

1. Planning Board Regular Meeting Agenda Amended (PDF)

Documents:

[20190502 NCPB AGENDA AMENDED.PDF](#)

2. Planning Board Staff Reports And Plans

Documents:

[20190502 93 LOCK ST SITE PLAN STAFF REPORT.PDF](#)

[20190502 93 LOCK ST SITE PLAN.PDF](#)



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
Fax 589-3119
WEB www.nashuanh.gov

April 24, 2019

AMENDED AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing, May 2, 2019

A regular meeting of the Nashua City Planning Board will be held on Thursday, at 7:00 p.m. in the City Hall Auditorium, 3rd floor, 229 Main Street. The Planning Staff will be available at 6:30 PM to answer any questions the Board or Public might have concerning the following proposed agenda.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – April 11, 2019
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS – SITE PLANS

None

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

NEW BUSINESS – SUBDIVISION PLANS

None

NEW BUSINESS – SITE PLANS

1. Lefavor Folio LLC (Owner) - Application and acceptance of proposed site plan for the construction of two multi-family buildings (for a total of 5 units) along with associated site improvements. Property is located at 93 Lock Street. Sheet 41 - Lot 63. Zoned "GI" General Industrial and "TOD" Transit Oriented Development. Ward 3.
2. John J. Flatley Company (Owner) - Application and acceptance of proposed site plan to construct a 255,272 square foot Research & Development facility. Property is located at 100-300 Innovative Way. Sheet A - Lot 798. Zoned "PI" Park Industrial and "RC" Urban Residence. Ward 8. **(Postponed to the September 12, 2019 meeting)**

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Referral from the Board of Aldermen on proposed Petition for Street Discontinuance - Portion of Lakeside Avenue. **(Withdrawn)**

DISCUSSION ITEM

None

NONPUBLIC SESSION

The Planning Board will need to make a motion to enter into a Nonpublic Session under RSA 91-A:3, II (e) for consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body.

NEXT MEETING

May 16, 2019

ADJOURN

WORKSHOP

ACCOMMODATIONS FOR THE SENSORY IMPAIRED

**"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."**

CONDUCT AT PLANNING BOARD MEETING

When the meeting is called to order, the only talking allowed in the Auditorium will be remarks addressed to the Chairman. Except for the original presentation of the subject or application, each person speaking for or against shall be limited to five (5) minutes until all have been given an opportunity to be heard, at which time each person may be allowed

additional time if deemed necessary by the Board or the Chairman. When you are recognized by the Chairman, proceed to the podium, using the microphone, state your name and address and then make your comments. Courtesy is shown when you reserve your comments for the proper time.

PLEASE BE COURTEOUS

By Order of the Chair

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: May 2, 2019
RE: **New Business #1 - Site Plan**

I. Project Statistics:

Owner: Lefavor Folio, LLC
Proposal: Site plan to construct a five-unit multifamily development
Location: 93 Lock Street
Total Site Area: 20,424 sf (.469 acres)
Existing Zoning: GI-General Industrial
Surrounding Uses: Residential & Commercial

II. Background Information:

A twentieth- century single-family home existed on this property for many years. A recent fire destroyed the structure. The remaining portions of the building and a shed at the rear of the property were recently demolished. The Zoning Board of adjustment granted a use variance to permit six residential apartments in the GI zone on 8-28-18 (see enclosed).

III. Project Description:

The proposal is to construct two- residential structures composed of one three unit building having addressing of 4A, 4B & 4C and one two unit building having addressing of 5A & 5B Opal Way for a total of five units. Parking will be available under each unit with an additional space located in front of each building. A total of 10-parking spaces are proposed. Each separate structure has less than five units so a handicap parking space is not required. The building will be serviced by municipal sewer, Pennichuck Water, and Liberty Utilities gas service. All to be contained within easements or dedicated public right of ways. Access will be provided by a private 24' wide two way driveway off Lock Street. Opal Way will have no parking signs posted on both sides as requested by the Nashua Fire Department and indicated as a note on the plan. No internal sidewalks are proposed, however a sidewalk will be constructed along the frontage of Lock Street where one does not exist today. Each unit will have individual trash containers; there will be no dumpsters. A traffic impact worksheet has been provided by the applicant and indicates that the proposal does not exceed the City's threshold that would require a full traffic report. According to the plan set open space exceeds the 10% required in the GI- General Industrial zone.

Presently the lot has varying topography. Retaining walls are proposed to address these challenges. The abutting lot to the east is entirely impervious sloping down to the Nashua River so reducing current sheet flows and capturing and treating runoff from the site will be necessary to meet current stormwater regulations. Deep sump catch basins are proposed along with a subsurface stormwater system in the rear of the site. According to the applicant's engineer, the post site runoff will be reduced (see attached stormwater drainage report).

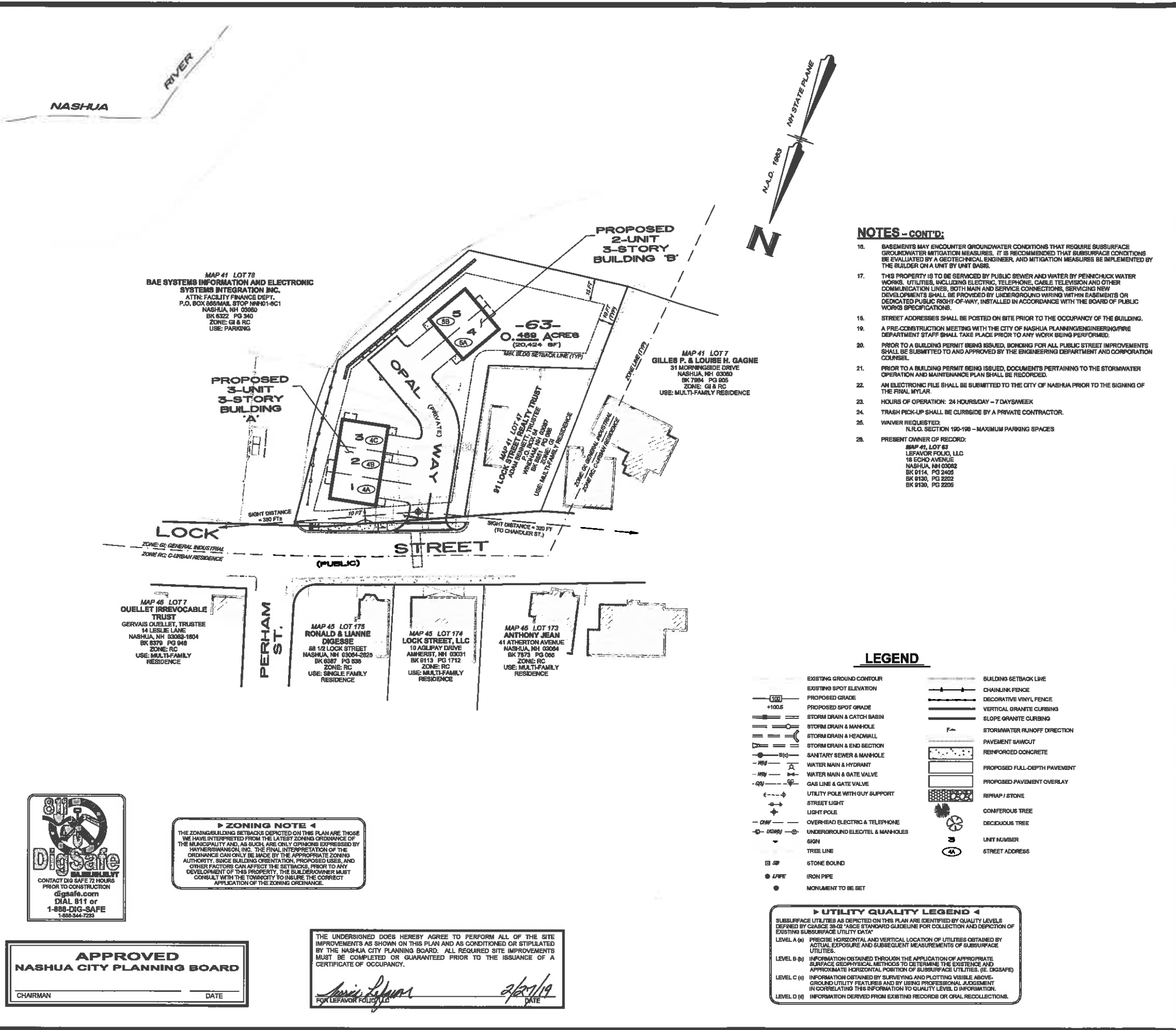
One waiver has been requested for this project. The waiver request is for parking spaces; a maximum of 9-spaces are permitted, 10 are being proposed

City staff reviewed the plans and has no further comments. Stipulations remaining are listed below.

IV. Staff Recommendations and Findings:

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Site Plan NRO § 190-146(D). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, specific reasons should be given. If the Planning Board chooses to approve this plan, staff recommends the following stipulations be made part of that approval:

1. The request for a waiver of NRO § 190-198, which establishes maximum parking standards, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. Prior to the Chair signing the plan, all comments in an e-mail from Joseph Mendola, PE, and dated April , 2019 shall be addressed to the satisfaction of the Engineering Department.
3. Prior to the Chair signing the plan, minor drafting corrections will be made.
4. Prior to the issuance of a building permit, the applicant shall provide documents establishing a homeowners association which will be responsible for maintaining all property in common ownership. The homeowner's association documents shall be submitted to the Planning Department and Corporation Counsel for review.
5. Prior to the issuance of the last Certificate of Occupancy, NO PARKING signs shall be posted on both sides of Opal Way.
6. Prior to issuance of the final certificate of occupancy for the development, an as-built plan locating all driveways, units, other buildings, utilities and site landscaping shall be completed by a professional engineer and submitted to the Planning Department. The as-built plan shall include a statement that all construction was generally completed in accordance with the approved site plan and applicable local regulations. Sidewalk construction shall be to base course, with final course pavement remaining bonded until completion.
7. Prior to the issuance of the last Certificate of Occupancy, all site improvements will be completed.



MAP 41 LOT 78
BAE SYSTEMS INFORMATION AND ELECTRONIC SYSTEMS INTEGRATION INC.
 ATTN: FACILITY FINANCE DEPT.
 P.O. BOX 868/MAIL STOP NN401-6C1
 NASHUA, NH 03080
 BK 8322 PG 340
 ZONE: G1 & RC
 USE: PARKING

PROPOSED 2-UNIT 3-STORY BUILDING 'B'

PROPOSED 3-UNIT 3-STORY BUILDING 'A'

MAP 41 LOT 77
GILLES P. & LOUISE H. GAGNE
 31 MORNINGSIDE DRIVE
 NASHUA, NH 03080
 BK 7884 PG 905
 ZONE: G1 & RC
 USE: MULTI-FAMILY RESIDENCE

MAP 46 LOT 77
QUELLET IRREVOCABLE TRUST
 GERVAIS QUELLET, TRUSTEE
 14 LESLIE LANE
 NASHUA, NH 03082-1804
 BK 8379 PG 948
 ZONE: RC
 USE: MULTI-FAMILY RESIDENCE

MAP 45 LOT 175
RONALD & LIANNE DROESSE
 88 121 LOCK STREET
 NASHUA, NH 03084-2826
 BK 9387 PG 838
 ZONE: RC
 USE: SINGLE FAMILY RESIDENCE

MAP 45 LOT 174
LOCK STREET, LLC
 10 ASHBY DRIVE
 AMHERST, NH 03031
 BK 9113 PG 1712
 ZONE: RC
 USE: MULTI-FAMILY RESIDENCE

MAP 45 LOT 173
ANTHONY JEAN
 41 ATHONTON AVENUE
 NASHUA, NH 03084
 BK 7873 PG 066
 ZONE: RC
 USE: MULTI-FAMILY RESIDENCE

NOTES - CONT'D:

- BASEMENTS MAY ENCOUNTER GROUNDWATER CONDITIONS THAT REQUIRE SUBSURFACE GROUNDWATER MITIGATION MEASURES. IT IS RECOMMENDED THAT SUBSURFACE CONDITIONS BE EVALUATED BY A GEOTECHNICAL ENGINEER, AND MITIGATION MEASURES BE IMPLEMENTED BY THE BUILDER ON A UNIT BY UNIT BASIS.
- THIS PROPERTY IS TO BE SERVICED BY PUBLIC SEWER AND WATER BY PENNICHUCK WATER WORKS. UTILITIES, INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER COMMUNICATION LINES, BOTH MAIN AND SERVICE CONNECTIONS, SERVICING NEW DEVELOPMENTS SHALL BE PROVIDED BY UNDERGROUND WIRING WITHIN EASEMENTS OR DEDICATED PUBLIC RIGHT-OF-WAY, INSTALLED IN ACCORDANCE WITH THE BOARD OF PUBLIC WORKS SPECIFICATIONS.
- STREET ADDRESSES SHALL BE POSTED ON SITE PRIOR TO THE OCCUPANCY OF THE BUILDING.
- A PRE-CONSTRUCTION MEETING WITH THE CITY OF NASHUA PLANNING/ENGINEERING/PRE DEPARTMENT STAFF SHALL TAKE PLACE PRIOR TO ANY WORK BEING PERFORMED.
- PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC STREET IMPROVEMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.
- PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
- AN ELECTRONIC FILE SHALL BE SUBMITTED TO THE CITY OF NASHUA PRIOR TO THE SIGNING OF THE FINAL MYLAR.
- HOURS OF OPERATION: 24 HOURS/DAY - 7 DAYS/WEEK
- TRASH PICK-UP SHALL BE CURBSIDE BY A PRIVATE CONTRACTOR.
- WAIVER REQUESTED:
 N.R.O. SECTION 190-196 - MAXIMUM PARKING SPACES
- PRESENT OWNER OF RECORD:
 MAP 41, LOT 83
LEFAVOR FOLIO, LLC
 18 ECHO AVENUE
 NASHUA, NH 03082
 BK 9114 PG 2405
 BK 8130 PG 2202
 BK 8130 PG 2205

LEGEND

- EXISTING GROUND CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED GRADE
- PROPOSED SPOT GRADE
- STORM DRAIN & CATCH BASIN
- STORM DRAIN & MANHOLE
- STORM DRAIN & HEADWALL
- STORM DRAIN & END SECTION
- SANITARY SEWER & MANHOLE
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- STREET LIGHT
- LIGHT POLE
- OVERHEAD ELECTRIC & TELEPHONE
- UNDERGROUND ELEC/TEL & MANHOLES
- SIGN
- TREE LINE
- STONE BOUND
- IRON PIPE
- MONUMENT TO BE SET
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- DECORATIVE VINYL FENCE
- VERTICAL GRANITE CURBING
- SLOPE GRANITE CURBING
- STORMWATER RUNOFF DIRECTION
- PAVEMENT SAWCUT
- REINFORCED CONCRETE
- PROPOSED FULL-DEPTH PAVEMENT
- PROPOSED PAVEMENT OVERLAY
- RRAP / STONE
- CONIFEROUS TREE
- DECIDUOUS TREE
- UNIT NUMBER
- STREET ADDRESS

UTILITY QUALITY LEGEND

- SUBSURFACE UTILITIES AS DEPICTED ON THIS PLAN ARE IDENTIFIED BY QUALITY LEVELS DEFINED BY CHANCE 38 OF LARGE STANDARD GUIDELINE FOR COLLECTION AND DETECTION OF EXISTING SUBSURFACE UTILITY DATA:
- LEVEL A (a) PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENTS OF SUBSURFACE UTILITIES.
 - LEVEL B (b) INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. (E. DIGSAFE)
 - LEVEL C (c) INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.
 - LEVEL D (d) INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

ZONING NOTE 4
 THE ZONING BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

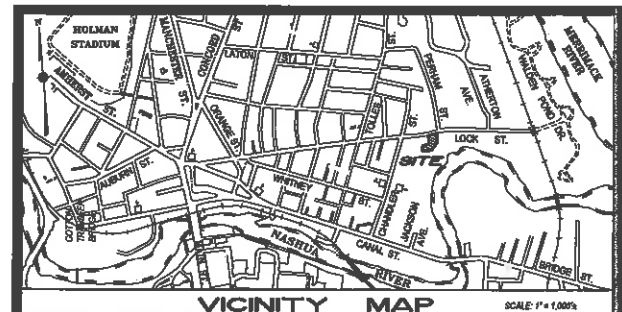
THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

[Signature]
 FOR LEFAVOR FOLIO, LLC
 DATE: 2/27/19



APPROVED
NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____



PLAN REFERENCE:

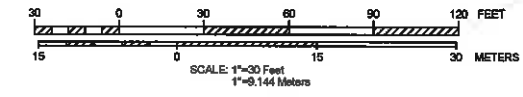
- ALBERT D. & NORMA G. BERUBE, SEWER EASEMENT PLAN, NORTH MERRIMACK RIVER INTERCEPTOR II, CITY OF NASHUA, N.H., SCALE: 1" = 40', DATE: 8/12/88 AND PREPARED BY HAMILTON ENGINEERING ASSOC., INC. RECORDED: HCRD PLAN No. 8074, PAGE 4 OF 15.

NOTES:

- LOT AREA: 0.489 ACRES (20,424 SF)
- PRESENT ZONING: G1 - GENERAL INDUSTRIAL
 DIMENSIONAL REQUIREMENTS:
 MIN. LOT AREA: 6,000 SF
 MIN. LOT WIDTH: 50 FT
 MIN. FRONTAGE: 50 FT
 MIN. LOT DEPTH: 70 FT
 MIN. FRONT SETBACK: 10 FT
 MIN. SIDE SETBACK: 10 FT
 MIN. REAR SETBACK: 15 FT
 MAX. BUILDING HEIGHT: 80 FT
 MAX. STORIES: 3
 MAX. F.A.R.: 2.0
 ON AUGUST 28, 2018, THE ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE TO CONSTRUCT A 6-UNIT MULTI-FAMILY BUILDING UPON THE SUBJECT LOT.
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 41, 45 & 46.
- PURPOSE OF PLAN: TO SHOW A PROPOSED 5-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND ASSOCIATED SITE IMPROVEMENTS.
- PARKING:
 REQUIRED (MULTI-FAMILY):
 MINIMUM: 1.5 SPACES/UNIT x 5 UNITS = 7.5 SPACES
 MAXIMUM: 1.5 SPACES/UNIT x 6 UNITS = 9.5 SPACES
 PROVIDED (INCL.1 DRIVEWAY SPACE & 1 GARAGE SPACE PER UNIT): = 10 SPACES
- OPEN SPACE:
 REQUIRED: 10 %
 PROVIDED: 84 %
- THIS PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 320097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 39011C0814E, REVISED DATE: APRIL 18, 2011.
- MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR.
- ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLANS AND CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
- ALL LIGHTING SHALL BE AS SHOWN ON THE PLANS, DIRECTED ONTO THE SITE AND CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
- ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND NUMBER OF PARKING SPACES.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANYWAY UNLESS, HOWEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD.
- PUBLIC STREET RESTORATION WORK SHALL BE IN ACCORDANCE WITH N.R.O. SECTION 288-13, LATEST EDITION.
- FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL-DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.

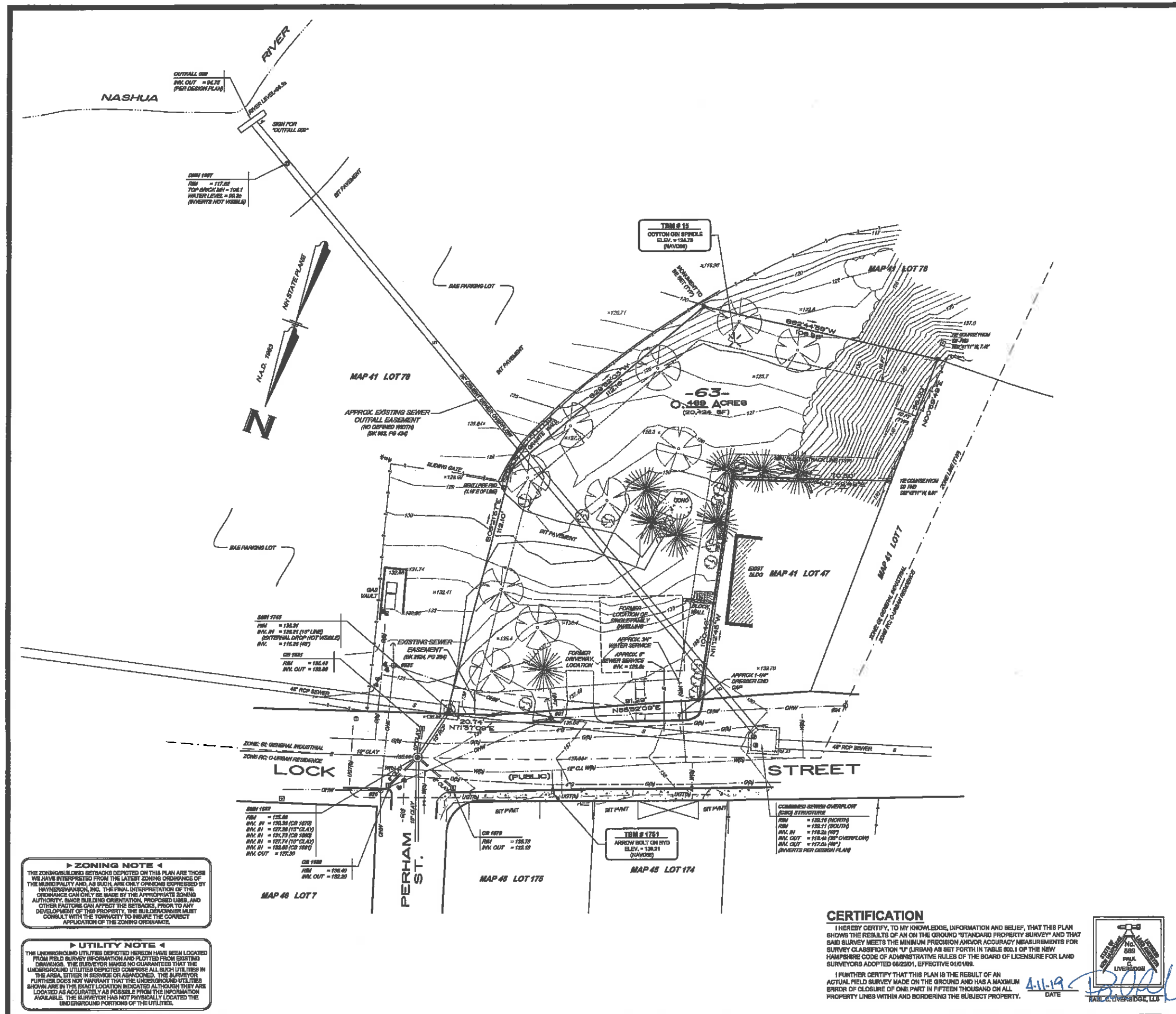
No.	DATE	REVISION	BY
1	02/19/19	ADDRESS STAFF COMMENTS	TEZ

MASTER SITE PLAN
 (MAP 41, LOT 83)
PROPOSED RESIDENTIAL DEVELOPMENT
 93 LOCK STREET
 NASHUA, NEW HAMPSHIRE
 PREPARED FOR/RECORD OWNER:
LEFAVOR FOLIO, LLC
 18 ECHO AVENUE NASHUA, NEW HAMPSHIRE 03082 (603) 897-8298



26 FEBRUARY 2019





SURVEY NOTES:

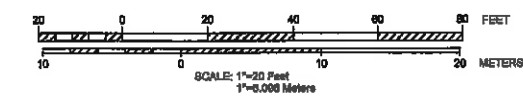
1. THE EXISTING PLANIMETRIC AND TOPOGRAPHY, AS SHOWN ON THESE PLANS, IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BETWEEN OCTOBER AND NOVEMBER 2011.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
3. THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.
4. SURVEY CONTROL INFORMATION:
 CONTROLLED BY TRIMBLE R-10 GPS RECEIVER WITH RTK CORRECTIONS VIA KEYNET VRS.
 HORIZONTAL DATUM: NAD83
 HORIZONTAL PROJECTION: NH STATE PLANE
 VERTICAL DATUM: NAVD83
 UNITS: US SURVEY FEET

No.	DATE	ADDRESS STAFF COMMENTS	REVISION	BY
1	04/10/15			TEZ

EXISTING CONDITIONS PLAN
(MAP 41, LOT 63)

PROPOSED RESIDENTIAL DEVELOPMENT
 93 LOCK STREET
 NASHUA, NEW HAMPSHIRE
 PREPARED FOR/RECORD OWNER:

LEFAVOR FOLIO, LLC
 15 ECHO AVENUE NASHUA, NEW HAMPSHIRE 03082 (603) 597-5296



26 FEBRUARY 2019

HSI Haynes/Swanson, Inc.
 Civil Engineers/Land Surveyors
 3 Congress Street Nashua, NH 03063 (603) 883-3057
 131 Middlesex Turnpike Burlington, MA 01803 (781) 263-1501
 www.hsi-haynes.com

FIELD BOOK: 1235	DRAWING NAME: 05082019-0021	5589	2 OF 12
DRAWING LOC: J:\2007\05082\1904\0508 SITE		PIC: Naylor	

CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 800.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/08.

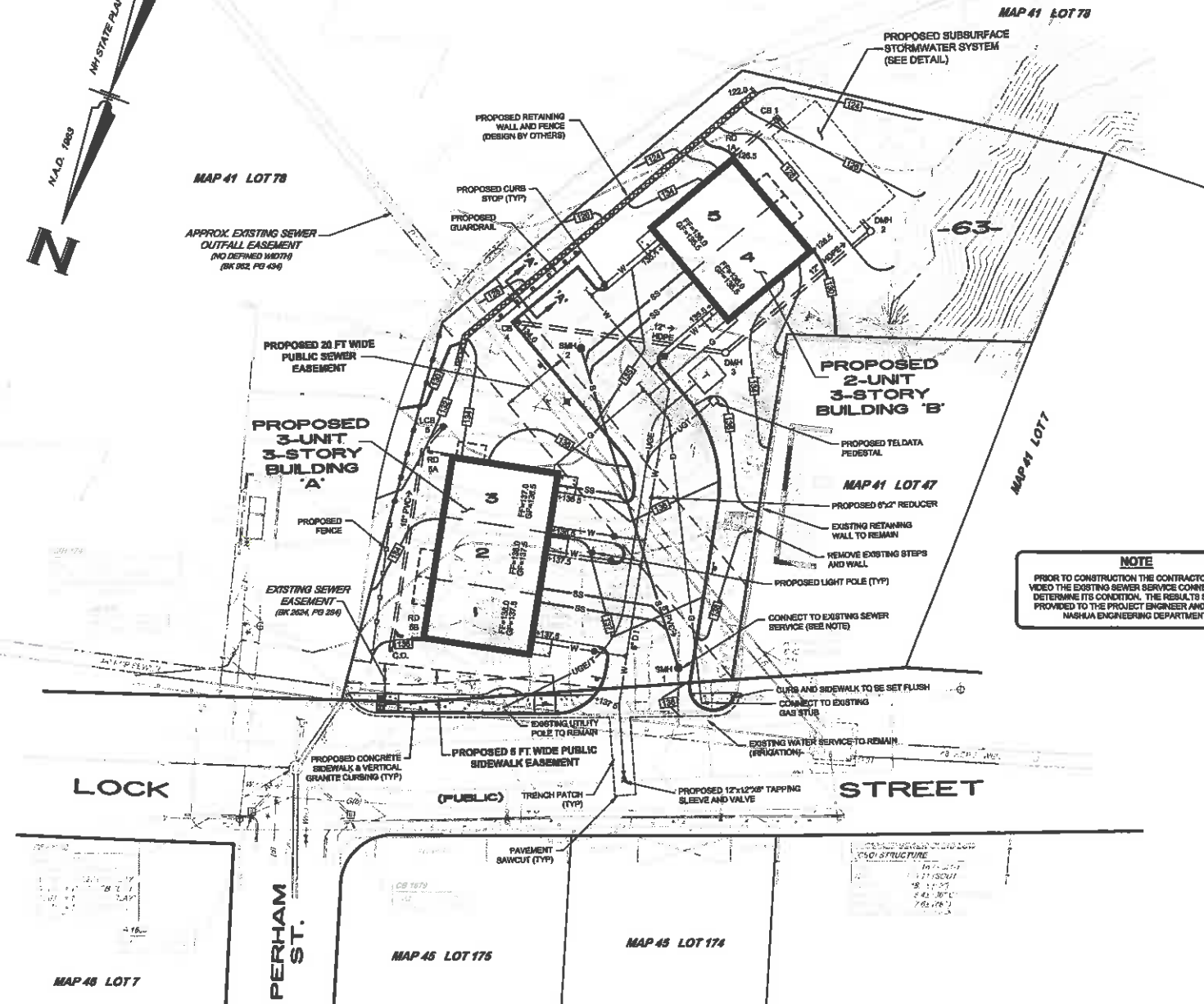
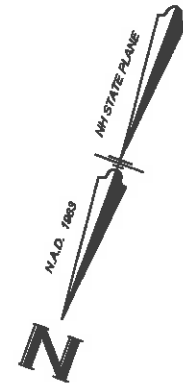
I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DATE: 4-16-19
 HAIL G. OVERIDGE, LLC



ZONING NOTE 4
 THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE YOU HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNES/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDING OWNER MUST CONSULT WITH THE TOWNSHIP TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

UTILITY NOTE 4
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM P.O.D. SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPOSE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



UTILITY NOTE
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

NOTE
 PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SEWER SERVICE CONNECTION TO DETERMINE ITS CONDITION. THE RESULTS SHALL BE PROVIDED TO THE PROJECT ENGINEER AND CITY OF NASHUA ENGINEERING DEPARTMENT.

UTILITY NOTES:

- PLUMBING FIXTURES IN THE PROPOSED BASEMENTS ARE NOT ALLOWED UNLESS THEY ARE SEPARATED USING AN EJECTOR PUMP.
- ALL WATER LINE, HYDRANT VALVES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR THE INSTALLATION OF MATERIALS, MAIN PIPING, SERVICE CONNECTIONS IN THE PENNACLUCK WATER WORKS FRANCHISED AREAS OF NASHUA AND MERRIMACK, NEW HAMPSHIRE, LATEST EDITION.
- ALL DRAINAGE PIPE SHALL BE CLASS IV RCP FURNISHED AND INSTALLED WITH FLEXIBLE GASKETS. JOINTS SHALL BE MADE WITH OIL RESISTANT COMPRESSION RINGS OF AN ELASTOMERIC MATERIAL CONFORMING TO ASTM C-443. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE FOLLOWED.
- FOUNDATION DRAINS ARE NOT ALLOWED TO OUTLET OVERLAND ONTO ANY STREET.
- DRAIN SYSTEMS SHALL BE INSTALLED BY A NASHUA LICENSED DRAIN LAYER, PER NRO SECTION 18-62 THROUGH SECTION 18-60.
- ALL POWER RELATED WORK SHALL CONFORM TO EVERSOURCE STANDARDS.
- ALL TELECOMMUNICATIONS WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS STANDARDS.
- ALL NATURAL GAS RELATED WORK SHALL COMPLY WITH LIBERTY UTILITIES STANDARDS.
- PROPOSED BUILDING 'A' (UNITS 1-3) SHALL BE SERVICED BY A FIRE SUPPRESSION SYSTEM AS DESIGNED BY OTHERS.

CITY OF NASHUA

- PLANNING DEPARTMENT**
 COMMUNITY DEVELOPMENT DIVISION
 229 MAIN STREET
 NASHUA, NH 03060
 ATT: LINDA MCGHEE
 (603) 888-3110
- ENGINEERING DEPARTMENT**
 NASHUA DEPT. OF
 PUBLIC WORKS / ENGINEERING
 9 RIVERSIDE STREET
 NASHUA, NH 03062
 ATT: JOE MENDOLA
 (603) 888-3124
- FIRE DEPARTMENT**
 NASHUA FIRE DEPARTMENT
 171 EAST HOLLIS STREET
 NASHUA, NH 03060
 ATT: ADAM POULIOT
 (603) 888-3460

UTILITY CONTACTS

- WATER:**
 PENNACLUCK WATER WORKS
 25 MANCHESTER STREET
 MERRIMACK, NH 03064
 ATT: JOHN BOISVERT, PE
 (603) 919-2300
- GAS:**
 LIBERTY UTILITIES
 11 NORTHEASTERN BLVD.
 SALEM, NH 03079
 ATT: RYAN LAGASSE
 (603) 327-7161
- TELEPHONE:**
 CONSOLIDATED COMMUNICATIONS
 287 DANIEL WEBSTER HWY.
 MERRIMACK, NH 03064
 ATT: JOY MENDONCA
 (603) 948-2713
- POWER:**
 EVERSOURCE
 370 AMHERST STREET
 NASHUA, NH 03060
 ATT: MARC GAGNON
 (603) 882-5864

CONSTRUCTION NOTES:

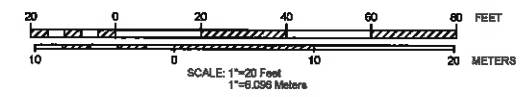
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF NASHUA, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, LATEST EDITION ARE HEREBY INCORPORATED BY REFERENCE.
- ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDY TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING 'DIG SAFE' AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
- BLASTING, IF NEEDED, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NASHUA FIRE DEPARTMENT REGULATIONS.
- ALL STUMPS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDING IMMEDIATELY UPON BEING CONSTRUCTED.

SITE DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FENCES, FOUNDATIONS, PARKING, DROVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE ENGINEER'S RECOMMENDATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY, PRIOR TO THE START OF ANY DEMOLITION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
- EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DEMOLITION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBERGLASS PIPE (HEAT), FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.

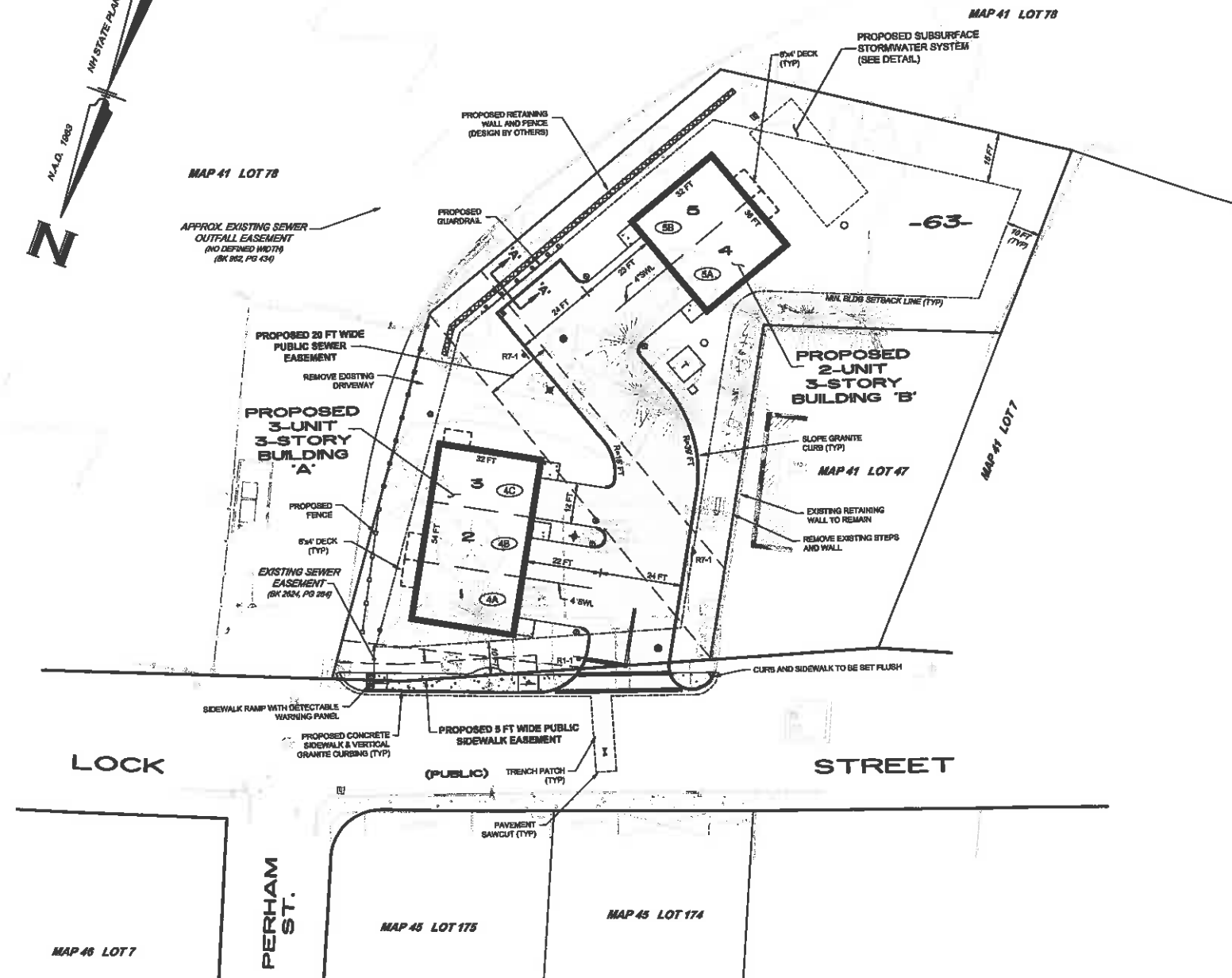
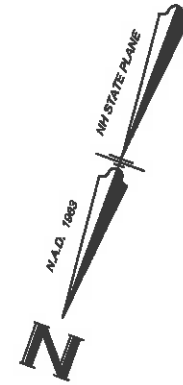
No.	DATE	REVISION	BY
1	04/10/18	ADDRESS STAFF COMMENTS	TEZ

SITE GRADING & UTILITY PLAN
 (MAP 41, LOT 63)
PROPOSED RESIDENTIAL DEVELOPMENT
 93 LOCK STREET
 NASHUA, NEW HAMPSHIRE
 PREPARED FOR/RECORD OWNER:
LEFAVOR FOLIO, LLC
 18 ECHO AVENUE NASHUA, NEW HAMPSHIRE 03062 (603) 867-5266



26 FEBRUARY 2019





SIGN LEGEND		
TEXT SEE MUTCD FOR TEXT DIMENSIONS	IDENTIFICATION NUMBER	SIZE WIDTH/HEIGHT
REFERENCE		
	R1-1	30\"/>

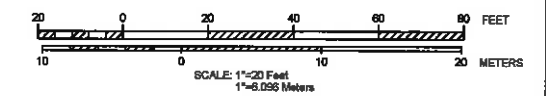
CURB LEGEND	
	TIP DOWN CURB
	VERTICAL GRANITE CURBING
	SLOPE GRANITE CURBING

SITE LAYOUT NOTES:

1. PRIOR TO COMMENCEMENT OF MAJOR CONSTRUCTION ACTIVITIES, THE ENGINEER SHALL PROVIDE THE CONTRACTOR WITH LAYOUT PLANS AND COORDINATE VALUES FOR STRATEGIC ELEMENTS OF THE SITE.
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT BUILDING DIMENSIONS AND DETAILS.
3. ALL DIMENSIONS ARE FROM FACE OF CURB OR OUTSIDE FACE OF BUILDING UNLESS NOTED OTHERWISE.
4. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
5. DECKS, PATIOS, PORCHES, AND BULKHEADS SHALL COMPLY WITH N.R.O. SECTION 199-16 (E2) RELATED TO DEVELOPMENT IN SETBACKS.

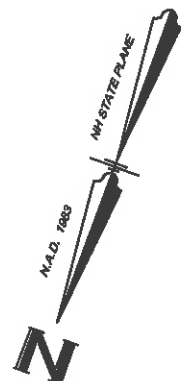
No.	DATE	REVISION	BY
1	04/10/19	ADDRESS STAFF COMMENTS	TEZ

SITE LAYOUT PLAN
(MAP 41, LOT 63)
PROPOSED RESIDENTIAL DEVELOPMENT
93 LOCK STREET
NASHUA, NEW HAMPSHIRE
PREPARED FOR/RECORD OWNER:
LEFAVOR FOLIO, LLC
16 ECHO AVENUE NASHUA, NEW HAMPSHIRE 03062 (603) 897-8286



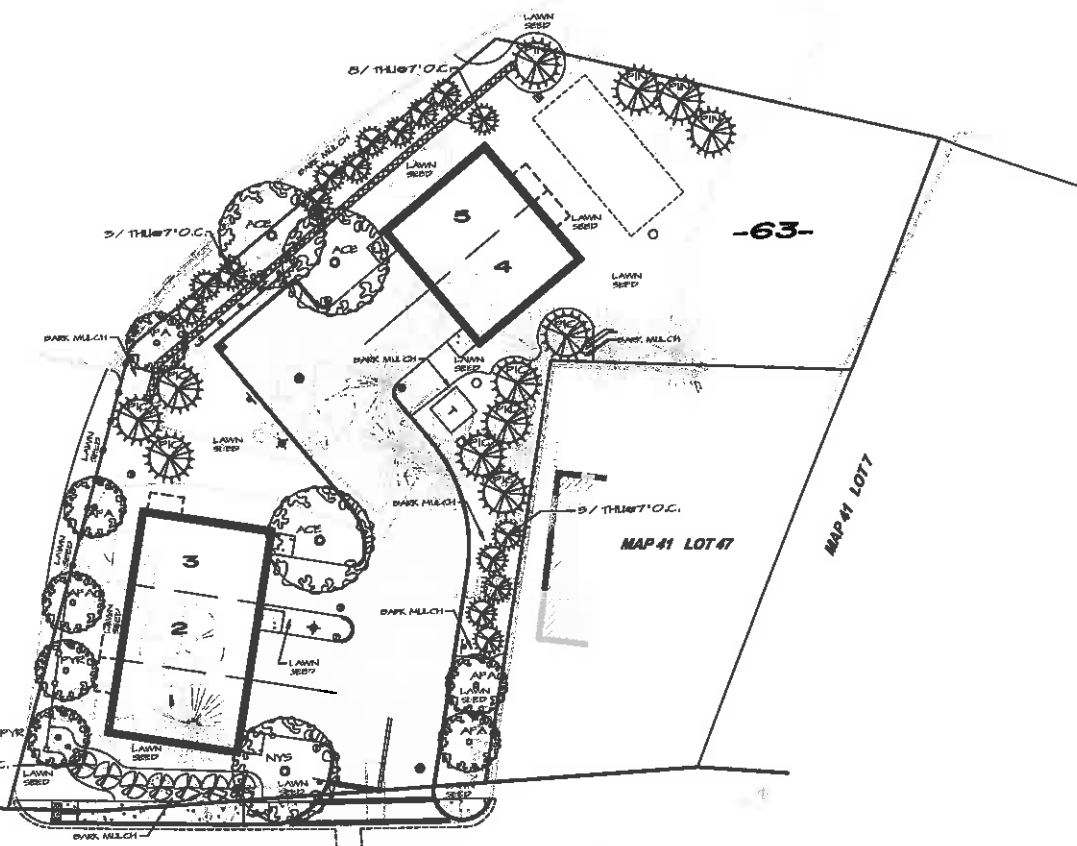
26 FEBRUARY 2019

HSI Haydar/Swanston, Inc.
Civil Engineers/Land Surveyors
3 Congress Street
Nashua, NH 03062 (603) 883-8287
121 Middlesex Turnpike
Burlington, MA 01803 (802) 263-1501
www.haydarswanston.com



MAP 41 LOT 7B

MAP 41 LOT 7B



LOCK STREET

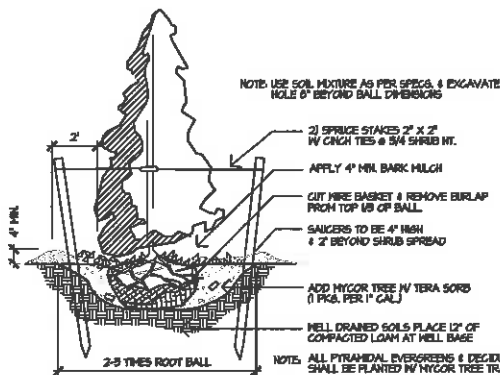
STREET

PERHAM ST.

MAP 45 LOT 175

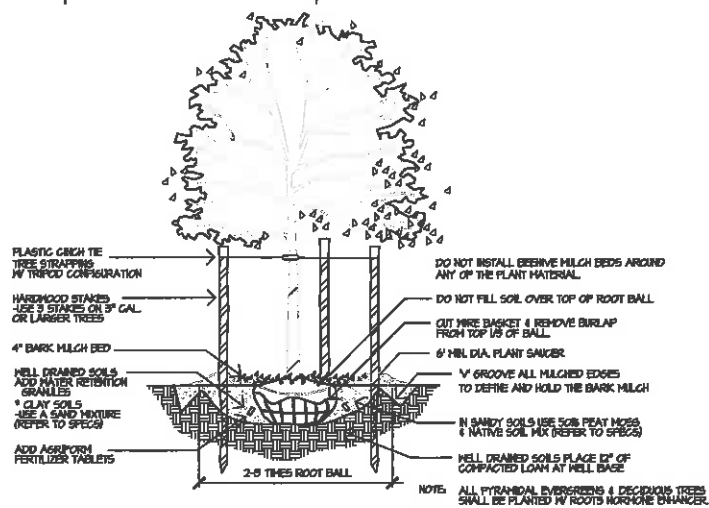
MAP 45 LOT 174

MAP 46 LOT 7



PYRAMIDAL EVERGREEN TREE PLANTING

NOT TO SCALE



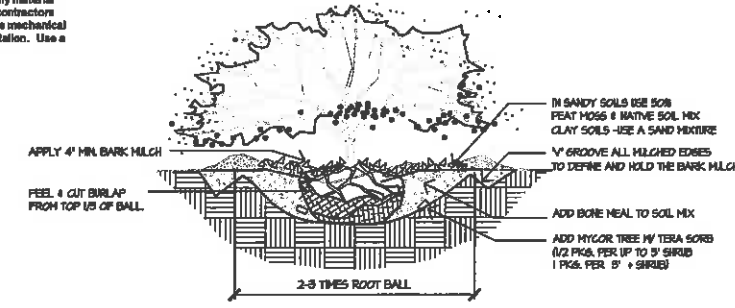
TREE PLANTING 2" + CAL.

NOT TO SCALE

General Specifications

- The contractor shall at his expense furnish all the materials, supplies, machinery, equipment, tool, superintendent, labor, insurance, & other accessories and services necessary to complete the said project within the unit costs stated within the bid price.
- The work to be done under this contract is as shown and described on the drawings. Each bidder shall make a careful examination of the plans and specifications (the plan shall dictate quantities) and acquaint himself with all conditions before making his proposal. He will be held responsible for errors in his proposal resulting from his failure to make such an examination. All bidders shall visit the site and inform themselves of all conditions.
- The bids shall be based on materials and equipment complying with the drawings and the specifications. The contractor shall be responsible under this contract for furnishing and installing materials conforming to the bid items. Under no circumstances may a species "hybrid" be substituted or size changed without written consent of the landscape architect.
- The contractor shall be responsible for the protection of such existing utilities as water mains, sewer systems, gas mains, electrical conduits, telephone lines and any other utilities and if any damage or destruction may occur to these utilities, he shall be responsible for their repair and/or replacement at his expense.
- The contractor shall make payment for all damages to buildings, structures, trees, shrubs and/or any other property outside the construction area or located within those limits but not designated for removal or reconstruction providing such damage shall result from accident caused by negligence for which the contractor shall be legally liable.
- If additional labor and/or materials is requested or required, the contractor shall submit a price to the owner. If the owner approves the price he shall prepare a change order for approval and signature. The contractor shall not proceed without a written authorization from the owner for the additional work. If the contractor proceeds with the additional work without this authorization he shall forfeit any claim for additional compensation.
- The landscape architect shall reserve the right to inspect the project work at any time deemed necessary to insure that the specifications and plans and any other contract documents are being followed.
- The L.A. shall have the right to reject any plant on-site based upon condition, size, or incorrect species or hybrid. L.A. must be contacted prior to install, to inspect materials delivered to the site, and to insure that soil amendments, bark mulch, roof ballast, etc. are to the written specifications.
- All seeded areas shall receive a minimum 8" topsoil blanket (by site contractor) with preparation, raking and general clean up prior to application. Operations shall include a pre-emergence type herbicide, 12-28-12 granular fertilizer @ 10 lbs./1000 sq. ft., and pelleted limestone @ 25 lbs./1000 sq. ft. prior to the top 2" of soil prior to hydro-seeding. Rates & application rates may change based upon the required soil analysis.
- Contractor is responsible for establishing a thick, weed free lawn. Seed shall be spread @ 4lbs./1000. Lawn germination shall be 85% free of noxious weeds for acceptance. Define differences in seed mixes (if applicable) with irrigation tagging until 2nd mowing. Site review by LA is required.
- Review of the installed irrigation system by the designer is required prior to release of final payment.
- Hydroseeding operations shall be a one part process with a paper fiber mulch; a tackifier shall be applied on all slopes greater than 3:1. Excavator Drainage mat shall be applied to all 2:1 slopes and drainage swales per plan.
- Contractor shall maintain, from acceptance date, the lawn areas through the first mowing. Contractor is not responsible for the first mowing.
- All plant materials shall be installed in accordance with A.L.C.G. Trees and shrubs shall have appropriate soil mixtures, fertilizer and soil retention granules.
- If the soil conditions are extremely sandy, all trees shall have a 6" layer of compacted topsoil (verify with Landscape Architect) placed in the base of the plant pit as a moisture retention layer. The plant pit sidewalls shall be over excavated by an additional 12" beyond the normal outside radius of the hole. A topsoil planting mixture shall be used to backfill as per spec # 22.
- Landscape architect shall have the right to reject and have ground removed any plant material not of proper size or of weak quality, i.e. thin, no lower branching, etc. Contractor must submit shipping lists (billing invoices) for verification, prior to installation.
- All plant material shall be guaranteed for a period of one (1) year from date of installation. Any material which dies or does not show a healthy appearance within this time shall be replaced at the contractor's expense; with same warranty requirements as the original. Warranty does not cover loss due to mechanical damage, i.e. snow storage. Contractor should protect susceptible species from insect infestation. Use a liquid systemic application on birch, etc.

- Plant beds and saucers vary in dia. (refer to dwg). Trees and shrubs shall receive a 4" (rutted) covering of pinebark mulch; saucer diameters per drawing & details. Deciduous trees shall have a 4" dia. saucer (typ.), evergreen trees shall have a saucer 2" min. beyond it's outer branches. All edges shall have a "V" groove.
- All B&B material which are encased in wire baskets shall have the wires cut loose and the top third removed prior to backfill operation.
- If road base is encountered in any plant bed areas, i.e. parking islands, it shall be removed and suitable amended soil installed per drawings and specifications.
- Soil planting mixture shall be a 6%-10% organic topsoil, amended with 10% wood ash, 10% manure, & 30% 2% peat moss or incorporate a dehydrated compost material. If planting in sand, gravel or other well drained soils, a 50% peat moss to excavated soil. Other soil amendments shall include: AgriForma tablete, Hydro-Gei or equal, and Roots growth enhancer to all trees and shrubs listed, per manufacturers specifications. All plant material pits will receive a min. 20% 2% in volume mix of a compost soil amendment. Substrate required. "Roots" STEP 1 can be substituted for the individual supplements. Install per manufacturer's specs.
- Landscape contractor shall not be responsible for topsoil spreading but shall coordinate with the site contractor adherence to the mound grades, plant bed soil depths and soil type per dwgs & spec. Landscape contractor shall power rake-out for seed.
- Landscape contractor shall provide a soil analysis of the topsoil planting mixture. Analysis to show soil classification (min. sandy loam) and nutrients.
- Contractor shall protect all B&B materials left above grade prior to installation from drying out. All plants shall be stored, covered in mulch, and irrigated until planted. Any plant left on the ground and whose outer soil surface dries out, shall be rejected by the landscape architect. Plants stored in shade and off pavement.
- Plan dictates, contractor shall alert Landscape Architect if any discrepancies exist between the plan, the material list, and as-built site conditions.
- Installer shall notify landscape architect prior to planting, to review plant locations and bedline configurations. If contractor installs without the placement approval of the L.A., said architect shall have the right to relocate any installed plants at the contractor's expense.
- Installer shall notify landscape architect prior to plant installation to review all materials. Any plants of poor condition, improper size, or species will be rejected.
- Upon one year review, contractor shall straighten any trees that have shifted. Any weak or bare spots in lawn shall be reseeded.
- All bedlines shall have a deep "V" groove to define lawn to mulch edge. No "beehive" mounding of mulch is allowed, also keep mulch away from base of perennials.
- Do not plant materials too close to the edge of bedlines. Refer to drawings for center of plant to bedline. At a minimum no outer branching of a shrub or perennial shall be closer than two feet from the bedlines. If the as-built does not comply contractor shall adjust the plant location or bedline at his expense.
- Seed mixes include: Sandy Soil Lawn Mix by: oserreeseed.com; New England Wetland Plants, Amherst, MA. refer to planting plan for designations.
- Any items not completed to the specifications will be required at contractor's expense prior to final approval. Contractor is to bid the work according to the specifications and not to what they may do under their standard practices. Special attention will be paid to soils, amendments, guy stakes, bedline & saucer configurations, seed mixtures, etc.
- Certain designated foundation edging is road ballast (washed rounds, non-crushed, natural) Size of stone is a range of 3/4"-1.5" dia. placed to a depth of 3", upon placement apply a coating of granular Preen (pre-emergent).
- Any questions concerning this drawing shall be directed to Joseph Hochman c/o Blackwater Design, 85 Front Lane, Webster, NH 03305, 603-860-2541.

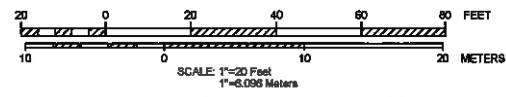


B&B SHRUB PLANTING

NOT TO SCALE

No.	DATE	REVISION	BY
1	04/10/19	ADDRESS STAFF COMMENTS	TEZ

LANDSCAPE PLAN
(MAP 41, LOT 63)
PROPOSED RESIDENTIAL DEVELOPMENT
93 LOCK STREET
NASHUA, NEW HAMPSHIRE
PREPARED FOR/RECORD OWNER:
LEFAVOR FOLIO, LLC
18 ECHO AVENUE NASHUA, NEW HAMPSHIRE 03062 (603) 897-5208



26 FEBRUARY 2019

PREPARED BY:
BLACKWATER DESIGN
PHONE (603) 644-6500 FAX (603) 644-6506
Landscape Planning - Landscape Architecture
85 Front Lane - Webster, NH 03303

FIELD BOOK: 1238	DRAWING NAME: 050901E-1521	5560	11 OF 12
DRAWING LOG: J:\5000\5560\DWG\5560 SITE		PLOT NUMBER	



Alternative
Designs Inc.

www.altdesigns.us
Residential/Commercial
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94 Old Granite Street
Manchester, NH 03101
phone: (603) 645-4388
fax: (603) 645-6010

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Contractor to check & verify all
dimensions & structural members
before construction.
All construction shall be in strict
accordance with the applicable
New Hampshire or Massachusetts
Building Codes, whichever applicable.

REVISIONS	

H-054
FEB 2014
SHEET 1 OF 1

A1



FRONT ELEVATION 3-UNIT



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



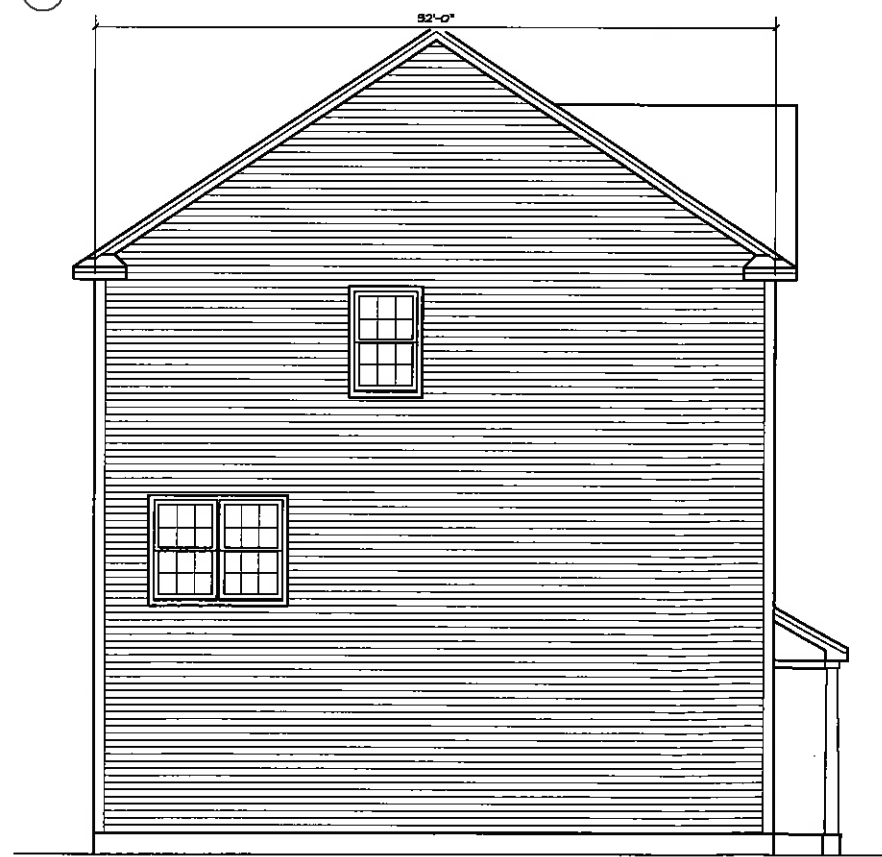
○ FRONT ELEVATION 2-UNIT



○ REAR ELEVATION



○ SIDE ELEVATION



○ SIDE ELEVATION


Alternative Designs Inc.
 www.altdesigns.us
 Residential/Commercial Design
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 phone: (603) 645-4388
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Contractor to check & verify all dimensions and materials before construction. All construction shall be in strict compliance with the State of New Hampshire or Massachusetts Building Codes, whichever applicable.

REVISIONS	

14-054
 FEB 2014
 SHEET 1 OF 1

A1