



Date: Sept. 20, 2021 Is a conditional use needed? Yes: No: X Unclear:
(If so, we encourage you to submit an application as soon as possible.)

Size of site: 0.25 acres; overlay zoning district(s)? Historic & Special Downtown

Telephone #: (617) 233-1305 Email: gppropertiesgp@gmail.com

Telephone #: _____ Email: _____

Email address: RLundborn@fando.com Professional license #: NH Serial #: 10943

Addition(s) onto existing building(s): _____ Demolition: ☒ Change of use: ☒

Describe proposed activity/use: Construction of 6 Story building with 1st floor containing a retail/restaurant space and a first floor parking garage (15 spaces). All floors above ground level will contain residential space/apartments

Describe existing conditions/use (vacant land?): 45 N Main St has most recently been used as a restaurant. 55 N Main St has been used as a furniture store but has been vacant for at least 10 years.

Utility information

City water? yes X no ; How far is City water from the site? 42'

City sewer? yes X no ; How far is City sewer from the site? 28'

If City water, what are the estimated total daily needs? TBD gallons per day

If City water, is it proposed for anything other than domestic purposes? yes X no

If City sewer, do you plan to discharge anything other than domestic waste? yes X no

Where will stormwater be discharged? Roof drains connected to catch basins located in parking garage, out to Town stormwater system along N Main Street

Building information

Type of building(s): Mixed use commercial & residential

Building height: 71' - 10" Finished floor elevation: 229.5

Other information

parking spaces: existing: 0 total proposed: 15; Are there pertinent covenants?

Number of cubic yards of earth being removed from the site 0

Number of existing employees: 0; number of proposed employees total: TBD

Check any that are proposed: variance No; special exception No; conditional use No

Wetlands: Is any fill proposed? No; area to be filled: No; buffer impact? No

Proposed <i>post-development</i> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	10,310	100%
Parking and vehicle circulation	5,922	0 (under building)
Planted/landscaped areas (excluding drainage)	0	0
Natural/undisturbed areas (excluding wetlands)	0	0
Wetlands	0	0
Other – drainage structures, outside storage, etc.	36.7	0 (under building)

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I/we hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: _____

Date: _____

Signature of applicant/developer: _____

Date: _____

Signature of agent: 

Date: 9/20/2021

Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: _____

Date: _____

Site Plan Checklist (residential and nonresidential)

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: 55 & 45 North Main Street Map: 121 Lot: 372, 373, 400 Date: 9/20/21

Applicant/agent: Richard Lundborn Signature: _____

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>\$3,138 - to be provided under seperate cover</u>
<u>4</u> copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>2</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Title sheet					
• Name of Project					
• Date					
• North arrow					
• Scale					
• Legend					
• Revision block					
• Vicinity sketch -not less than 1" = 1,000'					
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land survey, engineer, and/or architect	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Notation on plans: "For more information about this site plan contact...."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Surveyed property lines including: <ul style="list-style-type: none">• existing and proposed bearings• existing and proposed distances• pins, stakes, bounds• monuments• benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Include error of closure statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on abutting properties: <ul style="list-style-type: none">• owner name• owner address• tax map and lot #• square footage of lots• approximate building footprints• use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Zoning

Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning requirements for district: <ul style="list-style-type: none">• frontage• lot dimensions/density• all setbacks• lot coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Existing Topographic Features:

Contour lines a (not to exceed two-foot intervals, except on steep slopes) and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil types and boundaries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Soil test pit locations, profiles, and Depth to water table and ledge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	connecting into sanitary sewer

Existing Topographic Features Continued:

	Yes	No	N/A	Waiver Requested	Comments
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None
Wetlands including name of certified Wetlands scientist who delineated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Statement whether located in flood area, And if so, 100 year flood elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not in 100-yr floodplain
Delineation of trees and open areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None
Overview of types of trees and vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None
Stone walls and archaeological features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None
Locations of trails and paths	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None
Other natural/cultural resources (productive farmland, habitats, scenic views, historic structures, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None

Building Information

Existing buildings/structures including square footage and use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed building/structures including <ul style="list-style-type: none">• square footage• first floor elevation• use• # bedrooms per unit if residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevation drawing of proposed buildings and structures as follows: <ul style="list-style-type: none">• Showing all four sides• Drawn to scale with dimensions• Showing exterior materials• Showing exterior colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Circulation and Parking Plans

Existing and proposed driveways and access points including: <ul style="list-style-type: none">• Width of opening• Turning radii• Cross section of driveway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Curbing & edge treatment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic control devices, if appropriate:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None

Circulation and Parking Plans Continued:

	Yes	No	N/A	Waiver Requested	Comments
Number of parking spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• required by ordinance					
• proposed					
Parking layout and dimensions of spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Handicap spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Loading area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pedestrian circulation plan (including existing sidewalks in vicinity, if any)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bicycle rack, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Buffers, landscaping & screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Snow storage areas/plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilities

Show all pertinent existing and proposed profiles, elevations, materials, sizes, and details

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pump stations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Stormwater management system: pipes, culverts,, catch basins detention/ retention basins, swales, rip rap, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire hydrant location(s) and details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground or overhead)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire alarm connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Treatment of solid waste (dumpsters?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	to be coordinated w/ City
Handling of oil, grease, chemicals hazardous materials/waste	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	grease trap for restaurant

Landscaping Plan

	Yes	No	N/A	Waiver Requested	Comments
Demarcation of limits of construction, clear delineation of vegetation to be saved, and strategy for protecting vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed ground cover, shrubbery, and trees including: <ul style="list-style-type: none">• botanical and common names• locations and spacing• total number of each species• size at installation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Planting plan (size of holes, depth of planting, soil amendments, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Irrigation: system? soaker hose? Manual? underground, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Protection of landscaping from vehicles (Curb stops, berm, railroad ties, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Specification all finished ground surfaces and edges (greenspace, mulch, asphalt, concrete, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing/screening	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Signage

Location and type of signs: <ul style="list-style-type: none">• Attached to building• Freestanding• Directional, if appropriate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	building mounted
Dimensions of signs: <ul style="list-style-type: none">• Height• Area• Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	to be determined w/ CEO
Elevation drawings with colors & materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Type of Illumination, if proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	decorative lighting only



Planning and Development
Conservation Commission
Historic District Commission
Arts and Culture Commission

PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
33 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 330-0023
Web Site: www.rochesternh.net

PROJECT NARRATIVE FORM

Date: Sept. 20, 2021

PROPERTY INFORMATION

TAX MAP #: 121; LOT #(s): 372, 373, 400; ZONE: Downtown Commercial (DC)

PROPERTY ADDRESS/LOCATION: 55 N Main Street, Rochester, NH 03867

NAME OF PROJECT (IF APPLICABLE): 55 & 45 North Main Street

APPLICANT

NAME (INCLUDE NAME OF INDIVIDUAL): Greg Grant - G&P Boston Properties

MAILING ADDRESS: PO Box 290452, Charlestown, Massachusetts 02129

TELEPHONE #: 617-233-1305 EMAIL ADDRESS: gppropertiesgp@gmail.com

PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)

NAME (INCLUDE NAME OF INDIVIDUAL): N/A

MAILING ADDRESS: N/A

TELEPHONE #: N/A EMAIL ADDRESS: N/A

Proposed activity

Hours of Operation: TBD - dependent upon retail/restaurant tenant

Number of employees: TBD - dependent upon retail/restaurant tenant

Square footage to be used: approx. 47,300 sf

Is property now vacant: Yes, both buildings are not in use currently

Is there off street parking: Yes, City of Rochester owned parking lot

Will there be any outside storage, noise, vibration, light or smoke from the proposed use: No

Proposed Site changes

New building/structure: X Addition onto existing building/structure: _____

Alterations to existing building: _____ Demolition: X Signage: X

Site development (other structures, parking, utilities, etc.): X Change of use: X

Proposed project description (use extra sheet if needed): G & P Boston Properties is proposing to
raze the buildings at both 55 & 45 N Main Street with a single building to be constructed in their place.

The proposed building will be a 6 story multi-use facility with a first floor retail/restaurant space along North Main Street with a first floor parking garage containing 15 parking spaces located at the rear of the building and accessible from the existing City of Rochester owned parking lot north of the site. All floors above the first floor will be used for residential apartments. The parking garage will contain an internal drainage system that will take in roof runoff and any water that makes its way into the parking garage. The drainage system will treat the runoff water, which will then be directed to the existing City of Rochester stormwater sewer system from either North Main Street or the City of Rochester owned parking lot. All utility connections will also be replaced. A grease trap is proposed to be installed to service the restaurant use and will be placed under the proposed parking area inside the building. The grease trap will tie into the existing City of Rochester sanitary sewer system in North Main Street. Other wastewater discharges from the retail/restaurant and residential uses will also tie into the sanitary system in North Main Street.

Brief description of previous use (if known): 45 N Main Street is currently vacant but was most recently used as a restaurant. 55 N Main Street has been vacant for 10+ years but was formerly used as a furniture store.

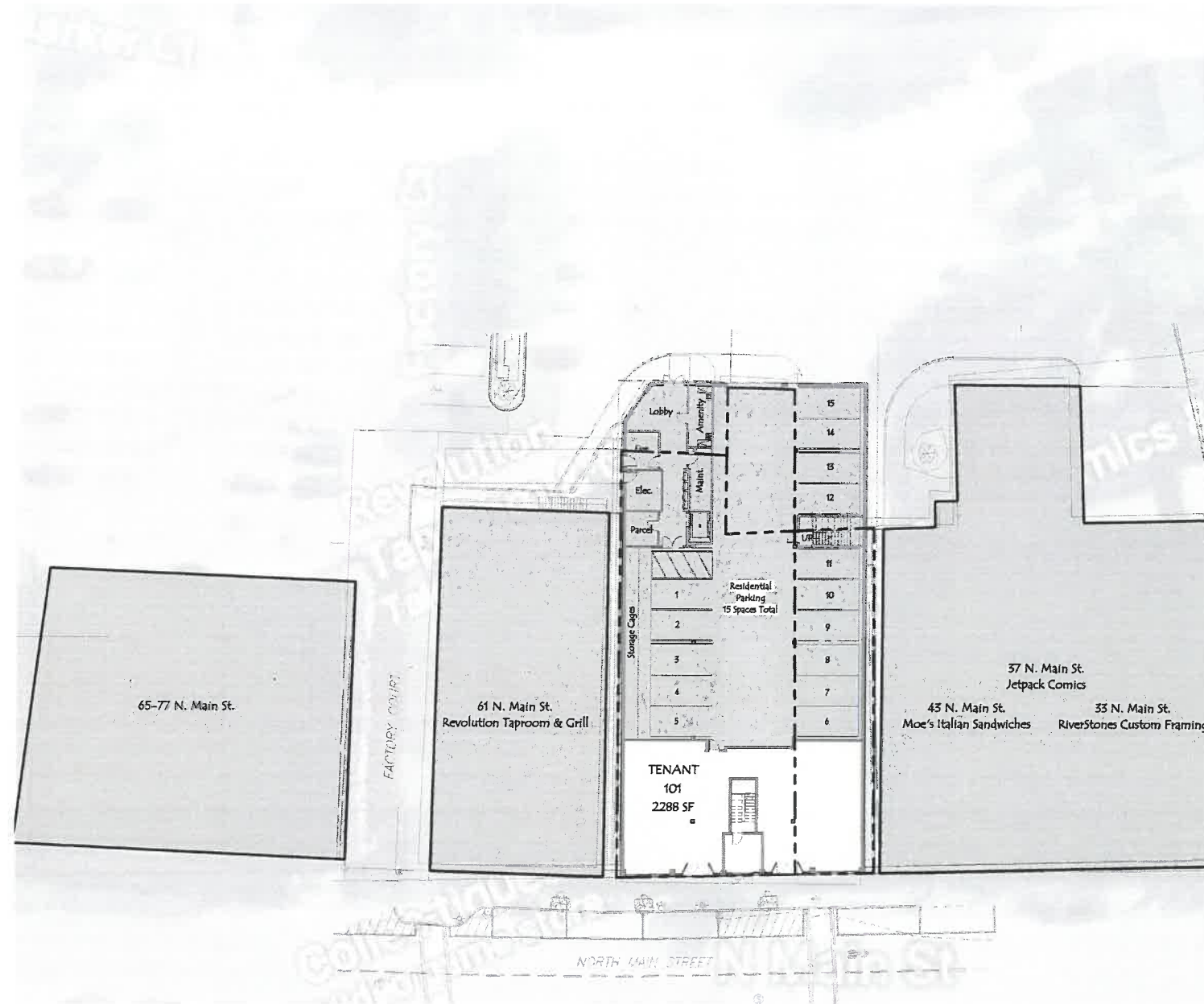
Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner).

I (we) hereby submit this Project Narrative application to the City of Rochester Planning Department and attest that to the best of my knowledge all of the information on this application form is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of ~~applicant~~:  Date: 9/20/2021
agent

Signature of property owner: _____ Date: _____



PROJECT INFORMATION

ADDRESS:	45 & 55 NORTH MAIN STREET, ROCHESTER, NH 03867
PARCEL ID:	0121-0373-000 & 0121-0372-000
SITE AREA:	0.06 ACRES & 0.13 ACRES
ZONING:	DTC - DOWNTOWN COMMERCIAL DISTRICT
OVERLAYS:	HISTORIC DISTRICT
LAND USE CODE:	326 & 328
EXISTING USE:	EXISTING RESTAURANT AND EXISTING RETAIL STORE
HEIGHT:	75'-0" MAXIMUM; 71'-10" PROPOSED
PARKING:	REQUIRED PARKING 1. RESTAURANT - NO MIN. 2. RESIDENTIAL USE A. 1 AND 2 BED - 1 SPACE PER BEDROOM 81 REQUIRED; 15 PROVIDED ON SITE, 66 PROVIDED IN REAR LOT
SCOPE OF WORK:	EXISTING STRUCTURES TO BE DEMOLISHED. NEW WORK CONSISTS OF 55,000 SF SIX STORY CONSTRUCTION: 45,000 SF OF RESIDENTIAL APARTMENTS; 36 TWO-BEDROOM AND 9-ONE BEDROOM APARTMENTS; 2,300 SF COMMERCIAL SPACE; AND 7,500 SF OF COVERED PARKING TO BE PROVIDED.
REQUIRED SETBACKS:	FRONT- 0-5' REQUIRED; 0 PROVIDED SIDE- 0' REQUIRED; SEE PLAN FOR PROVIDED REAR- 0' REQUIRED; SEE PLAN FOR PROVIDED

1 SITE PLAN

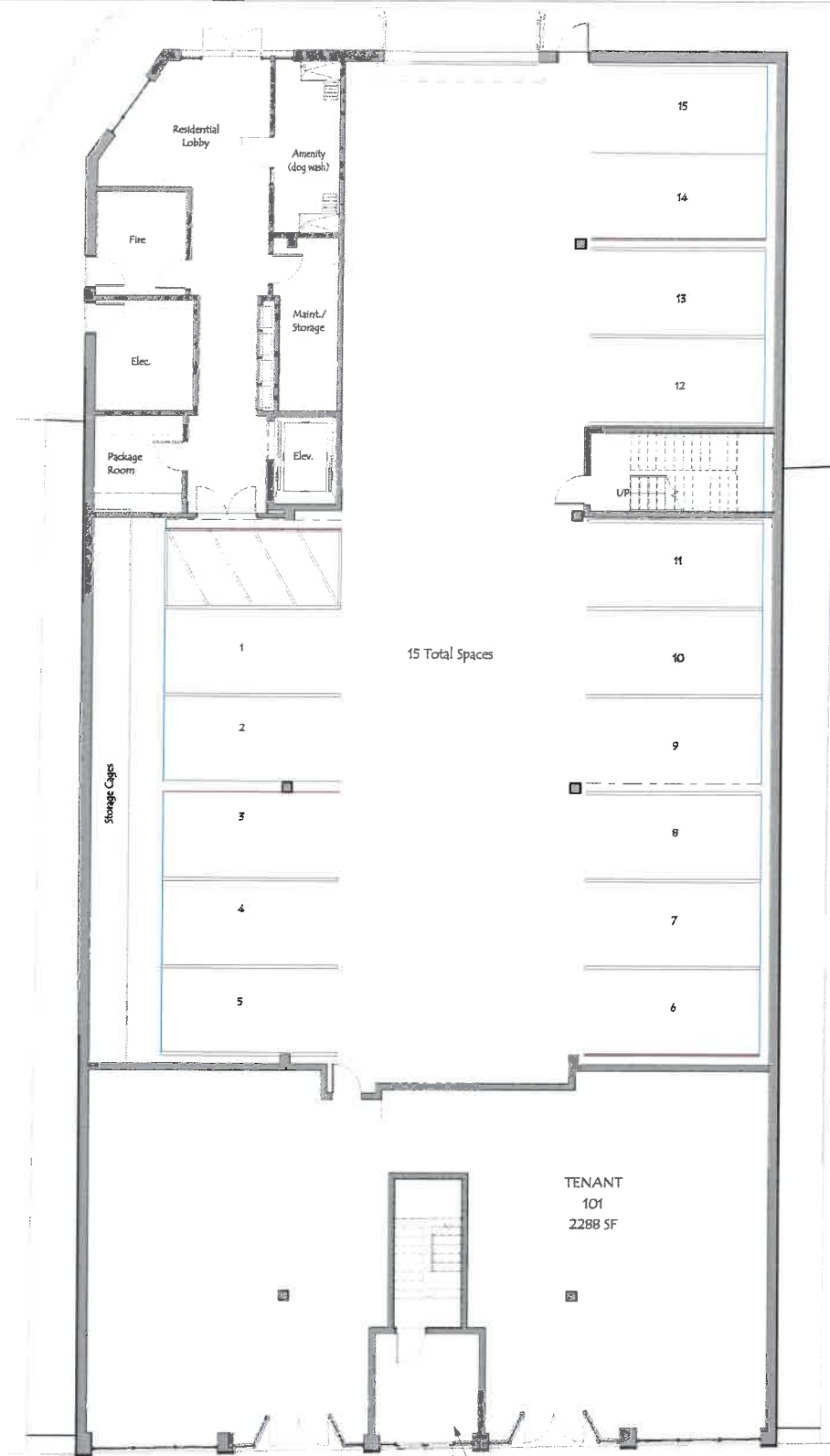
SCALE: 1" = 20'-0"

PROJECT NO. 2021058

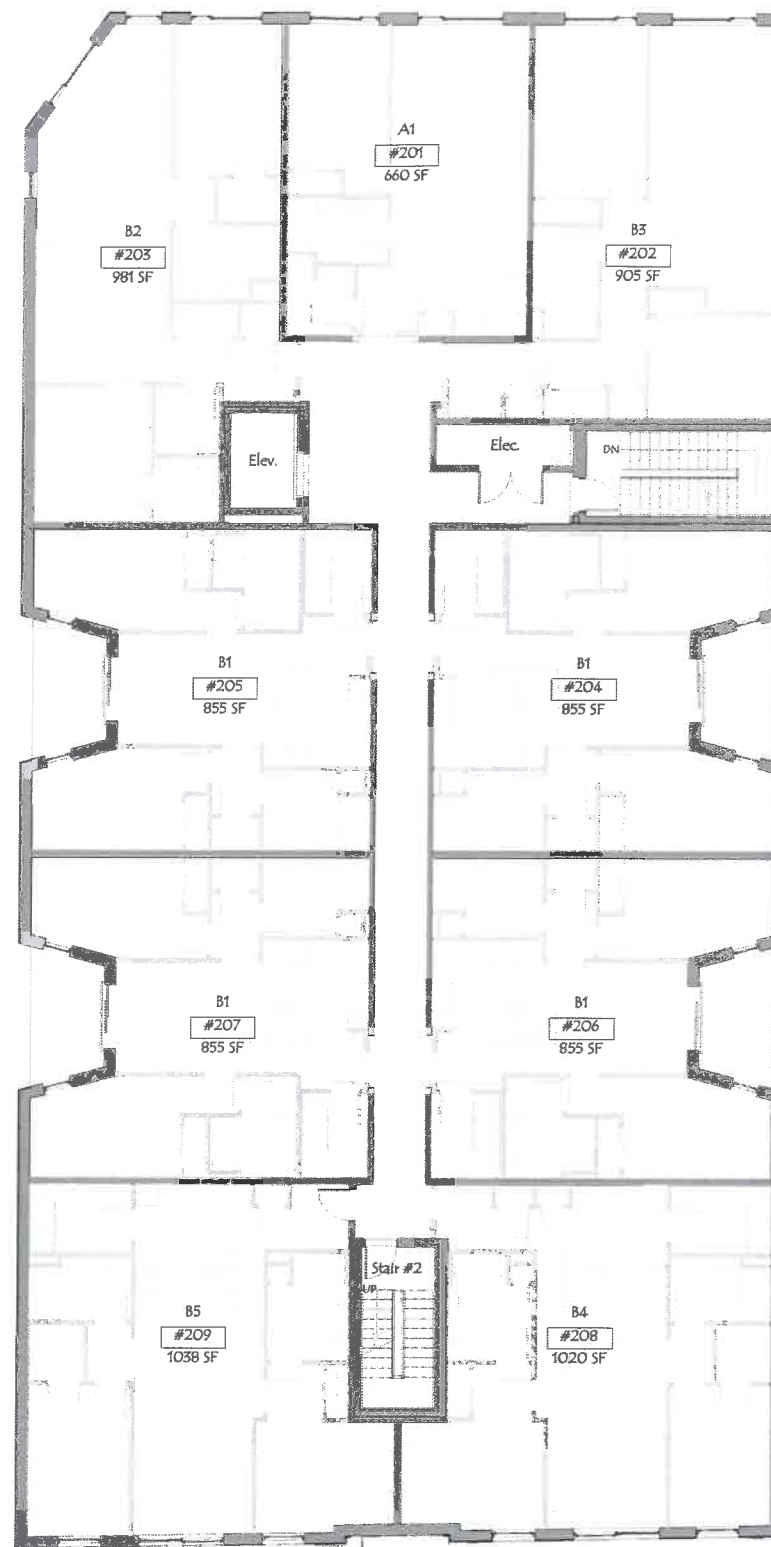
55 N. MAIN ROCHESTER, NH
PROPOSED SITE PLAN

1 SEPTEMBER, 2021

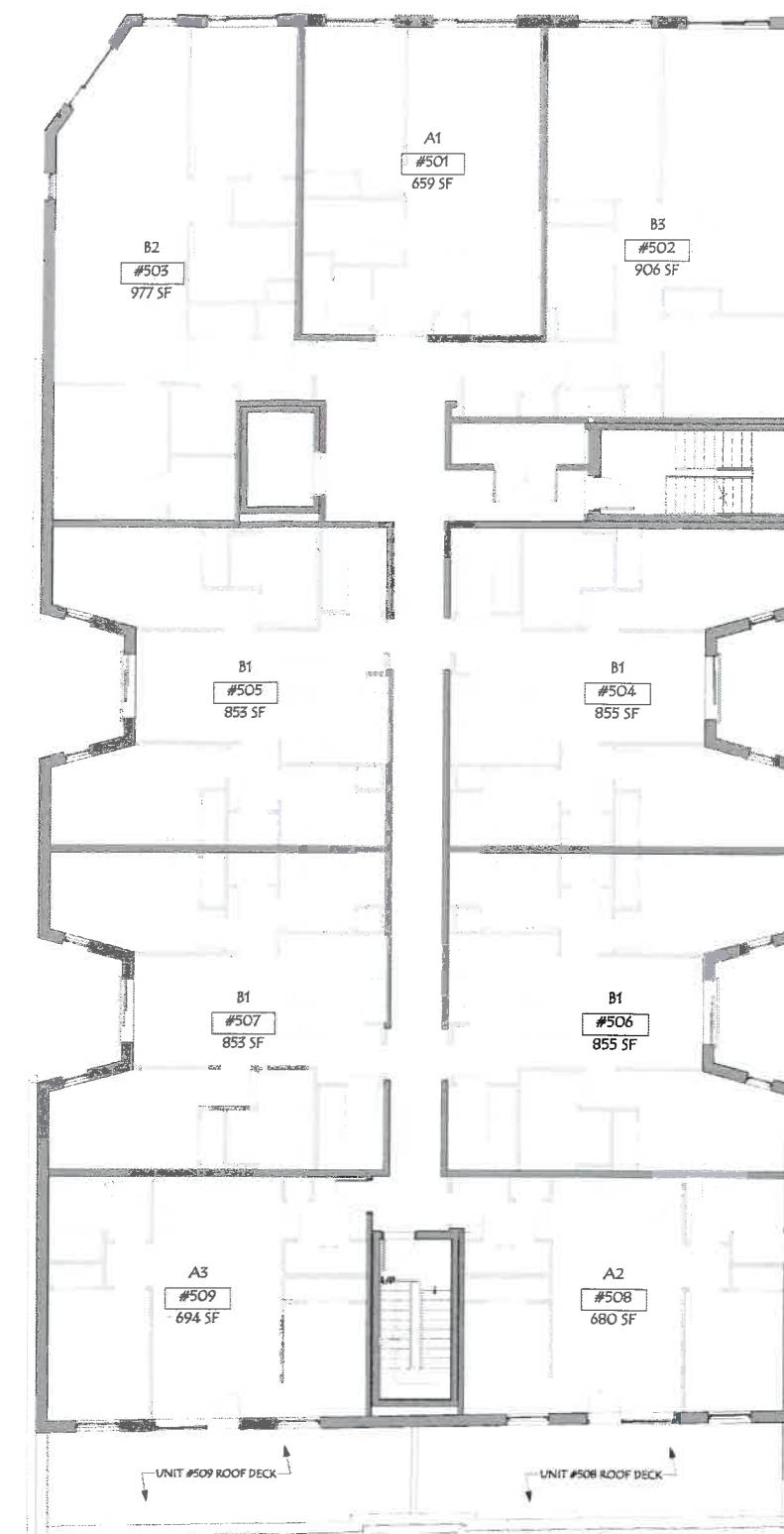
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1 LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 LEVEL 2-4 FLOOR PLAN, TYP.
SCALE: 1/8" = 1'-0"



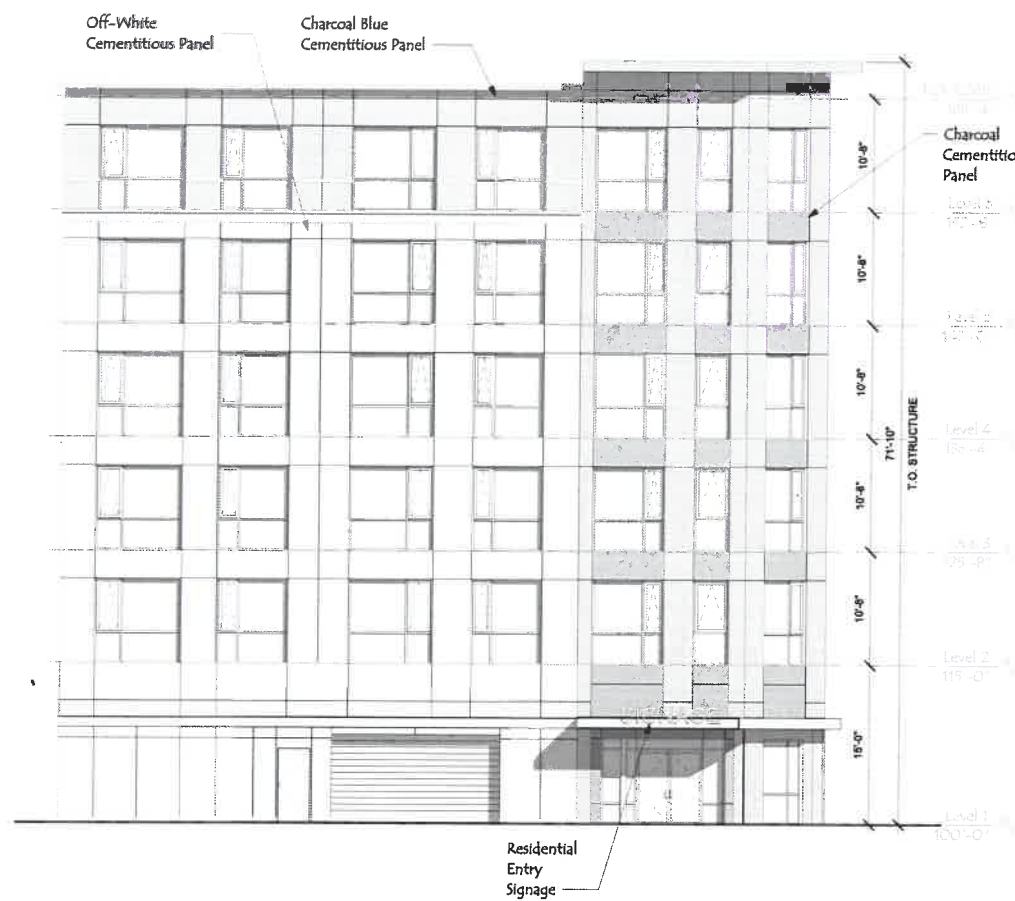
3 LEVEL 5-6 FLOOR PLAN (BALCONIES AT 5TH)
SCALE: 1/8" = 1'-0"

PROJECT NO. 2021058

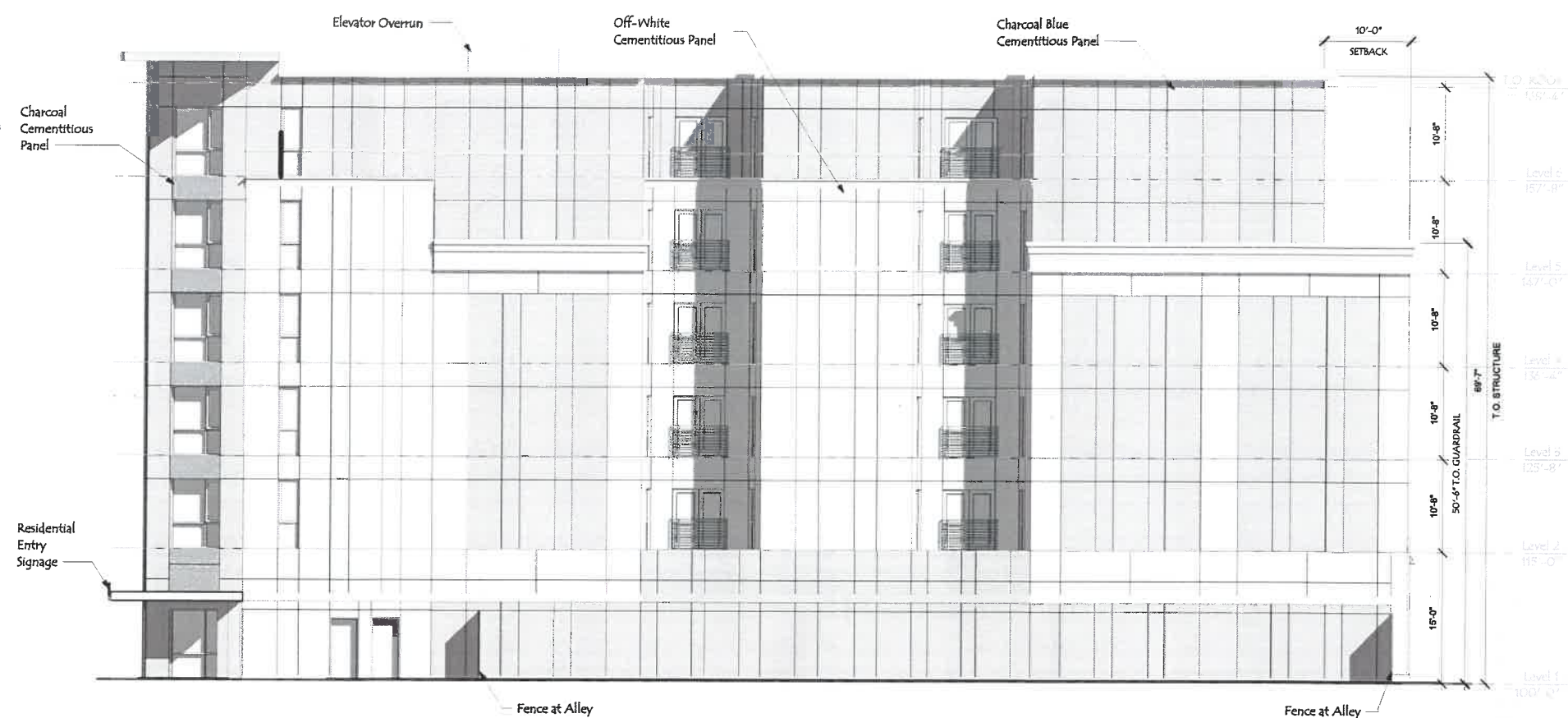
55 N. MAIN ROCHESTER, NH
PROPOSED PLANS

1 SEPTEMBER, 2021

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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



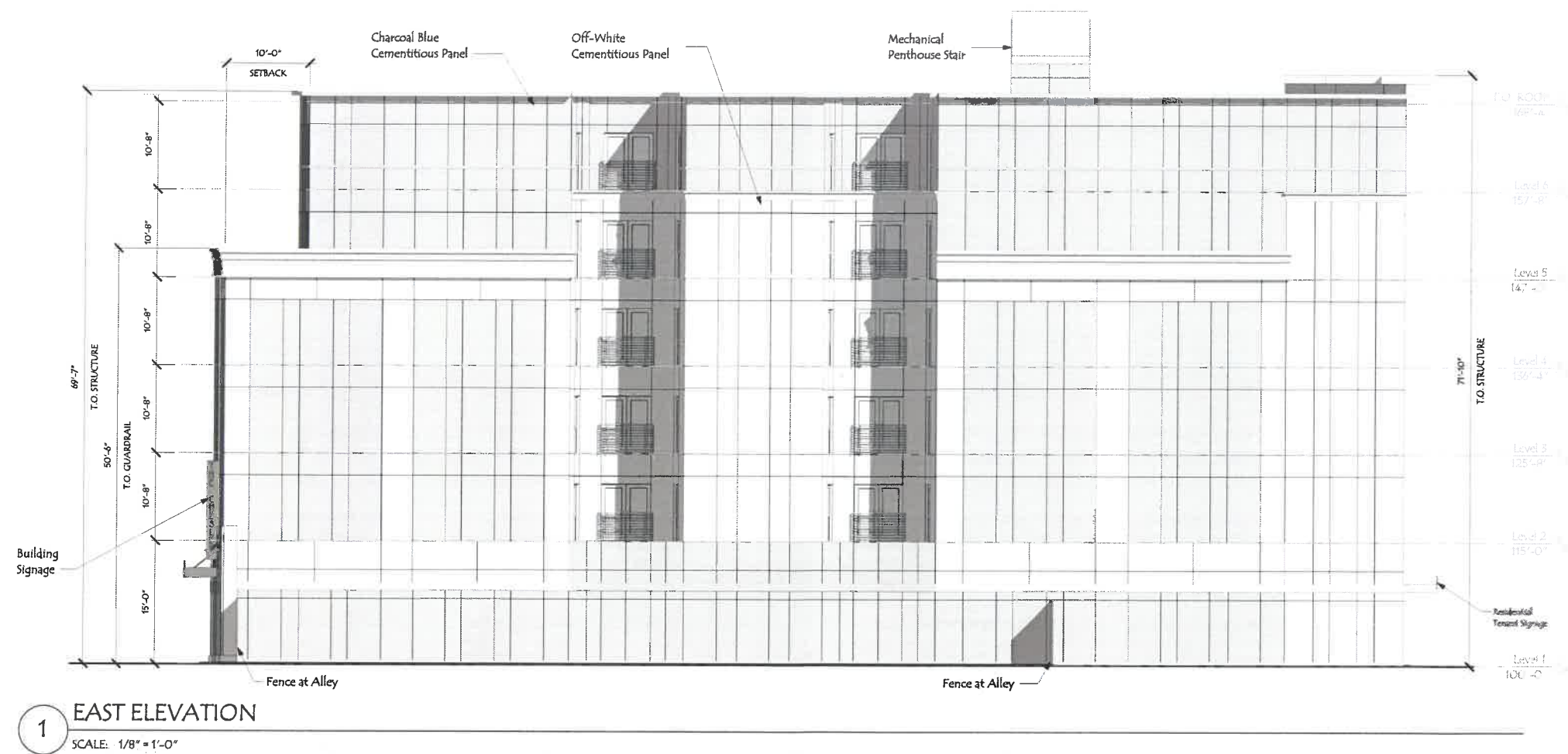
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT NO. 2021058

55 N. MAIN ROCHESTER, NH
NORTH AND WEST ELEVATIONS

1 SEPTEMBER, 2021

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PROJECT NO. 2021058

55 N. MAIN ROCHESTER, NH
EAST ELEVATION

1 SEPTEMBER, 2021

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PROJECT NO. 2021058

55 N. MAIN ROCHESTER, NH

RENDERING - MAIN STREET

1 SEPTEMBER, 2021

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PROJECT NO. 2021058

55 N. MAIN ROCHESTER, NH
RENDERING - STOREFRONT AT MAIN

1 SEPTEMBER, 2021

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PROJECT NO. 2021058

55 N. MAIN ROCHESTER, NH
RENDERING - MAIN STREET FACADE

1 SEPTEMBER, 2021

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PROJECT NO. 2021058

55 N. MAIN ROCHESTER, NH

RENDERING - RESIDENTIAL ENTRY

1 SEPTEMBER, 2021

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UPPER STORY WINDOWS

CORNICE

CEMENTITIOUS PANEL - CHARCOAL BLUE

CEMENTITIOUS PANEL - OFF-WHITE

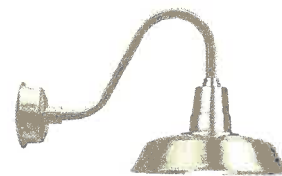
CONCRETE COLUMN/
SIGNAGE BAND

BARN LIGHTS

SIGNAGE BAND

STOREFRONT

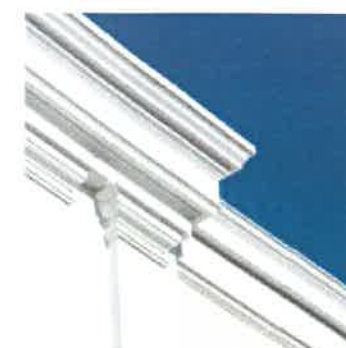
RESIDENTIAL CANOPY



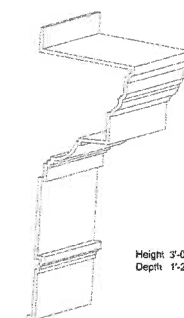
BARN LIGHTS
POLISHED BRASS FINISH



RESIDENTIAL CANOPY
BLACK ALUMINUM FRAME WITH WOOD SOFFIT



CORNICE
WHITE FIBERGLASS



Height: 3'-0 11/16"
Depth: 1'-2 3/8"



SIGNAGE BAND
BASIS OF DESIGN: NICHHA NICHIPANEL,
CEDAR TEXTURE, PAINTED



CEMENTITIOUS REVEAL PANEL
BASIS OF DESIGN: JAMES HARDIE; COLOR:
COBBLESTONE



STOREFRONT
BASIS OF DESIGN: KAWNEER ENCORE, BLACK,
1-3/4" SIGHTLINES



CONCRETE COLUMNS & SIGNAGE BAND
CAST IN PLACE/CUSTOM, COLOR AND
AGGREGATE TEXTURE TO MATCH RESTORED
EXISTING DECORATIVE CORNICE ELEMENTS



CEMENTITIOUS REVEAL PANEL
BASIS OF DESIGN: JAMES HARDIE; COLOR: DEEP OCEAN



UPPER STORY WINDOWS
BASIS OF DESIGN: PELLA IMPERVA, BLACK FIBERGLASS

PROJECT NO. 2021058

55 N. MAIN ROCHESTER, NH
EXTERIOR FINISHES

1 SEPTEMBER, 2021

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