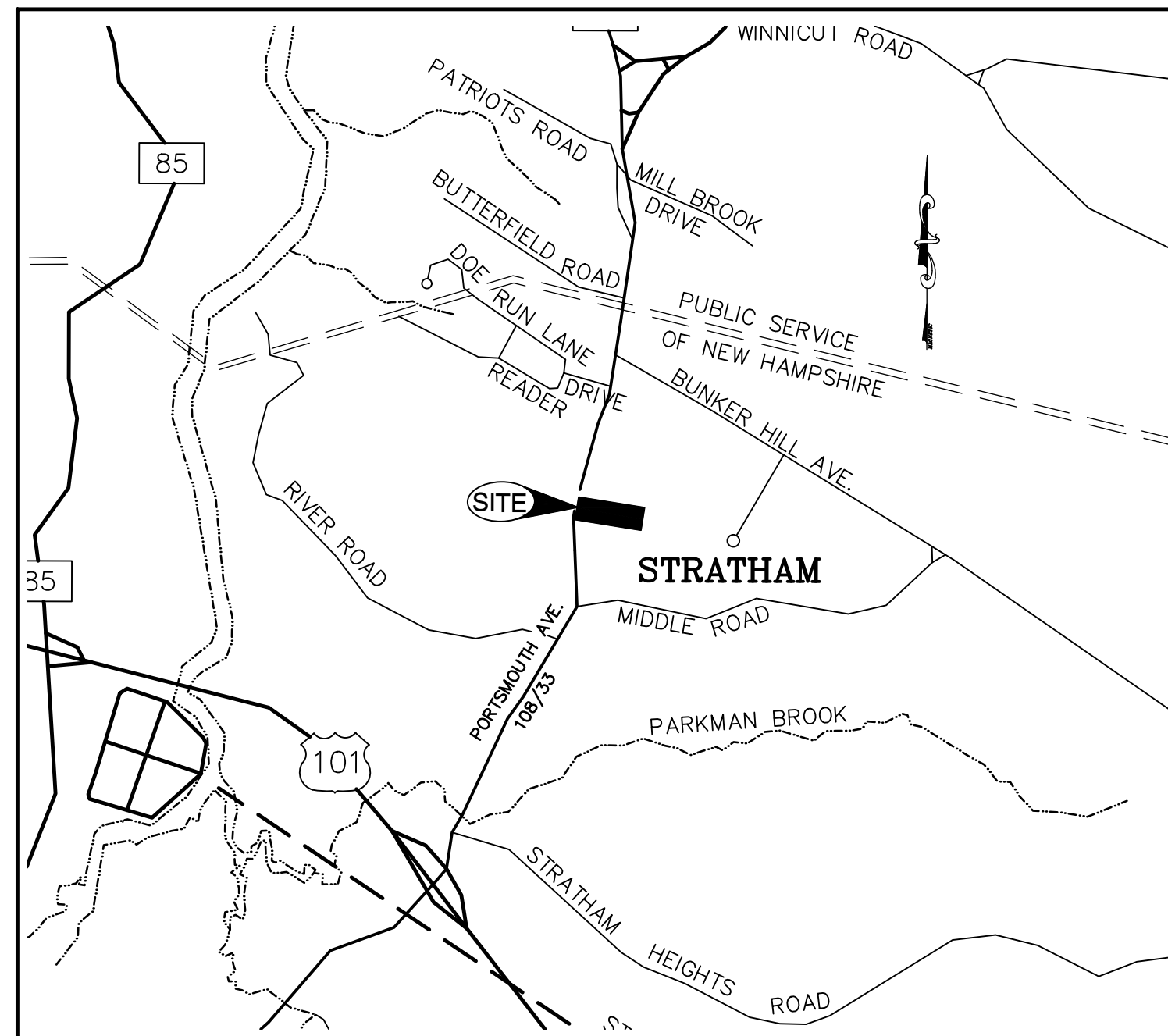


# COMMERCIAL DEVELOPMENT "PORSCHE OF STRATHAM-ADDITION" TAX MAP 9 LOT NUMBER 14 60 PORTSMOUTH AVE, STRATHAM, NH

## SHEET INDEX

CS	COVER SHEET
AB1	AS-BUILT PLAN
DM1	DEMO PLAN
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
L1	LIGHTING PLAN
D1-D2	DETAIL SHEET
S1	SEPTIC PLAN
A5.1-A5.2	ARCHITECTURAL SHEET



LOCUS MAP  
SCALE 1" = 2000'

**APPLICANT**  
ICL AUTOS  
382 NEWBURY STREET  
DANVERS, MA 01923  
CONTACT: DAMON JESPERSON

**CIVIL ENGINEER / SURVEYOR**  
JONES & BEACH ENGINEERS, INC.  
85 PORTSMOUTH AVENUE  
PO BOX 219  
STRATHAM, NH 03885  
(603) 772-4746  
CONTACT: ERIK POULIN, PE  
EMAIL: EPOULIN@JONESANDBEACH.COM

**OWNER OF RECORD**  
M & E JESPERSEN REALTY, LLC  
382 NEWBURY ST  
DANVERS, MA 01923

**ELECTRIC**  
UNITIL SERVICE CORPORATION  
114 DRINKWATER ROAD  
KENSINGTON, NH 03833-5602  
(603) 777-5512

## PERMITS

### TYPE OF PERMIT

**NHDOT DRIVEWAY PERMIT:**  
NEW HAMPSHIRE DEPARTMENT OF  
TRANSPORTATION, DISTRICT SIX  
P.O. BOX 740  
DURHAM, NEW HAMPSHIRE 03824  
(603) 868-1133  
**RESPONSIBLE CONSULTANT-**  
JONES & BEACH ENGINEERS, INC.

**STRATHAM SITE PLAN APPROVAL:**  
TOWN OF STRATHAM PLANNING BOARD  
10 BUNKER HILL AVE.  
STRATHAM, NEW HAMPSHIRE 03885  
(603) 772-7391  
**RESPONSIBLE CONSULTANT:**  
JONES & BEACH ENGINEERS, INC.

### WAIVER REQUESTS:

**SITE PLAN REVIEW REGULATIONS SECTION 4.4.1.K - SOILS MAP SHOWING ALL SOIL TYPES AND DELINEATING ANY POORLY OR VERY POORLY DRAINED SOILS**

**SITE PLAN REVIEW REGULATIONS SECTION 4.4.2.F - A STORM DRAINAGE PLAN, PERFORMED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER, INCLUDING A PLAN FOR THE RETENTION AND SLOW RELEASE OF STORM WATER WHERE NECESSARY, TOGETHER WITH SUPPORTING CALCULATIONS IN ACCORDANCE WITH ADDENDUM C.**

**SITE PLAN REVIEW REGULATIONS SECTION 4.4.2.G - A PLAN DEPICTING THE LOCATION AND TYPE OF ALL WETLANDS ON THE SUBJECT PROPERTY OR IN THE IMMEDIATE VICINITY STAMPED BY A CERTIFIED WETLAND SCIENTIST.**

**SITE PLAN REVIEW REGULATIONS SECTION 5.2.N - PREPARATION OF A LANDSCAPE PLAN.**

## GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINES
		SETBACK LINES
		CENTERLINE
		FRESHWATER WETLANDS LINE
		STREAM CHANNEL
		TREE LINE
		STONEWALL
		FENCE
		EASEMENT
		MAJOR CONTOUR
		MINOR CONTOUR
		EDGE OF PAVEMENT
		VERTICAL GRANITE CURB
		MONOLITHIC CONCRETE CURB
		SILT FENCE
		DRAINAGE LINE
		SEWER LINE
		GAS LINE
		WATER LINE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		GUARDRAIL
		ROOF DRAIN
		PAVEMENT SPOT GRADE
		CURB SPOT GRADE
		DOUBLE POST SIGN
		SINGLE POST SIGN
		WELL
		TEST PIT
		MONITORING WELL
		PHOTO LOCATION
		TREES AND BUSHES
		UTILITY POLE
		LIGHT POLES
		DRAIN MANHOLE
		SEWER MANHOLE
		HYDRANT
		SINGLE GRATE CATCH BASIN
		TRANSFORMER
		WETLAND IMPACT
		TEMPORARY WETLAND IMPACT
		RIPRAP
		FRESHWATER WETLANDS
		STABILIZED CONSTRUCTION ENTRANCE
		CONCRETE
		SNOW STORAGE
		RETAINING WALL

**PROJECT PARCEL**  
TOWN OF STRATHAM  
TAX MAP 9, LOT 14 & 15

**APPLICANT**  
ICL AUTOS  
382 NEWBURY STREET  
DANVERS, MA 01923  
BK 4743, PG 0736

**TOTAL LOT 14 AREA**  
88,828.44 SQ. FT.  
2.04 ACRES

**TOTAL LOT 15 AREA**  
504,914 SQ. FT.  
11.59 ACRES

Town of Stratham, Planning Board

Chairperson

Date

Design: GAP	Draft: GDR	Date: 3/25/26
Checked: EMP	Scale: AS NOTED	Project No.: 15050.7
Drawing Name: 15050.7-PLAN-Porsche-ADDITION.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
0	4/15/26	ISSUED FOR REVIEW	GAP

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
PO Box 219 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>COVER SHEET</b>
Project:	<b>PORSCHE OF STRATHAM 60 PORTSMOUTH AVE, STRATHAM, NH</b>
Owner of Record:	<b>M &amp; E JESPERSEN REALTY, LLC 382 NEWBURY STREET, DANVERS MA 01923</b>

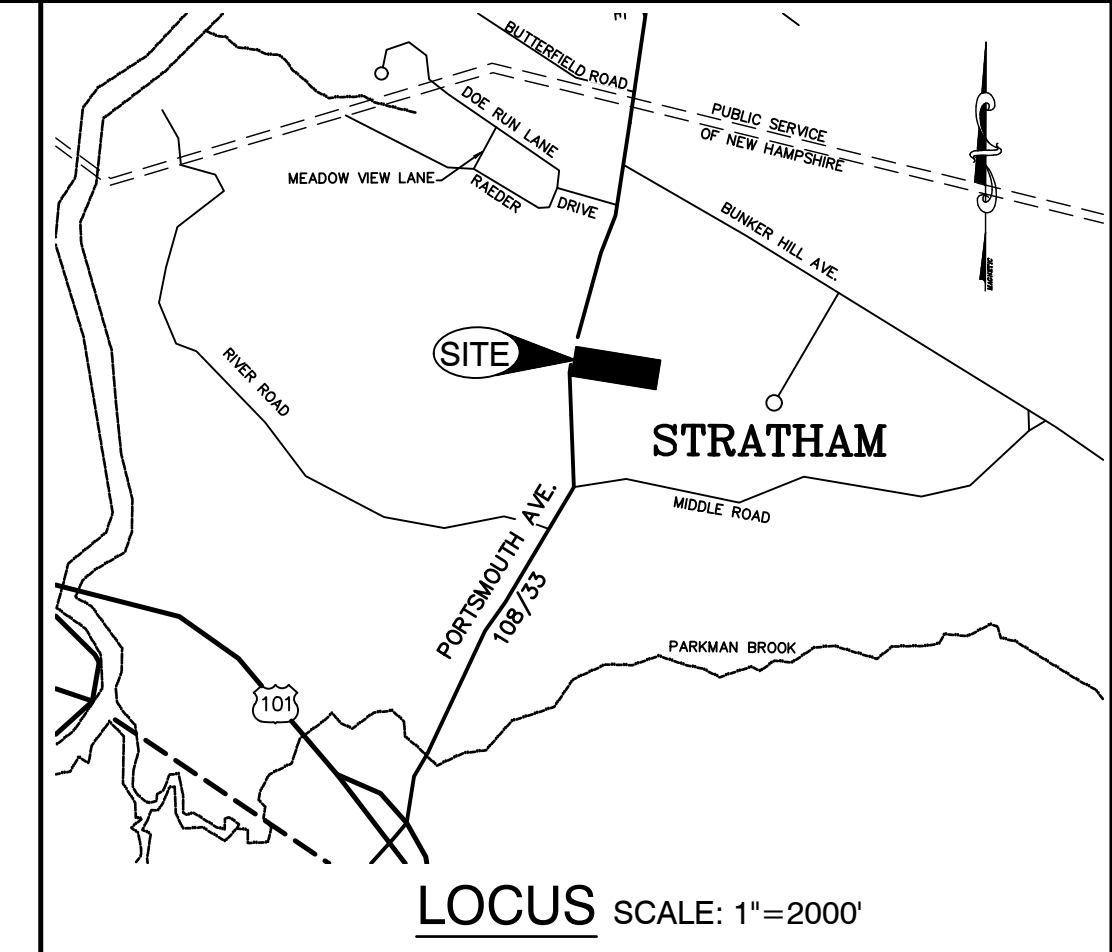
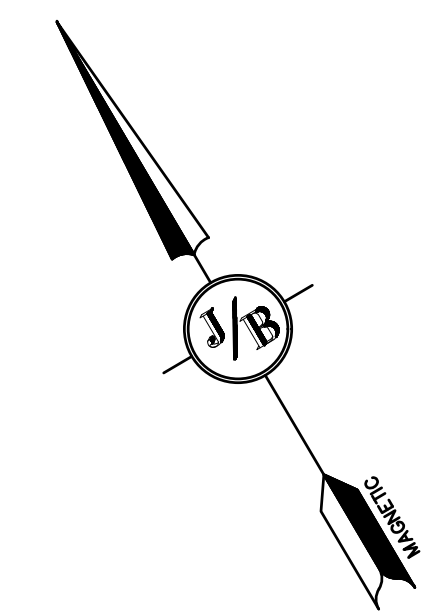
DRAWING No.	<b>CS</b>
SHEET 1 OF 10 JBE PROJECT NO. 15050.7	

"W:\15050-STRATHAM-60-PORTSMOUTH-AVE\15050.7-PLAN-Porsche-ADDITION.dwg"

15050-STRATHAM-PORTSMOUTH AVE

**DRAINAGE TABLE**

CB #8423 RIM=96.75 INV=94.19 (12" PVC) INV=94.18 (6" PVC) INV=94.43 (6" PVC)	CB #8419 RIM=101.04 INV=97.13 (12" PVC) INV=97.12 (6" PVC)	DMH 100 RIM=101.46 INVin=97.44 (6" CPP RD) INVin=94.17 (P-205B) INVout=94.07 (P-205A)	DMH 103 RIM=101.10 INVin=96.62 (6" CPP RD) INVin=93.59 (P-201) INVout=93.67 (12" HDR) INVout=93.68 (12" HDR)	DMH 106 RIM=101.27 INVin=94.47 (P-204A) INVin=96.34 (P-205C) INVout=94.45 (P-205B)
CB #8818 RIM=100.22 INV=96.63 (12" PVC) INV=96.65 (6" PVC)	CB #8425 RIM=100.29 INV=96.62 (12" PVC) INV=96.60 (6" PVC)	DMH 101 RIM=101.33 INVin=93.76 (P-205A) INVout=93.74 (12" HDR) INVout=93.51 (12" HDR)	DMH 104 RIM=100.69 INVin=94.19 (P-206A) INVout=93.84 (12" HDR) INVout=94.04 (12" HDR)	DMH 107 RIM=100.77 INVin=95.56 (P-202A) INVin=95.79 (P-204B) INVout=95.66 (P-204A)
CB #8567 RIM=100.54 INV= 97.30 (12" PVC) INV= 97.32 (6" PVC)	CB #8424 RIM=100.00 INV=96.29 (12" PVC) INV=96.31 (6" PVC)	DMH 102 RIM=100.53 INVin=93.93 (P-208) INVin=93.82 (12" HDR) INVin=93.98 (12" HDR) INVout=93.95 (BOTTOM INV OF WEIR IN FRONT OF P-209)	DMH 105 RIM=100.45 INVin=95.14 (P-206B) INVin=95.10 (P-207) INVout=95.10 (P-206A)	DMH 108 RIM=100.86 INVin=96.63 (P-203) INVin=96.17 (P-202B) INVout=95.92 (P-202A)
CB #8992 RIM=100.14 INV=96.57 (12" PVC) INV=96.53 (6" PVC)	CB #8709 RIM=99.84 INV=95.86 (12" PVC) INV=95.99 (6" PVC)			



**TAX MAP 9 LOT 13**  
WINDY KNOLL  
PROFESSIONAL CONDO'S  
62 PORTSMOUTH AVE  
STRATHAM, NH 03885

**SITE NOTES:**

- THE INTENT OF THIS PLAN IS TO SHOW THE AS-BUILT CONDITIONS OF STRATHAM TAX MAP 9 LOT 14.
- VERTICAL DATUM: NGVD 29. HORIZONTAL DATUM: ASSUMED COORDINATES WITH MAGNETIC BEARING.
- ZONING DISTRICT: GATEWAY COMMERCIAL BUSINESS DISTRICT, OUTER ZONE  
LOT AREA MINIMUM = 43,560 SF  
BUILDING SETBACKS (MAXIMUM):  
FRONT SETBACK = 10' FROM PORTSMOUTH AVENUE RIGHT-OF-WAY  
SIDE SETBACK = 25'  
REAR SETBACK = 10'  
MAX. BUILDING HEIGHT = 35'
- BUILDING AREA:  
FIRST FLOOR = 16,032 SF
- PARKING:  
2.5 SPACES PER 1,000 SF GFA INTERIOR SALES AREA (13,012 SF)  
1.5 SPACES PER 1,000 SF GFA INTERIOR OR STORAGE/DISPLAY (4,533 SF)  
2.0 SPACES PER BAY (9 BAYS)  
SPACES REQUIRED = 58 SPACES  
REGULAR = 80 SPACES  
ACCESSIBLE = 2 SPACES  
EV = 4 SPACES  
ACCESSIBLE AND EV = 1 SPACE  
DISPLAY = 2 SPACES  
TOTAL SPACES = 89
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0245E, DATED MAY 17, 2005.
- ABOVE GROUND UTILITY STRUCTURES LOCATED BY THIS OFFICE IN JULY, 2020.
- WATER LINE, UNDERGROUND ELECTRIC, UNDERGROUND GAS, AND SEWER SERVICE LOCATIONS BASED ON DESIGN INFORMATION.
- LOCATION OF UNDERGROUND FACILITIES, UTILITIES, AND STRUCTURES MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).

**PLAN REFERENCES**

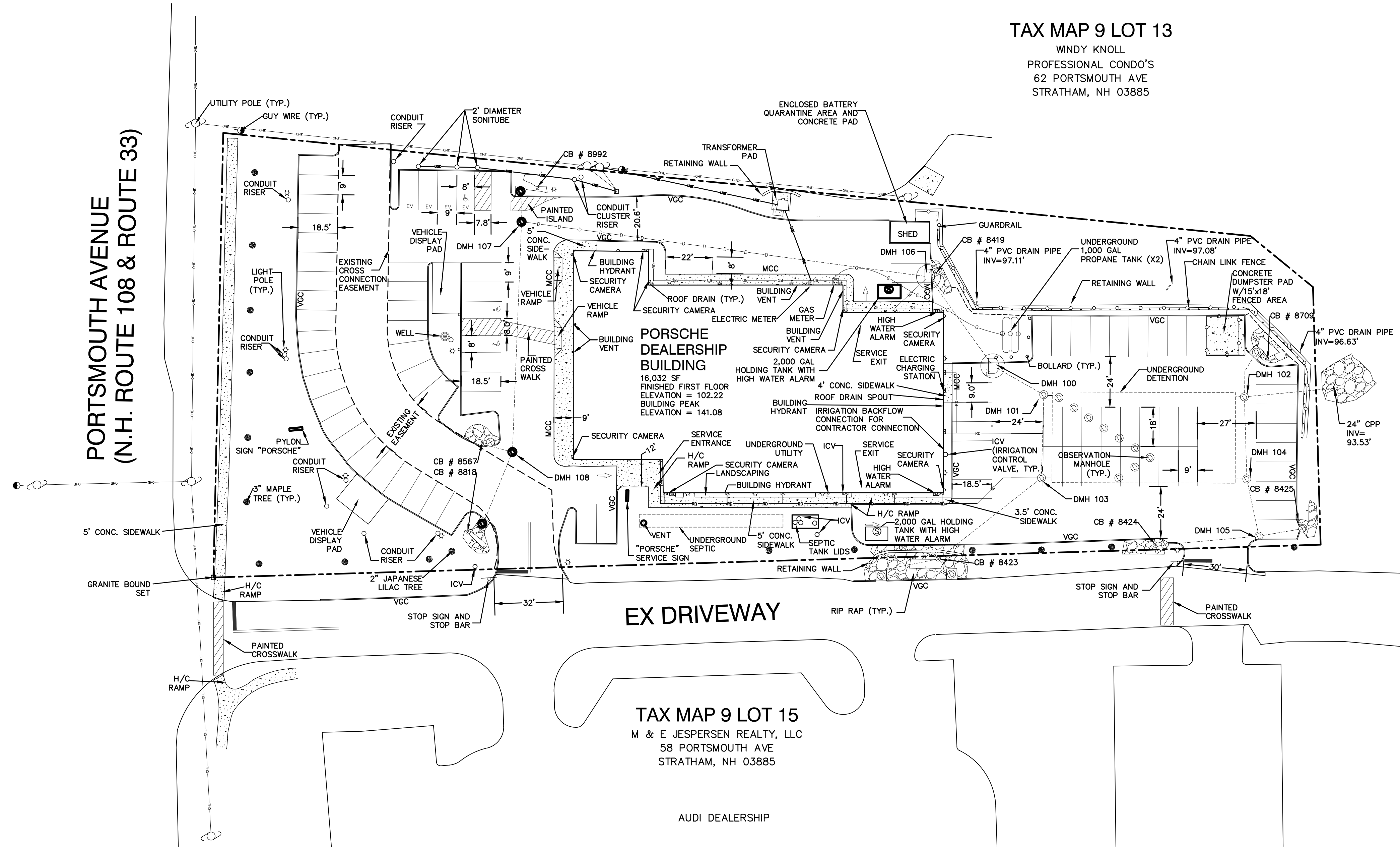
- "EXISTING CONDITIONS PLAN, PORSCHE OF STRATHAM, 58 & 60 PORTSMOUTH AVE, STRATHAM, NH." DATED 5/15/19. SCALE 1" = 30'. PREPARED BY JONES & BEACH ENGINEERS.
- "SITE & UTILITY PLAN, PORSCHE OF STRATHAM, 58 & 60 PORTSMOUTH AVE, STRATHAM, NH." DATED 5/15/19. SCALE 1" = 30'. PREPARED BY JONES & BEACH ENGINEERS. RCRD 41792.
- "EASEMENT PLAN, PROPOSED AUDI ADDITION, 58 PORTSMOUTH AVE, STRATHAM, NH." DATED 4/18/17. SCALE 1" = 50'. PREPARED BY JONES & BEACH ENGINEERS. RCRD 40524.

**PORTSMOUTH AVENUE  
(N.H. ROUTE 108 & ROUTE 33)**

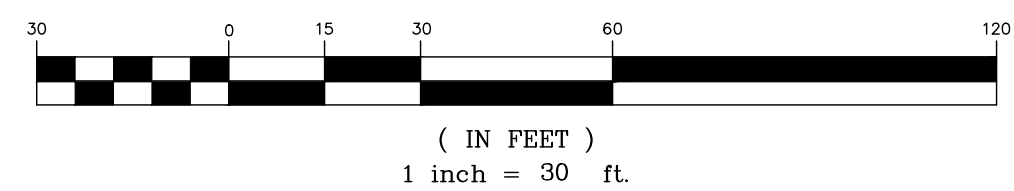
**EX DRIVEWAY**

**TAX MAP 9 LOT 15**  
M & E JESPERSEN REALTY, LLC  
58 PORTSMOUTH AVE  
STRATHAM, NH 03885

AUDI DEALERSHIP



**GRAPHIC SCALE**



Design: WGM	Draft: EAK	Date: 08/05/20
Checked: DMC	Scale: 1"=30'	Project No.: 15050.1
Drawing Name: 15050.2-AB-PORSCHE.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	AS-BUILT CONDITIONS	BY
0	08/03/20	AS-BUILT CONDITIONS	EAK

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Stratham, NH 03885  
 Civil Engineering Services  
 603-772-4746  
 PO Box 219  
 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

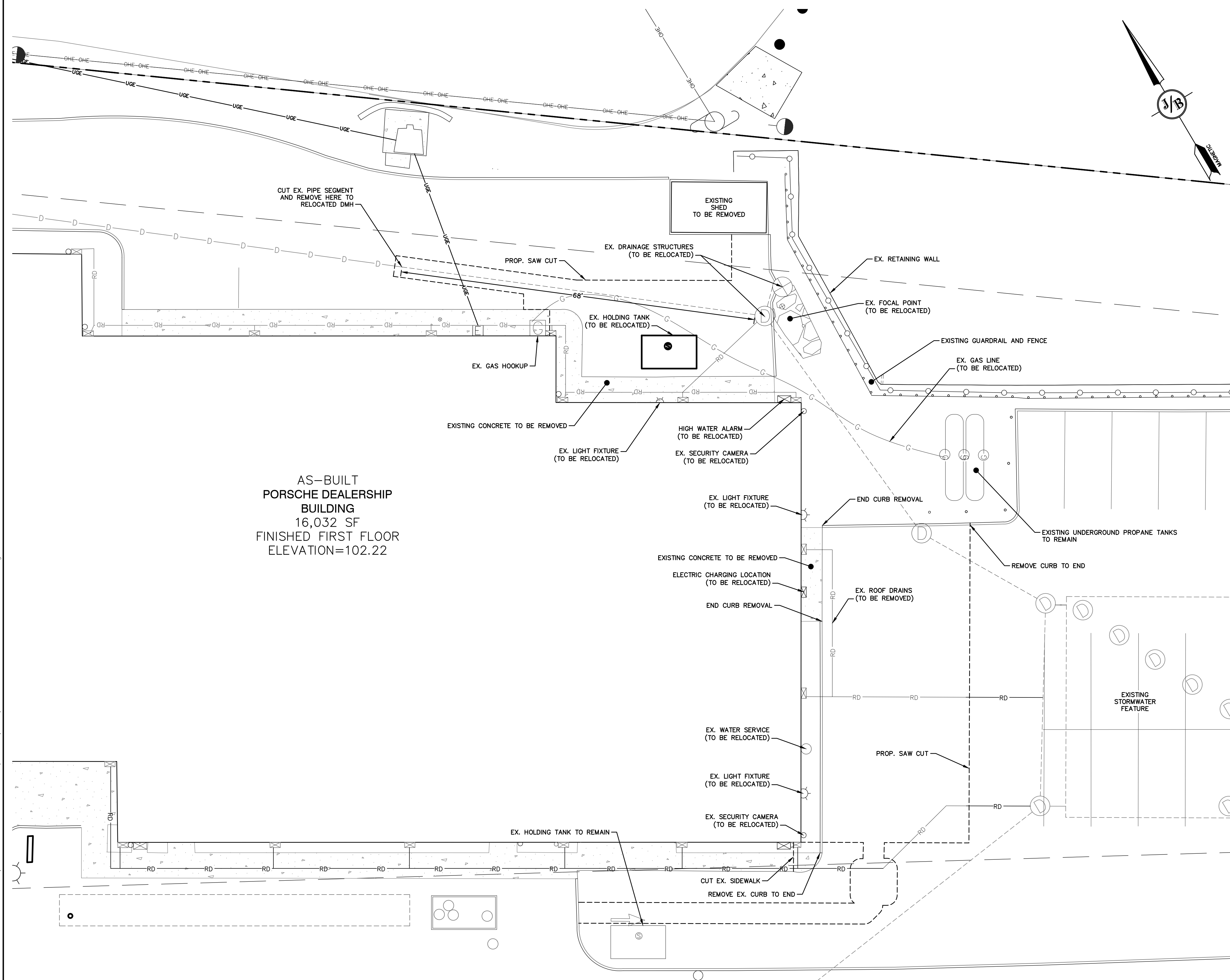
Plan Name:	<b>AS-BUILT PLAN</b> MAP 9, LOT 14
Project:	<b>PORSCHE OF STRATHAM</b> 58 & 60 PORTSMOUTH AVE, STRATHAM, NH
Owner of Record:	M & E JESPERSEN REALTY, LLC 382 NEWBURY STREET, DANVERS, MA 01923

<b>PROJECT PARCEL</b> TOWN OF STRATHAM TAX MAP 9, LOT 14 & 15
<b>APPLICANT</b> ICL AUTOS 382 NEWBURY STREET DANVERS, MA 01923 BK 4743, PG 0736
<b>TOTAL LOT 14 AREA</b> 88,828.44 SQ. FT. 2.04 ACRES
<b>TOTAL LOT 15 AREA</b> 504,914 SQ. FT. 11.59 ACRES

DRAWING No.

**AB1**

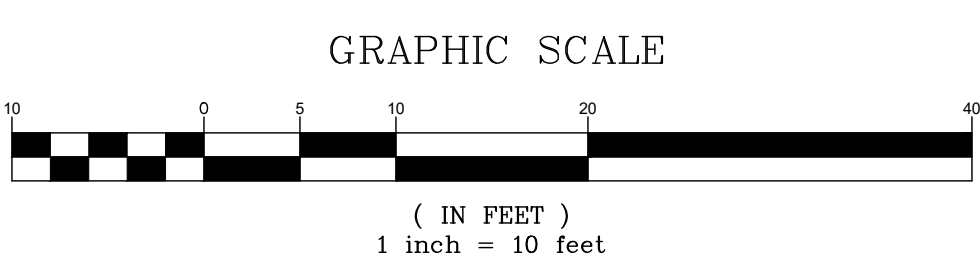
SHEET 1 OF 1  
JBE PROJECT NO. 15050.1



AS-BUILT  
 PORSCHE DEALERSHIP  
 BUILDING  
 16,032 SF  
 FINISHED FIRST FLOOR  
 ELEVATION=102.22

**DEMOLITION NOTES:**

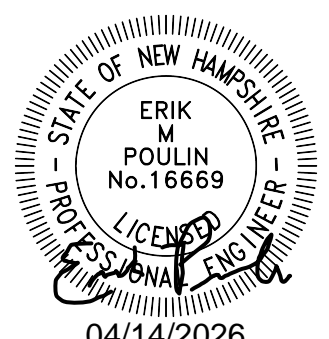
1. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR SITE DEMOLITION. IT SHOULD BE NOTED THAT ALL MANMADE FEATURES, PAVEMENT, SIGNS, POLES, CURBING, CONCRETE WALKS, UTILITIES, ETC., SHALL BE REMOVED AS NECESSARY TO CONSTRUCT WORK, UNLESS OTHERWISE NOTED TO REMAIN. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCIES FROM DATA AS SHOWN ON DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED. CLEARING LIMITS ARE THE EDGE OF THE PROPERTY AND THE LIMITS OF WORK.
3. ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION AREA, UNLESS OTHERWISE NOTED TO REMAIN, SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
4. ALL EXISTING PAVED SURFACES WITHIN THE LIMITS OF WORK THAT ARE TO REMAIN SHALL BE RECLAIMED TO MINIMUM DEPTH OF 12" AND REGRADED AS SHOWN ON THE GRADING AND DRAINAGE PLAN. RECLAIMED ASPHALT SHALL CONFORM TO STATE SPECIFICATIONS. PRIOR TO REMOVAL, PAVEMENT SHALL BE SAWCUT AT ALL ENTRANCES AND LIMITS OF REMOVAL.
5. ALL EXISTING GRANITE CURBING TO BE REMOVED SHALL BE STOCKPILED IN AN AREA TO BE DESIGNATED BY THE OWNER OR OWNER'S REPRESENTATIVE. THE OWNER SHALL INSPECT GRANITE CURBING TO BE RESET AND APPROVE LOCATION OF RESET CURBING. THE CONTRACTOR SHALL NOT INSTALL USED CURBING AT ANY ENTRANCE LOCATIONS.
6. ALL EXISTING UTILITIES SHALL BE TERMINATED AT THE PROPERTY LINE, UNLESS OTHERWISE NOTED ON THE PLANS. IN CONFORMANCE WITH LOCAL, STATE AND UTILITY COMPANY STANDARDS, SPECIFICATIONS AND DETAILS, THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES PRIOR TO THE START OF WORK.
7. EXISTING GAS SERVICE LINES ARE TO BE REMOVED ON-SITE UP TO EXISTING GASMAIN LINES OR VALVES.
8. ALL CURBING, CONCRETE, PAVEMENT, BUILDINGS AND SUBBASE MATERIALS LOCATED WITHIN PROPOSED LANDSCAPED AREAS SHALL BE REMOVED AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPING IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS.
9. CONTRACTOR SHALL HAVE THE OPTION TO REMOVE DRAINAGE/SEWER STRUCTURES, OR REMOVE MANHOLE FRAME AND GRATE/COVER TO A MINIMUM OF 36" BELOW FINISH GRADE, FRACTURE BOTTOM AND FILL WITH COMPACTED BORROW.
10. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
11. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND ANY EARTH MOVING OPERATIONS. SILT FENCE SHALL BE INSTALLED AT THE LIMITS OF IMPACT AREAS ACCORDING TO THE DETAILS SHOWN ON SHEETS E1 & E2.
12. EXCAVATED MATERIALS WILL BE PLACED WITHIN UPLAND AREAS AS FILL MATERIAL OR HAULED OFF-SITE FOR DISPOSAL IN AN APPROPRIATE UPLAND LOCATION.



<b>PROJECT PARCEL</b> TOWN OF STRATHAM TAX MAP 9, LOT 14 & 15
<b>APPLICANT</b> ICL AUTOS 382 NEWBURY STREET DANVERS, MA 01923 BK 4743, PG 0736
<b>TOTAL LOT 14 AREA</b> 88,828.44 SQ. FT. 2.04 ACRES
<b>TOTAL LOT 15 AREA</b> 504,914 SQ. FT. 11.59 ACRES

"W:\15050.7-STRATHAM-60-PORTSMOUTH-AVE\15050.7-ICL Autos- Jespersen\DWG\15050.7-PLAN-Porsche-ADDITION.dwg"

Design: GAP	Draft: GDR	Date: 3/25/26
Checked: EMP	Scale: AS SHOWN	Project No.: 15050.7
Drawing Name: 15050.7-PLAN-Porsche-ADDITION.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
0	4/15/26	ISSUED FOR REVIEW	GAP

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services

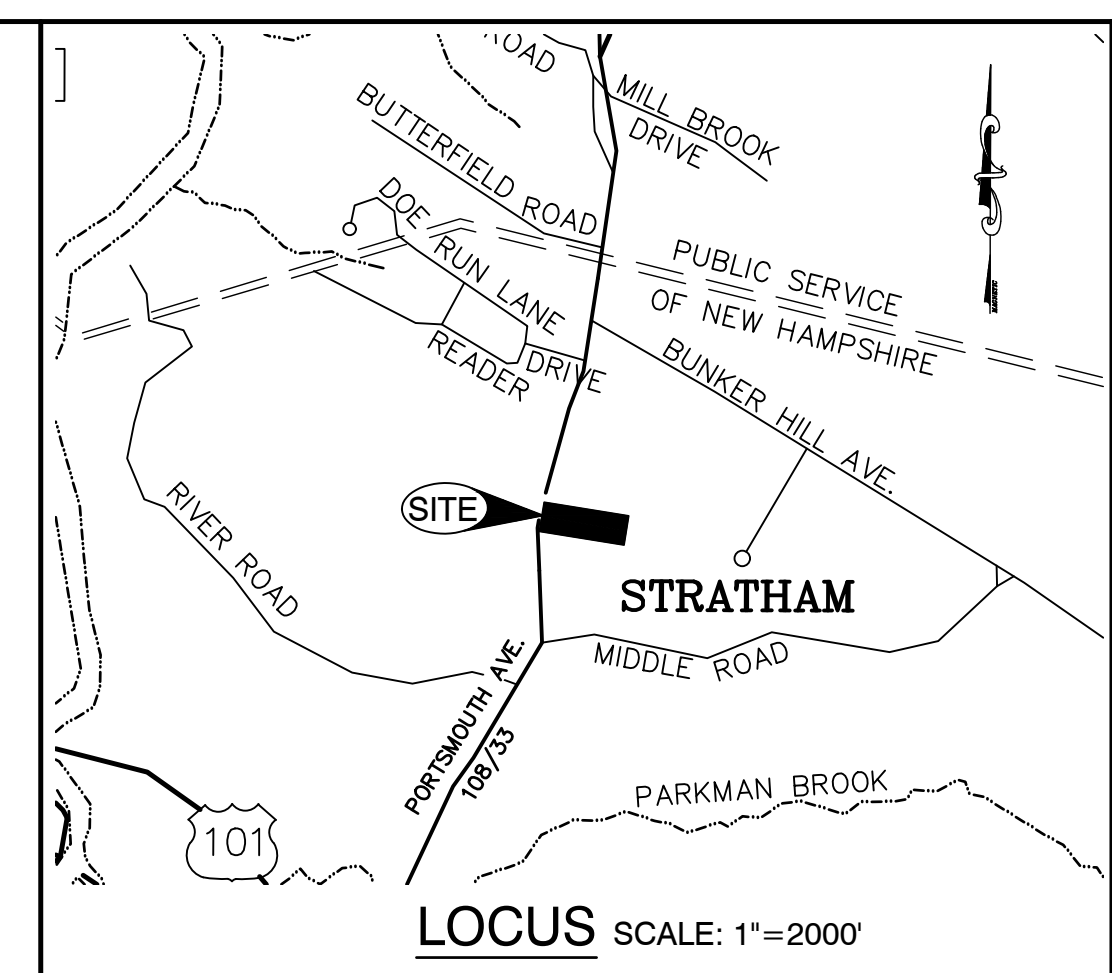
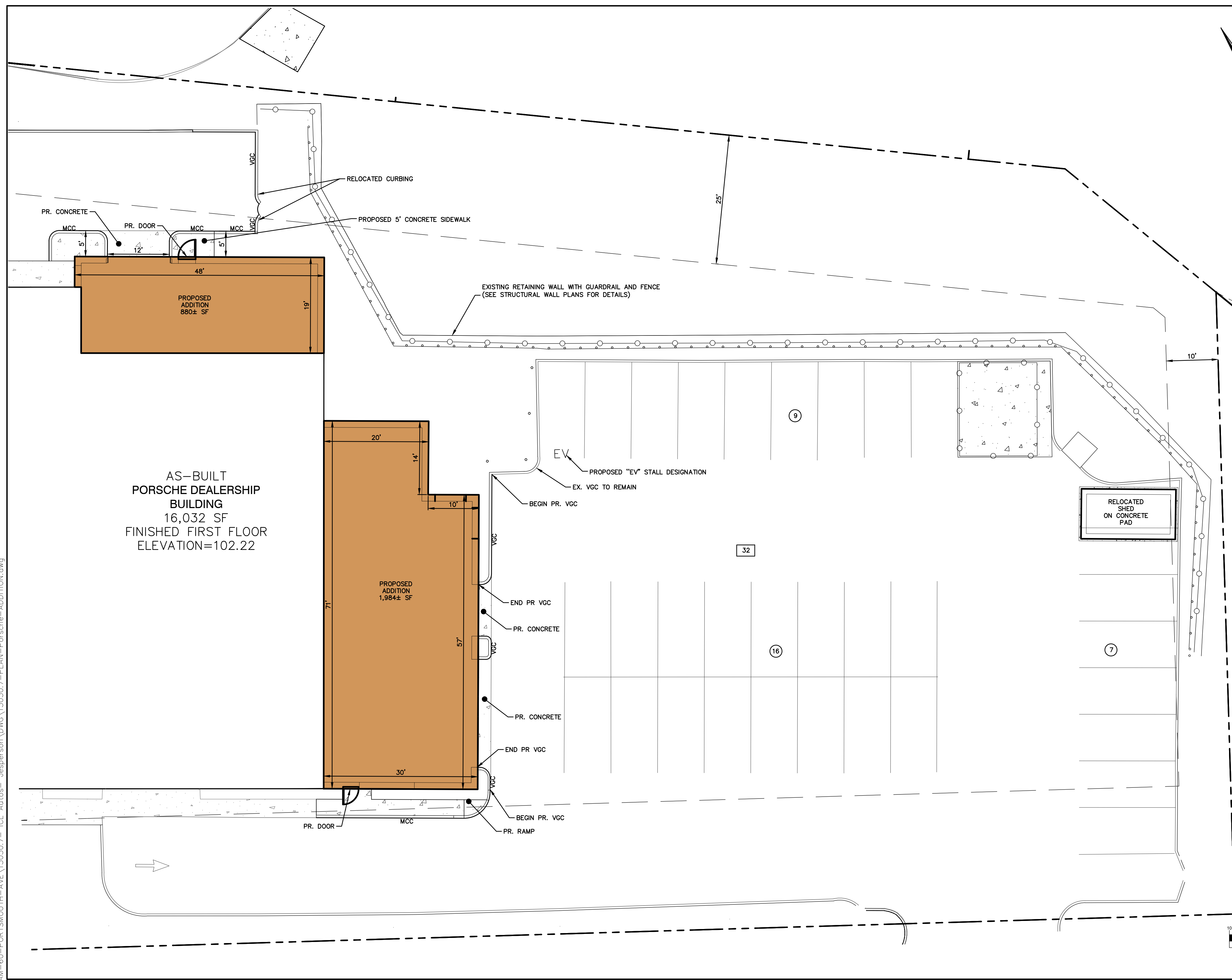
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 603-772-4746  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>DEMOLITION PLAN</b>
Project:	<b>PORSCHE OF STRATHAM 60 PORTSMOUTH AVE, STRATHAM, NH</b>
Owner of Record:	<b>M &amp; E JESPERSEN REALTY, LLC 382 NEWBURY STREET, DANVERS MA 01923</b>

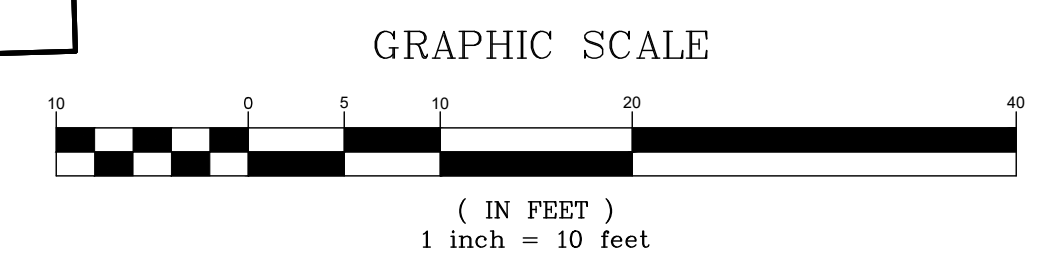
DRAWING No.	<b>DM1</b>
SHEET 3 OF 10	JBE PROJECT NO. 15050.7

04/14/2026

"W:\15050-STRATHAM-60-PORTSMOUTH-AVE\15050.7-PLAN-Porsche-ADDITION.dwg" ICL Autos - jespersen\DWG\15050.7-PLAN-Porsche-ADDITION.dwg

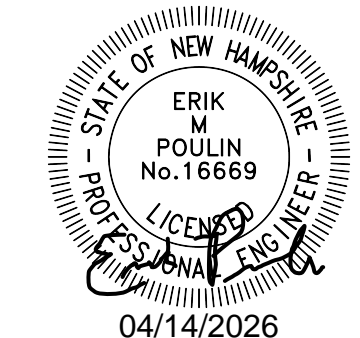


- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO DEPICT PROPOSED ADDITIONS FOR THE EXISTING DEALERSHIP BUILDING WITH A NEW 2,864± ADDITION.
- ZONING DISTRICT: GATEWAY COMMERCIAL BUSINESS DISTRICT, OUTER ZONE  
 LOT AREA MINIMUM = 43,560 SF  
 BUILDING SETBACKS (MAXIMUM):  
 FRONT SETBACK = 10' FROM PORTSMOUTH AVENUE RIGHT-OF-WAY  
 SIDE SETBACK = 25'  
 REAR SETBACK = 10'  
 MAX. BUILDING HEIGHT = 35'
  - BUILDING AREA:  
 NORTH SIDE ADDITION = 880±SF  
 EAST SIDE ADDITION = 1,984±SF  
 TOTAL AREA OF PR. ADDITIONS = 2,864± SF  
 TOTAL PR. FOOTPRINT = 18,896± SF
  - LEGACY PARKING CALCULATIONS: (AS-BUILT)  
 2.5 SPACES PER 1,000 SF GFA INTERIOR SALES AREA (13,012 SF)  
 1.5 SPACES PER 1,000 SF GFA INTERIOR OR STORAGE/DISPLAY (4,533 SF)  
 2.0 SPACES PER BAY (9 BAYS)  
 SPACES REQUIRED = 58 SPACES  
 REGULAR = 80 SPACES  
 ACCESSIBLE = 2 SPACES  
 EV = 4 SPACES  
 ACCESSIBLE AND EV = 1 SPACE  
 DISPLAY = 2 SPACES  
 TOTAL SPACES = 89 (AS-BUILT)  
 POST-ADDITION PROPOSED TOTAL SPACES = 75
  - MINIMUM OPEN SPACE = 15%  
 PROPOSED OPEN SPACE = 30%
  - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
  - ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
  - SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0245E, DATED MAY 17, 2005.
  - LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
  - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
  - ALL CURBING TO BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
  - ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
  - THIS PROJECT IS LOCATED WITHIN THE STRATHAM AQUIFER ZONE.



<b>PROJECT PARCEL</b> TOWN OF STRATHAM TAX MAP 9, LOT 14 & 15
<b>APPLICANT</b> ICL AUTOS 382 NEWBURY STREET DANVERS, MA 01923 BK 4743, PG 0736
<b>TOTAL LOT 14 AREA</b> 88,828.44 SQ. FT. 2.04 ACRES
<b>TOTAL LOT 15 AREA</b> 504,914 SQ. FT. 11.59 ACRES

Design: GAP	Draft: GDR	Date: 3/25/26
Checked: EMP	Scale: AS SHOWN	Project No.: 15050.7
Drawing Name: 15050.7-PLAN-Porsche-ADDITION.dwg		
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REV.	DATE	REVISION	BY
0	4/15/26	ISSUED FOR REVIEW	GAP

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

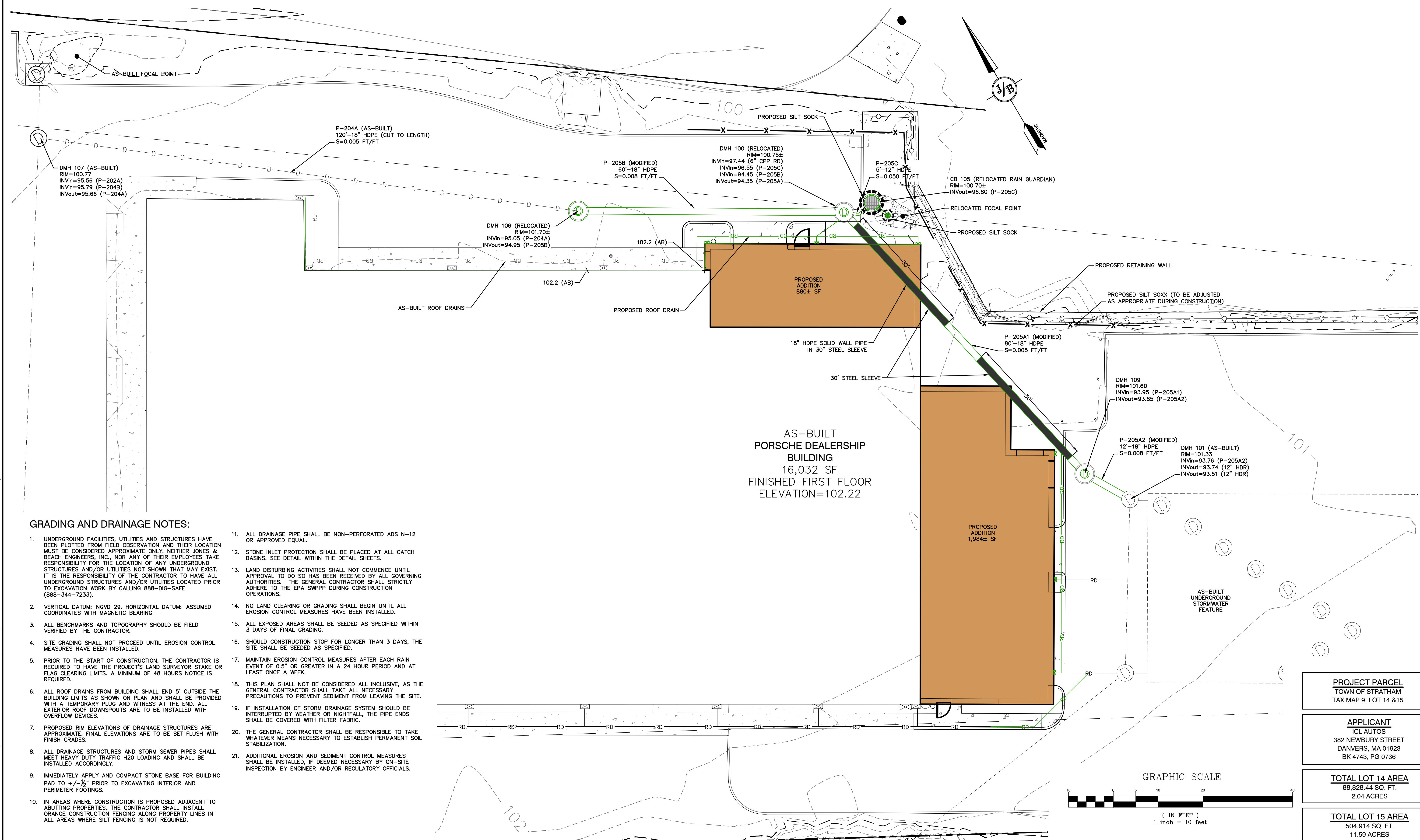
85 Portsmouth Ave. *Civil Engineering Services* 603-772-4746  
 PO Box 219  
 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>SITE PLAN</b> MAP 9, LOT 14
Project:	<b>PORSCHE OF STRATHAM</b> 60 PORTSMOUTH AVE, STRATHAM, NH
Owner of Record:	M & E JESPERSEN REALTY, LLC 382 NEWBURY STREET, DANVERS MA 01923

DRAWING No.

C2

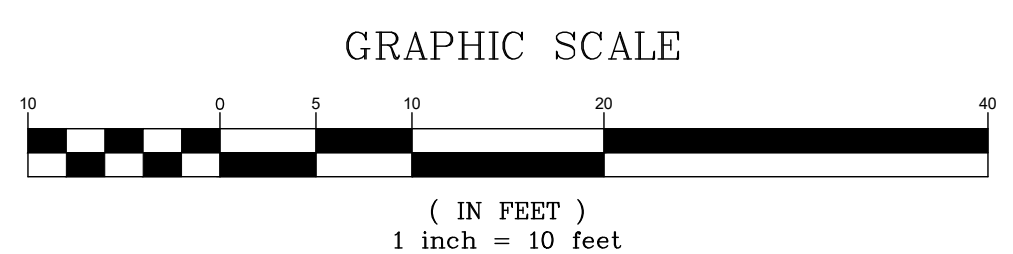
SHEET 4 OF 10  
JBE PROJECT NO. 15050.7



**GRADING AND DRAINAGE NOTES:**

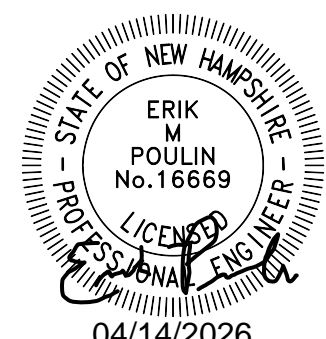
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC. NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
- VERTICAL DATUM: NGVD 29. HORIZONTAL DATUM: ASSUMED COORDINATES WITH MAGNETIC BEARING
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- ALL ROOF DRAINS FROM BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT THE END. ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.
- PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H2O LOADING AND SHALL BE INSTALLED ACCORDINGLY.
- IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO  $\pm 1/8"$  PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ADJUTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
- ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
- STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDDED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.

<b>PROJECT PARCEL</b> TOWN OF STRATHAM TAX MAP 9, LOT 14 & 15
<b>APPLICANT</b> ICL AUTOS 382 NEWBURY STREET DANVERS, MA 01923 BK 4743, PG 0736
<b>TOTAL LOT 14 AREA</b> 88,828.44 SQ. FT. 2.04 ACRES
<b>TOTAL LOT 15 AREA</b> 504,914 SQ. FT. 11.59 ACRES



"W:\15050-STRATHAM-60-PORTSMOUTH-AVE\15050.7-PLAN-Porsche-ADDITION.dwg" ICL Autos- jespersen\DWG\15050.7-PLAN-Porsche-ADDITION.dwg

Design: GAP	Draft: GDR	Date: 3/25/26
Checked: EMP	Scale: AS SHOWN	Project No.: 15050.7
Drawing Name: 15050.7-PLAN-Porsche-ADDITION.dwg		
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0	4/15/26	ISSUED FOR REVIEW	GAP

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

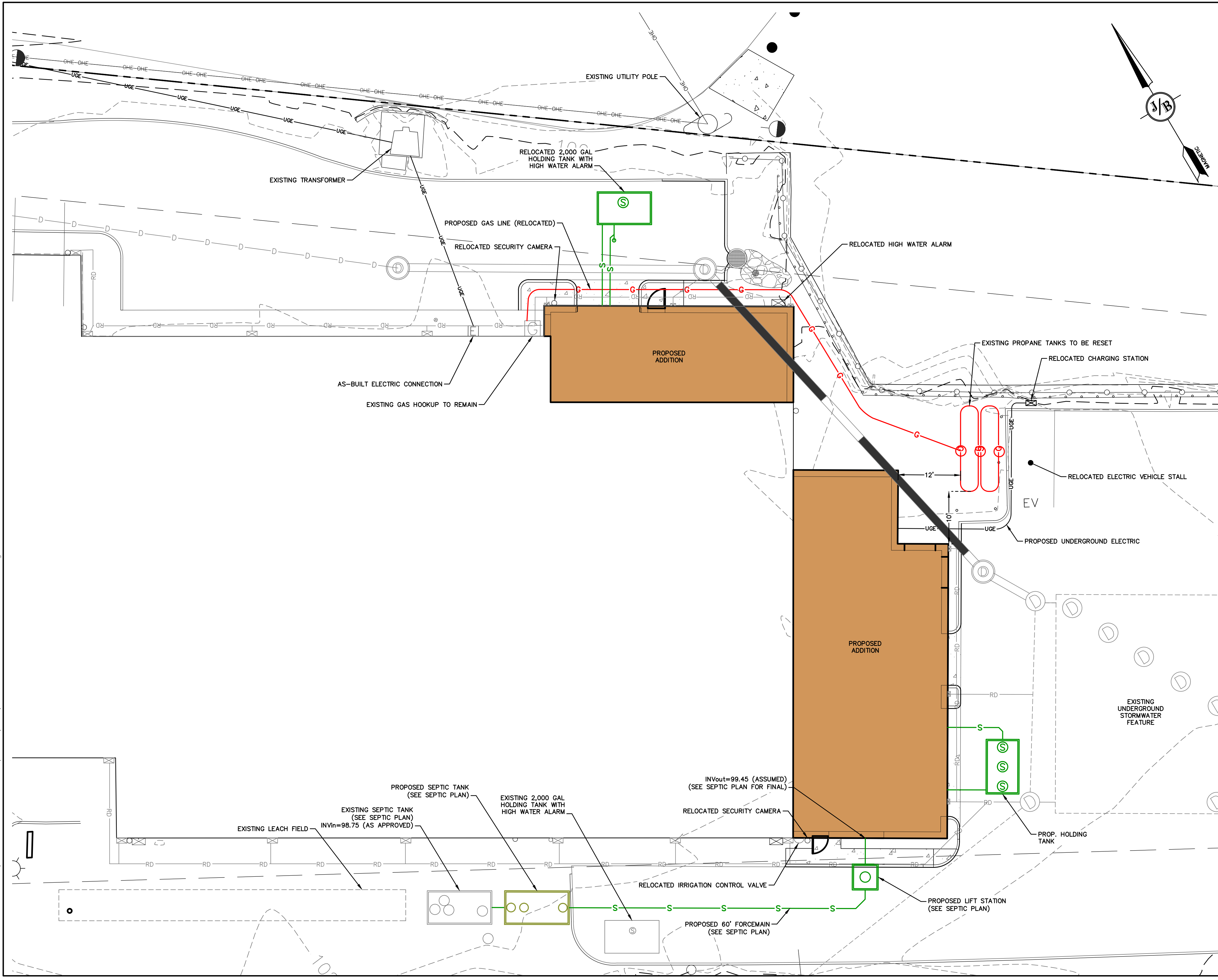
603-772-4746  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>GRADING AND DRAINAGE PLAN</b>
Project:	<b>PORSCHE OF STRATHAM 60 PORTSMOUTH AVE, STRATHAM, NH</b>
Owner of Record:	<b>M &amp; E JESPERSEN REALTY, LLC 382 NEWBURY STREET, DANVERS MA 01923</b>

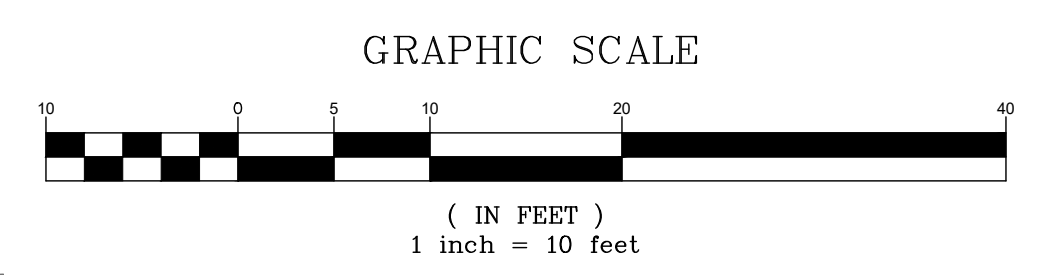
DRAWING No.

**C3**

SHEET 5 OF 10  
JBE PROJECT NO. 15050.7



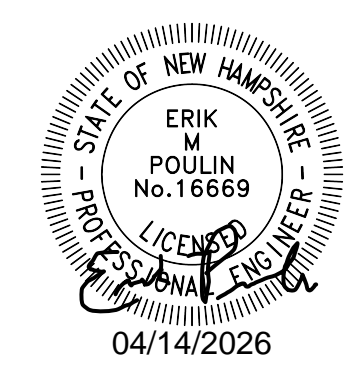
- UTILITY NOTES:**
1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
  2. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
  3. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
  4. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
  5. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
  6. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
  7. BUILDING TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
  8. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
  9. PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
  10. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
  11. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  12. EXISTING UTILITIES SHALL BE DIGSAFED BEFORE CONSTRUCTION WHERE NEEDED.
  13. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
  14. BUILDING TO BE SERVICED BY ON-SITE SEWER AND WATER.
  15. PROPOSED HOLDING TANKS ARE TO BE CONSTRUCTED AND MAINTAINED PER NHDES REGULATIONS (WD-DWGB 22-8), AND BE REGISTERED WITH NHDES RSA/RULE: RSA 485-A:6, VI; 485:3, X; ENV-WQ 402.
  16. MODIFICATIONS TO THE EXISTING LEACH FIELD AND SEPTIC TANK TO BE APPROVED BY NHDES PRIOR TO CONSTRUCTION.
  20. PROPOSED FLOOR DRAINS TO BE TIED INTO HOLDING TANK SYSTEM.



<b>PROJECT PARCEL</b> TOWN OF STRATHAM TAX MAP 9, LOT 14 & 15
<b>APPLICANT</b> ICL AUTOS 382 NEWBURY STREET DANVERS, MA 01923 BK 4743, PG 0736
<b>TOTAL LOT 14 AREA</b> 88,828.44 SQ. FT. 2.04 ACRES
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"W:\15050-STRATHAM-60-PORTSMOUTH-AVE\15050.7-ICL Autos- Jaspersen\DWG\15050.7-PLAN-Porsche-ADDITION.dwg"

Design: GAP	Draft: GDR	Date: 3/25/26
Checked: EMP	Scale: AS SHOWN	Project No.: 15050.7
Drawing Name: 15050.7-PLAN-Porsche-ADDITION.dwg		
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0	4/15/26				

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services 603-772-4746

E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>UTILITY PLAN</b>
Project:	<b>PORSCHE OF STRATHAM 60 PORTSMOUTH AVE, STRATHAM, NH</b>
Owner of Record:	<b>M &amp; E JESPERSEN REALTY, LLC 382 NEWBURY STREET, DANVERS MA 01923</b>

DRAWING No.

**C4**

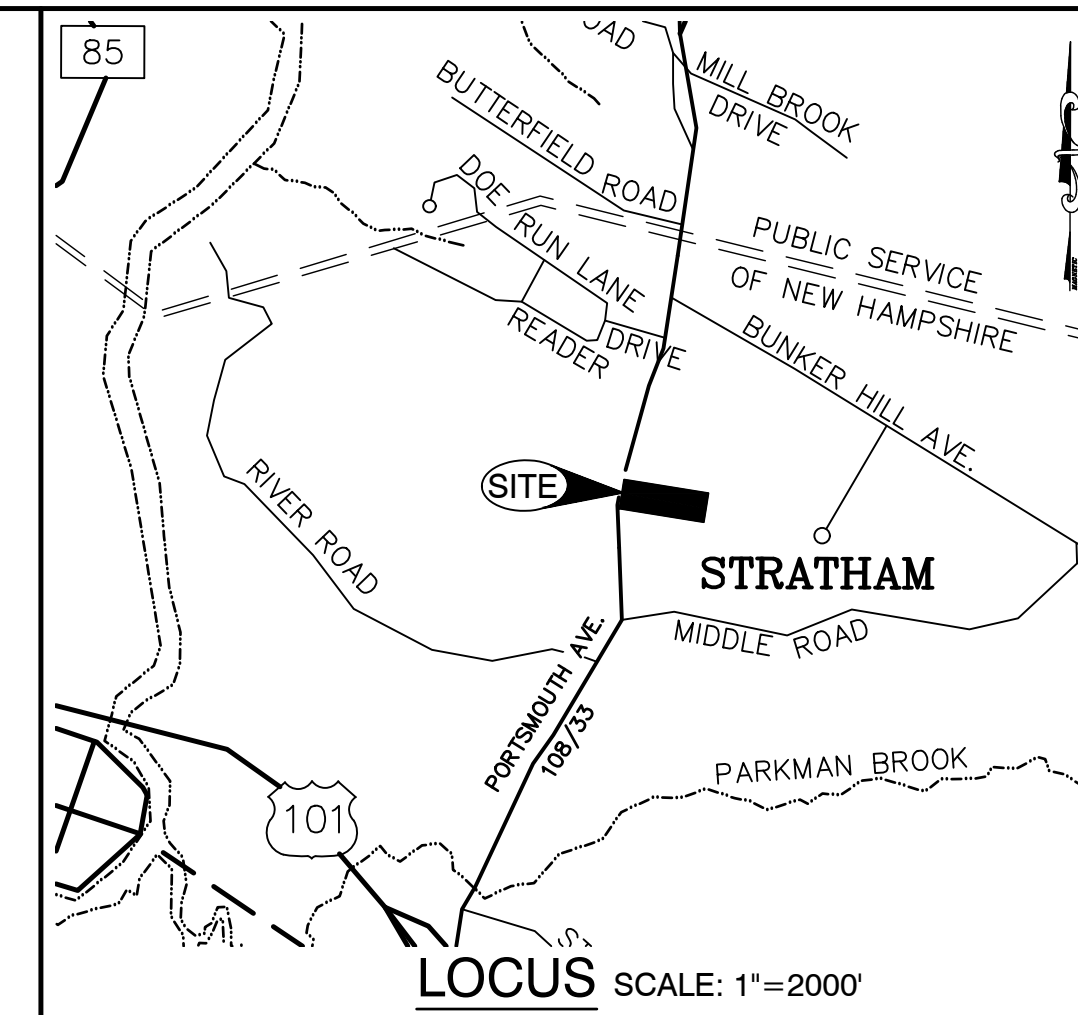
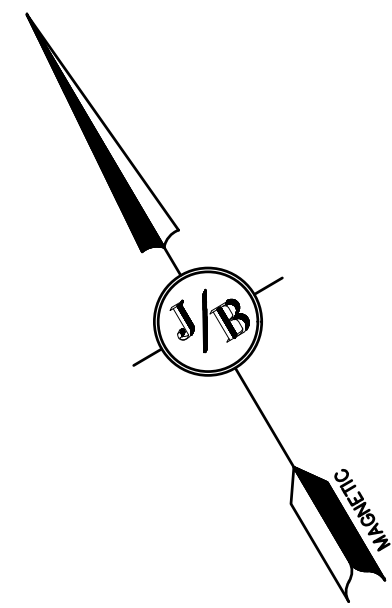
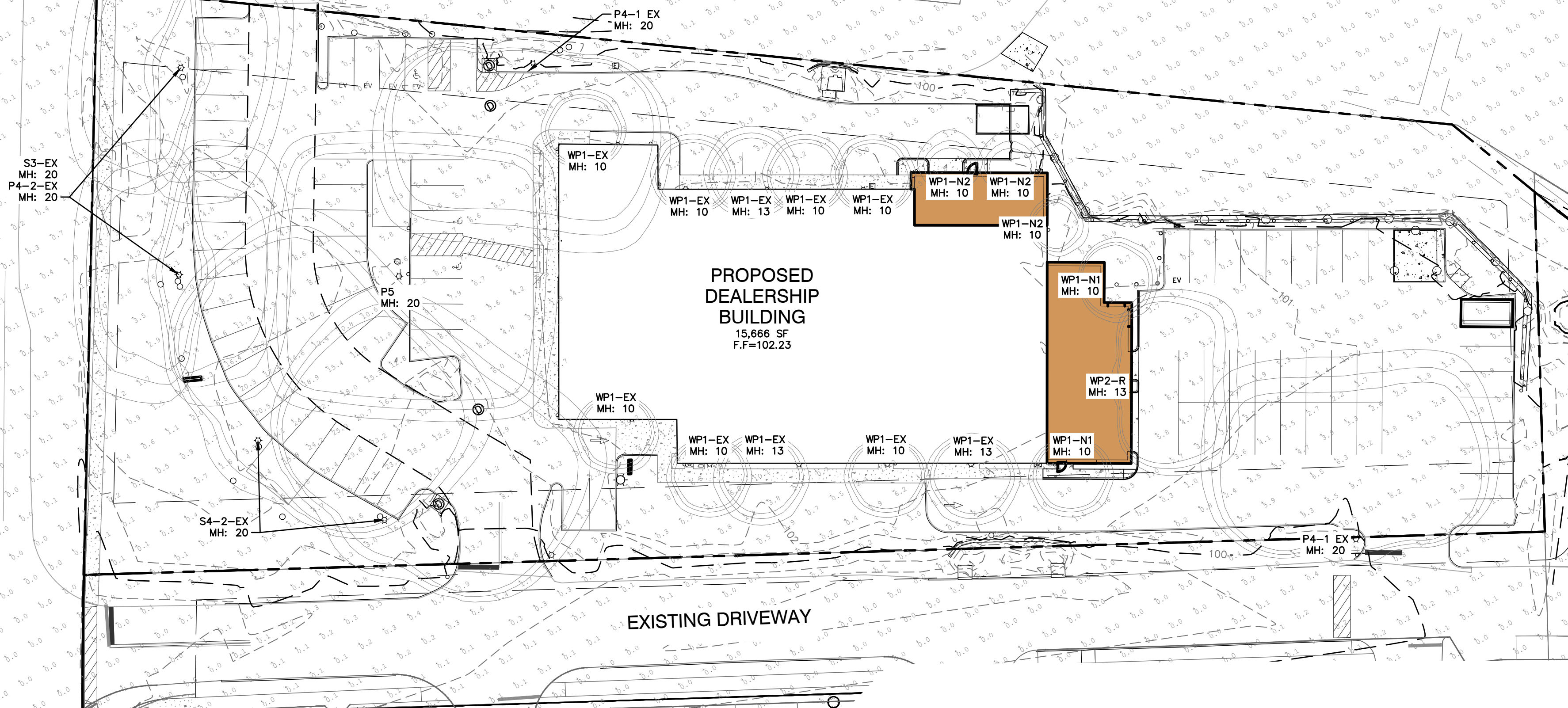
SHEET 6 OF 10  
JBE PROJECT NO. 15050.7

**TAX MAP 9 LOT 13**

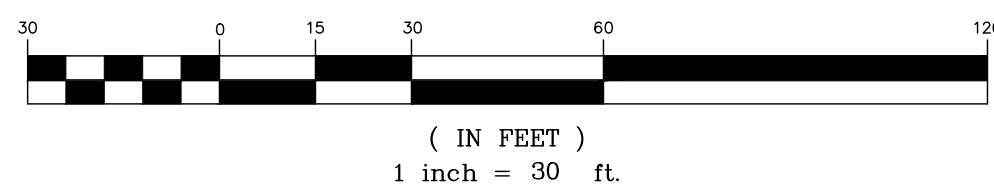
WINDY KNOLL  
PROFESSIONAL CONDO'S  
62 PORTSMOUTH AVE  
STRATHAM, NH 03885

**PROPOSED DEALERSHIP BUILDING**  
15,666 SF  
F.F.=102.23

EXISTING DRIVEWAY



**GRAPHIC SCALE**



**LIGHTING AND ELECTRICAL NOTES:**

- SITE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
- CONTRACTOR SHALL INSTALL PROPOSED LIGHT POLES ACCORDING TO TOWN REGULATIONS.
- ALL OUTDOOR LIGHTING SYSTEMS SHALL BE EQUIPPED WITH TIMERS TO REDUCE ILLUMINATION LEVELS TO NON-OPERATIONAL VALUES PER TOWN REGULATIONS.
- LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
- ILLUMINATION READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.75 AT GRADE. ILLUMINATION READINGS SHOWN ARE IN UNITS OF FOOT-CANDLES.
- LIGHTING CALCULATIONS SHOWN ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM AND SAFETY.
- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF DARK-SKY COMPLIANT, UNLESS OTHERWISE NOTED.
- THE PROPOSED LIGHTING CALCULATIONS AND DESIGN WAS PERFORMED BY REFLEX LIGHTING, INC, INC, 40 LONDONDERRY TPK., HOOKSETT NH, ATTENTION MIKE O'BRIEN. ALL LIGHTS SHOULD BE PURCHASED FROM THIS COMPANY, OR AN EQUAL LIGHTING DESIGN SHOULD BE SUBMITTED FOR REVIEW IF EQUAL SUBSTITUTIONS ARE PROPOSED BY THE CONTRACTOR OR OWNER.
- "EX" FIXTURES ARE EXISTING, "R" FIXTURES ARE RELOCATIONS OF EXISTING, AND "N" FIXTURES ARE NEW.
- IN ORDER TO LIMIT LIGHT SPILL AT THE NORTH PROPERTY BOUNDARY THE LIGHT SPECIFIED IS XTOR (SAME FIXTURE AS THE EXISTING TYPE WP1S) AT A LOWER LUMEN PACKAGE. USING THE SAME LUMEN PACKAGE AS THE EXISTING WP1S WOULD HAVE CAUSED EXCESSIVE LIGHT SPILL AT THE PROPERTY BOUNDARIES.

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
[Symbol]	2	P4-1 EX	Single	EXISTING - COOPER: GLEON-AF-06-LED-E1-SL4-XX	0.900	34605	333	666	20
[Symbol]	2	P4-2-EX	Twin	EXISTING - COOPER: 2-GLEON-AF-01-LED-E1-T3-XX	0.900	6377	59	236	20
[Symbol]	1	P5-EX	Single	EXISTING - COOPER: GLEON-AF-06-LED-E1-5M0-XX	1.000	38258	333	333	20
[Symbol]	2	S3-EX	Single	EXISTING - COOPER: GLEON-AF-02-LED-E1-T3-XX	0.900	12461	113	226	20
[Symbol]	2	S4-2-EX	Twin	EXISTING - COOPER: 2-GLEON-AF-06-LED-E1-SL4-MS-XX	0.900	34605	333	1332	20
[Symbol]	10	WP1-EX	Single	EXISTING - COOPER: XTOR4B-XX	0.900	4205	37.7	377	10, 13
[Symbol]	2	WP1-N1	Single	COOPER: XTOR4B-XX	0.900	4205	37.7	75.4	10
[Symbol]	3	WP1-N2	Single	COOPER: XTOR1B-XX	0.900	1397	12.2	36.6	10, 13
[Symbol]	1	WP2-R	Single	EXISTING RELOCATED - COOPER: GWC-AF-02-LED-E1-SL4-XX	0.900	12074	113	113	13

Project	Catalog #	Type
Prepared by	Notes	Date



**Lumark**  
**Crosstour Series**

Wall Mount Luminaire

**Product Certifications & Features**



**Interactive Menu**

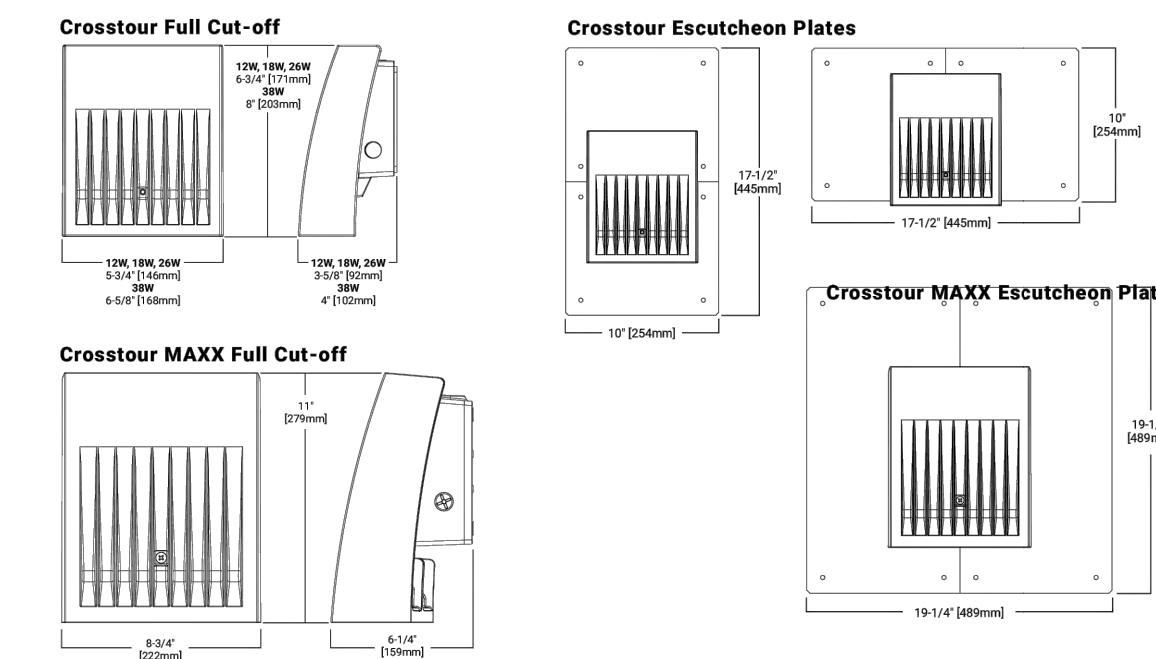
- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3

**Quick Facts**

- Available in 12W, 18W, 26, & 38W (900 - 3,100 lumens) models
- Available in 5000K or 4000K (CCT)
- Wall, inverted or pole mount
- Energy and maintenance savings up to 95% compared to HID

- Energy efficient illumination results in up to 177LPW
- Replaces 70W up to 450W HID equivalents
- Optional floodlighting kit converts from wall to floodlight, and pole mount

**Dimensional Details**



PS514255325EN page 1  
September 30, 2023 3:44 PM

Design: GAP	Draft: GDR	Date: 3/25/26
Checked: EMP	Scale: AS SHOWN	Project No.: 15050.7
Drawing Name: 15050.7-PLAN-Porsche-ADDITION.dwg		

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0	4/15/26	ISSUED FOR REVIEW	GAP

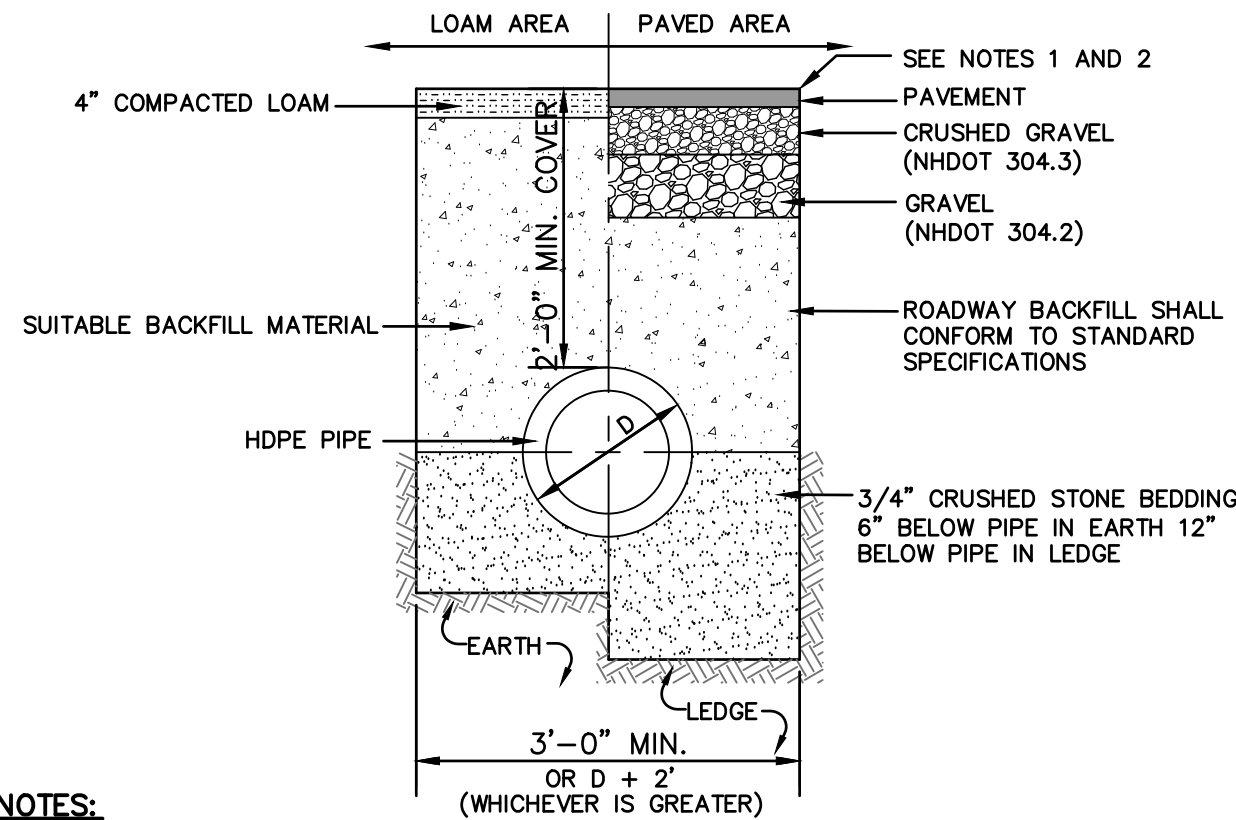
Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. *Civil Engineering Services* 603-772-4746  
PO Box 219  
Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>LIGHTING PLAN</b>
Project:	PORSCH OF STRATHAM 60 PORTSMOUTH AVE, STRATHAM, NH
Owner of Record:	M & E JESPERSEN REALTY, LLC 382 NEWBURY STREET, DANVERS MA 01923

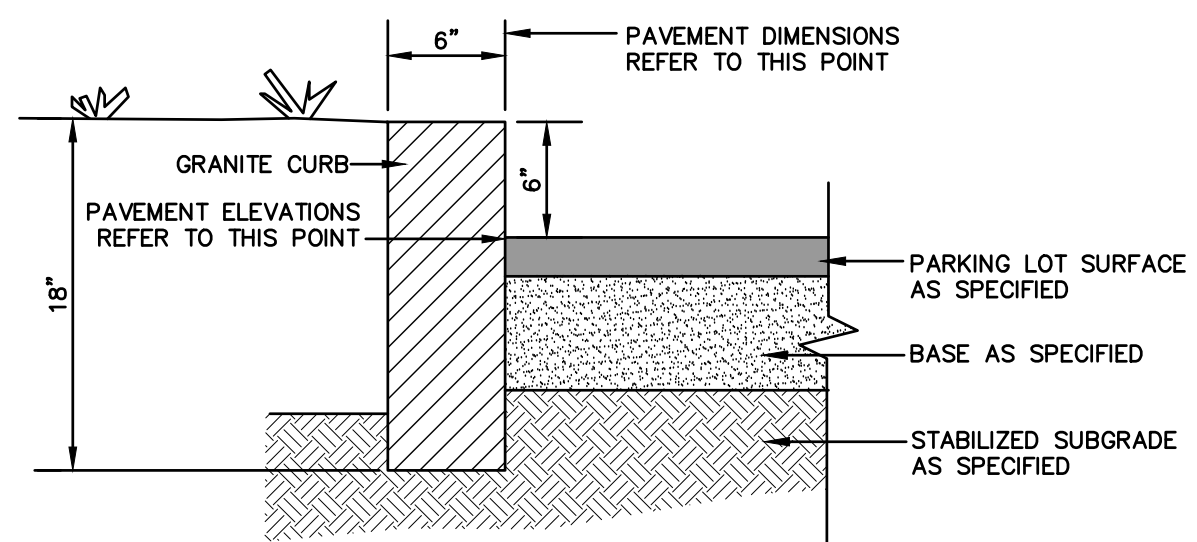
DRAWING No.	<b>L1</b>
SHEET 7 OF 10	JBE PROJECT NO. 15050.7



- NOTES:**
- PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
  - NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
  - ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

**DRAINAGE TRENCH**

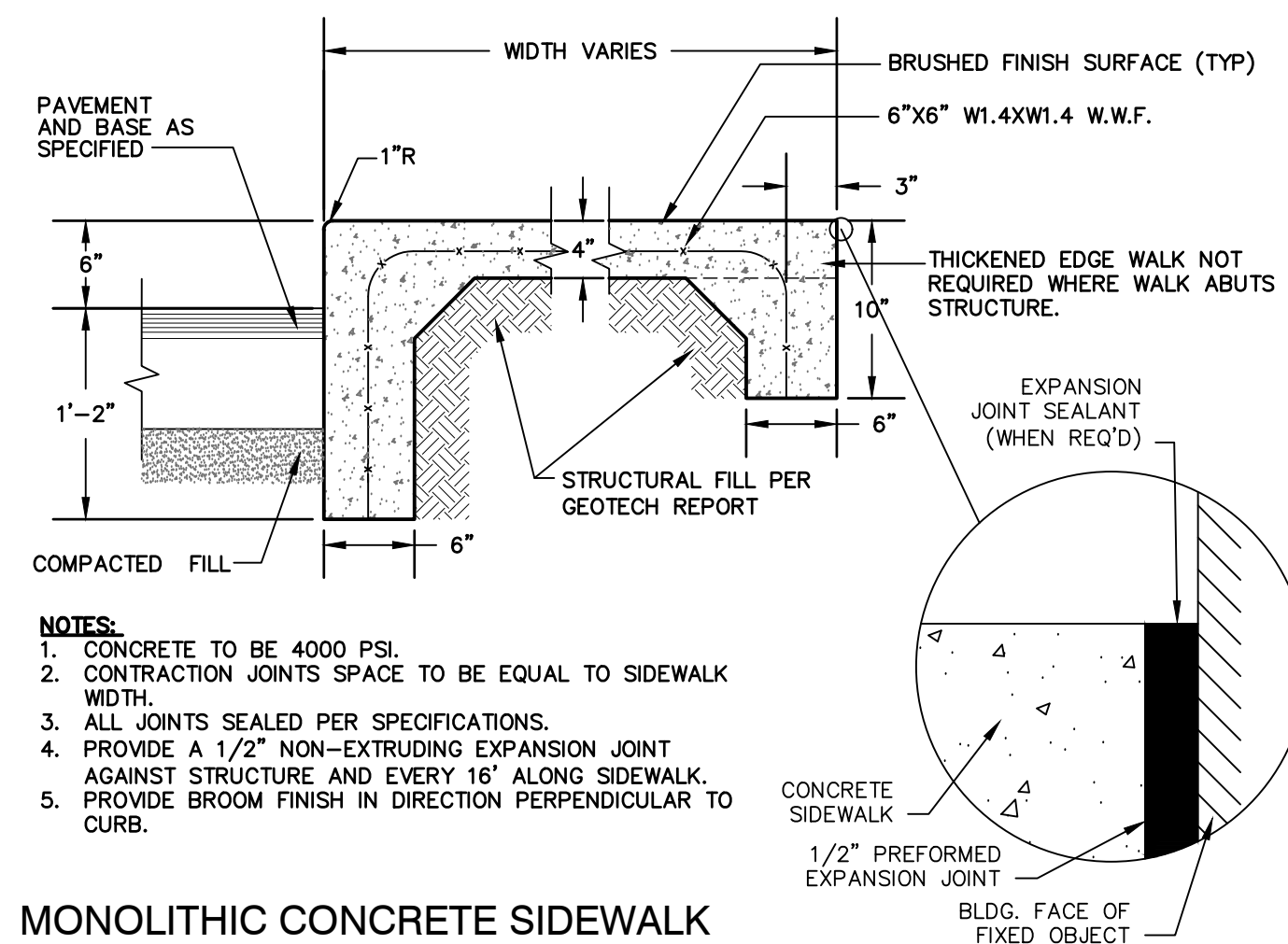
NOT TO SCALE



- NOTES:**
- JOINTS BETWEEN STONES SHALL BE MORTARED.
  - EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.

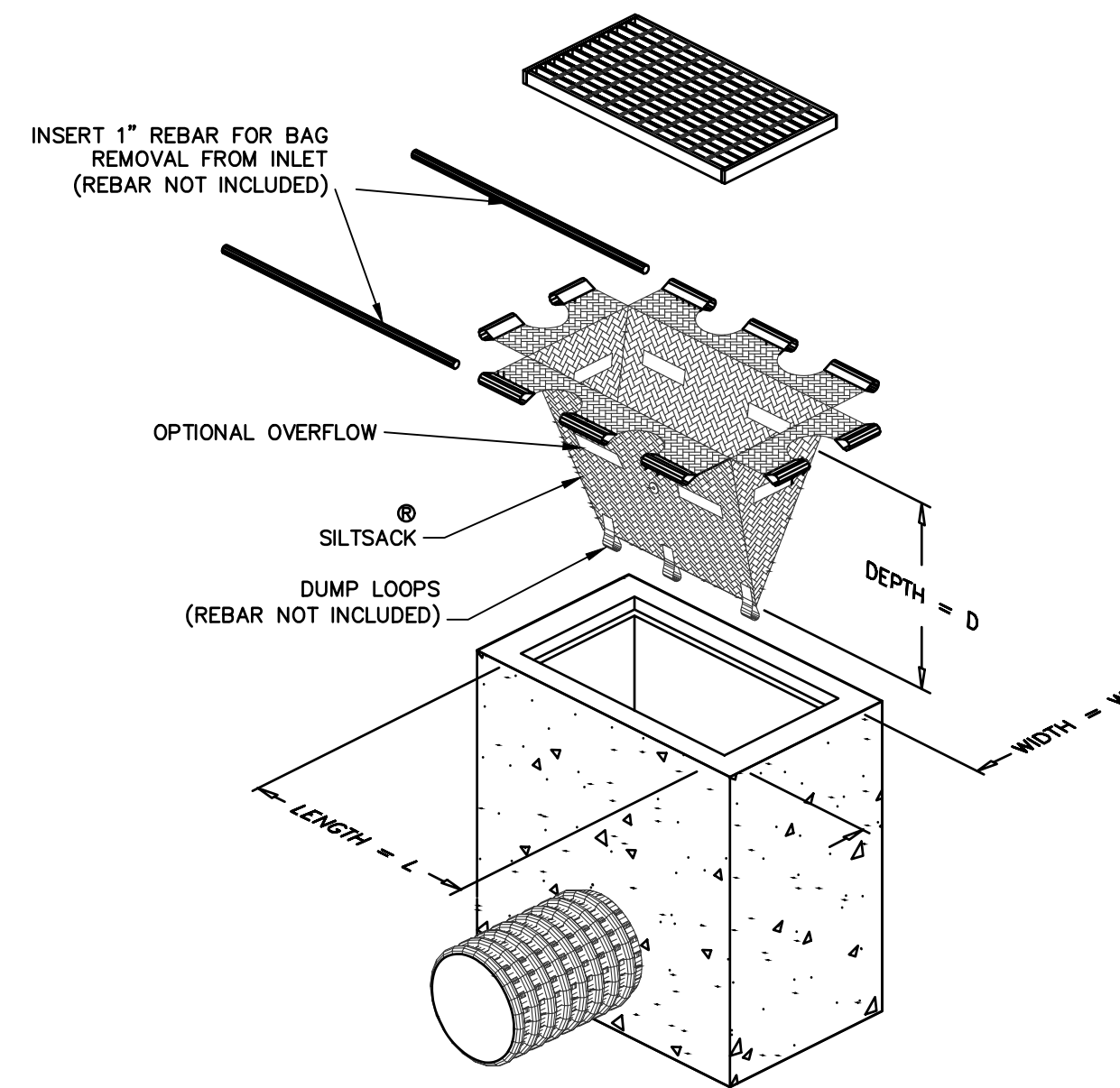
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NOT TO SCALE



**MONOLITHIC CONCRETE SIDEWALK**

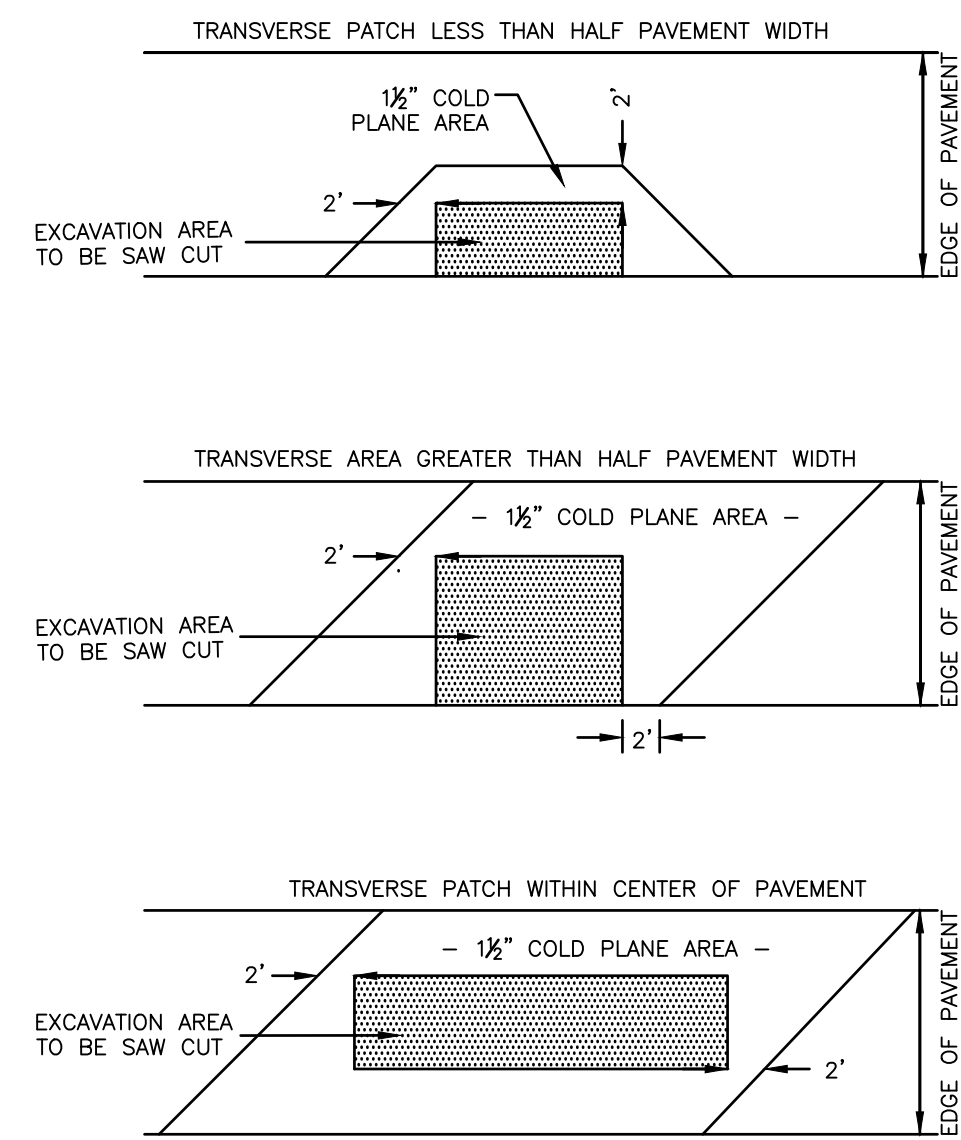
NOT TO SCALE



- NOTES:**
- TO INSTALL SILTSACK IN THE CATCH BASIN, REMOVE THE GRATE AND PLACE THE SACK IN THE OPENING. HOLD APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME. THIS IS THE AREA OF THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
  - THE SILTSACK IS FULL AND SHOULD BE EMPTIED WHEN THE RESTRAINT CORD IS NO LONGER VISIBLE.
  - TO REMOVE SILTSACK, TAKE TWO PIECES OF 1\"/>

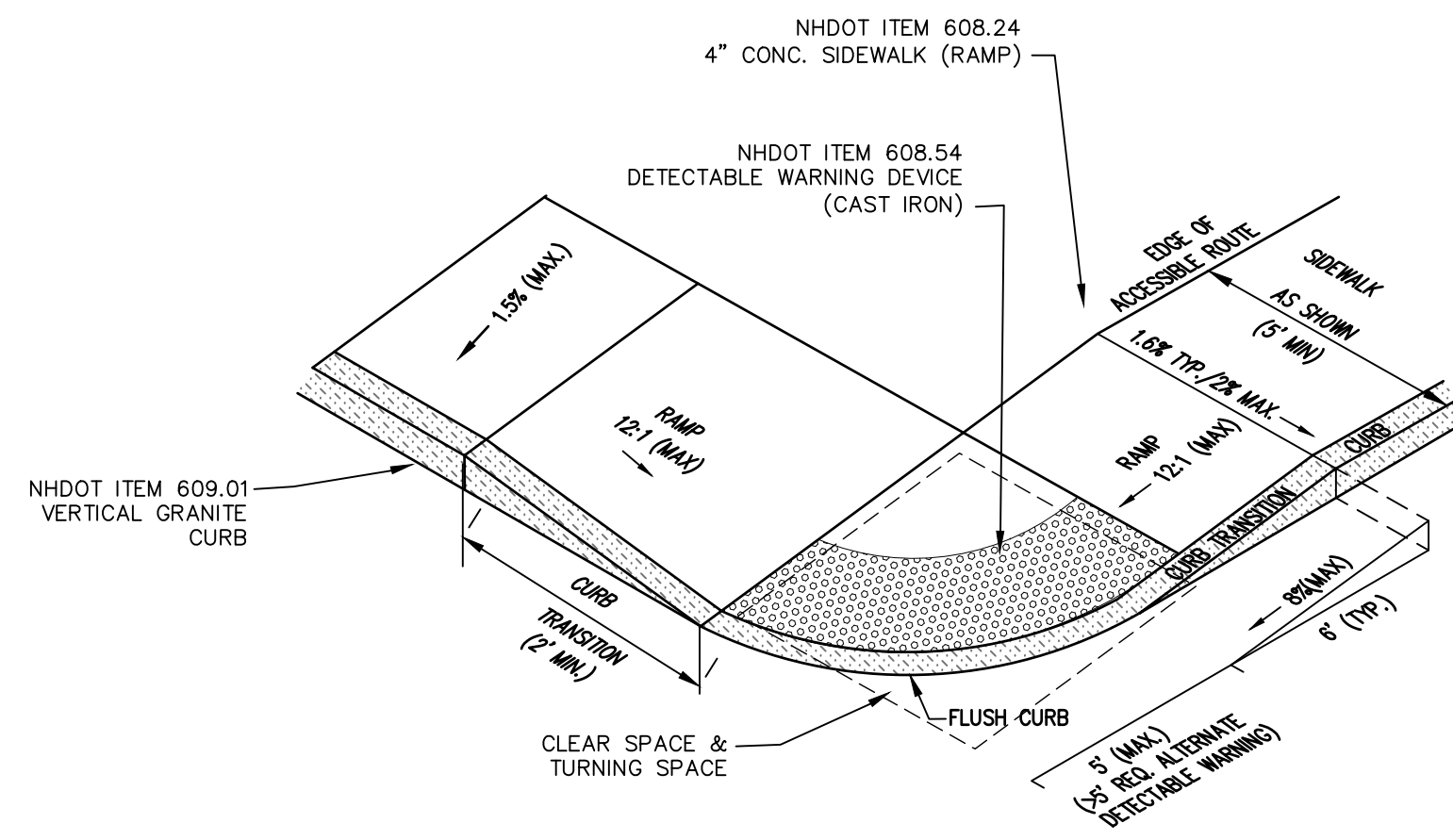
**SILTSACK INLET SEDIMENT CONTROL DEVICE TYPE B - WITHOUT CURB DEFLECTOR**

NOT TO SCALE



**SAWCUT DETAIL**

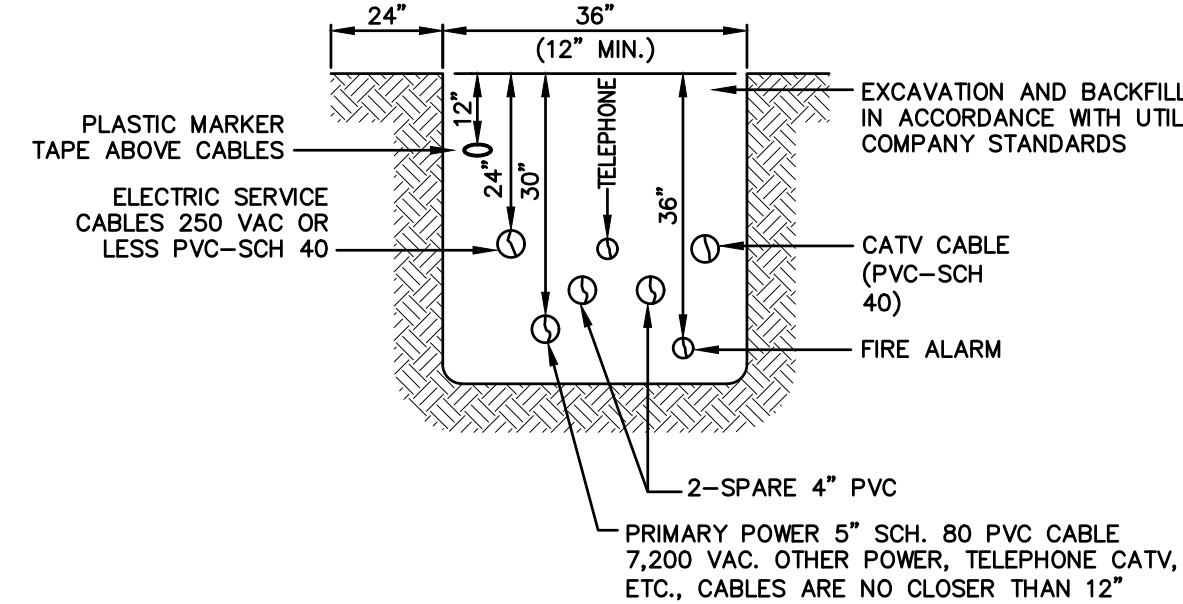
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**ACCESSIBLE CURB RAMP (NHDOT TYPE 4)**

NOT TO SCALE

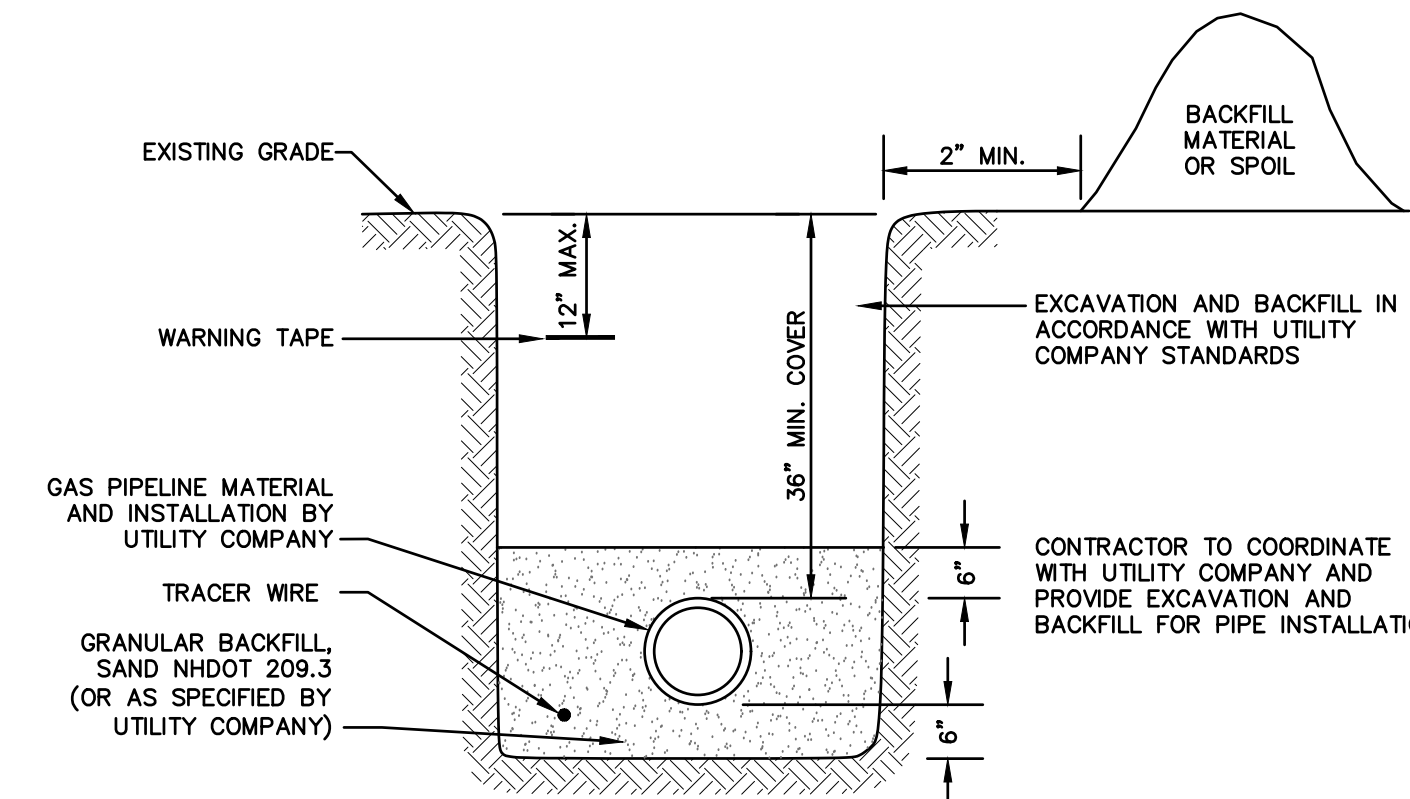
- NOTES:**
- THE MAXIMUM ALLOWABLE CROSS SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
  - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
  - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) CURB RAMPS SHALL BE 8.3%.
  - A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (i.e., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
  - CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
  - BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
  - SEE TYPICAL SECTION FOR RAMP CONSTRUCTION.
  - WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE AND/OR THE TOP OF THE CURB RAMP. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.
  - TURNING SPACE MAXIMUM CROSS SLOPE IS 2% IN ANY DIRECTION.
  - BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE OF 4'x4' MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN CROSSWALK, AND OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. THE CLEAR SPACE MAY OVERLAP TURNING SPACES, DETECTABLE WARNING SURFACES AND DROP CURBS.



NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

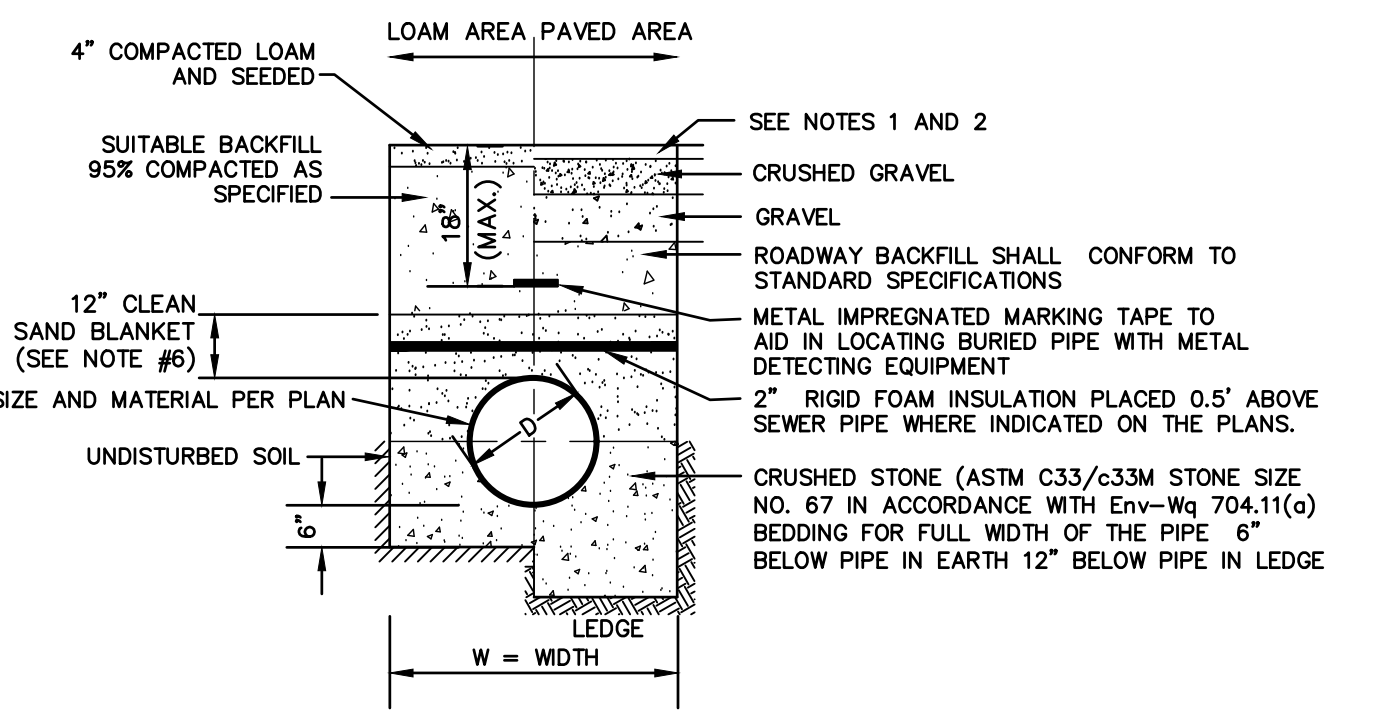
**UTILITY TRENCH**

NOT TO SCALE



**GAS TRENCH**

NOT TO SCALE



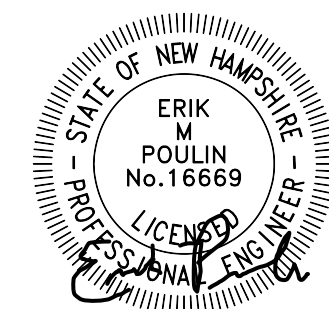
- NOTES:**
- PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO PAVEMENT DETAILS.
  - NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECIFICATIONS.
  - TRENCH BACKFILL SHALL CONFORM WITH ENV. Wq 704.11(h) AND BE FREE OF DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE OR ROCKS OVER SIX INCHES.
  - W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12\"/>

**SEWER TRENCH**

NOT TO SCALE

W:\15050-STRATHAM-60-PORTSMOUTH-AVE\15050.7-PLAN-Porsche-ADDITION.dwg

Design: GAP	Draft: GDR	Date: 3/25/26
Checked: EMP	Scale: AS NOTED	Project No.: 15050.7
Drawing Name: 15050.7-PLAN-Porsche-ADDITION.dwg		
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0	4/15/26	ISSUED FOR REVIEW	GAP

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

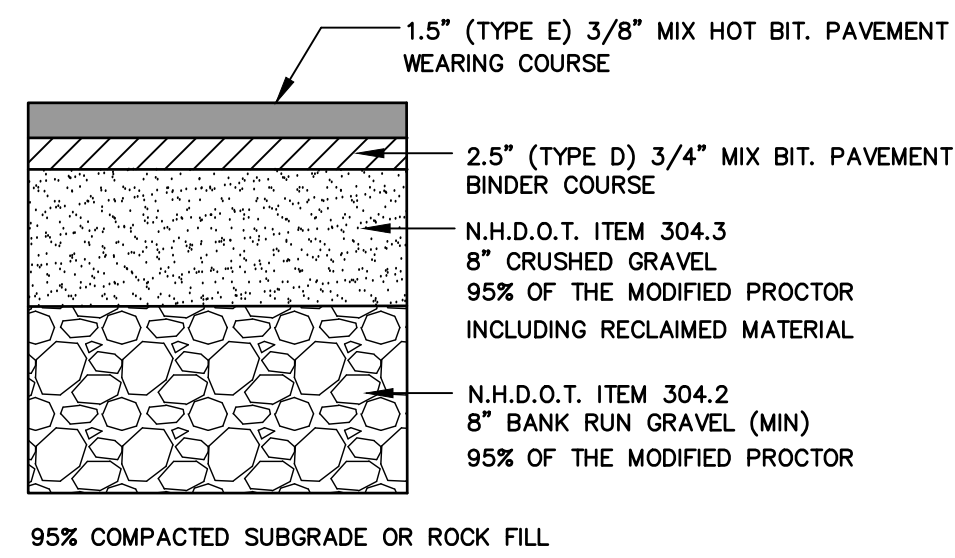
85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
 PO Box 219 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>DETAIL SHEET</b>
Project:	<b>PORSCHE OF STRATHAM 60 PORTSMOUTH AVE, STRATHAM, NH</b>
Owner of Record:	<b>M &amp; E JESPERSEN REALTY, LLC 382 NEWBURY STREET, DANVERS MA 01923</b>

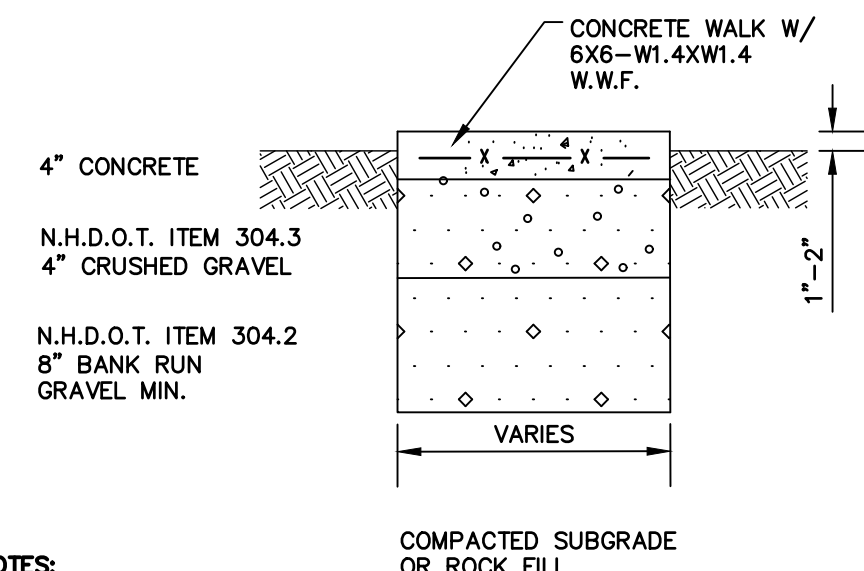
DRAWING No.

**D1**

SHEET 8 OF 10  
JBE PROJECT NO. 15050.7

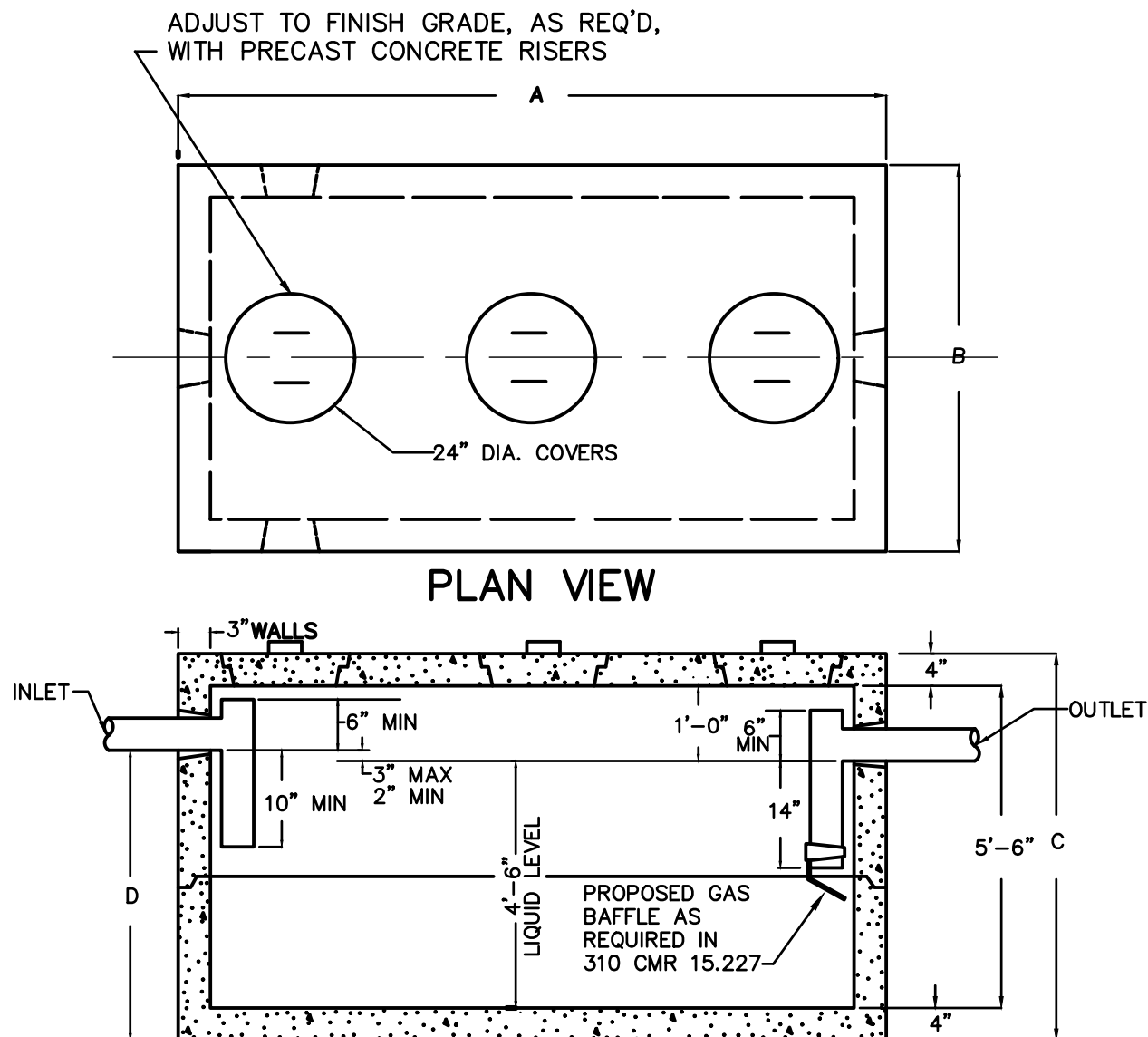


**TYPICAL BITUMINOUS PAVEMENT**  
NOT TO SCALE



- NOTES:**
- CONCRETE TO BE 4000 PSI.
  - CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH.
  - PROVIDE A 1/2" NON-EXTRUDING EXPANSION JOINT EVERY 16' ALONG SIDEWALK.
  - SIDEWALK FINISH ELEVATION TO BE ONE INCH HIGHER THAN EXISTING GROUND SURFACE.

**CONCRETE SIDEWALK**  
NOT TO SCALE

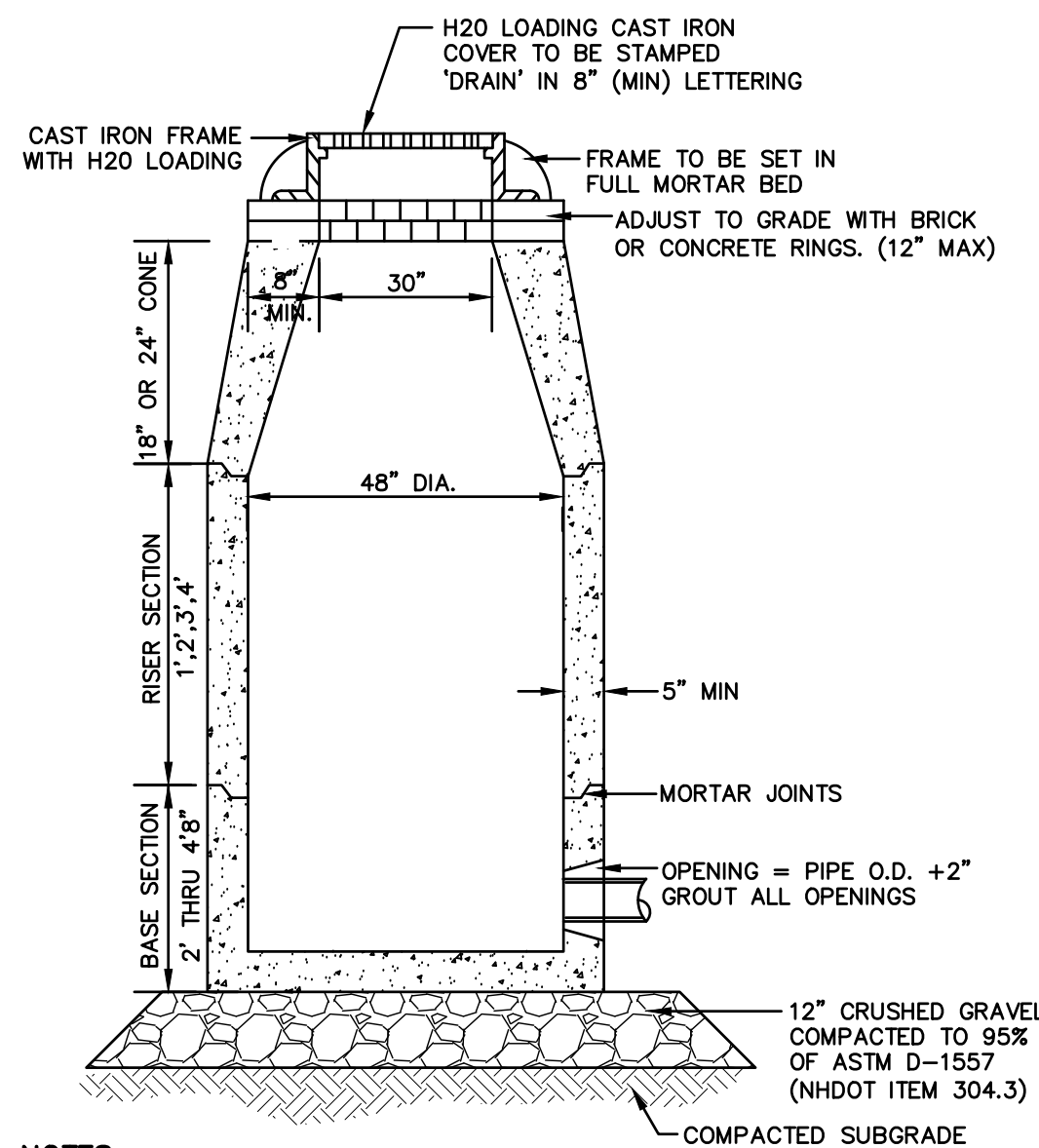


**CROSS SECTION VIEW**

ITEM NO.	LIQUID CAPACITY	A LENGTH	B WIDTH	C HEIGHT	D INVERT	E WEIGHT	
1106	1116	2000	10'-6"	6'-4"	6'-2"	5'-3"	12500

- NOTES:**
- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
  - DESIGN CONFORMS WITH 310 CMR 15.00, DEP TITLE 5 REGS. FOR SEPTIC TANKS.
  - ALL REINFORCEMENT PER ASTM C1227-93.
  - TEES AND GAS BAFFLE SOLD SEPARATELY.
  - TONGUE & GROOVE JOINT SEALED WITH BUTYLE RESIN.
  - H-20 LOADING REQUIRED.
  - TANKS TO HAVE HIGH WATER ALARMS.
  - CONTRACTOR TO INSTALL RISERS TO FINISHED GRADE AND INSTALL SMH FRAME AND COVER.

**2,000 GAL HOLDING TANK DETAIL**  
NOT TO SCALE

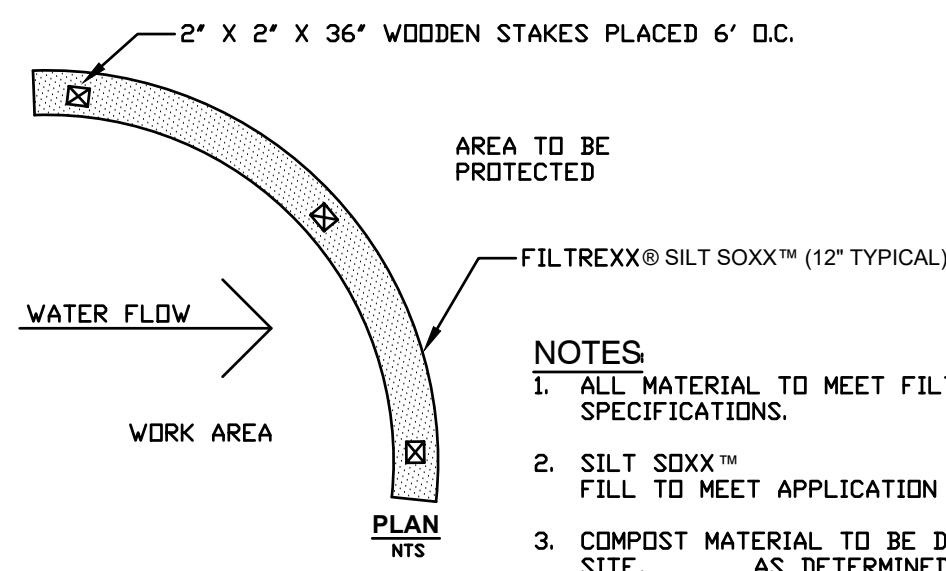
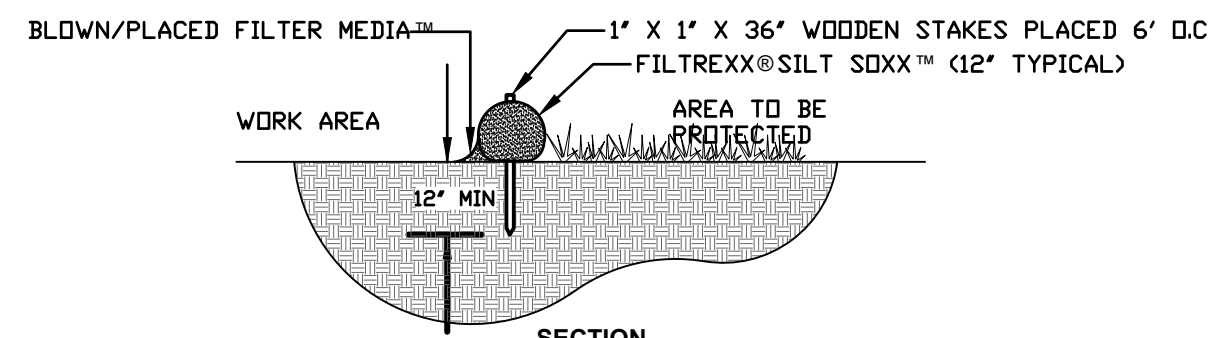


- NOTES:**
- BASE SECTION SHALL BE MONOLITHIC WITH 48" INSIDE DIAMETER.
  - ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
  - CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
  - FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR H2O LOADING.
  - PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS SO AS TO BE WATERTIGHT.
  - JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
  - ALL DRAIN MANHOLE FRAMES AND GRATES SHALL BE NHDOT TYPE MH-1, OR NEENAH R-1798 OR APPROVED EQUAL (30" DIA. TYPICAL).
  - STANDARD FRAME(S) AND GRATE(S) SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM, BUT NO MORE THAN 12"), OR PRECAST CONCRETE "DONUTS".

**DRAIN MANHOLE**  
NOT TO SCALE

**TEMPORARY EROSION CONTROL NOTES**

- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER SHALL BE SUBMITTED TO DES VIA EMAIL (SEE BELOW).
- PRIOR TO CONSTRUCTION, A PHASING PLAN THAT DELINEATES EACH PHASE OF THE PROJECT SHALL BE SUBMITTED. ALL TEMPORARY SEDIMENT BASINS THAT WILL BE NEEDED FOR DEWATERING WORK AREAS SHALL BE LOCATED AND IDENTIFIED ON THIS PLAN.
  - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF GROUND DISTURBANCE ACTIVITIES UNTIL THE SITE IS STABLE.
  - DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY 1/2 INCH OR GREATER RAIN EVENT (I.E. 1/2 INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
  - THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS.
- IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE IN STRICT COMPLIANCE WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS IN ADDITION TO THOSE CALLED FOR IN THE SWPPP:
  - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF GROUND DISTURBANCE ACTIVITIES UNTIL THE SITE IS STABLE.
  - DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY 1/2 INCH OR GREATER RAIN EVENT (I.E. 1/2 INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
  - THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS.



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NOT TO SCALE

**SEEDING SPECIFICATIONS**

- GRADING AND SHAPING**
  - SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
  - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION**
  - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
  - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND**
  - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
    - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
    - NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
    - PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
    - POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
  - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH 25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
  - REFER TO THE 'SEEDING GUIDE' AND 'SEEDING RATES' TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDFOOT, TREFLOIL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
  - WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
- MULCH**
  - HAY, STRAW OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
  - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND**
  - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
  - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
  - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	EXCELLENT	EXCELLENT	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH-FM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.

2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

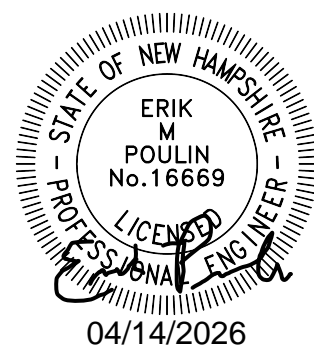
**SEEDING GUIDE**

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDS FOOT TREFLOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

**SEEDING RATES**

Design: GAP	Draft: GDR	Date: 3/25/26
Checked: EMP	Scale: AS NOTED	Project No.: 15050.7
Drawing Name: 15050.7-PLAN-Porsche-ADDITION.dwg		
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REV.	DATE	REVISION	BY
0	4/15/26	ISSUED FOR REVIEW	GAP

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

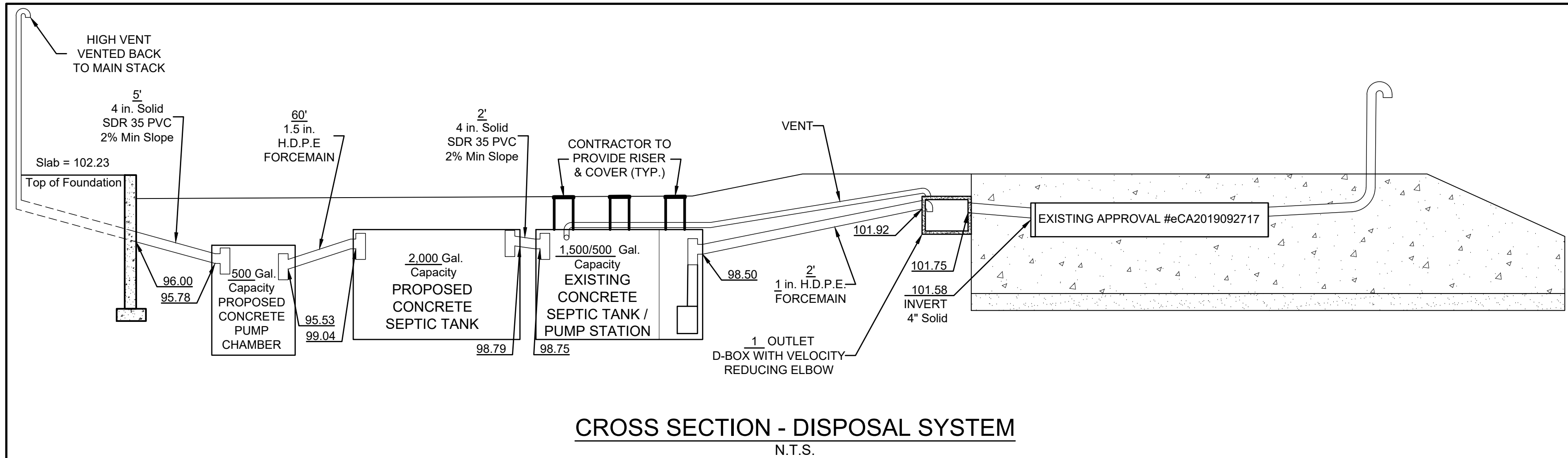
Civil Engineering Services

603-772-4746

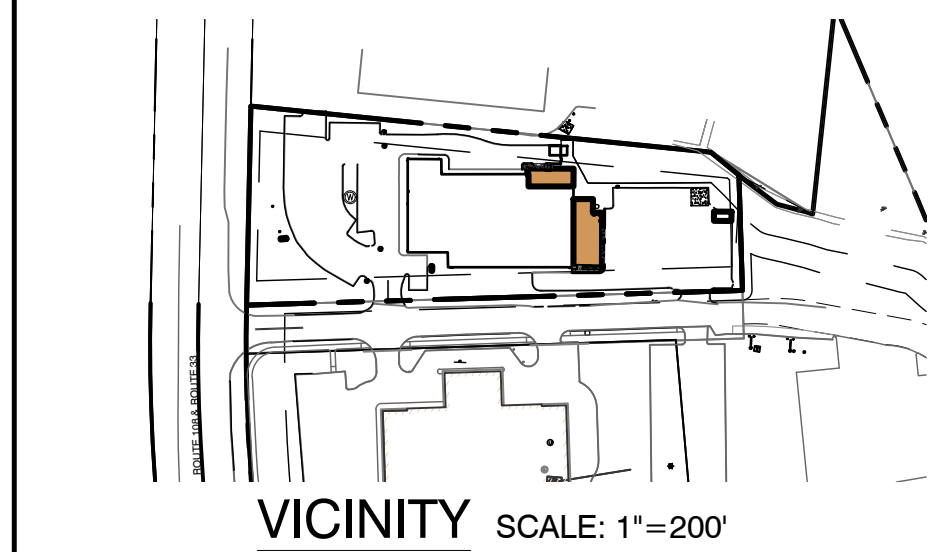
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>DETAIL SHEET</b>
Project:	<b>PORSCHE OF STRATHAM 60 PORTSMOUTH AVE, STRATHAM, NH</b>
Owner of Record:	<b>M &amp; E JESPERSEN REALTY, LLC 382 NEWBURY STREET, DANVERS MA 01923</b>

DRAWING No.	<b>D2</b>
SHEET 9 OF 10	JBE PROJECT NO. 15050.7



CROSS SECTION - DISPOSAL SYSTEM  
N.T.S.



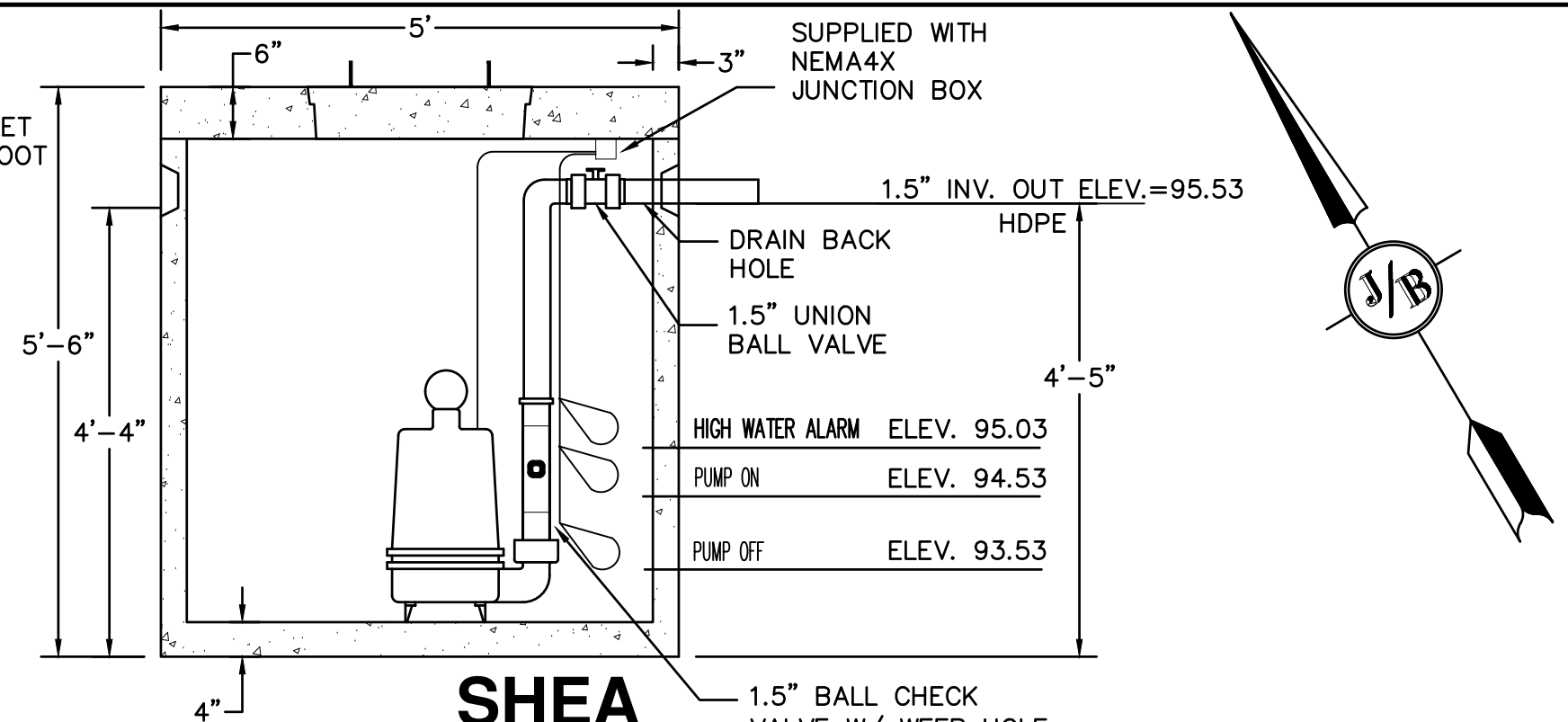
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**EFFLUENT PUMP NOTES**

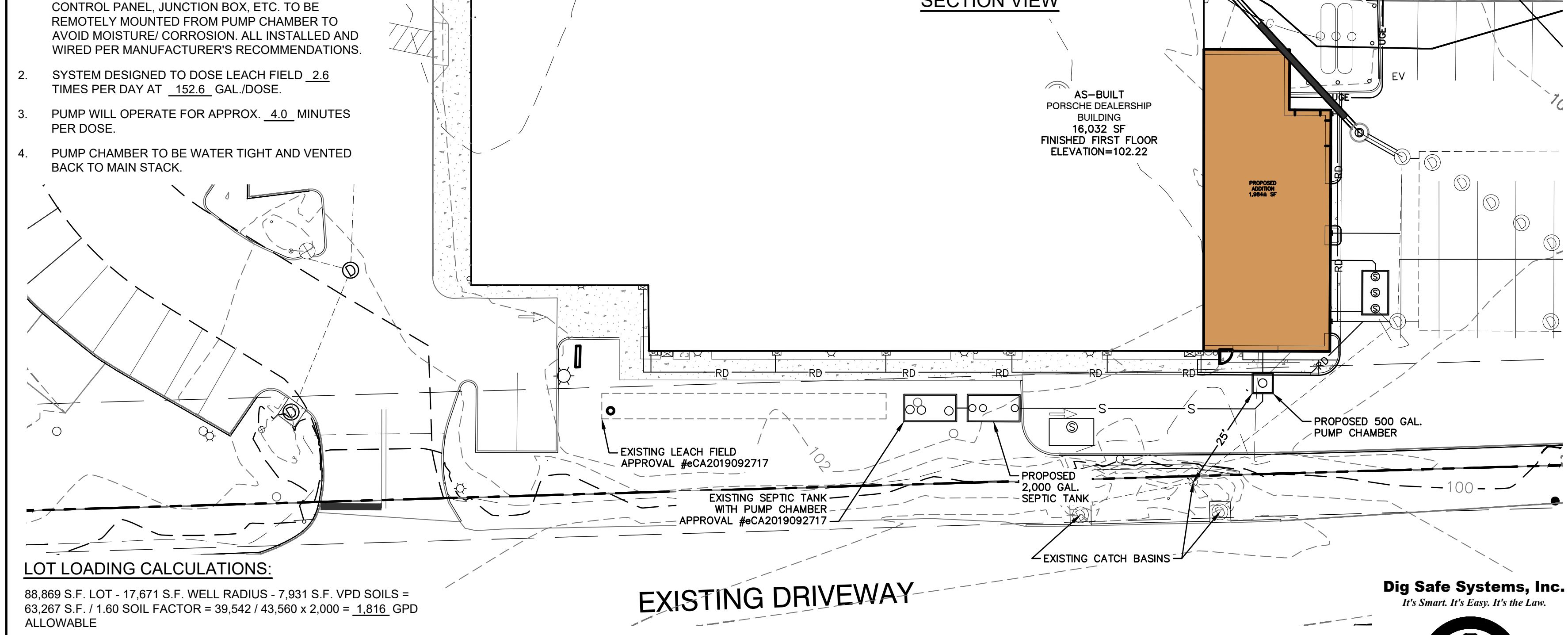
- PUMP TO BE MYERS ME3F, 1/3 HP, OR EQUIV., RATED AT 38 GPM AT 19.2 FT. TOTAL DYNAMIC HEAD. ALARM TO BE CONNECTED TO LIGHT OR BELL WITHIN BUILDING WITH ON/OFF SWITCH ON ITS OWN CIRCUIT. PUMP IS TO BE ON ITS OWN CIRCUIT. CONTROL PANEL, JUNCTION BOX, ETC. TO BE REMOTELY MOUNTED FROM PUMP CHAMBER TO AVOID MOISTURE/CORROSION. ALL INSTALLED AND WIRED PER MANUFACTURER'S RECOMMENDATIONS.
- SYSTEM DESIGNED TO DOSE LEACH FIELD .26 TIMES PER DAY AT 152.6 GAL./DOSE.
- PUMP WILL OPERATE FOR APPROX. 4.0 MINUTES PER DOSE.
- PUMP CHAMBER TO BE WATER TIGHT AND VENTED BACK TO MAIN STACK.

**PUMP CHAMBER NOTES:**

- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
- ALL REINFORCEMENT PER ASTM C1227.
- ALSO AVAILABLE IN H-20 LOADING.
- JOINT SEALED WITH BUTYL RESIN.



SECTION VIEW SHEA



EXISTING DRIVEWAY

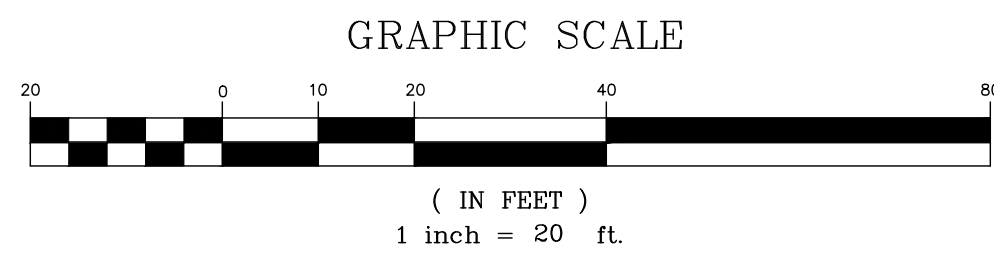
**LOT LOADING CALCULATIONS:**

88,869 S.F. LOT - 17,671 S.F. WELL RADIUS - 7,931 S.F. VPD SOILS = 63,267 S.F. / 1.60 SOIL FACTOR = 39,542 / 43,560 x 2,000 = 1,816 GPD AVAILABLE

PROJECT PARCEL  
TOWN OF STRATHAM  
TAX MAP 9, LOT 14

- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING THE SEPTIC PLAN FROM THE NHDES APPROVED PLAN  
- THE BUILDER/SITE CONTRACTOR IS RESPONSIBLE TO CONFIRM THE ZONING DIMENSIONAL REQUIREMENTS AND SETBACK LINE REQUIREMENTS PRIOR TO INITIATING CONSTRUCTION OF THE PROPOSED HOUSE AND SEPTIC SYSTEM. THE ZONING ORDINANCE OF THE MUNICIPALITY IS TO BE COMPLIED WITH. THE BUILDER/SITE CONTRACTOR IS ALSO RESPONSIBLE TO CONTACT THE MUNICIPALITY REGARDING INSPECTIONS PRIOR TO AND DURING CONSTRUCTION, I.E. LOCATION AND BED-BOTTOM INSPECTIONS.

TOTAL LOT AREA: 2.04 ACRES



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**TEST PIT LOGS**

PERFORMED BY: WAYNE MORRILL, JONES & BEACH ENGINEERS, INC. SSD# 1358  
WITNESSED BY: MICHAEL CUOMO, ROCKINGHAM COUNTY CONSERVATION DISTRICT

TEST PIT #	DEPTH	SOIL TYPE
0'-8"	2Y 4/3	TOPSOIL
8'-44"	10Y 4/6	OLIVE BROWN FILL GRANULAR, FRIABLE
44'-48"	5Y 4/2	DARK YELLOWISH BROWN LOAMY SAND GRANULAR, FRIABLE
48'-66"		OLIVE GRAY SILT LOAM MEDIUM, FIRM

SHWT = 48"  
ROOTS AT 12"  
NO H2O OBSERVED  
NO REFUSAL OBSERVED

TEST PIT, DATE: MAY 15, 2019  
PERC. TEST, DATE: MAY 15, 2019

10 MIN./INCH

**ADVANCED ENVIRO-SEPTIC DESIGN CALCULATIONS**

20 EMPLOYEES = 300 GALLONS PER DAY (15 GPD/EMPLOYEE)  
20 CUSTOMERS = 100 GALLONS PER DAY (5 GPD/CUSTOMER)  
400 GPD @ 3 MIN./INCH = 480 L.F. OF ENVIRO-SEPTIC PIPE REQUIRED.  
190 L.F. OF ENVIRO-SEPTIC PIPE PROVIDED.  
3 ROWS OF ENVIRO-SEPTIC PIPE x 65' LONG.

**DESIGN INTENT**

THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (E.D.S.) SHALL BE CONSTRUCTED AT ELEVATION 101.00. THIS IS APPROXIMATELY 2.0 FEET BELOW ORIGINAL GROUND ON THE HIGH CONTOUR ( 103.00 ) OF THE DESIGNED E.D.S. (ENV-WQ-1003.13(aa))

**GENERAL NOTES**

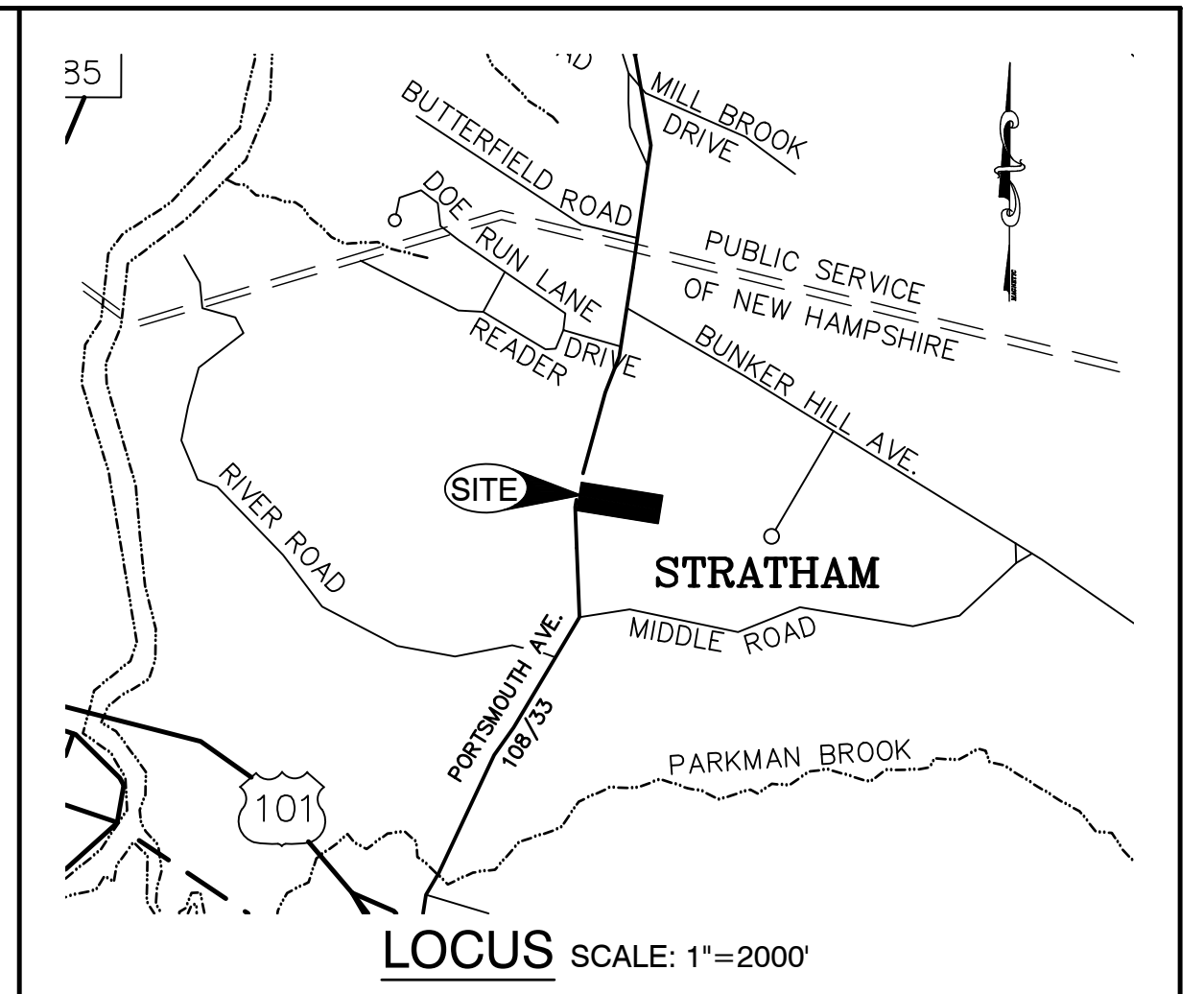
- CONTRACTOR TO VERIFY ALL ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION.
- LEACH BED COMPRISED OF ADVANCED ENVIRO-SEPTIC LEACHING PIPE. FOR DETAILED INSTALLATION INFORMATION REFER TO "ENVIRO-SEPTIC & SIMPLE-SEPTIC LEACHING SYSTEMS DESIGN AND INSTALLATION MANUAL", 2017 EDITION (OR MOST CURRENT EDITION). CONTACT PRESBY ENVIRONMENTAL AT PHONE (800) 473-5298 OR WWW.PRESBYENVIRONMENTAL.COM
- FILL AROUND ENVIRO PIPES TO ASTM C-33 (CONCRETE SAND) OR EQUAL
- REMOVE TOPSOIL BEFORE PLACING FILL.
- 4 INCH THICK LOAM & SEED AROUND PERIMETER OF FILL.
- VENTING IS REQUIRED FOR ADVANCED ENVIRO-SEPTIC SYSTEMS.
- 3 FT. FILL EXTENSION. SIDE SLOPES OF FILL = 3(HORIZONTAL):1(VERTICAL).
- CROWN SYSTEM TO SHED RAINWATER; SLOPE SYSTEM AWAY FROM HOUSE.
- SYSTEM WILL BE REPLACED IN SAME LOCATION IN CASE OF FAILURE.
- DISTRIBUTION BOX SHALL HAVE FLOW EQUALIZERS INSTALLED IN THE OUTLET PORTS.
- SYSTEMS ARE TO BE BELLED PVC OR STANDARD SLIP COLLARS
- INLET AND OUTLET OF SEPTIC TANK SHALL BE SEALED WITH HYDRAULIC CEMENT PRIOR TO INSPECTION.
- THE OUTLET Baffle SHALL BE A VENTED TEE WHICH SHALL EXTEND TO A DISTANCE BELOW THE SURFACE EQUAL TO 40% OF THE LIQUID DEPTH.
- THE OUTLET AND INLET Baffles SHALL EXTEND ABOVE THE LIQUID LINE TO NOT LESS THAN ONE INCH FROM THE TOP OF THE TANK.
- ALL CONNECTIONS BETWEEN A SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATERTIGHT, FLEXIBLE JOINT CONNECTOR THAT: (1) WILL ACCOMMODATE NORMAL MOVEMENT OF THE SEPTIC TANK WITHOUT LEAKING OR BREAKING; AND (2) HAS BEEN CERTIFIED BY ITS MANUFACTURER OR DISTRIBUTOR AS MEETING OR EXCEEDING THE APPLICABLE STANDARD IN ASTM C 1644-06, SECTION 7.
- CONTRACTOR TO PROVIDE RISERS FOR TANKS WITH MORE THAN 12" OF COVER.
- IF GARBAGE GRINDERS ARE DESIRED, SEPTIC TANK 50% LARGER.
- PER ENV-WQ 1010.11, THE FIRST COMPARTMENT IN MULTI-COMPARTMENT SEPTIC TANKS MUST EQUAL AT LEAST 2/3 OF THE REQUIRED VOLUME.
- TOWN OF STRATHAM REQUIRES BED BOTTOM INSPECTION.
- ENVIRO-SEPTIC TO BE SUPPLIED BY: ELIMINATOR SYSTEMS INC. (603) 868-2242 OR EQUAL.
- 1,500/500 GALLON SEPTIC TANK/PUMP STATION & D-BOX TO BE SUPPLIED BY: SHEA CONCRETE. (800-696-7432) OR EQUAL.
- ROCKINGHAM COUNTY SOIL CONSERVATION SERVICE SOIL TYPE: CHATFIELD-HOLLIS-CANTON
- ANY CHANGES TO SEPTIC TANK, BUILDING OR WELL LOCATION/ORIENTATION WILL REQUIRE AN AS-BUILT PLAN TO BE PROVIDED BY THE DESIGNER PRIOR TO NHDES FINAL INSPECTION.
- PER ENV-WQ 1004.10, SYSTEMS OVER 2,500 GPD ARE TO BE INSPECTED BY DESIGNER.
- PER ENV-WQ 1003.13(a)(3) THERE ARE NO KNOWN BURIAL SITES OR CEMETERIES ON THE LOT WITHIN 100' OF ANY COMPONENT OF THE ISDS.
- 50' SETBACK FROM POORLY DRAINED SOILS.
- DISTANCE FROM SEWER PIPE TO SURFACE WATER, OPEN DRAINAGE, VERY POORLY DRAINED SOIL, AN OPEN LOOP GEOTHERMAL WELL, OR A PRIVATE ON-SITE WELL SHALL BE 75 FT. THIS MAY BE REDUCED TO 50 FT IF SDR26 OR EQUIVALENT IS USED IN ACCORDANCE WITH ENV-WQ 1008.04(c)(1).
- DISTANCE FROM SEPTIC TANK TO SURFACE WATER, OPEN DRAINAGE, VERY POORLY DRAINED SOIL, AN OPEN LOOP GEOTHERMAL WELL, OR A PRIVATE ON-SITE WELL SHALL BE 75 FT. THIS MAY BE REDUCED TO 50 FT IF THE SEPTIC TANK IS EITHER MADE FROM PLASTIC OR COATED WITH A SEALANT TO PREVENT INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH ENV-WQ 1008.04(c)(2).
- APPROVAL FOR CONSTRUCTION IS VALID FOR 4 YEARS FROM DATE OF ISSUE.
- SUBDIVISION APPROVAL # N/A ISSUED: PRE-1971
- PREV. CONSTRUCTION APPROVAL # CA2000025588 ISSUED: MAY 19, 2000

**WETLANDS DELINEATION**

WETLANDS ON-SITE WERE DELINEATED BY:

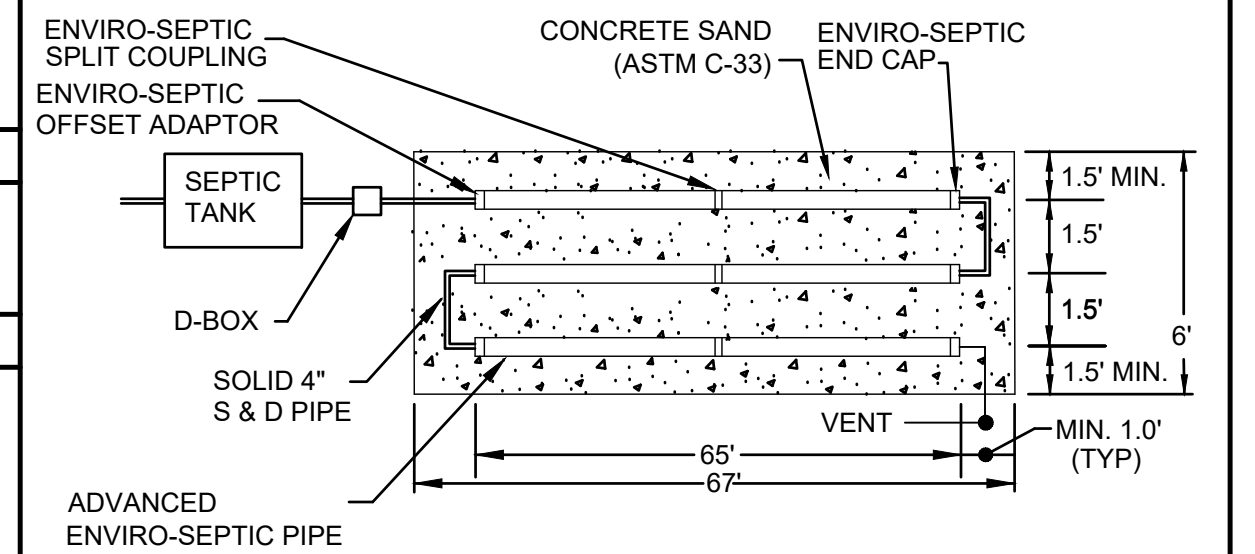
CHRISTOPHER ALBERT  
JONES & BEACH ENGINEERS, INC.  
85 PORTSMOUTH AVE., STRATHAM, NH

DATE: MARCH, 2017

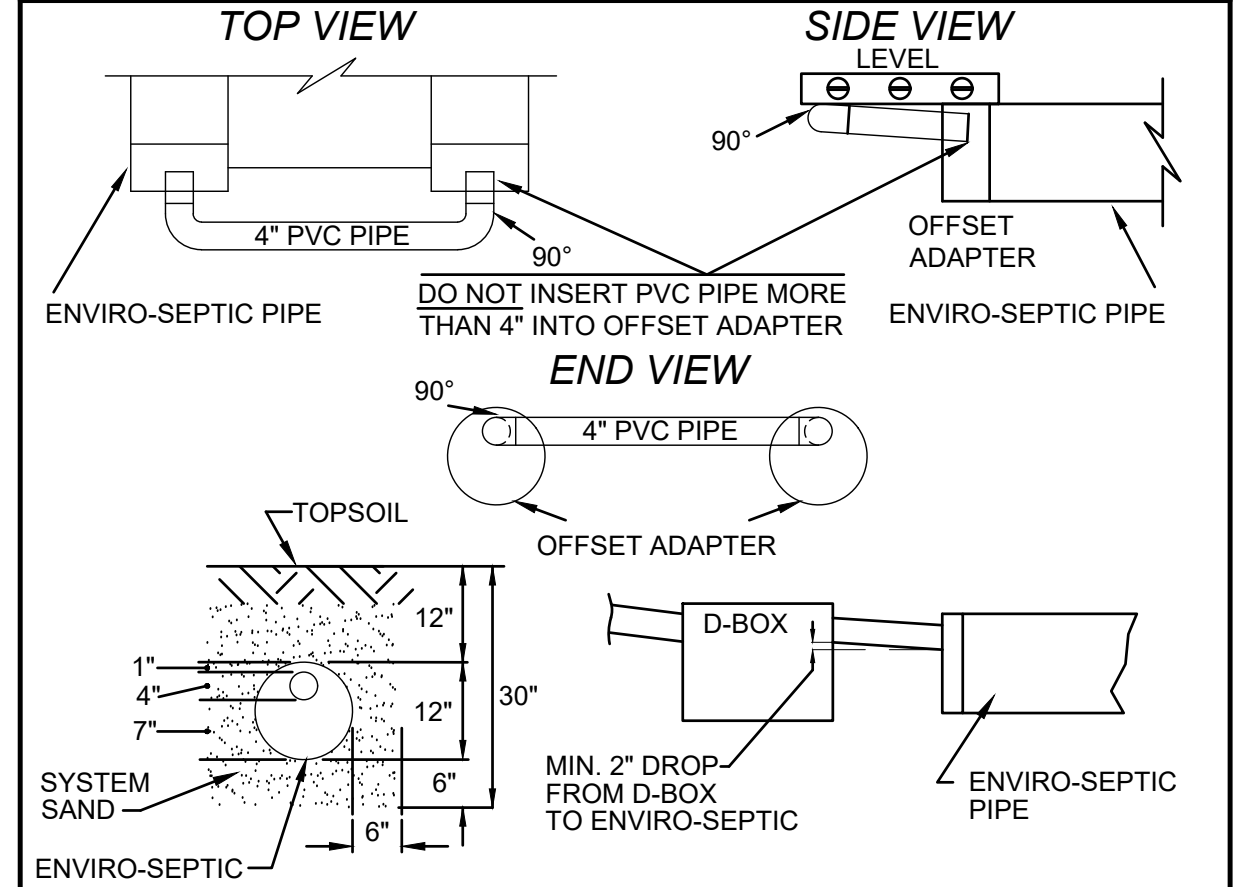


LOCUS SCALE: 1"=2000'

**TYPICAL PLAN VIEW**



**CONSTRUCTION DETAILS**



**WELL LOCATION**

- INSTALLATION SHALL COMPLY WITH 1602.05 WELL LOCATION RULES
- IF THE WELL IS LOCATED LESS THAN 50' FROM THE STATE HIGHWAY RIGHT-OF-WAY AND OR LESS THAN 75' FROM THE PROPERTY LINE WITH DESIGN FLOWS FOR STRUCTURES UP TO 5 BEDROOMS. SPECIAL METHODS OF CONSTRUCTION SHALL INCLUDE BUT NOT BE LIMITED TO:
  - INSTALL NO LESS THAN 40' OF CASING INTO COMPETENT BEDROCK WHERE BEDROCK IS LESS THAN 20' FROM GROUND SURFACE
  - GROUTING THE CASING

**OWNER NOTES**

- KNOW THE LOCATION OF YOUR SEPTIC TANK AND LEACHING AREA.
- INSPECT YOUR TANK YEARLY AND HAVE THE TANK PUMPED AS NEEDED AND AT LEAST EVERY THREE YEARS.
- DO NOT FLUSH BULKY ITEMS SUCH AS THROW-AWAY DIAPERS, SANITARY PADS OR BABY WIPES.
- DO NOT FLUSH TOXIC CHEMICALS SUCH AS PAINT THINNERS, PESTICIDES, OR CHLORINE INTO YOUR SYSTEM AS THEY MAY KILL THE NECESSARY BACTERIA IN THE TANK.
- REPAIR LEAKING FIXTURES IN THE BUILDING PROMPTLY.
- BE CONSERVATIVE WITH YOU WATER USE AND USE WATER-REDUCING FIXTURES WHEREVER POSSIBLE.
- KEEP DEEP-ROOTED TREES AND SHRUBS FROM GROWING ON AND ADJACENT TO YOUR LEACHING AREA.
- NO VEHICULAR, NOR LIVESTOCK TRAVEL, NOR SNOW REMOVAL IN AREA OF SYSTEM

Design: GAP	Draft: GDR	Date: 3/25/26
Checked: EMP	Scale: AS SHOWN	Project No.: 15050.7
Drawing Name: 15050.7-PLAN-Porsche-ADDITION.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

**DRAFT**

REV.	DATE	REVISION	BY
0	4/15/26	ISSUED FOR REVIEW	GAP

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
PO Box 219 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

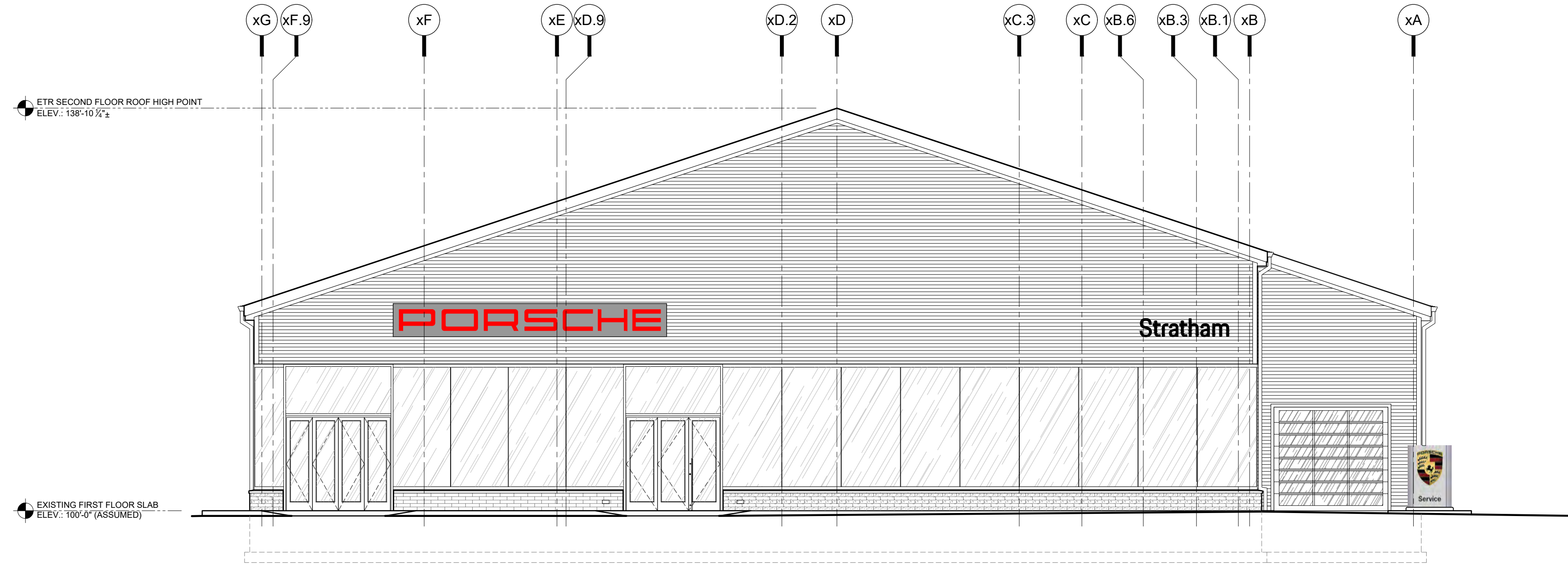
Plan Name:	<b>EFFLUENT DISPOSAL DESIGN</b>
Project:	<b>PORSCHE OF STRATHAM 60 PORTSMOUTH AVE, STRATHAM, NH</b>
Owner of Record:	<b>M &amp; E JESPERSEN REALTY, LLC 382 NEWBURY STREET, DANVERS MA 01923</b>

DRAWING No.	<b>S1</b>
SHEET 10 OF 10 JBE PROJECT NO. 15050.7	

"W:\15050-STRATHAM-60-PORTSMOUTH-AVE\15050.7-PLAN-Porsche-ADDITION.dwg" ICL Autos - jespersen\DWG\15050.7-PLAN-Porsche-ADDITION.dwg

EXTERIOR FINISHES SCHEDULE					
CODE	MATERIAL	MANUFACTURER	SPECIFICATION	REMARKS	CONTACT INFORMATION
D-1	EXTRUDED ALUMINUM PNEUMATIC POWERED HIGH SPEED DOOR	R.G. TOMBS	TEMPERED GLASS, FULL VIEW, PNEUMATIC POWERED HIGH SPEED DOOR, EXTRUDED ALUMINUM FRAME FINISH TO MATCH FC-1	MATCH EXISTING DOORS	
D-2	HOLLOW METAL DOOR AND FRAME	STEELCRAFT OR EQUAL	HOLLOW METAL, PAINTED TO MATCH EXISTING H.M. DOORS	MATCH EXISTING DOORS	
FC-1	FIBER CEMENT SIDING	JAMES HARDIE	ARTISAN SERIES LAP SIDING WITH 4" EXPOSURE, NIGHT GRAY	MATCH EXISTING SIDING	
FC-2	FIBER CEMENT TRIM	JAMES HARDIE	ARTISAN SERIES ACCENT TRIM, 3 1/2" WIDTH WINDOW TRIM, 5 1/2" WIDTH OUTSIDE CORNERS, NIGHT GRAY	MATCH EXISTING TRIM	
RF-1	ASPHALT ROOFING SHINGLE	CERTAINTEE OR EQUAL	CERTAINTEE LANDMARK PRO, CHARCOAL BLACK	MATCH EXISTING SHINGLES	
SF-1	ALUMINUM FRAMED EXTERIOR STOREFRONT SYSTEM	KAWNEER	1" CLEAR LOW-E INSULATED GLAZING WITH POWDER COAT FRAME FINISH, COLOR TO MATCH EXISTING STOREFRONT FINISH	MATCH EXISTING STOREFRONT	
SF-2	ALUMINUM FRAMED MEDIUM STILE ENTRANCE DOORS	KAWNEER	1" CLEAR LOW-E INSULATED GLAZING WITH POWDER COAT FRAME FINISH, COLOR TO MATCH EXISTING ENTRANCE DOOR FINISH	MATCH EXISTING ENTRANCE DOORS	

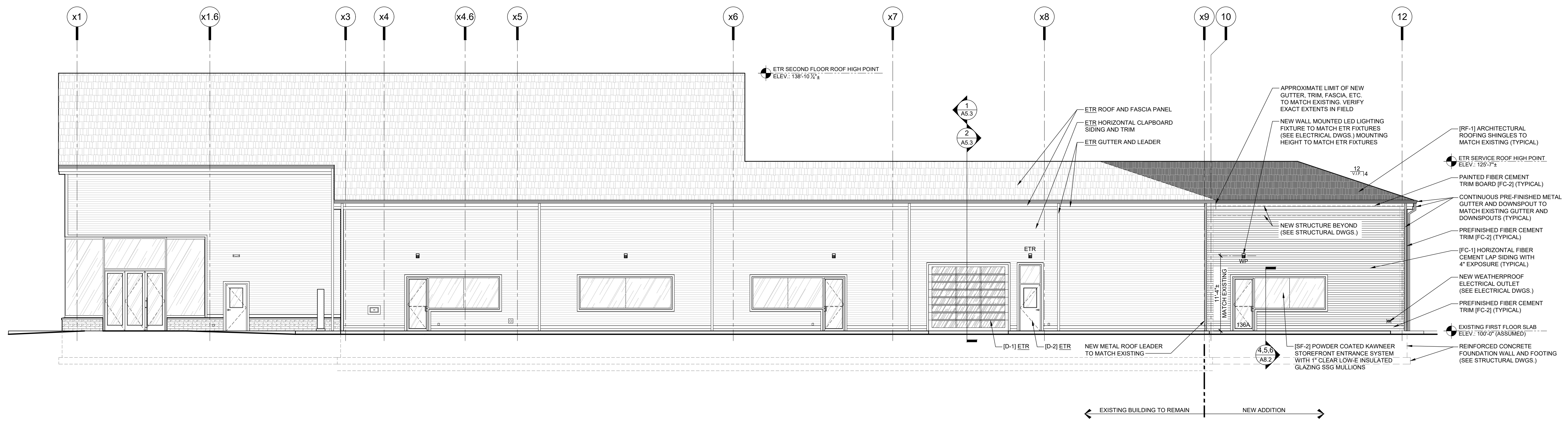
NOTE: ALL NEW EXTERIOR FINISHES ARE TO MATCH EXISTING FINISHES (VERIFY IN FIELD).



NOTE:  
THIS ELEVATION IS EXISTING TO REMAIN AND IS SHOWN FOR REFERENCE ONLY.  
NO WORK IS SCHEDULED FOR THIS ELEVATION.

1 West (Front) Elevation  
FOR REFERENCE ONLY - NOT IN SCOPE

1/8" = 1'-0"



2 South (Right) Elevation

1/8" = 1'-0"



**REGENT**  
ASSOCIATES, INC.

**ARCHITECTS**

321 COMMONWEALTH ROAD  
SUITE 203, WAYLAND, MA 01778

508.655.5553 ■ www.regentassociates.com

NOTE:  
SOME INFORMATION ON THIS SHEET HAS BEEN PROVIDED IN COLOR. TO AVOID LOSS OF READABLE PERTINENT INFORMATION, THIS SHEET MUST BE PRINTED IN COLOR.



**PORSCHE**  
Stratham

Service Addition

60 Portsmouth Avenue  
Stratham, NH

PROJECT 2025-03  
DRAWN CRL  
SCALE 1/8"=1'-0"  
DATE 04.10.2026

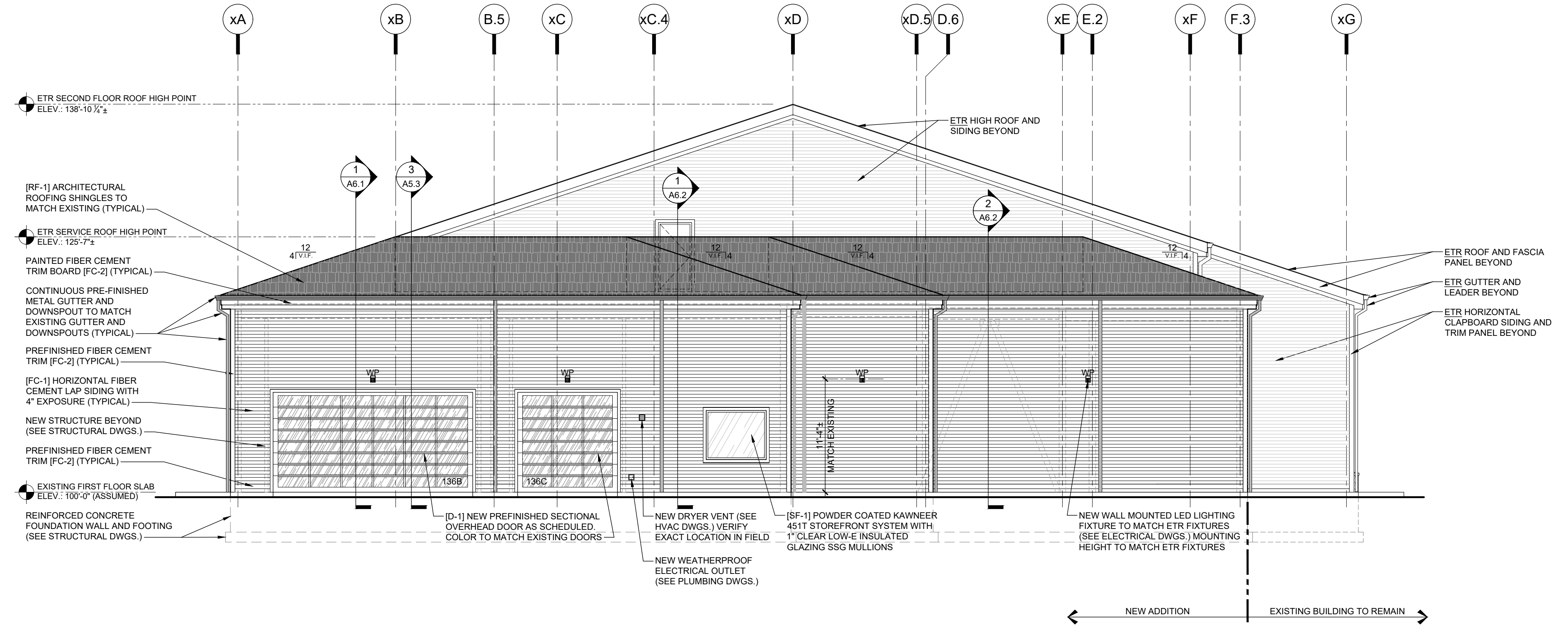
PRICING SET

Exterior Elevations  
(West and South)

A5.1

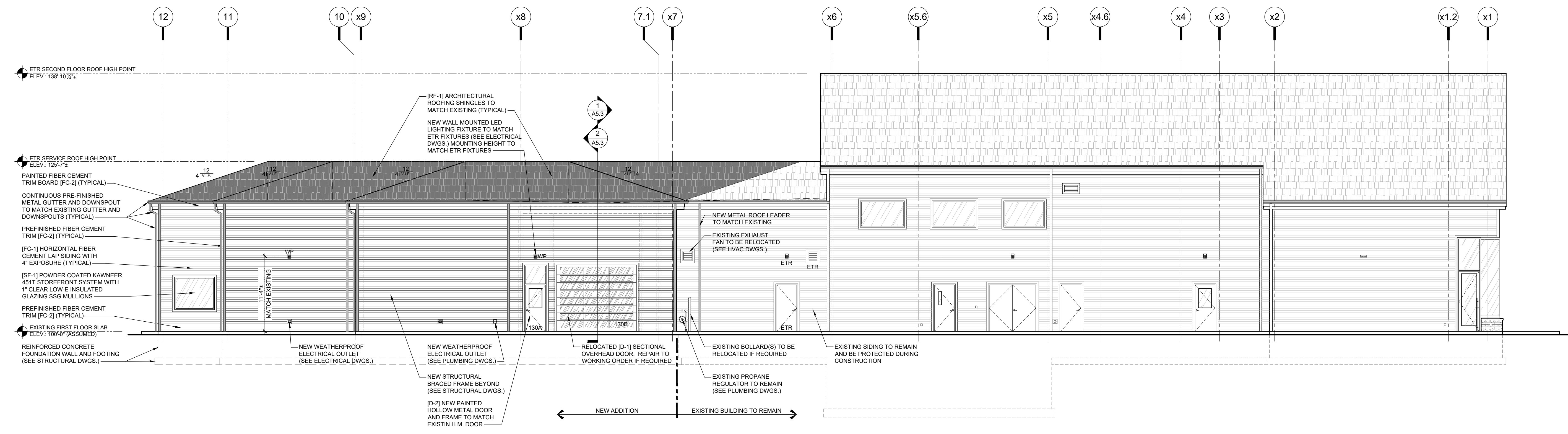
EXTERIOR FINISHES SCHEDULE					
CODE	MATERIAL	MANUFACTURER	SPECIFICATION	REMARKS	CONTACT INFORMATION
D-1	EXTRUDED ALUMINUM PNEUMATIC POWERED HIGH SPEED DOOR	R.G. TOMBS	TEMPERED GLASS, FULL VIEW, PNEUMATIC POWERED HIGH SPEED DOOR. EXTRUDED ALUMINUM FRAME FINISH TO MATCH FC-1	MATCH EXISTING DOORS	
D-2	HOLLOW METAL DOOR AND FRAME	STEELCRAFT OR EQUAL	HOLLOW METAL, PAINTED TO MATCH EXISTING H.M. DOORS	MATCH EXISTING DOORS	
FC-1	FIBER CEMENT SIDING	JAMES HARDIE	ARTISAN SERIES LAP SIDING WITH 4" EXPOSURE, NIGHT GRAY	MATCH EXISTING SIDING	
FC-2	FIBER CEMENT TRIM	JAMES HARDIE	ARTISAN SERIES ACCENT TRIM, 3 1/2" WIDTH WINDOW TRIM, 5 1/2" WIDTH OUTSIDE CORNERS, NIGHT GRAY	MATCH EXISTING TRIM	
RF-1	ASPHALT ROOFING SHINGLE	CERTAINTEEED OR EQUAL	CERTAINTEEED LANDMARK PRO, CHARCOAL BLACK	MATCH EXISTING SHINGLES	
SF-1	ALUMINUM FRAMED EXTERIOR STOREFRONT SYSTEM	KAWNEER	1" CLEAR LOW-E INSULATED GLAZING WITH POWDER COAT FRAME FINISH, COLOR TO MATCH EXISTING STOREFRONT FINISH	MATCH EXISTING STOREFRONT	
SF-2	ALUMINUM FRAMED MEDIUM STILE ENTRANCE DOORS	KAWNEER	1" CLEAR LOW-E INSULATED GLAZING WITH POWDER COAT FRAME FINISH, COLOR TO MATCH EXISTING ENTRANCE DOOR FINISH	MATCH EXISTING ENTRANCE DOORS	

NOTE: ALL NEW EXTERIOR FINISHES ARE TO MATCH EXISTING FINISHES (VERIFY IN FIELD).



3 East (Rear) Elevation

1/8" = 1'-0"



4 North (Left) Elevation

1/8" = 1'-0"



**REGENT ASSOCIATES, INC.**  
**ARCHITECTS**

321 COMMONWEALTH ROAD  
SUITE 203, WAYLAND, MA 01778

508.655.5553 ■ www.regentassociates.com

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**PORSCHE**  
**Stratham**

Service Addition

60 Portsmouth Avenue  
Stratham, NH

PROJECT 2025-03  
DRAWN CRL  
SCALE 1/8"=1'-0"  
DATE 04.10.2026

PRICING SET  
Exterior Elevations (East and North)

A5.2

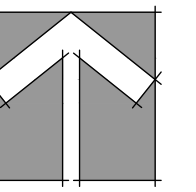


# REGENT ASSOCIATES, INC. ARCHITECTS

321 COMMONWEALTH ROAD SUITE 203, WAYLAND, MA 01778

508.655.5553 ■ www.regentassociates.com

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Project North



## PORSCHE Stratham

### Service Addition

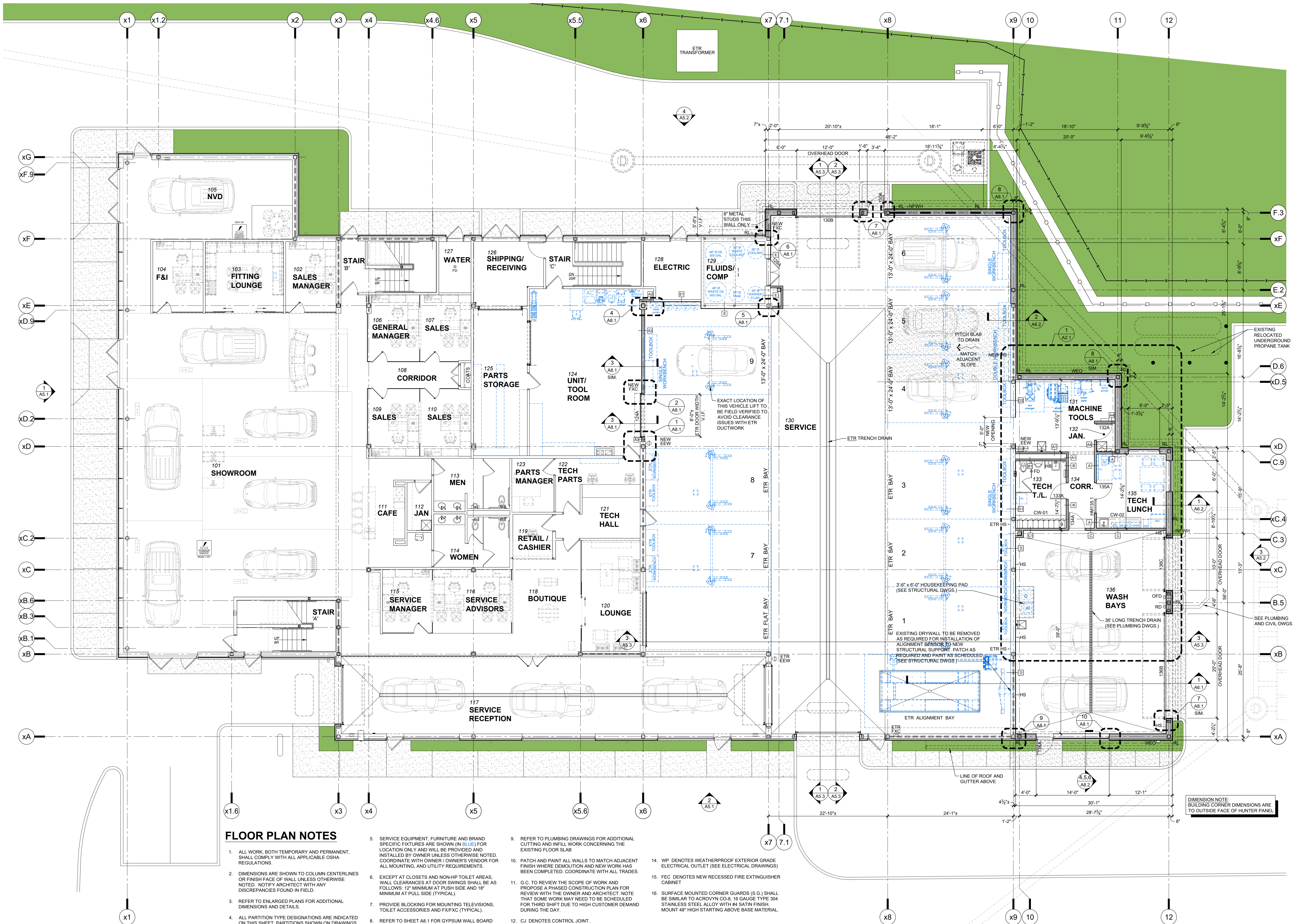
60 Portsmouth Avenue Stratham, NH

PROJECT 2025-03  
DRAWN TJO  
SCALE AS NOTED  
DATE 04.10.2026

PRICING SET

## First Floor Plan

# A1.1



### FLOOR PLAN NOTES

- ALL WORK, BOTH TEMPORARY AND PERMANENT, SHALL COMPLY WITH ALL APPLICABLE OSHA REGULATIONS.
- DIMENSIONS ARE SHOWN TO COLUMN CENTERLINES OR FINISH FACE OF WALL UNLESS OTHERWISE NOTED. NOTIFY ARCHITECT WITH ANY DISCREPANCIES FOUND IN FIELD.
- REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS AND DETAILS.
- ALL PARTITION TYPE DESIGNATIONS ARE INDICATED ON THIS SHEET. PARTITIONS SHOWN ON DRAWINGS WITHOUT TYPE DESIGNATIONS SHALL BE "STANDARD PARTITION" TYPE 'A'. REFER TO SHEET A0.1 FOR ALL PARTITION TYPES.
- SERVICE EQUIPMENT, FURNITURE AND BRAND SPECIFIC FIXTURES ARE SHOWN (IN BLUE) FOR LOCATION ONLY AND WILL BE PROVIDED AND INSTALLED BY OWNER UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER / OWNER'S VENDOR FOR ALL MOUNTING, AND UTILITY REQUIREMENTS.
- EXCEPT AT CLOSETS AND NON-HP TOILET AREAS, WALL CLEARANCES AT DOOR SWINGS SHALL BE AS FOLLOWS: 12" MINIMUM AT PUSH SIDE AND 18" MINIMUM AT PULL SIDE (TYPICAL).
- PROVIDE BLOCKING FOR MOUNTING TELEVISIONS, TOILET ACCESSORIES AND FIXTURES (TYPICAL).
- REFER TO SHEET A8.1 FOR GYPSUM WALL BOARD CONTROL JOINTS AT DOORS AND WINDOWS, WHERE THEY OCCUR.
- REFER TO PLUMBING DRAWINGS FOR ADDITIONAL CUTTING AND INFILL WORK CONCERNING THE EXISTING FLOOR SLAB.
- PATCH AND PAINT ALL WALLS TO MATCH ADJACENT FINISH WHERE DEMOLITION AND NEW WORK HAS BEEN COMPLETED. COORDINATE WITH ALL TRADES.
- G.C. TO REVIEW THE SCOPE OF WORK AND PROPOSE A PHASED CONSTRUCTION PLAN FOR REVIEW WITH THE OWNER AND ARCHITECT. NOTE THAT SOME WORK MAY NEED TO BE SCHEDULED FOR THIRD SHIFT DUE TO HIGH CUSTOMER DEMAND DURING THE DAY.
- CJ DENOTES CONTROL JOINT.
- WH DENOTES EXTERIOR FREEZE-PROOF WALL HYDRANT (SEE PLUMBING DRAWINGS)
- WP DENOTES WEATHERPROOF EXTERIOR GRADE ELECTRICAL OUTLET (SEE ELECTRICAL DRAWINGS)
- FEC DENOTES NEW RECESSED FIRE EXTINGUISHER CABINET
- SURFACE MOUNTED CORNER GUARDS (S.G.) SHALL BE SIMILAR TO ACRYLYN CO-8, 16 GAUGE TYPE 304 STAINLESS STEEL ALLOY WITH #4 SATIN FINISH. MOUNT 48" HIGH STARTING ABOVE BASE MATERIAL.

1 First Floor Plan

1/8" = 1'-0"