TOWN OF SEABROOK
SEWER DEPARTMENT &
WASTEWATER TREATMENT FACILITY
PO BOX 456 ▪ WRIGHT'S ISLAND ▪SEABROOK, NH 03874
PHONE (603) 474-8012 ▪ FAX (603) 474-8014

APPLICATION FOR SEWER SERVICE

DATE: 4-8-2025

APPLICANT / BUSINESS NAME: GRA REAL ESTATE HOLDINGS, LLC

SERVICE ADDRESS: 39 STARD RD, SEABROOK, NH 03874

MAP 4 LOT 11 SEQ. ZONING DISTRICT COMMERCIAL IS LOT IN CURRENT USE? [Y] N

MAILING ADDRESS PO BOX 2750, SEABROOK, NH 03874 CITY STATE ZIP

PHONE 603-967-4002 (EXT.303) CELL 603-531-1363 EMAIL austin@seabrooktruckcenter.com

PROPERTY OWNER (IF DIFFERENT THAN ABOVE) PHONE

TYPE OF CONSTRUCTION (CHECK ALL THAT APPLY):

NEW CONSTRUCTION X RESIDENTIAL SINGLE- FAMILY ____ RESIDENTIAL MULTI-FAMILY ____

CONDO ____ MOBILE/MANUFACTURED HOME ____ COMMERCIAL X INDUSTRIAL ____

OTHER (PLEASE DESCRIBE): ____

BUILDING SIZE (IN SQUARE FEET) 8695

COMMENTS (IF APPLICABLE PLEASE LIST NO. OF BUILDINGS AND NO. OF UNITS):

FIXTURE COUNT

BATHROOM		KITCHEN		LAUNDRY		MISC	
SHOWER/TUB COMBO	0	SINKS	2	SINKS	1	WASHING MACHINE	0	HOSEBIBS	0
BATHTUB	0	TOILETS	2	DISHWASHER	0	SINKS	0	BAR SINKS	0
SHOWER	0	URINALS	1	OTHER	0	OTHER WASHBAY - PRESSURE WASHER	1	POOL (SIZE)	
OVERSIZED BATHTUB (EX: JACUZZI, SOAKER)	0	BIDET							

PROPERTY OWNER SIGNATURE *Austin Greene* DATE: 4-8-2025

APPLICANT / CORPORATION OFFICER SIGNATURE *Austin Greene* DATE: 4-8-2025

CORPORATION NAME: GRA REAL ESTATE HOLDINGS, LLC

OFFICERS NAME & TITLE (print) AUSTIN GREENE CONTROLLER

I, *Austin Greene* agree that I will not hold the Seabrook Sewer Department
Property Owner *(print)*
responsible for any damages to my property, which may be incurred during, or as a result of the sewer service installation.

Austin Greene
Property Owner or Agent with Power of Attorney *(Signature)*

AMOUNT PAID ____ CASH / CHECK # ____ DATE RECEIVED ____ BY ____

TOWN OF SEABROOK
SEWER DEPARTMENT &
WASTEWATER TREATMENT FACILITY
PO BOX 456 ▪ WRIGHT'S ISLAND ▪SEABROOK, NH 03874
PHONE (603) 474-8012 ▪ FAX (603) 474-8014

House Service Connection Ties

Address: 39 STARD RD, SEABROOK, NH 03874

Map: 4 Lot : 11 Seq: -

Please provide a sketch of the service connection with the approximate length. Please indicate the name of the street and a sketch of the house. In addition please show the approximate distances from any water lines on the property:

SEE ATTACHED

Connection to Building
The applicant shall provide proper plumbing of building(s), which shall be in compliance with the International Plumbing Code as well as the rules and ordinances of the Town of Seabrook and the State of New Hampshire. The Town of Seabrook shall inspect and certify the plumbing, including the underground piping (before backfilling), prior to connection to the Town of Seabrook's sewer system.

--OFFICE USE ONLY--

GRANTED_____ DENIED_____ DATE_____

REASON FOR DENIAL: _____

Sewer Superintendent 4/29/25 *Date*

Board of Sewer Commissioners

_____
(CHAIRMAN)

_____

_____

AMOUNT PAID $8,453.89 CASH / CHECK # 2618 DATE RECEIVED 4/29/25 BY _____

COMMERCIAL DEVELOPMENT
"SEABROOK TRUCK"
TAX MAP 4, LOT NUMBER 11
39 STARD ROAD, SEABROOK, NH

Know what's **below**
811 before you dig

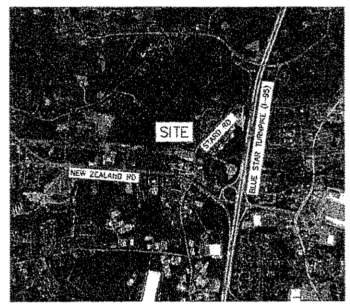
GENERAL LEGEND

EXISTING | PROPOSED | DESCRIPTION

PROPERTY LINES
SETBACK LINES
CENTERLINE
FRESHWATER WETLANDS LINE
TREE LINE
STONEWALL
FENCE
STOCKADE FENCE
ZONELINE
EASEMENT
MAJOR CONTOUR
MINOR CONTOUR
EDGE OF PAVEMENT
VERTICAL GRANITE CURB
SLOPE GRANITE CURB
CAPE COD BERM
POURED CONCRETE CURB
SILT FENCE
DRAINAGE LINE
SEWER LINE
SEWER FORCE MAIN
GAS LINE
WATER LINE
WATER SERVICE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
GUARDRAIL
UNDERDRAIN
THRUST BLOCK
IRON PIPE/IRON ROD
DRILL HOLE
IRON ROD/DRILL HOLE
STONE/GRANITE BOUND
SPOT GRADE
PAVEMENT SPOT GRADE
CURB SPOT GRADE
BENCHMARK (TBM)
DOUBLE POST SIGN
SINGLE POST SIGN
WELL
TEST PIT
FAILED TEST PIT
MONITORING WELL
TREES AND BUSHES
UTILITY POLE
LIGHT POLES
DRAIN MANHOLE
SEWER MANHOLE
HYDRANT
WATER GATE
WATER SHUT OFF
REDUCER
SINGLE GRATE CATCH BASIN
DOUBLE GRATE CATCH BASIN
TRANSFORMER
CULVERT W/WINGWALLS
CULVERT W/FLARED END SECTION
CULVERT W/STRAIGHT HEADWALL
STONE CHECK DAM
DRAINAGE FLOW DIRECTION
RIPRAP
PAVEMENT HATCH
FRESHWATER WETLANDS
TIDAL WETLANDS
STABILIZED CONSTRUCTION ENTRANCE
CONCRETE
GRAVEL
SNOW STORAGE
RETAINING WALL

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	OVERALL SITE & UTILITY PLAN
C2.1	SITE PLAN
D1-D3	DETAIL SHEETS
A2	ARCHITECTURAL ELEVATIONS



LOCUS MAP
SCALE 1" = 2000'

PERMITS

TYPE OF PERMIT	STATUS
SEABROOK SITE PLAN APPROVAL: TOWN OF SEABROOK PLANNING BOARD PO BOX 456 99 LAFAYETTE ROAD SEABROOK, NEW HAMPSHIRE 03874 (603) 474-5605 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED: APRIL 9, 2024 PERMIT NO. 2024-005 DATED: AUGUST 19, 2024
NHDES SEWER CONNECTION PERMIT: NHDES - WASTEWATER ENGINEERING BUREAU 29 HAZEN DRIVE, P.O. BOX 95 CONCORD, NEW HAMPSHIRE 03302-0095 (603) 271-3503 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED: PERMIT NO. DATED: EXPIRATION:

CONDITIONS OF APPROVAL

1. SPILL PREVENTION TO BE APPROVED BY THE DEPUTY FIRE CHIEF AND SUBMITTED TO THE PLANNING BOARD
2. SUBMIT NEW PLAN SET DEPICTING THE NEW LOCATION OF BUILDING AND BERM TO THE PLANNING BOARD.
3. SITE SECURITY SET BY TOWN ENGINEER (TEC) AT $50,000 PER SECTION 9.101 OF THE SEABROOK SUBDIVISION OF REGULATIONS.

APPLICANT / DEVELOPER
GRA REAL ESTATE HOLDINGS, LLC
PO BOX 2750
SEABROOK, NH 03824
(603) 944-1959
CONTACT: ARLEIGH GREEN

SURVEYOR
MILLENIUM ENGINEERING INC.
13 HAMPTON ROAD
PO BOX 745
EXETER, NH 03833
(603) 778-0528
CONTACT: HENRY BOYD JR.

CIVIL ENGINEER
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: WAYNE MORRILL
EMAIL: WMORRILL@JONESANDBEACH.COM

OWNER OF RECORD
GRA REAL ESTATE HOLDINGS, LLC
PO BOX 2750
SEABROOK, NH 03824
(603) 944-1959
CONTACT: ARLEIGH GREEN

WATER AND SEWER
SEABROOK WATER AND SEWER
550 ROUTE 107
PO BOX 456
SEABROOK, NH 03874
(603) 474-9921

ELECTRIC
UNITIL NEW HAMPSHIRE
6 LIBERTY LANE WEST
HAMPTON, NH 03842
(603) 777-5512

TELEPHONE
CONSOLIDATED COMMUNICATIONS
100 TRI CITY ROAD
SOMERWORTH, NH 03878
ATTN:DAVE KESTNER
(603) 743-1114

CABLE TV
COMCAST COMMUNICATION
CORPORATION 334-B CALEF HIGHWAY
EPPING, NH 03042-2325
(603) 679-5695

STATE OF NEW HAMPSHIRE — ERIK M. POULIN, No. 16669 — LICENSED PROFESSIONAL ENGINEER 10/21/24

Design: WGM	Draft: GDR	Date: 3/18/24	
Checked: WGM	Scale: AS NOTED	Project No.: 24030	
Drawing Name: 24030-PLAN.dwg			

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

PROJECT PARCEL
TOWN OF SEABROOK
TAX MAP 4, LOT 11

APPLICANT/OWNER
GRA REAL ESTATE HOLDINGS LLC
PO BOX 2750
SEABROOK, NH 03874
BK 5794, PG 1076

TOTAL LOT AREA
85,008± SQ. FT.
1.95 ACRES

* THIS PARCEL IS SUBJECT TO A VARIANCE GRANTED BY THE SEABROOK ZBA - CASE # 2014-007

REV.	DATE	REVISION	BY
5	10/21/24	REVISED CONDITIONS OF APPROVAL	EMP
4	8/12/24	ADDED NOTICE OF DECISION	GDR
3	7/26/24	REVISED PER PLANNING BOARD REVIEW	GDR
2	7/10/24	REVISED PER TOWN ENGINEER COMMENTS	GDR
1	4/23/24	REVISED PER TRC COMMENTS	GDR

J/B — Designed and Produced in NH

APPROVED - SEABROOK, NEW HAMPSHIRE PLANNING BOARD

CASE #: 2024-05 DATE:

Project: SEABROOK TRUCK
39 STARD ROAD, SEABROOK, NH

Owner of Record: GRA REAL ESTATE HOLDINGS LLC
PO BOX 2750, SEABROOK, NH

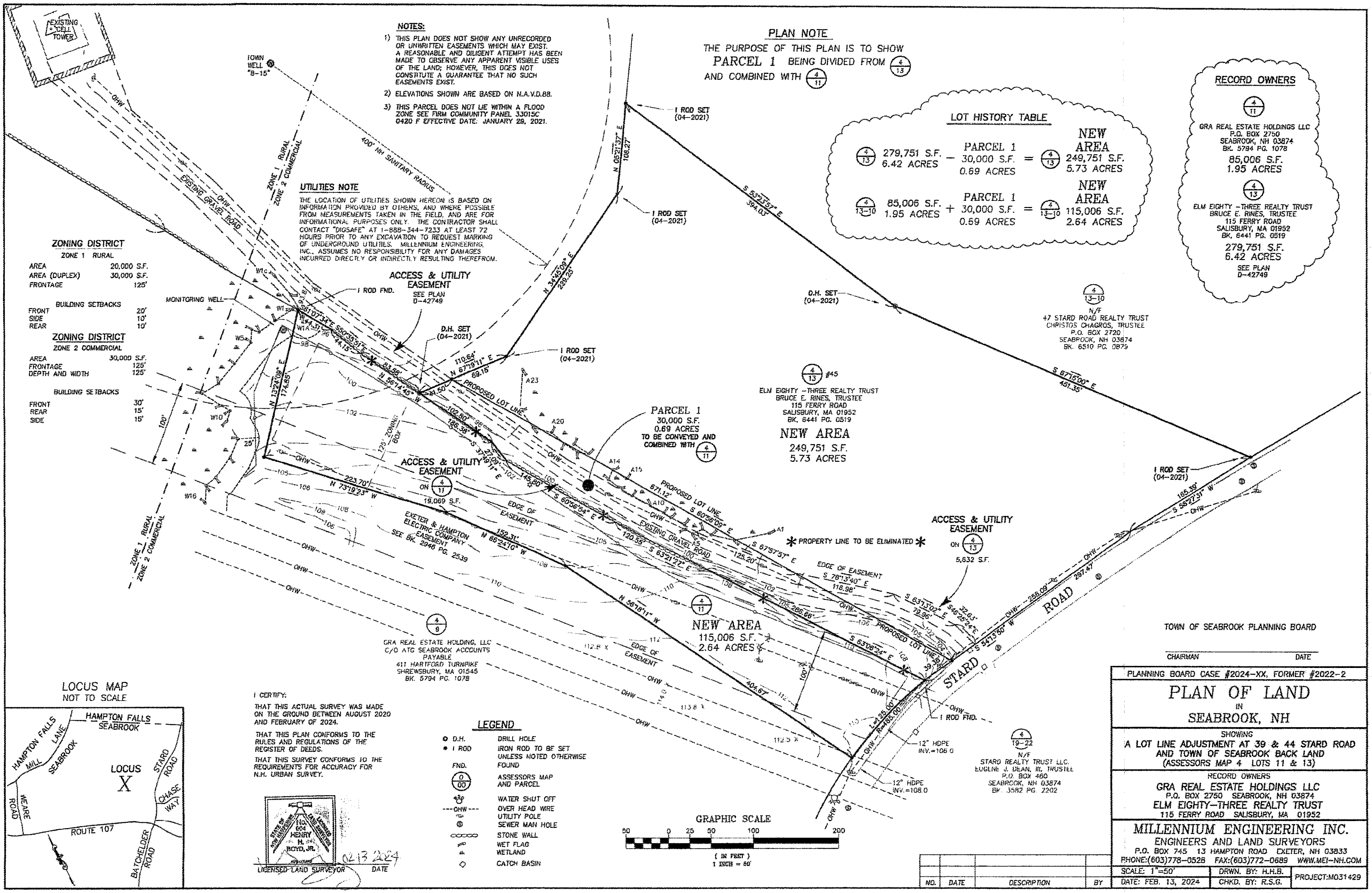
Plan Name: COVER SHEET

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

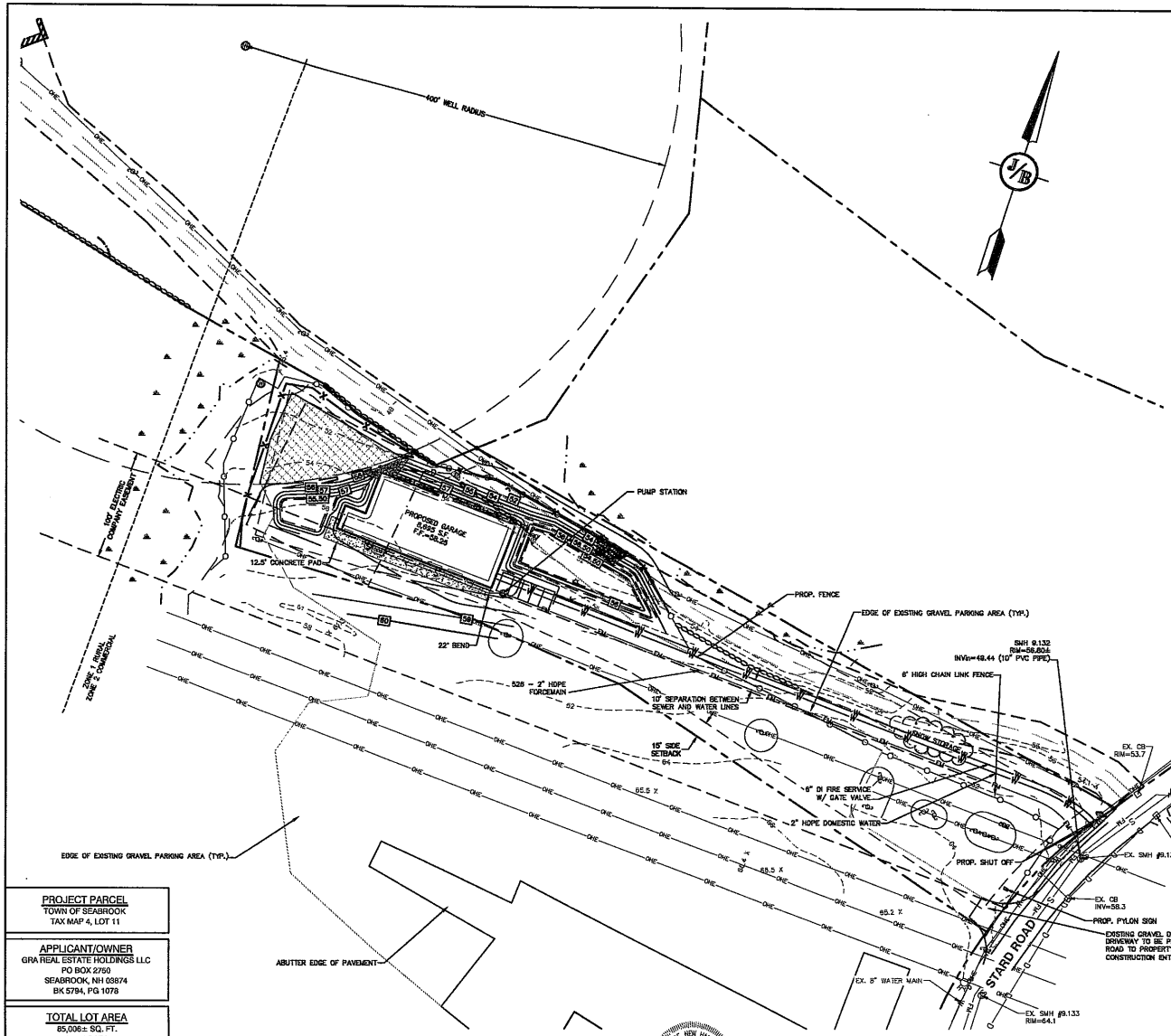
DRAWING NO. CS

SCALE: AS NOTED | DATE: 03/29/2024 | FILE: 24030 | SHEET 1 OF 8

SEABROOK TRUCK, 39 STARD ROAD, SEABROOK NH
JBE # 24030 REVISION 1, 07/10/24

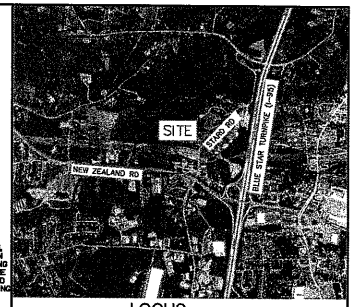


EXISTING CELL TOWER
TOWN WELL "B-15"
NOTES:
1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
2) ELEVATIONS SHOWN ARE BASED ON N.A.V.D.88.
3) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE SEE FIRM COMMUNITY PANEL 33015C 0420 F EFFECTIVE DATE: JANUARY 29, 2021.
UTILITIES NOTE
THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC., ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.
400' NH SANITARY RADIUS
EXISTING GRAVEL ROAD
ZONE 1 RURAL
ZONE 2 COMMERCIAL
ZONING DISTRICT
ZONE 1 RURAL
AREA 20,000 S.F.
AREA (DUPLEX) 30,000 S.F.
FRONTAGE 125'
BUILDING SETBACKS
FRONT 20'
SIDE 10'
REAR 10'
ZONING DISTRICT
ZONE 2 COMMERCIAL
AREA 30,000 S.F.
FRONTAGE 125'
DEPTH AND WIDTH 125'
BUILDING SETBACKS
FRONT 30'
REAR 15'
SIDE 15'
MONITORING WELL
I ROD FND.
ACCESS & UTILITY EASEMENT
SEE PLAN D-42749
D.H. SET (04-2021)
I ROD SET (04-2021)
PROPOSED LOT LINE
PLAN NOTE
THE PURPOSE OF THIS PLAN IS TO SHOW PARCEL 1 BEING DIVIDED FROM 4/13 AND COMBINED WITH 4/11
LOT HISTORY TABLE
4/13 279,751 S.F. 6.42 ACRES − PARCEL 1 30,000 S.F. 0.69 ACRES = 4/13 NEW AREA 249,751 S.F. 5.73 ACRES
4/13-10 85,006 S.F. 1.95 ACRES + PARCEL 1 30,000 S.F. 0.69 ACRES = 4/13-10 NEW AREA 115,006 S.F. 2.64 ACRES
RECORD OWNERS
4/11
GRA REAL ESTATE HOLDINGS LLC
P.O. BOX 2750
SEABROOK, NH 03874
BK. 5794 PG. 1078
85,006 S.F.
1.95 ACRES
4/13
ELM EIGHTY -THREE REALTY TRUST
BRUCE E. RINES, TRUSTEE
115 FERRY ROAD
SALISBURY, MA 01952
BK. 6441 PG. 0519
279,751 S.F.
6.42 ACRES
SEE PLAN D-42749
4/13-10
N/F
47 STARD ROAD REALTY TRUST
CHRISTOS CHAGROS, TRUSTEE
P.O. BOX 2720
SEABROOK, NH 03874
BK. 6510 PG. 0875
4/13 #45
ELM EIGHTY -THREE REALTY TRUST
BRUCE E. RINES, TRUSTEE
115 FERRY ROAD
SALISBURY, MA 01952
BK. 6441 PG. 0519
NEW AREA
249,751 S.F.
5.73 ACRES
PARCEL 1
30,000 S.F.
0.69 ACRES
TO BE CONVEYED AND COMBINED WITH 4/11
ACCESS & UTILITY EASEMENT ON 4/11
19,069 S.F.
EDGE OF EASEMENT
EXETER & HAMPTON ELECTRIC COMPANY EASEMENT
SEE BK. 2946 PG. 2539
* PROPERTY LINE TO BE ELIMINATED *
ACCESS & UTILITY EASEMENT ON 4/13
5,632 S.F.
4/11
NEW AREA
115,006 S.F.
2.64 ACRES
4/9
GRA REAL ESTATE HOLDING, LLC
C/O ATG SEABROOK ACCOUNTS PAYABLE
411 HARTFORD TURNPIKE
SHREWSBURY, MA 01545
BK. 5794 PG. 1078
STARD ROAD
12" HDPE INV.=106.0
12" HDPE INV.=108.0
4/19-22
N/F
STARD REALTY TRUST LLC.
EUGENE J. DEAN, III, TRUSTEE
P.O. BOX 460
SEABROOK, NH 03874
BK. 3582 PG. 2202
LOCUS MAP
NOT TO SCALE
HAMPTON FALLS
SEABROOK
HAMPTON FALLS MILL LANE
SEABROOK
LOCUS X
STARD ROAD
CHASE WAY
WEARE ROAD
ROUTE 107
BATCHELDER ROAD
I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN AUGUST 2020 AND FEBRUARY OF 2024.
THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.
HENRY H. BOYD, JR.
02.13.2024
LICENSED LAND SURVEYOR
DATE
LEGEND
D.H. DRILL HOLE
I ROD IRON ROD TO BE SET UNLESS NOTED OTHERWISE
FND. FOUND
ASSESSORS MAP AND PARCEL
WATER SHUT OFF
OHW OVER HEAD WIRE
UTILITY POLE
SEWER MAN HOLE
STONE WALL
WET FLAG
WETLAND
CATCH BASIN
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 INCH = 50'
TOWN OF SEABROOK PLANNING BOARD
CHAIRMAN
DATE
PLANNING BOARD CASE #2024-XX, FORMER #2022-2
PLAN OF LAND
IN
SEABROOK, NH
SHOWING
A LOT LINE ADJUSTMENT AT 39 & 44 STARD ROAD AND TOWN OF SEABROOK BACK LAND
(ASSESSORS MAP 4 LOTS 11 & 13)
RECORD OWNERS
GRA REAL ESTATE HOLDINGS LLC
P.O. BOX 2750 SEABROOK, NH 03874
ELM EIGHTY-THREE REALTY TRUST
115 FERRY ROAD SALISBURY, MA 01952
MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM
NO. DATE DESCRIPTION BY
SCALE: 1"=50'
DRWN. BY: H.H.B.
DATE: FEB. 13, 2024
CHKD. BY: R.S.G.
PROJECT:M031429



SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED COMMERCIAL GARAGE BUILDING ON TOWN OF SEABROOK TAX MAP 4 / LOT 11.
2. ZONING DISTRICT: "2" COMMERCIAL
   LOT AREA MINIMUM = 30,000 SF
   LOT FRONTAGE MINIMUM = 125'
   OPEN SPACE MINIMUM = 25%
   BUILDING SETBACKS (MINIMUM):
   FRONT SETBACK = 30'
   SIDE SETBACK = 15'
   REAR SETBACK = 15'
   MAX. BUILDING HEIGHT = 35'
3. PARKING:
   NO MINIMUM PARKING REQUIRED
   PROPOSED PARKING = 5 SPACES IN GRAVEL AREA
4. TOTAL BUILDING FOOTPRINT= 8,695 S.F.
   TOTAL DISTURBANCE AREA = 11,972 S.F.
   EXISTING GRAVEL TO BE REMOVED = 27,298 S.F.
   PROPOSED IMPERVIOUS AREA= 8,695 S.F.
5. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
6. ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
7. THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE FIRM COMMUNITY PANEL 33015C 0420 F EFFECTIVE DATE: JANUARY 29, 2021.
8. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
10. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED TO THE TOWN BOARD OF APPEALS.
11. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
12. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
13. SNOW TO BE TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
14. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
15. HOURS OF OPERATION: 7:00 AM. TO 8:00 PM 7 DAYS A WEEK.
16. DUMPSTERS WILL BE LOCATED ON 27 STARD ROAD FOR THIS PROJECT (MAP 4, LOT 9)
17. HANDICAP PARKING SPACES, RAMPS AND BUILDING ACCESS SHALL COMPLY WITH ADA REGULATIONS
18. SITE LIGHTING SHALL BE SET ON A TIMER. TIMER TO TURN OFF LIGHTS AT 11:00 PM.
19. CONTRACTOR TO OBTAIN A DRIVEWAY PERMIT FROM THE SEABROOK DPW PRIOR TO CONSTRUCTION.
20. ALL OUTDOOR LIGHTING SYSTEMS SHALL BE EQUIPPED WITH TIMERS TO REDUCE ILLUMINATION LEVELS TO NON-OPERATIONAL VALUES PER TOWN REGULATIONS.ALL LIGHTING TO BE DARK SKY COMPLIANT.
21. WATER METER INSTALLATION IS MANDATORY FOR EVERY NEW HOME/BUILDING AND ARE TO BE INSTALLED AT THE PROPERTY OWNERS EXPENSE.
22. CONTRACTOR TO VERIFY INVERTS FOR ALL DRAINAGE/SEWER STRUCTURES PRIOR TO CONSTRUCTION.
23. A PRE-CONSTRUCTION MEETING WITH THE TOWN REVIEW ENGINEER TO BE HELD PRIOR TO ANY EARTH MOVEMENT.
24. APPLICANT TO ENSURE THAT THE USE OF THE PROPOSED FACILITY COMPLIES WITH THE PROVISIONS OF SECTION 16 OF THE ZONING ORDINANCE, AQUIFER PROTECTION. (SEE ZBA VARIANCE CASE 2014-007.)
25. JERSEY BARRIERS TO BE INSTALLED AROUND POWER POLES TO PROTECT FROM VEHICLES.
26. IN THE EVENT THE TOWN OF SEABROOK MOVES FORWARD WITH THE MUNICIPAL WELL ON THE ADJACENT LOT, THE 6 INCH HIGH BERM WILL BE AMENDED TO A ONE FOOT HIGH BERM PRIOR TO THE INSTALLATION OF FENCING IN THE BERM LOCATION.
27. NO CONSTRUCTION ACTIVITIES OR DISTURBANCE SHALL OCCUR WITHIN THE 400 FOOT WELL RADIUS FOR THIS DEVELOPMENT. ADDITIONALLY, FINAL GRADING OF THE PROPOSED DEVELOPMENT SHALL ENSURE THAT NO STORMWATER IS DIRECTED FROM THE PROPOSED DEVELOPMENT INTO THE 400 FOOT WELL RADIUS.
28. TEST PITS SHALL BE CONDUCTED IN THE LOCATION OF THE PROPOSED RAIN GARDEN'S PRIOR TO CONSTRUCTION. QUANTITY OF TEST PITS SHALL MEET THE STANDARDS SET FORTH IN THE NH STORMWATER MANUAL VOLUME 2. IF THE RESULTS OF THE TEST PITS REQUIRE CHANGES TO THE DESIGN OF THE RAIN GARDEN'S OR THE INFORMATION PRESENTED IN THE DRAINAGE ANALYSIS FOR THE PROJECT, THE PLANS AND/OR DRAINAGE ANALYSIS SHALL BE REVISED AND SUBMITTED TO THE TOWNS REVIEW ENGINEER.
29. CONTRACTOR TO INSTALL "NO PARKING UNDER POWER LINES" SIGNS ADJACENT TO EXISTING TRANSMISSION POLES INSIDE OF THE JERSEY BARRIER PROTECTORS.
30. ESTIMATED DAILY SEWER FLOW DEMAND = 587 GPD



LOCUS SCALE: 1"=2000'

PROJECT PARCEL
TOWN OF SEABROOK
TAX MAP 4, LOT 11

APPLICANT/OWNER
GRA REAL ESTATE HOLDINGS LLC
PO BOX 2750
SEABROOK, NH 03874
BK 5794, PG 1078

TOTAL LOT AREA
85,006± SQ. FT.
1.95 ACRES

Design: WGM	Draft: GDR	Date: 3/15/24
Checked: WGM	Scale: AS NOTED	Project No.: 24030
Drawing Name: 24030-PLAN.dwg		

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GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

STATE OF NEW HAMPSHIRE
ERIK M. POULIN
No. 18669
LICENSED PROFESSIONAL ENGINEER
03/21/2025

REV.	DATE	REVISION	BY
6	03/18/25	UNITIL REVISIONS	EMP
5	10/21/24	REVISED CONDITIONS OF APPROVAL	EMP
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3	7/25/24	REVISED PBR PLANNING BOARD REVIEW	GDR
2	7/10/24	REVISED PER TOWN ENGINEER COMMENTS	GDR

Designed and Produced in NH

APPROVED - SEABROOK, NEW HAMPSHIRE PLANNING BOARD

CASE #: 2024-05 DATE:

Project: SEABROOK TRUCK
39 STARD ROAD, SEABROOK, NH

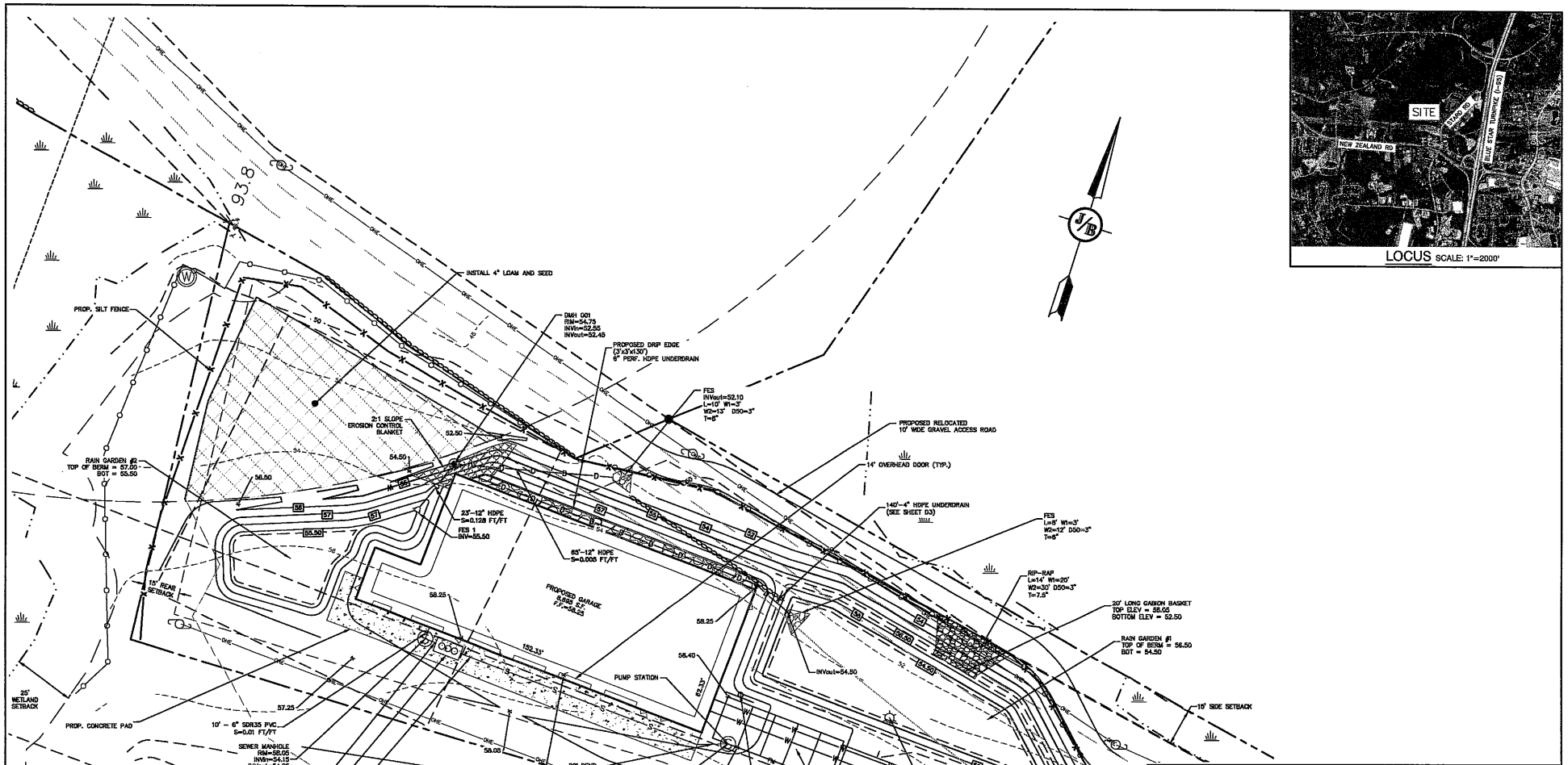
Owner of Record: GRA REAL ESTATE HOLDINGS LLC
PO BOX 2750, SEABROOK, NH

Plan Name: OVERALL SITE & UTILITY PLAN

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

SCALE :	DATE :	FILE :	DRAWING NO.
AS NOTED	03/15/2024	24030	C2

SHEET 3 OF 8



LOCUS SCALE: 1"=2000'

PROJECT PARCEL
TOWN OF SEABROOK TAX MAP 4, LOT 11

APPLICANT/OWNER
GRA REAL ESTATE HOLDINGS LLC PO BOX 2750 SEABROOK, NH 03874 BK 5794, PG 1078

TOTAL LOT AREA
85,006± SQ. FT. 1.95 ACRES

Design: WGM	Draft: GDR	Date: 3/15/24
Checked: WGM	Scale: AS NOTED	Project No.: 24030
Drawing Name: 24030-PLAN.dwg		

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

REV.	DATE	REVISION	BY
6	03/18/25	UNTIL REVISIONS	EMP
5	10/21/24	REVISED CONDITIONS OF APPROVAL	EMP
4	9/12/24	ADDED NOTICE OF DECISION	GDR
3	7/25/24	REVISED PER PLANNING BOARD REVIEW	GDR
2	7/10/24	REVISED PER TOWN ENGINEER COMMENTS	GDR

Designed and Produced in NH

APPROVED - SEABROOK, NEW HAMPSHIRE
PLANNING BOARD

CASE #: 2024-05 DATE:

Project: SEABROOK TRUCK
39 STARD ROAD, SEABROOK, NH

Owner of Record: GRA REAL ESTATE HOLDINGS LLC
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Plan Name: SITE PLAN

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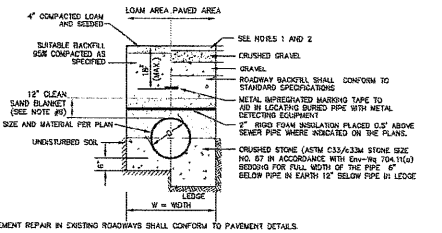
SCALE :	DATE :	FILE :	DRAWING NO.
AS NOTED	03/15/2024	24030	C2.1

SHEET 4 OF 8

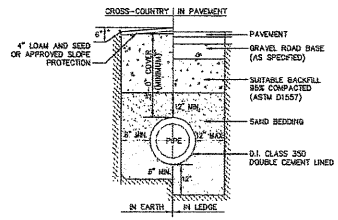


NOTES:

1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO PAVEMENT DETAILS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECIFICATIONS.
3. TRENCH BACKFILL SHALL CONFORM WITH ENV. Wq 704.11(h) AND BE FREE OF DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE OR ROCKS OVER SIX INCHES.
4. W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12" INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, WIDTH SHALL BE NO MORE THAN 36"; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, WIDTH SHALL BE 24 INCHES PLUS PIPE O.D. WIDTH SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
5. RIGID FOAM INSULATION TO BE PROVIDED WHERE COVER IN THE ROADWAY IS LESS THAN 6' AND CROSS COUNTRY IS LESS THAN 4', PURSUANT TO DES WAIVER BEING ISSUED.
6. PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND, FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100% PASSES A 1/2 " SIEVE AND A MAXIMUM OF 15% PASSES A #200 SIEVE IN ACCORDANCE WITH Env-Wq 704.11(h).
7. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL AND CERTIFIED BY THE MANUFACTURER AS CONFORMING TO THE ASTM D3212 STANDARD IN EFFECT WHEN THE JOINT SEALS WERE MANUFACTURED, AND SHALL BE PUSH-ON, BELL-AND-SPIGOT TYPE PER Env-Wq 704.05 (a).
8. PVC PIPE SHALL CONFORM WITH ASTM D3034 AND ASTM D2412.

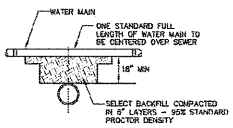
SEWER TRENCH

NOT TO SCALE



WATER SYSTEM TRENCH

NOT TO SCALE

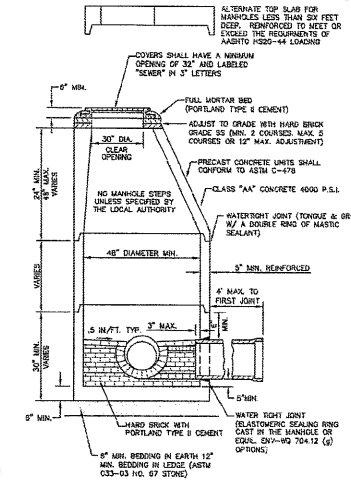


SEPARATION NOTES:

1. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
2. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN PIPES. SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.

TYPICAL WATER / SEWER SEPARATION

NOT TO SCALE



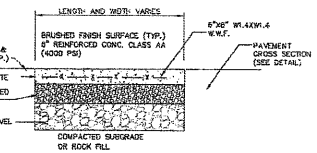
NOTES:

1. PER NHDES ENV-WQ 704.13(C), MORTAR USED IN MANHOLE CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
   a. MORTAR SHALL BE COMPOSED OF TYPE S PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION
   b. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE PER TABLE 704-4:
      (1) 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
      (2) 4.5 PARTS SAND, ONE PART CEMENT AND 0.5 PART HYDRATED LIME;
   c. CEMENT SHALL BE TYPE I PORTLAND CEMENT THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C150/C150M STANDARD IN EFFECT AT THE TIME THE CEMENT WAS MANUFACTURED
   d. HYDRATED LIME SHALL BE TYPE S THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C207 STANDARD IN EFFECT AT THE TIME THE HYDRATED LIME WAS PROCESSED
   e. SAND SHALL CONSIST OF INERT NATURAL SAND THAT IS CERTIFIED BY ITS SUPPLIER AS CONFORMING TO THE ASTM C33 STANDARD IN EFFECT AT THE TIME THE SAND IS PROCESSED BY STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES
   f. CONCRETE FOR DROP SUPPORTS SHALL CONFORM TO THE REQUIREMENT FOR CLASS AAA CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS AVAILABLE AT:

   HTTP://WWW.NH.GOV/DOT/ORG/PROJECTDEVELOPMENT/HIGHWAYDESIGN/SPECIFICATIONS/INDEX.HTM
2. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL IN ACCORDANCE WITH ENV-WQ 704.12 (k).
3. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH ENV-WQ 704.17 (a) THROUGH (e).
4. SEWER MANHOLE COVERS SHALL CONFORM TO ASTM A48/48M WITH A CASTING EQUAL TO CLASS 30 IN ACCORDANCE WITH ENV-WQ 704.13 (a) (8).
5. ALL PRECAST SECTIONS SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING IN ACCORDANCE WITH ENV-WQ 704.12 (J).
6. ALL PRECAST SECTIONS AND RISERS SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDELIBLY MARKED ON THE INSIDE WALL PER ENV-WQ 704.12(l).
7. BRICK MASONRY SHALL CONFORM TO ASTM C32 (ENV-WQ 704.12(a)(9))

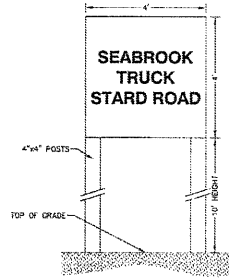
SEWER MANHOLE

NOT TO SCALE



CONCRETE PAD DETAIL

NOT TO SCALE



PYLON SIGN

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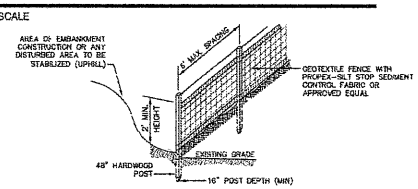
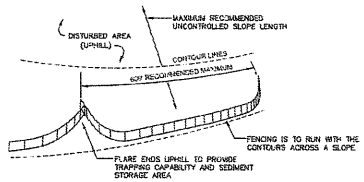


CONSTRUCTION SPECIFICATIONS:

1. WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
2. THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 6' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
6. SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

SILT FENCE

NOT TO SCALE



7. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

MAINTENANCE:

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

TEMPORARY EROSION CONTROL NOTES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
4. SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
6. AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
7. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
8. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
9. AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK WAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
10. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    a. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
    b. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
    c. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
    d. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
11. FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
12. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER SHALL BE SUBMITTED TO DES VIA EMAIL (SEE BELOW).
13. PRIOR TO CONSTRUCTION, A PHASING PLAN THAT DELINEATES EACH PHASE OF THE PROJECT SHALL BE SUBMITTED. ALL TEMPORARY SEDIMENT BASINS THAT WILL BE NEEDED FOR DEWATERING WORK AREAS SHALL BE LOCATED AND IDENTIFIED ON THIS PLAN.
14. IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE IN STRICT COMPLIANCE WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS IN ADDITION TO THOSE CALLED FOR IN THE SWPPP:
    a. A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF ALTERATION OF TERRAIN ACTIVITIES UNTIL THE SITE IS IN FULL COMPLIANCE WITH THE SITE SPECIFIC PERMIT ("PERMIT").
    b. DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY ½ INCH OR GREATER RAIN EVENT (I.E. ½ INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
    c. THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RSA 485 A:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.

REV.	DATE	REVISION	BY
5	10/21/24	REVISED CONDITIONS OF APPROVAL	EMP
4	9/12/24	REVISED PER PLANNING BOARD REVIEW	GDR
3	7/29/24	REVISED PER PLANNING BOARD REVIEW	GDR
2	7/11/24	REVISED PER ENGINEER COMMENTS	GDR
1	4/25/24	REVISED PER TRC COMMENTS	GDR

Designed and Produced in NH

APPROVED - SEABROOK, NEW HAMPSHIRE PLANNING BOARD

CASE #: 2024-05 DATE:

Project: SEABROOK TRUCK
39 STARD ROAD, SEABROOK, NH

Owner of Record: GRA REAL ESTATE HOLDINGS LLC
PO BOX 2750, SEABROOK, NH

Plan Name: DETAILS SHEET

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

DRAWING NO. D1

SCALE :	DATE :	FILE :	
AS NOTED	03/15/2024	24030	SHEET 5 OF 8

Design: WGM	Draft: GDR
Checked: WGM	Scale: AS NOTED
Drawing Name: 24030-PLAN.dwg	Project No.: 24030

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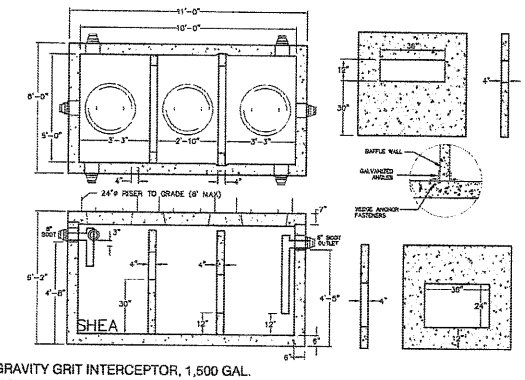
STATE OF NEW HAMPSHIRE ERIK M POULIN No. 15669 LICENSED PROFESSIONAL ENGINEER 10/21/24

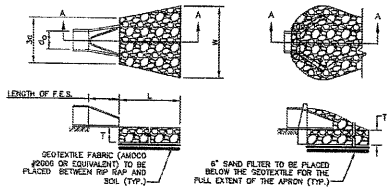
NOTES:

1. CONTRACTOR TO DIG TEST PIT TO VERIFY PIPE ELEVATIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. TANK TO HAVE NOT MORE THAN 6' OF COVER.
3. PROVIDE 24"ø RISER AND CAST IRON COVER. ADJUST TO GRADE.



GRAVITY GRIT INTERCEPTOR, 1,500 GAL.

NOT TO SCALE



SECTION A–A

PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL

SECTION A–A

PIPE OUTLET TO WELL–DEFINED CHANNEL

TABLE 7–24––RECOMMENDED RIP RAP GRADATION RANGES		
THICKNESS OF RIP RAP = 0.75 FEET		
d50 SIZE= 0.25 FEET 3 INCHES		
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	5	8
85%	4	5
50%	3	5
15%	1	2

TABLE 7–24––RECOMMENDED RIP RAP GRADATION RANGES		
THICKNESS OF RIP RAP = 1.5 FEET		
d50 SIZE= 0.50 FEET 6 INCHES		
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	9	12
85%	8	11
50%	6	9
15%	2	3

NOTES:

1. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. OUTLETS TO A DEFINED CHANNEL SHALL HAVE 2:1 OR FLATTER SIDE SLOPES AND SHOULD BEGIN AT THE TOP OF THE CULVERT AND TAPER DOWN TO THE CHANNEL BOTTOM THROUGH THE LENGTH OF THE APRON.
6. MAINTENANCE: THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.

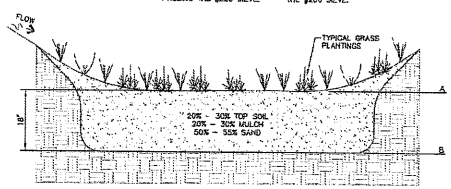
RIP RAP OUTLET PROTECTION APRON

NOT TO SCALE

SAND SPECIFICATION
SAND SHALL MEET THE ASTM C–33 SPECIFICATION.

TOPSOIL SPECIFICATION
LOAMY SAND TOPSOIL WITH MINIMAL CLAY CONTENT AND BETWEEN 15 TO 25% FINES PASSING THE #200 SIEVE.

MULCH SPECIFICATION
MODERATELY FINE, SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING THE #200 SIEVE.



DESIGN CONSIDERATIONS:

1. DO NOT DIRECT RUNOFF TO THE BIORETENTION SYSTEMS UNTIL IT HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
2. DO NOT DISCHARGE SEDIMENT–LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUN–OFF, WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
3. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

MAINTENANCE REQUIREMENTS:

1. SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24 HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
2. PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
3. TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.
4. AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72 HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
5. VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

RAIN GARDEN (GRASSED)

NOT TO SCALE

BIORETENTION SYSTEM ELEVATIONS		
ELEVATION	SYSTEM #1	SYSTEM #2
A	54.50	55.50
B	53.00	54.00

STATE OF NEW HAMPSHIRE ERIK N. POULIN No. 16669 LICENSED PROFESSIONAL ENGINEER
03/15/24

Design: WGM	Draft: GDR	Date: 3/15/24	
Checked: WGM	Scale: AS NOTED	Project No.: 24030	
Drawing Name: 24030-PLAN.dwg			

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REV.	DATE	REVISION	BY
8	11/21/24	REVISED CONDITIONS OF APPROVAL	EMP
4	9/12/24	ADDED NOTICE OF DECISION	GDR
3	7/26/24	REVISED PER PLANNING BOARD REVIEW	GDR
2	7/10/24	REVISED PER TOWN ENGINEER COMMENTS	GDR
1	4/23/24	REVISED PER TRC COMMENTS	GDR

J/B Designed and Produced in NH

APPROVED - SEABROOK, NEW HAMPSHIRE PLANNING BOARD

CASE #: 2024-05 DATE:

Project: SEABROOK TRUCK
39 STARD ROAD, SEABROOK, NH

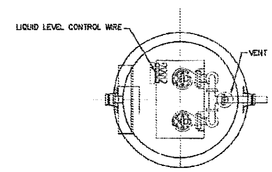
Owner of Record: GRA REAL ESTATE HOLDINGS LLC
PO BOX 2750, SEABROOK, NH

Plan Name: DETAILS SHEET

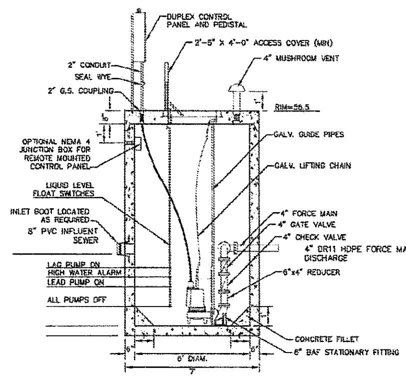
Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

DRAWING NO. D2

SCALE: AS NOTED | DATE: 03/15/2024 | FILE: 24030



PLAN VIEW



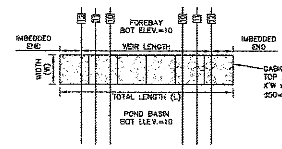
SECTION VIEW

SEWER PUMP STATION DETAIL

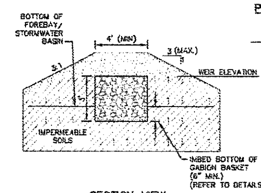
NOT TO SCALE

NOTES:

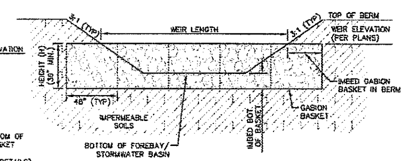
1. ALL PIPE PENETRATIONS THROUGH THE WET WELL SHALL BE WALL SLEEVES 2" LARGER IN DIAMETER THAN THE PIPE PENETRATION.
2. ALL DUCTILE IRON PIPE TO BE CLASS 350, THICKNESS CLASS 52 DOUBLE CEMENT LINED.
3. NO FLOOR DRAINS IN WET WELL.
4. ACCESS DOORS TO WET WELLS SHALL HAVE WARNING SIGNS ON THE UNDERSIDE WHICH READ, "WARNING – HAZARDOUS AREA, ENTER ONLY WITH PROPER EQUIPMENT" OR "CONFINED SPACE, ENTRY BY PERMIT ONLY", AS APPROPRIATE
5. ISOLATION VALVES SHALL BE PROVIDED FOR EACH PUMP
6. PUMPS SHALL BE SUBMERSIBLE IN DUPLEX CONFIGURATION.
7. THREE–PHASE POWER SHALL BE PROVIDED TO PUMP STATION. (CONTRACTOR TO COORDINATED WITH ELECTRICAL CONTRACTOR)
8. THE HORIZONTAL AREA OF THE HOPPER BOTTOM SHALL BE LIMITED TO THAT AREA REQUIRED FOR PROPER INSTALLATION AND FUNCTION OF THE INLET. THE WET WELL FLOOR SHALL HAVE A MINIMUM SLOPE OF 1 TO 1 TO THE HOPPER BOTTOM.
9. WET WELLS SHALL BE TESTED PRIOR TO OPERATION USING EXFILTRATION TESTING METHOD ACI 350.1 METHOD HST–NML IN EFFECT AT THE TIME THE WET WELL IS INSTALLED. ANY VISIBLE SIGNS OF LEAKAGE SHALL BE REPAIRED AND RETESTED PRIOR TO PLACING THE WET WELL IN SERVICE.
10. SEWAGE PUMPING STATION SHALL HAVE A RUNNING METER THAT INDICATES THE CUMULATIVE RUNNING TIME OF EACH PUMP OR CONTINUOUS FLOW RECORDING AND TOTALIZER CAPABILITY.
11. SUBMERSIBLE PUMPS FOR SEWAGE PUMPING STATIONS SHALL CONFORM TO THE NEC REQUIREMENTS ADOPTED BY REFERENCE IN THE STATE BUILDING CODE PURSUANT TO RSA 155–A1, IV, FOR INSTALLATION IN AREAS CLASSIFIED BY THE NEC AS CLASS 1, DIVISION 1.
12. ELECTRICAL SYSTEMS AND COMPONENTS, INCLUDING MOTORS, LIGHTS, CABLE, CONDUITS, SWITCH BOXES, AND CONTROL CIRCUITS SHALL BE PROTECTED FROM FLOODING.
13. ELECTRICAL SYSTEMS AND COMPONENTS INCLUDING MOTORS, LIGHTS, CABLE, CONDUITS, SWITCH BOXES AND CONTROL CIRCUITS IN ENCLOSED OR PARTIALLY ENCLOSED SPACES WHERE FLAMMABLE MIXTURES OCCASIONALLY MAY BE PRESENT, INCLUDING RAW SEWAGE WET WELLS, SHALL BE CERTIFIED BY THEIR MANUFACTURER AS:
    a. COMPLYING WITH THE NEC REQUIREMENTS ADOPTED BY REFERENCE IN THE STATE BUILDING CODE PURSUANT TO RSA 155–A:1, IV, FOR CLASS I, DIVISION 1 LOCATIONS; OR
    b. BEING RATED FOR CLASS I DIVISION 2 REQUIREMENTS WHERE MECHANICAL VENTILATION IS PROVIDED IN ACCORDANCE WITH THE NFPA AS ADOPTED BY REFERENCE IN THE STATE FIRE CODE IN SAF–C 6000.
14. ALL ELECTRICAL EQUIPMENT AND WORK SHALL COMPLY WITH THE REQUIREMENTS OF NEC AS ADOPTED BY REFERENCE IN THE STATE BUILDING CODE PURSUANT TO RSA 155–A:1, IV, AND NFPA AS ADOPTED BY REFERENCE IN THE STATE FIRE CODE IN SAF–C 6000 IN EFFECT AT THE TIME OF INSTALLATION.
15. SEWAGE PUMPING STATION SHALL HAVE AN ALARM SYSTEM THAT MEETS THE REQUIREMENTS OF ENV–WQ 705.09.
16. WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION OF CONSTRUCTION OF THE PUMP STATION, THE OWNER SHALL SUBMIT AN OPERATIONS AND MAINTENANCE MANUAL TO NHDES THAT PROVIDES INFORMATION AND GUIDANCE FOR DAY–TO–DAY OPERATION OF THE SYSTEM PER ENV–WQ 705.10.



PLAN VIEW w/ EXAMPLE



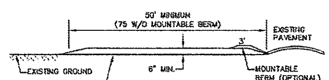
SECTION VIEW



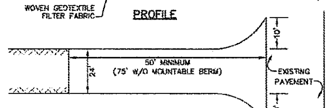
ELEVATION VIEW

GABION BASKET WEIR

NOT TO SCALE



PROFILE



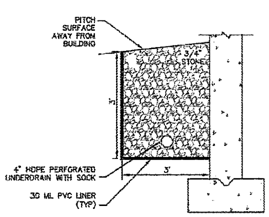
PLAN VIEW

NOTES:

1. STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, 75' WITHOUT A MOUNTABLE BERM, AND EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT–OF–WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



DRIP EDGE DETAIL

NOT TO SCALE

STATE OF NEW HAMPSHIRE – ERIK M POULIN No.16669 – LICENSED – PROFESSIONAL ENGINEER

Design: WGM	Draft: GDR	Date: 3/15/24	
Checked: WGM	Scale: AS NOTED	Project No.: 24030	
Drawing Name: 24030-PLAN.dwg			

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REV.	DATE	REVISION	BY
5	10/21/24	REVISED CONDITIONS OF APPROVAL	EMP
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1	4/23/24	REVISED PER TRC COMMENTS	GDR

J/B Designed and Produced in NH

APPROVED - SEABROOK, NEW HAMPSHIRE PLANNING BOARD

CASE #: 2024-05 DATE:

Project: SEABROOK TRUCK 39 STARD ROAD, SEABROOK, NH

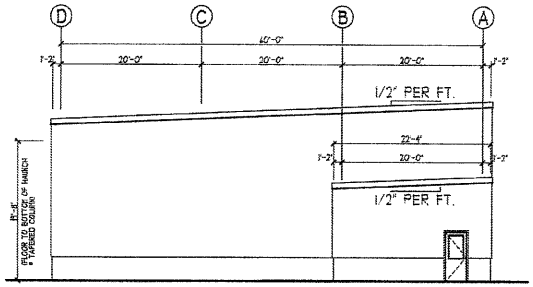
Owner of Record: GRA REAL ESTATE HOLDINGS LLC PO BOX 2750, SEABROOK, NH

Plan Name: DETAILS SHEET

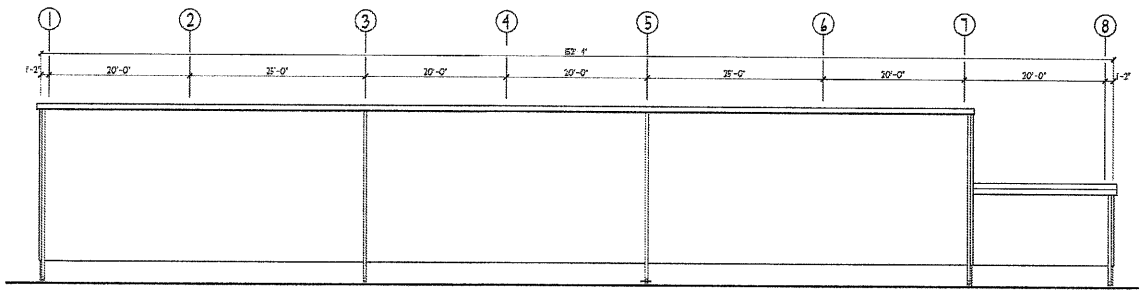
Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

DRAWING NO. D3

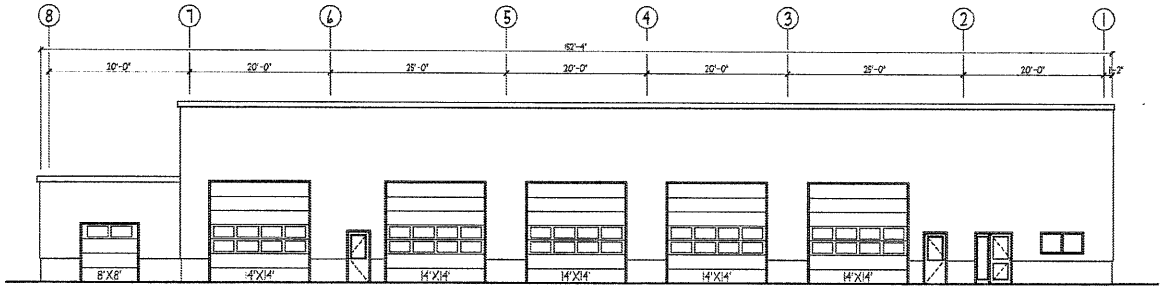
SCALE :	DATE :	FILE :	
AS NOTED	03/15/2024	24030	SHEET 7 OF 8



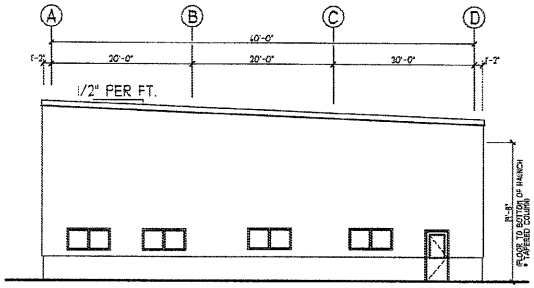
PROPOSED WEST (LEFT SIDE) ELEVATION
1/8" = 1'-0"



PROPOSED NORTH (REAR) ELEVATION
1/8" = 1'-0"



PROPOSED SOUTH (FRONT) ELEVATION
1/8" = 1'-0"



PROPOSED EAST (RIGHT SIDE) ELEVATION
1/8" = 1'-0"

Scale 1/8" = 1'-0"
Pro. No. 2402
Date 04-02-24
Rev.

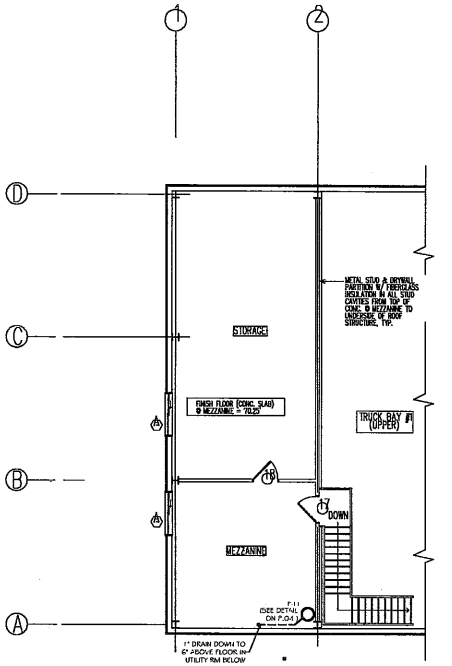
A-2

Project
PROPOSED FACILTIES for
SEABROOK TRUCK

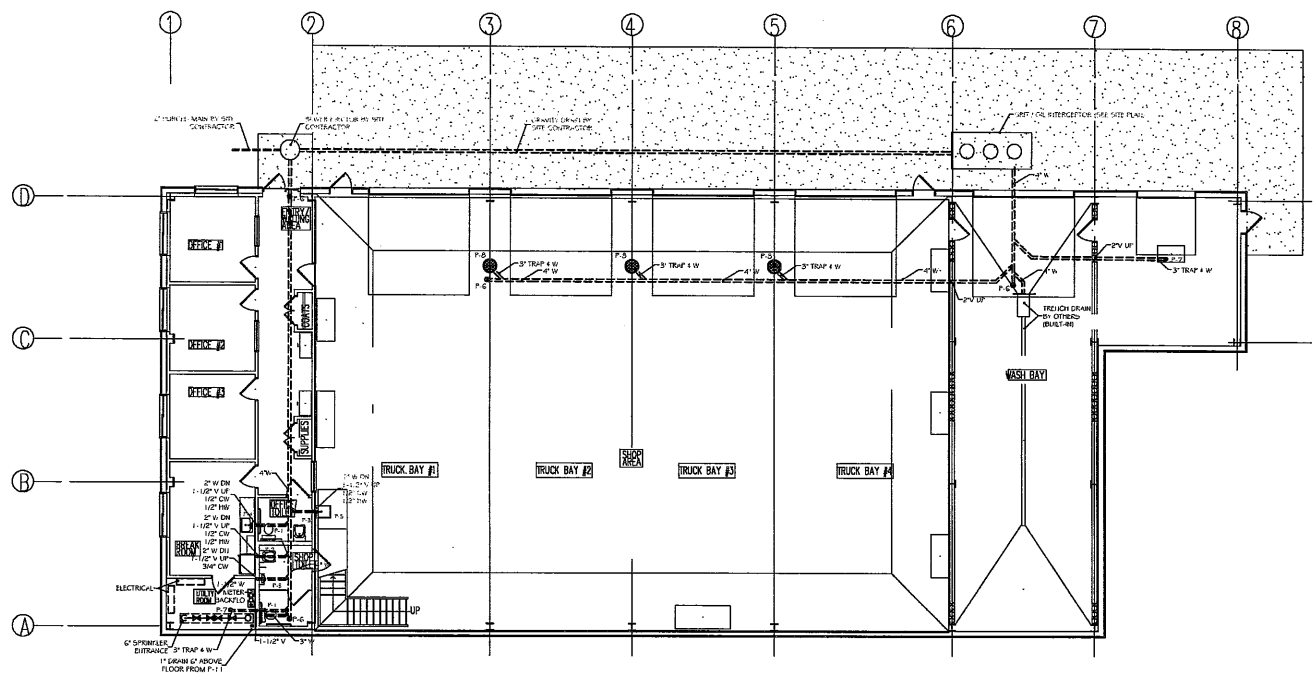
39 STARD ROAD, SEABROOK, NH

Drawing
PROPOSED EXTERIOR ELEVATIONS

rha ronald henri albert, aia architect
69 island road, lunenburg, ma 01462 978-828-5411



PLUMBING MEZZANINE
1/8" = 1'-0"



PLUMBING UNDERGROUND
1/8" = 1'-0"

PLBG
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CONTRACTORS/CONSULTANTS:

MECHANICAL ENGINEER
SEFCO
408 MAIN STREET
SOUTH BERWICK, MAINE
207.420.8760

ARCHITECT
ronald henri albert, aia
69 ISLAND ROAD
LUNENBURG, ME 01463

MECHANICAL CONTRACTOR
TBD

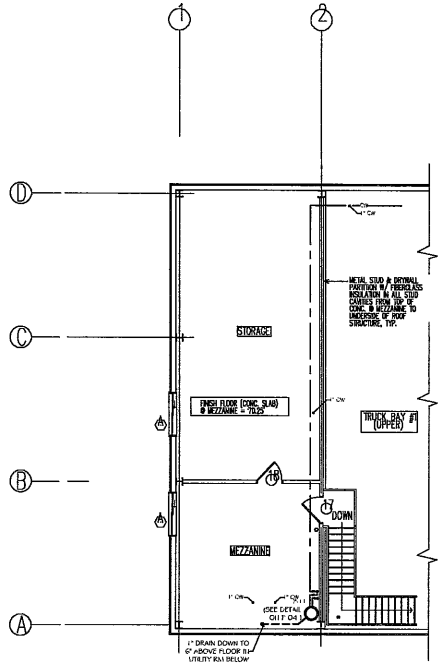
PROJECT: SEABROOK TRUCK CENTER
39 STARD ROAD
SEABROOK, NH
SEABROOK
NEI

SHEET TITLE: DWV DRAINAGE, WASTE & VENTING
GROUND LEVEL & MEZZ
AS NOTED
01/XX/25

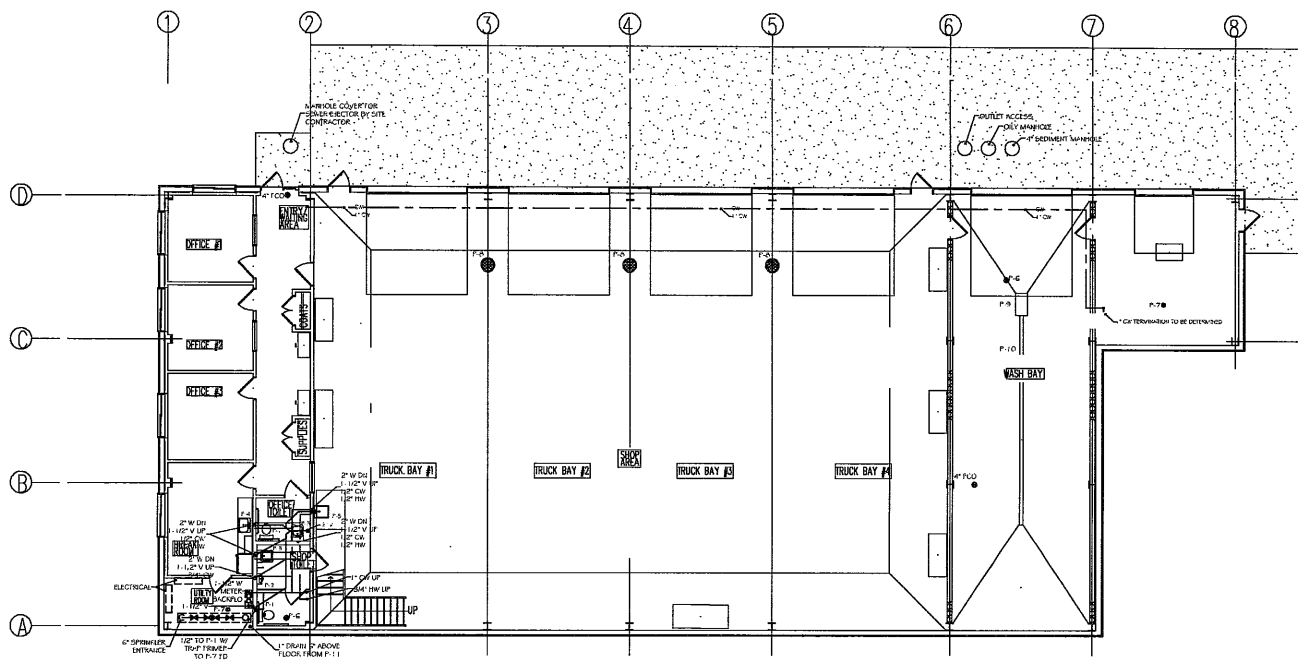
REV. NO.	REVISIONS	DATE
X	CONSTRUCTION SET	11/XX/25
0	REVIEW SET	10/XX/25

PROJECT #: 2501
DRAWN BY: EAF
CHECKED BY: EAF

SHEET NO.:
P.01
XX OF XX



PLUMBING MEZZANINE
$\frac{1}{8}$" = 1'-0"



PLUMBING ABOVE SLAB
$\frac{1}{8}$" = 1'-0"

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CONTRACTORS/CONSULTANTS:

MECHANICAL ENGINEER
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ARCHITECT
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MECHANICAL CONTRACTOR
TBD

PROJECT: SEABROOK TRUCK CENTER
39 STARD ROAD
SEABROOK, NH
SEABROOK NH

SHEET TITLE: WATER DISTRIBUTION & DWV ABOVE GROUND

01/XX/25

AS NOTED

REV. NO.	REVISIONS	DATE
X	CONSTRUCTION SET	XX/XX/25
0	REVIEW SET	XX/XX/25

PROJECT #: 2501
DRAWN BY: EAF
CHECKED BY: EAF

SHEET NO.:
P.02
01 OF XX

* PLUMBING FIXTURE SCHEDULE

FIXTURE	PIPE SIZE W	PIPE SIZE V	PIPE SIZE CW	PIPE SIZE HW	PIPE SIZE I.W.	PIPE SIZE GAS	FURNISHED BY PLBR.	FURNISHED BY OWNER	REMARKS
P-1 WATER CLOSET	4"	2"	1/2"	-	-	-	X	-	AMERICAN STANDARD CADET MD# 2898.012 ELONGATED TOILET, MD# 3459.016 BOWL, MD# 4112.500 TANK, 1.3 GPF, LAUREL MD# 5311.012 COVERED SEAT, ISOLATION VALVE, FLEXIBLE CONNECTION
P-2 URINAL	2"	1-1/2"	3/4"	-	-	-	X		AMERICAN STANDARD WASHBROOK MD# 6501.010 ELONGATED URINAL, WHT, SLOAN ROYAL MD# 186-1 FLUSH VALVE, 1 GAL. AND WALL HANGERS.
P-3 WALL MOUNTED LAV	1-1/2"	1-1/4"	1/2"	1/2"	-	-	X	-	AMERICAN STANDARD LUCERNE MD# 0356.421 LAVATORY, WHT, WALL HANGER. TRAP & SUPPLIES, W/ SYMMONS SYMMETRIX MD# S-20-2-G SINGLE HANDLE FAUCET, W/ GRID STRAINER. MOUNT @ 34" A.F.F.
P-4 KITCHEN SINK	2"	1-1/2"	1/2"	1/2"	-	-	X	-	ELKAY DAYTON MD# LRAD29186SPD, FOUR HOLE, 29" X 18" X 6-1/2" EQUAL DOUBLE BOWL DROP-IN ADA SINK, SEAMLESS H.G. NICKEL BEARING S.S., SELF RIMMING, MOEN CHATEAU KITCHEN FAUCET WITH SIDE SPRAY MODEL: 67430, CHROME FINISH
P-5 UTIL SINK	3"	1-1/2"	1/2"	1/2"	-		X	-	FIAT LAUNDRY TUB MD# FL7100, 20 GAL., W/ ZURN STRAIGHT SERVICE SINK FAUCET ZURN MOD# JP1996-SF, WALL MOUNTED AT HEIGHT SELECTED BY OWNER REP
P-6 FLOOR CLEANOUT	3"								ZURN Z1400-BZ1 DURA-COATED CAST IRON BODY WITH EZ1 POST-POUR TECH
P-7 FLOOR DRAIN	3"	-	-	-	-	-	X	-	JAY R SMITH MOD# 2005Y02-A05NB-U FLOOR DRAIN, ADJUSTABLE STRAINER HEAD, NO HUB, NICKEL BRONZE ROUND STRAINER HEAD, VANDAL PROOF. PROVIDE TRAP PRIMER
P-8 FLOOR DRAIN	3"	-	3/4"	3/4"	-	-	X	-	ZURN Z539 12" HEAVY-DUTY DRAIN WITH DEEP SUMP, DURA-COATED CAST IRON DEEP SUMP W/ BTM OUTLET, SEEPAGE PAN, & COMBNTN MEMBRANE FLASH CLAMP AND FRAME FOR A SEDIMENT BUCKET & H.D. SLOTTED GRATE.
[redacted]									
P-11 WATER HEATER	3"	1-1/2"	-	-	-	-	X	-	RUUD MD# PROE10 1 RU POU . 10 GAL. 15.75"Ø, 23" TALL, 3/4" WATER CONNECTIONS, SINGLE ELEMENT, 2000 WATT, 120/1PH/60/
P-12 WALL HYDRANT	–	–	3/4"	–	-	-	X	-	ZURN ECOLOTROL WALL HYDRANT MD# Z-1310-4, NON-FREEZE, ANTI-SIPHON, AUTOMATIC DRAINING, WALL CLAMP, S.S. FACE W/ OPERATING KEY, AND STOP VALVE ON SUPPLY (SEE PLAN FOR LOCATION).

* FIXTURES TO BE SELECTED AND PURCHASED BY OWNER TO BE ACCEPTED BY PLUMBER & INSTALLED IAW MFR INSTRUCTIONS
* THE PLUMBING CONTRACTOR IS TO RECEIVE FIXTURES, STORAGE AND PLACE FIXTURES. PROVIDE ALL REQUIRED PIPING, FITTINGS, VALVES, INSTALLATION, HOOKUP AND TESTING FOR A COMPLETE INSTALLATION & ALL REQUIRED DOCUMENTATION BE PROPERLY FILLED OUT AND SUBMITTED TO MANUFACTURER

PLUMBING NOTES

1. DRAWINGS ARE ONLY DIAGRAMMATIC, IT IS NOT THE INTENT TO SHOW EVERY CONSTRUCTION DETAIL. EXACT DIMENSIONS AND FIXTURE LOCATIONS ARE TO BE FIELD MEASURED. EXACT LOCATION OF FLOOR DRAINS AND FLOOR CLEANOUTS TO BE FIELD DETERMINED.
2. THE PLUMBING CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR, EQUIPMENT AND APPLIANCES REQUIRED TO INSTALL ALL PLUMBING WORK NECESSARY.
3. ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF NOT LESS THEN ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.
4. CONTRACTOR TO OBTAIN ALL PERMITS FOR HIS WORK.
5. CONTRACTOR TO SUBMIT INSURANCE CERTIFICATE PRIOR TO COMMENCEMENT OF ANY WORK.
6. CONTRACTOR TO SUBMIT (3) SETS OF SUBMITTALS OF EQUIPMENT AND MATERIALS FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
7. CONTRACTOR TO PROVIDE (1) O&M MANUALS AT COMPLETION OF PROJECT. (1) SET TO BE RETAINED BY THE OWNER .
8. CONTRACTOR TO SUBMIT AS-BUILT DRAWINGS AT COMPLETION OF PROJECT IN REPRODUCIBLE MEDIA.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2021 ICC PLUMBING CODE AND ANY LOCAL APPLICABLE CODE REQUIREMENTS.
10. WATER LINES SHALL BE TYPE "L" COPPER IN BUILDING & TYPE "K" FOR UNDERGROUND. PROVIDE CHROME STOP VALVE ON CW & HW CONNECTIONS AT EACH FIXTURE.
11. HW & CW PIPING SHALL BE INSULATED WITH 3/4" FIBERGLASS INSULATION WITH VAPOR BARRIER JACKET. IDENTIFY PIPING WITH LABELS AND FLOW DIRECTIONAL ARROWS.
12. SANITARY WASTE & VENT PIPING SHALL BE CAST IRON SERVICE WEIGHT IN BUILDING & HEAVY WEIGHT UNDERGROUND WITH GASKET JOINT. PVC MAY BE USED IF ACCEPTABLE TO THE LOCAL BUILDING INSPECTOR, FIRE DEPT AND OWNER.
13. WASTE PIPING IN EXPOSED CONDITION SHALL BE CHROME FINISH.
14. PROVIDE PROTECTIVE COVERING ON WATER AND WASTE PIPING AT HANDICAPPED LAVATORIES.
15. PROVIDE CHROME ESCUTCHEONS TO NEATLY COVER WALL PENETRATIONS FOR CW, HW, AND WASTE PIPING UNDER COUNTERS AND IN EXPOSED LOCATIONS.
16. ALL PLUMBING SYSTEMS SHALL BE PROGRESSIVELY PRESSURE TESTED PRIOR TO CONCEALMENT AND WATER PIPING CHLORINATED AND FLUSHED CLEAN PRIOR TO BEING PLACED INTO SERVICE.
17. ALL PIPE PENETRATIONS THROUGH RATED WALLS, FLOORS AND CEILINGS ARE TO BE FIRE SAFED IN ACCORDANCE WITH APPLICABLE RATING REQUIREMENTS.

PLBG
BID SET
01/31/25

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Boston & Maine

CONTRACTORS/CONSULTANTS:
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SEFCO
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SOUTH BERWICK, MAINE
207.420.8760
ARCHITECT
ronald henri albert, aia
69 ISLAND ROAD
LUNENBURG, ME 01463
MECHANICAL CONTRACTOR
TBD

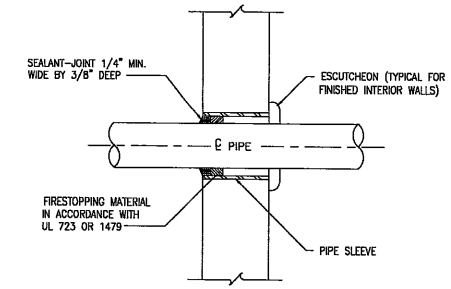
PROJECT: SEABROOK TRUCK CENTER
39 STARD ROAD
SEABROOK, NH

SHEET TITLE: PLUMBING SCHEDULES & NOTES
01/XX/25
AS NOTED

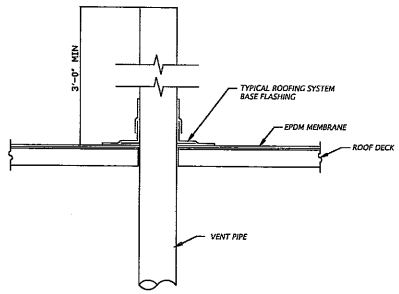
REV. NO.	REVISIONS	DATE
X	CONSTRUCTION SET	XX/XX/25
0	REVIEW SET	XX/XX/25

PROJECT #: 2501
DRAWN BY: EAF
CHECKED BY: EAF
SHEET NO.: P.03
01 OF XX

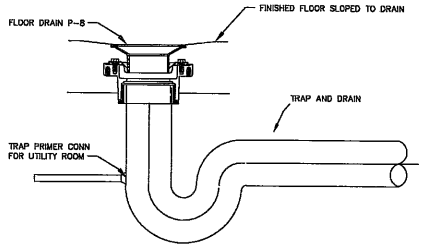
2/2/2025 11:55 PM
39 STARD M&P WORKING



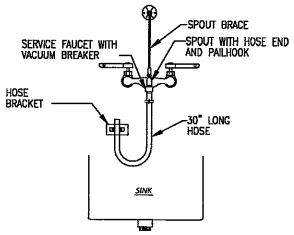
RATED WALL PENETRATION DETAIL NTS



VENT PIPE ROOF PENETRATION DETAIL NTS

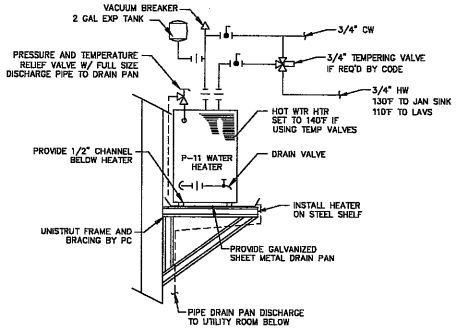


FLOOR DRAIN DETAIL NTS

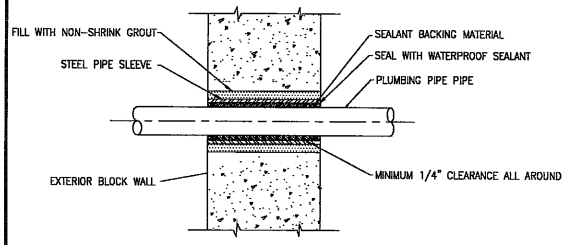


NOTES:
SERVICE FAUCET TO BE LOCATED AT HEIGHT ABOVE SINK AS APPROVED BY THE OWNER
WALL TO BE COVERED WITH WATER PROOF SHIELD BY OTHERS

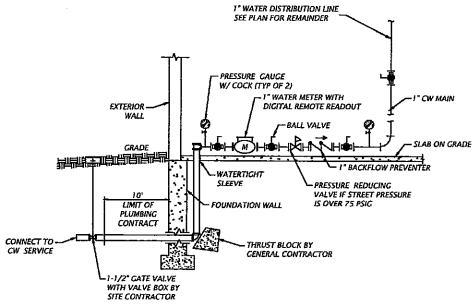
P-5 SERVICE SINK DETAIL NTS



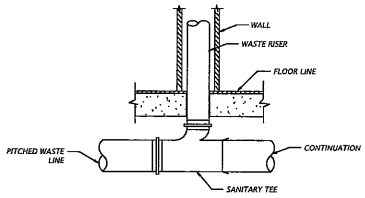
ELEC HOT WATER TANK DETAIL NTS



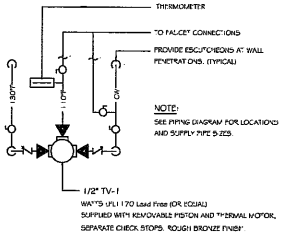
CONCRETE WALL PIPE PENETRATION DETAIL NTS



WATER METER DETAIL NTS



SANITARY WASTE PIPE DETAIL NTS



LAVATORY TEMPERING VALVE DETAIL NTS

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MECHANICAL CONTRACTOR
TBD

PROJECT: SEABROOK TRUCK CENTER
39 STARD ROAD
SEABROOK, NH
SEABROOK NH

SHEET TITLE: PLUMBING DETAILS

01/XX/25

AS NOTED

REV. NO.	REVISIONS	DATE
X	CONSTRUCTION SET	XX/XX/25
0	REVIEW SET	XX/XX/25

PROJECT #: 2501
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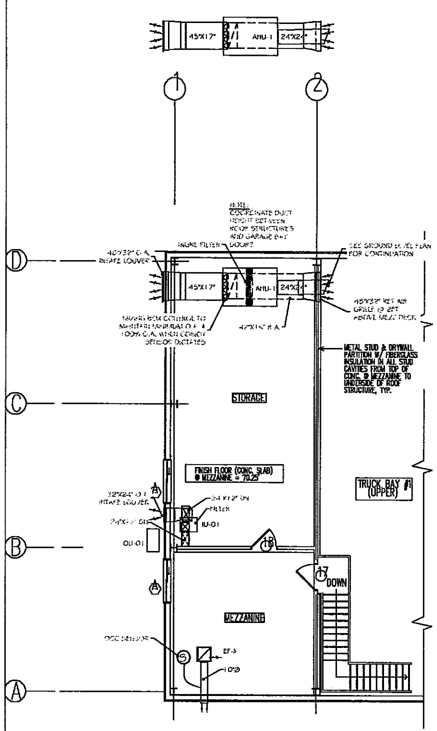
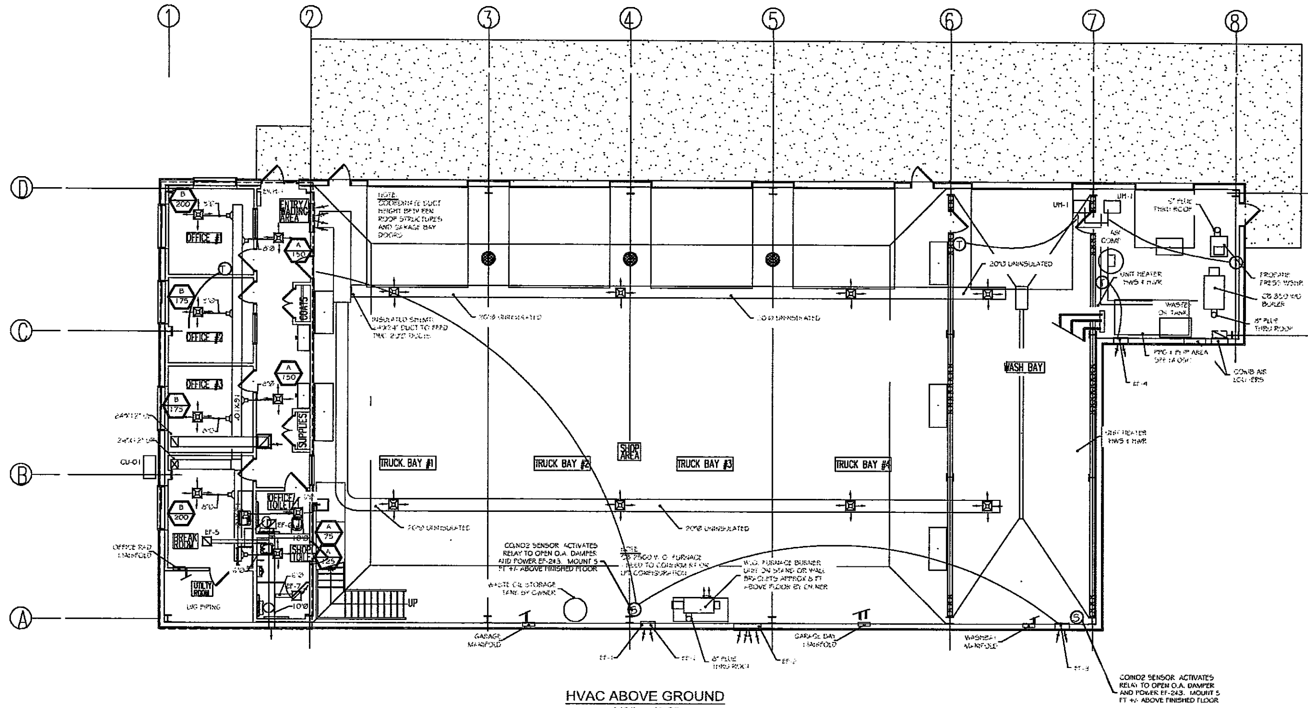
SHEET NO.: P.04
01 OF XX



HVAC MEZZANINE
1/8" = 1'-0"



HVAC ABOVE GROUND
1/8" = 1'-0"

GARAGE CO / NO2 DETECTION & ALARM SYS OPERATION

LEVEL 1:
EF-1 EXHAUST FAN SHALL RUN 24/7 TO MAINTAIN 0.05 CFM/SF (500 CFM) OVER THE 6,800 SF OF THE TRUCK & WASH BAYS NATURAL INFILTRATION.

LEVEL 2: IF CO IS DETECTED AT 25 PPM OR NOX AT 1.3 PPM A RELAY WILL ACTIVATE AHU DAMPERS TO ACTUATE TO 100% O.A. AND BOTH GARAGE EXHAUST FANS GEF-1 & 2 TO EVACUATE THE GARAGE AT A RATE OF 0.75 CFM / SF. WHEN THE CO AND/OR NO2 LEVELS FALL BELOW SET POINT VALUES THE RELAYS WILL OPEN TO DE-ACTIVATE THE DAMPERS AND EXHAUST FANS.

LEVEL 3: IF THE CO CONCENTRATION REACHES 200 PPM AND/OR NO2 REACHES 2 PPM A BEACON ILLUMINATES IN THE LOCALLY IN THE TRUCK BAYS & WASH BAY AND AT EXTERIOR ENTRANCES TO WARN AGAINST ENTERING THE TRUCK BAY

LEVEL 4: IF THE CONCENTRATIONS FOR CO AND/OR NO2 EXCEED LEVEL 3 TRIGGER VALUES FOR MORE THAN 5 MINUTES OR IF THE CO CONCENTRATION EXCEEDS 400 PPM OR NO2 EXCEEDS 5 PPM A SIGNAL SHALL INITIATED AN AUDIBLE ALARM IN THE GARAGE AND INITIATE AND FIRE CALL TO THE FIRE DEPARTMENT TO RESPOND.

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PROJECT: SEABROOK TRUCK CENTER
39 STARD ROAD
SEABROOK, NH

SHEET TITLE: HVAC
FIRST LEVEL & MEZZANINE
AS NOTED
01/XX/25

REV. NO.	REVISIONS	DATE
0	REVIEW SET	XX/XX/25
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PROJECT #: 2501
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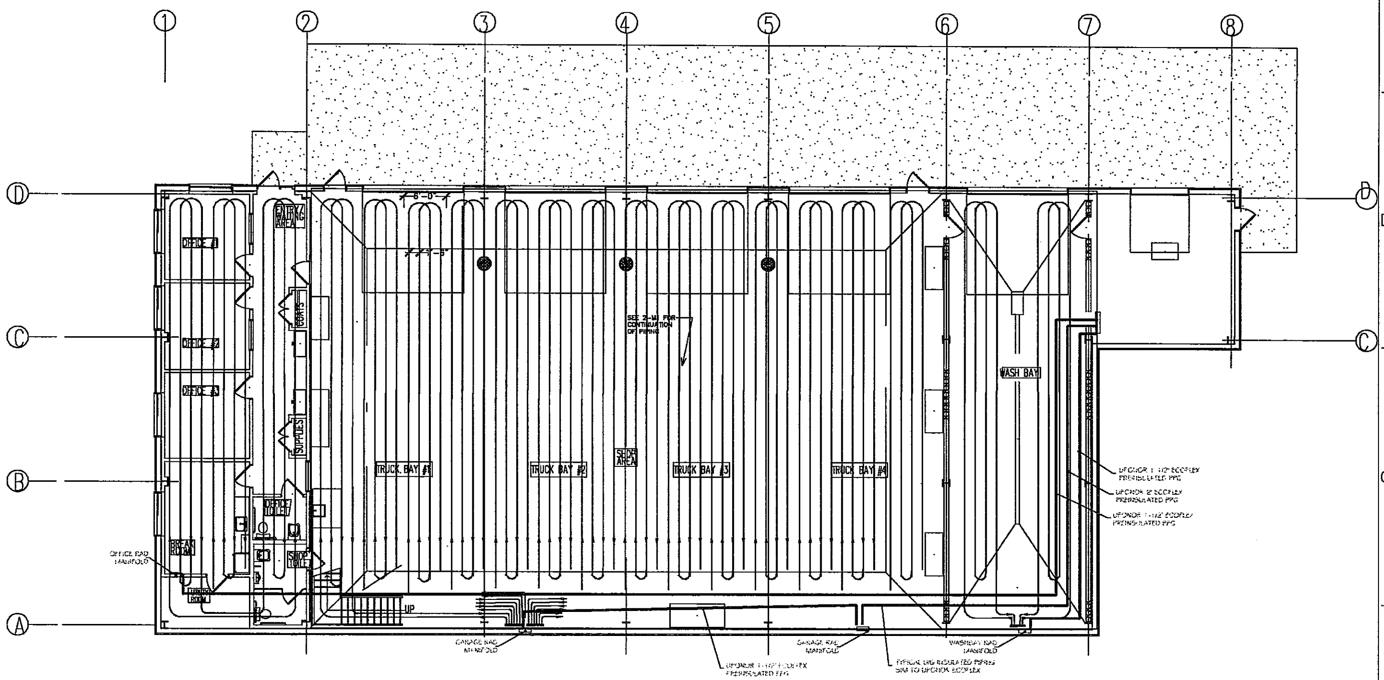
01 OF XX



HVAC RADIANT PIPING UNDER SLAB
1/8" = 1'-0"

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PROJECT: SEABROOK TRUCK CENTER
39 STARD ROAD
SEABROOK, NH

SEABROOK | NH

SHEET TITLE: HVAC
MEZZANINE LEVEL

AS NOTED | 01/XX/25

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X	CONSTRUCTION SET	XX/XX/25
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PROJECT #: 2501
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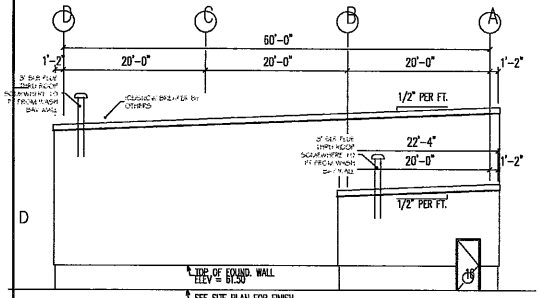
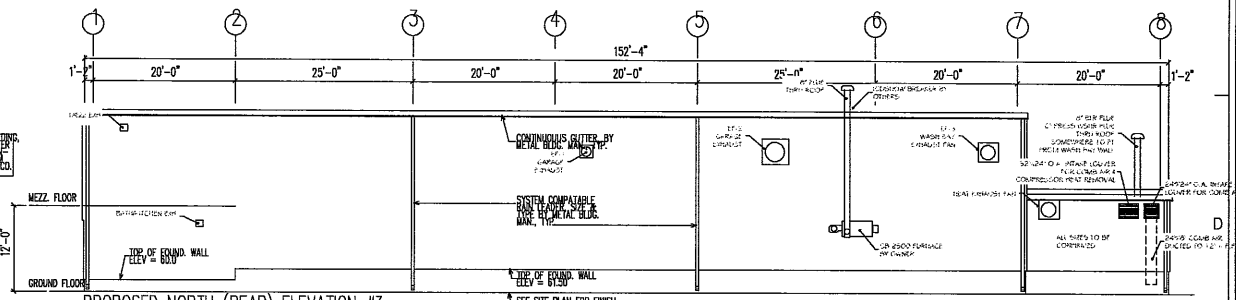
M.02
01 OF XX

2/3/2025 11:22 PM
39 STARD M&P WORKING

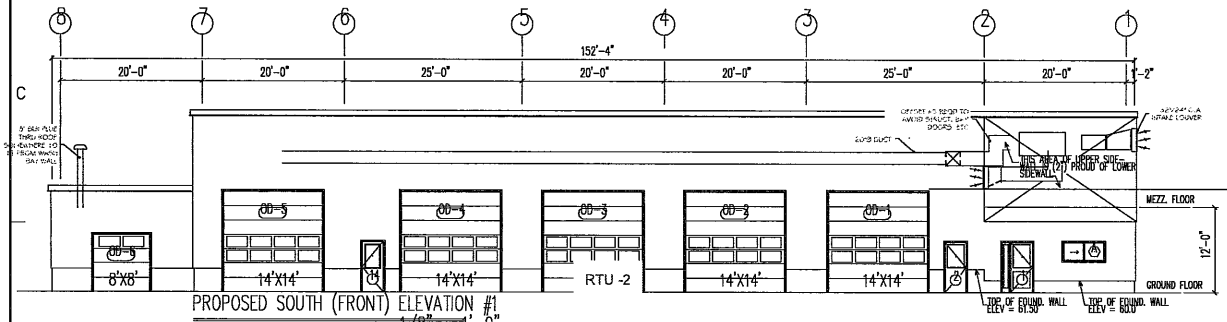


PROPOSED WEST (LEFT SIDE) ELEVATION #4
1/8" = 1'-0"

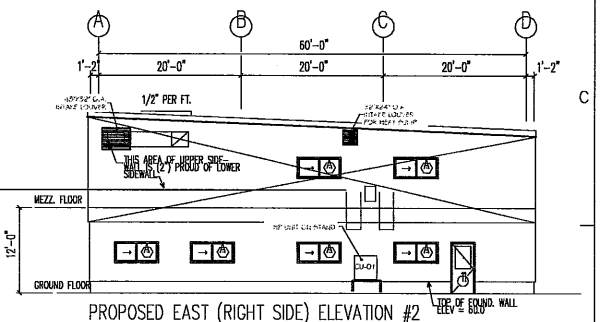


PROPOSED NORTH (REAR) ELEVATION #3
1/8" = 1'-0"

NOTE:
FINISH FLOOR (CONCRETE SLAB) AT OVERHEAD DOORS = 58.25



PROPOSED SOUTH (FRONT) ELEVATION #1
1/8" = 1'-0"



PROPOSED EAST (RIGHT SIDE) ELEVATION #2
1/8" = 1'-0"

(NOT FOR CONSTRUCTION)

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PROJECT: SEABROOK TRUCK CENTER
39 STARD ROAD
SEABROOK, NH
SEABROOK NH
SHEET TITLE: HVAC ELEVATIONS
01/XX/25
AS NOTED

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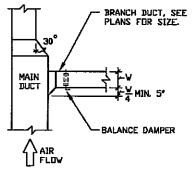
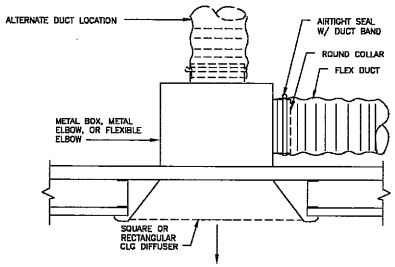
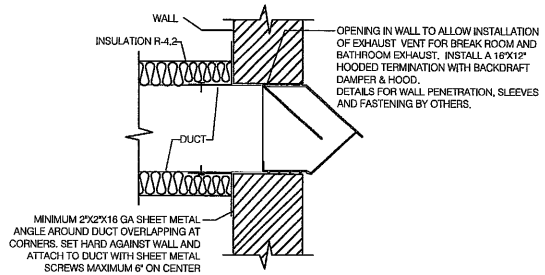
01 OF XX



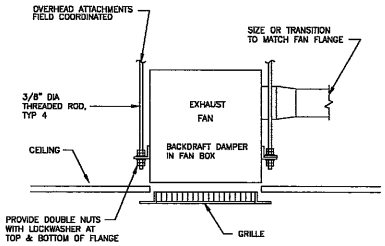
DUCT TAKEOFFS & TRANSITIONS NTS



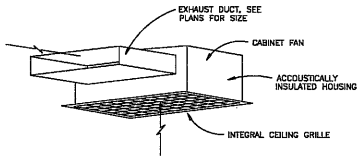
DIFFUSER DUCT CONNECTION DETAILS NTS



WALL EXHAUST TERMINATION DETAIL NTS



CEILING FAN DETAIL NTS



EXHAUST FAN NTS

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XX NTS

XX NTS

X **X** NTS

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PROJECT: SEABROOK TRUCK CENTER
39 STARD ROAD
SEABROOK, NH
NH
SEABROOK
SHEET TITLE: HVAC
HVAC DETAILS
01/XX/25
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PROJECT #: 2501
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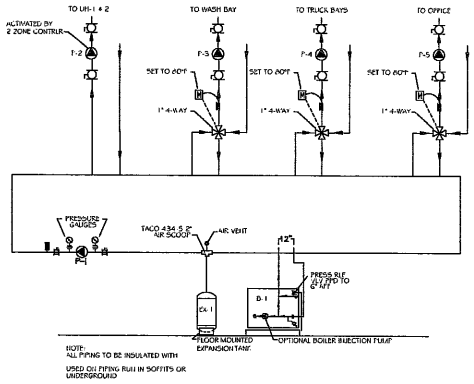
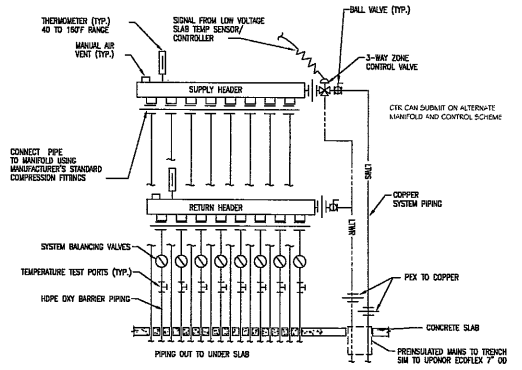
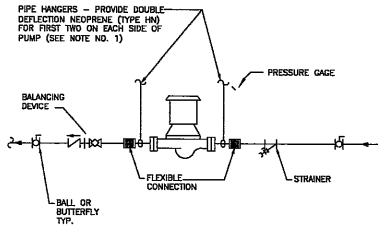


1 **HYDRONIC HEATING DIAGRAM** NTS

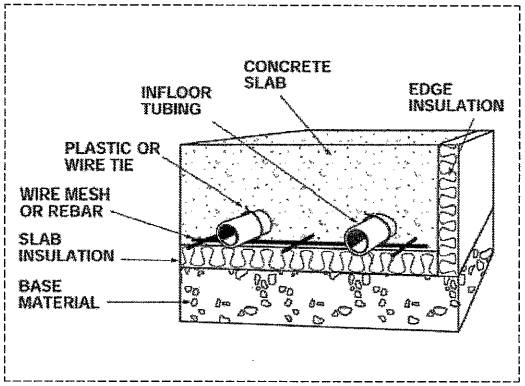


2 **RADIANT PIPING MANIFOLD DETAIL** NTS

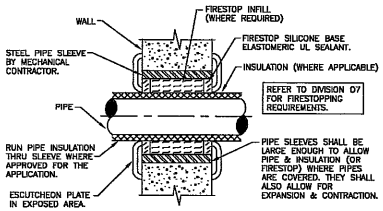


3 **CIRCULATOR & PIPING DETAIL** NTS

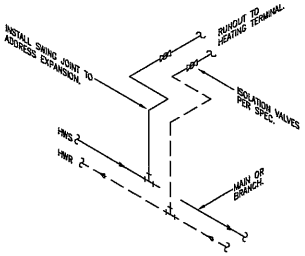
4 **SNOWMELT PIPING ARRANGEMENT** NTS



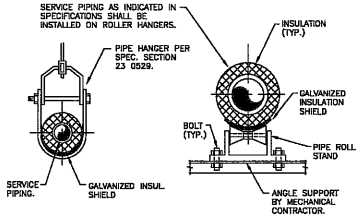
5 **SLAB PIPING DETAIL** NTS



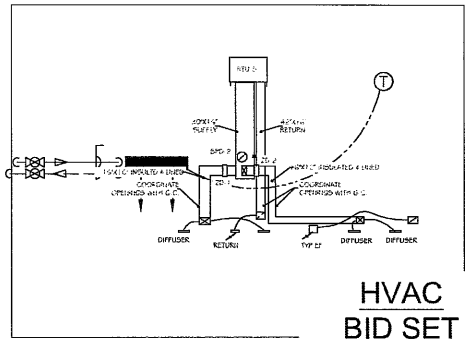
6 **PIPE WALL PENETRATION DETAIL** NTS



7 **UNIT HEATER HWS & HWR TAKEOFF DETAIL** NTS



8 **PIPE HANGER, ROLLER DETAIL** NTS



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9 **UNIT HEATER PIPING DETAIL** NTS

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TBD

PROJECT: SEABROOK TRUCK CENTER
39 STARD ROAD
SEABROOK, NH

SEABROOK

SHEET TITLE: HVAC
HVAC DETAILS

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PROJECT #: 2501
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SHEET NO.:
M.05
01 OF XX

AIR HANDLING UNIT SCHEDULE

* OUTDOOR DB : 95°F
E.A.T.°F DB/WB : 80/67

PLAN MARK	SERVICE	MODEL NO. BASED ON TRANE	FAN CAPACITY					COOLING		HEATING		ELECTRIC DATA						APPROX. WEIGHT LBS.	INTERLOCK	OPTIONS AS NOTED	REMARKS
			CFM	MIN. O.A.	E.S.P IN W.C.	RPM/ SPEED	HP	TOTAL	SENS	MBH @47°F	MBH @5°F	VOLTS	PHASE	HERTZ	FLA	MCA	MCOP				
AHU-1	TRUCK BAYS	ZFG15E4C3AA1B111A	4,800	400	0.5	1,750	5.0	-	-	-	-	208	3	60	22.5	28.0	50	1,200	CO/NOX	①②③④	UNIT TO RUN CONTINUOUSLY DURING OCC HRS DAMPERS GO TO 100% OA WHEN CO LEVELS ABV SETPT

REMARKS: ① UNIT TO OPERATE
② CORROSIVE ENVIRONMENT COATING ON COND COILS
③ DUAL ENTHALPY ECONOMIZER

SINGLE ZONE SPLIT SYSTEM AIR COND SCHED

SERVES	MARK	INDOOR UNIT BASED ON TRANE	CFM	E.S.P. (" W.C.)	W	INDOOR UNIT: HTG CAP @ 9F MBH	CLG CAP MBH	ELECTRICAL PH.	HZ.	V.	MCA	REMARKS	OUTDOOR UNIT: MARK	OUTDOOR UNIT	CAPACITY	ELECTRICAL PH.	HZ.	V.	MIN. CIR. AMPS	MAX. FUSE SIZE	REMARKS
OFFICES	IU-1	TPVA0A0421AA70A	1,400	0.50	950	44.0	48.0	1	60	208	5.5	SEE NOTES	OU-1	TRUZH0421KA10NA	3.5 TON	1	60	208	36	60	R410A REFR - 1 INDOOR UNITS

1.) SPLIT SYSTEM HYPER HEAT HEAT PUMP WITH WALL MOUNT TSTAT.
2.) PROVIDE PREPACKAGED REFR LINE KITS AS REQUIRED TO CONNECT .
3.) DISCONNECTS TO BE PROVIDED BY ELECTRICIAN.
4.) PROVIDE 3/4" CONDENSATE DRAIN FOR PUMP FROM INDOOR UNIT. DRAIN TO MECHANICAL RM FLOOR DRAIN

① EXHAUST FAN SCHEDULE

UNIT NO.	MANUFACTURER / MOD# (AS STANDARD)	SERVICE	CFM	FAN TYPE	(IN. WG) E.S.P.	ELECTRICAL	REMARKS
EF-1	GREENHECK / SE	SERVICE BAYS	500	WALL PROP	0.375	115V / 1	ACTIVATE BY OCCUPANCY SENSOR
EF-2	GREENHECK / SB-2H30-7	CO/NOX EXH	6,323	WALL PROP	0.375	208V / 1	ACTIVATE BY CO/NOX SENSOR
EF-3	GREENHECK / SE	CO/NOX EXH	1,500	WALL PROP	0.375	208V / 1	ACTIVATE BY CO/NOX SENSOR
EF-4	GREENHECK / SE	COMPR RM	750	WALL PROP	0.375	115V / 1	ACTIVATE BY LINE VOLTAGE TSTAT
EF-5	PANASONIC / RG-V80A	KITCHEN	75	CEILING	0.20	115V / 1	ACTIVATE BY WALL SWITCH
EF-6	PANASONIC / RG-V80A	OFFICE BATH	75	CEILING	0.20	115V / 1	ACTIVATE BY LIGHT SWITCH
EF-7	PANASONIC / FV-1115VQ1	SHOP BATH	150	CEILING	0.20	115V / 1	ACTIVATE BY LIGHT SWITCH
EF-8	PANASONIC / FV-30VQ3	MEZZ LKR RM	290	CEILING	0.20	115V / 1	ACTIVATE BY OCCUPANCY SENSOR

① SCHEDULED FANS ARE THE DESIGN BASIS. CONTRACTOR CAN SUBMIT ALTERNATES FOR APPROVAL

ELECTRIC CABINET HEATER ①

MARK	AREA SERVED	MAKE	MODEL	KW	VOLTS/PH	AMPS	LENGTH INCL CONTR SECT: HIGH	WIDTH	DEPTH
EWH-1	VESTIBULE	QMARK	AWH4408F	4.0	208 / 1	19.2	14"	13"	15"

① INTERNAL THERMOSTAT

BOILER SYSTEM SCHEDULE

MARK	DESCRIPTION
B-1 (BY OWNER)	BOILER. CLEAN BURN CB -350 WASTE OIL BOILER. 350 MBH INPUT 286 MBH OUTPUT 30 PSIG PRESS. RELIEF, TYPE L VENTING SYS. OWNER TO PROVIDE 25 PSIG COMP AIR LINE W/ PRESS REDUCER AUTOMATIC CONTROLS. MIN. 180 F SUPPLY WATER TEMPERATURE AND MIN. 145F RETURN WATER TEMPERATURE 115/1/60 CONTROL POWER, 115 V POWER, 24 W CONTROLS NEED 15A CKT BRKR
ET-1	EXPANSION TANK, VERTICAL FLOOR MOUNT, 125 # WORKING PRESSURE, 11 GAL ACCEPTANCE, CONSTRUCTED TO ASME SECTION VII, DIV. 1, W/ REMOVABLE HEAVY DUTY BUTYL BLADDER. 28" HIGH X 14" DIA. TACO CBX42 OR EQUAL
AS-1	AIR SEPARATOR - 2" NPT TACO MODEL 434-5 AIR SCOOP
HP-1&2	2 REQUIRED-PUMP - TACO MODEL 131C. HOT WTR 20 GPM, 18 FTHD, 1725 RPM 1/3 H.P. ELECTRICAL REQUIREMENTS ARE 115V/1/60HZ. EACH PUMP FULL REQRD CAP. RUN LEAD / LAG RUN ONE PUMP WITH ONE AS STANDBY - ALTERNATE PUMP OPERATION WEEKLY

PUMP SCHEDULE

MARK	GPM	HEAD (FT.WG.)	MOTOR DATA: MAX. HP	RPM	VOLT/PH	NEMA STARTER	SERVICE	CONFIGURATION	LOCATION	SELECTION BASED ON TACO
P-1	32	8	1/3	1750	208/3	YES	PRIMARY LOOP	INLINE	MECH RM	1611
P-2	12	10	1/4	VARI	115/1	YES	UNIT HTRS	INLINE	MECH RM	007E-2F4
P-3	8	28	1/3	VARI	115/1	YES	WASH BAY RAD	INLINE	MECH RM	0034e
P-4	35	32	3/4	1750	208/3	YES	TRK SERVICE RAD	INLINE	MECH RM	1615
P-5	8	30	1/3	VARI	115/1	YES	OFFICE RADIANT	INLINE	MECH RM	0034e

REGISTER, GRILLE & DIFFUSER SCHEDULE

MARK	MAKE	* MODEL	NECK SIZE	APPLICATION	REMARKS
A CFM	TITUS	TDC	6" X 6"	CEILING SUPPLY	75-150 CFM
B CFM	TITUS	TDC	9" X 9"	CEILING SUPPLY	150-300 CFM
C CFM	TITUS	TDC	12" X 12"	CEILING SUPPLY	300-600 CFM
1 CFM	TITUS	350 FL	16"X16"	CEILING/WALL RETURN	1.0 SQFT GROSS AREA
2 CFM	TITUS	350 FL	24"X24"	CEILING/WALL RETURN	4.0 SQFT GROSS AREA
3 CFM	TITUS	350 FL	48"X32"	CEILING/WALL RETURN	10.0 SQFT GROSS AREA

NOTES:
1. PROVIDE APPROPRIATE ACCESSORIES AND STYLES TO SUITE WALL, CEILING OR DUCT TYPE

HVAC NOTES:

1. DRAWINGS ARE ONLY DIAGRAMMATIC. IT IS NOT THE INTENT TO SHOW EVERY CONSTRUCTION DETAIL. EXACT DIMENSIONS AND FIXTURE LOCATIONS ARE TO BE FIELD MEASURED.

2. .

3. .

3. SUPPLY DUCTWORK IS TO HAVE FOIL OR VINYL FACED FIBERGLASS R-4.2 INSULATION. SUPPLY DUCTWORK FROM THE COOLING COIL TO THE FIRST 10 FEET OF DUCT IS TO BE LINED WITH 3/4" THICK 2.0 LB/CUFT ACOUSTICAL LINER. RETURN DUCTWORK IS TO BE LINED FOR THE FIRST 6 FEET FROM THE FURNACE RETURN INLET. LINER IS TO BE KNAUF SONIC XP OR APPROVED EQUAL.

4. ALL DUCTWORK IS TO RIGID FABRICATED FROM G-90 GALVANIZED SHEETMETAL AND CONSTRUCTED IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS FOR 2" W.C. OR LESS POSITIVE OR NEGATIVE PRESSURE. ALL JOINTS ARE TO BE TAPED AND SEALED TO PREVENT LEAKAGE. SEAL JOINTS IN ACCORDANCE WITH ASHRAE 90.1.

5. MAINTAIN MINIMUM 10 FOOT CLEARANCE TO BATHROOM EXHAUST AND PLUMBING VENTS TO OUTSIDE AIR INTAKES.

5. BATHROOM EXHAUST TO DISCHARGE FROM FAN TO THE EXTERIOR WALL OR ROOF AS DETAILED. PROVIDE A WALL TERMINATION TO SUIT THE WALL STRUCTURE AND IS APPROVED BY THE ARCHITECT. EXACT LOCATIONS ARE TO BE DETERMINED THE FIELD AND APPROVED BY THE ARCHITECT.

6. OFFICE IU-1 HEAT PUMP IS TO HAVE AN 10"Ø OUTSIDE AIR INTAKE DUCT CONNECTED TO THE RETURN DUCT. INSTALL A MOTORIZED DAMPER THAT IS INTERLOCKED TO OPEN WHEN IU-1 INDOOR FAN IS ENERGIZED. ALL OUTSIDE AIR DUCTS TO BE INSULATED WITH R-8 INSULATION.

HVAC NOTES: CONT'D

7. AIR HANDLING UNIT (AHU-1) SHALL RUN DURING OCCUPIED HOURS AND THE RETURN AIR DAMPER TO BE OPENED TO PROVIDE RECIRCULATION OF TRUCK BAYS. IF THE CO/NOX LEVELS ARE ABOVE SETPOINT THE CONTROLS SHALL TURN ON AND THE OUTSIDE AIR DAMPER OPENS 100% WHILE THE RETURN AIR DAMPER CLOSES.

8. .

9. .

HVAC
BID SET
01/31/25

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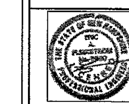

PROJECT:
SEABROOK TRUCK CENTER
39 STARD ROAD
SEABROOK, NH
SEABROOK NH

SHEET TITLE:
HVAC SCHEDULES
& NOTES
AS NOTED 01/XX/25

REV. NO.	REVISIONS	DATE
X	CONSTRUCTION SET	XX/XX/25
0	REVIEW SET	XX/XX/25

PROJECT #: 2501
DRAWN BY: EAF
CHECKED BY: EAF
SHEET NO.:
M.06
01 OF XX