

# Proposed Redevelopment

147 Congress Street  
Portsmouth, New Hampshire

Assessor's Parcel 126, Lot 4

ISSUED FOR Client Review

Owner/Applicant:  
Lucky Thirteen Properties, LLC

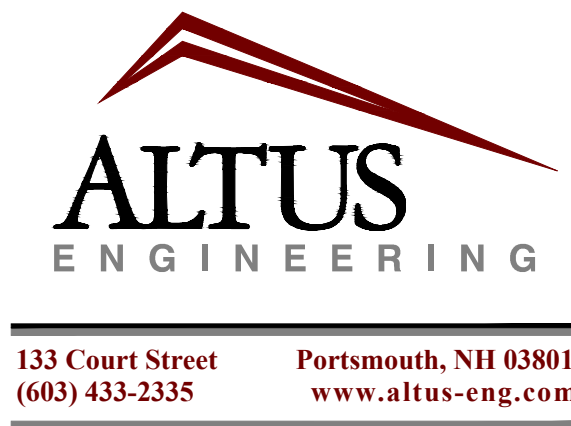
P.O. Box 300  
Rye, NH 03870-0300  
(603) xxx-xxxx

Architect:



104 Congress Street  
Suite 203  
Portsmouth, NH 03801  
(603) 501-0202

Civil Engineer:



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

Surveyor:

James Verra

& Associates Inc.

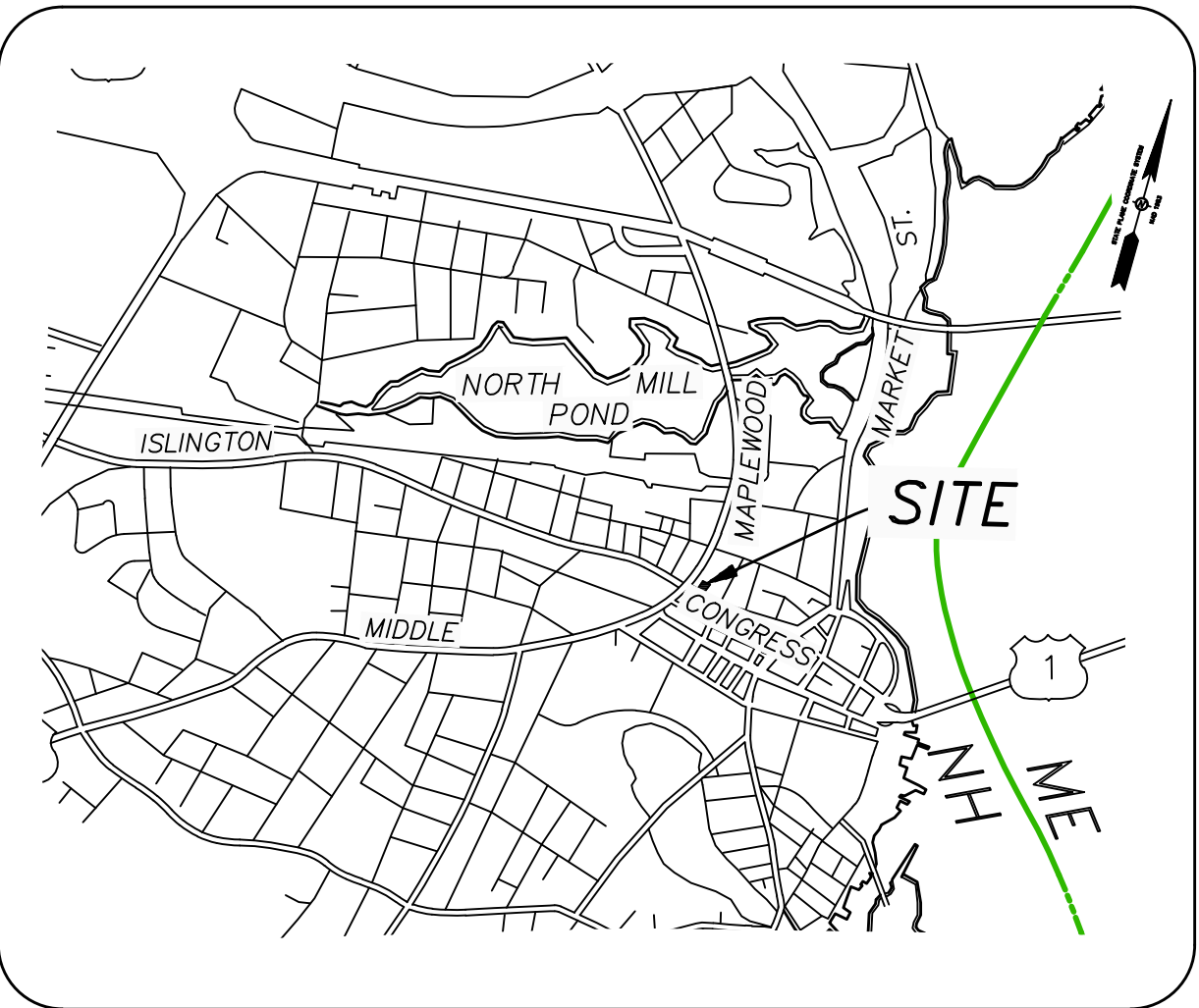
LAND SURVEYORS

101 SHATTUCK WAY, SUITE 8  
Newington, New Hampshire  
03801-7876

Tel 603-436-3557

Plan Issue Date:

NOVEMBER 1, 2022



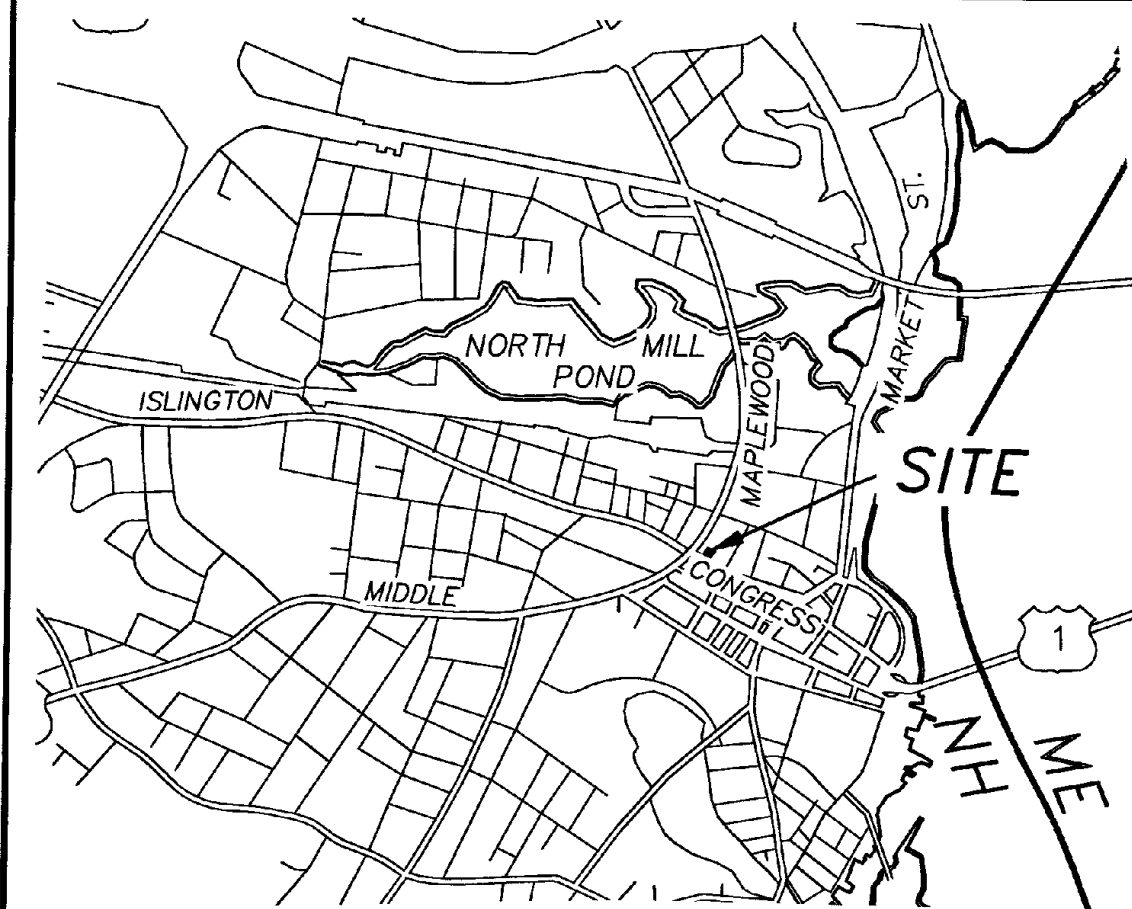
LOCUS

NOT TO SCALE

Sheet Index

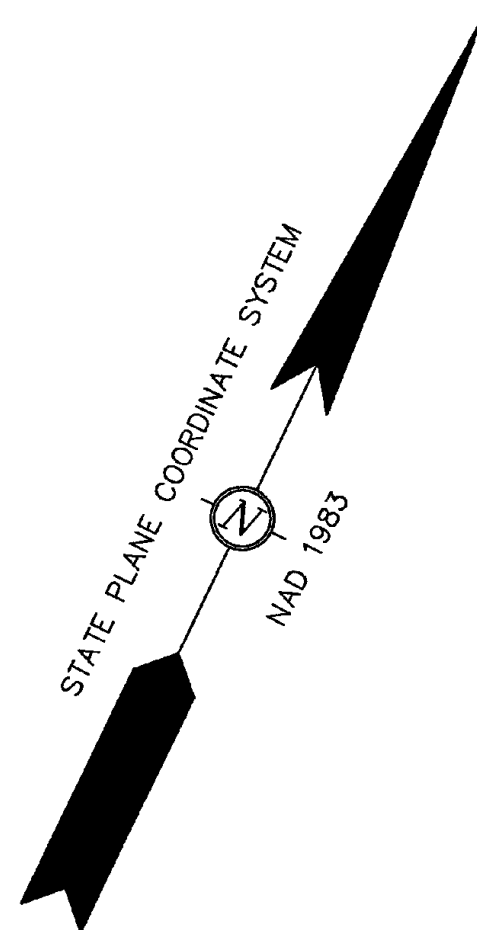
| Title                           | Sheet No.: | Rev. | Date     |
|---------------------------------|------------|------|----------|
| Lot Line Revision               | 1 of 1     | 2    | 06/13/17 |
| Site Plan                       | C-1        | 0    | 11/01/22 |
| Open Space Plan & Grading Plans | C-2        | 0    | 11/01/22 |

| Permit Summary                  | Submitted | Received |
|---------------------------------|-----------|----------|
| City of Portsmouth HDC Approval | —         | —        |
| City of Portsmouth PB Approval  | —         | —        |
| Local Building Permit           | —         | —        |



**LOCUS**  
NOT TO SCALE

**126-59**  
CITY OF PORTSMOUTH  
1 JUNKINS AVENUE  
PORTSMOUTH, NH 03801



**LEGEND:**

- ..... BOUND as DESCRIBED
- ⊙ ..... SEWER MANHOLE
- ▣ ..... CEMENT CONCRETE PAD
- ⊞ ..... ELECTRICAL BOX
- ⊞ ..... TELEPHONE RISER
- ⊞ ..... TRANSFORMER & PAD
- ⊙ ..... SEWER MANHOLE
- s - ..... SEWER LINE
- s - ..... SIGN
- v-g-c ..... VERTICAL FACED GRANITE CURB
- ⊞ ..... HANDICAP SPACE
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- \* ..... CONIFEROUS TREE
- ⊙ ..... DECIDUOUS TREE
- ▣ ..... BRICK WALK
- LA ..... LANDSCAPED AREA
- BOC ..... BACK OF CURB

**MAPLEWOOD AVENUE**  
(A PUBLIC WAY)  
(68' WIDE)

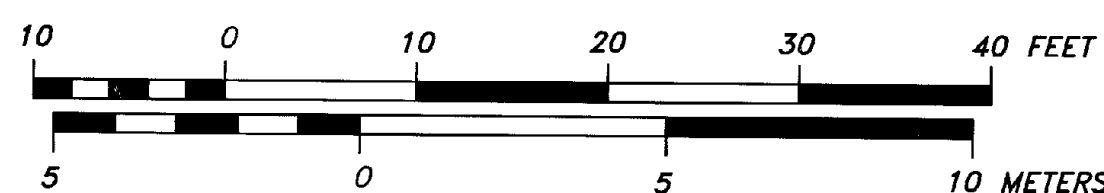
93.95  
N 62°53'10" E  
0.86  
SET MAG NAIL IN  
6"x8" CONCRETE  
BOUND, DISTURBED

DELTA = 97°04'20"  
RADIUS = 22.00  
LENGTH = 37.27  
CHORD = N 70°09'49" W  
32.97

**126-21**  
CITY OF PORTSMOUTH  
1 JUNKINS AVENUE  
PORTSMOUTH, NH 03801

**126-11**  
ONE MIDDLE STREET LLC  
1 MIDDLE ST, SUITE 1  
PORTSMOUTH, NH 03801  
5229/1455

**126-10**  
FLATBREAD CONGRESS LLC  
4 HIGH STREET  
HAMPTON, NH 03842  
4969/2612



**NEW AREA**  
6,245 S.F.

OLD AREA  
7,110 FEET

**126-4**

#147  
BRICK FACED  
2 STORY  
COMMERCIAL  
BUILDING

**NEW AREA**  
7,548 FEET

OLD AREA  
6683 FEET

**126-5**

#135  
BRICK FACED  
3 STORY  
COMMERCIAL  
BUILDING

**129-6**  
WORTH DEVELOPMENT I, A CONDOMINIUM  
PORTSMOUTH, NH 03801  
4687/1380 (DECLARATION)

**CONGRESS STREET**  
(A PUBLIC WAY - VARIABLE WIDTH)

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 60°10'20" E | 0.30     |
| L2   | N 29°04'43" W | 7.92     |

**NOTES:**

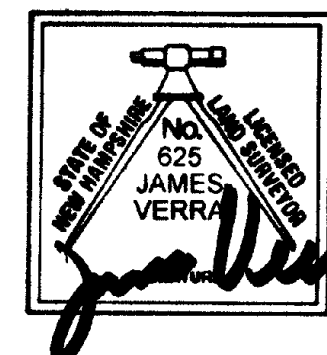
- OWNER OF RECORD..... **BLUESTONE PROPERTIES OF RYE, LLC**  
ADDRESS..... **PO BOX 4780, PORTSMOUTH, NH 03802**  
DEED REFERENCE..... **5761/1289**  
TAX SHEET / LOT..... **126-5**  
OWNER OF RECORD..... **ROMAN AND NELSON, LLC**  
ADDRESS..... **151 CONGRESS STREET, PORTSMOUTH, NH 03801**  
DEED REFERENCE..... **4731/730**  
TAX SHEET / LOT..... **126-4**
- ZONED:  
DOD (DOWNTOWN OVERLAY DISTRICT)  
HD (HISTORIC DISTRICT)  
CD5 (CHARTER DISTRICT 5)  
MINIMUM OPEN SPACE 5%  
PROVIDED:  
NEW LOT 126-5  
1031 SF OPEN / 7548 = 13.7 % OPEN SPACE  
NEW LOT 126-4  
644 SF OPEN / 6245 = 10.1 % OPEN SPACE
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- 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 @ 1-800-225-4977.
- THE PARCEL SHOWN HEREON LIES IN ZONE X, AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER MAP 33015C0259E, DATED MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**REFERENCE PLANS:**

- ALTA/ACSM LAND TITLE SURVEY, # 141 CONGRESS STREET, PORTSMOUTH, NEW HAMPSHIRE, FOR K.S.C., LLC, DATED 4/1/1996, BY DURGIN, VERRA AND ASSOCIATES, INC., PLAN NO 20633
- VAUGHAN STREET URBAN RENEWAL PROJECT, N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE CONDEMNATION MAP, DATED FEB. 1971, RCRD #D-2425 SHEET 2 OF 3.
- VAUGHAN STREET URBAN RENEWAL, PROJECT NO. N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, SUBDIVISION, PARCELS 9, 9-A, 9-B, 9-C, DATED OCT. 7, 1970, REV. AUGUST 26, 1971, RCRD # B-2572.

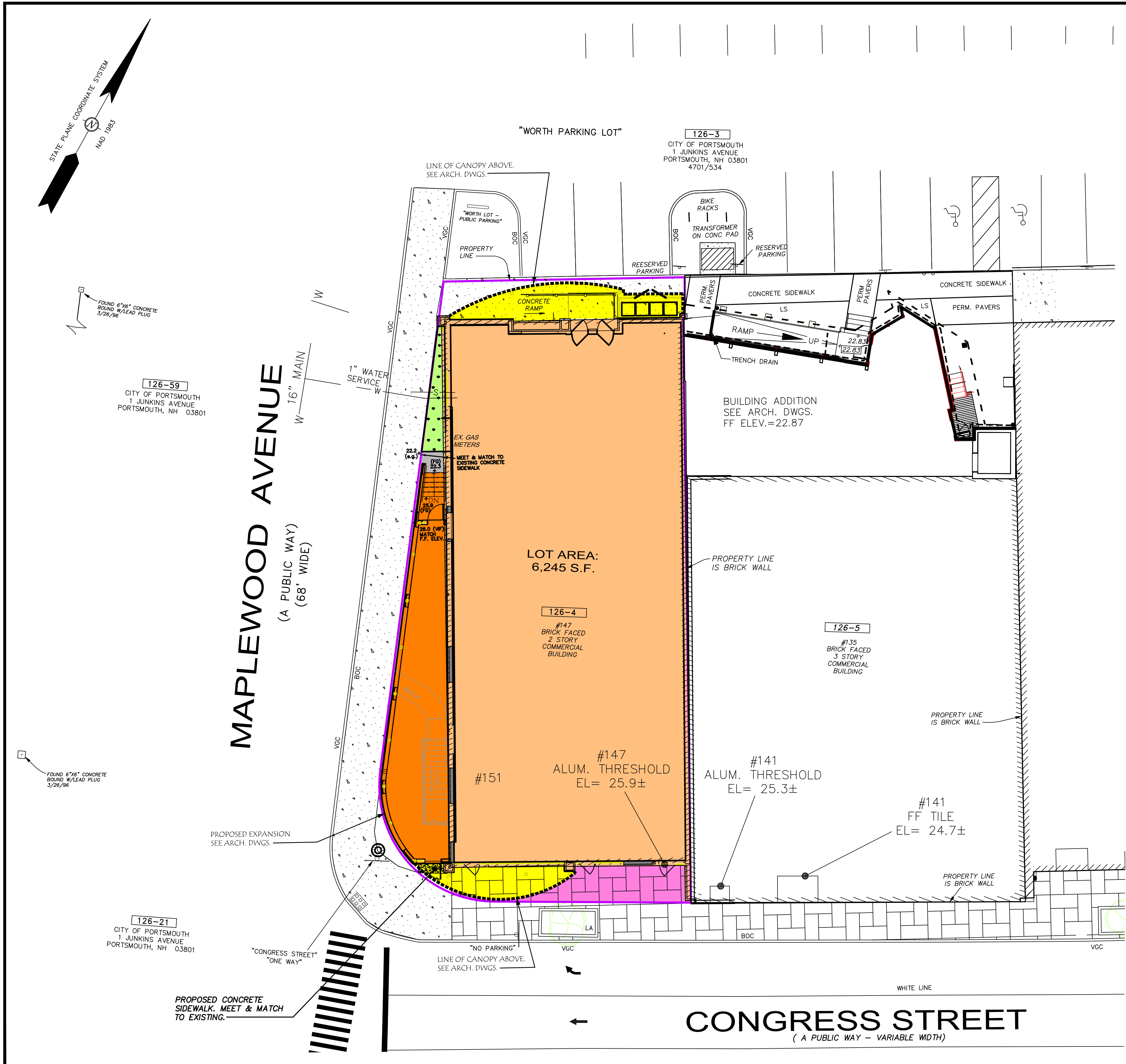
APPROVED FOR THE RECORD:

*James Verra*  
CHAIRMAN PORTSMOUTH PLANNING BOARD  
DATE: 6/14/2017



|                                                                                                                                                                                                                                                                                         |            |                          |                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2                                                                                                                                                                                                                                                                                       | 2017-06-13 | REVISE PER RCRD COMMENTS | JV                                                                                                                                                          |
| 1                                                                                                                                                                                                                                                                                       | 2017-05-31 | SET LOT CORNERS          | JV                                                                                                                                                          |
| REV. NO.                                                                                                                                                                                                                                                                                | DATE       | DESCRIPTION              | APPR'D                                                                                                                                                      |
| <b>LOT LINE REVISION</b><br><b>135 &amp; 147 CONGRESS STREET</b><br><b>PORTSMOUTH, NEW HAMPSHIRE</b><br><b>ASSESSOR'S PARCELS: 126-5 &amp; 126-4</b><br><b>OWNERS: BLUESTONE PROPERTIES OF RYE LLC</b><br><b>&amp; ROMAN AND NELSON, LLC</b><br><b>JAMES VERRA AND ASSOCIATES, INC.</b> |            |                          |                                                                                                                                                             |
| 101 SHATTUCK WAY, SUITE 8<br>NEWINGTON, NEW HAMPSHIRE 03801-7876<br>603-436-3557                                                                                                                                                                                                        |            |                          | DATE: <b>3-27-2017</b><br>JOB NO: <b>20633-A</b><br>SCALE: 1" = <b>10'</b><br>DWG NAME: <b>20633-A1</b><br>PLAN NO: <b>20633-A1</b><br>SHEET: <b>1 of 1</b> |
| PROJECT MGR<br>COPYRIGHT © 2017 by JAMES VERRA AND ASSOCIATES, INC.                                                                                                                                                                                                                     |            | HRM<br>DRAWN BY          |                                                                                                                                                             |

**D-40317**



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

SITE NOTES

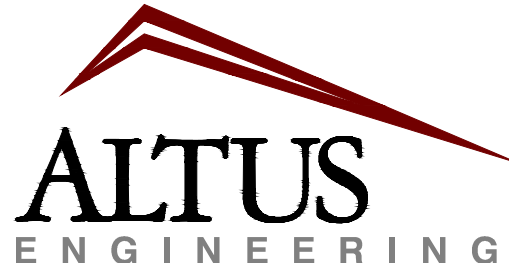
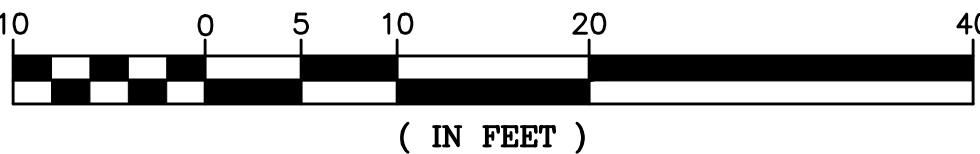
- 1. DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE EXPANSIONS & IMPROVEMENTS OF THE SITE FOR A MIXED USE.
- 2. APPROXIMATE LOT AREA: 6,245 S.F.±
- 3. ZONE: HISTORIC DISTRICT CD5, DOWNTOWN OVERLAY DISTRICT
- 4. DIMENSIONAL REQUIREMENTS:
  - MIN. LOT AREA: NR
  - MAX. BLDG BLOCK LENGTH: 225'
  - FRONT SETBACK: 5' MAX.
  - SIDE SETBACK: NR
  - REAR SETBACK: 5' MIN.
  - MAX. BUILDING HEIGHT: 2-3 STORIES, 40' ALLOWED
  - MIN. GROUND STORY HT: 12'-0" (±11' EXISTING)
  - REQUIRED FACADE TYPE: SHOPFRONT
  - MAX. BLDG. COVERAGE: 95% (±76% EXISTING) 94.6% PROPOSED (5,910 SF)
  - MIN. OPEN SPACE: 5% (±18.5% EXISTING) 3.2% PROPOSED (198 SF)
  - OPEN TO SKY: NR (±22% EXISTING) 4.5% PROPOSED (282 SF)
  - MAX. BLDG. FOOTPRINT: 20,000 S.F.
  - MAX. ENTRANCE SPACING: 50'
  - MIN. FRONT LOT LINE B.O.: 80%
- 5. THERE ARE NO WETLANDS ON OR WITHIN THE VICINITY OF THE PARCEL.
- 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. ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- 8. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- 9. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- 10. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- 11. 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.
- 12. BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
- 13. ALL SITE LIGHTING WILL BE BUILDING MOUNTED.

PARKING REQUIREMENTS (SECTION 10.1115):  
RESTAURANT: NO REQUIREMENT  
RETAIL: NO REQUIREMENT

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- PROPOSED ADDITION – SEE ARCH. DWGS.
- PROPOSED CANOPY – SEE ARCH. DWGS. (OPEN BELOW)
- EXISTING BRICK SIDEWALK (OPEN TO SKY)
- EXISTING CONCRETE SIDEWALK (OPEN TO SKY)
- PROPOSED CONCRETE SIDEWALK (CANOPY ABOVE)
- PROPOSED LANDSCAPING – SEE ARCH. DWGS. (CANOPY ABOVE)

GRAPHIC SCALE



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

NOT FOR CONSTRUCTION

ISSUED FOR:

CLIENT REVIEW

ISSUE DATE:

NOVEMBER 1, 2022

REVISIONS

| NO. | DESCRIPTION        | BY  | DATE     |
|-----|--------------------|-----|----------|
| 0   | INITIAL SUBMISSION | EDW | 11/01/22 |

DRAWN BY:

RLH

APPROVED BY:

EDW

DRAWING FILE:

5392.dwg

SCALE:

22" x 34" – 1" = 10'  
11" x 17" – 1" = 20'

OWNER/APPLICANT:

LUCKY THIRTEEN  
PROPERTIES, LLC

P.O. BOX 300  
RYE, NH 03870-0300

PROJECT:

PROPOSED  
REDEVELOPMENT

TAX MAP 126, LOT 4

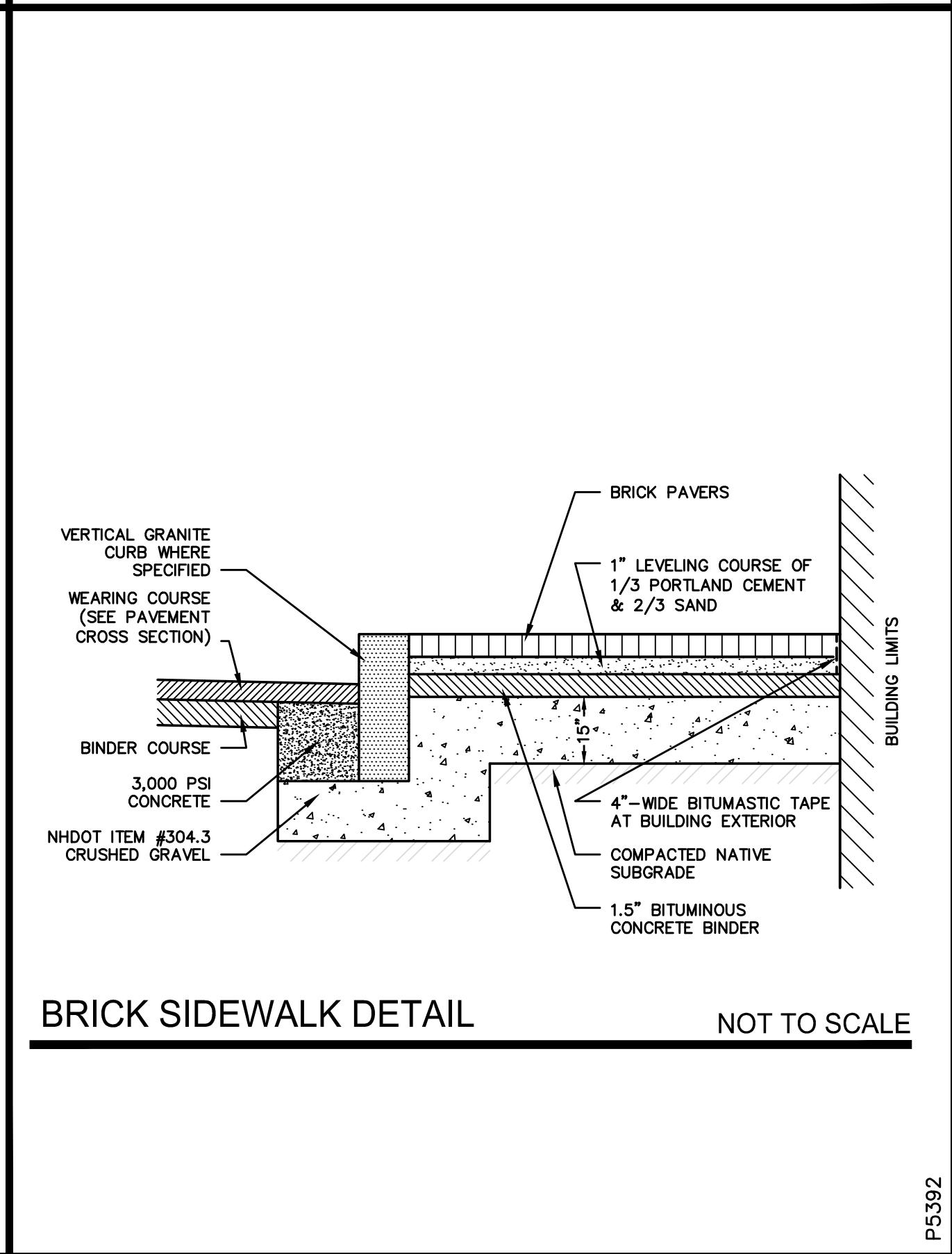
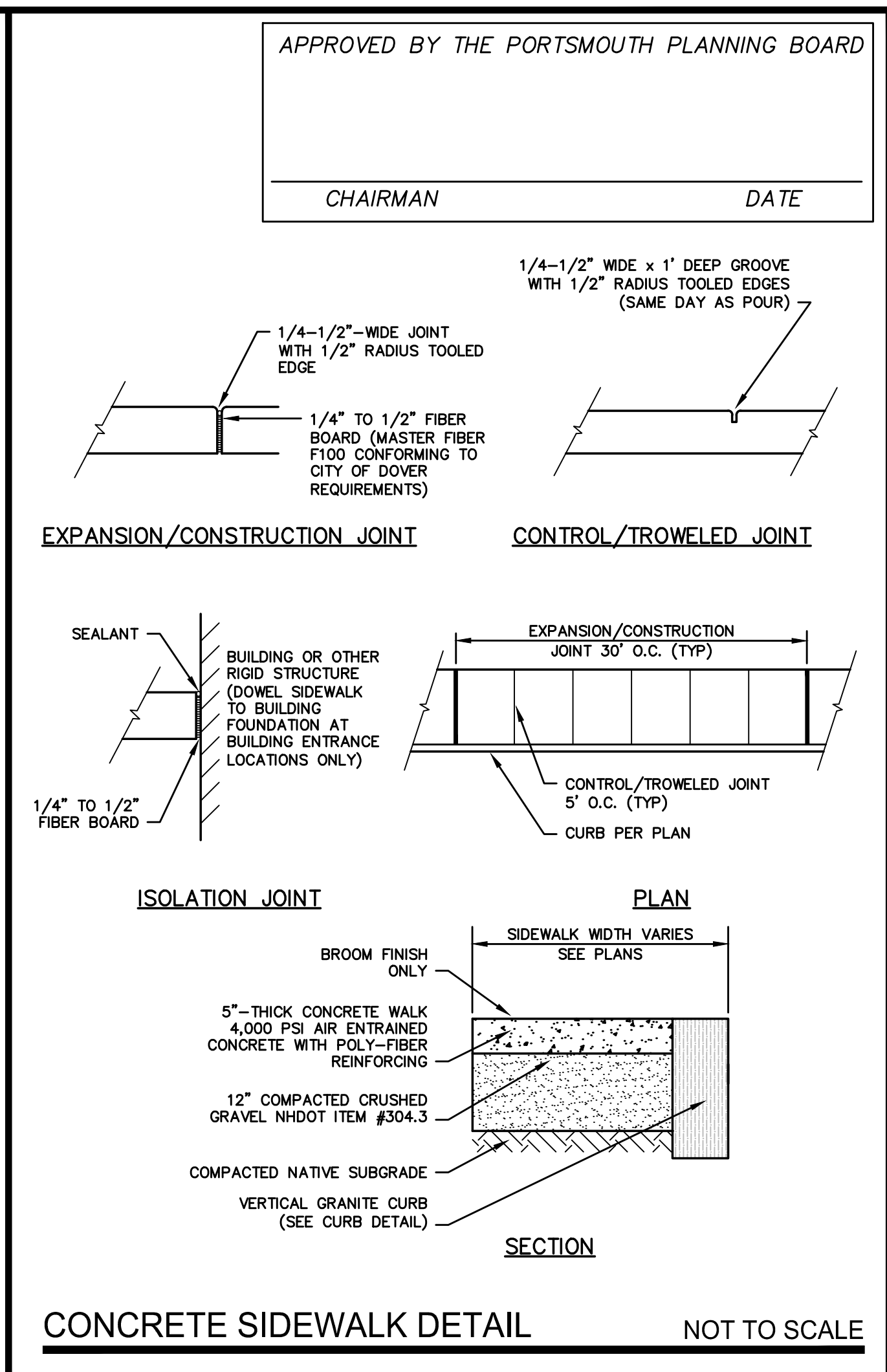
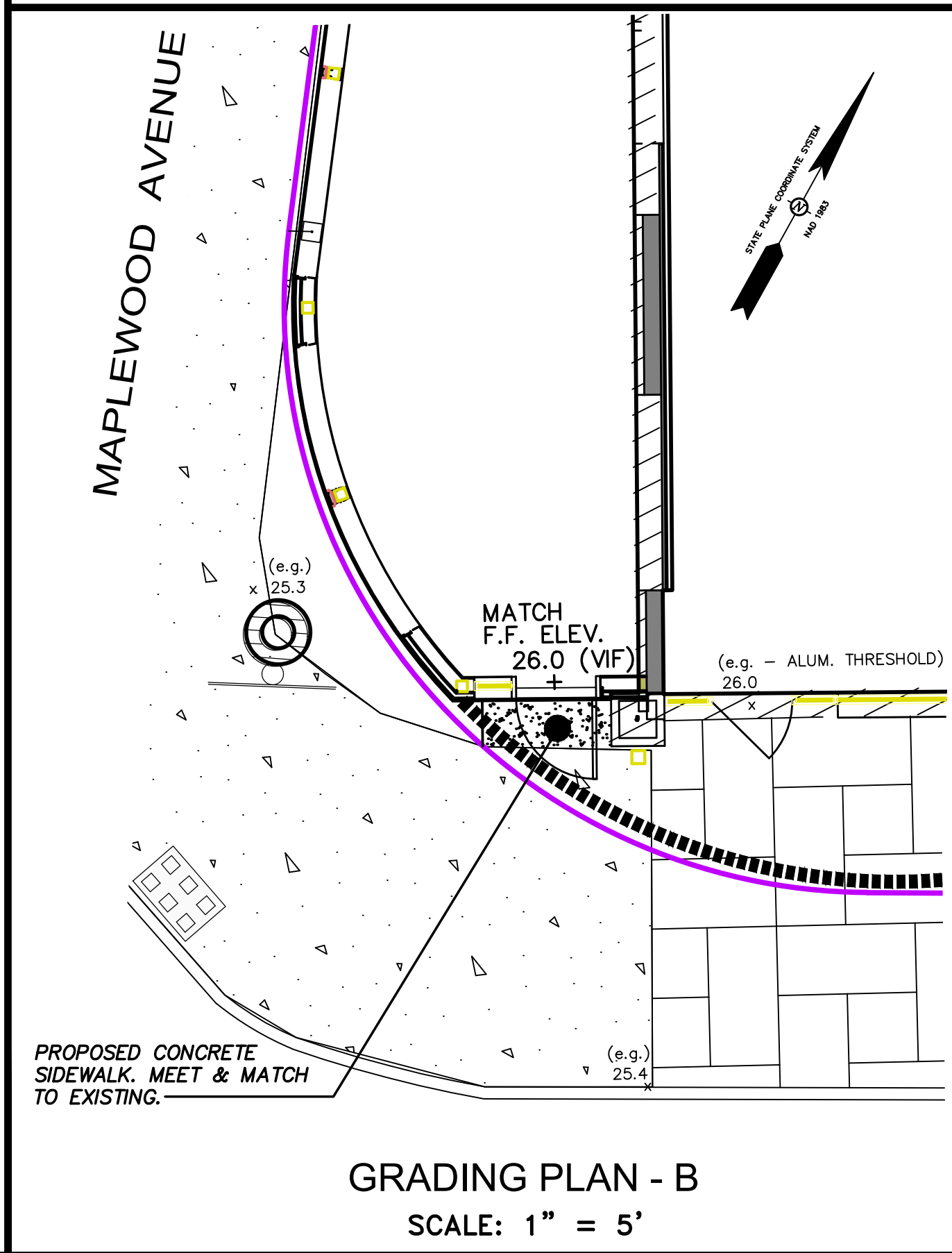
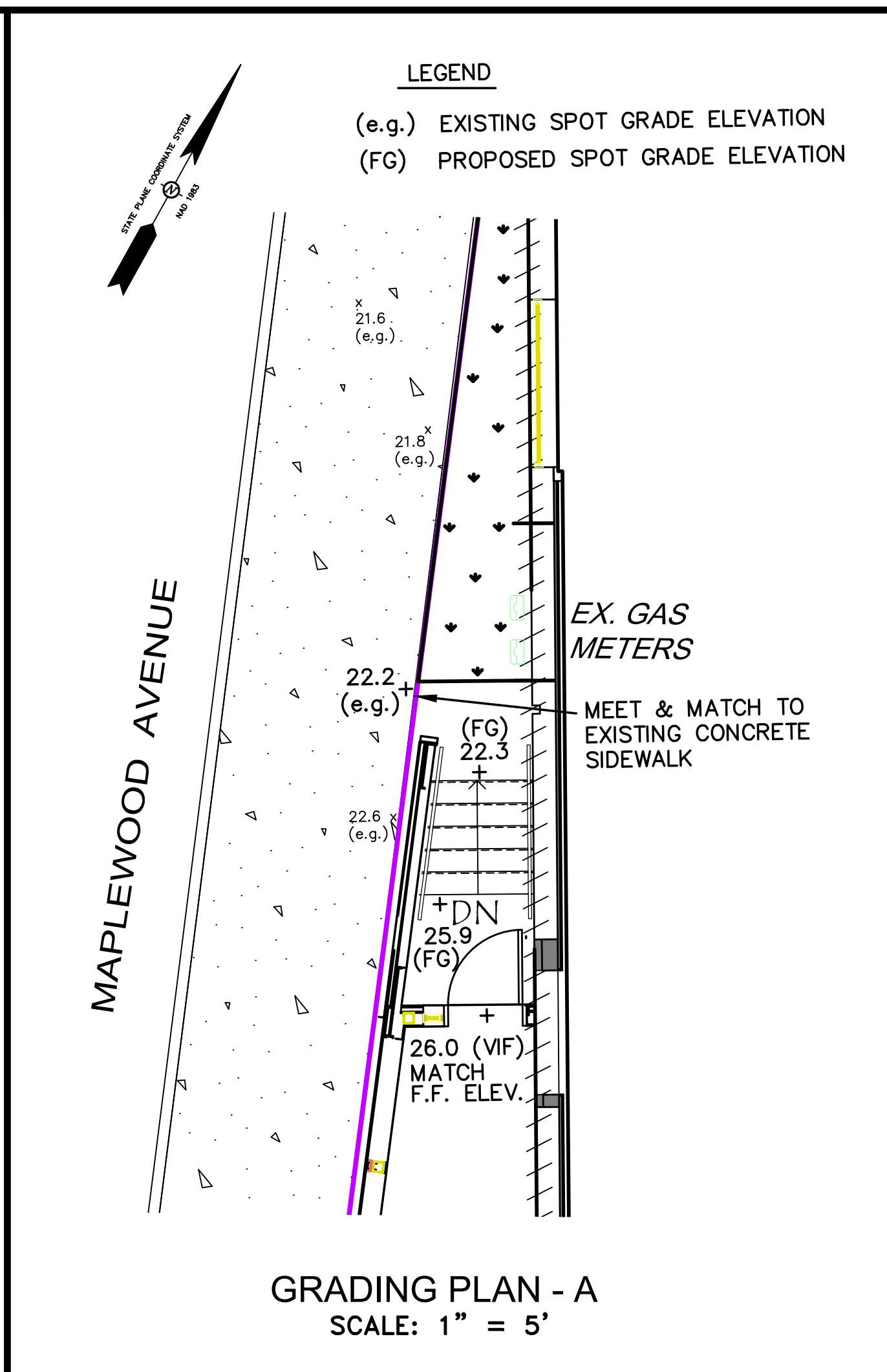
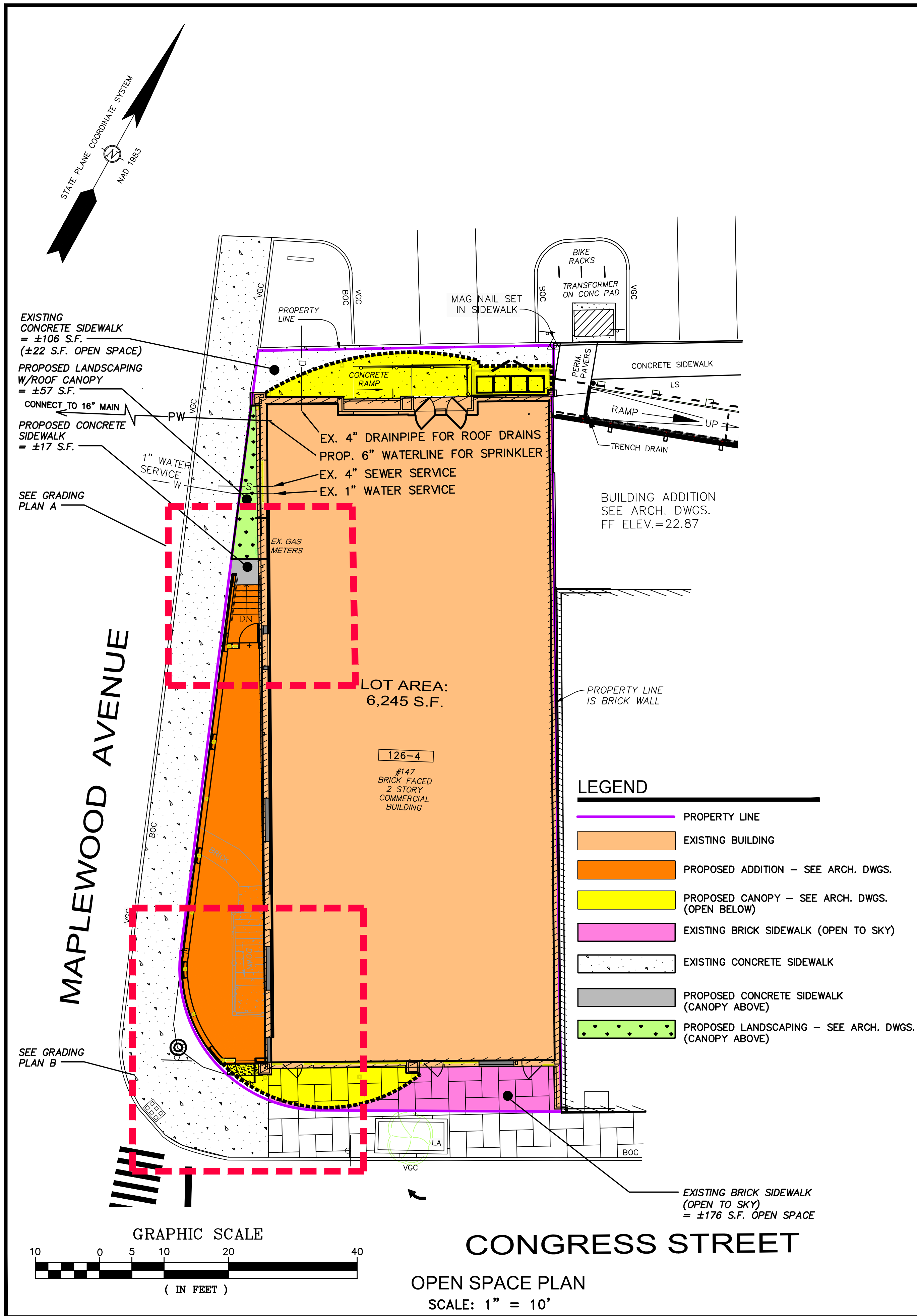
147 CONGRESS STREET  
PORTSMOUTH, NH

TITLE:

SITE PLAN

SHEET NUMBER:

C-1



**ALTUS ENGINEERING**

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

NOT FOR CONSTRUCTION

ISSUED FOR: CLIENT REVIEW

ISSUE DATE: NOVEMBER 1, 2022

REVISIONS

| NO. | DESCRIPTION        | BY  | DATE     |
|-----|--------------------|-----|----------|
| 0   | INITIAL SUBMISSION | EDW | 11/01/22 |

DRAWN BY: \_\_\_\_\_ RLH  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: 5392.dwg

SCALE:  
22" x 34" - AS SHOWN  
11" x 17" - AS SHOWN

OWNER/APPLICANT:  
LUCKY THIRTEEN PROPERTIES, LLC  
P.O. BOX 300  
RYE, NH 03870-0300

PROJECT:  
PROPOSED REDEVELOPMENT

TAX MAP 126, LOT 4  
147 CONGRESS STREET  
PORTSMOUTH, NH

TITLE:  
OPEN SPACE PLAN & GRADING PLANS

SHEET NUMBER:  
C-2

P5392