



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.

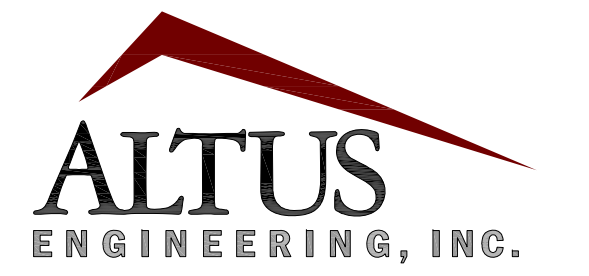
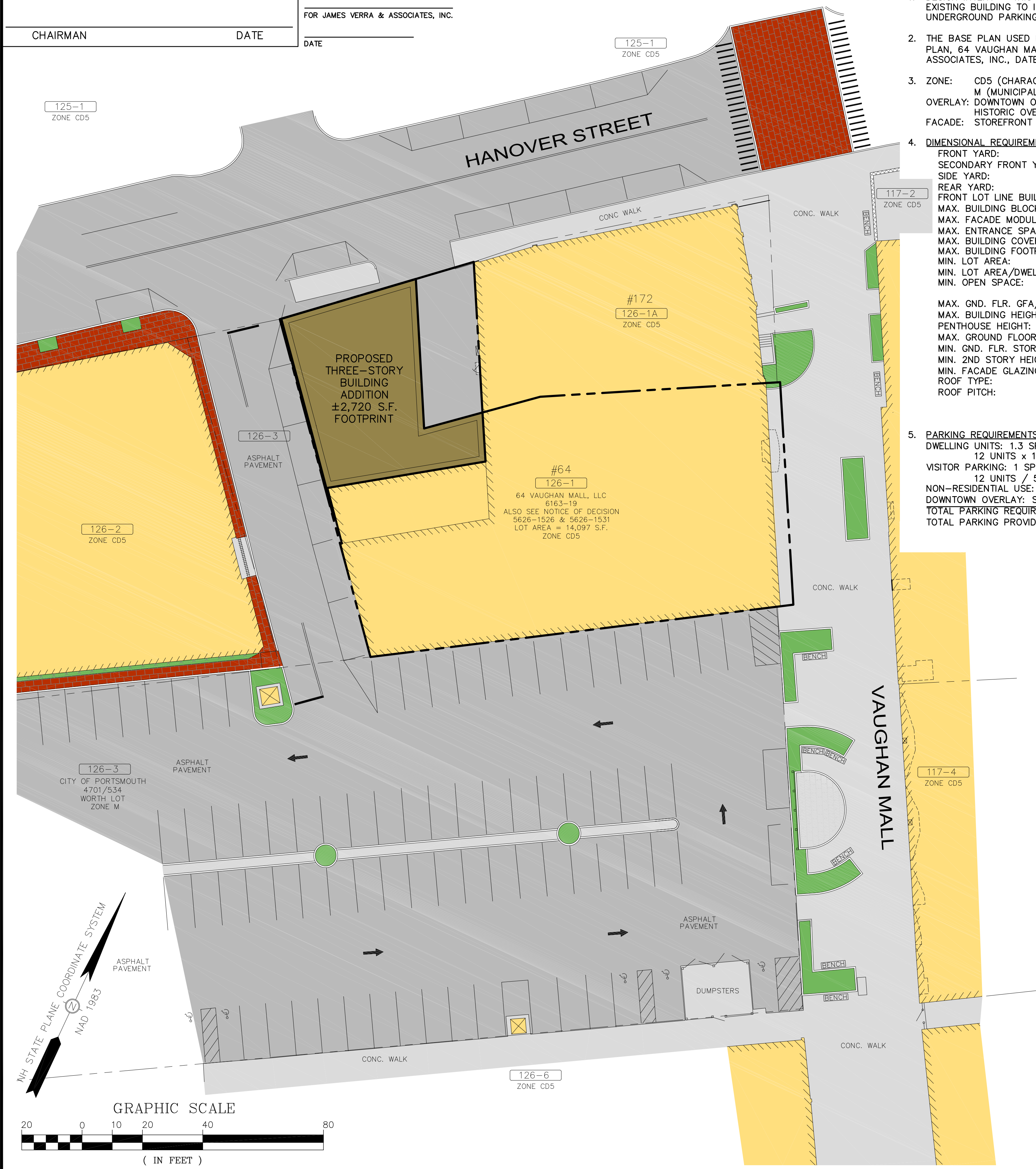
CHAIRMAN _____ DATE _____

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%	>15,000 S.F.
MAX. GND. FLR. GFA/USE:	15,000 S.F.	SAME
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:

C-2

P5042

APPROVED BY THE PORTSMOUTH PLANNING BOARD

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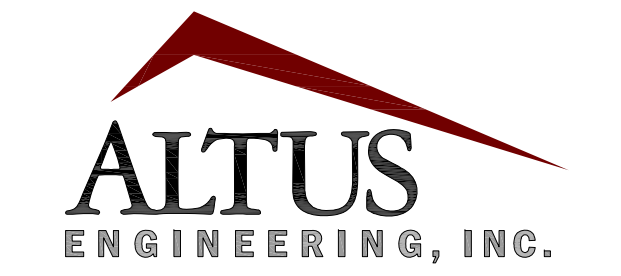
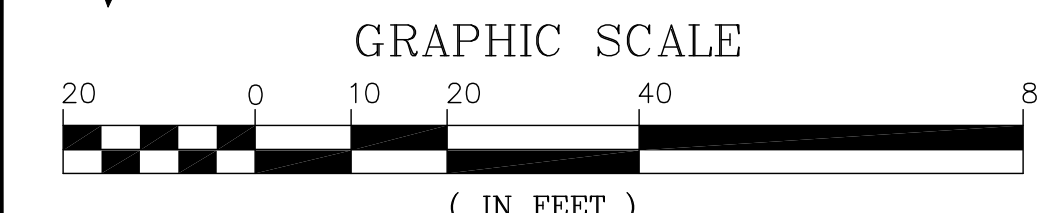
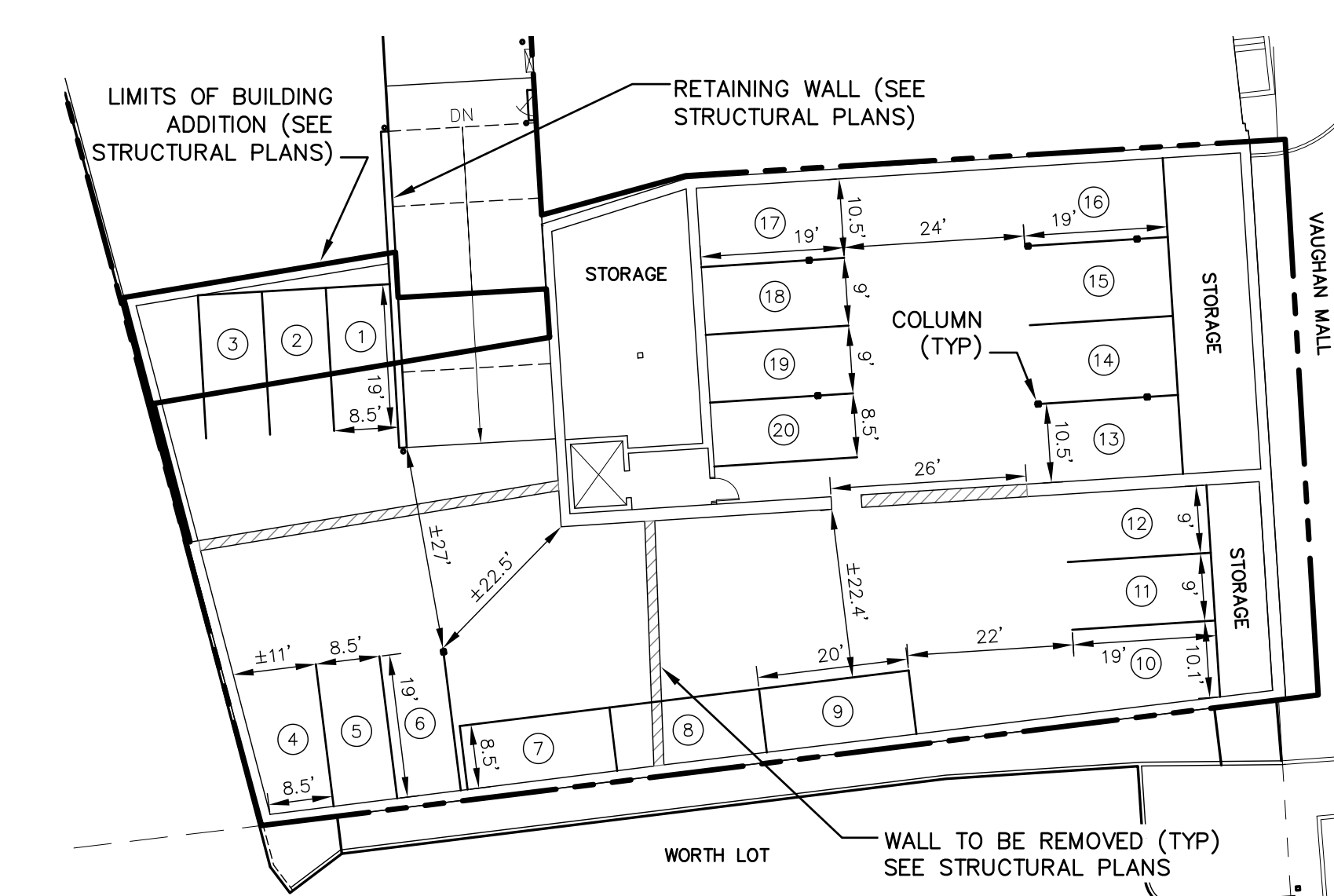
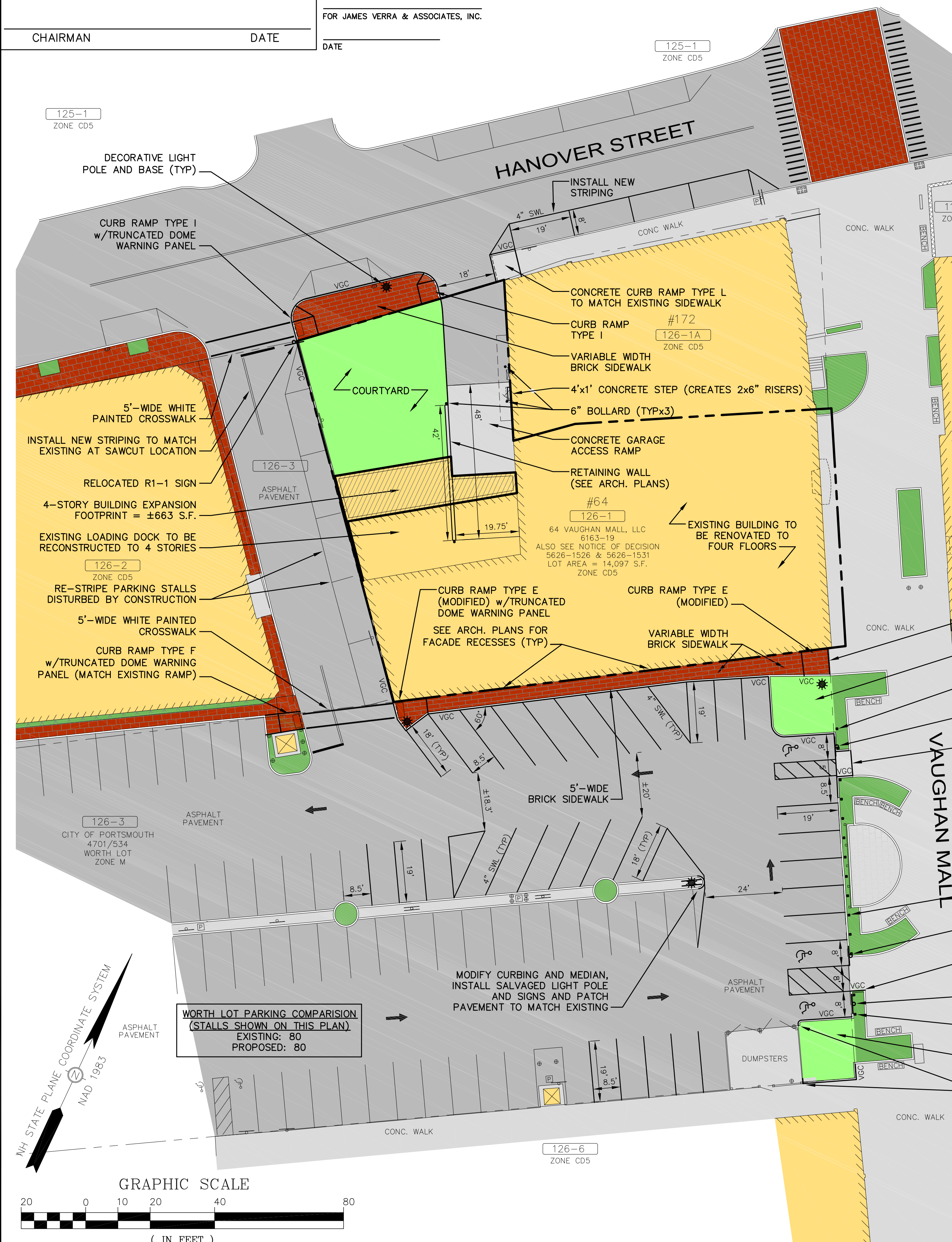
CHAIRMAN _____ DATE _____

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.
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MAX. FACADE MODULATION:	100'	
MAX. ENTRANCE SPACING:	50'	
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	
MIN. OPEN SPACE:	5%	0%
		±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'	
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- 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.
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ISSUE DATE: **DECEMBER 30, 2020**

REVISIONS

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

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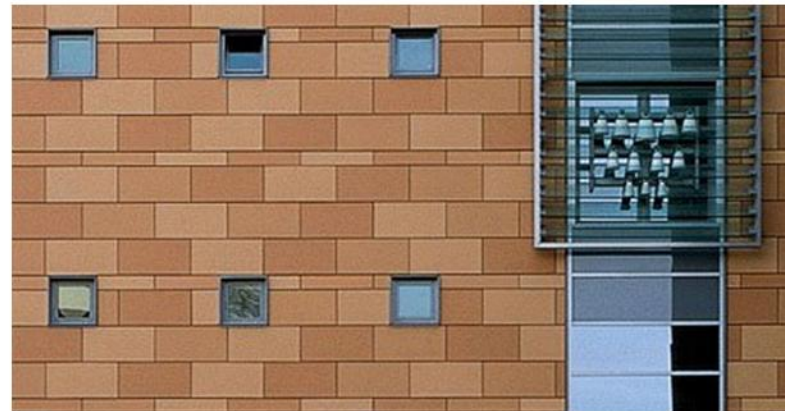
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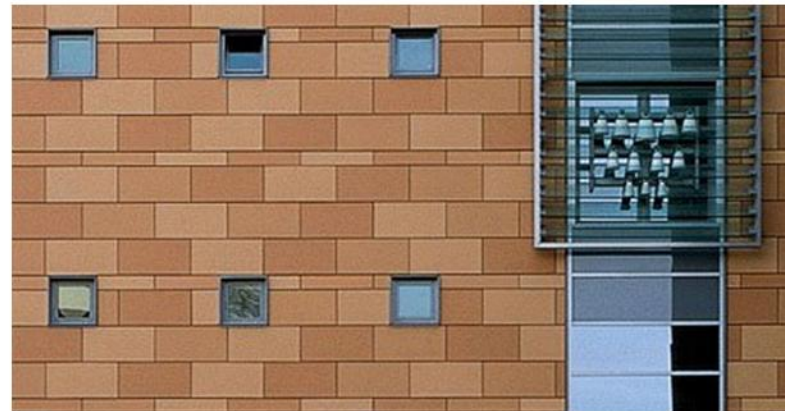
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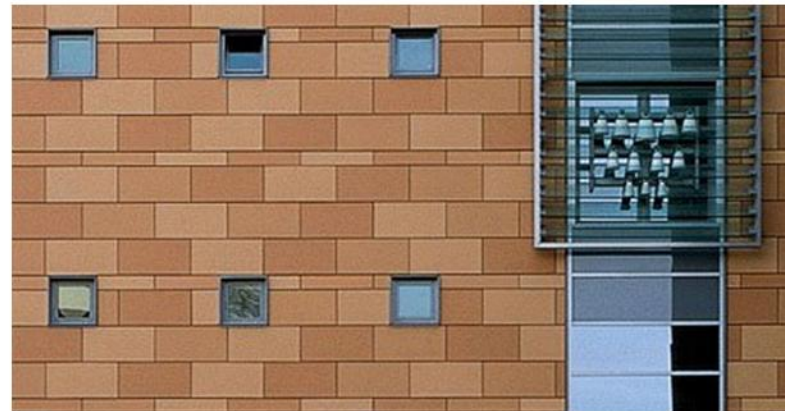
Conceptual Image View from Vaughan Mall

64 Vaughan Street



Conceptual Image View from Worth Lot

64 Vaughan Street



Conceptual Image View from Hanover Street

64 Vaughan Street



EXTERIOR ELEVATIONS

64 Vaughan Street

SCALE: 1/16" = 1'-0"
12/17/2020



ARCHITECTS
INTERIORS
PLANNERS

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



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

EXTERIOR ELEVATIONS
64 Vaughan Street

SCALE: 1/16" = 1'-0"
12/17/2020



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