



January 9, 2020

Ms. Juliet Walker
Planning Director
1 Junkins Avenue
City of Portsmouth
New Hampshire, 03801

RE: 361 Hanover Street, Design Review Application Memo

Dear Ms. Walker:

To accompany the 361 Hanover Street Design Review Application submitted by TF Moran on January 2, 2020, enclosed below is a brief narrative outlining the existing conditions and proposed redevelopment plan for the property. For the benefit of the planning board, I thought it may be helpful to have written description of the project to accompany the Design Review concept drawings and site plans.

Existing Conditions:

The parcel at 361 Hanover Street is approximately 1.0 acre in size and is zoned CD-5. The entirety of the parcel also falls within the Downtown Overlay and the North End Overlay. The parcel currently has two buildings on it. The property is owned under a condominium structure, known as Units "A" and "B". The Design Review Application contemplates our acquisition and redevelopment of the building and land that are owned by the Unit A member of the condominium association. Unit A includes a single-story masonry building, which is occupied by Heinemann Publishing, and the majority of the common area land within the boundaries of the parcel. Heinemann Publishing is planning to remain a tenant of the property through the end of 2020, after which they will be moving to the new commercial space currently under construction at 111 Maplewood Avenue. The footprint of the Heinemann Building is approximately 14,600 square feet and includes the building includes 25,352 square feet in leasable commercial space. The commercial square footage is split between the first floor and a mezzanine level. The other building on the parcel, known as Unit B, is owned by a private individual and operates as a business. There are approximately 70 surface parking spaces on site, 3 of which belong to Unit B and the balance of which belong to Unit A.



MADBURY REAL ESTATE VENTURES LLC
401 EDGEWATER PLACE, SUITE 105 – WAKEFIELD, MA 01880 – Phone: (781) 486-4007
www.madburycapital.com/real-estate/



Proposed Redevelopment Concept:

We intend to renovate and redevelop the existing commercial masonry building currently occupied by Heinemann. Our plan is to reposition and renovate the first floor and mezzanine floors to be leased to new commercial tenants or growing businesses interested in being close to downtown Portsmouth. We are proposing to expand the existing building's footprint by 2,645 square feet at the westerly side of the building. This expansion would be two-stories in height and would add an additional ~5,300 square feet of leasable commercial space to the building. The total commercial space post renovation would be approximately 31,000 square feet. We are also planning to add a new third floor to the existing building which would have a residential use and would include (9) residential units. The footprint of this floor would match the existing building footprint. These units would range from 750-1,482 square feet in size and will be a mix of one, two and three bedroom units.

We are also planning to add a new mixed-use building in the existing parking area located along the Hanover Street side of the parcel. This building will be approximately 25,000 square feet in size and will be a three-story structure. Due to the location of the parcel within the Downtown Overlay, the ground floor of the new building has been shown as 3,700 square feet of new retail or commercial space. The 2nd and 3rd floors of the building will include (9) residential units per floor or (18) units in total. These units will include a mix one and two-bedroom units, ranging from 750-1,080 square feet in size.

The addition of the new mixed-use building at the Hanover Street side of the parcel would remove a portion of the existing parking spaces currently available onsite. Post development, there would remain 40 parking spaces on site. These spaces would be primarily dedicated to the new residential uses added to the property. We believe the above redevelopment concept is allowable as-of-right under the existing CD-5 zoning, without the need for variances.

Thank you for your consideration of this submission and please let me know if you have any questions. I can be best reached at 207-329-0188 or nbouquet@madburycapital.com.

Best regards,

A handwritten signature in blue ink, consisting of a stylized, cursive 'N' followed by a horizontal line and a curved flourish.

Nick Bouquet
Vice President of Development – Madbury Capital



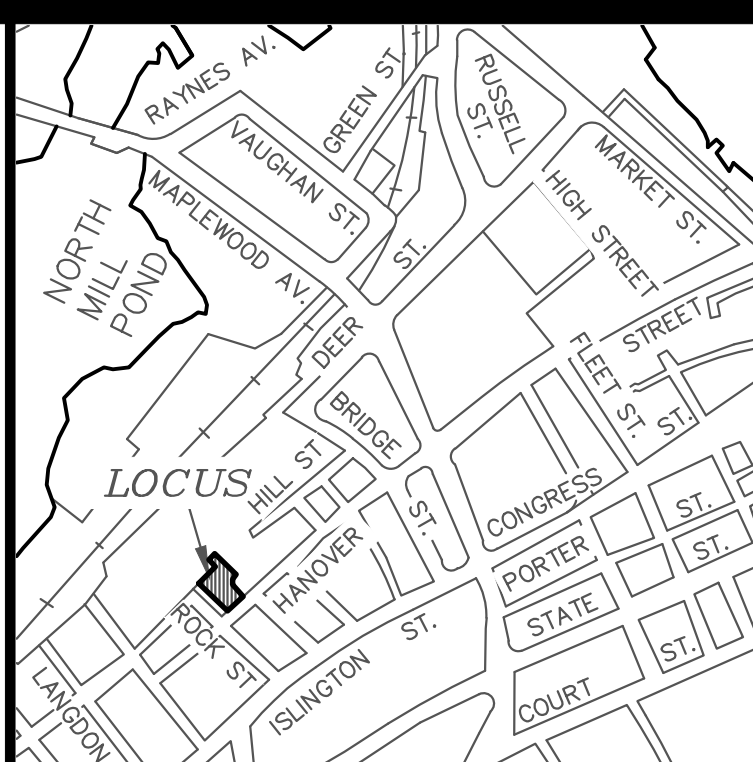
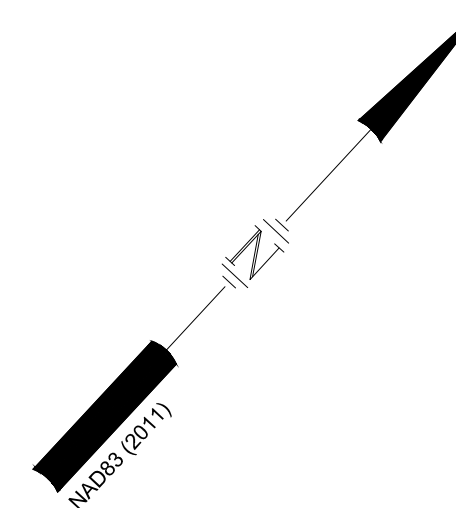
LEGEND:

MAP 137 LOT 11

- AG ABOVE GRADE
BK, PG. BOOK / PAGE
CD4-11 CHARACTER DISTRICT 4-11
CDS5 CHARACTER DISTRICT 5
CONC. CONCRETE
EL ELEVATION
EM ELECTRIC METER
EP EDGE OF PAVEMENT
FF FINISHED FLOOR
GEN GENERATOR
GREG GAS REGULATOR
L LINE LENGTH
M MUNICIPAL DISTRICT
NET NEW ENGLAND TELEPHONE
N/F NOW OR FORMERLY
PSNH PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
RET. RETAINING
RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
ROW RIGHT OF WAY
S.F. SQUARE FOOTAGE
SYL SINGLE YELLOW LINE
SWL SINGLE WHITE LINE
T TRANSFORMER
TEM TEMPORARY BENCH MARK
VOC VERTICAL GRANITE CURB
W WATER LINE
W/CAP WATER CAP
W/VG WATER GATE VALVE
OHV OVERHEAD WIRE
W WATER LINE
S SEWER LINE
D DRAINAGE LINE
18 EXISTING CONTOUR
O CHAINLINK FENCE
W/WOOD GAURDRAIL
A APPROXIMATE ABUTTER LINE
B BOUNDARY LINE
S SETBACK LINE

- CONCRETE
GRANITE WALK
PARKING AREA
ACCESS & UTILITY EASEMENT
OPEN SPACE
PAVEMENT
LANDSCAPE AREA
RIGHT OF WAY

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L11 with their respective bearings and distances.



LOCATION PLAN

NOTES:

- 1. THE PARCEL IS LOCATED IN THE CHARACTER DISTRICT 5 (CDS) ZONING DISTRICT AND THE DOWNTOWN OVERLAY DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 63.
3. THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
4. DIMENSIONAL REQUIREMENTS: MINIMUM LOT SIZE: NR, MINIMUM OPEN SPACE: 5%
YARD DIMENSIONS: MAXIMUM PRINCIPAL FRONT: 5', MAXIMUM SECONDARY FRONT: 20', MINIMUM SIDE: NR, MINIMUM REAR: 5'
MAXIMUM STRUCTURE DIMENSIONS: BUILDING HEIGHT: 60', BUILDING COVERAGE: 95%, BUILDING FOOTPRINT: 20,000 S.F.
5. OWNER OF RECORD: MAP 138 LOT 63: KEARSARGE MILL CONDO 361 HANOVER STREET PORTSMOUTH, NH 03801 RCRD BK.#2535 PG.#539
6. PARCEL AREA: MAP 138 LOT 63: 43,245 S.F. (0.9928 ACRES)
7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 138 LOT 63.
9. FIELD SURVEY COMPLETED BY TCE IN DECEMBER 2019 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
10. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FOOT.
11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
12. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
13. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 2267 PAGE 1107. SAID DEED REFERENCES 3 OPEN SPACE PARCELS TO NOT BE BUILT UPON BY ANY BUILDING WHICH MAY OBSTRUCT THE LIGHT OR AIR OF THE BUILDINGS OF SUBJECT PARCEL.
14. PARKING AREA IS CURRENTLY BEING USED BY SUBJECT PARCEL. NO RECORDS OF ACCESS OR PARKING EASEMENT COULD BE FOUND AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
15. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 4735 PAGE 2971. SAID DEED GRANTS ACCESS ACROSS SUBJECT PARCEL IN BENEFIT OF THE CITY OF PORTSMOUTH.
16. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 2646 PAGE 2371. SAID DEED IS IN BENEFIT ON NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY TO ERRECT, CONSTRUCT, AND MAINTAIN LINES FOR THE TRANSMISSION OF INTELLIGENCE OVER AND UNDER THE SUBJECT PARCEL.

SUDBURY STREET (PUBLIC RIGHT OF WAY)

MAP 138 LOT 22 N/F SEAN G. CAUGHRAN 275 MILLER AVENUE PORTSMOUTH, NH 03801 RCRD BK.#3289 PG.#1071

ROCK STREET (PUBLIC RIGHT OF WAY)

MAP 138 LOT 19 N/F KEITH ANTHONY KOHLER & NICOLE GABRIELLE LAPIERRE 44 ROCK STREET PORTSMOUTH, NH 03801 RCRD BK.#4505 PG.#8087

MAP 138 LOT 1 N/F MICHAEL P. & CAROL LAHAN 276 SCOTLAND ROAD NORWICH, CT 06360 RCRD BK.#5400 PG.#1205

MAP 138 LOT 6-1 N/F PEARL HANOVER CONDOMINIUMS CHRISTINA M. HALLORAN 48 PEARL STREET PORTSMOUTH, NH 03801 RCRD BK.#5093 PG.#0538

MAP 126 LOT 30 N/F PAISAN PROPERTIES LLC 355 GREAT BAY ROAD GREENLAND, NH 03840 RCRD BK.#5574 PG.#0775

MAP 126 LOT 29 N/F EDWARD G. GOWEN REV TRUST 355 GREAT BAY ROAD GREENLAND, NH 03840 RCRD BK.#4327 PG.#2531

PLAN REFERENCES:

- 1. "PLAN OF LAND IN PORTSMOUTH, N.H. PORTSMOUTH MFG & POWER CO. TO FRANKIE BROOKS" BY JOHN W. DURGIN, DATED 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-33579.
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. DATED 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.



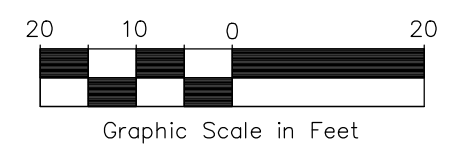
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

DRAFT

TAX MAP 138 LOT 63
EXISTING CONDITIONS PLAN
MADBURY COMMONS
361 HANOVER STREET
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
KEARSARGE MILLS CONDOMINIUM ASSOCIATION
SCALE: 1" = 20' (22x34)
1" = 40' (11x17)
DECEMBER 23, 2019

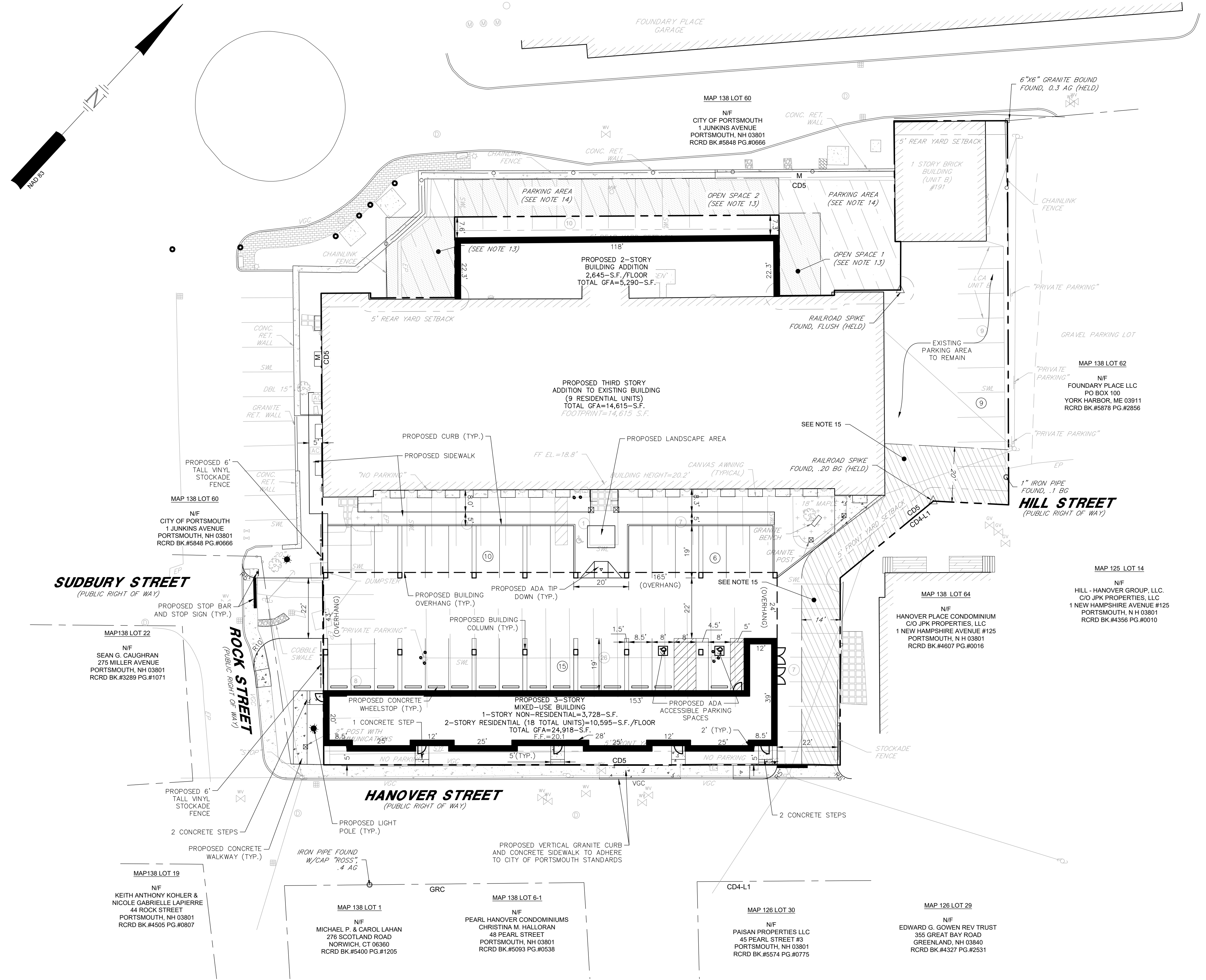
TFM MSC
Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists
170 Commerce Way, Suite 102 Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com
A division of TFMoran, Inc.
REV. DATE DESCRIPTION DR CK
47161-30 DR EJS FB 567
CK BMK CADFILE
C-1

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Dec 30, 2019 - 2:58pm F:\MSC\Projects\47161 - Hanover Street - Portsmouth\47161-30 - MADBURY CAPITAL - 361 Hanover Street - Portsmouth Survey\Drawings\47161-30 Survey.dwg

Jan 09, 2020 - 1:28pm F:\MISC Projects\47161 - Hanover Street - Portsmouth\47161-30 - MADBURY CAPITAL - 361 Hanover Street\Production Drawings\47161-30 - Site Layout.dwg



SITE DATA

OWNER OF RECORD OF MAP 138 LOT 63: KEARSARGE MILLS CONDOMINIUM ASSOCIATION, 361 HANOVER STREET, PORTSMOUTH, NH 03801
 DEED REFERENCE TO PARCEL IS BK 2535 PG 539
 AREA OF PARCEL = 43,245± SF OR 0.99± ACRES

ZONED: CHARACTER DISTRICT 5 (CD5) AND DOWNTOWN OVERLAY DISTRICT
 EXISTING USE: OFFICE
 PROPOSED USE: MIXED

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 2-STORY, 2,645-S.F. ADDITION TO THE EXISTING OFFICE BUILDING, A 14,615-S.F. THIRD STORY ADDITION TO THE EXISTING BUILDING, AND A 3-STORY MIXED USE BUILDING CONSISTING OF A GROUND FLOOR NON RESIDENTIAL USE AND 2-STORIES OF RESIDENTIAL USE.

TYPICAL HOURS OF OPERATION: 7 AM TO 8 PM.

DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

	REQUIRED:	PROVIDED:
MINIMUM LOT DIMENSIONS:		
LOT AREA	NR	43,245 SF (0.99± AC)
OPEN SPACE	5%	11.6%
MINIMUM YARD DIMENSIONS:		
FRONT	5 FT	5 FT
SIDE	NR	N/A
REAR	5 FT	7.3 FT
MAXIMUM STRUCTURE DIMENSIONS:		
STRUCTURE HEIGHT	40 FT	≤ 40 FT
STRUCTURE STORIES	3 STORIES	3 STORIES
BUILDING COVERAGE	95%	64%

PARKING REQUIREMENTS

PARKING SPACES (SEE CALCULATION)	36 SPACES	40 SPACES
ACCESSIBLE SPACES (REQ'D BY ADA)	2 SPACES	2 SPACES
PARKING SPACE SIZE	8.5 FT X 19 FT	8.5 FT X 19 FT
aisle WIDTH	22 FT	22 FT

NR = NO REQUIREMENT

PARKING CALCULATIONS

REQUIRED PARKING RATIO:
 RESIDENTIAL: 1.3 SPACES PER RESIDENTIAL UNIT (RESIDENTIAL UNITS WITH FLOOR AREA OVER 750 SQ. FT.)
 1.0 SPACES PER RESIDENTIAL UNIT (RESIDENTIAL UNITS WITH FLOOR AREA FROM 500-750 SQ. FT.)

IN ADDITION, 1 SPACE PER 5 DWELLING UNITS IS REQUIRED FOR VISITORS

* PER 20-10.1115.23: IN DOWNTOWN OVERLAY DISTRICT, OFF-STREET PARKING CAN BE REDUCED BY 4 SPACES.

TOTAL REQUIRED =		
1.3 SPACES/UNIT * 22 UNITS	= 29	SPACES +
1.0 SPACE/UNIT * 5 UNITS	= 5	SPACES +
1 SPACE/5 UNITS * 27 UNITS	= 6	SPACES +
10.1115.23 SUBTRACTION	= -4	SPACES
TOTAL	= 36	SPACES
		40 SPACES PROVIDED

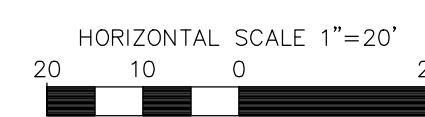
NOTES

- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- EXCESS SNOW SHALL BE TRANSPORTED OFF SITE.

SITE DEVELOPMENT PLANS

TAX MAP 138 LOT 63
SITE LAYOUT PLAN
PROPOSED MIXED-USE DEVELOPMENT
361 HANOVER STREET
PORTSMOUTH, NEW HAMPSHIRE
 OWNED BY
KEARSARGE MILLS CONDOMINIUM ASSOCIATION
 PREPARED FOR
361 HANOVER STREET, LLC. C/O MADBURY CAPITAL, LLC.
1"=40' (11"X17")
SCALE: 1"=20' (22"X34') **DECEMBER 23, 2019**

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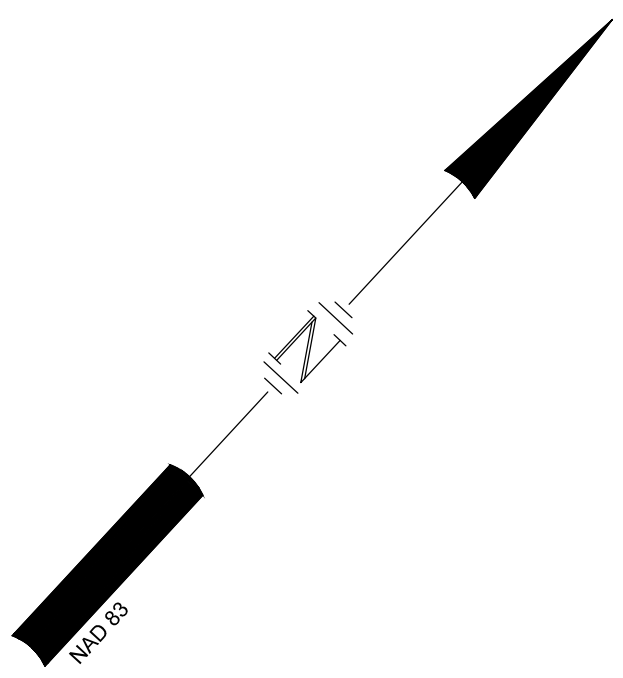


REV	DATE	DESCRIPTION	DKE	CRR
1	1/9/2020	LANDSCAPE AND SITE LAYOUT REVISIONS	DKE	CRR

FILE	47161.30	DR	DKE	FB		47161-30 - SITE LAYOUT	C-2
		CK	CRR	CADFILE			

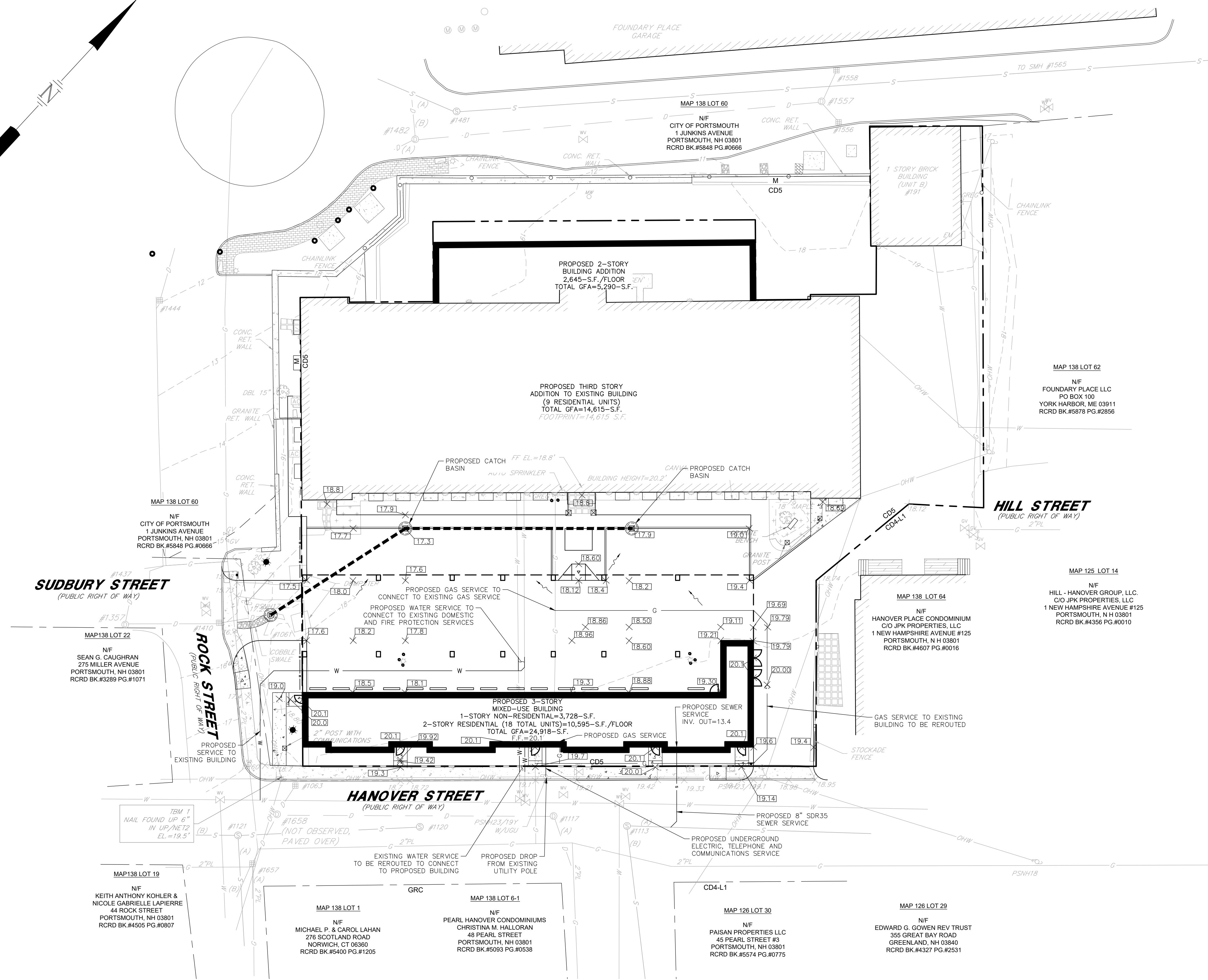
Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com



NOTES

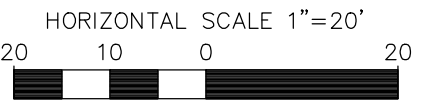
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:
 DRAINAGE PRIVATE
 SEWER MUNICIPAL
 WATER MUNICIPAL
 GAS UTIL
 ELECTRIC EVERSOURCE
 TELEPHONE CONSOLIDATED COMMUNICATIONS AKA FAIRPOINT COMMUNICATIONS
 CABLE COMCAST



SITE DEVELOPMENT PLANS

TAX MAP 138 LOT 63
GRADING, DRAINAGE & UTILITY PLAN
PROPOSED MIXED-USE DEVELOPMENT
361 HANOVER STREET
PORTSMOUTH, NEW HAMPSHIRE
 OWNED BY
KEARSARGE MILLS CONDOMINIUM ASSOCIATION
 PREPARED FOR
361 HANOVER STREET, LLC. C/O MADBURY CAPITAL, LLC.
1"=40' (11"X17")
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REV	DATE	DESCRIPTION	DKE	CRR
1	1/9/2020	LANDSCAPE AND SITE LAYOUT REVISIONS	DKE	CRR

	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com
	47161.30	DR DKE FB CK CRR CADFILE

C-3

Jan 09, 2020 - 1:28pm F:\MISC Projects\47161 - Hanover Street - Portsmouth\47161-30 - MADBURY CAPITAL - 361 Hanover St\Design\Production Drawings\47161-30 - Grading & Utility.dwg

LANDSCAPE CALCULATIONS

(ZONING ORDINANCE)
PARKING LOT LANDSCAPING (10.544.40) ZONING ORDINANCE:
 PARKING LOTS THAT CONTAIN 10 OR MORE SPACES.
LANDSCAPE ISLANDS (10.544.41(a)) ZONING ORDINANCE:
REQUIRED:
 PARKING LOTS SHALL CONTAIN ONE LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES.
PROPOSED:
 ONE LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES THAT IS NOT UNDER A BUILDING.
LANDSCAPE ISLANDS (10.544.41(b)) ZONING ORDINANCE:
REQUIRED:
 NO PARKING SPACE SHALL BE MORE THAN 75' AWAY FROM A TREE.
PROPOSED:
 ALL PARKING SPACES NOT UNDER A BUILDING ARE WITHIN 75' FROM A TREE.
LANDSCAPE ISLANDS (10.544.41(c)) ZONING ORDINANCE:
REQUIRED:
 16 PARKING SPACES X 1 LANDSCAPE ISLAND/10 SPACES=1.6 LANDSCAPE ISLAND
 1.6 LANDSCAPE ISLANDS X 352-S.F./ISLAND=520-S.F.
PROPOSED:
 557-S.F. + 80-S.F.=637-S.F.
TREES (10.544.42(a)) ZONING ORDINANCE:
REQUIRED:
 PARKING LOTS SHALL CONTAIN ONE TREE FOR EVERY 7 PARKING SPACES.
 16 SPACES/7 = 2 TREES
PROPOSED:
 3 TREES (1 EXISTING & 2 PROPOSED)
TREES (10.544.42(b)) ZONING ORDINANCE:
REQUIRED:
 NO PARKING SPACE SHALL BE MORE THAN 75' FROM A TREE.
PROPOSED:
 ALL SPACES ARE WITHIN 75' FROM A TREE.

LANDSCAPE LEGEND

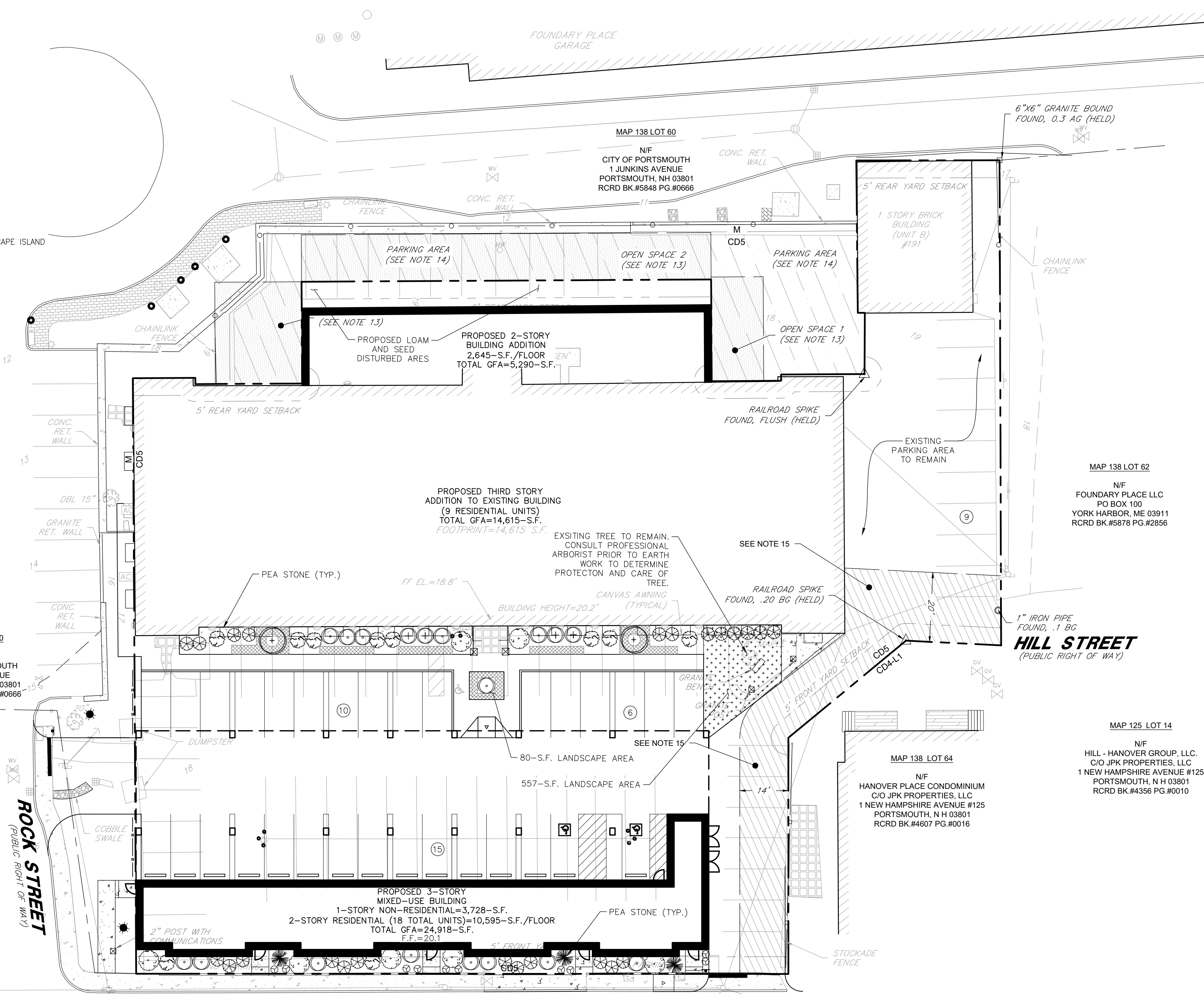
SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS	MATURE SIZE (HEIGHT/SPREAD)	GROWTH HABIT
(Symbol: Circle with cross)	2	QUERCUS P. 'GREEN PILLAR' GREEN PILLAR PIN OAK	3" TO 3 1/2" CAL.	B&B	40'-60'/10'-15'	FASTIGIATE
(Symbol: Starburst)	3	PINUS M. 'MOP'S' MOP'S MUGO PINE	3 GAL.	CONT.	2'-3'/2'-3'	MOUNDED
(Symbol: Circle with dots)	11	RHODODENDRON 'PJM ELITE' PJM ELITE RHODODENDRON	5 GAL.	CONT.	4'-5'/4'-5'	UPRIGHT
(Symbol: Circle with horizontal lines)	15	TAXUS M. 'GREENWAVE' GREENWAVE YEW	18" TO 24"	B&B	3'-4'/6'	MOUNDED
(Symbol: Circle with vertical lines)	5	TAXUS M. 'HICKSII' HICKS YEW	2 1/2' TO 3'	B&B	10'+/5'-6'	UPRIGHT
(Symbol: Circle with diagonal lines)	25	SPIRAEA J. 'GOLDMOUND' GOLDMOUND SPIREA	3 GAL.	CONT.	2'-3'/3'-4'	MOUNDED
(Symbol: Circle with horizontal lines)	11	SPIRAEA J. 'GOLDEN ELF' GOLDEN ELF SPIREA	2 GAL.	CONT.	6'-12'/12"-24"	MOUNDED
(Symbol: Circle with dots)	8	VIBURNUM D. 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM	3' TO 4'	B&B	6'-8'/4'-5'	UPRIGHT COMPACT
(Symbol: Square with dots)	340 SF	VINCA MINOR MYRTLE	8" O.C.	PLUGS	6"-8" TALL	GROUNDCOVER

* ALL PLANTS CONTAINED IN LEGEND HAVE BEEN SELECTED FOR URBAN GROWING CONDITIONS.

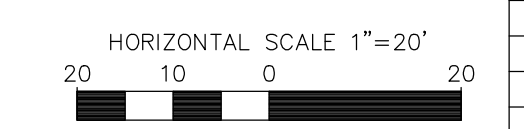
LANDSCAPE NOTES

(SEE DETAILS FOR ADDITIONAL NOTES)

- CONTRACTOR WILL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWNWORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES WILL IMMEDIATELY BE REPORTED TO THE LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE, SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
- CONTRACTOR WILL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. IN CASES OF DISCREPANCY BETWEEN PLAN AND LIST CLARIFY WITH LANDSCAPE ARCHITECT PRIOR TO PLACING PURCHASE ORDER AND AGAIN PRIOR TO PLANTING.
- SEE PLANTING DETAILS AND IF INCLUDED, SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE THE APPROPRIATE ARRANGEMENTS TO PROVIDE ALL PLANTS AND MATERIALS TO ACCOMMODATE PLANTING WITHIN THE TIME ALLOWED BY THE CONSTRUCTION SCHEDULE.
- PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 15TH UNLESS OTHERWISE NOTED IN SPECIFICATIONS. THERE WILL BE NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT BY PROVIDING ADDITIONAL WATERING.
- ALL PLANTS WILL BE NURSERY GROWN.
- PLANTS WILL BE IN ACCORDANCE, AT A MINIMUM, WITH CURRENT EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION.
- TREES WILL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 PART 1, "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE STANDARD PRACTICES".
- PLANTS MATERIAL IS SUBJECT TO APPROVAL / REJECTION BY THE LANDSCAPE ARCHITECT AT THE SITE AND AT THE NURSERY.
- ALL PLANTS WILL BE MOVED WITH ROOT SYSTEMS AS SOLID UNITS AND WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. NO PLANT WILL BE ACCEPTED WHEN BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN BEFORE PLANTING. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE WILL BE HELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL AND THEN WATERING. DURING TRANSPORT, ALL PLANT MATERIALS WILL BE WRAPPED WITH WIND PROOF COVERING.
- NEWLY PLANTED MATERIAL WILL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL GRADE OF THE PLANT PRIOR TO DIGGING.
- PROPOSED TREES OVERHANGING SIDEWALKS, ROADS OR PARKING WILL BEGIN BRANCHING NATURALLY (NOT PRUNED) AT 6' HEIGHT.
- MULCH FOR PLANTED AREAS (NOT INCLUDING RAIN GARDENS) WILL BE AGED SHREDDED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS UNLESS OTHERWISE SHOWN.
- PLANT MATERIAL WILL BE LOCATED OUTSIDE BUILDING DRIP LINES AND ROOF VALLEY POINTS OF CONCENTRATION TO PREVENT DAMAGE TO PLANTS. CLARIFY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, WILL RECEIVE SIX (6) INCH LOAM AND SEED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- TREE STAKES AND WRAP WILL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR. CONTRACTOR WILL REMOVE.
- ALL PLANT GROUPINGS WILL BE IN MULCH BEDS UNLESS OTHERWISE SPECIFIED OR NOTED ON PLANS. WHERE MULCHED PLANT BED ADJUTS LAWN, PROVIDE TURF CUT EDGE.
- ALL PLANT BEDS WILL INTERSECT WITH PAVEMENT AT 90 DEGREES UNLESS OTHERWISE NOTED ON PLANS.
- ALL PLANT BED EDGES WILL BE SMOOTH AND CONSISTENT IN LAYOUT OF RADI AND TANGENTS. IRREGULAR, WAVY EDGES WILL NOT BE ACCEPTED.



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REV.	DATE	DESCRIPTION	DKE	CRR
1	1/9/2020	LANDSCAPE AND SITE LAYOUT REVISIONS	DKE	CRR

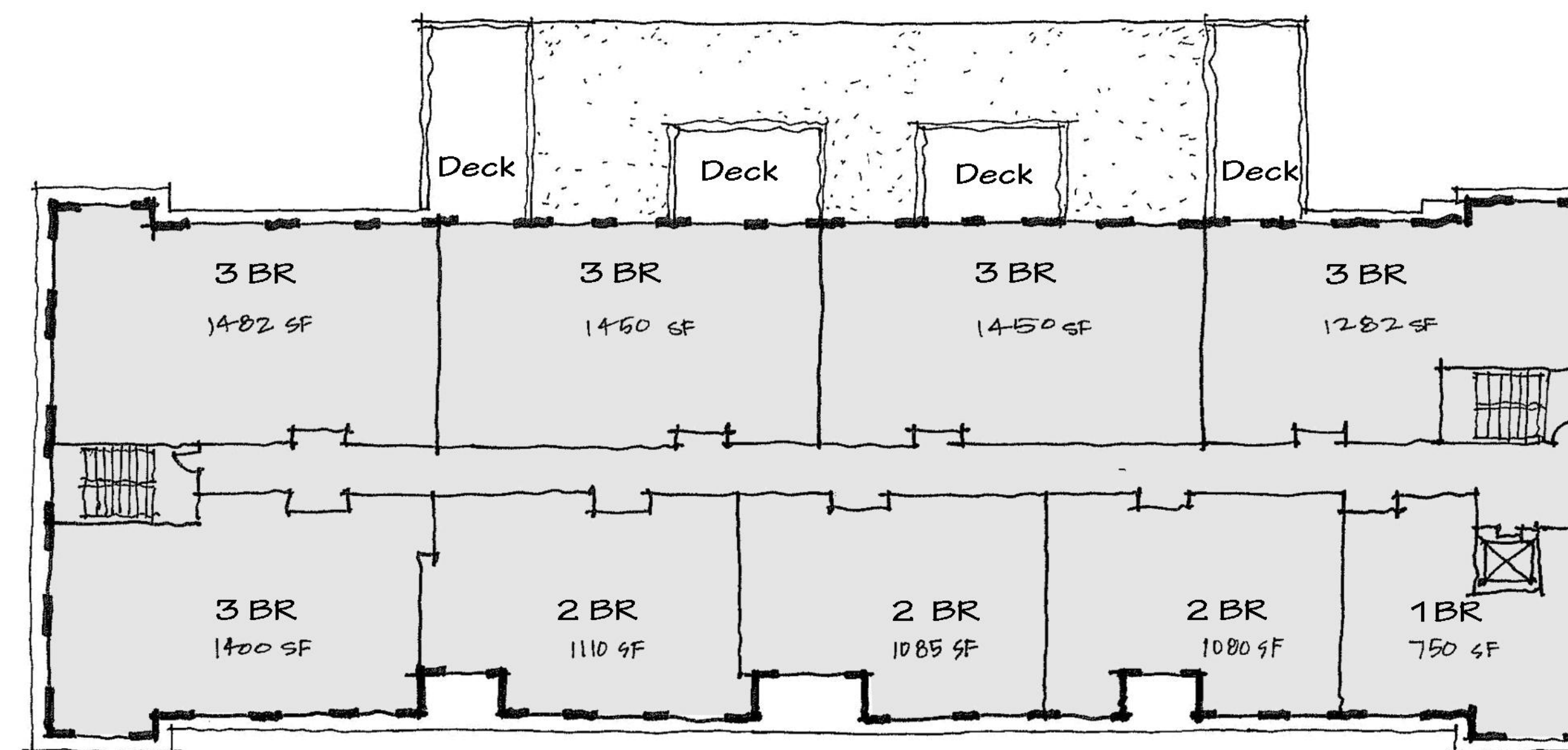
SITE DEVELOPMENT PLANS
 TAX MAP 138 LOT 63
LANDSCAPE PLAN
PROPOSED MIXED-USE DEVELOPMENT
361 HANOVER STREET
PORTSMOUTH, NEW HAMPSHIRE
 OWNED BY
KEARSARGE MILLS CONDOMINIUM ASSOCIATION
 PREPARED FOR
361 HANOVER STREET, LLC. C/O MADBURY CAPITAL, LLC.
1"=40' (11"X17")
SCALE: 1"=20' (22"X34") **DECEMBER 23, 2019**

TFM	Civil Engineers	48 Constitution Drive
	Structural Engineers	Bedford, NH 03110
	Traffic Engineers	Phone (603) 472-4488
	Land Surveyors	Fax (603) 472-9747
	Landscape Architects	www.tfmoran.com
	Scientists	

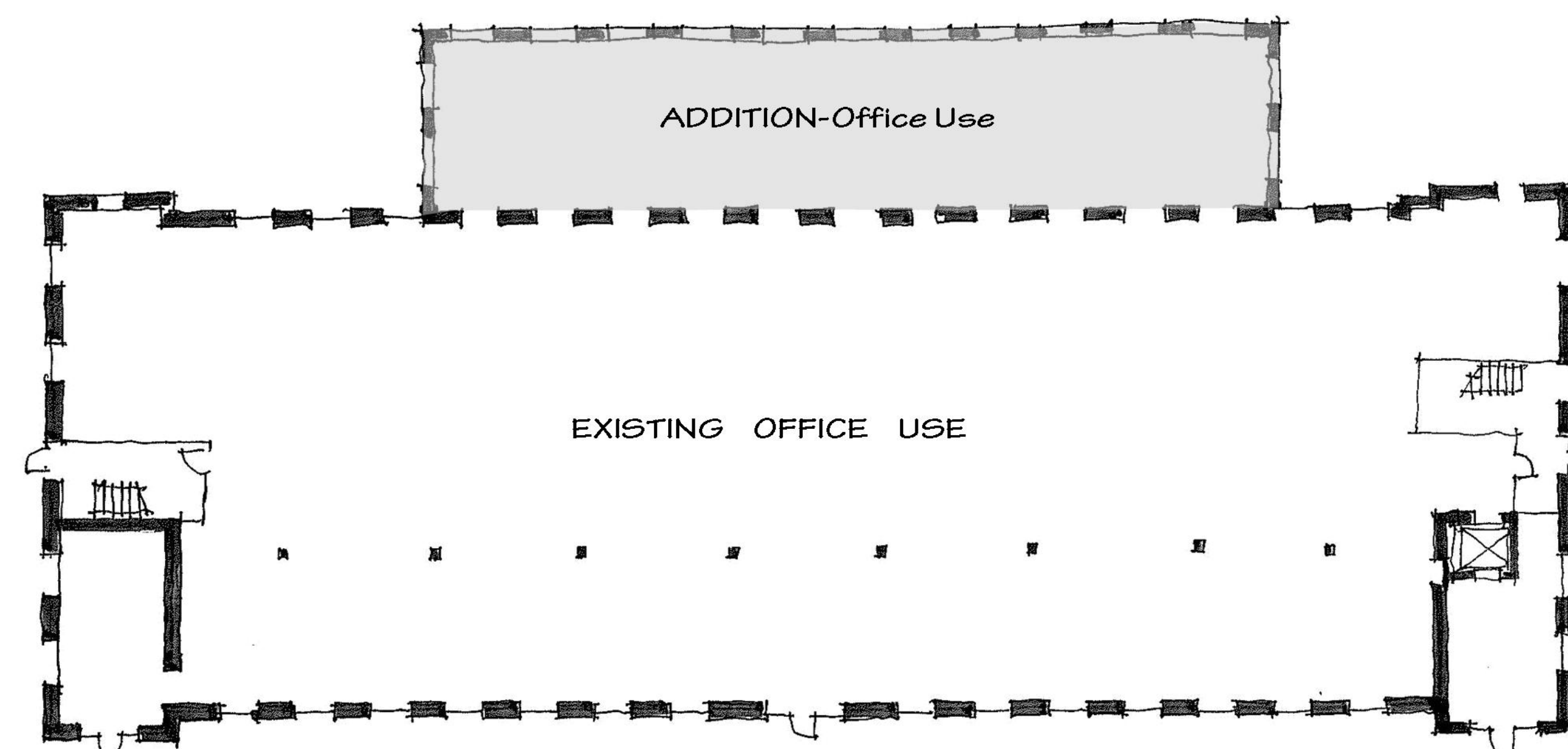
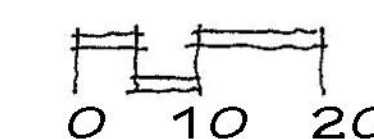
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	CK	CRR	CADFILE	47161-30 - LANDSCAPE

C-4

Jan 09, 2020 - 1:29pm F:\MISC Projects\47161 - Hanover Street - Portsmouth\47161-30 - MADBURY CAPITAL - 361 Hanover Street\Design\Production Drawings\47161-30 - Landscape.dwg



THIRD FLOOR PLAN (NEW CONSTRUCTION)
Residential Units-9 units



GROUND/SECOND FLOOR

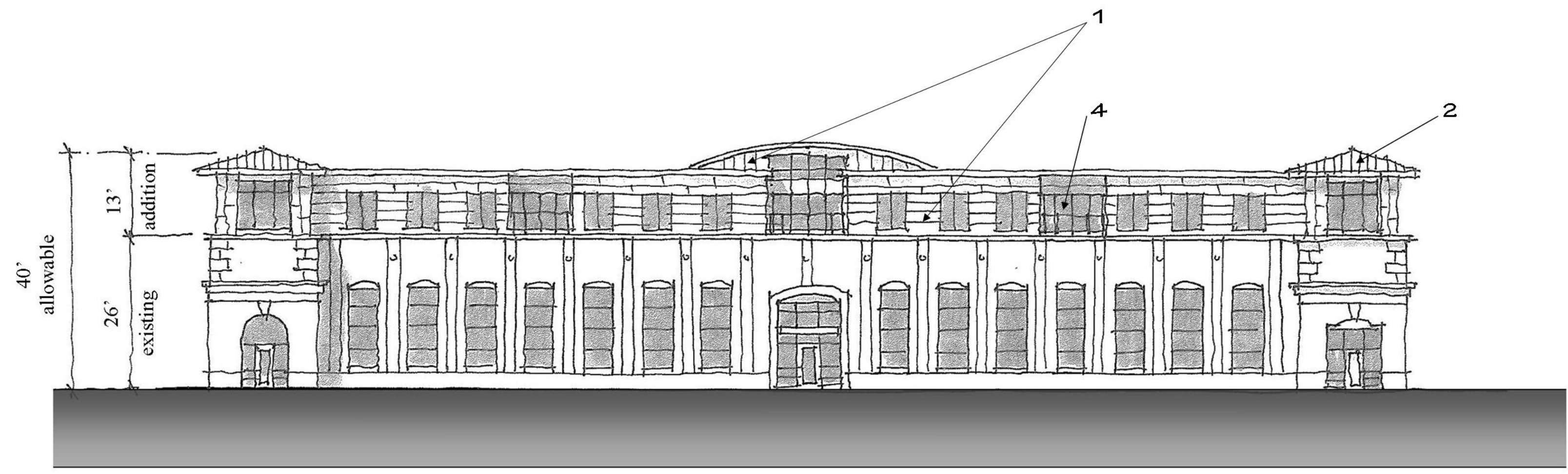
361 HANOVER
361 Hanover Street
Portsmouth NH 03801



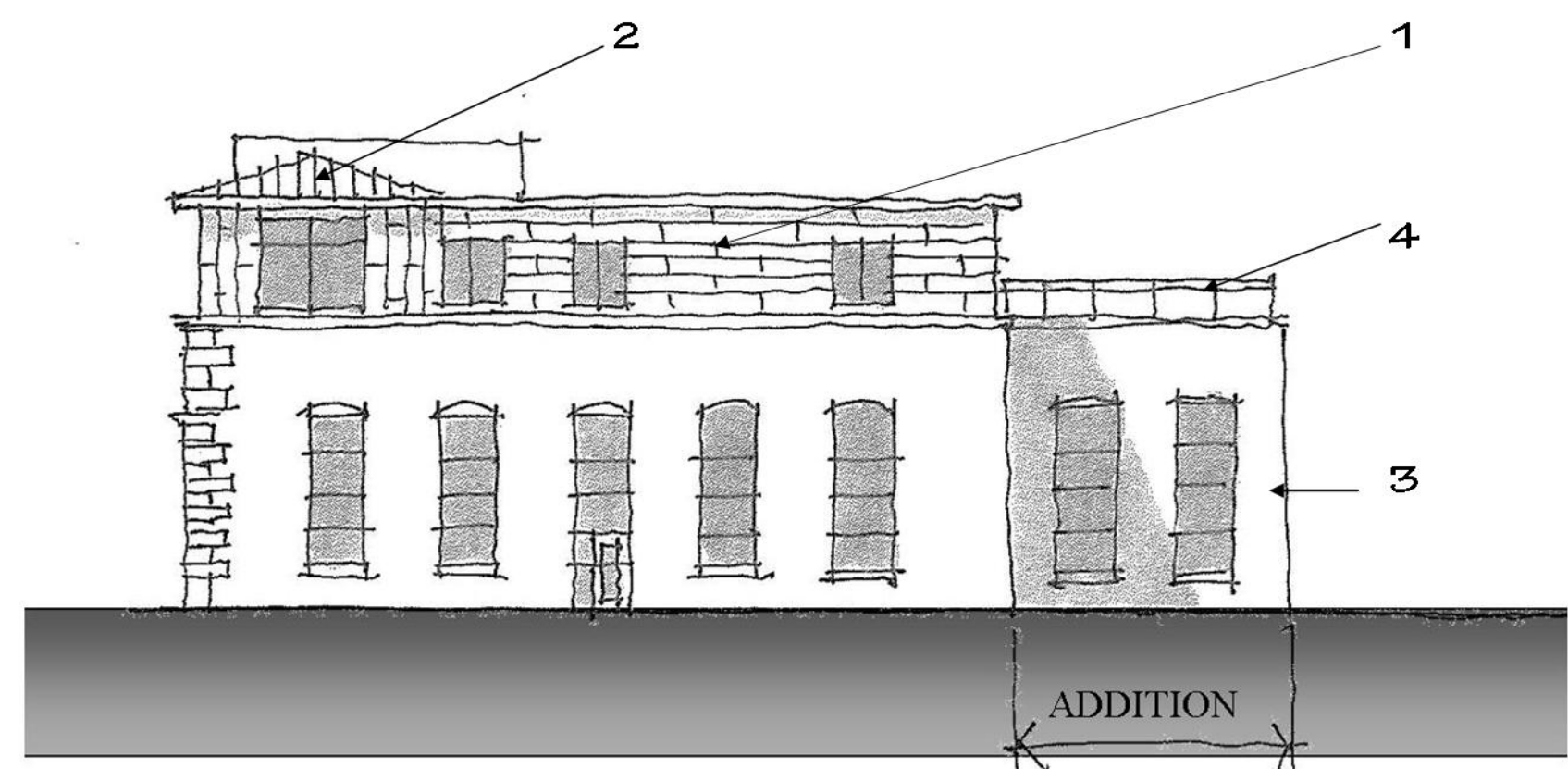
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Date: 1.1.2020
Project Number: 19125

REVISIONS		
NO.	DESCRIPTION	DATE

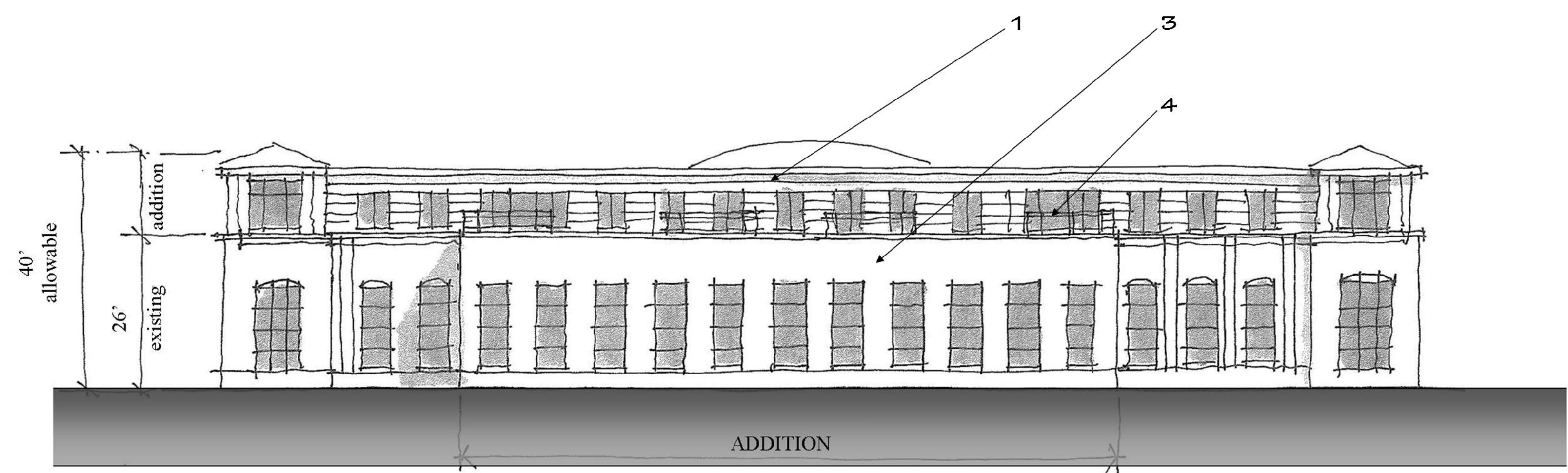
Proposed Additions
to Existing Building



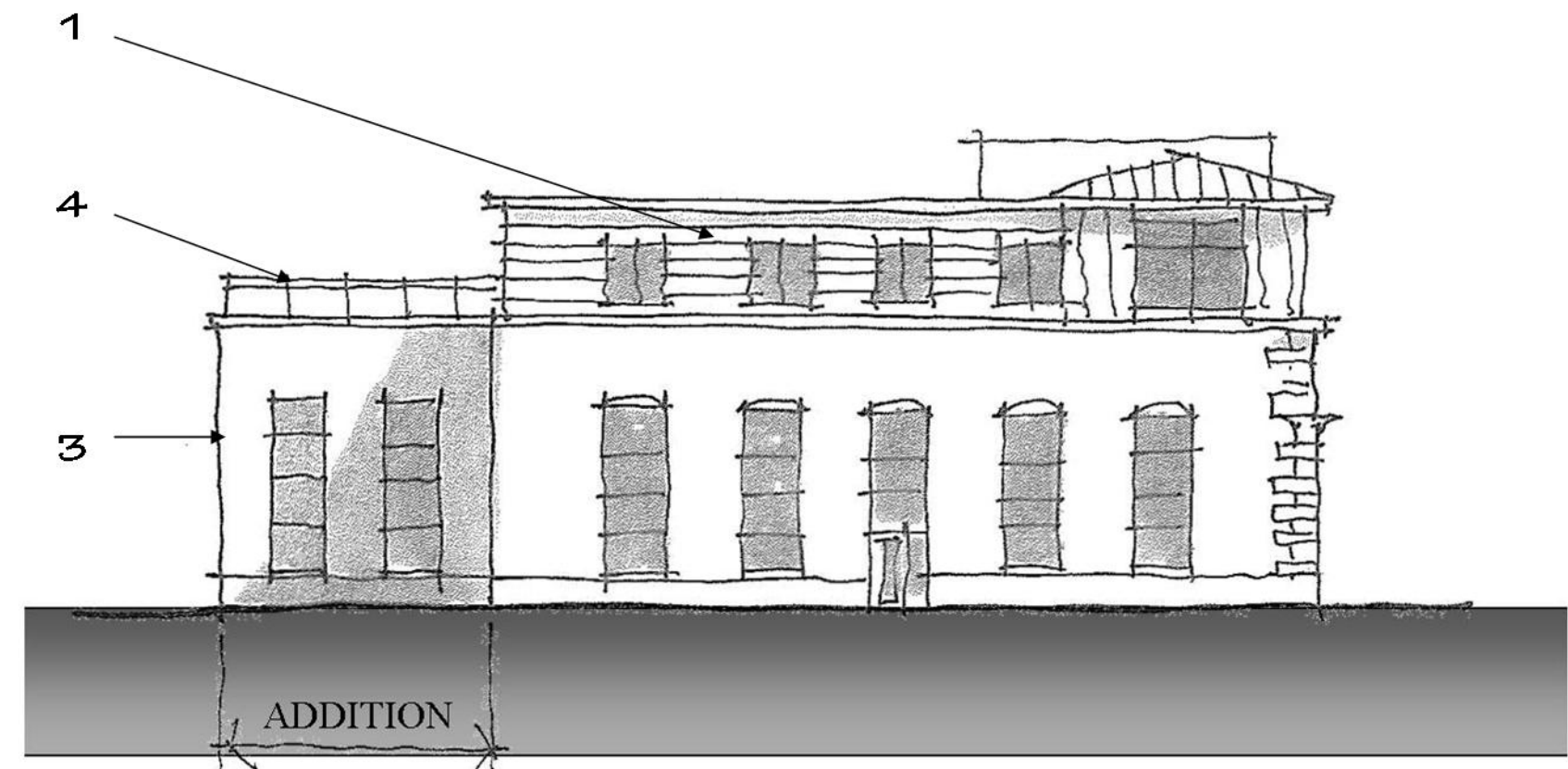
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Façade Material Notes

- 1. Vertical and Horizontal Standing Seam Aluminum siding
- 2. Standing seam aluminum roofing
- 3. Masonry
- 4. Glass/Aluminum railing system

Additions to Existing Building

361 HANOVER

361 Hanover Street
Portsmouth NH 03801

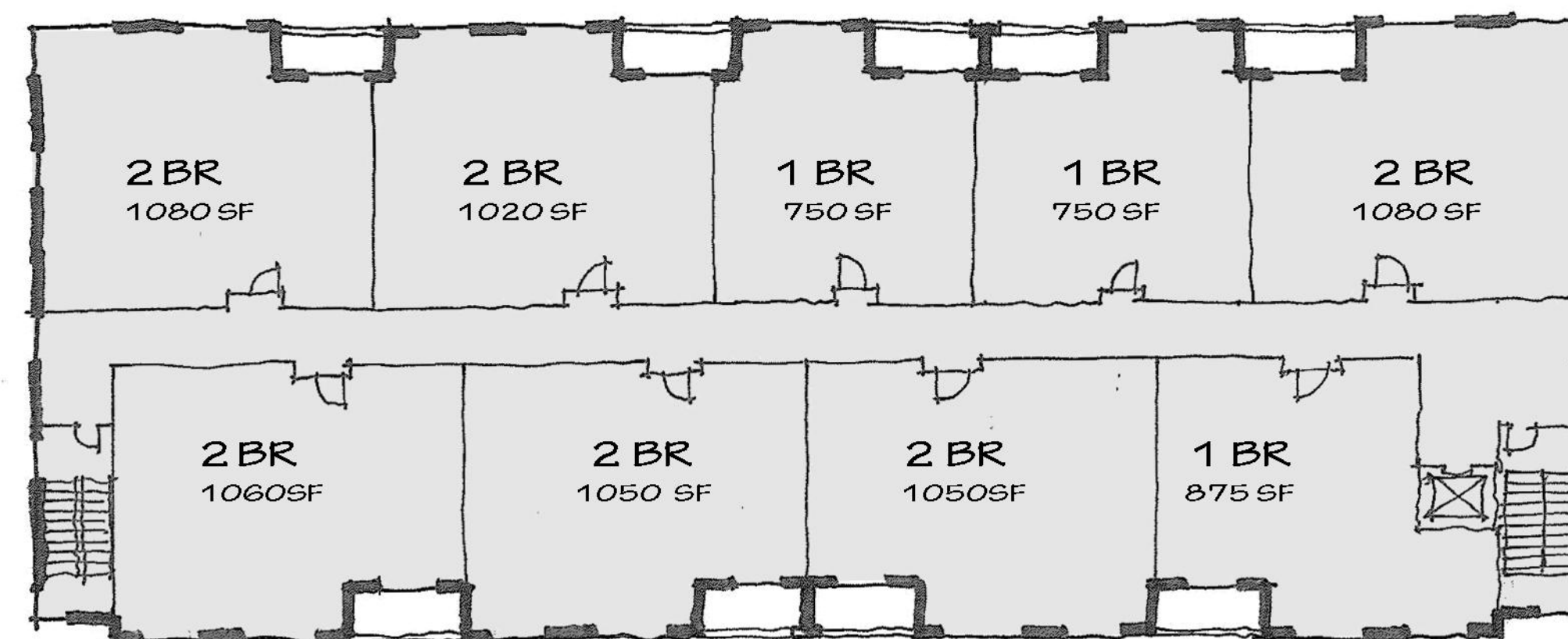


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Project Number: 19125

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NO.	DESCRIPTION	DATE

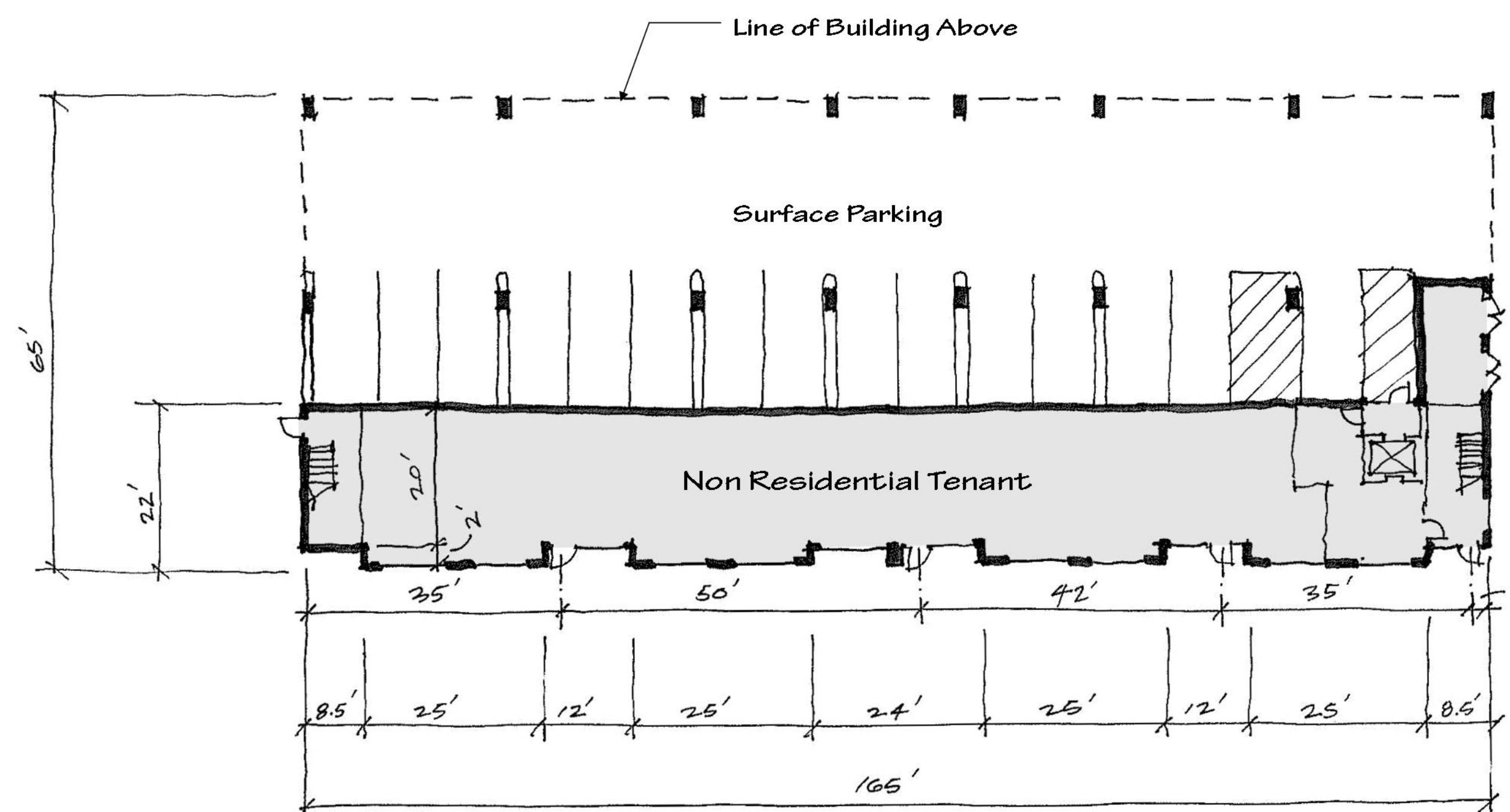
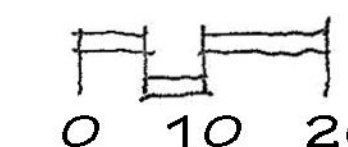
Proposed Additions
to Existing Building

A 2.0



SECOND AND THIRD FLOOR PLAN

Residential Units-9 Units/Flr



GROUND FLOOR PLAN

361 HANOVER

361 Hanover Street
Portsmouth NH 03801



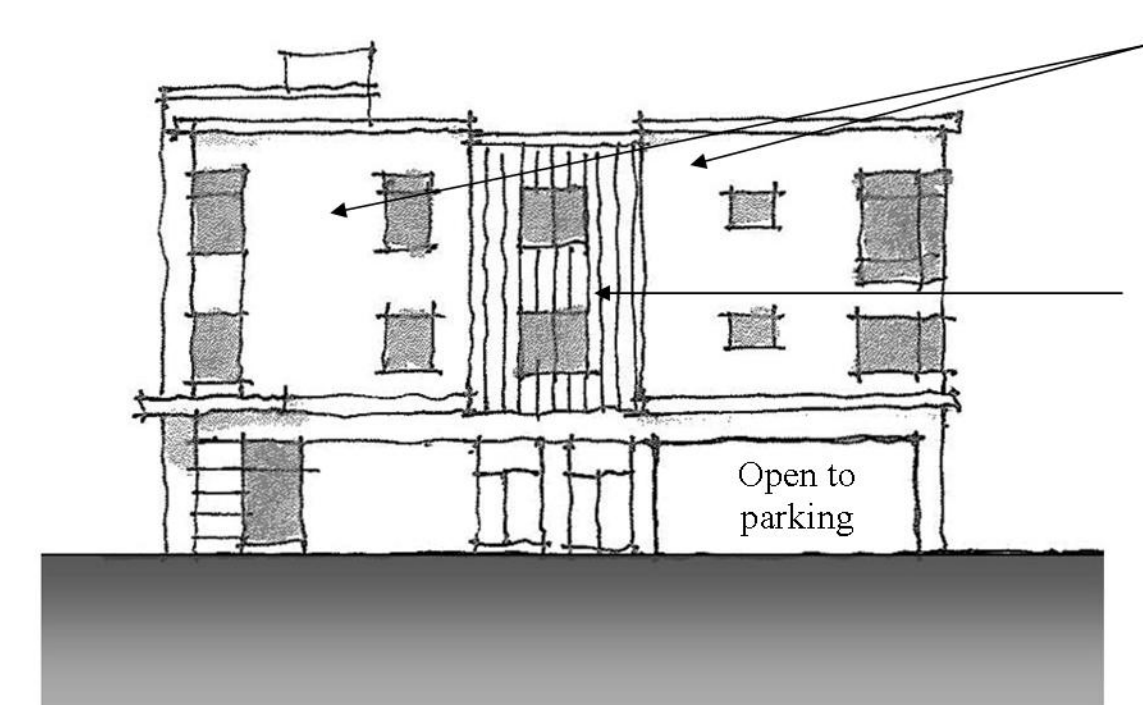
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Project Number: 19125

REVISIONS		
NO.	DESCRIPTION	DATE

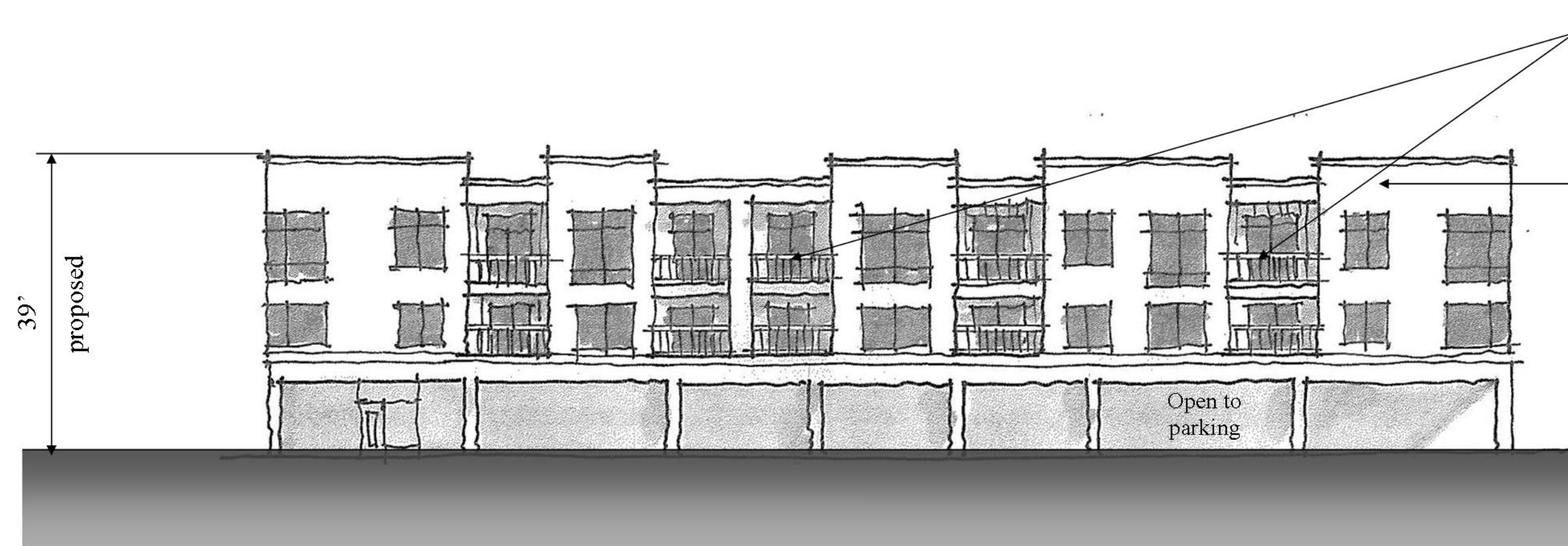
Proposed 3 Story
Mixed Use Building



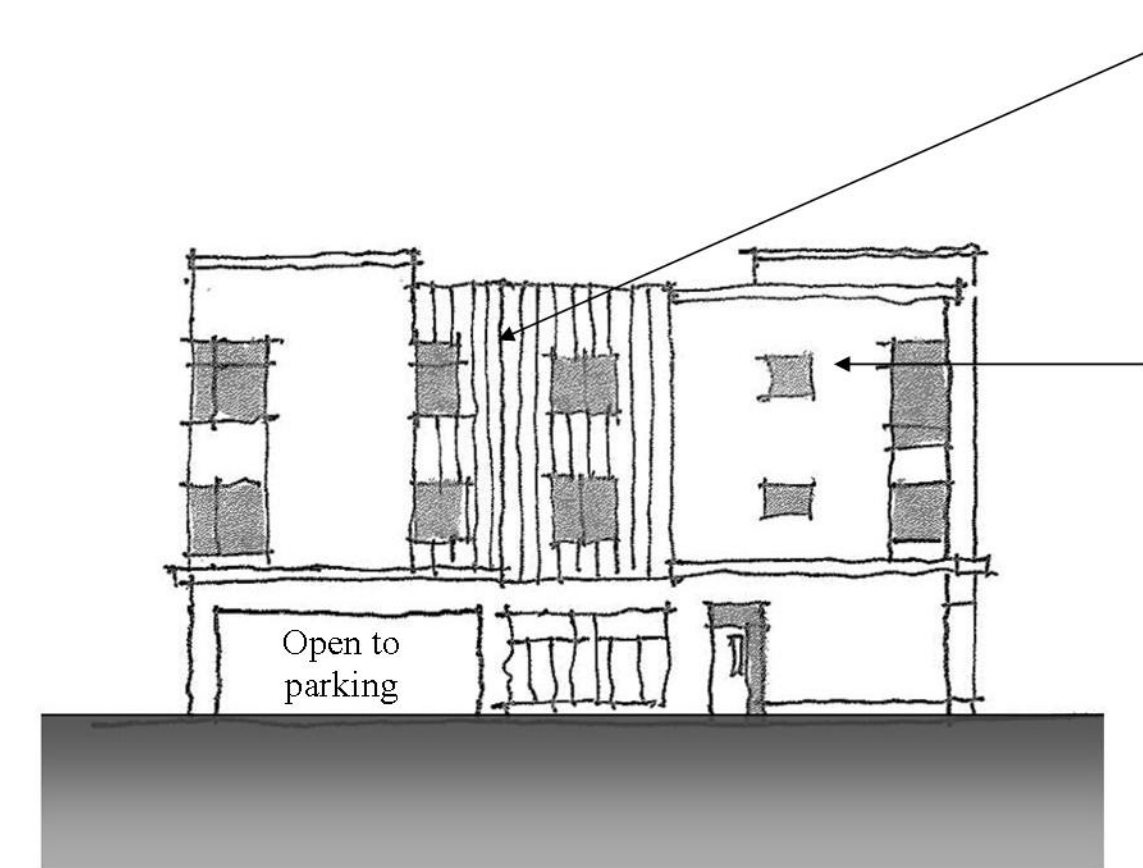
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

CD 5 Development Standards-Proposed
Building Type: Mixed Use

1. Building Block Length: 165' (225' allowed)
2. Façade modulation: 25' (100' allowed)
3. Maximum entrance spacing: 50' (50' allowed)
4. Maximum building coverage: 64% (95% allowed)
5. Maximum footprint: 10,595sf (20,000 sf allowed)
6. Maximum Ground Floor GFA per Use: 3,728 sf (15,000 allowed)
7. Building Height: 3 stories, 39' (3 stories, 40' allowed)
8. Minimum Ground Story height: 13' (12' min. allowed)
9. Minimum Second Story height: 10' (10' allowed)

Façade Material Notes

1. Fiber Cement Lap Siding
2. Fiber Cement Board/Batten
3. Masonry
4. Aluminum railing system

New Construction

361 HANOVER

361 Hanover Street
Portsmouth NH 03801



Scale:
Date: 1.1.2020
Project Number: 19125

REVISIONS		
NO.	DESCRIPTION	DATE

Proposed 3 Story
Mixed Use Building

A 2.1