

# Findings of Fact | Site Plan Review

## City of Portsmouth Planning Board

Date: January 10, 2024

Property Address: 369 Submarine Way

Application #: LU – 23 - 165

Decision: ☐ Approve ☐ Deny ☐ Approve with Conditions

### Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
1	Compliance with all City Ordinances and Codes and these regulations. <u>Applicable standards:</u>	Meets  Does Not Meet	<u>Applicable standards:</u> A Variance for the expanded use was granted. Project complies with all other Ordinance requirements including parking, setbacks, open space, building coverage, height, and frontage.
2	Provision for the safe development, change or expansion of use of the site.	Meets  Does Not Meet	TAC reviewed the site layout, and recommended approval. Plans show new sidewalks, utility connections and drainage infrastructure needed. Driveway exists.
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	Meets  Does Not Meet	Erosion controls during construction as necessary (see Sheet D1). Long Term Maintenance easily accomplished. No downstream abutter impacts.

	<b>Site Plan Review Regulations Section 2.9 Evaluation Criteria</b>	<b>Finding (Meets Standard/Criteria)</b>	<b>Supporting Information</b>
4	Adequate protection for the quality of groundwater.	Meets  Does Not Meet	No groundwater withdrawal (water supply is city). No nearby production wells.
5	Adequate and reliable water supply sources.	Meets  Does Not Meet	Water supply is Public -City. Supply confirmed by TAC review. New plumbing fixtures will be low flow / water conserving.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	Meets  Does Not Meet	Sewer connection is Public - City. Extension to new addition will be an internal connection
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	Meets  Does Not Meet	Internal finishes will be with Low VOC paints & adhesives. Flooring to be Floor Score or Sustainable Carpet Certified
8	Adequate provision for fire safety, prevention and control.	Meets  Does Not Meet	TAC Approval obtained – no issues from the Fire Department.
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets  Does Not Meet	Urban site which was previously developed. No new wetland or buffer impacts proposed.
10	Adequate protection of historical features on the site.	Meets  Does Not Meet	Historical features are present on site. The expansion will serve to continue the current display; and add space for the display of additional historical items.
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	Meets  Does Not Meet	The additional space will not add significantly to trip generation. Museums are low volume generators.
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	Meets  Does Not Meet	Good access to recently created city street. TAC approved with the only traffic related comments the number of ADA spaces.
13	Adequate insulation from external noise sources.	Meets  Does Not Meet	The proximity to potential highway noise is not a factor in the public's enjoyment of the site.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
14	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	Meets  Does Not Meet	Trash collection will be private. TAC Review included Fire and Police Departments. All concerns addressed in design.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	Meets  Does Not Meet	Light and air remains as the site conforms to setbacks and open space requirements. Open space provided.
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	Meets  Does Not Meet	Existing sidewalk on Submarine Way connects site driveway to surrounding environs.
17	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	Meets  Does Not Meet	Land is suitable for the intended purpose, Lot is currently used for this purpose. Plans follow ordinance and guidelines; see TAC approval.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets  Does Not Meet	Proposed addition in the center of the site. Landscaping will be relocated to soften building edge.
19	Compliance with applicable City approved design standards.	Meets  Does Not Meet	Approved by the Technical Advisory Committee.
	Other Board Findings:		



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

21 December 2023

Rick Chellman, Planning Board Chair  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

**RE: Request for Amended Site Plan Approval at 569 Submarine Way, Museum Expansion of Albacore Park**

Dear Mr. Chellman and Planning Board Members:

On behalf of the Portsmouth Submarine Memorial Association, we are pleased to submit the attached plan set for **Amended Site Plan Approval** for the above-mentioned project and request that we be placed on the agenda for your **January 18, 2024**, Planning Board Meeting. The project is the proposed construction of an addition to the exiting Albacore Park with the associated and required site improvements. Albacore Park is operated by the Portsmouth Submarine Memorial Association (PSMA), a Non-Profit devoted to education and to the preservation of submarine history. The site includes the Albacore Museum and a Memorial Garden. The Park was created in 1985 with the existing museum building being constructed around 1986. The showpiece of the Park is the USS Albacore submarine. Albacore Park operates seven days a week with the majority of visitors during the summer months. Attractions include the USS Albacore submarine, the Memorial Gardens, and exhibits within the existing visitor center building. There is ample off-street parking available on the property. Between 2-4 staff members are present at the Property daily depending on the season and museum event schedule.

PSMA currently has access to more exhibits than there is space available to comfortably display within the existing building and also intends to display more items relating to the maritime history of the Piscataqua River region. Meeting and office space is also severely limited. Accordingly, PSMA proposes to construct an approximately 1,588 square foot addition to the site and attach it to the existing visitor center building. The proposal will also include improvements to the walkway and ramp adjacent to the building for improved accessibility. Based upon the Parking Demand Analysis, even with the additional space there is ample parking at the site. The Property is located in a transitional area with frontage on both the US Route 1 By-Pass and Market Street. Recently the NH State DOT, as a part of the Sarah Mildred Long Bridge replacement, created a short street known as Submarine Way, which now serves as the park access point. The property is within the SRB Zoning District, adjacent to the Business, General Residence A and Waterfront Industrial Districts. It is surrounded by a mix of uses, with residences to the west and east (across Route 1 By-Pass), commercial fueling uses to the south and Bohenko Gateway Park to the north (across Market Street). The current museum use is a pre-existing permitted non-conforming use through the issuance of a 1983 special exception. The creation of additional museum space is considered an expansion of that non-conforming use which requires zoning relief (Variance) which was granted by the Portsmouth Zoning Board. The proposed addition meets all dimensional requirements of the zoning ordinance.

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Abutters.



- Boundary Plan C1 – This plan shows the existing site property boundary and the existing site easements.
- Existing Conditions Plan – Orthophoto C2 – This plan shows the existing site based on photography from a drone flight, as it was at the time. Note that the Ghost Ship has since been removed.
- Existing Conditions Plan C3 - This plan shows the existing site conditions in detail.
- Amended Site Plan C4 – This plan shows the site development with the proposed addition and the circulation / access improvements and the building layout with setbacks. The project received a Special Exception from the Board of Adjustment for the expansion of the museum use.
- Utility Plan C5 – This plan shows site utilities. The project will connect utilities internally to the addition, with a section of an existing water service being relocated to the same existing building entrance.
- Grading and Drainage Plan C6 – This plan shows the relocation of existing drainage at the proposed addition, and the addition of a yard drain.
- Lighting Plan C7 – This plan shows the proposed building lighting to light the new sidewalks. No change to the parking lot lighting is proposed.
- Erosion Control Notes and Details D1 and Details D2 – These plans shows site details.
- Floor Plans and Elevations A1.1 and A 2.1 – This plan shows the Architectural design for the buildings.

The project received Technical Advisory Committee approval at the December 5, 2023, meeting, subject to the following conditions, with our response in **bold** text:

1. Applicant will provide documentation that the water line easement that crosses over parcel 209/54 has been assigned to the City. **The development team has been working with the city on this issue. Attached please find a copy of the latest information.**
2. Lighting plan will be provided and reviewed by City Staff prior to consideration by the Planning Board. **The Lighting Plan C7, and the Lighting Specification have been included in the submission.**
3. Bollards and signage will be noted on the site plan for handicap parking spaces. **Bollards and ADA signage have been added to Sheet C4 (Amended Site Plan) and Sheet D2 (Detail).**

The following additional information is included in this submission:

- ZBA Approval
- Water Line Easement on Abutting Parcel - Deed(s) and Plan
- Authorization for Use of Easement (Albacore Park)
- Site Photographs
- Green Building Statement
- Parking Demand Memo
- Lighting Specification

We look forward to an in-person presentation of this submission to the Planning Board and hereby request approval. If there are any questions or concerns, please feel free to contact me.

Sincerely,



John R. Chagnon, PE

P:\NH\5010373-Portsmouth\_Submarine\_Memorial\_ Assn\452.02-1 Submarine Way, Portsmouth-JRC\2023 Site Plan\Applications\Portsmouth Site Plan\Planning Board Submission Letter 12-21-23.doc



# CITY OF PORTSMOUTH

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

## **ZONING BOARD OF ADJUSTMENT**

October 24, 2023

Portsmouth Submarine Memorial Association  
569 Submarine Way  
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment request for property located at 569 Submarine Way (LU-23-165)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, October 17, 2023**, considered your application for constructing an addition to the existing building to substantially increase the use which requires the following: 1) Variance from Section 10.440 Use #3.40 to allow a museum where the use is not permitted. Said property is shown on Assessor Map 209 Lot 87 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Board voted to **approve** the request as presented and advertised.

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

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

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

*The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Zoning Board of Adjustment Meeting website:*

<https://www.cityofportsmouth.com/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>

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

Very truly yours,

A handwritten signature in cursive script that reads "Phyllis Eldridge". The ink is dark and the signature is fluid.

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Kevin Baum, Esq; Hoefle, Phoenix, Gormley & Roberts, PLLC  
John Chagnon; Ambit Engineering

# 18050376 12/12/2018 10:14:07 AM  
 Book 5967 Page 2916 Page 1 of 2  
 Register of Deeds, Rockingham County

*Carly Ann Seary*

LCHIP	ROA433053	25.00
RECORDING		14.00
SURCHARGE		2.00



*Return To:*  
~~SEARY & SEARY, P.A.~~  
~~55 WILKINSON STREET~~  
~~PO BOX 2433~~  
 CONCORD, NH 03302-2433  
*Brasley + Ferber PC*  
*PO Box 2463*  
*Concord NH 03302-2463*

QUITCLAIM DEED

We, **James J. Murphy and Carla J. Murphy**, married couple, of 214 Leslie Drive, Portsmouth, New Hampshire 03801, for consideration paid, grant to **James J. Murphy and Carla J. Murphy, Trustees of the James J. Murphy and Carla J. Murphy Revocable Trust**, dated November 16, 2018, of 214 Leslie Drive, Portsmouth, New Hampshire 03801, with quitclaim covenants:

A certain parcel of land with the buildings thereon, situate in the City of Portsmouth, County of Rockingham, State of New Hampshire, on the Easterly side of Cutts Street, the same being Lot #33 as shown on a plan of "Water Easement Plan Across Land of Albacore Trust, Leslie Drive, County of Rockingham Portsmouth, N.H." dated July 26, 1984, prepared by Richard P. Millette and Associates and recorded in the Rockingham County Registry of Deeds, Plan C-12849, and more particularly described as follows:

Beginning at the Southeasterly corner of said Lot #33 at the southwesterly corner of Lot #32; thence running S 39 degrees 32' 23" W seventy (70) feet to Lot #34; thence turning and running N 50 degrees 27' 37" W one hundred (100) feet by said Lot #34 to Leslie Drive, a proposed street as shown on said plan; thence turning and running N 39 degrees 32' 23" E by said Leslie Drive seventy (70) feet to Lot #32; thence turning and running S 50 degrees 27' 37" E one hundred (100) feet to the point of beginning.

Together with a right of way for all purposes to said Lot along Leslie Drive.

Subject to protective covenants recorded by Margo Construction Company, Inc. on July 7, 1955 and recorded in Rockingham County Registry of deeds, Book 1360, Page 298.

Subject to a 10' water easement as shown on plan dated July 26, 1984 and recorded as Plan #C-12849.

WARRANTY DEED  
(Statutory Form, N. H. RSA 477:27)

2670 P1379

FOR CONSIDERATION PAID, I/We Albacore Trust by Joseph G. Sawtelle, Jr. as  
Trustee, under Declaration of Trust dated \_\_\_\_\_ and recorded  
at Book \_\_\_\_\_ Page \_\_\_\_\_ in Rockingham County Registry of Deeds.  
500 Market Street, Portsmouth, NH 03801

0333056691

grant(s) to Carla P. Marvin

664 State Street, Apt. #1, Portsmouth, NH 03801

with WARRANTY COVENANTS, as joint tenants with rights of survivorship.

A certain parcel of land with the buildings thereon, situate in  
Portsmouth, County of Rockingham, State of New Hampshire, on the Easterly  
side of Cutts Street, the same being Lot #33 as shown on a plan of Bersum  
Gardens for the Margo Construction Company, Inc., dated October, 1955, John  
W. Durgin, C.E. and recorded in the Rockingham County Registry of Deeds, Plat  
67, Page 14, and more particularly described as follows:

Beginning at the Southeasterly corner of said Lot #33 at the  
Southwesterly corner of Lot #32; thence running S 39° 24' W seventy (70) feet  
to Lot #34; thence turning and running N 50° 36' W, one hundred (100) feet by  
said Lot #34 to Leslie Drive, a proposed street as shown on said plan; thence  
turning and running N 39° 24' E by said Leslie Drive, seventy (70) feet to  
Lot #32; thence turning and running S 50° 36' E, one hundred (100) feet to  
the point of beginning.

Together with a right of way for all purposes to said Lot along Leslie  
Drive.

Subject to protective covenants recorded by said corporation on July 7,  
1955, and recorded in Rockingham County Registry of Deeds, Book 1360, Page  
298.

Meaning and intending to describe and convey the same premises conveyed  
to Joseph G. Sawtelle, Jr., Trustee of The Albacore Trust, by Warranty Deed  
of Joseph L. Smith and Pamela G. Sestito, dated July 2, 1984, and recorded at  
Book 2499, Page(s) 1134, Rockingham County Registry of Deeds.

Subject to a 10' water easement as shown on plan dated July 26, 1984  
and recorded as Plan #C-12849.

STATE OF NEW HAMPSHIRE  
DEPARTMENT OF REVENUE ADMINISTRATION  
REAL ESTATE TRANSFER TAX

MC	DAY	YR
03	29	91

\$ 999.00

XX THOUSAND 9 HUNDRED AND 99 DOLLARS

CONTROL NUMBER 12490 VOID IF ALTERED

099-15

MAR 29 11 25 AM '91

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

Granite State Title Services, Inc., Rochester, N.H. 03807

3-20-72

ABUTTERS ACROSS ROAD

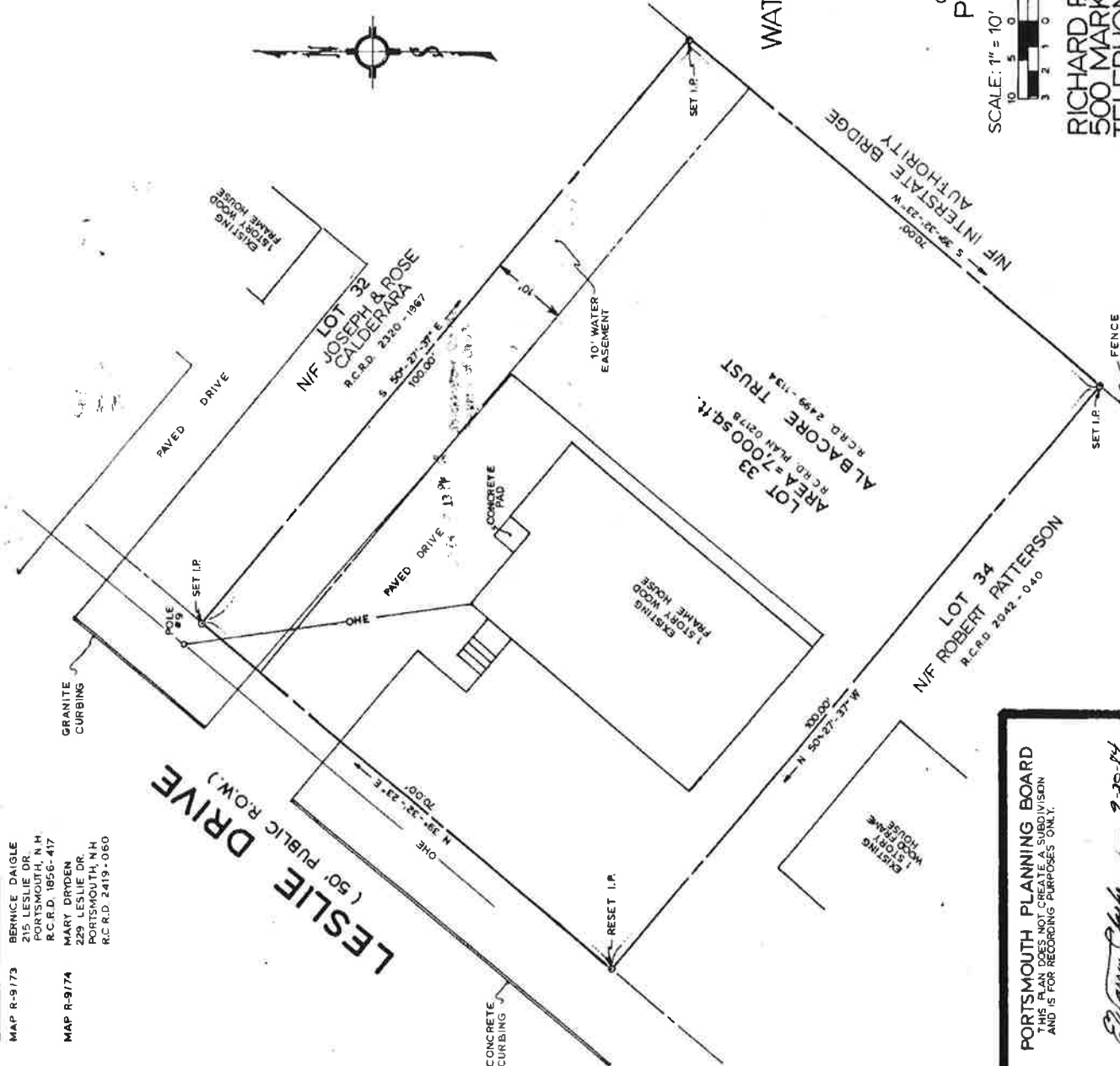
MAP R-9/73  
BERNICE DAIGLE  
215 LESLIE DR.  
PORTSMOUTH, N.H.  
R.C.R.D. 1856-417

MAP R-9/74

**PORTSMOUTH PLANNING BOARD**  
THIS PLAN DOES NOT CREATE A SUBDIVISION  
AND IS FOR RECORDING PURPOSES ONLY.

Elaine Clarke 9-30-84

C. 12849



REFERENCES:

1. LAND OF INTERSTATE BRIDGE AUTHORITY FOR ALBACORE MEMORIAL PARK. DATED MAY 21, 1984. BY RICHARD P. MILLETTE AND ASSOCIATES
2. PLAN OF BERSUM GARDENS FOR MARGO CONST. CO. PORTSMOUTH, N.H. DATED OCT. 1985. BY JOHN W. DURGIN CIVIL ENGINEERS, R.C.R.D. PLAN 02178.

# WATER EASEMENT PLAN ACROSS LAND OF

**ALBACORE  
TRUST**

LESLIE DRIVE  
COUNTY OF ROCKINGHAM  
PORTSMOUTH, N.H.

SCALE: 1" = 10'

RICHARD P. MILLETTE AND ASSOCIATES  
500 MARKET STREET, PORTSMOUTH, NH  
TELEPHONE: (603) 431-2222

84155



PORTSMOUTH SUBMARINE MEMORIAL ASSOCIATION  
569 Submarine Way, Portsmouth, NH

December 19, 2023

Via Email and US Mail

Karen Conard  
City Manager  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

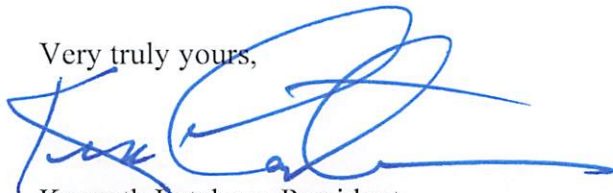
Re: Authorization for Use of Water Line Easement

Dear Mr. Britz:

Please accept this letter as authorization on behalf of the Portsmouth Submarine Memorial Association ("PSMA"), as owner of the property located at 569 Submarine Way, also identified as Portsmouth Tax Map 209, Lot 87. PSMA holds a beneficial 10' water easement (the "Easement") over the property located at 214 Leslie Drive (Tax Map 209, Lot 54) by virtue of the deed from PSMA's predecessor in title, the Albacore Trust, to Carla P. Marvin recorded in the Rockingham County Registry of Deeds at Book 2870, Page 1379, as shown on Plan C-12849.

By this letter, PSMA authorizes the City of Portsmouth to use the Easement for the purpose of installing, maintaining, inspecting, removing, repairing, and replacing a water line with its associated pipes and appurtenances within the Easement.

Very truly yours,



Kenneth Datchaw, President  
Portsmouth Submarine Memorial Association  
Board of Directors

## Exhibit E Site Photographs



Aerial Views of Property

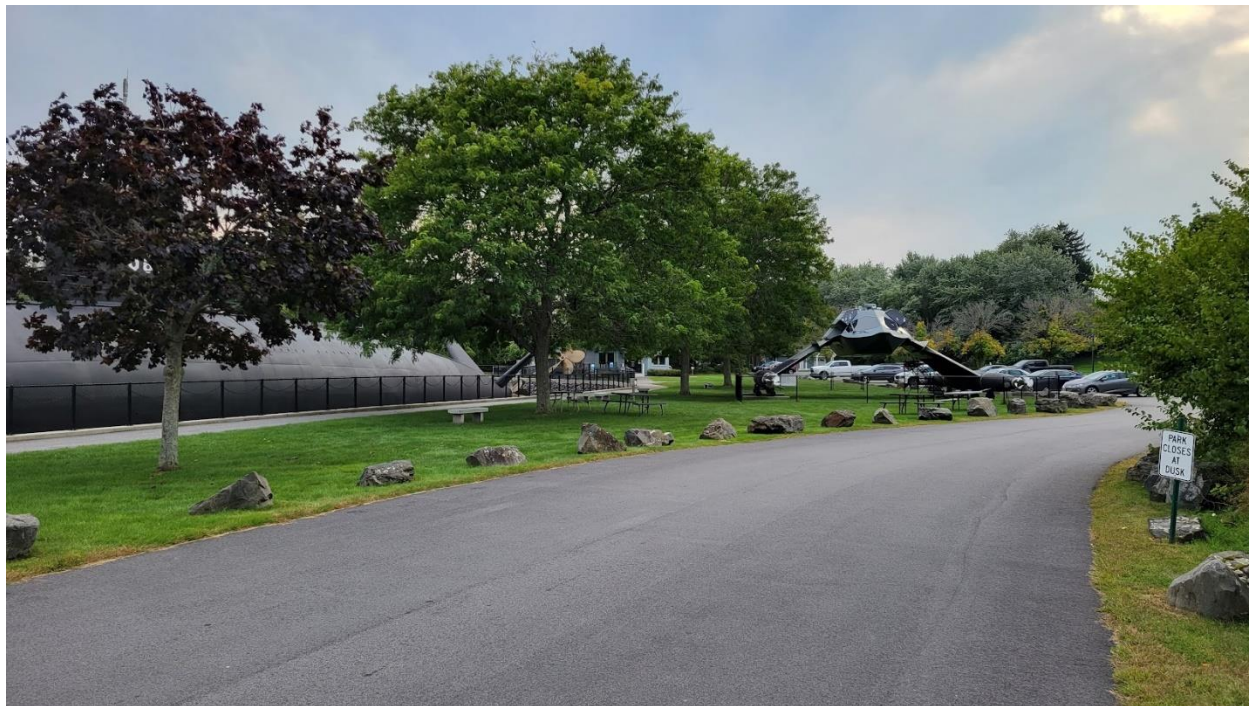




**Exhibit E**  
**Site Photographs**



View of Property from the North



View of Property from the North



**Exhibit E**  
**Site Photographs**



View of the Property from the South



View of the Property from the East (towards Leslie Drive)



**Exhibit E**  
**Site Photographs**



Visitors Center



Memorial Garden

November 20, 2023

Project: Albacore Park  
569 Submarine Way  
Portsmouth, NH

Site Plan Review - Green Building Statement

The proposed ~1,600 sf addition to the existing welcome center & museum will be constructed as a Type V-B consisting of light-wood, conventionally framed walls and roof structure on concrete foundation.

The project is not pursuing a certification, but will aim to meet or exceed sustainable industry standards through the following measures:

Site Sustainability

- No additional parking hardscape developed for this addition
- Fully-accessible routes through site and to building addition
- No reduction of trees or landscaping other than turf-grass

Water Efficiency

- Low-flow (dual flush) toilets
- Low Flow faucets
- Replacement of existing toilet and faucet with new, low-flow fixtures

Energy Efficiency

- Meet or exceed IECC prescriptive method for wall assemblies
- Exceed IECC prescriptive roof assembly R-value by 20%
- Exceed below-grade wall (foundation) insulation requirements
- Reduced thermal bridging using continuous insulation
- LED lighting throughout
- Window units with less than 0.28 u-factor

Indoor Environment

- Low VOC paints & adhesives
- Flooring to be Floor Score or Sustainable Carpet Certified

Mechanical Systems

- Mechanical systems to meet or exceed 2018 IMC and ASHRAE standards
- Energy Recovery Ventilation

Respectfully Submitted,

Evan Mullen – Dir. Operations  
Port One Architects, Inc.  
emullen@portonearchitects.com  
603-436-8891, ext. 11





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

23 September, 2023

**Parking Demand  
Proposed Museum Addition  
Albacore Park  
569 Submarine Way  
Portsmouth, NH**

The purpose of this calculation is to identify the proposed parking demand expected to be generated by the proposed Visitor Center addition at 569 Submarine Way in Portsmouth, NH. Currently, the site contains a 1,600 square foot Visitor Center with museum displays, the USS Albacore Submarine walk in exhibit, and a storage out building. The submarine has an estimated floor display area of 4,200 square feet. The project proposes to expand the Visitor Center building with a 1,600 +/- square foot addition.

In developing the expected parking demand Ambit Engineering considered the standard Parking Demand rates and equations published in the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5<sup>th</sup> Edition. The land use category that best correlates with the site use is Museum (ITE Land Use Code 580). The parking demand, based upon the GFA of the existing and proposed building addition and the added 4 museum staff, is summarized below for the **Average Peak Period of Parking Demand on a Weekday, Saturday, and Sunday:**

Parking Demand Summary – PROPOSED

Peak Period of Demand - Weekday

Museum (0.98 vehicles per 1,000 SF GFA)	$0.98 \times 7.4 \text{ KSF} = 8 \text{ vehicles}$
Staff	4 staff = 4 vehicles
<u>Total</u>	<u>12 vehicles</u>

Peak Period of Demand - Saturday

Museum (2.50 vehicles per 1,000 SF GFA)	$2.50 \times 7.4 \text{ KSF} = 19 \text{ vehicles}$
Staff	4 staff = 4 vehicles
<u>Total</u>	<u>23 vehicles</u>

Peak Period of Demand - Sunday

Museum (4.34 vehicles per 1,000 SF GFA)	$4.34 \times 7.4 \text{ KSF} = 33 \text{ vehicles}$
Staff	4 staff = 4 vehicles
<u>Total</u>	<u>37 vehicles</u>

**Based on the calculation there is ample parking on the site to meet the peak demand of 37 vehicles. The site can easily accommodate the proposed museum addition.**

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

Sincerely,

A handwritten signature in black ink, appearing to read 'JRC', with a long horizontal flourish extending to the right.

John R. Chagnon, PE  
Ambit Engineering – Haley Ward

# Museum (580)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: Dense Multi-Use Urban

Peak Period of Parking Demand: 10:00 a.m. - 2:00 p.m.

Number of Studies: 2

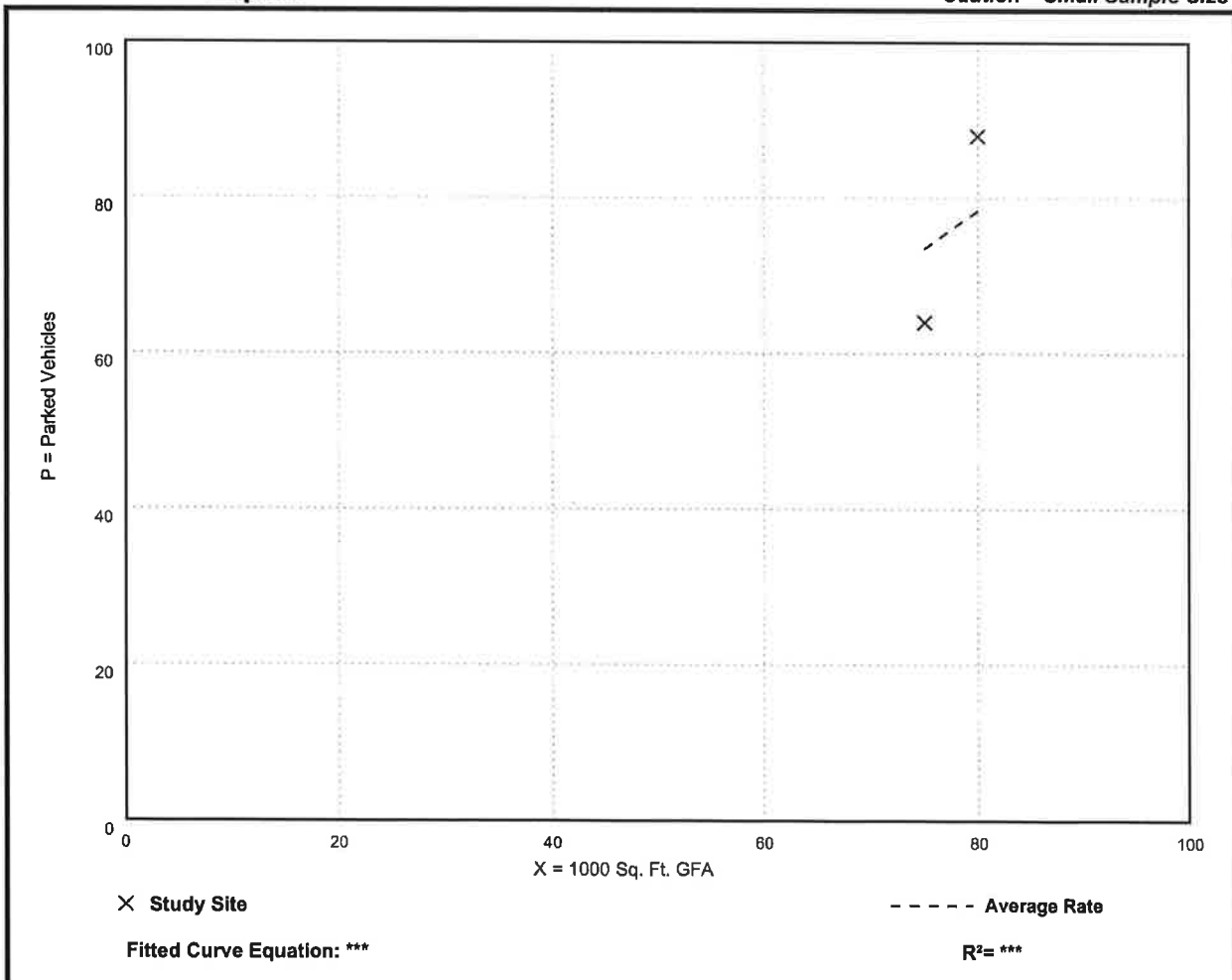
Avg. 1000 Sq. Ft. GFA: 78

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.98	0.85 - 1.10	*** / ***	***	*** ( *** )

## Data Plot and Equation

Caution – Small Sample Size



# Museum (580)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: Dense Multi-Use Urban

Peak Period of Parking Demand: 12:00 - 4:00 p.m.

Number of Studies: 1

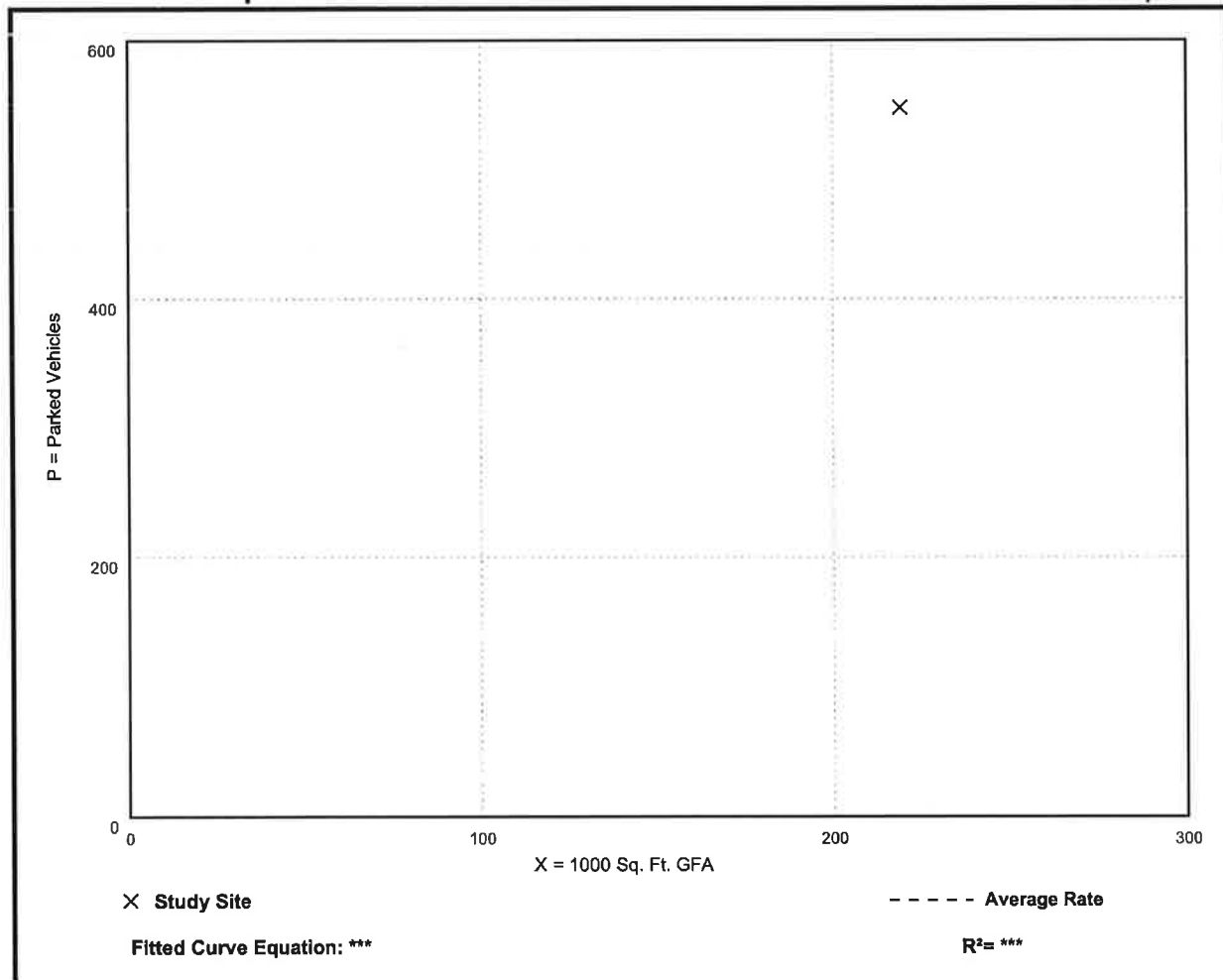
Avg. 1000 Sq. Ft. GFA: 219

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.50	2.50 - 2.50	*** / ***	***	*** ( *** )

## Data Plot and Equation

Caution – Small Sample Size



# Museum (580)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**

**On a: Sunday**

**Setting/Location: Dense Multi-Use Urban**

**Peak Period of Parking Demand: 1:00 - 5:00 p.m.**

**Number of Studies: 2**

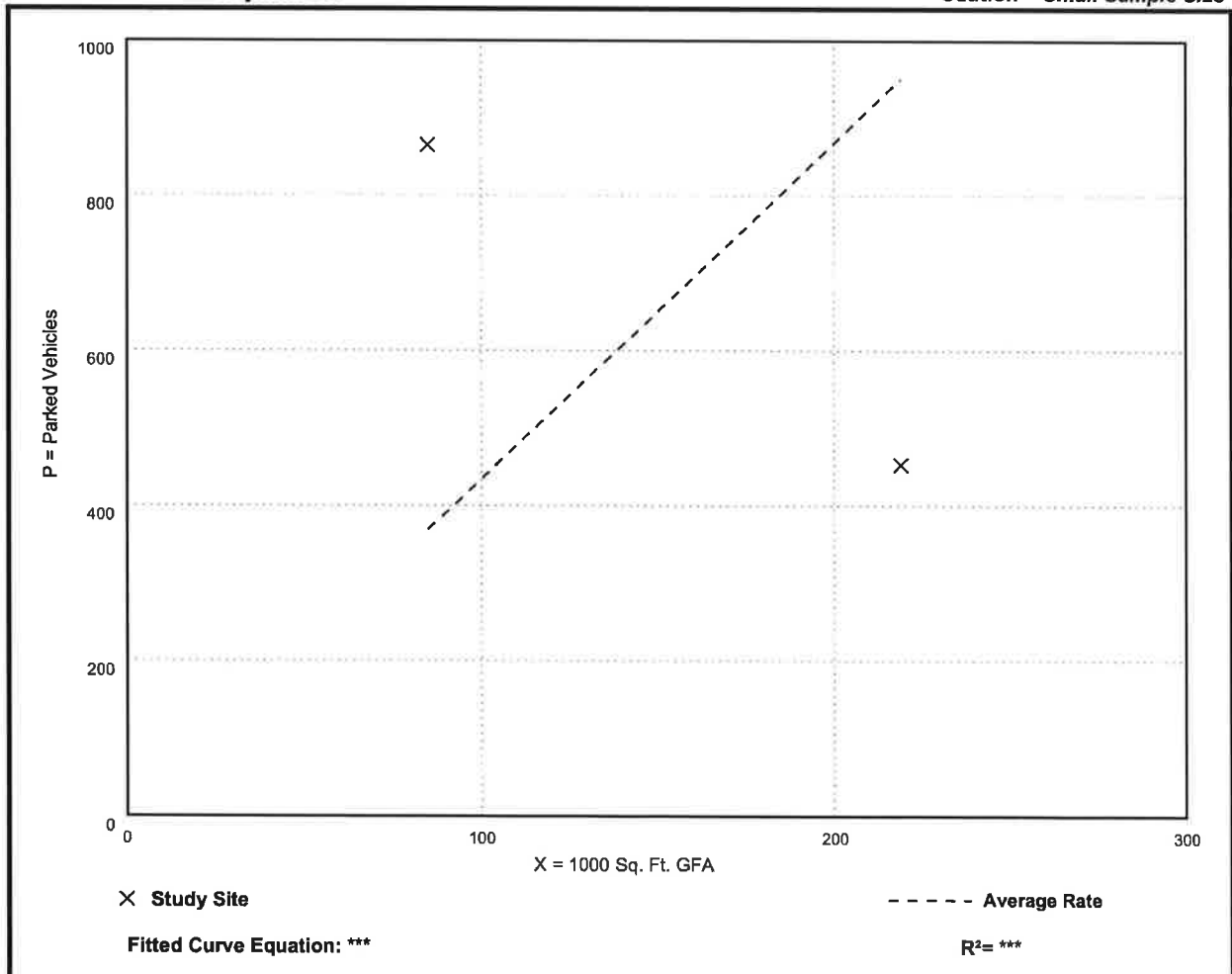
**Avg. 1000 Sq. Ft. GFA: 152**

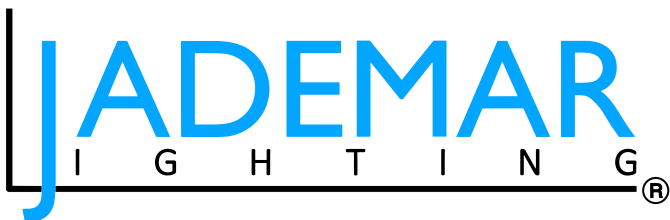
## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
4.34	2.07 - 10.18	*** / ***	***	*** ( *** )

## Data Plot and Equation

*Caution – Small Sample Size*





## JWP-FC-CPS-HE SERIES

### HIGH LUMEN EFFICACY

### CCT & POWER SELECTABLE

### FULL CUT-OFF LED WALL PACK



#### PRODUCT DESCRIPTION

The **JWP-FC-CPS-HE Series of High Efficacy CCT & Power Selectable Full Cut-Off Wall Packs** is designed for maximum adaptability in a vast range of commercial and industrial applications and rugged service environments. With one fixture alone you have multiple wattage and CCT options allowing for less inventory levels and more flexibility on the field.

With weatherproof housings, these LEDs are a versatile and durable outdoor luminaries. Long-lasting, high-efficiency LEDs provide energy savings and maintenance costs compared to traditional HID Wall Packs.

#### STANDARD FEATURES

##### Construction and Materials

- Die-cast aluminum cooling design (Dark Bronze Standard)
- Optical lens is made of high quality Polycarbonate
- Vandal Resistant

##### Optical System

- Very Wide Beam Angle: (7Hx7V) 94.3° x 76.8°

##### Electrical System

- Power Selectable with Primary Input Power: **30W**/24W/18W/12W, **70W** /56W/42W/28W, **120W**/96W/72W/48W
- CCT Selectable: 3000K / 4000K / 5000K
- Input Voltage: 120-277VAC
- Efficacy: 170 lm/W max
- Power Factor: >0.9
- CRI: ≥70
- Operating Temp: -30°C to 45°C (-22°F to 113°F)
- Total Harmonic Distortion: <15%
- Integral Surge Protection: L-N:6KV, L-PE:6KV, N-PE:6KV

##### Dimming and Controls

- 1-10V Continuous Dimming Standard
- Photocell Standard

##### Certifications and Compliance

- UL Listed for Wet Locations
- RoHS compliant
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated Emissions
- Complies with Dark Sky Requirements
- Lifetime Based on TM21:** L70 ≥ 187,000 / L80 ≥ 162,000 / L90 ≥ 100,000 Hrs

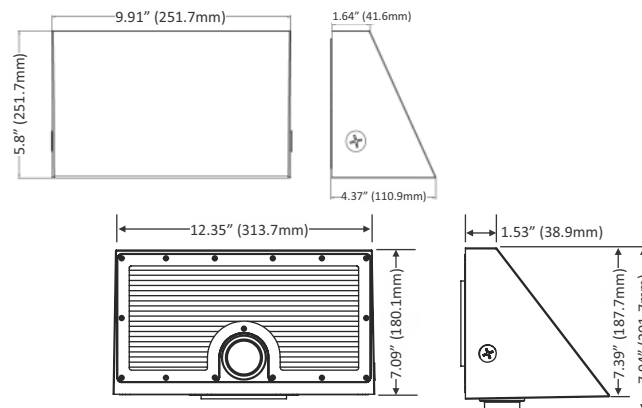
#### OPTIONAL FEATURES

- Bi-level Microwave Occupancy/Motion Sensor
- Wireless Bluetooth System
- 4W and 8W Emergency Battery Pack Options
- White, Black, and Silver Housing Color Options (Special Order)

#### PERFORMANCE SUMMARY

Primary Input Power	<b>30W:</b> 30W/24W/18W/12W
	<b>70W:</b> 70W / 56W / 42W / 28W
	<b>120W:</b> 120W / 96W / 72W / 48W
Efficacy	170 lm/W max
Input Voltage and Frequency	120-277VAC, 50/60Hz
CCT Selectable	3000K / 4000K / 5000K
CRI	≥70
Power Factor	>0.9
Ambient Working Temp.	-30°C to 45°C (-22°F to 113°F)
Effective Projected Area	<b>30W:</b> 0.40 sq. ft. / <b>70W &amp; 120W:</b> 0.77 sq. ft.
Dimming & Controls	1-10V Dimming & Photocell Standard Bi-Level Microwave Occupancy/Motion Sensor and Wireless Bluetooth System Optional
Construction	Die Cast Aluminum Alloy with Epoxy Powder Coat Finish and Polycarbonate Lens
Lifetime Based on TM21	L70 @ 187,000Hrs L80 @ 162,000Hrs L90 @ 100,000Hrs
Certifications & Compliance	UL Listed
Limited Warranty	5 Yrs

#### PRODUCT DIMENSIONS



Miami, FL USA - info@jademar.com  
T: 305.640.0465 - F: 305.640.0468  
**WWW.JADEMAR.COM**



Information contained herein is subject to change without notice.  
Values are nominal.  
Revised 12/2023



PROJECT NAME:	
MODEL NUMBER:	
DATE:	

### JWP-FC-CPS-HE SERIES HIGH LUMEN EFFICACY CCT & POWER SELECTABLE FULL CUT-OFF LED WALL PACK

ORDERING INFORMATION / Example: **JWP-FC-CPS-HE-70W-PC-BZ**

Product Series	Input Voltage	Selectable CCT	Dimming	Photocell	Controls Options	Light Distribution	Finish/Housing Color	EM Pack Option
JWP-FC-CPS-HE-30W JWP-FC-CPS-HE-70W JWP-FC-CPS-HE-120W	Blank 120-277V Standard	Blank 3000K/ 4000K/ 5000K	Blank 0-10V Dimming Standard	PC Photocell Standard	<b>BMW</b> Microwave Bi-Level Motion Sensor <b>BT-BMW</b> Bluetooth Microwave Bi-Level Motion Sensor <b>SYNC-NLC</b> Synapse DLC Listed Wireless Control System <b>CB-NLC</b> CASAMBI Bluetooth Control System <b>SR-NLC</b> DLC Listed SIG Certified Silvar BLE Mesh	Blank Very Wide 7Hx7V	<b>BZ</b> Bronze RAL# 8019 Standard <b>WH</b> White RAL# 9010* <b>BK</b> Black RAL# 9005* <b>SV</b> Silver RAL# 7001* *Special Order	<b>EM8</b> 8W EM Pack

### FIELD INSTALLED OPTIONS

Model Number	Description
<b>BMW-RC</b>	Remote Control for Motion Sensor



BMW-RC



BMW



Bluetooth  
BT-BMW



8W EM PACK

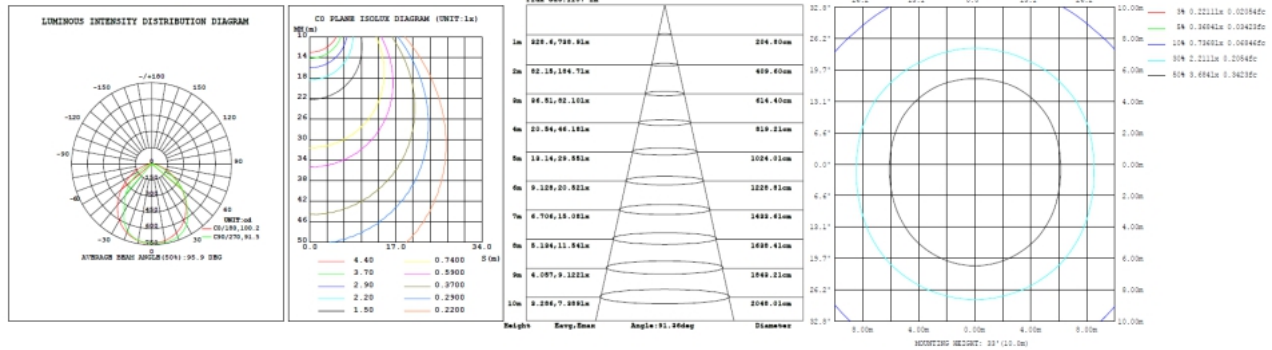
### LUMEN PERFORMANCE AND ELECTRICAL DATA

Model Number	JWP-FC-CPS-HE-30W											
Primary Input Power	30W			24W			18W			12W		
CCT	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
Lumen Output	3,688	3,779	3,548	3,055	3,102	2,926	2,411	2,413	2,291	1,675	1,663	1,603
Efficiency	125	132	120	130	136	125	136	140	130	140	142	134
Model Number	JWP-FC-CPS-HE-70W											
Primary Input Power	70W			56W			42W			28W		
CCT	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
Lumen Output	11,046	11,156	11,268	8,813	8,901	8,990	6,978	7,048	7,118	5,159	5,211	5,263
Efficiency	168	170	172	158	160	162	163	165	167	168	170	172
Model Number	JWP-FC-CPS-120W											
Primary Input Power	120W			96W			72W			48W		
CCT		4000K	5000K		4000K	5000K		4000K	5000K		4000K	5000K
Lumen Output		17,148	17,319		14,447	14,591		11,257	11,370		7,759	7,837
Efficiency		160	162		160	162		165	167		170	172
CRI	≥70											
Input Voltage	120-277V											
Light Distribution	30W: 100.4° X 91.6° / 70W & 120W: 94.3° X 76.8° (7Hx7V)											
Power Factor	>0.9											
Driver Efficacy	0.90%											
Dimming	1-10V Continuous Dimming											
Lifetime Based on TM21	L70 ≥ 187,000 / L80 ≥ 162,000 / L90 ≥ 100,000 Hrs											
Ambient Temperature	-30°C to 45°C (-22°F to 113°F)											
Outdoor Rating	Wet Locations											
Cable	5 core, 18AWG (0.3m)											
Limited Warranty	5 Years											

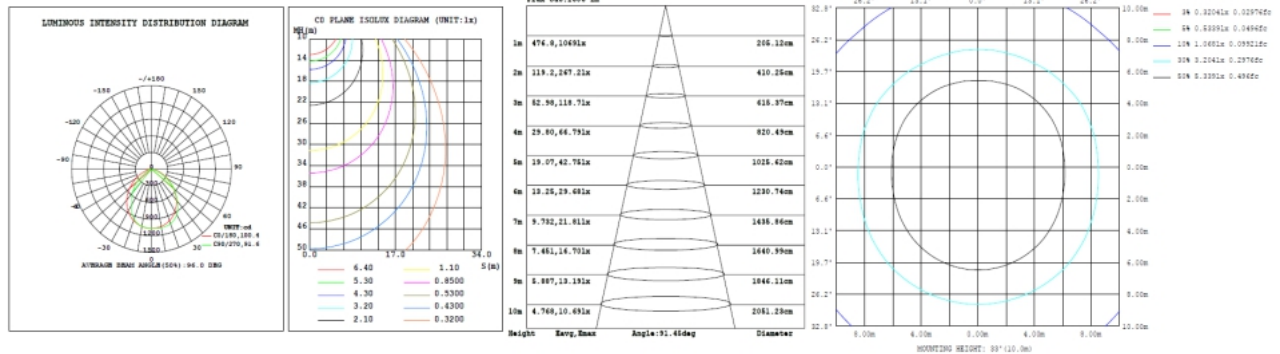


### PHOTOMETRIC DATA

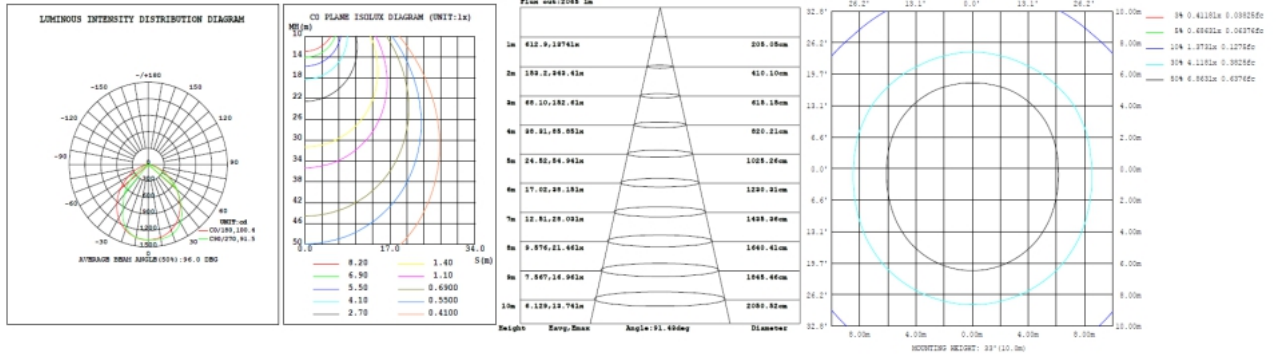
#### JWP-FC-CPS-HE-12W @ 4000K - AVERAGE BEAM ANGLE (50%): 95.9°



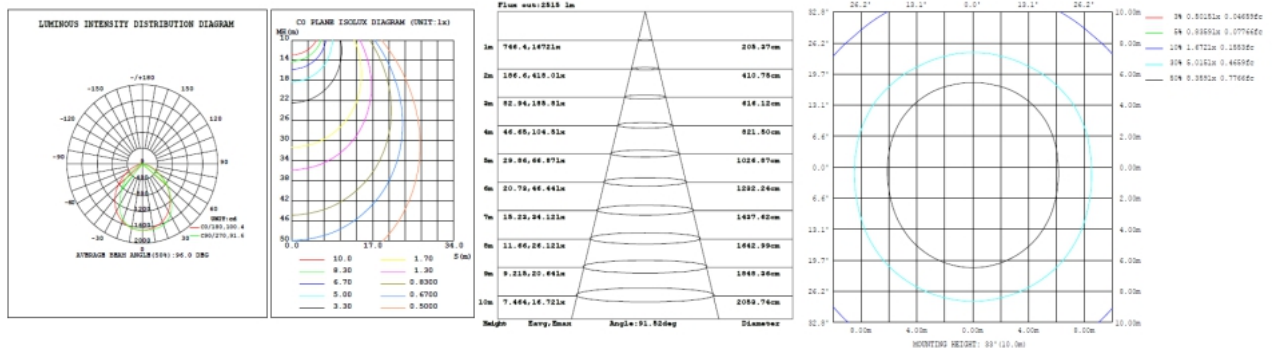
#### JWP-FC-CPS-HE-18W @ 4000K - AVERAGE BEAM ANGLE (50%): 96.0°



#### JWP-FC-CPS-HE-24W @ 4000K - AVERAGE BEAM ANGLE (50%): 96.0°



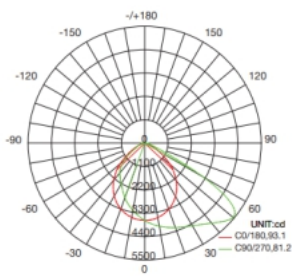
#### JWP-FC-CPS-HE-30W @ 4000K - AVERAGE BEAM ANGLE (50%): 96.0°



### PHOTOMETRIC DATA

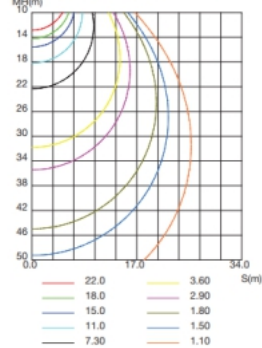
#### JWP-FC-CPS-HE-70W @ 5000K - AVERAGE BEAM ANGLE (50%): 87.1°

LUMINOUS INTENSITY DISTRIBUTION DIAGRAM

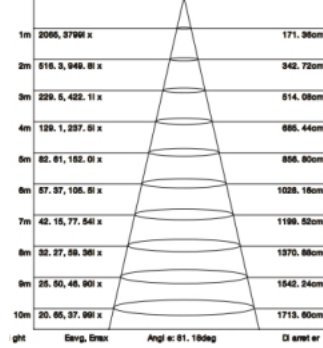


AVERAGE BEAM ANGLE(50%):87.1 DEG

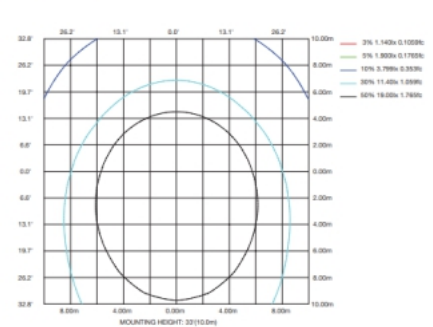
C0 PLANE ISOLUX DIAGRAM (UNIT:lx)



Flux out: 4800 lm

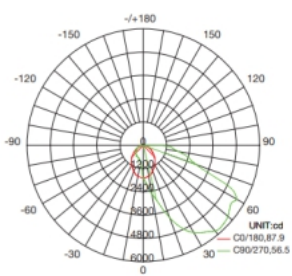


ISOLUX DIAGRAM



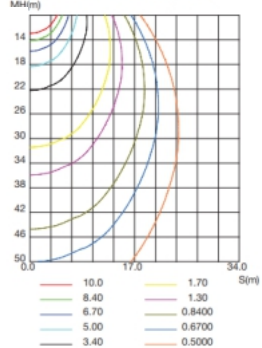
#### JWP-FC-CPS-HE-70W @ 5000K - AVERAGE BEAM ANGLE (50%): 72.2°

LUMINOUS INTENSITY DISTRIBUTION DIAGRAM

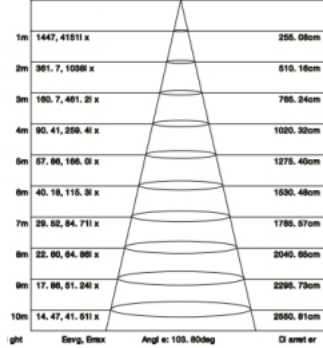


AVERAGE BEAM ANGLE(50%):72.2 DEG

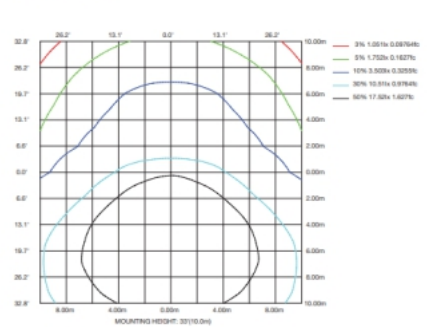
C0 PLANE ISOLUX DIAGRAM (UNIT:lx)



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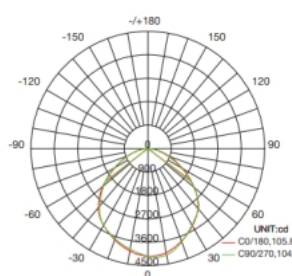


ISOLUX DIAGRAM



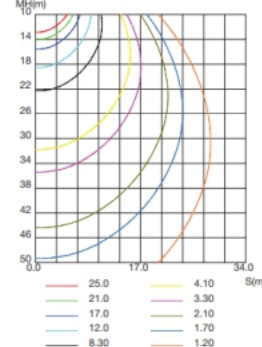
#### JWP-FC-CPS-HE-70W @ 5000K - AVERAGE BEAM ANGLE (50%): 105.1°

LUMINOUS INTENSITY DISTRIBUTION DIAGRAM

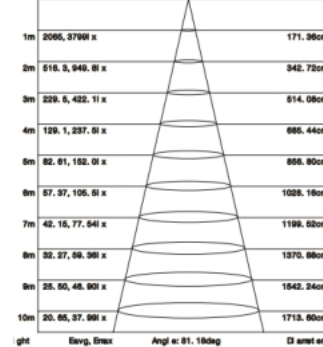


AVERAGE BEAM ANGLE(50%):105.1 DEG

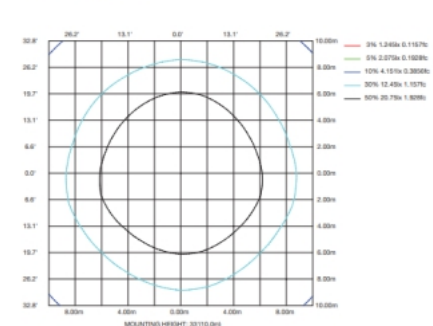
C0 PLANE ISOLUX DIAGRAM (UNIT:lx)



Flux out: 4800 lm



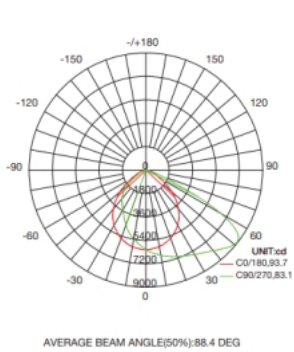
ISOLUX DIAGRAM



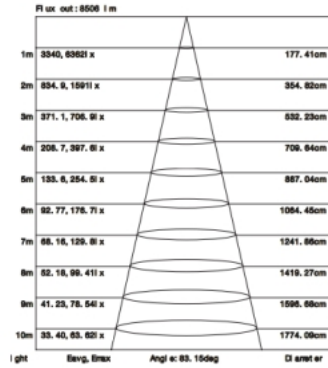
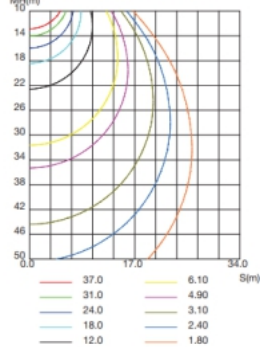
### PHOTOMETRIC DATA

#### JWP-FC-CPS-HE-120W @ 5000K - AVERAGE BEAM ANGLE (50%): 88.4°

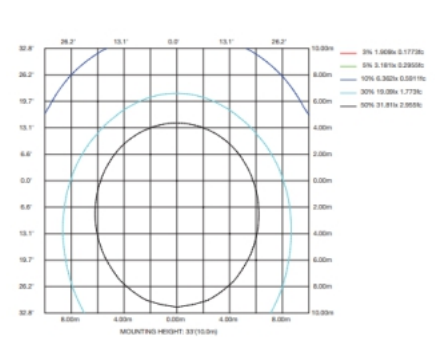
LUMINOUS INTENSITY DISTRIBUTION DIAGRAM



C0 PLANE ISOLUX DIAGRAM (UNIT:lx)

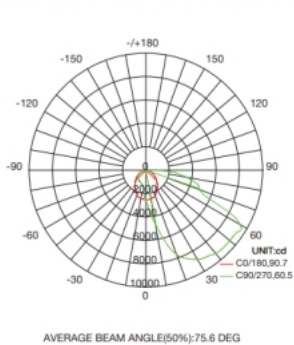


ISOLUX DIAGRAM

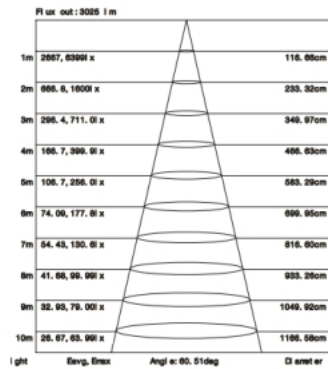
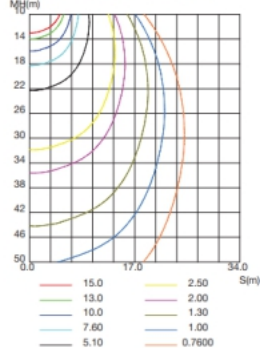


#### JWP-FC-CPS-HE-120W @ 5000K - AVERAGE BEAM ANGLE (50%): 75.6°

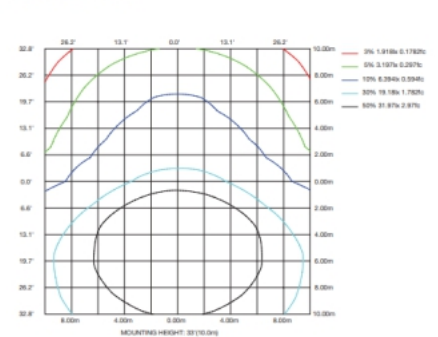
LUMINOUS INTENSITY DISTRIBUTION DIAGRAM



C0 PLANE ISOLUX DIAGRAM (UNIT:lx)

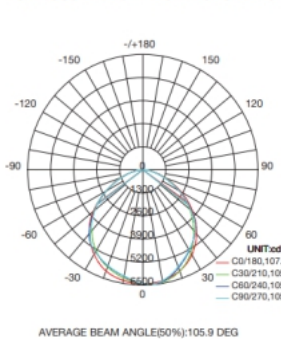


ISOLUX DIAGRAM

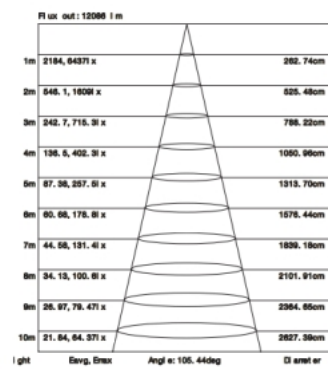
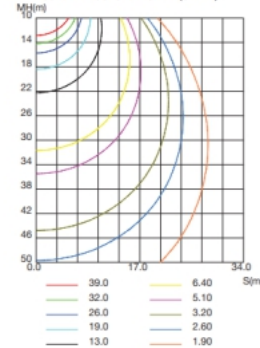


#### JWP-FC-CPS-HE-120W @ 5000K - AVERAGE BEAM ANGLE (50%): 105.9°

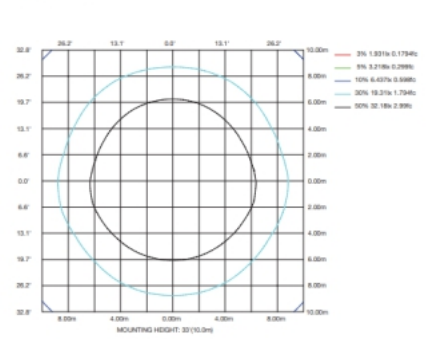
LUMINOUS INTENSITY DISTRIBUTION DIAGRAM



C0 PLANE ISOLUX DIAGRAM (UNIT:lx)



ISOLUX DIAGRAM



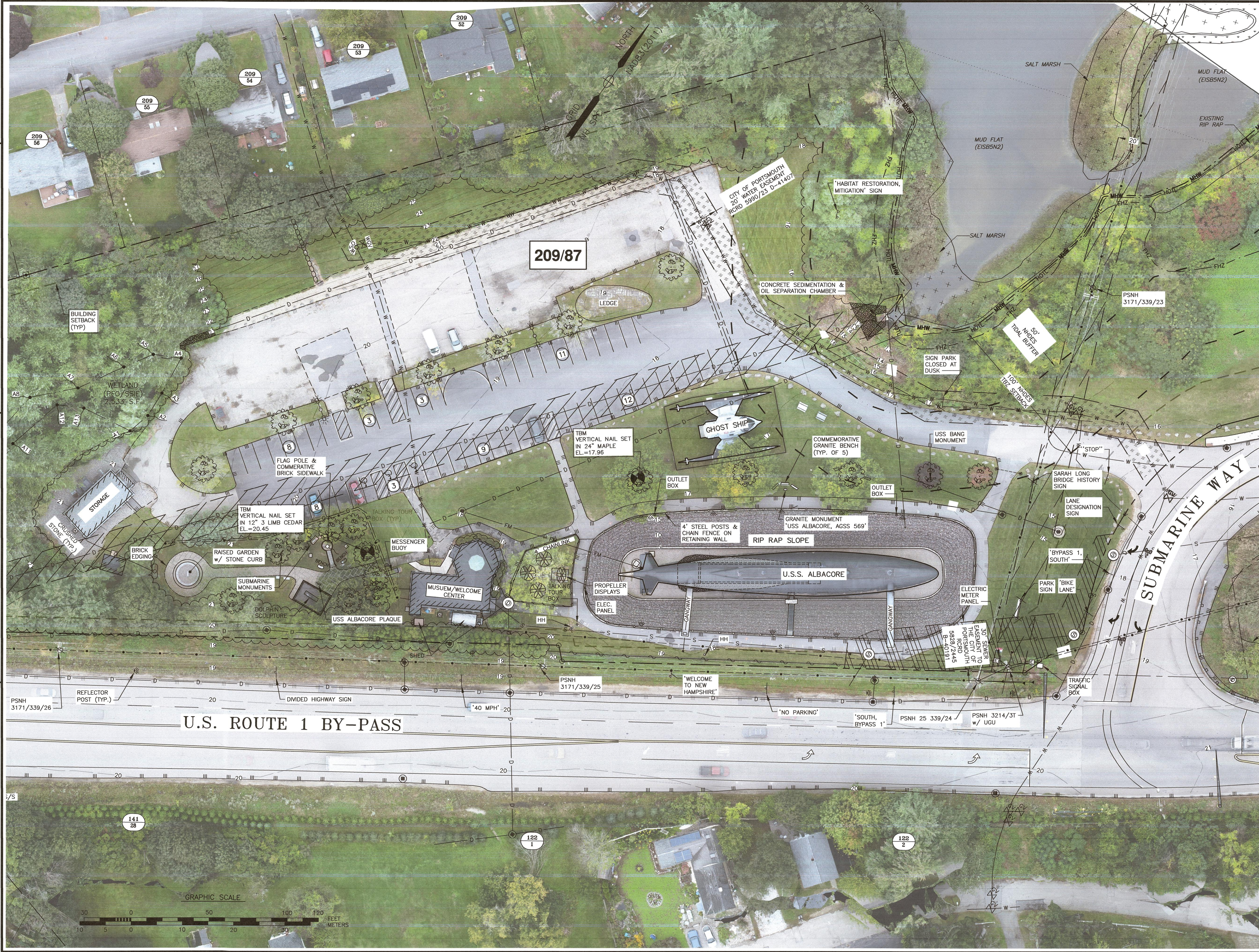


373-452.02










- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 209 AS LOT 87.
  - 2) OWNERS OF RECORD:  
PORTSMOUTH SUBMARINE MEMORIAL ASSOCIATION  
569 SUBMARINE WAY  
PORTSMOUTH, N.H. 03801  
2532/1623, 5551/1278
  - 3) PARCEL IS PARTIALLY IN SPECIAL FLOOD HAZARD AREA (AE) AS SHOWN ON FIRM PANEL 33015C0259F, DATED JANUARY 29, 2021.
  - 4) EXISTING LOT AREA:  
302,176 S.F.±  
6.9370 AC.±
  - 5) PARCEL IS LOCATED IN SINGLE RESIDENCE B DISTRICT.
  - 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 15,000 S.F.  
FRONTAGE: 100 FEET  
SETBACKS: FRONT 30 FEET  
SIDE 10 FEET  
REAR 30 FEET  
MAXIMUM STRUCTURE HEIGHT: 35 FEET  
MAXIMUM BUILDING COVERAGE: 20%  
MINIMUM OPEN SPACE: 40%
  - 7) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT GNSS OBSERVATIONS.
  - 8) MEAN HIGH WATER SHOW AT ELEVATION 3.81' (NAVD88) PER NOAA STATION 8419870 SEAVY ISLAND, PORTSMOUTH HARBOR TIDAL DATUM.
  - 9) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S TAX MAP 209 LOT 87 IN THE CITY OF PORTSMOUTH.

0	11/7/23	ISSUED FOR COMMENT	RJB	JRC
No.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

TAC SUBMISSION

**AMBIT ENGINEERING, INC.**  
A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
603.430.9282

PROJECT

**ALBACORE PARK BUILDING ADDITION**  
569 SUBMARINE WAY PORTSMOUTH, NEW HAMPSHIRE

TITLE

**EXISTING CONDITIONS PLAN  
ORTHOPHOTO**

DATE	OCTOBER 2023	SCALE	SCALE: 1" = 30'
DRAWN BY	RJB	DESIGNED BY	—
CHECKED BY	JRC	PROJECT No.	5010373-452.02
FIELD BOOK & PAGE	FB 347 PG 20	SHEET No.	
DWG No.			

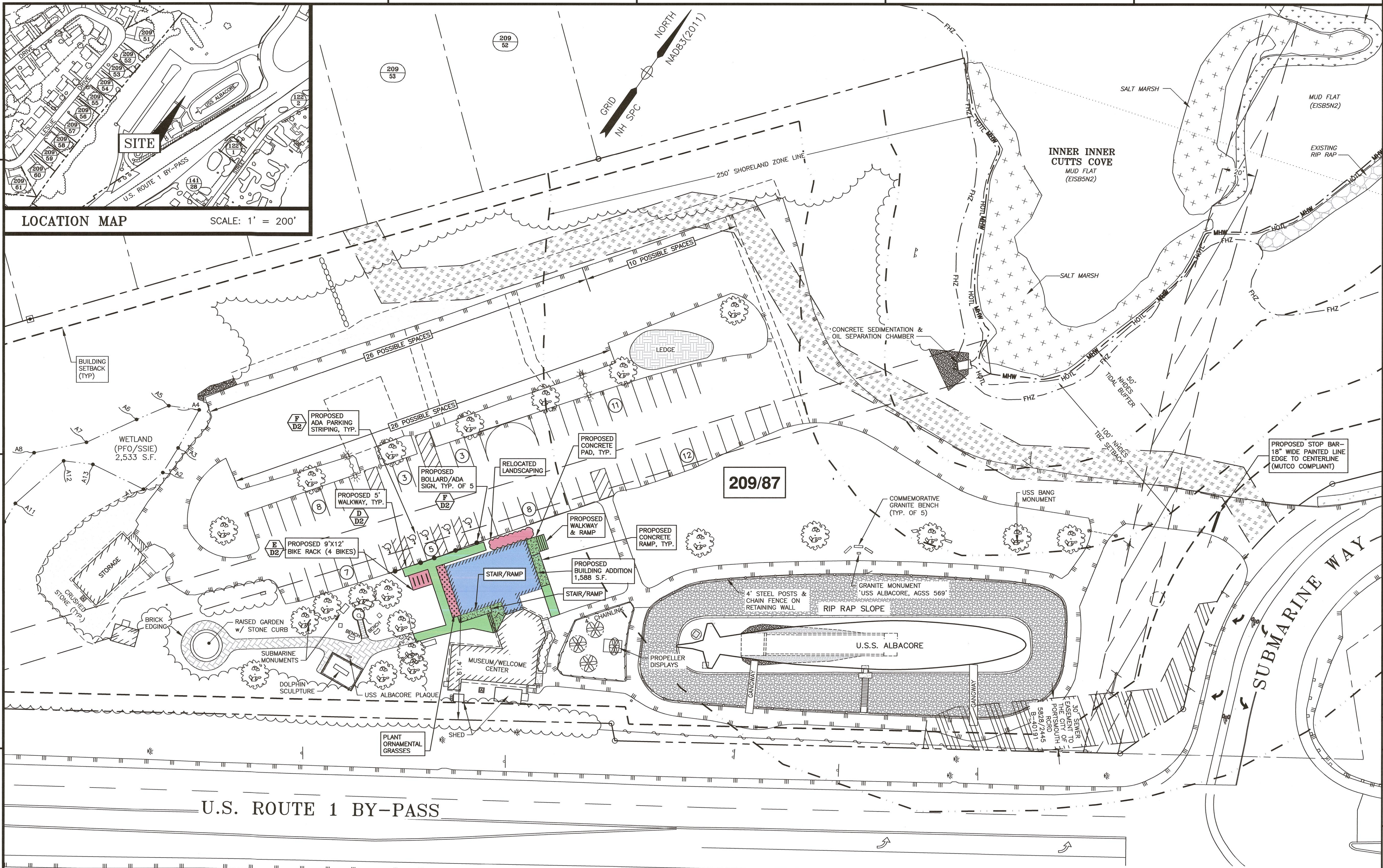
**SHEET 2****C2**

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Portsmouth Plotted: Chon TX0000.dpc









**NOTES:**

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 209 AS LOT 87.
- 2) OWNERS OF RECORD:  
PORTSMOUTH SUBMARINE MEMORIAL ASSOCIATION  
569 SUBMARINE WAY  
PORTSMOUTH, N.H. 03801  
2532/1623, 5551/1278
- 3) PARCEL IS PARTIALLY IN SPECIAL FLOOD HAZARD AREA (AE, EL. 8) AS SHOWN ON FIRM PANEL 33015C0259F. DATED JANUARY 29, 2021.
- 4) EXISTING LOT AREA:  
302,176 S.F.±  
6.9370 AC.±
- 5) PARCEL IS LOCATED IN SINGLE RESIDENCE B DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 15,000 S.F.  
FRONTAGE: 100 FEET  
SETBACKS: FRONT 30 FEET  
SIDE 10 FEET  
REAR 30 FEET  
MAXIMUM STRUCTURE HEIGHT: 35 FEET  
MAXIMUM BUILDING COVERAGE: 20%  
MINIMUM OPEN SPACE: 40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED MUSEUM BUILDING ADDITION ON ASSESSOR'S TAX MAP 209 LOT 87 IN THE CITY OF PORTSMOUTH. ADDITION TO BE OVER CRAWL SPACE.
8. ADD MOTION ACTIVATED BUILDING MOUNTED DARK SKY LIGHTS TO ILLUMINATE THE NEW WALKWAYS.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED CONCRETE BUILDING EXIT PADS, CONCRETE RAMPS, AND STEPS TO ENGINEER & ARCHITECT PRIOR TO CONSTRUCTION.
10. ADA PARKING SPACE REQUIREMENT:  
TOTAL SPACES: 119  
REQUIRED ADA: 5

3	12/22/23	ADA PARKING SIGNAGE	SJR	JRC
2	12/5/23	PARKING VARIANCE	SJR	JRC
1	11/20/23	ISSUED FOR TAC APPROVAL	SJR	JRC
0	11/7/23	ISSUED FOR COMMENT	RJB	JRC
No.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS  
**TAC SUBMISSION**

**AMBIT ENGINEERING, INC.**  
A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
603.430.7222

WWW.HALEYWARD.COM

**ALBACORE PARK BUILDING ADDITION**  
569 SUBMARINE WAY PORTSMOUTH, NEW HAMPSHIRE  
OWNER: PORTSMOUTH SUBMARINE MEMORIAL ASSOCIATION

**AMENDED SITE PLAN**

DATE: OCTOBER 2023  
SCALE: 1" = 30'

DRAWN BY: OMS  
DESIGNED BY: JRC  
CHECKED BY: JRC

PROJECT No.: 5010373-452.02  
FIELD BOOK & PAGE: FB 347 PG 20

SHEET No.:  
DWG No.:  
**SHEET 4 C4**

**CONDITIONS OF APPROVAL:**

1. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS:
2. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
3. 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.

**ZONING BOARD OF ADJUSTMENT APPROVAL:**

REQUEST TO CONSTRUCT AN ADDITION TO THE EXISTING BUILDING TO SUBSTANTIALLY INCREASE THE USE WHICH REQUIRES THE FOLLOWING:

1. VARIANCE FROM SECTION 10.440 USE #3.40 TO ALLOW A MUSEUM WHERE THE USE IS NOT PERMITTED.

APPROVAL GRANTED: OCTOBER 17, 2023.

ZONING DATA	REQUIRED	PROPOSED
DIMENSIONAL REQUIREMENTS		
MIN. LOT AREA	15,000 S.F.	302,176 S.F.
FRONTAGE	100 FEET	>100 FEET
SETBACKS	FRONT 30 FEET SIDE 10 FEET REAR 30 FEET	62 FEET >10 FEET >30 FEET
MAXIMUM STRUCTURE HEIGHT	35 FEET	TO CONFORM
MAXIMUM BUILDING COVERAGE	20%	1%
MINIMUM OPEN SPACE	40%	>40%

SPECIAL EXCEPTION FOR MUSEUM USE- GRANTED 10/17/2023

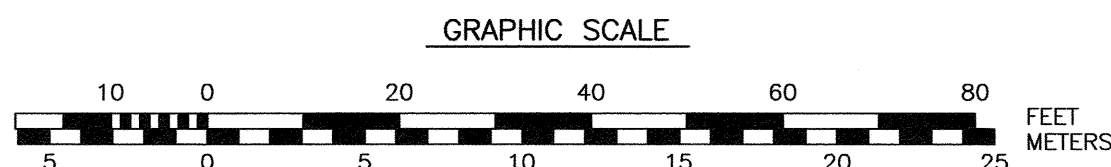
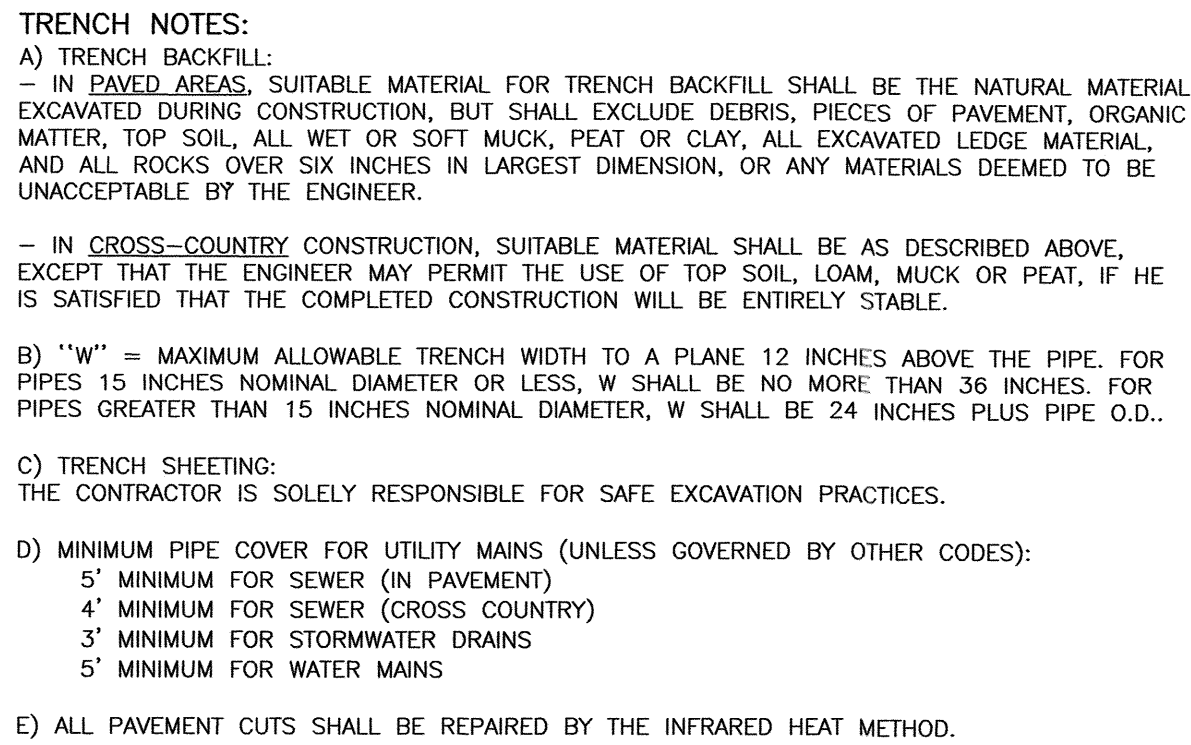
APPROVED BY THE PORTSMOUTH PLANNING BOARD

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

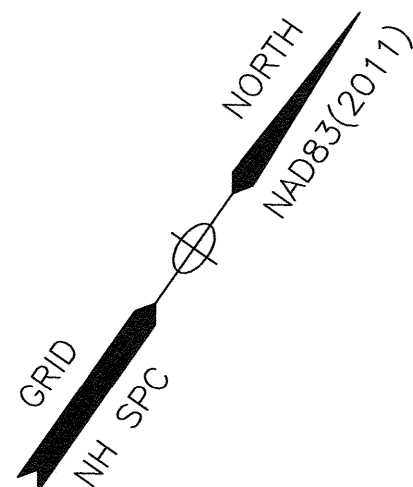
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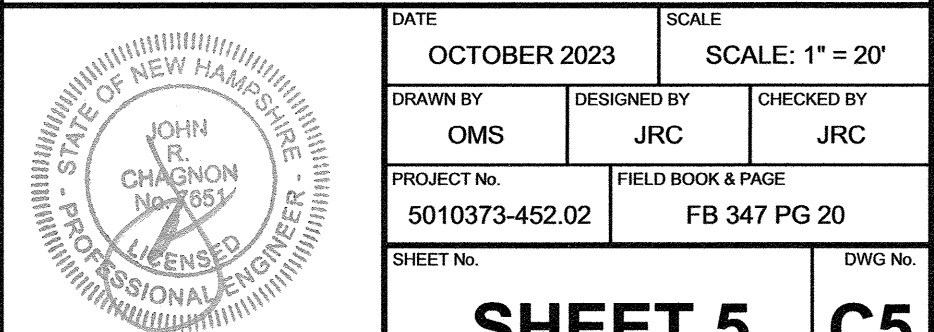
- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- 4) ALL WATER SERVICE INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
- 5) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 6) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH
- 7) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
- 8) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 9) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 10) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 11) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
- 12) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 13) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR ALL UTILITIES.
- 14) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
- 15) VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- 16) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.



- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (11-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) SEWER INFORMATION:  
SEWER SERVICE TO THE NEW BATHROOMS WILL BE CONNECTED INTERNALLY. ADDITIONAL SEWER FLOW IS NOT EXPECTED FROM THE PROPOSED ADDITION.
- 5) WATER SERVICE WILL BE EXTENDED INTERNALLY TO NEW FIXTURES FROM OLD BUILDINGS CONNECTION.
- 6) CONTRACTOR TO DETERMINE LOCATION OF EXTERIOR LIGHTING CONDUIT (TO POLE MOUNTED LIGHTS) AND SUBMIT TO ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE ANY CONFLICTS/RESOLUTIONS.

TAC SUBMISSION

TITLE	UTILITY PLAN
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- NOTES:
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
  - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
  - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
  - 4) CONTRACTOR TO DETERMINE LOCATION OF EXTERIOR LIGHTING CONDUIT (TO POLE MOUNTED LIGHTS) AND SUBMIT TO ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE ANY CONFLICTS/RESOLUTIONS.

2	12/5/23	DRAINAGE	SJR	JRC
1	11/20/23	ISSUED FOR TAC APPROVAL	SJR	JRC
0	11/7/23	ISSUED FOR COMMENT	OMS	JRC
No.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

TAC SUBMISSION

**AMBIT ENGINEERING, INC.**  
A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
603.430.9282

WWW.HALEYWARD.COM

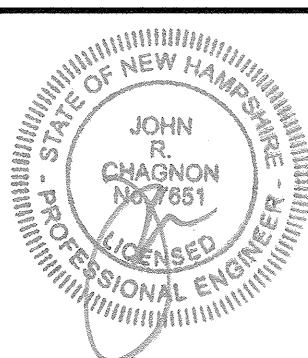
PROJECT

**ALBACORE PARK BUILDING ADDITION**  
569 SUBMARINE WAY PORTSMOUTH, NEW HAMPSHIRE

TITLE

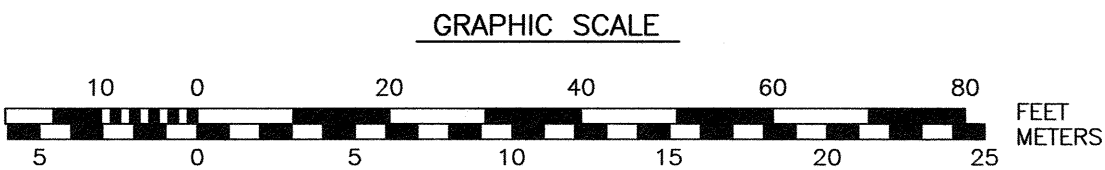
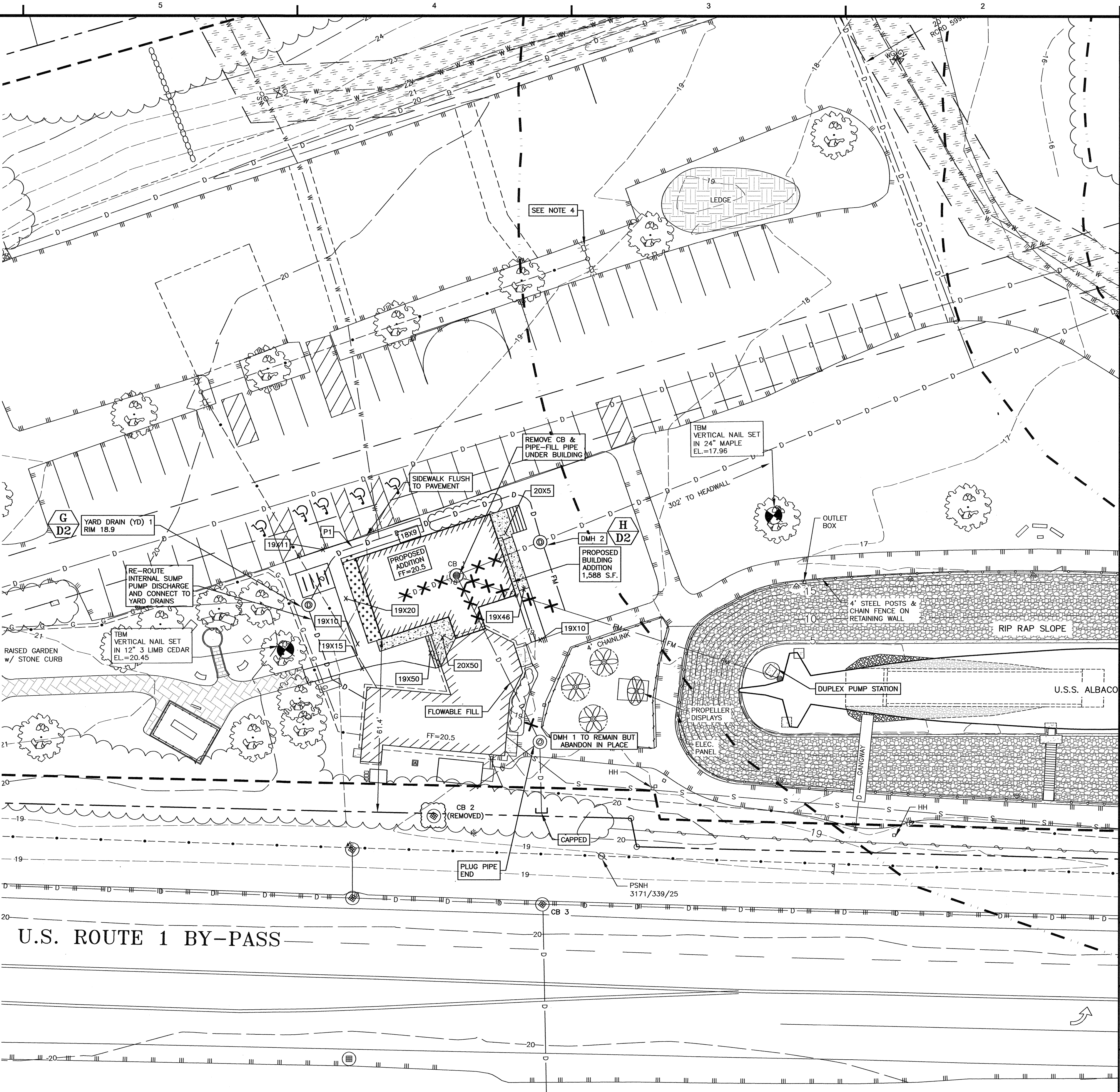
**GRADING & DRAINAGE PLAN**

DATE	OCTOBER 2023	SCALE	SCALE: 1" = 20'
DRAWN BY	OMS	DESIGNED BY	JRC
CHECKED BY	JRC	PROJECT No.	5010373-452.02
FIELD BOOK & PAGE	FB 347 PG 20	SHEET No.	DWG No.
<b>SHEET 6</b>		<b>C6</b>	

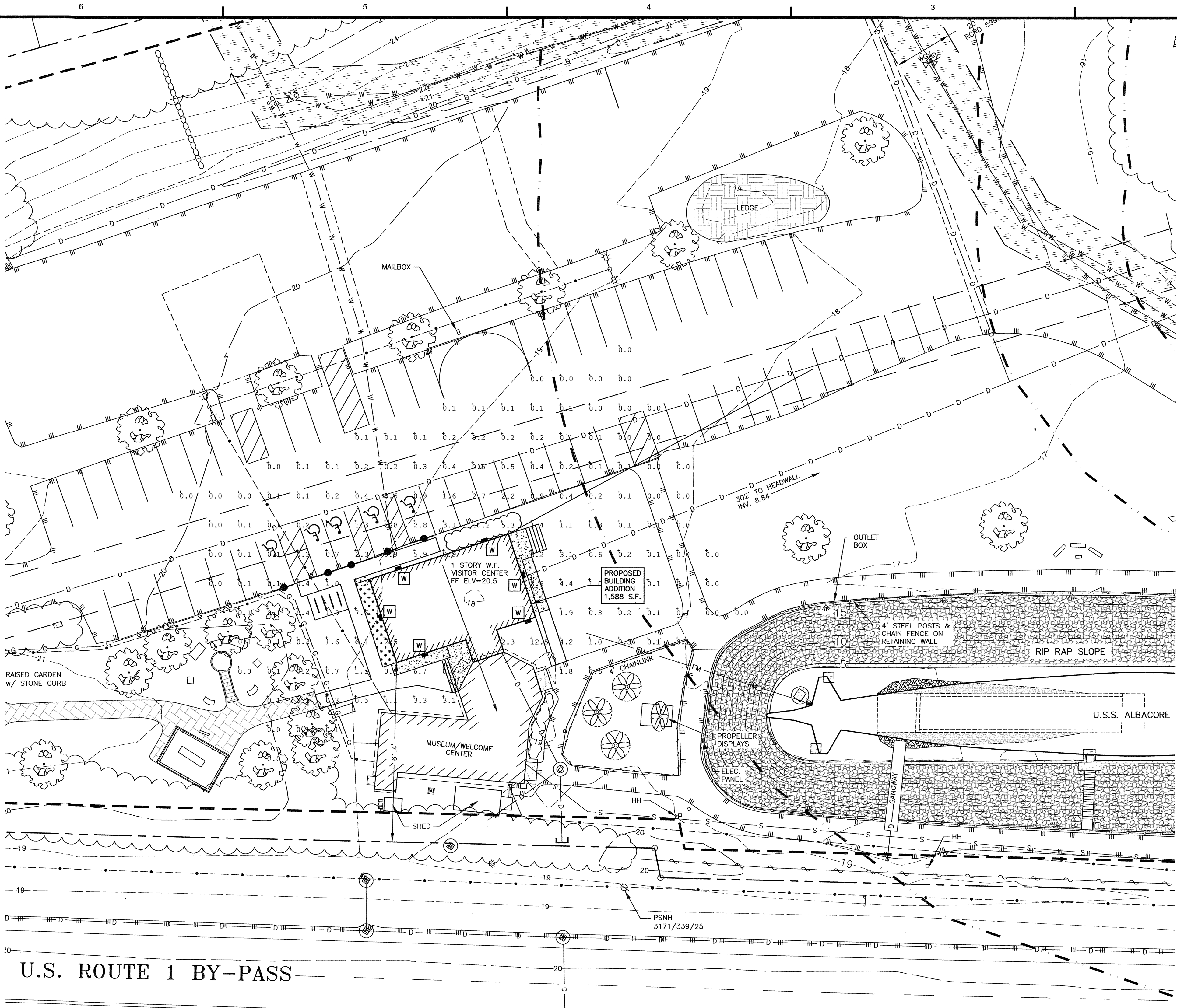


DRAINAGE STRUCTURE SCHEDULE				
STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT
CB 1	EX	17.74	18" C. PVC	8.84
CB 1	EX	17.74	18" PVC	8.84
CB 1	EX	17.74	(2) 4" PVC	13.84
CB 1	EX	17.74	4" CPP	11.54
CB 2	EX	18.98	12" PVC	13.68
CB 2	EX	18.98	12" PVC	13.58
CB 3	EX	16.98	12" CMP	13.43
CB 3	EX	16.98	18" RCP	13.33
CB 3	EX	16.98	12" CMP	13.12
DMH 1	EX	18.90	18" PVC IN	10.32
DMH 1	EX	18.90	12" PVC IN	12.88
DMH 1	EX	18.90	18" PVC OUT	10.22
DMH 2	PROP	18.50	4" PVC IN	14.50
DMH 2	PROP	18.50	18" PVC IN	9.51
DMH 2	PROP	18.50	18" PVC OUT	8.53
YD 1	PROP	18.90	4" PVC OUT	15.50

PIPE SCHEDULE			
PIPE #	PIPE SIZE	LENGTH	SLOPE
1	4"	100'	0.01
*ALL PIPE TO BE HDPE			

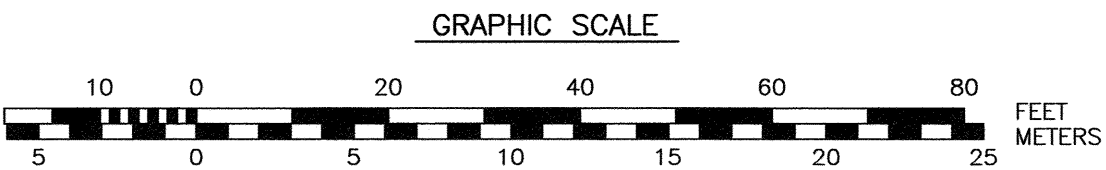




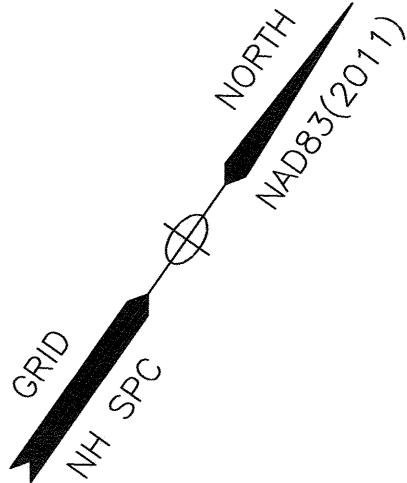


U.S. ROUTE 1 BY-PASS

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	[MANUFAC]
□	6	W	Single	JWP-FC-CPS-HE-30W (30W,40K) / WALL MOUNTED 10 AFG	JADEMAR LIGHTING



- NOTES:
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
  - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
  - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
  - 4) CONTRACTOR TO DETERMINE LOCATION OF EXTERIOR LIGHTING CONDUIT (TO POLE MOUNTED LIGHTS) AND SUBMIT TO ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE ANY CONFLICTS/RESOLUTIONS.
  - 5) THE PURPOSE OF THIS PLAN IS TO SHOW EXTERIOR MOUNTED LIGHTING FOR THE NEW BUILDING ADDITION.



0	12/22/23	ISSUED FOR COMMENT	OMS	JRC
No.	DATE	DESCRIPTION	BY	CHK

PLANNING BOARD SUBMISSION



200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
603.430.7282

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PROJECT  
ALBACORE PARK BUILDING ADDITION  
569 SUBMARINE WAY PORTSMOUTH, NEW HAMPSHIRE

TITLE  
LIGHTING PLAN

DATE OCTOBER 2023		SCALE SCALE: 1" = 20'	
DRAWN BY SJR	DESIGNED BY JRC	CHECKED BY JRC	
PROJECT No. 5010373-452.02		FIELD BOOK & PAGE FB 347 PG 20	
SHEET No. <b>SHEET 7</b>		DWG No. <b>C7</b>	



## EROSION CONTROL NOTES

### CONSTRUCTION SEQUENCE

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

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

THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT.

- OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
- AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
- A REPRESENTATIVE OF THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
- IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

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

THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES. PLACE FODS AS NEEDED.

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

ROUGH GRADE SITE/EXCAVATE FOR FOUNDATION.

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

CONSTRUCT BUILDING.

CONNECT UTILITIES.

PLACE BINDER LAYER OF PAVEMENT FOR SIDEWALKS.

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

AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.

CONSTRUCT SIDEWALKS.

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

### PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A BUILDING ADDITION WITH WALKWAYS.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 10,000 S.F.

BASED ON THE USCS WEB SOIL SURVEY THE SOILS ON SITE CONSIST OF 799 WHICH IS URBAN LAND COMPLEX. SITE WAS DISTURBED FOR PARK CONSTRUCTION.

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA A CLOSED DRAINAGE SYSTEM TO THE CITY OF PORTSMOUTH CLOSED DRAINAGE SYSTEM WHICH ULTIMATELY FLOWS TO INNER INNER CUTS COVE THEN TO THE PISCATAQUA RIVER.

### GENERAL CONSTRUCTION NOTES

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

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

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

THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DUST CONTROL: DUST CONTROL MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.

DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ADJUTING AREAS.

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

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

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

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

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

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

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

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

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

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
- IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.

STABILIZATION MEASURES TO BE USED INCLUDE:

- TEMPORARY SEEDING;
- MULCHING.

- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN THESE AREAS, SILTSOXX, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
- DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILTISOXX, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

### MAINTENANCE AND PROTECTION

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

SILTSOXX SHALL BE REMOVED ONCE SITE IS STABILIZED, AND DISTURBED AREAS RESULTING FROM SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDDED.

THE CATCH BASIN INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

### WINTER NOTES

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

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

AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;

### STOCKPILES

- LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS;
- ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
- PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
- PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

### CONCRETE WASHOUT AREA

THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:

- THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FAILITY;
- IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
- CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
- INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

### ALLOWABLE NON-STORMWATER DISCHARGES

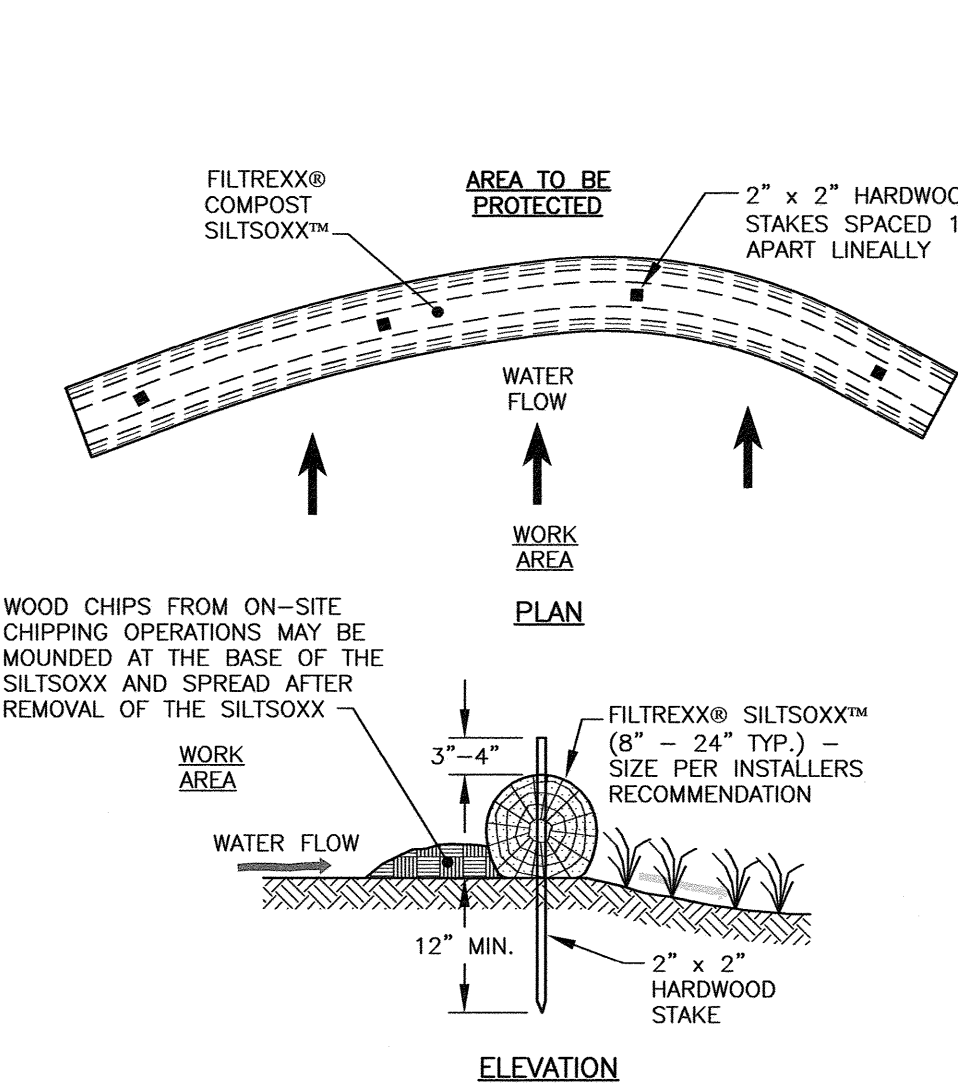
- FIRE-FIGHTING ACTIVITIES;
- FIRE HYDRANT FLUSHING;
- WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
- WATER USED TO CONTROL DUST;
- POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
- ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
- PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
- UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
- UNCONTAMINATED GROUND WATER OR SPRING WATER;
- FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
- UNCONTAMINATED EXCAVATION Dewatering;
- LANDSCAPE IRRIGATION.

### WASTE DISPOSAL

- WASTE MATERIAL
  - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
  - NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
  - ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
- HAZARDOUS WASTE
  - ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
  - SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
- SANITARY WASTE
  - ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

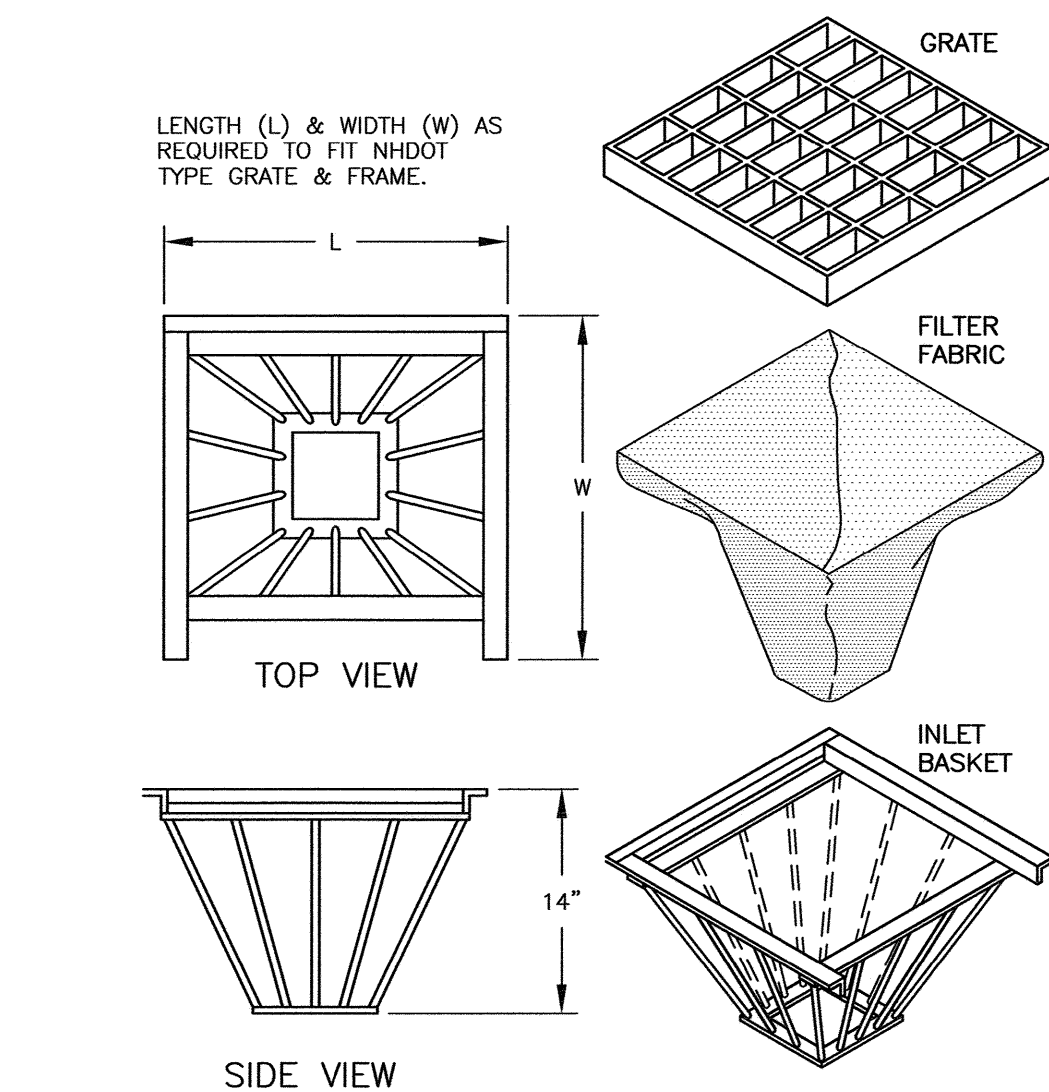
### BLASTING NOTES

- CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO COMMENCING ANY BLASTING ACTIVITIES.
- FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT SHALL SUBMIT A BLASTING PLAN THAT IDENTIFIES:
  - WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
  - THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS; AND
  - SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES.



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

**FILTREXX®**  
**SILTSOXX™ FILTRATION SYSTEM**  
NTS



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

**B**  
**C6**  
**CATCH BASIN INLET BASKET**  
NTS

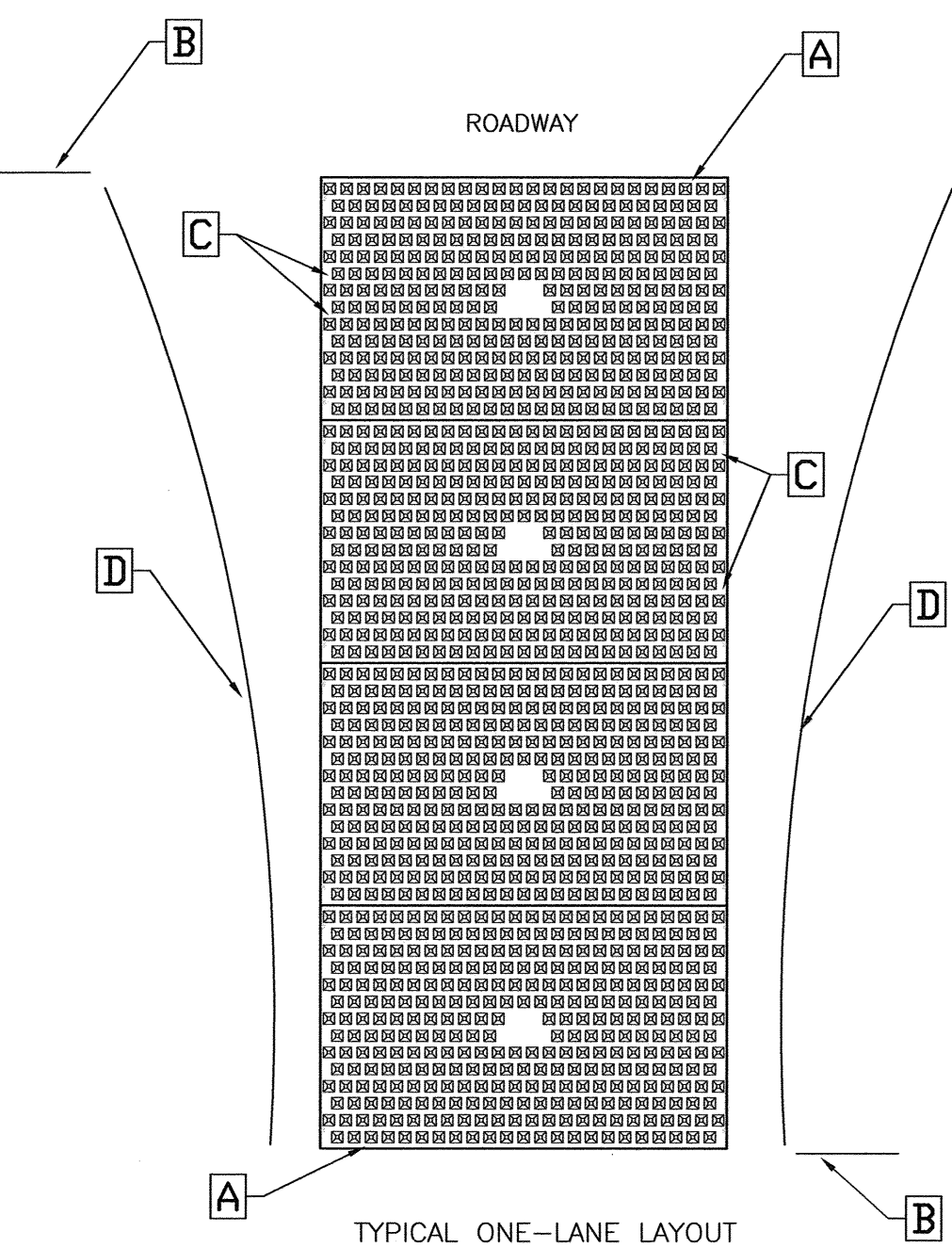
## FODS TRACKOUT CONTROL SYSTEM

### INSTALLATION:

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

### KEY NOTES:

- FODS TRACKOUT CONTROL SYSTEM MAT.
- FODS SAFETY SIGN.
- ANCHOR POINT.
- SILTSOXX OR ORANGE CONSTRUCTION FENCE.



**C**  
**C6**  
**FODS (OPTIONAL)**  
NTS

### NOTES:

- THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

0	11/20/23	ISSUED FOR TAC APPROVAL	OMS	JRC
No.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

### TAC SUBMISSION



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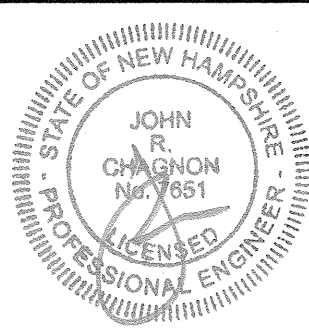
PROJECT

**ALBACORE PARK BUILDING ADDITION**  
569 SUBMARINE WAY PORTSMOUTH, NEW HAMPSHIRE

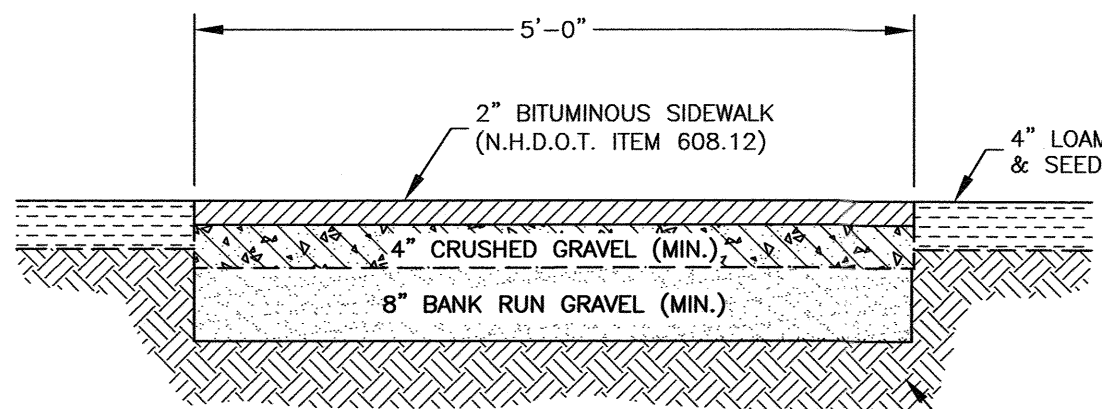
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### EROSION PROTECTION NOTES & DETAILS

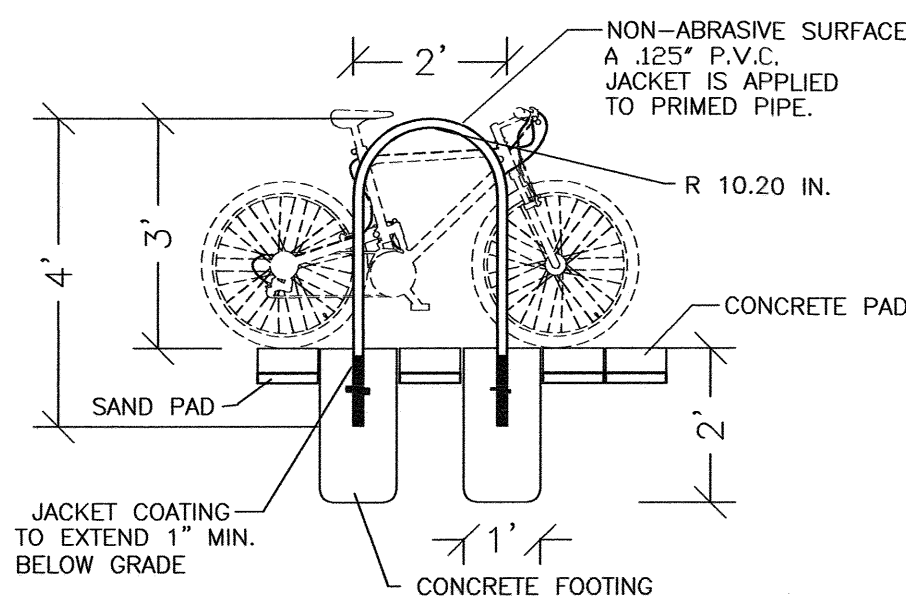
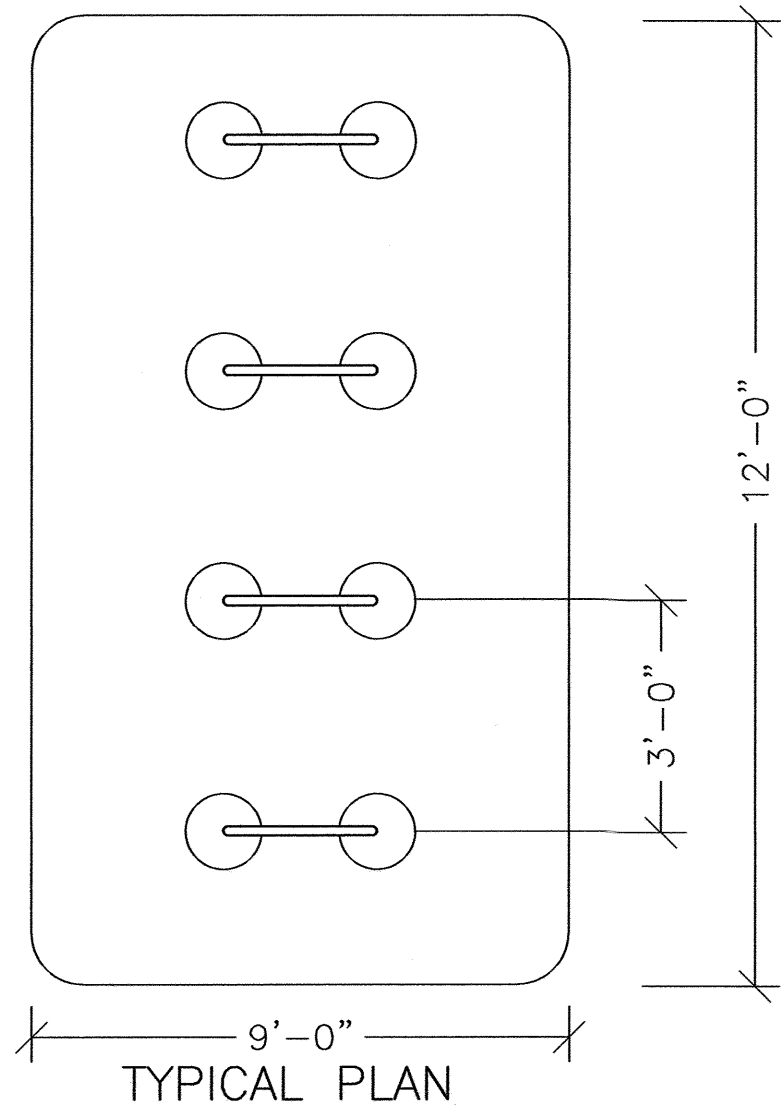
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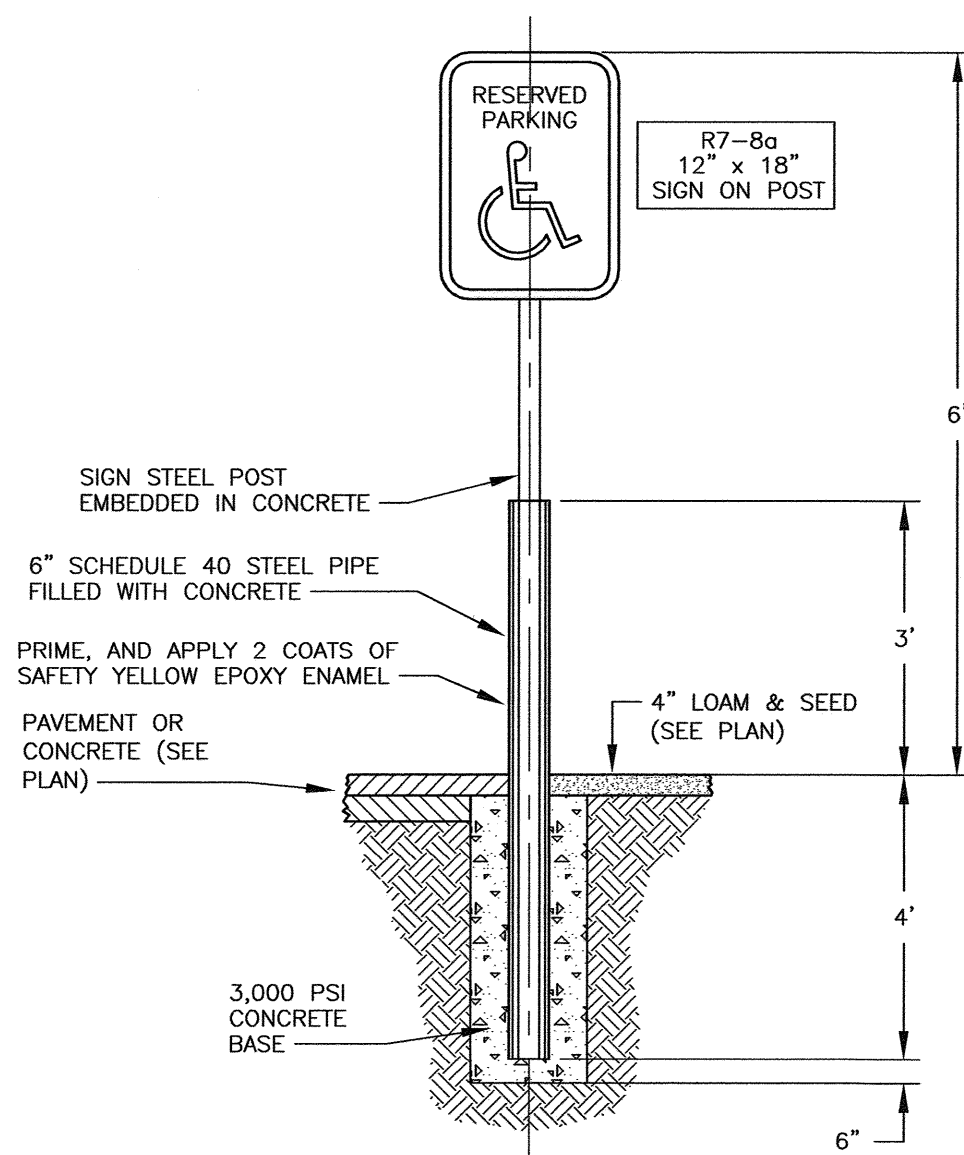




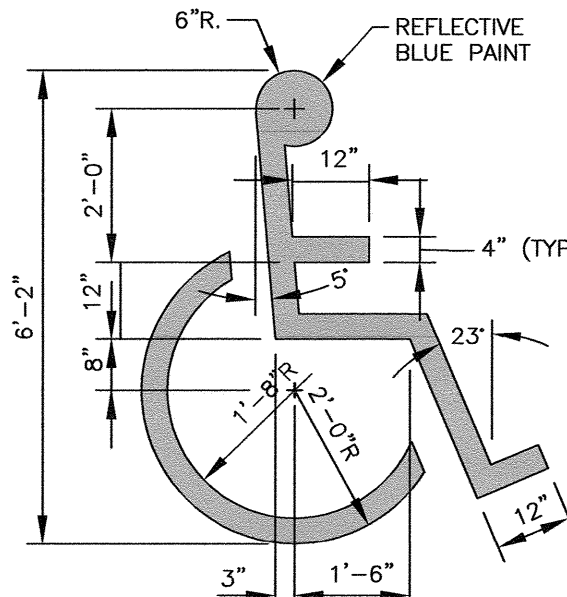
**CROSS SECTION**  
**D C4 BITUMINOUS CONCRETE SIDEWALK**  
NTS



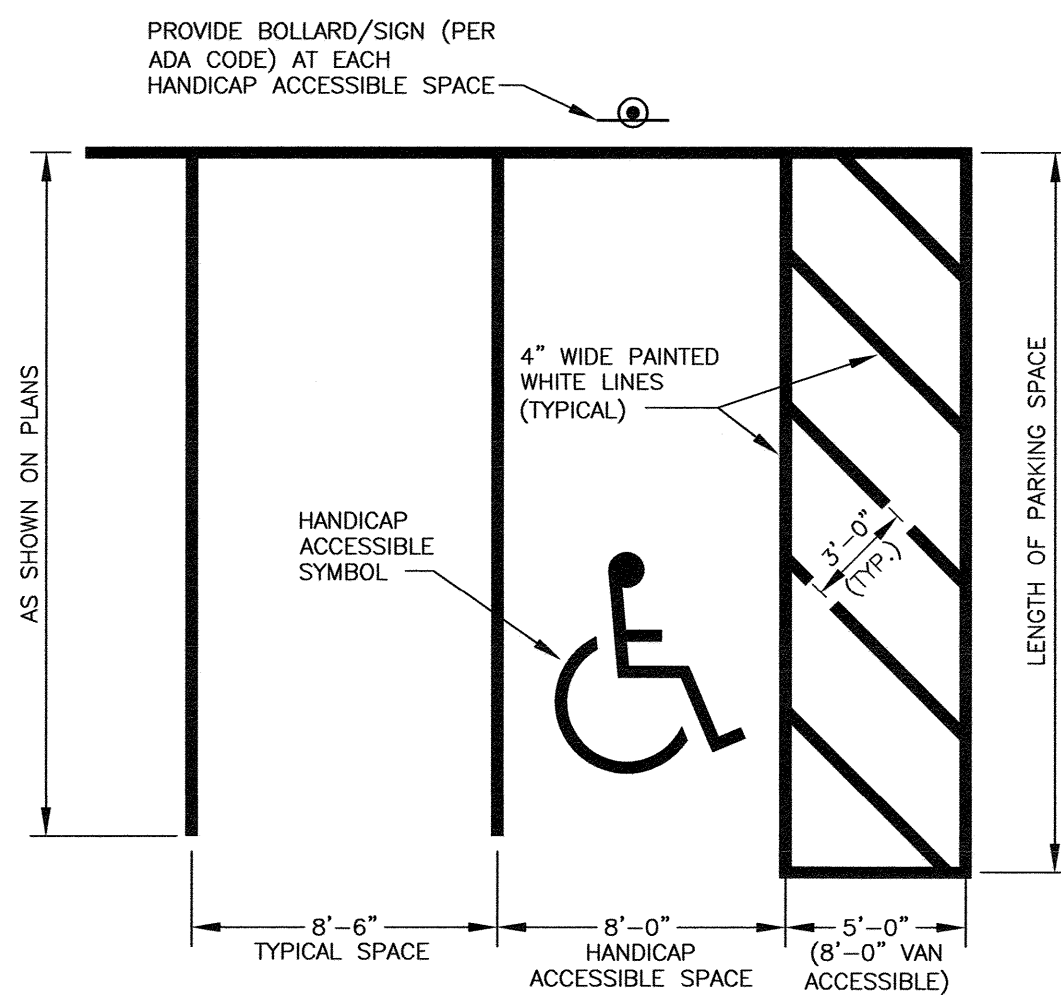
**E C4 BICYCLE RACK**  
NTS



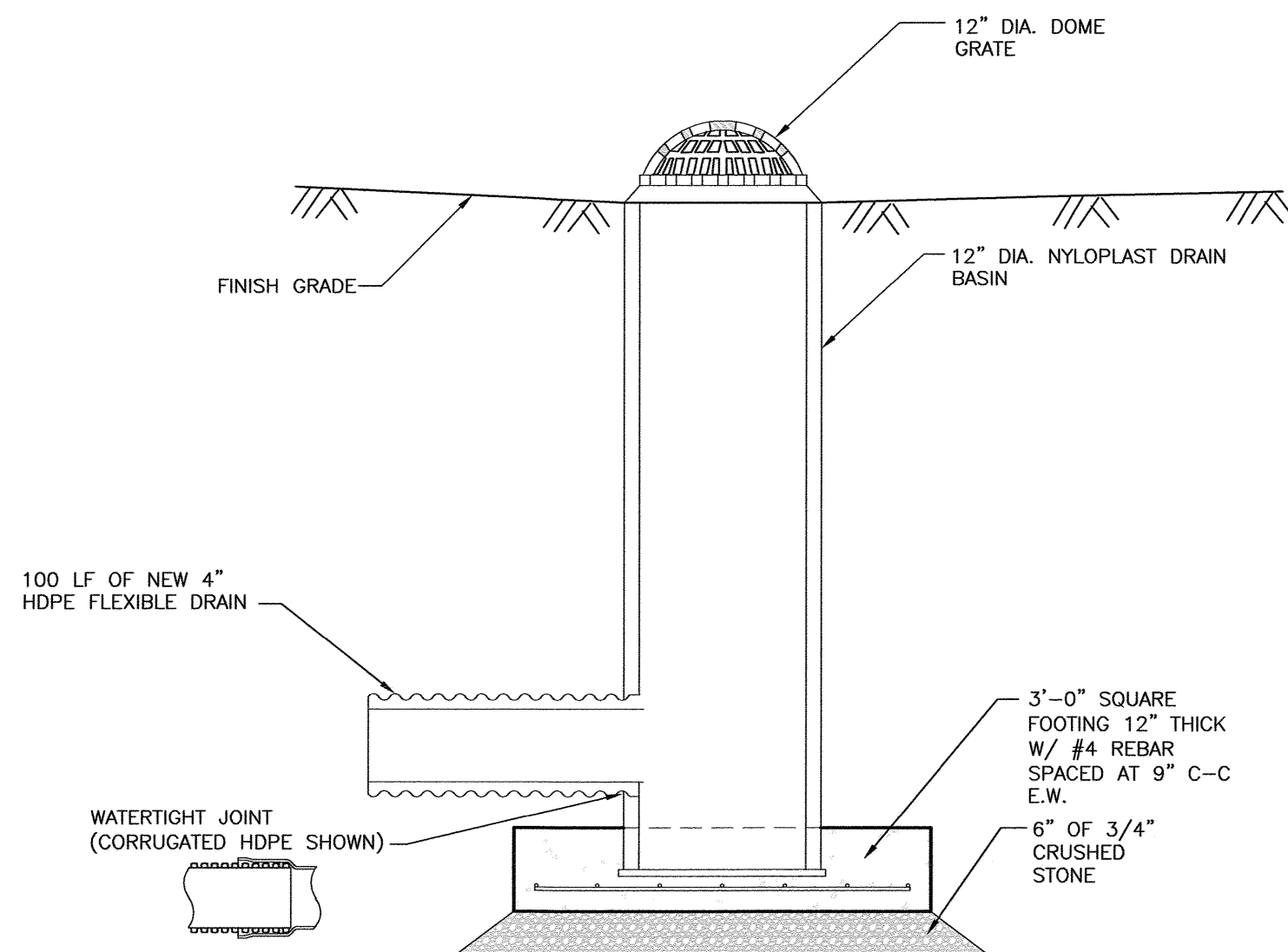
**BOLLARD/SIGNAGE**  
**LEGEND SYMBOL**  
EACH SPACE SHALL HAVE THIS BOLLARD/SIGN INSTALLED PER ADA CODE



**HANDICAP ACCESSIBLE SYMBOL**



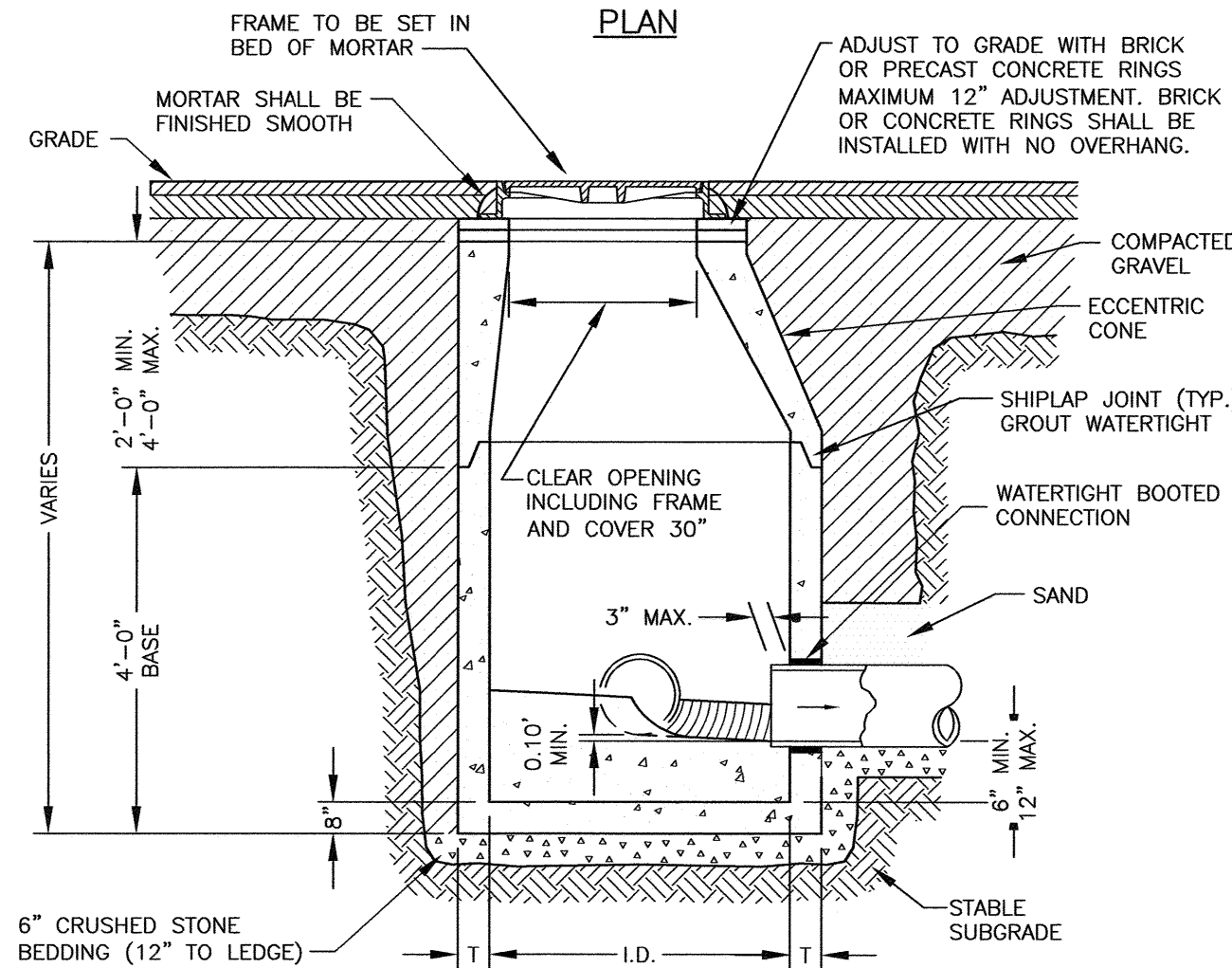
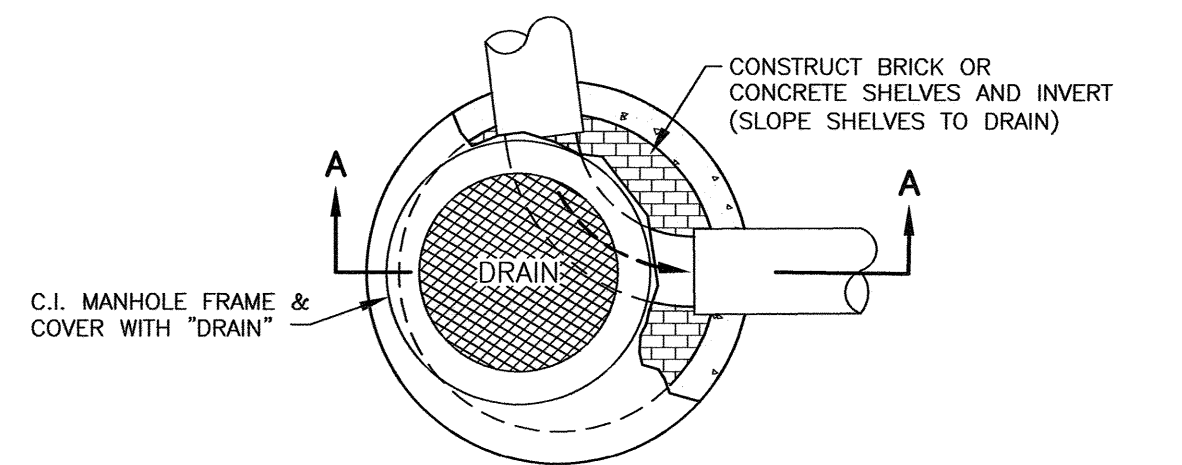
**F C4 HANDICAP PARKING SIGNAGE**  
NTS



**G C6 YARD DRAIN**  
NTS

- NOTES:**
- 1) SYMBOL TO BE PAINTED IN ALL HANDICAPPED SPACES.
  - 2) SYMBOL, PAINT AND SIGNAGE TO CONFORM TO AMERICANS WITH DISABILITIES ACT (ADA).
  - 3) ALL VAN ACCESSIBLE SPACES SHALL HAVE "VAN ACCESSIBLE" PLATE INSTALLED ON SIGN POST BELOW HANDICAP SIGN.

**VAN ACCESSIBLE**



- NOTES:**
1. CONCRETE SHALL BE 4,000 P.S.I. AFTER 28 DAYS.
  2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
  3. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FOOT.
  4. EACH CASTING TO HAVE LIFTING HOLES CAST IN.
  5. ALL MANHOLES SHALL BE 48" I.D. UNLESS SPECIFIED OTHERWISE ON THE PLANS.
  6. MANHOLE SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND H-20 LOADING.

**H C6 DRAIN MANHOLE W/BOOT**  
NTS

**NOTES:**

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
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1	12/22/23	DETAIL F	SJR	JRC
0	11/20/23	ISSUED FOR TAC APPROVAL	OMS	JRC
No.	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS  
**TAC SUBMISSION**




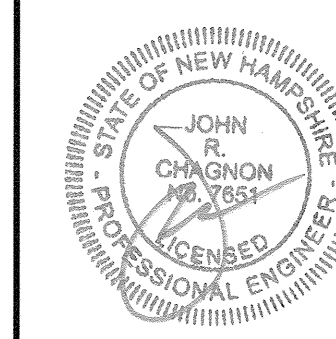
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**PROJECT**  
**ALBACORE PARK BUILDING ADDITION**  
569 SUBMARINE WAY PORTSMOUTH, NEW HAMPSHIRE

**TITLE**  
**DETAILS**

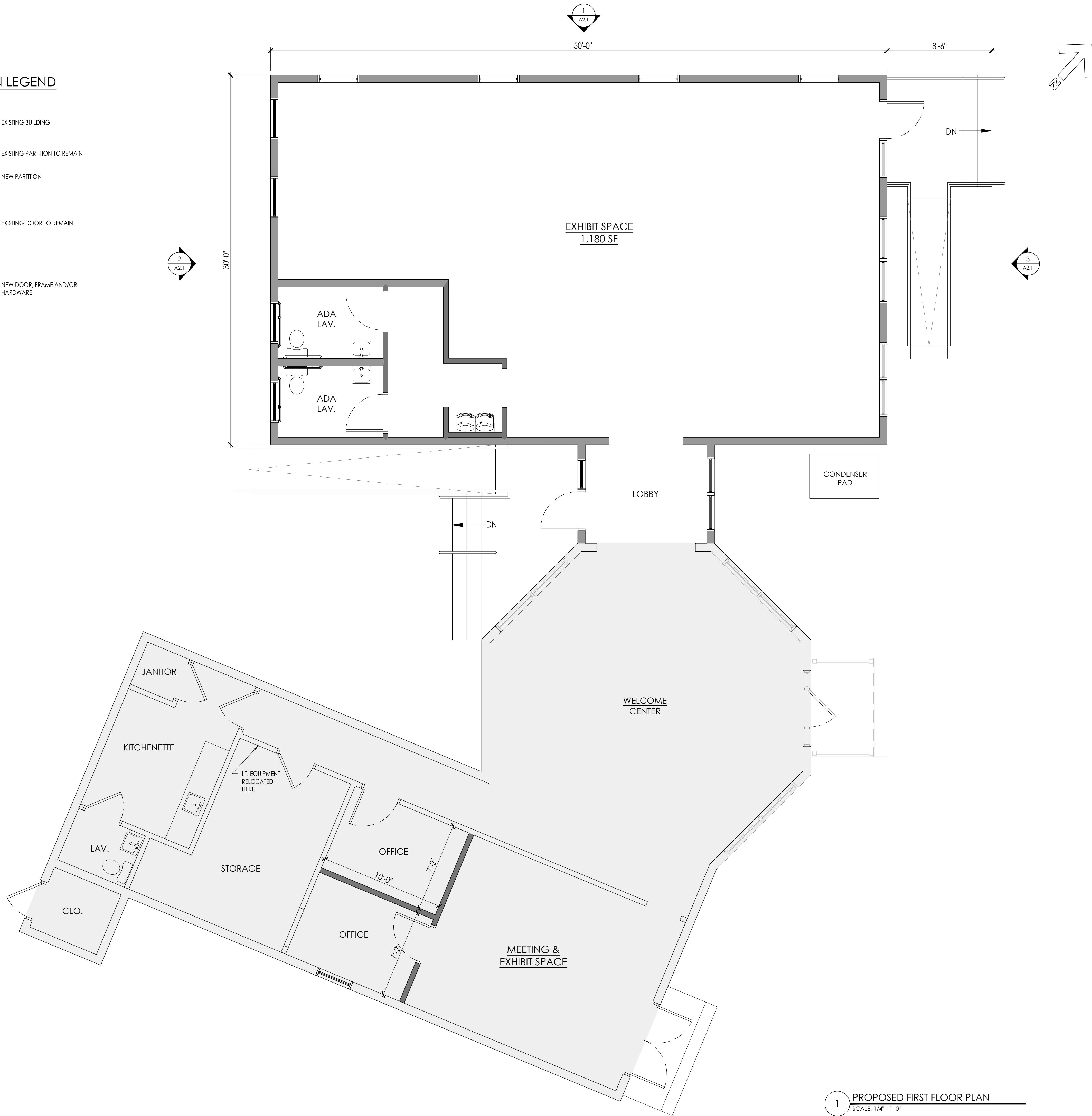
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	PROJECT NO. 5010373-452.02	FIELD BOOK & PAGE FB 347 PG 20		
	SHEET NO. <b>SHEET 9</b>			DWG NO. <b>D2</b>





FLOOR PLAN LEGEND

- EXISTING BUILDING
- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- EXISTING DOOR TO REMAIN
- NEW DOOR, FRAME AND/OR HARDWARE



1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

OWNER:  
ALBACORE PARK  
BUILDING COMMITTEE  
ALBACORE PARK  
PORTSMOUTH, NH  
ARCHITECT:  
PORTONE ARCHITECTS  
959 Islington Street  
Portsmouth, NH 03801  
603.436.8891  
info@portonearchitects.com  
CONTRACTOR:

CIVIL / STRUCTURAL ENGINEER:  
AMBIT ENGINEERING, INC.  
A DIVISION OF HALEY WADE, P.C.  
200 Griffin Rd. Unit 3  
Portsmouth, NH 03801  
MEPFP ENGINEER:

Revision History		
#	Date	Issuance

SEAL

SCHEMATIC DESIGN

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LOCUS MAP

PROJECT NAME:  
ALBACORE PARK  
WELCOME CENTER  
ADDITION &  
RENOVATIONS  
DRAWING TITLE:

SCHEMATIC  
FLOOR PLAN

PROJECT No: 23-041  
DATE: Dec. 21, 2023  
DRAWING SCALE: As indicated  
DRAWING No:

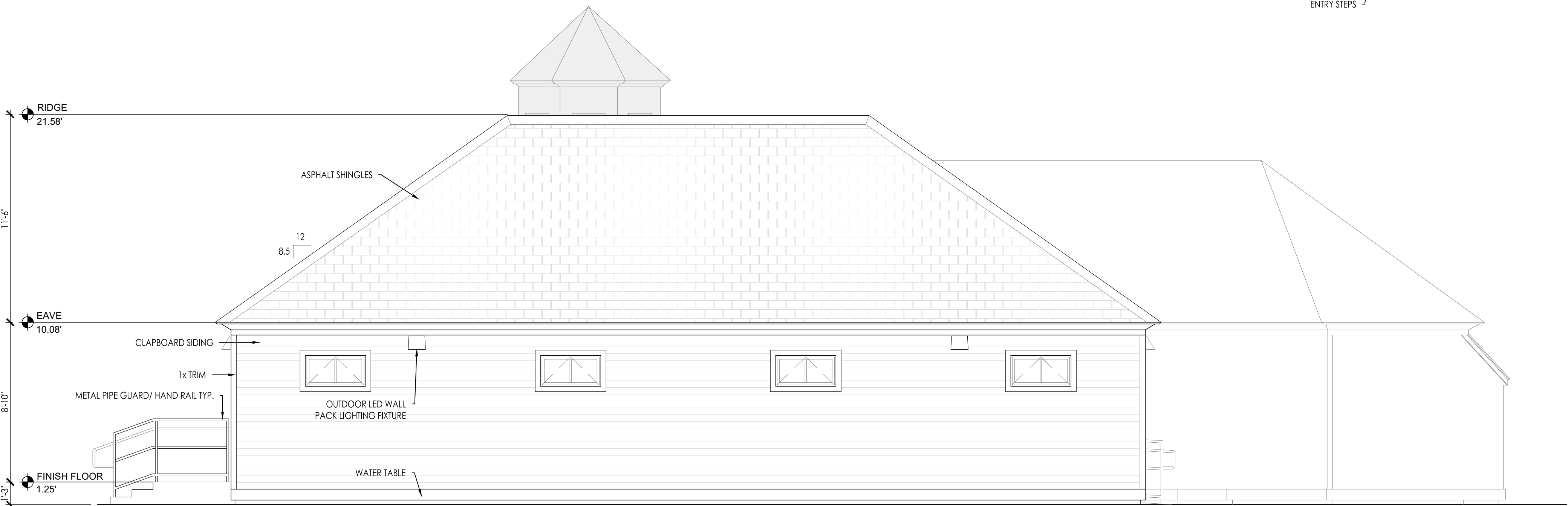
A1.1



3 PROPOSED NORTH EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

OWNER:

ALBACORE PARK  
BUILDING COMMITTEE

ALBACORE PARK  
PORTSMOUTH, NH

ARCHITECT:

**PORTONE**  
ARCHITECTS

959 Islington Street  
Portsmouth, NH 03801

603.436.8891  
info@portonearchitects.com

CONTRACTOR:

CIVIL / STRUCTURAL ENGINEER:

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200 Griffin Rd. Unit 3  
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MEPFP ENGINEER:

Revision History		
#	Date	Issuance

SEAL

## SCHEMATIC DESIGN

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LOCUS MAP

PROJECT NAME:

ALBACORE PARK  
WELCOME CENTER  
ADDITION &  
RENOVATIONS

DRAWING TITLE:

EXTERIOR  
ELEVATIONS

PROJECT No: 23-041

DATE: Dec. 21, 2023

DRAWING SCALE: As indicated

DRAWING No:

A2.1