

City of Portsmouth, New Hampshire

Department of Public Works Building Additions

City Project #16122

ISSUED FOR DESIGN-BUILD BIDDING DOCUMENTS
(NOT FOR CONSTRUCTION)

ISSUED: DECEMBER 7, 2023

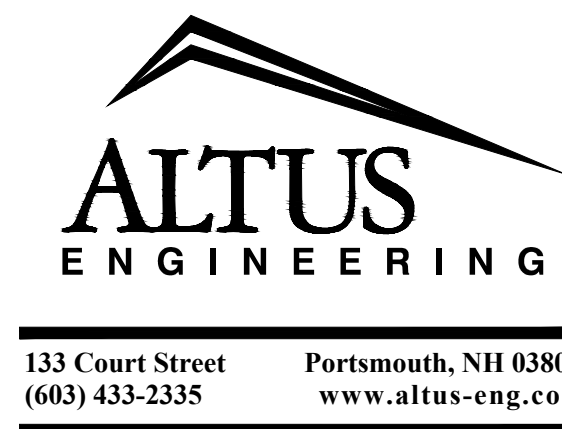
Prepared For:



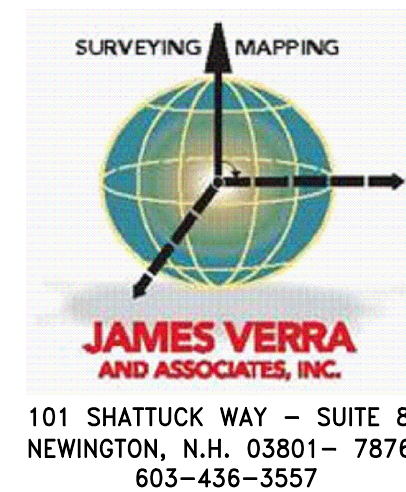
DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

Prepared By:

Civil Engineer:



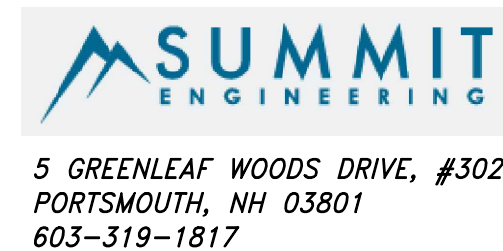
Surveyor:



Architect:

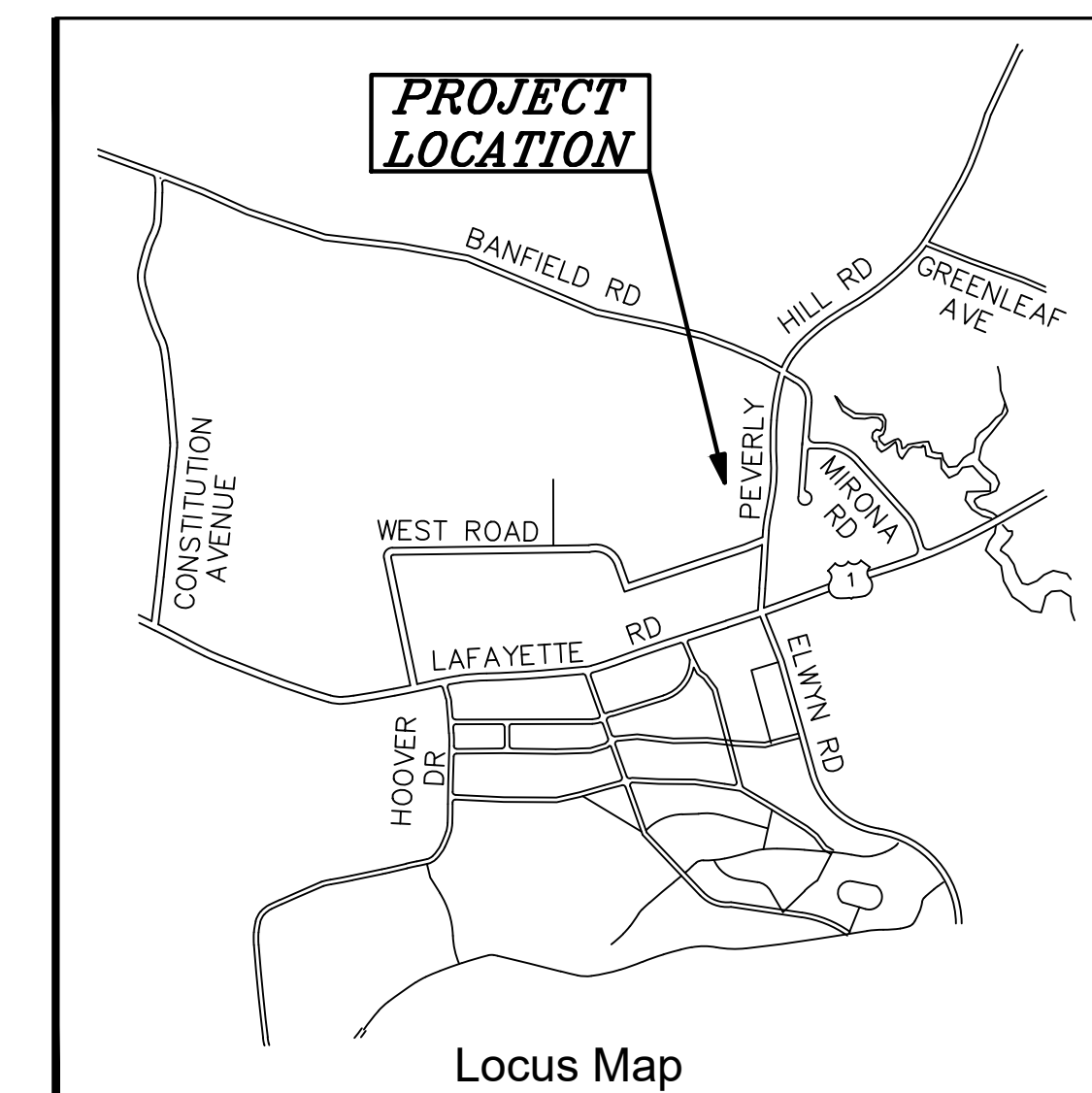


Structural Engineer:



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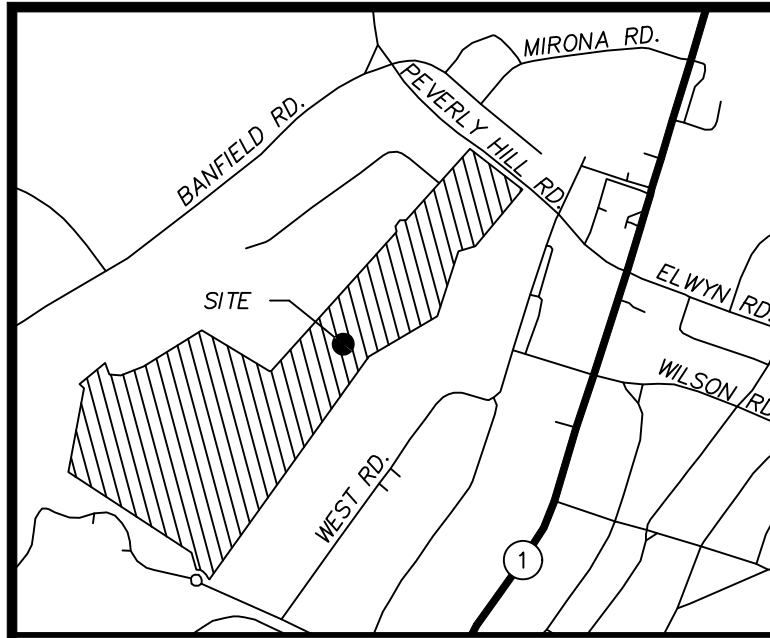


NOTES:

This plan set has been prepared to assist the City of Portsmouth in the Design-Build bidding process and are not for Construction.

REFERENCES:

1. Geotechnical Report – Prepared by S.W. Cole Engineering, Inc., dated July 26, 2023.
2. MEP/FP Conceptual and Schematic Design Narrative, Prepared by Petersen Engineering, Inc., dated December 6, 2023.



LOCUS (N.T.S.)

REFERENCE PLAN:

- "LOT LINE REVISION PLAN, CAMPUS DRIVE, BANFIELD & PEVERLY HILL ROADS, PORTSMOUTH, NEW HAMPSHIRE, ASSESSOR'S PARCELS 254-8, 266-4, 266-5, 266-6" DATED 10/24/2016. PREPARED FOR: THE CITY OF PORTSMOUTH, N.H. & FOUNDATION FOR SEACOAST HEALTH & PREPARED BY JAMES VERRA AND ASSOCIATES, INC. R.C.C.D. PLAN #039897.

APN 252-2-10
JMK REALTY LLC
PO BOX 971
PORTSMOUTH, NH 03802
3656/744

APN 252-2-11
HEG WEST ROAD LLC
2 INTERNATIONAL WAY
LAWRENCE, MA 01843
5835/67

APN 252-2-12
ONE HUNDRED WEST LLC
100 WEST ROAD
PORTSMOUTH, NH 03801
3589/1427

APN 252-2-14
LITCHFIELD PORTSMOUTH LLC
EATON PARTNERS INC
175 CANAL ST STE 401
MANCHESTER, NH 03101
4800/1185

APN 252-3
LIGHTHOUSE MANUFACTURING LLC
125 SOUTH SATELLITE RD
SOUTH WINDSOR, CT 06074
5229/2453

APN 254-7
PIKE INDUSTRIES INC
3 EASTGATE PARK RD
BELMONT, NH 03220
3192/1085

APN 253-4
DPH REALTY LLC
30 MIRONA ROAD
PORTSMOUTH, NH 03801
4258/2635

APN 253-5
GERALD REYNOLDS LLC
164 MASON ROAD
MILTON, NH 03851
6395/1948

ABUTTERS

APN 267-22
CIRRUS SYSTEMS INC
200 WEST ROAD
PORTSMOUTH, NH 03801
6134/2715

APN 267-20
AGNL PANE LLC
ANGELO GORDON & CO LP
245 PARK AVE 24TH FLOOR
NEW YORK, NY 10167
6050/101

APN 267-19
TWO HUNDRED SEVENTY WEST RD CONDOS
270 WEST ROAD
PORTSMOUTH, NH 03801
2649/2603

APN 267-17
THREE HUNDRED SEVENTY WEST RD CONDOS
300 WEST ROAD
PORTSMOUTH, NH 03801
2725/2408

APN 267-23
ENGEL FAMILY TRUST
ROBERT ENGEL TRUSTEE
PO BOX 6070
MANCHESTER, NH 03108
3459/1842

APN 273-5
BELLWOOD ASSOCIATES LTD PARTNERSHIP
FESTIVAL FUN PARK PROPERTY TAX SERVICE
PO BOX 543185
DALLAS, TX 75354
3471/2972

APN 273-7-1
FESTIVAL FUN PARKS LLC
PROPERTY TAX SERVICE CO
PO BOX 543185
DALLAS, TX 75354
3471/2972

APN 266-4
CITY OF PORTSMOUTH
1 JUNKINS AVE
PORTSMOUTH, NH 03801
6390/2501

APN 266-5
HOPE FOR TOMORROW FOUNDATION
315 BANFIELD ROAD
PORTSMOUTH, NH 03801
5783/602

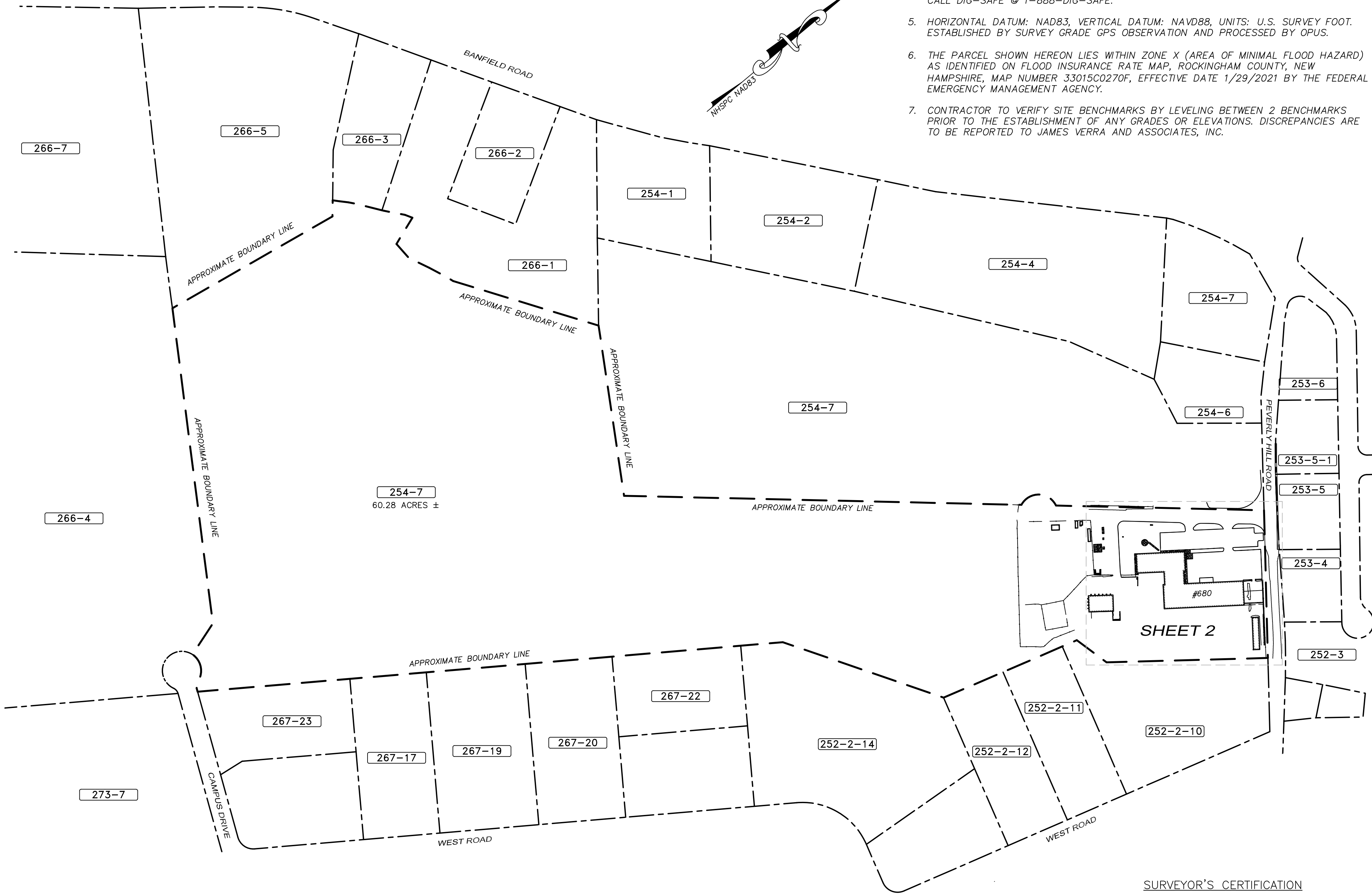
APN 266-3
ANDREW R. CROTEAU
CAROL ANN CROTEAU
285 BANFIELD ROAD
PORTSMOUTH, NH 03801
1843/336

APN 266-1
RCCI CONSTRUCTION CO INC
225 BANFIELD ROAD
PORTSMOUTH, NH 03801
2527/322

NOTES:

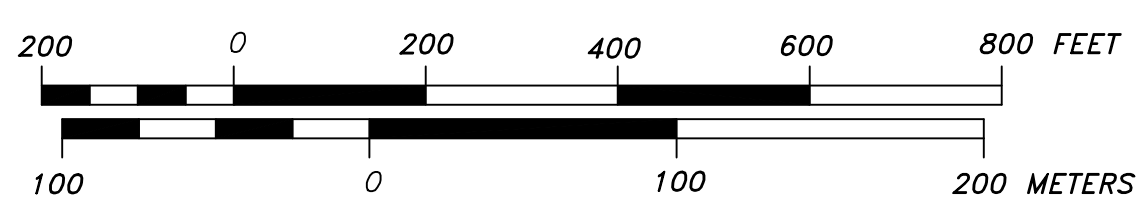
- OWNER OF RECORD.....CITY OF PORTSMOUTH
ADDRESS.....1 JUNKINS AVE PORTSMOUTH, NH 03801
DEED REFERENCE.....5819 / 2310
TAX SHEET / LOT.....254 / 8
PARCEL AREA.....60.28 ACRES ±
- ZONED:MUNICIPAL DISTRICT (M)

LOTS AND BUILDINGS IN THE MUNICIPAL DISTRICT ARE EXEMPT FROM ALL DIMENSIONAL AND INTENSITY REGULATIONS.
- THE INTENT OF THIS PLAN IS TO PROVIDE THE LIMITED EXISTING CONDITIONS OF THE SUBJECT PARCEL IN THE AREA(S) OF THE PROPOSED ADDITIONS TO PROVIDE INFORMATION FOR SITE DESIGN AND ENGINEERING. ONLY AREAS AROUND THE PROPOSED ADDITIONS WHERE FIELD LOCATED AND UPDATED. THE OVERALL BOUNDARY INFORMATION WAS TAKEN FROM THE REFERENCE PLAN.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88, UNITS: U.S. SURVEY FOOT. ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND PROCESSED BY OPUS.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0270F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.



LEGEND:

- IRON ROD
- CHAIN LINK FENCE
- STOCKADE FENCE
- CONCRETE
- HVAC UNIT
- ⊙ GROUND LIGHT
- ⊙ ELECTRICAL/UTILITY BOX
- UTILITY POLE
- ⊙ UTILITY POLE W/TRANSFORMER
- GUY
- OHV— OVERHEAD WIRES
- UTILITY POLE WITH ARM & LIGHT
- ⊙ ELECTRIC METER
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 101-03 TAX SHEET / LOT NO.
- EOP EDGE OF PAVEMENT
- LA LANDSCAPED AREA
- CATCH BASIN
- ⊙ SEWER MANHOLE
- S— UNDERGROUND SEWER
- D— UNDERGROUND DRAIN
- C— UNDERGROUND COMMUNICATION
- G— UNDERGROUND GAS
- W— UNDERGROUND WATER
- P— PINK PAINT MARKINGS
- IRRIGATION BOX
- ⊙ HYDRANT
- ⊙ FIRE CONNECTION
- ⊙ MANHOLE
- SIGN
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ TEMPORY BENCHMARK
- ⊙ STRUB
- ⊙ BORING
- VCG VERTICAL GRANITE CURB
- SCG SLOPED GRANITE CURB
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ BOLLARD
- 53.5' SPOT ELEVATION



**PRELIMINARY
SUBJECT TO CHANGE**

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR _____ DATE _____

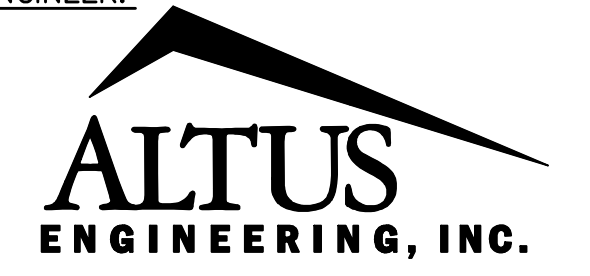
SURVEYOR:

James Verra
& Associates, Inc.
LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8
NEWINGTON, N.H. 03801 - 7876
603-436-3557

JOB NO: 23-2023

ENGINEER:



133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR:
ENGINEERING REVIEW

ISSUE DATE:
6/22/2023

REVISIONS	NO.	DESCRIPTION	BY	DATE
1	ADD SEWER INFO	RMF	8/4/23	

DRAWN BY: BJM/RMF
APPROVED BY: RMF
DRAWING FILE: 23-2023_EXCON.DWG

SCALE:
22" x 34" - 1" = 200'
11" x 17" - 1" = 400'

APPLICANT:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H.

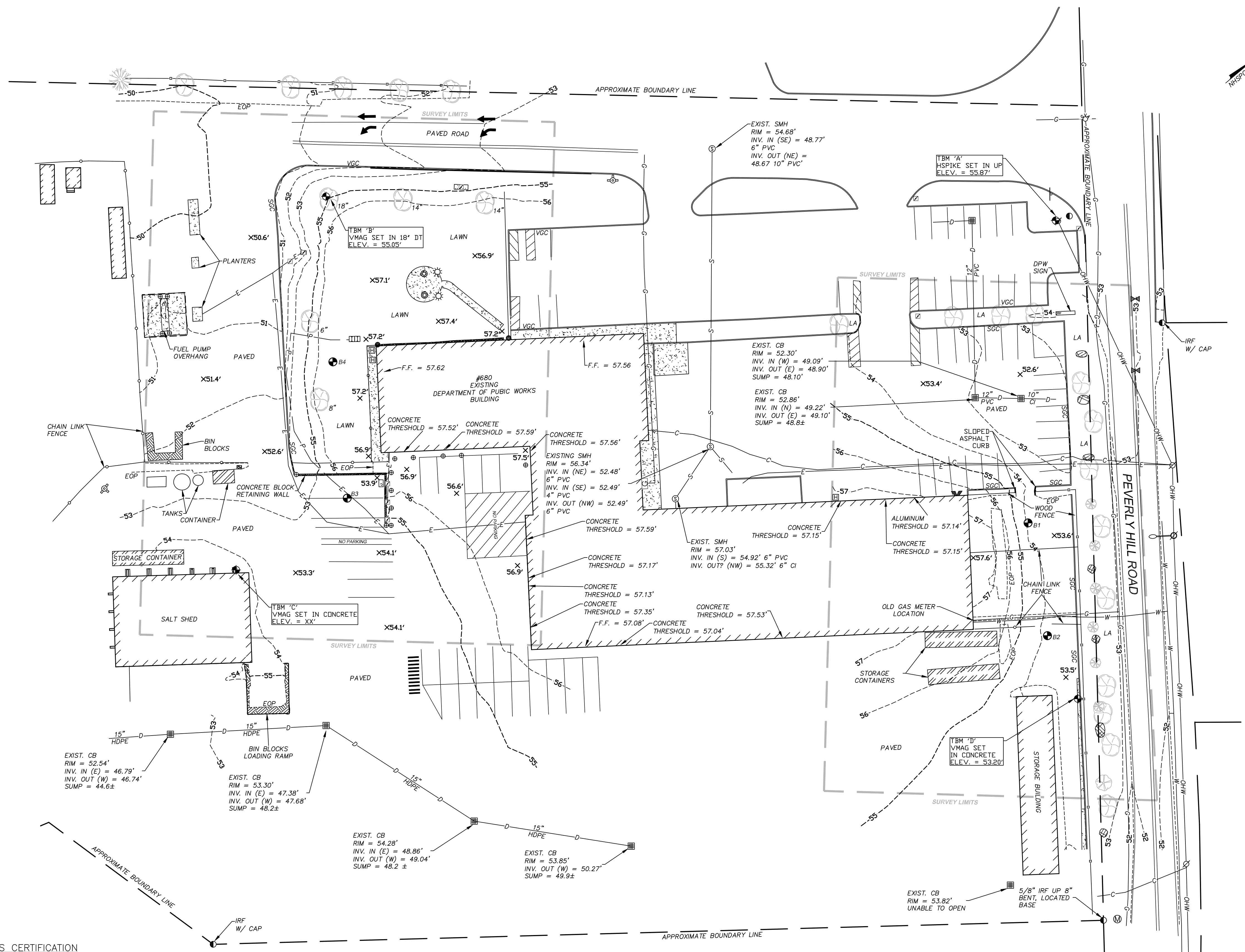
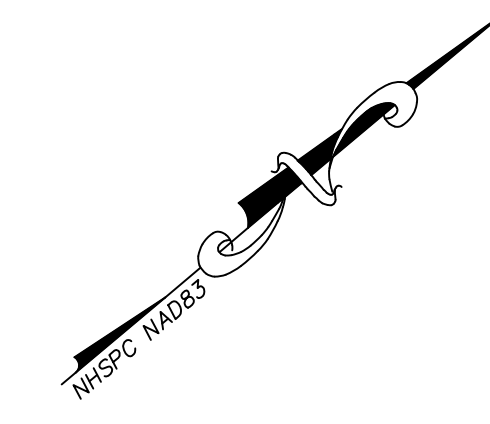
OWNER:
CITY OF PORTSMOUTH
1 JUNKINS AVE
PORTSMOUTH, NH 03801

PROJECT:
RPF #30-23
680 PEVERLY HILL RD.
TAX MAP 254 LOT 8
PORTSMOUTH, NH

TITLE:
OVERALL PLAN

SHEET NUMBER:
S-1

ALTUS JOB#



SURVEYOR:
James Verra & Associates, Inc.
 LAND SURVEYORS
 101 SHATTUCK WAY - SUITE 8
 NEWINGTON, N.H. 03801 - 7876
 603-436-3557
 JOB NO: 23-2023

ENGINEER:

 133 COURT STREET PORTSMOUTH, NH 03801
 (603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR:
ENGINEERING REVIEW
 ISSUE DATE:
6/22/2023

NO.	DESCRIPTION	BY	DATE
1	ADD SEWER INFO	RMF	8/4/23

DRAWN BY: BJM/RMF
 APPROVED BY: RMF
 DRAWING FILE: 23-2023_EXCON.DWG

SCALE:
 22" x 34" - 1" = 30'
 11" x 17" - 1" = 60'

APPLICANT:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
 680 PEVERLY HILL ROAD
 PORTSMOUTH, N.H.
 OWNER:
CITY OF PORTSMOUTH
 1 JUNKINS AVE.
 PORTSMOUTH, N.H. 03801

PROJECT:
RPF #30-23
680 PEVERLY HILL RD.
TAX MAP 254 LOT 8
PORTSMOUTH, NH

TITLE:
LIMITED EXISTING CONDITIONS SITE PLAN

SHEET NUMBER:
S-2

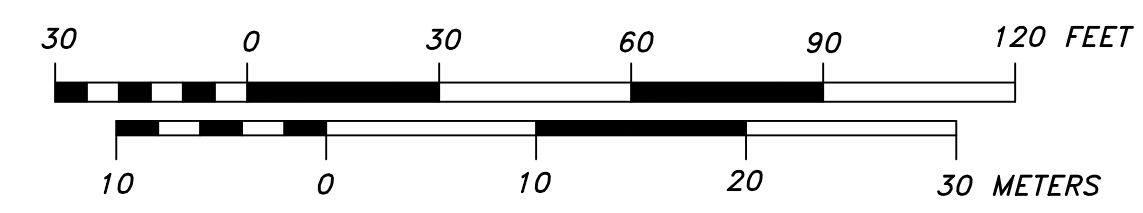
ALTUS JOB #

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR _____ DATE _____

PRELIMINARY
SUBJECT TO CHANGE



SEE S-1 FOR LEGEND

DEMOLITION NOTES

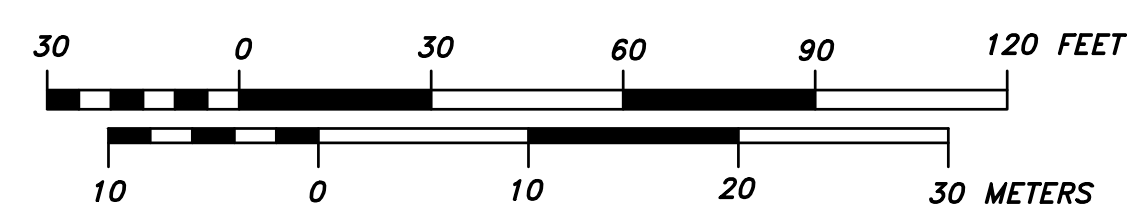
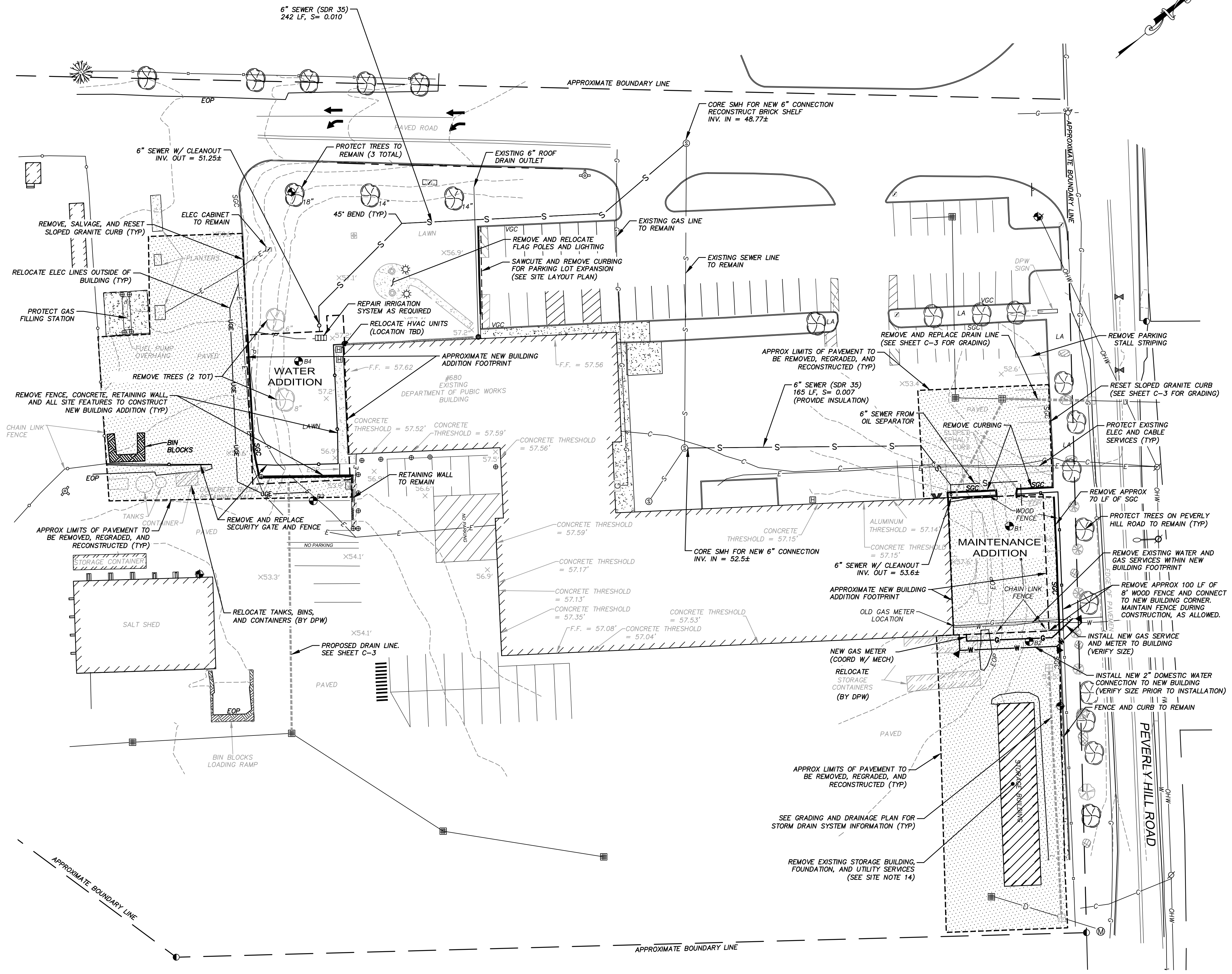
- THIS DEMOLITION PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.
- CONTRACTOR SHALL SAFELY SECURE THE SITE WITH SECURITY FENCING. FENCING SHALL BE LOCKED DURING NON-WORK HOURS. COORDINATE WITH DPW.
- CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES TO REMAIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
- ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
- ALL STRUCTURES, CURBING, CONCRETE, PAVEMENT AND SUBBASE MATERIALS SHALL BE REMOVED FROM PROPOSED DEVELOPMENT AREAS AND REPLACED WITH SUITABLE MATERIALS SUITABLE MEETING THE PROJECT SPECIFICATIONS. REFERENCE GEOTECHNICAL REPORT BY SW COLE.
- WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, ETC. SHALL BE ADJUSTED TO FINISH GRADE.
- HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
- IN AREAS WHERE CONSTRUCTION IS TO BE ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG THE PROPERTY LINE IN ALL AREAS WHERE SILT FENCING IS NOT OTHERWISE REQUIRED.
- SEE GRADING, DRAINAGE AND EROSION CONTROL PLANS FOR EROSION CONTROL REQUIREMENTS TO BE IN PLACE PRIOR TO START OF DEMOLITION ACTIVITIES, INCLUDING, BUT NOT LIMITED TO, SILT BARRIERS, STABILIZED CONSTRUCTION SITE EXITS, AND STORM DRAIN INLET PROTECTION.
- ALL DEMOLISHED MATERIALS OR MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED TO BE SALVAGED BY THE OWNER.
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS AND CODES.
- SEE GEOTECHNICAL REPORT FOR SOIL CONDITIONS AT BORING LOCATIONS.
- CONTRACTOR SHALL COORDINATE WITH DPW DEMOLITION OF EXISTING STORAGE BUILDING, LIMITS OF DEMOLITION TO BE DETERMINED. BAYS SHALL BE REMOVED TO PROVIDE ADEQUATE TRUCK TURNING TO MAINTENANCE ADDITION BAYS.

UTILITY NOTES

- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE, LOCAL, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL PERMIT CONDITIONS AND REQUIREMENTS.
- ALL WATER INSTALLATIONS AND SERVICE CONNECTIONS SHALL CONFORM TO PORTSMOUTH WATER DEPARTMENT STANDARDS. WATER MAIN SHALL BE WRAPPED WITH A WATER TIGHT POLYETHYLENE WRAPPING. ALL JOINTS SHALL HAVE THREE (3) WEDGES PER JOINT.
- ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
- SITWORK CONTRACTOR SHALL COORDINATE ALL WORK WITH ARCHITECTURAL, PLUMBING AND MECHANICAL DRAWINGS.
- FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ARCHITECT.
- CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH CONSOLIDATED COMMUNICATIONS.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
- DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
- OIL SEPARATOR MAY BE INSTALLED INTERNAL TO THE BUILDING AND PLUMBED TO CONNECT TO THE NEW SEWER DISCHARGE LINE. SEWER LINES SHALL BE SIZED BY THE PLUMBING ENGINEER.

LEGEND

- SEE SHEET S-1 FOR EXISTING FEATURES
- BORING LOCATION (SEE GEOTECHNICAL RPT)
 - PROPOSED THRUST BLOCK/WATER/CURB STOP/VALVE/HYDRANT
 - PROPOSED SEWER/MANHOLE/CLEANOUT
 - PROPOSED SEWER FORCEMAIN
 - PROPOSED GAS
 - PROPOSED OVERHEAD UTILITIES/UTILITY POLE
 - PROPOSED UNDERGROUND ELEC/PHONE/TV
 - SAWCUT PAVEMENT
 - APPROX. LIMITS OF PAVEMENT REMOVAL
 - BUILDING REMOVAL



ENGINEER:

ALTUS ENGINEERING

133 Court Street Portsmouth, NH 03801
 (603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:
DESIGN-BUILD BIDDING

ISSUE DATE:
DECEMBER 1, 2023

NO.	REVISIONS DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	09/27/23
1	DPW COMMENTS	CDB	12/01/23

DRAWN BY: _____ CDB
 APPROVED BY: _____ EDW
 DRAWING FILE: 5421-SITE.DWG

SCALE:
 22" x 34" - 1" = 30'
 11" x 17" - 1" = 60'

APPLICANT:
 PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD PORTSMOUTH, N.H.

OWNER:
 CITY OF PORTSMOUTH
1 JUNKINS AVE. PORTSMOUTH, N.H. 03801

PROJECT:
PUBLIC WORKS BUILDING ADDITIONS
 City Prj. #16122

680 PEVERLY HILL RD.
 TAX MAP 254 LOT 8
 PORTSMOUTH, NH

TITLE:

DEMOLITION AND UTILITIES PLAN

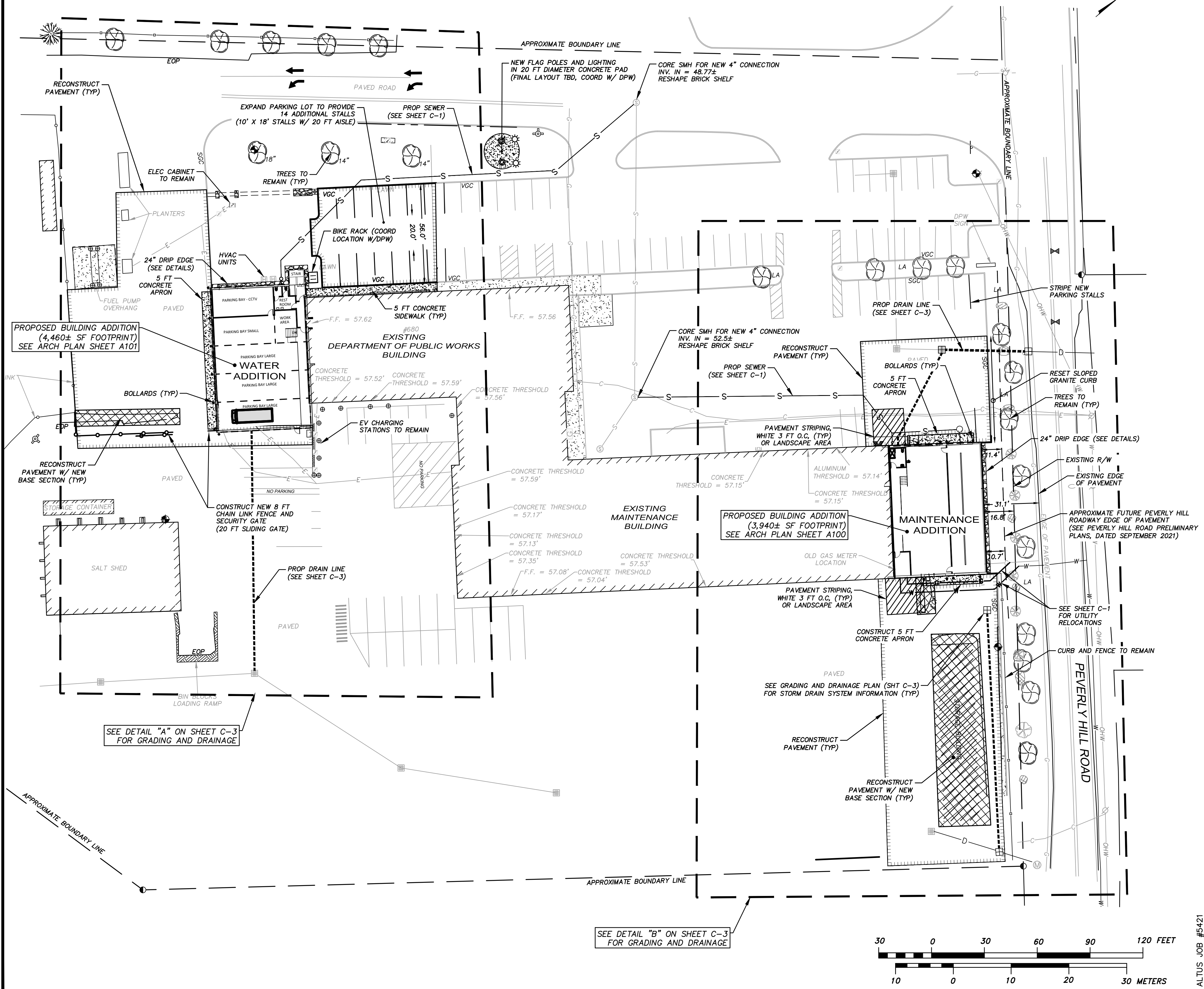
SHEET NUMBER:

C - 1

ALTUS JOB #5421

SITE NOTES

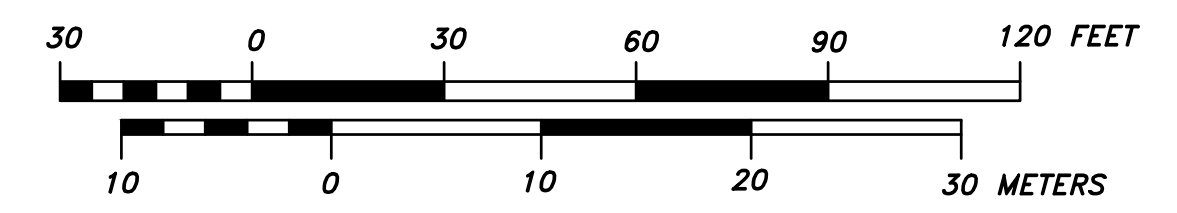
1. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
2. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
3. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
5. AREA OF DISTURBANCE IS UNDER 43,560 SF COVERAGE, THEREFORE EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED. CONTRACTOR SHALL MANAGE SITE STORMWATER RUNOFF PER CITY OF PORTSMOUTH REQUIREMENTS TO PREVENT SEDIMENT DISCHARGE TO THE MUNICIPAL STORM DRAIN SYSTEM.
6. PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
7. SITEWORK CONTRACTOR SHALL PREPARE A LICENSED LAND SURVEYOR (LLS) STAMPED AS-BUILT SITE PLAN & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.



LEGEND

SEE SHEET S-1 FOR EXISTING FEATURES

- LIMITS OF NEW PAVEMENT
- CONSTRUCT FULL PAVEMENT BASE SECTION
- CONSTRUCT CONCRETE SIDEWALK/APRON
- PROPOSED FENCE AND GATE



ENGINEER:

ALTUS ENGINEERING

133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:
DESIGN-BUILD BIDDING

ISSUE DATE:
DECEMBER 1, 2023

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	09/27/23
1	DPW COMMENTS	CDB	12/01/23

DRAWN BY: _____ CDB
APPROVED BY: _____ EDW
DRAWING FILE: 5421-SITE.DWG

SCALE:
22" x 34" - 1" = 30'
11" x 17" - 1" = 60'

APPLICANT:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD PORTSMOUTH, N.H.

OWNER:
CITY OF PORTSMOUTH
1 JUNKINS AVE.
PORTSMOUTH, N.H. 03801

PROJECT:
PUBLIC WORKS BUILDING ADDITIONS
City Prj. #16122

680 PEVERLY HILL RD.
TAX MAP 254 LOT 8
PORTSMOUTH, NH

TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C - 2

ALTUS JOB #5421

GRADING AND DRAINAGE NOTES

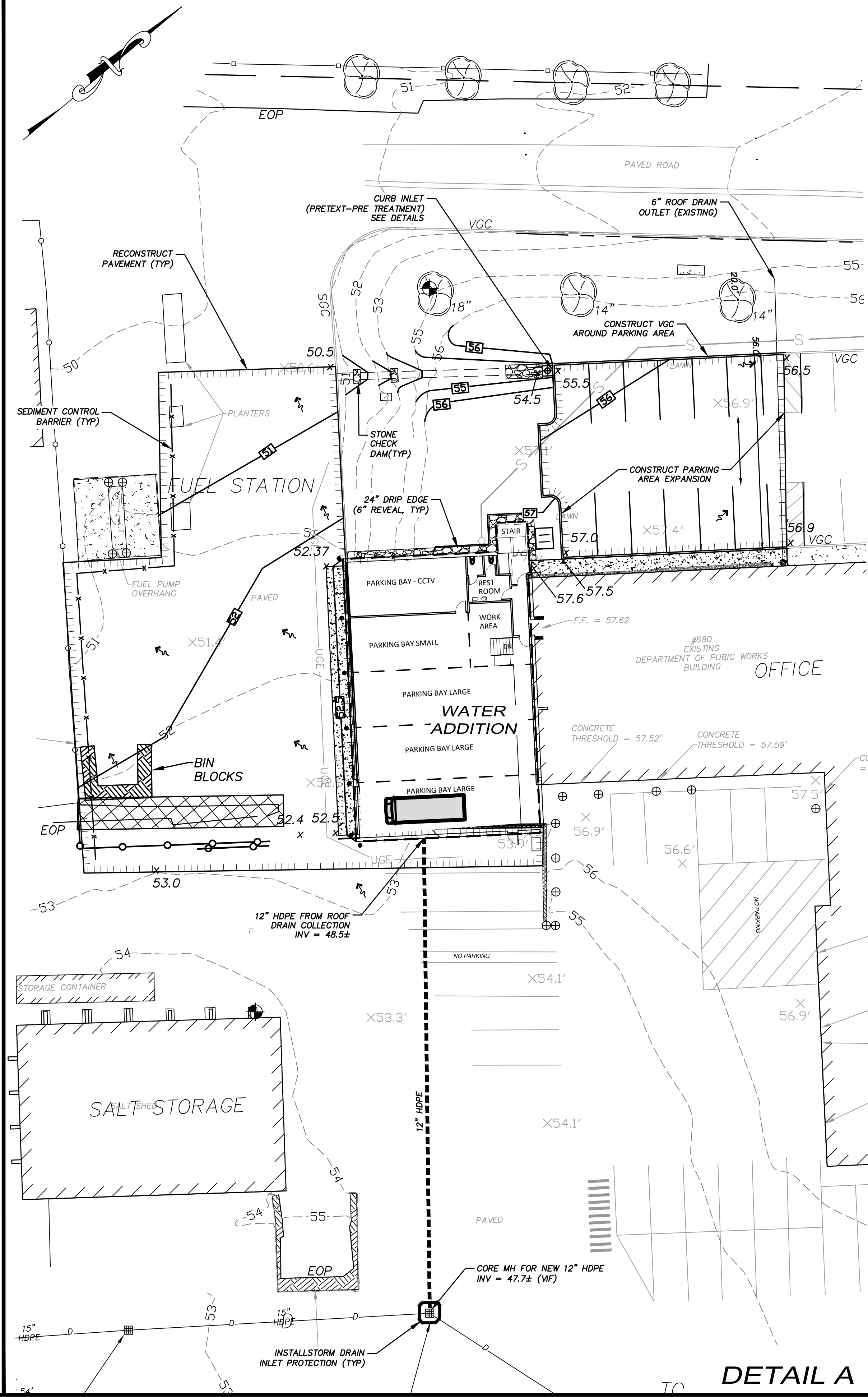
1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
2. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL READ AND FAMILIARIZE THEMSELVES WITH THE PROJECT GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
4. DEWATERING ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH EPA AND NHDES REGULATIONS AND GUIDELINES.
5. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES AREA SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS DEGREE OF INSULATION AGAINST FREEZING.
6. IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
7. ALL STORM DRAIN PIPE SHALL BE ADS N-12 OR EQUAL AND APPROVED BY THE ENGINEER.
8. ALL CATCH BASIN, GATE VALVE COVERS, AND MANHOLE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISHED GRADE. ANY RIM OR VALVE COVER ABOVE SURROUNDING FINISHED GRADE WILL NOT BE ACCEPTED.
9. ALL CATCH BASINS SHALL BE PRECAST, H-20 LOADING AND BE EQUIPPED WITH 4-FOOT DEEP MIN SEDIMENTATION SUMPS AND GREASE HOODS. (SEE DETAILS)
10. ALL SPOT GRADES ARE AT THE FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
11. UNLESS OTHERWISE SPECIFIED, RETAINING WALL AND BUILDING PERIMETER DRAINS SHALL BE DIRECTED TO THE NEAREST DRAINAGE STRUCTURE. IF DEEMED APPROPRIATE, CONTRACTOR SHALL PROVIDE ADDITIONAL UNDERDRAINS AT THE DIRECTION OF THE ENGINEER.
12. ALL INTERNAL FLOOR DRAINS SHALL TIE INTO SEWER SYSTEM AN NOT TIE INTO EXTERNAL STORM DRAIN SYSTEM.

DRAINAGE STRUCTURES

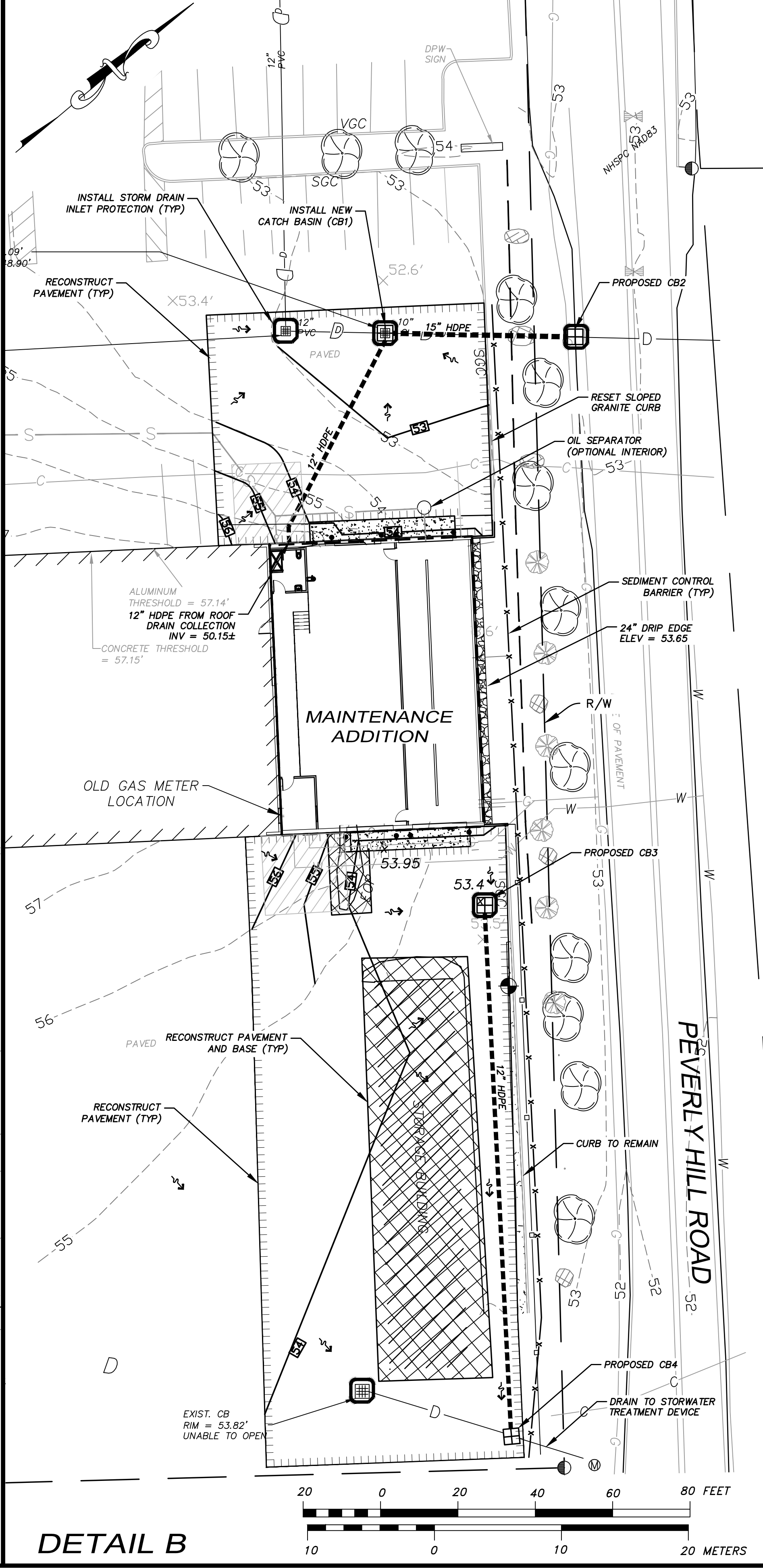
- CB1
RIM = 52.30
12" INV. IN = 49.09 (W)
12" INV. IN = 49.00 (ROOF)
15" INV. OUT = 48.90
- CB2
RIM = 53.15
15" INV. IN = 48.40 (CB1)
10" INV. OUT = 48.3± (VIF)
- CB3
RIM = 53.40
12" INV. OUT = 49.90 (CB4)
- CB4
RIM = 52.90 (VIF)
12" INV IN = 49.20 (CB3)
INV. THRU = 49.1± (VIF)
- OIL SEPARATOR
RIM = 53.75
8" INV IN. = 50.50 (INTERNAL TRENCH DRAIN)
8" INV OUT = 50.25 (CB3)

LEGEND

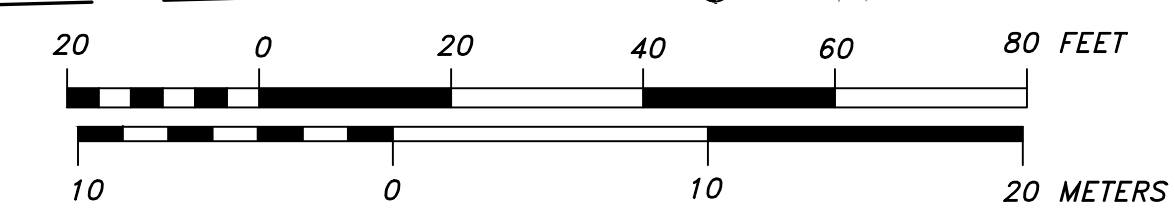
- 60 — EXISTING CONTOUR
- 60 — PROPOSED CONTOUR
- x 100.00 PROPOSED SPOT GRADE
- 1.82% — PROPOSED DRAINAGE PIPE/CB/DMH
- — PROPOSED CATCH BASIN INLET PROTECTION
- ← 1.82% — GROUND SLOPE DIRECTION/APPROX. GRADE
- — SEDIMENT BARRIER/CONST. FENCE
- — STONE (DRIP EDGE, RIP RAP, CHECK DAM)



DETAIL A



DETAIL B



ENGINEER:

ALTUS ENGINEERING

133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

ISSUED FOR:
DESIGN-BUILD BIDDING

ISSUE DATE:
DECEMBER 1, 2023

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL		CDB	09/27/23
1	DPW COMMENTS		CDB	12/01/23

DRAWN BY: _____ CDB
APPROVED BY: _____ EDW
DRAWING FILE: 5421-SITE.DWG

SCALE:
22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

APPLICANT:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
**680 PEVERLY HILL ROAD
PORTSMOUTH, N.H.**

OWNER:
CITY OF PORTSMOUTH
1 JUNKINS AVE.
PORTSMOUTH, N.H. 03801

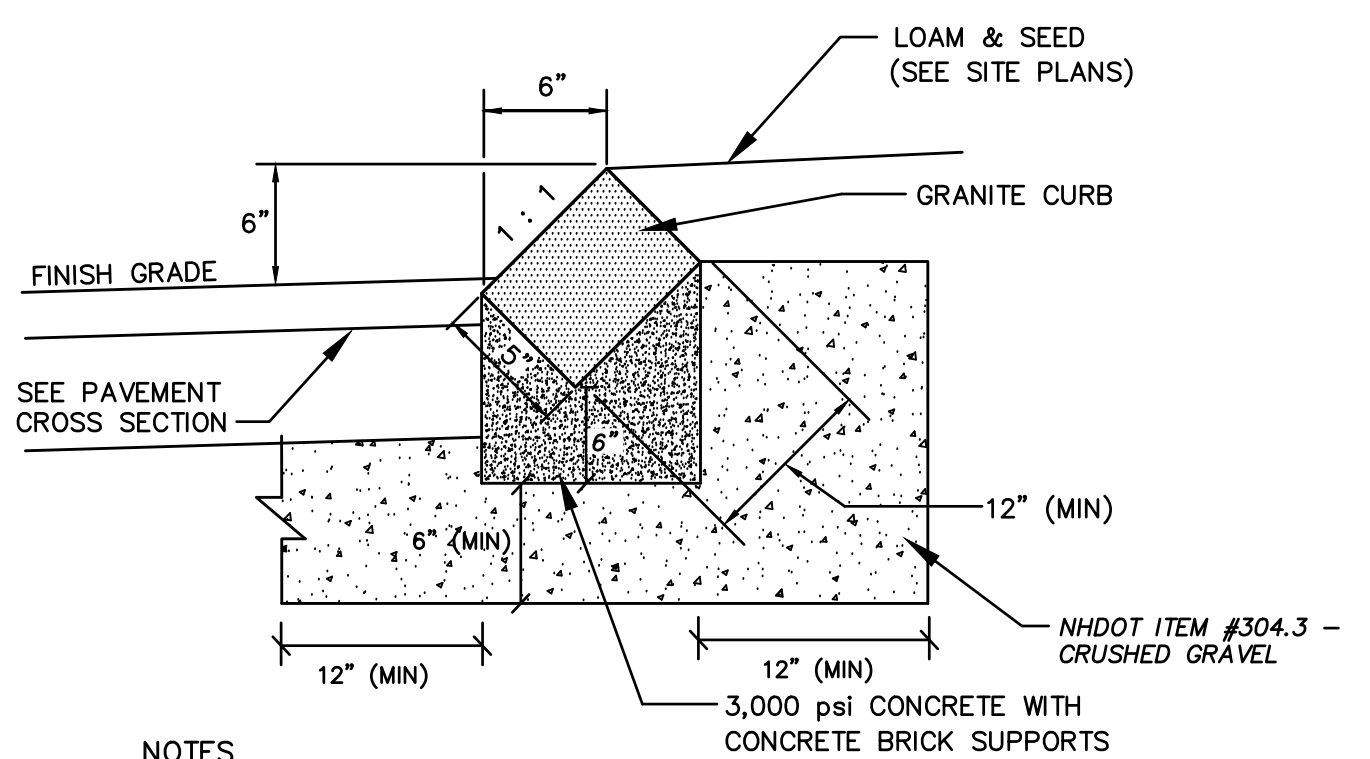
PROJECT:
**PUBLIC WORKS
BUILDING ADDITIONS
City Prj. #16122**

680 PEVERLY HILL RD.
TAX MAP 254 LOT 8
PORTSMOUTH, NH

TITLE:
**GRADING,
DRAINAGE, AND
EROSION
CONTROL PLAN**

SHEET NUMBER:
C - 3

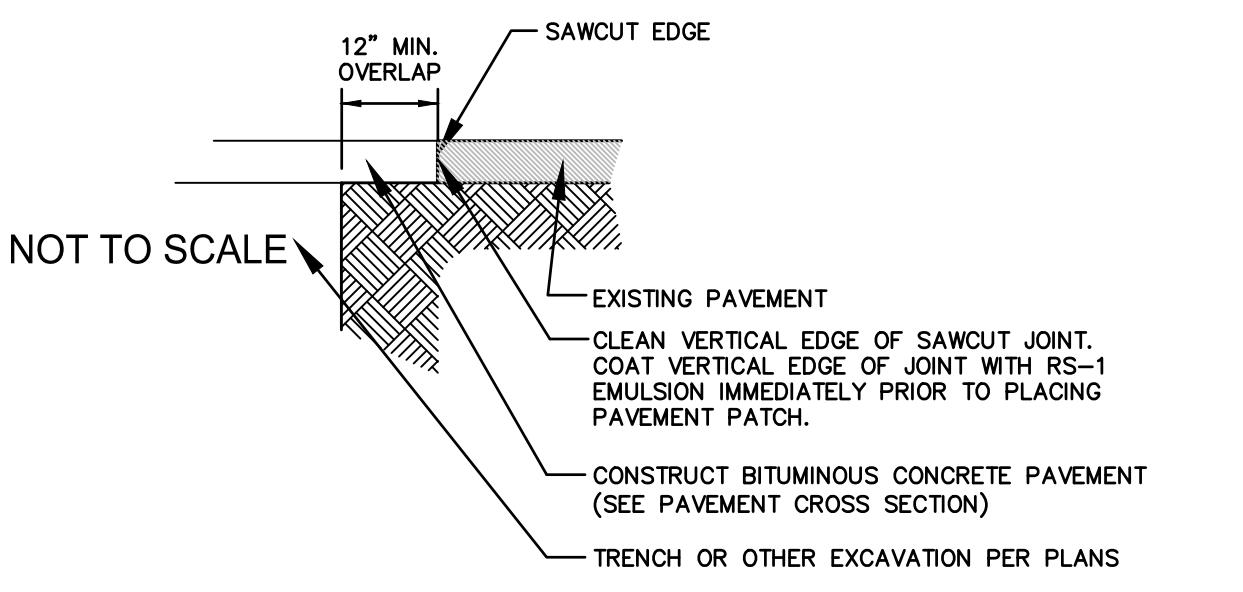
ALTUS JOB #5421



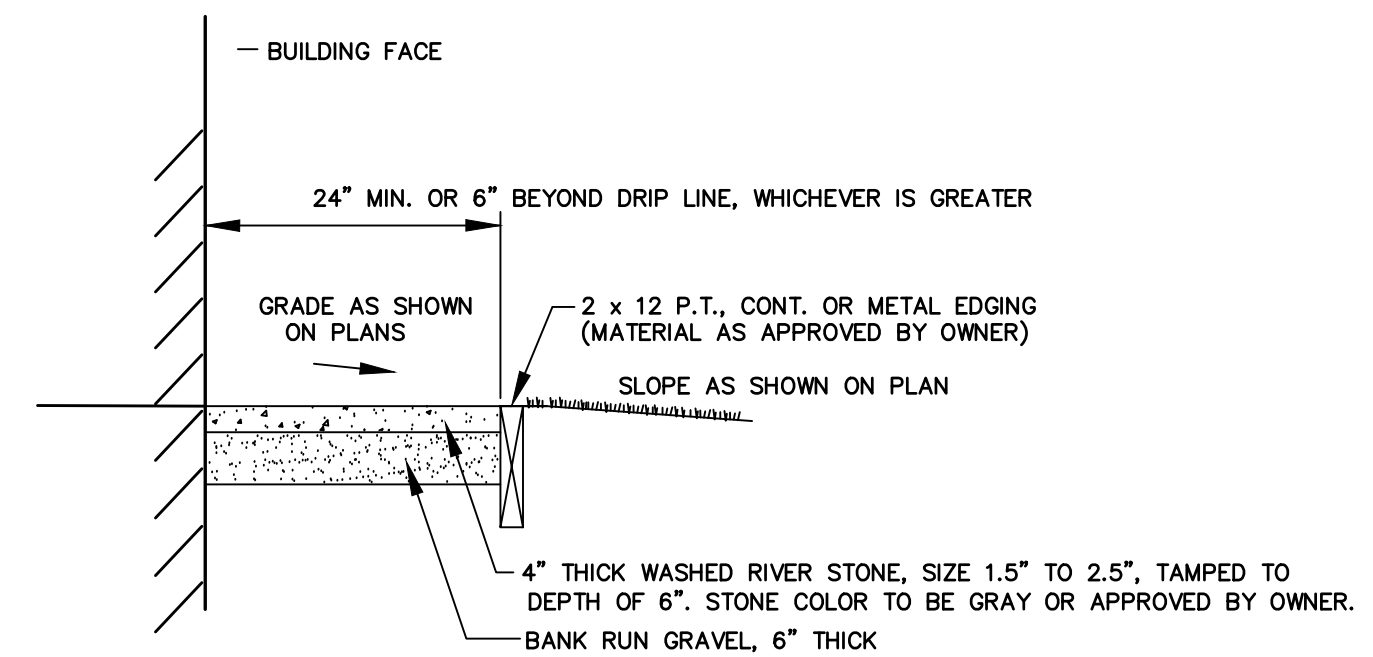
- NOTES**
- SEE SITE PLAN FOR LIMITS OF CURBING
 - ADJOINING STONES OF STRAIGHT CURB LAID ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH
 - MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART

RADIUS FOR STONES WITH SQUARE JOINTS	MAXIMUM LENGTH
16'-28'	1'-6"
29'-41'	2'
42'-55'	3'
56'-68'	4'
69'-82'	5'
83'-96'	6'
97'-110'	7'
OVER 110'	8'

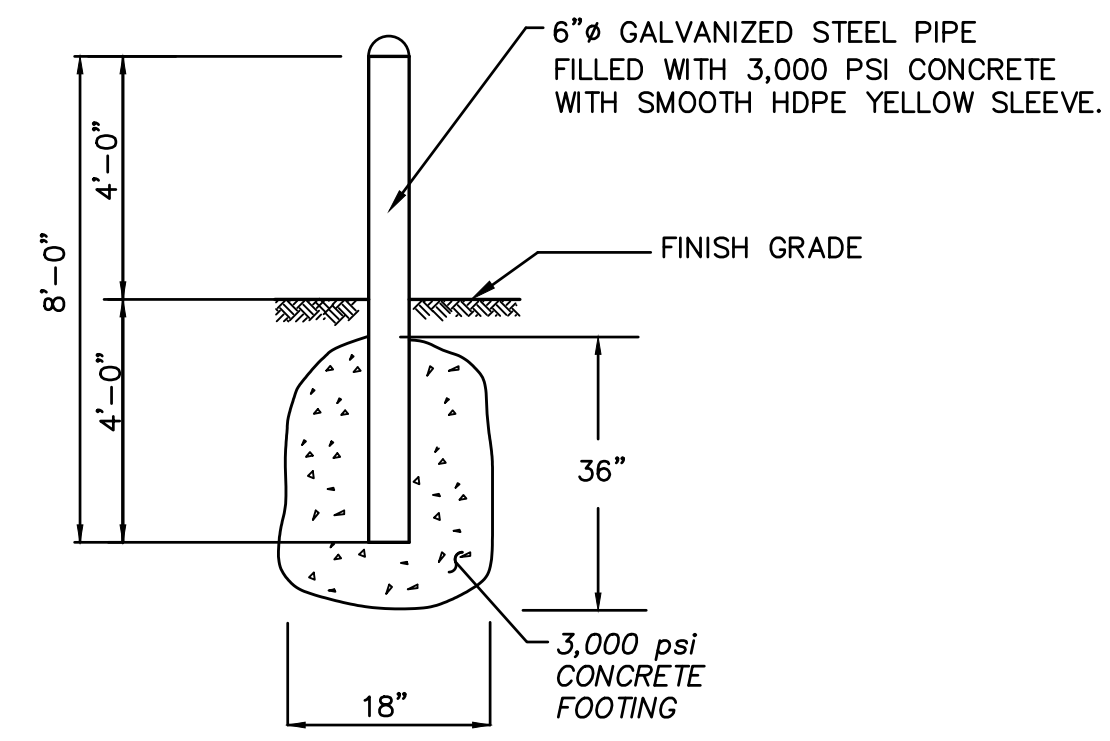
SLOPED GRANITE CURB NOT TO SCALE



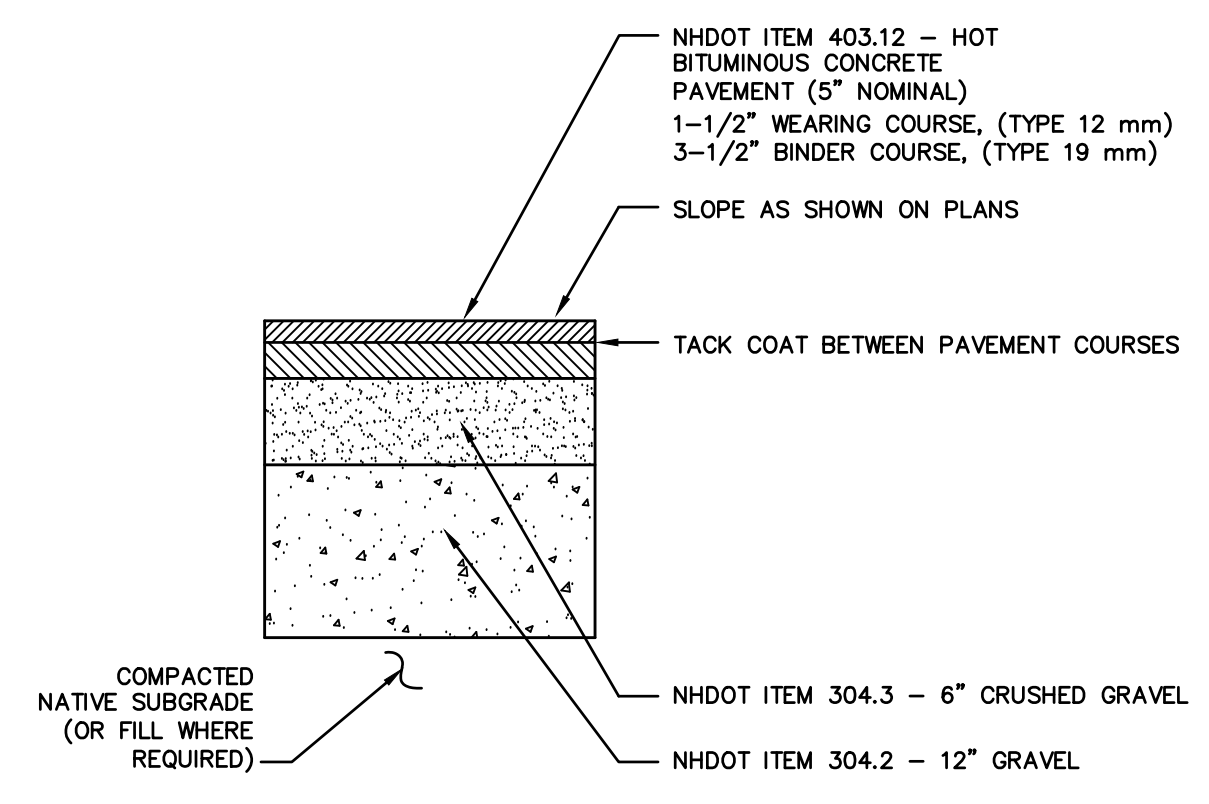
TYPICAL PAVEMENT SAWCUT NOT TO SCALE



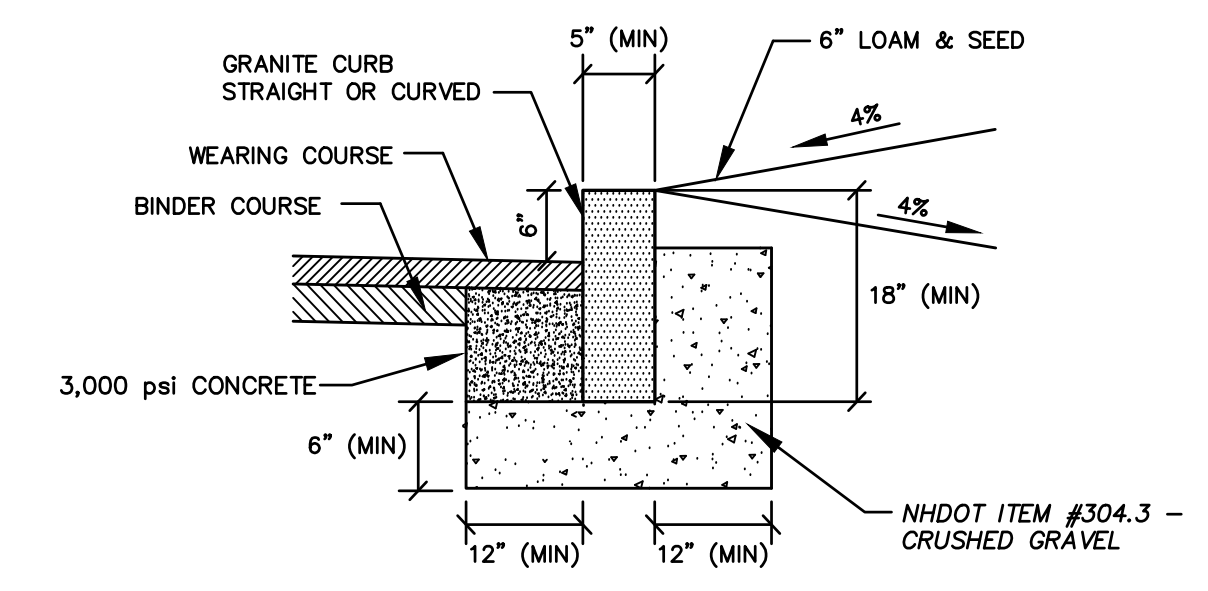
DRIP EDGE DETAIL NOT TO SCALE



BOLLARD NOT TO SCALE



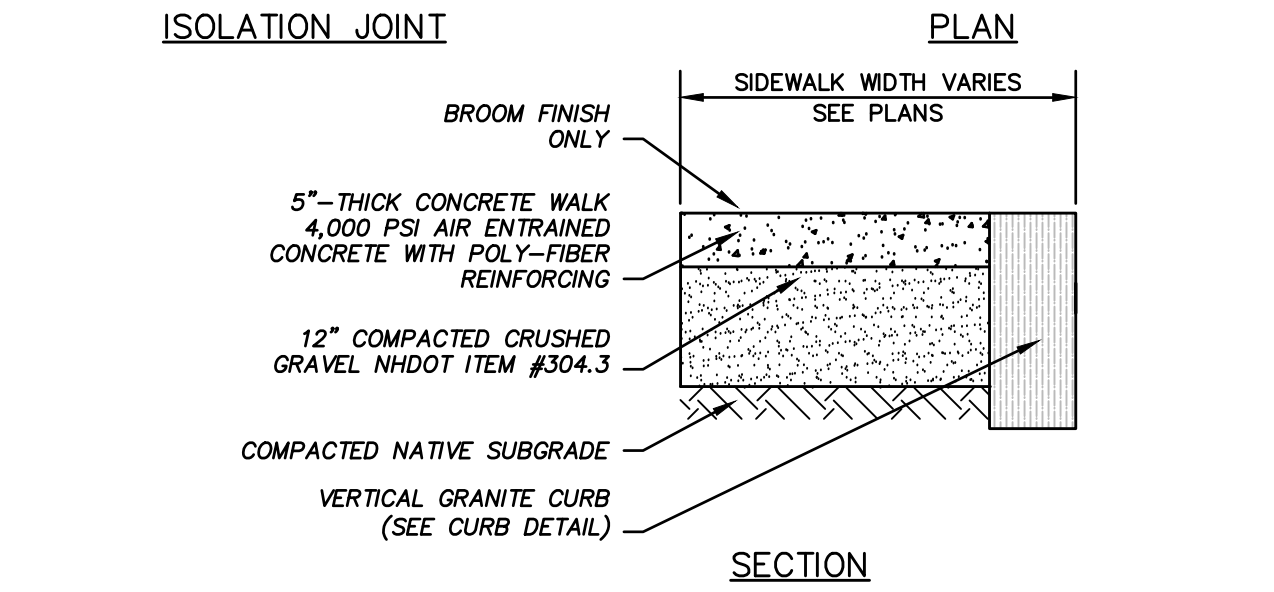
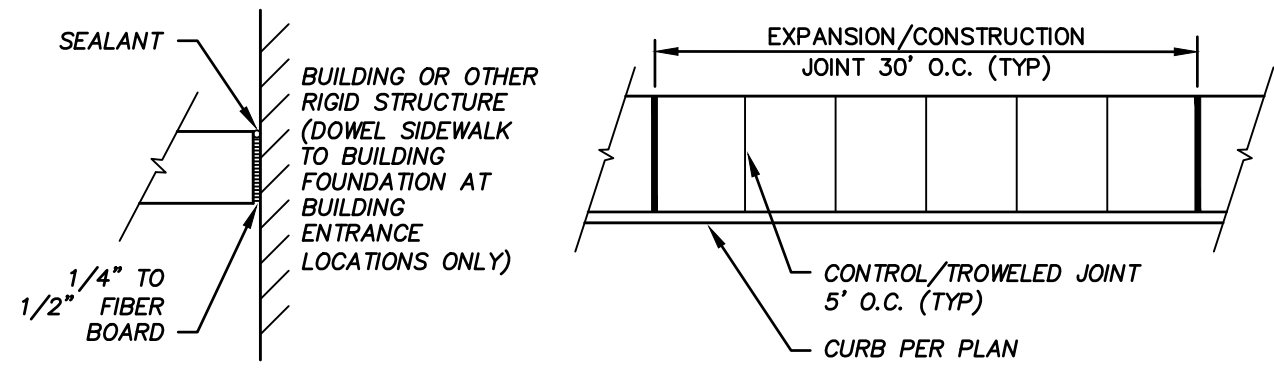
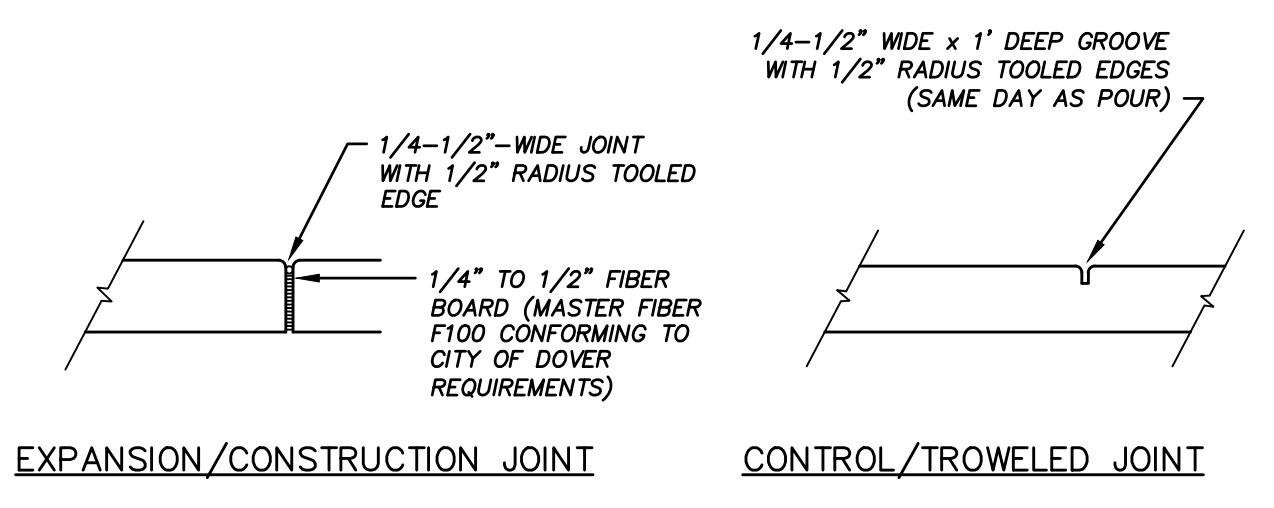
PAVEMENT CROSS SECTION NOT TO SCALE PENDING GEOTECH REPORT



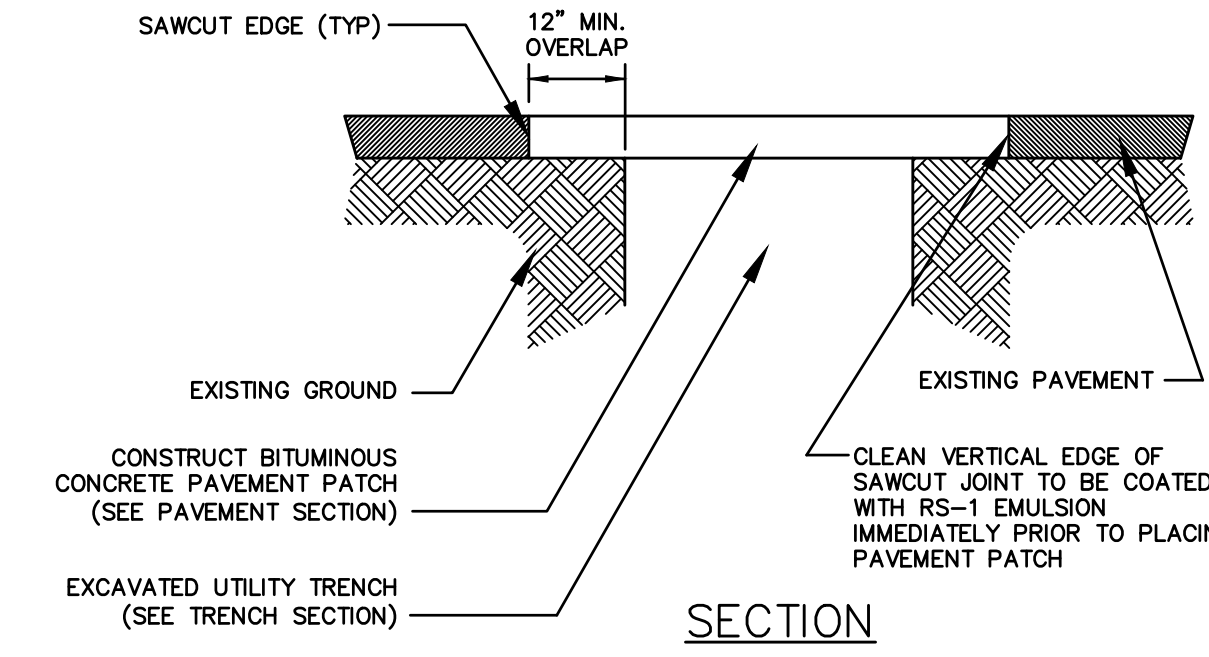
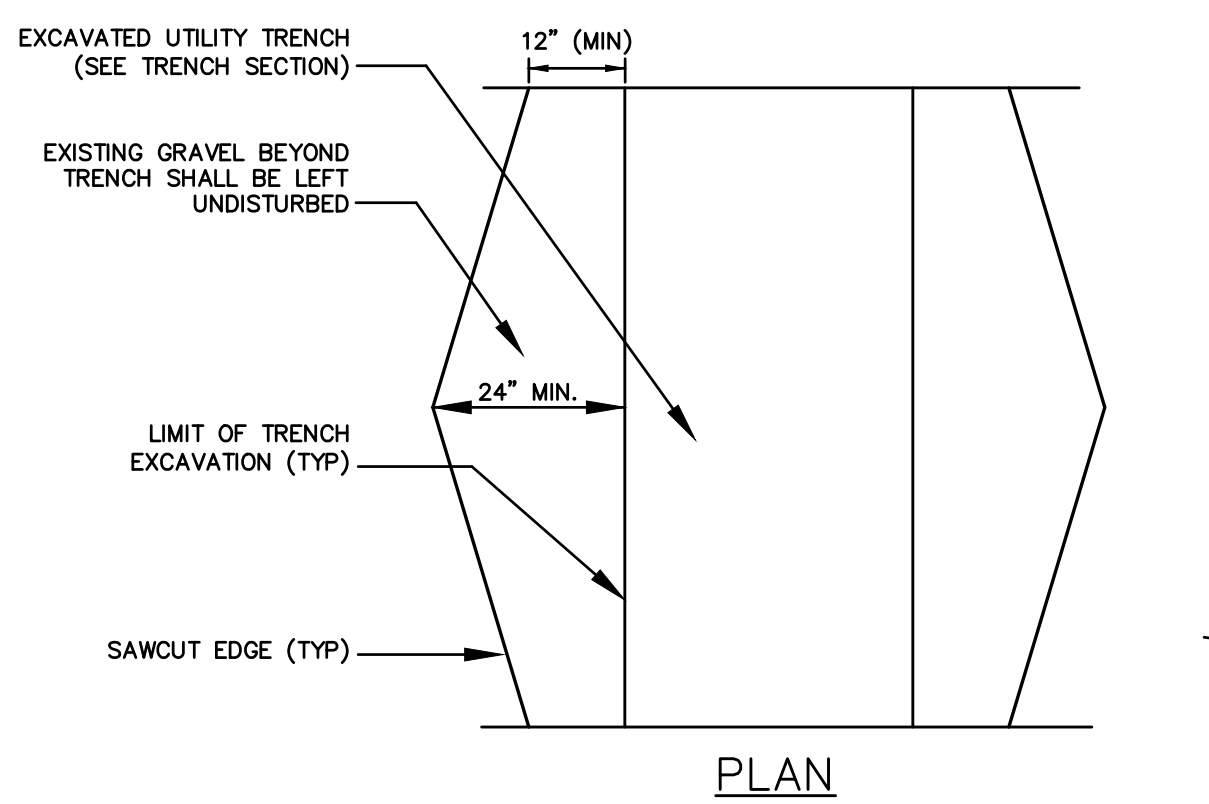
- NOTES**
- SEE PLANS FOR CURB LOCATION.
 - SEE PLANS FOR PAVEMENT CROSS SECTION.
 - ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
 - MINIMUM LENGTH OF CURB STONES = 4'
 - MAXIMUM LENGTH OF CURB STONES = 10'
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART.
 - CURB ENDS TO ROUNDED AND BATTERED FACES TO BE CUT WHEN CALL FOR ON THE PLANS.
 - CURB SHALL BE INSTALLED PRIOR TO PLACEMENT OF TOP PAVEMENT COURSE.
 - JOINTS BETWEEN CURB STONES SHALL BE MORTARED.

RADIUS	MAX. LENGTH
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
OVER 60'	10'

VERTICAL GRANITE CURB NOT TO SCALE

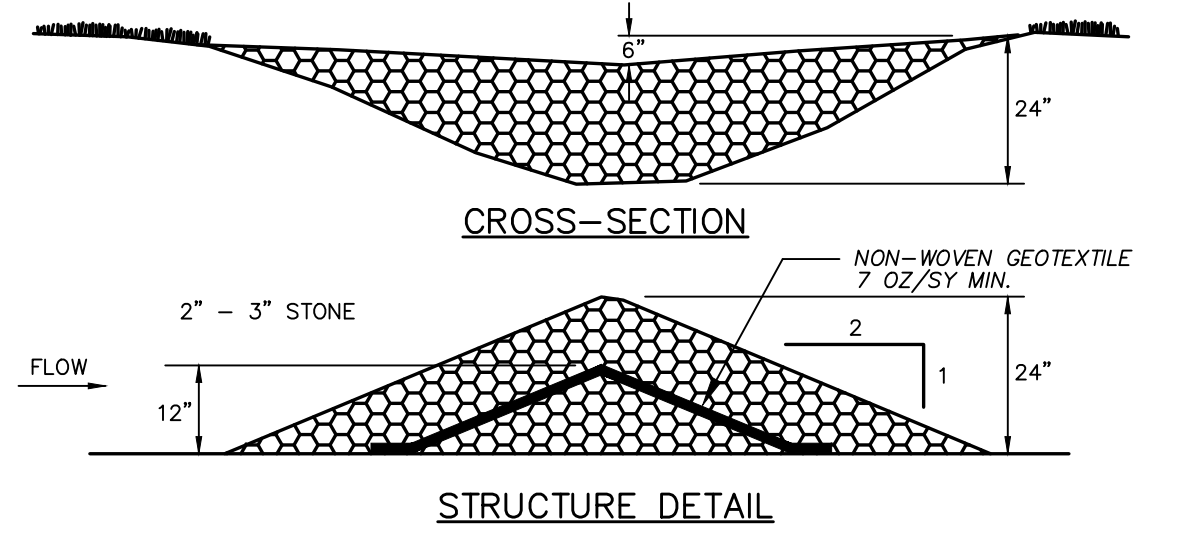


CONCRETE SIDEWALK DETAIL NOT TO SCALE



- NOTES**
- MACHINE CUT EXISTING PAVEMENT.
 - ALL TEMPORARY, DAMAGED OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
 - DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

TYPICAL TRENCH PATCH NOT TO SCALE



SPACING BETWEEN STRUCTURES

- L = DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION
- CHECK DAM SHALL BE CONSTRUCTED OF 2" TO 3" STONE WITH COMPLETE COVERAGE OF DITCH OR SWALE TO INSURE THAT THE CENTER OF THE STRUCTURE IS LOWER THAN THE EDGES.

- MAINTENANCE**
- TEMPORARY GRADE STABILIZATION STRUCTURES SHOULD BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED STORMS. ANY NECESSARY REPAIRS SHOULD BE MADE IMMEDIATELY. PARTICULAR ATTENTION SHOULD BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE STRUCTURE. WHEN THE STRUCTURES ARE REMOVED, THE DISTURBED PORTION SHOULD BE BROUGHT TO THE EXISTING CHANNEL GRADE AND THE AREAS PREPARED, SEEDED, AND MULCHED. WHILE THIS PRACTICE IS NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING, SOME SEDIMENT WILL ACCUMULATE BEHIND THE STRUCTURES. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT HAS ACCUMULATED TO ONE HALF OF THE ORIGINAL HEIGHT OF THE STRUCTURE.

- CONSTRUCTION SPECIFICATIONS**
- STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
 - CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
 - SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATE VEGETATIVE BMP.
 - STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.

STONE CHECK DAM NOT TO SCALE

ISSUED FOR:
DESIGN-BUILD BIDDING

ISSUE DATE:
DECEMBER 1, 2023

REVISIONS

DESCRIPTION	BY	DATE
0 INITIAL SUBMITTAL	CDB	09/27/23
1 DPW COMMENTS	CDB	12/01/23

DRAWN BY: _____ CDB
 APPROVED BY: _____ EDW
 DRAWING FILE: _____ 5421-SITE.DWG

SCALE:
 2 1/2" x 34" - NOT TO SCALE
 11" x 17" - NOT TO SCALE

APPLICANT:
 PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
 680 PEVERLY HILL ROAD
 PORTSMOUTH, N.H.
OWNER:
 CITY OF PORTSMOUTH
 1 JUNKINS AVE.
 PORTSMOUTH, N.H. 03801

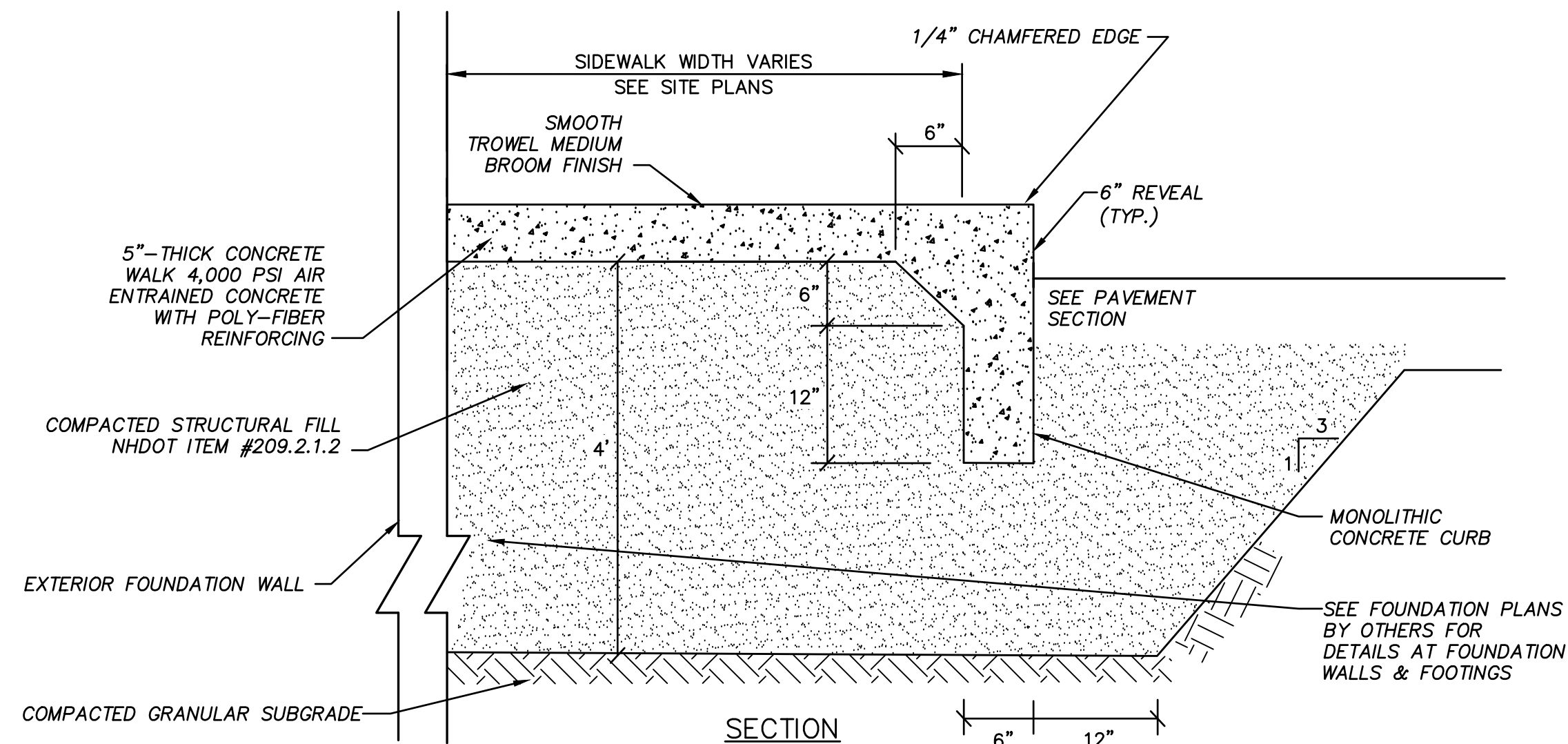
PROJECT:
PUBLIC WORKS BUILDING ADDITIONS
 City Prj. #16122

680 PEVERLY HILL RD.
 TAX MAP 254 LOT 8
 PORTSMOUTH, NH

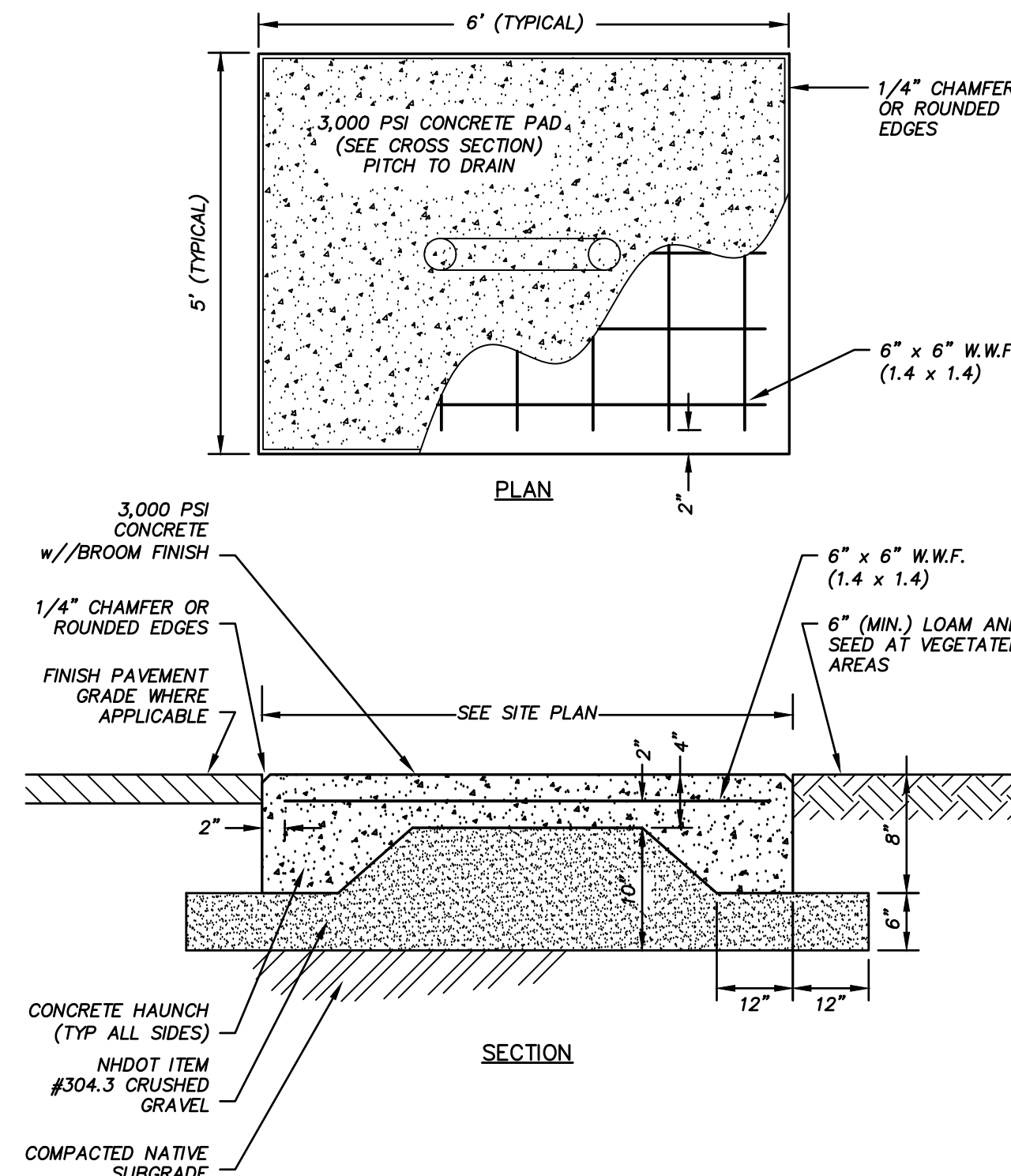
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DETAIL SHEET

SHEET NUMBER:
D - 2

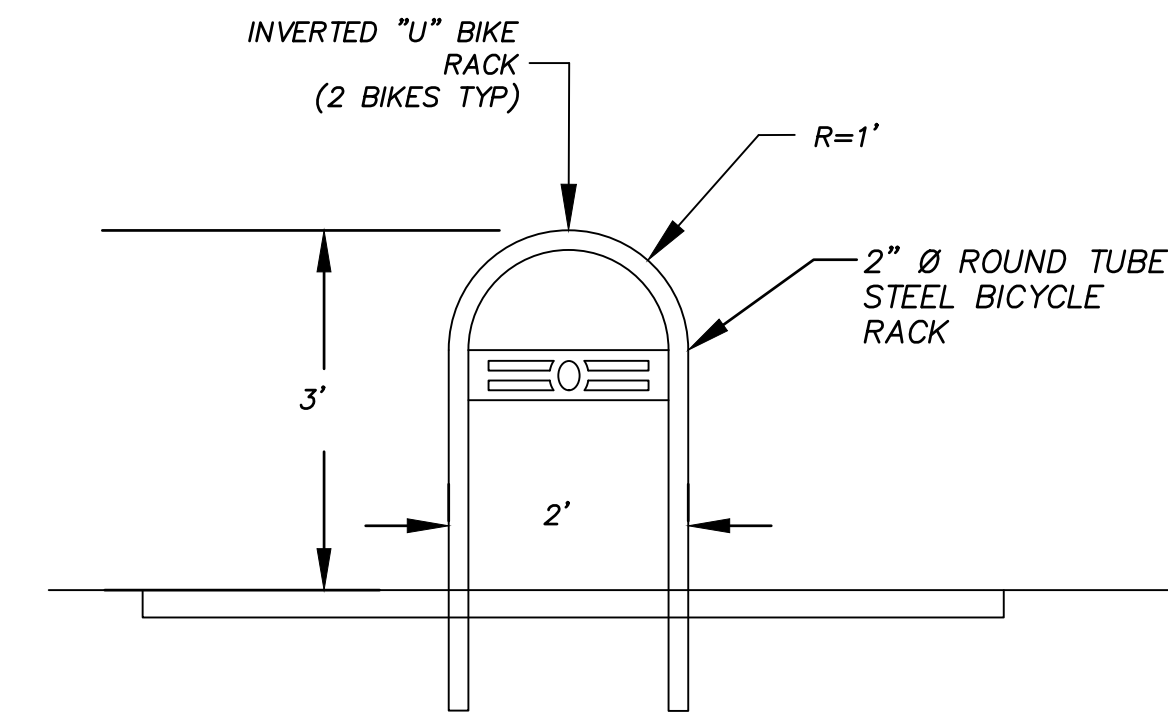
ALTUS JOB #5421



CONCRETE SLAB (SIDEWALK) DETAILS @ BLDG. ENTRANCES NOT TO SCALE

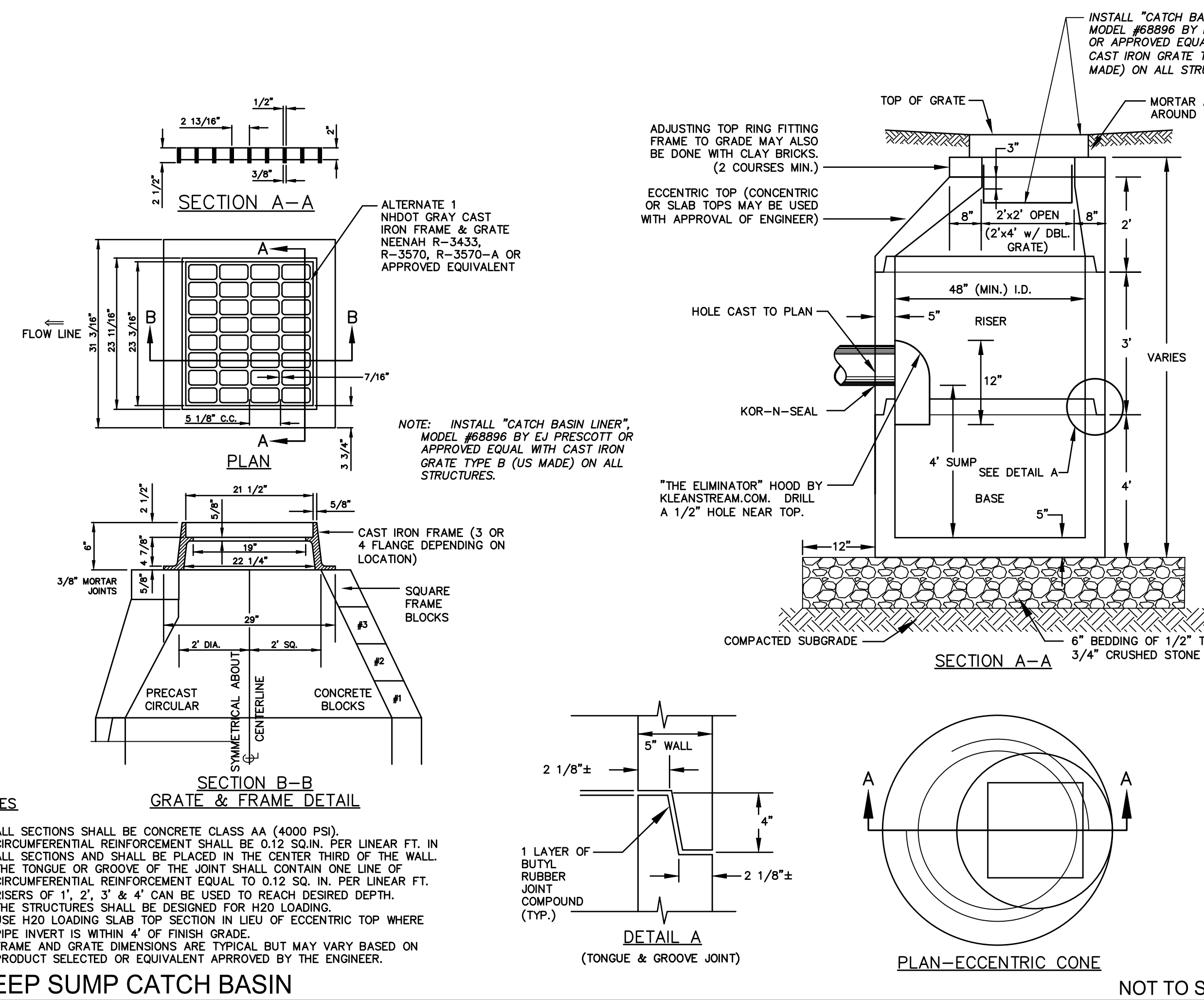


CONCRETE PAD NOT TO SCALE



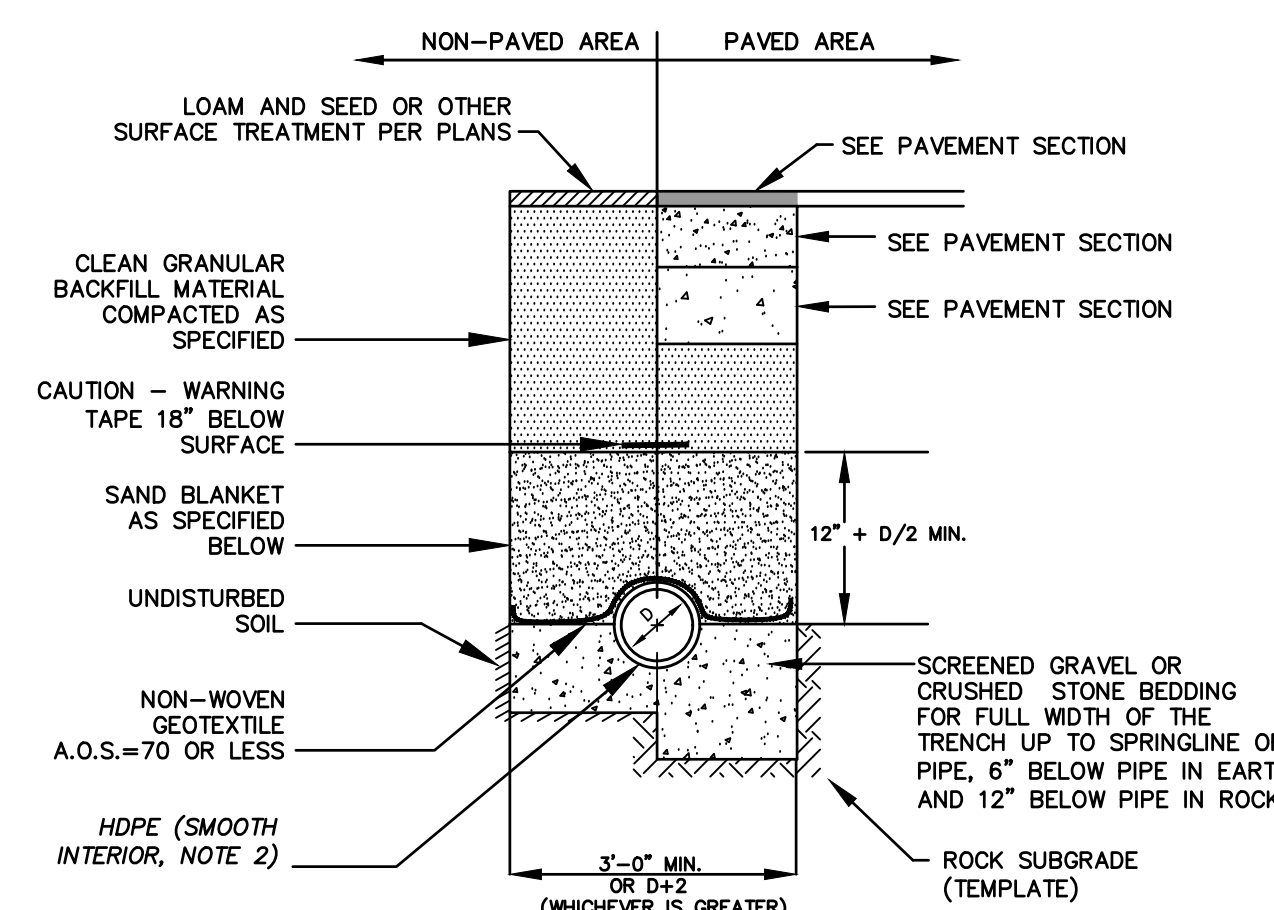
BICYCLE RACK DETAIL NOT TO SCALE

- NOTES:
1. INSTALL BICYCLE RACK IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 2. DETAIL DEPICTS IN-GROUND MOUNT. USE SURFACE MOUNT BICYCLE RACK FOR INSTALLATIONS ON CONCRETE PADS.
 3. SEE SITE PLAN FOR FINAL CONCRETE PAD SIZE. PROVIDE SEVEN BIKE RACKS FOR 2 BICYCLES AND A MINIMUM OF 1.5 FEET TO EDGE OF CONCRETE PAD.



- NOTES:
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI).
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
 4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
 5. THE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING.
 6. USE H2O LOADING SLAB TOP SECTION IN LIEU OF ECCENTRIC TOP WHERE PIPE INVERT IS WITHIN 4' OF FINISH GRADE.
 7. FRAME AND GRATE DIMENSIONS ARE TYPICAL BUT MAY VARY BASED ON PRODUCT SELECTED OR EQUIVALENT APPROVED BY THE ENGINEER.

DEEP SUMP CATCH BASIN NOT TO SCALE



NOTES:

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
2. ALL PIPE SHALL BE HOPE WITH SMOOTH INTERIOR AND CORRUGATED EXTERIOR, ADS TYPE N-12 OR APPROVED EQUAL.

SAND BLANKET/BARRIER		SCREENED GRAVEL OR CRUSHED STONE BEDDING	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		3/8"	20 - 55
		# 4	0 - 10
		# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

STORM DRAIN TRENCH NOT TO SCALE

ISSUED FOR:
DESIGN-BUILD BIDDING

ISSUE DATE:
DECEMBER 1, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	09/27/23
1	DPW COMMENTS	CDB	12/01/23

DRAWN BY: _____ CDB
 APPROVED BY: _____ EDW
 DRAWING FILE: _____ 5421-SITE.DWG

SCALE:
 22" x 34" - NOT TO SCALE
 11" x 17" - NOT TO SCALE

APPLICANT:
 PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
 680 PEVERLY HILL ROAD
 PORTSMOUTH, N.H.
 OWNER:
 CITY OF PORTSMOUTH
 1 JUNKINS AVE.
 PORTSMOUTH, N.H. 03801

PROJECT:
PUBLIC WORKS BUILDING ADDITIONS
 City Prj. #16122

680 PEVERLY HILL RD.
 TAX MAP 254 LOT 8
 PORTSMOUTH, NH

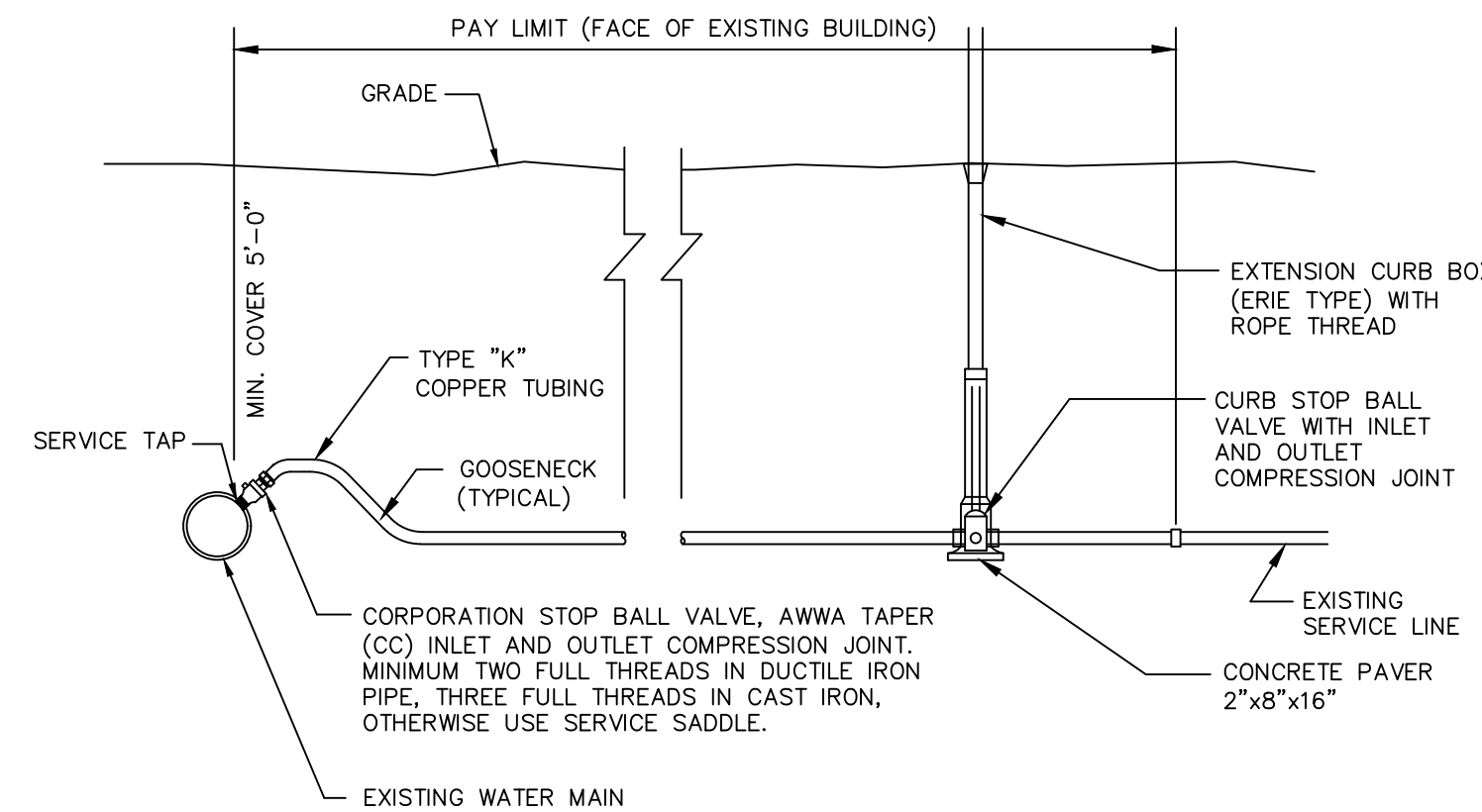
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DETAIL SHEET

SHEET NUMBER:

D - 3

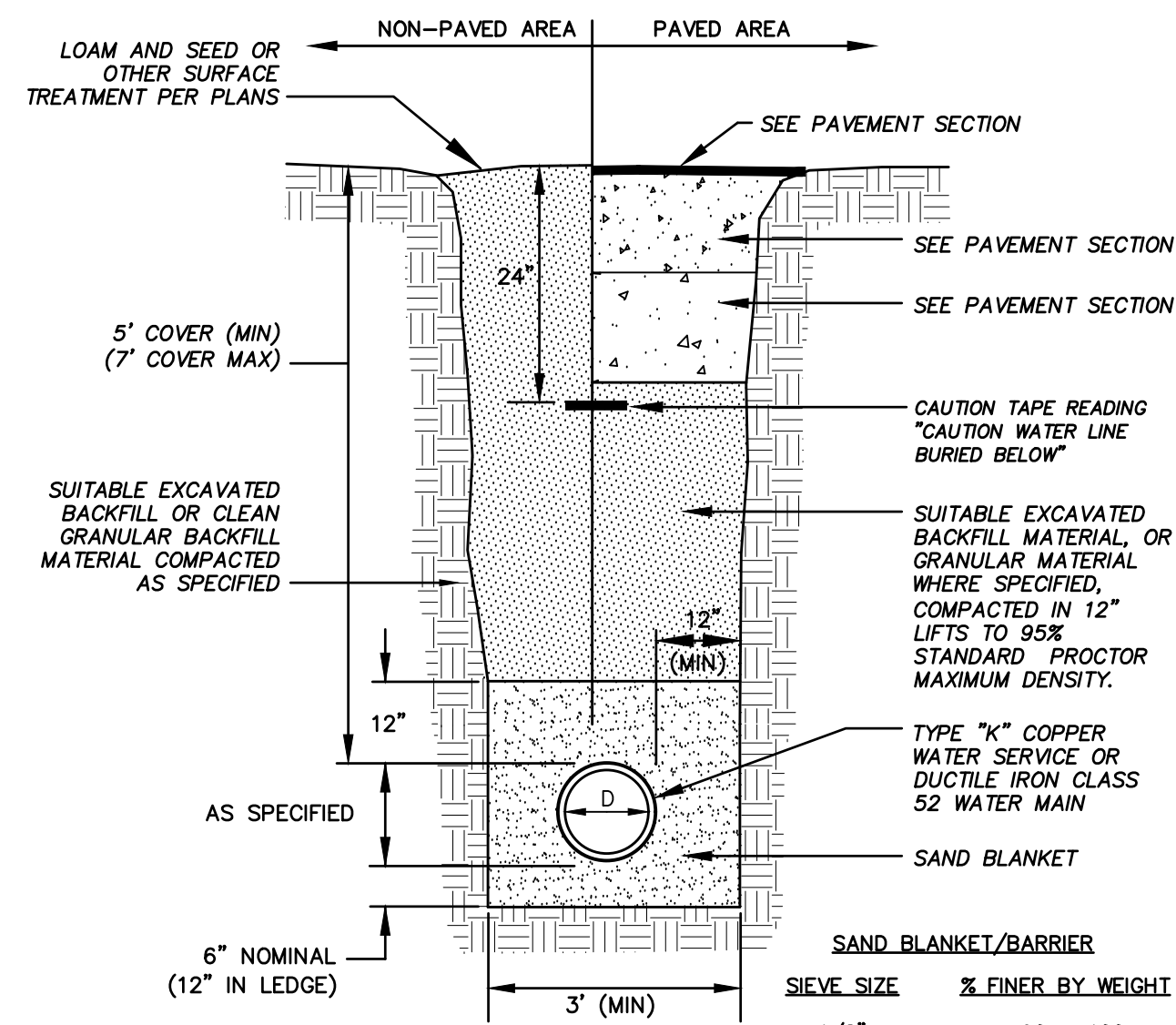
ALTUS JOB #5421



NOTES

1. PROVIDE NEW LINE USING CONTINUOUS LENGTHS OF COPPER. NO COUPLING ALLOWED IN ROADWAY WITHOUT APPROVAL OF ENGINEER.
2. TAPS TO BE MADE AT APPROXIMATELY 2:00 & 10:00
3. PROVIDE FOR SERVICE LINE CONTRACTION AND EXPANSION BY INSTALLING "S" IN SERVICE LINE NEAR MAIN.
4. IF SERVICE IS INSTALLED WITH LESS THAN 5' COVER, INSULATE OVER LINE.
5. REMOVE EXISTING CURB STOP.
6. CONNECT CURB STOP TO EXISTING SERVICE LINE AT PROPERTY LINE OR AT LOCATION APPROVED BY THE ENGINEER (NO COUPLING WITHOUT APPROVAL OF ENGINEER) AFTER PRESSURE TESTING AND DISINFECTION.
7. SHUT OFF EXISTING CORPORATION AND REMOVE OR ABANDON EXISTING SERVICE LINE.
8. CURB BOX SHALL BE SET IN THE GRASS/LANDSCAPE AREA BETWEEN CURB AND SIDEWALK UNLESS DIRECTED OTHERWISE.
9. 2" OR LARGER SERVICE CONNECTIONS SHALL USE A STAINLESS STEEL SERVICE SADDLE.

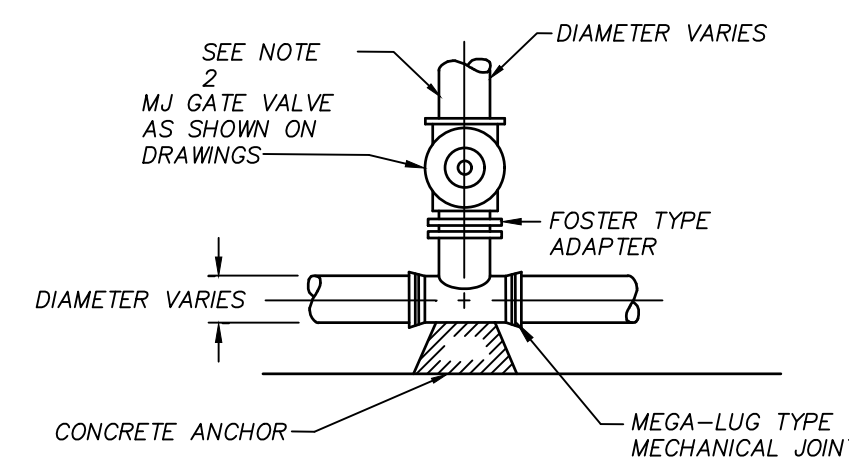
SERVICE CONNECTION DETAIL NOT TO SCALE



NOTES

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
2. WATER MAINS SHALL BE POLY WRAPPED.
3. WATER MAINS SHALL HAVE 3 WEDGES PER JOINT.

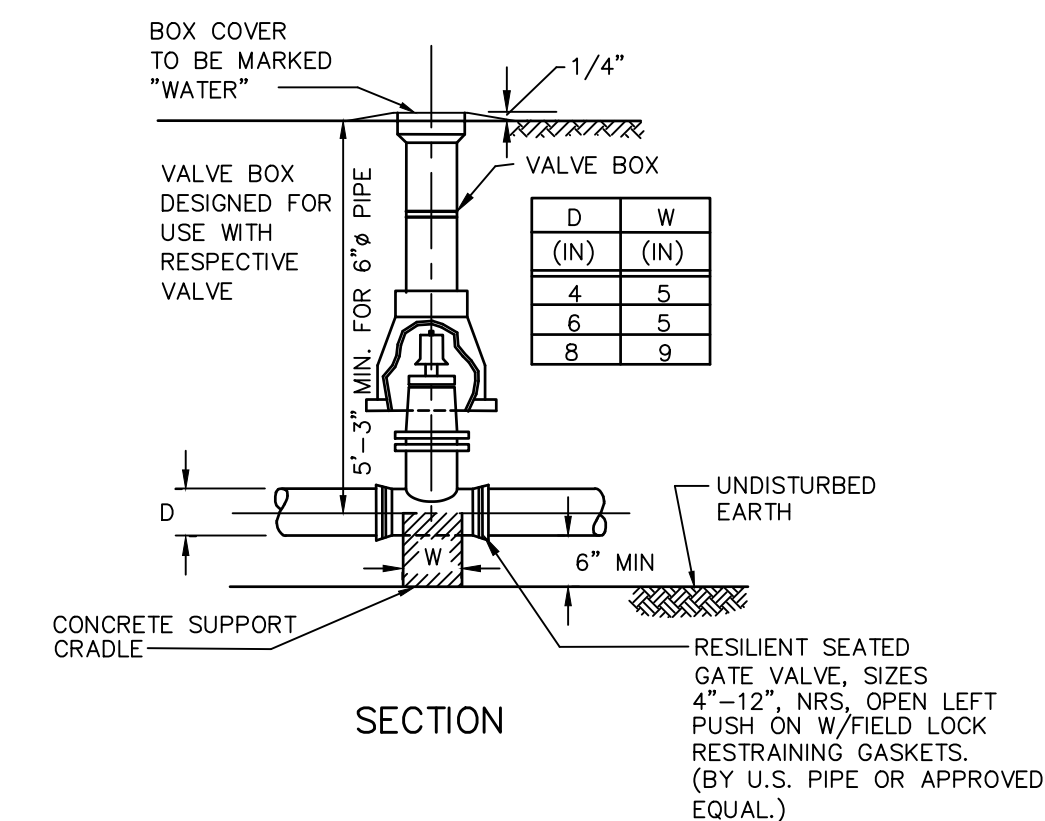
WATER TRENCH NOT TO SCALE



NOTES:

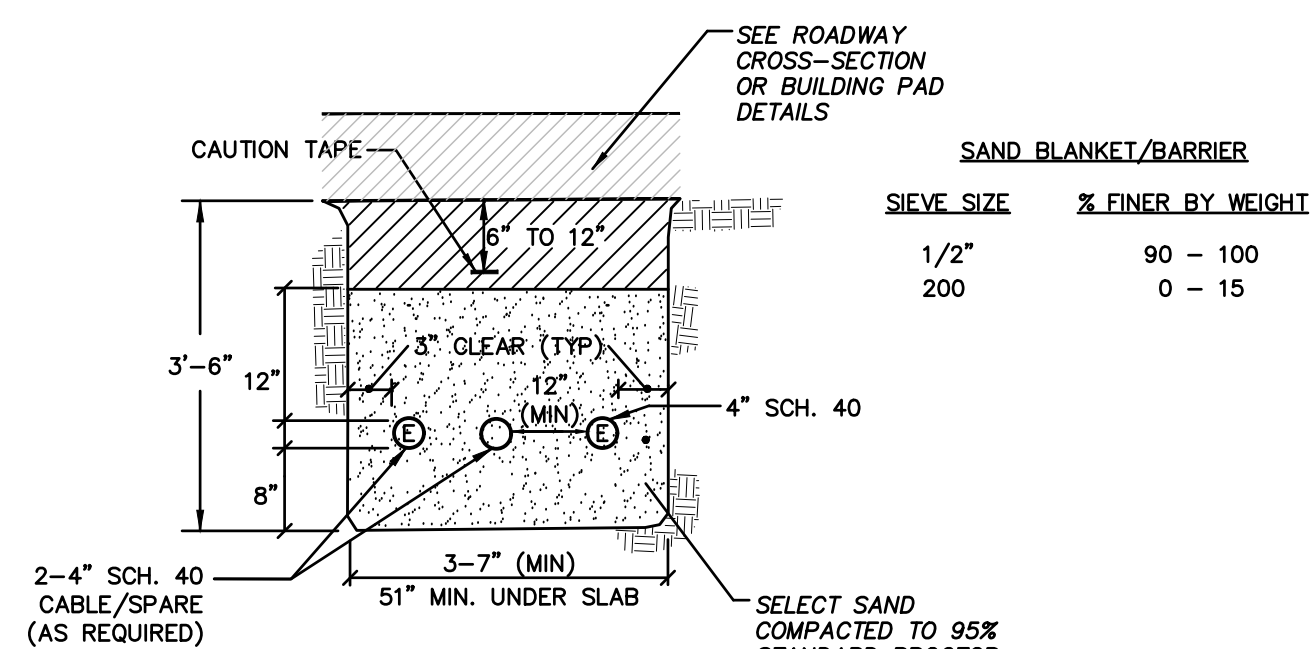
1. GATE VALVES SHALL OPEN RIGHT, PER CITY STANDARDS.
2. BRANCH PIPING SHALL BE MECHANICALLY RESTRAINED AS NOTED UNDER THRUST BLOCK DETAIL REQUIREMENTS.

TEE & GATE VALVE ASSEMBLY DETAIL NOT TO SCALE



SECTION

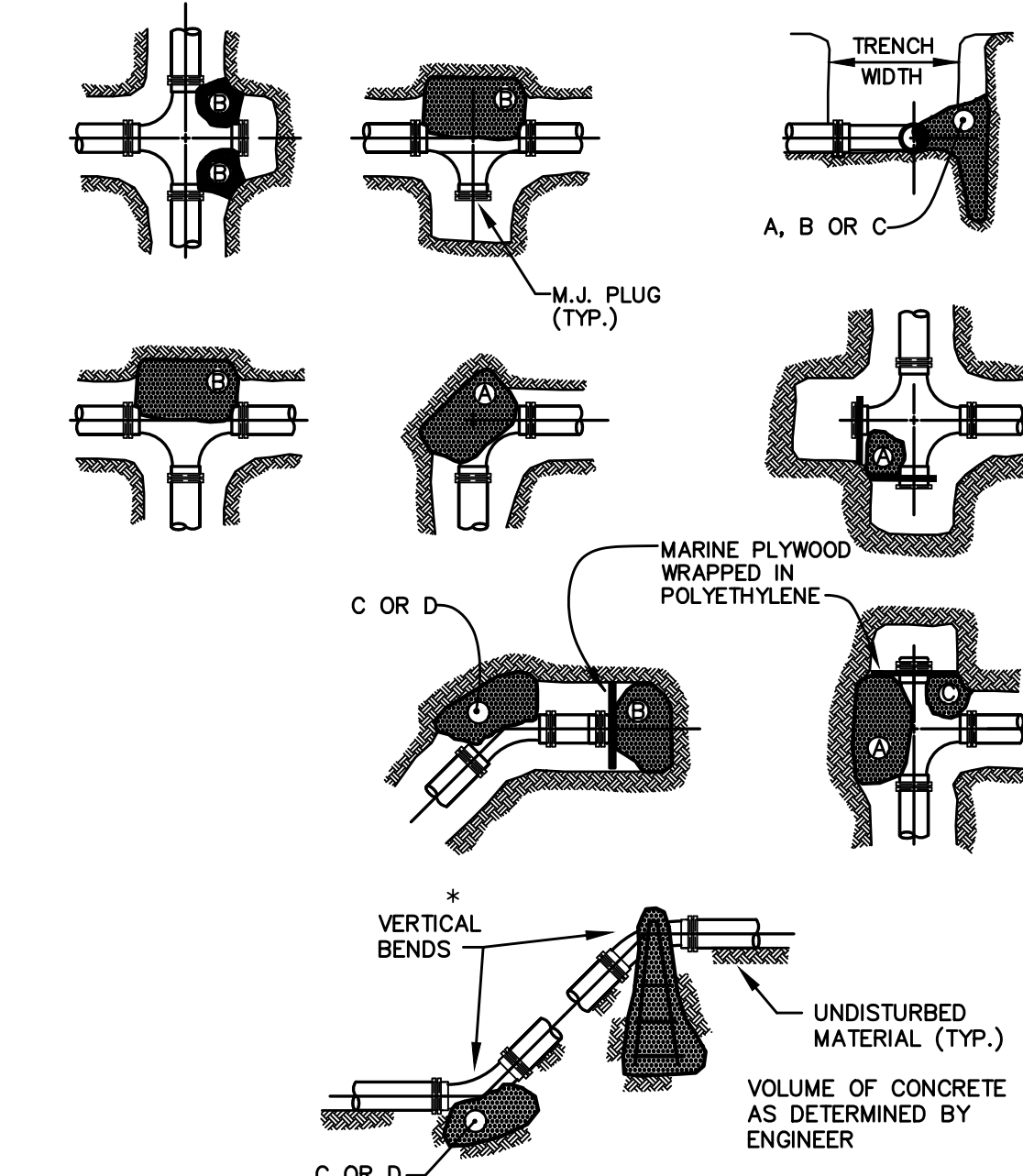
WATER VALVE DETAIL NOT TO SCALE



NOTES

1. ALL CONDUIT IS TO BE SCHEDULE 40 PVC, ELECTRICAL GRADE, GRAY IN COLOR AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. A 10-FOOT HORIZONTAL SECTION OF RIGID GALVANIZED STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP, UNLESS IN THE OPINION OF THE SERVICE PROVIDER DESIGNER, THE SWEEP-PVC JOINT IS NOT SUBJECT TO FAILURE DURING PULLING OF THE CABLE. ALL JOINTS ARE TO BE WATERTIGHT.
2. ALL 90 DEGREE SWEEPS WILL BE MADE WITH RIGID GALVANIZED STEEL WITH A MINIMUM RADIUS OF 36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES.
3. BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPARABLE, UNLESS MATERIAL IS DEEMED UNSUITABLE BY SERVICE PROVIDER. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS, AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE IN 6-INCH LAYERS AND THOROUGHLY COMPACTED.
4. A SUITABLE PULLING STRING, CAPABLE OF 300 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE SERVICE PROVIDER IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT. A MINIMUM OF TWENTY-FOUR (24") INCHES OF ROPE SLACK SHALL REMAIN AT THE END OF EACH DUCT. PULL ROPE SHALL BE INSTALLED IN ALL CONDUIT FOR FUTURE PULLS. PULL ROPE SHALL BE NYLON ROPE HAVING A MINIMUM TENSILE STRENGTH OF THREE HUNDRED (300#) LBS.
5. SERVICE PROVIDER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT ALL CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD SERVICE PROVIDER BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. TYPICAL CONDUIT SIZES ARE 3-INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4-INCH FOR THREE PHASE SECONDARY, AND 5-INCH FOR THREE PHASE PRIMARY. HOWEVER, SERVICE PROVIDERS MAY REQUIRE DIFFERENT NUMBERS, TYPES AND SIZES OF CONDUIT THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDUIT SIZES, TYPES AND NUMBERS WITH EACH SERVICE PROVIDER PRIOR TO ORDERING THEM.
7. ROUTING OF CONDUIT, LOCATION OF MANHOLES, TRANSFORMERS, CABINETS, HANDHOLES, ETC., SHALL BE DETERMINED BY SERVICE PROVIDER DESIGN PERSONNEL. THE CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS PRIOR TO THE INSTALLATION OF ANY CONDUIT.
8. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE. WHERE REQUIRED BY UTILITY PROVIDER, CONDUIT SHALL BE SUPPORTED IN PLACE USING PIPE STANCHIONS PLACED EVERY FIVE (5') FEET ALONG THE CONDUIT RUN.
9. UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.
10. ALL CONDUIT TERMINATIONS SHALL BE CAPPED TO PREVENT DEBRIS FROM ENTERING CONDUIT.

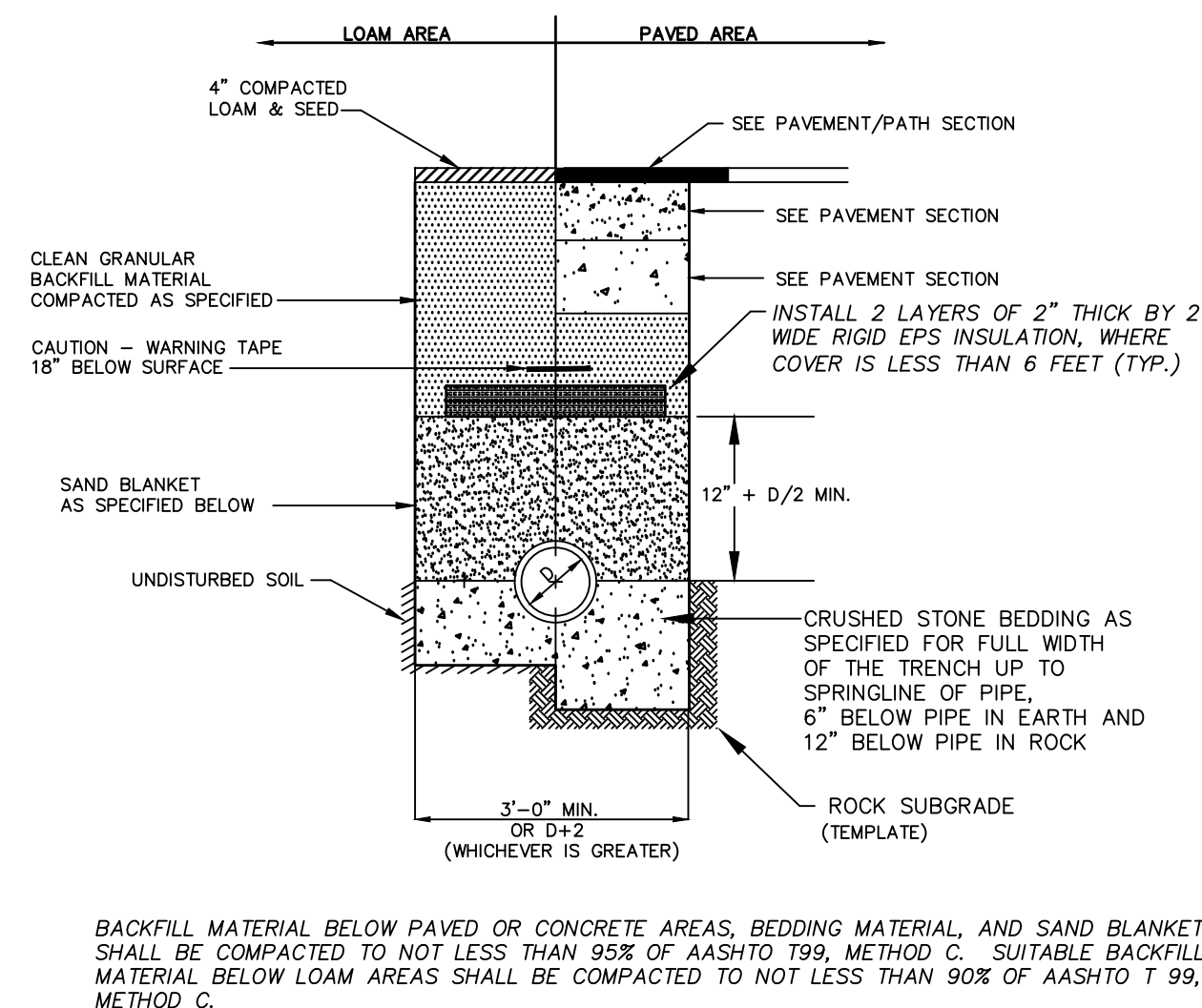
ELECTRIC / COMMUNICATION TRENCH NOT TO SCALE



NOTES:

1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL WHERE TRENCH WALL HAS BEEN DISTURBED. EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
5. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND FITTINGS PRIOR TO CONCRETE PLACEMENT.

THRUST BLOCKING DETAIL NOT TO SCALE



SAND BLANKET		CRUSHED STONE BEDDING *	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		3/8"	20 - 55
		# 4	0 - 10
		# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

SEWER TRENCH SECTION NOT TO SCALE

ENGINEER:

ALTUS ENGINEERING

133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

ISSUED FOR: **DESIGN-BUILD BIDDING**

ISSUE DATE: **DECEMBER 1, 2023**

NO.	REVISIONS DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	09/27/23
1	DPW COMMENTS	CDB	12/01/23

DRAWN BY: **CDB**
APPROVED BY: **EDW**
DRAWING FILE: **5421-SITE.DWG**

SCALE:
22" x 34" - NOT TO SCALE
11" x 17" - NOT TO SCALE

APPLICANT:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD PORTSMOUTH, N.H.
OWNER:
CITY OF PORTSMOUTH
1 JUNKINS AVE. PORTSMOUTH, N.H. 03801

PROJECT:
PUBLIC WORKS BUILDING ADDITIONS
City Prj. #16122

680 PEVERLY HILL RD. TAX MAP 254 LOT 8 PORTSMOUTH, NH

TITLE:

DETAIL SHEET

SHEET NUMBER:

D - 4

ALTUS JOB #5421

ISSUED FOR:
DESIGN-BUILD BIDDING

ISSUE DATE:
DECEMBER 1, 2023

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL		CDB	12/01/23

DRAWN BY: _____ CDB
 APPROVED BY: _____ EDW
 DRAWING FILE: 5421-SITE.DWG

SCALE:
22" x 34" - NOT TO SCALE
11" x 17" - NOT TO SCALE

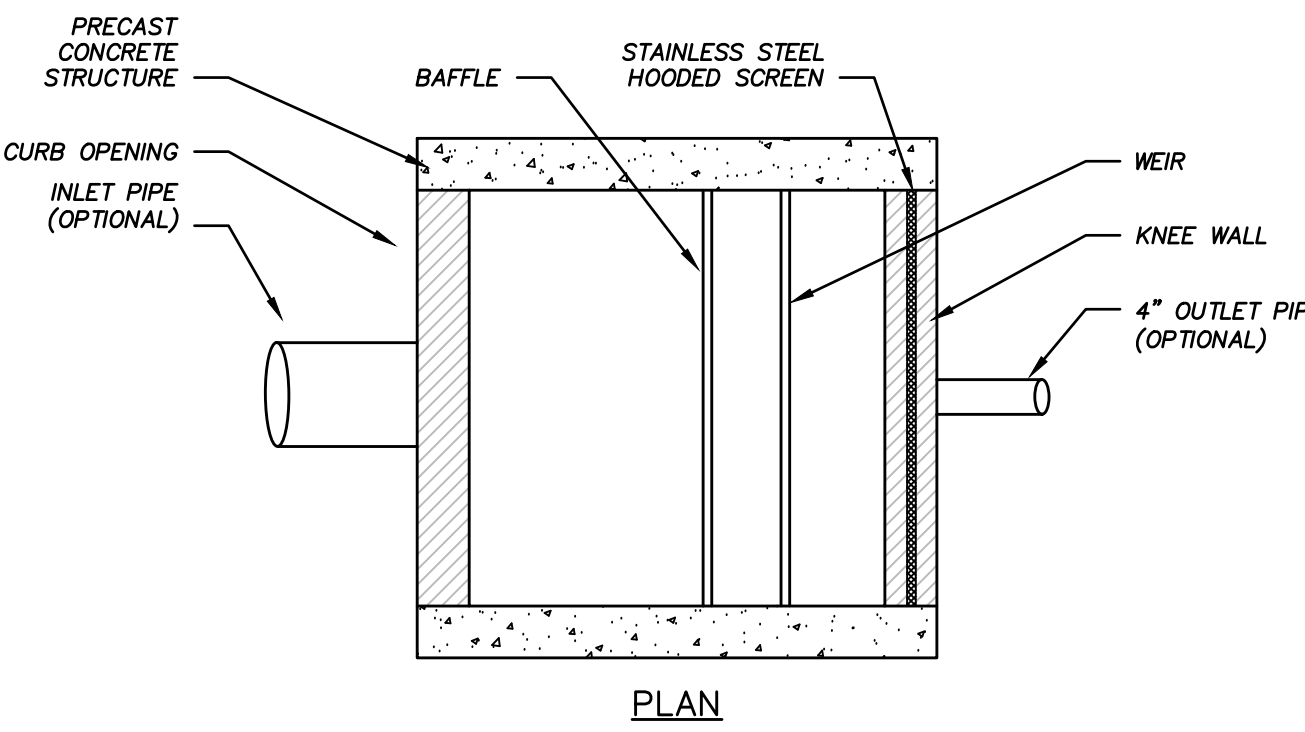
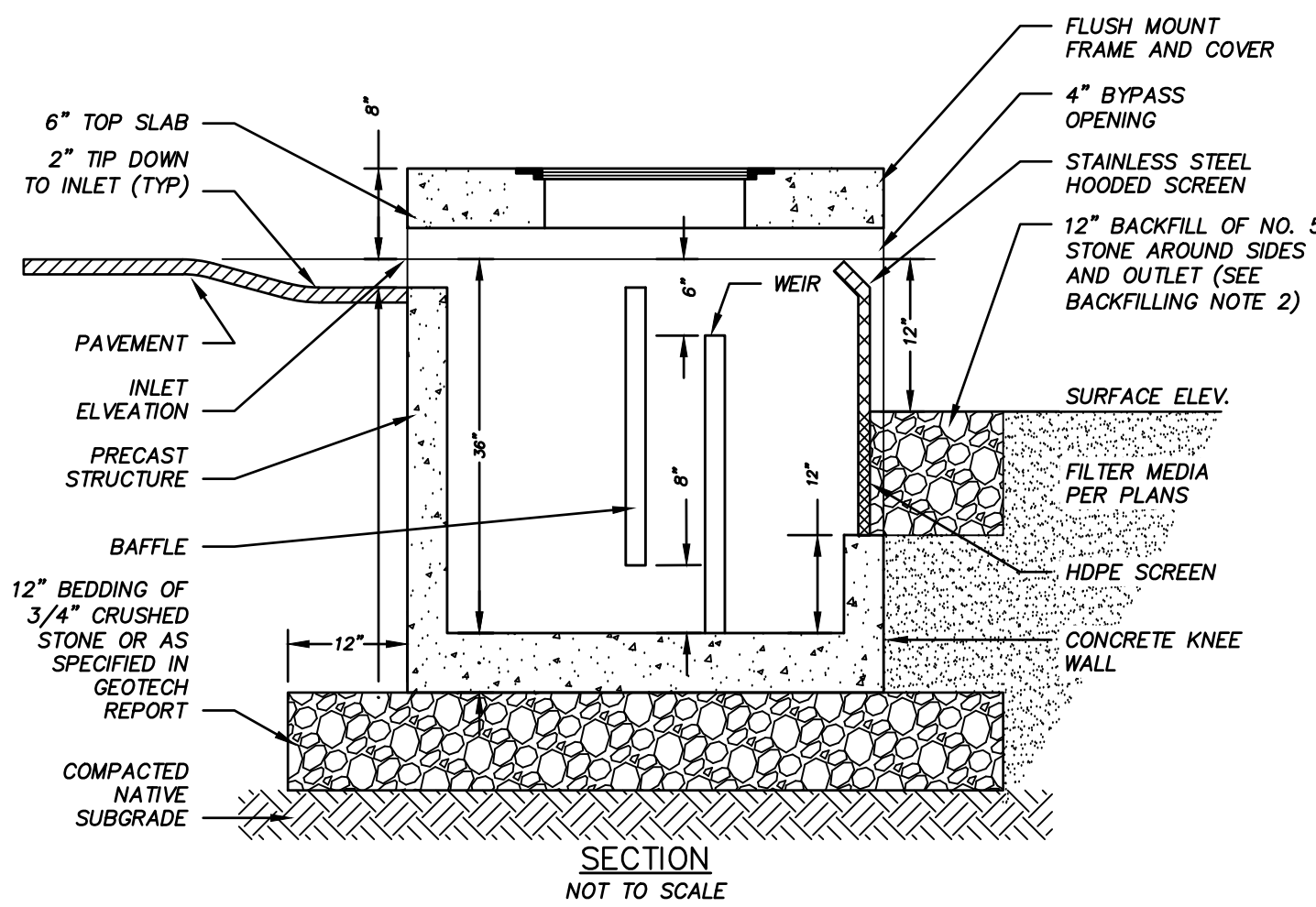
APPLICANT:
 PORTSMOUTH DEPARTMENT OF
 PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H.
 OWNER:
 CITY OF PORTSMOUTH
 1 JUNKINS AVE.
 PORTSMOUTH, N.H. 03801

PROJECT:
PUBLIC WORKS
BUILDING ADDITIONS
 City Prj. #16122
 680 PEVERLY HILL RD.
 TAX MAP 254 LOT 8
 PORTSMOUTH, NH

TITLE:
DETAIL SHEET

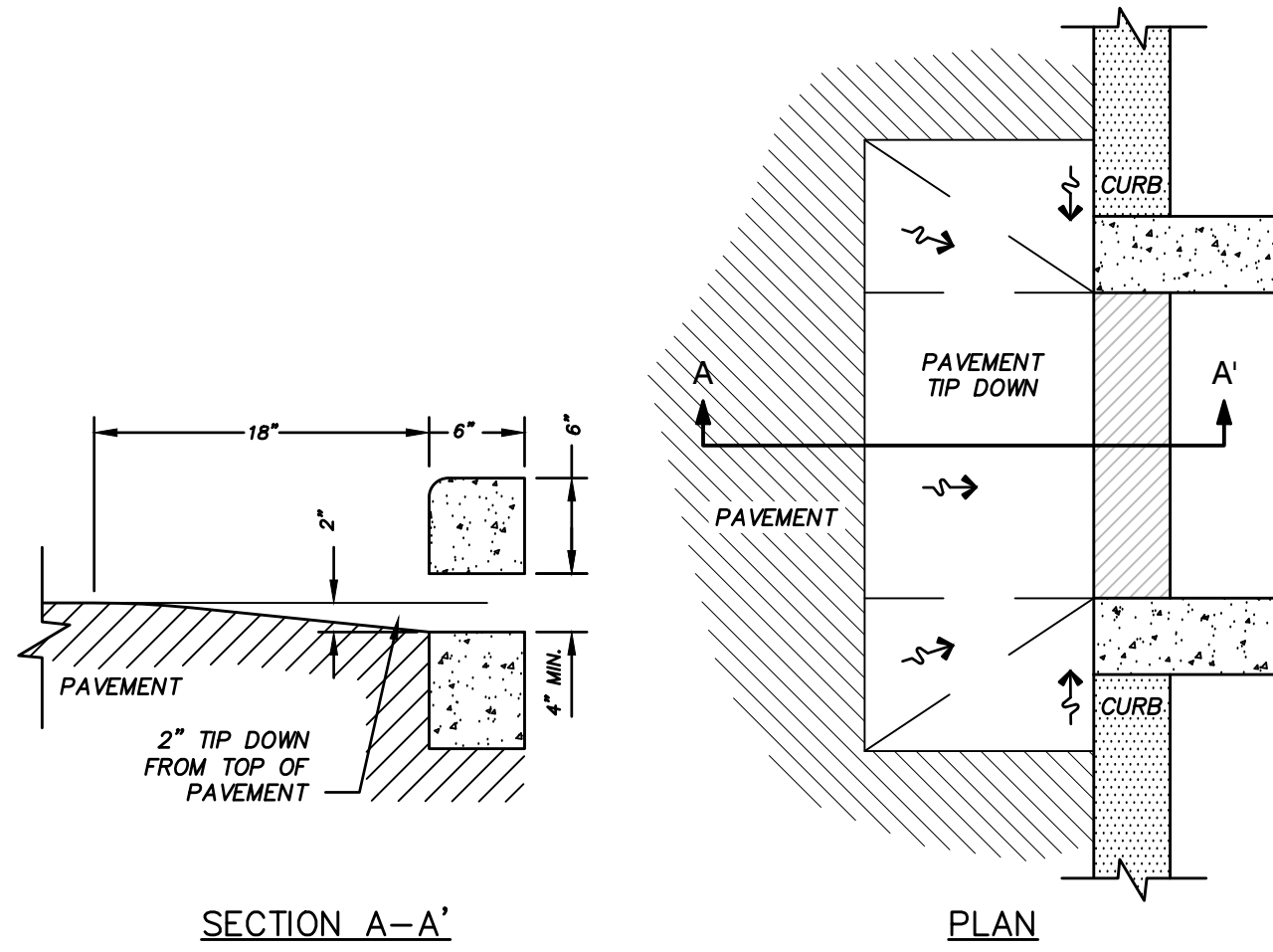
SHEET NUMBER:
D - 5

ALTUS JOB #5421

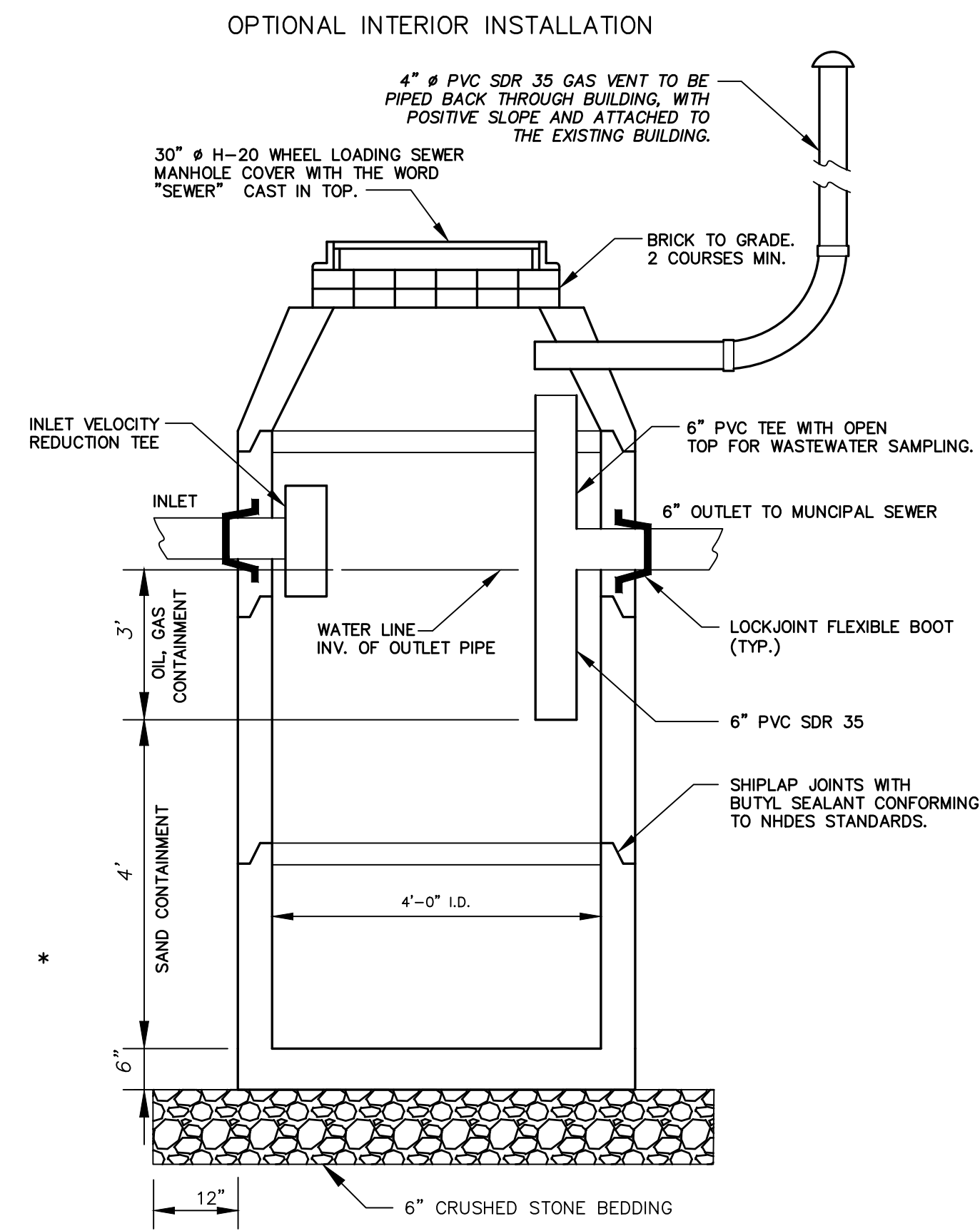


CURB INLET (PRETEX) PRETREATMENT DEVICE

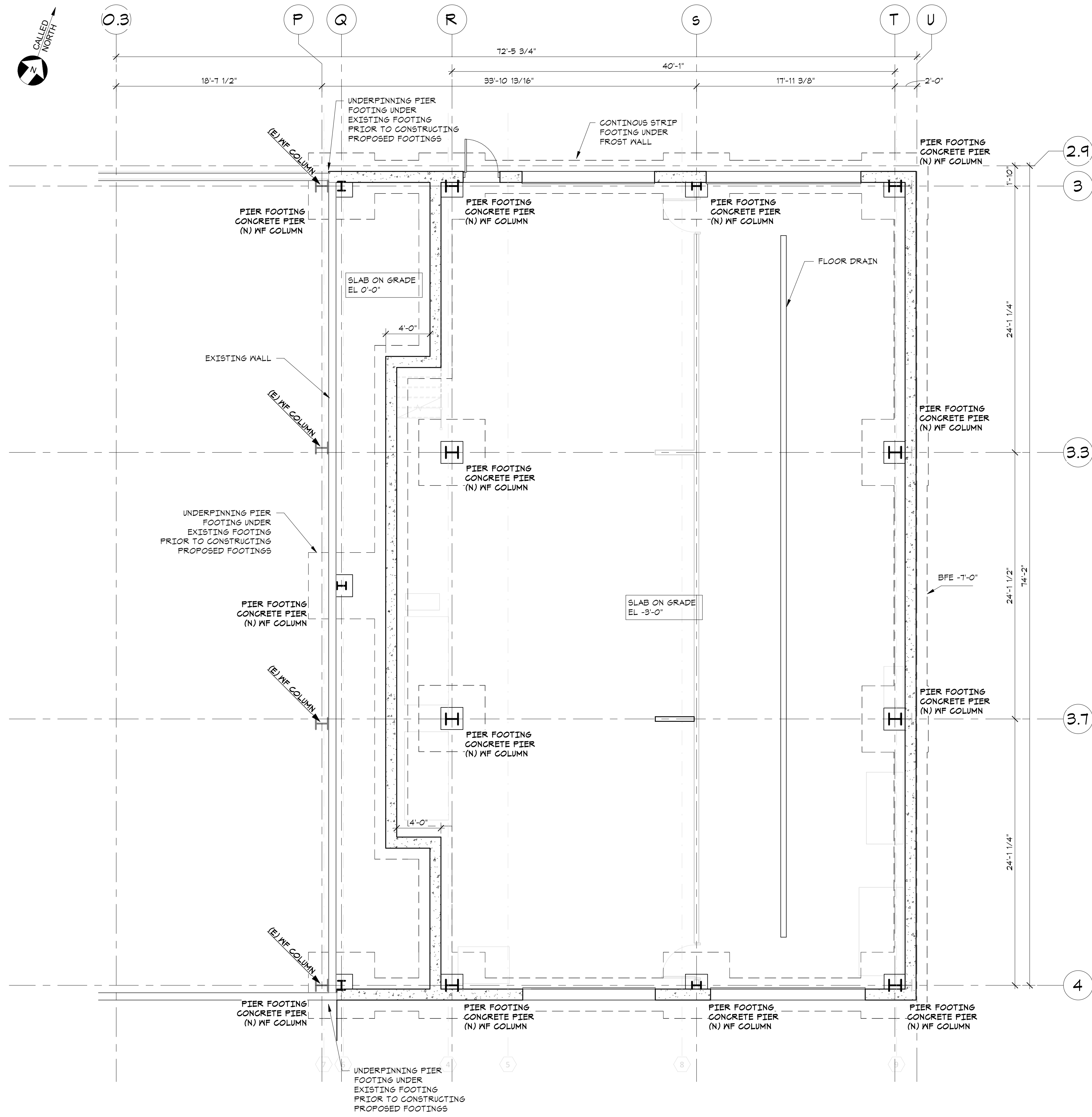
- NOTES**
- INSTALLATION -**
- PLACE THE PRECAST SYSTEM TO NECESSARY ELEVATION.
 - VERIFY ELEVATIONS FOR ADJACENT CURBS, EDGE OF PAVEMENT, PAVEMENT GRADING FOR INLET GRATE FOR PREX-DROP, SIDEWALK, PIPE INVERTS FOR INLETS AND OUTLETS, OUTLET INVERT FOR KNEE WALL.
 - VERIFY ELEVATIONS FOR ADJACENT CURBS.
 - VERIFY EDGE OF PAVEMENT TIP DOWN PAVEMENT GRADING FOR INLET GRATE.
 - VERIFY CURB ELEVATION IN RELATION TO PAVEMENT AND TIP DOWN.
 - VERIFY OUTLET INVERT FOR KNEE WALL IN RELATION TO FILTER MEDIA.
 - INSTALL BAFFLES, WEIR, AND SCREENS AS INDICATED ON DRAWINGS.
 - VERIFY MAINTENANCE ACCESS THROUGH GRATE OR COVER AND CLEARANCE FOR VAGTOR.
 - INSTALL TOP OF STRUCTURE LEVEL WITH ADJACENT CURB OR SIDEWALK AS PER MANUFACTURERS SPECIFICATIONS.
 - ENGINEER FIELD VISIT REQUIRED PRIOR TO BACKFILLING.
- BACKFILLING -**
- BACKFILL WITH APPROVED SOIL AND STONE TO THE DESIGN GRADE AS SPECIFIED IN THE DRAWINGS.
 - BACKFILL WITH 12" OF NO. 57 STONE AROUND REAR, LEFT, AND RIGHT SIDES TO LEVEL WITH TOP OF HDPE SCREEN. DO NOT MATCH NO. 57 STONE TO GUSE OR RAINGARDEN UNDERDRAIN STONE.
 - BACKFILL WITH BIORETENTION SOIL MIX BEYOND STONE BACKFILL TO EQUAL ELEVATION OF THE TOP OF HDPE SCREEN.
 - DO NOT BACKFILL SOIL OR STONE AGAINST STAINLESS SCREEN.
 - DO NOT COMPACT ADJACENT FILTRATION SYSTEM SOIL WITH MECHANICAL EQUIPMENT.
 - STABILIZE ALL REMAINING DISTURBED AREAS AND SIDE SLOPES WITH SEEDING, HYDROSEEDING, AND/OR EROSION CONTROL BLANKETS AS INDICATED ON DRAWINGS.



NOT TO SCALE



OIL SEPARATOR NOT TO SCALE



1 MAINTENANCE ADDITION
 S1.0 3/16" = 1'-0"



SUMMIT
 ENGINEERING
 5 GREENLEAF WOODS DRIVE #302
 PORTSMOUTH, NH 03801

T. 603.319.1817
 F. 877.808.1817

WWW.SUMMITENGINEERING.COM

PREPARED FOR:

ALTUS
 ENGINEERING,
 INC.

133 COURT STREET,
 PORTSMOUTH, NH 03801

PROJECT:

PORTSMOUTH
 DPW ADDITIONS

680 PEVERLY HILL RD,
 PORTSMOUTH, NH 03801

SEAL:

NOT FOR CONSTRUCTION

No.	Revision	Date

DRAWN BY: DEC

CHECKED BY: RRC

DATE: 11/21/2023

JOB NUMBER: 230802

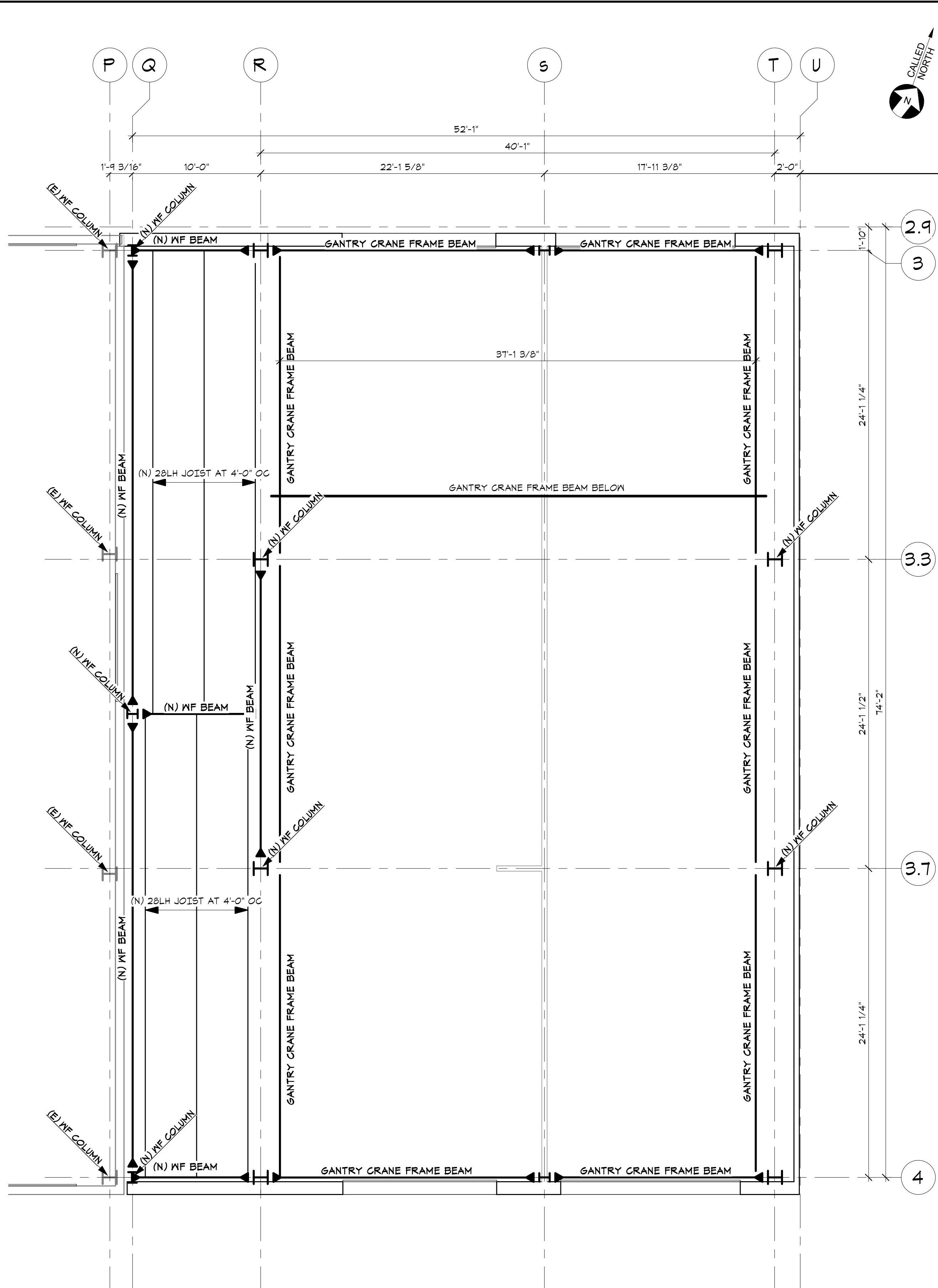
TITLE:
 MAINTENANCE
 ADDITION FOUNDATION
 PLAN

SHEET NUMBER:

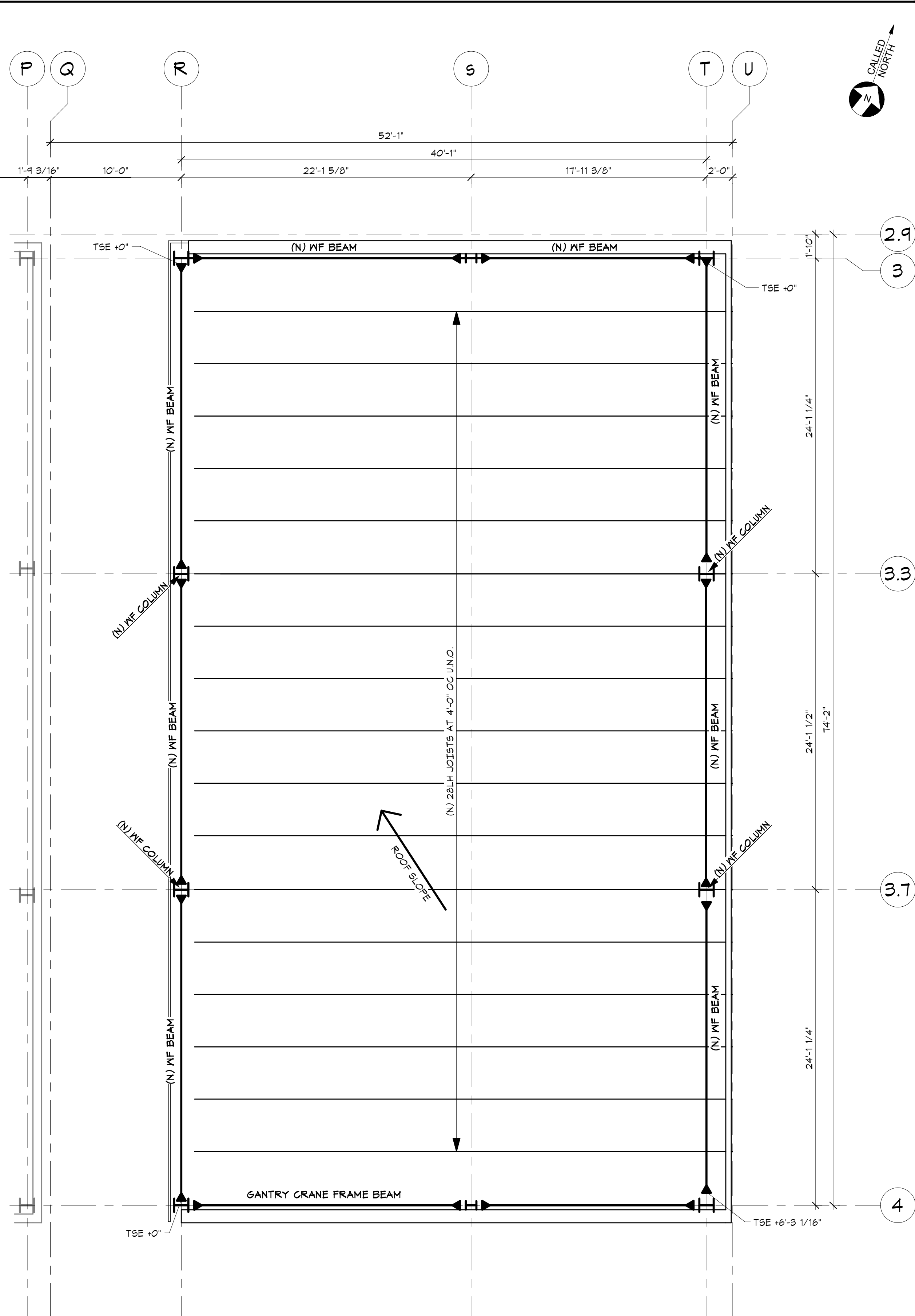
S1.0

11/21/2023 4:03:52 PM

P:\Project Files\AUS Engineering\2023\Portsmouth DPW Drawings\23007_DPW_Structural updated-2022.rvt



1 LOW ROOF & GANTRY CRANE FRAMING PLAN
 3/16" = 1'-0"



2 HIGH ROOF FRAMING PLAN EL 18'-10 1/2"
 3/16" = 1'-0"



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 680 PEVERLY HILL RD,
 PORTSMOUTH, NH 03801

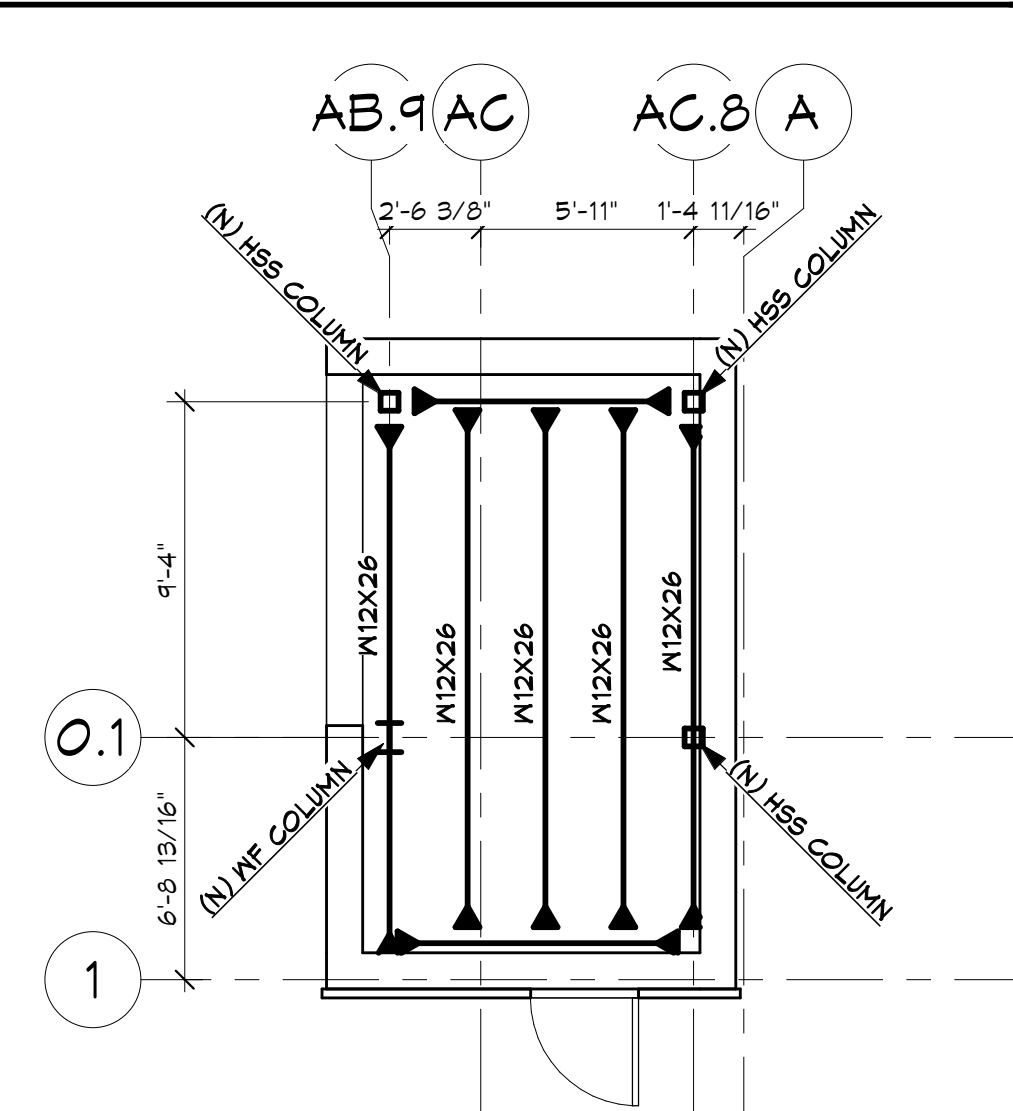
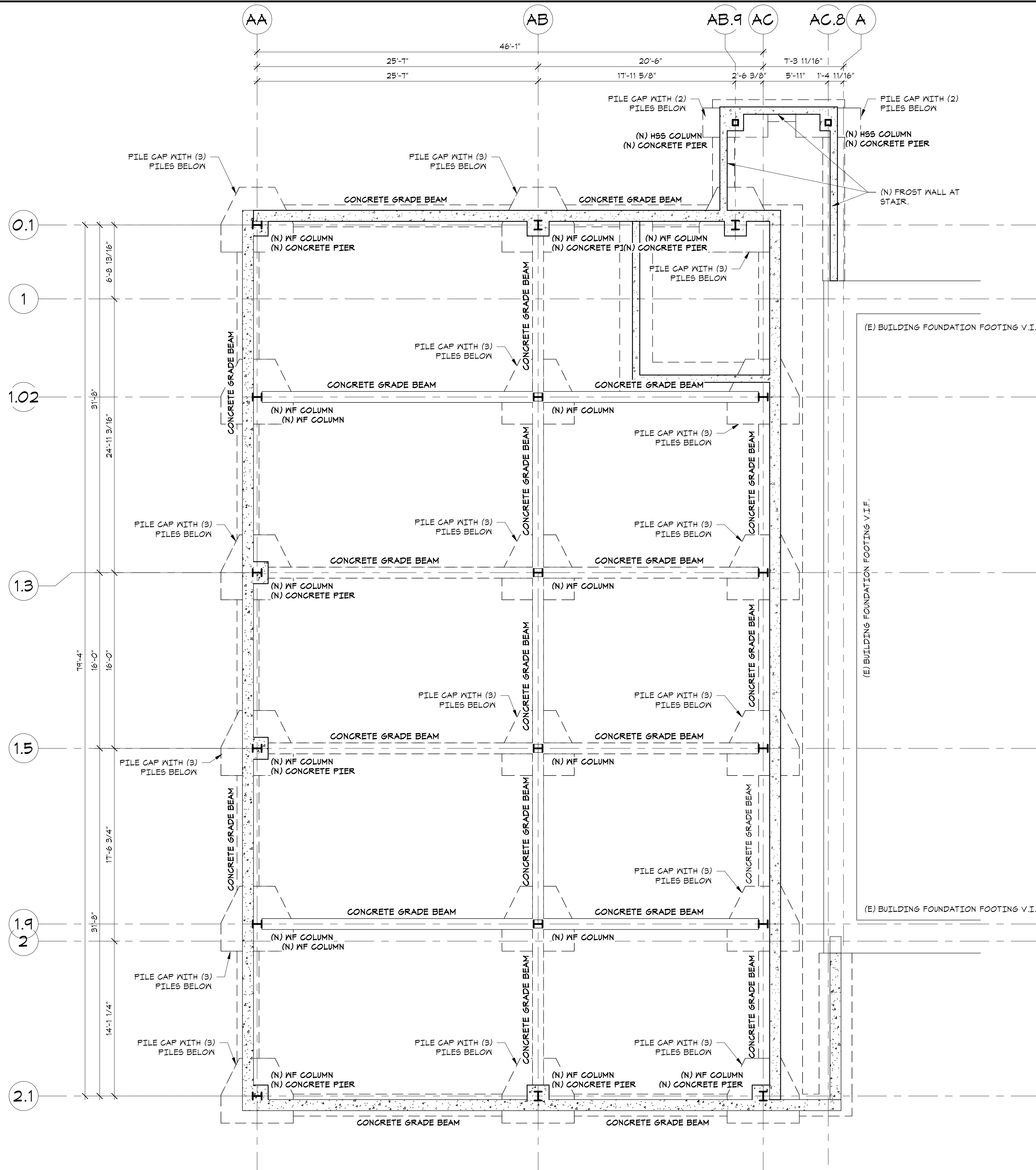
SEAL:
 NOT FOR CONSTRUCTION

No.	Revision	Date

DRAWN BY: DEC
 CHECKED BY: RRC
 DATE: 11/21/2023
 JOB NUMBER: 230802

TITLE:
 MAINTENANCE
 ADDITION FRAMING
 PLAN

SHEET NUMBER:
S1.1



2 STAIR ROOF FRAMING PLAN
S2.0 3/16" = 1'-0"

1 WORK BAY FOUNDATION
S2.0 3/16" = 1'-0"



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PROJECT:

PORTSMOUTH
DPW ADDITIONS

680 PEVERLY HILL RD,
PORTSMOUTH, NH 03801

SEAL:

NOT FOR CONSTRUCTION

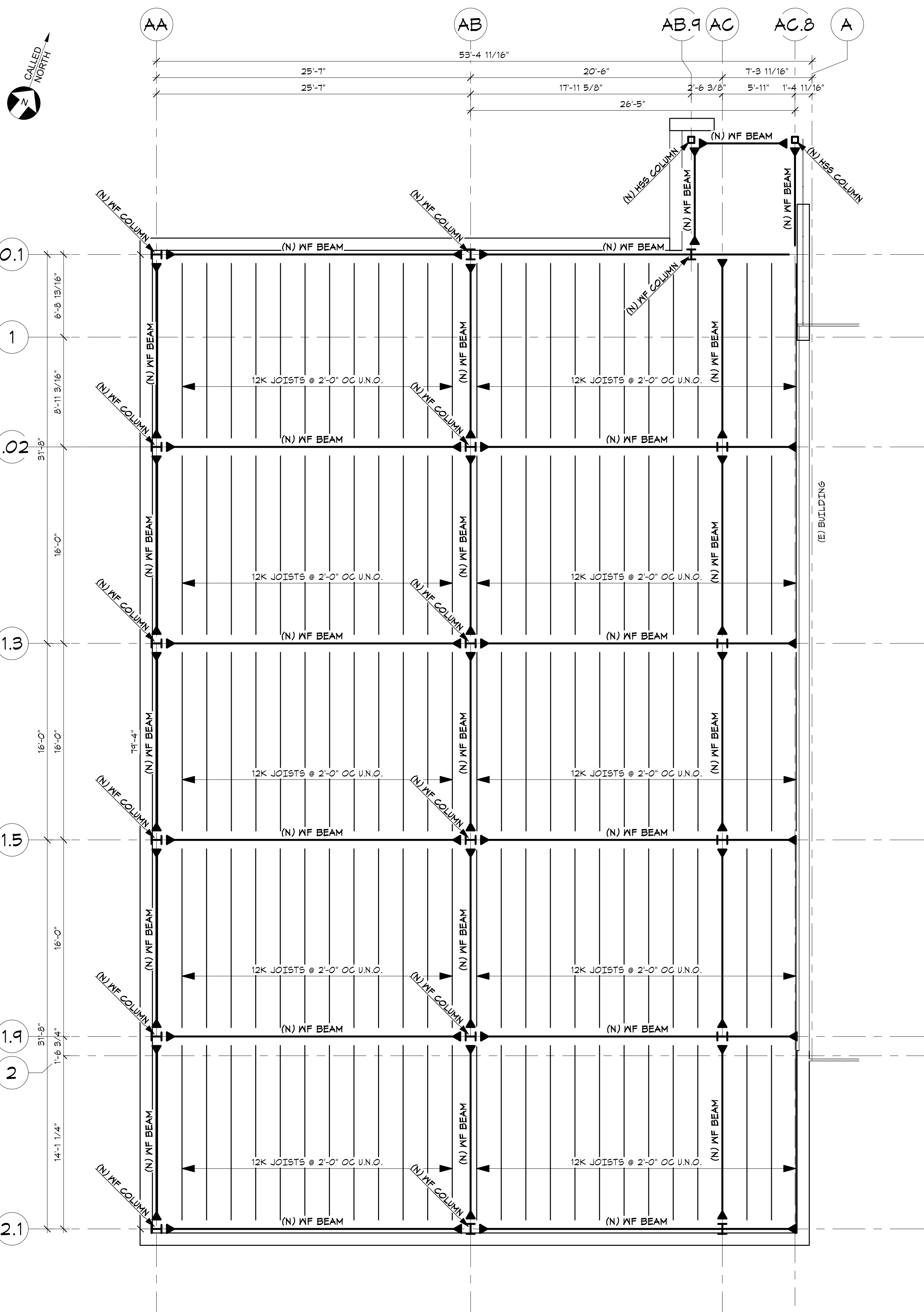
Date	Revision	No.

DRAWN BY: **DEC**
CHECKED BY: **RRC**
DATE: **11/21/2023**
JOB NUMBER: **230802**

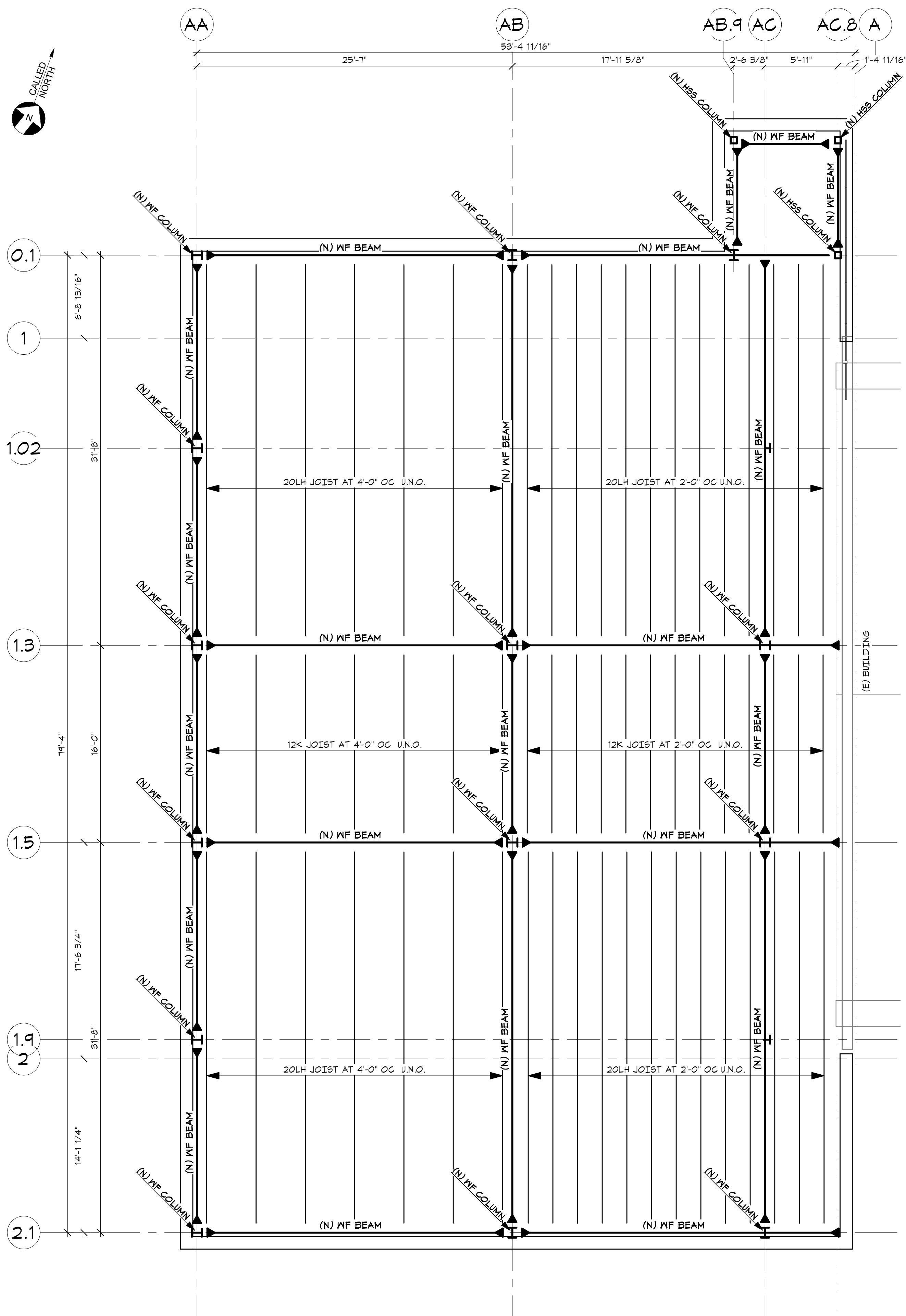
TITLE:
WATER ADDITION
FOUNDATION AND STAIR
ROOF FRAMING PLAN

SHEET NUMBER:

S2.0



1 WATER ADDITION SECOND FLOOR FRAMING PLAN
 S2.1 3/16" = 1'-0"



2 WATER ADDITION ROOF FRAMING PLAN
 S2.1 3/16" = 1'-0"



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PROJECT:
PORTSMOUTH
DPW ADDITIONS
 680 PEVERLY HILL RD,
 PORTSMOUTH, NH 03801

SEAL:
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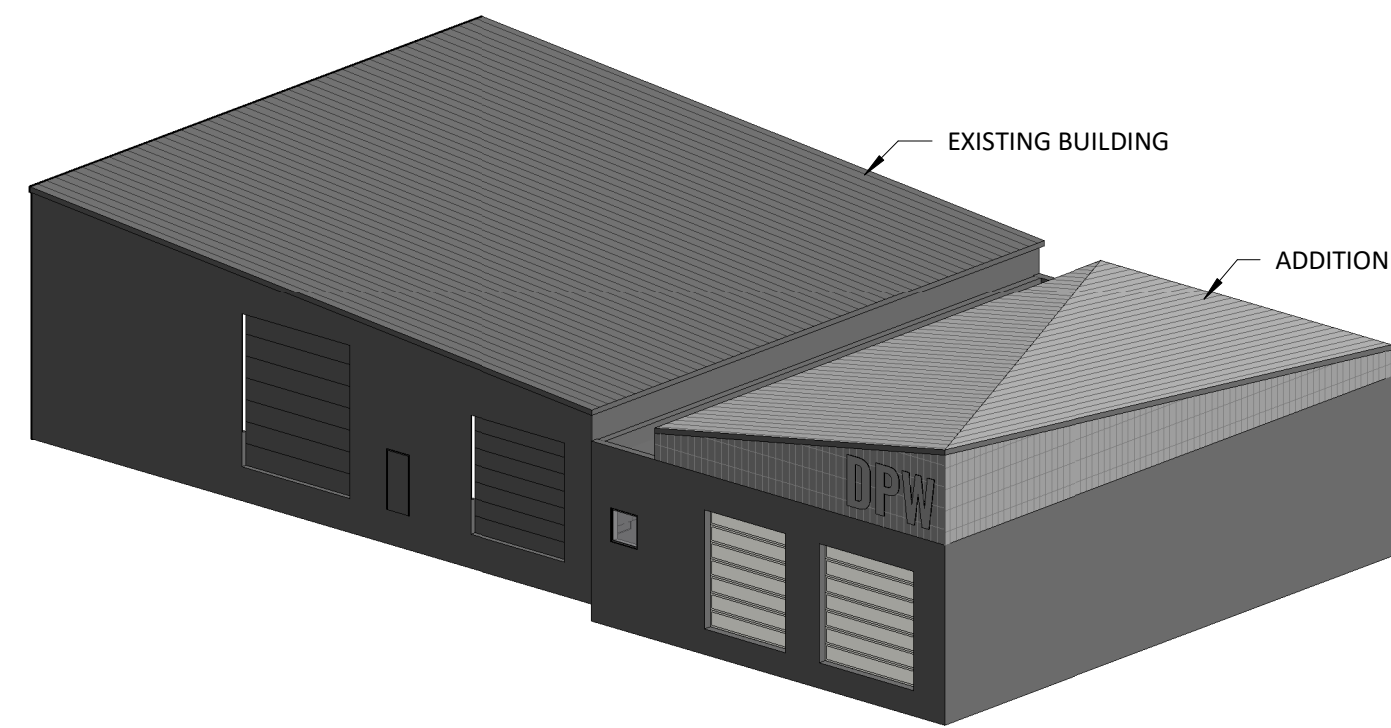
No.	Revision	Date

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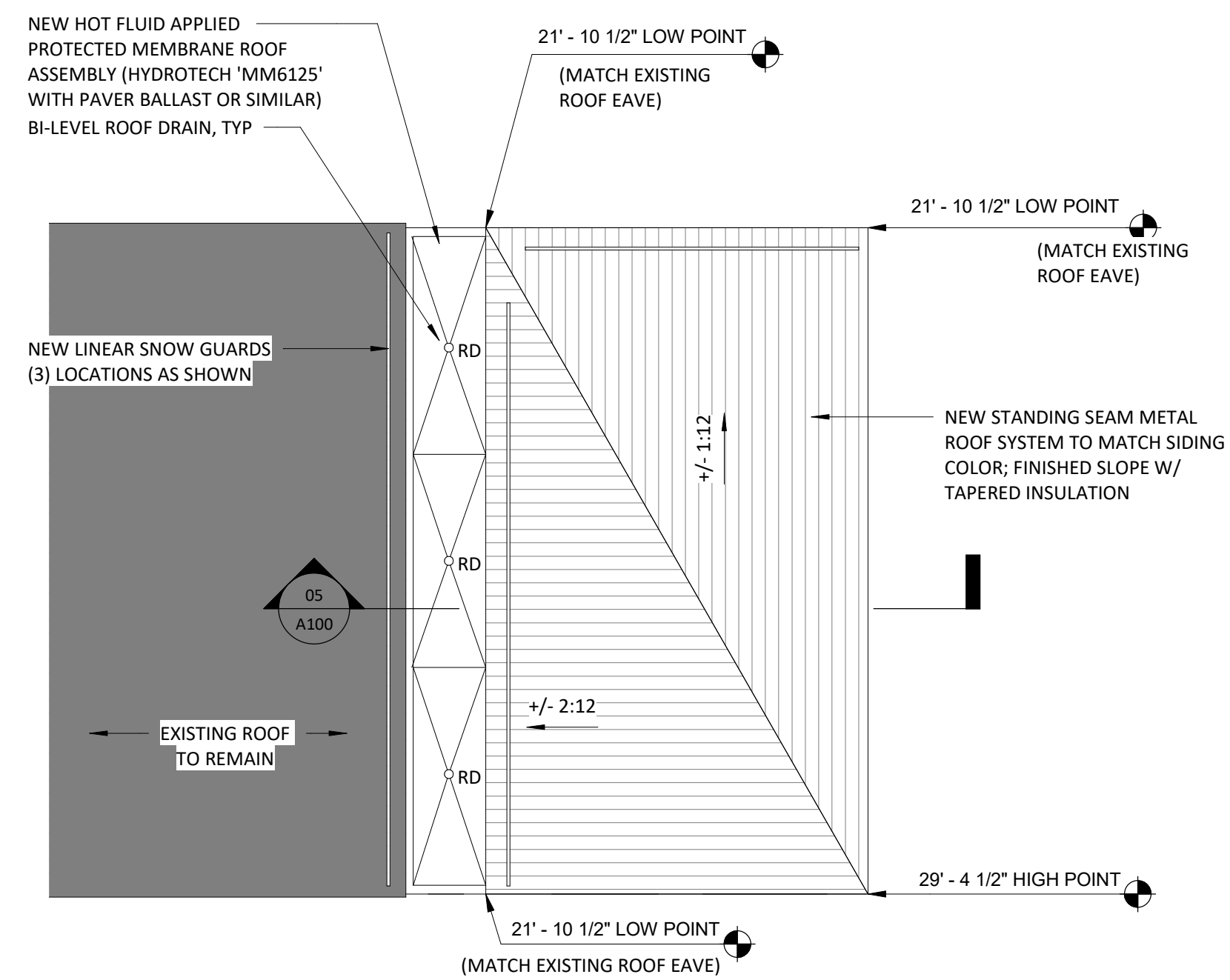
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 WATER ADDITION
 FRAMING PLANS

SHEET NUMBER:

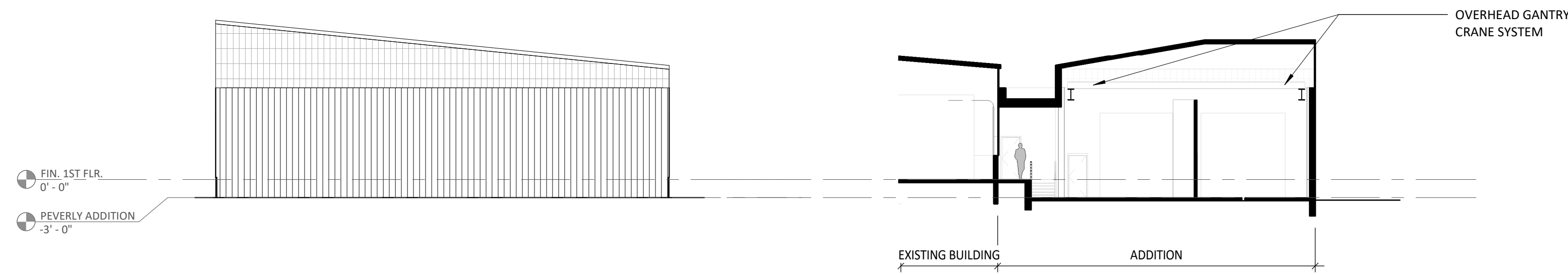
S2.1



07 3D VIEW - FOR INFORMATION ONLY

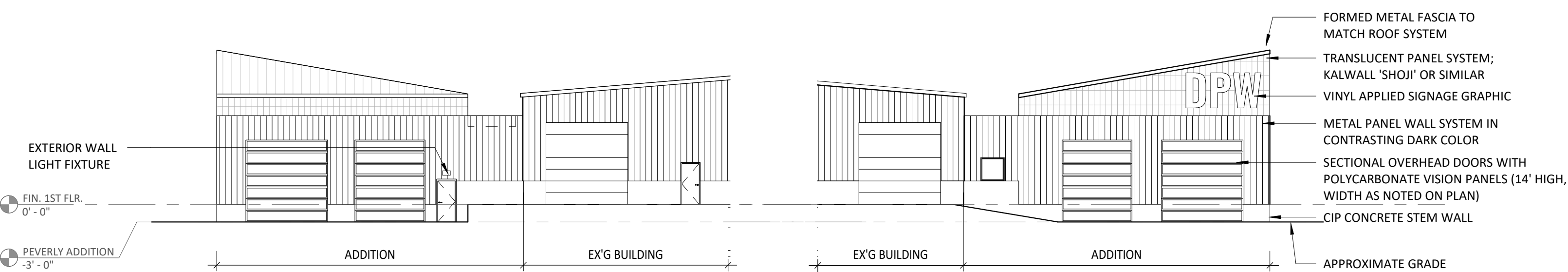


02 ROOF PLAN - MAINTENANCE ADDITION
1/16" = 1'-0"



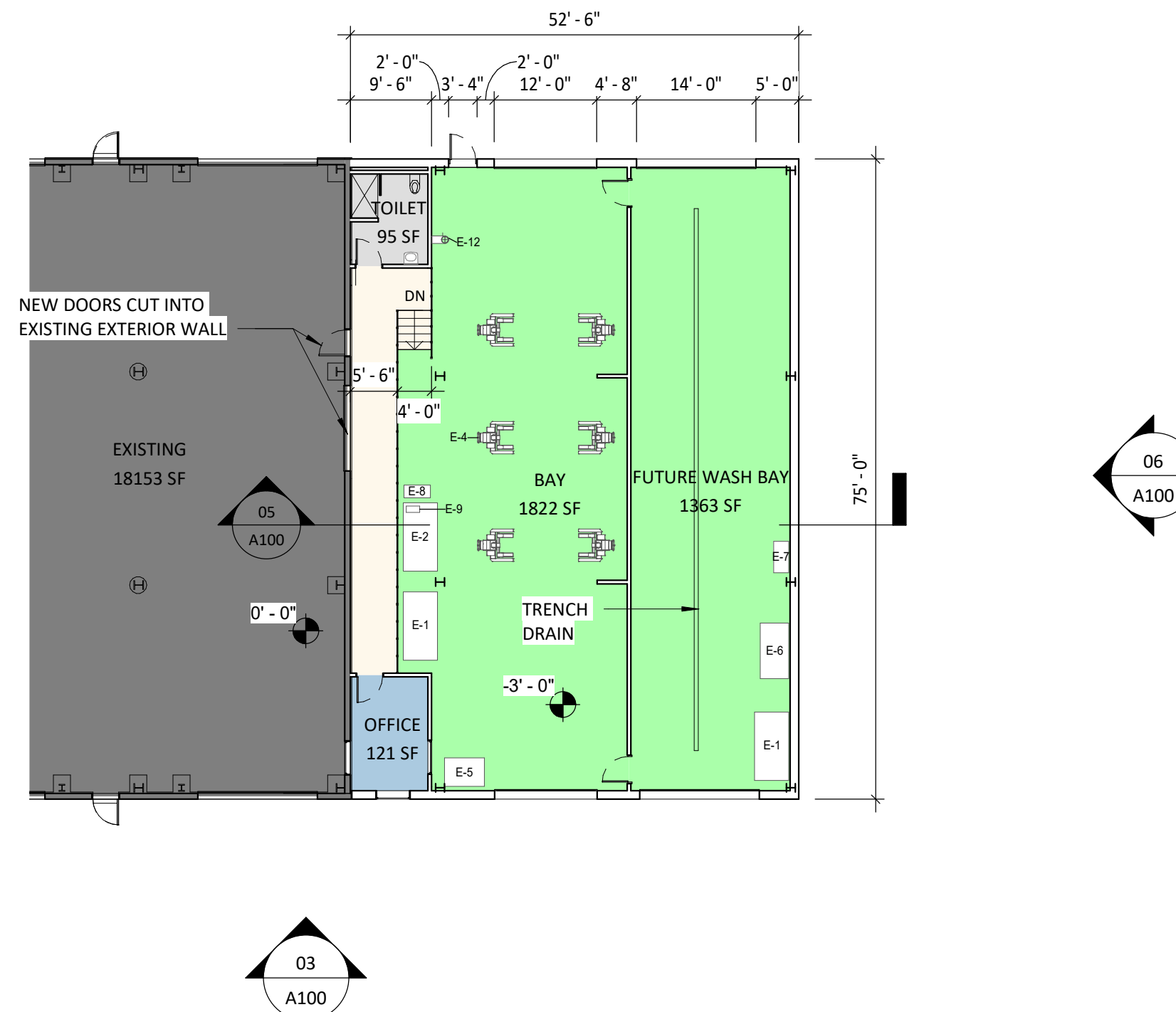
06 EAST ELEVATION - MAINTENANCE ADDITION
1/16" = 1'-0"

05 BUILDING SECTION - MAINTENANCE ADDITION
1/16" = 1'-0"

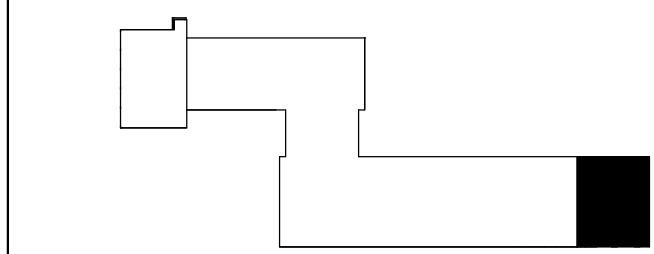


04 NORTH ELEVATION - MAINTENANCE ADDITION
1/16" = 1'-0"

03 SOUTH ELEVATION - MAINTENANCE ADDITION
1/16" = 1'-0"



01 1ST FLR. - MAINTENANCE ADDITION
1/16" = 1'-0"



KEY PLAN

DEPARTMENT LEGEND

- BUILDING SERVICES
- CIRCULATION
- EXISTING (N.I.C.)
- FM - SERVICE
- OFFICE
- WATER - SERVICE

GENERAL NOTES:

1. DRAWINGS ILLUSTRATE CONCEPTUAL DESIGN INTENT, AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION OR BID PRICING. FINAL DESIGN, DETAILING, CODE COMPLIANCE, PERMITTING TO BE COMPLETED BY OTHERS.
2. VERIFY ALL EXISTING CONDITIONS AND CRITICAL DIMENSIONS IN FIELD.
3. EQUIPMENT SCHEDULE COMPLETE BASED ON OWNER PROVIDED INFORMATION; VERIFY 'TBD' ITEMS WITH OWNER.

EQUIPMENT SCHEDULE

Type Mark	Description	Manufacturer	Model
E-1	Mechanic's Kiosk	tbd	tbd
E-2	Welding Table	tbd	tbd
E-4	6 Column Mobile Vehicle Lift System	Rotary Lift	MCH619 FLEX
E-5	Waste Oil Storage Tank	John Dow	AGS-180D
E-6	High Capacity Rotary Screw Air Compressor	tbd	tbd
E-7	Steam Cleaner	tbd	tbd
E-8	MIG Welder	Lincoln	K4467-1
E-9	Plasma Cutter	Hypertherm	PMX65 SYNC
E-10	Overhead Rail Crane	tbd	tbd
E-11	Workbench - 3'x5'	tbd	tbd
E-12	Eye Wash Station	tbd	tbd

NOT FOR CONSTRUCTION

Placework

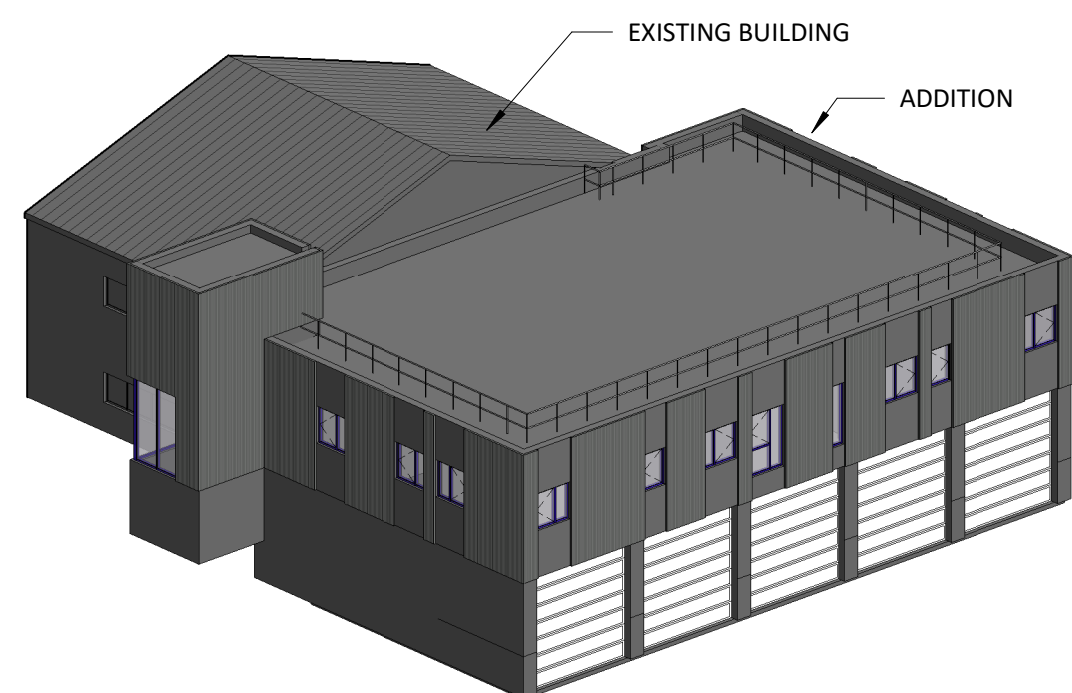
96 PENHALLOW ST PORTSMOUTH, NH 03801 603.319.8199

CITY OF PORTSMOUTH PROJECT NO.: 16122
PLACEWORK PROJECT NO.: 23-007
PORTSMOUTH DPW ADDITIONS
680 PEVERLY HILL RD, PORTSMOUTH, NH 03801

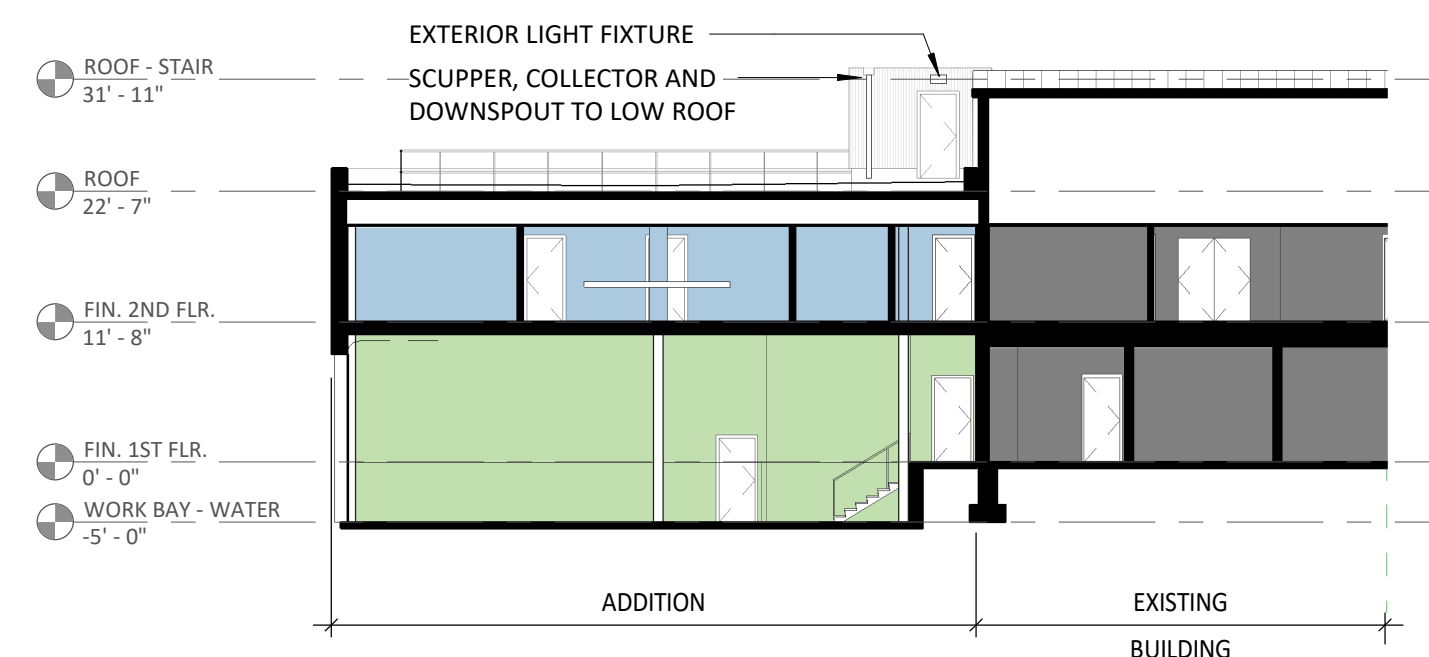
SHEET TITLE:
PROPOSED MAINTENANCE ADDITION

SEAL: BY: JL CHECK: AMM
DATE: 11/17/2023
SHEET NO.:

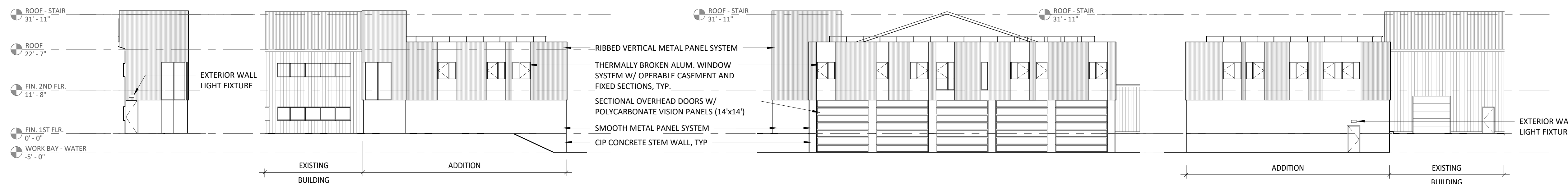
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09 3D VIEW - FOR INFORMATION ONLY



08 BUILDING SECTION - WATER ADDITION

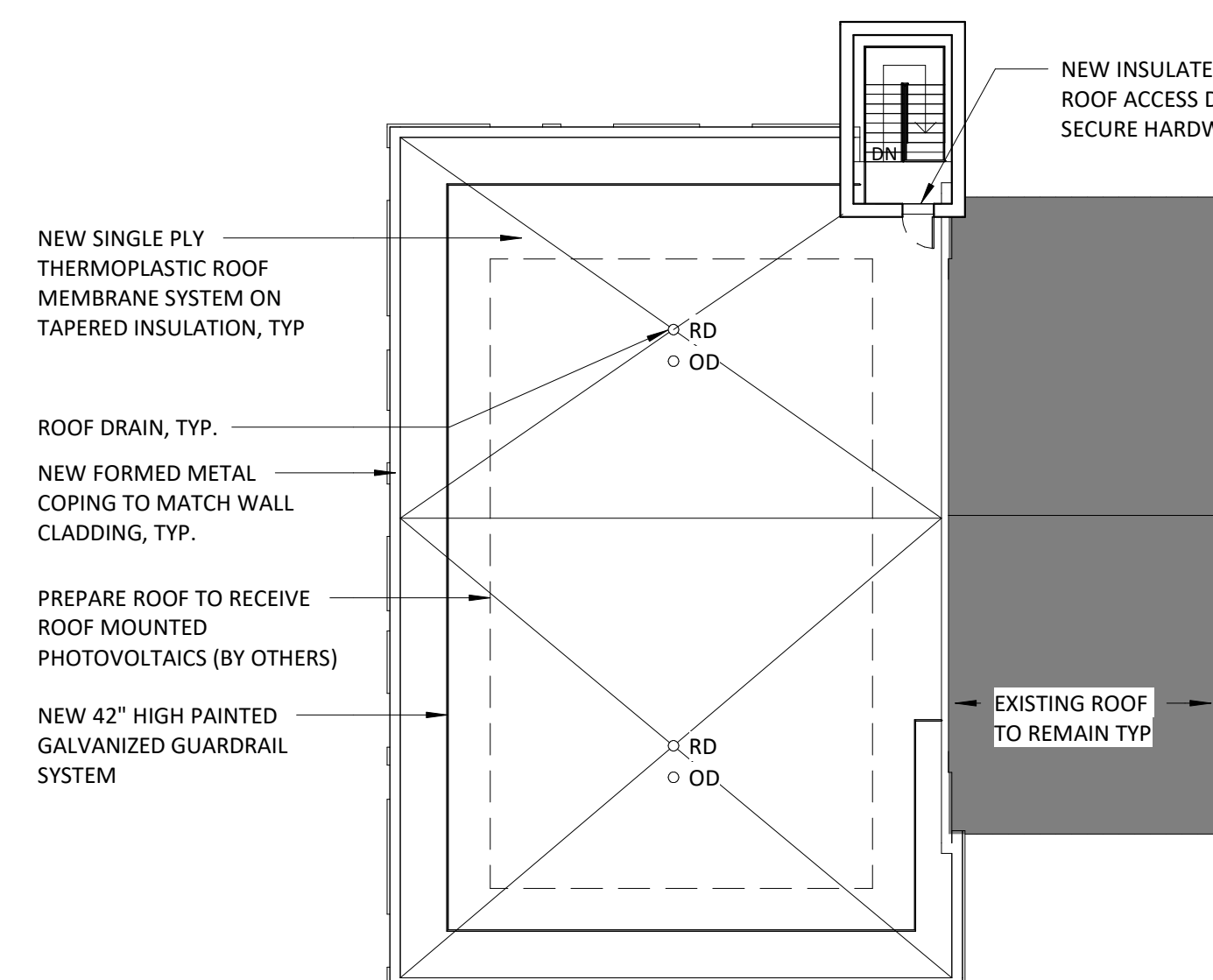


07 EAST ELEVATION - WATER ADDITION

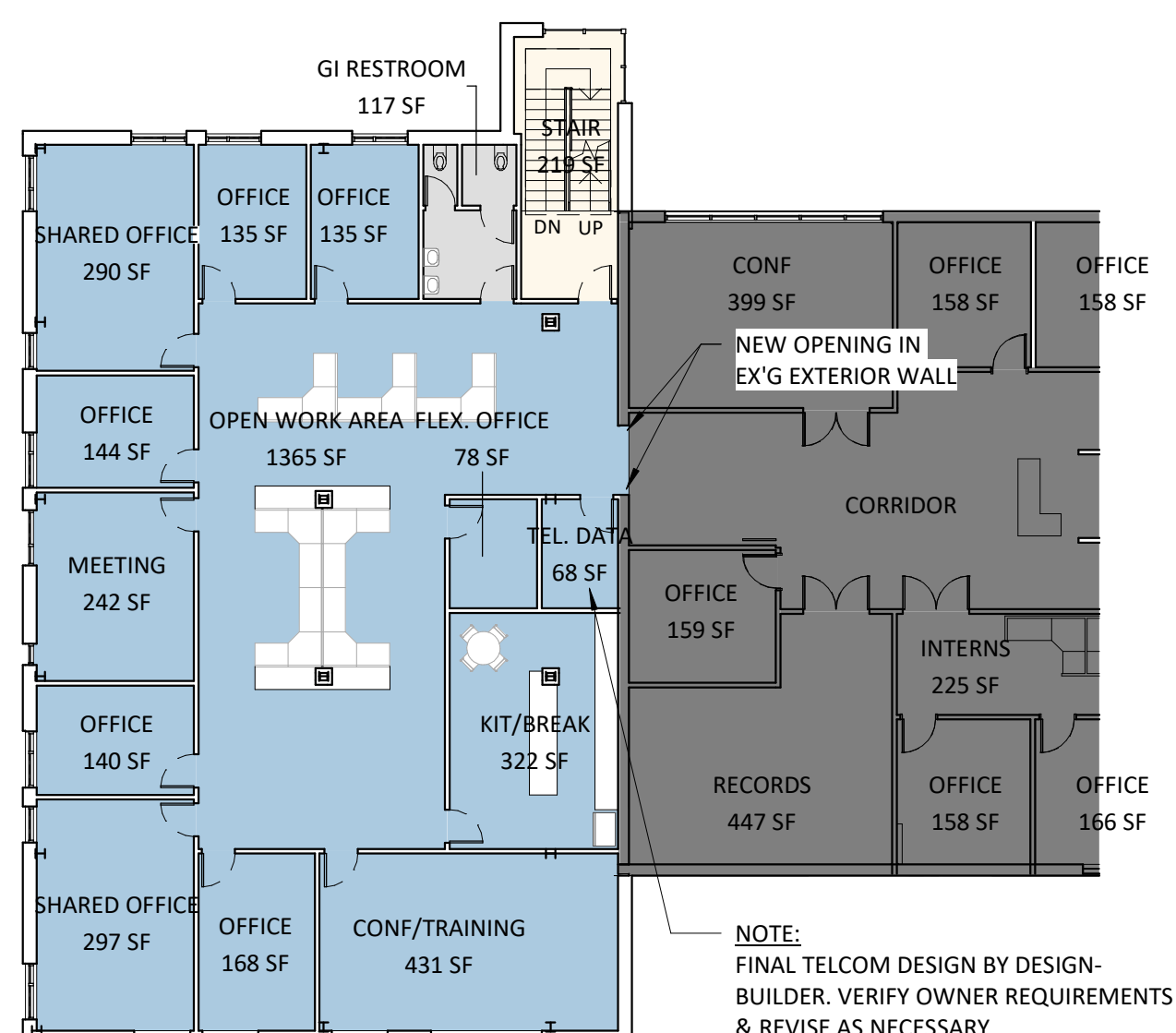
06 NORTH ELEVATION - WATER ADDITION

05 WEST ELEVATION - WATER ADDITION

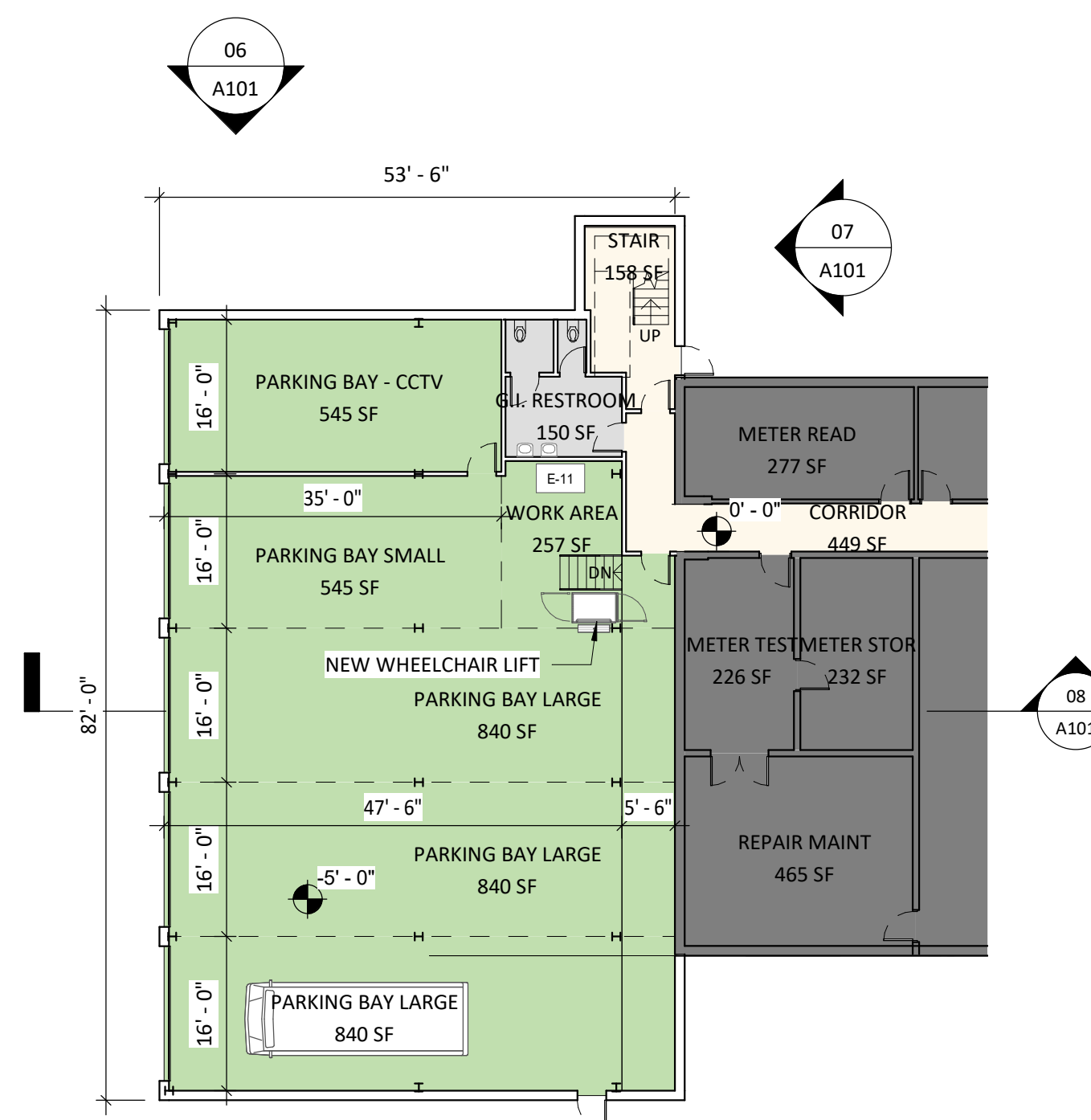
04 SOUTH ELEVATION - WATER ADDITION



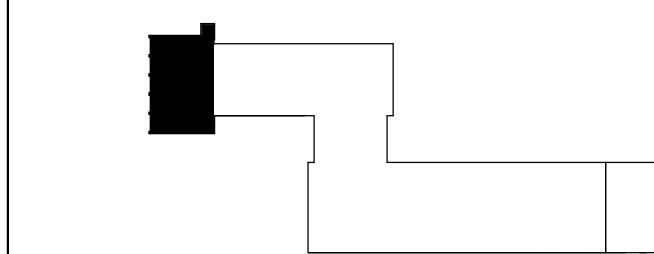
03 ROOF PLAN - WATER ADDITION



02 2ND FLR. - WATER ADDITION



01 1ST FLR. - WATER ADDITION



KEY PLAN

DEPARTMENT LEGEND

- BUILDING SERVICES
- CIRCULATION
- EXISTING (N.I.C.)
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E-5	Waste Oil Storage Tank	John Dow	AGS-180D
E-6	High Capacity Rotary Screw Air Compressor	tbd	tbd
E-7	Steam Cleaner	tbd	tbd
E-8	MIG Welder	Lincoln	K4467-1
E-9	Plasma Cutter	Hypertherm	PMX65 SYNC
E-10	Overhead Rail Crane	tbd	tbd
E-11	Workbench - 3'x5'	tbd	tbd
E-12	Eye Wash Station	tbd	tbd

NOT FOR CONSTRUCTION

Placework

96 PENNALLOW ST PORTSMOUTH, NH 03801 603.319.8199

CITY OF PORTSMOUTH PROJECT NO.: 16122
PLACEWORK PROJECT NO.: 23-007
PORTSMOUTH DPW ADDITIONS
680 PEVERLY HILL RD, PORTSMOUTH, NH 03801

SHEET TITLE:
PROPOSED WATER ADDITION

SEAL: BY: JL CHECK: AMM
DATE: 11/17/2023
SHEET NO.:

A101