

# Jenness State Beach Bathhouse Replacement Project

August 9, 2017



[www.nhstateparks.org](http://www.nhstateparks.org)

# Project Information

- ▶ Capital Budget FY 2018–2019
  - \$1,000,000 plus \$200,000 agency funds
- ▶ Project Management
  - Division of Public Works; project administrator
  - Division of Parks & Recreation; user agency
- ▶ Design & Engineering
  - Samyn–D’Elia Architects
  - VHB Engineering

Owner



Division of Parks  
and Recreation  
New Hampshire  
Department of Resources  
and  
Economic Development

Administrator

Division of Public Works,  
Design and Construction  
New Hampshire  
Department of  
Administrative Services

Civil Engineer / Landscape Architect / Surveyor



Architect



Structural Engineer



Mechanical, Electrical & Plumbing Engineer



# Site Plan

## ▶ Parking Lot

- Traffic flow will continue to be south to north in the parking lot
- Angled parking
- Accessible pedestrian walkway between the seawall and parking lot separated by bollards
- Central crosswalk to beach entrance
- New traffic island between Ocean Blvd & parking lot; shoulder of road will be reduced to 6' from 8'
- Widen parking lot
- 61 parking spaces (3 accessible)

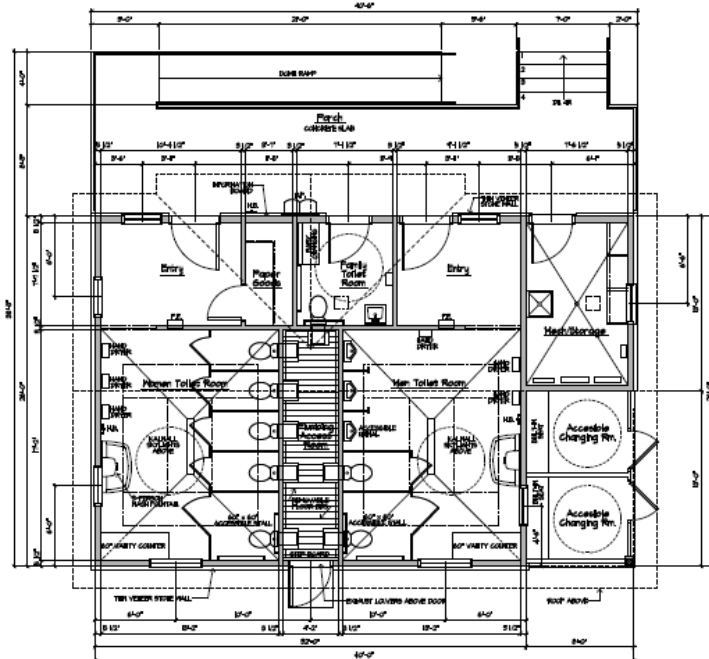


# Site Plan

- ▶ Plaza
  - Service corridor south side of bathhouse
  - Improvements to beach access
  - Rinse off shower poles
  - Pay station
  - Bike racks



# Floor Plan



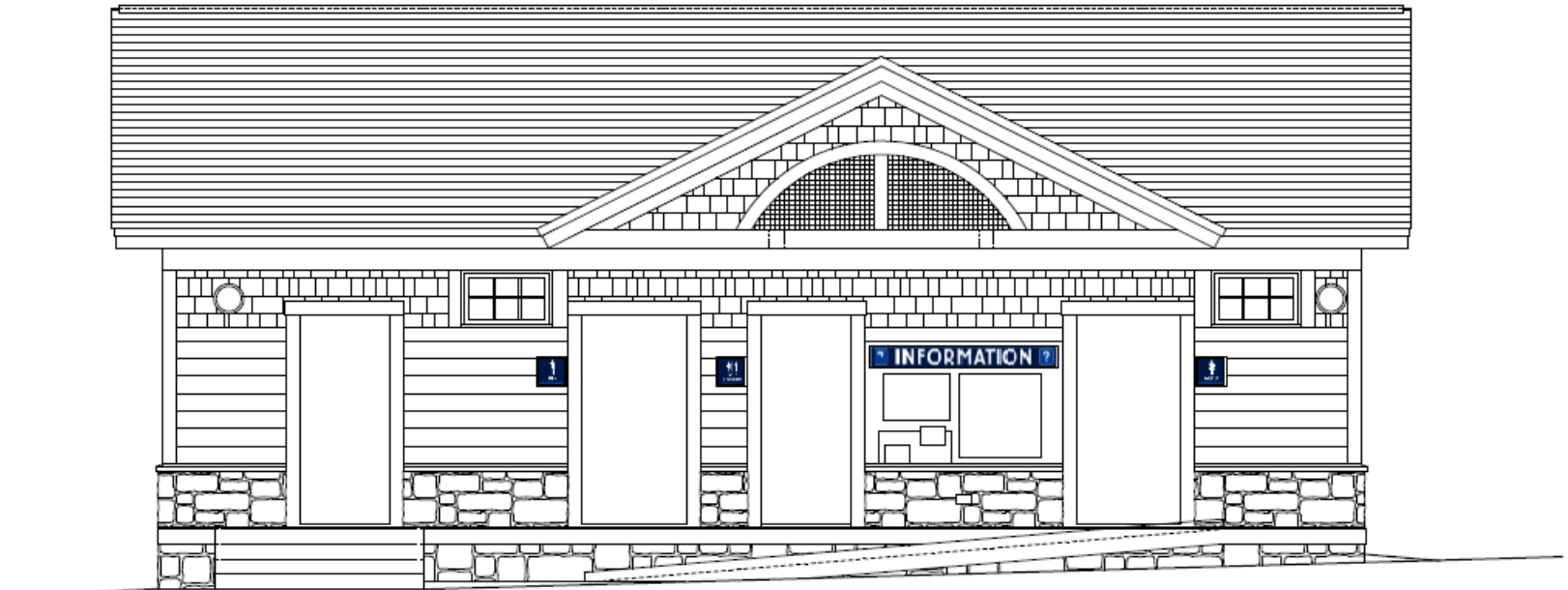
Floor Plan

SCALE: 1/4"=1'-0"

ALL DIMENSIONS ARE IN FEET AND INCHES  
DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE  
SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES

- ▶ Toilet Rooms – 5 fixtures a side
- ▶ Family bathroom
- ▶ Changing rooms
- ▶ Privacy vestibules
- ▶ Paper storage
- ▶ Mechanical and equipment storage (lifeguards & maintenance)
- ▶ Plumbing chase

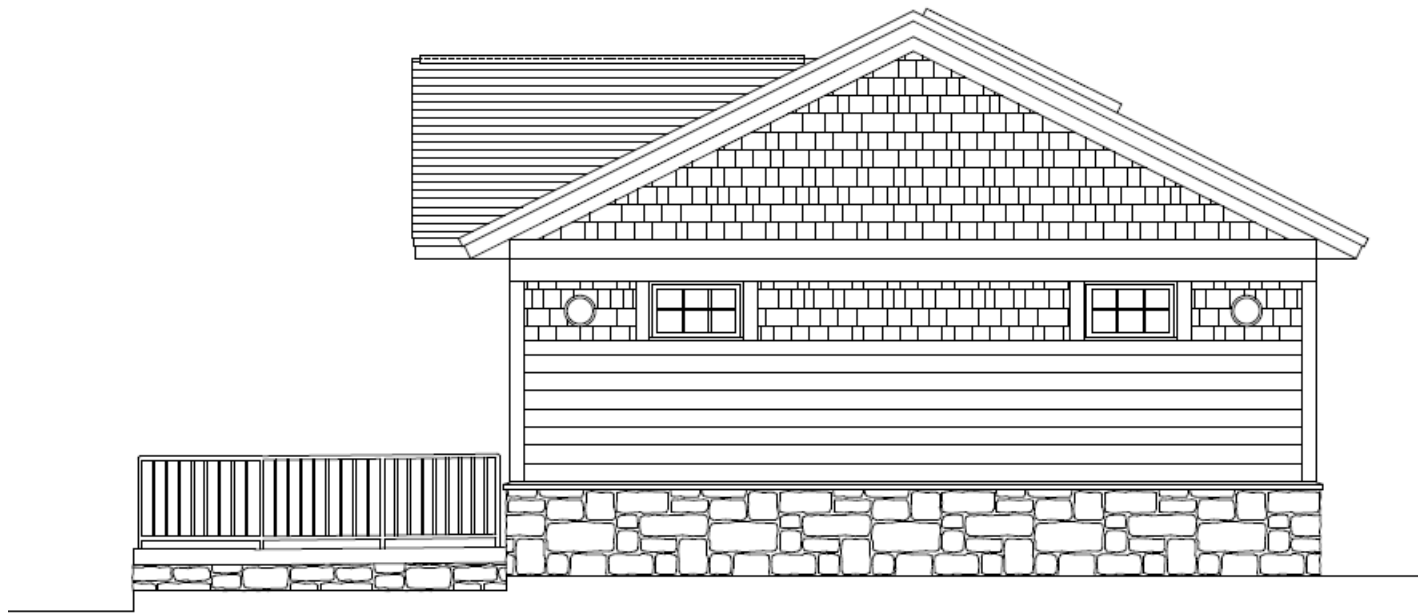
# North Elevation view from parking lot



**North Elevation**

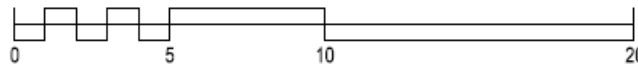
SCALE: 1/2" = 1'-0"

# West Elevation view from Ocean Blvd



**West Elevation**

SCALE: 1/2" = 1'-0"



# Design Comparison (2016/2017)

|                             | Existing Structure         | 2016 Proposed Facility                        | 2017 Proposed Facility               |
|-----------------------------|----------------------------|---|--------------------------------------|
| Foot Print                  | 11 feet by 36 feet         | 41 feet by 42 feet                            | 26 feet by 40 feet                   |
| Square Feet                 | 443 square feet*           | 1,482 square feet                             | 1,040 square feet                    |
| Height                      | 10 feet                    | 18'3" feet to ridge/25 feet to peak of cupola | 18'3" inches to ridge **             |
| Distance from Property Line | 5 feet                     | 28 feet                                       | 23 feet                              |
| Width Along Road            | 11 feet                    | 41 feet                                       | 26 feet                              |
| Women's Room                | 4 toilets/1 sink           | 5 toilets/1 multiport sink                    | 5 toilets/1 multiport sink           |
| Men's Room                  | 1 toilet/2 urinals/1 sink  | 2 toilets/3 urinals/1 multiport sink          | 2 toilets/3 urinals/1 multiport sink |
| Number of Family Bathrooms  | 0                          | 1   | 1                                    |
| Number of Changing Rooms    | 1 men's/0 women's/3 unisex | 4 unisex                                      | 2 unisex                             |

\* Includes privacy panels

\*\* currently facility is in floodplain district AO, the new preliminary floodplain maps will change the designation of Jenness Beach to a VE14, which will mean our floor slab elevation will be a minimum of 14'



# Timeline

- ▶ Public meeting August 9, 2017
- ▶ Rye Planning Board Meeting: September 5, 2017
- ▶ Public Comment: Closes September 15, 2017
- ▶ Fall 2017 – design and engineering
- ▶ Winter 2017/2018 – out to bid
- ▶ Fall 2018 – construction starts
- ▶ Late-Spring 2019 – open new bathhouse



# Key Project Requirements

- ▶ Toilet rooms with 5 fixtures
- ▶ Privacy screening to toilet rooms adequate circulation space
- ▶ Family bathroom
- ▶ Plumbing chase
- ▶ Lifeguard equipment, paper and cleaning supply storage
- ▶ Changing rooms
- ▶ Mechanical room (electrical service, hot water heater, two-way radio system equipment)
- ▶ ADA compliance
- ▶ Address ratio of pervious to impervious surfaces (Wetlands permit)
- ▶ Service corridor for equipment access, maintenance and Park Patrol

# Questions & Comments

- ▶ Project webpage: [www.nhstateparks.org](http://www.nhstateparks.org)
  - Current plans
  - Subscribe to project updates

- ▶ Johanna Lyons

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Division of Parks and Recreation

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