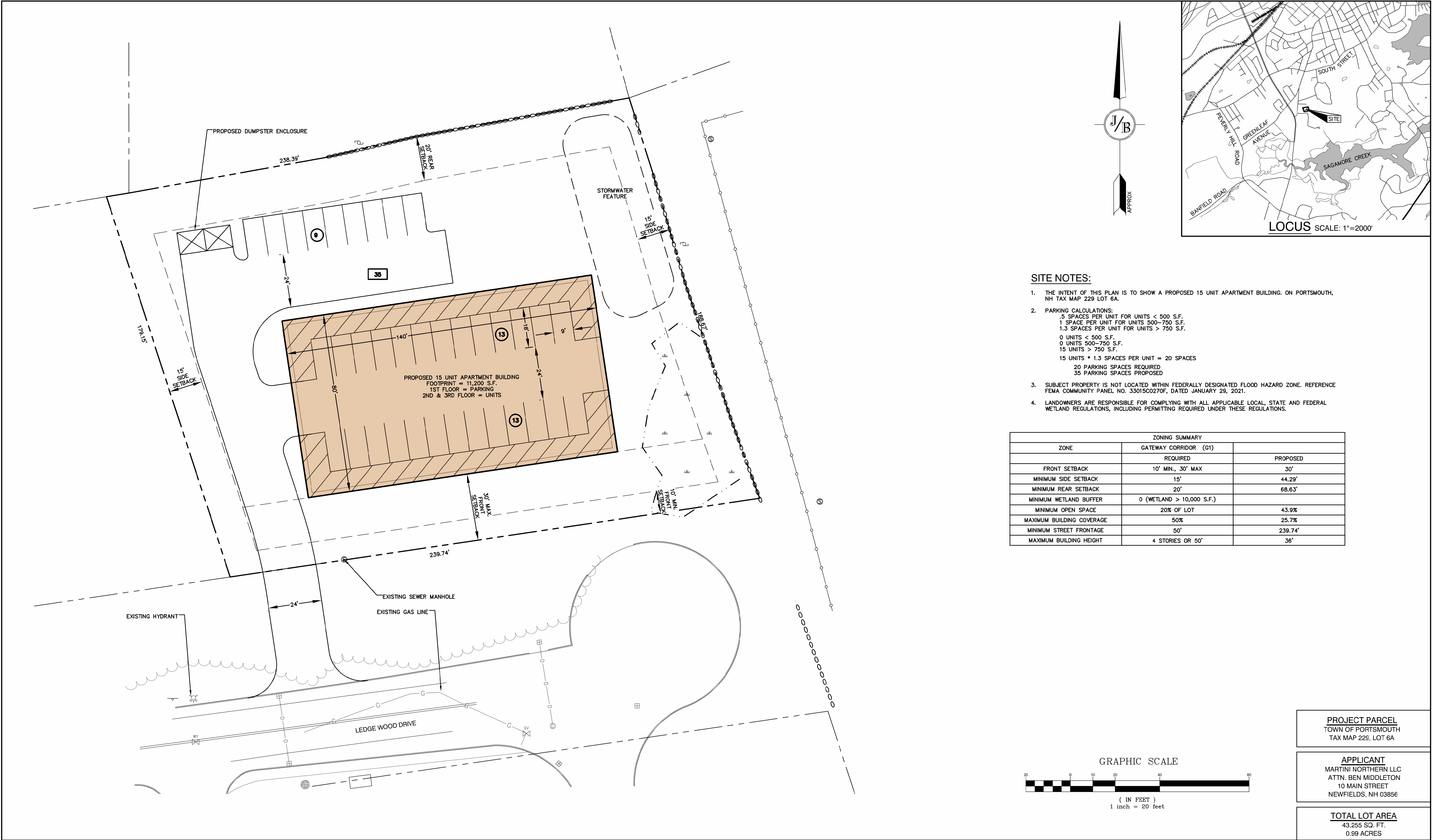
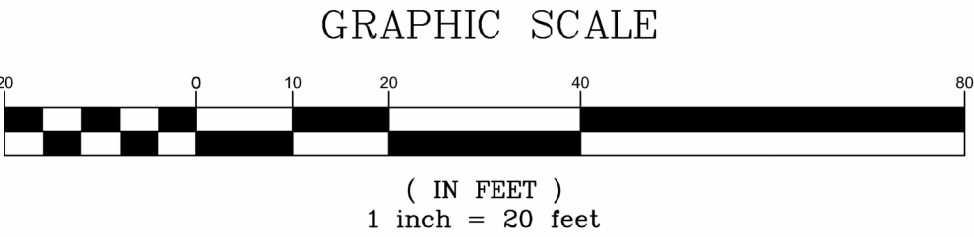




SITE NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED 15 UNIT APARTMENT BUILDING, ON PORTSMOUTH, NH TAX MAP 229 LOT 6A.
- PARKING CALCULATIONS:
 - .5 SPACES PER UNIT FOR UNITS < 500 S.F.
 - 1 SPACE PER UNIT FOR UNITS 500-750 S.F.
 - 1.3 SPACES PER UNIT FOR UNITS > 750 S.F.
 - 0 UNITS < 500 S.F.
 - 0 UNITS 500-750 S.F.
 - 15 UNITS > 750 S.F.
 - 15 UNITS * 1.3 SPACES PER UNIT = 20 SPACES
 - 20 PARKING SPACES REQUIRED
 - 35 PARKING SPACES PROPOSED
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 3301500270F, DATED JANUARY 29, 2021.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.

ZONING SUMMARY		
ZONE	GATEWAY CORRIDOR (G1)	
	REQUIRED	PROPOSED
FRONT SETBACK	10' MIN., 30' MAX	30'
MINIMUM SIDE SETBACK	15'	44.29'
MINIMUM REAR SETBACK	20'	68.63'
MINIMUM WETLAND BUFFER	0 (WETLAND > 10,000 S.F.)	
MINIMUM OPEN SPACE	20% OF LOT	43.9%
MAXIMUM BUILDING COVERAGE	50%	25.7%
MINIMUM STREET FRONTAGE	50'	239.74'
MAXIMUM BUILDING HEIGHT	4 STORIES OR 50'	36'



PROJECT PARCEL
TOWN OF PORTSMOUTH
TAX MAP 229, LOT 6A

APPLICANT
MARTINI NORTHERN LLC
ATTN. BEN MIDDLETON
10 MAIN STREET
NEWFIELDS, NH 03856

TOTAL LOT AREA
43,255 SQ. FT.
0.99 ACRES

Design: EMP	Draft: TCR	Date: 01/08/26
Checked: EMP	Scale: 1" = 20'	Project No.: 25071.2
Drawing Name: 25071.2-CONCEPT2.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

0	06/15/26	ISSUED FOR REVIEW	TCR
REV.	DATE	REVISION	BY

J/B

Jones & Beach Engineers, Inc.

Designed and Produced in NH

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Civil Engineering Services

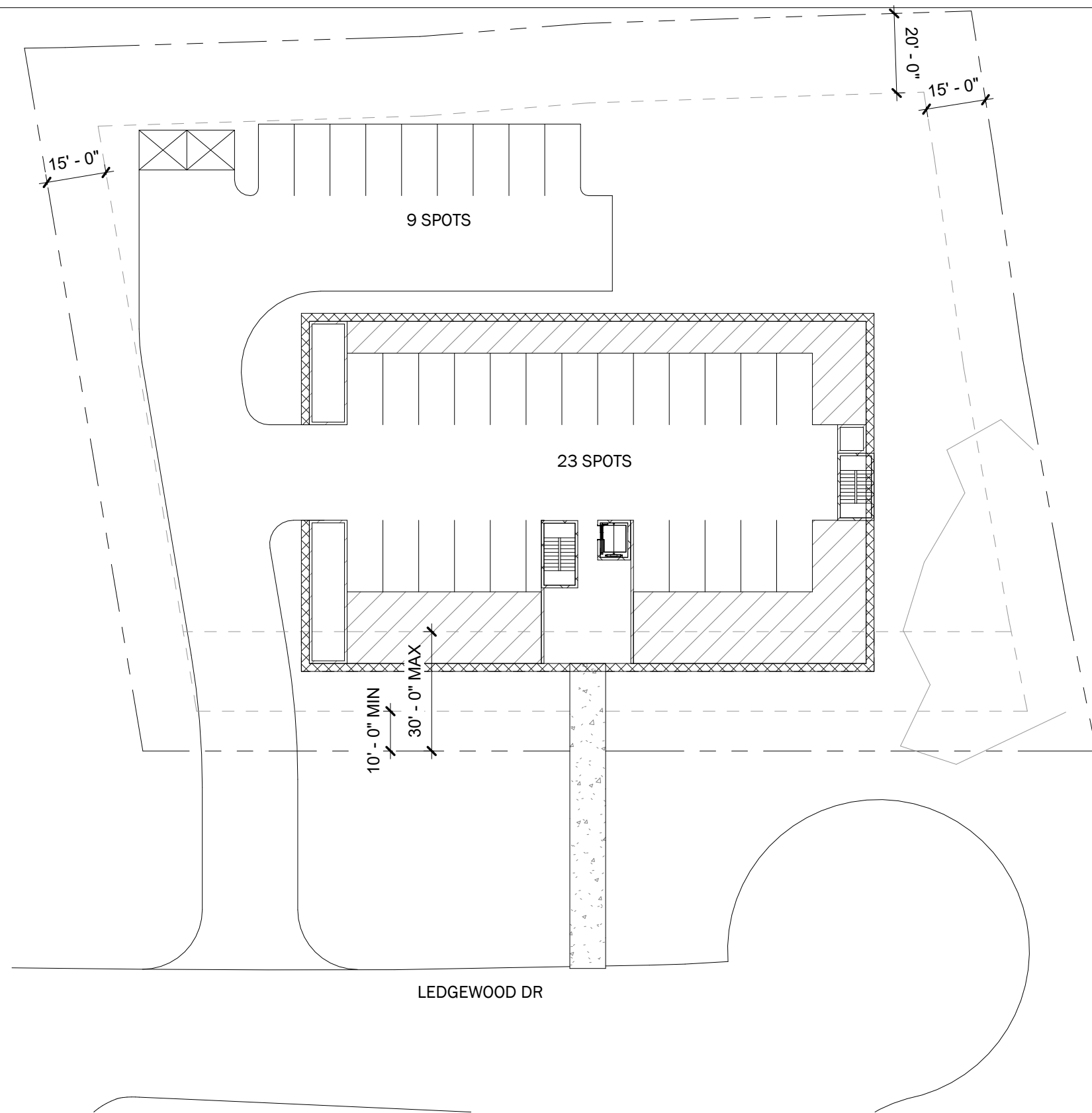
603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN MAP 229, LOT 6A
Project:	MARTINI APARTMENTS LEDGEWOOD DRIVE, PORTSMOUTH, NH
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

DRAWING No.

CP2

SHEET 1 OF 1
JBE PROJECT NO. 25071.2



1 01.1 - SITE SKETCH OPTION 1
1/32" = 1'-0"

WINTER HOLBEN

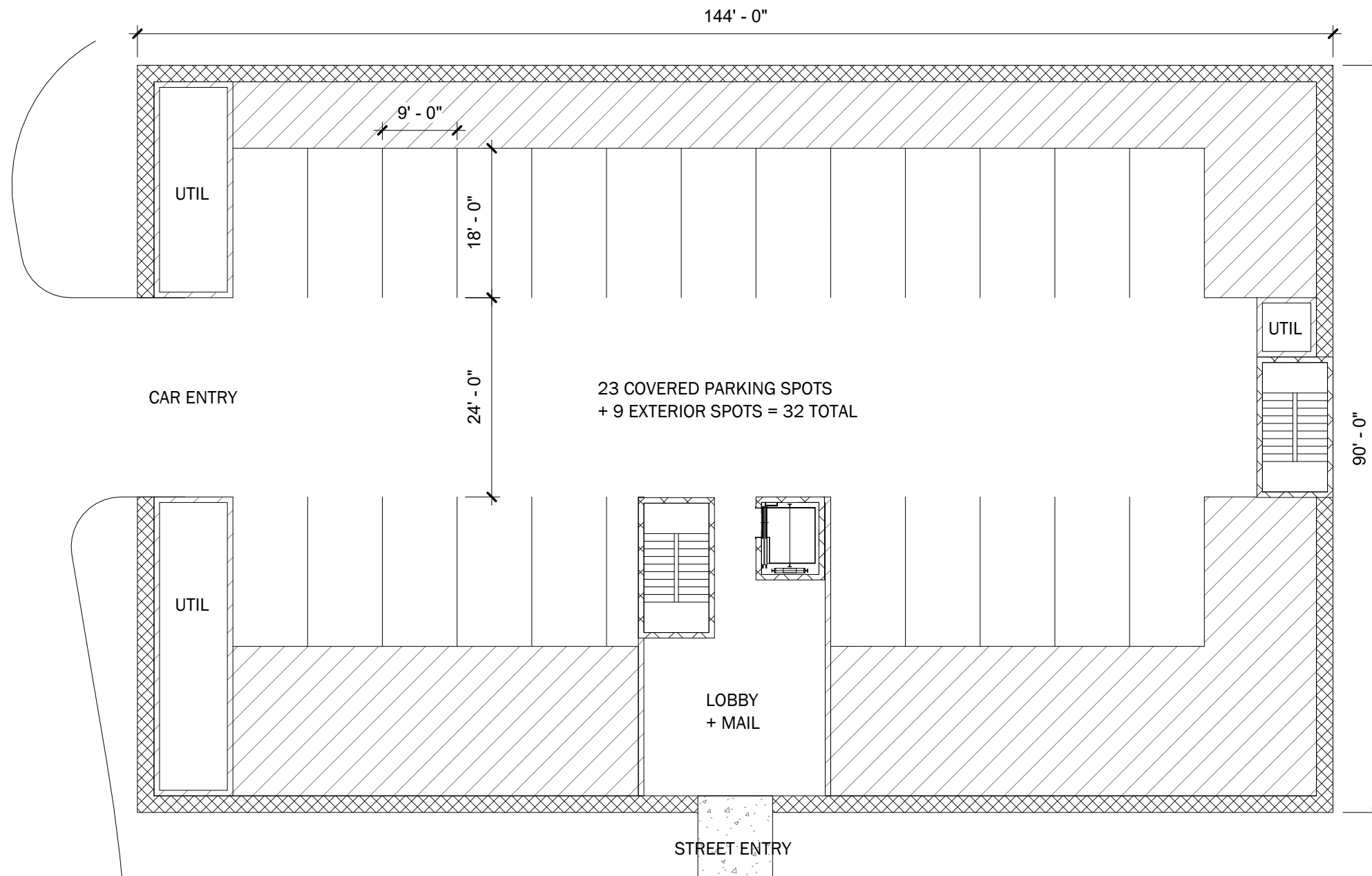
LEDGEWOOD DR

PORTSMOUTH, NH



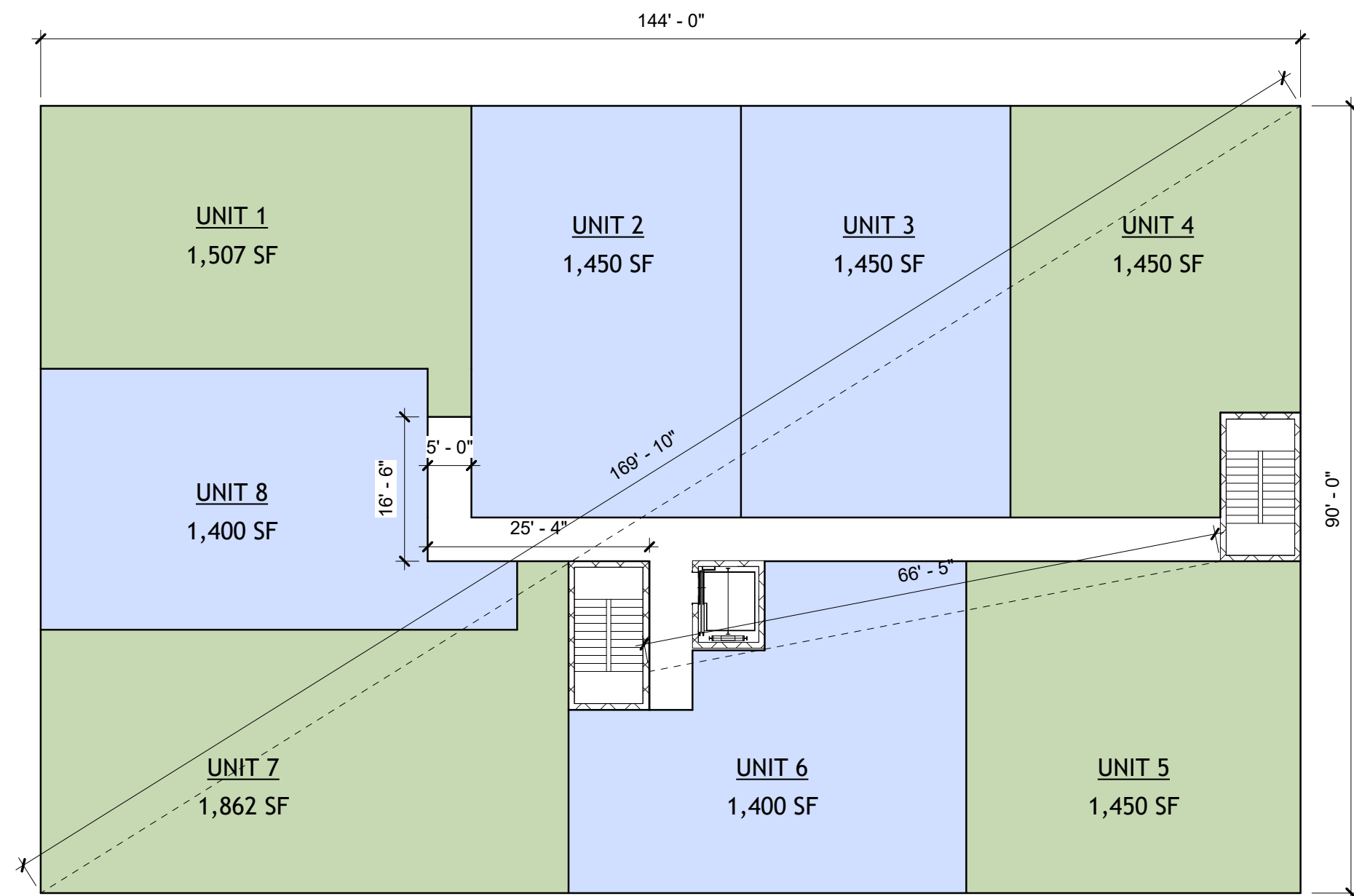
**SITE SKETCH
A-P100**

Scale: 1/32" = 1'-0"



1 PARKING PLAN OPTION 1
1/16" = 1'-0"





① FIRST FLOOR OPTION 1
1/16" = 1'-0"

UNIT AREAS OPTION 1		
ROOM NAME	ROOM TYPE	AREA

1ST FLOOR

UNIT 1	3 BED	1,507 SF
UNIT 2	2 BED	1,450 SF
UNIT 3	2 BED	1,450 SF
UNIT 4	3 BED	1,450 SF
UNIT 5	3 BED	1,450 SF
UNIT 6	2 BED	1,400 SF
UNIT 7	3 BED	1,862 SF
UNIT 8	2 BED	1,400 SF

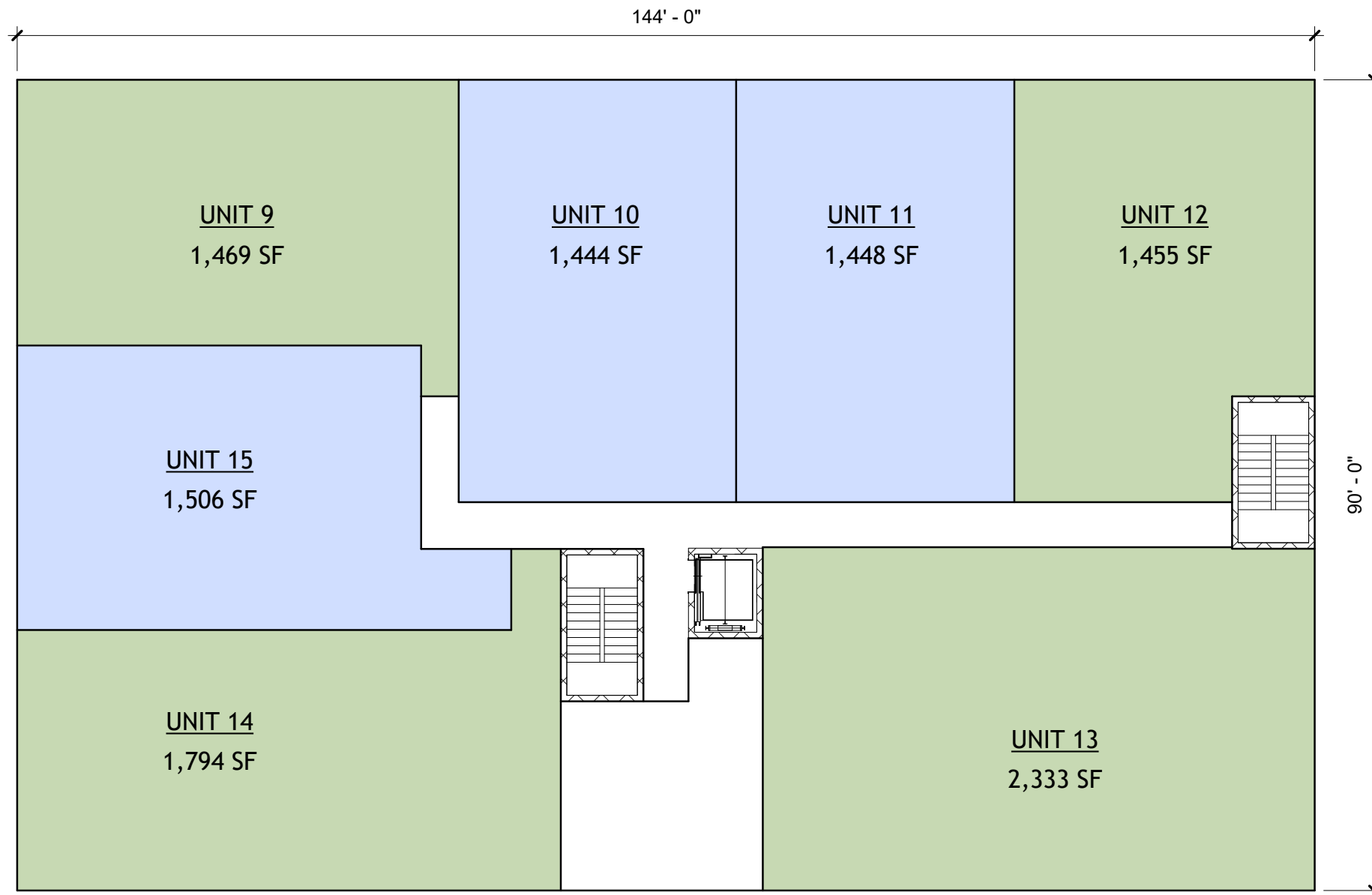
8 11,969 SF

2ND FLOOR

UNIT 9	3 BED	1,469 SF
UNIT 10	2 BED	1,444 SF
UNIT 11	2 BED	1,448 SF
UNIT 12	3 BED	1,455 SF
UNIT 13	3 BED	2,333 SF
UNIT 14	3 BED	1,794 SF
UNIT 15	2 BED	1,506 SF

7 11,449 SF
23,418 SF





① SECOND FLOOR OPTION 1
1/16" = 1'-0"

UNIT AREAS OPTION 1		
ROOM NAME	ROOM TYPE	AREA

1ST FLOOR

UNIT 1	3 BED	1,507 SF
UNIT 2	2 BED	1,450 SF
UNIT 3	2 BED	1,450 SF
UNIT 4	3 BED	1,450 SF
UNIT 5	3 BED	1,450 SF
UNIT 6	2 BED	1,400 SF
UNIT 7	3 BED	1,862 SF
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