

**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801  
Phone (603) 430-9282 Fax 436-2315

3 March 2021

Juliet Walker, Planning Department Chair  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

**RE: Application for TAC Workshop Approval, Tax Map 125, Lot 3, 238 Deer Street**

Dear Juliet and TAC Members:

On behalf of 238 Deer Street, LLC we submit herewith the attached for TAC Workshop review. The project consist of the replacement of the existing structure (VFW – Statey’s) at 238 Deer Street. The owners, 238 Deer Street LLC, are committed to providing much needed micro housing units to the Portsmouth downtown. This proposed replacement building will have first floor Retail Space and 21 Micro Housing Units, all under 500 square feet in size, on the second through fourth floors. The applicant obtained a Conditional Use Permit to the parking requirement. As a part of that approval we proposed a 15 minute drop off / loading vehicle space. We request a review of the location shown on the attached plans. Also the plans show concept utilities for review and comment. Given the Deer Street construction schedule it is important to determine utility locations before the street construction is completed.

Please find the following plans:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Existing Conditions Plan C1 – This plan shows the property boundary, current improvements, and approved to be constructed features on the adjacent property.
- Demolition Plan C2 – This plan shows the removal of the existing structure.
- Site Plan C3 – This plan shows layout of the proposed features and contains Zoning Development and Impervious surface charts.
- Utility Plan C4 – This plan shows the location of proposed utility improvements in the Deer Street corridor as they relate to this site redevelopment.
- TAC Workshop Plan A1 – The plan show the conceptual building Architectural Footprint and Layout as well as unit concepts.

We look forward to your review of this submission, and thank you for your attention.

Sincerely,

*John Chagnon*

John R. Chagnon, PE  
238 Deer Street Team

# 238 DEER STREET MIXED USE BUILDING

## 238 DEER STREET, LLC

238 DEER STREET  
PORTSMOUTH, NEW HAMPSHIRE

# TAC WORKSHOP APPLICATION PLANS

### CIVIL ENGINEER & LAND SURVEYOR:

**AMBIT ENGINEERING, INC.**  
200 GRIFFIN ROAD, UNIT 3  
PORTSMOUTH, N.H. 03801  
Tel. (603) 430-9282  
Fax (603) 436-2315

### ARCHITECT:

**McHENRY ARCHITECTURE**  
4 MARKET STREET  
PORTSMOUTH, N.H. 03801  
TEL. (603) 430-0274

### PARKING CONSULTANT

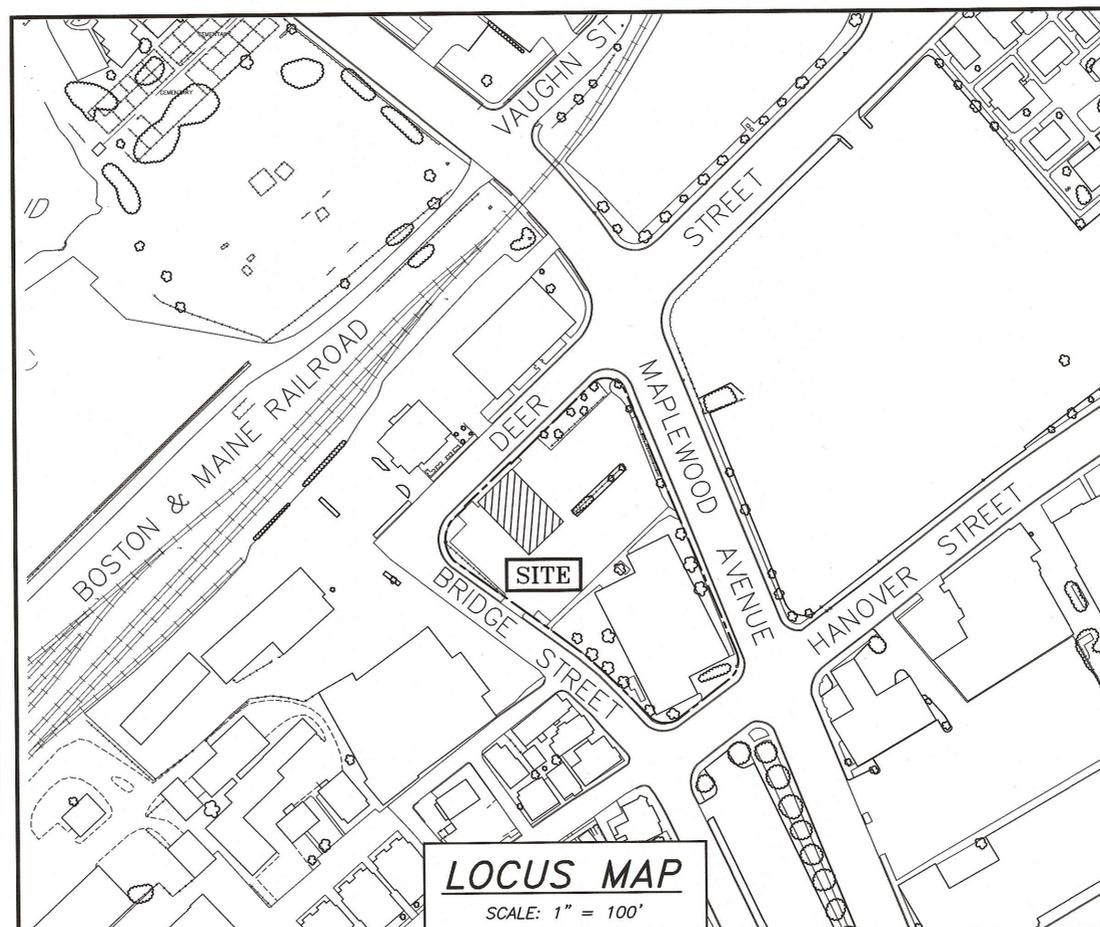
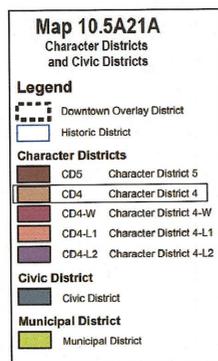
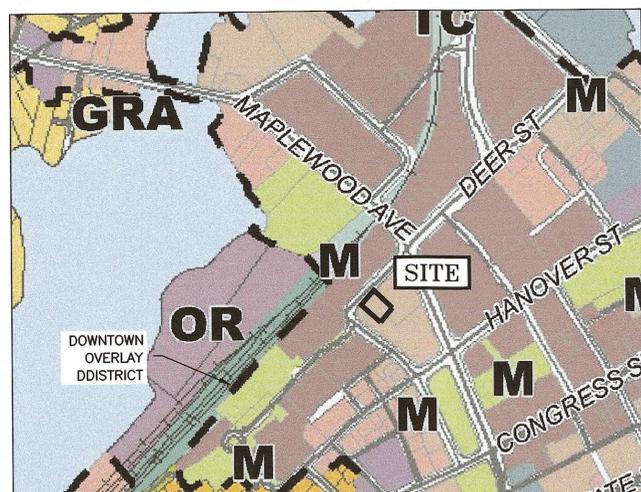
**GORRILL PALMER**  
707 SABLE OAKS DRIVE,  
SUITE 30  
SOUTH PORTLAND, ME 04106  
TEL. (207) 772-2515

### PERMIT LIST:

PORTSMOUTH HDC: PENDING  
PORTSMOUTH ZONING BOARD: TBD  
PORTSMOUTH SITE REVIEW: PENDING  
PORTSMOUTH CONDITIONAL USE PERMIT: APPROVED

### LEGEND:

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
	UD	FOUNDATION DRAIN
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
		WALL MOUNTED EXTERIOR LIGHTS
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD
		SHUT OFFS (WATER/GAS)
		GATE VALVE
		HYDRANT
		CATCH BASIN
		SEWER MANHOLE
		DRAIN MANHOLE
		TELEPHONE MANHOLE
		PARKING SPACE COUNT
		PARKING METER
		LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	-	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



### UTILITY CONTACTS

**ELECTRIC:**  
EVERSOURCE  
1700 LAFAYETTE ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 436-7708, Ext. 555.5678  
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

**NATURAL GAS:**  
UNITIL  
325 WEST ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 294-5144  
ATTN: DAVE BEAULIEU

**CABLE:**  
COMCAST  
155 COMMERCE WAY  
PORTSMOUTH, N.H. 03801  
Tel. (603) 679-5695 (X1037)  
ATTN: MIKE COLLINS

### INDEX OF SHEETS

DWG. NO.	
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE PLAN
C4	UTILITY PLAN
A1	CONCEPTUAL ARCHITECTURAL PLANS

**SEWER & WATER:**  
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS  
680 PEVERLY HILL ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 427-1530  
ATTN: JIM TOW

**COMMUNICATIONS:**  
FAIRPOINT COMMUNICATIONS  
JOE CONSIDINE  
1575 GREENLAND ROAD  
GREENLAND, N.H. 03840  
Tel. (603) 427-5525

**PORTSMOUTH APPROVAL CONDITIONS NOTE:**  
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

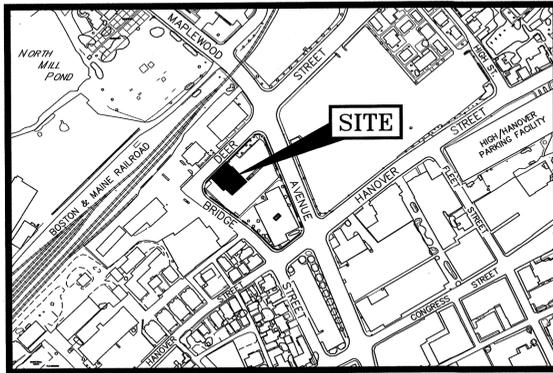
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

TAC WORKSHOP APPLICATION PLANS  
238 DEER STREET, LLC  
238 DEER STREET  
PORTSMOUTH, N.H.

**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

PLAN SET SUBMITTAL DATE: 2 MARCH 2021



LOCATION MAP SCALE: 1" = 300'

PLAN REFERENCES:

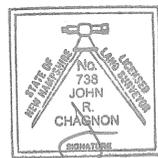
1. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION PLAN PARCEL 7. DATED OCT. 1973 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-4119.
2. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION PLAN PARCEL 10. DATED OCT. 1973 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-4125.
3. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION MAP. DATED NOV. 1969 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-2408.
4. EASEMENT SITE PLAN, TAX MAP 125 - LOT 2, 30 MAPLEWOOD, LLC TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE (PSNH), SCALE: 1" = 20', OCTOBER 2013 BY AMBIT ENGINEERING. RCRD D-38148.
5. PROPOSED EASEMENT TO CITY OF PORTSMOUTH, SCALE: 1" = 10', 9/18/13 BY AMBIT ENGINEERING. BK 5512, PG 1046.
6. CONDOMINIUM SITE PLAN, TAX MAP 125 - LOT 2, BY AMBIT ENGINEERING. RCRD D-38936; AMENDED AT RCRD D-39005.
7. SUBDIVISION PLAN TAX MAP 125 - LOT 2, OWNER: 30 MAPLEWOOD, LLC, 30-46 MAPLEWOOD AVENUE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, PREPARED BY AMBIT ENGINEERING, INC., SCALE 1" = 20', DATED OCTOBER 2015 REVISED 4/18/17, RCRD D-40246
8. PLAN OF LAND NO. 238 DEER ST. PORTSMOUTH, N.H., SCALE: 1IN = 10 FT., DATED MAY 1954 PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS RCRD #02164

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S45°12'15"W	8.50'
L2	N46°31'15"E	4.30'

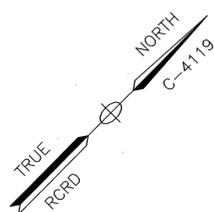
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.



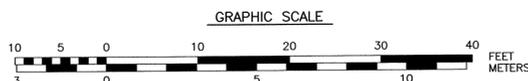
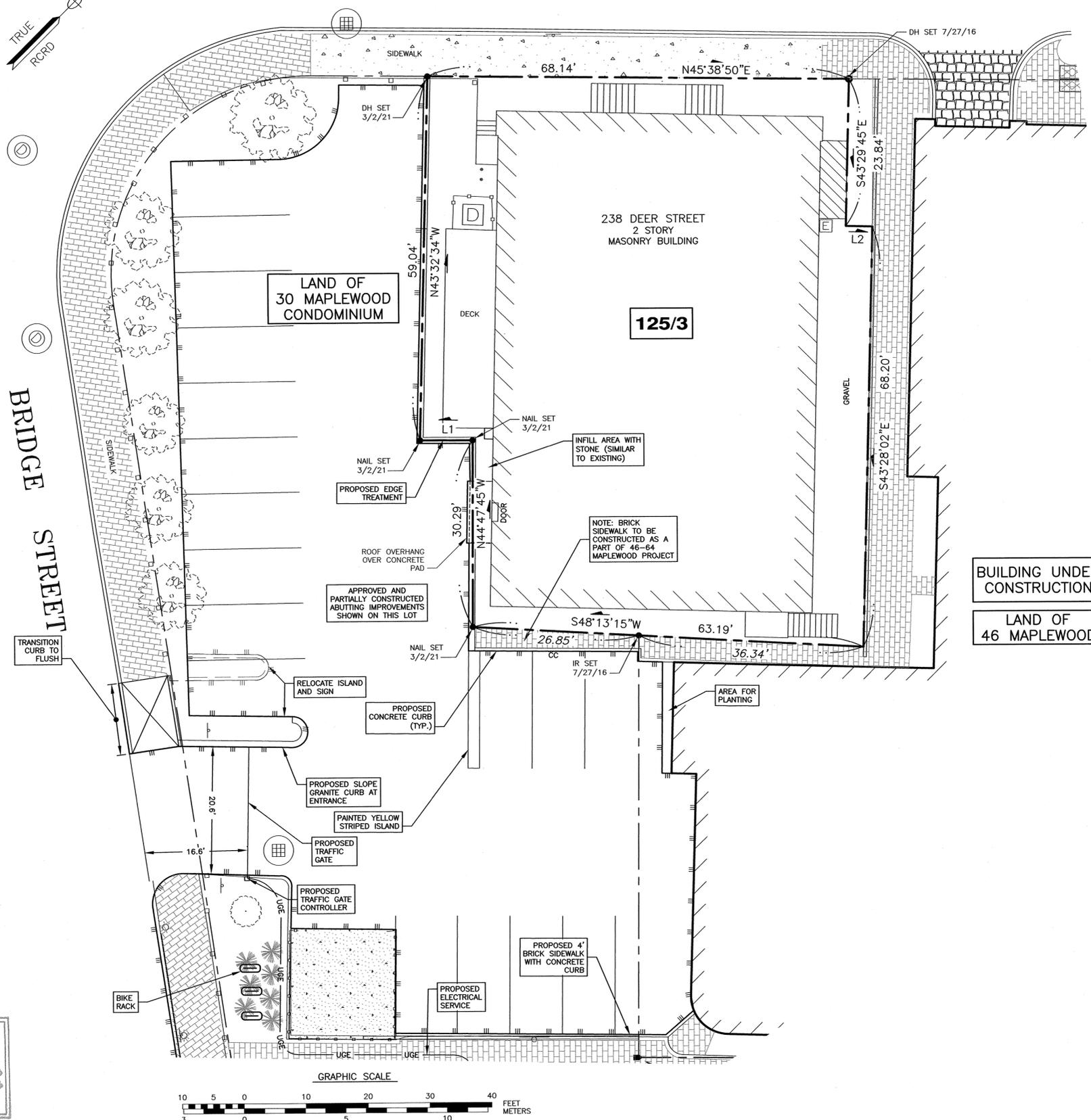
JOHN R. CHAGNON, LLS 738

DATE 3-2-21



BRIDGE STREET

DEER STREET



AMBIT ENGINEERING, INC.  
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 3.
- 2) OWNER OF RECORD:  
238 DEER STREET, LLC.  
238 DEER STREET  
PORTSMOUTH, NH 03801  
5890/1712  
RCRD #02164
- 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4, HISTORIC DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.
- 4) DIMENSIONAL REQUIREMENTS:  
CHARACTER DISTRICT 4 (CD4):  
MIN. LOT AREA: NO REQUIREMENT  
FRONTAGE: NO REQUIREMENT  
SETBACKS:  
FRONT (MAX.) 10 FEET (PRIMARY)  
FRONT (MAX.) 15 FEET (SECONDARY)  
SIDE NO REQUIREMENT  
REAR 5 FEET  
MAXIMUM STRUCTURE HEIGHT: 45 FEET  
MAXIMUM STRUCTURE COVERAGE: 90%  
MAXIMUM BUILDING FOOTPRINT: 15,000 S.F.  
MINIMUM OPEN SPACE: 10%  
MINIMUM FRONT LOT LINE BUILDOUT: 50%
- 5) LOT AREA: 6,181 S.F., 0.1419 ACRES.
- 6) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29, 2021
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS ON MAP 125, LOT 3, WITH APPROVED BUT NOT YET CONSTRUCTED ADDITIONAL IMPROVEMENTS ON ADJACENT PROPERTIES.

SITE DEVELOPMENT  
238 DEER STREET, LLC  
238 DEER STREET  
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	TAC WORKSHOP	3/2/21
1	PROPERTY LINES, NOTE 7	2/10/21
0	ISSUED FOR COMMENT	11/28/20

REVISIONS

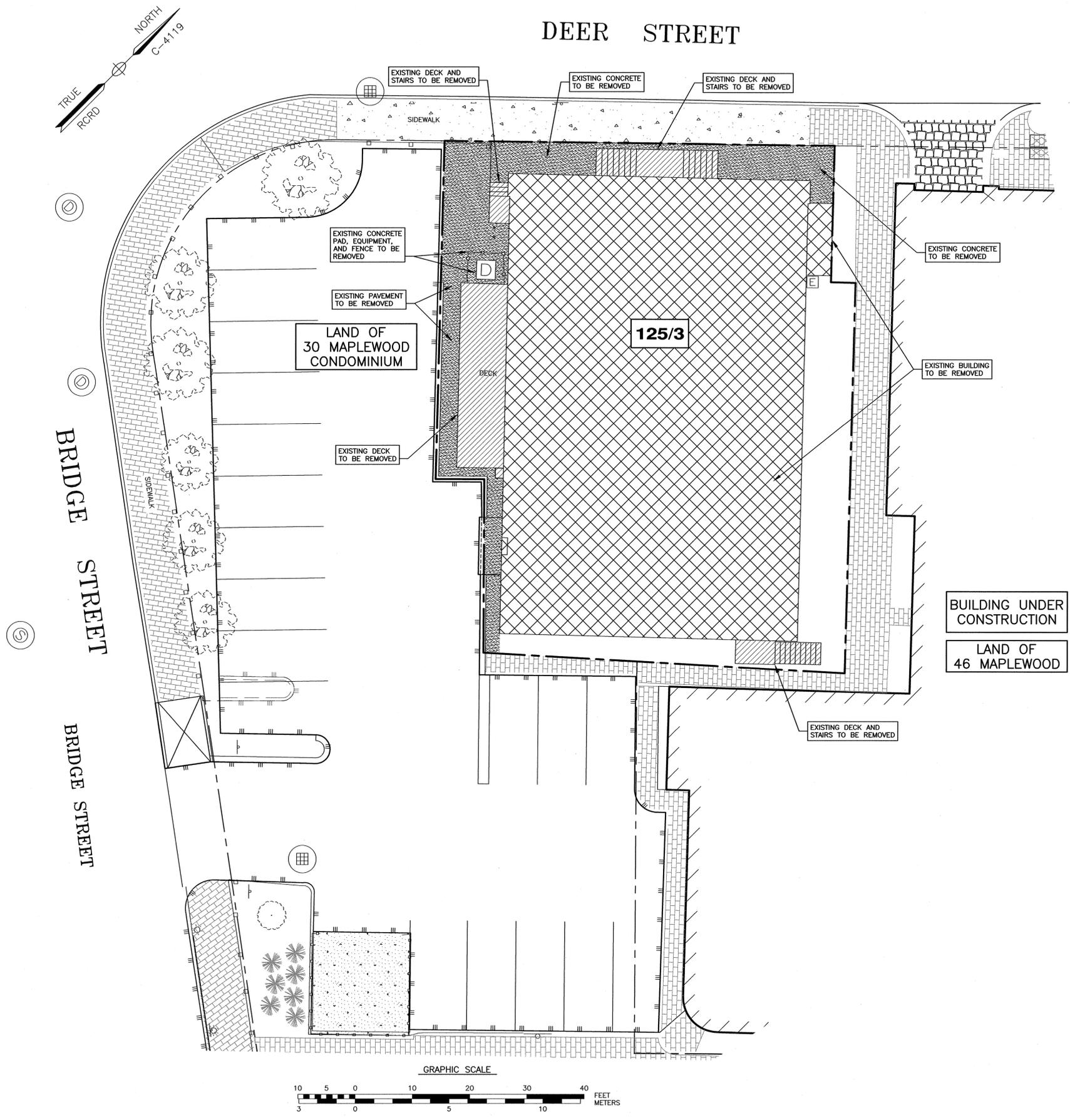
SCALE: 1" = 10' NOVEMBER 2020

EXISTING CONDITIONS PLAN

C1

**DEMOLITION NOTES:**

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.
- I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- J) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- K) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- L) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- M) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



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 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
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**NOTES:**

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

**SITE DEVELOPMENT**  
 238 DEER STREET, LLC  
 238 DEER STREET  
 PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	TAC WORKSHOP	3/2/21
REVISIONS		



SCALE: 1" = 10' NOVEMBER 2020

**DEMOLITION PLAN** **C2**

**ZONING DEVELOPMENT STANDARD**

CD4: CHARACTER DISTRICT 4

BUILDING PLACEMENT (PRINCIPLE):

	238 DEER STREET		
	REQUIRED	EXISTING	PROPOSED
MAX. PRINCIPLE FRONT YARD:	10 FEET	1	4
MAX. SECONDARY FRONT YARD:	15 FEET	N/A	N/A
MIN. SIDE YARD:	NR	0	4
MIN. REAR YARD:	5 FEET	3	5
FRONT LOT LINE BUILDOUT:	50% MIN	78%	74%

BUILDING TYPES:

ALLOWED BUILDING TYPES: ROWHOUSE, APARTMENT, LIVE/WORK, SMALL/LARGE COMMERCIAL  
PROHIBITED: HOUSE & DUPLEX

ALLOWED FACADE TYPE: STOOP, STEP, SHOPFRONT, OFFICEFRONT, RECESSED-ENTRY  
PROHIBITED: PORCH & FORECOURT

BUILDING FORM:

	REQUIRED	EXISTING	PROPOSED
MAX STRUCTURE HEIGHT:	35 FEET	-	-
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	-	-
MIN. GROUND STORY HEIGHT:	12 FEET	-	-
MIN. SECOND STORY HEIGHT:	10 FEET	-	-
FACADE GLAZING (WINDOW/PERIMETER):	70% SHOP 20-50% OTHER	-	-

ROOF TYPE ALLOWED: FLAT, GABLE, HIP, GAMBREL, MANSARD

LOT OCCUPATION:

	REQUIRED	EXISTING	PROPOSED
MAX BUILDING BLOCK:	200 FEET	53	50
MAX FACADE MOD. LENGTH:	80 FEET	-	-
MIN. ENTRANCE SPACING:	50 FEET	-	-
MAX BUILDING COVERAGE:	90%	75%	65%
MAX BUILDING FOOTPRINT:	15,000 SF	4,188	4,000
MIN. LOT AREA:	NR	-	-
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	-	-
MIN. OPEN SPACE :	10%	12.5%	17.1%

**IMPERVIOUS SURFACE AREAS  
(TO PROPERTY LINE)**

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
BUILDING	4,188	4,000
DECKS	350	0
STAIRS	99	0
CONCRETE	282	39
PAVEMENT	458	261
BRICK WALKWAY	0	933
CURBING	34	46
TOTAL	5411	5279
LOT SIZE	6,181	6,181
% LOT COVERAGE	87.5%	85.4%

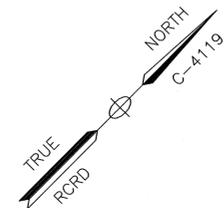
**PORTSMOUTH APPROVAL CONDITIONS NOTE:**  
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

A. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

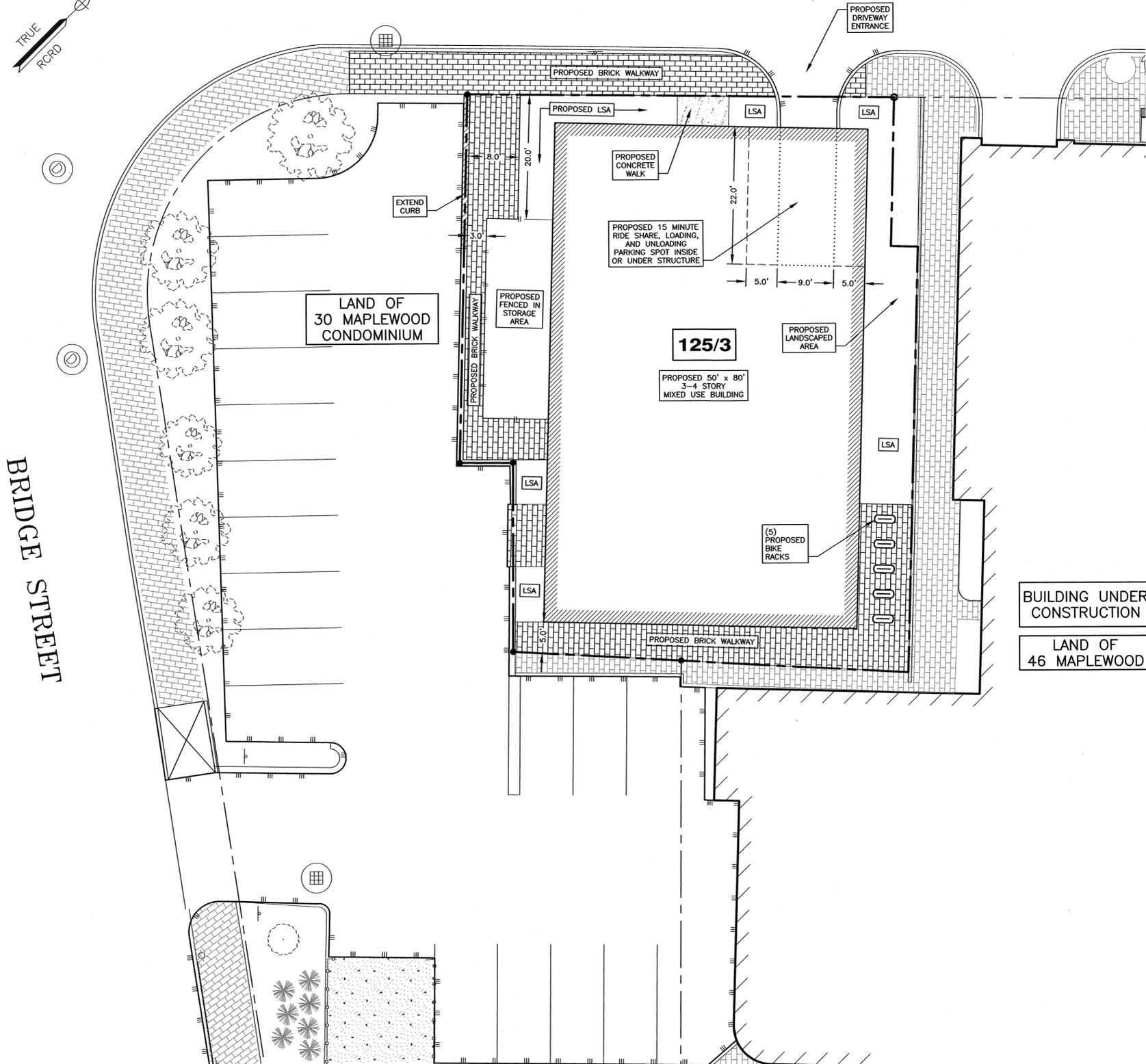
B. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

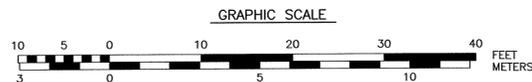


**DEER STREET**



BUILDING UNDER CONSTRUCTION

LAND OF 46 MAPLEWOOD



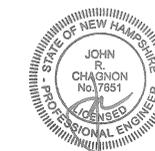
**NOTES:**

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 3.
- 2) OWNER OF RECORD:  
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PORTSMOUTH, NH 03801  
5890/1712  
RCRD #02164
- 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4, HISTORIC DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.
- 4) DIMENSIONAL REQUIREMENTS:  
CHARACTER DISTRICT 4 (CD4):  
MIN. LOT AREA: NO REQUIREMENT  
FRONTAGE: NO REQUIREMENT  
SETBACKS:  
FRONT (MAX.) 10 FEET (PRIMARY)  
FRONT (MAX.) 15 FEET (SECONDARY)  
SIDE NO REQUIREMENT  
REAR 5 FEET  
MAXIMUM STRUCTURE HEIGHT: 45 FEET  
MAXIMUM STRUCTURE COVERAGE: 90%  
MAXIMUM BUILDING FOOTPRINT: 15,000 S.F.  
MINIMUM OPEN SPACE: 10%  
MINIMUM FRONT LOT LINE BUILDOUT: 50%
- 5) LOT AREA: 6,181 S.F., 0.1419 ACRES.
- 6) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29, 2021.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE DEVELOPMENT ON THE PROPERTY WITH APPROVED BUT NOT YET CONSTRUCTED ADDITIONAL IMPROVEMENTS ON ADJACENT PROPERTIES.
- 8) PARKING CUP TO ALLOW NO ON SITE PARKING SPACES WHERE 12 SPACES ARE REQUIRED. APPROVED 2-18-21 SUBJECT TO STIPULATIONS.

**SITE DEVELOPMENT  
238 DEER STREET, LLC  
238 DEER STREET  
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
2	TAC WORKSHOP	3/2/21
1	ADD PROPERTY LINES, OS PARK	2/10/21
0	ISSUED FOR COMMENT	11/28/20

REVISIONS



SCALE: 1" = 10' NOVEMBER 2020

SITE PLAN

C3

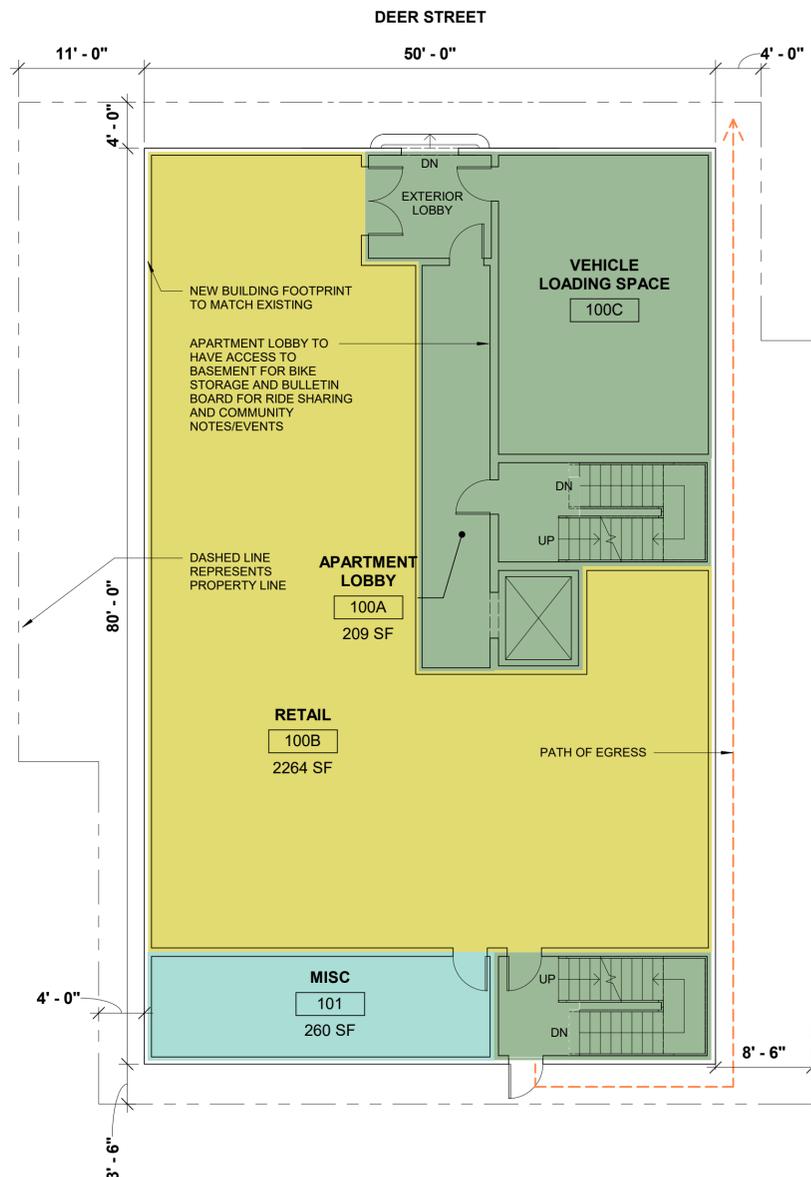




**LOCUS MAP**

DESCRIPTION: 3-4 STORY MIXED USE BUILDING WITH GROUND FLOOR RETAIL AND 21 MICRO APARTMENTS UNDER 500SF

**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



1 CONCEPTUAL FIRST FLOOR SITE PLAN  
1/8" = 1'-0"

**BUILDING USE LEGEND**

- CIRCULATION
- MISC - A
- RESIDENTIAL UNITS
- RETAIL



2 CONCEPTUAL SECOND - FOURTH FLOOR PLAN  
1/8" = 1'-0"



IKEA EFFICIENCY UNIT FLOOR PLAN - 400SF



IKEA BROOKLYN EFFICIENCY UNIT - 391SF



**OWNER CONCEPT PRECEDENT: IKEA EFFICIENCY UNIT**