

AMBIT ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

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

21 September 2020

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

RE: Request for TAC Site Plan Approval at 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 Site Plans for TAC Approval for Proposed Redevelopment at 553 – 559 Islington Street. The project proposes the construction of a small building addition with the associated and required site improvements. The site is currently, and is proposed to remain, a six unit building.

The following plans are included in our submission:

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

Also included herewith is the following Supplemental Information to assist in the review of the project: Site Plan Application Checklist, Site Cost Estimate, Green Building Statement, Trip Generation, and Lighting Cut Sheets. We look forward to the TAC Committee's review of this submission. If there are any questions or comments please feel free to reach out to me.

Sincerely,

John Chagnon

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



City of Portsmouth, New Hampshire

Site Plan Application Checklist

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

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

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

Phone Number: 603-770-5630 E-mail: ed_zimmerman@comcast.net

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

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

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

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

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

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

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

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

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

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

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

Final Site Plan Approval Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. (2.5.3.2D)	Re-use existing services	
<input type="checkbox"/>	A list of any required state and federal permit applications required for the project and the status of same. (2.5.3.2E)	N/A	
<input type="checkbox"/>	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." (2.5.4.2E)	Sheet C3	N/A
<input type="checkbox"/>	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." (2.13.3)	Sheet C3	N/A
<input type="checkbox"/>	Plan sheets showing landscaping and screening shall also include the following additional notes: a. "The property owner and all future property owners shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials." b. "All required plant materials shall be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris. All required fences and walls shall be maintained in good repair." c. "The property owner shall be responsible to remove and replace dead or diseased plant materials immediately with the same type, size and quantity of plant materials as originally installed, unless alternative plantings are requested, justified and approved by the Planning Board or Planning Director." (2.13.4)	Sheet C6	N/A

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

Construction Cost Estimate

553 - 559 Islington Street, LLC

Date: September 21, 2020

Project: Residential Development

Job No: 3019.01

Location: 553 - 559 Islington Street, Portsmouth, NH

Scope: **Site Cost Estimate**

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

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

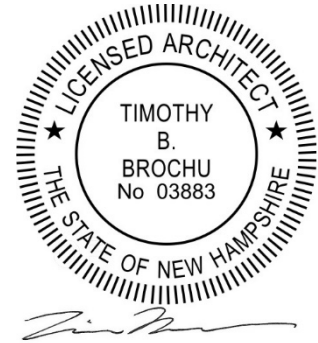
APPLICATION FEE:

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

GREEN BUILDING COMPONENTS

553-559 Islington Street Redevelopment Site Plan Review Application

September 21, 2020



Location and Transportation

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

Site

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

Water

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

Energy

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

Materials and Resources

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

Indoor Environmental Quality

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

AMBIT ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

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

20 September, 2020

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

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

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

Trip Generation Summary

Existing / Proposed – AM Peak Hour

Apartment (0.56 trips per dwelling unit)	$0.56 \times 6 \text{ units} = 4 \text{ trips}$
Total	4 trips

Existing / Proposed – PM Peak Hour

Apartment (0.67 trips per dwelling unit)	$0.67 \times 6 \text{ units} = 4 \text{ trips}$
Total	4 trips

Trip Generation Impact

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

Sincerely,

John Chagnon

John Chagnon, PE
Project Manager

One-Light Outdoor

Ceiling chain or stem mounted • Damp location listed



Description:

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

Specifications:

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

Performance:

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

P6526-3130K9

Images:



Dimensions:

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

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

P6526-3130K9

Dimming Notes:

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

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

Dimming Controls

Lutron Nova T NTELV-300

Lutron Vienti VTELV-600

Lutron Ariadni AYCL-153P

Lutron Diva DVCL-153P

Lutron Maestro MAELV-600

Lutron spacer/system SPSELV-600

Leviton Renoir II AWRMG-EAW

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

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

Project Number
15.00941



Date
6/8/2015

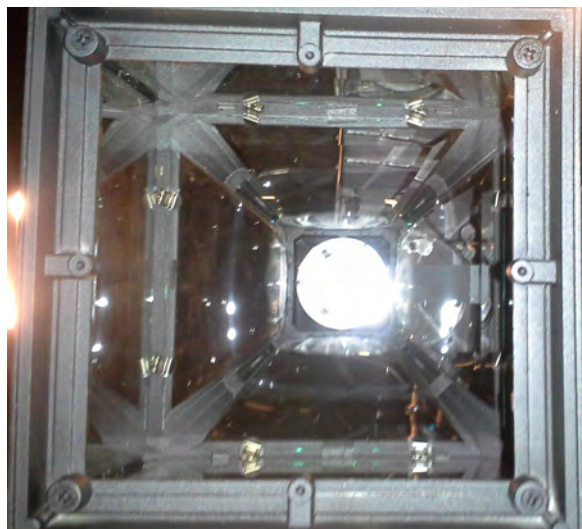
LAB 1

Test Sample Description

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

Test Method: IES LM-79-08 § 10
Preburn Time: 00:15
Time To Stabilize: 3:41
Total Operating Time: 4:06

Input Voltage (Volts): 120.1
Input Current (Amps): 0.070
Input Wattage (Watts): 7.8
Ambient Temp (°C): 25.0



Hubbell Lighting, Inc.

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

Checked: D. ROBBINS
Approved: M. WASHBURN

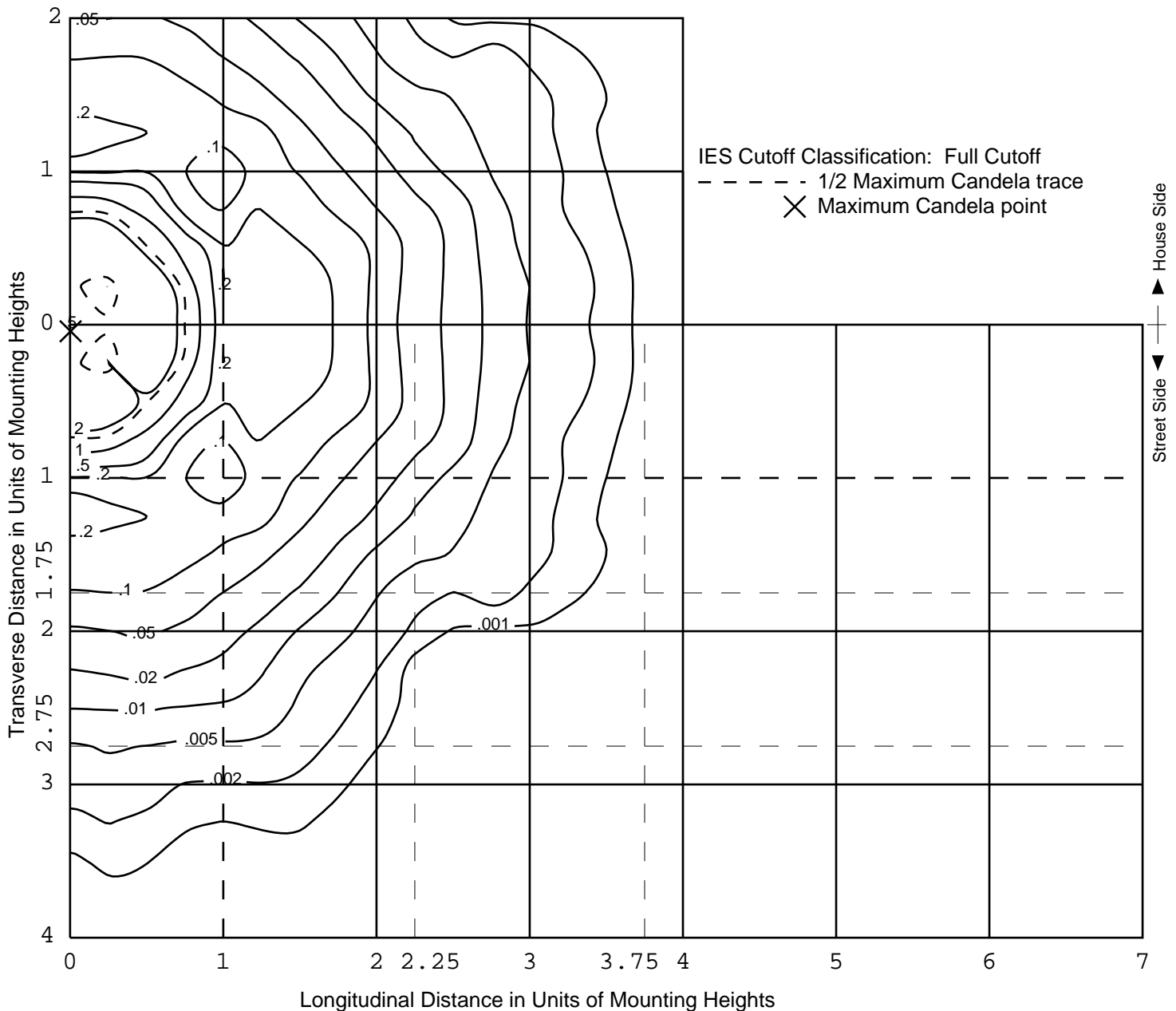
NVLAP[®]
NVLAP LAB CODE: 201003-0

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



NVLAP LAB CODE: 201003-0

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



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



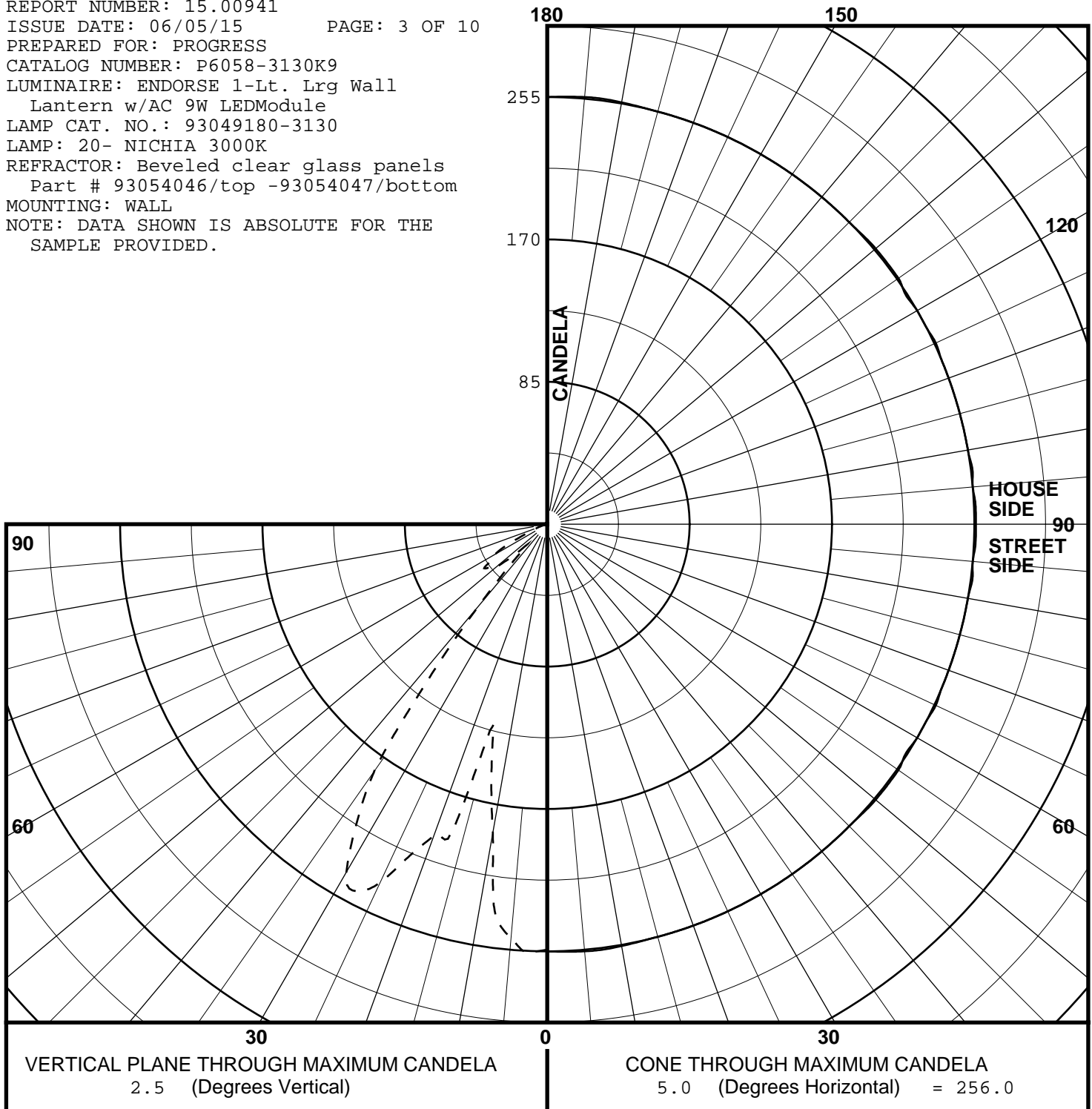
HUBBELL
Lighting

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



MAXIMUM PLANE AND MAXIMUM CONE PLOTS OF CANDELA

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





HUBBELL
Lighting

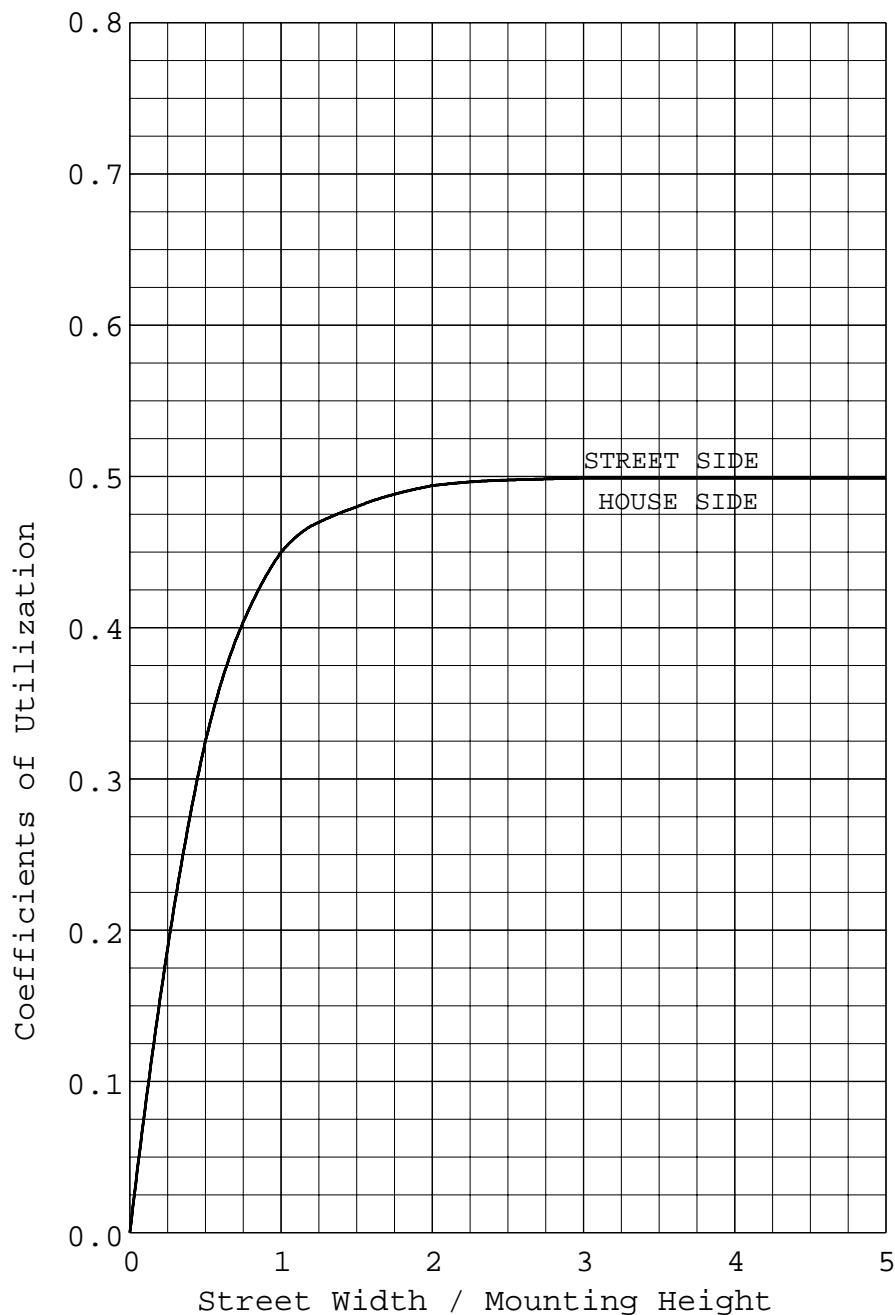
701 Millennium Blvd
Greenville, SC 29607
www.hubbellighting.com



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

PAGE: 4 OF 10

COEFFICIENTS OF UTILIZATION AND FLUX DISTRIBUTION



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

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

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



NVLAP
NVLAP LAB CODE: 201003-0

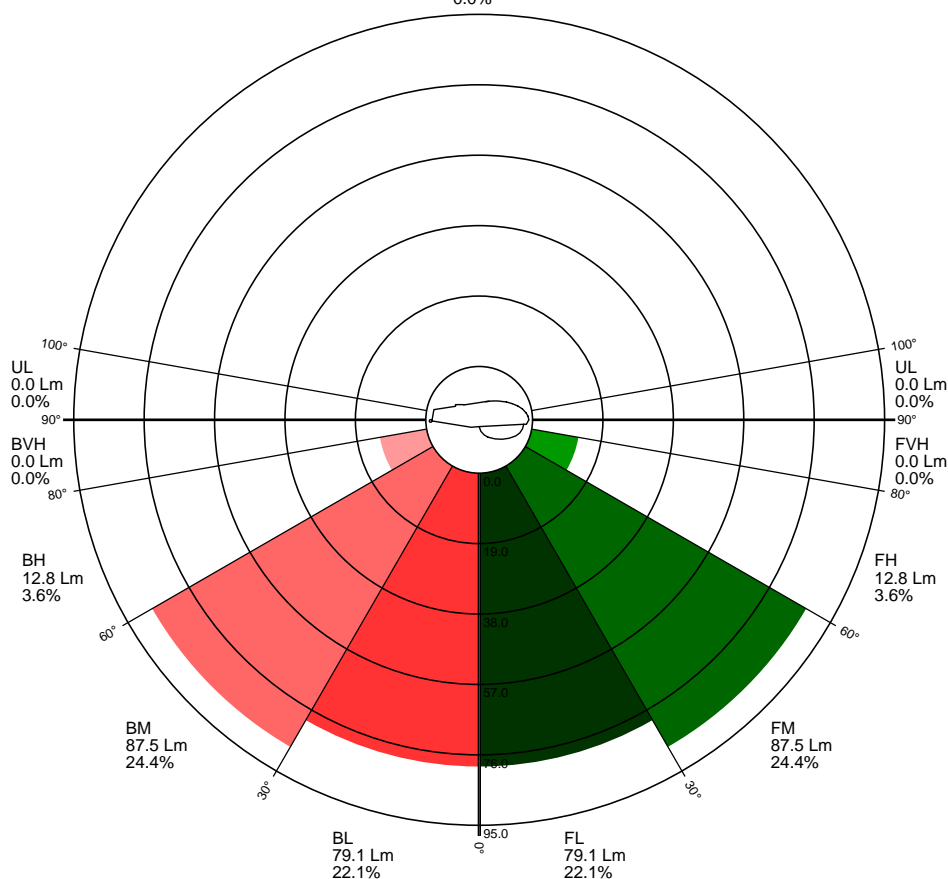
PAGE: 5 OF 10

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

Zonal Lumen Summary

(Linear scale)

UH
0.0 Lm
0.0%





HUBBELL
Lighting

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Greenville, SC 29607
www.hubbelllighting.com

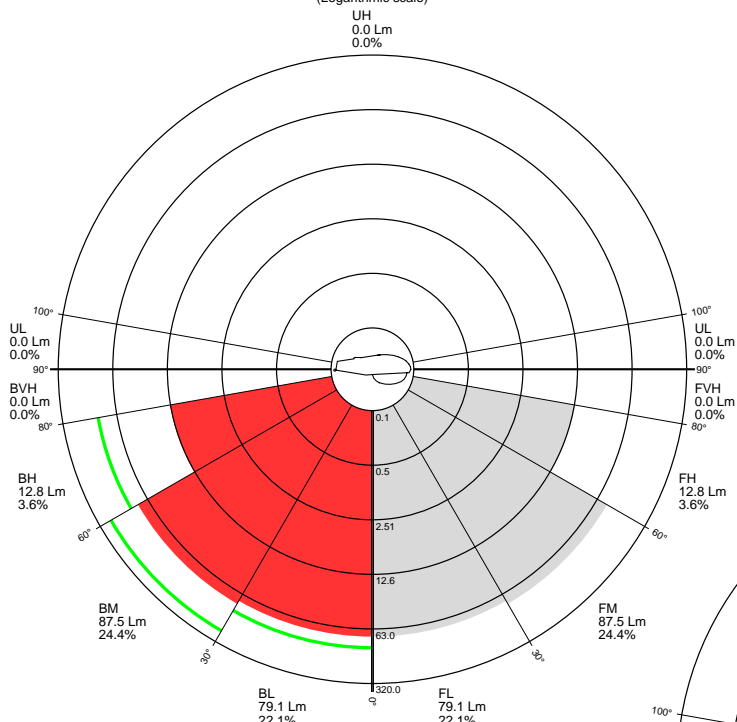
NVLAP
NVLAP LAB CODE: 201003-0

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

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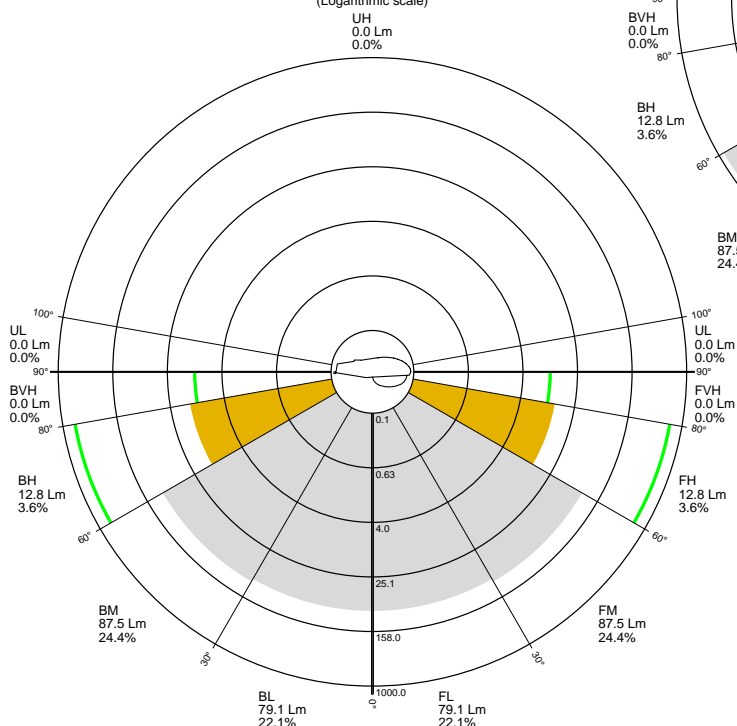
Backlight Rating Details

(Logarithmic scale)



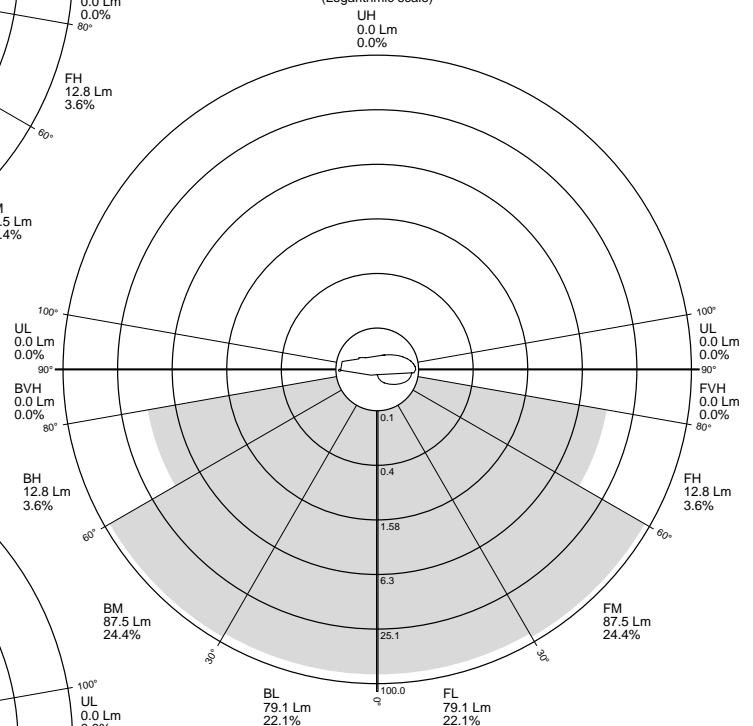
Glare Rating Details

(Logarithmic scale)



Uplight Rating Details

(Logarithmic scale)



ENDORSE

Wall mount • Wet location listed

Specifications:

Description:

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

Construction:

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

Performance:

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

P6056-3130K9

Images:



Dimensions:

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

Catalog number:

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

P6056-3130K9

Dimming Notes:

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

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

Electronic Low Voltage ELV Reverse Phase Controls

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

Digital type dimmers are not recommended.

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

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

Project Number
15.00611



HUBBELL
Lighting

Date
4/17/2015

LAB 1

Test Sample Description

Catalog Number: P6057-3130K9

Description: Outdoor Wall Lantern with Clear Beveled Glass and 9W HAL Module

Test Method: IES LM-79-08 § 10

Preburn Time: 00:00

Time To Stabilize: 1:50

Total Operating Time: 2:30

Input Voltage (Volts): 120.1

Input Current (Amps): 0.066

Input Wattage (Watts): 7.4

Ambient Temp (°C): 25.1



Hubbell Lighting, Inc.

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

Checked: D. BLACK
Approved: M. WASHBURN

NVLAP[®]
NVLAP LAB CODE: 201003-0



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NVLAP
NVLAP LAB CODE: 201003-0

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINATION

Values based on 6.5 foot mounting height.

REPORT NUMBER: 15.00611

ISSUE DATE: 04/21/15

PAGE: 2 OF 10

PREPARED FOR: PROGRESS

CATALOG NUMBER: P6057-3130K9

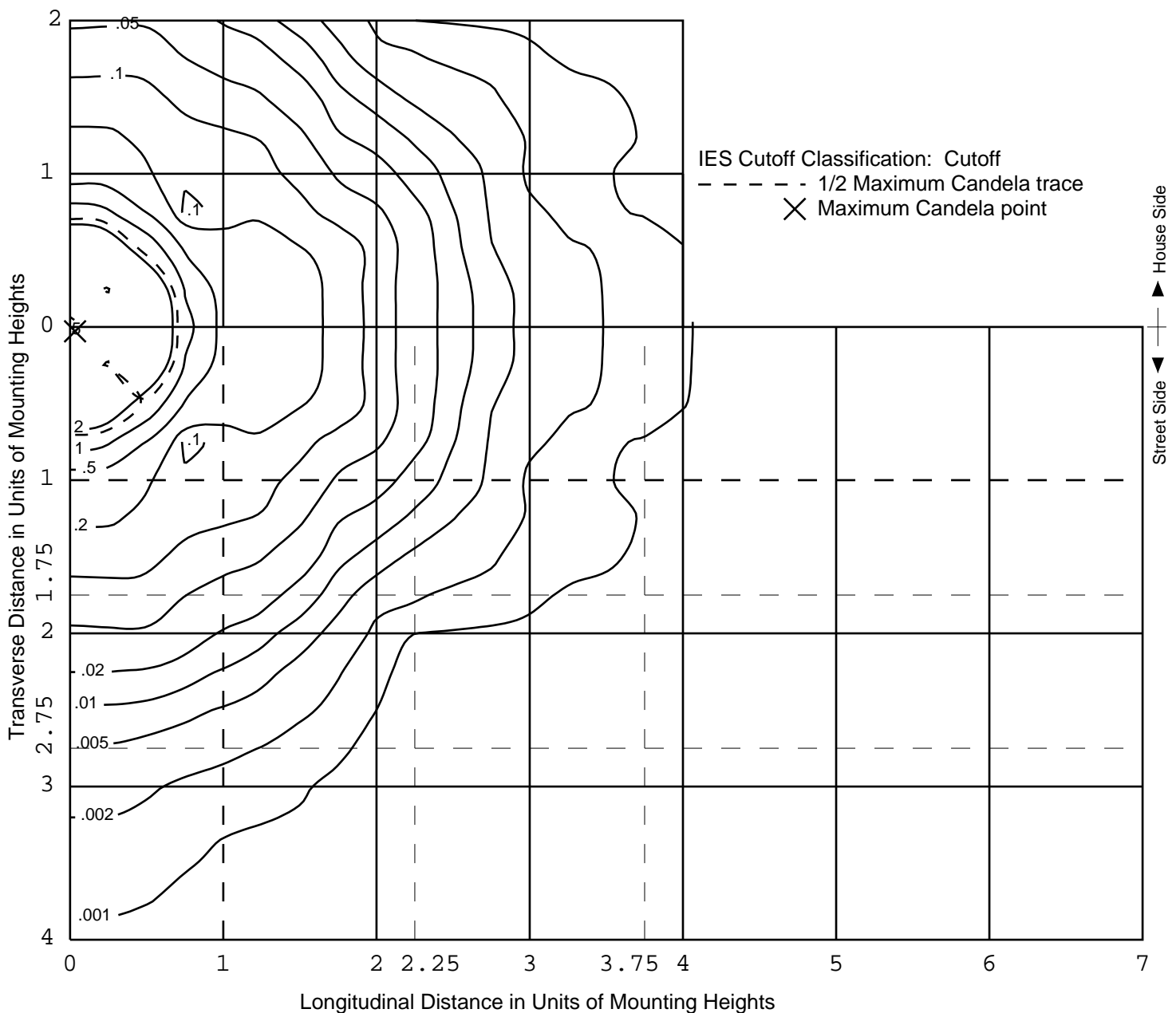
LUMINAIRE: Outdoor Wall Lantern with
Clear Beveled Glass and 9W HAL Module

LAMP CAT. NO.: 93049180-3130

LAMP: 20 - NICHIA 3000K LEDs

MOUNTING: WALL

NOTE: DATA SHOWN IS ABSOLUTE FOR THE
SAMPLE PROVIDED.





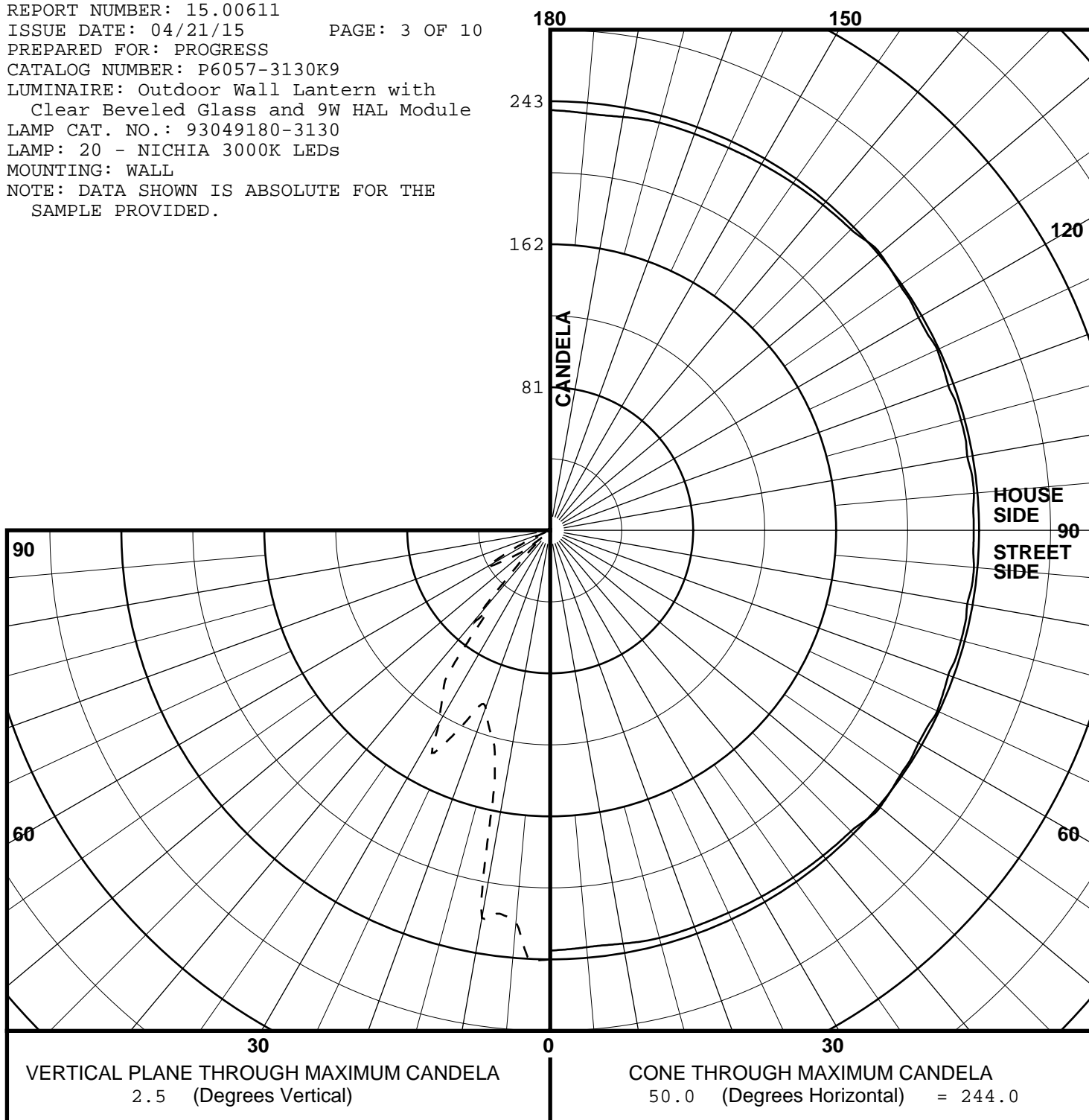
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MAXIMUM PLANE AND MAXIMUM CONE PLOTS OF CANDELA

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





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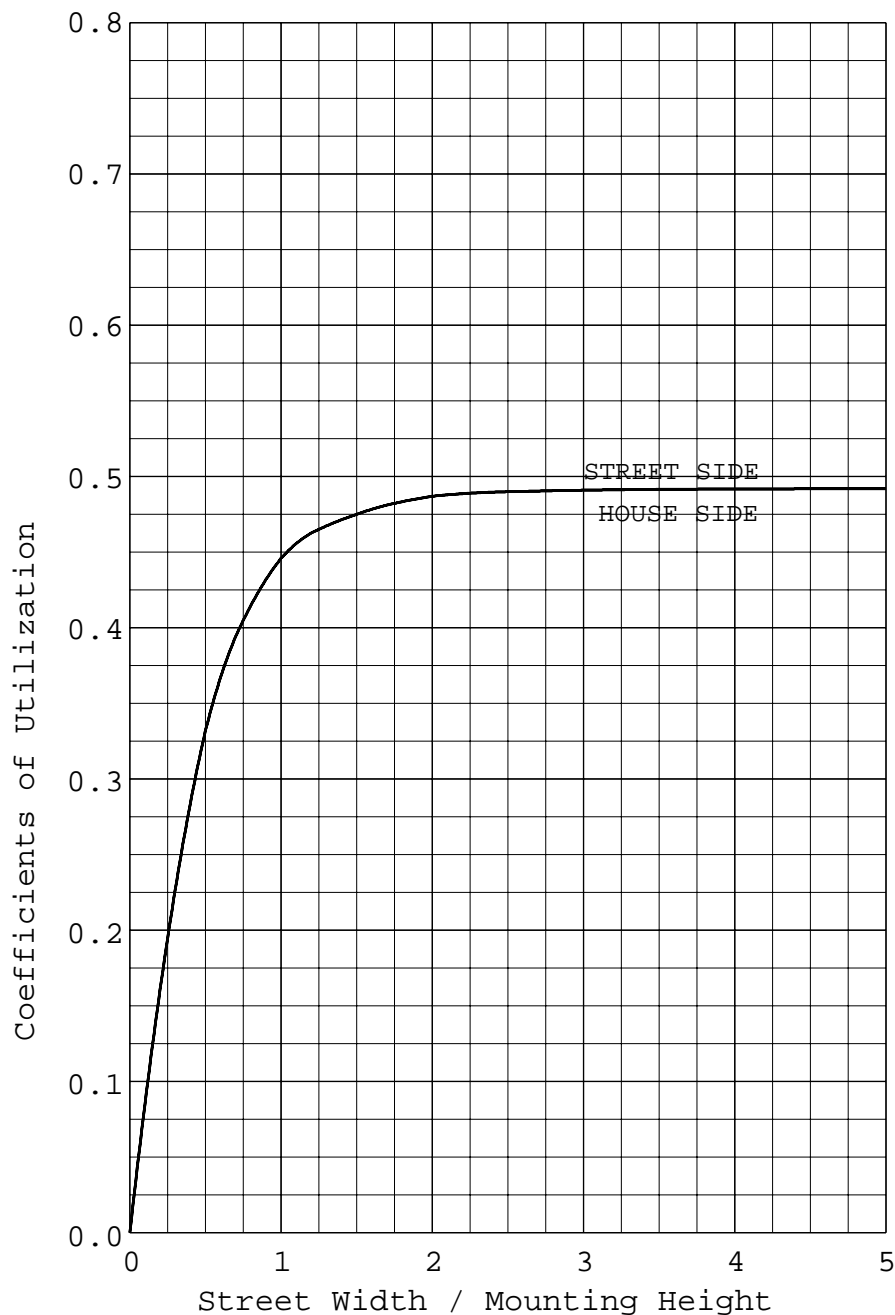
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REPORT NUMBER: 15.00611
ISSUE DATE: 04/21/15
PREPARED FOR: PROGRESS

PAGE: 4 OF 10

COEFFICIENTS OF UTILIZATION AND FLUX DISTRIBUTION



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

ALL CANDELA AND LUMENS IN THIS REPORT ARE BASED ON ABSOLUTE PHOTOMETRY.
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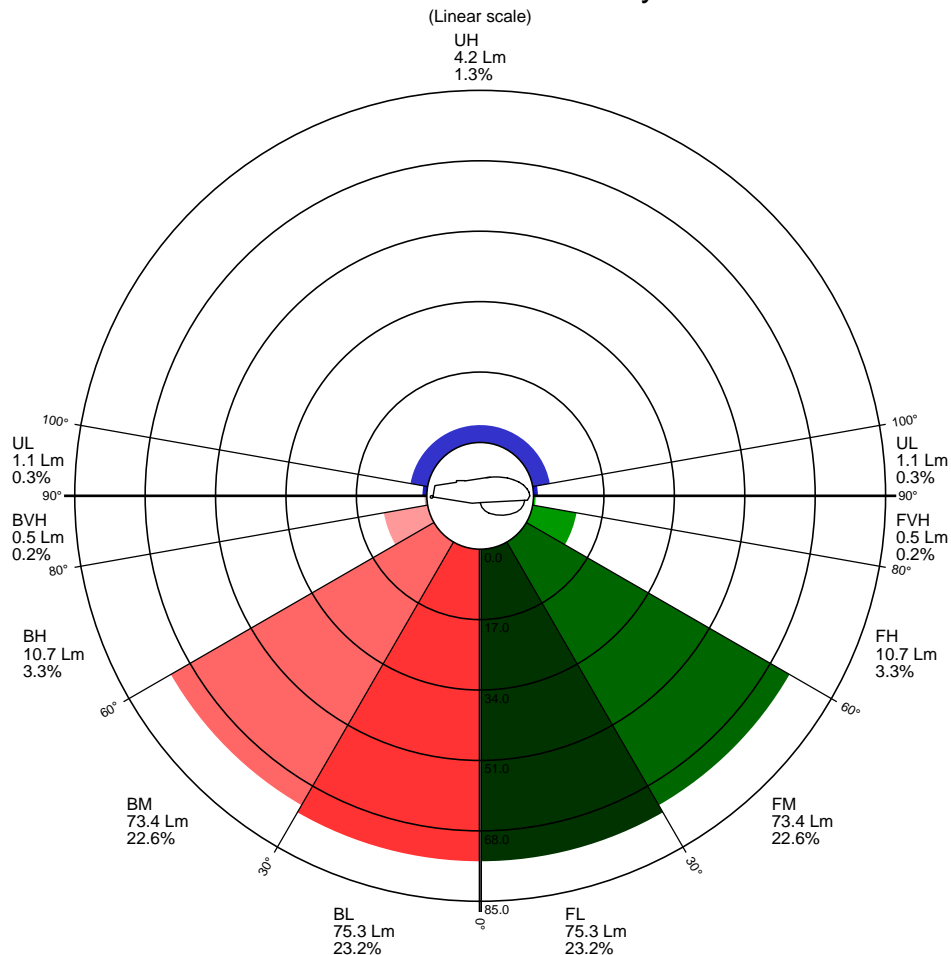


REPORT NUMBER: 15.00611
ISSUE DATE: 04/21/15
PREPARED FOR: PROGRESS

PAGE: 5 OF 10

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

Zonal Lumen Summary





HUBBELL
Lighting

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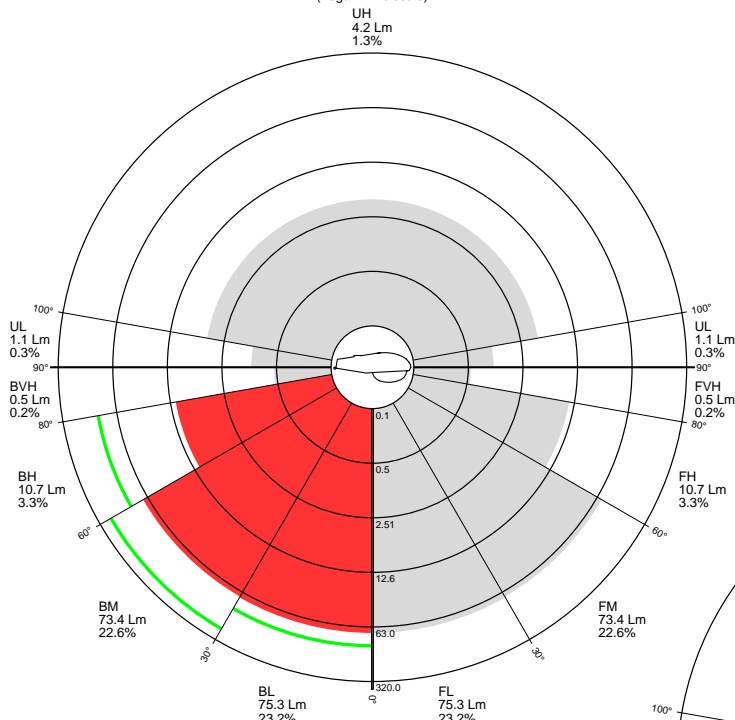
NVLAP
NVLAP LAB CODE: 201003-0

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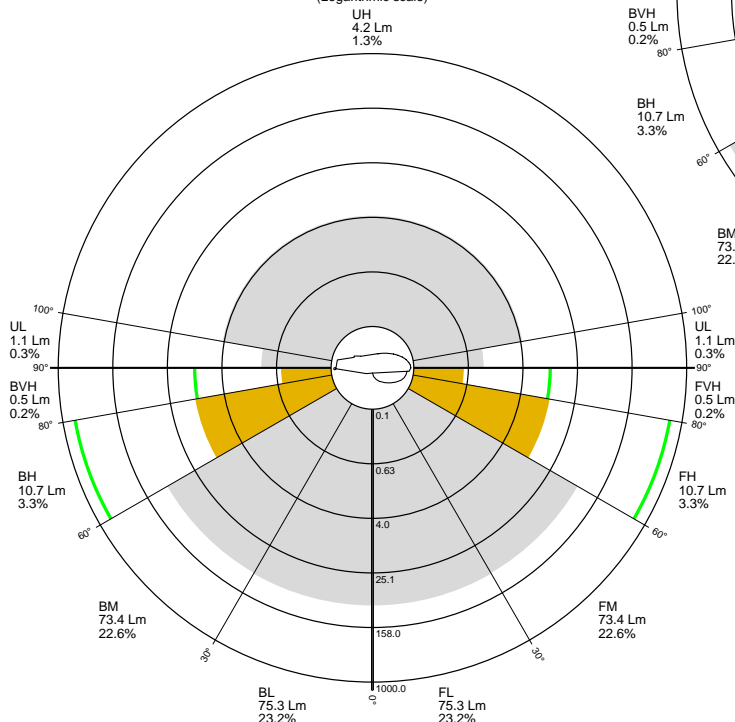
Backlight Rating Details

(Logarithmic scale)



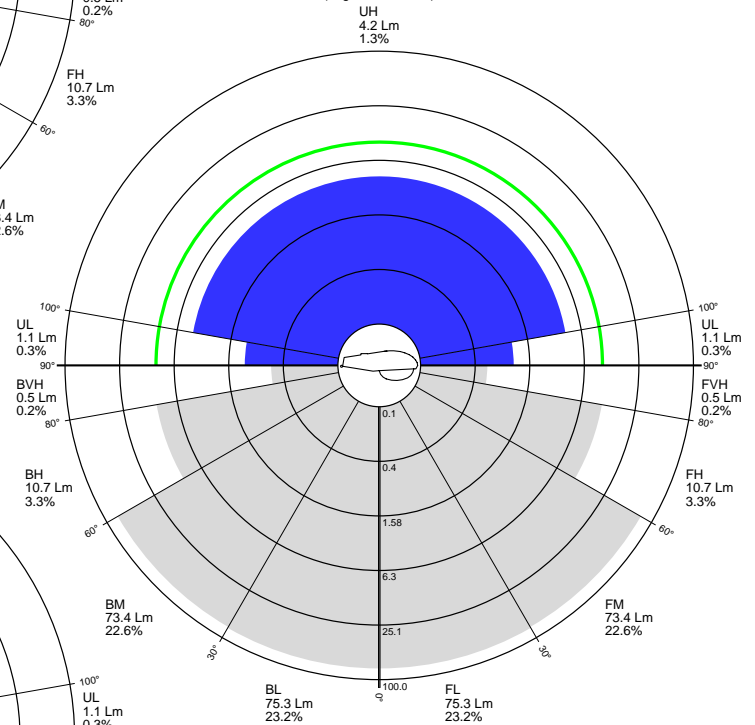
Glare Rating Details

(Logarithmic scale)



Uplight Rating Details

(Logarithmic scale)





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



TREX® WEDGE DECK RAIL LIGHT

☐ Add to compare list

SKU: BKALPOSTLAMPLED

Available Colors *

Charcoal Black ▾

Price: \$52.99

QTY:

ADD TO CART

4.5 ★★★★★

Google
Customer Reviews

Specifications

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

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

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

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

Customers who bought this item also bought



TREX® LIGHTHUB EXTENSION WIRE IN MALE

List Price: \$24.99

CHOOSE OPTION



TREX® LIGHTHUB 6-WAY SPLITTER IN 4 PACK


List Price: \$25.99

1

ADD TO CART

4.5 ★★★★★
Google
Customer Reviews





TREX® LED POST CAP LIGHT

List Price: \$84.99

CHOOSE OPTION

CONTACT INFO	OUR COMPANY
160 Exeter Drive Winchester, VA 22603 United States of America 1-800-BUY-TREX	About Trex ® Careers Events News Press Investor Relations
RESOURCES	INFORMATION
Return Policy Find Trex® Retailers® Find a Deck Builder Ideas Why Trex® My Account Privacy Policy Security Policy Human Rights Policy Canadian Shoppers	DECKING RAILING OUTDOOR LIGHTING HIDDEN FASTENERS FINISHING TOUCHES Contact Us Get Brochure

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4.5 ★★★★★

Google

Customer Reviews

3019.01

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).

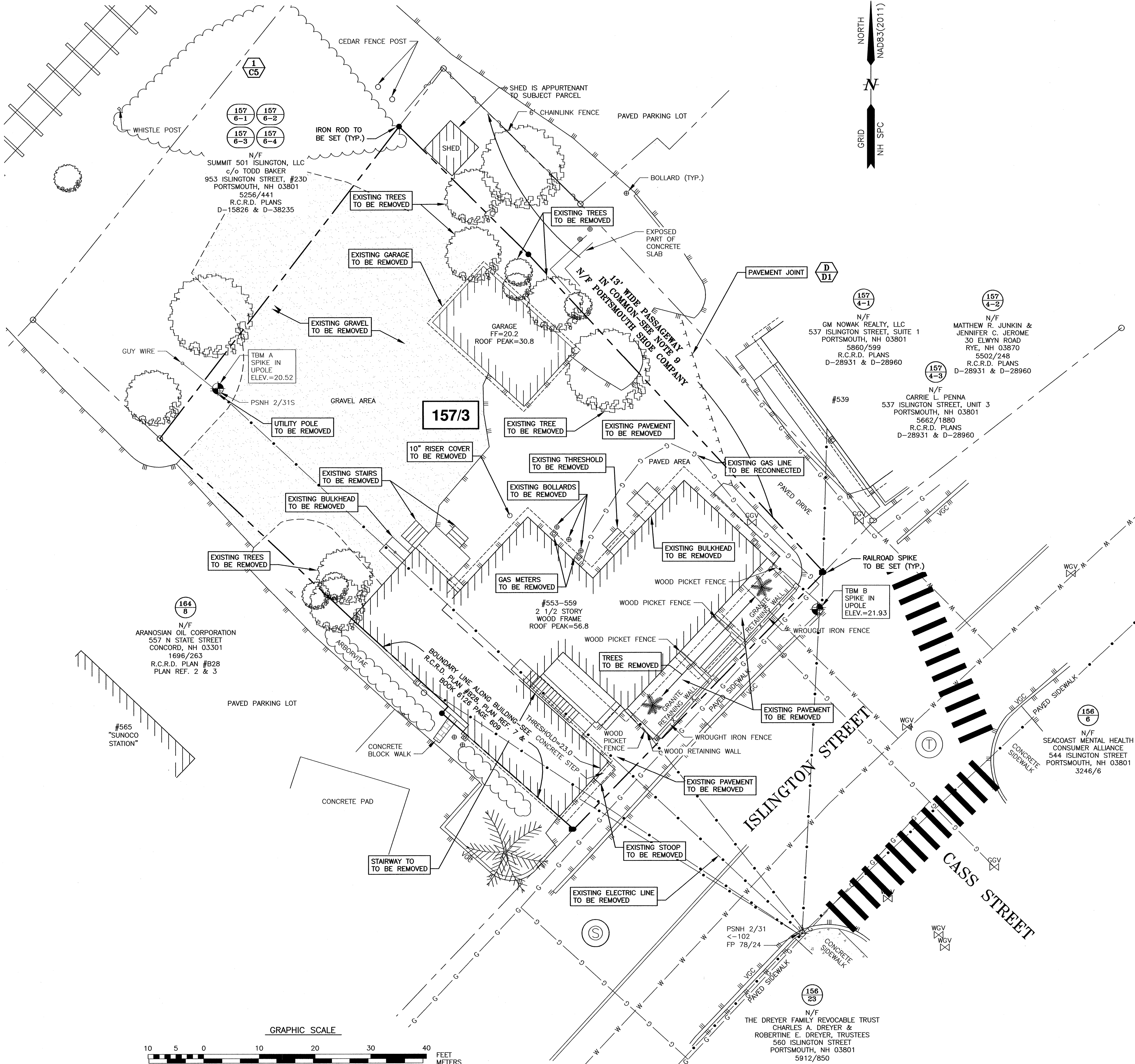
j) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

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 SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.

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



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 430-2315

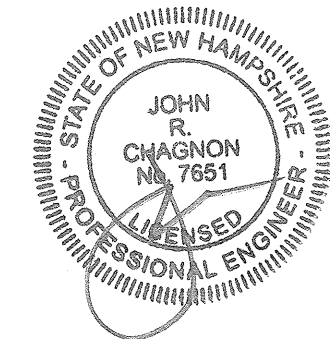
NOTES:

- 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

REVISIONS



SCALE 1"=10' JULY 2020

DEMOLITION
PLAN

C2

IMPERVIOUS SURFACE AREAS

(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1880	2291
GARAGE	304	0
BULKHEAD	40	38
CONCRETE	39	153
STAIRS/PORCH	137	209
PAVEMENT	1436	3,112
GRAVEL	2289	N/A
TOTAL	6,125	5,803
LOT SIZE	7,207	7,207
% LOT COVERAGE	85.0%	80.5%

NOTE: DUE TO THE DECREASE IN IMPERVIOUS AREA, NO CHANGE IN RUN-OFF IS EXPECTED.

DEVELOPMENT STANDARDS:

CD4-L2: CHARACTER DISTRICT4-LIMITED BUILDING PLACEMENT (PRINCIPLE):

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

BUILDING TYPES:

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

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

BUILDING FORM:

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

LOT OCCUPATION:

MAX. BUILDING BLOCK	80 FEET	41 FEET	41 FEET
MAX. FACADE MOD. LENGTH:	50 FEET	36'11"	36'11"
MIN. ENTRANCE SPACING:	NR		
MAX. BUILDING COVERAGE:	60%	28%	35%
MAX. BUILDING FOOTPRINT:	2,500 SF	2188SF	2500 SF
MIN. LOT AREA:	3,000 SF	7,207 SF	7,207 SF
MIN. LOT AREA/DWELLING:	3,000 SF	1,201 SF	1,201 SF
MIN. OPEN SPACE COVERAGE:	25%	15%	19.5%
MAX. GROUND FLOOR GFA/USE:	NR		

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

PAUL A DOBBERSTEIN, LLS

DATE

PORTSMOUTH APPROVAL CONDITIONS NOTE:

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

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

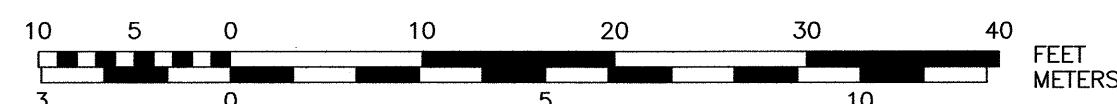
B. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

GRAPHIC SCALE



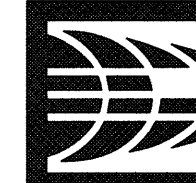
VARIANCES GRANTED:

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. (APPROVED 9/15/20)

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

3) A VARIANCE FROM SECTION 10.5A.41.10A TO ALLOW A GROUND STORY HEIGHT OF 10'7.5" WHERE 11' IS REQUIRED. (APPROVED 9/15/20)

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. (APPROVED 9/15/20)



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9202
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 157 AS LOT 3.

2) OWNER OF RECORD:
553-559 ISLINGTON STREET, LLC
553-559 ISLINGTON STREET
PORTSMOUTH, NH 03801
6126/609

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.

4) EXISTING LOT AREA:
7,207 S.F.
0.1655 ACRES

5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4-L2 ZONING DISTRICT. SEE ZONING ORDINANCE FOR DIMENSIONAL REQUIREMENTS.

6) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED DEVELOPMENT ON TAX MAP 157 LOT 3 IN THE CITY OF PORTSMOUTH.

7) PROPOSED BUILDING COVERAGE:
STRUCTURES: 2,291 SF
DECK/STAIRS/STOOP: 209 SF
TOTAL: 2,500 SF

2,500 SF / 7,207 SF = 35%

8) 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

9) ARCHITECTURAL PLANS BY ADRA ARCHITECTURE LLC

10) ANY DAMAGE TO EXISTING CITY SIDEWALKS TO BE REPAIRED TO DPW SATISFACTION.

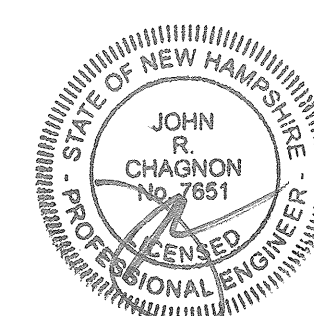
11) TRASH PICK-UP SHALL BE CURBSIDE IN ACCORDANCE WITH CITY OF PORTSMOUTH ORDINANCE REQUIREMENTS.

12) WORK WITH ABUTTING PROPERTY OWNERS TO MAINTAIN ACCESS TO 537 ISLINGTON STREET.

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

NO.	DESCRIPTION	DATE
2	IMPERVIOUS CHART, VARIANCES	9/21/20
1	ISSUED FOR APPROVAL	8/4/20
0	ISSUED FOR COMMENT	7/20/20

REVISIONS



SCALE 1"=10'

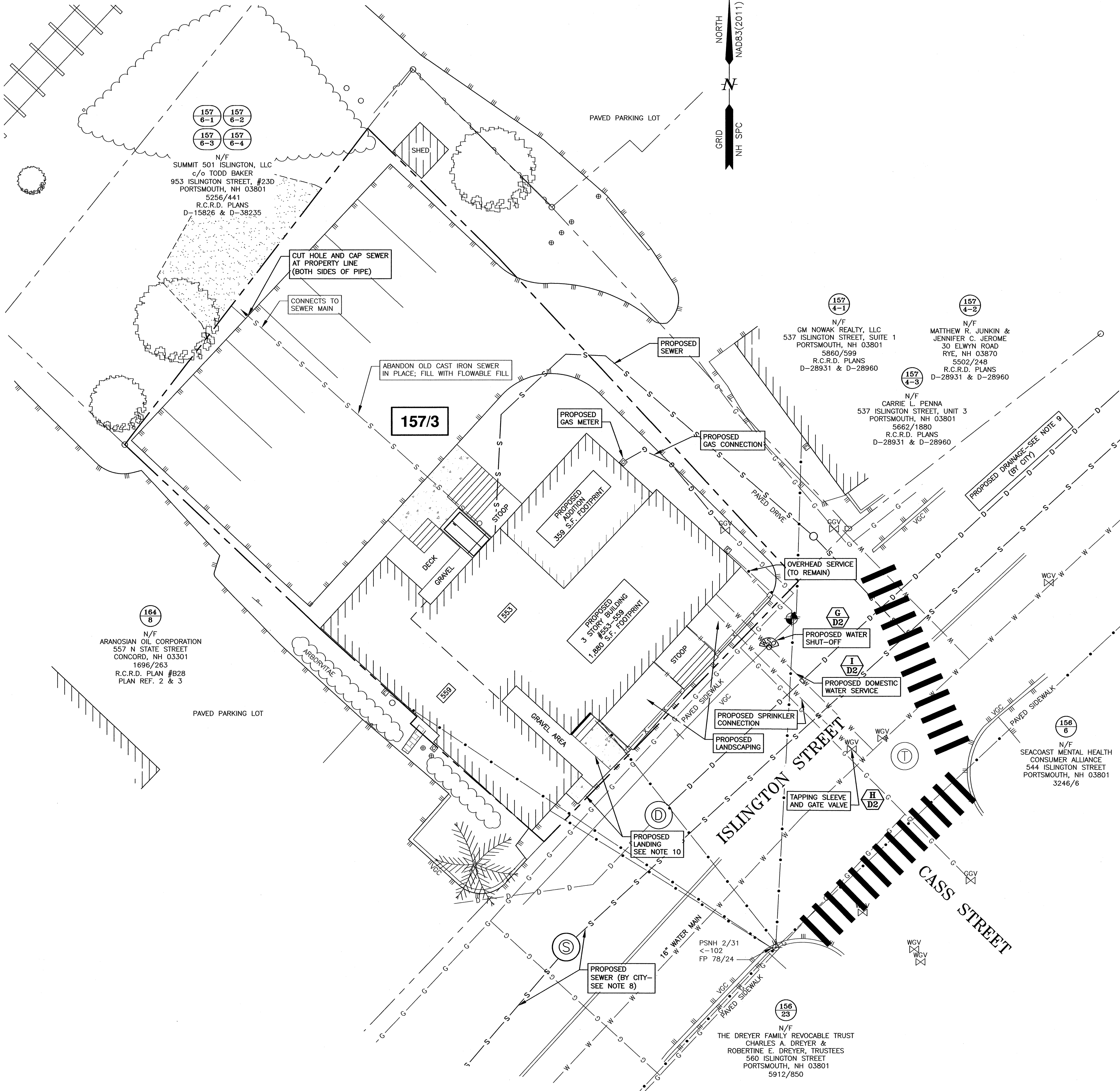
JULY 2020

SITE LAYOUT PLAN

C3

UTILITY NOTES:

- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- 4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
- 5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
- 6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH
- 8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
- 9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.
- 10) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- 11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
- 16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
- 18) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
- 19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- 20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- 21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
- 22) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.
- 23) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- 24) CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH UTILITY COMPANY AND AFFECTED ABUTTER.
- 25) ALL WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY SHALL BE BUILD TO DEPARTMENT OF PUBLIC WATER WORKS STANDARDS.
- 26) WATER, SEWER, AND DRAIN LINES SHALL BE PRIVATE. CONDOMINIUM DOCUMENTS SHALL REFLECT MAINTENANCE OF PRIVATE UTILITIES.
- 27) THIRD PARTY UTILITY INSTALLATION INSPECTIONS SHALL BE REQUIRED ON WATER MAIN, SEWER, AND DRAINAGE SYSTEM.
- 28) A WATER UTILITY ACCESS EASEMENT SHALL BE PROVIDED TO THE CITY OF PORTSMOUTH FOR ACCESS TO WATER METERS, SHUT OFF VALVES & PIPING.



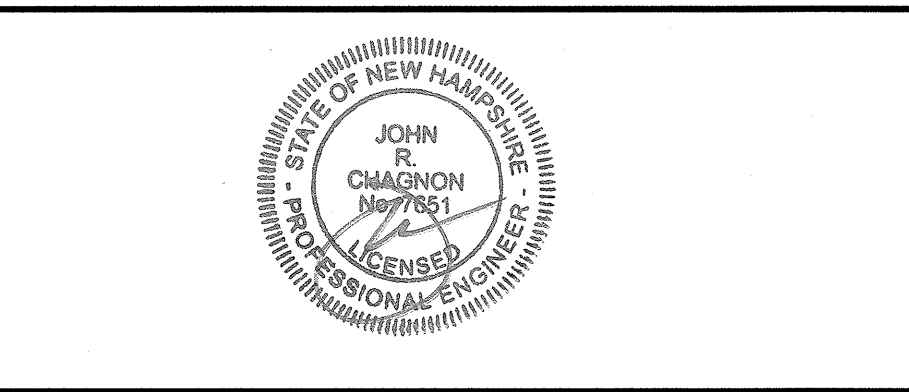
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9202
Fax (603) 436-2316

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008)".
- 4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND INSTALLED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.
- 5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.
- 6) UTILITY AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.
- 7) PROPOSED SEWER FLOW
6 UNITS X 2.33 RESIDENTS/UNIT = 14 RESIDENTS
14 RESIDENTS X 70 GPD/RESIDENT = 980 GPD
TOTAL PROPOSED FLOW = 980 GPD
NHDES SEWER DISCHARGE PERMIT NOT REQUIRED.
- 8) PROPOSED SEWER IN ISLINGTON STREET TO BE CONSTRUCTED BY THE CITY. CONTRACTOR SHALL COORDINATE SERVICE CONSTRUCTION ON LOT WITH CITY CONSTRUCTION ON ISLINGTON STREET.
- 9) SEE ROOF DRAIN CONNECTIONS ON CITY PLANS.
- 10) SEE NEW SIDEWALK LAYOUT FROM CITY PLANS.

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

NO.	DESCRIPTION	DATE
1	ADD UTILITIES	9/21/20
0	ISSUED FOR COMMENT	7/20/20



SCALE 1"=10' JULY 2020

UTILITY PLAN	C4
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APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



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

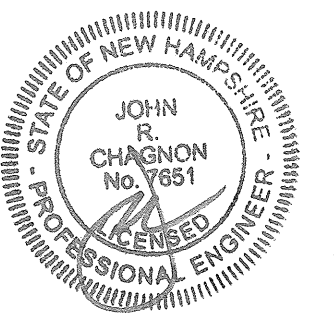
NOTES:

- 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) SEE CITY PLANS FOR ISLINGTON STREET GRADING.

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

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

REVISIONS

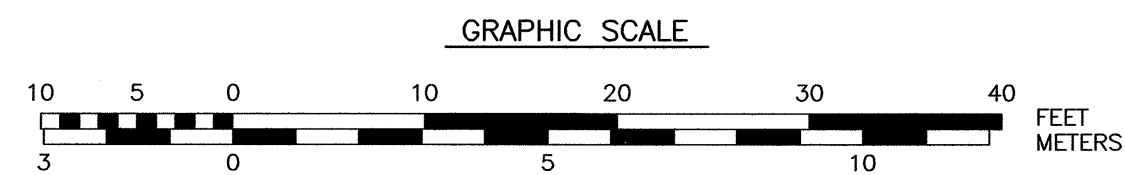
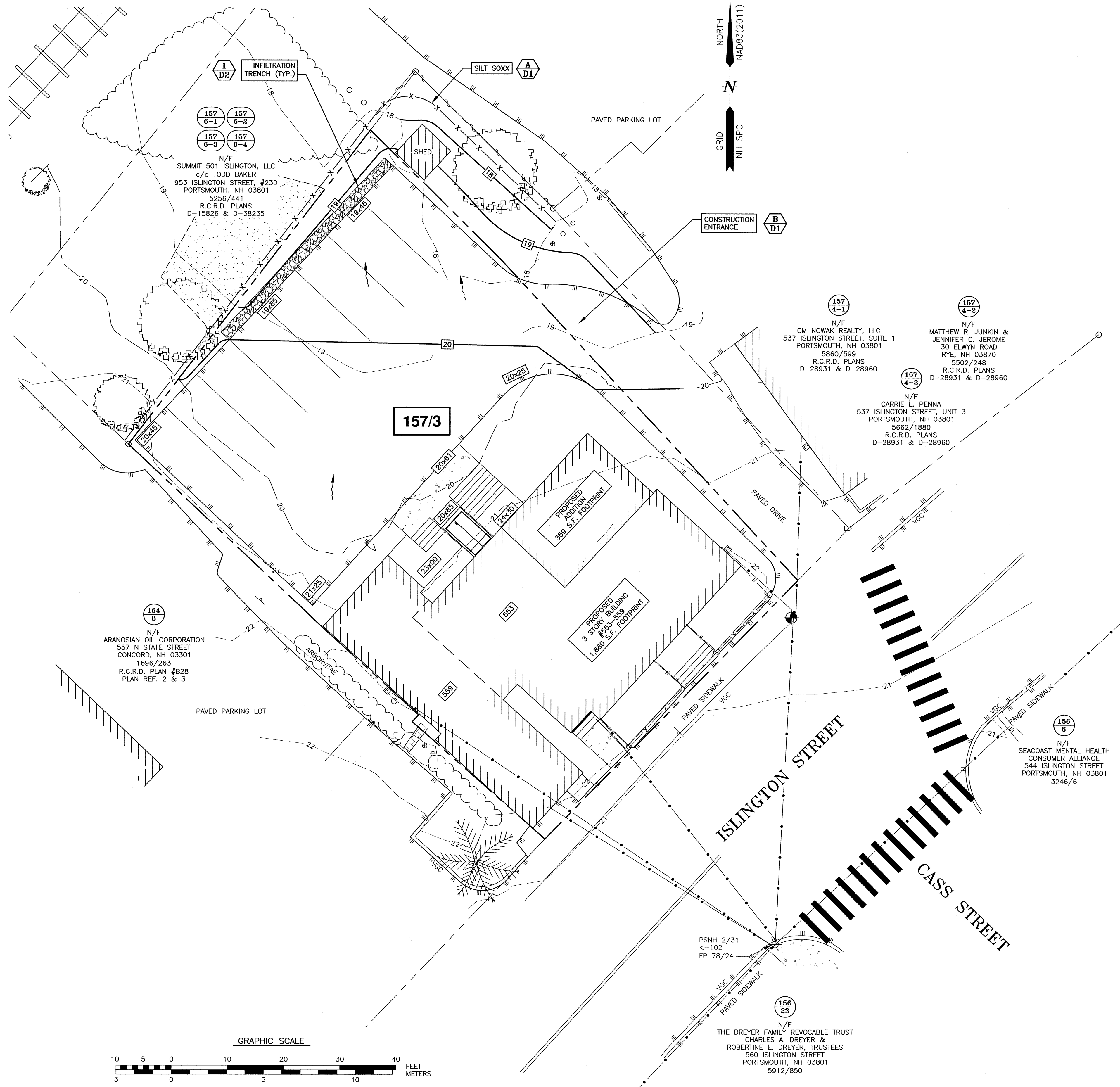


SCALE 1"=10'

JULY 2020

GRADING AND
EROSION CONTROL PLAN

C5





EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

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

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

CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.

PERFORM DEMOLITION.

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

CONSTRUCT FOUNDATIONS.

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

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

PLACE BINDER LAYER OF PAVEMENT

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

AFTER BUILDING IS COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.

CONSTRUCT ASPHALT WEARING COURSE.

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

GENERAL CONSTRUCTION NOTES

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

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

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

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

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

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS---CONSTRUCT SILT FENCE OR SILTSOXX AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.

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

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

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

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

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

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

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

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	PROPORTION	SEEDING RATE
CREeping RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	

SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)

CREeping RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFOIL	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
PERENNIAL RYE: 0.7 LBS/1,000 S.F.

MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

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

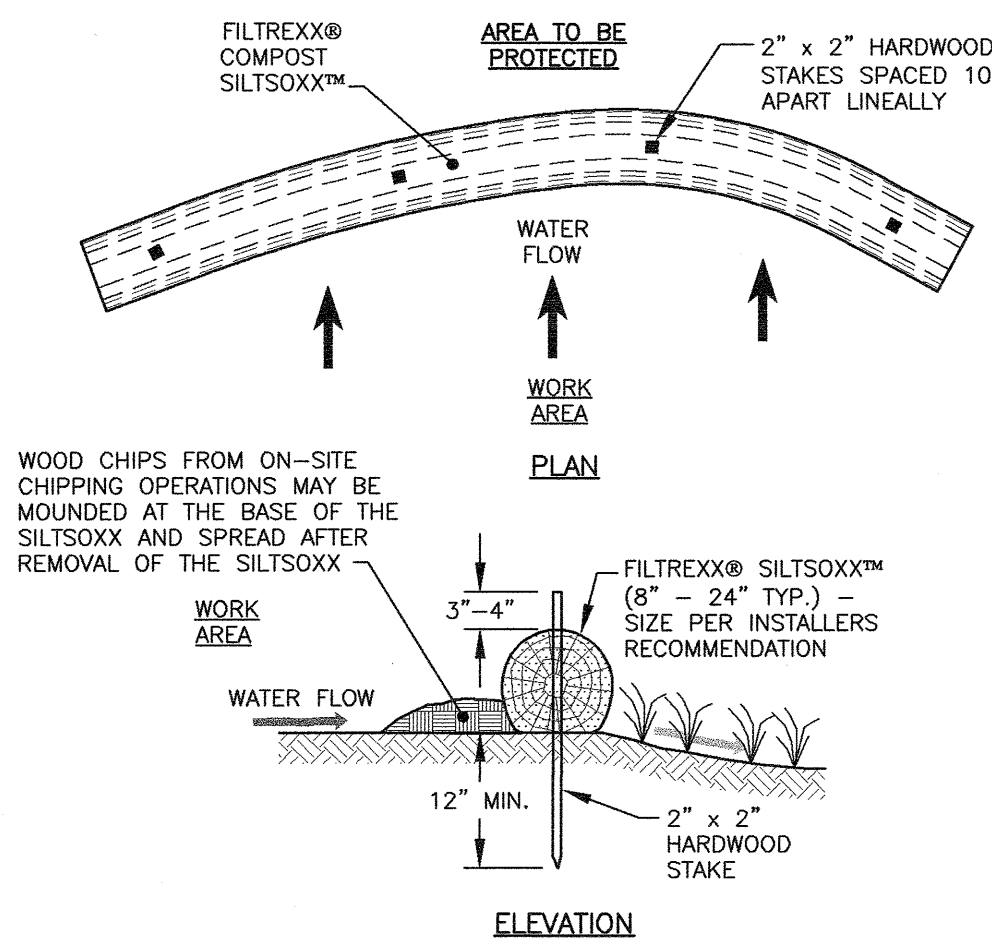
SILT FENCING AND SILTSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

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

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

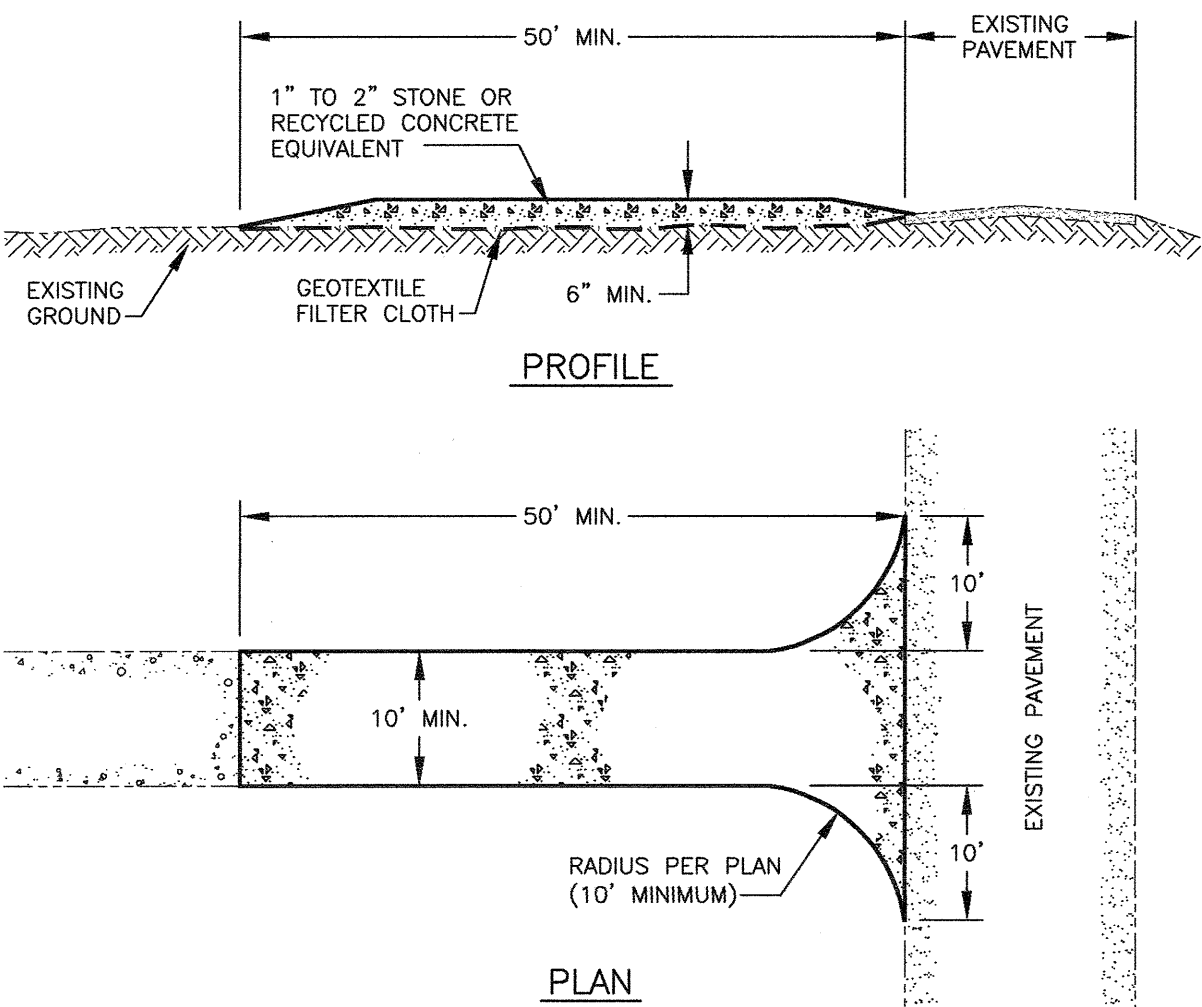
AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.



NOTES:

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

A Filtrex® Siltsoxx™ Filtration System NTS



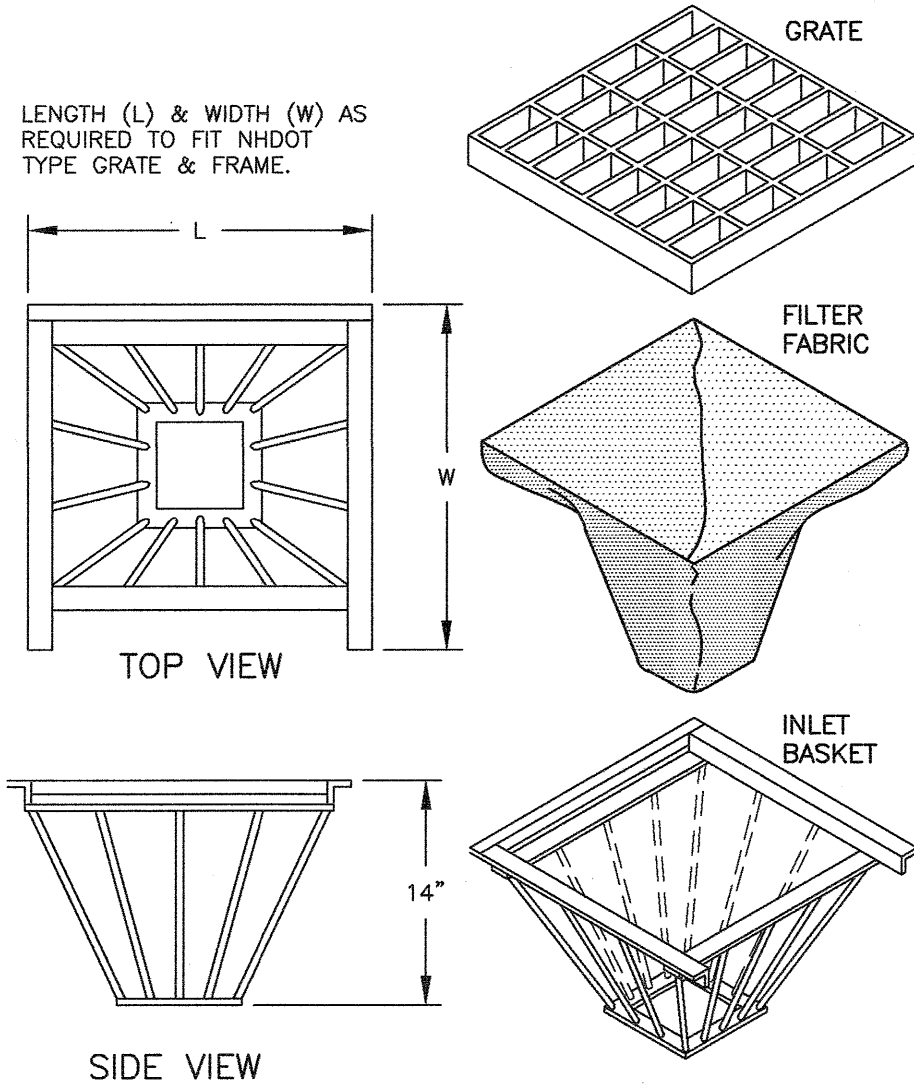
MAINTENANCE

- 1) MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOP DRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
- 2) IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS

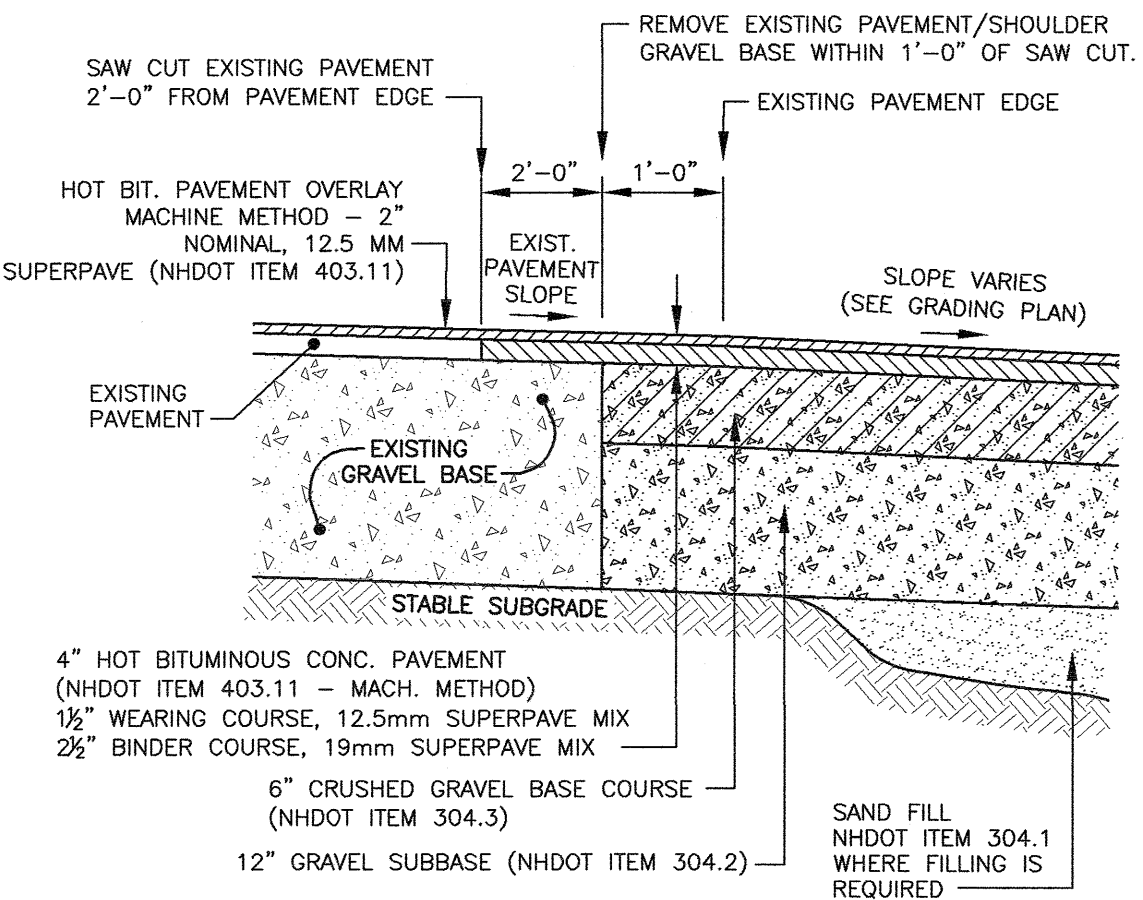
- 1) STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- 2) THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- 3) THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- 4) THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- 5) GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
- 6) ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- 7) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- 8) WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

B Stabilized Construction Entrance NTS



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

C Catch Basin Inlet Basket IF REQUIRED NTS



D Full Depth Pavement Section AND PAVEMENT JOINT DETAIL NTS



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:

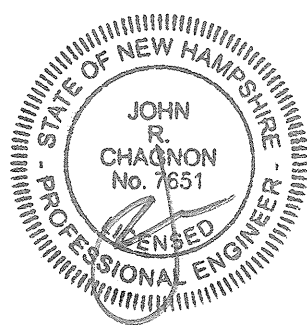
1) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

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

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

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

0	ISSUED FOR COMMENT	9/21/20
NO.	DESCRIPTION	DATE
REVISIONS		



AS NOTED SEPTEMBER 2020

EROSION CONTROL
NOTES & DETAILS

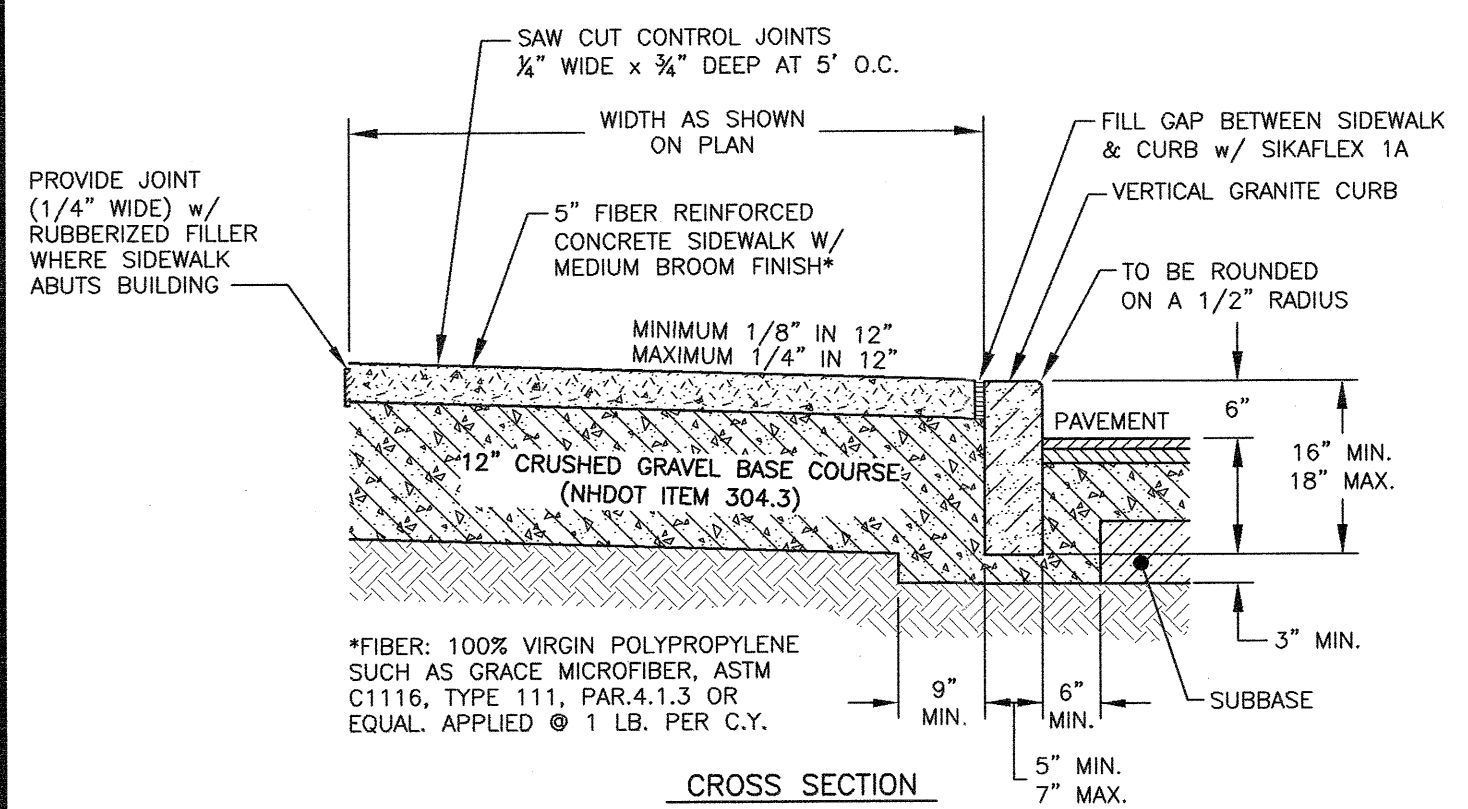
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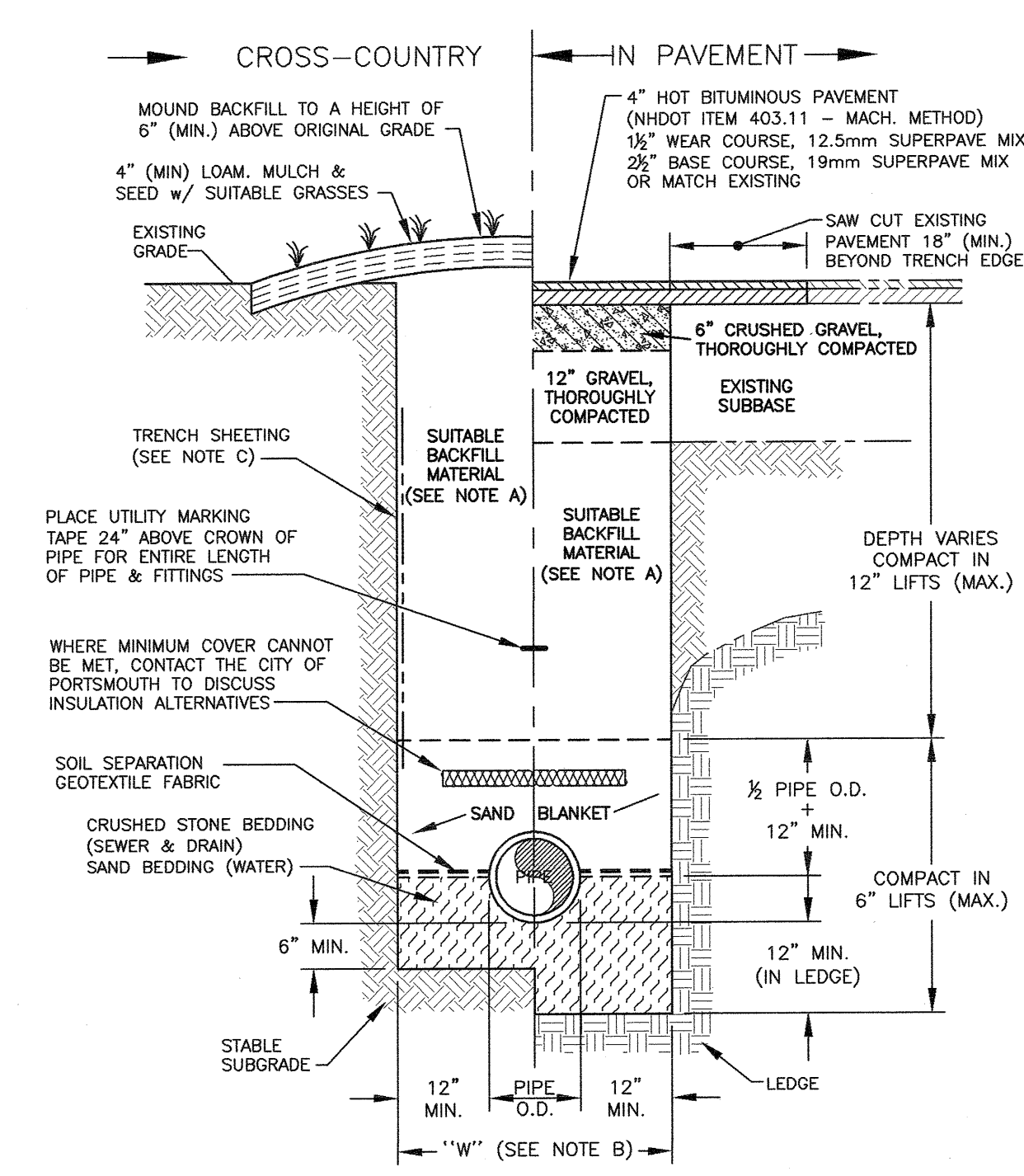
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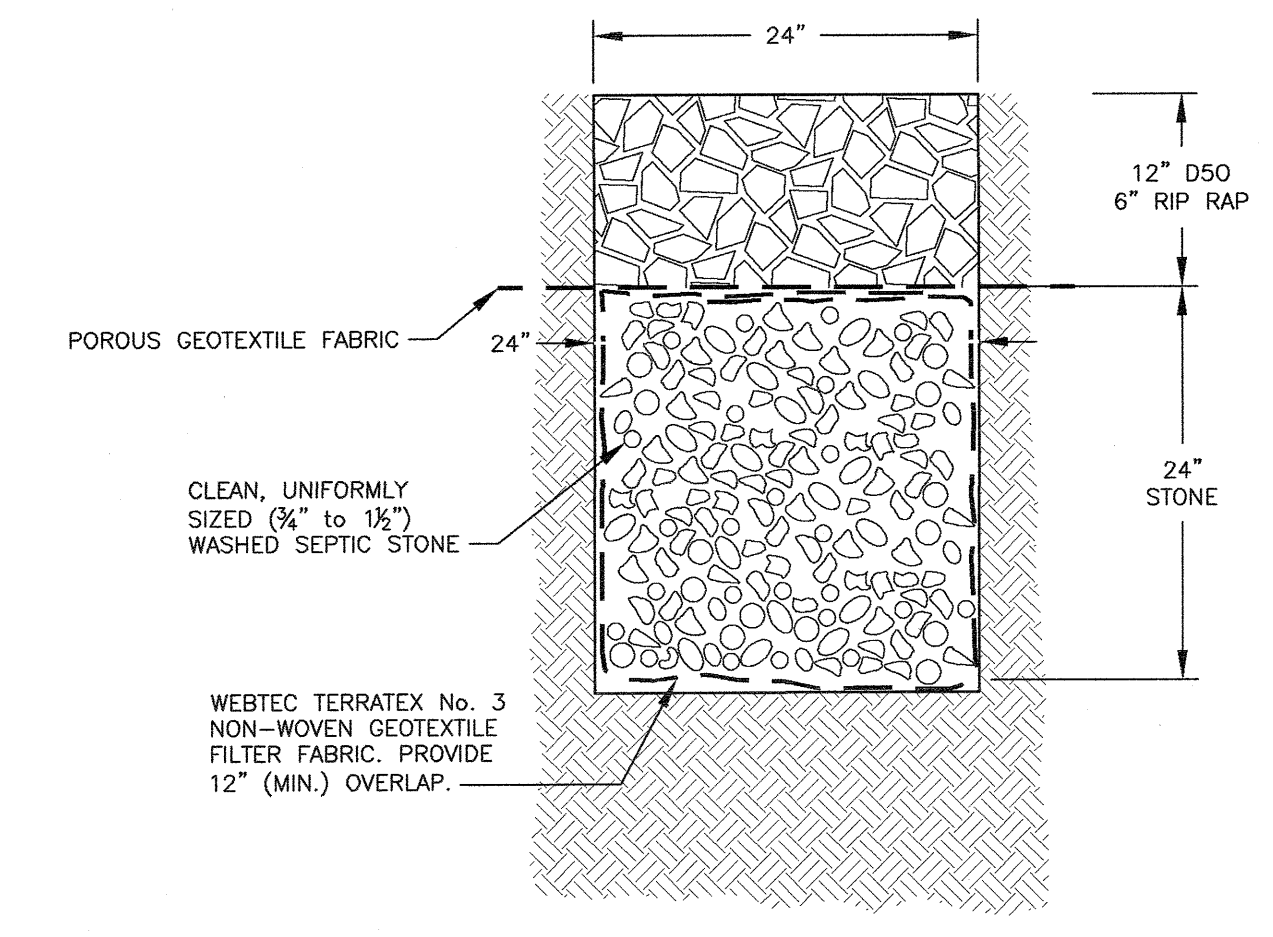
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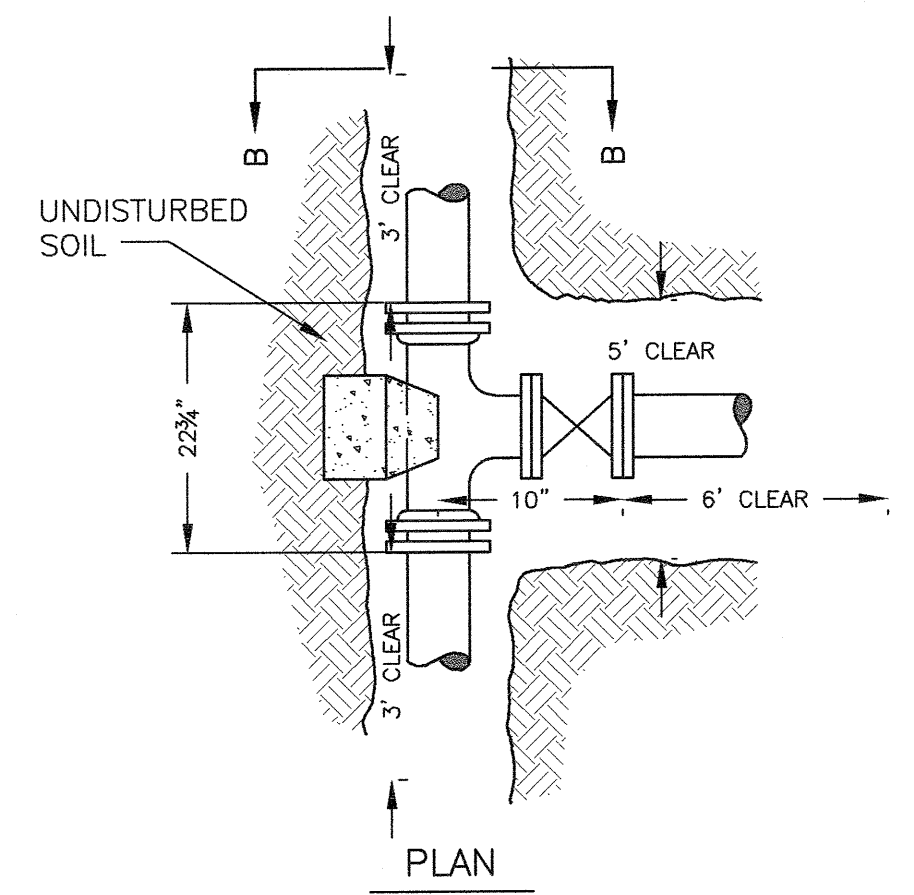
E
C3 PORTLAND CEMENT CONCRETE SIDEWALK
(WITH VERTICAL GRANITE CURB, WHERE SHOWN) NTS



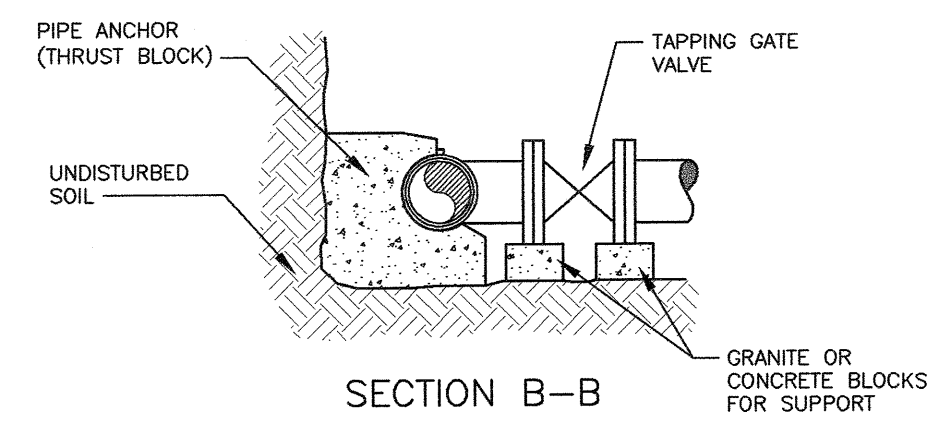
G
C4 TYPICAL PIPE TRENCH
NTS



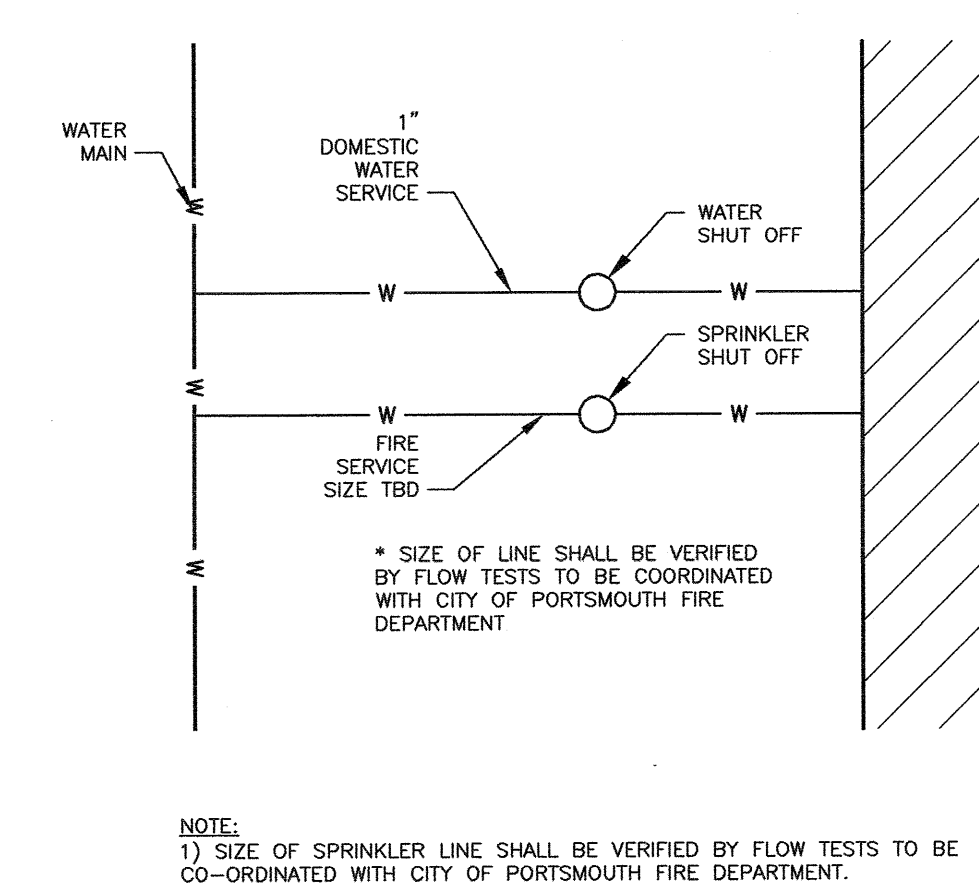
J
C5 INFILTRATION TRENCH DETAIL
NTS



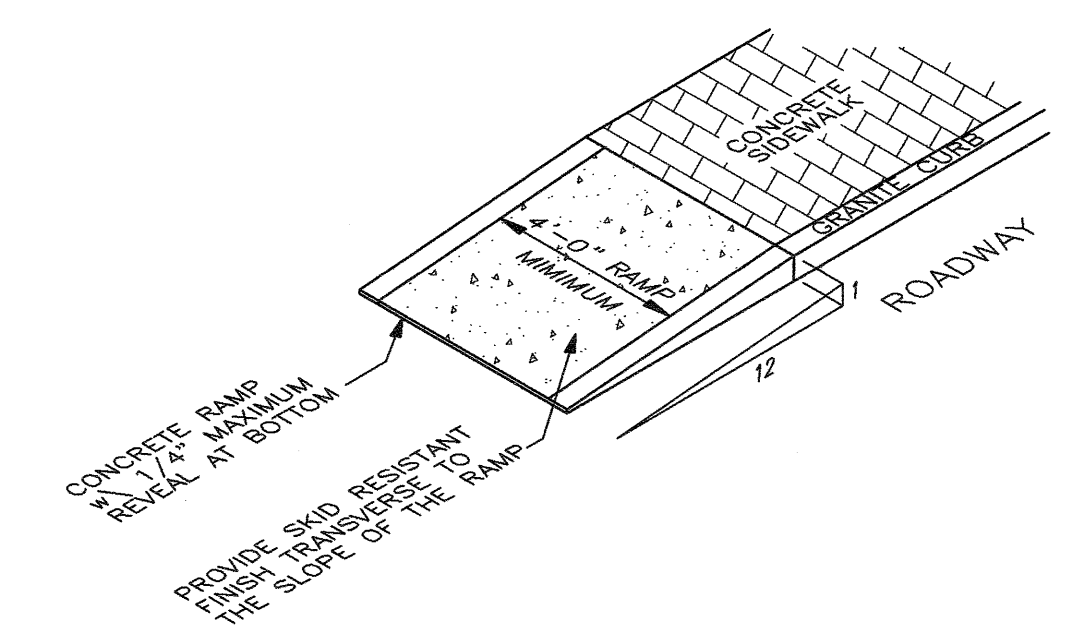
F
- SIDEWALK TIP DOWN
(IF NEEDED) NTS



H
C4 TAPPING SLEEVE AND GATE
INSTALL PER PORTSMOUTH REQUIREMENTS NTS



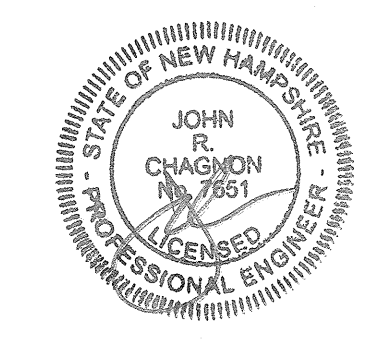
I
C4 TYPICAL WATER SERVICE CONNECTION
NTS



K
C4 TYPE "A" SEWER SERVICE CONNECTION
NTS

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

NO.	DESCRIPTION	DATE
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AS NOTED SEPTEMBER 2020

DETAILS

D2



L8	FLOOR PLAN - FIRST FLOOR - NEW WORK
A120	3/16" = 1'-0"



L8	FLOOR PLAN - FIRST FLOOR - NEW WORK
A120	3/16" = 1'-0"

