

Mr. Rick Taintor, Planning Director City of Portsmouth Municipal Complex Planning Department 1 Junkins Avenue Portsmouth, NH 03801

November 30, 2016

Re: Request for Planning Board Design Review, 181 Hill Street: Deer Street - Lot 6

Dear Rick:

On behalf of Deer Street Associates, JSA Inc respectfully submits this request for Planning Board Design Review, for the development at 165 Deer St - Lot 2. Enclosed please find the following plans and supporting documents (12 copies each):

Supporting Documents:

- Area, Uses & Parking Summary
- Incentives to Development Standards Summary
- Sustainability Goals Summary
- Variances and Easements Summary

Drawings:

- Civil
- Site Electrical
- Landscape
- Architectural

We look forward to working with the Planning Department as this project evolves.

Sincerely,

Tracy S. Kozak

Principal

Enclosures

Cc: Kim Rogers and Ania Rogers, DSA

trany & Kozak

Lot o	6 treet - Area, Use and Parking	g Summa	ary						11/30/2016	Parking requ Downtown C District 10.1	Overlay	Parking requi Development 10.5A47.10		Downtown overlay district - 10.1115.23	Total parking spaces required	Parking spaces provided on site	Parking spaces provided at Municipal Garage (see references below)
Building Name	Use	Ground Floor (below grade) Area	1st Floor Area	2nd Floor Area	3rd Floor Area	4th Floor Area	5th Floor Area / Penthouse	Total Building Gross Floor Area · to inside face of exterior wall	Total Unit Count	Ratio - spaces per residential unit	Quantity	Ratio - spaces per residential unit	Quantity	Reduction = 4 parking spaces	Quantity	Quantity	Quantity
Building 3	(development incentive 10.5A47.10)																1
Dullullig 3	Parking Garage		11,936							_						Ī	1
	Multi-Family Dwelling		11,550				1,637		1			1.00	1.00				1
	Bar						4,648			-		2.50	2.50			1	1
	Retail Sales		3,233	1,146						-							1
	Restaurant		2,334							-]
	Hotel		4,136	20,955	18,625	18,622	10,901		108	0.75							
	total area		21,639	22,101	18,625	18,622	17,186	98,173	109		81.00		1.00	(4.00	78.00	42.00	36
Building 4																	
	Office			2,970	8,786	8,266				-	-						
	Restaurant		4,962	2,078						-	-						
	total area		4,962	5,048	8,786	8,266		27,062	C	-	-				-	-	0
Duilding E	(development incentive 10.5A47.10)																_
Building 5		15,363	2 205							1			I	1		Ī	
	Parking Garage Multi-Family Dwelling	15,303	2,395		15,799	15,337	15,039		45	-	-	1.00	45.00				1
	Retail Bank		1,656	1,046	13,799	13,337	13,039		43	-	_	1.00	43.00				1
	Office		1,030	17,146						_	_						1
	Retail Sales		13,709	17,110						-	-						1
	total area	15,363	17,760	18,192	15,799	15,337	15,039	97,490	45				45.00	(4.00	41.00	31.00	10
																	•
Building 6	(development incentive 10.5A47.10)																
	Parking Garage	16,332	5,114							-					I	I	1
	Parking easement for Hill Hanover Group		3,== 1												14.00		1
	Multi-Family Dwelling		917	14,042	14,402	13,037	6,243		35			1.00	35.00				1
	Multi-Family Decks / Balconies			444	552	432	5,357			-]
	Office		4,642							-]
	Retail Sales		1,700							-							1
	total area	16,332	12,373	14,486	14,954	13,469	11,600	83,214	35	<u> </u>	<u> </u>		35.00	(4.00	45.00	50.00	(5)
SubTotal								222 725	400	1					404	400	
∎supiotal								222,725	189	1	<u> </u>	<u> </u>	<u> </u>	<u> </u>	164	123	41
								<u> </u>				-					
	icipal Deer St. Parking Garage																
New Mun	icipal Deer St. Parking Garage City/DSA Post Closing Obligations Agreem	nent & Parkii	na Aareemen	t document	s dated 9/0°)/2016. and	d per Sectio	n 10.1113.111	Municipal Garag	e Spaces qual	ify as "off-stre	eet parking" as	held by City I	egal Department			
New Mun	City/DSA Post Closing Obligations Agreem		ng Agreemen	t document	s dated 9/09)/2016, and	d per Sectio	n 10.1113.111	Municipal Garag	ge Spaces qual	ify as "off-stre	eet parking" as	held by City L	egal Department.			5.2
New Mun Reference	City/DSA Post Closing Obligations Agreem DSA Parking Garage spaces - interior (min	nimum)	ng Agreemen	t document	s dated 9/09)/2016, and	d per Sectio	n 10.1113.111	Municipal Garag	ge Spaces qual	lify as "off-stre	eet parking" as	held by City L	egal Department.			58 10
New Mun Reference	City/DSA <i>Post Closing Obligations Agreem</i> DSA Parking Garage spaces - interior (min DSA Flex Parking Spaces - exterior / interi	nimum)	ng Agreemen	t document:	s dated 9/09)/2016, and	d per Sectio	n 10.1113.111	Municipal Garag	ge Spaces qual	ify as "off-stre	eet parking" as	held by City L	egal Department.			10
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Deer Street Development

Lot 6

Incentives to Development Standards

10.5A47.10

Planning Board Design Review

11/30/2016

				Community			
		COMMUNITY SPACE	Community	space	Community space		
	Total Lot	REQUIRED FOR	Open Space	incentive	excess (deficit) after	WorkForce	
	Area	INCENTIVES	Provided	taken	incentives taken	Housing	Remarks
Lot	area (sf)	20%	area (sf)	Y/N	area (sf)	Y/N	
2		-	8,521	-	8,521	1	open space plaza, no buildings
3	26,488	5,298	2,044	Υ	(3,254)	N	open space incentive taken for footprint, height & parking
4	18,371	3,674	1,493	N	1,493	N	no incentives taken
5	22,734	4,547	1,847	N	1,847	Υ	workforce housing incentive taken for height & parking
6	22,538	4,508	1,397	Υ	(3,111)	N	open space incentive taken for height & parking
Total	90,131	18,026	6,781		5,497		Excess community space beyond incentive requirements



Deer Street Development

Planning Board, Design Review 11-30-2016

Sustainability Goals Summary - Lot 6

SITE

- Prevent Erosion / Sedimentation of neighboring waterways Meet NH-DEP wetlands & EPA SWWPP requirements.
- Redevelop a brownfield qualified site with soils removal, treatment, and/or containment strategies.

WATER

- **Protect water quality** engineered storm water systems
- Conserve Water -- Target 30% reduction in fixtures water use over building code, meeting EPACT 2005.

ENERGY

- Conserve Energy -- Achieve 50% Energy Use Index (EUI) Reduction over code compliance (IECC2009) in
 each building. Achieve improved EUI for housing. Use early energy modeling to analyze effective scenarios.
 Provide enhance thermal envelope. Achieve Energy Star certification and associated rebates. Use Heat
 Recovery for all ventilation. Commission all energy using systems. LED lighting throughout.
- **Renewable Energy** --Provide Solar Hot Water for residential spaces. Investigate options for possible onsite Solar Electric for portion of electric needs.
- **Building Performance** -- Use industry tools to annually monitor and benchmark buildings. Train staff on proper building operation with comprehensive Facilities Staff Training and Systems Manuals.
- Reduce Low level ozone (smog) -- Provide safe and secure bicycle storage. Use only low-VOC products for construction and operation.

MATERIALS & RESOURCES

- Minimize waste (during construction and operation)
- Use regional materials

INDOOR ENVIRONMENTAL QUALITY

- Thermal comfort -- Meet ASHRAE 55 Thermal Comfort Code. Address thermal envelope per above. Provide multiple zones of heating and cooling in each apartment.
- **Indoor air quality** (before and during occupancy) -- MEET ASHRAE 62 Ventilation Code in all occupied spaces. MEET LEED IEQ credit requirements.
- Views / connection to outdoors -- Provide views to outdoors for every regularly occupied space.
- **Daylighting** -- Achieve Daylight Factor of 2% minimum for every regularly occupied space.
- Individual controls (light, heat etc...) -- Provide individual controls for temperature and lighting.



Deer Street Development

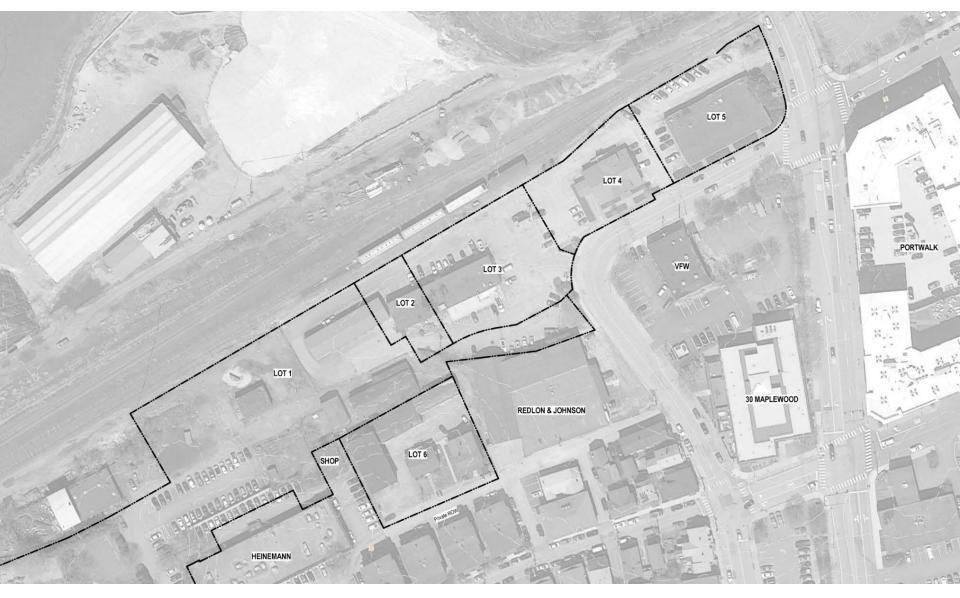
Planning Board, Design Review

11-30-2016

Variances & Easements Summary – Lot 6

Lot 6 -

• Temporary construction easement for site grading at retaining wall, from abutting Redlon Johnson lot



EXISTING CONDITIONS LOT PLAN

Deer Street Lots 2-6

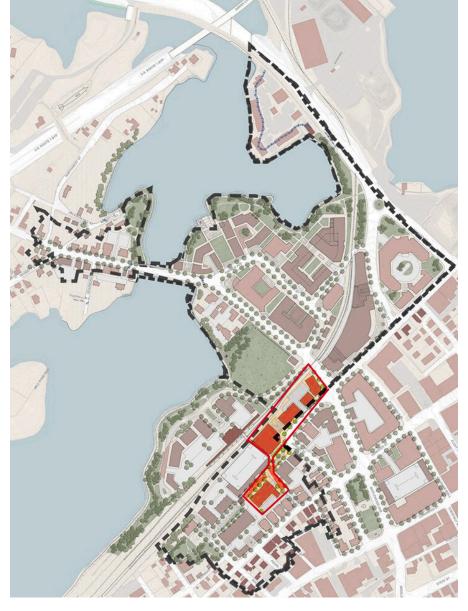




EXISTING CONDITIONS

Deer Street Lots 2-6

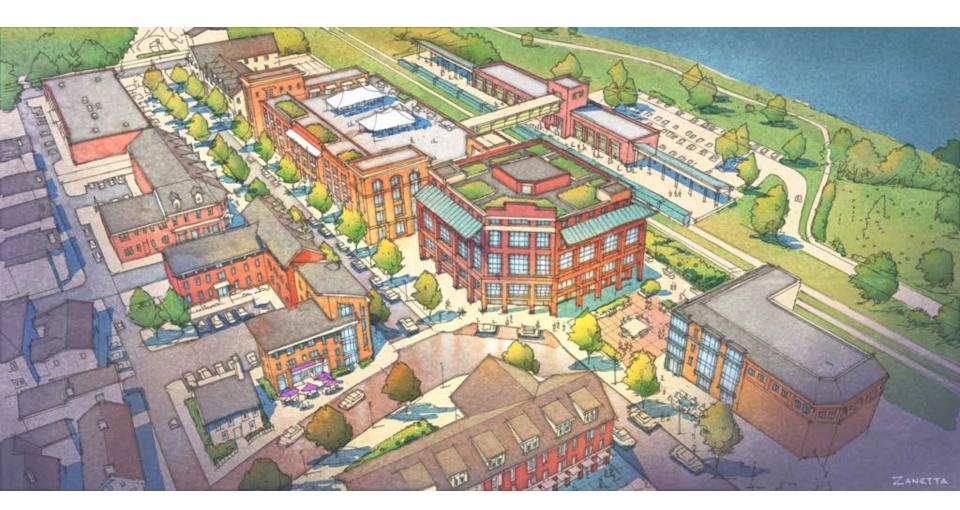




NORTH END VISION PLAN

Deer Street Lots 2-6

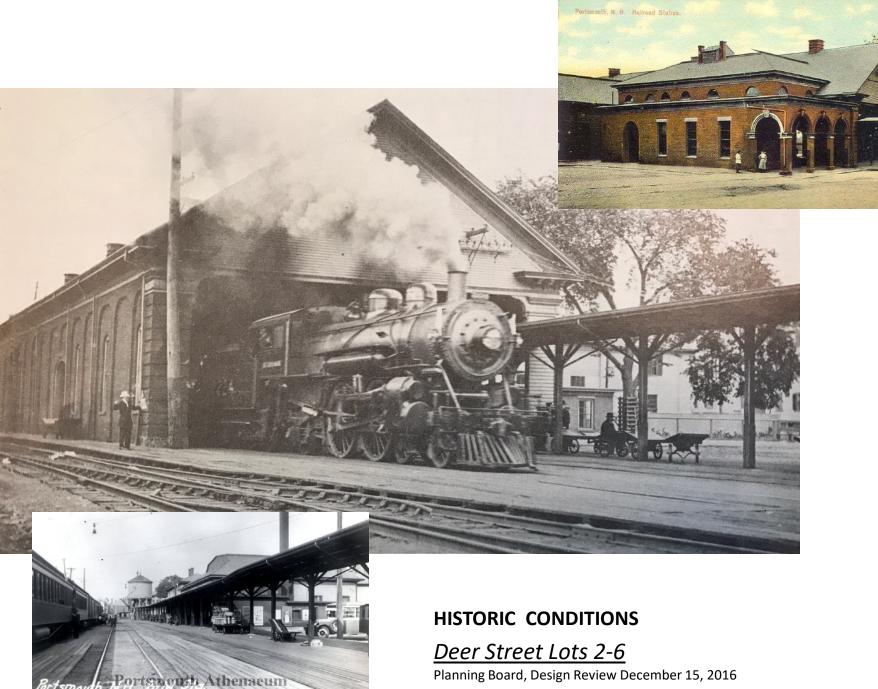


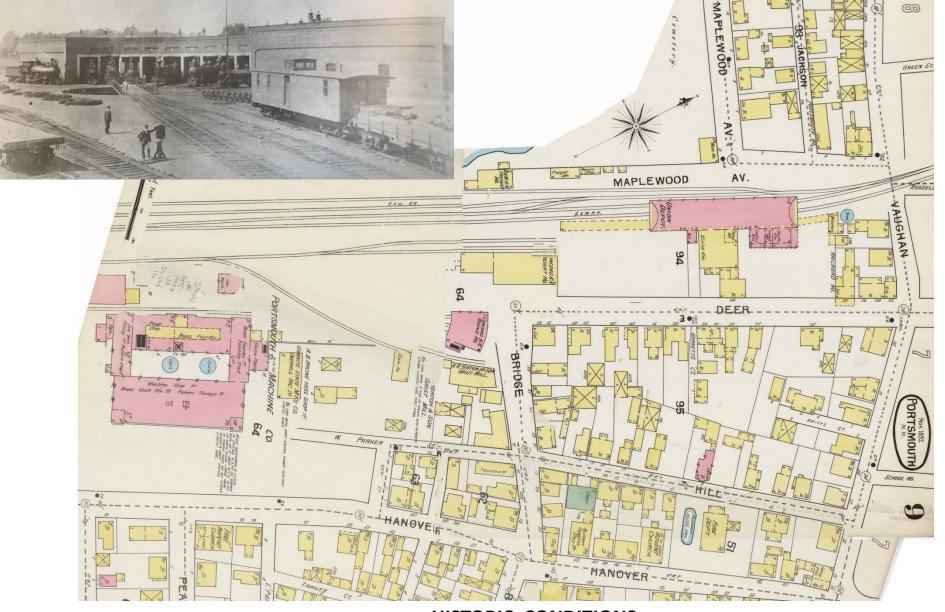


NORTH END VISION PLAN

Deer Street Lots 2-6







HISTORIC CONDITIONS

Deer Street Lots 2-6





VISION PLAN

Deer Street Lots 2-6





MASTER & VISION PLAN

Deer Street Lots 2-6



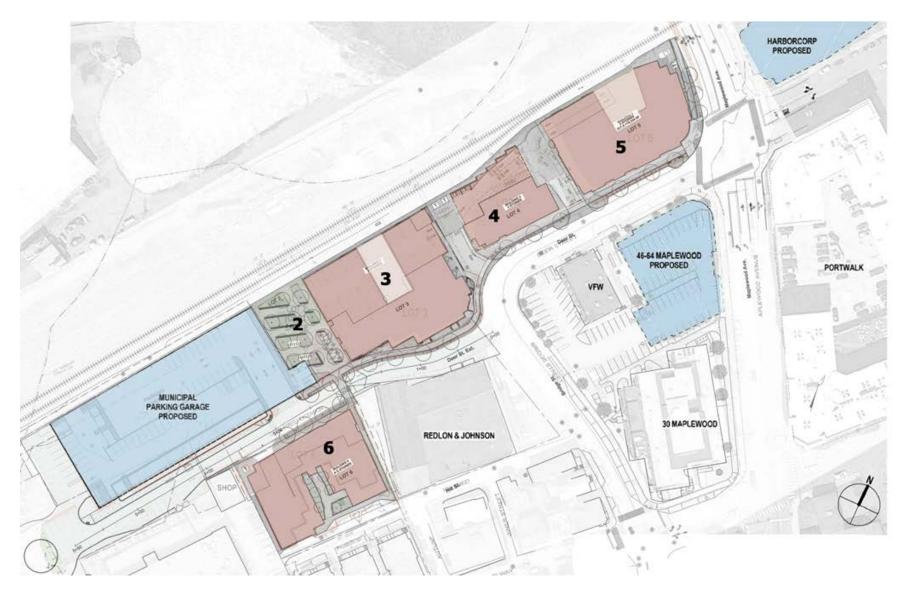




MASTER & VISION PLAN

Deer Street Lots 2-6

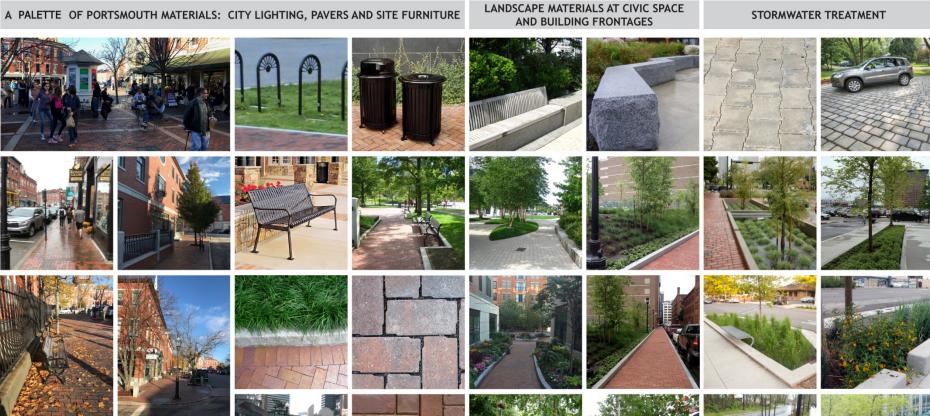




MASTER PLAN

Deer Street Lots 2-6





















LANDSCAPE MATERIALS & TECHNIQUES

Deer Street Lots 2-6





MASTER PLAN

Deer Street Lots 2-6





			HARBORCORP
PROPOSED PROJECT BUILDING			
PROPOSED CONTEXT BUILDINGS			
PROPOSED BUILDINGS BY OTHERS			
PROPOSED OPEN SPACE		LOT 5	
BRICK WALKWAY			
LOT 2 CIVIC SPACE	LOT 3 LOT 3 And	46-64 MAPLEWOOD PROPOSED VFW	PORTWALK
MUNICIPAL PARKING GARAGE PROPOSED DER STREET EXTENS	REDLON & JOHNSON	30 MAPLEWOOD	

PORTSMOUTH CHARACTER	R ZONING - D5 - HILL STR	EET
	PER CD5	PROPOSED
BUILDING AND LOT OCCUATION		
MAXIMUM BUILDING BLOCK LENGTH	225 FT	152 FT
MAXIMUM FAÇADE MODULATION LENGTH	100 FT	60 FT
MAXIMUM BUILDING COVERAGE	95%	72%
MAXIMUM BUILDING FOOTPRINT	20,000 SF	16,319
BUILDING FORM - PRINCIPAL BUILDING		
BUILDING HEIGHT (INCREASED BUILDING HEIGHT AREA)	50 FT + 10 FT	60 FT
BUILDING STORIES (INCREASED BUILDING HEIGHT AREA)	4 STORIES + 1 STORY	5 STORIES
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK	36 INCHES	< 36 INCHES
MINIMUM GROUND STORY HEIGHT	12 FT	17 FT
MINIMUM SECOND STORY HEIGHT	10 FT	10'-6"

	DRAWING SHEET LIST
SHEET NO.	NAME
Cover Sheet	
T.01	COVER SHEET
Civil	
C1.0	SITE PLAN
C2.0	GRADING & DRAINAGE AND UTILITIES
Site Electric SE1.1	SITE ELECTRICAL PLAN
SE1.1	SITE ELECTRICAL PLAN SITE LIGHTING PLAN
SED1.1	SITE EIGHTING FLAN SITE ELECTRICAL DEMOLITION PLAN - EXISTING CONDITIONS
Landscape L1	OVERALL HARDSCAPE PLAN
L2	OVERALL LANDSCAPE PLAN
L3.5	LOT 6 DETAIL PLAN
L4	DETAILS
Architecture	
A1.00	GROUND LEVEL PLAN
A1.01	LEVEL 1 FLOOR PLAN
A1.02	LEVEL 2 FLOOR PLAN
A1.03	LEVEL 3 FLOOR PLAN
A1.04	LEVEL 4 FLOOR PLAN
A1.05	PENTHOUSE FLOOR PLAN
A1.06	ROOF PLAN



ARCHITECTS I N T E R I O R SPLANNERS

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JSN ASSOCIATES, INC. STRUCTURAL ENGINEER

ENGINEERED SYSTEMS INC. MPFP ENGINEER WOBURN, MASSACHUSETTS

ENGINEERED BUILDING SYSTEMS ELECTRICAL ENGINEER DERRY, NEW HAMPSHIRE

DEER STREET LOT 6



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DEER STREET LOT 6

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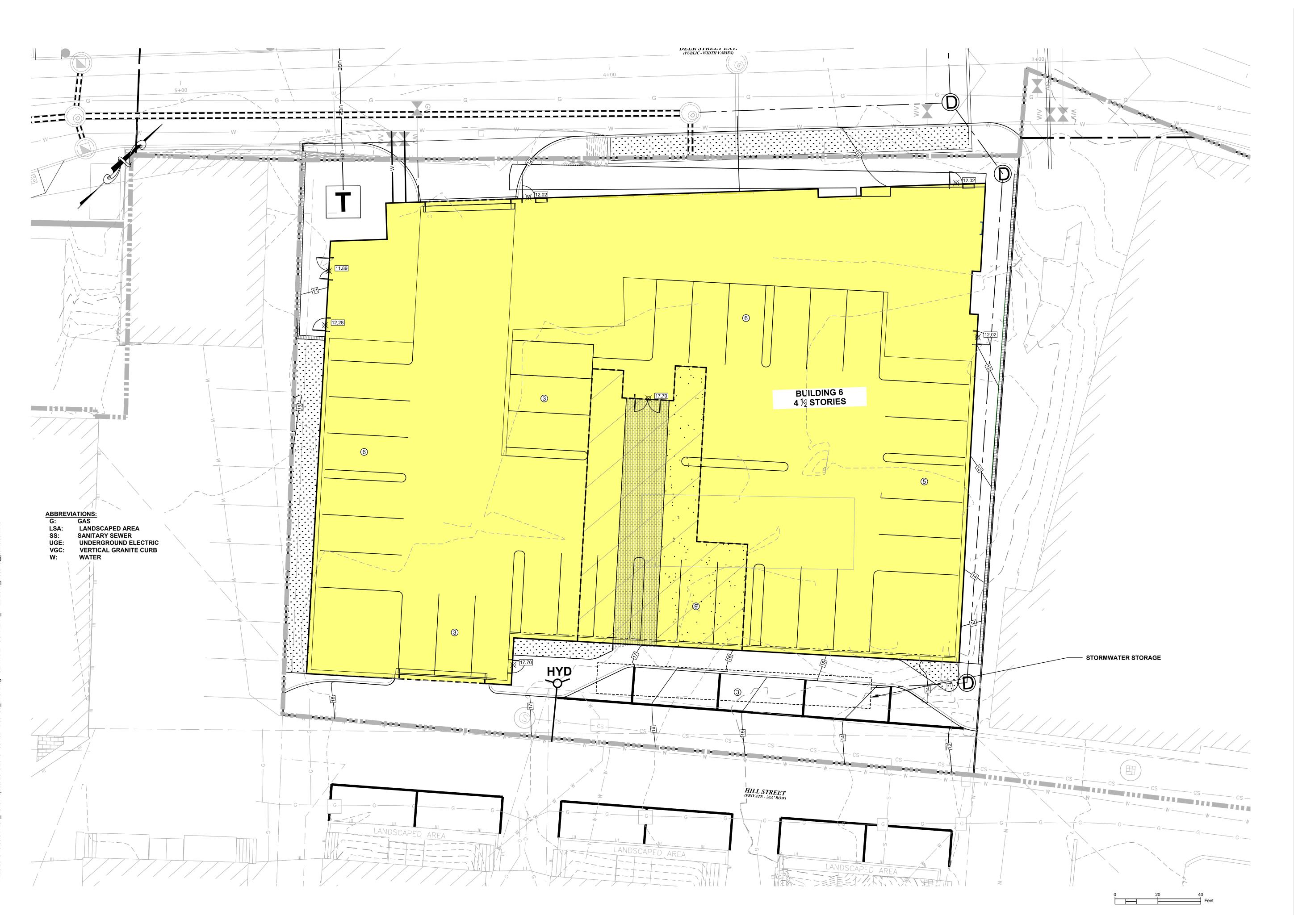
Deer Street Associates

Scale: 1"=10'
Date: 11/30/16
Project 14837.02
Number:
REVISIONS

NO. DESCRIPTION DATE

PLANNING BOARD DESIGN REVIEW

SITE PLAN





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DEER STREET LOT 6

Deer St. Portsmouth, NH, 03801

Deer Street Associates

Scale: 1"=10'
Date: 11/30/16
Project 14837.02
Number:
REVISIONS

NO. DESCRIPTION DATE

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GRADING,
DRAINAGE
AND
UTILITIES

C2.0



HARBORCORP

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MPFP ENGINEER

WOBURN, MASSACHUSETTS

ENGINEERED BUILDING SYSTEMS

ELECTRICAL ENGINEER

DERRY, NEW HAMPSHIRE

DEER STREET LOT 6

Deer St. Portsmouth, NH, 03801

Deer Street Associates

Scale: 1"=40'
Date: 11/30/16
Project Number: 14837.02
(EBS 216214)

REVISIONS

NO. DESCRIPTION DATE

PLANNING BOARD DESIGN REVIEW

SITE ELECTRICAL PLAN

SE1.1



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ENGINEERED SYSTEMS INC. MPFP ENGINEER

WOBURN, MASSACHUSETTS **ENGINEERED BUILDING SYSTEMS**

DERRY, NEW HAMPSHIRE

Deer St. Portsmouth, NH, 03801

Deer Street Associates

1"=40' 11/30/16 14837.02 (EBS 216214) Project Number:

REVISIONS NO. DESCRIPTION DATE

PLANNING BOARD DESIGN REVIEW

SITE LIGHTING PLAN

SE1.2



HAKBUKCUKP

EXISTING DUAL PRIMARY

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GREENMAN-PEDERSEN, INC. LANDSCAPE DESIGN

PORTSMOUTH, NEW HAMPSHIRE JSN ASSOCIATES, INC.

STRUCTURAL ENGINEER PORTSMOUTH, NEW HAMPSHIRE **ENGINEERED SYSTEMS INC.**

MPFP ENGINEER WOBURN, MASSACHUSETTS

ENGINEERED BUILDING SYSTEMS ELECTRICAL ENGINEER DERRY, NEW HAMPSHIRE

DEER STREET LOT 6

Deer St. Portsmouth, NH, 03801

Deer Street Associates

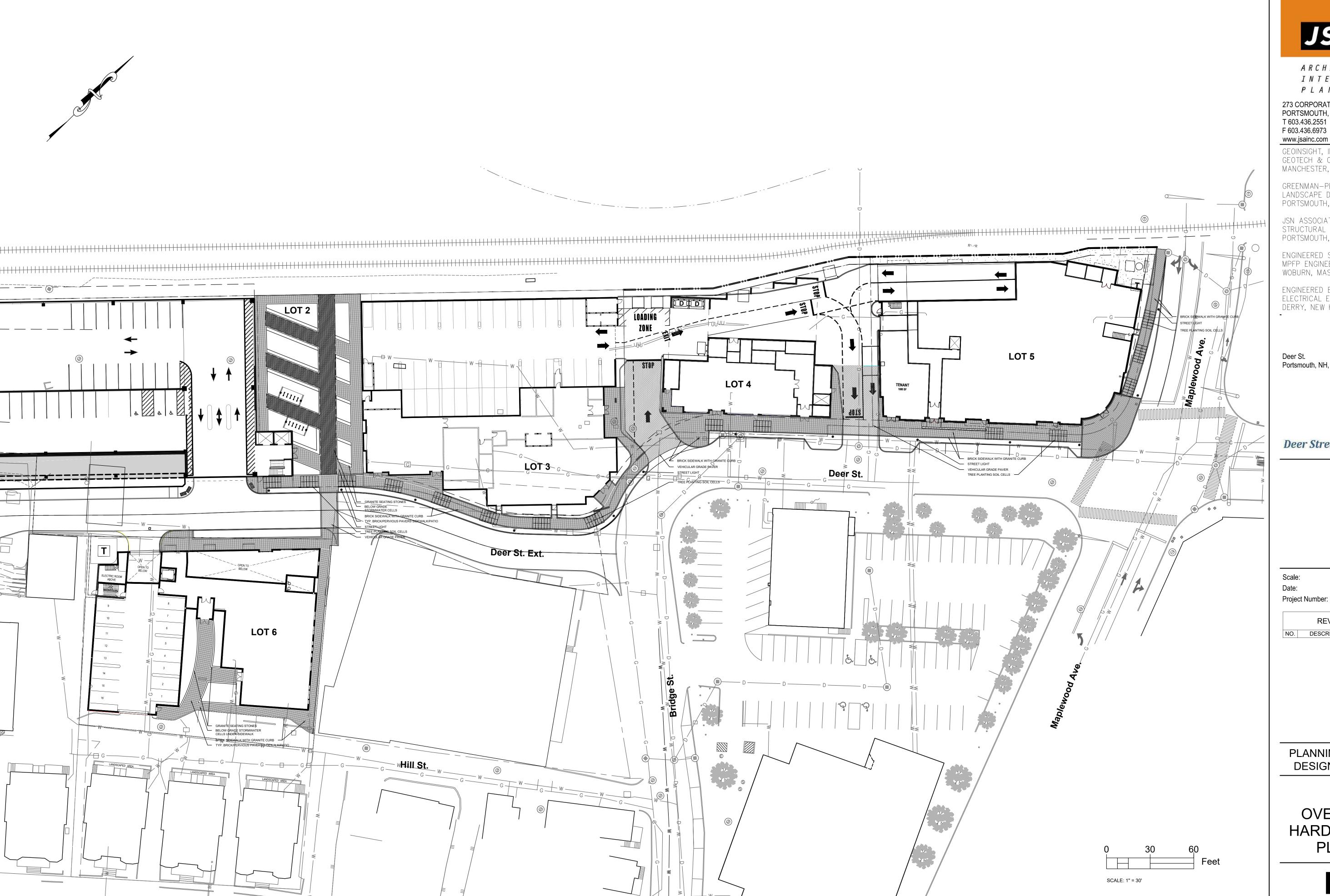
Scale: 11/30/16 Date: Project Number: (EBS 216214) REVISIONS

NO. DESCRIPTION DATE

PLANNING BOARD DESIGN REVIEW SITE ELECTRICAL DEMOLITION PLAN EXISTING CONDITIONS

SED1.1

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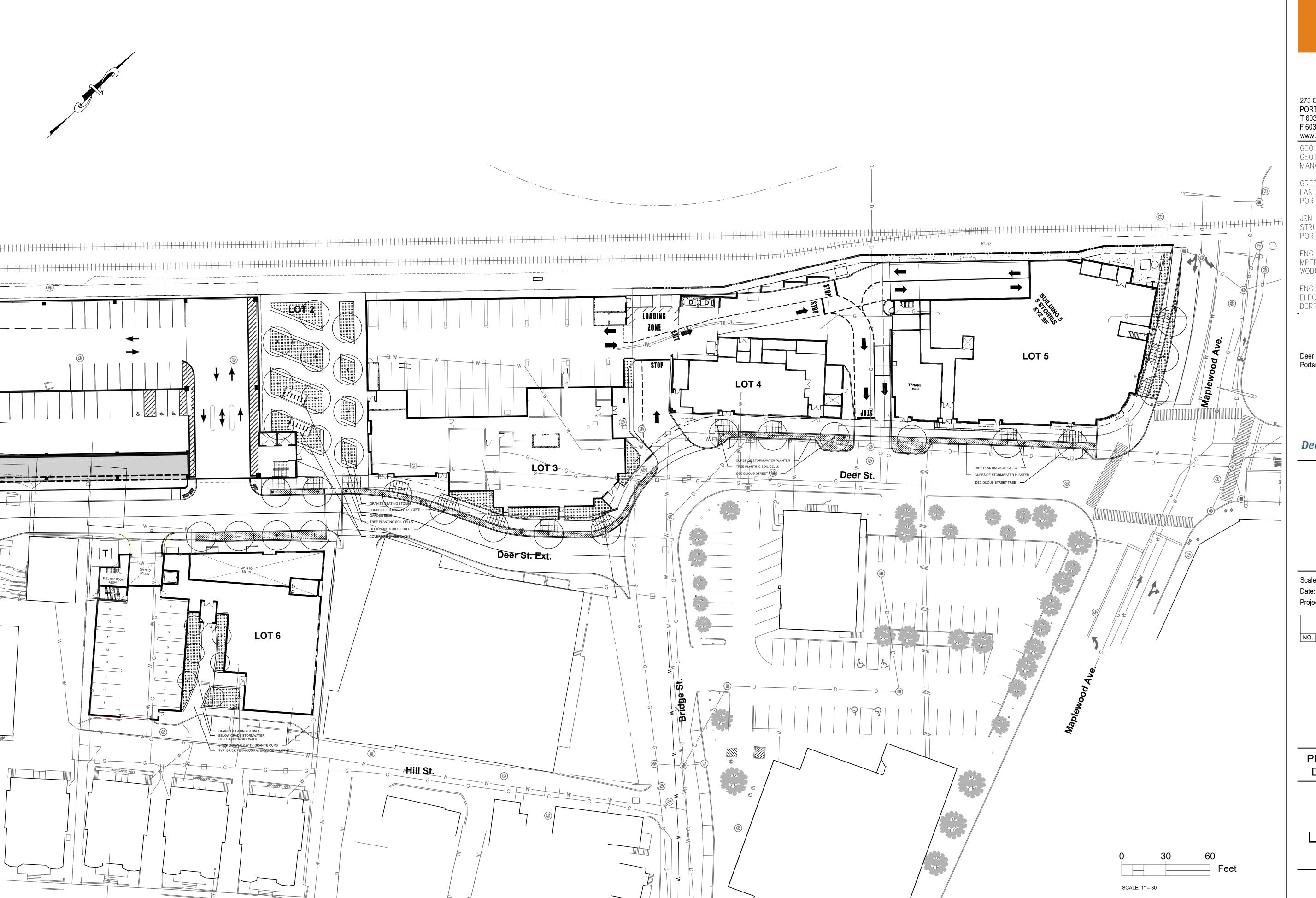
Deer Street Associates

As indicated 11/30/16 Project Number:

REVISIONS NO. DESCRIPTION DATE

PLANNING BOARD **DESIGN REVIEW**

OVERALL HARDSCAPE PLAN



JSA

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Scale: As indicated
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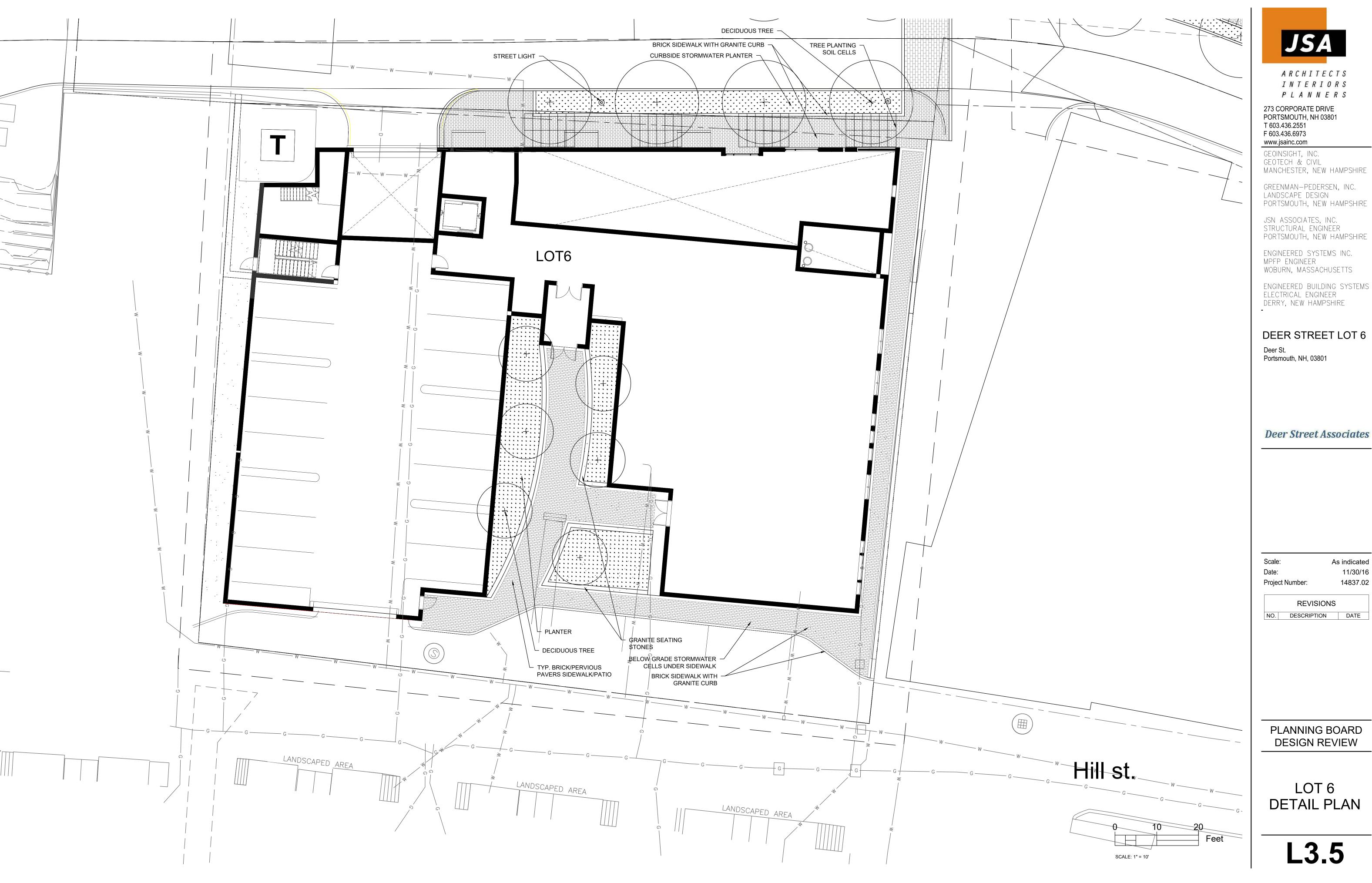
REVISIONS

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PLANNING BOARD DESIGN REVIEW

OVERALL LANDSCAPE PLAN

L2



MANCHESTER, NEW HAMPSHIRE

PORTSMOUTH, NEW HAMPSHIRE

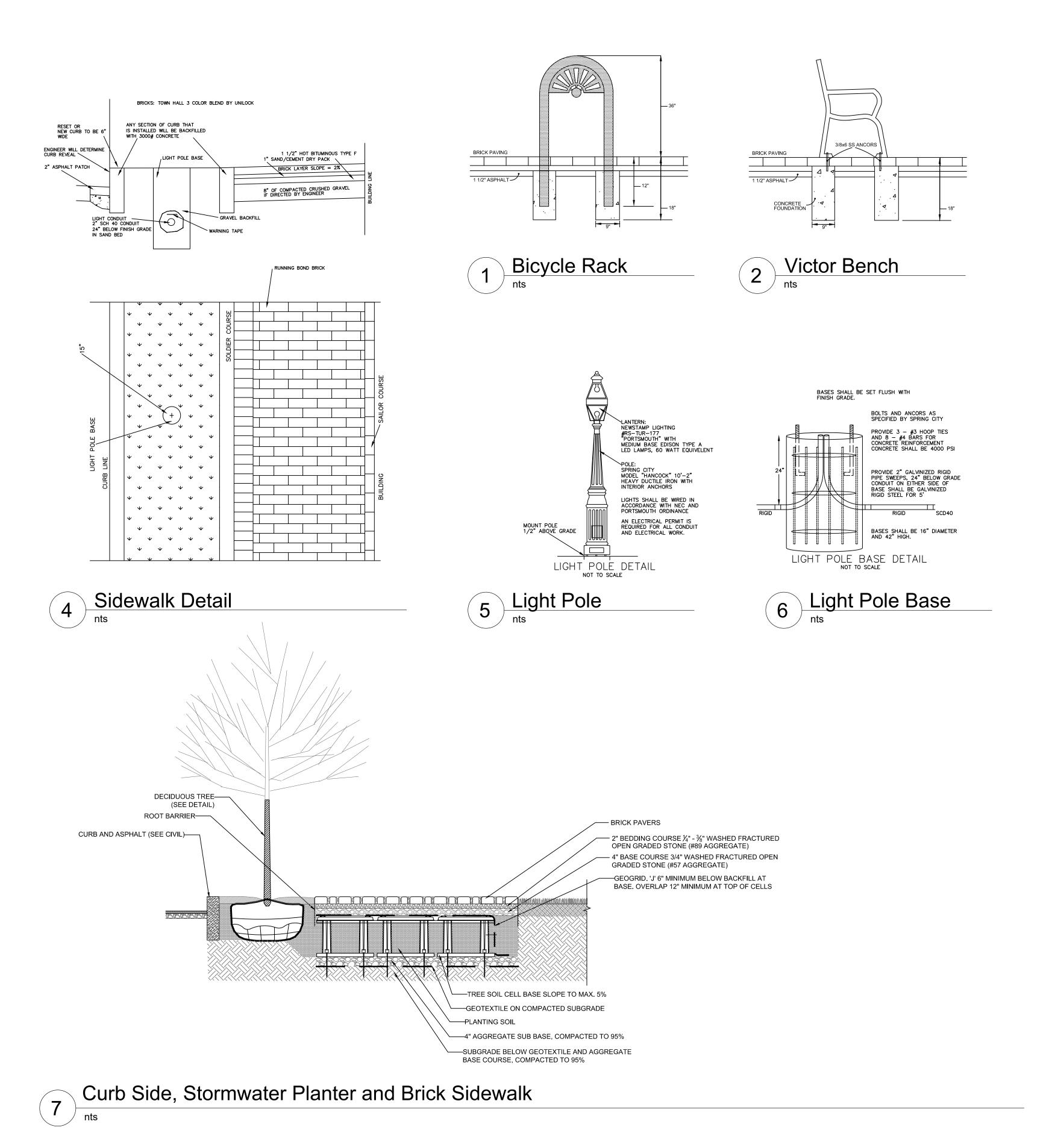
PORTSMOUTH, NEW HAMPSHIRE

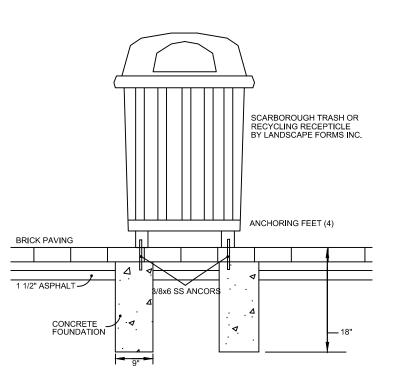
ENGINEERED BUILDING SYSTEMS

As indicated 11/30/16

DESIGN REVIEW

DETAIL PLAN





3 Trash Receptacle



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DEER STREET LOT 6

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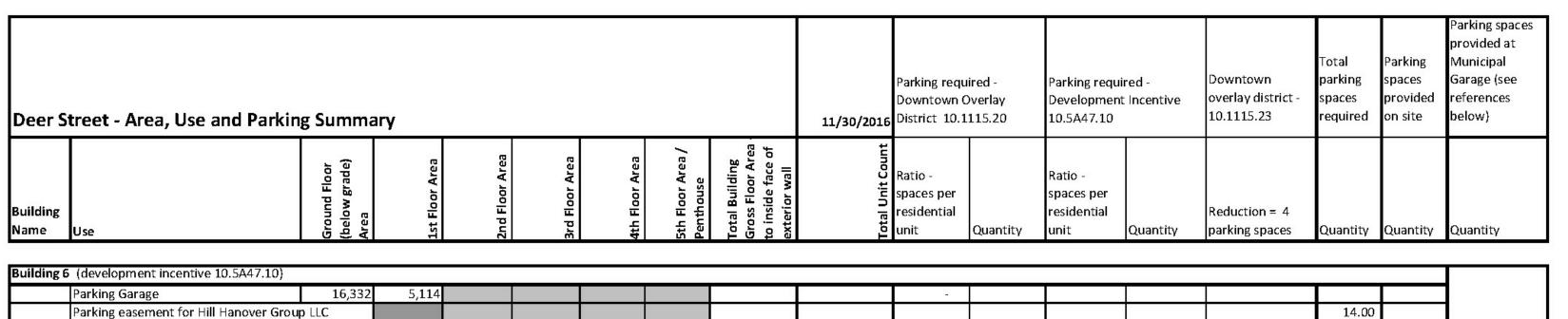
DETAILS

TYPICAL DETAILS

DEPARTMENT OF

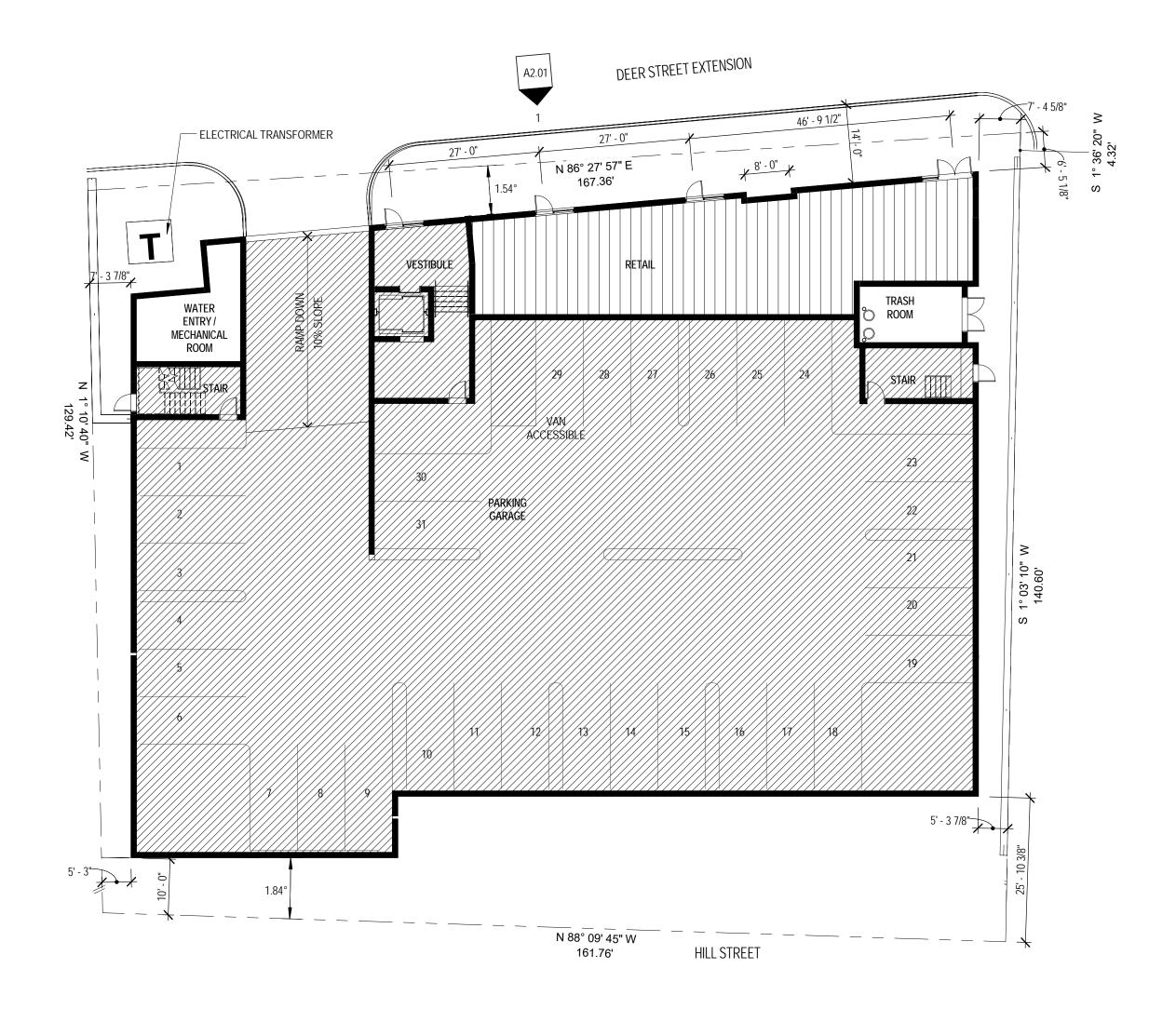
PUBLIC WORKS

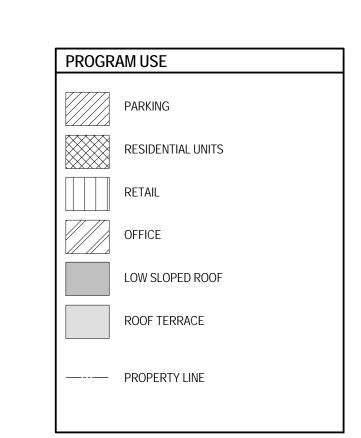
CITY OF PORTSMOUTH NEW HAMPSHIRE



Bulluling	tuevelopment incentive 10.3A47.10															
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i	total area	16,332	12,373	14,486	14,954	13,469	11,600	83,214	35			35.00	(4.00)	45.00	50.00	(5)

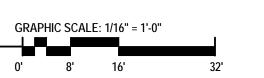
New Municipal Deer St. Parking Garage per City - DSA Post Closing Obligations Agreement dated 9/09/2016) and per Section 10.1113.111 Municipal Garage Spaces qualify as "off-street parking".	•
DSA Parking Garage spaces - interior (minimum)	58
DSA Flex Parking Spaces - exterior / interior	10
Total spaces	68

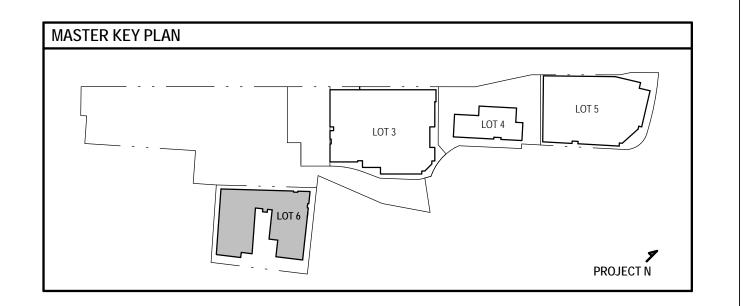




GROUND LEVEL (DEER STREET) - COMPOSITE FLOOR PLAN

1/16" = 1'-0"





JSA

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DERRY, NEW HAMPSHIRE

DEER STREET LOT 6

PORTSMOUTH, NH 03801

Deer Street Associates

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Date: 11/30/2016
Project Number: 14837.03

REVISIONS

NO. DESCRIPTION DATE

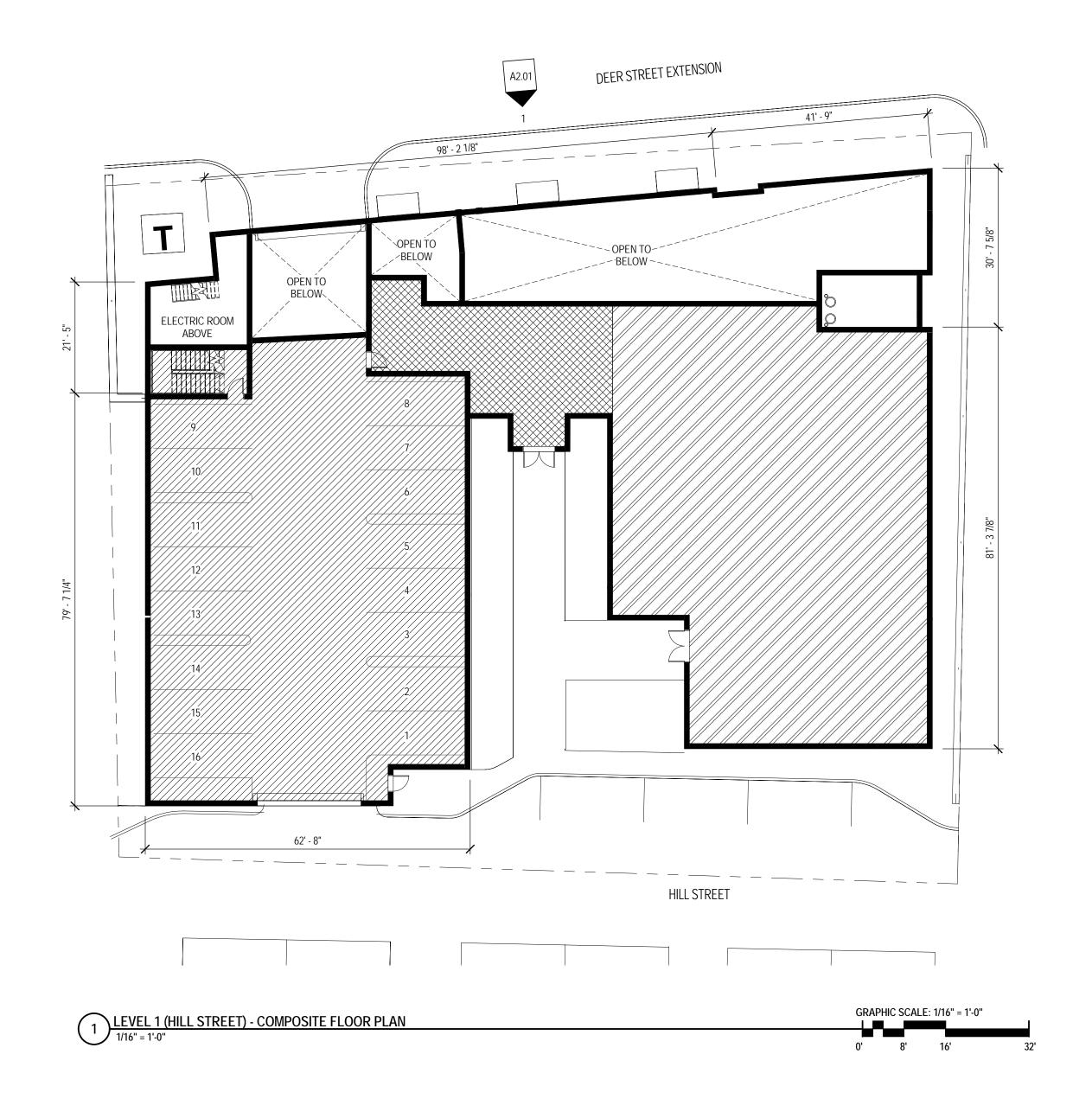
PLANNING BOARD

GROUND LEVEL PLAN

DESIGN REVIEW

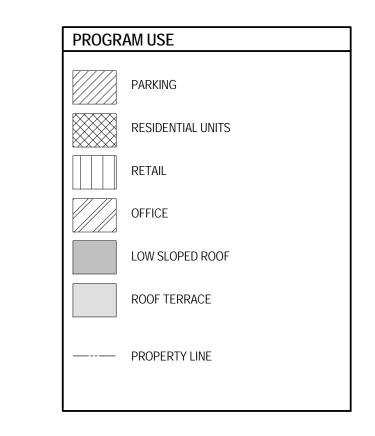
A1.00

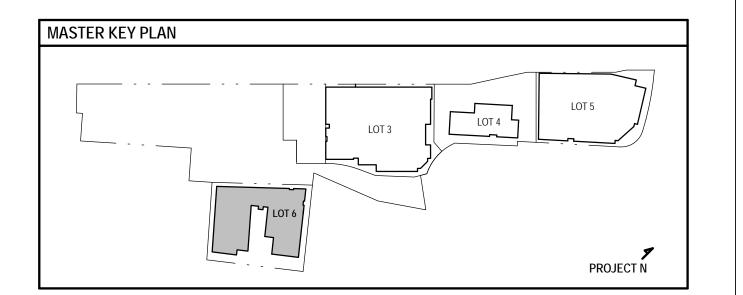
Deer St	reet - Area, Use and Parkin	ıg Summa	ry							Parking requ Downtown (District 10.1	Overlay	Parking requi Development 10.5A47.10		Downtown overlay district - 10.1115.23	Total parking spaces required	Parking spaces provided on site	Parking spaces provided at Municipal Garage (see references below)
uilding ame	Use	Ground Floor (below grade) Area	1st Floor Area	2nd Floor Area	3rd Floor Area	4th Floor Area	5th Floor Area / Penthouse	Total Building Gross Floor Area to inside face of exterior wall	tal Unit	Ratio - spaces per residential unit	Quantity	Ratio - spaces per residential unit	Quantity	Reduction = 4 parking spaces	Quantity	Quantity	Quantity
uilding 6	(development incentive 10 5A47 10)																
uilding 6	(development incentive 10.5A47.10) Parking Garage	16,332	5,114							E		T			1		1
uilding 6	Parking Garage	16,332 p LLC	5,114							2	I	<u> </u>			14.00		
			5,114 917	14,042	14,402	13,037	6,243		35	-		1.00	35.00		14.00		
	Parking Garage Parking easement for Hill Hanover Group			14,042 444	14,402 552	13,037 432	6,243 5,357		35	-		1.00	35.00		14.00		
	Parking Garage Parking easement for Hill Hanover Group Multi-Family Dwelling								35			1.00	35.00		14.00		
	Parking Garage Parking easement for Hill Hanover Group Multi-Family Dwelling Multi-Family Decks / Balconies		917						35	-		1.00	35.00		14.00		



DSA Flex Parking Spaces - exterior / interior

Total spaces







ARCHITECTS INTERIORS PLANNERS

273 CORPORATE DRIVE PORTSMOUTH, NH 03801 T 603.436.2551 F 603.436.6973 www.jsainc.com

GEOINSIGHT, INC.
GEOTECH & CIVIL
MANCHESTER, NEW HAMPSHIRE

GREENMAN-PEDERSEN, INC. LANDSCAPE DESIGN PORTSMOUTH, NEW HAMPSHIRE

JSN ASSOCIATES, INC.
STRUCTURAL ENGINEER

PORTSMOUTH, NEW HAMPSHIRE

ENGINEERED SYSTEMS INC.

MPFP ENGINEER

WOBURN, MASSACHUSETTS

ENGINEERED BUILDING SYSTEMS
ELECTRICAL ENGINEER

DERRY, NEW HAMPSHIRE

DEER STREET LOT 6

PORTSMOUTH, NH 03801

Deer Street Associates

Scale: As indicated
Date: 11/30/2016
Project Number: 14837.03

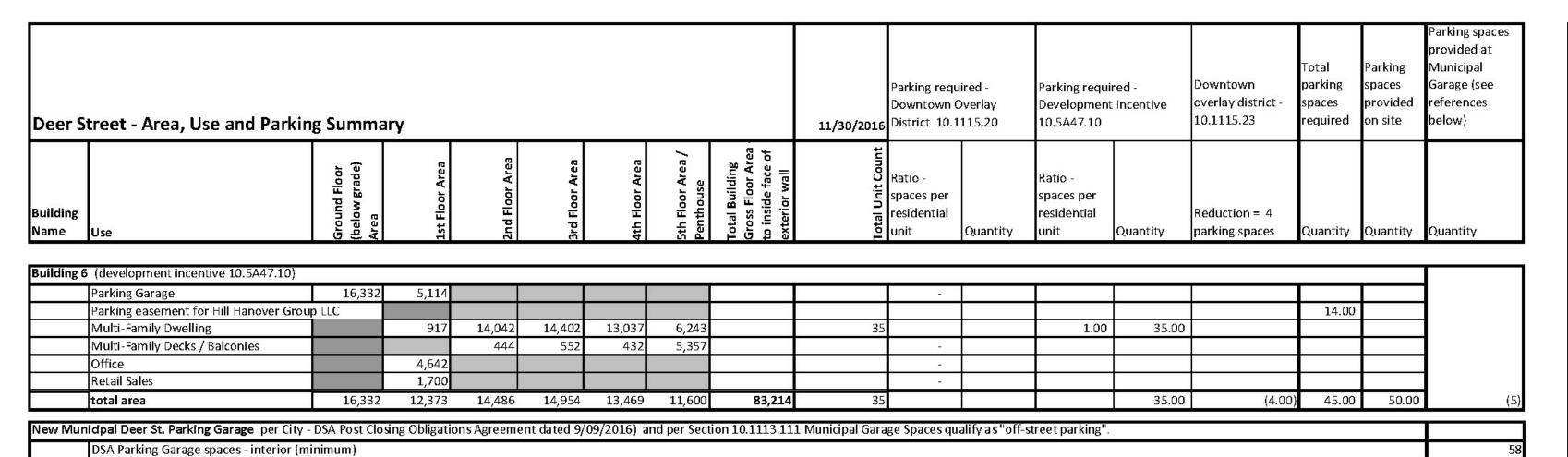
REVISIONS

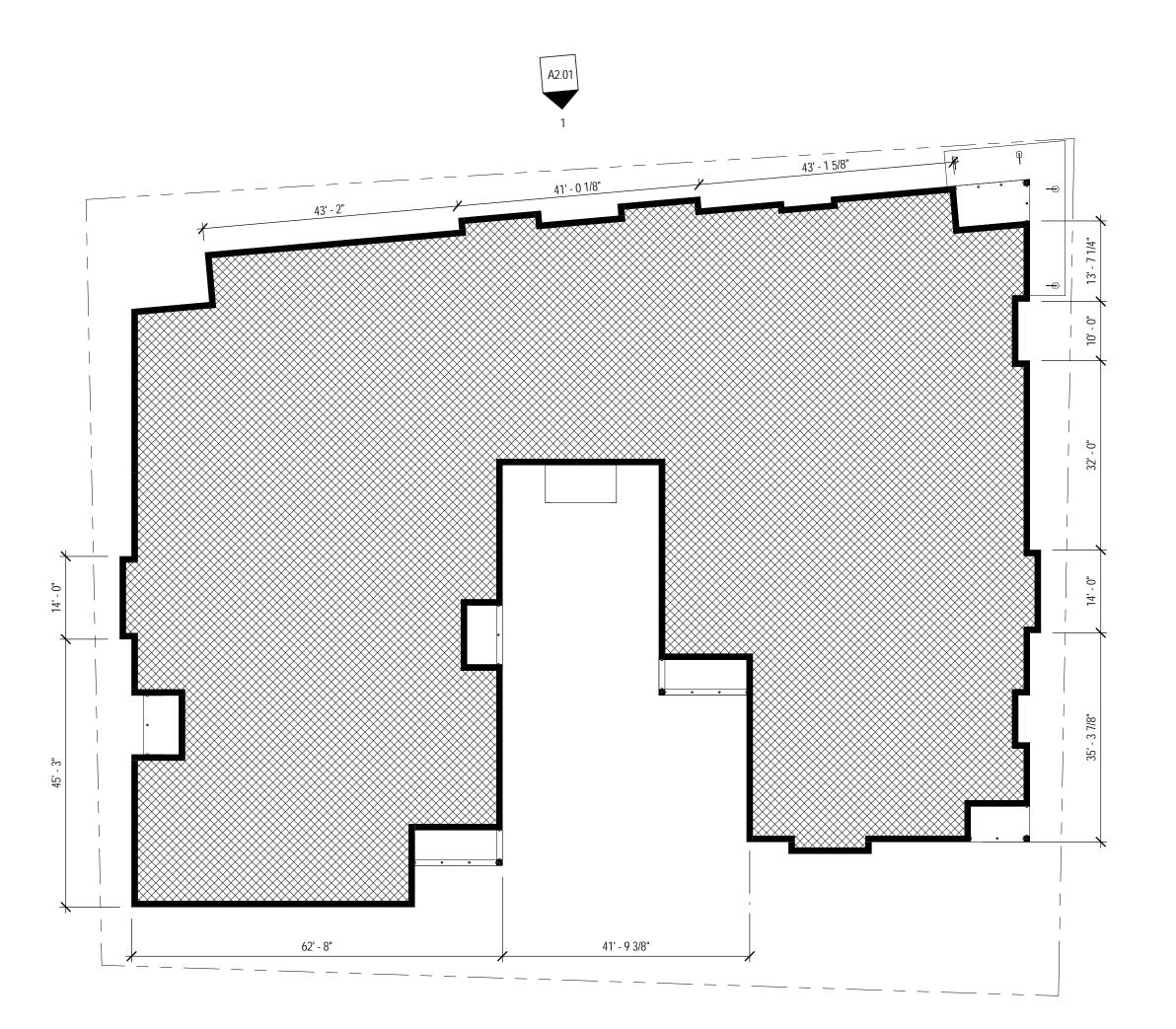
NO. DESCRIPTION DATE

PLANNING BOARD DESIGN REVIEW

LEVEL 1 FLOOR PLAN

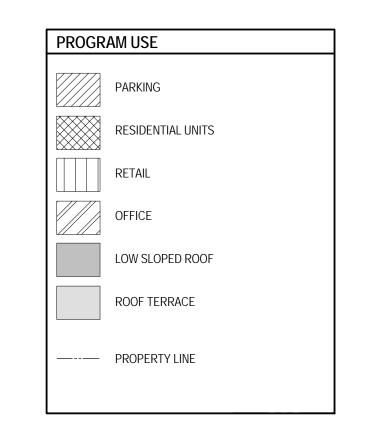
A1.01



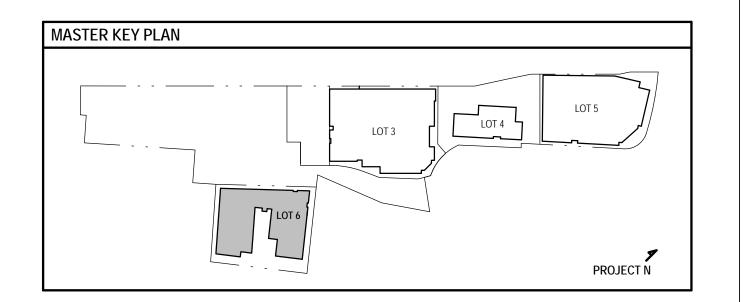


DSA Flex Parking Spaces - exterior / interior

Total spaces



1 LEVEL 2 - COMPOSITE FLOOR PLAN
1/16" = 1'-0"
0' 8' 16' 32'



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STRUCTURAL ENGINEER
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MPFP ENGINEER

WOBURN, MASSACHUSETTS

ENGINEERED BUILDING SYSTEMS
ELECTRICAL ENGINEER

DERRY, NEW HAMPSHIRE

DEER STREET LOT 6

PORTSMOUTH, NH 03801

Deer Street Associates

Scale: As indicated
Date: 11/30/2016
Project Number: 14837.03

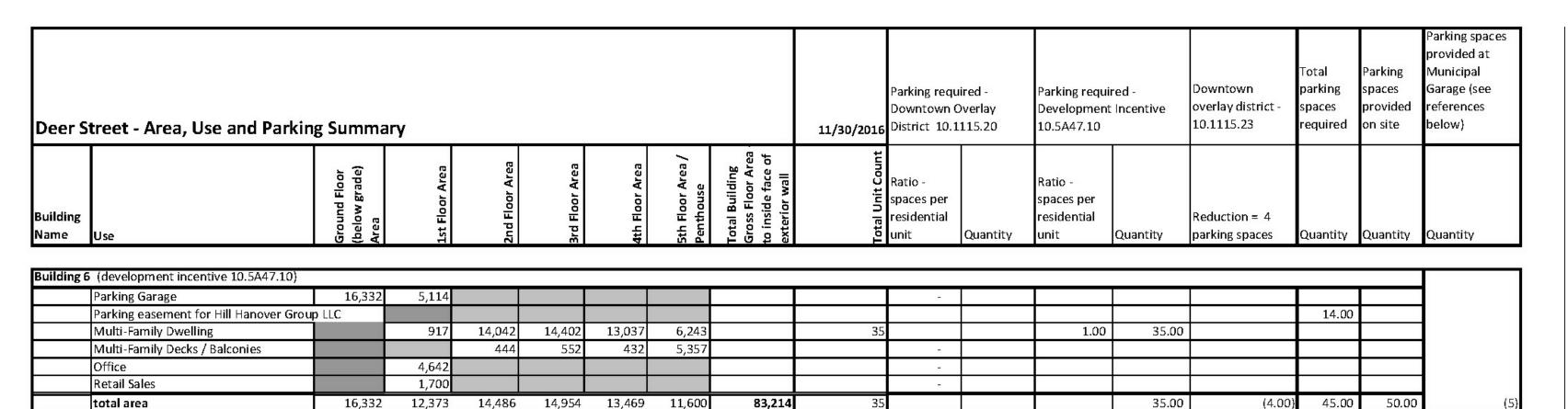
REVISIONS

NO. DESCRIPTION DATE

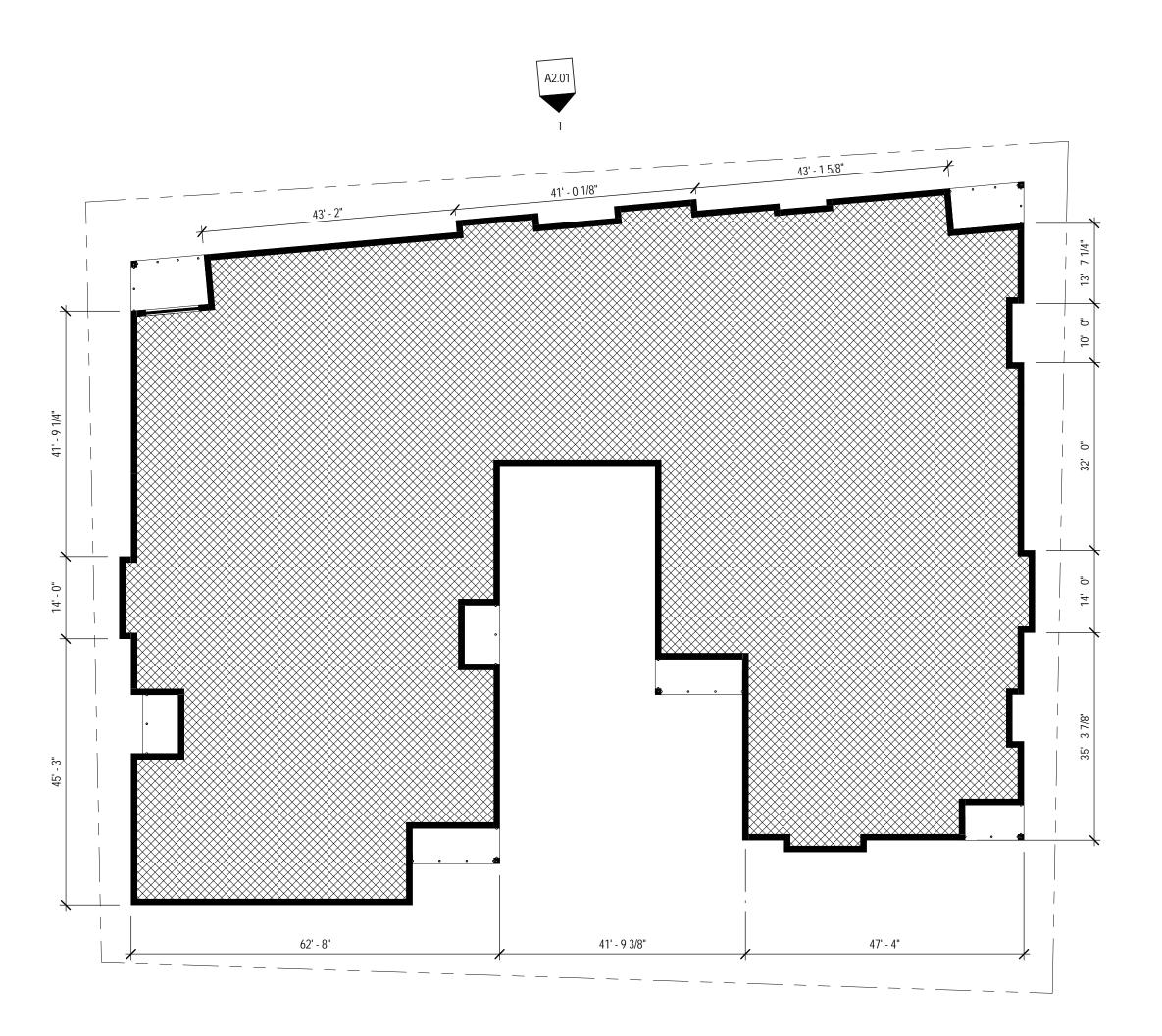
PLANNING BOARD DESIGN REVIEW

LEVEL 2 FLOOR PLAN

A1.02



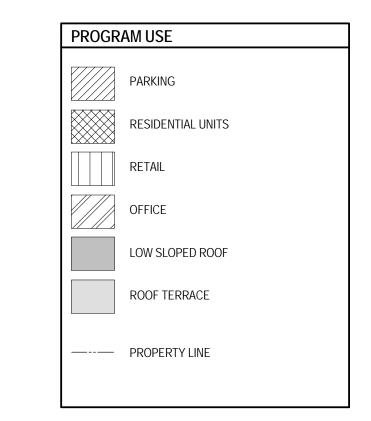
lew Municipal Deer St. Parking Garage per City - DSA Post Closing Obligations Agreement dated 9/09/2016) and per Section 10.1113.111 Municipal Garage Spaces qualify as "off-street parking".



DSA Parking Garage spaces - interior (minimum)

DSA Flex Parking Spaces - exterior / interior

Total spaces

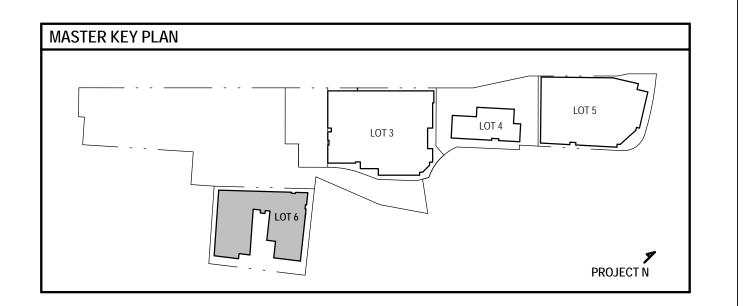


1 LEVEL 3 - COMPOSITE FLOOR PLAN

1/16" = 1'-0"

GRAPHIC SCALE: 1/16" = 1'-0"

0' 8' 16' 33



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STRUCTURAL ENGINEER

STRUCTURAL ENGINEER
PORTSMOUTH, NEW HAMPSHIRE
ENGINEERED SYSTEMS INC.

MPFP ENGINEER
WOBURN, MASSACHUSETTS
ENGINEERED BUILDING SYSTEMS

ELECTRICAL ENGINEER DERRY, NEW HAMPSHIRE

DEER STREET LOT 6

PORTSMOUTH, NH 03801

Deer Street Associates

Scale: As indicated
Date: 11/30/2016
Project Number: 14837.03

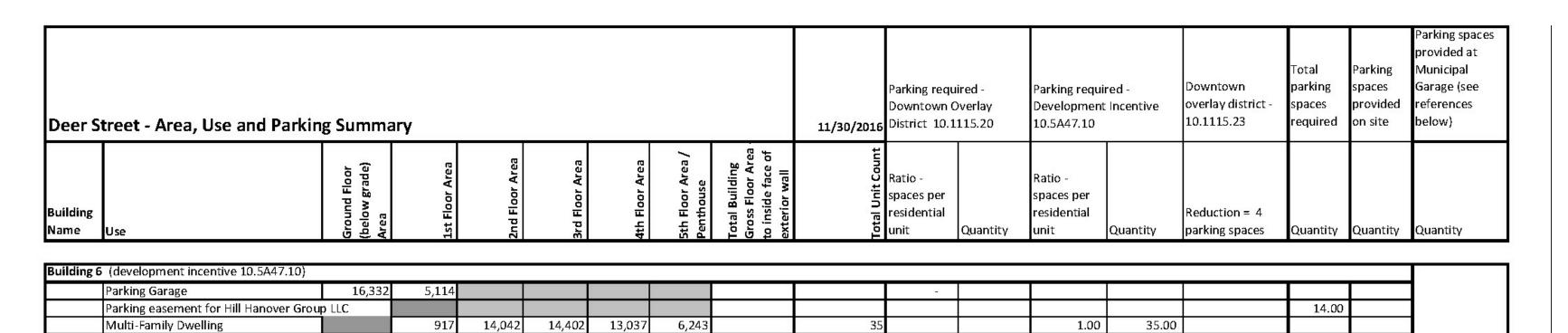
REVISIONS

NO. DESCRIPTION DATE

PLANNING BOARD DESIGN REVIEW

LEVEL 3 FLOOR PLAN

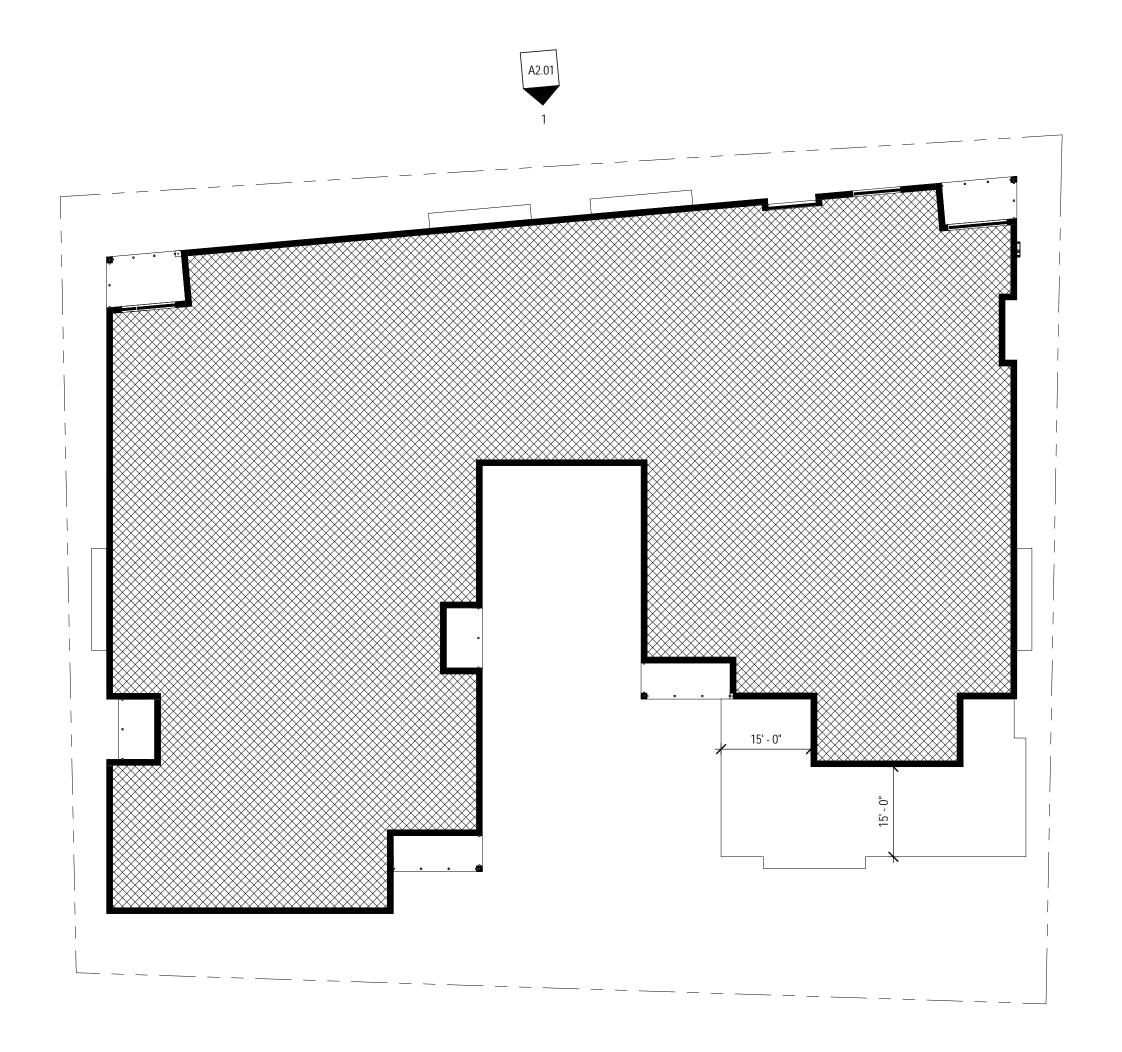
A1.03



	Retail Sales		1,700							17							
	total area	16,332	12,373	14,486	14,954	13,469	11,600	83,214	35				35.00	(4.00)	45.00	50.00	(5)
New Mur	New Municipal Deer St. Parking Garage per City - DSA Post Closing Obligations Agreement dated 9/09/2016) and per Section 10.1113.111 Municipal Garage Spaces qualify as "off-street parking".																
	New Municipal Deer St. Parking Garage per City - DSA Post Closing Obligations Agreement dated 9/09/2016) and per Section 10.1113.111 Municipal Garage Spaces qualify as "off-street parking". DSA Parking Garage spaces - interior (minimum)														58		
	DSA Flex Parking Spaces - exterior / inter																10
	Total spaces																68

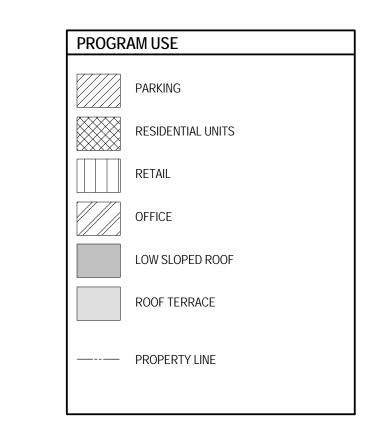
432 5,357

4,642



Multi-Family Decks / Balconies

Office

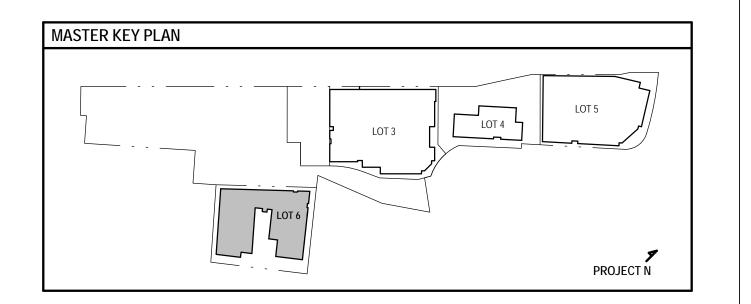


1 LEVEL 4 - OVERALL FLOOR PLAN

1/16" = 1'-0"

GRAPHIC SCALE: 1/16" = 1'-0"

0' 8' 16' 32'



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JSN ASSOCIATES, INC.
STRUCTURAL ENGINEER
PORTSMOUTH, NEW HAMPSHIRE

PORTSMOUTH, NEW HAMPSHIF

ENGINEERED SYSTEMS INC.

MPFP ENGINEER

WOBURN, MASSACHUSETTS

ENGINEERED BUILDING SYSTEMS
ELECTRICAL ENGINEER

DERRY, NEW HAMPSHIRE

DEER STREET LOT 6

PORTSMOUTH, NH 03801

Deer Street Associates

Scale: As indicated
Date: 11/30/2016
Project Number: 14837.03

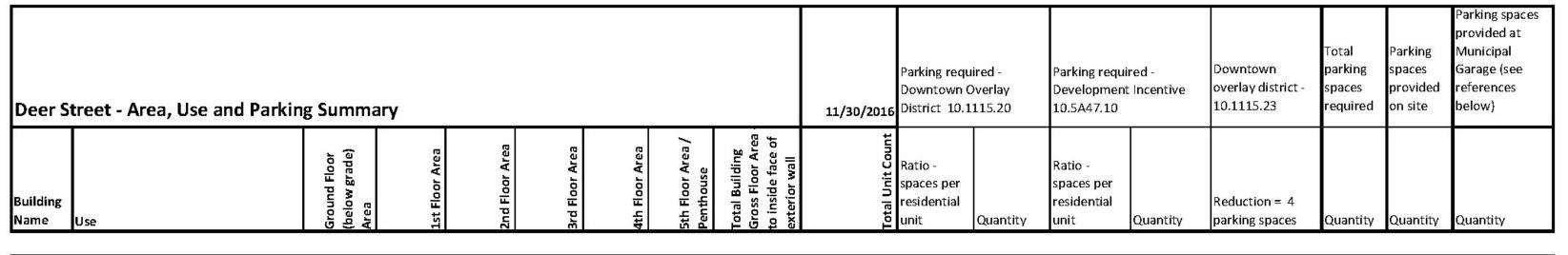
REVISIONS

NO. DESCRIPTION DATE

PLANNING BOARD DESIGN REVIEW

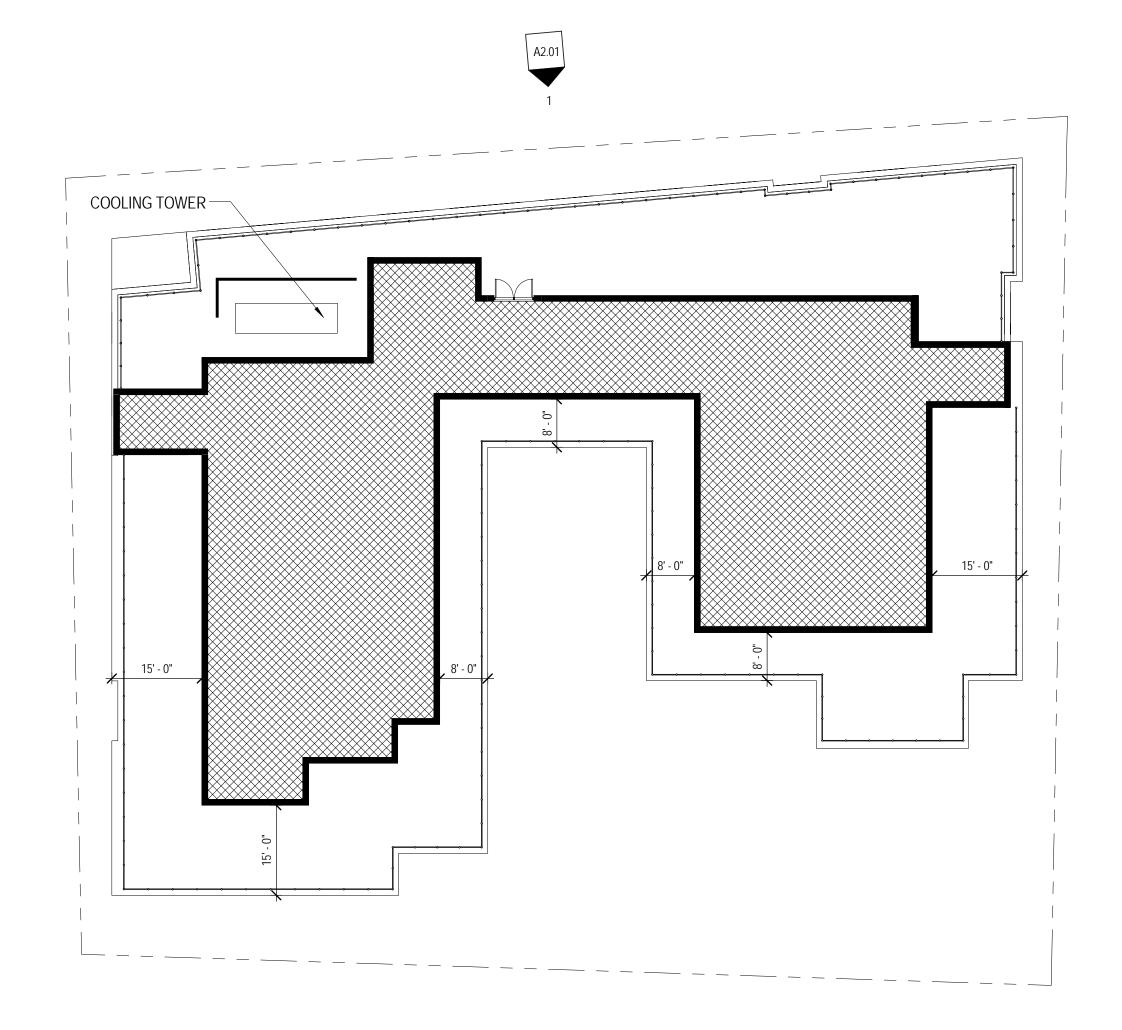
LEVEL 4
FLOOR PLAN

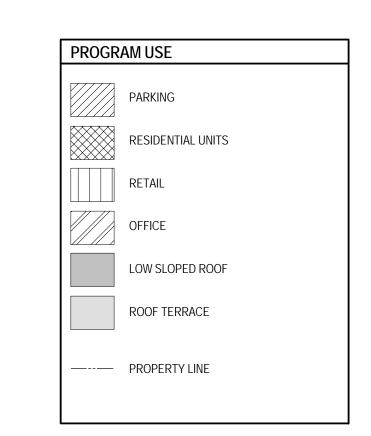
A1.04



Suilding 6 (development incentive 10.5A47.10)														
Parking Garage	16,332	5,114							¥					
Parking easement for Hill Hanover Grou	ıp LLC												14.00	
Multi-Family Dwelling		917	14,042	14,402	13,037	6,243		35		1.00	35.00			
Multi-Family Decks / Balconies			444	552	432	5,357			-					
Office		4,642												
Retail Sales		1,700							-					
total area	16,332	12,373	14,486	14,954	13,469	11,600	83,214	35			35.00	(4.00)	45.00	50.00

New Municipal Deer St. Parking Garage per City - DSA Post Closing Obligations Agreement dated 9/09/2016) and per Section 10.1113.111 Municipal Garage Spaces qualify as "off-street parking".	•
DSA Parking Garage spaces - interior (minimum)	58
DSA Flex Parking Spaces - exterior / interior	10
Total spaces	68

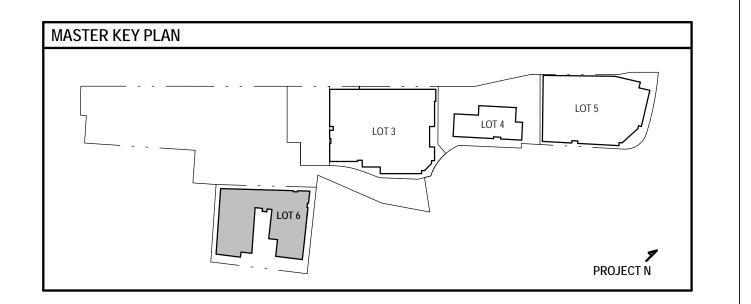




PENTHOUSE - OVERALL FLOOR PLAN

1/16" = 1'-0"

0' 8' 16' 32'





ARCHITECTS INTERIORS PLANNERS

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PORTSMOUTH, NEW HAMPSHIRE

JSN ASSOCIATES, INC.
STRUCTURAL ENGINEER
PORTSMOUTH, NEW HAMPSHIRE

ENGINEERED SYSTEMS INC.

MPFP ENGINEER

WOBURN, MASSACHUSETTS

ENGINEERED BUILDING SYSTEMS
ELECTRICAL ENGINEER
DERRY, NEW HAMPSHIRE

DEER STREET LOT 6

PORTSMOUTH, NH 03801

Deer Street Associates

Scale: As indicated
Date: 11/30/2016
Project Number: 14837.03

REVISIONS

NO. DESCRIPTION DATE

PLANNING BOARD DESIGN REVIEW PENTHOUSE

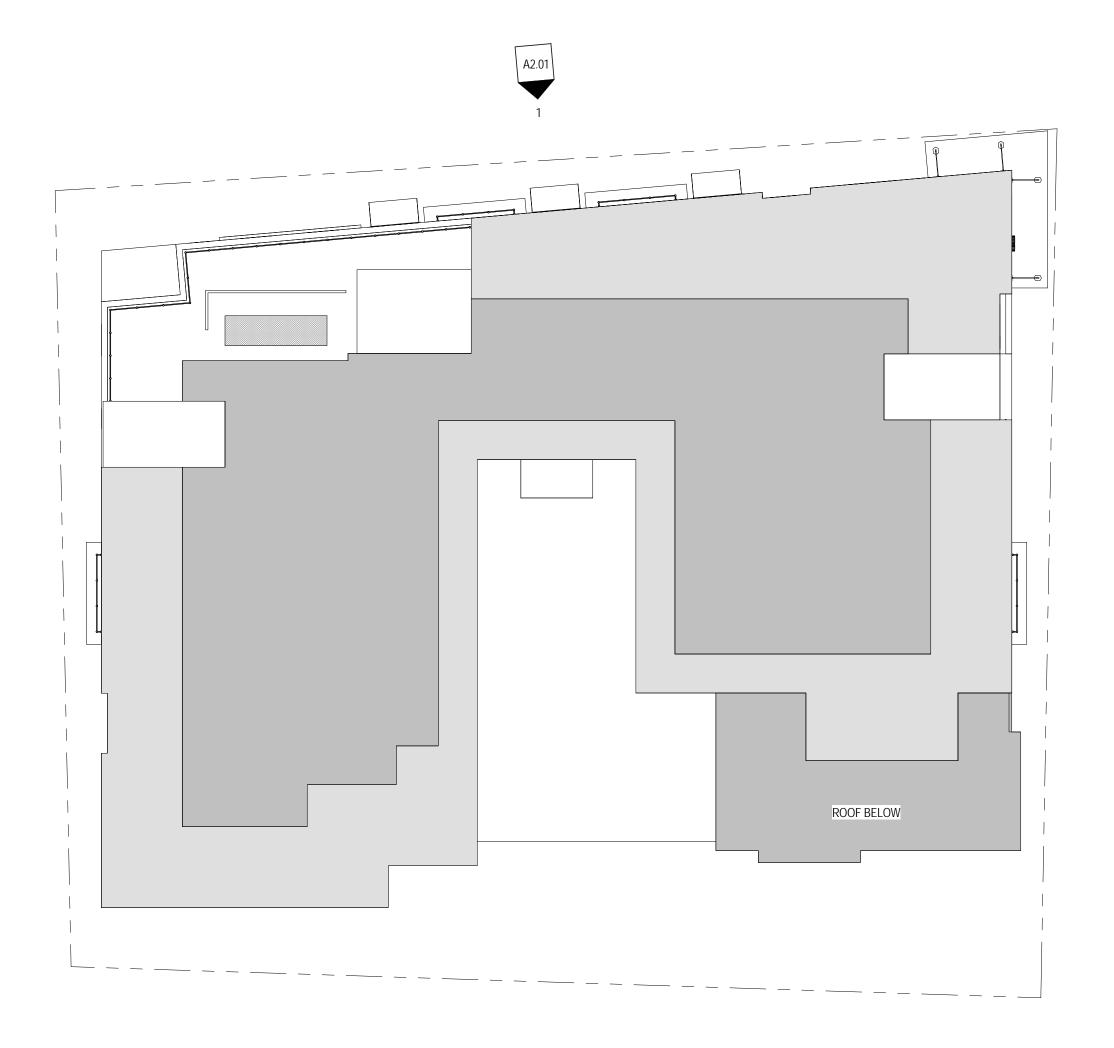
FLOOR PLAN

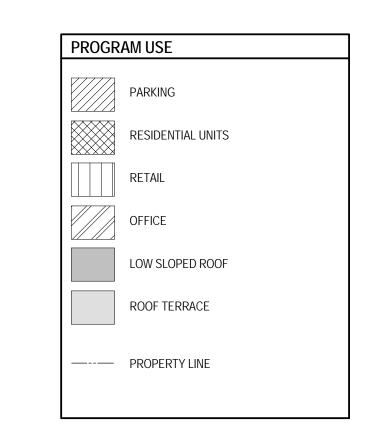
A1.05

Deer Stree	et - Area, Use and Parking	g Summary	,							Parking requ Downtown (District 10.1	Overlay	Parking requi Development 10.5A47.10		Downtown overlay district - 10.1115.23	Total parking spaces required	Parking spaces	Parking spaces provided at Municipal Garage (see references below)
Building Name Use	2	Ground Floor (below grade) Area	1st Floor Area	2nd Floor Area	3rd Floor Area	4th Floor Area	5th Floor Area / Penthouse	Total Building Gross Floor Area to inside face of exterior wall	al Unit	Ratio - spaces per residential unit		Ratio - spaces per residential unit	Quantity	Reduction = 4 parking spaces	Quantity	Quantity	Quantity

Building 6 (development incentive 10.5A47.10)															
Parking Garage	16,332	5,114							2						
Parking easement for Hill Hanover Grou	p LLC												14.00		
Multi-Family Dwelling		917	14,042	14,402	13,037	6,243		35		1.00	35.00				l
Multi-Family Decks / Balconies			444	552	432	5,357									l
Office		4,642													l
Retail Sales		1,700							-						l
total area	16,332	12,373	14,486	14,954	13,469	11,600	83,214	35			35.00	(4.00)	45.00	50.00	

New Mur	nicipal Deer St. Parking Garage per City - DSA Post Closing Obligations Agreement dated 9/09/2016) and per Section 10.1113.111 Municipal Garage Spaces qualify as "off-street parking".	
	DSA Parking Garage spaces - interior (minimum)	58
	DSA Flex Parking Spaces - exterior / interior	10
	Total spaces	68

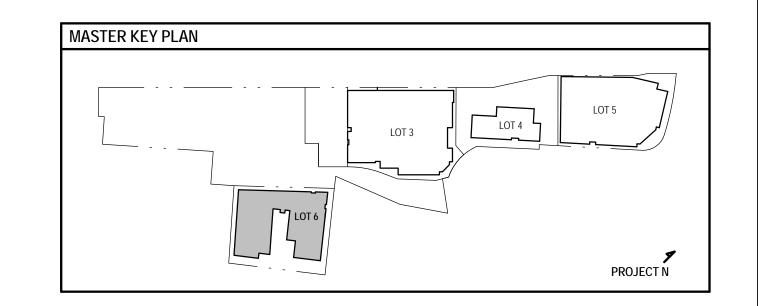




ROOF COMPOSITE PLAN

1/16" = 1'-0"

0' 8' 16' 32'





ARCHITECTS INTERIORS PLANNERS

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GEOTECH & CIVIL
MANCHESTER, NEW HAMPSHIRE

GREENMAN-PEDERSEN, INC.
LANDSCAPE DESIGN
PORTSMOUTH, NEW HAMPSHIRE

JSN ASSOCIATES, INC.
STRUCTURAL ENGINEER
PORTSMOUTH, NEW HAMPSHIRE

ENGINEERED SYSTEMS INC.

MPFP ENGINEER

WOBURN, MASSACHUSETTS

ENGINEERED BUILDING SYSTEMS
ELECTRICAL ENGINEER
DERRY, NEW HAMPSHIRE

DEER STREET LOT 6

PORTSMOUTH, NH 03801

Deer Street Associates

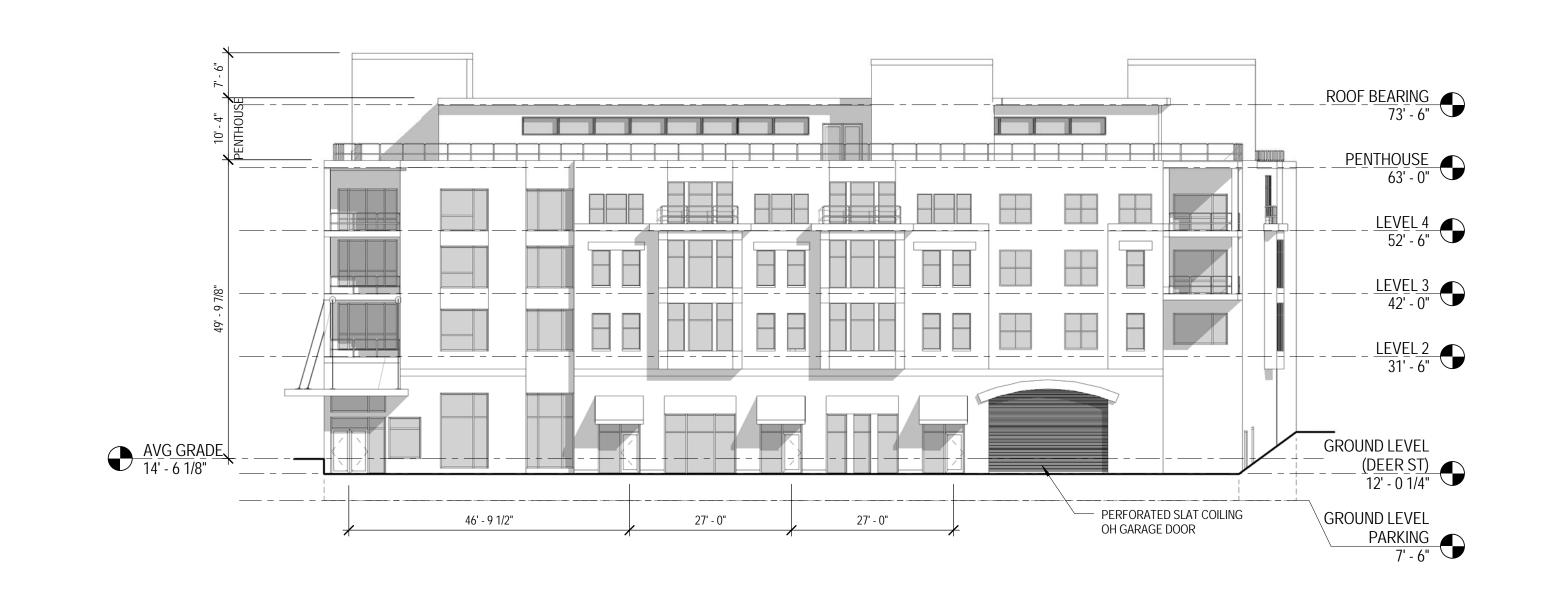
Scale: As indicated
Date: 11/30/2016
Project Number: 14837.03

REVISIONS

NO. DESCRIPTION DATE

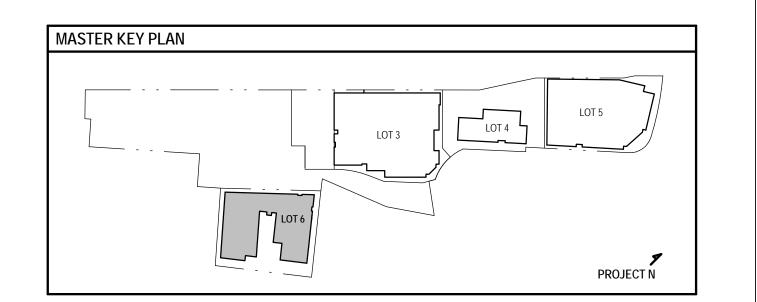
PLANNING BOARD DESIGN REVIEW ROOF PLAN

A1.06



NORTH ELEVATION (DEER STREET)

1/16" = 1'-0"



GRAPHIC SCALE: 1/16" = 1'-0"

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ARCHITECTS INTERIORS PLANNERS

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GEOTECH & CIVIL
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MANCHESTER, NEW HAMPSHIRE

GREENMAN-PEDERSEN, INC.

LANDSCAPE DESIGN
PORTSMOUTH, NEW HAMPSHIRE

JSN ASSOCIATES, INC. STRUCTURAL ENGINEER PORTSMOUTH, NEW HAMPSHIRE

ENGINEERED SYSTEMS INC.
MPFP ENGINEER
WOBURN, MASSACHUSETTS

ENGINEERED BUILDING SYSTEMS ELECTRICAL ENGINEER DERRY, NEW HAMPSHIRE

DEER STREET LOT 6

PORTSMOUTH, NH 03801

Deer Street Associates

 Scale:
 As indicated

 Date:
 11/30/2016

 Project Number:
 14837.03

REVISIONS

NO. DESCRIPTION DATE

PLANNING BOARD DESIGN REVIEW

EXTERIOR ELEVATION

A2.01