

SITE REDEVELOPMENT

BRICK MARKET

3 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

SITE PERMIT PLANS

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

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

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

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

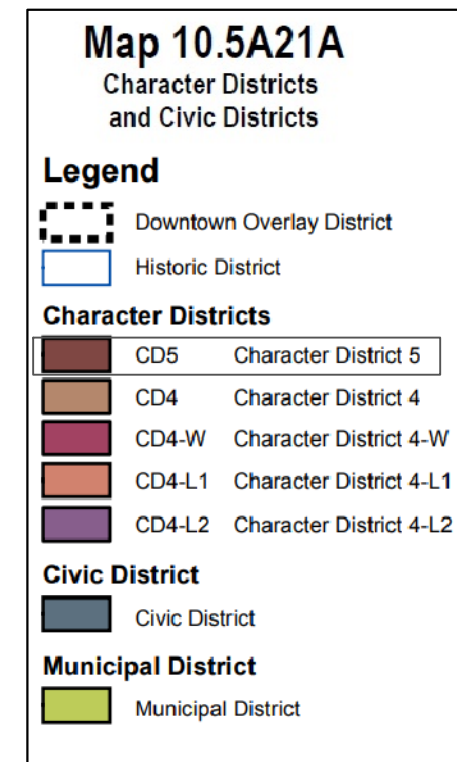
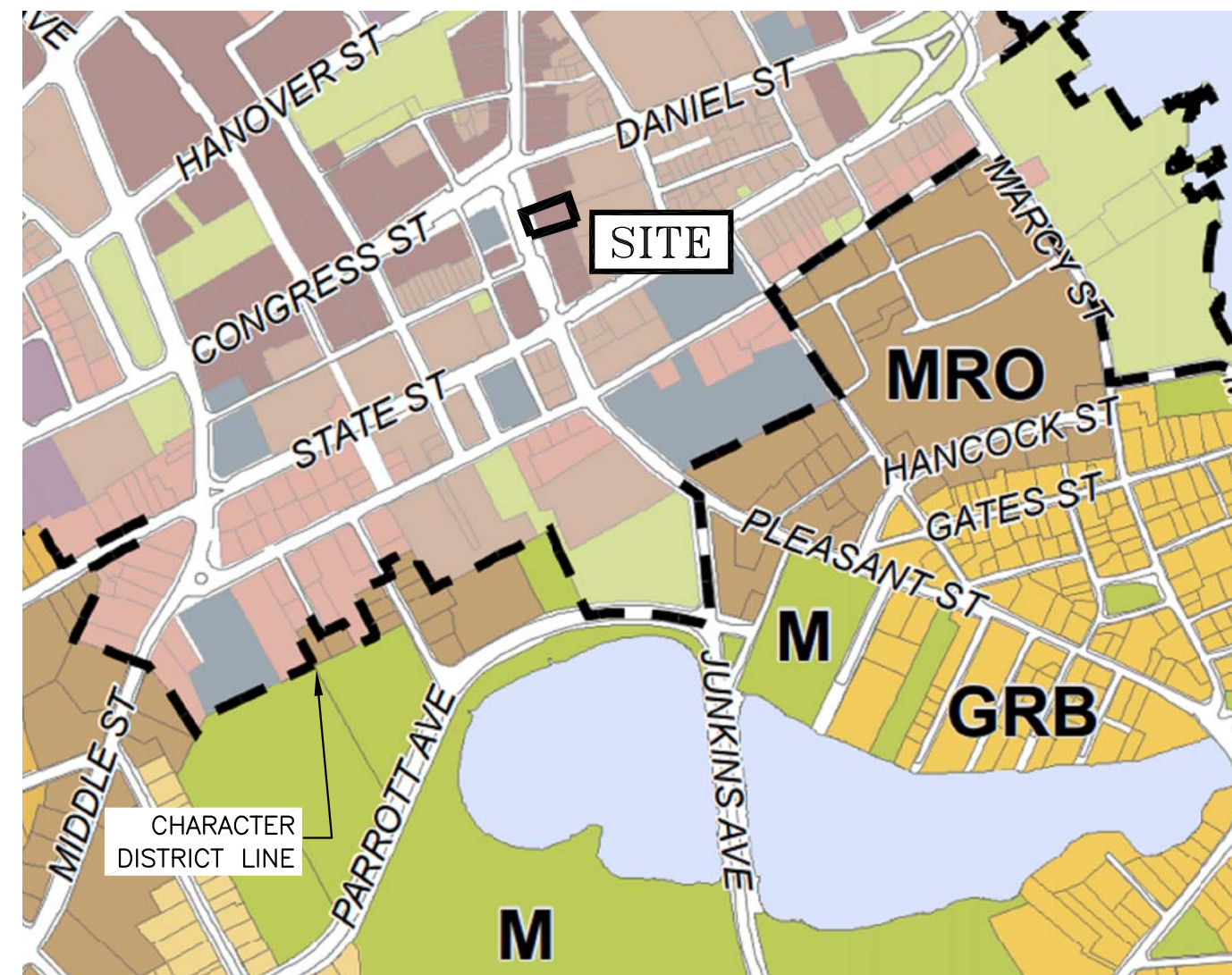
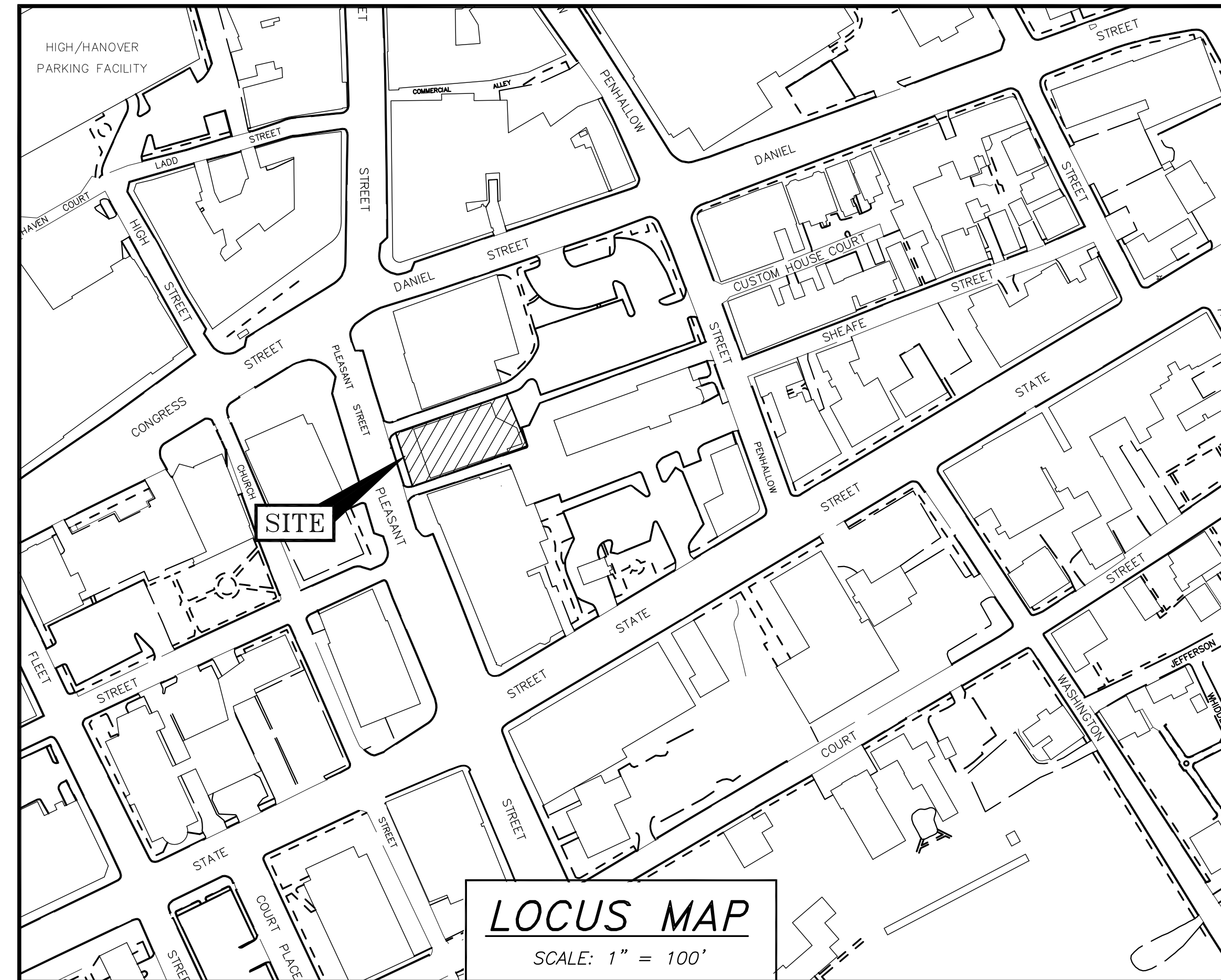
LANDSCAPE ARCHITECT:
WOODBURN & COMPANY
103 KENT PLACE
NEWMARKET, NH 03857
TEL. (603) 659-5949
FAX (603) 659-5939

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

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

PERMIT LIST:
NHDES SEWER DISCHARGE PERMIT: TO BE SUBMITTED

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



INDEX OF SHEETS

DWG No.	Description
—	BOUNDARY PLAN
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE LAYOUT PLAN
C4	PARKING AND OPEN SPACE PLAN
C5	UTILITY PLAN
C6	GRADING & DRAINAGE PLAN

UTILITY CONTACTS

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

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

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

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

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

SITE PERMIT PLANS
MCNABB PROPERTIES, LTD.
3 PLEASANT STREET
PORTSMOUTH, N.H.

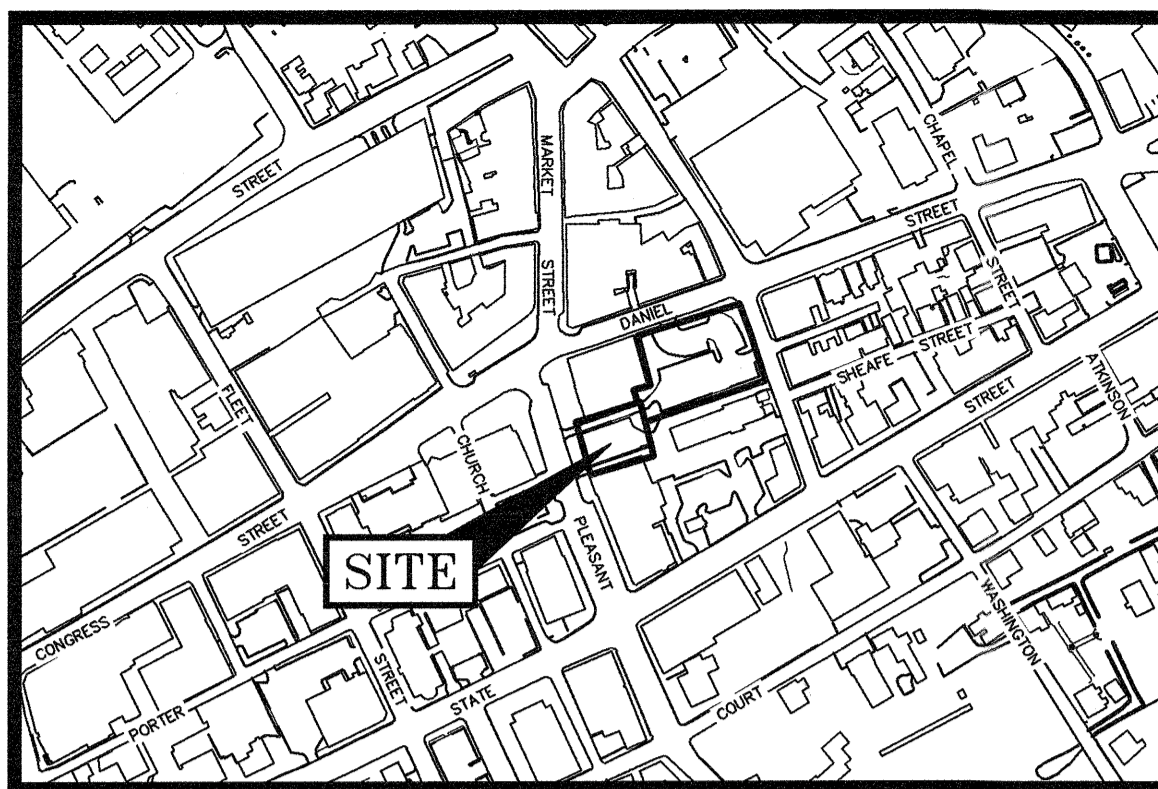
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

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

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

PLAN SET SUBMITTAL DATE: 4 JUNE 2019



LOCATION MAP

SCALE 1"=300'

LEGEND:

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

PLAN REFERENCES:

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

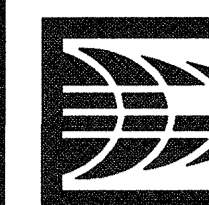
- 5) AS BUILT PLAN FOR INDIAN HEAD BANK OF PORTSMOUTH, PLEASANT STREET, PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM PREPARED BY TOWN PLANNING AND ENGINEERING ASSOC. INC. DATED JANUARY 29, 1980, FINAL REVISION DATE FEBRUARY 19, 1980. NOT RECORDED.
- 6) PLAN OF LAND OF PORTSMOUTH TRUST CO., MARKET SQUARE, PORTSMOUTH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

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

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

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

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



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
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Tel (603) 430-9282
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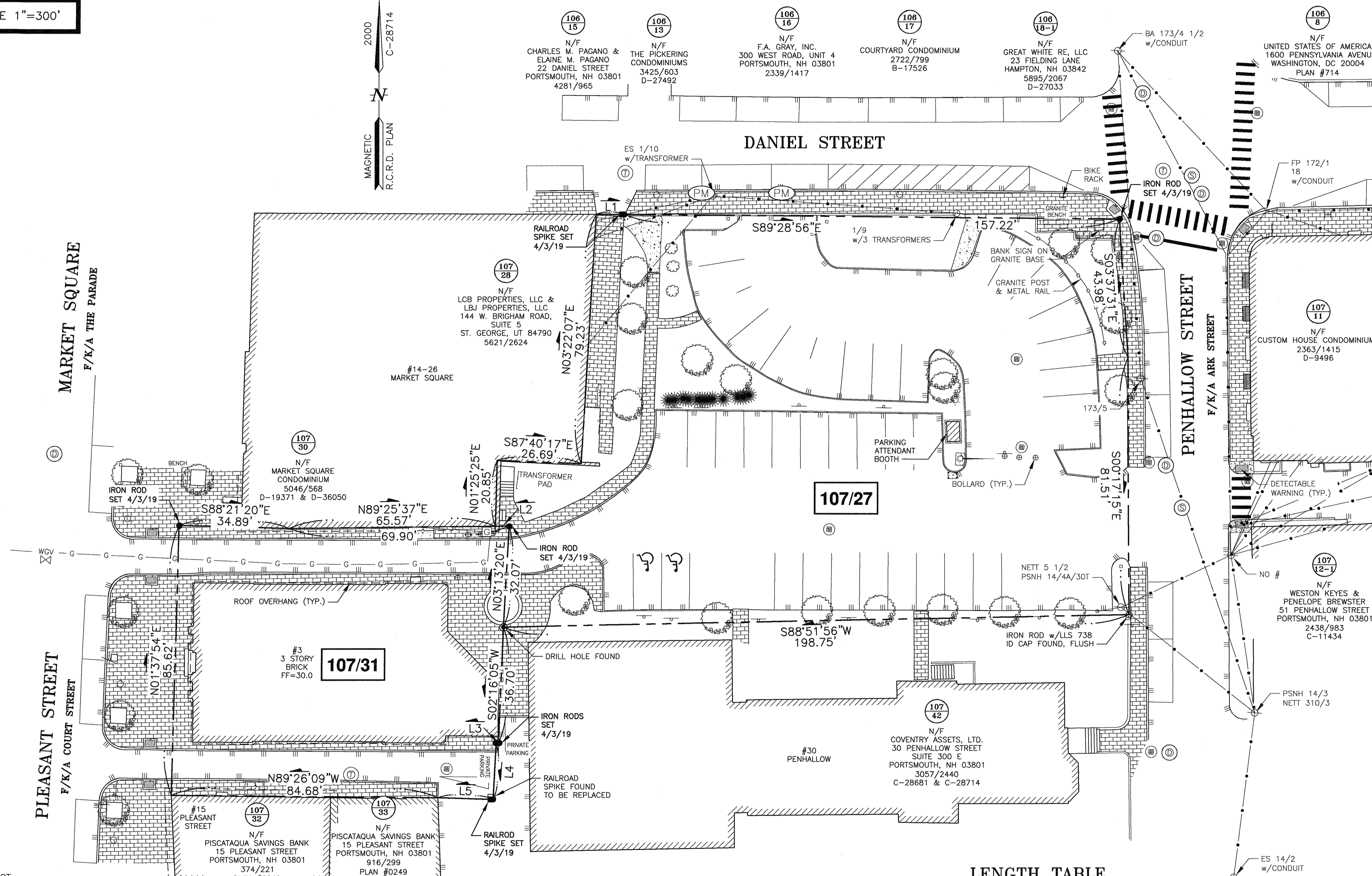
NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOTS 27 & 31.
- 2) OWNER OF RECORD:
JARBEL REALTY, LLC
PO BOX 1374
CONCORD, NH 03302
5715/2106
C-7121 & C-8101

PREPARED FOR:
McNABB PROPERTIES, LTD.
30 PENHALLOW STREET, SUITE 300 EAST
PORTSMOUTH, NH 03801
- 3) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREAS:

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

MAP 107 LOT 31
8,867 S.F.
0.2036 ACRES
- 5) ASSESSOR'S MAP 107 LOT 27 IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) ZONING DISTRICT. ASSESSOR'S MAP 107 LOT 31 IS LOCATED IN THE CHARACTER DISTRICT 5 (CD5) ZONING DISTRICT. BOTH PARCELS ARE LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT AND THE HISTORIC DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY SURVEY OF ASSESSOR'S MAP 107 LOTS 27 & 31 IN THE CITY OF PORTSMOUTH.
- 8) SEE SHEET 2 OF 2 FOR EASEMENTS, RESTRICTIONS, AND ENCUMBRANCES.
- 9) NOT ALL UTILITIES SHOWN HEREON.

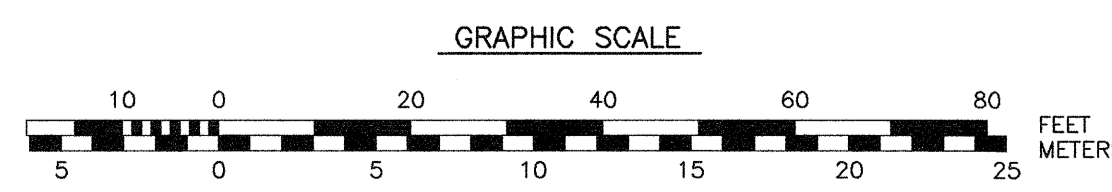


107/27

107/31

LENGTH TABLE

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



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

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

PAUL A. DOBBERSTEIN, LLS #1000
DATE 4/3/2019

NO.	DESCRIPTION	DATE
1	MONUMENTS SET	4/3/19
0	ISSUED FOR COMMENT	3/27/19

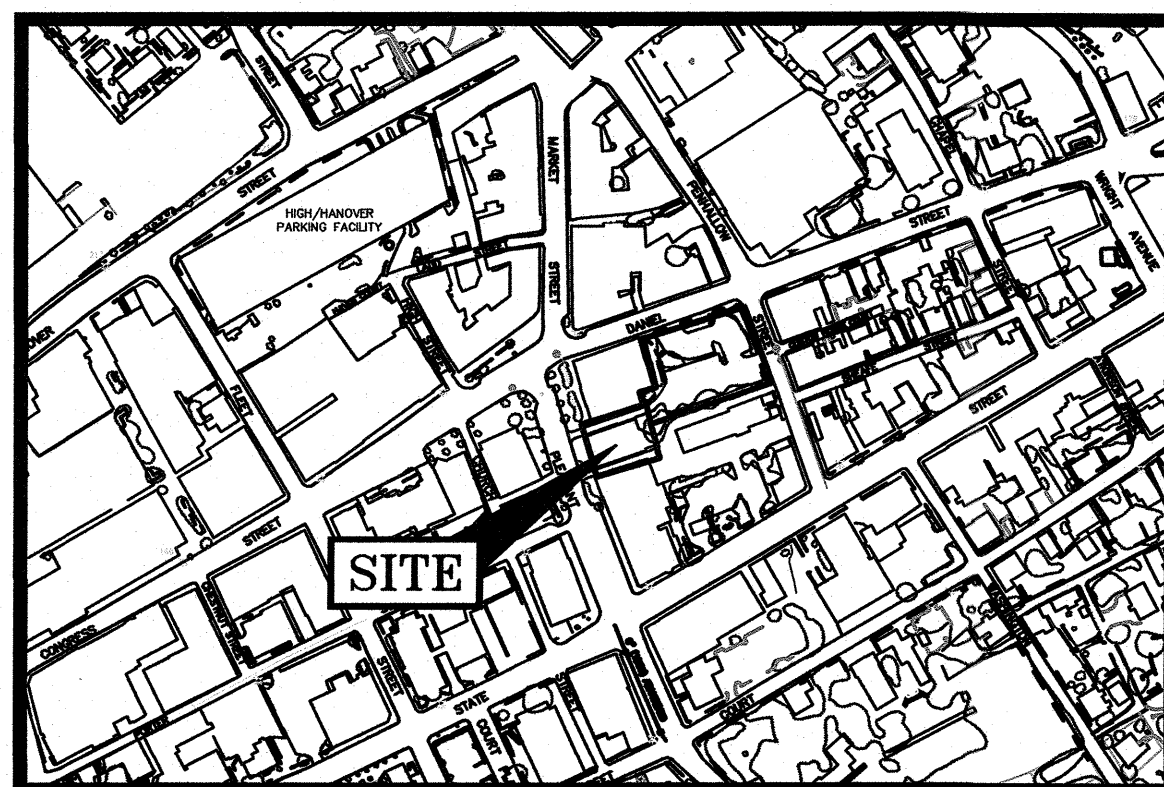
STANDARD BOUNDARY SURVEY
TAX MAP 107 -
LOTS 27 & 31
PREPARED FOR:
McNABB PROPERTIES, LTD.
LAND OF:
JARBEL REALTY, LLC
PROPERTY LOCATED AT:
3 PLEASANT STREET &
0 DANIEL STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE



AMBIT ENGINEERING, INC.
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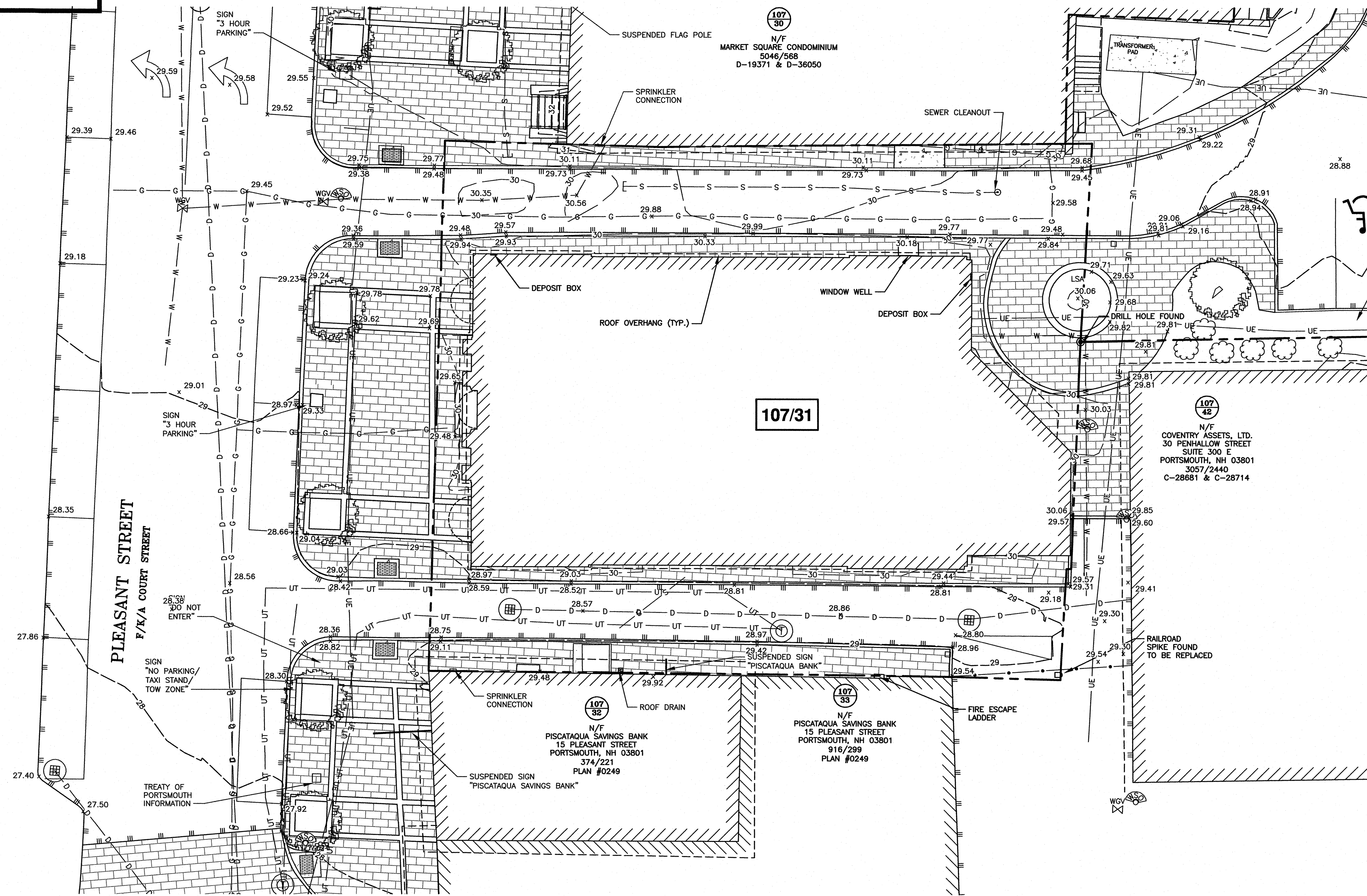
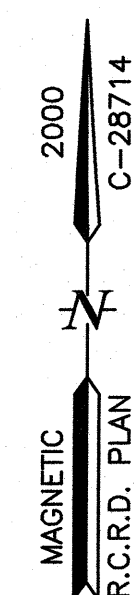
NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 31.
- 2) OWNER OF RECORD:
DAGNY TAGGART, LLC
30 PENHALLOW STREET, SUITE 300 EAST
PORTSMOUTH, NH 03801
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREA:
8,867 S.F.
0.2036 ACRES
- 5) ASSESSOR'S MAP 107 LOT 31 IS LOCATED IN THE CHARACTER DISTRICT 5 (CD5) ZONING DISTRICT, DOWNTOWN OVERLAY DISTRICT (DOD), AND THE HISTORIC DISTRICT (HDC).
- 6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF ASSESSOR'S MAP 107 LOT 31 IN THE CITY OF PORTSMOUTH.



LOCATION MAP

SCALE 1"=300'



107/31

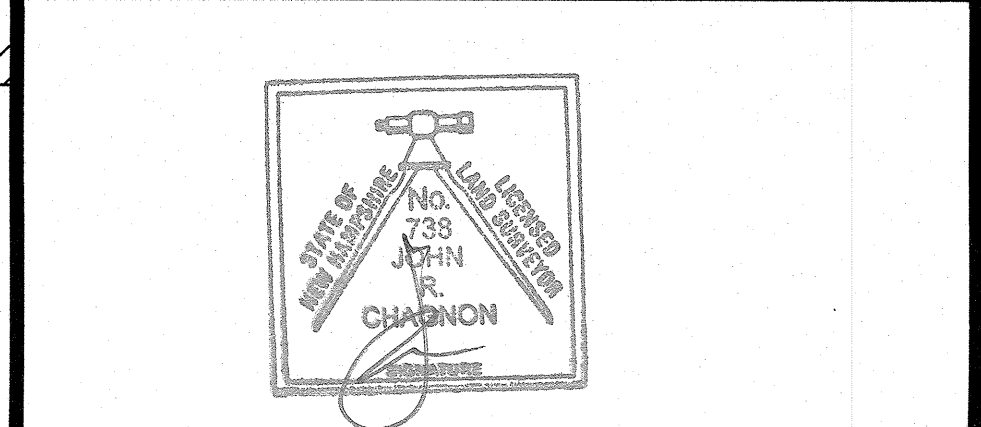
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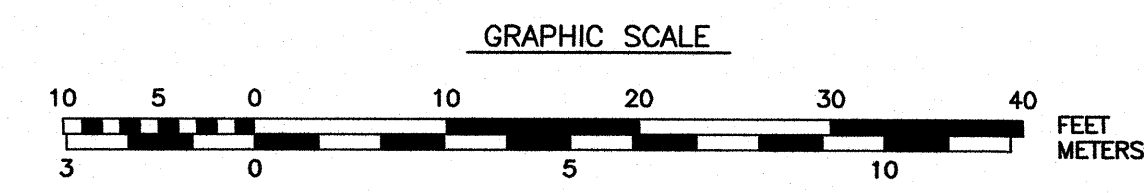
**BRICK MARKET
3 PLEASANT STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	6/4/19
0	ISSUED FOR COMMENT	5/1/19



SCALE: 1"=10' MAY 2019

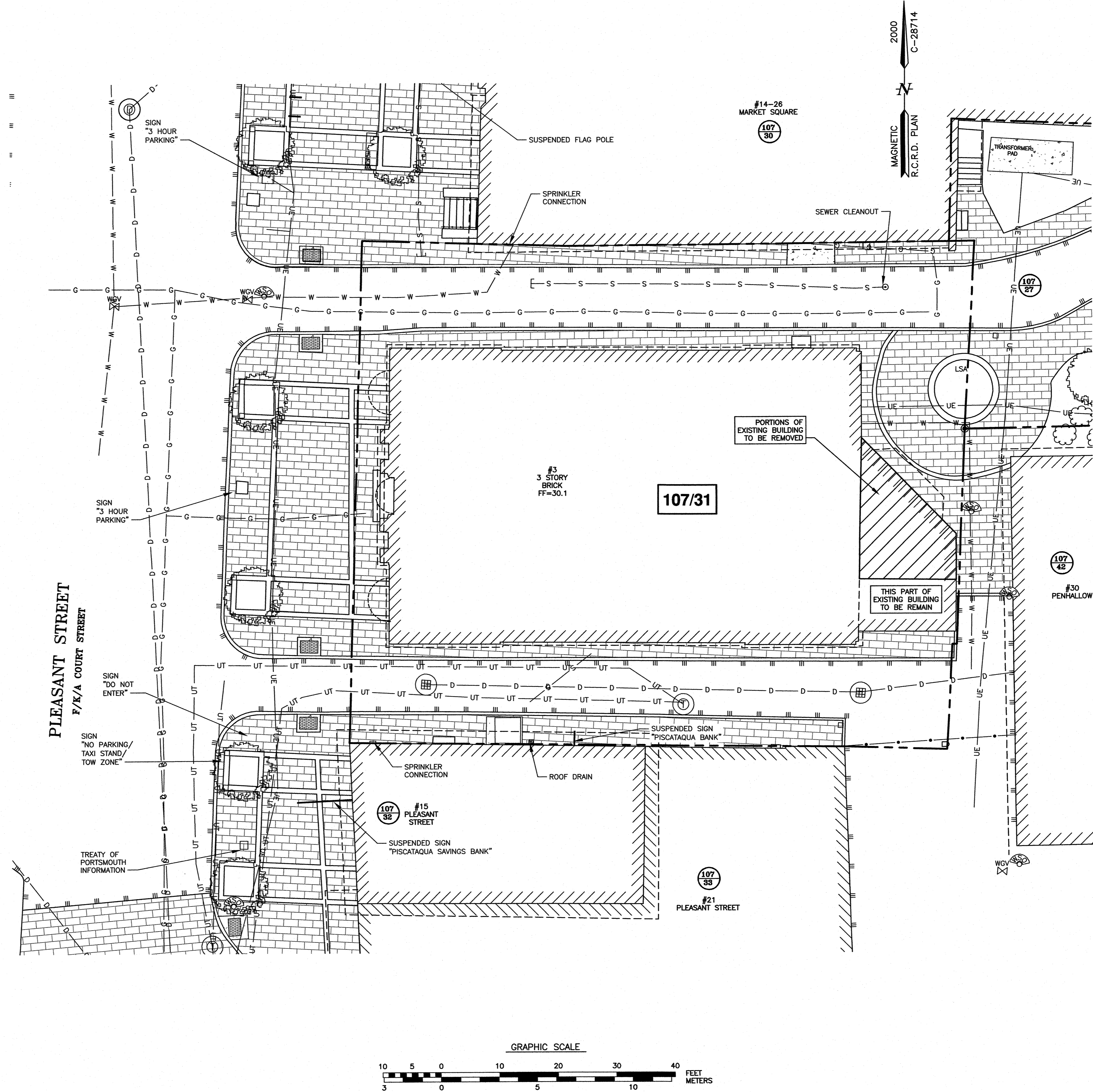
EXISTING CONDITIONS PLAN **C1**



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DEMOLITION NOTES

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

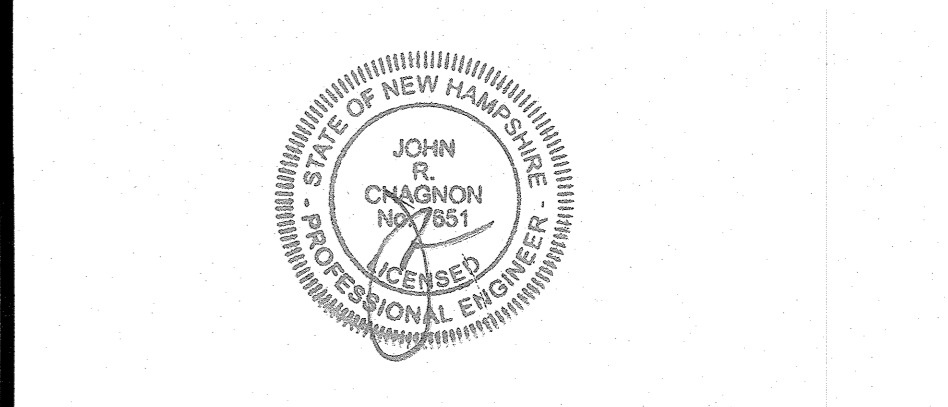


- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

**BRICK MARKET
 3 PLEASANT STREET
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	6/4/19
0	ISSUED FOR COMMENT	5/1/19

REVISIONS



SCALE: 1"=10' MAY 2019

DEMOLITION PLAN **C2**

J:\0853\N 3000's\N 3030's\N 3039\2019 Survey and Site Development\Plans & Specs\Site\3039 SITE PHASE 1 2019.dwg, C2 DEMO

ZONING DEVELOPMENT STANDARD

CD5: CHARACTER DISTRICT 5
 DOWNTOWN OVERLAY DISTRICT AND HISTORIC DISTRICT

BUILDING PLACEMENT (PRINCIPLE):

	REQUIRED	107/31 (3 PLEASANT ST)	
		EXISTING	PROPOSED
MAX. PRINCIPLE FRONT YARD:	5 FEET	5.1 FEET	5.1 FEET
MIN. SIDE YARD:	NR	16.97 FEET	16.97 FEET
MIN. REAR YARD:	5 FEET*	0 FEET	0 FEET
FRONT LOT LINE BUILDOUT:	80% MIN	59%	59%

* REAR SETBACK: 5' (REAR LINE) OR 10' (ALLEY CENTERLINE)

BUILDING TYPES:
 BUILDING TYPES: OFFICE, RESTAURANT

DOWNTOWN OVERLAY DISTRICT DOES NOT PERMIT RESIDENTIAL USES FOR GROUND FLOOR. ENTRY CAN NOT EXCEED 20% OF GROUND FLOOR AREA (N/A).

FAÇADE TYPE: SHOPFRONT

BUILDING FORM:

	REQUIRED	EXISTING	PROPOSED
MAX STRUCTURE HEIGHT:	45 FEET	40.18 FEET	44.83 FEET
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	<36 INCHES	<36 INCHES
MIN. GROUND STORY HEIGHT:	12 FEET	16'-11"	16'-11"
MIN. SECOND STORY HEIGHT:	10 FEET	10'-10"	10'-10"
FAÇADE GLAZING (WINDOW/PERIMETER):	70% SHOP 20-50% OTHER	TO COMPLY	TO COMPLY

ROOF TYPE: SHALLOW CURVE

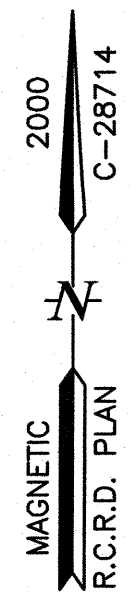
LOT OCCUPATION:

	REQUIRED	EXISTING	PROPOSED
MAX BUILDING BLOCK:	225 FEET	50 FEET	50 FEET
MAX FAÇADE MOD. LENGTH:	100 FEET	-	-
MIN. ENTRANCE SPACING:	50 FEET	-	-
MAX BUILDING COVERAGE:	95%	50%	55%
MAX BUILDING FOOTPRINT:	20,000 SF	4,462 SF	4,853 SF
MIN. LOT AREA:	NR	8,867 SF	8,867 SF
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	N/A	N/A
MIN. OPEN SPACE :	5%	16%	12%
MAX. GROUND FLOOR GFA PER USE	15,000 SF	N/A	N/A

IMPERVIOUS SURFACE AREAS

(TO PROPERTY LINE)

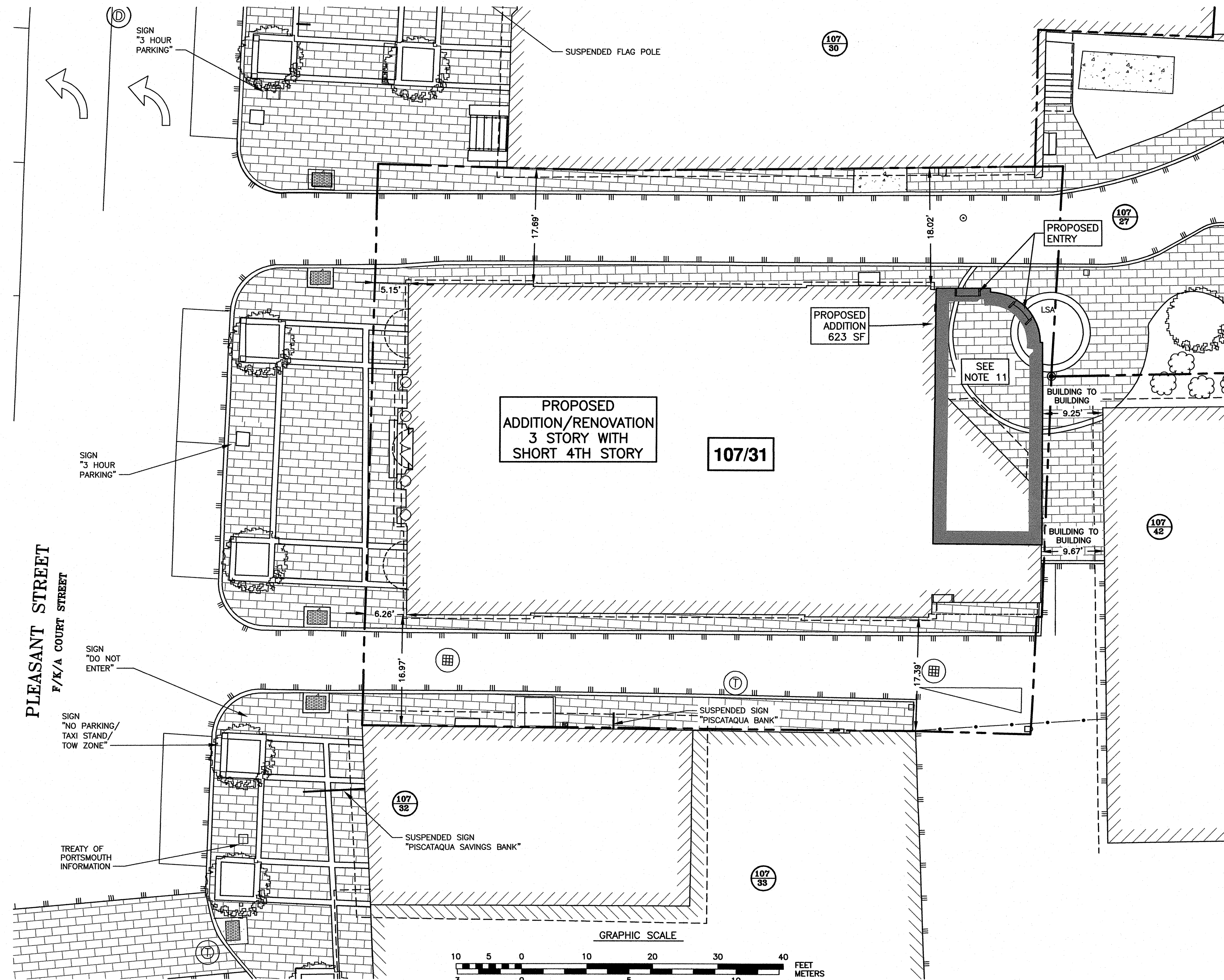
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	4,462	4,853
BRICK	1,942	1,529
PAVEMENT	2,109	2,109
CURB	297	297
CONCRETE	35	37
TOTAL	8,845	8825
LOT SIZE	8,867	8,867
% LOT COVERAGE	99.8%	99.5%



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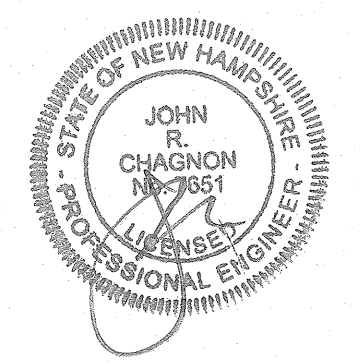
NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 31.
- 2) OWNER OF RECORD:
 DAGNY TAGGART
 30 PENHALLOW STREET, SUITE 300 EAST
 PORTSMOUTH, NH 03801
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREA:
 8,867 S.F.
 0.2036 ACRES
- 5) ASSESSOR'S MAP 107 LOT 31 IS LOCATED IN THE CHARACTER DISTRICT 5 (CD5) ZONING DISTRICT. PARCEL IS LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT (DOD) AND THE HISTORIC DISTRICT (HDC).
- 6) PARKING SPECIFICATIONS: NO PARKING REQUIRED
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW SITE LAYOUT FOR BUILDING ADDITION/RENOVATIONS ON ASSESSOR'S MAP 107 LOT 31 IN THE CITY OF PORTSMOUTH.
- 8) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 9) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 10) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 11) SEE LANDSCAPE PLANS FOR PROPOSED SURFACE TREATMENTS.



BRICK MARKET
3 PLEASANT STREET
PORTSMOUTH, N.H.

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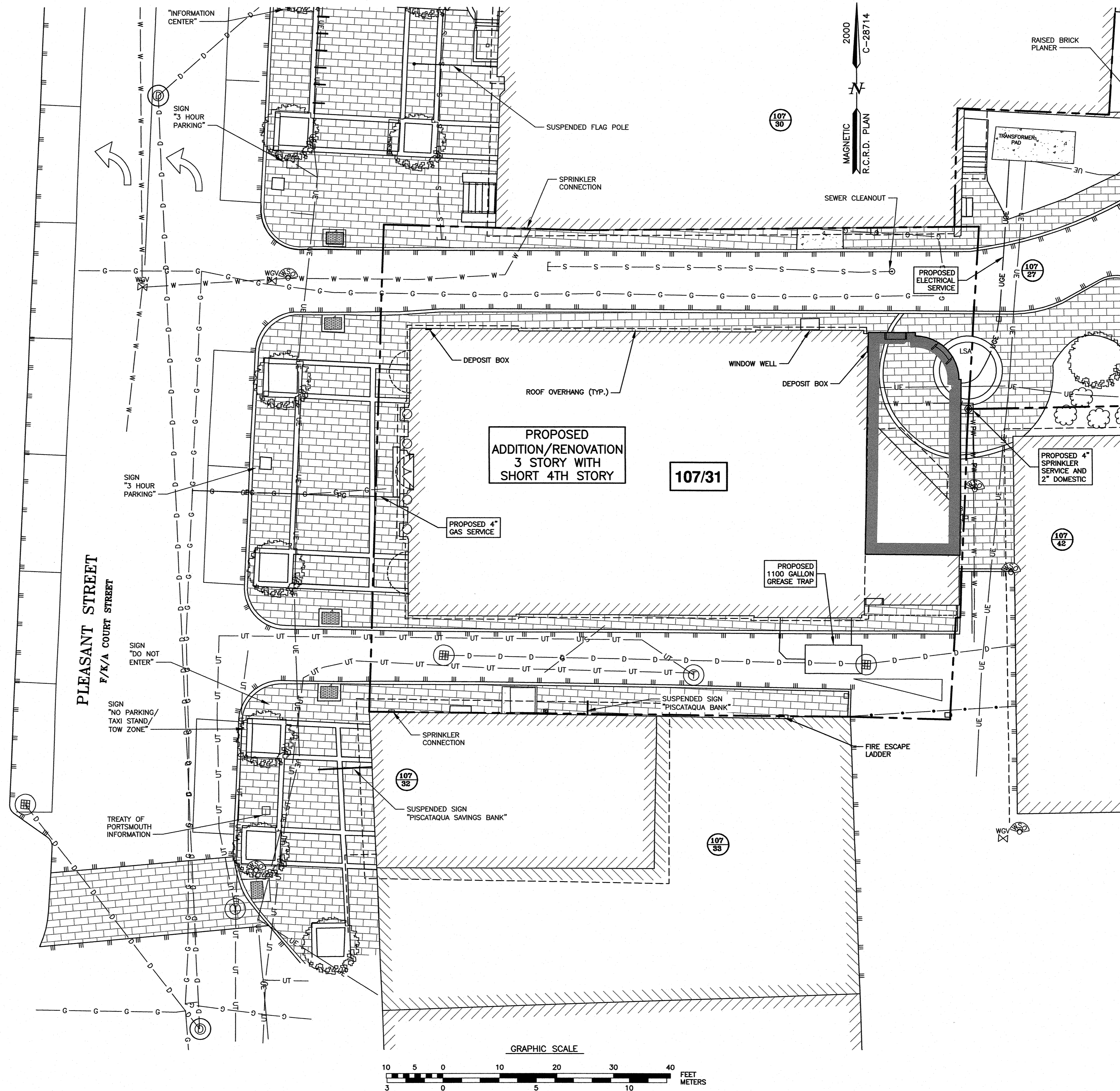
SCALE: 1"=10' MAY 2019

SITE LAYOUT PLAN **C3**

J:\JOBS\UN_3000\UN_3030\UN_3030\2019_Survey_and_Site_Development\Plans & Specs\Site\3039 SITE PHASE 1 2019.dwg, C3 SITE

UTILITY NOTES:

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



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 - 4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.
 - 5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.
 - 6) UTILITY AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.
 - 7) EVERSOURCE WORK ORDER #3107781
 - 8) PROPOSED SEWER FLOW:
 4,500 SF RESTAURANT:
 100 SEATS X 20GPD PER SEAT = 2,000 GPD
 11,800 OFFICE SPACE:
 11,800 SF/(2.5 GPD X 100 SF) = 295 GPD
 - 9) THE APPLICANT SHALL HAVE A COMMUNICATIONS SITE SURVEY CONDUCTED BY A MOTOROLA COMMUNICATIONS CARRIER APPROVED BY THE PORTSMOUTH'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE PORTSMOUTH POLICE AND FIRE RADIO SYSTEMS CONFIGURATION. IF THE SITE SURVEY INDICATES THAT IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE REQUIRED TO MAINTAIN ANY INSTALLED EQUIPMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES THAT EQUIPMENT IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR PORTSMOUTH. THE SURVEY SHALL BE COMPLETED AND ANY REQUIRED EQUIPMENT INSTALLED, TESTED, AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**BRICK MARKET
 3 PLEASANT STREET
 PORTSMOUTH, N.H.**

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UTILITY PLAN C4

J:\0853\UN_3030\UN_3030\UN_3039\2019 Survey and Site Development\Plans & Specs\Site\3039 SITE PHASE 1 2019.dwg, C4 UTILITY



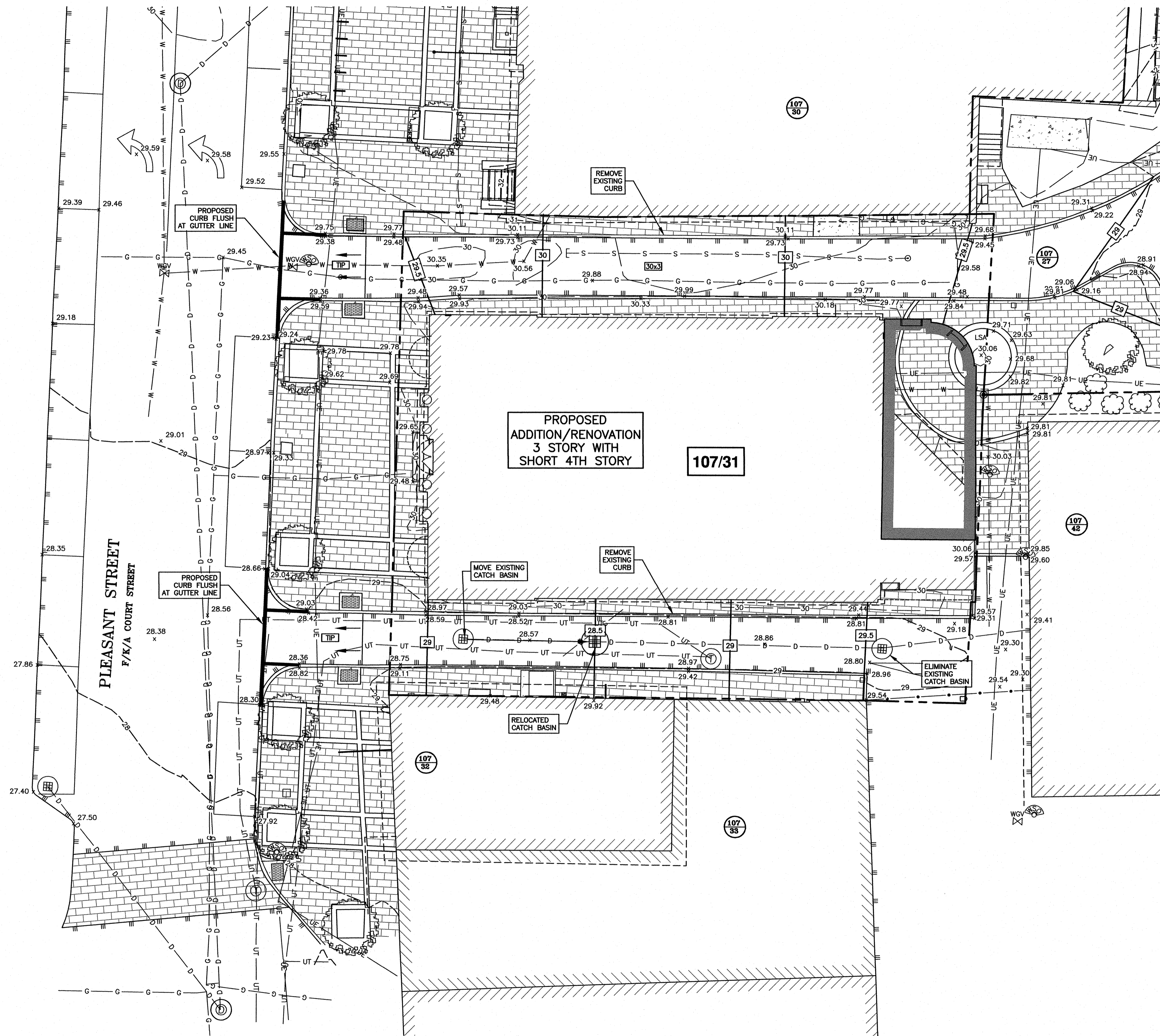
AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

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- 4) CITY SHALL BE NOTIFIED IF THERE ARE ANY CONFLICTS WITH PROPOSED DRAINAGE PIPES UNCOVERED DURING CONSTRUCTION. REVIEW AND APPROVAL OF REMEDIES, BY THE CITY, REQUIRED.

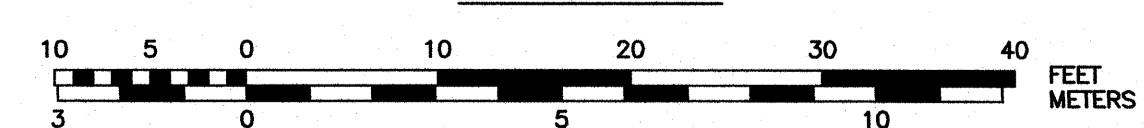


PROPOSED
ADDITION/RENOVATION
3 STORY WITH
SHORT 4TH STORY

107/31

PLEASANT STREET
F/K/A COURT STREET

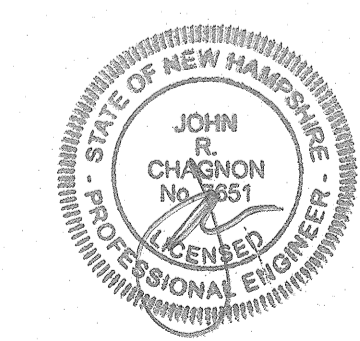
GRAPHIC SCALE



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

**BRICK MARKET
3 PLEASANT STREET
PORTSMOUTH, N.H.**

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SCALE: 1"=10' MAY 2019

**GRADING AND DRAINAGE
PLAN**

C5

J:\0853\UN_3000\UN_3030\UN_3030\2019_Survey and Site Development\Plans & Specs\Site\3039 SITE PHASE 1 2019.dwg, CS DRAIN_GRADE



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WOODBURN & COMPANY
130 KENT PLACE
NEWMARKET, NH 03857

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FIRE PROTECTION ENGINEERS
PETERSEN ENGINEERING, INC.
PO BOX 4774
PORTSMOUTH, NH 03801
(603) 436-4233

3 PLEASANT STREET -
BRICK MARKET
3 Pleasant Street
Portsmouth, NH, 03801

Dagny Taggart LLC
McNabb Properties

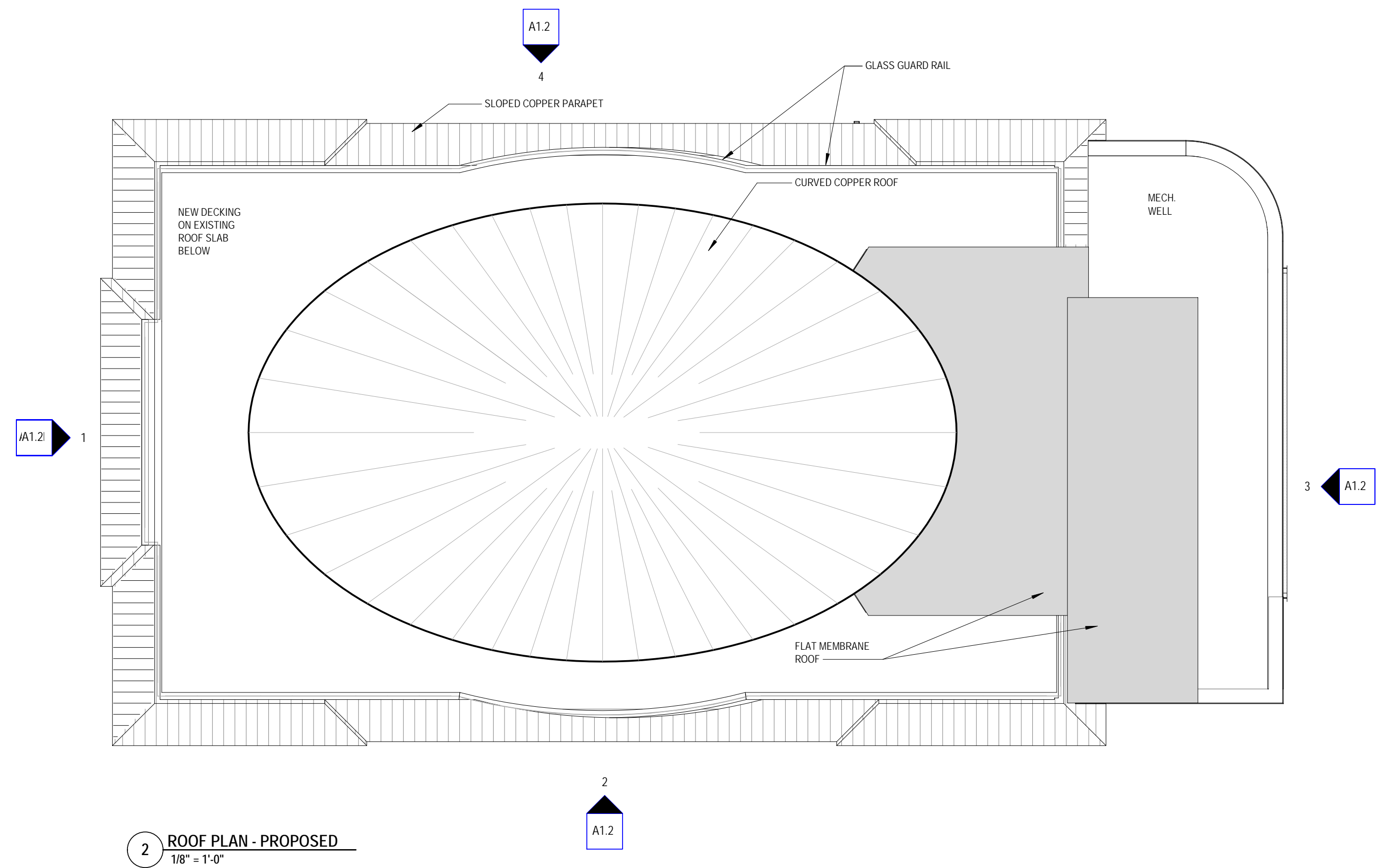
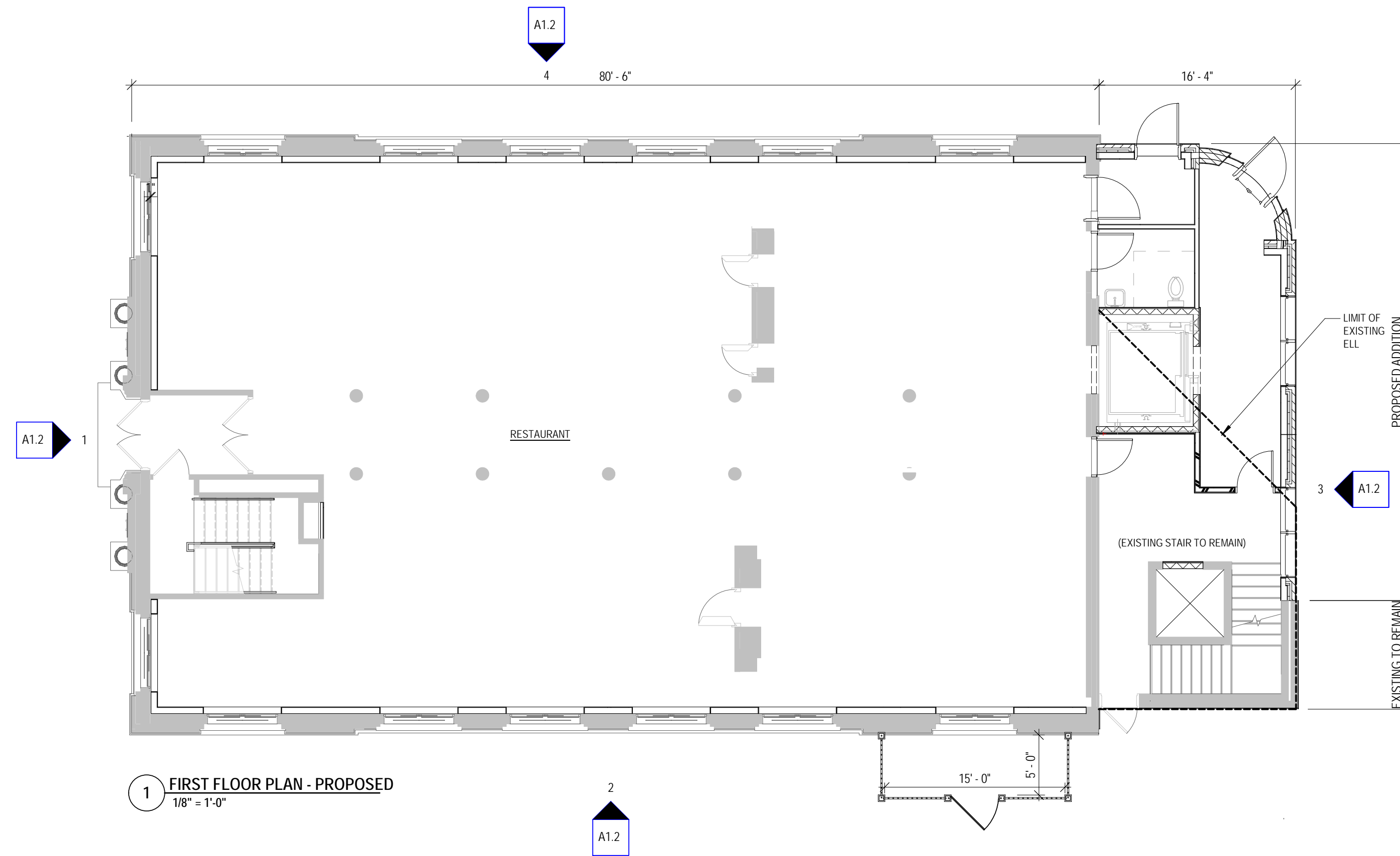
Scale: 1/8" = 1'-0"
Date: 06/04/2016
Project Number: P081.00

SITE PLAN REVIEW

FLOOR & ROOF
PLANS

A1.1

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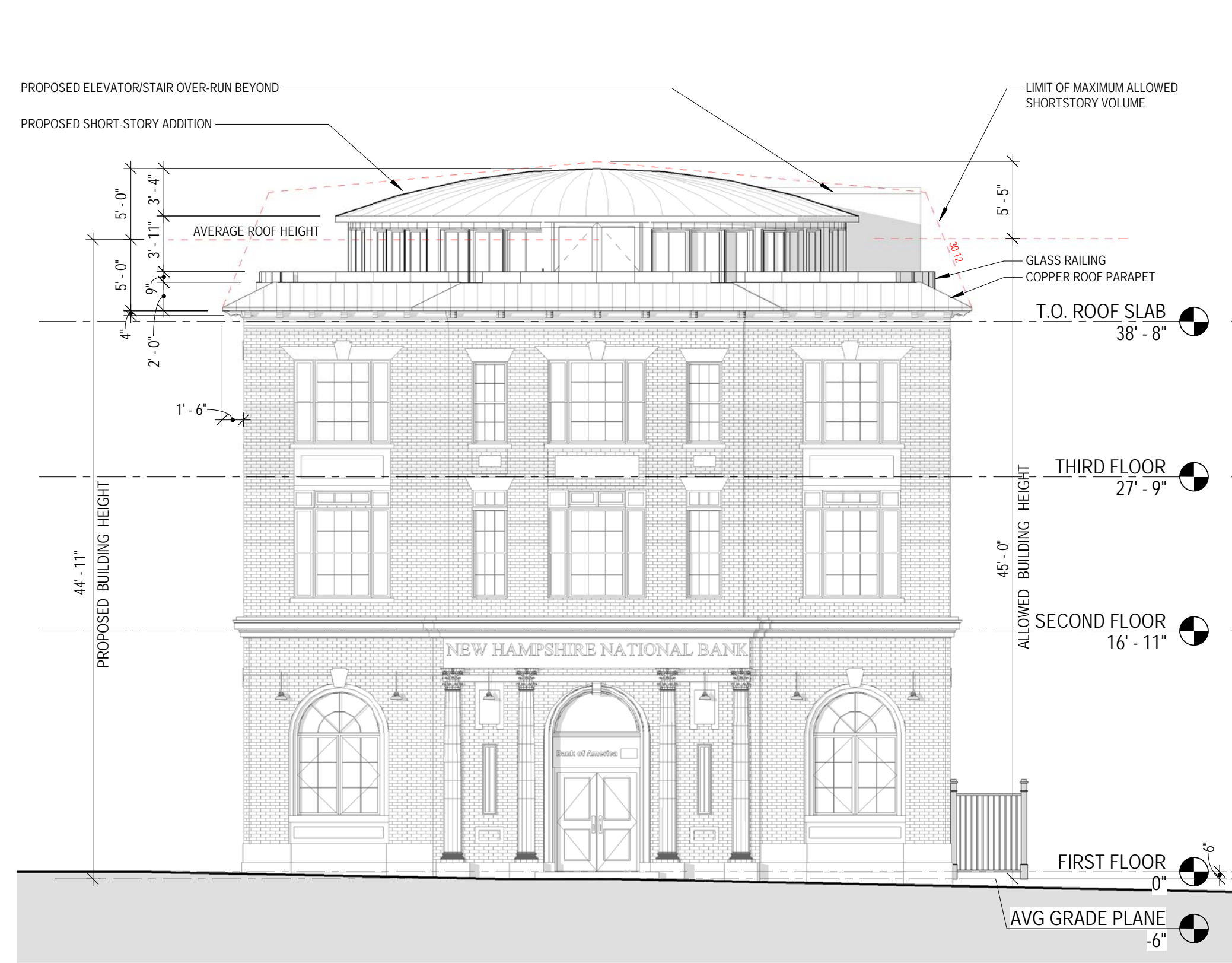
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Date: 06/04/2016
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SITE PLAN REVIEW

ELEVATIONS

A1.2

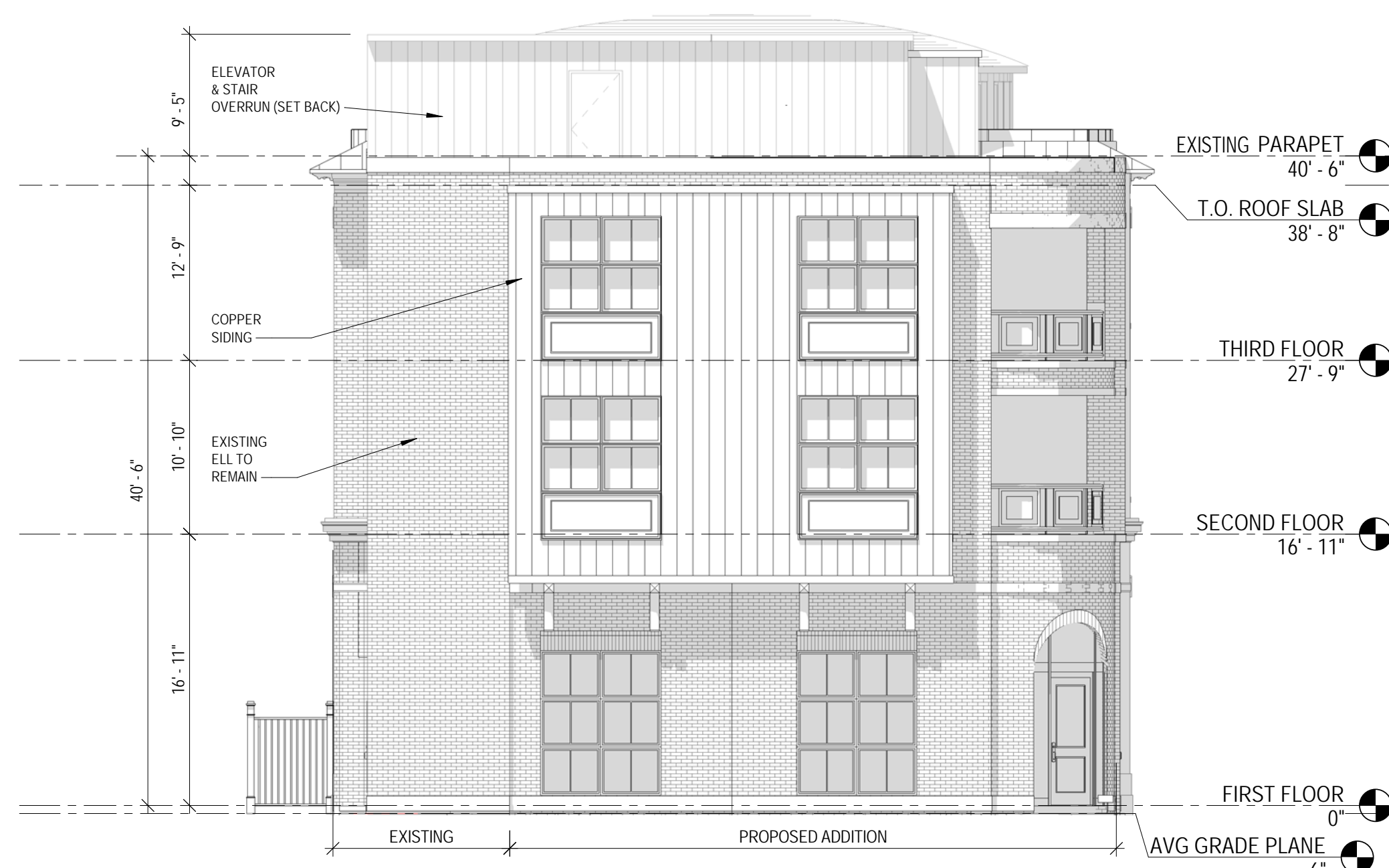
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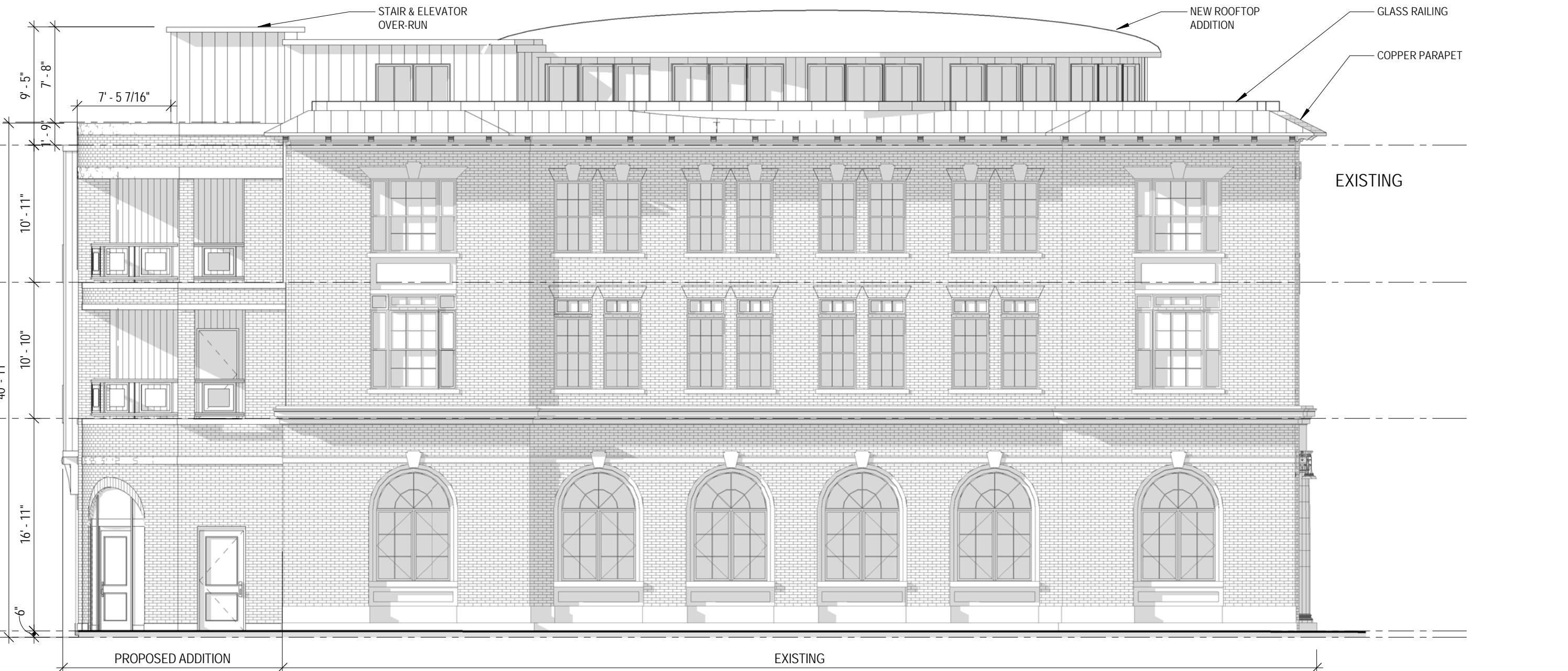
1 FRONT (WEST) ELEVATION - PROPOSED
1/8" = 1'-0"



2 SIDE (SOUTH) ELEVATION - PROPOSED
1/8" = 1'-0"

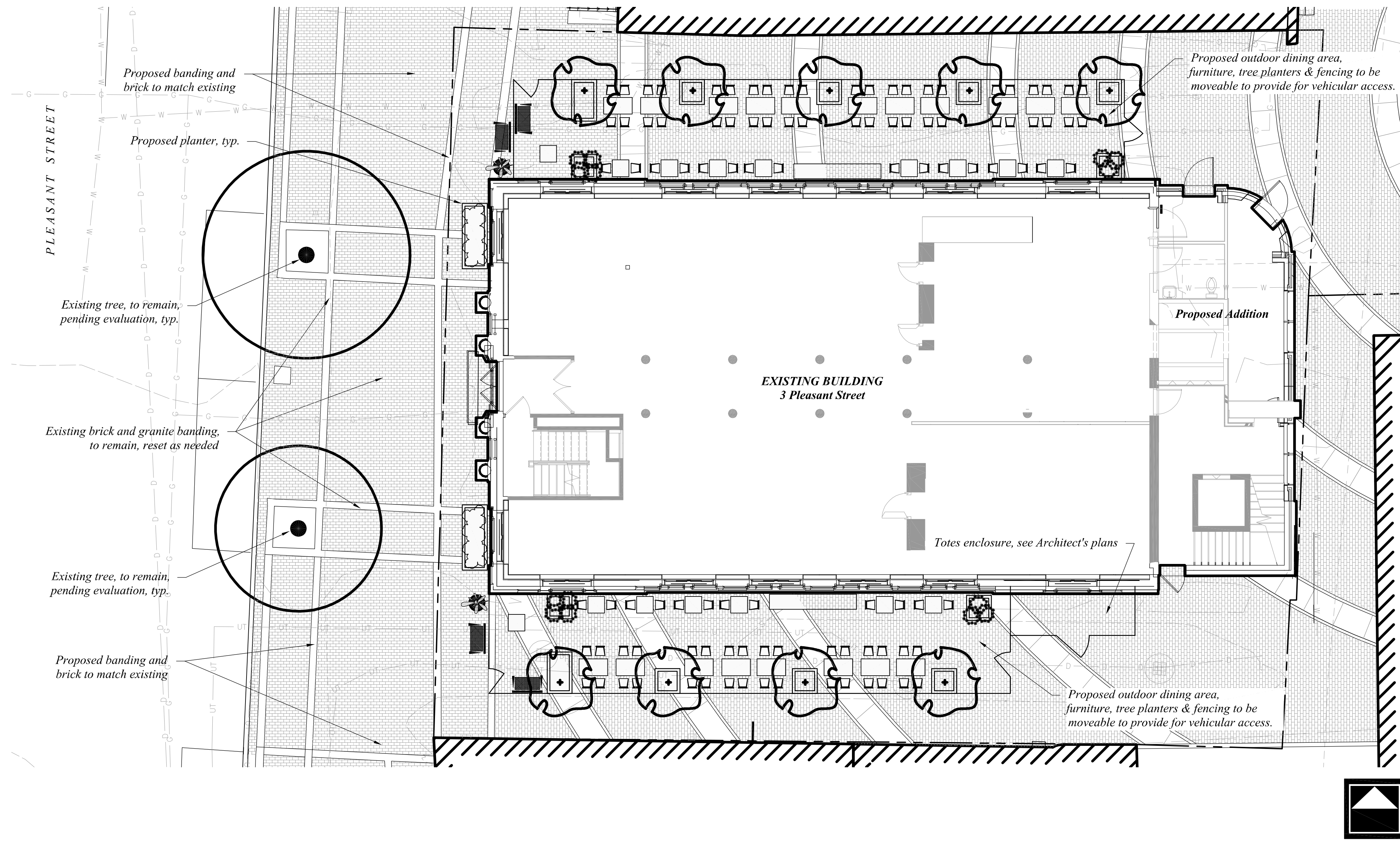


3 REAR (EAST) ELEVATION - PROPOSED
1/8" = 1'-0"



4 SIDE (NORTH) ELEVATION - PROPOSED
1/8" = 1'-0"

6/4/2019 9:19:48 AM



Brick Market - 3 Pleasant Street
LANDSCAPE CONCEPT PLAN
Portsmouth, New Hampshire

Drawn By: VM
Checked By: RW
Scale: 1/8" = 1' - 0"
Date: June 4, 2019
Revisions: TAC Worksession