Findings of Fact | Site Plan Review
City of Portsmouth Planning Board

Date: November 19, 2026
Property Address: 175 Fleet Street
Application #: LU-25-152
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 the 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. Applicable standards:	**Meets** **Does Not Meet**	Applicable standards: In our opinion the Project amendment complies with the intent and language of the Ordinance requirements; see the Site Plan Set for details.
2	Provision for the safe development, change or expansion of use of the site.	**Meets** **Does Not Meet**	The site development has been vetted and approved. The amendment allows for the final design to be executed safely.
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**	The site is becoming LESS impervious. The plans show the procedures that will be utilized to provide erosion control during construction.

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	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
4	Adequate protection for the quality of groundwater.	**Meets** **Does Not Meet**	Runoff is captured in city collection system. No groundwater withdrawal proposed as the 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. Plumbing fixtures will be water conserving.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	**Meets** **Does Not Meet**	Sewer connection is Public - City. Connection(s) reviewed by TAC.
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**	The proposed take-out restaurant is similar to other adjacent restaurant uses and will not contribute in a significant manner to the types of impacts associated with the items listed. Proposal has been reviewed and approved by TAC.
8	Adequate provision for fire safety, prevention and control.	**Meets** **Does Not Meet**	Building separation reviewed by Portsmouth Fire Department at TAC and approved.
9	Adequate protection of natural features such as, but not limited to, wetlands.	**Meets** **Does Not Meet**	Urban site, no wetlands or buffers.
10	Adequate protection of historical features on the site.	**Meets** **Does Not Meet**	The existing building footprint will be preserved, and the new building façades are HDC Approved.
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 addition of two take-out restaurants does not create a traffic impact. The team has worked with TAC to address the closing of the wide-open curb cut and the addition of new sidewalk.
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**	No parking is provided at the site, minimizing potential conflicts. The City's Traffic Engineer did not have any comments during the TAC review.
13	Adequate insulation from external noise sources.	**Meets** **Does Not Meet**	Construction will match the required building code requirements.

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	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 will be collected in the proposed trash collection area; which has City Council approval. 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**	Site development increases and makes conforming open space – calculations provided. Improvements include off-site sidewalk and landscape improvements to site and adjacent public spaces.
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**	Adequate pedestrian access for the site development is provided from Fleet Street.
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; currently used as a take-out restaurant. The site is an urban building site, and 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**	Landscaping improvements proposed, meeting open space requirements and improving the property.
19	Compliance with applicable City approved design standards.	**Meets** **Does Not Meet**	See HDC and TAC approvals.
	Other Board Findings:		

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28 October 2026

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

RE: Amended Site Plan Approval at 175 Fleet Street, Proposed Gilley's Addition; LU 25 - 152

Dear Mr. Chellman and Planning Board Members:

On behalf of Ralph 1912 LLC, we submit the following for **Amended Site Plan Approval** for the above-mentioned project at 175 Fleet Street for your review and approval. We request that we be placed on the Planning Board agenda for your **November 19, 2026,** Planning Board Meeting. The project consists of a proposed addition to the existing Gilley's Restaurant at 175 Fleet Street and the addition of two take-out restaurants permanently situated on the site with the associated and required site improvements. The addition will add ADA compliant bathrooms to the site. The added food service structures will broaden the appeal of the destination, serve a larger client base, and will anchor the newly created pedestrian friendly Newberry Way. The site is in a desirable downtown location within walking distance of amenities such as the Parking Garage, Music Loft, and Music Hall. We believe that the downtown area will be better served if the site is expanded. The amendment seeks to move the Gilley's Addition to construction; Planning Board approval is required to amend the current Conditions of Approval, revise some of the site utilities, and work with the city to create a plan of action for the proposed Newberry Way improvements.

The Site Plan was approved at the January 22, 2026 Planning Board meeting. The final building design and coordination with the city for the upcoming Fleet Street reconstruction necessitate amendments to the approved plan; as well as the Planning Board Conditions of Approval. The Conditions of Approval are repeated below with comments included in **bold** text:

2.1) If applicable, any easement plans and deeds for which the City is a grantor or grantee shall be reviewed and approved by the Planning and Legal Departments and accepted by City Council. **The project requested a License and Landscape Agreement to facilitate trash storage and removal and allow for landscaping in the vicinity of the High Hanover Parking Garage. The request was approved at the May 18, 2026 City Council meeting.**

2.2) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department. **The recording Site plan has been submitted to the Planning Department for review and approval.**

2.3) All work and improvements proposed on city property (Garbage totes, bike racks, and landscaping) will require City Council approval. **The project requested a License and**

200 Griffin Rd., Unit 14, Portsmouth, NH 03801
T: 603.430.9282 | HALEYWARD.COM

Landscape Agreement to facilitate trash storage and removal and allow for landscaping in the vicinity of the High Hanover Parking Garage. The request was approved at the May 18, 2026 City Council meeting.

2.4) The two kiosks will need to be individually licensed per health department requirements. **This requirement has been noted on Sheet C201 in the *Approved Conditions* box at the top of the plan in the center.**

2.5) Applicant shall submit a lighting plan showing lumens and adequate lighting remains on after hours, to be reviewed approved by the Planning Department. **The Lighting Plan, Sheet C203 has been added to the plan set, with the lighting fixture specifications included in this submission.**

2.6) Any fencing as required by the liquor commission or used to divide the site is required to go to the HDC. **This requirement has been noted on Sheet C201 in the *Approved Conditions* box at the top of the plan in the center.**

2.7) A shoring plan stamped by a structural engineer shall be provided to ensure there will be no undermining of any structure along Newbury Way. **We request that this requirement be removed from the Site Plan Conditions of Approval as the applicant is filing a permit application for Earth Products Removal in order to coordinate the excavation and to address approval requirements under a separate application. The Earth Products Removal application will be submitted simultaneously for the November Planning Board meeting.**

2.8) A Construction Management and Mitigation Plan (CMMP) required. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments unless City staff determines that such plan is not needed. **A CMMP Application has been filed and is in the system as CMMP – 26 – 2; however, under the condition city staff may determine that such a plan is not needed.**

2.9) No amplified music permitted. **This requirement has been noted on Sheet C201 in the *Approved Conditions* box at the top of the plan in the center.**

The Site Plans have been revised in the following manner:

- Final building HVAC Design revisions
- Fleet Street Utility connection revisions
- Minor grading revisions

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The following plans are included in our submission with updated information in bold text as follows:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning. **The drawing list and submittal date has been updated.**
- Standard Boundary Survey & Existing Conditions Plan V101 – This plan shows the existing property boundary and the site conditions in detail. **Existing utilities have been updated.**
- Site Plan C201 – This plan shows the site development layout with the impervious coverage table, zoning development standards, approval conditions, and labelling notations. **The make-up air unit has been added to the site. The condensers have been edited. The Impervious Table has been updated – though a slight increase in coverage from the approved plan (decrease from existing still) the site complies. The city's electrical subsurface junction box has been added. Notes 13-16 have been shifted to the *Conditions of Approval* box.**
- Landscape Plan L01D – This plan shows the proposed landscape areas and the site lighting. **Landscaping has been updated in the area of the proposed make-up air units. Detail Sheets have been added.**
- Grading & Utility Plan C202 – This plan shows proposed site utilities and grading. **The Fleet Street utility improvements (future) have been added and the connections to the buildings updated. Minor grading to accommodate revised door locations is shown. The electrical conduit looping run up Newberry Way for electrical utility resilience has been added.**
- Lighting Plan C203 – This plan shows the proposed site lighting **and has been added to the plan set.**
- Detail Plans C501 to C502 – These plans shows proposed site details. **No changes to C501; on C502 the bike rack detail was removed since it was added to the Landscape Plans.**

Also attached to this submission is additional material to aid in the review of the application:

- ✓ Planning Board Approval Document
- ✓ Lighting Specifications
- ✓ Fleet Street License Agreement
- ✓ License Area Plan

If any additional information is required please let me know. We look forward to Planning Board review of this submission and look forward to an in-person presentation at your meeting. Amended Site Plan approval is hereby requested.

Sincerely,



John R. Chagnon, PE

P:\NH\5010156-McNabb_Properties\004-175 Fleet St., Portsmouth-JRC\03-WIP_Files\City of Portsmouth Site Plan\175 Fleet Site Plan Amendment Cover Letter 10-26-2026.docx

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CITY OF PORTSMOUTH
Planning & Sustainability Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801
(603) 610-7216

PLANNING BOARD

January 29, 2026

Ralph 1912, LLC
10 Pleasant Street, Unit 300
Portsmouth, New Hampshire 03801

RE: Requesting Site Plan review approval for property located at 175 Fleet Street, Portsmouth, NH (LU-25-152)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, January 22, 2026**, considered your application for Site Plan Review approval for the addition of two new food service structures with associated site improvements Said property is shown on Assessor Map 117 Lot 8 and lies within the Character District 5 (CD5) and Historic District**.** As a result of said consideration, the Board voted 1) to find that the Site Plan application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented, and 2) to **grant** Site Plan Approval with the following **conditions**:

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:

2.1) If applicable, any easement plans and deeds for which the City is a grantor or grantee shall been reviewed and approved by the Planning and Legal Departments and accepted by City Council.

2.2) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

2.3) All work and improvements proposed on city property (Garbage totes, bike racks, and landscaping) will require City Council approval.

2.4) The two kiosks will need to be individually licensed per health department requirements.

2.5) Applicant shall submit a lighting plan showing lumens and adequate lighting remains on after hours, to be reviewed approved by the Planning Department.

2.6) Any fencing as required by the liquor commission or used to divide the site is required to go to the HDC.

2.7) A shoring plan stamped by a structural engineer shall be provided to ensure there will be no undermining of any structure along Newbury Way.

2.8) A Construction Management and Mitigation Plan (CMMP) required. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval

by the City's Legal and Planning Departments unless City staff determines that such plan is not needed.

2.9) No amplified music permitted.

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.

This site plan approval shall not be effective until a site plan review agreement has been signed satisfying the requirements of Section 2.12 of the City's Site Review Approval Regulations.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

The Planning & Sustainability Director must certify that all outstanding conditions of approval have been completed prior to issuance of a building permit unless otherwise indicated above.

This site plan approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Planning Board unless an extension is granted by the Planning Board in accordance with Section 2.14 of the Site Review Regulations.

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 Planning Board Meeting website:

https://www.cityofportsmouth.com/planportsmouth/planning-board/planning-board-archived-meetings-and-material

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

Very truly yours,



Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Peter H. Rice, Director of Public Works
Tracy Kozak, Arcove

Rubber 3D

inter•lux

IP67 3D

General: Rubber is a broad family of flexible lighting fixtures created to resolve even the most challenging architectural details and applications (columns, curved walls), both indoor and outdoor. Rubber is available in multiple solutions: from a 3D version with a diffused output that bends in every direction, to 2D Mini (only 0.2" wide) options that bend sideways, to get to the unique 3D Optic.

3D Optic has dedicated optics every inch which make this 360° bendable product a real lighting machine, unique in its category and with an unprecedented attention to its design and look.

Fixture Body: Polyurethane resin blended into a PVC flexible channel. Rubber 3D bends 360° (Min. Bending Radius 9.9").
Mounting/Casing: Multiple mounting solutions available: straight PVC or Aluminum channels and mounting clips with or without wireway; articulated channel to follow any shape the product is bent to.
Drive-over: Walk-Over only.
Dimensions/Weight: 39.5" (0.61 lbs) – 197" (3.01 lbs) – 315"(4.81 lbs) – 394" (6.01 lbs)

Driver: Remote, 24V DC Dimmable 0-10V or Non-Dim.
Wattages: 1.5 W/ft Individual fixture wattage: 5W (39.5") – 25W (197") – 50W (394")
2.9 W/ft Individual fixture wattage: 9.8W (39.5") – 48W (197") – 76.8W (315")
Cable: Fixture comes with 0.82' of cable (Power cable required, ordered separately).

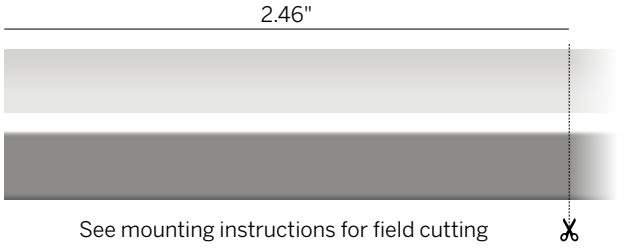
IP rating: IP67 for temporary flooding up to 3.28' depth for up to a maximum of 30 mins.
IK rating: IK 07
ETL Certification: ETL, wet location

Optics: Fixed, diffused.
Color temperatures: 2200K – 2700K – 3000K – 3500K – 4000K.
CRI: 90

Lumen Maintenance: L70 projections tested at Tj 65° C and Ta 25°.
L70 (TM21 Projected 85C) 54,000 hours

Warranty: 5-year Limited Warranty on fixtures. 1-year Limited Warranty on Remote Drivers.





Delivered Lumens*	39.5"	197"	315.1"	393.9"	lm/ft
WH [1.5 CV]	270	1350	N/A	2700	82
WH [2.9 CV]	506	2528	4044	N/A	154
CON [2.9 CV]	250	1187	1899	N/A	76

*Values shown for 3000K

Ordering Information

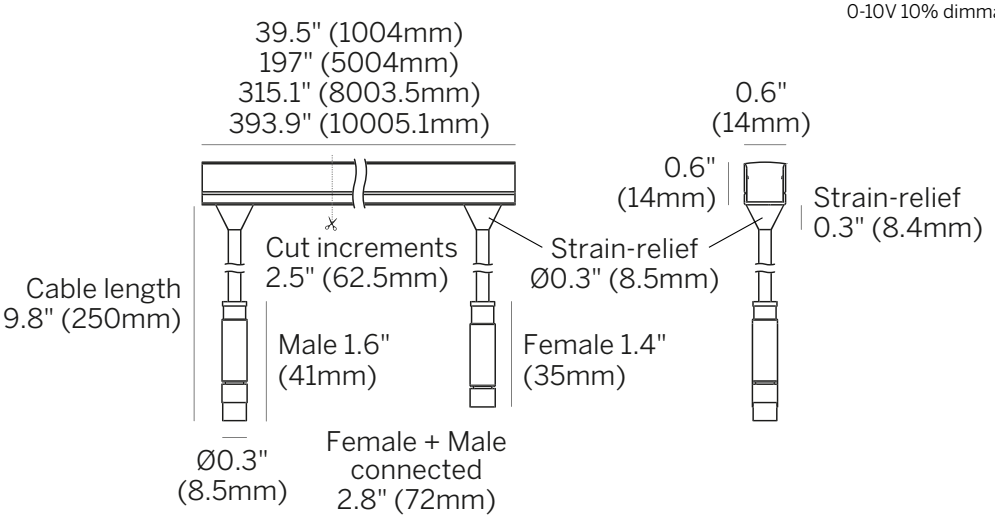
								(Required)[5]		
RUB		3D				GE				
Product	**Trim/Finish**	**Type**	**Length**	**Wattage/Operation**	**Color Temp**	**Optic**	**+**	**Profile**	**Cable**	**Driver**
RUB = Rubber	WH = White Finish CON = Concrete Finish[1]	3D = 3D	39 = 39.5" 197 = 197" 315 = 315.1"[2] 394 = 393.9"[3]	1.5 CV = 1.5W/ft / Remote Constant Voltage 24V DC (WH ONLY) 2.9 CV = 2.9W/ft / Remote Constant Voltage 24V DC	22 = 2200K[4] 27 = 2700K[4] 30 = 3000K 35 = 3500K[4] 40 = 4000K[4]	GE = General Illumination		99549 C-K100007 83034 C-K100009 C-F400001 C-F400002 C-F400003 C-F400004 C-K100011 83351 C-K400168 C-K400169 C-F500004 C-F500005 C-K100032 99539 99521	E-W200001 E-W200002	OT96-D010 DI96-24V-JBX-DPH-D010 LUT96-L3D0

[1] 3000K ONLY
[2] 2.9W/ft ONLY
[3] White, 1.5W/ft ONLY
[4] N/A CON
[5] See page 2

Rubber 3D

inter•lux

1.5W/ft or 3W/ft 24V DC



DRIVER OPTIONS (pick one)

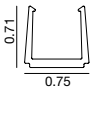
C.V. Power supply options (remote only)

OT96-D010
Dry location 96W 24V
0-10V 10% dimmable

DI96-24V-JBX-DPH-D010
Wet location 96W 24V
Forward Phase or 0-10V
dimmable

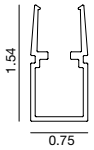
LUT96-L3D0
Dry location 96W 24V
Lutron EcoSystem
0.1% dimmable

Profile



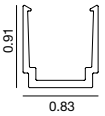
99549 Anod. Al.
C-K100007 Black A.A.
Linear profile
Length 39.4 in

IK10

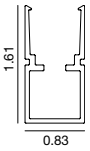


83034* Anod. Al.
C-K100009* Black A.A.
Linear profile with connector cavity
Length 39.4 in

IK10



C-F400001 Anod. Al.
C-F400002 Black A.A.
Clip with toothed spring
Length 2 in



C-F400003 Anod. Al.
C-F400004 Black A.A.
Clip with toothed spring with connector cavity
Length 2 in



C-K100011
Flexible Profile 39.64 x 0.51 x 0.63 in

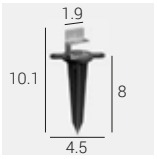
St. Steel

Cables



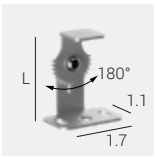
E-W200001
male connector
78.7 in

E-W200002
female connector
78.7 in



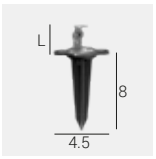
83351
Spike with bracket (requires linear profile or clip ordered separately)

PVC



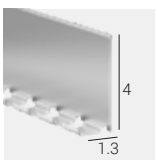
C-K400168 (2"L)
C-K400169 (4"L)
Spike with bracket (requires linear profile or clip ordered separately)

St. Steel



C-F500004 (2"L)
C-F500005 (4"L)
Metal Tilting bracket on a spike (requires linear profile or clip ordered separately)

St. Steel

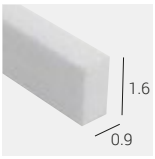


C-K100032
Flexible Anti-glare Shield 80.1" L (requires linear profile or clip ordered separately)

St. Steel



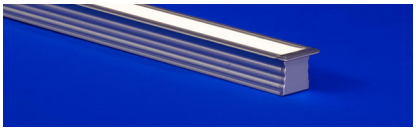
99539
Pair of end caps and silicone tube

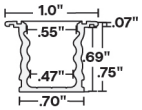


***99521**
Polystyrene Concrete-pour preparation kit for 83034 / C-K100009 profiles only (not to be used on curved runs) 1.6"H x 0.9"W x 39.8"L

ESSENTIALS FLUR™- ENCAPSULATED (03) STATIC WHITE

24VDC Linear Fixtures - Recessed





- Deep flanged recessed fixture
- Features high quality LED strips encapsulated in polyurethane in a rigid extrusion providing a robust fixture
- Encapsulation available in clear or translucent
- Suitable for indoor and outdoor locations (IK10)
- Offered with an optional mounting tray
- Features two wire feed options
- Stainless steel mounting clips
- Features painted end caps to match extrusion finish or clear end caps to achieve seamless appearance of long runs
- Suitable for installation in the storage area of a clothes closet when specified with LEDs at 4.0 watts or less per foot per NEC regulations

INFORMATION REQUIRED FOR LIGHTING SCHEDULE

1	2	3	4	5	6
PRODUCT	WATTS/ FT	CCT	RATED	EFFICIENCY	LENS
			ENC		

ADDITIONAL INFORMATION REQUIRED TO ORDER

7	8	9	10	11	12	13	14	15	16	17
WIRE INPUT/ OUTPUT	CONNECTOR / WIRE IN	CONNECTOR / WIRE OUT	INPUT END CAP	OUTPUT END CAP	WIRE COLOR	WIRE TYPE	MOUNTING	FINISH	LENGTH (IN)	EXACT/ OPTIMAL
			STD	STD			SST			

Sample Part Number: **FL3SW-5.0-30-ENC-WO-TL-P1-BW-BW-STD-STD-BK-CL2-SST-ST-48"-E**

1 PRODUCT

FL3SW
FL3SW-USA

Select USA option for BAA and BABA projects.

See following pages for compatible power supplies.

2 WATTS/FT

1.5	1.5W/ft
3.0	3.0W/ft
4.0	4.0W/ft
5.0	5.0W/ft
1.5HE	1.5W/ft HE
3.0HE	3.0W/ft HE
6.0HE	6.0W/ft HE

3 CCT

24	2400K
27	2700K
30	3000K
35	3500K
40	4000K

4 RATED

ENC IP67

5 EFFICIENCY

STD	Standard
WO	White Optics

WhiteOptics - Internal coating, greater lumen output

6 LENS

CL	Clear
TL	Translucent

For representation of LED visibility, see Diode Visibility section on following pages.
For beam angles, see Photometric Performance section on following pages

7 WIRE INPUT/OUTPUT

SINGLE (Input only)

S1	End Feed
S2	Bottom Feed

PASS THROUGH (Input/output)

P1	End Feed
P2	Bottom Feed

For continuous mounting, consider bottom feed

8 CONNECTOR/WIRE IN

BW	Bare Wire (Standard 24")
BRL	Barrel
CON6	Connector 6"
CON24	Connector 24"

BW: Standard length is 24", Max length is 120". Request custom length by writing in part number next to BW (example: BW48)

9 CONNECTOR/WIRE OUT

CLS	Closed End (No feed)

BW	Bare Wire (Standard 24")
BRL	Barrel
CON6	Connector 6"
CON24	Connector 24"

BW: Standard length is 24", Max length is 120". Request custom length by writing in part number next to BW (example: BW48)

10 INPUT END CAP

STD Standard

STD - End cap matches fixture finish chosen

11 OUTPUT END CAP

STD Standard

STD - End cap matches fixture finish chosen

12 WIRE COLOR

WH	White
BK	Black
N/A	For Barrel

13 WIRE TYPE

CL2	Class 2
CL2P	Plenum Rated
N/A	For Barrel

CL2P only available with bare wire leads (BW)

14 MOUNTING

SST Stainless Steel

15 FINISH

ST	Satin
BK	Black
CU	Custom

Custom finishes require a longer lead time, consult factory

16 LENGTH (IN)

Minimum length is 12", maximum length is 98" not including end caps. Contact us for lengths under 12".

17 EXACT/OPTIMAL

O	Optimal Illumination
E	Exact Specified Length

Exact fixtures match the exact length you specify, but they may have dim spots at the ends. Optimal fixtures are slightly shorter than the length specified, but provide full illumination from end to end. See Exact/Optimal Fixture Length charts.

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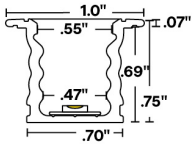
Specification subject to change. Rev-01-20-26

5 year warranty | Field modifications void warranty | Data subject to change, all data has +/- 5% tolerance | Compatible for use with QTL power supplies | Florida Fish and Wildlife Conservation Commission (FWC) rated Strips: Red and Amber | IK10 rated | Patent # D798,471 S

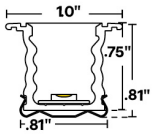
ESSENTIALS FLUR™-ENCAPSULATED (03) STATIC WHITE

24VDC Linear Fixtures - Recessed

1 PRODUCT - DIMENSIONS



Profile



Profile with stainless steel mounting clip

2 DELIVERED LUMENS

[Calculated L70 = 40000 hrs]
Tested with FL3SW-**-30-ENC-STD

	1.5 W/FT		1.5HE W/FT		3.0 W/FT		3.0HE W/FT		4.0 W/FT		5.0 W/FT		6.0HE W/FT	
	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI
CL	78	98	101	98	136	98	185	98	169	98	206	98	350	98
TL	49	98	64	98	86	98	117	98	107	98	130	98	221	98

[Calculated L70 = 40000 hrs]
Tested with FL3SW-**-30-ENC-WO

	1.5 W/FT		1.5HE W/FT		3.0 W/FT		3.0HE W/FT		4.0 W/FT		5.0 W/FT		6.0HE W/FT	
	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI
CL	87	98	112	98	151	98	205	98	188	98	229	98	389	98
TL	58	98	75	98	102	98	138	98	126	98	154	98	261	98

TEMPERATURE RATINGS

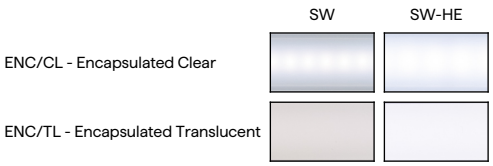
	1.5 W/FT		1.5 HE W/FT		3.0 W/FT		3.0 HE W/FT		4.0 W/FT		5.0 W/FT		6.0 HE W/FT	
	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Ambient Operating Temp - Recessed	-4°F	125°F	-4°F	130°F	-4°F	120°F	-4°F	125°F	-4°F	110°F	-4°F	95°F	-4°F	95°F
Ambient Operating Temp - Surface	**	**	**	**	**	**	**	**	**	**	**	**	**	**

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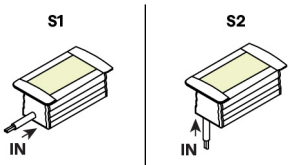
24VDC Linear Fixtures - Recessed

6 DIODE VISIBILITY

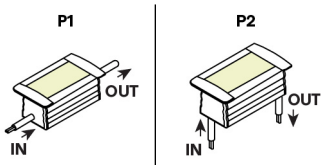


7 WIRE INPUT/OUTPUT

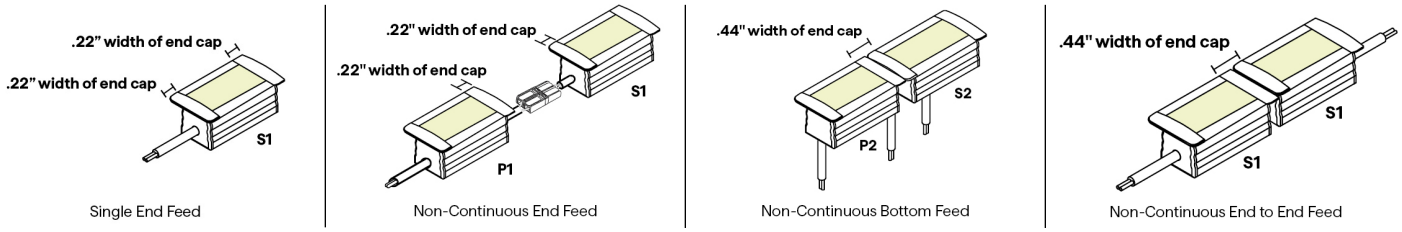
SINGLE (Input only)



PASS THROUGH (Input/Output)

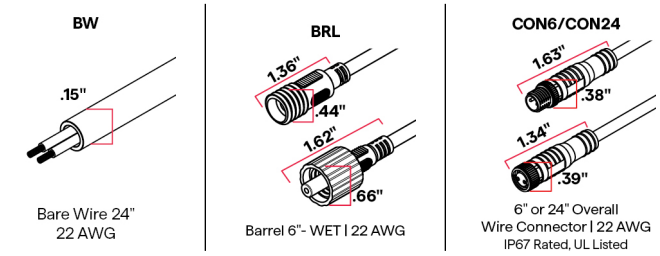


CONFIGURATION OPTIONS



8/9 CONNECTOR/WIRE – IN/OUT

Connector/Wire In or Out not needed to specify product. Standard configuration is BW for Wire In and CLS for Wire out

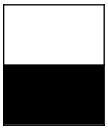


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ESSENTIALS FLUR™-ENCAPSULATED (03) STATIC WHITE

24VDC Linear Fixtures - Recessed

12 WIRE COLOR

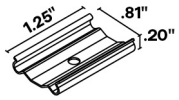


White

Black

14 MOUNTING

SST



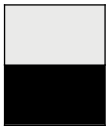
Stainless Steel Clip

2 clips provided for 4' or less; 4 clips provided for greater than 4'

To order separately use SST-01

Each clip comes with a #4 x 5/8" Flat Head screw

15 FINISH



Satin

Black

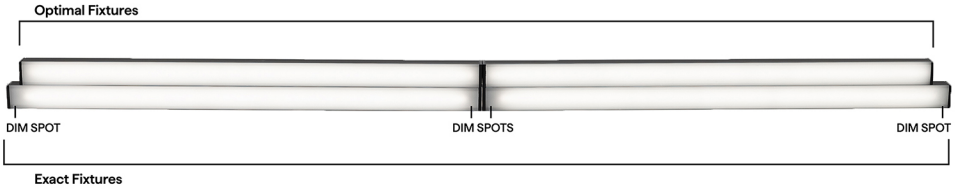
Custom finishes require a longer lead time, consult factory

17 EXACT/OPTIMAL FIXTURE LENGTH

E/O Length Calculator →

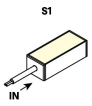
E/O Explained →

Exact fixtures are the exact length specified. Optimal fixtures' length is rounded down based on LED cut points to allow the fixture to be illuminated end to end. For runs with multiple fixtures that need to fill a specific length, it's recommended to order all optimal fixtures with an exact fixture at the end of the run.

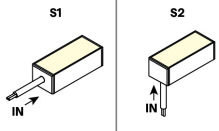
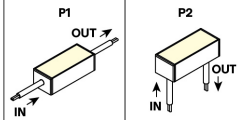


SW ENC LENGTHS BY INCH

EXACT LENGTH

Requested Length	Potential dim spot on either end of a S1 fixture 
12"	0.5"
13"	0.5"
14"	0.5"
15"	0.5"
16"	0.5"
17"	0.5"
18"	0.5"
19"	0.5"
20"	0.5"
21"	0.5"
22"	0.5"
23"	0.5"
24"	0.5"
36"	0.5"
48"	0.5"
60"	0.5"
72"	0.5"
84"	0.5"
96"	0.5"

OPTIMAL LENGTH

Requested Nominal Length	S1 & S2 	P1 & P2 
12"	11.41"	11.66"
13"	12.41"	12.66"
14"	13.41"	13.66"
15"	14.41"	14.66"
16"	15.41"	15.66"
17"	16.41"	16.66"
18"	17.41"	17.66"
19"	18.41"	18.66"
20"	19.41"	19.66"
21"	20.41"	20.66"
22"	21.41"	21.66"
23"	22.41"	22.66"
24"	23.41"	23.66"
36"	35.41"	35.66"
48"	47.41"	47.66"
60"	59.41"	59.66"
72"	71.41"	71.66"
84"	83.41"	83.66"
96"	95.41"	95.66"

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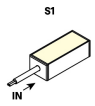
Specification subject to change. Rev-01-20-26

ESSENTIALS FLUR™-ENCAPSULATED (03) STATIC WHITE

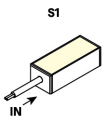
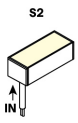
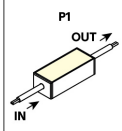
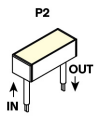
24VDC Linear Fixtures - Recessed

SW-HE ENC LENGTHS BY INCH

EXACT LENGTH

Requested Length	Potential dim spot on either end of a S1 fixture
	
12"	1"
13"	0.5"
14"	1"
15"	0.5"
16"	1"
17"	0.5"
18"	1"
19"	0.5"
20"	1"
21"	0.5"
22"	1"
23"	0.5"
24"	1"
36"	1"
48"	1"
60"	1"
72"	1"
84"	1"
96"	1"

OPTIMAL LENGTH

Requested Nominal Length	S1 & S2		P1 & P2	
				
12"	10.41"		10.66"	
13"	12.41"		12.66"	
14"	12.41"		12.66"	
15"	14.41"		14.66"	
16"	14.41"		14.66"	
17"	16.41"		16.66"	
18"	16.41"		16.66"	
19"	18.41"		18.66"	
20"	18.41"		18.66"	
21"	20.41"		20.66"	
22"	20.41"		20.66"	
23"	22.41"		22.66"	
24"	22.41"		22.66"	
36"	34.41"		34.66"	
48"	46.41"		46.66"	
60"	58.41"		58.66"	
72"	70.41"		70.66"	
84"	82.41"		82.66"	
96"	94.41"		94.66"	

COMPATIBLE POWER SUPPLIES

See power supplies cut sheets for more information. Data subject to change, all data has +/- 5% tolerance.

DIM TO LEVEL	INDOOR		OUTDOOR	
	SW24/1.5-4.0	SW24/5.0, SW-HE, SW-HE+	SW24/1.5-4.0	SW24/5.0, SW-HE, SW-HE+
Dim to Black	Q6M-DC+CAP QTM-DC+CAP iQ-PH+QD1	Q6M-DC+CAP QTM-DC+CAP iQ-PH+QD1	QOM-DC+CAP QOM-PH	QOM-DC+CAP QOM-PH
0.1%	QT-CAB-QZ-PH/0-10V QT-CAB-eLED+0-10V QT-CAB-eLED+0-10V-AWN QT-CAB-eLED+DALI-DT6 QT-CAB-eLED+DALI-DT6-AWN QTM-eLED+0-10V QTM-eLED+0-10V-AWN QTM-eLED+DALI-DT6 QTM-eLED+DALI-DT6-AWN QZ-BOWTIE+DIMMER QZ-DMX QZ-PH/0-10V QZ-STICK-PH/0-10V QZLP	QT-CAB-QZ-PH/0-10V QT-CAB-eLED+0-10V QT-CAB-eLED+0-10V-AWN QT-CAB-eLED+DALI-DT6 QT-CAB-eLED+DALI-DT6-AWN QTM-eLED+0-10V QTM-eLED+0-10V-AWN QTM-eLED+DALI-DT6 QTM-eLED+DALI-DT6-AWN QZ-BOWTIE+DIMMER QZ-DMX QZ-PH/0-10V QZ-STICK-PH/0-10V QZLP	Q-SET-QZ-DMX Q-SET-QZ-PH/0-10V Q-SET-eLED+0-10V QOM-eLED+0-10V QOM-eLED+DALI-DT6 QOM-eLED+PS-DALI-DT6 QZ-DMX QZ-PH/0-10V	Q-SET-QZ-DMX Q-SET-QZ-PH/0-10V Q-SET-eLED+0-10V QOM-eLED+0-10V QOM-eLED+DALI-DT6 QOM-eLED+PS-DALI-DT6 QZ-DMX QZ-PH/0-10V
1%	QTM-eLED(E) QZ-DALI-DT6	QTM-eLED(E) QZ-DALI-DT6	Q-SET+QZ-DALI-DT6 QZ-DALI-DT6	Q-SET+QZ-DALI-DT6 QZ-DALI-DT6
10%	Non-Dim Power Supply with SW App Dongle	Non-Dim Power Supply with SW App Dongle	Q-HEX-mini-DC Q-SET-mLED	

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ESSENTIALS FLUR™-ENCAPSULATED (03) STATIC WHITE

24VDC Linear Fixtures - Recessed

DIMMING PROTOCOL	INDOOR		OUTDOOR	
	SW24/1.5-4.0	SW24/5.0, SW-HE, SW-HE+	SW24/1.5-4.0	SW24/5.0, SW-HE, SW-HE+
Non-Dim	QT-CAB-eLED-ND QTM-eLED-ND QZ-ND	QT-CAB-eLED-ND QTM-eLED-ND QZ-ND	Q-SET-QZ-ND Q-SET-eLED-ND QOM-eLED-ND QZ-ND	Q-SET-QZ-ND Q-SET-eLED-ND QOM-eLED-ND QZ-ND
Phase	Q6M-DC+CAP QT-CAB-QZ-PH/0-10V QTM-DC+CAP QTM-eLED(E) QZ-BOWTIE+DIMMER QZ-PH/0-10V QZ-STICK-PH/0-10V QZLP iQ-PH+QD1	Q6M-DC+CAP QT-CAB-QZ-PH/0-10V QTM-DC+CAP QTM-eLED(E) QZ-BOWTIE+DIMMER QZ-PH/0-10V QZ-STICK-PH/0-10V QZLP iQ-PH+QD1	Q-HEX-mini-DC Q-SET-QZ-PH/0-10V Q-SET-mLED QOM-DC+CAP QOM-PH QZ-PH/0-10V	Q-SET-QZ-PH/0-10V QOM-DC+CAP QOM-PH QZ-PH/0-10V
0-10V	QT-CAB-QZ-PH/0-10V QT-CAB-eLED+0-10V QT-CAB-eLED+0-10V-AWN QTM-eLED+0-10V QTM-eLED+0-10V-AWN QZ-PH/0-10V QZ-STICK-PH/0-10V QZLP	QT-CAB-QZ-PH/0-10V QT-CAB-eLED+0-10V QT-CAB-eLED+0-10V-AWN QTM-eLED+0-10V QTM-eLED+0-10V-AWN QZ-PH/0-10V QZ-STICK-PH/0-10V QZLP	Q-SET-QZ-PH/0-10V Q-SET-eLED+0-10V QOM-eLED+0-10V QZ-PH/0-10V	Q-SET-QZ-PH/0-10V Q-SET-eLED+0-10V QOM-eLED+0-10V QZ-PH/0-10V
Lutron Athena	QT-CAB-eLED+0-10V-AWN QT-CAB-eLED+DALI-DT6-AWN QTM-eLED+0-10V-AWN QTM-eLED+DALI-DT6-AWN	QT-CAB-eLED+0-10V-AWN QT-CAB-eLED+DALI-DT6-AWN QTM-eLED+0-10V-AWN QTM-eLED+DALI-DT6-AWN		
ECO System	QTM-eLED(E)	QTM-eLED(E)		
DMX	QZ-DMX	QZ-DMX	Q-SET-QZ-DMX QZ-DMX	Q-SET-QZ-DMX QZ-DMX
DALI-2: DT6	QT-CAB-eLED+DALI-DT6 QT-CAB-eLED+DALI-DT6-AWN QTM-eLED+DALI-DT6 QTM-eLED+DALI-DT6-AWN QZ-DALI-DT6	QT-CAB-eLED+DALI-DT6 QT-CAB-eLED+DALI-DT6-AWN QTM-eLED+DALI-DT6 QTM-eLED+DALI-DT6-AWN QZ-DALI-DT6	Q-SET+QZ-DALI-DT6 QOM-eLED+DALI-DT6 QZ-DALI-DT6	Q-SET+QZ-DALI-DT6 QOM-eLED+DALI-DT6 QZ-DALI-DT6
SCENE App Dimmed	Non-Dim Power Supply with SW App Dongle	Non-Dim Power Supply with SW App Dongle		

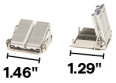
COMPATIBLE MOUNTING ACCESSORIES

HINGE - HMB-M



Adjustable mounting bracket - Medium

HINGE - HMB-L



Adjustable mounting bracket - Large

HINGE - HMB-XL



Adjustable mounting bracket - XLarge

Q-PIVOT



Small mounting accessory

Q-ANGLE



Adjustable mounting accessory

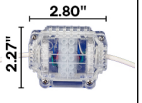
COMPATIBLE WIRING ACCESSORIES

Q-mini-J



UL Listed, miniature junction box, DRY/DMP (WET rated with silicone)

Q-mini-J5



UL Listed, miniature junction box, DRY/DMP (WET rated with silicone)

BARREL-EXT



8ft barrel cable extender DRY ONLY

BARREL FOUR-FER



Splits lead from one to four LED Barrel connector fixtures, DRY/DMP

CON120-EXT



10ft Con cable extender DRY/DMP/WET

CON FOUR-FER



Splits lead from one to four LED Con connectors DRY/DMP/WET

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Specification subject to change. Rev-01-20-26

ESSENTIALS FLUR™-ENCAPSULATED (03) STATIC WHITE

24VDC Linear Fixtures - Recessed

COMPATIBLE CONTROL ACCESSORIES

SCENE APP DONGLE



Wi-Fi or Bluetooth Connectivity

COMPATIBLE APPS

NFC APP



Read and write DMX addresses and adjust voltage

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RAVEN™

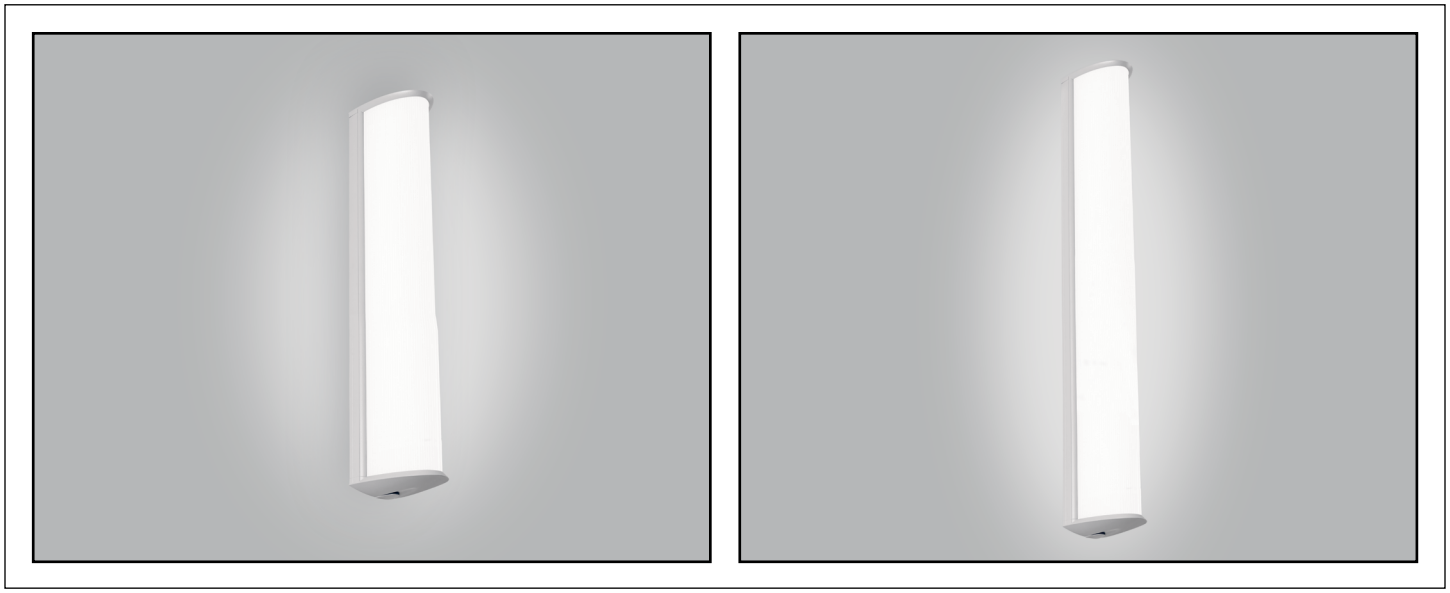
0W1350/0W1352/0W1354/0W1356/0W1358

Outdoor models no Accent Bars

VISA LIGHTING

VisaLighting.com/products/Raven

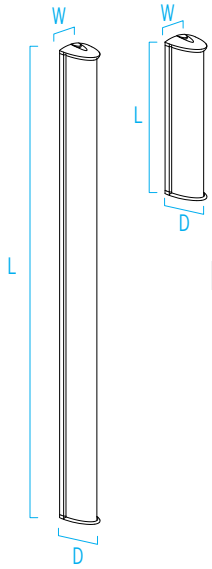
Type: Project: Location:



DIMENSIONS[1]

L = Length D = Depth W = Width WT = Weight

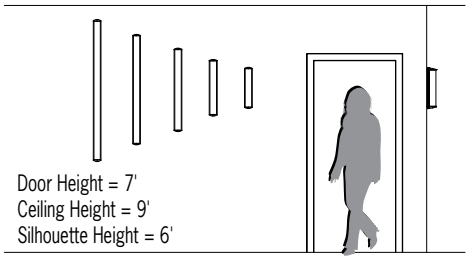
	0W1350	0W1352	0W1354	0W1356	0W1358
L	18-1/2" (470 mm)	24-3/4" (629 mm)	36-1/2" (927 mm)	48-3/8" (1229 mm)	60-1/8" (1527 mm)
D	4" (102 mm)				
W	3 -3/8" (86 mm)				



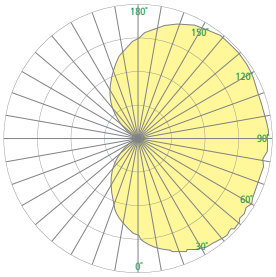
FEATURES

- Integral driver
- Vertical or horizontal mounting
- Mounts to 2 X 4 electrical junction box (by others) with provided hardware. Requires auxiliary mounting fasteners (provided). Orient junction box to match fixture's linear dimension (horizontal or vertical)
- Tamper resistant fasteners
- High impact extruded aluminum backplate/side rails, die-cast end caps; gasketed and sealed construction
- Extruded clear prismatic performance lens and extruded white acrylic diffuser
- High impact extruded white acrylic, F1 rated; UL-94 HB Flame Class rated
- No VOC powder coat finish
- ETL listed for wet location mounting 4' above grade

RELATIVE SCALE DRAWING



PHOTOMETRICS



ADA XPS ETL Listed 5 Year Warranty

RAVEN (cont.)

0W1350/0W1352/0W1354/0W1356/0W1358

Outdoor models no Accent Bars

Fill in shaded boxes using information listed below

		–			
			MVOLT		
MODEL[1] 0W1350 0W1352 0W1354 0W1356 0W1358 See page 1	**SOURCE**[2] • L30K(H) • L30K(L) L35K(H) L35K(L) • L40K(H) • L40K(L)		**VOLTAGE** MVOLT	**FINISH** See last page for finish order codes	**OPTION**[3] XPS

SOURCE[2] (Select One)

Dimmable 0-10V to 1%, Minimum 80CRI, within 3-step MacAdam

Source	CCT	0W1350		0W1352		0W1354		0W1356		0W1358	
		Delivered Lumens	Power/ Watts	Delivered Lumens	Power/ Watts	Delivered Lumens	Power/ Watts	Delivered Lumens	Power/ Watts	Delivered Lumens	Power/ Watts
• **L30K(H)**	3000K	1100	10	1400	13	2800	26	3300	29	3900	35
• **L30K(L)**	3000K	750	7	800	7	1900	17	2200	19	2800	23
L35K(H)	3500K	1100	10	1400	13	2800	26	3300	29	3900	35
L35K(L)	3500K	750	7	800	7	1900	17	2200	19	2800	23
• **L40K(H)**	4000K	1100	10	1400	13	2900	26	3400	29	4100	35
• **L40K(L)**	4000K	750	7	800	7	2000	17	2300	19	2800	23

OPTION[3]

⚠ Option availability may be interdependent with Other Options

XPS	Express 10 day shipping. Items marked with a bullet (•) are not available with **XPS**

VOLTAGE

MVOLT	120-277V, 50/60 Hz

LUMEN MAINTENANCE RATING

L80 (reported)	>50,000hrs

Tamper Resistant Fastener



RAVEN (cont.)

0W1350/0W1352/0W1354/0W1356/0W1358

Outdoor models no Accent Bars

RAVEN PRODUCT FAMILY

Accent Bars	**Outdoor**	• 0W1348 • 0W1340 • 0W1342 • 0W1344 • 0W1346
	Indoor	• CV1818 • CV1800 • CV1802 • CV1804 • CV1806
No Accent Bars	**Outdoor**	• 0W1350 • 0W1352 • 0W1354 • 0W1356 • 0W1358
	Indoor	• CV1820 • CV1822 • CV1824 • CV1826 • CV1828

See Visalighting.com/products/Raven for more information

SUGGESTED VARIATIONS

- 2700k–5000k color temperatures
- Increase fixture length up to 8' (indoor only)

RAVEN (cont.)

0W1350/0W1352/0W1354/0W1356/0W1358

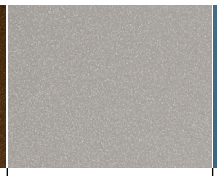
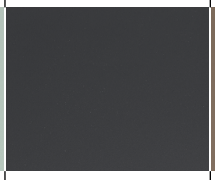
Outdoor models no Accent Bars

VISA LIGHTING

FINISHES

Specify color code when ordering. For accurate color matching, individual paint and finish samples are available upon request.
For more information about our finishes visit visalighting.com/finishes

Powder Coat Paint Finishes (Standard)

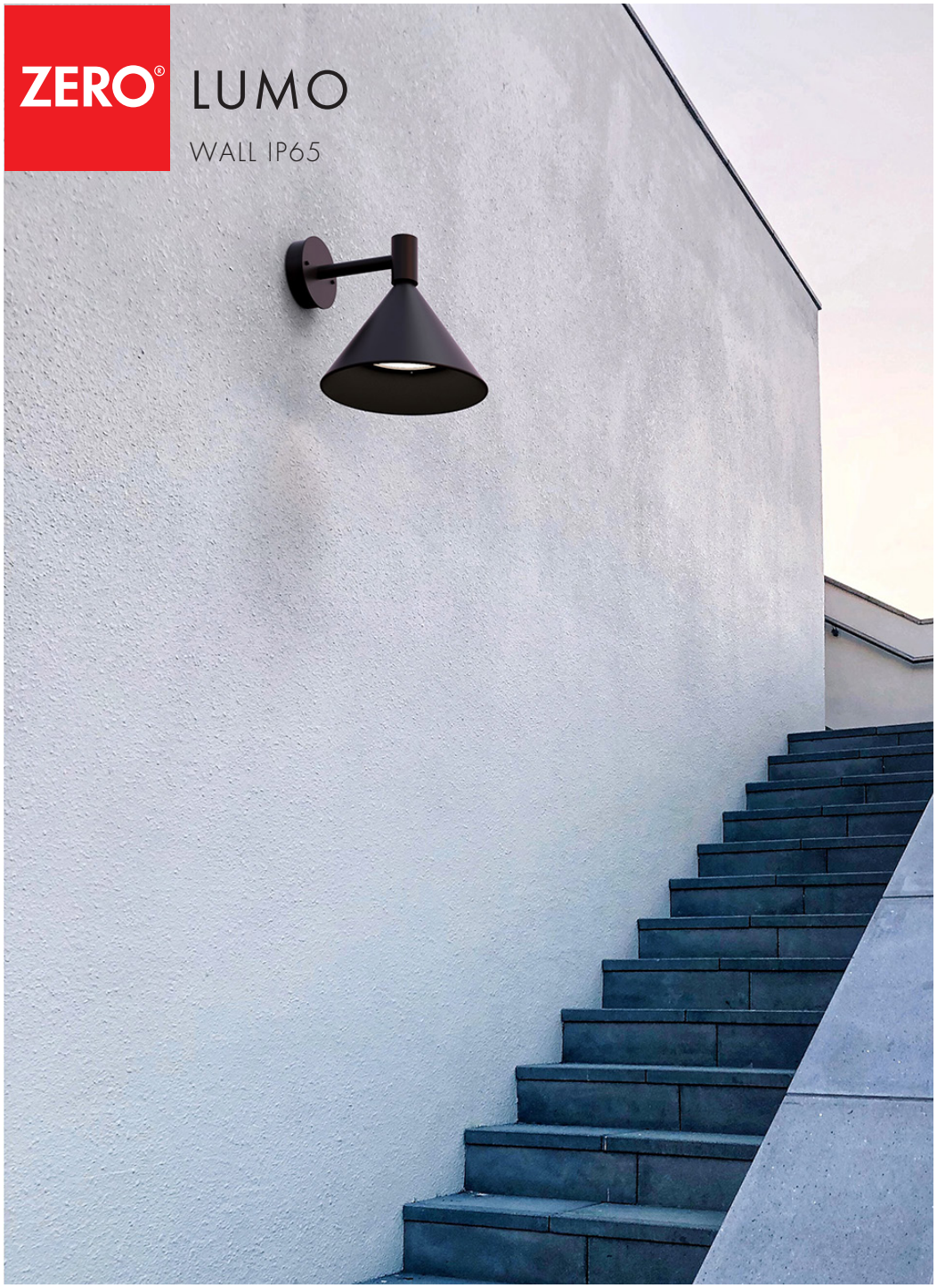
						
AGGY Agate Grey	**ALGN** Alpine Green	**BJBG** Baja Beige	**BMAT** Bronze Matte	**BRNZ** Bronze	**BSIL** Blade Silver	**CVBL** Cove Blue
						
DEOR Deoro Gold	**GLWT** Glacier White	**GSIL** Graphite Siver	**HRGR** Harbor Grey	**JTBK** Jet Black	**OCBL** Ocean Blue	**SHGR** Shoreline Grey
						
SBGN Sagebrush Green	**SLGR** Slate Grey	**SSTP** Sierra Taupe	**TRCN** Terracotta Canyon	**TRWT** Traffic White	**VBLK** Velvet Black	**VNRD** Vineyard Red

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ZERO®

LUMO

WALL IP65

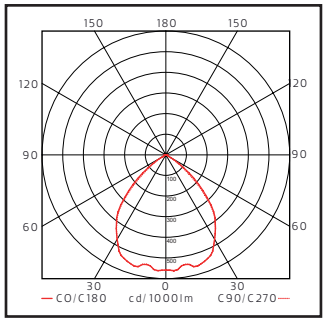




ZERO® LUMO

WALL IP65





Finish

Painted die-cast aluminum in black RAL 9005. Diffuser in prismatic acrylic.
Other colours on request.

LED info

System power: 10W. Luminaire Luminous Flux 660LM. CCT 3000K.
SDCM 3. CRI 90. L70/50000H.
Can be delivered with 2700K, 4000K on request.

Installation

On wall.

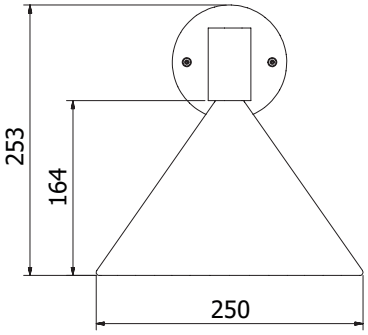
Connection

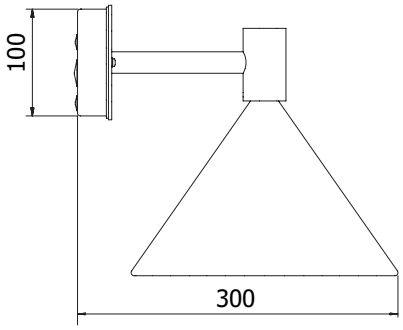
Terminal block 5x,2,5mm^2.

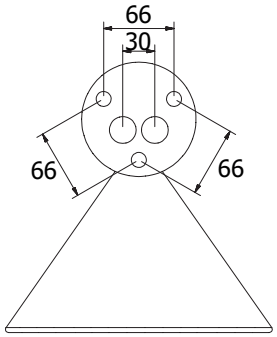
Design

Thomas Bernstrand 2023.

IK10







IP65 | 50Hz | 230V

ZERO® LUMO

WALL IP65



PRODUCT SPECIFICATION

POWER/LM	KELVIN	CRI	MODEL	COLOUR	ART.
10W/660LM	3000	>90	On/Off	Black	12140106-30
10W/660LM	3000	>90	DALI	Black	12140106D30

ZERO®

LUMO

WALL IP65



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SE-118 28 Stockholm, Sweden
+46(0)8-545 850 00

info@zero.se

Rubber 3D

inter•lux

IP67 3D

General: Rubber is a broad family of flexible lighting fixtures created to resolve even the most challenging architectural details and applications (columns, curved walls), both indoor and outdoor. Rubber is available in multiple solutions: from a 3D version with a diffused output that bends in every direction, to 2D Mini (only 0.2" wide) options that bend sideways, to get to the unique 3D Optic.

3D Optic has dedicated optics every inch which make this 360° bendable product a real lighting machine, unique in its category and with an unprecedented attention to its design and look.

Fixture Body: Polyurethane resin blended into a PVC flexible channel. Rubber 3D bends 360° (Min. Bending Radius 9.9").
Mounting/Casing: Multiple mounting solutions available: straight PVC or Aluminum channels and mounting clips with or without wireway; articulated channel to follow any shape the product is bent to.
Drive-over: Walk-Over only.
Dimensions/Weight: 39.5" (0.61 lbs) – 197" (3.01 lbs) – 315"(4.81 lbs) – 394" (6.01 lbs)

Driver: Remote, 24V DC Dimmable 0-10V or Non-Dim.
Wattages: 1.5 W/ft Individual fixture wattage: 5W (39.5") – 25W (197") – 50W (394")
2.9 W/ft Individual fixture wattage: 9.8W (39.5") – 48W (197") – 76.8W (315")
Cable: Fixture comes with 0.82' of cable (Power cable required, ordered separately).

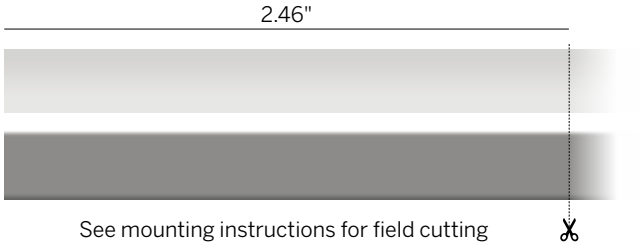
IP rating: IP67 for temporary flooding up to 3.28' depth for up to a maximum of 30 mins.
IK rating: IK 07
ETL Certification: ETL, wet location

Optics: Fixed, diffused.
Color temperatures: 2200K – 2700K – 3000K – 3500K – 4000K.
CRI: 90

Lumen Maintenance: L70 projections tested at Tj 65° C and Ta 25°.
L70 (TM21 Projected 85C) 54,000 hours

Warranty: 5-year Limited Warranty on fixtures. 1-year Limited Warranty on Remote Drivers.





Delivered Lumens*	39.5"	197"	315.1"	393.9"	lm/ft
WH [1.5 CV]	270	1350	N/A	2700	82
WH [2.9 CV]	506	2528	4044	N/A	154
CON [2.9 CV]	250	1187	1899	N/A	76

*Values shown for 3000K

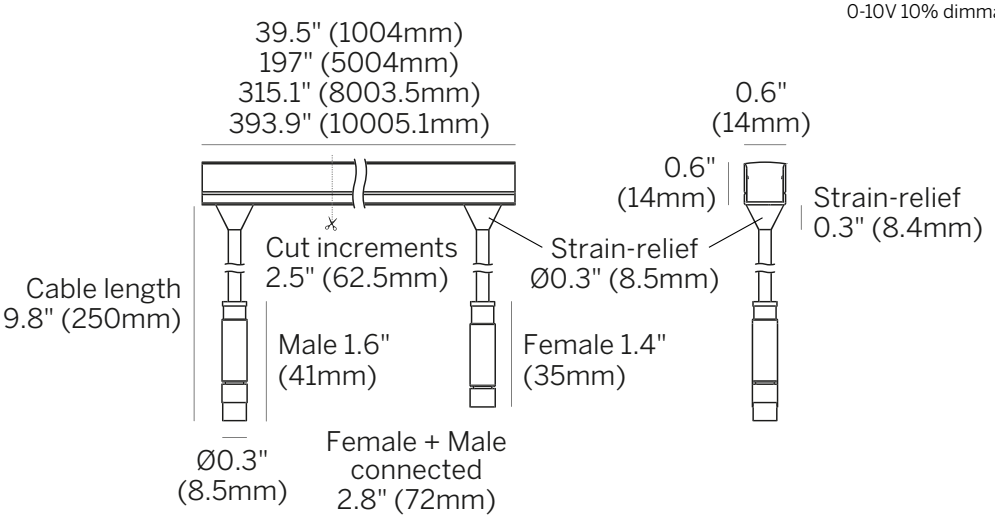
Ordering Information										(Required)[5]
RUB		3D				GE				
Product	**Trim/Finish**	**Type**	**Length**	**Wattage/Operation**	**Color Temp**	**Optic**	**+**	**Profile**	**Cable**	**Driver**
RUB = Rubber	WH = White Finish CON = Concrete Finish[1]	3D = 3D	39 = 39.5" 197 = 197" 315 = 315.1"[2] 394 = 393.9"[3]	1.5 CV = 1.5W/ft / Remote Constant Voltage 24V DC (WH ONLY) 2.9 CV = 2.9W/ft / Remote Constant Voltage 24V DC	22 = 2200K[4] 27 = 2700K[4] 30 = 3000K 35 = 3500K[4] 40 = 4000K[4]	GE = General Illumination		99549 C-K100007 83034 C-K100009 C-F400001 C-F400002 C-F400003 C-F400004 C-K100011 83351 C-K400168 C-K400169 C-F500004 C-F500005 C-K100032 99539 99521	E-W200001 E-W200002	OT96-D010 DI96-24V-JBX-DPH-D010 LUT96-L3D0

[1] 3000K ONLY
[2] 2.9W/ft ONLY
[3] White, 1.5W/ft ONLY
[4] N/A CON
[5] See page 2

Rubber 3D

inter•lux

1.5W/ft or 3W/ft 24V DC



DRIVER OPTIONS (pick one)

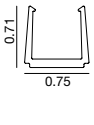
C.V. Power supply options (remote only)

OT96-D010
Dry location 96W 24V
0-10V 10% dimmable

DI96-24V-JBX-DPH-D010
Wet location 96W 24V
Forward Phase or 0-10V
dimmable

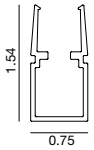
LUT96-L3D0
Dry location 96W 24V
Lutron EcoSystem
0.1% dimmable

Profile



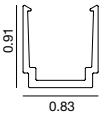
99549 Anod. Al.
C-K100007 Black A.A.
Linear profile
Length 39.4 in

IK10

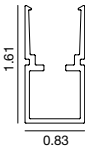


83034* Anod. Al.
C-K100009* Black A.A.
Linear profile with connector cavity
Length 39.4 in

IK10



C-F400001 Anod. Al.
C-F400002 Black A.A.
Clip with toothed spring
Length 2 in



C-F400003 Anod. Al.
C-F400004 Black A.A.
Clip with toothed spring with connector cavity
Length 2 in



C-K100011
Flexible Profile 39.64 x 0.51 x 0.63 in

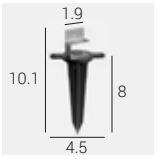
St. Steel

Cables



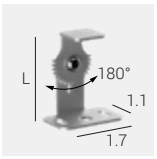
E-W200001
male connector
78.7 in

E-W200002
female connector
78.7 in



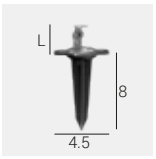
83351
Spike with bracket (requires linear profile or clip ordered separately)

PVC



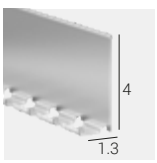
C-K400168 (2"L)
C-K400169 (4"L)
Spike with bracket (requires linear profile or clip ordered separately)

St. Steel



C-F500004 (2"L)
C-F500005 (4"L)
Metal Tilting bracket on a spike (requires linear profile or clip ordered separately)

St. Steel

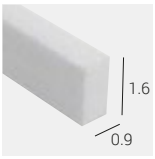


C-K100032
Flexible Anti-glare Shield 80.1" L (requires linear profile or clip ordered separately)

St. Steel



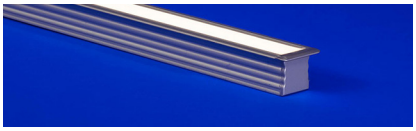
99539
Pair of end caps and silicone tube

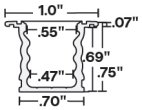


***99521**
Polystyrene Concrete-pour preparation kit for 83034 / C-K100009 profiles only (not to be used on curved runs) 1.6"H x 0.9"W x 39.8"L

ESSENTIALS FLUR™- ENCAPSULATED (03) STATIC WHITE

24VDC Linear Fixtures - Recessed





- Deep flanged recessed fixture
- Features high quality LED strips encapsulated in polyurethane in a rigid extrusion providing a robust fixture
- Encapsulation available in clear or translucent
- Suitable for indoor and outdoor locations (IK10)
- Offered with an optional mounting tray
- Features two wire feed options
- Stainless steel mounting clips
- Features painted end caps to match extrusion finish or clear end caps to achieve seamless appearance of long runs
- Suitable for installation in the storage area of a clothes closet when specified with LEDs at 4.0 watts or less per foot per NEC regulations

INFORMATION REQUIRED FOR LIGHTING SCHEDULE

1	2	3	4	5	6
PRODUCT	WATTS/ FT	CCT	RATED	EFFICIENCY	LENS
			ENC		

ADDITIONAL INFORMATION REQUIRED TO ORDER

7	8	9	10	11	12	13	14	15	16	17
WIRE INPUT/ OUTPUT	CONNECTOR / WIRE IN	CONNECTOR / WIRE OUT	INPUT END CAP	OUTPUT END CAP	WIRE COLOR	WIRE TYPE	MOUNTING	FINISH	LENGTH (IN)	EXACT/ OPTIMAL
			STD	STD			SST			

Sample Part Number: **FL3SW-5.0-30-ENC-WO-TL-P1-BW-BW-STD-STD-BK-CL2-SST-ST-48"-E**

1 PRODUCT

FL3SW
FL3SW-USA

Select USA option for BAA and BABA projects.

See following pages for compatible power supplies.

2 WATTS/FT

1.5	1.5W/ft
3.0	3.0W/ft
4.0	4.0W/ft
5.0	5.0W/ft
1.5HE	1.5W/ft HE
3.0HE	3.0W/ft HE
6.0HE	6.0W/ft HE

3 CCT

24	2400K
27	2700K
30	3000K
35	3500K
40	4000K

4 RATED

ENC IP67

5 EFFICIENCY

STD	Standard
WO	White Optics

WhiteOptics - Internal coating, greater lumen output

6 LENS

CL	Clear
TL	Translucent

For representation of LED visibility, see Diode Visibility section on following pages.
For beam angles, see Photometric Performance section on following pages

7 WIRE INPUT/OUTPUT

SINGLE (Input only)

S1	End Feed
S2	Bottom Feed

PASS THROUGH (Input/output)

P1	End Feed
P2	Bottom Feed

For continuous mounting, consider bottom feed

8 CONNECTOR/WIRE IN

BW	Bare Wire (Standard 24")
BRL	Barrel
CON6	Connector 6"
CON24	Connector 24"

BW: Standard length is 24", Max length is 120". Request custom length by writing in part number next to BW (example: BW48)

9 CONNECTOR/WIRE OUT

CLS	Closed End (No feed)

BW	Bare Wire (Standard 24")
BRL	Barrel
CON6	Connector 6"
CON24	Connector 24"

BW: Standard length is 24", Max length is 120". Request custom length by writing in part number next to BW (example: BW48)

10 INPUT END CAP

STD Standard

STD - End cap matches fixture finish chosen

11 OUTPUT END CAP

STD Standard

STD - End cap matches fixture finish chosen

12 WIRE COLOR

WH	White
BK	Black
N/A	For Barrel

13 WIRE TYPE

CL2	Class 2
CL2P	Plenum Rated
N/A	For Barrel

CL2P only available with bare wire leads (BW)

14 MOUNTING

SST Stainless Steel

15 FINISH

ST	Satin
BK	Black
CU	Custom

Custom finishes require a longer lead time, consult factory

16 LENGTH (IN)

Minimum length is 12", maximum length is 98" not including end caps. Contact us for lengths under 12".

17 EXACT/OPTIMAL

O	Optimal Illumination
E	Exact Specified Length

Exact fixtures match the exact length you specify, but they may have dim spots at the ends. Optimal fixtures are slightly shorter than the length specified, but provide full illumination from end to end. See Exact/Optimal Fixture Length charts.

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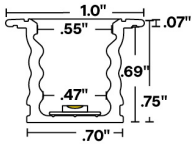
Specification subject to change. Rev-01-20-26

5 year warranty | Field modifications void warranty | Data subject to change, all data has +/- 5% tolerance | Compatible for use with QTL power supplies | Florida Fish and Wildlife Conservation Commission (FWC) rated Strips: Red and Amber | IK10 rated | Patent # D798,471 S

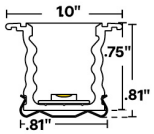
ESSENTIALS FLUR™-ENCAPSULATED (03) STATIC WHITE

24VDC Linear Fixtures - Recessed

1 PRODUCT - DIMENSIONS



Profile



Profile with stainless steel mounting clip

2 DELIVERED LUMENS

[Calculated L70 = 40000 hrs]
Tested with FL3SW-**-30-ENC-STD

	1.5 W/FT		1.5HE W/FT		3.0 W/FT		3.0HE W/FT		4.0 W/FT		5.0 W/FT		6.0HE W/FT	
	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI
CL	78	98	101	98	136	98	185	98	169	98	206	98	350	98
TL	49	98	64	98	86	98	117	98	107	98	130	98	221	98

[Calculated L70 = 40000 hrs]
Tested with FL3SW-**-30-ENC-WO

	1.5 W/FT		1.5HE W/FT		3.0 W/FT		3.0HE W/FT		4.0 W/FT		5.0 W/FT		6.0HE W/FT	
	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI
CL	87	98	112	98	151	98	205	98	188	98	229	98	389	98
TL	58	98	75	98	102	98	138	98	126	98	154	98	261	98

TEMPERATURE RATINGS

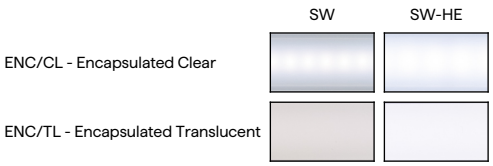
	1.5 W/FT		1.5 HE W/FT		3.0 W/FT		3.0 HE W/FT		4.0 W/FT		5.0 W/FT		6.0 HE W/FT	
	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Ambient Operating Temp - Recessed	-4°F	125°F	-4°F	130°F	-4°F	120°F	-4°F	125°F	-4°F	110°F	-4°F	95°F	-4°F	95°F
Ambient Operating Temp - Surface	**	**	**	**	**	**	**	**	**	**	**	**	**	**

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ESSENTIALS FLUR™-ENCAPSULATED (03) STATIC WHITE

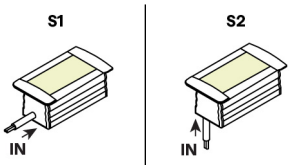
24VDC Linear Fixtures - Recessed

6 DIODE VISIBILITY

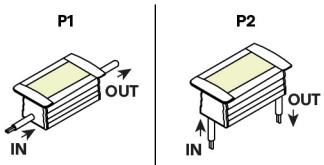


7 WIRE INPUT/OUTPUT

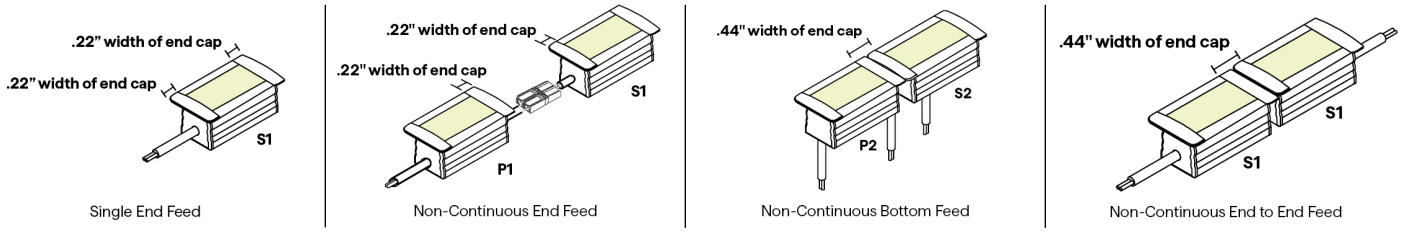
SINGLE (Input only)



PASS THROUGH (Input/Output)

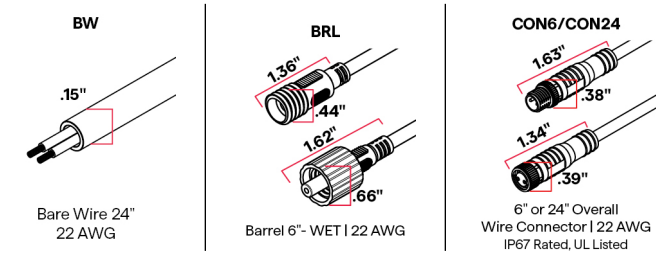


CONFIGURATION OPTIONS



8/9 CONNECTOR/WIRE – IN/OUT

Connector/Wire In or Out not needed to specify product. Standard configuration is BW for Wire In and CLS for Wire out

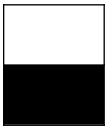


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ESSENTIALS FLUR™-ENCAPSULATED (03) STATIC WHITE

24VDC Linear Fixtures - Recessed

12 WIRE COLOR

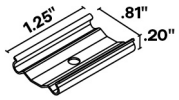


White

Black

14 MOUNTING

SST



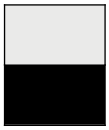
Stainless Steel Clip

2 clips provided for 4' or less; 4 clips provided for greater than 4'

To order separately use SST-01

Each clip comes with a #4 x 5/8" Flat Head screw

15 FINISH



Satin

Black

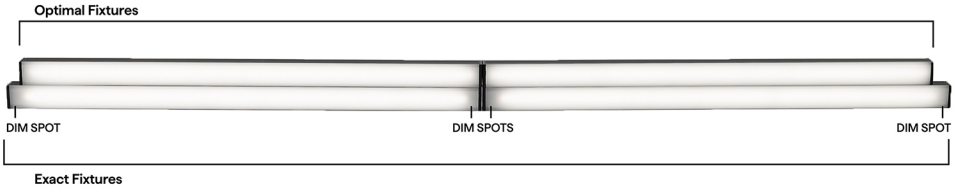
Custom finishes require a longer lead time, consult factory

17 EXACT/OPTIMAL FIXTURE LENGTH

E/O Length Calculator →

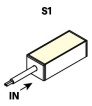
E/O Explained →

Exact fixtures are the exact length specified. Optimal fixtures' length is rounded down based on LED cut points to allow the fixture to be illuminated end to end. For runs with multiple fixtures that need to fill a specific length, it's recommended to order all optimal fixtures with an exact fixture at the end of the run.

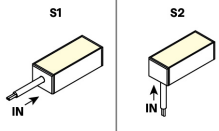
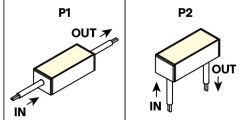


SW ENC LENGTHS BY INCH

EXACT LENGTH

Requested Length	Potential dim spot on either end of a S1 fixture 
12"	0.5"
13"	0.5"
14"	0.5"
15"	0.5"
16"	0.5"
17"	0.5"
18"	0.5"
19"	0.5"
20"	0.5"
21"	0.5"
22"	0.5"
23"	0.5"
24"	0.5"
36"	0.5"
48"	0.5"
60"	0.5"
72"	0.5"
84"	0.5"
96"	0.5"

OPTIMAL LENGTH

Requested Nominal Length	S1 & S2 	P1 & P2 
12"	11.41"	11.66"
13"	12.41"	12.66"
14"	13.41"	13.66"
15"	14.41"	14.66"
16"	15.41"	15.66"
17"	16.41"	16.66"
18"	17.41"	17.66"
19"	18.41"	18.66"
20"	19.41"	19.66"
21"	20.41"	20.66"
22"	21.41"	21.66"
23"	22.41"	22.66"
24"	23.41"	23.66"
36"	35.41"	35.66"
48"	47.41"	47.66"
60"	59.41"	59.66"
72"	71.41"	71.66"
84"	83.41"	83.66"
96"	95.41"	95.66"

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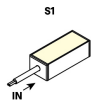
Specification subject to change. Rev-01-20-26

ESSENTIALS FLUR™-ENCAPSULATED (03) STATIC WHITE

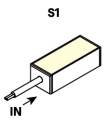
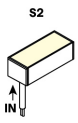
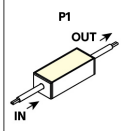
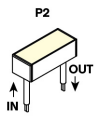
24VDC Linear Fixtures - Recessed

SW-HE ENC LENGTHS BY INCH

EXACT LENGTH

Requested Length	Potential dim spot on either end of a S1 fixture
	
12"	1"
13"	0.5"
14"	1"
15"	0.5"
16"	1"
17"	0.5"
18"	1"
19"	0.5"
20"	1"
21"	0.5"
22"	1"
23"	0.5"
24"	1"
36"	1"
48"	1"
60"	1"
72"	1"
84"	1"
96"	1"

OPTIMAL LENGTH

Requested Nominal Length	S1 & S2		P1 & P2	
				
12"	10.41"		10.66"	
13"	12.41"		12.66"	
14"	12.41"		12.66"	
15"	14.41"		14.66"	
16"	14.41"		14.66"	
17"	16.41"		16.66"	
18"	16.41"		16.66"	
19"	18.41"		18.66"	
20"	18.41"		18.66"	
21"	20.41"		20.66"	
22"	20.41"		20.66"	
23"	22.41"		22.66"	
24"	22.41"		22.66"	
36"	34.41"		34.66"	
48"	46.41"		46.66"	
60"	58.41"		58.66"	
72"	70.41"		70.66"	
84"	82.41"		82.66"	
96"	94.41"		94.66"	

COMPATIBLE POWER SUPPLIES

See power supplies cut sheets for more information. Data subject to change, all data has +/- 5% tolerance.

DIM TO LEVEL	INDOOR		OUTDOOR	
	SW24/1.5-4.0	SW24/5.0, SW-HE, SW-HE+	SW24/1.5-4.0	SW24/5.0, SW-HE, SW-HE+
Dim to Black	Q6M-DC+CAP QTM-DC+CAP iQ-PH+QD1	Q6M-DC+CAP QTM-DC+CAP iQ-PH+QD1	QOM-DC+CAP QOM-PH	QOM-DC+CAP QOM-PH
0.1%	QT-CAB-QZ-PH/0-10V QT-CAB-eLED+0-10V QT-CAB-eLED+0-10V-AWN QT-CAB-eLED+DALI-DT6 QT-CAB-eLED+DALI-DT6-AWN QTM-eLED+0-10V QTM-eLED+0-10V-AWN QTM-eLED+DALI-DT6 QTM-eLED+DALI-DT6-AWN QZ-BOWTIE+DIMMER QZ-DMX QZ-PH/0-10V QZ-STICK-PH/0-10V QZLP	QT-CAB-QZ-PH/0-10V QT-CAB-eLED+0-10V QT-CAB-eLED+0-10V-AWN QT-CAB-eLED+DALI-DT6 QT-CAB-eLED+DALI-DT6-AWN QTM-eLED+0-10V QTM-eLED+0-10V-AWN QTM-eLED+DALI-DT6 QTM-eLED+DALI-DT6-AWN QZ-BOWTIE+DIMMER QZ-DMX QZ-PH/0-10V QZ-STICK-PH/0-10V QZLP	Q-SET-QZ-DMX Q-SET-QZ-PH/0-10V Q-SET-eLED+0-10V QOM-eLED+0-10V QOM-eLED+DALI-DT6 QOM-eLED+PS-DALI-DT6 QZ-DMX QZ-PH/0-10V	Q-SET-QZ-DMX Q-SET-QZ-PH/0-10V Q-SET-eLED+0-10V QOM-eLED+0-10V QOM-eLED+DALI-DT6 QOM-eLED+PS-DALI-DT6 QZ-DMX QZ-PH/0-10V
1%	QTM-eLED(E) QZ-DALI-DT6	QTM-eLED(E) QZ-DALI-DT6	Q-SET+QZ-DALI-DT6 QZ-DALI-DT6	Q-SET+QZ-DALI-DT6 QZ-DALI-DT6
10%	Non-Dim Power Supply with SW App Dongle	Non-Dim Power Supply with SW App Dongle	Q-HEX-mini-DC Q-SET-mLED	

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ESSENTIALS FLUR™-ENCAPSULATED (03) STATIC WHITE

24VDC Linear Fixtures - Recessed

DIMMING PROTOCOL	INDOOR		OUTDOOR	
	SW24/1.5-4.0	SW24/5.0, SW-HE, SW-HE+	SW24/1.5-4.0	SW24/5.0, SW-HE, SW-HE+
Non-Dim	QT-CAB-eLED-ND QTM-eLED-ND QZ-ND	QT-CAB-eLED-ND QTM-eLED-ND QZ-ND	Q-SET-QZ-ND Q-SET-eLED-ND QOM-eLED-ND QZ-ND	Q-SET-QZ-ND Q-SET-eLED-ND QOM-eLED-ND QZ-ND
Phase	Q6M-DC+CAP QT-CAB-QZ-PH/0-10V QTM-DC+CAP QTM-eLED(E) QZ-BOWTIE+DIMMER QZ-PH/0-10V QZ-STICK-PH/0-10V QZLP iQ-PH+QD1	Q6M-DC+CAP QT-CAB-QZ-PH/0-10V QTM-DC+CAP QTM-eLED(E) QZ-BOWTIE+DIMMER QZ-PH/0-10V QZ-STICK-PH/0-10V QZLP iQ-PH+QD1	Q-HEX-mini-DC Q-SET-QZ-PH/0-10V Q-SET-mLED QOM-DC+CAP QOM-PH QZ-PH/0-10V	Q-SET-QZ-PH/0-10V QOM-DC+CAP QOM-PH QZ-PH/0-10V
0-10V	QT-CAB-QZ-PH/0-10V QT-CAB-eLED+0-10V QT-CAB-eLED+0-10V-AWN QTM-eLED+0-10V QTM-eLED+0-10V-AWN QZ-PH/0-10V QZ-STICK-PH/0-10V QZLP	QT-CAB-QZ-PH/0-10V QT-CAB-eLED+0-10V QT-CAB-eLED+0-10V-AWN QTM-eLED+0-10V QTM-eLED+0-10V-AWN QZ-PH/0-10V QZ-STICK-PH/0-10V QZLP	Q-SET-QZ-PH/0-10V Q-SET-eLED+0-10V QOM-eLED+0-10V QZ-PH/0-10V	Q-SET-QZ-PH/0-10V Q-SET-eLED+0-10V QOM-eLED+0-10V QZ-PH/0-10V
Lutron Athena	QT-CAB-eLED+0-10V-AWN QT-CAB-eLED+DALI-DT6-AWN QTM-eLED+0-10V-AWN QTM-eLED+DALI-DT6-AWN	QT-CAB-eLED+0-10V-AWN QT-CAB-eLED+DALI-DT6-AWN QTM-eLED+0-10V-AWN QTM-eLED+DALI-DT6-AWN		
ECO System	QTM-eLED(E)	QTM-eLED(E)		
DMX	QZ-DMX	QZ-DMX	Q-SET-QZ-DMX QZ-DMX	Q-SET-QZ-DMX QZ-DMX
DALI-2: DT6	QT-CAB-eLED+DALI-DT6 QT-CAB-eLED+DALI-DT6-AWN QTM-eLED+DALI-DT6 QTM-eLED+DALI-DT6-AWN QZ-DALI-DT6	QT-CAB-eLED+DALI-DT6 QT-CAB-eLED+DALI-DT6-AWN QTM-eLED+DALI-DT6 QTM-eLED+DALI-DT6-AWN QZ-DALI-DT6	Q-SET+QZ-DALI-DT6 QOM-eLED+DALI-DT6 QZ-DALI-DT6	Q-SET+QZ-DALI-DT6 QOM-eLED+DALI-DT6 QZ-DALI-DT6
SCENE App Dimmed	Non-Dim Power Supply with SW App Dongle	Non-Dim Power Supply with SW App Dongle		

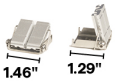
COMPATIBLE MOUNTING ACCESSORIES

HINGE - HMB-M



Adjustable mounting bracket - Medium

HINGE - HMB-L



Adjustable mounting bracket - Large

HINGE - HMB-XL



Adjustable mounting bracket - XLarge

Q-PIVOT



Small mounting accessory

Q-ANGLE



Adjustable mounting accessory

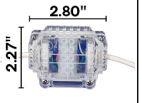
COMPATIBLE WIRING ACCESSORIES

Q-mini-J



UL Listed, miniature junction box, DRY/DMP (WET rated with silicone)

Q-mini-J5



UL Listed, miniature junction box, DRY/DMP (WET rated with silicone)

BARREL-EXT



8ft barrel cable extender DRY ONLY

BARREL FOUR-FER



Splits lead from one to four LED Barrel connector fixtures, DRY/DMP

CON120-EXT



10ft Con cable extender DRY/DMP/WET

CON FOUR-FER



Splits lead from one to four LED Con connectors DRY/DMP/WET

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Specification subject to change. Rev-01-20-26

ESSENTIALS FLUR™-ENCAPSULATED (03) STATIC WHITE

24VDC Linear Fixtures - Recessed

COMPATIBLE CONTROL ACCESSORIES

SCENE APP DONGLE



Wi-Fi or Bluetooth Connectivity

COMPATIBLE APPS

NFC APP



Read and write DMX addresses and adjust voltage

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RAVEN™

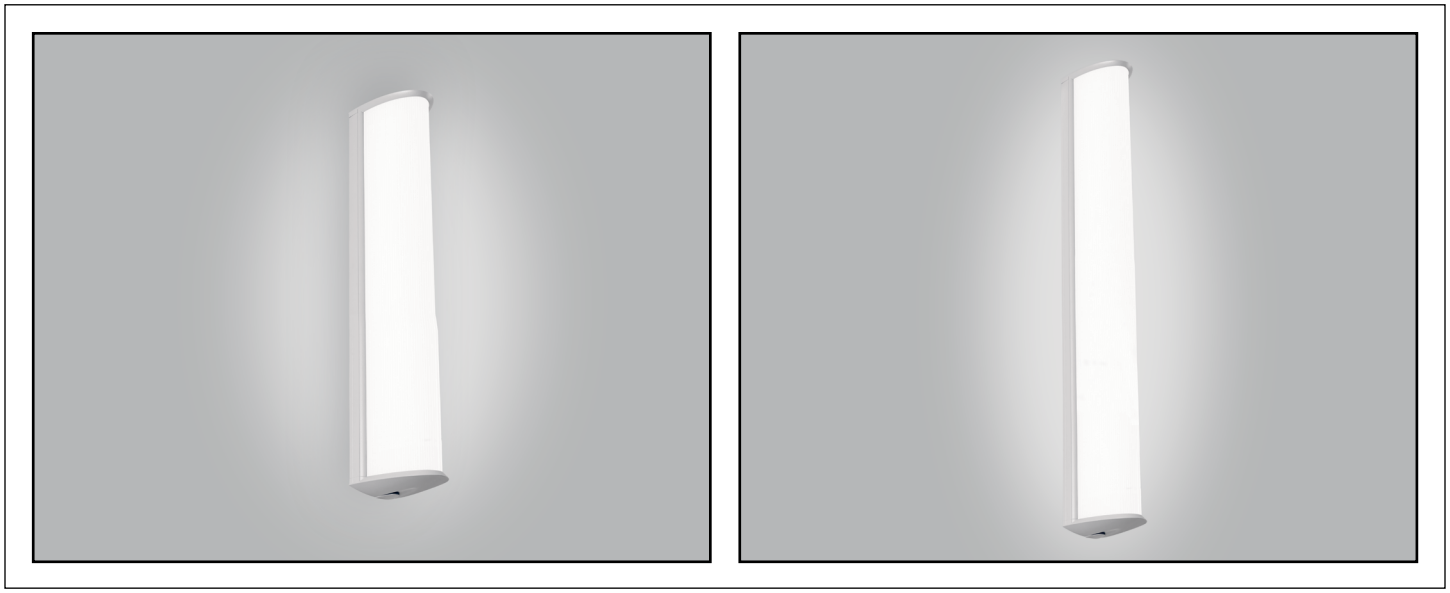
0W1350/0W1352/0W1354/0W1356/0W1358

Outdoor models no Accent Bars

VISA LIGHTING

VisaLighting.com/products/Raven

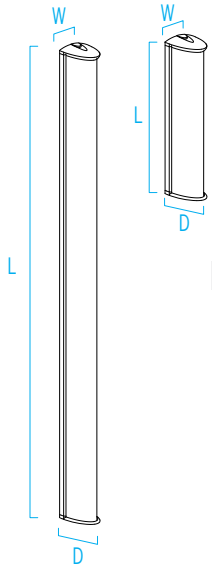
Type: Project: Location:



DIMENSIONS[1]

L = Length D = Depth W = Width WT = Weight

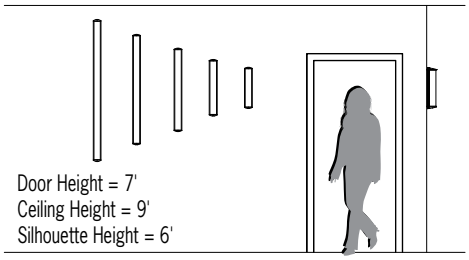
	0W1350	0W1352	0W1354	0W1356	0W1358
L	18-1/2" (470 mm)	24-3/4" (629 mm)	36-1/2" (927 mm)	48-3/8" (1229 mm)	60-1/8" (1527 mm)
D	4" (102 mm)				
W	3 -3/8" (86 mm)				



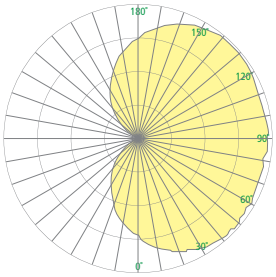
FEATURES

- Integral driver
- Vertical or horizontal mounting
- Mounts to 2 X 4 electrical junction box (by others) with provided hardware. Requires auxiliary mounting fasteners (provided). Orient junction box to match fixture's linear dimension (horizontal or vertical)
- Tamper resistant fasteners
- High impact extruded aluminum backplate/side rails, die-cast end caps; gasketed and sealed construction
- Extruded clear prismatic performance lens and extruded white acrylic diffuser
- High impact extruded white acrylic, F1 rated; UL-94 HB Flame Class rated
- No VOC powder coat finish
- ETL listed for wet location mounting 4' above grade

RELATIVE SCALE DRAWING



PHOTOMETRICS



ADA XPS ETL Listed 5 Year Warranty

RAVEN (cont.)

0W1350/0W1352/0W1354/0W1356/0W1358

Outdoor models no Accent Bars

Fill in shaded boxes using information listed below

		–			
			MVOLT		
MODEL[1] 0W1350 0W1352 0W1354 0W1356 0W1358 See page 1	**SOURCE**[2] • L30K(H) • L30K(L) L35K(H) L35K(L) • L40K(H) • L40K(L)		**VOLTAGE** MVOLT	**FINISH** See last page for finish order codes	**OPTION**[3] XPS

SOURCE[2] (Select One)

Dimmable 0-10V to 1%, Minimum 80CRI, within 3-step MacAdam

Source	CCT	0W1350		0W1352		0W1354		0W1356		0W1358	
		Delivered Lumens	Power/ Watts	Delivered Lumens	Power/ Watts	Delivered Lumens	Power/ Watts	Delivered Lumens	Power/ Watts	Delivered Lumens	Power/ Watts
• **L30K(H)**	3000K	1100	10	1400	13	2800	26	3300	29	3900	35
• **L30K(L)**	3000K	750	7	800	7	1900	17	2200	19	2800	23
L35K(H)	3500K	1100	10	1400	13	2800	26	3300	29	3900	35
L35K(L)	3500K	750	7	800	7	1900	17	2200	19	2800	23
• **L40K(H)**	4000K	1100	10	1400	13	2900	26	3400	29	4100	35
• **L40K(L)**	4000K	750	7	800	7	2000	17	2300	19	2800	23

OPTION[3]

⚠ Option availability may be interdependent with Other Options

XPS	Express 10 day shipping. Items marked with a bullet (•) are not available with **XPS**

VOLTAGE

MVOLT	120-277V, 50/60 Hz

LUMEN MAINTENANCE RATING

L80 (reported)	>50,000hrs

Tamper Resistant Fastener



RAVEN (cont.)

0W1350/0W1352/0W1354/0W1356/0W1358

Outdoor models no Accent Bars

RAVEN PRODUCT FAMILY

Accent Bars	**Outdoor**	• 0W1348 • 0W1340 • 0W1342 • 0W1344 • 0W1346
	Indoor	• CV1818 • CV1800 • CV1802 • CV1804 • CV1806
No Accent Bars	**Outdoor**	• 0W1350 • 0W1352 • 0W1354 • 0W1356 • 0W1358
	Indoor	• CV1820 • CV1822 • CV1824 • CV1826 • CV1828

See Visalighting.com/products/Raven for more information

SUGGESTED VARIATIONS

- 2700k–5000k color temperatures
- Increase fixture length up to 8' (indoor only)

RAVEN (cont.)

0W1350/0W1352/0W1354/0W1356/0W1358

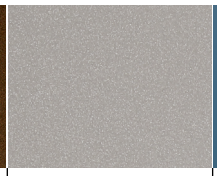
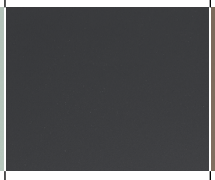
Outdoor models no Accent Bars

VISA LIGHTING

FINISHES

Specify color code when ordering. For accurate color matching, individual paint and finish samples are available upon request.
For more information about our finishes visit visalighting.com/finishes

Powder Coat Paint Finishes (Standard)

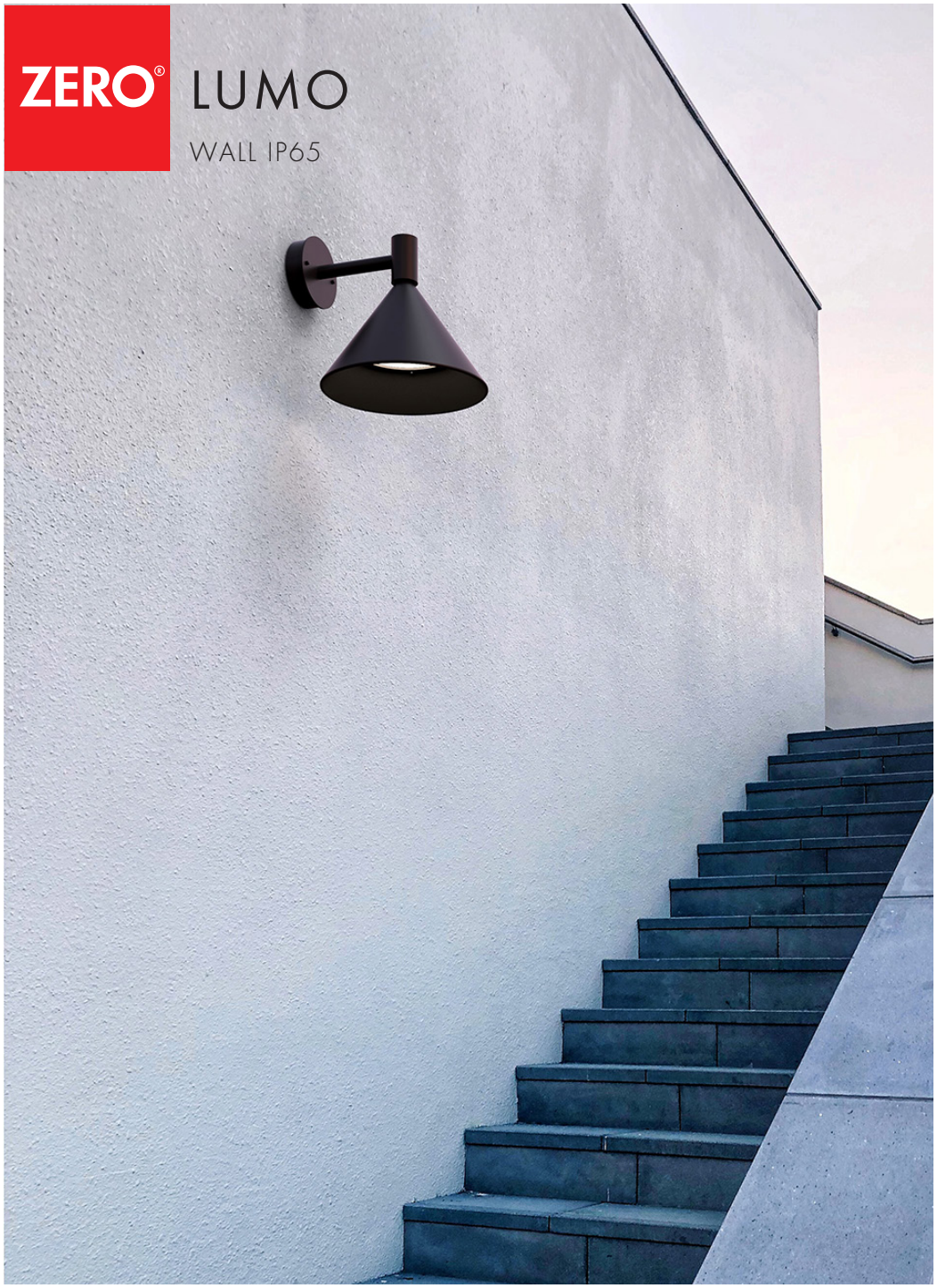
						
AGGY Agate Grey	**ALGN** Alpine Green	**BJBG** Baja Beige	**BMAT** Bronze Matte	**BRNZ** Bronze	**BSIL** Blade Silver	**CVBL** Cove Blue
						
DEOR Deoro Gold	**GLWT** Glacier White	**GSIL** Graphite Siver	**HRGR** Harbor Grey	**JTBK** Jet Black	**OCBL** Ocean Blue	**SHGR** Shoreline Grey
						
SBGN Sagebrush Green	**SLGR** Slate Grey	**SSTP** Sierra Taupe	**TRCN** Terracotta Canyon	**TRWT** Traffic White	**VBLK** Velvet Black	**VNRD** Vineyard Red

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ZERO®

LUMO

WALL IP65

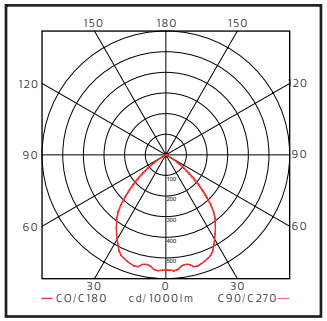




ZERO® LUMO

WALL IP65





Finish

Painted die-cast aluminum in black RAL 9005. Diffuser in prismatic acrylic.
Other colours on request.

LED info

System power: 10W. Luminaire Luminous Flux 660LM. CCT 3000K.
SDCM 3. CRI 90. L70/50000H.
Can be delivered with 2700K, 4000K on request.

Installation

On wall.

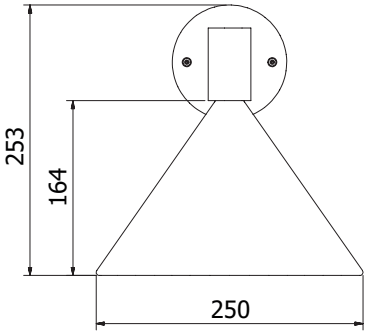
Connection

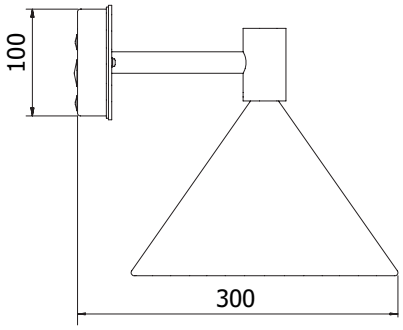
Terminal block 5x,2,5mm^2.

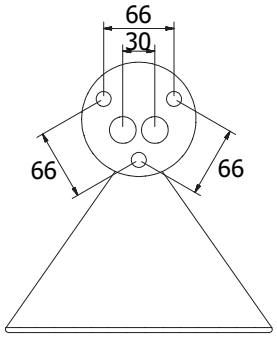
Design

Thomas Bernstrand 2023.

IK10







IP65 | 50Hz | 230V

ZERO® LUMO

WALL IP65



PRODUCT SPECIFICATION

POWER/LM	KELVIN	CRI	MODEL	COLOUR	ART.
10W/660LM	3000	>90	On/Off	Black	12140106-30
10W/660LM	3000	>90	DALI	Black	12140106D30

ZERO®

LUMO

WALL IP65



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Södermalmsallén 36,
SE-118 28 Stockholm, Sweden
+46(0)8-545 850 00

info@zero.se

175 FLEET STREET LICENSE AND LANDSCAPE AGREEMENT

The City of Portsmouth, a municipal corporation with a principle place of business of 1 Junkins Avenue, Portsmouth, New Hampshire (hereinafter "City"), for good and valuable consideration, hereby grants this revocable license to RALPH 1912, LLC, 10 Pleasant Street, # 300, Portsmouth, NH 03801 (hereinafter "Licensee") for development of a project known as "Gilley's Diner" located at 175 Fleet Street at City Tax Map 117, Lot 8 ("Property"), to allow the placement and maintenance of bike racks, a Waste Station and landscaping on City property Tax Map 117, Lot 1 ("Lot 1") and landscaping on City Property Tax Map 117, Lot 16 ('Lot 16") as shown on the attached Exhibits A and B (License Area Plan (A) and Landscape Plan (B)), in accordance with the following terms and conditions:

1. **Use**

   This License authorizes Licensee to access, install, use, replace and maintenance a bike rack, landscaping and an enclosed Waste Station for garbage and recycling totes on City Property Lot 1 and landscaping on City Property Lot 16 more fully described below and depicted in Exhibits A and B attached.

2. **License Areas**

   A. **License Area A:** Enclosed Area for Waste Station for garbage and recycling totes located on City Property Lot 1. The Waste Station shall be used to solely serve Licensee and the property located at City Tax Map 117, Lot 12. Nothing herein grants Licensee the right to sublease the Waste Station Area or the garbage and recycling totes contained therein. Additional users may be included if approved in writing by the City;

   B. **License Area B:** Bike Rack located on City Property Lot 1; and

   C. **License Areas C1 and C2:** License Area C1 is the landscape area located on City Property Lot 1 and License Area C2 is the landscape area located on City Property Lot 16.

Note that the License Areas labeled A, B, C1 and C2 above are for the purposes of this License only and these labels are not reflected in the plans attached as Exhibits A and B.

3. **Upkeep and Maintenance for Waste Station**

Licensee agrees to maintain the Waste Station enclosure and its environs and the garbage and recycling totes in a clean and sanitary condition, and as much as is practicable, free from odors at all times. Licensee agrees to comply with any reasonable requests of the City with respect to the upkeep and maintenance of the Waste Station enclosure and garbage and recycling totes. The garbage and recycling totes shall be removed from the enclosed area as needed in order to ensure that the totes and the Waste Station enclosure is clean, sanitary and free from odors.

Maintenance shall include, but not be limited to:

1. Daily supervision and sweeping of the Waste Station enclosure is required and Licensee shall immediate clean-up spills and contain overflow of totes in order to ensure secure closure of all totes;

2. Cleaning equipment and materials shall be available and stored within the Waste Station enclosure; and

3. All garbage and recycling totes contained within the enclosed area shall be durable, cleanable, insect and rodent resistant, leak-proof and non-absorbent and must have tight-fitting lids that are kept closed at all times and kept in a clean condition. Accumulation of debris and insect or rodent harborage will not be allowed, and effective cleaning must be maintained in, around and under all totes and the environs of the Waste Station and its enclosure.

4. **Upkeep and Maintenance of the Waste Station Enclosure**

Licensee agrees to maintain the Waste Station enclosure structure in good condition during the term of this License. Should the enclosure require repairs, Licensee shall be responsible for the cost of such repairs. The repairs shall be coordinated with and approved by the City. Licensee shall be responsible for removing any graffiti, posters and like materials from the exterior of the enclosure.

5. **Installation, Upkeep and Maintenance of License Areas C1 and C2**

Licensee is granted a non-exclusive revocable license to allow Licensee access to City Property License Areas C1 (Lot 1) and License Area C2 (Lot 16) for the purpose of installing, maintaining and replacing plantings and other landscaping upon certain portions Lot 1 and Lot 16 that abut Licensee's property located at

175 Fleet Street at City Tax Map 117, Lot 8 and as shown on the attached License Plan (Exhibit A) and Landscape Plan (Exhibit B).

Licensee is responsible for installing, maintaining and replacing plantings and other landscaping In License Areas C1 and C2 at its sole cost and shall use reasonable efforts to keep these License Areas in a clean and attractive condition, which includes the replacement of original plantings and landscaping that have failed to thrive during the term of this License.

Notwithstanding the foregoing, should the City determine that Licensee has neglected or refused to keep License Areas C1 and C2 and its plantings and landscaping in a clean and attractive condition, the City shall have the right to clean the area and install, maintain and replace plantings and landscaping that have failed to thrive at Licensee's sole cost and expense.

6. **Annual Fee**.

Licensee will pay an annual license fee to the City in the amount approved by resolution of the City Council during the annual budget adoption process or otherwise adopted by the City Council pursuant to Chapter 1, Article XVI, Section 1.1601 and 1.1602. At the time of the execution of this License, the fee is One Thousand Five Hundred Dollars ($1,500). The fee will be paid annually by January 1st.

7. **Remediation and Reimbursement**

In the event that Licensee fails to comply with its obligations under this License, Licensee agrees that it shall reimburse the City for the cost of remediating any situation caused by failure of the Licensee to comply with the terms of this License, including but not limited to the cost of cleaning the Waste Station enclosure area in which the totes are located, removal of the totes and proper disposal of materials in or around the Waste Station enclosure area and for any damage to municipal property caused by the Licensee's use of the License Areas.

8. **Utilities**

Licensee is responsible for the supply, maintenance and cost of all utilities necessary to operate and maintain the cleanliness of the License Areas in accordance with the responsibilities as outlined above.

9. **No Hazardous Materials**

Licensee shall not allow the License Area A to be used for the storage or disposal of hazardous or toxic materials.

10. **Right to Access and Inspect**

The City shall at all times have the right and authority to access and inspect the License Areas.

11. **Indemnification**

Licensee hereby agrees to indemnify and hold harmless the City and its respective officials, employees and agents from any and all liability of any kind associated in any way with the exercise of the rights granted under this License. This indemnification clause shall survive the termination of this License.

12. **Insurance**

Licensee agrees to maintain not less than $2,000,000.00 in general liability insurance applicable to the maintenance of the License Areas on municipal property and shall name the City as an additional insured. A certificate indicating the existence of this insurance shall be kept on file with the Legal Department at all times.

13. **Assignment**

In the event that Licensee transfers or assigns its business operations to another business, including but not limited to another restaurant, this License may be transferred or assigned, provided that the City first grants written consent which shall not be unreasonably withheld. Licensee shall not permit others to use the License Area A for disposal of any waste other than those listed in paragraph 2 A without prior written consent of the City.

14. **Term and Cure**

This License is for a period of ten (10) years beginning May 19, 2026 and ending May 18, 2036 unless sooner terminated due to default. An event of default shall be Licensee's failure to perform or fulfill any of the obligations or conditions of this License. Licensee shall be notified of any default in writing and will be provided a reasonable opportunity to cure. In the event that the City issues more than three notices of default within a 60-day period, the City shall have the right to modify or revoke this License. Notwithstanding the City's rights and remedies of revocation and reimbursement set forth above, the City, after inspection of the License Areas and issuance of a notice of default, will have the right to assess a $100 per occurrence administration fee for its costs associated with the issuance of any notice of default.

15. **Renewal**

Licensee shall have the option to renew this License for an addition five-year term under the following conditions:

(a) The City has issued not more than 10 notices of default during the 10-year term; and

(b) Licensee has made a written request to the City Manager no later than 6 months before the expiration of this License.

CITY OF PORTSMOUTH

Dated: 5/26/2026

By: _____
Karen S. Conard, City Manager

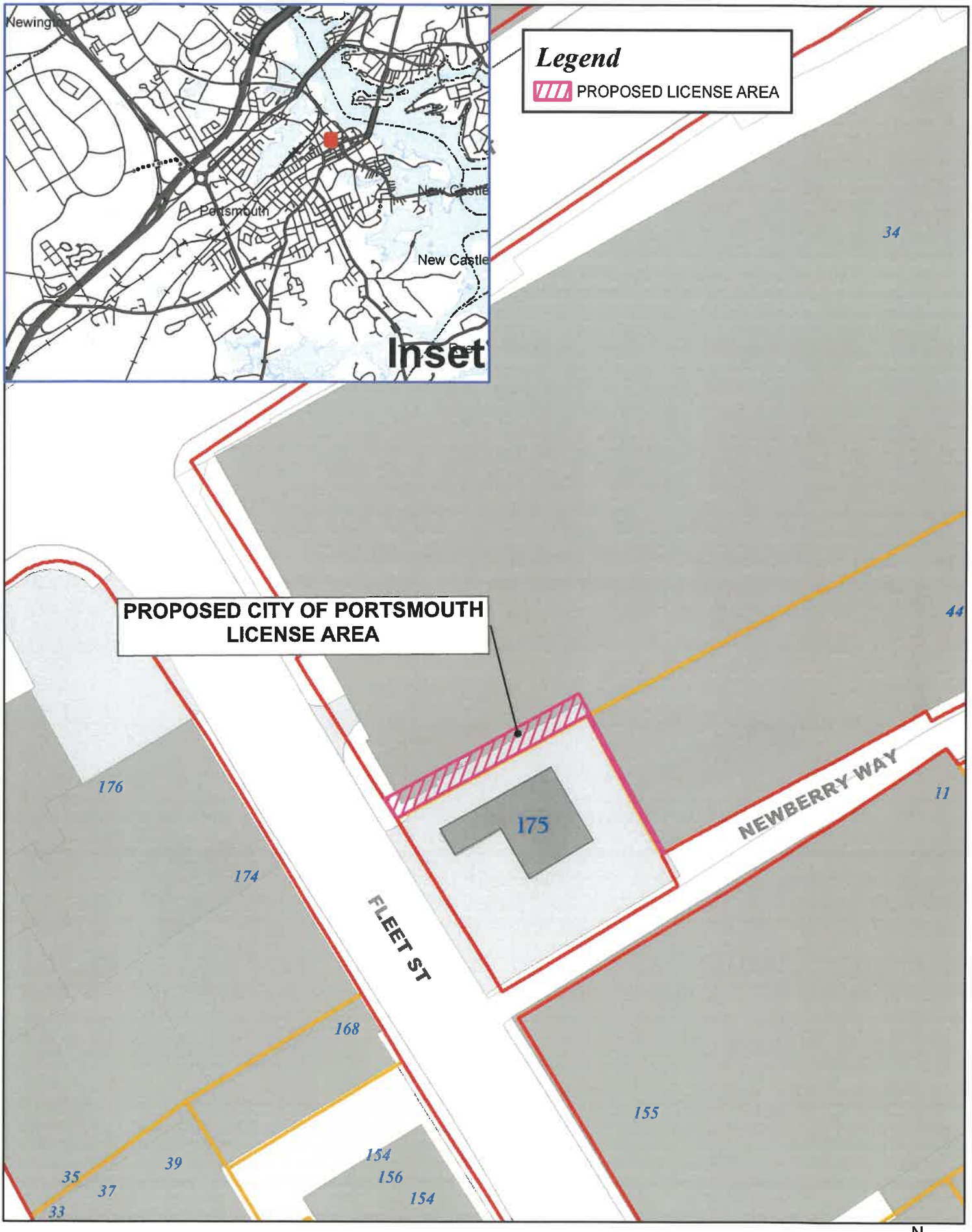
Pursuant to vote of the Portsmouth City Council on May 18, 2026

Ralph 1912, LLC

Dated: 5/26/2026

By: _____
Mark McNabb, Member

I\jferrini\license/175Fleetgilleys



175 FLEET STREEET
PROPOSED CITY OF PORTSMOUTH LICENSE AREA

Map prepared by Portsmouth Department of Public Works

N

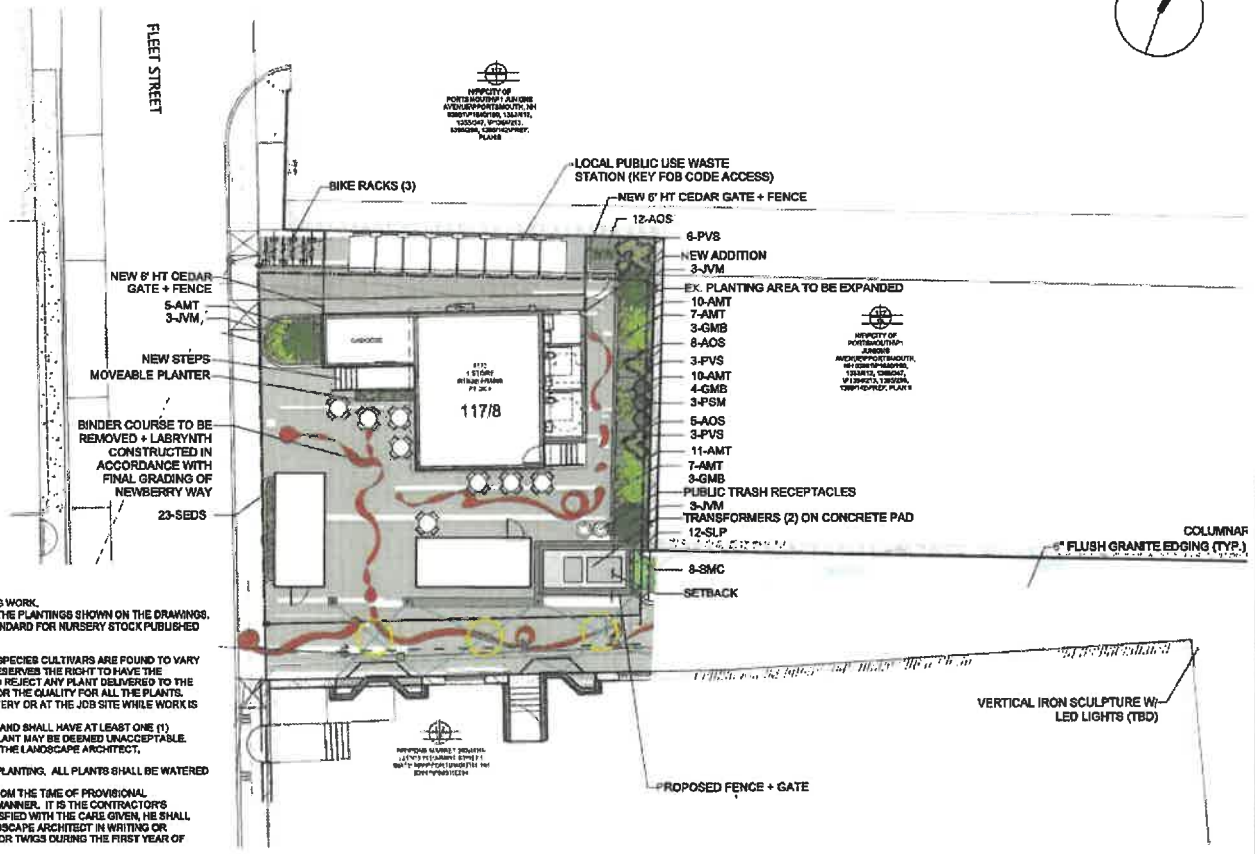
Printed: 5/8/2026

Plant List - Trees and Shrubs

ID	Qty	Botanical Name	Common Name	Scheduled Size
JVM	6	Juniperus virginiana 'Manhattan Blue'	Manhattan Blue Eastern Red Cedar	6-8'
PSV	3	Pinus strobus 'Glauca'	Glauca White Pine	8'
SMC	8	Sabina x pfitzeriana 'Mayan Gospel'	Mayan Gospel Sabina	3 Gal.

Plant List - Perennials

ID	Qty	Botanical Name	Common Name	Scheduled Size
AMT	44	Amsonia tabernaemontana	Blue Star Flower	1 Gal.
AOS	31	Aster oblongifolius 'October Skies'	October Skies Aster	1 Gal.
GMB	10	Geranium macrorrhizum 'Bevan's Variety'	Bevan's Cranesbill	1 Gal.
PVS	3	Panicum virgatus 'Shenandoah'	Shenandoah Switch Grass	2 Gal.
SLP	12	Sedum 'rupestre'	Angelina	1 QT
SMC	13	Sedum spurium 'Tricolor'	Tricolor Stonecrop	1 QT



LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON, ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.

terra firma landscape architecture

GILLEY'S ADDITION

LANDSCAPE PLAN

L-01D

117/1
N/F
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
1640/190, 1352/412, 1355/347,
1354/213, 1395/296, 1355/142
REF. PLAN 9

117/16
N/F
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
1640/190, 1352/412, 1355/347,
1354/213, 1395/296, 1355/142
REF. PLAN 9

NORTH
NAD83(2011)
N
GRID
NH SPC

PROPOSED CITY OF PORTSMOUTH LICENSE AREA

FLEET STREET

#175
1 STORY
WOOD FRAME
FF 20.8

117/8
EXISTING BUILDING TO REMAIN 741 S.F.

PROPOSED 1 STORY ADDITION 173 S.F.

CABOOSE

INTERIOR WALK-IN FREEZER

PSNH 20/5A

ROOF OVERHANG (TYP.)

SETBACK LINE

LICENSE AREA PLAN

GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

GILLEY'S DINER
175 FLEET STREET
PORTSMOUTH, N.H.

STATE OF NEW HAMPSHIRE
No. 738
JOHN R. CHAGNON
SIGNATURE
LICENSED LAND SURVEYOR

SCALE: 1"=10'
JUNE 2026

HALEYWARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

FB 309 PG 68
5010156.004

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IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURES	741	1258
PAVEMENT	2,942	2,142
CONCRETE	0	96
STAIRS	66	81
RETAINING WALL	149	81
CURB	0	58
TOTAL	3898	3716
LOT SIZE	4,017	4,017
% LOT COVERAGE	97.0%	92.5%

OPEN SPACE: 301 S.F. / 4,017 S.F. = 7.5%

ZONING DEVELOPMENT STANDARD

CD5 (CD-5, DOD, HDC): CHARACTER DISTRICT 5

	REQUIRED	PROVIDED
Height	2-3 stories with short 4th = 45'	1 Story
Penthouses	may exceed bldg height by 2'	N/A
Roof appurtenance	may exceed bldg height by 10'	N/A
Façade Types	shop front	
Building Types	commercial, live-work, mixed use, flex space & community.	Commercial
Setbacks (ft) *	* 10.5A42.12 Yards may be increased above the max permitted for truncated corners or other subtractive massing techniques, alleys, vehicular accessways, increased sidewalk width or community spaces.	
Front (principle) max	5'	2.2'
Front (secondary) max	5'	N/A
Side	NR	
Rear, min	>of: 5' from rear line or 10' from cl alley	19.1'
Front lotline buildout	80% min	80 +/-
Lot area (sf)	NR	
LOT area per dwelling	NR	
Coverage, maximum	95%	92.5%
Footprint, max* 10.5a43.40	20,000	1,258
*10.5A43.43 increase for indoor parking if >50% gr.floor parking & 30% lot is community space	50,000 ground (30,000 upper)	N/A
Ground floor area per use, max	15,000	1,258
Open space, minimum	5%	7.5%
Permitted uses (cd4 & cd5)	commercial, live/work, mixed-use, flex space, community, office, retail, restaurant (<500occ)	Commercial

APPROVED CONDITIONS:

A. (2.5.4.2E): ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.

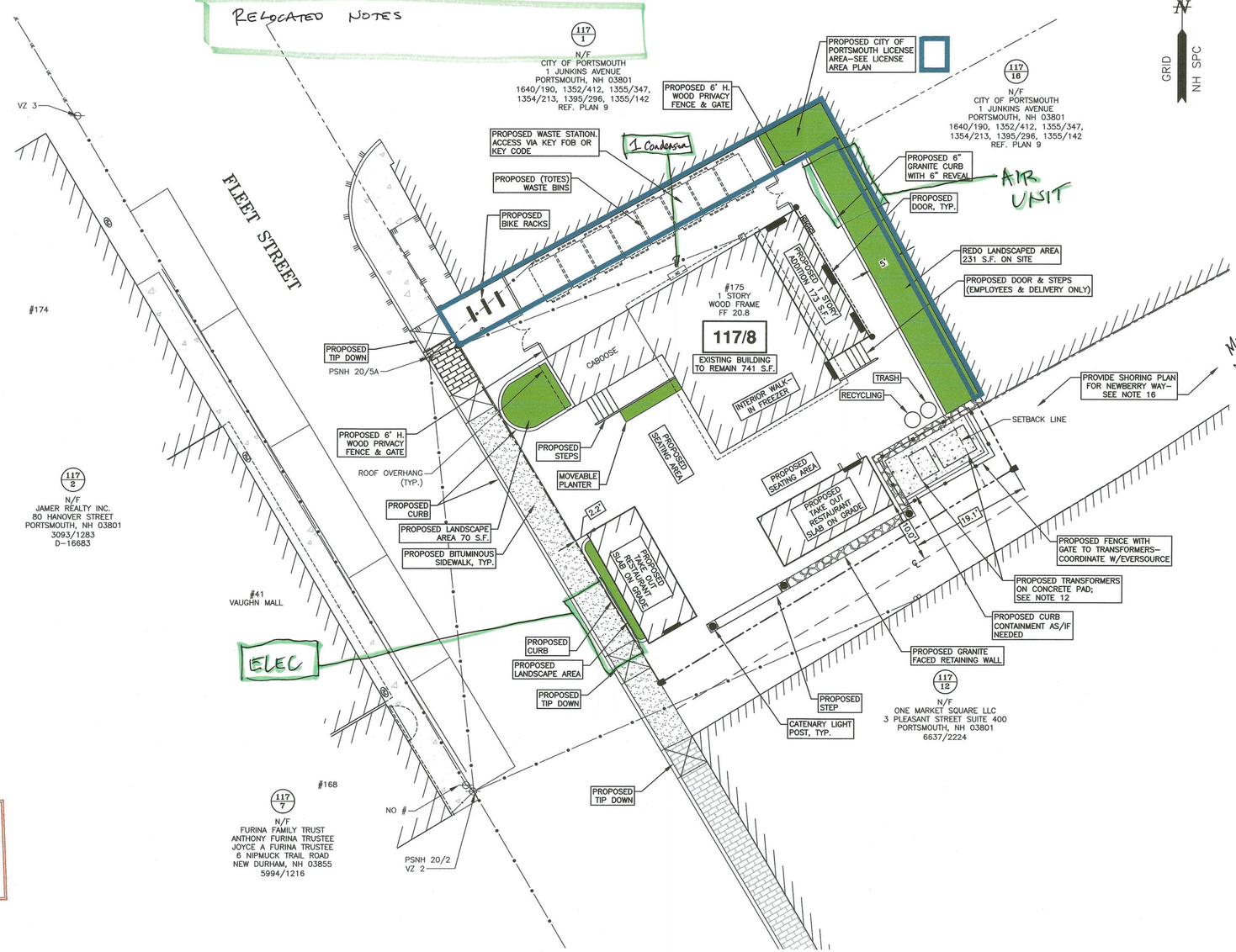
B. (2.13.3):
a. THIS SITE SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

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

C. SEE NOTES 14 & 15.

D. NO AMPLIFIED MUSIC PERMITTED.

RELOCATED NOTES



GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

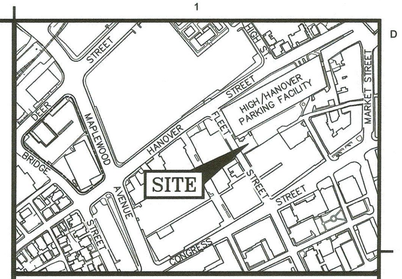
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS — DATE 5.20.25

STATE OF NEW HAMPSHIRE — No. 738 — JOHN R. CHAGNON — SIGNATURE — LICENSED LAND SURVEYOR

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN — DATE



LOCATION MAP — SCALE: 1" = 300'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 117 AS LOT 8.

2) OWNER OF RECORD: 6637/2224
RALPH 1912 LLC
10 PLEASANT STREET, SUITE 300
PORTSMOUTH, NH 03801

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
4,017 S.F. (0.0922 ACRES)

5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 5 (CD5) DISTRICT, HISTORIC DISTRICT & DOWNTOWN OVERYLAY DISTRICT.

6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE ADDITION TO AN EXISTING DINER AND CREATION OF A FOOD TRUCK COURT ON ASSESSOR'S TAX MAP 117, LOT 8 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) PARCEL IS BENEFITED BY A RIGHT OF WAY OVER ASSESSOR'S MAP 117 LOT 12 AS SHOWN HEREON AND DESCRIBED IN RCRD 1041/244.

10) PARCEL IS SUBJECT TO AND BENEFITED BY A PARTY WALL AGREEMENT ADJACENT TO THE EASTERLY LOT LINE AS DESCRIBED IN RCRD 1059/52. PARTY WALL APPEARS TO HAVE BEEN REMOVED AS PART OF THE CONSTRUCTION OF THE HILL / HANOVER PARKING FACILITY ON ASSESSOR'S MAP 117 LOT 16.

11) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.

12) FINAL LOCATION OF TRANSFORMERS TO BE COORDINATED WITH EVERSOURCE AND THE CITY OF PORTSMOUTH.

13) WASTE STATION WILL REQUIRE CITY COUNCIL APPROVAL.

14) THE TWO KIOSKS WILL NEED TO BE INDIVIDUALLY LICENSED PER HEALTH DEPARTMENT REQUIREMENTS.

15) ANY FENCING AS REQUIRED BY THE LIQUOR COMMISSION OR USED TO DIVIDE THE SITE IS REQUIRED TO GO TO THE HDC.

16) A SHORING PLAN STAMPED BY A STRUCTURAL ENGINEER SHALL BE PROVIDED TO ENSURE THERE WILL BE NO UNDERMINING OF ANY STRUCTURE ALONG NEWBERRY WAY.

No.	DATE	DESCRIPTION	BY	CHK
4	05/20/25	COA, LICENSE AREA, SITE DETAILS	SJR	JRC
3	12/19/25	STRUCTURES, RETAINING WALLS	SJR	JRC
2	12/02/25	SIDEWALK, NOTES	SJR	JRC
1	11/17/25	LANDSCAPE AREA, NOTES	CBA	JRC
0	11/04/25	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

GILLEY'S DINER
175 FLEET STREET, PORTSMOUTH, NH

TITLE

AMENDED
SITE PLAN
MARK-UP

STATE OF NEW HAMPSHIRE — JOHN R. CHAGNON No. 7551 — LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
OCTOBER 2025	1" = 10'
DRAWN BY: SJR	DESIGNED BY: SJR	CHECKED BY: JRC
PROJECT No.: 5010156.004	FIELD BOOK & PAGE: FB 309 PG 68
SHEET No.: C201	DWG No.: 4

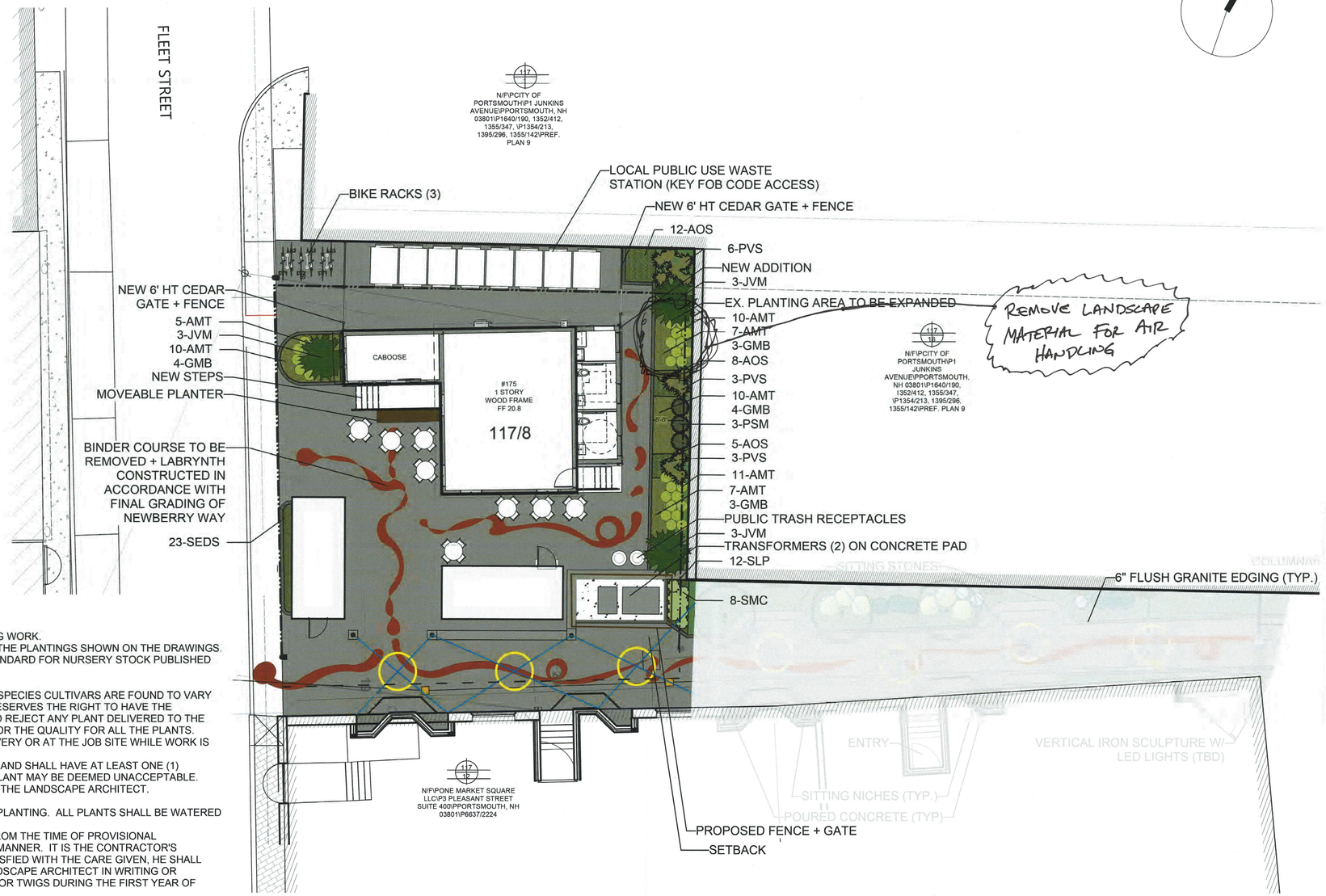
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Plant List - Trees and Shrubs

ID	Qty	Botanical Name	Common Name	Scheduled Size
JVM	9	Juniperus virginiana 'Manhattan Blue'	Manhattan Blue Eastern Red Cedar	8-10'
PSM	3	Pinus strobus 'Minuta'	Minuta White Pine	3'
SMC	8	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	2 Gal.

Plant List - Perennials

ID	Qty	Botanical Name	Common Name	Scheduled Size
AMT	60	Amsonia tabernaemontana	Blue Star Flower	1 Gal.
AOS	25	Aster oblongifolius 'October Skies'	October Skies Aster	1 Gal.
GMB	14	Geranium macrorrhizum 'Bevans Variety'	Bigroot Geraniums	1 Gal.
PVS	12	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.
SEDS	23	Sedum sexangulare	Stonecrop	2 QT
SLP	12	Sedum ternatum 'Larinem Park'	Larinem Park Stonecrop	2 QT



LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 2" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.

AMENDED MARK-UP

terra firma
landscape architecture
163.a court street portsmouth, nh 03801
office 603.430.8988 terrence@terrafirmalandarch.com

No.	Date	By	Revision Notes
K	4/6/2026		75% CDS
J	12/5/2025		GILLEY'S UPDATE
I	12/19/2024		PAVING UPDATE
H	11/26/2024		HAVEN COURT UPDATE
G	11/1/2024		ALLEY PAVING
F	10/11/2024		PLANTING UPDATE
E	9/30/2024		CATENARY LIGHT ADJUSTMENT
D	9/12/2024		SITE AMENTITIES AND MATERIALS UPDATED
C	8/2/2024		ALLEY DOOR LOCATION UPDATES
B	7/31/2024		SHEET UPDATES
A	7/24/2024		SOUTH ALLEY UPDATES

No.	Date	Issue Notes

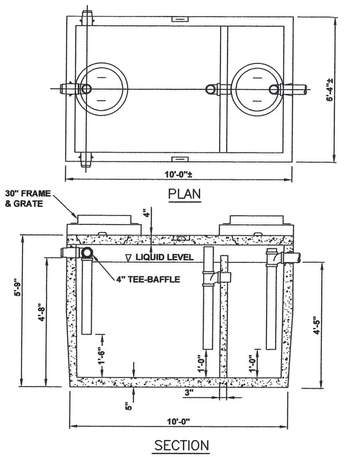
Design Firm: terra firma landscape architecture
163.a Court Street
Portsmouth, NH 03801

Consultant:

Project Title: GILLEY'S ADDITION

Sheet Title: LANDSCAPE PLAN

Project Manager:	Project ID: ONE MARKET SQUARE
Drawn By: TC	Scale: 1"=20'-0"
Reviewed By: TP	Sheet No. L-1
Date: 12/19/2025	of 1
CAD File Name: newberry41626.vwx	



1000 GALLON CONCRETE GREASE INTERCEPTOR-TWO COMPARTMENT

NTS

NOTES:

1. DETAIL PROVIDES GENERAL REQUIREMENTS BY THE CITY OF PORTSMOUTH.
2. COORDINATE WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS FOR THE FOLLOWING ITEMS (BUT NOT LIMITED TO): APPROVALS, TESTING, INSTALLATION, INSPECTIONS, PUMPING & MAINTENANCE, AND LOCATION OF INSTALLTION.
3. FRAMES & COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30" CLEAR OPENING. A 3 INCH (MIN. HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.

SPECIFICATIONS:

1. REINFORCED STEEL SHALL CONFORM TO LATEST ASTM SPECIFICATIONS ASTM-A615 GRADE 60.
2. CONCRETE SHALL HAVE A DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS MINIMUM W/AIR ENTRAINMENT OF 4% TO 6%.
3. DESIGN LOAD SHALL BE AASHTO-HS20-44, ASTM C-890-06.
4. DESIGN SHALL COMPLY WITH ASTM C-1227-08 AND ASTM C-913-08.
5. TANK PENETRATIONS SHALL BE INTEGRALLY CAST.
6. FLEXIBLE SLEEVES SHALL BE PROVIDED AT ALL PIPE CONNECTIONS.
7. JOINTS SHALL BE SEALED WITH TWO LAYERS OF BUTYL RUBBER SEALANT.
8. INLET SHALL PENETRATE A MINIMUM OF 9" BELOW THE LIQUID LEVEL, BUT NOT DEEPER THAN THE OUTLET BAFFLE.
9. OUTLET SHALL EXTEND BELOW THE SURFACE OF THE LIQUID LEVEL EQUAL TO 40% OF THE LIQUID LEVEL DEPTH (19").
10. TANK SHALL BE PUMPED AS NEEDED.
11. TANK SHALL BE VACUUM TESTED PRIOR TO OPERATION.

UTILITY NOTES:

1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.

2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.

3) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.

4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.

5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.

6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.

7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH

8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.

~~9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.~~

10) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.

11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.

12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.

13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.

14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.

15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.

16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.

17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.

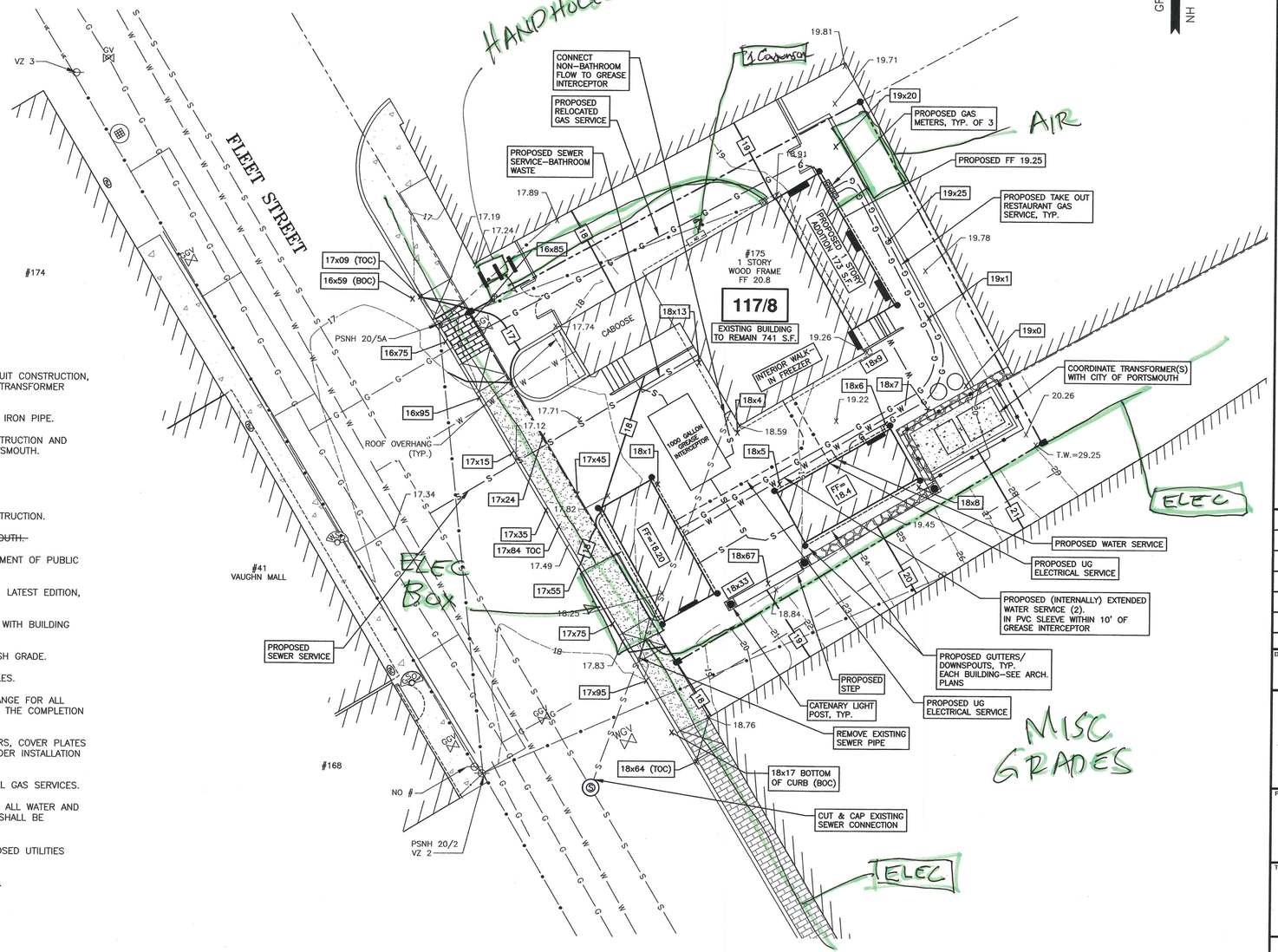
18) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.

19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.

20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.

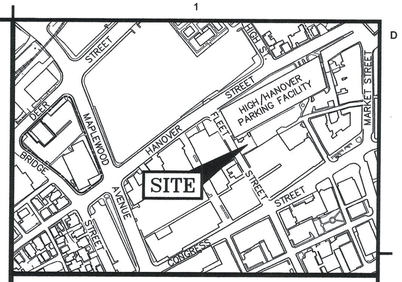
21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.

22) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.



GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS



LOCATION MAP SCALE: 1" = 300'

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).

No.	DATE	DESCRIPTION	BY	CHK
5	05/11/26	GRADES, GUTTERS & DOWNSPOUTS	SJR	JRC
4	12/19/25	SITE LAYOUT & UTILITIES	SJR	JRC
3	12/05/25	GREASE INTERCEPTOR, SEWER	SJR	JRC
2	12/02/25	UTILITY NOTE 9	SJR	JRC
1	11/17/25	UTILITIES, GRADING	CBA	JRC
0	11/04/25	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd, Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

GILLEY'S DINER
175 FLEET STREET, PORTSMOUTH, NH

TITLE

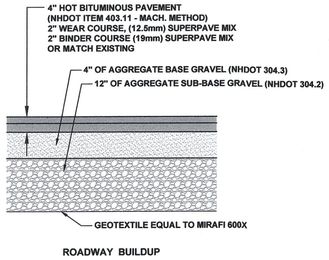
AMENDED
GRADING & UTILITY PLAN
MARK-UP

STATE OF NEW HAMPSHIRE - JOHN R CHAGNON 14951 - LICENSED PROFESSIONAL ENGINEER

DATE: OCTOBER 2025	SCALE: 1" = 10'
DRAWN BY: SJR	DESIGNED BY: SJR / CHECKED BY: JRC
PROJECT No.: 5010156.004	FIELD BOOK & PAGE: FB 309 PG 68
SHEET No.: C202	DWG No.: 5

P:\PORTSMOUTH\DRAWINGS\PROJECTSHEETS\5010156.004-C-GP-2025.dwg, 5/7/2026 3:07:41 PM

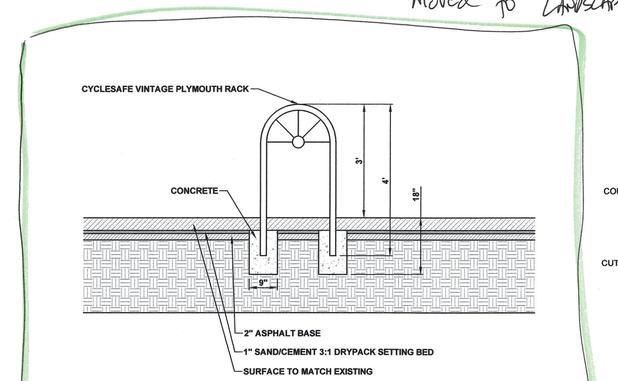
Moved to Landscape Plan



ROADWAY BUILDUP

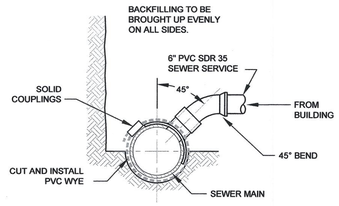
TYPICAL ROADWAY BUILDUP DETAIL

NTS



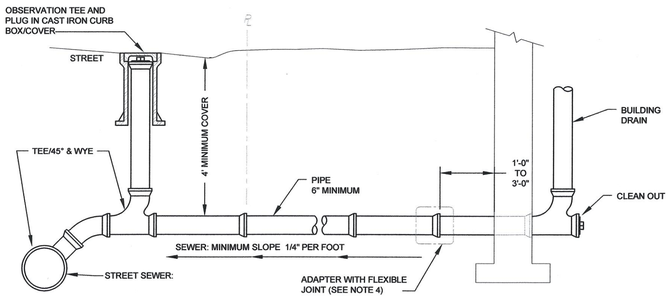
BIKE RACK DETAIL

NTS



SECTION

SEWER SERVICE CONNECTION

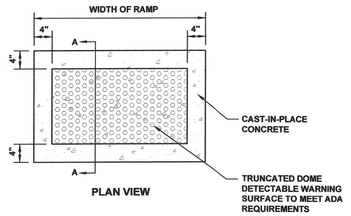


SEWER SERVICE

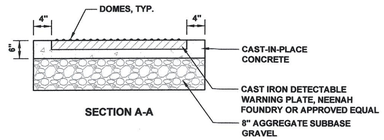
SEWER SERVICE DETAILS

NTS

INSTALL PER PORTSMOUTH REQUIREMENTS



PLAN VIEW



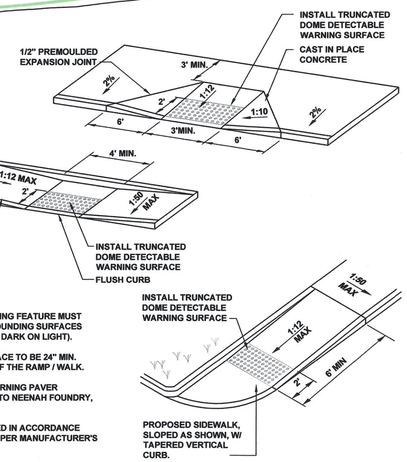
SECTION A-A

NOTES:

1. DETECTABLE WARNINGS SHALL BE AN INTEGRAL PART OF THE RAMP AND COMPLY WITH ALL SECTIONS OF THE ADA ACCESSIBILITY GUIDELINES AND ALL SECTIONS OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. ALL DETECTABLE WARNING AREAS SHALL START 6-10" FROM THE FLOW LINE OF THE CURB, BE 24" IN DEPTH AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY. MATCH ROADWAY RADIUS, TYP.

TYPICAL DETECTABLE WARNING SURFACE DETAIL

NTS

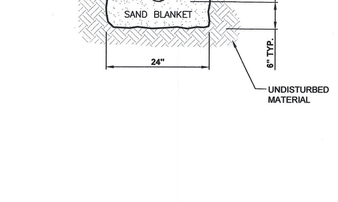


NOTES:

1. THE TEXTURE OF THE WARNING FEATURE MUST CONTRAST WITH THE SURROUNDING SURFACES (EITHER LIGHT ON DARK, OR DARK ON LIGHT).
2. SIZE OF DETECTABLE SURFACE TO BE 24" MIN. HEIGHT x THE FULL WIDTH OF THE RAMP / WALK.
3. CAST IRON DETECTABLE WARNING PAVER SURFACE SHALL BE EQUAL TO NEENAH FOUNDRY, UN-PAINTED.
4. PAVERS SHALL BE INSTALLED IN ACCORDANCE WITH ADA GUIDELINES, AND PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

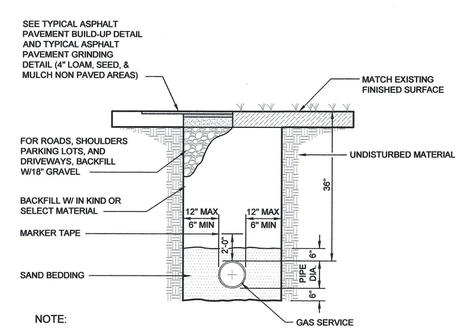
TYPICAL HANDICAP CURB RAMP DETAILS

NTS



TYPICAL UNDERGROUND ELECTRICAL TRENCH DETAIL

NTS

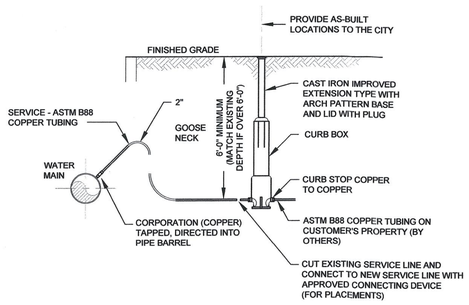


NOTE:

1. COMPACT ALL GRANULAR MATERIAL AND BACKFILL TO 95%.
2. SIDE CLEARANCE APPLICABLE TO BACKHOE OPERATIONS.

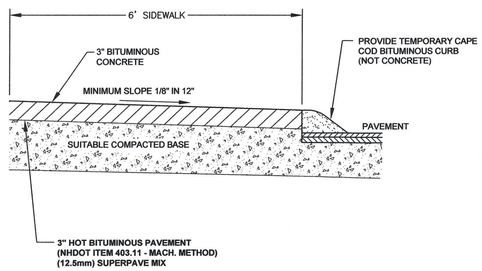
TYPICAL GAS TRENCH DETAIL

NTS



TYPICAL WATER SERVICE CONNECTION DETAIL

NTS



BITUMINOUS SIDEWALK w/ BITUMINOUS CURB

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.

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).

No.	DATE	DESCRIPTION	BY	CHK.
2	12/05/25	BITUMINOUS SIDEWALK/CURB	SJR	JRC
1	11/17/25	UTILITY DETAILS	CBA	JRC
0	11/04/25	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

GILLEY'S DINER
175 FLEET STREET, PORTSMOUTH, NH

TITLE

AMENDED
DETAILS
MARK-UP PLAN

JOHN R. CHAGNON NO. 13651 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

DATE	SCALE
OCTOBER 2025	1" = 10'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	SJR	JRC

PROJECT No.	FIELD BOOK & PAGE
5010156.004	FB 309 PG 68

SHEET No. C502 — DWG No. 2

P:\HW\2010156.MA\Hatch_Properties\004-175 Fleet St., Portsmouth - (MC)\2-CAD_Files\CAD\2010156.004-C-DP-2025 NEW.dwg, 12/4/2025 9:59:59 AM

GILLEY'S ADDITION

175 FLEET STREET, PORTSMOUTH, NEW HAMPSHIRE

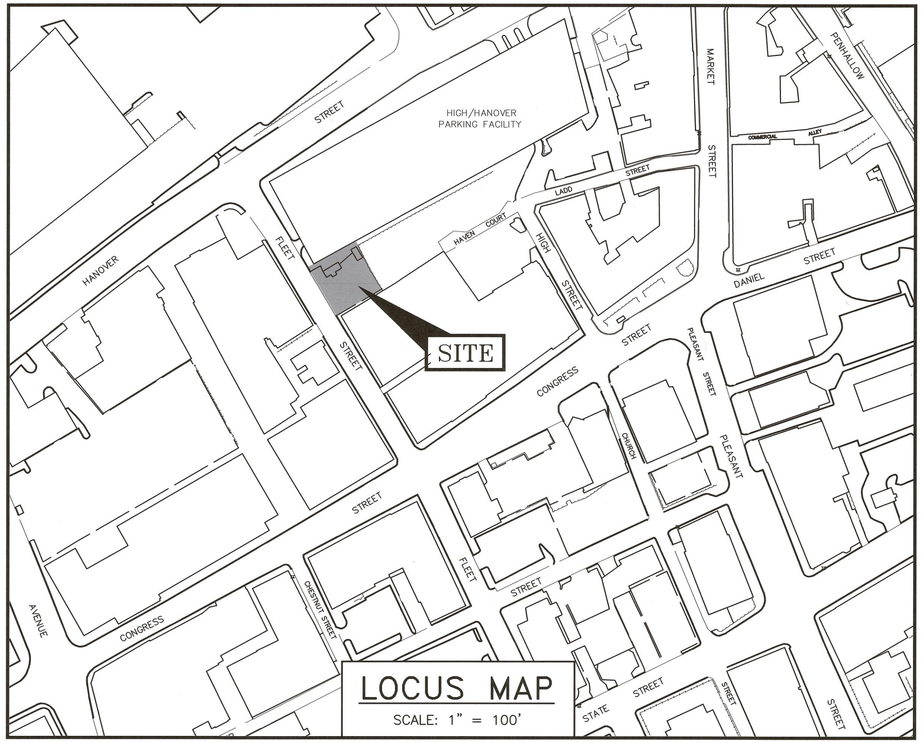
AMENDED PERMIT PLANS

OWNER/APPLICANT
RALPH 1912, LLC
10 PLEASANT STREET SUITE 300
PORTSMOUTH, N.H. 03801
TEL. (603) 427-0725

CIVIL ENGINEER & LAND SURVEYOR:
HALEY WARD, INC.
200 GRIFFIN ROAD, UNIT 14
PORTSMOUTH, N.H. 03801
TEL. (603) 430-9282

ARCHITECT:
ARCOVE LLC
767 ISLINGTON STREET
PORTSMOUTH, NH 03801
TEL. (603) 731-5187

LANDSCAPE ARCHITECT:
TERRA FIRMA LANDSCAPE ARCHITECTURE
163A COURT STREET
PORTSMOUTH, NH 03801
TEL. (603) 430-8388



LOCUS MAP
SCALE: 1" = 100'



Map 10.5A21A
Character Districts and Civic Districts

Legend
- Downtown Overlay District
- Historic District

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

Civic District
- Civic District

Municipal District
- Municipal District

INDEX OF SHEETS

V101	STANDARD BOUNDARY SURVEY & EXISTING CONDITIONS PLAN
C201	SITE PLAN
L01D	LANDSCAPE PLAN
C202	GRADING & UTILITY PLAN
C203	LIGHTING PLAN
C501-C502	DETAILS

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

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708
ATTN: NICHOLAS KOSKO X3327565

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

CABLE:
XFINITY BY COMCAST
180 GREENLEAF AVE.
PORTSMOUTH, N.H. 03801
Tel. (603) 266-2278
ATTN: MIKE COLLINS

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

COMMUNICATIONS:
CONSOLIDATED COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525
ATTN: BENJAMIN WILLS

DIG SAFE
ME - NH - RI - VT
1-888-344-7233
CALL TOLL FREE

PERMIT LIST:
PORTSMOUTH SITE PLAN: LU-25-152 APPROVED 1/22/26
PORTSMOUTH HDC: LU-25-152 APPROVED 1/7/26

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
	GRANITE BOUND w/IRON ROD FOUND

EXISTING	PROPOSED	
FM	FM	FORCE MAIN
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	PG	GAS LINE
D	D	STORM DRAIN
FD	FD	FOUNDATION DRAIN
W	W	WATER LINE
FS	FS	FIRE SERVICE LINE
UE	UGE	UNDERGROUND ELECTRIC SUPPLY
		UNDERGROUND ELECTRIC SERVICE
OHW	OHW	OVERHEAD ELECTRIC/WIRES
		RETAINING WALL
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
E	E	ELECTRIC METER
		TRANSFORMER ON CONCRETE PAD
		WATER SHUT OFF/CURB STOP
C.O.	C.O.	PIPE CLEANOUT
	GV	GATE VALVE
	HYD	HYDRANT
CB	CB	CATCH BASIN
S	SMH	SEWER MANHOLE
D	DMH	DRAIN MANHOLE
M	WMH	WATER METER MANHOLE
#5		TEST BORING
TP 1		TEST PIT
LA		LANDSCAPED AREA
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
CMP	CMP	CORRUGATED METAL PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
HYD	HYD	HYDRANT
℄	℄	CENTERLINE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL
TBR	TBR	TO BE REMOVED

GILLEY'S ADDITION
175 FLEET STREET
PORTSMOUTH, N.H.
AMENDED PERMIT PLANS

HALEYWARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PLAN SET SUBMITTAL DATE: 28 OCTOBER 2026

5010156.004

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LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
11/21	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
	BOUND FOUND
S S	SEWER LINE
G G	GAS LINE
D D	STORM DRAIN
W W	WATER LINE
UE UE	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	UTILITY POLE
	WATER SHUT OFF/CURB STOP
	GAS SHUT OFF
GV	GATE VALVE
HYD	HYDRANT
G W E	METER (GAS, WATER, ELECTRIC)
	CATCH BASIN
	TELEPHONE MANHOLE
	SEWER MANHOLE
	DRAIN MANHOLE
EL.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV	INVERT
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
VGC/SGC	VERTICAL/SLOPED GRANITE CURB

PLAN REFERENCES:

1) PLAN OF A LOT OF LAND IN PORTSMOUTH N.H. BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1 IN = 20 FT, DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.

2) LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1IN. = 20FT., DATED FEB. 1926, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 00376.

3) LOT PLAN NOS. 7–13 CONGRESS ST. PORTSMOUTH, N.H., SCALE: 1/4 INCH = 1 FOOT, DATED MAR. 1937, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.

4) PLAN OF LOT NOS. 173 – 181 FLEET ST. PORTSMOUOTH, N.H., SCALE: 1IN. = 20FT., DATED NOV. 1945, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.

5) LAND IN PORTSMOUTH, N.H., RALPH T. WOOD & IRA A. NEWICK TO J.J. NEWBERRY CO., SCALE: 1IN. = 20FT., DATED MAY 1946, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 01243.

6) PLAN OF LOT PORTSMOUTH, N.H., NEWICK & WOOD INC. TO CITY OF PORTSMOUTH, SCALE 1IN. = 40FT., DATED MAR. 1956, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD 02537.

7) PLAN OF LOT 26 – 30 HIGH ST. PORTSMOUTH, N.H., SCALE: 1IN. = 10FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, NOT RECORDED.

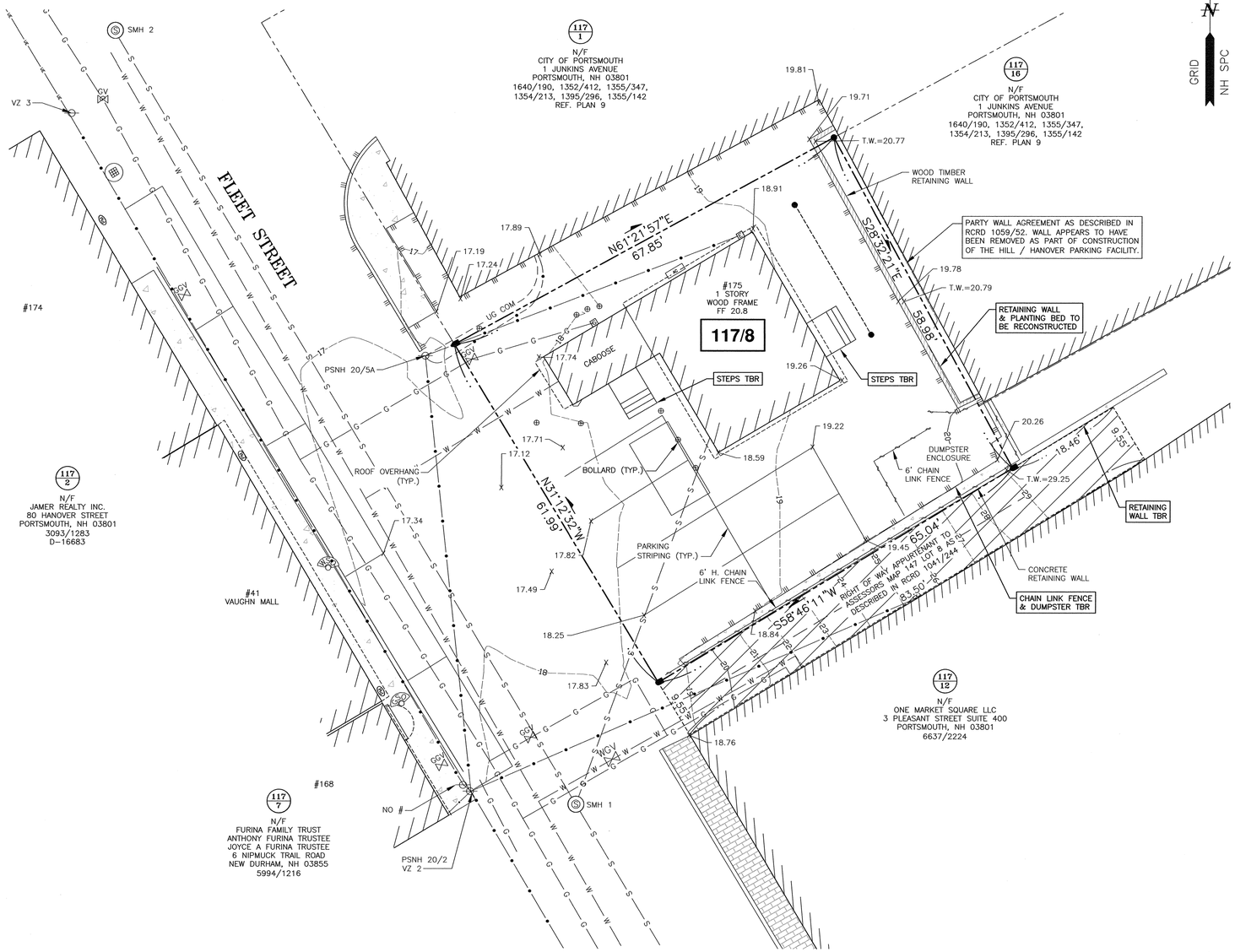
8) PLAN OF LAND FOR RICHARD A. CABRAL & BRUCE E. NADEAU CONGRESS/FLEET ST. COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE: 1" = 20', DATED JANUARY 1987, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATED, RCRD C–16161.

9) EXISTING CONDITIONS PLAN HIGH/HANOVER PARKING FACILITY, HANOVER STREET, PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED: 5/5/99, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.

10) SUBDIVISION OF ASSESSOR'S PARCEL 117/12, LAND OF WENBERRY ASSOCIATES, LLC, FLEET STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, N.H., SCALE: 1" = 20', DATED 11/22/05, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCRD C–34500.

11) STANDARD BOUNDARY SURVEY TAX MAP 17 LOTS 14 & 15, OWNER OF RECORD: PETER H. JARVIS & SONS, LLC, PROPERTY LOCATED AT: 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, DATED: NOVEMBER 2021, SCALE: 1" = 20', PREPARED BY AMBIT ENGINEERING, INC., RCRD D–43095.

12) SITE PLAN FOR HOUSE–GOODMAN LIMITED PARTNERSHIP 43–49 CONGRESS STREET PORTSMOUTH, N.H. PREPARED BY: RICHARD P. MILLETTE AND ASSOCIATES, SCALE: 1"=10', DATED: NOVEMBER 15, 1983, NOT RECORDED.

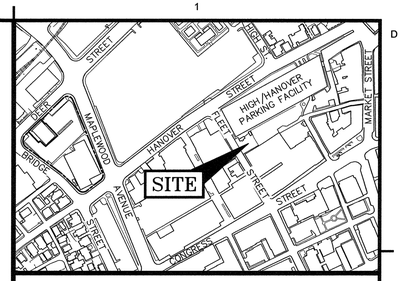


SEWER STRUCTURE TABLE

STRUCTURE	PROP/EX	RIM	INVERT IN	INVERT OUT
SMH 1	EX	18.71		
SMH 2	EX	16.07		

GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS



LOCATION MAP SCALE: 1" = 300'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 117 AS LOT 8.

2) OWNERS OF RECORD:
RALPH 1912 LLC
10 PLEASANT STREET, SUITE 300
PORTSMOUTH, NH 03801
6637/2224

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
4,017 S.F.
0.0922 ACRES

5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 5 (CD5) DISTRICT, HISTORIC DISTRICT & DOWNTOWN OVERYLAY DISTRICT.

6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS OF ASSESSOR'S TAX MAP 117, LOT 8 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) PARCEL IS BENEFITED BY A RIGHT OF WAY OVER ASSESSOR'S MAP 117 LOT 12 AS SHOWN HEREON AND DESCRIBED IN RCRD 1041/244.

10) PARCEL IS SUBJECT TO AND BENEFITED BY A PARTY WALL AGREEMENT ADJACENT TO THE EASTERLY LOT LINE AS DESCRIBED IN RCRD 1059/52. PARTY WALL APPEARS TO HAVE BEEN REMOVED AS PART OF THE CONSTRUCTION OF THE HILL / HANOVER PARKING FACILITY ON ASSESSOR'S MAP 117 LOT 16.

11) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.

No.	DATE	DESCRIPTION	BY	CHK.
3	07/02/26	ELECTRICAL SERVICES	SJR	JRC
2	05/11/26	DEMOLITION	SJR	JRC
1	10/24/25	OWNER OF RECORD, ABUTTER, TOPO	SJR	JRC
0	11/26/24	ISSUED FOR COMMENT	CSA	PAY

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd, Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

GILLEY'S DINER
175 FLEET STREET, PORTSMOUTH, NH

TITLE

STANDARD BOUNDARY SURVEY
& EXISTING CONDITIONS PLAN

DATE: OCTOBER 2025	SCALE: 1" = 10'
DRAWN BY: CSA	DESIGNED BY: ---
CHECKED BY: PAY	
PROJECT No.: 5010156.3406	FIELD BOOK & PAGE: FB 309 PG 68
SHEET No.: V101	DWG No.: 3

STATE OF NEW HAMPSHIRE
No. 1122
PHILLIP A. YETMAN
LICENSED LAND SURVEYOR

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

PHILIP A. YETMAN, LLS 1122 — 7/2/2026 DATE

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IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURES	741	1258
PAVEMENT	2,942	2,142
CONCRETE	0	169
STAIRS	66	81
RETAINING WALL	149	81
CURB	0	58
TOTAL	3898	3789
LOT SIZE	4,017	4,017
% LOT COVERAGE	97.0%	94.3%

OPEN SPACE: 228 S.F. / 4,017 S.F. = 5.7%

ZONING DEVELOPMENT STANDARD

CD5 (CD-5, DOD, HDC): CHARACTER DISTRICT 5

	REQUIRED	PROVIDED
Height	2-3 stories with short 4th = 45'	1 Story
Penthouses	may exceed bldg height by 2'	N/A
Roof appurtenance	may exceed bldg height by 10'	N/A
Façade Types	shop front	
Building Types	commercial, live-work, mixed use, flex space & community.	Commercial
Setbacks (ft) *	* 10.5A42.12 Yards may be increased above the max permitted for truncated corners or other subtractive massing techniques, alleys, vehicular accessways, increased sidewalk width or community spaces.	
Front (principle) max	5'	2.2'
Front (secondary) max	5'	N/A
Side	NR	
Rear, min	>of: 5' from rear line or 10' from cl alley	19.1'
Front lotline buildout	80% min	80 +/-
Lot area (sf)	NR	
LOT area per dwelling	NR	
Coverage, maximum	95%	92.5%
Footprint, max* 10.5a43.40	20,000	1,258
*10.5A43.43 increase for indoor parking if >50% gr.floor parking & 30% lot is community space	50,000 ground (30,000 upper)	N/A
Ground floor area per use, max	15,000	1,258
Open space, minimum	5%	7.5%
Permitted uses (cd4 & cd5)	commercial, live/work, mixed-use, flex space, community, office, retail, restaurant (<500occ)	Commercial

APPROVED CONDITIONS:

A. (2.5.4.2E): ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.

B. (2.13.3):

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

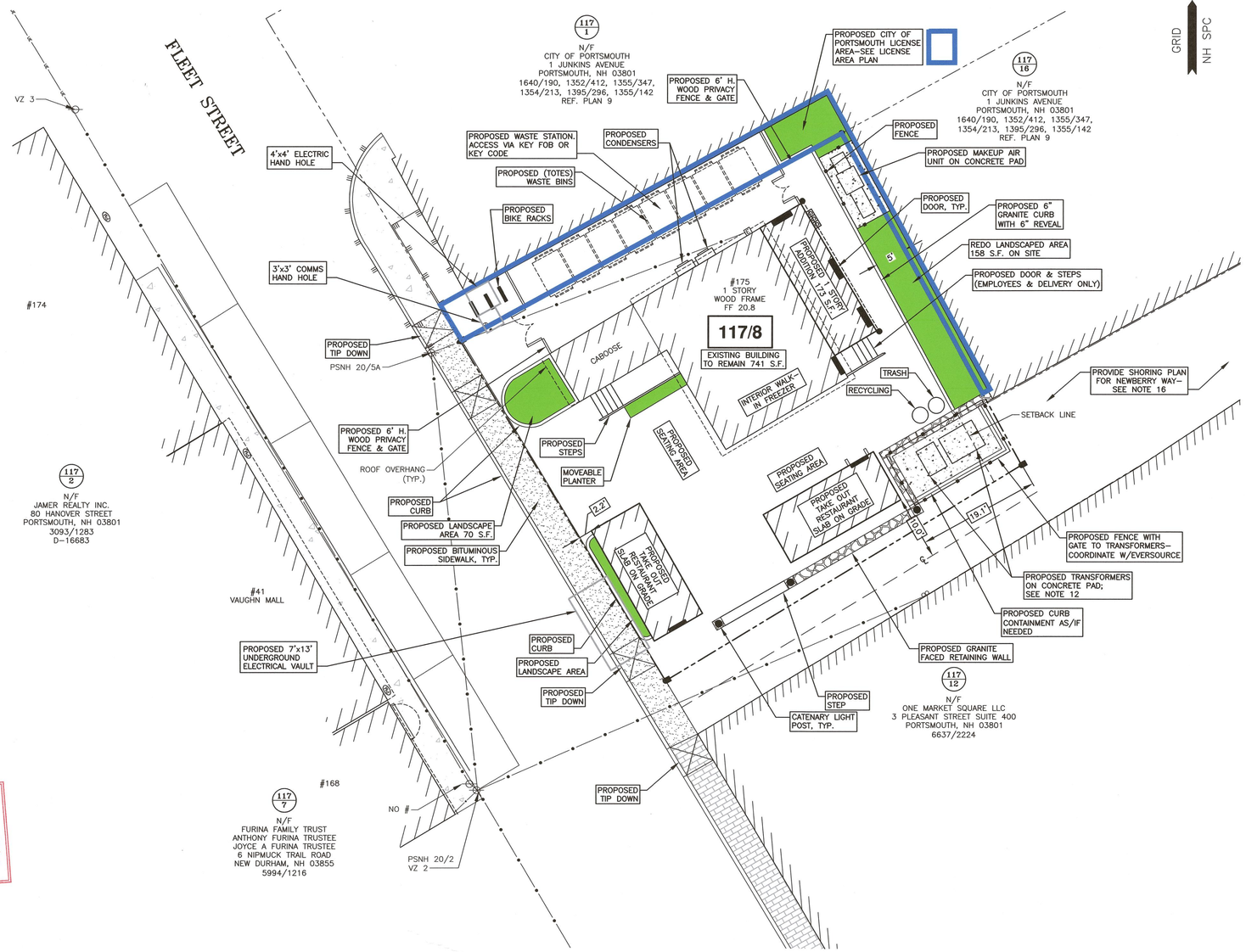
b. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL THE FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

(2.4): THE TWO KIOSKS WILL NEED TO BE INDIVIDUALLY LICENSED PER HEALTH DEPARTMENT REQUIREMENTS.

(2.6): ANY FENCING AS REQUIRED BY THE LIQUOR COMMISSION OR USED TO DIVIDE THE SITE IS REQUIRED TO GO TO THE HDC.

~~(2.7): A SHORING PLAN STAMPED BY A STRUCTURAL ENGINEER SHALL BE PROVIDED TO ENSURE THERE WILL BE NO UNDERMINING OF ANY STRUCTURE ALONG NEWBERRY WAY.~~

(2.9): NO AMPLIFIED MUSIC PERMITTED.



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

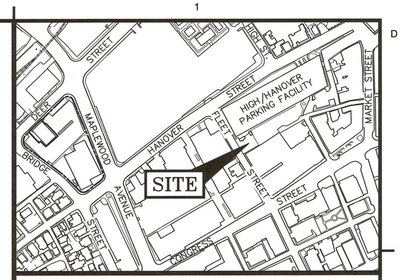
7.16.26

JOHN R. CHAGNON, LLS DATE

STATE OF NEW HAMPSHIRE No. 738 JOHN R. CHAGNON LICENSED LAND SURVEYOR SIGNATURE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



LOCATION MAP SCALE: 1" = 300'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 117 AS LOT 8.

2) OWNER OF RECORD: 6637/2224
RALPH 1912 LLC
10 PLEASANT STREET, SUITE 300
PORTSMOUTH, NH 03801

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
4,017 S.F. (0.0922 ACRES)

5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 5 (CD5) DISTRICT, HISTORIC DISTRICT & DOWNTOWN OVERYLAY DISTRICT.

6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE ADDITION TO AN EXISTING DINER AND CREATION OF A FOOD TRUCK COURT ON ASSESSOR'S TAX MAP 117, LOT 8 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) PARCEL IS BENEFITED BY A RIGHT OF WAY OVER ASSESSOR'S MAP 117 LOT 12 AS SHOWN HEREON AND DESCRIBED IN RCRD 1041/244.

10) PARCEL IS SUBJECT TO AND BENEFITED BY A PARTY WALL AGREEMENT ADJACENT TO THE EASTERLY LOT LINE AS DESCRIBED IN RCRD 1059/52. PARTY WALL APPEARS TO HAVE BEEN REMOVED AS PART OF THE CONSTRUCTION OF THE HILL / HANOVER PARKING FACILITY ON ASSESSOR'S MAP 117 LOT 16.

11) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.

12) FINAL LOCATION OF TRANSFORMERS TO BE COORDINATED WITH EVERSOURCE AND THE CITY OF PORTSMOUTH.

No.	DATE	DESCRIPTION	BY	CHK.
6	07/16/26	HVAC, CONDENSERS	SJR	JRC
5	07/02/26	ELECTRIC/COMMS	SJR	JRC
4	05/20/25	COA, LICENSE AREA, SITE DETAILS	SJR	JRC
3	12/19/25	STRUCTURES, RETAINING WALLS	SJR	JRC
2	12/02/25	SIDEWALK, NOTES	SJR	JRC
1	11/17/25	LANDSCAPE AREA, NOTES	CBA	JRC
0	11/04/25	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

GILLEY'S DINER
175 FLEET STREET, PORTSMOUTH, NH

TITLE

SITE PLAN

STATE OF NEW HAMPSHIRE JOHN R CHAGNON No. 7381 LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
OCTOBER 2025	1" = 10'
DRAWN BY: SJR	DESIGNED BY: SJR	CHECKED BY: JRC
PROJECT No.: 5010156.004	FIELD BOOK & PAGE: FB 309 PG 68
SHEET No.: C201	DWG No.: 6

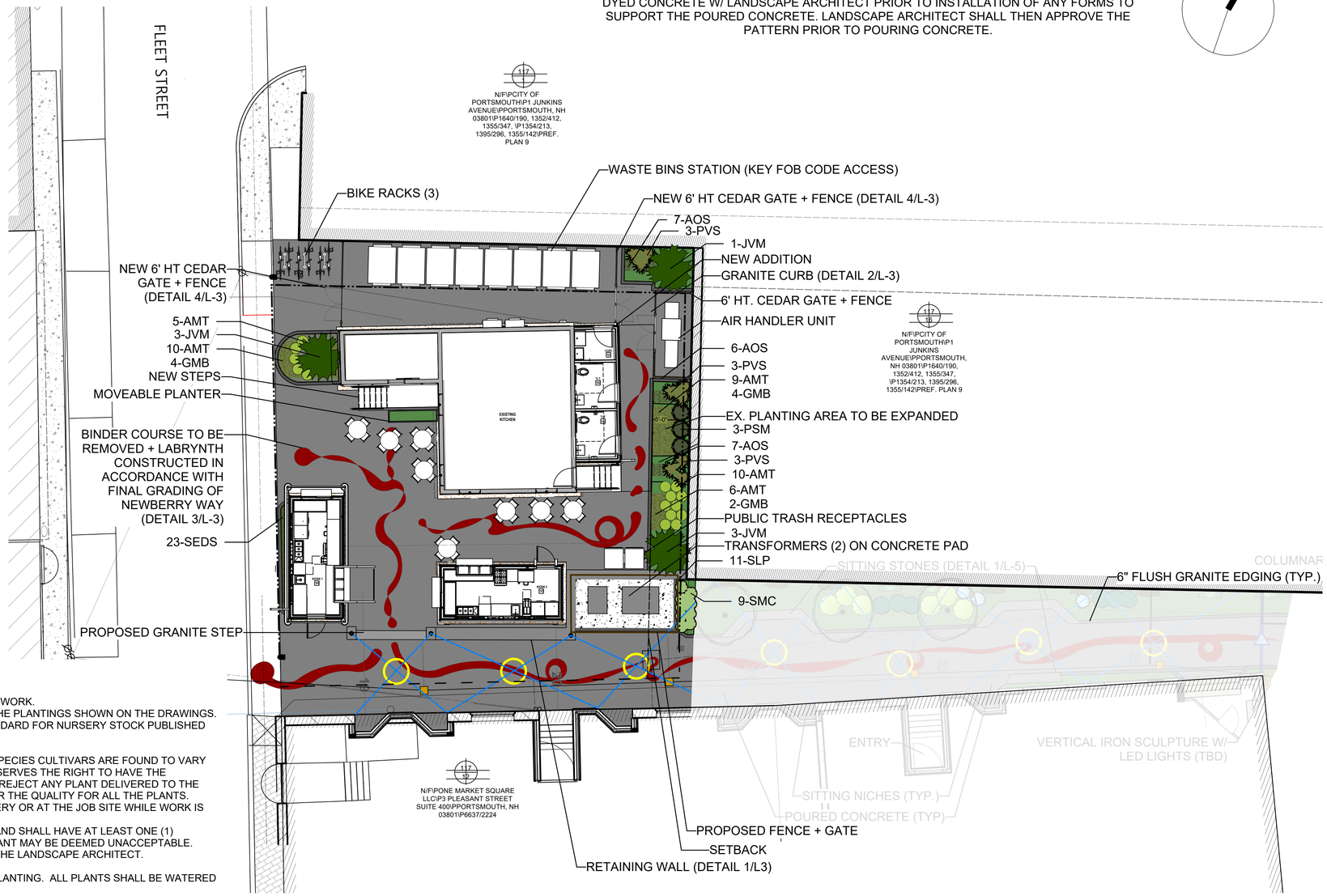
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Plant List - Trees and Shrubs

ID	Qty	Botanical Name	Common Name	Scheduled Size
JVM	7	Juniperus virginiana 'Manhattan Blue'	Manhattan Blue Eastern Red Cedar	8-10'
PSM	3	Pinus strobus 'Minuta'	Minuta White Pine	3'
SMC	9	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	2 Gal.

Plant List - Perennials

ID	Qty	Botanical Name	Common Name	Scheduled Size
AMT	40	Amsonia tabernaemontana	Blue Star Flower	1 Gal.
AOS	20	Aster oblongifolius 'October Skies'	October Skies Aster	1 Gal.
GMB	10	Geranium macrorrhizum 'Bevans Variety'	Bigroot Geraniums	1 Gal.
PVS	9	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.
SEDS	23	Sedum sexangulare	Stonecrop	2 QT
SLP	11	Sedum ternatum 'Larinem Park'	Larinem Park Stonecrop	2 QT



LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 2" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.

terra firma
landscape architecture
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office 603.430.8388 | terrence@terrafirmalandarch.com



No.	Date	By	Revision Notes
M	7/19/2026		GILLEY'S ADDENDUM #2
L	5/20/2026		GILLEYS RFI-002
K	4/6/2026		75% CDS
J	12/5/2025		GILLEY'S UPDATE
I	12/19/2024		PAVING UPDATE
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C	8/2/2024		ALLEY DOOR LOCATION UPDATES
B	7/31/2024		SHEET UPDATES

No.	Date	Issue Notes

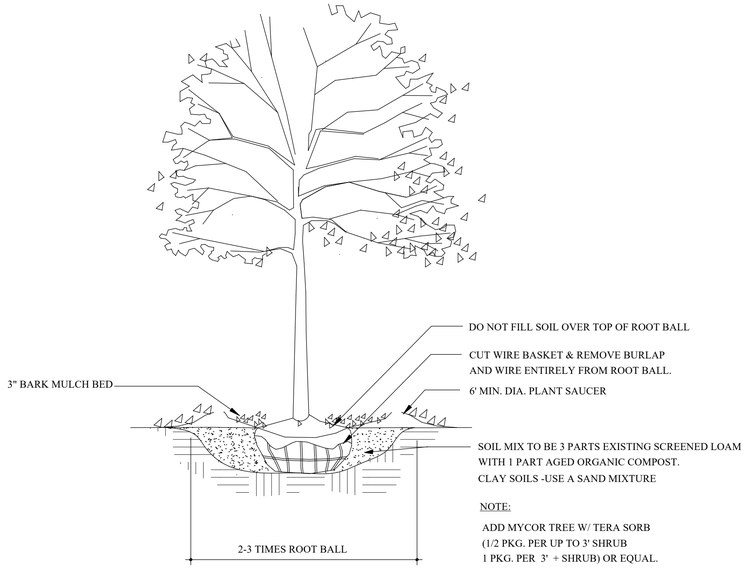
Design Firm
terra firma landscape architecture
163.a Court Street
Portsmouth, NH 03801

Consultant

Project Title
GILLEY'S ADDITION

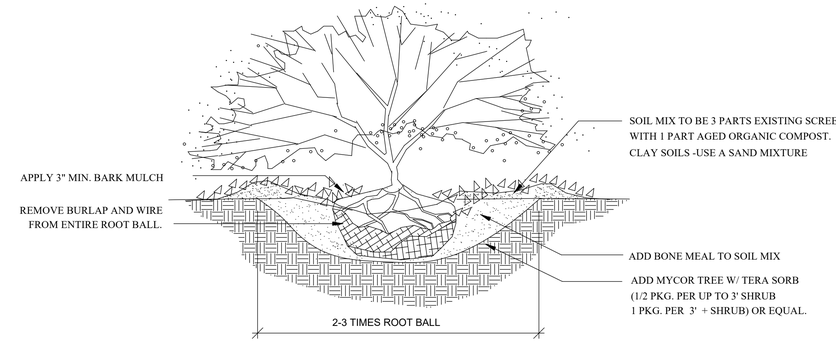
Sheet Title
LANDSCAPE PLAN

Project Manager	Project ID: ONE MARKET SQUARE
Drawn By: TC	Scale: 1"=20'-0"
Reviewed By: TP	Sheet No.: L-1 of 1
Date: 12/19/2025	
CAD File Name: newberry41626.vwx	



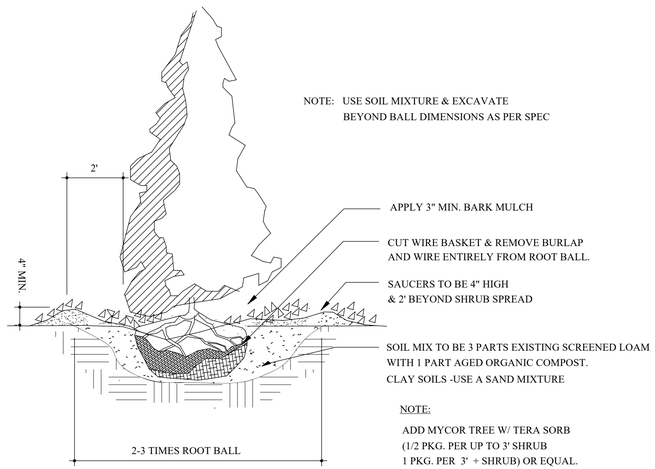
1 L-2

TREE PLANTING (2"+ Cal.)
SCALE: NTS



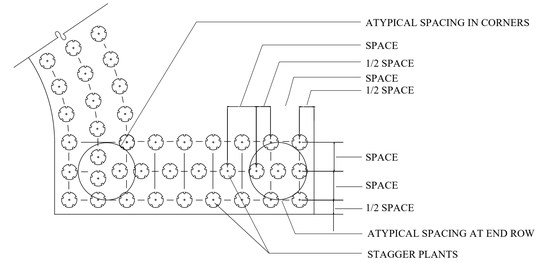
3 L-2

B&B SHRUB PLANTING
SCALE: NTS



2 L-2

PYRAMIDAL EVERGREEN TREE PLANTING
SCALE: NTS

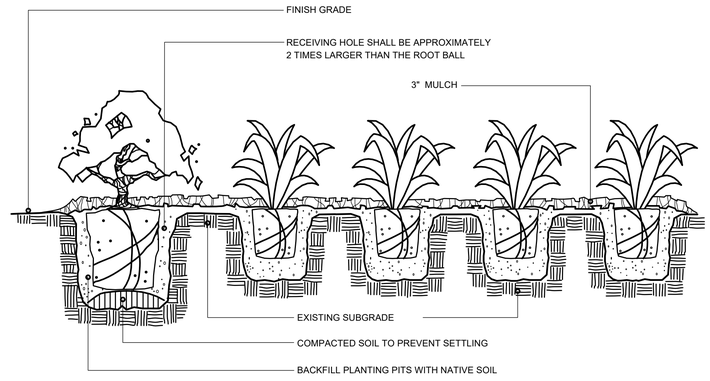


NOTES:

1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVE EDGES.

4 L-2

GROUND COVER SPACING DETAIL
SCALE: NTS



NOTE: SHRUBS SHALL BE PLANTED A MINIMUM OF 1" & NO MORE THAN 2" ABOVE FINISH GRADE, DEPENDING UPON SITE CONDITIONS.

5 L-2

SHRUB/GROUND COVER PLANTING DETAIL
SCALE: NTS

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A	7/24/2024		SOUTH ALLEY UPDATES

No. | Date | Issue Notes

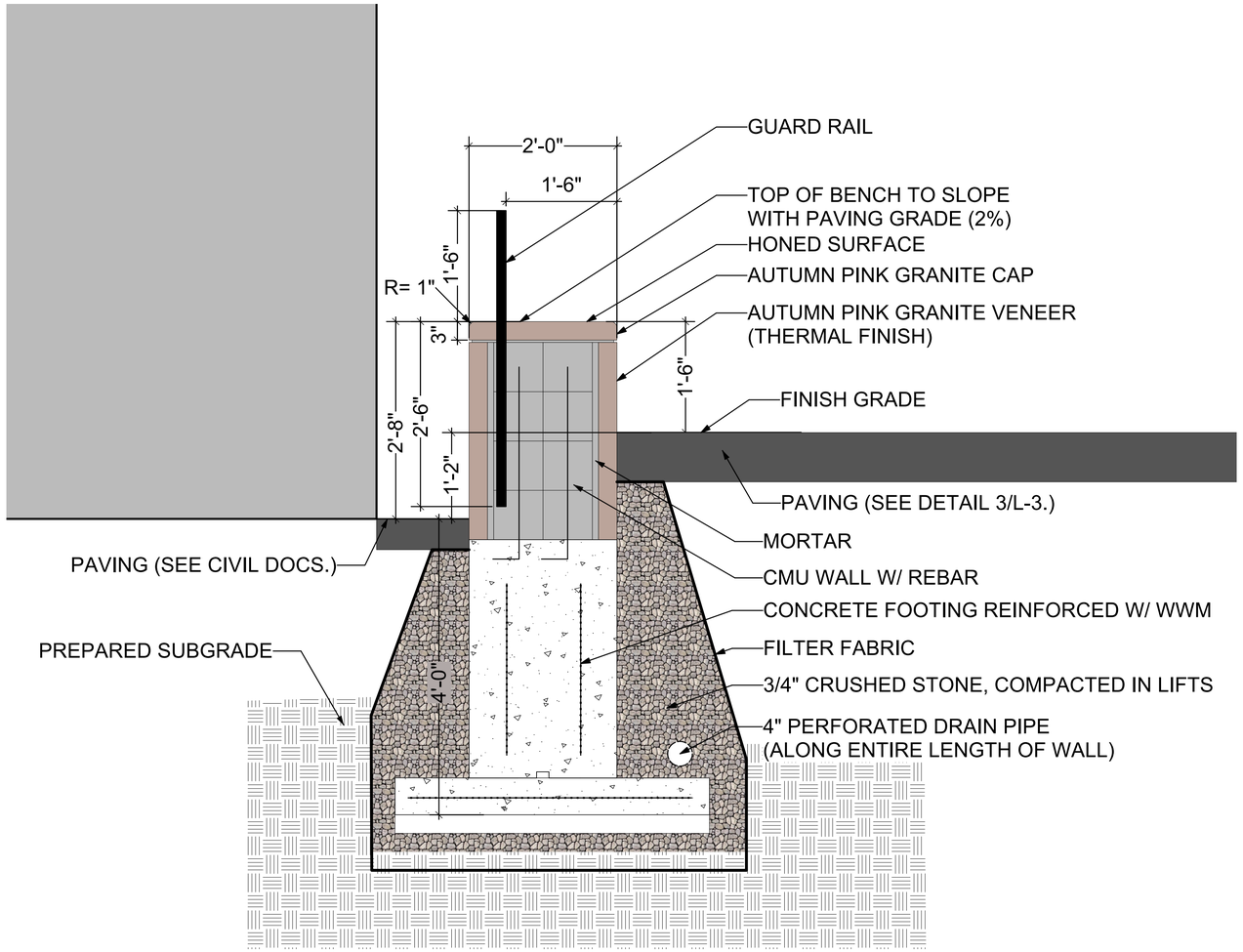
Design Firm: terra firma landscape architecture
163.a Court Street
Portsmouth, NH 03801

Consultant:

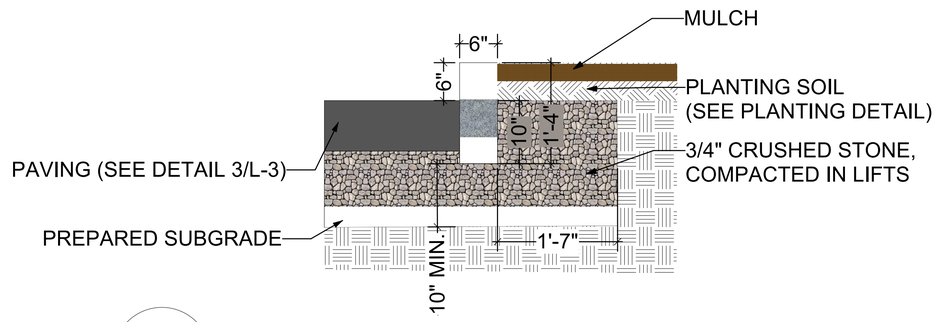
Project Title: ONE MARKET SQUARE

Sheet Title: LANDSCAPE DETAILS

Project Manager	Project ID: ONE MARKET SQUARE
Drawn By: TC	Scale: AS NOTED
Reviewed By: TP	Sheet No.: L-2 of 1
Date: 12/19/2025	
CAD File Name: newberry41626.wxx	



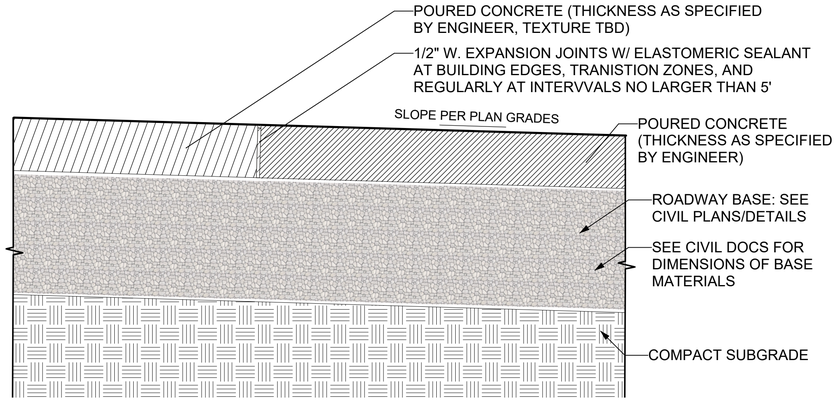
1 / L-3 — RETAINING SITTING WALL DETAIL
SCALE: 1"=1'-0"



2 / L-3 — GRANITE CURB DETAIL
SCALE: 1"=1'-0"

DIRECT COLORS — CONCRETE PIGMENT
White Based OR EQUAL
Visit DirectColors.com | Email cs@directcolors.com | Call (405) 275-6657

BLOOM (WHT-101-5) 5 lb
SOFT GRAY (WHT-102-1) 1 lb



NOTE: CONTRACTOR SHALL SUBMIT SIEVE ANALYSIS FOR EACH COURSE MATERIAL TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT.

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3 / L-3 — POURED CONCRETE DETAIL
SCALE: 1"=1'-0"



6' HIGH UNIVERSAL BOARD CEDAR FENCE (OR EQUAL)



WALPOLE OUTDOORS (OR EQUAL)
255 Patriot Place
Foxborough, MA 02035
781.349.4911
https://www.walpoleoutdoors.com/contact-us

4 / L-3 — CEDAR FENCE DETAIL
SCALE: NTS

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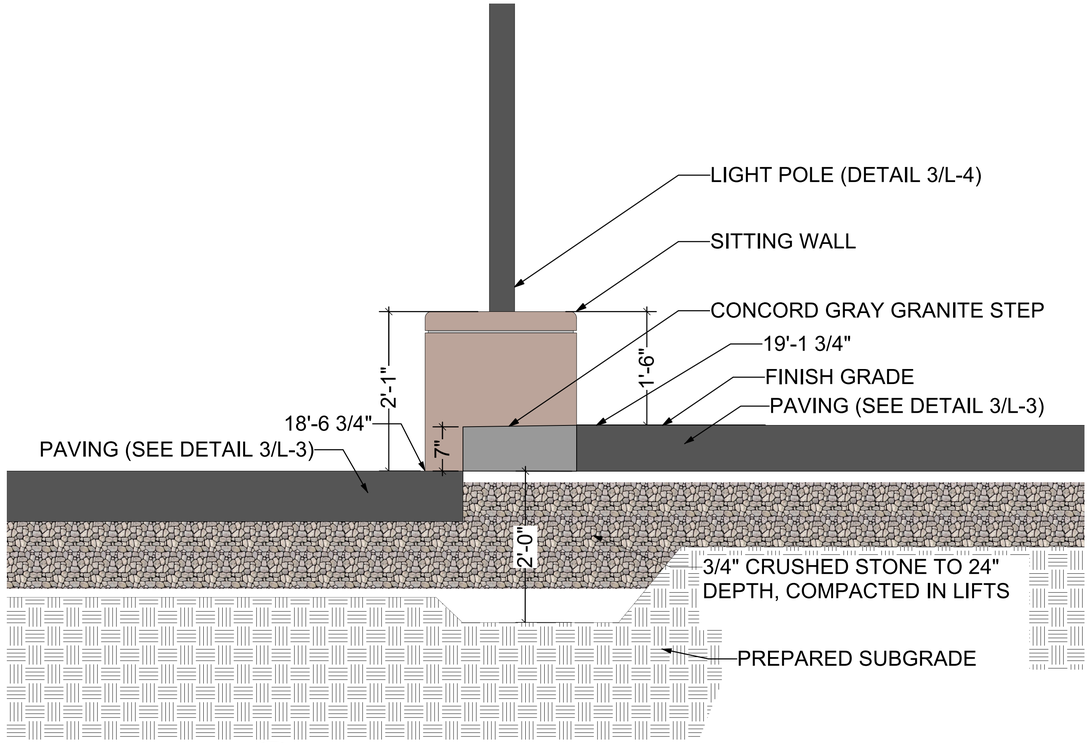
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Consultant:

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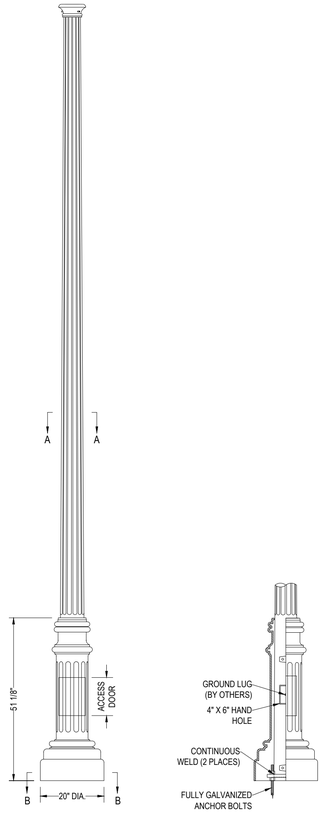
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Date 12/19/2025	
CAD File Name newberry41626.vwx	



1
L-4

GRANITE STEP DETAIL
SCALE: 1"=1'-0"

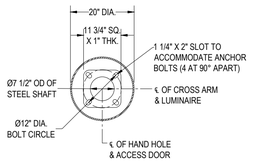


LAMP POST SPECIFICATIONS

MANUFACTURER:	SPRING CITY ELECTRICAL MFG. CO.
STYLE:	HANCOCK
HEIGHT:	20'-0"
PHOTOMETRIC CENTER:	21'-0 3/8"
BASE:	20" DIA.
MATERIAL:	
• BASE:	7 GAUGE, 12 FLAT FLUTE STEEL MONOTUBE CONSTRUCTION
• SHAFT:	TWO PIECE, (WRAP AROUND) HEAVY WALL CAST DUCTILE IRON PER A.S.T.M. A536-84, GRADE 65-45-12
FINISH:	
• BASE:	POWDER COAT - TEXTURED BLACK
• SHAFT	POWDER COAT - TEXTURED BLACK
GROUND PROVISIONS:	1/4"-20 SQUARE NUT WELDED TO INSIDE WALL OF SHAFT OPPOSITE HAND HOLE TO ACCOMMODATE GROUND STUD (STUD BY OTHERS)
ANCHOR BOLTS:	(4) 1" DIA. X 36" LONG + 4" HOOK (FULLY GALVANIZED WITH 2 GALVANIZED NUT AND 2 GALVANIZED WASHER PER BOLT)
BOLT PROJECTION:	5" REQUIRED
TENON:	2 7/8" DIA. X 10" LONG (TO ACCEPT CROSS ARM)
CATALOG NO.:	
• BASE	DWBHNC-20-CU
• SHAFT	SSH2F-G17-07.50-20.00-TN2.88-10.00-CU
• ANCHOR BOLT:	136/2NW



SECTION A-A
12 FLAT FLUTE
7 GAUGE STEEL
N.T.S.



SECTION B-B
BASE PLATE DETAIL
N.T.S.

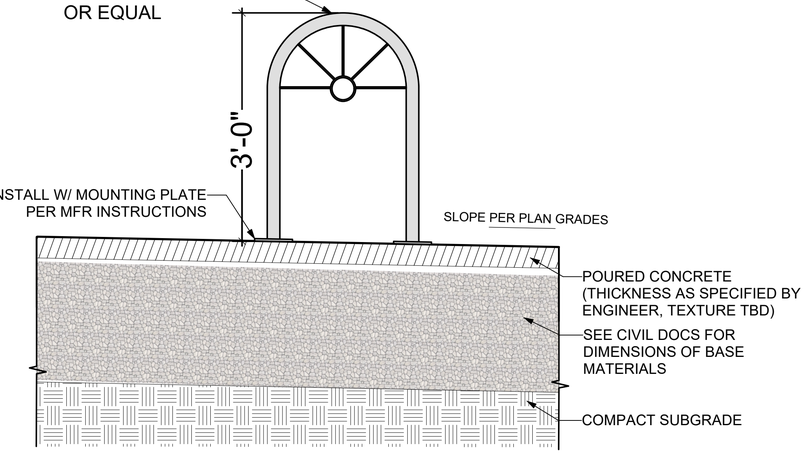
OR EQUAL

Spring City Electrical Mfg. Co.	HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475 PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM
DESCRIPTION	HANCOCK STEEL LAMP POST
OPPORTUNITY	
SCALE N.T.S.	

3
L-4

LIGHT POST DETAIL (AS NEEDED)
SCALE: NTS

CYCLESAFE VINTAGE PLYMOUTH RACK (SURFACE MOUNT)
OR EQUAL



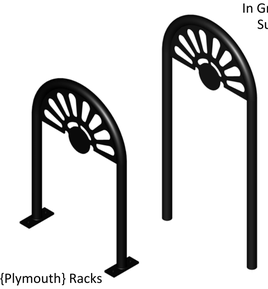
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2
L-4

BIKE RACK DETAIL
SCALE: 1"=1'-0"

In Ground #12713
Surface #12140

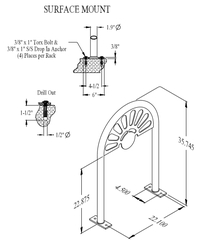


Vintage {Plymouth} Racks
Surface Mount

CycleSafe
www.cyclesafe.com

OR EQUAL

Surface #12140



Vintage {Plymouth} Racks
Surface Mount

CycleSafe
www.cyclesafe.com

OR EQUAL

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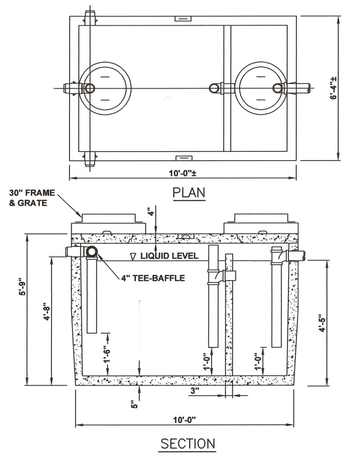
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163.a Court Street
Portsmouth, NH 03801

Consultant:

Project Title: GILLEY'S ADDITION

Sheet Title: LANDSCAPE DETAILS

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Drawn By: TC	Scale: AS NOTED
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1000 GALLON CONCRETE GREASE INTERCEPTOR-TWO COMPARTMENT

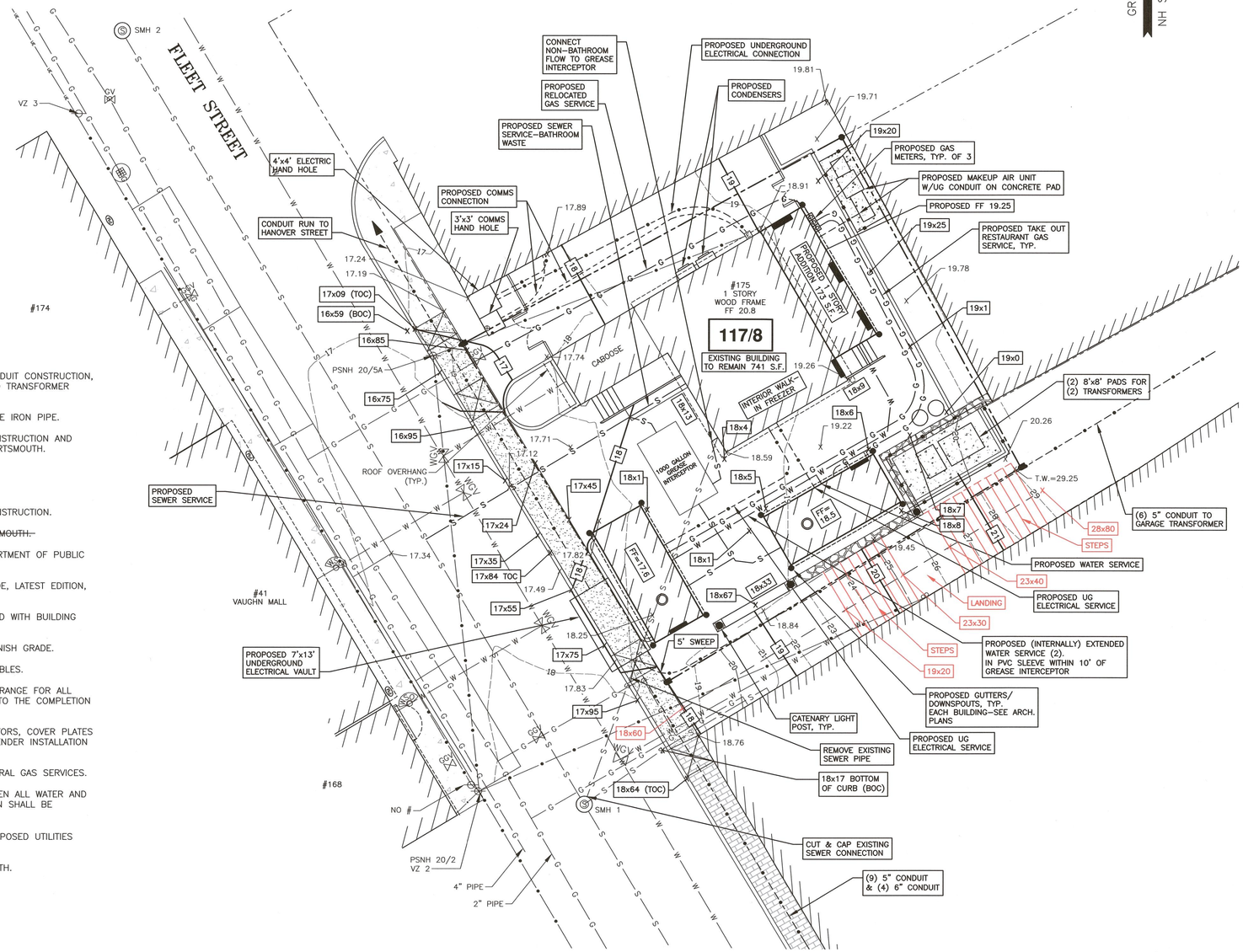
NTS

NOTES:

1. DETAIL PROVIDES GENERAL REQUIREMENTS BY THE CITY OF PORTSMOUTH.
2. COORDINATE WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS FOR THE FOLLOWING ITEMS (BUT NOT LIMITED TO): APPROVALS, TESTING, INSTALLATION, INSPECTIONS, PUMPING & MAINTENANCE, AND LOCATION OF INSTALLTION.
3. FRAMES & COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30" CLEAR OPENING. A 3 INCH (MIN. HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.

SPECIFICATIONS:

1. REINFORCED STEEL SHALL CONFORM TO LATEST ASTM SPECIFICATIONS ASTM-A615 GRADE 60.
2. CONCRETE SHALL HAVE A DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS MINIMUM W/AIR ENTRAINMENT OF 4% TO 6%.
3. DESIGN LOAD SHALL BE AASHTO-HS20-44, ASTM C-890-06.
4. DESIGN SHALL COMPLY WITH ASTM C-1227-08 AND ASTM C-913-08.
5. TANK PENETRATIONS SHALL BE INTEGRALLY CAST.
6. FLEXIBLE SLEEVES SHALL BE PROVIDED AT ALL PIPE CONNECTIONS.
7. JOINTS SHALL BE SEALED WITH TWO LAYERS OF BUTYL RUBBER SEALANT.
8. INLET SHALL PENETRATE A MINIMUM OF 9" BELOW THE LIQUID LEVEL, BUT NOT DEEPER THAN THE OUTLET BAFFLE.
9. OUTLET SHALL EXTEND BELOW THE SURFACE OF THE LIQUID LEVEL EQUAL TO 40% OF THE LIQUID LEVEL DEPTH (19").
10. TANK SHALL BE PUMPED AS NEEDED.
11. TANK SHALL BE VACUUM TESTED PRIOR TO OPERATION.



GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

UTILITY NOTES:

1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.

2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.

3) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.

4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.

5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.

6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.

7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH

8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.

~~9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.~~

10) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.

11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.

12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.

13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.

14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.

15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.

16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.

17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.

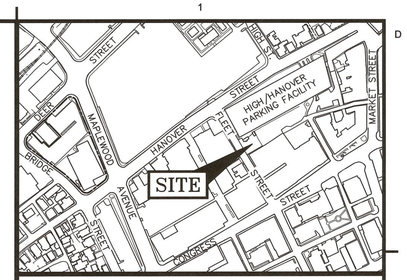
18) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.

19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.

20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.

21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.

22) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.



LOCATION MAP SCALE: 1" = 300'

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).

No.	DATE	DESCRIPTION	BY	CHK.
8	10/28/26	HAVEN COURT STEPS & GRADING	SJR	JRC
7	07/16/26	HVAC/CONDENSERS	SJR	JRC
6	07/02/26	ELECTRICAL SERVICES	SJR	JRC
5	05/11/26	GRADES, GUTTERS & DOWNSPOUTS	SJR	JRC
4	12/19/25	SITE LAYOUT & UTILITIES	SJR	JRC
3	12/05/25	GREASE INTERCEPTOR, SEWER	SJR	JRC
2	12/02/25	UTILITY NOTE 9	SJR	JRC
1	11/17/25	UTILITIES, GRADING	CBA	JRC
0	11/04/25	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

GILLEY'S DINER
175 FLEET STREET, PORTSMOUTH, NH

TITLE

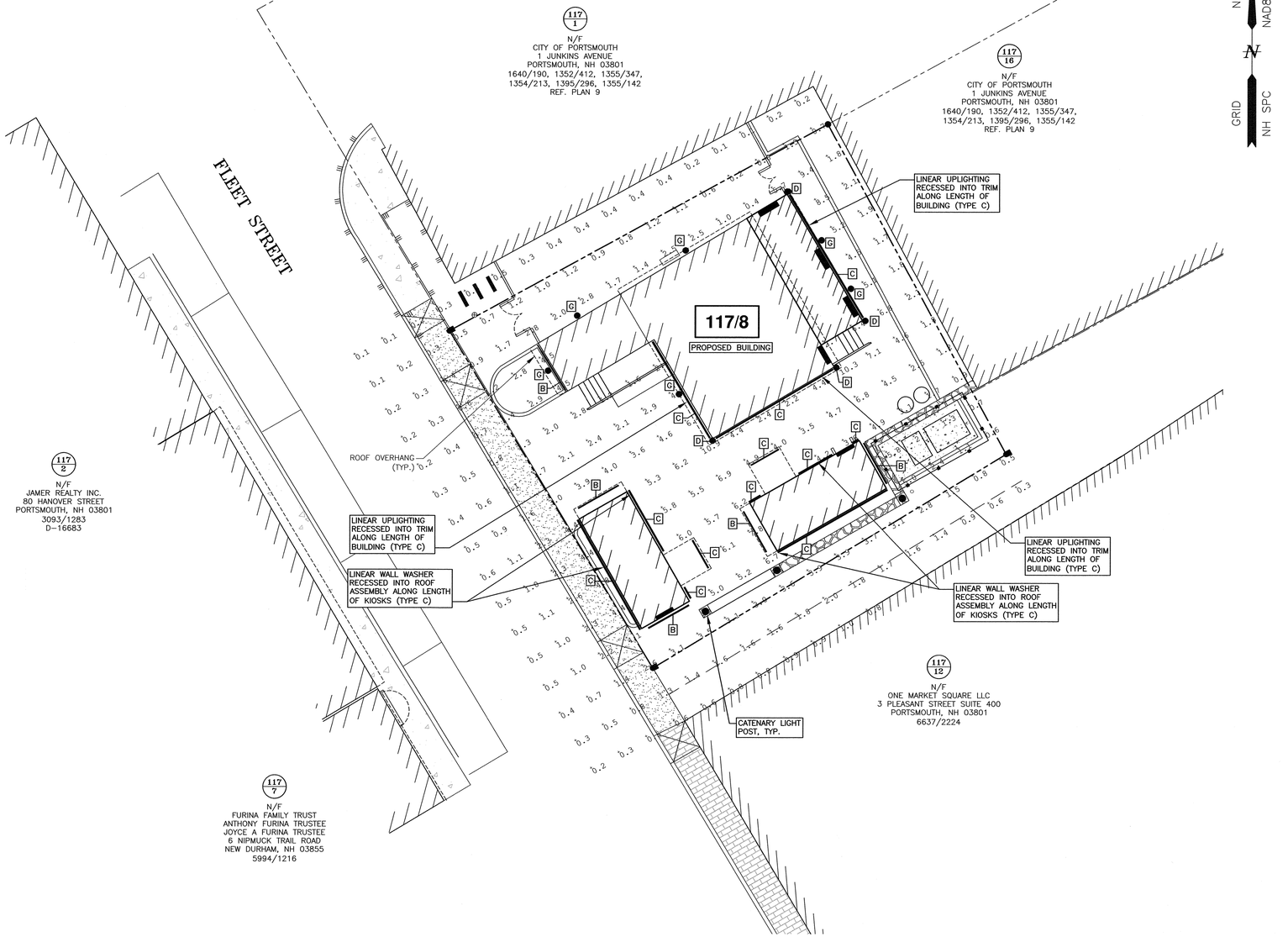
GRADING & UTILITY PLAN

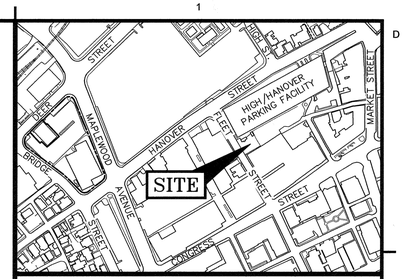
STATE OF NEW HAMPSHIRE - JOHN R. CHAGNON No. 13651 LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
OCTOBER 2025	1" = 10'
DRAWN BY: SJR	DESIGNED BY: SJR	CHECKED BY: JRC
PROJECT No.: 5010156.004	FIELD BOOK & PAGE: FB 309 PG 68
SHEET No.: C202	DWG No.: 8

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Luminaire Schedule			
Label	Arrangement	Description	Qty.
B	Single	INTERLUX RUB-WH-3D-39-3-2.9 CV-30-GE	52 LF
C	Single	QTL FL3SW-5 0-30-ENC-STD-TL-ST	124 LF
D	Single	VISA CORNER SCONCE OW1344	4
G	Single	ZERO LUMO	4





LOCATION MAP SCALE: 1" = 300'

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) ALL LIGHTING SHALL BE SHIELDED TO MINIMIZE LIGHT TRESPASS AND DIRECT GLARE BEYOND THE PROPERTY.

5) ALL LIGHTS SHALL BE DARK SKY COMPLIANT AND DIRECTED DOWNWARD.

6) LIGHTING LAYOUT & FIXTURE SPECIFICATIONS DESIGNED/PROVIDED BY: EXPOSURE 2 LIGHTING. CONTACT: KEN SWEENEY 603-601-8080.

7) POLE MOUNTED LIGHTS SHALL HAVE A MAXIMUM FIXTURE HEIGHT OF 20'.

8) LIGHTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

9) NUMBERS ON PLAN REPRESENT INITIAL FOOT CANDLE VALUES AT 3 FEET ABOVE GRADE.

No.	DATE	DESCRIPTION	BY	CHK
2	06/05/26	LUMINAIRE SCHEDULE TYPE B L.F. QTY.	SJR	JRC
1	05/07/26	INTERIOR LIGHTING. G FIXTURES. LUMENS	SJR	JRC
0	11/04/25	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
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603.430.9282
WWW.HALEYWARD.COM

PROJECT

GILLEY'S DINER
175 FLEET STREET, PORTSMOUTH, NH

TITLE

LIGHTING PLAN

DATE: OCTOBER 2025		SCALE: 1" = 10'
DRAWN BY: SJR	DESIGNED BY: SJR	CHECKED BY: JRC
PROJECT No.: 5010156.004	FIELD BOOK & PAGE: FB 309 PG 68	
SHEET No.: C203		DWG No.: 2

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:

1. 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;
2. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
3. A REPRESENTATIVE OF THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
4. 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. DEMOLISH BUILDINGS AND FENCES AS NEEDED. REMOVE WALL AND STORE.

ROUGH GRADE SITE.

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 ADDITION.

CONNECT UTILITIES.

PLACE BINDER LAYER OF PAVEMENT FOR SITE AND WALKWAYS.

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 AND SITE WORK.

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 REDEVELOPMENT WITH ASSOCIATED UTILITIES AND PARKING.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.226 ACRES.

BASED ON THE USCS WEB SOIL SURVEY THE SOILS ON SITE CONSIST OF URBAN LAND WHICH HAS AN UNSPECIFIED HYDROLOGIC SOIL GROUP RATING, ASSUMED D.

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 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 SEEDED 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 ABUTTING 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 SEEDED/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.

1. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
2. 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.
3. 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 SILTSOXX, 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 SEEDED.

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

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. 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.
4. 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:
1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FAILITY;
2. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
3. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
4. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES

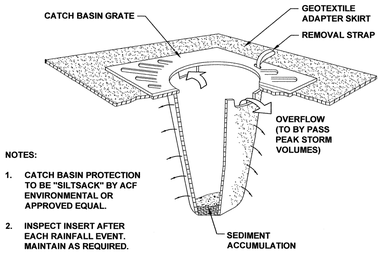
1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

WASTE DISPOSAL

1. 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.
2. 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.
3. 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

1. CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO
2. COMMENCING ANY BLASTING ACTIVITIES.
3. FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT
4. 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.

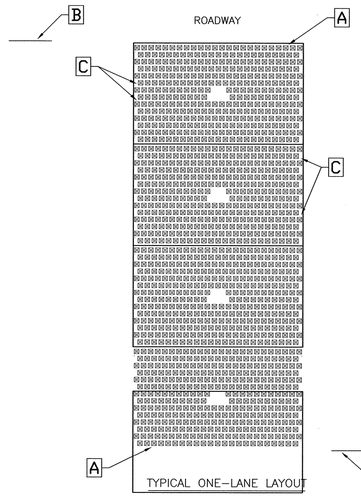


NOTES:

1. CATCH BASIN PROTECTION TO BE "SILTSACK" BY ACF ENVIRONMENTAL OR APPROVED EQUAL.
2. INSPECT INSERT AFTER EACH RAINFALL EVENT. MAINTAIN AS REQUIRED.
3. SEDIMENT WITHIN INSERT SHALL BE EMPTIED WHEN 1/2 FULL.

SEDIMENT SACK INLET PROTECTION DETAIL

NTS



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:

A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. ANCHOR POINT.

INSTALLATION:

1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
2. CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE OF FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.
4. THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
8. AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
9. AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
10. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.
11. NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
12. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
13. SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

USE AND MAINTENANCE
1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL
1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
3. THE ANCHORS SHOULD BE REMOVED.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.

FODS SEDIMENT TRACKING SYSTEM DETAIL

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.

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).

No.	DATE	DESCRIPTION	BY	CHK
0	11/04/25	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

GILLEY'S DINER
175 FLEET STREET, PORTSMOUTH, NH

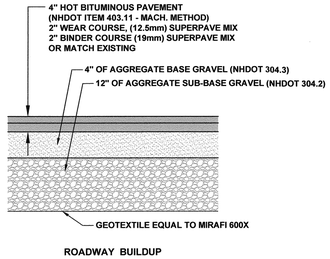
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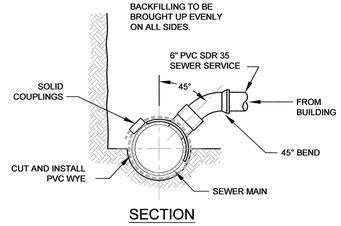
STATE OF NEW HAMPSHIRE - JOHN R. CHAGNON NO. 9661 - PROFESSIONAL ENGINEER - LICENSED

DATE: OCTOBER 2025	SCALE: 1" = 10'
DRAWN BY: SJR	DESIGNED BY: SJR
CHECKED BY: JRC	
PROJECT No.: 5010156.004	FIELD BOOK & PAGE: FB 309 PG 68
SHEET No.: C501	DWG No.: 0

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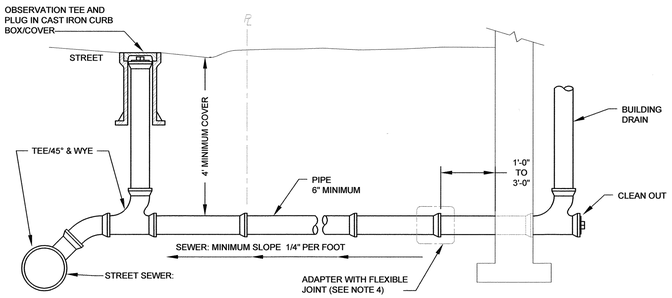


ROADWAY BUILDUP



SECTION

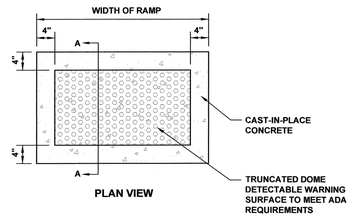
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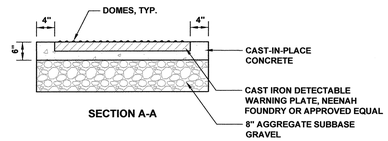
SEWER SERVICE

TYPICAL ROADWAY BUILDUP DETAIL

NTS



PLAN VIEW



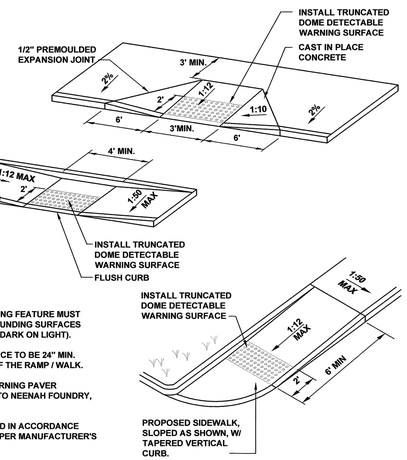
SECTION A-A

NOTES:

1. DETECTABLE WARNINGS SHALL BE AN INTEGRAL PART OF THE RAMP AND COMPLY WITH ALL SECTIONS OF THE ADA ACCESSIBILITY GUIDELINES AND ALL SECTIONS OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. ALL DETECTABLE WARNING AREAS SHALL START 6-10" FROM THE FLOW LINE OF THE CURB, BE 24" IN DEPTH AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY. MATCH ROADWAY RADIUS, TYP.

TYPICAL DETECTABLE WARNING SURFACE DETAIL

NTS



NOTES:

1. THE TEXTURE OF THE WARNING FEATURE MUST CONTRAST WITH THE SURROUNDING SURFACES (EITHER LIGHT ON DARK, OR DARK ON LIGHT).
2. SIZE OF DETECTABLE SURFACE TO BE 24" MIN. HEIGHT x THE FULL WIDTH OF THE RAMP / WALK.
3. CAST IRON DETECTABLE WARNING PAVER SURFACE SHALL BE EQUAL TO NEENAH FOUNDRY, UN-PAINTED.
4. PAVERS SHALL BE INSTALLED IN ACCORDANCE WITH ADA GUIDELINES, AND PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

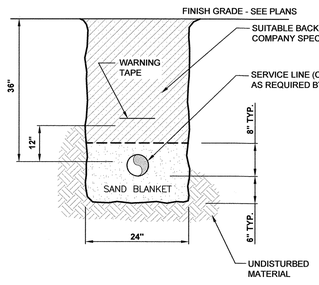
TYPICAL HANDICAP CURB RAMP DETAILS

NTS

SEWER SERVICE DETAILS

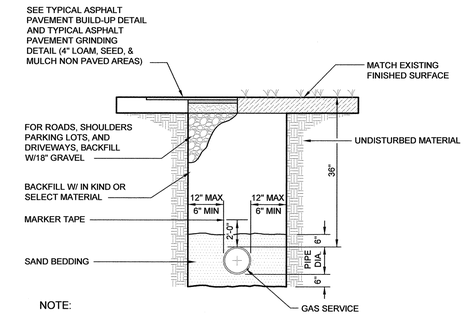
NTS

INSTALL PER PORTSMOUTH REQUIREMENTS



TYPICAL UNDERGROUND ELECTRICAL TRENCH DETAIL

NTS



NOTE:

1. COMPACT ALL GRANULAR MATERIAL AND BACKFILL TO 95%.
2. SIDE CLEARANCE APPLICABLE TO BACKHOE OPERATIONS.

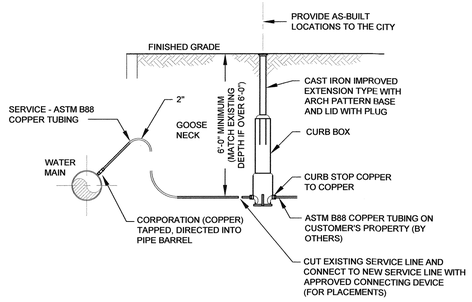
TYPICAL GAS TRENCH DETAIL

NTS

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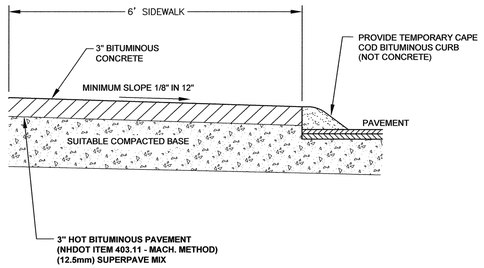
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TYPICAL WATER SERVICE CONNECTION DETAIL

NTS



BITUMINOUS SIDEWALK w/ BITUMINOUS CURB

NTS

No.	DATE	DESCRIPTION	BY	CHK
3	10/28/26	REMOVE BIKE RACK DETAIL	SJR	JRC
2	12/05/25	BITUMINOUS SIDEWALK/CURB	SJR	JRC
1	11/17/25	UTILITY DETAILS	CBA	JRC
0	11/04/25	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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PROJECT

GILLEY'S DINER
175 FLEET STREET, PORTSMOUTH, NH

TITLE

DETAILS

JOHN R. CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

DATE	SCALE
OCTOBER 2025	1" = 10'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	SJR	JRC

PROJECT No. 5010156.004
FIELD BOOK & PAGE: FB 309 PG 68

SHEET No. C502
DWG No. 3

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