



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

7 October 2019

Dexter Legg, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Preliminary Conceptual Consultation at 60 Penhallow Street, Brick Market, Redevelopment Site Plan

Dear Mr. Legg and Planning Board Members:

On behalf of Mark McNabb and Dagny Taggart, LLC we are pleased to submit the attached plan set for **Preliminary Conceptual Consultation** for the above-mentioned project at your October 17, 2019 Planning Board Meeting. The project includes proposed new construction of a 4 story commercial building to be known as 60 Penhallow Street with the associated required site improvements. The site is currently a surface parking lot at the corner of Penhallow and Daniel Streets, on the opposite corner of the McIntire Building. The site redevelopment offers and excellent opportunity to link the McIntire Building site with Market Square by creating public access across the submitted and adjacent properties owned by the applicant and known as Tax Map 107, Lots 27 and 31. The Board will recall the recently submitted plans for the renovation of 3 Pleasant Street, the first part of the Brick Market project. This proposal involves the addition of a third property owned by Coventry Assets, LTD, that when taken together, as proposed herein, create a Community Development Area totaling 49,257 SF, which is greater than 1 acre. Under the Portsmouth Ordinance Section 10.5A43.43 this allows a developer to offer 20 % – 30 % Open Space in exchange for larger building footprints and 1 additional building story.

The application to use all three abutting properties to achieve the 30% minimum community space requirement allowing the added development under Section 10.5A43.43 does require a Conditional Use Permit. This application will require a Condition Use Permit from the Planning Board (under Section 10.5A.46.22(f)) for the off-site community space easements connecting 30 and 60 Penhallow to 3 Pleasant Street and a Conditional use Permit under Section 10.5A43.43 for the larger footprint. This application seeks to create a larger footprint and an added story on the proposed building for the 60 Penhallow Street property and we seek Planning Board input herein under the **Preliminary Conceptual Consultation** process.

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Standard Boundary Survey Plan and Easement Plan – These plans show the existing property boundaries and property easements on the entire Community Development Area.
- Master Plan Existing Conditions – This plan shows the existing features and boundary of the Community Development Area.
- Master Plan Community Open Space – This plan shows the 30 % of the Community Development Area that will be dedicated as Open Space.
- Landscape Master Plan – This plan shows Site Landscape and Hardscape for the proposed development in the entire Community Development Area.
- Site Layout Plan C1 – This plan shows the site development at 60 Penhallow in detail with the associated Zoning Calculations.
- Floor Plan A0.01 – This plan shows the building First Floor Level.
- Exterior Elevation Plan A0.02 & A0.03 – These plan shows the proposed building exterior elevations.
- First and Second Parking Floor Plans A0.00A and A0.00B – These plans show the two parking decks within the building that will provide underground parking to service the building.

We look forward to the Planning Boards review of this submission and the Boards feedback on the proposed design.

Sincerely,



John R. Chagnon, PE

CC: Mark McNabb, Tracy Kozak, Robbi Woodburn, FX Bruton

SITE REDEVELOPMENT BRICK MARKET 60 PENHALLOW STREET PORTSMOUTH, NEW HAMPSHIRE SITE PERMIT PLANS

PERMIT LIST:
PORTSMOUTH HDC
PORTSMOUTH ZONING BOARD
PORTSMOUTH SITE REVIEW

OWNER:
DAGNY TAGGART, LLC
APPLICANT:
MCNABB PROPERTIES, LTD
30 PENHALLOW ST, STE 300 EAST
PORTSMOUTH, NH 03801
(603) 427-0725

ATTORNEY:
FX BRUTON
BRUTON & BERUBE, PLLC
601 CENTRAL AVENUE
DOVER, NH 03820
(603) 749-4529

CIVIL ENGINEER & LAND SURVEYOR:
AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
Tel. (603) 430-9282
Fax (603) 436-2315

LANDSCAPE ARCHITECT:
WOODBURN & COMPANY
103 KENT PLACE
NEWMARKET, NH 03857
TEL. (603) 659-5949
FAX (603) 659-5939

STRUCTURAL ENGINEER:
JSN ASSOCIATES, LLC
1 AUTUMN STREET
PORTSMOUTH NH, 03801
TEL.(603) 433-8639

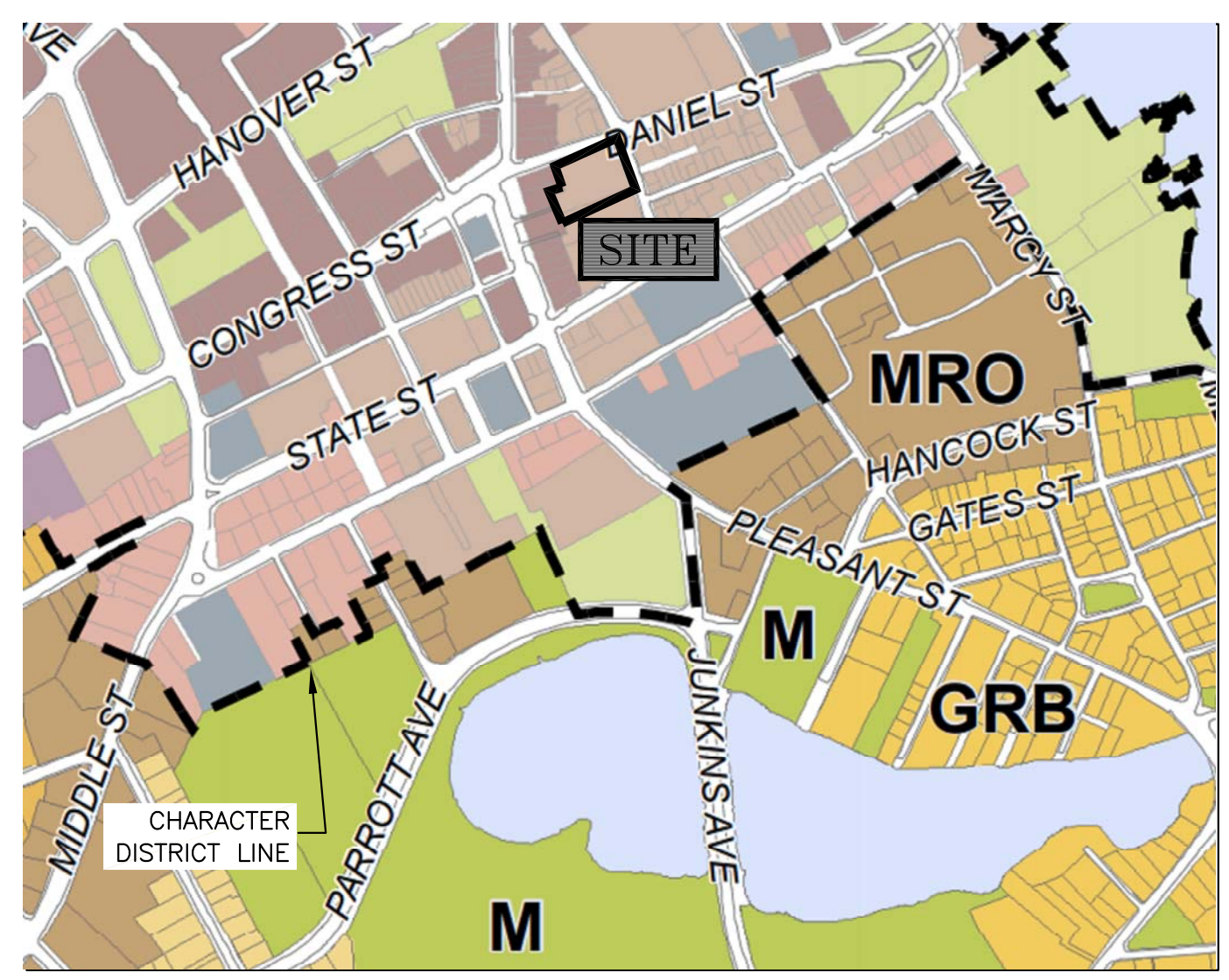
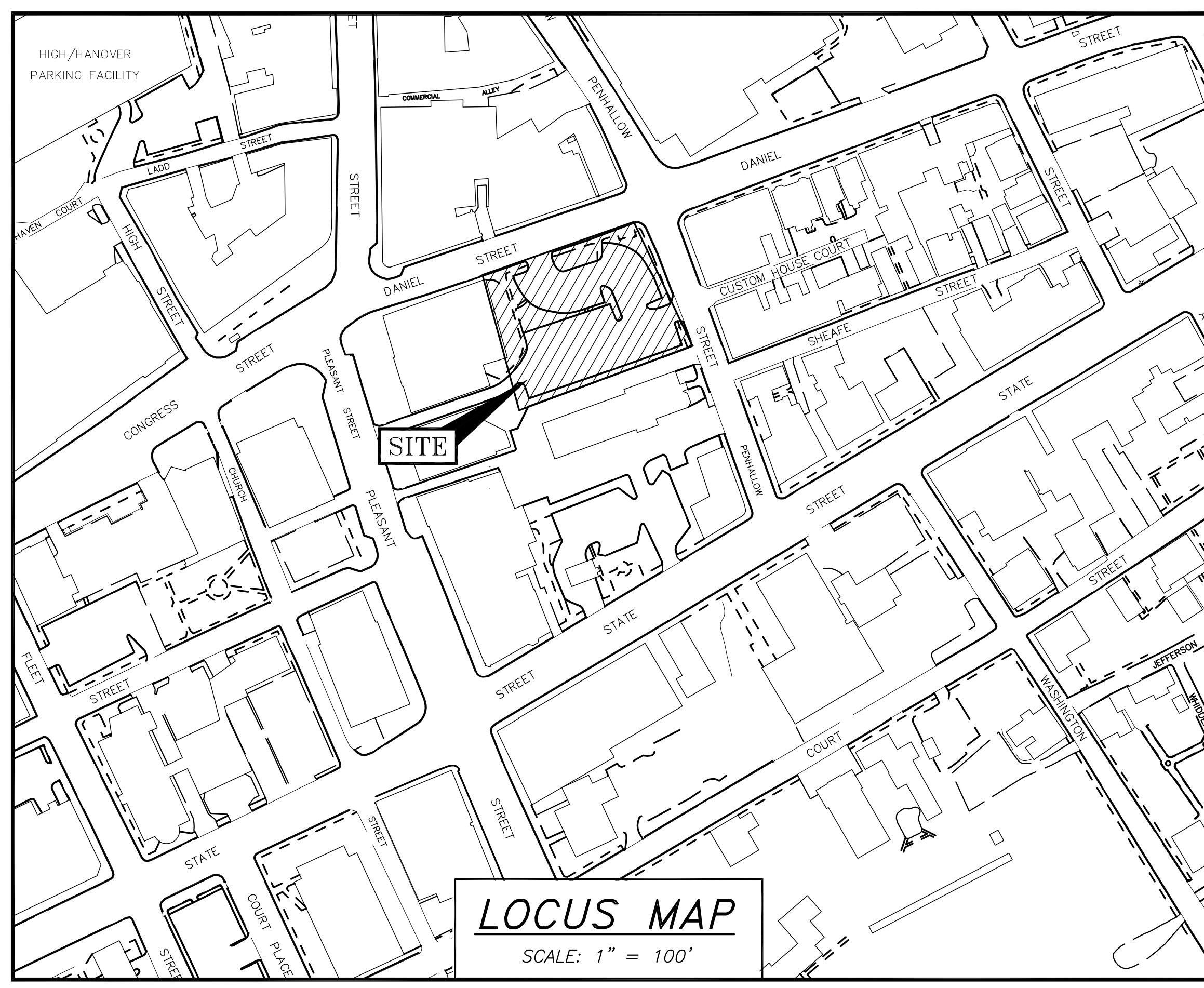
ARCHITECT:
JSA ARCHITECTS
273 CORPORATE DRIVE
SUITE 100
PORTSMOUTH NH 03801
TEL. (603) 436-2551
FAX (603) 436-6973

MEP & FIRE PROTECTION:
PETERSEN ENGINEERING
127 PARROTT AVENUE
PORTSMOUTH NH, 03801
TEL.(603) 436-4233

GEOTECHNICAL ENGINEER:
GSI
18 COTE AVENUE #11
GOFFSTOWN NH 03045
TEL. (603) 624-2722

LEGEND:

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
---	---	FOUNDATION DRAIN
---	---	EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
○	○	UTILITY POLE
☀	☀	WALL MOUNTED EXTERIOR LIGHTS
☐	☐	TRANSFORMER ON CONCRETE PAD
⊗	⊗	ELECTRIC HANDHOLD
⊗	⊗	SHUT OFFS (WATER/GAS)
⊗	⊗	GATE VALVE
⊗	⊗	HYDRANT
⊗	⊗	CATCH BASIN
⊗	⊗	SEWER MANHOLE
⊗	⊗	DRAIN MANHOLE
⊗	⊗	TELEPHONE MANHOLE
⊗	⊗	PARKING SPACE COUNT
⊗	⊗	PARKING METER
LSA	LSA	LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	AC	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



Map 10.5A21A
Character Districts and Civic Districts

Legend

- Downtown Overlay District
- Historic District
- Character Districts**
 - CD5 Character District 5
 - CD4 Character District 4
 - CD4-W Character District 4-W
 - CD4-L1 Character District 4-L1
 - CD4-L2 Character District 4-L2
- Civic District**
 - Civic District
- Municipal District**
 - Municipal District

LOCUS MAP
SCALE: 1" = 100'



UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294-5144
ATTN: DAVE BEAULIEU

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427-1530
ATTN: JIM TOW

COMMUNICATIONS:
FAIRPOINT COMMUNICATIONS
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

SITE PERMIT PLANS
MCNABB PROPERTIES, LTD.
60 PENHALLOW STREET
PORTSMOUTH, N.H.

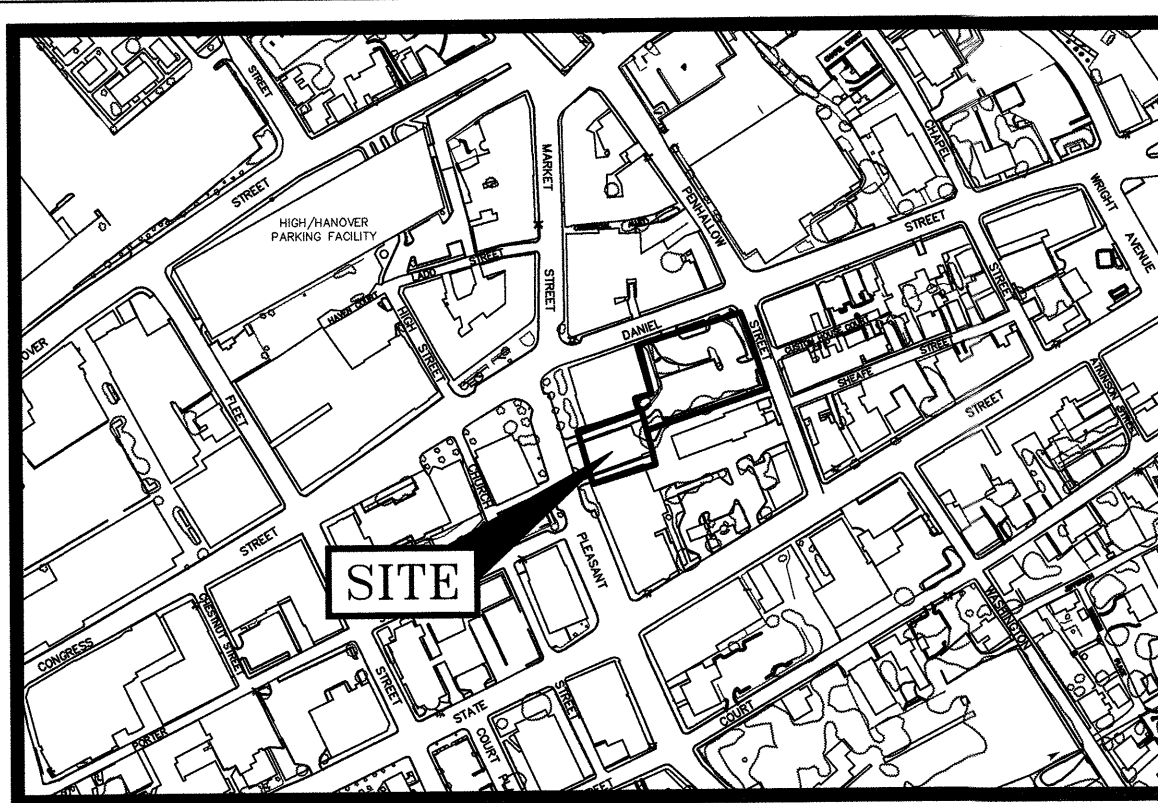
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

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

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

PLAN SET SUBMITTAL DATE: 7 OCTOBER 2019



LOCATION MAP

SCALE 1"=300'

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- 11 21 REGISTRY OF DEEDS
- MAP 11 / LOT 21
- BOUNDARY
- SETBACK
- RAILROAD SPIKE FOUND
- IRON ROD/PIPE FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- RAILROAD SPIKE SET
- IRON ROD SET
- DRILL HOLE SET
- GRANITE BOUND SET
- SEWER LINE
- GAS LINE
- STORM DRAIN
- WATER LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC/WIRES
- CONTOUR
- SPOT ELEVATION
- EDGE OF PAVEMENT (EP)
- WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- GAS SHUT OFF
- WATER SHUT OFF/CURB STOP
- GATE VALVE
- HYDRANT
- METER (GAS, WATER, ELECTRIC)
- CATCH BASIN
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- AIR CONDITIONER UNIT
- SIGNS
- ASBESTOS CEMENT PIPE
- CAST IRON PIPE
- CORRUGATED METAL PIPE
- CONCRETE MASONRY UNIT
- COPPER PIPE
- DUCTILE IRON PIPE
- POLYVINYL CHLORIDE PIPE
- REINFORCED CONCRETE PIPE
- VITRIFIED CLAY PIPE
- ELEVATION
- EDGE OF PAVEMENT
- FINISHED FLOOR
- INVERT
- TEMPORARY BENCHMARK
- TYP.
- VCC/SCC VERTICAL/SLOPED GRANITE CURB
- CSB CAPE COD BERM
- LSA LANDSCAPED AREA

PLAN REFERENCES:

- 1) PLAN OF LAND FOR INDIAN HEAD BANK OF PORTSMOUTH, DANIEL & PENHALLOW STREETS, PORTSMOUTH, NH. PREPARED BY TOWN PLANNING AND ENGINEERING ASSOC. INC. DATED JUNE 10, 1977. FINAL REVISION DATE AUGUST 30, 1978. R.C.R.D. PLAN C-8101.
- 2) PLAN OF LAND FOR INDIAN HEAD BANK OF PORTSMOUTH, DANIEL & PENHALLOW STREETS, COUNTY OF ROCKINGHAM, PORTSMOUTH, NEW HAMPSHIRE. PREPARED BY TOWN PLANNING AND ENGINEERING ASSOC., INC. R.C.R.D. PLAN C-7121.
- 3) LAND IN PORTSMOUTH COUNTY OF ROCKINGHAM TO CITY OF PORTSMOUTH, PORTSMOUTH, NH. PREPARED BY JOHN W. DURGIN, FILE NUMBER NO. 555 PLAN NO 7171. R.C.R.D. PLAN #01878.
- 4) SUBDIVISION OF LAND PORTSMOUTH, NH FOR SUSAN PETRIE-CLEMONS. PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. DATED AUGUST 13, 1981. R.C.R.D. PLAN C-11434.

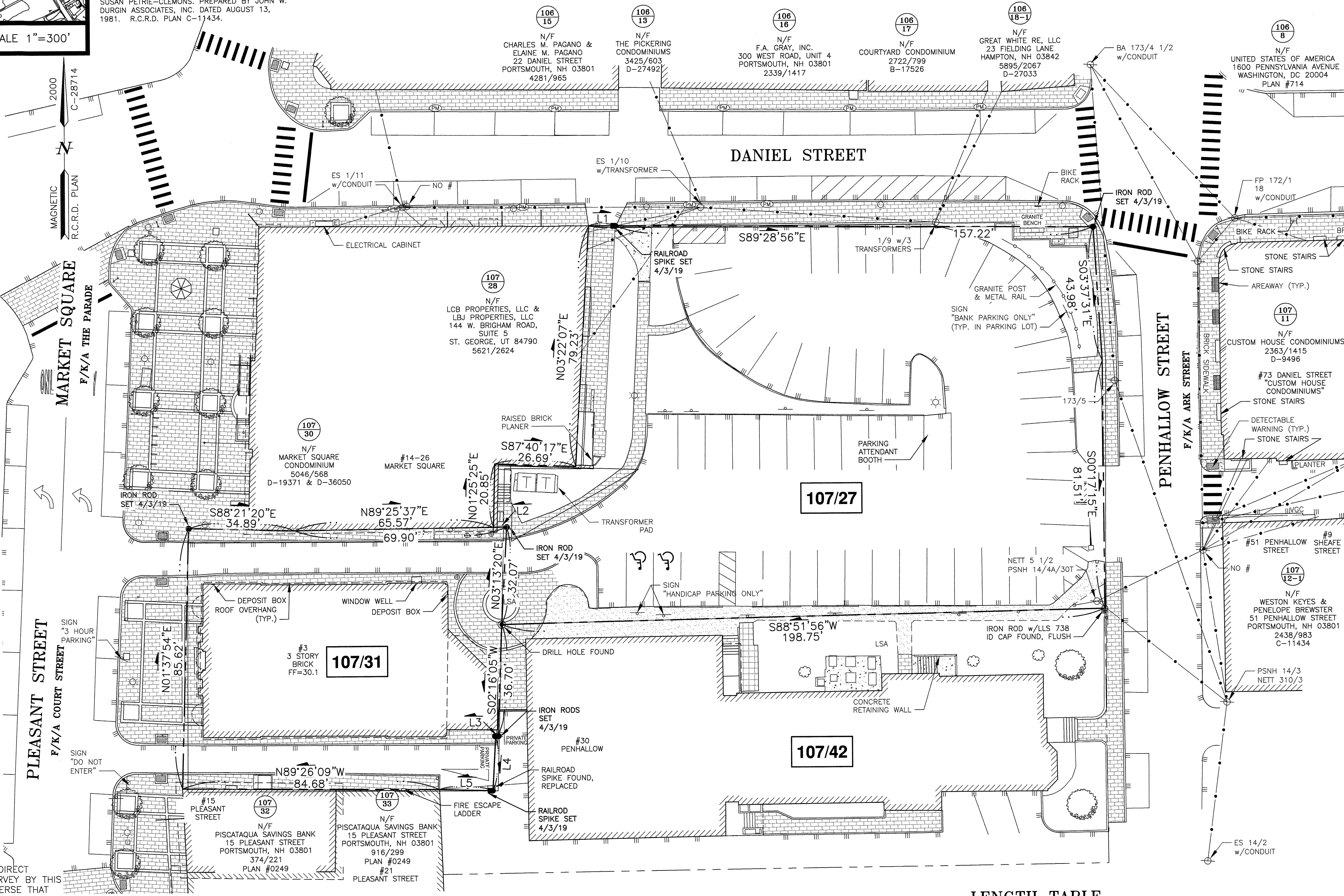
- 5) AS BUILT PLAN FOR INDIAN HEAD BANK OF PORTSMOUTH, PLEASANT STREET, PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM PREPARED BY TOWN PLANNING AND ENGINEERING ASSOC. INC. DATED JANUARY 29, 1980. FINAL REVISION DATE FEBRUARY 19, 1980. NOT RECORDED.
- 6) PLAN OF LAND OF PORTSMOUTH TRUST CO., MARKET SQUARE, PORTSMOUTH N.H. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, FILE NO. 555 PLAN NO. 6427. DATED JULY 1957. R.C.R.D. PLAN #02644.
- 7) PLAN OF PROPERTIES ON STATE AND PLEASANT STS., PORTSMOUTH, N.H. OWNED BY FREDERICK GARDNER AND PISCATAQUA BANK. PREPARED BY WILLIAM A. GROVER CIVIL ENGINEER. DATED SEPT 10, 1919. R.C.R.D. PLAN #0249.
- 8) WATER LINE EASEMENT, 28 PENHALLOW STREET, PORTSMOUTH, NH. DATED OCTOBER 13, 1989. NOT RECORDED.

- 9) LOT CONSOLIDATION, PORTSMOUTH N.H. FOR AMERICAN BANK DESIGN. PREPARED BY DURGIN-SCHOFIELD ASSOCIATES. DATED APRIL 20, 1988. FINAL REVISION MAY 17, 1988. R.C.R.D. PLAN D-18233.
- 10) SUBDIVISION PLAN OF LAND 22 AND 26 MARKET SQUARE, PORTSMOUTH, NEW HAMPSHIRE. COUNTY OF ROCKINGHAM AS PREPARED FOR / OWNER OF RECORD JAMES A. SHANLEY P.O. BOX 1380 PORTSMOUTH, N.H. 03801. PREPARED BY CIVILWORKS, INC. DATED FEBRUARY 15, 1989. R.C.R.D. PLAN D-19371.
- 11) CONDOMINIUM SITE PLAN OF LAND, 22-26 MARKET SQUARE, PORTSMOUTH, NEW HAMPSHIRE. COUNTY OF ROCKINGHAM, AS PREPARED FOR / OWNER OF RECORD LBJ PROPERTIES, LLC 1618 HIGHWAY 395 MINDEN, NV 89423. PREPARED BY CIVILWORKS, INC. DATED AUGUST 3, 2007. FINAL REVISION MARCH 6, 2009. R.C.R.D. PLAN D-36050.

- 12) PROPOSED EASEMENT PLAN MAP U-7 - LOT 42 FOR COVENTRY ASSETS, LTD, 30 PENHALLOW STREET PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM. PREPARED BY AMBIT ENGINEERING, INC. DATED OCTOBER 2000. R.C.R.D. PLAN C-28714.
- 13) EASEMENT RELEASE PLAN MAP U-7 - LOT 42 FOR COVENTRY ASSETS, LTD, 30 PENHALLOW STREET, PORTSMOUTH N.H. COUNTY OF ROCKINGHAM. PREPARED BY AMBIT ENGINEERING, INC. DATED DECEMBER 2000. FINAL REVISION DECEMBER 20, 2000. R.C.R.D. PLAN C-28681.
- 14) TAX MAP 107 LOT 29 BOUNDARY PLAN OWNER: BNG PROPERTIES, INC. PREPARED FOR: TUSCAN BRANDS LOCATED AT: 14 MARKET SQUARE, PLEASANT STREET & DANIEL STREET, PORTSMOUTH, NEW HAMPSHIRE. PREPARED BY S&H LAND SERVICES, LLC. DATED JANUARY 2, 2019. R.C.R.D. PLAN D-41249.

- 15) PLAN OF LAND TAX MAP 107 LOTS 39, 40 AND 41, PROPERTY OF HELEN S. BROUSSEAU GST EXEMPT TRUST AND HELEN S. BROUSSEAU REVOCABLE TRUST OF 2000, 12 PENHALLOW, 191 & 195 STATE STREET, COUNTY OF ROCKINGHAM, PORTSMOUTH NEW HAMPSHIRE. PREPARED BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC. DATED DECEMBER 12, 2007. FINAL REVISION JANUARY 8, 2008. R.C.R.D. PLAN D-35246.
- 16) CONDOMINIUM SITE PLAN TAX MAP 107 LOTS 39, 40 AND 41, PROPERTY OF HELEN S. BROUSSEAU GST EXEMPT TRUST AND HELEN S. BROUSSEAU REVOCABLE TRUST OF 2000, 12 PENHALLOW, 191 & 195 STATE STREET, COUNTY OF ROCKINGHAM, PORTSMOUTH NEW HAMPSHIRE. PREPARED BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC. DATED JANUARY 31, 2008, FINAL REVISION JUNE 19, 2008. R.C.R.D. PLAN D-335541.

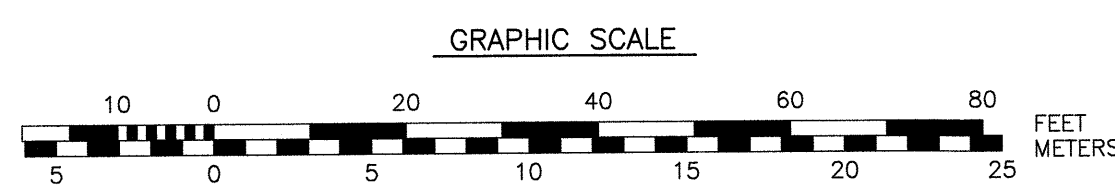
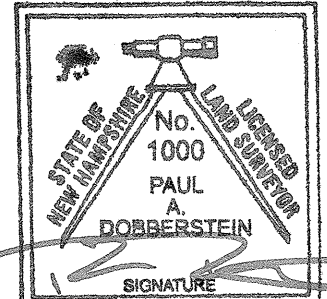
- 17) PLAN OF A LOT OF LAND IN PORTSMOUTH BELONGING TO JONATHAN M. TREDICK, PORTSMOUTH, NH. PREPARED BY ALFRED M. HOYT, SURVEYOR DATED JULY 1, 1864. R.C.R.D. PLAN #0019.
- 18) SUBDIVISION PLAN FOR LI JUNE CHEN AND SHANG TA CHEN, 54 DANIEL ST, PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM. PREPARED BY AMBIT SURVEY DATED NOVEMBER 1998. R.C.R.D. PLAN D-27033.
- 19) EASEMENT PLAN OF LAND 26 MARKET SQUARE, PORTSMOUTH, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM, AS PREPARED FOR JAMES A. SHANLEY PO BOX 1380 PORTSMOUTH, NH 03801. PREPARED BY CIVILWORKS, INC. DATED SEPTEMBER 10, 1993. R.C.R.D. PLAN B-22525.
- 20) DIVISION PLAN, ESTATE OF JOTHAM ODIORNE. c.1774 RP 4093.



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.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

PAUL A. DOBBERSTEIN, LLS #1000
DATE 10/7/2019



LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S89°30'55"E	9.00'
L2	S89°25'37"W	4.33'
L3	N89°52'12"W	0.76'
L4	S03°04'06"W	17.95'
L5	N88°22'54"W	17.56'

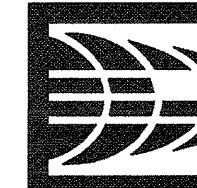
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Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOTS 27 & 31.
- 2) OWNER OF RECORD:
DAGNY TAGGART, LLC
30 PENHALLOW STREET, SUITE 300 EAST
PORTSMOUTH, NH 03801
5990/1701 (LOT 31) & 5990/1703 (LOT 27)
C-7121, C-8101, & D-41408
- 3) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREAS:
MAP 107 LOT 27
23,279 S.F.
0.5344 ACRES
MAP 107 LOT 31
8,867 S.F.
0.2036 ACRES
- 5) ASSESSOR'S MAP 107 LOT 27 IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) ZONING DISTRICT. ASSESSOR'S MAP 107 LOT 31 IS LOCATED IN THE CHARACTER DISTRICT 5 (CD5) ZONING DISTRICT. BOTH PARCELS ARE LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT AND THE HISTORIC DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY SURVEY OF ASSESSOR'S MAP 107 LOTS 27 & 31 IN THE CITY OF PORTSMOUTH.
- 8) SEE SHEET 2 OF 2 FOR EASEMENTS, RESTRICTIONS, AND ENCUMBRANCES.
- 9) NOT ALL UTILITIES SHOWN HEREON.

NO.	DESCRIPTION	DATE
3	MISCELLANEOUS REVISIONS	10/7/19
2	ISSUED WITH TAC SUBMISSION	7/15/19
1	MONUMENTS SET	4/3/19
0	ISSUED FOR COMMENT	3/27/19

STANDARD BOUNDARY SURVEY
TAX MAP 107 -
LOTS 27 & 31
LAND OF:
DAGNY TAGGART, LLC
PROPERTY LOCATED AT:
3 PLEASANT STREET &
60 PENHALLOW STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2316

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOTS 27 & 31.
- 2) OWNER OF RECORD:
DAGNY TAGGART, LLC
30 PENHALLOW STREET, SUITE 300 EAST
PORTSMOUTH, NH 03801
5990/1701 (LOT 31) & 5990/1703 (LOT 27)
C-7121, C-8101, & D-41408
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREAS:

MAP 107 LOT 27
23,279 S.F.
0.5344 ACRES

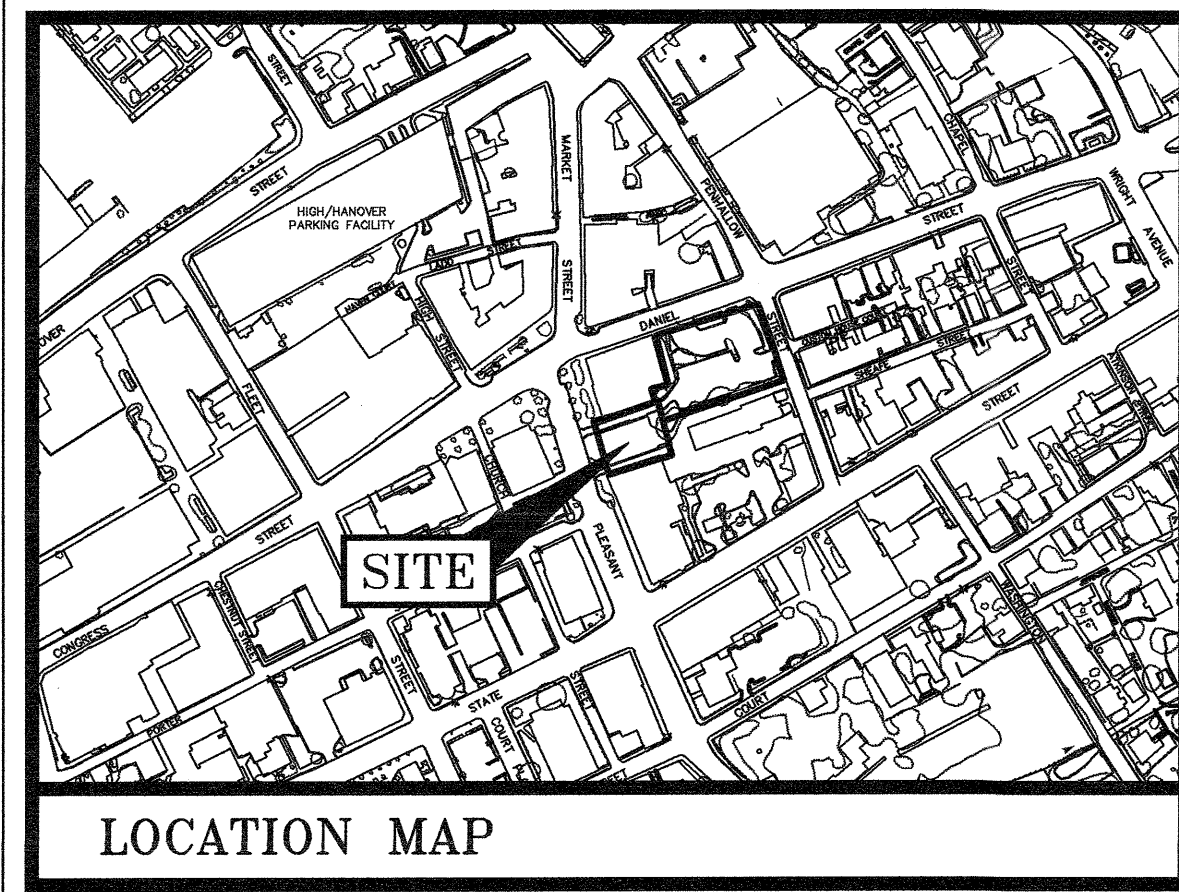
MAP 107 LOT 31
8,867 S.F.
0.2036 ACRES
- 5) ASSESSOR'S MAP 107 LOT 27 IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) ZONING DISTRICT. ASSESSOR'S MAP 107 LOT 31 IS LOCATED IN THE CHARACTER DISTRICT 5 (CD5) ZONING DISTRICT. BOTH PARCELS ARE LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT AND THE HISTORIC DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EASEMENTS ASSOCIATED WITH A STANDARD BOUNDARY SURVEY OF ASSESSOR'S MAP 107 LOTS 27 & 31 IN THE CITY OF PORTSMOUTH. ALSO SHOWN IS A PROPOSED EASEMENT RESTRICTING BUILDING CONSTRUCTION ON ASSESSOR'S MAP 107 LOTS 27 & 42.
- 8) ASSESSOR'S MAP 107 LOTS 27 & 42 WILL BE BURDENED BY A POTENTIAL NO BUILD AREA; SUBJECT TO FINAL DESIGN APPROVAL BY THE PORTSMOUTH BUILDING INSPECTOR'S OFFICE FOR ANY BUILDING CONSTRUCTION ON ASSESSOR'S MAP 107 LOT 31. OWNER SHALL REVIEW APPLICABLE IBC CODES RELATIVE TO THE OPENINGS IN THE 30 PENHALLOW STREET BUILDING AND DESIGN ACCORDINGLY TO COMPLY.

NO.	DESCRIPTION	DATE
3	MISCELLANEOUS REVISIONS	10/7/19
2	ADD BUILDING EASEMENT	7/15/19
1	REVISE PER COMMENTS	3/28/19
0	ISSUED FOR COMMENT	3/27/19

**EASEMENT PLAN
TAX MAP 107 -
LOTS 27 & 31**

LAND OF:
DAGNY TAGGART, LLC
PROPERTY LOCATED AT:
**3 PLEASANT STREET &
60 PENHALLOW STREET**
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE 1"=20' SHEET 2 OF 2 MARCH 2019



LOCATION MAP

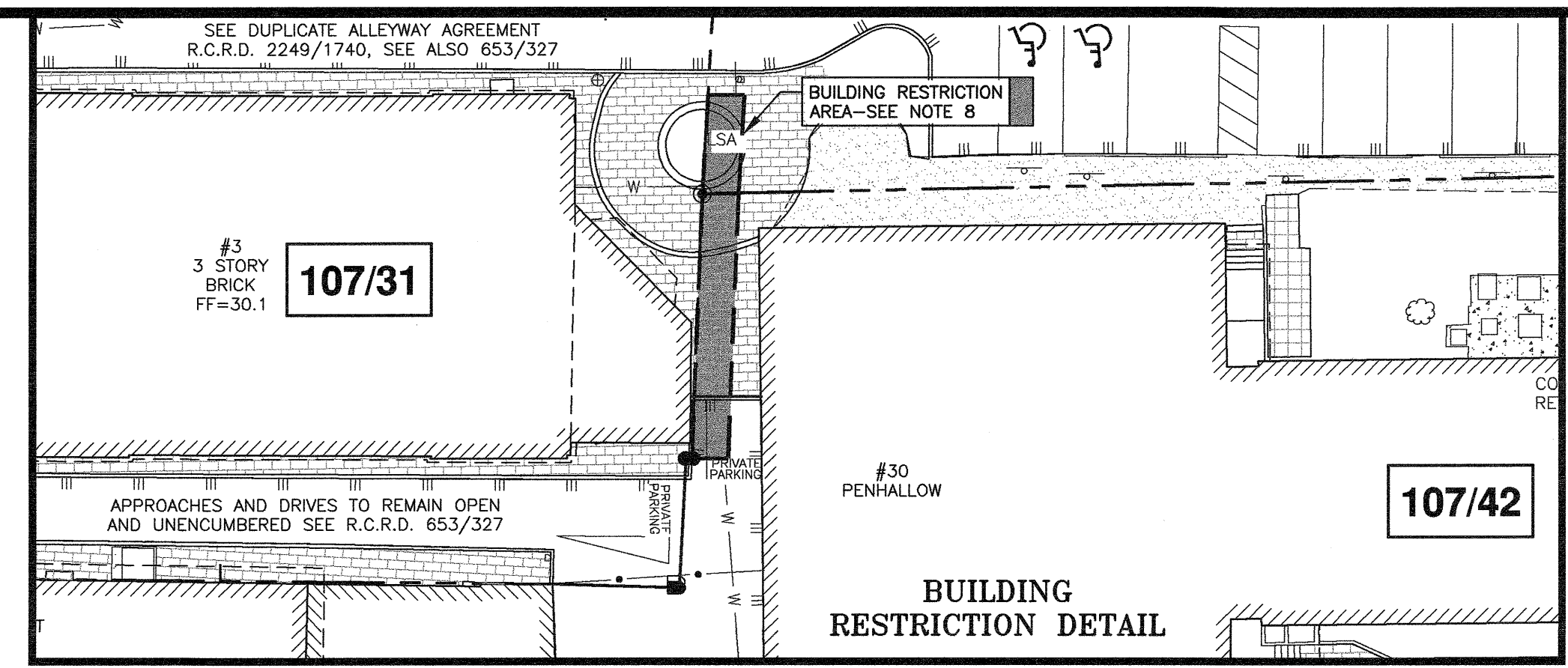
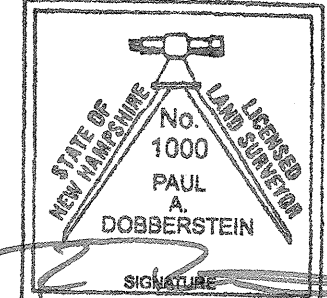
LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- 17/21 REGISTRY OF DEEDS
- MAP 11 / LOT 21
- BOUNDARY
- SETBACK
- RAILROAD SPIKE FOUND
- IRON ROD/PIPE FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- RAILROAD SPIKE SET
- IRON ROD SET
- DRILL HOLE SET
- GRANITE BOUND SET
- SEWER LINE
- GAS LINE
- STORM DRAIN
- WATER LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC/WIRES
- CONTOUR
- SPOT ELEVATION
- EDGE OF PAVEMENT (EP)
- WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- GAS SHUT OFF
- WATER SHUT OFF/CURB STOP
- GATE VALVE
- HYDRANT
- METER (GAS, WATER, ELECTRIC)
- CATCH BASIN
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- AIR CONDITIONER UNIT
- SIGNS
- AC ASBESTOS CEMENT PIPE
- CI CAST IRON PIPE
- CMP CORRUGATED METAL PIPE
- CMU CONCRETE MASONRY UNIT
- COP COPPER PIPE
- DI DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- VC VITRIFIED CLAY PIPE
- EL. ELEVATION
- EP EDGE OF PAVEMENT
- F.F. FINISHED FLOOR
- INV. INVERT
- TBM TEMPORARY BENCHMARK
- TYP. TYPICAL
- VGC/SGC VERTICAL/SLOPED GRANITE CURB
- CCB CAPE COD BERM
- LSA LANDSCAPED AREA

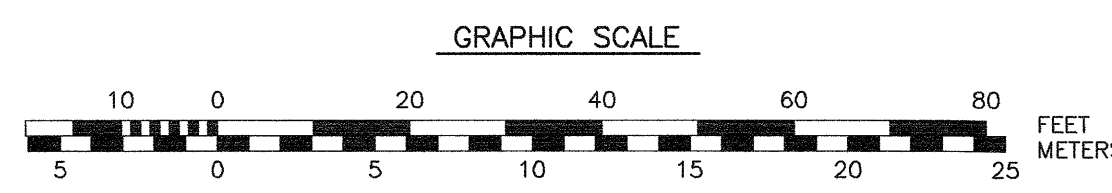
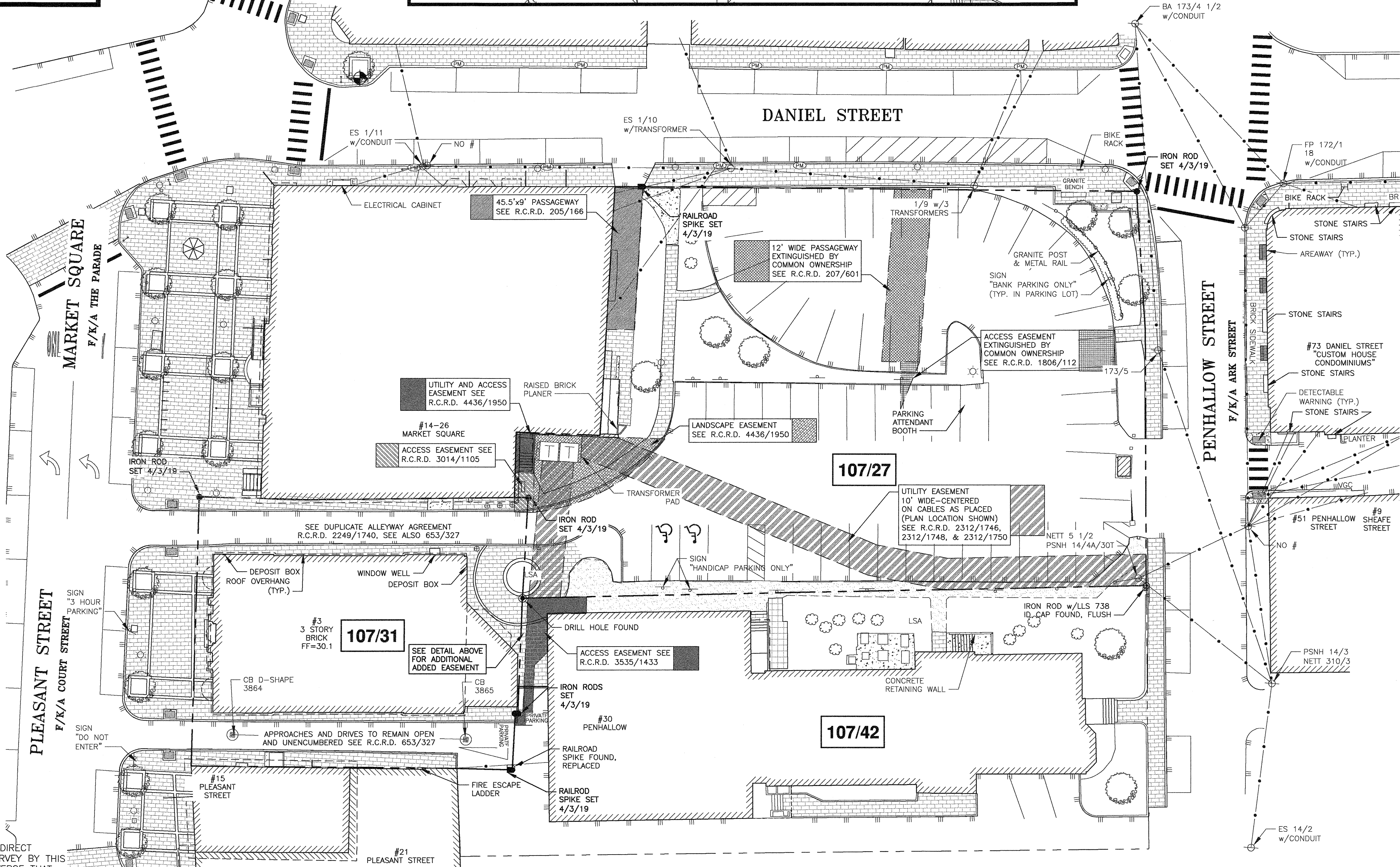
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

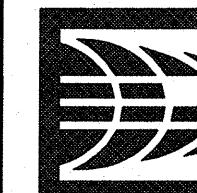
I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

PAUL A. DOBBERSTEIN, LLS #1000
DATE 10/7/2019



BUILDING RESTRICTION DETAIL





AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

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

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOTS 27, 31 & 42.
- 2) OWNERS OF RECORD:
 - 107/27 & 31
DAGNY TAGGART, LLC
30 PENHALLOW STREET, SUITE 300 EAST
PORTSMOUTH, NH 03801
5990/701 (LOT 31) & 5990/1703 (LOT 27)
C-7121, C-8101, & D-41408
 - 107/42
COVENTRY ASSETS, LTD
30 PENHALLOW STREET, SUITE 300 E
PORTSMOUTH, NH 03801
3067/2440 (LOT 42)
C-28681 & C-28714
- 3) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREAS:
 - MAP 107 LOT 27
23,279 S.F.
0.5344 ACRES
 - MAP 107 LOT 31
8,867 S.F.
0.2036 ACRES
 - MAP 107 LOT 42
17,111 S.F.
0.3928 ACRES
- 5) ASSESSOR'S MAP 107 LOTS 27 & 42 ARE LOCATED IN THE CHARACTER DISTRICT 4 (CD4) ZONING DISTRICT. ASSESSOR'S MAP 107 LOT 31 IS LOCATED IN THE CHARACTER DISTRICT 5 (CD5) ZONING DISTRICT. PARCELS ARE LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT AND THE HISTORIC DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE

NO.	DESCRIPTION	DATE
1	UPDATED FOR 60 PENHALLOW	10/7/19
0	ISSUED FOR COMMENT	7/25/19

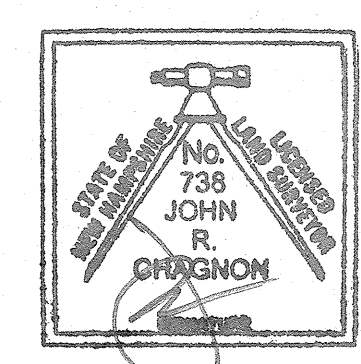
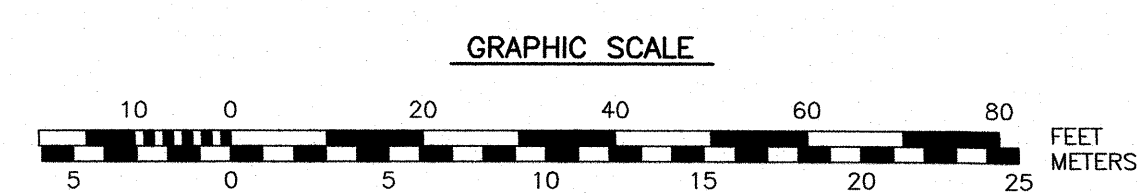
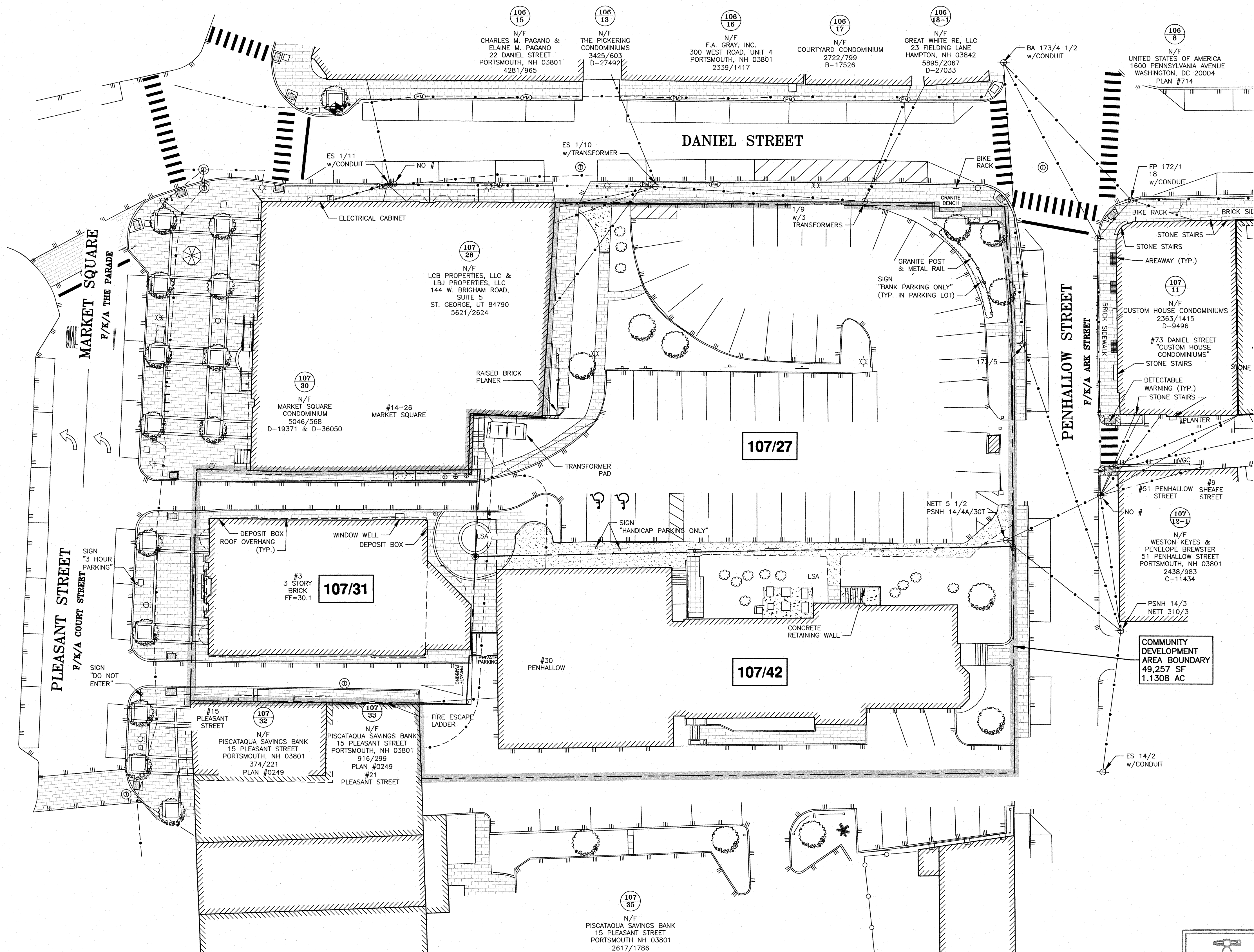
MASTER PLAN
EXISTING CONDITIONS
TAX MAP 107
LOTS 27, 31 & 42
BRICK MARKET
PROPERTY LOCATED AT:
3 PLEASANT STREET
30 PENHALLOW STREET
60 PENHALLOW STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE 1"=20'
FB 402 PG 1

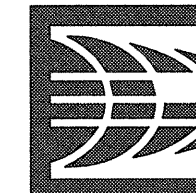
JULY 2019

3039

2000
MAGNETIC
R.C.R.D. PLAN
C-28714



J:\JOBS3 JUN 3000's JUN 3030's JUN 3039 2019 Site Development 60 Penhallow Plans & Specs\Site\3039 MASTER PLAN 100719.dwg, MASTER PLAN EXIST



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COVENTRY ASSETS, LTD
30 PENHALLOW STREET, SUITE 300 E
PORTSMOUTH, NH 03801
3067/2440 (LOT 42)
C-28681 & C-28714

3) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.

4) EXISTING LOT AREAS:

MAP 107 LOT 27
23,279 S.F.
0.5344 ACRES

MAP 107 LOT 31
8,867 S.F.
0.2036 ACRES

MAP 107 LOT 42
17,111 S.F.
0.3928 ACRES

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6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE

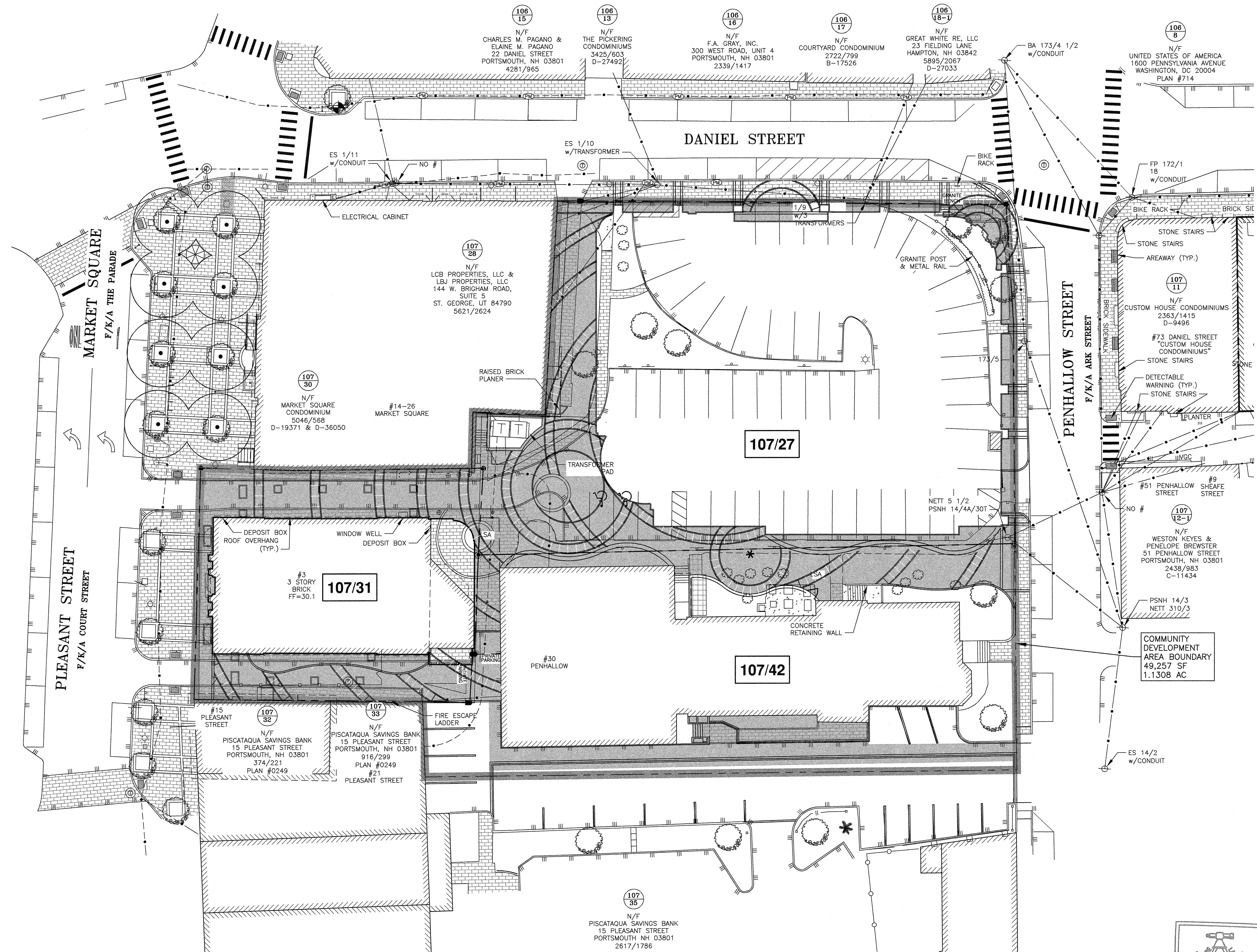
NO.	DESCRIPTION	DATE
2	ISSUED FOR 60 PENHALLOW STREET	10/7/19
1	ADD COMMUNITY SPACE AREA	8/28/19
0	ISSUED FOR COMMENT	7/25/19

REVISIONS

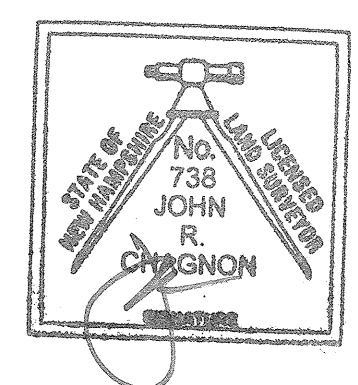
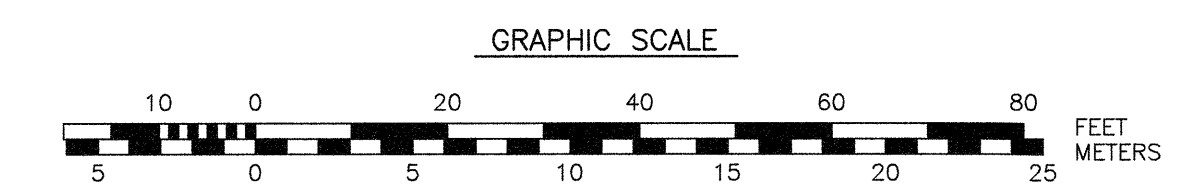
**BRICK MARKET
MASTER PLAN
COMMUNITY OPEN SPACE
TAX MAP 107
LOTS 27, 31 & 42**
PROPERTY LOCATED AT:
3 PLEASANT STREET
30 PENHALLOW STREET
60 PENHALLOW STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE 1"=20' JULY 2019

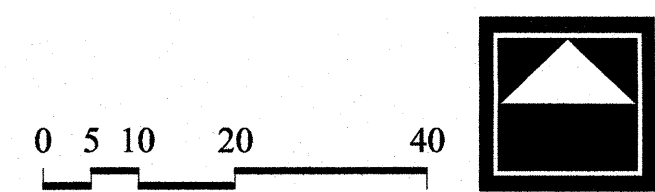
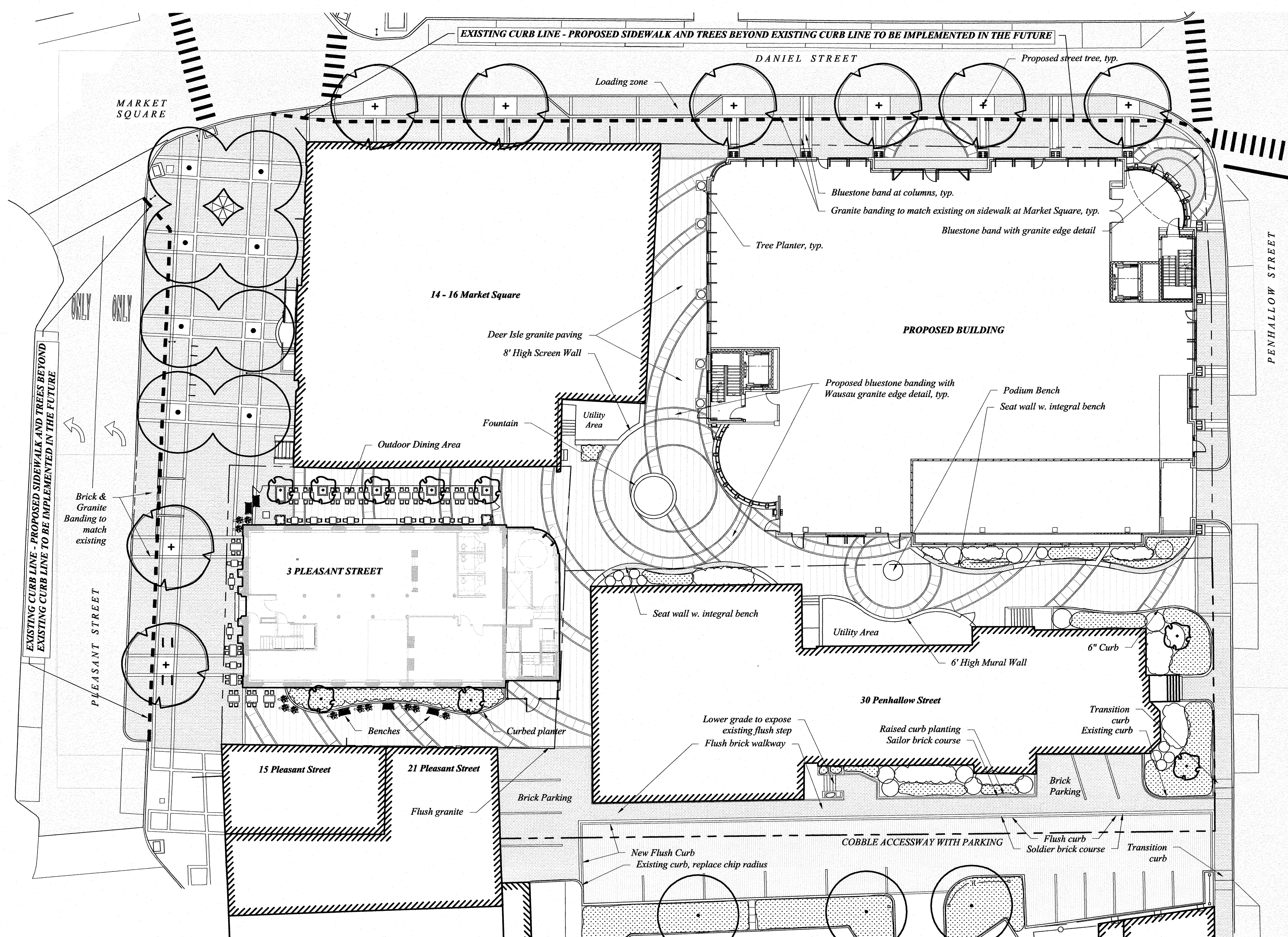
2000
MAGNETIC
R.C.R.D. PLAN
C-28714



14,795 S.F. (30.0%) OF COMMUNITY DEVELOPMENT AREA



Brick Market
LANDSCAPE MASTER PLAN
Portsmouth, New Hampshire



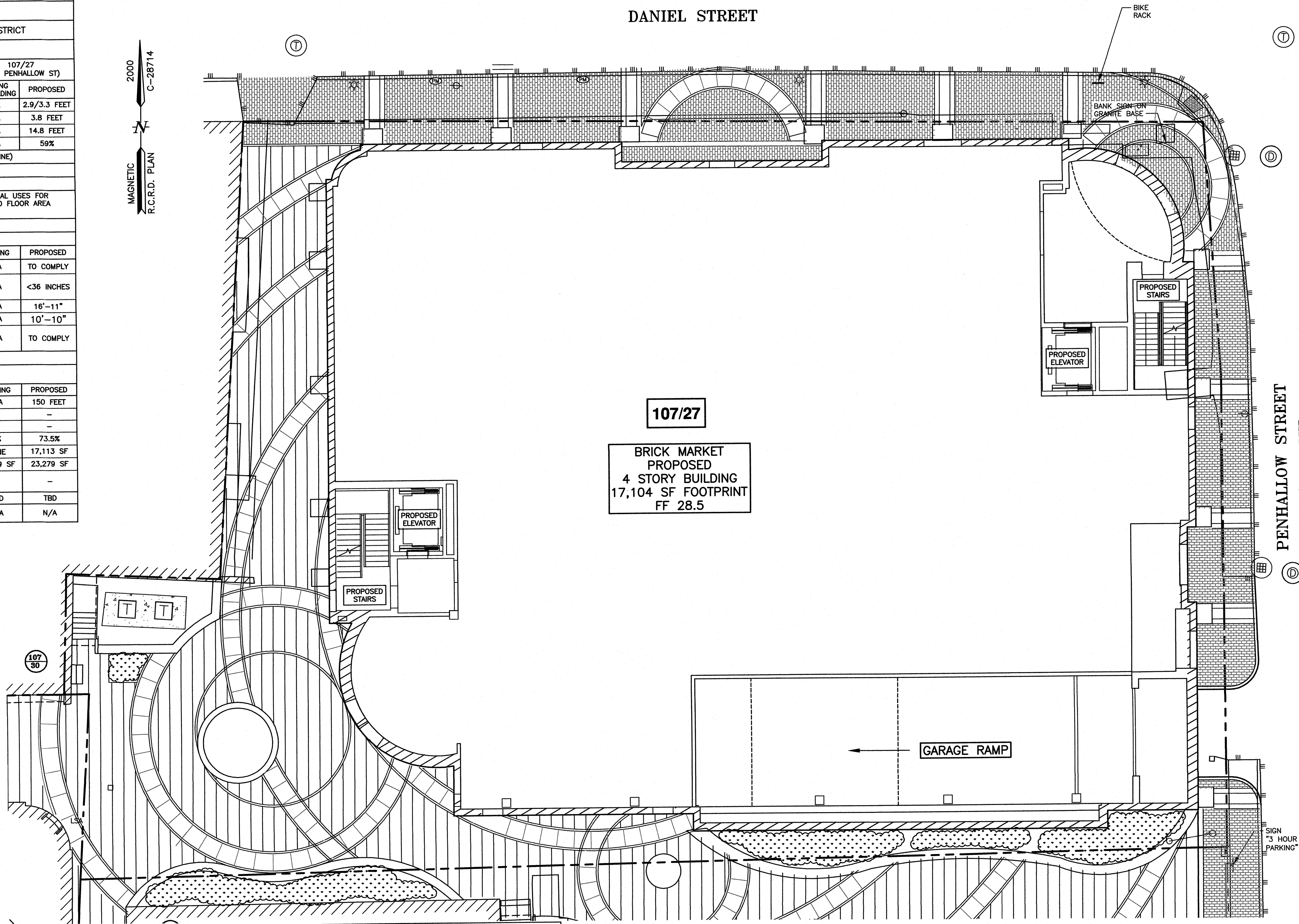
Drawn By: VM
Checked By: RW
Scale: 1" = 20' - 0"
Date: September 19, 2019
Revisions: October 2, 2019
October 7, 2019

ZONING DEVELOPMENT STANDARD

CD4: CHARACTER DISTRICT 4			
DOWNTOWN OVERLAY DISTRICT AND HISTORIC DISTRICT			
BUILDING PLACEMENT (PRINCIPAL):			
		107/27 (60 PENHALLOW ST)	
	REQUIRED	EXISTING NO. BUILDING	PROPOSED
MAX. PRINCIPAL FRONT YARD:	10 FEET	N/A	2.9/3.3 FEET
MIN. SIDE YARD:	NR	N/A	3.8 FEET
MIN. REAR YARD:	5 FEET*	N/A	14.8 FEET
FRONT LOT LINE BUILDOUT:	50% MIN	N/A	59%
* REAR SETBACK: 5' (REAR LINE) OR 10' (ALLEY CENTERLINE)			
BUILDING TYPES:			
BUILDING TYPES: OFFICE, RESTAURANT			
DOWNTOWN OVERLAY DISTRICT DOES NOT PERMIT RESIDENTIAL USES FOR GROUND FLOOR. ENTRY CAN NOT EXCEED 20% OF GROUND FLOOR AREA (N/A).			
FACADE TYPE: SHOPFRONT			
BUILDING FORM:			
	REQUIRED	EXISTING	PROPOSED
MAX. STRUCTURE HEIGHT:	40 FEET	N/A	TO COMPLY
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	N/A	<36 INCHES
MIN. GROUND STORY HEIGHT:	12 FEET	N/A	16'-11"
MIN. SECOND STORY HEIGHT:	10 FEET	N/A	10'-10"
FACADE GLAZING (WINDOW/PERIMETER):	70% SHOP 20-50% OTHER	N/A	TO COMPLY
ROOF TYPE: MANSARD, HIP, GABLE			
LOT OCCUPATION:			
	REQUIRED	EXISTING	PROPOSED
MAX. BUILDING BLOCK:	200 FEET	N/A	150 FEET
MAX. FACADE MOD. LENGTH:	80 FEET	-	-
MAX. ENTRANCE SPACING:	50 FEET	-	-
MAX. BUILDING COVERAGE:	90%	0%	73.5%
MAX. BUILDING FOOTPRINT:	20,000 SF	NONE	17,113 SF
MIN. LOT AREA:	NR	23,279 SF	23,279 SF
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	-	-
MIN. OPEN SPACE :	10%	TBD	TBD
MAX. GROUND FLOOR GFA PER USE	15,000 SF	N/A	N/A

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- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 27.
 - 2) OWNER OF RECORD:
DAGNY TAGGART, LLC
30 PENHALLOW STREET, SUITE 300 EAST
PORTSMOUTH, NH 03801
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
 - 4) EXISTING LOT AREA:
23,279 S.F.
0.5344 ACRES
 - 5) ASSESSOR'S MAP 107 LOT 27 IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) ZONING DISTRICT. PARCEL IS LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT (DOD) AND THE HISTORIC DISTRICT (HDC).
 - 6) PARKING SPECIFICATIONS: NO PARKING REQUIRED
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW SITE LAYOUT FOR BUILDING ON ASSESSOR'S MAP 107 LOT 27 IN THE CITY OF PORTSMOUTH.
 - 8) 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.
 - 9) 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.
 - 10) 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).
 - 11) SEE LANDSCAPE PLANS FOR PROPOSED SURFACE TREATMENTS.
 - 12) SNOW SHALL BE REMOVED FROM THE SITE. TEMPORARY STORAGE IN AREAS OF OUTDOOR DINING, ACCESS TO BE MAINTAINED.



107/27
BRICK MARKET
PROPOSED
4 STORY BUILDING
17,104 SF FOOTPRINT
FF 28.5

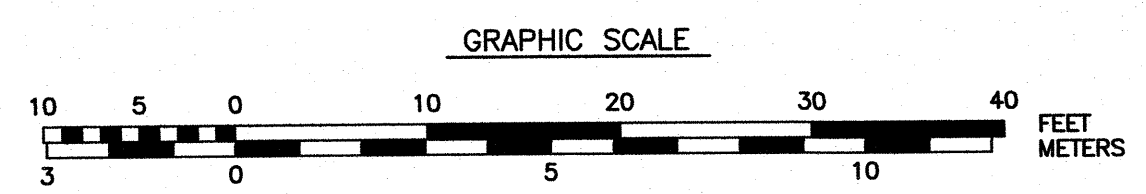
IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	236	17,104
BRICK	1,510	5,031
PAVEMENT	16,735	73
CURB	224	0
CONCRETE	221	81
RETAINWALL	0	242
TOTAL	18,926	22,531
LOT SIZE	23,279	23,279
% LOT COVERAGE	81.3%	96.8%

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

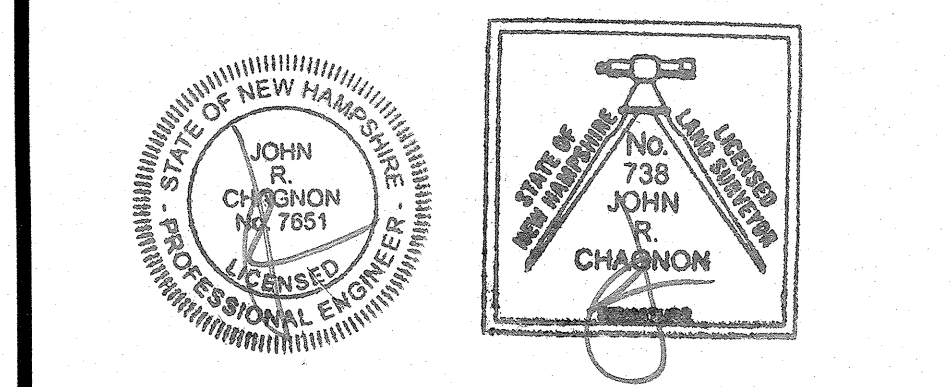
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



BRICK MARKET
60 PENHALLOW STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	10/7/19



SCALE: 1'=10' OCTOBER 2019

SITE LAYOUT PLAN **C1**



ARCHITECTS
INTERIORS
PLANNERS

273 CORPORATE DRIVE
PORTSMOUTH, NH 03801
T 603.436.2551
F 603.436.6973
www.jsainc.com

60 PENHALLOW STREET
at BRICK MARKET

Penhallow Street
Portsmouth, NH

MARK McNABB

Scale: 1/8" = 1'-0"
Date: 8/28/2019
Project Number: P19081.02

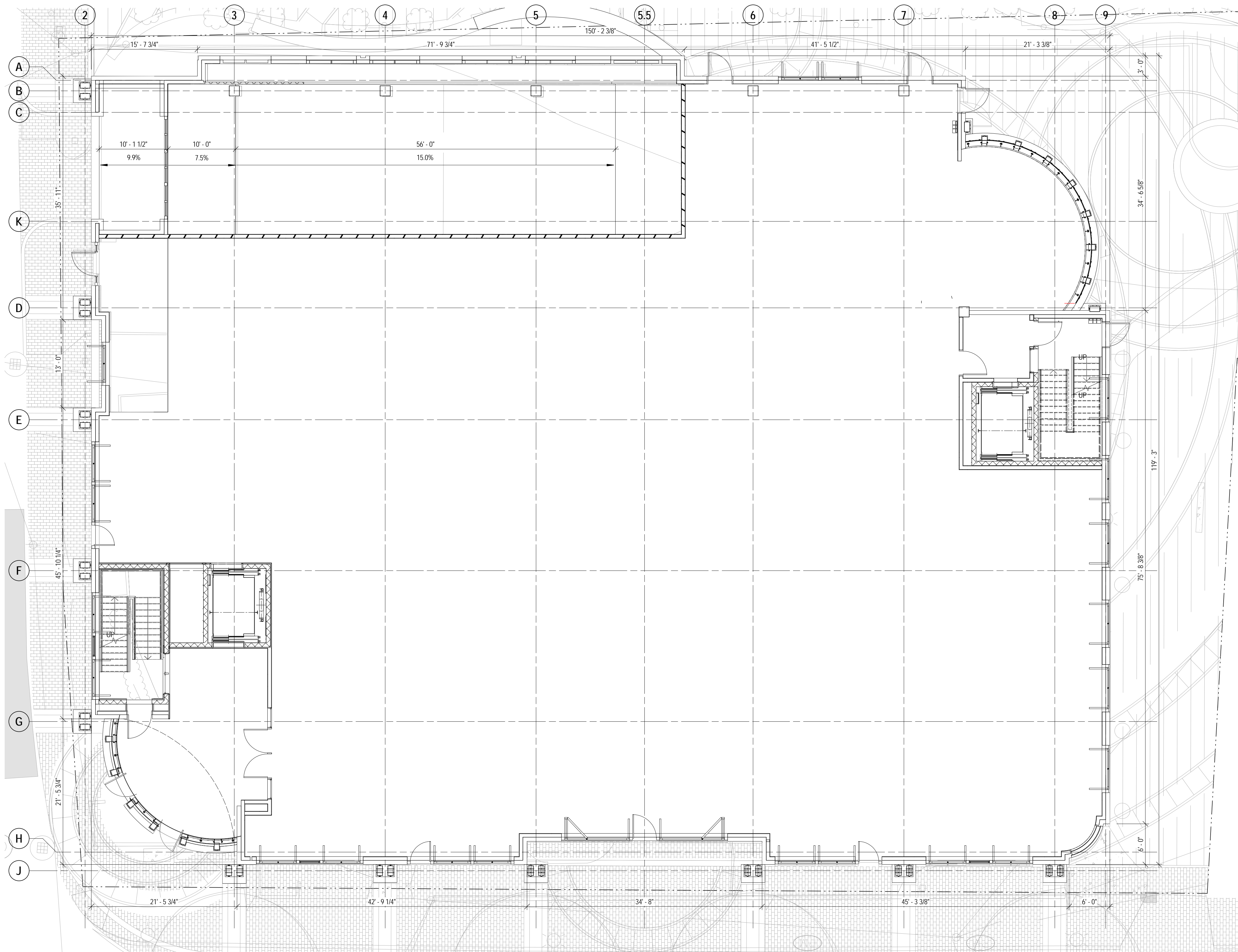
REVISIONS		
NO.	DESCRIPTION	DATE

SCHEMATIC
PROGRESS
FIRST FLOOR
PLAN

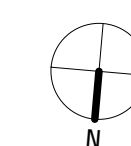
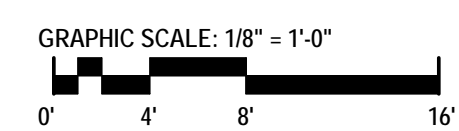
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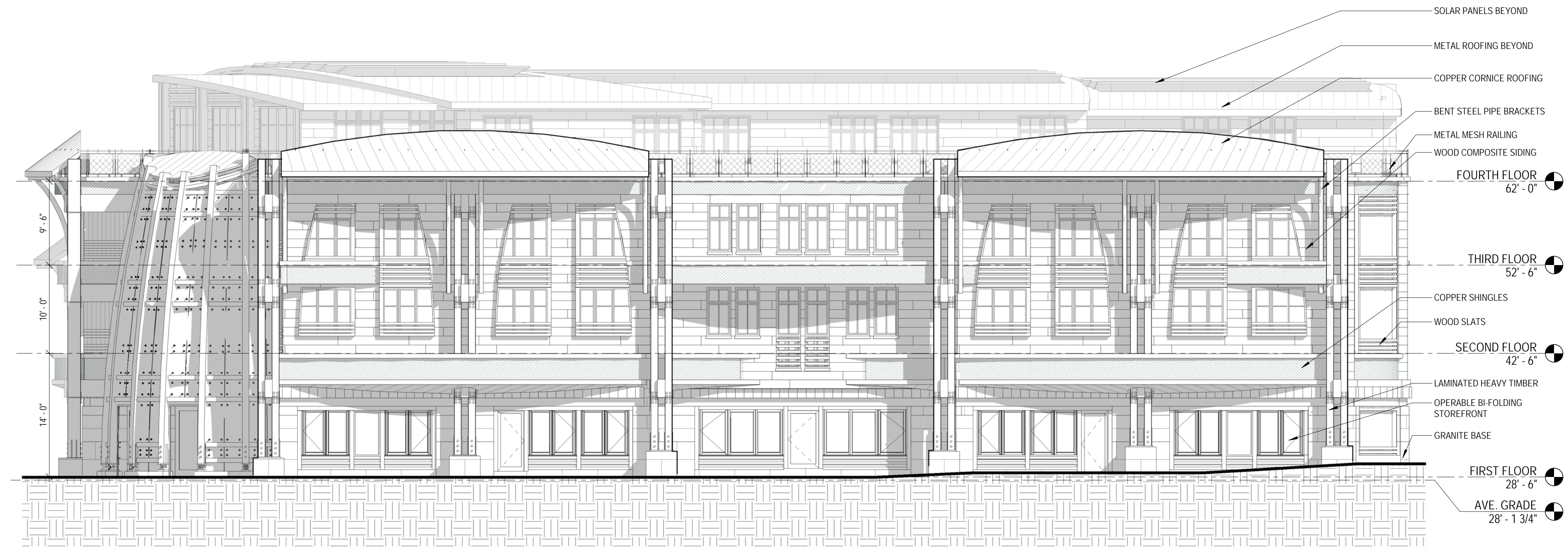
GROSS SQUARE FOOTAGE	
ABOVE GRADE	
FIRST FLOOR	16,743
SECOND FLOOR	16,189
THIRD FLOOR	15,722
FOURTH FLOOR	9,615
TOTAL	58,269
BELOW GRADE	
FIRST FLOOR	18,361
SECOND FLOOR	17,525
TOTAL	35,886
GRAND TOTAL (ABOVE AND BELOW TOTALS)	94,155



1 FIRST FLOOR OVERALL PLAN
1/8" = 1'-0"



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1 NORTH ELEVATION - DANIEL ST
1/8" = 1'-0"

60 PENHALLOW STREET
at BRICK MARKET

Penhallow Street
Portsmouth, NH

MARK McNABB

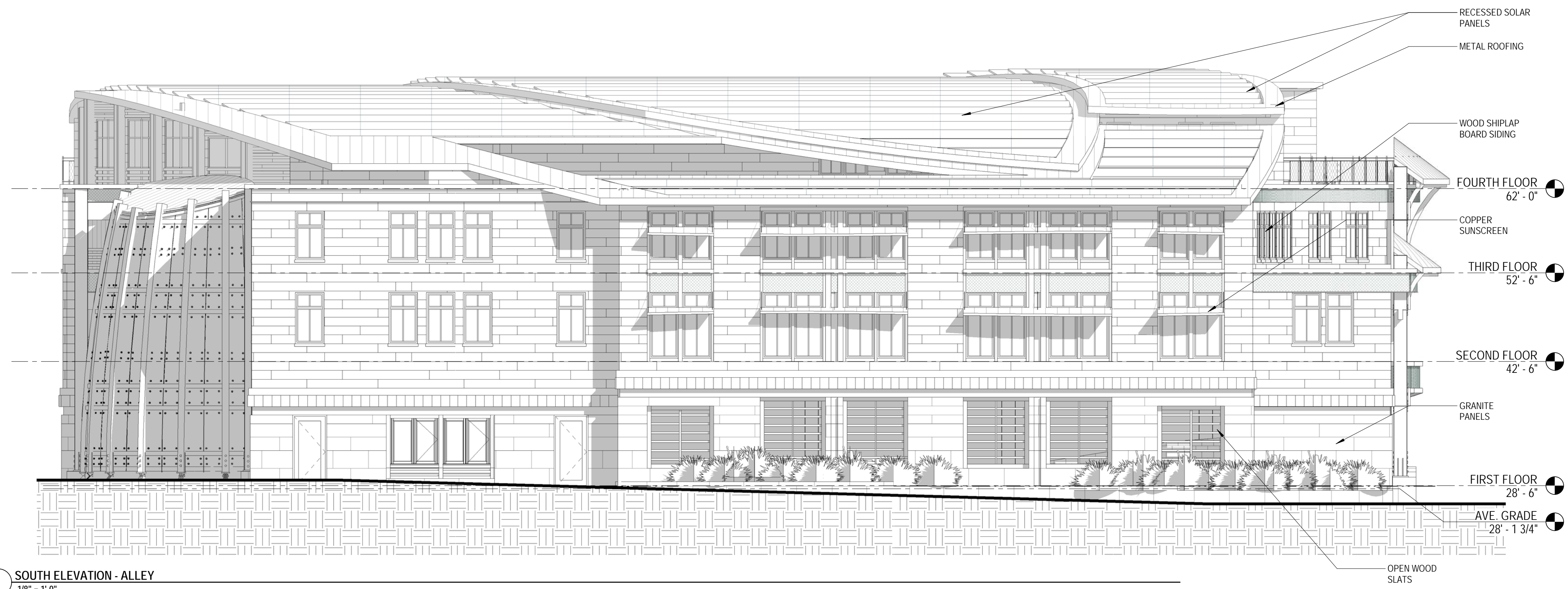


2 EAST ELEVATION - PENHALLOW STREET
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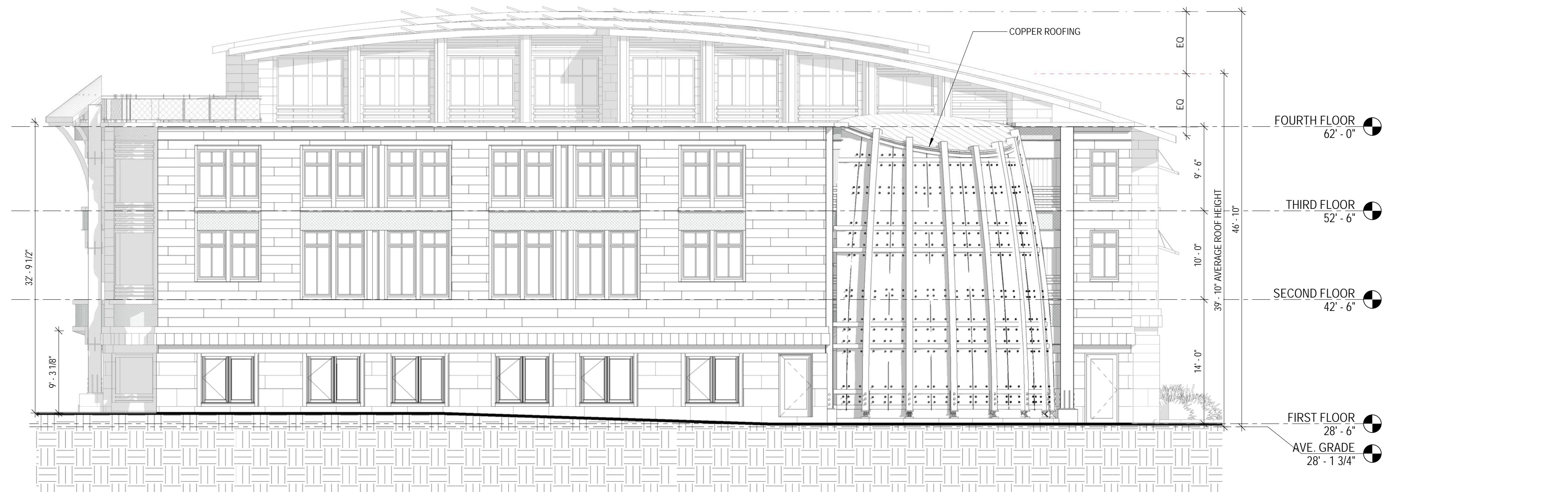
Scale: 1/8" = 1'-0"
Date: 8/28/2019
Project Number: P19081.02

REVISIONS		
NO.	DESCRIPTION	DATE

SCHMATIC
PROGRESS
EXTERIOR
ELEVATIONS



1 SOUTH ELEVATION - ALLEY
1/8" = 1'-0"



2 WEST ELEVATION - ALLEY
1/8" = 1'-0"

60 PENHALLOW STREET
at BRICK MARKET

Penhallow Street
Portsmouth, NH

MARK McNABB

Scale: 1/8" = 1'-0"
Date: 8/28/2019
Project Number: P19081.02

REVISIONS		
NO.	DESCRIPTION	DATE

SCHMATIC
PROGRESS
EXTERIOR
ELEVATIONS

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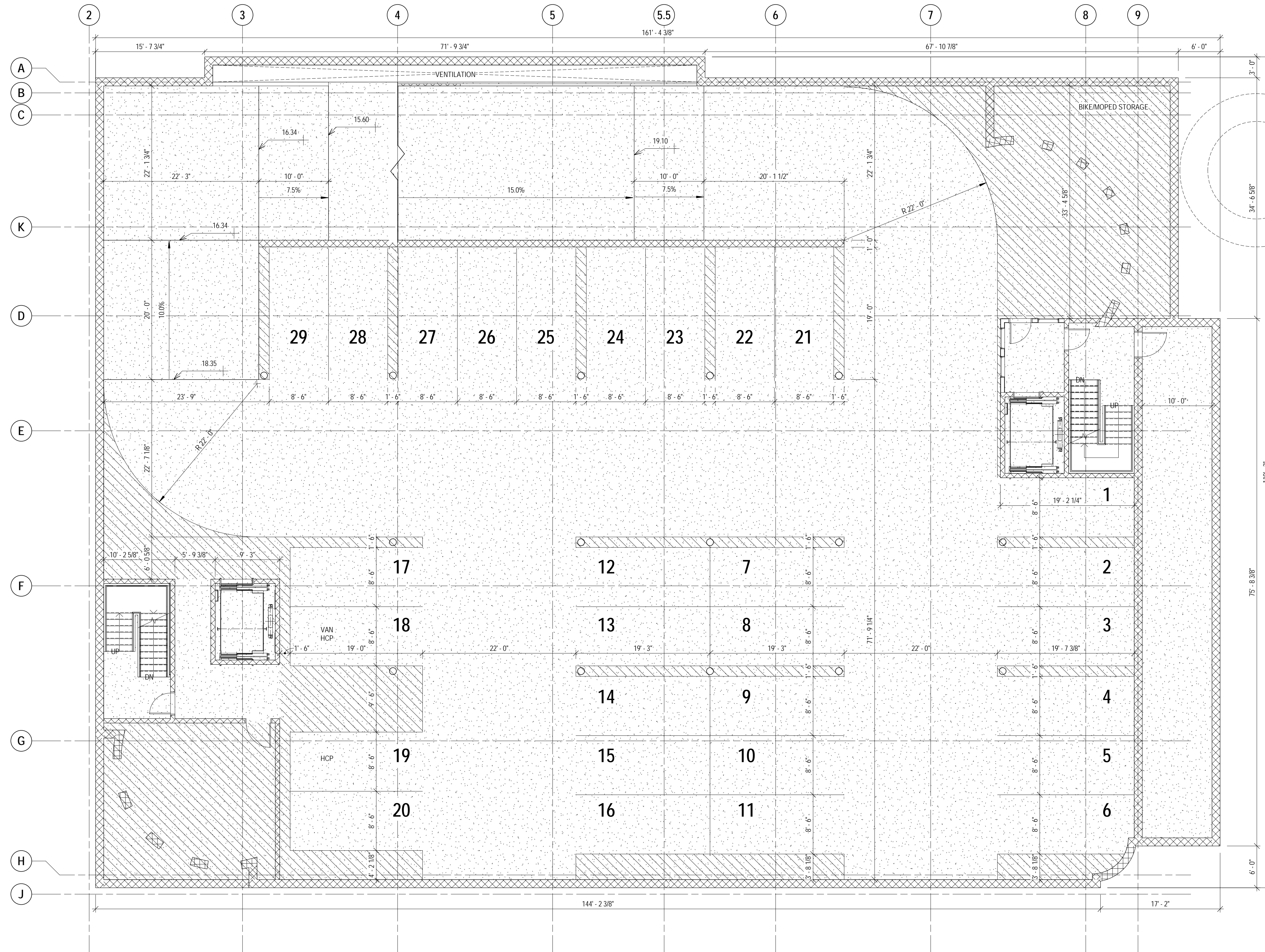
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NO.	DESCRIPTION	DATE

**SCHEMATIC
PROGRESS**
FIRST PARKING
FLOOR PLAN

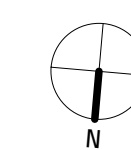
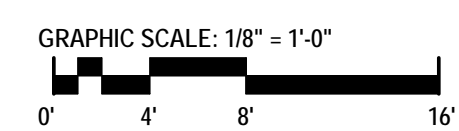
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GROSS SQUARE FOOTAGE	
ABOVE GRADE	
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SECOND FLOOR	16,189
THIRD FLOOR	15,722
FOURTH FLOOR	9,615
TOTAL	58,269
BELOW GRADE	
FIRST FLOOR	18,361
SECOND FLOOR	17,525
TOTAL	35,886
GRAND TOTAL (ABOVE AND BELOW TOTALS)	94,155



1 BASEMENT FIRST FLOOR OVERALL PLAN
1/8" = 1'-0"



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Scale: 1/8" = 1'-0"
Date: 8/28/2019
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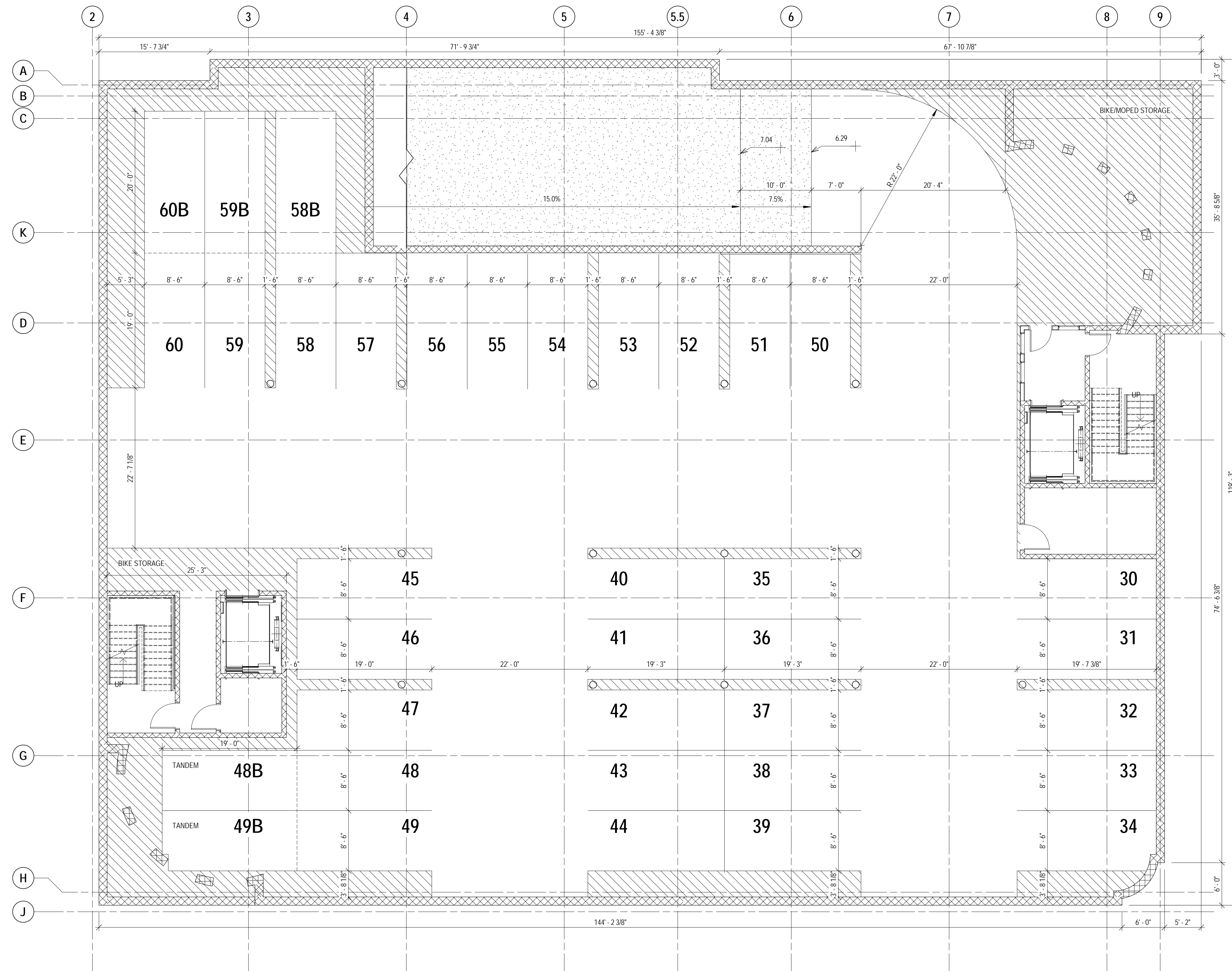
REVISIONS		
NO.	DESCRIPTION	DATE

SCHMATIC
PROGRESS
SECOND
PARKING FLOOR
PLAN

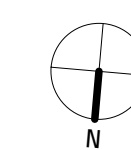
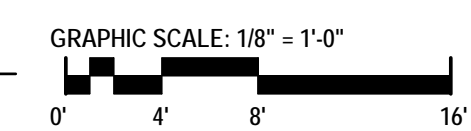
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TOTAL	58,269
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SECOND FLOOR	17,525
TOTAL	35,886
GRAND TOTAL (ABOVE AND BELOW TOTALS)	94,155



1 BASEMENT SECOND FLOOR OVERALL PLAN
1/8" = 1'-0"





D1.6

PERSPECTIVE NE DANIEL ST

60 PENHALLOW STREET at BRICK MARKET
HDC WS4 - OCTOBER 2019



ARCHITECTS
INTERIORS
PLANNERS



D1.7

PERSPECTIVE NW DANIEL ST

60 PENHALLOW STREET at BRICK MARKET
HDC WS4 - OCTOBER 2019



ARCHITECTS
INTERIORS
PLANNERS



TANGRAM 3DS

D1.8

PERSPECTIVE SW COURTYARD

60 PENHALLOW STREET at BRICK MARKET
HDC WS4 - OCTOBER 2019

JSA

ARCHITECTS
INTERIORS
PLANNERS



TANGRAM 3DS

D1.9

PERSPECTIVE SE PENHALLOW ST

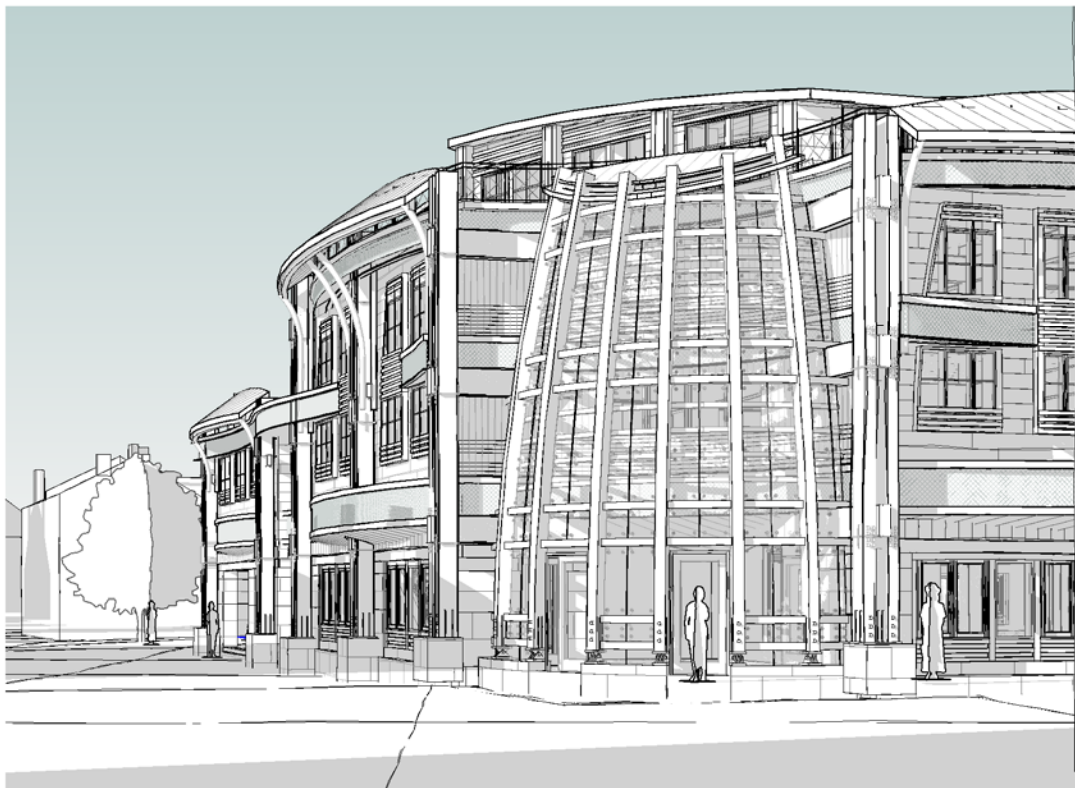
60 PENHALLOW STREET at BRICK MARKET
HDC WS4 - OCTOBER 2019



ARCHITECTS
INTERIORS
PLANNERS



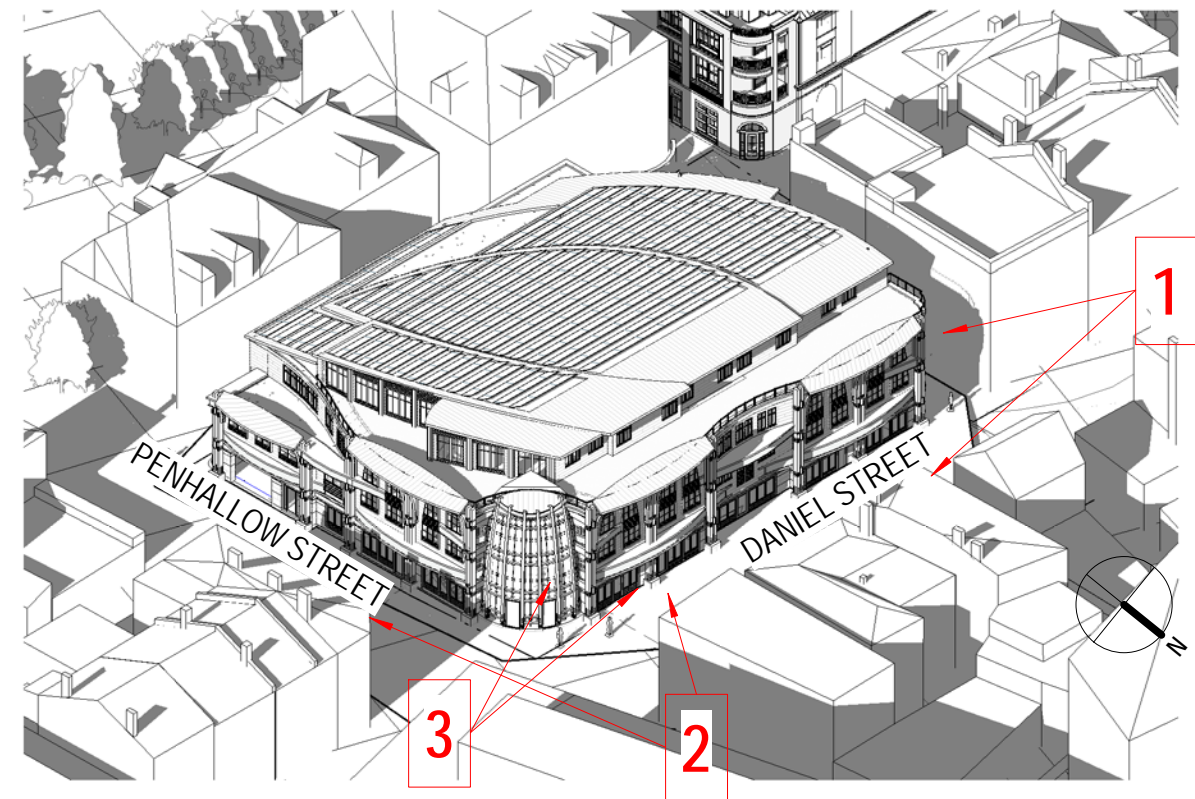
STREET VIEW 1



STREET VIEW 2



STREET VIEW 3



D1.10 3D VIGNETTES - FRONT
60 PENHALLOW STREET at BRICK MARKET
HDC WS4 OCTOBER 2019



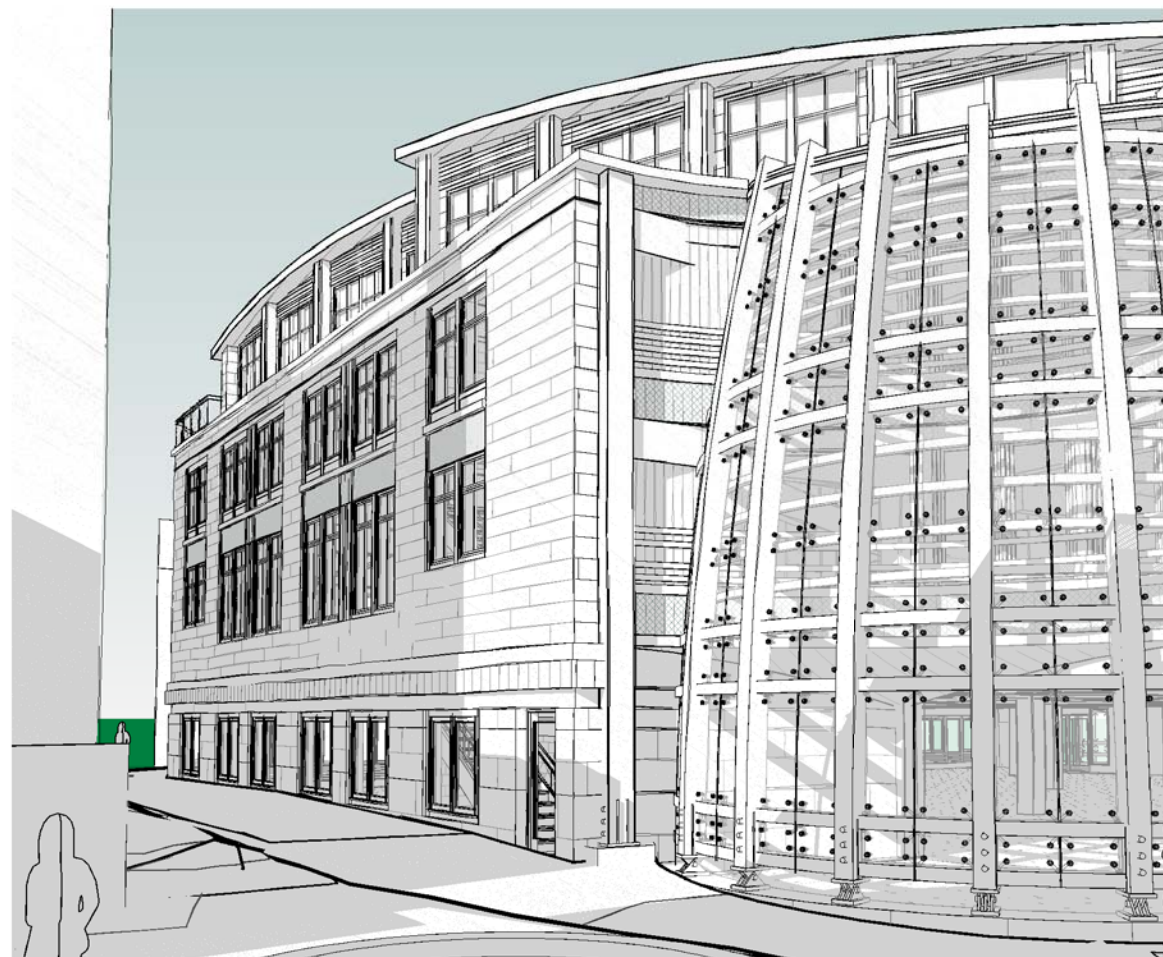
ARCHITECTS
INTERIORS
PLANNERS



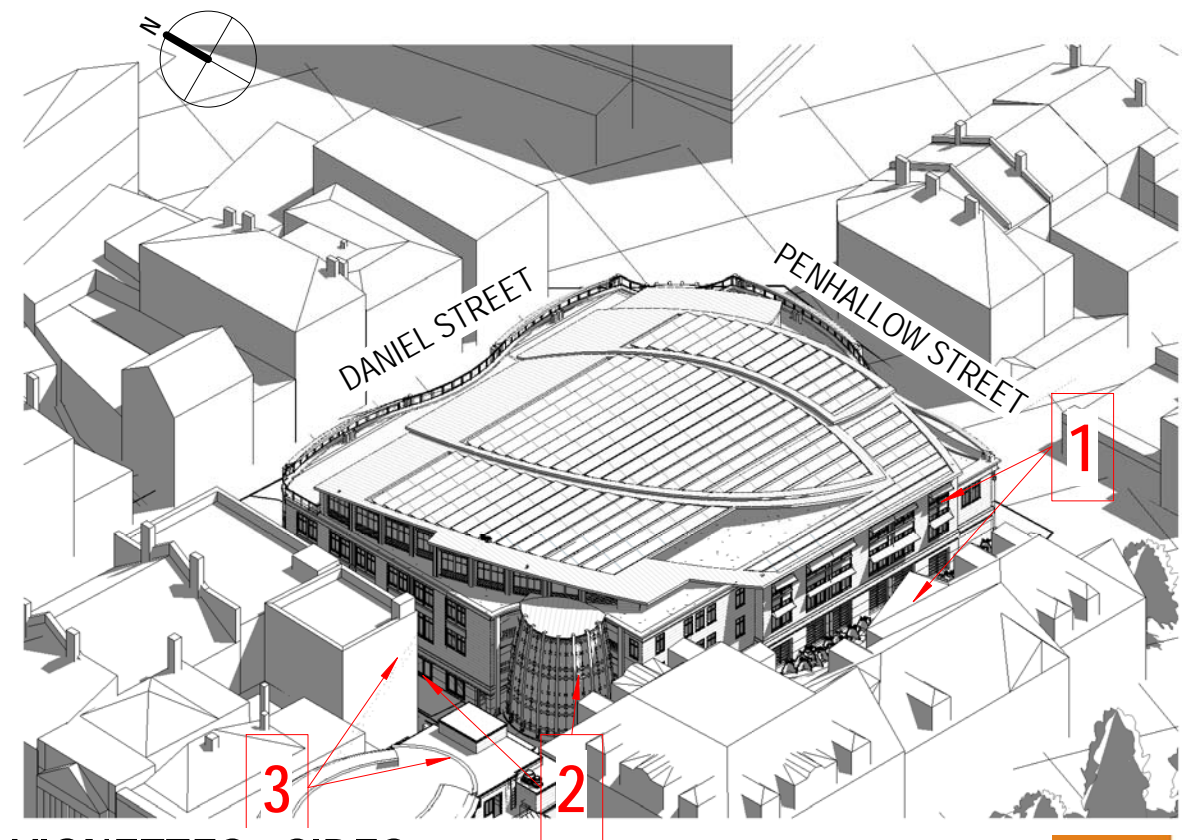
STREET VIEW 1



STREET VIEW 3



STREET VIEW 2



D1.11 3D VIGNETTES - SIDES

60 PENHALLOW STREET at BRICK MARKET 53 DANIEL STREET
 HDC Work Session 2 AUGUST 7, 2019





Wausau Red Granite - Slim banding



Deer Isle Granite - Paving Field



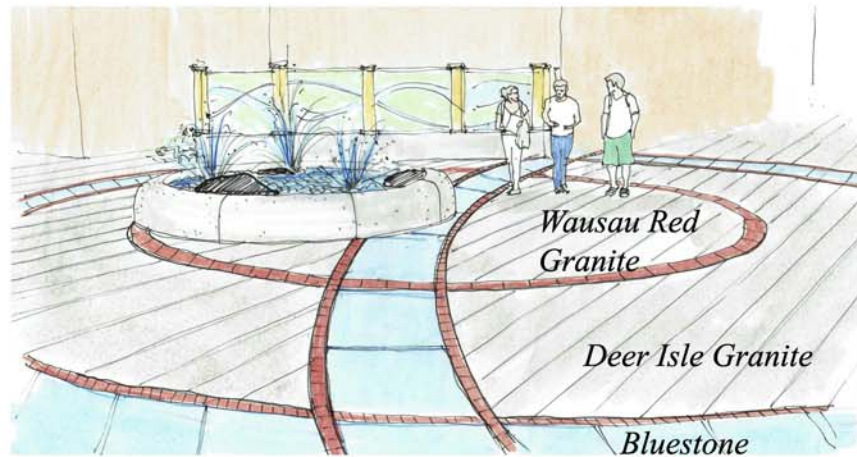
Bluestone



Podium Bench - 6' diameter

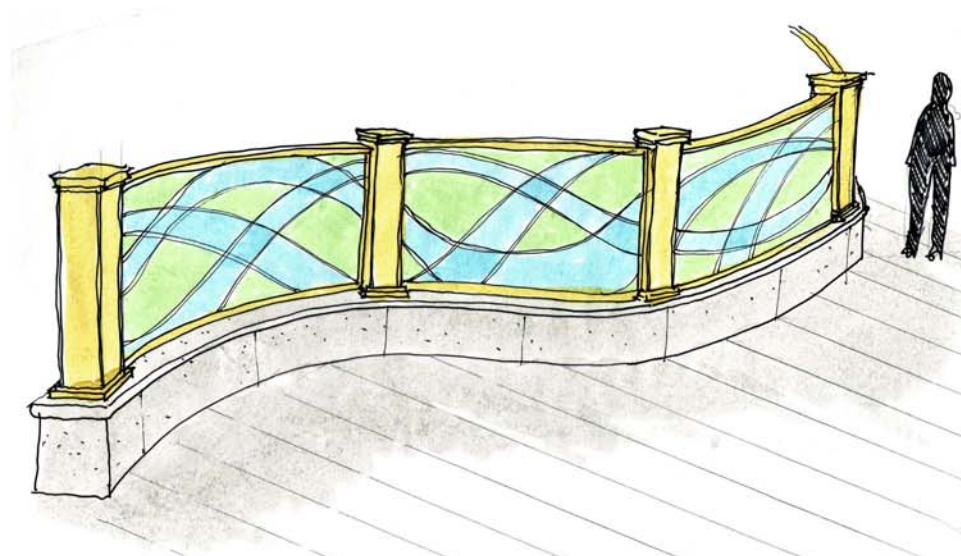


*Wood Bench Top - sits on Deer Isle granite wall base instead of steel feet as shown here
18" w x 14" - 20" base (varies with grade)*



*Granite Fountain - low sprays
18" high x 14' diameter*

*Tree planters shown as core ten here
3'x3'x3'*



*Mural Wall - Height 6' and 8' see plan - Granite base 18x18"
Posts wood to match building*



D1.31

LANDSCAPE MATERIALS

60 PENHALLOW STREET at BRICK MARKET
HDC WS4 OCTOBER 2019



ARCHITECTS
INTERIORS
PLANNERS