

Request for a Work Session

Historic District Commission



Owner: RJF-Maplewood, LLC Applicant: RW Norfolk Holdings, LLC
(If different)

Address: 30 Temple Street, Suite 400 Address: 210 Commerce Way, Suite 300
(Street) (Street)

Nashua, NH, 03060 Portsmouth, NH, 03801
(City, State, Zip) (City, State, Zip)

Phone: (603) 672-0300 Phone: (603) 430-4000

Signature: [Signature] Signature: [Signature]

LOCATION OF STRUCTURE

Address: 111 Maplewood Avenue Portsmouth, NH, 03801

Map: 124 Lot: 8 Zoning District: CD5

Brief Description of Work: An approximately 75,000 SF, 4 1/2
story office building

Name of Presenter for HDC Work Session: Michael Kane, The Kane Company
Hiril Pandya, CBT Architects

	Meeting (01)	Meeting (02)	Meeting (03)	Meeting (04)	Meeting (05)
Date	1-9-19				
Fee Paid	\$200.00				
Payment Type	OL# 1351				

Revised 11 Apr 17

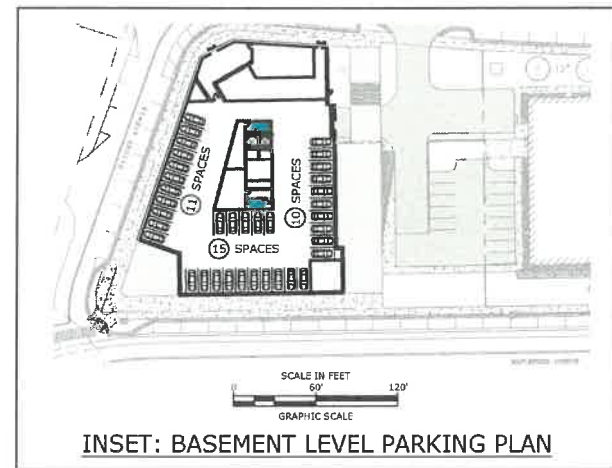
An aerial photograph of a city street grid. A prominent bridge with two tall pylons spans across the top of the image. The city below is densely packed with buildings, mostly multi-story structures. A large, bright blue rectangular area, possibly a pool or a large lot, is visible on the left side. The overall scene is captured from a high angle, showing the layout of streets and the distribution of buildings.

111 MAPLEWOOD AVENUE

FEBRUARY 6, 2019
HDC WORK SESSION



SITE



LEGEND

	PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED BUILDING
	PROPOSED PAVEMENT SECTION
	PROPOSED CONCRETE SIDEWALK
	PROPOSED BRICK SIDEWALK
	PROPOSED BOLLARD
	BUILDING
	TYPICAL COORDINATE
	30' RADIUS
	PROPOSED VERTICAL GRANITE CURB
	PROPOSED SLOPED GRANITE CURB

SITE DATA:
LOCATION: TAX MAP 124, LOT 8
OWNER: RJF-MAPLEWOOD, LLC
30 TEMPLE STREET, SUITE 400
NASHUA, NH 03060

ZONING DISTRICT: CHARACTER DISTRICT 5 (CDS)
DOWNTOWN OVERLAY DISTRICT
NORTH END INCENTIVE OVERLAY DISTRICT
HISTORIC DISTRICT

PROPOSED USE: OFFICE

PROPOSED LOT SIZE: ±1.10 ACRES (±47,873 SF)

DEVELOPMENT STANDARDS

BUILDING PLACEMENT (PRINCIPAL BUILDING):	REQUIRED	PROPOSED
MAXIMUM PRINCIPAL FRONT YARD:	5 FT	±11.3 FT
MAXIMUM SECONDARY FRONT YARD:	5 FT	±6 FT
SIDE YARD:	NR	
MINIMUM REAR YARD:	5 FT	N/A
MINIMUM FRONT LOT LINE BUILDOUT:	80%	±90.7%

BUILDING AND LOT OCCUPATION:	REQUIRED	PROPOSED
MAXIMUM BUILDING BLOCK LENGTH:	225 FT	194 FT
MAXIMUM FACADE MODULATION LENGTH:	100 FT	<100 FT
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	95%	±45.6%
MAXIMUM BUILDING FOOTPRINT:	*30,000 SF	21,000 SF
MINIMUM LOT AREA:	NR	
MINIMUM LOT AREA PER DWELLING UNIT:	NR	
MINIMUM OPEN SPACE:	5%	15.7%
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	<15,000 SF

*ZONING ORDINANCE 10.5A46.20 ALLOWS 30,000SF BUILDING FOOTPRINT WITH 20% COMMUNITY SPACE.

BUILDING FORM (PRINCIPAL BUILDING):	REQUIRED	PROVIDED
BUILDING HEIGHT:	**60 FT	<60 FT
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 IN	
MINIMUM GROUND STORY HEIGHT:	12 FT	
MINIMUM SECOND STORY HEIGHT:	10 FT	
FACADE GLAZING:		
STOOP FACADE TYPE	20% - 50%	
ALLOWED ROOF TYPES		FLAT
FLAT, GABLE, HIP, GAMBREL, MANSARD		

**ZONING ORDINANCE 10.5A46.20 ALLOWS A 1-STORY, UP TO 10' HEIGHT INCREASE WITH 20% COMMUNITY SPACE.

COMMUNITY SPACE:

	9575 SF	9600 SF
	20%	20%

PARKING REQUIREMENTS

PARKING SPACES REQUIRED:		
OFFICE	±74,000 SF	0 SPACES
DOWNTOWN OVERLAY DISTRICT		-4 SPACES
TOTAL MINIMUM PARKING SPACES REQUIRED =		0 SPACES
TOTAL PARKING SPACES PROVIDED:		
TOTAL PARKING SPACES PROVIDED =		41 SPACES*
TWO (2) ADA ACCESSIBLE SPACES REQUIRED		

PARKING STALL SIZE:
DRIVE AISLE: 8.5' X 19' (REQUIRED) / 8.5' X 22' (PROVIDED)
**ZONING ORDINANCE 10.1114.21 ALLOWS MINIMUM 22' AISLE WIDTH FOR 90 DEGREE PARKING IN A PARKING STRUCTURE

- SITE NOTES:**
- STRIPED PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES SHALL BE THERMOPLASTIC MATERIAL. THERMOPLASTIC MATERIAL SHALL MEET THE REQUIREMENTS OF AASHTO M249. (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F").
 - ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
 - SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
 - CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
 - PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
 - THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
 - CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
 - ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
 - COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAY WITH THE CITY OF PORTSMOUTH.
 - CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
 - SEE ARCHITECTURAL/BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
 - ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
 - CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
 - ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
 - COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RETAINING WALL DESIGN FROM STRUCTURAL ENGINEER AND/OR WALL MANUFACTURER. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT WALL IN ACCORDANCE WITH DESIGN APPROVED BY THE ENGINEER. RETAINING WALL SHALL BE SEGMENTAL BLOCK WALL SYSTEM AS OUTLINED IN THE DETAILS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

PRELIMINARY

SCALE IN FEET
0 30' 60'
GRAPHIC SCALE

Proposed Office Building

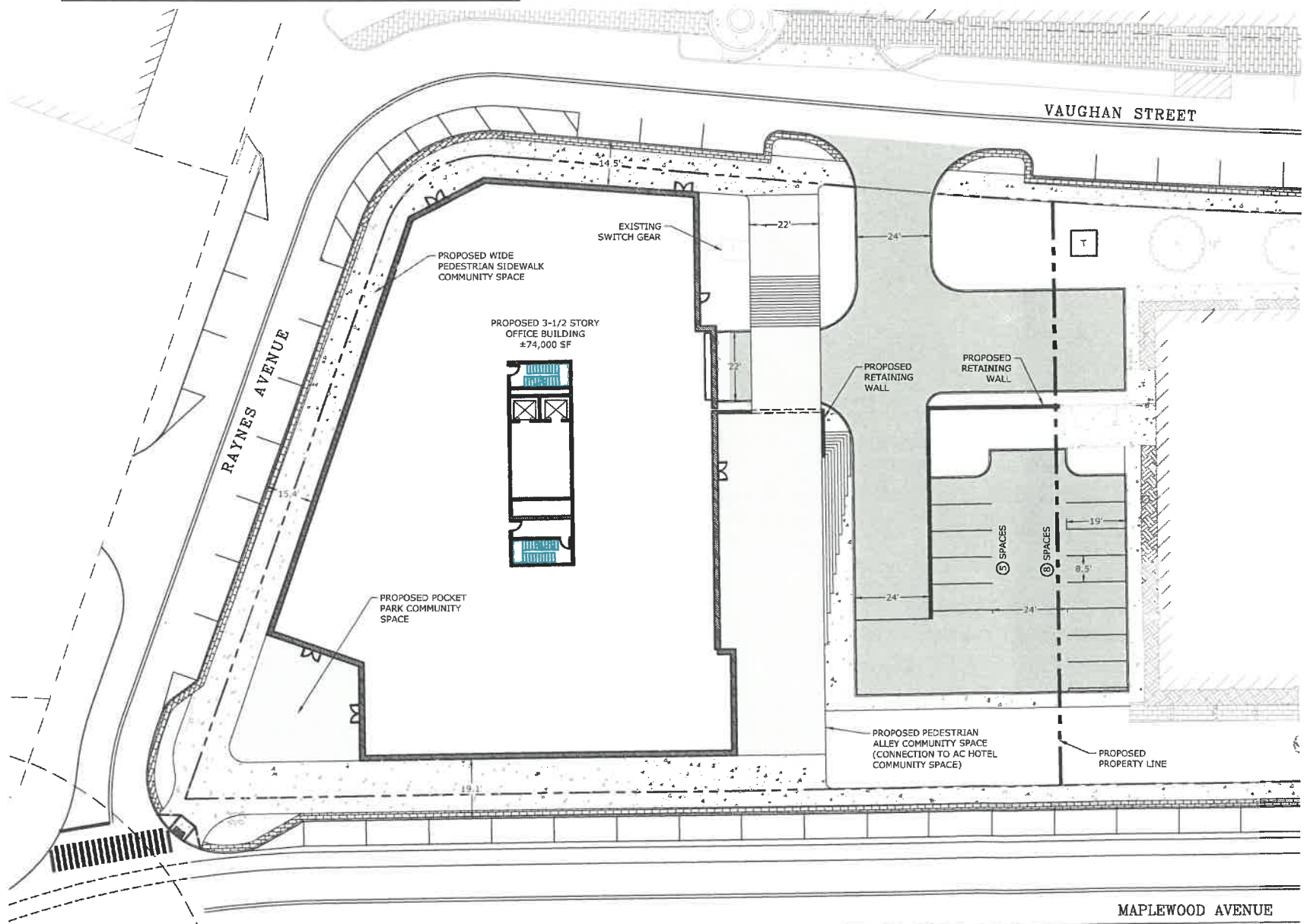
RW Norfolk Holdings, LLC

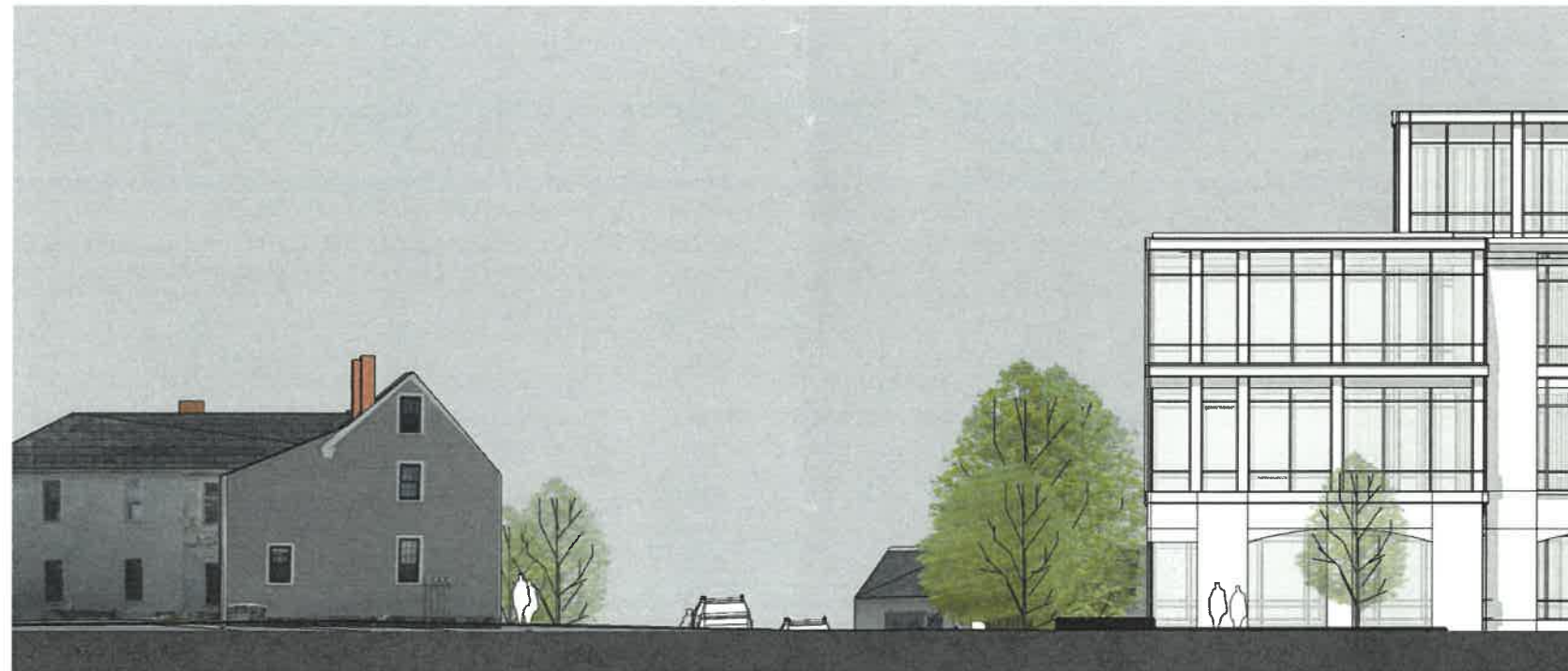
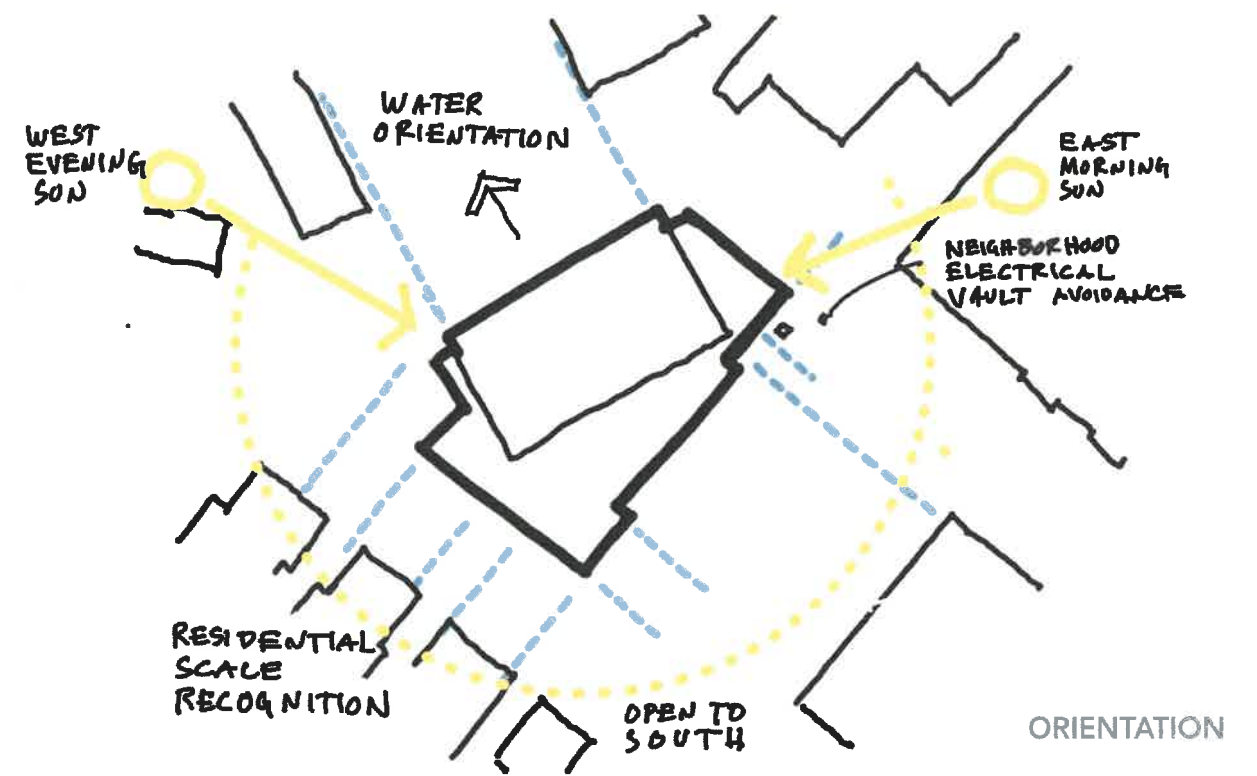
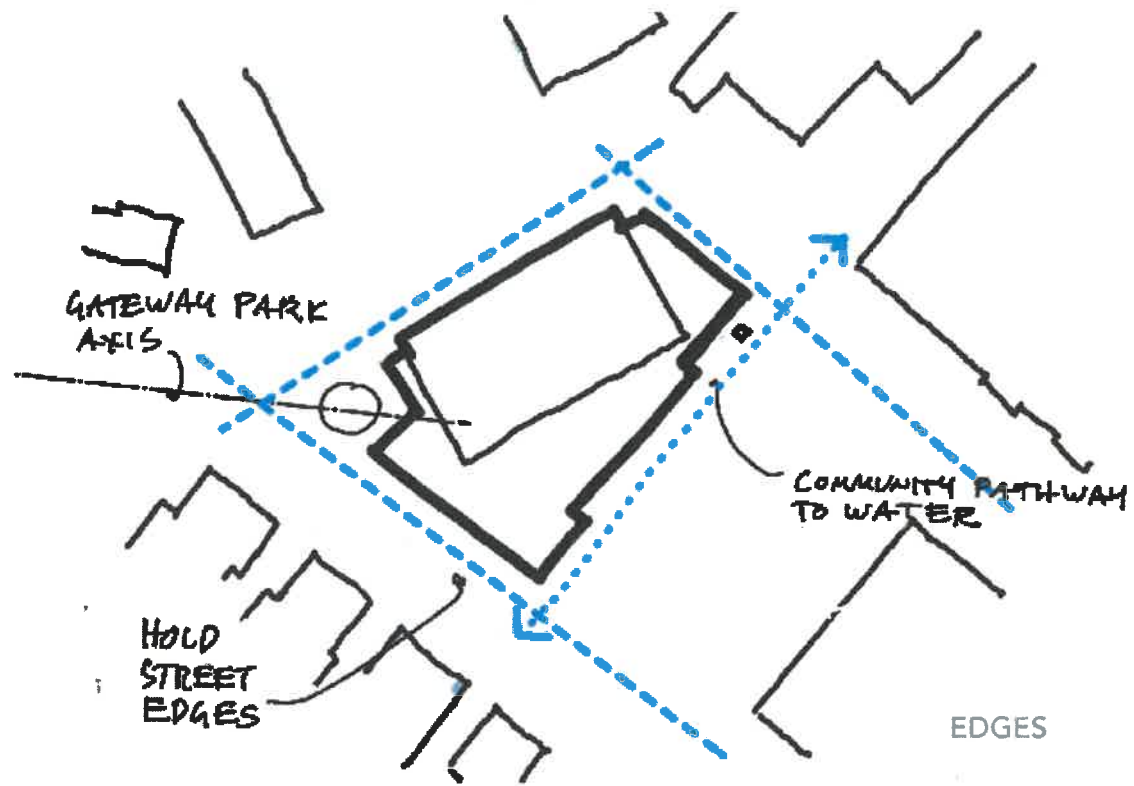
Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
PROJECT NO:		K-0076-019
DATE:		02/04/2019
FILE:		K-0076-019_C-SITE.dwg
DRAWN BY:		NAH
CHECKED:		PHC
APPROVED:		BLM

SITE PLAN
SCALE: AS SHOWN
C-103

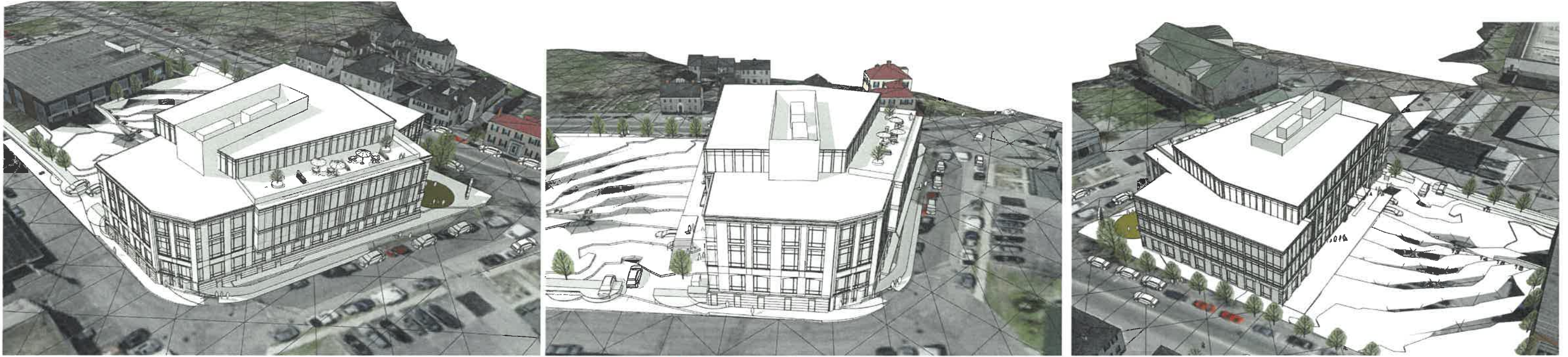
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MAPLEWOOD AVE SECTION

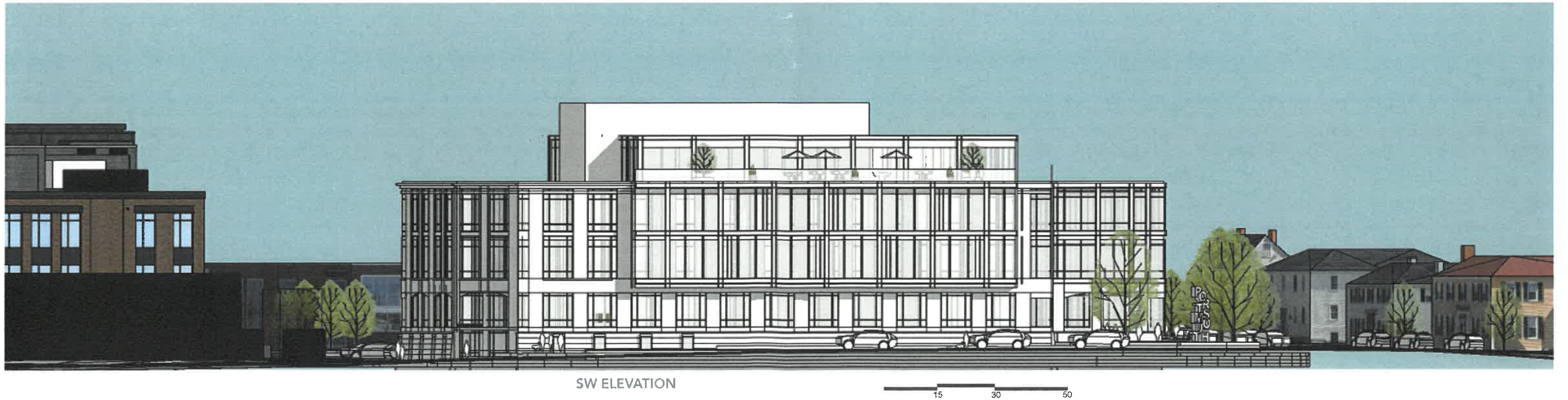
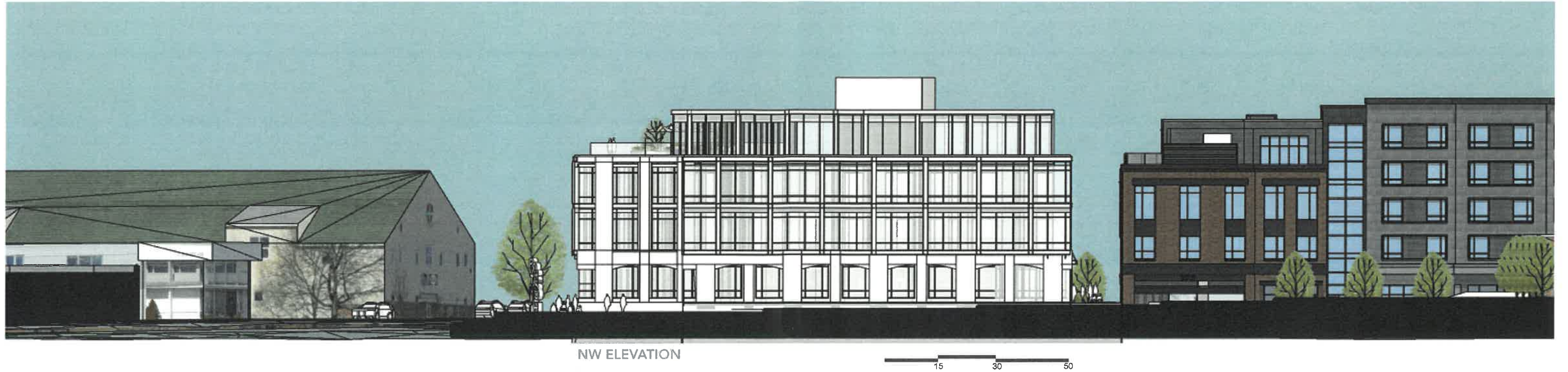
MASSING DIAGRAMS



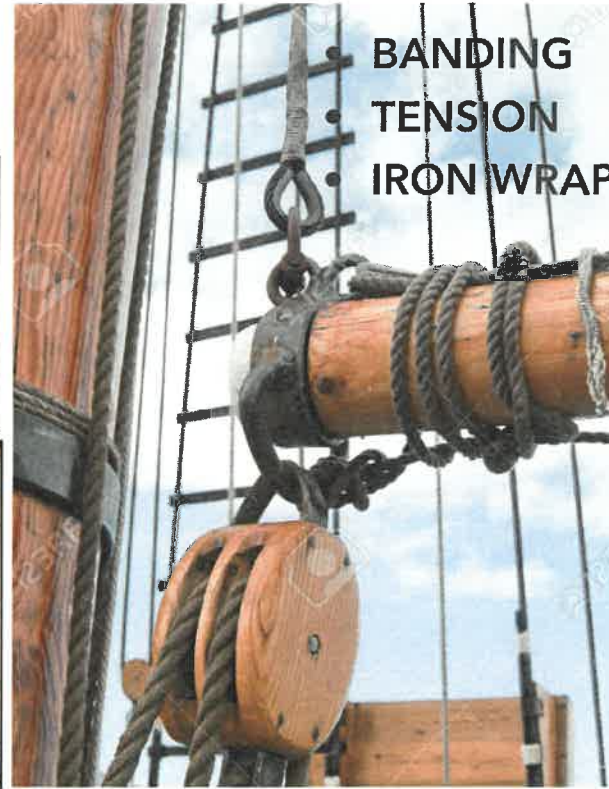
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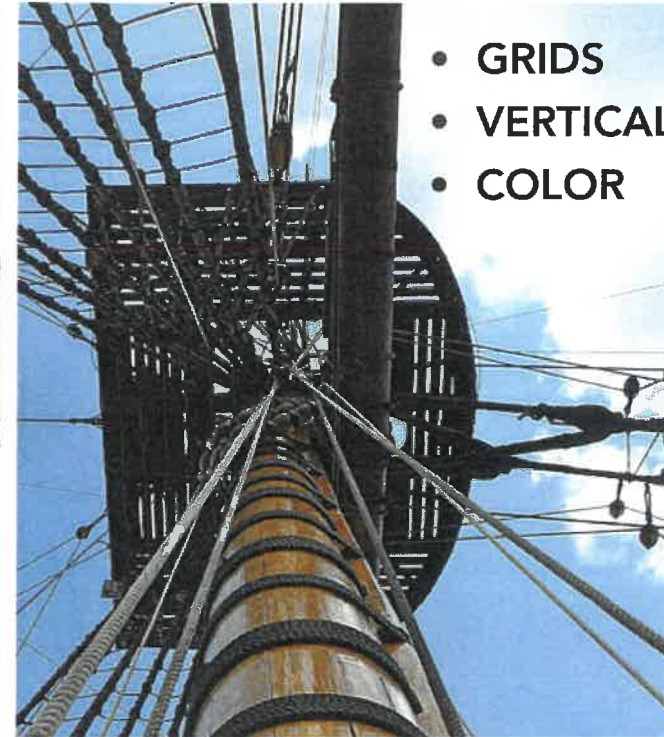
SECTIONS



SECTIONS



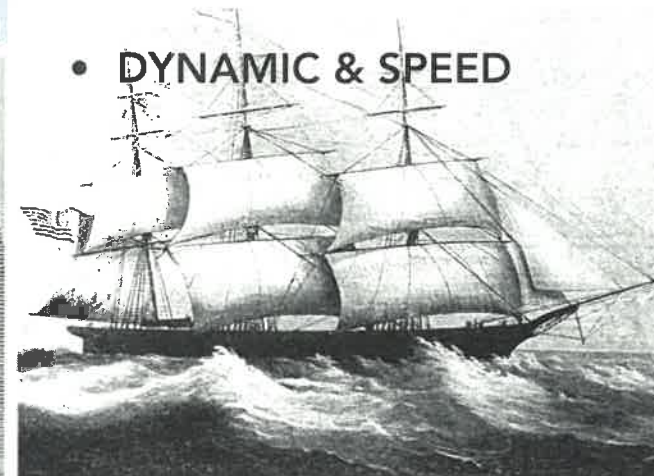
- BANDING
- TENSION
- IRON WRAP



- GRIDS
- VERTICAL
- COLOR

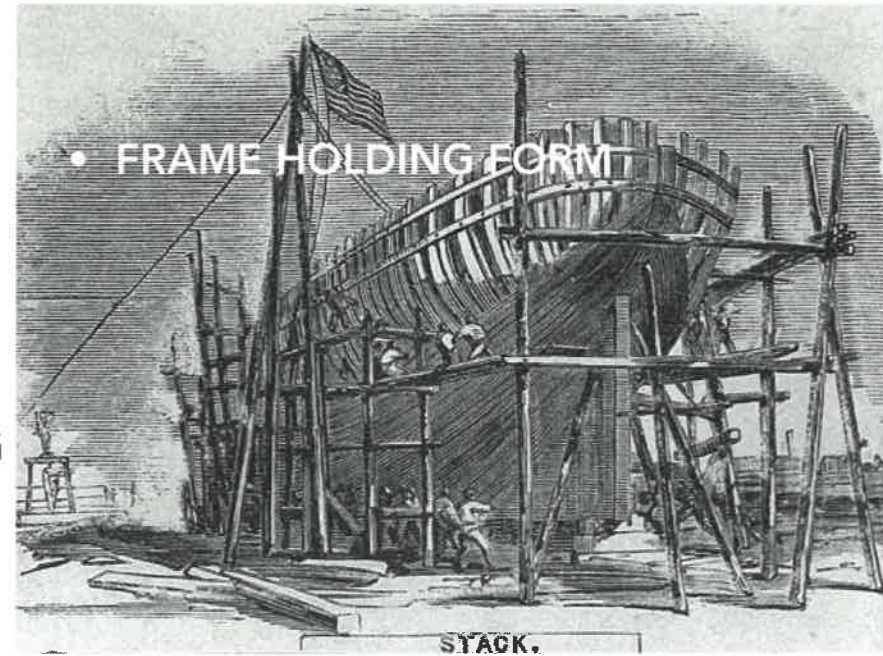


- TONE
- HOOPS + STAVES



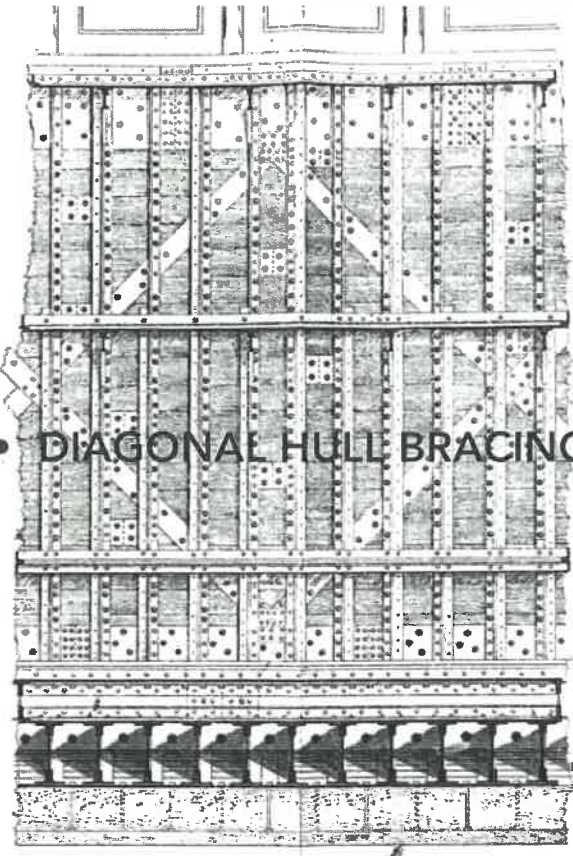
- DYNAMIC & SPEED

th. 220' WITCH OF THE WAVE Tonnage

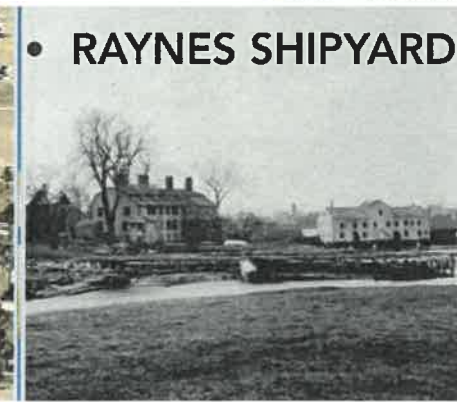


- FRAME HOLDING FORM

STACK.



- DIAGONAL HULL BRACING



- RAYNES SHIPYARD

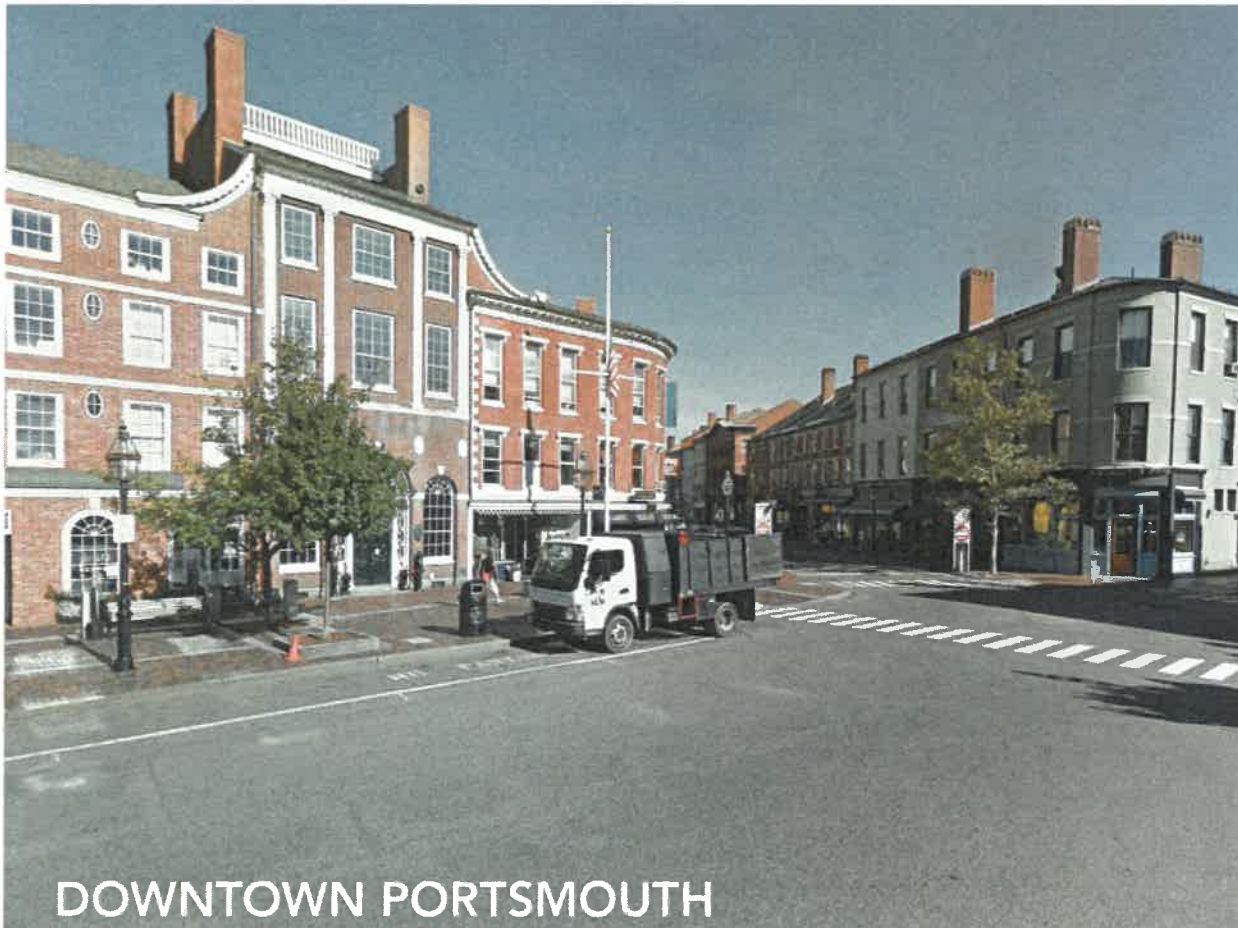
PROJECT CHARACTER



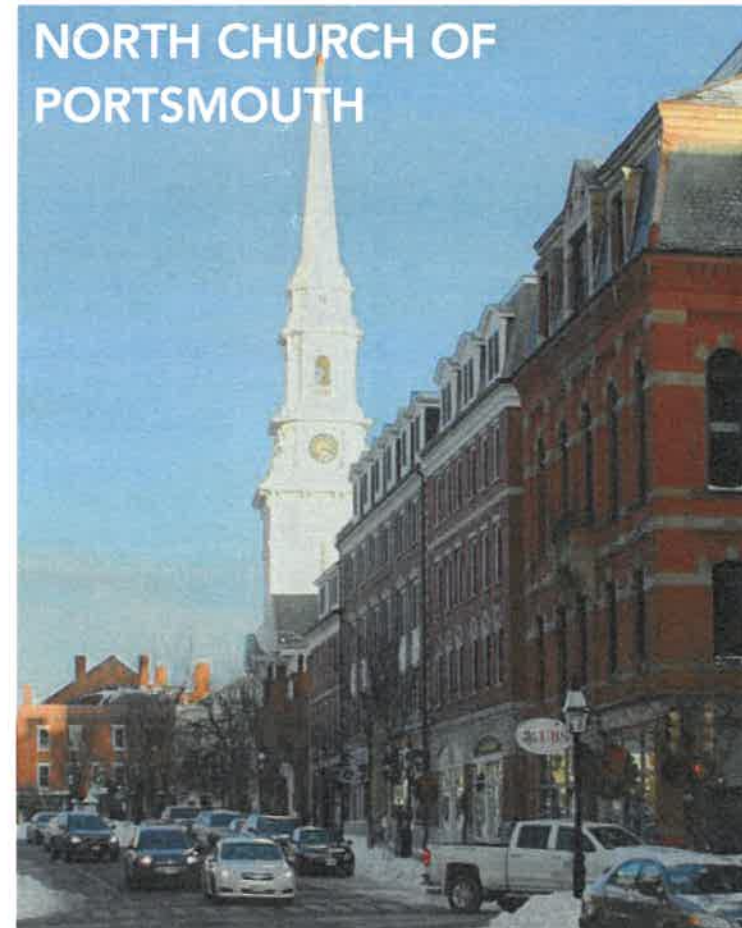
HISTORIC PORTSMOUTH



Photo by Kimberly Rosaberry



DOWNTOWN PORTSMOUTH



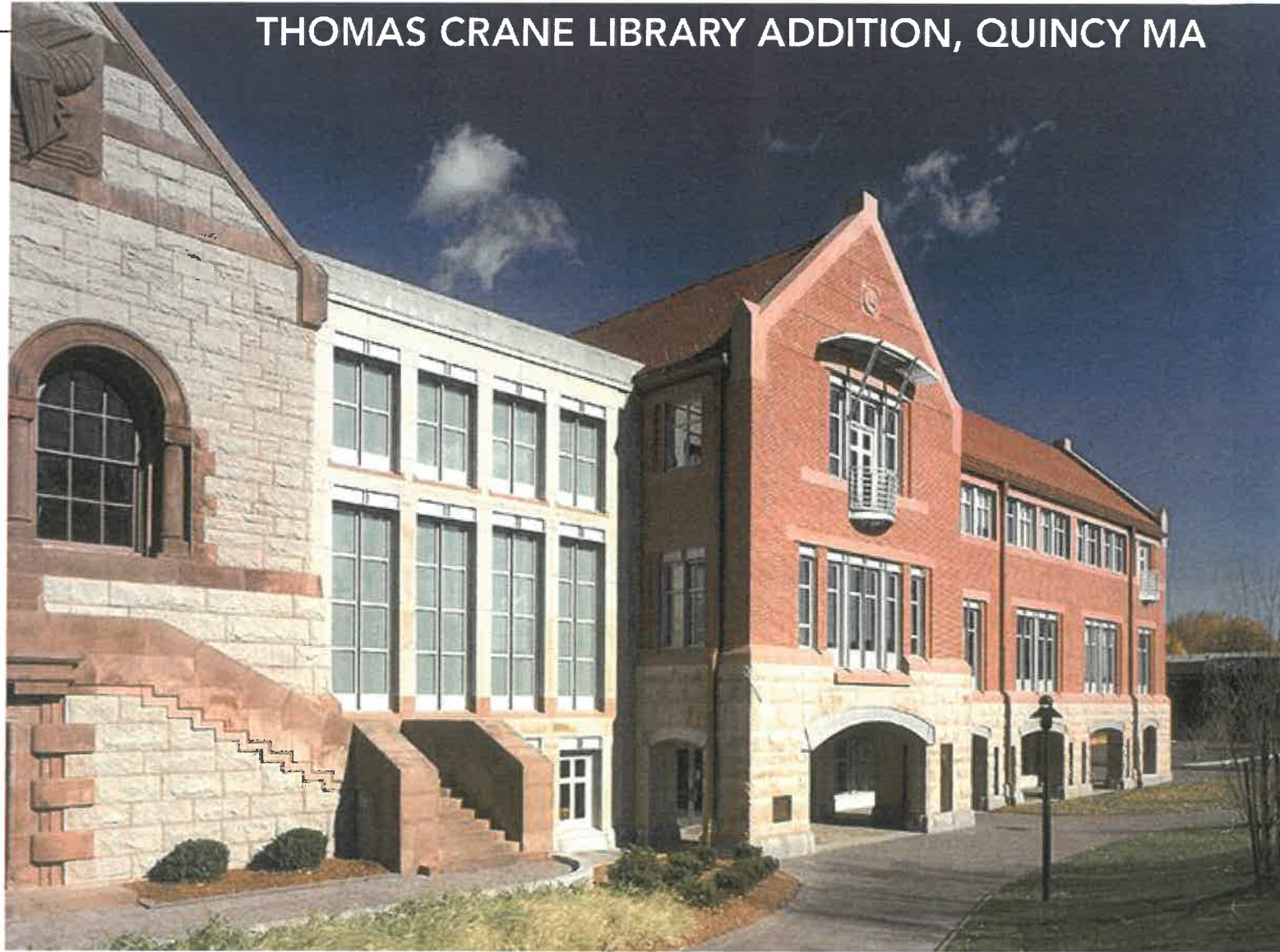
NORTH CHURCH OF PORTSMOUTH



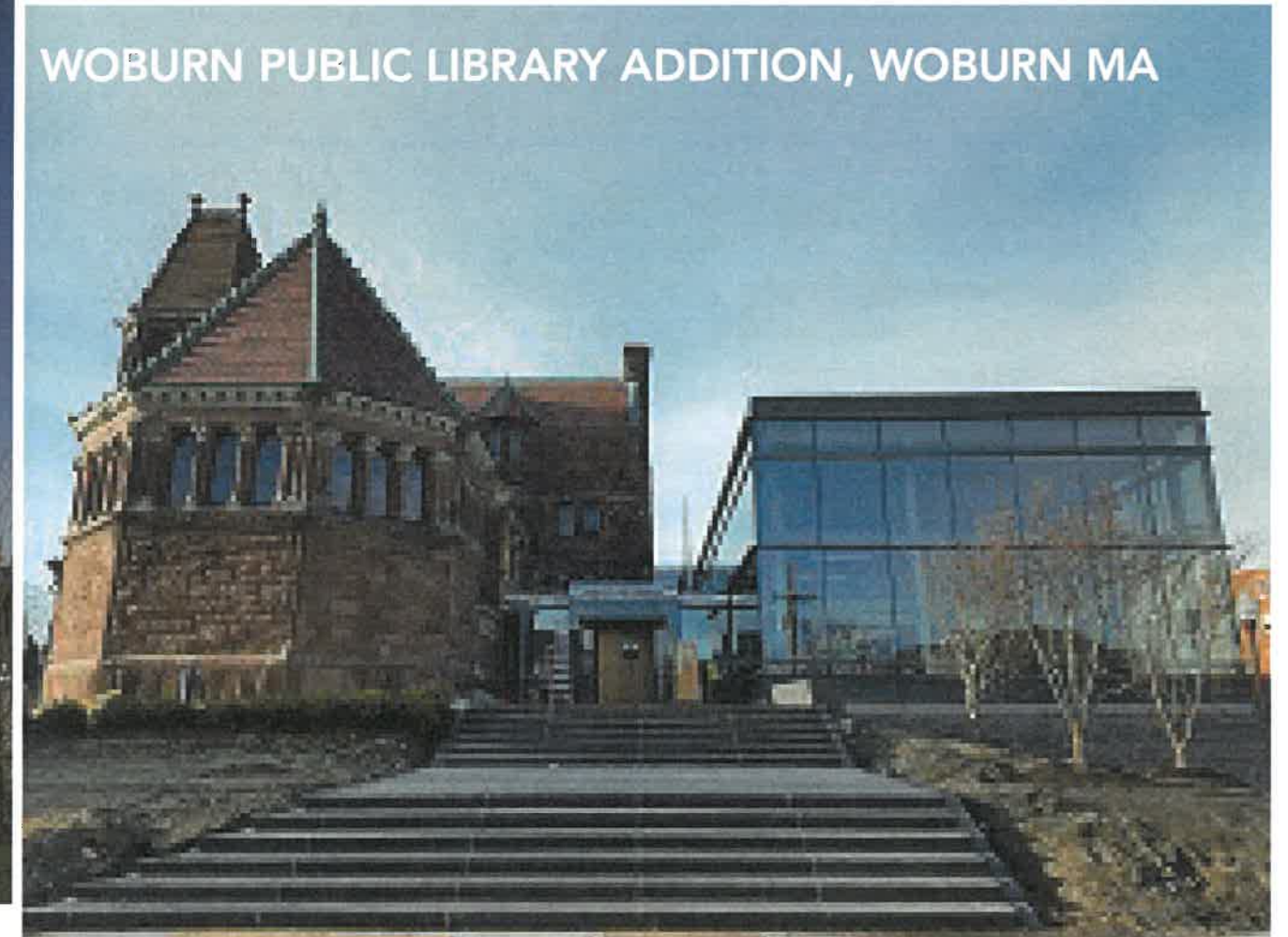
PORTSMOUTH WATERFRONT

PORTSMOUTH CHARACTER

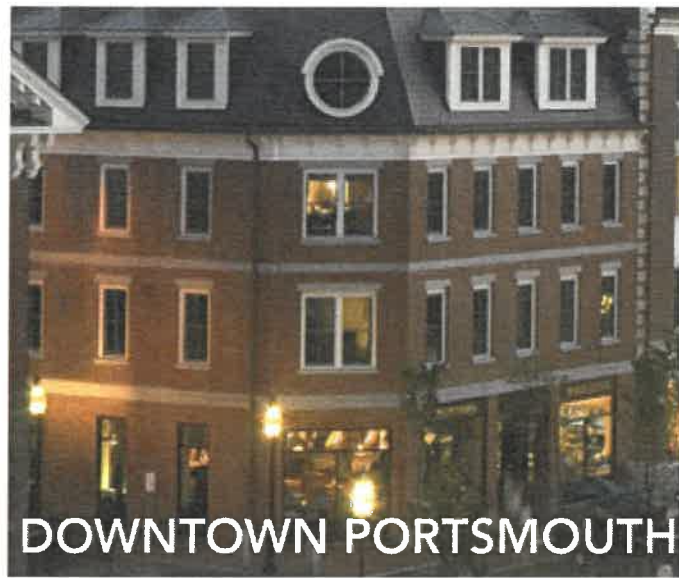
THOMAS CRANE LIBRARY ADDITION, QUINCY MA



WOBURN PUBLIC LIBRARY ADDITION, WOBURN MA



TRANSITIONAL



DOWNTOWN PORTSMOUTH



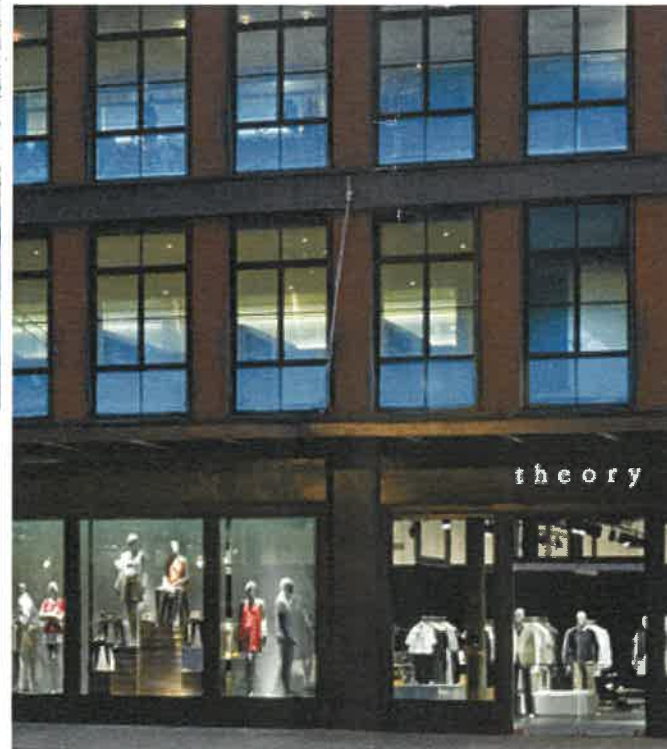
414 WEST 14TH STREET



SADLER GATE STUDIOS



OFFICE BUILDING, NEWBUYPORT



BRISTOL OFFICE BUILDING

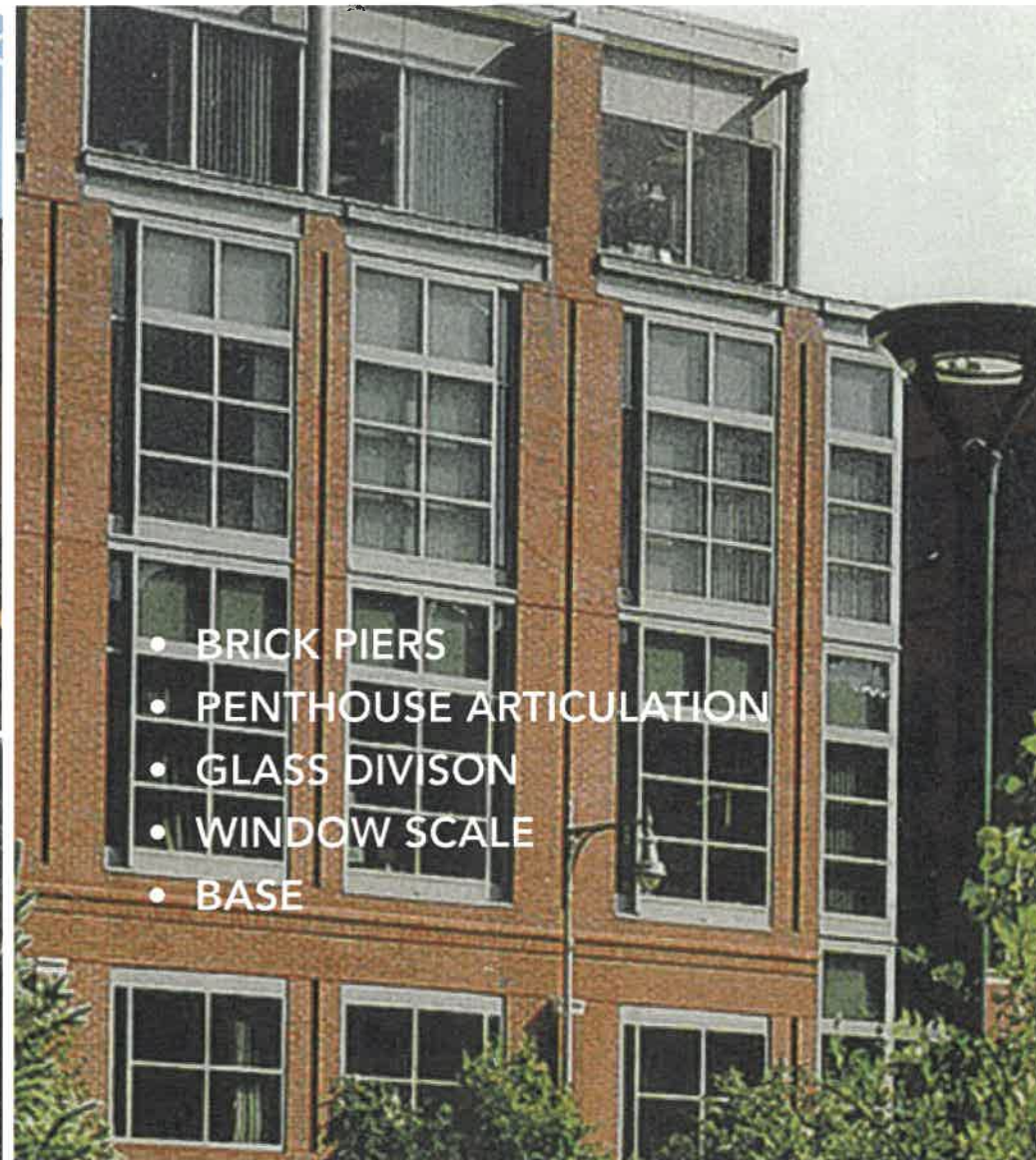


ONE HARBOR PLACE, PORTSMOUTH

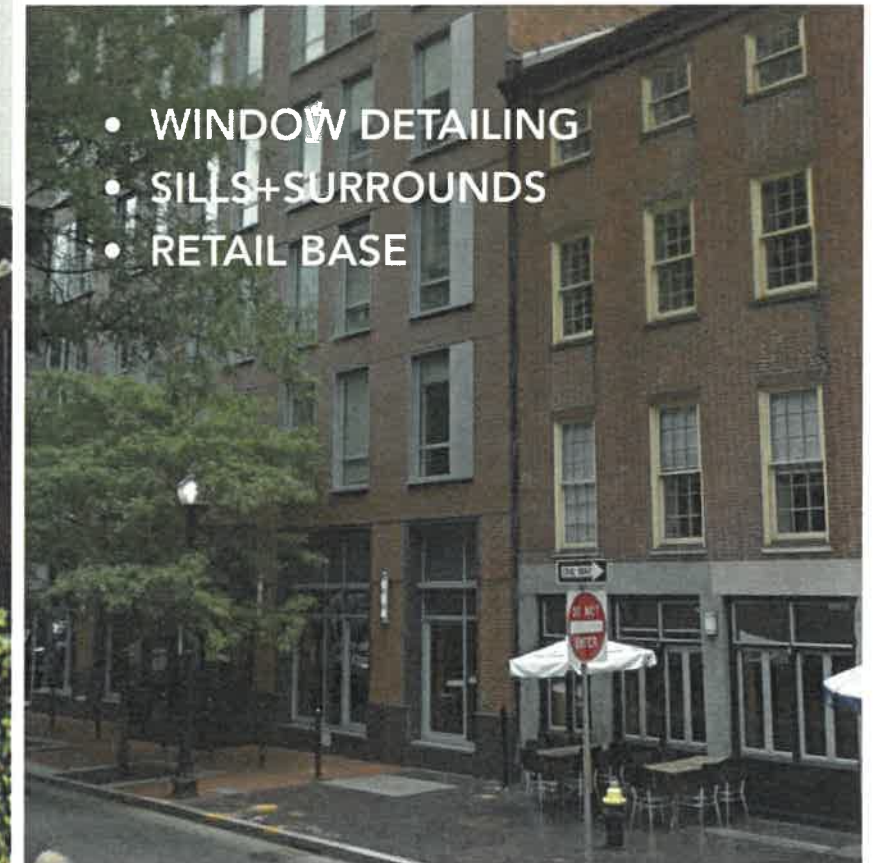
CONTEMPORARY TRADITIONAL



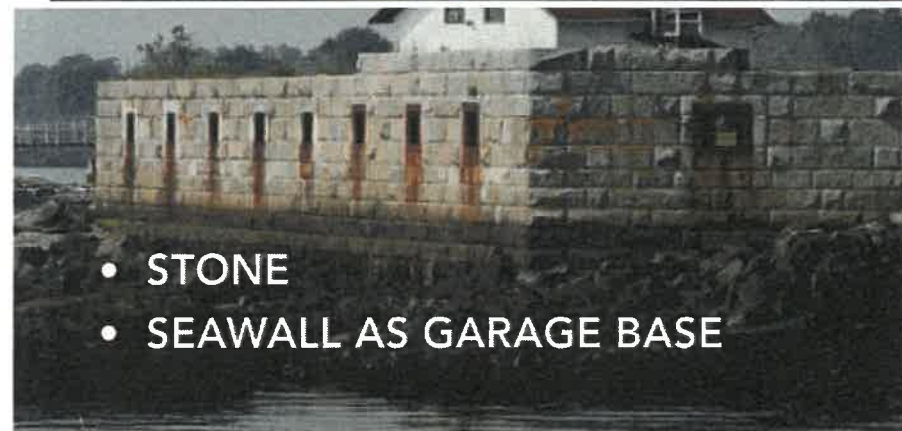
- METAL FRAMEWORK
- COLOR
- WINDOW SCALE



- BRICK PIERS
- PENTHOUSE ARTICULATION
- GLASS DIVISION
- WINDOW SCALE
- BASE



- WINDOW DETAILING
- SILLS+SURROUNDS
- RETAIL BASE



- STONE
- SEAWALL AS GARAGE BASE



- BRICK MEETS STONE
- WINDOW SCALE
- RHYTHM

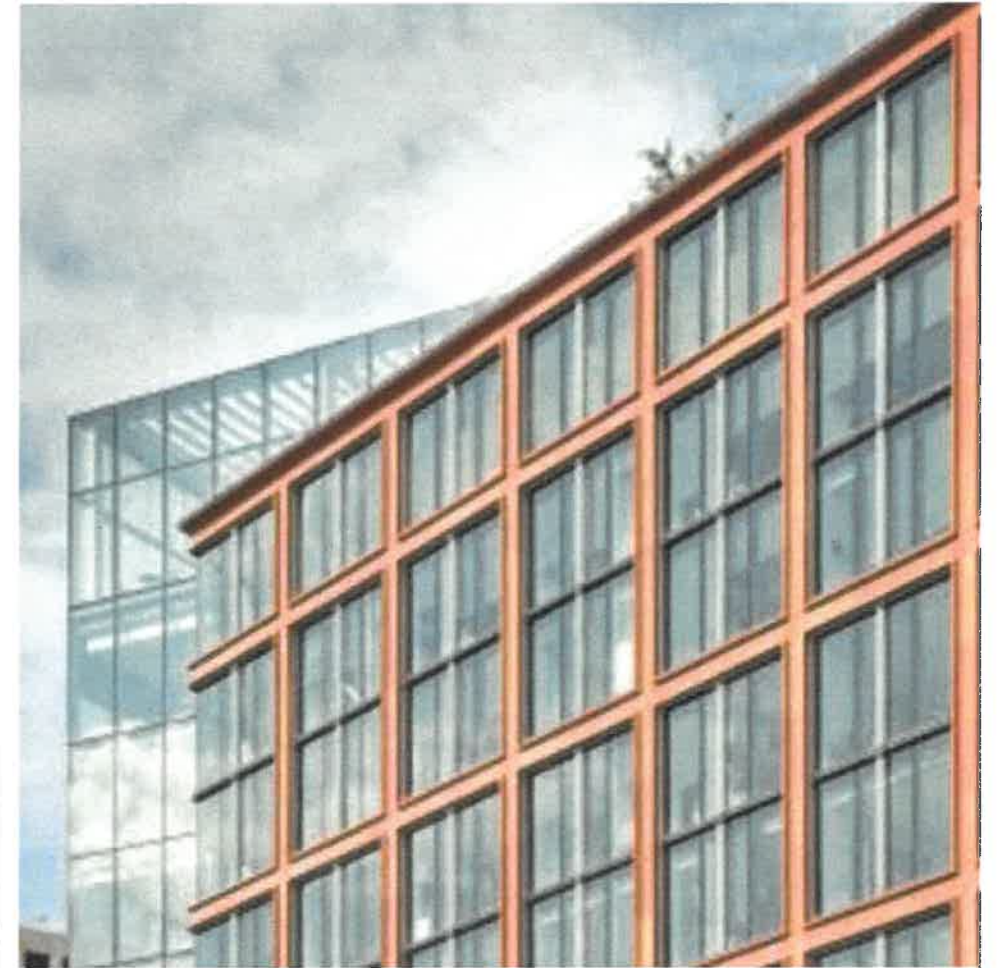


- WOOD & METAL FILIGREE
- WESTERN SOLAR CONTROL

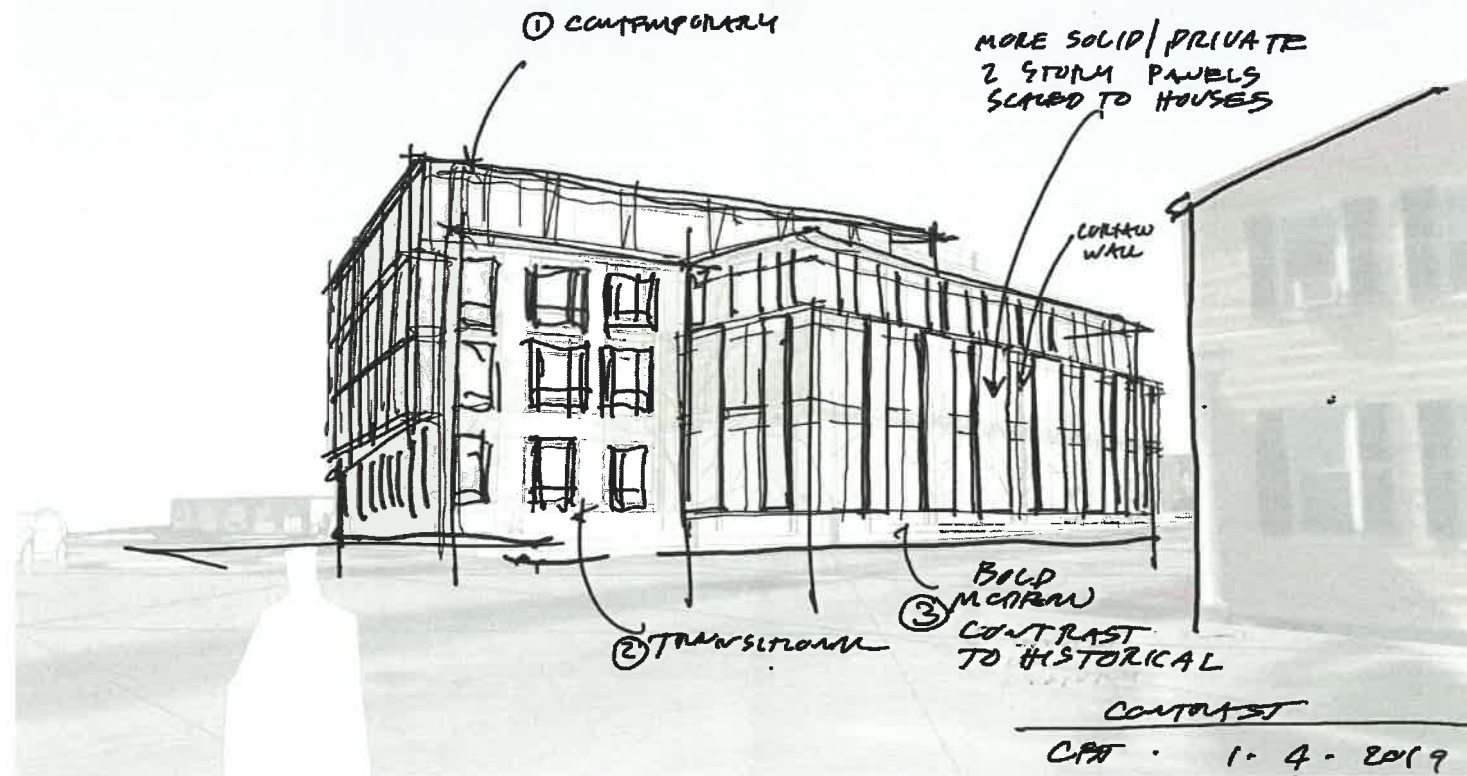
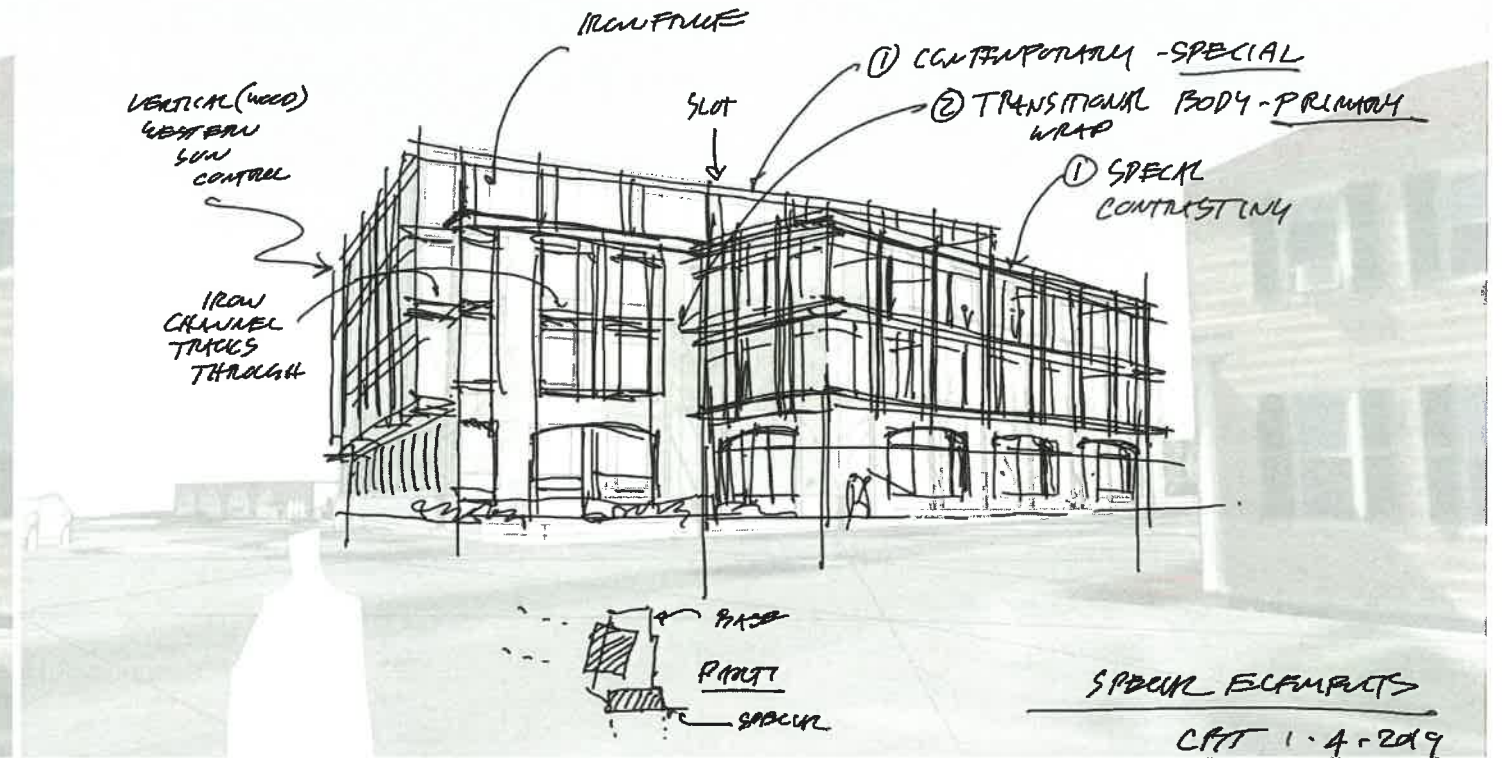
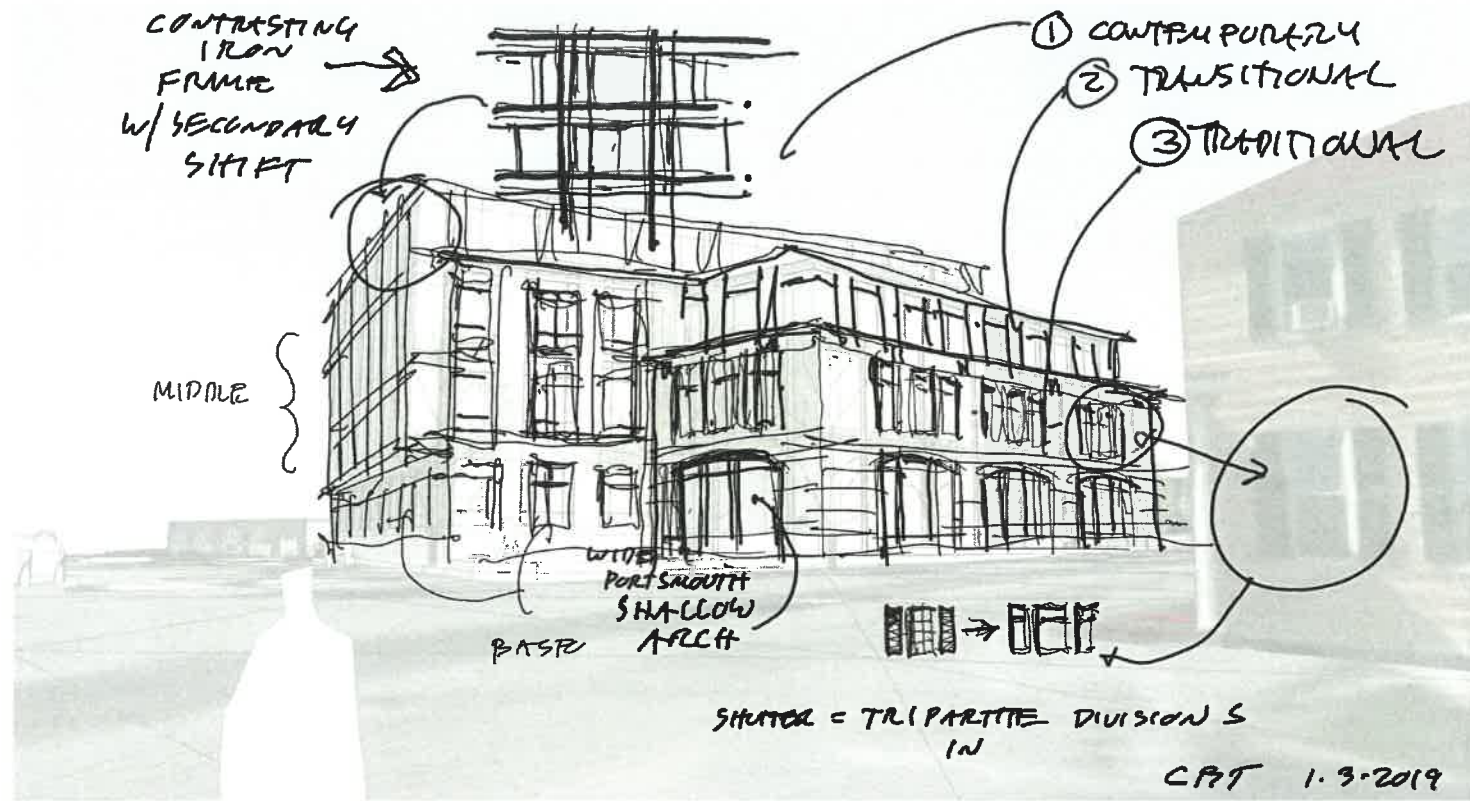


- WINDOW SCALE
- LAYERED FRAME
- COLOR
- WOOD ON FACADE

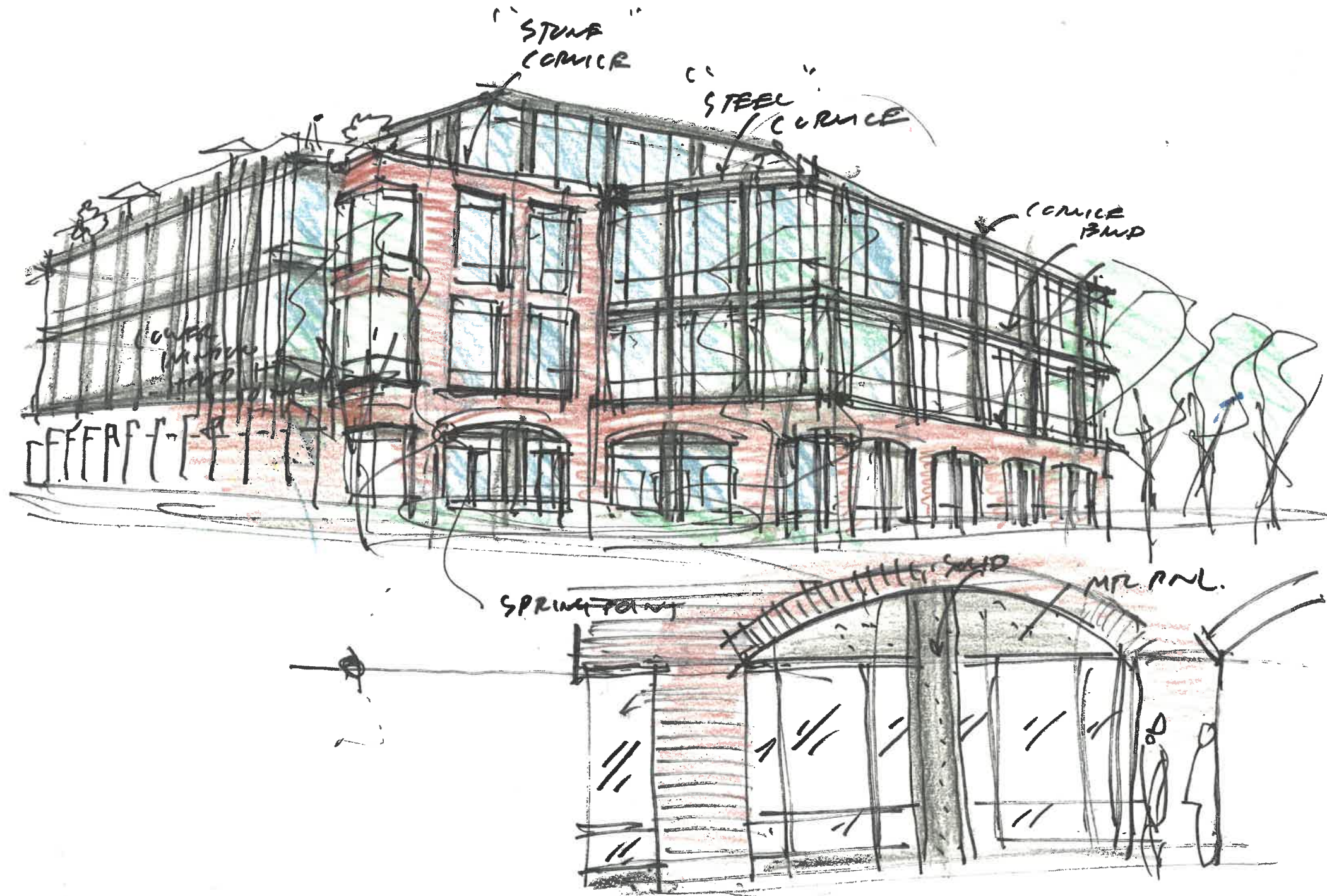
FACADE CHARACTER



PROJECT PRECEDENTS



CONCEPT SKETCH



SKETCH DETAIL





MAPLEWOOD AVE AND RAYNES AVE VIEW