

PROPOSED SITE PLAN

for

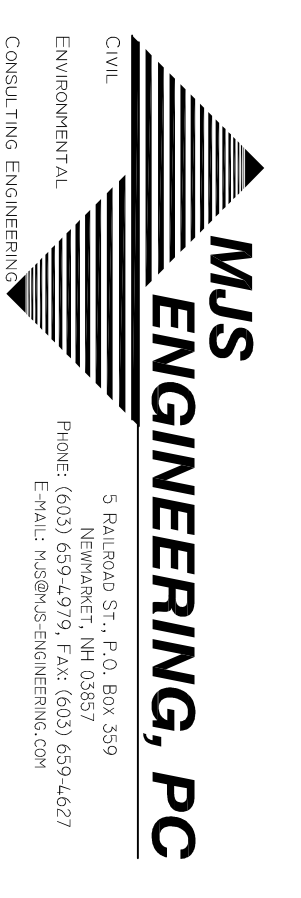
ISLAND DIVERSIFIED, LLC

15 MADBURY ROAD & 8 MATTHES TERRACE DURHAM, NEW HAMPSHIRE

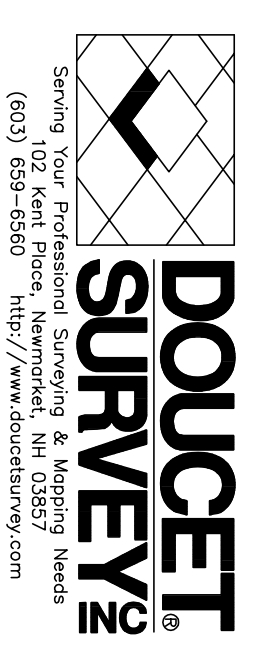
DECEMBER 18, 2013
REVISED MAY 15, 2014

OWNER:
ISLAND DIVERSIFIED, LLC
266 MIDDLE STREET
PORTSMOUTH, NH 03801
PHONE: (603) 427-5500

PROJECT TEAM:
CIVIL ENGINEER:



LANDSCAPE DESIGNER:
WOODBURN & COMPANY LANDSCAPE ARCHITECTURE, LLC
103 KENT PLACE
NEWMARKET, NH 03857
PHONE: (603) 659-5949
FAX: (603) 659-5939



SURVEYORS:

BUILDING DESIGNERS:
ROBIN WUNDERLICH
1 ALDER BROOK WAY
LEE, NH 03861

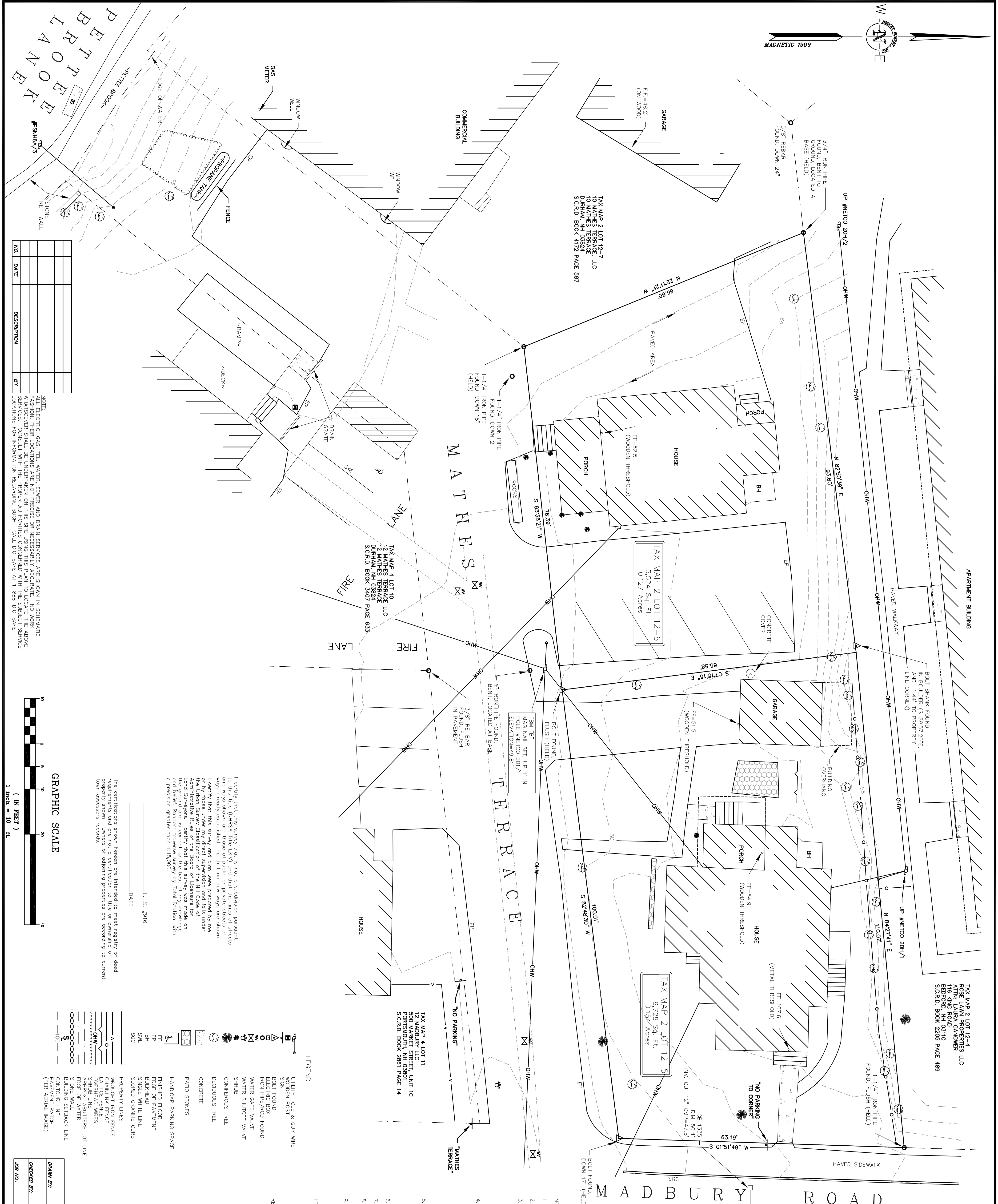
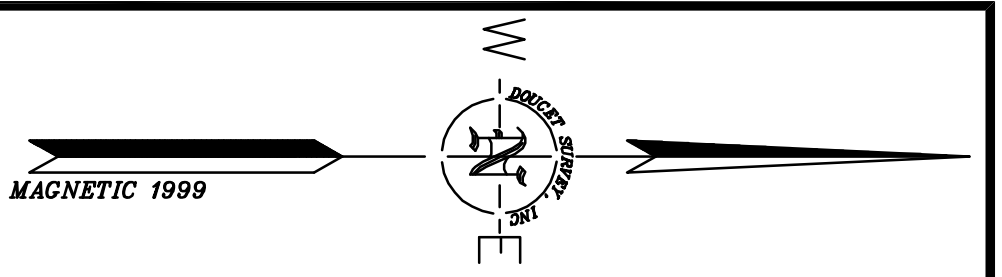
JENNIFER RAMSEY
SOMMA STUDIOS, LLC
117 BOW ST.
PORTSMOUTH, NH

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LIGHTING PLAN (BY VISIBLE LIGHT)	SHEET 1 OF 1

SHEET:

NO.	REVISIONS	DATE	INT.
1.	REVISIONS PER NEW RESIDENTIAL ACCESS LOCATION	5/15/14	KD



TAX MAP 2 LOT 12-4
 ROSE LAWN PROPERTIES LLC
 ATTN: LAURA GANONG
 116 KING ROAD
 PORTSMOUTH, NH 03801
 S.C.R.D. BOOK 2205 PAGE 499

TAX MAP 2 LOT 12-5
 6,728 Sq. Ft.
 0.156 Acres

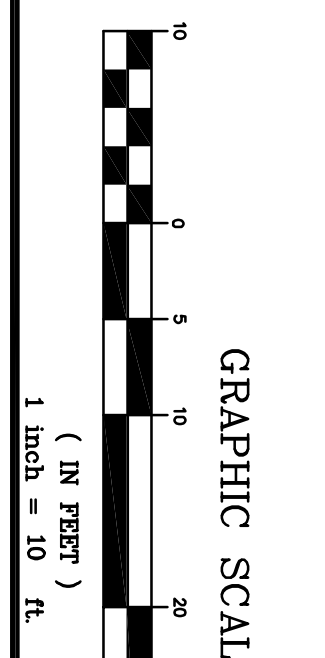
TAX MAP 2 LOT 12-6
 5,524 Sq. Ft.
 0.127 Acres

TAX MAP 4 LOT 10
 12 MATHES TERRACE
 DURHAM, NH 03824
 S.C.R.D. BOOK 3807 PAGE 633

TAX MAP 2 LOT 12-7
 10 MATHES TERRACE
 DURHAM, NH 03824
 S.C.R.D. BOOK 4172 PAGE 587

NO.	DATE	DESCRIPTION	BY

NOTE: ALL ELECTRIC, GAS, TEL, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. THE SURVEYOR'S RESPONSIBILITY IS TO LOCATE THE ABOVE SERVICES IN ACCORDANCE WITH THE ABOVE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIS-SAFE AT 1-888-DIS-SAFE.



I certify that this survey plot is not a subdivision pursuant to this state (Verdick Title XXV) and that the lines of streets and other ways shown hereon are not new ways or new ways already established and that no new ways are shown. I certify that this survey and plan were prepared by me or by those under my direct supervision and table under my professional seal and signature and that I am a duly Licensed Professional Land Surveyor. I certify that this survey was made on and after the 1st day of May, 2013, and that the same is a true and correct representation of the actual survey with a precision greater than 1:15,000.

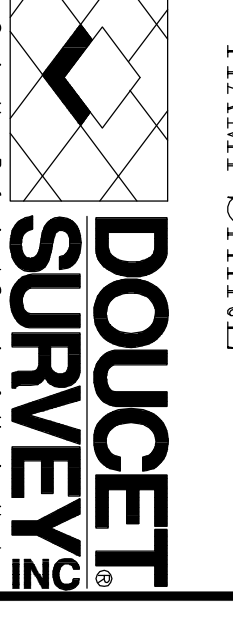
LLS #916
 DATE

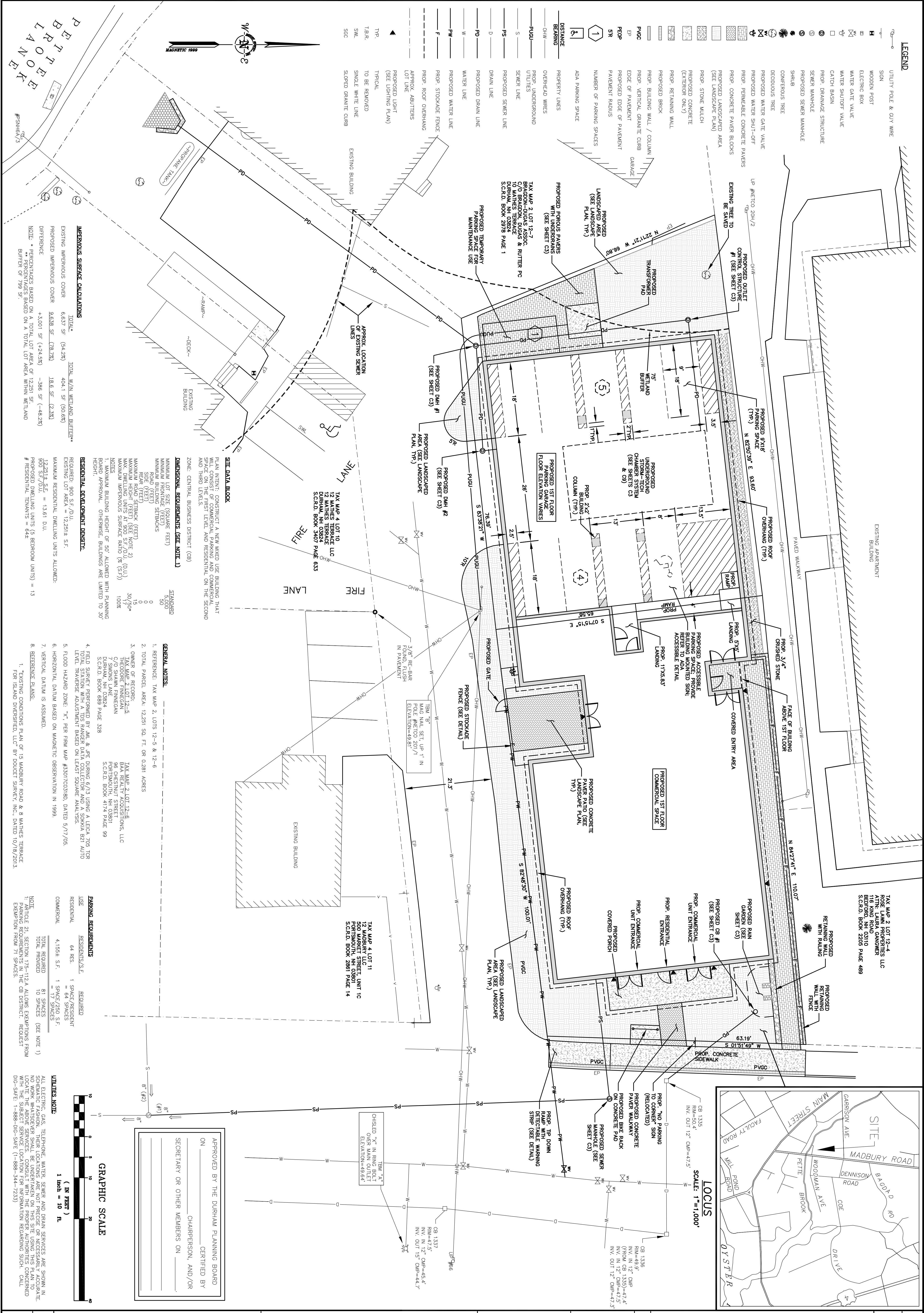
- LEGEND**
- UTILITY POLE & CUY WIRE
 - WOODEN POST
 - ROBT FOUND
 - ELECTRIC BOX
 - IRON PIPE/ROD FOUND
 - WATER GATE VALVE
 - WATER SHUTOFF VALVE
 - SHRUB
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - CONCRETE
 - PATIO STONES
 - HANDICAP PARKING SPACE
 - FINISHED FLOOR
 - EDGE OF PAVEMENT
 - SINGLE WHITE LINE
 - SLOPED GRANITE CURB
 - PROPERTY LINES
 - WOODEN/IRON FENCE
 - CHAINLINK FENCE
 - LATTICE FENCE
 - SHRUB
 - APPROX. ADJUTERS LOT LINE
 - STONE WALL
 - BUILDING SETBACK LINE
 - CONTOUR LINE
 - PAVEMENT PATCH
 - (PER AERIAL IMAGES)

DRAWN BY	E.L.S.	DATE	NOV 18, 2013
CHECKED BY	W.J.D.	DRAWING NO.	36271B
JOB NO.	3621	SHEET	1 OF 1

EXISTING CONDITIONS PLAN
 FOR
MJS ENGINEERING, PC
 (TAX MAP 2 LOTS 12-5 & 12-6)
MADBURY ROAD & MATHES TERRACE
 DURHAM, NEW HAMPSHIRE

- NOTES:**
1. REFERENCE: TAX MAP 2, LOTS 12-5 & 12-6
 2. TOTAL PARCEL AREA: 50 FT. OR AC.
 3. OWNER OF RECORD: THEODORE FINNEGAN, C/O SHAWN FINNEGAN, DURHAM, NH 03824, S.C.R.D. BOOK 689 PAGE 328
 4. ZONE: CB (GENERAL BUSINESS) DIMENSIONAL REQUIREMENTS: 5,000 S.F. MIN. LOT AREA, 50' MIN. FRONTAGE, MIN. FRONT SETBACK NONE, MIN. SIDE/REAR SETBACK 5/7.5, MAX. BUILDING HEIGHT 32'
 5. FIELD SURVEY PERFORMED BY M&J PRE DURING 6/13 USING A LEICA 705 TOR TOTAL STATION. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING STANDARDS AND PRACTICES OF THE STATE OF NEW HAMPSHIRE. ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS. ADDITIONAL FIELD SURVEY PERFORMED BY M&J & LPS DURING 8/13 USING A GEOMETER 600 PRO TOTAL STATION WITH A TDS RANGER DATA COLLECTOR.
 6. FLOOD HAZARD ZONE: "X", PER FIRM MAP #3101703180, DATED 5/17/05.
 7. HORIZONTAL DATUM BASED ON NAVD88 PER DISK UNIT, ELEVATION=76.72' (TO CONVERT TO NGVD28, ADD 0.72')
 8. VERTICAL DATUM BASED ON MAGNETIC OBSERVATION IN 1999.
 9. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DETERMINE THE EXTENT OF THE ROAD(S), AS DEPICTED HEREON (S/ABE LIMITS OF TITLE).
 10. DUE TO THE COMPLEXY OF RESEARCHING ROAD RECORDS AS A RESULT OF AN IMPARTIAL, UNORGANIZED, INCONCLUSIVE, COUNTERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY, THE EXTENT OF (THE ROAD(S)), AS DEPICTED HEREON (S/ABE LIMITS OF TITLE).





LEGEND

- UTILITY POLE & GUY WIRE SIGN
- WOODEN POST
- ELECTRIC BOX
- WATER GATE VALVE
- WATER SHUTOFF VALVE
- CATCH BASIN
- PROP. DRAINAGE STRUCTURE
- SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- SHRUB
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPOSED WATER GATE VALVE
- PROPOSED WATER SHUT-OFF
- PROP. PERMEABLE CONCRETE PAVERS
- PROP. CONCRETE PAVEMENT
- PROP. CONCRETE PAVEMENT (SEE LANDSCAPE PLAN)
- PROP. STONE MULCH
- PROPOSED CONCRETE (EXTERIOR ONLY)
- PROP. RETAINING WALL
- PROP. BUILDING WALL / COLUMN
- PROP. VERTICAL GRANITE CURB
- EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PAYMENT RADII
- NUMBERS OF PARKING SPACES
- ADA PARKING SPACE
- PROPERTY LINES
- OVERHEAD WIRES
- PROP. UNDERGROUND UTILITIES
- SEWER LINE
- PROPOSED SEWER LINE
- DRAIN LINE
- PROPOSED DRAIN LINE
- WATER LINE
- PROPOSED WATER LINE
- PROP. STOCKADE FENCE
- PROP. ROOF OVERHANG
- APPROX. ABUTTERS
- PROPOSED LIGHT (SEE LIGHTING PLAN)
- TYPICAL
- TO BE REMOVED
- SINGLE WHITE LINE
- SML
- SLOPED GRANITE CURB

INTERIUS SURFACE CALCULATIONS

EXISTING INTERIUS COVER	PROPOSED INTERIUS COVER	TOTAL	TOTAL W/IN WETLAND BUFFER**
6,637 SF (54.2%)	9,638 SF (78.3%)	16,275 SF (132.5%)	16,275 SF (132.5%)
			3,001 SF (+24.5%)
			-386 SF (-48.2%)

NOTE: * PERCENTAGES BASED ON A TOTAL LOT AREA OF 12,251 SF.
** PERCENTAGES BASED ON A TOTAL LOT AREA WITHIN WETLAND BUFFER OF 799 SF.

SITE DATA BLOCK

PLAN INTENT: CONSTRUCT A NEW MIXED USE BUILDING THAT INCLUDES COMMERCIAL AND RESIDENTIAL UNITS. THE BUILDING SHALL BE SITUATED ON THE FIRST LEVEL AND RESIDENTIAL ON THE SECOND AND THIRD LEVELS.

ZONE: CENTRAL BUSINESS DISTRICT (CB)

DIMENSIONAL REQUIREMENTS (SEE NOTE 1)

MINIMUM LOT SIZE (SQUARE FEET)	STANDARD
MINIMUM FRONTAGE (FEET)	50
MINIMUM SIDE SETBACKS (FEET)	0
MINIMUM REAR SETBACKS (FEET)	0
MAXIMUM HEIGHT (FEET)	30/50*
MAXIMUM HEIGHT UNITS AT 90° S.F./D.U. (D.U.)	17
MAXIMUM HEIGHT UNITS AT 45° S.F./D.U. (D.U.)	100%

NOTES:
1. MAXIMUM BUILDING HEIGHT OF 90' ALLOWED WITH PLANNING BOARD APPROVAL. OTHERWISE, BUILDINGS ARE LIMITED TO 30' HEIGHT.

RESIDENTIAL DEVELOPMENT DENSITY

REQUIRED: 90 S.F./D.U.
EXISTING LOT AREA = 12,251 S.F.
MAXIMUM RESIDENTIAL DWELLING UNITS ALLOWED: 12,251 S.F. ÷ 90 S.F./D.U. = 136.1 D.U.
PROPOSED DWELLING UNITS (5 BEDROOM UNITS) = 13
RESIDENTIAL TENANTS = 64

GENERAL NOTES

- REFERENCE TAX MAP 2, LOTS 12-5 & 12-6
- TOTAL PARCEL AREA: 12,251 SQ. FT. OR 0.281 ACRES
- OWNER OF RECORD: BAA REALTY ACQUISITIONS, LLC
THEODORE FINNEGAN
C/O SHAW FINNEGAN
5100 SHAW LANE
S.C.R.D. BOOK 4174 PAGE 99
- FIELD SURVEY PERFORMED BY AM & JEFF DUNN, 6/13 USING A LEICA 305 108 TOTAL STATION WITH DATA COLLECTOR AND SOKKA 821 ADJ10 LEVEL TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- FLOOD HAZARD ZONE: "X", PER FIRM MAP A3307(CO)3(B), DATED 5/17/05.
- HORIZONTAL DATUM BASED ON MAGNETIC OBSERVATION IN 1999.
- VERTICAL DATUM IS ASSUMED.
- REFERENCE PLANS:

PARKING REQUIREMENTS

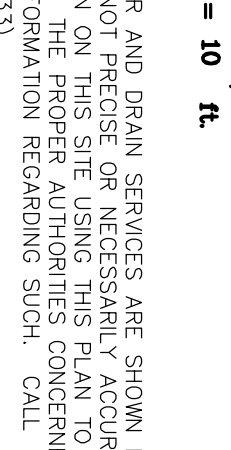
USE	RESIDENTS/5/F	REQUIRED
RESIDENTIAL	64 RES.	1 SPACE/RESIDENT
COMMERCIAL	4,155± S.F.	1 SPACE/750± S.F.
TOTAL REQUIRED		81 SPACES (SEE NOTE 1)
TOTAL PROVIDED		17 SPACES

NOTE: 1. PARKING REQUIREMENTS IN THIS CD DISTRICT: RESIDENTIAL EXEMPTION FROM 71 SPACES.

UTILITIES NOTE

ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO THE EXTENT THAT IT INTERFERES WITH THE SUBJECT SERVICE. LOCATION FOR INFORMATION REGARDING SUCH CALL DUG-SAFE: 1-888-DIG-SAFE (1-888-344-7233)

GRAPHIC SCALE



APPROVED BY THE DURHAM PLANNING BOARD

ON _____ CERTIFIED BY _____
CHAIRPERSON, AND/OR SECRETARY OR OTHER MEMBERS ON _____

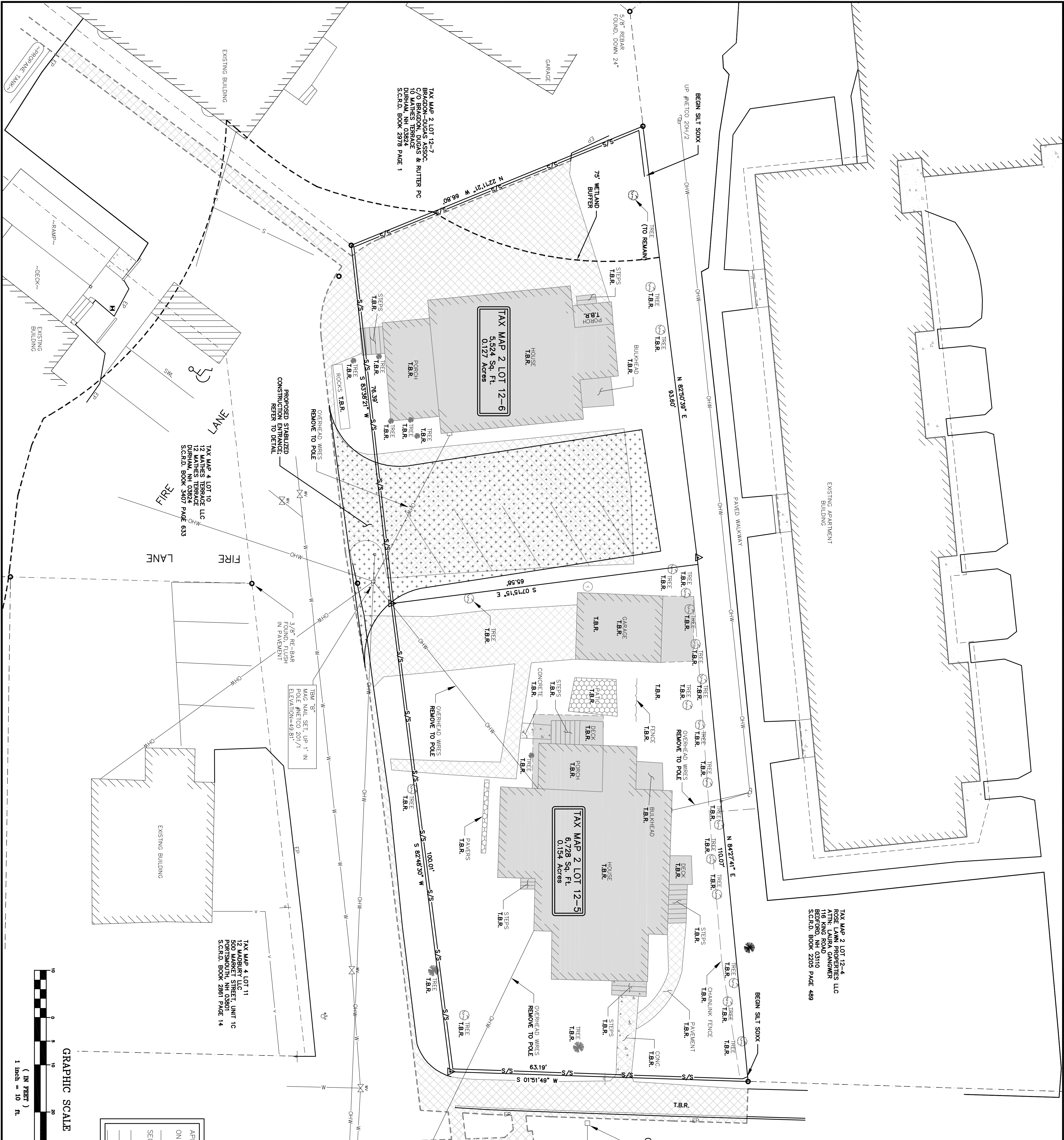
SITE PLAN
prepared for
ISLAND DIVERSIFIED LLC
(TAX MAP 2, LOT 12-5 & 12-6)
MATHES TERRACE DURHAM, NH

DATE: 12/18/13
SCALE: 1"=10'
DESIGNED BY: MJS/MS
DRAWN BY: JLG
APPROVED BY: MJS
DWG FILE: 13023C1.dwg

SEAL

NO.	REVISIONS	DATE	INT.
3.	REVISIONS PER NEW RESIDENTIAL ACCESS LOCATION	5/15/14	JLG
2.	REVISIONS TO SHOW PRELIMINARY MODIFICATIONS	4/18/14	MS
1.	REVISIONS PER PUBLIC HEARING COMMENTS 3/12/14	3/21/14	MS

MJS ENGINEERING, PC
CIVIL ENVIRONMENTAL CONSULTING ENGINEERS
5 RAILROAD ST., P.O. BOX 359
NEWMARKET, NH 03857
PHONE: (603) 659-4979, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

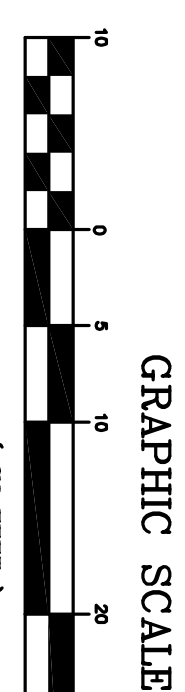


TAX MAP 2 LOT 12-4
 LLC
 ATR: LAURA GANIGER
 118 KING ROAD
 BEDFORD, NH 03110
 SC&RD BOOK 2809 PAGE 489

TAX MAP 4 LOT 10
 12 MATHERS TERRACE
 SC&RD BOOK 2807 PAGE 633

TAX MAP 4 LOT 11
 12 MADBURY STREET UNIT 1C
 500 MARKET STREET
 SC&RD BOOK 2881 PAGE 14

TAX MAP 2 LOT 12-7
 BRADON-DUGAS ASSOC.
 C/O BRADON, DUGAS & RUTTER PC
 500 MARKET STREET
 DURHAM, NH 03824
 S.C.&R.D. BOOK 2978 PAGE 1



(SIGN TO BE RELOCATED)

- DEMOLITION NOTES:**
1. THERE SHALL BE NO CONSTRUCTION PARKING, UNLOADING, OR STAGING ON MATHERS TERRACE AT ANY TIME DURING CONSTRUCTION. UNLESS ADEQUATE NOTICE AND PRIOR APPROVAL HAS BEEN GRANTED BY THE PROPERTY OWNERS ALONG MATHERS TERRACE, ALL CONSTRUCTION DELIVERIES FOR MATERIALS SHALL BE FROM THE ACCESS GATE ON MADBURY ROAD.
 2. LOCATIONS OF UTILITIES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE SITE DESIGNER AT 1-888-DIG-SAFE (1-888-344-7233) PRIOR TO COMMENCING WITH ANY CONSTRUCTION WORK.
 3. CONSTRUCTION STAKEOUTING SHALL MEET THE REQUIREMENTS OF THE CONSTRUCTION EROSION CONTROL STRUCTURES AND CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO CONDUCTING EARTHWORK ACTIVITIES.
 4. ALL DEMOLITION MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFICALLY INDICATED OTHERWISE ON THIS PLAN. MATERIALS SHALL BE RELOCATED TO AN AREA DESIGNATED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BUILDING CONTRACTOR OF WORKING AROUND STOCKPILED MATERIALS.
 5. ALL DEMOLITION MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE PER CURRENT LOCAL, STATE AND FEDERAL REGULATIONS. ALL SIGNS SHALL BE REMOVED FROM THE SITE.
 6. THE INTENT OF THIS PLAN IS TO SHOW THE DEMOLITION REQUIREMENTS. THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A SITE VISIT TO VERIFY ALL DEMOLITION REQUIREMENTS FOR THE PROJECT.
 7. PROPERTY BOUNDARY MONUMENTS SHALL BE SET AS SHOWN. EXISTING MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NH LICENSED SURVEYOR. U.S. DODGET SURVEY, INC. (669-6560) IS THE SURVEYOR OF RECORD FOR THIS PROPERTY. COSTS FOR THIS WORK SHALL BE PAID FOR BY THE SITE CONTRACTOR.
 8. THE SITE CONTRACTOR SHALL PROVIDE DAILY MAINTENANCE AS NECESSARY, INCLUDING SWEEPING MADBURY ROAD AND MATHERS TERRACE, TO REMOVE DEPOSITED MATERIALS, SPILLS, ETC. ASSOCIATED WITH THE SITE AND BUILDING CONSTRUCTION ACTIVITIES.
 9. ALL WORK SHALL BE CONDUCTED IN A MANNER TO PROTECT EXISTING FEATURES TO REMAIN AS SHOWN. THIS INCLUDES ON-SITE FEATURES AND THOSE FEATURES WITHIN THE ADJACENT PROPERTY. THESE FEATURES SHALL BE IDENTIFIED/RECORDED IN KIND BY THE SITE CONTRACTOR.
 10. IN ANY LOCATION WHERE AN EXISTING PROFESSIONAL TRAILER, WY LEADS TO THE CONSTRUCTION SITE FOOT PATHS ETC. ACCESS TO THE CONSTRUCTION SITE SHALL BE BLOCKED AND SIGNAGE SHALL BE PROVIDED AS SHOWN BELOW.

DEMOLITION ITEMS:
 (REFER TO DEMOLITION NOTE 6 ABOVE)

- A. REMOVE ALL EXISTING PAVEMENT AND CONCRETE.
- B. REMOVE ALL EXISTING BUILDINGS INCLUDING FOUNDATIONS, STEPS, DECKS, PORCHES, PATIOS, AND OTHER BUILDING APPURTENANCES.
- C. UNLESS NOTED OTHERWISE, REMOVE ALL EXISTING UTILITIES THAT SERVICE THE SITE, INCLUDING POWER LINES, WATER LINES, GAS LINES, AND SEWER LINES.
- D. UNLESS NOTED OTHERWISE, ALL EXISTING POSTS, FENCES, BOLLARDS, CURBS, RETAINING WALLS, ETC. SHALL BE REMOVED FROM THE SITE.

LEGEND

- UTILITY POLE & GUY WIRE
- SIGN
- △ WOODEN POST
- BOLT FOUND
- ELECTRIC BOX
- IRON PIPE/ROD FOUND
- WATER GATE VALVE
- WATER SHUTOFF VALVE
- CATCH BASIN
- SEWER MANHOLE
- SHRUB
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONCRETE
- PAVED STONES
- ADA PARKING SPACE
- SINGLE WHITE LINE
- SLOPED GRANITE CURB
- PROPERTY LINES
- OVERHEAD WIRES
- SEWER LINE
- DRAIN LINE
- APPROX. ADJUTERS LOT LINE
- EXISTING PAVEMENT/CONC.
- TO BE REMOVED
- EXISTING SIGNATURE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROP. TEMPORARY SILT SOX
- TYP.
- TO BE REMOVED
- EDGE OF PAVEMENT

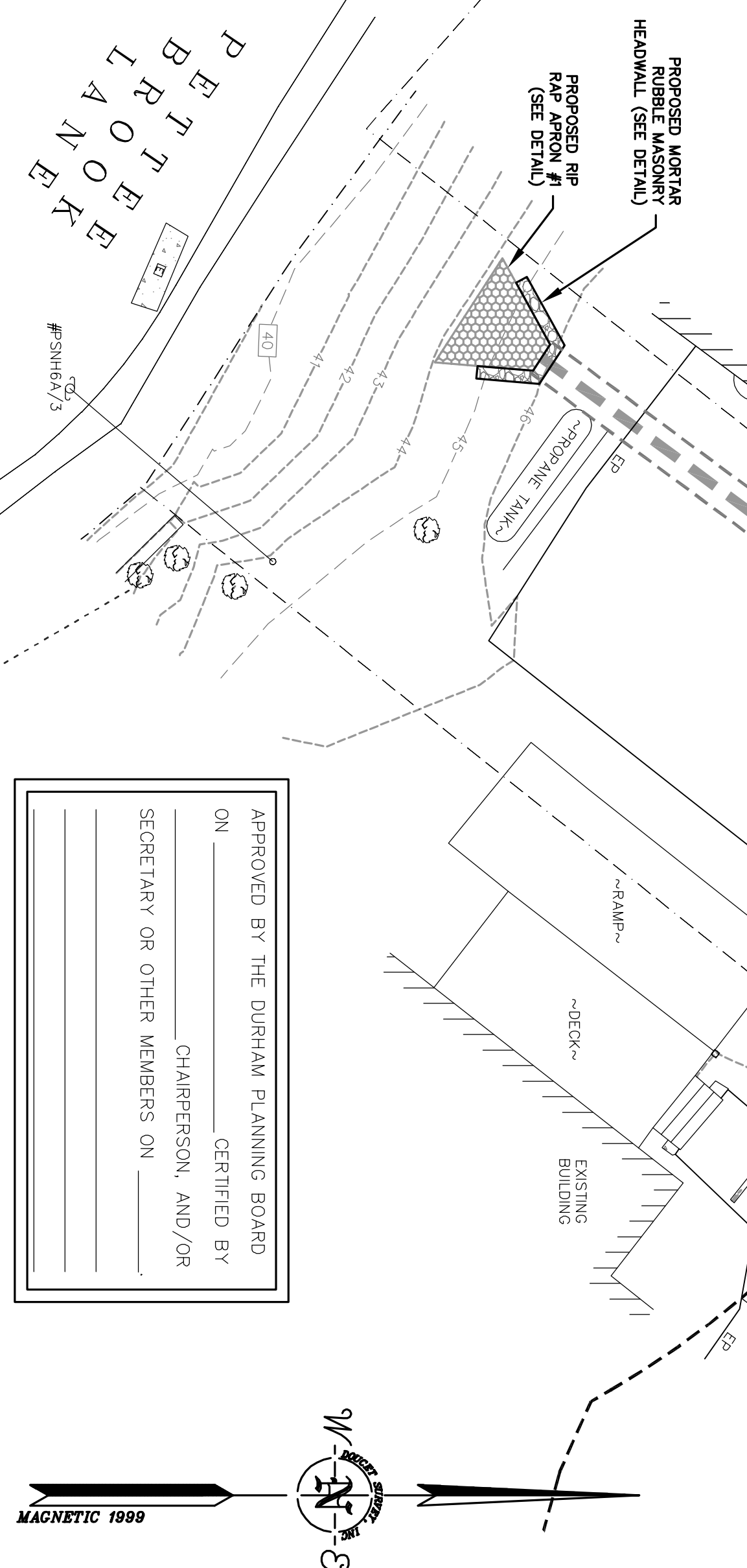
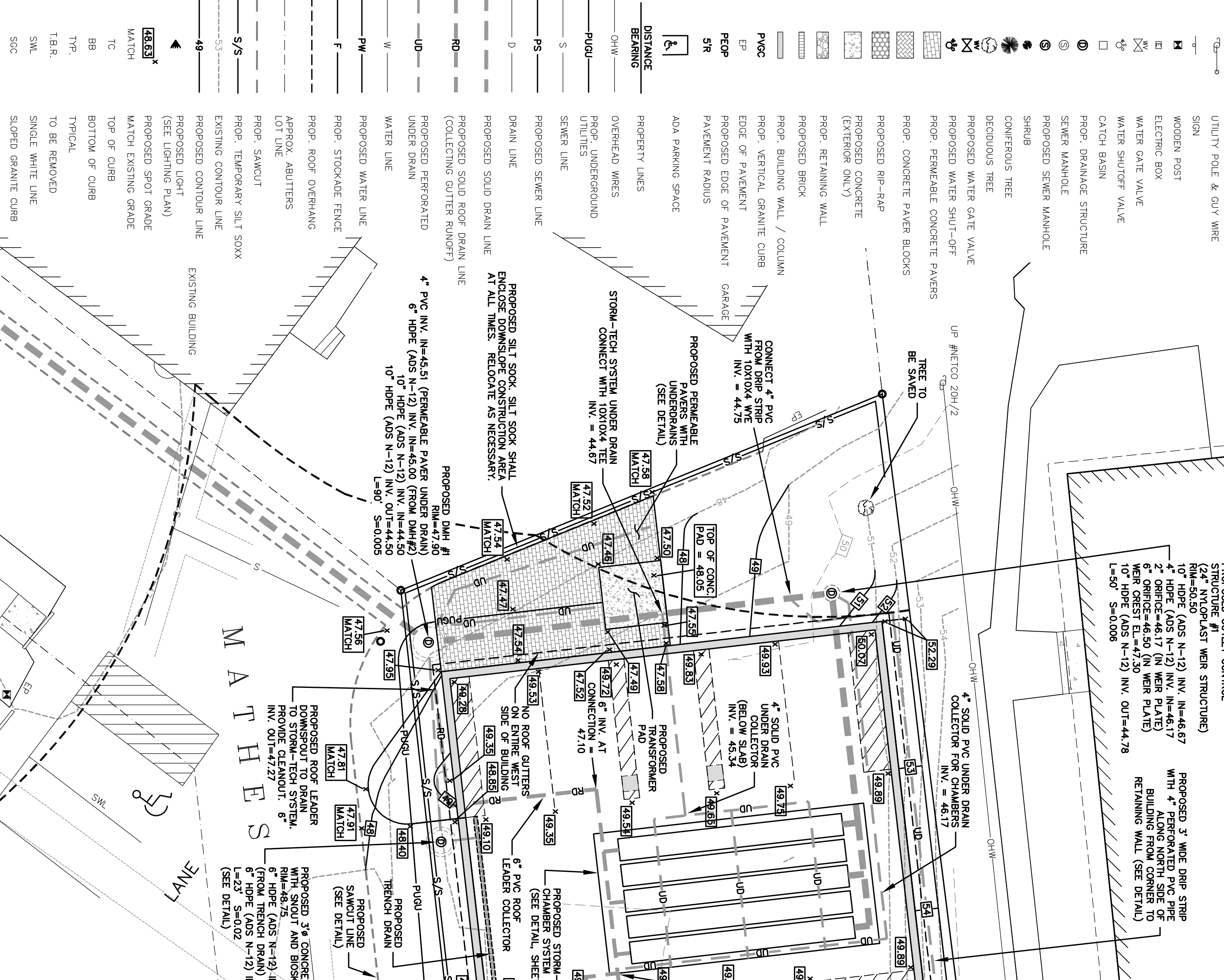
APPROVED BY THE DURHAM PLANNING BOARD
 ON _____ CERTIFIED BY _____
 CHAIRPERSON, AND/OR
 SECRETARY OR OTHER MEMBERS ON _____

UTILITIES NOTE:

ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO THE EXTENT THAT IT COULD BE INTERFERED WITH. THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7233)

	<p>DEMOLITION PLAN prepared for ISLAND DIVERSIFIED LLC (TAX MAP 2, LOT 12-5 & 12-6) MATHERS TERRACE DURHAM, NH</p>	<p>DATE: 12/18/13 SCALE: 1"=10' DESIGNED BY: MJS/MS DRAWN BY: JLG APPROVED BY: MJS</p>	<p>SEAL</p>									
	CIVIL: 5 RAILROAD ST., P.O. BOX 359, NEWMARKET, NH 03857 ENVIRONMENTAL: PHONE: (603) 659-4979, FAX: (603) 659-4627 CONSULTING ENGINEERS: E-MAIL: MJS@MJS-ENGINEERING.COM	DWG FILE: 130231.dwg										
<p>C2</p>	<p>JOB: 13-023</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 85%;">REVISIONS PER NEW RESIDENTIAL ACCESS LOCATION</th> <th style="width: 5%;">DATE</th> <th style="width: 5%;">INT.</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1.</td> <td style="text-align: center;">REVISIONS</td> <td style="text-align: center;">5/15/14</td> <td style="text-align: center;">JLG</td> </tr> </tbody> </table>		NO.	REVISIONS PER NEW RESIDENTIAL ACCESS LOCATION	DATE	INT.	1.	REVISIONS	5/15/14	JLG	
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1.	REVISIONS	5/15/14	JLG									

LEGEND

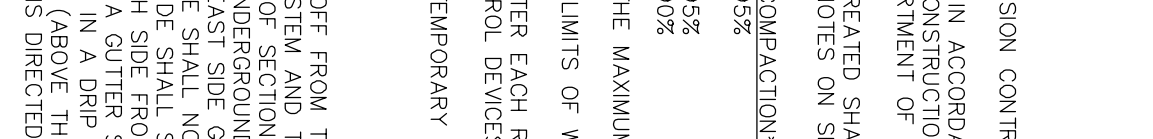


APPROVED BY THE DURHAM PLANNING BOARD
 ON _____
 CHAIRPERSON, AND/OR
 SECRETARY OR OTHER MEMBERS ON _____



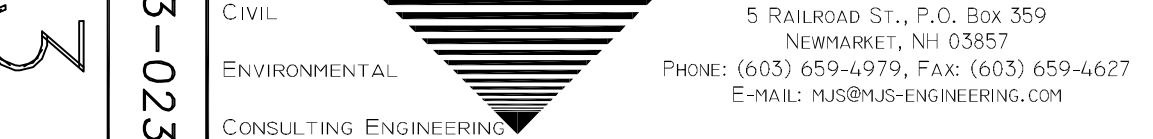
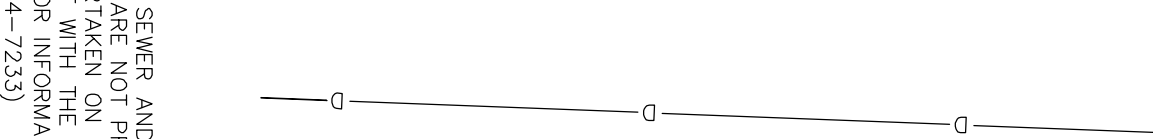
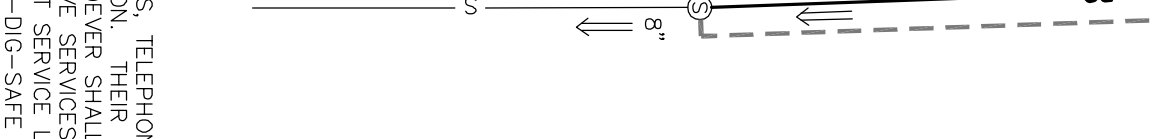
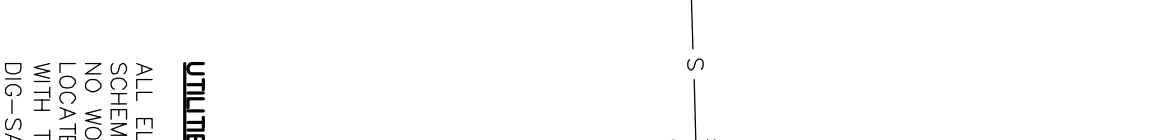
- GRADING & EROSION CONTROL NOTES:**
1. REFER TO CONSTRUCTION AND SEQUENCING AND EROSION CONTROL NOTES ON SHEET 13-023.1
 2. ALL PARKING AREA AND DRAINAGE WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
 3. ALL DISTURBED AREAS NOT PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM, SEED AND MULCH AS SPECIFIED IN THE NOTES ON SHEET C3.
 4. COMPACTION REQUIREMENTS:
 - MINIMUM COMPACTION:
 - 92% BELOW PAVED OR CONCRETE AREAS
 - 92% BELOW GRASS SEED AREAS
 - 92% BELOW LAWN SEED AREAS
 5. ADJUST ALL MANHOLES, CATCH BASINS ETC. WITHIN LIMITS OF WORK TO FINISHED GRADE.
 6. 0.50 INCHES OR GREATER, DAMAGED EROSION CONTROL DEVICES SHALL BE REPAIRED/MODIFIED AS NECESSARY.
 7. CONTOUR MARKERS SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.

- STORMWATER DESIGN INTENT:**
1. THE DESIGN INTENT IS TO CAPTURE THE ROOF RUNOFF FROM THE SOUTH AND EAST SIDE OF THE BUILDING IN A ROOF GUTTER SYSTEM AND THE FLAT ROOF SOUTH SIDE GUTTER SHALL BE DIRECTED TO THE UNDERGROUND STORMWATER CHAMBER SYSTEM IN THE PARKING GARAGE. THE EAST SIDE GUTTER SHALL BE DIRECTED TO THE UNDERGROUND STORMWATER CHAMBER SYSTEM IN THE PARKING GARAGE. THE WEST SIDE SHALL SHEET OVER THE GUTTER SYSTEM. ROOF RUNOFF FROM THE WEST SIDE SHALL SHEET OVER THE CORNER FROM THE PARKING WALL SHALL NOT HAVE A GUTTER SYSTEM. ROOF RUNOFF FROM THE REMAINDER OF THE NORTH SIDE (ABOVE THE WALKWAY) SHALL BE COLLECTED IN A GUTTER SYSTEM WHICH IS DIRECTED TO THE RAIN GARDEN.



UTILITIES NOTE:

ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN THE PLAN. WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE SIBBER SERVICE LOCATION FOR INFORMATION REGARDING SUCH, CALL DUC-SITE: 1-888-310-SITE (1-888-344-7233)



UTILITIES, GRADING, DRAINAGE & EROSION CONTROL PLAN prepared for ISLAND DIVERSIFIED LLC (TAX MAP 2, LOT 12-5 & 12-6) MATHES TERRACE DURHAM, NH

DATE: 12/18/13
 SCALE: 1"=10'
 DESIGNED BY: MJS/MS
 DRAWN BY: MS
 APPROVED BY: MJS
 DWG FILE: 13023C1.dwg

NO.	REVISIONS PER NEW RESIDENTIAL ACCESS LOCATION	DATE	INT.
1		5/15/14	JLG

MJS ENGINEERING, PC

CIVIL ENVIRONMENTAL CONSULTING ENGINEERS

5 RAILROAD ST., P.O. BOX 359
 NEWMARKET, NH 03857
 PHONE: (603) 659-4979, FAX: (603) 659-4627
 E-MAIL: MJS@MJD-ENGINEERING.COM

JOB: 13-023

CONSTRUCTION SEQUENCING AND EROSION CONTROL NOTES:

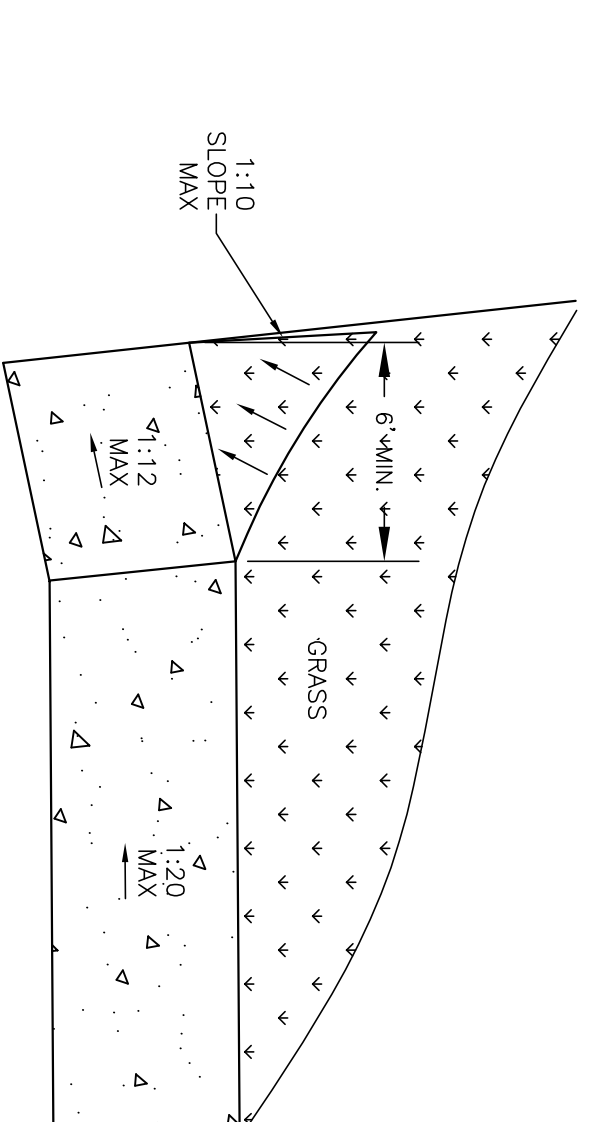
- A. AREA OF DISTURBANCE/STABILIZATION:
1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. CONSTRUCTION SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 80% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 80% VEGETATED GROWTH HAS BEEN ESTABLISHED, ENSURING WATERSHED SIGN AS STONE OR RIPRAP HAS BEEN INSTALLED;
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED;
 - E. CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED AND VEGETATION REMAIN UNDISTURBED.
 2. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS.
 3. PERMANENT SEEDING OF DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS. FOLLOWING SEED MIXTURES OR EQUIVALENT BETWEEN APRIL 15TH AND OCTOBER 15TH WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE:
 1. A 500 lb./Ac. OF 10-20-20 FERTILIZER
 2. SEED MIXTURE

SEED MIXTURE	QUANTITY (lb./Ac.)
KENTUCKY 31 TALL FESCUE	40
CHEERING RED FESCUE	40
RED TOP	10
B. GRASS SWALES AND DETENTION PONDS	100
THE FESCUE	25
GREENBERG FESCUE	25
WIX APPLIED AT	50
 3. MULCH 5-6 TONS/AC.
 4. TEMPORARY SEEDING OF UNSTABILIZED AREAS SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED. SHALL BE TREATED WITH ONE OF THE FOLLOWING SEED MIXTURES IF LEFT UNWORKED FOR MORE THAN 14 DAYS.

SEASON	APPLICATION DATE	MIXTURE TYPE	QUANTITY (lb./Ac.)
EARLY SPRING	NO LATER THAN 5/15	OATS	80
LATE SPRING/ FALL	4/1 TO 6/1 & 8/15 TO 9/15	PERENNIAL RYE	30
EARLY SPRING/ FALL	4/1 TO 5/15 & 8/15 TO 9/15	ANNUAL RYE	40
FALL	8/15 TO 9/15	WINTER RYE	112
 5. WINTER CONSTRUCTION OPERATIONS PERFORMED BETWEEN OCTOBER 15TH AND MAY 15TH SHALL BE CONSIDERED WINTER CONSTRUCTION. UNLESS OTHERWISE AGREED UPON BY THE DESIGN ENGINEER, CONTRACTOR, AND OWNER, THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO ONE ACRE AND SHALL BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED BELOW PRIOR TO ANY TROW OR SPRING WELLS EVENT. EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY EITHER THAN 3. A AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE. EROSION CONTROL BLANKETS OR NETTING SHALL BE INSTALLED AND SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR NETTING SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS. D. ALL DROPPES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS. E. AFTER PROTECTED WITH A MINIMUM FLOW PROTECTIVE SURFACES SHALL BE PROTECTED WITH A MINIMUM FLOW PROTECTIVE SURFACES PER NHDT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

- B. MULCH
1. APPLICATION RATE: 1.5-2.0 TONS/AC.
 2. WINTER CONSTRUCTION OPERATIONS PERFORMED BETWEEN OCTOBER 15TH AND MAY 15TH SHALL BE CONSIDERED WINTER CONSTRUCTION. UNLESS OTHERWISE AGREED UPON BY THE DESIGN ENGINEER, CONTRACTOR, AND OWNER, THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO ONE ACRE AND SHALL BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED BELOW PRIOR TO ANY TROW OR SPRING WELLS EVENT. EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY EITHER THAN 3. A AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE. EROSION CONTROL BLANKETS OR NETTING SHALL BE INSTALLED AND SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR NETTING SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS. D. ALL DROPPES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS. E. AFTER PROTECTED WITH A MINIMUM FLOW PROTECTIVE SURFACES SHALL BE PROTECTED WITH A MINIMUM FLOW PROTECTIVE SURFACES PER NHDT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

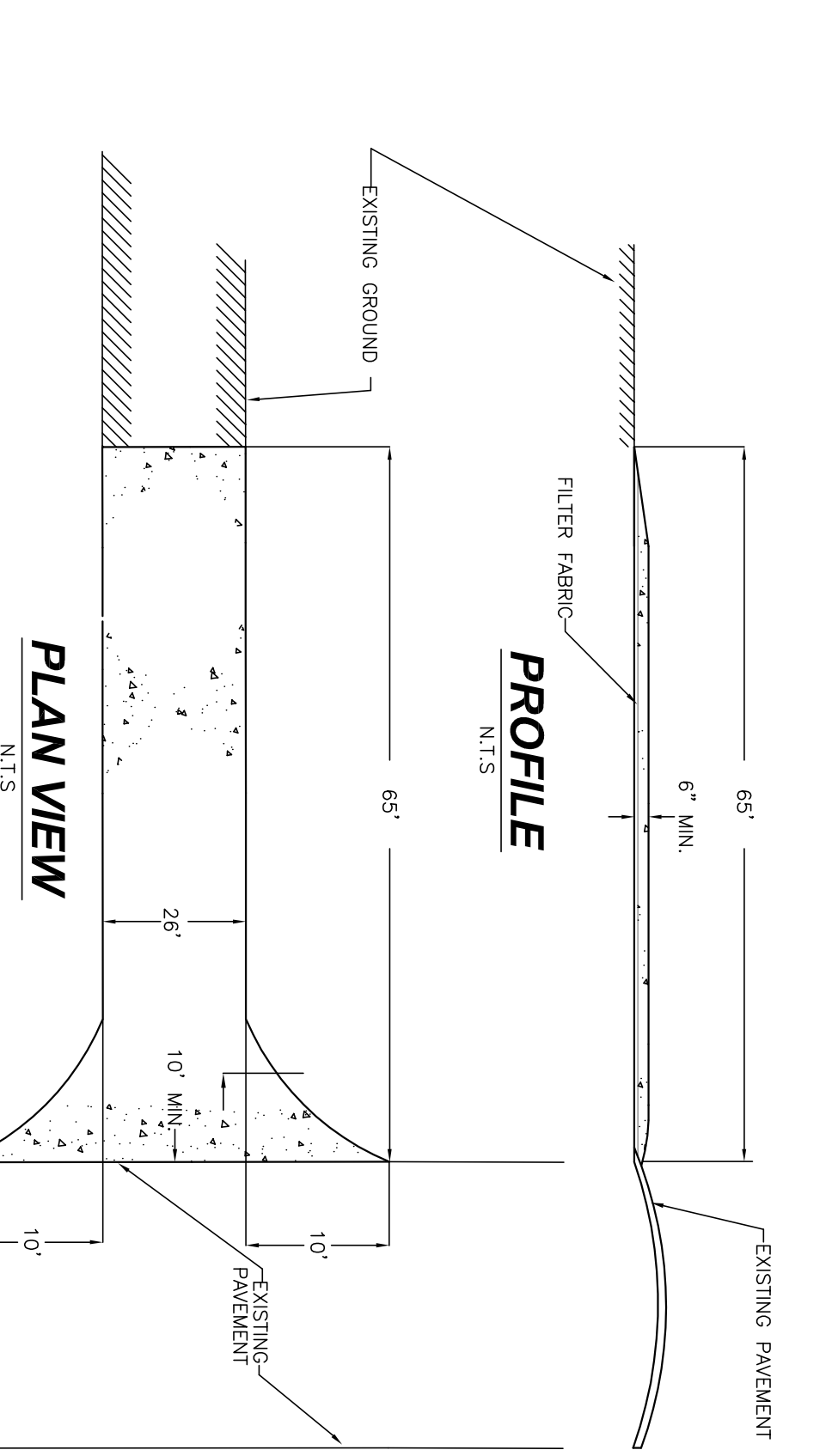
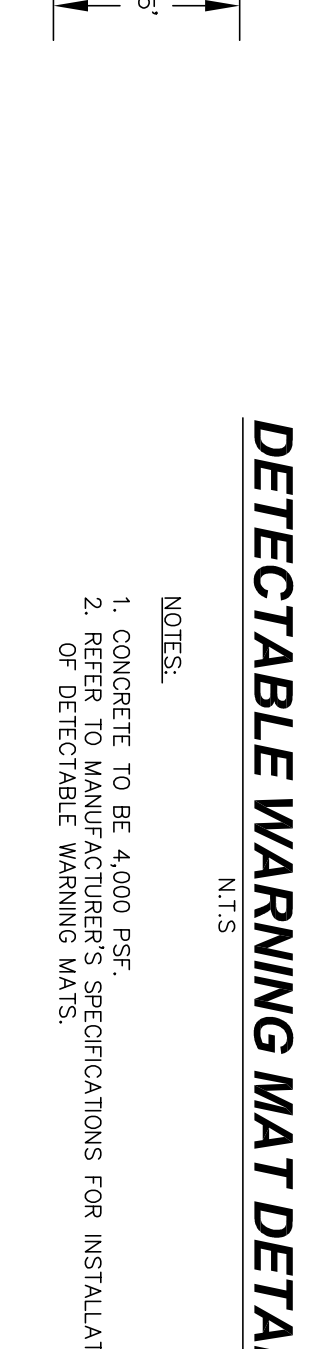
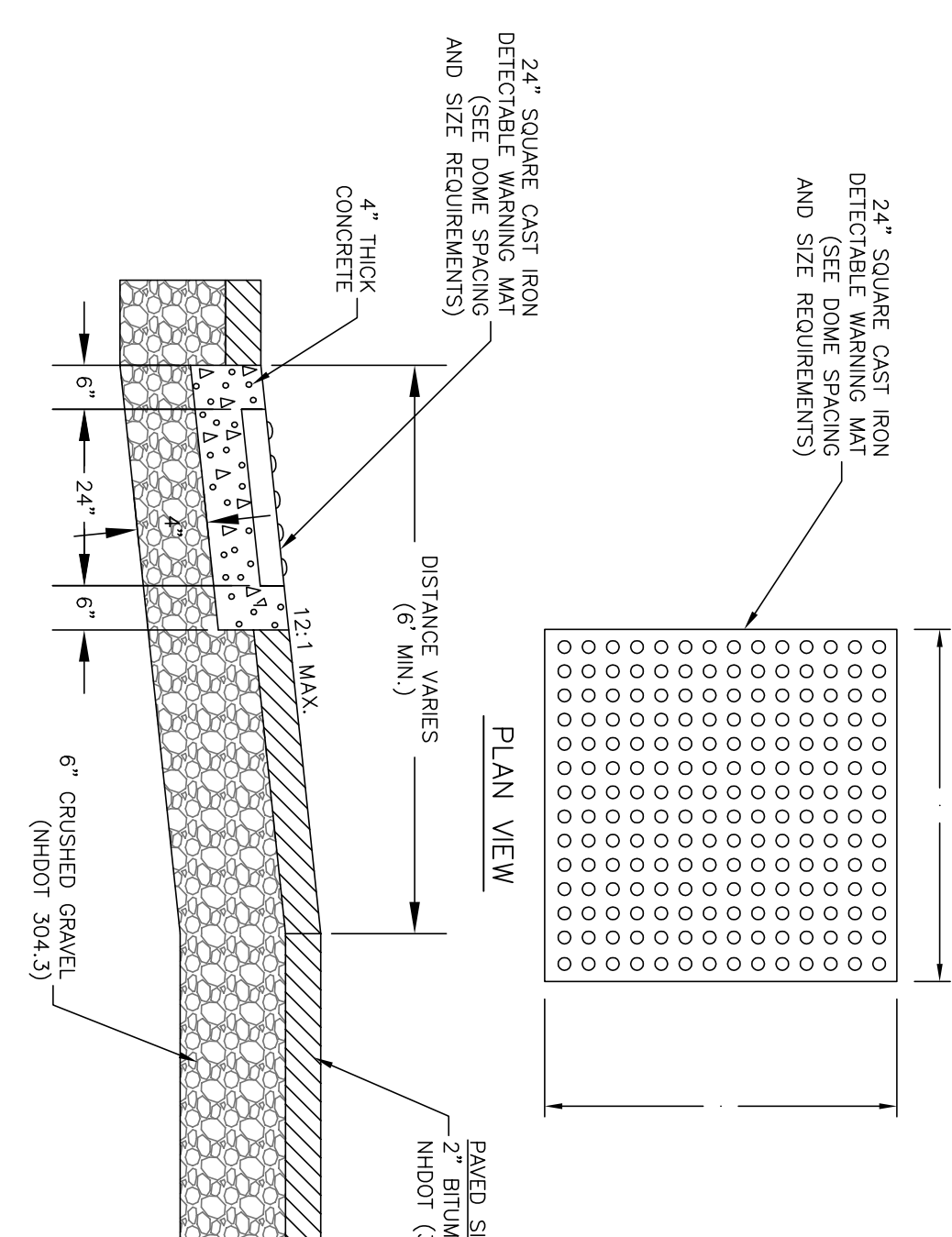
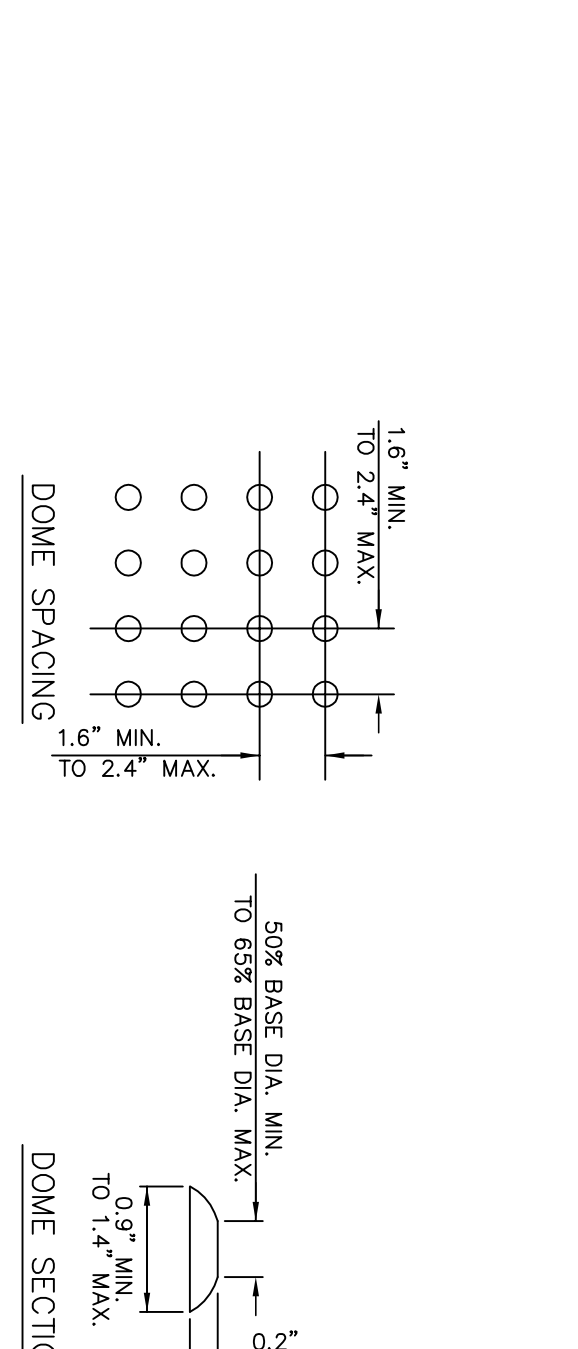
1. INSTALLATION, INSPECTION, AND MAINTENANCE:
- A. INSTALL ALL EROSION CONTROLS AS SHOWN ON THE GRADING PLAN AND PER TRIPICAL DETAILS.
 - B. MAINTAIN EROSION CONTROLS WEEKLY AND AFTER EVERY RAIN EVENT OF 0.5 INCHES OR GREATER.
 - C. MAINTAIN EROSION CONTROLS PER REQUIREMENTS NOTED IN TRIPICAL.
2. EROSION CONTROL MEASURES/STRUCTURES:
- A. PERIMETER CONTROLS (I.E. SILT FENCE, SILT SOCK, MULCH BERM, ETC.)
 - B. RIP RAP/OUTLET PROTECTION OPERATIONS. INSTALL PRIOR TO BEGINNING EARTH WORKING.
 - C. JUTE OR FIBROUS MAT
 - D. STORMWATER SWALES FOR EROSION PROTECTION PRIOR TO STABILIZATION (SUCH AS TOE OF CUT SLOPES WHILE IN PROCESS OF BUILDING UP).
3. PERMANENT DETENTION BASINS AND SWALES
1. DO NOT PLACE RAIN GARDEN INTO SERVICE UNTIL THE BMP HAS BEEN PLANNED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 2. TO PREVENT DEGRADATION OF INFILTRATION FUNCTION: DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES INTO PERMANENT DETENTION BASINS OR SWALES.
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 99. TO PREVENT DEGRADATION OF INFILTRATION FUNCTION: DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES INTO PERMANENT DETENTION BASINS OR SWALES.
 100. TO PREVENT DEGRADATION OF INFILTRATION FUNCTION: DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES INTO PERMANENT DETENTION BASINS OR SWALES.



3. REMOVAL
 - A. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE 85% VEGETATIVE GROWTH IS ESTABLISHED.
 - B. AFTER REMOVAL, ALL DISTURBED AREAS SHALL BE REGRADED, FERTILIZED, AND RESEED. MONITOR TO ENSURE VEGETATIVE GROWTH IS ESTABLISHED AND REPAIR AS NEEDED UNTIL VEGETATIVE COVER IS ESTABLISHED.

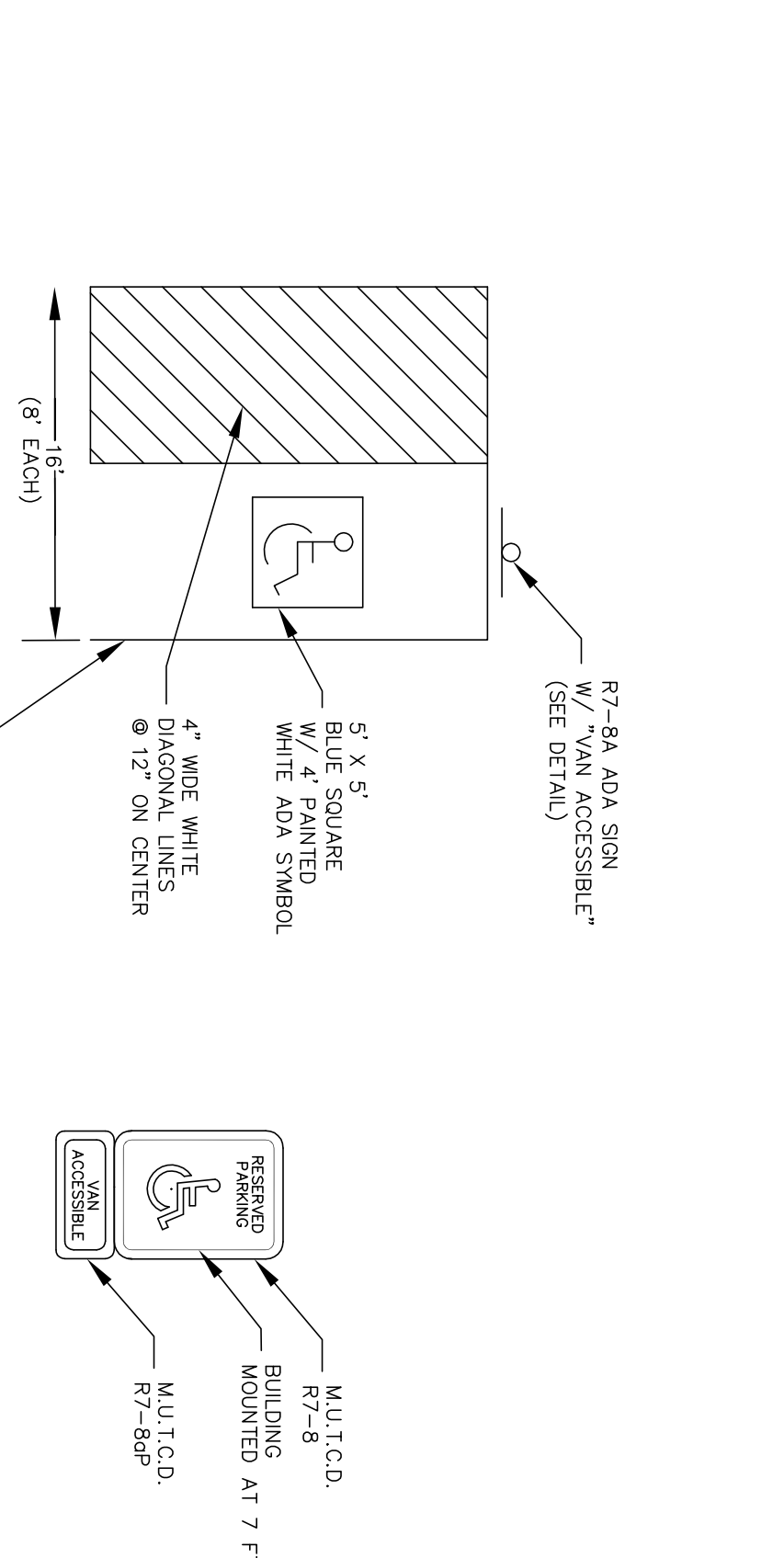
- C. CONSTRUCTION SEQUENCING
1. COMPLETE PRE-CONSTRUCTION MEETING WITH ALL PARTIES AS REQUIRED BY CONDITIONS OF CONTRACT.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND DEPARTMENTS TO DETAIL UTILITIES DISCONNECTED PRIOR TO BEGINNING CONSTRUCTION. PROPERLY DISCONNECT SERVICES IN ACCORDANCE WITH TOWN RECORDS AND PERMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND DEPARTMENTS TO DETAIL UTILITIES DISCONNECTED PRIOR TO BEGINNING CONSTRUCTION. PROPERLY DISCONNECT SERVICES IN ACCORDANCE WITH TOWN RECORDS AND PERMITS.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND DEPARTMENTS TO DETAIL UTILITIES DISCONNECTED PRIOR TO BEGINNING CONSTRUCTION. PROPERLY DISCONNECT SERVICES IN ACCORDANCE WITH TOWN RECORDS AND PERMITS.
 4. ACCESS TO THE EXISTING PARKING AREA AND ACCESS TO MAINTENANCE ROAD SHALL HAVE STABILIZED CONSTRUCTION ENTRANCE.
 5. CONSTRUCT ALL TEMPORARY EROSION CONTROL FACILITIES AND DETENTION FACILITIES AS NECESSARY TO CONTROL SEDIMENTATION DURING CONSTRUCTION PER SECTION B. DO NOT DISCONNECT EXISTING UTILITIES FROM THE SITE. INSTALL CONSTRUCTION SAFETY FENCING TO PROTECT EXISTING UTILITIES AND REMOVE ALL ON-SITE PAVEMENT. DISPOSE OF ALL DEMOLITION DEBRIS PRIOR TO DEMOLITION.
 6. CLEAR AND GRAB ALL VEGETATION PROPOSED TO BE REMOVED.
 7. RELOCATE TEMPORARY CONSTRUCTION ENTRANCE(S) AS REQUIRED PER SECTION B.3.1. RELOCATE TEMPORARY CONSTRUCTION ENTRANCE(S) AS REQUIRED PER SECTION B.3.1.
 8. RELOCATE TEMPORARY CONSTRUCTION ENTRANCE(S) AS REQUIRED PER SECTION B.3.1.
 9. RELOCATE TEMPORARY CONSTRUCTION ENTRANCE(S) AS REQUIRED PER SECTION B.3.1.
 10. RELOCATE TEMPORARY CONSTRUCTION ENTRANCE(S) AS REQUIRED PER SECTION B.3.1.
 11. MINIMIZE AND PROTECT MATERIAL STOCKPILES TO DAILY USE.
 12. ACCESS AND PARKING AREA CONSTRUCTION
 - A. CUTS AND FILLS AS SHOWN ON THE PLANS. REFER TO CONSTRUCTION DETAILS FOR DIFFERENT TYPES OF SURFACES USED.
 - B. FILLS
 1. PLACE MINIMUM OF 4" LIFTS AND COMPACT TO 95% MAXIMUM DENSITY PER SECTION B.3.1.
 2. BRUSH, AND ROCKS LARGER THAN 3/4" THE DEPTH OF THE LIFT BEING PLACED.
 3. LOAM AND SEED SLOPES WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 - C. DO NOT PLACE RAIN GARDEN INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN COMPLETELY STABILIZED.
 - D. BASE MATERIALS:
 1. BANK RUN AND CRUSHED GRAVEL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY PER SECTION B.3.1.
 2. PAVEMENT BEGON AS POSSIBLE AFTER THE SELECT MATERIALS ARE INSTALLED AND CROSS-SECTION DETAIL.
 3. ACCEPTED TO ELIMINATE SOIL EROSION.
 4. STABILIZE ALL ROADWAYS, PARKING AREAS, AND DRIVES WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 5. FINISHED GRADE.
 6. CONSTRUCTION PLAN FOR CONSTRUCTION OF BUILDING PARKING AREA SLAB SHALL BE INSTALLED AS NECESSARY AND STABILIZED.
 7. DO NOT PLACE PERMISSIBLE PARKERS INTO SERVICE UNTIL ALL CONTRIBUTING AREAS ARE STABILIZED.
 8. DO NOT PLACE RAIN GARDEN INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN COMPLETELY STABILIZED.

- D. ADDITIONAL NOTES:
1. NO FILL SHALL BE STORED ON SITE DURING CONSTRUCTION.
 2. DURING CONSTRUCTION DUST SHALL BE PREVENTED FROM BECOMING A SAFETY OR HEALTH HAZARD TO THE PUBLIC. DUST SHALL BE PREVENTED FROM BECOMING A SAFETY OR HEALTH HAZARD TO THE PUBLIC.
 3. ALL CONSTRUCTION MATERIALS THAT ARE SPILLED OR DEPOSITED ON THE PUBLIC/PRIVATE ROADWAYS SHALL BE REMOVED BY THE CONTRACTOR.
 4. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR.
 5. NO CONSTRUCTION VEHICLES PARKING, STANDING OR UNLOADING ON MATHESS TERRACE.
 6. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AS STATED IN PARAGRAPH B.3 ABOVE.



STABILIZED CONSTRUCTION ENTRANCE DETAIL

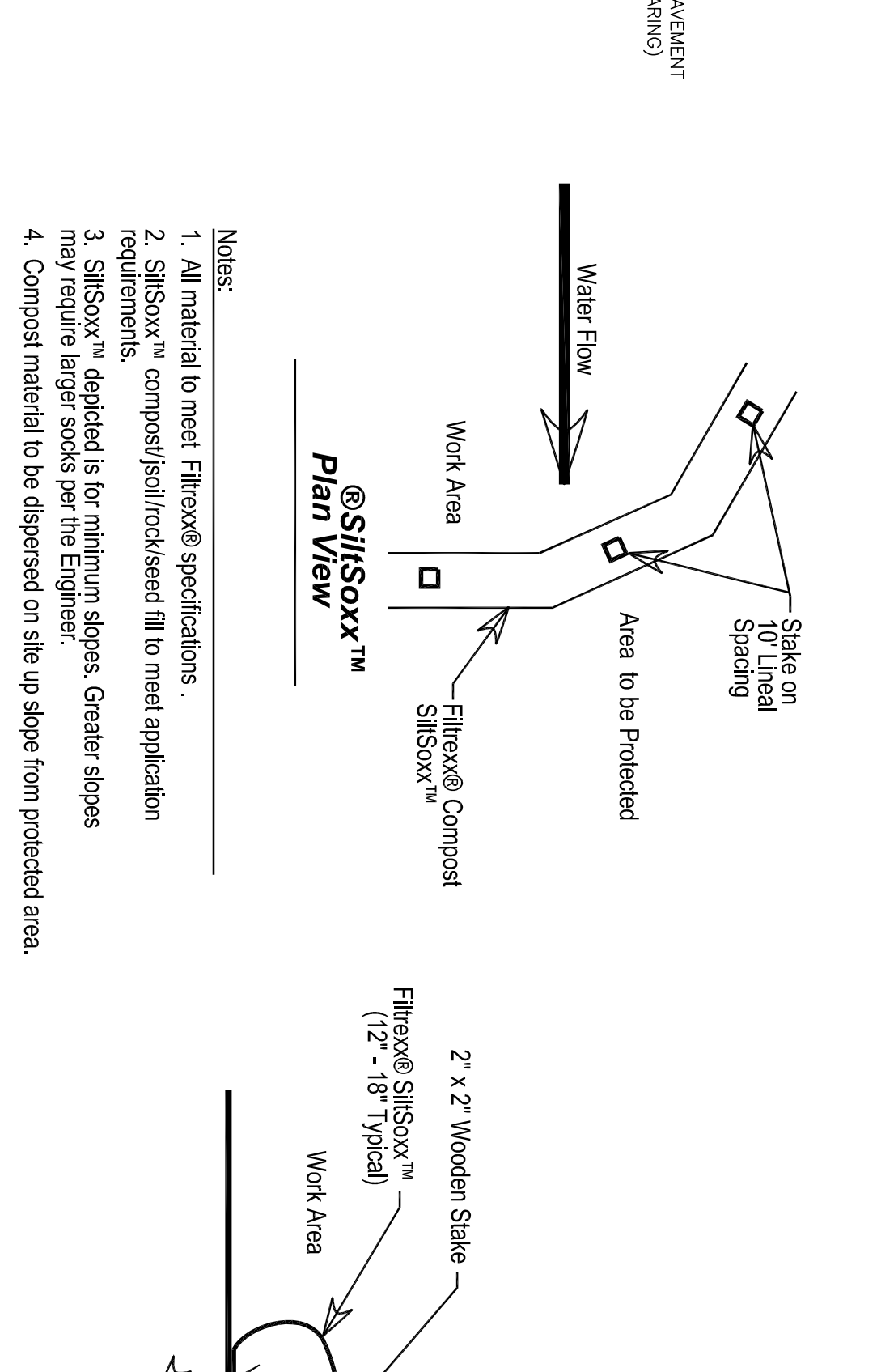
- STABILIZED CONSTRUCTION ENTRANCE NOTES:
1. GRADE AND COMPACT ACCESS ROAD ENTRANCE AS NECESSARY.
 2. PLACE FILTER FABRIC (MAYBE 6\"/>



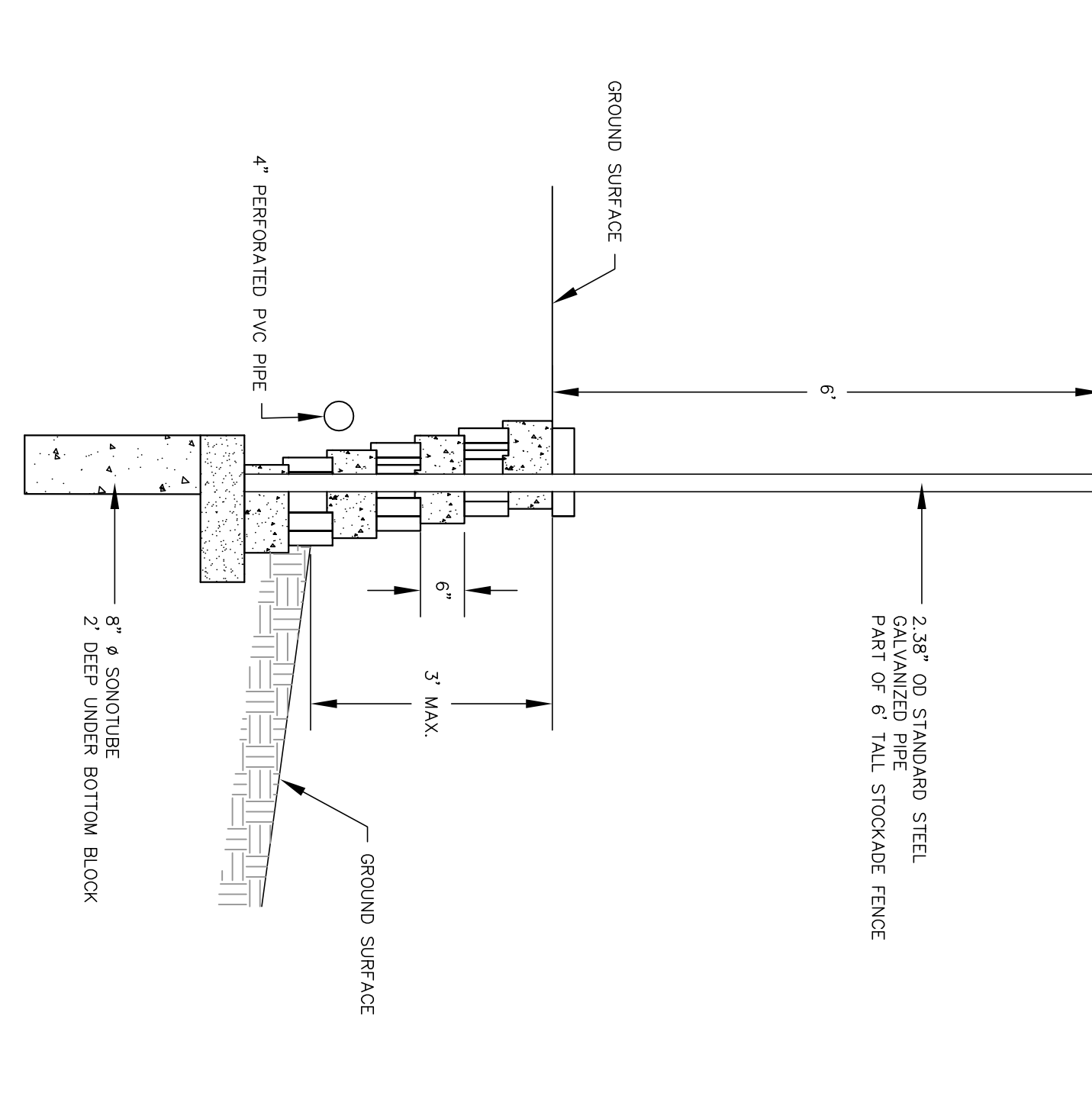
ADA ACCESSIBLE DETAIL

SIGN DETAILS

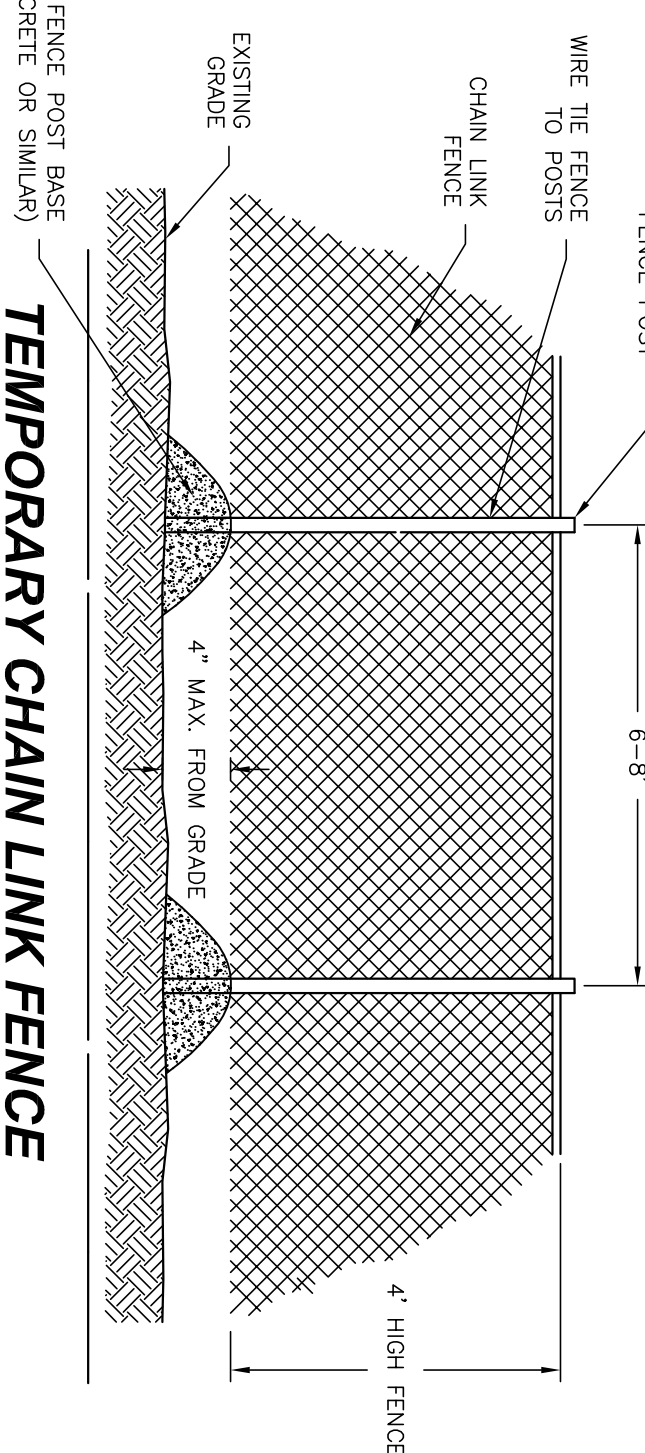
- PAVEMENT MARKINGS:
1. STRIKE MARKING AREAS AND GRAPES AS SHOWN, INCLUDING PARKING SPACES, DRIVEWAYS, AND DRIVEWAYS. ALL MARKINGS SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDT) AND ASHTO M280 TYPE III TRAFFIC PAINT.
 2. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE LATEST "STANDARD ALPHABETS FOR HIGHWAY SIGN AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
 3. PAINTED ISLANDS SHALL BE 4 INCH WIDE DIAGONAL LINES SPACED AT 3 FT. O.C. BORDERED BY 4 INCH WIDE LINES.



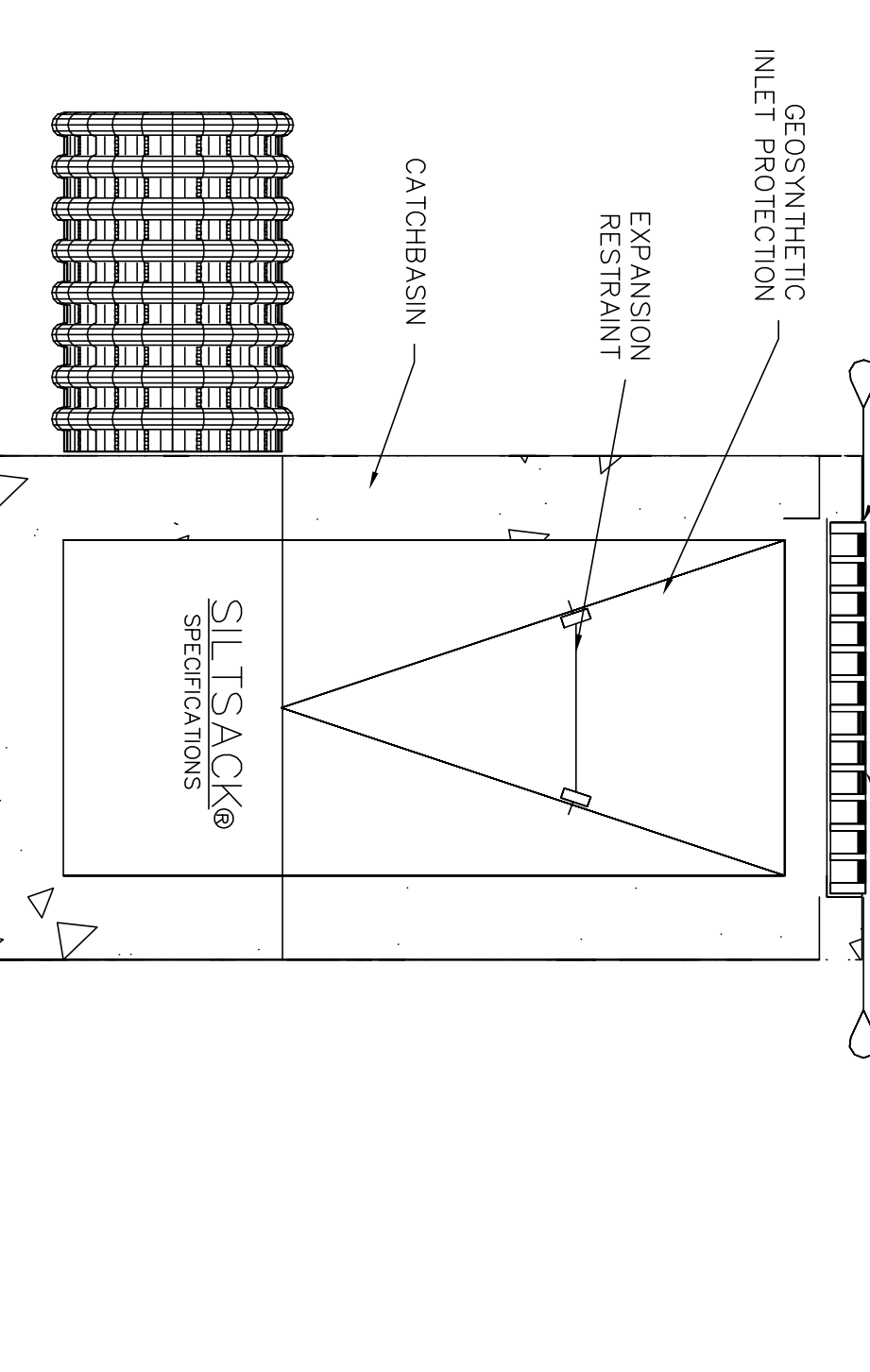
SILTSOXX DETAIL



BLOCK RETAINING WALL WITH 6\"/>



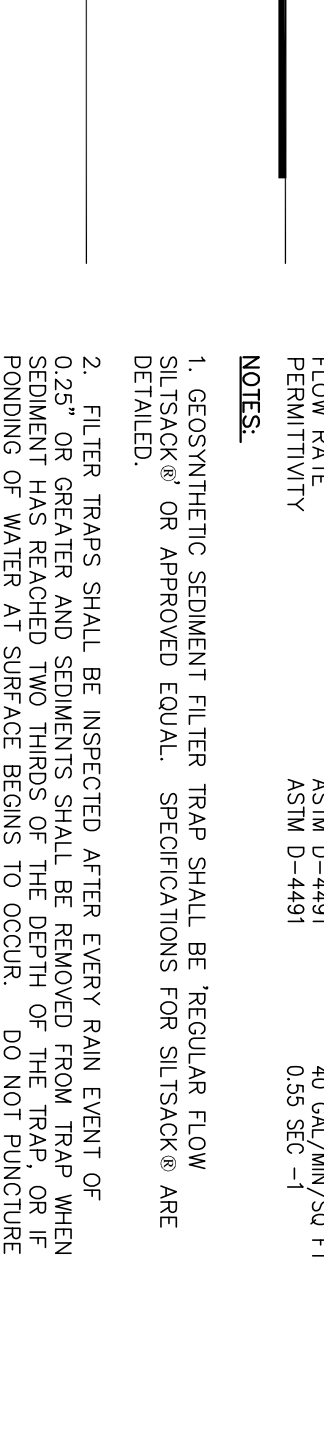
TEMPORARY CHAIN LINK FENCE



REGULAR FLOW SILTSACK

(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRA8 TENSILE STRENGTH	ASTM D-4632	300 LBS
GRA8 TENSILE ELONGATION	ASTM D-4632	20 %
MULTI-TENSILE ELONGATION	ASTM D-4632	600 %
MULTI-TENSILE TENSILE STRENGTH	ASTM D-4632	120 LBS
UV RESISTANCE	ASTM D-4632	80 % SEVE
FLOW RATE	ASTM D-4481	40 GAL/MIN/50 FT
PERMEABILITY	ASTM D-4481	0.55 SEC -1



CATCH BASIN GEOSYNTHETIC SEDIMENT TRAP

NO.	REVISIONS PER NEW RESIDENTIAL ACCESS LOCATION	DATE	INT.
1.		5/15/14	KD

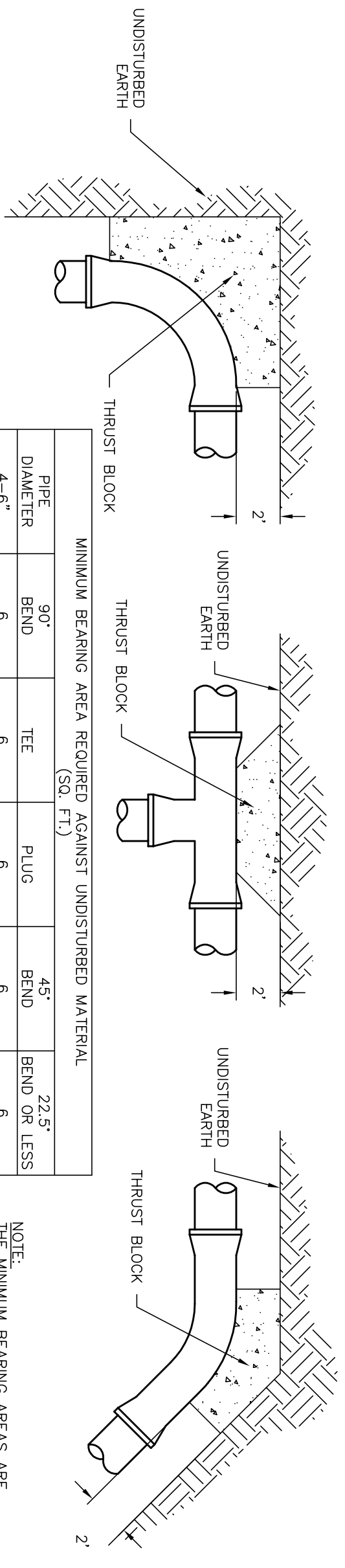
DATE:	12/18/13
SCALE:	AS SHOWN
DESIGNED BY:	MJS
DRAWN BY:	MS
APPROVED BY:	MJS
DWG FILE:	

CONSTRUCTION DETAILS
 prepared for
 ISLAND DIVERSIFIED LLC
 TAX MAP 2 LOTS 12-5 & 12-6
 15 MADBURY ROAD & 8 MATHESS TERRACE, DURHAM NH

MJS ENGINEERING, PC

5 RAILROAD ST., P.O. BOX 359
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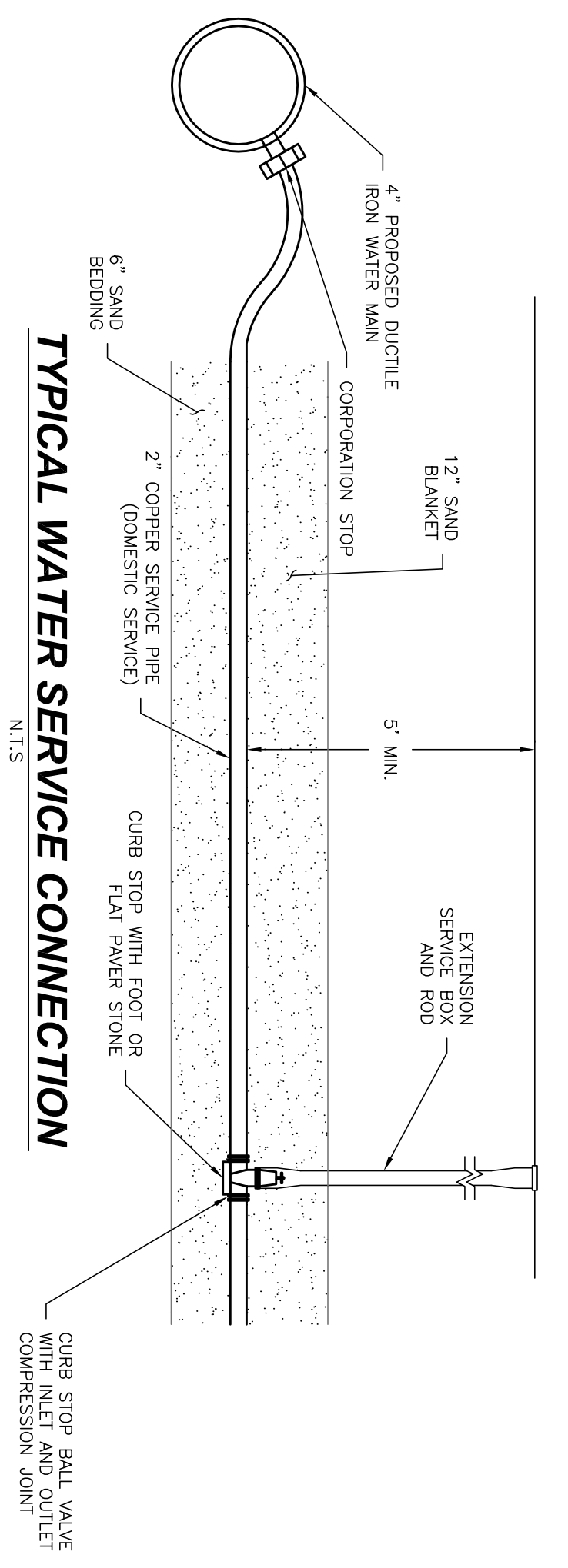


PIPE DIAMETER	90° BEND	45° BEND OR LESS	22.5° BEND OR LESS
4-6"	6	6	6
8"	12	12	8
10"	18	12	10
12"	24	18	14

NOTE: THE MINIMUM BEARING AREAS ARE BASED ON THE FOLLOWING: SAND BEARING CAPACITY: 1,000 PSF SOIL BEARING CAPACITY: 1,000 PSF

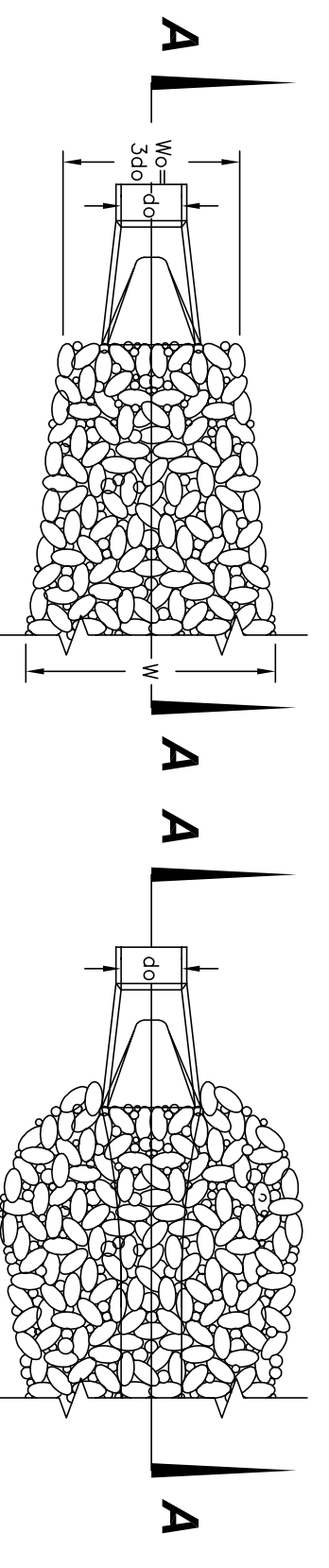
TYPICAL THRUST BLOCK DETAILS

- NOTES:
1. ALL THRUST BLOCKS SHALL BE CAST-IN-PLACE CONCRETE AND ARE REQUIRED AT ALL FITTINGS. ALL BLOCKS SHALL BE PLACED AGAINST UNDISTURBED SOIL.
 2. CONSTRUCTION OF THE PIPING MAY BE INCREASED BY THE ENGINEER TO MEET SOIL CONDITIONS FOUND DURING THE CONSTRUCTION OF THE PIPING.
 3. THRUST BLOCKS SHALL BE PLACED ALONG THE FULL LENGTH OF THE FITTING TO MAXIMIZE BEARING AREA.
 4. THRUST BLOCKS SHALL BE PLACED ALONG THE FULL LENGTH OF THE FITTING TO MAXIMIZE BEARING AREA.
 5. PLACE 2 LAYERS OF POLYETHYLENE OR ROOFING PAPER AROUND FITTINGS BEFORE PLACEMENT OF CONCRETE TO CREATE A BOND BREAK AND TO PROTECT THE BOLTS.
 6. USE OF THRUST BLOCKS DOES NOT ELIMINATE THE REQUIREMENT OF RETAINER GLANDS.



TYPICAL WATER SERVICE CONNECTION

- NOTES:
1. COORDINATE ALL WORK WITH DURHAM DPW.
 2. ALL WORK TO BE IN ACCORDANCE WITH TOWN OF DURHAM SPECIFICATIONS.
 3. ALL TAPS SHALL BE MADE AT 2 AND TO O'CLOCK (APPROX).
 4. NO COUPINGS SHALL BE ALLOWED IN ROUNDMAN WITHOUT PRIOR APPROVAL BY ENGINEER.



SECTION A-A

(PIPE OUTLET TO FLAT AREA, NO WELL DEFINED CHANNEL)

RIP-RAP GRADATION

% OF WEIGHT SMALLER THAN THE GIVEN SIZE (INCHES)	SIZE OF STONE
100	6
85	10
65	12
45	18
15	24

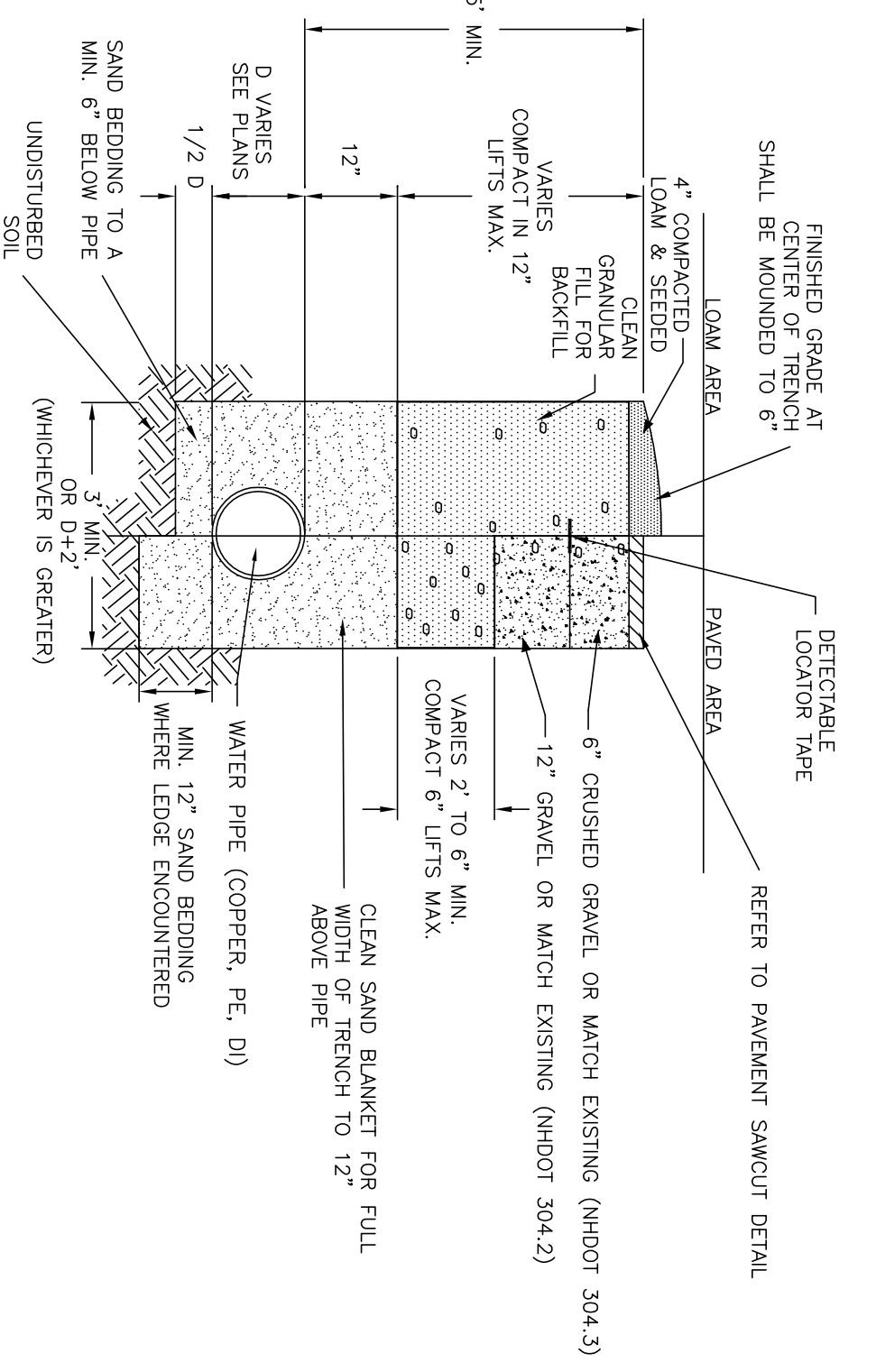
- CONSTRUCTION SPECIFICATIONS:
1. ON THE PLANS.
 2. MINIMUM 6" SAND/GRAVEL BEDDING OR GEOTEXTILE FABRIC REQUIRED UNDER ALL ROCK RIP-RAP.
 3. THE ROCK OR GRAVEL USED FOR FILTER OR RIP-RAP SHALL CORRESPOND TO THE SPECIFIED GRADATION.
 4. RIP-RAP SHALL BE PLACED IN A MANNER TO PREVENT DAMAGE TO THE UNDERLYING PIPE OR STRUCTURE.
 5. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS SHALL BE MINIMUM 12" WIDE.
 6. RIP-RAP SHALL BE PLACED IN A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
 7. RIP-RAP SIZE CHOSEN FOR THE WORST CASE OF ALL OUTLETS. ALL RIP-RAP USED FOR PIPE OUTLET PROTECTION WILL HAVE THE SAME GRADATION AND THICKNESS.

MAINTENANCE NOTES:

1. OUTLETS TO BE INSPECTED AND CLEANED ANNUALLY AND AFTER ANY MAJOR STORM EVENT. ANY EROSION OR DAMAGE TO THE RIP-RAP SHALL BE REPAIRED IMMEDIATELY.
2. THE CHANNEL IMMEDIATELY DOWNSTREAM FROM THE OUTLET SHOULD BE CHECKED TO SEE THAT NO EROSION IS OCCURRING.
3. OCCURRING. SEAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, BRUSH, AND DEBRIS THAT COULD CHANGE FLOW PATTERNS AND/OR TAKEWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION ARRON.

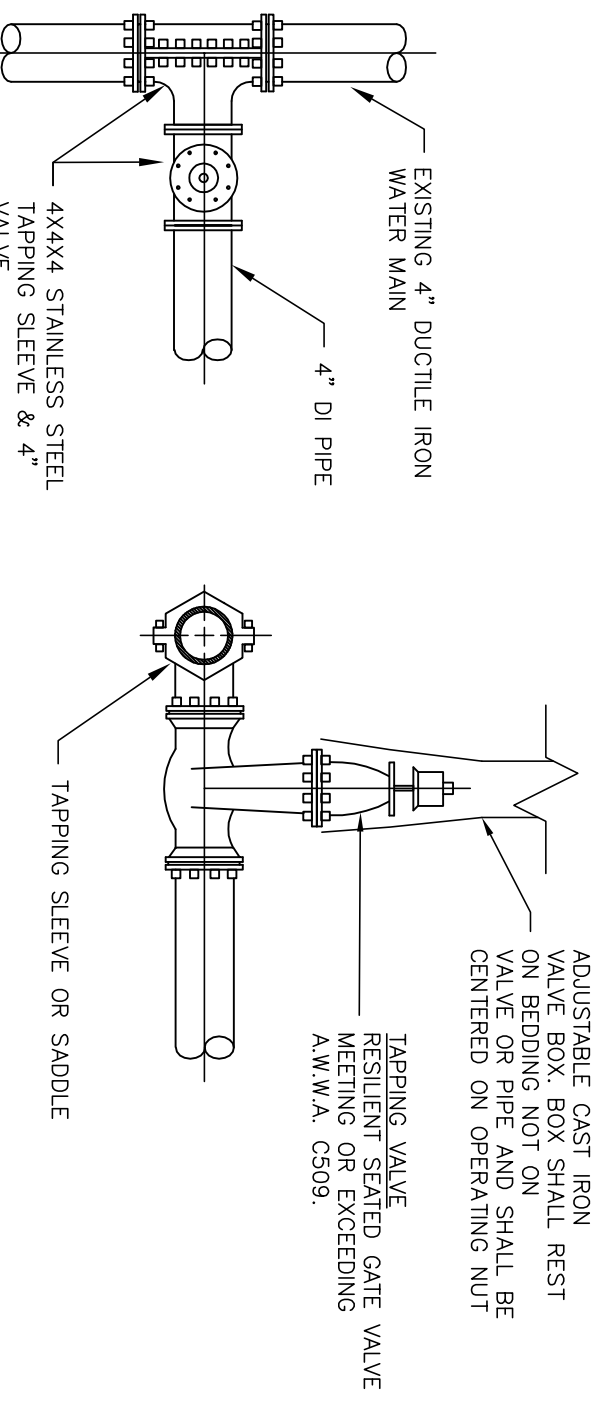
PIPE OUTLET PROTECTION DETAIL

NOT TO SCALE



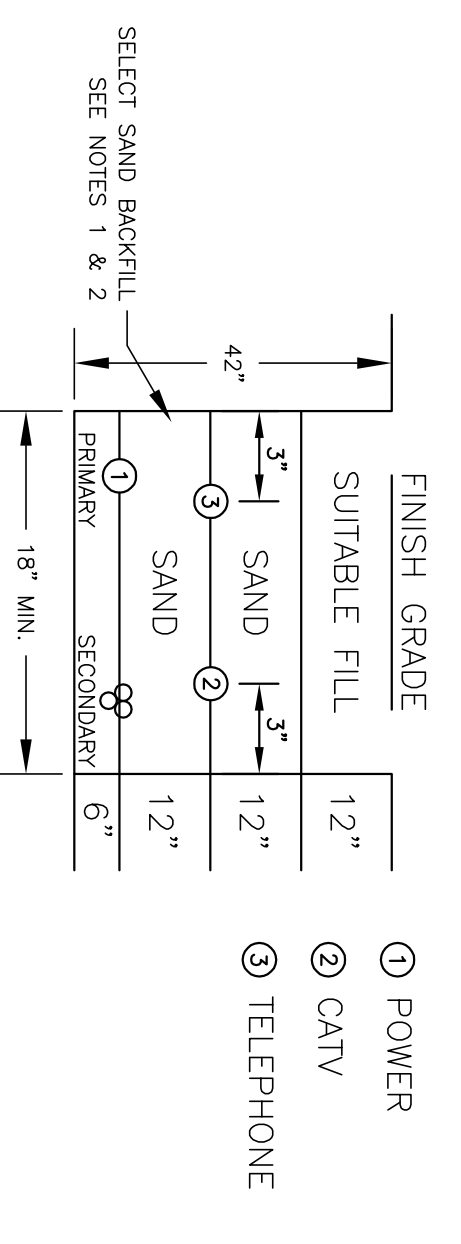
STANDARD WATER MAIN TRENCH

- NOTES:
1. THERE SHALL BE A MINIMUM OF 5' OF COVER OVER THE WATER MAIN AND ALL SERVICE PIPES.



TYPICAL VALVE CONNECTION

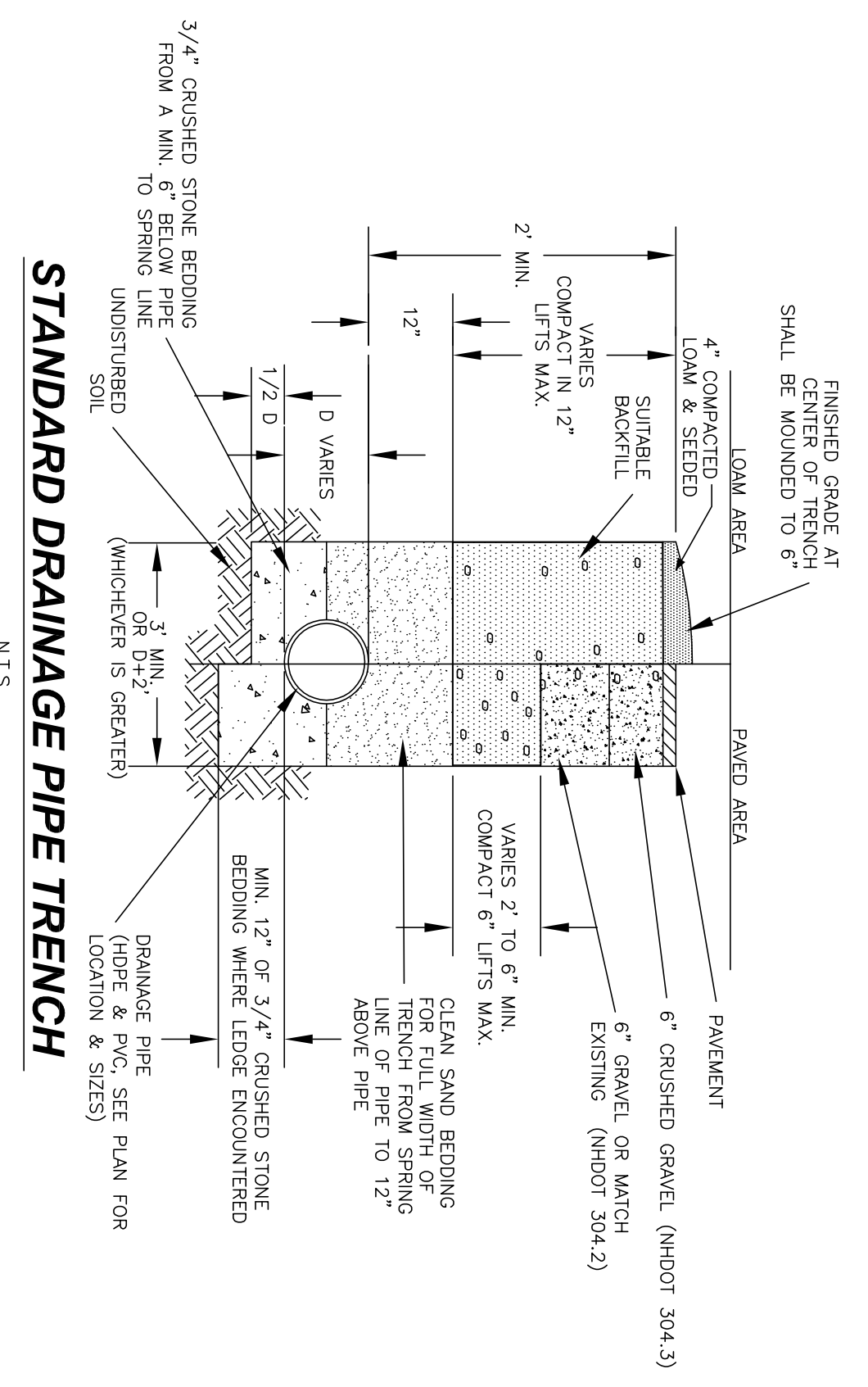
- NOTES:
1. COORDINATE ALL WORK WITH DURHAM DPW.
 2. ALL WORK TO BE IN ACCORDANCE WITH TOWN OF DURHAM SPECIFICATIONS.



NOTES:

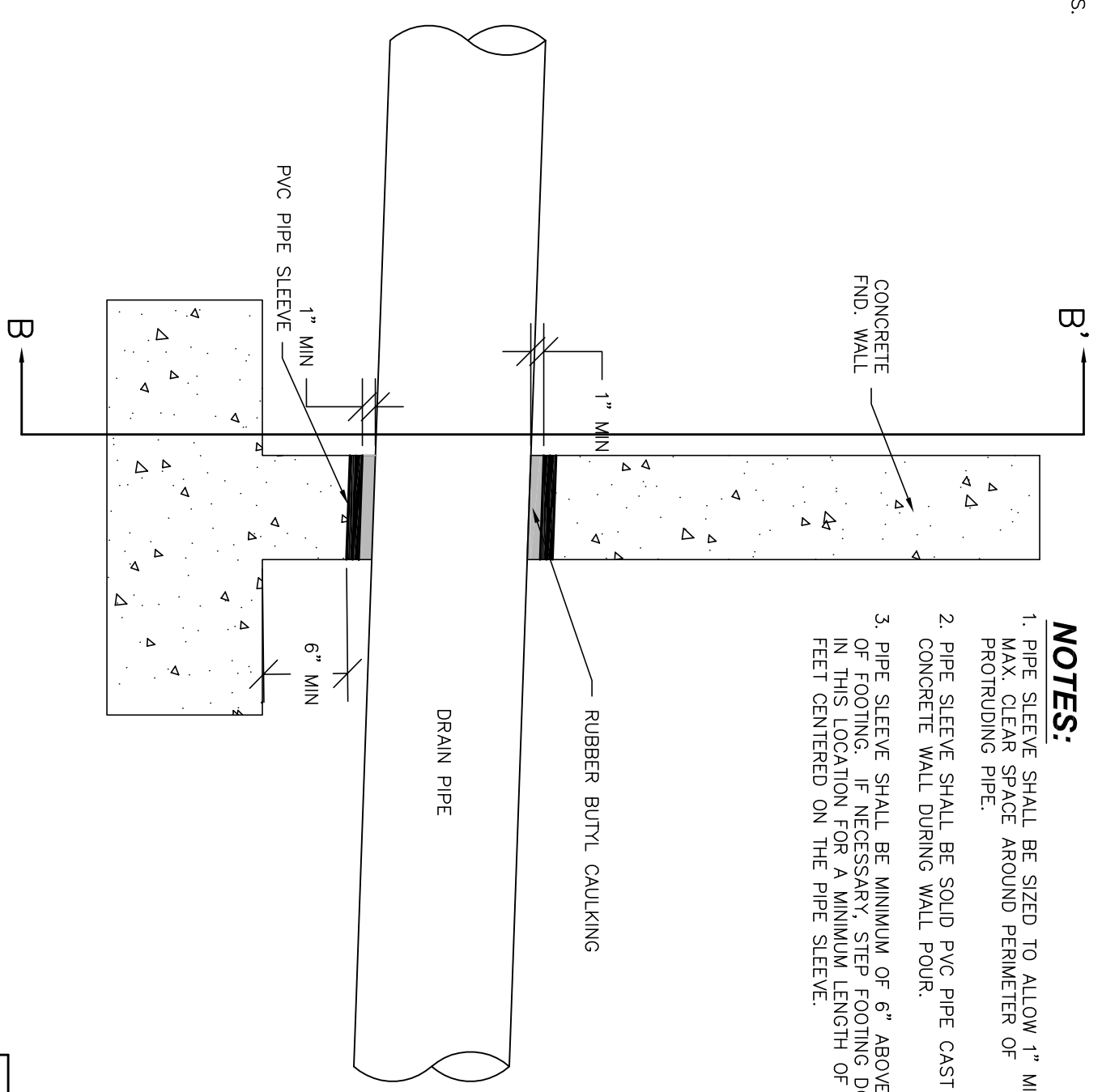
1. A-SELECT SAND BACKFILL SHALL CONSIST OF A FINE GRANULAR MATERIAL OF WHICH 100% SHALL PASS THROUGH A 1/4" SIEVE.
2. B-EXCEPTION: NATURALLY OCCURRING SMOOTH ROUND PEBBLES NO GREATER THAN 3/8" IN DIAMETER ARE PERMITTED AS LONG AS THEIR TOTAL VOLUME OF THE SAND SHALL BE COMPLETELY FREE OF FROZEN LUMPS, ROCKS, STONES, DEBRIS AND RUBBISH.
3. WHEN CONDUIT IS USED, THE SAME DEPTH IS REQUIRED. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, STONES, DEBRIS AND RUBBISH.
4. VOLTAGES OF 30KV OR LESS TO GROUND DO NOT REQUIRE SEPARATION PROVIDED ALL PARTIES INVOLVED ARE IN AGREEMENT.
5. THESE ARE MINIMUM STANDARDS, THE LOCAL GOVERNING AUTHORITIES REGULATIONS SHALL GOVERN.

TELEPHONE, CABLE & ELECTRIC TRENCH

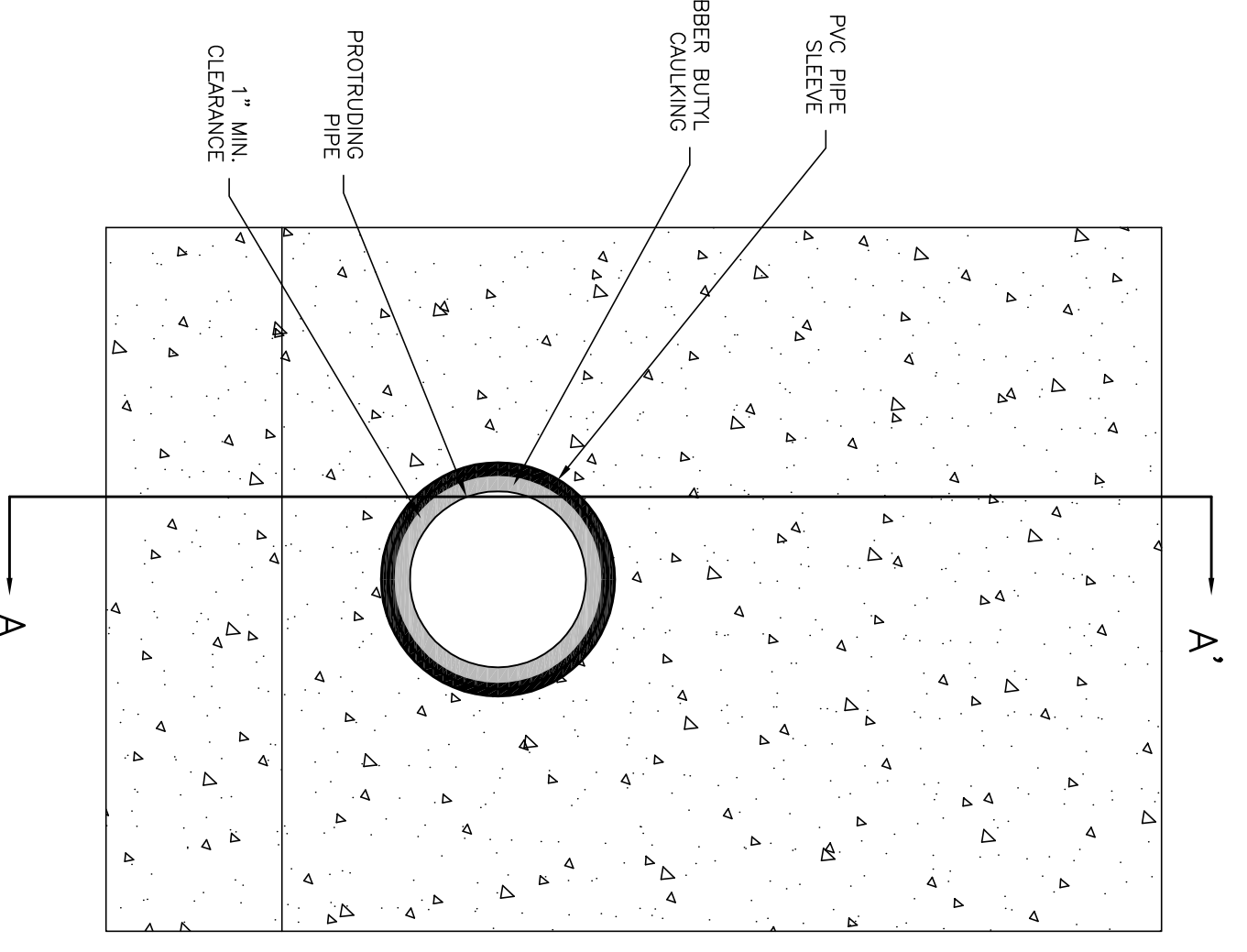


STANDARD DRAINAGE PIPE TRENCH

- NOTES:
1. PIPE SLEEVE SHALL BE SIZED TO ALLOW OF MAX. CLEAR SPACE AROUND PERIMETER OF PROTRUDING PIPE.
 2. PIPE SLEEVE SHALL BE SOLID PVC PIPE CAST INTO CONCRETE WALL DURING WALL POUR.
 3. PIPE SLEEVE SHALL BE MINIMUM OF 6" ABOVE TOP OF FOOTING. IF NECESSARY, STEP FOOTING DOWN FEET CENTRED ON THE PIPE SLEEVE.



CROSS-SECTION A-A'



CROSS-SECTION B-B'

FLEXIBLE JOINT PIPE COLLAR DETAIL

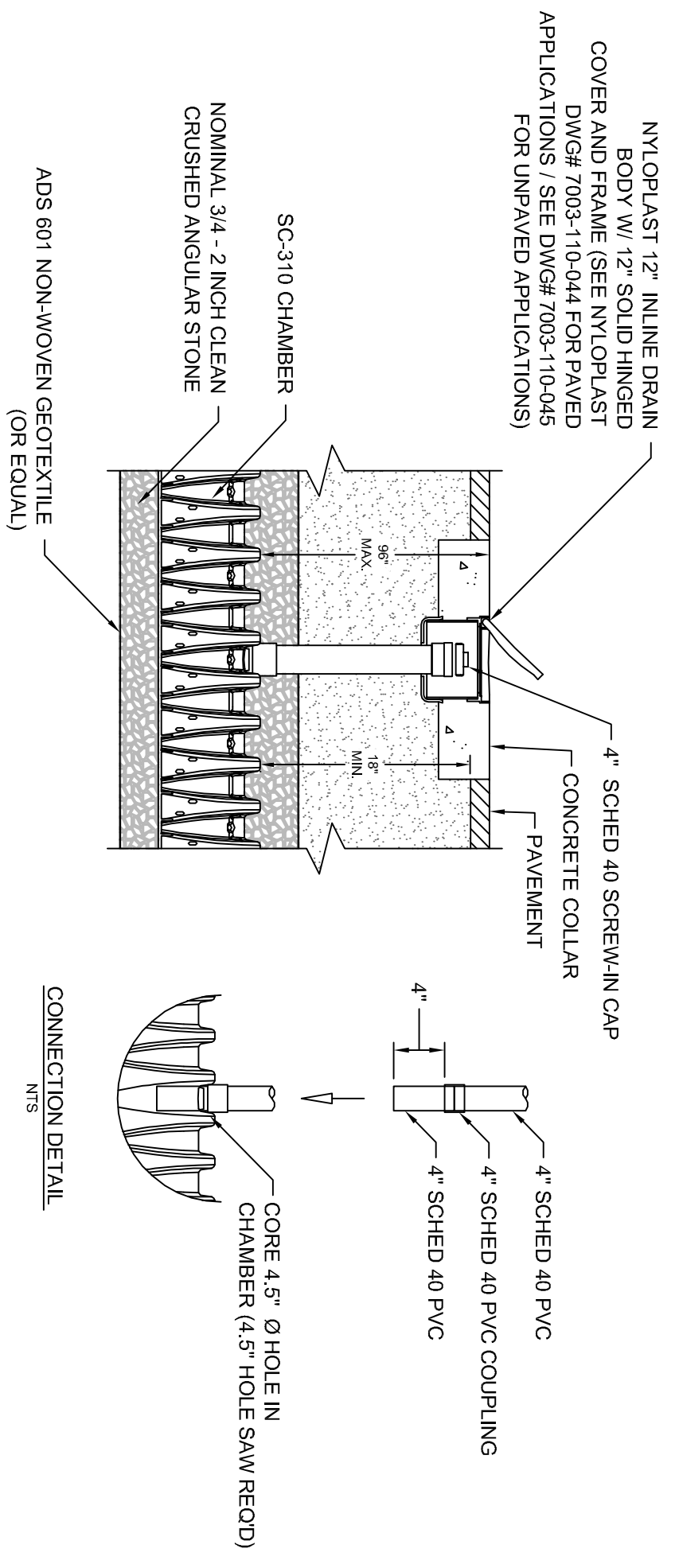
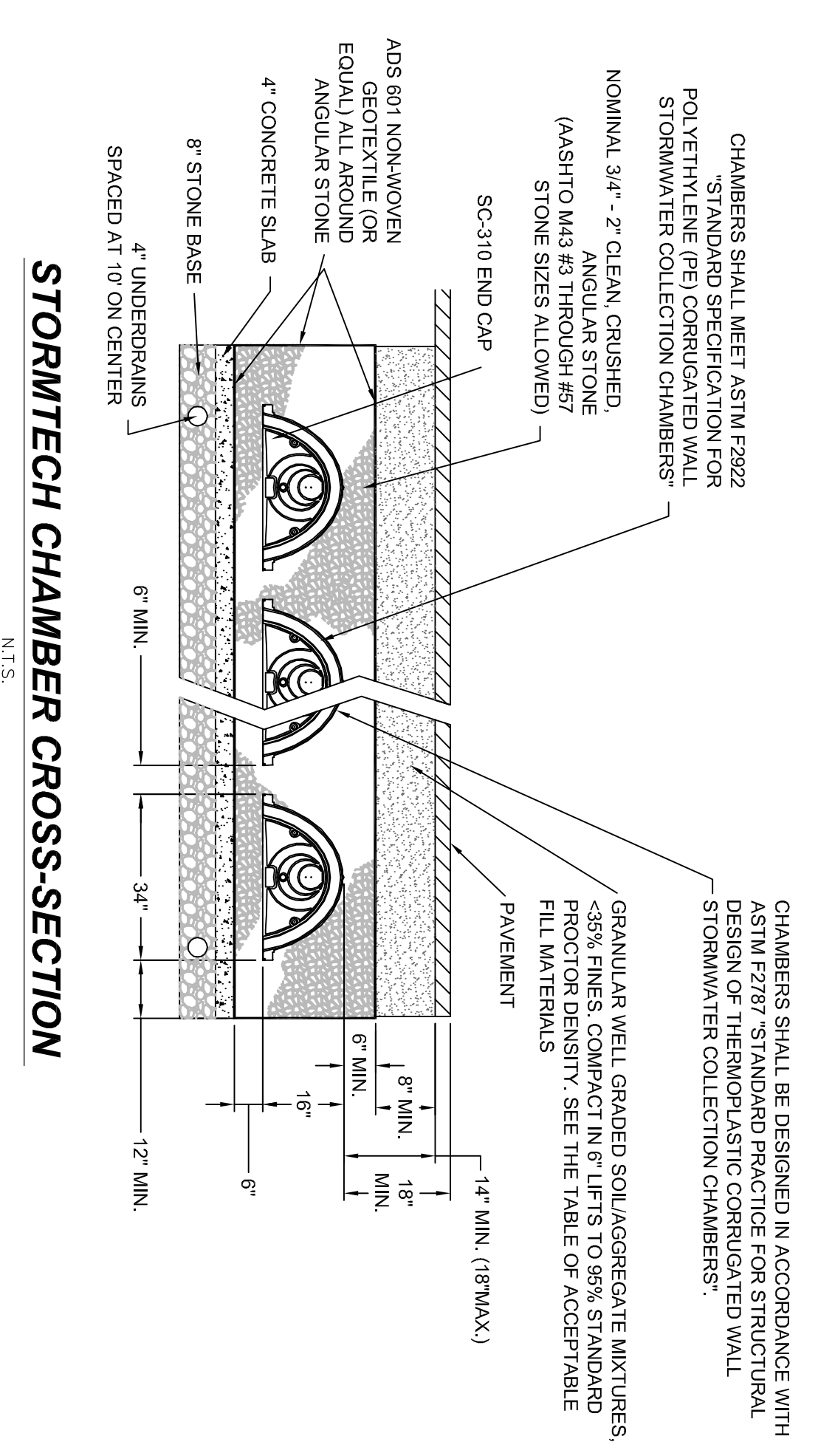
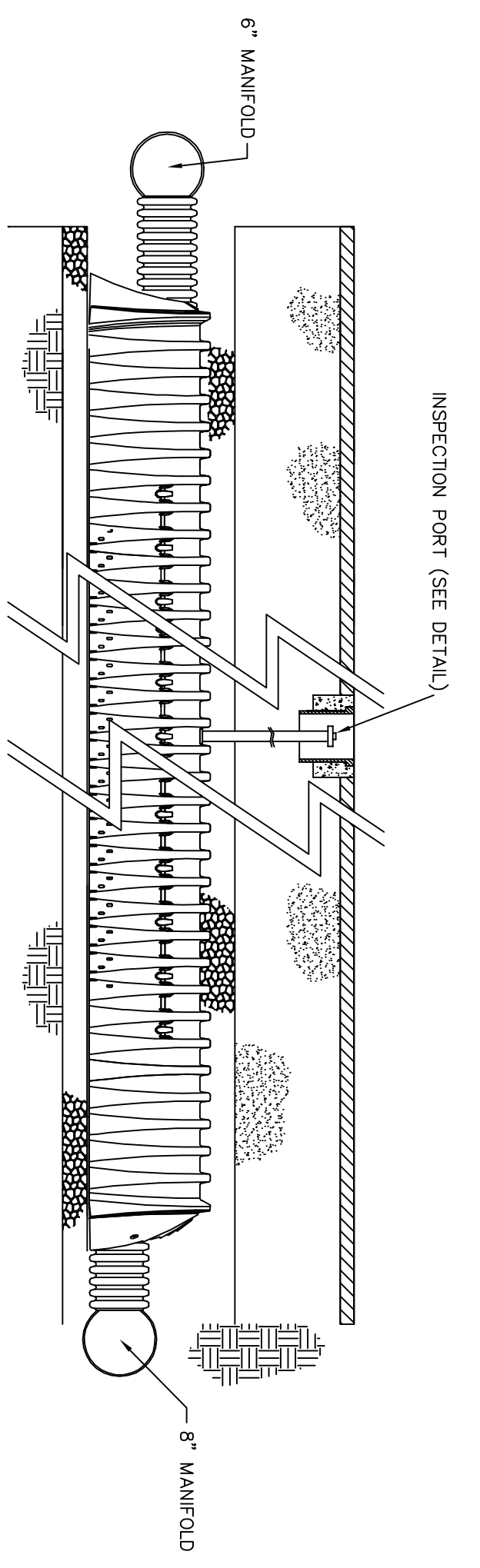
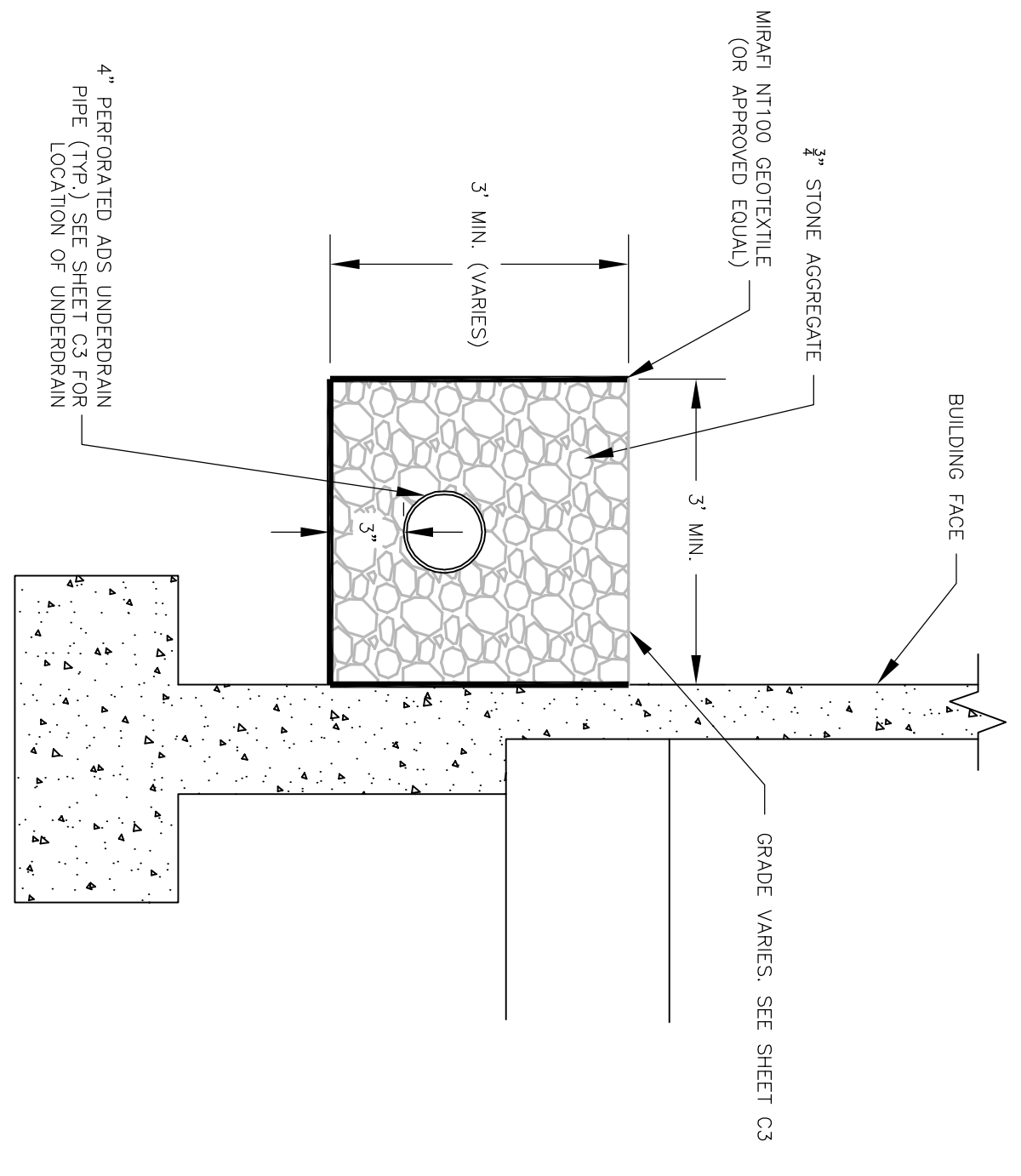
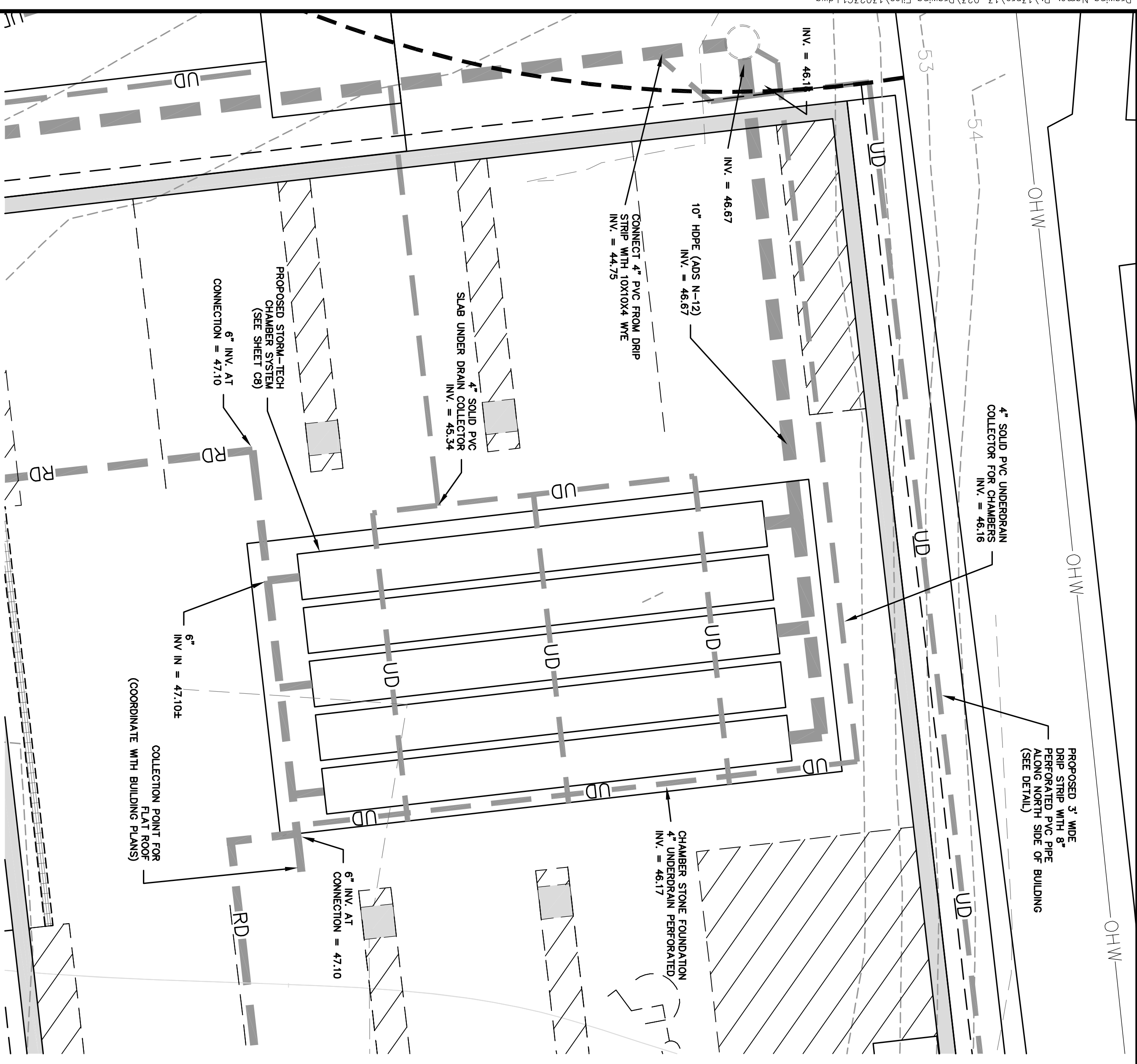
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DATE: 12/18/13
 SCALE: AS SHOWN
 DESIGNED BY: MJS
 DRAWN BY: MS
 APPROVED BY: MJS
 DWG FILE:

CONSTRUCTION DETAILS
 prepared for
 ISLAND DIVERSIFIED LLC
 TAX MAP 2 LOTS 12-5 & 12-6
 15 MADBURY ROAD & 8 MATHES TERRACE, DURHAM NH

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 E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 13-023
 C6



- NOTES:
 1. INSPECTION PORT MUST BE CONNECTED THROUGH KNOCKOUT LOCATED AT CENTER OF CHAMBER.
 2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.

NOTES:
 1. SEE PLANS FOR LOCATION OF TRENCH.

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CONSTRUCTION DETAILS
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ISLAND DIVERSIFIED LLC
 TAX MAP 2 LOT 12-11
 15 MADBURY ROAD & 8 MATHES TERRACE, DURHAM NH

DATE: 12/18/13
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 APPROVED BY: MJS
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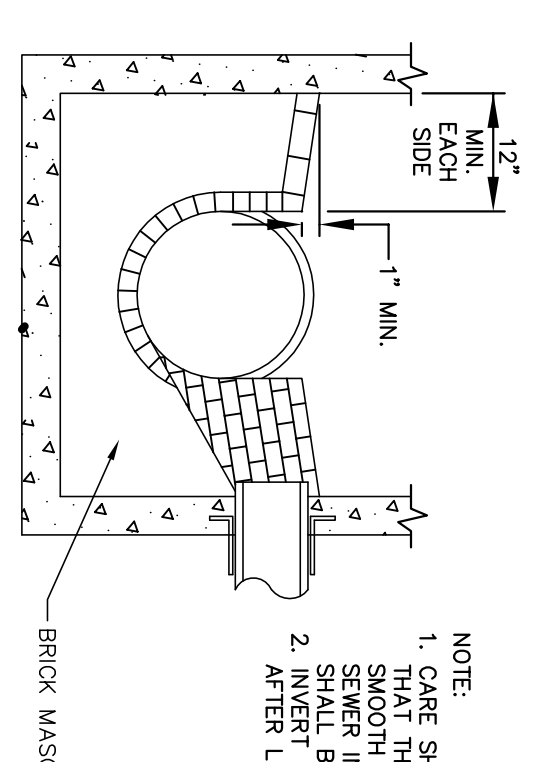
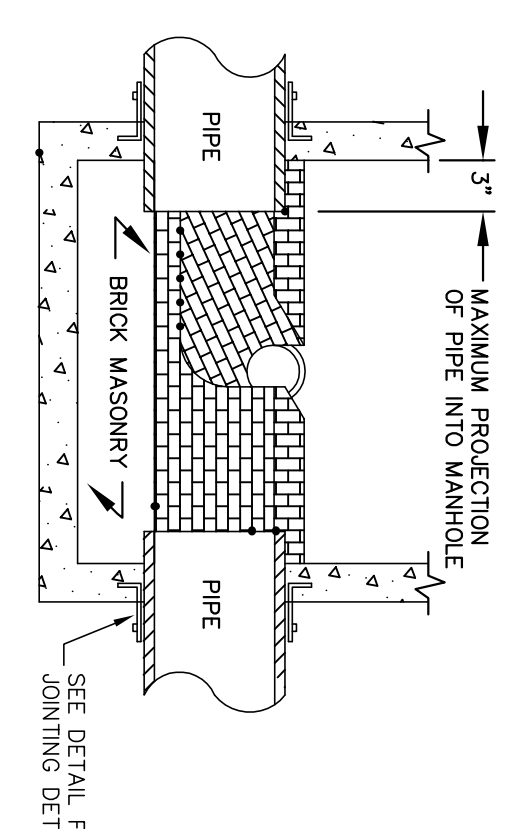
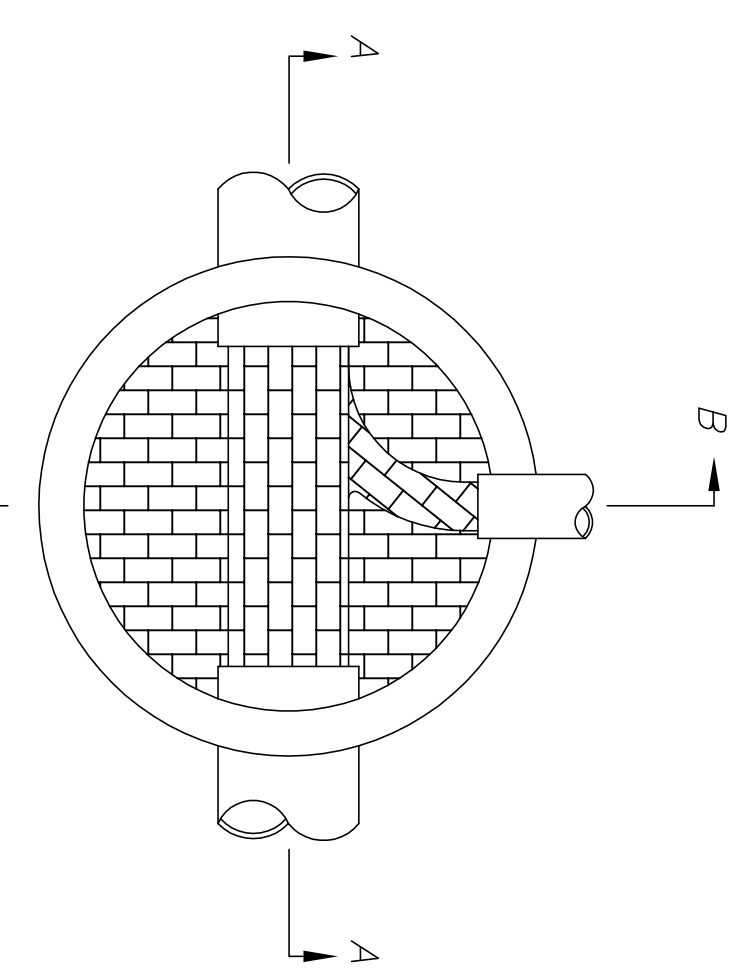
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MANHOLE CONSTRUCTION MATERIAL REQUIREMENTS
 (PER ENY-WQ 704.10 NUMERATION)

- (A) ALL COMPONENT PARTS OF MANHOLE STRUCTURES SHALL HAVE THE STRENGTH, LEAK RESISTANCE, AND SPACE NECESSARY FOR THE INTENDED SERVICE.
- (B) MANHOLE STRUCTURES SHALL BE DESIGNED TO WITHSTAND H-20 LOADING AND SHALL NOT LEAK IN EXCESS OF 1 GPD PER VERTICAL FOOT OF MANHOLE FOR THE LIFE OF THE STRUCTURE.
- (C) CONCRETE AND CONE SECTIONS SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
- (D) ABOVE THE CROWN OF THE INCOMING PIPE, PRECAST CONCRETE BARS SHALL BE OF AN OVERLAPPING TYPE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC-LIKE SEALANT.
- (E) PIPE TO MANHOLE JOINTS SHALL BE AS FOLLOWS:
 - (1) CAST INTO THE WALL OR SECURED WITH STAINLESS STEEL CLAMPS.
 - (2) ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH SEAL FORMED AND PIPE CAN BE OBTAINED.
 - (3) NON-SHRINK GROUTED JOINTS WHERE MANHOLE JOINTS TO THE MANHOLE AND PIPE CAN BE OBTAINED.
- (F) ALL PRECAST SECTIONS AND BASES SHALL HAVE THE FLARE OF MANUFACTURE AND THE INSIDE OF THE WALL OF THE MANHOLE/INVERT WEDGED OR INDENTED MARKED ON THE INSIDE OF THE WALL.
- (G) MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO LAD OUTLINE CURVES OF THE LONGEST PASSES POSSIBLE TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL.
- (H) SHELVES SHALL BE PLACED AFTER TESTING.
- (I) MATERIALS FOR CONSTRUCTION FOR MANHOLES SHALL BE AS FOLLOWS:
 - (1) CONCRETE FOR CAST-IN-PLACE OR COMPLETE MANHOLES SHALL CONFORM TO SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - (2) REINFORCING FOR CAST-IN-PLACE CONCRETE SHALL BE STEEL OR STRUCTURAL FIBERS THAT CONFORM TO THE REQUIREMENTS OF THE NH DOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - (3) PORTLAND CEMENT SHALL CONFORM TO ASTM C478-06.
 - (4) THE MANHOLE FRAME AND COVER SHALL PROVIDE A 30-INCH DIAMETER CLEAR OPENING.
 - (5) MANHOLE COVERS SHALL HAVE THE WORD "SEWER" IN 3-INCH LETTERS CAST INTO THE TOP SURFACE.
 - (6) THE CASTINGS SHALL BE OF EVEN-GRAINED CAST IRON, SMOOTH, AND FREE FROM SCALE LUMPS, BUSTERS, SAND HOLES AND DEFECTS. MATCHED AT THE FOUNDATION TO PREVENT ROCKING OF COVERS IN ANY ORIENTATION.
 - (7) CASTINGS SHALL BE EQUAL TO CLASS 30, CONFORMING TO ASTM A48/A81-03.
 - (8) BRICK MASONRY FOR SHELF, INVERT AND GRADE ADJUSTMENT SHALL COMPLY WITH THE NH DOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - (9) MORTAR SHALL BE COMPOSED OF PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION.
 - (10) PROPORTIONS IN MORTAR OF PARTS BY VOLUME SHALL BE:
 - (1) 4 PARTS SAND AND 1 PART CEMENT.
 - (2) 4 PARTS SAND AND 1.5 PART CEMENT.
 - (3) 4 PARTS SAND AND 1.5 PART CEMENT PART HYDRATED LIME.
 - (11) CEMENT SHALL BE TYPE II PORTLAND CEMENT CONFORMING TO ASTM C150-05.
 - (12) HYDRATED LIME SHALL BE TYPE S CONFORMING TO THE ASTM C207-06 STANDARD SPECIFICATIONS FOR HYDRATED LIME FOR MASONRY PURPOSES. THE ASTM C213-03 SPECIFICATIONS FOR PORTLAND CEMENT SHALL BE USED FOR ALL PORTLAND CEMENTS.
 - (13) IN THE FLOW CHANNEL, A DROP OF AT LEAST 0.1 FEET SHALL BE PROVIDED BETWEEN THE INCOMING AND OUTGOING SEWERS ON ALL MANHOLES.

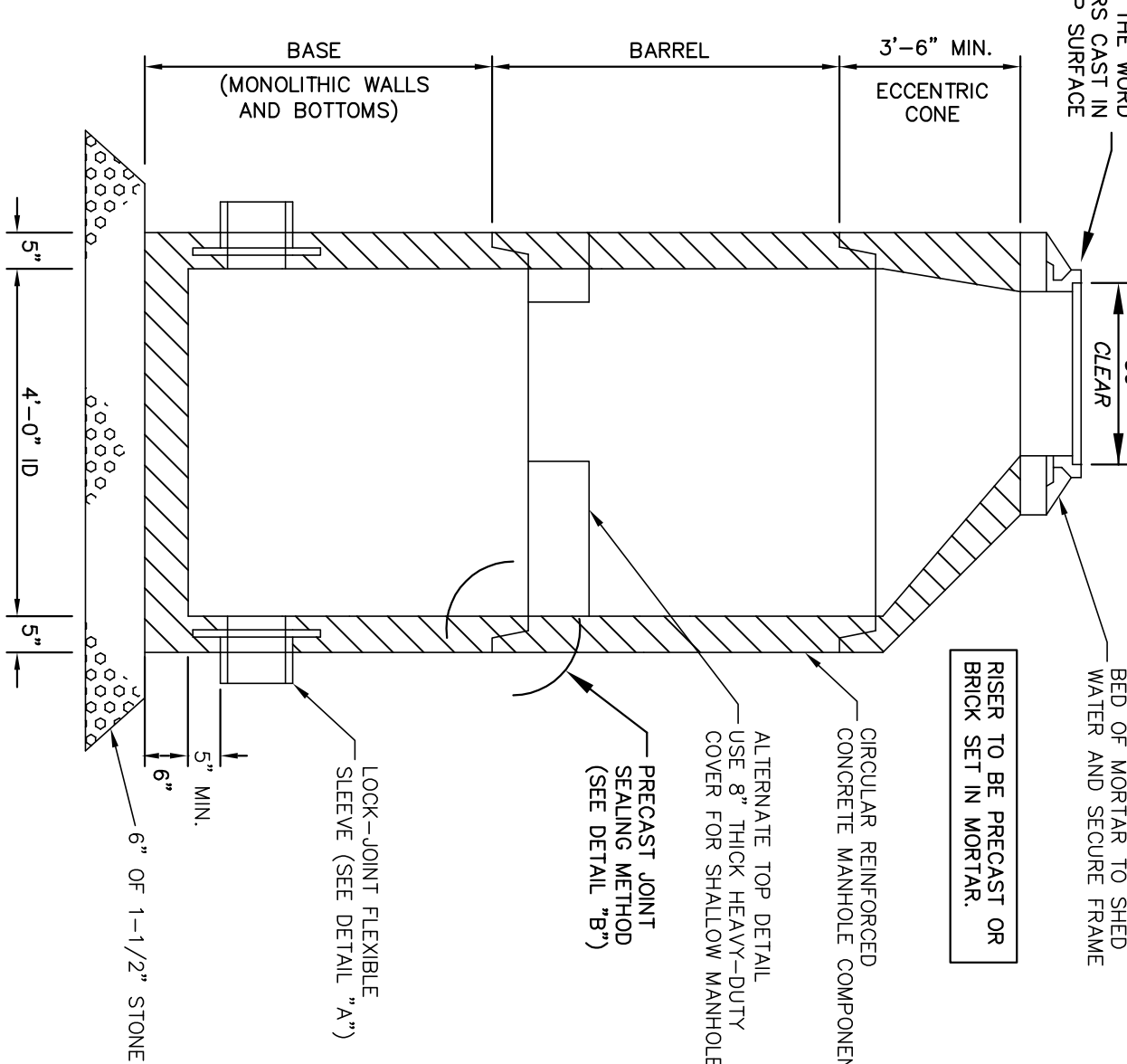
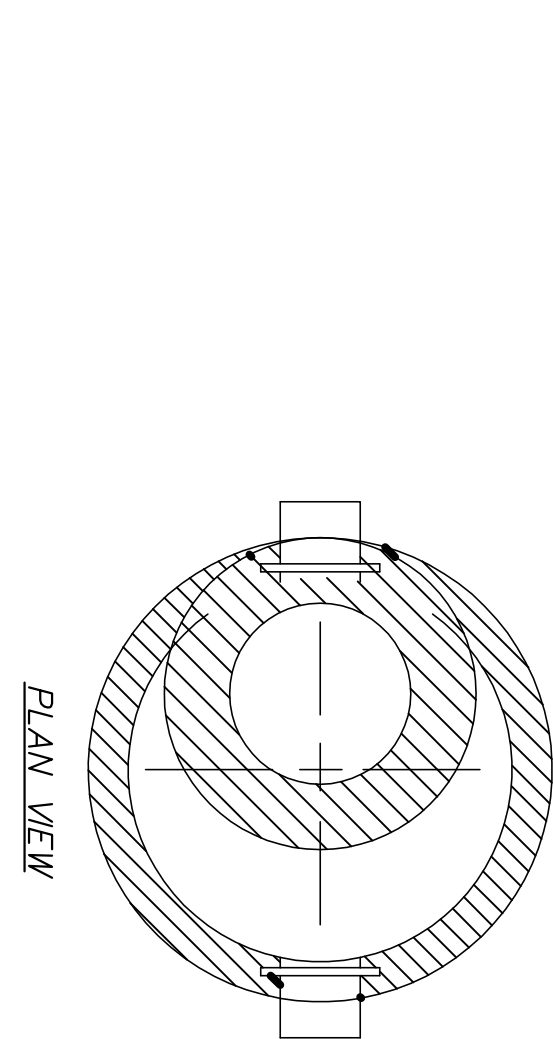
MANHOLE TESTING REQUIREMENTS (ENY-WQ 704.10)

- (X) MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST.
- (Y) THE MANHOLE VACUUM GAUGE TEST SHALL CONFORM TO THE FOLLOWING:
 - (1) THE INITIAL VACUUM GAUGE TEST PRESSURE SHALL BE 10 INCHES HG AND HOLD FOR 3 MINUTES.
 - (2) THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR A 1-INCH HG PRESSURE DROP IS 8 MINUTES.
 - (3) A TEST HOLD TIME OF 10 TO 15 FEET DEEP SHALL BE NOT LESS THAN 2.5 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP.
 - (4) NOT LESS THAN 2.5 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP.
- (Z) THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO MEET THE ABOVE REQUIREMENTS.
- (AA) MANHOLE TESTING MUST BE CONDUCTED PRIOR TO INVERT AND SHELF PLACEMENT.



- NOTE:
1. CART SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SHELF.
 2. INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.

TYPICAL SEWER MANHOLE INVERT
 N.T.S.



STANDARD MANHOLE
 N.T.S.

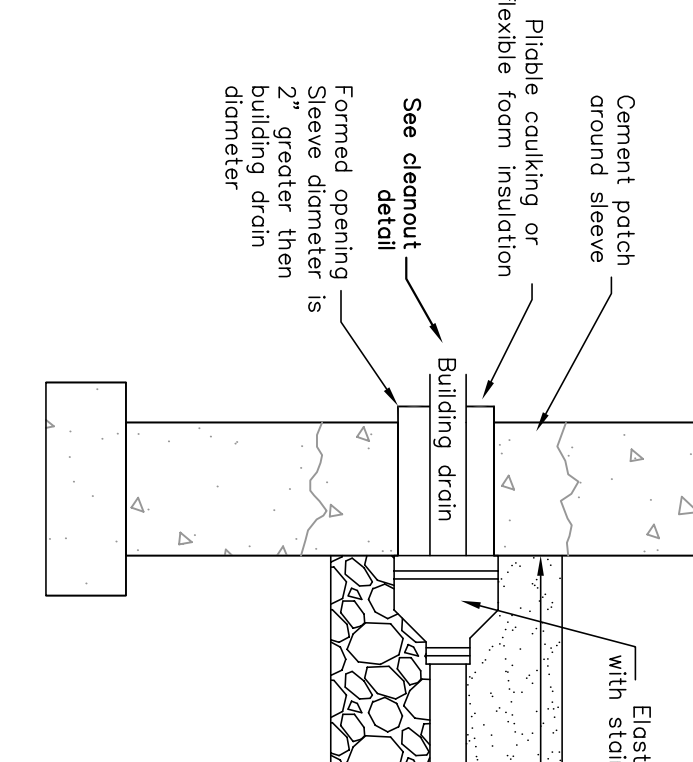
- NOTES:
1. SH# IS A STANDARD MANHOLES WITH ECCENTRIC CONE TOP.
 2. THERE SHALL BE NO STEPS INSTALLED WITHIN THE MANHOLES.

SEWER NOTES:

- (A) ALL NEW SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTING.
- (B) LOW-PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH STANDARD TEST METHOD FOR ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR.
- (C) UN-BELL PVC PIPE ASSOCIATION UN-B-6, "LOW-PRESSURE AIR TESTING METHOD FOR ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR."
- (D) ALL NEW GRAVITY SEWERS SHALL BE CLEANED AND VISUALLY INSPECTED AND SHALL BE TRIE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO DAVIS FOLLOWING INSTALLATION.
- (E) THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 7% PERCENT OF AVERAGE INSIDE DIAMETER.

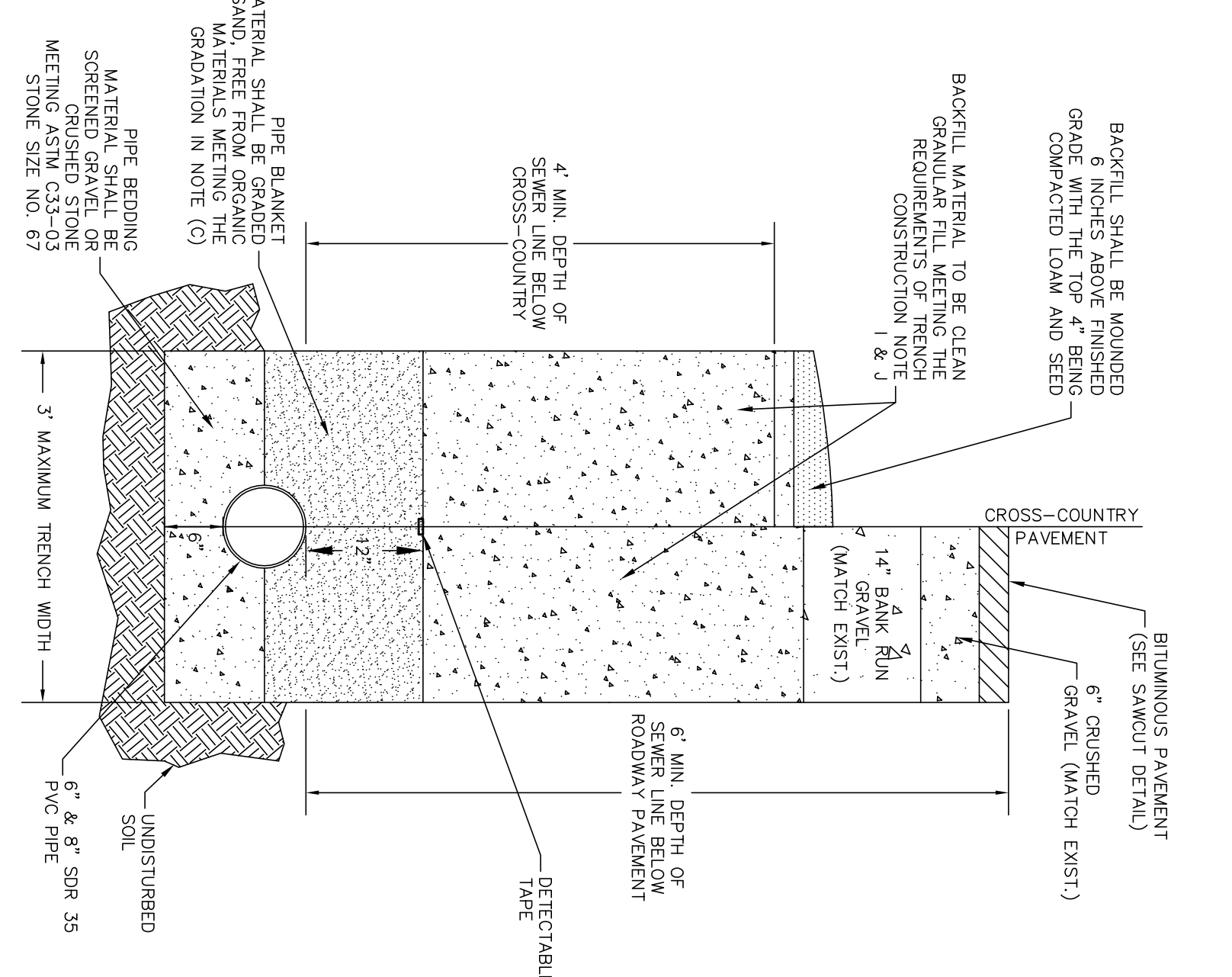
GRAVITY SEWER PIPE TESTING REQUIREMENTS
 (ENY-WQ 704.07)

- (A) EXISTING OR PROPOSED WATER MAIN REQUIREMENTS OF (A) ABOVE SHALL BE MAINTAINED.
- (B) ALLOWED WHERE NECESSARY TO AVOID CONFLICT WITH SURFACE STRUCTURES, UTILITY CHAMBERS, AND BUILDING FOUNDATIONS, PROVIDED THAT THE SEWERS ARE CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN REQUIREMENTS.
- (C) WHENEVER SEWERS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS:
 - (1) VERTICAL SEPARATION OF THE SEWER AND WATER MAIN SHALL BE NOT LESS THAN 18 INCHES.
 - (2) SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.

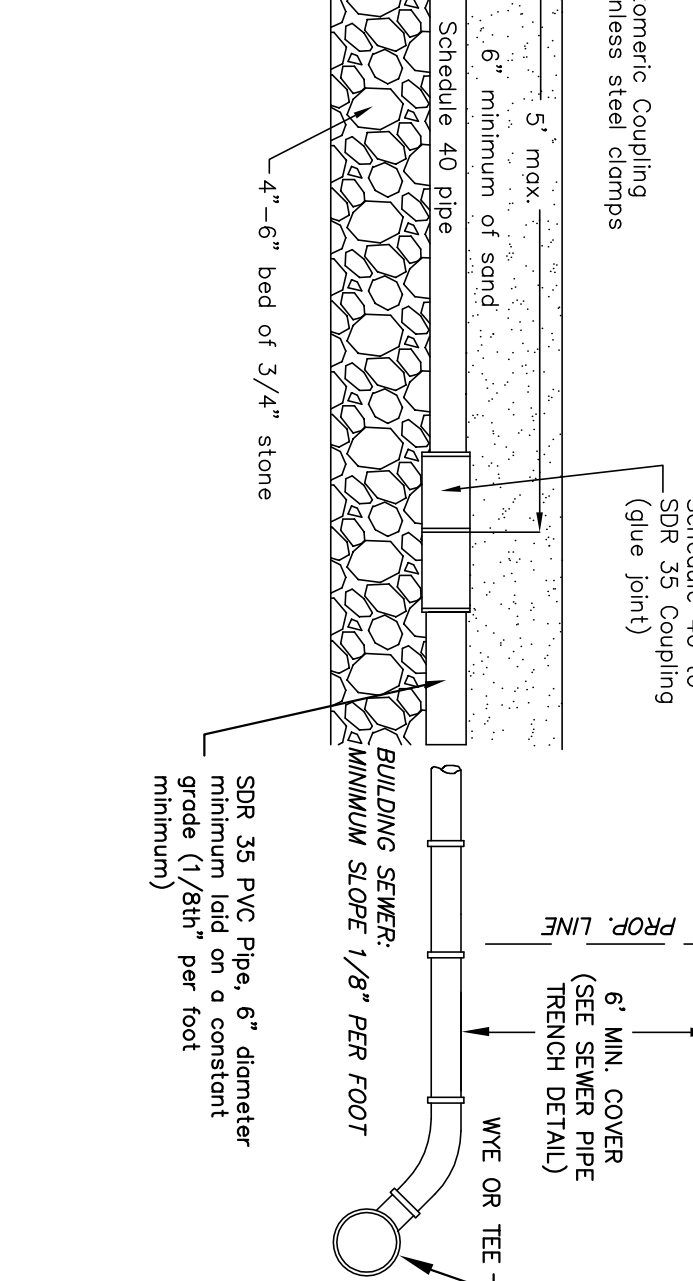


CLEANOUT DETAIL
 N.T.S.

STANDARD SEWER PIPE TRENCH
 N.T.S.



- TRENCH CONSTRUCTION (PER ENY-WQ 704.09 NUMERATION)
- (A) TRENCH DIMENSIONS SHALL BE AS FOLLOWS:
 - (1) FOR SEWER PIPE LESS THAN 15" IN DIAMETER, THE ALLOWABLE TRENCH WIDTH SHALL BE 12 INCHES ABOVE THE PIPE SHALL BE NO MORE THAN 36" AT A FLARE.
 - (2) FOR SEWER PIPE 15" IN DIAMETER OR GREATER, THE ALLOWABLE TRENCH WIDTH SHALL BE 12 INCHES ABOVE THE PIPE SHALL BE NO MORE THAN 36" AT A FLARE.
 - (B) PIPE BEDDING MATERIAL AND FILL MATERIAL FOR EXCAVATION BELOW GRADE SHALL BE SPREADED GRAVEL OR CRUSHED STONE TO ASTM C33-03.
 - (C) THE PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND, FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100% PASSES THROUGH A 1/2 INCH SIEVE AND A MAXIMUM OF 15% PASSES THROUGH A #200 SIEVE.
 - (D) THE PIPE AIDS TO 6 INCHES BELOW THE BOTTOM OF THE OUTSIDE SURFACE OF THE PIPE.
 - (E) PIPE SAND MATERIAL SHALL COVER THE PIPE A MINIMUM OF 12 INCHES ABOVE THE PIPE.
 - (F) COMPACTION SHALL BE IN 12 INCH LAYERS FOR BEDDING AND BLANKET MATERIALS.
 - (G) BACKFILL MATERIALS SHALL BE COMPACTED IN 3-FOOT LAYERS TO THE GROUND SURFACE.
 - (H) BACKFILL MATERIALS SHALL BE NATURAL SAND OR GRAVEL, INCLUDING DESHED, PIECES OF PAWMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LOOSE MATERIAL, AND ALL ROCKS OVER THE ENGINEER WILL PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.
 - (I) TRENCH BACKFILL AT CROSS-COUNTRY LOCATIONS SHALL BE AS DESCRIBED IN PROVIDED TO THE SEWER FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED.
 - (J) BACKFILL SHALL BE MOUNDED 6 INCHES ABOVE ORIGINAL GROUND AT ACCESS TO THE SEWER FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED.
 - (K) BASE COURSE FOR TRENCH REPAIR SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NH DOT.
 - (L) SURFACE DRAINAGE SHALL BE TAKEN TO AVOID GROUNDWATER PROBLEMS AT THE SURFACE DRAINAGE DRAINAGE TO A SUITABLE OUTLET AT EACH BASIN OR RUNOFF SMALLS.



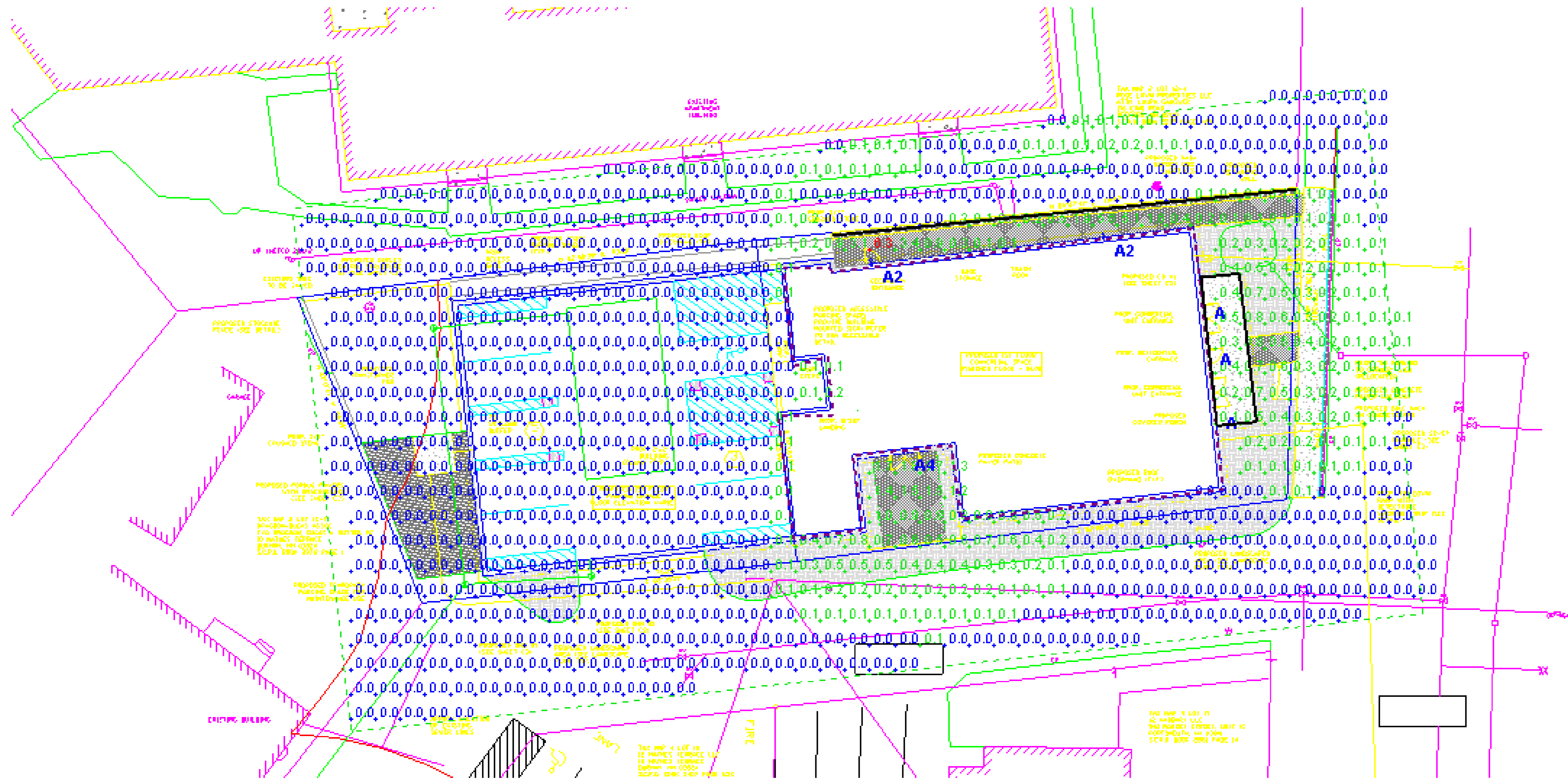
TYPICAL BUILDING SEWER CONNECTION
 N.T.S.

MJS ENGINEERING, PC
 CIVIL ENVIRONMENTAL CONSULTING ENGINEERING
 5 RAILROAD ST., P.O. BOX 359
 NEWHAMPSHIRE, NH 03857
 PHONE: (603) 659-4975, FAX: (603) 659-4627
 E-MAIL: MJS@MJS-ENGINEERING.COM

CONSTRUCTION DETAILS
 prepared for
ISLAND DIVERSIFIED LLC
 TAX MAP 2 LOTS 12-5 & 12-6
 15 MADBURY ROAD & 8 MATHES TERRACE, DURHAM NH

DATE: 12/18/13
 SCALE: AS SHOWN
 DESIGNED BY: MJS
 DRAWN BY: MS
 APPROVED BY: MJS
 DWG FILE:

NO.	REVISIONS	DATE	INT.
1.	REVISIONS PER NEW RESIDENTIAL ACCESS LOCATION	5/15/14	KD



Lighting Calculations

FEATURES & SPECIFICATIONS

INTERIOR USE — The OLCS provides years of maintenance free general illumination for residential and commercial applications such as hallways, stairways, bedrooms, offices, and dining areas.

CONSTRUCTION — Rugged cast aluminum housing protected by a fluoropolymer clear finish that provides superior resistance to corrosion and weathering. Lightly contoured finish design provides a maximum 3 mils thickness for a finish that can withstand extreme climate change without cracking or peeling.

OUTDOOR LED CAST SCENCE

OLCS

OUTDOOR LED CAST SCENCE

Lighting Facts

UL LISTED

ETL LISTED

5 YEAR WARRANTY

INSTALLATION — Mounts easily to most junction boxes by others.

LISTINGS — UL Listed to E1 and Canadian safety standards for wet locations. Designed for wall mounting over 8ft. above the ground.

TESTED — In accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5 year limited warranty. Complete warranty terms located at www.lithonia.com.

Actual performance may differ as a result of end use environment and application. New specifications subject to change without notice.

Color Number: _____

Finish: _____

Type: _____

Outdoor General Purpose

OLCS

OUTDOOR LED CAST SCENCE

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ORDERING INFORMATION				EXAMPLE: OLCS 8 DDB			
Series	Light Output	Color Temperature (CCT)	Voltage	Finish	Mounting	Notes	Notes
OLCS	8	4000K	120V	Dark Bronze	Wall		

RECURRING ORDER & OUTDOOR

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
A2		2	Lithonia Lighting	WSTM LED 2A 40K 120 DIFS	WSTM LED WITH 2 BOARDS, 4000K CCT, 120 VOLT, DIFFUSE GLASS LENS; mounted at 8ft	SAMSUNG 2323	1	WSTM_LED_2A_40K_120_DIFS.ies	1277.289	0.9	16.2
A4		1	Lithonia Lighting	WSQ LED 1 10A700/40K SR4 MVOLT	WSQ LED WITH 1 MODULE, 10 LED's, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS; mounted at 10ft	Outdoor Wall Pack Luminaire to IES LM-79-08. LUMINAIRE OUTPUT: 1950 Lms.	1	WSQ_LED_1_10A700_40K_SR4_MVOLT.ies	1943.403	0.9	24.2
A		3	Lithonia Lighting	OLCS 8 DDB	OUTDOOR CAST SCENCE W/DR3 FROSTED LENS; BROWN; mounted at 7ft	LED	1	OLCS_8_DD B.ies	469.5471	0.9	8.93

Specifications Luminaire

Height: 7.54" (19.3 cm)

Width: 16.54" (41.9 cm)

Depth: 9.53" (24.2 cm)

Weight: 17 lbs (7.7 kg)

Optional Back Box (BBW)

Height: 6.12" (15.6 cm)

Width: 5.12" (13.0 cm)

Depth: 1.12" (2.8 cm)

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WSQ LED is ideal for replacing existing 50-175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information EXAMPLE: WSQ LED 2 10A700/40K SR3 MVOLT DDBTxD

Series	Light Output	Performance Factor	Color Temp	Voltage	Mounting	Options	Finish
WSQLED	1	100 lm/w	4000K	120V	Wall		Dark Bronze

Emergency Battery Operation

The emergency battery backup (EBW) option is integral to the luminaire. No external housing required. This design provides reliable emergency operation while maintaining the aesthetics of the product.

NOTES

1. WSQLED does operate on any low voltage from 120V to 277V. WSQLED is not UL listed for use on 277V. WSQLED is not UL listed for use on 277V. WSQLED is not UL listed for use on 277V.

Specifications Luminaire

Height: 5.31" (13.5 cm)

Width: 12.12" (30.8 cm)

Depth: 7.52" (19.1 cm)

Weight: 6.5 lbs (2.9 kg)

Introduction

The Architectural WSTM Mini-Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 87% over metal halide versions. The diffuse lens eliminates harsh glare while producing comfortable illumination.

The WSTM LED is ideal for replacing existing 50-100W metal halide or 26-42W compact fluorescent wall-mounted products and can be mounted in either lens up or lens down orientation. The expected service life is over 10 years of nighttime use.

Ordering Information EXAMPLE: WSTM LED 2A 40K 120 DDBTxD

Series	Light Output	Performance Factor	Color Temp	Voltage	Mounting	Options	Finish
WSTMLED	1A	100 lm/w	4000K	120V	Wall		Dark Bronze

Stock configurations are offered for shorter lead times:

Stock Part Number	Accessories
WSTMLED 1A 40K 120 DDBTxD	WSTMLED 1A 40K 120 DDBTxD

NOTES

1. WSQLED does operate on any low voltage from 120V to 277V. WSQLED is not UL listed for use on 277V. WSQLED is not UL listed for use on 277V.

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Ground	+	0.1 fc	6.3 fc	0.0 fc	N/A	N/A	0.0:1