

## Historic District Commission Public Hearing Application

September 18, 2020

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

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

Dear Ms. Walker,

On behalf of 553 – 559 Islington Street, LLC we hereby submit the attached and enclosed Architectural and Site Plans for discussion at the October 7 Historic District Commission Work Session.

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

The following plans and documents are included in our submission:

#### ARCHITECTURAL DRAWINGS:

- **A001 Table of Contents & Project Directory** – This shows the Table of Contents of Architectural Drawings, Project Directory, Location Map, and 3D streetscape view of the proposed project.
- **A020 Existing Photos** – This shows satellite and birdseye images of the neighborhood along with photos of the building exterior and site.
- **A105 Area Plans - Existing & New Work** – This shows area plans delineating each dwelling unit and common areas in the existing and proposed building, along with a table of these areas.
- **A110 Floor Plans – Demolition** – These plans indicate the scope of architectural demolition work.
- **A120 Floor Plans - Basement & First Floor - New Work** – These plans indicate the scope of new architectural work on these levels.
- **A121 Floor Plans - Second Floor & Third Floor - New Work** - These plans indicate the scope of new architectural work on these levels.
- **A130 Roof Plans - Demolition & New Work** - These plans indicate the scope of demolition and new work at the Roof level.
- **A210 Building Elevations – Demolition** – These indicate the scope of architectural demolition work on the building exterior.
- **A231 – A234 Façade Elevations and Details** – These indicate the scope of architectural work on the building exterior, and include measurements of existing architectural features, trim details, and product information.
- **A310 3D Views - Exterior - New Work** - These show the finished appearance of the proposed project exterior.

## Historic District Commission Public Hearing Application

### CIVIL DRAWINGS:

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

### DOCUMENTS:

- **Board of Adjustment Letter** dated September 16, 2020 noting approval of variance requests
- **Window and Door Cut Sheets**

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

Sincerely,



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



## CITY OF PORTSMOUTH

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

### ZONING BOARD OF ADJUSTMENT

September 16, 2020

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

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

Dear Property Owner:

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

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

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

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

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

Very truly yours,

David Rheame, Chairman of the Zoning Board of Adjustment

cc: Robert Marsilia, Chief Building Inspector

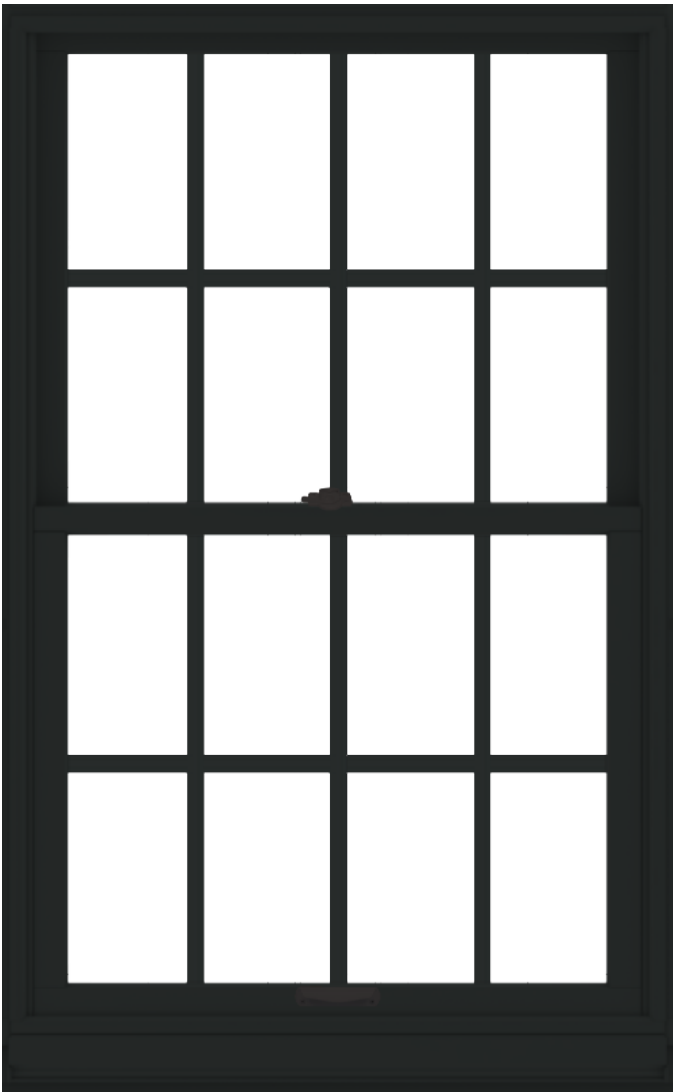
Rosann Maurice-Lentz, City Assessor

9/18/2020

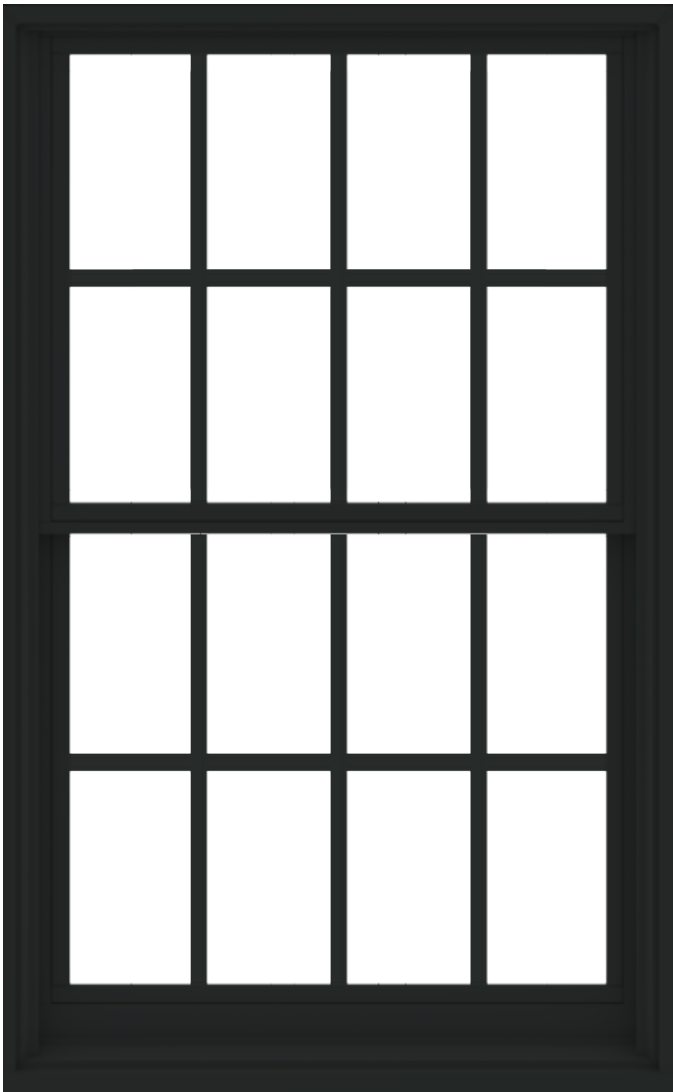
Steven Hyde, Esq. Coakley & Hyde, PLLC  
John Chagnon, PE., Ambit Engineering



400 Series Double-Hung Window



Interior



Exterior

SUMMARY

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

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

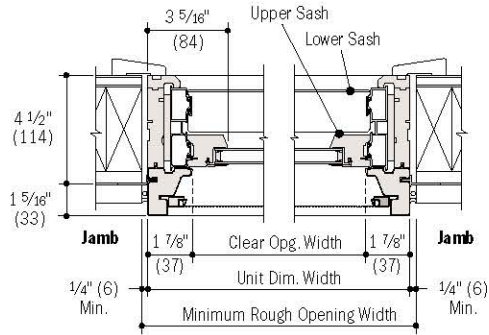
Hardware	Standard Lock and Keeper, Black
Optional Hardware	Classic Series™ Hand Lift, Black
Grille Pattern	Colonial
Grille Width	1 "
Exterior Color	Black
Exterior Trim Profile	None
Exterior Trim Color	Black

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

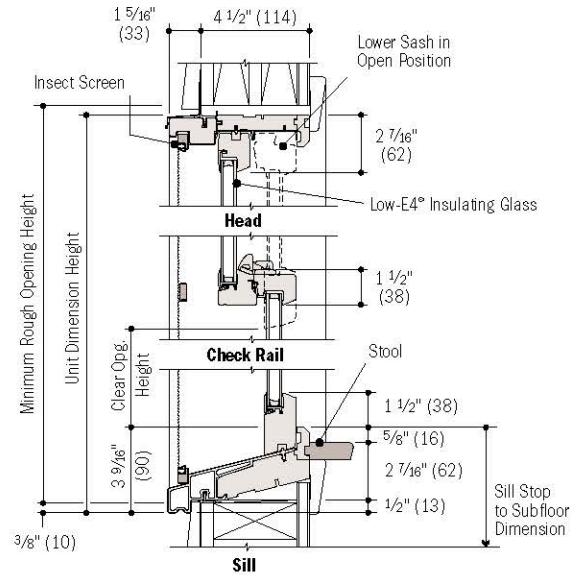
\* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.

## Tilt-Wash Double-Hung Window Details

Scale  $1\frac{1}{2}"$  (38) =  $1'-0"$  (305) = 1:8



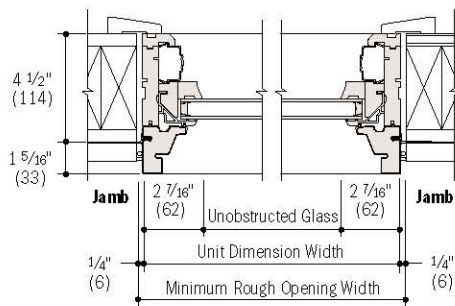
### Horizontal Section



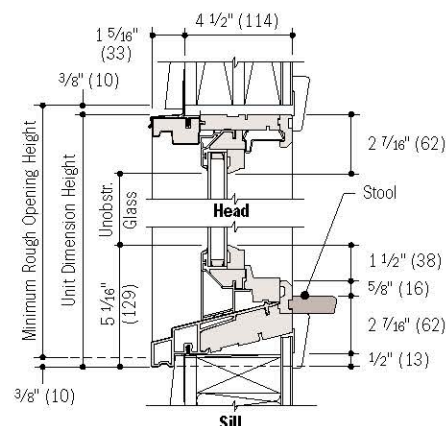
### Vertical Section

### Tilt-Wash Picture Window Details

Scale  $1\frac{1}{2}''$  (38) =  $1'-0''$  (305) — 1:8



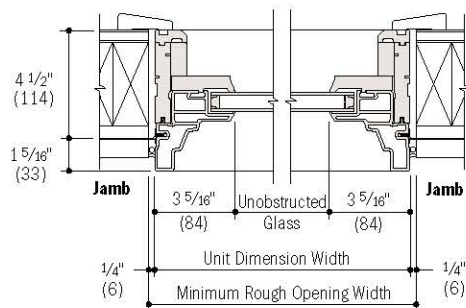
### Horizontal Section



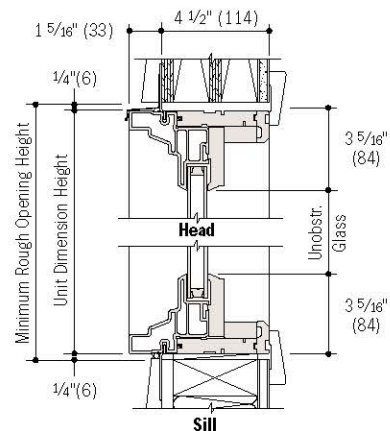
### Vertical Section

### Tilt-Wash Transom Window Details

Scale  $1\frac{1}{2}"$  (38) =  $1'-0"$  (305) = 1:8



### Horizontal Section



### Vertical Section

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



# Design Your Door

EXPAND

1  
EDIT

2  
EDIT

3



Smooth-Star®  
S206

## DOOR SUMMARY

ORDER FINISH SAMPLES

### Project

#### DOOR TYPE

Entry

#### DOOR SIZE

3'0" x 7'0"

#### DOOR FINISH



Onyx

#### ACCESSORIES

Heirloom Oil Rubbed Bronze Handleset

#### DOOR CONFIGURATION

Single

#### DOOR GLASS



Clear 1 Lite No Grid

#### FRAME FINISH



Onyx

Included in Your Configured Product:

Door Configuration

Door Style

Glass Style



Smooth-Star®

S206

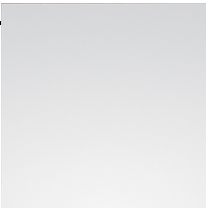
Up for Email on the latest from Therma-Tru

First Name

Postal Code

Email Address

SUBMIT



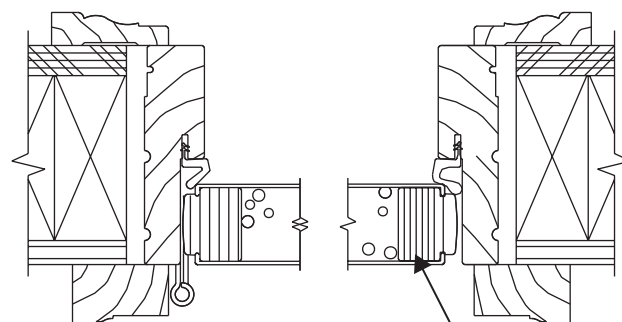
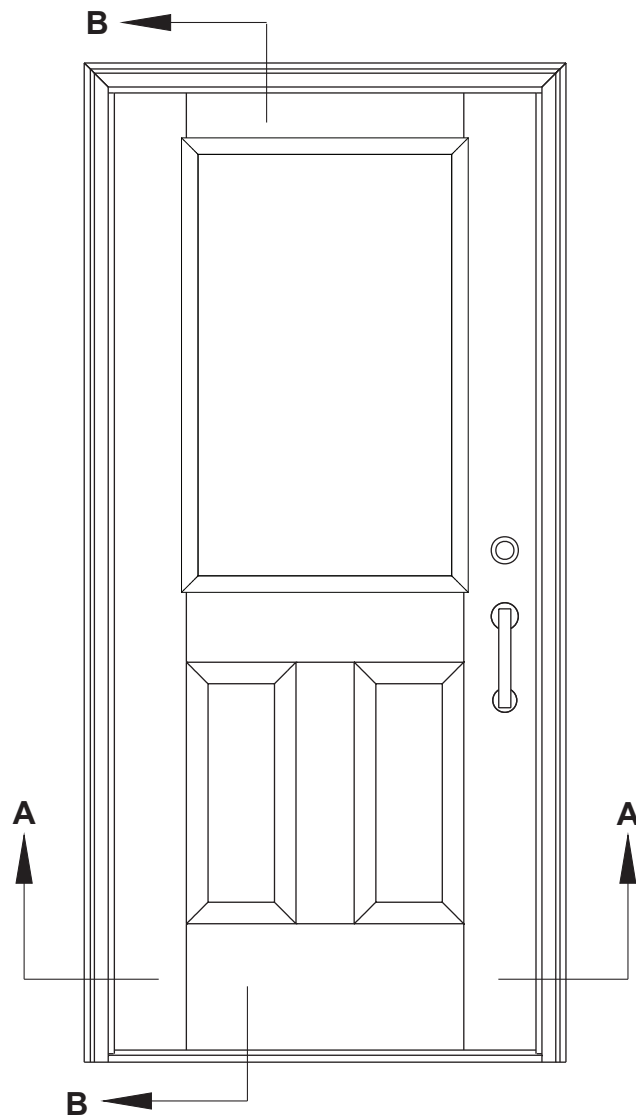
Clear 1 Lite No Grid

Finish Option



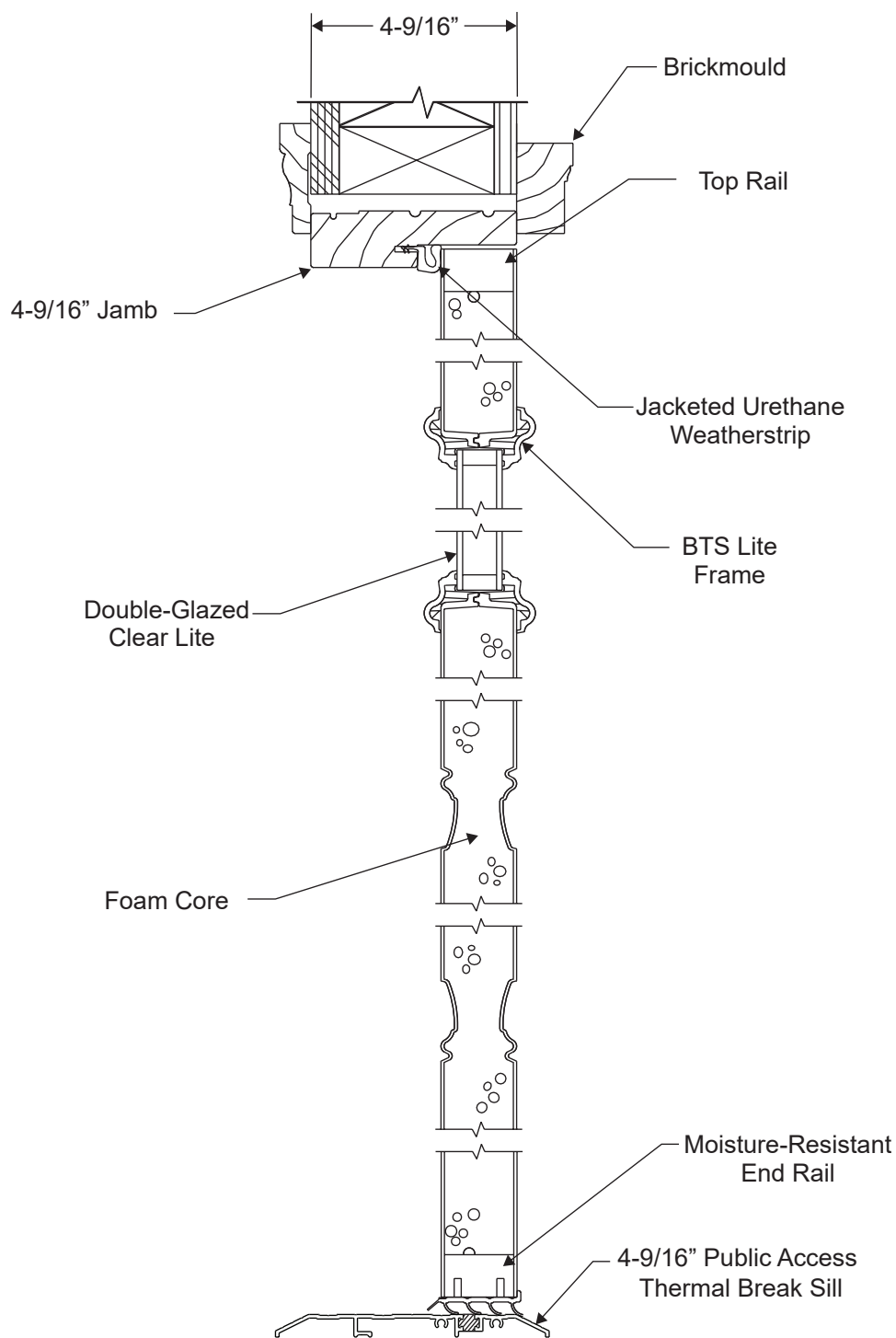
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## 6/8 Single Door, Outswing



**SECTION A-A**

Engineered Lumber Lock Stile Core



**SECTION B-B**





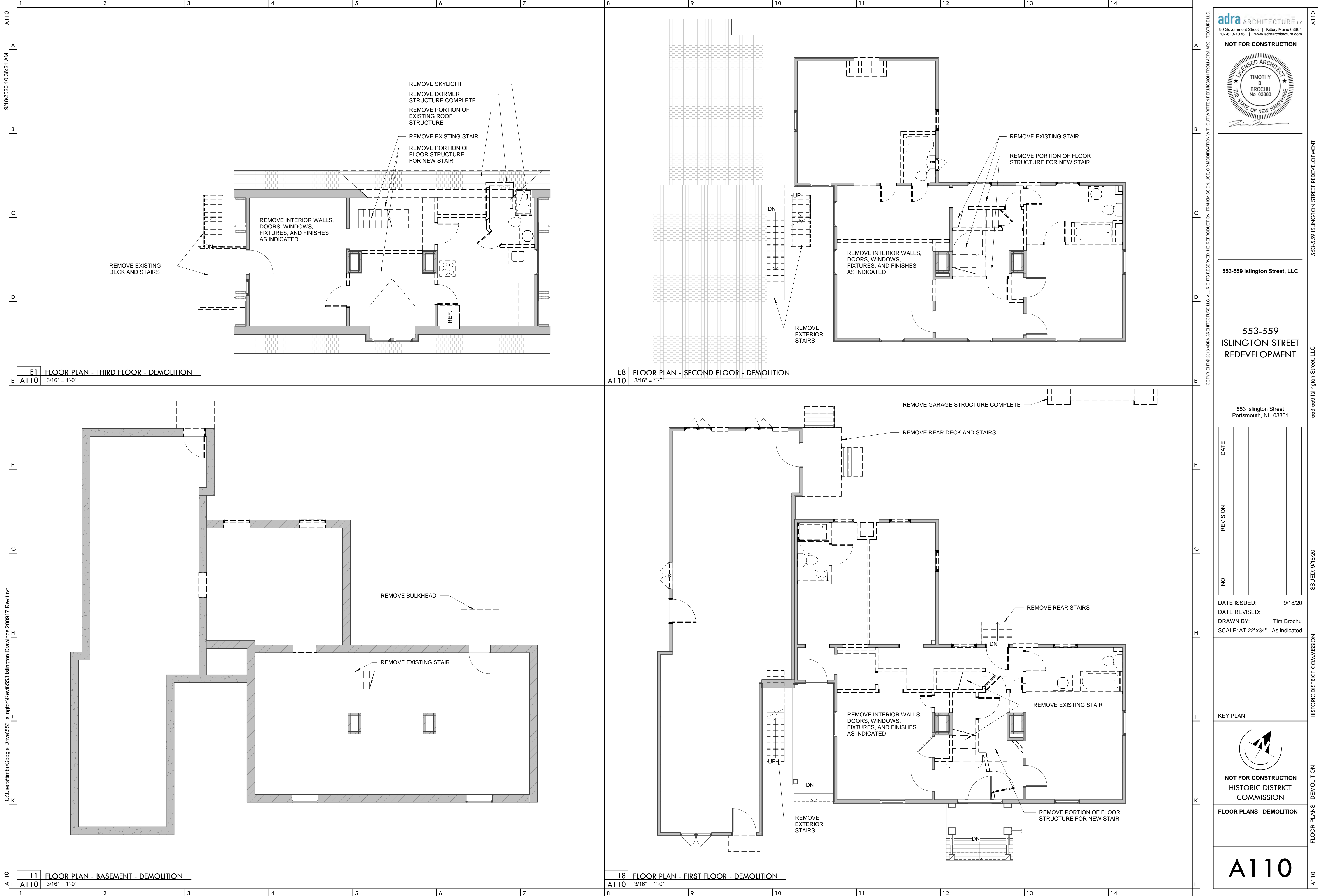












adraARCHITECTURE LLC

90 Government Street | Kittery Maine 03904  
207-613-7036 | www.adraarchitecture.com

NOT FOR CONSTRUCTION

LICENSED ARCHITECT

TIMOTHY  
B. BROCHU  
No 03883

STATE OF NEW HAMPSHIRE

553-559 Islington Street, LLC

553-559  
ISLINGTON STREET  
REDEVELOPMENT

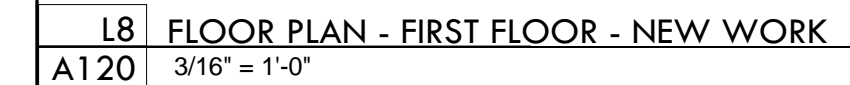
553 Islington Street Portsmouth, NH 03801	
DATE	
REVISION	
NO.	
DATE ISSUED:	9/18/20
DATE REVISED:	
DRAWN BY:	Tim Brochu
SCALE:	AT 22"x34" As indicated

KEY PLAN

NOT FOR CONSTRUCTION  
HISTORIC DISTRICT  
COMMISSION

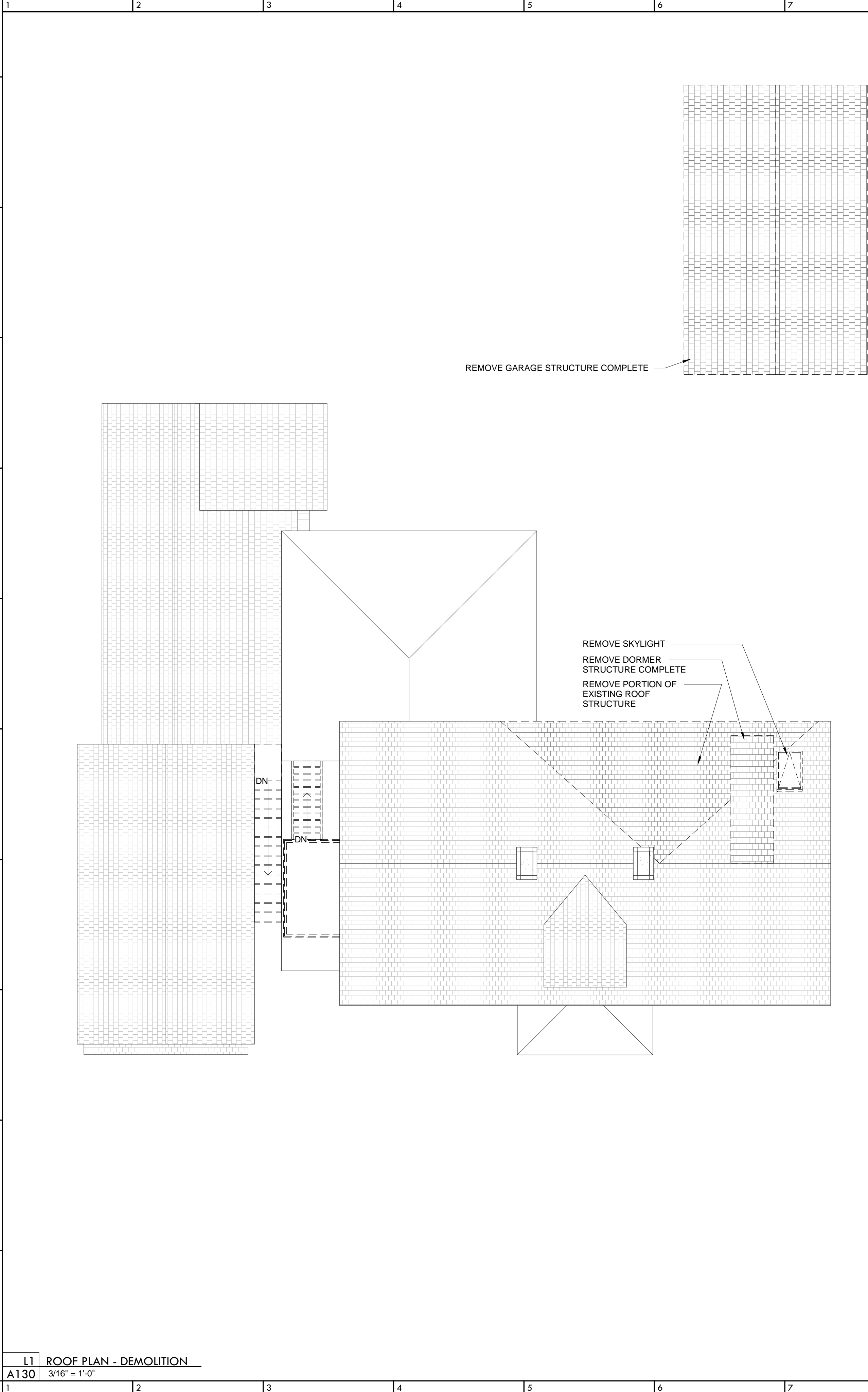
FLOOR PLANS - DEMOLITION

A110

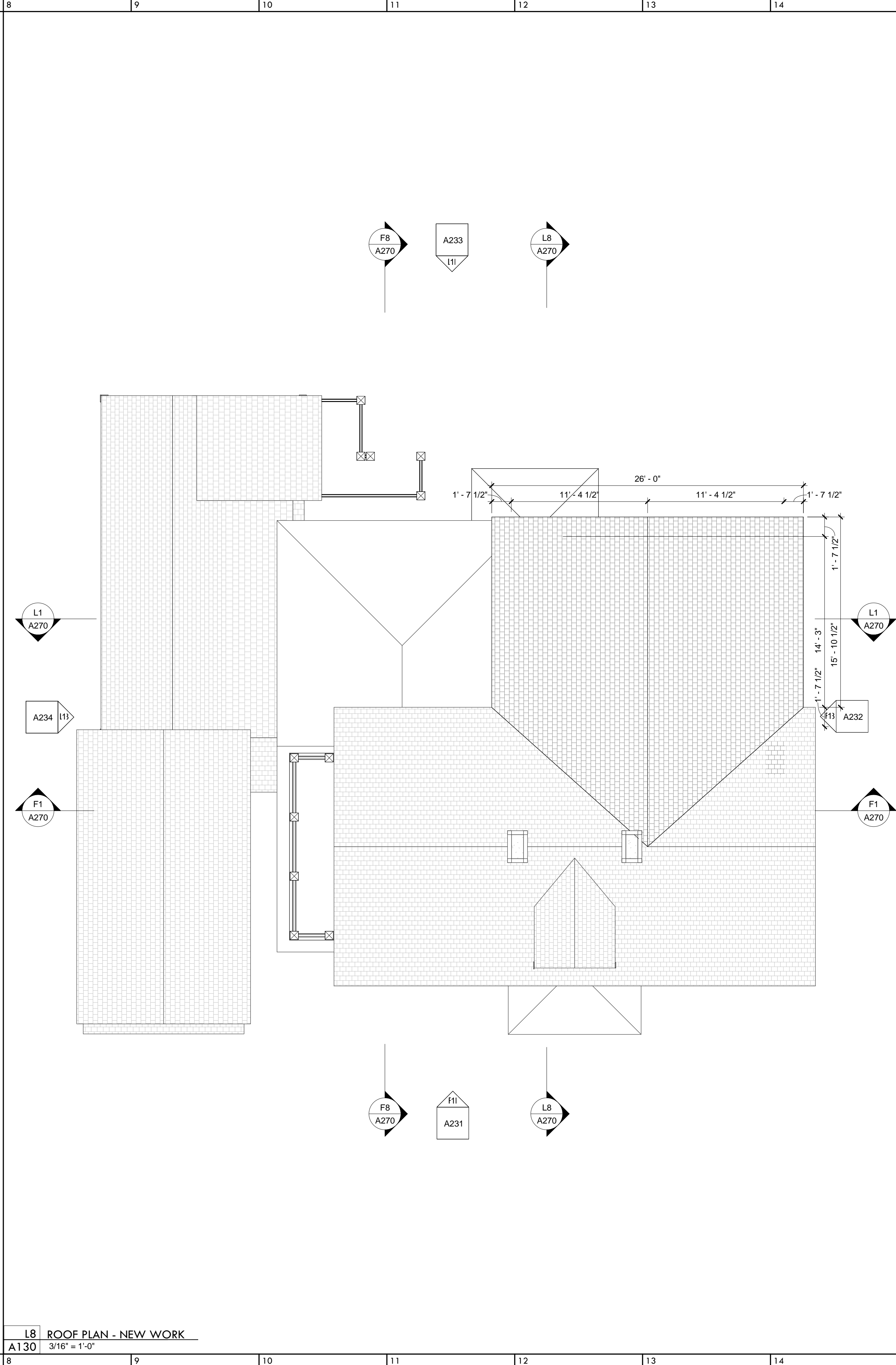








L1 ROOF PLAN - DEMOLITION  
3/16" = 1'-0"



L8 ROOF PLAN - NEW WORK  
3/16" = 1'-0"

adraARCHITECTURE LLC

90 Government Street | Kittery Maine 03904

207-613-7036 | www.adraarchitecture.com

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LICENSED ARCHITECT

TIMOTHY B. BROCHU

No 03883

STATE OF NEW HAMPSHIRE

553-559 Islington Street, LLC

553-559 ISLINGTON STREET REDEVELOPMENT

553 Islington Street  
Portsmouth, NH 03801

NO.	REVISION	DATE

DATE ISSUED: 9/18/20  
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SCALE: AT 22"x34" As indicated

KEY PLAN

NOT FOR CONSTRUCTION

HISTORIC DISTRICT COMMISSION

ROOF PLANS - DEMOLITION & NEW WORK

A130

553-559 Islington Street, LLC

553-559 ISLINGTON STREET REDEVELOPMENT

553 Islington Street  
Portsmouth, NH 03801

DATE ISSUED: 9/18/20  
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SCALE: AT 22"x34" As indicated

KEY PLAN

NOT FOR CONSTRUCTION  
HISTORIC DISTRICT COMMISSION

ROOF PLANS - DEMOLITION & NEW WORK

A130































DEMOLITION NOTES

a) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.

b) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

c) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

d) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.

e) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.

f) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.

g) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.

h) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE. ANY EXISTING MONITORING WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER TO COORDINATE MONITORING WELL REMOVAL AND/OR RELOCATION WITH NHDES AND OTHER AUTHORITY WITH JURISDICTION PRIOR TO CONSTRUCTION.

i) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).

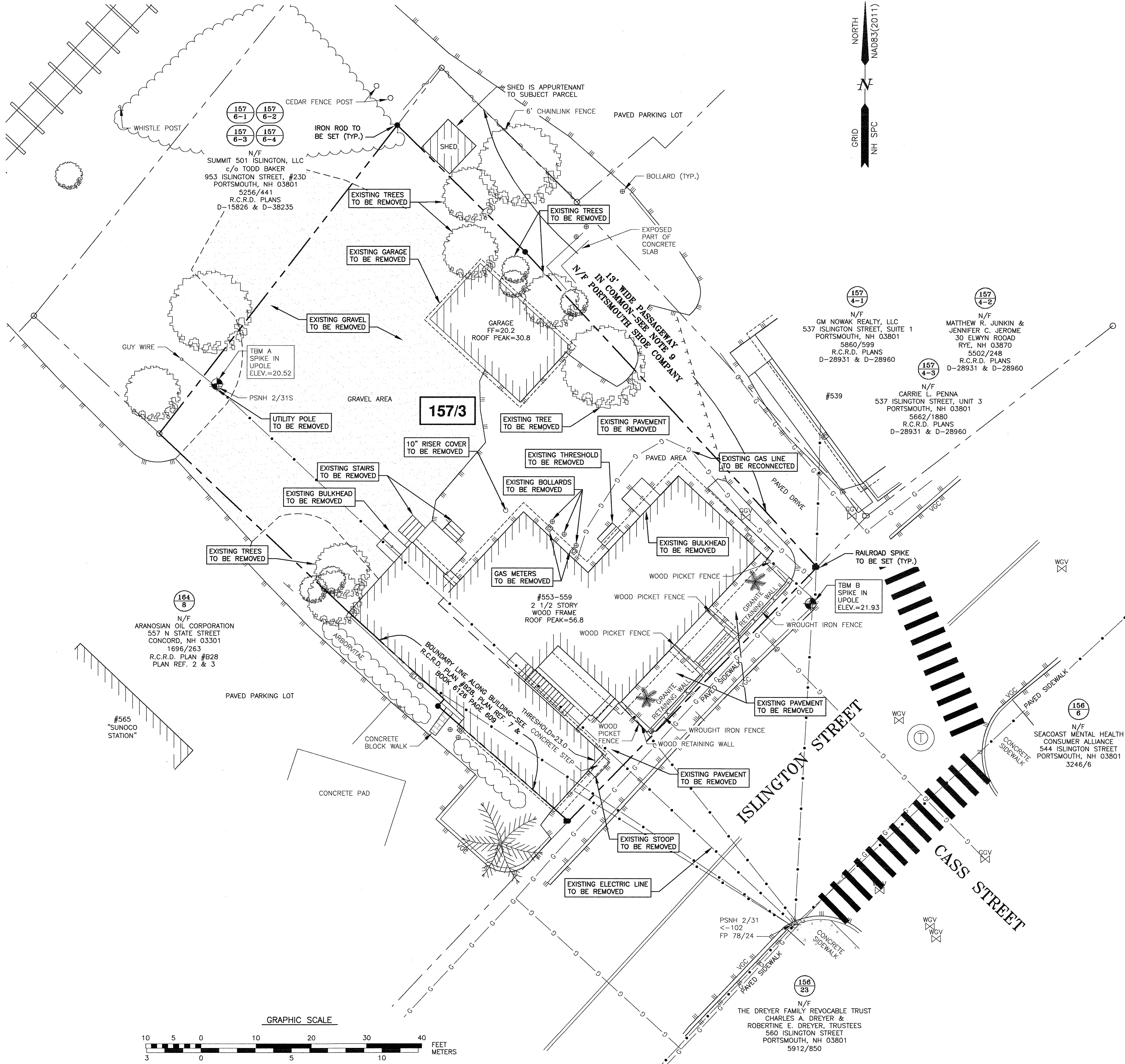
j) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

k) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.

l) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.

m) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.

n) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



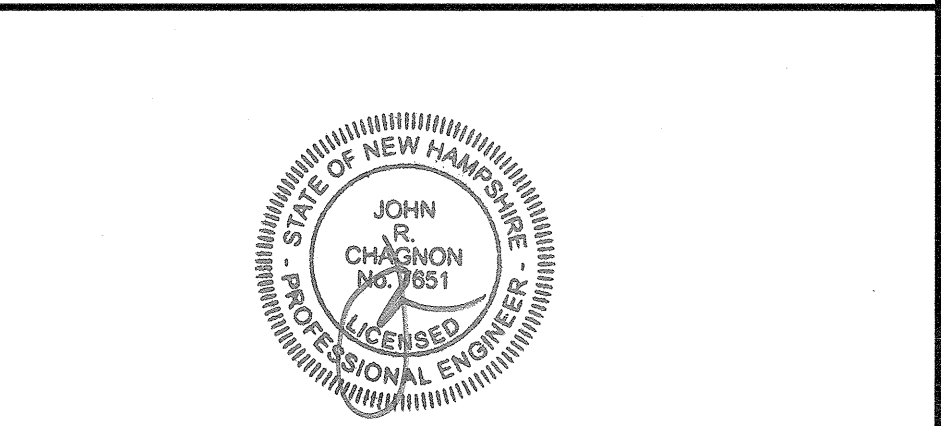
**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) EXISTING UTILITY CONNECTIONS SHALL BE ABANDONED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. UTILITIES THAT ARE TO BE REUSED SHALL BE CUT & CAPPED.
- 5) CONTRACTOR WILL COORDINATE STREET CLOSINGS, IF ANY, WITH CITY OF PORTSMOUTH.
- 6) DURING CONSTRUCTION, TEMPORARY FENCING SHALL BE INSTALLED, AS REQUIRED, TO PROTECT THE SITE FROM THE PUBLIC.
- 7) COORDINATE DEMOLITION WITH CITY OF PORTSMOUTH, PERMITS REQUIRED.

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

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	8/4/20
0	ISSUED FOR COMMENT	7/20/20



SCALE 1"=10' JULY 2020

DEMOLITION  
PLAN

C2

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



IMPERVIOUS SURFACE AREAS  
(TO PROPERTY LINE)

STRUCTURE	PRE- CONSTRUCTION IMPERVIOUS (S.F.)	POST- CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1880	2291
BULKHEAD	40	38
CONCRETE	39	153
STAIRS/PORCH	137	209
PAVEMENT	1436	3,112
GRAVEL	2289	N/A
TOTAL	5,821	5,803
LOT SIZE	7,207	7,207
% LOT COVERAGE	80.8%	80.5%

DEVELOPMENT STANDARDS:

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

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

BUILDING TYPES:

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

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

BUILDING FORM:

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

LOT OCCUPATION:

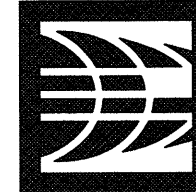
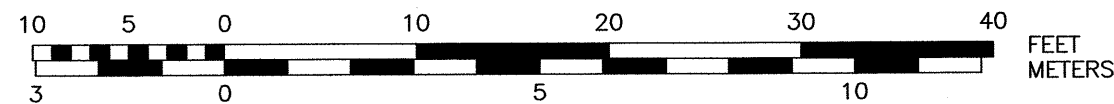
MAX. BUILDING BLOCK	80 FEET	41 FEET	41 FEET
MAX FACADE MOD. LENGTH:	50 FEET	36'11"	36'11"
MIN. ENTRANCE SPACING:	NR		
MAX. BUILDING COVERAGE:	60%	28%	35%
MAX. BUILDING FOOTPRINT:	2,500 SF	2188SF	2500 SF
MIN. LOT AREA:	3,000 SF	7,207 SF	7,207 SF
MIN. LOT AREA/DWELLING:	3,000 SF	1,201 SF	1,201 SF
MIN. OPEN SPACE COVERAGE:	25%	19.2%	19.5%
MAX. GROUND FLOOR GFA/USE:	NR		

APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN

DATE

GRAPHIC SCALE



AMBIT ENGINEERING, INC.  
Civil Engineers & Land Surveyors

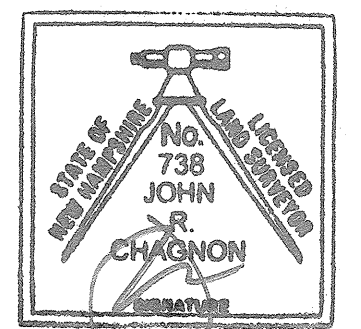
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9292  
Fax (603) 436-2315

NOTES:

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 157 AS LOT 3.
- OWNER OF RECORD:  
553-559 ISLINGTON STREET, LLC  
553-559 ISLINGTON STREET  
PORTSMOUTH, NH 03801  
6126/609
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- EXISTING LOT AREA:  
7,207 S.F.  
0.1655 ACRES
- PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4-L2 ZONING DISTRICT. SEE ZONING ORDINANCE FOR DIMENSIONAL REQUIREMENTS.
- THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED DEVELOPMENT ON TAX MAP 157 LOT 3 IN THE CITY OF PORTSMOUTH.
- PROPOSED BUILDING COVERAGE:  
STRUCTURES: 2,291 SF  
DECK/STAIRS/STOOP: 209 SF  
TOTAL: 2,500 SF  
  
2,500 SF / 7,207 SF = 35%
- REQUIRED PARKING:  
2 UNITS x 1.3 SPACES PER UNIT = 3 SPACES  
4 UNITS x 1 SPACES PER UNIT = 4 SPACES  
VISITOR, 1 SPACE/5 UNITS = 2 SPACES  
  
REQUIRED PARKING: 9 SPACES  
  
PROVIDED PARKING: 8 SPACES  
CONDITIONAL USE PERMIT REQUIRED
- ARCHITECTURAL PLANS BY ADRA ARCHITECTURE LLC
- ANY DAMAGE TO EXISTING CITY SIDEWALKS TO BE REPAIRED TO DPW SATISFACTION.

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

NO.	DESCRIPTION	DATE
2	ISSUED TO ZBA	8/25/20
1	ISSUED FOR APPROVAL	8/4/20
0	ISSUED FOR COMMENT	7/20/20
REVISIONS		



SCALE 1"=10'

JULY 2020

VARIANCE  
PLAN

C3