

LOCUS
(N.T.S.)

REFERENCE PLANS:

- "WARREN BERRY FARM, BARRINGTON, N.H." DATED MAY 1974 AND PREPARED BY FREDERICK E. DREW ASSOCIATES - CIVIL ENGINEERS & SURVEYORS. SCRD PLAN #16-60.
- "STATE OF NEW HAMPSHIRE, STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED U.S. WORKS PROGRAM HIGHWAY PROJECT, NO. WPSS 274, ABANDONED LOCATION OF THE WORCESTER, NASHUA & PORTLAND DIVISION OF THE B. & M.R.R." DATED MAY 7, 1936. PREPARED BY AND ON FILE WITH NHDOT. NH PROJ. #S-1309C & 5126B.

BUILDING ELEVATION DATA

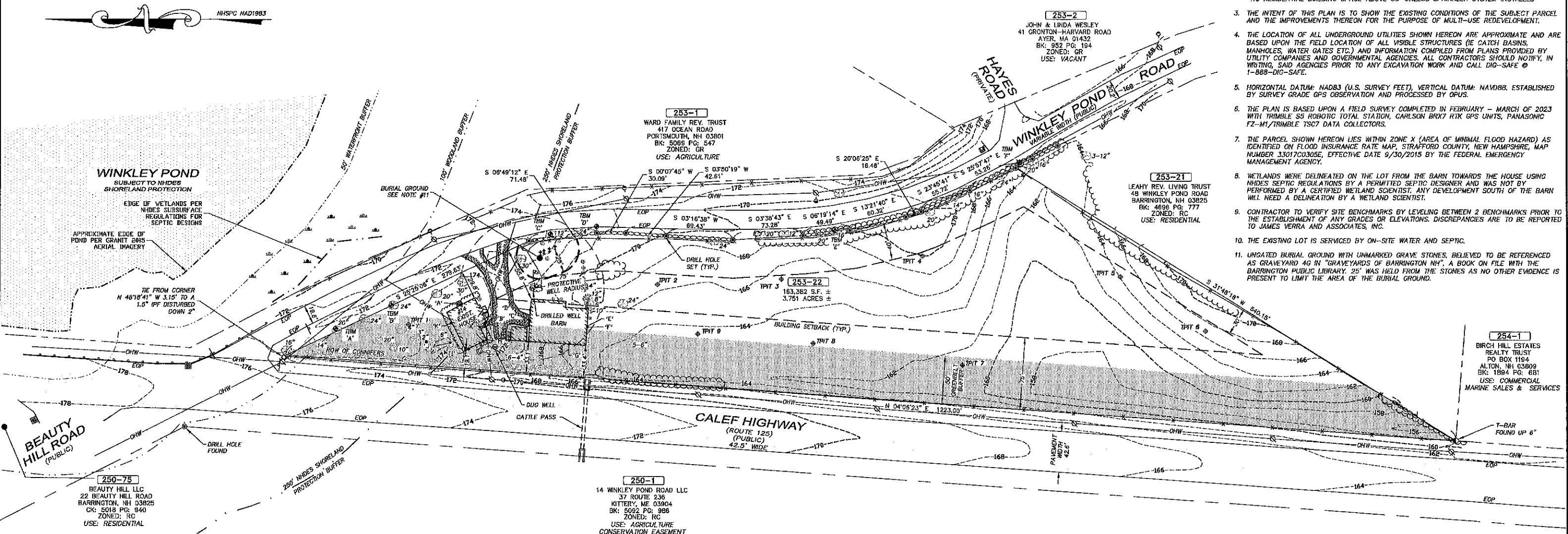
- 'A' = 176.73' ~ FIRST FLOOR
- 'B' = 176.88' ~ FIRST FLOOR
- 'C' = 173.56' ~ FIRST FLOOR
- 'D' = 172.78' ~ STONE SILL
- 'E' = 185.5' ~ DIRT FLOOR
- 'F' = 203.3' ~ BARN PEAK
- 'G' = 185.5' ~ DIRT FLOOR
- 'H' = 175.97' ~ SILL
- 'I' = 171.3' ~ GROUND LOCATION OUTSIDE HATCH
- 'J' = 173.9' ~ SEPTIC TANK LID
- 'K' = 203.7' ~ HOUSE PEAK

BENCHMARK DATA

- TBM 'A' = 173.10' ~ MAG SPIKE IN 20" DT
- TBM 'B' = 173.18' ~ MAG SPIKE IN 24" DT
- TBM 'C' = 176.25' ~ MAG SPIKE IN 12" DT
- TBM 'D' = 172.56' ~ MAGNAIL IN PAVEMENT
- TBM 'E' = 170.80' ~ MAG SPIKE IN 16" DT
- TBM 'F' = 167.39' ~ MAG SPIKE IN UP #P335/2

NOTES:

- OWNER OF RECORD.....14 WINKLEY POND LLC
ADDRESS.....37 ROUTE 236, KITTEERY, ME 03904
DEED REFERENCE.....5092/986
TAX SHEET / LOT.....253-22
PARCEL AREA.....163,382 S.F. ± OR 3.751 ACRES ±
- ZONED:.....REGIONAL COMMERCIAL DISTRICT (RC)
.....STRATIFIED DRIFT AQUIFER OVERLAY
.....NHDES SHORELAND PROTECTION
MINIMUM LOT AREA.....40,000 S.F.
FRONTAGE.....200'
RESIDENTIAL BUFFER.....50'
GREENBELT BUFFER.....50'
PRIME WETLAND BUFFER.....100'*
BUILDING HEIGHT.....40'***
FRONT YARD SETBACK.....75'**
SIDE YARD SETBACK.....30'
REAR YARD SETBACK.....30'
WETLAND BUFFER.....50'*
RESIDENTIAL BUFFER.....50'
STORIES.....3
15% (24,507 S.F.) OR 2,500 S.F. OR GREATER OF IMPERVIOUS REQUIRES A STORM WATER MANAGEMENT PLAN.
CURRENT IMPERVIOUS: 5,711 S.F. ± OR 3.5%
**AN ISOLATED WETLAND OR SURFACE WATER OF 3,000 S.F. OR LESS THAT DOES NOT MEET THE DEFINITION OF A SWAMP, MARSH, BOG, OR VERNAL POOL SHALL NOT BE CONSTRUED AS WETLANDS WITH REGARD TO THE DESIGNATING BUFFER AREAS.
***40' ON ROAD FRONTAGE NOT ON ROUTE 125
***NO RESIDENTIAL BUILDING SPACE ABOVE 35' UNLESS SPRINKLER SYSTEM INSTALLED
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT PARCEL AND THE IMPROVEMENTS THEREON FOR THE PURPOSE OF MULTI-USE REDEVELOPMENT.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD83 (U.S. SURVEY FEET), VERTICAL DATUM: NAVD83, ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND PROCESSED BY OPUS.
- THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN FEBRUARY - MARCH OF 2023 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, MAP NUMBER 33017C0305E, EFFECTIVE DATE 9/30/2015 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WETLANDS WERE DELINEATED ON THE LOT FROM THE BARN TOWARDS THE HOUSE USING NHDES SEPTIC REGULATIONS BY A PERMITTED SEPTIC DESIGNER AND WAS NOT BY PERFORMED BY A CERTIFIED WETLAND SCIENTIST. ANY DEVELOPMENT SOUTH OF THE BARN WILL NEED A DELINEATION BY A WETLAND SCIENTIST.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.
- THE EXISTING LOT IS SERVICED BY ON-SITE WATER AND SEPTIC.
- UNGATED BURIAL GROUND WITH UNMARKED GRAVE STONES, BELIEVED TO BE REFERENCED AS GRAVEYARD 46 IN "GRAVEYARDS OF BARRINGTON NH", A BOOK ON FILE WITH THE BARRINGTON PUBLIC LIBRARY. 25' WAS HELD FROM THE STONES AS NO OTHER EVIDENCE IS PRESENT TO LIMIT THE AREA OF THE BURIAL GROUND.

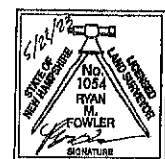
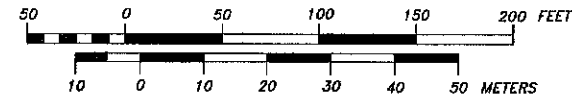


- LEGEND:**
- T-BAR FOUND
 - IRON PIPE FOUND
 - DRILL HOLE SET (UNLESS NOTED)
 - PICKET FENCE
 - WIRE FENCE
 - CONCRETE
 - UTILITY POLE
 - GUY
 - OVERHEAD ELECTRIC
 - STRAFFORD COUNTY REGISTRY OF DEEDS
 - TAX SHEET / LOT NO.
 - LANDSCAPE BLOCK RETAINING WALL
 - ⊕ POTENTIAL GRAVE STONE
 - ⊕ FLAG POLE
 - EDGE OF PAVEMENT
 - CATCH BASIN
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SHRUB
 - WELL
 - SIGN POST
 - TEMPORARY BENCHMARK
 - MAILBOX
 - TEST PIT

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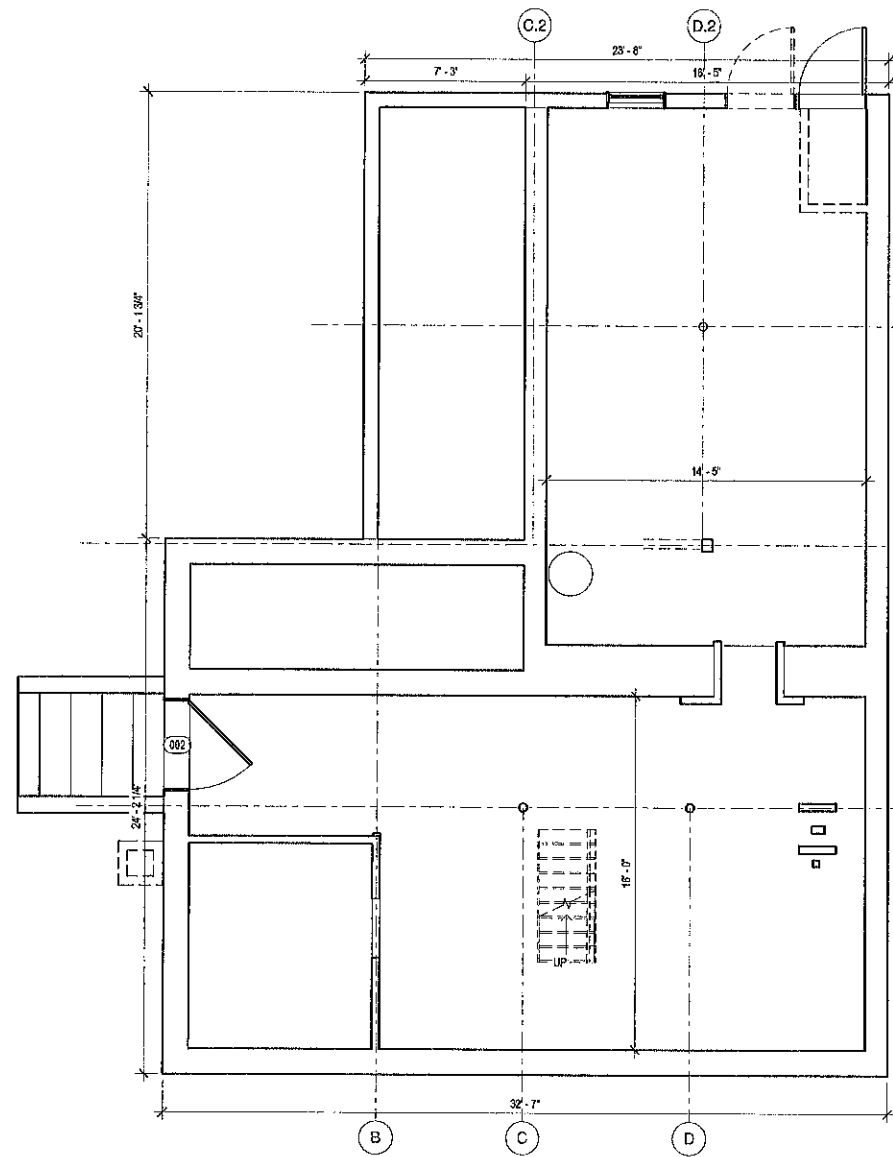
SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

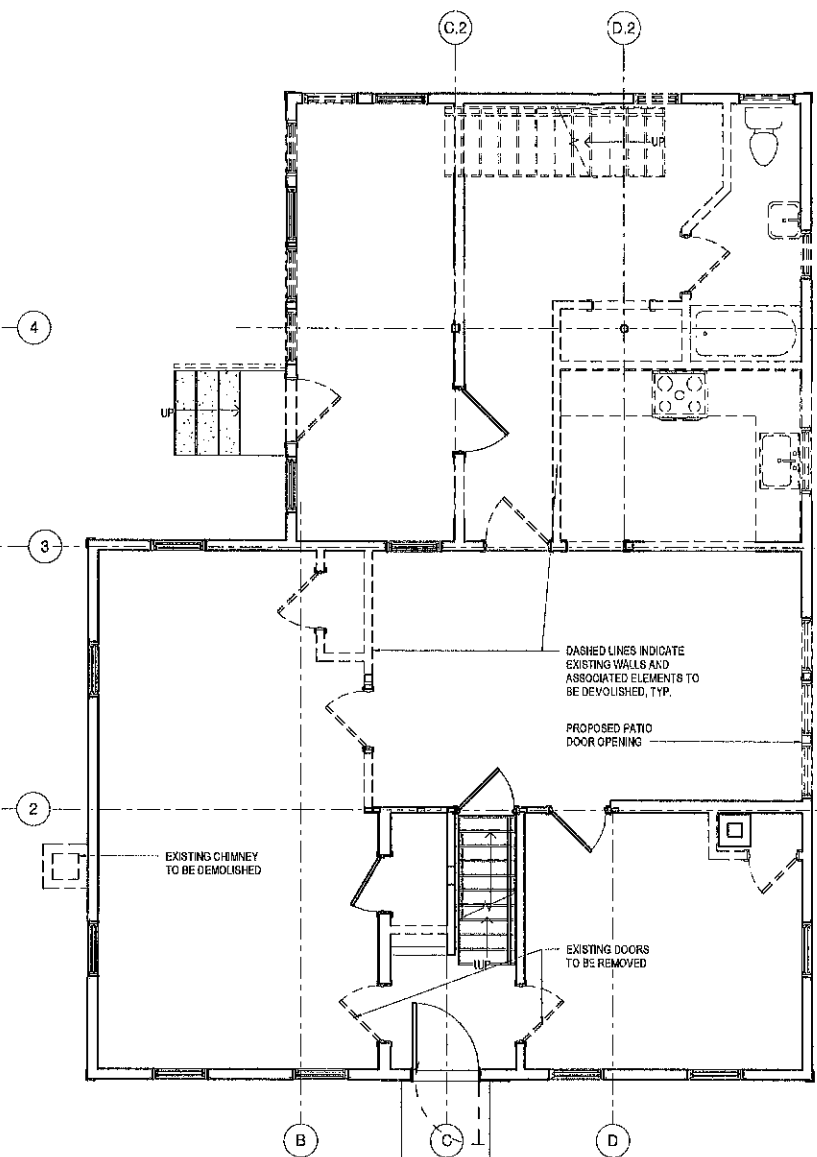
Ryan Fowler
LICENSED LAND SURVEYOR

5/22/2023
DATE

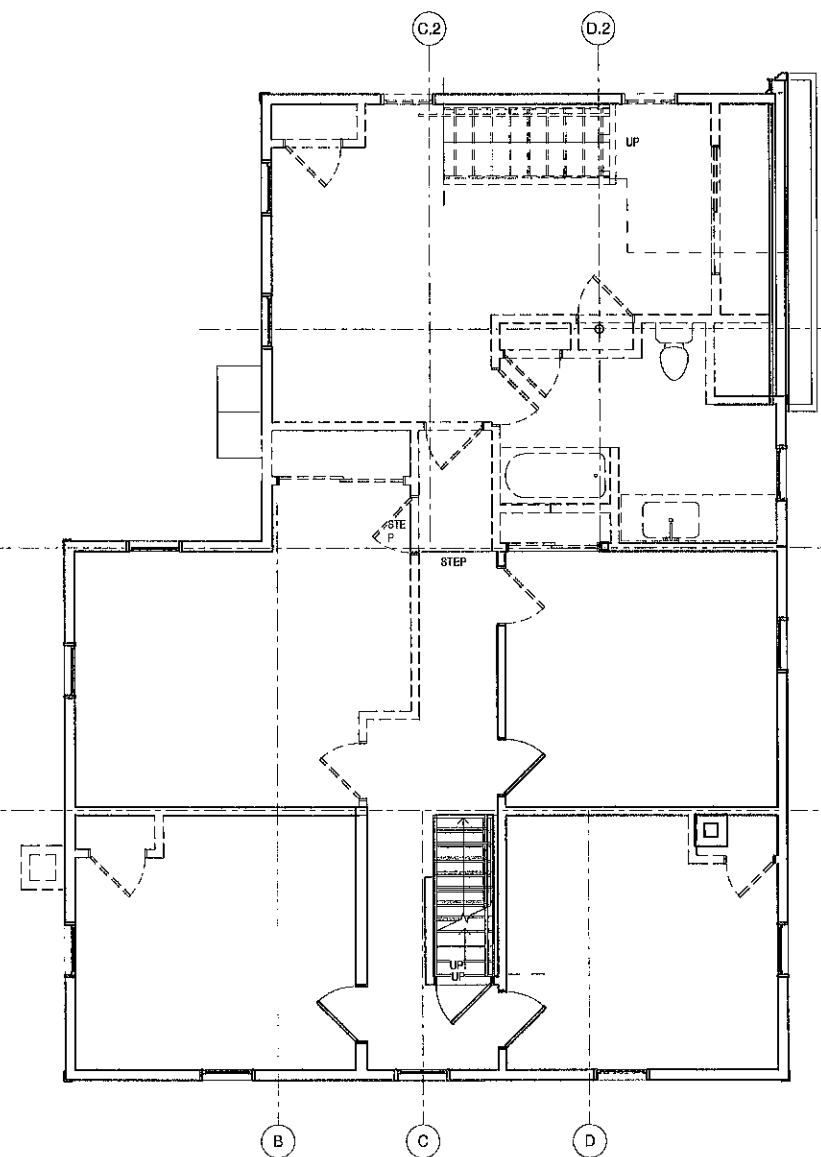
REV. NO.	DATE	DESCRIPTION	APPRD
EXISTING CONDITIONS PLAN			
14 WINKLEY POND ROAD			
BARRINGTON, NH			
TAX MAP 253 LOT 22			
PREPARED FOR AND LAND OF:			
14 WINKLEY POND ROAD LLC			
MAILING ADDRESS: 37 ROUTE 236, KITTEERY, ME 03904			
JAMES VERRA and ASSOCIATES, INC.			DATE: 5/22/2023
101 SHATTUCK WAY SUITE B NEWINGTON, N.H., 03801-7876 603-436-3557			JOB NO: 23-2013
RFM PROJECT MGR			SCALE: 1" = 50'
TAV / B.M. DRAWN BY			DWG NAME: 23-2013
COPYRIGHT © 2023 by JAMES VERRA and ASSOCIATES, INC.			PLAN NO: 23-2013_EXCON
			SHEET: 1 of 1



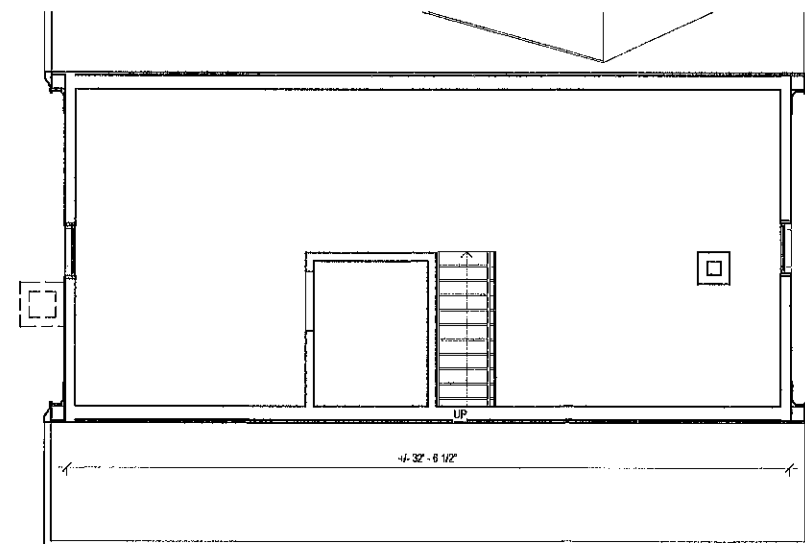
0 EXISTING & DEMO - BASEMENT PLAN
1/4" = 1'-0"



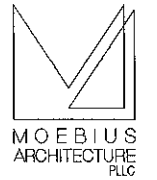
1 EXISTING & DEMO - 1ST FLOOR PLAN
1/4" = 1'-0"



2 EXISTING & DEMO - 2ND FLOOR
1/4" = 1'-0"



3 EXISTING & DEMO - ATTIC PLAN
1/4" = 1'-0"



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**14 WINKLEY POND ROAD
RENOVATION**

FARMHOUSE RESTORATION &
RENOVATION

14 Winkley Pond Rd
Barrington NH 03825

CLIENT NAME

14 Winkley Pond Rd LLC
350 Hemlock Ln
Barrington, NH 03825

REVISION SCHEDULE

Rev#	Description	Date

SHEET TITLE:

EXISTING & DEMOLITION PLANS

Date: 9/22/2023

Project No: MA-2301

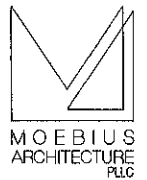
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Drawing No:

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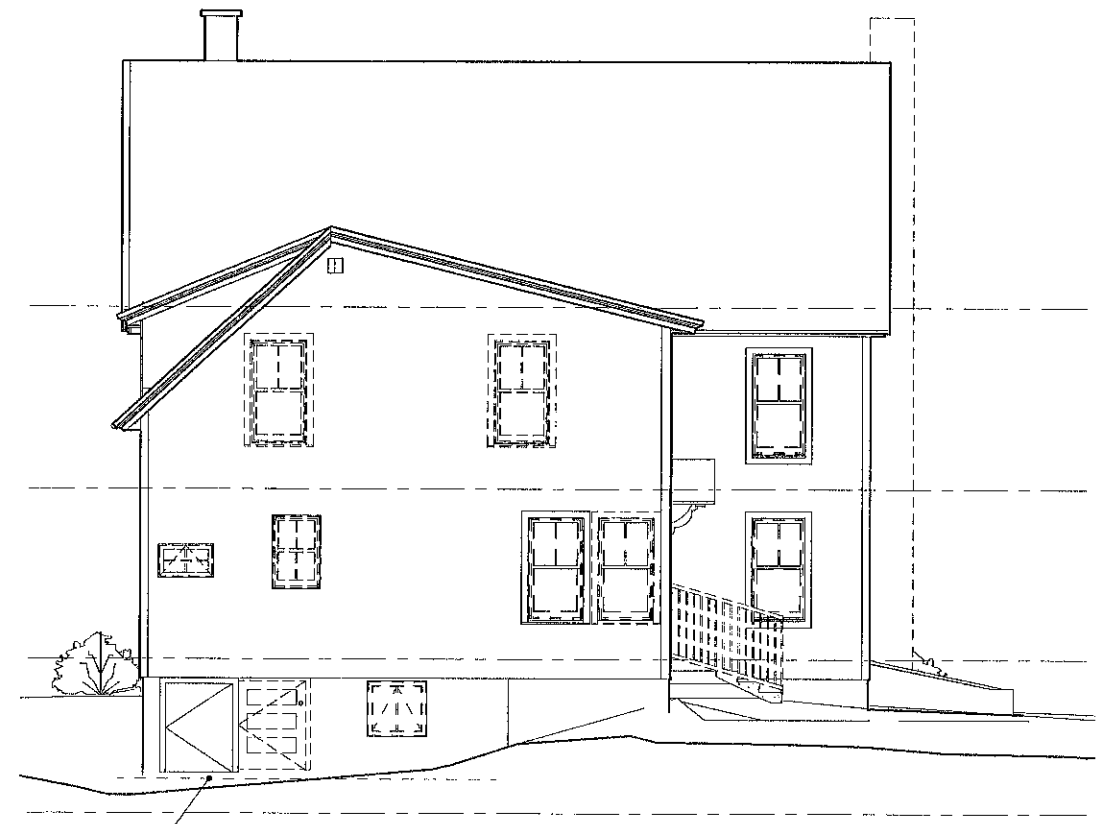
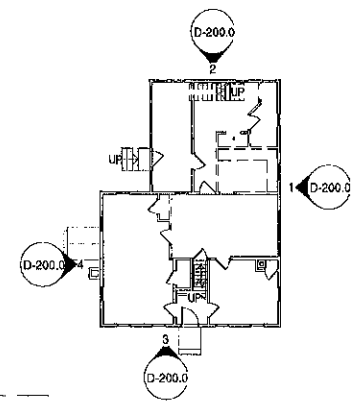
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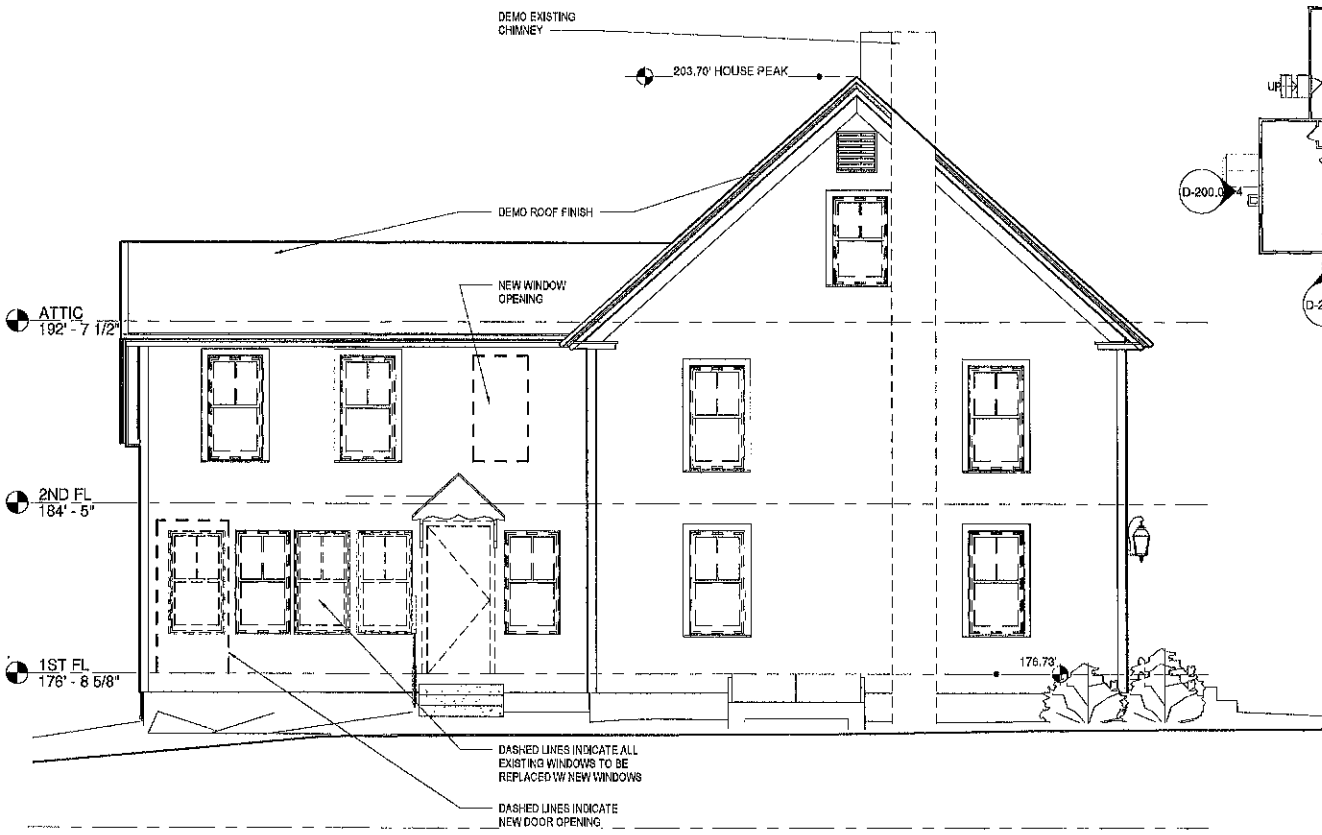


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② WEST ELEVATION - EXISTING
 1/4" = 1'-0"



④ SOUTH ELEVATION - EXISTING
 1/4" = 1'-0"



① NORTH ELEVATION - EXISTING
 1/4" = 1'-0"



③ EAST ELEVATION - EXISTING
 1/4" = 1'-0"

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14 WINKLEY POND ROAD RENOVATION

FARMHOUSE RESTORATION & RENOVATION

14 Winkley Pond Rd
 Barrington NH 03825

CLIENT NAME

14 Winkley Pond Rd LLC
 366 Hemlock Ln
 Barrington, NH 03825

REVISION SCHEDULE

Rev #	Description	Date

SHEET TITLE:
 EXTERIOR ELEVATIONS - EXISTING & DEMOLITION SCOPE

Date: 5/22/2023

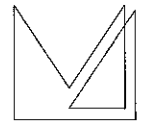
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FARMHOUSE RESTORATION & RENOVATION

14 Winkley Pond Rd
Barrington NH 03825

CLIENT NAME

14 Winkley Pond Rd LLC
350 Hemlock Ln
Barrington, NH 03825

REVISION SCHEDULE

Rev #	Description	Date

SHEET TITLE:

PROPOSED FLOOR PLANS

Date: 5/22/2023

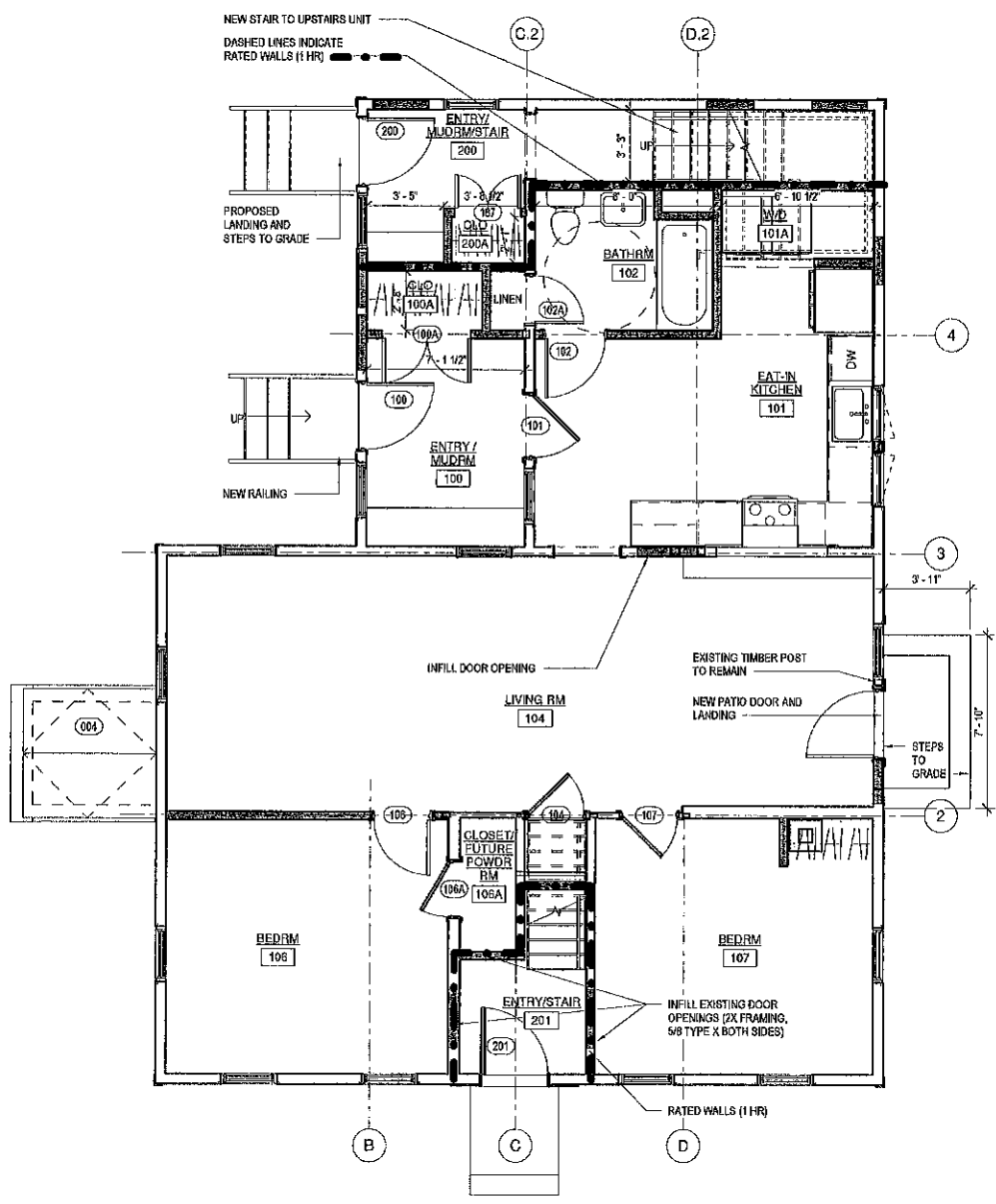
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Drawing No:

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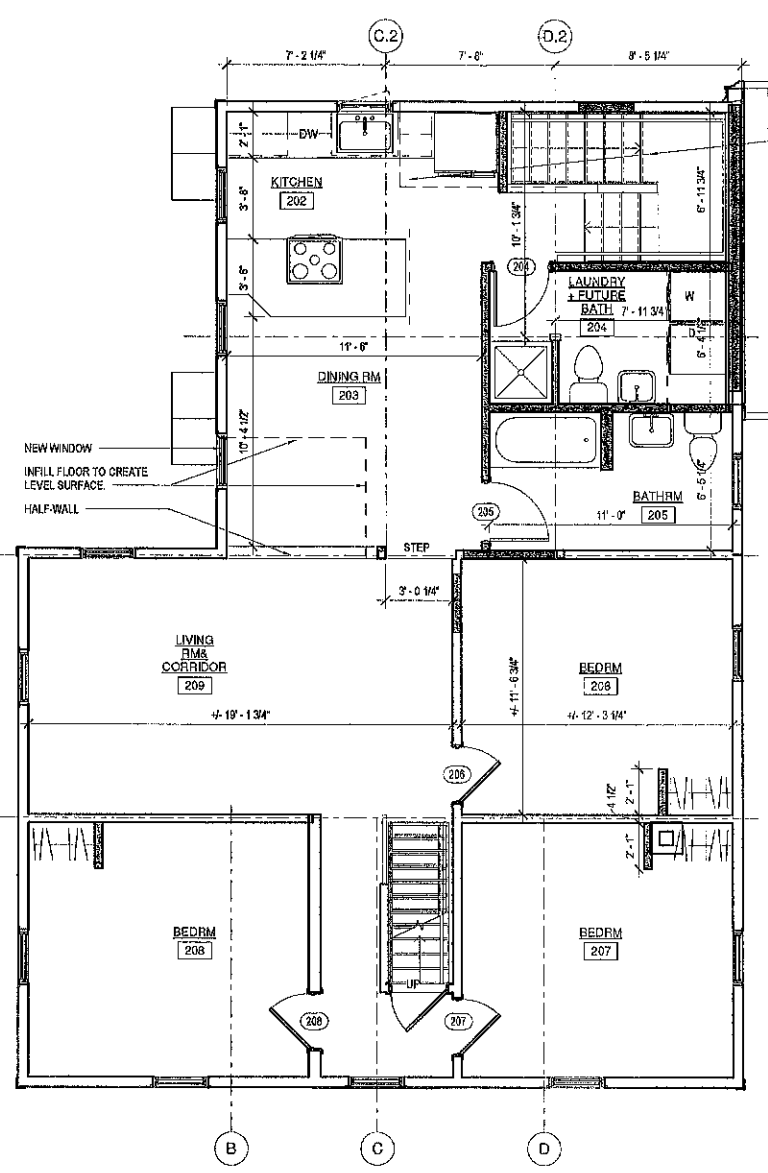
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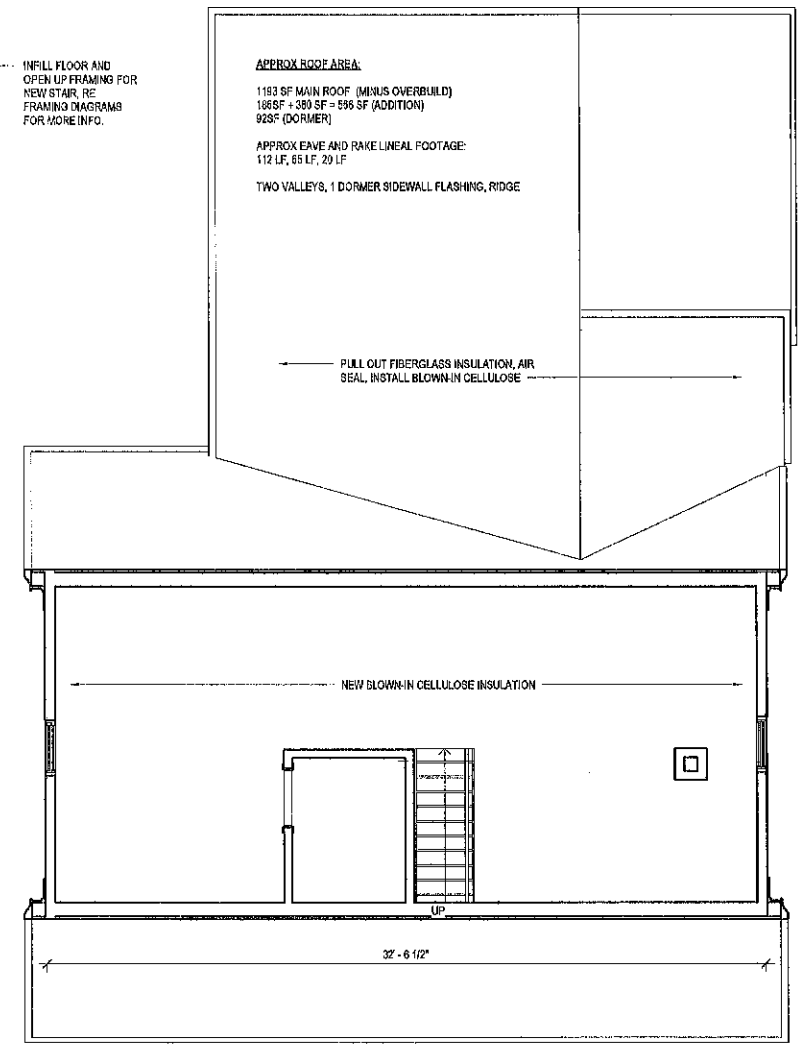
SCOPE:

- SHADED WALLS INDICATE NEW WALLS
- FLOOR/CEILING ASSEMBLY TO BE 1 HR RATED BETWEEN UNITS. 5/8" TYPE X DRYWALL. PROVIDE SOUND BATT INSULATION.
- DEMISING WALLS BETWEEN UNITS TO BE 1 HR RATED.

2 PROPOSED - 1ST FLOOR PLAN
1/4" = 1'-0"

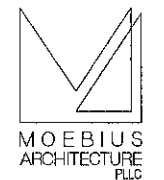


1 PROPOSED - 2ND FLOOR
1/4" = 1'-0"



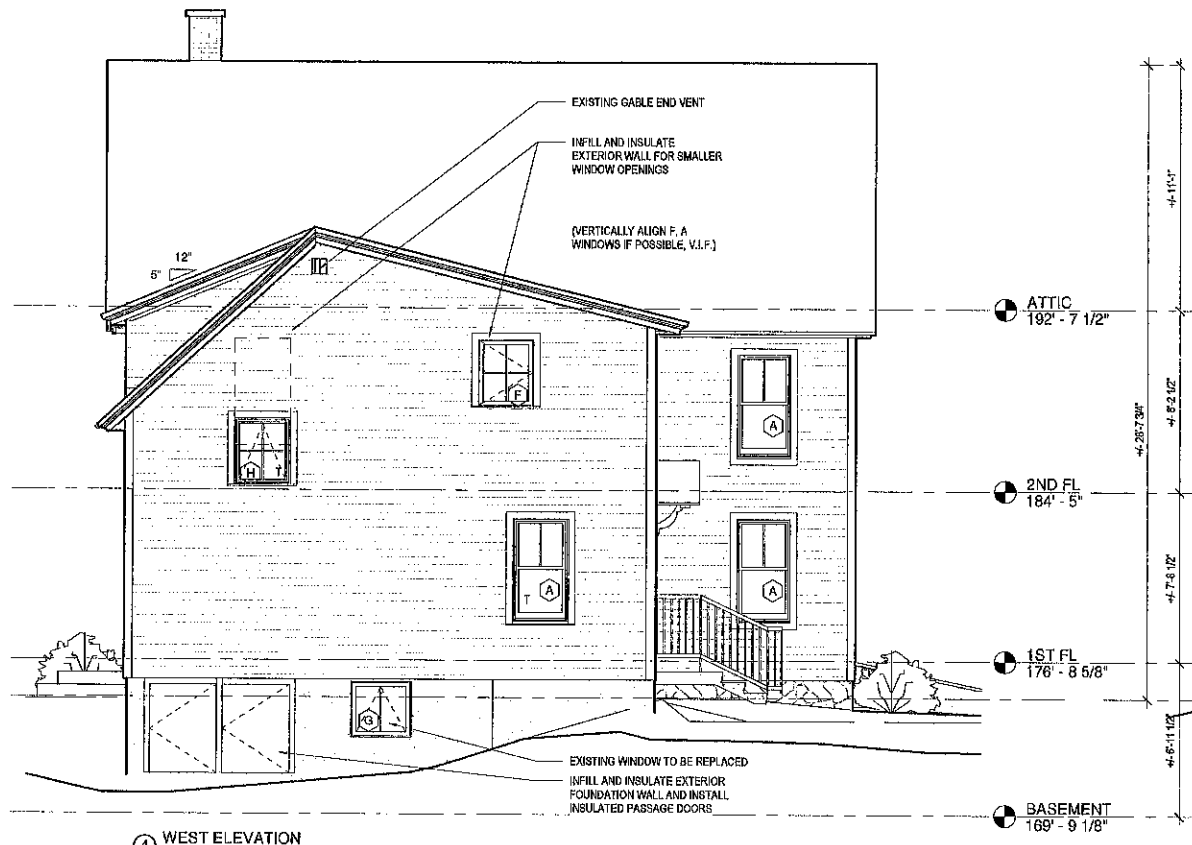
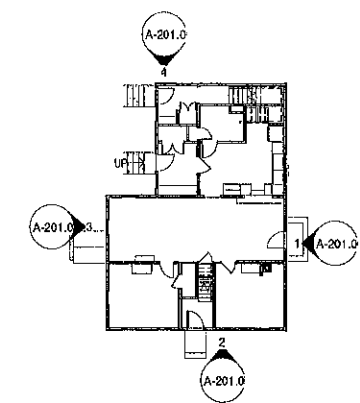
3 PROPOSED - ATTIC PLAN
1/4" = 1'-0"

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4 WEST ELEVATION
 1/4" = 1'-0"



3 SOUTH ELEVATION
 1/4" = 1'-0"



1 NORTH ELEVATION
 1/4" = 1'-0"



2 EAST ELEVATION
 1/4" = 1'-0"

WINDOW SCHEDULE		
WINDOW TYPE	H	W
A DOUBLE HUNG	4' - 8"	2' - 6"
A1 CASEMENT; W/ EGRESS HW	4' - 8"	2' - 6"
B DOUBLE HUNG	3' - 5"	2' - 6"
E CASEMENT; W/ EGRESS HW	4' - 0"	2' - 6"
F CASEMENT	3' - 0"	2' - 6"
G AWNING	2' - 6"	2' - 6"
H AWNING	3' - 0"	2' - 6"

14 WINKLEY POND ROAD
 RENOVATION

FARMHOUSE RESTORATION &
 RENOVATION

14 Winkley Pond Rd
 Barrington NH 03825

CLIENT NAME

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 350 Hemlock Ln
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Rev #	Description	Date

SHEET TITLE:

EXTERIOR ELEVATIONS - PROPOSED

Date: 9/22/2023

Project No: MA-2301

Drawn by: DCM

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