

**ATTN: Historic District
Commission**

RE: Work Session March 3, 2021

**64 Vaughan Mall Restoration
Portsmouth, NH 03801**

**Steve Wilson
Hampshire Development Corp.
41 Industrial Drive #20
Exeter, NH 03833**

**CONTACT:
Shayne Forsley
Hampshire Development Corp.
Shayne.forsley@hdcgc.net
603.997.2519**

64 Vaughan Mall

The property at 64 Vaughan Mall was acquired in September of 2020 from the Cabot House Group by the development team that successfully executed the re-development of the Connie Bean Center at 135-143 Daniel St. and The Provident Condominium at 25 Maplewood Ave. in Portsmouth. Principle Steven Wilson and Hampshire Development Corp. have operated since 1984 and have been involved in the successful construction and renovation of dozens of historic urban properties in the southeastern NH and northeastern Massachusetts regions. Our principal goal for the property at 64 Vaughan Mall will be to bring the site and existing structure up to current codes while restoring the main building to its original architecture.

Built in the late 19th century as a 3 story brick and heavy timber structure with a flat roof and full basement (36' x 75'), the building was originally owned and occupied by the Margeson Bros Furniture Co.. Early in the 20th century, the building was more than doubled in size 36' x 140' toward what is now the Worth Parking Lot with an addition constructed of essentially the same materials and form. A single story "modern" block addition with a shed roof was added mid century toward the rear facing Hanover St. and was utilized as a loading dock for shipping and receiving for Cabot Furniture. Notably, in 1993 Artist Robert Wyland received the owners permission to allow a mural of his design to be painted by a group of regional amateur artists on the side of the building facing the Worth lot . This mural quickly became a landmark of sorts referred to as the Whaling Wall. However through inappropriate preparation and application of paints, the mural has significantly deteriorated the facade of the building.

The only public access to the building is via the 75' of frontage on the Vaughan Mall leaving long expanses of blank walls along the Worth Parking Lot (145'), the rear alley (135') and the Hanover St. frontage (80') with no entry or other focal points. This provides no pedestrian interface with the building on three sides. In fact, circumnavigating the building on foot requires walking in active vehicle traffic lanes for an extended distance with no connectivity to the building or the Vaughan Mall from Maplewood Ave., Hanover St. or the rest of downtown to the West, South and Easterly directions.

The current condition of the building is widely substandard. The building in its existing condition presents many challenges to the developer, designers, and contractors associated with any renovation and

rehabilitation. The building is largely void of modern utility and mechanical systems with existing water, sewer, drainage, HVAC and fire protection all failing to meet modern standards or capacities.

The structure itself has not received any significant upgrades or improvements in over 70 years. The roof has failed in areas allowing moisture penetration and now threatens the integrity of the structure. Additionally most of the original windows have been infilled and the brick facade has been painted on four sides with a product that has trapped moisture, causing extensive spalling of the masonry. The inside of the existing structure, although retaining some very worthwhile architectural features and wide open space with high ceilings etc., is laden with asbestos and other environmental contaminants which must be removed and remediated. Finally the shape and size of the structure present a very monolithic and unappealing facade that does not enhance its surroundings, promote its history or engage the pedestrian at the street level.

In light of the building and site conditions we are uniquely qualified to rehabilitate and remediate the structure, and with the cooperation of the City, we will be able to convert this property to an attractive mixed use project that will make a significant contribution to the vibrancy of the Vaughan Mall and its strategic location in downtown Portsmouth. Our proposal will truly complement and enhance the City's architectural and historic character and contribute to its sense of place.

Currently underway, our first step is to remediate the hazardous waste conditions and perform select demolition of the interior. We are conducting tests to analyze the feasibility and best methods for removing the coatings and restore the historic facades. Our structural engineers have provided detailed analysis and preliminary plans for rehabilitation of the structure to current standards while maintaining its historic character. Our specific plan for the property is illustrated by the accompanying plans and would be to provide vehicle parking and storage in the existing basement accessed from Hanover St.. The ground floor would be developed as a commercial use as required by current zoning and with the addition of a sidewalk, entries and storefronts along the Worth Parking Lot will serve to activate the Vaughan Mall area.

The revitalization and adaptive reuse of this building will require a minor reconfiguration of parking spaces, installation of curbing, brick sidewalks and landscaping in and adjacent to the Worth Lot. It will thus require the support and approval of the City. The results and impacts as illustrated by the attached site plan and elevations will be profoundly positive for the Worth Lot and Vaughan Mall. No net loss of

parking, improvements in ADA compliance for pedestrians and handicap parking, creation of significant green space annexed to the Vaughan Mall and completion of the pedestrian connection from Hanover St., Maplewood Ave., Worth Lot to the Vaughan Mall and their adjacent businesses are some of the highlights of our plan. It will balance the pedestrian and vehicular experience for this active area with no functional downside to either. Additionally we propose to reactivate the existing infilled windows with new windows and doors being added to the previously blank wall (along the Worth Lot side of the building) with an emphasis on maintaining the historic value in form and function on all sides of the building.

Our plans illustrate a limited vertical expansion of the building that would go a long way to correct the monolithic box like form of the building and add a third dimension to the building and a softening of its form. This will require a variance from the 40' existing elevation otherwise allowed in this zoning district. Although application of the existing zoning would allow a zero lot line expansion of approximately 8-10K square feet of new building volume at the existing parking area along Hanover St we are proposing to vertically expand the historic structure. Such a change would afford us the opportunity to forgo the conversion of the surface parking lot along Hanover St. and instead, design and build a new pocket park in its place.

To further address the disproportionate massing of the existing buildings, we have transitioned the rear facade of the building to a different style in order to differentiate the two buildings adding texture and interest to the continuous wall plane. Importantly, a significant portion of the rear building facade was constructed of poured concrete and was covered by an attached building having no relationship to the architecture of the main building.

In closing we are extremely excited to begin the process of working with the City to design and redevelop this significant property to better serve the community and its future occupants. To that end we are looking forward to listening to your input and ideas as we continue to refine the building and site designs.

Warm Regards
Steven Wilson

64 VAUGHAN MALL BUILDING RESTORATION

64 Vaughan Mall,
Portsmouth, New Hampshire

Assessor's Parcel 126, Lot 1

ISSUED FOR PLANNING BOARD CONSULTATION

Owner:
64 Vaughan Mall LLC

Applicant:
Hampshire
Development Corp.
41 Industrial Drive
Exeter, NH 03833
(603) 778-9999

Civil Engineer:



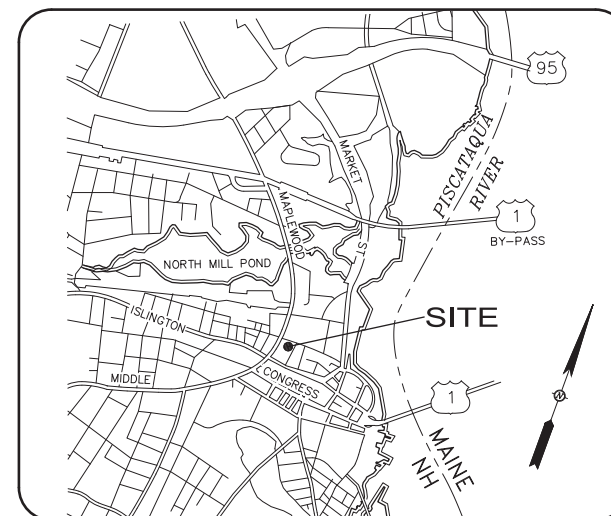
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

Surveyor:

James Verra
& Associates Inc.
LAND SURVEYORS

101 SHATTUCK WAY, SUITE 8
Newington, New Hampshire
03801-7876
Tel 603-436-3557

Plan Issue Date:
November 2, 2020



LOCUS MAP
Not to Scale

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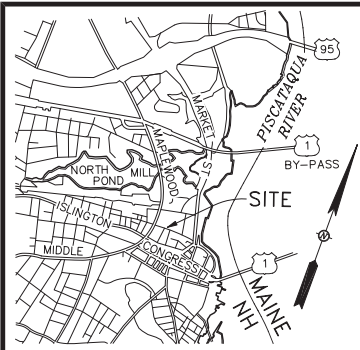
Aerial Photograph of 64 Vaughan Mall Property



Margeson Bros. Furniture Store; Photograph circa ~1910-1920







TEMPORARY BENCHMARK TABLE

TBM#	DESCRIPTION	ELEV.
1	SURVEY NAIL SET IN TOP OF GRANITE CURBING	12.81
2	BOLT W/ "X" CUT - HYDRANT TOP FLANGE	13.58
3	SURVEY NAIL SET IN TOP OF TRANSFORMER PAD	17.71
4	TOP RIGHT OUTSIDE CORNER OF CONCRETE STEP	15.62

DRAIN TABLE

CB# 1 RIM EL= 17.62 CB# 2 RIM EL= 13.77 (1) INV OUT 12"RCP= 10.12	DMH# 1 RIM EL= 13.75 (1) 12"RCP (PLUGGED) (2) INV IN 12"RCP= 9.76 (3) INV IN 18"RCP= 8.75 (4) 12"RCP (PLUGGED) (5) INV OUT 12"RCP= 8.77
CB# 3 RIM EL= 11.98 (1) INV OUT 12"HDPE= 7.74	DMH# 2 RIM EL= 9.68 (1) PLUGGED (2) INV IN 12"RCP= 6.99
CB# 4 RIM EL= 9.57 (1) INV OUT 12"PVC= 7.32± W/ TRAP ON OUTLET	DMH# 5195 RIM EL= 12.56 (1) INV IN 12"HDPE= 6.81 (2) INV IN 12"HDPE= 6.11 (3) INV OUT (2) 12"RCP= 5.92
CB# 3763 RIM EL= 14.71 (1) INV OUT 12"RCP= 12.03	DMH# 5197 RIM EL= 10.14 (1) INV IN 12"RCP= 6.79 (2) INV IN 12"RCP= 6.83 (3) CL FLOW 36"RCP= 5.26
CB# 3764 RIM EL= 15.05 WATER LEVEL= 11.10	DMH# 5198 RIM EL= 12.50 (1) INV IN (2) 12"PVC= 5.95 (2) INV IN 10"RCP= 7.60 (3) CL FLOW 12"RCP= 5.85
CB# 3765 RIM EL= 15.35 PLUGGED 13.5±	DMH# 5202 RIM EL= 15.14 (1) INV IN 12"RCP= 11.47 (2) INV IN 12"RCP= 11.51 (3) INV IN 18"RCP= 9.96 (4) INV IN 12"RCP= 11.80 (5) INV OUT 18"RCP= 9.91
CB# 25851 RIM EL= 16.26 (1) INV IN 12"HDPE= 12.08 (2) INV OUT 12"HDPE= 12.01	DMH# 5203 RIM EL= 17.38 (1) INV IN 12"DI= 13.82 (2) INV IN 15"CI= 11.30 (3) INV IN 12"CI= 11.83 (4) INV OUT 15"CI= 11.32
CB# 25852 RIM EL= 16.81 (1) INV IN 10"HDPE= 12.29 (2) INV OUT 12"HDPE= 12.26	DMH# 25178 RIM EL= 12.66 (1) INV IN 12"HDPE= 7.48 (2) 12"HDPE W/ TRAP
CB# 25853 RIM EL= 17.12 (1) INV OUT 10"HDPE= 12.78	

SEWER TABLE

SMH# 1 RIM EL= 11.80 (1) INV OUT 4"PVC FM= 7.47	SMH# 1567 RIM EL= 12.96 (1) PLUGGED (2) INV IN 12"RCP= 5.19 (3) INACTIVE (4) INV OUT 12"RCP= 4.71
SMH# 2 RIM EL= 11.53 (COULD NOT OPEN)	SMH# 1568 RIM EL= 12.86 (1) INV IN 8"PVC= 4.88 (2) INV IN 12"RCP= 4.68 (3) INV IN 24"RCP= 5.05 (4) INV OUT 12"RCP= 6.83
SMH# 1570 RIM EL= 10.16 (2) INV IN 15"RCP= 3.74	SMH# 1570 RIM EL= 10.16 (2) INV IN 15"RCP= 3.74
SMH# 2306 RIM EL= 13.84 (1) INV IN 10"RCP= 6.86 (2) INV IN 24"RCP= 8.88 (3) INV IN 6"PVC= 11.24 (4) INV OUT 24"RCP= 6.83 (23" CSU PER DPW)	SMH# 2307 RIM EL= 15.50 CL FLOW= 10.66 (OVAL RCP 15"W X 18"H) (23" CSU PER DPW)

LEGEND:

110-5	TAX SHEET - LOT NUMBER
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RCSC	ROCKINGHAM COUNTY SUPERIOR COURT
VGC	VERTICAL FACED GRANITE CURB
RWBL	MODULAR BLOCK RETAINING WALL
PK	PARK METER KIOSK
BN	BOLLARD
SG	SIGN
CS	HANDICAP SPACE
LP	LIGHT POLE
UL	UTILITY POLE WITH ARM & LIGHT
EM	ELECTRICAL MANHOLE
EC	ELECTRICAL CONDUIT
EM	ELECTRIC METER
GS	GAS SHUT OFF
GV	GAS VALVE
WGV	WATER GATE VALVE
WGS	WATER SHUT OFF VALVE
FR	FIRE CONNECTION
CB	CATCH BASIN
DMH	DRAIN MANHOLE
RS	ROOF DOWNSPOUT
SMH	SEWER MANHOLE
DT	DECIDUOUS TREE
CS	CONIFEROUS SHRUB
DS	DECIDUOUS SHRUB
WL	WATER LINE
SL	SEWER LINE
DL	DRAIN LINE
GL	GAS LINE
UE	UNDERGROUND ELECTRIC
UC	UNDERGROUND COMMUNICATIONS
CC	CEMENT CONCRETE
BP	BRICK PAVERS
RW	RETAINING WALL
LA	LANDSCAPED AREA
12.5	SPOT GRADE
△	SEE SIGNAGE TABLE
▲	SEE BUILDING ELEVATION TABLE
→	EXISTING TRAFFIC FLOW SYMBOL

ABUTTERS LIST

MAP-LOT	OWNER OF RECORD	DEED REF.
117-2	JAMER REALTY, INC. 80 HANOVER ST, PORTSMOUTH, NH 03801	3093/1283
117-4	SJW LTD C/O GENE FISK & ASSOCIATES, LLC 4 GREENLEAF WOODS DR, SUITE 102 PORTSMOUTH, NH 03801	2574/495
125-1	PARADE OFFICE, LLC C/O GATHARTS PRIVATE INVESTMENTS 31 MILK STREET, SUITE 501, BOSTON, MA 02109	N/A
126-1A	NORTHERN TIER REAL ESTATE ACQUISITION & DEVELOPMENT, LLC C/O JOHN J. DUSSI 4 WOODY LN, WEST NEWBURY, MA 01985	4814/563
126-2	25 MAPLEWOOD AVENUE, LLC 41 INDUSTRIAL DR, EXETER, NH 03833	6068/2230
126-3	CITY OF PORTSMOUTH 1 JUNKINS AVE, PORTSMOUTH, NH 03801	4701/534

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 48°33'05" E	20.00
L2	N 49°44'19" E	19.83
L3	N 61°31'47" E	1.00
L4	S 49°44'19" W	20.06

NOTES:

- OWNER OF RECORD..... BENDETSON-PORTSMOUTH REALTY TRUST C/O CABOT HOUSE, INC., 10 INDUSTRIAL WAY, AMESBURY, MA 01913
ADDRESS.....
DEED REFERENCE..... 2402/1201
TAX SHEET / LOT..... 126-1
- THIS PLAN IS BASED ON A FIELD SURVEY BY JAMES VERRA AND ASSOCIATES, INC. 3/2014, 4/2017 & 12/2019. ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS. HORIZONTAL DATUM: NAD 1983 (1986 ADJUSTMENT) PRIMARY BM: NHDOT 379-0150 (PORTSMOUTH TRAFFIC CIRCLE) VERTICAL DATUM: NAVD 1988 PRIMARY BM: CITY CONTROL POINT "ALBA"
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- SEE ROCKINGHAM COUNTY SUPERIOR COURT NOTICE OF DECISION DATED 3/18/2015, RCRD BOOK 5626, PAGE 1529. ALSO SEE STIPULATION DATED 1/30/2015, RCRD BOOK 5626, PAGE 1531.
- THE SUBJECT TRACT LIES IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0259E, EFFECTIVE DATE MAY 17, 2005, BY FEMA.

REFERENCE PLANS:

- PLAT OF LAND, 64 VAUGHAN MALL, PORTSMOUTH, N.H., FOR BENDETSON-PORTSMOUTH REALTY TRUST, REVISED TO 9/17/2018, RCRD PLAN D-41080.
- CONDOMINIUM SITE PLAN, THE PROVIDENT CONDOMINIUM, 25 MAPLEWOOD AVENUE, PORTSMOUTH, N.H., FOR 25 MAPLEWOOD AVENUE, LLC., DATED 12/20/2019, RCRD PLAN D-41922.
- EXISTING CONDITIONS PLAN, PROPOSED SITE DEVELOPMENT PLANS, 25 MAPLEWOOD AVENUE, PORTSMOUTH, N.H., BY JAMES VERRA AND ASSOCIATES, INC., DATED 4/18/2017, NOT RECORDED.

SIGNAGE TABLE

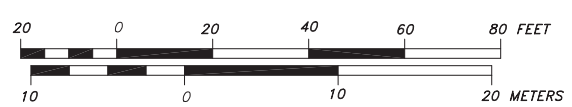
KEY

DESCRIPTION
A HANDICAP PARKING
B 3 HOUR PARKING/PAY AT KIOSK
C RESERVED PARKING 7AM-7PM
D PAID PARKING 24/7
E STOP

BUILDING ELEVATION TABLE

KEY

DESCRIPTION	ELEV.
A FF CONCRETE AT ENTRANCE	15.17
B FF CONCRETE AT LOADING DOCK	15.12
C FF CONCRETE AT LOADING DOCK	15.09
D CONCRETE THRESHOLD AT ENTRY	12.56
E CONCRETE THRESHOLD AT ENTRY	12.13
F CONCRETE THRESHOLD AT ENTRY	18.91
G ALUMINUM THRESHOLD AT ENTRY	15.14
H TOP OF CONCRETE LANDING	15.62
I ALUMINUM THRESHOLD AT ENTRY	16.55
J TOP OF CONCRETE LANDING	15.69
K INVERT OUT 6"PVC CULVERT	12.56
L TOP OF CONCRETE BASEMENT	6.95
M TOP OF CONCRETE BASEMENT FLOOR	6.64
N TOP OF CONCRETE BASEMENT FLOOR	6.42
O TOP OF CONCRETE BASEMENT FLOOR	7.17
P TOP OF CONCRETE BASEMENT FLOOR	6.92
Q TOP OF CONCRETE BASEMENT FLOOR	6.67
R TOP OF CONCRETE BASEMENT FLOOR	7.07
S TOP OF CONCRETE BASEMENT FLOOR	6.77
T TOP OF CONCRETE BASEMENT FLOOR	6.26



PRELIMINARY
SUBJECT TO CHANGE

SURVEYOR:
James Verra and Associates, Inc.
LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8
NEWINGTON, N.H. 03801-7876
603-436-3557
JOB NO: 23524-A
PLAN NO: 23524-A

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR:
ENGINEERING REVIEW

ISSUE DATE:
PRELIMINARY

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	ENGINEERING REVIEW	JV	2/3/20

DRAWN BY: JCS
APPROVED BY: JV
DRAWING FILE: 23524-A.DWG

SCALE:
22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

OWNER:
BENDETSON-PORTSMOUTH REALTY TRUST
C/O CABOT HOUSE, INC.
10 INDUSTRIAL WAY
AMESBURY, MA 01913
ASSESSOR'S PARCEL 126-1

PROJECT:
PROPOSED SITE DEVELOPMENT PLANS
64 VAUGHAN MALL
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL 126-1

TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
Sheet 4

P5042

APPROVED BY THE PORTSMOUTH PLANNING BOARD

THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS ON THE SITE. RECORDING OF THIS PLAN WAS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR JAMES VERRA & ASSOCIATES, INC.

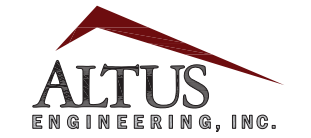
CHAIRMAN _____ DATE _____

DATE _____

NOTES

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE RETROFIT OF THE EXISTING BUILDING TO INCLUDE A ±2,720 S.F. FOOTPRINT EXPANSION, UNDERGROUND PARKING GARAGE, RETAIL SPACE AND 12 RESIDENTIAL UNITS.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, 64 VAUGHAN MALL, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 3, 2020.
- ZONE: CD5 (CHARACTER 5)
M (MUNICIPAL) FOR OFFSITE IMPROVEMENTS ON WORTH LOT
OVERLAY: DOWNTOWN OVERLAY DISTRICT
HISTORIC OVERLAY DISTRICT
FACADE: STOREFRONT
- DIMENSIONAL REQUIREMENTS:**

	EXISTING	PROPOSED
FRONT YARD:	5' (VAUGHAN MALL) ±4.3'	SAME
SECONDARY FRONT YARD:	5' (HANOVER ST.) ±58.1'	0'
SIDE YARD:	NR	0'
REAR YARD:	5' (ALLEY) ±0.15'	SAME
FRONT LOT LINE BUILDOUT:	80% WIDTH MIN.	100%
MAX. BUILDING BLOCK:	225'	SAME
MAX. FACADE MODULATION:	100'	SAME
MAX. ENTRANCE SPACING:	50'	SAME
MAX. BUILDING COVERAGE:	95%	±70.0%
MAX. BUILDING FOOTPRINT:	20,000 S.F.	±10,008 S.F.
MIN. LOT AREA:	NR	14,097 S.F.
MIN. LOT AREA/DWELLING:	NR	0 S.F.
MIN. OPEN SPACE:	5%	0%
MAX. GND. FLR. GFA/USE:	15,000 S.F.	>15,000 S.F.
MAX. BUILDING HEIGHT:	3 STORIES OR 40'	SAME
PENTHOUSE HEIGHT:	MAX. HEIGHT +2'	SAME
MAX. GROUND FLOOR FFE:	SIDEWALK GRADE +3'	SAME
MIN. GND. FLR. STORY HT.:	12'	SAME
MIN. 2ND STORY HEIGHT:	10'	SAME
MIN. FACADE GLAZING:	70% (SHOPFRONT)	SAME
ROOF TYPE:	FLAT, GABLE, HIP, GAMBREL, MANSARD	SAME
ROOF PITCH:	6:12 TO 12:12 (GABLE) 3:12 (HIP) 6:12 TO 30:12 (MANSARD/GAMBREL)	SAME
- PARKING REQUIREMENTS:**
 - DWELLING UNITS: 1.3 SPACES / DWELLING UNIT OVER 750 S.F.
 - 12 UNITS x 1.3 = 15.6 SPACES REQUIRED
 - VISITOR PARKING: 1 SPACE / 5 DWELLING UNITS (FOR LOT w/OVER 4 UNITS)
 - 12 UNITS / 5 = 2.4 SPACES REQUIRED
 - NON-RESIDENTIAL USE: NR
 - DOWNTOWN OVERLAY: SUBTRACT 4 SPACES/LOT
 - TOTAL PARKING REQUIRED: 14 SPACES
 - TOTAL PARKING PROVIDED: 20 SPACES (UNDERGROUND)
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- AREA OF DISTURBANCE IS UNDER 43,560 SF. COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW, OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS. PAVEMENT MARKINGS SHALL BE INSTALLED AT LEAST 14-DAYS AFTER INSTALLATION OF WEARING COURSE PAVEMENT. CONTRACTOR SHALL APPLY TWO (2) COATS OF ALL PAVEMENT MARKINGS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 4'.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- 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
- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- SITWORK CONTRACTOR SHALL PREPARE A LICENSED LAND SURVEYOR (LLS) STAMPED AS-BUILT SITE PLAN & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.
- TRASH AND RECYCLING SHALL BE STORED INSIDE BUILDING.
- RESTAURANTS SHALL NOT OCCUPY BUILDING WITHOUT THE INSTALLATION OF A GREASE TRAP MEETING CITY CODE.
- STREET ADDRESSES FOR EACH USE SHALL BE DETERMINED BY PORTSMOUTH FIRE DEPARTMENT & DPW.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN ON THE PLAN, OR TRUCKED OFF SITE.



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: PB CONSULTATION

ISSUE DATE: DECEMBER 30, 2020

NO.	DESCRIPTION	BY	DATE
0	PB CONSULTATION	EBS	12/30/20

DRAWN BY: EBS

APPROVED BY: EDW

DRAWING FILE: 5042-SITE.dwg

SCALE: 22"x34" 1" = 20'
11"x17" 1" = 40'

OWNER:

64 VAUGHAN MALL, LLC
41 INDUSTRIAL DRIVE
EXETER, NH 03833

APPLICANT:
HAMPSHIRE DEVELOPMENT CORP.

41 INDUSTRIAL DRIVE
EXETER, NH 03833

PROJECT:
64 VAUGHAN MALL BUILDING RESTORATION
TAX MAP 126, LOT 1
64 VAUGHAN MALL
PORTSMOUTH, NH 03801

TITLE:

SITE PLAN

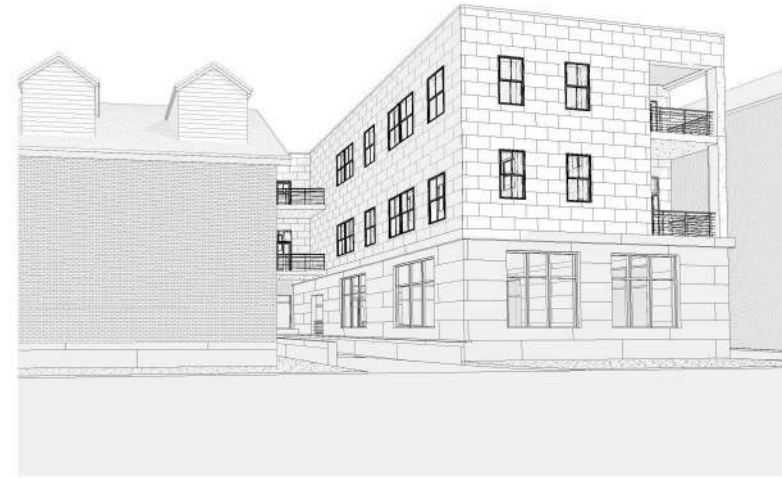
SHEET NUMBER:

Form Based Zoning - Site Plan

Sheet 5



1 VIEW 01



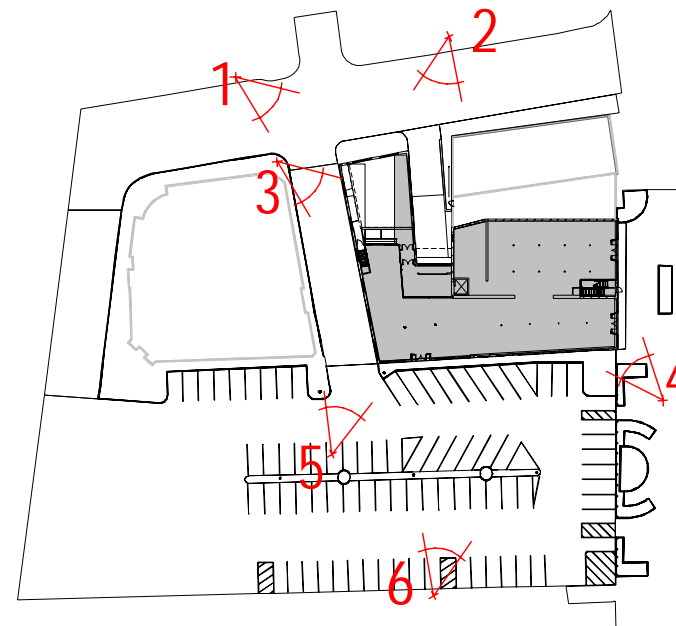
2 VIEW 02



3 VIEW 03



5 VIEW 05



01 LEVEL 1 - PERSPECTIVE PLAN
1" = 50'-0"



4 VIEW 04



6 VIEW 06

PERSPECTIVE VIEWS - THREE STORY

64 Vaughan Street

1" = 50'-0"
02-12-2021

Form Based Zoning - Architectural Perspective

Sheet 5A

APPROVED BY THE PORTSMOUTH PLANNING BOARD

THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS ON THE SITE. RECORDING OF THIS PLAN WAS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR JAMES VERRA & ASSOCIATES, INC.

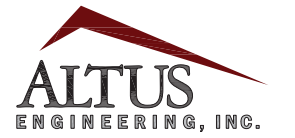
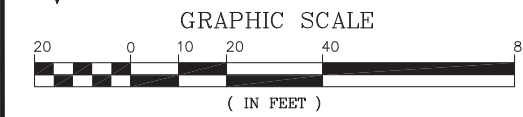
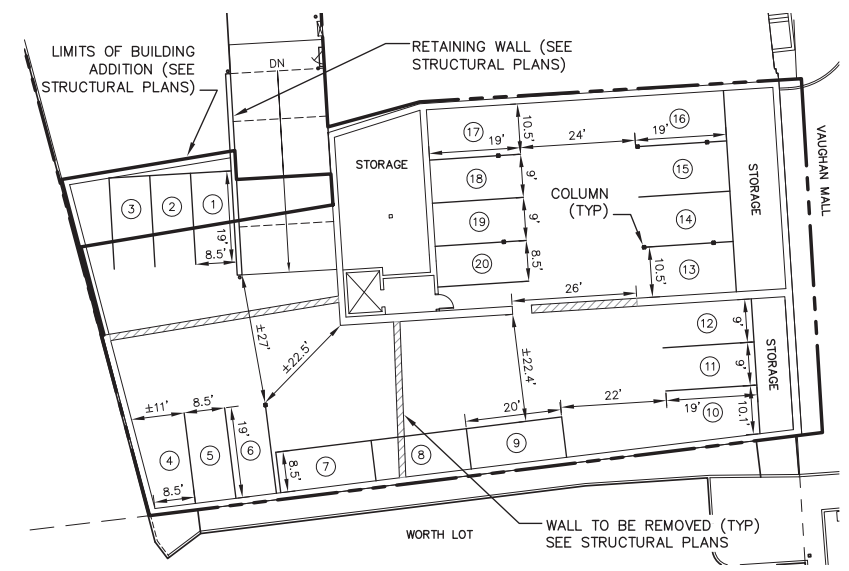
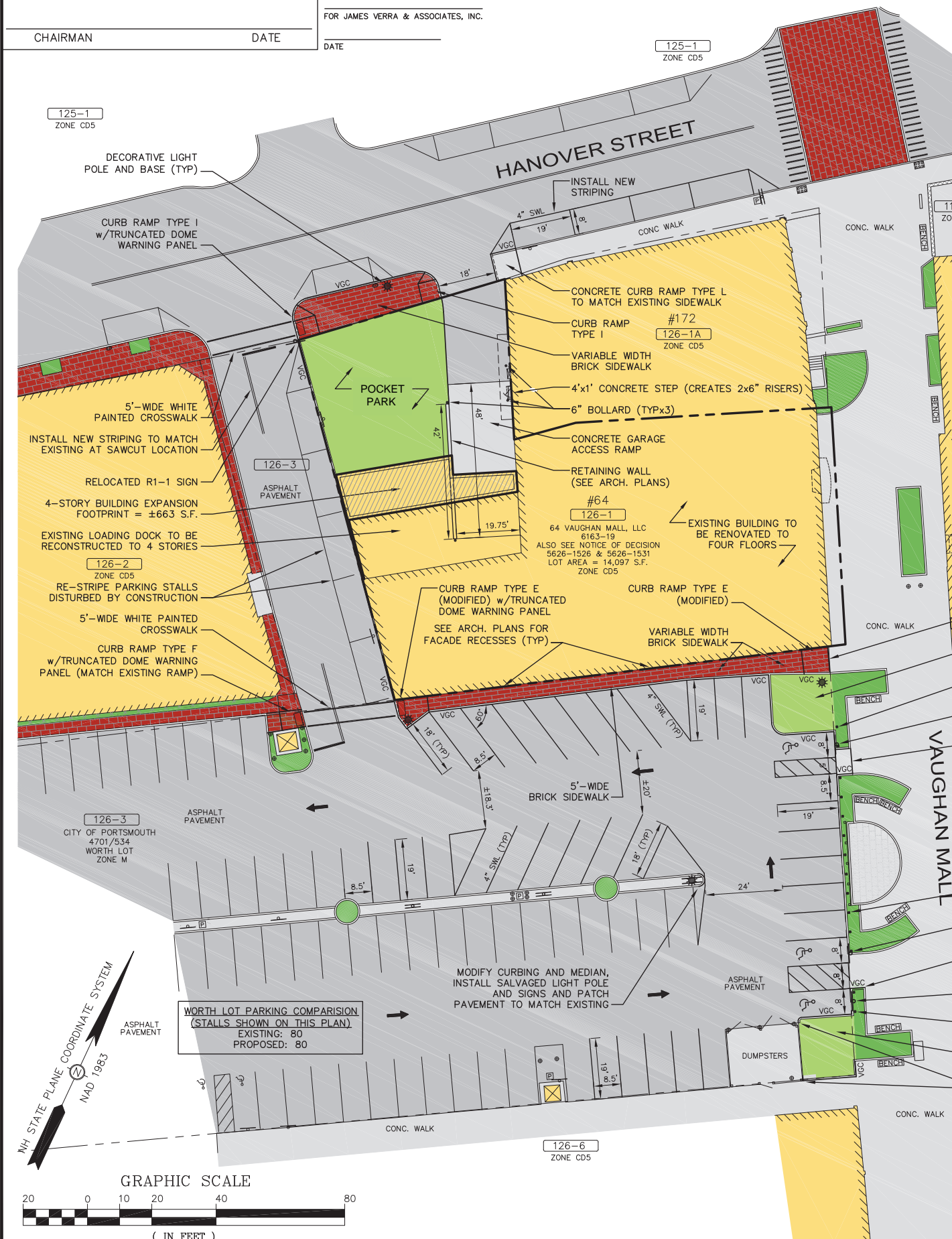
CHAIRMAN _____ DATE _____

DATE _____

NOTES

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE RETROFIT OF THE EXISTING BUILDING TO INCLUDE A ±663 S.F. FOOTPRINT EXPANSION, A FOURTH FLOOR, UNDERGROUND PARKING GARAGE, RETAIL SPACE, 12 RESIDENTIAL UNITS, GREEN SPACE AND A SIDEWALK, MODIFIED PARKING SPACES AND GREEN SPACE ON THE ABUTTING WORTH LOT.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, 64 VAUGHAN MALL, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 3, 2020.
- ZONE: CD5 (CHARACTER 5)
M (MUNICIPAL) FOR OFFSITE IMPROVEMENTS ON WORTH LOT
OVERLAY: DOWNTOWN OVERLAY DISTRICT
HISTORIC OVERLAY DISTRICT
FACADE: STOREFRONT
- DIMENSIONAL REQUIREMENTS:**

	EXISTING	PROPOSED
FRONT YARD:	5' (VAUGHAN MALL) ±4.3'	SAME
SECONDARY FRONT YARD:	5' (HANOVER ST.) ±58.1'	±50.2'
SIDE YARD:	NR	SAME
REAR YARD:	5' (ALLEY)	±0.15'
FRONT LOT LINE BUILDOUT:	80% WIDTH MIN.	100%
MAX. BUILDING BLOCK:	225'	SAME
MAX. FACADE MODULATION:	100'	SAME
MAX. ENTRANCE SPACING:	50'	±70.0%
MAX. BUILDING COVERAGE:	95%	±75.7%
MAX. BUILDING FOOTPRINT:	20,000 S.F.	±10,008 S.F.
MIN. LOT AREA:	NR	14,097 S.F.
MIN. LOT AREA/DWELLING:	NR	SAME
MIN. OPEN SPACE:	5%	±13.9%
MAX. GND. FLR. GFA/USE:	15,000 S.F.	0 S.F.
MAX. BUILDING HEIGHT:	3 STORIES OR 40'	>15,000 S.F.
PENTHOUSE HEIGHT:	MAX. HEIGHT +2'	SAME
MAX. GROUND FLOOR FFE:	SIDEWALK GRADE +3'	±40'
MIN. GND. FLR. STORY HT.:	12'	SAME
MIN. 2ND STORY HEIGHT:	10'	±53.75'
MIN. FACADE GLAZING:	70% (SHOPFRONT)	SAME
ROOF TYPE:	FLAT, GABLE, HIP, GAMBREL, MANSARD	SAME
ROOF PITCH:	6:12 TO 12:12 (GABLE)	SAME
	3:12 (HIP)	SAME
	6:12 TO 30:12 (MANSARD/GAMBREL)	SAME
- PARKING REQUIREMENTS:**
 - DWELLING UNITS: 1.3 SPACES / DWELLING UNIT OVER 750 S.F.
 - 12 UNITS x 1.3 = 15.6 SPACES REQUIRED
 - VISITOR PARKING: 1 SPACE / 5 DWELLING UNITS (FOR LOT w/OVER 4 UNITS)
 - 12 UNITS / 5 = 2.4 SPACES REQUIRED
 - NON-RESIDENTIAL USE: NR
 - DOWNTOWN OVERLAY: SUBTRACT 4 SPACES/LOT
 - TOTAL PARKING REQUIRED: 14 SPACES
 - TOTAL PARKING PROVIDED: 20 SPACES (UNDERGROUND)
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- AREA OF DISTURBANCE IS UNDER 43,560 SF. COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW, OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS. PAVEMENT MARKINGS SHALL BE INSTALLED AT LEAST 14-DAYS AFTER INSTALLATION OF WEARING COURSE PAVEMENT. CONTRACTOR SHALL APPLY TWO (2) COATS OF ALL PAVEMENT MARKINGS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 4'.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- 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.
- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- SITWORK CONTRACTOR SHALL PREPARE A LICENSED LAND SURVEYOR (LLS) STAMPED AS-BUILT SITE PLAN & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.
- TRASH AND RECYCLING SHALL BE STORED INSIDE BUILDING.
- THIS DEVELOPMENT IS SUBJECT TO LICENSING AGREEMENTS W/ THE CITY COUNCIL.
- RESTAURANTS SHALL NOT OCCUPY BUILDING WITHOUT THE INSTALLATION OF A GREASE TRAP MEETING CITY CODE.
- ALL SIDEWALKS TO BE CONSTRUCTED WITHIN PROJECT LIMITS SHALL BE BRICK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PORTSMOUTH DPW TO CONFIRM BRICK SPECIFICATIONS.
- STREET ADDRESSES FOR EACH USE SHALL BE DETERMINED BY PORTSMOUTH FIRE DEPARTMENT & DPW.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN ON THE PLAN, OR TRUCKED OFF SITE.



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: PB CONSULTATION

ISSUE DATE: DECEMBER 30, 2020

NO.	DESCRIPTION	BY	DATE
0	CLIENT REVIEW	EBS	05/21/20
1	TAC WORK SESSION	EBS	07/07/20
2	TAC	EBS	10/19/20
3	PB CONSULTATION	EBS	12/30/20

DRAWN BY: _____ EBS
APPROVED BY: _____ EDW
DRAWING FILE: 5042-SITE.dwg

SCALE: 22"x34" 1" = 20'
11"x17" 1" = 40'

OWNER:
64 VAUGHAN MALL, LLC

41 INDUSTRIAL DRIVE
EXETER, NH 0383

APPLICANT:
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EXETER, NH 03833

PROJECT:
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TAX MAP 126, LOT 1
64 VAUGHAN MALL
PORTSMOUTH, NH 03801

TITLE:

SITE PLAN

SHEET NUMBER:

Sheet 6

Proposed Site Plan



EXTERIOR ELEVATIONS

64 Vaughan Mall

SCALE: 1/16" = 1'-0"
02/22/2021

Proposed

Sheet 6A

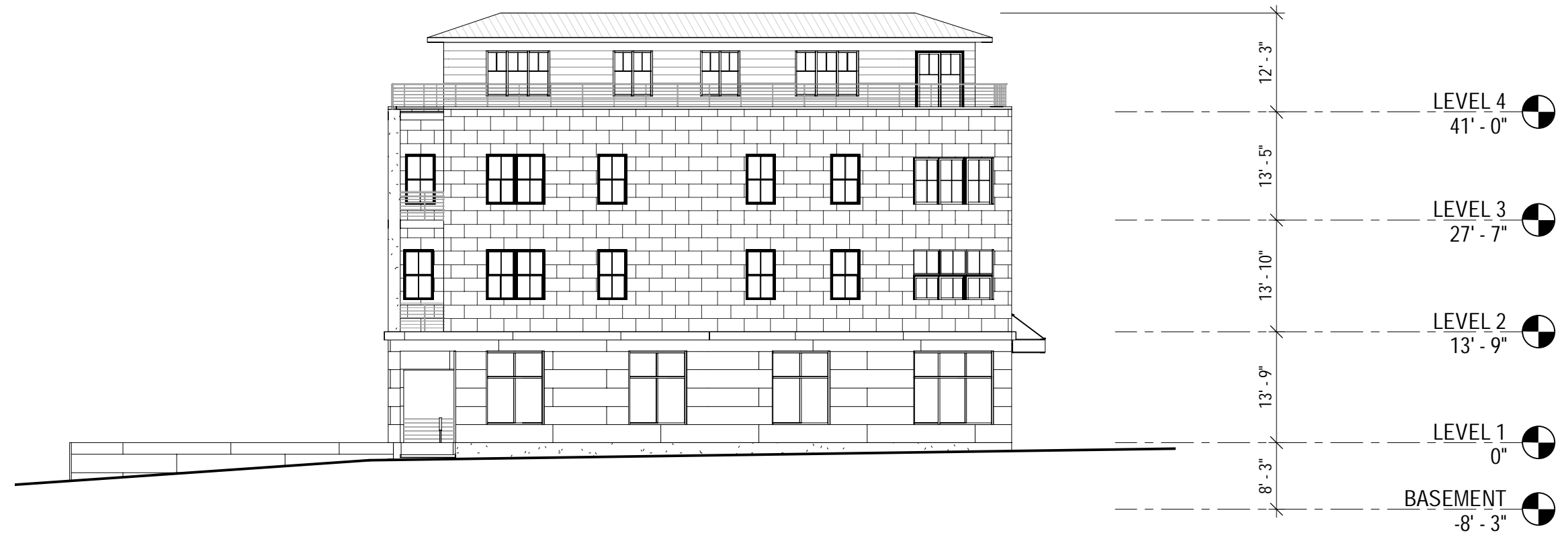


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3 NORTH ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATIONS
64 Vaughan Mall
SCALE: 1/16" = 1'-0"
02/22/2021

Proposed

Sheet 6B



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1 VIEW.01



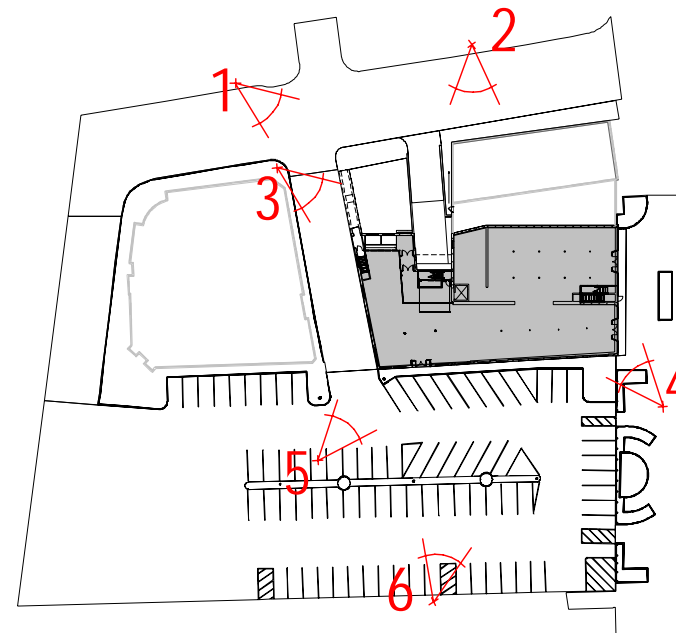
2 VIEW.02



3 VIEW.03



5 VIEW.05



01 LEVEL 1 - PERSPECTIVE PLAN
1" = 50'-0"



4 VIEW.04



6 VIEW.06

PERSPECTIVE VIEWS

64 Vaughan Mall

1" = 50'-0"
02-20-2021

Architectural Perspective - Proposed

Sheet 6C



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CONCEPTUAL IMAGE - View from Hanover Street
64 Vaughan Street

SCALE:
02/12/2021

Sheet 7



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CONCEPTUAL IMAGE - View from Worth Lot
64 Vaughan Street

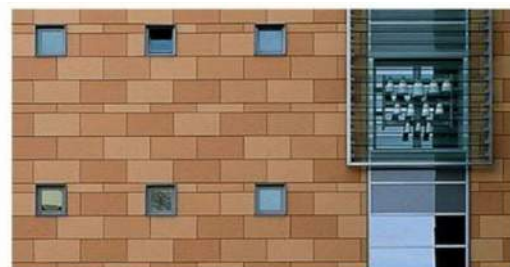
SCALE:
02/12/2021

Sheet 8



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CONCEPTUAL IMAGE - View from Vaughn Mall
64 Vaughan Street

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02/12/2021

Sheet 9



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