

1 OVERALL SOUTH ELEVATION (HILL STREET)
 SCALE: 1/8" = 1'-0"



3 ELEVATION - 2
 SCALE: 1/8" = 1'-0"



2 ELEVATION - 4
 SCALE: 1/8" = 1'-0"

**THE RESIDENCES AT
 FOUNDRY PLACE**
 DEER STREET ASSOCIATES SUBDIVISION LOT 6
 88 and 89 Foundry Place, Portsmouth, NH 03801
 (FORMER ADDRESS: 18 HILL ST.)

Title: EXTERIOR ELEVATIONS	Scale:	1/8" = 1'-0"	Drawn By:	SC	Checked By:	AW	Project No.:	2020048
	Date:	10/01/20						
A2:02T		Revisions:						
		#	Description	Date				



August 24, 2020

Ms. Juliet Walker
Planning director city of Portsmouth
City Hall 3rd Floor
1 Junkins Avenue
Portsmouth, NH 03801

Re: Administrative approval review LU-19-154
Residence's at Foundry Place, Lot 6
Foundry Place and Hill Street
181 Hill Street, Tax Map 138 Lot 62
Portsmouth, NH 03801

Dear Ms. Walker,

On Behalf of Deer Street Associates, LLP (DSA), Market Square Architects (MSA) and Gorill Palmer are pleased to submit revised plans and Narrative for Administrative approval for 88-99 Foundry Place (Lot 6) LU-19-154. If you need any additional information or have any questions please let us know.

T.01T - Cover sheet

- Updated Submitted plans 08/20/2020

T.02T – Zoning Requirements – updated Area and Use Summary Table and Parking Summary Table

Area and Use Summary Table

- Eliminated Penthouse and added Rooftop Area (Terrace)
- Revised Unit Count from 43 to 55
- Revised total area from 83,313 to 75,059

Parking Summary

- Revised total required from 53 to 65 due to increase in residential unit from 43 to 55.
- Reduced Parking on site from 50 to 34, Added Municipal from 15 to 35.
- Totaling 69 parking spaces provided.

Character Zoning revisions:

- Proposed Building foot print reduce to 16,196sqft
- Proposed Building height reduce to 53'-9".
- Proposed Minimum Commercial Second Story Height revised to 20'-2-3/4".

C3.0 - Site Plan

- Updated building, added planter and curb along West side of building
- Added stairs for egress path



- Eliminated garage entrance on the South/Hill street side and replaced with sidewalk.

C3.1 - Development Incentives Plan

- Updated building

C3.2 – Open space plan

- Updated Building

C4.0 – Grading and Drainage Plan

- Added Planter and Curb along west side of building; revised alley grading along east side of building

C4.1 – Grading Detail

- Updated spot grades based upon changes made to C4.0

C4.2 – Average Grade Plane

- Updated grade plane elevations based upon changes made to C4.0

C5.0 – Utility Plan

- Updated building

A1.01T Ground Level (Foundry Place) Plan

- Garage reduced to 1 story at Foundry Place with 31 parking spaces.
- Northwest corner straightened to 9'-8" to give Transformer more clearance.
- East side Stair door recessed into building
- Balcony post and screen extended to the ground on south side; overall width dimension is reduced from face of foundation wall.
- Added bike rack on south wall of garage.
- Reduced building foot print by eliminating brick shelf on North, East and South end.

A1.02T Level 1 floor (Hill Street) Plan

- Revised landscaping in courtyard to be planters on top of garage roof deck.
- Added bike rack near stair entry of the building.
- Removed second parking level to be all residential use R-2.

A1.03T Roof Plan

- Removed penthouse and added roof terrace with a portion being covered under roof.
- Showed condensing units in lieu of cooling tower and generator.

A2.01T – Exterior Elevations

- Removed penthouse level and reduced building height to 53'-9", which includes a 3'-0" parapet wall at Northeast corner. Remainder of roof has a 2'-0" parapet wall.



- Revised Garage floor level to 9'-11" and Level 1 floor to 21'-2".

A2.02T – Exterior Elevations

- Removed penthouse level and reduced building height to 53'-9", which includes a 3'-0" parapet wall at Northeast corner. Remainder of roof has a 2'-0" parapet wall.
- Revised Garage floor level to 9'-11" and Level 1 floor to 21'-2".

A2.03T – Exterior Elevations

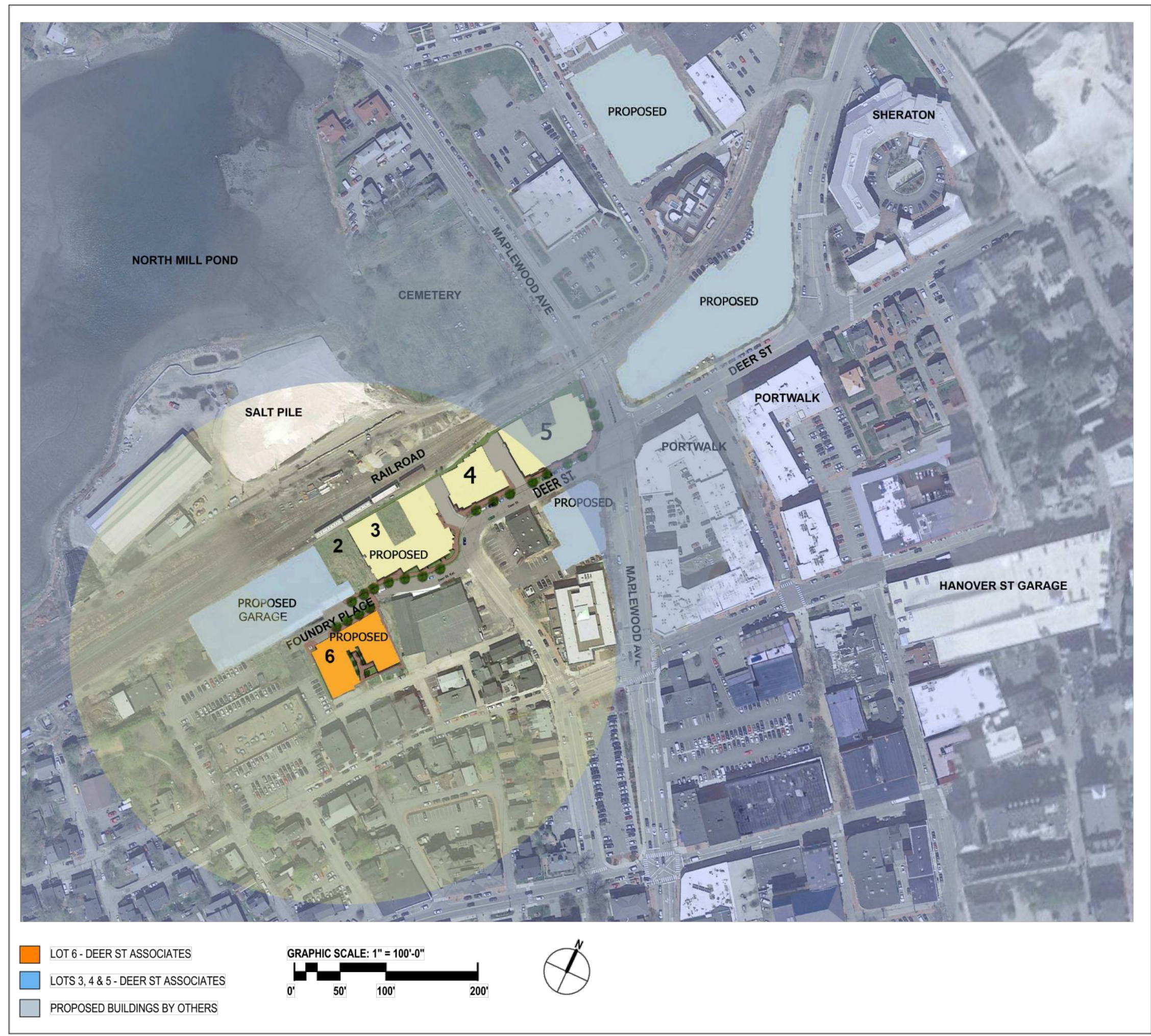
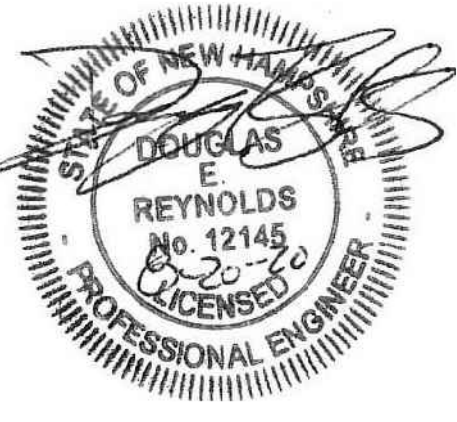
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- Revised Garage floor level to 9'-11" and Level 1 floor to 21'-2".

Sincerely,

A handwritten signature in black ink, appearing to read "Sothea Cheney", written over a light blue horizontal line.

Sothea Cheney, AIA
Market Street Architects
Project Architect

RESIDENCES AT FOUNDRY PLACE, DEER STREET ASSOCIATES SUBDIVISION LOT 6 MAP 138 LOT 62



DRAWING SHEET LIST		3/17/2017	6/15/2017	8/21/2017	8/29/2018	8/20/2020
SHEET NO.	NAME					
COVER SHEETS						
T.01 T	COVER SHEET					
T.02 T	ZONING ORDINANCE REQUIREMENTS					
CIVIL						
X5	EXISTING CONDITIONS SITE PLAN					
C1.0	GENERAL NOTES SHEET 1 OF 2					
C1.1	GENERAL NOTES SHEET 2 OF 2					
C2.0	DEMOLITION PLAN					
C3.0	SITE PLAN					
C3.1	SITE PLAN - BUILDING HEIGHT INCENTIVE CALCULATION					
C3.2	OPEN SPACE PLAN					
C4.0	GRADING & DRAINAGE PLAN					
C4.1	GRADING DETAIL					
C4.2	AVERAGE GRADE PLANE CALCULATION					
C5.0	UTILITIES PLAN					
C5.1	OFFSITE ELECTRICAL IMPROVEMENTS PLAN					
C6.0	EROSION & SEDIMENT CONTROL PLAN					
C6.1	DRAINAGE & EROSION CONTROL DETAILS					
C7.0	TRAFFIC AND PAVEMENT DETAILS					
C7.1	STANDARD DETAILS					
C7.2	STANDARD DETAILS					
C7.3	STANDARD DETAILS					
C7.4	STANDARD DETAILS					
C8.0	DRAIN PROFILES AND CROSS-SECTIONS					
E4	EASEMENT PLAN					
C3.1-	LAYOUT & MATERIALS PLAN					
C3.2-	SITE PLAN - INCENTIVE COMMUNITY SPACE CALCULATION					
C3.3	PROPOSED EASEMENT PLAN (PRELIMINARY)					
SITE ELECTRIC						
SE1.1	BUILDING #6 ELECTRICAL & COMMUNICATION PLAN					
SE1.2	BUILDING #6 LIGHTING PLAN					
SE1.3	BUILDING #6 PHOTOMETRIC PLAN					
SE1.4	SITE STREET LIGHTING PLAN					
SE2.1	SITE ELECTRICAL DETAILS					
SE2.2	SITE ELECTRICAL DETAILS					
SE2.3	SITE ELECTRICAL DETAILS					
SE3.1	SITE ELECTRICAL PLAN					
SE3.2	SITE COMMUNICATION PLAN					
SED1.1	SITE ELECTRICAL DEMOLITION PLAN - EXISTING CONDITIONS					
SE1.4-	ELECTRIC METERING LOCATIONS					
LANDSCAPE						
L1	MATERIALS PLAN					
L2	PLANTING PLAN AND DETAILS					
L3	DETAILS AND SECTIONS					
L-1	OVERALL HARDSCAPE PLAN (OFFSITE)					
L-2	OVERALL LANDSCAPE PLAN (OFFSITE)					
ARCHITECTURE						
A1.01 T	GROUND LEVEL (FOUNDRY PL) PLAN					
A1.02 T	LEVEL 1 FLOOR (HILL ST) PLAN					
A1.03 T	ROOF PLAN					
A2.01 T	EXTERIOR ELEVATIONS					
A2.02 T	EXTERIOR ELEVATIONS					
A2.03 T	EXTERIOR ELEVATIONS					
A3.00 T	3D VIEWS					

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	2 TAC PUBLIC HEARING	8/21/17
	3 TAC PUBLIC HEARING	8/28/19
	4 PLANNING ADMINISTRATIVE APPROVAL	8/20/20

Scale:	N/T
Drawn By:	CG
Checked By:	DER
Project No.:	2020048
Date:	08/20/20

SITE PLAN REVIEW AUGUST 20, 2020

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

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON _____ DATE _____



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Title: COVER SHEET
T.01 T

Residences at Foundry Place - Area and Use Summary

August 20, 2020		AREA ANALYSIS							
Building Name	Use	Ground Floor (below grade) Area SF	1st Floor Area SF	2nd Floor Area SF	3rd Floor Area SF	4th Floor Area SF	Rooftop Area SF	Total Gross Floor Area - to exterior face of stud	Total Unit Count
Building 6 (development incentive 10.5A47.10)		Building 6							
	Parking Garage	11,914							0
	Parking easement for Hill Hanover Group								0
	Multi-Family Dwelling		13,015	14,280	14,280	14,280			55
	Multi-Family Decks / Balconies		180	180	180	180	2,288		0
	Office/Commercial space	4,282							0
	total area	16,196	13,195	14,460	14,460	14,460	2,288	75,059	55

Residences at Foundry Place - Parking Summary

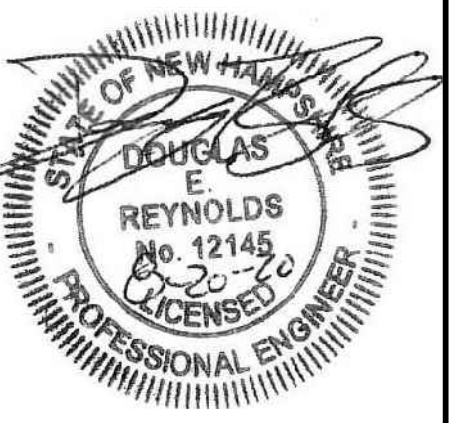
August 20, 2020		PARKING ANALYSIS									
Building Name	Use	Parking required - Downtown Overlay District 10.1115.20		Parking required - Development Incentive 10.5A47.10		Downtown overlay district - 10.1115.23	Total parking spaces required	Parking spaces provided on site	Parking spaces provided at Municipal Garage (see references below)	Total parking spaces provided	Surplus Parking Spaces
		Spaces per residential unit	Quantity	Spaces per residential unit	Quantity						
Building 6 (development incentive 10.5A47.10)		Building 6									
	Parking Garage	-	-	-	-	-	-	17.00	-	17.00	-
	Parking easement for Hill Hanover Group	-	-	-	-	-	14.00	14.00	-	14.00	-
	Exterior Parking	-	-	-	-	-	-	3.00	-	3.00	-
	Multi-Family Dwelling	-	-	1.00	55.00	4.00	51.00	-	-	-	-
	Municipal Garage	-	-	-	-	-	-	-	35	35.00	-
	Office	-	-	-	-	-	-	-	-	-	-
	Retail Sales	-	-	-	-	-	-	-	-	-	-
	total area	-	-	-	55	4.00	65	34	35	69	4

New Municipal Foundry Place Parking Garage

Reference City/DSA Post Closing Obligations Agreement & Parking Agreement documents dated 9/09/2016, and per Section 10.1113.111 Municipal Garage Spaces qualify as "off-street parking" as held by City Legal Department.

DSA Parking Garage spaces - interior	58
DSA Flex Parking Spaces - exterior / interior	10
Total spaces	68

PORTSMOUTH CHARACTER ZONING - D5 - Deer Street Assoc. Subdivision Lot 6, 89 and 99 Foundry Place		
	PER CD5	PROPOSED
BUILDING PLACEMENT - PRINCIPLE BUILDING*		
MAXIMUM PRINCIPLE FRONT YARD	5 FT	> 5 FT
MAXIMUM SECONDARY FRONT YARD	5 FT	> 5 FT
SIDE YARD	NR	NR
MINIMUM REAR YARD	GREATER OF 5 FT FROM REAR LOT LINE OR 10 FT FROM CENTER LINE OF ALLEY	5 FT
* EXCEPT FOR ITEMS LISTED UNDER SECTION 10.5A42.12		
BUILDING AND LOT OCCUPATION		
MAXIMUM BUILDING BLOCK LENGTH	225 FT	152 FT
MAXIMUM FAÇADE MODULATION LENGTH	100 FT	60 FT
MAXIMUM ENTRANCE SPACING	50 FT	MAX <50 FT
MAXIMUM BUILDING COVERAGE	95%	73%
MAXIMUM BUILDING FOOTPRINT (INCLUDES INCREASED FOOTPRINT INCENTIVE)	20,000 SF ³	16,196 FT
MINIMUM LOT AREA	NR	NR
MINIMUM LOT AREA PER DWELLING UNIT	NR	NR
MINIMUM OPEN SPACE	5%	18%
BUILDING FORM - PRINCIPLE BUILDING		
*BUILDING HEIGHT (INCLUDES INCREASED HEIGHT INCENTIVE)	50 FT + 10 FT + 2 FT ³	53'-9"
BUILDING STORIES (INCLUDES INCREASED HEIGHT INCENTIVE)	4 STORIES + 1 STORY	4 STORIES
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE	36 INCHES ³	< 36 INCHES
MINIMUM GROUND STORY HEIGHT	12 FT	20 FT 2 3/4 INCHES
MINIMUM SECOND STORY HEIGHT	10 FT	11 FT
FAÇADE GLAZING - SHOPFRONT FAÇADE	70% MIN.	72%



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Revisions:
 1 TAC PUBLIC HEARING 6/15/17
 2 TAC PUBLIC HEARING 8/21/17
 3 PLANNING/ADMINISTRATIVE APPROVAL 8/20/20

NTS: CG DER
 2020048
 08/20/20
 Scale: Drawn By: Checked By: Project No.: Date:

Title: ZONING ORDINANCE REQUIREMENTS
 T.02 T



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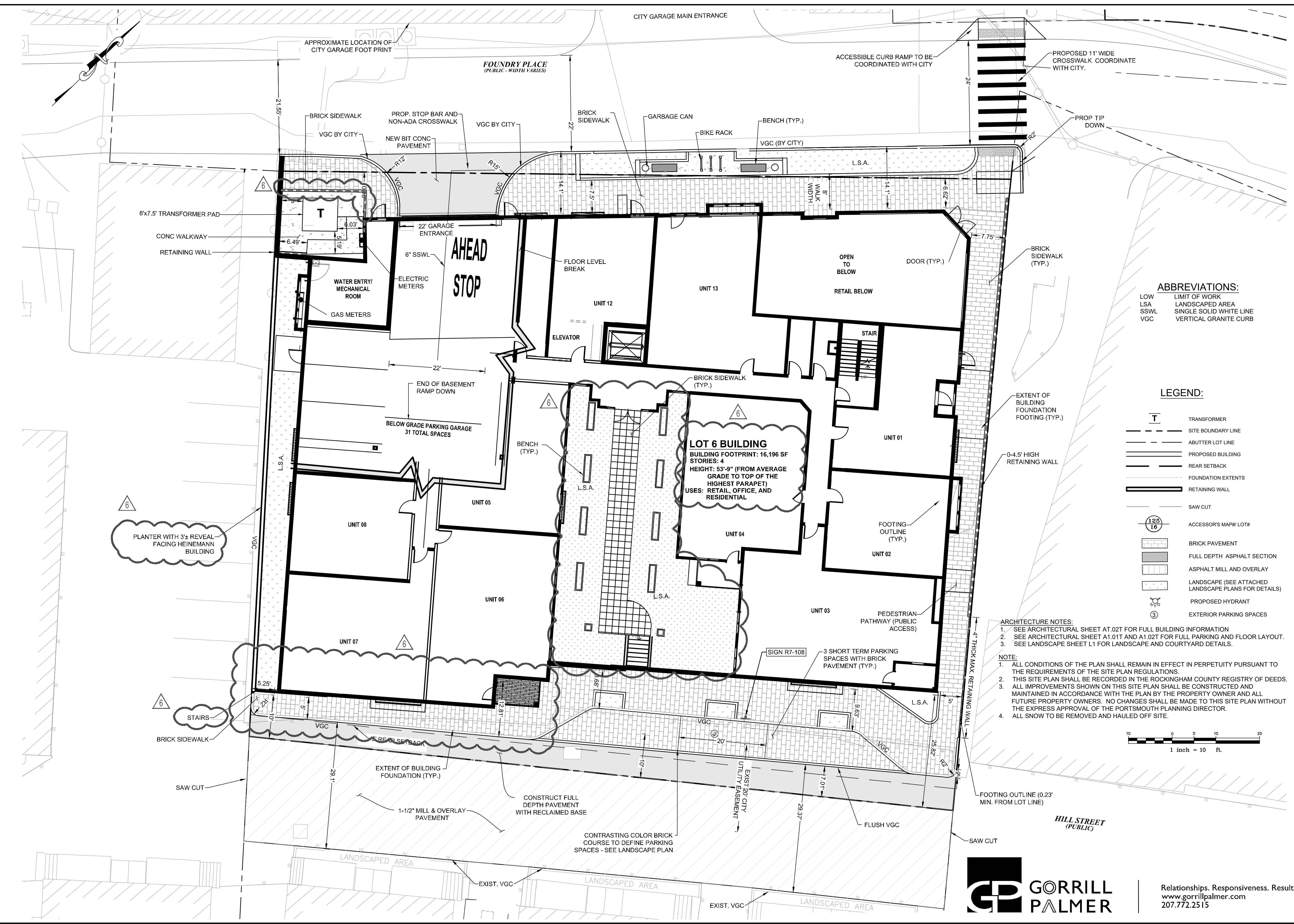
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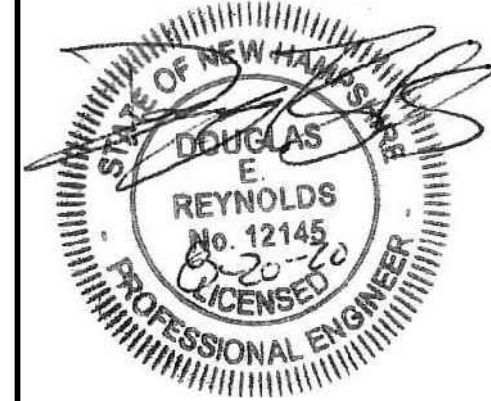
1	TAC PUBLIC HEARING	6/15/17
2	TAC PUBLIC HEARING	8/21/17
3	PB SUBMISSION	10/10/17
4	PB#2 SUBMISSION	11/07/17
5	TAC PUBLIC HEARING	8/28/19
6	PLANNING/ADMINISTRATIVE APPROVAL	8/20/20

Scale:	1"=10'
Drawn By:	CG
Checked By:	DER
Project No.:	2020048
Date:	08/20/20

Title:	SITE PLAN
	C3.0



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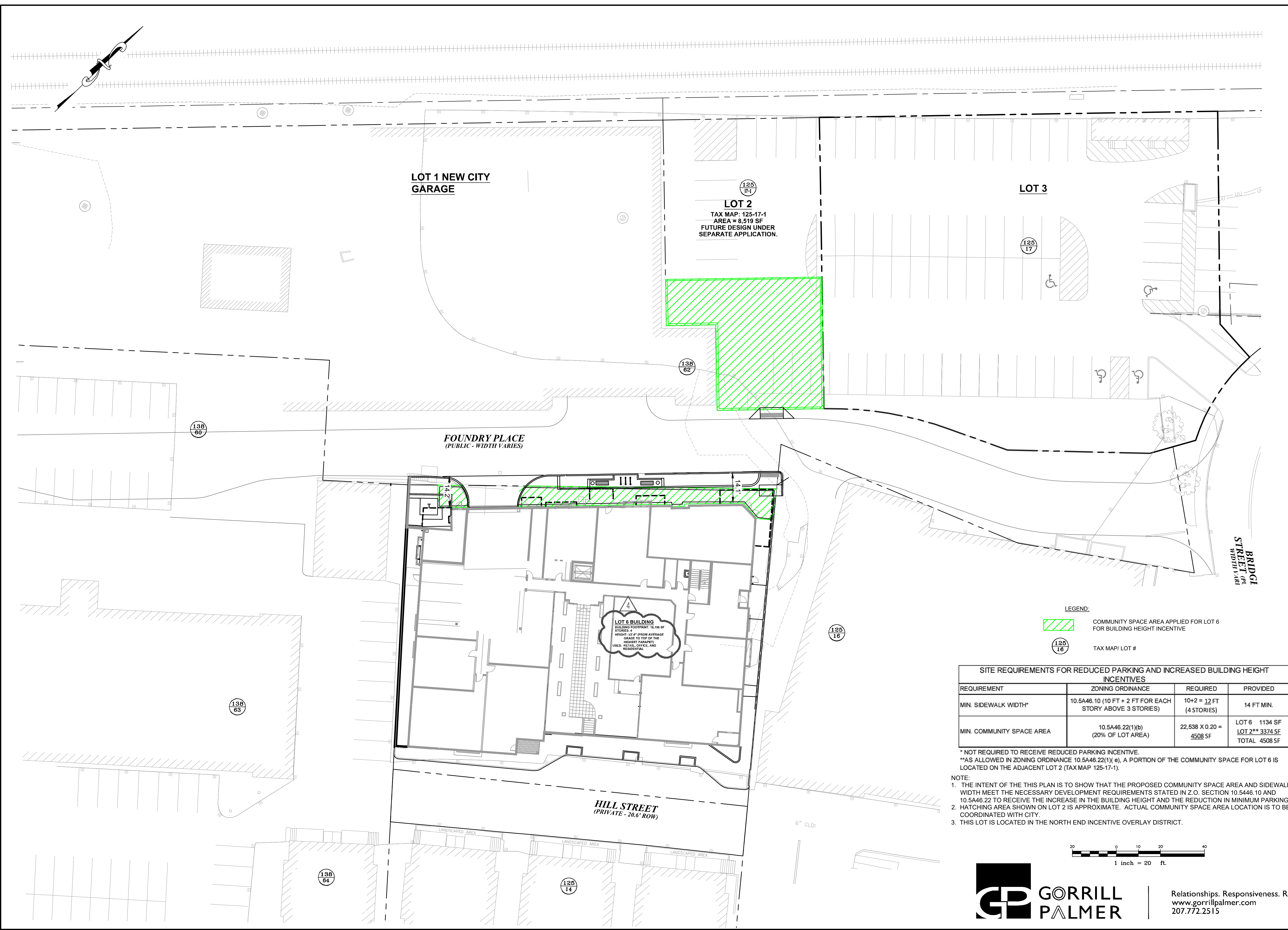


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Scale: 1"=20'
 Drawn By: CG
 Checked By: DER
 Project No.: 2020048
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Title: DEVELOPMENT INCENTIVES PLAN
 C3.1



LOT 2
 TAX MAP: 125-17-1
 AREA = 8,519 SF
 FUTURE DESIGN UNDER
 SEPARATE APPLICATION.

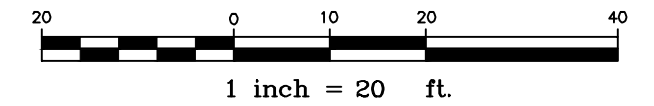
LOT 6 BUILDING
 BUILDING FOOTPRINT: 18,146 SF
 STORIES: 4
 HEIGHT: 32' 0" (FROM AVERAGE
 GRADE TO TOP OF THE
 HIGHEST PARAPET)
 USE: RETAIL, OFFICE AND
 RESIDENTIAL

LEGEND:
 COMMUNITY SPACE AREA APPLIED FOR LOT 6 FOR BUILDING HEIGHT INCENTIVE
 TAX MAP/ LOT #

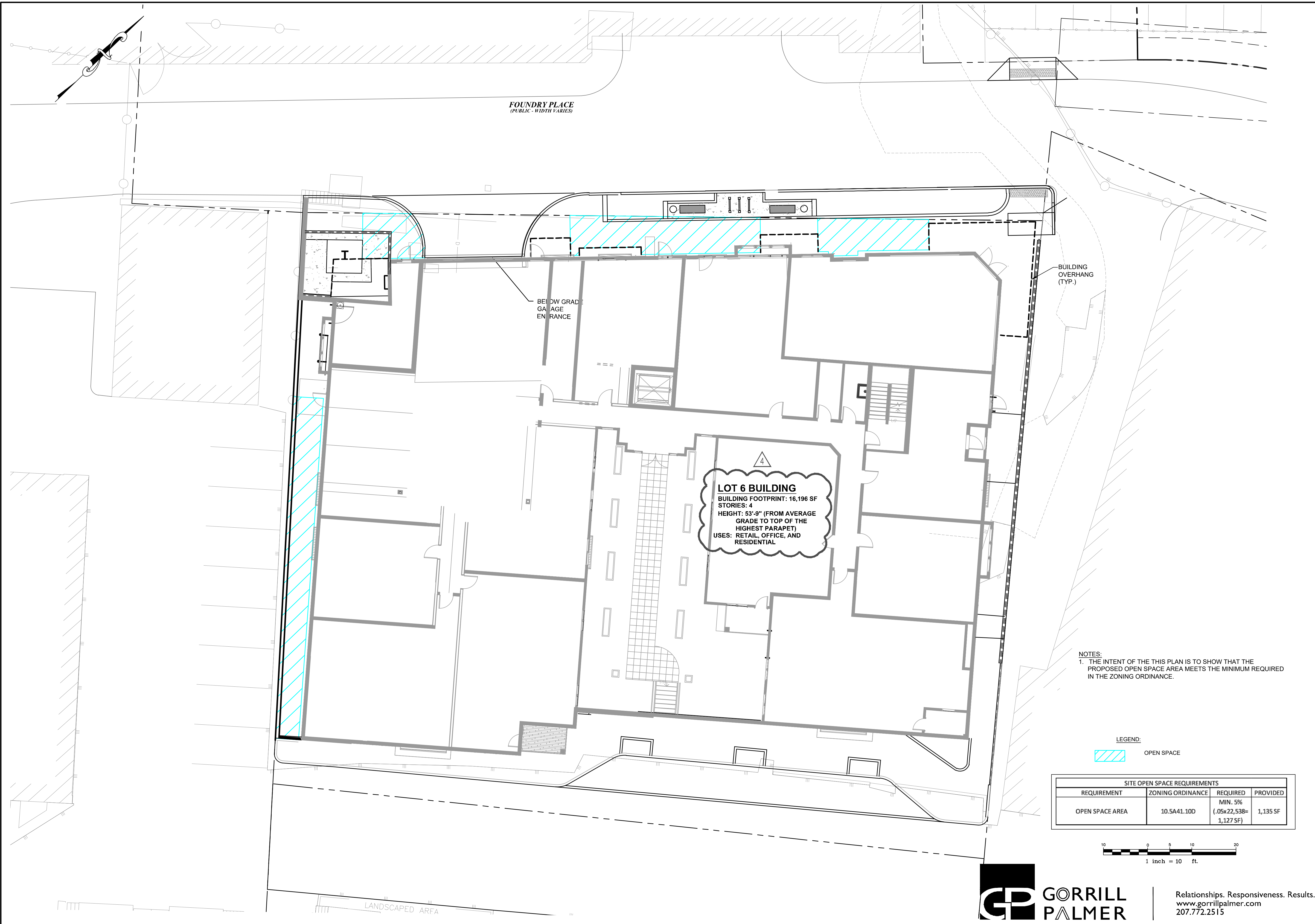
SITE REQUIREMENTS FOR REDUCED PARKING AND INCREASED BUILDING HEIGHT INCENTIVES			
REQUIREMENT	ZONING ORDINANCE	REQUIRED	PROVIDED
MIN. SIDEWALK WIDTH*	10.5A46.10 (10 FT + 2 FT FOR EACH STORY ABOVE 3 STORIES)	10+2 = 12 FT (4 STORIES)	14 FT MIN.
MIN. COMMUNITY SPACE AREA	10.5A46.22(1)(b) (20% OF LOT AREA)	22,538 X 0.20 = 4508 SF	LOT 6 1134 SF LOT 2** 3374 SF TOTAL 4508 SF

* NOT REQUIRED TO RECEIVE REDUCED PARKING INCENTIVE.
 **AS ALLOWED IN ZONING ORDINANCE 10.5A46.22(1)(e), A PORTION OF THE COMMUNITY SPACE FOR LOT 6 IS LOCATED ON THE ADJACENT LOT 2 (TAX MAP 125-17-1).

- NOTE:
- THE INTENT OF THIS PLAN IS TO SHOW THAT THE PROPOSED COMMUNITY SPACE AREA AND SIDEWALK WIDTH MEET THE NECESSARY DEVELOPMENT REQUIREMENTS STATED IN Z.O. SECTION 10.5446.10 AND 10.5A46.22 TO RECEIVE THE INCREASE IN THE BUILDING HEIGHT AND THE REDUCTION IN MINIMUM PARKING.
 - HATCHING AREA SHOWN ON LOT 2 IS APPROXIMATE. ACTUAL COMMUNITY SPACE AREA LOCATION IS TO BE COORDINATED WITH CITY.
 - THIS LOT IS LOCATED IN THE NORTH END INCENTIVE OVERLAY DISTRICT.



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FOUNDRY PLACE
(PUBLIC - WIDTH VARIES)

BELOW GRADE
GARAGE
ENTRANCE

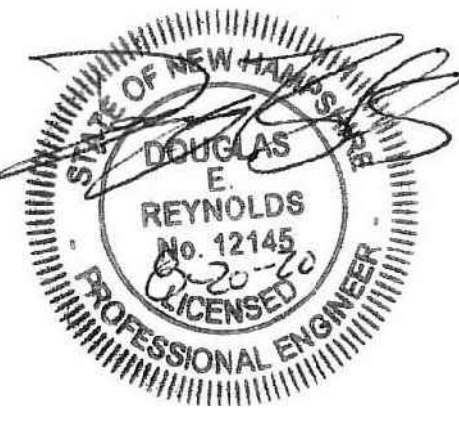
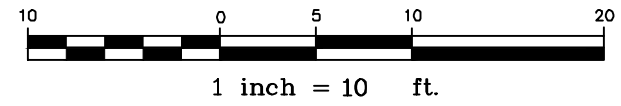
BUILDING
OVERHANG
(TYP.)

LOT 6 BUILDING
BUILDING FOOTPRINT: 16,196 SF
STORIES: 4
HEIGHT: 53'-9" (FROM AVERAGE
GRADE TO TOP OF THE
HIGHEST PARAPET)
USES: RETAIL, OFFICE, AND
RESIDENTIAL

NOTES:
1. THE INTENT OF THIS PLAN IS TO SHOW THAT THE
PROPOSED OPEN SPACE AREA MEETS THE MINIMUM REQUIRED
IN THE ZONING ORDINANCE.

LEGEND:
[Hatched Box] OPEN SPACE

SITE OPEN SPACE REQUIREMENTS			
REQUIREMENT	ZONING ORDINANCE	REQUIRED	PROVIDED
OPEN SPACE AREA	10.5A41.10D	MIN. 5% (.05x22,538= 1,127 SF)	1,135 SF



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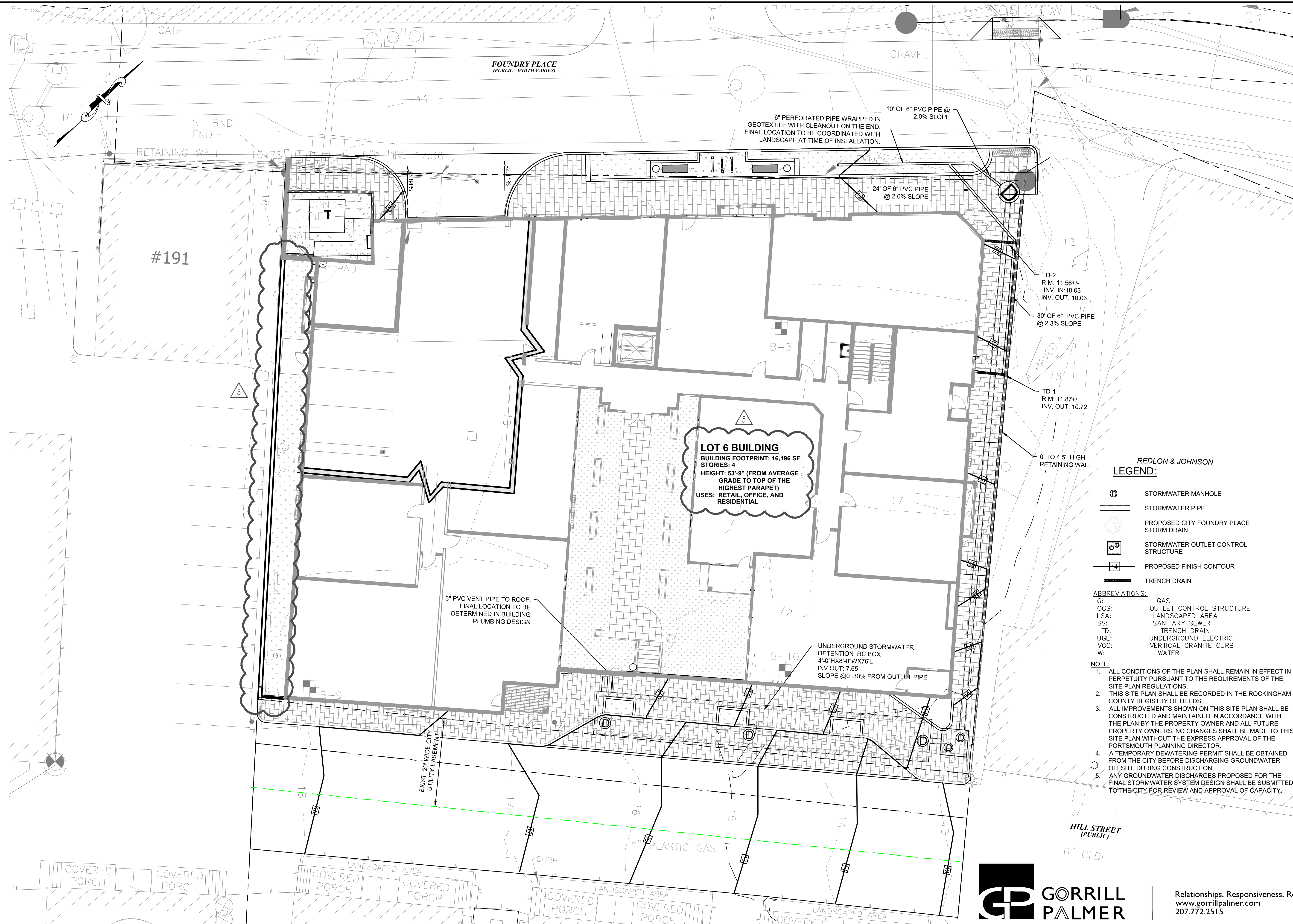
Revisions:
1. TAC PUBLIC HEARING 6/15/17
2. TAC PUBLIC HEARING 8/21/17
3. TAC PUBLIC HEARING 8/28/19
4. PLANNING ADMINISTRATIVE APPROVAL 8/20/20

Scale: 1"=10'
Drawn By: CG
Checked By: DER
Project No.: 2020048
Date: 08/20/20

Title: OPEN SPACE PLAN
C3.2



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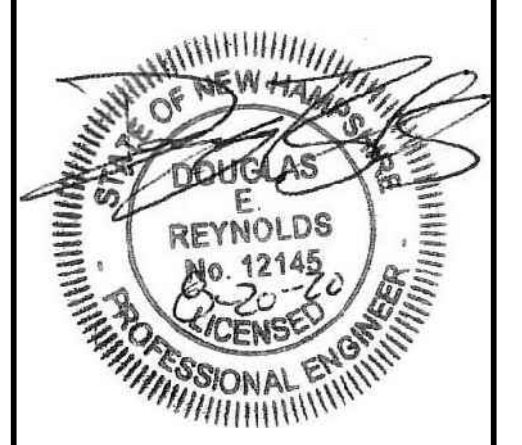
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**REDLON & JOHNSON
 LEGEND:**

- STORMWATER MANHOLE
- STORMWATER PIPE
- PROPOSED CITY FOUNDRY PLACE STORM DRAIN
- STORMWATER OUTLET CONTROL STRUCTURE
- PROPOSED FINISH CONTOUR
- TRENCH DRAIN

- ABBREVIATIONS:**
- G: GAS
 - OCS: OUTLET CONTROL STRUCTURE
 - LSA: LANDSCAPED AREA
 - SS: SANITARY SEWER
 - TD: TRENCH DRAIN
 - UGE: UNDERGROUND ELECTRIC
 - VGC: VERTICAL GRANITE CURB
 - W: WATER

- NOTE:**
1. ALL CONDITIONS OF THE PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REGULATIONS.
 2. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 3. 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.
 4. A TEMPORARY DEWATERING PERMIT SHALL BE OBTAINED FROM THE CITY BEFORE DISCHARGING GROUNDWATER OFFSITE DURING CONSTRUCTION.
 5. ANY GROUNDWATER DISCHARGES PROPOSED FOR THE FINAL STORMWATER SYSTEM DESIGN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL OF CAPACITY.



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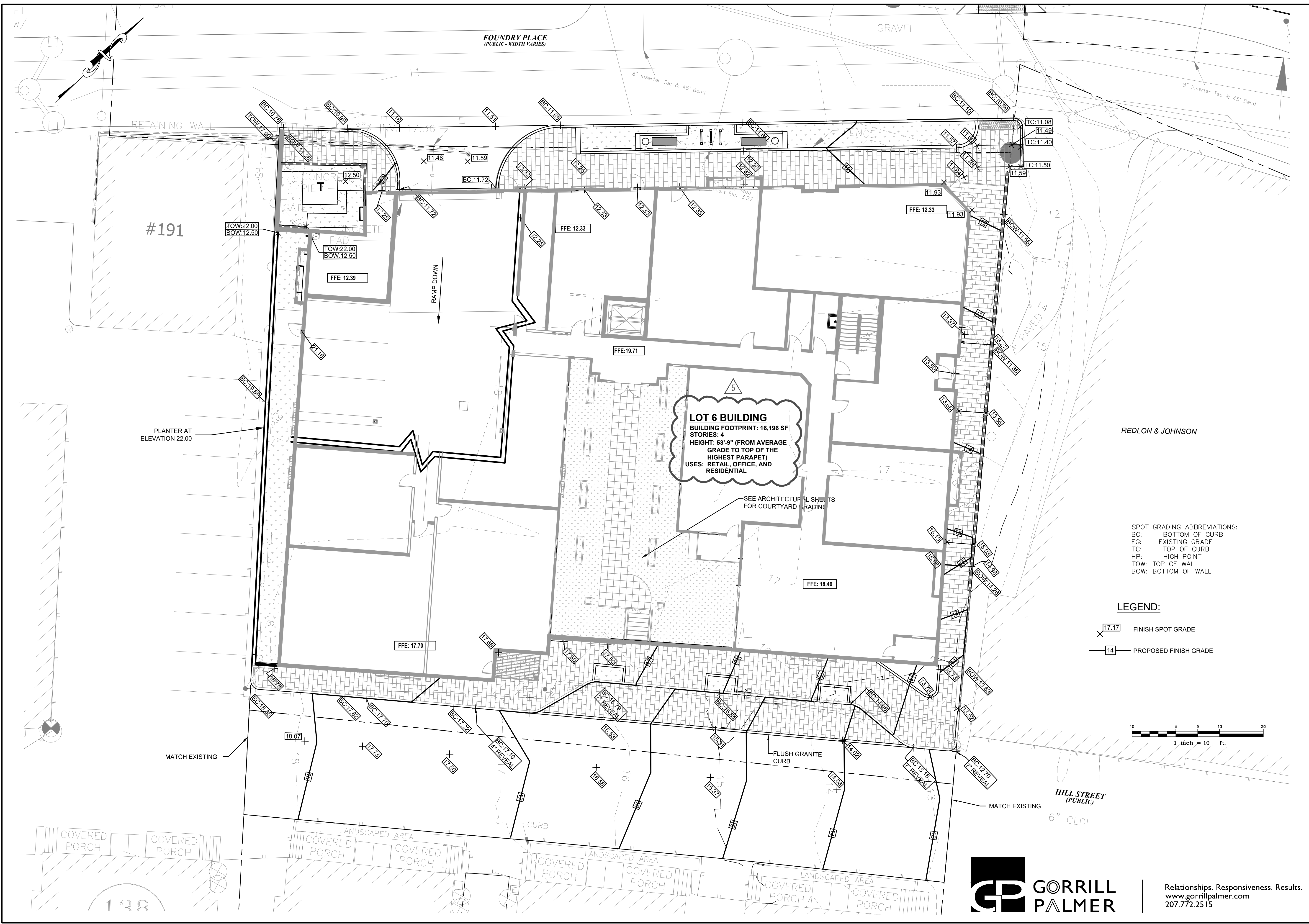
Scale:	1"=10'
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Title: **GRADING AND DRAINAGE PLAN**

C4.0



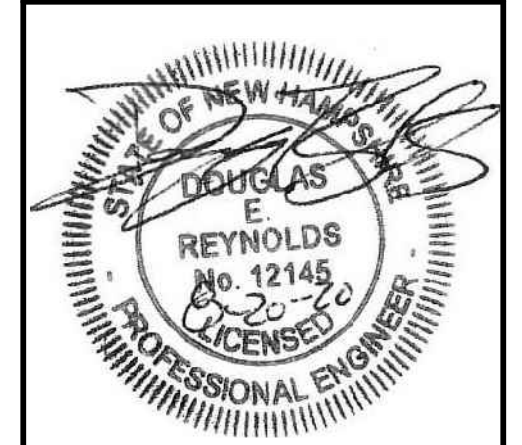
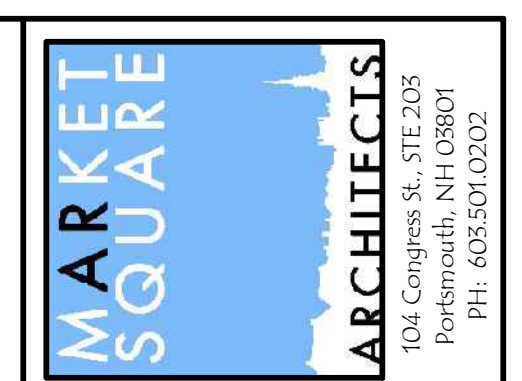
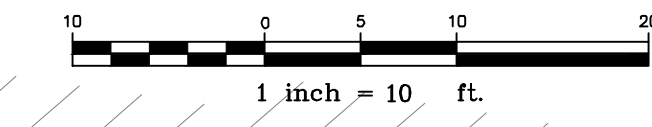
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LOT 6 BUILDING
 BUILDING FOOTPRINT: 16,196 SF
 STORIES: 4
 HEIGHT: 53'-9" (FROM AVERAGE GRADE TO TOP OF THE HIGHEST PARAPET)
 USES: RETAIL, OFFICE, AND RESIDENTIAL

SPOT GRADING ABBREVIATIONS:
 BC: BOTTOM OF CURB
 EG: EXISTING GRADE
 TC: TOP OF CURB
 HP: HIGH POINT
 TOW: TOP OF WALL
 BOW: BOTTOM OF WALL

LEGEND:
 X 17.17 FINISH SPOT GRADE
 14 PROPOSED FINISH GRADE



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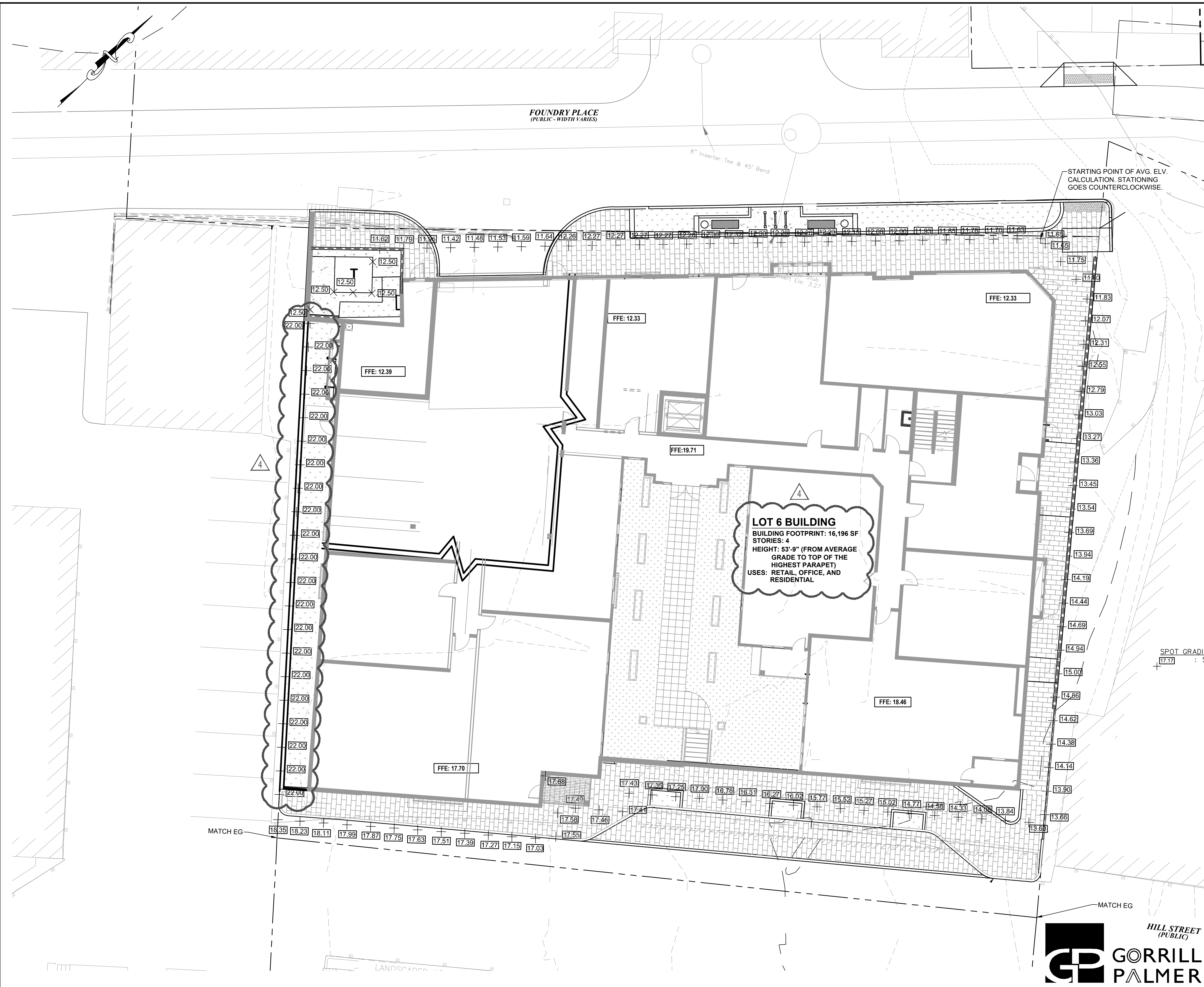
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Title: GRADING DETAIL
 C4.1



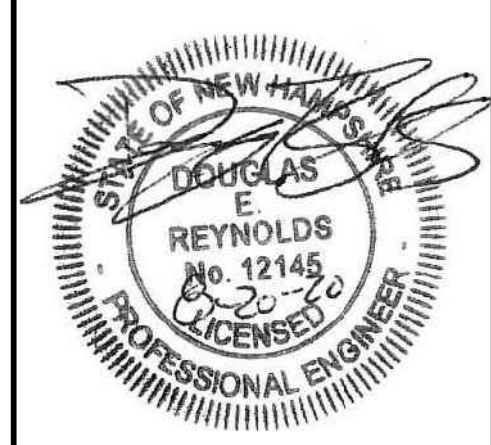
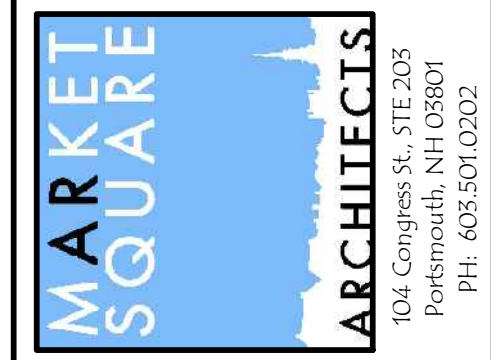
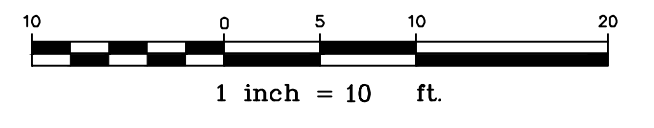
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STATION	ELEVATION	STATION	ELEVATION
0+00	11.65	2+90	17.99
0+05	11.63	2+95	17.87
0+10	11.7	3+00	17.75
0+15	11.78	3+05	17.63
0+20	11.85	3+10	17.51
0+25	11.93	3+15	17.39
0+30	12	3+20	17.27
0+35	12.08	3+25	17.15
0+40	12.15	3+30	17.03
0+45	12.23	3+35	17.55
0+50	12.26	3+40	17.58
0+55	12.28	3+45	17.49
0+60	12.3	3+50	17.46
0+65	12.32	3+55	17.41
0+70	12.3	3+60	17.43
0+75	12.28	3+65	17.35
0+80	12.27	3+70	17.25
0+85	12.27	3+75	17
0+90	12.27	3+80	16.76
0+95	12.27	3+85	16.51
1+00	12.26	3+90	16.27
1+05	11.64	3+95	16.02
1+10	11.59	4+00	15.77
1+15	11.53	4+05	15.52
1+20	11.48	4+10	15.27
1+25	11.42	4+15	15.02
1+30	11.95	4+20	14.77
1+35	11.79	4+25	14.58
1+40	11.62	4+30	14.33
1+45	12.5	4+35	14.08
1+50	12.5	4+40	13.84
1+55	12.5	4+45	13.6
1+60	12.5	4+50	13.66
1+65	12.5	4+55	13.9
1+70	22	4+60	14.14
1+75	22	4+65	14.38
1+80	22	4+70	14.62
1+85	22	4+75	14.86
1+90	22	4+80	15
1+95	22	4+85	14.94
2+00	22	4+90	14.69
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2+65	22	4+55	12.07
2+70	22	4+60	11.83
2+75	18.35	4+65	11.8
2+80	18.23	4+70	11.75
2+85	18.11	4+75	11.65
		AVERAGE:	15.54

LOT 6 BUILDING
 BUILDING FOOTPRINT: 16,196 SF
 STORIES: 4
 HEIGHT: 53'-9" (FROM AVERAGE GRADE TO TOP OF THE HIGHEST PARAPET)
 USES: RETAIL, OFFICE, AND RESIDENTIAL

SPOT GRADING ABBREVIATIONS:
 +17.17 : SPOT GRADE



**THE RESIDENCES AT
 FOUNDRY PLACE**
 DEER STREET ASSOCIATES SUBDIVISION LOT 6
 88 and 89 Foundry Place, Portsmouth, NH 03801
 (FORMER ADDRESS: 181 Hill St.)

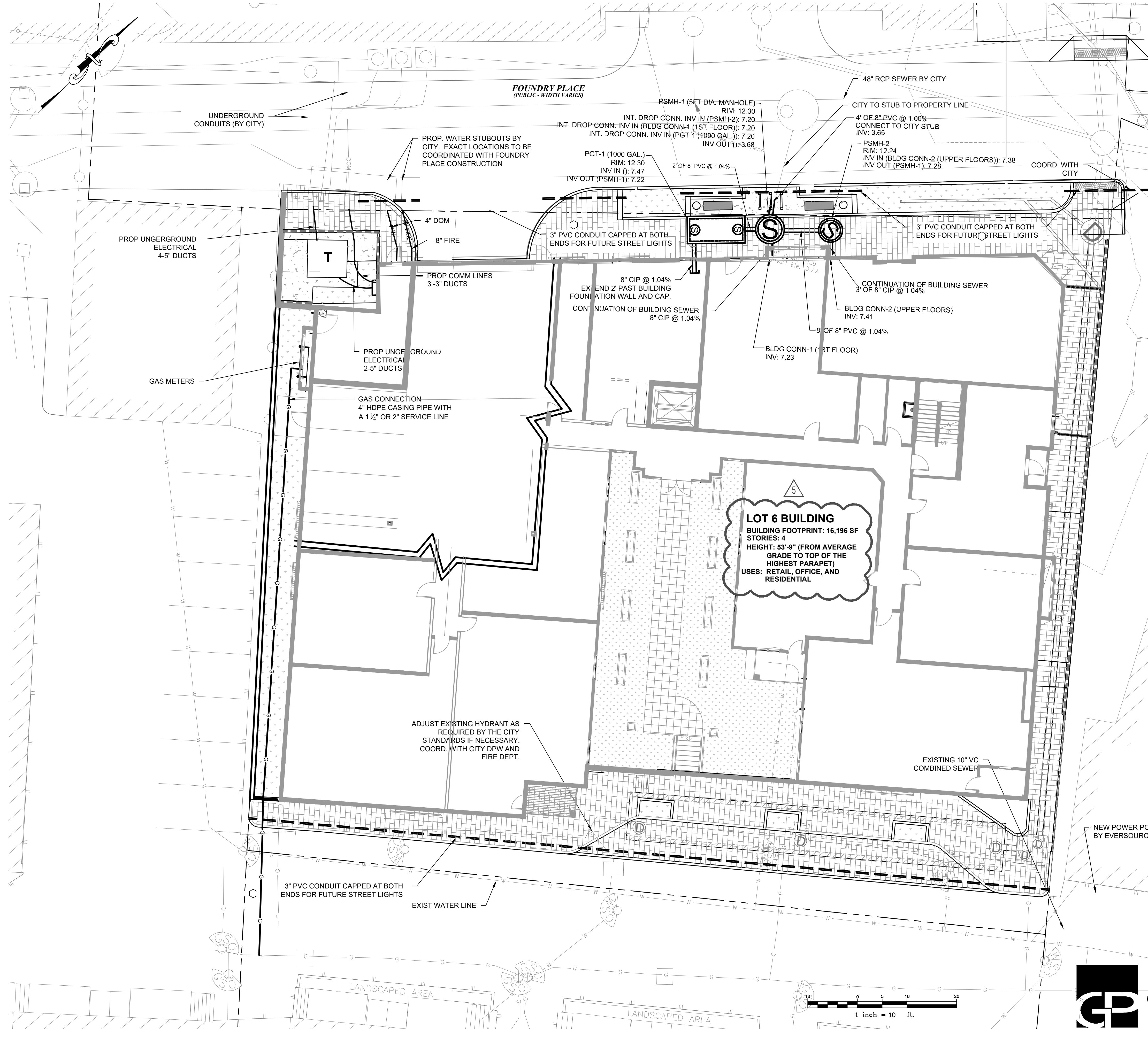
- Revisions:
- 1 TAC PUBLIC HEARING 6/15/17
 - 2 TAC PUBLIC HEARING 8/21/17
 - 3 TAC PUBLIC HEARING 8/28/19
 - 4 PLANNING ADMINISTRATIVE APPROVAL 8/20/20

Scale: 1"=10'
 Drawn By: CG
 Checked By: DER
 Project No.: 2020048
 Date: 08/20/20

Title: AVERAGE GRADE PLAN CALCULATION
 C4.2



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GENERAL NOTES:
 1. SEE SHEET C1.0 AND C1.1 FOR GENERAL UTILITY NOTES.
 2. SEE SHEET C5.1 FOR OFF SITE ELECTRICAL IMPROVEMENTS.

WATER NOTES:
 1. INSTALLATION PERIOD. THE UTILITY'S PORTION OF A SERVICE PIPE SHALL BE INSTALLED DURING THE PERIOD OF MID-APRIL TO MID-NOVEMBER AS FROST AND WEATHER CONDITIONS.
 2. IN AN EMERGENCY AND UPON THE CUSTOMER'S REQUEST, THE UTILITY IN ITS SOLE DISCRETION MAY AUTHORIZE SERVICE INSTALLATION DURING WINTER MONTHS.
 3. SHUT OFFS. THE CUSTOMER SHALL INSTALL AND MAINTAIN ON THAT PORTION OF THE SERVICE PIPE LOCATED ON OR WITHIN THE PREMISES SERVED TWO (2) SHUT OFFS, ONE ON EITHER SIDE OF THE METER. THE SHUT OFFS SHALL BE OF A TYPE ACCEPTABLE TO THE UTILITY. THE UTILITY MAY USE THE SHUT OFF FOR SERVICE, MAINTENANCE AND OTHER PURPOSES.
 4. ALL WATER MAIN AND SERVICE PIPE SHALL BE DUCTILE IRON CEMENT LINED (DICTL) CLASS 52.

SEWER NOTES:
 1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE PROJECT BENCHMARK AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RESTORATION AND CLEAN UP UPON COMPLETION OF ITS WORK.
 3. WATER AND SEWER TESTING TO CONFORM TO CITY OF PORTSMOUTH REGULATIONS, REQUIREMENTS, AND SPECIFICATIONS. COORDINATE TESTING OF SEWER AND WATER LINE CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
 4. ALL MECHANICAL JOINTS TO BE MEGALUG SERIES 1100 INSTALLED IN ACCORDING WITH MANUFACTURER RECOMMENDATIONS OR APPROVED EQUAL.
 5. ALL SEWER AND WATER PIPE MATERIALS, STRUCTURES, APPURTENANCES AND INSTALLATION SHALL BE IN ACCORDANCE TO THE CITY OF PORTSMOUTH CONSTRUCTION SPECIFICATIONS AND REQUIREMENTS.
 6. ALL GRAVITY SEWER PIPE SHALL BE PVC (SDR35) AND BE GREEN IN COLOR. PIPE THROUGH FOUNDATION WALL SHALL BE CIP OR PER BUILDING PLUMBING PLANS.
 7. ALL WATER MAIN AND SERVICE PIPE SHALL BE DUCTILE IRON CEMENT LINED (DICTL) CLASS 52.
 8. ALL HYDRANTS, VALVES, AND FITTINGS SHALL MEET CITY OF PORTSMOUTH SPECIFICATIONS AND REQUIREMENTS.
 9. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, COVERS, PLATES, ANCILLARY MATERIALS AND HARDWARE, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION COMPLETE AND OPERATIONAL AND ACCEPTABLE TO THE CITY OF PORTSMOUTH AND PRIVATE UTILITIES.

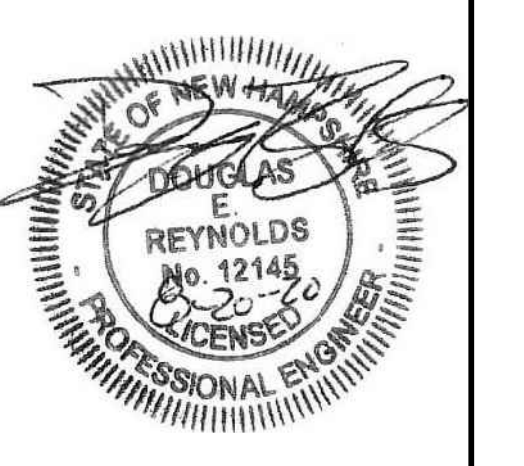
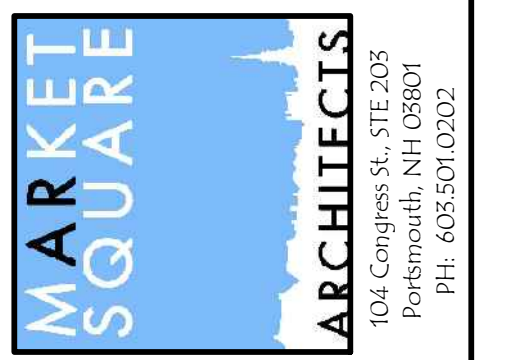
RADIO SURVEY NOTE:
 1. THE APPLICANT SHALL HAVE A COMMUNICATIONS SITE SURVEY CONDUCTED BY A MOTOROLA COMMUNICATIONS CARRIER APPROVED BY THE CITY'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE PORTSMOUTH POLICE AND FIRE RADIO SYSTEMS CONFIGURATION. IF THE SITE SURVEY INDICATES THAT IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE REQUIRED TO MAINTAIN ANY INSTALLED EQUIPMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES THAT EQUIPMENT IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR THE CITY. THE SURVEY SHALL BE COMPLETED AND ANY REQUIRED EQUIPMENT INSTALLED, TESTED, AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

LEGEND

	SEWER MANHOLE BY CITY
	WATER LINE BY CITY
	GAS LINE BY CITY
	ELECTRIC LINE BY CITY
	SEWER LINE BY CITY
	COMMUNICATION LINE BY CITY
	EXISTING SEWER MANHOLE
	EXISTING COMBINED SEWER LINE
	WATER VALVE
	GAS VALVE
	PROP WATER LINE
	PROP GAS LINE
	PROP UNDERGROUND ELECTRIC
	PROP UNDERGROUND COMMUNICATIONS

ABBREVIATIONS:
 CIP: CAST IRON PIPE
 CONN: CONNECTION
 CS: COMBINED SEWER
 DOM: DOMESTIC WATER SERVICE
 G: GAS
 LSA: LANDSCAPED AREA
 S: SANITARY SEWER
 SS: UNDERGROUND ELECTRIC
 VGC: VERTICAL GRANITE CURB
 W: WATER
 PGT: PROPOSED GREASE TRAP

LOT 6 BUILDING
 BUILDING FOOTPRINT: 16,196 SF
 STORIES: 4
 HEIGHT: 53'-9" (FROM AVERAGE GRADE TO TOP OF THE HIGHEST PARAPET)
 USES: RETAIL, OFFICE, AND RESIDENTIAL



**THE RESIDENCES AT
 FOUNDRIY PLACE**
 DEER STREET ASSOCIATES SUBDIVISION LOT 6
 88 and 89 Foundry Place, Portsmouth, NH 03801
 (FORMER ADDRESS: 181 Hill St.)

Revisions:

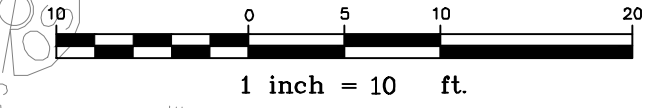
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2	TAC PUBLIC HEARING	8/21/17
3	PB SUBMISSION	10/10/17
4	PB#2 SUBMISSION	11/07/17
5	TAC PUBLIC HEARING	8/28/19
6	PLANNING ADMINISTRATIVE APPROVAL	8/20/20

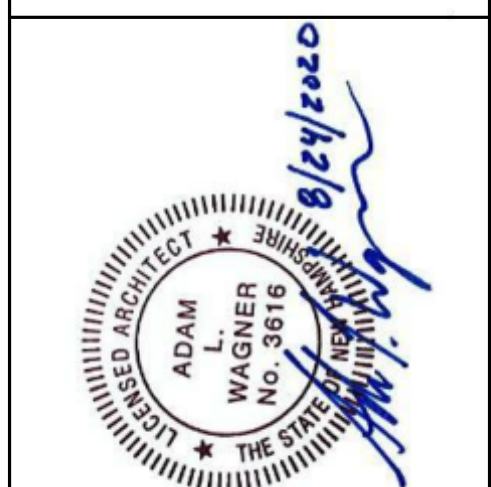
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Drawn By: CG
Checked By: DER
Project No.: 20200048
Date: 08/20/20

Title: UTILITIES PLAN
C5.0



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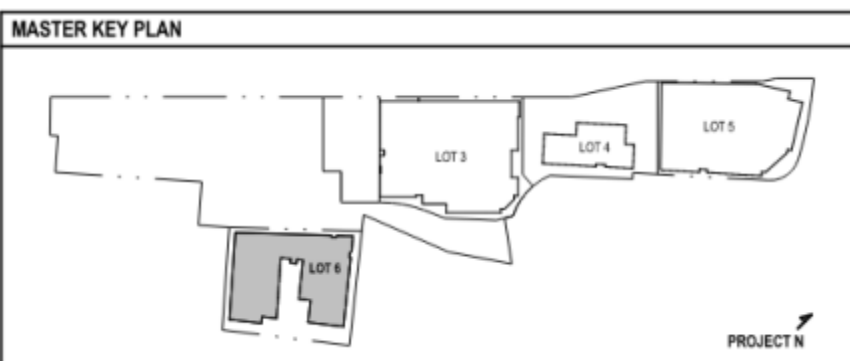
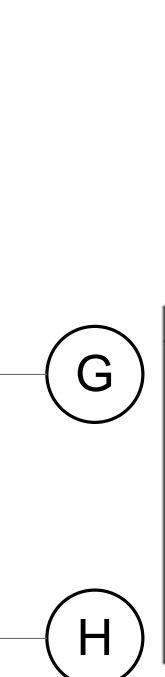
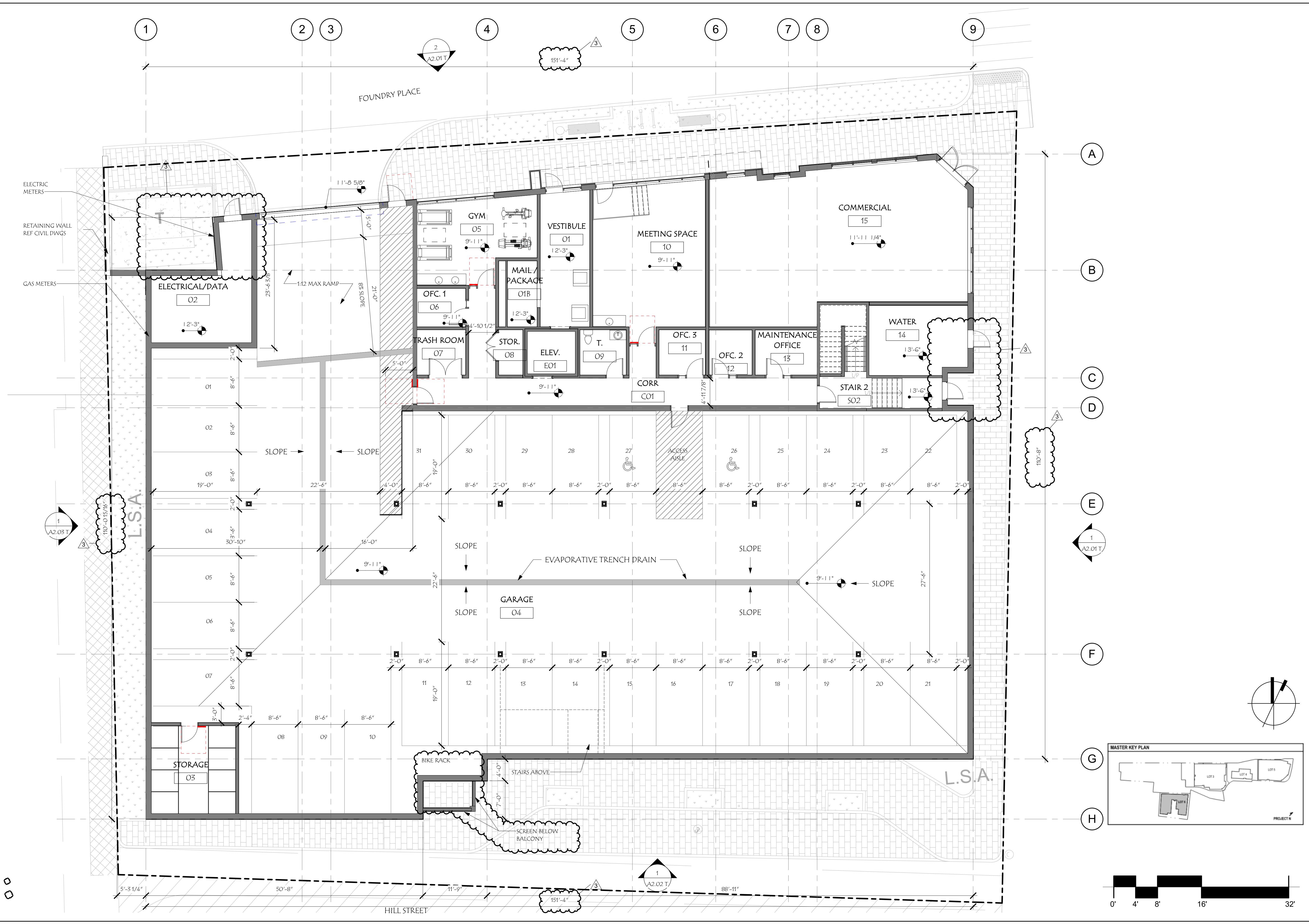


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Revisions:	Date:
# Description	06/15/2017
1 TAC PUBLIC HEARING	08/21/2017
2 TAC PUBLIC HEARING	08/20/2020
3 PLANNING ADMIN APPROVAL	

Scale:	1/8" = 1'-0"
Author:	
Checker:	
Project No.:	2020048
Date:	08/20/20

Title: **GROUND LEVEL (FOUNDRY PLACE) PLAN**
A1.01 T
© 2020 Market Square Architects 8/24/2020 1:55:17 PM

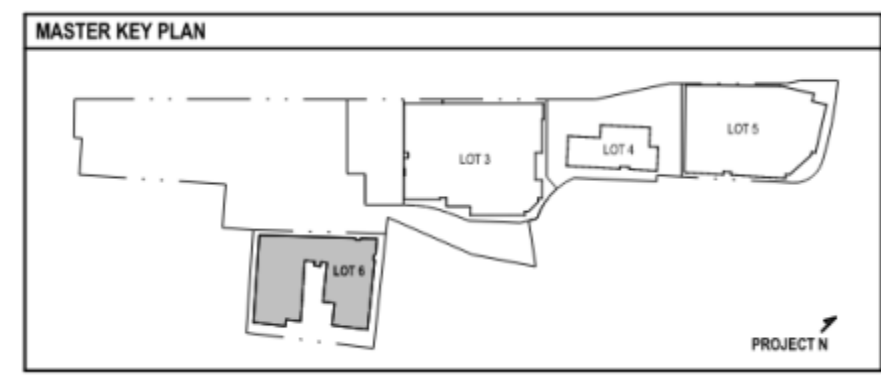
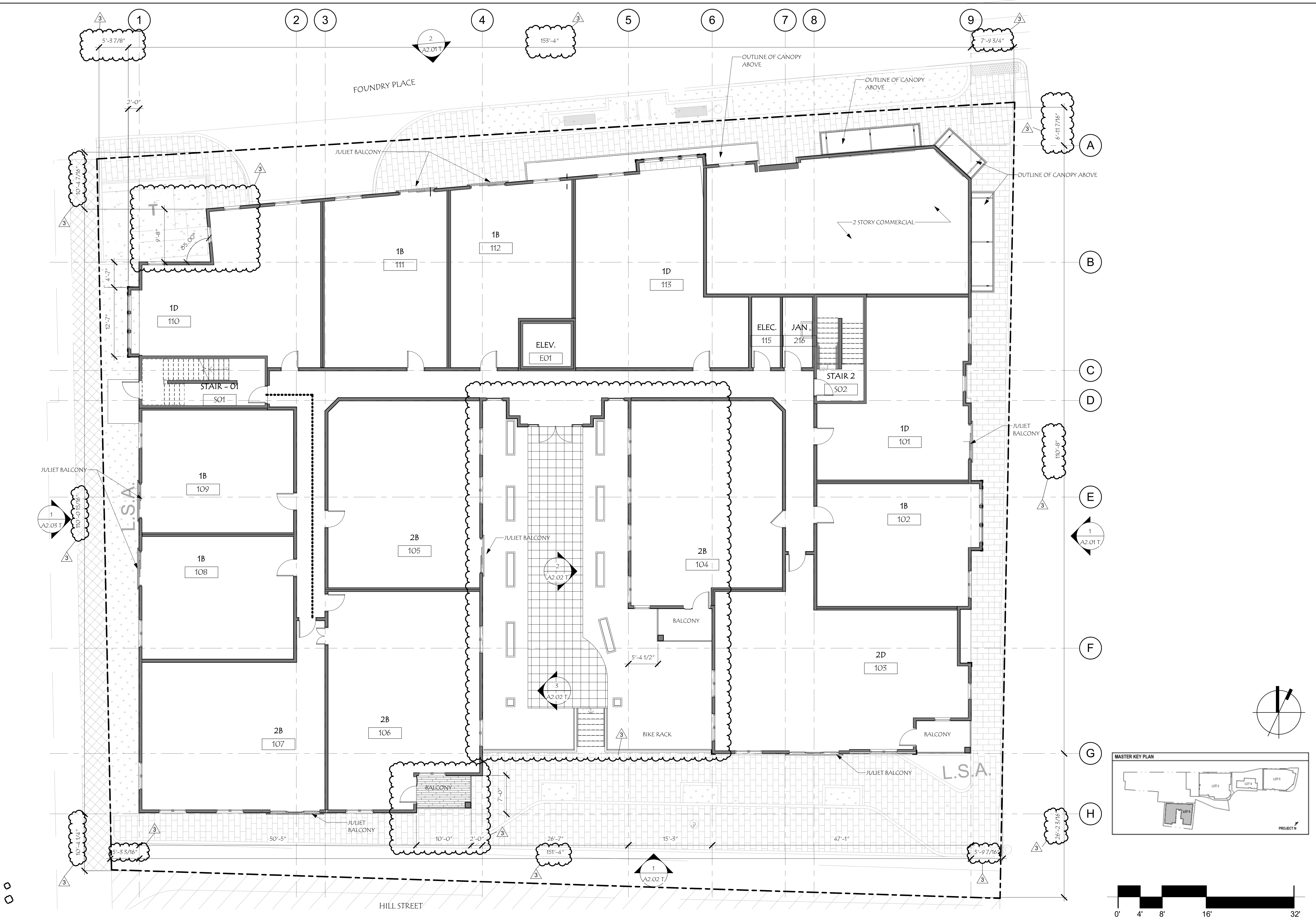


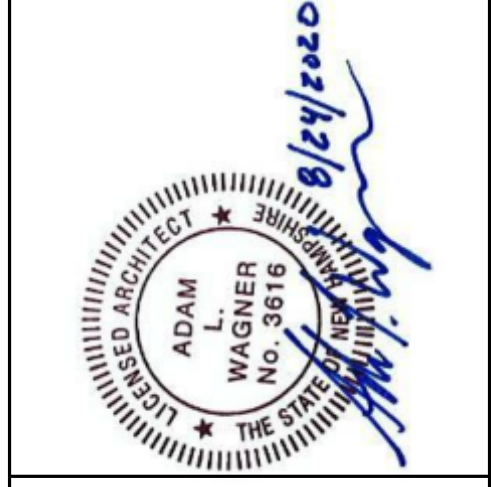
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Revisions:	Date:
# 1 TAC PUBLIC HEARING	06/15/2017
2 TAC PUBLIC HEARING	08/21/2017
3 PLANNING ADMIN	08/20/2020
APPROVAL	

Scale:	1/8" = 1'-0"
Drawn By:	SC
Checked By:	ALW
Project No.:	2020048
Date:	08/20/20

Title: **LEVEL 1 FLOOR
 (HILL STREET) PLAN**
A1.02 T



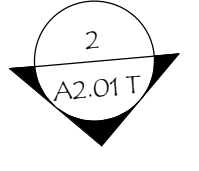
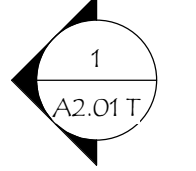
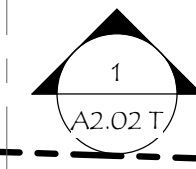
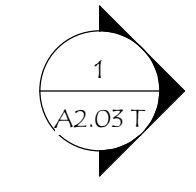
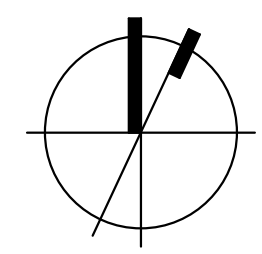
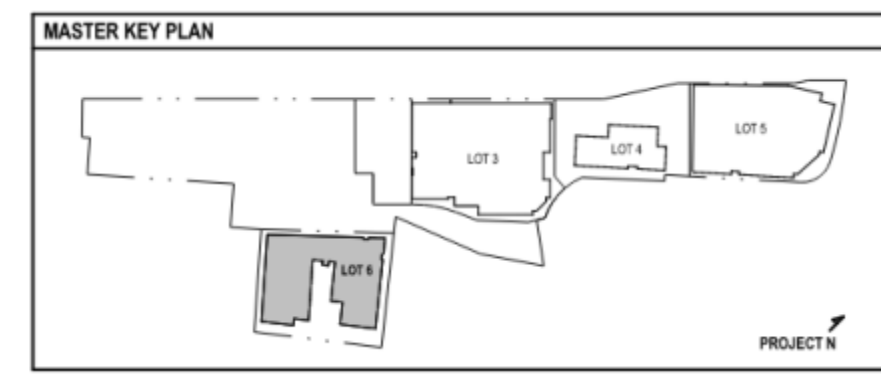
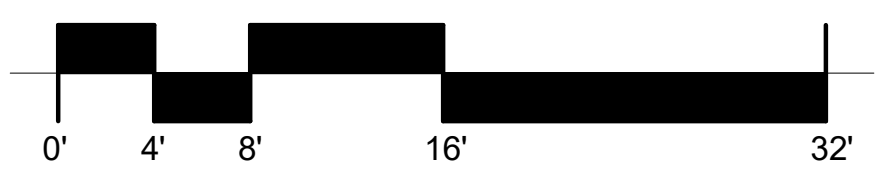
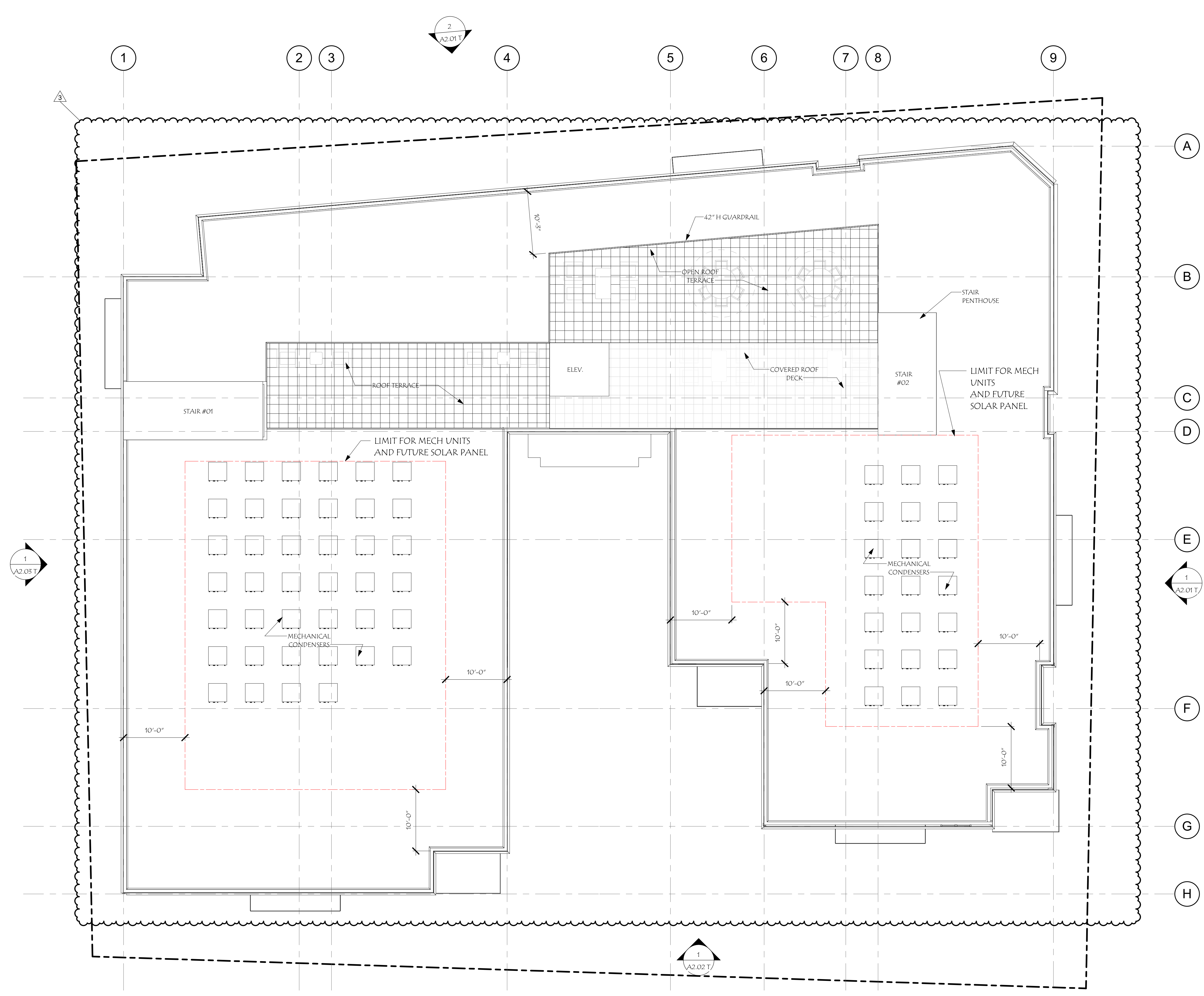


**THE RESIDENCES AT
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 88 and 89 Foundry Place, Portsmouth, NH 03801
 (FORMER ADDRESS: 18 HILL ST.)

Revisions:	Description	Date
# 1	TAC PUBLIC HEARING	06/15/2017
2	TAC PUBLIC HEARING	08/21/2017
3	PLANNING ADMIN APPROVAL	08/20/2020

Scale:	1/8" = 1'-0"
Drawn By:	MAB
Checked By:	ALW
Project No.:	2020048
Date:	08/20/20

Title: **ROOF PLAN**
A1.03 T



1

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D

E

F

G

H

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1

1

2

3

STAIR #01

ROOF TERRACE

LIMIT FOR MECH UNITS AND FUTURE SOLAR PANEL

MECHANICAL CONDENSERS

ELEV.

COVERED ROOF DECK

42" H GUARDRAIL

OPEN ROOF TERRACE

STAIR PENTHOUSE

STAIR #02

LIMIT FOR MECH UNITS AND FUTURE SOLAR PANEL

MECHANICAL CONDENSERS

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-3"



1 OVERALL EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 OVERALL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



**THE RESIDENCES AT
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Revisions:	Description	Date
1	TAC PUBLIC HEARING	06/15/2017
2	TAC PUBLIC HEARING	08/21/2017
3	PLANNING ADMIN APPROVAL	08/20/2020

Scale:	1/8" = 1'-0"
Drawn By:	MAB
Checked By:	SC
Project No.:	2020048
Date:	08/20/20

Title: EXTERIOR ELEVATIONS
A2.01 T
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1 OVERALL SOUTH ELEVATION (HILL STREET)
SCALE: 1/8" = 1'-0"



3 ENLARGED ELEVATION - 2
SCALE: 1/8" = 1'-0"



2 ENLARGED ELEVATION - 4
SCALE: 1/8" = 1'-0"

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Revisions:	Description	Date
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3	PLANNING ADMIN APPROVAL	08/20/2020

Scale:	1/8" = 1'-0"
Drawn By:	MAB
Checked By:	SC
Project No.:	2020048
Date:	08/20/20

Title:	EXTERIOR ELEVATIONS
A2.02 T	



1 OVERALL WEST ELEVATION
SCALE: 1/8" = 1'-0"

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3	PLANNING ADMIN APPROVAL	08/20/2020

Scale:	1/8" = 1'-0"
Drawn By:	MB
Checked By:	SC
Project No.:	2020048
Date:	08/20/20



October 08, 2020

Ms. Juliet Walker
Planning director city of Portsmouth
City Hall 3rd Floor
1 Junkins Avenue
Portsmouth, NH 03801

Re: Administrative approval review LU-19-154
Residence's at Foundry Place, Lot 6
Foundry Place and Hill Street
181 Hill Street, Tax Map 138 Lot 62
Portsmouth, NH 03801

Dear Ms. Walker,

On Behalf of Deer Street Associates, LLP (DSA), Market Square Architects is resubmitting Sheets A1.01T and A1.03T in response to TAC comments October 6th, 2020. We met the conditions of item #1 location of water and electrical lines and Item #2 Fire Department review and approval for access/egress locations in the garage and roof terrace.

A1.01T Ground Level (Foundry Place) Plan

- Moved water room location to Foundry place near street entrance and garage entrance.
- Added Sqft and Occupancy load for garage and reviewed Life Safety plans with Patrick Howe for compliance.

A1.03T Roof Plan

- Reduced roof terrace size to 727 with occupant load of 48 with 2 means of egress to stair 01 and 02.

Sincerely,

A handwritten signature in black ink, appearing to read "Sothea Cheney", is written over a light blue horizontal line.

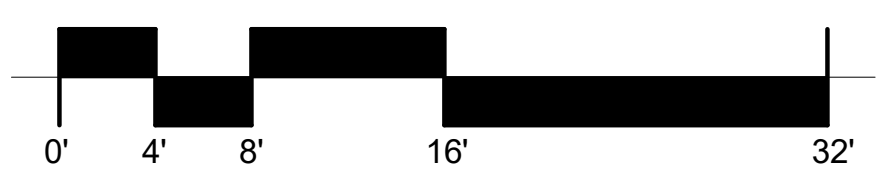
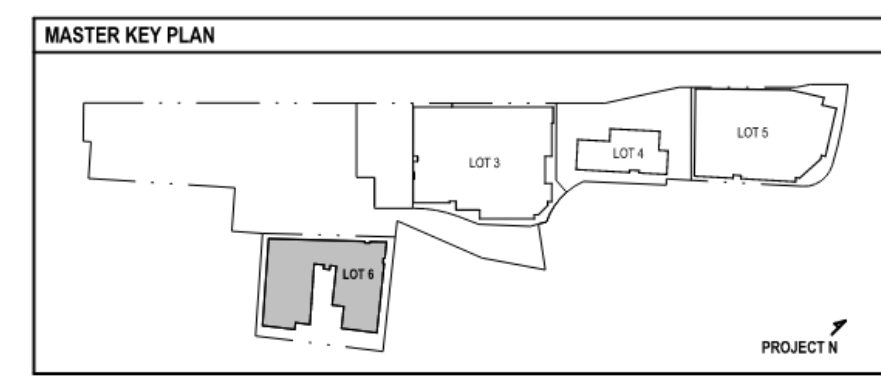
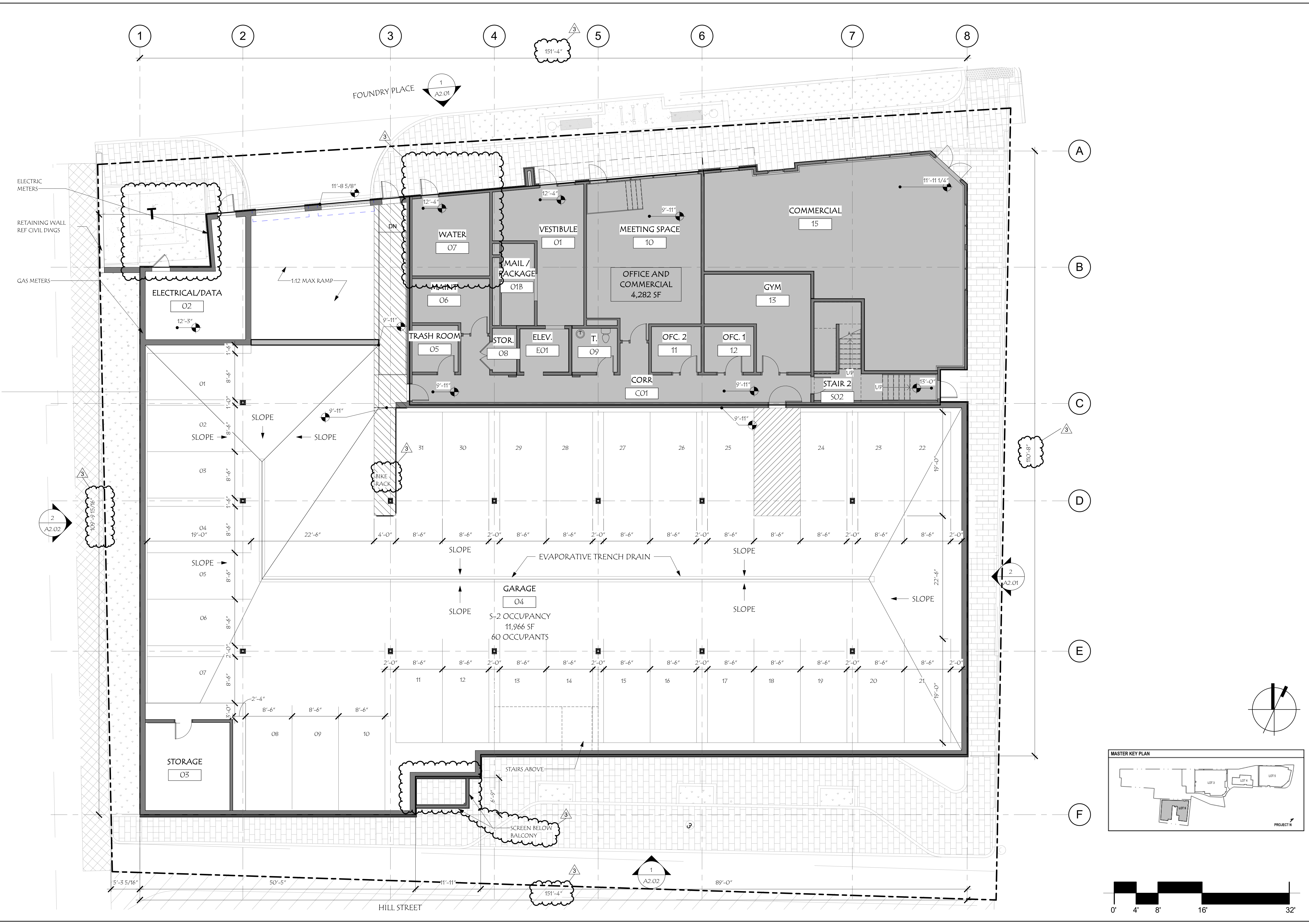
Sothea Cheney, AIA
Market Street Architects
Project Architect

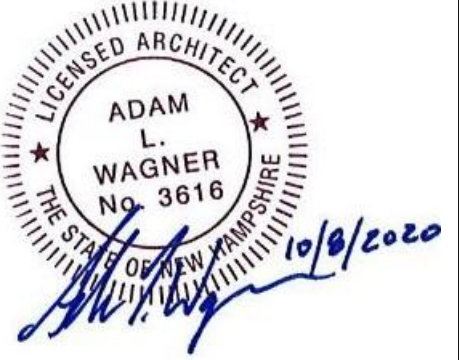
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1 TAC PUBLIC HEARING	08/21/2017
2 TAC PUBLIC HEARING	08/20/2020
3 PLANNING ADMIN APPROVAL	

Scale:	1/8" = 1'-0"
Author:	Author
Checker:	Checker
Project No.:	2020048
Date:	10/01/20

Title: **GROUND LEVEL (FOUNDRY PLACE) PLAN**
A1.01T
 10/18/2020 12:05:07 PM
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**THE RESIDENCES AT
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Scale:	1/8" = 1'-0"
Drawn By:	SC
Checked By:	ALW
Project No.:	2020048
Date:	10/01/20

Title: **ROOF PLAN**
A1.03T
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