



By

Updated

Describe proposed activity/use: THE ANCHORAGE INN IS A MOTEL WITH TWO BUILDINGS CONSISTING OF
20 AND 12 ROOMS WITH BATHROOMS ON THE FIRST FLOOR LEVEL. THE MAIN BUILDING HAS AN OFFICE WITH MANAGER'S APART ON THE 2ND FLOOR

Describe existing conditions/use (vacant land?): THE MOTEL IS IN FULL OPERATIONAND SERVING
THE TRAVELERS AND HOUSING AUTHORITY CLIENTS FOR LONG TERM STAY,

Utility information

City water? yes ☒ no ☐; How far is City water from the site? ON THE STREET

City sewer? yes ☒ no ☐; How far is City sewer from the site? ON THE STREET

If City water, what are the estimated total daily needs? 1980 gallons per day

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

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

Where will stormwater be discharged? THERE IS NO EXISTING DRAINAGE INFILTRATION OR TOWN DRAIN CONNECTION

Building information

Type of building(s): WOOD FRAMED TYPE VB ONE STOREY AND PARTIAL 2ND FLOOR

Building height: 13'-6"/ 21'-3"Existing /28'-2"PROPOSED Finished floor elevation: 223'+/-

Other information

parking spaces: existing: 42 total proposed: 51; Are there pertinent covenants? NO

Number of cubic yards of earth being removed from the site NONE

Number of existing employees: 4; number of proposed employees total: 8

Check any that are proposed: variance NONE; special exception NONE; conditional use NONE

Wetlands: Is any fill proposed? NO; area to be filled: NONE; buffer impact? NONE

Proposed <i>post-development</i> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	9,983 + 3045(R)	5.9%
Parking and vehicle circulation	52,800	23.9%
Planted/landscaped areas (excluding drainage)	107,982	48.9%
Natural/undisturbed areas (excluding wetlands)	NONE	
Wetlands & 100ft Buffer Zone	50,400	22.8%
Other – drainage structures, outside storage, etc.	NONE	

Comments

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

EXISTING PAVING IS ADEQUATE TO PROVIDE 9 ADDITIONAL PARKING SPACES THOUGH NOT REQUIRED
AS PER ZONING.

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: [Signature]
Date: 03/19/21

Signature of applicant/developer: _____
Date: _____

Signature of agent: _____
Date: _____

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: [Signature]
Date: 03/19/21

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: ANCHORAGE INN - ADDITION Map: 137 Lot: 35 Date: 1/9/2021

Applicant/agent: JANMENJAY PATEL 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>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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil test pit locations, profiles, and Depth to water table and ledge	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Existing Topographic Features Continued:

	Yes	No	N/A	Waiver Requested	Comments
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands including name of certified Wetlands scientist who delineated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement whether located in flood area, And if so, 100 year flood elevation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Delineation of trees and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overview of types of trees and vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stone walls and archaeological features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Locations of trails and paths	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Circulation and Parking Plans Continued:

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

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fencing/screening	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<u>Signage</u>					
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"/>	
Dimensions of signs: <ul style="list-style-type: none">• Height• Area• Setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	

Outdoor Lighting

	Yes	No	N/A	Waiver Requested	Comments
Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Height of fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wattage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Type of light (high pressure sodium, etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design/cut sheets of fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Illumination study, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other Elements

Traffic study, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Drainage study with calculations, storm Water impact analysis, and mitigation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Grading plan (including finish grades)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Erosion and sedimentation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed covenants, easements, And deed restrictions, if any	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fiscal impact study, if requested	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:

LALA ASSOCIATES ENGINEERS LLC

EIN 83-0920782
M.ASCE, M.SEI, M.NSPE, M.I.E.(India), M.AMWS, M.ACI, M.ICC
37 OLD VILLAGE ROAD, ACTON, MA 01720
LIC.# 40460-C(MA), 13350-MD, 09227(NH), 084611(NY)
[www.lalaengineers](http://www.lalaengineers.com)

Planning Director
31 Wakefield Street
Rochester, NH 03867

March 16, 2021

Ref: Anchorage Inn – 14 Wadleigh Road

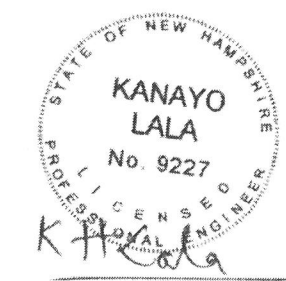
Dear Ms Saunders:

The following updates are made to this revised set:

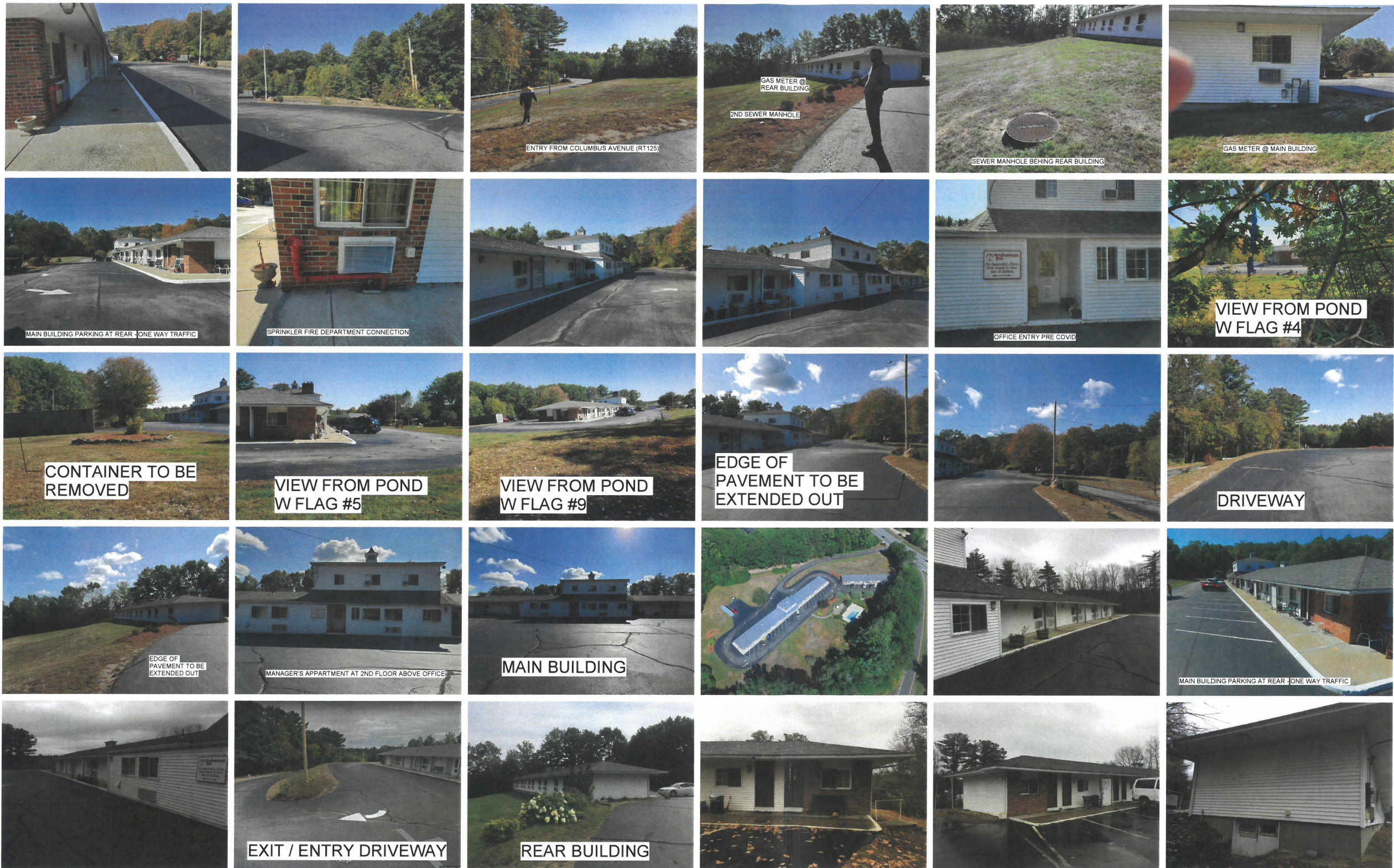
- a) Existing Conditions Plan showing widths of paved areas, walkways patio's etc. have been added to the EX sheet showing existing conditions, existing Landscape and existing Site Lights.
- b) Landscaping plan – C2 sheet is added to show proposed trees and bushes. As you will read the narrative of this project, an insignificant paving is proposed. No trees or bushes have to be cut or removed for the proposed 2nd storey addition. Existing paving has adequate width for the parking required.
- b) Lighting plan – C2 sheet also shows the additional lighting installed on the building façade to illuminate the parking area.
- c) Stormwater plan which shows drainage, grading and erosion control for construction of the additional parking area. - As described above there is no new paving being proposed for the additional parking. Existing paving will be painted with parking lines to demark the required spaces. At present this paving is not being used for parking as there is no demand from the existing 19 rooms. Therefore, there is no requirement of drainage system as no new runoff is being created.
- d) Utility plan showing location of utilities and size of water, sewer and drainage pipes – These items are shown on the EX sheet as all these are existing and no new services / utilities are proposed in this phase I. Existing water, sewer and gas lines are adequate.
- e) Demo plan (as cited in the application) – The Existing building plan A2 is now clearly identified for the demolition of the roof.
- f) In addition, the existing Proposed – Phase I plan shows incorrect 100 feet wetland buffer. Please add to this plan width of paved areas walkways patio's etc.. – There was a discrepancy in the 100ft buffer zone line and has been corrected showing the 100ft dimension from the wetland flags.
- g) Appropriate Fees including abutter lists and fees. – The owner will provide these as soon as possible.

- i) Three full sets of plans and two drainage reports along with the digital submittal. Plan must be stamped by both wetland scientist and engineer. As I had explained, I am a member of the Association of Massachusetts Wetland Scientists, my stamp as PE and wetland scientist, will be on the hard copies and digital copies.

Sincerely



Kanayo Lala.



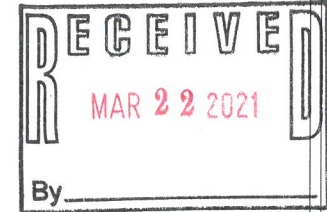
MAIN BUILDING:
EXISTING FLOOR AREA: 6,622 SF
PROPOSED 2ND FLOOR ADDITION: 7,030 SF

INDEX:

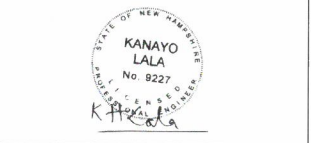
- 1. A1 COVER PAGE
- 2. A2 EXISTING CONDITIONS
- 3. A3 PROPOSED DESIGN
- 4. A4 SECTIONS AND DETAILS
- 5. C1 SITE PLAN

APPROVED BY THE
PLANNING BOARD

LALA ASSOCIATES ENGINEERS LLC
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lalaengineers@gmail.com
CIVIL, ELECTRICAL & STRUCTURAL
ENGINEERING SERVICES
LIC.#40460-C(MA), 13350 (MD), 9227(NH),
84611(NY)



No.	Description	Date



ANCHORAGE INN
14 WADLEIGH
ROCHESTER NH

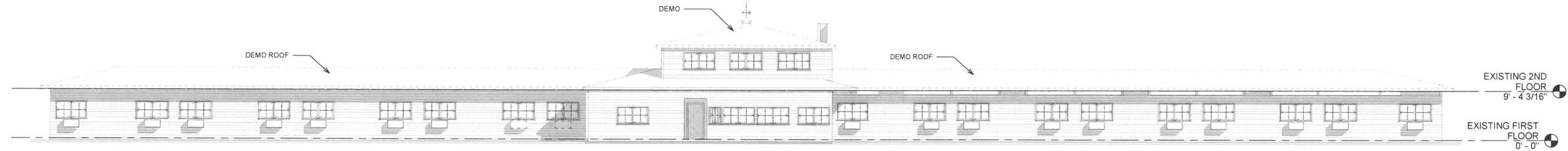
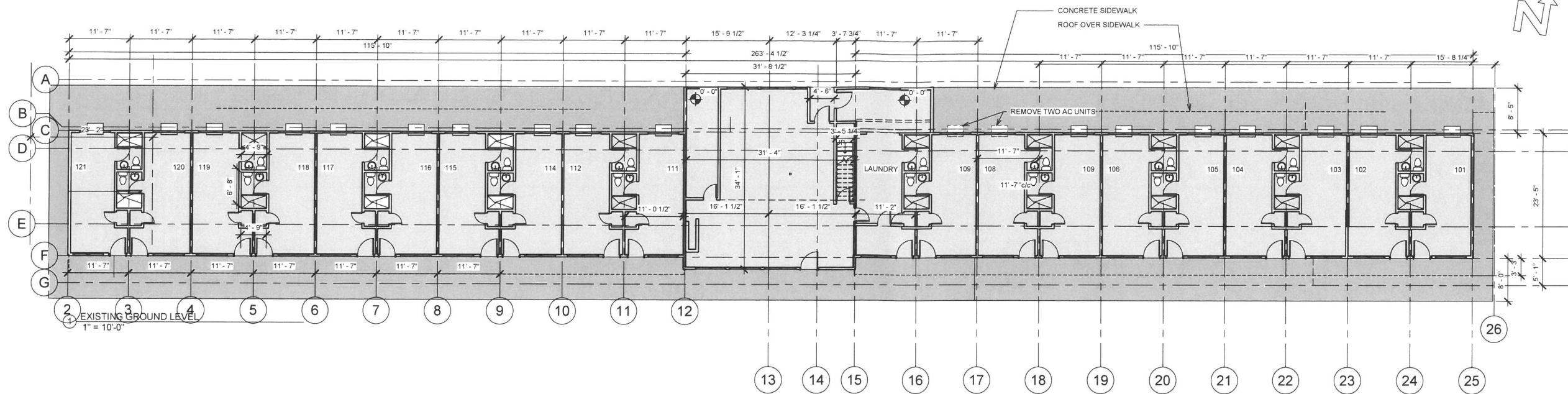
COVER PAGE

Project number	20114
Date	3/16/2021
Drawn by	DV
Checked by	KL
A1	
Scale	

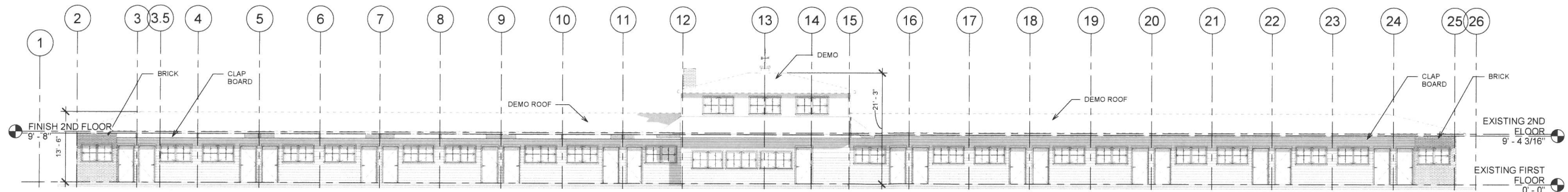


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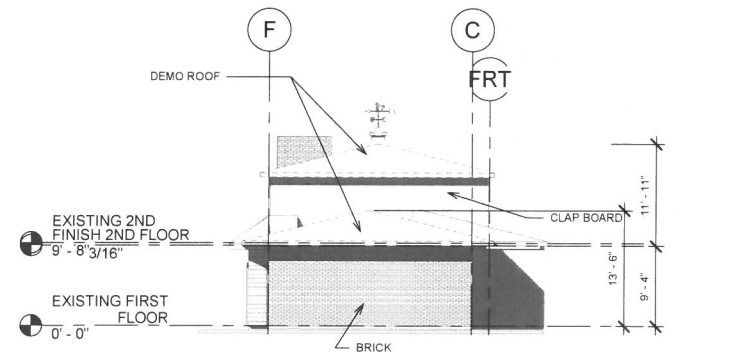
MAIN BUILDING:
1ST FLOOR - 6,622 SF
2ND FLOOR 722 SF
TOTAL AREA 7,344 SF



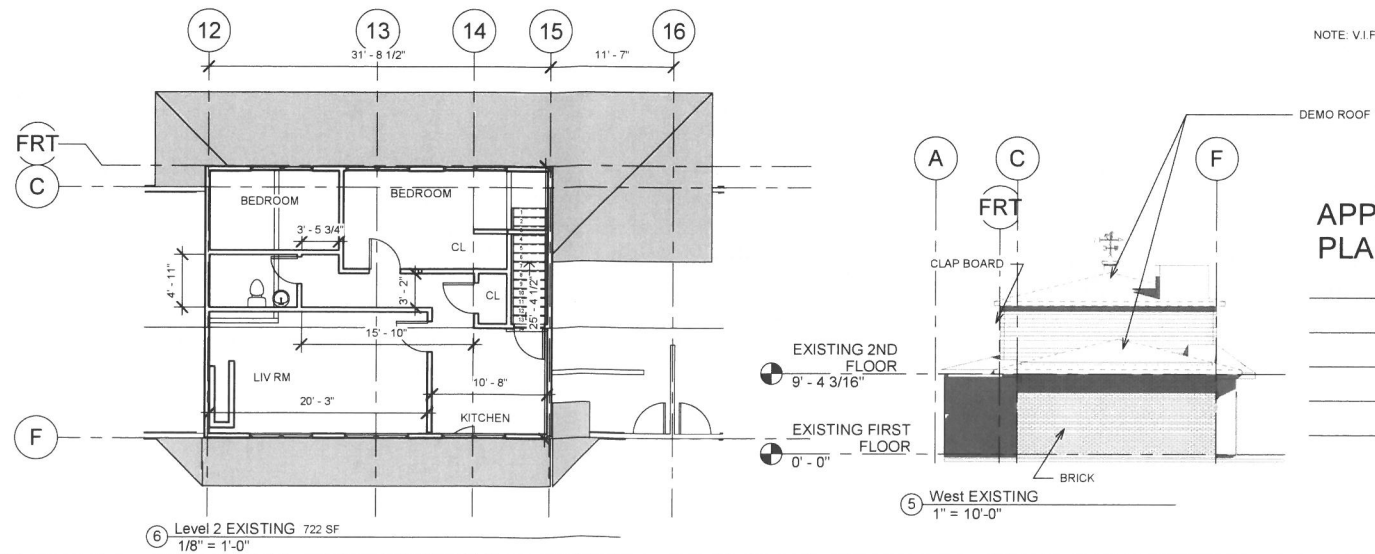
2 NORTH EXISTING
1" = 10'-0"



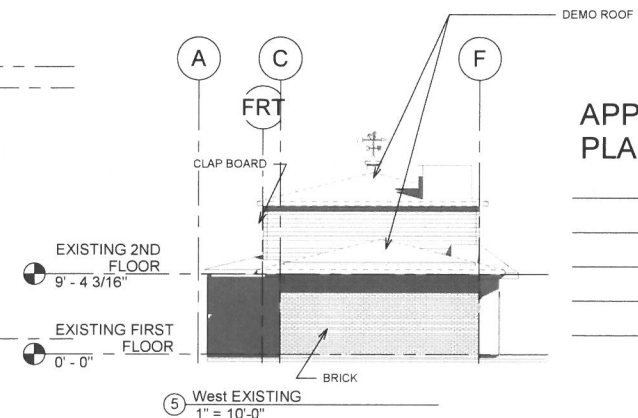
3 South EXISTING
1" = 10'-0"



4 East EXISTING
1" = 10'-0"



6 Level 2 EXISTING 722 SF
1/8" = 1'-0"



5 West EXISTING
1" = 10'-0"

APPROVED BY THE
PLANNING BOARD

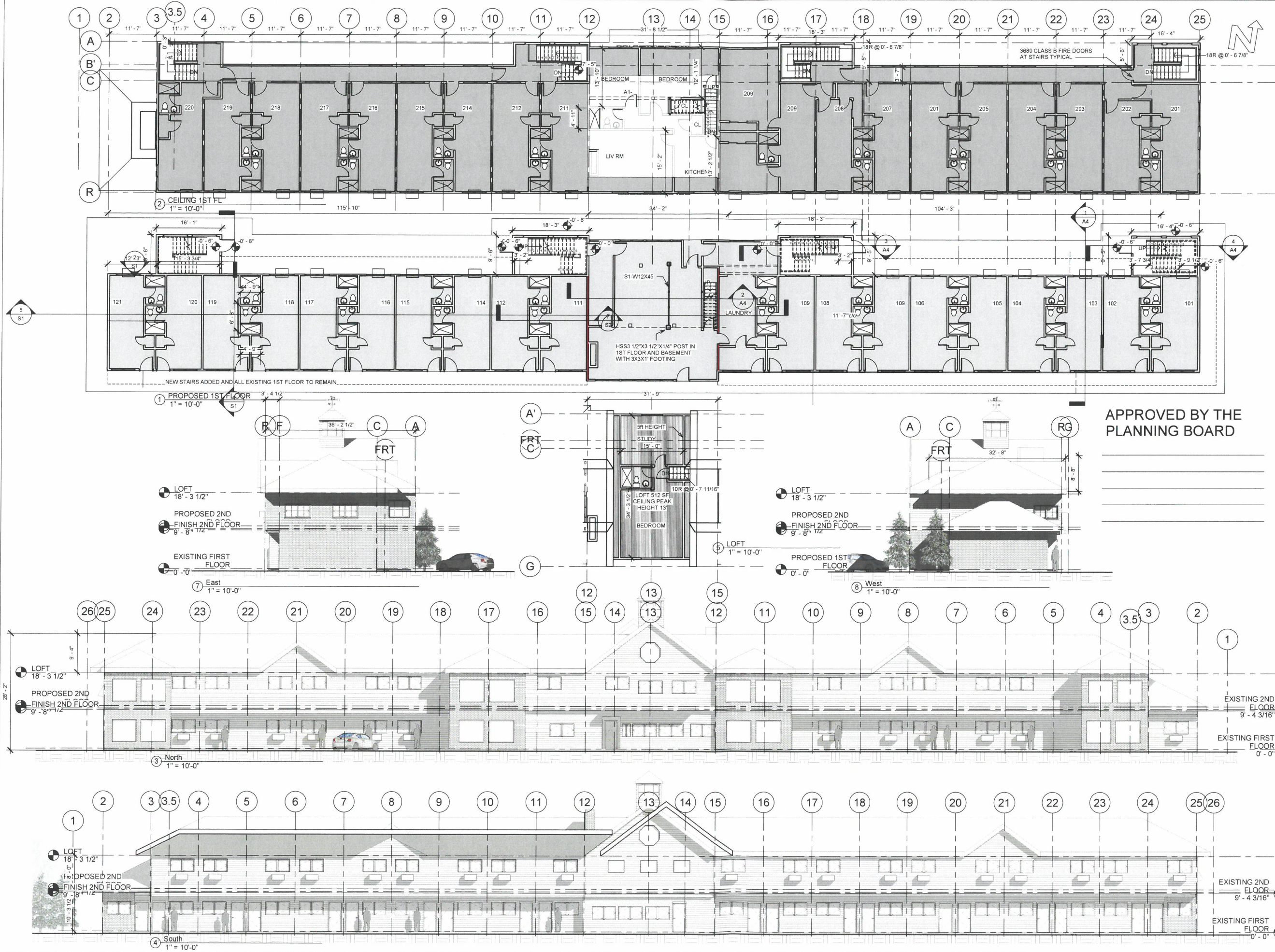
ANCHORAGE INN

14 WADLEIGH
ROCHESTER NH

EXISTING CONDITIONS &
DEMOLITION

Project number	20114
Date	3/16/2021
Drawn by	DV
Checked by	KL
Scale	As indicated

A2

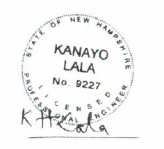


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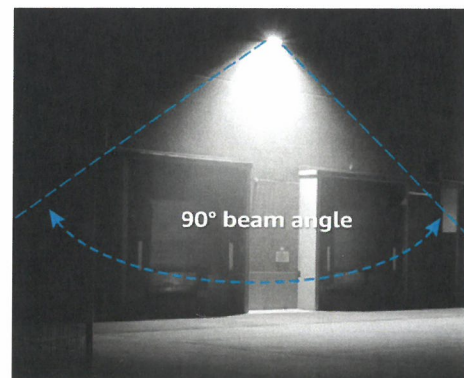
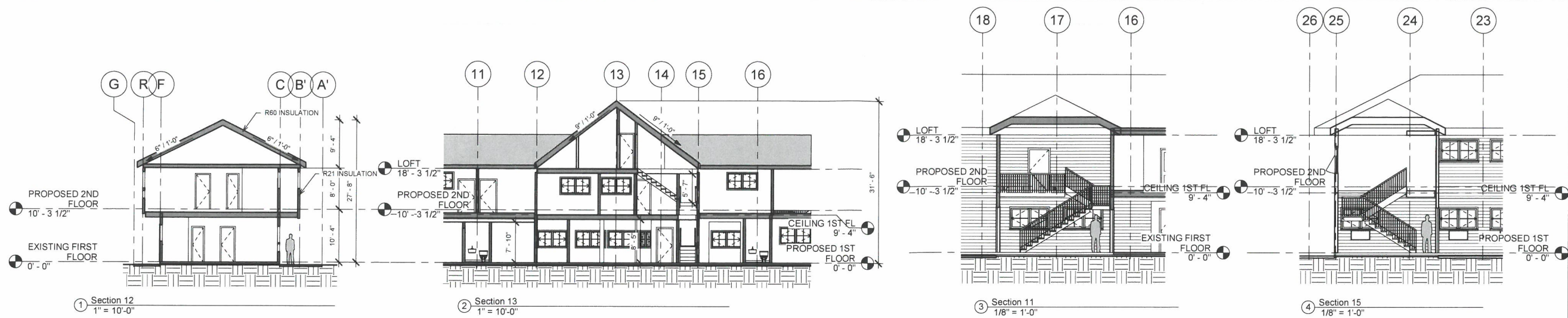
MAIN BUILDING:
1ST FLOOR -6,622 SF
2ND FLOOR 7,344 SF
LOFT 512 SF
TOTAL AREA 14,478SF

APPROVED BY THE
PLANNING BOARD

No.	Description	Date



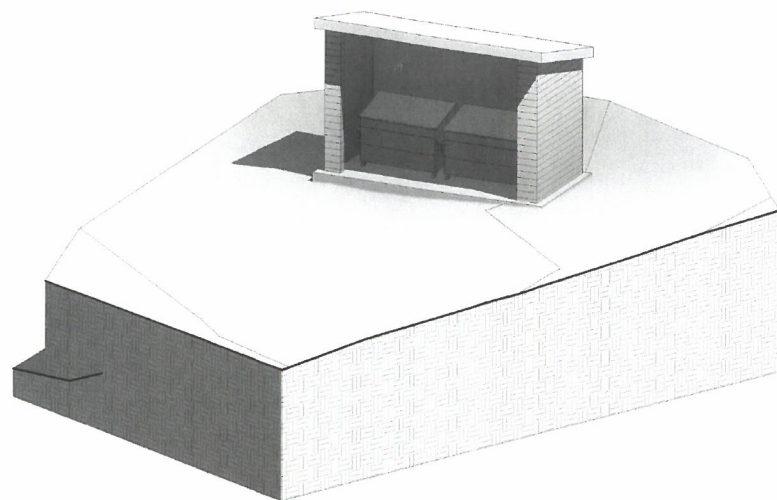
ANCHORAGE INN	
14 WADLEIGH ROCHESTER NH	
PROPOSED 2ND FLOOR ADDITION	
Project number	20114
Date	3/16/2021
Drawn by	DRV
Checked by	KL
A3	
Scale	1" = 10'-0"



OUTDOOR LIGHTING



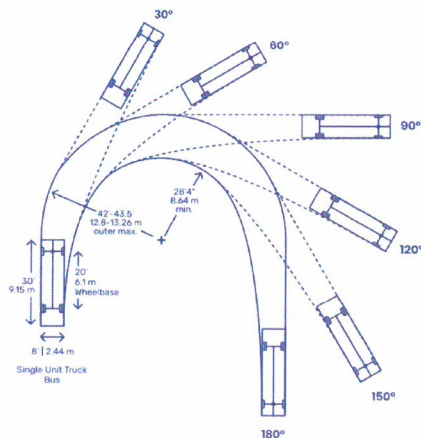
TYPICAL WALL SCONCE



TRASH DUMPSTER SHED



5 3D RENDERING



SINGLE - UNIT TRUCK / BUS - 20' WB



FIRE HYDRANT

Hydrant

APPROVED BY THE
PLANNING BOARD

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64611(NY)

No.	Description	Date



ANCHORAGE INN

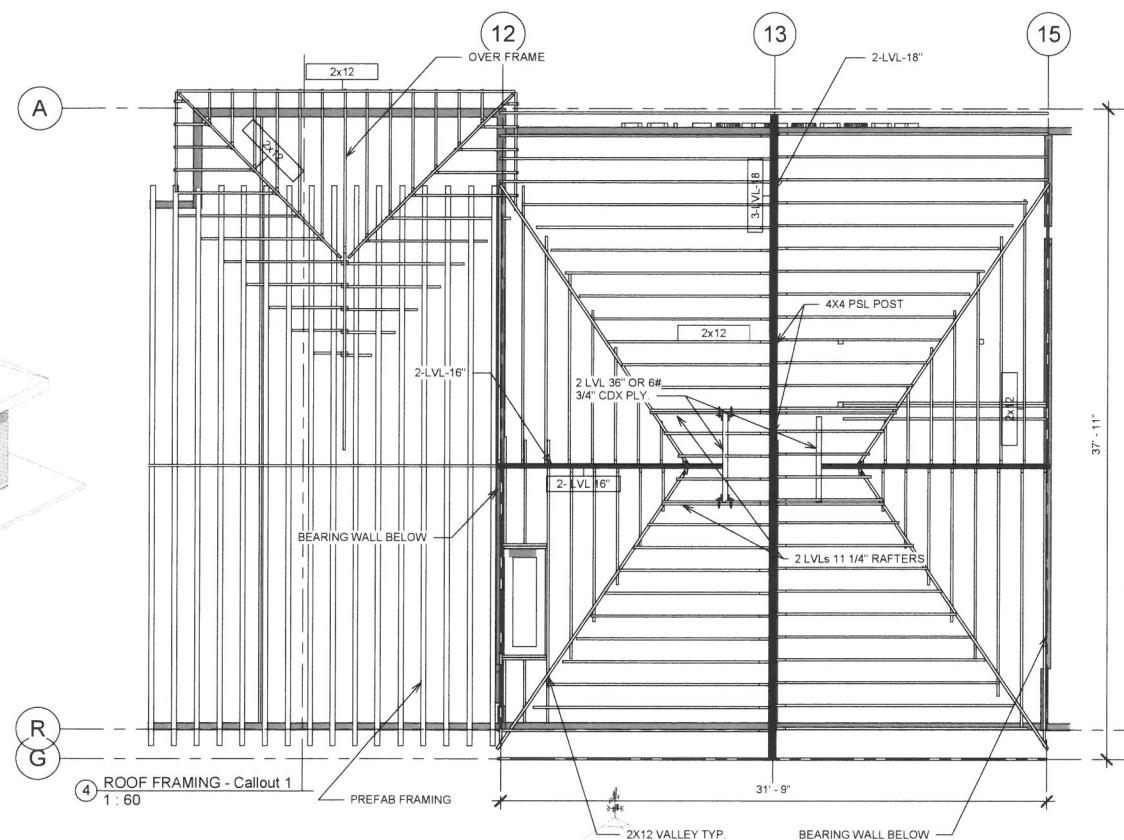
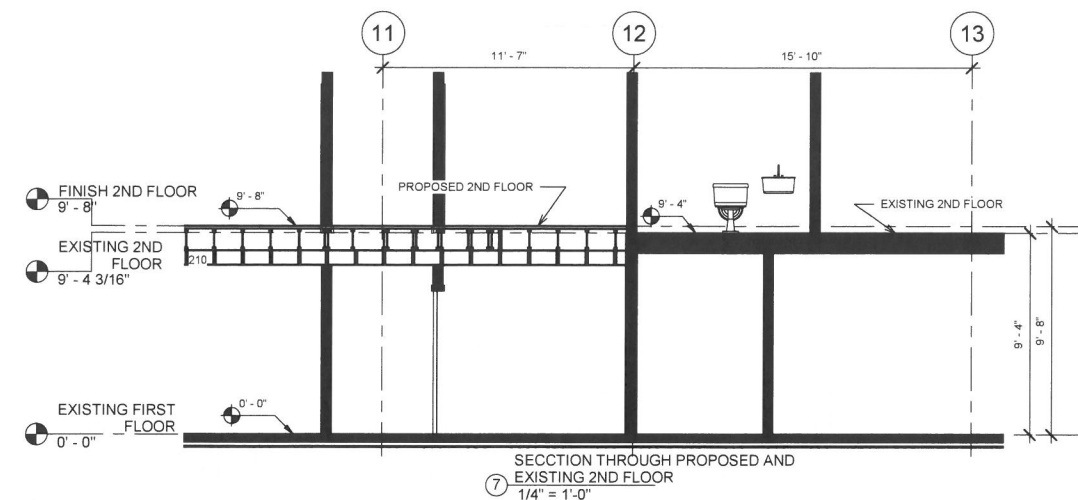
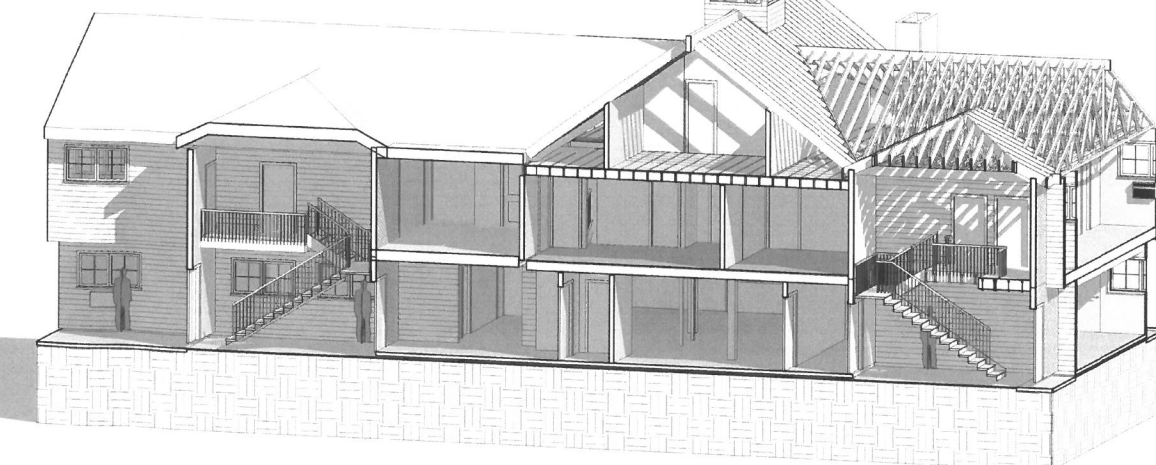
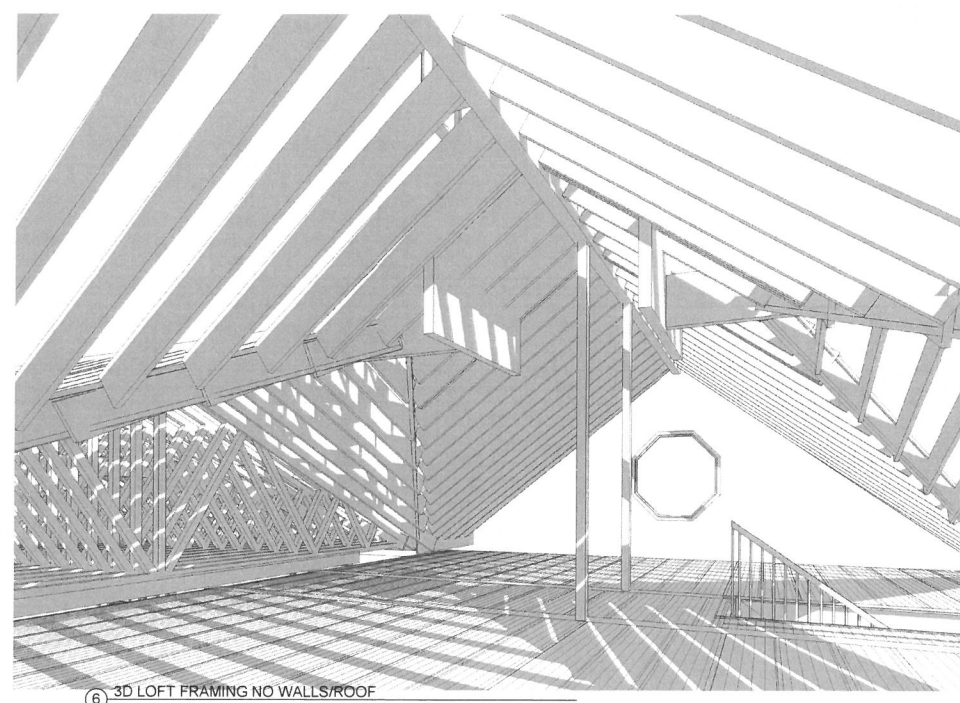
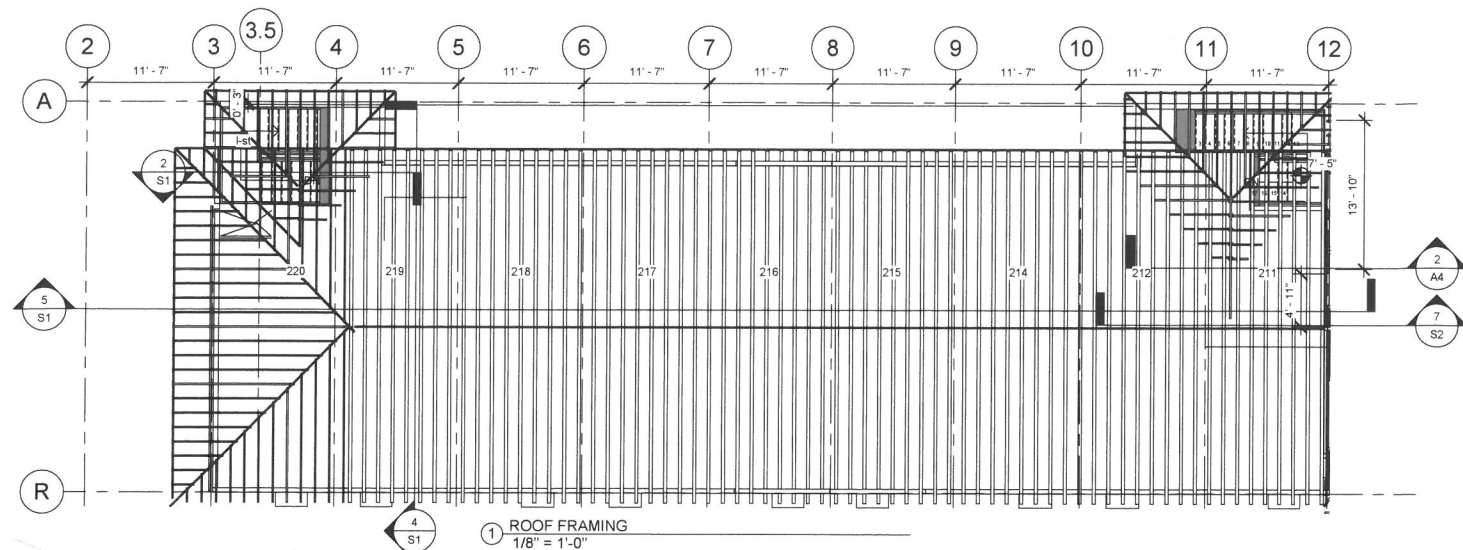
14 WADLEIGH
ROCHESTER NH

PROPOSED SECTIONS & DETAILS

Project number	20114
Date	3/16/2021
Drawn by	DV
Checked by	KL

A4

Scale	As indicated
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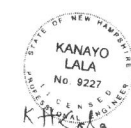


LALA ASSOCIATES ENGINEERS LLC
37 OLD VILLAGE ROAD
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CIVIL, ELECTRICAL & STRUCTURAL
ENGINEERING SERVICES
LIC.#40460-C(MA), 13350 (MD), 9227(NH),
84611(NY)

- ROOF FRAMING SPECIFICATIONS**
1. ALL ROOF RAFTERS TO BE SPF#2 2X12 @16" O.C. UNLESS NOTED OTHERWISE
 2. PROVIDE H1 OR LS50 ANCHORS AT ALL RAFTERS
 3. PROVIDE 2-LS50 ANCHORS AT ALL MULTIPLE RAFTERS
 4. PROVIDE 10D@3" O.C. AT PANEL EDGES AND @8" O.C. IN THE FIELD OF THE PANEL AT ROOF ONLY
 5. PROVIDE 5/8" CDX FIR OR OSB SHEETS 32/16 RATING STC II FIRE TREATED AT ROOF
 6. PROVIDE JOIST HANGERS AT ALL BEAM CONNECTIONS PER "SIMPSON'S" SPECIFICATIONS
 7. PROVIDE METAL CONNECTIONS AT ALL POST AND BEAM CONNECTIONS OR PROVIDE 2 KING STUDS, ONE ON EITHER SIDE OF THE BEAM. REFER TO ARCHITECTURAL DRAWINGS FOR ALL OTHER DIMENSIONS
 - 8.

36" TO 11 7/8" HANGER CONNECTION WITH 6"X6"X16" STEEL MCLIP WITH 2-3/4" DIS THROUGH BOLTS IN LVL RAFTERS

No.	Description	Date



ANCHORAGE INN
14 WADLEIGH
ROCHESTER NH

ROOF FRAMING

Project number 20114
Date 3/16/2021
Drawn by Author
Checked by Checker

S2

Scale As indicated



USGS TOPO PLAN

"APPROVED BY THE PLANNING BOARD"

ZONING TABLE
HIGHWAY COMMERCIAL ZONE
MULTIFAMILY RESIDENTIAL BUILDING
USE GROUP - R2;
TYPE OF CONSTRUCTION - 5B
WITH AUTOMATIC FIRE SPRINKLERS

PARCEL ID 0137-0035-0000

PARKING
HANDICAP 1 SPACE PER 25 SPACES

LOT AREA

FRONTAGE
ROOF AREA (TWO BUILDINGS)
OUTSIDE PARKING
ROOF OF SIDEWALK
GREEN AREA
SIDE WALK AREA
BUILDING GROSS AREA (2 FLOORS)
BUILDING HEIGHT - FRONT
BUILDING HEIGHT - MIDDLE
BUILDING HEIGHT - ABOVE AVERAGE GRADE
OF UNITS
SETBACKS

FRONT
SIDE (REAR BUILDING)
REAR

PROPOSED	EXISTING	REQUIRED
49 SPACES 2 SPACES	42 2 SPACES	26 (1/2 PER ROOM)+2 ADA(4%)
220,854 SF	220,854	20,000
643' 9,983 SF(4.5%) 42,484 SF(19.2%) 2,831 SF 164,815(74.6%)	643' 9,667 (4.4%) 41,848 (18.9%) 2,831 SF 165,451 SF(74.9%)	100' 85% MAX 15% MINIMUM
2,831 SF 17,888 SF 3,488 SF 10,388 SF 32'-0"	2,831 SF 17,888 SF 3,488 SF 10,388 SF 21'-9"	440 MAXIMUM 500SF LOT/UNIT
51(ADDING 19)	32	
58'- 7'-11" 129'-10"	58'- 7'-11" 129'-10"	60'- 10'- 25'

LAND AREA 220,849 SF
5.07 ACRES

WATER SHED TABLE

WS1 6,292 SF
WS2 5,055 SF
WS3 7,481 SF
WS4 10,784 SF
WS5 6,197 SF
WS6 6,039 SF
DRIVE WAY AND PARKING 41,848 SF
WSP 636 SF
PROPOSED STAIR ROOFS 316 SF
R1- 6,622 SF
R2- 3,045 SF
COVERED WALKWAYS - 2,831 SF
TOTAL IMPERVIOUS 55,396 SF
GREEN SPACE 115,051 SF
WETLANDS & 100' BUFFER ZONE 50,400 SF

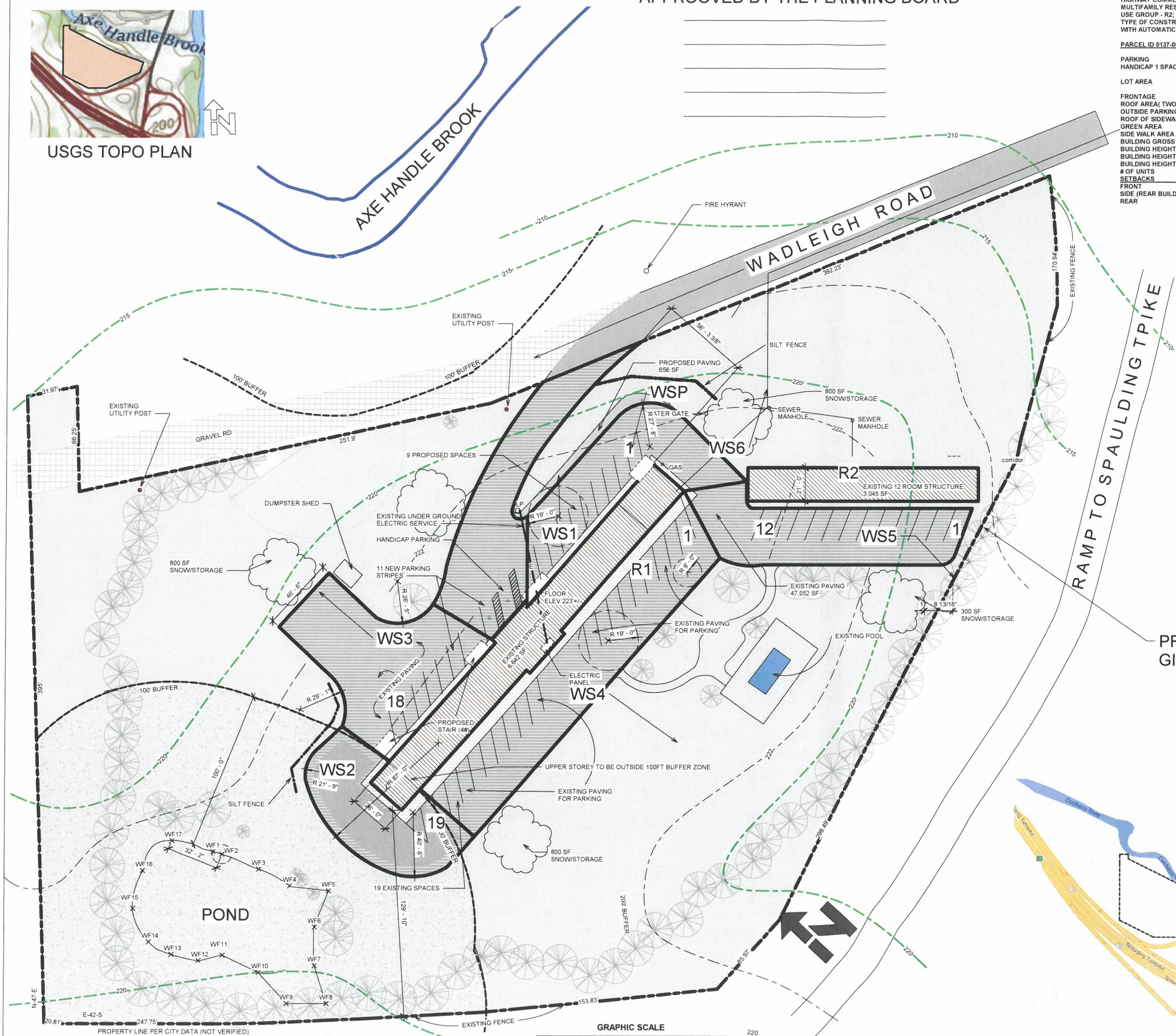
LALA ASSOCIATES ENGINEERS LLC

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084611(NY), 7736(VT)

- EXISTING TREES AND BUSHES ARE TO REMAIN NO TREES WILL BE REMOVED IN THIS PHASE. HOWEVER FEW EVERGREEN BUSHES WILL BE PLANTED AS SHOWN
- WALL SCONCES AT EACH ROOM DOOR PROVIDE MINIMUM 5007 LUMENS IN THE ADJACENT PARKING SPACES FOR NIGHT TIME SAFETY
- NEW FLOOD LIGHTS ARE PROPOSED ON THE FASCIA BOARDS OF THE COVERED 1ST FLOOR WALKWAY TO ILLUMINATE ALL NEW AND OLD PARKING SPACES



PROPERTY LINES AS PER
GIS MAP

14 WADLEIGH RD



LOCUS PLAN

ANCHORAGE INN

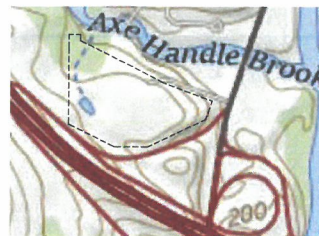
14 WADLEIGH ROAD
ROCHESTER, NH

PROPOSED - PHASE I

Project number 20114
Date 3/13/2021
Drawn by ND/DRV
Checked by KL/SK

C1

Scale 1" = 30'-0"



USGS TOPO PLAN



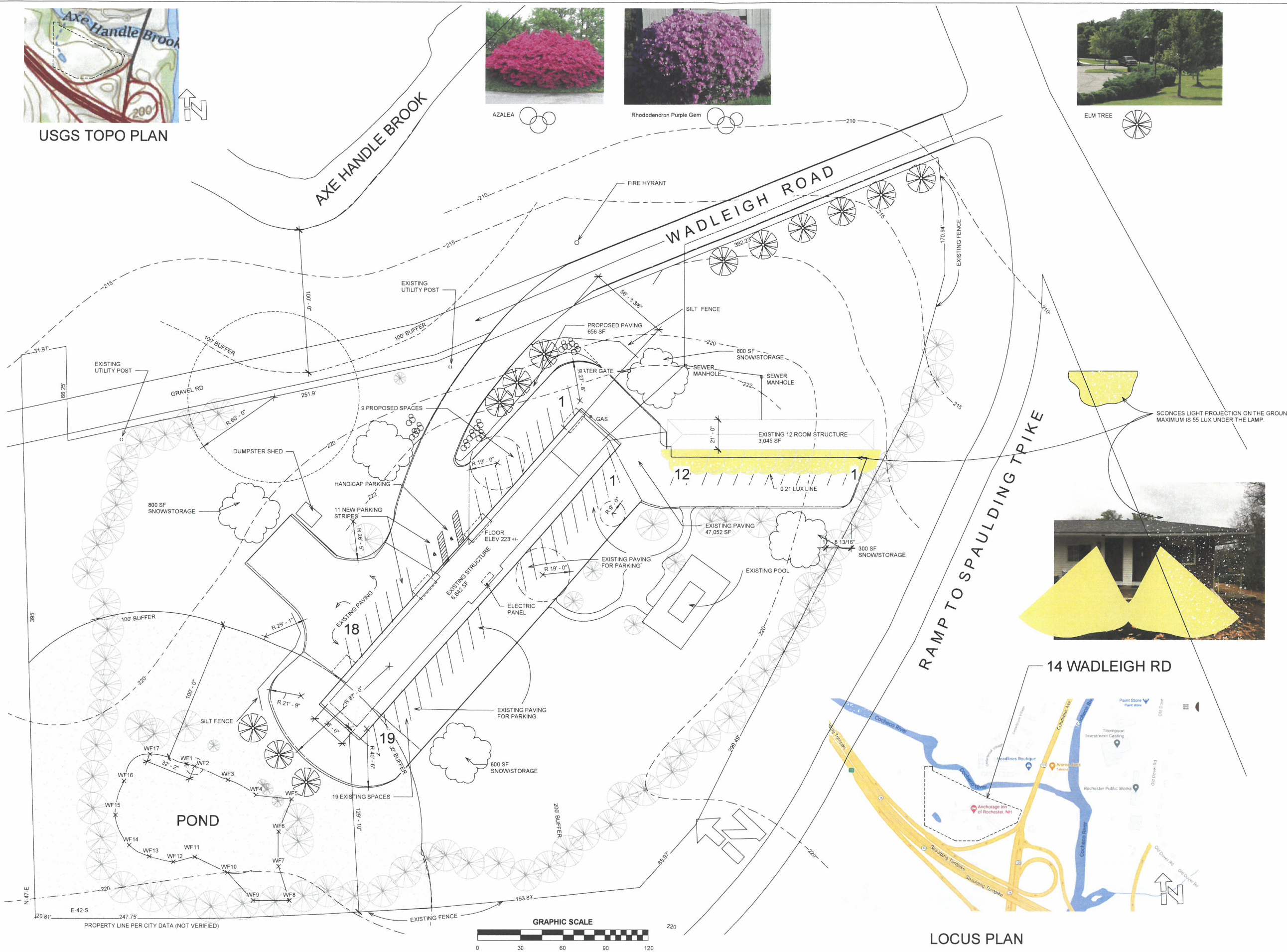
AZALEA



Rhododendron Purple Gem



ELM TREE



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3. NEW FLOOD LIGHTS ARE PROPOSED ON THE FASCIA BOARDS OF THE COVERED 1ST FLOOR WALKWAY TO ILLUMINATE ALL NEW AND OLD PARKING SPACES.

THE EDGE OF LIGHT PROJECTION ON THE GROUND IS MINIMUM 0.21 LUX AND THE MAXIMUM IS 55 LUX UNDER THE LAMP.

BETWEEN THE SCONCES AREAS WILL BE WITH MINIMUM LIGHT INTENSITY SO THAT NOT TO CAUSE LIGHTING POLLUTION.

SCONCES LIGHT PROJECTION ON THE GROUND
MAXIMUM IS 55 LUX UNDER THE LAMP.

14 WADLEIGH RD

No.	Description	Date
1	Revision 1	Date 1

ANCHORAGE INN

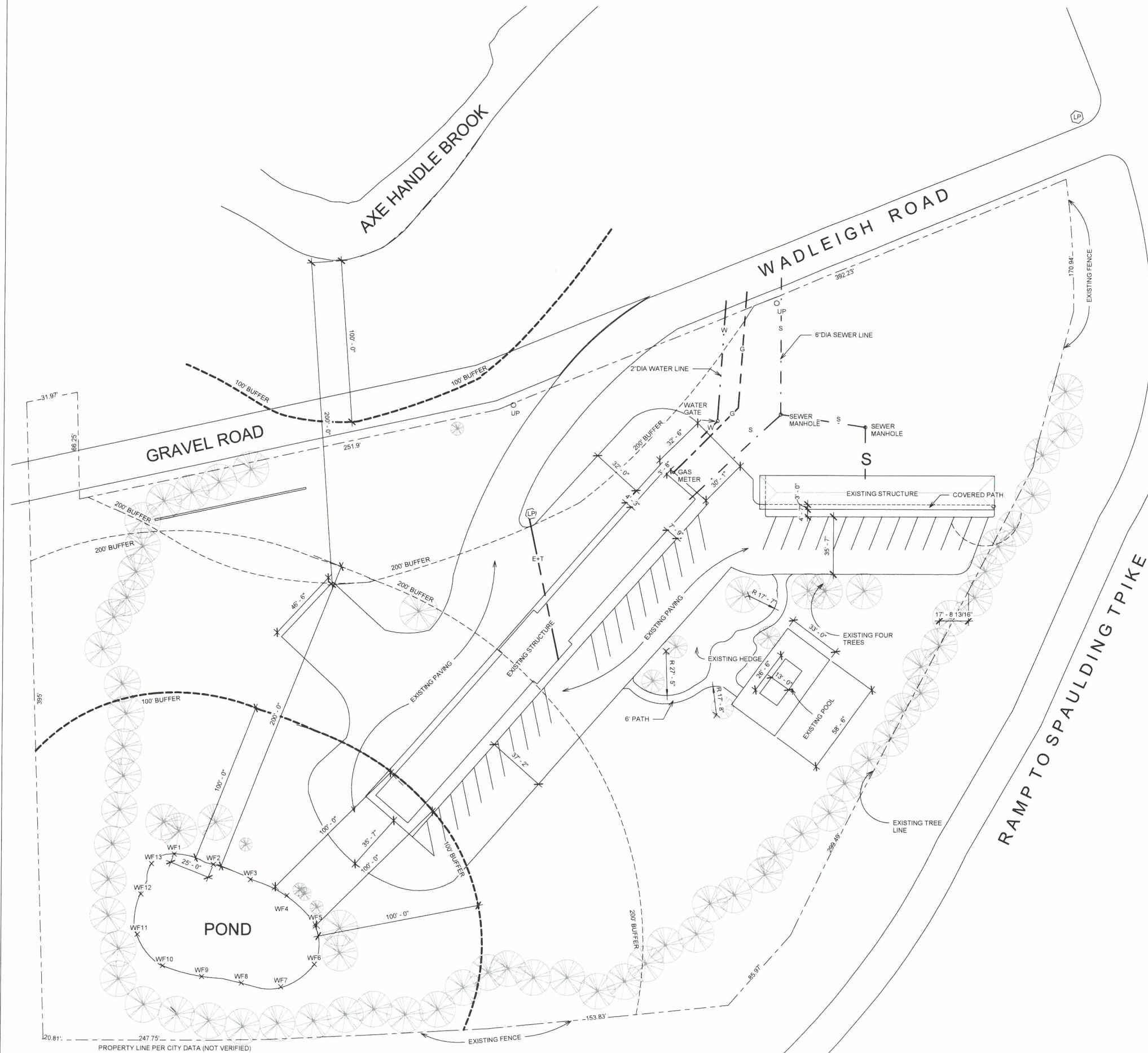
14 WADLEIGH ROAD
ROCHESTER, NH

PROPOSED LANDSCAPE
AND LIGHTING

Project number	20114
Date	3/13/2021
Drawn by	ND/DV
Checked by	KL

C2

Scale 1" = 30'-0"



1 Site
1" = 30'-0"



AERIAL VIEW

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No.	Description	Date

ANCHORAGE INN
14 WADLEIGH ROAD
ROCHESTER, NH

EXISTING SITE,
LANDSCAPE & LIGHTING

Project number	20114
Date	3/13/2021
Drawn by	ND
Checked by	KL/SK

EX

Scale	1" = 30'-0"
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