



HALEY WARD

200 Griffin Road, Unit 3, Portsmouth, NH 03801  
Phone (603) 430-9282 Fax 436-2315

5 March 2025

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

**RE: Request for Design Review at 361 Hanover Street, Site Development and Revised Structure Locations**

Dear Mr. Chellman and Planning Board Members:

On behalf of 361 Hanover Steam Factory, LLC, we are pleased to submit the attached plan set for **Design Review** for the above-mentioned project and request that we be placed on the agenda for your **March 20, 2025**, Planning Board Meeting. The project consists of the addition of **new structures** and the renovation of the existing commercial building at 361 Hanover Street with the associated and required site improvements. The new structures will be entirely residential to add much needed housing stock in a desirable location where significant walkable amenities are in proximity. The project was submitted for **Preliminary Conceptual Consultation** as required under Section 2.4.2 of the Site Plan Regulations on April 18, 2024, with revised plans based on comments from the Planning Board and the Public reviewed at the July 18, 2024, Planning Board meeting. The Preliminary Conceptual Consultation as well as the Design Review process are completed. The resulting consensus from the Planning Board was that the neighborhood will be better served if the entire project is residential, instead of having commercial uses on the first floor. The applicant submitted that scenario to the Portsmouth Zoning Board, and at their February 18, 2025, meeting the Zoning Board agreed and granted the following Variances:

- Variance from Section 10.642 to allow residential principal uses on the ground floor of the buildings;
- Variance from Section 10.5A41 - Figure 10.5A41.10D to a) allow for "Apartment", "Rowhouse" and "Duplex" building types where they are not permitted; and
- b) allow a ground floor height of 10.5 feet where 12 feet is required.

Since that process took considerable time, the applicant is back before the Planning Board to seek a new **Design Review** for the project, based on the changes.

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Subdivision Plan – This plan shows the division of the existing parcel into two conforming lots.
- Site Orthophoto – This plan shows the site’s relationship to the surrounding properties.
- Existing Conditions Plan C1 – This plan shows the existing site conditions in detail.
- Demolition Plan C2 – This plan shows proposed site demolition prior to construction.
- Site Plan C3 – This plan shows the site development layout with the associated Zoning information and notations.
- Utility Plan C4 – This plan shows concept site utilities.
- Architectural Plans – These plans show building floor plans and elevations.

We look forward to an in-person presentation to the Planning Board and the Board’s review of this submission and vote to proceed to a Design Review Public Hearing at your April meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'JRC', with a long horizontal flourish extending to the right.

John R. Chagnon, PE

P:\NH\5010135-Hampshire\_Development\2977.01-Hanover St., Portsmouth-JRC\JN 2977\2024 Site Plan\Applications\City of Portsmouth Site Plan Design Review\Planning Board Design Review Submission Letter 3-5-25.doc



# PROPOSED DEVELOPMENT

## 361 HANOVER STREET PORTSMOUTH, NEW HAMPSHIRE DESIGN REVIEW PLANS

### OWNER/APPLICANT:

361 HANOVER STEAM  
FACTORY, LLC  
41 INDUSTRIAL DRIVE UNIT 20  
EXETER, NH 03833  
TEL. (603) 235-5475

### CIVIL ENGINEER/LAND SURVEYOR:

HALEY WARD, INC.  
200 GRIFFIN ROAD, UNIT 3  
PORTSMOUTH, N.H. 03801  
TEL. (603) 430-9282

### ARCHITECT:

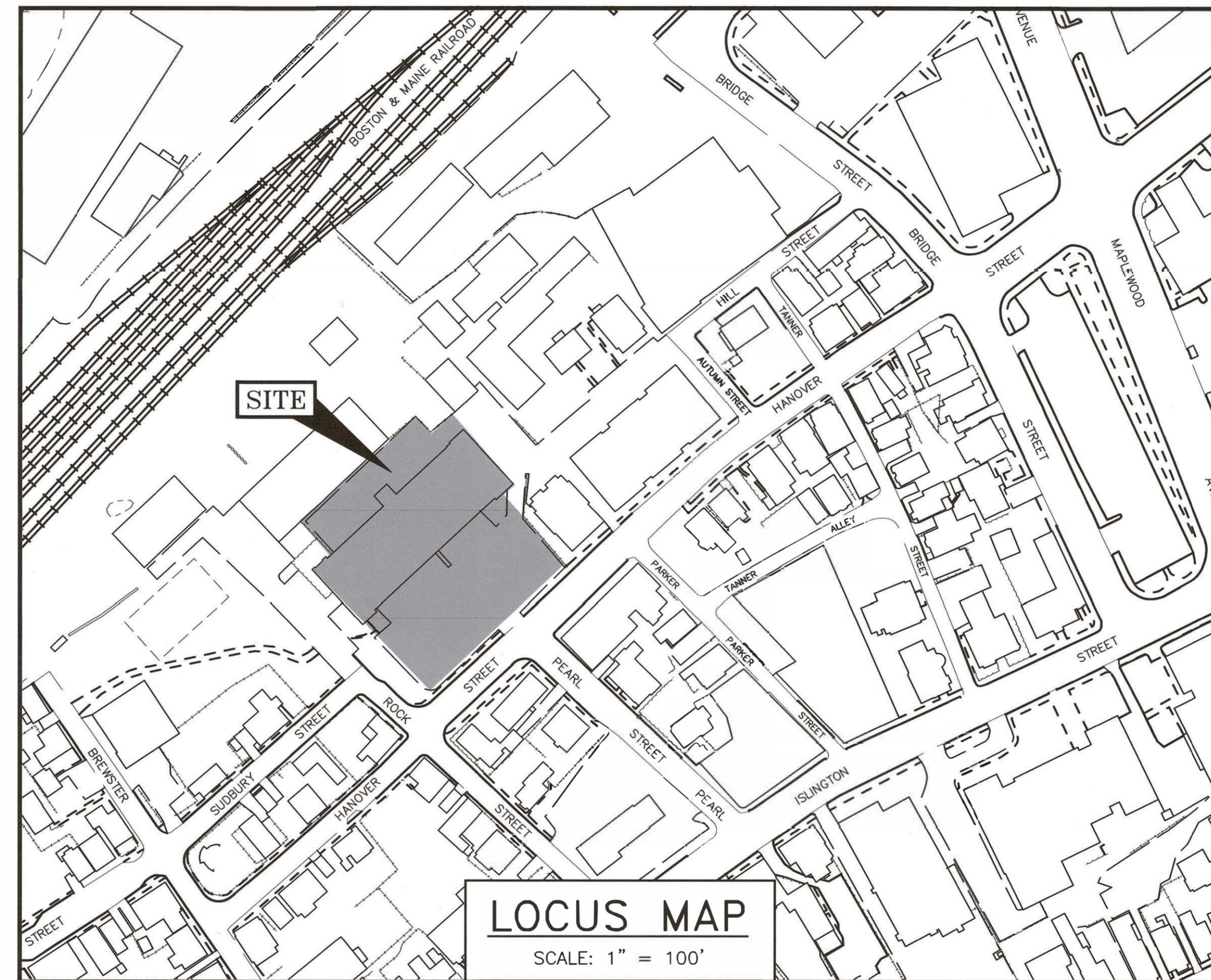
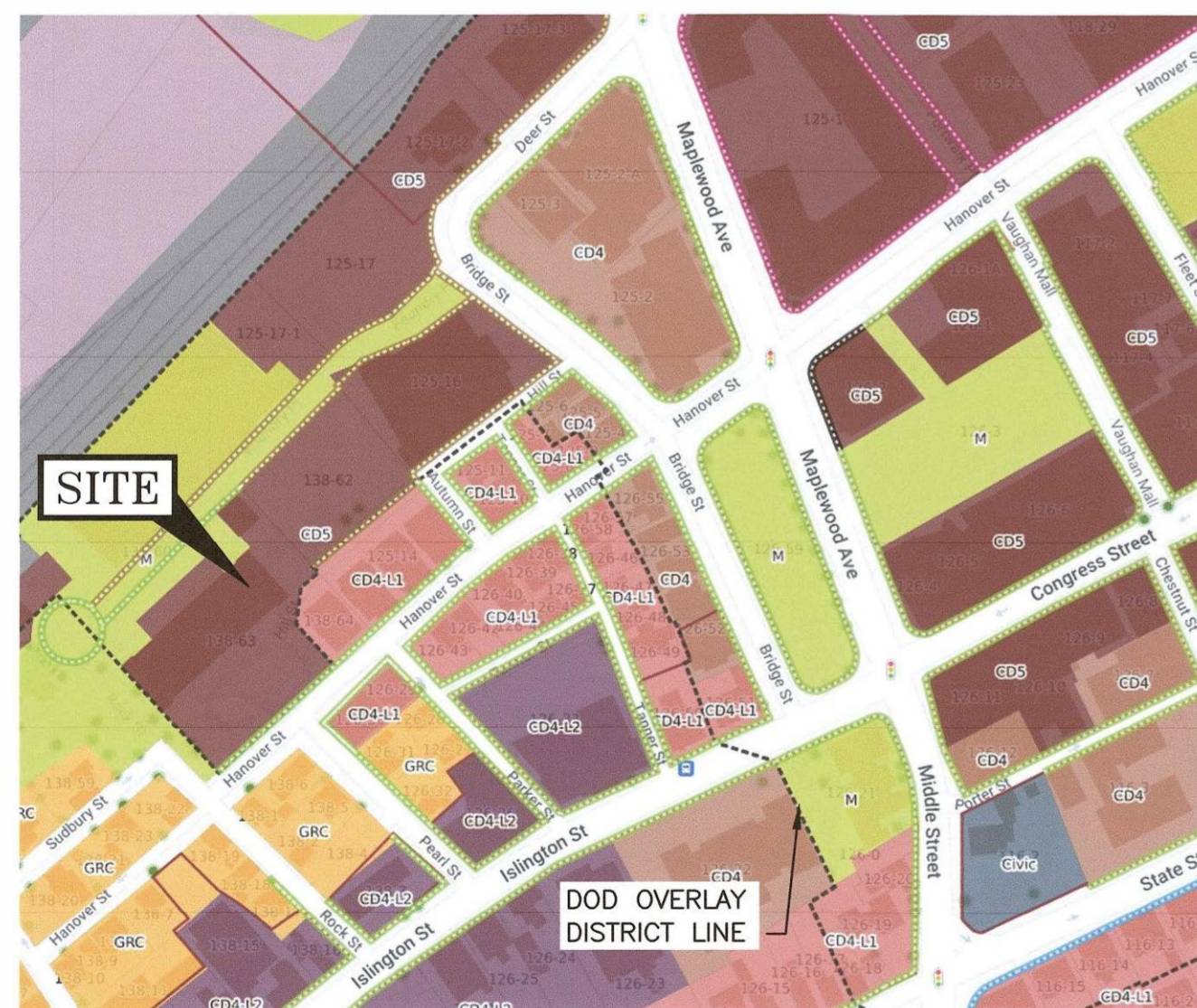
SCOTT BROWN  
29 WATER STREET, SUITE 209  
NEWBURYPORT, MA 01950  
TEL. (978) 465-3535

### PLANNING CONSULTANT:

NICHOLAS CRACKNELL  
TEL. (978) 270-4789

### LAND USE ATTORNEY:

BOSEN & ASSOCIATES  
266 MIDDLE STREET  
PORTSMOUTH, N.H. 03801  
TEL. (603) 427-5500



### 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

### INDEX OF SHEETS

DWG. NO.	
-	SUBDIVISION PLAN
-	SITE ORTHOPHOTO
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE PLAN
-	LICENSE AREA PLAN
C4	UTILITY PLAN
-	ARCHITECTURAL PLANS

**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 \_\_\_\_\_

### PERMIT LIST:

PORTSMOUTH HDC:  
PORTSMOUTH ZONING BOARD:  
PORTSMOUTH SITE REVIEW:  
PORTSMOUTH CONDITIONAL USE PERMIT:

### SITE EXCAVATION NOTE:

SITE EXCAVATION SHALL FOLLOW PROCEDURES AS OUTLINED IN THE FOLLOWING STATUTES:

RSA 227-C:8-A DISCOVERY OF REMAINS AND NOTIFICATION OF AUTHORITIES (CONSTRUCTION SITES).

RSA 289.3 CEMETERIES-LOCATIONS (25 FEET FROM KNOWN CEMETERY LOCATION).

IF REMAINS ARE ENCOUNTERED CONTACT:

MARK DOPERALSKI  
STATE ARCHAEOLOGIST  
DIVISION OF HISTORICAL RESOURCES  
NH DEPARTMENT OF NATURAL AND CULTURAL RESOURCES  
172 FEMBRIDGE ROAD  
CONCORD, NH 03301  
http://www.nh.gov/nhdhr

### 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
⊙	⊙	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	-	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



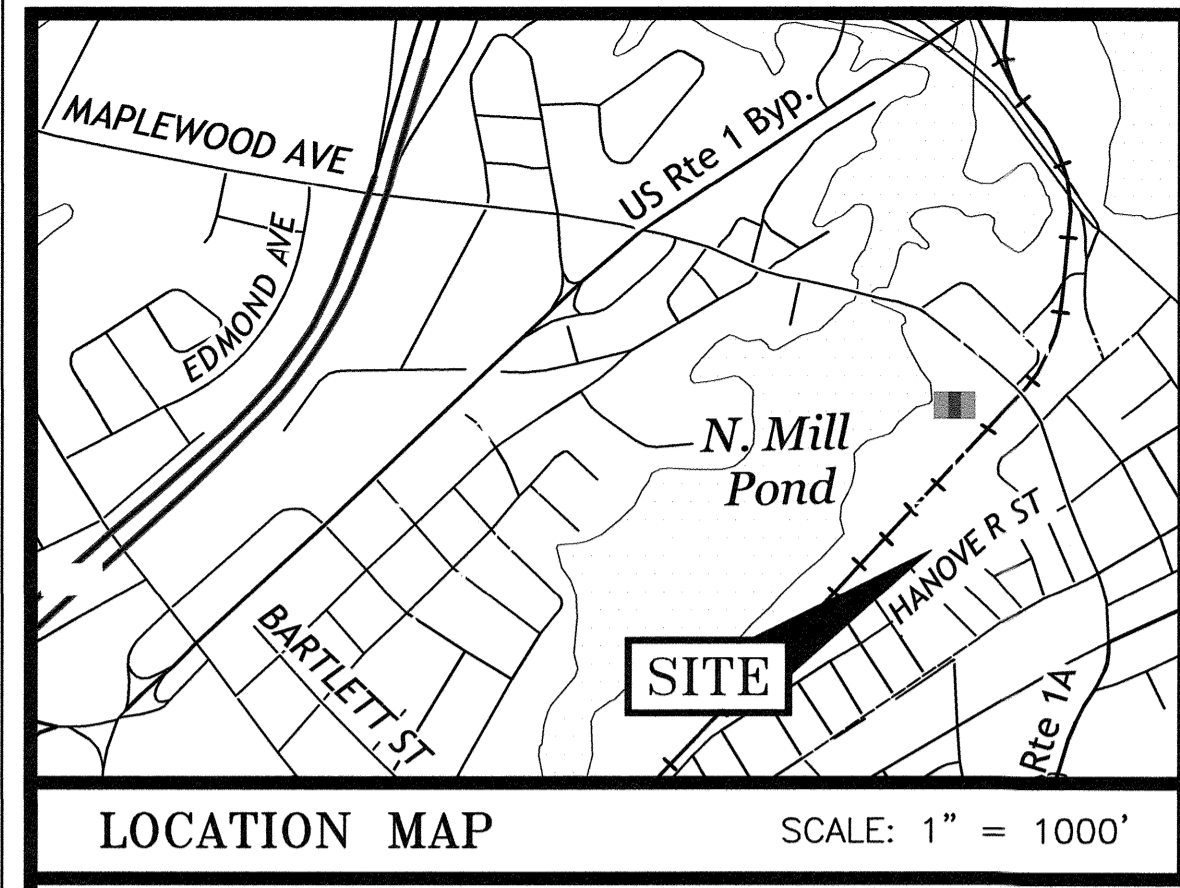
DESIGN REVIEW PLANS  
PROPOSED DEVELOPMENT  
361 HANOVER STREET  
PORTSMOUTH, N.H.

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

PLAN SET SUBMITTAL DATE: 5 MARCH 2025

5010135.2977.01

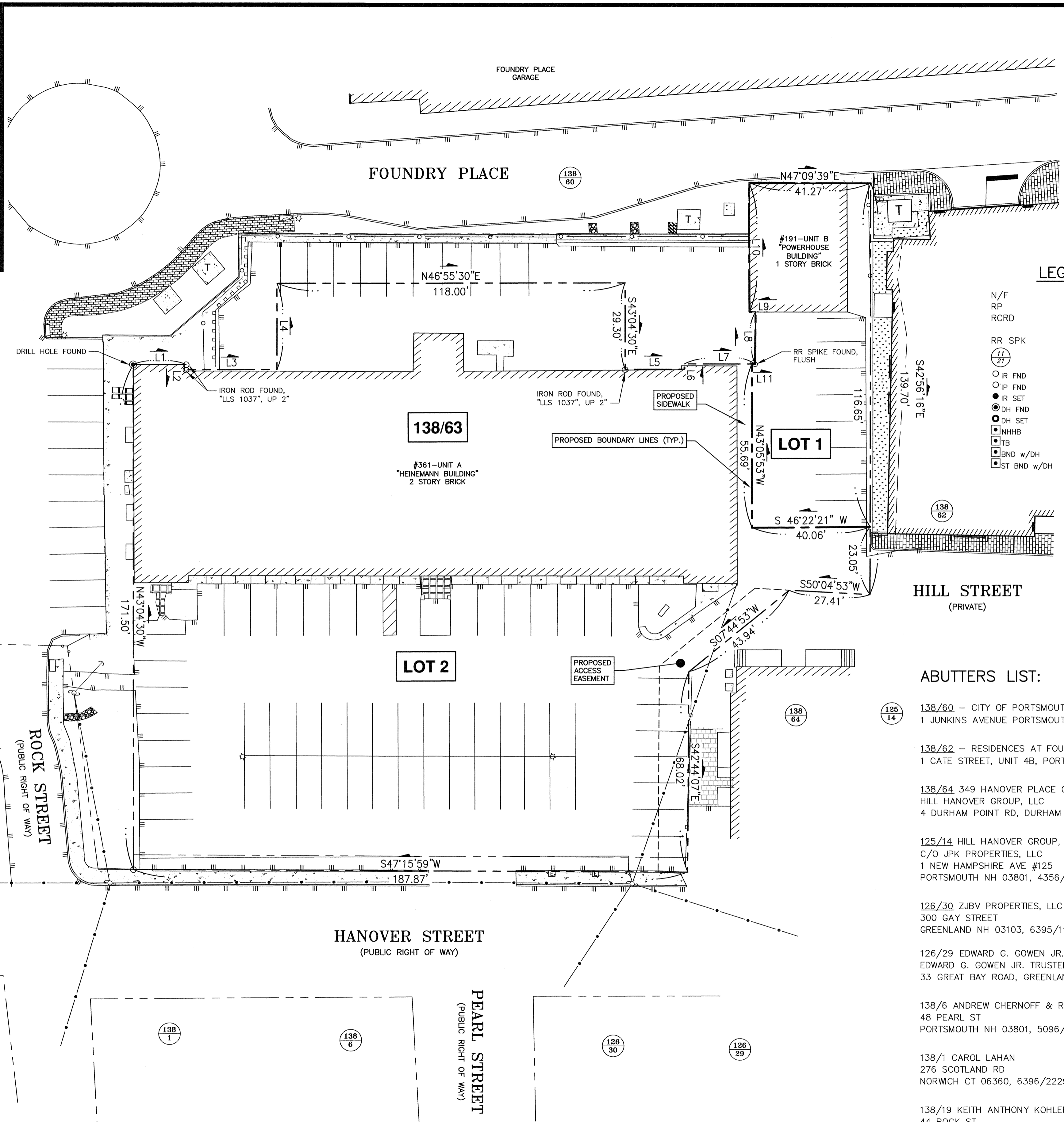




LOCATION MAP SCALE: 1" = 1000'

**PLAN REFERENCES:**

- 1) "PLAN OF LAND IN PORTSMOUTH, N.H. PORTSMOUTH MFG & POWER CO. TO FRANKIE BROOKS" BY JOHN W. DURGIN. DA TED FEBRUARY 1918. RCRD PLAN 078.
- 2) "SUBDIVISION OF LAND OF PORTSMOUTH MFG. & POWER CO. PORTSMOUTH, N.H." BY JOHN W. DURGIN. DATED NOVEMBER 1925. RCRD PLAN #36B.
- 3) "LAND IN PORTSMOUTH, N.H. PORTS. MFG. & POWER CO. TO HAROLD S. WOODS" BY JOHN W. DURGIN. DATED NOVEMBER 1926. RCRD PLAN #389.
- 4) "CONDOMINIUM SITE PLAN FOR HANOVER PLACE CONDOMINIUM 349 HANOVER STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH" BY MILLETTE, SPRAGUE & COLWELL, INC. DATED SEPTEMBER 28, 2004 LAST REVISED DECEMBER 20, 2005. RCRD PLAN D-33379.
- 5) "CONSOLIDATION & SUBDIVISION PLAN TAX MAP 125, LOT 17 & TAX MAP 138, LOT 62 DEER STREET ASSOCIATES BRIDGE, DEER & HILL STREETS CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE" BY AMBIT ENGINEERING, INC. DA TED JULY 2015. RCRD PLAN D-39699.
- 6) "KEARSARGE MILLS CONDOMINIUM PLANS" BY KIMBALL CHASE COMPANY, INC. DATED APRIL 15, 1986. RCRD PLAN D-14855.
- 7) "BOUNDARY LINE AGREEMENT PLAN KEARSARGE MILL CONDOMINIUMS PORTSMOUTH, N.H." BY JONES & BEACH ENGINEERS, INC. DATED APRIL 10, 1997 LAST REVISED APRIL 21, 1997. RCRD PLAN D-25421.
- 8) "AMENDED SITE PLAN, KEARSARGE MILL CONDOMINIUMS, 1 HANOVER STREET PORTSMOUTH, NH" BY KIMBALL CHASE CONSULTING ENGINEERS DATED 04-14-06 AND LAST REVISED 02-16-07. RCRD PLAN D-34716.



- LEGEND**
- N/F NOW OR FORMERLY
  - RP RECORD OF PROBATE
  - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - RR SPK RAILROAD SPIKE
  - MAP 11/LOT 21
  - IRON ROD FOUND
  - IRON PIPE FOUND
  - IRON ROD SET
  - DRILL HOLE FOUND
  - DRILL HOLE SET
  - NHDOT BOUND FOUND
  - TOWN BOUND
  - BOUND WITH DRILL HOLE
  - STONE BOUND WITH DRILL HOLE

HILL STREET (PRIVATE)

**ABUTTERS LIST:**

- 138/60 - CITY OF PORTSMOUTH  
1 JUNKINS AVENUE PORTSMOUTH NH 03801, 5848/0666
- 138/62 - RESIDENCES AT FOUNDRY PLACE, LLC  
1 CATE STREET, UNIT 4B, PORTSMOUTH NH 03801, 6475/1570
- 138/64 349 HANOVER PLACE CONDOS MASTER CARD  
HILL HANOVER GROUP, LLC  
4 DURHAM POINT RD, DURHAM NH 03824, 4356/0010
- 125/14 HILL HANOVER GROUP, LLC.  
C/O JPK PROPERTIES, LLC  
1 NEW HAMPSHIRE AVE #125  
PORTSMOUTH NH 03801, 4356/0010
- 126/30 ZJBV PROPERTIES, LLC  
300 GAY STREET  
GREENLAND NH 03103, 6395/1921
- 126/29 EDWARD G. GOWEN JR. REVOCABLE LIVING TRUST  
EDWARD G. GOWEN JR. TRUSTEE  
33 GREAT BAY ROAD, GREENLAND, NH 03840, 4327/2531
- 138/6 ANDREW CHERNOFF & REBEKAH CHERNOFF  
48 PEARL ST  
PORTSMOUTH NH 03801, 5096/0104
- 138/1 CAROL LAHAN  
276 SCOTLAND RD  
NORWICH CT 06360, 6396/2229
- 138/19 KEITH ANTHONY KOHLER & NICOLE GABRIELLE LAPIERRE  
44 ROCK ST  
PORTSMOUTH NH 03801, 4505/0807
- 138/22 SEAN G. CAUGHRAN  
407 HANOVER ST  
PORTSMOUTH NH 03801, 3289/1071

**LENGTH TABLE**

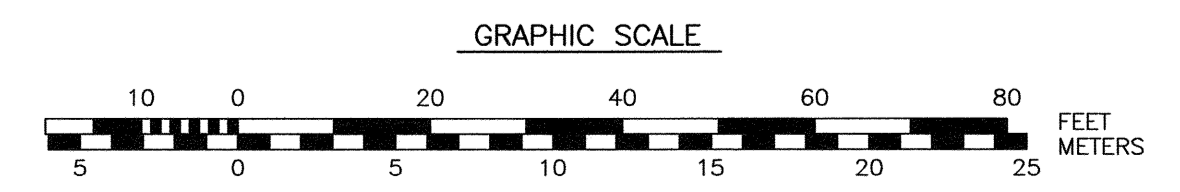
LINE	BEARING	DISTANCE
L1	N47°00'11"E	18.00'
L2	S43°03'50"E	1.78'
L3	N46°55'30"E	30.75'
L4	N43°04'30"W	29.30'
L5	N46°55'30"E	20.00'
L6	N43°04'30"W	1.80'
L7	N46°55'30"E	24.05'
L8	N42°30'12"W	17.65'
L9	S46°42'22"W	2.04'
L10	N43°17'38"W	43.88'
L11	N46°55'30"E	1.12'

"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, LLS DATE 4-3-24

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



**NOTES:**

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 138 AS LOT 63.
- 2) OWNERS OF RECORD:  
UNIT A:  
361 HANOVER STEAM FACTORY, LLC  
41 INDUSTRIAL DRIVE UNIT 20  
EXETER, N.H. 03833  
6352/2959  
UNIT B:  
POWERHOUSE REALTY TRUST  
C/O ADAMS DAVID B. TRUSTEE  
210 GATES STREET  
PORTSMOUTH, NH 03801  
5419/1223
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
- 4) LOT AREAS:  
EXISTING  
43,245 S.F.  
0.9928 AC.  
PROPOSED LOT 1  
4,717 S.F.  
0.1083 AC.  
PROPOSED LOT 2  
38,528 S.F.  
0.8845 AC.
- 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 (CD5), NORTH END INCENTIVE OVERLAY DISTRICT (NEIOD) AND DOWNTOWN OVERLAY DISTRICT.
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION OF TAX MAP 139, LOT 63 IN PORTSMOUTH, NH INTO 2 LOTS.
- 7) PARCEL IS BURDENED BY THE FOLLOWING EASEMENTS:  
A) ACCESS EASEMENT TO THE CITY OF PORTSMOUTH TO ALLOW ACCESS TO A PARKING AREA. SEE R.C.R.D. 4735/2971  
B) ACCESS EASEMENT TO HANOVER PLACE CONDOMINIUM ASSOCIATION. THIS EASEMENT TO BE RE-DEFINED AS SHOWN HEREON.
- 8) THE PARCEL HAS THE BENEFIT OF A REVOCABLE LICENSE BETWEEN THE CITY OF PORTSMOUTH AND THE KEARSARGE MILL UNIT ON THE PLAN ENTITLED "KEARSARGE MILL CONDOMINIUMS HANOVER STREET, PORTSMOUTH, NH SITE PLAN AMENDMENT" PREPARED BY KIMBALL CHASE CONSULTING ENGINEERS DATED APRIL 14, 2006, LICENSE AND SITE PLAN ARE AVAILABLE WITH THE RECORDS OF THE CITY OF PORTSMOUTH, SEE ALSO PLAN REFERENCE #6.
- 9) PROPERTY CORNERS WILL BE SET PRIOR TO RECORDING.

5) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 (CD5), NORTH END INCENTIVE OVERLAY DISTRICT (NEIOD) AND DOWNTOWN OVERLAY DISTRICT.

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9) PROPERTY CORNERS WILL BE SET PRIOR TO RECORDING.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/3/24
REVISIONS		

**SUBDIVISION PLAN**  
**TAX MAP 138 - LOT 63**

**KEARSARGE MILL UNIT OWNERS ASSOCIATION**  
OWNERS: 361 HANOVER STEAM FACTORY, LLC & POWERHOUSE REALTY TRUST  
FOUNDRY PLACE & HANOVER STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE



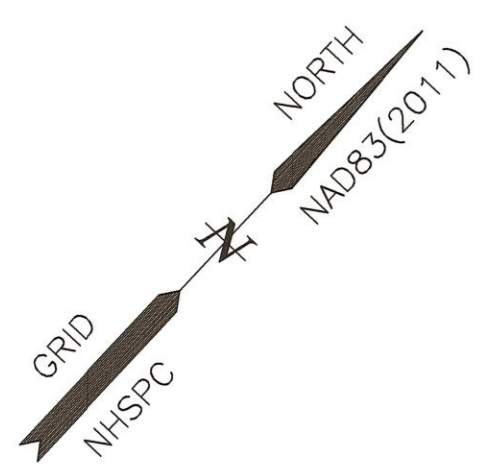


**NOTES:**

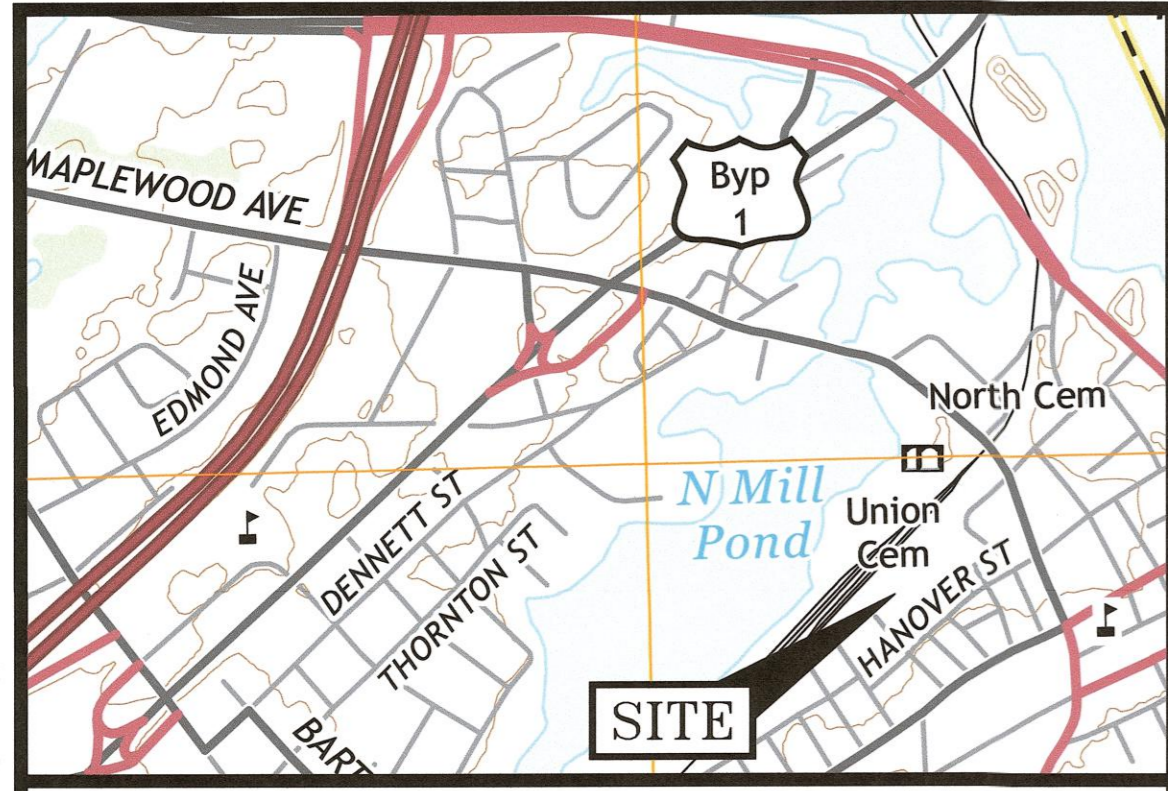
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 138 AS LOT 63.
- 2) APPLICANT:  
 361 HANOVER STEAM FACTORY, LLC  
 41 INDUSTRIAL DRIVE UNIT 20  
 EXETER, NH 03833  
 6352/2959
- 3) THE PURPOSE OF THIS PLAN IS TO SHOW SITE FEATURES AS OF FEBRUARY 2023 ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 LOT 63.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/3/24
REVISIONS		

**SITE ORTHOPHOTO**  
**TAX MAP 138 – LOT 63**  
**361 HANOVER STEAM FACTORY, LLC**  
**FOUNDRY PLACE & ROCK STREET**  
**CITY OF PORTSMOUTH**  
**COUNTY OF ROCKINGHAM**  
**STATE OF NEW HAMPSHIRE**





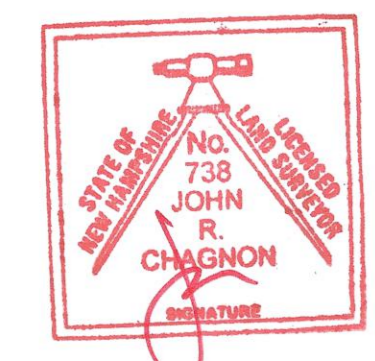
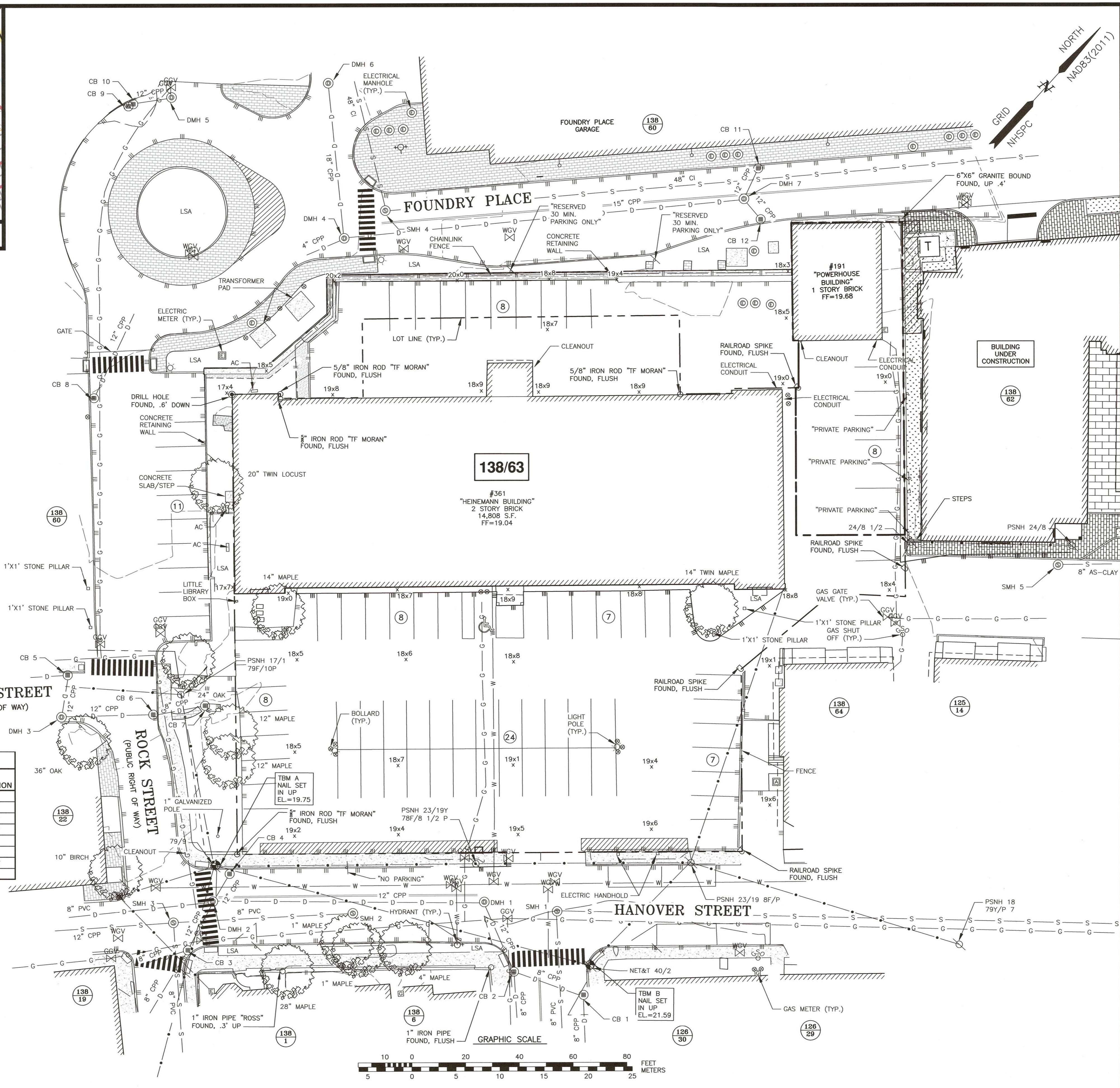


LOCATION MAP SCALE: 1"=1,000'

- NOTES:**
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 63.
  - OWNER OF RECORD:  
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 41 INDUSTRIAL DRIVE UNIT 20  
 EXETER, N.H. 03833  
 6352/2959
  - PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F. JANUARY 29 2021.
- EXISTING LOT AREA:  
 38,528 S.F.
- PARCEL IS LOCATED IN CHARACTER DISTRICT 5 (CD5), NORTH END INCENTIVE OVERLAY DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.
- DIMENSIONAL REQUIREMENTS:  
 SEE ZONING ORDINANCE
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 63, AS AMENDED.
  - VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

DRAINAGE STRUCTURE TABLE						
STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
CB 1	EX	20.66	8" CPP	17.51	17.46	SW
CB 2	EX	20.35	12" CPP	15.80	15.70	N
	EX		8" CPP	16.50		NE
CB 3	EX	19.29	12" CPP	16.24	15.64	NW
	EX		8" CPP	16.24		W
	EX		8" CPP	16.29		S
CB 4	EX	18.90	12" CPP	15.65	15.65	SE
CB 5	EX	15.00	12" CPP	10.00	10.00	SW
	EX		12" CPP	15.43		SE
	EX		12" CPP	15.43		NE
DMH 3	EX	15.30	12" CPP	10.65	10.65	NW
	EX		12" CPP	10.65		NE
DMH 4	EX	11.86	18" CPP	5.46	5.46	NW
	EX		15" CPP	5.56		NE
	EX		4" PVC	9.36		S
DMH 5	EX	9.87				NO DATA
DMH 6	EX	11.84				NO DATA
DMH 7	EX	10.19	18" CPP	6.29	6.29	SW
	EX		12" CPP	6.44		NW
	EX		12" CPP	6.39		E

SEWER STRUCTURE TABLE						
STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
SMH 1	EX	20.06	15" PVC	14.41	14.36	NE
	EX		8" PVC	14.41		SE
SMH 2	EX	19.31	8" PVC	12.91	12.91	SW
SMH 3	EX	19.15	8" PVC	11.60	11.45	SW
	EX		8" PVC	11.60		NE
	EX		8" PVC	13.90		SE
SMH 4	EX	12.23	48" CI	-0.77	-0.77	NW
	EX		48" CI			NE



"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."

*JRC* 4.3.24  
 JOHN R. CHAGNON, LLS DATE

**SITE REDEVELOPMENT  
 361 HANOVER STREET  
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
2	ISSUED FOR REVIEW	4/3/24
1	UPDATE E.C. & ADD SPOT GRADES	2/28/24
0	ISSUED FOR COMMENT	1/31/24

REVISIONS		
NO.	DESCRIPTION	DATE

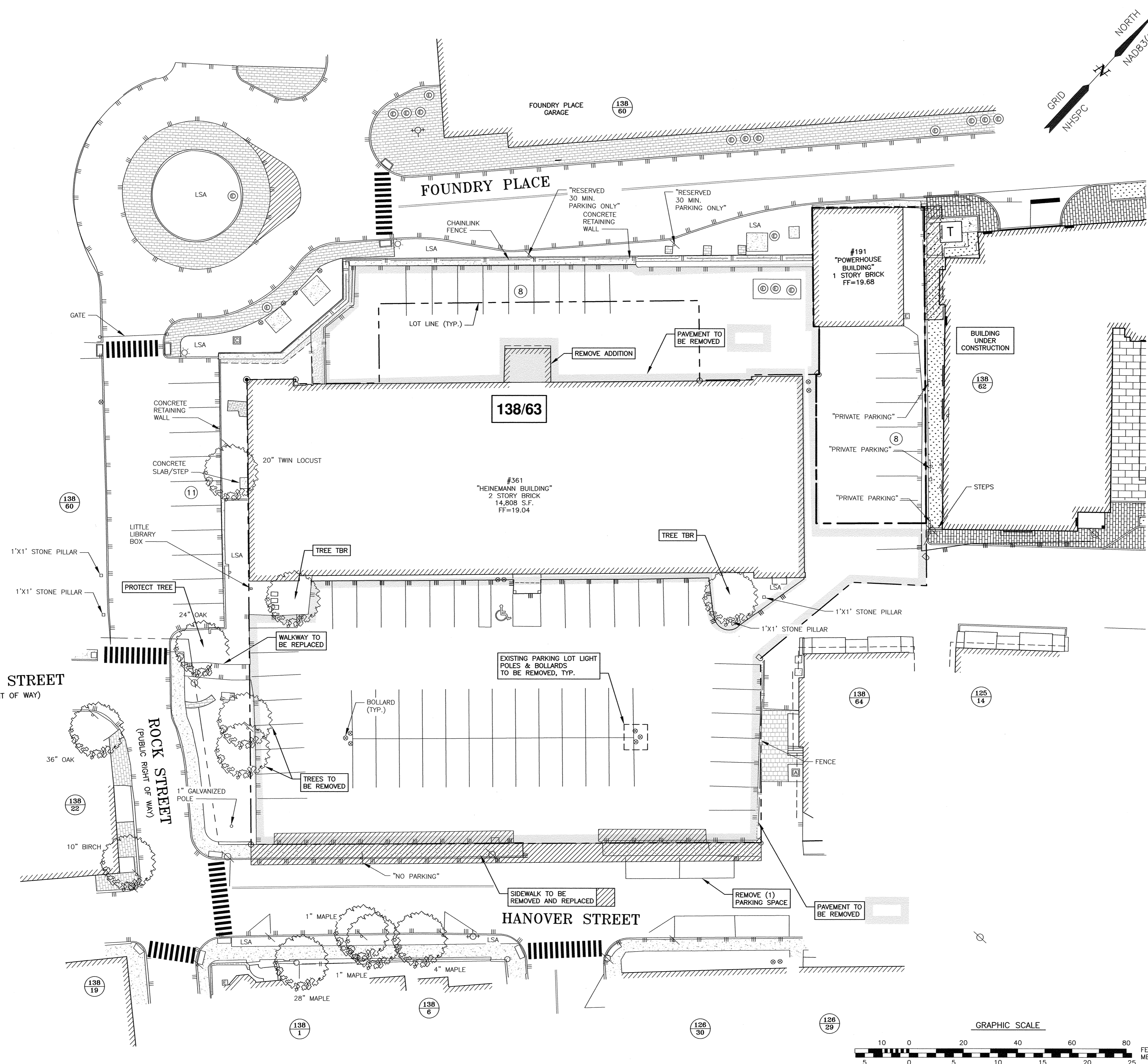
SCALE: 1"=20' JANUARY 2024

EXISTING CONDITIONS PLAN **C1**



**DEMOLITION NOTES**

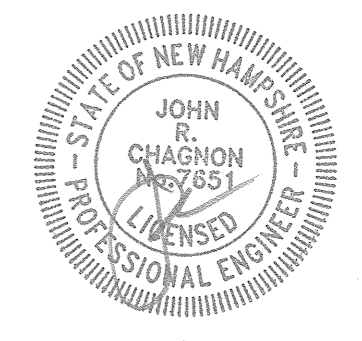
- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- J) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- K) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS.



- 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.
  - 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).
  - 4) COORDINATE ACCESS IN STREET/ROW AREAS ADJACENT TO DEMOLITION TO INSURE SAFE PASSAGE. UTILIZE DETOURS IF NEEDED.
  - 5) EXISTING UTILITIES TO BE ABANDONED SHALL BE REMOVED TO THE UTILITY MAIN AND CAPPED PER THE UTILITY COMPANY REQUIREMENT.

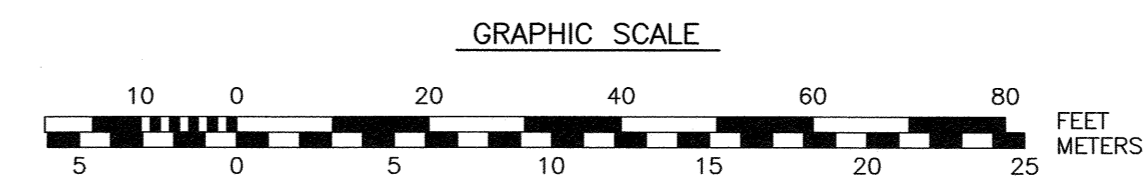
**SITE REDEVELOPMENT  
 361 HANOVER STREET  
 PORTSMOUTH, N.H.**

REVISIONS		
NO.	DESCRIPTION	DATE
1	UPDATE	7/3/24
0	ISSUED FOR COMMENT	4/3/24



SCALE: 1"=20' JANUARY 2024

**DEMOLITION PLAN** **C2**





**PROPOSED ORDINANCE COMPLIANCE:**

TOTAL BUILDING SQUARE FOOTAGE: 27,782/38,528=72.1%

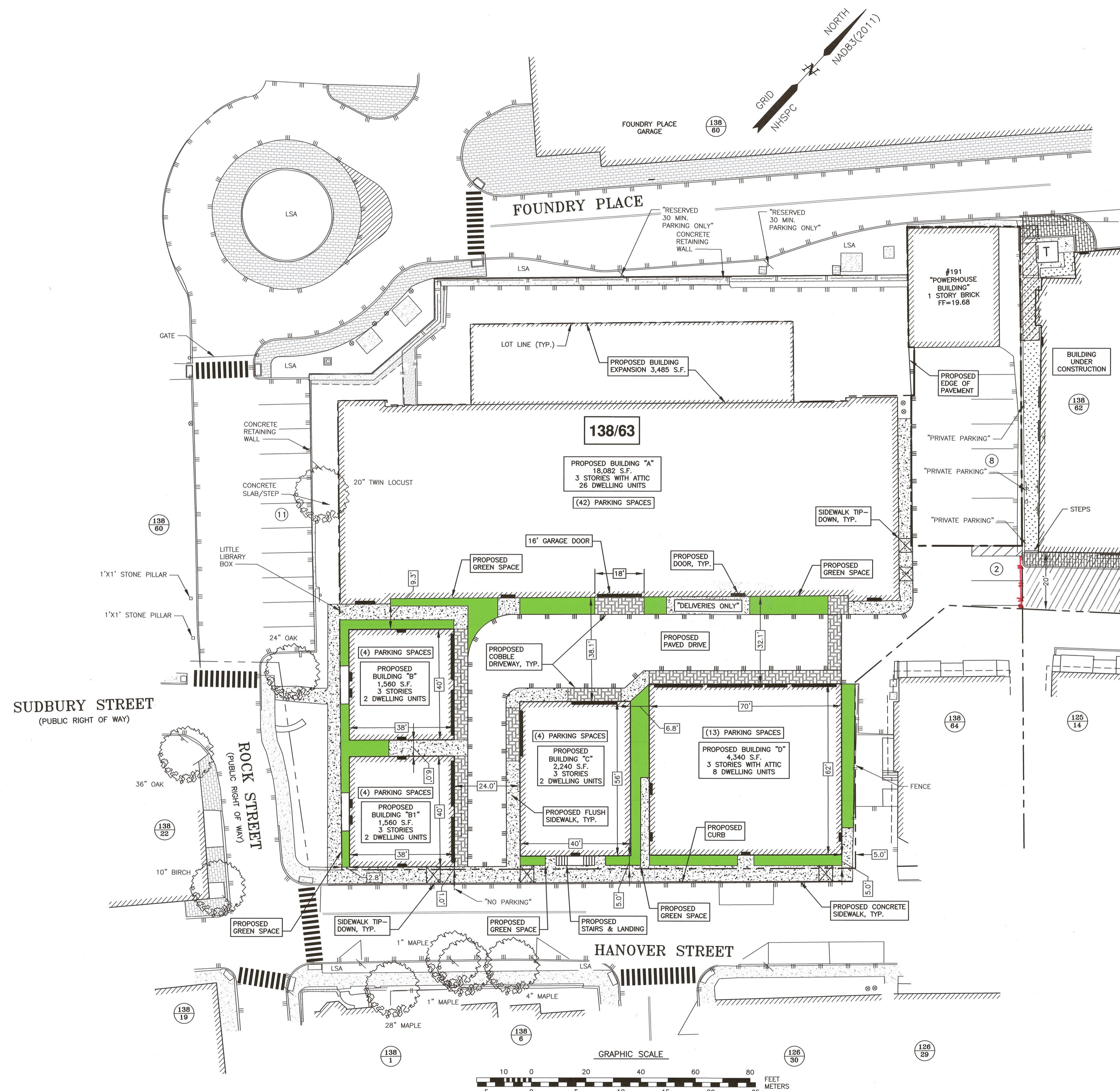
TOTAL IMPERVIOUS AREA: 36,602 SF

PROPOSED OPEN SPACE: 1,926 SF/38,528= 5%

BUILDING HEIGHT: TO CONFORM TO ORDINANCE

BUILDING SETBACKS: TO CONFORM TO ORDINANCE

FRONT LOT BUILDOUT: 80%



THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

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

- NOTES:**
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 63.
  - APPLICANT:  
361 HANOVER STEAM FACTORY, LLC  
41 INDUSTRIAL DRIVE UNIT 20  
EXETER, N.H. 03833
  - PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29 2021.
- PROPOSED LOT AREAS:**
- LOT 138/63  
38,528 S.F.±  
0.8845 AC
- LOT 138/63-1  
4,717 S.F.  
0.1083 AC
- PARCEL IS LOCATED IN CHARACTER DISTRICT 5 (CD5), NORTH END INCENTIVE OVERLAY, AND DOWNTOWN OVERLAY DISTRICT.
- DIMENSIONAL REQUIREMENTS:**  
 \*SEE PORTSMOUTH ZONING ORDINANCE AND TABLE.
- MINIMUM LOT AREA: NR  
 SETBACKS:  
 FRONT: 5 FEET (MAXIMUM)  
 SIDE: NR  
 REAR: 5 FEET  
 MAXIMUM BUILDING COVERAGE: 95%  
 MINIMUM OPEN SPACE: 5%
  - THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE DEVELOPMENT ON ASSESSOR'S MAP 138 LOT 63.
  - VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
  - PROPOSED USE:  
 BUILDING A: 26 UNITS  
 BUILDING B: 2 UNITS  
 BUILDING B1: 2 UNITS  
 BUILDING C: 2 UNITS  
 BUILDING D: 8 UNITS  
 TOTAL: 40 UNITS
  - PARKING SPACES PROVIDED:  
 BUILDING A: 42 SPACES  
 BUILDING B: 4 SPACES  
 BUILDING B1: 4 SPACES  
 BUILDING C: 4 SPACES  
 BUILDING D: 13 SPACES  
 TOTAL: 69 SPACES

**SITE REDEVELOPMENT  
 361 HANOVER STREET  
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
5	LAYOUT	3/5/25
4	SITE EXCAVATION NOTE	2/26/25
3	ZONING TABLE, NOTES 7-8, PARKING	2/10/23
2	BUILDING STORIES, ZONING STD.	1/2/25
1	REVISED LAYOUT	7/3/24
0	ISSUED FOR COMMENT	6/12/24



SCALE: 1"=20' JANUARY 2024

**SITE PLAN** **C3**



**NOTES:**

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 138 AS LOT 60.

2) OWNERS OF RECORD:  
LOT 60  
CITY OF PORTSMOUTH  
JUNKINS AVENUE  
PORTSMOUTH, NH 03801

LOT 63 - UNIT A  
361 HANOVER STEAM FACTORY, LLC  
41 INDUSTRIAL DRIVE UNIT 20  
EXETER, N.H. 03833  
6352/2959

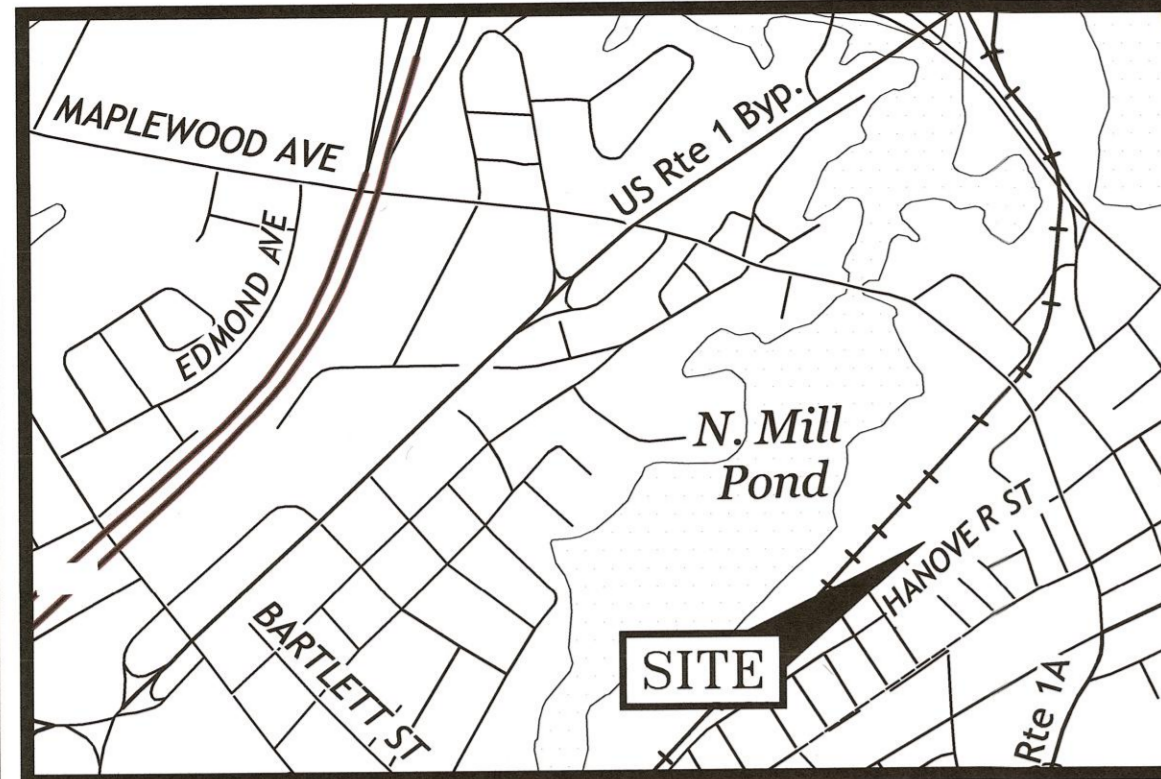
3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) LOT AREA: 38,528 S.F.

5) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 (CD5) AND DOWNTOWN OVERLAY DISTRICT.

6) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LICENSE AREA ON TAX MAP 138, LOT 60 TO BENEFIT TAX MAP 138, LOT 63 IN PORTSMOUTH, NH.

7) THE LICENSE AGREEMENT BETWEEN THE CITY OF PORTSMOUTH AND 361 HANOVER STEAM FACTORY, LLC WILL REPLACE THE EXISTING PARKING LICENSE AGREEMENT RECORDED AT DEED BOOK 4735 PAGE 2971 AND PROVIDE A PUBLIC AND PRIVATE LANDSCAPING EASEMENT TO 361 HANOVER STEAM FACTORY, LLC.

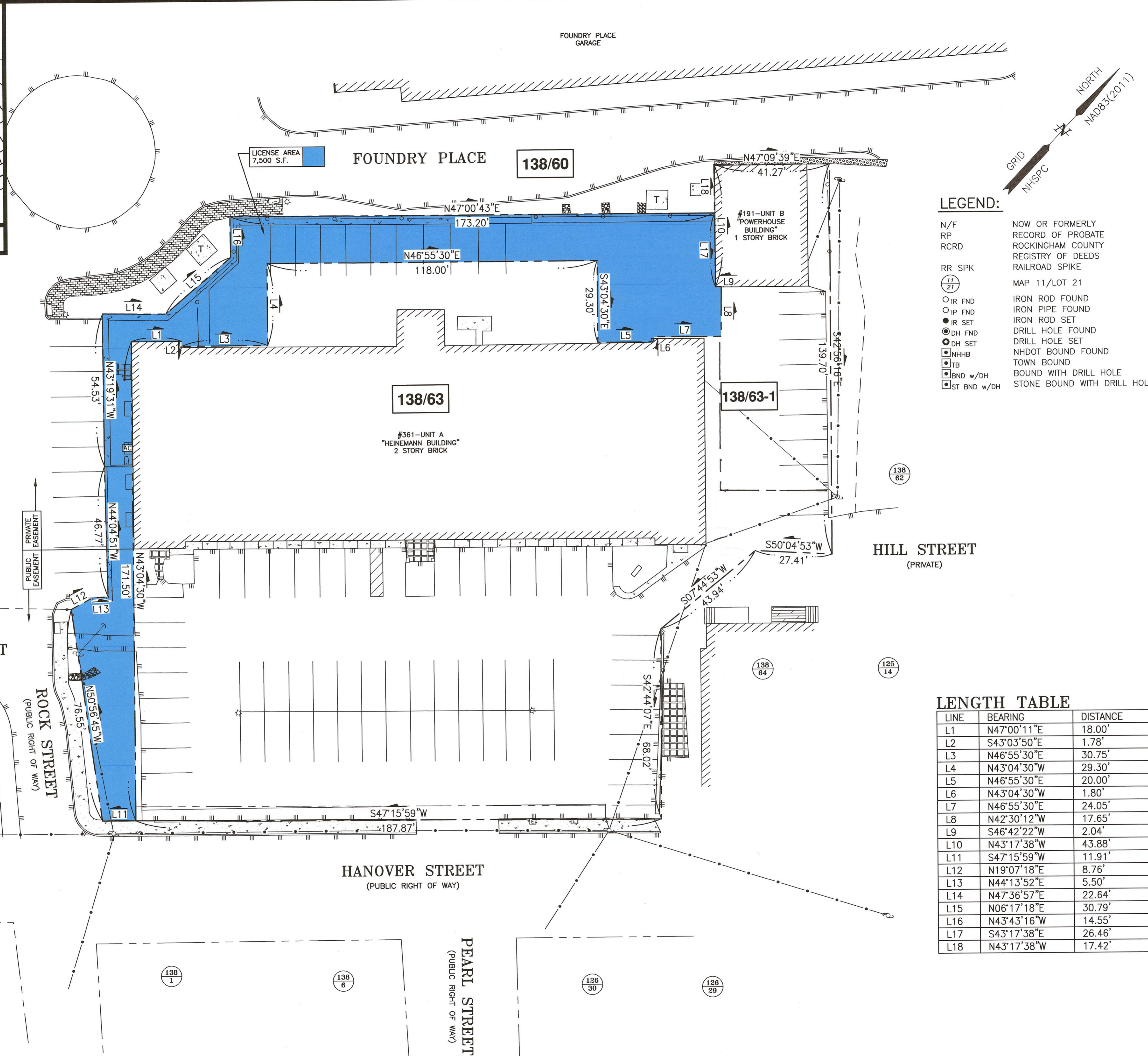


LOCATION MAP

SCALE: 1" = 1000'

**PLAN REFERENCES:**

- 1) "PLAN OF LAND IN PORTSMOUTH, N.H. PORTSMOUTH MFG & POWER CO. TO FRANKIE BROOKS" BY JOHN W. DURGIN. DA TED FEBRUARY 1918. RCRD PLAN 078.
- 2) "SUBDIVISION OF LAND OF PORTSMOUTH MFG. & POWER CO. PORTSMOUTH, N.H." BY JOHN W. DURGIN. DATED NOVEMBER 1925. RCRD PLAN #368.
- 3) "LAND IN PORTSMOUTH, N.H. PORTS. MFG. & POWER CO. TO HAROLD S. WOODS" BY JOHN W. DURGIN. DATED NOVEMBER 1926. RCRD PLAN #389.
- 4) "CONDOMINIUM SITE PLAN FOR HANOVER PLACE CONDOMINIUM 349 HANOVER STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH" BY MILLETTE, SPRAGUE & COLWELL, INC. DATED SEPTEMBER 28, 2004 LAST REVISED DECEMBER 20, 2005. RCRD PLAN D-33379.
- 5) "CONSOLIDATION & SUBDIVISION PLAN TAX MAP 125, LOT 17 & TAX MAP 138, LOT 62 DEER STREET ASSOCIATES BRIDGE, DEER & HILL STREETS CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE" BY AMBIT ENGINEERING, INC. DA TED JULY 2015. RCRD PLAN D-39699.
- 6) "KEARSARGE MILLS CONDOMINIUM PLANS" BY KIMBALL CHASE COMPANY, INC. DATED APRIL 15, 1986. RCRD PLAN D-14855.
- 7) "BOUNDARY LINE AGREEMENT PLAN KEARSARGE MILL CONDOMINIUMS PORTSMOUTH, N.H." BY JONES & BEACH ENGINEERS, INC. DATED APRIL 10, 1997 LAST REVISED APRIL 21, 1997. RCRD PLAN D-25421.
- 8) "AMENDED SITE PLAN, KEARSARGE MILL CONDOMINIUMS, 1 HANOVER STREET PORTSMOUTH, NH" BY KIMBALL CHASE CONSULTING ENGINEERS DATED 04-14-06 AND LAST REVISED 02-16-07. RCRD PLAN D-34716.



**LEGEND:**

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- RR SPK RAILROAD SPIKE
- (17/21) 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
- NHFB NHDOT BOUND FOUND
- TB TOWN BOUND
- BND w/DH BOUND WITH DRILL HOLE
- JST BND w/DH STONE BOUND WITH DRILL HOLE

**LENGTH TABLE**

LINE	BEARING	DISTANCE
L1	N47°00'11"E	18.00'
L2	S43°03'50"E	1.78'
L3	N46°55'30"E	30.75'
L4	N43°04'30"W	29.30'
L5	N46°55'30"E	20.00'
L6	N43°04'30"W	1.80'
L7	N46°55'30"E	24.05'
L8	N42°30'12"W	17.65'
L9	S46°42'22"W	2.04'
L10	N43°17'38"W	43.88'
L11	S47°15'59"W	11.91'
L12	N19°07'18"E	8.76'
L13	N44°13'52"E	5.50'
L14	N47°36'57"E	22.64'
L15	N06°17'18"E	30.79'
L16	N43°43'16"W	14.55'
L17	S43°17'38"E	26.46'
L18	N43°17'38"W	17.42'

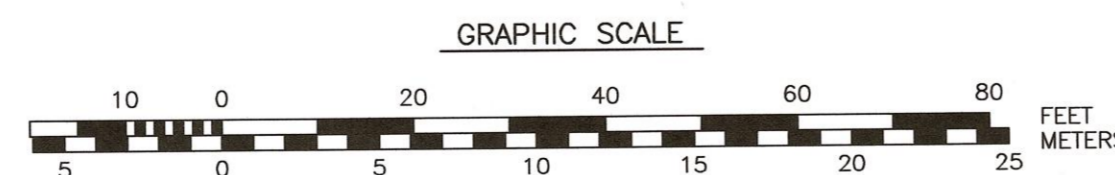


"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

*[Signature]* 7-3-24  
JOHN R. CHAGNON, LLS DATE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



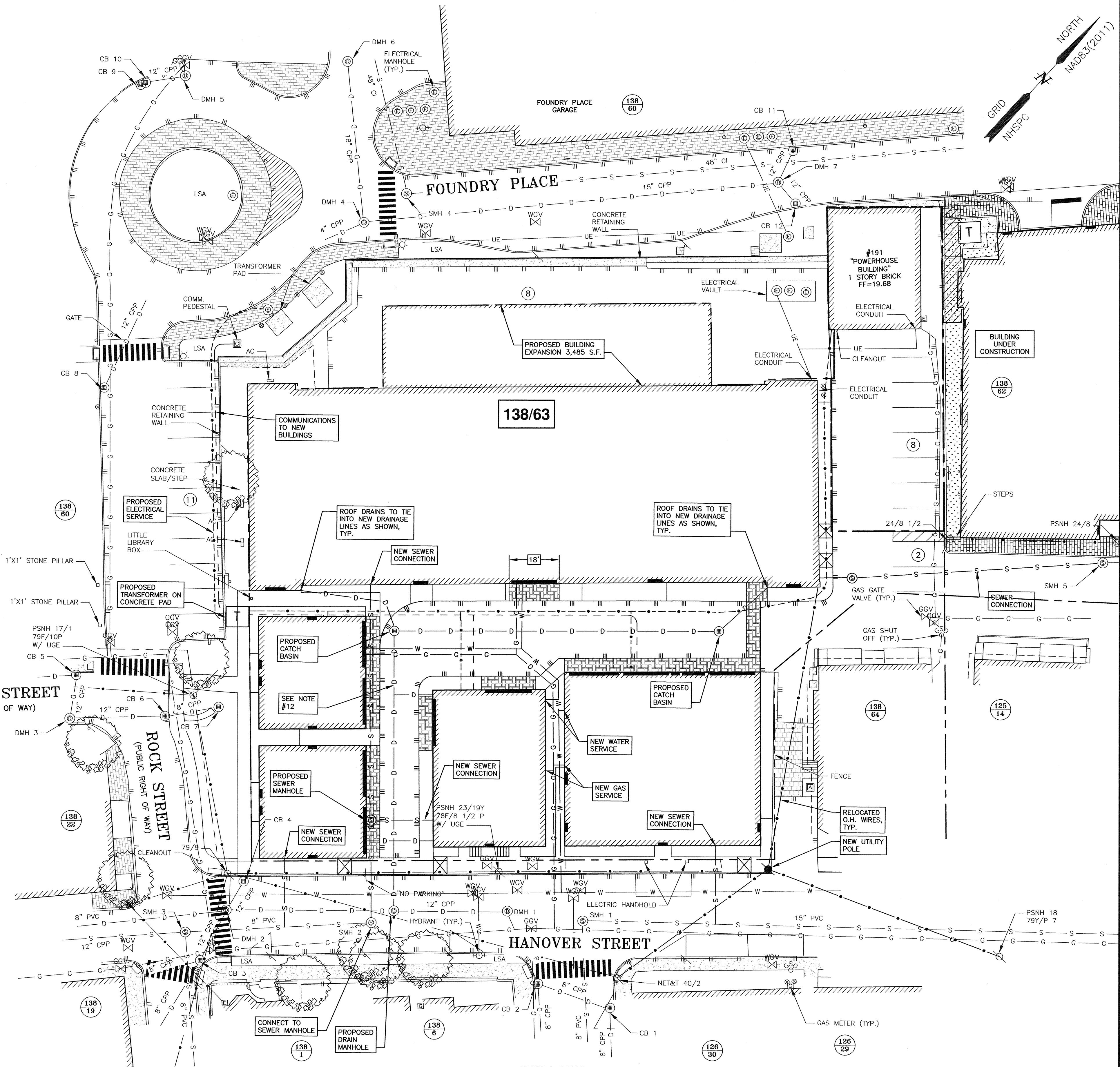
**PROPOSED LICENSE AREA PLAN**  
**TAX MAP 138 - LOT 63**  
**CITY OF PORTSMOUTH**  
TO  
**361 HANOVER STEAM**  
**FACTORY, LLC**  
FOUNDRY PLACE & ROCK STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

P:\NA\5010135-Hampshire\_Development\5010135-Hampshire\_Development\5010135-Hampshire\_Development\5010135-Hampshire\_Development.dwg, 7/2/2024 9:40:53 AM, \S\RS\5010135\5010135.dwg, 7/2/2024 9:40:53 AM



**UTILITY NOTES:**

- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- 4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
- 5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
- 6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH.
- 8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION.
- 9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.
- 10) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- 11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
- 16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
- 18) A 10'-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18"-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
- 19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- 20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- 21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
- 22) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.



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

- 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.
  - 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).
  - 4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS (IN THE PROJECT VICINITY) UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.
  - 5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.
  - 6) UTILITY AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.
  - 7) EVERSOURCE WORK ORDER #XXXXXX
  - 8) PROPOSED SEWER FLOW:  
 36 UNITS X 170 GPD/UNITS = 6,120 GPD  
 TOTAL FLOW: 6,120 GPD
  - 9) THE APPLICANT SHALL HAVE A COMMUNICATIONS SITE SURVEY CONDUCTED BY A MOTOROLA COMMUNICATIONS CARRIER APPROVED BY THE PORTSMOUTH'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE PORTSMOUTH POLICE AND FIRE RADIO SYSTEMS CONFIGURATION. IF THE SITE SURVEY INDICATES THAT IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE REQUIRED TO MAINTAIN ANY INSTALLED EQUIPMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES THAT EQUIPMENT IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR PORTSMOUTH. THE SURVEY SHALL BE COMPLETED AND ANY REQUIRED EQUIPMENT INSTALLED, TESTED, AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - 10) FINAL CONDUIT LOCATION SUBJECT TO CONFIRMATION FROM UTILITY PROVIDERS.
  - 11) EXISTING UTILITIES TO BE ABANDONED SHALL BE REMOVED TO THE UTILITY MAIN AND CAPPED PER THE UTILITY COMPANY REQUIREMENT.
  - 12) ROOF LEADERS FOR BUILDING B, C, & D WILL CONNECT TO THIS DRAIN LINE.

**SITE REDEVELOPMENT  
 361 HANOVER STREET  
 PORTSMOUTH, N.H.**

NO.	ISSUED FOR COMMENT	DATE
0	ISSUED FOR COMMENT	12/3/24
REVISIONS		

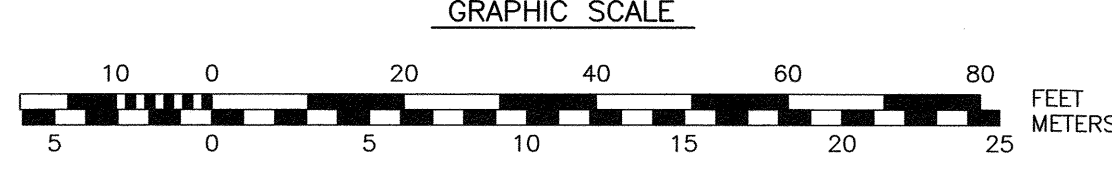
STATE OF NEW HAMPSHIRE  
 JOHN CHAMBERLAIN  
 No. 651  
 REGISTERED PROFESSIONAL ENGINEER

SCALE: 1"=20' JANUARY 2024

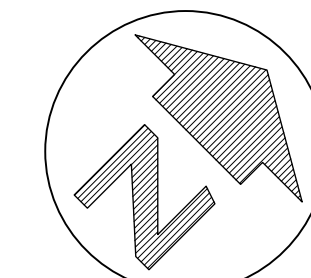
UTILITY PLAN **C4**

**SEWER STRUCTURE TABLE**

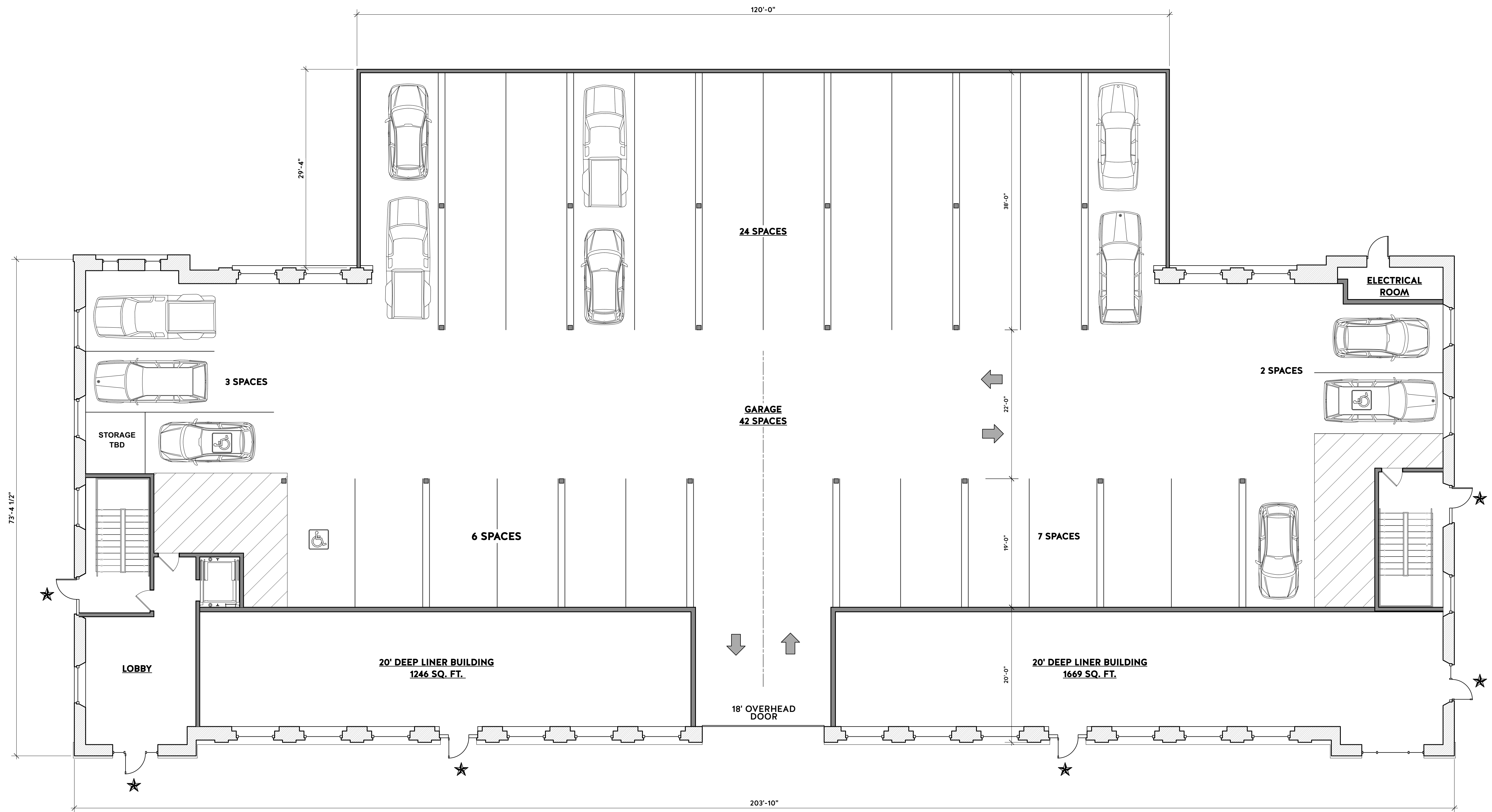
STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
SMH 1	EX	20.06	15" PVC		14.36	NE
SMH 2	EX	19.31	8" PVC	14.41	12.91	SE
SMH 3	EX	19.15	8" PVC		11.45	SW
			8" PVC	11.60		NE
			8" PVC	13.90		SE
SMH 4	EX	12.23	48" CI	-0.77		NW
			48" CI		-0.77	NE







BUILDING A  
AT  
361 HANOVER STREET  
PORTSMOUTH, NH 03801



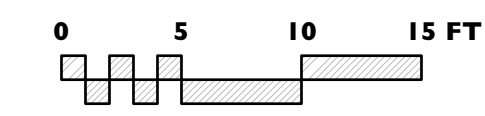
1 GROUND LEVEL PLAN  
Scale: 1/8" = 1'-0"

REVISION & REISSUE NOTES		
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

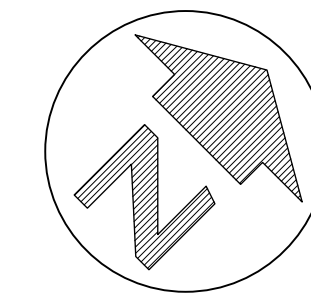
Project # 2024-09	Project Manager X.X.	Date 3-5-25
Scale: AS NOTED		

GROUND LEVEL  
PLAN: BUILDING A

A1.1a







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ESTD ARCHITECTS 2007

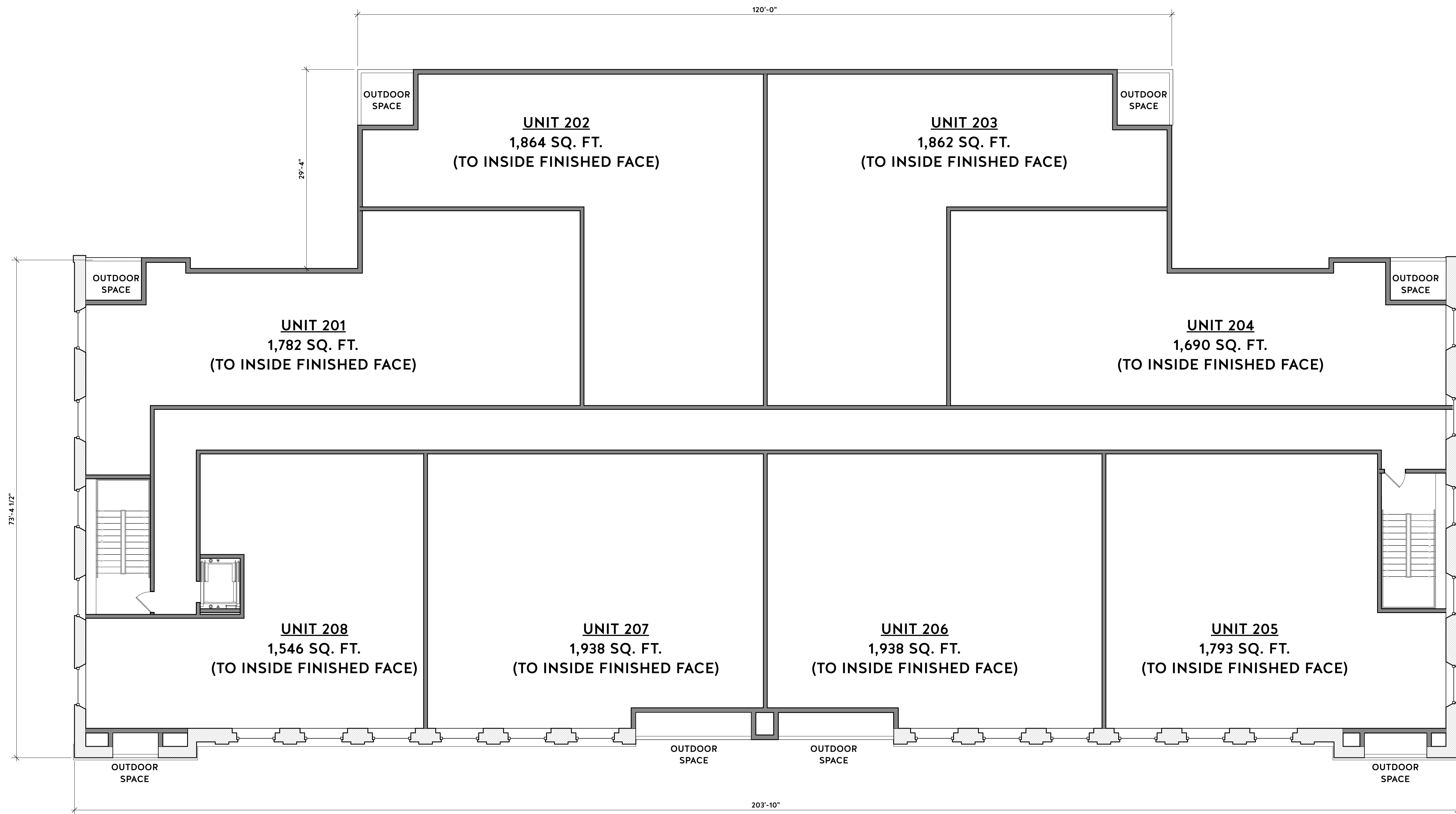
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**BUILDING A**  
AT  
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PORTSMOUTH, NH 03801



REVISION & REISSUE NOTES

No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
2024-09	X.X.	3-5-25

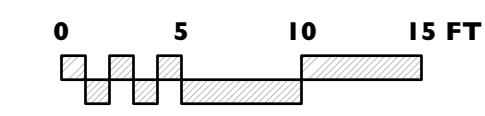
Scale: AS NOTED

**SECOND LEVEL PLAN:  
BUILDING A**

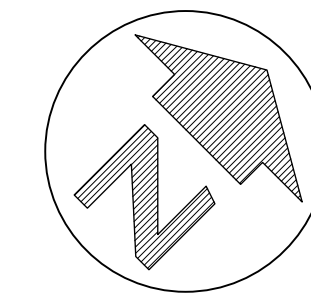
**A1.2a**

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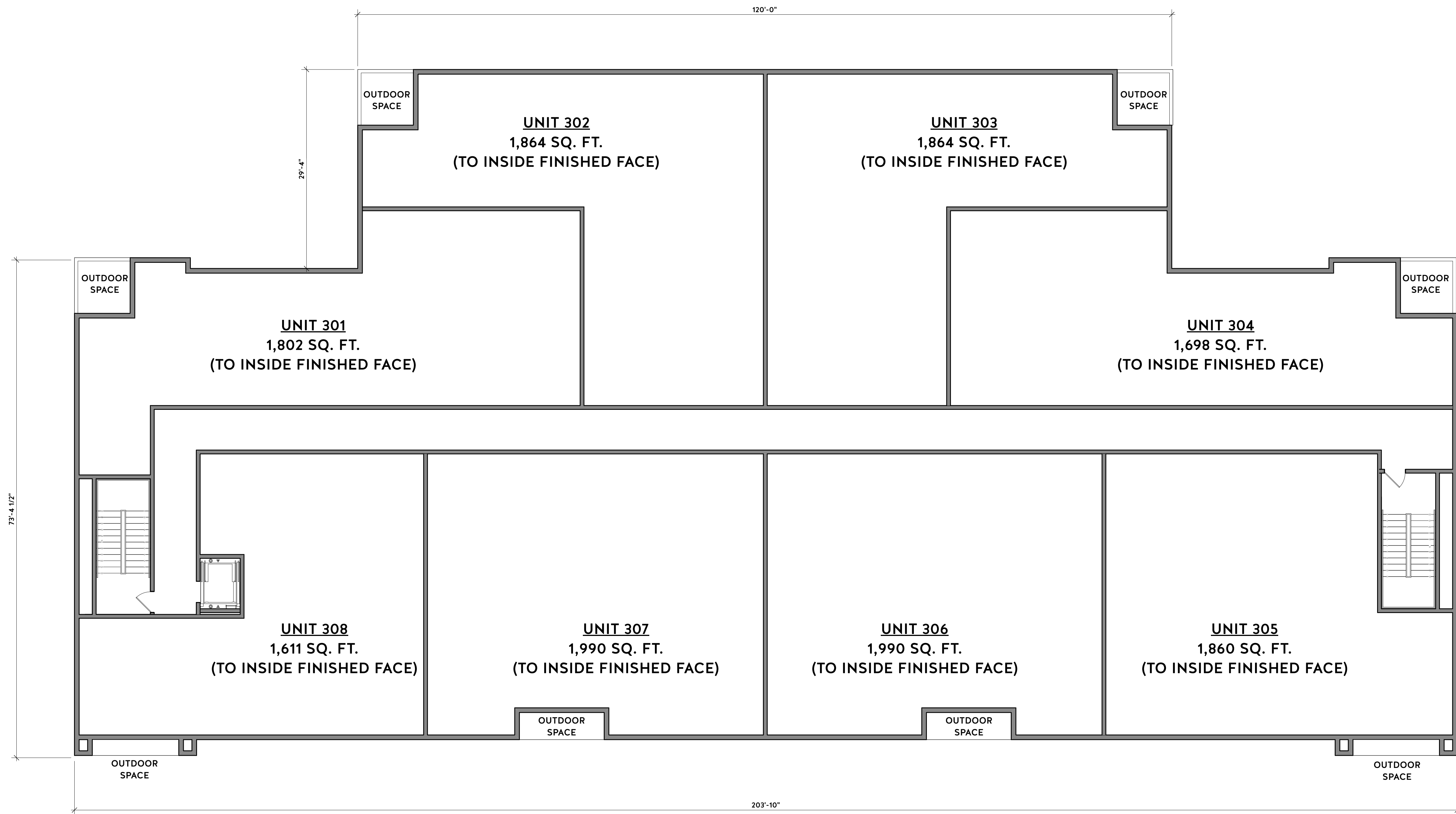
1 SECOND LEVEL PLAN  
Scale: 1/8" = 1'-0"







BUILDING A  
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REVISION & REISSUE NOTES

No.	Date	Notes
A	3-35-25	DESIGN REVIEW SUBMISSION

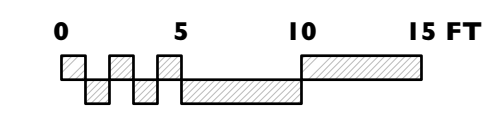
Project #	Project Manager	Date
2024-09	X.X.	3-5-25

Scale: AS NOTED

THIRD LEVEL PLAN:  
 BUILDING A

A1.3a

1 THIRD LEVEL PLAN  
 Scale: 1/8" = 1'-0"









BUILDING A  
AT  
361 HANOVER STREET  
PORTSMOUTH, NH 03801



2 SOUTH (LEFT SIDE) ELEVATION  
Scale: 1/8" = 1'-0"



1 EAST (FRONT) ELEVATION  
Scale: 1/8" = 1'-0"

REVISION & REISSUE NOTES

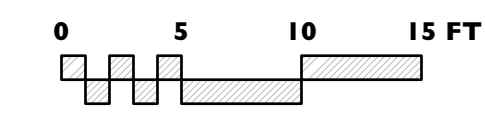
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
2024-09	X.X.	3-5-25

Scale: AS NOTED

PROPOSED  
ELEVATIONS:  
BUILDING A

A2.1a





BUILDING A  
AT  
361 HANOVER STREET  
PORTSMOUTH, NH 03801



2 NORTH (RIGHT SIDE) ELEVATION  
Scale: 1/8" = 1'-0"



1 WEST (REAR) ELEVATION  
Scale: 1/8" = 1'-0"

REVISION & REISSUE NOTES

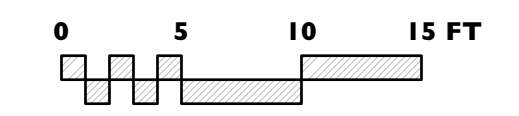
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
2024-09	X.X.	3-5-25

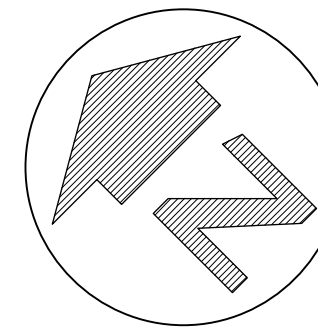
Scale: AS NOTED

PROPOSED  
ELEVATIONS:  
BUILDING A

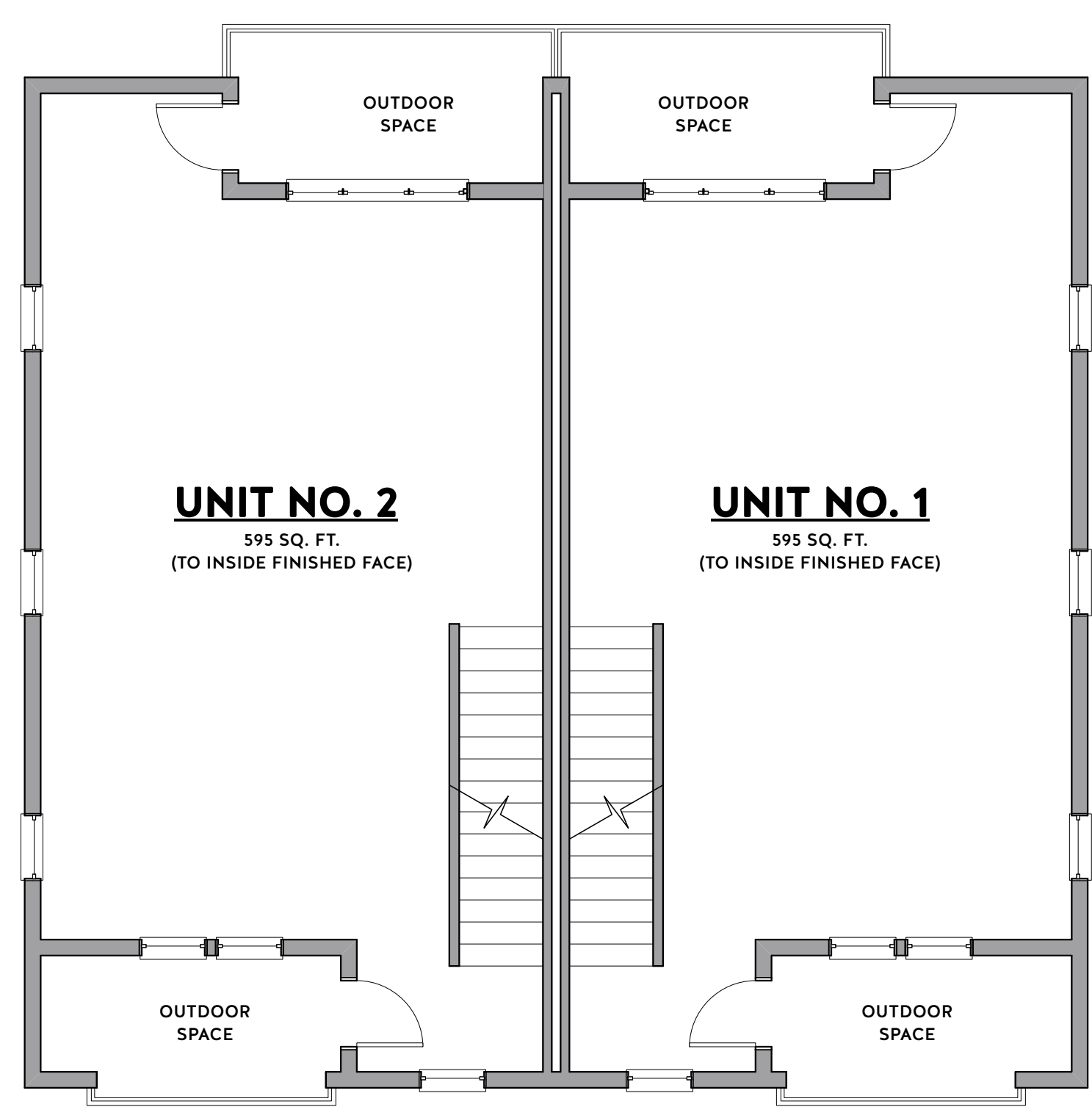
A2.2a



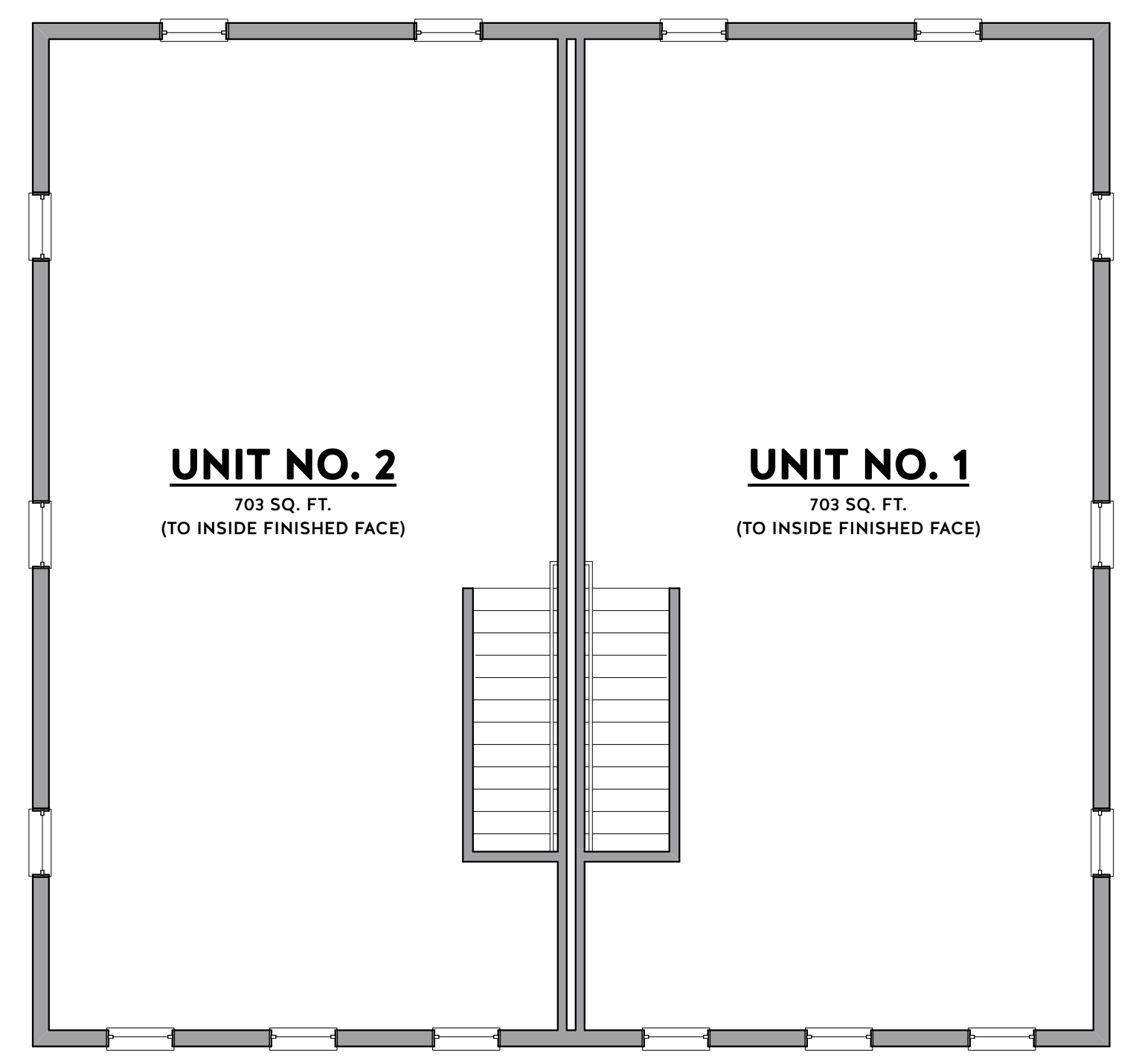




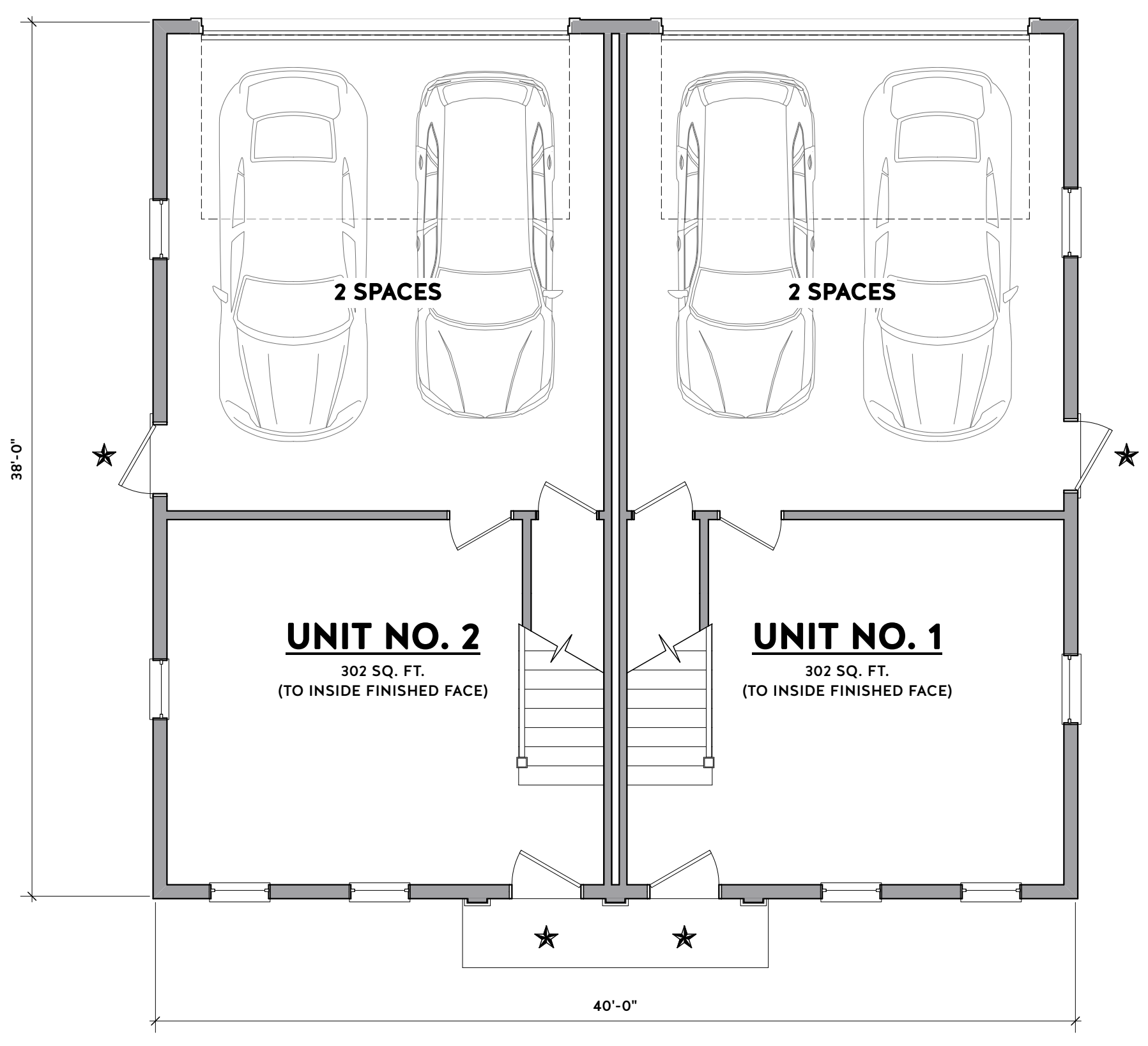
BUILDINGS B1/B2  
AT  
361 HANOVER STREET  
PORTSMOUTH, NH 03801



2 SECOND FLOOR PLAN  
Scale: 3/16" = 1'-0"



3 THIRD FLOOR PLAN  
Scale: 3/16" = 1'-0"



1 GROUND FLOOR PLAN  
Scale: 3/16" = 1'-0"

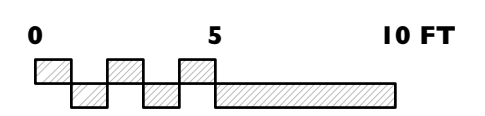
REVISION & REISSUE NOTES

No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project # 2024-09	Project Manager X.X.	Date 3-5-25
Scale: AS NOTED		

LAYOUT PLANS:  
BUILDINGS B1/B2

A1.1b





BUILDINGS B1/B2  
AT  
361 HANOVER STREET  
PORTSMOUTH, NH 03801

REVISION & REISSUE NOTES

No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
2024-09	X.X.	3-5-25

Scale: AS NOTED

PROPOSED  
ELEVATIONS:  
BUILDING B1/B2

A2.1b



4 BUILDING B: NORTH (REAR) ELEVATION  
Scale: 3/16" = 1'-0"



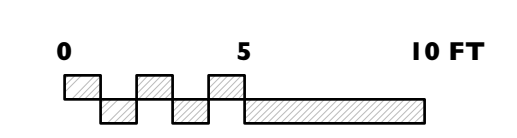
3 BUILDING B: WEST (LEFT SIDE) ELEVATION  
Scale: 3/16" = 1'-0"



2 BUILDING B: EAST (RIGHT SIDE) ELEVATION  
Scale: 3/16" = 1'-0"



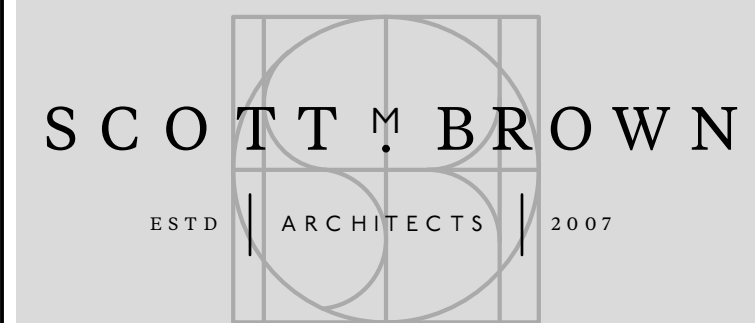
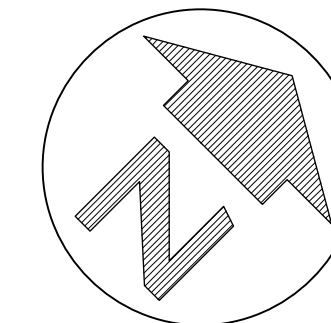
1 BUILDING B: SOUTH (FRONT) ELEVATION  
Scale: 3/16" = 1'-0"





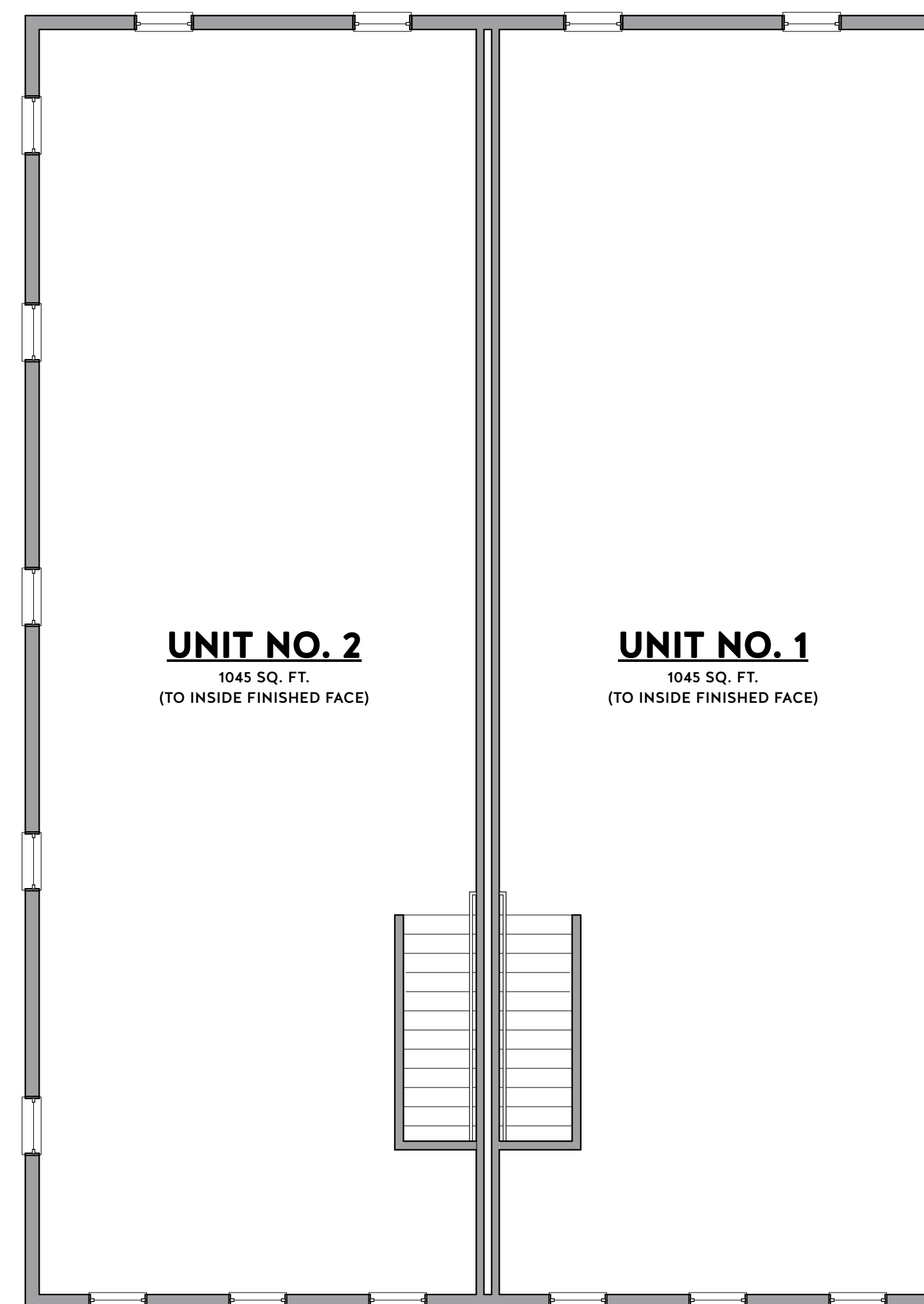




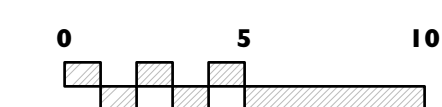


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**BUILDING C**  
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1 THIRD FLOOR PLAN  
 Scale: 3/16" = 1'-0"



REVISION & REISSUE NOTES

No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
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Scale: AS NOTED

**LAYOUT PLANS:  
 BUILDING C**

**A1.2c**

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BUILDING C  
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REVISION & REISSUE NOTES

No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
2024-09	X.X.	3-5-25

Scale: AS NOTED

ELEVATION OPTIONS:  
BUILDING C

A2.1c



4 BUILDING C: SOUTH (LEFT SIDE) ELEVATION  
Scale: 3/16" = 1'-0"



3 BUILDING C: WEST (REAR) ELEVATION  
Scale: 3/16" = 1'-0"



2 BUILDING C: NORTH (RIGHT SIDE) ELEVATION  
Scale: 3/16" = 1'-0"



1 BUILDING C: EAST (FRONT) ELEVATION  
Scale: 3/16" = 1'-0"







BUILDING D  
AT  
361 HANOVER STREET  
PORTSMOUTH, NH, 03801



2 BUILDING D: SOUTH (LEFT SIDE) ELEVATION  
Scale: 3/16" = 1'-0"



1 BUILDING D: EAST (FRONT) ELEVATION  
Scale: 3/16" = 1'-0"

REVISION & REISSUE NOTES

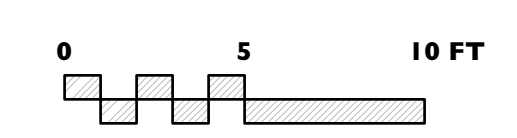
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
2024-09	X.X.	3-5-25

Scale: AS NOTED

ELEVATIONS:  
BUILDING D

A2.1d





BUILDING D  
AT  
361 HANOVER STREET  
PORTSMOUTH, NH, 03801



2 BUILDING D: NORTH (RIGHT SIDE) ELEVATION  
Scale: 3/16" = 1'-0"



1 BUILDING D: WEST (REAR) ELEVATION  
Scale: 3/16" = 1'-0"

REVISION & REISSUE NOTES

No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
2024-09	X.X.	3-5-25

Scale: AS NOTED

ELEVATIONS:  
BUILDING D

A2.2d

