

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.

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A2	FLOOR PLANS
A3	MASSING VIEW
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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



1 LOCUS MAP
1" = 400'-0"

238 DEER STREET MIXED-USE

238 DEER STREET
PORTSMOUTH, NH

COVER

PRELIMINARY CONCEPTUAL CONSULTATION

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

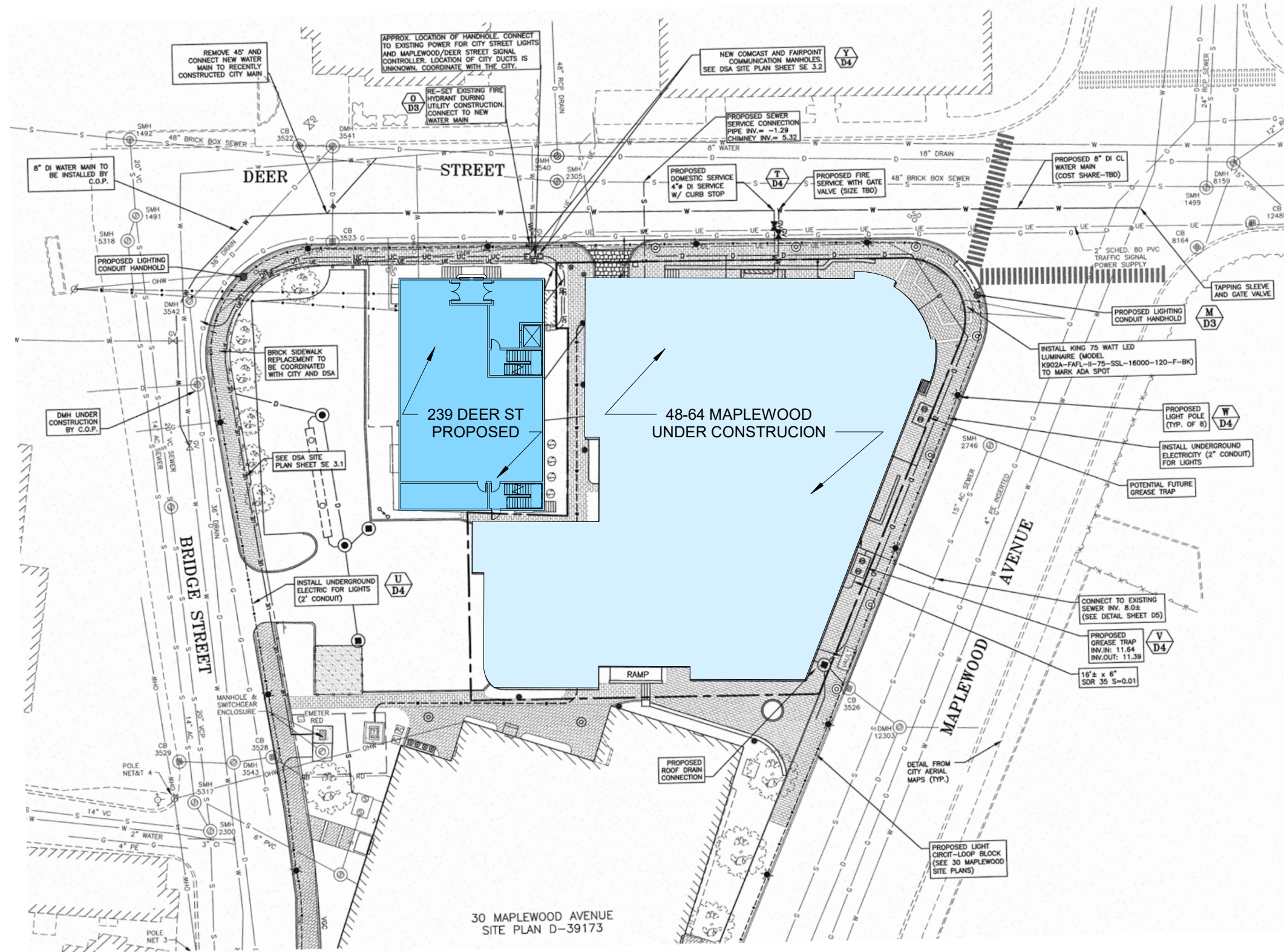
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AUGUST 20, 2020

McHA: RD/JJ

Scale: 1" = 400'-0"

LOCUS



- 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:
 1. FRONT: 0'-0"
 2. SIDES: 0'-0"
 3. REAR: 5'-0"
 - PROVIDED SET BACKS:
 1. FRONT: 0'-0" - 5'-0"
 2. SIDES: 2'-0" - 5'-0"
 3. REAR: 5'-0"
 - PARKING: 7 REQUIRED

1 SITE PLAN
1" = 40'-0"

238 DEER STREET MIXED-USE
238 DEER STREET
PORTSMOUTH, NH

SITE PLAN
PRELIMINARY CONCEPTUAL CONSULTATION

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A1

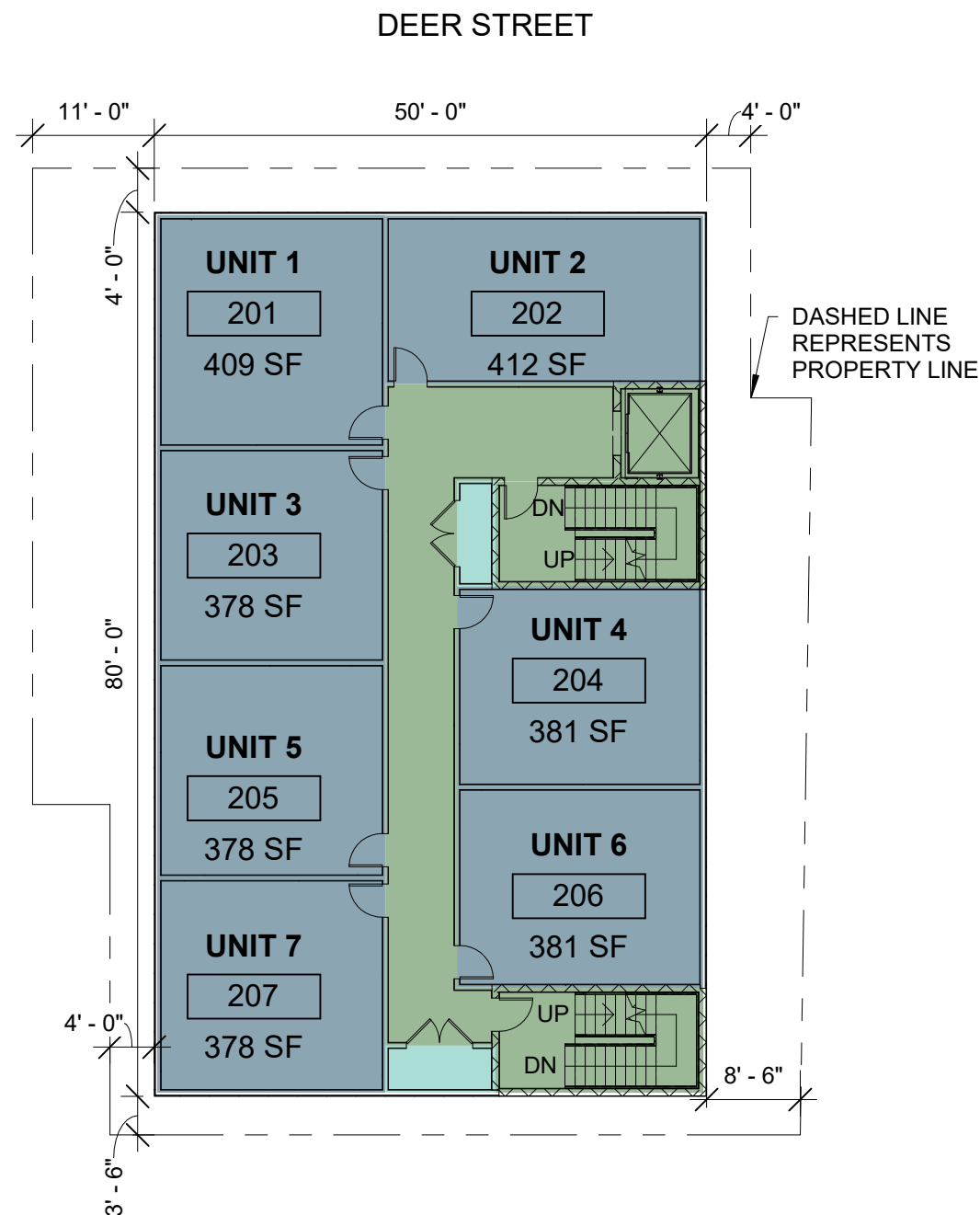
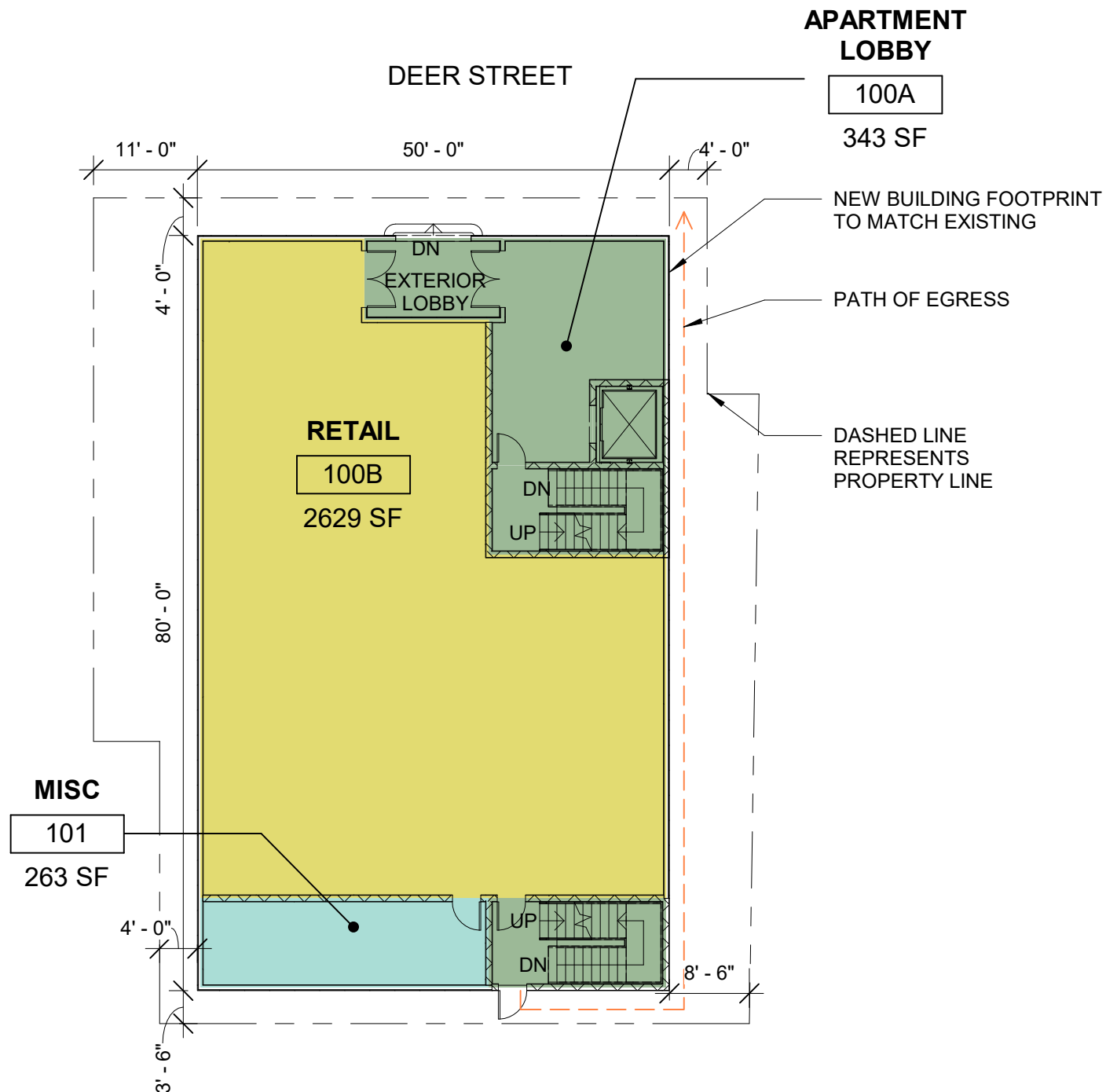
AUGUST 20, 2020
McHA: RD / JJ
Scale: 1" = 40'-0"
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PROPOSED BUILDING DATA:
 BUILDING SQUARE FOOTAGE: **20,000 SF**
 BASEMENT: 4,000 SF
 STORAGE AND MECHANICAL - **4,000 SF**
 GROUND FLOOR: 4,000 SF
 RETAIL - **2,629 SF**
 MISC. - **263 SF**
 APARTMENT 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**

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



1 FIRST FLOOR
 1/16" = 1'-0"

2 SECOND - FOURTH FLOOR PLAN
 1/16" = 1'-0"



AERIAL MASSING VIEW - FROM MAPPLEWOOD AVE.



AERIAL MASSING VIEW - FROM BRIDGE STREET



AERIAL MASSING VIEW - FROM NORTH MILL POND



PERSPECTIVE FROM DEER STREET

238 DEER STREET MIXED-USE
 238 DEER STREET
 PORTSMOUTH, NH

MASSING VIEW
 PRELIMINARY CONCEPTUAL CONSULTATION

McHENRY ARCHITECTURE
 4 Market Street
 Portsmouth, New Hampshire

A3

AUGUST 20, 2020

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Scale:

P



IKEA EFFICIENCY UNIT FLOOR PLAN - 400SF



IKEA BROOKLYN EFFICIENCY UNIT - 391SF



IKEA BROOKLYN EFFICIENCY UNIT - 391SF



IKEA BROOKLYN EFFICIENCY UNIT - 391SF

OWNER CONCEPT PRECEDENT: IKEA EFFICIENCY UNIT

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238 DEER STREET
PORTSMOUTH, NH

CONCEPT PRECEDENT
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McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A4

AUGUST 20, 2020

McHA: RD / JJ

Scale:

P

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 Couillard

238 Deer Street LLC