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. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. 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 Applicant: Oak Point Associates Date Submitted: 5/26/2021

Application # (in City's online permitting): LUPD-21-4

Site Address: 99 Peirce Island Road Map: 208 Lot: 1

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
☒	Complete application form submitted via the City's web-based permitting program (2.5.2.1**(2.5.2.3A)**	Submitted online	N/A
☒	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. **(2.5.2.8)**	Submitted online and hard copy of plans dropped off to City.	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Statement that lists and describes "green" building components and systems. **(2.5.3.1B)**	See attached narrative	
☒	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. **(2.5.3.1C)**	Drawings AE101 & AE102	N/A
☒	Tax map and lot number, and current zoning of all parcels under Site Plan Review. **(2.5.3.1D)**	Drawing C-001	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. **(2.5.3.1E)**	See attached authorization from City of Portsmouth	N/A
☒	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. **(2.5.3.1F)**	Drawing C-001	N/A
☒	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1G)**	Drawing G-001	N/A
☒	List of reference plans. **(2.5.3.1H)**	Drawing C-001	N/A
☒	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1I)**	Drawing C-001	N/A

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. **(2.5.4.1A)**	Required on all plan sheets	N/A
☒	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. **(2.5.4.1B)**	Required on all plan sheets	N/A
☒	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. **(2.5.4.1C)**	All plan sheets	N/A
☒	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. **(2.5.4.1D)**	Required on all plan sheets	N/A
☒	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. **(2.5.4.1E)**	Drawings C-001 & CX101	N/A
☒	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**	Drawings G-001, G-002, C-001 CX101	N/A
☒	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**	Drawing G-001	N/A
☒	Individual plan sheet title that clearly describes the information that is displayed. **(2.5.4.2C)**	Required on all plan sheets	N/A
☒	Source and date of data displayed on the plan. **(2.5.4.2D)**	All plan sheets	N/A

Site Plan Specifications – Required Exhibits and Data			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	**1. Existing Conditions: (2.5.4.3A)** • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required.	Drawings C-001 & CX101	
☒	**2. Buildings and Structures: (2.5.4.3B)** • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use.	Drawings AE101, AE102, AE120, AE201, & AE202	
☒	**3. Access and Circulation: (2.5.4.3C)** • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	Drawing CS101	
☒	**4. Parking and Loading: (2.5.4.3D)** • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided).	No parking requirement for municipally operated park and related activities per Zoning Ordinance section 10.1112.32.	
☒	**5. Water Infrastructure: (2.5.4.3E)** • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii).	CU101	
☒	**6. Sewer Infrastructure: (2.5.4.3F)** • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period.	CU101	

☒	**7. Utilities: (2.5.4.3G)** • The size, type and location of all above & below ground utilities; • Size type and location of generator pads, transformers and other fixtures.	Drawing CU101	
☒	**8. Solid Waste Facilities: (2.5.4.3H)**		
	• The size, type and location of solid waste facilities.	N/A - Weekly trash pickup provided	
☒	**9. Storm water Management: (2.5.4.3I)** • The location, elevation and layout of all storm-water drainage. • The location of onsite snow storage areas and/or proposed off-site snow removal provisions. • Location and containment measures for any salt storage facilities • Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.	Drawings CS101 & CG101	
☒	**10. Outdoor Lighting: (2.5.4.3J)** • Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.	Drawing ES101	
☒	**11.** Indicate where dark sky friendly lighting measures have been implemented. **(10.1)**	Drawing ES101	
☒	**12. Landscaping: (2.5.4.3K)** • Identify all undisturbed area, existing vegetation and that which is to be retained; • Location of any irrigation system and water source.	Drawing CS101	
☒	**13. Contours and Elevation: (2.5.4.3L)** • Existing/Proposed contours (2 foot minimum) and finished grade elevations.	Drawing CG101	
☒	**14. Open Space: (2.5.4.3M)** • Type, extent and location of all existing/proposed open space.	N/A	
☒	**15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)**	N/A	
☒	**16. Character/Civic District (All following information shall be included): (2.5.4.3P)** • Applicable Building Height (10.5A21.20 & 10.5A43.30); • Applicable Special Requirements (10.5A21.30); • Proposed building form/type (10.5A43); • Proposed community space (10.5A46).	N/A	
☒	**17. Special Flood Hazard Areas (2.5.4.3Q)** • The proposed development is consistent with the need to minimize flood damage; • All public utilities and facilities are located and construction to minimize or eliminate flood damage; • Adequate drainage is provided so as to reduce exposure to flood hazards.	Drawings C-001, CX101 & CG101	

Other Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Traffic Impact Study or Trip Generation Report, as required. **(3.2.1-2)**	N/A	
☒	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**	Drawing CS101 & SMECP Narrative	
☒	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. **(7.3.1)**	N/A	
☒	Stormwater Management and Erosion Control Plan. **(7.4)**	Drawings CD101, CG101 & SMECP Narrative	
☒	Inspection and Maintenance Plan **(7.6.5)**	SMECP Narrative	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	All local approvals, permits, easements and licenses required, including but not limited to: • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. **(2.5.3.2A)**		
☐	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post-construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. **(2.5.3.2B)**		
☐	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. **(2.5.3.2D)**		

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	A list of any required state and federal permit applications required for the project and the status of same. **(2.5.3.2E)**		
☐	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." **(2.5.4.2E)**		N/A
☐	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. **(2.5.4.2F)**		
☐	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." **(2.13.3)**		N/A

Applicant's Signature: Chelsea Mercer Digitally signed by Chelsea Mercer DN: cn=Chelsea Mercer, o=Oak Point, ou, email=cmercer@oakpoint.com, c=US Date: 2021.06.03 13:25:02 -04'00' **Date:** 5/26/2021

Stormwater Management and Erosion Control Plan (SMECP)

Stormwater Management

The Peirce Island pool house and pool renovation will consist of removal of the existing pump and pool buildings and replacement with a new building. The project also includes repairs the pool and associated aquatic systems.

The project site is located on Peirce Island and is bounded by the Piscataqua River to the north and south. Portions of the site are within the State of New Hampshire Department of Environmental Service (NHDES) 100-foot tidal buffer zone. The site is entirely within the NHDES shoreland zone. Existing vegetation on-site is maintained turf areas. There is no existing mature vegetation other than a few trees along the river on the south site and the west side of the pool which will not be disturbed during construction. Marsh elder has been identified along the south shoreland. The construction area is located away from this area and is not expected to impact the march elder. The existing pool, pool house, and pump house are located within the 100-year floodplain. Refer to drawing CX101 for location of the 100-year flood location and elevation.

Stormwater runoff from the existing parking lot generally drains to the west where it is collected by a closed drainage system. Stormwater treatment is achieved via a hydrodynamic vortex separator prior to discharge to the river. Runoff from the existing pool house roof is discharged to pavement via gutter and drains across Peirce Island Road to the south. Runoff from the existing pool deck and adjacent turf areas is collected with a drainage system and is discharged to the river to the north. The remainder of the turf areas generally slope to the north or south toward the river. There are no natural drainage conveyances on-site.

The existing site is previously developed with the existing pool house to the south of the pool and a parking lot to the east side of the pool. The proposed pool house building will be located to the east of the pool partially within the existing parking area. The existing entrance to the pool and a small building will be removed to facilitate construction of the new building. The existing pool house building will be removed and will be restored with concrete pool deck and turf areas. Existing paved vehicular areas around the old pool house adjacent to Peirce Island Road will be removed and restored with turf. The existing pump house building at the northwest corner of the pool will be removed and restored with turf. In addition, a portion of the existing pool deck along the north side pool will be removed and replaced with turf. There is no proposed increase in impervious land cover.

Existing drainage patterns will generally be maintained for the proposed developed conditions. Portions of the existing drainage system in the parking lot will removed and replaced. The roof drainage from the proposed pool house building, adjacent walkway areas, and portions of the east pool deck and turf areas will also be connected to this drainage system. The drainage system will be drain to the existing hydrodynamic separator to provide stormwater treatment prior to discharge to the river. The pool deck on the west side of the pool will continue to be collected by the existing drainage system. Drainage patterns on Peirce Island Road will not be altered and will continue to drain to the river to the south. No increase in stormwater discharge is expected and no downstream impacts are anticipated. Stormwater calculations are under development.

Low Impact Development (LID)

Stormwater low impact development measures have been evaluated for implementation on-site. The existing site is previously developed and the intent is to maintain and improve the existing hydrology. The disturbance footprint for the project will be within existing previously developed areas. No increase in impervious areas is proposed. Existing vegetated buffers adjacent to the river will be maintained. The buffer on the north side of the pool will be increased by removing a portion of the concrete deck and replacing the area with turf. Porous pavers will be installed in pedestrian walkway areas at the main entrance to the new pool house building.

Infiltration BMP's are not proposed due to existing high groundwater levels and shallow ledge which exists on the site.

Erosion Control

Erosion control measures will be implemented prior to any disturbance on the site. Erosion control measures to be implemented on-site include perimeter sediment controls, temporary and permanent stabilization of disturbed areas, drainage structure sediment controls, and dust control. Refer to drawings CX101 and C-501 for general construction notes, inspection and maintenance requirements, construction sequencing, stabilization requirements, and sediment controls to be implemented.

All erosion and sediment control measures shall be designed and installed in accordance the New Hampshire Stormwater Manual. All temporary erosion and sediment control measures shall be removed after final site stabilization.

Inspection and Maintenance Plan

During construction of the proposed project, inspection and maintenance of erosion and sedimentation control practices and stormwater treatment practices will be the responsibility of the general contractor. Refer to Drawing C-501 for inspection and maintenance requirements during construction. Long-term post-construction stormwater maintenance will be the responsibility of the City and includes:

PAVEMENT SWEEPING

Paved surfaces shall be swept or vacuumed at least annually in the spring to remove winter sand, and periodically during the year on an as-needed basis to minimize transportation of sediment during rainfall events.

ROADWAYS AND PARKING AREAS			
Inspection/Maintenance Item	Spring	Fall or Yearly	After a Major Storm*
Clear accumulated winter sand in roadways, parking areas and walkways.	X		
Sweep pavement to remove sediment.	X		
Ensure stormwater runoff is not impeded by accumulations of material.	X		

DRAINAGE SYSTEMS AND HYDRODYNAMIC SEPERATOR

Drainage systems shall be inspected annually for debris and accumulation of sediments. Large debris shall be removed immediately. Sediment accumulations shall be removed when sediment reaches two thirds of the total volume of the sump. Removing sediments from structures shall be performed by a vacuum truck designed for this purpose. The removed material shall be disposed of in accordance with New Hampshire's Solid Waste Disposal Rules.

DRAINAGE SYSTEMS AND HYDRODYNAMIC SEPERATOR			
Inspection/Maintenance Items	Spring	Fall or Yearly	After a Major Storm*
Remove and legally dispose of accumulated sediments and debris from the bottom of the basin, inlet grates, inflow channels to the basin, and pipes between basins.	X		
Remove floating debris and oils (using oil absorptive pads) from basins.	X		

PERVIOUS CONCRETE PAVERS

Pervious concrete pavers shall be inspected several times during the first few months following construction, followed by annual inspections. Inspections shall be made after major storm events to check for surface ponding that could indicate failure due to clogging. Pavers shall be inspected annually for surface deterioration or spalling. Clean the surface a as needed with a vacuum sweeper. Power washing prior to vacuum sweeping may be required to dislodge particles. Winter sanding of pervious pavers is prohibited.

PERVIOUS CONCRETE PAVERS					
Inspection/Maintenance Items	Initial Start-Up	Spring	Fall or Yearly	After a Major Storm*	As Needed
Inspect for deterioration or spalling.			X		
Clean surface with vacuum sweeper.					X
Inspect pavement surface for effective drainage.	X		X	X	

*A major storm event is classified as a rainfall exceeding 2.5 inches in a 24 hour period.

OAK POINT ASSOCIATES
architecture
engineering
planning

‘Green’ Building Components

Peirce Island Pool House and Pool Repairs

05/26/2021

While ‘green’ features and sustainable systems are intended to be implemented, the project as a whole is not expected to achieve official LEED Certification. The following ‘Green’ components and systems are currently under consideration:

- Solar Hot Water System for heating the water at the showers and lavatories.
- Building materials and finishes to be locally sourced, as much as possible.
- Energy efficient light fixtures will be used, as much as possible.

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION

PEIRCE ISLAND MUNICIPAL POOL

PORTSMOUTH, NH

WTI
WATER TECHNOLOGY INC.
World Leaders in Aquatic Planning, Design and Engineering
100 Park Avenue I Beaver Dam, WI 53916
t 920.887.7375 I #18176

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4849 (F) 603.431.1870
www.oakpoint.com

26 May, 2021 – 12:54pm
C:\Users\cmercer\Desktop\pump house\New folder\21904.14–G001.dwg

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4849 (F) 603.431.1870
www.oakpoint.com

LICENSED ARCHITECT
KENNETH T. WESTON
No. 2345
STATE OF NEW HAMPSHIRE
05.26.21

DESIGNED BY: KTW
DRAWN BY: CAM
CHECKED BY: KTW
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

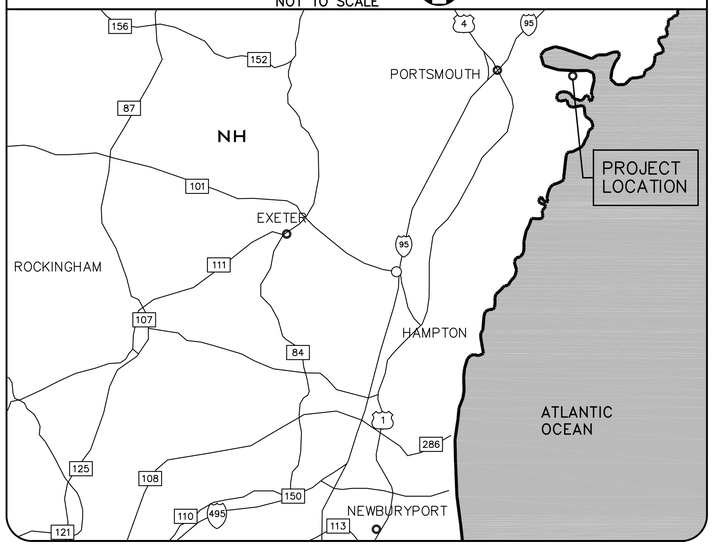
PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

COVER SHEET

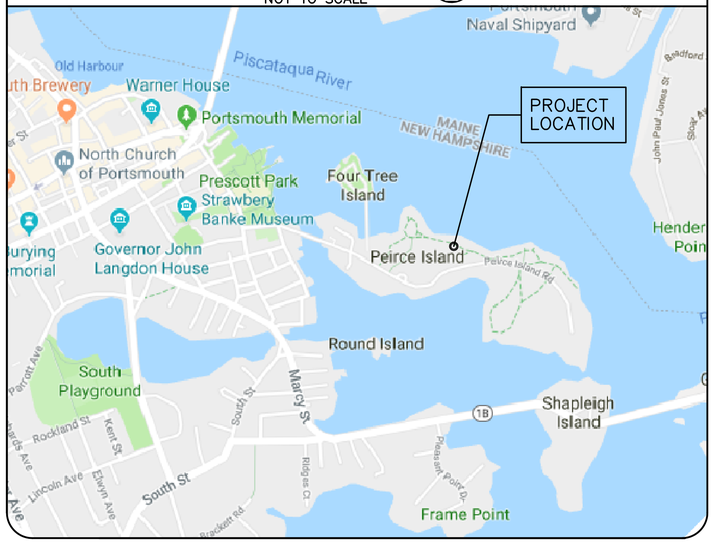
SCALE: AS NOTED
DATE: 05/26/2021
DWG.: G-001
SHEET: 1 OF .

DRAWING LIST

AREA MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



SHEET	SHEET NO	DRAWING TITLE
GENERAL		
G-001	1 OF XX	COVER SHEET
G-002	2 OF XX	DRAWING LIST AND MAPS
G-002	2 OF XX	ABBREVIATIONS, GENERAL CONSTRUCTION NOTES, LEGEND, AND STANDARD MOUNTING HEIGHTS (NOT INCLUDED THIS SUBM.)
G-101	3 OF XX	CODE INFORMATION (NOT INCLUDED THIS SUBM.)
G-102	4 OF XX	EGRESS AND FIRE RATING PLANS (NOT INCLUDED THIS SUBM.)
CIVIL		
C-001	X OF XX	CIVIL LEGEND, NOTES, AND ABBREVIATIONS
CX101	X OF XX	EXISTING CONDITIONS SITE PLAN
CD101	X OF XX	REMOVALS SITE PLAN
CS101	X OF XX	SITE PLAN
CU101	X OF XX	SITE UTILITY PLAN
CG101	X OF XX	GRADING AND DRAINAGE PLAN
C-501	X OF XX	EROSION AND SEDIMENT CONTROL DETAILS
C-502	X OF XX	SITE DETAILS 1
C-503	X OF XX	SITE DETAILS 2
C-504	X OF XX	SITE DETAILS 3
C-505	X OF XX	SITE DETAILS 4
C-506	X OF XX	GRADING SITE DETAILS 5
STRUCTURAL (NOT INCLUDED THIS SUBM.)		
S-001	X OF XX	STRUCTURAL NOTES
S-002	X OF XX	STRUCTURAL DESIGN LOADS AND ABBREVIATIONS
SD101	X OF XX	EXISTING BATH HOUSE FOUNDATION REMOVALS PLAN
SD102	X OF XX	EXISTING BATH HOUSE ROOF FRAMING REMOVALS PLAN
ARCHITECTURAL		
AD101	X OF XX	PUMP HOUSE REMOVALS FLOOR PLAN AND ELEVATIONS (NOT INCLUDED THIS SUBM.)
AD102	X OF XX	BATH HOUSE REMOVALS FLOOR PLAN AND ELEVATIONS (NOT INCLUDED THIS SUBM.)
AE101	X OF XX	FLOOR PLAN
AE102	X OF XX	FLOOR PLAN
AE120	X OF XX	ROOF PLAN
AE201	X OF XX	EXTERIOR ELEVATIONS
AE202	X OF XX	EXTERIOR ELEVATIONS
AE220	X OF XX	BUILDING SECTION (NOT INCLUDED THIS SUBM.)
AE601	X OF XX	DOOR AND WINDOW TYPES, FRAMES, AND SCHEDULES (NOT INCLUDED THIS SUBM.)
AE640	X OF XX	FINISH SCHEDULES (NOT INCLUDED THIS SUBM.)
AE701	X OF XX	REFLECTED CEILING PLAN (NOT INCLUDED THIS SUBM.)

SHEET	SHEET NO	DRAWING TITLE
PLUMBING (NOT INCLUDED THIS SUBM.)		
P-001	X OF XX	PLUMBING GENERAL NOTES, ABBREVIATIONS, LEGENDS AND SCHEDULES
P-101	X OF XX	UNDERSLAB AND BASEMENT PLUMBING PLANS
P-102	X OF XX	SANITARY PLUMBING PART PLAN
P-103	X OF XX	WATER SUPPLY PLUMBING PART PLAN
MECHANICAL (NOT INCLUDED THIS SUBM.)		
M-101	X OF XX	MECHANICAL PART PLANS
ELECTRICAL		
E-001	X OF XX	ELECTRICAL SYMBOLS, ABBREVIATIONS, GENERAL NOTES & REMOVALS (NOT INCLUDED THIS SUBM.)
ES101	X OF XX	ELECTRICAL SITE PLAN
E-101	X OF XX	ELECTRICAL PLAN (NOT INCLUDED THIS SUBM.)
AQUATIC (NOT INCLUDED THIS SUBM.)		
D100	X OF XX	DEMOLITION PLAN
D101	X OF XX	DEMOLITION IMAGES AND DETAILS
PL100	X OF XX	OVERALL AQUATIC PLAN
PL101	X OF XX	GENERAL DETAILS AND SCHEDULES
PL110	X OF XX	POOL A – LEISURE POOL PLAN
PL111	X OF XX	POOL A – LEISURE POOL DIMENSION PLAN
PL112	X OF XX	POOL A – LEISURE POOL SECTIONS AND DETAILS
PL113	X OF XX	POOL A – LEISURE POOL DETAILS
PL400	X OF XX	MECHANICAL EQUIPMENT PLAN
PL401	X OF XX	MECHANICAL DETAILS
PL402	X OF XX	MECHANICAL DETAILS
PL403	X OF XX	MECHANICAL DETAILS
PL404	X OF XX	MECHANICAL DETAILS
PL500	X OF XX	MECHANICAL SCHEMATIC
PL501	X OF XX	ELECTRICAL SCHEMATIC

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4640 (F) 603.431.1870
www.oakpoint.com

LICENSED ARCHITECT
KENNETH T. WESTON No. 6246
STATE OF NEW HAMPSHIRE
05.26.21

DESIGNED BY: KTW
DRAWN BY: CAM
CHECKED BY: KTW
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

DRAWING LIST AND MAPS

SCALE: AS NOTED
DATE: 05/26/2021

DWG.: G-002
SHEET: 2 OF .

26 May, 2021 – 12:55pm
C:\Users\cmercer\Desktop\pump house\New folder\21904.14-G002.dwg

CIVIL LEGEND

- EXISTING BUILDING
- EXISTING CHAIN LINK FENCE
- 62 — EXISTING GRADE CONTOUR LINE
- ESD(12") — EXISTING STORM DRAIN LINE (SIZE AND TYPE)
- ESS(8") — EXISTING SANITARY SEWER LINE (SIZE AND TYPE)
- EUG — EXISTING UNDERGROUND NATURAL GAS LINE
- EOU — EXISTING OVERHEAD UTILITIES
- EOE — EXISTING OVERHEAD ELECTRIC
- EUT — EXISTING UNDERGROUND TELEPHONE LINE
- EW(12") — EXISTING WATER LINE (SIZE AND TYPE)
- EUE — EXISTING UNDERGROUND ELECTRIC LINE
- EFM — EXISTING SEWER FORCE MAIN
- EXISTING UTILITY POLE WITH GUY
- EXISTING LIGHT POLE
- EXISTING CATCH BASIN
- EXISTING TREE
- B-3 — EXISTING SOIL BORING LOCATION
- EXISTING SURVEY CONTROL POINT
- WV — EXISTING WATER VALVE
- EXISTING WATER SHUTOFF
- EXISTING FIRE HYDRANT
- GV — EXISTING GAS VALVE
- S — EXISTING SEWER MANHOLE
- EXISTING SIGN
- BUILDING LINE
- GSC — GRANITE SLOPE CURB
- GC — GRANITE CURB
- DSY — DOUBLE SOLID YELLOW LINE
- SSY — SINGLE SOLID YELLOW LINE
- SSW — SINGLE SOLID WHITE LINE
- SF — SILT FENCE
- SD(12") — DRAIN LINE (PIPE SIZE AS NOTED)
- FD(4") — FOUNDATION DRAIN LINE (PIPE SIZE AS NOTED)
- UD(4") — UNDERDRAIN LINE (PIPE SIZE AS NOTED)
- RD(4") — ROOF DRAIN (PIPE SIZE AS NOTED)
- SS(4") — SANITARY SEWER LINE (PIPE SIZE AS NOTED)
- FM(4") — SANITARY SEWER FORCE MAIN LINE (PIPE SIZE AS NOTED)
- UE(1") — UNDERGROUND ELECTRIC LINE (CONDUIT SIZE AS NOTED)
- W(6") — WATER LINE (PIPE SIZE AS NOTED)
- UC(1") — UNDERGROUND COMMUNICATION (CONDUIT SIZE AS NOTED)
- G — NATURAL GAS LINE
- SAWCUT PAVEMENT
- 32 — FINISH GRADE CONTOUR LINE
- 35.70 — SPOT ELEVATION
- CATCH BASIN
- LIGHT POLE AND FOUNDATION
- E — ELECTRIC HANDHOLE
- SIGN
- JOINT RESTRAINT
- WV — WATER VALVE
- S — SEWER MANHOLE
- FIRE HYDRANT
- BOLLARD
- CO — CLEANOUT
- DRAINAGE FLOW DIRECTION

CIVIL NOTES

1. VERIFY EXISTING CONDITIONS AND DIMENSIONS, AND REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR. PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCY(IES) HAS(HAVE) BEEN RESOLVED BY THE CONTRACT ADMINISTRATOR.
2. THE DEPICTED LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED ON RECORD DRAWINGS AND/OR FIELD SURVEY AND ARE APPROXIMATE. DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 1-888-344-7233 AND OBTAIN A "DIG SAFE" PERMIT PRIOR TO COMMENCING EXCAVATION OPERATIONS ON THE SITE.
3. PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. DAMAGE RESULTING FROM THE CONTRACTORS OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE CONTRACT ADMINISTRATOR AT NO ADDITIONAL COST TO THE OWNER.
4. PROVIDE A MINIMUM OF 6 INCHES OF PLANTING SOIL, SEED, AND MULCH FOR DISTURBED AREAS NOT OTHERWISE SPECIFIED.
5. PROVIDE A PAVEMENT SURFACE THAT IS FREE OF LOW SPOTS AND PONDING AREAS.
6. EXISTING CONDITIONS ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY OAK POINT ASSOCIATES DECEMBER 2018, CITY OF PORTMOUTH GIS MAPS AND TOPOGRAPHIC SURVEY BY DOUCET SURVEY JULY 2013.
7. HORIZONTAL CONTROL IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83. VERTICAL CONTROL IS BASED ON NAVD88.
8. GIVEN DIMENSIONS ARE FROM FACE OF CURB, FACE OF WALL, FACE OF BUILDING AND CENTERLINE OF MARKINGS UNLESS INDICATED OR NOTED OTHERWISE.
9. OBTAIN APPROVAL OF THE LAYOUT OF THE CLEARING LIMITS FROM THE THE CONTRACT ADMINISTRATOR PRIOR TO COMMENCING CLEARING OPERATIONS.
10. COORDINATE WORK ASSOCIATED WITH ELECTRIC AND COMMUNICATIONS SERVICE WITH EVERSOURCE AND BAYRING COMMUNICATIONS, RESPECTIVELY. UTILITY SERVICES SHALL BE PROVIDED IN ACCORDANCE WITH UTILITY COMPANY STANDARDS AND REQUIREMENTS.
11. SURVEY CONTROL AND LAYOUT FOR THE PROJECT SHALL BE ESTABLISHED AND MAINTAINED BY A SURVEYOR OR ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE.
12. THE FOLLOWING PERMITS WILL BE OBTAINED BY THE OWNER TO ALLOW FOR THE COMPLETION OF WORK. ALL KNOWN CONDITIONS THAT WILL AFFECT THE CONTRACT HAVE BEEN INCLUDED IN THE SCOPE OF WORK IDENTIFIED ON THE DRAWINGS AND SPECIFICATIONS. ABIDE BY ALL CONDITIONS AND REQUIREMENTS OF EACH PERMIT.
    A. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL PROTECTION (NHDES) ALTERATION OF TERRAIN (AOT) PERMIT.
    B. NHDES WETLANDS PERMIT.
13. THE PROJECT SHALL MEET THE REQUIREMENTS AND INTENT OF NEW HAMPSHIRE INVASIVE SPECIES REGULATIONS (RSA 430:53 AND AGR 3800).
14. WETLAND BOUNDARIES WERE DELINEATED BY NORMANDEAU ASSOCIATES, INC. ON JULY 3, 2013 AND WERE DETERMINED USING THE US ARMY CORPS OF ENGINEERS NORTHCENTRAL/NORTHEAST REGIONAL SUPPLEMENT (VERSION 2, JANUARY 2013) TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND NHDES WETLAND RULES ENV-WT 101.48.
15. UTILITY PROVIDERS:
    WATER: CITY OF PORTSMOUTH
    SEWER: CITY OF PORTSMOUTH
    POWER: EVERSOURCE
    COMMUNICATIONS: BAYRING COMMUNICATIONS
16. ALL CONDITIONS ON THESE PLANS SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

CIVIL ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY TRANSPORTATION OFFICIALS
AC	ASBESTOS CEMENT
ADA	AMERICANS WITH DISABILITIES ACT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWG	AMERICAN WIRE GUAGE
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BOTTOM OF CURB (AT PAVEMENT SURFACE)
BLDG	BUILDING
BMPs	BEST MANAGEMENT PRACTICES
℄	CENTERLINE
CONC	CONCRETE
CY	CUBIC YARD
DI	DUCTILE IRON
DIA	DIAMETER
E	EASTING
ELEV	ELEVATION
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
FD	FOUNDATION DRAIN
FFE	FINISH FLOOR ELEVATION
FHWA	FEDERAL HIGHWAY ADMINISTRATION
FT	FEET
GAL	GALLON
GALV	GALVANIZED
HORIZ	HORIZONTAL
HDPE	HIGH DENSITY POLYETHYLENE
ID	IDENTIFICATION
INV	INVERT
L	LENGTH
LB/LBS	POUND/POUNDS
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM OR MINUTE
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
N	NORTHING
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NHDES	NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES
NHDOT	NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION
NOI	NOTICE OF INTENT
NPDES	NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM
OC	ON CENTER
OD	OUTSIDE DIAMETER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PE	POLYETHYLENE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REINF	REINFORCED
RGS	RIGID GALVANIZED STEEL
SCH	SCHEDULE
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FOOT
SIM	SIMILAR
SY	SQUARE YARDS
T	THICKNESS
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TYP	TYPICAL
USDOT	UNITED STATES DEPARTMENT OF TRANSPORTATION
VERT	VERTICAL
W/	WITH
WWF	WELDED WIRE FABRIC

PARCEL INFORMATION

OWNER OF RECORD:
CITY OF PORTSMOUTH
PO BOX 628
PORTSMOUTH, NH 03802

PARCEL SIZE: 38.0 ACRES

CITY OF PORTSMOUTH MAP-LOT: 208-1

ZONE: MUNICIPAL (M)

DIMENSIONAL REQUIREMENTS: LOTS AND BUILDINGS IN THE MUNICIPAL DISTRICT ARE EXEMPT FROM ALL DIMENSIONAL AND INTENSITY REGULATIONS.

SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE AE (COMMUNITY PANEL NUMBER 330139 0278 F, EFFECTIVE DATE: JANUARY 29, 2021)

ABUTTERS:

PEASE DEVELOPMENT AUTHORITY
C/O PORTS FISH CO OP
ONE PIERCE ISLAND RD
PORTSMOUTH, NH 03801
LOT: 208-1A
ZONE: WATERFRONT BUSINESS (WB)

CITY OF PORTSMOUTH
PO BOX 628
PORTSMOUTH, NH 03802
LOT: 208-2
ZONE: MUNICIPAL (M)

PLAN REFERENCES

SWIMMING FACILITIES RESTORATION, JUNE 1978, BY WHITMAN AND HOWARD, INC.

PEIRCE ISLAND POOL GUTTER IMPROVEMENTS, FEBRUARY 10, 1996, BY KIMBALL CHASE.

PARKING IMPROVEMENTS PEIRCE ISLAND, NOVEMBER 4, 2000, BY OAK POINT ASSOCIATES.

EXISTING CONDITIONS SURVEY BY DOUCET SURVEY, LLC, JULY 2003.

PEIRCE ISLAND WWTF UPGRADE, NOVEMBER 2015, BY AECOM.

CITY OF PORTSMOUTH PUBLIC WORKS EXISTING CONDITIONS GIS MAP

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4849 (F) 603.431.1870
www.oakpoint.com

STATE OF NEW HAMPSHIRE
WADE ALLEN LIPPERT
No. 16331
PROFESSIONAL ENGINEER
5/26/21

DESIGNED BY: WAL
DRAWN BY: WAL
CHECKED BY: .
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

CIVIL LEGEND, NOTES, AND ABBREVIATIONS

SCALE: AS NOTED

DATE: 05/26/2021

DWG.: C-001

SHEET: . OF .

26 May, 2021 - 12:10pm
Z:\21904.14\Civil\Portsmouth PB - 5-26-2021\21904.14-C001.dwg

EXISTING KEYNOTES: (THIS SHEET ONLY)

1. EXISTING ASPHALT CONCRETE PAVEMENT.
2. EXISTING CONCRETE POOL DECK.
3. EXISTING CONCRETE PAVEMENT (4"± THICK).
4. EXISTING CONCRETE WALK (4"± THICK).
5. EXISTING TURF.
6. EXISTING MULCH LANDSCAPE AREA.
7. EXISTING VERTICAL GRANITE CURB.
8. EXISTING GRANITE SLOPE CURB.
9. EXISTING 6'± HIGH CHAIN LINK FENCE.
10. EXISTING 6'± HIGH CHAIN LINK SWING GATE.
11. EXISTING 6'± HIGH CHAIN LINK SLIDING GATE.
12. EXISTING WOOD GUARD RAIL.
13. EXISTING CONCRETE POOL CAP.
14. EXISTING 16'x10'± PORTABLE WOOD FRAME TICKET BOOTH BUILDING.
15. EXISTING FLAG POLE.
16. EXISTING VALVE VAULT.
17. EXISTING SUBMERSIBLE SEWER GRINDER PUMP STATION.
18. EXISTING PAVEMENT MARKING.
19. EXISTING SURGE TANK.
20. EXISTING STONE DUST PATH.
21. EXISTING POOL FILTER BACKWASH PUMP VAULT.
22. EXISTING STORMWATER TREATMENT SYSTEM MANHOLE.

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

HIGHEST OBSERVABLE TIDE LINE
MEAN HIGH WATER
100 YEAR FLOOD LIMIT ELEV: 8.0
PEIRCE ISLAND ROAD
EXISTING POOL
ELEV: 7.45±
EXISTING POOL HOUSE
FFE: 9.4±
EXIST PUMP HOUSE BUILDING
MH #5237
PISCATAQUA RIVER
(TIDAL)
(100 YEAR FLOOD ELEV: 8.2)
EBB
FLOOD
"NO PARKING"
DOG OFF LEASH AREA
STOP
100 YEAR FLOOD LIMIT* ELEV: 8.2

GRAPHIC SCALE
20' 10' 0 20' 40'
1"=20'
CHECK GRAPHIC SCALE BEFORE USING

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4849 (F) 603.431.1870
www.oakpoint.com

STATE OF NEW HAMPSHIRE
WADE ALLEN LIPPERT
No. 16317
PROFESSIONAL ENGINEER
5/26/21

DESIGNED BY: WAL
DRAWN BY: WAL
CHECKED BY: .
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

EXISTING CONDITIONS SITE PLAN

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: CX101
SHEET: . OF .

REMOVALS KEYNOTES: (THIS SHEET ONLY)

1. SAWCUT 4" ASPHALT CONCRETE PAVEMENT.
2. REMOVE 4" ASPHALT CONCRETE PAVEMENT.
3. SAWCUT CONCRETE PAVEMENT AT EXISTING JOINT.
4. REMOVE CONCRETE POOL DECK.
5. REMOVE CONCRETE WALK.
6. REMOVE WOOD STEPS.
7. STRIP AND STOCKPILE TOPSOIL.
8. REMOVE MULCH LANDSCAPE AREA AND PLANTINGS.
9. REMOVE GRANITE SLOPE CURB.
10. REMOVE 6'± HIGH CHAIN LINK FENCE.
11. REMOVE 6'± HIGH CHAIN LINK SWING GATE.
12. REMOVE 6'± HIGH CHAIN LINK SLIDING GATE.
13. REMOVE 16'x10'± PORTABLE WOOD FRAME BUILDING.
14. REMOVE PAVEMENT MARKING.
15. REMOVE CONCRETE STAIR.
16. REMOVE METAL RAMP AND HANDRAILS.
17. REMOVE GRANITE STEP.
18. REMOVE SANITARY SEWER PIPE.
19. REMOVE SANITARY SEWER PUMP STATION VAULT, PUMP, AND ASSOCIATED EQUIPMENT. PROTECT EXISTING DISCHARGE PIPE FOR RECONNECTION.
20. REMOVE WATER LINE AND VALVE. CAP AT EXISTING WATER MAIN.
21. REMOVE BIKE RACK.
22. REMOVE GRANITE CURB TIPDOWN.
23. REMOVE LANDSCAPE DRAIN.
24. REMOVE DRAIN PIPE.
25. CAP AND ABANDON UNDERGROUND ELECTRIC CONDUITS.
26. REMOVE EXISTING IRRIGATION SYSTEM.
27. REMOVE TREE. (DIA GIVEN WITH KEYNOTE)
28. REMOVE PRECAST CONCRETE CATCH BASIN.
29. COORDINATE REMOVAL OF UTILITY POLE (BY OTHERS).
30. COORDINATE REMOVAL OF OVERHEAD UTILITIES (BY OTHERS).
31. REMOVE FORCE MAIN.
32. REMOVE 6'± HIGH CHAIN LINK SWING GATE.
33. CAP AND ABANDON WATER LINE.
34. CAP AND ABANDON UNDERGROUND ELECTRIC CONDUITS.
35. REMOVE ELECTRICAL MANHOLE.
36. REMOVE TOP 2' OF CONCRETE VAULT. FILL WITH COMPACTED STRUCTURAL FILL.
37. REMOVE UNDERGROUND ELECTRICAL CONDUIT AND CABLES.
38. REMOVE SEWER PIPE.
39. REMOVE PUMP HOUSE BUILDING. REFER TO DRAWING AD101.
40. REMOVE POOL HOUSE BUILDING. REFER TO DRAWING AD102.

KEYNOTES: (THIS SHEET ONLY)

1. SILT FENCE. (1 / C-501)
2. CATCH BASIN INLET PROTECTION. (5 / C-501)

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

PISCATAQUA RIVER
(100 YEAR FLOOD ELEV: 8.2)

EXISTING POOL
ELEV: 7.45±

PEIRCE ISLAND ROAD

HIGHEST OBSERVABLE TIDE LINE

MEAN HIGH WATER

100' WETLAND TIDAL BUFFER ZONE

PISCATAQUA RIVER

GRAPHIC SCALE
20' 10' 0 20' 40'
1"=20'
CHECK GRAPHIC SCALE BEFORE USING

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4849 (F) 603.431.1870
www.oakpoint.com

STATE OF NEW HAMPSHIRE
WADE ALLEN LIPPERT
No. 16331
PROFESSIONAL ENGINEER
5/26/21

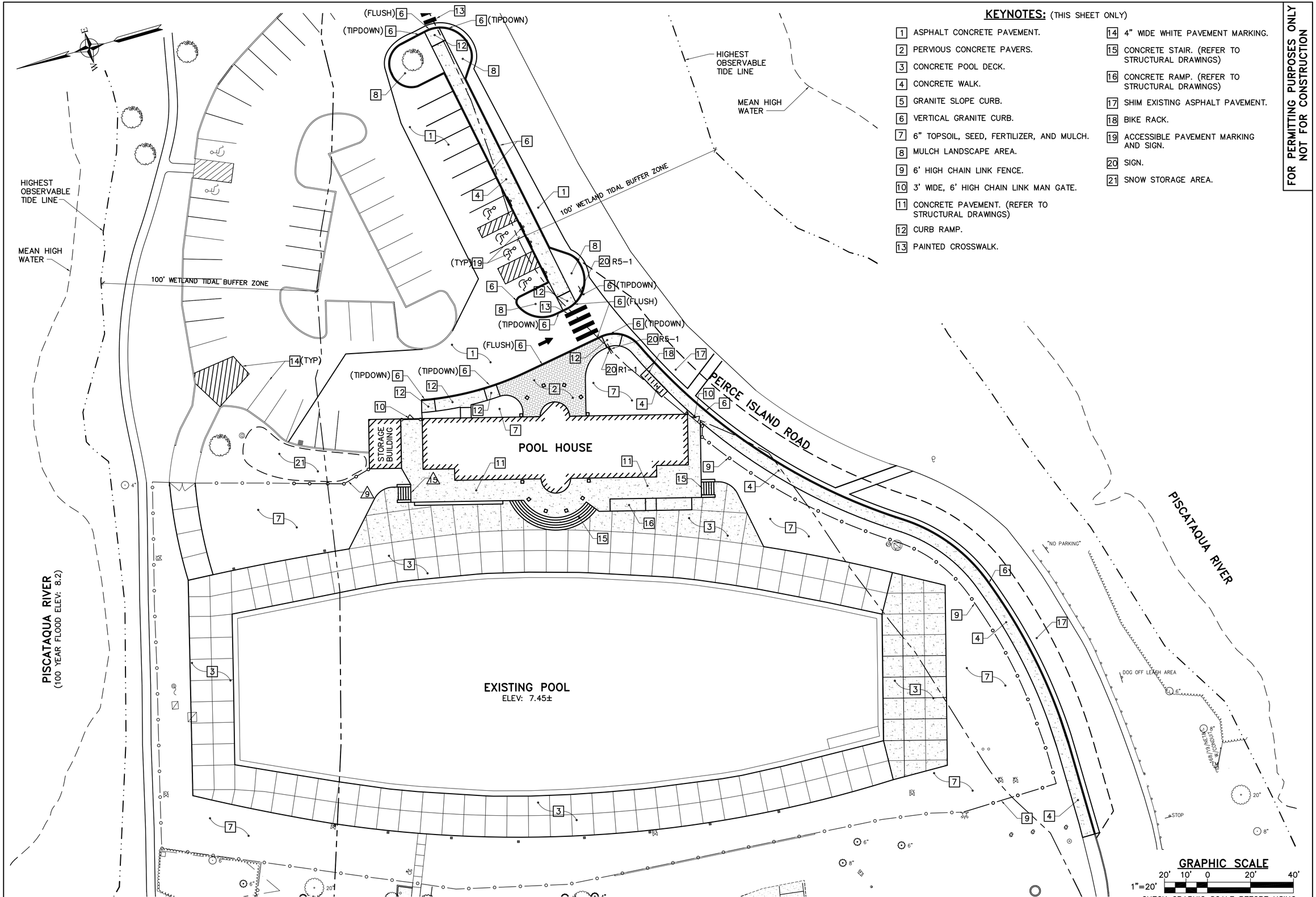
DESIGNED BY: WAL
DRAWN BY: WAL
CHECKED BY: .
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

REMOVALS SITE PLAN

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: CD101
SHEET: . OF .



KEYNOTES: (THIS SHEET ONLY)

1. ASPHALT CONCRETE PAVEMENT.
2. PERVIOUS CONCRETE PAVERS.
3. CONCRETE POOL DECK.
4. CONCRETE WALK.
5. GRANITE SLOPE CURB.
6. VERTICAL GRANITE CURB.
7. 6" TOPSOIL, SEED, FERTILIZER, AND MULCH.
8. MULCH LANDSCAPE AREA.
9. 6' HIGH CHAIN LINK FENCE.
10. 3' WIDE, 6' HIGH CHAIN LINK MAN GATE.
11. CONCRETE PAVEMENT. (REFER TO STRUCTURAL DRAWINGS)
12. CURB RAMP.
13. PAINTED CROSSWALK.
14. 4" WIDE WHITE PAVEMENT MARKING.
15. CONCRETE STAIR. (REFER TO STRUCTURAL DRAWINGS)
16. CONCRETE RAMP. (REFER TO STRUCTURAL DRAWINGS)
17. SHIM EXISTING ASPHALT PAVEMENT.
18. BIKE RACK.
19. ACCESSIBLE PAVEMENT MARKING AND SIGN.
20. SIGN.
21. SNOW STORAGE AREA.

FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4849 (F) 603.431.1870
www.oakpoint.com

STATE OF NEW HAMPSHIRE
WADE ALLEN LIPPERT
No. 16331
PROFESSIONAL ENGINEER
5/26/21

DESIGNED BY: WAL
DRAWN BY: WAL
CHECKED BY: .
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

SITE PLAN

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: CS101
SHEET: . OF .

KEYNOTES: (THIS SHEET ONLY)

1. WATER LINE.
2. CONNECT TO EXISTING WATER MAIN.
3. UNDERGROUND ELECTRICAL CONDUIT (FOR FUTURE USE).
4. ELECTRICAL HANDHOLE (FOR FUTURE USE).
5. UTILITY POLE RISER AND POLE MOUNTED TRANSFORMER.
6. IRRIGATION SYSTEM.
7. CONNECT TO EXISTING CATCH BASIN.
8. DUPLEX SUBMERSIBLE PUMP STATION.
9. SEWER LINE.
10. SEWER FORCE MAIN.
11. CAP ABANDONED FORCE MAIN.
12. CATCH BASIN.
13. TRENCH DRAIN.
14. DRAIN BASIN.
15. DRAIN LINE.

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

PEIRCE ISLAND ROAD

POOL HOUSE

STORAGE BUILDING

EXISTING POOL
ELEV: 7.45±

PISCATAQUA RIVER
(100 YEAR FLOOD ELEV: 8.2)

PISCATAQUA RIVER

"NO PARKING"

DOG OFF LEASH AREA

STOP

GRAPHIC SCALE
1"=20'
10' 0 20' 40'
CHECK GRAPHIC SCALE BEFORE USING

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
65 Middle Street, Portsmouth, NH 03801 (T) 603.431.4849 (F) 603.431.1870
www.oakpoint.com

STATE OF NEW HAMPSHIRE
WADE ALLEN LIPPERT
No. 16317
PROFESSIONAL ENGINEER
5/26/21

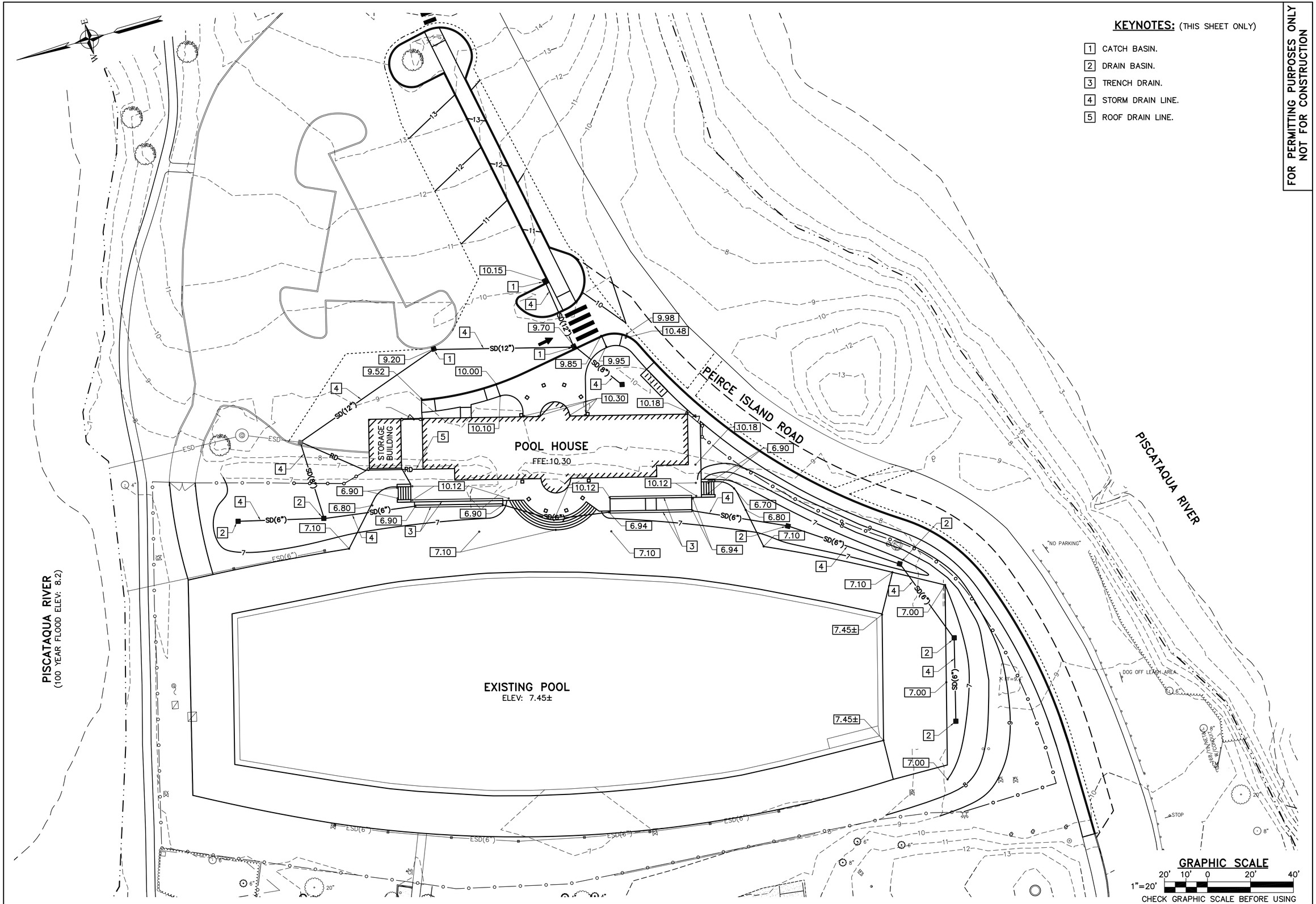
DESIGNED BY: WAL
DRAWN BY: WAL
CHECKED BY: .
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

SITE UTILITY PLAN

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: CU101
SHEET: . OF .



FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4849 (F) 603.431.1870
www.oakpointl.com

STATE OF NEW HAMPSHIRE
WADE ALLEN LIPPERT
No. 16311
PROFESSIONAL ENGINEER
5/26/21

DESIGNED BY: WAL
DRAWN BY: WAL
CHECKED BY: .
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

GRADING AND DRAINAGE PLAN

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: CG101
SHEET: . OF .

EROSION AND SEDIMENT CONTROL NOTES

A. GENERAL NOTES

1. DURING CONSTRUCTION AND THEREAFTER, PROVIDE EROSION CONTROL MEASURES AS INDICATED AND SPECIFIED. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORM WATER MANUAL".
2. TEMPORARY EROSION CONTROL MEASURES INCLUDE THE USE OF EROSION CONTROL DEVICES, TEMPORARY SEEDING AND MULCHING, AND PROVISIONS FOR STABILIZING INACTIVE AREAS. PERMANENT EROSION CONTROL MEASURES INCLUDE PERMANENT SEEDING AND MULCHING.
3. PERIMETER EROSION CONTROLS SHALL BE INSTALLED PRIOR TO BEGINNING EARTH MOVING OPERATIONS.
4. PROVIDE INLET PROTECTION FOR EACH CATCH BASIN ON THE SAME DAY THAT BACKFILL IS PLACED AROUND THE CATCH BASIN.
5. PROVIDE 6–INCHES PLANTING SOIL, SEED AND MULCH ON DISTURBED AREAS NOT OTHERWISE SPECIFIED. PERMANENT SEEDING SHALL BE COMPLETED BETWEEN THE DATES OF APRIL 1 AND OCTOBER 14. WATER VEGETATED AREAS AS NECESSARY TO ESTABLISH A VIGOROUS TURF.
6. PROVIDE EROSION CONTROL MEASURES TO CONTROL EROSION AND SEDIMENTATION FROM THE PROJECT SITE. THE MEASURES INDICATED ON THE DRAWINGS ARE THE MINIMUM TO BE PROVIDED. PROVIDE ADDITIONAL MEASURES AS NECESSARY AND APPLICABLE TO CONTROL EROSION AND SEDIMENTATION FROM LEAVING THE SITE.
7. LIMIT AREAS OF EXPOSED SOILS TO THOSE AREAS THAT WILL ACTIVELY BE WORKED. TEMPORARILY STABILIZE AREAS OF DISTURBED SOIL THAT REMAIN UNWORKED FOR MORE THAN 14 DAYS USING TEMPORARY MULCHING (IF THE SOIL WILL BE PERMANENTLY STABILIZED WITHIN 30 DAYS) OR TEMPORARY SEEDING AND MULCHING (IF THE SOIL WILL NOT BE PERMANENTLY STABILIZED WITHIN 30 DAYS). PERMANENTLY STABILIZE ANY AREA OF DISTURBED SOIL BROUGHT TO FINAL GRADE WITHIN 7 DAYS. DISTURBED SOILS DO NOT INCLUDE COMPACTED BASE COURSES OR STRUCTURAL FILLS USED FOR ROADS AND PARKING LOTS. UNSTABILIZED AREA SHALL NOT EXCEED 5 ACRES AT ANY ONE TIME.
8. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
   A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
   B. A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
   C. A MINIMUM OF 3 INCHES OF NON–EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED.
   D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
9. ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
10. SWALES SHALL BE INSTALLED EARLY IN THE CONSTRUCTION SEQUENCE. SWALES SHALL BE PERMANENTLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM.

B. INSPECTION AND MAINTENANCE

1. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE PROJECT AREA AT LEAST ONCE A WEEK AND BEFORE AND AFTER EACH STORM EVENT, GREATER THAN 0.1", PRIOR TO COMPLETION OF PERMANENT STABILIZATION. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE NPDES STANDARDS MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
2. KEEP AND MAINTAIN A LOG (REPORT) SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPs THAT NEED TO BE MAINTAINED; LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION; AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION. FOLLOW–UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.
3. MAINTAIN EROSION CONTROL MEASURES FOR THE LIFE OF THE PROJECT AND UNTIL PERMANENT STABILIZATION OF THE ENTIRE SITE IS ESTABLISHED. PERMANENT STABILIZATION SHALL CONSIST OF AT LEAST 90–PERCENT VEGETATION OR PAVEMENT.
4. PROTECT STABILIZED AREAS FROM EROSION AND IMMEDIATELY REPAIR/REVEGETATE ERODED AREAS.
5. SEDIMENT ACCUMULATIONS SHALL BE REMOVED FROM HAY BALE BARRIERS AND SILT FENCES WHEN THE SEDIMENT DEPTH REACHES 6 INCHES.
6. REMOVE TEMPORARY EROSION CONTROL MEASURES WITHIN 30 DAYS AFTER THE TRIBUTARY AREA HAS BEEN PERMANENTLY STABILIZED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

C. SEQUENCE OF CONSTRUCTION

1. INITIAL OPERATIONS INCLUDE INSTALLATION OF EROSION CONTROL DEVICES.
2. CLEAR TREES, GRUB OUT STUMPS AND STRIP TOPSOIL AND STOCKPILE. PROVIDE SILT FENCE DOWNGRADIENT OF STOCKPILES AND COVER STOCKPILES WITH MULCH.
3. COMMENCE LARGE–SCALE EARTH EXCAVATION MOVING OPERATIONS. CONSTRUCT STORM DRAINAGE SYSTEM BEGINNING AT THE LOW POINT OF THE SYSTEM.
4. CONTINUE WITH OTHER UTILITY AND PAVEMENT CONSTRUCTION.
5. COMPLETE PAVEMENT CONSTRUCTION. PROVIDE PERMANENT SEEDING, MULCHING, OR OTHER SURFACE TREATMENTS AS INDICATED IMMEDIATELY UPON ESTABLISHMENT OF FINISH GRADES.

D. SOIL STOCKPILE STABILIZATION

1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 30 DAYS SHALL BE COVERED WITH HAY MULCH (90 LBS HAY/1000 SF) OR COVERED WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN LONGER THAN 30 DAYS SHALL BE SEEDED WITH A CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LB/1000 SF) AND HAY MULCHED (90 LBS. HAY/1000 SF) WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
3. SOIL AND FILL STOCKPILES SHALL HAVE A SEDIMENT BARRIER (e.g. SILT FENCE) INSTALLED AROUND THE DOWNHILL EDGE OF THE STOCKPILE TO TRAP SEDIMENTS.

E. TEMPORARY SEEDING

1. BEDDING – REMOVE STONES AND TRASH THAT WILL INTERFERE WITH SEEDING THE AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT 4" TO PREPARE SEED BED AND MIX THE FERTILIZER INTO THE SOIL.
2. FERTILIZER – FERTILIZER SHALL BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING TILLED INTO THE SOIL. A 10–10–10 MIX OF FERTILIZER SHOULD BE APPLIED AT A RATE OF 300 LBS PER ACRE.
3. SEED MIXTURE – USE ANY OF THE FOLLOWING IN UPLAND AREAS:

		SEEDING RATES		
SPECIES	ACRE	1,000 SF	DATES	DEPTH
WINTER RYE	112 LBS	2.5 LBS	8/15 – 9/15	1 INCH
OATS	80 LBS	2.0 LBS	SPRING – 5/15	1 INCH
ANNUAL RYEGRASS	40 LBS	1.0 LBS	4/15 – 9/15 WITH MULCH	0.25 INCH

4. MULCHING FOR TEMPORARY SEEDING – WHERE IT IS IMPRACTICAL TO INCORPORATE FERTILIZER AND SEED INTO MOIST SOIL, THE SEEDED AREA SHALL BE MULCHED TO FACILITATE GERMINATION. MULCH IN THE FORM OF HAY OR STRAW SHALL BE APPLIED AT A RATE OF 70 TO 40 90 LBS PER 1,000 SF.
5. REMOVE TEMPORARY GROWTH FROM TEMPORARY SEEDING PRIOR TO PERMANENT SEEDING.

F. MULCHING

PROVIDE TEMPORARY MULCHING ON SLOPES, CHANNELS, OTHER EROSION PRONE AREAS, AND EXPOSED SOILS THAT CANNOT RECEIVE PERMANENT COVER WITHIN 14 DAYS OF DISTURBANCE. ALSO PROVIDE MULCH FOLLOWING TEMPORARY AND PERMANENT SEEDING AS SPECIFIED. MULCH ANCHORS SHALL BE USED ON SLOPES GREATER THAN 5% IN FALL (PAST OCTOBER 1, AND OVER WINTER TO APRIL 1).

MULCH TYPE	RATE PER 1000 SF
HAY OR STRAW	70 TO 40 90 LBS
WOOD CHIPS OR BARK MULCH	480 TO 920 LBS
JUTE AND FIBROUS MATTING	AS PER MANUFACTURERS' SPECIFICATIONS
CRUSHED STONE 1/4" TO 1–1/2"	SPREAD MORE THAN 1/2" THICK

G. TEMPORARY EROSION CONTROL MAT SPECIFICATIONS

1. STRAW EROSION CONTROL MAT CONSISTING OF A MACHINE PRODUCED MAT OF 100 PERCENT AGRICULTURAL STRAW FIBER, MINIMUM WEIGHT: 0.5 LBS/SY. NETTINGS SHALL BE LIGHTWEIGHT BIO OR PHOTO DEGRADEABLE, TOP SIDE ONLY, MINIMUM WEIGHT: 1.5 LBS/1000 SF. MINIMUM WIDTH: 48", MINIMUM THICKNESS: 0.39 INCH. THE MINIMUM FUNCTIONAL LONGEVITY OF THE EROSION CONTROL MAT SHALL BE 45 DAYS.

H. EXTENDED USE EROSION CONTROL BLANKET SPECIFICATION

1. STRAW EROSION CONTROL MAT CONSISTING OF A MACHINE PRODUCED MAT OF 100 PERCENT AGRICULTURAL STRAW FIBER, MINIMUM WEIGHT: 0.5 LBS/SY. NETTINGS SHALL BE 100 PERCENT BIO OR PHOTO DEGRADABLE WOVEN NATURAL ORGANIC FIBER, TOP SIDE ONLY, MINIMUM WEIGHT: 9.3 LB/1000 SF. MINIMUM WIDTH: 6.7 FT, MINIMUM THICKNESS: 0.24 INCH. THE MINIMUM FUNCTIONAL LONGEVITY OF THE EROSION CONTROL MAT SHALL BE 12 MONTHS.

I. WINTER STABILIZATION

THE WINTER CONSTRUCTION PERIOD IS FROM OCTOBER 15 THROUGH APRIL 1. IF THE SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 85% MATURE VEGETATION COVER OR RIPRAP BY OCTOBER 15 THEN THE SITE SHALL BE PROTECTED WITH OVER–WINTER STABILIZATION.

1. PROVIDE STABILIZATION AS FOLLOWS WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS:
   A. PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING, OR 2 INCHES OF EROSION CONTROL MIX.
   B. PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET OR WITH A MINIMUM OF 4 INCH THICKNESS OF EROSION CONTROL MIX, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. NOTE THAT COMPOST BLANKETS SHOULD NOT EXCEED 2 INCHES IN THICKNESS OR THEY MAY OVERHEAT.
2. INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
3. MULCH APPLIED DURING WINTER SHALL BE ANCHORED (e.g, BY NETTING, TRACKING, WOOD CELLULOSE FIBER).
4. STOCKPILES OF SOIL MATERIALS SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR–INCH LAYER OF EROSION CONTROL MIX. MULCHING SHALL BE DONE WITHIN 24 HOURS OF STOCKING, AND RE–ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. NO SOIL STOCKPILE SHALL BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100 FEET FROM ANY WETLAND OR OTHER WATER RESOURCE AREA.
5. GRASS LINED DITCHES AND CHANNELS SHALL BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
6. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM 3 INCH LAYER OF BASE COURSE (NHDOT ITEM 304.3).
7. NO MORE THAN ONE ACRE OF THE SITE SHALL BE EXPOSED (WITHOUT STABILIZATION) AT ANY ONE TIME. GENERALLY THE EXPOSED AREA SHOULD BE LIMITED TO ONLY THOSE AREAS IN WHICH WORK WILL OCCUR DURING THE FOLLOWING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW OR RAINFALL EVENT.

J. PERMANENT SEEDING

1. REFER TO TURF AND GRASSES SPECIFICATION.

K. OFF–SITE VEHICLE TRACKING

1. SWEEP ADJACENT PAVED AREAS AND ROADS AS NECESSARY AND AS DIRECTED BY THE CONTRACT ADMINISTRATOR TO KEEP THEM FREE OF SEDIMENTS RESULTING FROM CONSTRUCTION ACTIVITIES.
2. PROVIDE A STABILIZED CONSTRUCTION EXIT AT LOCATIONS USED FOR EXITING THE CONSTRUCTION SITE AS DETAILED ON THE DRAWINGS.

L. HOUSEKEEPING

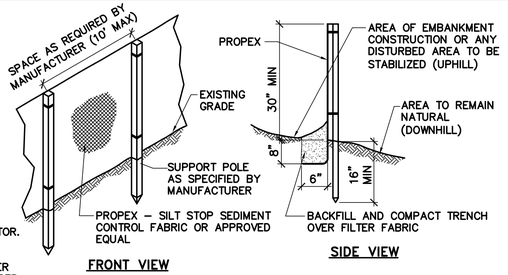
1. WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER PROVIDED BY THE CONTRACTOR. CONSTRUCTION WASTE MATERIALS SHALL NOT BE BURIED ON SITE.
2. HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.
3. MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINER AND IF POSSIBLE UNDER A ROOF OR OTHER ENCLOSURE. STORE ONLY SUFFICIENT AMOUNTS OF MATERIALS TO COMPLETE THE JOB.
4. DISPOSE OF SURPLUS MATERIALS IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, STATE AND FEDERAL CODES.
5. CONSTRUCTION RELATED EQUIPMENT AND VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO AVOID LEAKAGE.

M. DUST CONTROL

1. CONTROL DUST WITH PERIODIC WATERING OF THE EXPOSED SOIL SURFACES WITH ADEQUATE WATER TO CONTROL DUST FROM BECOMING AIRBORNE. REPETITIVE TREATMENTS SHALL BE APPLIED AS NEEDED TO CONTROL DUST THROUGHOUT CONSTRUCTION UNTIL AREAS HAVE BEEN STABILIZED.
2. OTHER METHODS TO CONTROL DUST SHALL BE ALLOWED WITH APPROVAL BY THE CONTRACT ADMINISTRATOR.

N. RIPRAP SPECIFICATION

1. RIPRAP SHALL CONSIST OF SOUND, DURABLE ROCK WHICH WILL NOT DISINTEGRATE BY EXPOSURE TO WATER OR WEATHER. ANGULAR FIELD STONE, ROUGH QUARRY STONE OR BLASTED LEDGE ROCK MAY BE USED. THE MEDIAN STONE SIZE SHALL BE AS INDICATED. THE MAXIMUM STONE SIZE SHALL BE TWICE THE MEDIAN SIZE. PROVIDE SMALLER STONES TO FILL THE VOIDS IN THE LARGER STONES.



FRONT VIEW

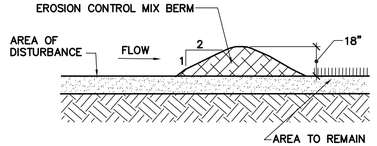
SIDE VIEW

1 SILT FENCE

CD101 C–501 NOT TO SCALE

NOTES:
1. WHEN JOINTS ARE NECESSARY, FILTER FABRIC SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
2. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRS/REPLACEMENT SHALL BE MADE IMMEDIATELY.
3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
4. SILT FENCES SHALL BE REMOVED AFTER SATISFACTORY VEGETATIVE COVER IS ESTABLISHED OR DISTURBED AREAS ARE OTHERWISE STABILIZED. PROVIDE PLANTING SOIL, FINISH GRADE, SEED AND MULCH DISTURBED AREAS.
5. EROSION CONTROL MIX BERM OR WATTLES BE USED IN LIEU OF SILT FENCE WHERE APPROVED BY THE CONTRACT ADMINISTRATOR OR TO SUPPLEMENT EROSION CONTROL MEASURES.

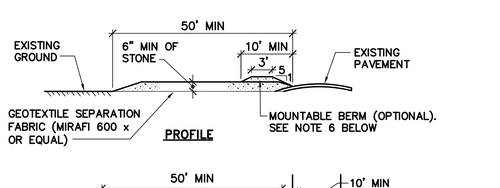
2 C–501



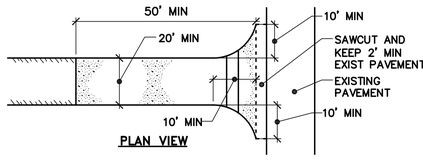
NOTES:
1. EROSION CONTROL MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND MAY INCLUDE SHREDDED BARK, STUMP GRINDINGS AND COMPOSTED BARK. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS AND REPROCESSED WOOD PRODUCTS ARE NOT ACCEPTABLE AS A COMPONENT OF THE MIX.
2. EROSION CONTROL MIX SHALL CONTAIN A WELL–GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
3. THE ORGANIC MATTER CONTENT SHOULD BE BETWEEN 25 AND 65%, DRY WEIGHT BASIS.
4. PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 3" SCREEN, 90% TO 100% PASSING A 1–INCH SCREEN, 70% TO 100% PASSING A 0.75–INCH SCREEN, AND A MAXIMUM OF 30% TO 75%, PASSING A 0.25–INCH SCREEN.
5. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAYS OR FINE SANDS.
7. SOLUBLE SALTS CONTENT SHOULD BE < 4.0 MMHOS/CM.
8. PH SHALL BE BETWEEN 5.0 AND 8.0.
9. REMOVE OR SPREAD EROSION CONTROL MIX OVER ADJACENT WOODED AREA WHEN THE TRIBUTARY AREAS HAVE BEEN STABILIZED.

2 EROSION CONTROL MIX BERM

C–501 C–501 NOT TO SCALE



PROFILE

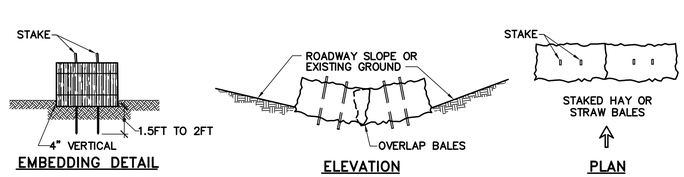


PLAN VIEW

NOTES:
1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 2 TO 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 20 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE SEPARATION FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM MAY BE SUBSTITUTED FOR THE PIPE. THE MOUNTABLE BERM WILL HAVE 5:1 SLOPES AND THICKNESS REQUIRED TO DIVERT FLOW WHILE MAINTAINING ACCESS THAT CAN BE CROSSED BY VEHICLES.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ADJACENT PAVED AREAS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. SEDIMENT SPILLED, WASHED, OR TRACKED ONTO ADJACENT PAVED AREAS SHALL BE REMOVED IMMEDIATELY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO ADJACENT PAVED AREAS. WHEN WASHING IS REQUIRED, IT SHALL BE PERFORMED ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

4 STABILIZED CONSTRUCTION EXIT

CD101 C–501 NOT TO SCALE



EMBEDDING DETAIL

ELEVATION

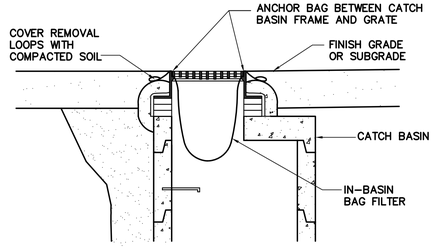
PLAN

NOTES:
1. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
2. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES DRIVEN THROUGH THE BALES 1.5 FEET TO 2 FEET INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
3. INSPECT BALES AFTER EACH STORM EVENT AND REPAIR OR REPLACE BALES IMMEDIATELY AS NEEDED.
4. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
5. PROVIDE PLANTING SOIL, FINISH GRADE, SEED, AND MULCH AT DISTURBED AREAS.

3 HAY BALE EROSION PROTECTION

CD101 C–501 NOT TO SCALE

NOTES:
1. IN–BASIN BAG FILTERS SHALL BE "DANDY SACK" BY TENCATE OR APPROVED EQUAL. INSTALL ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
2. REMOVE ACCUMULATED SEDIMENTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



5 CATCH BASIN INLET PROTECTION

CD101 C–501 NOT TO SCALE

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4644 (F) 603.431.1870
www.oakpoint.com

WADE ALLEN LIPPERT No. 16331 STATE OF NEW HAMPSHIRE PROFESSIONAL ENGINEER 5/14/21

DESIGNED BY: WAL
DRAWN BY: WAL
CHECKED BY: .
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

EROSION AND SEDIMENT CONTROL DETAILS

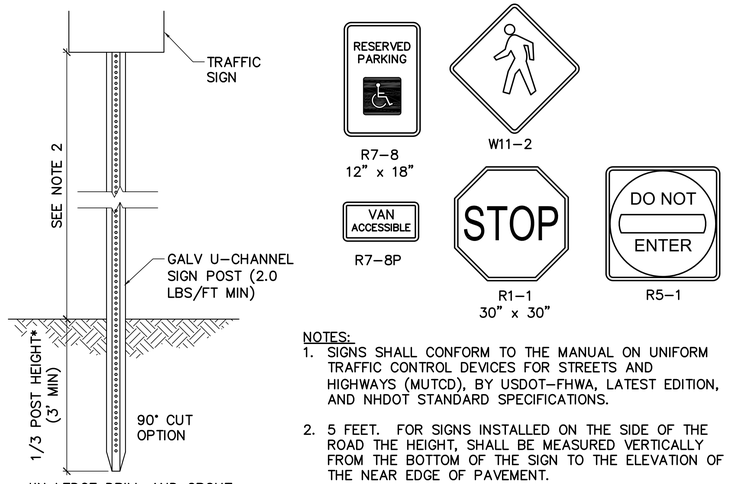
SCALE: AS NOTED

DATE: 05/26/2021

DWG.: C-501

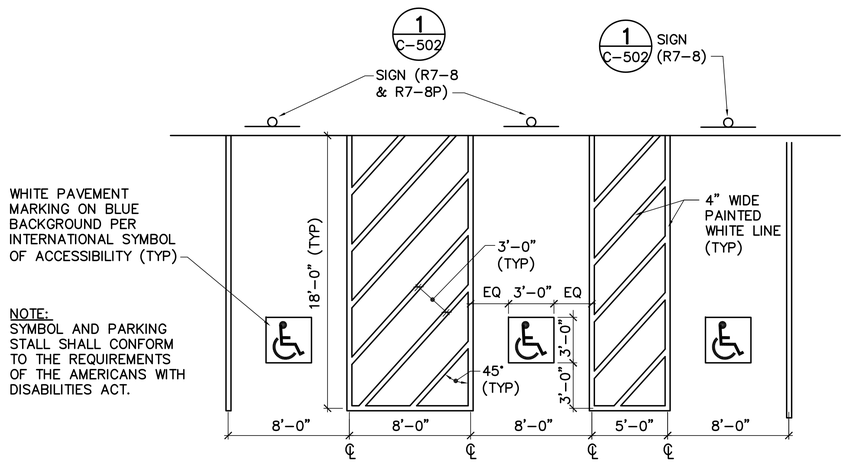
SHEET: . OF .

26 May, 2021 – 11:20am
Z:\21904.14\Civil\Portsmouth PB – 5–26–2021\21904.14–C501.dwg

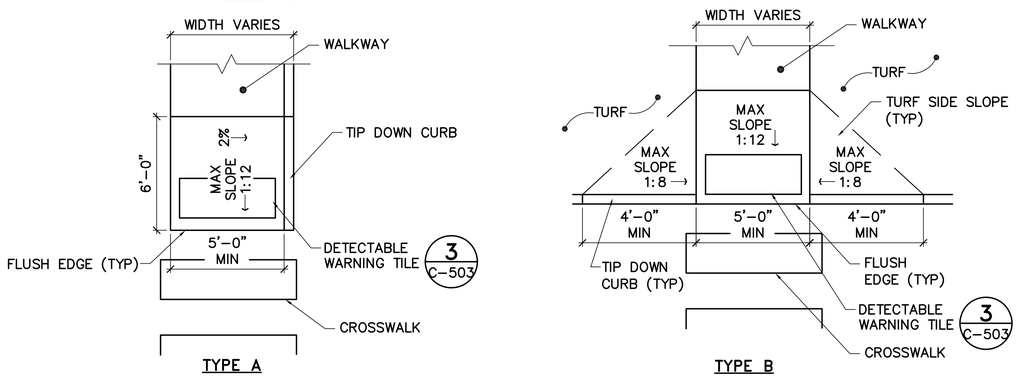


NOTES:
1. SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), BY USDOT-FHWA, LATEST EDITION, AND NHDOT STANDARD SPECIFICATIONS.
2. 5 FEET. FOR SIGNS INSTALLED ON THE SIDE OF THE ROAD THE HEIGHT, SHALL BE MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF PAVEMENT.

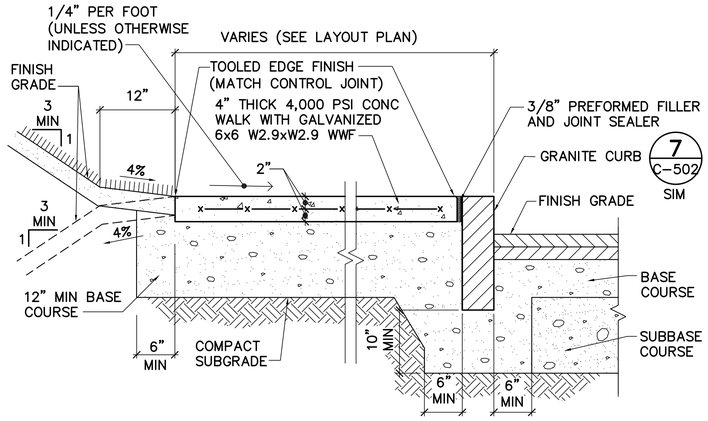
1 TRAFFIC SIGN POST & SIGN
CS101 / C-502 NOT TO SCALE



ACCESSIBLE PARKING STALL AND PAVEMENT MARKING
4 / C-502 / CS101 NOT TO SCALE

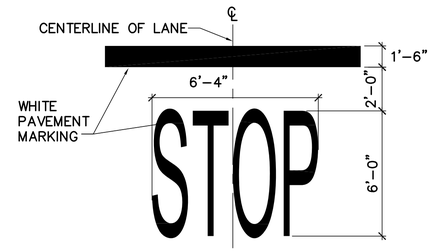


5 ACCESSIBLE RAMP
CS102 / C-502 NOT TO SCALE



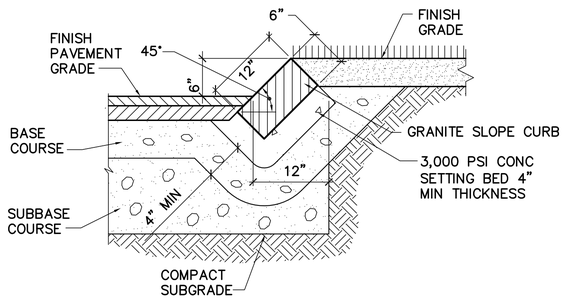
NOTES:
1. PROVIDE FINE TO MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.
2. PROVIDE TOOLED CONTROL JOINTS AT 6'-0" MAX ON CENTER, EQUALLY SPACED, UNLESS INDICATED OTHERWISE, AND AT EDGES. 3 / C-503
3. PROVIDE TOOLED EXPANSION JOINTS AT 30'-0" MAX ON CENTER, EQUALLY SPACED UNLESS INDICATED OTHERWISE. 2 / C-503
4. PROVIDE 1/2" PREFORMED FILLER AND JOINT SEALANT WHERE WALK ABUTS THE STOOP OR BUILDING FOUNDATION.

2 CONCRETE WALK
CS101 / C-502 NOT TO SCALE



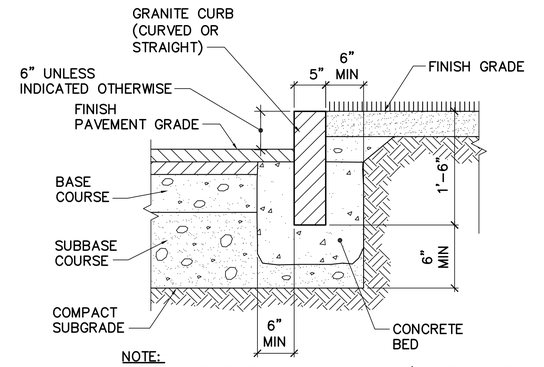
NOTE:
PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), BY USDOT-FHWA, LATEST EDITION, AND NHDOT STANDARD SPECIFICATIONS.

3 STOP BAR AND LEGEND
CS101 / C-502 NOT TO SCALE

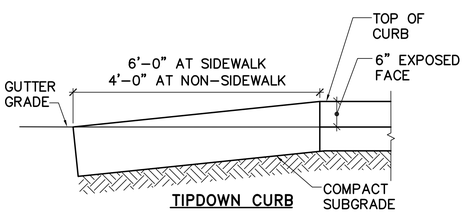


NOTE:
1. PROVIDE STRAIGHT AND CURVE CURB PER NHDOT STANDARD PLANS.

6 GRANITE SLOPE CURB
CS101 / C-502 NOT TO SCALE



NOTE:
1. REFER TO CONCRETE WALK DETAIL 2/C-502 FOR GRANITE CURB INSTALLED ADJACENT TO CONCRETE WALK.



NOTE:
1. PROVIDE STRAIGHT AND CURVE CURB PER NHDOT STANDARD PLANS.

7 GRANITE CURB
CS101 / C-502 NOT TO SCALE

26 May, 2021 - 11:23am
Z:\21904.14\Civil\Portsmouth PB - 5-26-2021\21904.14-C502.dwg

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4640 (F) 603.431.1870
www.oakpoint.com

WADE ALLEN LIPPERT No. 16331 REGISTERED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE 5/14/21

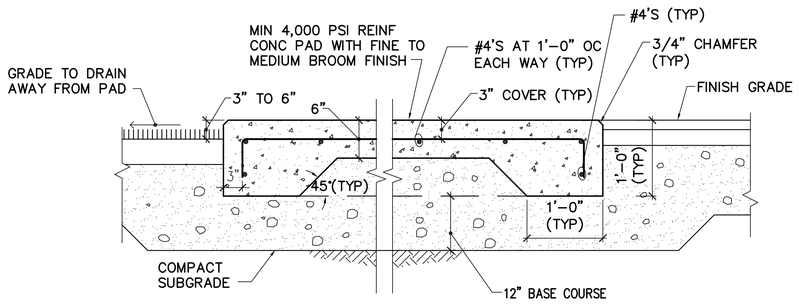
DESIGNED BY: SJT
DRAWN BY: WAL
CHECKED BY: SJT
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

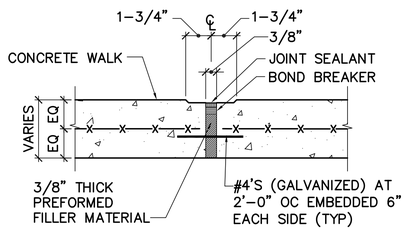
SITE DETAILS 1

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: C-502
SHEET: . OF .



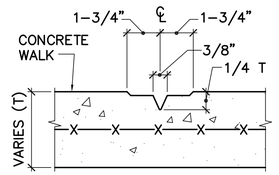
NOTES:
1. THE PAD SHALL BE FLUSH WITH ABUTTING PAVED OR CONCRETE FINISH SURFACES, UNLESS INDICATED OTHERWISE.
2. REINFORCING SHALL BE GALVANIZED.

1 CONCRETE PAD
CS101 C-503 NOT TO SCALE



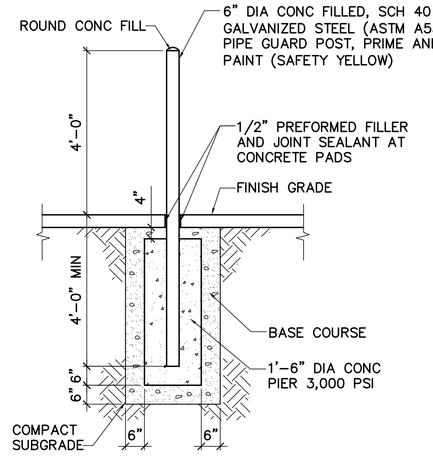
NOTES:
1. TOOLED JOINT SURFACE SHALL BE SMOOTH AND AT A CONSTANT DEPTH.
2. BREAK REINFORCING AT EXPANSION JOINT.

2 EXPANSION JOINT
CS101.C-502 C-503 NOT TO SCALE

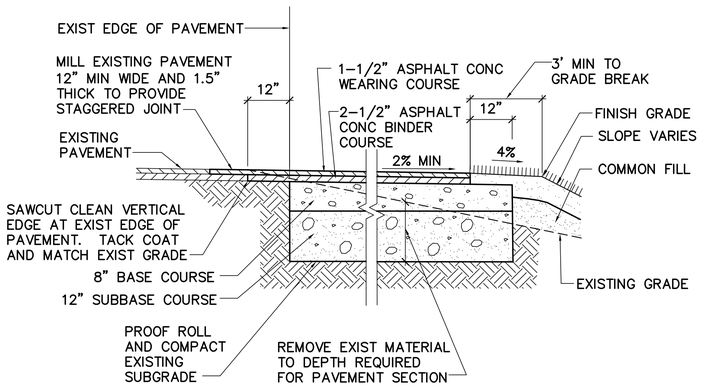


NOTE:
1. TOOLED JOINT SURFACE SHALL BE SMOOTH AND AT A CONSTANT DEPTH.

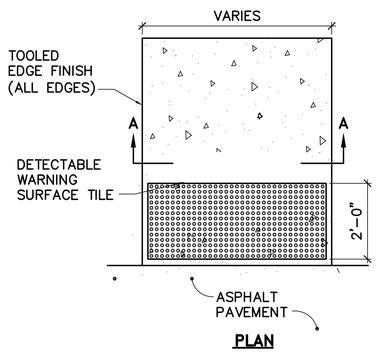
3 TOOLED CONTROL JOINT
CS101.C-502 C-503 NOT TO SCALE



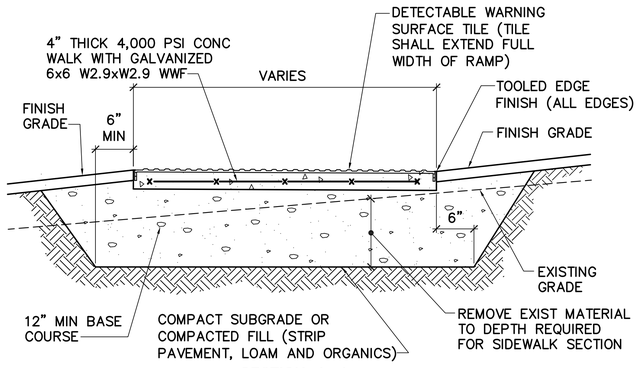
4 PIPE BOLLARD
CS101.C-509 C-503 NOT TO SCALE



5 ASPHALT CONCRETE PAVEMENT
CS101 C-503 NOT TO SCALE



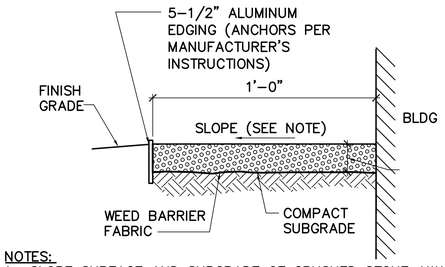
PLAN



SECTION A-A

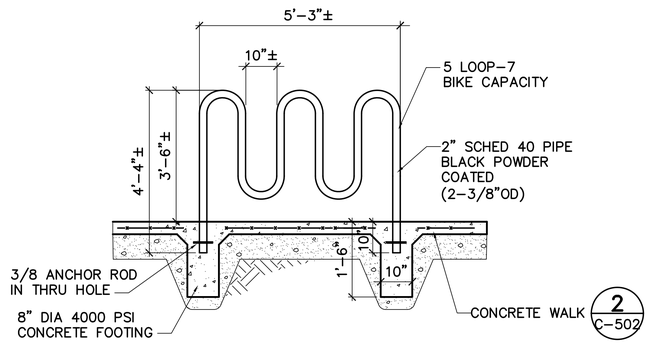
5 CONCRETE WALK W/DETECTABLE WARNING SURFACE TILE
C-502 C-503 NOT TO SCALE

NOTES:
1. PROVIDE MEDIUM TO FINE BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.
2. DETECTABLE WARNING SURFACE SHALL COMPLY WITH ADA STANDARDS.
3. INSTALL DETECTABLE WARNING SURFACE TILE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



NOTES:
1. SLOPE SURFACE AND SUBGRADE OF CRUSHED STONE AWAY FROM THE BUILDING AT 5%.
2. EDGING SHALL BE EXTRUDED ALUMINUM ALLOY, MILL FINISH, 3/16"x5-1/2".
3. WEED BARRIER FABRIC: NONWOVEN POLYPROPYLENE OR POLYESTER GEOTEXTILE FABRIC, 3 OZ./SQ. YD. MINIMUM, COMPOSED OF FIBERS FORMED INTO A STABLE NETWORK SO THAT FIBERS RETAIN THEIR RELATIVE POSITION. FABRIC SHALL BE INERT TO BIOLOGICAL DEGRADATION AND RESIST NATURALLY ENCOUNTERED CHEMICALS, ALKALIS, AND ACIDS.

7 DRIP STRIP
CS101 C-503 NOT TO SCALE



8 BIKE RACK DETAIL
CS101 C-503 NOT TO SCALE

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4644 (F) 603.431.1870
www.oakpointassociates.com

STATE OF NEW HAMPSHIRE
WADE ALLEN LIPPERT
No. 16331
REGISTERED PROFESSIONAL ENGINEER
5/24/21

DESIGNED BY: WAL
DRAWN BY: WAL
CHECKED BY: .
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

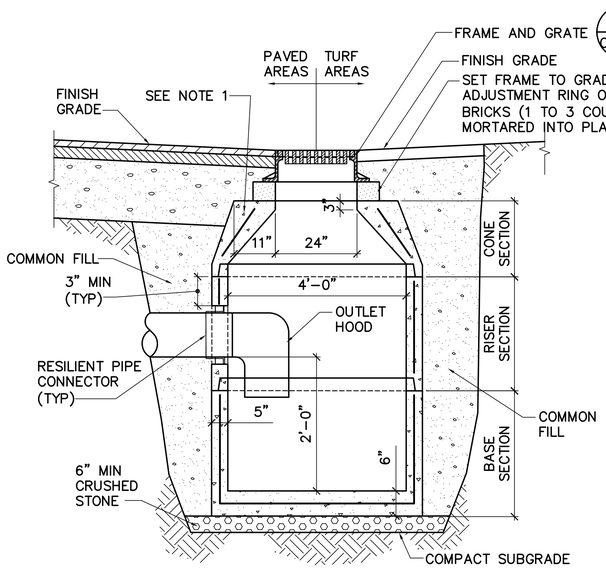
PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

SITE DETAILS 2

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: C-503
SHEET: . OF .

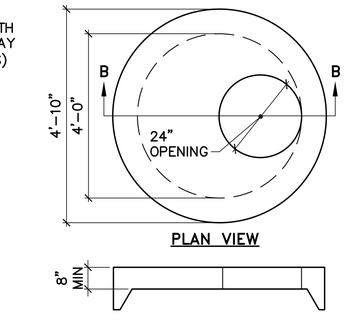
26 May, 2021 - 11:26am
Z:\21904.14\Civil\Portsmouth PB - 5-26-2021\21904.14-C503.dwg

NOTES:
1. CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC, OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
2. OUTSIDE EDGES OF PIPES SHALL PROJECT 1" TO 3" BEYOND INSIDE WALL OF STRUCTURE.
3. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING 2 STRIPS OF 1" DIA BUTYL RUBBER SEALANT IN THE JOINT.
4. STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF A HORIZONTAL CROSS-SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.
5. CONCRETE 5,000 PSI AFTER 28 DAYS.
6. PROVIDE REINFORCING TO ACHIEVE AASHTO HS-20 LOADING CLASSIFICATION.
7. CATCH BASIN SHALL CONFORM TO ASTM C478.
8. PROVIDE PIPE PENETRATIONS AS INDICATED ON SHEET CG101.
9. THE PAVEMENT ELEVATION AT THE CATCH BASIN GRATE SHALL BE 0.1' ABOVE THE RIM ELEVATION.



SECTION A-A

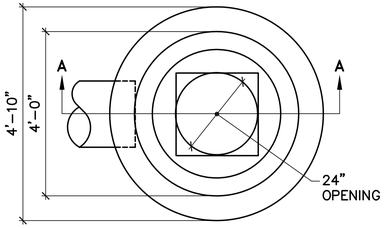
1 CATCH BASIN
CS101 / C-504 NOT TO SCALE



PLAN VIEW

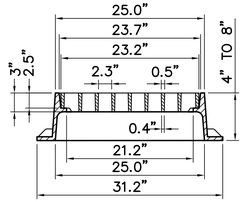
SECTION B-B

FLAT SLAB TOP

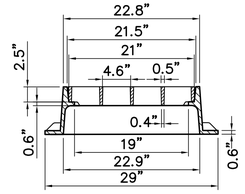


PLAN VIEW

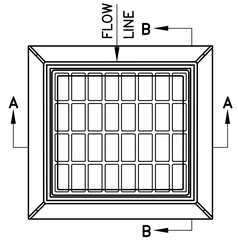
CONCENTRIC CONE SECTION



SECTION A-A



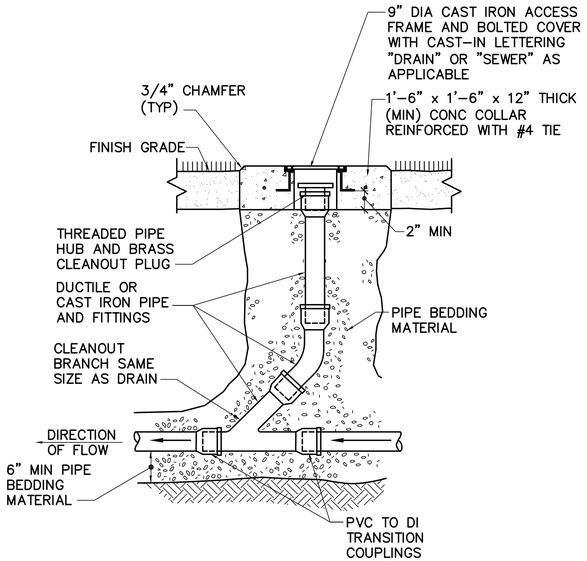
SECTION B-B



PLAN VIEW

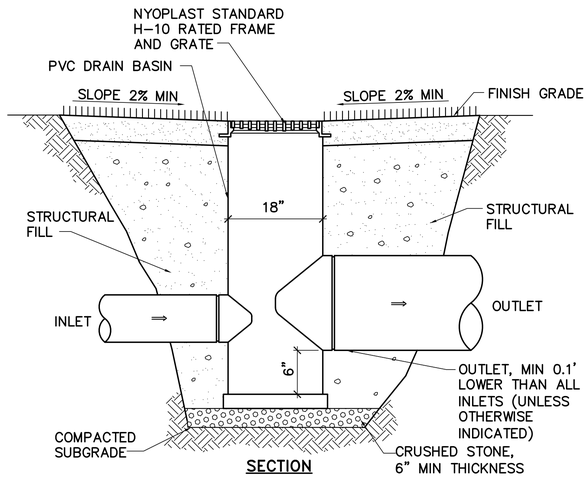
NOTES:
1. FRAME AND GRATE SHALL BE NHDOT TYPE "B".
2. DIMENSIONS ARE NOMINAL.

2 FRAME AND GRATE
C-504 / C-504 NOT TO SCALE



NOTE:
1. INLINE CLEANOUT SHOWN. FOR CLEANOUTS AT THE END OF LINES, PROVIDE 45 DEGREE BEND IN LIEU OF WYE.

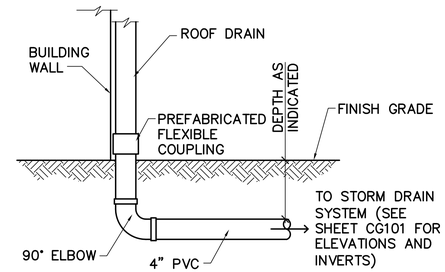
3 CLEANOUT
CS101 / C-504 NOT TO SCALE



SECTION

NOTES:
1. PROVIDE PIPE PENETRATION AS INDICATED ON THE SITE UTILITY PLAN.
2. PVC CATCH BASIN SHALL BE NYOPLAST DRAIN BASIN, H-20 RATED OR APPROVED EQUAL.

4 DRAIN BASIN
CS101 / C-504 NOT TO SCALE



6 ROOF DRAIN RISER
CS101 / C504 NOT TO SCALE

6 TRENCH DRAIN
CS101 / C-504 NOT TO SCALE

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4640 (F) 603.431.1870
www.oakpoint.com

STATE OF NEW HAMPSHIRE
WADE ALLEN LIPPERT
No. 16331
PROFESSIONAL ENGINEER
5/14/21

DESIGNED BY: SJT
DRAWN BY: WAL
CHECKED BY: SJT
PROJECT: 21904.14

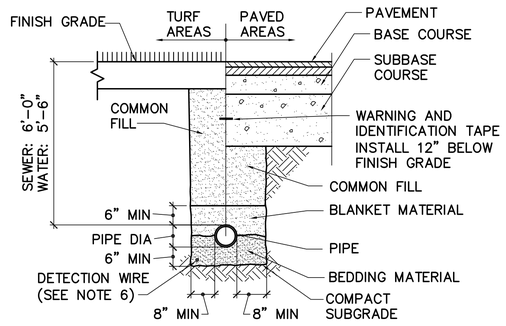
CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

SITE DETAILS 3

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: C-504
SHEET: . OF .

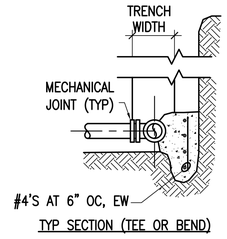
26 May, 2021 - 11:30am
Z:\21904.14\Civil\Portsmouth PB - 5-26-2021\21904.14-C504.dwg



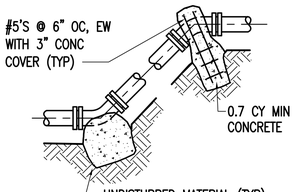
NOTES:
1. EXCAVATION WORK SHALL COMPLY WITH OSHA STANDARDS. TRENCH SIDEWALLS SHALL BE VERTICAL FROM TRENCH BOTTOM TO 12" ABOVE TOP OF PIPE.
2. PROVIDE A MINIMUM OF 6" VERTICAL CLEARANCE BETWEEN CROSSING PIPES.
3. PROVIDE 10' HORIZONTAL CLEARANCE BETWEEN WATER AND SEWER LINE.
4. WHERE 6'-0" MIN COVER OVER SEWER LINE CANNOT BE ACHIEVED PROVIDE 4' WIDE, 4" THICK RIGID FOAM BOARD INSULATION OVER BLANKET MATERIAL. (2-2" LAYERS WITH JOINTS STAGGERED)
5. PROVIDE A SEPARATION OF AT LEAST 18 INCHES BETWEEN THE BOTTOM OF THE WATER PIPING AND THE TOP OF THE SEWER PIPING IN CASES WHERE WATER PIPING CROSSES ABOVE SEWER PIPING. IF SEPARATION CANNOT BE ACHIEVED PROVIDE 6" MIN CONCRETE ENCASEMENT OF WATER PIPE FOR A DISTANCE OF 10' ON EITHER SIDE OF THE CROSSING.

1 PIPE TRENCH
CU101 C-505 NOT TO SCALE

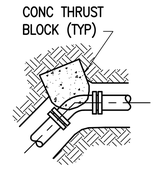
NOTES:
1. PROVIDE JOINT RESTRAINT FOR TEES, BENDS, AND PLUGS. FOR DUCTILE IRON PIPE PROVIDE CONCRETE THRUST BLOCKS AND WEDGE-ACTION TYPE RETAINER GLANDS. FOR POLYETHYLENE PIPE PROVIDE CONCRETE THRUST BLOCKS.
2. WRAP DI PIPE FITTINGS IN POLYETHYLENE OR BUILDING PAPER PRIOR TO INSTALLATION OF CONCRETE THRUST BLOCKING.
3. PLACE CONCRETE PAVERS OR BRICKS IN FRONT OF PLUGS BEFORE PLACING THRUST BLOCKS.
4. PLACE THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND CONCRETE THRUST BLOCK TO UNDISTURBED MATERIAL. AREA OF THRUST BLOCKS SHOWN ARE BASED ON A MINIMUM SOIL BEARING CAPACITY OF 1,500 POUNDS PER SQUARE FOOT AND 1.5 SAFETY FACTOR. BEARING CAPACITY MAY BE ALTERED BASED ON CONDITIONS ENCOUNTERED WITH APPROVAL BY THE CONTRACT ADMINISTRATOR.
5. EXTEND CONCRETE THRUST BLOCKING THE ENTIRE LENGTH OF THE FITTING. DO NOT COVER ANY PART OF THE JOINT WITH CONCRETE.
6. PROVIDE LIFT HOOKS INTO THRUST BLOCKS AT END CAPS AND PLUGS.
7. CONCRETE THRUST BLOCKS SHALL BE 3,000 PSI (MIN) PORTLAND CEMENT CONCRETE.
8. PROVIDE CONCRETE THRUST BLOCKING IN ACCORDANCE WITH NFPA 24 AND CITY OF PORTSMOUTH WATER DIVISION CONSTRUCTION MANUAL.
9. PROVIDE WEDGE-ACTION TYPE RETAINER GLANDS ACCORDING TO THE MANUFACTURERS INSTRUCTIONS.



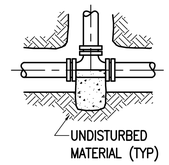
TYP SECTION (TEE OR BEND)



TYP SECTION (VERTICAL BEND)



TYP PLAN VIEW (HORIZONTAL BEND)



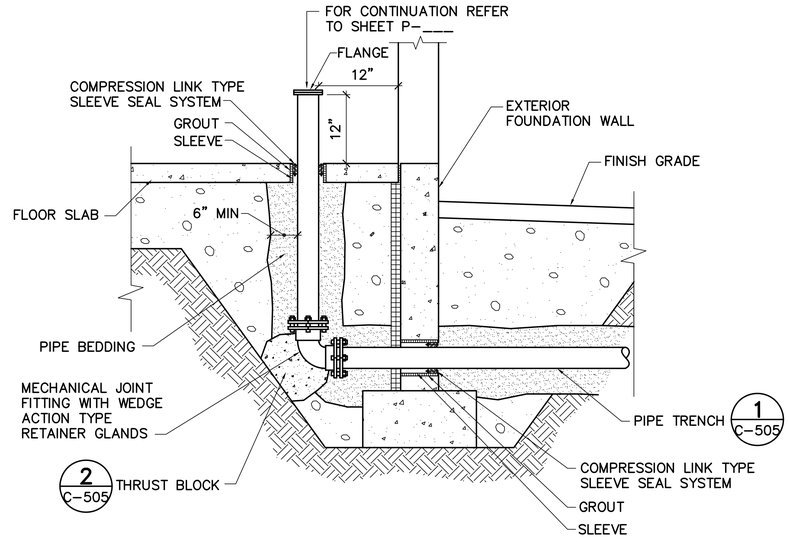
TYP PLAN VIEW (TEE)

THRUST BLOCK SCHEDULE
SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL (BASED ON 100 PSI WORKING PRESSURE)

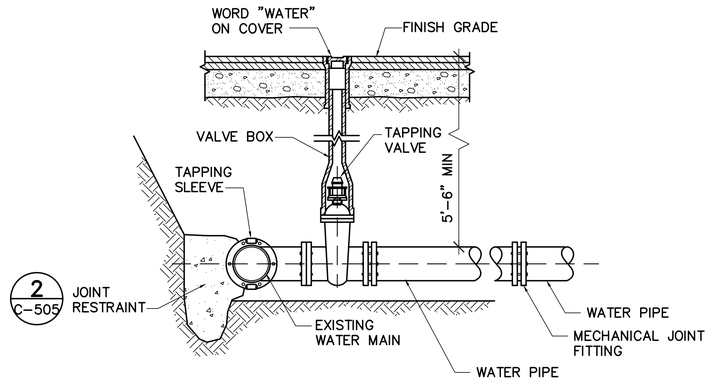
REACTION TYPE	PIPE SIZE (INCHES)				
	4"	6"	8"	10"	12"
TEE	1.4	2.8	4.8	7.3	10.3
90° BEND	1.9	4.0	6.8	10.3	14.5
45° BEND	1.0	2.2	3.7	5.6	7.9
22.5° BEND	0.5	1.1	1.9	2.8	4.0
11.25° BEND	0.3	0.6	1.0	1.4	2.0

NOTE: FOR OTHER PRESSURES, AREA OF CONCRETE THRUST BLOCKING IS DIRECTLY PROPORTIONAL TO AREAS SHOWN IN ABOVE TABLE.

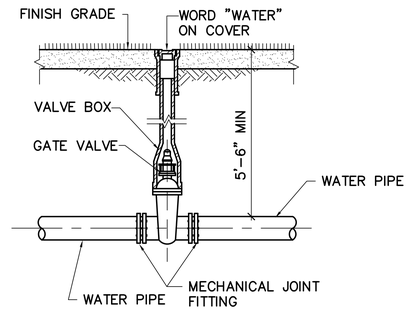
2 JOINT RESTRAINT
CU101, C-505 C-505 NOT TO SCALE



3 WATER LINE ENTRANCE
CU101 C-505 NOT TO SCALE



4 WATER SERVICE CONNECTION
CU101 C-509 NOT TO SCALE



5 WATER VALVE
CU101 C-509 NOT TO SCALE

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4640 (F) 603.431.1870
www.oakpoint.com

WADE ALLEN LIPPERT No. 16331 REGISTERED PROFESSIONAL ENGINEER 5/14/21

DESIGNED BY: SJT
DRAWN BY: WAL
CHECKED BY: SJT
PROJECT: 21904.14

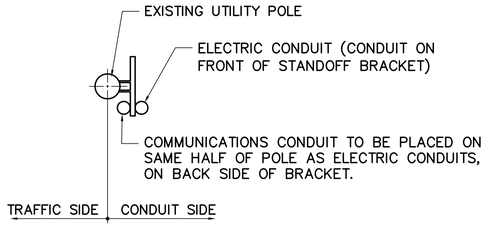
CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

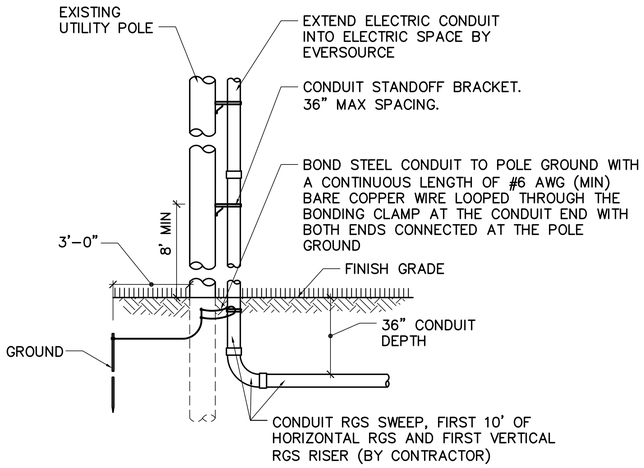
PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

SITE DETAILS 4 PLAN

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: C-505
SHEET: . OF .

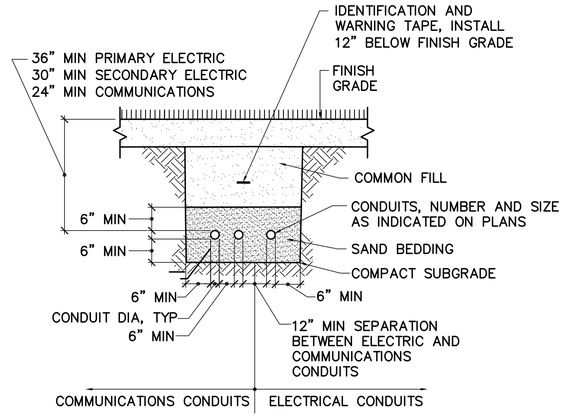
26 May, 2021 - 11:32am
Z:\21904.14\Civil\Portsmouth PB - 5-26-2021\21904.14-C505.dwg





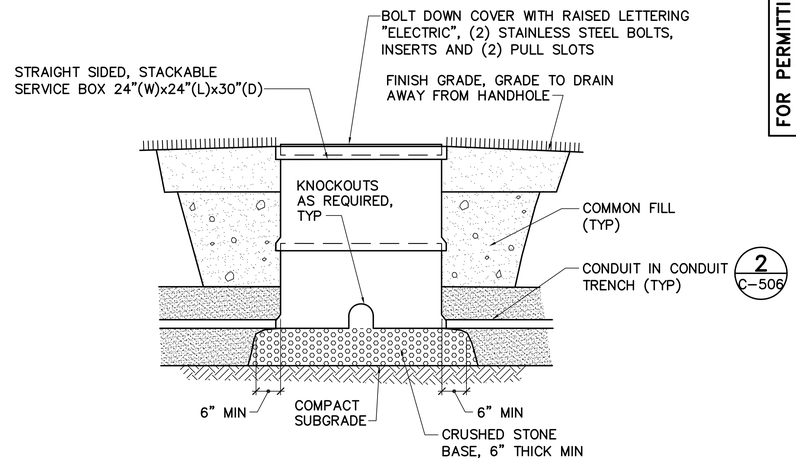
NOTES:
1. ELECTRIC CONDUIT AND SPARE CONDUIT RISER SHALL BE IN ACCORDANCE WITH EVERSOURCE STANDARD.
2. COMMUNICATION CONDUIT RISER SHALL BE IN ACCORDANCE WITH FAIRPOINT COMMUNICATIONS STANDARDS AND SPECIFICATIONS. PROVIDE SWEEP AND FIRST SECTION OF VERTICAL CONDUIT SIMILAR TO ELECTRIC RISER INSTALLATION.
3. TOP END OF VERTICAL RISER CONDUITS SHALL BE WEATHER-SEALED AFTER INSTALLATION OF CABLES. TEMPORARILY CAP THE TOP END OF THE VERTICAL RISER CONDUIT UNTIL CABLES ARE INSTALLED.

1 UTILITY POLE CONDUIT RISER
CU101 / C-506 NOT TO SCALE



NOTE:
1. ELECTRIC SERVICE TRENCH SHALL CONFORM TO EVERSOURCE CONSTRUCTION STANDARDS.
2. COMMUNICATIONS SERVICE TRENCH SHALL CONFORM TO FAIRPOINT CONSTRUCTION STANDARDS.
3. PROVIDE 18" MIN SEPARATION TO WATER LINES.

2 ELECTRIC AND COMMUNICATIONS SERVICE TRENCH
CU101 / C-506 NOT TO SCALE



NOTES:
1. HOUSING AND COVER SHALL BE POLYMER CONCRETE REINFORCED WITH A HEAVY WEAVE FIBERGLASS REINFORCING WITH A COMPRESSIVE STRENGTH NO LESS THAN 10,000 PSI AND ABLE TO SUPPORT A SERVICE LOAD OF NO LESS THAN 20,800 POUNDS OVER A 10"x10" AREA.
2. HANDHOLE BOX AND COVER SHALL BE LISTED BY UNDERWRITERS LABORATORIES.

3 ELECTRIC HANDHOLE
CU101 / C-506 NOT TO SCALE

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4640 (F) 603.431.1870
www.oakpointl.com

WADE ALLEN LIPPERT No. 16331 — STATE OF NEW HAMPSHIRE — PROFESSIONAL ENGINEER — 5/14/21

DESIGNED BY: SJT
DRAWN BY: WAL
CHECKED BY: SJT
PROJECT: 21904.14

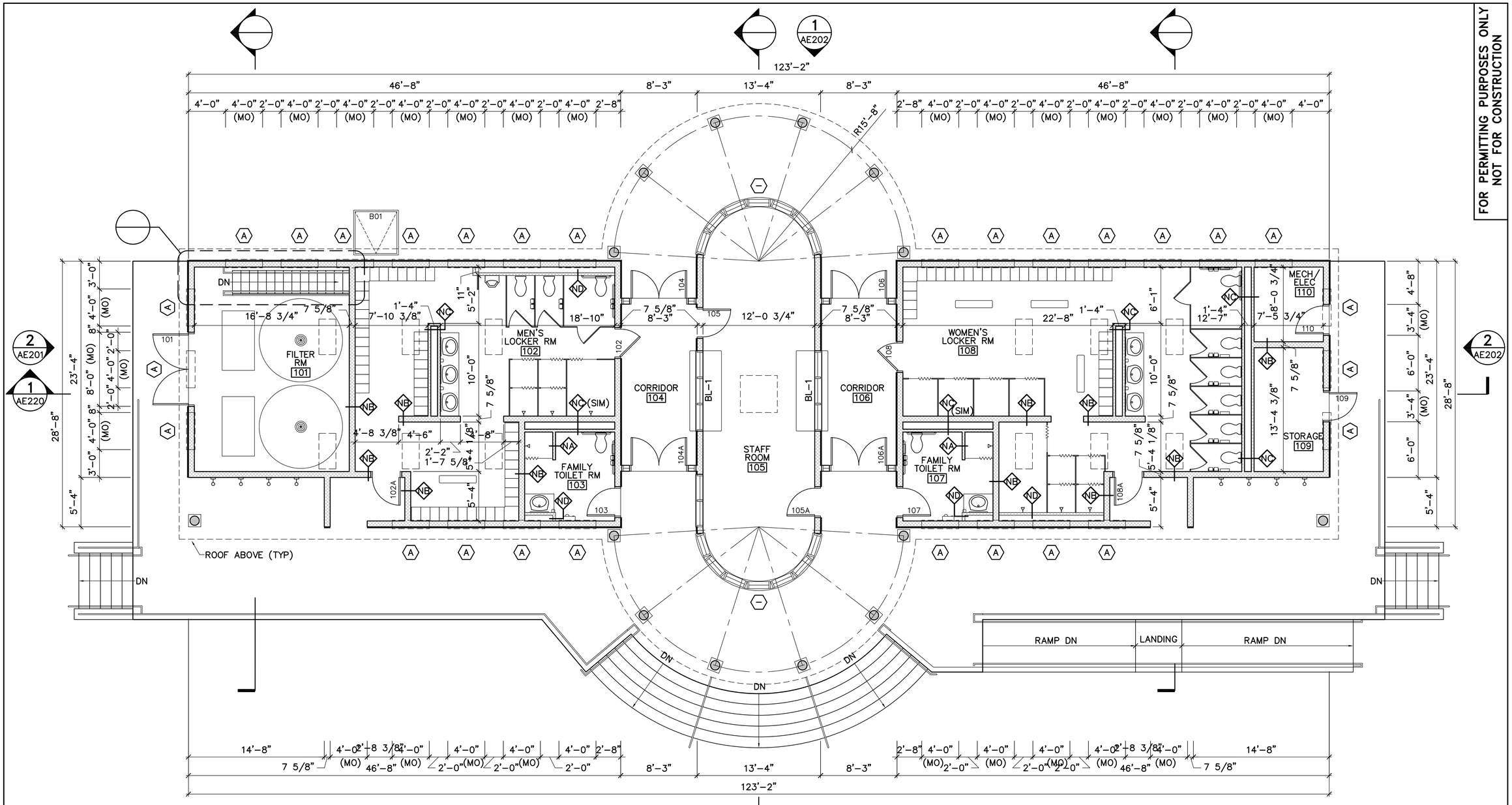
CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

SITE DETAILS 5

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: C-506
SHEET: . OF .

26 May, 2021 – 11:35am
Z:\21904.14\Civil\Portsmouth PB – 5-26-2021\21904.14-C506.dwg



1 FIRST FLOOR PLAN
1 / AE101 SCALE: 3/16"=1'-0"

PLAN NORTH

GENERAL NOTES:

1. REFER TO SHEET AE001 FOR WALL TYPES.
2. REFER TO SHEET AE601 FOR DOOR SCHEDULE AND WINDOW TYPES.
3. REFER TO SHEET AE640 FOR FINISH SCHEDULES.

KEYNOTES:

1. EXTERIOR WALK, STAIRS AND RAMP, REFER TO CIVIL DRAWINGS.
2. SKYLIGHT ABOVE, REFER TO ROOF PLAN ON SHEET AE120.

BUILDING AREA

ROOMS		
NO	DESCRIPTION	AREA
B01	EQUIPMENT ROOM	775 SF
101	FILTER ROOM	370 SF
102	MEN'S LOCKER ROOM	620 SF
103	FAMILY TOILET ROOM	105 SF
104	CORRIDOR	140 SF
105	STAFF ROOM	460 SF
106	CORRIDOR	140 SF
107	FAMILY TOILET ROOM	105 SF
108	WOMEN'S LOCKER ROOM	800 SF
109	STORAGE	100 SF
110	MECHANICAL/ELECTRICAL	60 SF
S01	CHEMICAL STORAGE	140 SF
S02	CHEMICAL STORAGE	140 SF

GRAPHIC SCALE
8' 4' 0 8'
3/16"=1'-0"

CHECK GRAPHIC SCALE BEFORE USING

26 May, 2021 – 12:50pm
C:\Users\cmercer\Desktop\pump house\New folder\21904.14-AE101.dwg

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4640 (F) 603.431.1870
www.oakpoint.com

LICENSED ARCHITECT
KENNETH T. WESTON No. 6246
STATE OF NEW HAMPSHIRE
05.26.21

DESIGNED BY: KTW
DRAWN BY: RMT
CHECKED BY: KTW

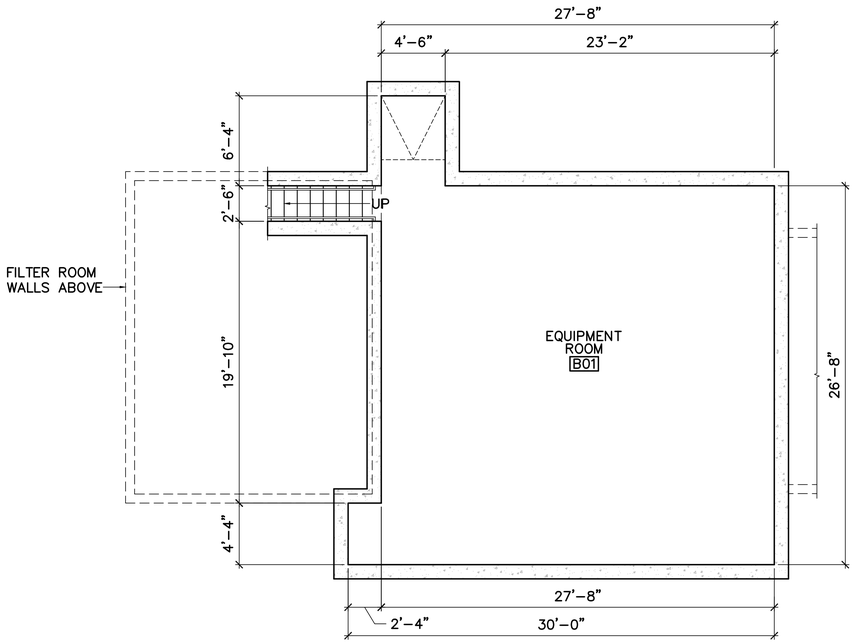
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

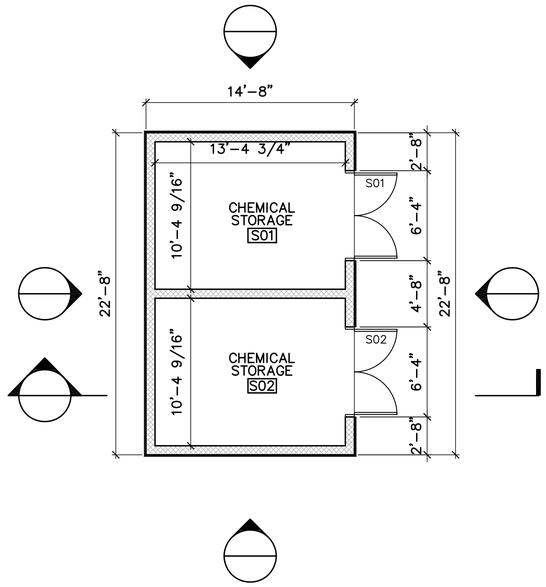
FLOOR PLANS

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: AE101
SHEET: OF .



1 BASEMENT FLOOR PLAN
AE101 AE101 SCALE: 3/16"=1'-0"

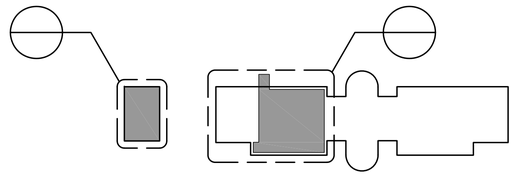
PLAN NORTH



2 STORAGE BUILDING FLOOR PLAN
AE101 AE101 SCALE: 3/16"=1'-0"

PLAN NORTH

BUILDING AREA		
ROOMS		
NO	DESCRIPTION	AREA
B01	EQUIPMENT ROOM	775 SF
101	FILTER ROOM	370 SF
102	MEN'S LOCKER ROOM	620 SF
103	FAMILY TOILET ROOM	105 SF
104	CORRIDOR	140 SF
105	STAFF ROOM	460 SF
106	CORRIDOR	140 SF
107	FAMILY TOILET ROOM	105 SF
108	WOMEN'S LOCKER ROOM	800 SF
109	STORAGE	100 SF
110	MECHANICAL/ELECTRICAL	60 SF
S01	CHEMICAL STORAGE	140 SF
S02	CHEMICAL STORAGE	140 SF



KEY PLAN
NOT TO SCALE

PLAN NORTH

GRAPHIC SCALE
3/16"=1'-0"
8' 4' 0 8'

CHECK GRAPHIC SCALE BEFORE USING

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4949 (F) 603.431.1870
www.oakpoint.com

LICENSED ARCHITECT
KENNETH T. WESTON
No. 2946
STATE OF NEW HAMPSHIRE
05.26.21

DESIGNED BY: KTW
DRAWN BY: RMT
CHECKED BY: KTW
PROJECT: 21904.14

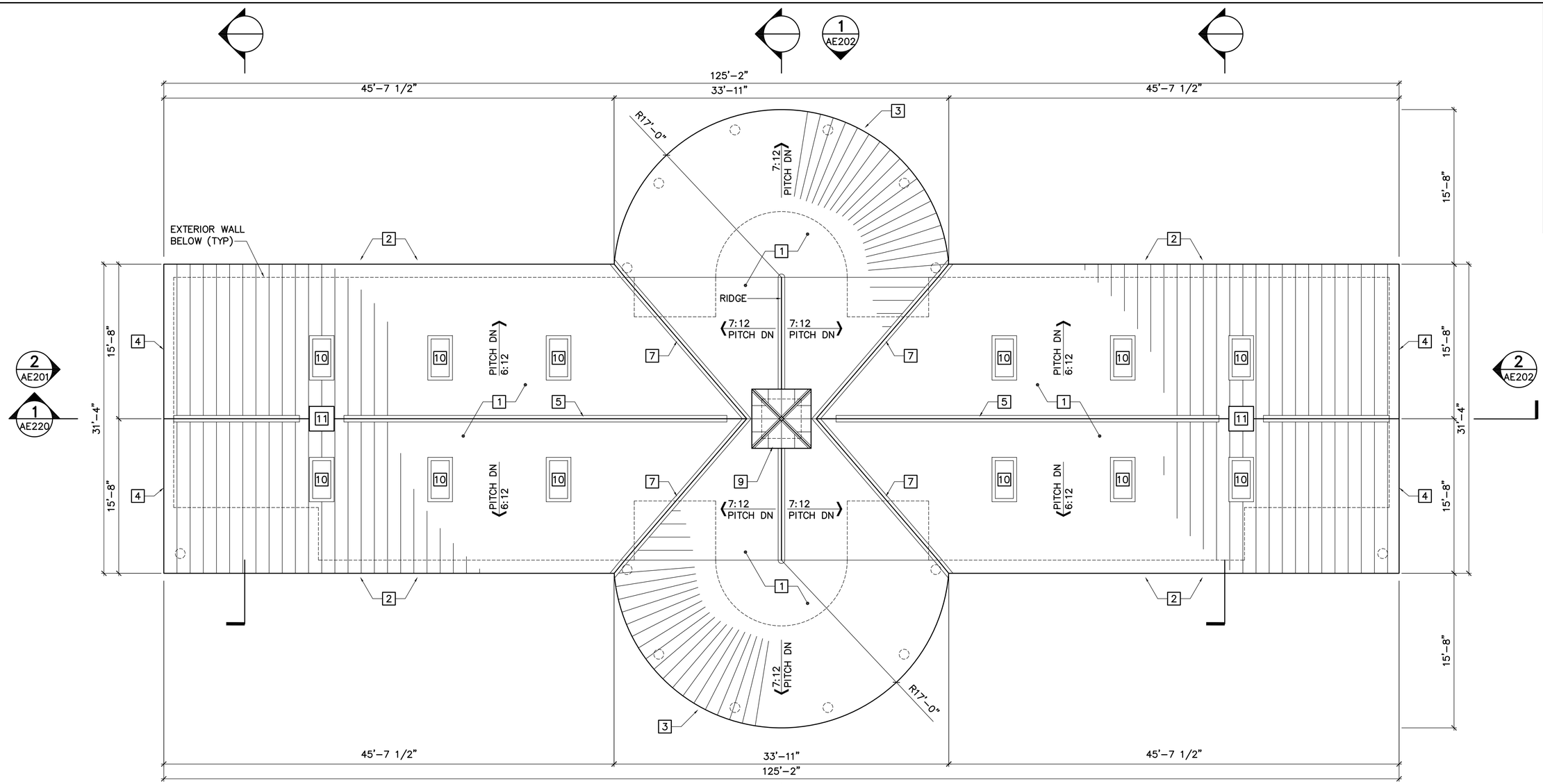
CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

FLOOR PLANS

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: AE102
SHEET: OF .

26 May, 2021 – 12:49pm
C:\Users\cmercer\Desktop\pump house\New folder\21904.14-AE101.dwg



1 ROOF PLAN
AE120 SCALE: 3/16"=1'-0"

PLAN NORTH

GENERAL NOTES:

1. REFER TO SHEET AE640 FOR EXTERIOR FINISH SCHEDULE.
2. REFER TO SHEET SF___ FOR CUPOLA, SKYLIGHT, AND MONITOR ROOF OPENING LOCATIONS.

KEYNOTES:

1. STANDING SEAM METAL ROOF SYSTEM, REFER TO DETAIL XX/AE520.
2. EAVE WITH GUTTER, REFER TO DETAIL XX/AE520
3. RADIUS EAVE WITH GUTTER, REFER TO DETAIL XX/AE520
4. RAKE, REFER TO DETAIL XX/AE520.
5. RIDGE VENT, REFER TO DETAIL XX/AE520.
6. RIDGE CAP, REFER TO DETAIL XX/AE520.
7. VALLEY FLASHING, REFER TO DETAIL XX/AE520.
8. VENT THRU ROOF (VTR), REFER TO DETAIL XX/VENT THRU ROOF (VTR), REFER TO DETAIL XX/AE520.
9. CUPOLA, REFER TO DETAIL XX/AE521.
10. SKYLIGHT, REFER TO DETAIL XX/AE521.
11. MONITOR, REFER TO DETAIL XX/AE521.
12. DOWNSPOUT, COORDINATE WITH CIVIL DRAWINGS.

GRAPHIC SCALE
8' 4' 0 8'
3/16"=1'-0"
CHECK GRAPHIC SCALE BEFORE USING

26 May, 2021 - 12:51pm
C:\Users\cmercer\Desktop\pump house\New folder\21904.14-AE120.dwg

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4640 (F) 603.431.1870
www.oakpoint.com

LICENSED ARCHITECT
KENNETH T. WESTON No. 6246
STATE OF NEW HAMPSHIRE
05.26.21

DESIGNED BY: KTW
DRAWN BY: RMT
CHECKED BY: KTW
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

ROOF PLAN

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: AE120
SHEET: X OF .

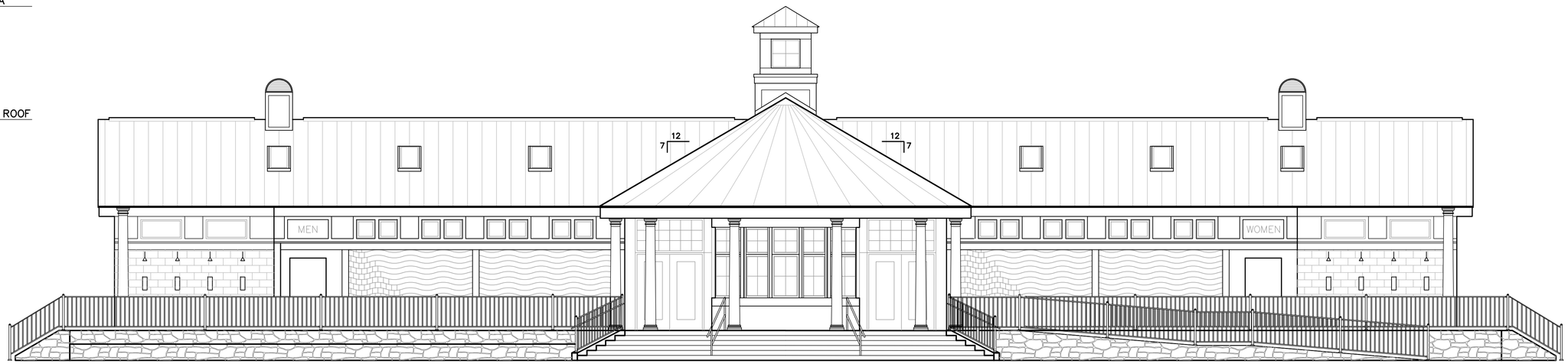
FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

RIDGE – CUPOLA
ELEV=40.13'

RIDGE – GABLE ROOF
ELEV=29.72'

TOP OF WALL
ELEV=21.63'

TOP OF SLAB
ELEV=10.30'



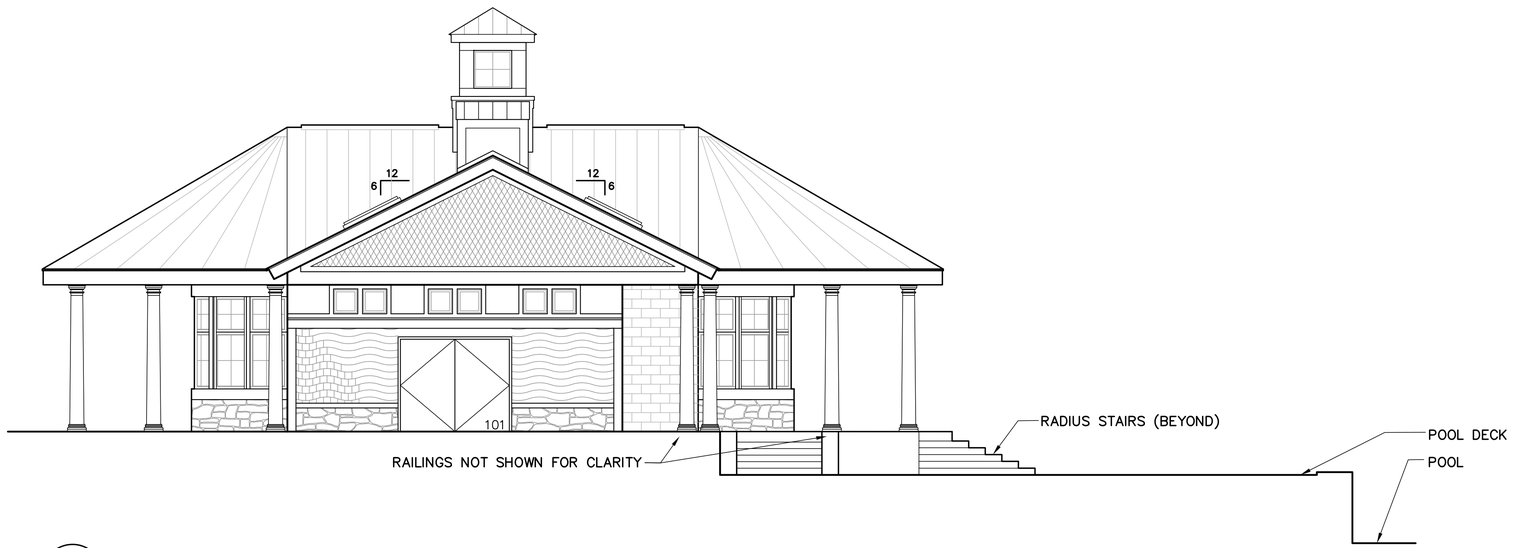
1 WEST ELEVATION
AE101 AE201 SCALE: 3/16"=1'-0"

RIDGE – CUPOLA
ELEV=40.13'

RIDGE – GABLE ROOF
ELEV=29.72'

TOP OF WALL
ELEV=21.63'

TOP OF SLAB
ELEV=10.30'



2 NORTH ELEVATION
AE101 AE201 SCALE: 3/16"=1'-0"

GENERAL SHEET NOTES:

1. REFER TO SHEET AE601 FOR DOOR TYPES.
2. REFER TO SHEET AE620 FOR WINDOW TYPES.

KEYNOTES: (THIS SHEET ONLY)

-

GRAPHIC SCALE
3/16"=1'-0"
8' 4' 0 8'
CHECK GRAPHIC SCALE BEFORE USING

26 May, 2021 – 12:53pm
C:\Users\cmercer\Desktop\pump house\New folder\21904.14-AE201.dwg

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4644 (F) 603.431.1870
www.oakpoint.com

LICENSED ARCHITECT
KENNETH T. WESTON
No. 6346
STATE OF NEW HAMPSHIRE
05.26.21

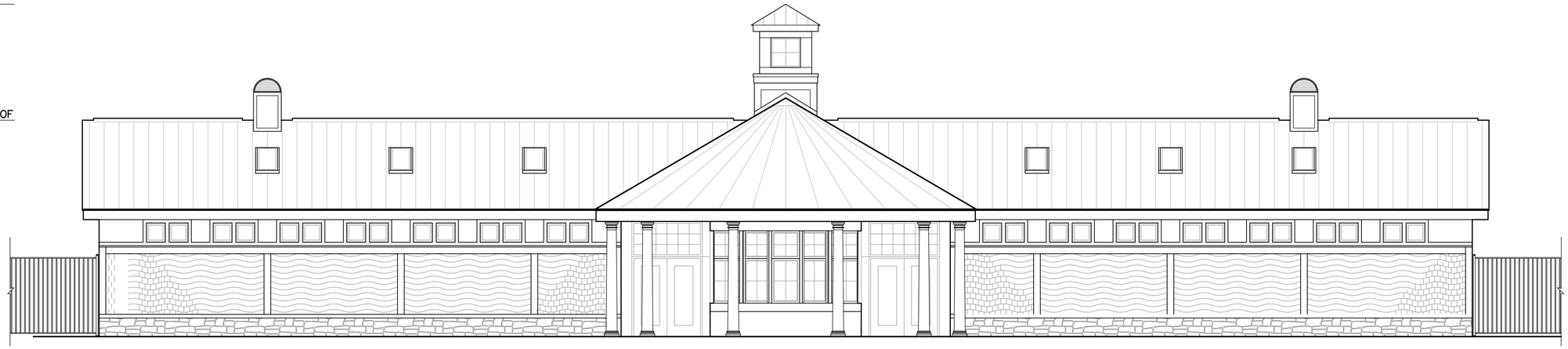
DESIGNED BY: KTW
DRAWN BY: CAM
CHECKED BY: KTW
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

WEST AND NORTH EXTERIOR ELEVATIONS

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: AE201
SHEET: X OF .



1 EAST ELEVATION
AE101 AE202 SCALE: 3/16"=1'–0"

2 SOUTH ELEVATION
AE101 AE202 SCALE: 3/16"=1'–0"

GENERAL SHEET NOTES:

1. REFER TO SHEET AE601 FOR DOOR TYPES.
2. REFER TO SHEET AE620 FOR WINDOW TYPES.

KEYNOTES: (THIS SHEET ONLY)

–

GRAPHIC SCALE
3/16"=1'–0" 8' 4' 0 8'
CHECK GRAPHIC SCALE BEFORE USING

26 May, 2021 – 12:52pm
C:\Users\cmercer\Desktop\pump house\New folder\21904.14–AE201.dwg

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4640 (F) 603.431.1870
www.oakpoint.com

LICENSED ARCHITECT
KENNETH T. WESTON
No. 6346
STATE OF NEW HAMPSHIRE
05.26.21

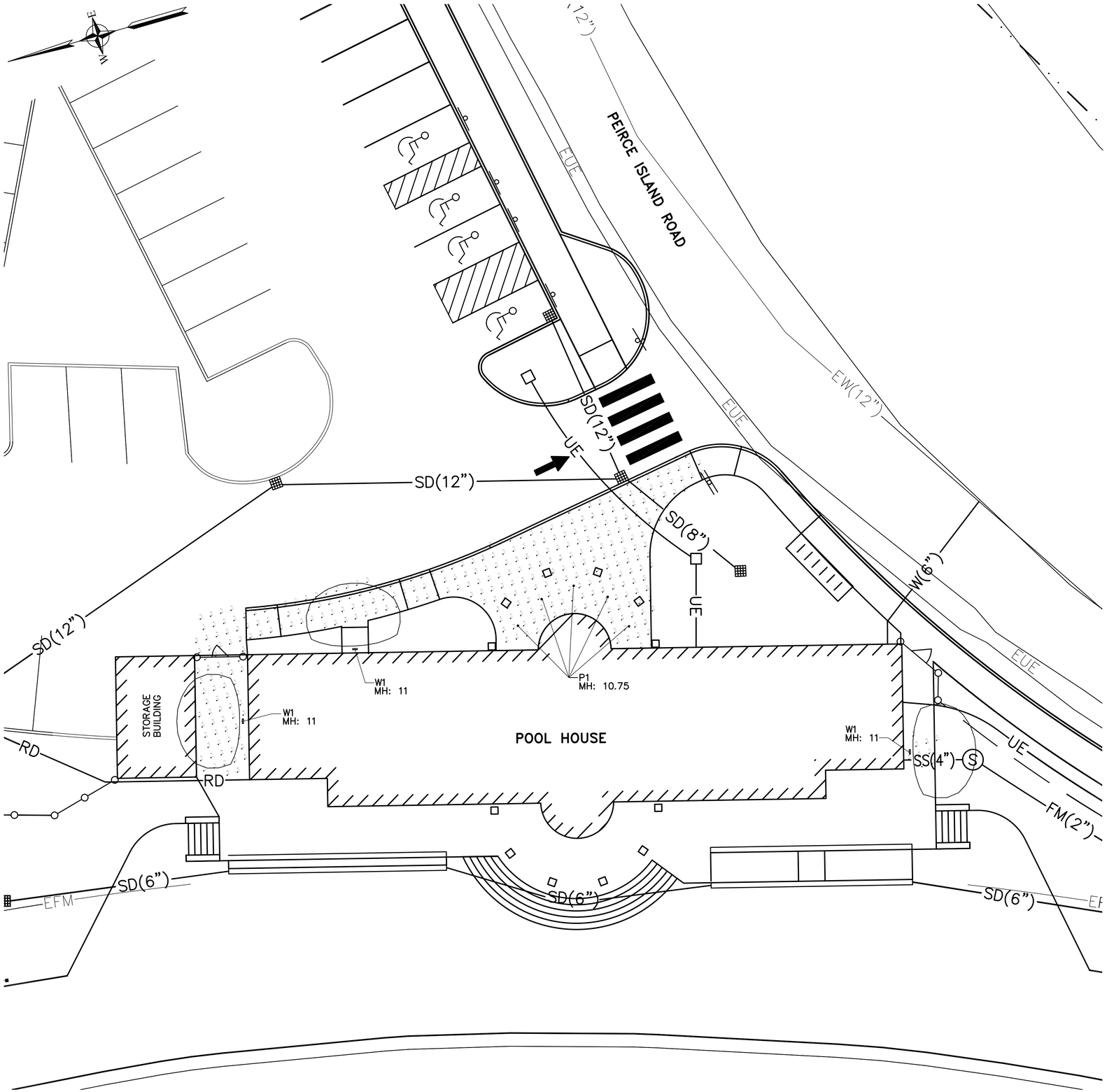
DESIGNED BY: KTW
DRAWN BY: CAM
CHECKED BY: KTW
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

EAST AND SOUTH EXTERIOR ELEVATIONS

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: AE202
SHEET: X OF .



ARCHITECTUAL EGRESS

Vandal Resistant

AEL 12IN 20IN 24IN 36IN 48IN 72IN LED

DARK SKY

Fixture Type | Date

Job Name | Approved By

Catalog Number

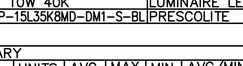
SPECIFICATIONS

UL Listing | Buy American

Description	The Architectural Egress Luminaire combines a unique, patented design shaped with high performance, full cut-off optics to achieve completely unobtrusive illumination of a space or path of egress. When mounted over a doorway, the fixture is perceived as an element of the building structure and, additionally, provides water protection in the form of a drip cap over the doorway. Multiple lengths are available to match a given door opening and our unique quick mount system facilitates installation and maintenance.
Housing	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat.
Wall Mount	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat. Designed to provide quick mounting to housing and secured with (2) captive stainless steel TORX® head screws.
Lens Frame	Marine grade heat treated extruded aluminum, clear anodized. Secured to fixture via integral concealed hinge and (3) captive stainless steel TORX® head screws.
Lens	UV stabilized diffused extruded polycarbonate.
End Caps	Die cast marine grade aluminum continuously welded to housing. All welds ground smooth.
Reflector	Electrostatically brightened anodized aluminum PVD coated and absolutely color-free of iridescence. Shaped to provide full cutoff, LED point dispersion and maximum efficiency.
Drivers	Dimming to 1%, 10% or Programmable Lumen Output driver options. Non-Dimming Driver is also available.
Gaskets	Closed cell self-adhesive neoprene to provide watertight seal between fixture and wall and between fixture and lens frame.
LED	Samsung LM561B+ series @ 2700K, 3000K, 3500K, 4000K, or 5000K and 82 CRI wired in parallel-series. L_{70} projected life of over 130,000 hours at 50°C.
UL Listing	U.L., C.UL. Wet Location Listing standard.
Buy American	Luminaire LED, LLC products are assembled in the USA. Our products meet the Buy America(n) government procurement requirements under FAR, DFARS, and DOT.
Warranty	Lifetime warranty against vandalism. Luminare LED will repair or replace any fixture damaged due to vandalism for the lifetime of the installation. 10-year warranty on LED boards against operational defects. Tested in accordance with LM-80.
Note	Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

DIMENSIONAL DATA

	A	B	C
AEL 12IN	20.79	5.40	3.60
AEL 24IN	32.04	5.40	3.60
AEL 36IN	43.29	5.40	3.60
AEL 48IN	54.75	5.40	3.60
AEL 72IN	78.75	5.40	3.60



LUMINAIRE-LED-EGRESS-AEL-LED
Rev. 10/29/20
Page 1 of 2

MH = MOUNTING HEIGHT

LUMINAIRE SHEDULE					
LABEL	LLF	DESCRIPTION	MANUFACTURER	LUMENS	WATTS
W1	0.900	AEL 12IN 10W 40K	LUMINAIRE LED	726	10.8
P1	0.900	LTC-4RD-P-15L35K8MD-DM1-S-BL	PRESCOLITE	1660	18.6

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ENTRY AND WALKWAY	FC	1.80	5.2	0.1	18.00	52.00
NORTH SIDE	FC	1.50	2.6	0.3	5.00	8.67
SOUTH SIDE	FC	1.76	2.3	0.4	4.40	5.75

GRAPHIC SCALE

1"=10'

10' 5' 0 10' 20'

CHECK GRAPHIC SCALE BEFORE USING

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4849 (F) 603.431.1870
www.oakpoint.com

ISSUED FOR PLANNING BOARD APPROVAL NOT FOR CONSTRUCTION

W/AL
W/AL .
DESIGNED BY:
DRAWN BY:
CHECKED BY:
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

ELECTRICAL SITE PLAN

SCALE: AS NOTED

DATE: 04/26/2021

DWG.: **ES101**

SHEET: . OF XX