

AMBIT ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

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

4 August 2020

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

RE: Request for TAC Workshop 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 Workshop discussion at the August 11 TAC Workshop. The project proposes the reconstruction with minor additions at the project site with the associated and required site improvements. The site is (and will be) a 6 unit apartment building that will be updated and expanded (slightly) to bring the building up to today's standards. The introduction of structured parking is also included.

The following plans are included in our submission:

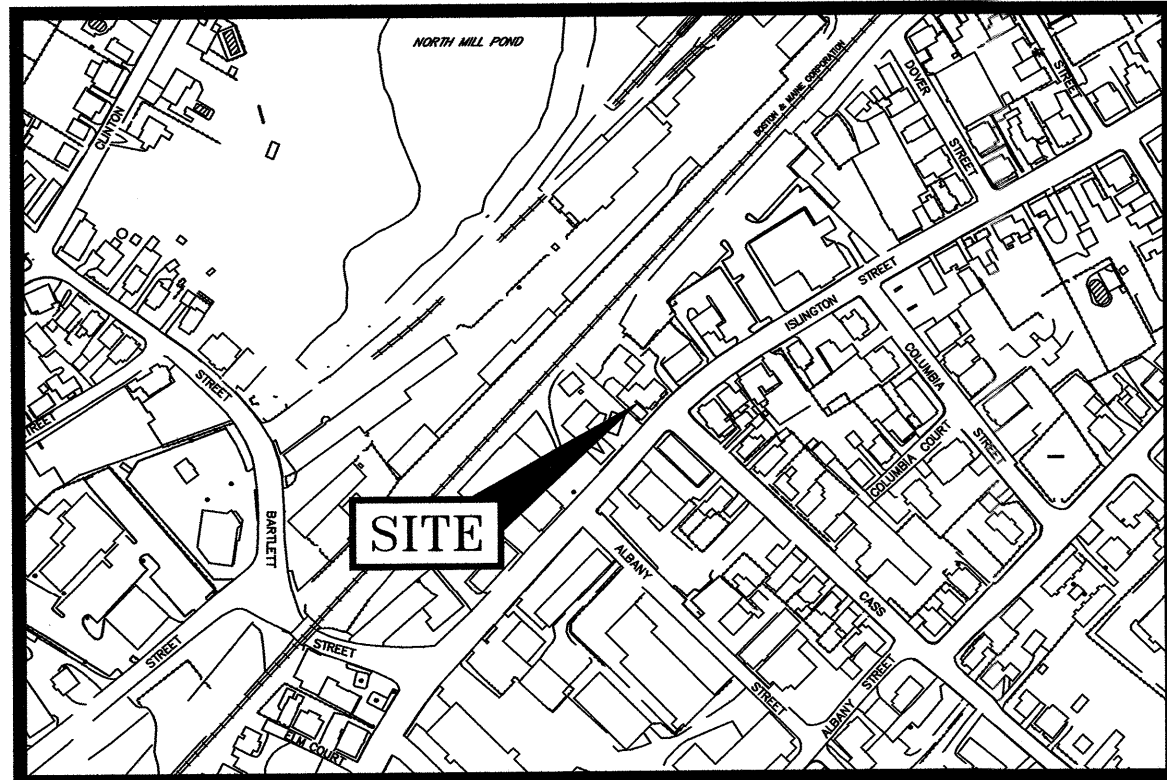
- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Existing Conditions Plan – This plan shows the property boundary lines and areas and the topography and existing site features.
- Demolition Plan C2 – This plan shows site demolition; in particular features that will be removed from the property.
- Site Layout Plan C3 – This plan shows the proposed site layout.
- Utility Plan C4 – This plan shows the proposed utilities including service connections.
- Architectural Plans – These plans show the associated architectural details.

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 R. Chagnon, PE
CC: 553 – 559 Islington Street, LLC / Adra Architecture

3082.01



LOCATION MAP

SCALE 1"=300'

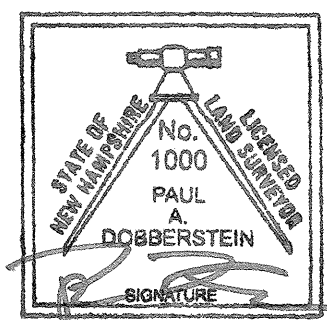
LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
MAP 11 / LOT 21	REGISTRY OF DEEDS
	MAP 11 / LOT 21
---	BOUNDARY
---	SETBACK
○	RAILROAD SPIKE FOUND
○	IRON ROD/PIPE FOUND
○	DRILL HOLE FOUND
○	STONE/CONCRETE BOUND FOUND
○	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
○	GRANITE BOUND SET
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	WATER LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC/WIRES
---	CONTOUR
---	SPOT ELEVATION
---	EDGE OF PAVEMENT (EP)
---	WOODS / TREE LINE
---	UTILITY POLE (w/ GUY)
---	GAS SHUT OFF
---	WATER SHUT OFF/CURB STOP
---	GATE VALVE
---	HYDRANT
---	METER (GAS, WATER, ELECTRIC)
---	CATCH BASIN
---	TELEPHONE MANHOLE
---	SEWER MANHOLE
---	DRAIN MANHOLE
---	AIR CONDITIONER UNIT
---	SIGNS
---	ASBESTOS CEMENT PIPE
---	CAST IRON PIPE
---	CORRUGATED METAL PIPE
---	CONCRETE MASONRY UNIT
---	COPPER PIPE
---	DUCTILE IRON PIPE
---	POLYVINYL CHLORIDE PIPE
---	REINFORCED CONCRETE PIPE
---	VITRIFIED CLAY PIPE
---	ELEVATION
---	EDGE OF PAVEMENT
---	FINISHED FLOOR
---	INVERT
---	TEMPORARY BENCHMARK
---	TYPICAL
---	VERTICAL/SLOPED GRANITE CURB
---	CAPE COD BERM
---	LANDSCAPED AREA

"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

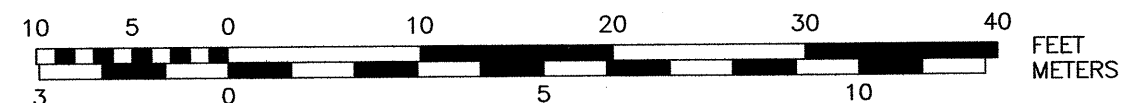
DATE



LENGTH TABLE

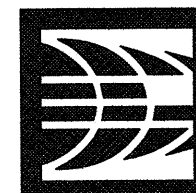
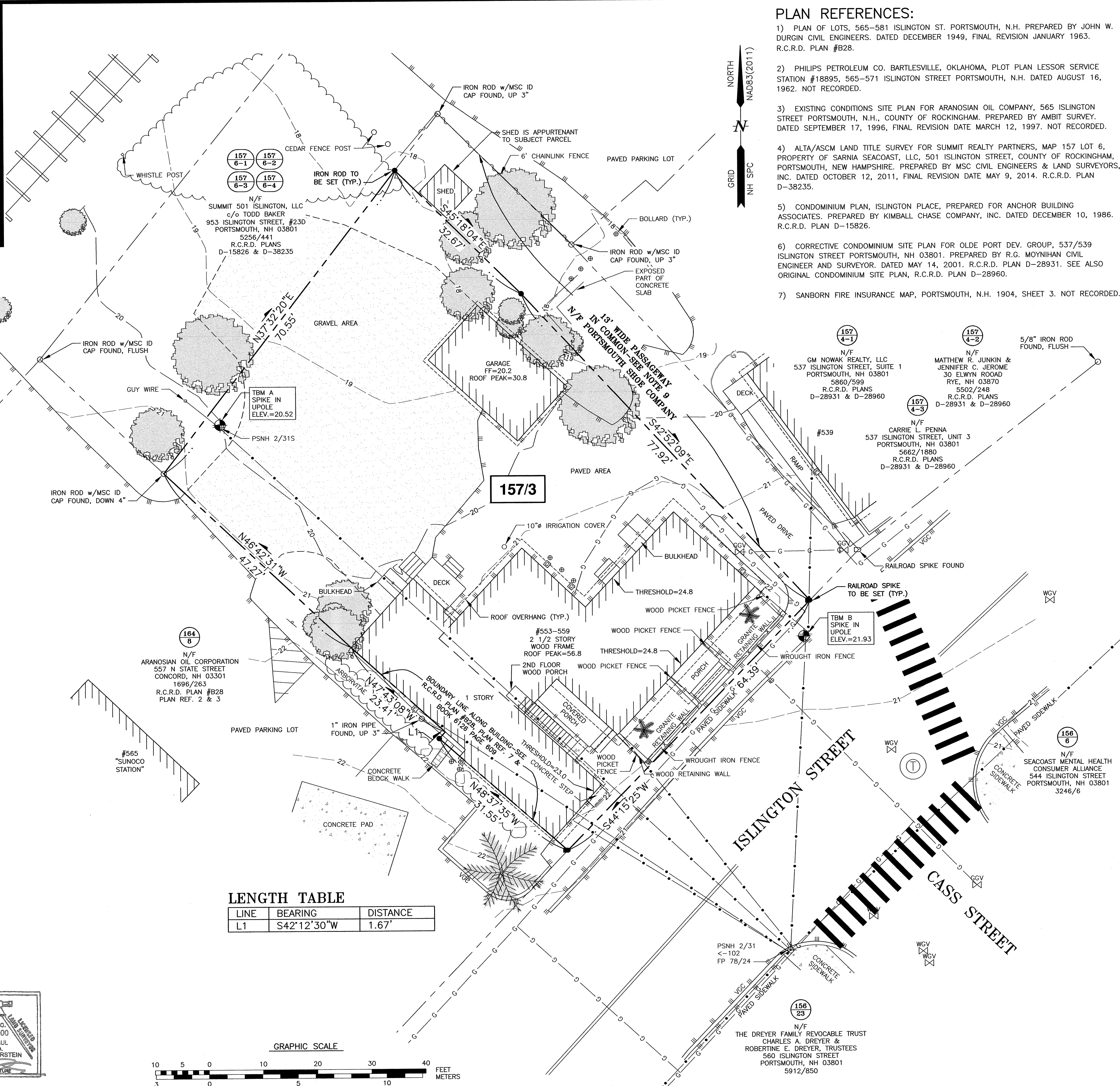
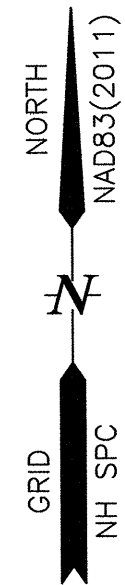
LINE	BEARING	DISTANCE
L1	S42°12'30"W	1.67'

GRAPHIC SCALE



PLAN REFERENCES:

- 1) PLAN OF LOTS, 565-581 ISLINGTON ST. PORTSMOUTH, N.H. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. DATED DECEMBER 1949, FINAL REVISION JANUARY 1963. R.C.R.D. PLAN #B28.
- 2) PHILIPS PETROLEUM CO. BARTLESVILLE, OKLAHOMA, PLOT PLAN LESSOR SERVICE STATION #18895, 565-571 ISLINGTON STREET PORTSMOUTH, N.H. DATED AUGUST 16, 1962. NOT RECORDED.
- 3) EXISTING CONDITIONS SITE PLAN FOR ARANOSIAN OIL COMPANY, 565 ISLINGTON STREET PORTSMOUTH, N.H., COUNTY OF ROCKINGHAM. PREPARED BY AMBIT SURVEY. DATED SEPTEMBER 17, 1996, FINAL REVISION DATE MARCH 12, 1997. NOT RECORDED.
- 4) ALTA/ASCM LAND TITLE SURVEY FOR SUMMIT REALTY PARTNERS, MAP 157 LOT 6, PROPERTY OF SARNA SEACOAST, LLC, 501 ISLINGTON STREET, COUNTY OF ROCKINGHAM, PORTSMOUTH, NEW HAMPSHIRE. PREPARED BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC. DATED OCTOBER 12, 2011, FINAL REVISION DATE MAY 9, 2014. R.C.R.D. PLAN D-38235.
- 5) CONDOMINIUM PLAN, ISLINGTON PLACE, PREPARED FOR ANCHOR BUILDING ASSOCIATES. PREPARED BY KIMBALL CHASE COMPANY, INC. DATED DECEMBER 10, 1986. R.C.R.D. PLAN D-15826.
- 6) CORRECTIVE CONDOMINIUM SITE PLAN FOR OLDE PORT DEV. GROUP, 537/539 ISLINGTON STREET PORTSMOUTH, NH 03801. PREPARED BY R.G. MOYNIHAN CIVIL ENGINEER AND SURVEYOR. DATED MAY 14, 2001. R.C.R.D. PLAN D-28931. SEE ALSO ORIGINAL CONDOMINIUM SITE PLAN, R.C.R.D. PLAN D-28960.
- 7) SANBORN FIRE INSURANCE MAP, PORTSMOUTH, N.H. 1904, SHEET 3. NOT RECORDED.



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) 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 CHARACTER DISTRICT 4 LIMITED 2 (CD4-L2) AND LIES WITHIN THE HISTORIC DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 157 LOT 3 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').
- 9) SUBJECT PARCEL BENEFITS FROM RIGHTS IN COMMON WITH OTHERS TO A 13 FT. WIDE PASSAGE WAY. PROPERTIES SHOWN HEREON AS LOT 157/3, 157/4, AND 157/6 WERE ORIGINALLY CREATED FROM A PARENT PARCEL MADE UP OF SEVERAL PARCELS OWNED BY THE PORTSMOUTH SHOE COMPANY. CONVEYANCES FROM THE PORTSMOUTH SHOE COMPANY TO THE ORIGINAL OWNERS OF THE AFOREMENTIONED PROPERTIES REFERENCE THE PASSAGEWAY AND RIGHTS THEREIN, BUT NO CONVEYANCE OF THE PASSAGEWAY ITSELF FROM THE PORTSMOUTH SHOE COMPANY WAS FOUND. OWNERSHIP OF THE PASSAGEWAY HAS NOT BEEN DETERMINED. SEE R.C.R.D. BOOK 607 PAGE 112 (SUBJECT PARCEL), BOOK 637 PAGE 62 (LOT 157/4), AND BOOK 700 PAGE 69 (LOT 157/6).

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

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/20/20
REVISIONS		

SCALE 1"=10'

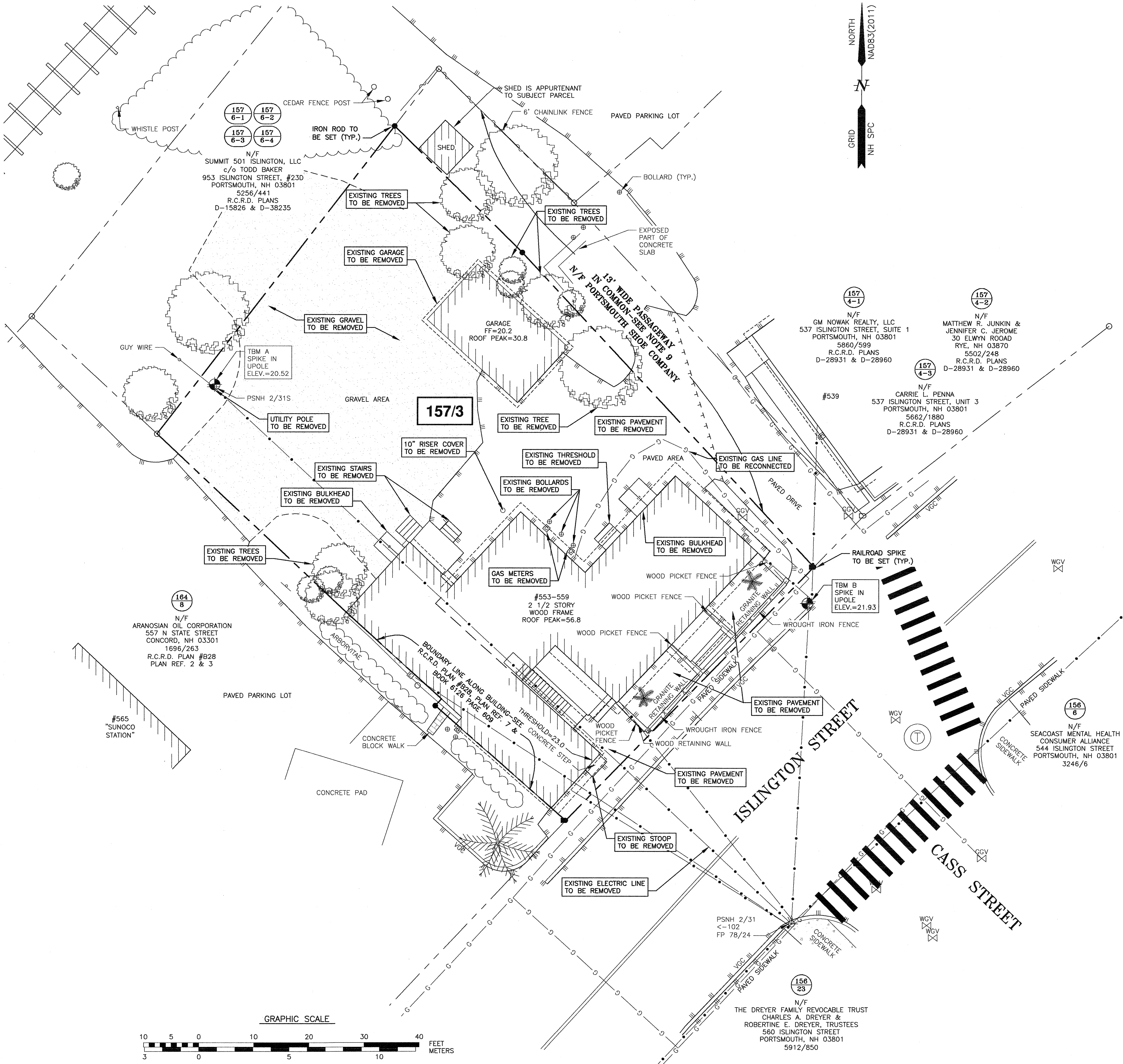
JULY 2020

EXISTING CONDITIONS
PLAN

C1

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



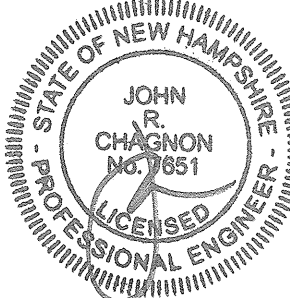
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NOTES:

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

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



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	39
CONCRETE	39	77
STAIRS/PORCH	137	386
PAVEMENT	1436	3,075
GRAVEL	2289	N/A
TOTAL	5,821	5,868
LOT SIZE	7,207	7,207
% LOT COVERAGE	80.8%	81.4%

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	<35 FEET	<35 FEET
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE			
SIDEWALK GRADE:	36 IN.	36 IN.	36 IN.
MIN. GROUND STORY HEIGHT:	11 FEET	? FEET	? FEET
FACADE GLAZING:	20-40%	??	??
ROOF TYPE: FLAT, GABLE, HIP, GAMBREL, MANSARD			

LOT OCCUPATION:

MAX. BUILDING BLOCK	80 FEET	41 FEET	41 FEET
MAX. FACADE MOD. LENGTH:	50 FEET	? FEET	? FEET
MIN. ENTRANCE SPACING:	NR		
MAX. BUILDING COVERAGE:	60%	??	??
MAX. BUILDING FOOTPRINT:	2,500 SF	? SF	? 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
(39,872 SF/12 UNITS)=			
MIN. OPEN SPACE COVERAGE:	25%	??	??
MAX. GROUND FLOOR GFA/USE:	NR		

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.

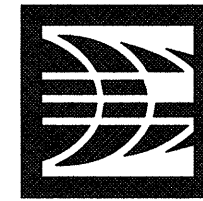
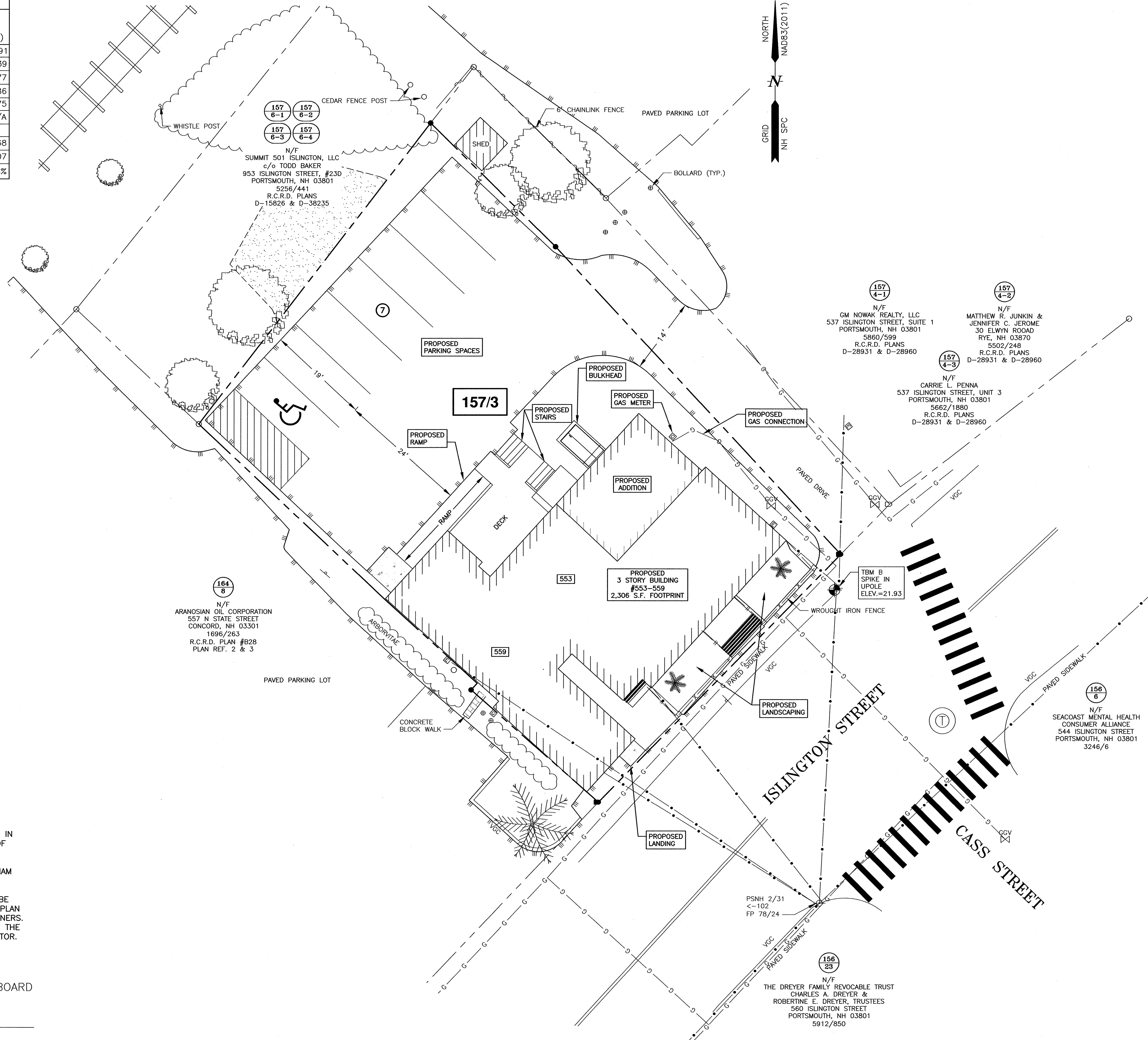
A. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM
COUNTY REGISTRY OF DEEDS.

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



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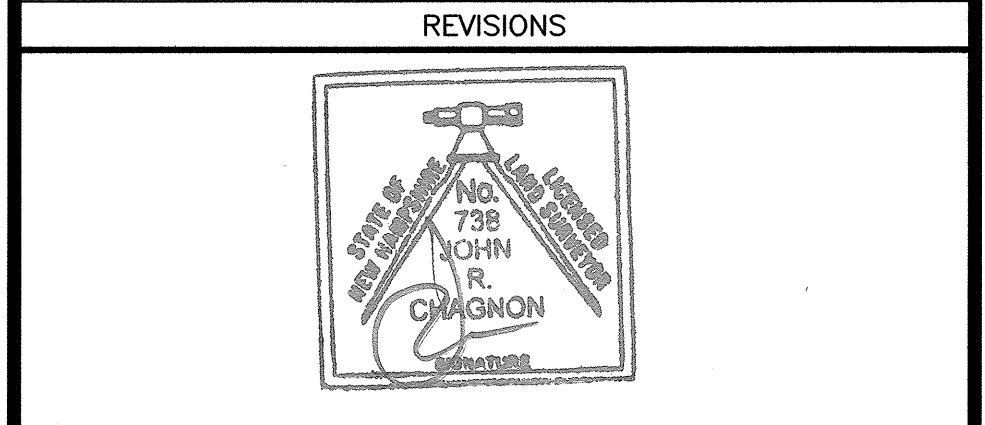
NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH
ASSESSOR'S MAP 157 AS LOT 3.
- 2) OWNER OF RECORD:
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553-559 ISLINGTON STREET
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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.
- 6) SEE ZONING ORDINANCE
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED
DEVELOPMENT ON TAX MAP 157 LOT 3 IN THE CITY OF
PORTSMOUTH.
- 8) PROPOSED BUILDING COVERAGE:
STRUCTURES: 2,291 SF
DECK/STAIRS/STOOP: 386 SF
TOTAL: 2,677 SF

2,677 SF / 7,207 SF = 37%
- 9) REQUIRED PARKING:
2 UNITS x 1.3 SPACES PER UNIT = 2.6 SPACES
4 UNITS x 1 SPACES PER UNIT = 4 SPACES
REQUIRED PARKING: 7 SPACES
- 10) ARCHITECTURAL PLANS BY ADRA ARCHITECTURE LLC
- 11) 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
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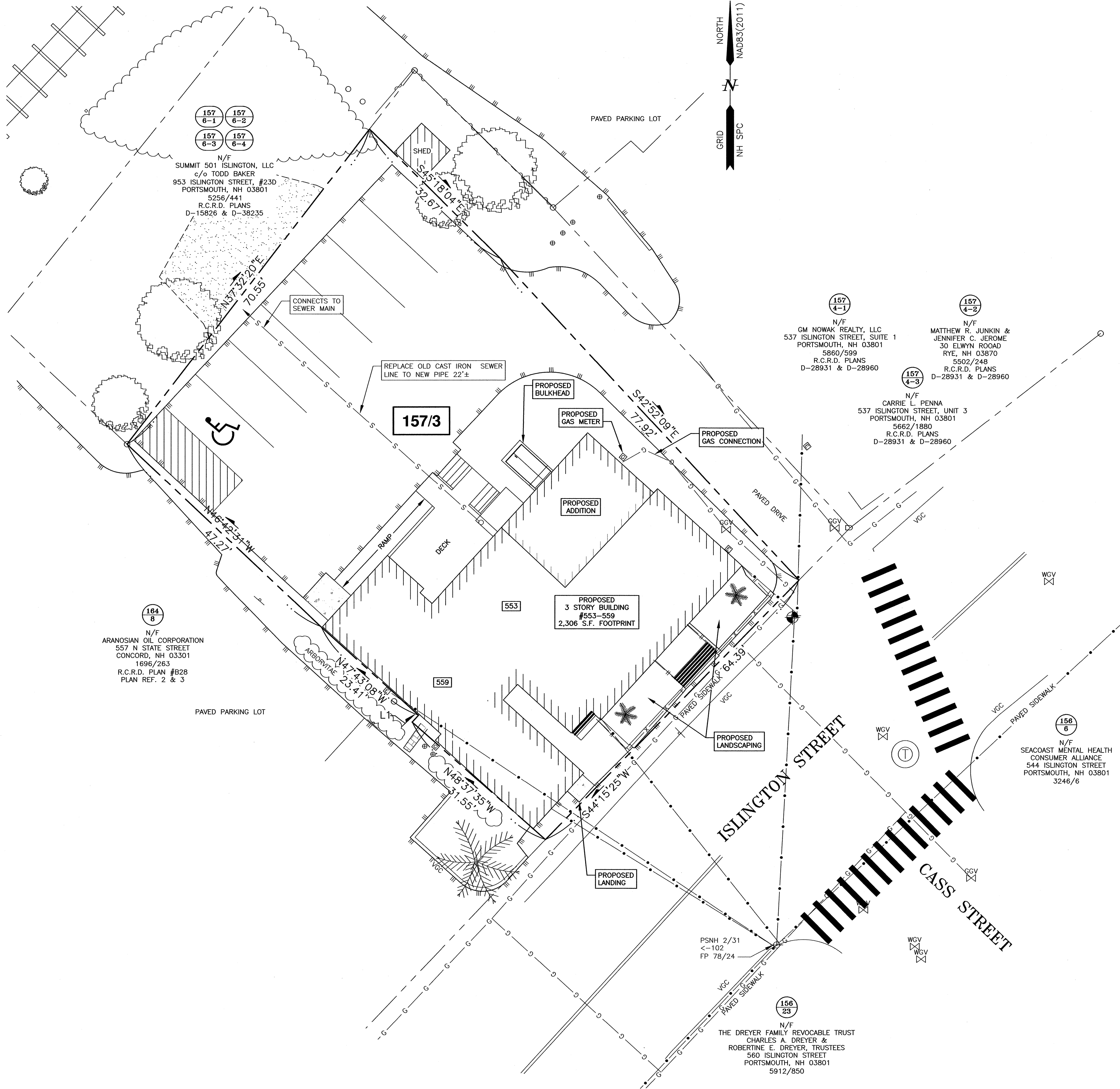
SCALE 1"=10' JULY 2020

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

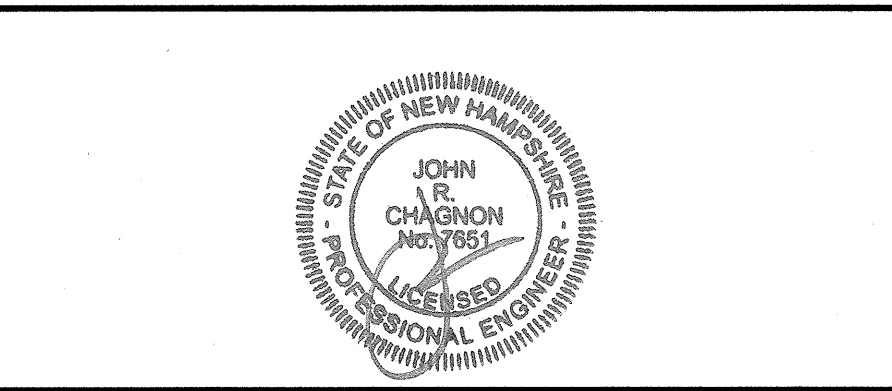
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

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) 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.

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

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



SCALE 1"=10' JULY 2020

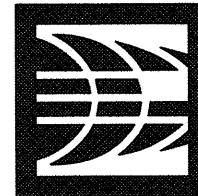
UTILITY
PLAN

C4

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



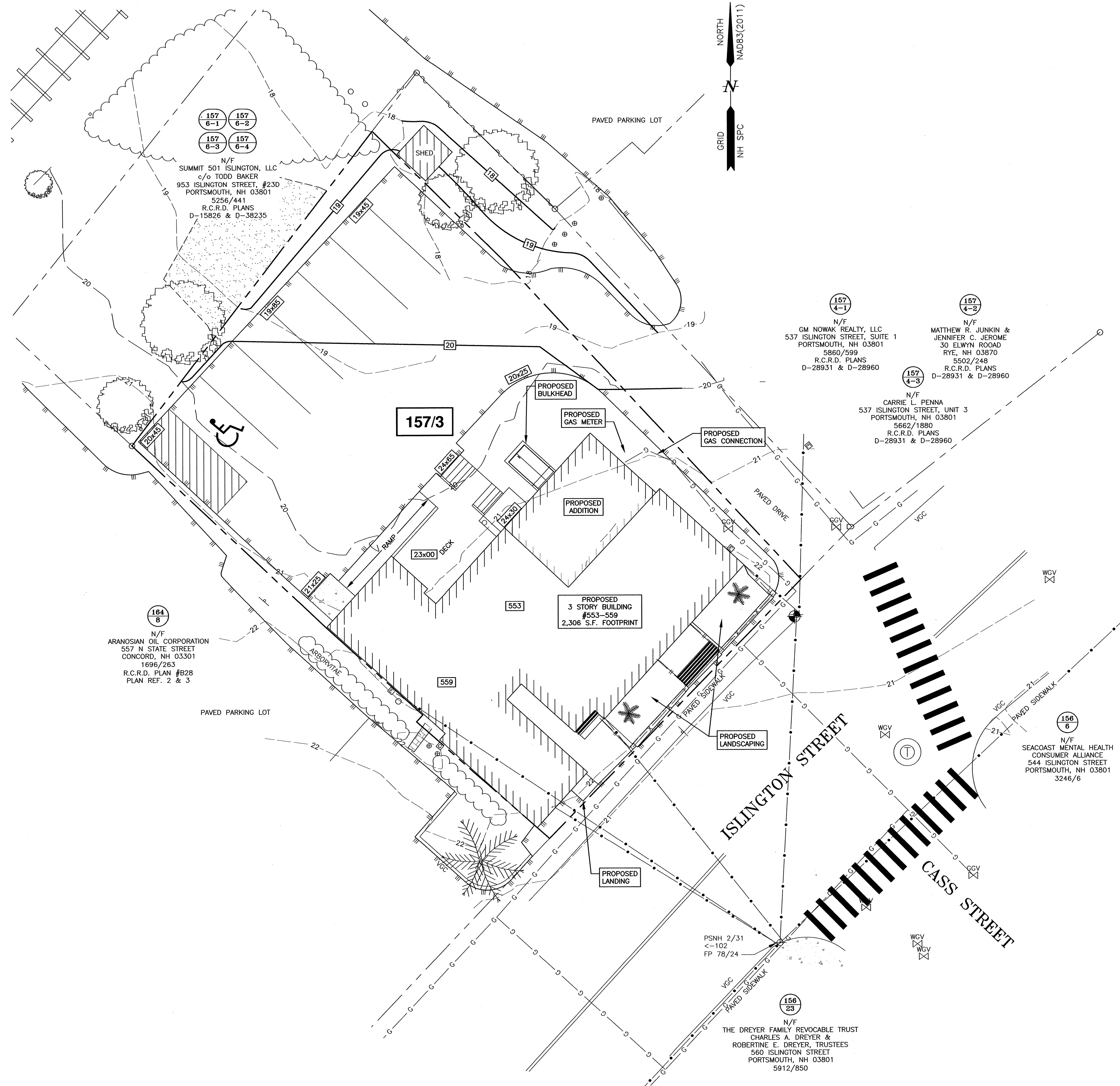
AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 436-9282
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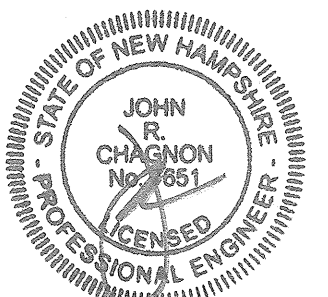
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PROPERTY REDEVELOPMENT 553-559 ISLINGTON, LLC 553-559 ISLINGTON STREET PORTSMOUTH, N.H.

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

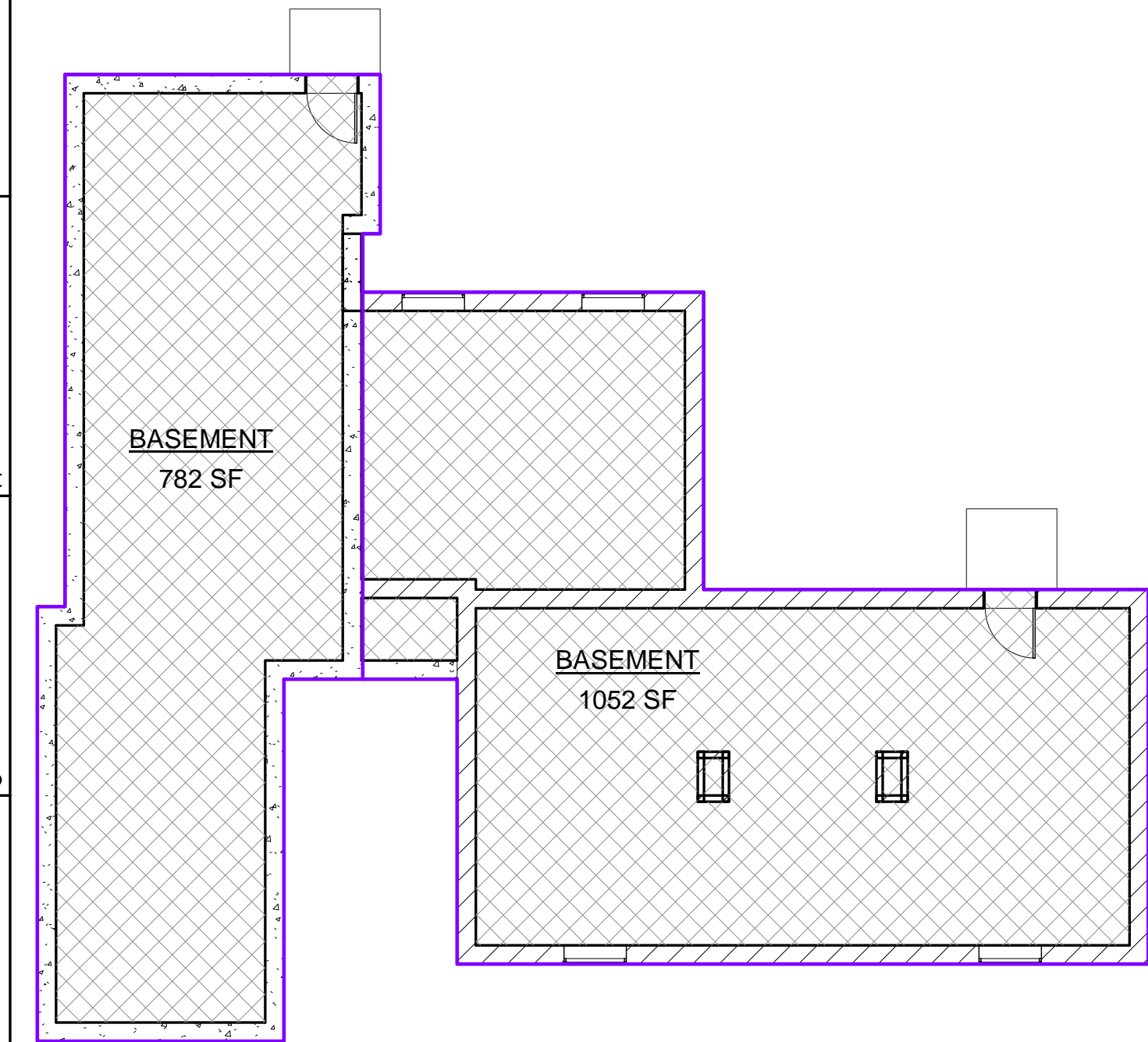


SCALE 1"=10' JULY 2020

GRADING, DRAINAGE AND
EROSION CONTROL PLAN

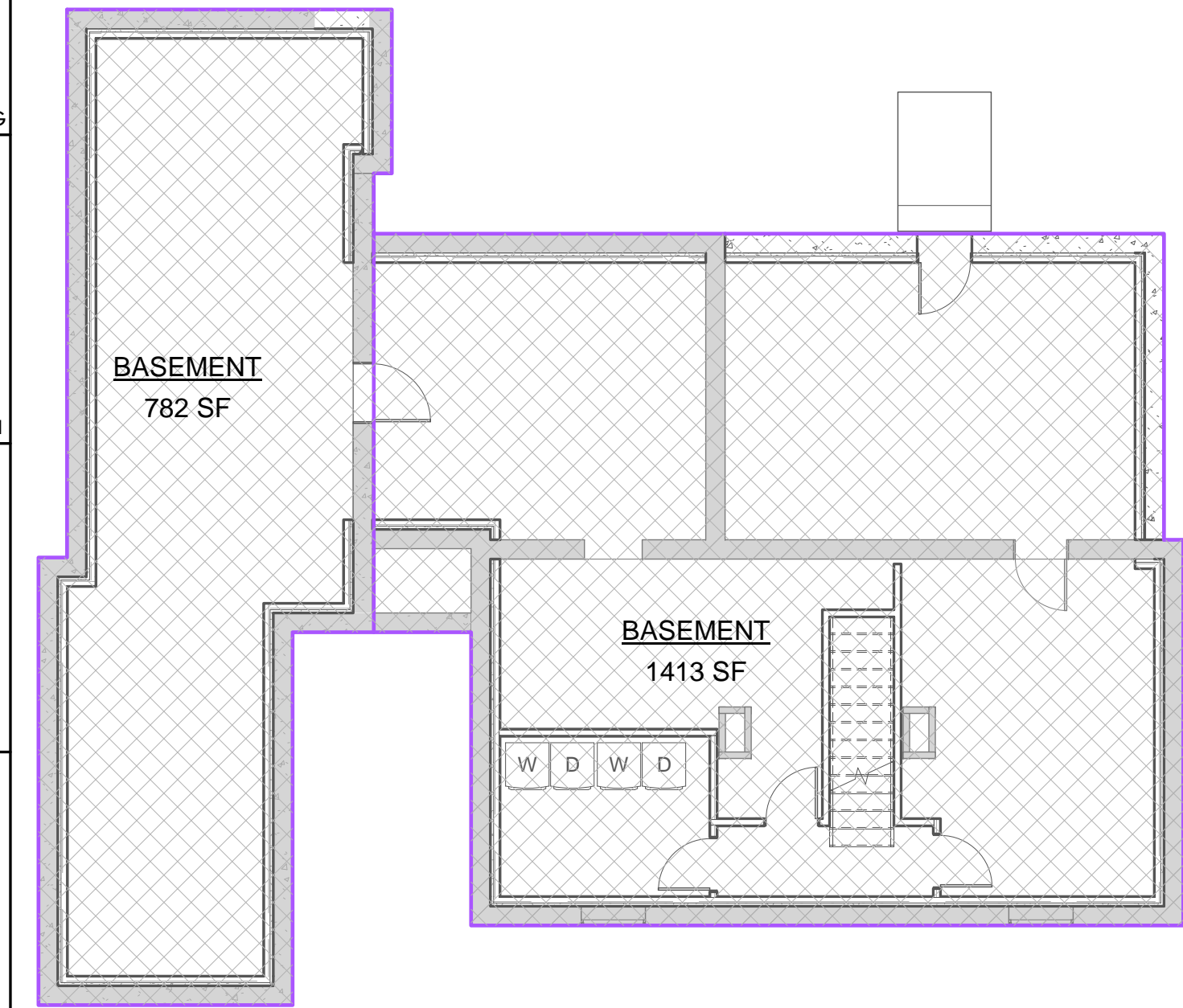
C5

8/3/2020 2:07:57 PM
A105

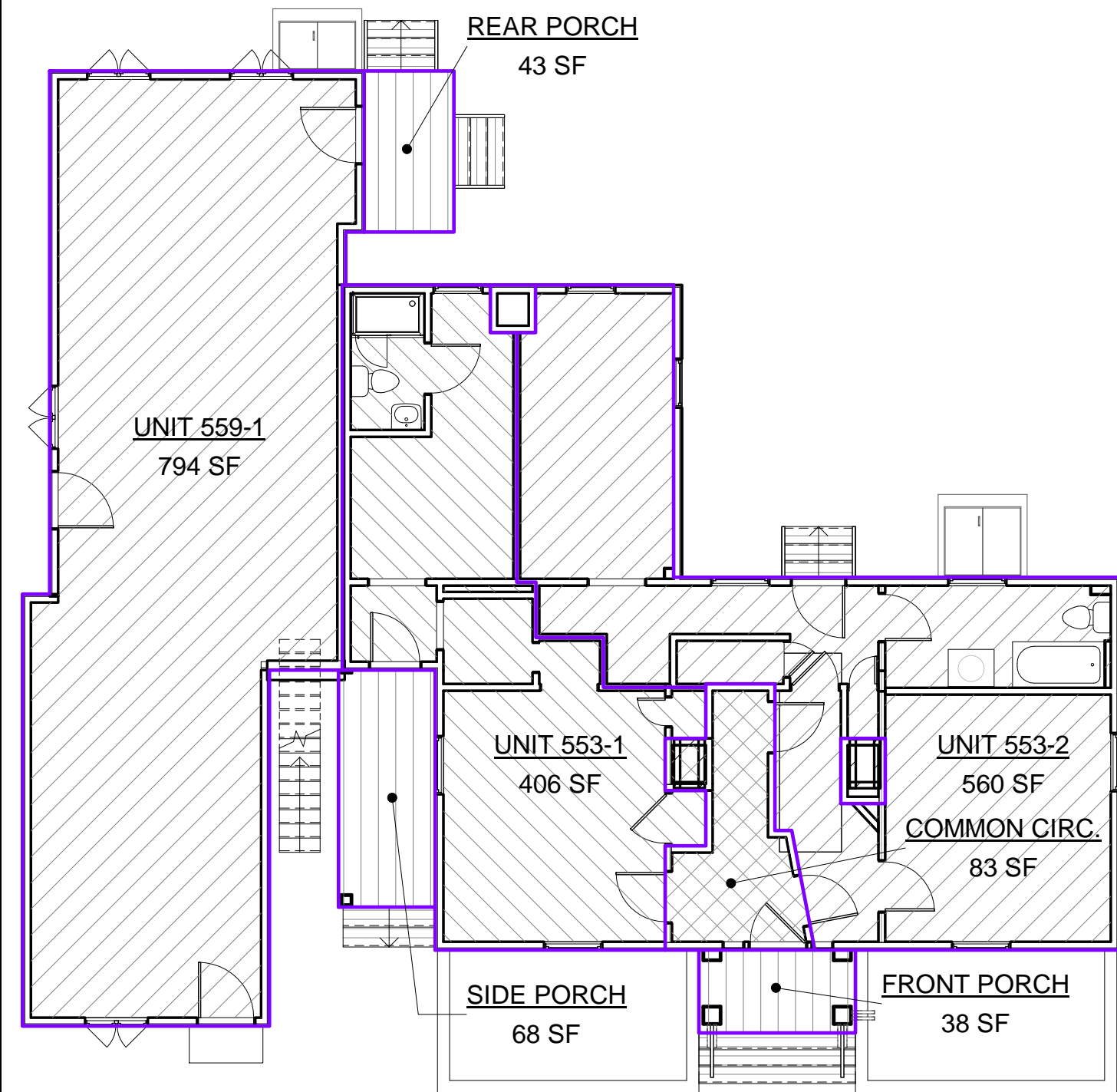


E1 AREA PLAN - BASEMENT - EXISTING
A105 1/8" = 1'-0"

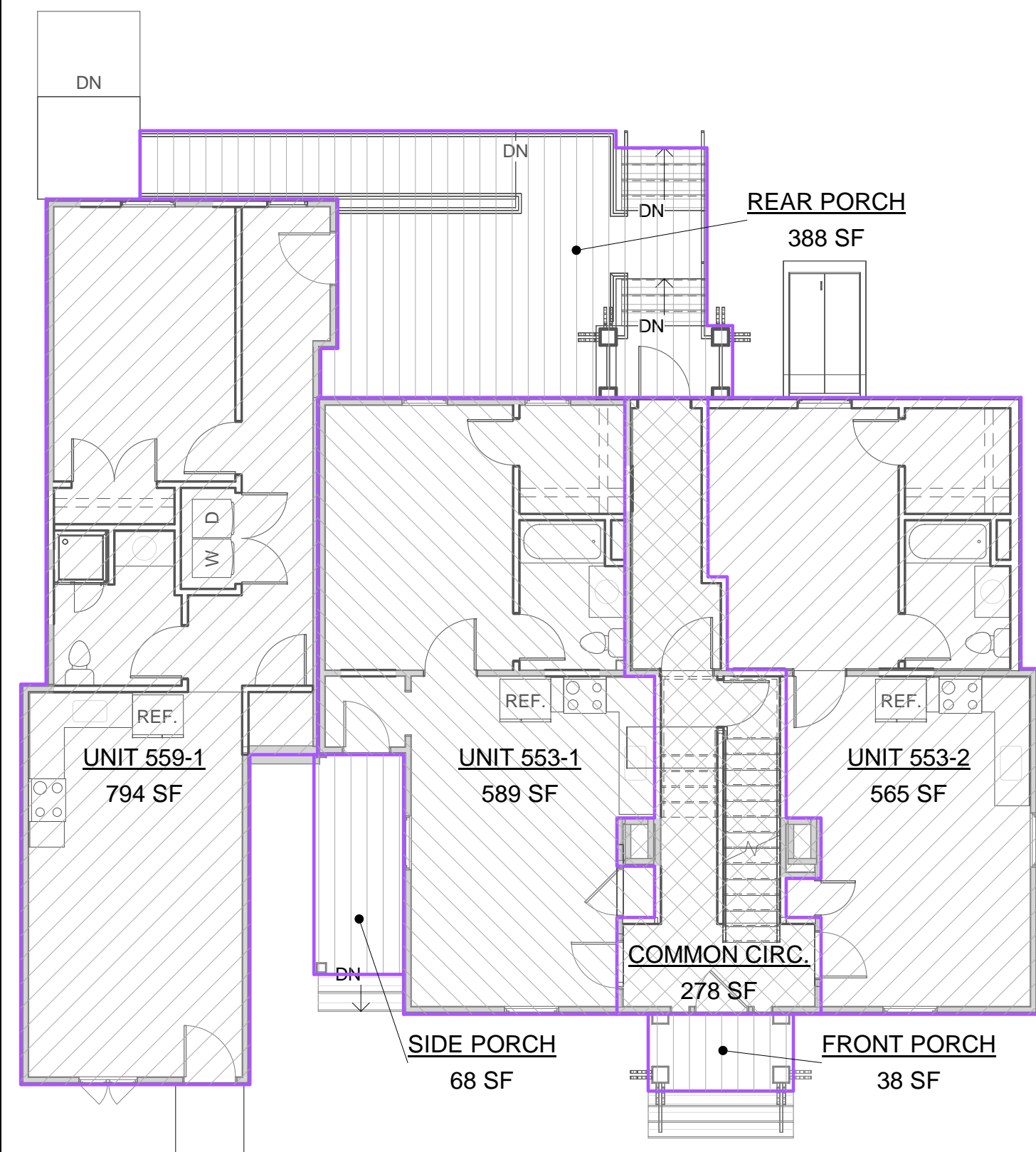
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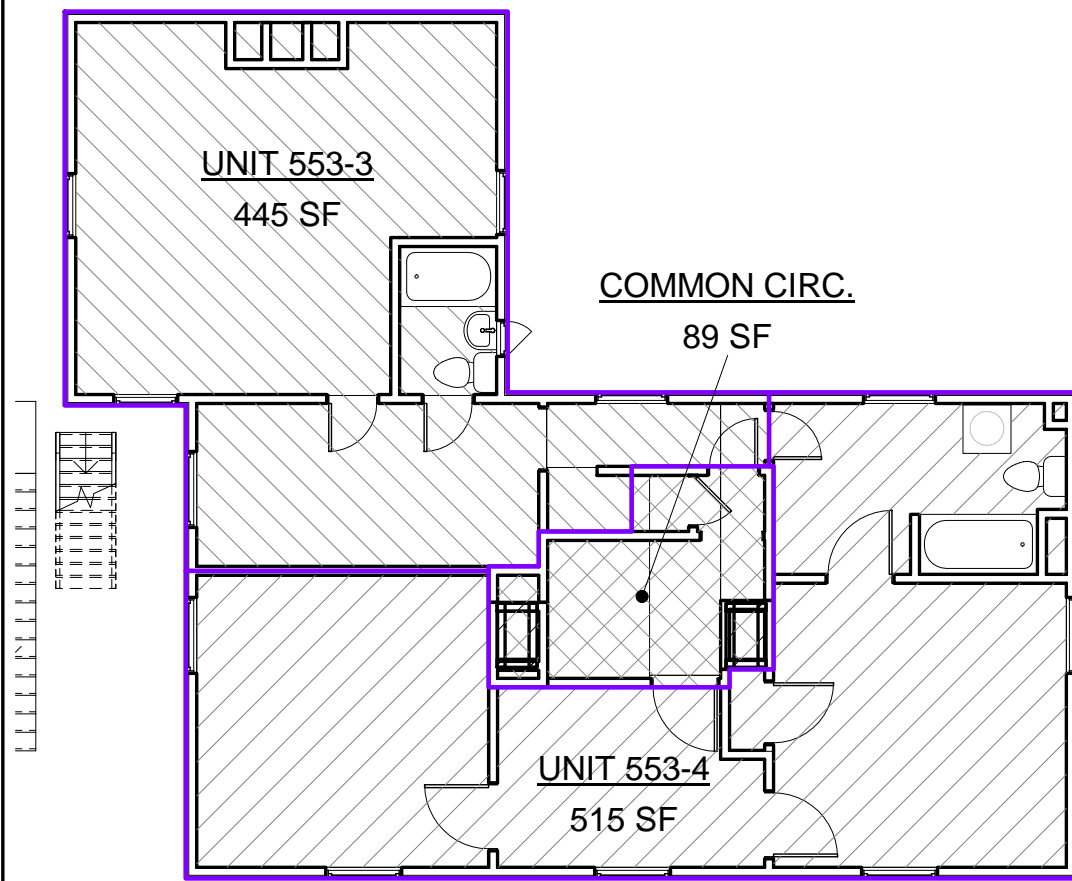
L1 AREA PLAN - BASEMENT - NEW WORK
A105 1/8" = 1'-0"



E5 AREA PLAN - FIRST FLOOR - EXISTING
A105 1/8" = 1'-0"

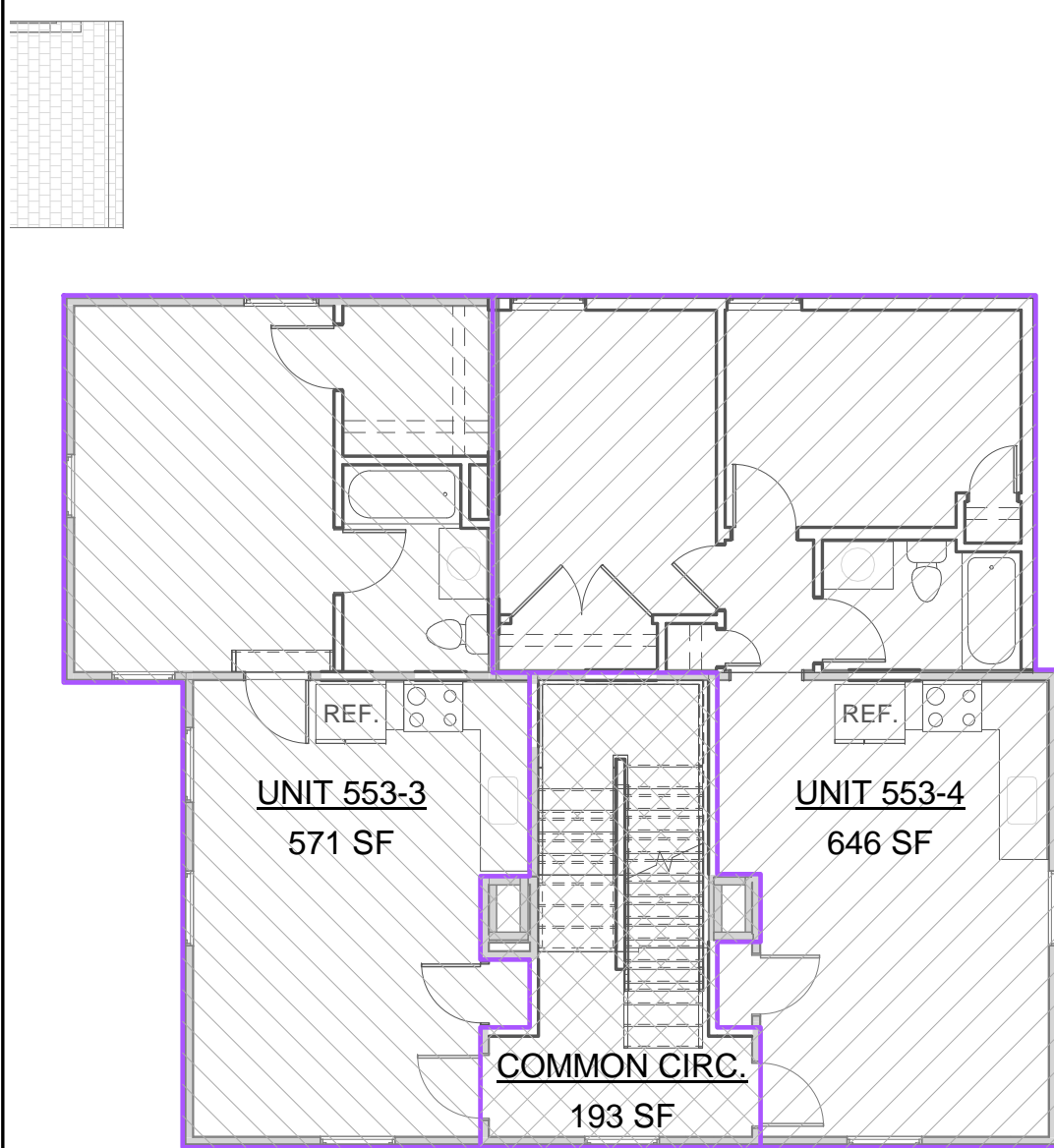


L5 AREA PLAN - FIRST FLOOR - NEW WORK
A105 1/8" = 1'-0"

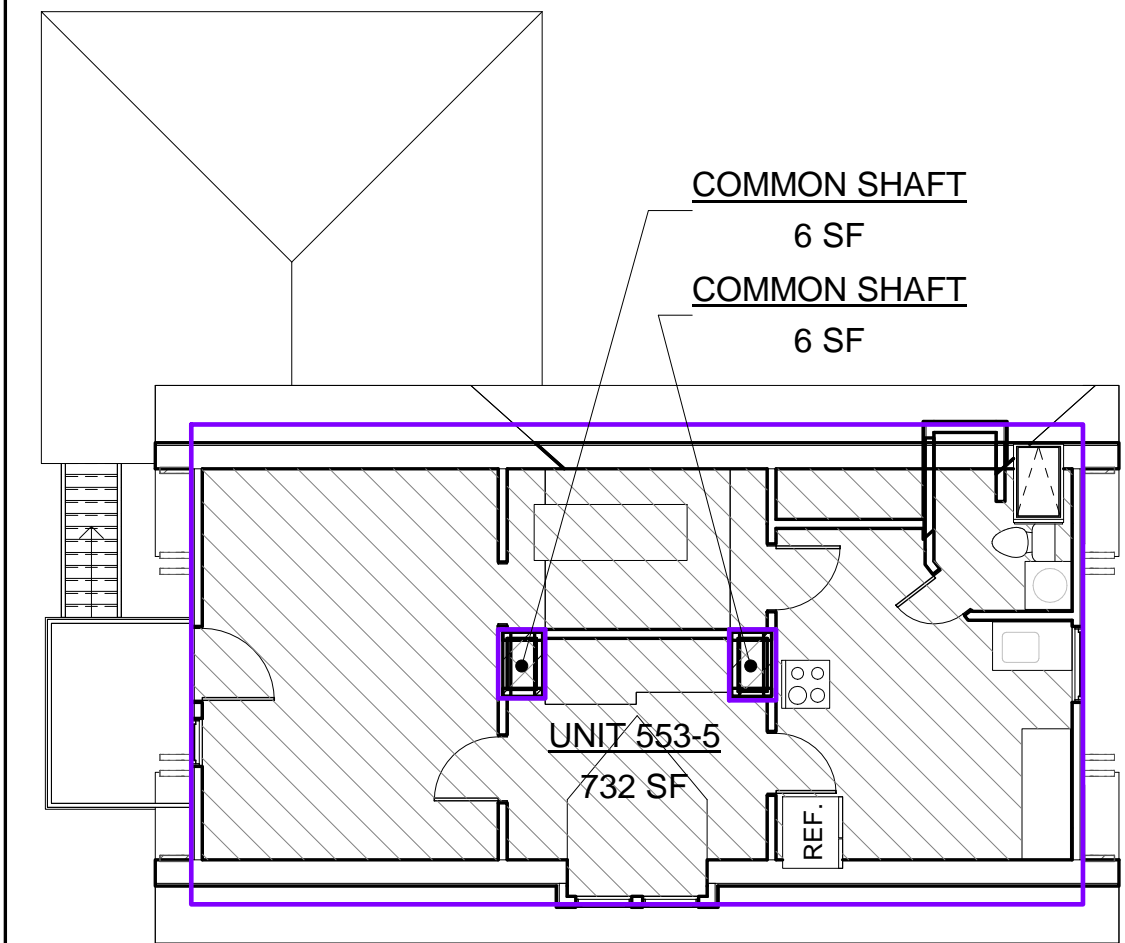


C9 AREA PLAN - SECOND FLOOR - EXISTING
A105 1/8" = 1'-0"

Area Schedule (Gross Building - Existing)		
Name	Area	Comments
LEVEL A0.2 Basement		
BASEMENT	782 SF	COMMON
BASEMENT	1052 SF	COMMON
LEVEL A0.2 Basement	1833 SF	
LEVEL A1 First Floor		
COMMON CIRC.	83 SF	COMMON
FRONT PORCH	38 SF	COMMON EXTERIOR
REAR PORCH	43 SF	COMMON EXTERIOR
SIDE PORCH	68 SF	COMMON EXTERIOR
UNIT 553-1	406 SF	DWELLING UNIT - EFFICIENCY
UNIT 553-2	560 SF	DWELLING UNIT - EFFICIENCY
UNIT 559-1	794 SF	DWELLING UNIT - 1 BEDROOM
LEVEL A1 First Floor	1991 SF	
LEVEL A2 Second Floor		
COMMON CIRC.	89 SF	COMMON
UNIT 553-3	445 SF	DWELLING UNIT - EFFICIENCY
UNIT 553-4	515 SF	DWELLING UNIT - 1 BEDROOM
LEVEL A2 Second Floor	1048 SF	
LEVEL A3 Third Floor		
COMMON SHAFT	6 SF	COMMON
COMMON SHAFT	6 SF	COMMON
UNIT 553-5	732 SF	DWELLING UNIT - 1 BEDROOM
LEVEL A3 Third Floor	743 SF	



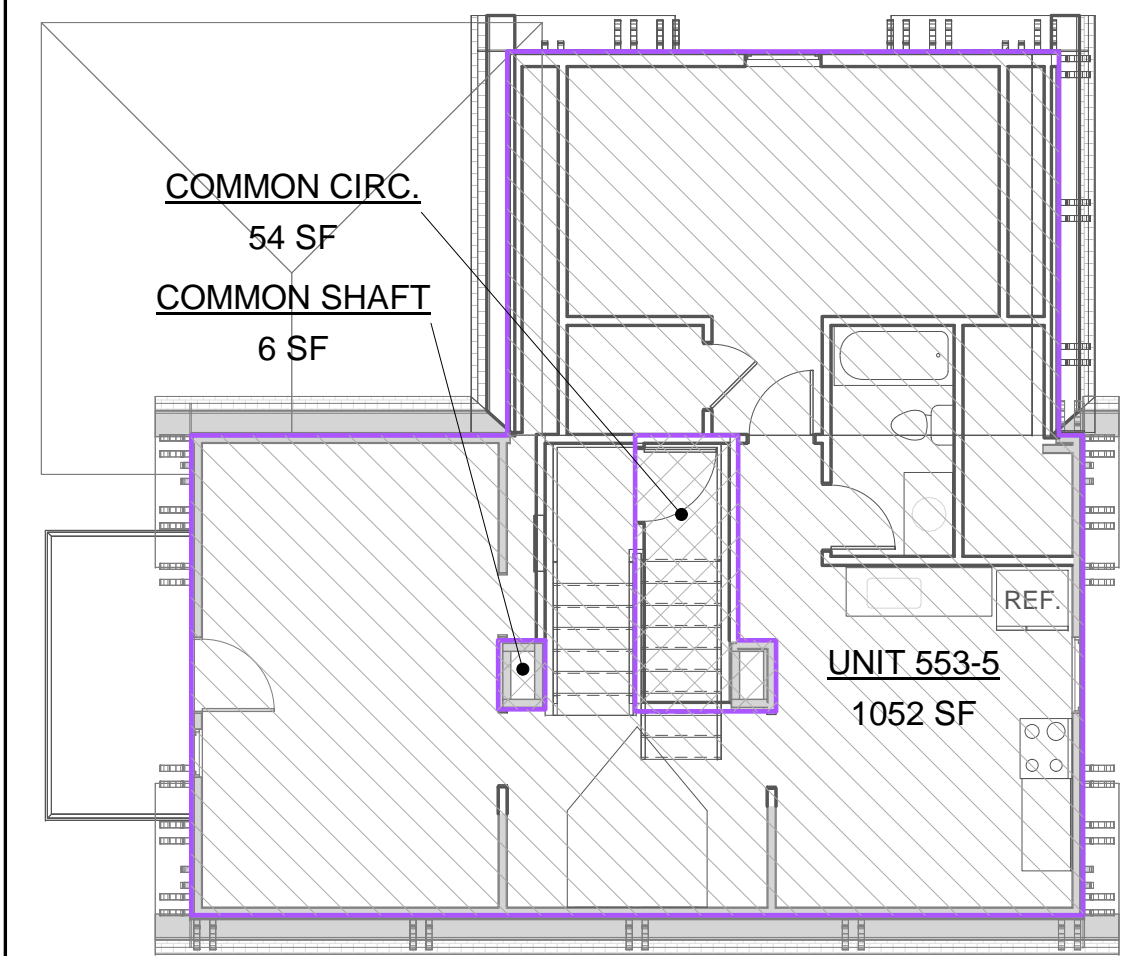
L9 AREA PLAN - SECOND FLOOR - NEW WORK
A105 1/8" = 1'-0"



C12 AREA PLAN - THIRD FLOOR - EXISTING
A105 1/8" = 1'-0"

Area Schedule (Gross Building)		
Name	Area	Comments
Not Placed		
REAR RAMP	Not Placed	COMMON EXTERIOR
Not Placed		
0 SF		
LEVEL A0.2 Basement		
BASEMENT	1413 SF	COMMON
BASEMENT	782 SF	COMMON
LEVEL A0.2 Basement	2194 SF	
LEVEL A1 First Floor		
COMMON CIRC.	278 SF	COMMON
FRONT PORCH	38 SF	COMMON EXTERIOR
REAR PORCH	388 SF	COMMON EXTERIOR
SIDE PORCH	68 SF	COMMON EXTERIOR
UNIT 553-1	589 SF	DWELLING UNIT - 1 BEDROOM
UNIT 553-2	565 SF	DWELLING UNIT - 1 BEDROOM
UNIT 559-1	794 SF	DWELLING UNIT - 1 BEDROOM
LEVEL A1 First Floor	2720 SF	
LEVEL A2 Second Floor		
COMMON CIRC.	193 SF	COMMON
UNIT 553-3	571 SF	DWELLING UNIT - 1 BEDROOM
UNIT 553-4	646 SF	DWELLING UNIT - 2 BEDROOM
LEVEL A2 Second Floor	1410 SF	
LEVEL A3 Third Floor		
COMMON CIRC.	54 SF	COMMON
COMMON SHAFT	6 SF	COMMON
UNIT 553-5	1052 SF	DWELLING UNIT - 1 BEDROOM
LEVEL A3 Third Floor	1111 SF	

NOTE: THIRD FLOOR AREA NOTED IS MEASURED TO EXTERIOR FACE OF EXTERIOR KNEEWALLS, AS DEFINED BY THE CITY OF PORTSMOUTH ZONING ORDINANCE ("GROSS FLOOR AREA").
HABITABLE AREA AS DEFINED BY 2015 IBC WITHIN SLOPED CEILINGS DOWN TO 5'-0" CEILING HEIGHT IS 736 SF.



L12 AREA PLAN - THIRD FLOOR - NEW WORK
A105 1/8" = 1'-0"

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

553-559 Islington Street, LLC

553 ISLINGTON STREET REDEVELOPMENT

553 Islington Street
Portsmouth, NH 03801

DATE
REVISION
NO.

DATE ISSUED: 8/3/20
DATE REVISED:
DRAWN BY: Tim Brochu
SCALE: 1/8" = 1'-0"

KEY PLAN

PROGRESS PRINT
NOT FOR CONSTRUCTION

SCHEMATIC DESIGN

AREA PLANS - EXISTING & NEW WORK

A105

553-559 Islington Street, LLC

553 ISLINGTON STREET REDEVELOPMENT

553 Islington Street
Portsmouth, NH 03801

DATE
REVISION
NO.

DATE ISSUED: 8/3/20
DATE REVISED:
DRAWN BY: Tim Brochu
SCALE: 1/8" = 1'-0"

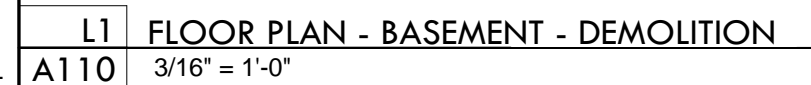
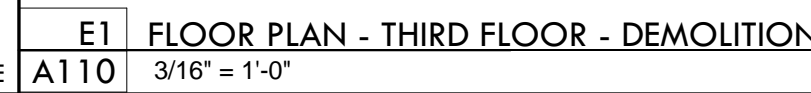
KEY PLAN

PROGRESS PRINT
NOT FOR CONSTRUCTION

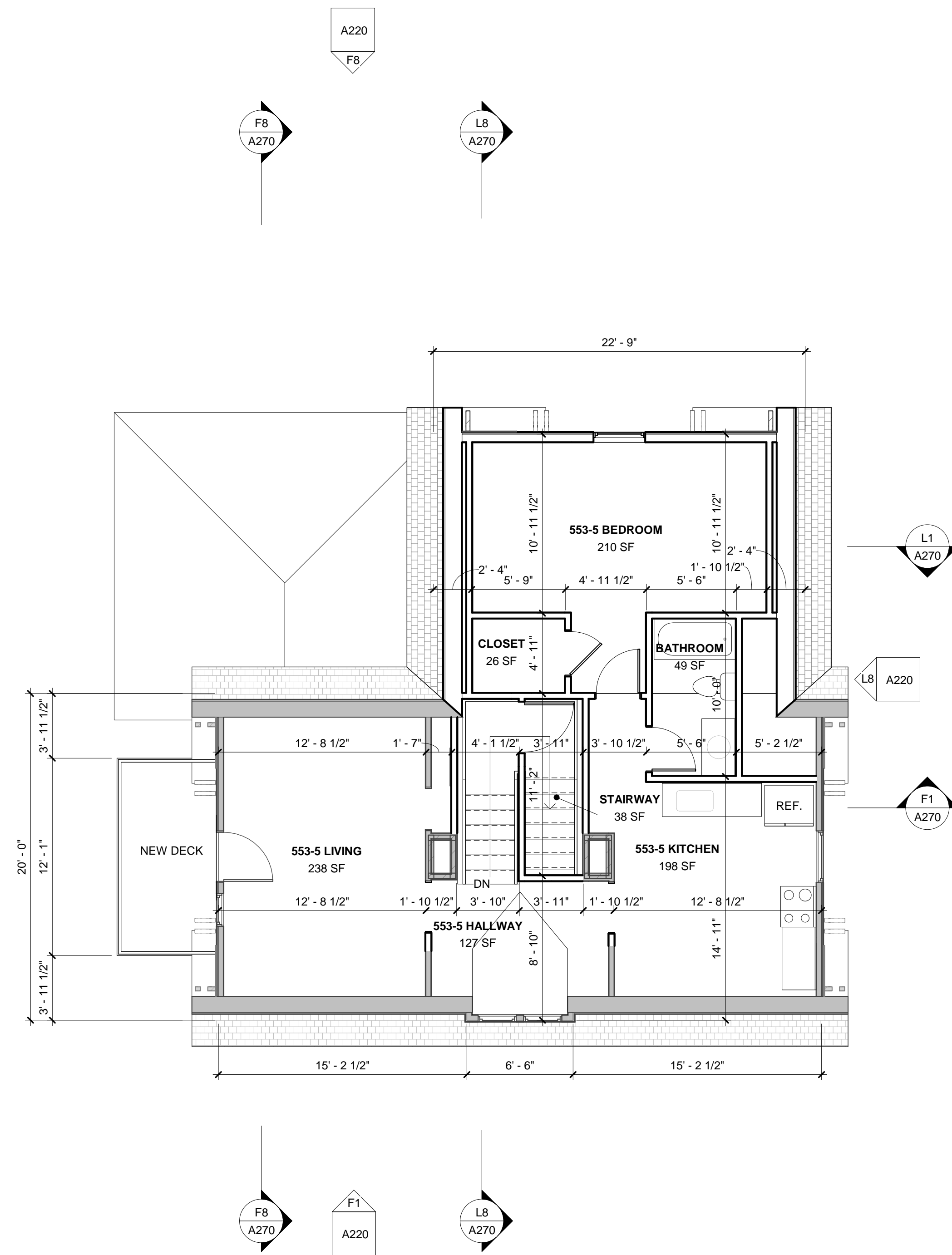
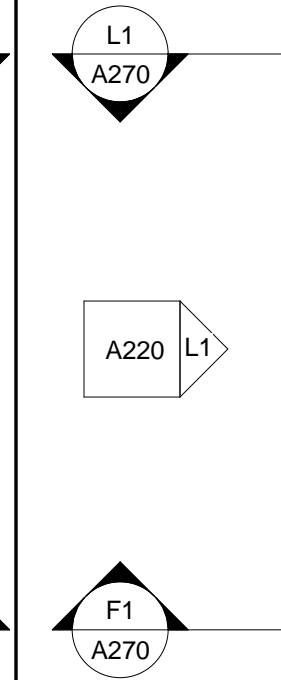
SCHEMATIC DESIGN

AREA PLANS - EXISTING & NEW WORK

A105







L8	FLOOR PLAN - THIRD FLOOR - NEW WORK
A121	3/16" = 1'-0"

