



WORKFORCE HOUSING DEVELOPMENT

160 COURT STREET

PORTSMOUTH, NEW HAMPSHIRE

SITE PERMIT PLANS

OWNERS:

PORTSMOUTH HOUSING
AUTHORITY
245 MIDDLE STREET
PORTSMOUTH, NH 03801
TEL. (603) 436-4310

ED PAC, LLC

242 CENTRAL AVENUE
DOVER, NH 03820

CIVIL ENGINEER & LAND SURVEYOR:

AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
Tel. (603) 430-9282
Fax (603) 436-2315

ARCHITECT:

CJ ARCHITECTS
233 VAUGHN STREET
PORTSMOUTH NH, 03801
TEL.(603) 431-2808

LANDSCAPE ARCHITECT:

G2+1 LLC
70 NEW ROAD
SALISBURY, NH 03268
TEL./FAX. (603) 648-6434

GEOTECHNICAL:

JOHN TURNER CONSULTING
19 DOVER STREET
DOVER, NH 03820
(603) 749-1841

ARCHAEOLOGICAL:

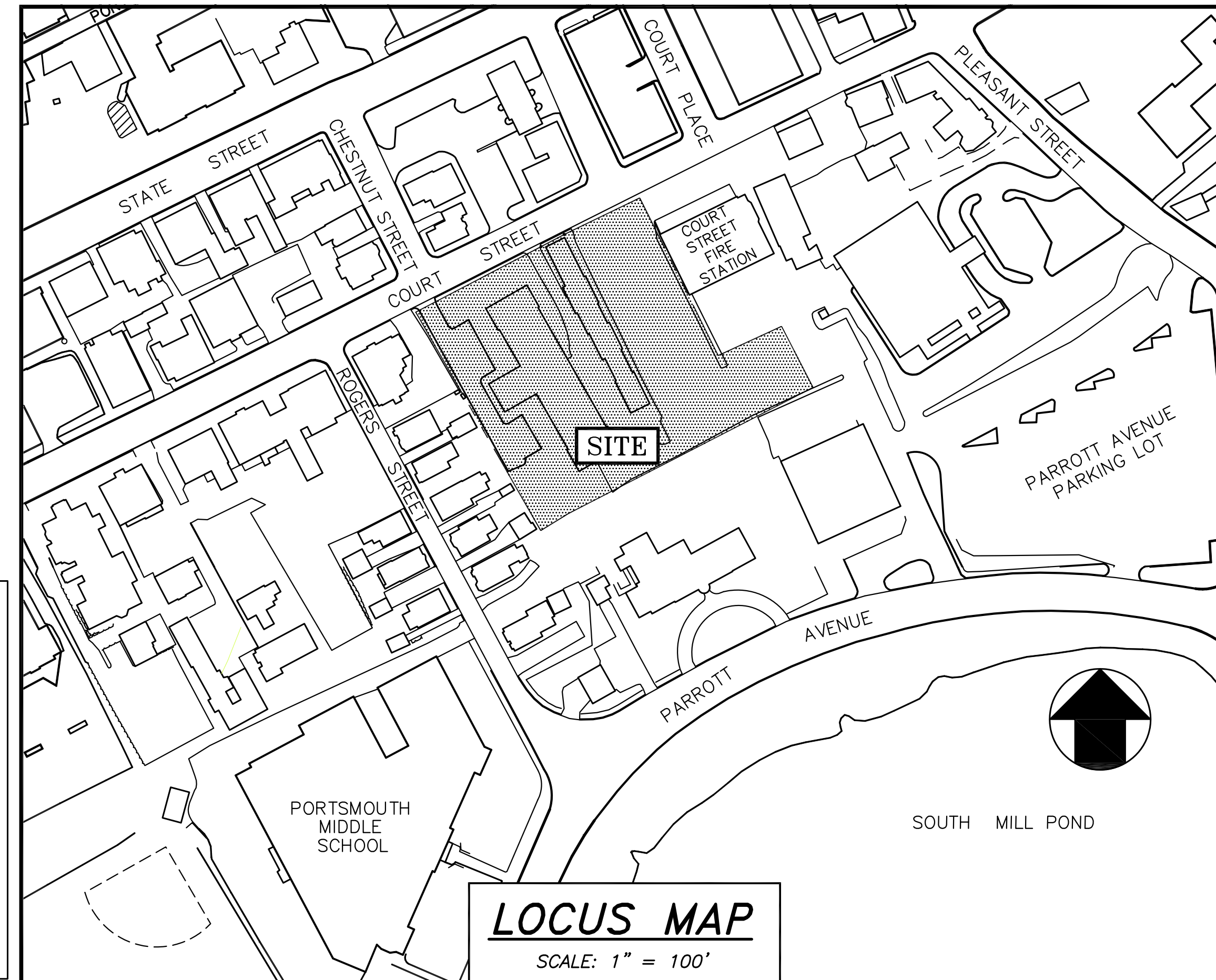
INDEPENDENT ARCHAEOLOGICAL
801 ISLINGTON STREET #31
PORTSMOUTH NH 03801
(603) 430-2970

ATTORNEY:

BOSEN & ASSOCIATES
266 MIDDLE STREET
PORTSMOUTH NH 03801
(603) 427-5500

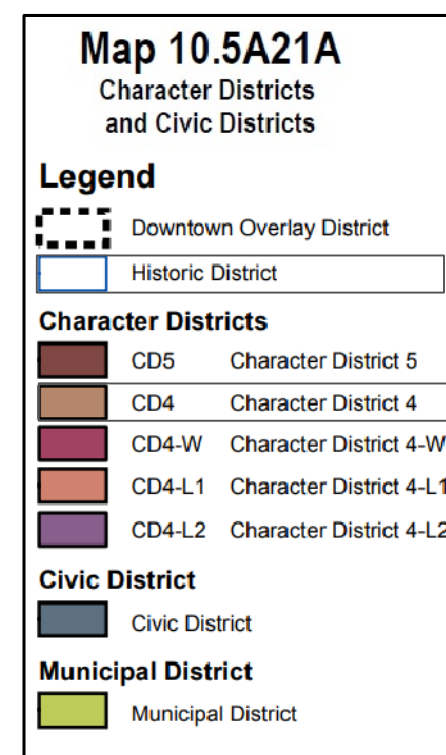
PERMIT LIST:

NHDES SEWER DISCHARGE PERMIT: TO BE SUBMITTED



LOCUS MAP

SCALE: 1" = 100'



INDEX OF SHEETS

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UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294-5144
ATTN: DAVE BEAULIEU

COMMUNICATIONS:
FAIRPOINT COMMUNICATIONS
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427-1530
ATTN: JIM TOW

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
ATTN: MIKE COLLINS

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
---	---	FOUNDATION DRAIN
---	---	EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
---	---	UTILITY POLE
---	---	WALL MOUNTED EXTERIOR LIGHTS
---	---	TRANSFORMER ON CONCRETE PAD
---	---	ELECTRIC HANDHOLD
---	---	SHUT OFFS (WATER/GAS)
---	---	GATE VALVE
---	---	HYDRANT
---	---	CATCH BASIN
---	---	SEWER MANHOLE
---	---	DRAIN MANHOLE
---	---	TELEPHONE MANHOLE
---	---	PARKING SPACE COUNT
---	---	PARKING METER
---	---	LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	---	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL

SITE PERMIT PLANS
PORTSMOUTH HOUSING AUTHORITY
WORKFORCE HOUSING DEVELOPMENT
160 COURT STREET
PORTSMOUTH, N.H.

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200 Griffin Road - Unit 3
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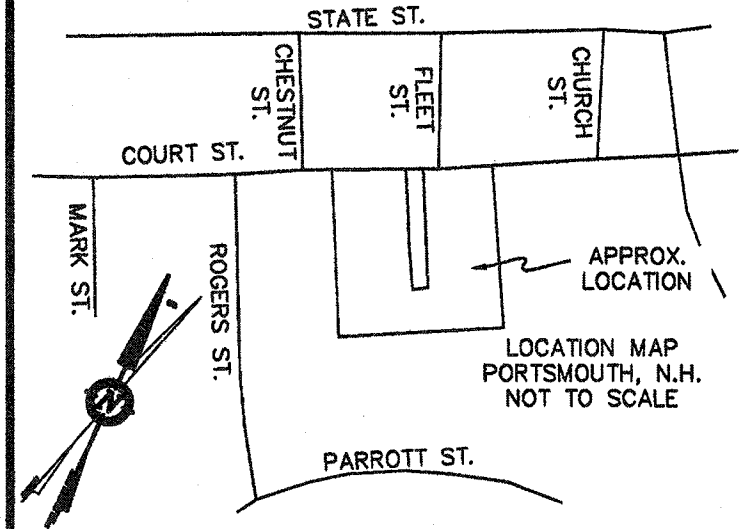
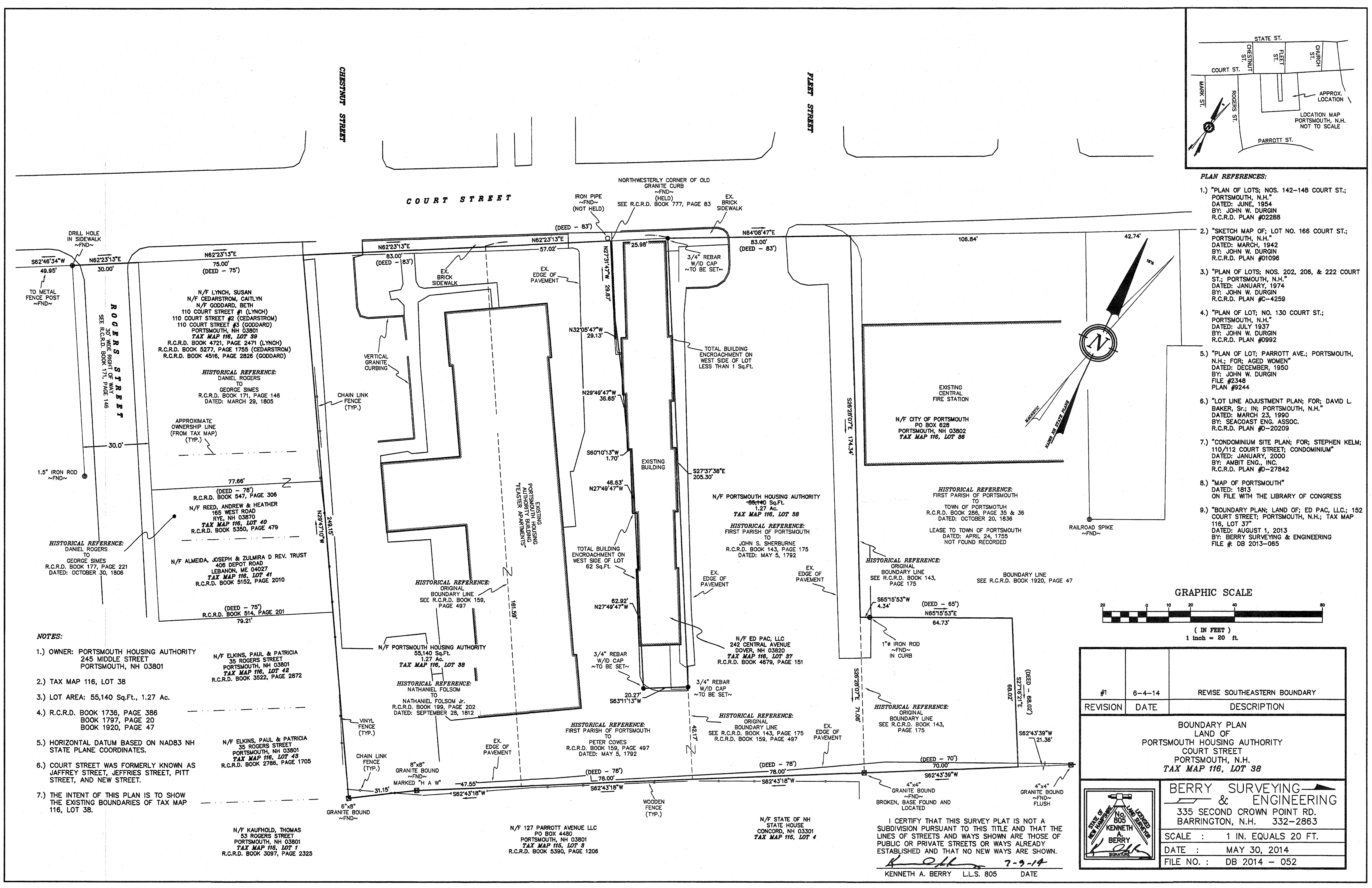
PLAN SET SUBMITTAL DATE: 9 AUGUST 2018

PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN
PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF
PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

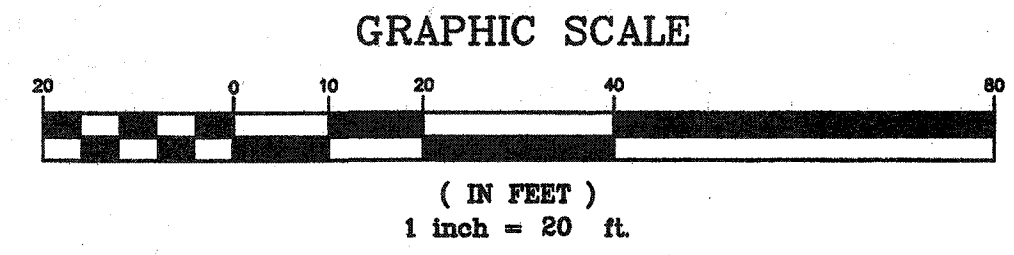
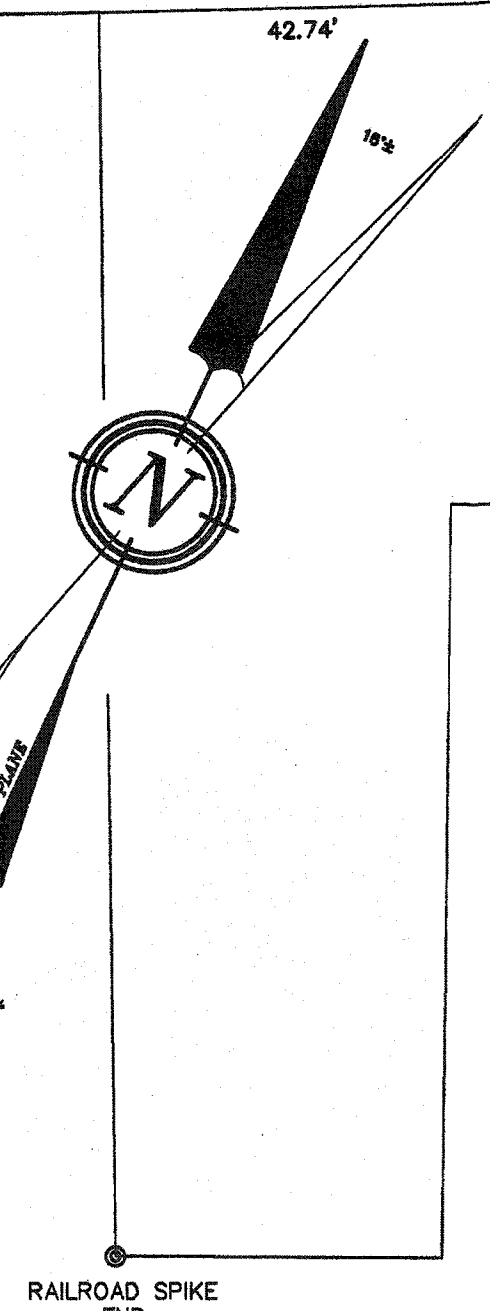
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



- PLAN REFERENCES:**
- 1.) "PLAN OF LOTS; NOS. 142-148 COURT ST.; PORTSMOUTH, N.H." DATED: JUNE, 1954 BY: JOHN W. DURGIN R.C.R.D. PLAN #022288
 - 2.) "SKETCH MAP OF; LOT NO. 166 COURT ST.; PORTSMOUTH, N.H." DATED: MARCH, 1942 BY: JOHN W. DURGIN R.C.R.D. PLAN #01096
 - 3.) "PLAN OF LOTS; NOS. 202, 206, & 222 COURT ST.; PORTSMOUTH, N.H." DATED: JANUARY, 1974 BY: JOHN W. DURGIN R.C.R.D. PLAN #C-4259
 - 4.) "PLAN OF LOT; NO. 130 COURT ST.; PORTSMOUTH, N.H." DATED: JULY 1937 BY: JOHN W. DURGIN R.C.R.D. PLAN #0992
 - 5.) "PLAN OF LOT; PARROTT AVE.; PORTSMOUTH, N.H.; FOR: AGED WOMEN" DATED: DECEMBER, 1950 BY: JOHN W. DURGIN FILE #2348 PLAN #9244
 - 6.) "LOT LINE ADJUSTMENT PLAN; FOR: DAVID L. BAKER, Sr.; IN: PORTSMOUTH, N.H." DATED: MARCH 23, 1990 BY: SEACOAST ENG. ASSOC. R.C.R.D. PLAN #D-20209
 - 7.) "CONDOMINIUM SITE PLAN; FOR: STEPHEN KELM; 110/112 COURT STREET; CONDOMINIUM" DATED: JANUARY, 2000 BY: AMBIT ENG., INC. R.C.R.D. PLAN #D-27842
 - 8.) "MAP OF PORTSMOUTH" DATED: 1813 ON FILE WITH THE LIBRARY OF CONGRESS
 - 9.) "BOUNDARY PLAN; LAND OF; ED PAC, LLC.; 152 COURT STREET; PORTSMOUTH, N.H.; TAX MAP 116, LOT 37" DATED: AUGUST 1, 2013 BY: BERRY SURVEYING & ENGINEERING FILE #: DB 2013-065

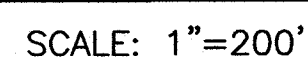


- NOTES:**
- 1.) OWNER: PORTSMOUTH HOUSING AUTHORITY 245 MIDDLE STREET PORTSMOUTH, NH 03801
 - 2.) TAX MAP 116, LOT 38
 - 3.) LOT AREA: 55,140 Sq.Ft., 1.27 Ac.
 - 4.) R.C.R.D. BOOK 1736, PAGE 386 BOOK 1797, PAGE 20 BOOK 1920, PAGE 47
 - 5.) HORIZONTAL DATUM BASED ON NAD83 NH STATE PLANE COORDINATES.
 - 6.) COURT STREET WAS FORMERLY KNOWN AS JAFFREY STREET, JEFFRIES STREET, PITT STREET, AND NEW STREET.
 - 7.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES OF TAX MAP 116, LOT 38.
- N/F ELKINS, PAUL & PATRICIA 35 ROGERS STREET PORTSMOUTH, NH 03801 TAX MAP 116, LOT 43 R.C.R.D. BOOK 2786, PAGE 1705
- N/F KAUFHOLD, THOMAS 83 ROGERS STREET PORTSMOUTH, NH 03801 TAX MAP 116, LOT 1 R.C.R.D. BOOK 3097, PAGE 2325
- N/F 127 PARROTT AVENUE LLC PO BOX 4480 PORTSMOUTH, NH 03801 TAX MAP 116, LOT 3 R.C.R.D. BOOK 5390, PAGE 1206
- N/F STATE OF NH STATE HOUSE CONCORD, NH 03301 TAX MAP 116, LOT 4

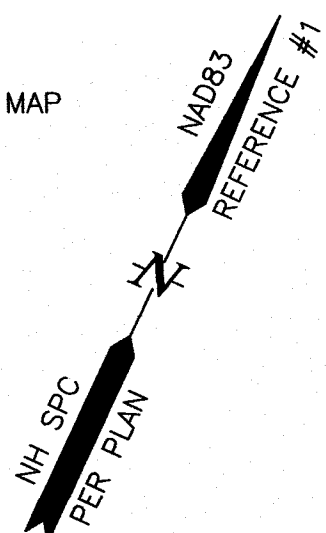
#1	6-4-14	REVISE SOUTHEASTERN BOUNDARY
REVISION	DATE	DESCRIPTION
		BOUNDARY PLAN LAND OF PORTSMOUTH HOUSING AUTHORITY COURT STREET PORTSMOUTH, N.H. TAX MAP 116, LOT 38
		BERRY SURVEYING & ENGINEERING
		335 SECOND CROWN POINT RD. BARRINGTON, N.H. 332-2863
		SCALE : 1 IN. EQUALS 20 FT.
		DATE : MAY 30, 2014
		FILE NO. : DB 2014 - 052

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

Kenneth A. Berry 7-9-14
KENNETH A. BERRY L.L.S. 805 DATE



1) BOUNDARY PLAN LAND OF PORTSMOUTH HOUSING
AUTHORITY COURT STREET PORTSMOUTH, N.H. TAX MAP
116, LOT 38. PREPARED BY BERRY SURVEYING &
ENGINEERING. DATED MAY 30, 2014, WITH A FINAL
REVISION DATE OF JUNE 4, 2014. NOT RECORDED.



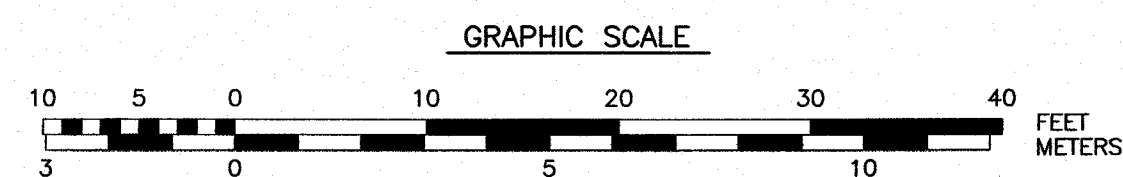
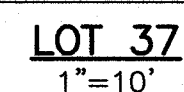
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
NHNB	NHDOT BOUND FOUND
TTB	TOWN BOUND
BND w/DH	BOUND WITH DRILL HOLE
ST BND w/DH	STONE BOUND WITH DRILL HOLE

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Civil Engineers & Land Surveyors

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Fax (603) 436-2315

NOTES:
1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 116 AS LOT 38 AND LOT 37.
2) OWNERS OF RECORD:
116/38
PORTSMOUTH HOUSING AUTHORITY
245 MIDDLE STREET
PORTSMOUTH, NH 03801
R.C.R.D BK 1736, PG 386, BK 1797 PG 20,
AND BK 1920, PG 47
116/37
ED PAC, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
BK 4679, PG 151

LINE	BEARING	DISTANCE
L1	N64°08'47"E	4.56
L2	N89°40'10"W	14.52



PARCEL A--
PORTSMOUTH HOUSING AUTHORITY TO ED PAC, LLC
613 S.F.

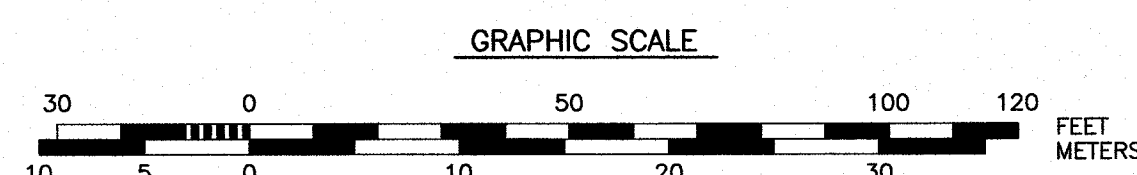
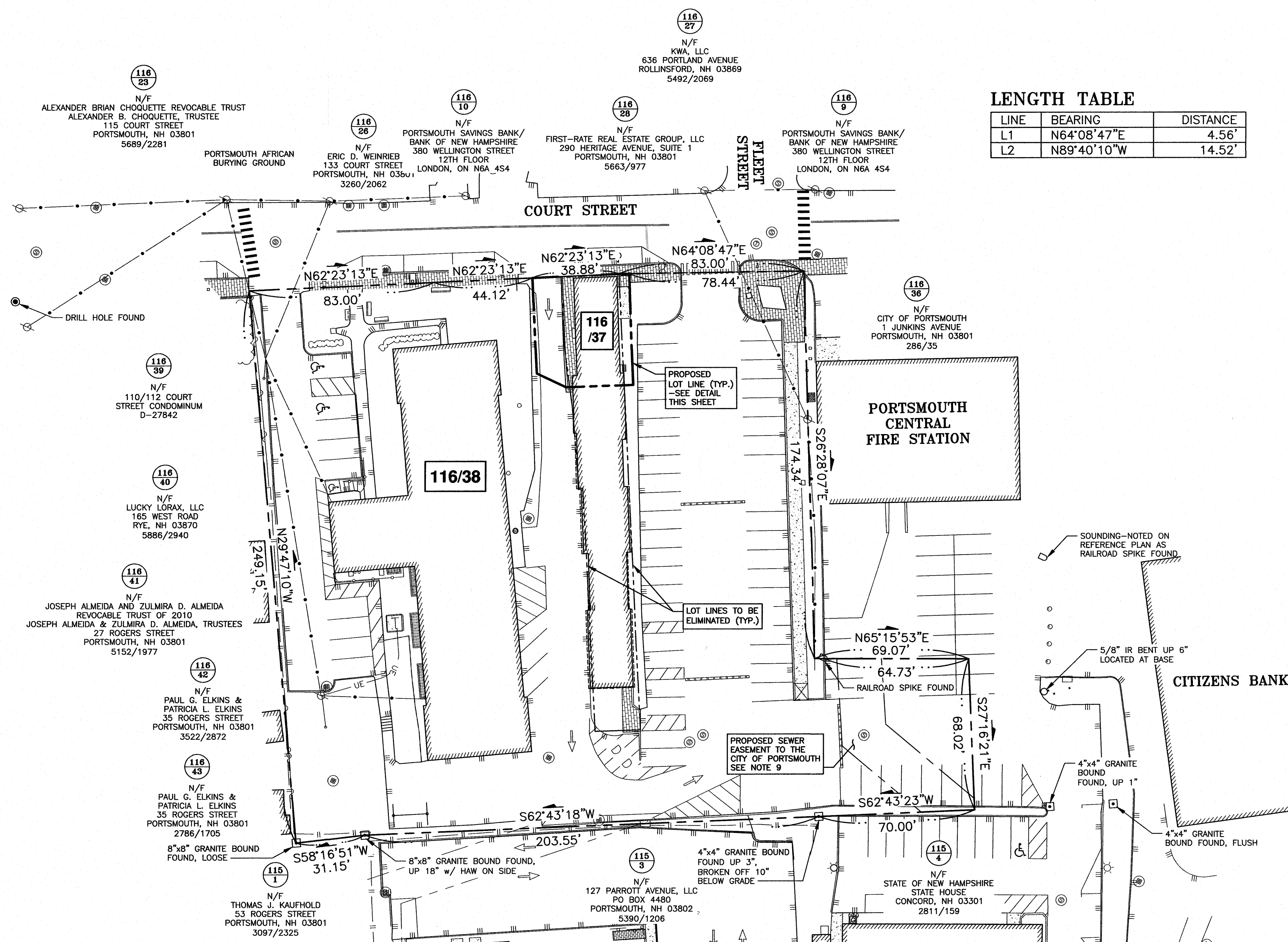
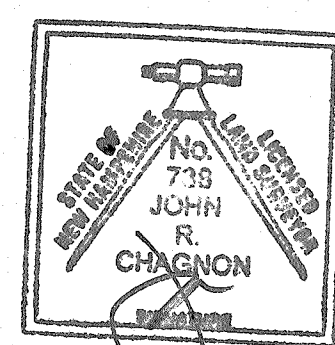
PARCEL B--
ED PAC, LLC TO PORTSMOUTH HOUSING AUTHORITY
3,303 S.F.

PARCEL C--
PORTSMOUTH HOUSING AUTHORITY TO ED PAC, LLC
216 S.F.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE _____



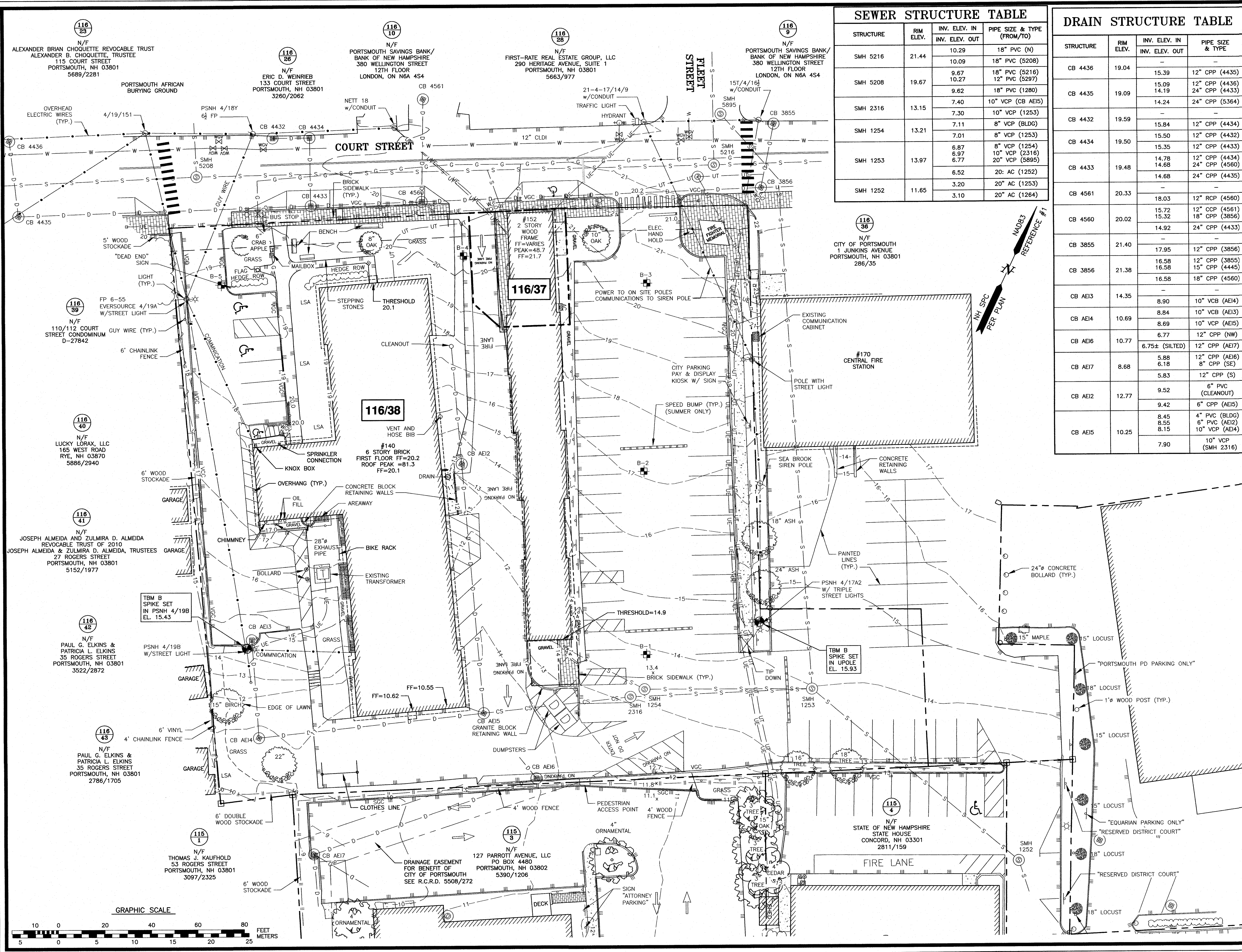
**LOT LINE RELOCATION PLAN
TAX MAP 116 – LOTS 38 & 37
FOR
PORTSMOUTH HOUSING AUTHORITY**

OWNERS
PORTSMOUTH HOUSING AUTHORITY
245 MIDDLE STREET
PORTSMOUTH NH 03801

ED PAC, LLC
242 CENTRAL AVENUE
DOVER NH 03820

PARCEL LOCATION
140 COURT STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=30' FEBRUARY 2018



SEWER STRUCTURE TABLE			
STRUCTURE	RIM ELEV.	INV. ELEV. IN	PIPE SIZE & TYPE (FROM/TO)
SMH 5216	21.44	10.29	18" PVC (N)
SMH 5208	19.67	10.09	18" PVC (5208)
		9.67	12" PVC (5297)
SMH 2316	13.15	9.62	18" PVC (1280)
		7.40	10" VCP (CB AE15)
SMH 1254	13.21	7.30	10" VCP (1253)
		7.11	8" VCP (BLDG)
SMH 1253	13.97	7.01	8" VCP (1253)
		6.87	8" VCP (1254)
		6.97	10" VCP (2316)
		6.52	20" VCP (5895)
SMH 1252	11.65	6.52	20" AC (1252)
		3.20	20" AC (1253)
		3.10	20" AC (1264)

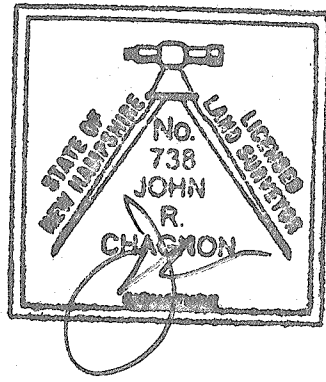
DRAIN STRUCTURE TABLE			
STRUCTURE	RIM ELEV.	INV. ELEV. IN	PIPE SIZE & TYPE
CB 4436	19.04	15.39	12" CPP (4435)
CB 4435	19.09	15.09	12" CPP (4436)
		14.19	24" CPP (4433)
CB 4432	19.59	14.24	24" CPP (5364)
		15.84	12" CPP (4434)
CB 4434	19.50	15.50	12" CPP (4432)
		15.35	12" CPP (4433)
CB 4433	19.48	14.78	12" CPP (4434)
		14.68	24" CPP (4560)
CB 4561	20.33	14.68	24" CPP (4435)
		18.03	12" RCP (4560)
CB 4560	20.02	15.72	12" CCP (4561)
		15.32	18" CPP (3856)
		14.92	24" CPP (4433)
CB 3855	21.40	17.95	12" CPP (3856)
CB 3856	21.38	16.58	12" CPP (3855)
		16.58	15" CPP (4445)
		16.58	18" CPP (4560)
CB AE13	14.35	8.90	10" VCB (AE14)
CB AE14	10.69	8.84	10" VCB (AE13)
		8.69	10" VCP (AE15)
CB AE16	10.77	6.77	12" CPP (NW)
		6.75± (SILTED)	12" CPP (AE17)
CB AE17	8.68	5.88	12" CPP (AE16)
		6.18	8" CPP (SE)
CB AE12	12.77	5.83	12" CPP (S)
		9.52	6" PVC (CLEANOUT)
CB AE15	10.25	9.42	6" CPP (AE15)
		8.45	4" PVC (BLDG)
		8.55	6" PVC (AE12)
		8.15	10" VCP (AE14)
		7.90	10" VCP (SMH 2316)

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- NOTES:**
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 116 AS LOT 38 AND LOT 37.
 - 2) OWNERS OF RECORD:
116/38
PORTSMOUTH HOUSING AUTHORITY
245 MIDDLE STREET
PORTSMOUTH, NH 03801
R.C.R.D. BK 1736, PG 386, BK 1797 PG 20 AND BK 1920, PG 47
116/37
ED PAC, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
BK 4679, PG 151
 - 3) PARCEL 116/38 AND 116/37 ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301SC0259E. EFFECTIVE 5/17/2005
 - 4) EXISTING LOT AREA:
11/38: 59,976 (S.F.) 1.3769 ACRES
11/37: 4,587 (S.F.) 0.1053 ACRES
 - 5) PARCELS ARE LOCATED IN CHARACTER DISTRICT 4 (CD4)
 - 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOTS.

PORTSMOUTH HOUSING AUTHORITY 140 COURT STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	6/18/18
0	ISSUED FOR COMMENT	3/5/18
REVISIONS		

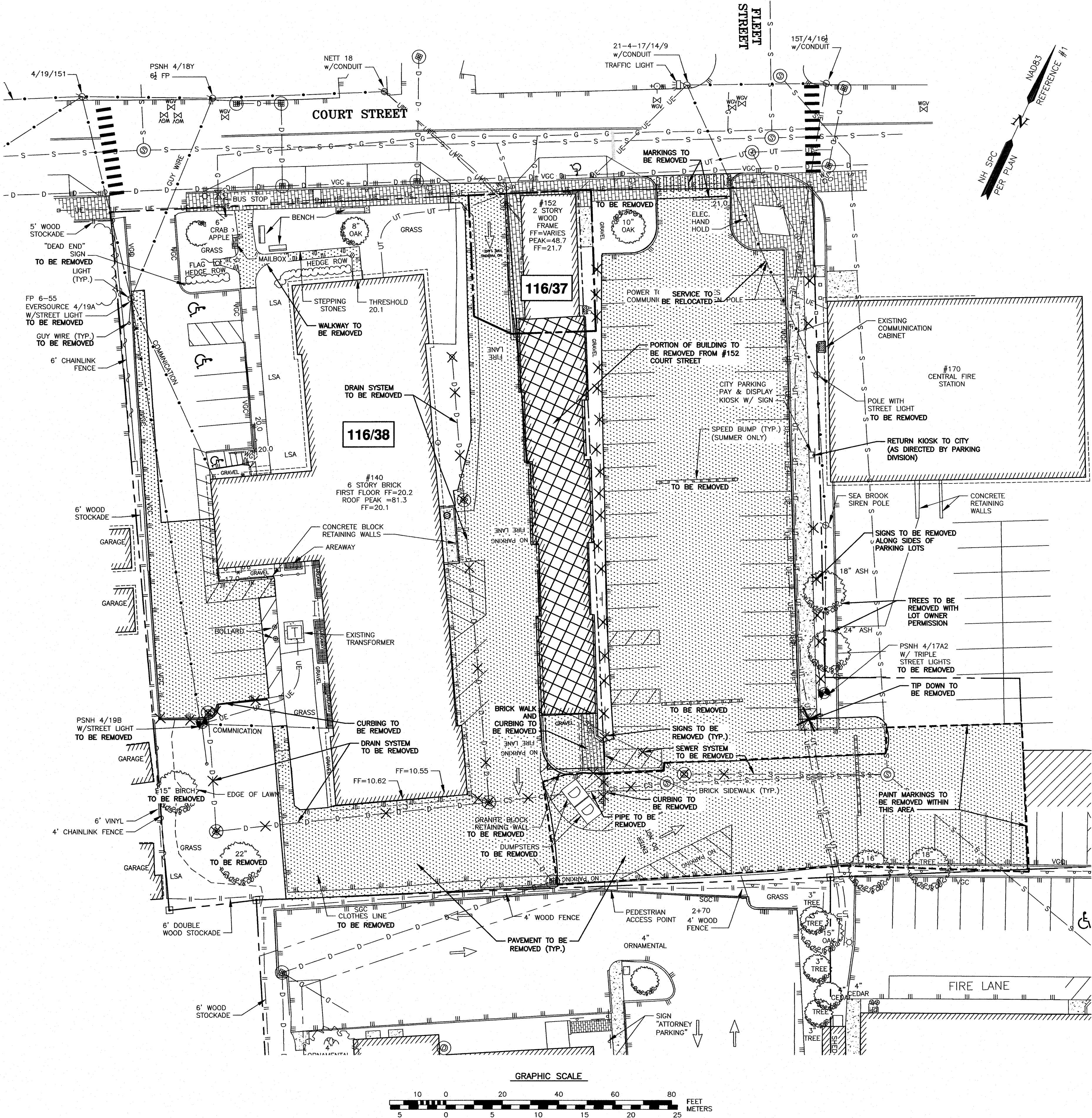


SCALE: 1"=20' MARCH 2018

EXISTING CONDITIONS PLAN **C1**

DEMOLITION NOTES

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN AREAS WHERE PAVEMENT TO BE REMOVED ADJUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE. ANY EXISTING MONITORING WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER TO COORDINATE MONITORING WELL REMOVAL AND/OR RELOCATION WITH NHDES AND OTHER AUTHORITY WITH JURISDICTION PRIOR TO CONSTRUCTION.
- I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



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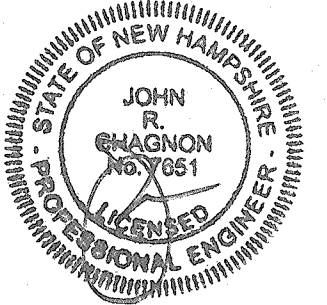
NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND 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. (NHDES DECEMBER 2008).

PORTSMOUTH
HOUSING AUTHORITY
140 COURT STREET
PORTSMOUTH, N.H.

5	ISSUED FOR APPROVAL	7/17/18
4	ISSUED FOR APPROVAL	6/18/18
3	ISSUED FOR TAC	5/8/18
2	ISSUED FOR APPROVAL	4/25/18
1	ISSUED FOR COMMENT	2/20/18
NO.	DESCRIPTION	DATE

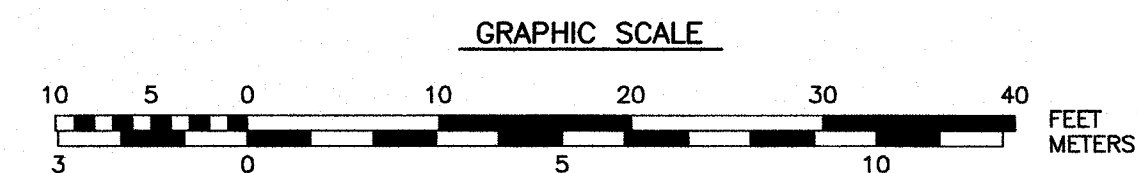
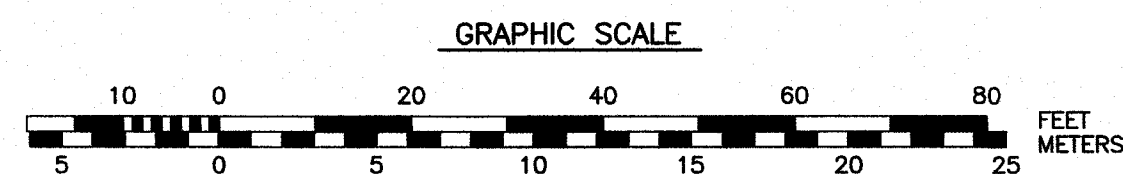
REVISIONS

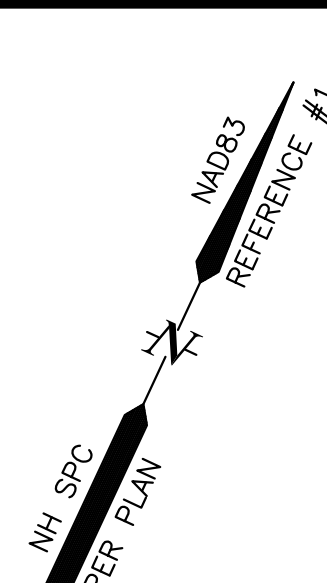


SCALE: 1"=20' FEBRUARY 2018

DEMOLITION PLAN

C2

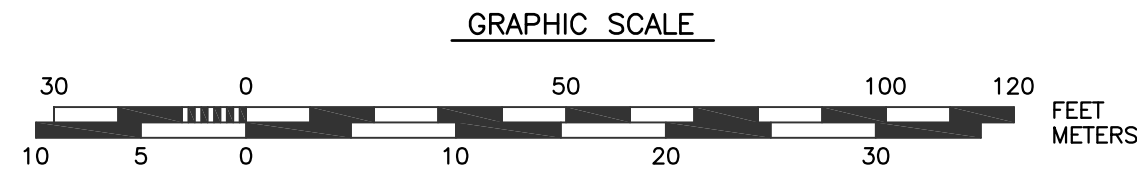




COMMUNITY SPACE AREA LOT 38		
OPEN SPACE	AREA (S.F.)	TYPE OF OPEN SPACE
2	2,968	POCKET PARK
3	1,044	PLAZA
4	876	POCKET PARK
5	7,043	POCKET PARK
6	612	POCKET PARK
TOTAL	12,543	TOTAL OPEN SPACE
LOT SIZE	62,450	
% OPEN SPACE	20%	



T H I R D	301	499	1			1		11,916
	302	499	1				1	
	303	667		1			1	
	304	566	1				1	
	305	593	1				1	
	306	602	1				1	
	307	492	1			1		
	308	492	1			1		
	309	491	1			1		
	310	491	1			1		
	311	491	1			1		
	312	559	1		1		1	
	313	492	1			1		
	314	785		1			1	
	315	593	1				1	
	316	653		1			1	
	317	629		1			1	
F O U R T H	401	667		1			1	10,764
	402	566	1				1	
	403	593	1				1	
	404	602	1				1	
	405	492	1			1		
	406	492	1			1		
	407	491	1			1		
	408	491	1			1		
	409	491	1			1		
	410	559	1		1		1	
	411	492	1			1		
	412	785		1			1	
	413	593	1				1	
	414	653		1			1	
	415	629		1			1	
	TOTALS:		48	16	4	26	38	58,975
			64					



1) THE PURPOSE OF THIS PLAN IS TO SHOW THE PARKING LAYOUT AT THE SITE.

2) PARKING REQUIREMENTS:

10.5A44.30: PARKING LOCATED 20 FT FROM PRINCIPLE BUILDING

10.5A44.32: PARKING AND LOADING SCREENED BY BUILDING EXCEPT DRIVEWAY

10.5A44.33: DRIVEWAYS NO WIDER THAN 24 FEET WIDE

10.5A44.35 ABOVE GROUND PARKING OF PARKING GARAGE REQUIRES A LINER BUILDING GROUND FLOOR LEVEL

10.5A44.36: PARKING LOT MORE THAN 75 SPACES SHALL HAVE INTERNAL PEDESTRIAN WALK WAY AT LEAST 8FT. PAVED DIFFERENTLY FROM PARKING LOT

TOTAL PARKING SPACES PROVIDED: 60 SPACES

PROPOSED BUILDING:
11,973 SF FOOTPRINT/ 4 STORIES
64 RESIDENTIAL UNITS
(48 1-BEDROOMS/ 16 2-BEDROOM)
NO COMMERCIAL SPACE
1 LEVEL OF PARKING

EXISTING FEASTER APARTMENTS:
6 STORIES
100 RESIDENTIAL UNITS
(95 1-BEDROOM/5 2-BEDROOM)

EXISTING 152 COURT STREET BUILDING:
2.5 STORIES
EXISTING RESIDENTIAL SINGLE FAMILY TO REMAIN.

PROPOSED OPEN SPACE:
LOT 37 AREA: 2,113 SF
OPEN SPACE AREA: 473 SF
 $475 \text{ SF} / 2,113 \text{ SF} = .224 \times 100 = 22.4\%$

5	BUILDING, OPEN SPACE	7/17/18
4	BASEMENT AND OPEN SPACE	6/18/18
3	SUBMIT FOR APPROVAL	5/8/18
2	ADDED OPEN SPACE	4/25/18
1	ISSUED FOR APPROVAL	3/5/18
0	ISSUED FOR COMMENT	2/20/18
NO.	DESCRIPTION	DATE

SCALE: AS SHOWN APRIL 2018

PARKING PLAN AND OPEN SPACE EXHIBIT

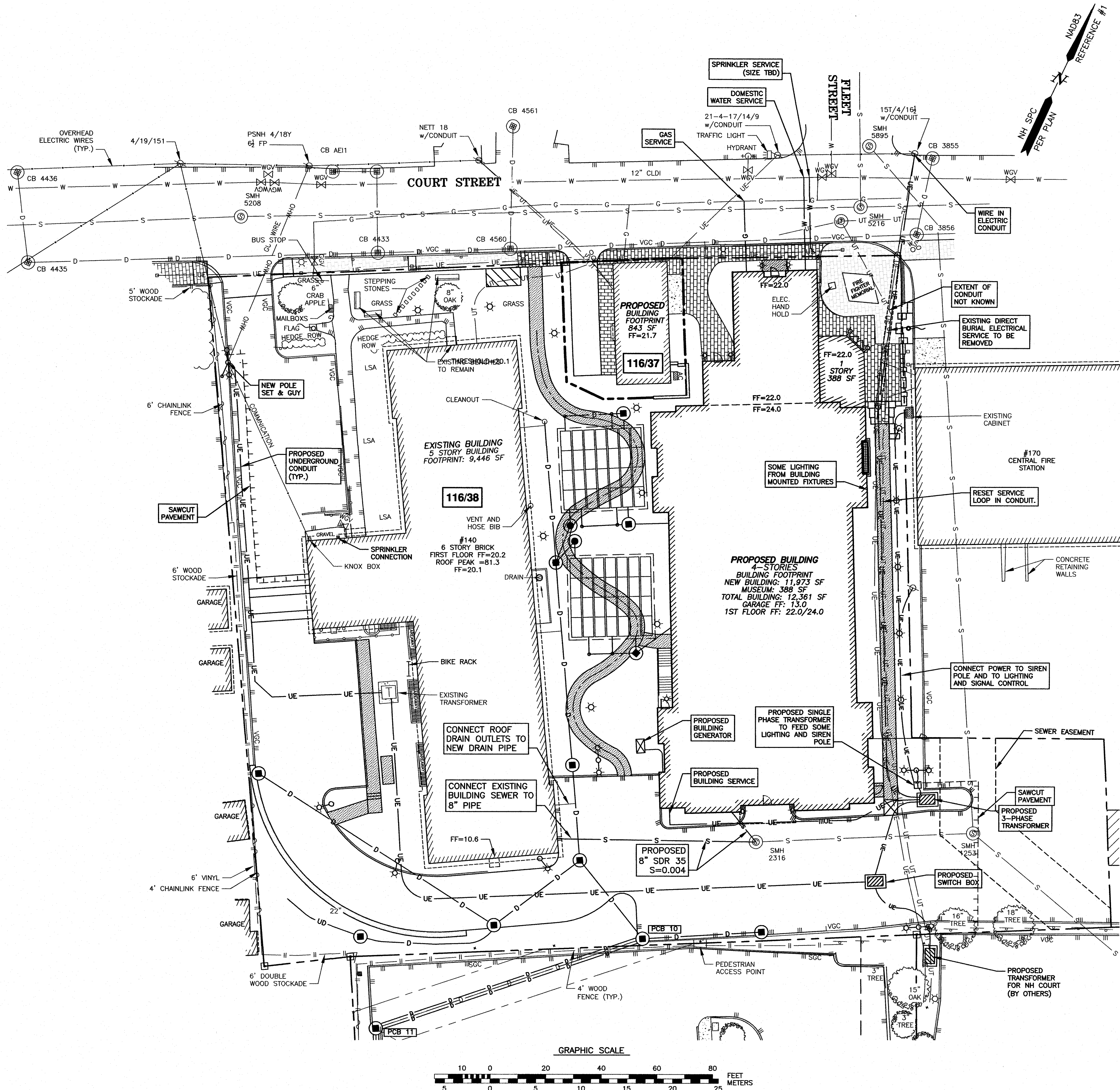
C4

UTILITY NOTES:

- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- 4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
- 5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
- 6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH.
- 8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
- 9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.
- 10) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- 11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
- 16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
- 18) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
- 19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- 20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- 21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
- 22) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.
- 23) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- 24) CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH UTILITY COMPANY AND AFFECTED ABUTTER.
- 25) SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER IN COORDINATION WITH THE SITE CIVIL ENGINEER.
- 26) CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.
- 27) THE CONTRACTOR SHALL INSTALL THE SEWER LINE AND MANHOLE IN CONSULTATION AND COORDINATION WITH DEPARTMENT OF PUBLIC WORKS.

PROPOSED SEWER CONNECTION

STRUCTURE	RIM ELEV.	INV. ELEV. IN	INV. ELEV. OUT	PIPE SIZE & TYPE (FROM/TO)
SMH 2316 (EXISTING)	12.75	7.40	7.40	8" SDR35 (BLDG)
		7.30	7.30	10" VCP (1253)
BUILDING		7.45	7.45	8" SDR35 (2316)





AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND 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. (NHDES DECEMBER 2008).
- 4) CITY SHALL BE NOTIFIED IF THERE ARE ANY CONFLICTS WITH PROPOSED DRAINAGE PIPES UNCOVERED DURING CONSTRUCTION. REVIEW AND APPROVAL OF REMEDIES, BY THE CITY, REQUIRED.

PROPOSED STORM DRAIN TABLE
(SEE PLAN FOR LOCATIONS)

PROPOSED DRAIN STRUCTURE TABLE

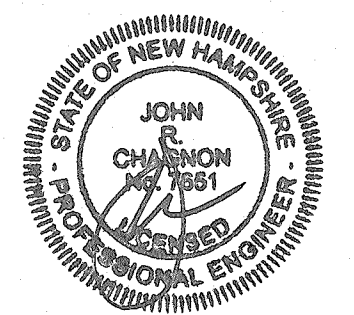
STRUCTURE	RIM ELEV.	INV. ELEV. IN	PIPE SIZE & TYPE	LENGTH	SLOPE FT/FT
PCB 1	14.7	4.67	12" HDPE (PCB 2)	95'	0.0271
PCB 2B (BEEHIVE GRATE)	9.50	7.50	6" UD	46'	0.0056
PCB 2	10.00	7.39	6" UD (PCB 2)	34'	0.0041
PCB 3	10.4	7.13	12" HDPE (PCB 1)	31'	0.0039
PCB 5	12.39	8.06	12" HDPE (PCB 10)	38'	0.0313
PCB 6	11.6	7.04	12" HDPE (PDMH1)	30'	0.005
PCB 7	13.0±	7.38	12" HDPE (PCB 3)	5'	0.004
PCB 8	16.0±	7.40	12" HDPE (PDMH 1)	68'	0.005
PCB 9	18.2±	6.75	12" HDPE (PCB 5)	96'	0.0093
POCS1	14.5±	11.40	12" HDPE (PDMH 1)	85'	0.0029
POCS2	14.0±	7.40	12" HDPE (PDMH 1)	5'	0.004
PDMH 1	13.0±	11.38	12" HDPE (POCS 1)		
PCB 10 (EX. CB AEI 6)	10.477	6.77	12" HDPE (PCB 3)		
PCB 11 (EX. C5 AEI 7)	8.68	5.88	(2) 15" HDPE (PCB 10)		
		6.18	8" CCP (EXIST)		
		5.83	(2) 15" HDPE (PCB 12)		

HPPE : ADS HIGH PERFORMANCE PLASTIC PIPE (SANITISE)
HDPE : HIGH DENSITY POLYETHYLENE (SMOOTH INTERIOR)

PORTSMOUTH HOUSING AUTHORITY 160 COURT STREET PORTSMOUTH, N.H.

5	STORMTECH CHAMBERS	8/9/18
4	NOTE 4, DRAINAGE	8/6/18
3	ISSUED FOR APPROVAL	7/17/18
2	ADDED DESIGN	6/18/18
1	ISSUED FOR APPROVAL	4/25/18
0	ISSUED FOR COMMENT	2/20/18
NO.	DESCRIPTION	DATE

REVISIONS



SCALE: 1"=20' FEBRUARY 2018

**DRAINAGE, GRADING
AND EROSION CONTROL
PLAN**

C6



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

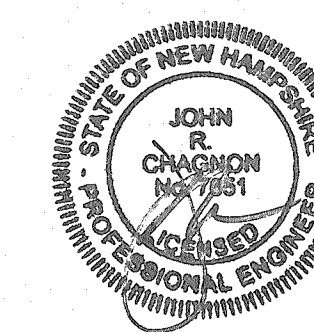
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PORTSMOUTH HOUSING AUTHORITY 160 COURT STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
4	TREE NOTE	8/15/18
3	UPDATE PROFILE AND TABLES	8/9/18
2	DRAIN PATH, REMOVED SIDEWALK	8/6/18
1	ISSUED FOR APPROVAL	7/17/18
0	ISSUED FOR COMMENT	7/12/18



SCALE: 1" = 50' / 20' JULY 2018

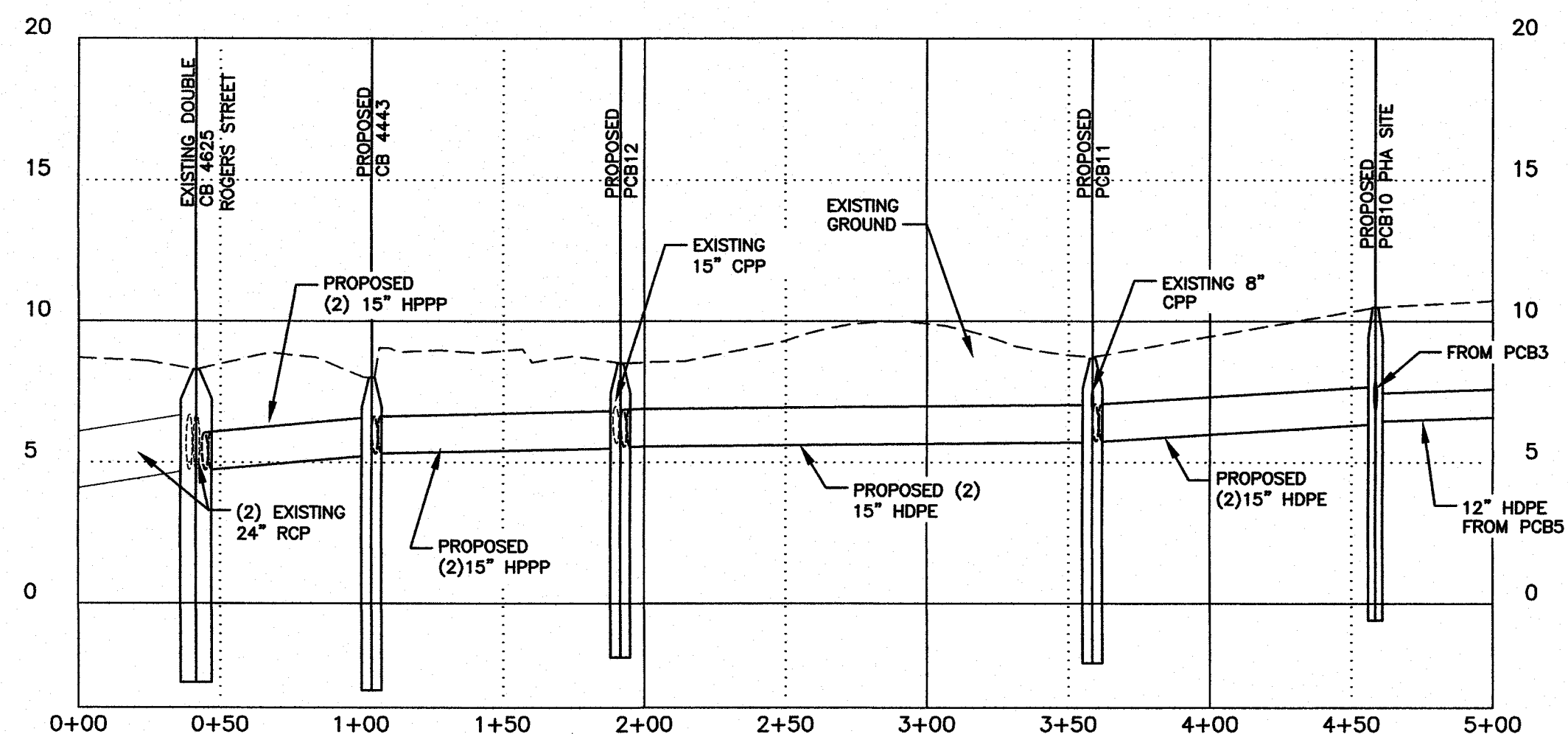
OFF-SITE
IMPROVEMENTS PLAN

C7

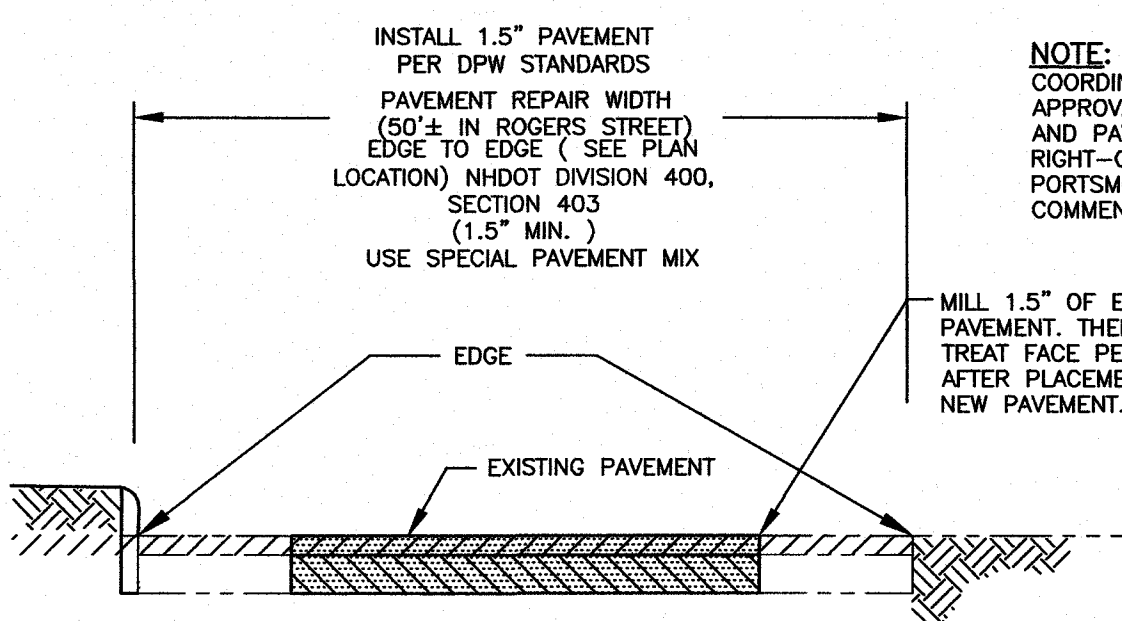
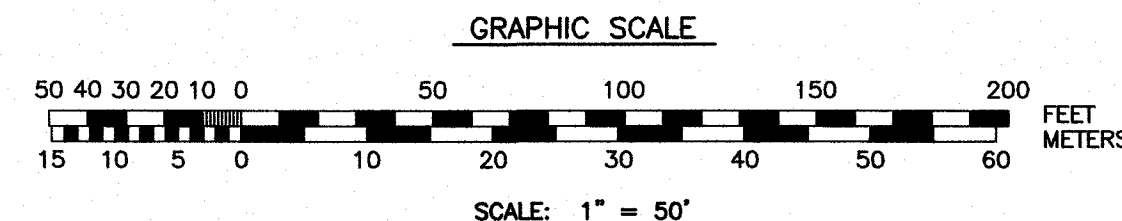
PROFILE DRAIN STRUCTURE TABLE

STRUCTURE	RIM ELEV.	INV. ELEV. IN INV. ELEV. OUT	PIPE SIZE & TYPE	LENGTH	SLOPE FT/FT
PCB 10 (EX. CB AE16)	10.477	6.77	12" HDPE (PCB 3)	96'	0.0093
		6.87	12" HDPE (PCB 5)		
		6.75	(2) 15" HDPE (PCB 11)		
PCB 11 (CS CB AE17)	8.68	5.88	(2) 15" HDPE (PCB 10)	164'	0.0015
		6.18	8" CPP (EXIST)		
		5.83	(2) 15" HDPE (PCB 12)		
CB A2	8.44	6.44	12" CPP (CB A3)	EXIST	EXIST
		6.34	12" CPP (CB A2)		
CB A3	8.53	5.96	12" CPP (CB A4)	EXIST	EXIST
		5.88	12" CPP (CB A2)		
PCB 12 (EX. CB A1)	8.49	5.60	(2) 15" HDPE (PCB 11)	78'	0.0026
		5.59	12" CPP (CB A2)		
		5.52	(2) 15" HPPP (PCB 4443)		
CB 4443 (REPLACED)	7.91	5.31	(2) 15" HPPP (PCB 12)	52'	0.0092
		5.21	(2) 15" HPPP (CB 4625)		
		4.73	(2) 15" HPPP (CB 4440)		
CB 4625	8.28	4.58	(2) 24" RCP (N)		
		4.67	(2) 24" RCP (S)		

HPPP : ADS HIGH PERFORMANCE PLASTIC PIPE (SANITITE)
HDPE : HIGH DENSITY POLYETHYLENE (SMOOTH INTERIOR)



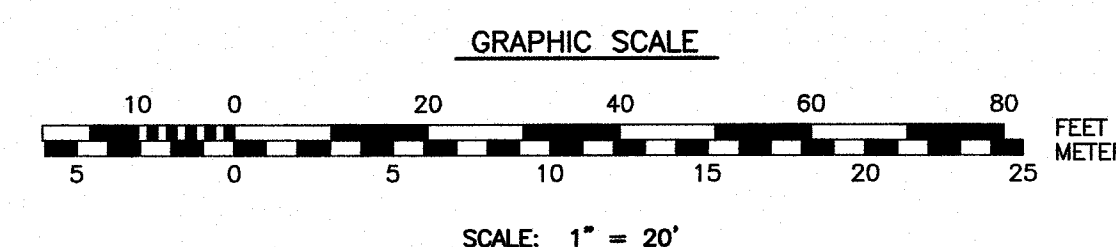
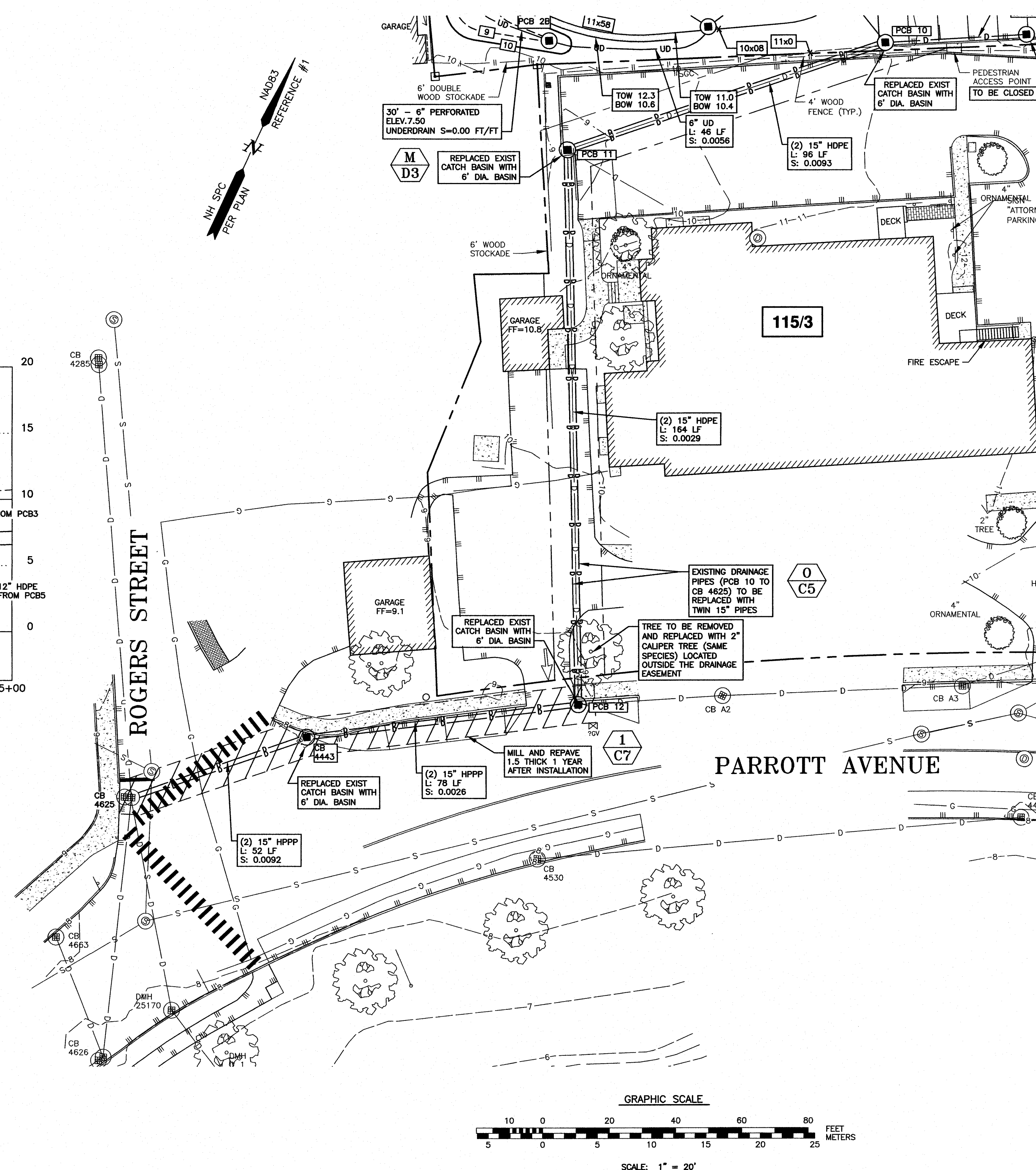
PHA SITE TO ROGERS STREET
STORM DRAIN PROFILE

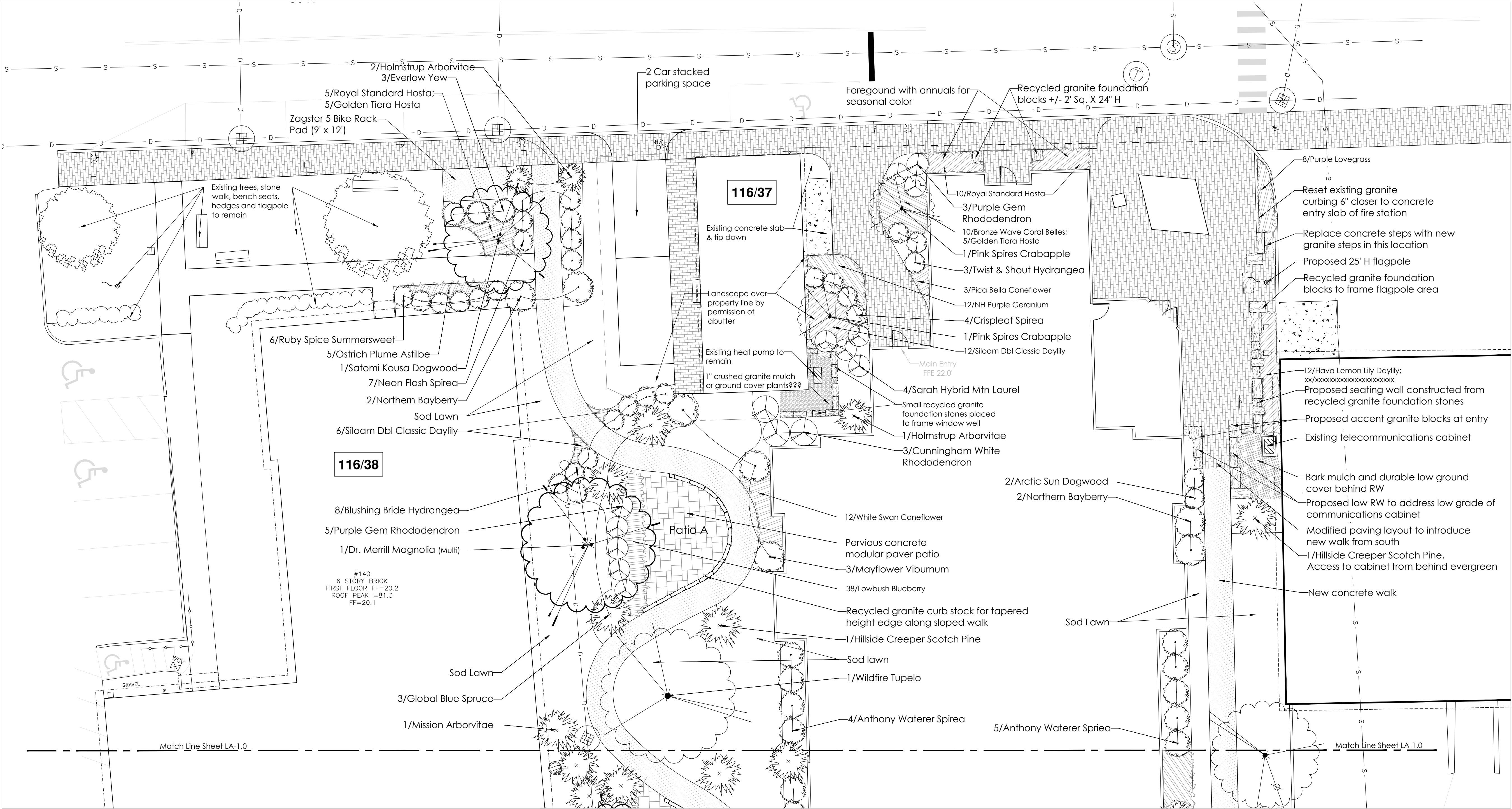


1 PAVEMENT MILLING AND OVERLAY
C7

NOTE:
COORDINATE AND OBTAIN
APPROVAL FOR ALL TRENCHING
AND PATCHING WITHIN CITY
RIGHT-OF-WAY WITH CITY OF
PORTSMOUTH DPW PRIOR TO
COMMENCING WORK.

MILL 1.5\"/>





70 New Road
Salisbury, NH 03268
tel/fax: 603.648.6434
web: www.g2plus1.com

Project Name:

Workforce Housing
Development
140 Court Street
Portsmouth, New Hampshire 03801

Applicant/Owner of Record:

Portsmouth Housing Authority

245 Middle Street
Portsmouth, NH 03801

Ed Pac, LLC
242 Central Avenue
Dover, NH 03820

For City Approval

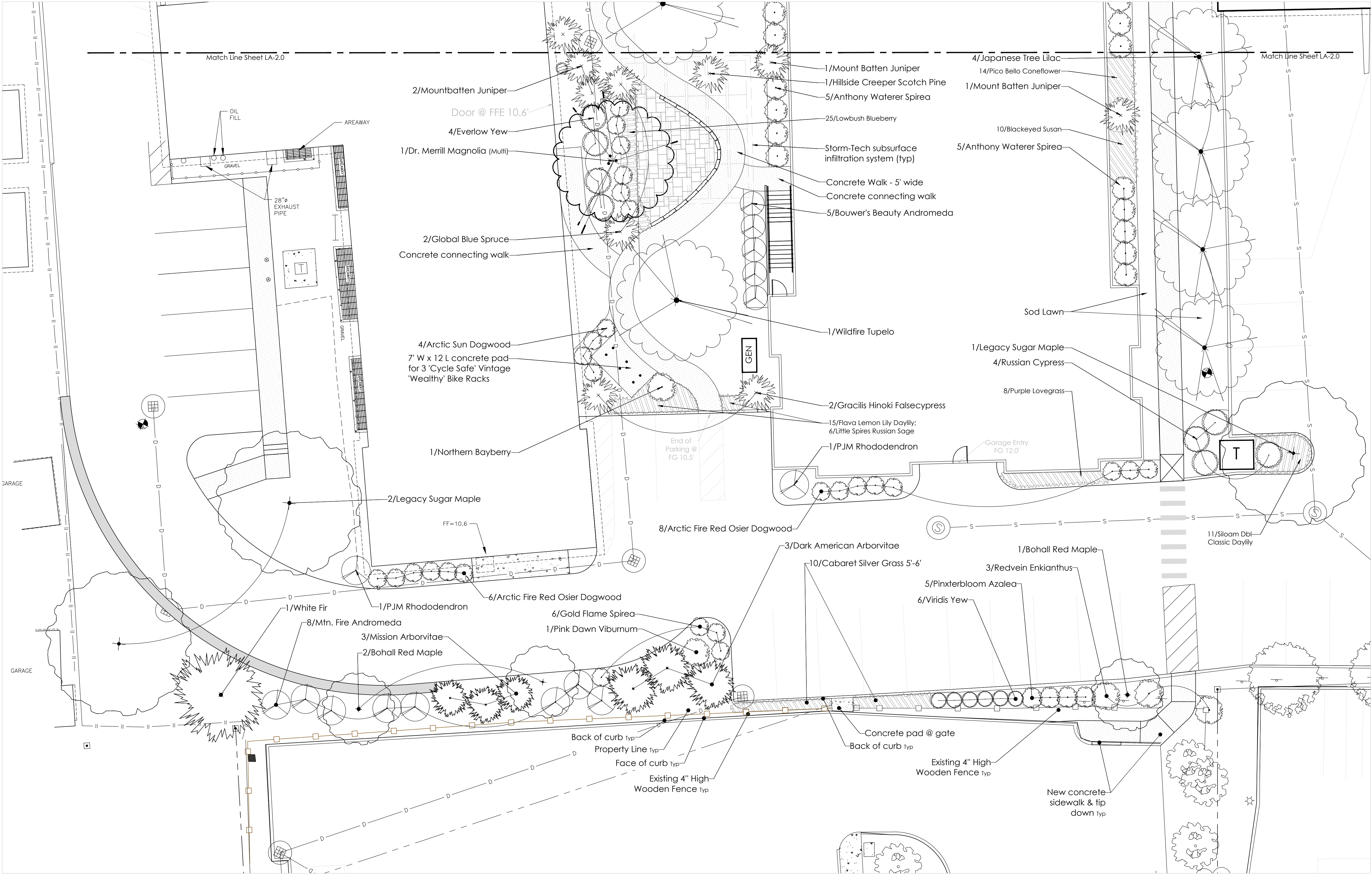
registration:

revisions:

no.	date	issued
1	7/17/18	Revised per TAC hearing & project coordination
2		
3		
4		
5		
6		
7		
8		
9		

project number: 1306.0
scale: 1" = 10'
drawn by: dhg
date: 6/18/2018

sheet title/number:
Landscape Plan



70 New Road
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tel/fax: 603.648.6434
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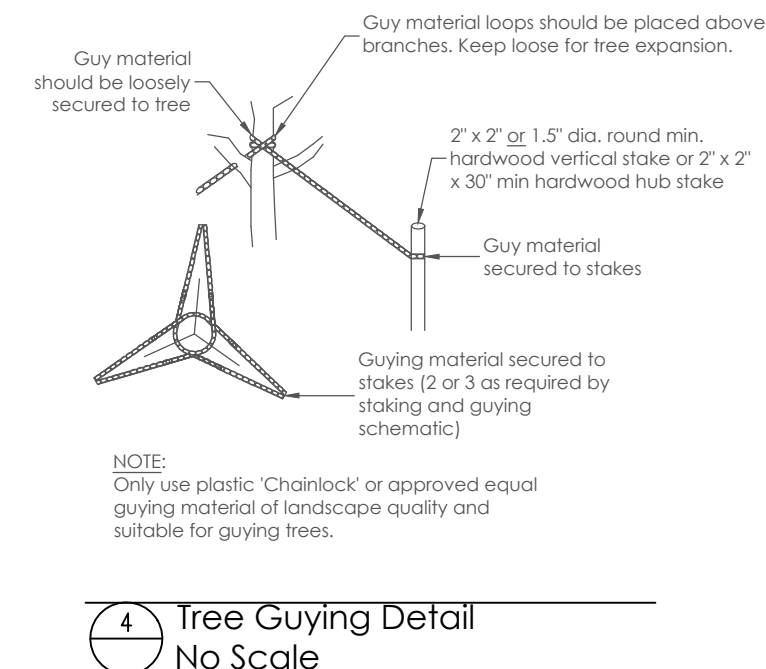
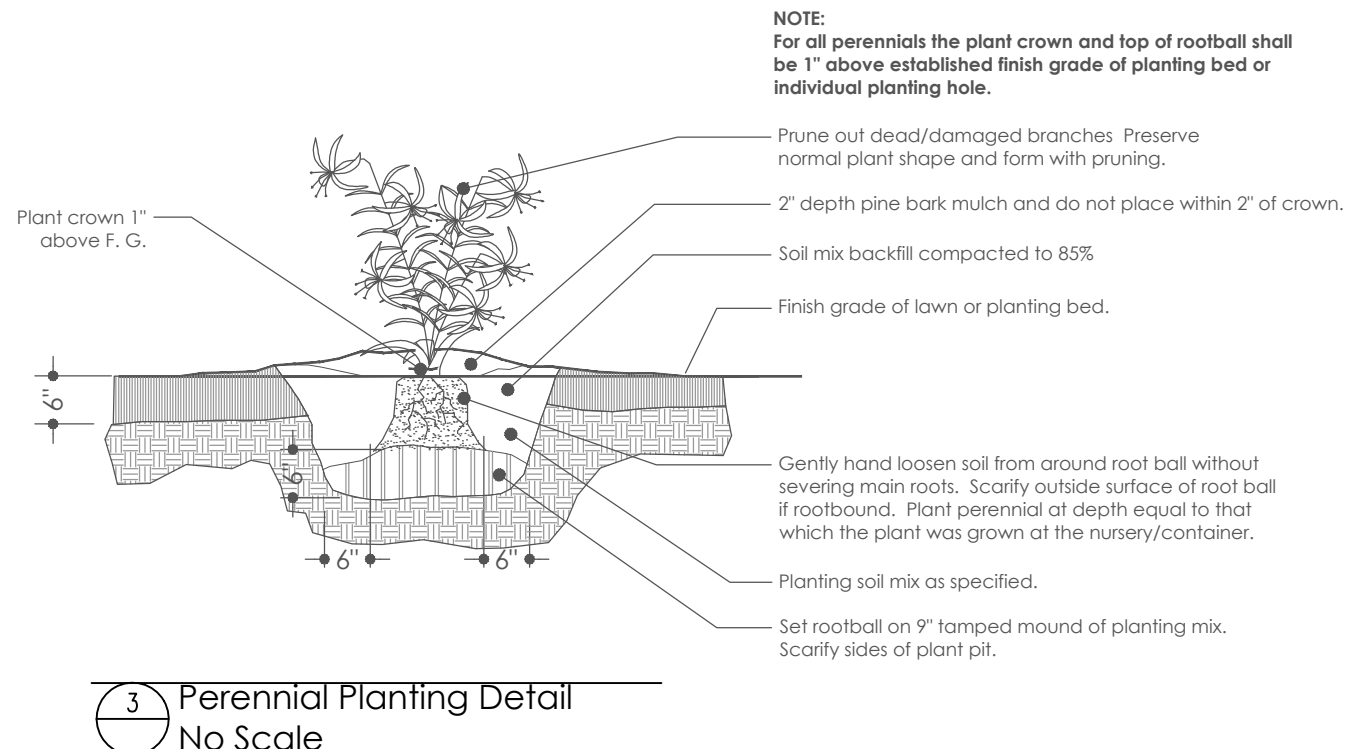
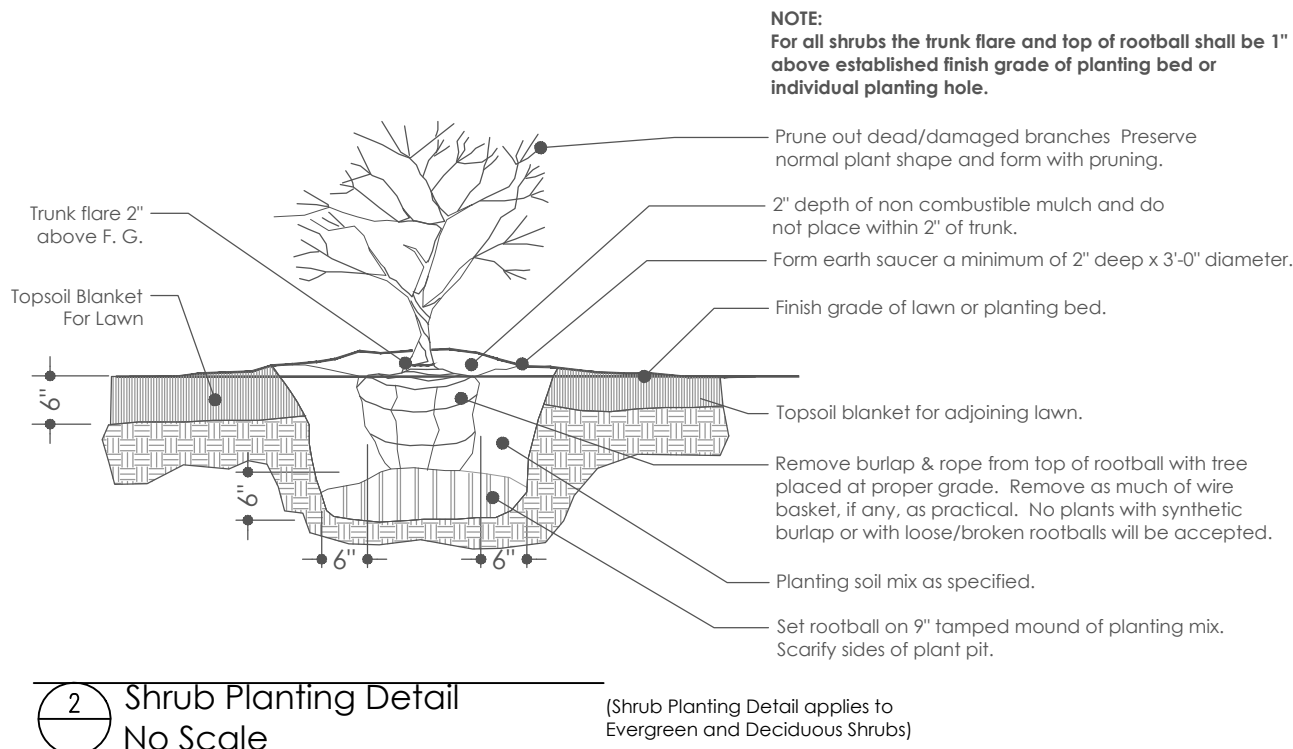
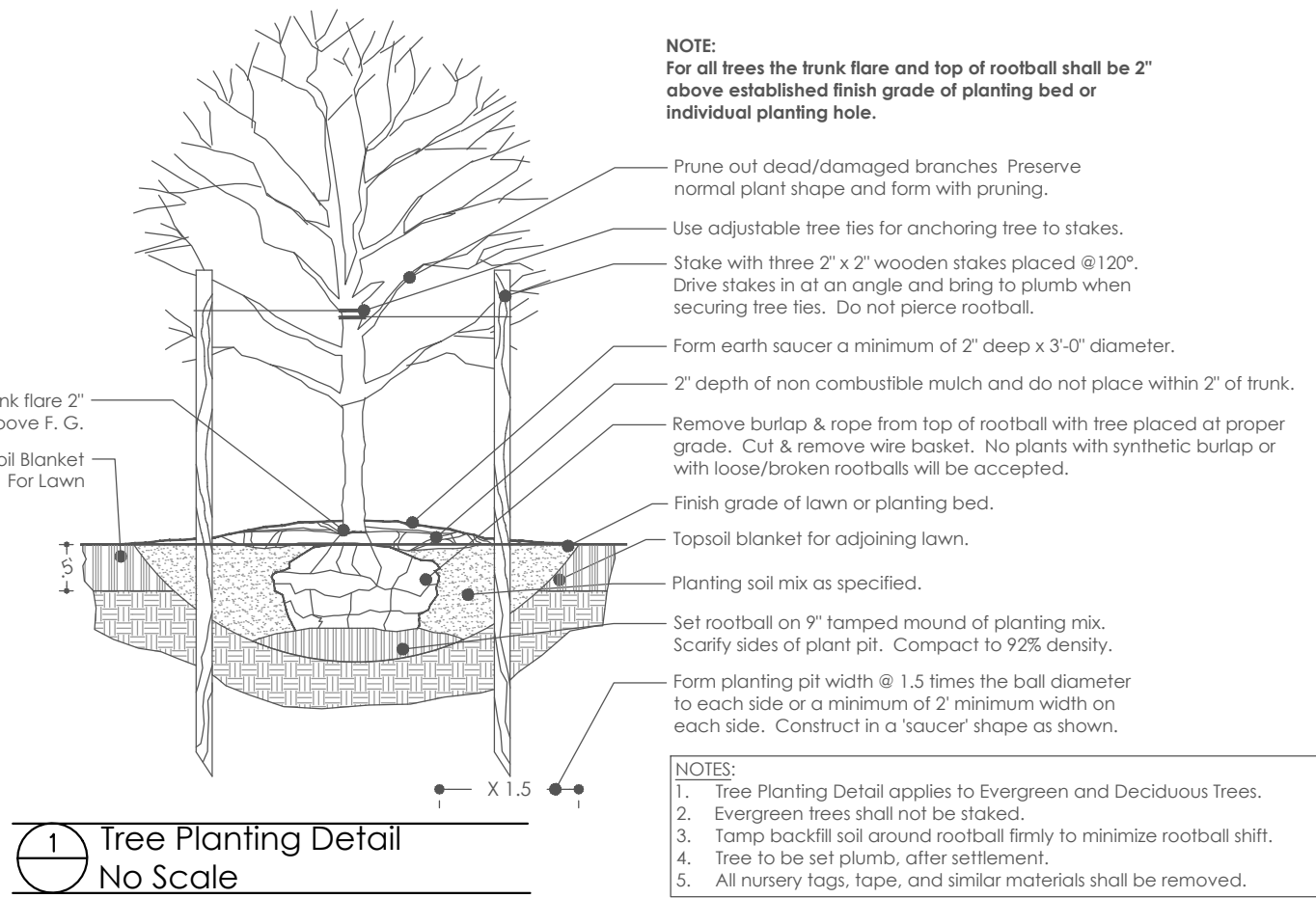
245 Middle Street
Portsmouth, NH 03801

Ed Pac, LLC
242 Central Avenue
Dover, NH 03820

N. T. S.

Planting Notes

- Design is based on drawings by Ambit Engineering, Inc., dated June 18, 2018 and may require adjustment due to actual field conditions.
- This project shall comply with the City of Portsmouth, NH Construction Standards and Details.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- If discrepancies exist between the number of plants drawn on the planting plan and the number of plants in the plant list, the planting plan shall govern.
- All new plant material shall conform to the minimum guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition all new plant material for the project shall be of specimen quality.
- All new plants to be balled and burlapped or container - grown, unless otherwise noted on the plant list. All plants shall be legibly tagged with the proper botanical name.
- The contractor shall supply all new plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower leaf, color, fruit and culture, and only after written approval of the Landscape Architect.
- Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
- Stake the location of all proposed plantings for approval by Landscape Architect prior to the commencement of planting.
- New shrubs and ground cover shall bear the same relationship to grade as it bore to previous grade at nursery. Trees shall be set 2" higher than previous grade. No tree shall be planted before acceptance of rough grading.
- Planting Soil Mix shall consist of: 3 parts sandy loam topsoil, 1.0 part 1/4" minus composted pine bark mulch and .5 parts of composted cow manure.
- All plant beds to receive two inches (2") of Non-Combustible mulch. Mulch material shall be a washed river stone with a color range of gray, warm gray to light brown. Samples of mulch shall be provided for approval by landscape architect prior to installation.
- Landscape (weed) fabric is not allowed and shall not be installed under the stone mulch.
- All existing trees to remain shall be properly protected during construction. Protection techniques shall be reviewed and approved by the Landscape Architect.
- Prune trees and large shrubs in accordance to guidelines established for nursery stock published by the American Association of Nurserymen, Inc.
- All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% of 1/4" minus composted bark-mulch compost.
- All alterations to these drawings made in the field during construction shall be recorded by the contractor on "as-built drawings."
- There shall be a full one (1) year replacement guarantee for all trees and shrubs after final acceptance of initial planting.



Plant Schedule

PHA Court Street Landscape
Portsmouth, New Hampshire

6/18/2018
REV: 7/17/18

Sym	Qty	Common Name	Botanical Name	Zone	Habit of Growth	Height	Spread	Installed Size	Type	Notes
Large, Deciduous Trees										
LSM	3	Legacy Sugar Maple	Acer saccharinum 'legacy'	3	50-60'	35-40'	2'-1/2-3"	cal.	B&B	hardy, vigorous
BWHL	4	Bowhall Columnar Maple	Acer rubrum 'bowhall'	4	40-50'	10-15'	2'-1/2"	cal.	B&B	Columnar form
TUP	2	Wildfire Tupelo	Nyssa sylvatica 'wildfire'	4	30-40'	20-30'	2'-1/2-3"	cal.	B&B	Brilliant red leaves in sprint to glossy green, pyramidal
Small, Accent Flowering Trees										
DMM	2	Dr. Merrill Magnolia - MULTI	Magnolia loebneri 'merrill'	3	20-25'	25-30'	8'-10"	ht.	B&B	Large 3-4" flowers before leaves, Specimen
JTL	4	Japanese Tree Lilac	Syringa reticulata	3	20-30'	15-25'	2'-1/2"	cal.	B&B	tough, full sun
PSC	2	Pink Spires Crabapple	Malus 'pink spires'	2	20-25'	12-15'	2'-1/2"	cal.	B&B	
KD	1	Satomi Kousa Dogwood	Cornus kousa 'satomi'	5	15-20'	10-15'	7'-8"	ht.	B&B	Reddish purple fall foliage, exfoliating bark
Evergreen Trees & Accent Evergreens										
CNCF	1	White Fir	Abies concolor	3	30-50'	15-20'	7'-8"	ht.	B&B	Soft blue green foliage
DRK	3	Dark American Arborvitae	Thuja occidentalis 'nigra'	4	10-30'	10-12'	6'-7"	ht.	B&B	columnar, wide base, shade tolerant
GHFC	2	Gracilis Hinoki Falsecypress	Chamaecyparis obtusa 'gracilis'	4	15-20'	6-8'	6'-7"	ht.	B&B	Pyramidal, specimen form
MSA	5	Mission Arborvitae	Thuja occidentalis 'techney'	3	10-15'	6-8'	6'-7"	ht.	B&B	columnar, shade tolerant
MTB	4	Mountbatten Juniper	Juniperus chinensis 'mountbatten'	4	15'	6'	6'	ht.	B&B	columnar
VRY	6	Viridis Yew	Taxus media 'viridis'	4	10-15'	12-24"	4'-4 1/2"	ht.	B&B	Very upright narrow form, great vertical accent
HLMS	2	Holmstrup Arborvitae	Thuja occidentalis 'holmstrup'	2	10'	3-4'	3'-4'	ht.	B&B	columnar, shade tolerant
Low, Evergreen Ground Cover										
ELY	4	Ever-Low Yew	Taxus media 'ever-low'	4	1.5'	4-6'	18"-24"	spd.	B&B	Hardy, shade tolerant
HSCP	3	Hillside Creeper Scotch Pine	Pinus sylvestris 'hillside creeper'	3	1-2'	6-8'	3'	spd.	B&B	
RSCP	4	Russian Cypress	Microbiata decussata	2	1-2'	4-5'	18"-24"	spd.	CTN	Sun and shade, arborvitae like foliage
GLS	5	Global Blue Spruce	Picea pungens 'glauca globosa'	2	5-6'	5-6'	10'	gal.	CTN	Compact, flat topped rounded form
ELY	3	Ever-Low Yew	Taxus media 'ever-low'	4	1.5'	4-6'	18"-24"	spd.	B&B	Hardy, shade tolerant
Accent/Flowering Evergreen Shrubs										
BBA	5	Brouwer's Beauty Andromeda	Pieris 'brouwer's beauty'	5	5'	5'	2'-3'	ht.	B&B	
CNW	3	Cunningham White Rhododendron	Rhododendron cat. 'cunningham white'	4	4-5'	4-5'	3'-3 1/2"	ht.	B&B	shade, hardy
MFA	8	Mountain Fire Andromeda	Pieris japonica 'mountain fire'	5	9-12'	6-8'	7'	gal.	CTN	Upright form, Pendulous white flowers
MTL4	4	Sarah Hybrid Mountain Laurel	Kalmia latifolia 'sarah'	4	3-1/2'	3-1/2'	5'	gal.	CTN	Small Accent
PJM	2	PJM Rhododendron	Rhododendron 'PJM'	4	6-8'	6'	3'-3 1/2"	ht.	B&B	full sun, hardy
PRG	8	Purple Gem Rhododendron	Rhododendron 'Purple gem'	4	2'	4'	18"-24"	spd.	CTN	full sun, hardy, low
Deciduous Flowering Shrubs										
FLH-2	8	Blushing Bride Hydrangea	Hydrangea 'blushing bride'	4	3-4'	3-4'	5'	gal.	CTN	Partial shade, White flowers continuous bloom to fall
FLH-5	3	Twist & Shout Hydrangea	Hydrangea 'twist & shout'	4	3-4'	3-4'	5'	gal.	CTN	Partial shade, Lace cap multi color, continuous bloom to fall
GFS	4	Gold Flame Spirea	Spirea x bumalda 'gold flame'	4	2-3'	3-4'	18"-24"	spd.	CTN	New foliage mottled with red/copper/orange
CLS	10	Crispleaf Spirea	Spirea x bumalda 'crispa'	4	3-4'	3-4'	3'	gal.	CTN	Compact facer, Serrated & twisted foliage
MFV	3	Mayflower Viburnum	Viburnum carlesii	4	6-8'	6-8'	4'-5'	ht.	B&B	shade tolerant, wetland
RVE	3	Redvein Enkianthus	Enkianthus campanulatus	4	8-10'	6-8'	4'-5'	ht.	B&B	partial shade
ANWS	19	Anthony Waterer Spirea	Spirea	3	3-4'	4-5'	5'	gal.	CTN	Reddish purple new foliage, pink flowers
PNKV	1	Pink Dawn Viburnum	Viburnum bodnantense 'pink dawn'	3	10'	7'	4'-5'	ht.	B&B	Upright form
AFROG	14	Arctic Fire Red Osier Dogwood	Cornus sericea 'arctic fire'	3	5-6'	4-5'	5'	gal.	CTN	Sun/Shade, Bright red stems for winter interest
PXA	4	Pinksterbloom Azalea	Azalea periclymenoides (nudiflorum)	3	5-6'	4-5'	5'	gal.	CTN	Spring blooming densely branched, dry sandy soil
ARSD	6	Arctic Sun Dogwood	Cornus sanguinea 'arctic sun'	4	3-4'	3-4'	4'-5'	ht.	B&B	Brilliant yellow stems
RSSMS	6	Ruby Spice Summersweet	Clethra alnifolia 'ruby spice'	3	4-5'	4-5'	5'	gal.	CTN	Fragrant and compact, dense plant

NEFS	7	Neon Flash Spirea	Spirea japonica 'neon flash'	4	3'	3'	3	gal.	CTN	Compact facer
BAY	5	Northern Bayberry	Myrica pensylvanica	2	6-8'	6-8'	3'-3-1/2'	ht.	B&B	shade tolerant aromatic, Withstands poor soils
Decorative Grasses										
DCGR-4	16	Purple Lovegrass	Eragrostis spectabilis	4	18-24"	30"	1 yr. potted	2 gal.	CTN	18"-24", S, Aug/Oct, bronze-red seed heads
DCGR-9	10	Cabaret Silver Grass	Miscanthus sinensis 'cabaret'	4	5-6'	36"	2	gal	CTN	5-6', S, Aug/Oct, wide white/ green striped foliage, White plumes
Perennials/Seasonal Color										
S - Sun; S/Sh - Sun/Shade; S/PSh - Sun and Part Shade; PSh - Part Shade; PSh/Sh - Part Shade/Shade										
Sym	Qty	Common Name	Botanical Name	Zone	Habit of Growth	Height	Spread	Type	Size	Features
GC.A-3	27	Daylily	Heemerocallis flava - 'Lemon Lily'					1 yr. potted	2 qt	36", S/PSh, June/July, Lemon Yellow
GC.A-9	28	Daylily	Heemerocallis flava 'Silcam Dbl. Classic'					1 yr. potted	2 qt	18", S/PSh, June, Double Soft Salmon Pink
GC.C-1	17	Purple Coneflower	Echinacea purpurea 'Pica bella'					1 yr. potted	2 qt	24"-29", S/PSh, July/Sept, Deep Pink
GC.C-3	12	White Coneflower	Echinacea purpurea 'White Swan'					1 yr. potted	2 qt	18"-24", S/PSh, June/Sept, White
GC.D-1	4	Little Spire Russian Sage	Perovskia atriplicifolia 'little spire'	4				1 yr. potted	2 qt	18"-24", S, July/Sept, Medium Violet
GC.G-2	10	Coral Belles	Heuchera 'Bronze Wave'	4				1 yr. potted	1 gal.	18", S/PSh, Sept/Oct, Bronze-Purple foliage, tan flowers
GC.H-5	15	Hosta	Hosta 'Royal Standard'					1 yr. potted	1 gal.	24-28", S/Sh, Aug/Sept, White flower, Rich Grn leaf
GC.H-7	10	Hosta	Hosta 'golden tiara'	3				1 yr. potted	1 gal.	10", S/PSh, July/Aug, dark purple
GC.I	63	Lowbush Blueberry	Vaccinium angustifolium					1 yr. potted	2 qt	12", S, May, Violet-Blue
GC.L-3	5	Astilbe	Astilbe 'ostrich plume'					1 yr. potted	2 qt	24-30", PSh/Sh, June, Dark foliage w/ Salmon Pink
GC.X-3	12	Bloody Cransbill	Geranium sanguineum 'NH Purple'					1 yr. potted	2 qt	9"-12", S/PSh, May/Sept, Magenta Pink
GC.ZZ	10	Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'					1 yr. potted	1 gal.	24-36", S/PSh, Jul/Aug, golden yellow-black center
0	SF	Seasonal Annual Beds	Mixed selection by Landscape Maintenance Contractor, Directed by Owner							
Lawns/Seeding										
0	SF	Soded Fine Lawn	Fine Grade, fertilize, seed and Hydromulch (Kentucky Bluegrass and Creeping Red Fescue Blend)							
Notes:										
1.) All planting beds shall be mulched with a minimum of 3" of shredded pine bark mulch.										
2.) All sod and/or seeded lawn areas to have minimum 6" topsoil blanket.										
3.) All native grass seeded areas to have minimum 4" topsoil blanket.										
4.) All plant material to conform to current AAN, American Standard for Nursery Stock, ANSI Z60.1-2006.										
5.) All mass planted shrub beds and planters around building shall receive a minimum 18" deep topsoil blanket to compensate for the very sandy/granular sub-grade material expected on this site. Topsoil shall meet requirements as called out in specifications.										

revisions:

no.	date	issued
1	7/17/18	Revised per TAC hearing & project coordination
2	8/9/18	Revised per TAC hearing & project coordination
3		
4		
5		
6		
7		

project number: 1306.0
scale: 1" = 10'
drawn by: dhg
date: 6/18/2018

sheet title/number:

Plant Schedule &
Planting Notes

LA-3.0

70 New Road
Salisbury, NH 03268
tel/fax: 603.648.6434
web: www.g2plus1.com

Project Name:

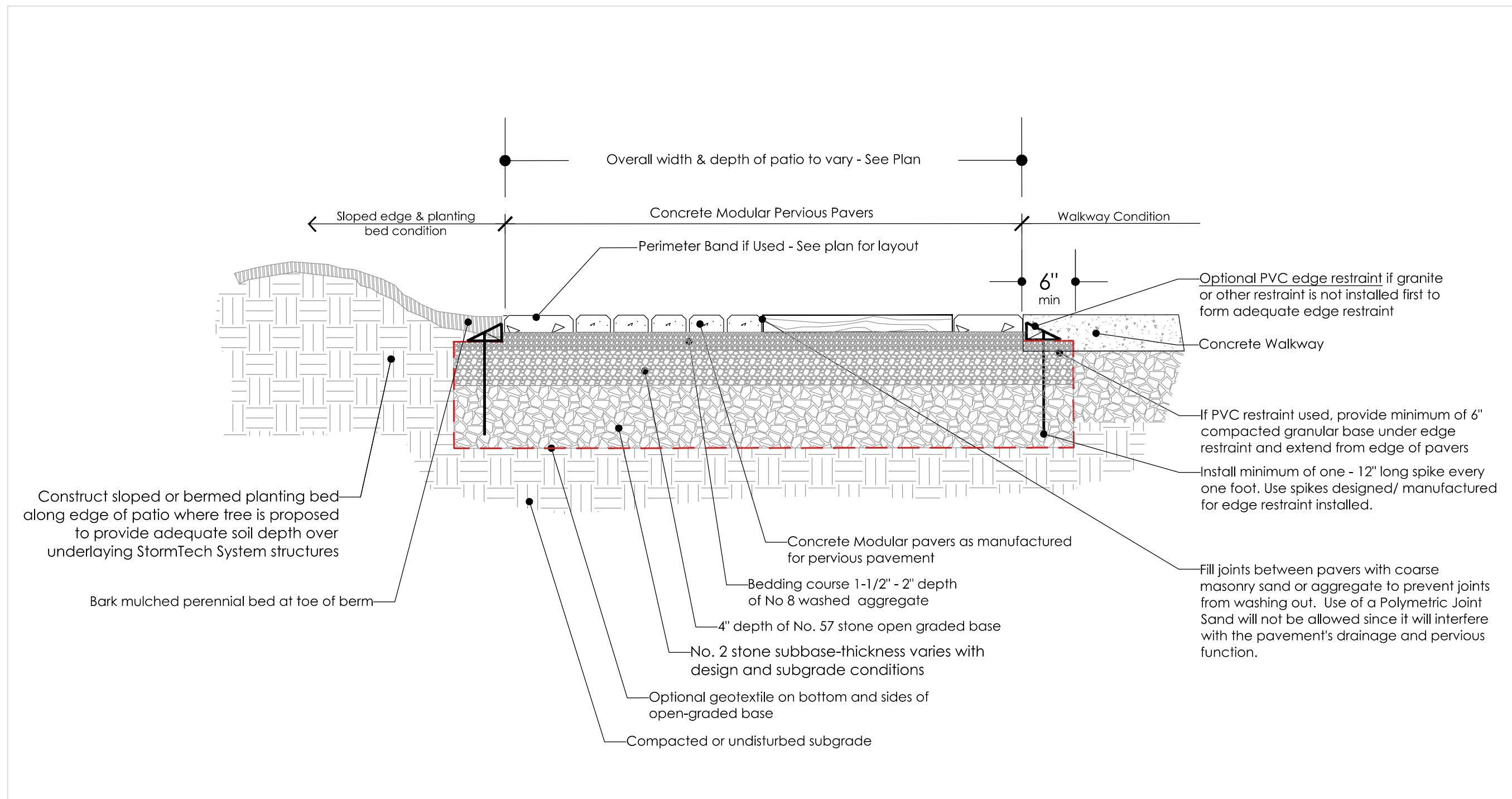
Workforce Housing
Development
140 Court Street
Portsmouth, New Hampshire 03801

Applicant/Owner of Record:

Portsmouth Housing Authority

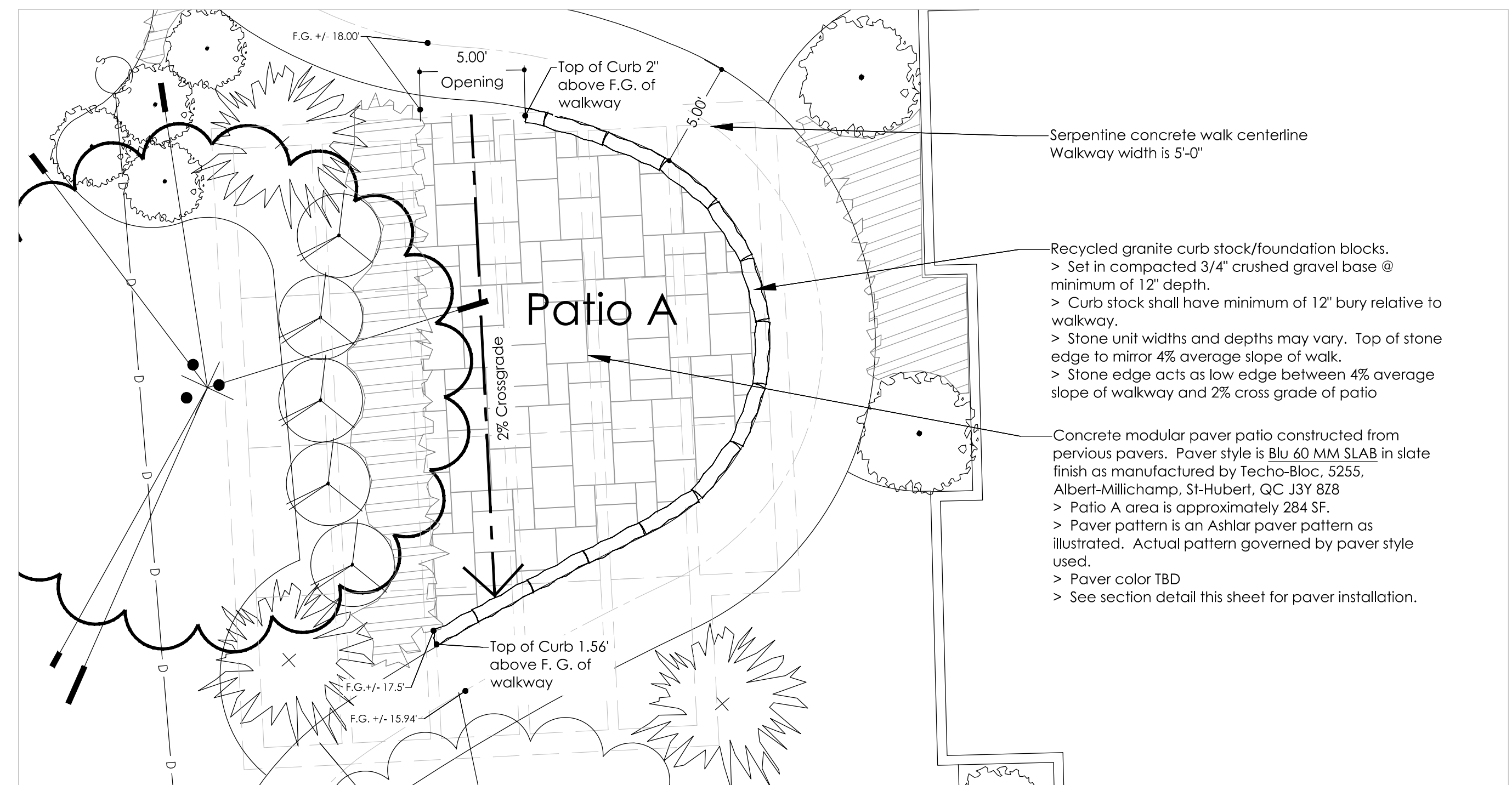
245 Middle Street
Portsmouth, NH 03801

Ed Pac, LLC
42 Central Avenue
Dover, NH 03820



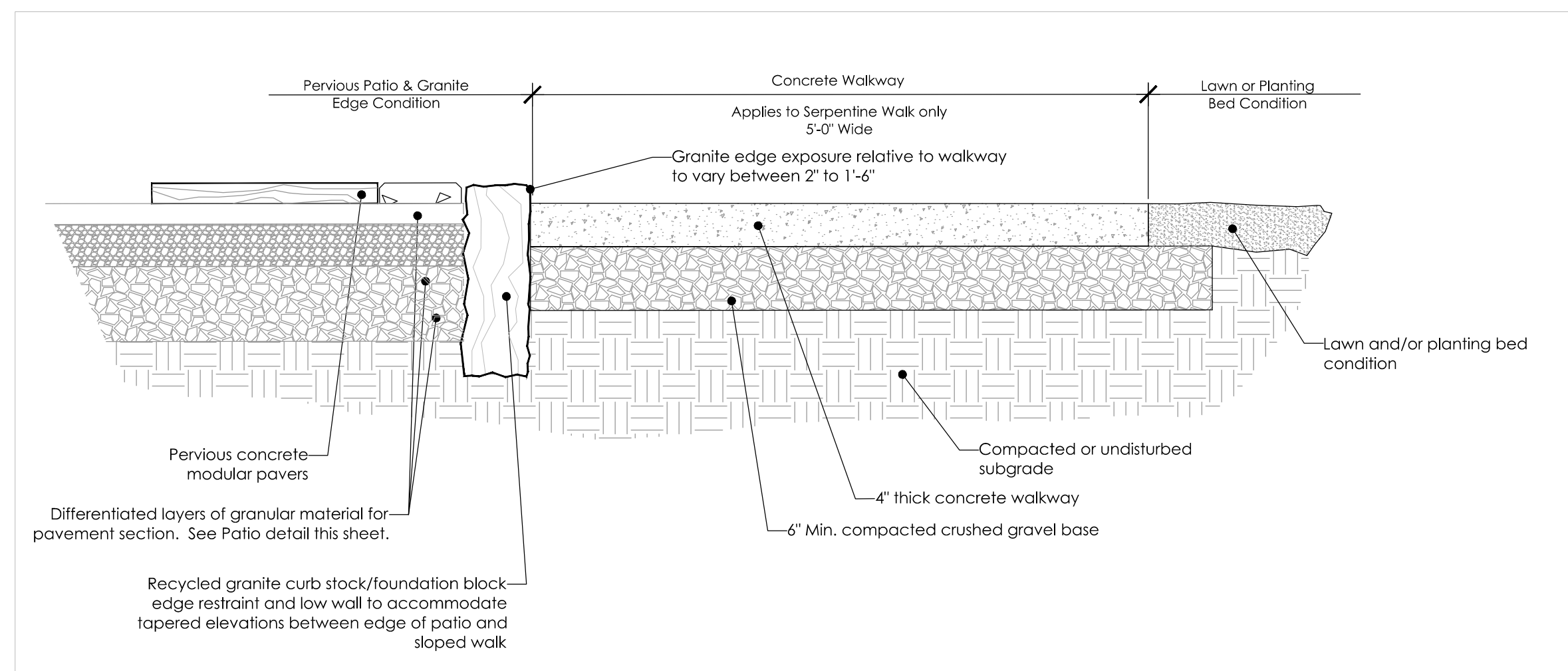
Pervious Pavement Patio Section Detail

Scale: 1" = 1'-0"



Typical Patio Plan Detail

Scale: 1" = 5'-0"



Stabilized Crushed Granite Walk Section Detail

Scale: 1" = 1'-0"

For City Approval

registration:

revisions:

no.	date	issued
1	7/17/18	Revised per TAC hearing & project coordination
2		
3		
4		
5		
6		
7		
8		
9		

project number: 1306.0

scale: 1" = 10'

drawn by: dhg

date: 6/18/2018

sheet title/number:

Construction Details

LA-4.0

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN **NPDES** PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (N.O.I) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE S.W.P.P.P. AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

INSTALL PERIMETER CONTROLS, i.e., SILTSOXX AND CATCH BASIN PROTECTION AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED. DEMOLISH BUILDINGS AND FENCES AS NEEDED.

CONSTRUCT OFF SITE DRAINAGE IMPROVEMENTS.

LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONSTRUCT BUILDINGS.

CONNECT UTILITIES.

PLACE BINDER LAYER OF PAVEMENT, THEN RAISE CATCH BASIN FRAMES TO FINAL GRADE. REINSTALL BASIN INLET PROTECTION.

PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.

AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.

CONSTRUCT ASPHALT WEARING COURSE.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILT FENCES AND SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS---CONSTRUCT SILT FENCE OR SILTSOXX AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON--STRUCTURAL, SITE--FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON--EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10--20--20 FERTILIZER.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEEDD, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	PROPORTION	SEEDING RATE
CREeping RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	
SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)		
CREeping RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFOIL	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
MULCHING AND SEEING SHALL BE APPLIED AT THE FOLLOWING RATES:
PERENNIAL RYE: 0.7 LBS/1,000 S.F.
MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDD BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDD AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILT FENCE OR SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

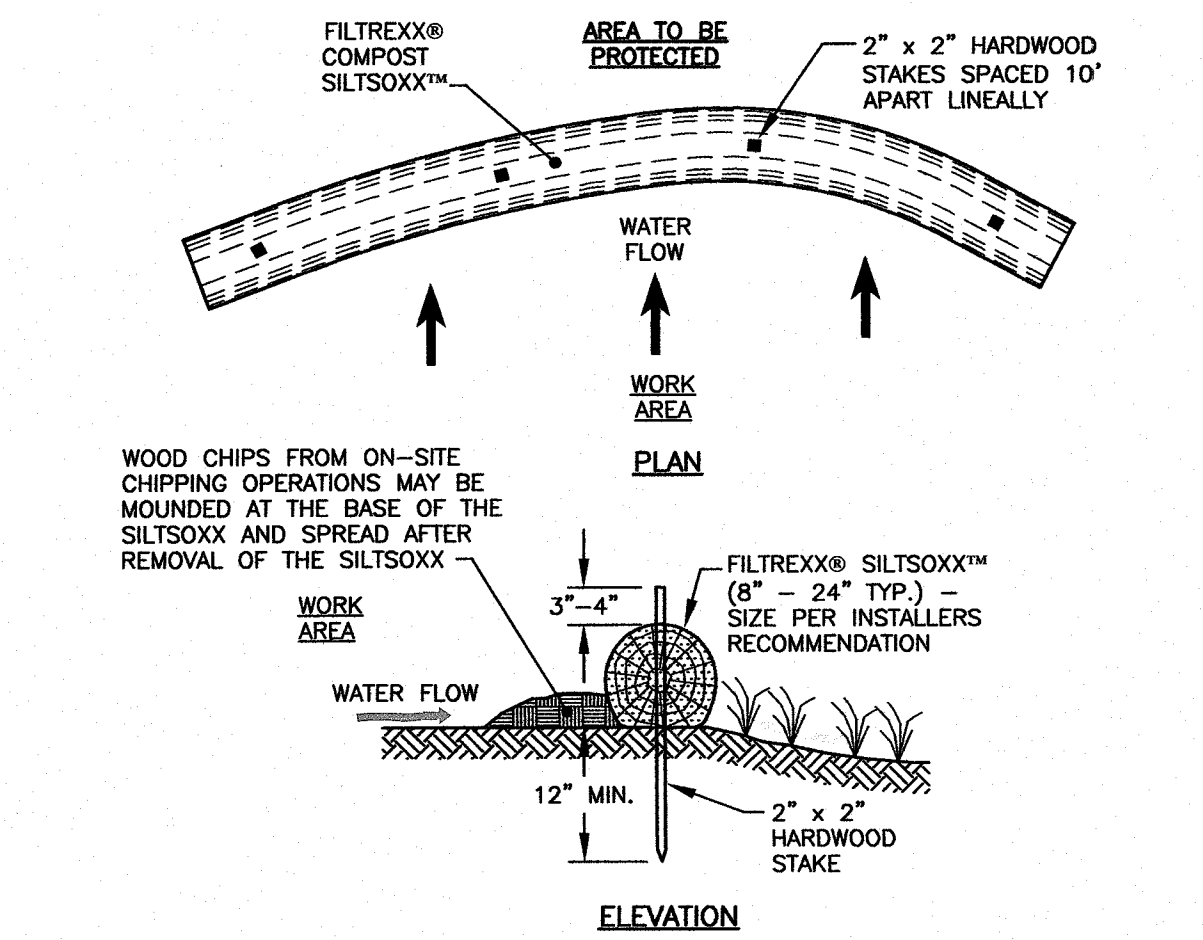
SILT FENCING AND SILTSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

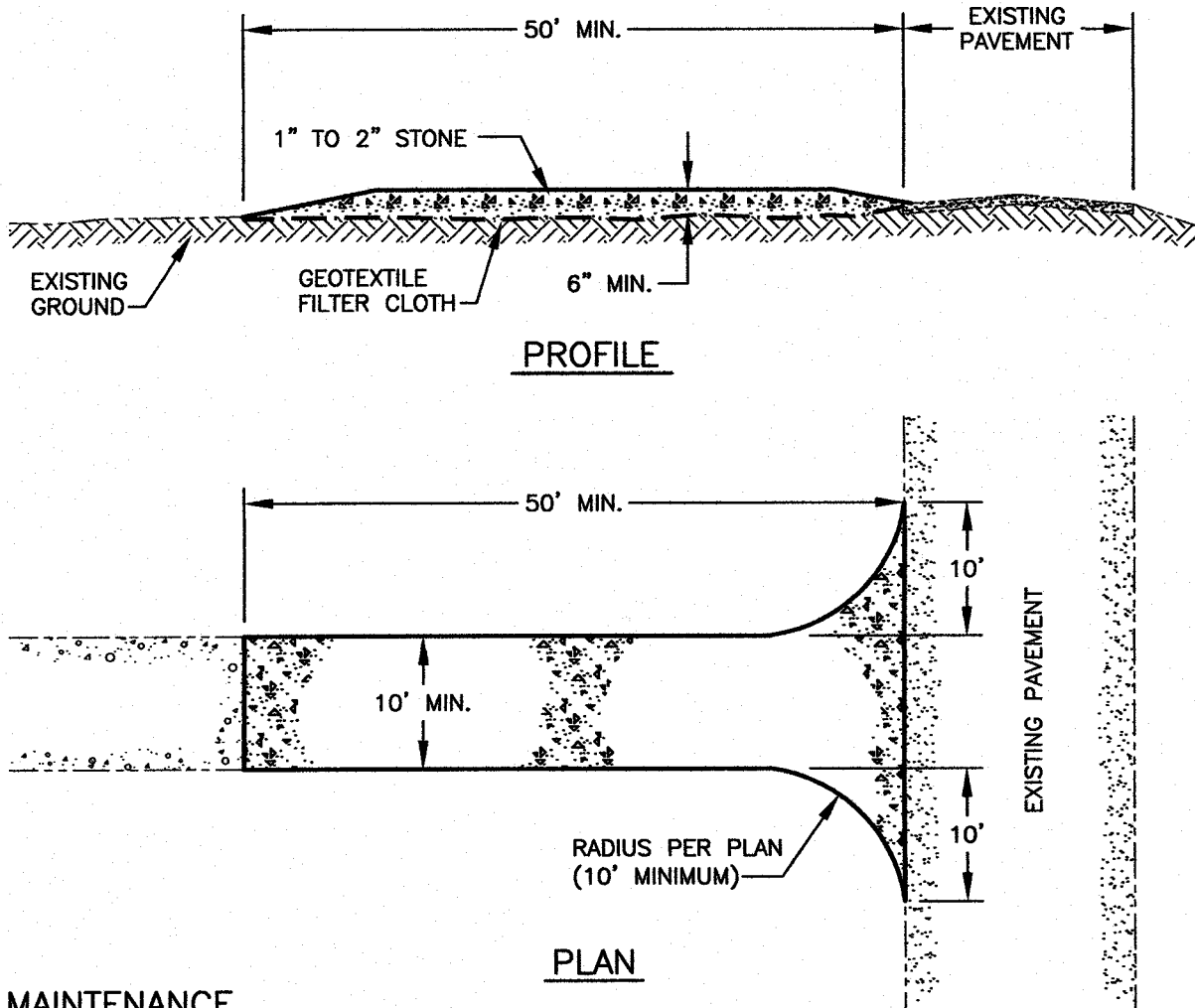
ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.



- NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 2. FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
 3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 4. SILTISOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
 5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

FILTREXX® SILTISOXX™ FILTRATION SYSTEM (AS NEEDED) NTS



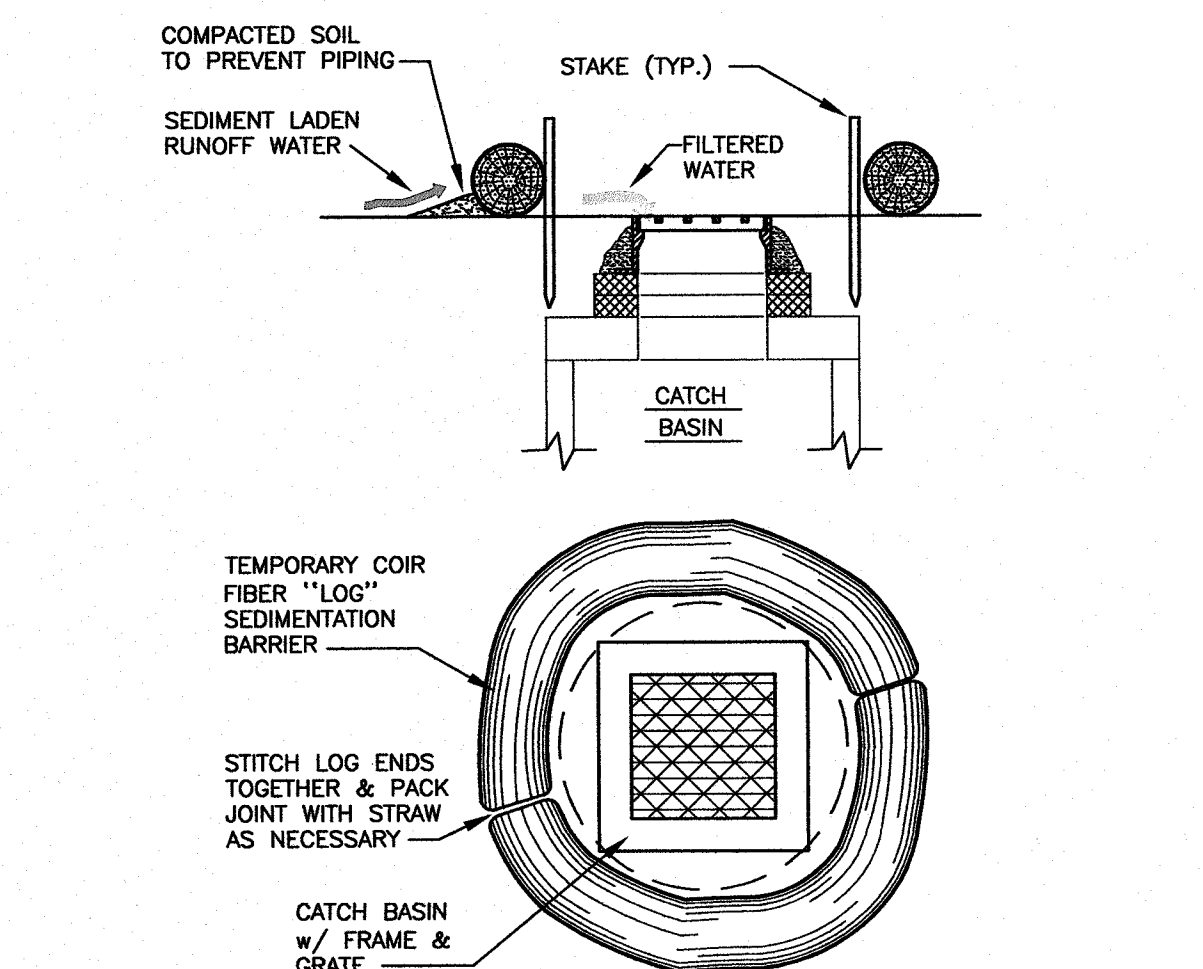
MAINTENANCE

- 1) MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOP DRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
- 2) IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS

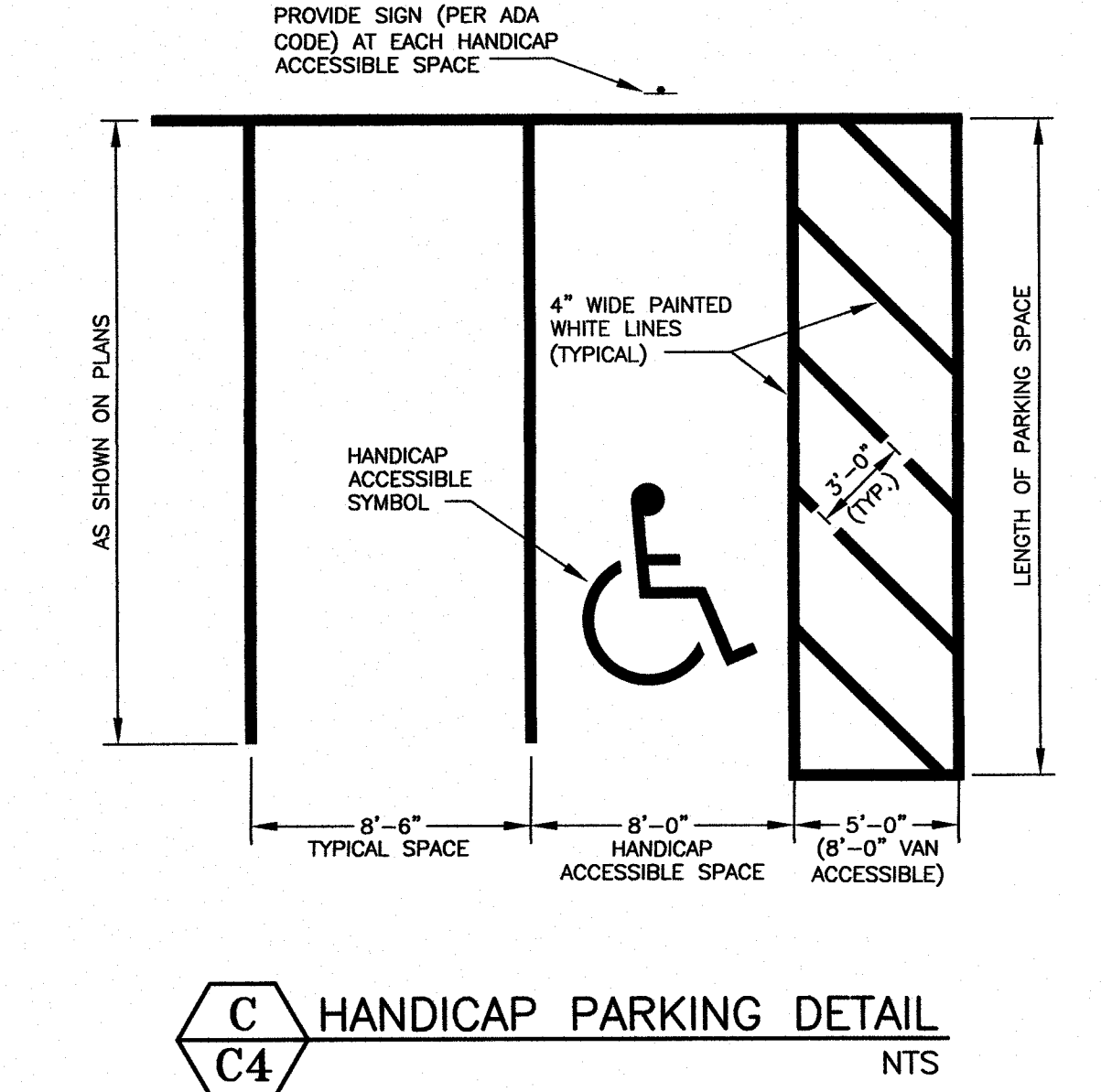
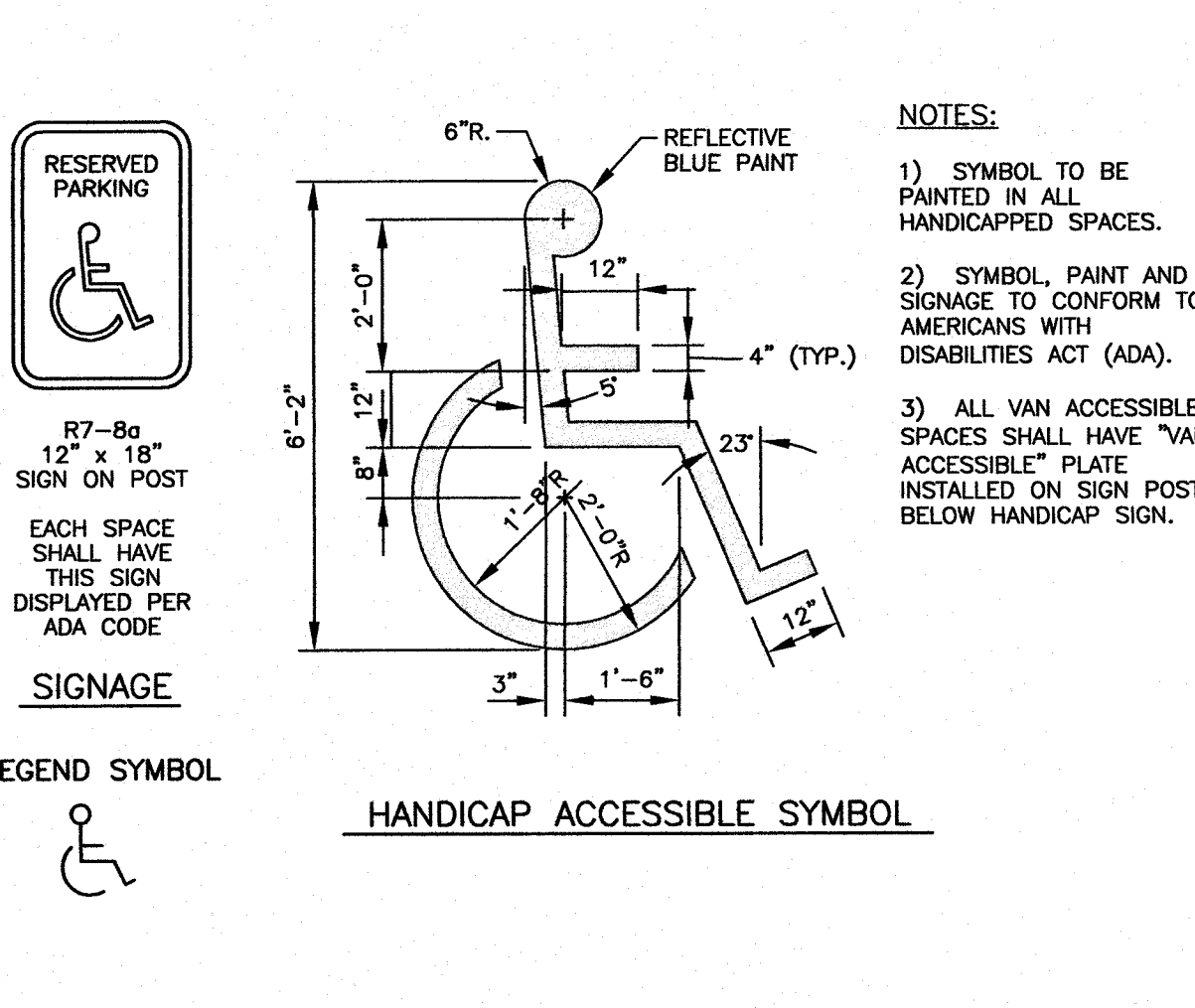
- 1) STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE.
- 2) THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- 3) THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- 4) THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- 5) GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
- 6) ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- 7) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS--OF--WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT--OF--WAY MUST BE REMOVED PROMPTLY.
- 8) WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT--OF--WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

B C6 STABILIZED CONSTRUCTION ENTRANCE NTS



- NOTE:
1. PRIOR TO INSTALLATION, SILT LOGS SHALL BE KEPT DRY AND STORED IN THEIR ORIGINAL WRAPPING.
 2. MINIMUM GROSS SECTIONAL DIAMETER OF SILT LOGS: 12".
 3. SILT LOGS MAY BE CUT AND RE--STITCHED AS NEEDED PER MANUFACTURERS RECOMMENDATIONS.
 4. SILT LOGS SHALL BE INSPECTED AFTER EACH STORM EVENT.
 5. REMOVE ACCUMULATED SILT WHEN DEPTH REACHES ONE HALF OF SILT LOG DIAMETER.
 6. IF LOGS ARE TOO STIFF TO BEND AROUND CATCH BASIN INLET, THEY MAY BE CUT AND LAID SQUARE.

"SILT LOG" BARRIER AT CATCH BASIN INLET (AS NEEDED) NTS



C C4 HANDICAP PARKING DETAIL NTS

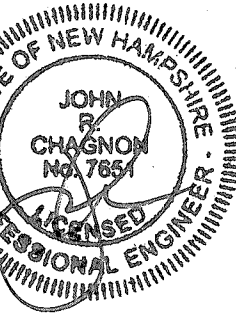
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
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PORTSMOUTH HOUSING AUTHORITY
160 COURT STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
3	SEQUENCE	8/6/18
2	ISSUED TO TAC	6/18/18
1	ISSUED FOR APPROVAL	4/25/18
0	ISSUED FOR COMMENT	2/20/18



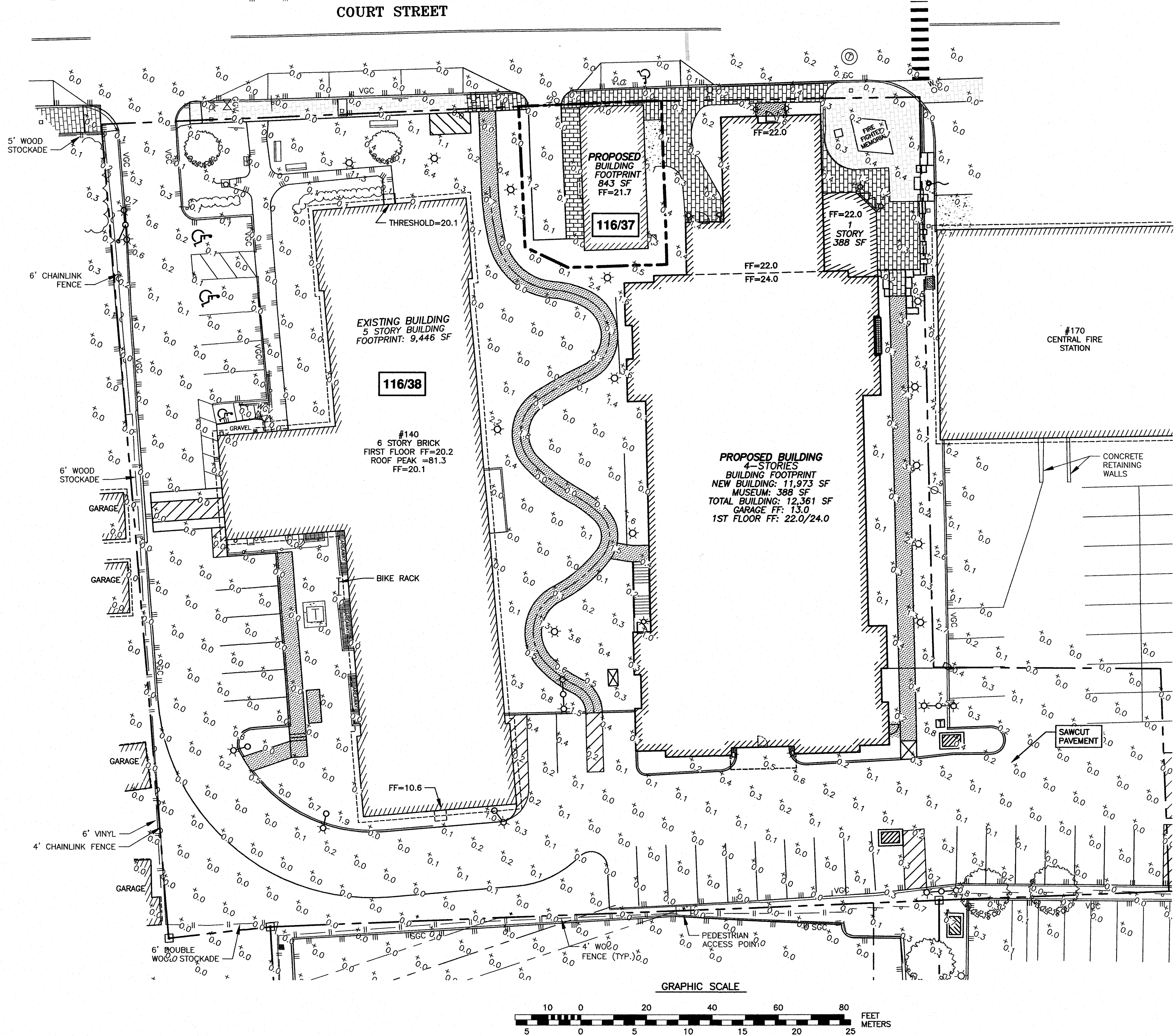
SCALE: AS SHOWN FEBRUARY 2018

EROSION PROTECTION NOTES AND DETAILS

D1

J:\JOBS2\UN2700\N 2790\2017 Site Planning Plans & Specs\Site\2790SITE3.dwg, LIGHT_L11

LUMINAIRE SCHEDULE										
SYMBOL	LABEL	QTY.	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
	A	14	AURORALIGHT	LBD 350 C11 GTR NL 12 32 300K	CONICAL 11" STACKED COPPER SHADES WITH NO LOUVERS AND CYLINDRICAL 32" COPPER STEM WITH BRASS BASE; HT 3'	LED	1	395	0.9	12.42
	B	3	AURORALIGHT	LML 350 C11 GRL 30 P	CONICAL 11" STACKED COPPER SHADES WITH LOUVERS, PAINTED WHITE UNDERSIDE AND FROSTED GLASS LENS, HT 10'	LED	1	400	0.9	18.012
	C	4	AURORALIGHT	LML 350 C11 GRL 30 P	CONICAL 11" STACKED COPPER SHADES WITH LOUVERS, PAINTED WHITE UNDERSIDE AND FROSTED GLASS LENS, HT 10'	LED	2	800	0.9	36.024
	D	9	AURORALIGHT	LML 350 C11 GRL 30 P	CONICAL 11" STACKED COPPER SHADES WITH LOUVERS, PAINTED WHITE UNDERSIDE AND FROSTED GLASS LENS, ARM LENGTH 1'	LED	1	400	0.9	18.012



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- 4) POLE MOUNTED LIGHTS SHALL HAVE A MAXIMUM FIXTURE OF HEIGHT OF 20 FEET.
- 5) ALL LIGHTING SHALL BE SHIELDED TO MINIMIZE LIGHT TRESPASS AND DIRECT GLARE BEYOND THE PROPERTY.
- 6) ALL LIGHTS SHALL BE DARK SKY COMPLIANT AND DIRECTED DOWNWARD.
- 7) LIGHTING PLAN PREPARED USING AGI32 SOFTWARE. LIGHTING DESIGN BASED ON .IES FILES THAT WERE LAB-TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY DEPENDING ON FIELD CONDITIONS, AREA GEOMETRY OR CHANGES IN ELECTRICAL SUPPLY VOLTAGE.
- 8) LIGHTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

**PORTSMOUTH
HOUSING AUTHORITY
160 COURT STREET
PORTSMOUTH, N.H.**

1	RELOT	8/9/18
0	ISSUED FOR COMMENT	4/25/18
NO.	DESCRIPTION	DATE

REVISIONS

SCALE: 1"=20' FEBRUARY 2018

LIGHTING PLAN

LT1



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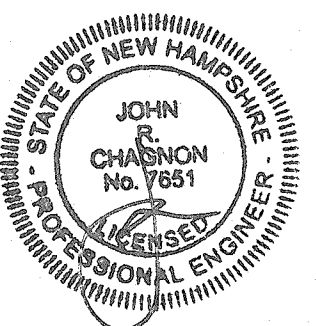
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PORTSMOUTH HOUSING AUTHORITY 160 COURT STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
3	DETAIL H	8/6/18
2	ISSUED FOR TAC	6/18/18
1	ISSUED FOR APPROVAL	4/25/18
0	ISSUED FOR COMMENT	2/20/18

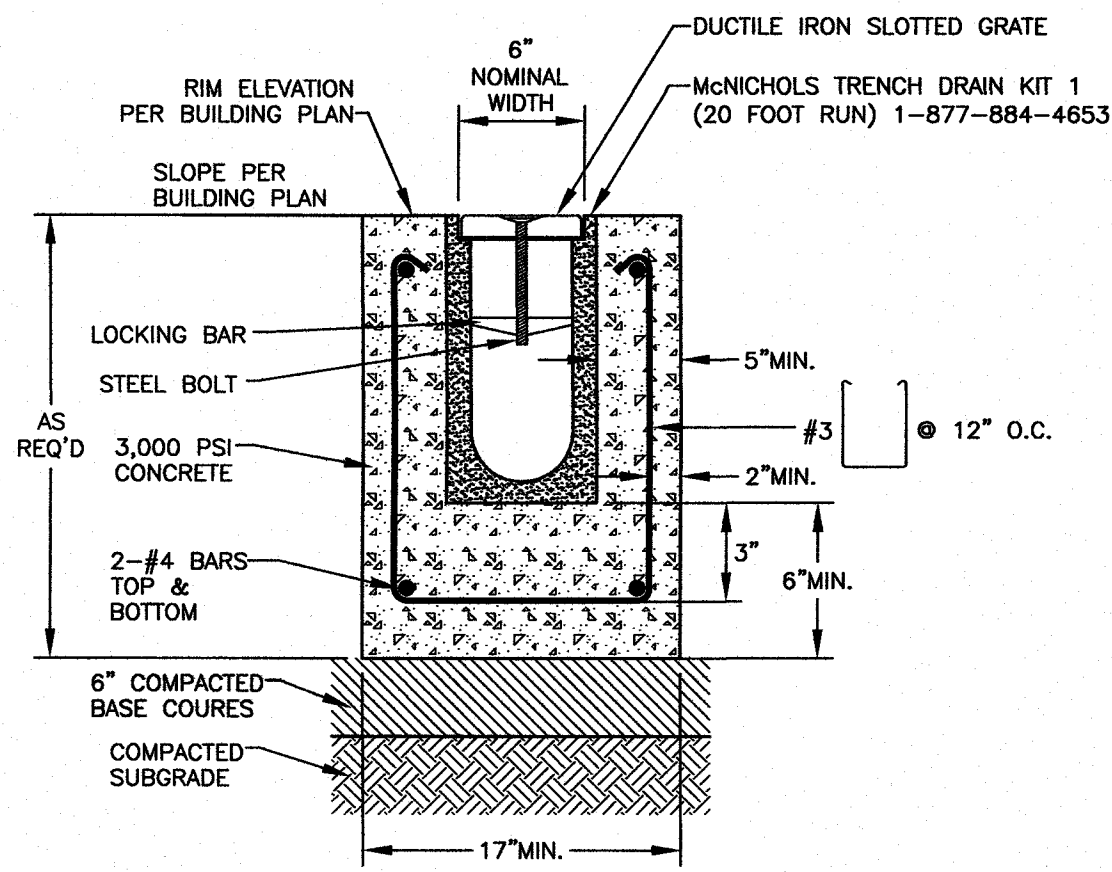
REVISIONS



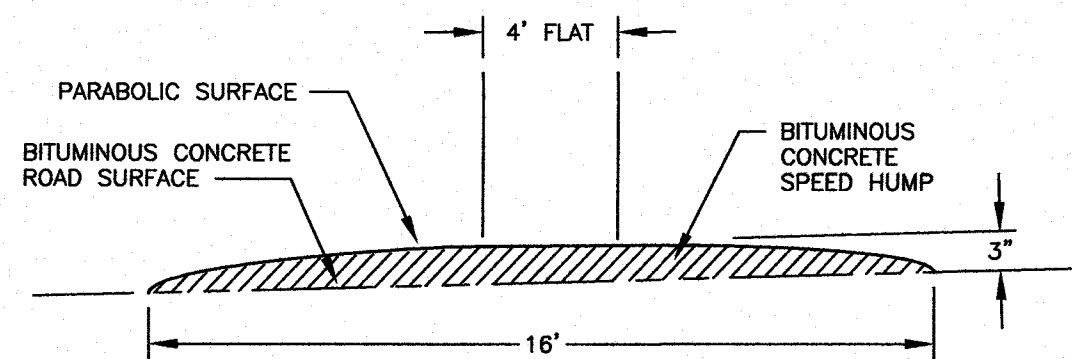
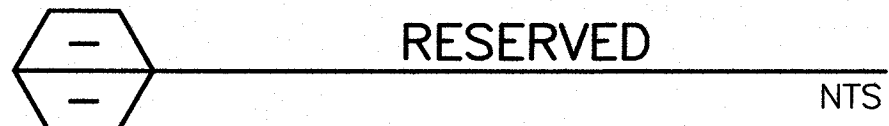
SCALE: AS SHOWN FEBRUARY 2018

DETAILS

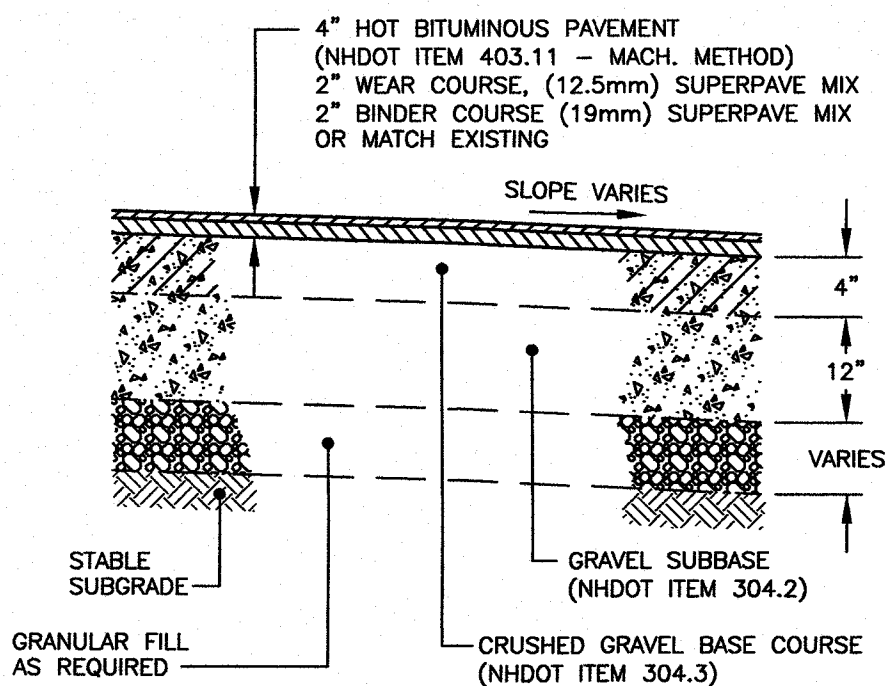
D2



D
C4 TRENCH DRAIN DETAIL
NTS



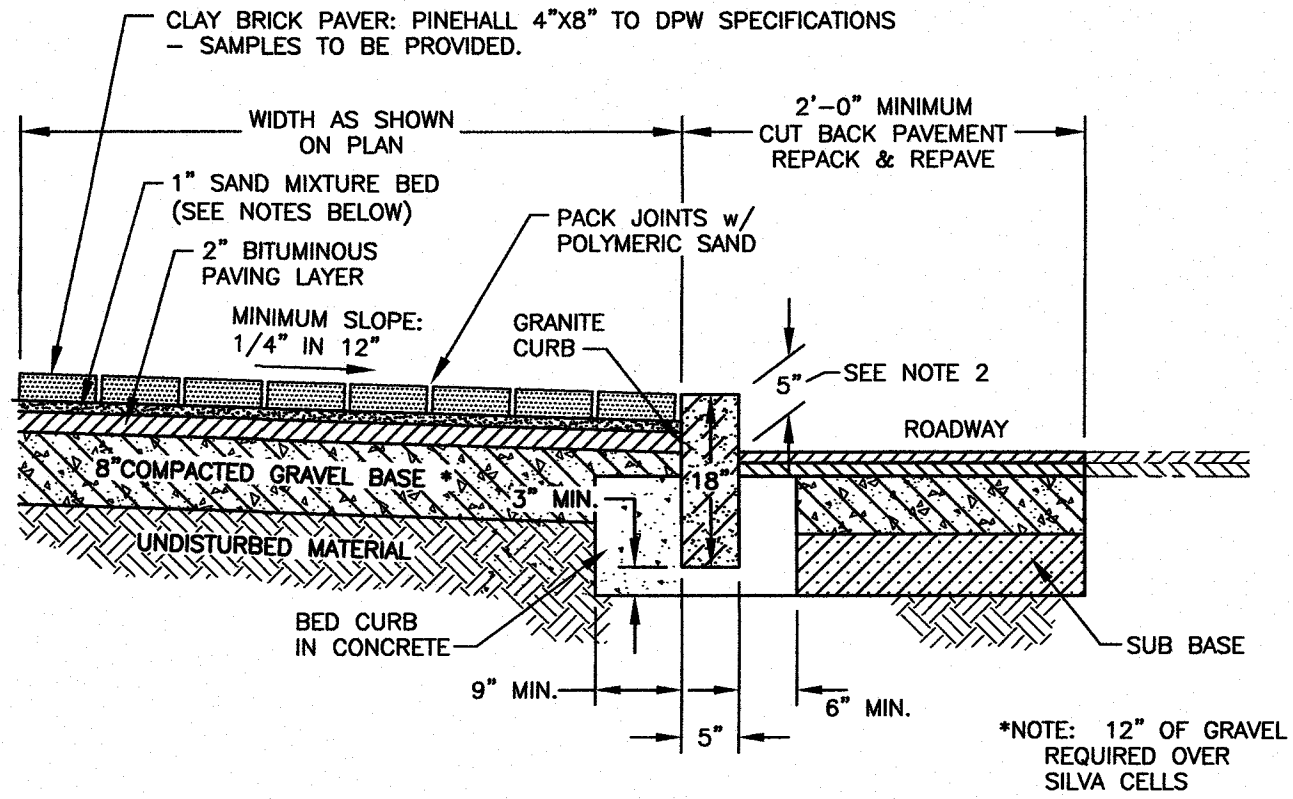
F
C3 SPEED HUMP DETAIL
NOTE: STRIPE PER MUTCD STANDARDS
NTS



G
C3 TYPICAL PAVEMENT CROSS-SECTION
NTS

CONSTRUCTION NOTE:

EXISTING GRANITE CURB DISTURBED BY CONSTRUCTION SHALL BE REUSED AND ANY MISSING CURB SHALL BE REPLACED WITH NEW CURB MATCHING EXISTING CURB SIZE. NO CURB LESS THAN 3' IN LENGTH WILL BE ALLOWED.



BRICK PAVEMENT NOTES

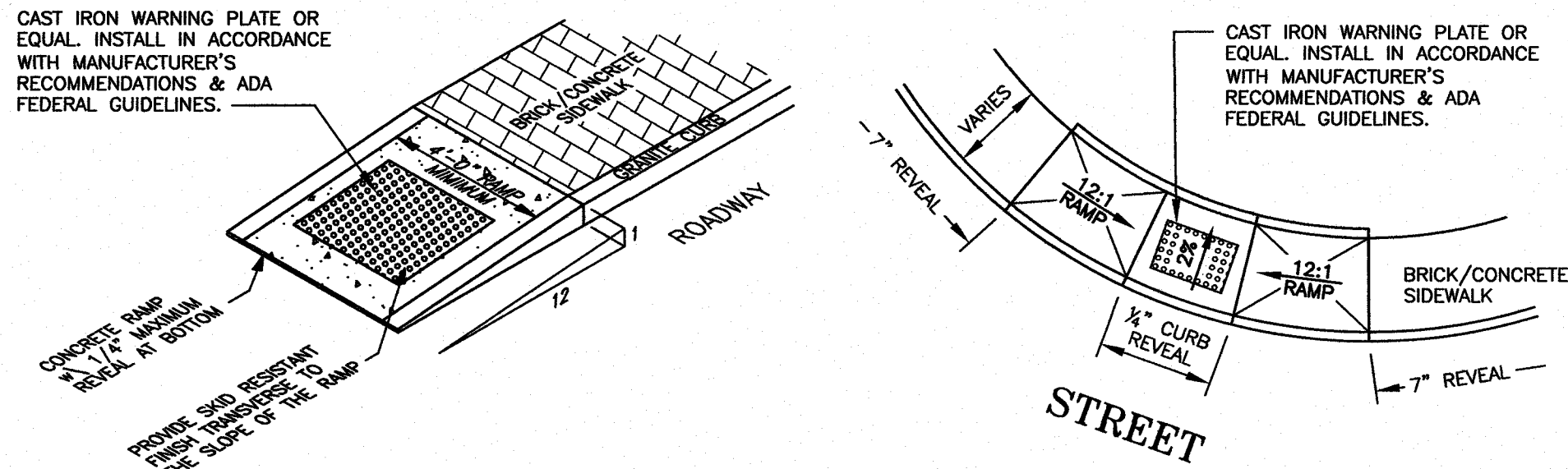
SCOPE OF WORK:

- 1) THE WORK SHALL CONSIST OF CONSTRUCTING/RECONSTRUCTING THE SUB-BASE AND CONSTRUCTING A NEW BRICK SIDEWALK AS DIRECTED IN THE FIELD BY THE ENGINEER.
- 2) REVEAL SHALL BE 5" (COORDINATE WITH PORTSMOUTH DPW).

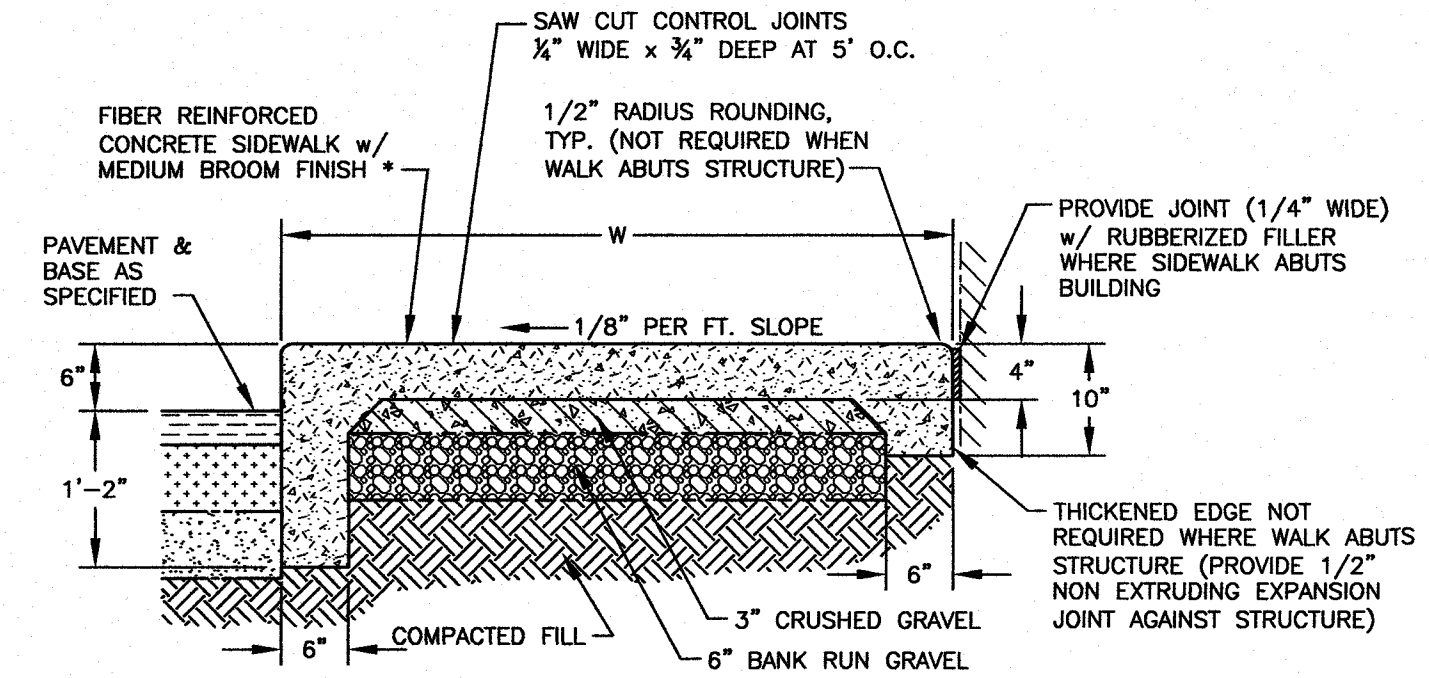
METHODS OF CONSTRUCTION:

- A) ALL LABOR AND MATERIALS SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 608, AND CITY OF PORTSMOUTH SPECIFICATIONS FOR NEW BRICK SIDEWALK, SECTION 6.
- B) ALL BRICKS SHALL CONFORM TO THE REQUIREMENTS OF ASTM STANDARD SPECIFICATIONS FOR BUILDING BRICKS: CLASS SA, TYPE 1, APPLICATION PX. THE BRICKS SHALL BE NO. 1, WIRE CUT TYPE FOR PAVING, WITH A COMPRESSIVE STRENGTH OF NOT LESS THAN 6,000 POUNDS PER SQUARE INCH. THE BRICKS SHALL NOT BE CORED OR HAVE FROGS AND SHALL BE OF A STANDARD SIZE (2.25" X 4" X 8").
- C) EXCAVATION FOR SIDEWALKS SHALL BE AT A DEPTH OF 10 INCHES BELOW FINISH GRADE. IN AREAS NOT BUTTING CURBING OR BUILDINGS, THE EXCAVATION SHALL BE 6 INCHES WIDER THAN THE FINISHED SIDEWALK WIDTH. AT ALL DRIVE CROSSINGS, THE DEPTH OF EXCAVATION SHALL BE INCREASED ACCORDINGLY. THE CONTRACTOR SHALL PROVIDE NEAT AND SQUARE CUTTING OF EXISTING ASPHALT ROAD SURFACE AS NEEDED. ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT THE CONTRACTOR'S OWN EXPENSE.
- D) THE BASE MATERIAL SHALL CONSIST OF A MIXTURE OF STONES OR ROCK FRAGMENTS AND PARTICLES WITH 100% PASSING THE 3 INCH SIEVE, 95% TO 100% PASSING THE 2 INCH SIEVE, 55% TO 85% PASSING THE 1 INCH SIEVE, AND 27% TO 52% PASSING THE NO. 4 SIEVE. AT LEAST 50% OF THE MATERIALS RETAINED ON THE 1 INCH SIEVE SHALL HAVE A FRACTURED FACE. THE BASE MATERIAL SHALL BE THOROUGHLY COMPACTED TO THE DEPTH SPECIFIED OR DIRECTED. IN THE WAY OF ALL DRIVE CROSSINGS THE BASE WILL BE INCREASED TO A COMPACTED DEPTH OF 12 INCHES. GRAVEL REQUIREMENTS FOR RECONSTRUCTION WILL BE AS DIRECTED, BASED ON SITE CONDITIONS. THE WORK INCLUDES BACKING UP ANY AND ALL CURB BEING INSTALLED BY OTHERS ON BOTH SIDES.
- E) THE CLAY BRICK PAVERS SHALL BE LAID IN A 1 INCH BED OF A SAND MIXTURE COMPRISED OF: 3 PARTS SAND MIXED WITH 1 PART PORTLAND CEMENT.
- F) THE CONTRACTOR SHALL LAY THE BRICKS SO THAT APPROXIMATELY 4.5 BRICKS SHALL COVER ONE SQUARE FOOT.
- G) THE SIDEWALK SHALL PITCH TOWARDS THE STREET AS SHOWN ON THE GRADING PLAN.
- H) IN AREAS WHERE THE FRONT OF THE BRICK SIDEWALK IS NOT ADJACENT TO GRANITE CURBING, THE CONTRACTOR SHALL INSTALL EDGING TO HOLD THE BRICKS IN PLACE. SUCH EDGING SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- I) THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE BRICKS FOR APPROVAL BY THE CITY BEFORE BRICKS ARE INSTALLED.

H
C3 BRICK SIDEWALK w/ VERTICAL GRANITE CURB
(STONE DUST BEDDING OVER BITUMINOUS PAVING)
NTS

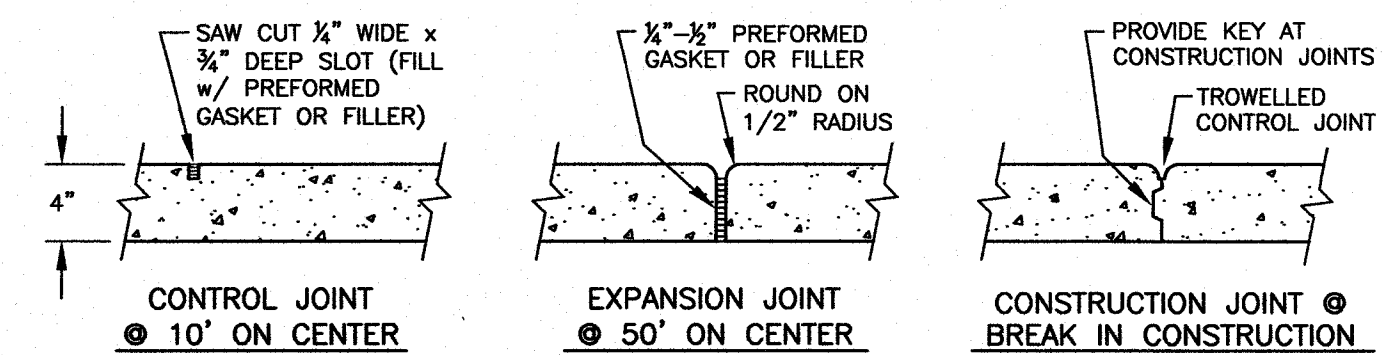


I
C3 TYPICAL SIDEWALK TIP DOWNS
NTS

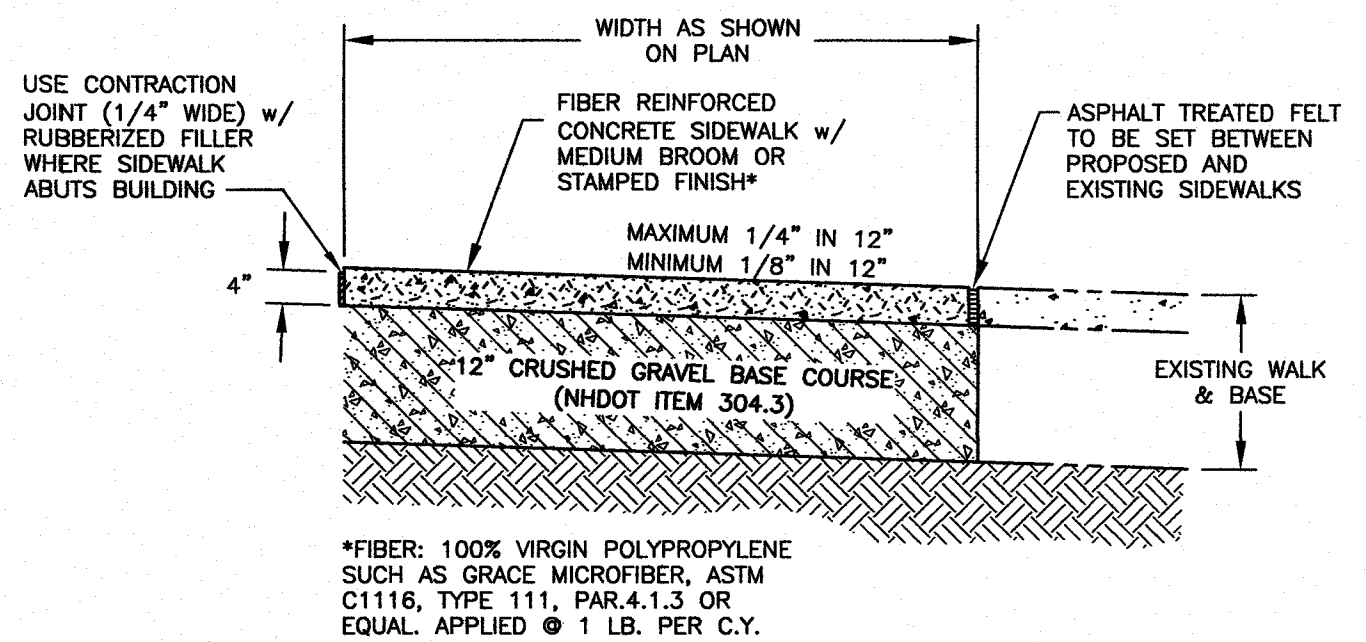


*FIBER: 100% VIRGIN POLYPROPYLENE SUCH AS GRACE MICROFIBER, ASTM C1116, TYPE 111, PAR.4.1.3 OR EQUAL. APPLIED @ 1 LB. PER C.Y.

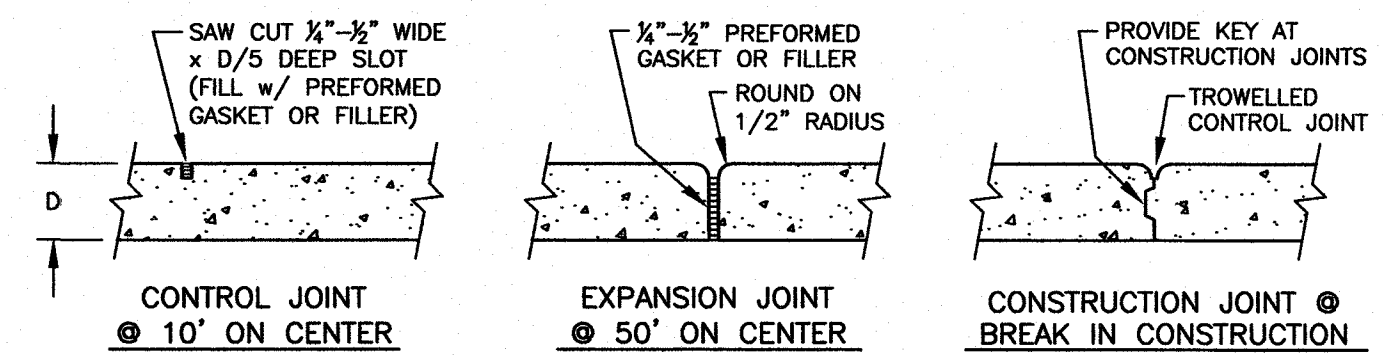
CROSS SECTION



J
C3 CONCRETE WALK w/ CONCRETE CURB
NTS



CROSS SECTION



K
C3 PORTLAND CEMENT CONCRETE SIDEWALK
NTS



AMBIT ENGINEERING, INC.

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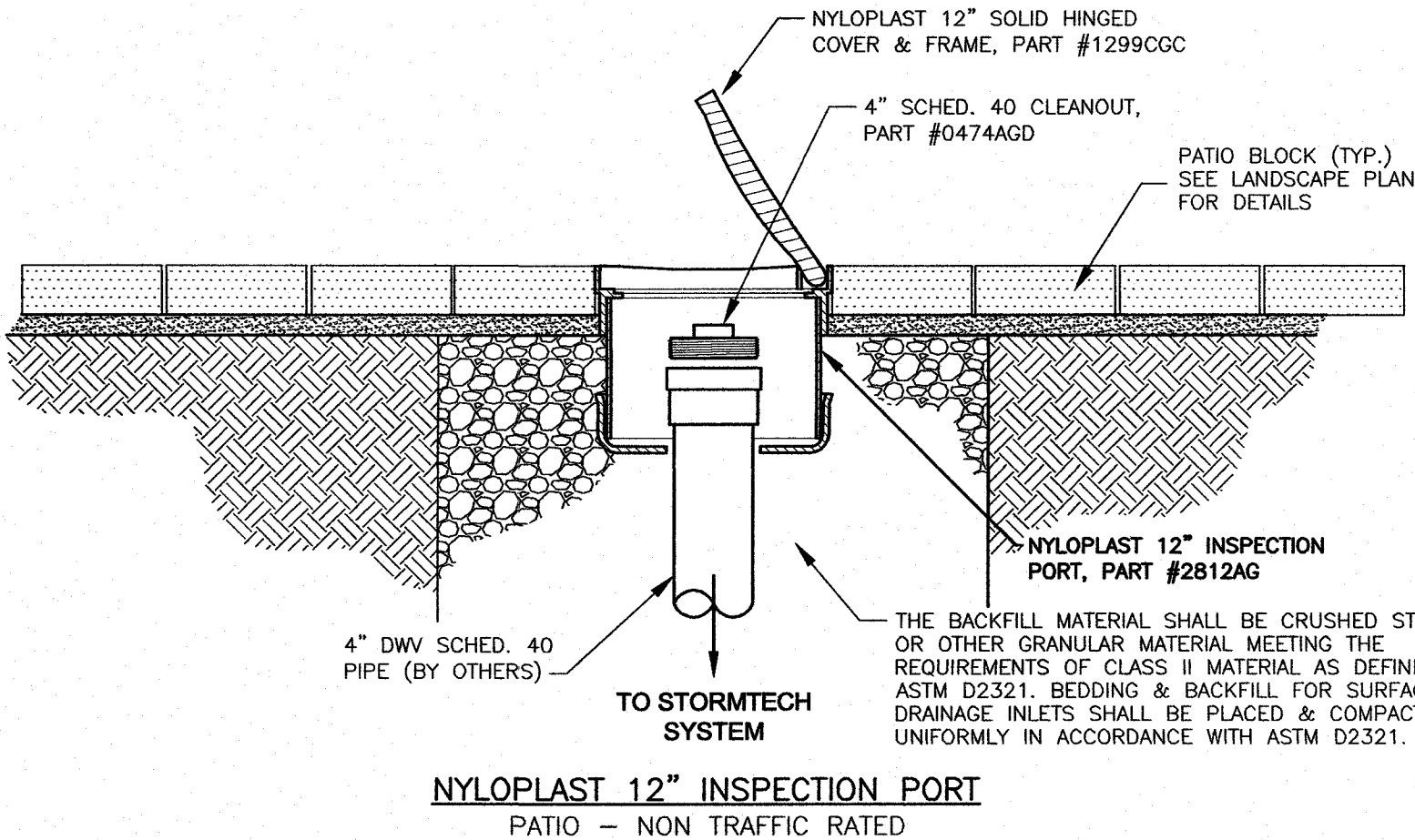
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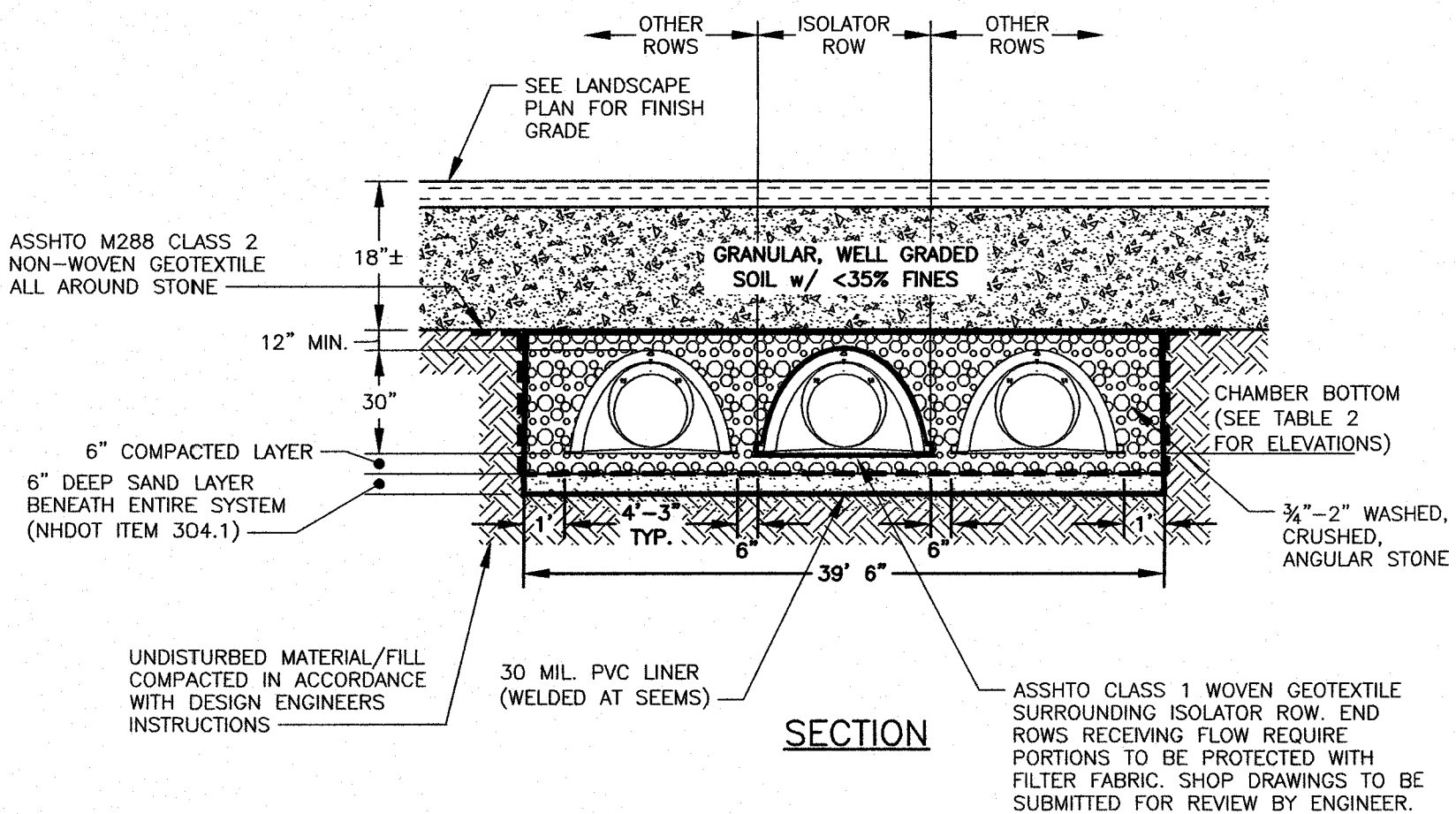
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NYLOPLAST 12" INSPECTION PORT
PATIO - NON TRAFFIC RATED



SECTION

TABLE 2

SYSTEM #	CHAMBER BOTTOM
1	11.00
2	7.00

N C6 STORMTECH SC-740 STORMWATER CHAMBER SYSTEM

INSTALL PER MANUFACTURER'S INSTRUCTIONS (1-888-892-2694). A STORMTECH REPRESENTATIVE SHALL BE CONSULTED PRIOR TO CONSTRUCTION AND ON SITE DURING CONSTRUCTION OF THE STORMTECH SYSTEM

NTS

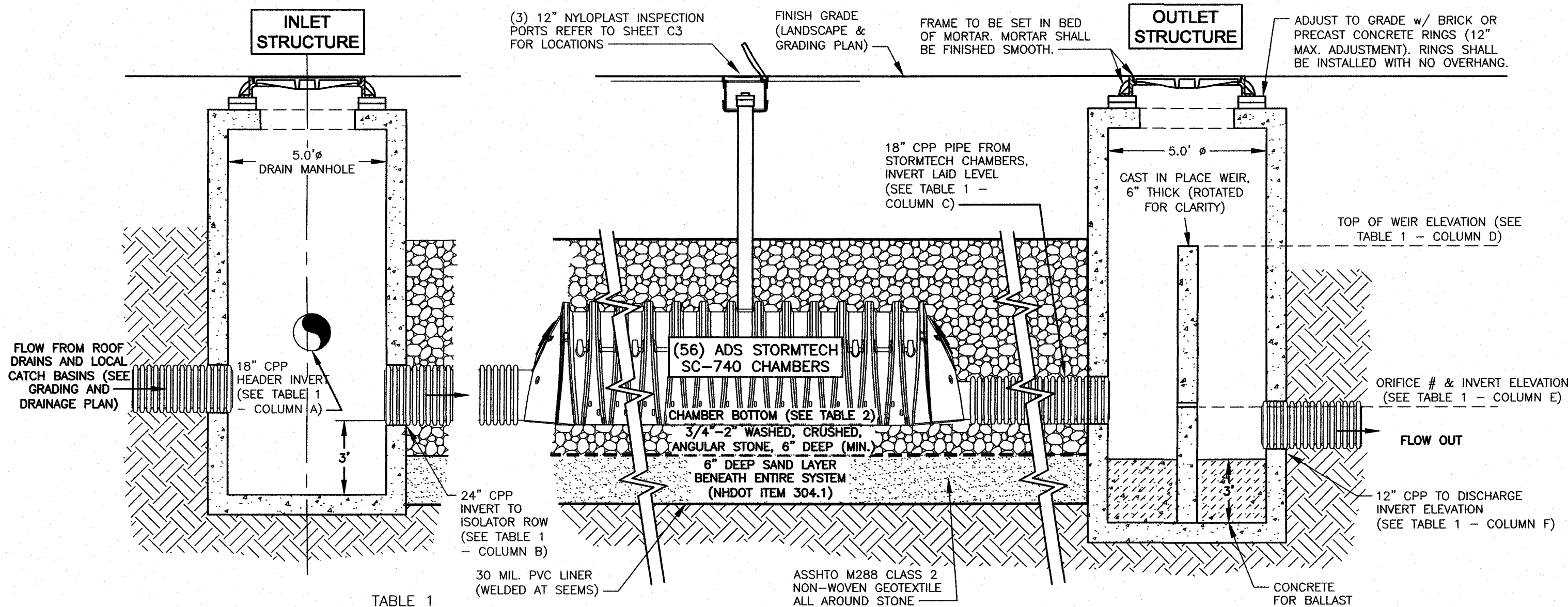
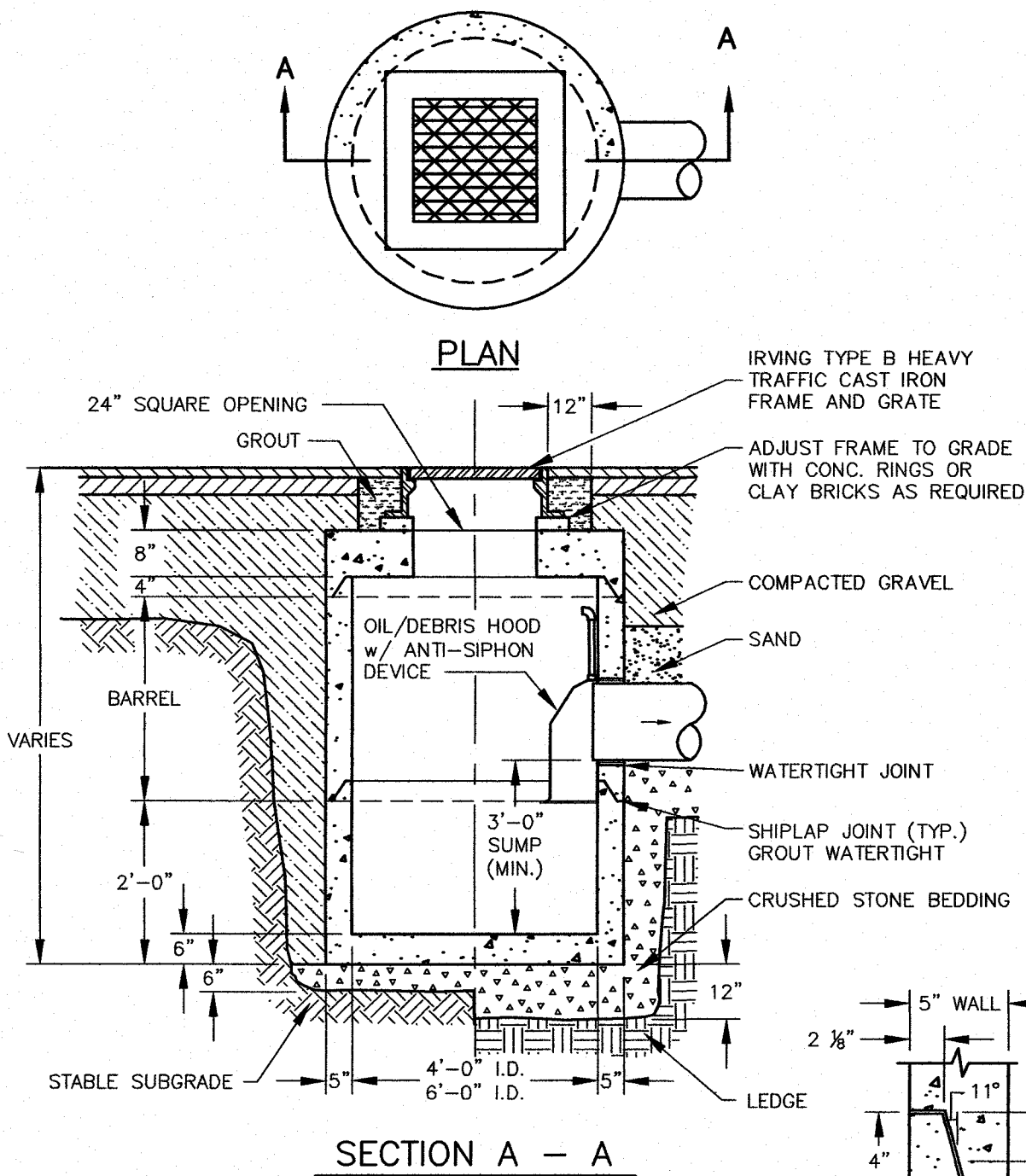


TABLE 1

SYSTEM #	A	B	C	D	E	F
1	11.25 PCB 8&9	11.00	11.00	14.50	(3) - 2" (EL.-11.50)	11.40
2	7.25 PCB 7	7.00	7.00	10.50	(3) - 2" (EL.-7.50)	7.40

N C3 STORMWATER INLET & OUTLET CONTROL STRUCTURES

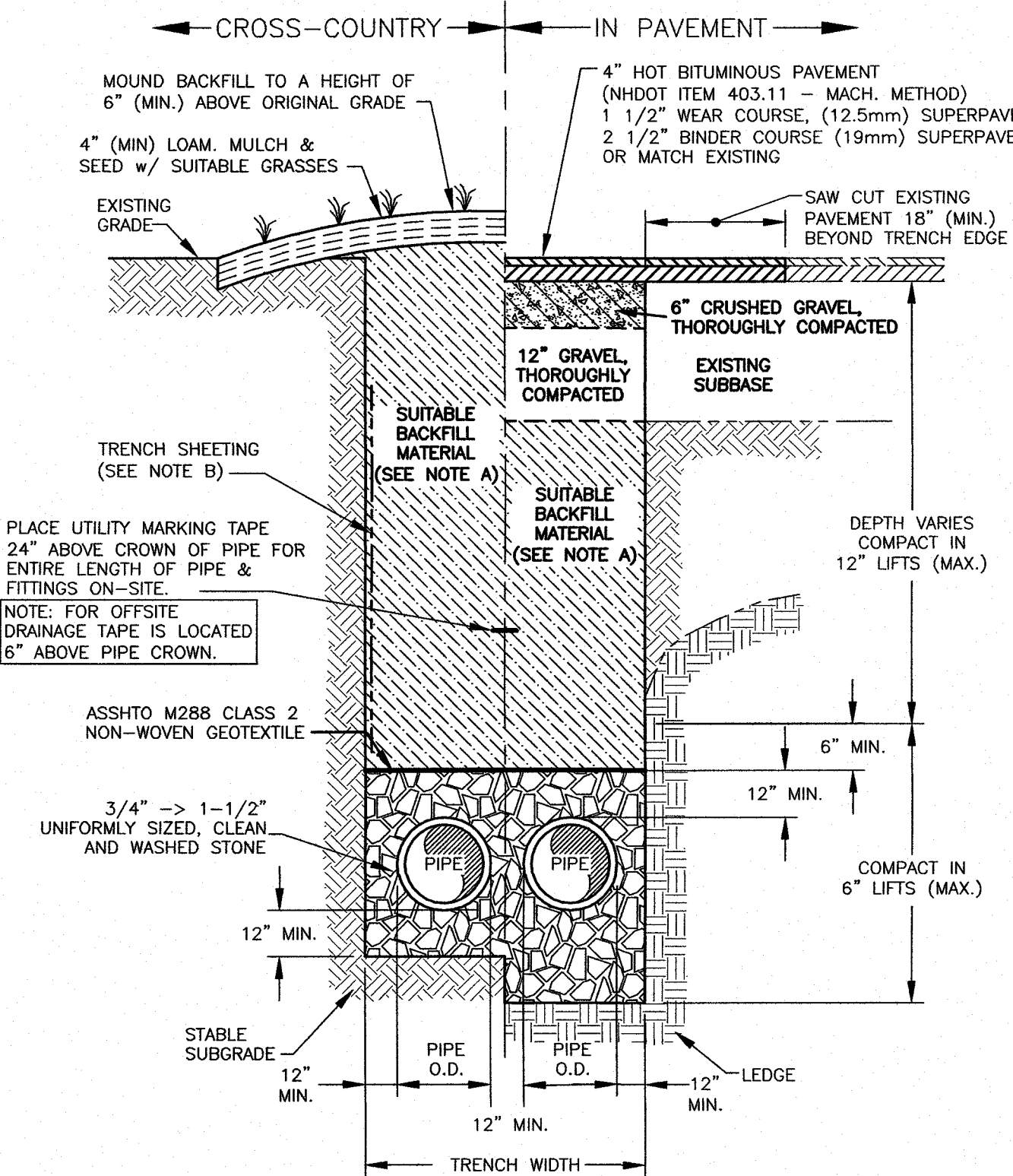
NTS



NOTES:

- 1) CONCRETE SHALL BE 4,000 P.S.I. AFTER 28 DAYS.
- 2) CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FT. IN ALL SECTIONS & SHALL BE PLACED IN THE CENTER THIRD OF WALL.
- 3) THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
- 4) EACH CASTING TO HAVE LIFTING HOLES CAST IN.
- 5) OUTLET HOOD SHALL BE A "SNOUT" BY BEST MANAGEMENT PRODUCTS, INC. OR APPROVED EQUAL. SIZING AND INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
- 6) CATCH BASINS RECEIVING TWIN 12" CULVERTS SHALL BE REPLACED WITH 6' DIA. BASINS

DETAIL OF SHIPLAP JOINT



TRENCH NOTES:

A) TRENCH BACKFILL:
- IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.

- IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE.

B TRENCH SHEETING:
IF REQUIRED, WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

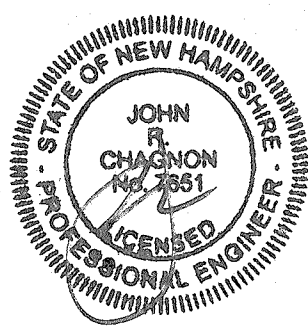
C) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.

PORTSMOUTH HOUSING AUTHORITY 160 COURT STREET PORTSMOUTH, N.H.

7	DETAIL N	8/16/18
6	DETAILS N AND O	8/13/18
5	DETAIL O	8/9/18
4	DETAIL D	8/6/18
3	DETAIL N/C6 - INSPECTION PORT	7/17/18
2	ISSUED TO TAC	6/18/18
1	ISSUED FOR APPROVAL	4/25/18
0	ISSUED FOR COMMENT	2/20/18

NO.	DESCRIPTION	DATE
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REVISIONS



SCALE: AS SHOWN

FEBRUARY 2018

DETAILS

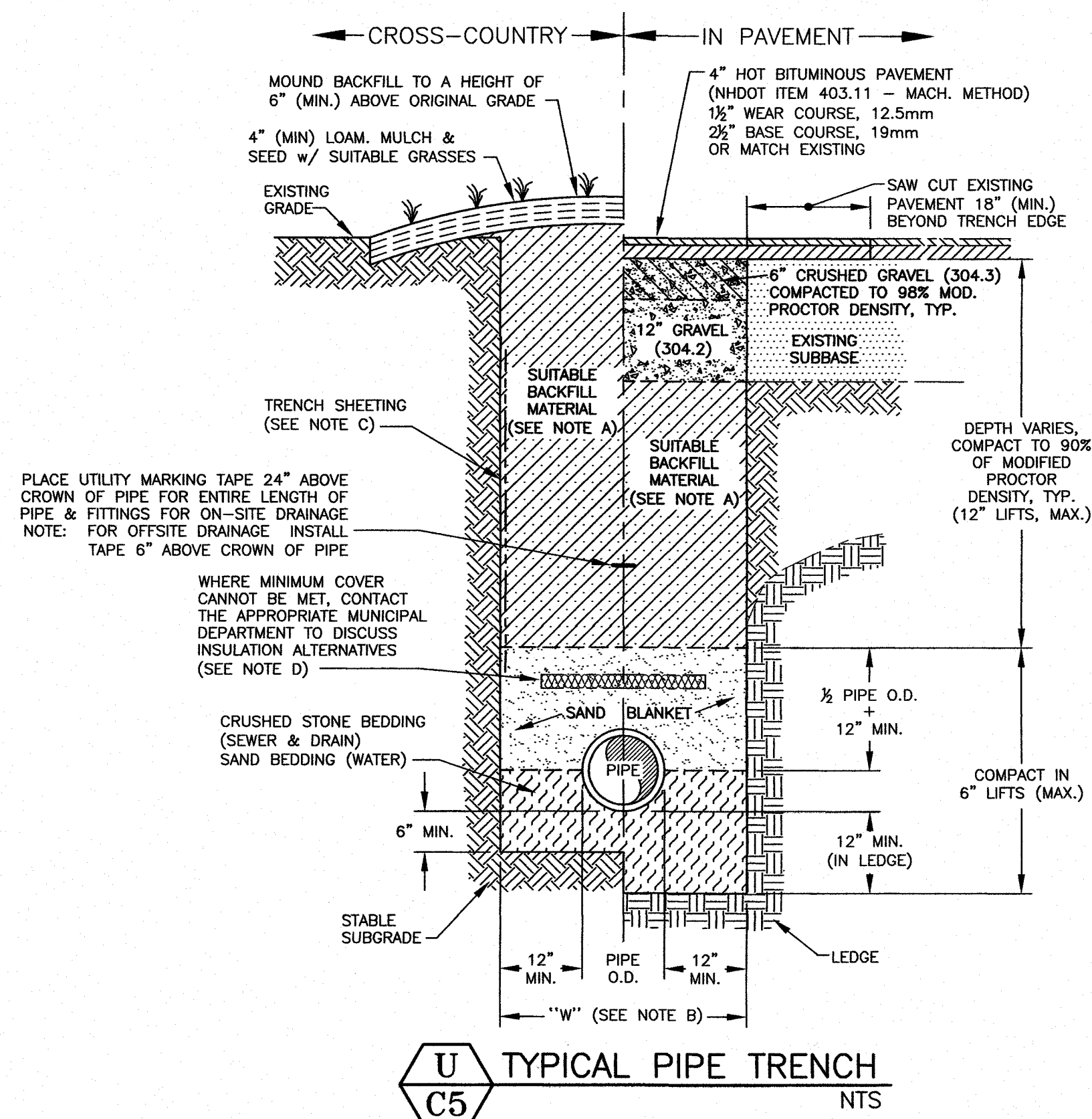
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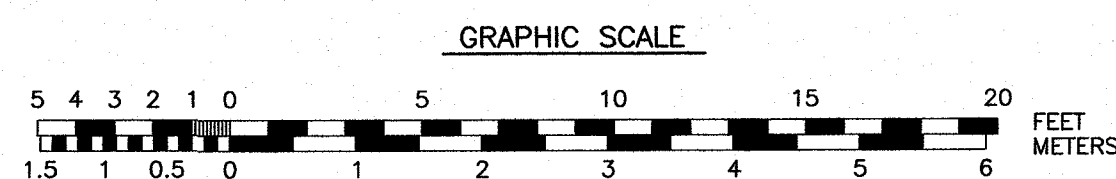
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TRENCH NOTES:

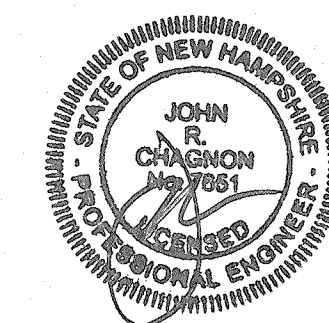
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- B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D.
- C) TRENCH SHEETING:
THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFE EXCAVATION PRACTICES.
- D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):
5' MINIMUM FOR SEWER (IN PAVEMENT)
4' MINIMUM FOR SEWER (CROSS COUNTRY)
3' MINIMUM FOR STORMWATER DRAINS
5' MINIMUM FOR WATER MAINS
- E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.



**PORTSMOUTH
HOUSING AUTHORITY
160 COURT STREET
PORTSMOUTH, N.H.**

1	DETAIL U FOR COMMENT	8/15/18
0	DETAIL U	8/9/18
NO.	DESCRIPTION	DATE

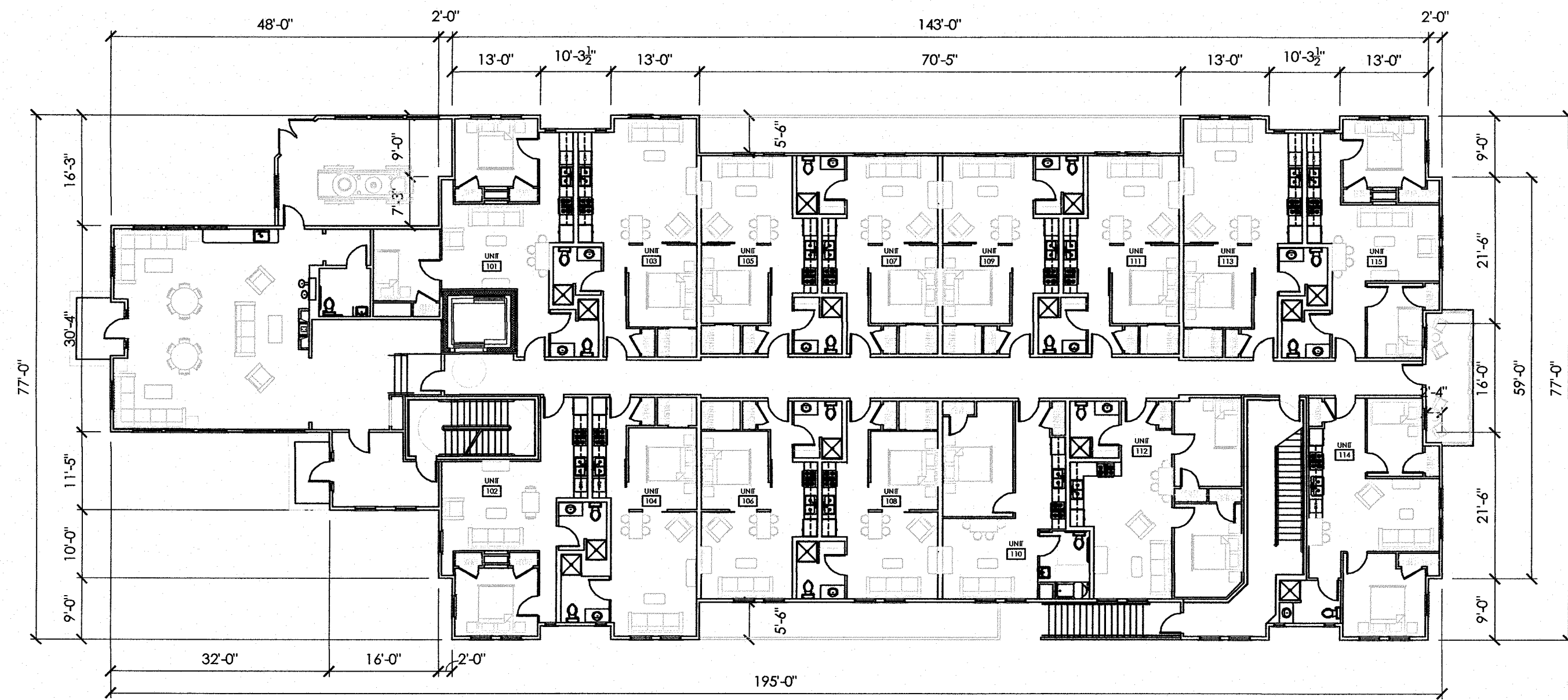
REVISIONS



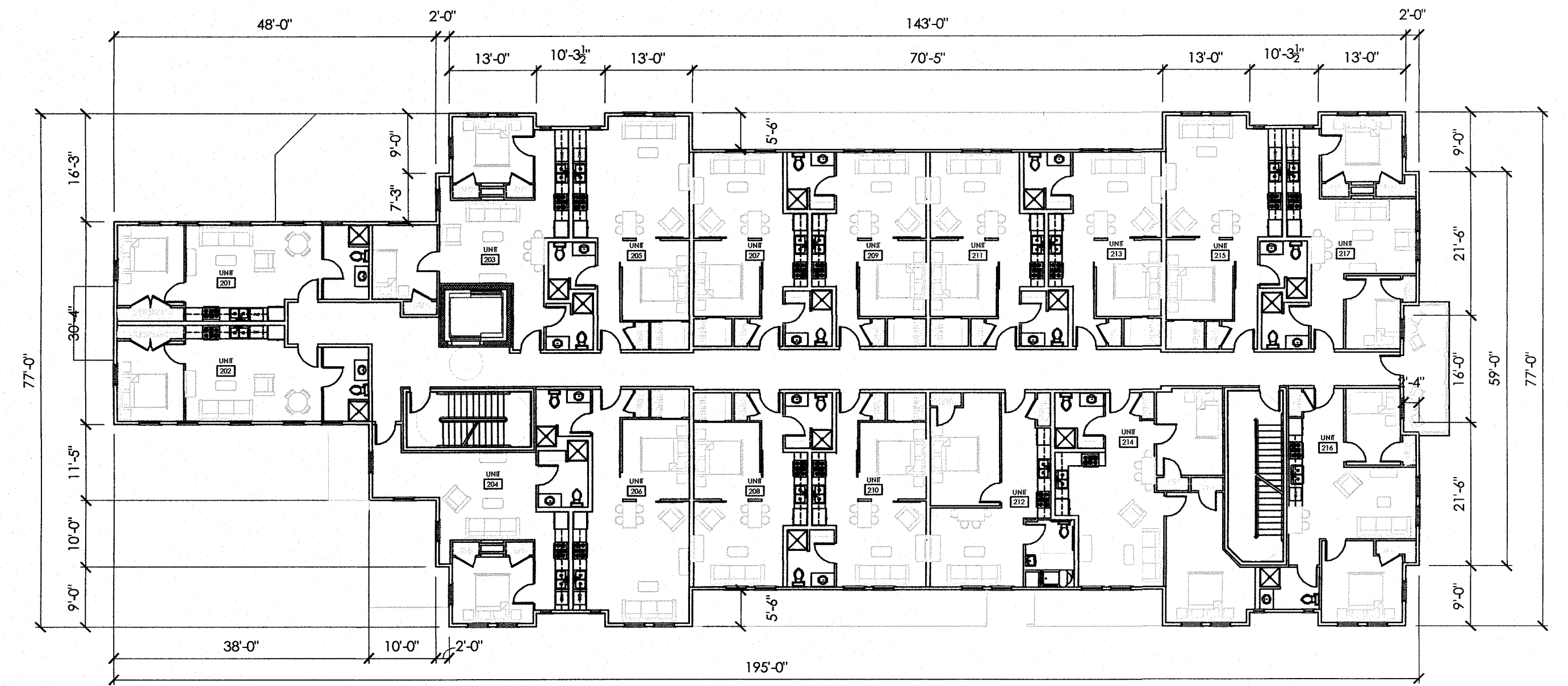
SCALE: AS SHOWN FEBRUARY 2018

DETAILS

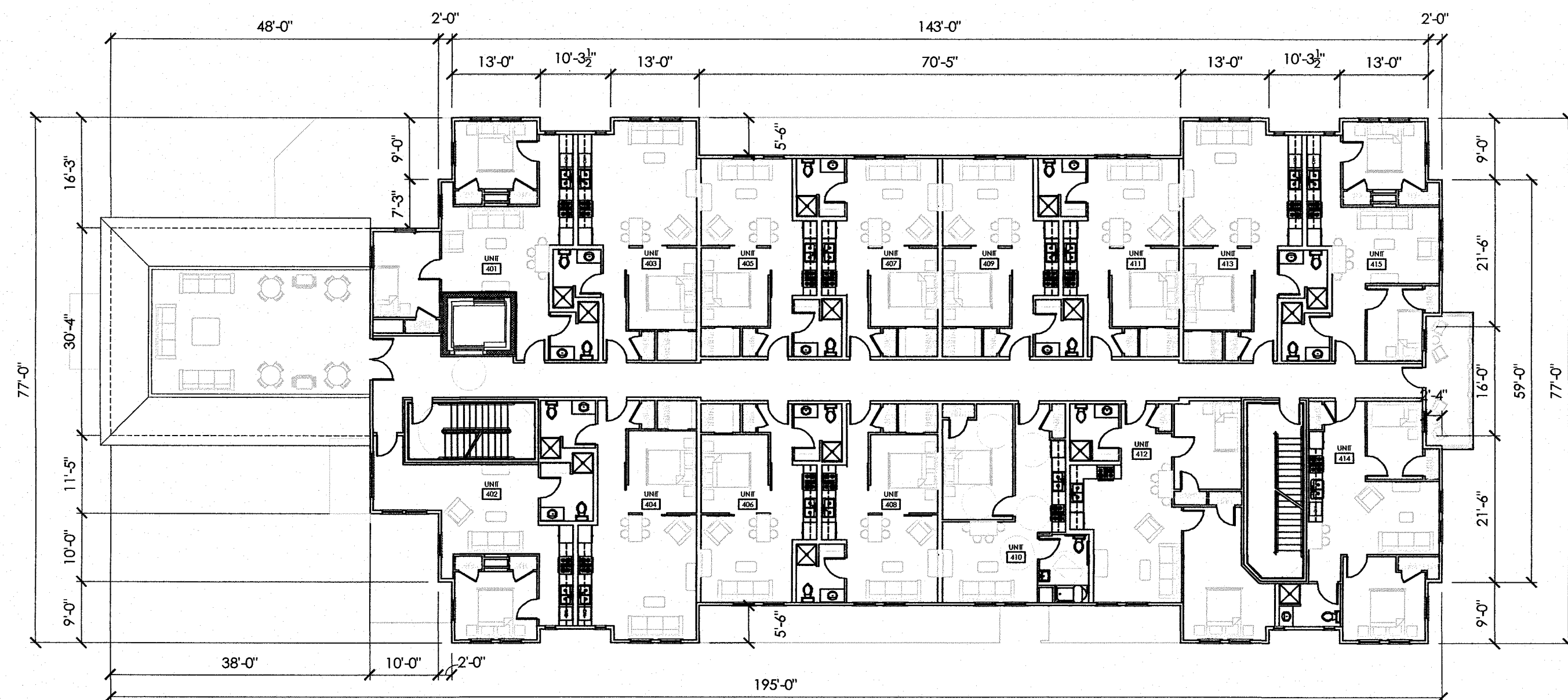
D5



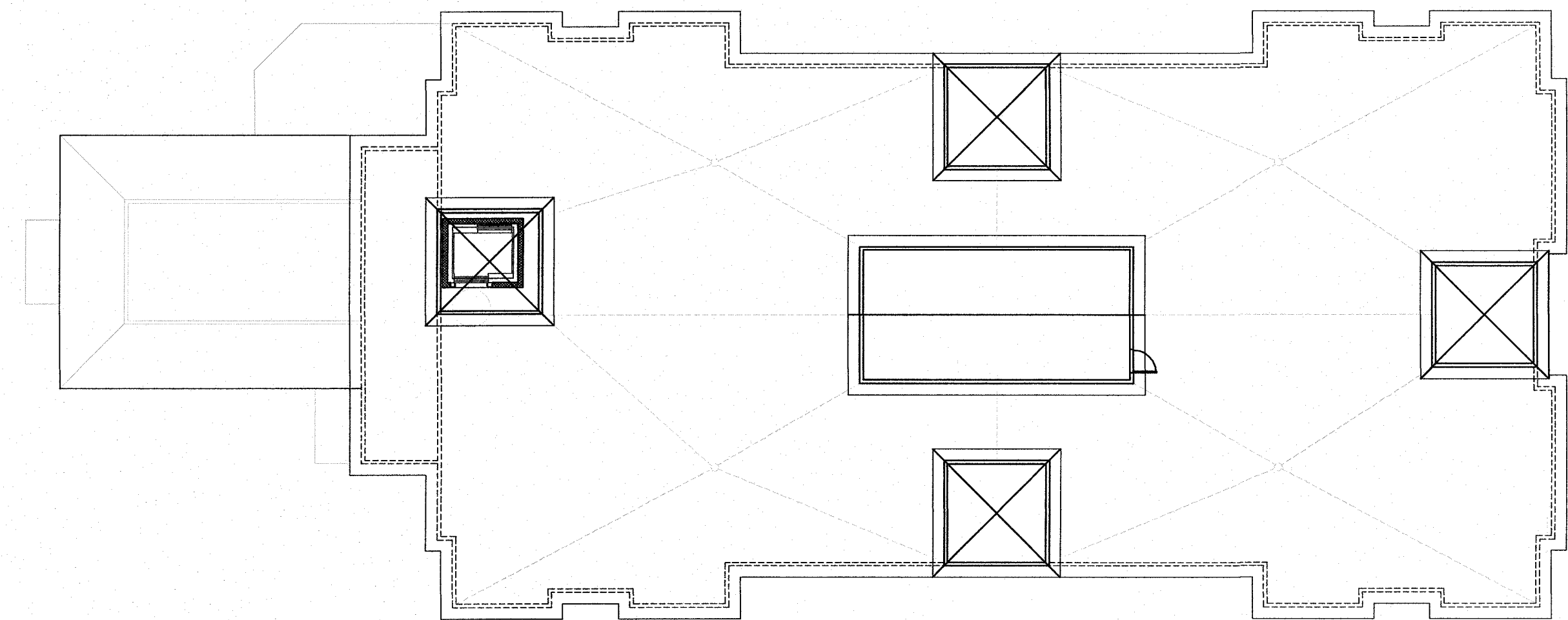
1 FIRST FLOOR PLAN
N.T.S.



2 SECOND AND THIRD FLOOR PLAN
N.T.S.



3 FOURTH FLOOR PLAN
N.T.S.



4 ROOF PLAN
N.T.S.

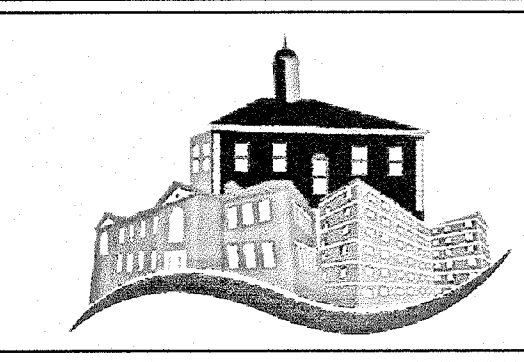


1 PARTIAL EAST ELEVATION

SCALE: 1/4" = 1'-0" ON 22 x 34 SHEET

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

EAST ELEVATION
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

8.1

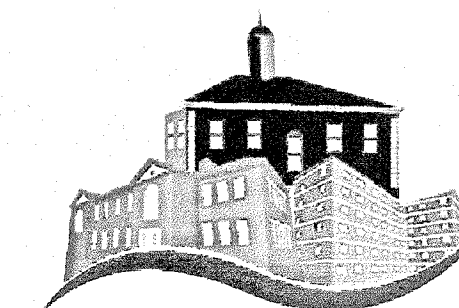


SCALE: 1/4" = 1'-0" ON 22 x 34 SHEET

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

EAST ELEVATION

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

8.2

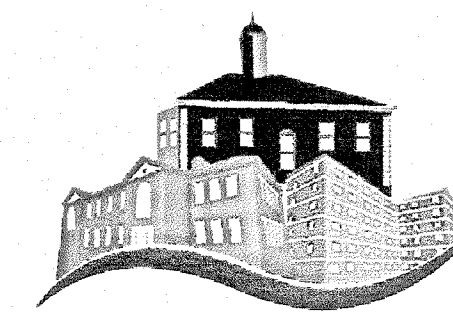


① NORTH ELEVATION

SCALE: 1/4" = 1'-0" ON 22 x 34 SHEET

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

NORTH ELEVATION
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

8.0



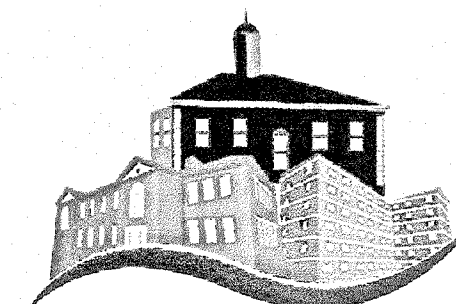
① SOUTH ELEVATION

SCALE: 1/4" = 1'-0" ON 22 x 34 SHEET

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

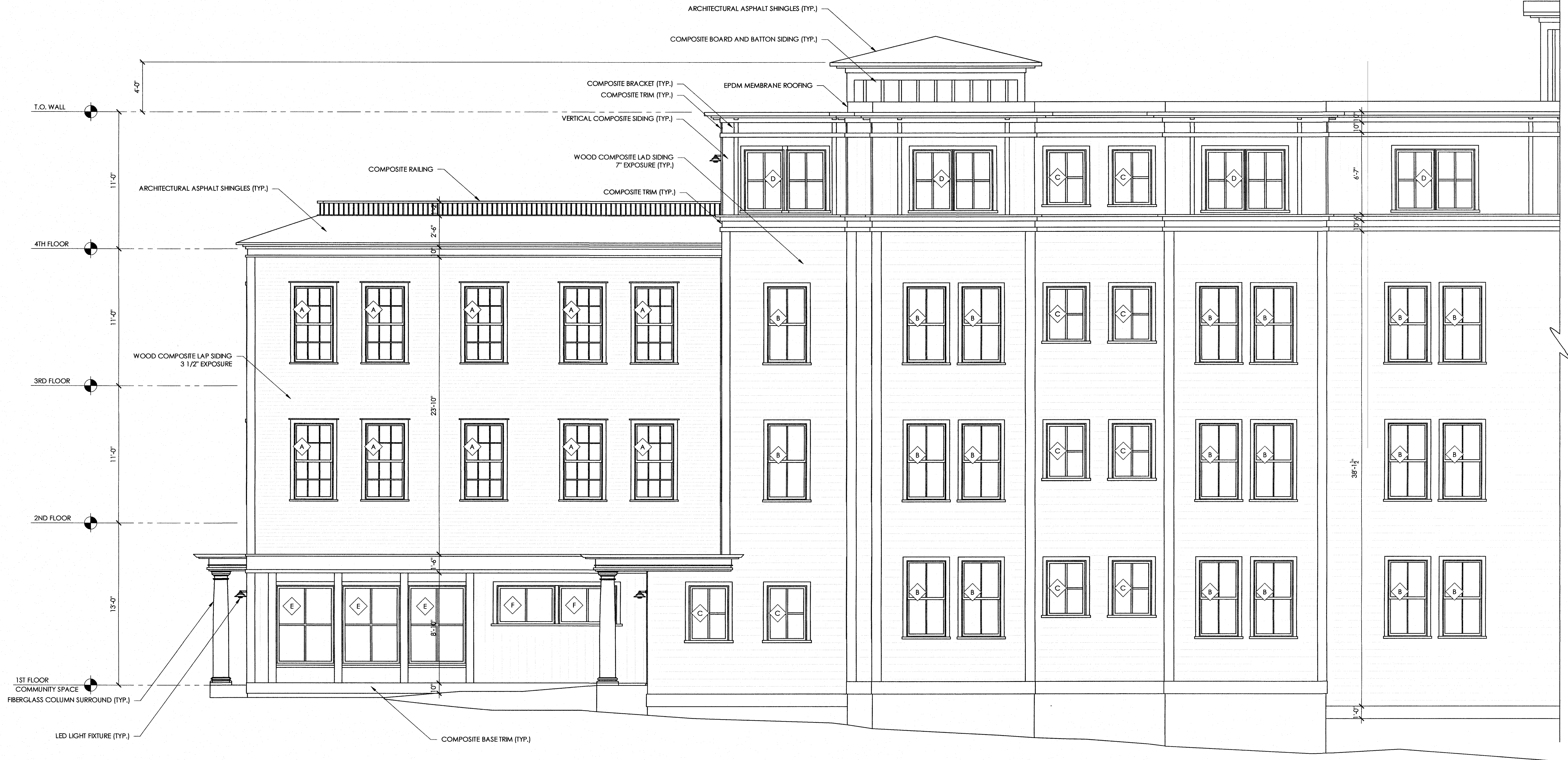
SOUTH ELEVATION

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

8.3



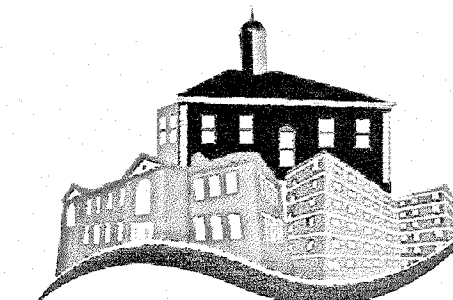
1 PARTIAL WEST ELEVATION

SCALE: 1/4" = 1'-0" ON 22 x 34 SHEET

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

WEST ELEVATION

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

8.4



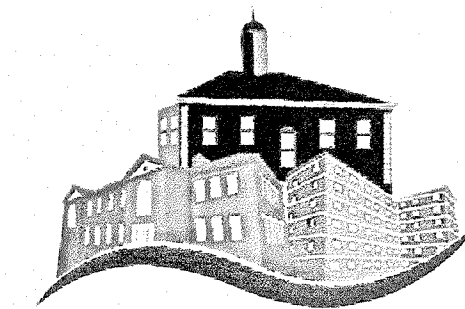
1 PARTIAL WEST ELEVATION

SCALE: 1/4" = 1'-0" ON 22 x 34 SHEET

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

WEST ELEVATION

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

8.5