

November 21, 2024

Ms. Stephanie Casella  
City of Portsmouth  
1 Junkins Ave  
Portsmouth, NH 03801

Re: 1001 Islington Street

Dear Stephanie:

Please find the following attachments:

- 1) Letter offering permission of representation by CSNH
- 2) Photos of existing exterior and interior of proposed space
- 3) Locus map
- 4) Zoning map
- 5) Plans supporting existing conditions and proposed changes
- 6) Estimate of scope of work and costing

We are asking for a special exception to increase the usable sf of the unoccupied space.

The original space that Form Fitness was approved for was 2000sf of which these occupy 1440sf with the yoga room it would add 960sf leaving a deficit of 400sf.

10-232-20 Special exception requirements

10-232-21 This property is currently a fitness center and the exception only adds 400 additional sf to existing space

10-232-22 This exception will not cause any hazardous situations to any abutting property owners as it is only internal renovation of existing space

10-232-23 This exception will not have any negative affect on abutting property value as the exception is for an extension of current use of property

10-232-24 There will not be any additional traffic as this space will be for existing customers that frequent the existing space currently

10-232-25 There will be not impact on storm water run off as the exterior nor site will change

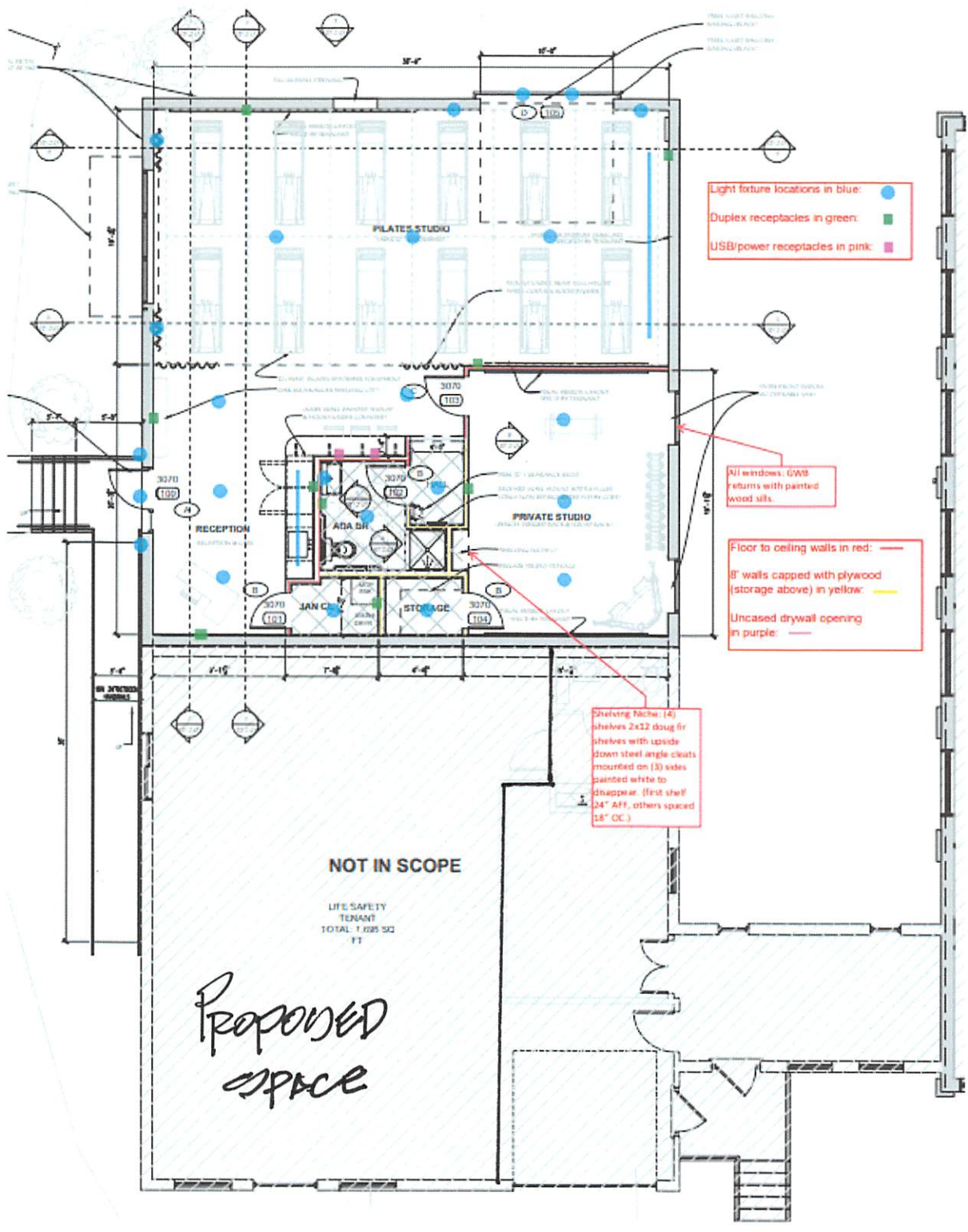


Please feel free to reach out to me with any questions.

Thank you for your time and consideration regarding this matter.

Sincerely

Denis Cloutier

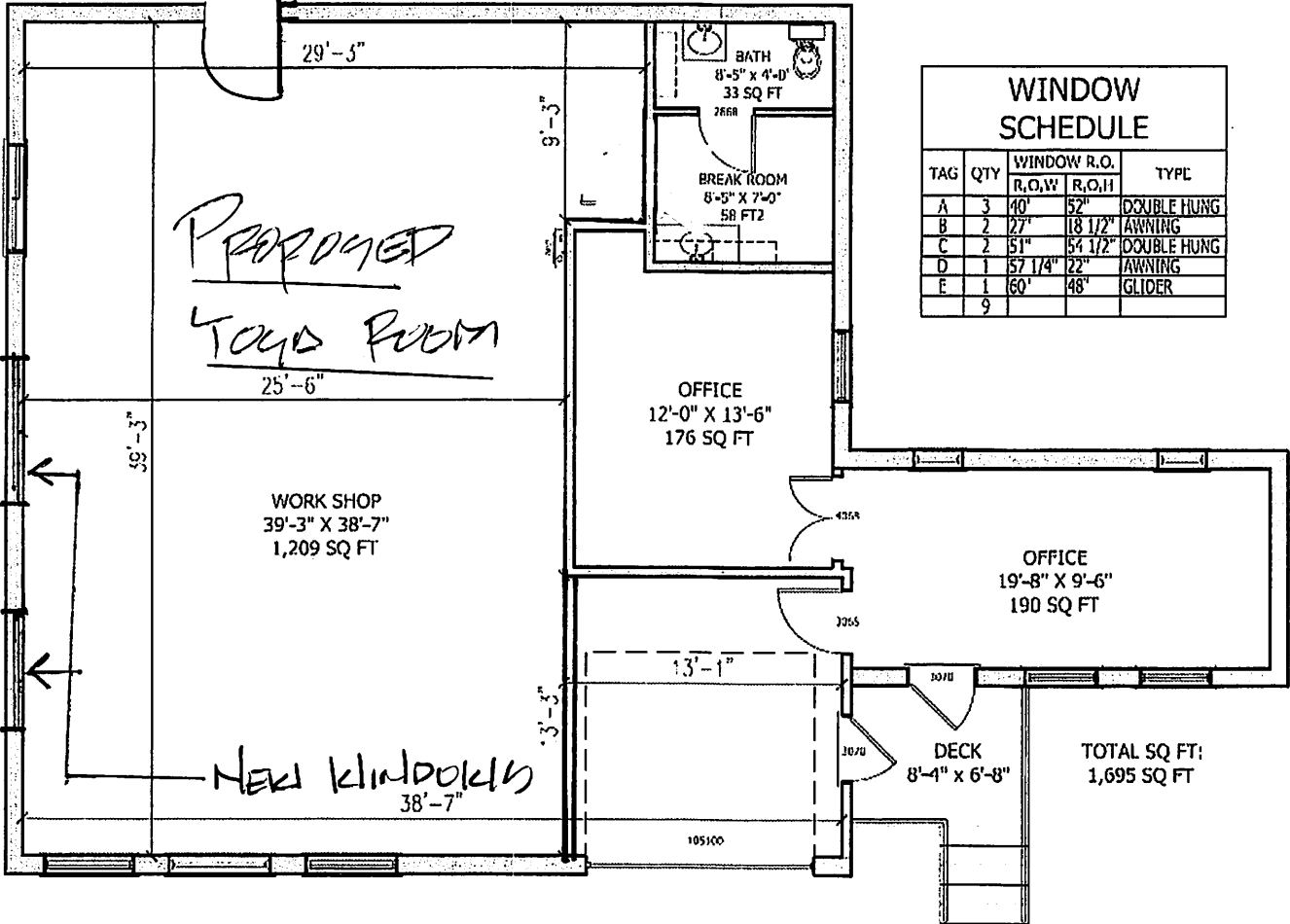


Light fixture locations in blue: ●  
 Duplex receptacles in green: ■  
 USB/power receptacles in pink: ■

All windows: GWB  
 Returns with painted wood sills.

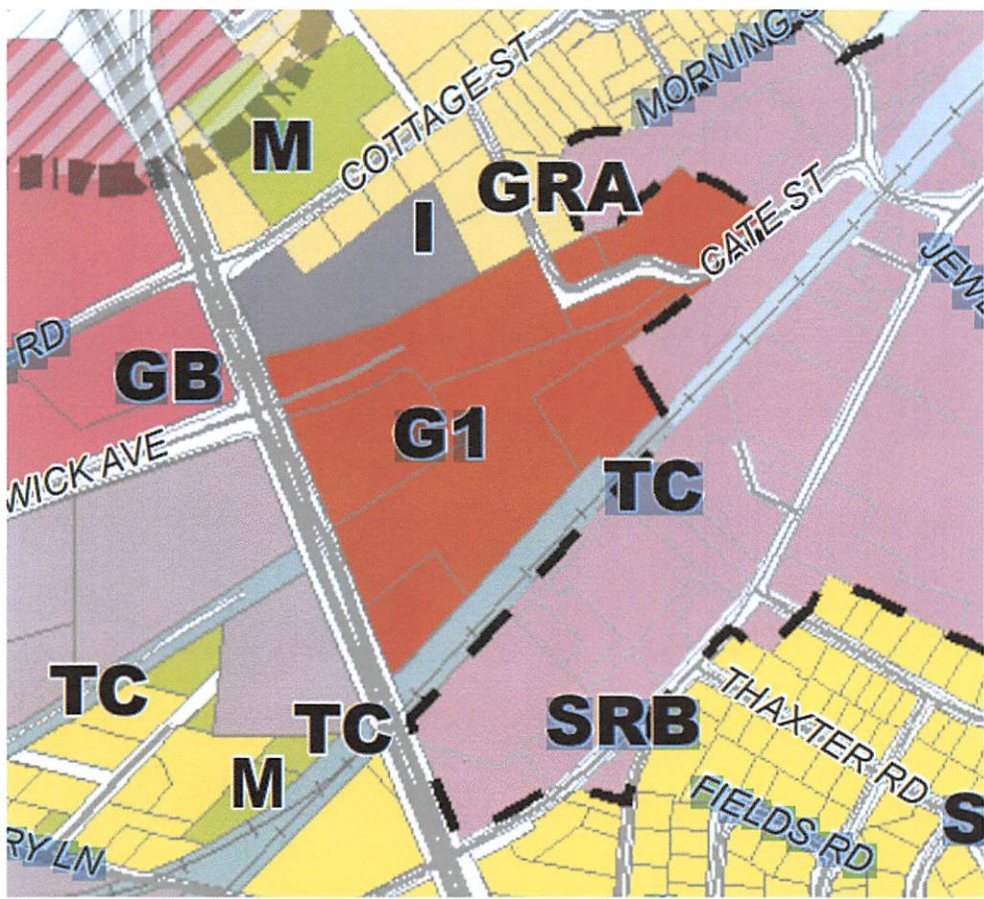
Floor to ceiling walls in red: —  
 8' walls capped with plywood (storage above) in yellow: —  
 Uncased drywall opening in purple: —

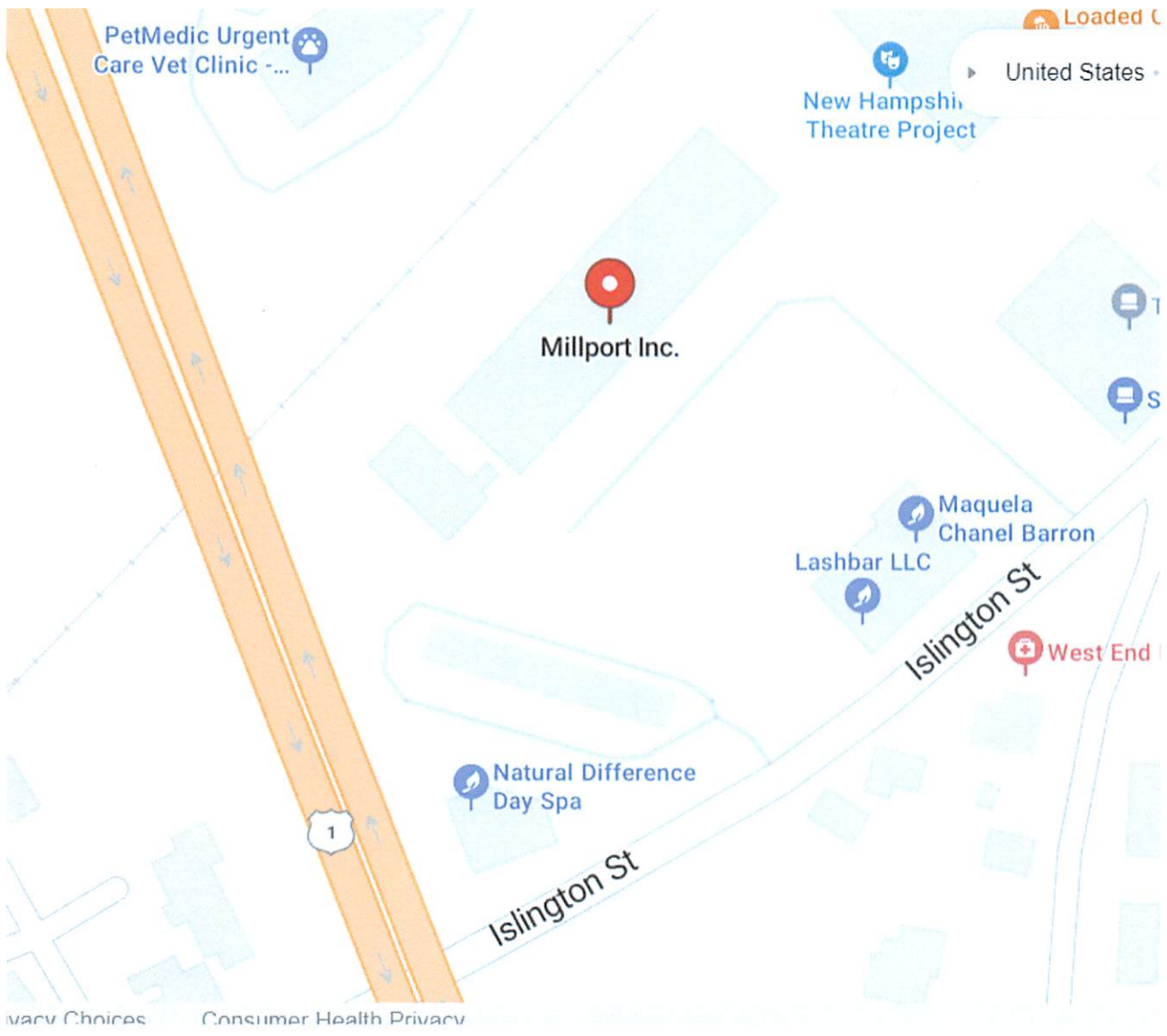
Shelving niche: (4) shelves 2x12 Doug fir shelves with upside down steel angle cleats mounted on (3) sides painted white to shapper. (first shelf 24" AFF, others spaced 18" OC.)



### WINDOW SCHEDULE

TAG	QTY	WINDOW R.O.		TYPE
		R.O,W	R.O,H	
A	3	40"	52"	DOUBLE HUNG
B	2	27"	18 1/2"	AWNING
C	2	51"	54 1/2"	DOUBLE HUNG
D	1	57 1/4"	22"	AWNING
E	1	60'	48"	GLIDER
	9			







CSNH

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333 Pleasant St  
Epping, NH  
03042

Insured: Form Fitness  
Property: 1001 Islington Street  
Portsmouth, NH 03801

Estimator: Denis Cloutier  
Company: Construction Services of NH

Contractor:  
Company: CSNH

**Claim Number:**

**Policy Number:**

**Type of Loss: Other**

Date of Loss:  
Date Inspected:

Date Received:  
Date Entered: 9/9/2024 12:08 PM

Price List: NHMA8X\_SEP24  
Restoration/Service/Remodel  
Estimate: 2024-277



**CSNH**

333 Pleasant St  
Epping, NH  
03042

2024-277

**Studio**

**LxWxH 39' 4" x 24' 2" x 15' 3"**

**Subroom 1: Offset 1**

**LxWxH 8' 9" x 4' 4" x 15' 3"**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. R&R Metal studding, 3 5/8" wide, 24" OC, 25 gauge	3,324.26 SF @	3.47 =	11,535.18
4. R&R 5/8" drywall - hung, taped, with smooth wall finish	3,324.26 SF @	4.15 =	13,795.68
5. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	3,324.26 SF @	2.16 =	7,180.40
28. Rework sprinkler system as required	1.00 EA @	6,120.00 =	6,120.00
7. Vinyl cove - 4" wrap	240.00 LF @	3.65 =	876.00
12. Supply heat units for floor	1,060.00 EA @	6.56 =	6,953.60
14. Installation of heat units	1,060.00 EA @	2.95 =	3,127.00
15. Interior door unit	1.00 EA @	1,265.00 =	1,265.00
17. Paint door slab only - 2 coats (per side)	2.00 EA @	62.45 =	124.90
18. Door opening (jamb & casing) - 32"to36"wide - stain grade	2.00 EA @	218.04 =	436.08
19. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	53.35 =	106.70
20. Finish Carpenter - labor to cut in new door opening	8.00 HR @	70.58 =	564.64
11. Vinyl plank flooring	1,060.00 SF @	7.95 =	8,427.00

**Exterior**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
21. Windows - Provide and install 5 new window units	1.00 EA @	16,023.11 =	16,023.11
22. Carpenter - Labor to cut window in exterior wall	40.00 HR @	69.81 =	2,792.40
24. MAterial for install of windows	1.00 EA @	428.00 =	428.00

**General Conditions**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
9. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA @	1,425.00 =	1,425.00
10. PERMITS AND FEES, Allowance	1.00 EA @	1,000.00 =	1,000.00
26. Scaffolding (Bid Item)	1.00 EA @	800.00 =	800.00
27. Electrical (Bid Item), allowance	1.00 EA @	25,000.00 =	25,000.00
30. Heat, Vent, & Air Conditioning allowance	1.00 EA @	15,000.00 =	15,000.00

**Labor Minimums Applied**





CSNH

333 Pleasant St  
Epping, NH  
03042

DESCRIPTION	QTY	UNIT PRICE	TOTAL
29. Plumbing labor minimum	1.00 EA @	222.02 =	222.02

**Grand Total Areas:**

2,335.79 SF Walls	988.47 SF Ceiling	3,324.26 SF Walls and Ceiling
988.47 SF Floor	109.83 SY Flooring	153.17 LF Floor Perimeter
733.27 SF Long Wall	434.63 SF Short Wall	153.17 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



**CSNH**

333 Pleasant St  
Epping, NH  
03042

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**Summary for Dwelling**

Line Item Total	123,202.71
Overhead	12,320.27
Profit	12,320.27
<b>Replacement Cost Value</b>	<b>\$147,843.25</b>
<b>Net Claim</b>	<b>\$147,843.25</b>

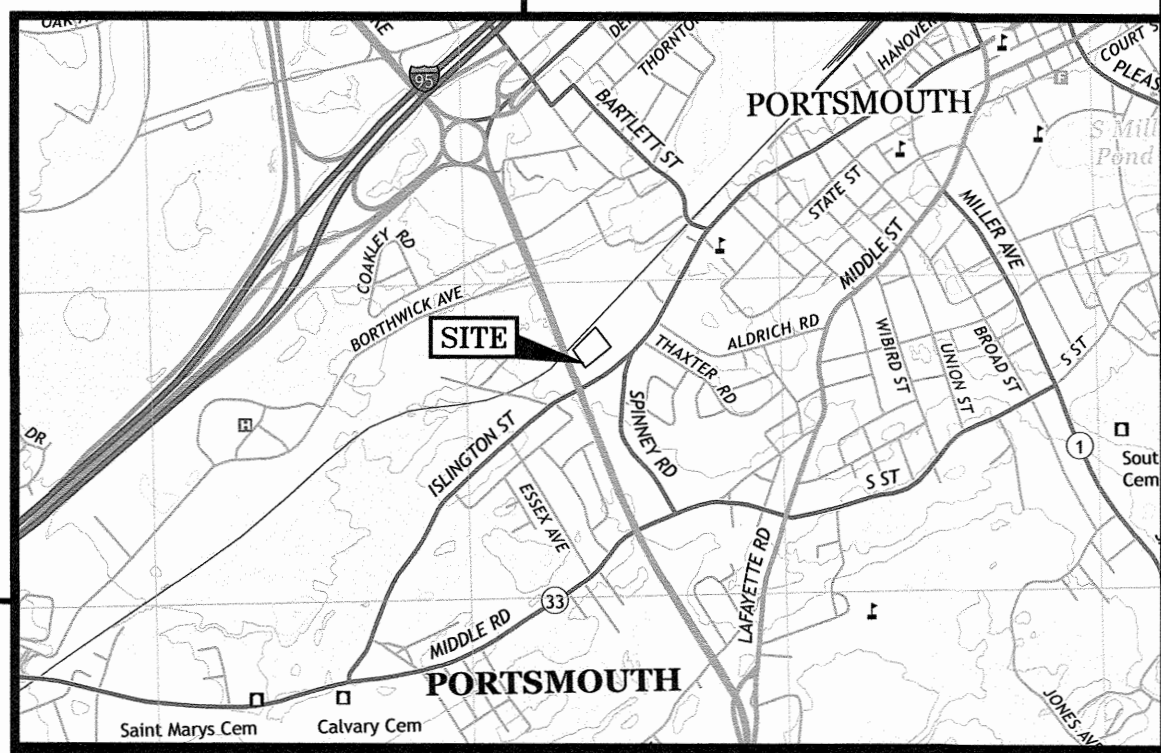
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Denis Cloutier



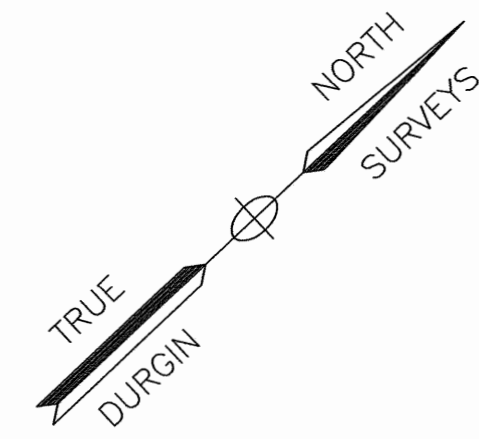
FORM





**PLAN REFERENCES:**

1) ALTA/ACSM LAND TITLE SURVEY TAX MAP 172 LOT 4, OWNER OF RECORD: MILLPORT, LLC 3 PENSTOCK WAY NEWMARKET, NH 03857  
 PROPERTY LOCATED AT: 1001 ISLINGTON STREET PORTSMOUTH, NH 03801  
 CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE DATED FEBRUARY 2013 PREPARED BY AMBIT ENGINEERING, INC.



**NOTES:**

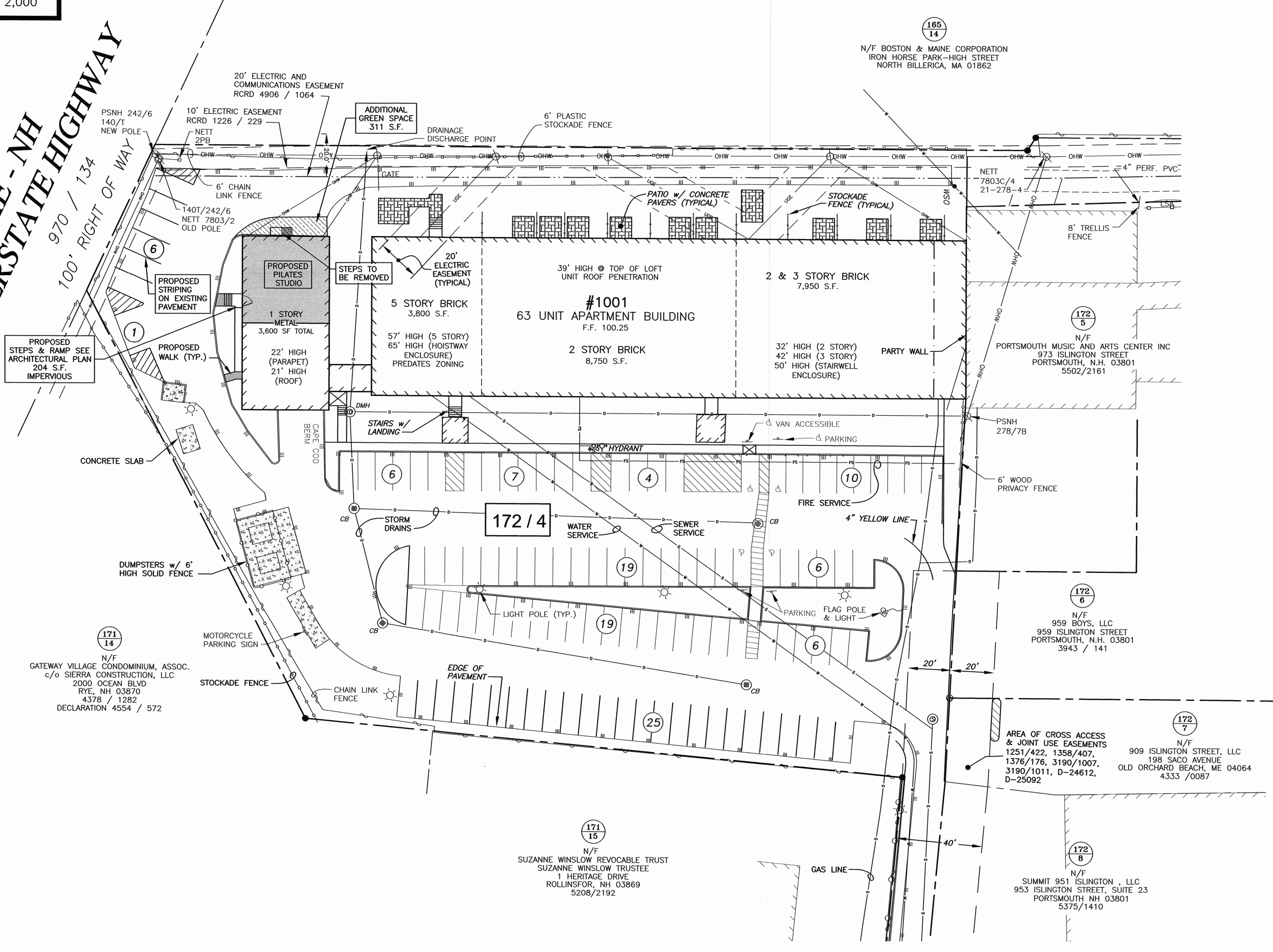
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 172 AS LOT 4.
- 2) OWNERS OF RECORD:  
MILLPORT INC.  
3 PENSTOCK WAY  
NEWMARKET, NH 03857
- 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE 1/29/2021.
- 4) EXISTING LOT AREA:  
116,363 S.F.  
2.671 ACRES
- 5) PARCEL IS LOCATED IN DISTRICT B: BUSINESS DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 20,000 S.F.  
(PER DWELLING) 2,500 S.F.  
FRONTAGE: 100 FEET  
SETBACKS:  
FRONT: 20 FEET  
SIDE: 15 FEET  
REAR: 15 FEET  
  
MAXIMUM STRUCTURE HEIGHT: 50 FEET  
MAXIMUM BUILDING COVERAGE: 30%  
MINIMUM OPEN SPACE: 15%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW A CHANGE OF USE AND THE PROPOSED ENTRY AND ADDITIONAL PARKING SPACES ON ASSESSOR'S MAP 172 LOT 4 IN THE CITY OF PORTSMOUTH.
- 8) PARKING CALCULATION:  
PROPOSED DEVELOPMENT-63 RESIDENTIAL UNITS  
63 X 1.5 = 94.5  
3,600 S.F. COMMERCIAL  
3,600 X 4 SPACES/1,000 S.F. = 14.4  
  
TOTAL REQUIRED: 94.5 + 14.4 = 109 REQUIRED.  
PROVIDED PARKING: 109 PROVIDED.

**LOCATION MAP** SCALE: 1" = 2,000'

**LEGEND:**

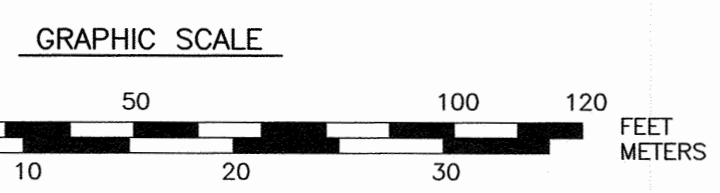
- |         |                              |
|---------|------------------------------|
| N/F     | NOW OR FORMERLY              |
| RP      | RECORD OF PROBATE            |
| RCRD    | ROCKINGHAM COUNTY            |
|         | REGISTRY OF DEEDS            |
|         | MAP 11 / LOT 21              |
| (11/21) |                              |
| ---     | BOUNDARY                     |
| - - -   | SETBACK                      |
| ○       | IRON ROD/PIPE FOUND          |
| ●       | IRON ROD SET                 |
| S       | SEWER LINE                   |
| G       | GAS LINE                     |
| D       | STORM DRAIN                  |
| W       | WATER LINE                   |
| ---     | UNDERGROUND ELECTRIC         |
| ---     | OVERHEAD ELECTRIC/WIRES      |
| 100     | CONTOUR                      |
| 97x3    | 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                |
| ○       | SIGNS                        |
| EL.     | ELEVATION                    |
| F.F.    | FINISHED FLOOR               |
| INV.    | INVERT                       |
| TYP.    | TYPICAL                      |

**ME - NH INTERSTATE HIGHWAY**  
 970 / 134  
 100' RIGHT OF WAY



CITY OF PORTSMOUTH APPROVAL

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_



1	2023.08.14	ISSUED FOR COMMENT	OMS	JRC
No.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
<b>NOT FOR CONSTRUCTION</b>				
<b>AMBIT ENGINEERING, INC.</b> A DIVISION OF HALEY WARD, INC.				
200 Griffin Road, Unit 3 Portsmouth, NH 03801 603.430.9282				
WWW.HALEYWARD.COM				
PROJECT				
<b>CHINBURG BUILDERS</b> 1001 ISLINGTON STREET, PORTSMOUTH, NH 03801				
TITLE				
<b>SITE PLAN - CHANGE OF USE</b>				
DATE		SCALE		
2023.08.04		1"=30'		
DRAWN BY	DESIGNED BY	CHECKED BY		
DJT / OMS	DJT	JRC		
PROJECT No.		FB 262 PG 1		
5010220.395.05				
DRAWING No.				
<b>SHEET 1</b>		<b>C1</b>		

