

BOSEN & ASSOCIATES, P.L.L.C.
ATTORNEYS AT LAW

John K. Bosen
Admitted in NH & MA

Christopher P. Mulligan
Admitted in NH & ME

Molly C. Ferrara
Admitted in NH & ME

Bernard W. Pelech
Admitted in NH & ME

February 25, 2020

David Rheame, Chair
Portsmouth Zoning Board of Adjustment
One Junkins Ave
Portsmouth NH 03801

RE: *Islamic Society of the Seacoast Area*
686 Maplewood Avenue, Portsmouth, Tax Map 220, Lot 90

Dear Mr. Rheame:

This office represents the Islamic Society of the Seacoast Area with regard to property located at 686 Maplewood Ave, Portsmouth NH. You may recall that on February 21, 2017, we received the following relief from the Board of Adjustment relative to this property:

- a) A special exception under Section 10.440 to permit a place of assembly in the SRB zoning district; and
- b) A variance from Section 10.521 to permit development of the site with 47' of continuous street frontage where 100' is the minimum required.

Unfortunately, the variance and special exception granted to ISSA in February 2017 have now expired. This was not due to any dilatory conduct on the part of the applicant. ISSA worked diligently to close on the purchase of the property and seek planning board approval. However, this is a very challenging project. It was primarily the work that the project engineers performed that took much longer than anticipated as it was necessary to submit plans in several stages to the planning department and go through a sequence of technical reviews, technical meetings, and public hearings from July 2017 through April 2019.

From technical standpoint, the water drainage designs were one of the most challenging aspects that required several iterations of submittals in conjunction with a 3rd party peer-review study. Other studies were also required as part of the site plans approvals such as traffic studies and sound impact studies. It was unfortunate that these other activities could not be performed and submitted concurrently with the engineering site plans, rather they were submitted at different times and lead to further delays in the latter part of 2018. At any rate, final site plan approval, which included a conditional use permit, was obtained on April 19, 2019. See attached

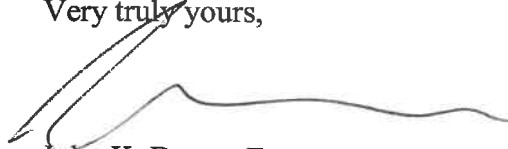
David Rheume, Chair
Portsmouth Zoning Board of Adjustment
February 25, 2020
Page Two

exhibits A and B. Total soft costs incurred by ISSA during this process are well in excess of \$150,000.00. However, ISSA was unable to finance the necessary site improvement bond, which was much larger than anticipated, in time to secure the building permits prior to the variance and special exception lapsing.

Accordingly, with apologies to the Board for having to entertain this project a second time, we are herewith formally requesting the same relief, for the reasons set forth in the February 21, 2017 meeting minutes and February 24, 2017 decision letter, copies of which are attached as exhibits C and D. I am also attaching the narratives submitted in support as exhibits E and F. There has been no significant change in the applicable zoning, the applicants' plans for the property, nor the nature and character of the larger surrounding neighborhood, with the exception of the recent Maplewood Avenue upgrades, for which ISSA graciously permitted its property to be used as a staging area. Thus, the Board's justifications for granting the relief requested in 2017 remain valid today.

Thank you for your consideration.

Very truly yours,



John K. Bosen, Esq.

JKB/sdm

Enclosures

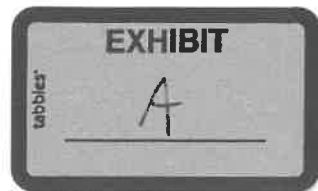
cc: Dr. Mohammed Ibrahim



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216



PLANNING DEPARTMENT **PLANNING BOARD**

April 19, 2019

Mohamed Ebrahim, Director
Islamic Society of the Seacoast Area
42N Dover Point Road
Dover, NH 03820

RE: Site Plan Application for Property Located at 686 Maplewood Avenue

Dear Mr. Ebrahim:

The Planning Board, at its regularly scheduled meeting of April 18, 2019, voted to **grant** your request for Site Plan approval to construct a 2-story building for religious assembly with a footprint of 3,880 s.f. and Gross Floor Area of 5,333 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 220 as Lot 90 and lies within the Single Residence B (SRB) District.

The Board **granted** your request with the following stipulations to be completed prior to the issuance of a building permit:

- 1) The Site Plan shall be updated to include metes and bounds information.
- 2) The Site Plan shall be updated to include the note required by Section 2.5.4.2E of the Site Plan Review Regulations.
- 3) The Site Plan shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
- 4) The Elevation Plan labeling shall be corrected as the right-side elevation was incorrectly labeled as "Rear."
- 5) The Stormwater Management Maintenance Plan shall be included as part of the official record.

The Board's decision may be appealed up to 30 days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process. All stipulations of approval must be completed prior to issuance of a building permit unless otherwise indicated above. Construction drawings or sketches must be reviewed and approved

Letter of Decision from April 18, 2019 Planning Board meeting
686 Maplewood Avenue-Site Plan

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by the Building Inspector prior to the issuance of a building permit. Approvals by other land use boards may also be required prior to the issuance of a building permit.

The minutes and audio recording of this meeting are available through the Planning Department.

Very truly yours,

A handwritten signature in black ink, appearing to read "Juliet T.H. Walker". The signature is fluid and cursive, with the first name "Juliet" being more prominent.

Juliet T.H. Walker, Planning Director
for Dexter Legg, Chairman of the Planning Board

JTHW:tag

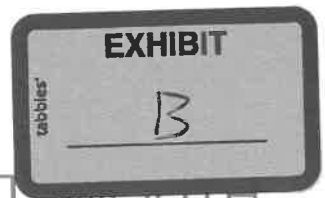
cc: Douglas LaRosa, Ambit Engineering
John Bosen, Esq., Bosen & Associates, PLLC



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216



PLANNING DEPARTMENT **PLANNING BOARD**

April 19, 2019

Mohamed Ebrahim, Director
Islamic Society of the Seacoast Area
42N Dover Point Road
Dover, NH 03820

**RE: Highway Noise Overlay District Conditional Use Permit Application for Property
Located at 686 Maplewood Avenue**

Dear Mr. Ebrahim:

The Planning Board, at its regularly scheduled meeting of April 18, 2019, reviewed your Conditional Use Permit application under Section 10.674 of the Zoning Ordinance to construct a building for religious assembly within the Highway Noise Overlay District. Said property is shown on Assessor Map 220 as Lot 90 and lies within the Single Residence B (SRB) District.

The Board voted as follows:

- 1) To find that the application satisfies the requirements of Section 10.674.40 of the Zoning Ordinance and to **grant** the Conditional Use Permit.

The Board's decision may be appealed up to 30 days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

The minutes and audio recording of this meeting are available through the Planning Department.

Very truly yours,

Juliet T.H. Walker, Planning Director
for Dexter Legg, Chairman of the Planning Board

JTHW:tag

cc: Douglas LaRosa, Ambit Engineering
John Bosen, Esq., Bosen & Associates, PLLC

1 Junkins Avenue
Portsmouth, New Hampshire 03801
Fax (603) 427-1593

**MINUTES OF THE
BOARD OF ADJUSTMENT MEETING
EILEEN DONDERO FOLEY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

7:00 P.M.

FEBRUARY 21, 2017

MEMBERS PRESENT: Chairman David Rheame, Vice-Chairman Charles LeMay, Arthur Parrott, Jeremiah Johnson, Patrick Moretti, James Lee, Peter McDonell, John Formella

MEMBERS EXCUSED: Chris Mulligan

ALSO PRESENT: Jane Ferrini, Planning Department

I. APPROVAL OF MINUTES

A) January 17, 2017

It was moved, seconded and passed unanimously (7-0) to approve the January 17, 2017 minutes.

~~H. PUBLIC HEARINGS – NEW BUSINESS~~

Chairman Rheame stated that Mr. Formella would be the alternate.

1) Case #2-1

Petitioners: Ajeet Jai Singh & Kathleen Jo Singh

Property: 140 Thornton Street

Assessor Plan 160, Lot 8

Zoning District: General Residence A

Description: Construct a rear landing/deck and stairs onto a previously approved new home.

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including a Variance from Section 10.521 to allow 33% building coverage where 25% is the maximum allowed.

SPEAKING IN FAVOR OF THE PETITION

The owner Ajeet Jai Singh was present to speak to the petition and said he needed a variance to improve his home's rear exit and to create another access. He also needed an additional 9 s.f. of retaining wall to prevent erosion. He reviewed the criteria and said that they would be met.

Minutes Approved 3-21-17

~~damage to anyone else, provided that the site plan review addressed the wetland buffers, traffic circulation, and the quality of roads in that area. Granting the variance would not diminish surrounding properties because it was the sort of thing that, after years, the houses looked pretty much like they had always been there and the value would not be affected. He said he thought it would be worse if a larger home were built on one conforming lot. Relating to hardship, he said that given the history, the combination of lots, and the wetland buffer location, the hardship test was easily met with respect to the ability to develop the lots.~~

Mr. Lee said that, based on the ad in the Portsmouth Herald in 1903 and the fact that there was a planned subdivision at that time, it had been well over 100 years and the intent was clear to develop the lots at some point in time. He said that, for the four lots to become two, he felt that time was here.

The motion passed with all in favor, 7-0, with the stipulation that the proposed plan be submitted to the Planning Board for site plan review.

~~It was moved, seconded and passed unanimously (7-0) to continue the meeting beyond 10:00.~~

4) Case #2-4

Petitioners: Portsmouth City Investment Realty Trust, Christopher McInnis, Trustee, owner, Islamic Society of the Seacoast Area, applicant

Property: At Maplewood Avenue (number not yet assigned)

Assessor Plan: Map 220, Lot 90

Zoning District: Single Residence B

Description: Construct a 4,000± s.f. building to house a religious place of assembly.

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:

- 1) A Special Exception for Section 10.440 to allow a religious place of assembly in a district where the use is only allowed by special exception.
- 2) A Variance from Section 10.521 to allow 47'± of continuous street frontage where 100' is required.

Mr. Moretti recused himself from the petition, and both alternates took voting seats.

SPEAKING IN FAVOR OF THE PETITION

Attorney John Bosen representing the applicant was present to speak to the petition. He introduced the Director of the Islamic Society, Dr. Mohammed Ibrahim. Attorney Bosen stated that the Portsmouth site would fill a void between the Portland, ME and Manchester sites. He noted that primary services would be on Friday between 1 and 2 p.m. Attorney Bosen reviewed the special exception criteria and said they would be met. He said they would go through a site plan review. He then reviewed the variance criteria and said they would be met.

Vice-Chair LeMay asked what the facility's capacity would be. Dr. Ibrahim said they did not expect more than 50-60 congregants in the short term but anticipated an expansion contingency that would result in 100 congregants in the long term.

In response to Chairman Rheume's questions, Dr. Ibrahim said it would be a one-story building, educational purposes wouldn't require expansion, and other uses might potentially involve a smaller number of people in the evenings.

Mr. Parrott asked about special events that would involve hundreds of people. Dr. Ibrahim said they would continue to book the Frank Jones Center for those events and did not plan to add a commercial kitchen to the building.

Chairman Rheume noted that the Board had received an email from Rabbi David Ross of the Portsmouth Center Temple Israel in favor of the petition.

Reverend Maren Tirabassi of 271 Lafayette Road said she was the pastor at the Madbury Union Congregational Church and was thrilled to have the Islamic Society as part of the Portsmouth community.

Robert Fellows said he was the pastor of the Community Congregational Church in Greenland and had a close relationship with the Islamic Society because they were partners in service to the Seacoast Family Promise. He attested to their positive impact on the community.

Eric Weinrieb of 9 Middle Road said he was a member of Temple Israel and welcomed the Islamic Society to the community.

Jerry Johnson of 348 Maplewood Avenue said it was a great use of the site.

SPEAKING IN OPPOSITION TO THE PETITION

Francesca Fernald of 1000 Maplewood Avenue said she was concerned about traffic and parking issues and the potential of 50 additional cars on her busy road.

Ed Miller of 5 Central Avenue asked what the relationship was between the property owner and the applicant and whether there was a pending purchase and sale agreement. Chairman Rheume said the applicant was vetted by the Planning Department. Mr. Reed said he was concerned about the special use exception as well as parking, egress, and snow and trash removal.

George Dempsey of Dennett Street felt there was a lack of engineering drawings and a traffic study and posed a possible traffic conflict with services and the dismissal of a nearby school.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Ed Miller of 5 Central Avenue said he was against the petition because the property owner knew what type of property he bought and that speculation did not guarantee success. He said there was no hardship preventing him from developing the site in the SRB zone.

Jillian Johnson of 113 Osprey Drive said she would prefer that the site have affordable housing.

Ellen Bolton of Woodbury Avenue said she was against the petition because of traffic concerns.

Esther Kennedy of 41 Pickering Avenue said she was opposed to the petition because of the lack of hardship and because she thought the neighborhood should remain a neighborhood.

Rick Becksted of 1395 Islington Street said he was concerned about traffic congestion and was opposed to the petition.

Lincoln Soldati of 51 Islington Street said he was in favor of the petition because it was a perfect use for a special exception and would not significantly increase traffic in the area.

Ed Miller again rose to speak and stated that approving the petition would not be consistent with the intent of the Ordinance and emphasized that the property was zoned SRB.

Attorney Bosen said the Islamic Society intended to purchase the property and be long-term neighbors and that there would be a site review. He said the traffic congestion numbers were not accurate, that it was a modest, appropriate use and that religious assembly places were allowed by special exception and fit the character of the neighborhood.

Francesca Fernald said she got her numbers from the City's site development website.

No one else rose to speak, and Chairman Rheame closed the public hearing.

DECISION OF THE BOARD

Mr. Johnson stated that a 4,000-s.f. place of assembly was about the size of two large houses and felt that there were plenty of uses of space inside a building that didn't have occupants. He said that the net use of a building couldn't be determined by the footprint of the exterior. He said the parking count might be high or low, but the City Ordinance stated that for a place of assembly, there should be a parking spot for every person. He said it seemed that the applicant met the parking requirement and didn't need a variance. He said a religious place of assembly was a special exception in the SRB district. He said he lived on Maplewood Avenue, where one wouldn't think a place of assembly would fit it, but he thought it was important that it was considered as a special exception because the most common place for religious assemblies was within neighborhoods and they were an important part of the fabric of the neighborhoods. He thought it could be an appropriate application. He said the traffic would be what it was but felt there was plenty of access to Maplewood Avenue and that it was close to the highway.

Mr. Lee said that, the last two times, the Board rejected the application for a special exception, using the rationale that it was improperly zoned. He said they suggested that the proper venue was for the City agency to ask that the property be rezoned. He said that nothing had changed since then, and he thought the warehouse would have generated a lot less traffic than a church of any kind. He said his thoughts had not changed and that he would not support the application.

Vice-Chair LeMay said the Board had two things in front of them, one of which was a special exception, and they got to decide whether the criteria for it were met. He said that the area was zoned for the use, with the questions answered for the special exception, so it was pretty much a finding of fact. He said the other issue was whether 47.3 feet was adequate where 100 feet was required. He said it seemed to him that when the Route 95 went through, 50 feet was left for access for the property. He said that, presumably, someone was compensated at that time for any

loss of access to the property, and although the frontage requirement wasn't known at that time, the frontage requirement may have boosted but clearly enough was left with anticipation that there would be a place to put an adequate access to the property. He said that 47 feet was substantial enough for a wide driveway and felt that it was the criteria in that regard.

Chairman Rheume said that one of the major distinctions was that some of the previous proposals that went before the Board required a variance for the use. He said it was an allowed use in the SRB that the Planning Board approved, and the City Council said it was a place of religious assembly, which is what the Planning Board looked at carefully and determined. He said that, however it looked and whatever different types of religious activity might take place there, it met the definition of the Ordinance as recognized in the law for a place of religious assembly, so it was an allowed use. He said that the special exception criteria were put in place for the Board to ensure that it was an appropriate use for the parcel. He said the bar wasn't as high as the variance one. He said there was some discussion about the stormwater runoff, which he felt that the Planning Board would look at more carefully and work with experts. He said there were plenty of other similar developments with appropriate drainage issues and felt that the project's location had more advantages because it was more elevated and could easily accept stormwater coming onto the property, and perhaps even handle it better than currently. Chairman Rheume asked whether it was in keeping with the neighborhood in terms of the scale of buildings or other structures, access ways and so on. He said that what was proposed was not an incredibly tall building but a single-story one, about 4,000 square feet. As noted, he said it could be less than what was seen in some larger homes or two medium-sized homes, so they weren't talking about an extremely large building that would impose on the neighborhood. Chairman Rheume said that the traffic was the toughest test to get over as a hurdle. He said the Board had heard the two sides of the argument. He said there were other locations in the City where there were religious places of assembly on busy roads, e.g. on Lafayette Road, Middle Road and Woodbury Avenue, and the City managed to survive with having the churches in those locations. He said there could be perhaps a short-term imposition on traffic, and noted that it was unique in that it was a Friday afternoon imposition rather than a Sunday morning one. He said the Planning Board would look at it more carefully and get a detailed traffic analysis. Chairman Rheume said there were 52 parking spaces, seven of which were handicapped, so there were maybe 50 cars trying to leave in a short period of time. He felt that was a fair number but far from overwhelming. He noted that it was fairly close to accesses as well as access onto a major highway. He said it wasn't like that traffic would be letting out and going into congested neighborhoods.

Mr. Parrott stated that two significant proposals were turned down for good reasons. He said there was a lot of discussion about the area being zoned SRB and felt it should be developed that way. He said it had been four years and that there were many opportunities for developers to put single-family homes at that site, but it hadn't happened, which to him was the most significant thing. He said there were ample opportunities and a healthy market, but no one had done it.

*Vice-Chair LeMay moved that the special exception for the application be **granted** as presented and advertised, and Mr. Johnson seconded.*

Vice-Chair LeMay noted that there had been a lot of good discussion. He said that standards were provided by the Ordinance for the particular use as permitted by the special exception and that the applicant had identified that it was an acceptable use in the SRB one, so he felt that the

special exception was applicable. He said that granting the special exception would pose no hazard to the public or adjacent property on account of fire, explosion, or release of toxic materials. There would be no detriment to surrounding property values or change in the essential characteristic of any area, including residential neighborhoods and businesses and industrial districts on account of location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutants, noise, glare, or unsightly storage of equipment, vehicles, or other materials. He said it was a single-story building in a lot behind the existing house, including a parking lot in a big open area, and the criteria was met. Granting the special exception would pose no creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity. He said that, from an every-week standpoint, it was a drop in the bucket and intensified on Fridays from 1 to 2 p.m. He pointed out that there were many other places of religious assembly on busy roads and that 50 or fewer cars managed to make their way onto the road once a week. He said that the big deal for the application was that it was concentrated into one short period of time but felt that, through the Planning Department process, it would be worked out. He said if it was too intense, a traffic policeman could be hired or a yellow blinking traffic light could be installed. Granting the special exception would pose no excessive demand on municipal services. There would be no significant stormwater runoff onto adjacent properties or street. He said that there could be a pervious parking material determined during site review as an option to keep the pervious area down but felt that the building itself was not huge in terms of impervious lot.

Mr. Johnson said he concurred with Vice-Chair LeMay and had nothing to add.

*The motion **passed**, with 6 in favor and Mr. Lee voting against.*

*Mr. Johnson then moved that the variance be **granted** for the application as presented and advertised, and Mr. McDonell seconded.*

Mr. Johnson said he would echo his previous comments. He said he did not believe that the application conflicted with the explicit or implicit purpose of the Ordinance because, although the structure wasn't a single-family residence, it was allowed through careful consideration within the City's single-family residential neighborhoods and served an important purpose. He said that hopefully it would become part of the fabric of the single-family residential zone in that part of town. Granting the variance would not threaten the public's health, safety or welfare or be injurious to the public rights in any way because he felt that it was in line with the spirit of the Ordinance. Substantial justice would be done. Mr. Johnson said he didn't see any harm to the general public that would be outweighed by harm to the applicant. He said the access to the driveway would be 24 feet wide, give or take, and based on the large size of the lot, it would be a serviceable area for users of the space to access. He added that it would also be accessible to safety or utility personnel and would be worked out through TAC. Granting the variance would not diminish the value of surrounding properties because he felt that the property could be a market improvement and that the value of surrounding properties could be increased socially and community-wise. Literal enforcement resulting in unnecessary hardship would be met, and he believed the case was made for that. He said the hardship in regard to the property couldn't really be argued, especially knowing the history of taking part of the property for the Interstate and the lot's unique shape and size as well as its relationship to the business zone and being the last residential lot buffering a business zone. He said that its relationship between the highway and the business zone was cause for an additional hardship justification.

Mr. McDonell said he echoed Mr. Johnson's comments. He said they were talking about allowing 47 feet of street frontage where a hundred feet was required, and that they already had the use that was allowed. He said that having that smaller frontage wouldn't change the essential character of the neighborhood nor threaten the public's health, safety and welfare. As for the traffic concerns, the fact that it was a 47-ft wide opening on the street as opposed to a 100-ft one would not change any public health or safety concerns that might arise and would be something addressed in the site plan review. Mr. McDonell said that the special conditions of the lot were its irregular shape and the narrowness at the road, and although it butted up against the overpass and had potential sight line concerns, he did not think that a 47-ft wide opening as opposed to a 100-ft one was something that would concern him. For those reasons, he said he supported it.

Chairman Rheume said he would support the motion. He said the project had a small frontage on Maplewood Avenue, but the purpose for requiring a 100-ft wide frontage was for keeping houses that were right up against the road from seemingly being overcrowded. He said the lot was unique and thought there was a hardship because it was a very large lot with an expanse going back but with a small footprint on the road. He said what was proposed was an equitable use because there was plenty of room for the driveway leading up to a parking area and there would be a relatively small structure on the lot. He said the use was recognized by the Ordinance and didn't think the one variance asked for was an exceptional hurdle. He said it could be accepted based on the Board's criteria and said it was also another opportunity for the Planning Board to discuss details such as sight lines and traffic studies.

The motion passed, with 6 in favor and Mr. Lee abstaining from the vote.

5) ~~Case #2-5~~

~~Petitioners: Sarah Parker (Natt) and David Natt~~

~~Property: 76 Brackett Lane~~

~~Assessor Plan: Map 206, Lot 6~~

~~Zoning District: Single Residence B~~

~~Description: Construct a 10'± x 15'± rear addition and a front farmers porch.~~

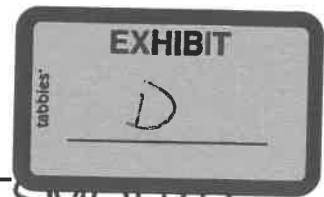
~~Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:~~

~~1) Variances from Section 10.521 to allow a rear yard of 10'8" ± where 30' is required, a right side yard of 8'10" ± where 10' is required, a front yard of 16'± where 19' is required, and 22.3%± building coverage where 20% is the maximum allowed.~~

~~2) A Variance from Section 10.321 to allow a non-conforming building to be extended, enlarged or structurally altered except in conformance with the Ordinance.~~

Mr. Moretti resumed his voting seat, and Mr. Formella was the alternate.

SPEAKING IN FAVOR OF THE PETITION



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7232

Planning Department
(603) 610-7216

PLANNING DEPARTMENT

February 24, 2017

Christopher McInnis, Trustee
Portsmouth City Investment Realty Trust
c/o Kalil & La Count
681 Wallis Road
Rye, New Hampshire 03870

Re: Property at Off Maplewood Avenue, Permit #17-131
Assessor Plan 220, Lot 90

Dear Applicant:

The Board of Adjustment at its regular meeting on February 21, 2017 completed its consideration of your application described as follows:

Application:

4) Case #2-4

Petitioners: Portsmouth City Investment Realty Trust, Christopher McInnis, Trustee, owner, Islamic Society of the Seacoast Area, applicant

Property: At Maplewood Avenue (number not yet assigned)

Assessor Plan: Map 220, Lot 90

Zoning District: Single Residence B

Description: Construct a 4,000± s.f. building to house a religious place of assembly.

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:

- 1) A Special Exception for Section 10.440 to allow a religious place of assembly in a district where the use is only allowed by special exception.
- 2) A Variance from Section 10.521 to allow 47'± of continuous street frontage where 100' is required.

Action:

The Board voted, in separate motions, to grant the special exception and variance as presented and advertised.

Review Criteria:

The special exception was granted for the following reasons:

- This is an identified use in the Single Residence B zone allowed by special exception so that the standards as provided by the Ordinance for this particular use permitted by special exception are met.
- There is nothing in the proposed use that will present a hazard to the public or adjacent property from potential fire explosion or release of toxic materials.
- This is a single story building setback from an existing house with a parking lot and an open area so that there will be no detriment to property values in the vicinity or change in the essential characteristics of the area due to the location of structures, odors, smoke or other pollutants, noise glare, heat or unsightly storage of equipment or vehicles.
- There will be no creation of a traffic safety hazard or substantial increase in the level of traffic congestion in the vicinity. The increase in traffic during the times of weekly services will occur during a relatively short period of time and be limited by the number of vehicles accommodated on the lot. Traffic generated from similar religious assembly uses is managed on other busy streets in the city and this traffic will likely flow to the highway access. A detailed traffic analysis will be addressed during the site review process.
- The proposed use will not create an excessive demand on municipal services.
- As proposed, the structure should not produce a significant increase in storm water runoff onto adjacent property or streets. The impact of impervious surfaces will also be addressed more specifically by the Technical Advisory Committee during the site review process.

The variance was granted for the following reasons:

- The proposed use is allowed in this district with the special criteria met and will become part of the greater fabric of the neighborhood. The purpose of the required street frontage is to avoid overcrowding when structures are close to the road, which is not the case on this large lot. With adequate access provided, granting the variance will not be contrary to the public interest and the spirit of the Ordinance will be observed.
- Substantial justice will be done as the benefit to the applicant if the petition is granted will not be outweighed by any harm to the general public.

- The values of surrounding properties will not be diminished by the proposal as the property will be improved with value to the community.
- Literal enforcement of the Ordinance would result in unnecessary hardship due to special conditions of the property, including the previous taking of a portion of the property for the Interstate leaving a shortened frontage, the unique shape and size of the lot with a large expanse going back from a smaller footprint, and the positioning of the lot adjacent to a highway, a business zone and a residential zone. Due to the special conditions, there is no fair and substantial relationship between the general public purposes of the Ordinance provision and its specific application to the property

As provided for in NH RSA Chapter 677, the Board's decision may be appealed 30 days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process. Construction drawings or sketches must be reviewed and approved by the Building Inspector prior to the issuance of a building permit. Approvals by other land use boards may also be required prior to the issuance of a building permit.

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

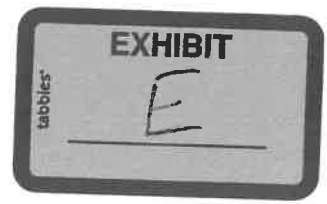
Very truly yours,



for David Rheäume, Chairman
Board of Adjustment

mek

c: Robert Marsilia, Chief Building Inspector
Roseann Maurice-Lentz, City Assessor
Portsmouth City Investment Realty Trust, Christopher McInnis, Trustee
Bernard W. Pelech, Esq.
Islamic Society of the Seacoast Area



CITY OF PORTSMOUTH

ZONING BOARD OF ADJUSTMENT

RE: APPLICATION FOR SPECIAL EXCEPTION OF ISLAMIC SOCIETY OF THE
SEACOAST AREA, APPLICANT

CHRISTOPHER MCINNIS, TRUSTEE
PORTSMOUTH CITY INVESTMENT TRUST, OWNER

RECEIVED

686 Maplewood Avenue, Portsmouth

FEB - 1 2017

APPLICANT'S NARRATIVE

BY: _____

I. INTRODUCTION

The Applicant is seeking to construct a religious place of assembly on the vacant lot adjacent to 678 Maplewood Avenue, which has an address of 686 Maplewood Avenue. The Board should be familiar with this lot as there have been proposals for alternative uses of the property which is located in an SRB District. Previous proposed uses were for a multi-unit housing complex and a 6,000 square foot warehouse. Both of the previous proposals did not receive the necessary approvals and thus, the Applicant and Owner are seeking a special exception to allow the property to be used for place of religious assembly.

The Lot is approximately 1.5 acres in size and is of an irregular shape. The lot is bordered by Maplewood Avenue on the east, Interstate Route 95 on the north, a large public utility easement on the west, and an electrical retail/wholesale distributor on the south. Access for Maplewood Avenue is the Odd Fellows Lodge and several residences.

II. THE PROPOSAL

The Applicant proposes a place of assembly as shown on the attached plan. As presently proposed there is adequate parking for the use and the structures meet all of the required setbacks.

The Islamic Society of the Seacoast Area is presently located on Dover Point Road in Dover, New Hampshire. Their plan is to construct a place of religious assembly and for related educational services and offices for the Islamic Society of the Seacoast Area. The building would contain meeting rooms and a weekend school for children with a library.

III. ARGUMENT

It is the Applicant's position that this Application meets the criteria for a special exception. Those criteria are as follows:

A. The proposed use is allowed by special exception in Article 4, in the Single Residence B District. Thus, the provisions of Section 10.232.21 are met.

B. The construction of the proposed structure would not create a hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials. The building would be constructed to today's building and fire codes, there would be no toxic materials on the site and therefore, there is no hazard to the public or

adjacent property on account of potential fire, explosion, or release of toxic materials as required by Section 10.232.22.

C. Granting the special exception would not result in a detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods on account of the location or scale of buildings and other structures, parking areas, access ways, odor, smoke, gas, dust, or other pollutant. As can be seen from the plans, the proposed structure is set back a considerable distance from the road and does not directly abut any residential neighborhoods. The parking areas are such that they would not diminish surrounding property values nor would the overall plan change the characteristics of the neighborhood. The use will not generate odor, smoke, gas, dust, or other pollutant nor will it general noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials. Thus, the Applicant believes that the requirements of Section 10.232.23 have been met.

D. Granting the special exception will not create a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity. The primary purpose of the structure is two-fold. First, to house the ISSA offices which would generate a few vehicles on a daily basis and secondly, for religious services which would generate a moderate amount of traffic at a non-peak traffic time, such that there will be no creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity. Thus, the Applicant believes that the requirements of Section 10.232.24 have been met.

E. The special exception, if granted, would not result in an excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools. The requirements of Section 10.232.25 are met.

F. Finally, the provisions of 10.232.26 are met because the proposal as presently planned would not result in a significant increase of storm water runoff onto adjacent property or streets. The Applicant is presently working with local engineers for a site plan which would result in no significant increase of storm water runoff onto adjacent property or streets. This can be accomplished by today's engineering standards and should not result in Section 10.232.26 being violated.

VI. CONCLUSION

In conclusion, it is the Applicant's position that the 6 criteria necessary for the board to grant a special exception have been met by this Application and as a result, the special exception should be granted.

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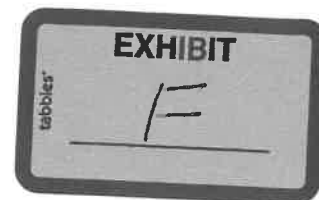
BY: _____

Date: January 31, 2017

Respectfully submitted,



Bernard W. Pelech



CITY OF PORTSMOUTH

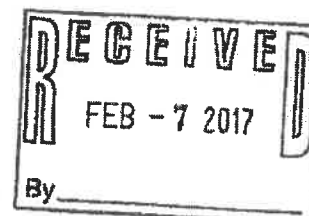
ZONING BOARD OF ADJUSTMENT

RE: VARIANCE REQUEST

**CHRISTOPHER MCINNIS, TRUSTEE
PORTSMOUTH CITY INVESTMENT TRUST, OWNER**

686 Maplewood Avenue, Portsmouth

APPLICANT'S NARRATIVE



I. INTRODUCTION

The Applicant is seeking to construct a religious place of assembly on the vacant lot adjacent to 678 Maplewood Avenue, which has an address of 686 Maplewood Avenue. The lot in question contains 1.49 acres and is located in a Single Residence B District. The lot is shown on Assessor's Tax Map 220 as Lot 90. The lot has a unique shape which results from takings for the construction of Interstate Route 95. The lot has 50' of frontage on Maplewood Avenue and is abutted entirely by Interstate Route 95 right-of-way on the north. To the south is a residential lot and a large commercial electrical warehouse/electrical supplier.

The westerly bound of the site is encumbered by a 50' transmission line easement and further to the west are residential lots. Across Maplewood Avenue is the Odd Fellows Lodge and further south of the Interstate several residences.

The unique shape of the lot creates special conditions which give rise to the hardship in this case being 50' of frontage on Maplewood Avenue where the zoning ordinance requires 100'.

II. ARGUMENT

It is the Applicant's position that the requested variance meets the 5 criteria necessary for the board to grant relief.

First, granting the requested variance would in no way alter substantially, the characteristics of the neighborhood, nor would public health, safety, and welfare be threatened. There is adequate site distance in both directions from the proposed entryway which occupies almost the entire 50' of frontage on Maplewood Avenue.

Granting the requested variance would result in substantial justice being done. Unless a variance is granted, the entire 1.49 acre parcel of land would be unusable. There is no possibility of expanding the frontage for this lot and therefore the hardship upon the Applicant would be substantial were the variance to be denied while there would be no public benefit in denying the requested variance. Therefore, when the board conducts a balancing test, it should be obvious that the hardship upon the Applicant outweighs any benefit to the general public should the variance be denied.

Granting the requested variance would not result in any diminution in value of surrounding properties. The proposed place of religious assembly would be located behind the residences at 678 Maplewood Avenue and would not be visible from Maplewood Avenue. The

closest abutter is the electrical warehouse to the south. The proposed hours of operation and use are such that granting the requested variance would in no way diminish surrounding property values.

Finally, it is the Applicant's position that there is a hardship inherent in this parcel of land which creates the need for the variance. First, there are special conditions which give rise to this hardship. These special conditions are the unique shape of the property, the fact that the shape of the property results from governmental taking for Interstate 95, which resulted in the property having 50' of frontage on Maplewood Avenue. These factors coupled with an unusual shape and the transmission line easement at the westerly bound of the property creates special conditions which give rise to the hardship and the need for the variance.

The proposed use is reasonable, being allowed by special exception. Given the history of the property, there is no fair and substantial relationship between the purpose and intent of the ordinance as it relates to this particular piece of property.

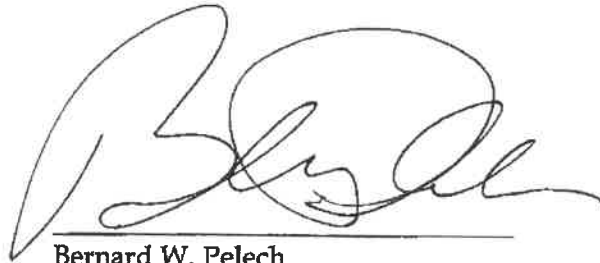
Because of this property's close proximity to Interstate 95, it is a very difficult property upon which one would place residential structures. Previously, the owner of the property has sought relief from this board for multi-family residential units which relief was denied, and thereafter for a 6,000 square foot warehouse, the relief for which warehouse was also denied.

The Applicant believes that because this use is allowed by special exception, this may be the most appropriate and fitting use for this property.

III. CONCLUSION

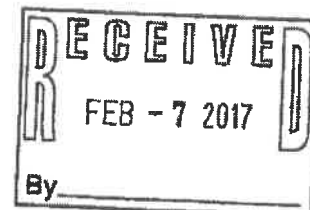
In conclusion, it is the Applicant's position that the relief requested by the Applicant being the special exception for the use and a variance to allow the lot to have 50' of frontage should be granted as presented and advertised.

Respectfully submitted,



Bernard W. Pelech

Date: February 7, 2017



STRUCTURE DATA

"A" DRAIN MANHOLE
RIM = 38.61
INV. IN (W) = 30.1 12" RCP
INV. OUT (E) = 30.0 12" RCP
(MEASURED)(STEADY FLOW)

"B" SEWER MANHOLE
RIM = 38.25
INV. IN (W) = 32.3 10" PVC
INV. OUT (SE) = 32.4 10" PVC
(MEASURED)(STEADY FLOW)
(THE PORTS. GIS RIM LABEL IS 39
AND INVERT 33.3)

"C" SEWER MANHOLE
RIM = 37.75
INV. IN (NW) = 32.3 10" PVC
INV. OUT (E) = 32.3 10" PVC
(MEASURED)(STEADY FLOW)
(THE PORTS. GIS RIM IS 38.7 AND
INVERT 33.2)

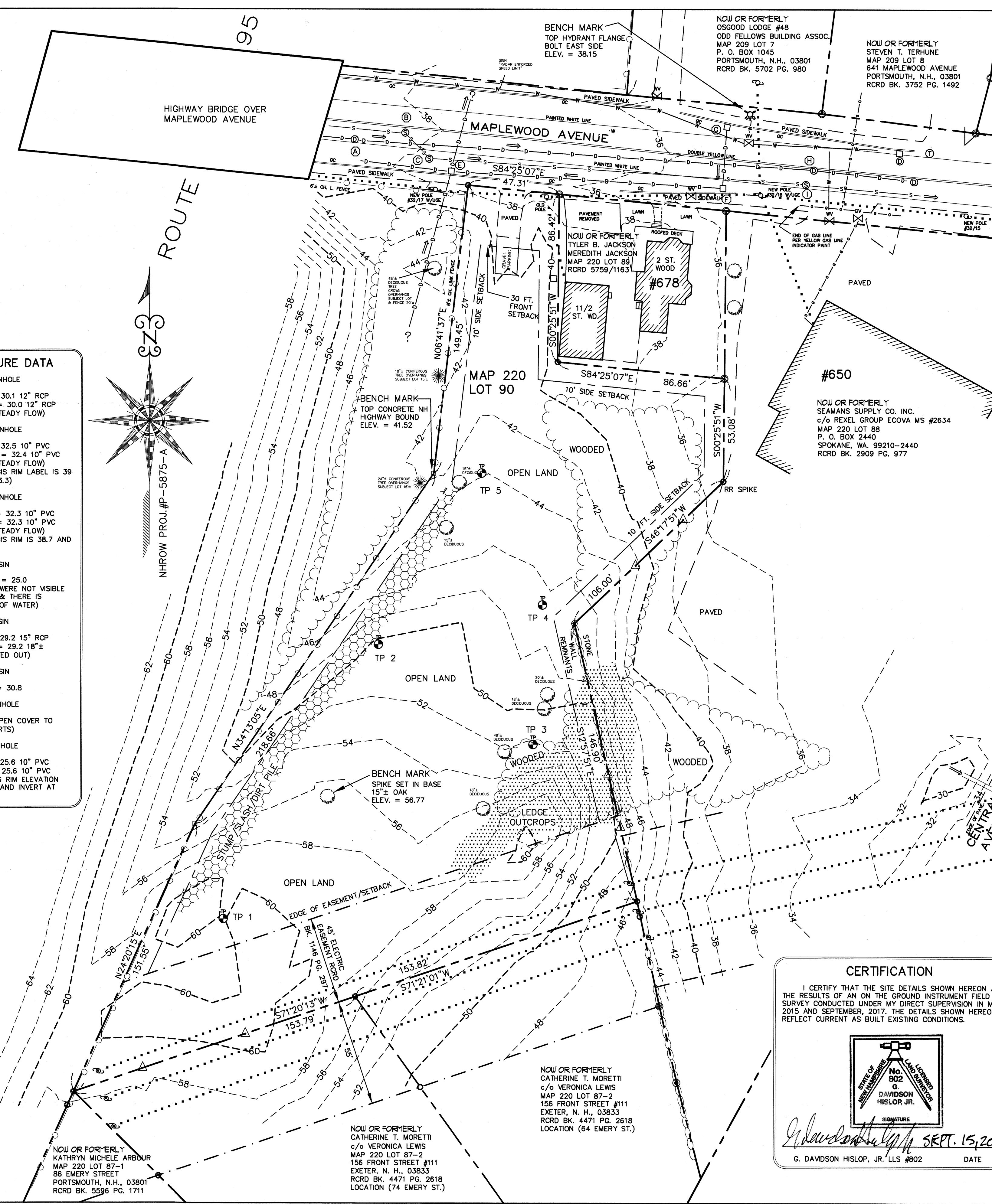
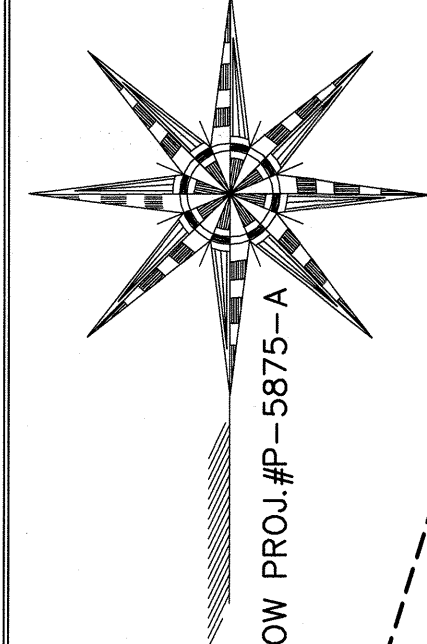
"E" CATCH BASIN
RIM = 37.23
BOTTOM ELEV. = 25.0
(THE INVERTS WERE NOT VISIBLE
UNDER SHELF & THERE IS
STEADY FLOW OF WATER)

"F" CATCH BASIN
RIM = 35.27
INV. IN (N) = 29.2 15" RCP
INV. OUT (W) = 29.2 18"±
(GRILL IS RUSTED OUT)

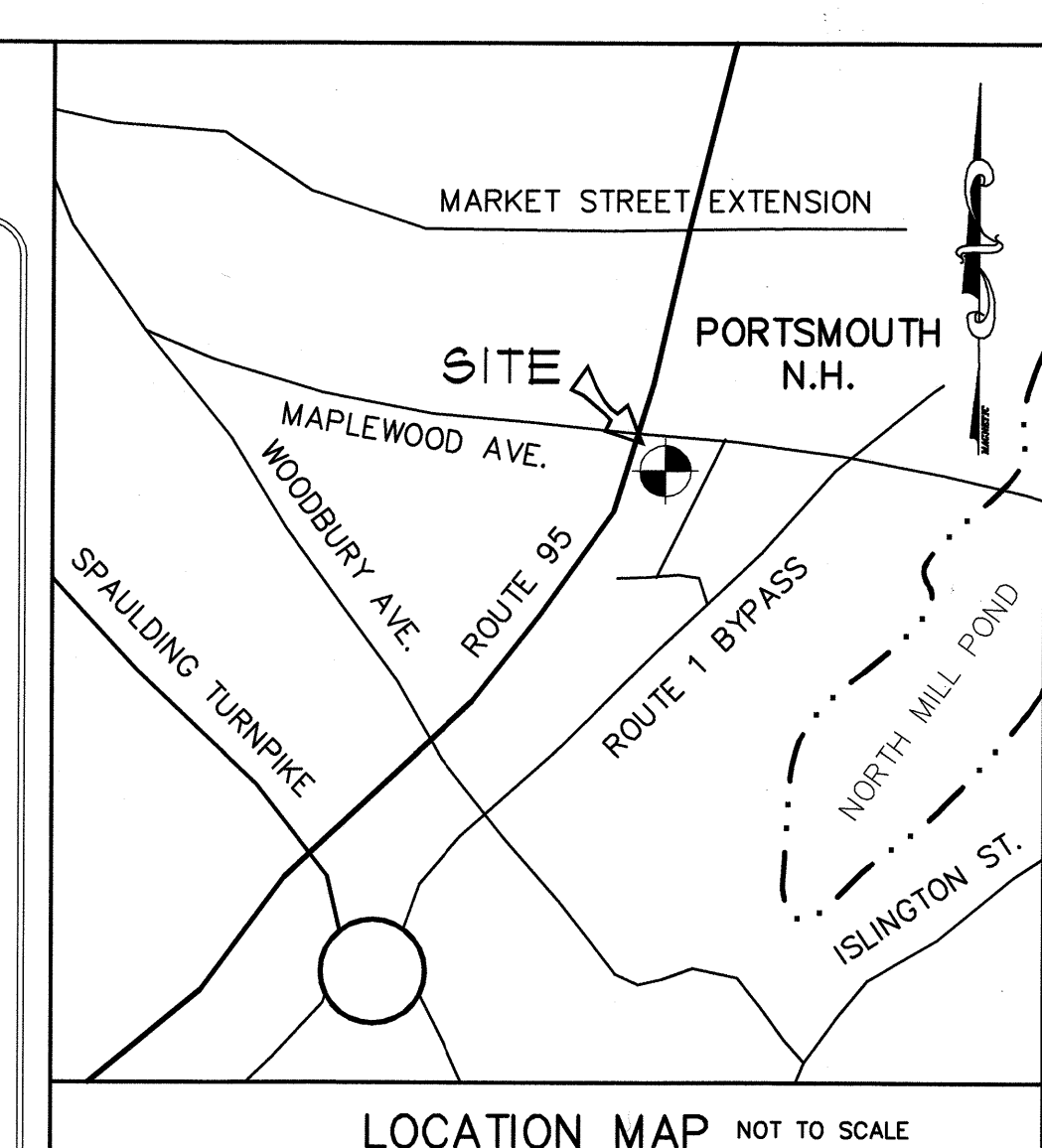
"G" CATCH BASIN
RIM = 35.29
INV. OUT (S) = 30.8

(H) DRAIN MANHOLE
RIM = 35.17
(COULD NOT OPEN COVER TO
MEASURE INVERTS)

"I" SEWER MANHOLE
RIM = 34.96
INV. IN (W) = 25.6 10" PVC
INV. OUT (E) = 25.6 10" PVC
(CITY GIS HAS RIM ELEVATION
LABELED 35.6 AND INVERT AT
26.5)



- GENERAL NOTES:**
- 1.) ZONING DISTRICT-"SRB" SINGLE RESIDENCE "B"
MIN. LOT AREA = 15,000 S.F.
MIN. FRONTAGE = 100'
MIN. LOT DEPTH = 100'
BUILDING SETBACKS
FRONT SETBACK = 30'
REAR SETBACK = 30'
SIDE SETBACK = 10'
WETLANDS SETBACK = 100' (10,000 S.F. OR GREATER)
WET LIMITED OUT ZONE = 50' (10,000 S.F. OR GREATER)
WET VEGETATED BUFFER = 25' (10,000 S.F. OR GREATER)
BUILDING RESTRICTIONS
MAX. HEIGHT = 35'
MAX. BUILDING COVERAGE = 20%
MIN OPEN SPACE = 40%
 - 2.) THIS IS AN AS-BUILT PLAN DEPICTING EXISTING CONDITIONS AS OF APRIL 2015 AND UPDATED SEPTEMBER 2017. THE LOT CORNER/LOT LINE MONUMENT LOCATIONS WERE HELD AS SHOWN ON THIS PLAN. THE BEARINGS AND DISTANCES MAY VARY SLIGHTLY FROM THE CALCULATED RECORDED DISTANCE AND BEARINGS PER REFERENCE PLAN #4 (RCRD D-38018). THE BEARING BASE IS NH GRID NORTH PER ABOVE PLAN REF. #1 (NH PROJ. P-5875-A). THIS AUTOCAD DRAWING HAS BEEN SHIFTED ONTO PORTSMOUTH GIS COORDINATES NH NAD83 GRID NORTH AS DIRECTED BY PORTSMOUTH GIS DEPT.
 - 3.) THE ELEVATION DATUM BASE IS NAVD83 ESTABLISHED USING THE HYDRANT FLANGE BOLT BENCH MARK ON MYRTLE AVENUE. THIS IS DEPICTED AS "BM-1" ELEVATION 45.86 ON RECORDED PLAN RCRD PLAN # D-37764. PLAN D-37764 NOTES ELEVATION DATUM ESTABLISHED BY SURVEY GRADE GPS READINGS.
 - 4.) THE ABUTTER HOUSE AND GARAGE/APARTMENT AT 678 MAPLEWOOD IS SERVICED BY CITY SEWER AND WATER. PORTSMOUTH COMPUTERIZED GIS UTILITY INFORMATION WAS OBTAINED FROM PORTSMOUTH DPW. THE DIAGRAM INDICATES SEWER, DRAIN AND WATER IS IN THE STREET. THE GIS DIAGRAM DOES NOT INDICATE HOW SUBJECT LOT HOUSE AND GARAGE/APARTMENT ARE HOOKED INTO WATER AND SEWER. THE PORTS. WATER/SEWER DIVISION FOREMAN JOHN ADAMS DOES NOT KNOW OF ANY UTILITY RECORDS AVAILABLE TO SHOW THE LOCATION OF THE UTILITY SERVICE CONNECTIONS. THIS APARTMENT (FORMER GARAGE) HAS BEEN GUTTED AND NEW INTERIOR ROOMS ARE CURRENTLY UNDER CONSTRUCTION. THE CARPENTER INDICATED THAT SEWER AND WATER SERVICE WAS FROM THE BIG HOUSE BETWEEN BUILDINGS.
 - 5.) SUBJECT PROPERTIES DO NOT LIE IN A FLOOD HAZARD ZONE AS SHOWN ON ROCKINGHAM COUNTY FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF PORTSMOUTH COMMUNITY #330139, PANEL #0259, SUFFIX "E" AND KNOWN AS MAP #33015C0259E WITH AN EFFECTIVE DATE OF MAY 17, 2005.
 - 6.) ABUTTING PROPERTY AT #678 MAPLEWOOD HAS A TWO STORY HOUSE AND A SEPARATE GARAGE. (GARAGE NOW BEING REFRAMED WITH ABOVE APARTMENT). A VARIANCE WAS GRANTED APRIL 10, 1979 TO ALLOW CONVERSION OF THE SECOND FLOOR OF AN EXISTING GARAGE INTO AN APARTMENT IN A SINGLE RESIDENCE II DISTRICT. A BUILDING PERMIT WAS GIVEN APRIL 25, 1979.
 - 7.) SUBJECT LOT MAP 220 LOT 90 IS A VACANT LOT PARTLY WOODED. THIS PROPERTY IS REFERRED TO AS #686 MAPLEWOOD AVENUE IN A DRIVEWAY PERMIT APPLICATION DATED 7-31-12. THE PAVED SIDEWALK CURBING WAS REMOVED WHERE THE PAVED DRIVEWAY IS NOW LOCATED AS SHOWN HEREON.
 - 8.) THE UNDERGROUND GAS SERVICE SHOWN HEREON IN FRONT OF 650 MAPLEWOOD AVE. WAS PLOTTED FROM YELLOW GAS LINE PAINT MARKINGS LOCATED BY FIELD SURVEY. THE GAS PAINT MARKS INDICATES THE GAS LINE ENDS BEFORE CROSSING IN FRONT OF SUBJECT LOT AS SHOWN.
 - 9.) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE, BEING PLOTTED FROM OBSERVED ABOVE GROUND STRUCTURES AND PAINT MARKS.
 - 10.) SUBJECT LOT 90 SUBJECT TO AN ELECTRIC EASEMENT PER RCRD BK. 1146 PG. 297. THIS EASEMENT IS ON THE REAR 45 FEET OF SUBJECT LOT 90 ADJOINING THE MORETTI PROPERTIES AS SHOWN AND ALLOWS FOR THE ELECTRIC TRANSMISSION LINES OPERATION AND MAINTENANCE. THERE IS CURRENTLY AN OVERHEAD ELECTRIC LINE CROSSING SUBJECT LOT AS SHOWN.
 - 11.) SUBJECT LOT SUBJECT TO AN EASEMENT TO PERMIT THE STAIRWAY AND DECK ON APARTMENT BUILDING THAT ENCLOSED SUBJECT LOT 90 PER RCRD BK. 5759 PG. 1160. THIS EASEMENT TO EXTINGUISH UPON REMOVAL OF ENCROACHING DECK AND STAIRS IF NOT REPLACED WITHIN 6 MONTHS OF REMOVAL. THE ENCROACHING STAIRS AND DECK ON THE WEST SIDE OF THE APARTMENT (GARAGE) BUILDING WERE REMOVED AS OF SEPT. 7, 2017.
 - 12.) JOSEPH W. NOEL, N.H. CERTIFIED WETLAND SCIENTIST #086, (207-384-5587) INVESTIGATED THE SUBJECT PROPERTIES LOT 89 & LOT 90 APRIL 4, 2015 AND THERE WERE NO WETLANDS.
 - 13.) PER PORTSMOUTH PLANNING DEPT. SUBJECT PROPERTY MAP 220 LOT 90 AT 686 MAPLEWOOD AVENUE RECEIVED A VARIANCE ON FEB. 21, 2017 TO PERMIT THE CONSTRUCTION OF A 4,000 SQ. FOOT PLACE OF WORSHIP AND A VARIANCE FOR REQUIRED FRONTAGE.



- PLAN REFERENCES:**
- 1.) STATE OF N. H. DEPT. OF PUBLIC WORKS AND HIGHWAYS FEDERAL AID RIGHT OF WAY PROJECT #1-95-1(9)14, INTERSTATE ROUTE 95 N. H. PROJECT #P-5875-A RCRD PLAN #D-2229-6.
 - 2.) STATE OF N. H. DEPT. OF PUBLIC WORKS AND HIGHWAYS FEDERAL AID RIGHT OF WAY PROJECT #1-95-1(10)14, INTERSTATE ROUTE 95 N. H. PROJECT #P-5875-B, RCRD PLAN #D-2498-3.
 - 3.) "PROPOSED DIVISION OF LAND OF CATHERINE T. MORETTI, PHASE 2 - MYRTLE AVENUE & CENTRAL AVENUE PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE" BY CIVIL CONSULTANTS ENGINEERS, REVISED 5-30-2014, RCRD PLAN #D-38286. (SEE ALSO EARLIER PLAN RCRD PLAN #D-37764)
 - 4.) "CORRECTION PLAN, LAND BOUNDARY SURVEY PLAN DEPICTING LAND OWNED BY INDEPENDENT ORDER OF ODD FELLOWS, OSGOOD LODGE #48 KNOWN AS TAX MAP 209 LOT 6/#651 MAPLEWOOD AVE. AND DEPICTING LAND OWNED BY WARREN V. STEARNS & HELEN W. STEARNS KNOWN AS TAX MAP 220 LOT 89/#678 MAPLEWOOD AVE AND DEPICTING LAND OWNED BY WARREN V. STEARNS KNOWN AS TAX MAP 220 LOT 90" BY KNIGHT HILL LAND SURVEYING SERVICES, INC. DATED OCT., 2003, REVISED NOV. 19, 2013, RCRD PLAN #D-38016.

SITE DATA
TAX MAP 220 LOT 90
OWNER OF RECORD:
ISLAMIC SOCIETY OF THE
SEACOAST AREA
42N DOVER POINT ROAD
DOVER, N. H., 03820
DEED: RCRD BK. 5806 PG. 2816
AREA: 1.44 ACRE

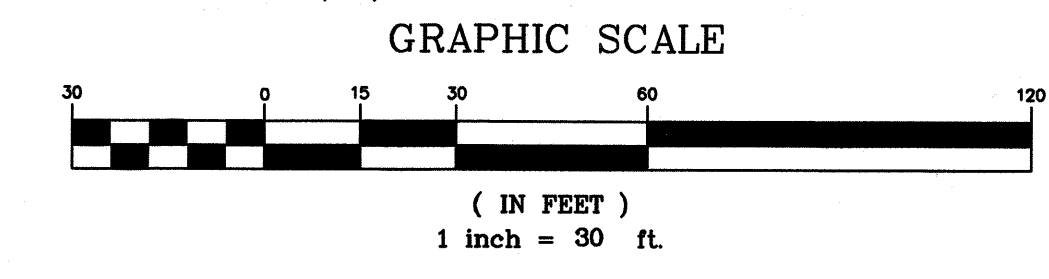
EXISTING CONDITIONS & TOPOGRAPHY PLAN

for vacant lot known as
TAX MAP 220 LOT 90
owned by
ISLAMIC SOCIETY OF THE SEACOAST AREA
located at
686 MAPLEWOOD AVENUE
PORTSMOUTH, NEW HAMPSHIRE
ROCKINGHAM COUNTY

DATE: SEPT. 14, 2017 SCALE: 1" = 30' PROJECT # 1938ASBUILT

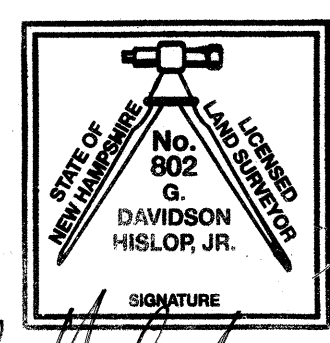
PREPARED FOR:
ISLAMIC SOCIETY OF THE
SEACOAST AREA
42N DOVER POINT RD.
DOVER, N. H., 03820
c/o MOHAMMED EBRAHIM, PH.D., P.E.
attn: DOUG LAROSA
djl@ambitengineering.com
603-430-9282 (312)

PREPARED BY:
KNIGHT HILL LAND SURVEYING
SERVICES, INC.
c/o DAVE HISLOP
34 OLD POST ROAD
NEWINGTON, N. H. 03801
(603) 436-1330
dave@khlhillsurveying.com

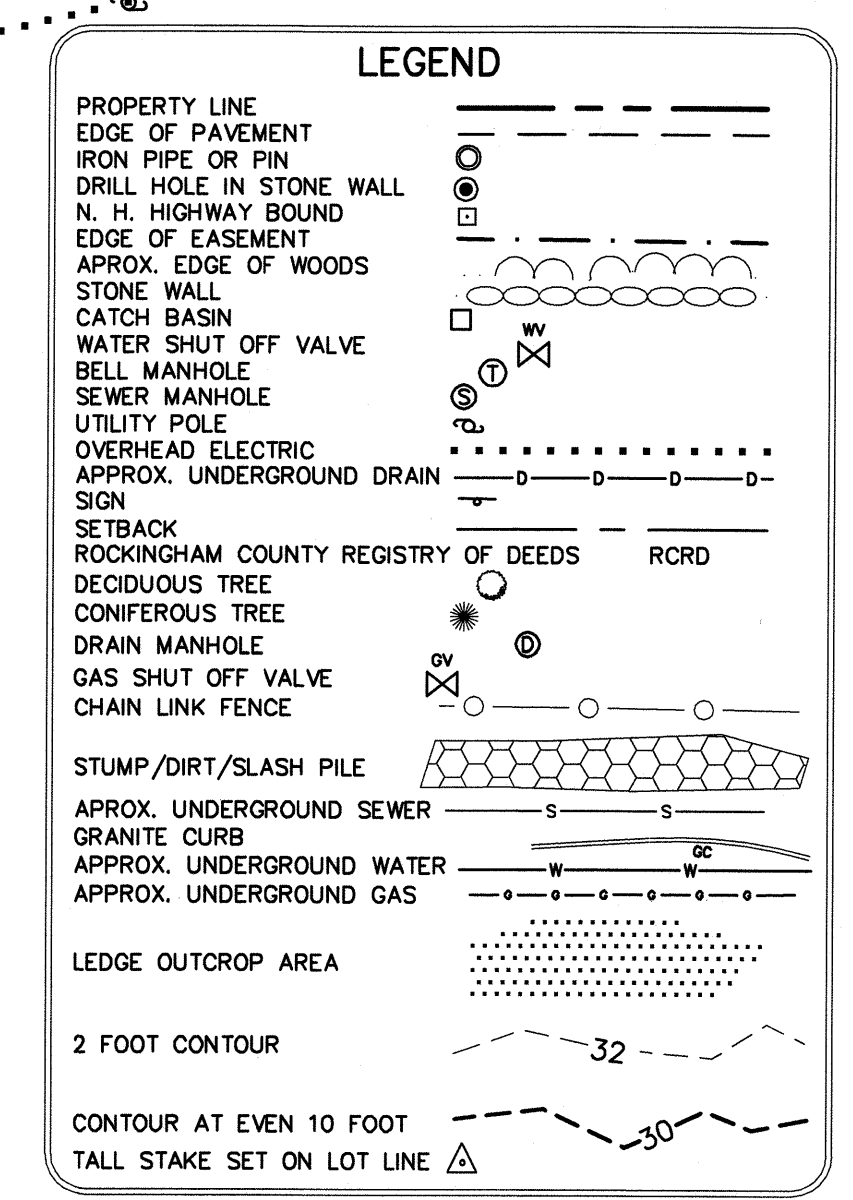


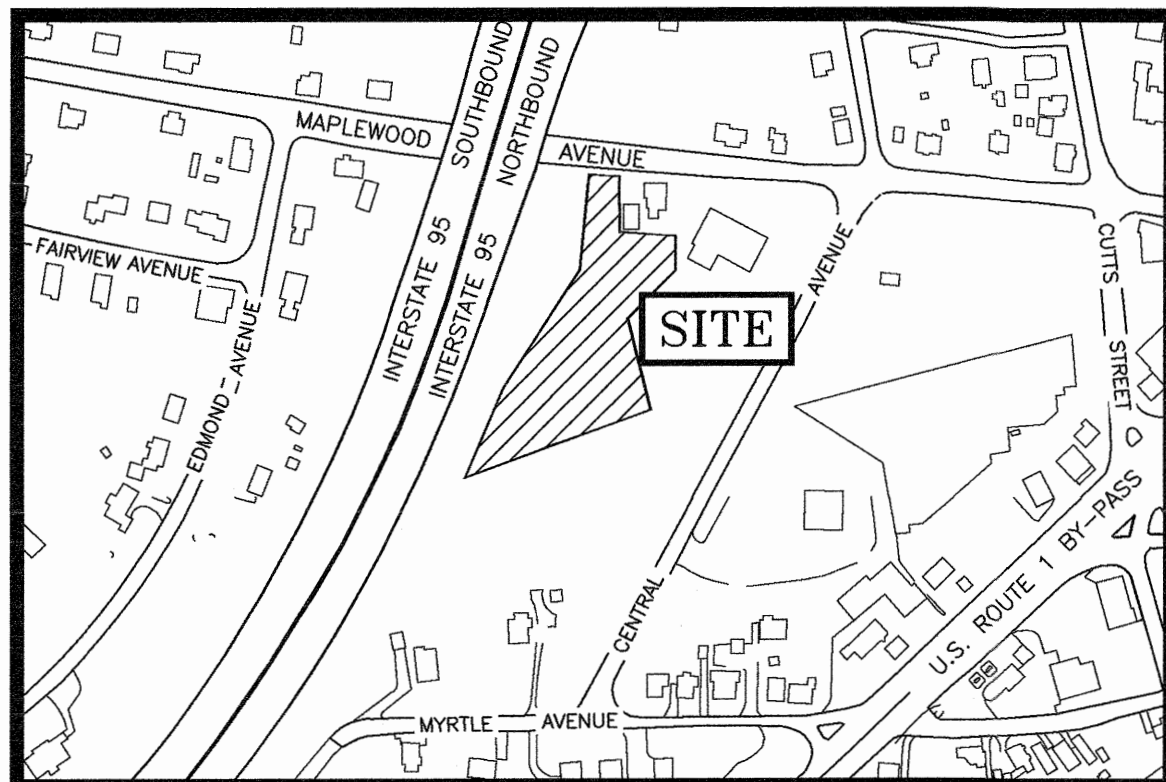
CERTIFICATION

I CERTIFY THAT THE SITE DETAILS SHOWN HEREON ARE THE RESULTS OF AN ON THE GROUND INSTRUMENT FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN MARCH 2015 AND SEPTEMBER, 2017. THE DETAILS SHOWN HEREON REFLECT CURRENT AS BUILT EXISTING CONDITIONS.



G. Davidson Hislop, Jr. SEPT. 15, 2017
G. DAVIDSON HISLOP, JR. LLS #802 DATE





LOCATION MAP

SCALE 1"=300'

LEGEND

- MAP 124 / LOT 21
- N/F NOW OR FORMERLY
RP RECORD OF PROBATE
RCRD ROCKINGHAM COUNTY
REGISTRY OF DEEDS
DH FND DRILL HOLE FOUND
BND FND CONC BOUND FOUND
IP FND IRON PIPE / IRON ROD FOUND
S SEWER LINE
G GAS LINE
D STORM DRAIN
W POTABLE WATER LINE
O OVERHEAD WIRES
C CONTOUR LINE
E EDGE OF PAVEMENT
U UTILITY POLE (w/ GUY) (w/ LIGHT)
S SHUTOFF/CURB STOP (WATER, GAS, SEWER)
H HYDRANT
CB CATCH BASIN
S SEWER MANHOLE
EL ELEVATION
EP EDGE OF PAVEMENT
FF FINISHED FLOOR
INV INVERT
TBM TEMPORARY BENCHMARK
TYP TYPICAL
LSA LANDSCAPE AREA
VGC/SGC VERTICAL / SLOPED GRANITE CURB
PVC POLYVINYL CHLORIDE PIPE

APPROVAL NOTES:

- 1) THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- 2) 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.
- 3) THE OWNER OF RECORD AND SUBSEQUENTLY THE CONDOMINIUM UNIT ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
- 4) ALL REQUIRED PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY, AND KEPT FREE OF REFUSE AND DEBRIS. ALL REQUIRED FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR.
- 5) THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.
- 6) ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

VARIANCES GRANTED
(2/21/2017):

- *CASE #2-4: "THE BOARD VOTED, IN SEPARATE MOTIONS, TO GRANT THE SPECIAL EXCEPTION AND VARIANCE AS PRESENTED AND ADVERTISED."
- 1) A SPECIAL EXCEPTION FOR SECTION 10.440 TO ALLOW A RELIGIOUS PLACE OF ASSEMBLY IN A DISTRICT WHERE THE USE IS ONLY ALLOWED BY SPECIAL EXCEPTION.
- 2) A VARIANCE FROM SECTION 10.521 TO ALLOW 47'± OF CONTINUOUS STREET FRONTAGE WHERE 100' IS REQUIRED.

DIMENSIONAL REQUIREMENTS:

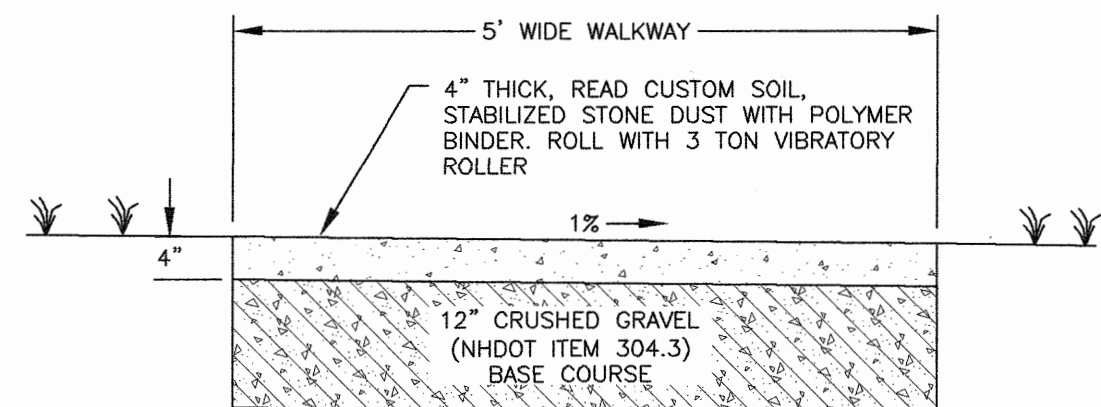
SRB: SINGLE RESIDENCE "B"	REQUIRED	EXISTING	PROPOSED
MIN. FRONT YARD:	30 FEET	NA	151.2 FEET
MIN. SIDE YARD:	10 FEET	NA	13.0 FEET
MIN. REAR YARD:	30 FEET	NA	57.8 FEET
CONTINUAL STREET FRONTAGE:	100 FEET	47.2 FEET	*47.2 FEET
DEPTH:	100 FEET	>100 FEET	>100 FEET
MAX. STRUCTURE HEIGHT:	35 FEET	0 FEET	<35 FEET
ROOF APPURTENANCE:	8 FEET	0 FEET	8 FEET
MAX. BUILDING COVERAGE:	20%	0%	6.2%
MIN. LOT AREA:	15,000 SF	62,776 SF	62,776 SF
MIN. OPEN SPACE COVERAGE:	40%	99.6%	40.3%*

*SIDEWALKS COUNTED AS OPEN SPACE.

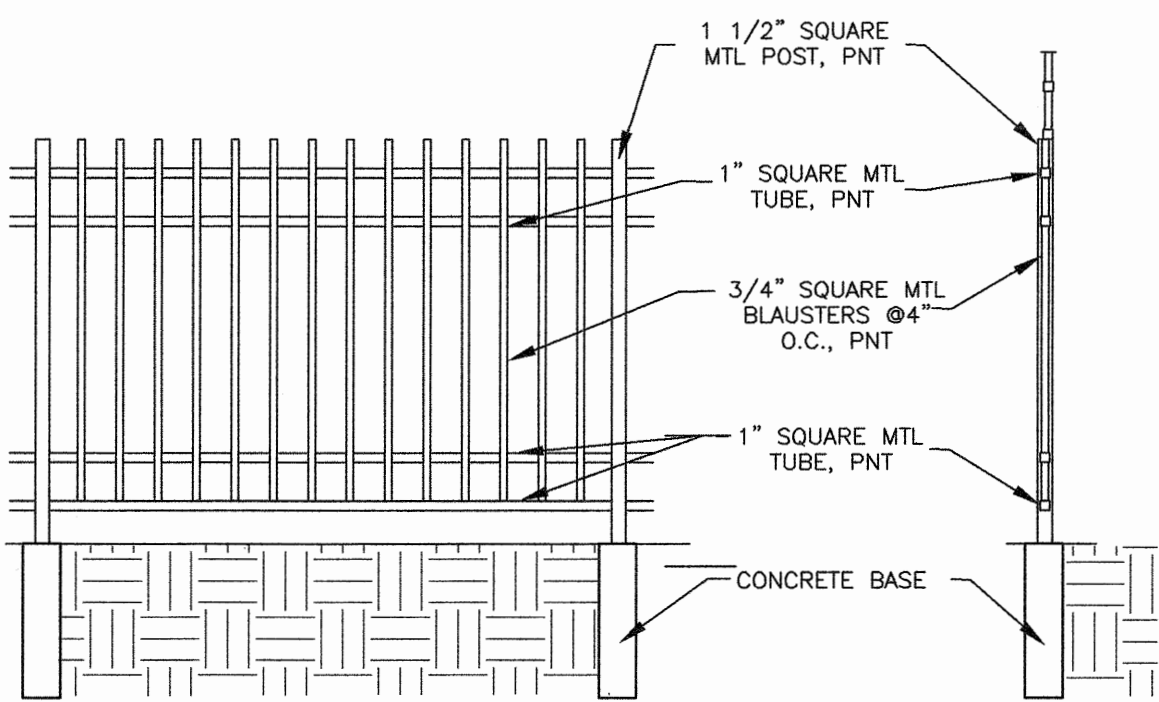
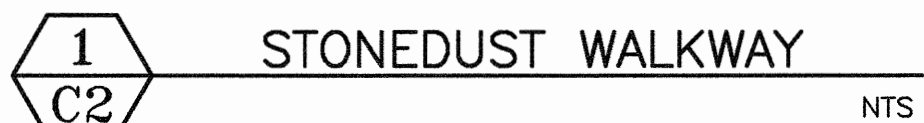
IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	0	3,880
PAVEMENT	306	30,860
GRAVEL	219	0
RETAINING WALLS	0	820
STEPS AND LANDINGS	0	131
ENTRANCE PAD & PADS	0	769
5' WIDE SIDEWALK*	0	4885
TOTAL	525	41,345
LOT SIZE	62,776	62,776
% LOT COVERAGE*	0.8%	65.9%

* SIDEWALKS COUNTED AS OPEN SPACE



CROSS SECTION

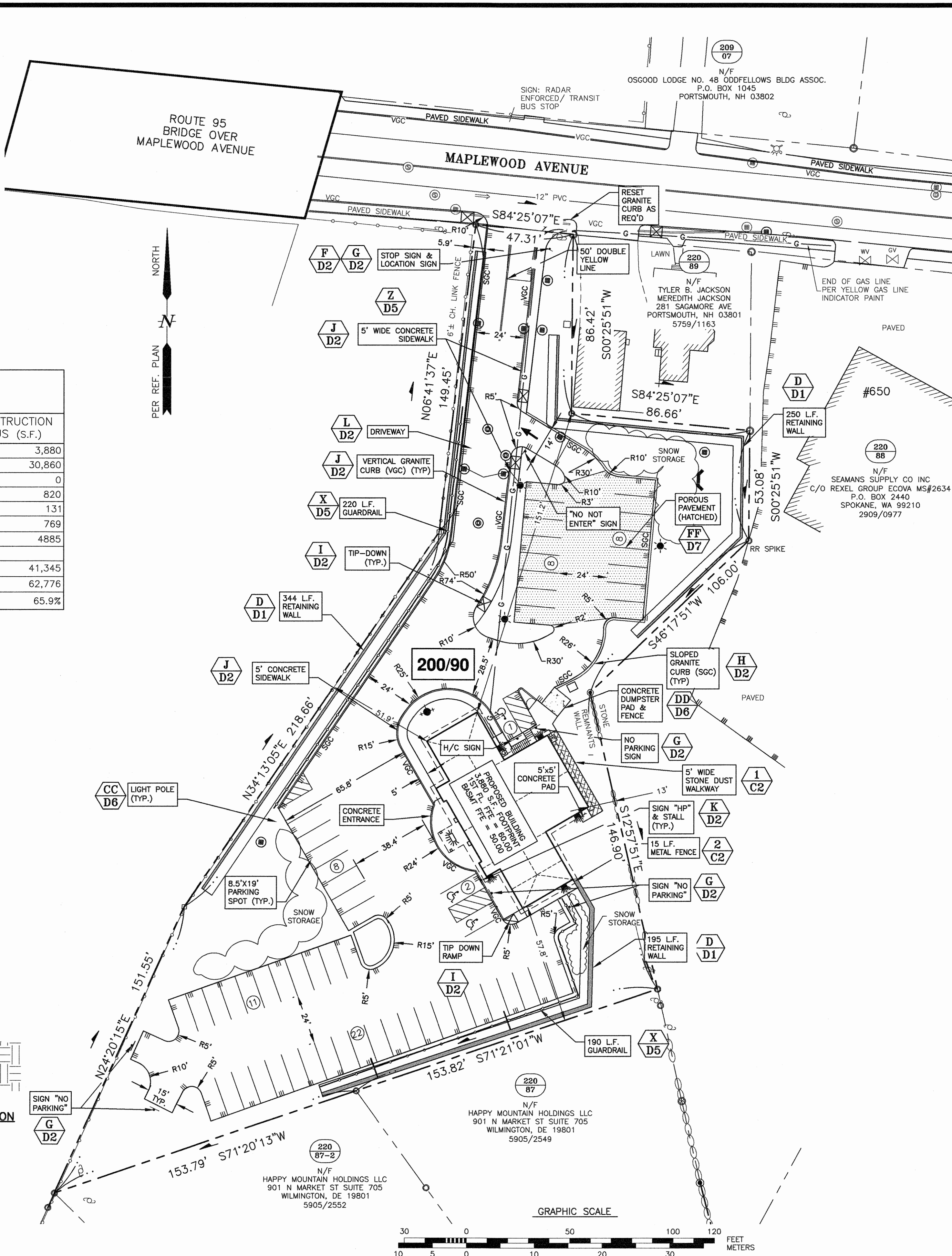


ELEVATION

SECTION



NTS



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

NOTES:

- 1) PARCEL LOCATED ON 686 MAPLEWOOD AVENUE IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 220 AS LOT 90.
- 2) OWNER OF RECORD:
ISLAMIC SOCIETY OF SEACOAST AREA
PO BOX 684
DOVER, NH 03821
5806/2816
- 3) SITE AREA IS 62,776 S.F. (1.44 ACRES)
- 4) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 5) PARCEL ARE LOCATED IN THE SINGLE RESIDENCE "B" (SRB) ZONING DISTRICT.
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LAYOUT OF SITE DEVELOPMENT ON TAX MAP 220 LOT 90. SEE COMPLETE SET OF PLANS ON FILE WITH THE CITY OF PORTSMOUTH.
- 7) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. SEE PLAN REFERENCE #1.
- 8) BUILDING NUMBERING TO BE COORDINATED WITH 911.
- 9) EXCESS SNOW SHALL BE TRUCKED FROM SITE
- 10) THE PLAN FOR SOLID WASTE REMOVAL IS TO PROVIDE DUMPSTERS FOR WEEKLY PICKUP.
- 11) STORMWATER MANAGEMENT INSTALLATIONS SHALL BE INSPECTED BY DPW DURING CONSTRUCTION AND AN ANNUAL REPORT SHALL BE SUBMITTED TO THE DPW DEPARTMENT REGARDING THE FUNCTION OF THE DESIGN.

PARKING ANALYSIS:

A PARKING DEMAND ANALYSIS WAS PERFORMED INDICATING THAT 71 SPACES ARE REQUIRED FOR THIS SITE.

A CONDITIONAL USE PERMIT TO ALLOW 60 PARKING SPACES WHERE 71 ARE REQUIRED BY A PARKING DEMAND ANALYSIS WAS GRANTED BY THE PLANNING BOARD ON JANUARY 17, 2019 WITH CONDITION THAT THE ACTUAL MAXIMUM PARKING BE REPORTED IN 6 MONTHS AND 1 YEAR FROM THE DATE OF OCCUPANCY.

PROPOSED PARKING:

REGULAR SPACES = 57 SPACES
HANDICAP SPACES = 3 SPACES
TOTAL SPACES = 60 TOTAL SPACES

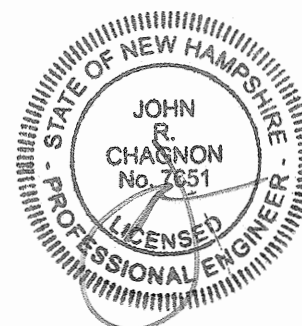
REFERENCE PLAN:

- 1) "EXISTING CONDITIONS & TOPOGRAPHY PLAN FOR VACANT LOT KNOWN AS TAX MAP 220 LOT 90 OWNED BY ISLAMIC SOCIETY OF THE SEACOAST AREA LOCATED AT 686 MAPLEWOOD AVENUE PORTSMOUTH NH ROCKINGHAM COUNTY" DATE: SEPT. 14, 2017, SCALE: 1" = 30' PREPARED BY: KNIGHT HILL LAND SURVEYING SERVICES, INC. C/O DAVE HISLOP 34 OLD POST ROAD, NEWINGTON NH 03801 (603) 436-1330, dave@khlansurveying.com

PORTSMOUTH
MAPLE MASJID
686 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	5/9/19

REVISIONS



SCALE: 1" = 30' AUGUST 2018

SITE PLAN

C2



EXTERIOR TRIM NOTES:

SIDING DETAIL
1" STUCCO

ROOFING
SLATELINE GAF SHINGLE
W/ GRACE TRI-FLEX UNDERLAYMENT.
METAL ROOF @ SIDE TOWER & LOWER
REAR DOOR ROOF (SEE ELEVATIONS)

FASCIA DETAIL
1x8, 1x2

SOFFIT DETAIL
1x12, OR (2) 1x12 NON-VENTED

FRIEZE DETAIL:
5/4x8 w/ 1x8 SUB FRIEZE & 3/8" CROWN
(NO CROWN @ DORMER)

RAKE DETAIL
1x10, 1x2 RAKE (MAIN ROOF)
1x8, 1x2 RAKE (DORMER ROOF)

RAKE SOFFIT DETAILS
(2) 1x12 (FRONT MAIN ROOF)
NONE (REAR MAIN ROOF & DORMER)

RAKE FRIEZE DETAIL:
5/4x10 w/ 1x10 SUB FRIEZE & CORBEL BLOCKS
(FRONT MAIN ROOF ONLY)

WINDOW TRIM
5/4x5 CASING w/ 1x4 SUB BOARD TYP.
3/8" CROWN w/ CAP & DENTIL BOARDS BELOW
(SEE ELEVATIONS FOR LOCATIONS)

DOOR TRIM
5/4x5 CASING w/ 1x4 SUB BOARD

CORNER BOARDS
5/4x8 w/ 1x6 SUB BOARD TYP.
BROWNSTONE PRECAST VENEER QUINOS
w/ 1x SUB BOARDS AS REQUIRED
(SEE ELEVATIONS FOR LOCATIONS)

SKIRT BOARD
5/4x8 w/ 1x8 SUB BOARD

STONE VENEER
NONE

DECKING
COMPOSITE

RAILINGS
COMPOSITE

NOTE:
AZEK TRIM

FRONT ELEVATION

1/4" = 1'-0"

WINDOW SCHEDULE			
LOC.	SIZE / UNIT *	ROUGH OFNG.	COMMENTS
FIRST FLOOR			
(A)	C-2646	2'-6 1/2" x 4'-6 3/4"	CASEMENT
(B)	P-2660***	2'-6 1/2" x 6'-0 3/4"	PICTURE WINDOW MULLED
	P-2676***	2'-6 1/2" x 7'-6 3/4"	CUSTOM PICTURE WINDOW
SECOND FLOOR			
(C)	COSTUM***	8'-0 1/2" x 10'-1 3/8"	CUSTOM PICTURE WINDOW
(D)	COSTUM***	8'-0 1/2" x 13'-1 3/8"	CUSTOM PICTURE WINDOW
(E)	A-2620-2W	5'-0 1/2" x 2'-0 3/4"	DBL AWNING
(F)	COSTUM***	8'-6 1/2" x 3'-3"	CUSTOM PICTURE WINDOW
(G)	COSTUM***	8'-6 1/2" x 3'-11 1/2"	CUSTOM PICTURE WINDOW
(H)	COSTUM***	8'-6 1/2" x 3'-11 1/2"	CUSTOM PICTURE WINDOW
(I)	COSTUM***	8'-6 1/2" x 3'-3"	CUSTOM PICTURE WINDOW
(J)	A-2020	2'-0 1/2" x 2'-0 3/4"	DBL AWNING
(K)	COSTUM***	2'-6 1/2" x 5'-8 1/2"	CUSTOM PICTURE WINDOW
BASEMENT			
(L)	C-2640-2W	2'-6 1/2" x 4'-0 3/4"	DBL CASEMENT

NOTES:
1. REFER TO FLOOR PLANS & ELEV. FOR CASEMENT WINDOW OPERATION
2. REFER TO ELEVATIONS FOR GRILLE PATTERNS
* REFER TO FLOOR PLANS & ELEV. FOR MULLED WINDOW LOCATIONS
** NON OPERATIONAL WINDOW
*** SEE ELEVATIONS FOR CUSTOM WINDOWS SHAPE AND DIMENSIONS
3. VERIFY ALL WINDOWS SIZES AND R.O.'S WITH MANUFACTURE BEFORE ORDERING.
BRING ANY WINDOW DISCREPANCIES TO LIVING SPACES, INC. ATTENTION IMMEDIATELY.


EXTERIOR DOOR SCHEDULE			
LOC.	UNIT # / SIZE	ROUGH OFNG.	MANUFACTURER
FIRST FLOOR			
(1)	1 / 8000	8'-0" x 8'-0"	(NONOPERATING)
(2)	1 / 8000	8'-0" x 8'-0"	
(3)	1 / 3068	3'-2 1/2" x 6'-10 1/2"	
(4)	1 / 3068	3'-2 1/2" x 6'-10 1/2"	

NOTES:
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2. REFER TO ELEVATIONS FOR GRILLE PATTERNS
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3. DO NOT SCALE DRAWING, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.



ATTAR ENGINEERING, INC.
CIVIL ♦ STRUCTURAL ♦ MARINE
1284 STATE ROAD - ELIOT, MAINE 05903
PHONE: (207)439-6023 FAX: (207)439-2128

PROJECT:
Maple Masjid of Portsmouth
686 Maplewood Ave., Portsmouth, NH

Phone: 603-964-5180
Fax: 603-964-2008

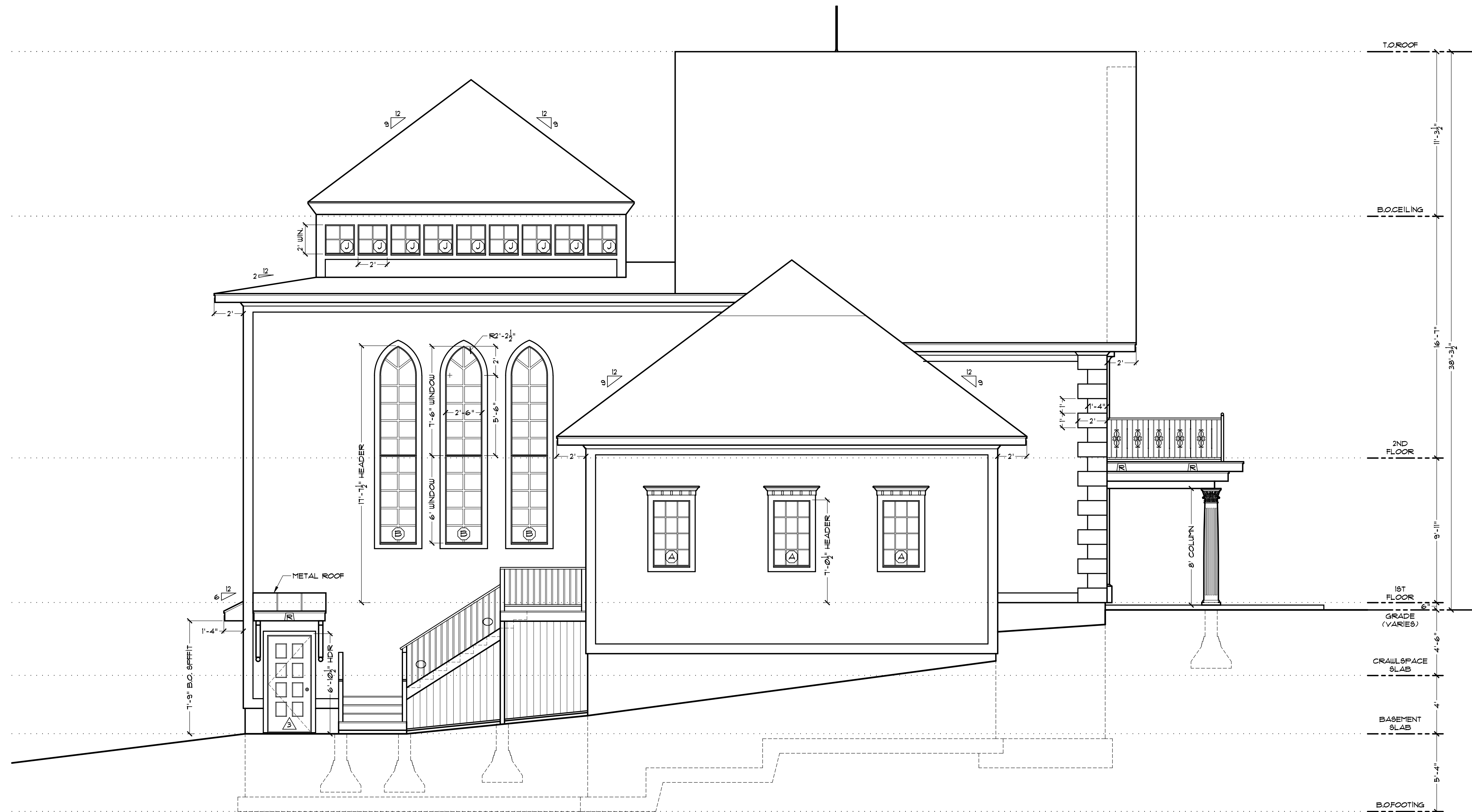
DATE:
10-8-19

REVISED:

DWG. NO.:
1

81241 Washington Road
Rye, NH 03870

Living Spaces, Inc.
Email: livingspaces@comcast.net



LEFT ELEVATION
1/4" = 1'-0"

EXTERIOR TRIM NOTES:

- SIDING DETAIL**
1" STUCCO
- ROOFING**
SLATELINE GAF SHINGLE
W/ GRACE TRI-FLEX UNDERLAYMENT.
METAL ROOF @ SIDE TOWER & LOWER
REAR DOOR ROOF (SEE ELEVATIONS)
- FASCIA DETAIL**
1x8, 1x2
- SOFFIT DETAILS**
1x12, OR (2) 1x12 NON-VENTED
- FRIEZE DETAIL:**
5/4x8 w/ 1x8 SUB FRIEZE & 3/8" CROWN
(NO CROWN @ DORMER)
- RAKE DETAIL**
1x10, 1x2 RAKE (MAIN ROOF)
1x8, 1x2 RAKE (DORMER ROOF)
- RAKE SOFFIT DETAILS**
(2) 1x12 (FRONT MAIN ROOF)
NONE (REAR MAIN ROOF & DORMER)
- RAKE FRIEZE DETAIL:**
5/4x10 w/ 1x10 SUB FRIEZE & CORBEL BLOCKS
(FRONT MAIN ROOF ONLY)
- WINDOW TRIM**
5/4x5 CASING w/ 1x4 SUB BOARD TYP.
3/8" CROWN w/ CAP & DENTIL BOARDS BELOW
(SEE ELEVATION FOR LOCATIONS)
- DOOR TRIM**
5/4x5 CASING w/ 1x4 SUB BOARD
- CORNER BOARDS**
5/4x8 w/ 1x6 SUB BOARD TYP.
BROUNSTONE PRECAST VENEER QUOINS
w/ 1x SUB BOARDS AS REQUIRED
(SEE ELEVATIONS FOR LOCATIONS)
- SKIRT BOARD**
5/4x8 w/ 1x8 SUB BOARD
- STONE VENEER**
NONE
- DECKING**
COMPOSITE
- RAILINGS**
COMPOSITE
- NOTE:**
AZEK TRIM

WINDOW SCHEDULE			
LOC.	SIZE / UNIT *	ROUGH OPNG.	COMMENTS
FIRST FLOOR			
(A)	C-2646	2'-6 1/2" x 4'-6 3/4"	CASEMENT
(B)	F-2660***	2'-6 1/2" x 6'-0 3/4"	PICTURE WINDOW MULLED
	F-2676***	2'-6 1/2" x 7'-6 1/2"	CUSTOM PICTURE WINDOW
SECOND FLOOR			
(C)	COSTUM***	8'-0 1/2" x 10'-1 3/8"	CUSTOM PICTURE WINDOW
(D)	COSTUM***	8'-0 1/2" x 13'-1 3/8"	CUSTOM PICTURE WINDOW
(E)	A-2620-2W	5'-0 1/2" x 2'-0 3/4"	DBL AWNING
(F)	COSTUM***	8'-6 1/2" x 3'-3"	CUSTOM PICTURE WINDOW
(G)	COSTUM***	8'-6 1/2" x 3'-11 1/2"	CUSTOM PICTURE WINDOW
(H)	COSTUM***	8'-6 1/2" x 3'-11 1/2"	CUSTOM PICTURE WINDOW
(I)	COSTUM***	8'-6 1/2" x 3'-3"	CUSTOM PICTURE WINDOW
(J)	A-2620	2'-0 1/2" x 2'-0 3/4"	DBL AWNING
(K)	COSTUM***	2'-6 1/2" x 5'-0 1/2"	CUSTOM PICTURE WINDOW
BASEMENT			
(L)	C-2640-2W	2'-6 1/2" x 4'-0 3/4"	DBL CASEMENT

- NOTES:
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2. REFER TO ELEVATIONS FOR GRILLE PATTERNS
* REFER TO FLOOR PLANS & ELEV. FOR MULLED WINDOW LOCATIONS
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BRING ANY WINDOW DISCREPANCIES TO LIVING SPACES, INC. ATTENTION IMMEDIATELY.

EXTERIOR DOOR SCHEDULE			
LOC.	UNIT # / SIZE	ROUGH OPNG.	MANUFACTURER
FIRST FLOOR			
(A)	1 / 8080	8'-0" x 8'-0"	(NONOPERATING)
(B)	1 / 8080	8'-0" x 8'-0"	
(C)	1 / 3068	3'-2 1/2" x 6'-10 1/2"	
(D)	1 / 3068	3'-2 1/2" x 6'-10 1/2"	

- NOTES:
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686 Maplewood Ave., Portsmouth, NH

Phone: 603-964-5180
Fax: 603-964-2020
DATE: 10-8-19
REVISED:
DWG. NO. 2
Email: livingspacesllc@comcast.net
1247 Washington Road
Rye, NH 03870



EXTERIOR TRIM NOTES:

SIDING DETAIL

1" STUCCO

ROOFING

SLATELINE GAF SHINGLE
w/ GRACE TRI-FLEX UNDERLAYMENT.
METAL ROOF @ SIDE TOWER & LOWER
REAR DOOR ROOF (SEE ELEVATIONS)

FASCIA DETAIL

1x8, 1x2

SOFFIT DETAILS

1x12, OR (2) 1x12 NON-VENTED

FRIEZE DETAIL:

5/4x8 w/ 1x8 SUB FRIEZE & 3/8" CROWN
(NO CROWN @ DORMER)

RAKE DETAIL

1x10, 1x2 RAKE (MAIN ROOF)

1x8, 1x2 RAKE (DORMER ROOF)

RAKE SOFFIT DETAILS

(2) 1x12 (FRONT MAIN ROOF)

NONE (REAR MAIN ROOF & DORMER)

RAKE FRIEZE DETAIL:

5/4x10 w/ 1x10 SUB FRIEZE & CORBEL BLOCKS
(FRONT MAIN ROOF ONLY)

WINDOW TRIM

5/4x5 CASING w/ 1x4 SUB BOARD TYP.
3/8" CROWN w/ CAP & DENTIL BOARDS BELOW
(SEE ELEVATION FOR LOCATIONS)

DOOR TRIM

5/4x5 CASING w/ 1x4 SUB BOARD

CORNER BOARDS

5/4x8 w/ 1x6 SUB BOARD TYP.
BROUNSTONE PRECAST VENEER QUOINS
w/ 1x SUB BOARDS AS REQUIRED
(SEE ELEVATIONS FOR LOCATIONS)

SKIRT BOARD

5/4x8 w/ 1x8 SUB BOARD

STONE VENEER

NONE

DECKING

COMPOSITE

RAILINGS

COMPOSITE

NOTE:

AZEK TRIM

RIGHT ELEVATION

1/4" = 1'-0"

WINDOW SCHEDULE

LOC.	SIZE / UNIT *	ROUGH OPNG.	COMMENTS
FIRST FLOOR			
(A)	C-2646	2'-6 1/2" x 4'-6 3/4"	CASEMENT
(B)	P-2660***	2'-6 1/2" x 6'-0 3/4"	PICTURE WINDOW MULLED
(C)	P-2616***	2'-6 1/2" x 1'-6 3/4"	CUSTOM PICTURE WINDOW
SECOND FLOOR			
(D)	COSTUM***	8'-0 1/2" x 10'-1 3/8"	CUSTOM PICTURE WINDOW
(E)	COSTUM***	8'-0 1/2" x 13'-1 3/8"	CUSTOM PICTURE WINDOW
(F)	A-2620-2W	5'-0 1/2" x 2'-0 3/4"	DBL AWNING
(G)	COSTUM***	8'-6 1/2" x 3'-3"	CUSTOM PICTURE WINDOW
(H)	COSTUM***	8'-6 1/2" x 3'-11 1/2"	CUSTOM PICTURE WINDOW
(I)	COSTUM***	8'-6 1/2" x 3'-11 1/2"	CUSTOM PICTURE WINDOW
(J)	A-2020	2'-0 1/2" x 2'-0 3/4"	DBL AWNING
(K)	COSTUM***	2'-6 1/2" x 5'-8 1/2"	CUSTOM PICTURE WINDOW
BASEMENT			
(L)	C-2640-2W	2'-6 1/2" x 4'-0 3/4"	DBL CASEMENT

NOTES:
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2. REFER TO ELEVATIONS FOR GRILLE PATTERNS
3. REFER TO FLOOR PLANS & ELEV. FOR MULLED WINDOW LOCATIONS
4. NON OPERATIONAL WINDOW
5. SEE ELEVATIONS FOR CUSTOM WINDOWS SHAPE AND DIMENSIONS
6. VERIFY ALL WINDOW SIZES AND R.O.'S WITH MANUFACTURE BEFORE ORDERING.
7. BRING ANY WINDOW DISCREPANCIES TO LIVING SPACES, INC. ATTENTION IMMEDIATELY.

EXTERIOR DOOR SCHEDULE

LOC.	UNIT # / SIZE	ROUGH OPNG.	MANUFACTURER
FIRST FLOOR			
(A)	1 / 8080	8'-0" x 8'-0"	
(B)	1 / 8080	8'-0" x 8'-0"	(NONOPERATING)
(C)	1 / 3068	3'-2 1/2" x 6'-10 1/2"	
(D)	1 / 3068	3'-2 1/2" x 6'-10 1/2"	

NOTES:
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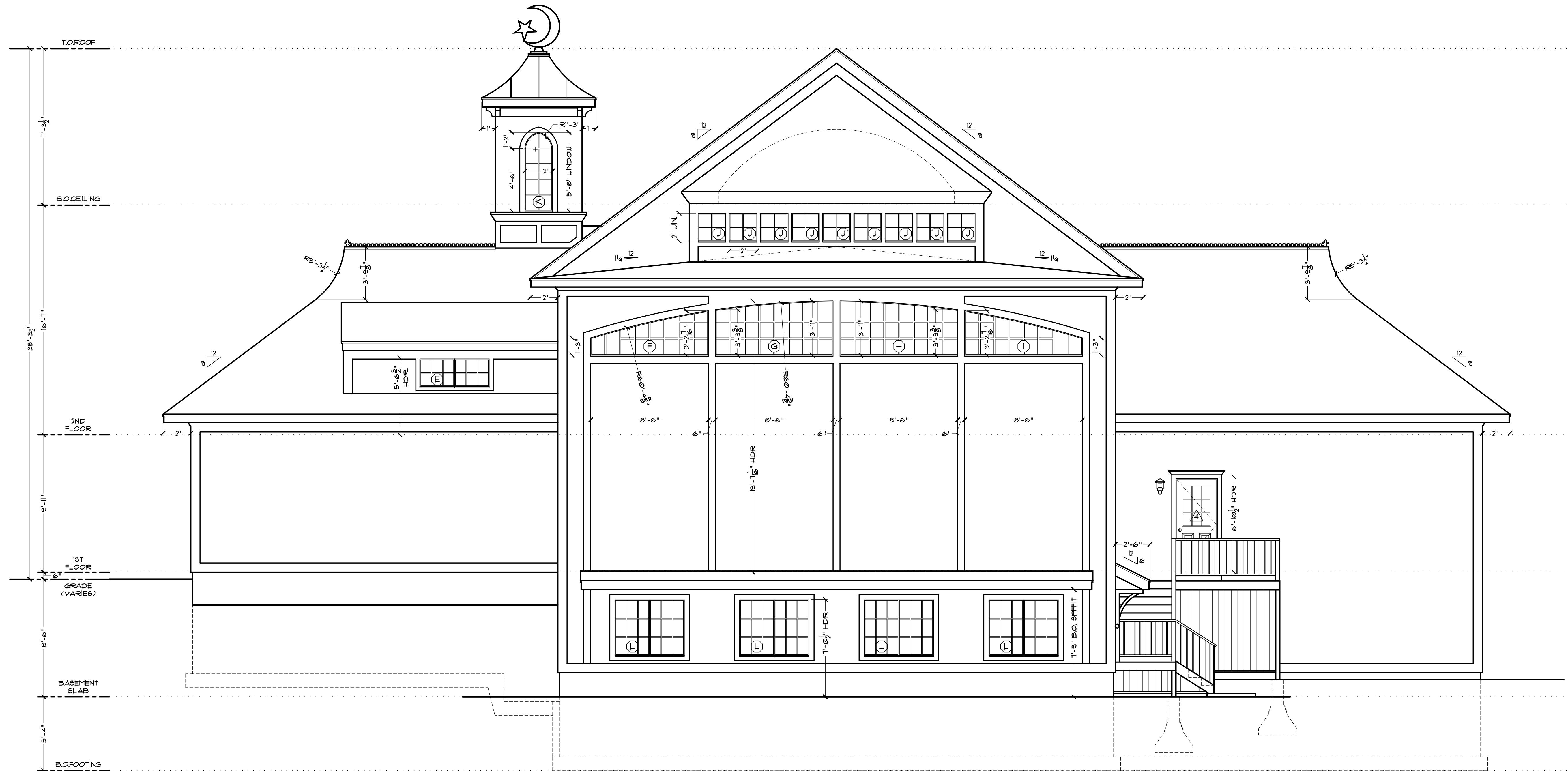
Living Spaces, Inc.

Email: livingspaces@comcast.net
1241 Washington Road
Rye NH 03870

DATE:
10-8-19

REVISED:

DWG. NO. 3



EXTERIOR TRIM NOTES:

SIDING DETAIL:
1" STUCCO

ROOFING:
SLATELINE GAF SHINGLE
W/ GRACE TRI-FLEX UNDERLAYMENT.
METAL ROOF @ SIDE TOWER & LOWER
REAR DOOR ROOF (SEE ELEVATIONS)

FASCIA DETAIL:
1x8, 1x2

SOFFIT DETAILS:
1x12, OR (2) 1x12 NON-VENTED

FRIEZE DETAIL:
5/4x8 w/ 1x8 SUB FRIEZE & 3 3/8" CROWN
(NO CROWN @ DORMER)

RAKE DETAIL:
1x10, 1x2 RAKE (MAIN ROOF)
1x8, 1x2 RAKE (DORMER ROOF)

RAKE SOFFIT DETAILS:
(2) 1x12 (FRONT MAIN ROOF)
NONE (REAR MAIN ROOF & DOARMER)

RAKE FRIEZE DETAIL:
5/4x10 w/ 1x10 SUB FRIEZE & CORBEL BLOCKS
(FRONT MAIN ROOF ONLY)

WINDOW TRIM:
5/4x5 CASING w/ 1x4 SUB BOARD TYP.
3 3/8" CROWN w/ CAP & DENTIL BOARDS BELOW
(SEE ELEVATION FOR LOCATIONS)

DOOR TRIM:
5/4x5 CASING w/ 1x4 SUB BOARD

CORNER BOARDS:
5/4x5 w/ 1x6 SUB BOARD TYP.
BROUNSTONE PRECAST VENEER QUOINS
w/ 1x SUB BOARDS AS REQUIRED
(SEE ELEVATIONS FOR LOCATIONS)

SKIRT BOARD:
5/4x8 w/ 1x8 SUB BOARD

STONE VENEER:
NONE

DECKING:
COMPOSITE

RAILINGS:
COMPOSITE

NOTE:
AZEK TRIM

REAR ELEVATION

1/4" = 1'-0"

WINDOW SCHEDULE			
LOC.	SIZE / UNIT *	ROUGH OPNG.	COMMENTS
FIRST FLOOR			
(A)	C-2646	2'-6 1/2" x 4'-6 3/4"	CASEMENT
(B)	P-2660***	2'-6 1/2" x 6'-0 3/4"	PICTURE WINDOW MULLED
(E)	P-2616***	2'-6 1/2" x 1'-6 3/4"	CUSTOM PICTURE WINDOW
SECOND FLOOR			
(C)	COSTUM***	8'-0 1/2" x 10'-1 3/8"	CUSTOM PICTURE WINDOW
(D)	COSTUM***	8'-0 1/2" x 13'-1 3/8"	CUSTOM PICTURE WINDOW
(E)	A-2620-2W	5'-0 1/2" x 2'-0 3/4"	DBL AWNING
(F)	COSTUM***	8'-6 1/2" x 3'-3"	CUSTOM PICTURE WINDOW
(G)	COSTUM***	8'-6 1/2" x 3'-11 1/2"	CUSTOM PICTURE WINDOW
(H)	COSTUM***	8'-6 1/2" x 3'-11 1/2"	CUSTOM PICTURE WINDOW
(I)	COSTUM***	8'-6 1/2" x 3'-3"	CUSTOM PICTURE WINDOW
(J)	A-2020	2'-0 1/2" x 2'-0 3/4"	DBL AWNING
(K)	COSTUM***	2'-6 1/2" x 5'-8 1/2"	CUSTOM PICTURE WINDOW
BASEMENT			
(L)	C-2640-2W	2'-6 1/2" x 4'-0 3/4"	DBL CASEMENT

NOTES:
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EXTERIOR DOOR SCHEDULE			
LOC.	UNIT # / SIZE	ROUGH OPNG.	MANUFACTURER
FIRST FLOOR			
(A)	1 / 8080	8'-0" x 8'-0"	
(A)	1 / 8080	8'-0" x 8'-0"	(NONOPERATING)
(A)	1 / 3068	3'-2 1/2" x 6'-10 1/2"	
(A)	1 / 3068	3'-2 1/2" x 6'-10 1/2"	

NOTES:
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