

**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801  
Phone (603) 430-9282 Fax 436-2315

27 October, 2020

**Parking Assessment**  
**Site Redevelopment – Proposed Housing**  
**553-559 Islington Street**  
**Portsmouth, NH**

On behalf of 553 - 559 Islington Street, LLC, we hereby submit this Parking Assessment in support of the applicant's filing with the Portsmouth Planning Board for a Conditional Use Permit under Section 10.112.52 of the Portsmouth Ordinance. The Conditional Use Permit seeks to provide 8 parking spaces where 9 are required. The project involves an addition to an existing structure at 553 – 559 Islington Street to update the structure (code compliance) and renovate the structure, keeping six residential dwelling units.

The site requires between 1 & 1.3 parking spaces per dwelling unit, based on the proposed size of the unit. The total required parking is detailed on Sheet C3, Note 8, and is 9 spaces. The proposal provides 8 spaces; based on the size and configuration of the existing parcel.

Due to site dimensional constraints, there is no place on the property to one more additional space. The site constraints come from the existing building's relationship to site and the property lines. The applicant's site design provides eight onsite parking spaces. This is equal to the ITE Parking demand analysis (8 spaces – see attached) and one space greater than the city ordinance required parking of 7 spaces. The deficiency is in the required 2 visitor parking spaces; the requirement being 1 space per 5 dwelling units, rounded up. While the need does exist for visitor parking, and there is no onsite parking in close proximity to the site on Islington Street; there are areas of on street parking within 500 feet of the site on Albany, Cass, and Columbia Streets.

To assist with the parking demand, the applicant has added a dedicated space on the site plan for bicycle parking; which is suitable transportation given the urban location of the site. Also there is a COAST bus stop in close proximity to the site; and the building is within walking distance to downtown Portsmouth and the West End; allowing for rental to someone who does not have a vehicle.

The applicant believes that the provided parking is sufficient for the proposed use, and respectfully requests that the Planning Board grant the Conditional Use Permit as submitted. Please feel free to call if you have any questions or comments about this application.

Sincerely,

*John Chagnon*

John R. Chagnon, PE

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200 Griffin Road, Unit 3, Portsmouth, NH 03801  
Phone (603) 430-9282 Fax 436-2315

26 October, 2020

**Proposed Parking Demand  
Site Redevelopment  
553-559 Islington Street  
Portsmouth, NH**

The purpose of this calculation is to identify the proposed parking demand expected to be generated by the site development at 553-559 Islington Street. Currently the lot has a three story building which has six residential units. The proposed plan is to add an addition to the building to provide updated code required access and egress and perform other upgrades and renovations. The building will still have six residential units.

In developing the expected Parking Demand Ambit Engineering considered the standard Parking Demand rates and equations published in the Institute of Transportation Engineers (ITE) Parking Generation Manual, 4<sup>th</sup> Edition (2010). The land use category that best correlates with the proposed use is Low / Mid Rise Apartment (ITE Land Use Code 221). The parking demand, based upon the number of dwelling units of the buildings are summarized below for the **Average Peak Period of Parking Demand:**

Parking Demand Summary

Peak Period of Demand

Low / Mid Rise Apartment (1.2 vehicles per dwelling unit)      1.2 x 6 units = 7.2 vehicles

Total Parking Spaces required      8 vehicles

Based on the calculation there is an anticipated requirement for 8 parked vehicles with this project.

Under the City of Portsmouth Ordinance, (based on the sizes of the proposed units) the site generates a need for 7 parking spaces; plus 2 Visitor Parking Spaces, for a total of 9 spaces.

Please feel free to call if you have any questions or comments.

Sincerely,

*John Chagnon*

John R. Chagnon, Project Manager

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28 October 2020

Dexter Legg, Planning Board Chair  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

**RE: Request for Site Plan Approval at 553 – 559 Islington Street, Tax Map 157 / Lot 3**

Dear Chair Legg and Planning Board members:

On behalf of 553 – 559 Islington Street, LLC we hereby submit the attached and enclosed Site Plans for TAC Approval for Proposed Redevelopment at 553 – 559 Islington Street. The project proposes the construction of a small building addition with the associated and required site improvements. The site is currently, and is proposed to remain, a six unit building.

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Existing Conditions Plan C1 – This plan shows the existing features on the property.
- Demolition Plan C2 – This plan shows removal of certain existing features.
- Site Layout Plan C3 – This plan shows the proposed site layout.
- Utility Plan C4 – This plan shows the proposed utilities including individual service connections.
- Grading and Erosion Control Plan C5 – This plan shows the proposed grading and erosion control.
- Landscape Plan C6 – This plan shows the proposed landscaping at the site.
- Building Lighting Plan C7 – This shows the proposed building mounted lighting.
- Detail Sheets D1 to D2 – These plans show the associated construction details.
- Architectural Plans A 105 – A 310 – these plans show the project Architecture.

Also included herewith is the following Supplemental Information to assist in the review of the project: Site Plan Application Checklist, Site Cost Estimate, Green Building Statement, Trip Generation, and Zoning Board Approval documents.

The project received a Technical Advisory Committee recommendation of approval at the October 6, 2020 Technical Advisory Committee Meeting subject to stipulations. The stipulations, as well as our responses to the stipulations, are listed below:

1. The sewer shown on this plan ‘by the City’ will not happen prior to this project. Do not flow fill the existing sewer. It is ok to show a future sewer line and ‘coordinate with the City’ in the future. Right of access for the future installation of this line by the City should be acquired during this process. If needed, sewer should be replaced out to the edge of parking from the building now before new stairs are constructed. New sewer lateral will connect at that spot in the future. **Notes to clarify this are on Sheet C4 as Note 8. The plan notes the right of access shall be granted to the city, also see Note 13 on Sheet C3. The plan notes construction of the lateral for the future connection.**
2. A temporary construction easement shall be provided to the City for future installation of sewer line and the plan shall be updated to note the required easement. **The plan notes the right of access shall be granted to the city, also see Note 13 on Sheet C3.**
3. Shut off for the domestic water tap shall be in the sidewalk, not in the curb line as shown. **The location has been revised as requested – see Sheet C4.**
4. Applicant to coordinate with Eversource on possible removal of pole in front of the building. The pole in front of the building is there only because of the attachment point of the overhead service. Relocating the service attachment should be investigated, so that the pole can be removed permanently. **The plan shows the elimination of the pole as requested; however this is subject to confirmation from Eversource as well as the other providers on the pole. See Sheet C4.**
5. Applicant to update basement stair and egress floorplan per Fire code requirements. **The plan set has been updated as requested; see the Architectural Plans. The laundry room has been removed from the basement so there are no longer any habitable spaces on the basement level. A 1-hour rated stairway will be provided down to the basement, separated from the upper stairway, hallway, and basement by 1-hour fire-resistance rated construction with 60-minute fire doors.**

We look forward to your review of this submission, and request approval of the site plan as submitted.

Sincerely,

*John Chagnon*

John R. Chagnon, PE  
CC: 553 – 559 Islington Team



# City of Portsmouth, New Hampshire

## Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

**Applicant Responsibilities (Section 2.5.2):** Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Owner/Applicant: 553-559 Islington Street, LLC Date Submitted: 9-21-20

Phone Number: 603-770-5630 E-mail: ed\_zimmerman@comcast.net

Site Address: 553-559 Islington Street Map: 157 Lot: 3

Zoning District: CD4-L2 Lot area: 7,207 sq. ft.

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Complete <a href="#">application</a> form submitted via View Point (the City's web-based permitting program). <b>(2.5.2.3)</b>	Online	N/A
<input type="checkbox"/>	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. <b>(2.5.2.8)</b>	viewpoint	N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Statement that lists and describes "green" building components and systems. <b>(2.5.3.1A)</b>	Supplemental materials	
<input type="checkbox"/>	Gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. <b>(2.5.3.1B)</b>	Architectural Plans	N/A
<input type="checkbox"/>	Tax map and lot number, and current zoning of all parcels under Site Plan Review. <b>(2.5.3.1C)</b>	Sheet C1	N/A

<b>Site Plan Review Application Required Information</b>			
<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input type="checkbox"/>	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. <b>(2.5.3.1D)</b>	Cover sheet	N/A
<input type="checkbox"/>	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. <b>(2.5.3.1E)</b>	Sheet C1	N/A
<input type="checkbox"/>	Names, addresses and telephone numbers of all professionals involved in the site plan design. <b>(2.5.3.1F)</b>	Cover Sheet	N/A
<input type="checkbox"/>	List of reference plans. <b>(2.5.3.1G)</b>	Sheet C1	N/A
<input type="checkbox"/>	List of names and contact information of all public or private utilities servicing the site. <b>(2.5.3.1H)</b>	Cover sheet	N/A

<b>Site Plan Specifications</b>			
<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input type="checkbox"/>	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director. Submittals shall be a minimum of 11 inches by 17 inches or as specified by Planning Dept. staff. <b>(2.5.4.1A)</b>	Required on all plan sheets	N/A
<input type="checkbox"/>	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. <b>(2.5.4.1B)</b>	Required on all plan sheets	N/A
<input type="checkbox"/>	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. <b>(2.5.4.1C)</b>	Yes (2011)	N/A
<input type="checkbox"/>	Plans shall be drawn to scale. <b>(2.5.4.1D)</b>	Required on all plan sheets	N/A
<input type="checkbox"/>	Plans shall be prepared and stamped by a NH licensed civil engineer. <b>(2.5.4.1D)</b>	Yes	N/A
<input type="checkbox"/>	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. <b>(2.5.4.1E)</b>	N/A	N/A
<input type="checkbox"/>	Title (name of development project), north point, scale, legend. <b>(2.5.4.2A)</b>	Cover sheet	N/A
<input type="checkbox"/>	Date plans first submitted, date and explanation of revisions. <b>(2.5.4.2B)</b>	Each sheet	N/A
<input type="checkbox"/>	Individual plan sheet title that clearly describes the information that is displayed.	Required on all plan sheets	N/A

**Site Plan Specifications**

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
	<b>(2.5.4.2C)</b>		
<input type="checkbox"/>	Source and date of data displayed on the plan. <b>(2.5.4.2D)</b>	Existing conditions plan	N/A
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

**Site Plan Specifications – Required Exhibits and Data**

<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
	<b>1. Existing Conditions: (2.5.4.3A)</b>		
<input type="checkbox"/>	a. Surveyed plan of site showing existing natural and built features;	Sheet C1	
<input type="checkbox"/>	b. Zoning boundaries;	Cover sheet	
<input type="checkbox"/>	c. Dimensional Regulations;	Sheet C3	
<input type="checkbox"/>	d. Wetland delineation, wetland function and value assessment;	N/A	
<input type="checkbox"/>	e. SFHA, 100-year flood elevation line and BFE data.	C1, note 3	
	<b>2. Buildings and Structures: (2.5.4.3B)</b>		
<input type="checkbox"/>	a. Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation;	Architectural plans	
<input type="checkbox"/>	b. Elevations: Height, massing, placement, materials, lighting, façade treatments;	Architectural plans	
<input type="checkbox"/>	c. Total Floor Area;	Architectural plans	
<input type="checkbox"/>	d. Number of Usable Floors;	Architectural plans	
<input type="checkbox"/>	e. Gross floor area by floor and use.	Architectural plans	
	<b>3. Access and Circulation: (2.5.4.3C)</b>		
<input type="checkbox"/>	a. Location/width of access ways within site;	Sheet C3	
<input type="checkbox"/>	b. Location of curbing, right of ways, edge of pavement and sidewalks;	Sheet C3	
<input type="checkbox"/>	c. Location, type, size and design of traffic signing (pavement markings);	Sheet C3	
<input type="checkbox"/>	d. Names/layout of existing abutting streets;	Sheet C1	
<input type="checkbox"/>	e. Driveway curb cuts for abutting prop. and public roads;	Sheet C1	
<input type="checkbox"/>	f. If subdivision; Names of all roads, right of way lines and easements noted;	N/A	
<input type="checkbox"/>	g. AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	N/A	
	<b>4. Parking and Loading: (2.5.4.3D)</b>		
<input type="checkbox"/>	a. Location of off street parking/loading areas, landscaped areas/buffers;	Sheet C3	
<input type="checkbox"/>	b. Parking Calculations (# required and the # provided).	Sheet C3, note 8	
	<b>5. Water Infrastructure: (2.5.4.3E)</b>		
<input type="checkbox"/>	a. Size, type and location of water mains, shut-offs, hydrants & Engineering data;	Sheet C4	
<input type="checkbox"/>	b. Location of wells and monitoring wells (include protective radii).	N/A	
	<b>6. Sewer Infrastructure: (2.5.4.3F)</b>		
<input type="checkbox"/>	a. Size, type and location of sanitary sewage facilities & Engineering data.	Sheet C4	
	<b>7. Utilities: (2.5.4.3G)</b>		
<input type="checkbox"/>	a. The size, type and location of all above & below ground utilities;	Sheet C4	
<input type="checkbox"/>	b. Size type and location of generator pads, transformers and other fixtures.	NA	



**Site Plan Specifications – Required Exhibits and Data**

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	<b>8. Solid Waste Facilities: (2.5.4.3H)</b>		
<input type="checkbox"/>	a. The size, type and location of solid waste facilities.	Curbside pick up	
<input type="checkbox"/>	<b>9. Storm water Management: (2.5.4.3I)</b>		
<input type="checkbox"/>	a. The location, elevation and layout of all storm-water drainage.	Sheet C5	
<input type="checkbox"/>	<b>10. Outdoor Lighting: (2.5.4.3J)</b>		
<input type="checkbox"/>	a. Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and; b. photometric plan.	No Site Lighting proposed	
<input type="checkbox"/>	<b>11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)</b>	N/A	
<input type="checkbox"/>	<b>12. Landscaping: (2.5.4.3K)</b>		
<input type="checkbox"/>	a. Identify all undisturbed area, existing vegetation and that which is to be retained;	Sheet C6	
<input type="checkbox"/>	b. Location of any irrigation system and water source.	N/A	
<input type="checkbox"/>	<b>13. Contours and Elevation: (2.5.4.3L)</b>		
<input type="checkbox"/>	a. Existing/Proposed contours (2 foot minimum) and finished grade elevations.	Sheet C5	
<input type="checkbox"/>	<b>14. Open Space: (2.5.4.3M)</b>		
<input type="checkbox"/>	a. Type, extent and location of all existing/proposed open space.	Sheet C3	
<input type="checkbox"/>	<b>15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)</b>	Existing conditions	
<input type="checkbox"/>	<b>16. Location of snow storage areas and/or off-site snow removal. (2.5.4.3O)</b>	Sheet C3	
<input type="checkbox"/>	<b>17. Character/Civic District (All following information shall be included): (2.5.4.3Q)</b>		
<input type="checkbox"/>	a. Applicable Building Height (10.5A21.20 & 10.5A43.30);	Sheet C3	
<input type="checkbox"/>	b. Applicable Special Requirements (10.5A21.30);	Sheet C3	
<input type="checkbox"/>	c. Proposed building form/type (10.5A43);	Sheet C3	
<input type="checkbox"/>	d. Proposed community space (10.5A46).	N/A	

**Other Required Information**

<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input type="checkbox"/>	Traffic Impact Study or Trip Generation Report, as required. <b>(3.2.1-2)</b>	No change	
<input type="checkbox"/>	Indicate where Low Impact Development Design practices have been incorporated. <b>(7.1)</b>	Green building statement	
<input type="checkbox"/>	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. <b>(7.3.1)</b>	N/A	
<input type="checkbox"/>	Indicate where measures to minimize impervious surfaces have been implemented. <b>(7.4.3)</b>	Decrease proposed	
<input type="checkbox"/>	Calculation of the maximum effective impervious surface as a percentage of the site. <b>(7.4.3.2)</b>	Sheet C3	
<input type="checkbox"/>	Stormwater Management and Erosion Control Plan. <b>(7.4.4.1)</b>	Sheet C5 & D1	

**Final Site Plan Approval Required Information**

<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input type="checkbox"/>	All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> <li>a. Waivers; <b>None</b></li> <li>b. Driveway permits; <b>Existing</b></li> <li>c. Special exceptions; <b>None</b></li> <li>d. Variances granted; <b>Sheet C3</b></li> <li>e. Easements; <b>Existing</b></li> <li>f. Licenses. <b>None</b></li> </ul> <b>(2.5.3.2A)</b>	Sheet C3	
<input type="checkbox"/>	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul style="list-style-type: none"> <li>a. Calculations relating to stormwater runoff;</li> <li>b. Information on composition and quantity of water demand and wastewater generated;</li> <li>c. Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls;</li> <li>d. Estimates of traffic generation and counts pre- and post-construction;</li> <li>e. Estimates of noise generation;</li> <li>f. A Stormwater Management and Erosion Control Plan;</li> <li>g. Endangered species and archaeological / historical studies;</li> <li>h. Wetland and water body (coastal and inland) delineations;</li> <li>i. Environmental impact studies.</li> </ul> <b>(2.5.3.2B)</b>	Approval package	

**Final Site Plan Approval Required Information**

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. <b>(2.5.3.2D)</b>	Re-use existing services	
<input type="checkbox"/>	A list of any required state and federal permit applications required for the project and the status of same. <b>(2.5.3.2E)</b>	N/A	
<input type="checkbox"/>	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." <b>(2.5.4.2E)</b>	Sheet C3	N/A
<input type="checkbox"/>	Plan sheets submitted for recording shall include the following notes: 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." <b>(2.13.3)</b>	Sheet C3	N/A
<input type="checkbox"/>	Plan sheets showing landscaping and screening shall also include the following additional notes: a. "The property owner and all future property owners shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials." b. "All required plant materials shall be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris. All required fences and walls shall be maintained in good repair." c. "The property owner shall be responsible to remove and replace dead or diseased plant materials immediately with the same type, size and quantity of plant materials as originally installed, unless alternative plantings are requested, justified and approved by the Planning Board or Planning Director." <b>(2.13.4)</b>	Sheet C6	N/A

Applicant's Signature: John Chagnon Date: 9/21/2020  
 John Chagnon

# Construction Cost Estimate

## 553 - 559 Islington Street, LLC

Date: September 21, 2020

Project: Residential Development

Job No: 3019.01

Location: 553 - 559 Islington Street, Portsmouth, NH

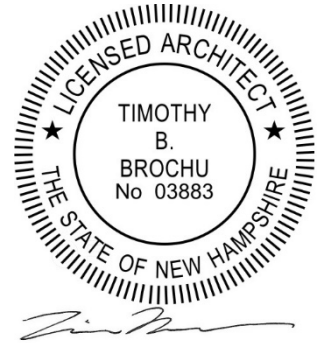
Scope: **Site Cost Estimate**

ITEM NO	DESCRIPTION	UNIT	AMOUNT	UNIT COST	TOTAL
1	6" PVC Sewer	LF	96	\$80.00	\$7,680.00
2	Drainage Infiltration Trench	LF	42	\$38.00	\$1,596.00
3	Paving	TON	57	\$210.00	\$11,970.00
4	Crushed Gravel / Base Preparation	CY	194	\$50.00	\$9,700.00
5	Concrete Work	SY	24	\$96.00	\$2,304.00
6	Landscape Plantings	LS	1	\$7,500.00	\$7,500.00
7	Sprinkler Service	LF	40	\$80.00	\$3,200.00
8	Domestic Water Service	LF	40	\$80.00	\$3,200.00
9	Striping	LS	1	\$580.00	\$580.00
10	Erosion Control	LS	1	\$1,000.00	\$1,000.00
11	Gas Service	LF	30	\$85.00	\$2,550.00
12	Demolition	LS	1	\$5,000.00	\$5,000.00
	<b>TOTAL</b>				<b>\$56,280</b>

Note: This is an estimate of construction costs based upon various sources

### APPLICATION FEE:

$\$500 + (\$ 56280/1000 \times \$5) + (7200 / 1,000 \times \$10)=$  **\$ 853.40**



## GREEN BUILDING COMPONENTS

### 553-559 Islington Street Redevelopment Site Plan Review Application

September 21, 2020

#### Location and Transportation

1. **Walkability** – Downtown Portsmouth and Islington Street amenities are within a 1-mile radius.
2. **Public Transportation** – A COAST bus stop is located directly in front of the building.
3. **Development Density** – The proposed project maintains its historical dense concentration of residential units (1,201 SF lot area per dwelling unit) in an intensely developed location, reducing the need for less dense development in undeveloped areas (sprawl).

#### Site

4. **Adaptive Reuse** – Redevelopment of a previously developed site. Reuse and expansion of the existing building structure.
5. **Stormwater Management** – A net reduction in impervious surfaces and increase of open space and landscaped areas are proposed. Parking area will be formalized to allow for controlled runoff.
6. **Light Pollution** – Proposed exterior light fixtures are Dark Sky compliant.

#### Water

7. **Low-flow fixtures** – Low-flow plumbing fixtures shall be provided.
8. **Irrigation** – Selected plantings do not require supplemental irrigation under normal conditions once they have been established.

#### Energy

9. **Building Envelope** – Insulate and air seal the existing building. Meet or exceed IECC 2015 code-minimum values for insulation, air-tightness, and thermal performance of new windows and doors.
10. **HVAC Units** – Mini-split heat pumps and electric appliances shall be provided to eliminate fossil fuel burning on site.
11. **High-efficiency Lighting** – Efficient LED light fixtures shall be used for interior and exterior lighting.
12. **Energy Star Appliances** – Where provided by the Owner, appliances shall be Energy Star rated.

#### Materials and Resources

13. **Adaptive Reuse** – Reuse of the existing building reduces the need for new materials.
14. **Minimize Waste** – Minimize material waste during construction.

#### Indoor Environmental Quality

15. **Low-VOC Materials** – Materials with low volatile organic compounds shall be provided.
16. **Indoor Air Quality** – Residential dwelling units shall have operable windows for access to fresh air.
17. **Daylight** – Habitable spaces are designed with access to windows for daylight.

**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801  
Phone (603) 430-9282 Fax 436-2315

20 September, 2020

**Trip Generation Calculation  
Site Redevelopment  
553 – 559 Islington Street  
Portsmouth, NH**

The purpose of this calculation is usually to identify the net change in vehicle trips expected to be generated by the site development. Currently the lot has is a six unit multi family dwelling. The plan is to renovate the existing structure and add a small addition with code compliance features without expanding the number of residential units. As such there is no expected increase in site generated traffic. Therefore this letter will simply identify the trip generation (existing = proposed) from the site.

In developing the expected trips Ambit Engineering considered the standard trip generation rates and equations published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9<sup>th</sup> Edition (2012). The land use category that best correlates with the existing and proposed use is “Apartment” (ITE Land Use Code 220). The trip rates, based upon the number of dwelling units of the buildings are summarized below for the **Weekday AM and PM Peak Hour**:

Trip Generation Summary

Existing / Proposed – AM Peak Hour

Apartment (0.56 trips per dwelling unit)	<u>0.56 x 6 units = 4 trips</u>
Total	4 trips

Existing / Proposed – PM Peak Hour

Apartment (0.67 trips per dwelling unit)	<u>0.67 x 6 units = 4 trips</u>
Total	4 trips

Trip Generation Impact

Since the number of units at the site will not change this site redevelopment will not alter the traffic conditions. Please feel free to call if you have any questions or comments.

Sincerely,

*John Chagnon*

John Chagnon, PE  
Project Manager

## One-Light Outdoor

 Ceiling chain or stem mounted • Damp location listed **PROGRESS LED**


### Description:

Endorse celebrates the traditional form of a gas-powered coach light with illumination from an LED source. The hanging lantern has a die-cast aluminum, powdered coated frame created and intriguing visual effect with the clear beveled glass. An optional fluted glass column is offered as an accessory (P8775-31). 3000K, 90+ CRI, 623 lumens (source).

### Specifications:

- Black (-31) (powder coat paint)
- Die-cast aluminum Construction
- Clear glass beveled panels (top), Clear glass beveled panels (bottom)
- LED Module is replaceable (part # 93054049)
- Black finish.
- Clear beveled glass panels.
- Traditional form.
- Intriguing visual effect.
- 623 lumens 69.2 lumens/watt per module (source)
- 3000K color temperature, 90+ CRI.
- Dimmable to 10% brightness (See Dimming Notes)
- Canopy covers a standard 4" octagonal recessed outlet box
- Mounting strap for outlet box included
- 15 feet of wire supplied
- Six feet of 9 gauge chain supplied
- ENERGY STAR® qualified
- Meets California Title 24 high efficacy requirements for outdoor use only

### Performance:

Number of Modules	1
Input Power	9w
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Source)	623/69.2 (LM-82)
Lumens/LPW (Delivered)	361/46.9 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60,000 (L70/TM-21)
FCC	Meets FCC Title 47, Part 15 Class B
Min. Start Temp	-30 °C
Max. Operating Temp	30 °C
Warranty	5 year warranty
Labels	cCSAus Damp location listed ENERGY STAR® qualified Meets California Title 24 high efficacy requirements for outdoor use only

## P6526-3130K9

### Images:



### Dimensions:

Square: 8-3/4"  
Height: 14-1/2"  
Overall Ht. W/Chain Or Stem: 101"

Glass  
Width: 0-3/16"  
Length: 5-7/8"  
Height: 3-1/4"

## P6526-3130K9

### Dimming Notes:

---

P6526 is designed to be compatible with many ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

### Dimming Controls

---

Lutron Nova T NTELV-300

Lutron Vieri VTELV-600

Lutron Ariadni AYCL-153P

Lutron Diva DVCL-153P

Lutron Maestro MAELV-600

Lutron spacer/system SPSELV-600

Leviton Renoir II AWRMG-EAW

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation. Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.



Project Number  
15.00941



**HUBBELL**  
Lighting

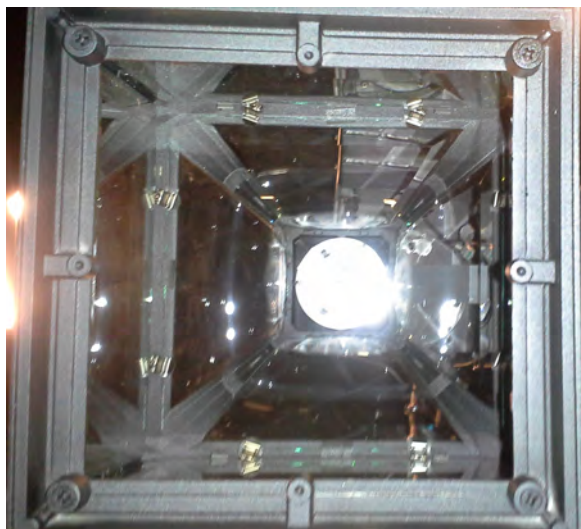
Date  
6/8/2015

LAB 1

### Test Sample Description

Catalog Number: P6058-3130K9  
Description: ENDORSE 1-Lt. Lrg Wall Lantern w/AC 9W LEDModule

Test Method: IES LM-79-08 § 10  
Preburn Time: 00:15  
Time To Stabilize: 3:41  
Total Operating Time: 4:06  
  
Input Voltage (Volts): 120.1  
Input Current (Amps): 0.070  
Input Wattage (Watts): 7.8  
Ambient Temp (°C): 25.0



### Hubbell Lighting, Inc.

701 Millennium Boulevard  
Greenville, SC 29607  
www.hubbellighting.com

Checked: D. ROBBINS  
Approved: M. WASHBURN



This report shall not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.



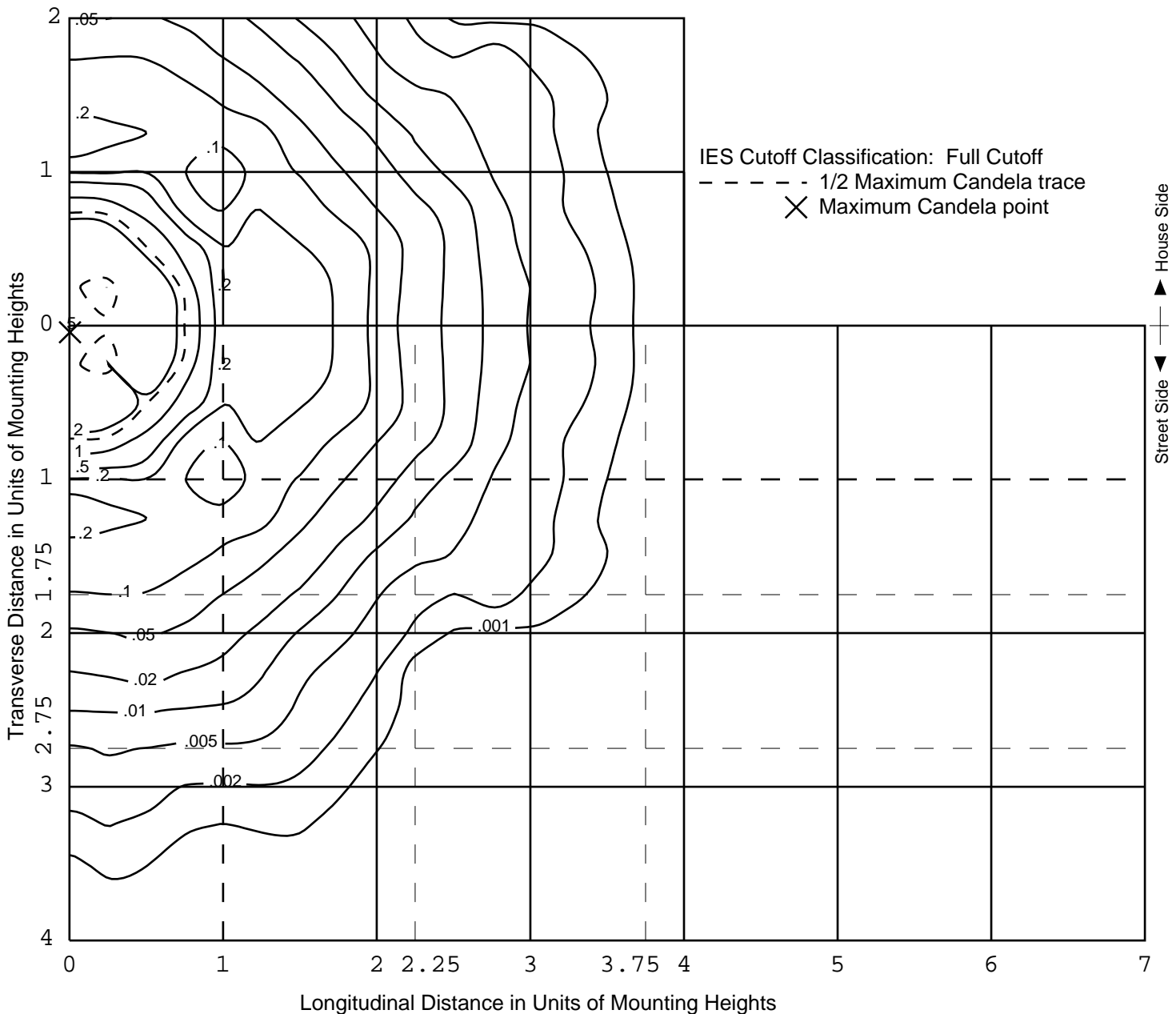
**HUBBELL**  
Lighting

701 Millennium Blvd  
Greenville, SC 29607  
www.hubbellighting.com



**ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINATION**  
Values based on 6.6 foot mounting height.

REPORT NUMBER: 15.00941  
ISSUE DATE: 06/05/15 PAGE: 2 OF 10  
PREPARED FOR: PROGRESS  
CATALOG NUMBER: P6058-3130K9  
LUMINAIRE: ENDORSE 1-Lt. Lrg Wall  
Lantern w/AC 9W LEDModule  
LAMP CAT. NO.: 93049180-3130  
LAMP: 20- NICHIA 3000K  
REFRACTOR: Beveled clear glass panels  
Part # 93054046/top -93054047/bottom  
MOUNTING: WALL  
NOTE: DATA SHOWN IS ABSOLUTE FOR THE  
SAMPLE PROVIDED.





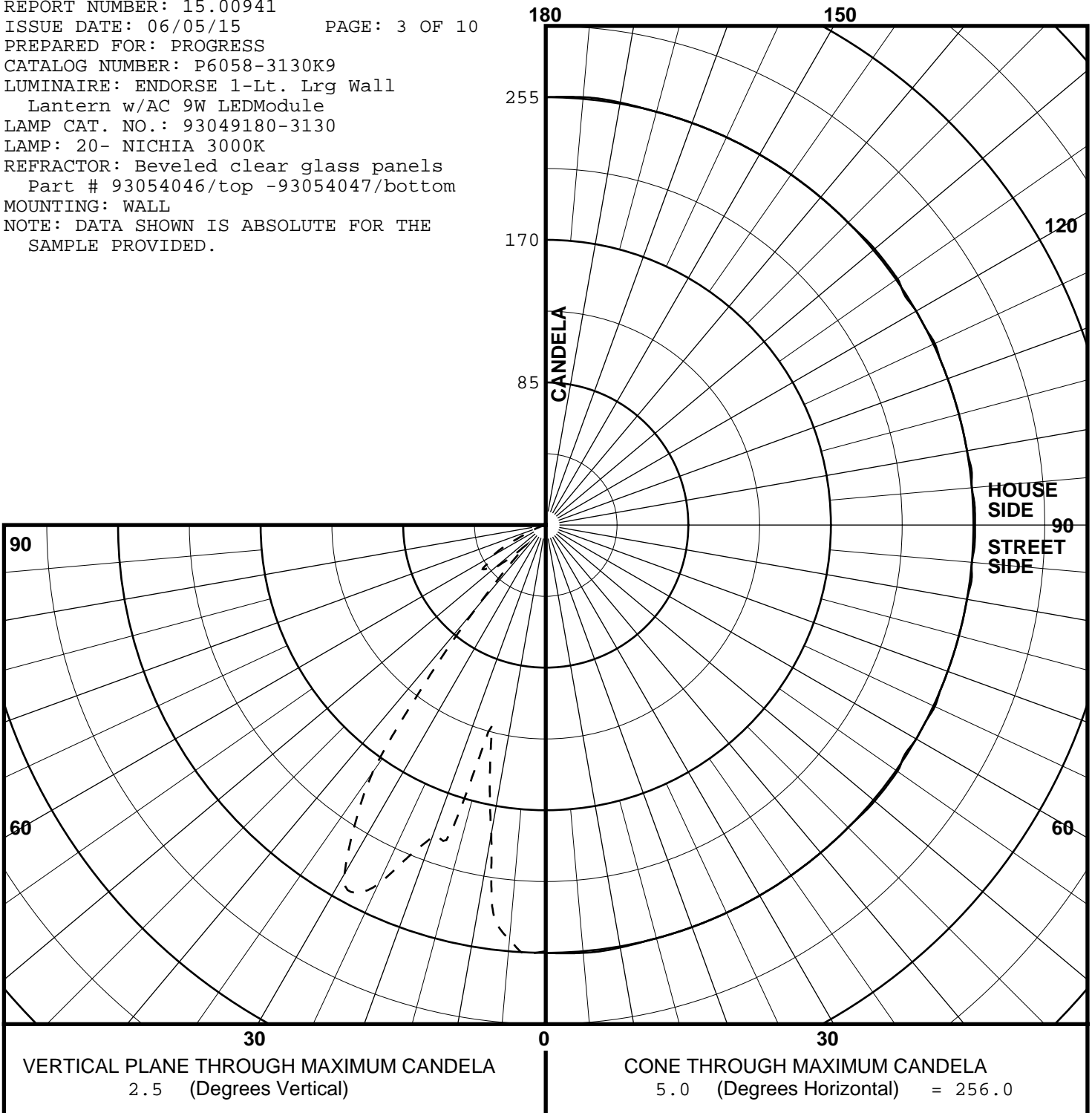
**HUBBELL**  
Lighting

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MAXIMUM PLANE AND MAXIMUM CONE PLOTS OF CANDELA

REPORT NUMBER: 15.00941  
 ISSUE DATE: 06/05/15 PAGE: 3 OF 10  
 PREPARED FOR: PROGRESS  
 CATALOG NUMBER: P6058-3130K9  
 LUMINAIRE: ENDORSE 1-Lt. Lrg Wall  
 Lantern w/AC 9W LEDModule  
 LAMP CAT. NO.: 93049180-3130  
 LAMP: 20- NICHIA 3000K  
 REFRACTOR: Beveled clear glass panels  
 Part # 93054046/top -93054047/bottom  
 MOUNTING: WALL  
 NOTE: DATA SHOWN IS ABSOLUTE FOR THE  
 SAMPLE PROVIDED.





**HUBBELL**  
Lighting

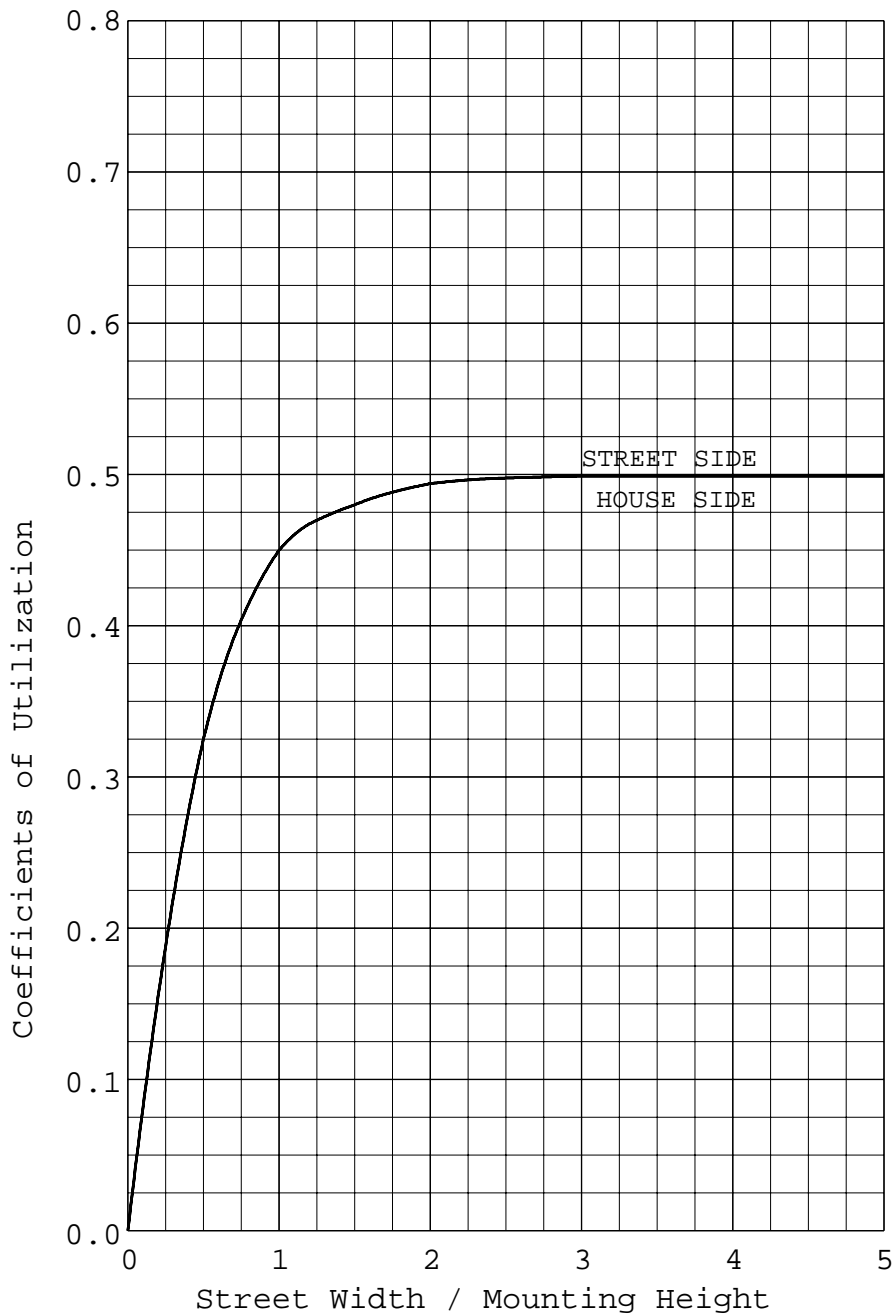
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REPORT NUMBER: 15.00941  
ISSUE DATE: 06/05/15  
PREPARED FOR: PROGRESS

PAGE: 4 OF 10

COEFFICIENTS OF UTILIZATION AND FLUX DISTRIBUTION



	LUMENS	PERCENT OF FIXTURE
DOWNWARD STREET SIDE	179.	50.0
DOWNWARD HOUSE SIDE	179.	50.0
DOWNWARD TOTAL	359.	100.0
UPWARD STREET SIDE	0.	0.0
UPWARD HOUSE SIDE	0.	0.0
UPWARD TOTAL	0.	0.0
TOTAL FLUX	359.	100.0
TOTAL INPUT WATTS = 7.8		
EFFICACY = 46.0 Lm/W		

ALL CANDELA AND LUMENS IN THIS REPORT ARE BASED ON ABSOLUTE PHOTOMETRY. THE COEFFICIENT OF UTILIZATION VALUES ARE BASED ON THE TOTAL ABSOLUTE LUMEN OUTPUT OF THIS LUMINAIRE SAMPLE.

THIS REPORT IS BASED ON PUBLISHED INDUSTRY PROCEDURES. FIELD PERFORMANCE MAY DIFFER FROM LABORATORY PERFORMANCE.



**HUBBELL**  
Lighting

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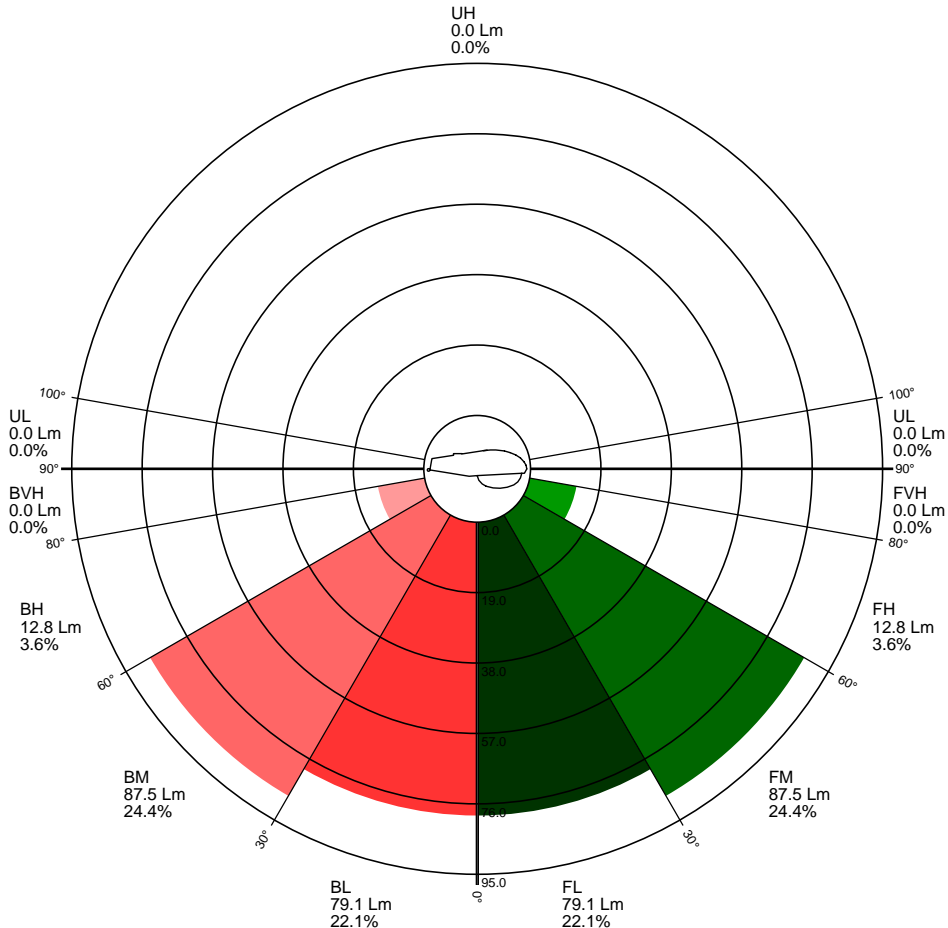
REPORT NUMBER: 15.00941  
ISSUE DATE: 06/05/15  
PREPARED FOR: PROGRESS

PAGE: 5 OF 10

BUG Rating:	Zonal Summary	Lumens	% of Fixture	Zone Ratings		
				B	U	G
Forward		179	50.0			
FL (0° - 30°)		79.1	22.1			
FM (30° - 60°)		87.5	24.4			
FH (60° - 80°)		12.8	3.6			G0
FVH (80° - 90°)		0.0	0.0			G0
Backward		179	50.0			
BL (0° - 30°)		79.1	22.1	B0		
BM (30° - 60°)		87.5	24.4	B0		
BH (60° - 80°)		12.8	3.6	B0		G0
BVH (80° - 90°)		0.0	0.0			G0
Upward		0	0.0			
UL (90° - 100°)		0.0	0.0		U0	
UH (100° - 180°)		0.0	0.0		U0	
Trapped Light		0	0.0			
Total Flux		359	100.0			

**Zonal Lumen Summary**

(Linear scale)





**HUBBELL**  
Lighting

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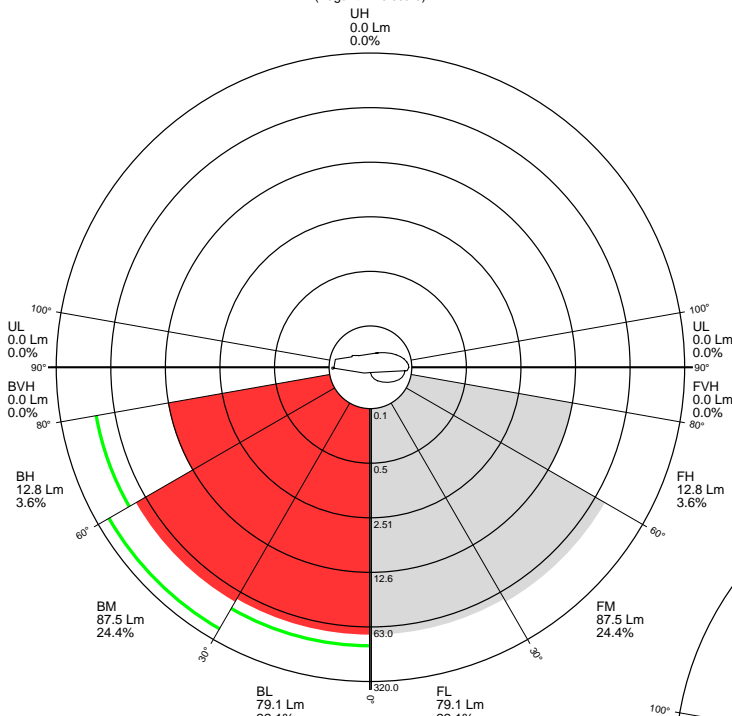
NVLAP LAB CODE: 201003-0

REPORT NUMBER: 15.00941  
ISSUE DATE: 06/05/15  
PREPARED FOR: PROGRESS

PAGE: 6 OF 10

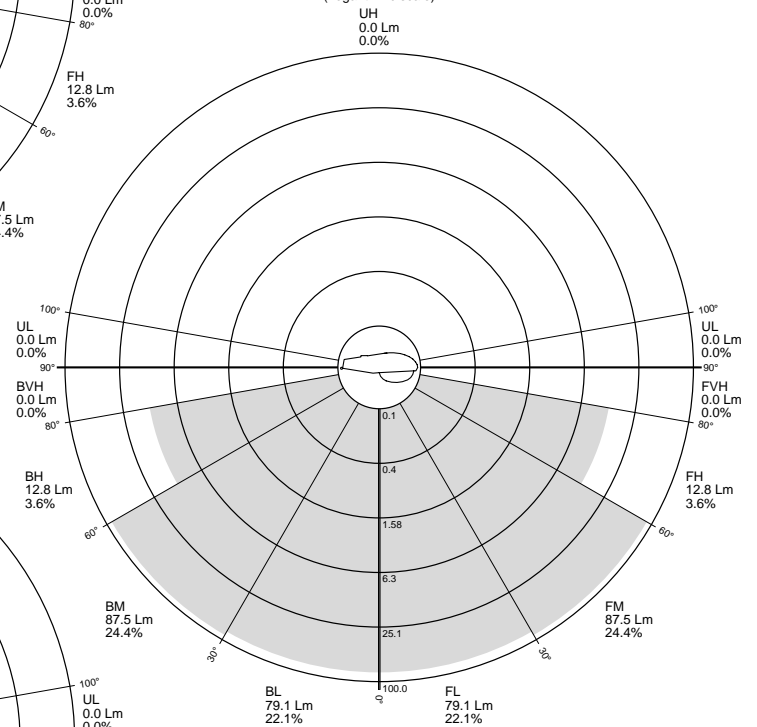
**Backlight Rating Details**

(Logarithmic scale)



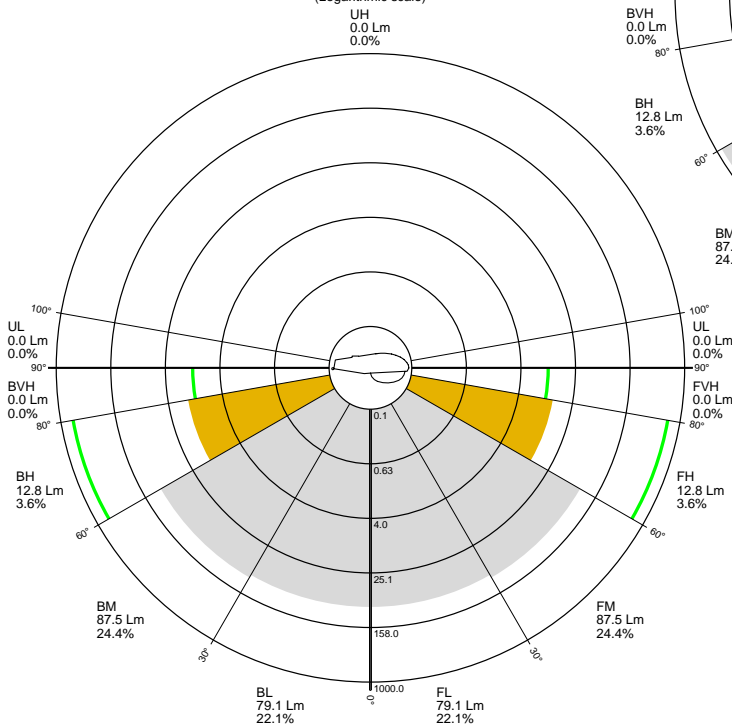
**Uplight Rating Details**

(Logarithmic scale)



**Glare Rating Details**

(Logarithmic scale)



# ENDORSE

Wall mount • Wet location listed



## Specifications:

### Description:

Endorse celebrates the traditional form of a gas-powered coach light with illumination from an LED source. A die-cast aluminum, powdered coated frame created and intriguing visual effect with the clear beveled glass. An optional fluted glass column is offered as an accessory (P8774-31). 3000K, 90+ CRI, 623 lumens.

### Construction:

- Black (-31) (powdercoat)
- Clear glass beveled panels LED Module is replaceable (part # 93054049)
- Flicker-free dimming to 10% brightness with most ELV type dimmers (See Dimming Notes)
- Title 24 compliant
- Back plate covers a standard 4" hexagonal recessed outlet box
- Mounting strap for outlet box included
- Six inches of wire supplied

### Performance:

Number of Modules	1
Input Power	9W
Input Voltage	120V
Input Frequency	60Hz
Lumens/LPW	623/69.2 (LM-79) per module
CCT	3000K
CRI	90
Life	60,000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Min. Start Temp	-30° C
Max. Operating Temp	30° C
Warranty	5 year warranty
Labels	cCSAus Wet location listed ENERGY STAR® qualified

## P6056-3130K9

### Images:



### Dimensions:

Width: 6-3/4"  
Height: 12"  
Depth: 7-5/8"  
H/CTR: 3-1/4"

### Catalog number:

Base	Finish	Color Temp	CRI
P6056	31 - Black	30K - 3000K	9 - 90 CRI

## P6056-3130K9

### Dimming Notes:

---

P6056 is designed to be compatible with many Electronic Low Voltage (ELV-Reverse Phase) controls.

The following is a partial list of known compatible dimmer controls:

#### Electronic Low Voltage ELV Reverse Phase Controls

Lutron	Diva Series	(Part Number DVELV-300P)
Lutron	Nova T Series	(Part Number NTELV-300)
Lutron	Vierti Series	(Part Number VTELV-600)
Lutron		(Part Number MAELV-600)
Lutron		(Part Number SPELV-600)
Leviton		(Part Number AWRMG-EAW)
Leviton		(Part Number 6615-P)

Digital type dimmers are not recommended.

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation. Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.



Project Number  
15.00611



**HUBBELL**  
Lighting

Date  
4/17/2015

LAB 1

### Test Sample Description

Catalog Number: P6057-3130K9  
Description: Outdoor Wall Lantern with Clear Beveled Glass and 9W HAL Module

Test Method: IES LM-79-08 § 10  
Preburn Time: 00:00  
Time To Stabilize: 1:50  
Total Operating Time: 2:30  
  
Input Voltage (Volts): 120.1  
Input Current (Amps): 0.066  
Input Wattage (Watts): 7.4  
Ambient Temp (°C): 25.1



### Hubbell Lighting, Inc.

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Greenville, SC 29607  
www.hubbellighting.com

Checked: D. BLACK  
Approved: M. WASHBURN





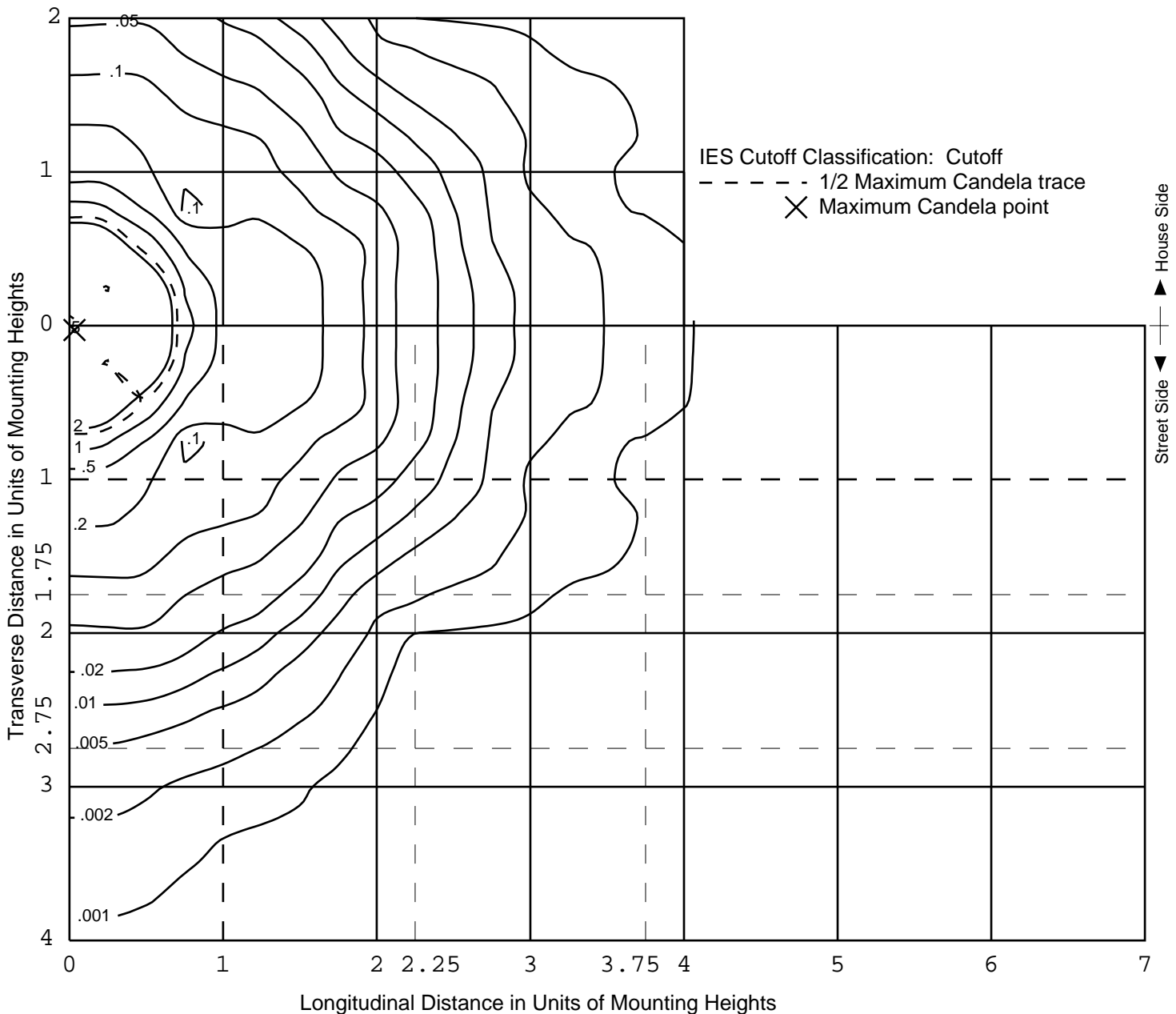
**HUBBELL**  
Lighting

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Greenville, SC 29607  
www.hubbellighting.com



**ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINATION**  
Values based on 6.5 foot mounting height.

REPORT NUMBER: 15.00611  
ISSUE DATE: 04/21/15 PAGE: 2 OF 10  
PREPARED FOR: PROGRESS  
CATALOG NUMBER: P6057-3130K9  
LUMINAIRE: Outdoor Wall Lantern with  
Clear Beveled Glass and 9W HAL Module  
LAMP CAT. NO.: 93049180-3130  
LAMP: 20 - NICHIA 3000K LEDs  
MOUNTING: WALL  
NOTE: DATA SHOWN IS ABSOLUTE FOR THE  
SAMPLE PROVIDED.





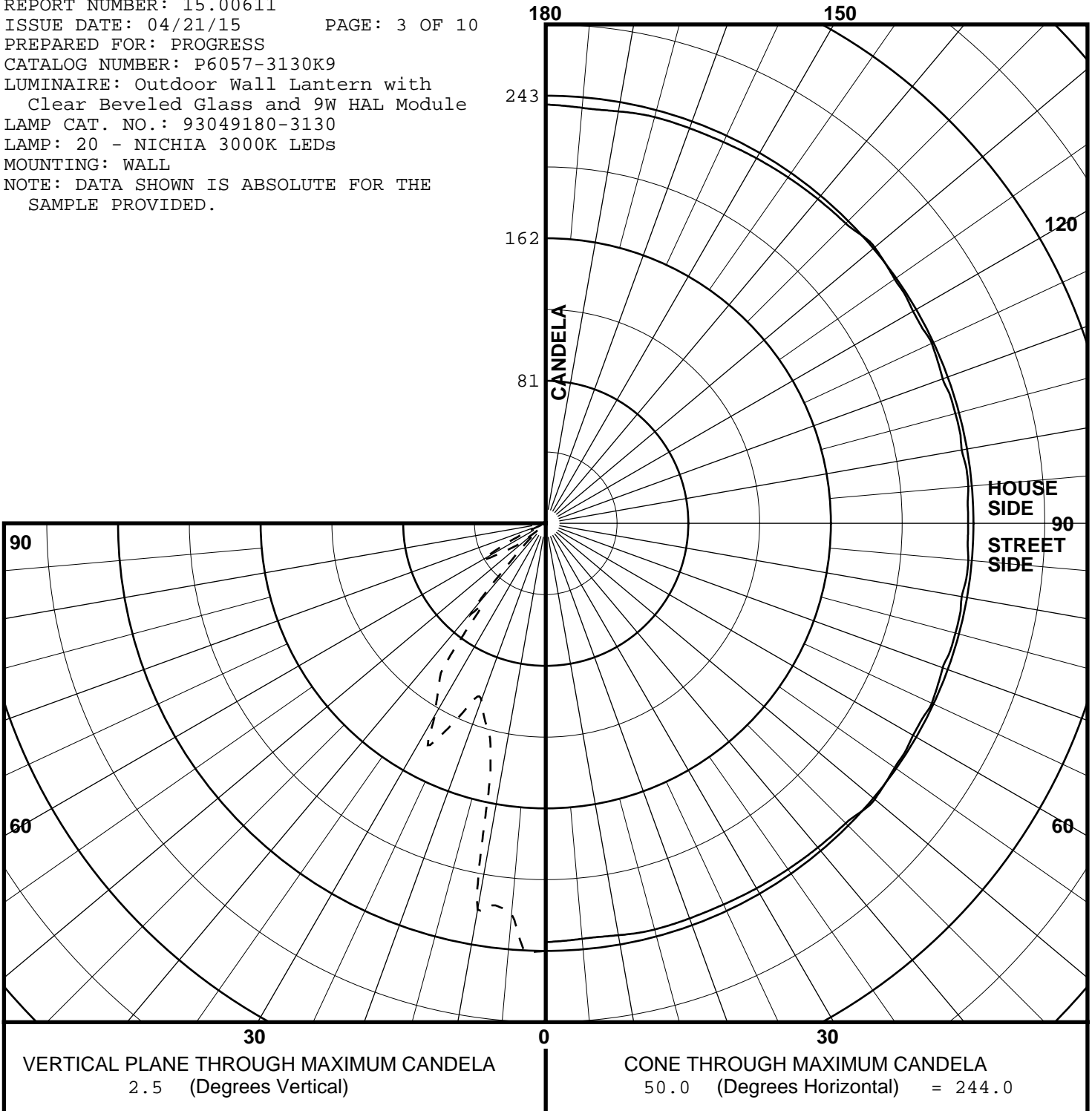
**HUBBELL**  
Lighting

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MAXIMUM PLANE AND MAXIMUM CONE PLOTS OF CANDELA

REPORT NUMBER: 15.00611  
 ISSUE DATE: 04/21/15 PAGE: 3 OF 10  
 PREPARED FOR: PROGRESS  
 CATALOG NUMBER: P6057-3130K9  
 LUMINAIRE: Outdoor Wall Lantern with  
 Clear Beveled Glass and 9W HAL Module  
 LAMP CAT. NO.: 93049180-3130  
 LAMP: 20 - NICHIA 3000K LEDs  
 MOUNTING: WALL  
 NOTE: DATA SHOWN IS ABSOLUTE FOR THE  
 SAMPLE PROVIDED.





**HUBBELL**  
Lighting

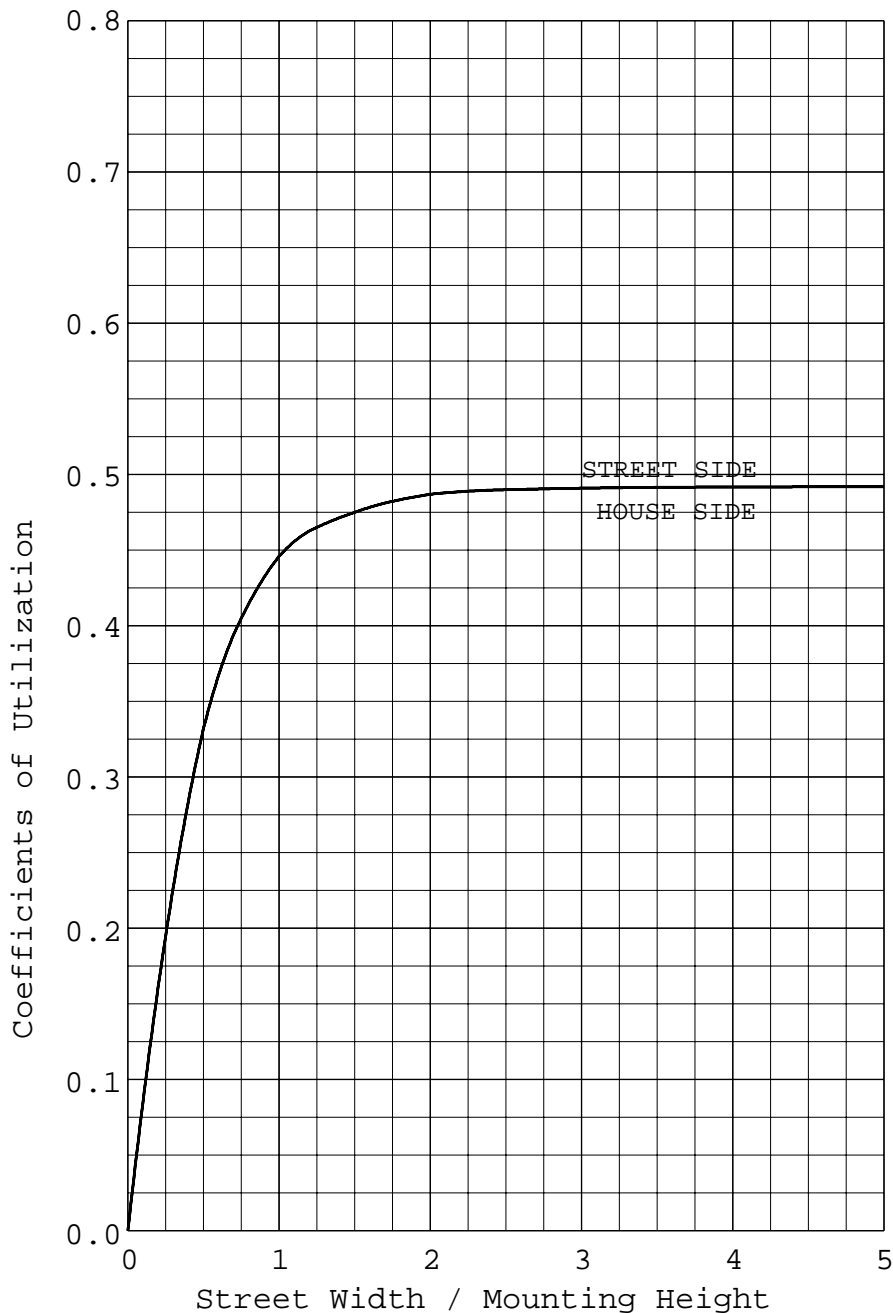
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REPORT NUMBER: 15.00611  
ISSUE DATE: 04/21/15  
PREPARED FOR: PROGRESS

PAGE: 4 OF 10

COEFFICIENTS OF UTILIZATION AND FLUX DISTRIBUTION



	LUMENS	PERCENT OF FIXTURE
DOWNWARD STREET SIDE	160.	49.2
DOWNWARD HOUSE SIDE	160.	49.2
DOWNWARD TOTAL	320.	98.4
UPWARD STREET SIDE	3.	0.8
UPWARD HOUSE SIDE	3.	0.8
UPWARD TOTAL	5.	1.6
TOTAL FLUX	325.	100.0
TOTAL INPUT WATTS = 7.4		
EFFICACY = 43.9 Lm/W		

ALL CANDELA AND LUMENS IN THIS REPORT ARE BASED ON ABSOLUTE PHOTOMETRY. THE COEFFICIENT OF UTILIZATION VALUES ARE BASED ON THE TOTAL ABSOLUTE LUMEN OUTPUT OF THIS LUMINAIRE SAMPLE.

THIS REPORT IS BASED ON PUBLISHED INDUSTRY PROCEDURES. FIELD PERFORMANCE MAY DIFFER FROM LABORATORY PERFORMANCE.



**HUBBELL**  
Lighting

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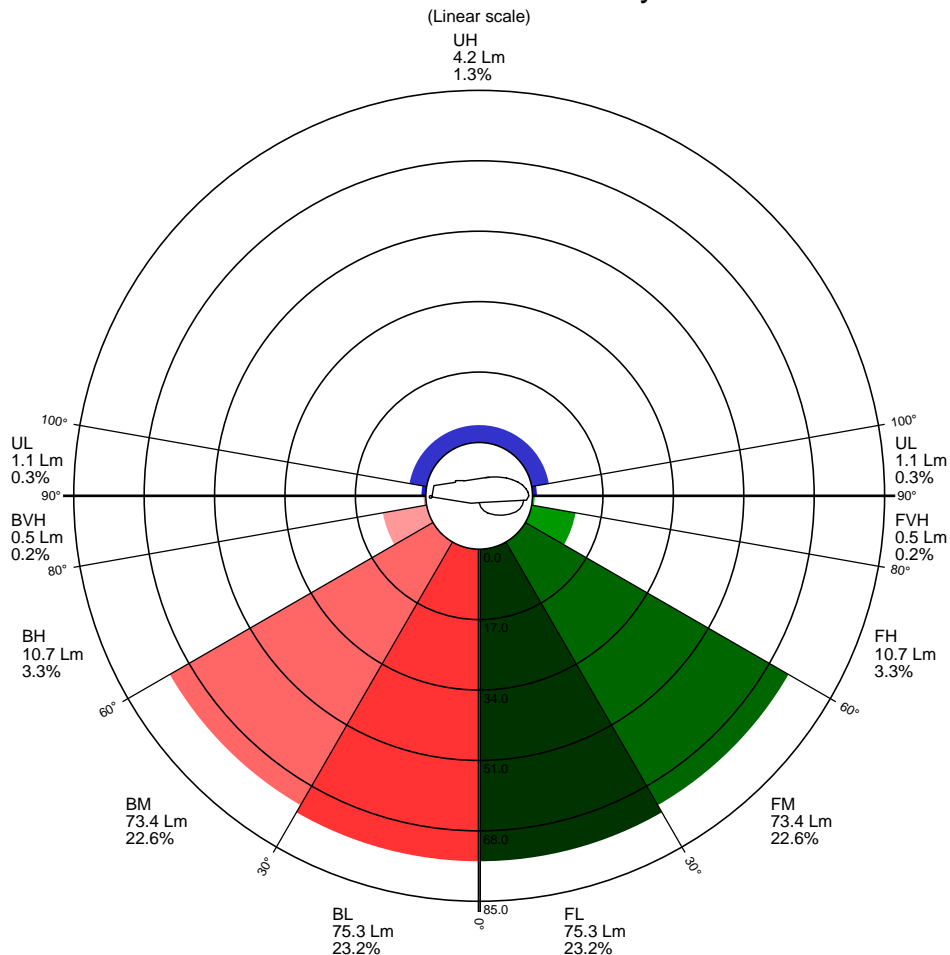


REPORT NUMBER: 15.00611  
ISSUE DATE: 04/21/15  
PREPARED FOR: PROGRESS

PAGE: 5 OF 10

BUG Rating:			Zone Ratings				
Zonal Summary			Lumens	% of Fixture	B	U	G
Forward			160	49.2			
FL	(0° - 30°)		75.3	23.2			
FM	(30° - 60°)		73.4	22.6			
FH	(60° - 80°)		10.7	3.3			G0
FVH	(80° - 90°)		0.5	0.2			G0
Backward			160	49.2			
BL	(0° - 30°)		75.3	23.2	B0		
BM	(30° - 60°)		73.4	22.6	B0		
BH	(60° - 80°)		10.7	3.3	B0		G0
BVH	(80° - 90°)		0.5	0.2			G0
Upward			5	1.6			
UL	(90° - 100°)		1.1	0.3		U1	
UH	(100° - 180°)		4.2	1.3		U1	
Trapped Light			0	0.0			
Total Flux			325	100.0			

**Zonal Lumen Summary**





**HUBBELL**  
Lighting

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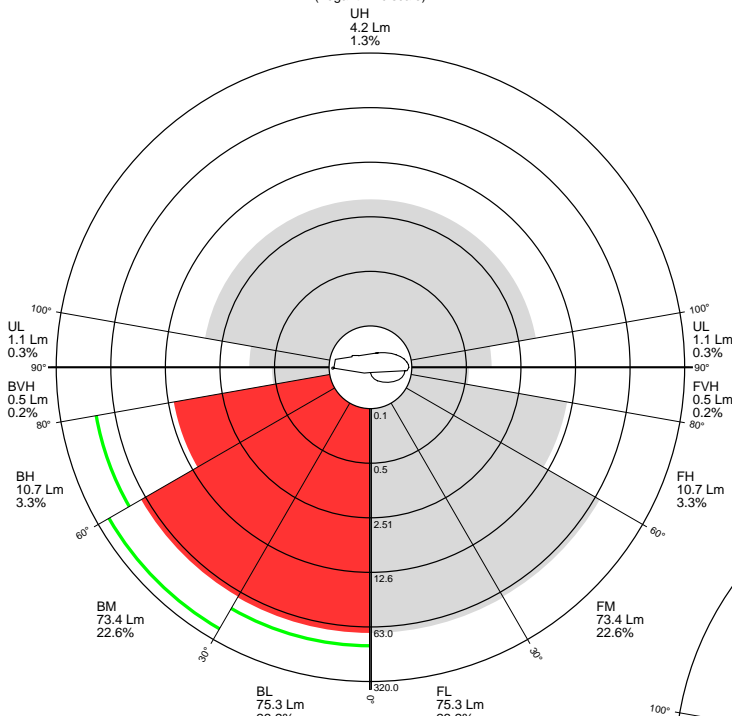
NVLAP LAB CODE: 201003-0

REPORT NUMBER: 15.00611  
ISSUE DATE: 04/21/15  
PREPARED FOR: PROGRESS

PAGE: 6 OF 10

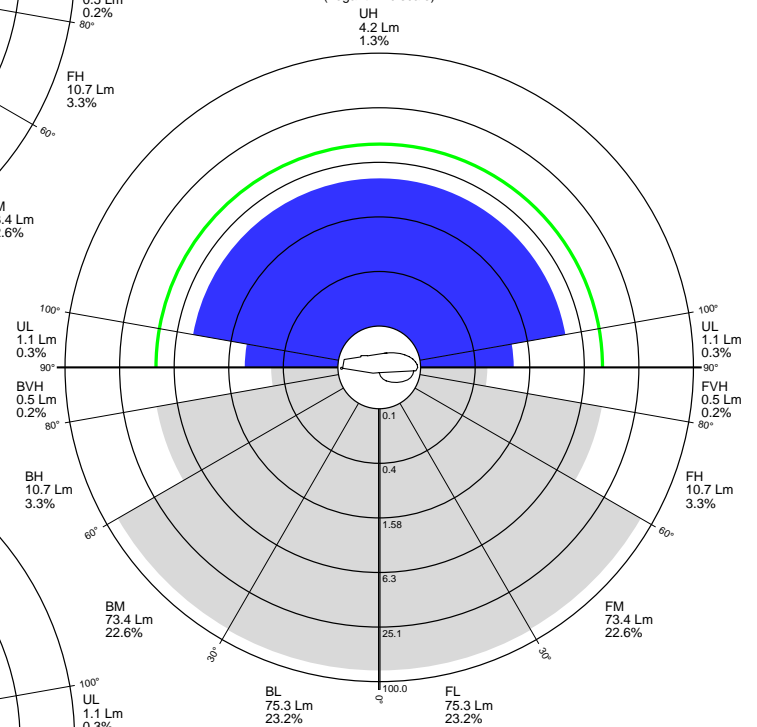
**Backlight Rating Details**

(Logarithmic scale)



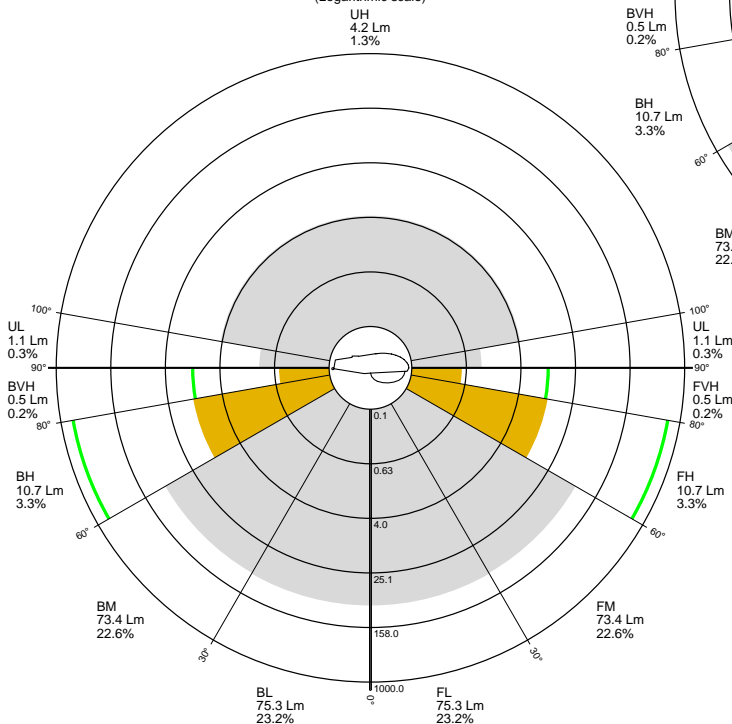
**Uplight Rating Details**

(Logarithmic scale)



**Glare Rating Details**

(Logarithmic scale)





# ShopTrex®

MENU

SEARCH

HOME / OUTDOOR LIGHTING / DECK LIGHTING / TREX® WEDGE DECK RAIL LIGHT



## TREX® WEDGE DECK RAIL LIGHT

Add to compare list

SKU: BKALPOSTLAMPLED

Available Colors \*

Charcoal Black ▾

Price: \$52.99

QTY:

ADD TO CART

4.5 ★★★★★  
Google  
Customer Reviews

Specifications

Wedge deck rail lights from TREX are easily installed on composite sleeves, as well as 2.5 in aluminum railing posts. Their sleek, understated construction blends right into the deck post during the day, and stands out at night. And like most TREX products, TREX post cap lights are manufactured in the USA. They beautifully match with the rest of the TREX deck lighting, as well as our high-performance line of composite decking and railing, and can be quickly installed with the TREX LightHub system. 24/7 weather-proof durability aluminum post cap lights are made with high-performance materials that can withstand years of tough weather. These lights are water and salt air resistant, even in the harshest climates. Because aluminum wedge lights are made by TREX, the world's #1 decking brand, they're also backed by a limited warranty. TREX covers the LED lights and housing for seven years of use.

- Low profile design hides during the day, and shines at night
- Designed to fit TREX 2.5 in. Aluminum railing posts or composite sleeves
- Compatible with TREX LightHub installation system
- Available in charcoal black, classic white and Bronze
- Requires TREX 12V DC transformer (sold separately)

<b>Part Number</b>	XXALPOSTLAMPLED
<b>Item Weight</b>	4.8 ounces
<b>Product Dimensions</b>	1.9 x 1.9 x 3 inches
<b>Item model number</b>	BKALPOSTLAMPLED
<b>Color</b>	Charcoal Black/Classic White/Bronze
<b>Finish</b>	Coated
<b>Material</b>	Aluminum
<b>Shape</b>	Rectangular
<b>Voltage</b>	12 volts
<b>Wattage</b>	1.2 watts
<b>Item Package Quantity</b>	1
<b>Type of Bulb</b>	LED
<b>Kelvin Rating</b>	3000
<b>Lumens</b>	21 lm
<b>Included Components</b>	One 1.875x3 Wedge Deck Rail Light with LED light and 5 foot male LightHub lead
<b>Warranty Description</b>	7 years.

Don't forget to order a transformer for your new Outdoor Lighting. [Find out how many you'll need.](#)

Customers who bought this item also bought



**TREX® LIGHTHUB EXTENSION WIRE IN MALE**

List Price: \$24.99

CHOOSE OPTION



**TREX® LIGHTHUB 6-WAY SPLITTER IN 4 PACK**

List Price: \$25.99

ADD TO CART

4.5 ★★★★★  
Google  
Customer Reviews





### TREX® LED POST CAP LIGHT

List Price: \$84.99

CHOOSE OPTION

#### CONTACT INFO

160 Exeter Drive  
Winchester, VA 22603  
United States of America  
1-800-BUY-TREX

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# 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.

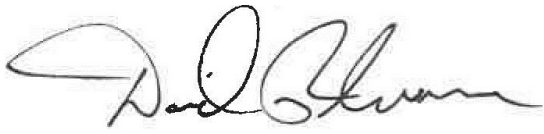
The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

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,

A handwritten signature in black ink, appearing to read "David Rheume". The signature is fluid and cursive, with a large initial "D" and "R".

David Rheume, Chairman of the Zoning Board of Adjustment

cc: Robert Marsilia, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

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

# PROPOSED REDEVELOPMENT 553-559 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE PERMIT PLANS

**OWNER:**

553-559 ISLINGTON STREET, LLC.  
553-559 ISLINGTON STREET  
PORTSMOUTH, N.H. 03801  
TEL. (603) 770-5630

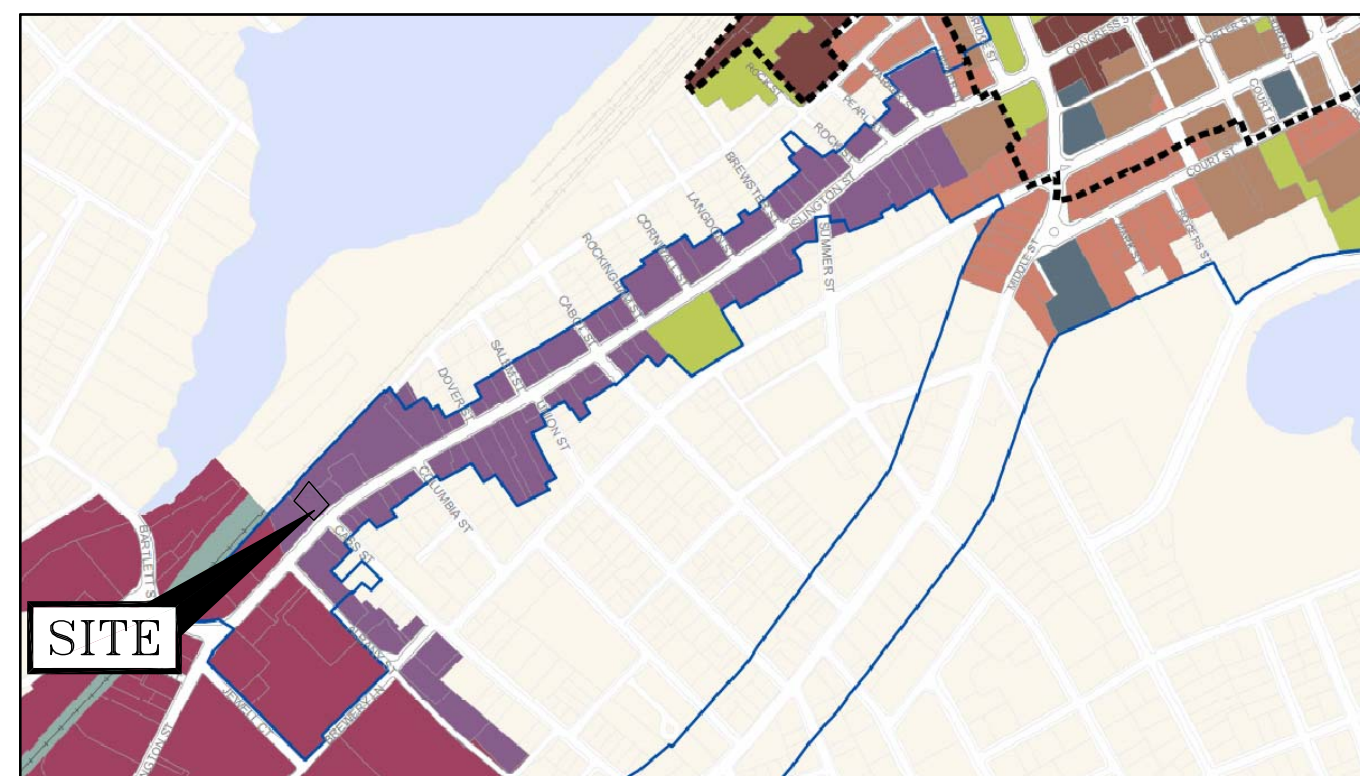
**CIVIL ENGINEER & LAND SURVEYOR:**

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

**ARCHITECT:**

**ADRA ARCHITECTURE, LLC**  
6 SCHOOL STREET  
KITTEERY M.E. 03904  
TEL. (207) 613-7036

**PORTSMOUTH ZONING MAP**



**Map 10.5A21A**  
Character Districts  
and Civic Districts

**Legend**

**Overlay Districts**

- DOD Downtown Overlay District
- HD Historic District

**Character Districts**

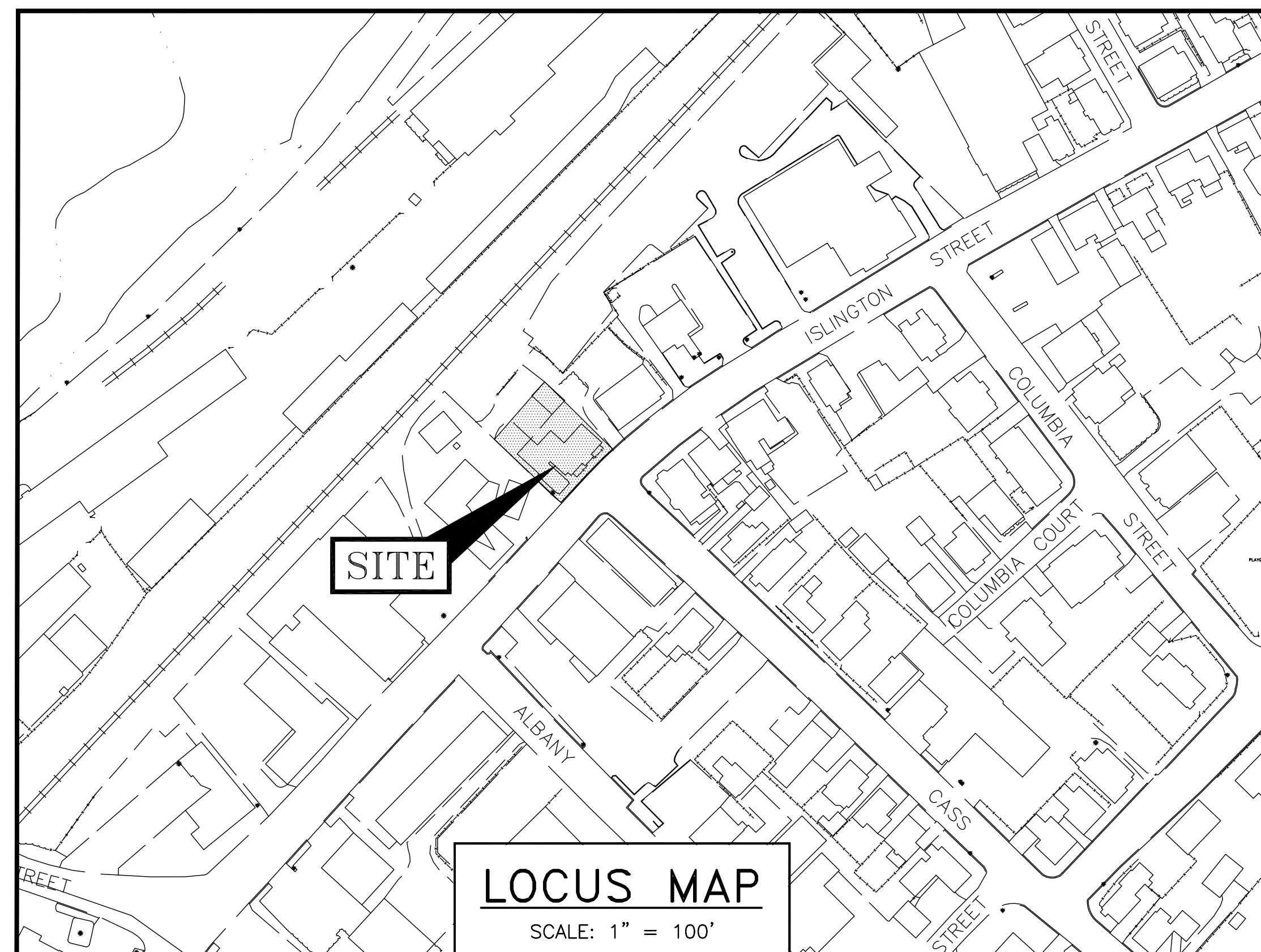
- CD5 Character District 5
- CD4 Character District 4
- CD4-W Character District 4-W
- CD4-L1 Character District 4-L1
- CD4-L2 Character District 4-L2

**Civic District**

- CIVIC Civic District

**Other Districts**

- M Municipal District
- TC Transportation Corridor



**LEGEND:**

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
---	UD	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	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
W.W.	W.W.	WINDOW WELL

**INDEX OF SHEETS**

DWG No.	Description
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE LAYOUT PLAN
C4	UTILITY PLAN
C5	GRADING & EROSION CONTROL PLAN
C6	LANDSCAPE PLAN
C7	BUILDING LIGHTING PLAN
D1-D2	EROSION CONTROL NOTES & DETAILS
A105, A110	
A120, A121	
A210, A310	ARCHITECTURAL PLANS

**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

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

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

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

**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.

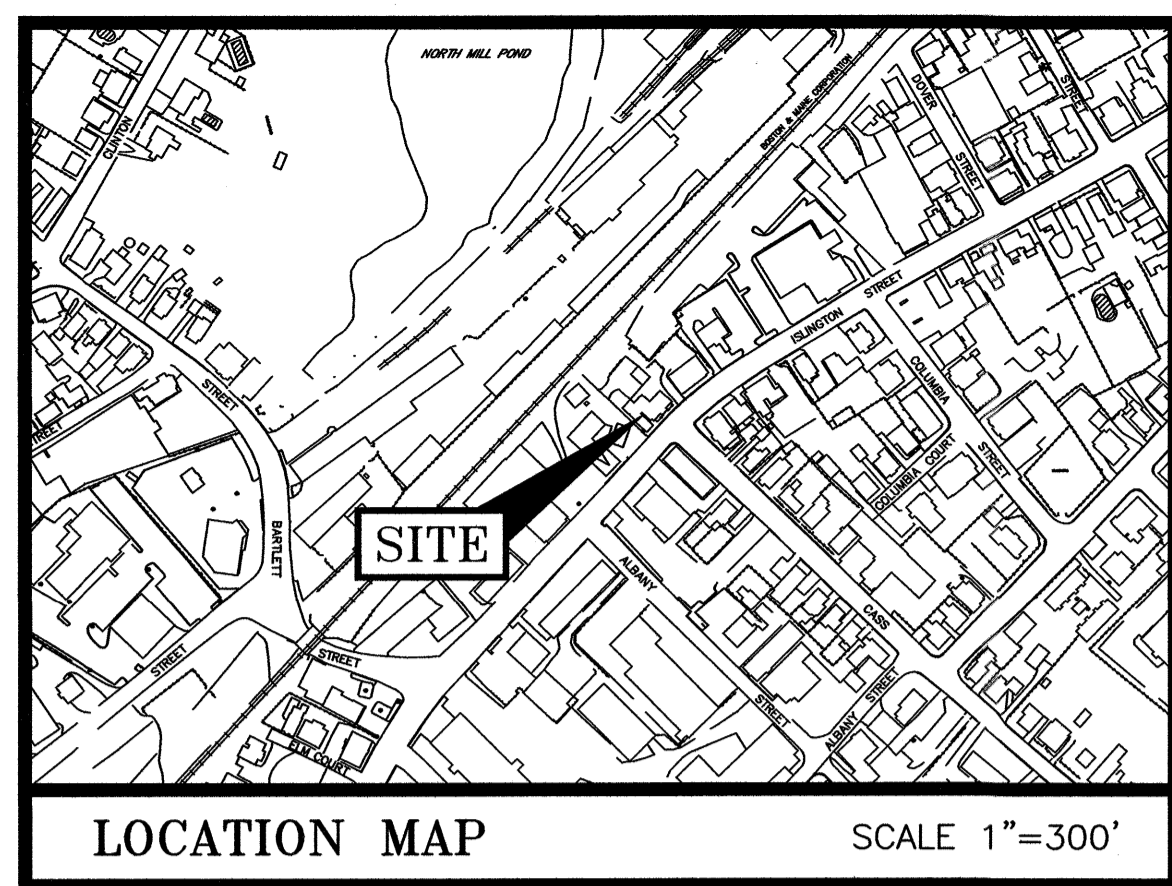
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**PROPOSED REDEVELOPMENT  
553-559 ISLINGTON STREET  
PORTSMOUTH, N.H.**

**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

PLAN SET SUBMITTAL DATE: 27 OCTOBER 2020



LOCATION MAP SCALE 1"=300'

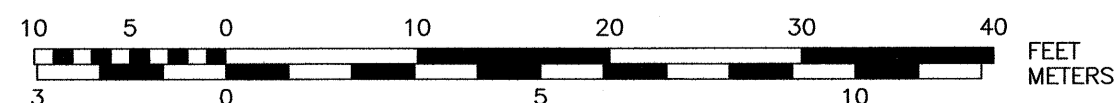
LEGEND:

- 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
- 100 CONTOUR
- 97x3 SPOT ELEVATION
- 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



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) 430-9292  
 Fax (603) 436-2315

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. COMMON WITH 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 AFOREMENTIONED 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

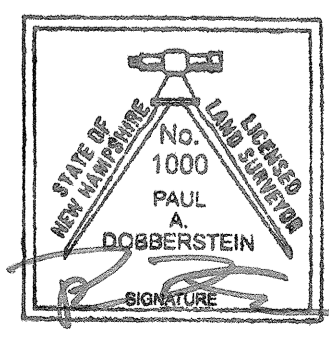
NO.	DESCRIPTION	DATE

SCALE 1"=10' JULY 2020

EXISTING CONDITIONS PLAN C1

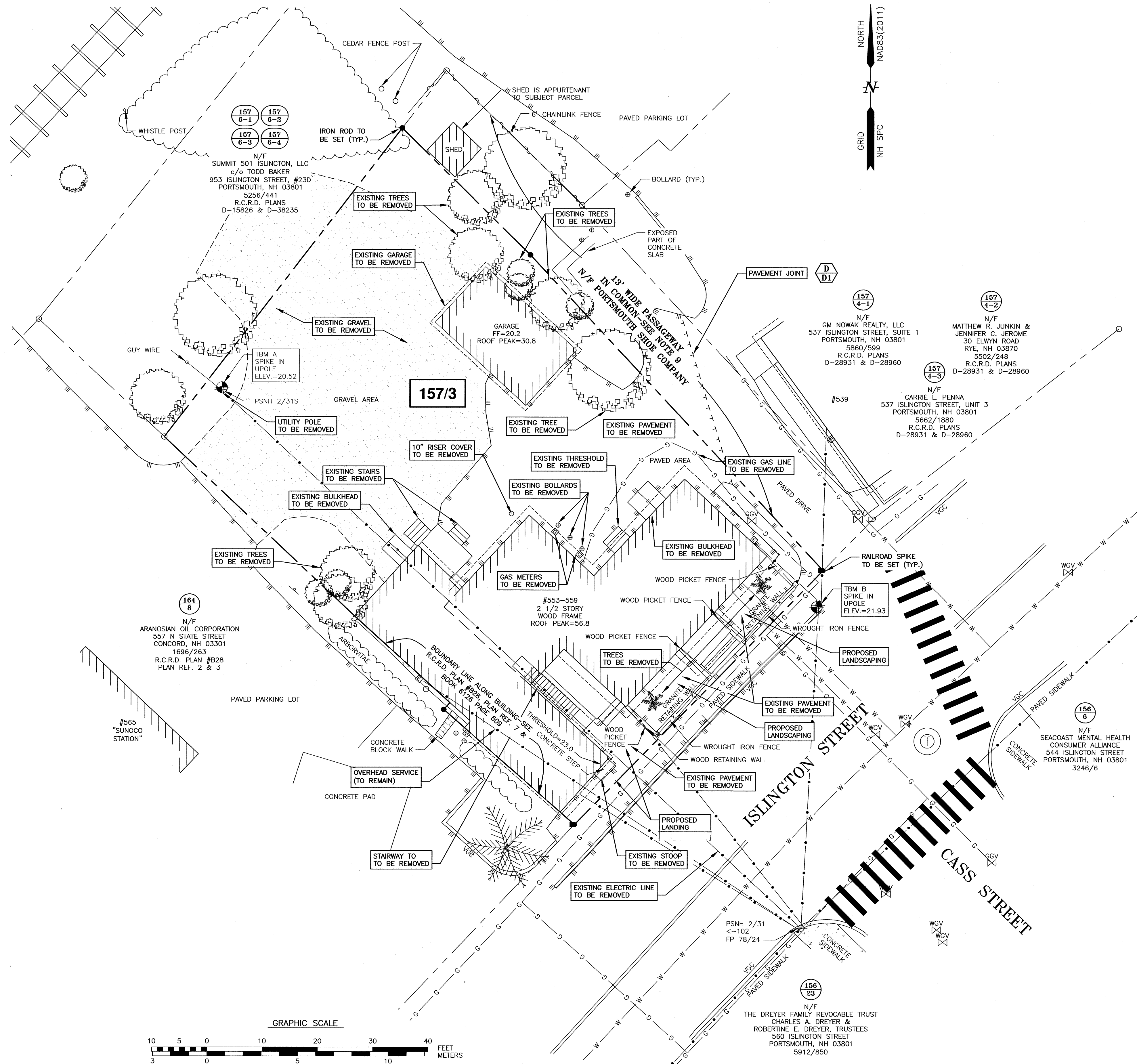
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

*Paul A. Dobberstein*  
 PAUL A. DOBBERSTEIN, LLS DATE



**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 CONTRACTOR'S 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 ABUTS 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



**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-8282  
 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) EXISTING UTILITY CONNECTIONS SHALL BE ABANDONED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. UTILITIES THAT ARE TO BE REUSED SHALL BE CUT & CAPPED.
  - 5) CONTRACTOR WILL COORDINATE STREET CLOSINGS, IF ANY, WITH CITY OF PORTSMOUTH.
  - 6) DURING CONSTRUCTION, TEMPORARY FENCING SHALL BE INSTALLED, AS REQUIRED, TO PROTECT THE SITE FROM THE PUBLIC.
  - 7) COORDINATE DEMOLITION WITH CITY OF PORTSMOUTH, PERMITS REQUIRED.

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

NO.	DESCRIPTION	DATE
2	GAS LINE	10/27/20
1	ISSUED FOR APPROVAL	8/4/20
0	ISSUED FOR COMMENT	7/20/20

REVISIONS

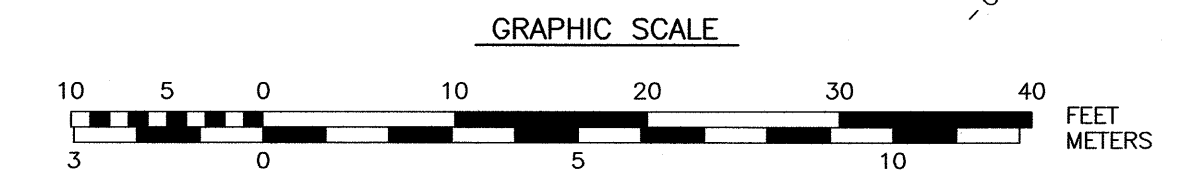
SCALE 1"=10' JULY 2020

**DEMOLITION PLAN**

**C2**

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



**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

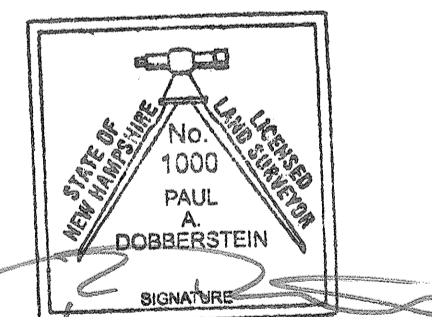
ALLOWED FACADE TYPE: PORCH, STOOP, STEP, FORECOURT, RECESSED-ENTRY, DOORYARD

**BUILDING FORM:**  
MAX. STRUCTURE HEIGHT: 35 FEET 31.0 FEET 31.0 FEET  
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE 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:**  
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 10/28/2020



**PORTSMOUTH APPROVAL CONDITIONS NOTE:**

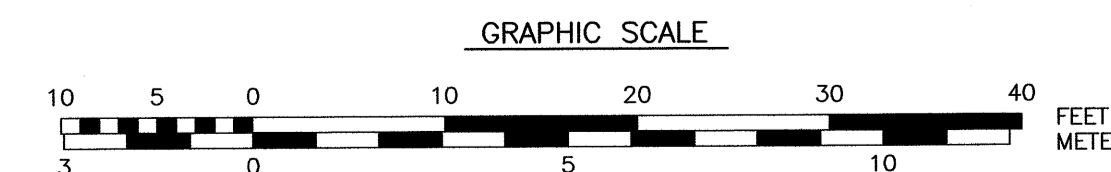
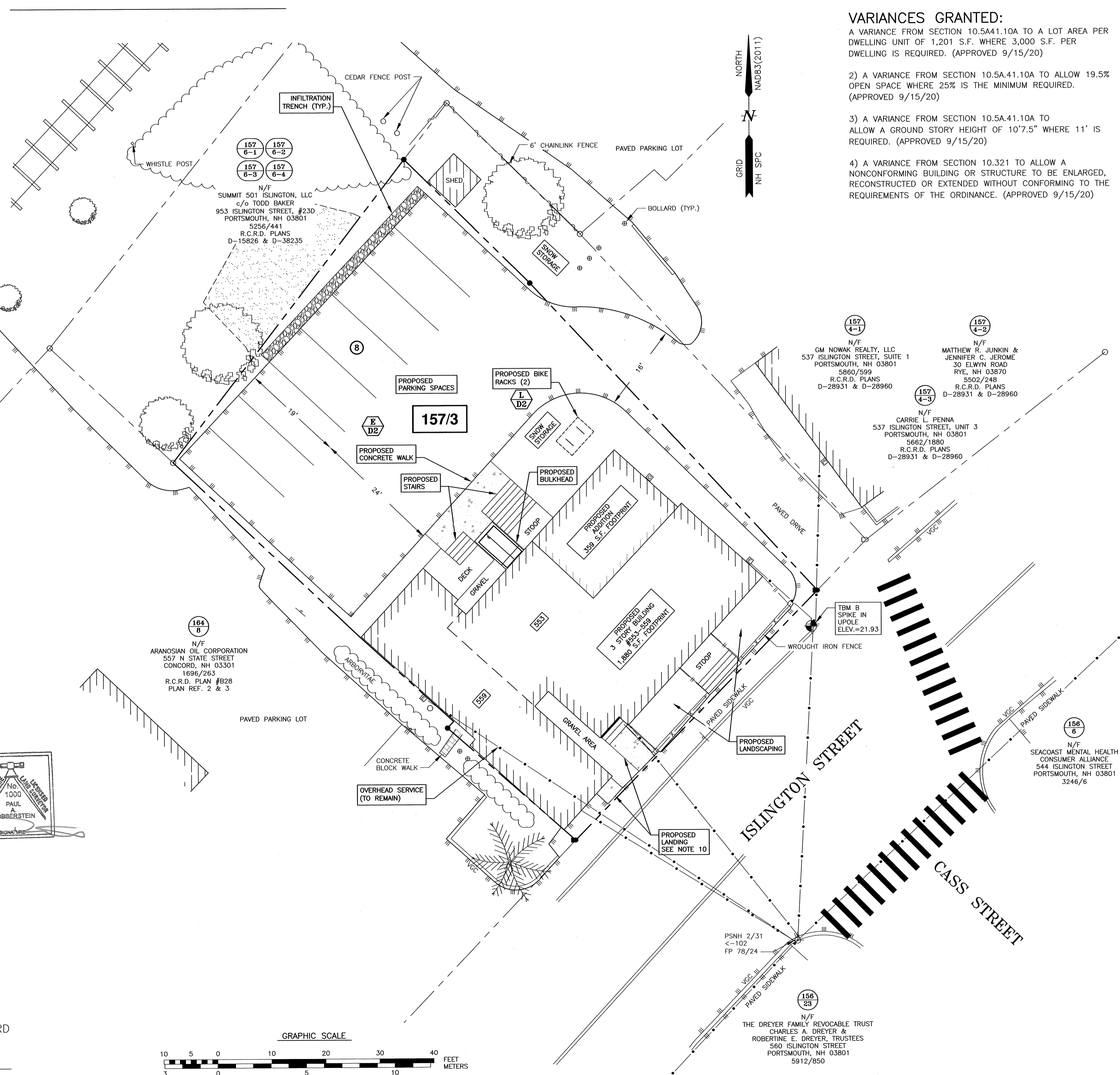
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

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

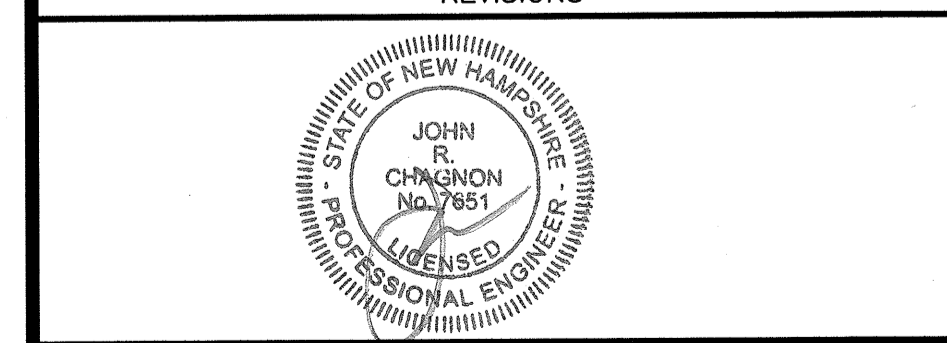
**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-8202  
Fax (603) 436-2316

**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.
- CITY TO BE GRANTED RIGHT OF ACCESS AND TEMPORARY CONSTRUCTION EASEMENT TO CONNECT FUTURE SEWER SERVICE ACROSS LOT AND EASEMENT AREA.

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

NO.	DESCRIPTION	DATE
4	NOTE 13, BIKE RACK	10/27/20
3	NOTE 13	10/6/20
2	IMPERVIOUS CHART, VARIANCES	9/21/20
1	ISSUED FOR APPROVAL	8/4/20
0	ISSUED FOR COMMENT	7/20/20

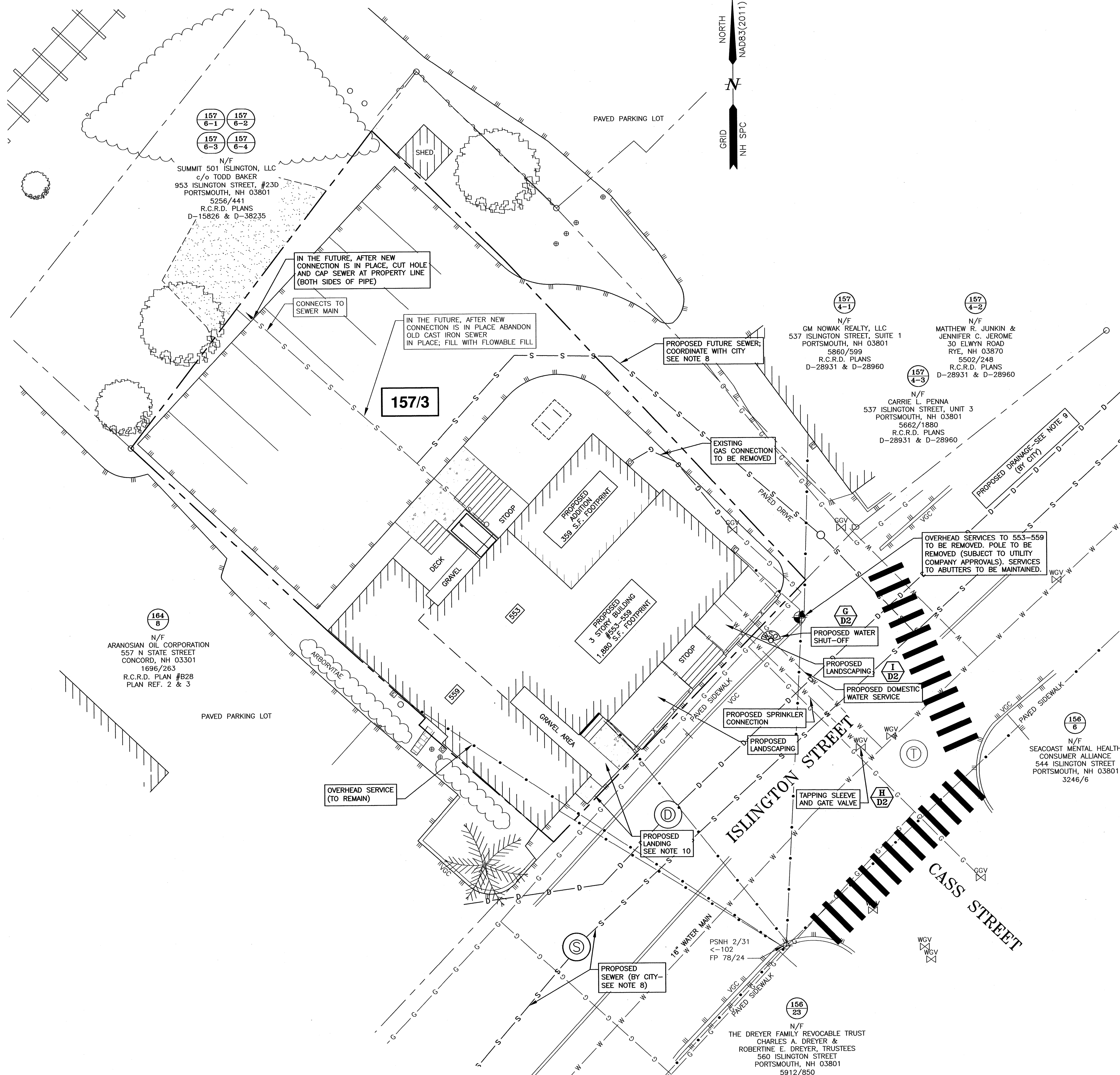


SCALE 1"=10' JULY 2020

**SITE LAYOUT PLAN**  
**C3**

**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) ALL WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY SHALL BE BUILT TO DEPARTMENT OF PUBLIC WATER WORKS STANDARDS.
- 26) WATER, SEWER, AND DRAIN LINES SHALL BE PRIVATE. CONDOMINIUM DOCUMENTS SHALL REFLECT MAINTENANCE OF PRIVATE UTILITIES.
- 27) THIRD PARTY UTILITY INSTALLATION INSPECTIONS SHALL BE REQUIRED ON WATER MAIN, SEWER, AND DRAINAGE SYSTEM.
- 28) A WATER UTILITY ACCESS EASEMENT SHALL BE PROVIDED TO THE CITY OF PORTSMOUTH FOR ACCESS TO WATER METERS, SHUT OFF VALVES & PIPING.

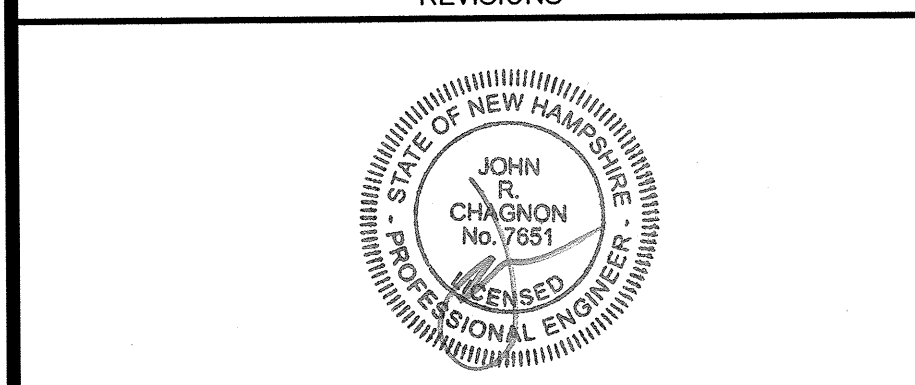


**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-8202  
 Fax (603) 436-2315

- 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) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND INSTALLED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.
  - 5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.
  - 6) UTILITY AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.
  - 7) PROPOSED SEWER FLOW  
 6 UNITS X 2.33 RESIDENTS/UNIT = 14 RESIDENTS  
 14 RESIDENTS X 70 GPD/RESIDENT = 980 GPD  
 TOTAL PROPOSED FLOW = 980 GPD  
 NHDES SEWER DISCHARGE PERMIT NOT REQUIRED.
  - 8) PROPOSED SEWER IN ISLINGTON STREET TO BE CONSTRUCTED BY THE CITY IN THE FUTURE. RIGHT OF ACCESS FOR SEWER CONSTRUCTION TO BE GRANTED TO THE CITY. IF NEEDED, SEWER SHOULD BE REPLACED OUT TO THE EDGE OF PARKING FROM THE BUILDING NOW BEFORE NEW STAIRS ARE CONSTRUCTED. NEW SEWER LATERAL WILL CONNECT AT THAT SPOT IN THE FUTURE.
  - 9) SEE ROOF DRAIN CONNECTIONS ON CITY PLANS.
  - 10) SEE NEW SIDEWALK LAYOUT FROM CITY PLANS.

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

NO.	DESCRIPTION	DATE
3	NOTE 8, SEWER	10/27/20
2	SEWER NOTES, WSO	10/6/20
1	ADD UTILITIES	9/21/20
0	ISSUED FOR COMMENT	7/20/20

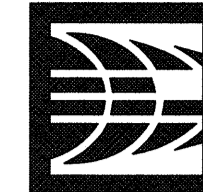


SCALE 1"=10' JULY 2020

UTILITY PLAN **C4**

APPROVED BY THE PORTSMOUTH PLANNING BOARD  
 CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



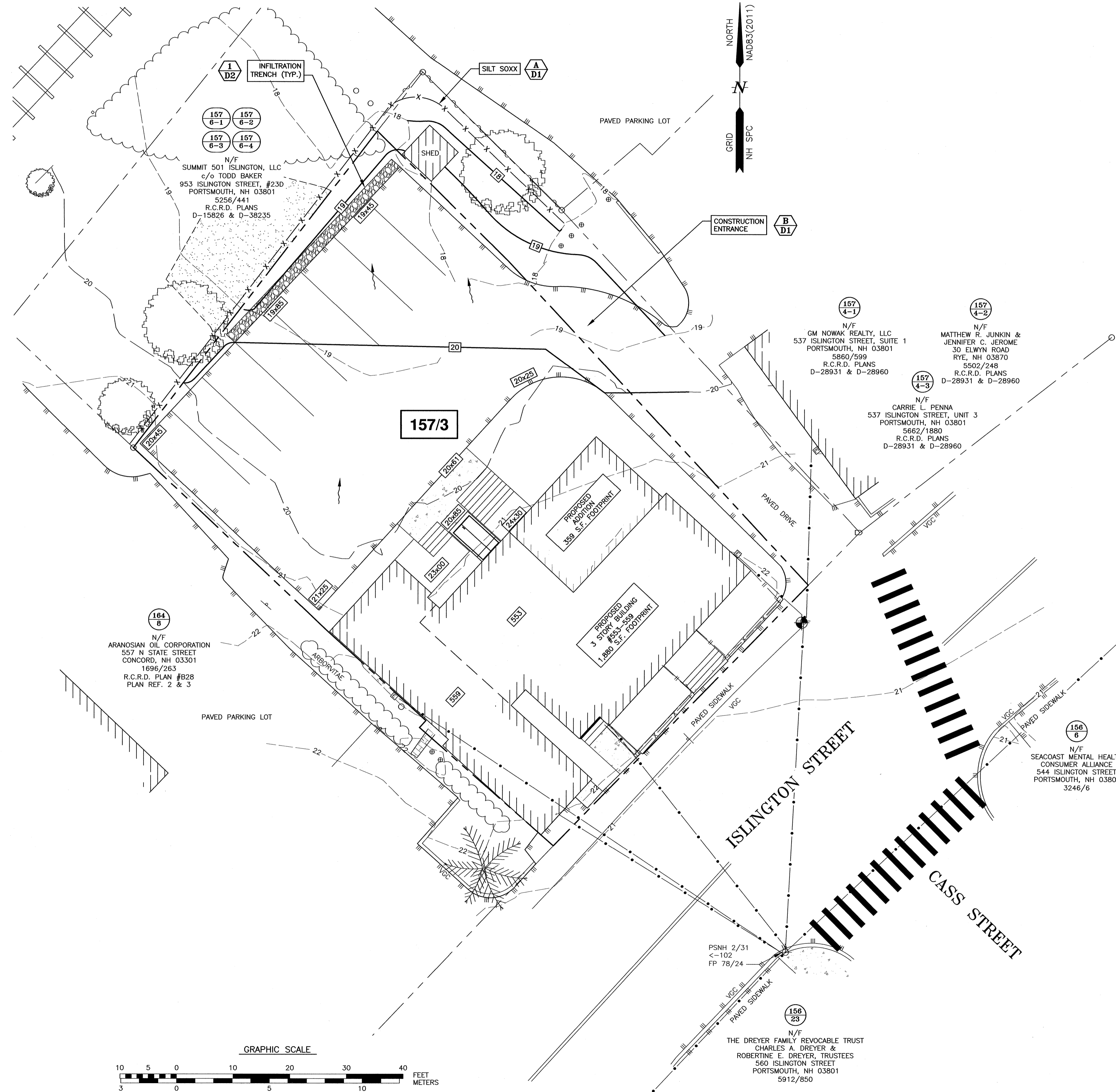


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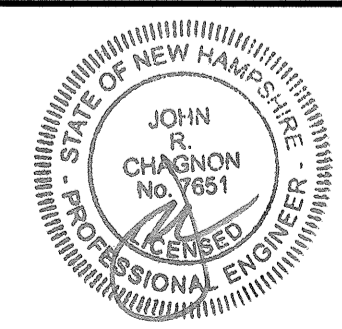
**NOTES:**

- 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).
- 4) SEE CITY PLANS FOR ISLINGTON STREET GRADING.



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

NO.	DESCRIPTION	DATE
1	INFILTRATION TRENCH	9/21/20
0	ISSUED FOR COMMENT	7/20/20
REVISIONS		



SCALE 1"=10' JULY 2020

**GRADING AND EROSION CONTROL PLAN**

**C5**





# EROSION CONTROL NOTES

## CONSTRUCTION SEQUENCE

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

INSTALL PERIMETER CONTROLS AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.

PERFORM DEMOLITION.

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

CONSTRUCT FOUNDATIONS.

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

FINISH GRADE SITE, BACKFILL DRIVEWAY SUBBASE GRAVEL IN TWO, COMPACTED LIFTS. PROVIDE TEMPORARY EROSION PROTECTION TO SITE IN THE FORM OF MULCHING, JUTE MESH OR DITCH DAMS.

PLACE BINDER LAYER OF PAVEMENT

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

AFTER BUILDING IS 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 SILTSSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND SILTSSOXX 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 SILTSSOXX 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 SEEDING, 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 SEEDING 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 RESEED, 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 TREFOL	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 SEEDING 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 RESEED 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 RESEED 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 SILTSSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

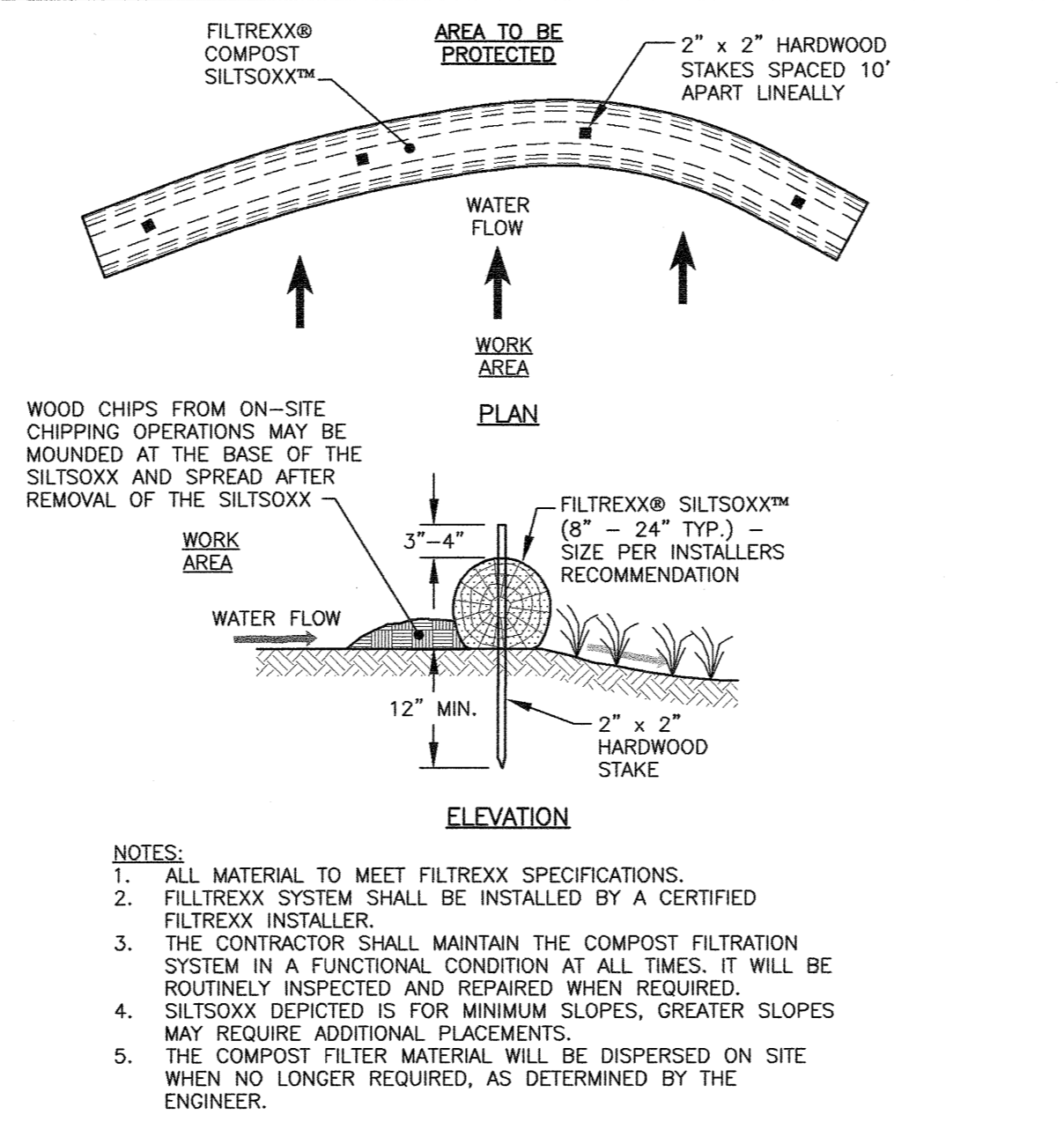
SILT FENCING AND SILTSSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILTSSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

## WINTER NOTES

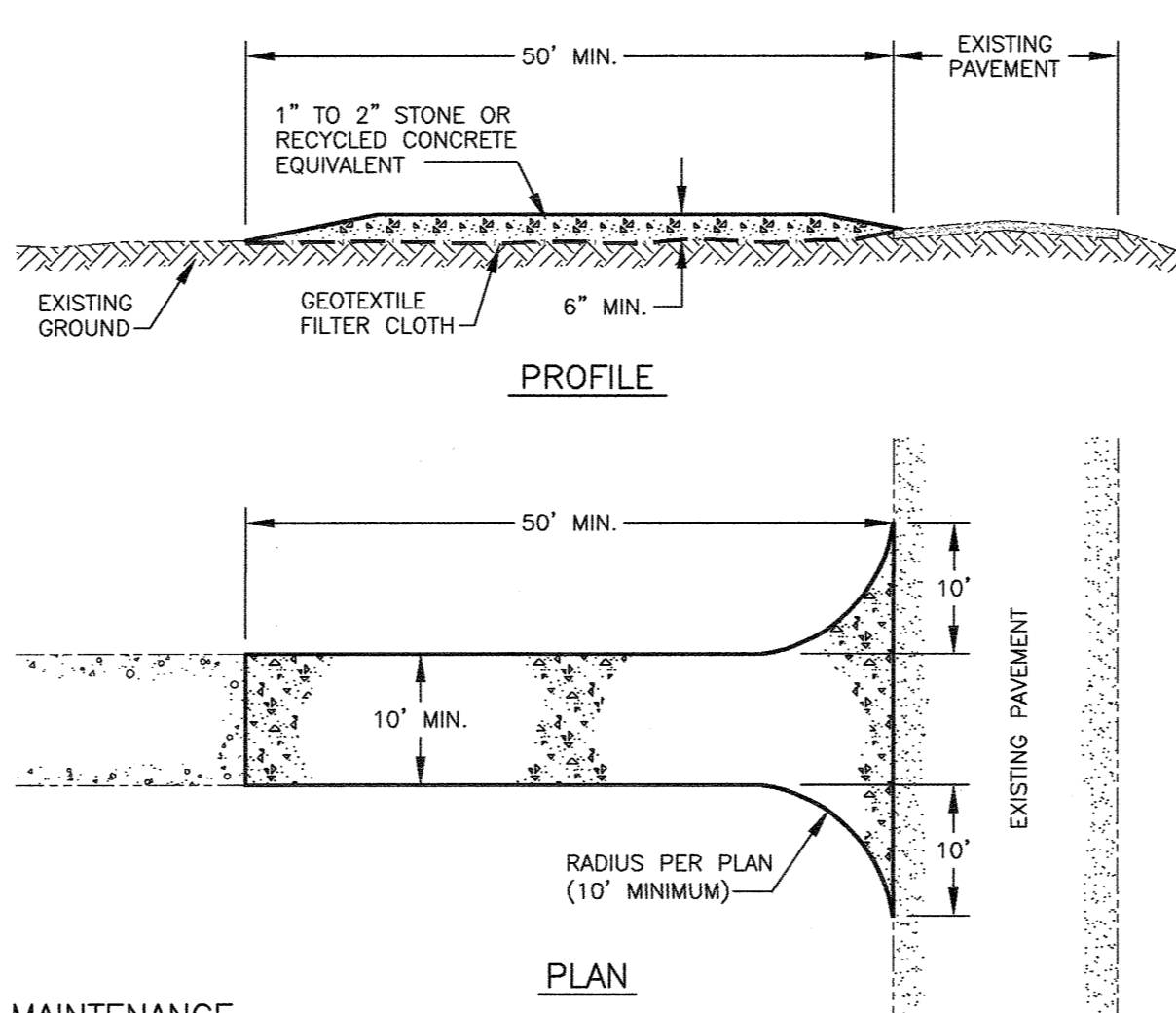
ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED 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.



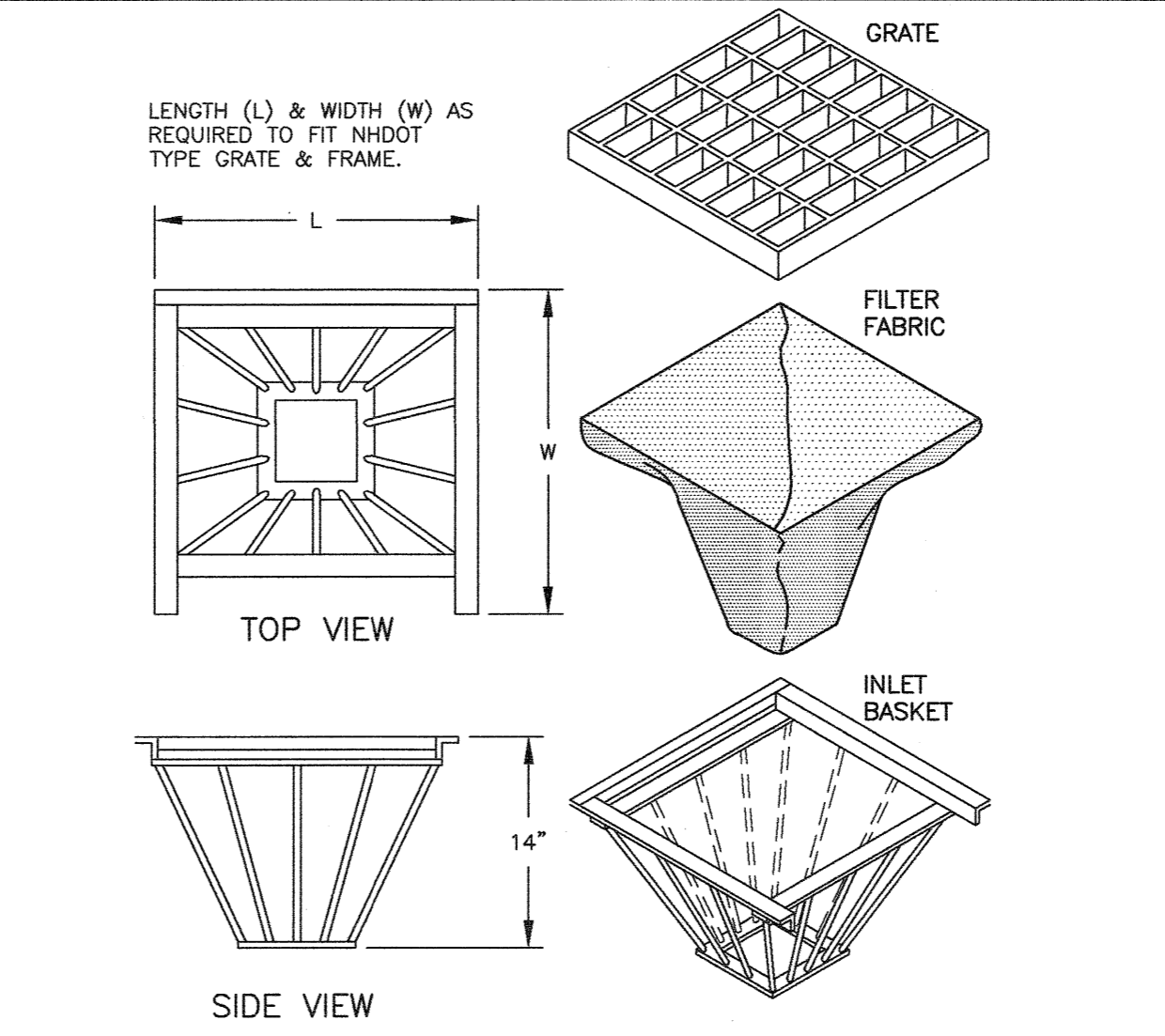
**A** FILTREXX® SILTSSOXX™ FILTRATION SYSTEM NTS



- MAINTENANCE**
- 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.
  - 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.

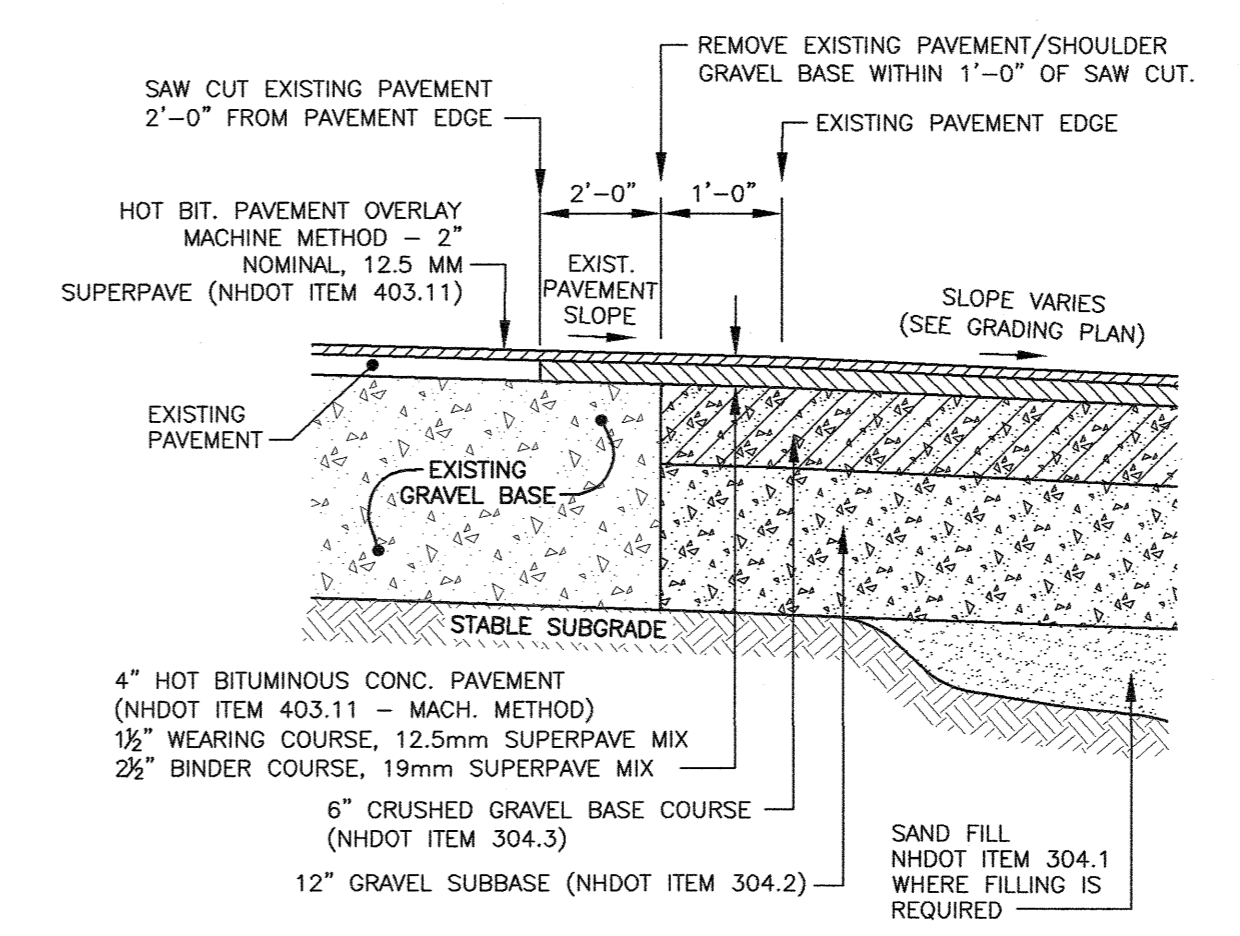
- CONSTRUCTION SPECIFICATIONS**
- STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
  - THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
  - THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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** STABILIZED CONSTRUCTION ENTRANCE NTS  
 C5 SUBSTITUTE FODS IF DESIRED



- INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.
- FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN FILLING SEDIMENT AND, SHALL EXTEND AT LEAST 6" PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
- THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC, POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:  
 -RAB STRENGTH: 45 LB. MIN. IN ANY PRINCIPAL DIRECTION (ASTM D1682)  
 -MULLEN BURST STRENGTH: MIN. 60 psi (ASTM D774)
- THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 gpm/s.f. (MULTIPLY THE PERMITTIVITY IN SEC.-1 FROM ASTM 54491-85 CONSTANT HEAD TEST USING THE CONVERSION FACTOR OF 74.)
- THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.
- SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

**C** CATCH BASIN INLET BASKET NTS  
 IF REQUIRED



**D** FULL DEPTH PAVEMENT SECTION AND PAVEMENT JOINT DETAIL NTS  
 C2

**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:**
- 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.
  - 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.
  - 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).

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

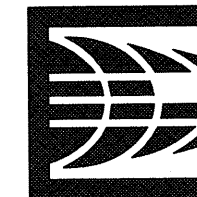
NO.	DESCRIPTION	DATE
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REVISIONS		



AS NOTED SEPTEMBER 2020

**EROSION CONTROL NOTES & DETAILS**

**D1**

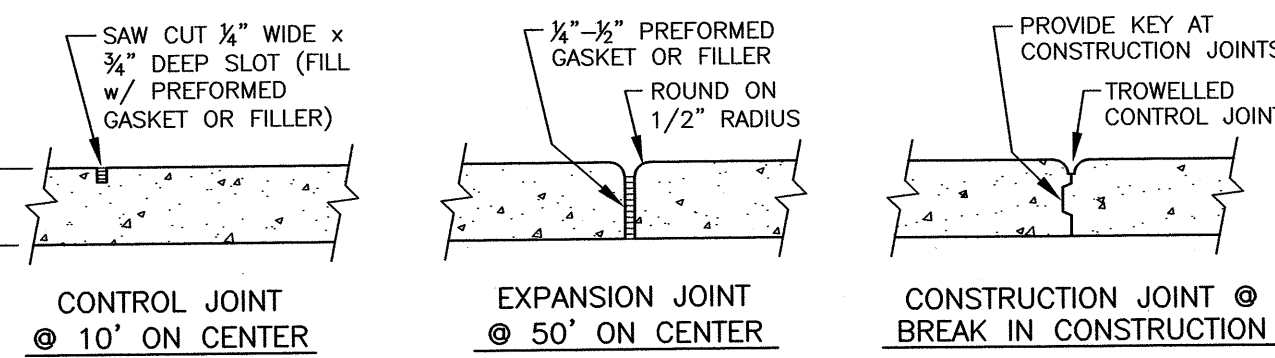
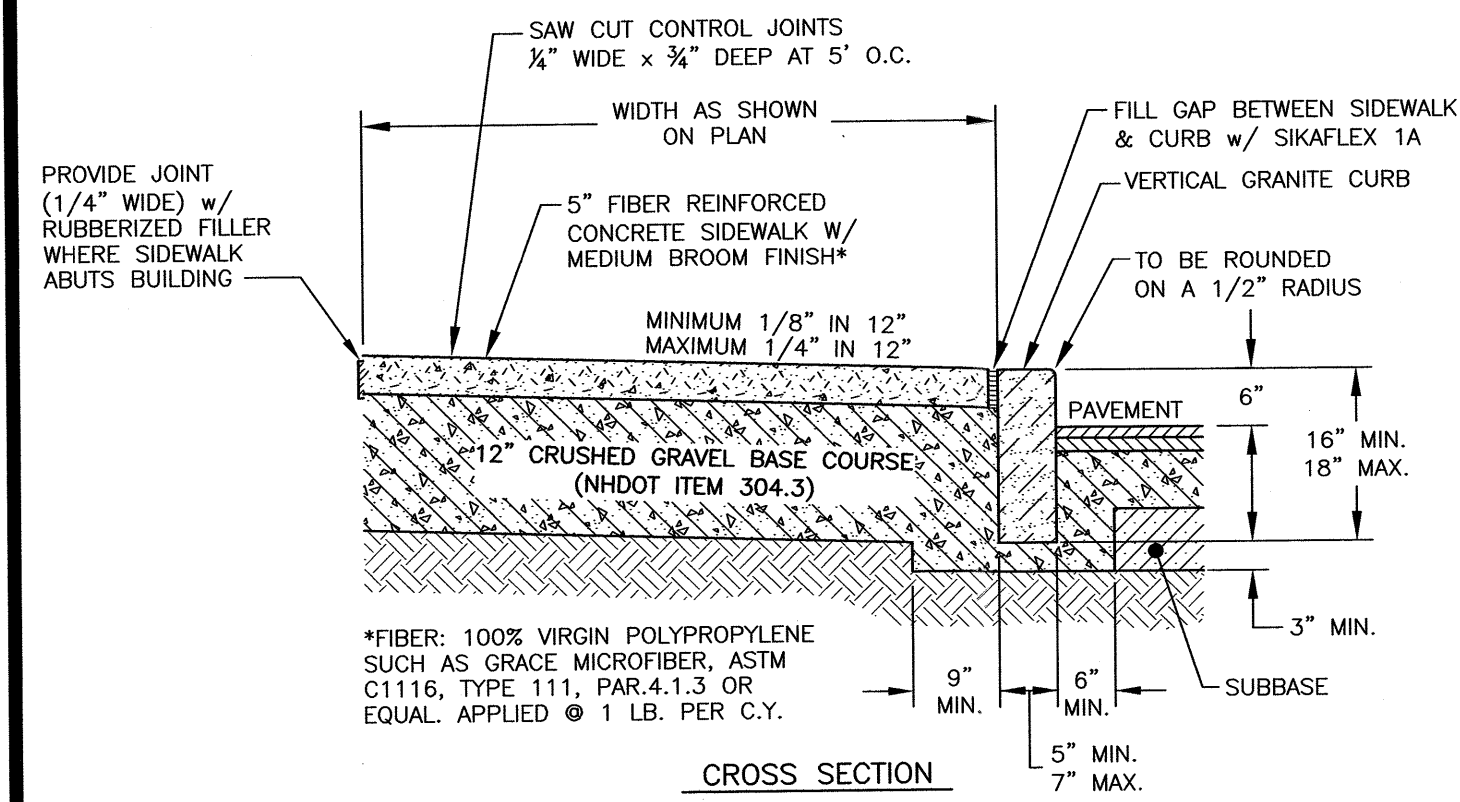


**NOTES:**

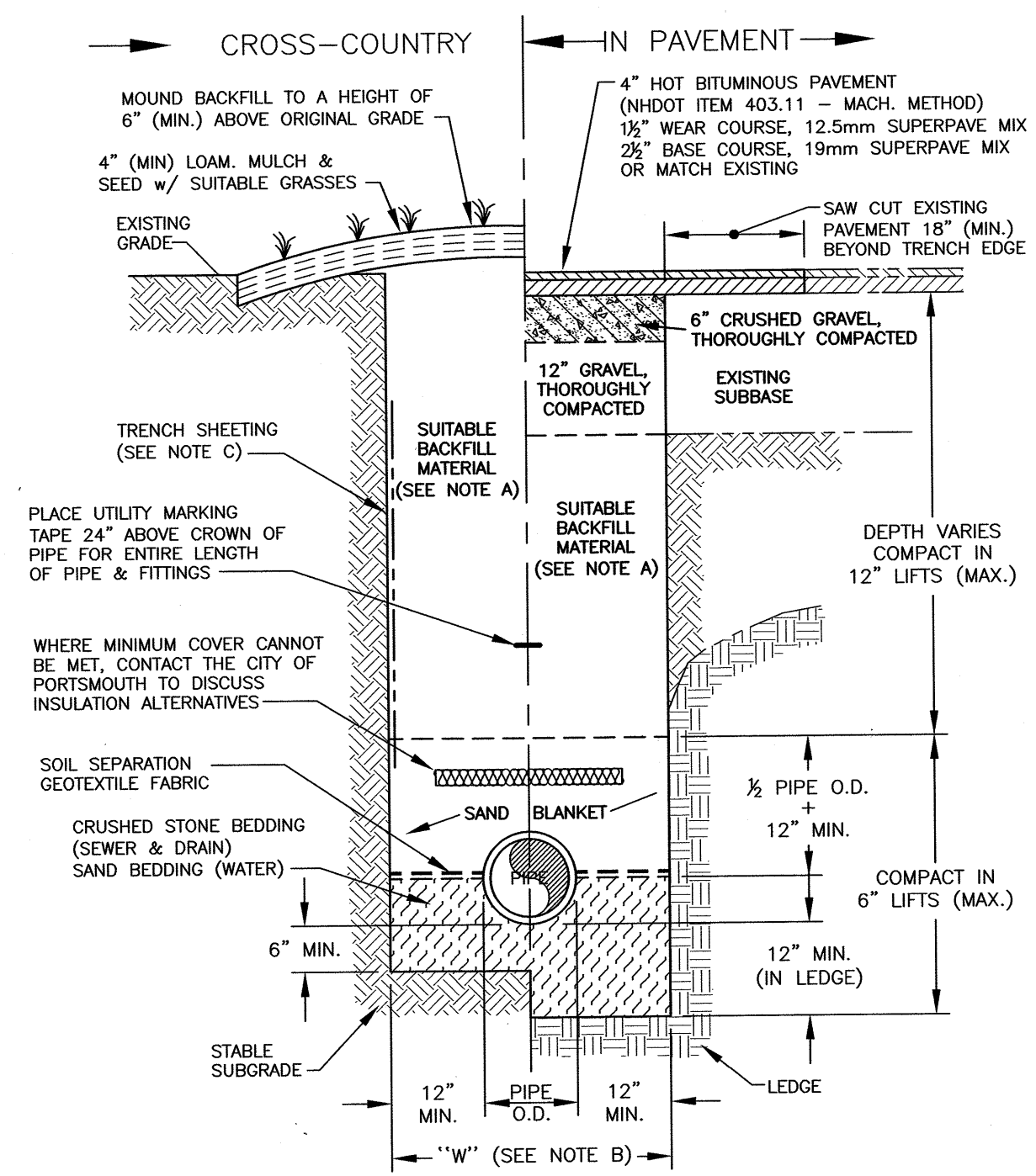
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2) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

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).

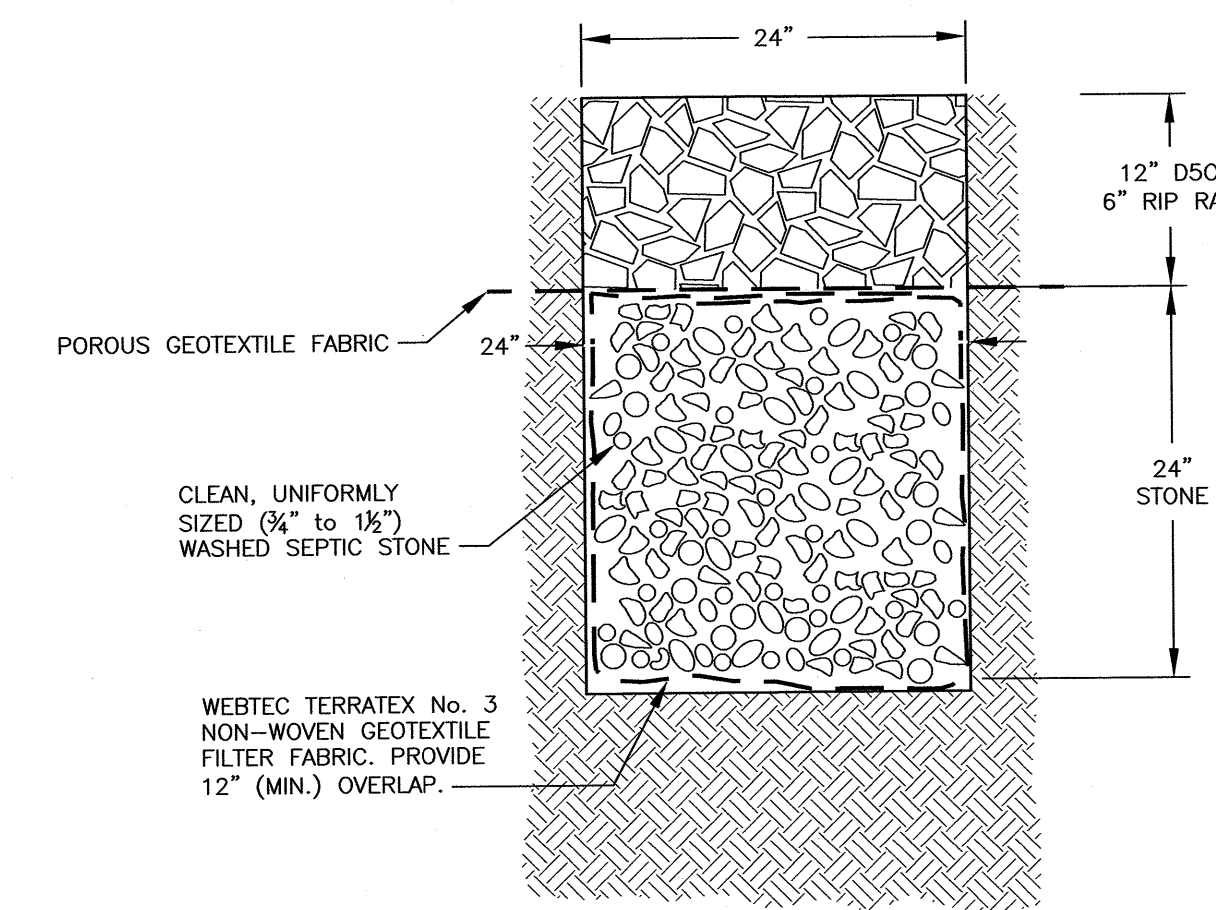


**E** PORTLAND CEMENT CONCRETE SIDEWALK  
**C3** (WITH VERTICAL GRANITE CURB, WHERE SHOWN) NTS

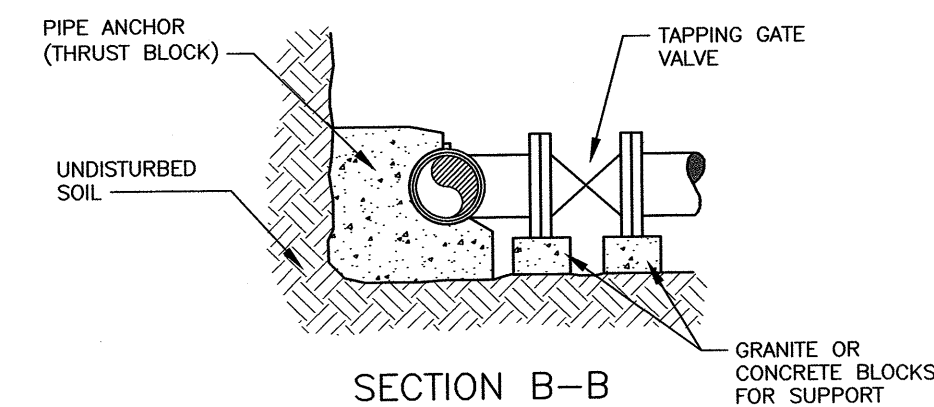
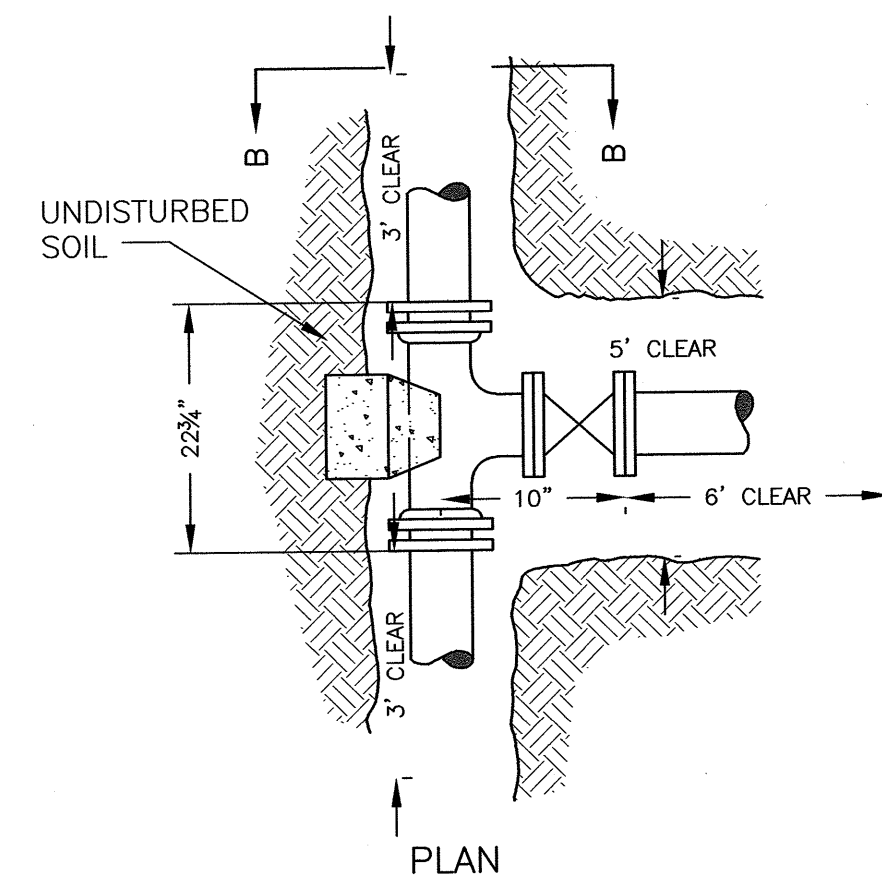


**G** TYPICAL PIPE TRENCH  
**C4** NTS

**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.  
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: 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.  
D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):  
6" 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.

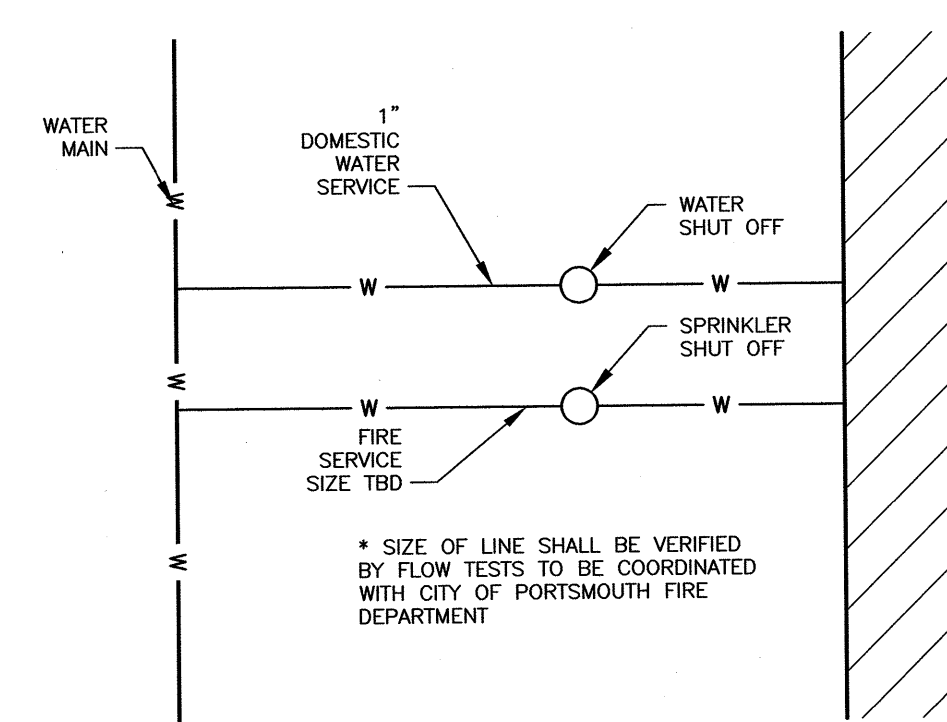


**J** INFILTRATION TRENCH DETAIL  
**C5** NTS

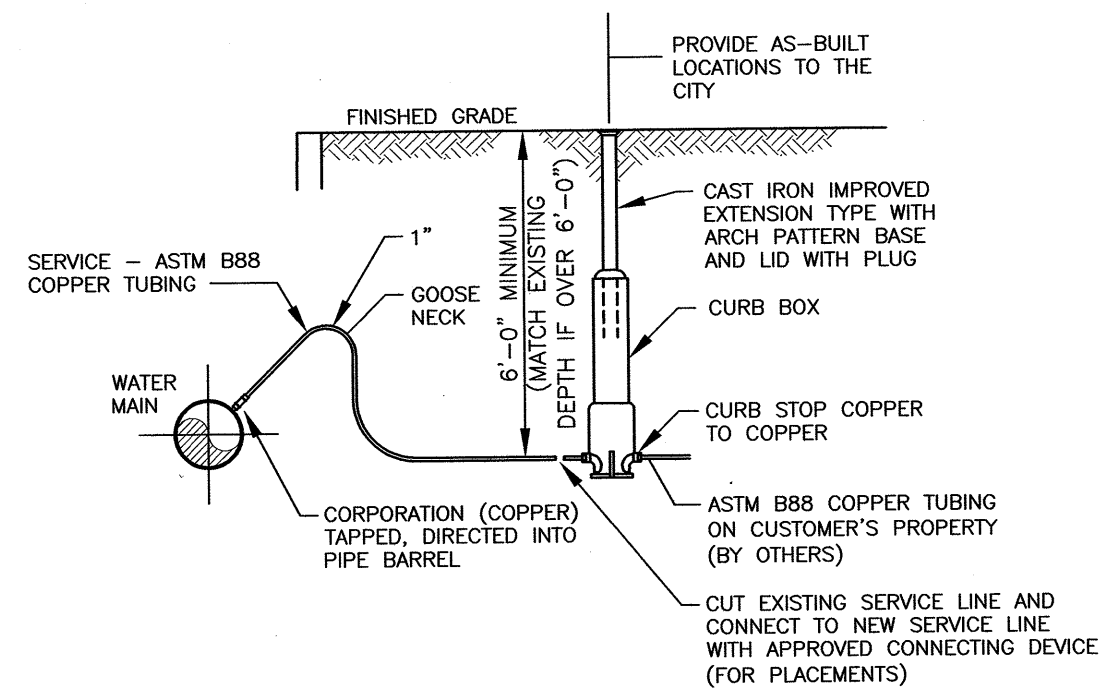


**NOTES:**  
1) ALL MATERIALS SHALL BE APPROVED BY THE PORTSMOUTH WATER DEPARTMENT PRIOR TO INSTALLATION AND USE.  
2) ALL JOINTS SHALL BE MECHANICAL.  
3) "CLEAR" DIMENSIONS SHOWN ARE REQUIRED FOR WORKSPACE. NO JOINTS ON PIPE BEING TAPPED WITHIN "CLEAR" AREA.  
4) FORD TYPE STAINLESS STEEL TAPPING SADDLES OR APPROVED EQUAL ARE ALSO ACCEPTABLE.

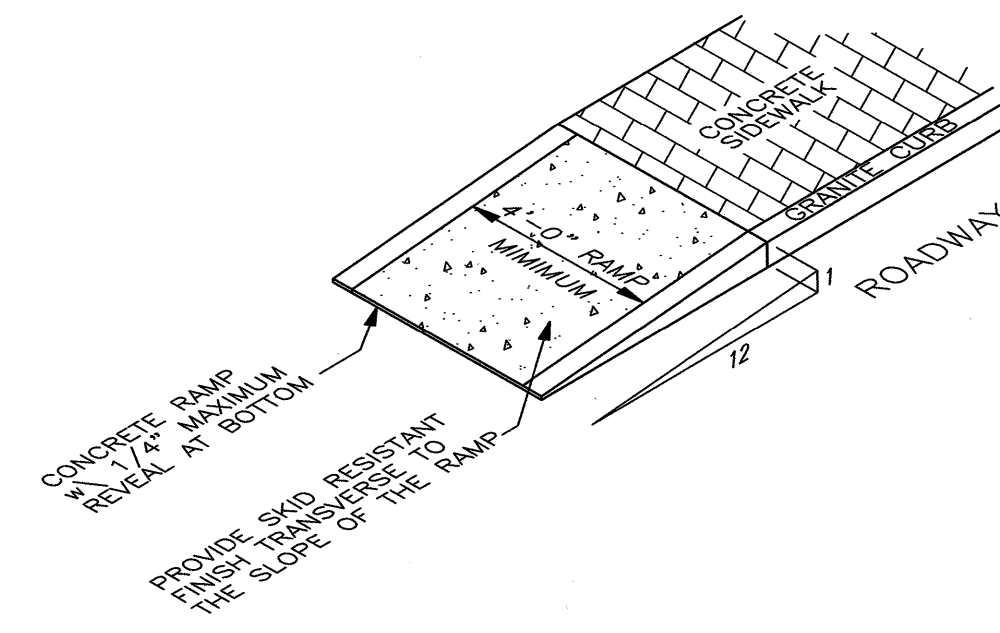
**H** TAPPING SLEEVE AND GATE  
**C4** INSTALL PER PORTSMOUTH REQUIREMENTS NTS



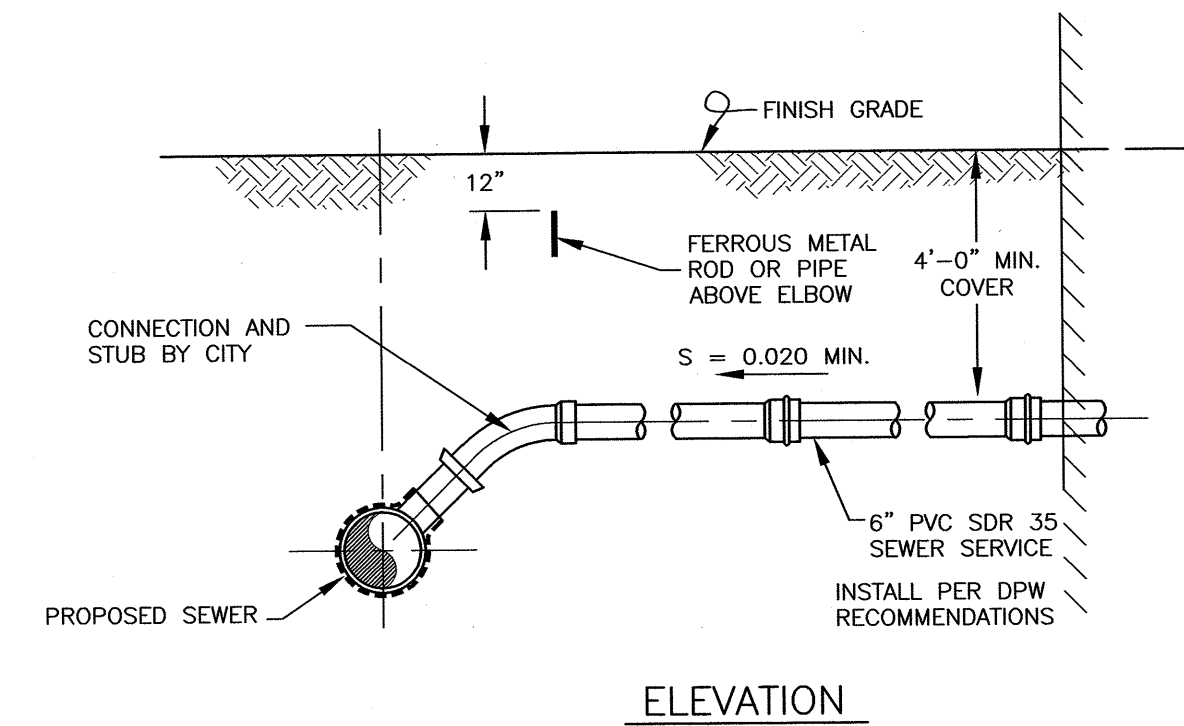
**NOTE:**  
1) SIZE OF SPRINKLER LINE SHALL BE VERIFIED BY FLOW TESTS TO BE CO-ORDINATED WITH CITY OF PORTSMOUTH FIRE DEPARTMENT.



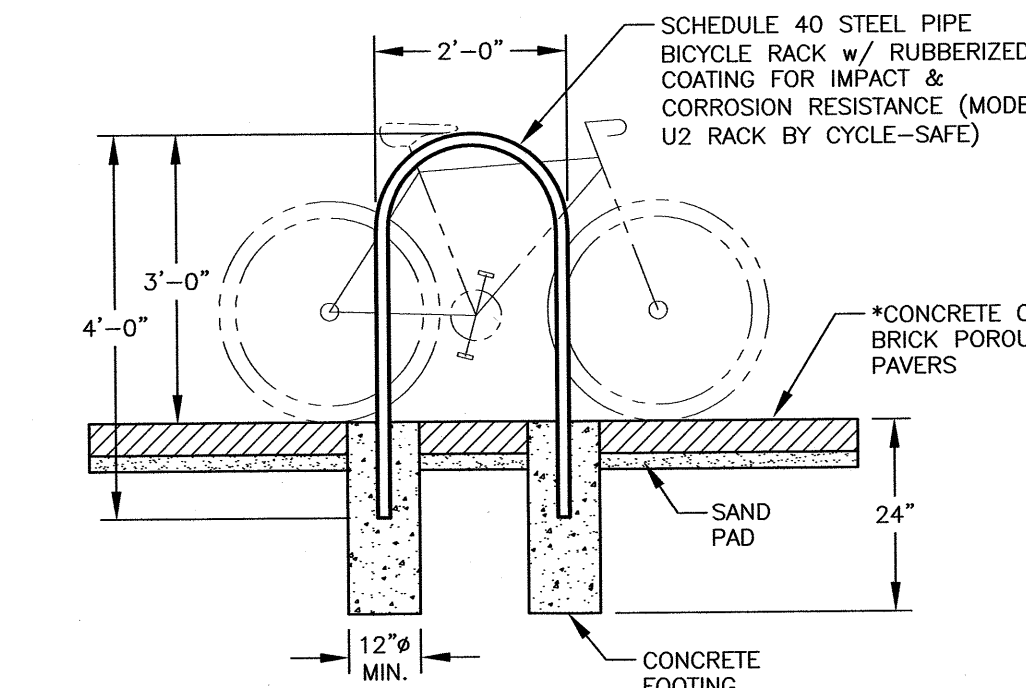
**I** TYPICAL WATER SERVICE CONNECTION  
**C4** NTS



**F** SIDEWALK TIP DOWN  
**C4** (IF NEEDED) NTS



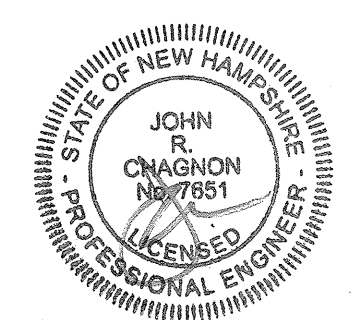
**K** TYPE "A" SEWER SERVICE CONNECTION  
**C4** NTS



**L** UPTURNED "U" BICYCLE RACK  
**C3** \*NOTE: SURFACE MAY BE GRASS OR WOOD CHIPS. NTS

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

NO.	DESCRIPTION	DATE
1	DETAIL L	10/27/20
0	ISSUED FOR COMMENT	9/21/20
REVISIONS		



AS NOTED SEPTEMBER 2020

DETAILS

D2















A310

10/28/2020 10:11:19 AM

B

C

D

E



F1 3D VIEW - EXTERIOR - SOUTH

A310

F

G

H

J

K

A310



L1 3D VIEW - EXTERIOR - NORTHEAST

A310

8



F8 3D VIEW - EXTERIOR - SOUTHEAST

A310

F

G

H

J

K

A310

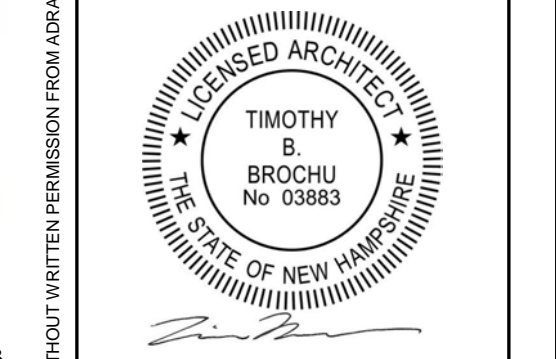


L8 3D VIEW - EXTERIOR - NORTHWEST

A310

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

NOT FOR CONSTRUCTION



553-559 Islington Street, LLC

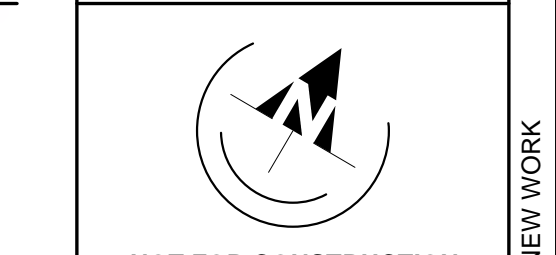
553-559  
 ISLINGTON STREET  
 REDEVELOPMENT

553 Islington Street  
 Portsmouth, NH 03801

NO.	REVISION	DATE

DATE ISSUED: 10/28/20  
 DATE REVISED:  
 DRAWN BY: Tim Brochu  
 SCALE: AT 22"x34" 12" = 1'-0"

NOT FOR CONSTRUCTION  
 SITE PLAN REVIEW



NOT FOR CONSTRUCTION  
 SITE PLAN REVIEW  
 3D VIEWS - EXTERIOR - NEW WORK

A310

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A310

553-559 ISLINGTON STREET REDEVELOPMENT

553-559 Islington Street, LLC

ISSUED: 10/28/20

SITE PLAN REVIEW

3D VIEWS - EXTERIOR - NEW WORK

A310