

BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
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www.BerrySurveying.Com

City of Rochester Planning Department
Attention Mr. Ryan O'Connor, Senior Planner
33 Wakefield Street
Rochester, NH 03867
Re: Site Plan Amendment
Glenn Davids Integrity Automotive
415 North Main Street
Rochester N.H.

September 27, 2022

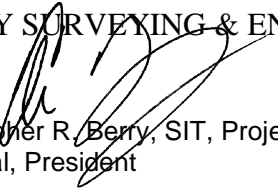
Ryan,

On behalf of the applicant, Berry Surveying & Engineering (BS&E) submits for Planning Board review of a minor site plan amendment located at 415 North Main Street.

Background and General Narrative:

In the fall of 2019 we received an approval for Glenn Davids Integrity Automotive for an expansion to their facility at 415 North Main Street. Since then, the building has been revised to add two stories to the front façade, for the purposes of providing dedicated office space and living quarters for the owner. This has necessitated the need to add additional egress to the upper stories. On the enclosed site plan please find the revisions to the stair case / foot print that encroaches on the northern side of the building. Along with this application there will be a Lot Line Adjustment applied for making the building expansion conforming to the required 10' setback within the zone.

BERRY SURVEYING & ENGINEERING


Christopher R. Berry, SIT, Project Manager
Principal, President



Amendment to Approved Project
City of Rochester, New Hampshire

Case # _____ Property Address _____

Type of project: Site Plan ____; Subdivision ____; Lot Line Adjustment ____; Other ____

Project name _____

Date of original Planning Board approval _____

Description of amendment _____

Would this affect a wetland or wetland buffer or require a conditional use? Yes ____ No ____

Applicant Name: _____

Mailing Address: _____

Phone Number: _____ Email Address: _____

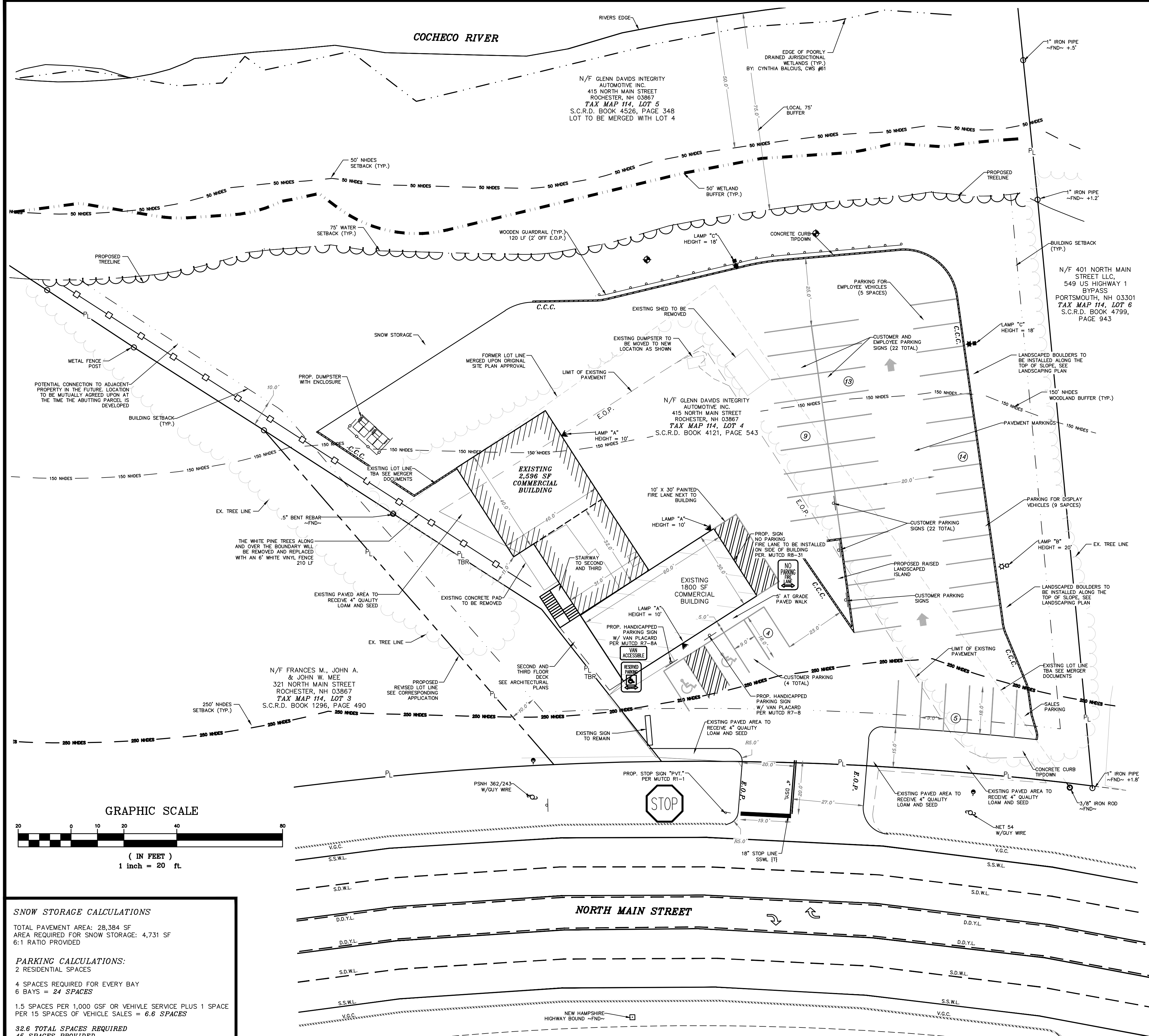
Please note: There is a \$125.00 fee for amendments. They are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans. This form, the abutter's list, the fee, and other necessary materials must be submitted by the applicable deadline date.

Name of applicant or agent filling out this form _____

Please check box: Applicant ☒ Agent ☐

Signature of person completing form: _____ Date: _____

Signature of property owner (if different): _____ Date: _____



SNOW STORAGE CALCULATIONS

PARKING CALCULATIONS:
2 RESIDENTIAL SPACES

1.5 SPACES PER 1,000 GSF OR VEHICLE SERVICE PLUS 1 SPACE
PER 15 SPACES OF VEHICLE SALES = **6.6 SPACES**

- NOTES:**

REVISION	DATE	DESCRIPTION
#4	9-27-22	SITE PLAN AMENDMENT REVISED PER NOTICE OF DECISION REVISED PER PLANNING COMMENTS
#3	2/4/20	
#2	9/11/19	

INTEGRITY AUTOMOTIVE
415 N. MAIN STREET
ROCHESTER, NEW HAMPSHIRE

Gleason Architects
P.O. BOX 596
STRATHAM, NH 03885



603 772-7370

INDEX TO DRAWINGS

ARCHITECTURAL

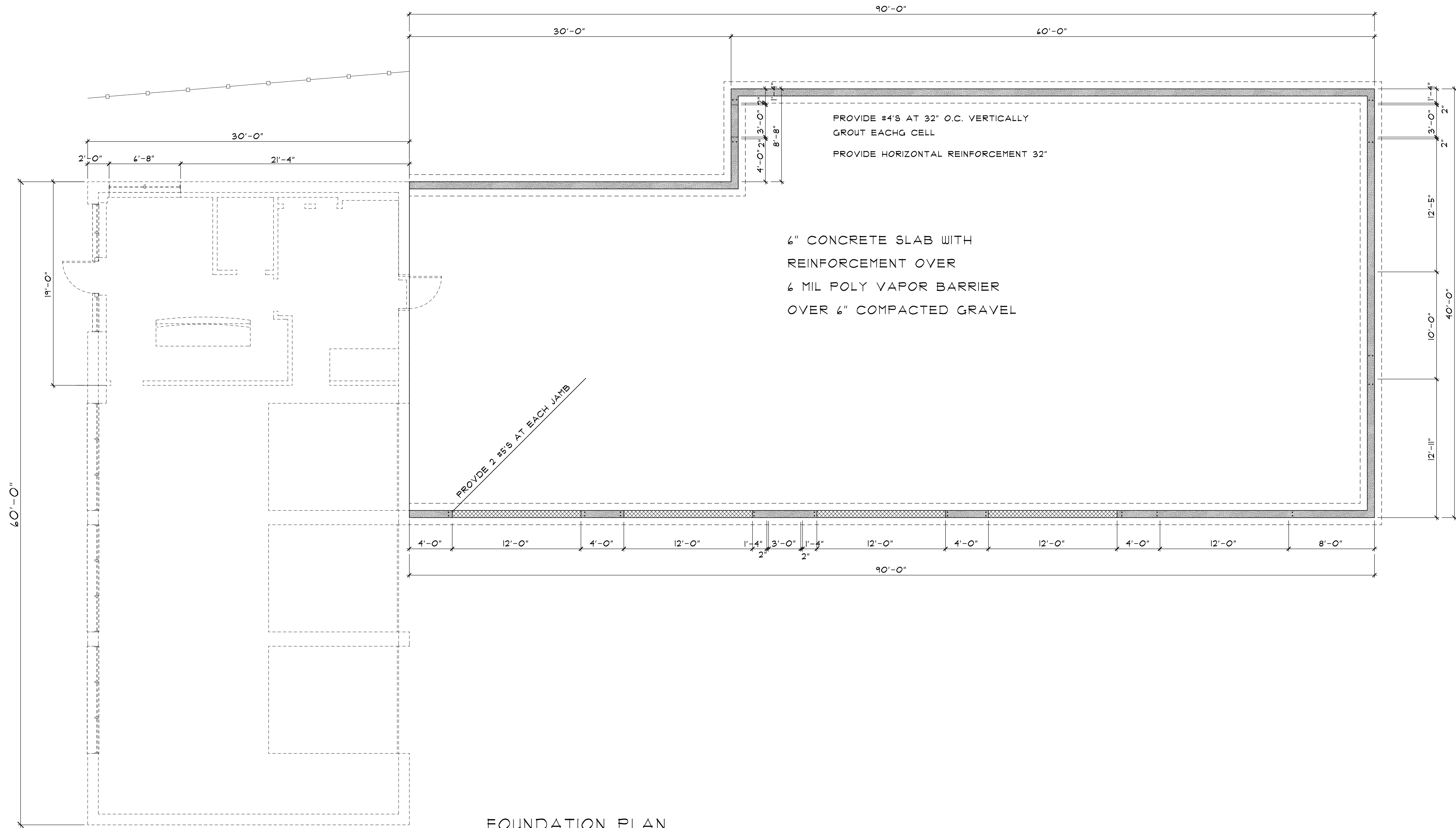
- A1 – FOUNDATION PLAN
- A2 – FIRST FLOOR PLAN
- A3 – SECOND FLOOR PLAN
- A4 – THIRD FLOOR PLAN
- A5 – THIRD FLOOR ELECTRICAL PLAN
- A6 – TRAVEL DISTANCES PLAN
- A7 – ELEVATIONS

GENERAL NOTES

- 1. All work must meet state, local and other applicable codes.
- 2. Contractor(s) must visit the job site prior to submitting a bid.
- 3. It is assumed the soil bearing capacity is 2000 psf or better.
- 4. Footings are to be placed on undisturbed soil, a minimum of one (1) foot below the frost line.
- 7. All wood on concrete is to be pressure treated lumber with sill seal and insulation.
- 8. Poured in place concrete is to be 3000 psi or better.
- 9. Concrete slabs are to have 6/6 10x10 w.w.f., 6 mil poly vapor barrier over 6” of crush stone or gravel.
- 11. Use bridging or solid blocking between floor joist.
- 12. Exterior walls are to be 8’ cmu with veritical and horizontal reinforcement.
Grout each cell and provide #4’s at 32” on center vertically.
- 13. Interior walls are to be 2 x 4 wood studs at 16” on center with 1/2” gypsum board each side.
- 14. Stairs: Treads, 11” (+/–); Risers, 7 ” (+/–) per local code.
- 15. All material used in the construction of this building will be new. No used or reconditioned material is permitted.
- 16. All interior finishes are to be determined by the contract with the owner.
- 17. Notify the architect immediately if conditions are different than indicated on the plans.
- 18. Any changes to these plans must be reviewed and approved by the owner(s) and the architect.
- 19. These drawings are prepared for the owner(s) to meet local and state codes. Any deficiencies must be noted and architect contacted to review those deficiencies.

CODE BEING USED:
INTERNATIONAL BUILDING CODE 2015 WITH NH AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE 2015
INTERNATIONAL PLUMBING CODE 2015
NATIONAL ELECTRIC CODE 2017 WITH NH AMENDMENTS
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) I 2013 AND NFPA 101 2015
STATE FIRE CODE SAF-C 4000

PROJECT:
USE GROUP - S-1 REPAIR GARAGE, R-2 RESIDENTIAL
TYPE OF CONSTRUCTION - 3B, MASONRY, UNPROTECTED
AREA - CODE: 17,500 S.F. - S-1 AND 16,000 S.F. - R-2 (TABLE 504.2)
HEIGHT - TWO STORY, S-1 (TABLE 504.4)
HEIGHT - FOUR STORY, R-2 (TABLE 504.4)
TRAVEL DISTANCES: 1017.3
903.2.9.2) S-1 GARAGES - SPRINKLER SYSTEM
1. GARAGE EXCEEDS 10,000 S.F.- ACTUAL 4800 S.F.
2. STORIES ABOVE GRADE EXCEEDS 12,000 S.F. - ACTUAL 4800 S.F.
3. VEHICLES IN THE BASEMENT - NO BASEMENT
4. FIRE AREA EXCEEDS 5000 S.F. - ACTUAL 4800 S.F.
FIRE AREAS WILL BE SEPARATED BY 2 HOUR PARTITION WALLS (MASONRY AND GYPSUM BOARD)
OCCUPANCY - 1/200 S.F. GARAGE - 22 PEOPLE, 1/100 S.F. 5 PEOPLE
TRAVEL DISTANCES - TABLE 1004.1 WITHOUT SPRINKLERS
30 PEOPLE OF LESS 100 FEET - OCCUPANCY 21 PER CODE, ACTUAL 12 PEOPLE



FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

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5	UPDATED PLANS WITH EXTERIOR STAIRS	09-15-22

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603 772-7370



ARCHITECT

ENGINEER
DATE: 09/01/18
PROJECT NO. 201842
SHEET NO.

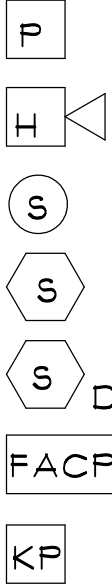
A-1
OF SHEETS

SCHEDULE OF PANELBOARD PDP						
MAIN: 300A 120/208/277 VOLTAGE: 120/208/277		MOUNTING: SURFACE NO. OF PHASES: 3				
FEED: 4" 500 TCH 4" C WIRE: 4						
CKT NO.	DESCRIPTION	AMPS	POLES	REMARKS	CKT NO.	DESCRIPTION
1	FRONT EXT. LIGHTS	20	1		2	2 FLOOR LIGHTS
3	THE CLOCK/COMPUTER	20	1		4	SPARE
5	2 FLOOR OUTLETS	20	1		6	SPARE
7	FLOOR BATH/OUTLETS	20	1		8	SPARE
9	LOBBY OUTLETS	20	1		10	PP-1 SHOP
11	SPARE				12	
13	LOBBY LIGHTS	20	1		14	OUTLETS AT HDC
15	SPARE				16	BOLSER MASTER
17	SPARE				18	SPARE
19	SPARE				20	BAY ONE LIFT
21	WATER HEATER	20	2		22	
23					24	DRYER
25	BACK BAY OUTLETS	30	2		26	
27					28	WASTE OIL PUMP
29	BACK BAY 220	50	2		30	HDC LIGHTS
31	RIGHT DOOR SERVICE				32	SPARE
33	2ND BAY	20	2		34	WASHING MACHINE
35					36	BATHREST LIGHTS
37	BACK BAY	50	2		38	BAY LIGHTS
39	RV PLUG				40	OUTLET AT HDC

SCHEDULE OF PANELBOARD PP-1						
MAIN: 100A 120/208 VOLTAGE: 120/208		MOUNTING: FLUSH NO. OF PHASES: 3				
FEED: 4" 52 1 1/4 LRD N 1 1/4" C WIRE: 4						
CKT NO.	DESCRIPTION	AMPS	POLES	REMARKS	CKT NO.	DESCRIPTION
1	COMPRESSOR	30	2		2	COMPRESSOR
3	ALIGNMENT RACK	30	2		4	BALANCER
5					6	
7	OUTLETS/BAYS	20	1		8	BAY ONE LIFT
9	ALIGNMENT COMPUTER	20	1		10	
11	OUTLETS/BAYS	20	1		12	SPARE
13	FURNACE POWER	20	1		14	BAY THREE LIFT
15	SUBPANEL	40	2		16	

SCHEDULE OF PANELBOARD PP-2						
MAIN: 100A 120/208 VOLTAGE: 120/208		MOUNTING: FLUSH NO. OF PHASES: 3				
FEED: 4" 52 1 1/4 LRD N 1 1/4" C WIRE: 4						
CKT NO.	DESCRIPTION	AMPS	POLES	REMARKS	CKT NO.	DESCRIPTION
1	SPARE				2	SPARE
3	SPARE				4	SPARE
5	SPARE				6	SPARE
7	SPARE				8	SPARE
9	SPARE				10	SPARE
11	SPARE				12	SPARE
13	SPARE				14	SPARE
15	SPARE				16	SPARE
17	PAN SUPPLY	20	1		18	KITCHEN 3
19	KITCHEN LIGHTS	20	1		20	BATHROOM OUTLETS
21	TV CORNER	20	1		22	SPARE
23	SPARE				24	HALL LIGHTS
25	BATHROOM LIGHTS	20	1		26	KITCHEN 1
27	LEFTSIDE OUTLETS	20	1		28	SPARE
29	HUBGRATOR	20	1		30	STAIR LIGHTS

FIRE ALARM LEGEND



MANUAL PULL STATION, MODEL NO. FCI- MS2

COMBINATION HORN/STROBE UNIT, MODEL NO. FCI-MS2

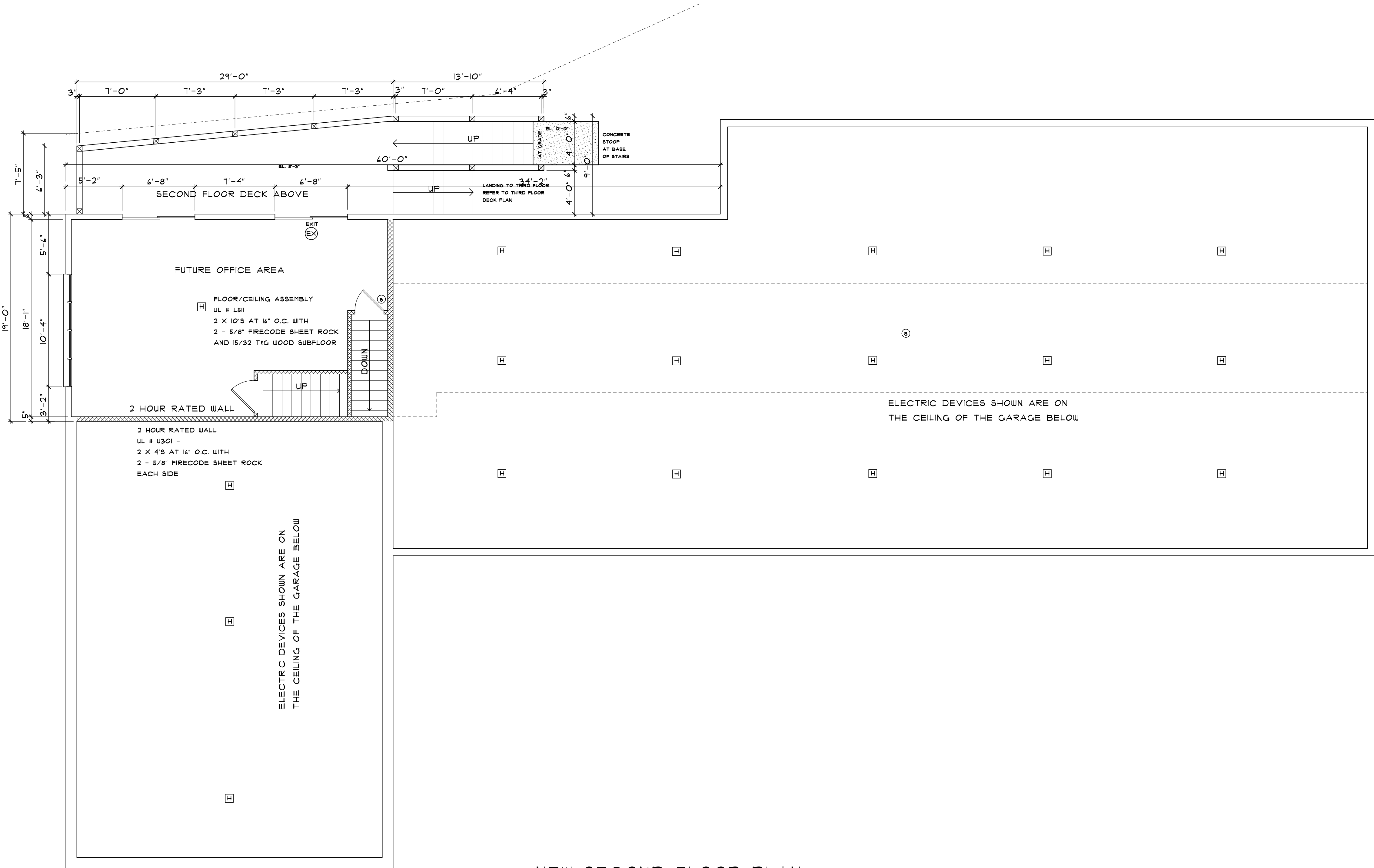
STROBE UNIT, MODEL NO. FCI - GXS41515WR

PHOTOELECTRIC SMOKE DETECTOR, MODEL NO. FCI - 301P

DUCT SMOKE DETECTOR, MODEL NO. FCI - DH 51

FIRE ALARM CONTROL PANEL, MODEL NO. FCI - FC 12104

KNOX BOX KEY VAULT, MODEL NO. 3200S



NEW SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

INTEGRITY AUTOMOTIVE

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ROCHESTER, NEW HAMPSHIRE

Gleason Architects

P.O. BOX 596
STRATHAM, NEW HAMPSHIRE 03885
603 772-7370



ARCHITECT

ENGINEER

DATE: 09/01/18
PROJECT NO. 201842
SHEET NO.

A-3

OF SHEETS

SCHEDULE OF PANELBOARD NBP									
MAIN: 200A 1P8 MOUNTING SURFACE FEED: 4 # 500 RCH 4" C					VOLTAGE: 120/208/277 NO. OF PHASES: 3 WIRE: 4				
CKT. NO.	DESCRIPTION	AMPS	POLES	REMARKS	CKT. NO.	DESCRIPTION	AMPS	POLES	REMARKS
1	FRONT BAY LIGHTS	20	1		2	2 FLOOR LIGHTS	20	1	
3	TIME CLOCK/COMPUTER	20	1		4	SPARE			
5	2 FLOOR OUTLETS	20	1		6	SPARE			
7	1 FLOOR MAIN OUTLETS	20	1		8	SPARE			
9	LOBBY OUTLETS	20	1		10	PP-1 SHOP	100	2	
11	SPARE				12	OUTLETS AT HDC	20	1	
13	LOBBY LIGHTS	20	1		14	SPARE			
15	SPARE				16	BOILER MASTER	20	1	
17	SPARE				18	SPARE			
19	SPARE				20	BAY ONE LIFT	40	2	
21	WATER HEATER	20	2		22				
23	BACK BAY OUTLETS	20	2		24	DRYER	20	2	
25	BACK BAY 220	80	2		26				
27	RIGHT DOOR SERVICE	20	2		28	WASTE OIL PUMP	20	1	
29	2ND BAY	20	2		30	HDC LIGHTS	20	1	
31	BACK BAY	20	2		32	SPARE			
33	EV PLUG	50	2		34	WASHING MACHINE	20	1	
35					36	BASEMENT LIGHTS	20	1	
37					38	BAY LIGHTS	20	1	
39					40	OUTLET AT HDC	20	1	

SCHEDULE OF PANELBOARD PP-1									
MAIN: 100A HLG MOUNTING: FLUSH FEED: 4 # 2 I 1 # 4 GRD IN 1 1/4" C					VOLTAGE: 120/208 NO. OF PHASES: 3 WIRE: 4				
CKT. NO.	DESCRIPTION	AMPS	POLES	REMARKS	CKT. NO.	DESCRIPTION	AMPS	POLES	REMARKS
1	COMPRESSOR	30	2		2	COMPRESSOR	40	2	
3	ALIGNMENT RACK	30	2		4	BALANCER	20	2	
5					6				
7	OUTLETS/BAYS	20	1		8	BAY ONE LIFT	20		
9	ALIGNMENT COMPUTER	20	1		10				
11	OUTLETS/BAYS	20	1		12	SPARE			
13	FURNACE POWER	20	1		14	SPARE			
15	SUBPANEL	40	2		16	BAY THREE LIFT	20		
17					18				
19					20				

SCHEDULE OF PANELBOARD PP-2									
MAIN: 100A HLG MOUNTING: FLUSH FEED: 4 # 2 I 1 # 4 GRD IN 1 1/4" C					VOLTAGE: 120/208 NO. OF PHASES: 3 WIRE: 4				
CKT. NO.	DESCRIPTION	AMPS	POLES	REMARKS	CKT. NO.	DESCRIPTION	AMPS	POLES	REMARKS
1	SPARE				2	SPARE			
3	SPARE				4	SPARE			
5	SPARE				6	SPARE			
7	SPARE				8	SPARE			
9	SPARE				10	SPARE			
11	SPARE				12	SPARE			
13	SPARE				14	SPARE			
15	SPARE				16	SPARE			
17	PAN/SUPPLY	20	1		18	KITCHEN 2	20	1	
19	KITCHEN LIGHTS	20	1		20	BATHROOM OUTLETS	20	1	
21	TV CORNER	20	1		22	SPARE			
23	SPARE				24	HALL LIGHTS	20	1	
25	BATHROOM LIGHTS	20	1		26	KITCHEN 1	20	1	
27	LEFTSIDE OUTLETS	20	1		28	SPARE			
29	PRIGERATOR	20	1		30	STAIR LIGHTS	20	1	

FIRE ALARM LEGEND

P

MANUAL PULL STATION, MODEL NO. FCI- MS2

H

COMBINATION HORN/STROBE UNIT, MODEL NO. FCI-MS2

S

STROBE UNIT, MODEL NO. FCI - GX841515WR

S

PHOTOELECTRIC SMOKE DETECTOR, MODEL NO. FCI - 301P

S

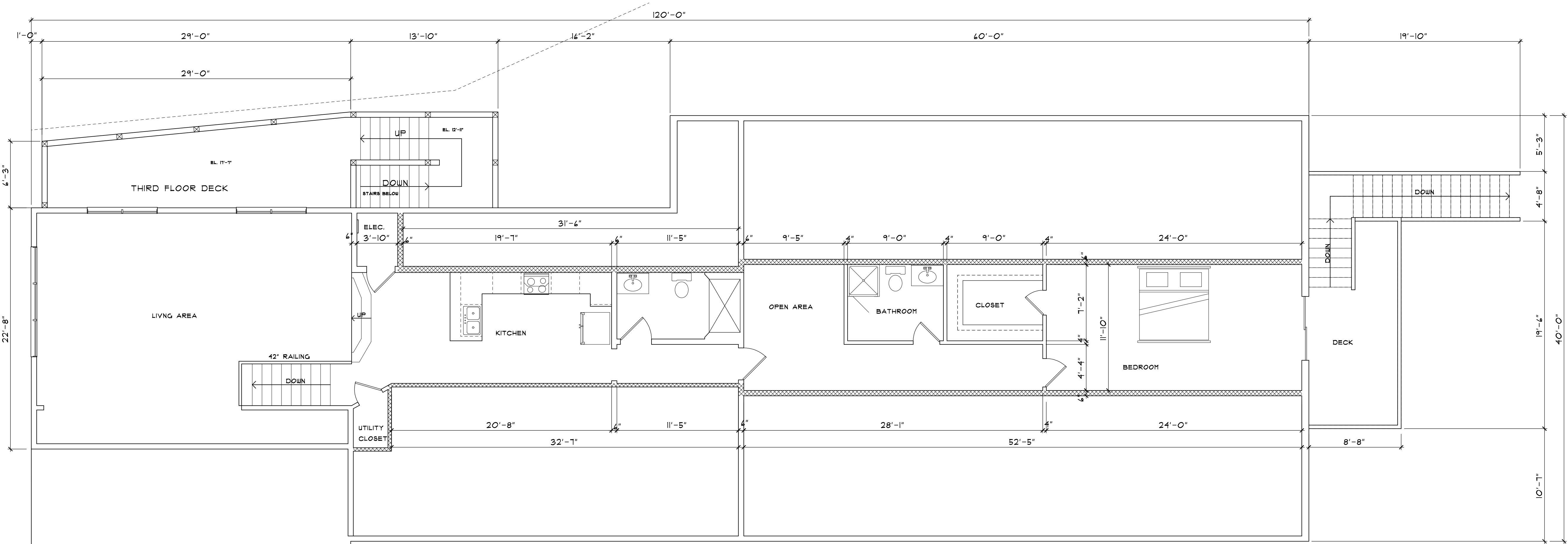
DUCT SMOKE DETECTOR, MODEL NO. FCI - DH 51

FACP

FIRE ALARM CONTROL PANEL, MODEL NO. FCI - FC 12106

KP

KNOX BOX KEY VAULT, MODEL NO. 3200S



NEW THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

NO.	DESCRIPTION OF REVISION	DATE
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2	ADDED CODE REVIEW AND TRAVEL DISTANCE	09-27-20
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ARCHITECT

ENGINEER

DATE: 09/01/18

PROJECT NO. 201842

SHEET NO.

A-4

OF SHEETS

SCHEDULE OF PANELBOARD PDP					
MAIN: 200A MB			VOLTAGE: 120/208/211		
MOUNTING: SURFACE			NO. OF PHASES: 3		
FEED: 4 - 600 RCH 4" C			WIRE: 4		
CKT NO.	DESCRIPTION	AMPS/POLES	REMARKS	CKT NO.	DESCRIPTION
1	FRONT EXT. LIGHTS	20	1	2	2 FLOOR LIGHTS
3	TVR GROUNDING	20	1	4	SPARE
5	2 FLOOR OUTLETS	20	1	6	SPARE
7	FLOOR BATH-OUTLETS	20	1	8	SPARE
9	LOBBY OUTLETS	20	1	10	PP-1 SHOP
11	SPARE			12	
13	LOBBY LIGHTS	20	1	14	OUTLETS AT HOC
15	SPARE			16	BOILER MASTER
17	SPARE			18	SPARE
19	SPARE			20	BAY ONE LIFT
21	WATER HEATER	20	2	22	
23				24	DRYER
25	BACK BAY OUTLETS	30	2	26	
27				28	WASTE OIL PUMP
29	BACK BAY 220	50	2	30	HOC LIGHTS
31	RIGHT DOOR SERVICE			32	SPARE
33	2ND BAY	20	2	34	WASHING MACHINE
35				36	BASEMENT LIGHTS
37	BACK BAY	50	2	38	BAY LIGHTS
39	RV PLUG			40	OUTLET AT HOC

SCHEDULE OF PANELBOARD PP-1					
MAIN: 100A RLG			VOLTAGE: 120/208		
MOUNTING: PUSH			NO. OF PHASES: 3		
FEED: 4 #2 114 GRD N 1 1/4" C			WIRE: 4		
CKT NO.	DESCRIPTION	AMPS/POLES	REMARKS	CKT NO.	DESCRIPTION
1	COMPRESSOR	30	2	2	COMPRESSOR
3				4	
5	ALIGNMENT RACK	30	2	6	BALANCER
7				8	
9	OUTLETS/BAYS	20	1	10	BAY ONE LIFT
11	ALIGNMENT COMPUTER	20	1	12	
13	OUTLETS/BAYS	20	1	14	SPARE
15	PURCHASE POWER	20	1	16	SPARE
17	SUBPANEL	40	2	18	BAY THREE LIFT
19				20	

SCHEDULE OF PANELBOARD PP-2					
MAIN: 100A RLG			VOLTAGE: 120/208		
MOUNTING: PUSH			NO. OF PHASES: 3		
FEED: 4 #2 114 GRD N 1 1/4" C			WIRE: 4		
CKT NO.	DESCRIPTION	AMPS/POLES	REMARKS	CKT NO.	DESCRIPTION
1	SPARE			2	SPARE
3	SPARE			4	SPARE
5	SPARE			6	SPARE
7	SPARE			8	SPARE
9	SPARE			10	SPARE
11	SPARE			12	SPARE
13	SPARE			14	SPARE
15	SPARE			16	SPARE
17	PAN/SUPPLY	20	1	18	KITCHEN 2
19	KITCHEN LIGHTS	20	1	20	BATHROOM OUTLETS
21	TV CORNER	20	1	22	SPARE
23	SPARE			24	HALL LIGHTS
25	BATHROOM LIGHTS	20	1	26	KITCHEN 1
27	LEFTSIDE OUTLETS	20	1	28	SPARE
29	FRIGERATOR	20	1	30	STAIR LIGHTS

FIRE ALARM LEGEND

P

MANUAL PULL STATION, MODEL NO. FCI- MS2

H

COMBINATION HORN/STROBE UNIT, MODEL NO. FCI-MS2

S

STROBE UNIT, MODEL NO. FCI - GX541515WR

S

PHOTOELECTRIC SMOKE DETECTOR, MODEL NO. FCI - 301P

S

S

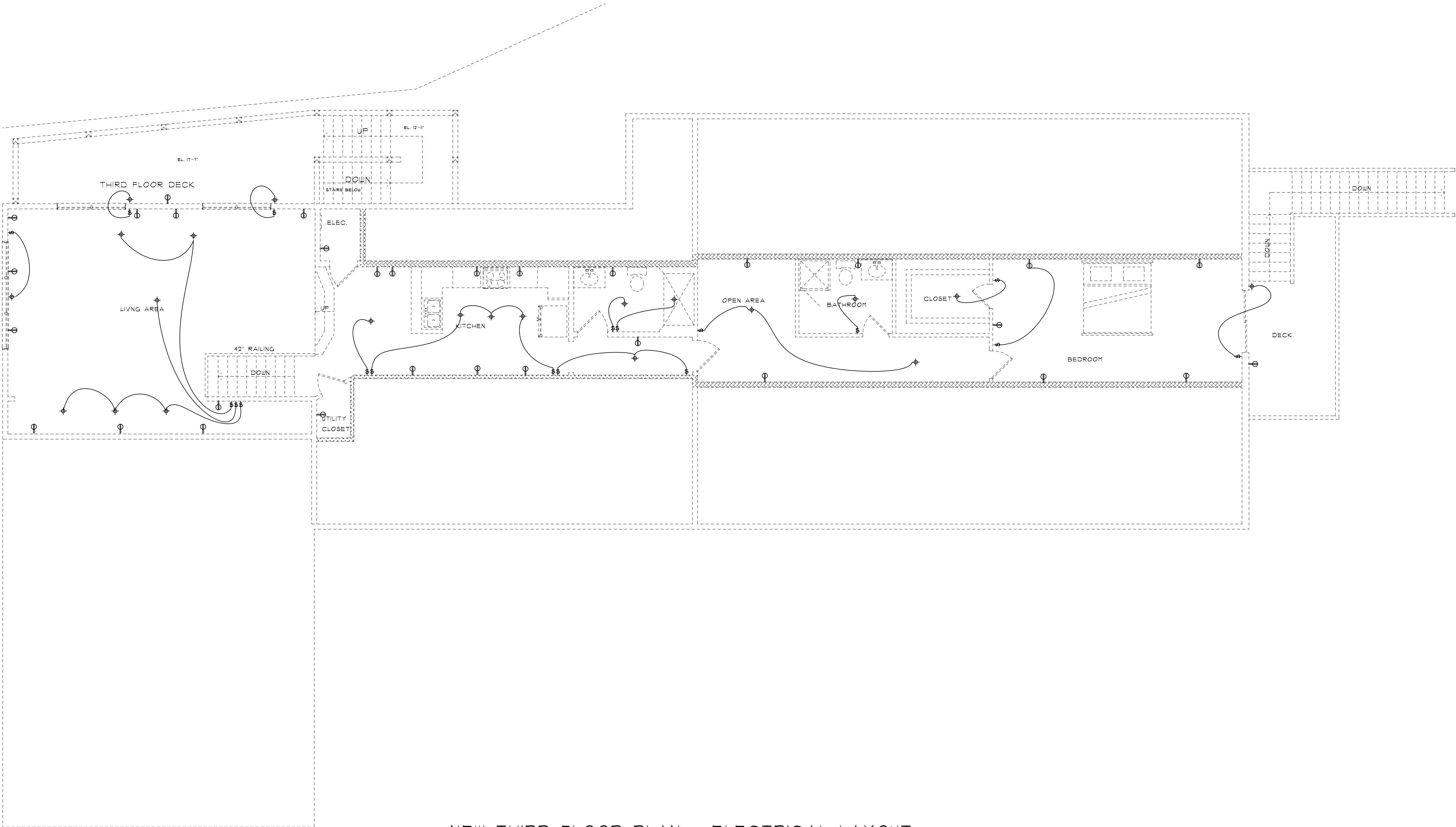
DUCT SMOKE DETECTOR, MODEL NO. FCI - DH 51

FACF

FIRE ALARM CONTROL PANEL, MODEL NO. FCI - FC 12104

KP

KNOX BOX KEY VAULT, MODEL NO. 3200S



NEW THIRD FLOOR PLAN - ELECTRICAL LAYOUT
SCALE: 3/16" = 1'-0"

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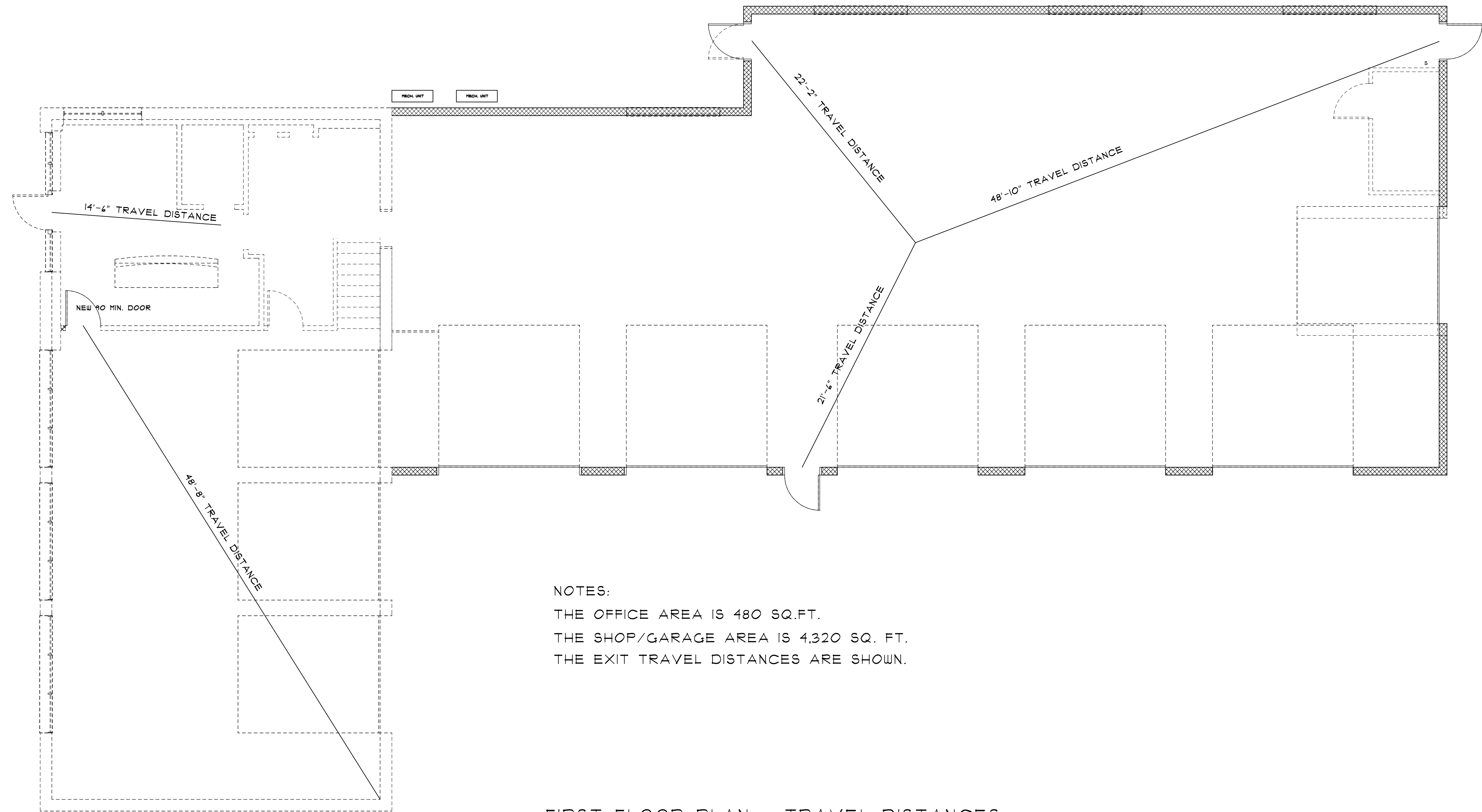
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SHEET NO.



NOTES:
THE OFFICE AREA IS 480 SQ.FT.
THE SHOP/GARAGE AREA IS 4,320 SQ. FT.
THE EXIT TRAVEL DISTANCES ARE SHOWN.

FIRST FLOOR PLAN - TRAVEL DISTANCES
SCALE: 3/16" = 1'-0"

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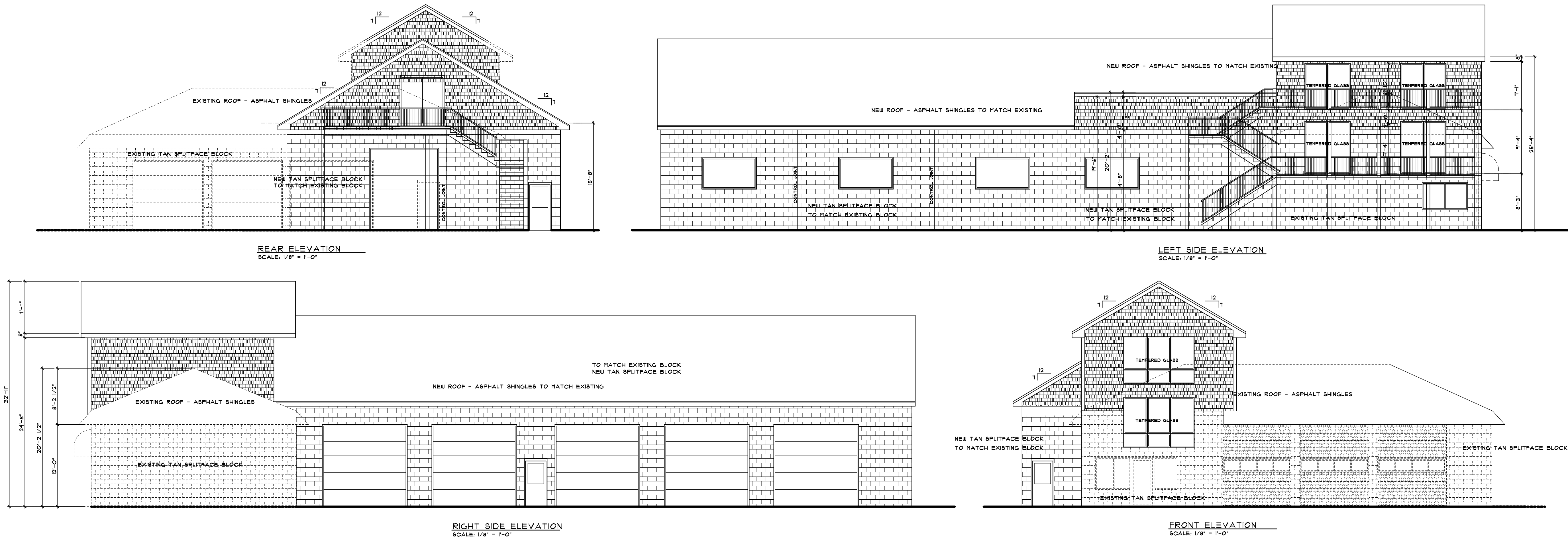
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