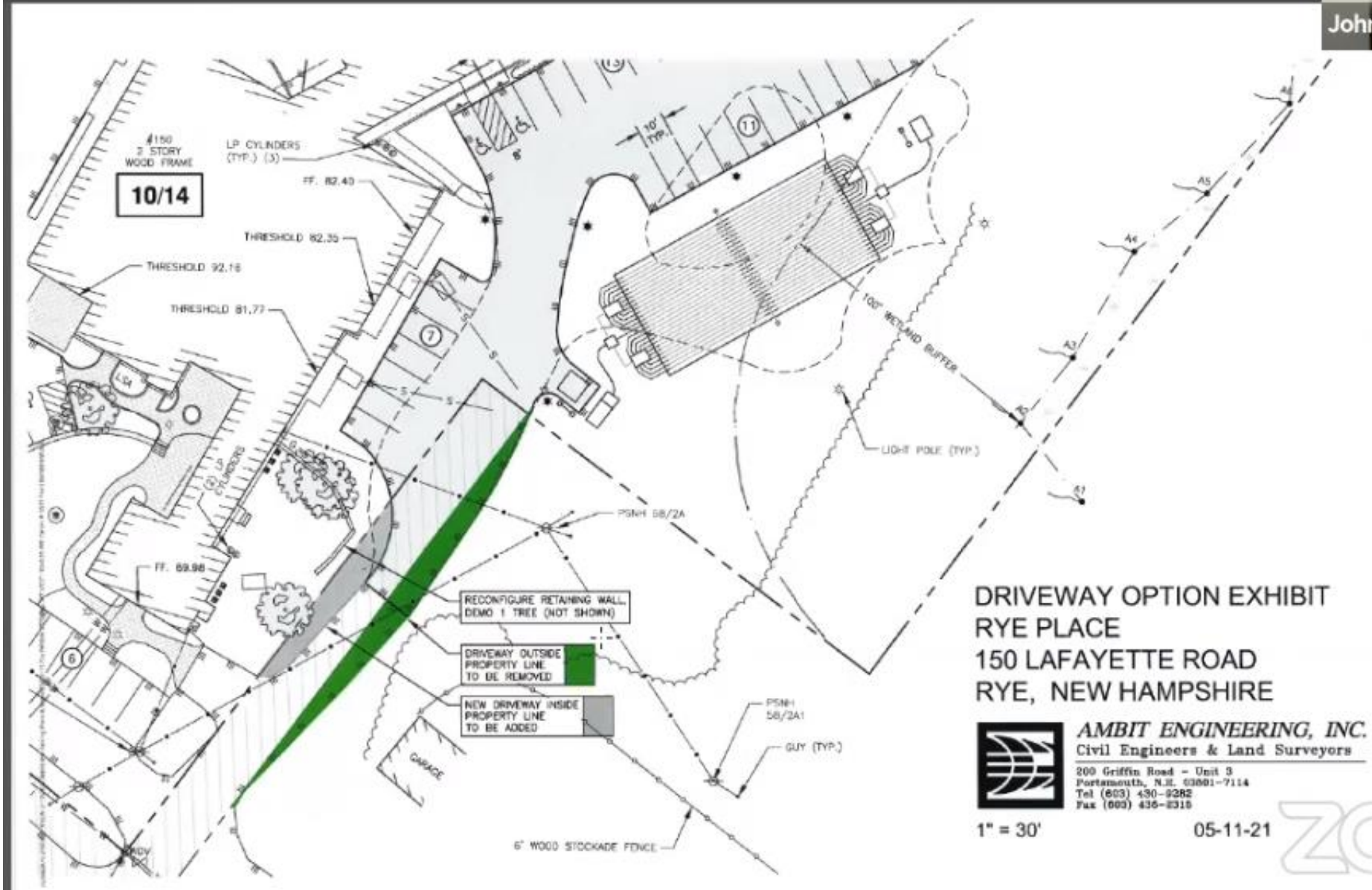


# May 11, 2021

# Planning Board Images

These images are cut from the meeting videos and are only possible when the applicants present over Zoom.



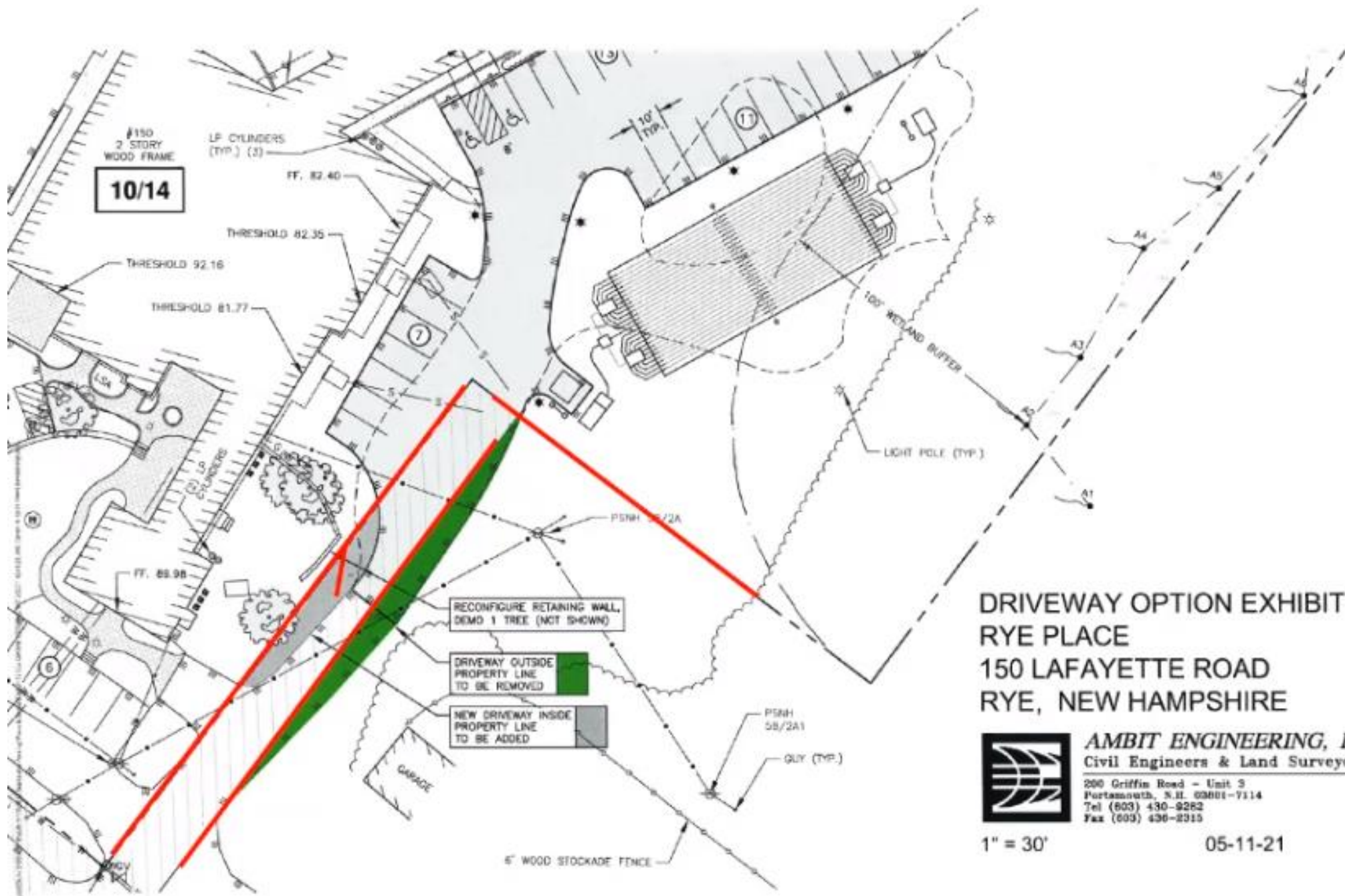
**DRIVEWAY OPTION EXHIBIT**  
**RYE PLACE**  
**150 LAFAYETTE ROAD**  
**RYE, NEW HAMPSHIRE**

**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9382  
 Fax (603) 436-8318

1" = 30'

05-11-21





**DRIVEWAY OPTION EXHIBIT**  
**RYE PLACE**  
**150 LAFAYETTE ROAD**  
**RYE, NEW HAMPSHIRE**



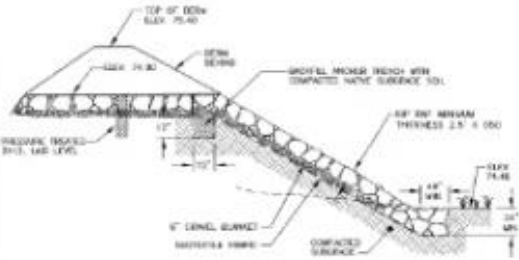
**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9282  
 Fax (603) 430-2315

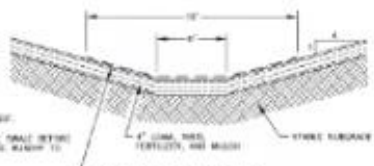
1" = 30'

05-11-21

- 1) GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF THE MAIN VEIN WITH MINIMUM 100 G PER SQUARE YARD (GSM) AND 100% STRETCH.
- 2) AMERICAN PIPE STEEL PIPES WITH WIGGLES OR BUCKLES SHALL BE PLACED TO HOLD GEOTEXTILE FABRIC IN POSITION PER MANUFACTURER'S RECOMMENDATIONS.
- 3) 2" DRAIN TUBES (MINIMUM SLOPE 1/8" PER FOOT) (A/P TO 1-1/2").
- 4) 18" SPACING = 6"

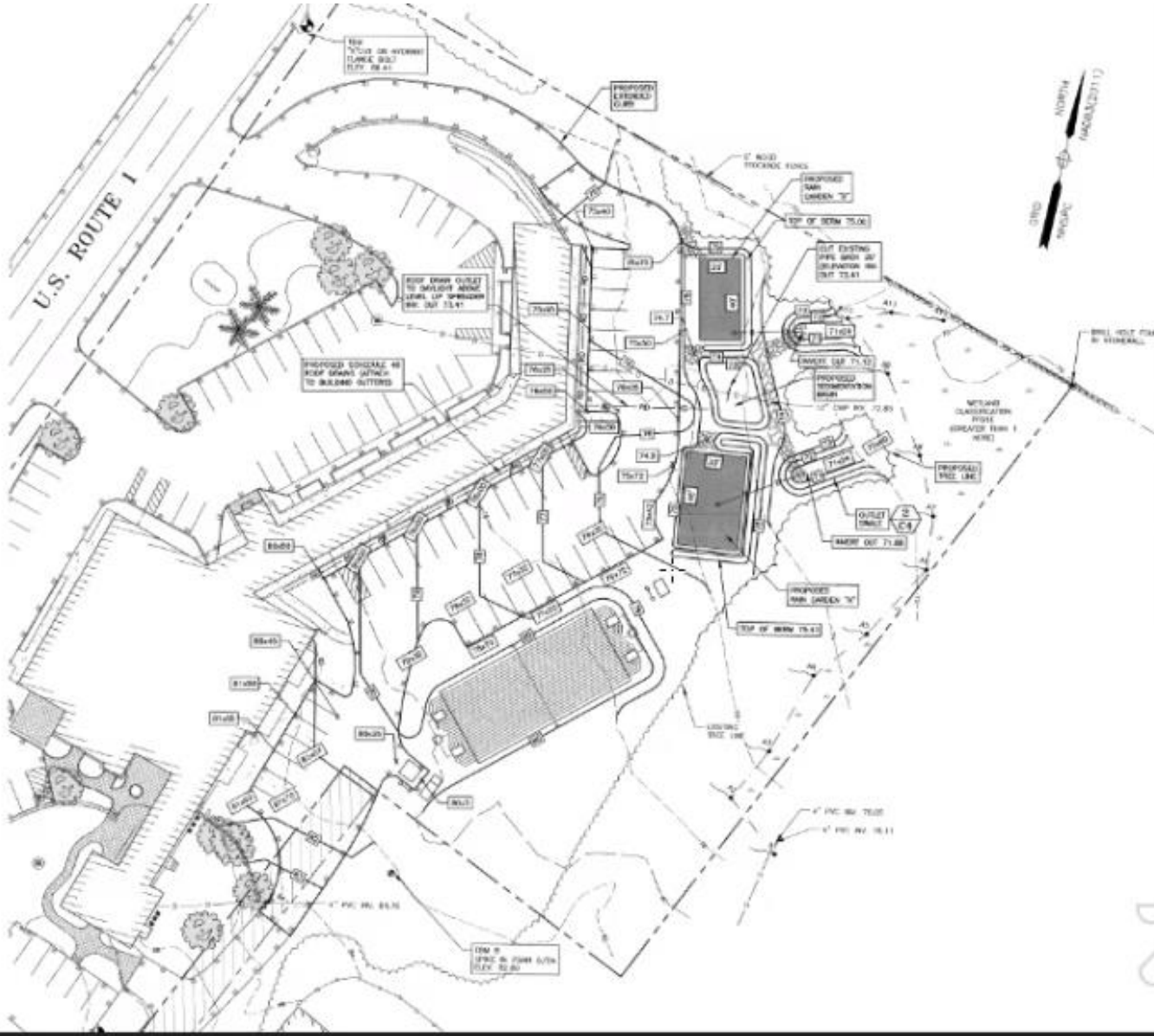
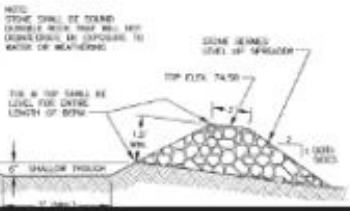


1 EMERGENCY SPILLWAY



2 OUTLET SWALE

BERM STONE SIZE	
SIZE SPECIFICATION	# OF WEIGHT PORTIONS
10-14" (A)	100
8-10" (B)	84-120
6-8" (C)	48-60
4-6" (D)	42-50
No. 4	8-12



### John Chagnon

- NOTES:
- 1) THE CONTRACTOR SHALL NOTIFY DG SAFE AT 1-888-DG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE ENGINEER IS RESPONSIBLE TO MAINTAIN MARKS. DG SAFE TICKETS EXPIRE IN THIRTY DAYS.
  - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT TO BE DEPENDENT ON LOCATING AND PROTECTING ANY UNDERGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
  - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE 'NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION' (REVISED DECEMBER 2008).

**THE INN AT RYE PLACE  
& RYE PLACE  
150 LAFAYETTE ROAD  
RYE, N.H.**

NO.	DESCRIPTION	DATE
2	RAIN GARDENS	5/11/21
1	COORDINATE FINAL DESIGN	4/1/21
0	ISSUED FOR COMMENT	3/15/21

PARKING CALCULATION			
USE	SPACE REQUIRED	NO. SPACES	TOTAL SPACES REQUIRED
RESTAURANT	100 PER 1,000 SQ. FT. OF GROSS FLOOR AREA	10,000 / 1,000 = 10	10
OFFICE	1.0 PER 1,000 SQ. FT. OF GROSS FLOOR AREA	10,000 / 1,000 = 10	10
RETAIL	1.0 PER 1,000 SQ. FT. OF GROSS FLOOR AREA	10,000 / 1,000 = 10	10
LODGING	1.0 PER 1,000 SQ. FT. OF GROSS FLOOR AREA	10,000 / 1,000 = 10	10
TOTAL			40

PARKING IS PROPOSED NON-CONFORMING.



**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 100 North Main Street, Suite 200  
 Rye, New Hampshire 03081  
 Tel: (603) 885-1100  
 Fax: (603) 885-1101

- NOTES:**
1. PARKING IS SHOWN ON THE TERMS OF THE ASSUMPTIONS SET FORTH ON SHEET 14.
  2. DRAWINGS OF RECORD:
    - 100 PLACE HEALTH LLC
    - PL 2004-1027
    - 1000 NORTH HAMPSHIRE, NH 03081
    - 03/07/2004
    - 0-0000
  3. THE CONTRACTOR SHALL VERIFY THE DATE AT 1-800-368-5463 (1-800-368-7223) AT LEAST 10 WORKING HOURS TO CONFIRM ANY DISCREPANCY OR PUBLIC OR PRIVATE PROPERTY WHICH IS NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY AND MAKE SURE TOOLS TO BE USED IN THIS CASE.
  4. UNDESIGNED EXISTING UTILITIES ARE SHOWN WITH BLUE HATCHING UNLESS NOTED AND ARE NOT FIELD VERIFIED. VERIFY AND PROTECT ANY UNDESIGNED OR UNRECORDED UTILITIES IN THE FIELD. RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY LOCATIONS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
  5. CONTRACTOR SHALL VERIFY AND MAINTAIN PROTECTIVE MEASURES IN ACCORDANCE WITH THE NEW HAMPSHIRE CONSTRUCTION MANUAL, ARTICLE 1, DESIGN AND CONSTRUCTION CONTROLS DURING CONSTRUCTION, LATEST EDITION (2008).
  6. PARKING SPACES PROVIDED:
    - 100 TOTAL
    - 8 1000' x 16 1000' x 16
  7. AMBIT SUBMISSION APPROVAL: 02/21/2021
  8. PREVIOUS SITE APPROVALS: SEE OUTSIDE THE BOUNDARY OF THE TOWN HALL.
  9. WORDS OF CONSTRUCTION: 100-100 1000' x 16 - FROM

**PROPOSED PARKING IMPROVEMENTS**  
**THE INN AT RYE PLACE & RYE PLACE**  
**150 LAFAYETTE ROAD**  
**RYE, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	5/11/21
2	ISSUED FOR PERMITS	4/16/21
3	ISSUED FOR PERMITS	3/18/21
4	ISSUED FOR PERMITS	3/18/21



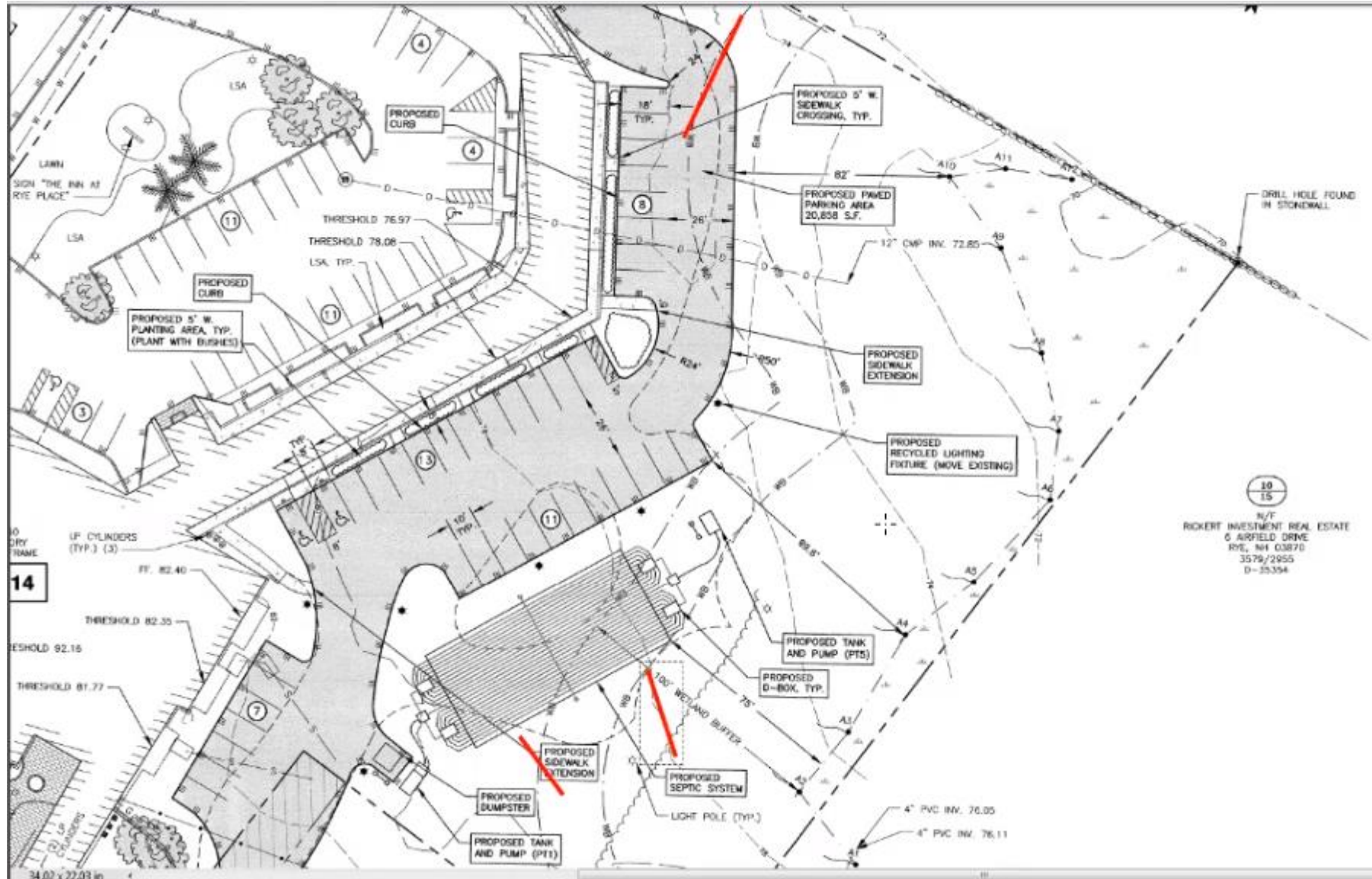
SCALE: 1" = 30'  
 FEBRUARY 2021

**PARKING SITE PLAN** **C3**

150 Lafayette Rd



150 Lafayette Rd



- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MARK ALL UTILITIES. THE EXCAVATOR SHALL BE RESPONSIBLE FOR MARKING ALL UTILITIES. THE EXCAVATOR SHALL OBTAIN DIG SAFE TICKETS PRIOR TO CONSTRUCTION.
- 4) UNDERGROUND UTILITY LOCATING AND PROTECTING UNDERGROUND UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR AND/OR SUBCONTRACTOR SHOULD BE REPORTED AT THE FIRST SIGN OF ANY UNDERGROUND UTILITY.
- 5) CONTRACTOR SHALL IMPLEMENT ALL NECESSARY EROSION CONTROL MEASURES IN ACCORDANCE WITH THE NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL (REVISED DECEMBER 2008).
- 6) PARKING SPACES PROVIDED SHALL BE 102 TOTAL (6 ADA + 96 REGULATORY).
- 7) THIS SUBDIVISION APPLICATES TO THE 150 LAFAYETTE ROAD SUBDIVISION.
- 8) PREVIOUS SITE APPROVALS ARE AVAILABLE AT RYE TOWN HALL.
- 9) HOURS OF CONSTRUCTION SHALL BE 8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY.

**PROPOSED IMPROVEMENTS TO THE INN AT THE RYE PLACE, 150 LAFAYETTE ROAD, RYE, N.H.**

150 Lafayette Rd



**SITE DATA**

OWNER	WBTSCC LIMITED PARTNERSHIP	PROJECT NO.	23-001
DESIGNER	TFM	DATE	12/09/2023
PROJECT NAME	WBTSCC COVERED PORCH	SCALE	1" = 10'
PROJECT ADDRESS	50 WENTWORTH ROAD, RYE, NH	PROJECT NO.	23-001
PROJECT CITY	RYE, NH	PROJECT DATE	12/09/2023
PROJECT STATE	NH	PROJECT TIME	10:00 AM - 4:00 PM
PROJECT COUNTY	RYE, NH	PROJECT COST	\$100,000
PROJECT ZIP	03081	PROJECT TYPE	RENOVATION
PROJECT PHONE	(603) 883-1111	PROJECT STATUS	IN PROGRESS
PROJECT FAX	(603) 883-1111	PROJECT PHASE	DESIGN
PROJECT EMAIL	info@tfm.com	PROJECT CONTACT	JAMES W. TAYLOR
PROJECT WEBSITE	www.tfm.com	PROJECT ADDRESS	50 WENTWORTH ROAD, RYE, NH 03081
PROJECT CONTACT	JAMES W. TAYLOR	PROJECT PHONE	(603) 883-1111
PROJECT TITLE	WBTSCC COVERED PORCH	PROJECT FAX	(603) 883-1111
PROJECT DESCRIPTION	RENOVATION OF EXISTING COVERED PORCH	PROJECT EMAIL	info@tfm.com
PROJECT NOTES	SEE ATTACHED DRAWINGS FOR DETAILS	PROJECT WEBSITE	www.tfm.com

**NOTES**

1. ALL DIMENSIONS TO THE FACE UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS TO THE FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS TO THE FACE UNLESS OTHERWISE SPECIFIED.
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9. ALL DIMENSIONS TO THE FACE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS TO THE FACE UNLESS OTHERWISE SPECIFIED.

**SITE DEVELOPMENT PLANS**

DATE: 12/09/2023

**SITE LAYOUT PLAN COLOR EXHIBIT**

**WENTWORTH BY THE SEA**

**PATIO EXPANSION**

**50 WENTWORTH ROAD**

**RYE, NEW HAMPSHIRE**

OWNED BY & PREPARED FOR:

**WBTSCC LIMITED PARTNERSHIP**

7430 187X17

SCALE: 1"=10' (23'X34')

DECEMBER 9, 2023

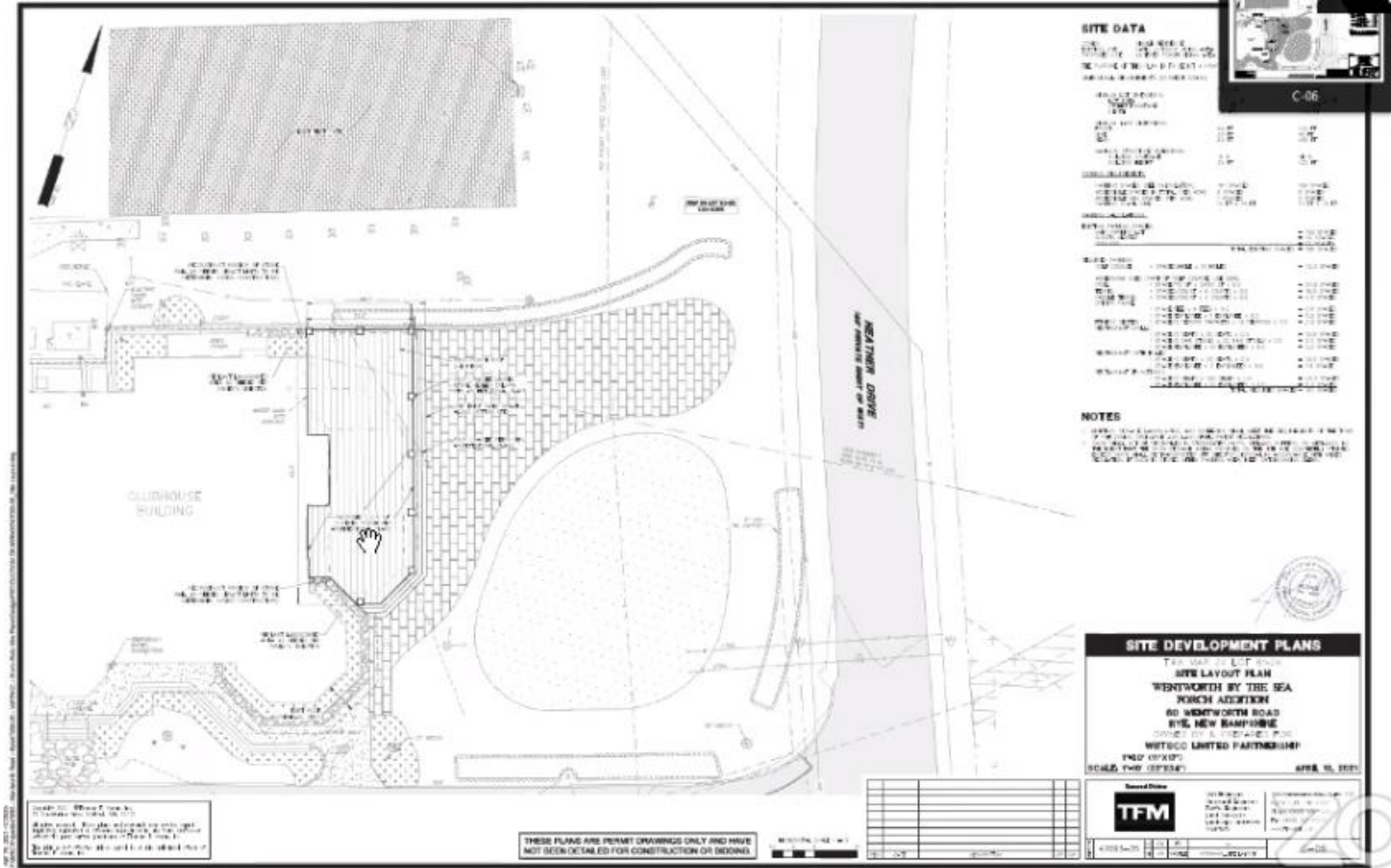
**TFM**

4793-34

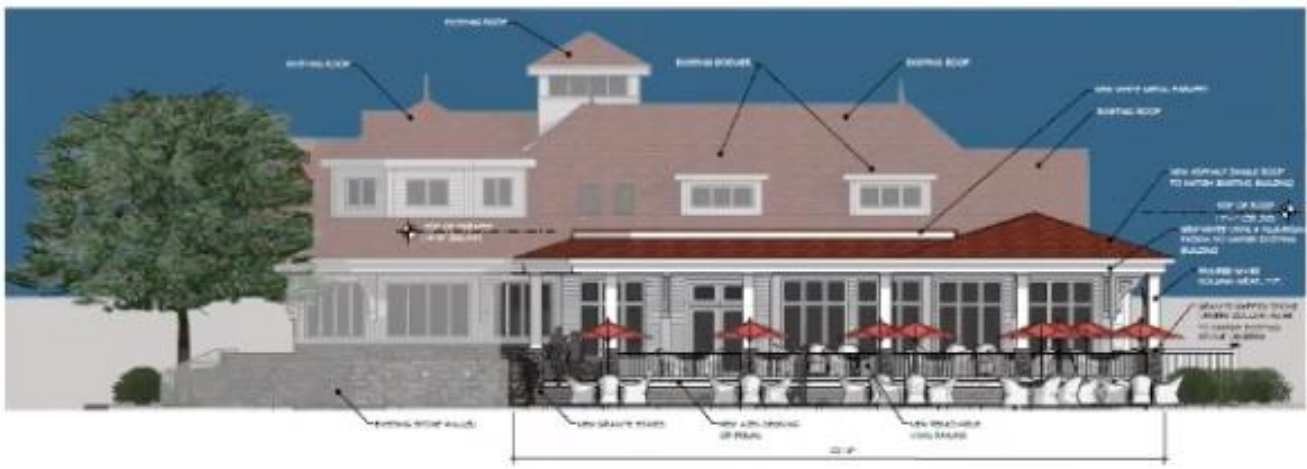
1

WBTSCC Covered Porch

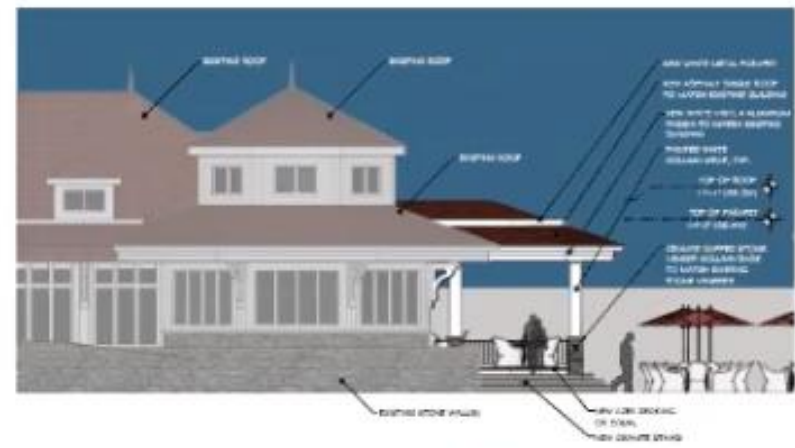




WBTSCC Covered Porch



A PORCH FRONT ELEVATION  
NOT TO SCALE



B PORCH LEFT SIDE ELEVATION  
NOT TO SCALE



C PORCH RIGHT SIDE ELEVATION  
NOT TO SCALE

WESTCOTT OF THE SEA COUNTRY CLUB	JOB NO. 2-1008	DATE: 04/07/2021	
CLUBHOUSE PORCH ADDITION	SCALE: NO SCALE	DWG NO. 20-04-07-21-1	