

Historic District Commission Public Hearing Application

October 25, 2020

Juliet Walker, Planning Director
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for HDC Public Hearing for 553-559 Islington Street, Tax Map 157 / Lot 3

Dear Ms. Walker,

On behalf of 553 – 559 Islington Street, LLC we hereby submit the attached and enclosed Architectural and Site Plans for discussion at the November 4 Historic District Commission Hearing, as a continuance of the October 7 Hearing.

The project proposes comprehensive interior alterations of the existing 6-unit apartment building and a small 2-1/2 story addition at the rear of the building. This will allow for improvements for code compliance and a better unit layout, without increasing the number of units. All siding will be replaced, and other exterior trim and finishes will be replaced or repaired. Site improvements will include paving and striping parking areas and creating new planting beds.

The following plans and documents are included in our submission.

ARCHITECTURAL DRAWINGS:

- **A001 Table of Contents & Project Directory** – This shows the Table of Contents of Architectural Drawings, Project Directory, Location Map, and 3D streetscape view of the proposed project.
- **A020 Existing Photos** – This shows satellite and birdseye images of the neighborhood along with photos of the building exterior and site.
- **A105 Area Plans - Existing & New Work** – This shows area plans delineating each dwelling unit and common areas in the existing and proposed building, along with a table of these areas.
- **A110 Floor Plans – Demolition** – These plans indicate the scope of architectural demolition work.
- **A120 Floor Plans - Basement & First Floor - New Work** – These plans indicate the scope of new architectural work on these levels.
- **A121 Floor Plans - Second Floor & Third Floor - New Work** - These plans indicate the scope of new architectural work on these levels.
- **A130 Roof Plans - Demolition & New Work** - These plans indicate the scope of demolition and new work at the Roof level.
- **A210 Building Elevations – Demolition** – These indicate the scope of architectural demolition work on the building exterior.
- **A231 – A234 Façade Elevations and Details** – These indicate the scope of architectural work on the building exterior, and include measurements of existing architectural features, trim details, and product information.

Historic District Commission Public Hearing Application

- **A310 3D Views - Exterior - New Work** - These show the finished appearance of the proposed project exterior.

CIVIL DRAWINGS:

- **C1 Existing Conditions Plan** – This plan shows the property boundary lines and areas and the topography and existing site features.
- **C2 Demolition Plan** – This plan shows site demolition; in particular features that will be removed from the property.
- **C3 Variance Plan** – This plan shows the proposed site layout.

DOCUMENTS:

- **Board of Adjustment Letter** dated September 16, 2020 noting approval of variance requests
- **Historic District Commission Letter** dated October 15, 2020 noting continuance of public hearing
- **Window and Door Cut Sheets**

Changes since the 10/7 hearing have been clouded in red. These include:

- Revised interior unit layouts, including new windows on the side of the addition.
- Revised windows, door, and trim on the front of Unit 559-1.
- Revise stair railings.
- Revise front doors to be custom wood doors with a more Italianate profile.
- Correct third floor ceiling height.
- Add pilasters at corner of building.
- Remove beads at window trim (assumed to not be original)

We look forward to the Historic District Commission's review of this submission. If there are any questions or comments please feel free to reach out to me.

Sincerely,



Tim Brochu, Principal and Manager
Adra Architecture LLC
NH Licensed Architect



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New Hampshire
03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

September 16, 2020

553-559 Islington Street, LLC
11 Grove Street
Exeter, NH 03833

RE: Board of Adjustment request for property located at 553 Islington Street (LU 20-180)

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, September 15, 2020**, considered your application for construction of a rear addition in conjunction with reconfiguration of the existing six-unit apartment building which requires the following: 1) A Variance from Section 10.5A41.10A to a lot area per dwelling unit of 1,201 s.f. where 3,000 s.f. per dwelling is required; 2) A Variance from Section 10.5A.41.10A to allow 19.5% open space where 25% is the minimum required; 3) A Variance from Section 10.5A.41.10A to allow a ground story height of 10'7.5" where 11' is required; 4) A Variance from Section 10.321 to allow a nonconforming building or structure to be enlarged, reconstructed or extended without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 157 Lot 3 and lies within the Character District 4-L2 (CD4-L2) District. As a result of said consideration, the Board voted to grant this request as advertised and presented.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

David Rheame, Chairman of the Zoning Board of Adjustment

cc: Robert Marsilia, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

9/18/2020

Steven Hyde, Esq. Coakley & Hyde, PLLC
John Chagnon, PE., Ambit Engineering



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New Hampshire
03801
(603) 610-7216

HISTORIC DISTRICT COMMISSION

October 15, 2020

Edward Zimmerman
553-559 Islington Street, LLC
11 Grove Street
Exeter, NH 03833

RE: 553-559 Islington Street (LU-20-180) Certificate of Approval

Dear Mr. Zimmerman:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday October 07, 2020**, considered your application for new construction to an existing structure (construct a new rear 2 ½ - story addition) and exterior renovations to an existing structure (replace siding, repair and replace trim as needed). Said property is shown on Assessor Map 157 Lot 3 and lies within the Character District 4-L2 (CD4-L2) District. As a result of said consideration, the Commission voted to **continue** the Public Hearing to the November 04, 2020 meeting.

This matter will be placed on the agenda for the Historic District Commission meeting scheduled for **Wednesday November 04, 2020**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning Department no later than Friday October 16, 2020. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

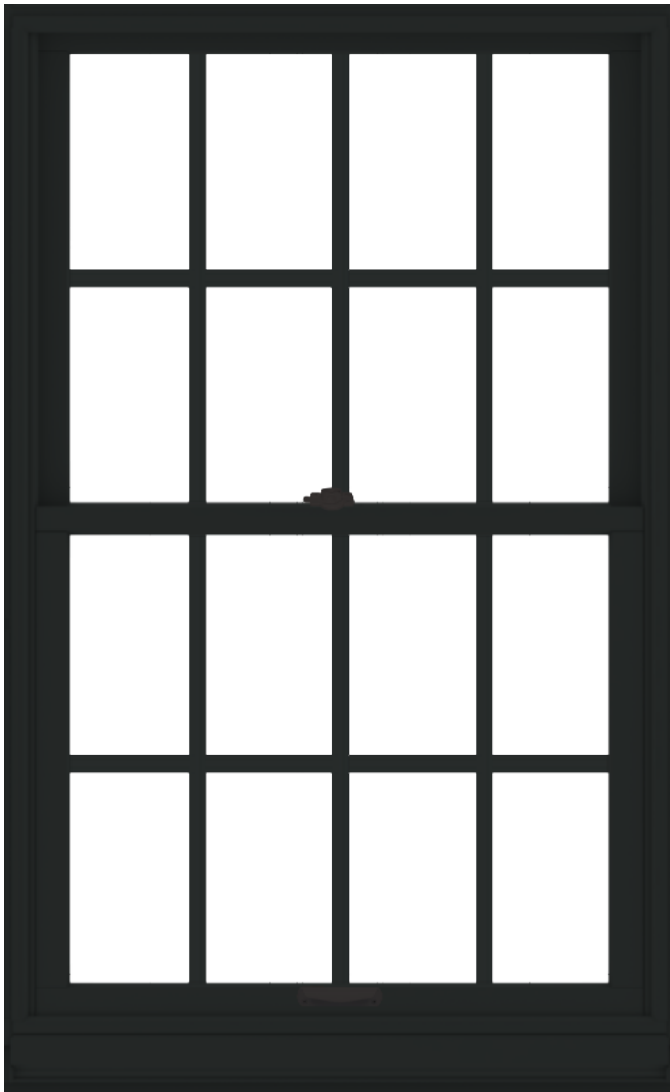
Very truly yours,

Nicholas J. Cracknell, AICP, Principal Planner
for Vincent Lombardi, Chairman of the Historic District Commission

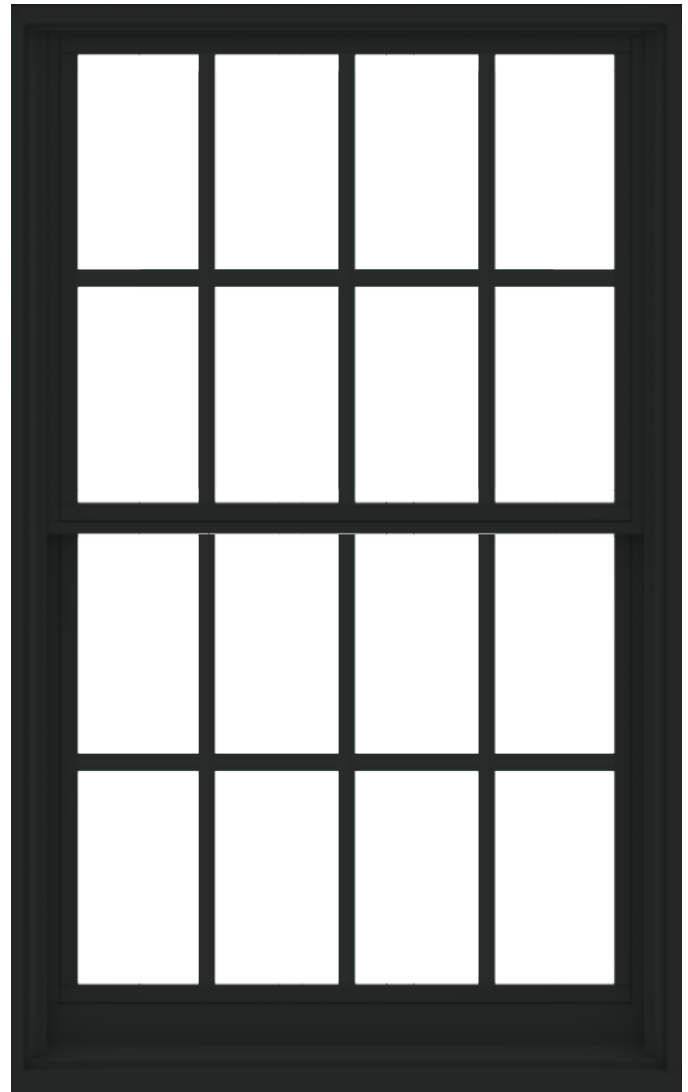
cc:

Steven Hyde, Esq. Coakley & Hyde, PLLC
John Chagnon, PE., Ambit Engineering

400 Series Double-Hung Window



Interior



Exterior

SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	400 Series Double-Hung Window
Product ID#	TW30410
Unit Width	37 5/8"
Unit Height	60 7/8"
Interior Color	Black
Glass	Low-E4® Glass

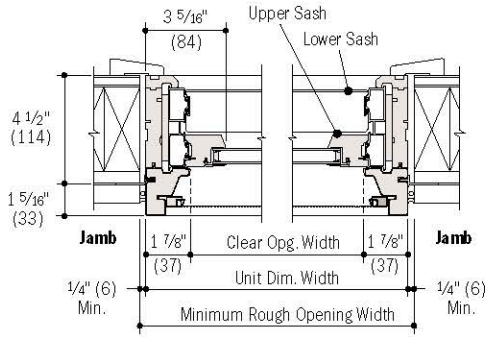
Hardware	Standard Lock and Keeper, Black
Optional Hardware	Classic Series™ Hand Lift, Black
Grille Pattern	Colonial
Grille Width	1"
Exterior Color	Black
Exterior Trim Profile	None
Exterior Trim Color	Black

* Distressed bronze and oil rubbed bronze are 'living' finishes that will change with time and use.

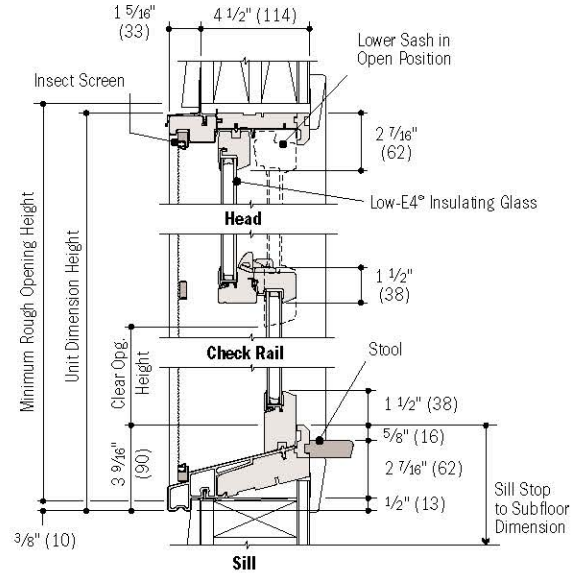
* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.

Tilt-Wash Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



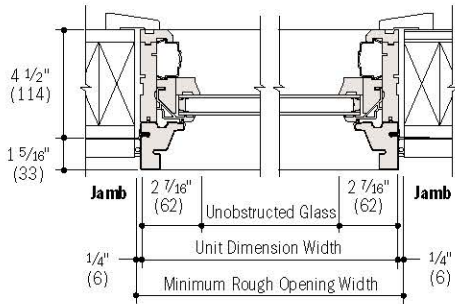
Horizontal Section



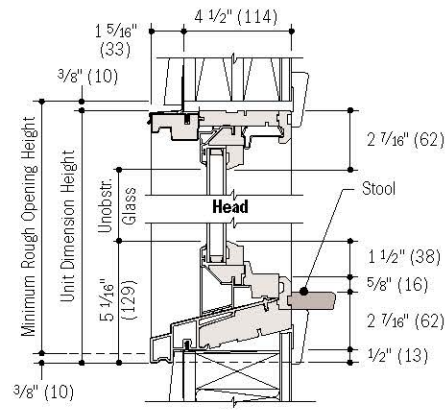
Vertical Section

Tilt-Wash Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



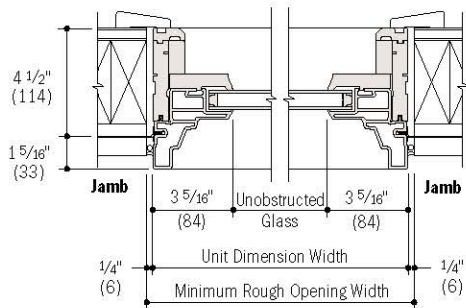
Horizontal Section



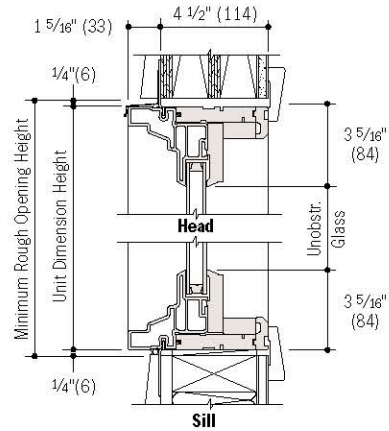
Vertical Section

Tilt-Wash Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.



Design Your Door



1
EDIT

2
EDIT

3



Smooth-Star®
S206

DOOR SUMMARY

[ORDER FINISH SAMPLES](#)

Project

DOOR TYPE

Entry

DOOR SIZE

3'0" x 7'0"

DOOR FINISH



Onyx

DOOR CONFIGURATION

Single

DOOR GLASS



Clear 1 Lite No Grid

FRAME FINISH



Onyx

ACCESSORIES

Heirloom Oil Rubbed Bronze Handleset

Included in Your Configured Product:

Door Configuration

Door Style

Glass Style



Smooth-Star®

S206

Up for Email on the latest from Ther



Clear 1 Lite No Grid

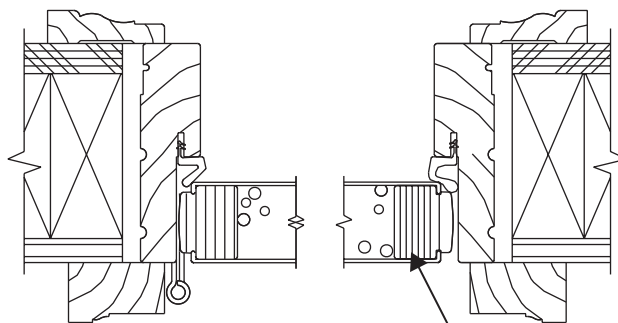
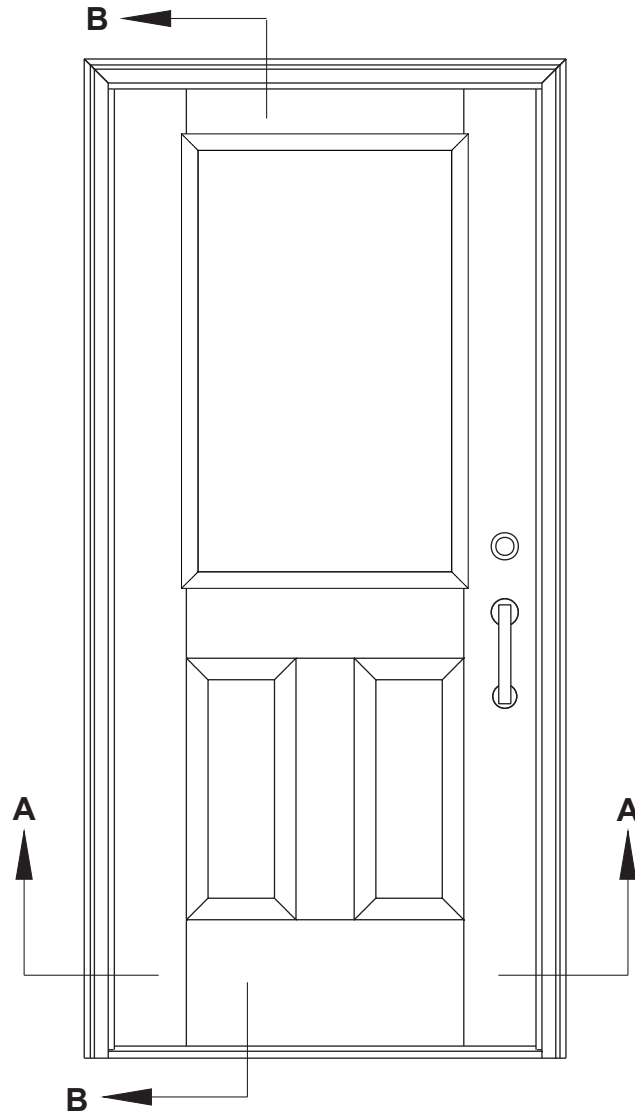
Finish Option



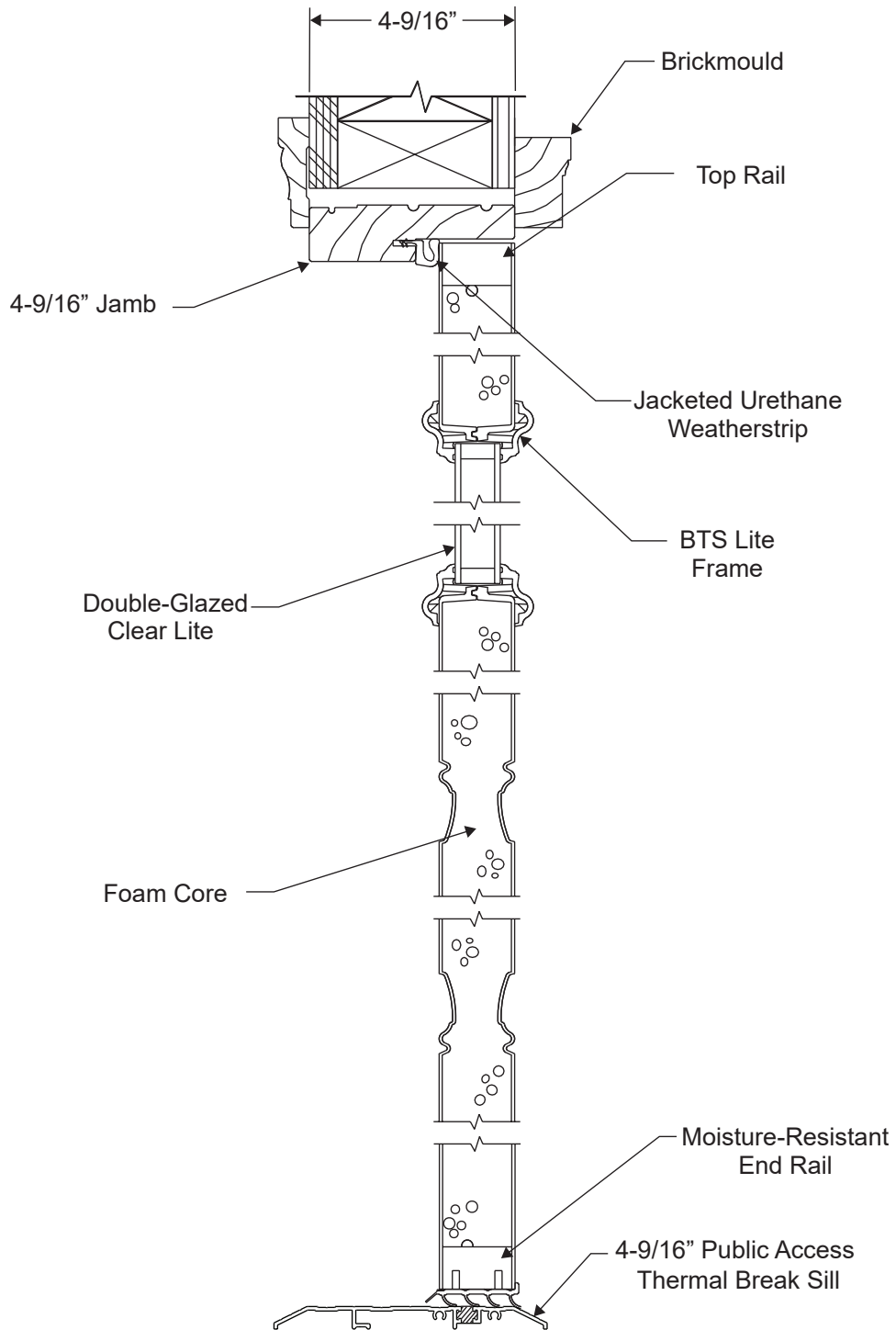
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6/8 Single Door, Outswing



SECTION A-A — Engineered Lumber Lock Stile Core



SECTION B-B



SATELLITE IMAGE

SOURCE: GOOGLE MAPS



AERIAL BIRDSEYE VIEW (FROM SOUTHEAST)

SOURCE: GOOGLE MAPS



AERIAL BIRDSEYE VIEW (FROM SOUTHEAST)

SOURCE: GOOGLE MAPS



UNIT 559-1 - FRONT (FROM SOUTHWEST)



FRONT (FROM SOUTHWEST)



FRONT (FROM SOUTH)



FRONT (FROM SOUTHEAST)



SIDE (FROM WEST)



REAR (FROM NORTHEAST)



REAR (FROM NORTH)



PARKING (EAST SIDE)



REAR (NORTHEAST SIDE)



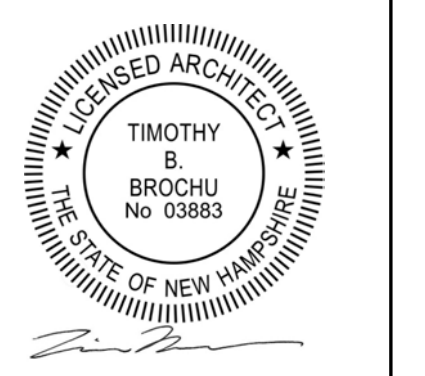
PARKING (EAST SIDE)



GARAGE (WEST SIDE)

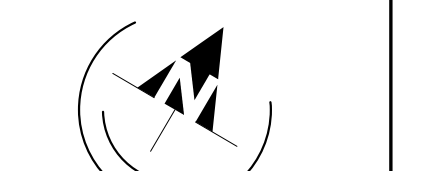


GARAGE (SOUTH SIDE)



NO.	REVISION	DATE

DATE ISSUED: 10/25/20
DATE REVISED:
DRAWN BY: Tim Brochu
SCALE: AT 22"x34" 12" = 1'-0"



A105

10/23/2020 10:30:45 PM

B

C

D

E

F

G

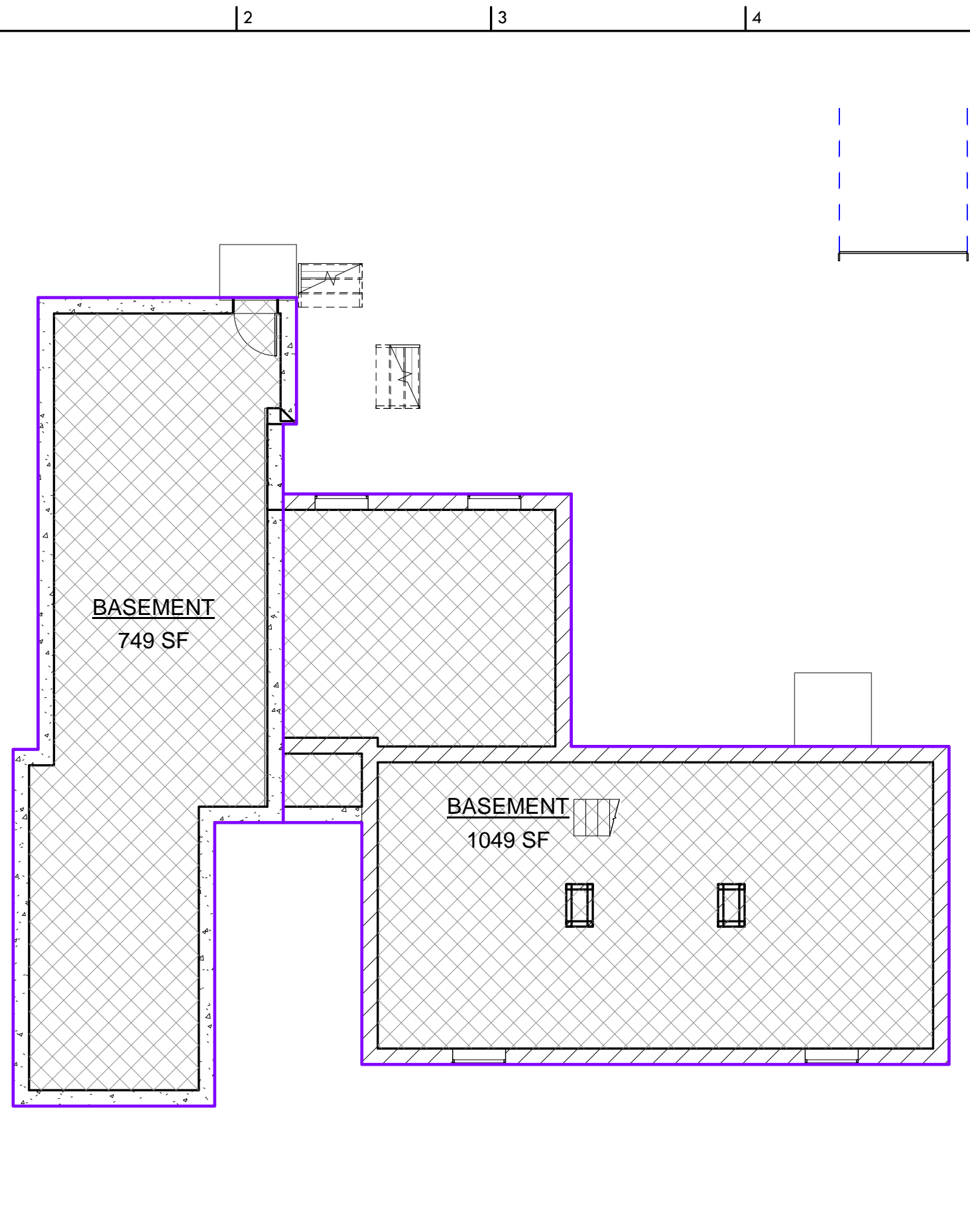
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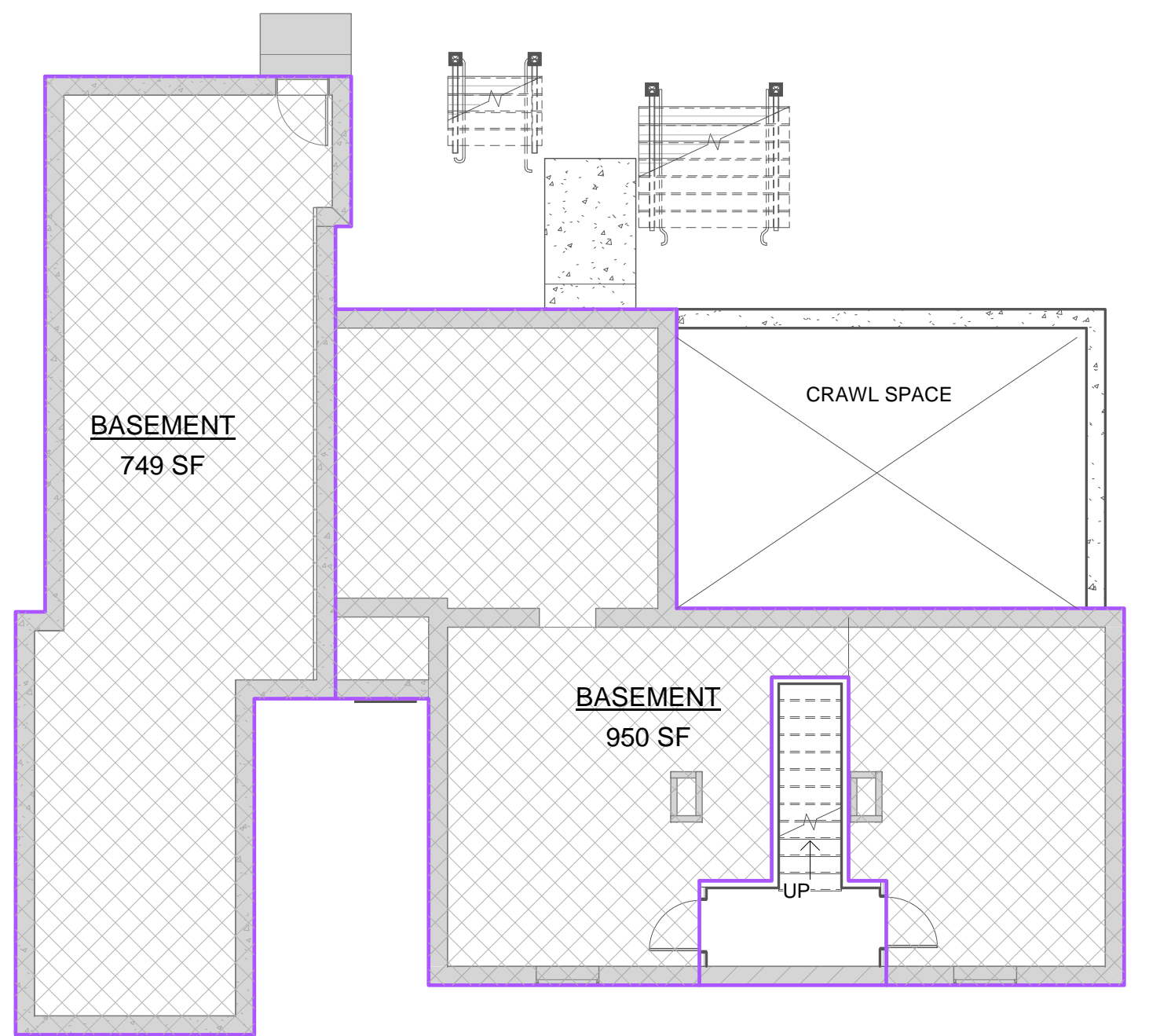
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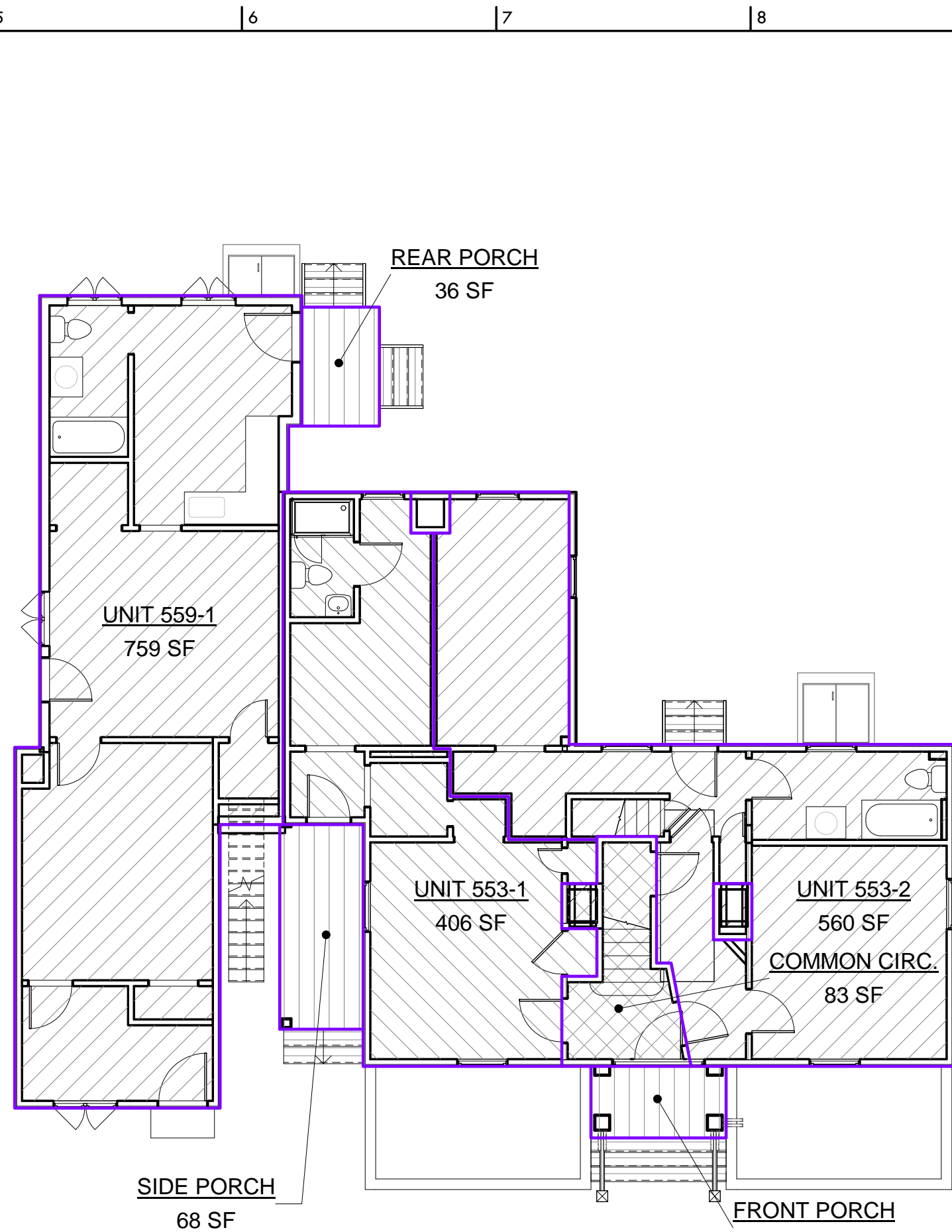
A105



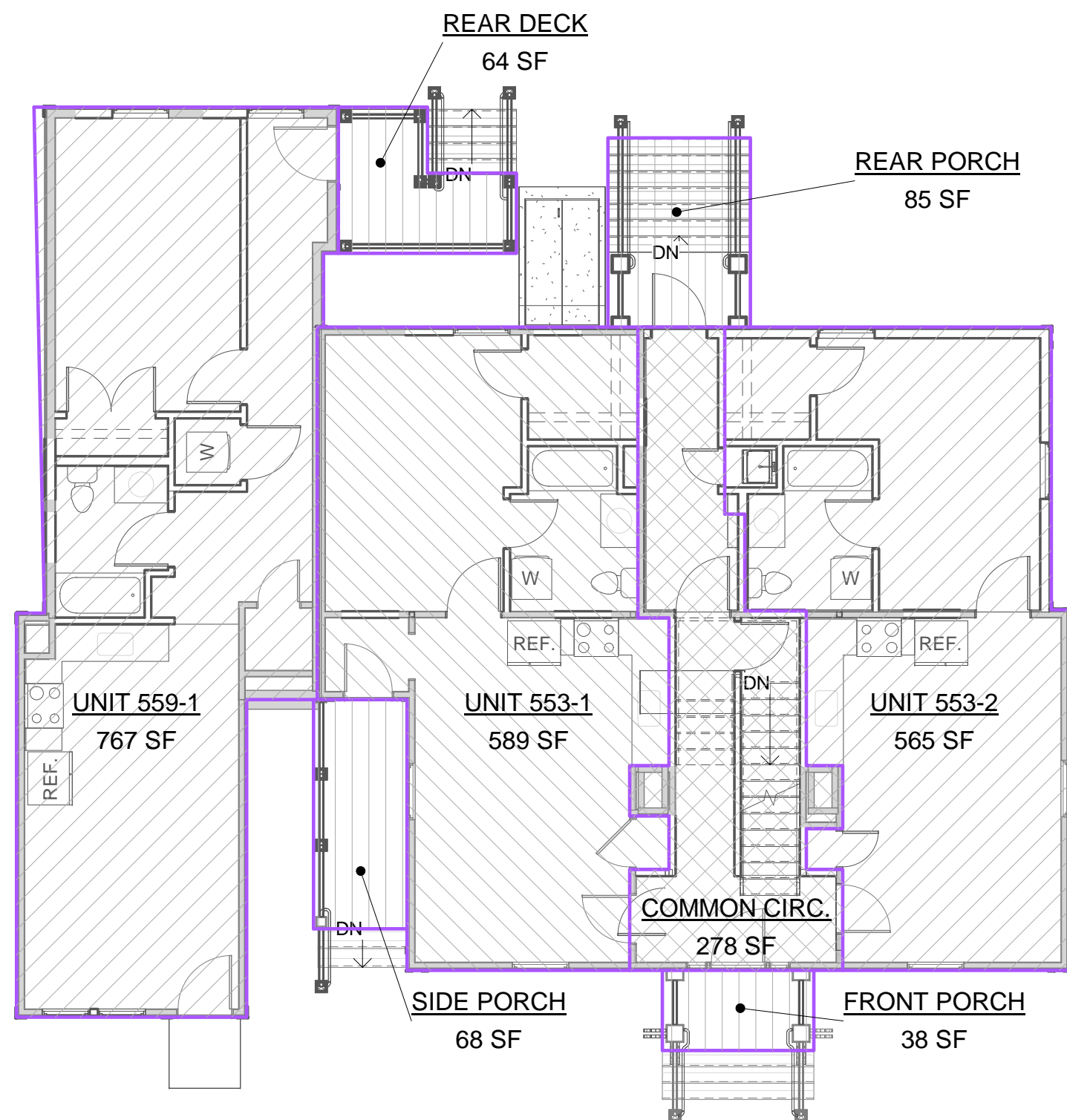
E1 AREA PLAN - BASEMENT - EXISTING
A105 1/8" = 1'-0"



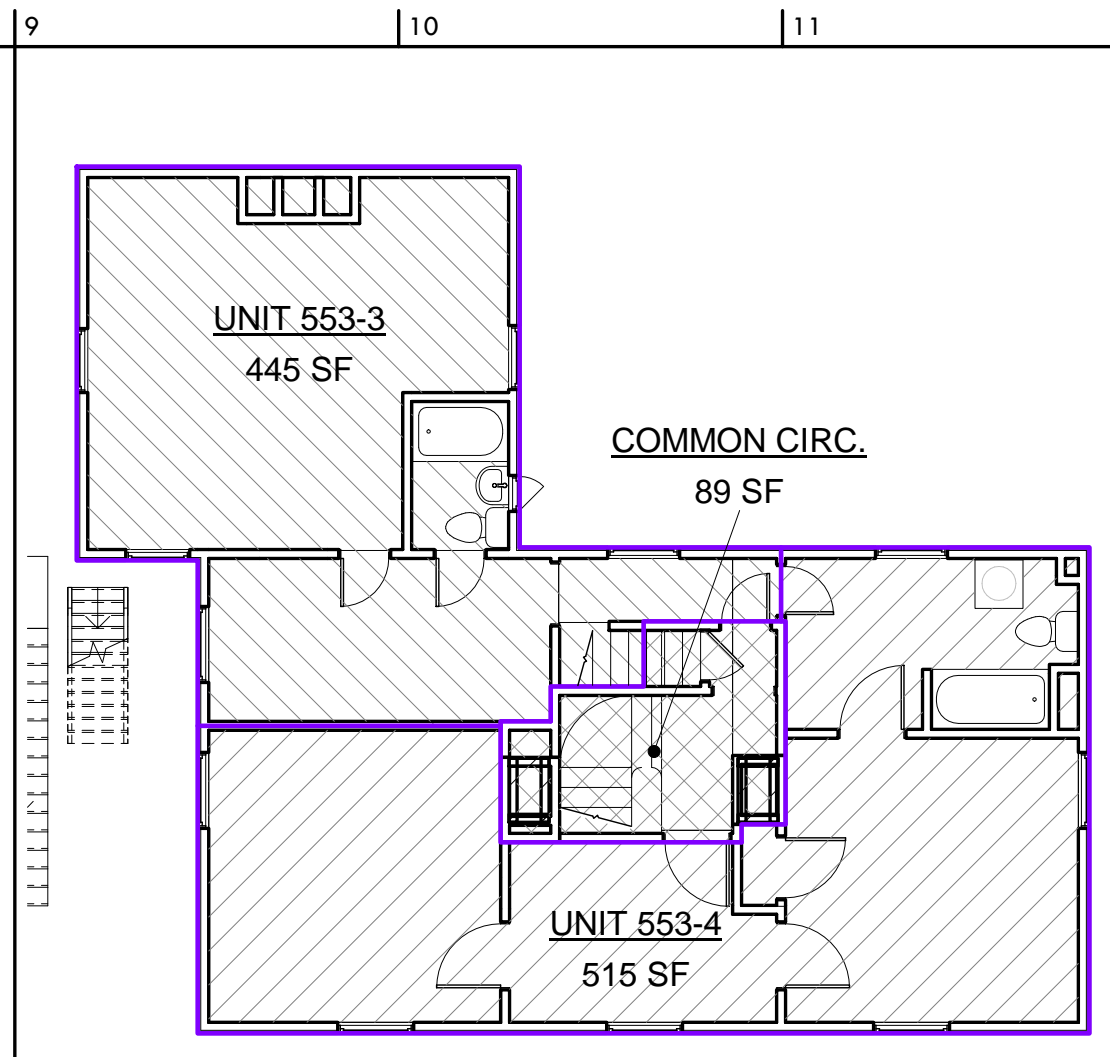
L1 AREA PLAN - BASEMENT - NEW WORK
A105 1/8" = 1'-0"



E5 AREA PLAN - FIRST FLOOR - EXISTING
A105 1/8" = 1'-0"



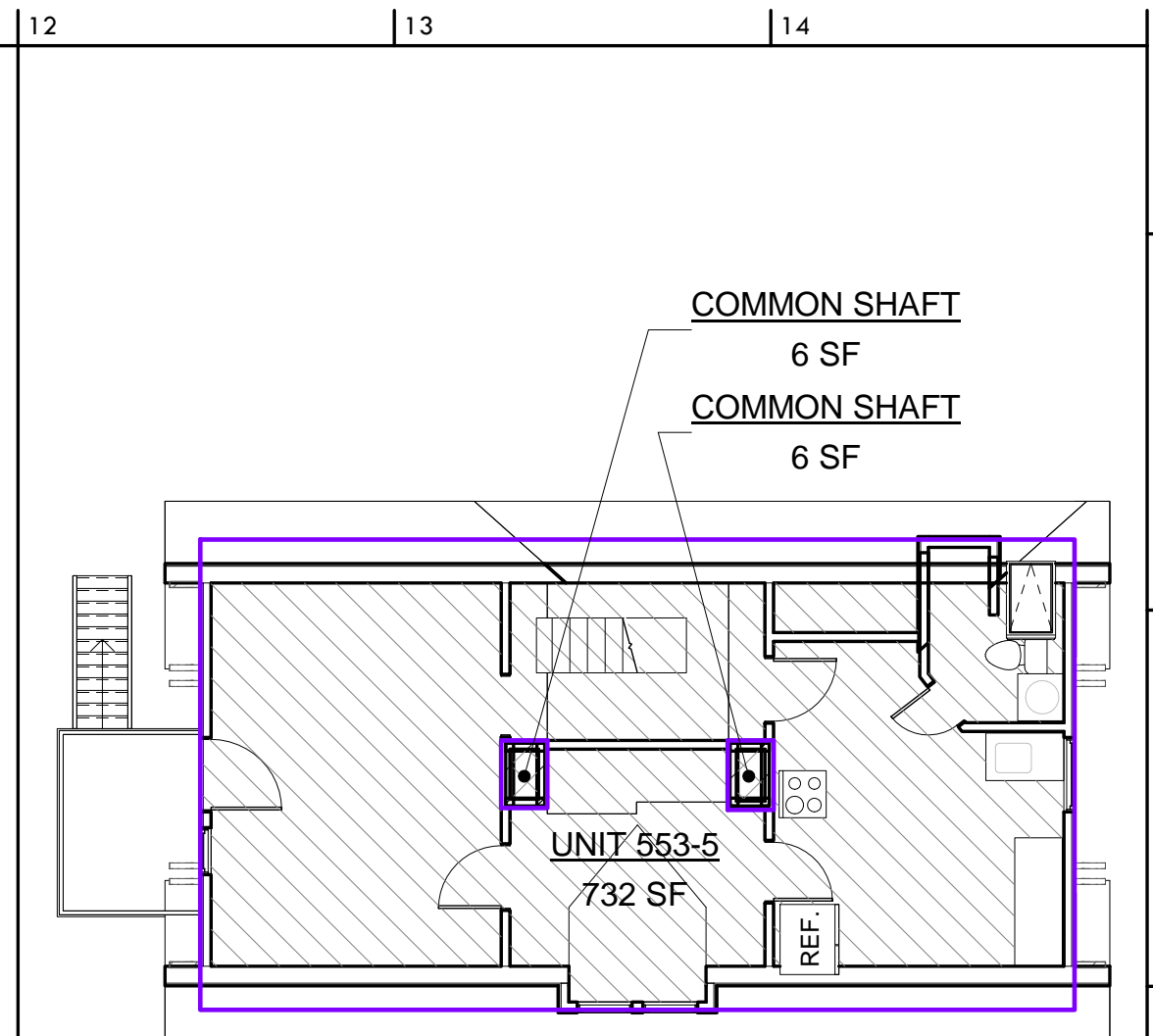
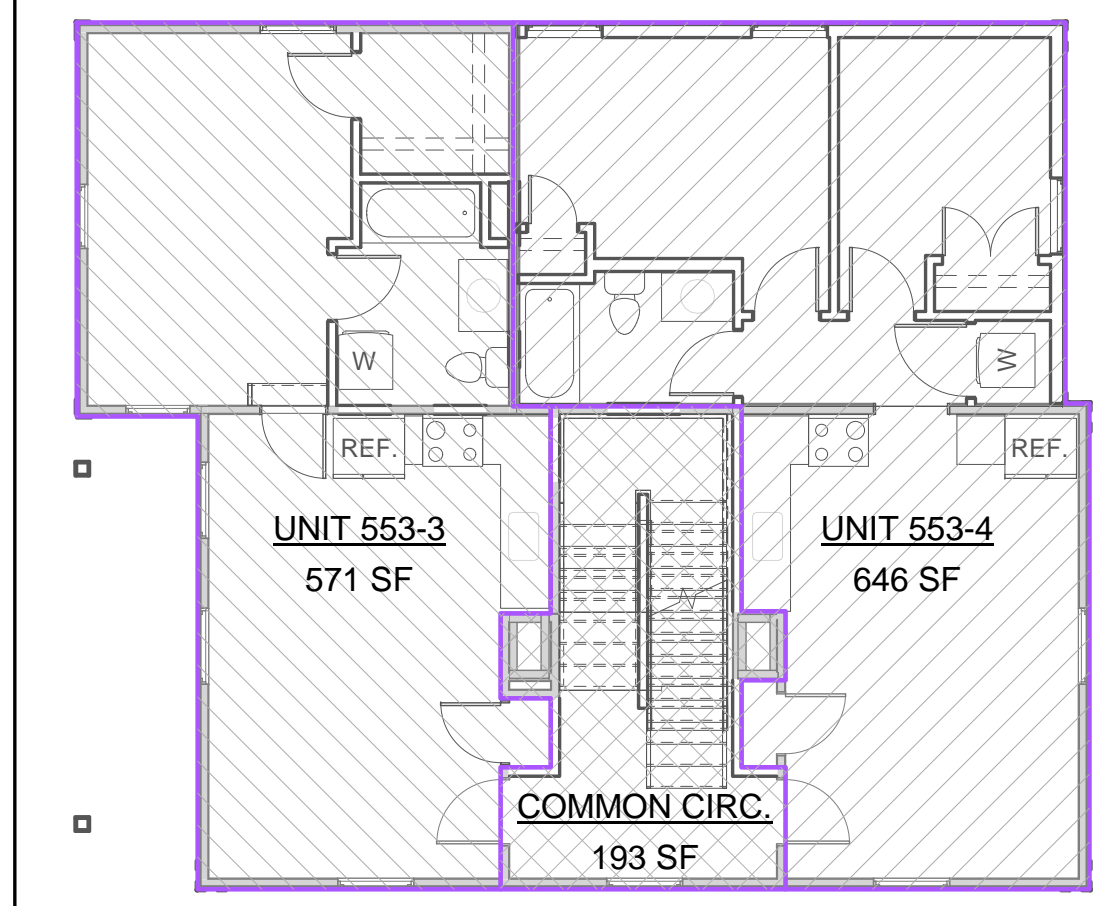
L5 AREA PLAN - FIRST FLOOR - NEW WORK
A105 1/8" = 1'-0"



C9 AREA PLAN - SECOND FLOOR - EXISTING
A105 1/8" = 1'-0"

Area Schedule (Gross Building - Existing)			
Name	Area	Zoning GFA	Comments
LEVEL A0.2 Basement			
BASEMENT	749 SF	0 SF	COMMON
BASEMENT	1049 SF	0 SF	COMMON
LEVEL A0.2 Basement	1798 SF	0 SF	
LEVEL A1 First Floor			
COMMON CIRC.	83 SF	83 SF	COMMON
FRONT PORCH	38 SF	38 SF	COMMON EXTERIOR
REAR PORCH	36 SF	0 SF	COMMON EXTERIOR
SIDE PORCH	68 SF	68 SF	COMMON EXTERIOR
UNIT 553-1	406 SF	406 SF	DWELLING UNIT - EFFICIENCY
UNIT 553-2	560 SF	560 SF	DWELLING UNIT - EFFICIENCY
UNIT 559-1	759 SF	759 SF	DWELLING UNIT - 1 BEDROOM
LEVEL A1 First Floor	1950 SF	1913 SF	
LEVEL A2 Second Floor			
COMMON CIRC.	89 SF	89 SF	COMMON
UNIT 553-3	445 SF	445 SF	DWELLING UNIT - EFFICIENCY
UNIT 553-4	515 SF	515 SF	DWELLING UNIT - 1 BEDROOM
LEVEL A2 Second Floor	1048 SF	1048 SF	
LEVEL A3 Third Floor			
COMMON SHAFT	6 SF	6 SF	COMMON
COMMON SHAFT	6 SF	6 SF	COMMON
UNIT 553-5	732 SF	732 SF	DWELLING UNIT - 1 BEDROOM
LEVEL A3 Third Floor	743 SF	743 SF	
Grand total	5540 SF	3705 SF	

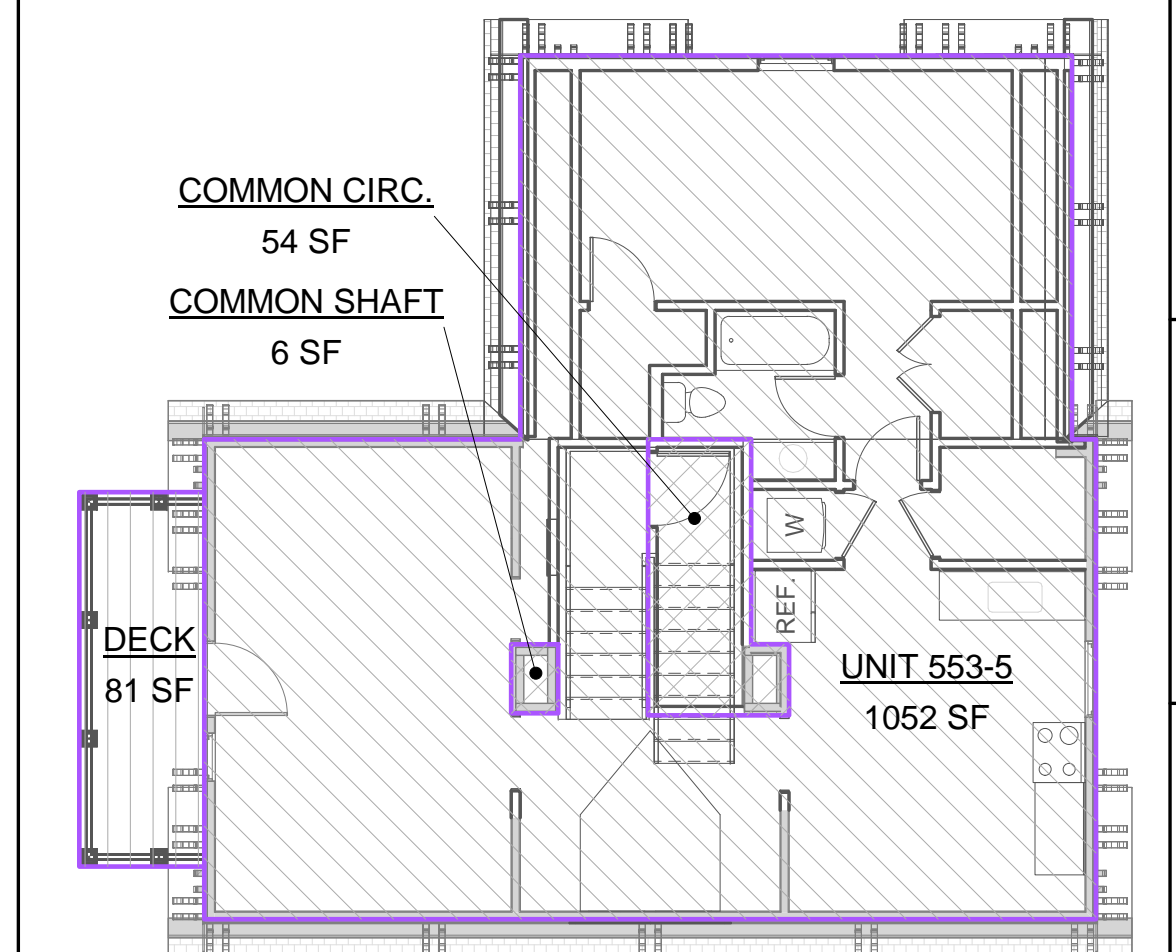
L9 AREA PLAN - SECOND FLOOR - NEW WORK
A105 1/8" = 1'-0"



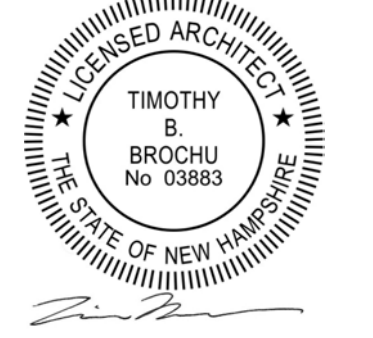
C12 AREA PLAN - THIRD FLOOR - EXISTING
A105 1/8" = 1'-0"

Area Schedule (Gross Building)			
Name	Area	Zoning GFA	Comments
Not Placed			
HABITABLE BASEMENT	Not Placed		COMMON
Not Placed	0 SF	0 SF	
LEVEL A0.2 Basement			
BASEMENT	950 SF	0 SF	COMMON
BASEMENT	749 SF	0 SF	COMMON
LEVEL A0.2 Basement	1699 SF	0 SF	
LEVEL A1 First Floor			
COMMON CIRC.	278 SF	278 SF	COMMON
FRONT PORCH	38 SF	38 SF	COMMON EXTERIOR
REAR DECK	64 SF	0 SF	COMMON EXTERIOR
REAR PORCH	85 SF	85 SF	COMMON EXTERIOR
SIDE PORCH	68 SF	68 SF	COMMON EXTERIOR
UNIT 553-1	589 SF	589 SF	DWELLING UNIT - 1 BEDROOM
UNIT 553-2	565 SF	565 SF	DWELLING UNIT - 1 BEDROOM
UNIT 559-1	767 SF	767 SF	DWELLING UNIT - 1 BEDROOM
LEVEL A1 First Floor	2454 SF	2390 SF	
LEVEL A2 Second Floor			
COMMON CIRC.	193 SF	193 SF	COMMON
UNIT 553-3	571 SF	571 SF	DWELLING UNIT - 1 BEDROOM
UNIT 553-4	646 SF	646 SF	DWELLING UNIT - 2 BEDROOM
LEVEL A2 Second Floor	1410 SF	1410 SF	
LEVEL A3 Third Floor			
COMMON CIRC.	54 SF	54 SF	COMMON
COMMON SHAFT	6 SF	6 SF	COMMON
DECK	81 SF	0 SF	
UNIT 553-5	1052 SF	1052 SF	DWELLING UNIT - 1 BEDROOM
LEVEL A3 Third Floor	1193 SF	1111 SF	
Grand total	6755 SF	4911 SF	

L12 AREA PLAN - THIRD FLOOR - NEW WORK
A105 1/8" = 1'-0"



NOT FOR CONSTRUCTION



553-559 Islington Street, LLC

553-559 ISLINGTON STREET REDEVELOPMENT

553 Islington Street
Portsmouth, NH 03801

NO.	REVISION	DATE

DATE ISSUED: 10/25/20
DATE REVISED:
DRAWN BY: Tim Brochu
SCALE: AT 22"x34" As indicated

KEY PLAN



NOT FOR CONSTRUCTION

SITE PLAN REVIEW

AREA PLANS - EXISTING & NEW WORK

A105

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553-559 ISLINGTON STREET REDEVELOPMENT

553-559 Islington Street, LLC

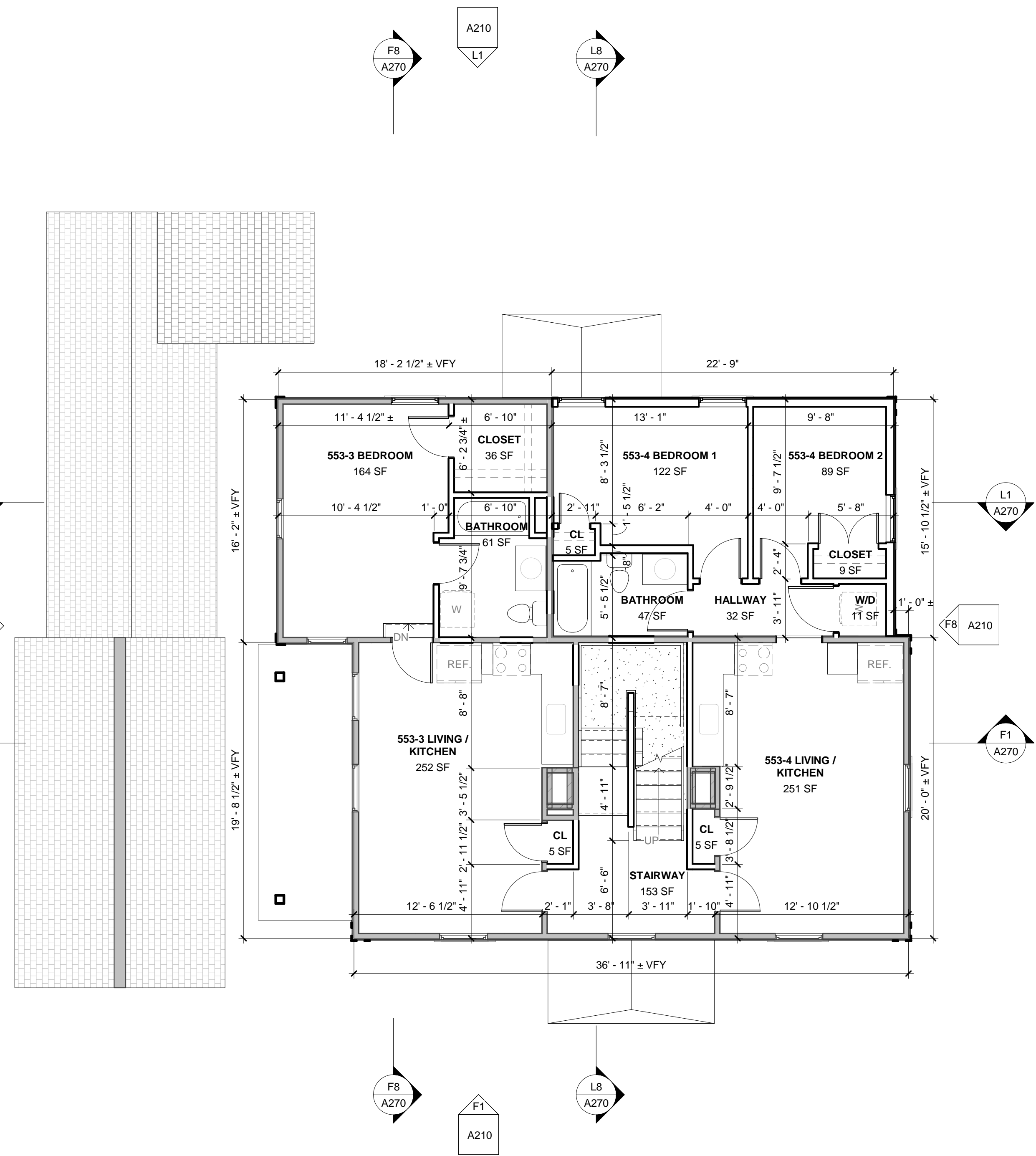
ISSUED: 10/25/20

SITE PLAN REVIEW

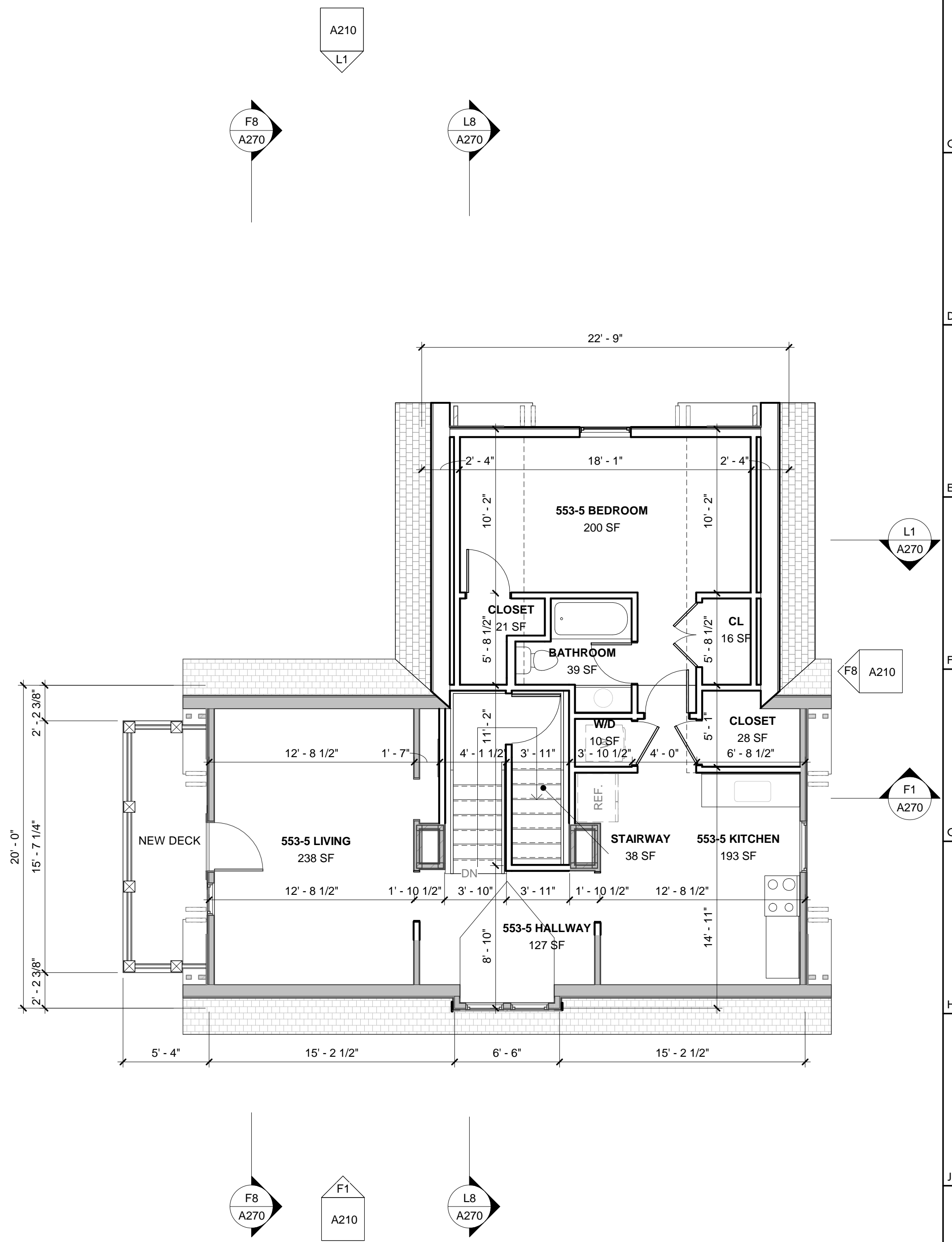
AREA PLANS - EXISTING & NEW WORK

A105

L1 FLOOR PLAN - SECOND FLOOR - NEW WORK
A121 3/16" = 1'-0"



L8 FLOOR PLAN - THIRD FLOOR - NEW WORK
A121 3/16" = 1'-0"



adra ARCHITECTURE LLC
6 School Street | Kittery Maine 03904
207-613-7036 | www.adraarchitecture.com

NOT FOR CONSTRUCTION

LICENSED ARCHITECT
TIMOTHY S. BROCHU
No. 03883
STATE OF NEW HAMPSHIRE

553-559 Islington Street, LLC

553-559 ISLINGTON STREET REDEVELOPMENT

553 Islington Street
Portsmouth, NH 03801

NO.	REVISION	DATE

DATE ISSUED: 10/25/20
DATE REVISED:
DRAWN BY: Tim Brochu
SCALE: AT 22"x34" As indicated

KEY PLAN

NOT FOR CONSTRUCTION

SITE PLAN REVIEW

FLOOR PLANS - SECOND FLOOR & THIRD FLOOR - NEW WORK

A231
10/23/2020 10:31:28 PM
A
B
C
D
E
F
G
H
I
J
K
L
C:\Users\stimb\Google Drive\553 Islington\Revit\553 Islington Drawings_200922_Revit.rvt
A231

EXISTING SOUTHEAST (FRONT) FACADE:



SOUTHEAST (FRONT) FACADE ELEVATION

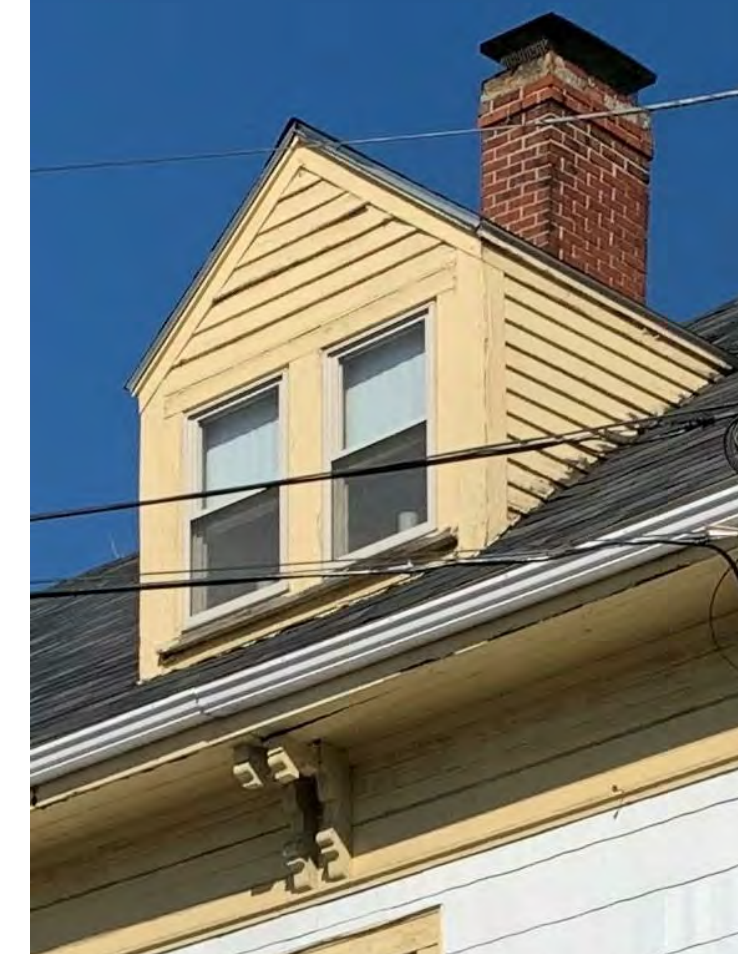
- GENERAL NOTES:**
 1. VERIFY ALL EXISTING DIMENSIONS IN FIELD
 2. REPLACE ALL SIDING WITH NEW CEDAR CLAPBOARD SIDING - SEE A234



UNIT 559-1 FACADE:



THIRD FLOOR DORMER:



SIDE PORCH COLUMN:



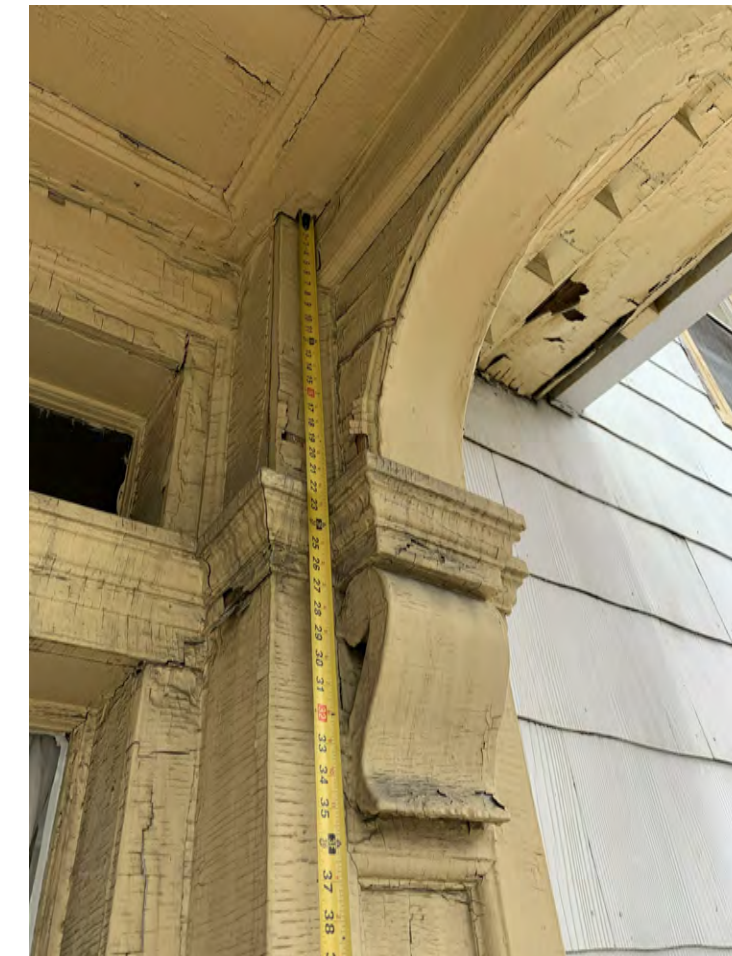
SIDE PORCH:



FRONT ENTRY CANOPY:



REPAIR / REPLACE ROTTED WOOD AS NEEDED TO MATCH EXISTING WOODWORK



EXISTING WROUGHT IRON FENCE:



REPAIR AND PAINT

A231
553-559 Islington Street, LLC
553-559 Islington Street, LLC
REVISION: 10/25/20
ISSUED: 10/25/20
SOUTHEAST (FRONT) FACADE ELEVATION ANISITE PLAN REVIEW
A231

adra ARCHITECTURE LLC
 6 School Street | Kittery, Maine 03904
 207-613-7036 | www.adraarchitecture.com

NOT FOR CONSTRUCTION

LICENSED ARCHITECT
 TIMOTHY S. BROCHU
 No. 03883
 STATE OF NEW HAMPSHIRE

553-559 Islington Street, LLC

553-559 ISLINGTON STREET REDEVELOPMENT

553 Islington Street
 Portsmouth, NH 03801

NO.	REVISION	DATE
1	Markups	10/25/20

DATE ISSUED: 10/25/20
 DATE REVISED: 10/25/20
 DRAWN BY: Author
 SCALE: As indicated

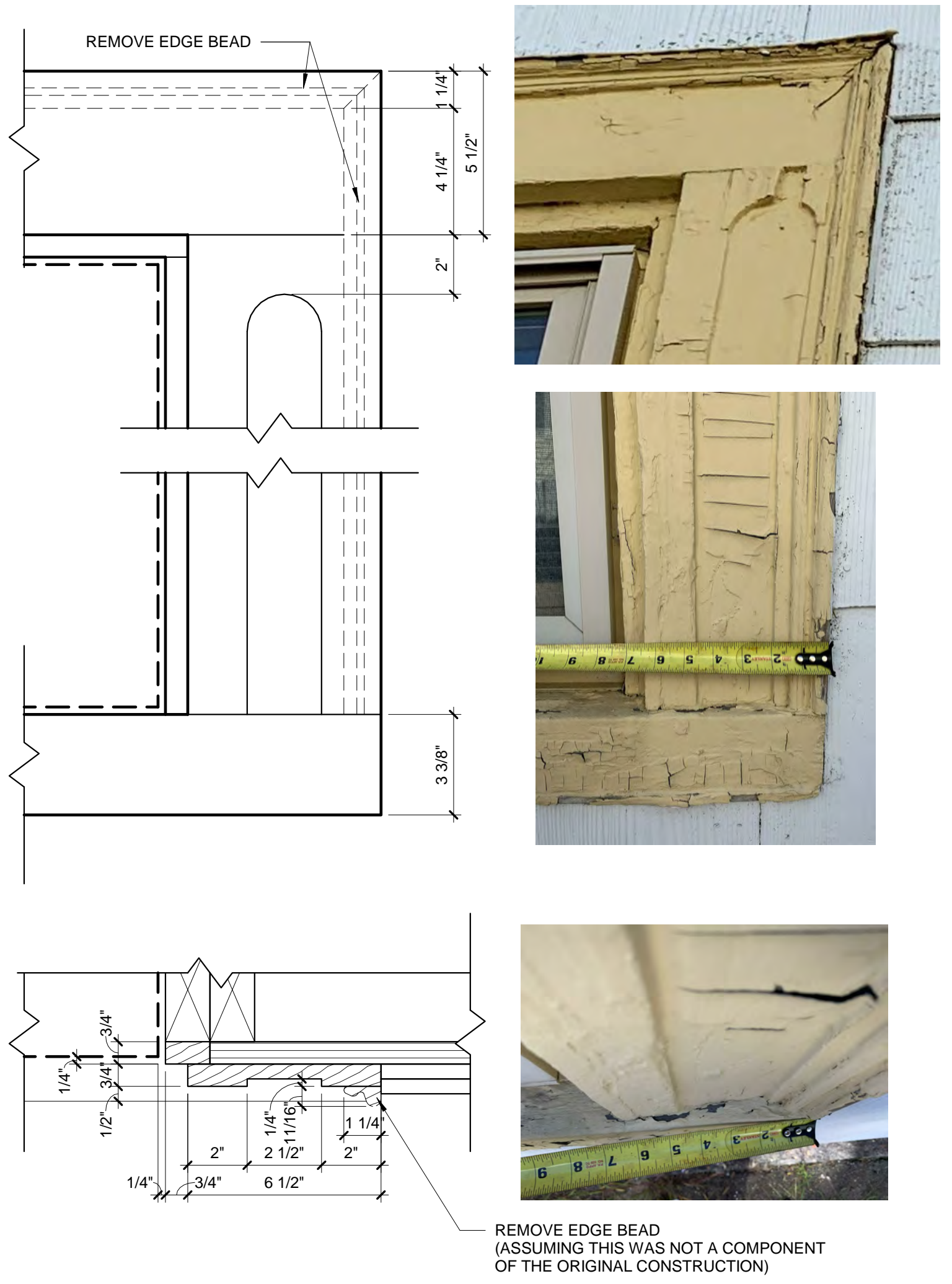
KEY PLAN

SITE PLAN REVIEW

SOUTHEAST (FRONT) FACADE ELEVATION AND DETAILS

A231

TYPICAL WINDOW TRIM PROFILE
NEW AND REPLACED PAINTED WOOD TRIM TO MATCH EXISTING PROFILES



EXISTING NORTHEAST (RIGHT SIDE) FACADE:

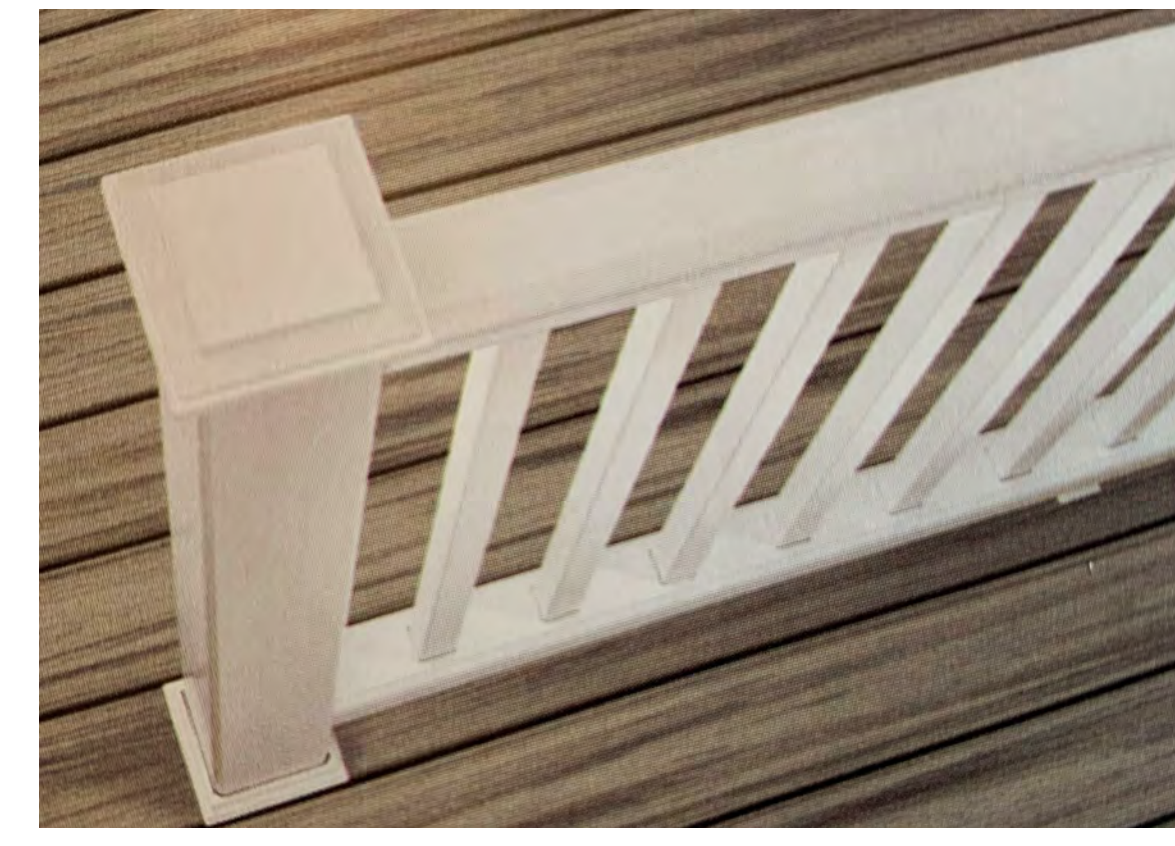


NORTHEAST (RIGHT SIDE) FACADE ELEVATION

GENERAL NOTES:
 1. VERIFY ALL EXISTING DIMENSIONS IN FIELD
 2. REPLACE ALL SIDING WITH NEW CEDAR CLAPBOARD SIDING - SEE A234



COMPOSITE RAILINGS: "TREX TRANSCEND" SERIES
WITH COMPONENTS AS SHOWN.



3A. CROWN TOP RAIL
ACTUAL LENGTH:
 • 6' Rail: 67.5" (171 cm)
 • 8' Rail: 91.5" (232 cm)

Horizontal rail attached to the top of the balusters and the posts

3A/3B. TRANSCEND UNIVERSAL TOP/BOTTOM RAIL
ACTUAL LENGTH:
 • 6' Rail: 67.5" (171 cm)
 • 8' Rail: 91.5" (232 cm)

Horizontal rail attached to both the top and bottom of the balusters and the posts; the top rail portion serves as base for the installation of a deck board that acts as a cocktail rail

2A. FLAT POST SLEEVE CAP
ACTUAL EXTERNAL DIMENSIONS:
 4" x 4" x 4.55" x 4.55" (115 mm x 115 mm)

12 per box. Cap topping each post is the decorative finish that also withstands the weather.

2B. POST SLEEVE SKIRT
ACTUAL EXTERNAL DIMENSIONS:
 4" x 4" x 4.55" x 4.55" (115 mm x 115 mm)

12 per box. Finishing piece at the base of the post that covers any cuts where the decking and railing meet. Usually coordinates with the cap.

6" Available in Classic White only.

1.4" POST SLEEVE
4" X 4" X 39"/108"
ACTUAL EXTERNAL DIMENSIONS:
 • 4.45" x 4.45" x 40" (113 mm x 113 mm x 101 cm)
 • 4.45" x 4.45" x 108" (113 mm x 113 mm x 274 cm)

Fits over 4"x4" Pressure-Treated Post

4. SQUARE BALUSTER
ACTUAL DIMENSIONS:
 36" Rail Height: 1.418" x 1.418" x 36.375" (36 mm x 36 mm x 923 mm)

16 per pack
 Vertical rungs—sometimes called spindles—that fill the space between posts

COLOR OF ALL COMPOSITE RAILING COMPONENTS: TREX "GRAVEL PATH"

adra ARCHITECTURE LLC
 6 School Street | Kittery, Maine 03904
 207-613-7036 | www.adraarchitecture.com

NOT FOR CONSTRUCTION

LICENSED ARCHITECT
 TIMOTHY G. BROCHU
 No. 03883
 STATE OF NEW HAMPSHIRE

553-559 Islington Street, LLC

553-559 ISLINGTON STREET REDEVELOPMENT

553 Islington Street
 Portsmouth, NH 03801

NO.	REVISION	DATE
1	Markups	10/25/20

DATE ISSUED: 10/25/20
 DATE REVISED: 10/25/20
 DRAWN BY: Author
 SCALE: As indicated

KEY PLAN

SITE PLAN REVIEW

NORTHEAST (RIGHT SIDE) FACADE ELEVATION AND DETAILS

A232

EXISTING NORTHWEST (REAR) FACADE:



INSPIRATION FOR DOOR DESIGN:



FRONT EXTERIOR DOORS: CUSTOM WOOD DOORS, FIELD PAINTED

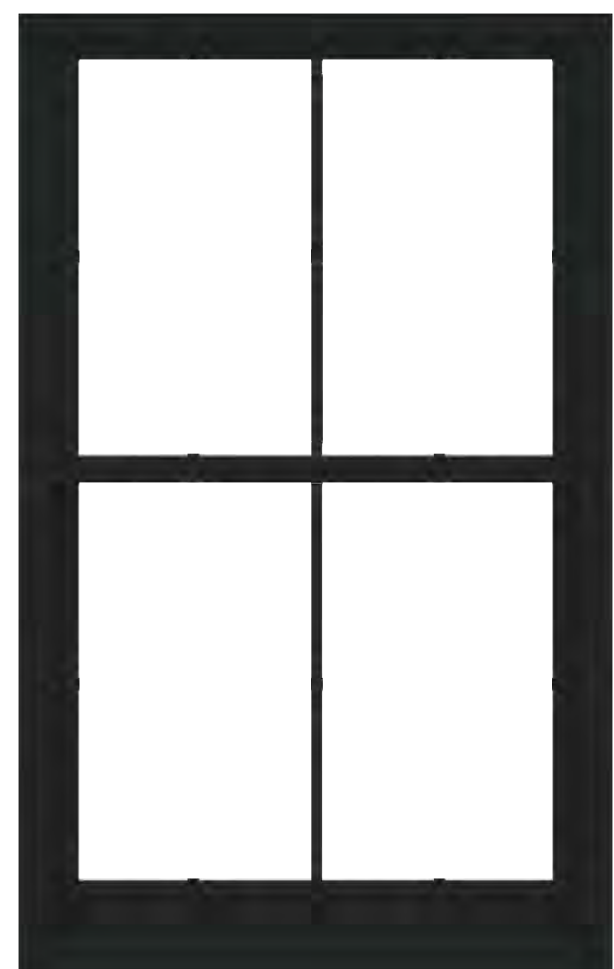
REAR EXTERIOR DOORS: "THERMA-TRU SMOOTH-STAR" FIBERGLASS COLOR: THERMA-TRU "ONYX"

1/2 GLASS ENTRY DOOR: CLEAR GLASS LITES: 2 LITES (2Wx1H) GRILLES: SIMULATED DIVIDED LITES WITH GRILLES BETWEEN GLASS

WINDOWS: "ANDERSEN 400 SERIES" DOUBLE-HUNG EXTERIOR COLOR: BLACK GRILLES: 2 OVER 2, FULL DIVIDED LITE ORIGINAL 2 OVER 2 WINDOW, PAINTED BLACK

EXISTING "HARVEY" VINYL WINDOW, 6 OVER 6 GRILLES BETWEEN GLASS

EXTERIOR LIGHT FIXTURES: "PROGRESS LIGHTING ENDORSE" LED CONSTRUCTION: DIE-CAST ALUMINUM / CLEAR GLASS FINISH: BLACK POWDER-COAT PAINT



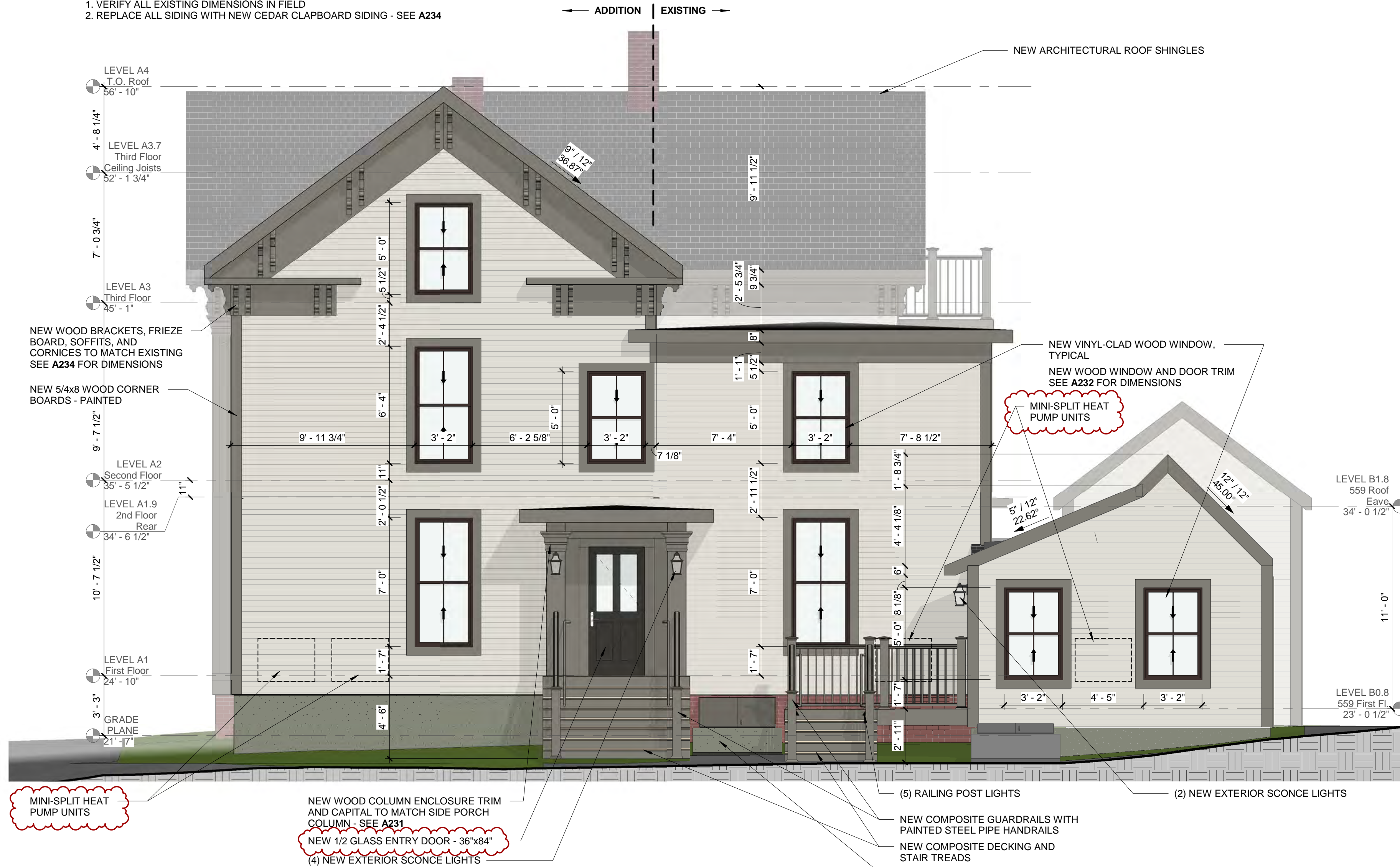
Dimensions: PENDANT: P6526-3130K9 Square: 8-3/4" Height: 12" Overall Ht. W/Chain Or Stem: 101"



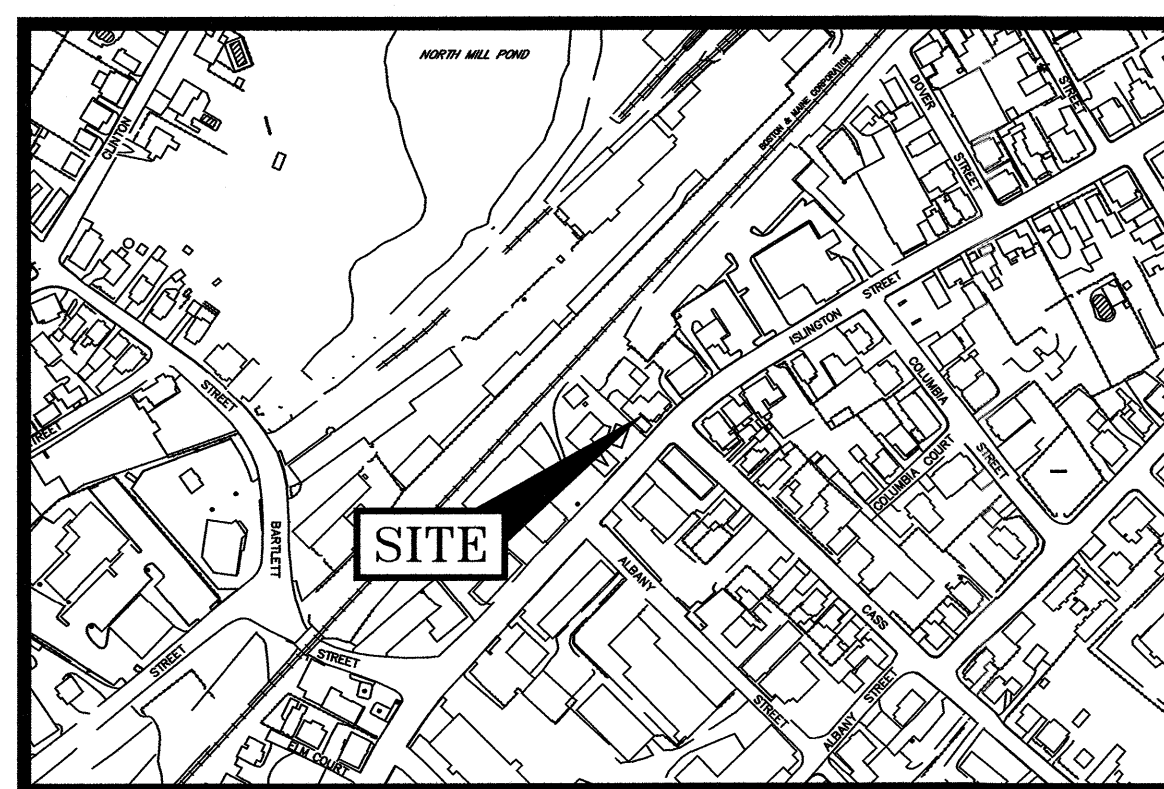
Dimensions: SCONCE: P6056-3130K9 Width: 6-3/4" Height: 12" Depth: 7-5/8" H/CTR: 3-1/4"

NORTHWEST (REAR) FACADE ELEVATION

GENERAL NOTES: 1. VERIFY ALL EXISTING DIMENSIONS IN FIELD 2. REPLACE ALL EXISTING SIDING WITH NEW CEDAR CLAPBOARD SIDING - SEE A234



Project information including dra ARCHITECTURE LLC logo, license information for Timothy G. Brochu, project name '553-559 ISLINGTON STREET REDEVELOPMENT', address '553-559 Islington Street, LLC', and a revision table.



LOCATION MAP SCALE 1"=300'

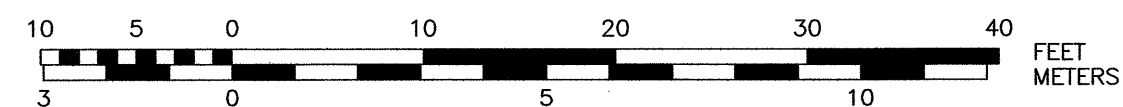
LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- REGISTRY OF DEEDS
- MAP 11 / LOT 21
- BOUNDARY
- SETBACK
- RAILROAD SPIKE FOUND
- IRON ROD/PIPE FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- RAILROAD SPIKE SET
- IRON ROD SET
- DRILL HOLE SET
- GRANITE BOUND SET
- SEWER LINE
- GAS LINE
- D STORM DRAIN
- W WATER LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC/WIRES
- CONTOUR
- 100 SPOT ELEVATION
- 97x3 EDGE OF PAVEMENT (EP)
- WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- GAS SHUT OFF
- WATER SHUT OFF/CURB STOP
- GATE VALVE
- HYD HYDRANT
- METER (GAS, WATER, ELECTRIC)
- CATCH BASIN
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- AIR CONDITIONER UNIT
- SIGNS
- AC ASBESTOS CEMENT PIPE
- CI CAST IRON PIPE
- CMP CORRUGATED METAL PIPE
- CMU CONCRETE MASONRY UNIT
- COP COPPER PIPE
- DI DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- VC VITRIFIED CLAY PIPE
- EL ELEVATION
- EP EDGE OF PAVEMENT
- F.F. FINISHED FLOOR
- INV. INVERT
- TBM TEMPORARY BENCHMARK
- TYP. TYPICAL
- VCC/SGC VERTICAL/SLOPED GRANITE CURB
- CCB CAPE COD BERM
- LSA LANDSCAPED AREA

LENGTH TABLE

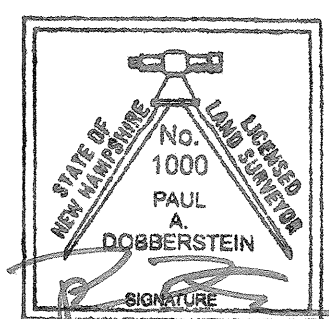
LINE	BEARING	DISTANCE
L1	S42°12'30"W	1.67'

GRAPHIC SCALE



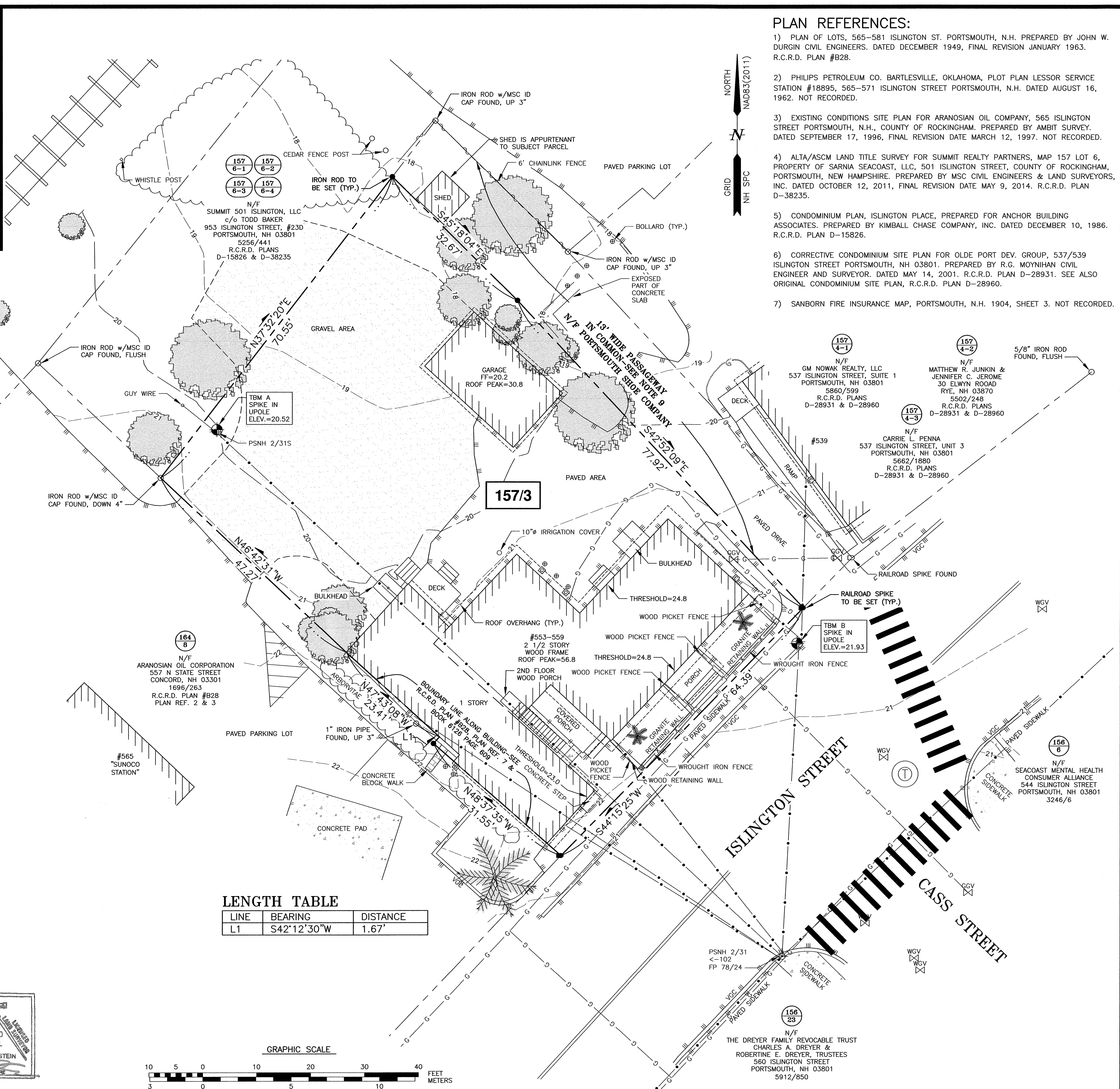
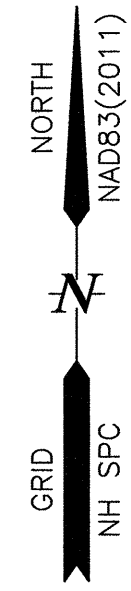
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A DOBBERSTEIN, LLS DATE



PLAN REFERENCES:

- 1) PLAN OF LOTS, 565-581 ISLINGTON ST. PORTSMOUTH, N.H. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. DATED DECEMBER 1949, FINAL REVISION JANUARY 1963. R.C.R.D. PLAN #B28.
- 2) PHILIPS PETROLEUM CO. BARTLESVILLE, OKLAHOMA, PLOT PLAN LESSOR SERVICE STATION #18895, 565-571 ISLINGTON STREET PORTSMOUTH, N.H. DATED AUGUST 16, 1962. NOT RECORDED.
- 3) EXISTING CONDITIONS SITE PLAN FOR ARANOSIAN OIL COMPANY, 565 ISLINGTON STREET PORTSMOUTH, N.H., COUNTY OF ROCKINGHAM. PREPARED BY AMBIT SURVEY. DATED SEPTEMBER 17, 1996, FINAL REVISION DATE MARCH 12, 1997. NOT RECORDED.
- 4) ALTA/ASCM LAND TITLE SURVEY FOR SUMMIT REALTY PARTNERS, MAP 157 LOT 6, PROPERTY OF SARNIA SEACOAST, LLC, 501 ISLINGTON STREET, COUNTY OF ROCKINGHAM, PORTSMOUTH, NEW HAMPSHIRE. PREPARED BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC. DATED OCTOBER 12, 2011, FINAL REVISION DATE MAY 9, 2014. R.C.R.D. PLAN D-38235.
- 5) CONDOMINIUM PLAN, ISLINGTON PLACE, PREPARED FOR ANCHOR BUILDING ASSOCIATES. PREPARED BY KIMBALL CHASE COMPANY, INC. DATED DECEMBER 10, 1986. R.C.R.D. PLAN D-15826.
- 6) CORRECTIVE CONDOMINIUM SITE PLAN FOR OLDE PORT DEV. GROUP, 537/539 ISLINGTON STREET PORTSMOUTH, NH 03801. PREPARED BY R.G. MOYNIHAN CIVIL ENGINEER AND SURVEYOR. DATED MAY 14, 2001. R.C.R.D. PLAN D-28931. SEE ALSO ORIGINAL CONDOMINIUM SITE PLAN, R.C.R.D. PLAN D-28960.
- 7) SANBORN FIRE INSURANCE MAP, PORTSMOUTH, N.H. 1904, SHEET 3. NOT RECORDED.



AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9202
 Fax (603) 436-2816

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 157 AS LOT 3.
 - 2) OWNER OF RECORD:
 553-559 ISLINGTON STREET, LLC
 553-559 ISLINGTON STREET
 PORTSMOUTH, NH 03801
 6126/609
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
 - 4) EXISTING LOT AREA:
 7,207 S.F.
 0.1655 ACRES
 - 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 LIMITED 2 (CD4-L2) AND LIES WITHIN THE HISTORIC DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS:
 SEE ZONING ORDINANCE
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 157 LOT 3 IN THE CITY OF PORTSMOUTH.
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').
 - 9) SUBJECT PARCEL BENEFITS FROM RIGHTS IN COMMON WITH OTHERS TO A 13 FT. WIDE PASSAGE WAY. PROPERTIES SHOWN HEREON AS LOT 157/3, 157/4, AND 157/6 WERE ORIGINALLY CREATED FROM A PARENT PARCEL MADE UP OF SEVERAL PARCELS OWNED BY THE PORTSMOUTH SHOE COMPANY. CONVEYANCES FROM THE PORTSMOUTH SHOE COMPANY TO THE ORIGINAL OWNERS OF THE FOREMENTIONED PROPERTIES REFERENCE THE PASSAGEWAY AND RIGHTS THEREIN, BUT NO CONVEYANCE OF THE PASSAGEWAY ITSELF FROM THE PORTSMOUTH SHOE COMPANY WAS FOUND. OWNERSHIP OF THE PASSAGEWAY HAS NOT BEEN DETERMINED. SEE R.C.R.D. BOOK 607 PAGE 112 (SUBJECT PARCEL), BOOK 637 PAGE 62 (LOT 157/4), AND BOOK 700 PAGE 69 (LOT 157/6).

PROPERTY REDEVELOPMENT
553-559 ISLINGTON, LLC
553-559 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/20/20
REVISIONS		

SCALE 1"=10' JULY 2020

EXISTING CONDITIONS PLAN **C1**

IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1880	2291
GARAGE	304	0
BULKHEAD	40	38
CONCRETE	39	153
STAIRS/PORCH	137	209
PAVEMENT	1436	3,112
GRAVEL	2289	N/A
TOTAL	6,125	5,803
LOT SIZE	7,207	7,207
% LOT COVERAGE	85.0%	80.5%

NOTE: DUE TO THE DECREASE IN IMPERVIOUS AREA, NO CHANGE IN RUN-OFF IS EXPECTED.

DEVELOPMENT STANDARDS:

CD4-L2: CHARACTER DISTRICT 4-LIMITED
BUILDING PLACEMENT (PRINCIPLE):

	REQUIRED	EXISTING	PROPOSED
MAX. PRINCIPLE FRONT YARD:	15 FEET	3 FEET	3 FEET
MAX. SECONDARY FRONT YARD:	12 FEET	NA	NA
MIN. SIDE YARD:	5-20 FEET	0 FEET	0 FEET
MIN. REAR YARD:	5 FEET	48 FEET	48 FEET
FRONT LOT LINE BUILDOUT:	60%-80%	92%	92%

BUILDING TYPES:
ALLOWED BUILDING TYPES: HOUSE, DUPLEX, ROWHOUSE, APARTMENT BUILDING, LIVE/WORK BUILDING

ALLOWED FACADE TYPE: PORCH, STOOP, STEP, FORECOURT, RECESSED-ENTRY, DOORYARD

BUILDING FORM:

	35 FEET	31.0 FEET	31.0 FEET
MAX. STRUCTURE HEIGHT:	35 FEET	31.0 FEET	31.0 FEET
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE:	35 FEET	31.0 FEET	31.0 FEET
SIDEWALK GRADE:	36 IN. MAX	30/12 IN.	30/12 IN.
MIN. GROUND STORY HEIGHT:	11 FEET	10'-7 1/2"	10'-7 1/2"
FACADE GLAZING:	20-40%	16%	16%
ROOF TYPE: FLAT, GABLE, HIP, GAMBREL, MANSARD			

LOT OCCUPATION:

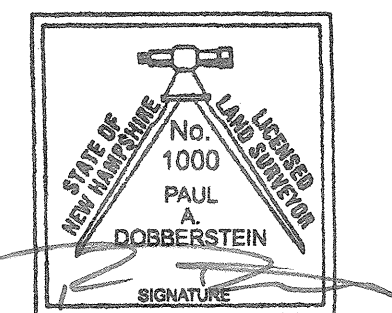
	80 FEET	41 FEET	41 FEET
MAX. BUILDING BLOCK:	80 FEET	41 FEET	41 FEET
MAX. FACADE MOD. LENGTH:	50 FEET	36'11"	36'11"
MIN. ENTRANCE SPACING:	NR		
MAX. BUILDING COVERAGE:	60%	28%	35%
MAX. BUILDING FOOTPRINT:	2,500 SF	2188SF	2500 SF
MIN. LOT AREA:	3,000 SF	7,207 SF	7,207 SF
MIN. LOT AREA/DWELLING:	3,000 SF	1,201 SF	1,201 SF
MIN. OPEN SPACE COVERAGE:	25%	15%	19.5%
MAX. GROUND FLOOR GFA/USE:	NR		

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A DOBBERSTEIN, LLS

DATE

7/21/2020



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.

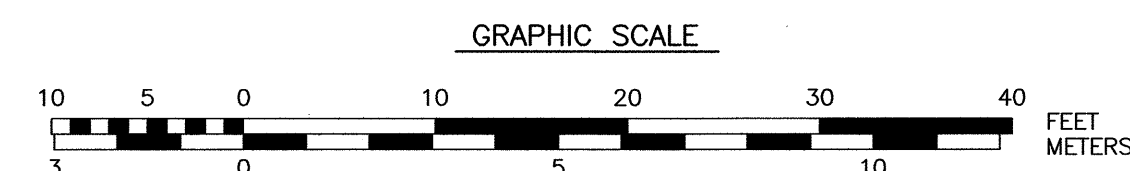
A. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

B. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



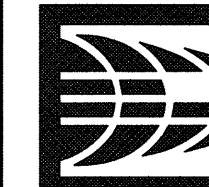
VARIANCES GRANTED:

A VARIANCE FROM SECTION 10.5A41.10A TO A LOT AREA PER DWELLING UNIT OF 1,201 S.F. WHERE 3,000 S.F. PER DWELLING IS REQUIRED. (APPROVED 9/15/20)

2) A VARIANCE FROM SECTION 10.5A.41.10A TO ALLOW 19.5% OPEN SPACE WHERE 25% IS THE MINIMUM REQUIRED. (APPROVED 9/15/20)

3) A VARIANCE FROM SECTION 10.5A.41.10A TO ALLOW A GROUND STORY HEIGHT OF 10'7.5" WHERE 11' IS REQUIRED. (APPROVED 9/15/20)

4) A VARIANCE FROM SECTION 10.321 TO ALLOW A NONCONFORMING BUILDING OR STRUCTURE TO BE ENLARGED, RECONSTRUCTED OR EXTENDED WITHOUT CONFORMING TO THE REQUIREMENTS OF THE ORDINANCE. (APPROVED 9/15/20)



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:

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 157 AS LOT 3.
- OWNER OF RECORD:
553-559 ISLINGTON STREET, LLC
553-559 ISLINGTON STREET
PORTSMOUTH, NH 03801
6126/609
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- EXISTING LOT AREA:
7,207 S.F.
0.1655 ACRES
- PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4-L2 ZONING DISTRICT. SEE ZONING ORDINANCE FOR DIMENSIONAL REQUIREMENTS.
- THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED DEVELOPMENT ON TAX MAP 157 LOT 3 IN THE CITY OF PORTSMOUTH.
- PROPOSED BUILDING COVERAGE:
STRUCTURES: 2,291 SF
DECK/STAIRS/STOOP: 209 SF
TOTAL: 2,500 SF

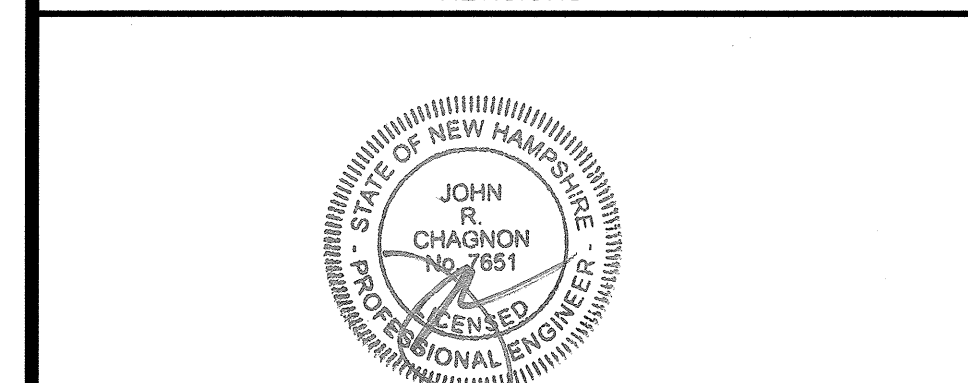
2,500 SF / 7,207 SF = 35%
- REQUIRED PARKING:
2 UNITS x 1.3 SPACES PER UNIT = 3 SPACES
4 UNITS x 1 SPACES PER UNIT = 4 SPACES
VISITOR, 1 SPACE/5 UNITS = 2 SPACES

REQUIRED PARKING: 9 SPACES

PROVIDED PARKING: 8 SPACES
CONDITIONAL USE PERMIT REQUIRED
- ARCHITECTURAL PLANS BY ADRA ARCHITECTURE LLC
- ANY DAMAGE TO EXISTING CITY SIDEWALKS TO BE REPAIRED TO DPW SATISFACTION.
- TRASH PICK-UP SHALL BE CURBSIDE IN ACCORDANCE WITH CITY OF PORTSMOUTH ORDINANCE REQUIREMENTS.
- WORK WITH ABUTTING PROPERTY OWNERS TO MAINTAIN ACCESS TO 537 ISLINGTON STREET.

PROPERTY REDEVELOPMENT
553-559 ISLINGTON, LLC
553-559 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	IMPERVIOUS CHART, VARIANCES	9/21/20
1	ISSUED FOR APPROVAL	8/4/20
0	ISSUED FOR COMMENT	7/20/20



SCALE 1"=10' JULY 2020

SITE LAYOUT PLAN

C3