



Stratham Planning Board
AGENDA
September 21, 2022
Stratham Municipal Center
Hutton Room
Time: 7:00 PM

The public may also access this meeting at the date and time above using this conference call information. Please dial **1-800-764-1559** and input **4438** when prompted for a user pin/code. Please follow the Chair's instructions delivered at the meeting in order to register comments during the public meeting.

If at any time during the meeting you have difficulty hearing the proceedings, please e-mail mconnors@strathamnh.gov.

1. Call to Order/Roll Call

2. Approval of Minutes:

- a. August 17, 2022 Planning Board Minutes

3. Public Hearing:

- a. OSJ of Stratham, LLC (Owner), KidStrong Stratham (Applicant) - Request for approval of a site plan amendment to change the use of approximately 5,320 square-feet of space from a retail use to a place of assembly for a proposed children's activity center located at 28 Portsmouth Avenue, Unit 5 (Tax Map 5, Lot 1), Zoned Gateway Commercial.
- b. To amend the Site Plan and Subdivision Regulations to address newly passed amendments to state law, including RSA 674:76, which prohibits certain zoning regulation of land or structures primarily used for religious purposes, and to RSA 673:16 III, which requires municipalities to publicly post all land use application fees.

4. Public Meeting:

- a. Planning Board Workshop
 - Discussion of potential 2023 zoning amendments
 - Review of proposed Sign Ordinance revisions
- b. Miscellaneous Community Planning Issues

5. Adjournment

Full text of the agenda and related information can be found on file with the Stratham Planning Department and posted on the Town website at <https://www.strathamnh.gov/planning-board>. All interested persons may be heard. Persons needing special accommodations and/or those interested in viewing the application materials should contact the Stratham Planning Department at (603) 772-7391 ext. 180.



Stratham Planning Board Meeting Minutes
August 17, 2022
Stratham Municipal Center
Time: 7:00 pm

Members Present: Thomas House, Chair
David Canada, Vice Chair
Mike Houghton, Select Board's Representative
Pamela Hollasch, Regular Member
Chris Zaremba, Regular Member
John Kunowski, Alternate Member

Staff Present: Mark Connors, Town Planner

1. Call to Order/Roll Call

Mr. House called the meeting to order and took roll call.

2. Approval of Minutes

a. August 3, 2022

Ms. Hollasch made a motion to approve the meeting minutes from August 3, 2022. Mr. Zaremba seconded the motion. All voted in favor.

3. Public Hearing:

- a. Tulip Tree, LLC (Owner), Kyle and Sophie Saltonstall (Applicants) - Request for approval of a site plan amendment to allow for modifications to the landscape plan associated with an event venue, non-profit lodge, and private school use at 61 Stratham Heights Road (Tax Map 5, Lot 81) approved by the Planning Board on March 6, 2019, Zoned Residential Agricultural.**

John Kunowski recused himself from the hearing as he is an abutter. Mr. Connors presented the project. The project was approved first by the Zoning Board for a special exception and then the site plan for an event venue was approved by the Planning Board in 2019. Evergreens were required to be planted north of the parking area as a buffer to the abutters. The evergreens were planted but the plantings died. In February 2022 Jim Marchese, the Code Enforcement Officer, informed the Applicant in writing that the plantings needed to be addressed and offered two options: replant trees as they are shown on the plan or submit a revised plan to the Planning Board for approval. The Applicant has submitted a revised plan.

Kyle Saltonstall presented the revised plan. The Saltonstall farm is a diversified farm in its early stages of development. The contractor hired to perform the landscaping failed to follow the plans

45 and Mr. Saltonstall regrets that they did not identify the deficiencies prior to requesting a
46 certificate of occupancy. In May 2020, Mr. Shanti Wolph, the previous Code Enforcement
47 Officer, informed the Applicants that the trees would need to be planted in order to be issued a
48 certificate of occupancy. Mr. Saltonstall voiced his concerns that June is a terrible time to plant
49 trees, particularly evergreens; that he was concerned the trees would die; and he asked if the trees
50 were required to survive. Mr. Saltonstall stated that Mr. Wolph replied it only mattered that the
51 trees were planted for the certificate of occupancy and what happened after issuance was of no
52 importance to Mr. Wolph. Half of the trees died in the winter of 2020-2021. In the spring of 2021
53 Mr. Saltonstall confirmed with Mr. Wolph that he did not need to replant the trees. The
54 Applicants removed the dead trees and planted 10 foot tall sunflowers. The remaining trees died
55 in the winter of 2021-2022. Mr. Saltonstall suspects the reason the trees died is because they
56 were planted in an exceptionally well drained area. The parking area is essentially a dug and
57 filled gravel pit that is lined with geotextile fabric and drainage tiles and hence the area is
58 extremely dry in the winter. Irrigation cannot occur in the winter due to the freezing of pipes. Mr.
59 Saltonstall reiterated that he had no intention to intentionally break the rules and that he either
60 misunderstood Mr. Wolph or that Mr. Wolph misspoke.
61

62 Mr. Saltonstall said that Jim Marchese, the current Code Enforcement Officer, informed the
63 Applicants in February 2022 that the trees would need to be replanted. Mr. Saltonstall informed
64 Mr. Marchese that they were working with an engineering firm and a landscape architect to
65 create a new landscaping plan that would far exceed the intent of the original site plan, with
66 special attention to the border between the Applicant's property and the Cooper's property (the
67 abutter). Mr. Saltonstall stated that Mr. Marchese said that the business was not in danger of
68 being shut down. In April 2022 Mr. Marchese performed an inspection at the property and
69 informed the Applicants that they needed to replant the trees along the north side of the parking
70 lot before they could hold any events in the barn or apply for an amendment to the site plan by
71 June 15, 2022. The Applicants chose to apply for the amendment as trees planted this summer
72 would have been negatively impacted by the current dry weather.
73

74 Mr. Saltonstall stated they are in the process of designing a superior landscape management plan
75 that will be implemented in the fall of 2022 and spring of 2023. Mr. Saltonstall presented a
76 concept plan from a landscape architect. The portion of the property in question is classified by
77 the New Hampshire Wildlife Habitat Action Plan as Tier 1 habitat which is the highest rating of
78 wildlife habitat. The concept plan consists of native grassland habitat and flowers and in the
79 center of the property a mowed fescue lawn for gatherings surrounded by a hedge. The area north
80 of the parking area is proposed to be woodland infill. The Applicants have planted corn, in the
81 interim, north of the parking area and presented recent photographs. The Applicants requested
82 time to prepare a fully developed landscape plan to present to the Planning Board and allow the
83 business to continue to operate in the interim.
84

85 Mr. House asked if the berm on the original site plan was constructed. Mr. Saltonstall answered
86 that the site plan depicted a straight row of trees in the area north of the parking lot and that a
87 berm shown between the parking lot and the house at 55 Stratham Heights Road was built and
88 landscaped along with the berm shown on the north corner of the parking lot. Mr. House agrees
89 that corn stalks are dense when grown, but when removed or during early growth, they do not
90 provide sufficient screen. Mr. Saltonstall stated that the business is closed annually from October
91 31st through April 1st and for most of the year, the parking lot is used for farm vehicle storage
92 when there are no events. The majority of events are in September and October when the corn is
93 tall. In June, July, and August there are minimal events in the barn. The Applicants are not

94 requesting to plant corn again next year but requesting approval to continue to hold events in
95 2022 while a new plan is developed and approved.
96

97 A question and answer discussion continued that included details on the new landscape architect,
98 the events planned through October 31, 2022, and the proposed plantings - a mix of deciduous
99 and evergreens with a focus on fruit bearing and native trees. Mr. Houghton suggested that the
100 Applicants continue to work with the Town Planner to develop a plan that meets the spirit and
101 intent of the approved site plan with a deadline that includes plantings taking root by next spring
102 for the area in question. Mr. Saltonstall agreed. Ms. Hollasch asked how this requirement
103 impacts the broader project for the property and if it produces strain on the project. Mr.
104 Saltonstall replied that the projects can be melded without difficulty. Mr. Zaremba asked how
105 many parking spots are there. Mr. Saltonstall replied 37.
106

107 **Mr. Canada made a motion to open the public hearing. Ms. Hollasch seconded the motion.**
108 **All voted in favor and the motion was approved.**
109

110 The abutter, Kimberly Cooper, provided comments. For two years there have been no trees to
111 shield them from cars, buses, police details with lights, noise, etc. The corn and sunflowers are
112 not sufficient light and noise barriers, so the Coopers are requesting that the trees be replanted.
113

114 Mr. Kunowski questioned the concept plan as a member of the public. The L-shaped berm does
115 not appear to be on the modified plan and the parking area in question now appears to be more
116 exposed with the proposed tractor path. Mr. Saltonstall responded that the L-shaped berm will
117 be installed.
118

119 Mr. Saltonstall proposed that the corn remain as a temporary measure because if the corn is
120 removed now and evergreen trees planted, the evergreens won't be as full as the corn for this
121 season. He agrees that if the evergreen trees had two years to grow and fill out they would be a
122 better screen, but the trees that they will plant in the future will be better than corn and better
123 than the original plan.
124

125 **Ms. Hollasch made a motion to close the public hearing. Mr. Canada seconded the motion.**
126 **All voted in favor and the motion was approved.**
127

128 Mr. Houghton stated that the property should be brought into compliance with the existing
129 approved site plan.
130

131 **Mr. Canada made a motion to approve a delay until October 31, 2022, with a revised plan**
132 **required to be submitted to the Planning Board by October 5, 2022, and final planting to be**
133 **completed by May 1, 2023. Ms. Hollasch seconded the motion. Mr. Canada, Ms. Hollasch,**
134 **and Mr. House voted in favor. Mr. Zaremba and Mr. Houghton opposed. The motion**
135 **passed 3 to 2.**
136

137 **4. Public Meeting:**

138 **a. InvestNH Grant Opportunities Discussion**

139 Mr. Connors presented the topic. There are grant opportunities totaling \$100 million offered by
140 the State of New Hampshire to accelerate the approval and construction of affordable workforce
141
142

143 housing in New Hampshire. The Regional Planning Commission offered to submit applications
144 for the Town. Mr. Connors is seeking support from the Planning Board to move forward with
145 submitting applications for two ideas and also welcomes any additional ideas from the board for
146 projects to increase housing in Stratham.

147
148 The first idea is a recommendation from the Master Plan to encourage cottage-style or small
149 single family housing. The Town has a 2-acre minimum lot size which tends to result in larger
150 homes. The Town could offer a density bonus if a developer limits unit sizes enforceable with a
151 deed restriction. Those projects could also be subject to enhanced setback requirements making
152 the development less visible from surrounding properties. Certain architectural features could be
153 required like front porches to create a community feel. The Town would not place a cost
154 restriction on the units, but instead would limit the unit sizes in an effort to limit housing cost.
155 The Town would apply for a grant to hire a consultant to work with the Planning Board to
156 develop the density bonus language.

157
158 Another idea is a bonus for workforce housing which is subject to restrictions on rental or
159 purchase costs and those costs fluctuate with median income for the area. For Stratham the
160 ownership cost limit for workforce housing is currently in the mid-\$400,000s. Stratham has
161 existing bonuses for housing density, but to date no developers have pursued constructing
162 affordable housing. The second idea would be to look at the existing density bonus language to
163 see if it can be more generous to encourage workforce housing development.

164
165 Mr. Houghton commented that although Stratham has a 2-acre minimum lot size, the majority of
166 housing constructed in the last ten years has been cluster development with less than 1-acre lots.
167 He appreciates the emphasis on housing needs by the state and other communities, but
168 Stratham's zoning and density bonuses have resulted in expensive homes on smaller lots, so he is
169 not convinced the cottage style density subdivisions will meet the goal. Mr. Connors stated that a
170 public outreach program is required as part of the grants but we are not required to adopt what
171 we research. Ms. Hollasch noted that the population we need to hear from are not existing
172 residents, but are people that want to move to Stratham and cannot afford to and asked if
173 anybody has data showing that people want to move to Stratham and cannot. Mr. Connors
174 suggested talking to employers in Stratham to ask where employees are living and if they have
175 trouble recruiting employees due to commuting or housing. Ms. Hollasch stated that if Stratham
176 is serious about workforce housing, then we need to better incentivize it because the existing
177 zoning bonuses are not working. Mr. House stated that he believes the economy is dictating what
178 developers choose to build and not a lack of incentive by the Town. Mr. Houghton believes
179 Stratham does not have the infrastructure (e.g. public water and sewer) to support workforce
180 housing.

181
182 Ms. Hollasch asked if towns are required to have workforce housing and who is enforcing the
183 requirement. Mr. Connors replied that it is not required, but the Town must provide reasonable
184 opportunities to build workforce housing. Mr. Zaremba suggested conducting a feasibility study
185 with the grant money to find out what could be reasonably constructed without public water and
186 public sewer. Mr. Houghton supports applying for a grant to gain objectivity and analysis of
187 what the potential could be from a third party and suggested the idea of a global look at the
188 possibilities in Stratham. Mr. Canada suggested an independent consultant prepare an economic
189 model showing the cost effectiveness of building water and sewer infrastructure in the Town.
190 The board supports Mr. Connors pursuing an application for a Housing Opportunity Planning
191 Grant.

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b. Open Space & Connectivity Plan Update

The RFP will be posted on August 18, 2022 and Mr. Connors will continue to provide updates to the Board on the process. The Town should establish an advisory committee to steer the plan and one or two members of the Planning Board should be on that committee.

c. Discussion of potential 2023 zoning amendments

Mr. Connors explained House Bill 1021, an Act prohibiting certain zoning regulation of land or structures used primarily for religious purposes, and how it impacts site plan review. Mr. Connors will prepare draft language for the site plan review regulations and schedule a public hearing for the Planning Board on September 21, 2022.

Ms. Hollasch made a motion to schedule a public hearing to address House Bill 1021 on September 21, 2022. Mr. Zaremba seconded the motion. All voted in favor and the motion was approved.

Mr. Connors presented a zoning amendment topic regarding limiting the number of automobile dealerships. The choices are to keep the existing process of approval through Conditional Use Permits; limit dealerships to only parcels where they currently exist; or prohibit them and require a zoning variance. The Board members discussed the different options and decided not to limit automobile dealerships.

Mr. Connors presented a zoning amendment topic regarding Gateway District setbacks. The Town currently allows zero-distance front setbacks along Portsmouth Avenue in the Gateway District. Planning staff is supportive of a front setback in the range of 15 to 30 feet to allow for sidewalks and landscaping features which would create a more active and pleasant environment. The Board members agreed to consider setbacks in the Gateway District.

Also in the Gateway District, pedestrian and bicycle conditions along Portsmouth Avenue could be improved by limiting the number of driveways or access points that direct traffic off the main thoroughfare as these present more conflict points for cyclists and pedestrians. The Board could update the Gateway Standards to require certain geometric standards for new driveways to make them more pedestrian- and cyclist-friendly, to discourage or further restrict new driveways, or to require shared driveways when an existing driveway is located in close proximity. The Board members agreed to consider addressing driveways in the Gateway District.

Mr. Connors presented a zoning amendment topic regarding the Professional/Residential District. A footnote in the Table of Dimensional Regulations requires a 100-foot front setback, 50-foot side and rear setback when a commercial use abuts a residential use or residential zone. In the case of 100 Portsmouth Avenue, this requirement places all of the existing buildings within the setback district. Mr. Connors suggests this requirement, particularly as it relates to the front setback, appears overly restrictive and recommends the Board revisit it so as not to discourage redevelopment opportunities along the corridor. Mr. Canada suggested a prospective property owner could request a variance in advance of a final zoning amendment. The Board members agreed to consider addressing the front setback in the Professional/Residential District.

d. Discussion of method of distributing Planning Board materials

241 Mr. Connors asked if the Board would be amenable to viewing meeting materials electronically
242 on tablets to be provided by the Town instead of printed. The Board was generally in favor of
243 considering this for the 2023 budget.
244

245 e. Miscellaneous Community Planning Issues

246
247 No discussion.
248

249 **5. Adjournment:**

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251 Mr. Zaremba made a motion to adjourn at 9:08 pm. Mr. Houghton seconded the motion. All
252 voted in favor and the motion was approved.
253

DRAFT



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board/Administration/Assessing 603-772-7391

Code Enforcement/Building Inspections/Planning 603-772-7391

Fax (All Offices) 603-775-0517

TO: Planning Board Members
FROM: Mark Connors, Town Planner
FOR: September 21, 2022
RE: **Request for approval of a site plan amendment to change the use of approximately 5,320 square-feet of space from a retail use to a children's activity center located at 28 Portsmouth Avenue, Unit 5 (Tax Map 5, Lot 1) Zoned Gateway Commercial,**

Background Information:

In 2021, the Planning Board amended the Site Plan Regulations to require Planning Board review for more commercial projects in the community. This change was based partly on exterior alterations to the Burger King Restaurant made in the aftermath of a fire at the building. Those alterations were approved through the Building Department as no provision of the Regulations specifically required Planning Board review and approval. The changes to the Site Plan Regulations included clearly requiring Planning Board review and approval for architectural alterations and for the change of use from one use to another. Previously, the Regulations did not require Planning Board review of applications if no exterior alterations were proposed as part of the change of use.

Unit 5 of the Kings Highway Shopping Center has been vacant for some time. Its most notable recent tenant included the New Hampshire Wine and Liquor Outlet. Kidstrong is a national franchise with locations across the United States and Canada but with a limited footprint in New England. The Stratham location is their first New Hampshire location and the closest such facility is located in Wayland, Mass. The company offers several services for children focusing on physical health and strength but also additional activities to supplement a child's development.

Kidstrong submitted a building permit application to renovate Unit 5 of the Kings Highway Shopping Center and a building permit was issued by the Building Department. Unfortunately, the Building Inspector issued a Certificate of Occupancy for the use for a limited occupancy. When the applicant requested an increase in the occupancy limit, the Building Inspector further reviewed the proposed use and determined that it represented a change of use and necessitated Planning Board review and approval. This application ensued.

Application Description:

Kidstrong is proposing to occupy approximately 5,320 square-feet of the Kings Highway Shopping Center formerly occupied by the NH Wine & Liquor Outlet. The applicant is not proposing any exterior alterations to the building.

The Kings Highway Shopping Center dates to the 1970s. Apart from the additions of the bank and the fast food restaurant to the property in the 1980s and 1990s, there have been relatively few significant improvements that would necessitate Planning Board review. These types of applications, though minor, can be helpful as they provide the Planning Board an opportunity to provide some review of sites that may not have been reviewed in some time. Although the applicant is not proposing any exterior alterations, it is not unreasonable for the Board to require some minor improvements specific to the applicant's area of the shopping center.

Kidstrong's business model does not fall neatly within the Town's land use categories, but its primary use appears to be physical fitness activities for children which is generally consistent with the personal and commercial services types of businesses which are permitted within the Gateway Commercial Business District. Parking at the site does not appear to be an issue. The most recent plan on file shows a total of 395 total spaces and staff has visited the site multiple times and found parking to be widely available. The shopping center has three restaurants which have differing peak hours than the other retail uses in the center.

Waiver Request:

The applicant is requesting a waiver from Section 4.2.2 of the Site Plan Regulations not to provide a site plan for the application. Because no exterior changes are proposed as part of this application and there are no concerns related to parking availability and because the use represents a relatively small part of a much larger site, staff does not take objection to the waiver request.

Staff Recommendation:

Staff would suggest two improvements to make the site more conforming with current land use requirements. First, that the two handicap-accessible parking spaces located adjacent to the KidStrong unit meet current ADA requirements including for appropriate signage. Second that the dumpster adjacent to the use either be fully screened within a fenced enclosure or that the dumpster be relocated such that it is out of public view behind the shopping center. The latter option would require that no refuse be maintained outside the dumpster.

Draft Motion:

The following draft motion is provided for the Board's consideration:

I move that the Planning Board approve the site plan amendment application to permit a change of use of 5,320 square-feet of space from a retail use to a children's activity center at 28 Portsmouth Avenue, Unit 5 (Tax Map 5, Lot 1), Zoned Gateway Commercial Business District, subject to the following conditions:

1. Within 30 days of the issuance of a temporary certificate of occupancy, the two handicap accessible parking spaces located in front of Unit 5 be upgraded to meet current building code and ADA accessibility requirements.
2. Within 60 days of the issuance of a temporary certificate of occupancy, the dumpsters adjacent to Unit 5 shall be relocated such that they are out of public view or placed within a fully fenced enclosure.
3. Occupancy of Unit 5 shall be limited to no more than 68 persons.



Town of Stratham, NH
Site Plan Review Application

Map# 5 Lot# 1

Project Name: Kid Strong

Location: 28 Portsmouth Ave

Project Description: Kid Strong location

Zone: New Industrial / Commercial Square Footage:
or Number of Residential Units:

Applicant:

Name: Joseph Attia Phone: 248-830-9602

Company: Win At Life Stratham Fax:

Address: 6 Michael Ter, Natick, MA 01760

Owner: Maggie Harper - owner rep

Name: OSJ of Stratham LLC Phone: 401-480-3236

Company: Ocean State Jobbers Inc Fax:

Address: 375 Commerce Park Rd, North Kingstown RI 02852

Agent:

Contact Name: Joseph Attia representing application Phone:

Company: Fax:

Address:

Email Address: JOSEPH.ATTIA@KIDSTRONG.COM

By signing this application, you are agreeing to all rules and regulations of the Town of Stratham, and are agreeing to allow agents of the Town of Stratham to conduct inspections, during normal business hours, of your property, to ensure compliance with all Stratham Zoning and Site Review regulations while your application is under consideration and during any construction and operational phases after approval is granted.

The Signor shall be the owner or the signor shall provide a letter signed by all the property owners giving the signor permission to represent the owner in presentation of this application.

Signed: [Signature] Date: 8/31/22

Fees:

Notification Fee: \$150.00 plus Abutters Fee: 8 Abutters X \$8.00 = \$64.00

Site Review Fee*: \$.00 One-Hundred (\$100) dollars for each 1,000 square feet of building construction - with a minimum of one-hundred (\$100) dollars.

Preliminary Consultation as provided for under Section 4.1, a filling fee of \$75.00.

Total Fees: \$ 214.00

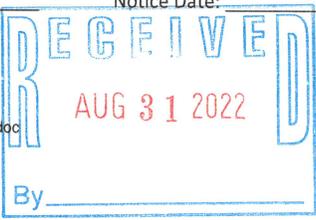
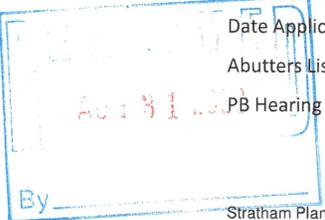
See Section 4.2.7 of the Site Review Regulations for fee schedule.
*Additional fees may be charged to cover inspection and review cost.

For Office Use Only

Date Application Received: Total Fees Collected with Application: \$.00

Abutters List Received: Check List Received:

PB Hearing Date: Notice Date: PB Jurisdiction Acceptance Date:



Site Review

Dear Stratham Planning Board,

We are here to get approval for the new business we are bringing to Stratham. We are excited to be opening the first New Hampshire KidStrong franchise location.

What is KidStrong?

KidStrong is a **milestone accelerator** for kids walking through 11 years old.

We help parents **discover their child's superpowers** and **build future-ready kids** who are **confident making friends, run the playground, and raise their hand high in the classroom.**

In other words... ***kids who will win at life.*** We do this by giving parents the tools to ***build stronger kids at our centers and at home:***

We will have classes on a daily basis, with our operating hours being 9AM to 8PM daily. Most of our classes are on weekday evenings and weekend mornings. We will have as many as 65 people in our center at a time. You can see more about KidStrong at Stratham.kidstrong.com.

We are also asking that Planning Board waive Section 4.2.2 of the Site Plan Regulations to provide a site plan. I have spoken and worked with Mark Connors regarding our business and he has reviewed our use. The use we are proposing is for an existing building and no exterior improvements are proposed as part of the change of use.

Thank you,

Joe Attia

KidStrong Stratham



100 foot Abutters List Report

Stratham, NH
August 31, 2022

Subject Properties:

Parcel Number: 05-001-000	Mailing Address: OSJ OF STRATHAM, LLC
CAMA Number: 05-001-000	375 COMMERCE PARK ROAD
Property Address: 28 PORTSMOUTH AVENUE	NORTH KINGSTON, RI 02852

Parcel Number: 05-001-000	Mailing Address: BURGER KING MASTORAN
CAMA Number: 05-001-001	RESTAURANTS INC
Property Address: 28 PORTSMOUTH AVENUE	822 LEXINGTON STREET 2ND FLOOR
	WALTHAM, MA 02452

Parcel Number: 05-001-000	Mailing Address: TD BANK LEASE & TAX ADMIN DEPT.
CAMA Number: 05-001-002	380 WELLINGTON STREET TOWER B
Property Address: 28 PORTSMOUTH AVENUE	10TH FLOOR
	LONDON, ON N6A

Abutters:

Parcel Number: 04-013-000	Mailing Address: STRATHAM RETAIL MANAGEMENT, LL
CAMA Number: 04-013-000	30220 TELEGRAPH ROAD SUITE 205
Property Address: 23 PORTSMOUTH AVENUE	BINGHAM FARMS, MI 48025

7021 0350 0001 8613 9970

Parcel Number: 04-014-000	Mailing Address: NP STRATHAM LLC C/O NORTHSTAR
CAMA Number: 04-014-000	CENTERS LLC
Property Address: 20 PORTSMOUTH AVENUE	208 E 51ST ST PMB 114
	NEW YORK, NY 10022

7021 0350 0001 8613 9987

Parcel Number: 05-002-000	Mailing Address: GOODRICH JOHN & SHARON TRUSTEE
CAMA Number: 05-002-000	JOHN & SHARON GOODRICH REVOCAB
Property Address: 11 STRATHAM HEIGHTS RD	11 STRATHAM HEIGHTS ROAD
	STRATHAM, NH 03885

7022 0410 0000 6241 0834

Parcel Number: 08-002-000	Mailing Address: VALLEY MB LLC
CAMA Number: 08-002-000	875 EAST STREET
Property Address: 27 PORTSMOUTH AVENUE	TEWKSBURY, MA 08126

7022 0410 0000 6241 0810

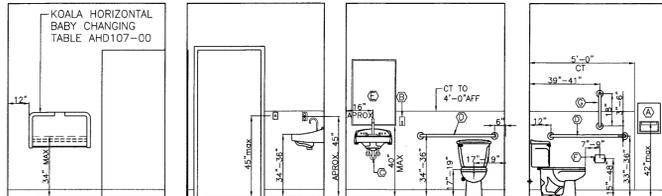
Parcel Number: 09-118-000	Mailing Address: M & E JESPERSEN REALTY LLC
CAMA Number: 09-118-000	382 NEWBURY STREET
Property Address: 34 PORTSMOUTH AVENUE	DANVERS, MA 01923

7022 0410 0000 6241 0827



www.cai-tech.com

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WOMEN'S ACCESSIBLE RESTROOM 106
MEN'S ACCESSIBLE RESTROOM 105 - OPPOSITE HAND VIEW
 SCALE: 1/4"=1'-0"

ACCESSORY SCHEDULE				
#	ITEM	MANUF.	CAT. NO.	REMARKS
A	P.T. DISPENSER	GEORGIA PACIFIC	ENMOTION MODEL #59462	MOUNT TOP @ 4'-0" AFF
B	SOAP DISPENSER	GOJO	MODEL #7200-01	
C	LAV TRAP INSULATION	TRUEBRO	LAV GUARD 2	ON WASTE AND HOT AND COLD PIPING UNDER LAV.
D	GRAB BARS	BOBRICK	B-6806.99 X 42	PEENED GRIPPING SURFACE
E	MIRROR	BOBRICK	B-290 2436	BOTTOM @ 40" AFF MIN.
F	T.P. HOLDER	BUILDING STANDARD		MOUNT @ 24" AFF, MIN. TO CENTER LINE
G	GRAB BARS	BOBRICK	B-6806.99X18	PEENED GRIPPING SURFACE

- NOTES:**
- MOUNT PER ICC/ANSI A117.1-2003 & MASSACHUSETTS AAB 521 REGULATIONS.
 - PROVIDE BLOCKING

PLUMBING SCHEDULE

- P1** BARRIER FREE WATER CLOSET: 16-1/2" RIM HEIGHT. (AMERICAN STANDARD) CADET PRO RIGHT HEIGHT ELONGATED TOILET, MODEL 2154A04 TWO PIECE ASSEMBLY. COLOR WHITE, VITREOUS CHINA TANK AND ELONGATED BOWL (30" OVERALL DEPTH) AND #532010 WHITE EVERCLEAR ELONGATED SEAT, 3/8" FLEXIBLE SUPPLY AND ANGLE STOP. FLUSH CONTROL TO BE ON THE OPEN SIDE OF THE WC (OPPOSITE THE WALL SIDE).
- P2** BARRIER FREE LAVATORY WITH ELECTRONIC FAUCET (AMERICAN STANDARD) #0355012 LUCERN 20"x18" VITREOUS CHINA LAVATORY WITH CONCEALED MOUNTING ARMS AND 4" CENTER SET FITTING FOR INNS BROOK ELECTRONIC LAVATORY FAUCET, 6056.205 PLUG IN UNIT WITH MIXING VALVE 605XTMV. PROVIDE 1-1/4" CHROME DRAIN GRIP #2411015.002 MOUNT BOWL AT HEIGHT OF 34" TOP OF FRONT RIM. 1-1/4" CHROME TRAP WITH CLEAN-OUT. 3/8" FLEXIBLE SUPPLIES AND ANGLE STOPS. ALL CONTROLS TO COMPLY WITH ADA-2010 STANDARDS, SECTION 309 AND 2009 ANSI. FURNISH AND INSTALL ON WASTE AND HOT AND COLD PIPING UNDER LAVATORY SAFETY GUARD, LAV GUARD 2. MOUNT RIM OF SINKS @ 34" AFF
- P3** SERVICE SINK (SWAN CORP) MODEL #MS-2424-3 MOLDED SWANSTONE 24"x24" ONE PIECE FAUCET WITH VACUUM BREAKER SPOUT, LEVER HANDLES, 1-5/8" TO 8-3/8" ADJUSTABLE CENTERS, WALL BRACE, PAI HOOK AND HOSE THREAD, ON SPOUT, (CHICAGO FAUCET MODEL #897-RF OR EQUAL.) INSTALL HEAVY DUTY HOSE WITH HOLDER (SWANSTONE MODEL #MS2437 OR EQUAL)
- P4** ELECTRIC 10 GALLON ELECTRIC WATER HEATER (RHEEM) #EGSP10. 2000 WATT, 120 VOLT, 1 PHASE, 46 LBS. TEMPERATURE AND PRESSURE RELIEF VALVE (PIPED TO DRAIN)

FINISH SCHEDULE						
ROOM NO	NAME	FLOORING	BASE	WALLS	CEILING	REMARKS
101	WAITING	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
102	WAITING	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
103	CONFERENCE	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
104	UTILITY	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
105	MEN	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
106	WOMEN	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
107	EXIT EGRESS	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
108	EXIT EGRESS	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
109	STORAGE	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
110	EXIT EGRESS	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
111	STORAGE	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE

FINISH LEGEND

FLOORING
 LVT: LUXURY VINYL TILE, TARKETT OR APPROVED EQUAL COLOR & PATTERN TBD
 VCT: 12"x12"x1/8" VINYL COMPOSITION TILE, TARKETT OR EQUAL. COLOR & PATTERN TBD
 12X12 W/ APPROPRIATE EPOXY GROUT. STYLE AND COLOR TO BE DETERMINED. MINIMIZE JOINT SIZE.
 PROVIDED AND INSTALLED BY OTHERS OVER EXPOSED CONCRETE FLOOR.

BASE:
 4" BASE: 4"x1/8" VINYL COVE BASE BY JOHNSONITE OR EQUAL VERIFY COLOR W/ TENANT.
 6" BASE: 4"x1/8" VINYL COVE BASE BY JOHNSONITE OR EQUAL VERIFY COLOR W/ TENANT. APPLY ON WALLS THAT ABUT PROPOSED CUSHIONED FLOORING ONLY.
 6" BASE: 4"x1/8" VINYL COVE BASE BY JOHNSONITE OR EQUAL VERIFY COLOR W/ TENANT. APPLY ON WALLS THAT ABUT PROPOSED CUSHIONED FLOORING ONLY.
 6" CERAMIC COVE BASE. COLOR AND PATTERN TO BE DETERMINED.

WALLS
 PAINT/NEW GWB WALLS: 1 PRIMER COAT, 1 FINISH COAT, BENJAMIN MOORE EGGSHELL ENAMEL LATEX. COLOR SELECTION BY TENANT. REFER TO KIDSTRONG BUILD-OUT MANUAL FOR PAINT COLOR SELECTIONS.
 PAINT/EXISTING GWB WALLS: 1 PRIMER COAT AND ONE COAT BENJAMIN MOORE EGGSHELL ENAMEL LATEX. COLOR SELECTION BY TENANT. REFER TO KIDSTRONG BUILD-OUT MANUAL FOR PAINT COLOR SELECTIONS. DO 2 COAT FOR ALL ACCENT COLORS.

CERAMIC TILE: CERAMIC TILE TO 4FT ABOVE FIN FLOOR. PATTERN AND COLOR TO BE DETERMINED. SEE WALL ELEVATIONS THIS SHEET.

CEILING
 ACI CERTAINTED BAROQUE CUSTOMLINE #BQCL-224 2'X4'

DOORS & FRAMES:
 PAINT GRADE WOOD DOORS: APPLY 3 COATS BENJAMIN MOORE SATIN ENAMEL LATEX. COLOR TBD.
 NEW HOLLOW METAL FRAME: 3 COATS BENJAMIN MOORE SEMI-GLOSS ENAMEL LATEX. COLOR TBD.
 EXISTING HOLLOW METAL FRAME: 3 COATS BENJAMIN MOORE SEMI-GLOSS ENAMEL LATEX. COLOR TBD.

FINISH SCHEDULE						
ROOM NO	NAME	FLOORING	BASE	WALLS	CEILING	REMARKS
101	WAITING	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
102	WAITING	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
103	CONFERENCE	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
104	UTILITY	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
105	MEN	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
106	WOMEN	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
107	TRAINING AREA "A"	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
108	TRAINING AREA "B"	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
109	STORAGE 111	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
110	EXIT EGRESS	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE
111	STORAGE	LVT CERAMIC TILE	CUSHIONED MATS	EXPOSED CONC.	4" VINYL ON GWB PARTITION	6" VINYL ON GWB PARTITION CERAMIC TILE

FINISH LEGEND

FLOORING
 LVT: LUXURY VINYL TILE, TARKETT OR APPROVED EQUAL COLOR & PATTERN TBD
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 12X12 W/ APPROPRIATE EPOXY GROUT. STYLE AND COLOR TO BE DETERMINED. MINIMIZE JOINT SIZE.
 PROVIDED AND INSTALLED BY OTHERS OVER EXPOSED CONCRETE FLOOR.

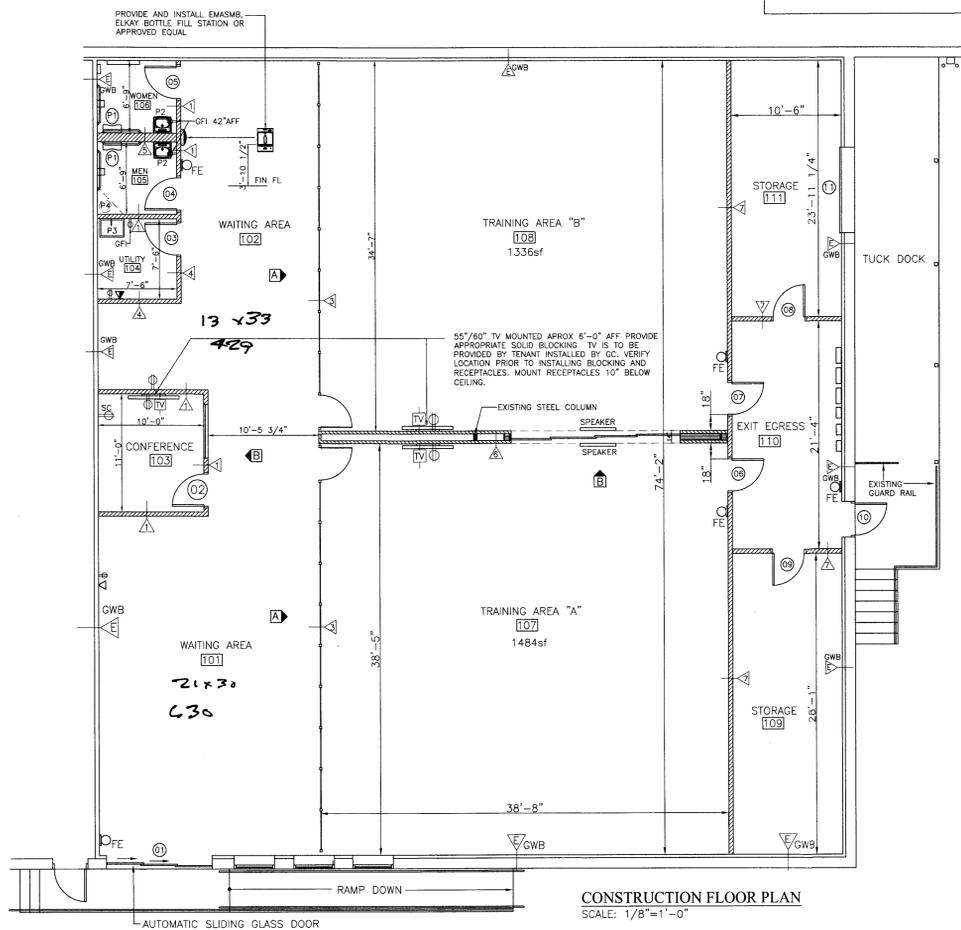
BASE:
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WALLS
 PAINT/NEW GWB WALLS: 1 PRIMER COAT, 1 FINISH COAT, BENJAMIN MOORE EGGSHELL ENAMEL LATEX. COLOR SELECTION BY TENANT. REFER TO KIDSTRONG BUILD-OUT MANUAL FOR PAINT COLOR SELECTIONS.
 PAINT/EXISTING GWB WALLS: 1 PRIMER COAT AND ONE COAT BENJAMIN MOORE EGGSHELL ENAMEL LATEX. COLOR SELECTION BY TENANT. REFER TO KIDSTRONG BUILD-OUT MANUAL FOR PAINT COLOR SELECTIONS. DO 2 COAT FOR ALL ACCENT COLORS.

CERAMIC TILE: CERAMIC TILE TO 4FT ABOVE FIN FLOOR. PATTERN AND COLOR TO BE DETERMINED.

CEILING
 ACI CERTAINTED BAROQUE CUSTOMLINE #BQCL-224 2'X4'

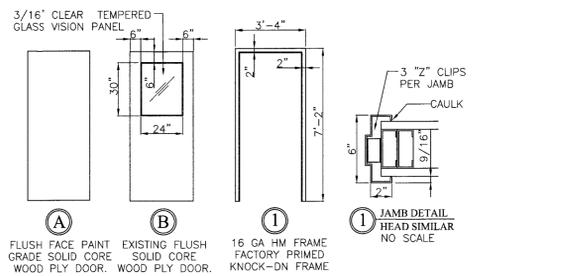
DOORS & FRAMES:
 PAINT GRADE WOOD DOORS: APPLY 3 COATS BENJAMIN MOORE SATIN ENAMEL LATEX. COLOR TBD.
 NEW HOLLOW METAL FRAME: 3 COATS BENJAMIN MOORE SEMI-GLOSS ENAMEL LATEX. COLOR TBD.
 EXISTING HOLLOW METAL FRAME: 3 COATS BENJAMIN MOORE SEMI-GLOSS ENAMEL LATEX. COLOR TBD.



CONSTRUCTION FLOOR PLAN
 SCALE: 1/8"=1'-0"

DOOR SCHEDULE										
DOOR NO.	LOCATION	DOOR DIMENSIONS	DOOR TYPE	FRAME TYPE	FRAME WALL	H	S	REMARKS		
01	MAIN ENTRY	EXISTING TO REMAIN	---	---	---	---	---	*NOTE #1		
02	CONFERENCE RM	3'-0"X 7'-0"X 1-3/4"	B	WD	1	HM	1	1		
03	UTILITY RM 104	3'-0"X 7'-0"X 1-3/4"	A	WD	1	HM	1	1		
04	MEN'S RESTRM	3'-0"X 7'-0"X 1-3/4"	A	WD	1	HM	1	1		
05	WOMEN'S RESTRM	3'-0"X 7'-0"X 1-3/4"	A	WD	1	HM	1	1		
06	EXIT EGRESS	3'-0"X 7'-0"X 1-3/4"	A	WD	1	HM	1	1		
07	EXIT EGRESS	3'-0"X 7'-0"X 1-3/4"	A	WD	1	HM	1	1		
08	STORAGE 111	3'-0"X 7'-0"X 1-3/4"	A	WD	1	HM	1	1		
09	STORAGE 109	3'-0"X 7'-0"X 1-3/4"	A	WD	1	HM	1	1		
10	REAR EXIT	EXISTING TO REMAIN	---	---	---	---	---	*NOTE #2		
11	STORAGE 111	EXISTING TO REMAIN	---	---	---	---	---	*NOTE #2		

- DOOR SCHEDULE NOTES:**
- VERIFY THAT THE EXISTING SLIDING DOOR HAS THE CORRECT EGRESS HARDWARE TO ACCOMMODATE AN EMERGENCY EXIT, PIVOT OPEN OPTION. IF NOT REVIEW WITH TENANT.
 - EXISTING HARDWARE TO REMAIN. REVIEW WITH TENANT TO CONFIRM.



DOOR TYPES SCALE: 1/4"=1'-0"
FRAME TYPE
FRAME DETAILS

HARDWARE SCHEDULE

HARDWARE NOTES:
 HARDWARE FINISH AND MANUFACTURER TO BE BUILDING STANDARD.
 INSTALL APPROPRIATE DOOR STOPS AS REQUIRED.
 HARDWARE CONTRACTOR TO COORDINATE HARDWARE ORDER W/ TENANT PRIOR TO ORDERING MATERIALS.
 PROVIDE AND COORDINATE KEYING W/ TENANT.

- CYLINDRICAL PRIVACY SET/LEVER
 HEAVY DUTY CLOSER W/ CONCEALED FASTENERS
 3 HEAVY DUTY HINGES
 3 SILENCERS
- HEAVY DUTY STORAGE ROOM LOCK SET/LEVER.
 3 HEAVY DUTY HINGES
 3 SILENCERS
- CYLINDRICAL PASSAGE SET/LEVER
 3 HEAVY DUTY HINGES
 3 SILENCERS
- CYLINDRICAL PASSAGE SET/LEVER
 3 HEAVY DUTY HINGES
 HEAVY DUTY CLOSER W/ CONCEALED FASTENERS

NEW PARTITION SCHEDULE

- PROVIDE APPROPRIATE BLOCKING AS REQUIRED TO ACCOMMODATE WALL MTD FIXTURES, DOOR FRAMES, WALL MOUNTED TV'S, ETC.
- APPLY 1 LAYER OF MOISTURE RESISTANT GWB TO ALL WALLS RECEIVING CERAMIC TILE IN RESTROOMS INCLUDING OVER EXISTING GWB DEMISING WALL.

INSULATED PARTITION:
 5/8" GWB APPLIED TO EA. FACE OF 4-7/8", 25 GA METAL STUDS SPACED 16" O.C. PARTITION TO EXTEND TO 6" ABOVE CEILING. INSTALL 3" ROXUL LIGHTWEIGHT STONE WOOL SOUND ATTENUATION INSULATION CONTINUOUS BETWEEN STUDS. SEAL ALL PENETRATIONS; SEAL JOINT AT BASE OF WALL W/ CONTINUOUS BEAD OF CLEAR SILICON SEALANT, EACH FACE.

PLUMBING PARTITION: APPLY 5/8" GWB TO EACH FACE OF 6", 25GA METAL STUDS SPACED 16" O.C. PARTITION TO EXTEND TO 6" ABOVE SUSPENDED CEILING. INSTALL 3" ROXUL LIGHTWEIGHT STONE WOOL SOUND ATTENUATION INSULATION CONTINUOUS BETWEEN STUDS. SEAL JOINT AT BASE OF WALL W/ CONTINUOUS BEAD OF WHITE SILICON SEALANT, EACH FACE. TAPE AND FINISH ALL JOINTS. PREP FOR PAINT. USE MR BOARD ON WALLS W/ CERAMIC TILE.

"PONY WALL" 1/2" THICK 3FT HIGH CLEAR GLASS HALF WALL. SEE ELEVATIONS, THIS SHEET

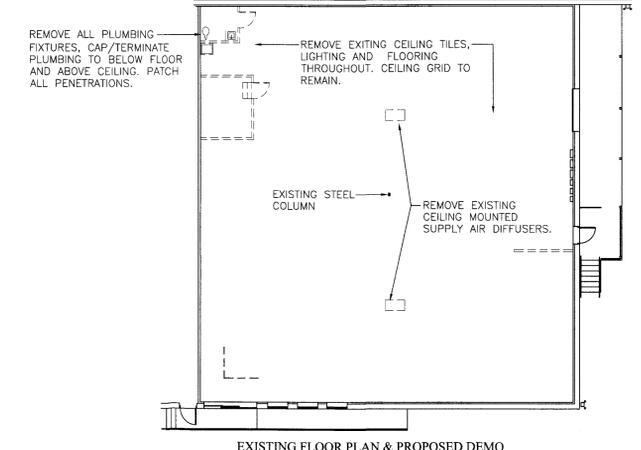
UNINSULATED PARTITION: ONE LAYER 5/8" GWB APPLIED TO EACH FACE OF 3 5/8" 25GA METAL STUDS SPACED 16" O.C. PARTITION TO EXTEND TO UNDERSIDE OF CEILING GRID. ANCHOR TO GRID EVERY 48" O.C.

PLUMBING PARTITION: APPLY 5/8" GWB TO EACH FACE OF 6", 25GA METAL STUDS SPACED 16" O.C. PARTITION TO EXTEND TO 6" ABOVE SUSPENDED CEILING. INSTALL 3" ROXUL LIGHTWEIGHT STONE WOOL SOUND ATTENUATION INSULATION CONTINUOUS BETWEEN STUDS. SEAL JOINT AT BASE OF WALL W/ CONTINUOUS BEAD OF WHITE SILICON SEALANT, EACH FACE. TAPE AND FINISH ALL JOINTS. PREP FOR PAINT.

UN-INSULATED FULL HEIGHT POCKET PARTITION TO ACCOMMODATE A NEW 4 LEAF SLIDING DOOR. SIZE WALL TO MINIMUM WIDTH NECESSARY. APPLY 5/8" GWB TO EXPOSED FACE OF 2 ROW, 3-5/8", 20 GA METAL STUDS SPACED 16" O.C. PARTITION TO EXTEND TO UNDERSIDE OF GWB CEILING, APPROX 14FT HIGH. SEE ELEVATION "C" THIS SHEET A2

UNINSULATED PARTITION: ONE LAYER 5/8" GWB APPLIED TO EACH FACE OF 3 5/8" 25GA METAL STUDS SPACED 16" O.C. PARTITION TO EXTEND TO UNDERSIDE OF CEILING GRID. ANCHOR TO GRID EVERY 48" O.C.

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 5/8" GWB APPLIED TO EA. FACE OF 3-5/8", 25 GA METAL STUDS SPACED 16" O.C. PARTITION TO EXTEND TO 6" ABOVE CEILING.



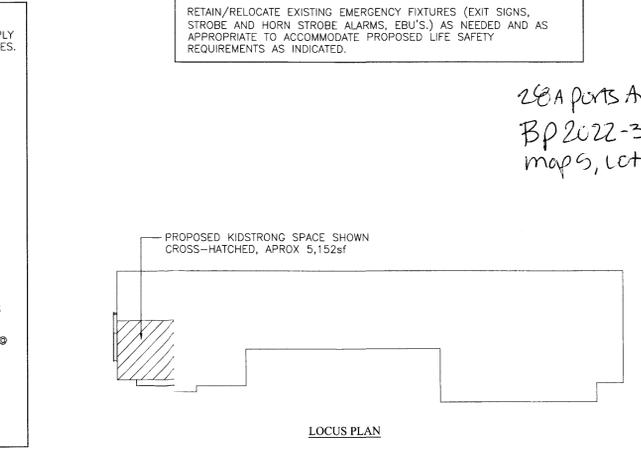
EXISTING FLOOR PLAN & PROPOSED DEMO
 SCALE: 1/16"=1'-0"

DEMOLITION PLAN LEGEND

EXISTING PARTITIONS TO REMAIN.
 DASHED LINES INDICATE PARTITIONS AND DOORS TO BE REMOVED AND PROPERLY DISPOSED OF.

DEMOLITION NOTES

VERIFY THAT THERE ARE NO HAZARDOUS MATERIALS PRESENT PRIOR TO DISTURBING ANY EXISTING MATERIALS.
 REMOVE/DISCONNECT ELECTRICAL SERVICE AS REQUIRED TO MAKE SAFE FOR PROPOSED DEMOLITION.
 PATCH/REPAIR, SKIM COAT ALL EXISTING DISTURBED GWB PARTITIONS, AND PREP FOR PAINT.
 RETAIN/RELOCATE EXISTING EMERGENCY FIXTURES (EXIT SIGNS, STROBE AND HORN STROBE ALARMS, EBU'S.) AS NEEDED AND AS APPROPRIATE TO ACCOMMODATE PROPOSED LIFE SAFETY REQUIREMENTS AS INDICATED.



JOHN T. BRENNAN & ASSOCIATES ARCHITECTS
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 PHONE: 603-893-4693 CELL: 603-490-0071
 EMAIL: jtbrennan@jtbarchitects.com

CONSTRUCTION FLOOR PLAN INTERIOR ELEVATIONS DEMO PLANS SCHEDULES

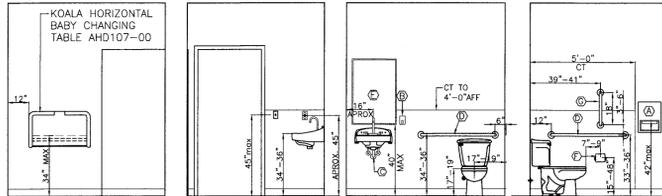
PROPOSED INTERIOR RETRO-FIT KIDSTRONG
 28 Portsmouth Ave, Stratham, NH

DATE: MARCH 14, 2022
 SCALE: AS SHOWN

28A ports Ave
 BP 2022-344
 maps, lot 1

LICENSED ARCHITECT
 JOHN T. BRENNAN
 STATE OF NEW HAMPSHIRE
 10-1420

A1



WOMEN'S ACCESSIBLE RESTROOM 106
MEN'S ACCESSIBLE RESTROOM 105 - OPPOSITE HAND VIEW
 SCALE: 1/4"=1'-0"

ACCESSORY SCHEDULE					
#	ITEM	MANUF.	CAT. NO.	REMARKS	NOTES
A	P.T. DISPENSER	GEORGIA PACIFIC	ENMOTION MODEL #59462	MOUNT TOP @ 4'-0" AFF	1,2
B	SOAP DISPENSER	GOJO	MODEL #7200-01		1,2
C	LAV TRAP INSULATION	TRUEBRO	LAV GUARD 2	ON WASTE AND HOT AND COLD PIPING UNDER LAV.	1
D	GRAB BARS	BOBRICK	B-6806.99 X 42	PEENED GRIPPING SURFACE	1,2
E	MIRROR	BOBRICK	B-290 2436	BOTTOM @ 40" AFF MIN.	1,2
F	T.P. HOLDER	BUILDING STANDARD		MOUNT @ 24" AFF, MIN. TO CENTER LINE	1,2
G	GRAB BARS	BOBRICK	B-6806.99X18	PEENED GRIPPING SURFACE	1,2

- NOTES:**
 1. MOUNT PER ICC/ANSI A117.1-2003 & MASSACHUSETTS AB 521 REGULATIONS.
 2. PROVIDE BLOCKING

PLUMBING SCHEDULE

- P1** BARRIER FREE WATER CLOSET: 16-1/2" RIM HEIGHT, (AMERICAN STANDARD) CADET PRO RIGHT HEIGHT ELONGATED TOILET, MODEL 2158A04 TWO PIECE ASSEMBLY. COLOR WHITE, VITREOUS CHINA TANK AND ELONGATED BOWL (30" OVERALL DEPTH) AND #532010 WHITE EVERCLEAR ELONGATED SEAT, 3/8" FLEXIBLE SUPPLY AND ANGLE STOP. FLUSH CONTROL TO BE ON THE OPEN SIDE OF THE WC (OPPOSITE THE WALL SIDE).
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- P3** SERVICE SINK (SWAN CORP) MODEL #MS-2424-3 MOLDED SWANSTONE 24"x24" ONE PIECE FAUCET WITH VACUUM BREAKER SPOUT, LEVER HANDLES, 1-5/8" TO 8-3/8" ADJUSTABLE CENTERS, WALL BRACE, PAIL HOOK AND HOSE THREAD, ON SPOUT, (CHICAGO FAUCET MODEL #897-RCF OR EQUAL.) INSTALL HEAVY DUTY HOSE WITH HOLDER (SWANSTONE MODEL #MS2437 OR EQUAL)
- P4** ELECTRIC 10 GALLON ELECTRIC WATER HEATER (RHEEM) #EGSP10. 2000 WATT, 120 VOLT, 1 PHASE, 46 LBS. TEMPERATURE AND PRESSURE RELIEF VALVE (PIPED TO DRAIN)

FINISH SCHEDULE						
ROOM NO	NAME	FLOORING	BASE	WALLS	CEILING	REMARKS
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109	STORAGE	LVT	4" VINYL COVE	CERAMIC TILE	NEW ACT	
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111	STORAGE	LVT	4" VINYL COVE	CERAMIC TILE	NEW ACT	

FINISH LEGEND
FLOORING
 LVT: LUXURY VINYL TILE, TARKETT OR APPROVED EQUAL COLOR & PATTERN TBD
 VCT: 12"x12"x1/8" VINYL COMPOSITION TILE, TARKETT OR EQUAL. COLOR & PATTERN TBD
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WALLS
PAINT/NEW GWB WALLS: 1 PRIMER COAT, 1 FINISH COAT, BENJAMIN MOORE EGGSHELL ENAMEL LATEX. COLOR SELECTION BY TENANT. REFER TO KIDSTRONG BUILD-OUT MANUAL FOR PAINT COLOR SELECTIONS.
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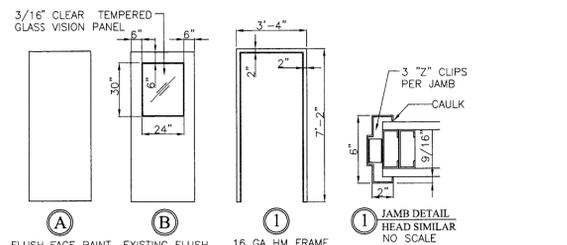
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CEILING
 ACIL CERTAINTED BAROQUE CUSTOMLINE #BOCL-224 2'X4'

DOORS & FRAMES:
PAINT GRADE WOOD DOORS: APPLY 3 COATS BENJAMIN MOORE SATIN ENAMEL LATEX. COLOR TBD.
NEW HOLLOW METAL FRAME: 3 COATS BENJAMIN MOORE SEMI-GLOSS ENAMEL LATEX. COLOR TBD.
EXISTING HOLLOW METAL FRAME: 3 COATS BENJAMIN MOORE SEMI-GLOSS ENAMEL LATEX. COLOR TBD.

DOOR SCHEDULE											
DOOR NO.	LOCATION	DOOR DIMENSIONS	DOOR TYPE	FRAME TYPE	FRAME MATERIAL	H	J	S	REMARKS	REMARKS	
01	MAIN ENTRY	EXISTING TO REMAIN	1							*NOTE #1	
02	CONFERENCE RM	3'-0"X 7'-0"X 1-3/4"	B	WD	1	HM	1	1			
03	UTILITY RM 104	3'-0"X 7'-0"X 1-3/4"	A	WD	1	HM	1	1			
04	MEN'S RESTRM	3'-0"X 7'-0"X 1-3/4"	A	WD	1	HM	1	1			
05	WOMEN'S RESTRM	3'-0"X 7'-0"X 1-3/4"	A	WD	1	HM	1	1			
06	EXIT EGRESS	3'-0"X 7'-0"X 1-3/4"	A	WD	1	HM	1	1			
07	EXIT EGRESS	3'-0"X 7'-0"X 1-3/4"	A	WD	1	HM	1	1			
08	S'ORAGE 111	3'-0"X 7'-0"X 1-3/4"	A	WD	1	HM	1	1			
09	S'ORAGE 109	3'-0"X 7'-0"X 1-3/4"	A	WD	1	HM	1	1			
10	REAR EXIT	EXISTING TO REMAIN								*NOTE #2	
11	S'ORAGE 111	EXISTING TO REMAIN								*NOTE #2	

- DOOR SCHEDULE NOTES:**
 1. VERIFY THAT THE EXISTING SLIDING DOOR HAS THE CORRECT EGRESS HARDWARE TO ACCOMMODATE AN EMERGENCY EXIT, PIVOT OPEN OPTION. IF NOT REVIEW WITH TENANT.
 2. EXISTING HARDWARE TO REMAIN. REVIEW WITH TENANT TO CONFIRM.



DOOR TYPES SCALE: 1/4"=1'-0"
FRAME TYPE
FRAME DETAILS

HARDWARE SCHEDULE
HARDWARE NOTES:
 HARDWARE FINISH AND MANUFACTURER TO BE BUILDING STANDARD.
 INSTALL APPROPRIATE DOOR STOPS AS REQUIRED.
 HARDWARE CONTRACTOR TO COORDINATE HARDWARE ORDER W/ TENANT PRIOR TO ORDERING MATERIALS. PROVIDE AND COORDINATE KEYING W/ TENANT.

- CYLINDRICAL PRIVACY SET/LEVER
 HEAVY DUTY CLOSER W/ CONCEALED FASTENERS
 3 HEAVY DUTY HINGES
 3 SILENCERS
- HEAVY DUTY STORAGE ROOM LOCK SET/LEVER
 3 HEAVY DUTY HINGES
 3 SILENCERS
- CYLINDRICAL PASSAGE SET/LEVER
 3 HEAVY DUTY HINGES
 3 SILENCERS
- CYLINDRICAL PASSAGE SET/LEVER
 3 HEAVY DUTY HINGES
 HEAVY DUTY CLOSER W/ CONCEALED FASTENERS

FINISH SCHEDULE						
ROOM NO	NAME	FLOORING	BASE	WALLS	CEILING	REMARKS
101	WAITING	LVT	4" VINYL COVE	CERAMIC TILE	NEW ACT	
102	WAITING	LVT	4" VINYL COVE	CERAMIC TILE	NEW ACT	
103	CONFERENCE	LVT	4" VINYL COVE	CERAMIC TILE	NEW ACT	
104	UTILITY	LVT	4" VINYL COVE	CERAMIC TILE	NEW ACT	
105	MEN	LVT	4" VINYL COVE	CERAMIC TILE	NEW ACT	
106	WOMEN	LVT	4" VINYL COVE	CERAMIC TILE	NEW ACT	
107	TRAINING AREA "A"	LVT	4" VINYL COVE	CERAMIC TILE	NEW ACT	
108	TRAINING AREA "B"	LVT	4" VINYL COVE	CERAMIC TILE	NEW ACT	
109	STORAGE 111	LVT	4" VINYL COVE	CERAMIC TILE	NEW ACT	
110	EXIT EGRESS	LVT	4" VINYL COVE	CERAMIC TILE	NEW ACT	
111	STORAGE	LVT	4" VINYL COVE	CERAMIC TILE	NEW ACT	

FINISH LEGEND
FLOORING
 LVT: LUXURY VINYL TILE, TARKETT OR APPROVED EQUAL COLOR & PATTERN TBD
 VCT: 12"x12"x1/8" VINYL COMPOSITION TILE, TARKETT OR EQUAL. COLOR & PATTERN TBD
 12X12 W/ APPROPRIATE EPOXY GROUT. STYLE AND COLOR TO BE DETERMINED. MINIMIZE JOINT SIZE.
 PROVIDED AND INSTALLED BY OTHERS OVER EXPOSED CONCRETE FLOOR.

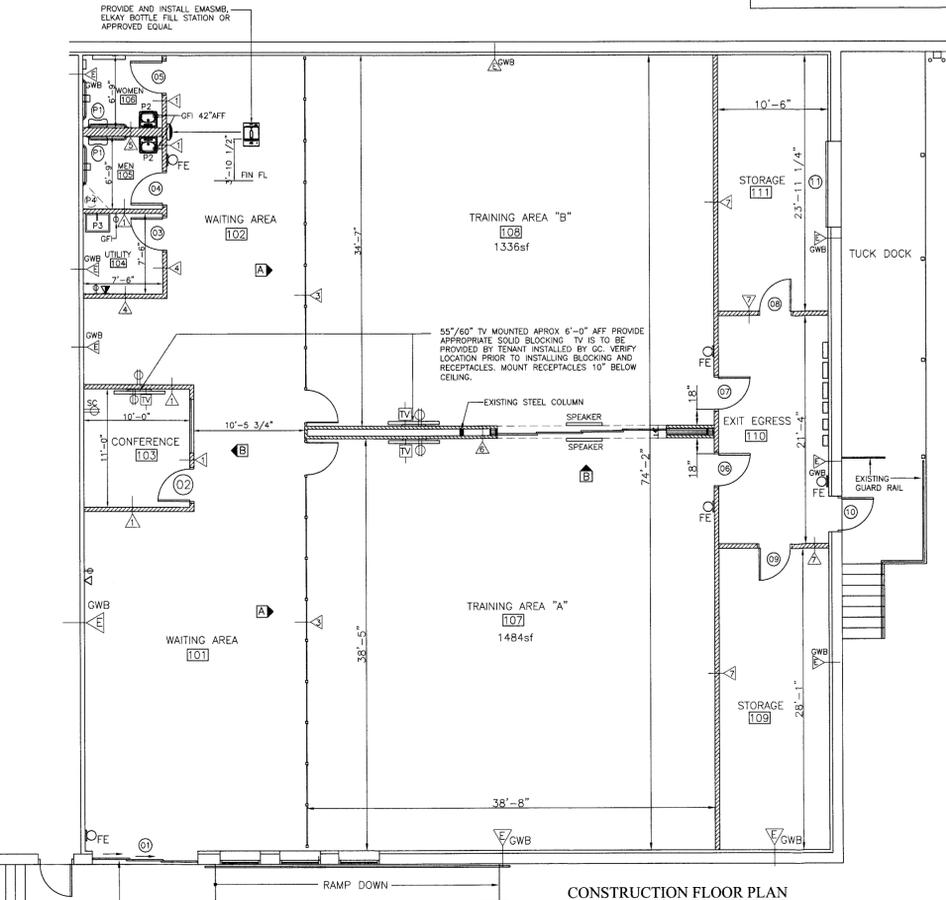
BASE:
 4" BASE: 4"x1/8" VINYL COVE BASE BY JOHNSONITE OR EQUAL VERIFY COLOR W/ TENANT.
 6" BASE: 4"x1/8" VINYL COVE BASE BY JOHNSONITE OR EQUAL VERIFY COLOR W/ TENANT. APPLY ON WALLS THAT ABUT PROPOSED CUSHIONED FLOORING ONLY.
 6" BASE: 4"x1/8" VINYL COVE BASE BY JOHNSONITE OR EQUAL VERIFY COLOR W/ TENANT. APPLY ON WALLS THAT ABUT PROPOSED CUSHIONED FLOORING ONLY.
 6" CERAMIC COVE BASE. COLOR AND PATTERN TO BE DETERMINED.

WALLS
PAINT/NEW GWB WALLS: 1 PRIMER COAT, 1 FINISH COAT, BENJAMIN MOORE EGGSHELL ENAMEL LATEX. COLOR SELECTION BY TENANT. REFER TO KIDSTRONG BUILD-OUT MANUAL FOR PAINT COLOR SELECTIONS.
PAINT/EXISTING GWB WALLS: 1 PRIMER COAT AND ONE COAT BENJAMIN MOORE EGGSHELL ENAMEL LATEX. COLOR SELECTION BY TENANT. REFER TO KIDSTRONG BUILD-OUT MANUAL FOR PAINT COLOR SELECTIONS. DO 2 COAT FOR ALL ACCENT COLORS.

CERAMIC TILE: CERAMIC TILE TO 4FT ABOVE FIN FLOOR. PATTERN AND COLOR TO BE DETERMINED.

CEILING
 ACIL CERTAINTED BAROQUE CUSTOMLINE #BOCL-224 2'X4'

DOORS & FRAMES:
PAINT GRADE WOOD DOORS: APPLY 3 COATS BENJAMIN MOORE SATIN ENAMEL LATEX. COLOR TBD.
NEW HOLLOW METAL FRAME: 3 COATS BENJAMIN MOORE SEMI-GLOSS ENAMEL LATEX. COLOR TBD.
EXISTING HOLLOW METAL FRAME: 3 COATS BENJAMIN MOORE SEMI-GLOSS ENAMEL LATEX. COLOR TBD.



CONSTRUCTION FLOOR PLAN
 SCALE: 1/8"=1'-0"

FLOOR PLAN LEGEND
 CONFIRM RECEPTACLE LOCATIONS W/ OWNER PRIOR TO INSTALLING. APPLY CHILD SAFE COVERS ON ALL NEW AND EXISTING ELECTRICAL RECEPTACLES.

- EXISTING PARTITION.
- NEW PARTITION. REFER TO PARTITION SCHEDULE.
- DOOR SCHEDULE REFERENCE. SEE VIEW "A" & "D".
- ROOM NO./ FINISH SCHEDULE REFERENCE.
- NEW PARTITION SCHEDULE REFERENCE. SEE SCHEDULE THIS SHEET.
- INTERIOR ELEVATION VIEW REFERENCE.
- DUPLEX ELECTRICAL RECEPTACLE WALL MTD @ 18" AFF UNLESS NOTED OTHERWISE.
- SECURITY CAMERA RECEPTACLE LOCATED NEAR CEILING. VERIFY LOCATION WITH TENANT.
- TV CABLE RECEPTACLE & HDMI RECEPTACLE, PROVIDED & INSTALLED BY TENANT VENDOR. CONFIRM LOCATION W/ TENANT.
- DUPLEX DEDICATED CIRCUIT OUTLET WALL MTD @ 18" AFF UNLESS NOTED OTHERWISE.
- WALL MOUNTED DUPLEX GROUND FAULT INTERCEPT RECEPTACLE @ 18" AFF UNLESS NOTED OTHERWISE.
- QUADRAPLEX TELEDATA RECEPTACLE N.I.C. NOTE: TENANT VENDOR RESPONSIBLE FOR TELEPHONE AND DATA MATERIALS AND INSTALLATION. COORDINATE SCHEDULE WITH GC.
- EXITING CHEMICAL FIRE EXTINGUISHER

NEW PARTITION SCHEDULE
 1. PROVIDE APPROPRIATE BLOCKING AS REQUIRED TO ACCOMMODATE WALL MTD FIXTURES, DOOR FRAMES, WALL MOUNTED TV'S, ETC.
 2. APPLY 1 LAYER OF MOISTURE RESISTANT GWB TO ALL WALLS RECEIVING CERAMIC TILE IN RESTROOMS INCLUDING OVER EXISTING GWB DEMISING WALL.

INSULATED PARTITION:
 5/8" GWB APPLIED TO EA. FACE OF 4-7/8", 25 GA METAL STUDS SPACED 16" O.C. PARTITION TO EXTEND TO 6" ABOVE CEILING. INSTALL 3" ROXUL LIGHTWEIGHT STONE WOOL SOUND ATTENUATION INSULATION CONTINUOUS BETWEEN STUDS. SEAL ALL PENETRATIONS, SEAL JOINT AT BASE OF WALL W/ CONTINUOUS BEAD OF CLEAR SILICON SEALANT, EACH FACE.

PLUMBING PARTITION: APPLY 5/8" GWB TO EACH FACE OF 6", 25GA METAL STUDS SPACED 16" O.C. PARTITION TO EXTEND TO 6" ABOVE SUSPENDED CEILING. INSTALL 3" ROXUL LIGHTWEIGHT STONE WOOL SOUND ATTENUATION INSULATION CONTINUOUS BETWEEN STUDS. SEAL JOINT AT BASE OF WALL W/ CONTINUOUS BEAD OF WHITE SILICON SEALANT, EACH FACE. TAPE AND FINISH ALL JOINTS. PREP FOR PAINT. USE MR BOARD ON WALLS W/ CERAMIC TILE.

"PONY WALL" 1/2" THICK 3FT HIGH CLEAR GLASS HALF WALL. SEE ELEVATIONS, THIS SHEET

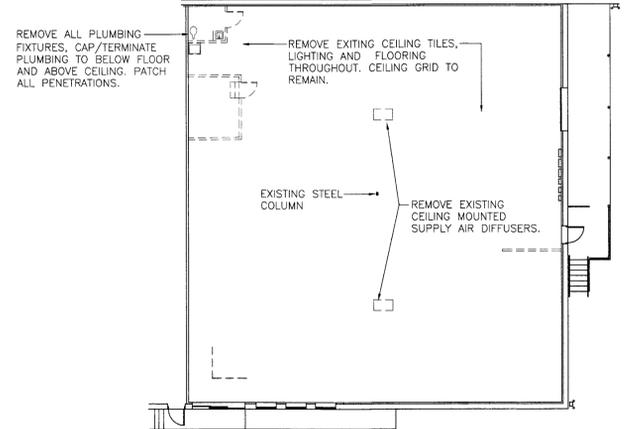
UNINSULATED PARTITION: ONE LAYER 5/8" GWB APPLIED TO EACH FACE OF 3 5/8" 25GA METAL STUDS SPACED 16" O.C. PARTITION TO EXTEND TO UNDERSIDE OF CEILING GRID. ANCHOR TO GRID EVERY 48" O.C.

PLUMBING PARTITION: APPLY 5/8" GWB TO EACH FACE OF 6", 25GA METAL STUDS SPACED 16" O.C. PARTITION TO EXTEND TO 6" ABOVE SUSPENDED CEILING. INSTALL 3" ROXUL LIGHTWEIGHT STONE WOOL SOUND ATTENUATION INSULATION CONTINUOUS BETWEEN STUDS. SEAL JOINT AT BASE OF WALL W/ CONTINUOUS BEAD OF WHITE SILICON SEALANT, EACH FACE. TAPE AND FINISH ALL JOINTS. PREP FOR PAINT.

UN-INSULATED FULL HEIGHT POCKET PARTITION TO ACCOMMODATE A NEW 4 LEAF SLIDING DOOR. SIZE WALL TO MINIMUM WIDTH NECESSARY. APPLY 5/8" GWB TO EXPOSED FACE OF 2 ROW, 3-5/8", 20 GA METAL STUDS SPACED 16" O.C. PARTITION TO EXTEND TO UNDERSIDE OF GWB CEILING, APPROX 14FT HIGH. SEE ELEVATION "C" THIS SHEET A2

UNINSULATED PARTITION: ONE LAYER 5/8" GWB APPLIED TO EACH FACE OF 3 5/8" 25GA METAL STUDS SPACED 16" O.C. PARTITION TO EXTEND TO UNDERSIDE OF CEILING GRID. ANCHOR TO GRID EVERY 48" O.C.

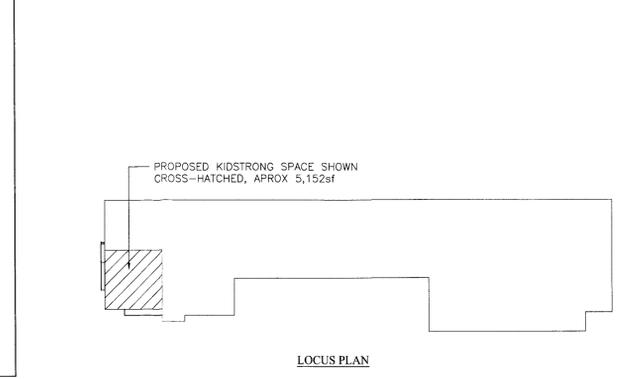
UNINSULATED PARTITION:
 5/8" GWB APPLIED TO EA. FACE OF 3-5/8", 25 GA METAL STUDS SPACED 16" O.C. PARTITION TO EXTEND TO 6" ABOVE CEILING.



EXISTING FLOOR PLAN & PROPOSED DEMO
 SCALE: 1/16"=1'-0"

DEMOLITION PLAN LEGEND
 EXISTING PARTITIONS TO REMAIN.
 DASHED LINES INDICATE PARTITIONS AND DOORS TO BE REMOVED AND PROPERLY DISPOSED OF.

DEMOLITION NOTES
 VERIFY THAT THERE ARE NO HAZARDOUS MATERIALS PRESENT PRIOR TO DISTURBING ANY EXISTING MATERIALS.
 REMOVE/DISCONNECT ELECTRICAL SERVICE AS REQUIRED TO MAKE SAFE FOR PROPOSED DEMOLITION.
 PATCH/REPAIR, SKIM COAT ALL EXISTING DISTURBED GWB PARTITIONS, AND PREP FOR PAINT.
 RETAIN/RELOCATE EXISTING EMERGENCY FIXTURES (EXIT SIGNS, STROBE AND HORN STROBE ALARMS, EBU'S.) AS NEEDED AND AS APPROPRIATE TO ACCOMMODATE PROPOSED LIFE SAFETY REQUIREMENTS AS INDICATED.



PROPOSED INTERIOR RETRO-FIT
 SCALE: 1/16"=1'-0"
LOCUS PLAN

JOHN T. BRENNAN & ASSOCIATES ARCHITECTS
 PO BOX 4285, WINDHAM, NH 03087
 PHONE: 603-893-4693 CELL: 603-490-0071
 EMAIL: jtbrennan@jtbarchitects.com

CONSTRUCTION FLOOR PLAN INTERIOR ELEVATIONS DEMO PLANS SCHEDULES

DATE: MARCH 14, 2022

SCALE: AS SHOWN

PROPOSED INTERIOR RETRO-FIT KIDSTRONG
 28 Portsmouth Ave, Stratham, NH

ARCHITECT
 JOHN T. BRENNAN
 LICENSED ARCHITECT
 STATE OF NEW HAMPSHIRE
 NO. 1120

A1

PLUMBING SPECIFICATIONS

1. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL PLUMBING EQUIPMENT SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED. EQUIPMENT AND RELATED ACCESSORIES NOT SHOWN, OR CALLED FOR, SUCH AS FITTINGS, VALVES, BREAKERS, HAMMER ARRESTERS, RELIEF VALVES, ETC., SHALL ALSO BE INCLUDED AND INSTALLED TO MAKE A COMPLETE AND WORKABLE PLUMBING SYSTEM.
2. OBTAIN AND PAY FOR ALL REQUIRED TEST PERMITS, INSPECTIONS AND BACK CHARGES.
3. MATERIAL INSTALLATIONS AND WORKMANSHIP SHALL BE FULL ACCORD WITH THE MOST RECENT PLUMBING CONSTRUCTION REQUIREMENTS. ALL MATERIALS SHALL BE NEW, UNLESS NOTED OTHERWISE. THIS CONSTRUCTION SHALL COMPLY WITH ALL LOCAL, STATE AND INTERNATIONAL PLUMBING CODES IN EFFECT AT TIME OF CONSTRUCTION.
4. THIS CONTRACTOR SHALL INSPECT THE SITE AND SHALL INVESTIGATE ALL CONDITIONS UNDER WHICH HIS WORK WILL BE PERFORMED. HE SHALL COORDINATE HIS WORK SO THAT IT DOES NOT INTERFERE WITH THE WORK OF OTHER TRADES AND GENERAL CONTRACTORS BUILDING SCHEDULE.
5. INSULATE ALL HOT AND COLD WATER PIPING WITH OWENS-CORNING FIBERGLASS SECTIONAL PIPE INSULATION, TYPE ASJ/SSLII. INSTALL 1/2 INCH THICK INSULATION ON COLD WATER AND 1 INCH THICK INSULATION ON HOT WATER PIPING. FITTINGS TO BE INSULATED WITH "ZESTON" PRE-MOLDED FIBERGLASS FITTING INSULATION.
6. THE CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. IF ANY DEFECTS IN MATERIALS OR WORKMANSHIP OCCUR WITHIN THIS PERIOD, THEY SHALL BE CORRECTED AT NO COST TO THE OWNER.
7. SOIL, WASTE, VENT PIPING AND FITTINGS ABOVE GROUND SHALL BE HUBLESS CAST IRON SOIL PIPE AND FITTINGS.
9. VENT PIPING AND FITTINGS 2 INCH AND SMALLER, ABOVE GROUND MAY BE D.W.V. IN LIEU OF CAST IRON.
10. WATER PIPING ABOVE GROUND WITHIN BUILDING SHALL BE TYPE "L" HARD SEAMLESS COPPER TUBING WITH WROUGHT COPPER SOLDER TYPE FITTINGS. EXPOSED PIPING AT FIXTURES SHALL BE CHROME PLATED BRASS. MINIMUM SIZE 1/2" EXCEPT 3/8" AT FIXTURES.
11. FURNISH AND INSTALL PATENTED TYPE DIELECTRIC FITTINGS OR COUPLINGS, EPCO, VALLETT, MAY OR APPROVED EQUAL, IN PIPE SYSTEMS WHEREVER DISSIMILAR METALS ARE JOINED.
16. FURNISH AND INSTALL ALL REQUIRED HANGERS, STRUCTURAL SUPPORTS, RIGGING, SLEEVES, LADDERS, HOIST AND OTHER REQUIREMENTS FOR THE ABOVE INSTALLATION OF ALL PLUMBING EQUIPMENT.
17. FURNISH AND INSTALL WATER HAMMER ARRESTER AT ALL LOCATIONS HAVING QUICK CLOSING VALVES.
18. THE PLUMBING CONTRACTOR SHALL INSTRUCT THE OWNERS REPRESENTATIVE ON THE PROPER OPERATION OF ALL EQUIPMENT AND GIVE ANY LITERATURE FURNISHED BY THE MANUFACTURER, REGARDING PROPER OPERATING AND MAINTENANCE PROCEDURE, TO THE OWNER, BOUND AND LABELED.
19. FURNISH AND INSTALL NAME TAGS ON ALL VALVES. NAME TAG SHALL BE METAL STAMPED WITH WIRE ATTACHMENT STATING EQUIPMENT SERVED.

GENERAL CONSTRUCTION NOTES

1. DO NOT SCALE DRAWINGS, REFER TO WRITTEN DIMENSIONS. WHERE WRITTEN DIMENSIONS ARE NOT PROVIDED CONSULT ARCHITECT PRIOR TO PROCEEDING WITH WORK IN THAT AREA.
2. ALL CONTRACTORS SHALL BE REQUIRED TO VISIT THE PREMISES TO INSPECT EXISTING CONDITIONS, QUANTITIES, AND VERIFY WORK TO BE PERFORMED. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL APPROPRIATE BUILDING PERMITS.
3. THE GENERAL CONTRACTOR SHALL BE REQUIRED TO MEET ALL APPLICABLE STATE, LOCAL AND FEDERAL BUILDING CODES RELATING TO THIS PROJECT AND CONSISTENT WITH STANDARD CONSTRUCTION PRACTICES. GC SHALL NOTIFY THE ARCHITECT OF ANY KNOWN INCONSISTENCIES PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH SPECIFIED SCOPE OF WORK.
4. ALL SADDLES, VINYL THRESHOLDS, AND/OR REDUCING STRIPS TO BE FURNISHED AND INSTALLED BY THE FLOORING CONTRACTOR. FLOORING CONTRACTOR TO SUBMIT SAMPLES FOR TENANT APPROVAL PRIOR TO ORDER AND INSTALLATION.
5. FLOORING CONTRACTOR SHALL INSPECT THE SUBFLOOR BEFORE COMMENCEMENT OF THE WORK. FLOORING SUBCONTRACTOR SHALL PROVIDE PREPARATION WORK TO MEET MANUFACTURERS SPECIFICATIONS.
6. FLOORING CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY UNACCEPTABLE FINISH WORK CAUSED BY SUBFLOOR CONDITIONS.
7. PROVIDE FINAL CLEAN PRIOR TO OCCUPANCY.

ELECTRICAL SPECIFICATIONS

1. THE DESIGN/BUILD ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ELECTRICAL EQUIPMENT SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED. THIS WORK TO COMPLY WITH ALL APPROPRIATE STATE, FEDERAL AND LOCAL CODES. EQUIPMENT ITEMS NOT SHOWN OR CALLED FOR SUCH AS FITTINGS, BOXES, CONDUITS, HANGERS, CONDUCTORS, DEVICES, GROUNDING, ETC. SHALL ALSO BE INSTALLED TO MAKE A COMPLETE AND WORKABLE ELECTRICAL SYSTEM. DESIGN SHALL CONFORM TO ALL APPROPRIATE FEDERAL, STATE AND LOCAL CODES IN EFFECT AT TIME OF CONSTRUCTION.
2. OBTAIN AND PAY FOR ALL REQUIRED TEST, PERMITS, INSPECTIONS, BACK CHARGES AND TEMPORARY POWER.
3. MATERIAL, INSTALLATIONS AND WORKMANSHIP SHALL BE IN FULL ACCORD WITH THE MOST MODERN ELECTRICAL CONSTRUCTION REQUIREMENTS. ALL MATERIALS SHALL BE NEW, UNLESS NOTED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE & IBC CODES IN EFFECT AT THE TIME OF CONSTRUCTION.
4. THE ELECTRICAL CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. IF ANY DEFECTS IN MATERIAL OR WORKMANSHIP OCCUR WITHIN THIS PERIOD, THEY SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE OWNER.
5. THE ELECTRICAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL INVESTIGATE ALL CONDITIONS UNDER WHICH HIS WORK WILL BE PERFORMED. HE SHALL COORDINATE HIS WORK SO THAT IT DOES NOT INTERFERE WITH THE WORK OF OTHER TRADES AND THE GENERAL CONTRACTORS BUILDING SCHEDULE.
6. CONDUITS IN FURRED SPACES, ABOVE CEILINGS AND NON-FINISHED INTERIOR AREAS SHALL BE ELECTRICAL METALLIC TUBING (EMT). CONDUITS UNDERGROUND, IN CONCRETE AND EXPOSED TO WEATHER SHALL BE INTERMEDIATE METAL CONDUIT (IMC) OR GALVANIZED RIGID STEEL (GRS). DISSIMILAR METALS IN CONTACT ANYWHERE IN THE CONDUIT SYSTEM SHALL BE AVOIDED.
7. CONDUCTORS FOR GENERAL WIRING SHALL BE COPPER TYPE THHN/THWN OR XHHW. MAXIMUM TEMPERATURE RATING FOR CURRENT CARRYING SHALL BE 75° C. MINIMUM SIZE CONDUCTOR SHALL BE #12 AWG FOR POWER CIRCUITS. CONTROL WIRING SHALL BE A MINIMUM OF #14 AWG OR AS NOTED ON THE DRAWINGS. METAL-CLAD CABLE (AC) MAY BE USED IN AREAS WHERE APPROVED BY THE LOCAL WIRE INSPECTOR.
8. LIGHT FIXTURES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE ABOVE WITH JACK CHAIN, THREADED ROD OR HEAVY GAUGE WIRE. THE CEILING OR GRID SYSTEM SHALL NOT BE THE SOLE SUPPORT OF THE LIGHT FIXTURES. COORDINATE LOCATIONS OF LIGHT FIXTURES WITH THE ARCHITECTS REFLECTED CEILING PLAN.
9. BEFORE PURCHASING THE FOLLOWING EQUIPMENT, SUBMIT THREE (3) COMPLETE COPIES OF DESCRIPTIVE EQUIPMENT SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER THROUGH THE GENERAL CONTRACTOR.
 - A. PANELBOARDS AND CIRCUIT BREAKERS
 - B. LIGHTING FIXTURES AND LAMPS
 - C. EXIT AND EMERGENCY LIGHTING
10. ALL SHOP DRAWINGS SHALL BE SUBMITTED AT ONE TIME. ANY EQUIPMENT SUBSTITUTED THAT REQUIRES EXTRA WORK OR COST BY OTHER TRADES SHALL BE COMPENSATED BY THIS CONTRACTOR TO THE APPLICABLE TRADES INVOLVED.
11. FURNISH AND INSTALL ALL REQUIRED HANGERS, STRUCTURAL SUPPORTS, RIGGING, SLEEVES, LADDERS, HOIST, LABOR, AND OTHER REQUIREMENTS FOR THE ABOVE INSTALLATION OF ALL ELECTRICAL EQUIPMENT.
12. FURNISH AND INSTALL NAME PLATES ON ALL EQUIPMENT SUCH AS SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, STARTERS, CONTRACTORS AND DISCONNECT SWITCHES. NOMENCLATURE DESCRIBING EQUIPMENT SHALL BE INSCRIBED ON A PHENOLIC PLATE AND ATTACHED WITH SCREWS.
13. THE ELECTRICAL CONTRACTOR SHALL INSTRUCT THE OWNERS REPRESENTATIVE ON THE PROPER OPERATION OF ALL EQUIPMENT AND GIVE ANY LITERATURE FURNISHED BY THE MANUFACTURER, REGARDING PROPER OPERATING AND MAINTENANCE PROCEDURES, TO THE OWNER.
14. CONFIRM SWITCH AND OUTLET LOCATIONS W/ TENANT PRIOR TO INSTALLING.

FIRE PROTECTION NOTES

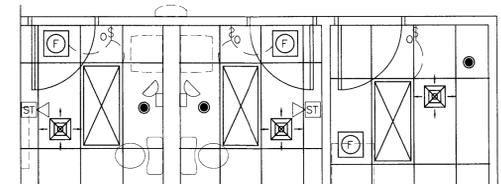
1. BUILDING IS FULLY SPRINKLERED. ADD/RELOCATE HEADS AS REQUIRED. TO ENSURE PROPER SPRINKLER COVERAGE AND COMPLY WITH ALL APPLICABLE CODES.
2. SPRINKLER DESIGN/BUILD CONTRACTOR SHALL HAVE SPRINKLER LAYOUT PREPARED AND CERTIFIED BY APPROPRIATE LICENSED PROFESSIONAL ONE NEW HEAD IS BEING PROPOSED.
3. WHERE REQUIRED, PROVIDE WALL MOUNTED COMBINATION FIRE ALARM SPEAKER & VISUAL INDICATOR/STROBE. CONNECT TO BUILDING FIRE ALARM SYSTEM. MOUNT AT 80" A.F.F. RE-USE EXISTING FIXTURES IF APPROPRIATE.
4. SPACE SHALL INCLUDE APPROPRIATE FIRE PROTECTION EQUIPMENT. SMOKE DETECTORS, HEAT DETECTORS IF REQUIRED, FIRE ALARM SYSTEM CONNECTED TO LOCAL FIRE STATION. APPROPRIATE HC ACCESSIBLE PULL STATIONS. RE-USE EXISTING AS APPROPRIATE.
5. PROVIDE WALL MTD. FIRE EXTINGUISHER (ONE WITHIN EVERY 50' OF TRAVEL ALONG A COMMON EGRESS ROUTE)

HVAC NOTES

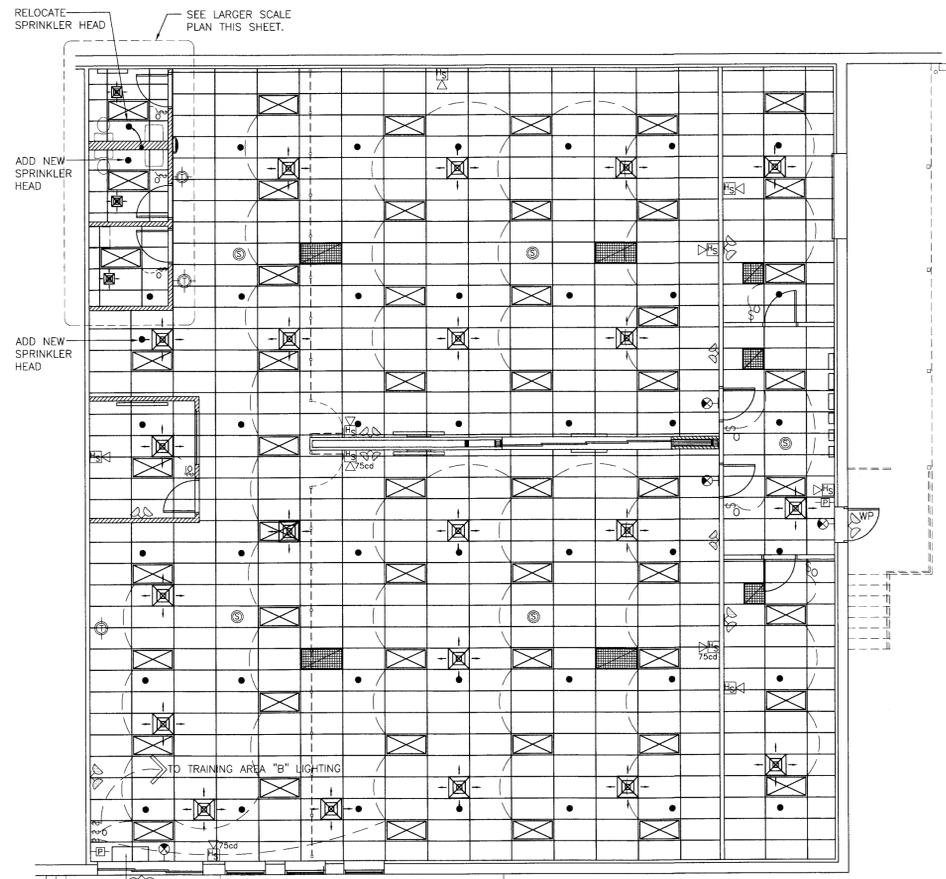
1. DESIGN-BUILD CONTRACTOR SHALL INSTALL APPROPRIATE HVAC DUCTED SUPPLY AIR DISTRIBUTION SYSTEM AND PLENUM RETURN AS NEEDED TO ACCOMMODATE THE PROPOSED OCCUPANCY PER APPROPRIATE STATE AND LOCAL BUILDING CODES AND CONFORM WITH RECOMMENDATIONS OF ASHRAE.
2. CONFIRM SMOKE DETECTOR AS REQUIRED IN SUPPLY SIDE DUCT, AND INTERLOCKED W/ HVAC POWER SWITCH TO TERMINATE POWER TO HVAC FAN IN CASE OF SMOKE DETECTOR ACTIVATION.
3. ALL SUPPLY AND RETURN DUCTS LOCATED IN CONDITIONED AREA SHALL BE INSULATED W/ 1-1/2" INSULATION.
4. INSULATED FLEX DUCT SHALL BE USED AS NEEDED, TO CONNECT CEILING DIFFUSERS AND GRILLES TO BRANCH DUCTS. MAXIMUM LENGTH OF FLEX DUCTS SHALL BE 6 FT.
5. RELOCATE THERMOSTAT AS NEEDED TO ACCOMMODATE PROPOSED ALTERATION.

ELECTRICAL LIGHTING, FIRE ALARM, FIRE PROTECTION FIXTURE LEGEND

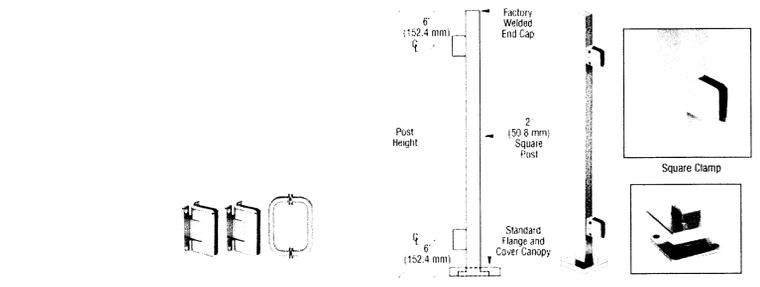
- PHILLIPS DAY-BRITE, EVO GRID 2'x4' LED RECESSED TROFFER LIGHT FIXTURE. MODEL #LOL 2EVG3BLB35-4-D-UNV-DIM
- WALL SWITCH - SWITCH HEIGHT NOT TO EXCEED 4FT AFF. 0 = SWITCH W/ OCCUPANCY SENSOF. 3 = 3-WAY SWITCH
- STROBE/HORN FIRE ALARM COMBINATION. WIRE TO EXISTING FIRE ALARM CIRCUIT. CONTRACTOR TO CONFIRM LOCATION WITH CODE REQUIREMENTS AND LOCAL FIRE DEPT.
- WALL MTD STROBE FIRE ALARM. CONTRACTOR TO CONFIRM LOCATION WITH CODE REQUIREMENTS AND LOCAL FIRE DEPT.
- WALL MOUNTED APTOR, LED EXIT SIGN, SINGLE WITH EXTRA FACE AND SEALED NI-CAD BATTERY, UNIVERSAL MOUNTING. 120V, 3 WATTS. e=EXISTING
- CEILING/PENDANT MOUNTED LED EXIT SIGN, SHADED PORTION INDICATES EXIT FACE AND ARROW DIRECTION. e=EXISTING
- CEILING/PENDANT MOUNTED LED EXIT SIGN, SHADED PORTION INDICATES EXIT FACE AND ARROW DIRECTION.
- DUAL HEAD EMERGENCY LIGHT WITH SELF CONTAINED BATTERY PACK. SURE-LITE AP2SQ WHITE. 120V, INCANDESCENT, 5.4WATTS. e=EXISTING
- DUAL HEAD EXTERIOR REMOTE EMERGENCY LIGHT CONNECTED TO EXIT SIGN BATTERY PACK. SURE-LITE AP2SQ WHITE V51WP. 120V, INCANDESCENT 5.4WATTS, 6 DC VOLTS.
- CEILING MOUNTED SMOKE DETECTOR
- CONVENTIONAL DUAL ACTION MANUAL PULL STATION (NOTIFIER #NBG-12L). REUSE EXISTING AS APPROPRIATE.
- APPROXIMATE LOCATION OF EXISTING CEILING MOUNTED SPRINKLER HEAD. ADD OR RELOCATE NEW SPRINKLER HEAD AS INDICATED OR AS NEEDED TO MEET CODE AND ACCOMMODATE PROPOSED LAYOUT.
- RELOCATE SPRINKLER HEAD (FROM - TO.) W/ FLEX CONNECTION.
- WALL MOUNTED THERMOSTAT. LOCATE AS APPROPRIATE FOR THIS NEW LAYOUT. CONFIRM AVAILABLE ZONES. MATCH BUILDING STANDARD DEVICE.
- RECESSED CEILING MOUNTED EXHAUST FAN. GREENHECK SP-A110, 100CFM, DIRECT DRIVE, 49WATTS, 120V. INTEGRAL FAN WITH BACK DRAFT DAMPER AS REQUIRED & DISCONNECT SWITCH.
- CEILING SUPPLY DIFFUSER, 4-WAY PATTERN, METAL-AIRE MODEL 5500-65, ALUMINUM.
- LIGHTING FIXTURES AND LAMPS
- CEILING RETURN GRILLE, 24X48 OR 24X24, METAL-AIRE MODEL CC5.



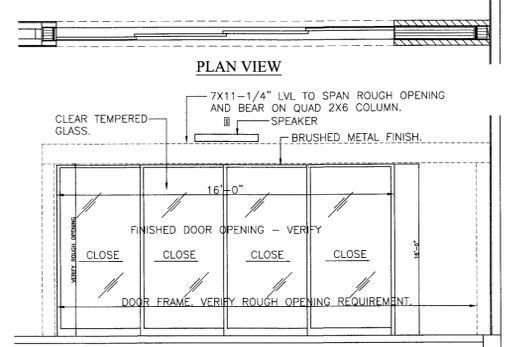
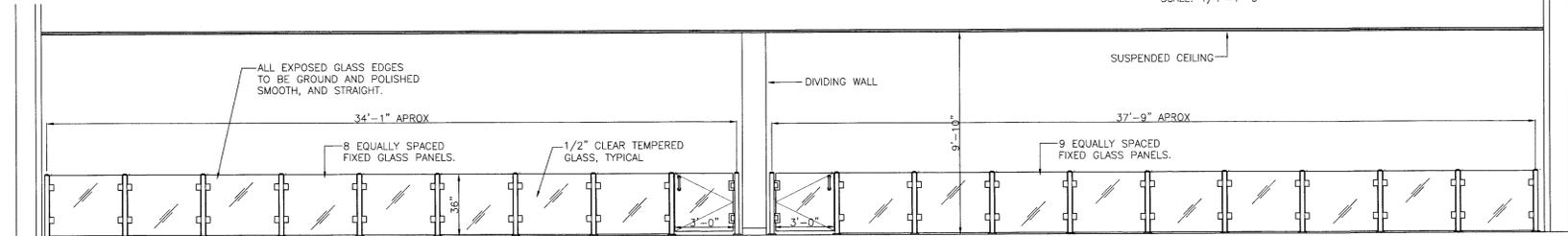
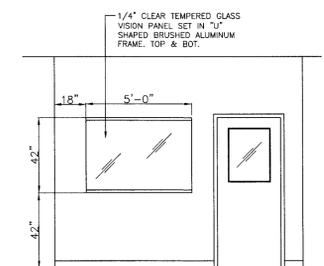
LARGER SCALE PLAN OF RESTROOMS & UTILITY RM CEILING
SCALE: 1/4"=1'-0"



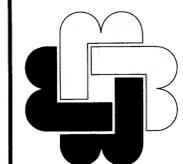
REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"



CATALOG #SPS36PS:
BRUSHED STAINLESS STEEL, SCHEDULE 40, 2" SQUARE X 36"
HIGH POST. CLAMP TYPE SQUARE, GRADE 304.



VIEW C
METAL CRAFT, CAMERO SERIES 300
PROPOSED SLIDING DOOR ELEVATION
SCALE: 1/4"=1'-0"



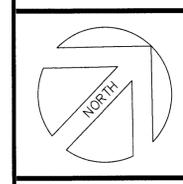
JOHN T. BRENNAN & ASSOCIATES
ARCHITECTS
PO BOX 4285, WINDHAM, NH 03087
PHONE: 603-893-4693 CELL: 603-490-0071
EMAIL: jtbrennan@jtbarchitects.com

REFLECTED CEILING PLAN
INTERIOR ELEVATIONS
SPECIFICATIONS

DATE:
MARCH 14, 2022

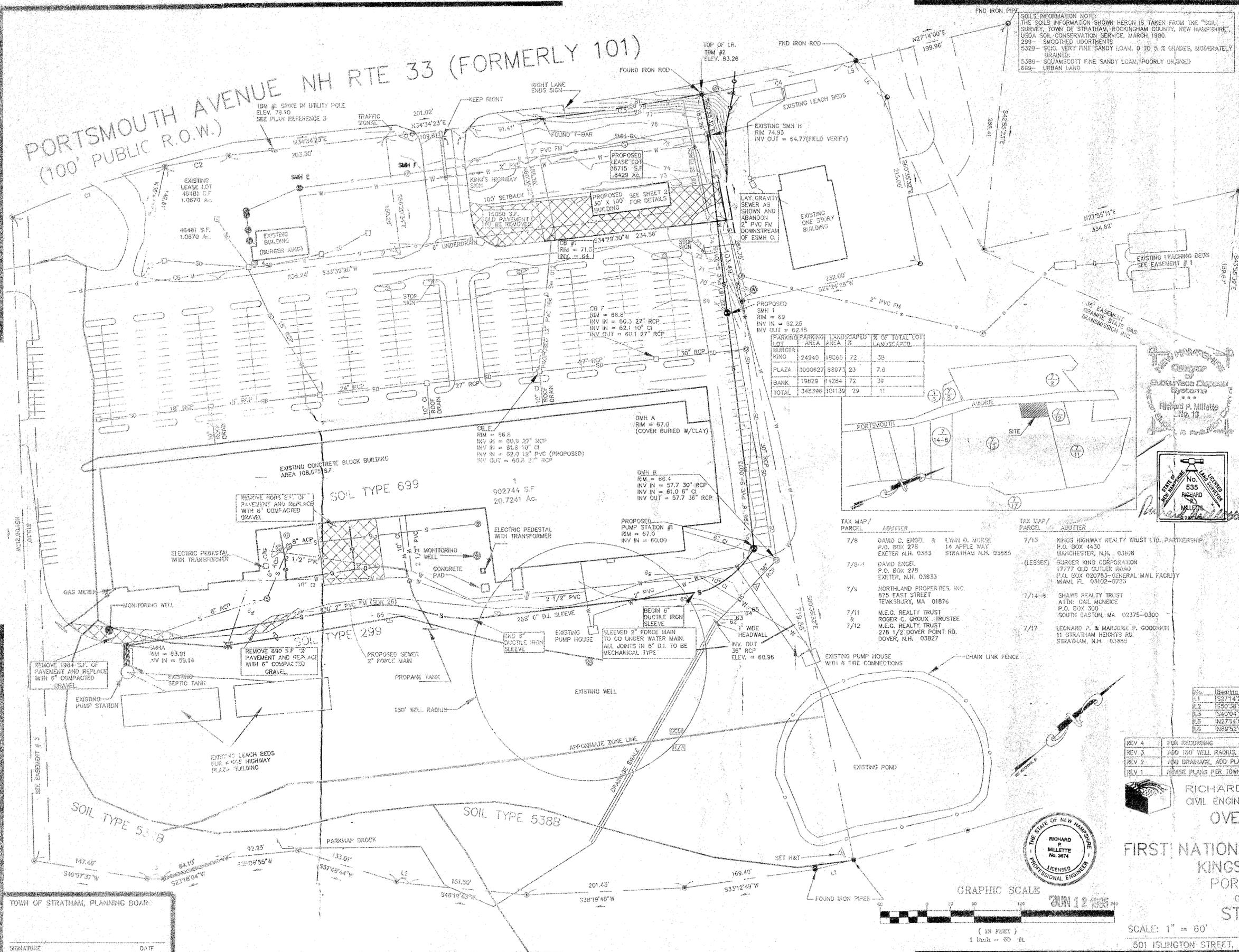
SCALE:
AS SHOWN

PROPOSED INTERIOR RETRO-FIT
KIDSTRONG
28 Portsmouth Ave, Stratham, NH

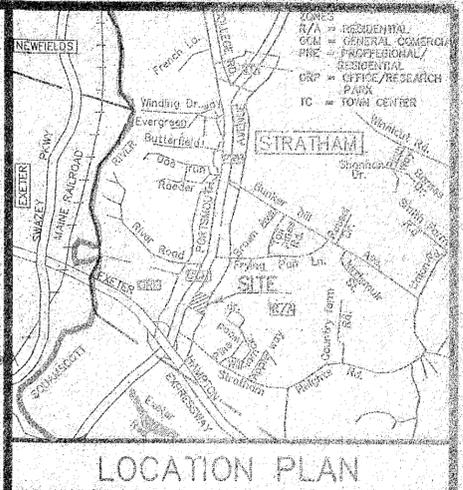


A2

PORTSMOUTH AVENUE NH RTE 33 (FORMERLY 101) (100' PUBLIC R.O.W.)



SOILS INFORMATION NOTE:
THE SOILS INFORMATION SHOWN HEREON IS TAKEN FROM THE "SOIL SURVEY, TOWN OF STRATHAM, ROCKINGHAM COUNTY, NEW HAMPSHIRE," USDA SOIL CONSERVATION SERVICE, MARCH 1980.
299- SMOOTHED UPOUNTMENTS
532B- SLO, VERY FINE SANDY LOAM, 0 TO 5% GRADES, MODERATELY DRAINED
538B- SCUMSCOTT FINE SANDY LOAM, POORLY DRAINED
699- URBAN LAND



- NOTES:**
- THIS PARCEL IS LOCATED IN THE GCM-GENERAL COMMERCIAL ZONE AND IS NOT IN THE ACQUIFER PROTECTION DISTRICT.
 - THIS PARCEL IS LOCATED ON MAP 7, PARCEL 13 OF THE STRATHAM TOWN ASSESSORS MAP.
 - ZONING REQUIREMENTS:**
ZONING DISTRICT GCM - GENERAL COMMERCIAL
MIN. LOT SIZE = 1 ACRE
MINIMUM FRONTAGE = 200 FT.
MINIMUM DEPTH = 100 FT.
MINIMUM SETBACKS:
FRONT = 100 FT. (LOTS ADJUTING RTE. 101/105)
SIDE 25 FT., REAR = 25 FT.
FOR LOTS ADJUTING RESIDENTIAL ZONE:
MAXIMUM HEIGHT OF STRUCTURE = 35 FT.
MAXIMUM % BUILDING COVERAGE/LOT = 40%
MAXIMUM % OPEN SPACE/LOT = 50%
OWNER OF RECORD: KINGS HIGHWAY REALTY TRUST LTD. PARTNERSHIP.
P.O. BOX 4430
ROCKFORD, N.H. 03105
ROAD 2916/1582
 - THIS PARCEL IS NOT LOCATED IN THE FLOOD HAZARD ZONE.
 - PARKING REQUIREMENT FOR EXISTING RETAIL BUILDING:
EXISTING 106,875 S.F. RETAIL BUILDING
1 SPACE/300 S.F. RETAIL USE = 383 PARKING SPACES REQUIRED
= 395 EXISTING PARKING SPACES
- PLAN REFERENCES:**
- ROD # 22427 "ALTA/ACOM LAND TITLE SURVEY" STRATHAM N.H., JONES AND BEACH ENGINEERS, INC. DATED MARCH 1993.
 - ROD # 4542 "PLAN OF LAND" STRATHAM N.H., PARDON & CHARANIE DEVELOPMENT CORPORATION & STRATHAM ASSOC. BY JOHN W. BURGIN, C.E.P.A. DATED 2/74.
 - ROD # 29427 "LEASE LOT SITE PLAN" STRATHAM N.H., JONES AND BEACH ENGINEERS, INC. DATED FEB 1993.
 - "EXISTING SITE PLAN KINGS HIGHWAY PLAZA #2" STRATHAM N.H., CARRON ENGINEERING, INC. DATED JUNE 1992.

PARKING LOT	AREA	LANDSCAPED AREA	% OF TOTAL LOT LANDSCAPED
BURGER KING	24240	15065	72
PLAZA	3000827	88073	23
BANK	19829	14284	72
TOTAL	345396	101139	29

TAX MAP / PARCEL	ADJUTER	TAX MAP / PARCEL	ADJUTER
7/8	DAVID C. ENGEL & LYNN D. MORSE P.O. BOX 278 EXETER N.H. 0383	7/13	KINGS HIGHWAY REALTY TRUST LTD. PARTNERSHIP P.O. BOX 4430 MANCHESTER, N.H. 03108
7/8-1	DAVID ENGEL P.O. BOX 278 EXETER, N.H. 03833	(LESSEES)	BURGER KING CORPORATION 17777 OLD CUTLER ROAD MIAMI, FL. 03102-0753
7/9	NORTHLAND PROPERTIES, INC. 875 EAST STREET TEWKSBURY, MA 01876	7/14-8	SHAW'S REALTY TRUST ATTN: GAIL MONEICE P.O. BOX 300 SOUTH EASTON, MA 02375-0300
7/11	M.E.G. REALTY TRUST ROGER C. GROUT, TRUSTEE	7/17	LEONARD P. & MARJORIE P. GOODRICH 11 STRATHAM HEIGHTS RD. STRATHAM, N.H. 03885
7/12	M.E.G. REALTY TRUST 276 1/2 DOVER POINT RD. DOVER, N.H. 03827		

Line	Bearing	Distance	Angle	Length
L1	N27°14'00"E	199.96'		
L2	S50°38'54"W	16.44'		
L3	S40°04'12"W	19.30'		
L4	N27°14'00"E	18.72'		
L5	N89°52'02"E	60.45'		

REV	DESCRIPTION	DATE
REV 4	FOR RECORDING	05-23-1995
REV 3	ADD 150' WELL RADIUS, MODIFY FORCE MAIN.	05-12-1995
REV 2	ADD DRAINAGE, ADD PLAN REFERENCE #.	05-19-1995
REV 1	BASE PLANS PER TOWN PLANNER REVIEW	03-15-1995

RICHARD P. MILLETTE AND ASSOCIATES
CIVIL ENGINEERS LAND SURVEYORS

OVERALL SITE PLAN
FOR
FIRST NATIONAL BANK OF PORTSMOUTH
KINGS HIGHWAY PLAZA
PORTSMOUTH AVENUE
COUNTY OF ROCKINGHAM
STRATHAM, N.H.

RECEIVED
JUN 22 1995

SCALE: 1" = 60'
DATE: FEBRUARY 16, 1995
501 ISLINGTON STREET, P.O. BOX 4006, PORTSMOUTH, N.H. (603)431-2222

TOWN OF STRATHAM, PLANNING BOARD
SIGNATURE _____ DATE _____





TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board/Administration/Assessing 603-772-7391

Code Enforcement/Building Inspections/Planning 603-772-7391

Fax (All Offices) 603-775-0517

TO: Planning Board Members
FROM: Mark Connors, Town Planner
FOR: September 21, 2022
RE: **Proposed amendments to the Site Plan Regulations and Subdivision Regulations to address newly passed amendments to state law, including RSA 674:76, which prohibits certain zoning regulation of land or structures primarily used for religious purposes, and to RSA 673:16 III which requires municipalities to post all land use application fees.**

RSA 674:76 Prohibition on certain zoning regulation of land or structures primarily used for religious purposes:

Staff proposes adding the following language to Section 3.3 of the Site Plan Regulations (Site Plan Review Required;) by adding a new subsection e, which would read as follows:

e. Pursuant to RSA 674:76 (added 2022), site plan review shall not be required for land or structures used primarily for religious purposes, except for as follows:

- i. Applicants wishing to exercise the provisions of RSA 674:76 must first obtain a written decision letter from the Stratham Zoning Administrator determining that the proposed use involves land or structures used primarily for religious purposes consistent with the law.
- ii. Prior to the issuance of a building permit and/or a certificate of occupancy for religious uses under which RSA 674:76 is applicable, the applicant shall submit a site plan application and proposed site plan to the Planning Board. The Planning Board will hold a public hearing on the application with abutter notification for the purposes of determining the application meets the zoning requirements for lot size, building setbacks, maximum impervious surface cover, and height of structures. Additionally, the Planning Board may provide the applicant non-binding comments related to other elements of the site plan, including but not limited to, drainage and stormwater, parking, traffic impacts and traffic and pedestrian safety, landscaping and screening, exterior lighting, and building architecture.
- iii. Applications under this section shall be assessed a \$50 filing fee. Additionally, the Town's public notice and abutter notification fees for site plans shall be required.

If this language is acceptable to the Planning Board, staff offers the following draft motion:

I move that the Planning Board amend Section 3.3 of the Site Plan Regulations to add a new subsection e consistent with the staff memo dated September 21, 2022 in order to

address the passage of RSA 674:76 which prohibits certain zoning regulation of land or structures used primarily for religious purposes.

RSA 673:16 III which requires municipalities to post all land use application fees

Another legislative change that is new this year requires towns and cities to post all fees that the town or city charges for land use applications either on the municipal website or in the town offices. Municipalities have begun complying with this requirement by posting all building and land use application fees in a single centralized document. See examples [here](#) and [here](#). The law does not require the municipality hold a public hearing or to include this document in their Site Plan and Subdivision Regulations, however for the sake of transparency and since the Board is already holding a public hearing related to RSA 674:76, staff would propose the Board hold a public hearing for the purposes of adding the list as an appendix item to the Subdivision and Site Plan Regulations.

Please see the list of fees under separate cover. These fees are not new. They are simply consolidated in a single document for the purposes of complying with RSA 673:16 III.

If the list of fees is acceptable to the Planning Board, staff offers the following draft motion:

I move that the Planning Board add ‘Notice of Land Use Board Fees under RSA 673:16 III’ consistent with the staff memo dated September 21, 2022 as an appendix item to the Subdivision and Site Plan Regulations.



TOWN OF STRATHAM
INCORPORATED 1716
 10 BUNKER HILL AVENUE • STRATHAM, NH 03885
 Voice (603) 772-7391 • Fax (all offices) 603-775-0517
 www.strathamnh.gov

NOTICE OF LAND USE BOARD FEES UNDER RSA 673:16, III

I. BUILDING CODE, INSPECTION, & RELATED FEES:

RESIDENTIAL BUILDING PERMIT: \$50.00 minimum fee

- a) One and Two Family Residential Units (including attached or basement garages)..... \$0.65/ sq. ft.
- b) Three or more attached units (including attached or basement garages)..... \$0.72/ sq. ft.

***Square footage, for the purpose of fee calculations, is determined by the exterior dimensions of the finished floor area of the home and dimensions of the garage footprint. Include the area above garage or in basement only if being finished.*

Note: Total permit fee above includes the permit costs for all trades (electric, plumbing, gas, etc.).

Example: 2,160 square foot, Single Family Cape Style Home, attached 672 square foot garage, 8'x20' farmers' porch and a 12'x24' deck.

Finished Floor Area (sq. ft.)..... 2,160 x 0.65 = \$1,404.00
Garage Footprint (sq. ft.)..... 672 x 0.65 = \$ 436.80
Deck/Porch(s) (sq. ft.)..... 448 x 0.25 = \$ 112.00
TOTAL FEE: \$1,953.00 (\$1952.80 rounded)

- c) Residential Alterations, Renovations, and/or Additions\$0.65/sq. ft.

MISCELLANEOUS RESIDENTIAL BUILDING PERMIT:.....\$50.00 minimum fee plus

- a) Roofing, Siding, Window Replacement, Fence\$50.00 flat fee (each item)
- b) Electrical, HVAC/Mechanical, Plumbing, Gas \$10.00 per \$1,000 of Construction cost
- c) Demolition Permit\$50.00 flat fee
- d) Driveways (Initial entrance curb cut only).....\$50.00 flat fee
- e) Garage, Barns, Sheds under 600 sq. ft.....\$0.25 per sq. ft.
- f) Garage, Barns, Sheds over 600 sq. ft.....\$0.50 per sq. ft.
- g) Decks\$0.25 per sq. ft.
- h) Above and In-ground Pools..... \$7.00 per \$1,000 of Construction Cost
- i) Mobile Home.....\$500.00 Flat Fee

COMMERCIAL / INDUSTRIAL BUILDING PERMIT:..... \$100.00 minimum fee

Fees are cumulative based on the following example and fee schedule:

Commercial/Industrial (Including New Build, Alterations, Renovations and/or Additions)

\$01-\$300,000	\$10.00 per \$1,000 of Construction Cost
\$300,001-\$600,000	\$7.00 per \$1,000 of Construction Cost
Over \$600,000.....	\$3.00 per \$1,000 of Construction Cost

Note: Total permit fee includes the permit costs for all trades (electric, plumbing, gas, etc.).

Example: \$700,000 cost of construction.

1st \$300,000 x \$.01	= \$3,000
2nd \$300,000 x \$.007	= \$2,100
Amount over \$600,000 \$100,000 x \$.003	= \$ 300
TOTAL FEE:	= \$5,400

MISCELLANEOUS COMMERCIAL / INDUSTRIAL BUILDING PERMIT:

- a) Electrical; Mechanical/HVAC; Plumbing and/or Gas Permits; Fire Alarm; Sprinkler (based on total job cost for each individual trade)
 - \$0.00 to \$1,499.....\$150.00 flat fee
 - \$1,500 to \$2,999.....\$250.00 flat fee
 - \$3,000 and above.....\$350.00 flat fee

SIGN PERMIT (RESIDENTIAL / COMMERCIAL):\$75 per application

MISCELLANEOUS INSPECTIONS:

- a) Commercial/Industrial/Schools/Daycares/Places of Public Assembly/ Life Safety Inspection/Request for Inspection and/or Fire Inspections/Tent Inspections \$75.00 each
- b) Change of Use or Occupancy to a property where no construction is required \$75.00 each
- c) Home Occupation Application and Renewal Inspection..... \$50.00 each
- d) Septic Construction Inspection..... \$50.00 each

THIRD PARTY REVIEW FEES: If third-party review is required by a certified expert, the costs of such a review shall be fully borne by the applicant.

REFUNDS AND PENALTIES:

Refunds - In the event a building permit is withdrawn, 20% or \$50, whichever is greater, of the building permit fee will be retained by the Town of Stratham to cover administrative and technical review of the application.

Commencing Work Prior to Issuance of a Building Permit (all types of construction) - Any person who is found to have demolished, constructed, altered, removed or changed the use of a building or structure without the benefit of a building, electrical, plumbing, gas, and/or mechanical permit may, upon issuance of said permit(s), be assessed a permit fee of twice the normal rate the permit fee would be, or \$100.00 minimum whichever is greater.

Re-inspection Fee (all types of construction) - Building permit applicants shall be assessed a \$100.00 penalty fee if the work scheduled for inspection by the designated project agent is not complete or the access to the property for the scheduled inspection is not provided. Designated project agents may cancel a scheduled inspection by sending an email or leaving a voice message at least 24 hours in advance of the scheduled inspection time to the Building Department (603-772-7391 ext. 180) to avoid assessment of this penalty fee.

II. PLANNING BOARD FEES

SITE PLAN REVIEW:

- Preliminary Consultation.....\$75.00
- Expedited Site Plan Review (notice costs do not apply)\$100.00
- Site Plan Amendment (plus notice costs).....\$100.00
- Site Plan Review (plus notice costs)..... \$100.00 per 1,000 sq ft of building construction (minimum \$100.00)

For projects within the Route 33 Heritage District, in addition to the Site Plan Review fee, the additional filing fees apply:

1. \$50 for an existing residential or agricultural application;
2. \$150 for a new residential application plus \$100 per new housing unit;
3. \$150 for a minor commercial/mixed use application where no more than 1,500 square feet of additional interior space is proposed;
4. \$150 plus \$100 per 1,000 square feet for a major commercial/mixed use application where more than 1,500 square feet of additional interior space is proposed.

5. The Route 33 Heritage District application fees for all projects shall not exceed at \$450.

Notice Costs\$150.00 plus \$8.00 per abutter and per applicant

Recording Costs Determined by Rockingham County Registry of Deeds

Special Investigative Plans or Studies: When relevant to an outstanding application, the Planning Board may require special investigative plans or studies be provided by the applicant in support of the application. Additionally, the Planning Board may require that third party experts hired by the Town review such plans or studies and provide comments. The costs to provide special investigative plans or studies and the costs associated with third-party reviews by the Town shall be borne by the applicant.

Municipal Review: Some projects may require third party review by the Town’s consulting engineer. Third party engineering review fees are the responsibility of the applicant. Prior to undertaking a review, the Town will ascertain an estimate for the review costs from the consulting engineer, however the Town is not responsible for fees in excess of the estimate.

Third Party Inspection Fees: Some land use applications may require inspection by a third party Professional. Estimate inspection costs will be estimated prior to the start of construction and will be held in escrow by the Town. Any unused funds will be returned to the Applicant, plus accumulated interest, at the conclusion of the project.

SUBDIVISION REVIEW:

Preliminary Consultation.....\$75.00

Lot Line Revision (plus notice costs)\$150.00

Minor Subdivision (plus notice costs)..... \$150.00 for the first lot, plus \$100.00 for each lot or unit thereafter

Major Subdivision (plus notice costs) \$250.00 for the first lot, plus \$100.00 for each lot or unit thereafter

Notice Costs\$150.00 plus \$8.00 per abutter and per applicant

Recording Costs Determined by Rockingham County Registry of Deeds

Special Investigative Plans or Studies: When relevant to an outstanding application, the Planning Board may require special investigative plans or studies be provided by the applicant in support of the application. Additionally, the Planning Board may require that third party experts hired by the Town review such plans or studies and provide comments. The costs to provide special investigative plans or studies and the costs associated with third-party reviews by the Town shall be borne by the applicant.

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Third Party Inspection Fees: Some land use applications may require inspection by a third party Professional. Estimate inspection costs will be estimated prior to the start of construction and will be held in escrow by the Town. Any unused funds will be returned to the Applicant, plus accumulated interest, at the conclusion of the project.

SPECIAL EVENT APPLICATION:

One event.....\$25.00

Two to Six events\$50.00

III. ZONING BOARD OF ADJUSTMENT FEES:

Appeal from Administrative Decision..... \$250.00 plus \$5.00 per abutter

Equitable Waiver of Dimensional Requirements \$100.00 plus notice costs

Home Occupation.....	\$35.00
Home Occupation Renewal.....	\$35.00
Notice Costs	\$150.00 plus \$5.00 per abutter
Special Exception	\$100.00 plus notice costs
Variance.....	\$250.00 plus \$5.00 per abutter

IV CODE ENFORCEMENT FEES:

Subject to RSA 676:17, the Stratham Building Inspector/Zoning Administrator may assess a civil penalty of up to \$275 per day for the first offense, and \$550 per day for the second offense, for violations of the Stratham Code of Ordinances and/or for violations of Planning Board or Zoning Board of Adjustment decisions. Furthermore, if the municipality brings forward legal action to seek injunctive relief in order to enforce any planning board, zoning board of adjustment or Building Inspector/Zoning Administrator decision, or to seek the payment of any fine levied for such violations, the Town of Stratham reserves the right to seek recovery its costs and reasonable attorney's fees actually expended in pursuing the legal action if it is found to be a prevailing party in the action.

V. MISCELLANEOUS FEES:

Copies (8.5" by 11" sheets)	\$0.50 per sheet
Copies (8.5" by 11" sheets)	\$1.00 per sheet
Copies of full size plans	\$10.00 per sheet
Fee for Credit Card payments.....	\$1.50 vendor fee per transaction + 2.8% service fee
Fee for ACH payments.....	\$2.45 vendor and service fee per transaction
Fee for a returned check due to insufficient funds (plus any assessed bank fees):.....	\$25.00



TOWN OF STRATHAM

Incorporated 1716

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Town Clerk/Tax Collector 603-772-4741

Select Board/Administration/Assessing 603-772-7391

Code Enforcement/Building Inspections/Planning 603-772-7391

Fax (All Offices) 603-775-0517

TO: Planning Board Members
FROM: Mark Connors, Town Planner
FOR: September 21, 2022
RE: **Planning Board Workshop: Proposed Zoning Amendments including Sign Ordinance Revisions**

Staff will update the Planning Board on proposed zoning amendments for 2023, including the proposed substantial revisions to the Sign Ordinance to comply with the Reed v. Gilbert Supreme Court decision. Although the 2023 Town Election is six months away, the Town can begin to hold public hearings on zoning amendments as early as November of this year. Therefore, if Board members have suggestions for amendments in 2023, it would be helpful to discuss those at the September 21 meeting so staff can ensure they are addressed in time to meet the statutory requirements.