238 DEER STREET MIXED-USE BUILDING

PRELIMINARY CONCEPTUAL CONSULTATION - AUGUST 20, 2020

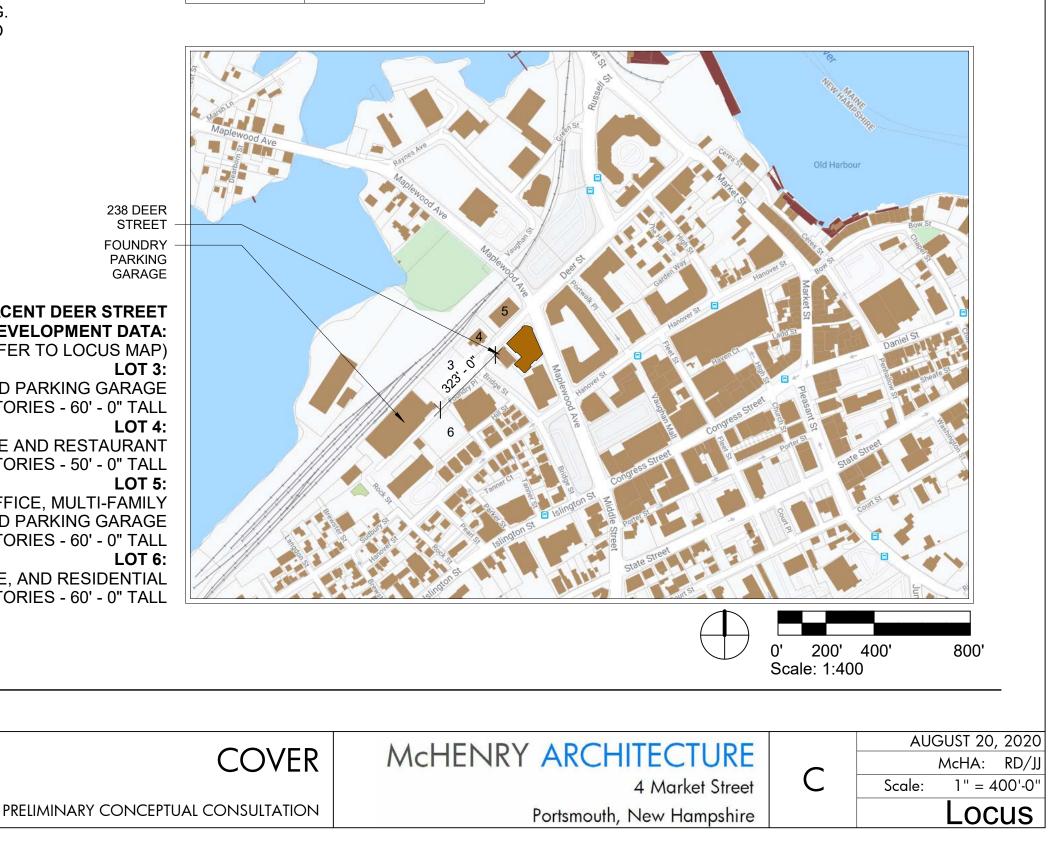
DESCRIPTION:

3-4 STORY MIXED USE BUILDING WITH GROUND FLOOR RETAIL AND 21 MICRO APARTMENTS UNDER 500 SF. USE WILL REQUIRE APPROXIMATELY 7-8 PARKING SPACES, AND SITE DOES NOT HAVE ADEQUATE AREA OR ACCESS TO CREATE NEW PARKING. MAIN PURPOSE OF REQUEST FOR CONCEPTUAL REVIEW IS TO GET FEEDBACK ON NEARBY OFF-SITE PARKING OPTIONS, BUILDING USE AND SIZE.

Sheet List

Sheet Name Sheet Number

С	COVER
A1	SITE PLAN
A2	FLOOR PLANS
A3	MASSING VIEW
A4	CONCEPT PRECEDENT



238 DEER STREET

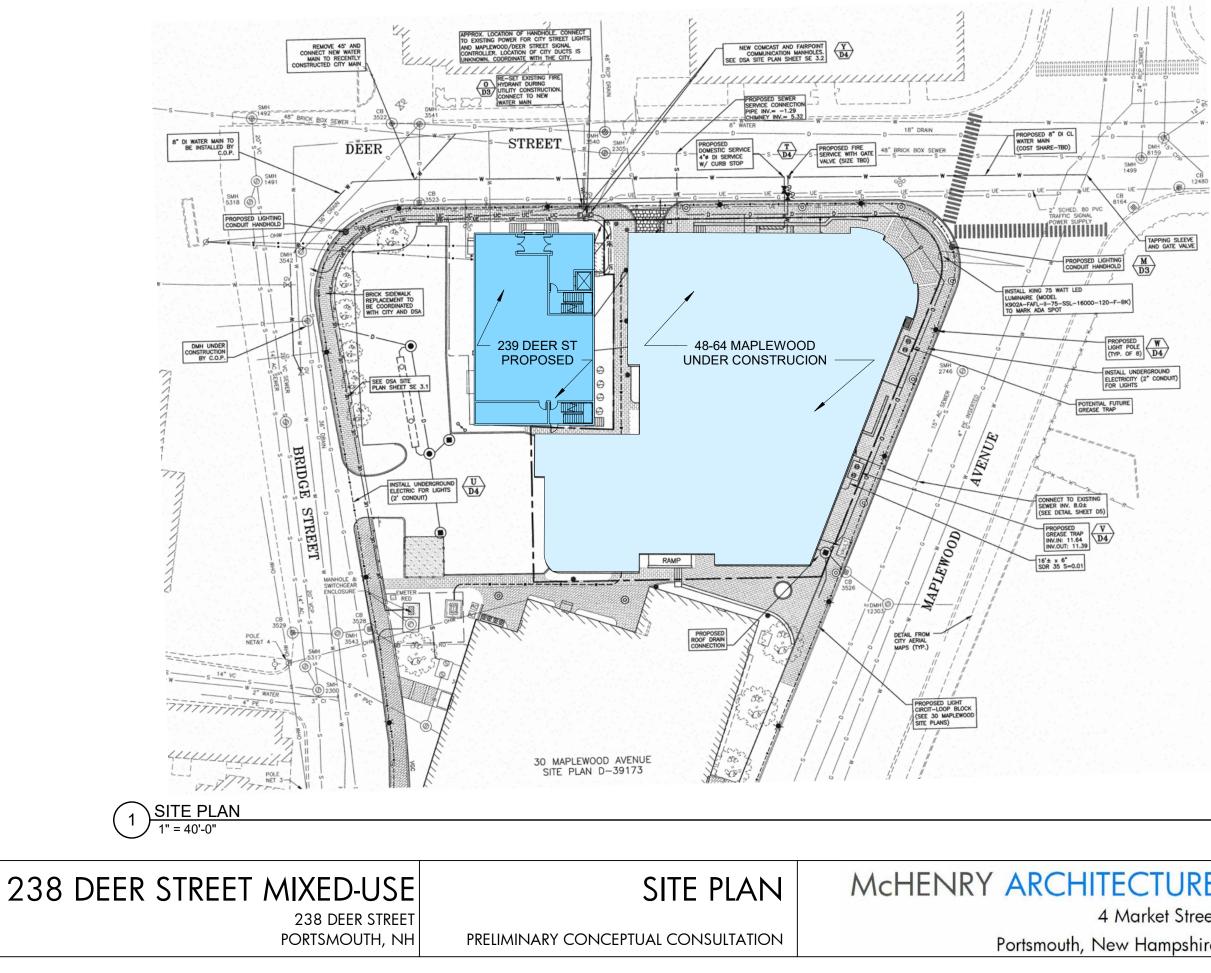
FOUNDRY PARKING GARAGE

APPROVED ADJACENT DEER STREET **PROPERTY DEVELOPMENT DATA:** (REFER TO LOCUS MAP) LOT 3: HOTEL AND PARKING GARAGE 5 STORIES - 60' - 0" TALL LOT 4: OFFICE AND RESTAURANT 4 STORIES - 50' - 0" TALL LOT 5: BANK, OFFICE, MULTI-FAMILY RESIDENTIAL, AND PARKING GARAGE 5 STORIES - 60' - 0" TALL LOT 6: RETAIL, OFFICE, AND RESIDENTIAL 4.5 STORIES - 60' - 0" TALL

OCUS MAP = 400'-0"

238 DEER STREET MIXED-USE 238 DEER STREET

PORTSMOUTH, NH



GENERAL ZONING REVIEW:

- 4 STORIES ABOVE GRADE +1 BELOW GRADE (3 ALLOWED BY ZONING) HEIGHT - 42'-0" +/- (40' - 0" ALLOWED BY ZONING)

- 21 RESIDENTIAL UNITS MICRO-UNIT APARTMENTS
- **1 RETAIL UNIT**
- LOT SIZE: 5,809 SF
- FOOTPRINT: 4,513 SF
- OPEN SPACE 10% REQUIRED: 616 SF (10.6%)
- TOTAL AREA: 22,565 SF
- **REQUIRED SET BACKS:**
 - FRONT: 0'-0" 1.
 - SIDES: 0'-0" 2.
 - 3. REAR: 5'-0"
- PROVIDED SET BACKS:
 - 1. FRONT: 0'-0" - 5'-0"
 - 2. SIDES: 2'-0" - 5'-0"
- REAR: 5'-0" 3.
- PARKING: 7 REQUIRED

TECTUDE		AUGI	JST 20, 2020
TECTURE	× 7	Mc	HA: RD / JJ
4 Market Street	AI	Scale:	1" = 40'-0"
New Hampshire			Ρ



PROPOSED BUILDING DATA: BUILDING SQUARE FOOTAGE: 20,000 SF BASEMENT: 4,000 SF STORAGE AND MECHANICAL - 4,000 SF GROUND FLOOR: 4,000 SF RETAIL - 2,629 SF MISC. - 263 SF APARTMENT LOBBY - 343 SF SECOND - FOURTH FLOOR: 4,000 SF EACH - 12,000 TOTAL UNIT 1 - 409 SF UNIT 2 - 412 SF UNIT 3 - 378 SF UNIT 4 - 381 SF UNIT 5 - 378 SF UNIT 6 - 381 SF UNIT 7 - 378 SF 7 UNITS PER FLOOR * 3 FLOORS = 21 TOTAL UNITS

DASHED LINE REPRESENTS PROPERTY LINE

PARKING (ALL UNITS ARE LESS THAN 500 SF) - 21 TOTAL UNITS * .5 SPACES PER UNIT = 11 SPOTS (10.5) - 4 SPOTS (DOWNTOWN OVERLAY CREDIT) = 7 TOTAL PARKING SPOTS

Department Legend

CIRCULATION
MISC - A
RESIDENTIAL UNITS

RETAIL

AUGUST 20, 2020 McHA: RD / JJ A2 1/16" = 1'-0" 4 Market Street Scale: Ρ Portsmouth, New Hampshire



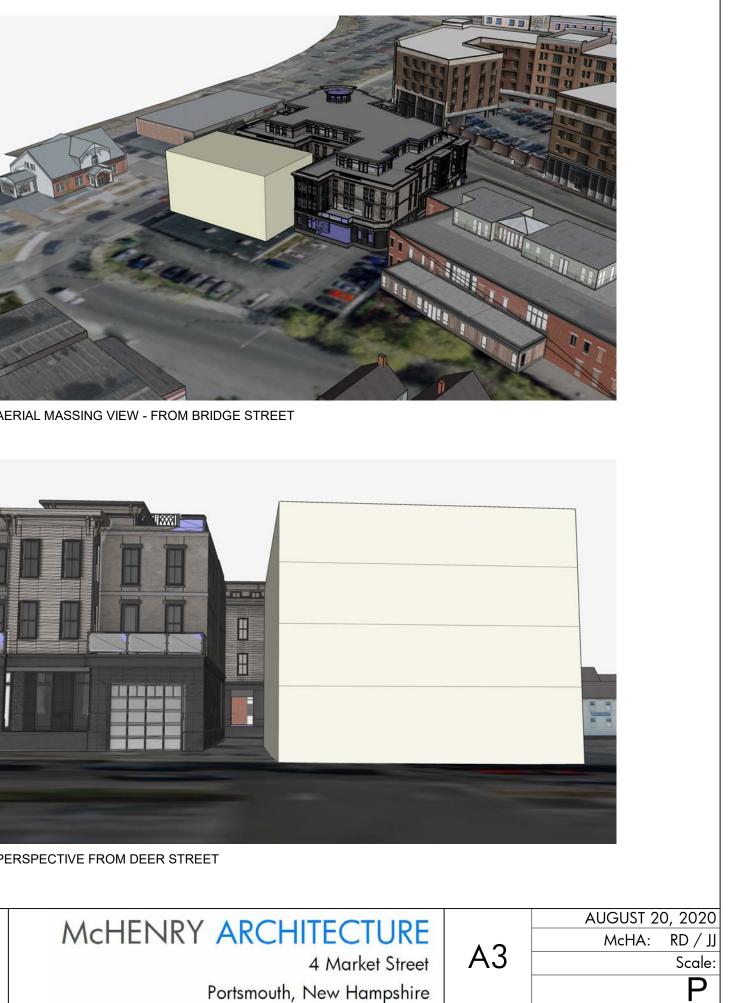
AERIAL MASSING VIEW - FROM MAPPLEWOOD AVE.



AERIAL MASSING VIEW - FROM NORTH MILL POND

238 DEER STREET MIXED-USE



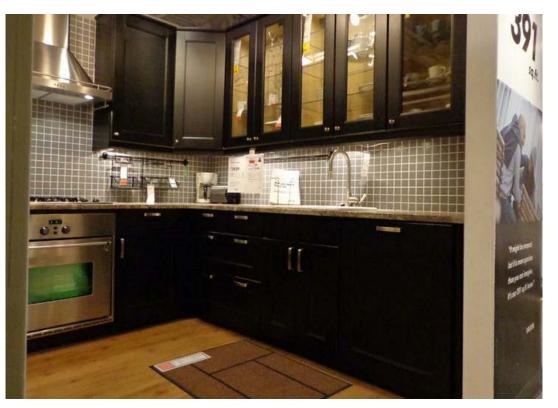


PRELIMINARY CONCEPTUAL CONSULTATION

238 DEER STREET PORTSMOUTH, NH



IKEA EFFICIENCY UNIT FLOOR PLAN - 400SF



OWNER CONCEPT PRECEDENT: **IKEA EFFICIENCY** UNIT

IKEA BROOKLYN EFFICIENCY UNIT - 391SF

238 DEER STREET MIXED-USE 238 DEER STREET

PORTSMOUTH, NH

CONCEPT PRECEDENT

PRELIMINARY CONCEPTUAL CONSULTATION



IKEA BROOKLYN EFFICIENCY UNIT - 391SF



IKEA BROOKLYN EFFICIENCY UNIT - 391SF

McHENRY ARCHITECTURE A4 4 Market Street Portsmouth, New Hampshire

AUGUST 20, 2020 McHA: rd / Jj

Scale: Ρ

MCHENRY ARCHITECTURE

July 24, 2020

To Whom It May Concern,

For the proposed project at 238 Deer Street please allow Jeremiah Johnson of McHenry Architecture to represent the owner's interests when dealing with the City of Portsmouth's land use approval and permitting process.

Thank you,

Buz Covilard

238 Deer Street LLC

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