

46-64 Maplewood Avenue

Planning Board Request for Recommendation

July 2017

46 Maplewood LLC is requesting a recommendation to the Historic District Commission to approve a Conditional-Use Permit (CUP) for the property located at 46-64 Maplewood Avenue.

- The CUP is for a relief of 45' in building height where 40' is allowed.
- The CUP is for relief from the Ordinance definition of Penthouse which stipulates a setback of 15' from all roof edges and total floor area not exceeding 50% of the story below. The proposed development has a 0' setback at the Maplewood-Deer Street intersection and is 62% of the floor area below.

Thank you for your consideration in this approval process.

Sincerely,



Jennifer Ramsey

SOMMA Studios on behalf of 46 Maplewood LLC



SOMMA

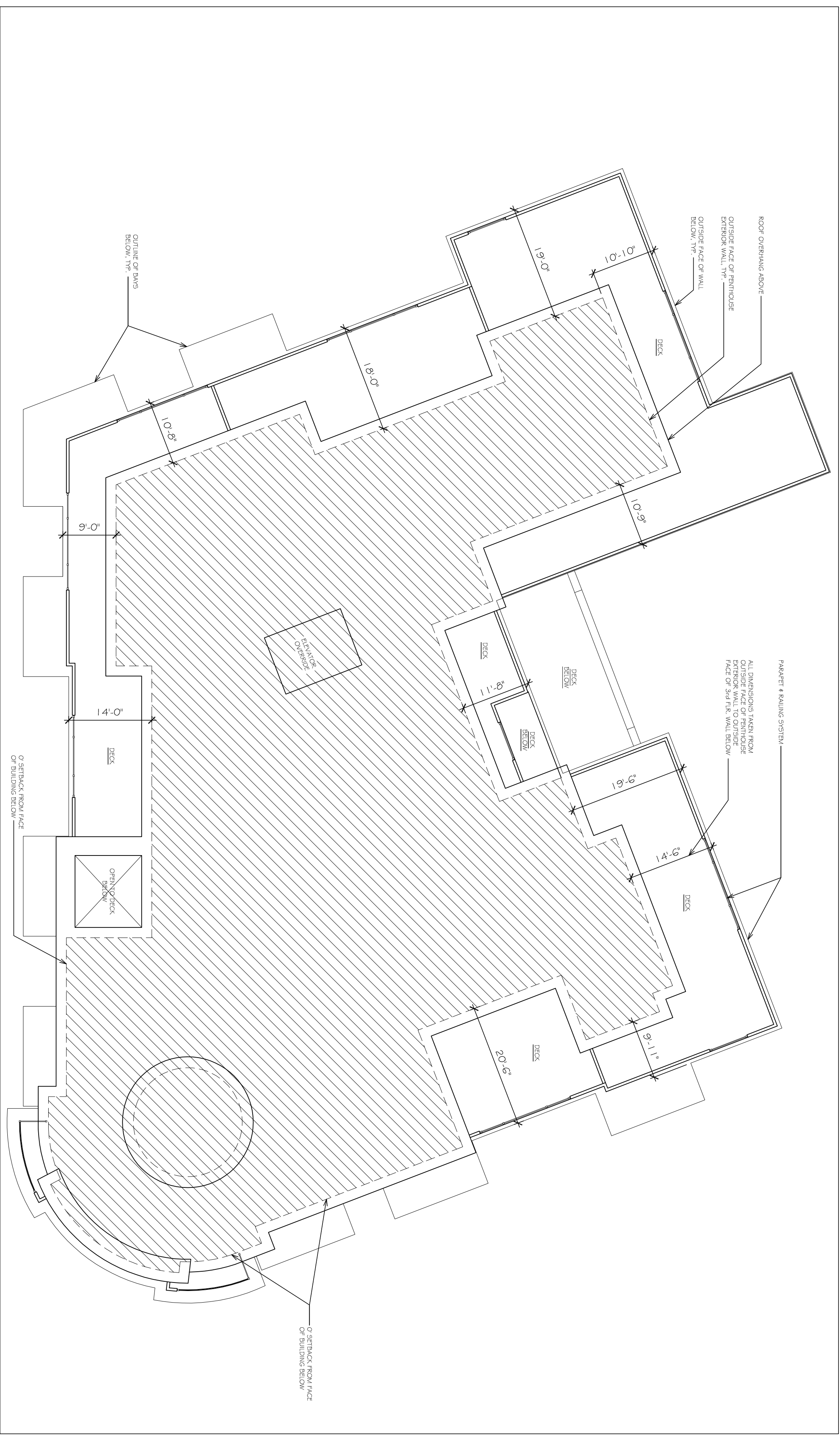
CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW)

A. CIVIC SPACE: WE ARE PROVIDING PERMANENTLY ACCESSIBLE, PUBLIC, OPEN SPACE SUCH AS: WIDENED SIDEWALKS, PLAZAS AND PEDESTRIAN-ONLY THROUGHWAYS. [THIS WILL TALLY MORE THAN 30% OF OUR LOT SIZE]. WE HAVE SPOKEN WITH THE ADJUTTING PROPERTY, (aka VFW) AND WILL BE DRAFTING AN EASEMENT WITH THEM TO EXTEND LANDSCAPING UP TO THEIR BUILDING AND MAKE COSMETIC IMPROVEMENTS TO THEIR BUILDING TO IMPROVE THE EXPERIENCE BETWEEN AND AROUND THESE TWO (2) NEIGHBORING STRUCTURES.

B. PARKING: WE ARE PROVIDING UNDERGROUND AND CONCEALED PARKING. WE ARE ALSO DIMINISHING AND BEAUTIFYING THE REMAINING SURFACE PARKING ON THE ADJACENT LOT.

C. BUILDING MATERIALS: WE ARE USING HIGH QUALITY BUILDING MATERIALS SUCH AS MASONRY, GLASS, METAL, HIGH QUALITY WINDOWS, STOREFRONT SYSTEMS & AND AWNING ASSEMBLIES.

D. BUILDING SCALE ELEMENTS: SCALING ELEMENTS, DETAILS AND MASSING TECHNIQUES FOCUSING ON THE PEDESTRIAN EXPERIENCE HAVE BEEN IMPLEMENTED SUCH AS STEPPING THE BUILDING, HORIZONTAL BANDS, EAVE BANDS AND DECORATIVE BUILDING CAPS, AWNINGS, PILASTERS AND COLUMNS AS WELL AS VARIED WINDOWS, DOOR SIZES AND MULTIPLE POINTS OF ENTRY.



PROPOSED ROOF PLAN

SCALE: N.T.S.

CONDITIONAL USE PERMIT QUALIFYING CRITERIA

REQUEST FOR 0'-0" SETBACK FROM FACE OF BUILDING BELOW WHERE 15'-0" MINIMUM IS REQUIRED.
 REQUEST FOR 62% SQUARE FOOTAGE OF FLOOR BELOW WHERE MAXIMUM 50% IS ALLOWED.

46 MAPLEWOOD AVENUE Portsmouth, New Hampshire

SOMMA Studios 603/766.3760

Amoskeag Architectural 603/606.7878

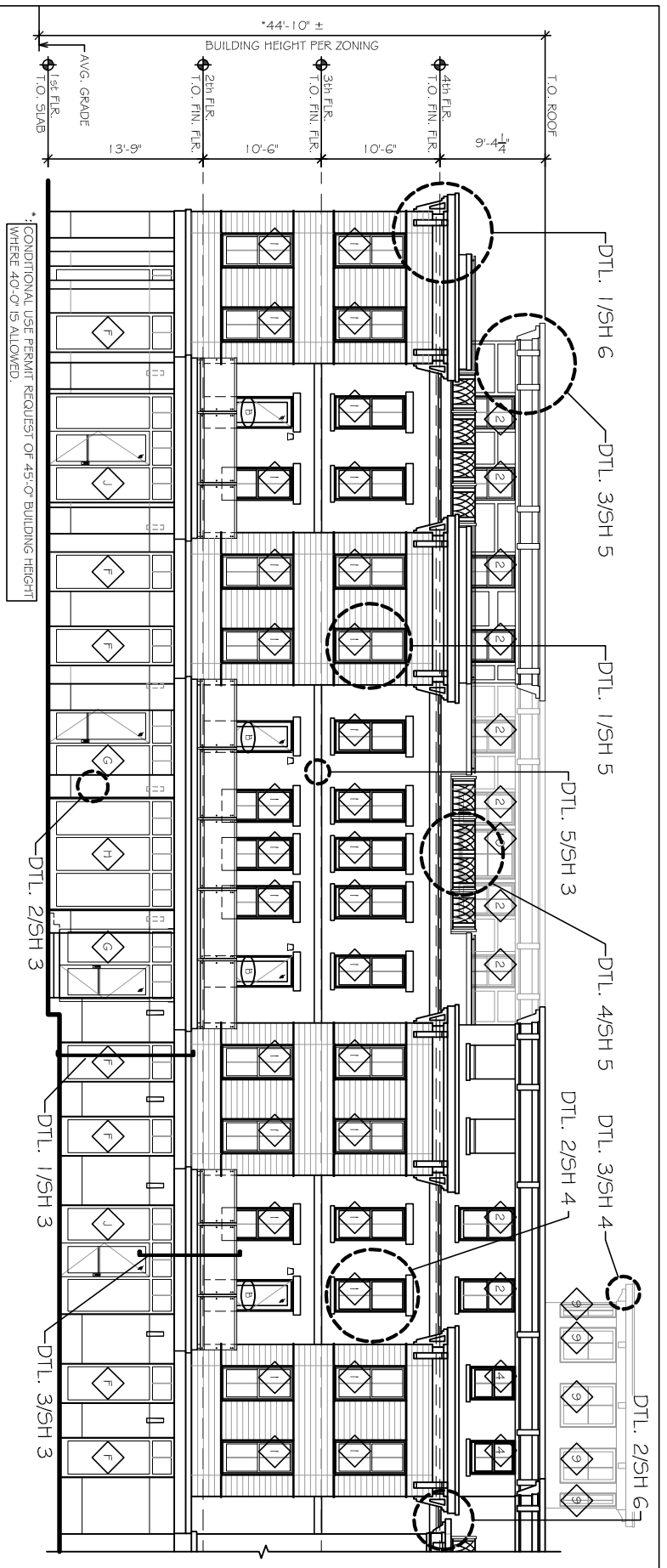
SCALE: AS NOTED

PH

6.7.17

SH.1

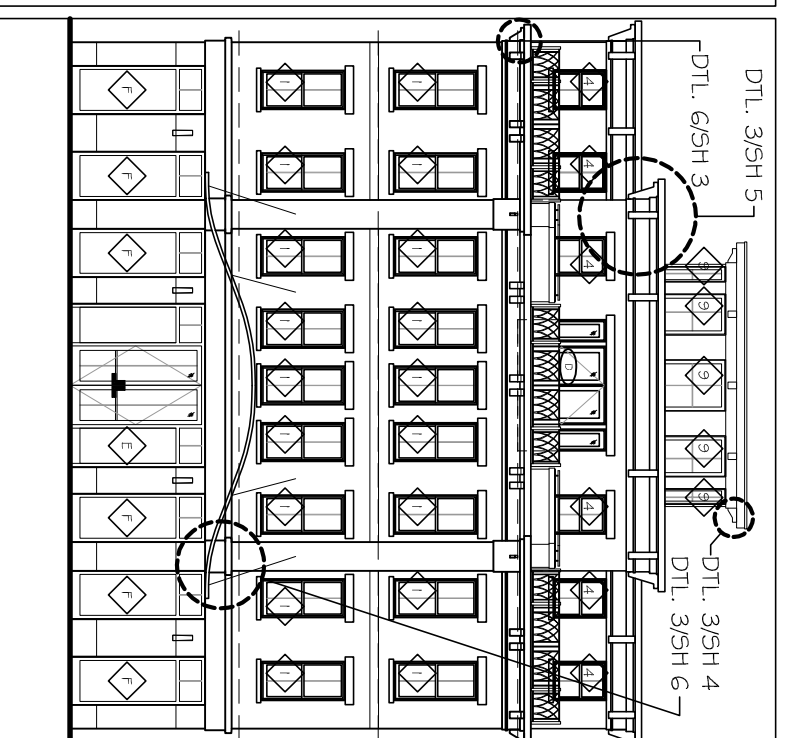




PROPOSED MAPLEWOOD AVENUE ELEVATION

SCALE: N.T.S.

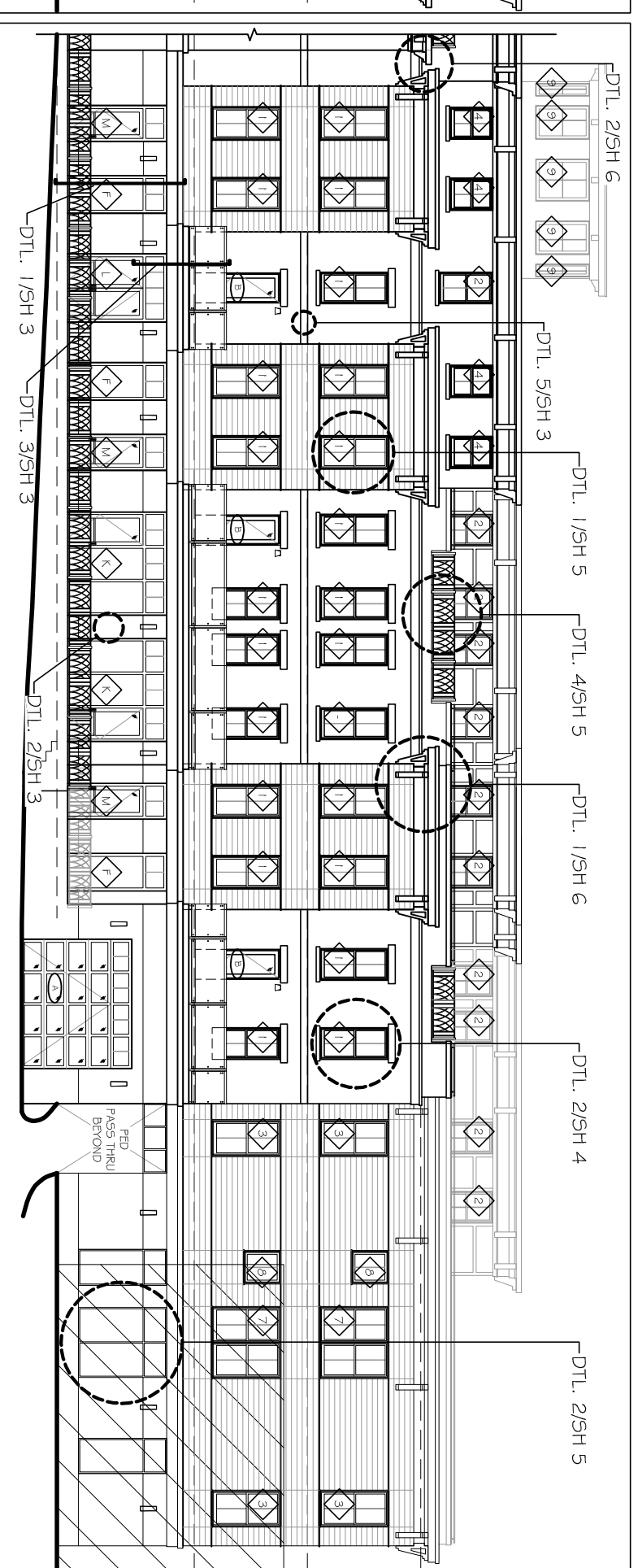
CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C & D



PROPOSED MAPLEWOOD/DEER CORNER

SCALE: N.T.S.

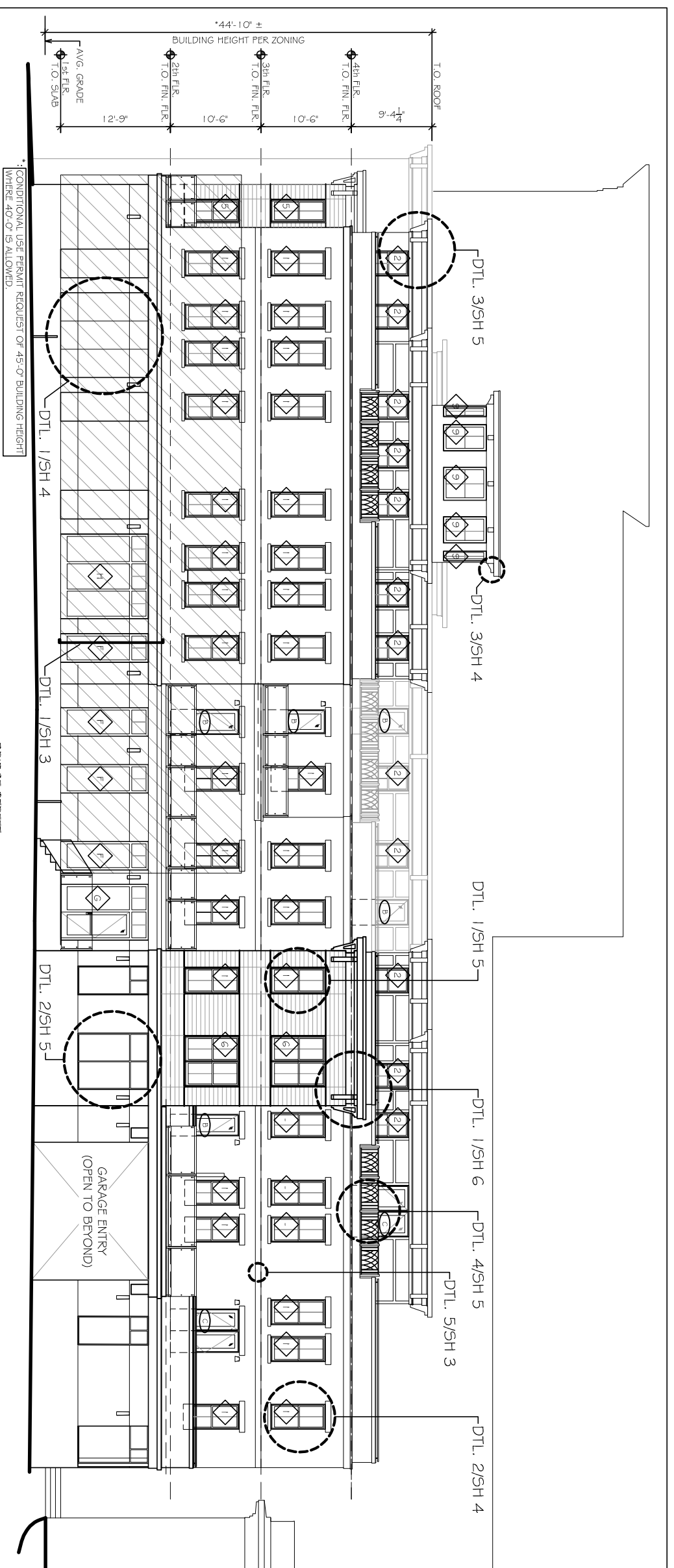
[CURVED ELEVATION HAS BEEN FLATTENED FOR VIEWING PURPOSES]



PROPOSED DEER STREET ELEVATION

SCALE: N.T.S.

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): B, C & D



PROPOSED BRIDGE STREET ELEVATION

SCALE: N.T.S.

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): B, C & D



PROPOSED PEDESTRIAN WAY ELEVATION

SCALE: N.T.S.

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C & D

KEY

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW)

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46 MAPLEWOOD AVENUE Portsmouth, New Hampshire

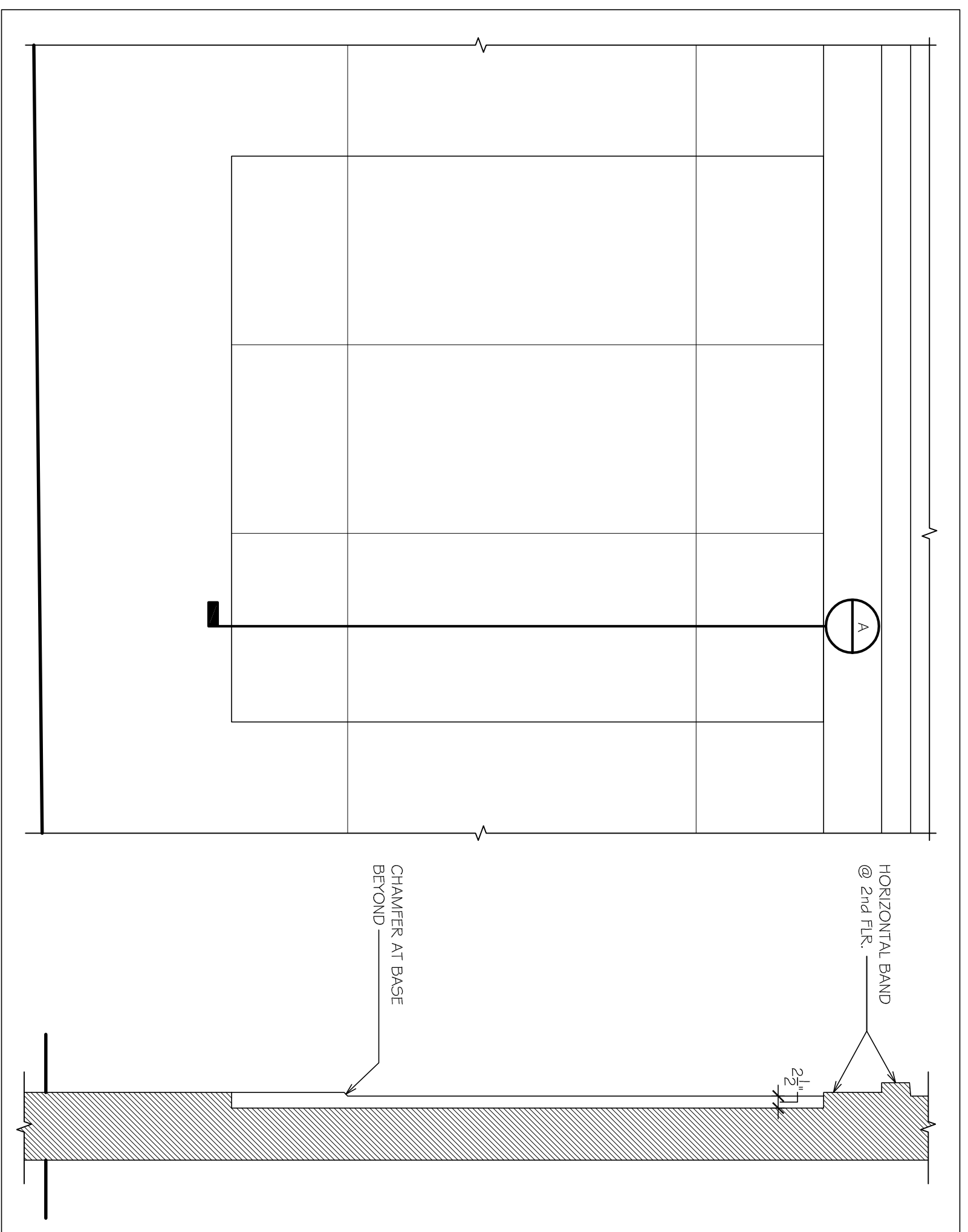
SOMMA Studios 603/766.3760 Amoskeag Architectural 603/606.7878

SCALE: AS NOTED

PH 6.7.17

SH. 2



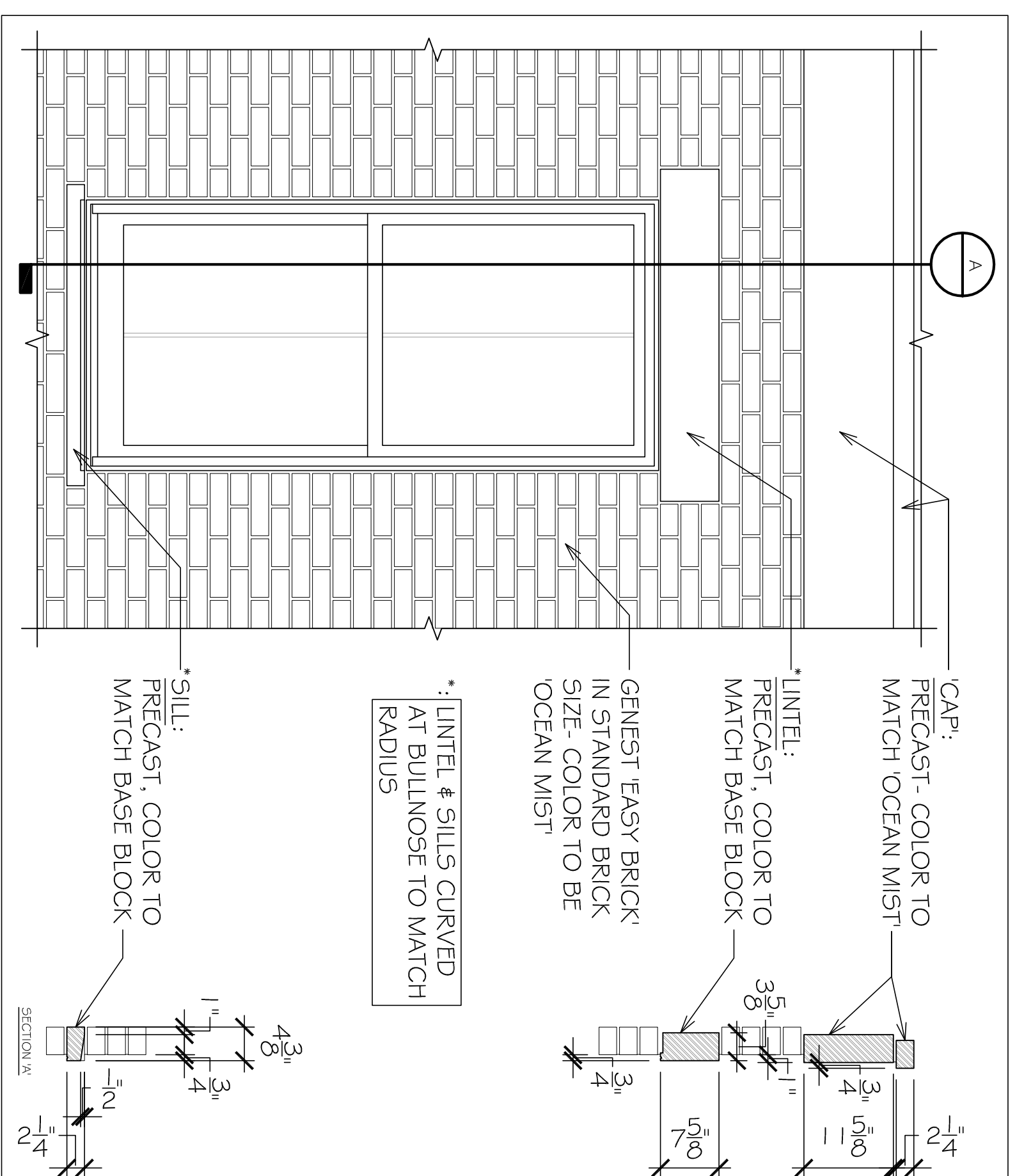


1. 'SHADOW BOX' DETAIL [shown in elevation]

scale: 1/2" = 1'-0"

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C & D

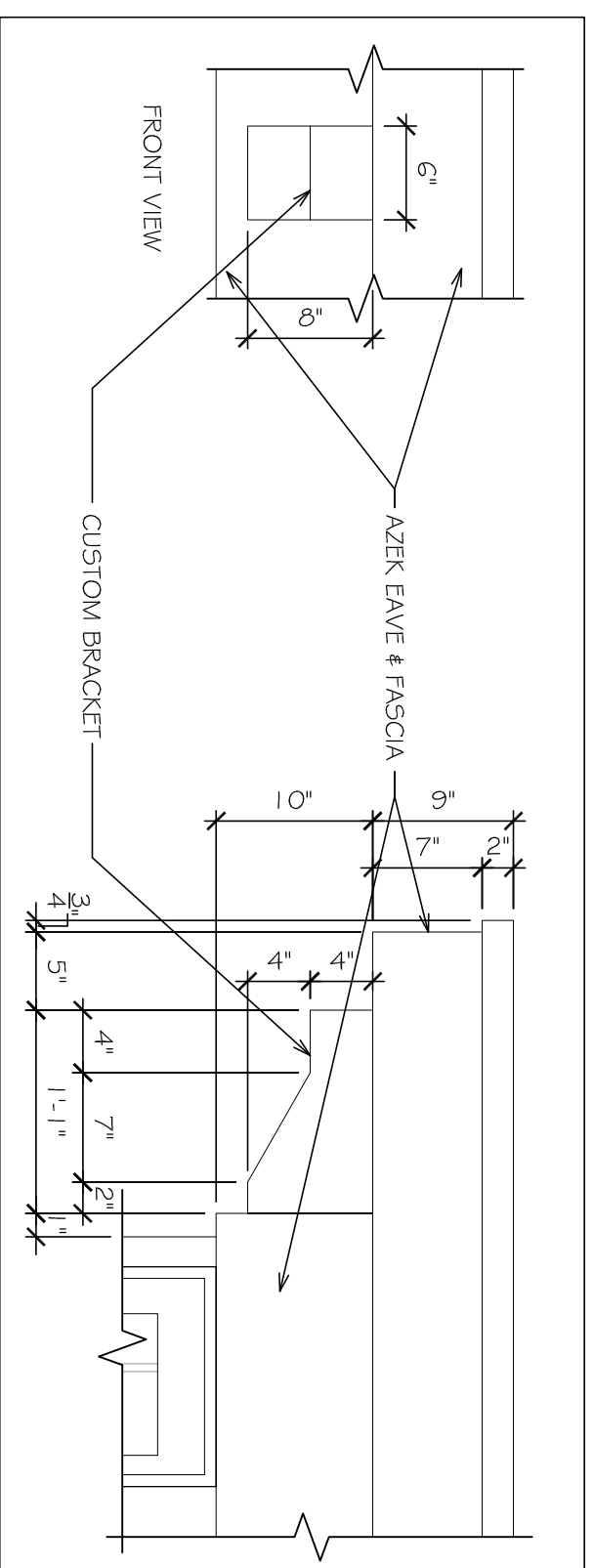
SECTION 'A'



2. WINDOW HEADER & SILL DETAIL IN MASONRY WALL

scale: 3/4" = 1'-0"

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C



3. EAVE & BRACKET @ APPURTENANCE

scale: 1" = 1'-0"

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C

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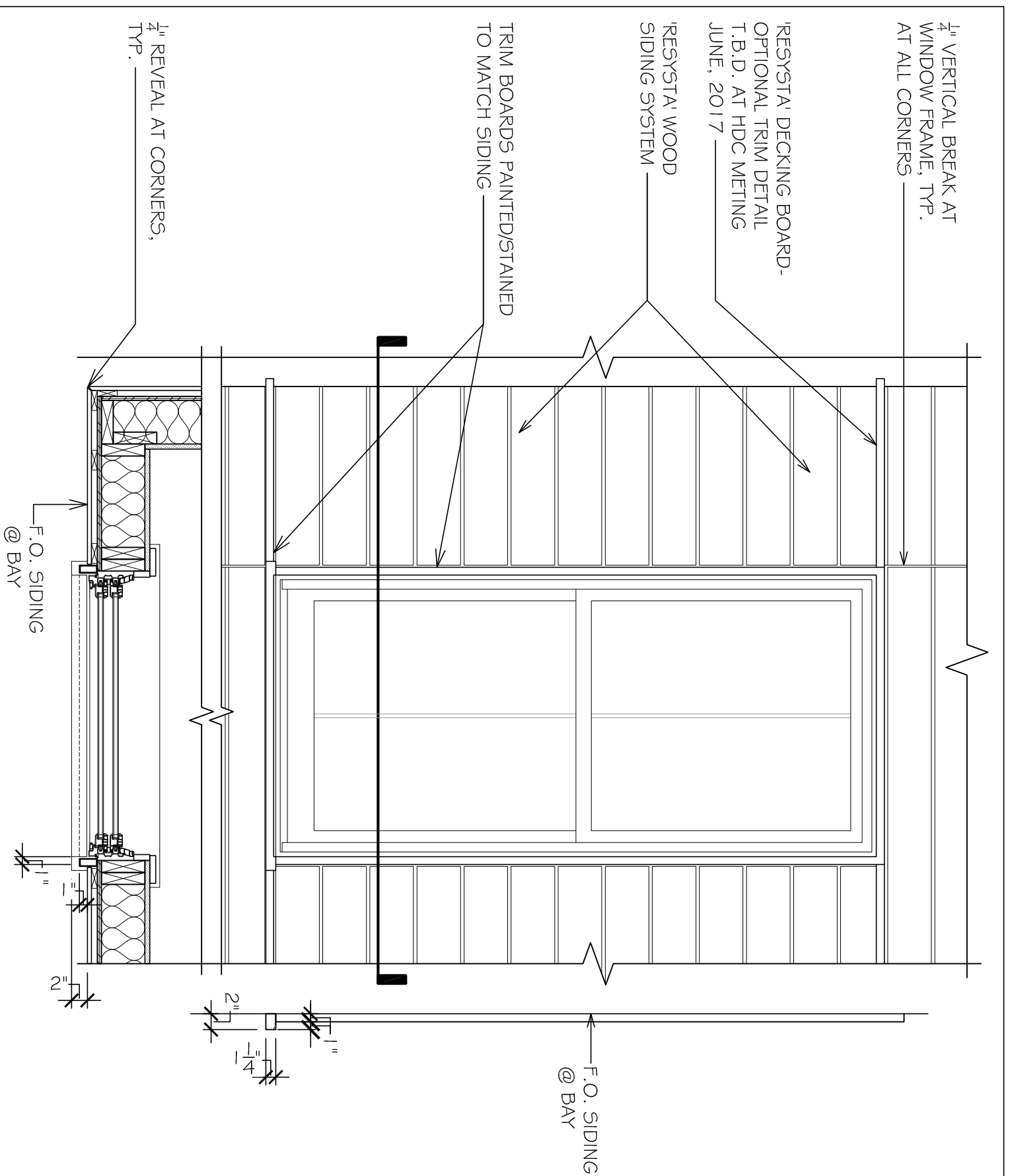
SCALE: AS NOTED

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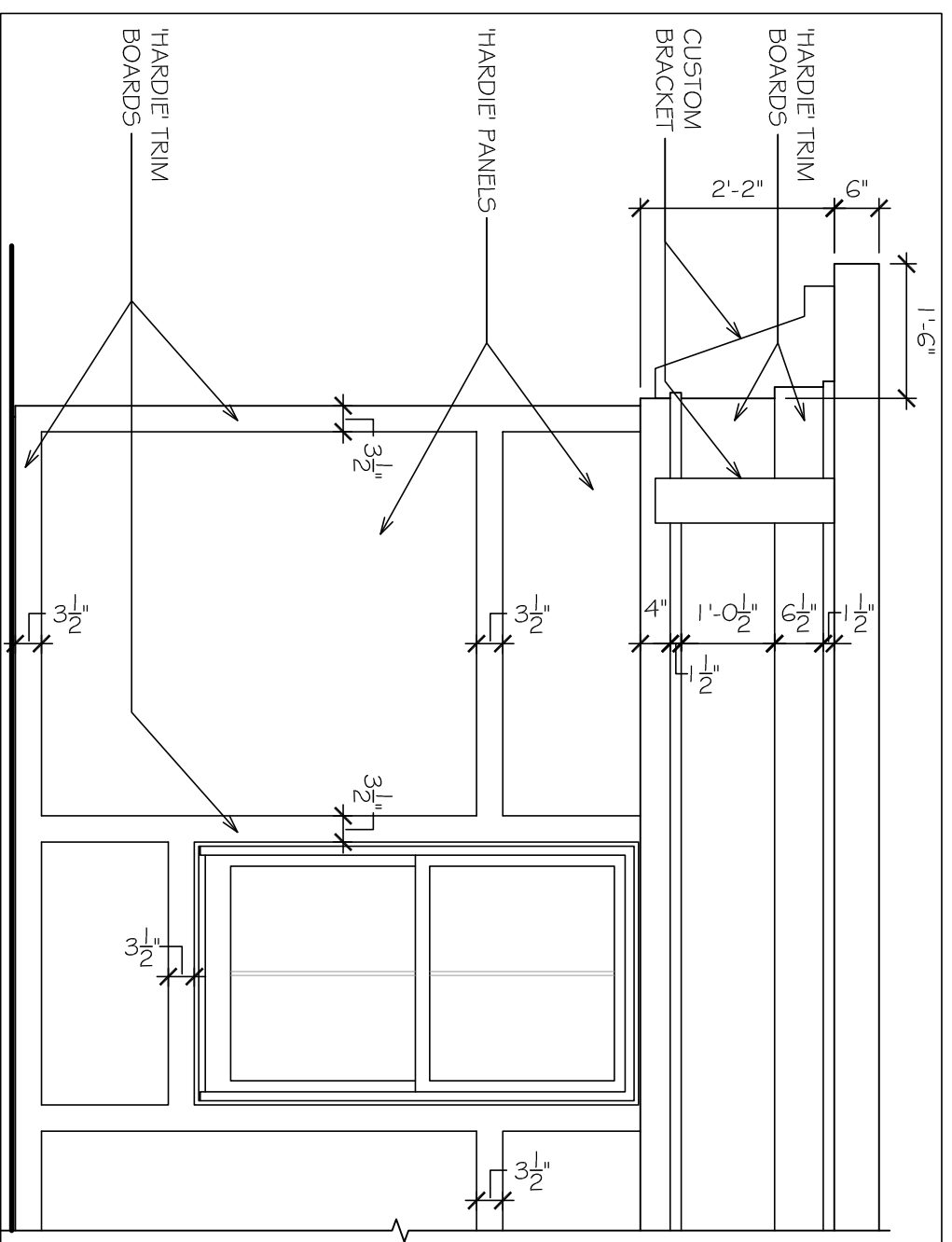
SH.4





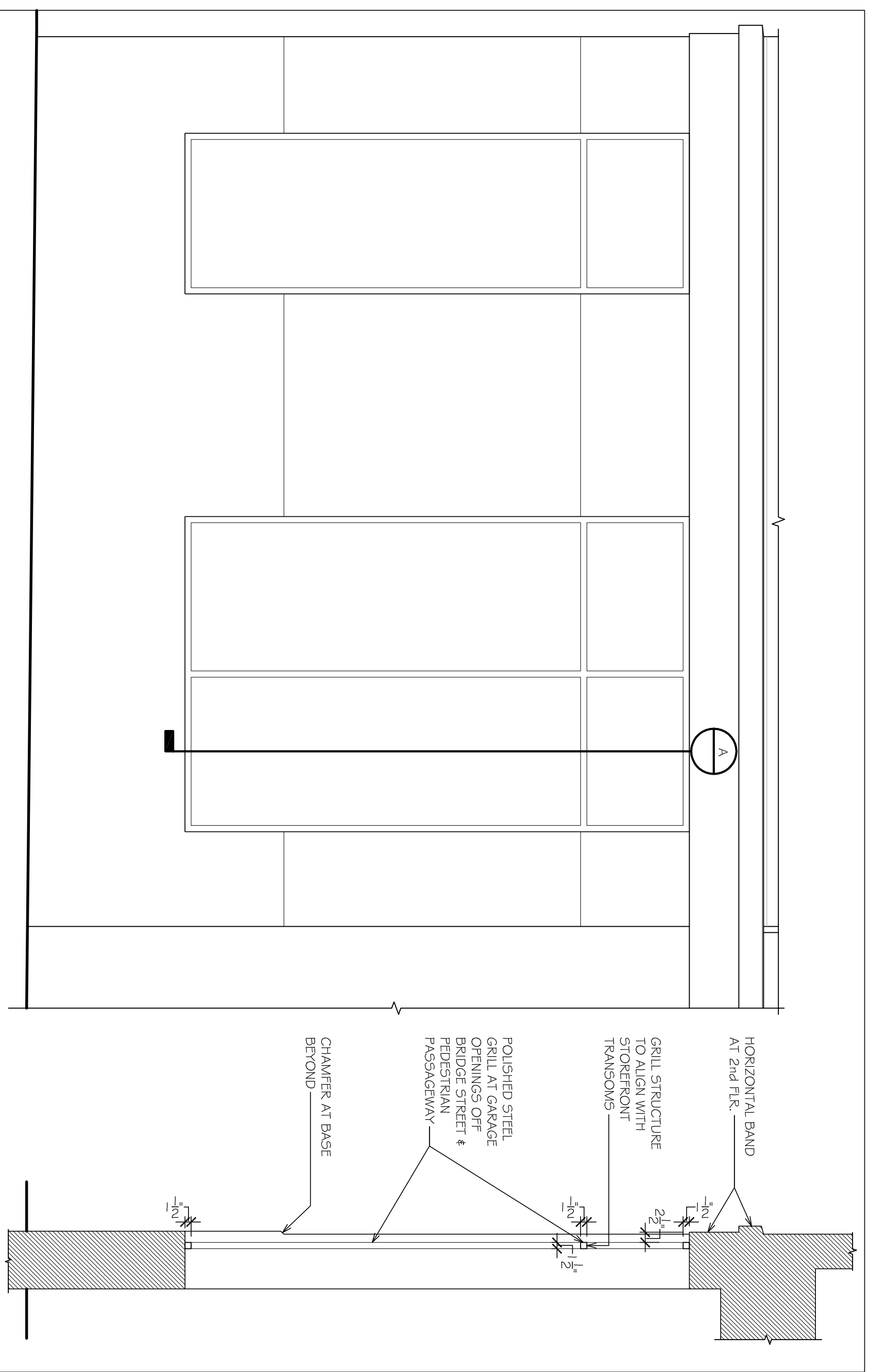
1. WINDOW HEADER & SILL IN BAYS

scale: 3/4" = 1'-0"
 CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW); C & D



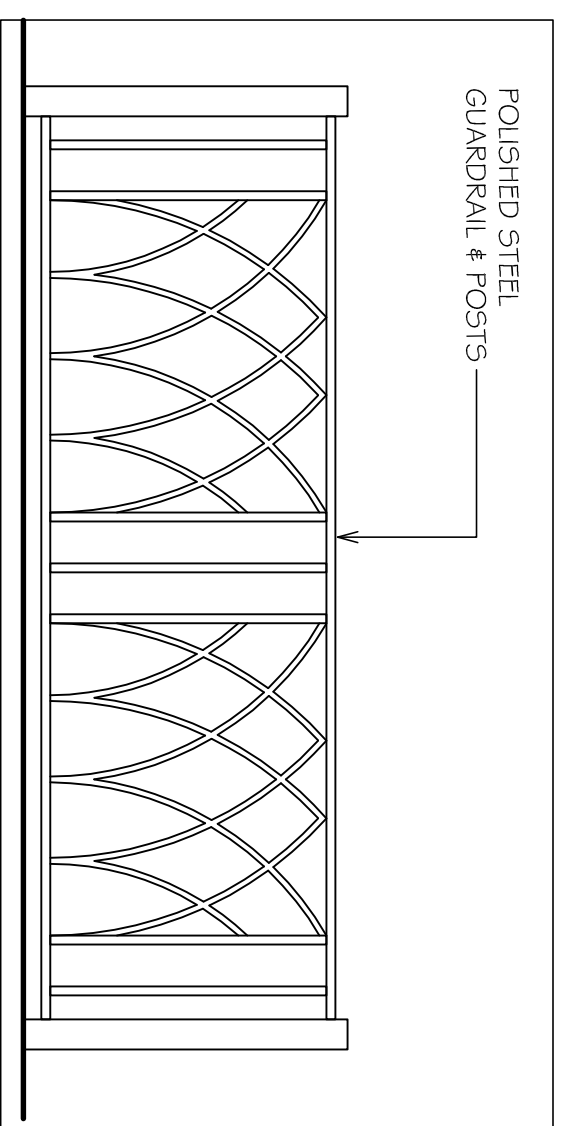
3. PENTHOUSE EAVE & SIDING DETAIL

scale: 1/2" = 1'-0"
 CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW); C



2. 'GRILL' DETAIL AT GARAGE OPENINGS [shown in elevation]

scale: 1/2" = 1'-0"
 CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW); C & D



4. PENTHOUSE GUARDRAIL DETAIL

scale: 3/4" = 1'-0"
 CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW); C

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 SOMMA Studios 603/766.3760 Amoskeag Architectural 603/606.7878

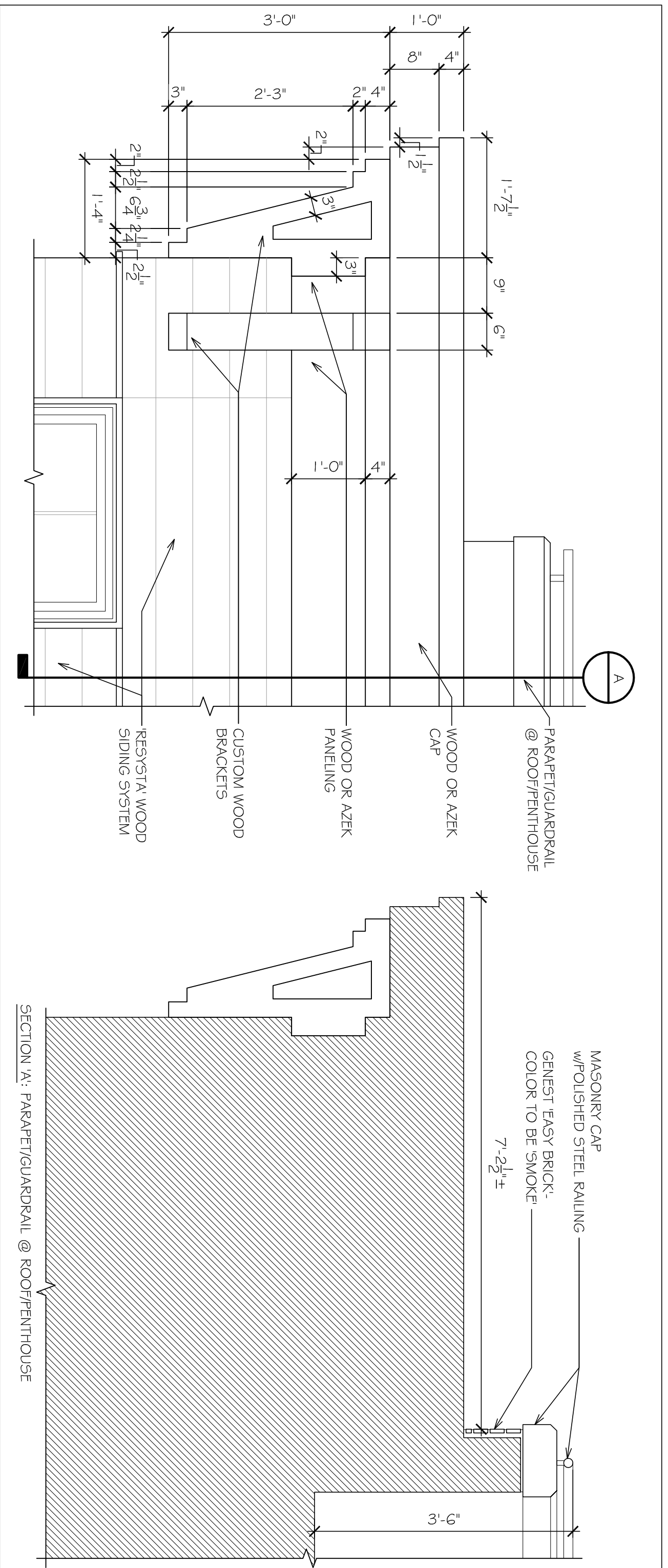
PH

SCALE: AS NOTED

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SH.5

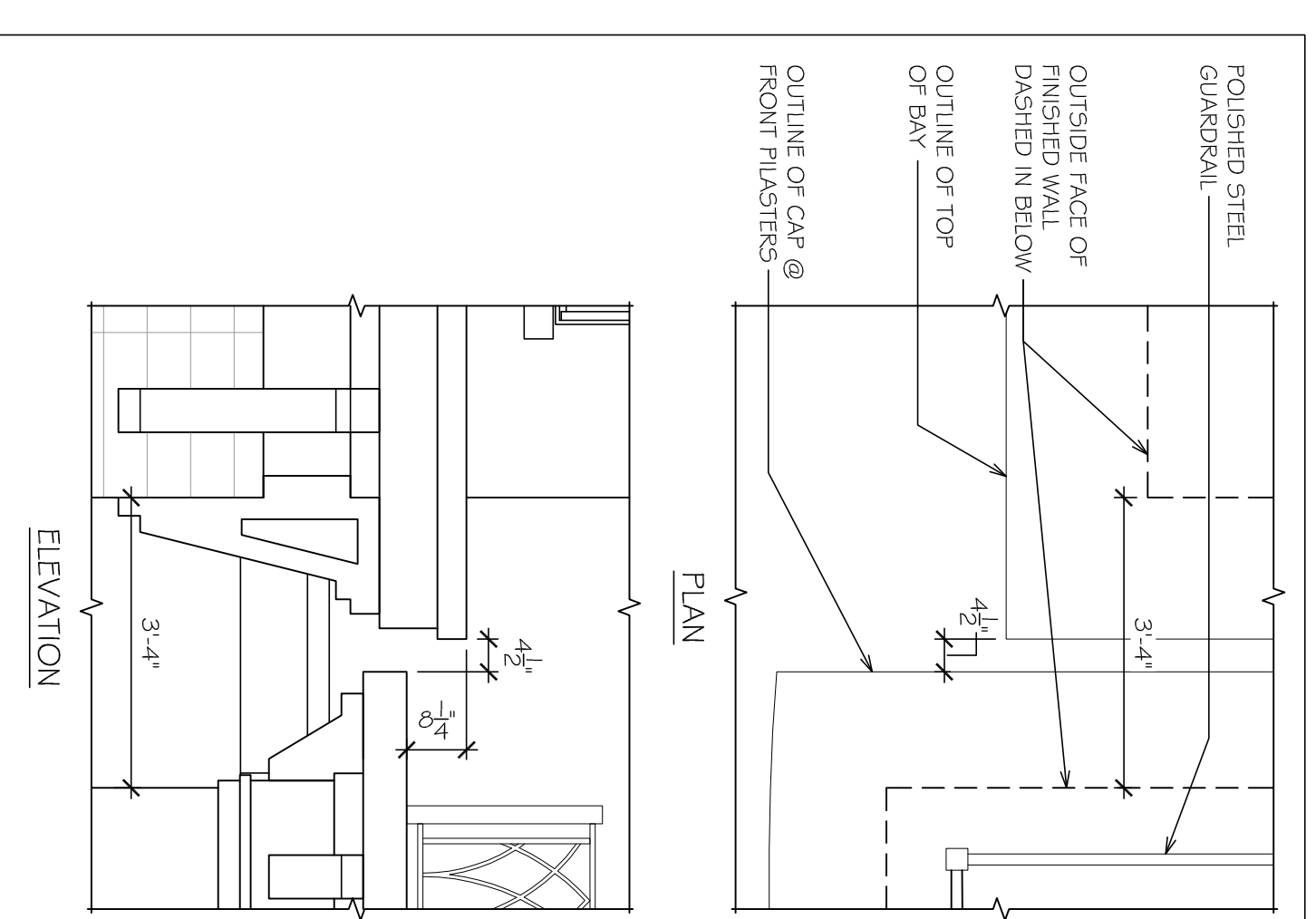




1. EAVE & BRACKET DETAIL (AT BAY)

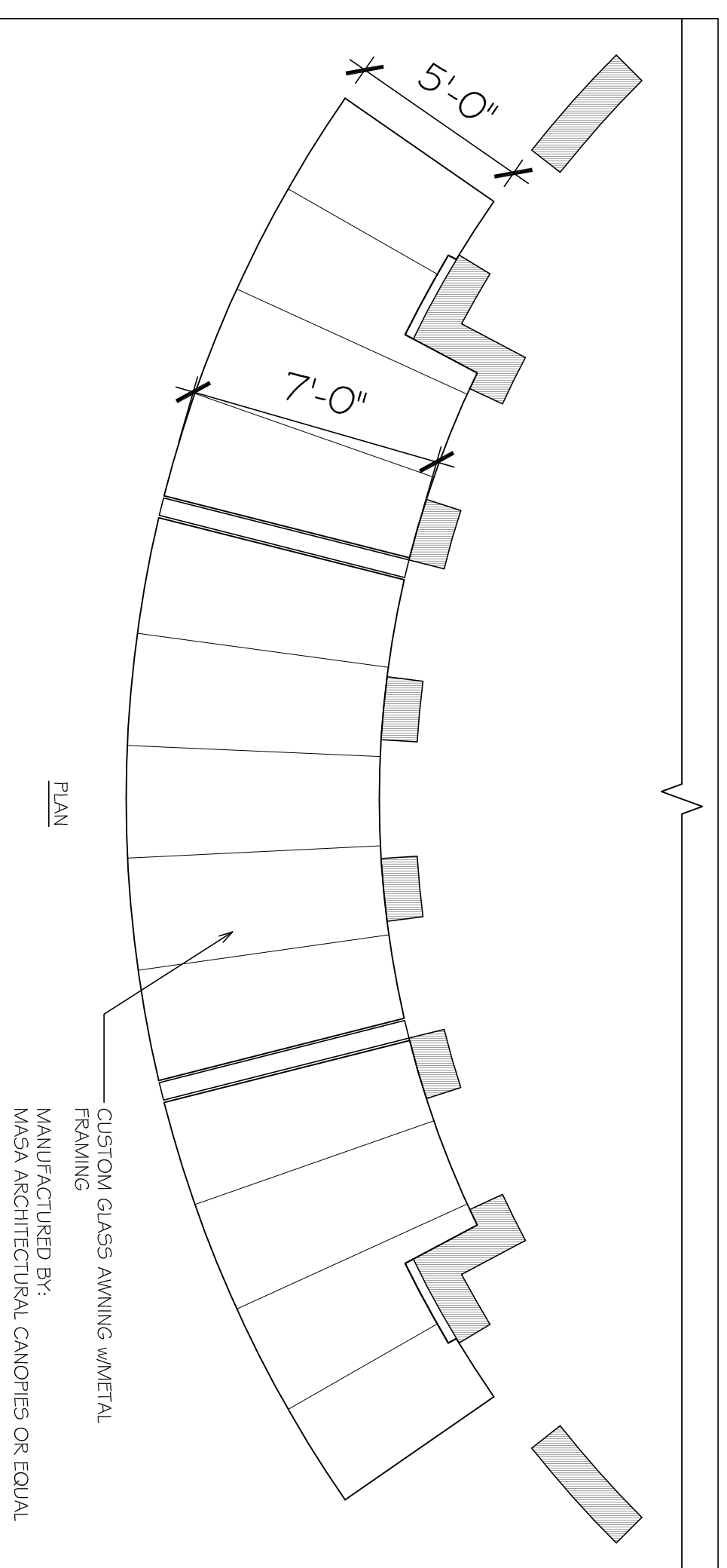
scale: 3/4" = 1'-0"

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C



2. EAVE RELATIONSHIP @ RECESS

scale: 1/2" = 1'-0"



3. GLASS CANOPY ABOVE MAIN ENTRY (MAPLEWOOD AVE & DEER ST.)

scale: 1/4" = 1'-0"

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C

46 MAPLEWOOD AVENUE Portsmouth, New Hampshire

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SCALE: AS NOTED

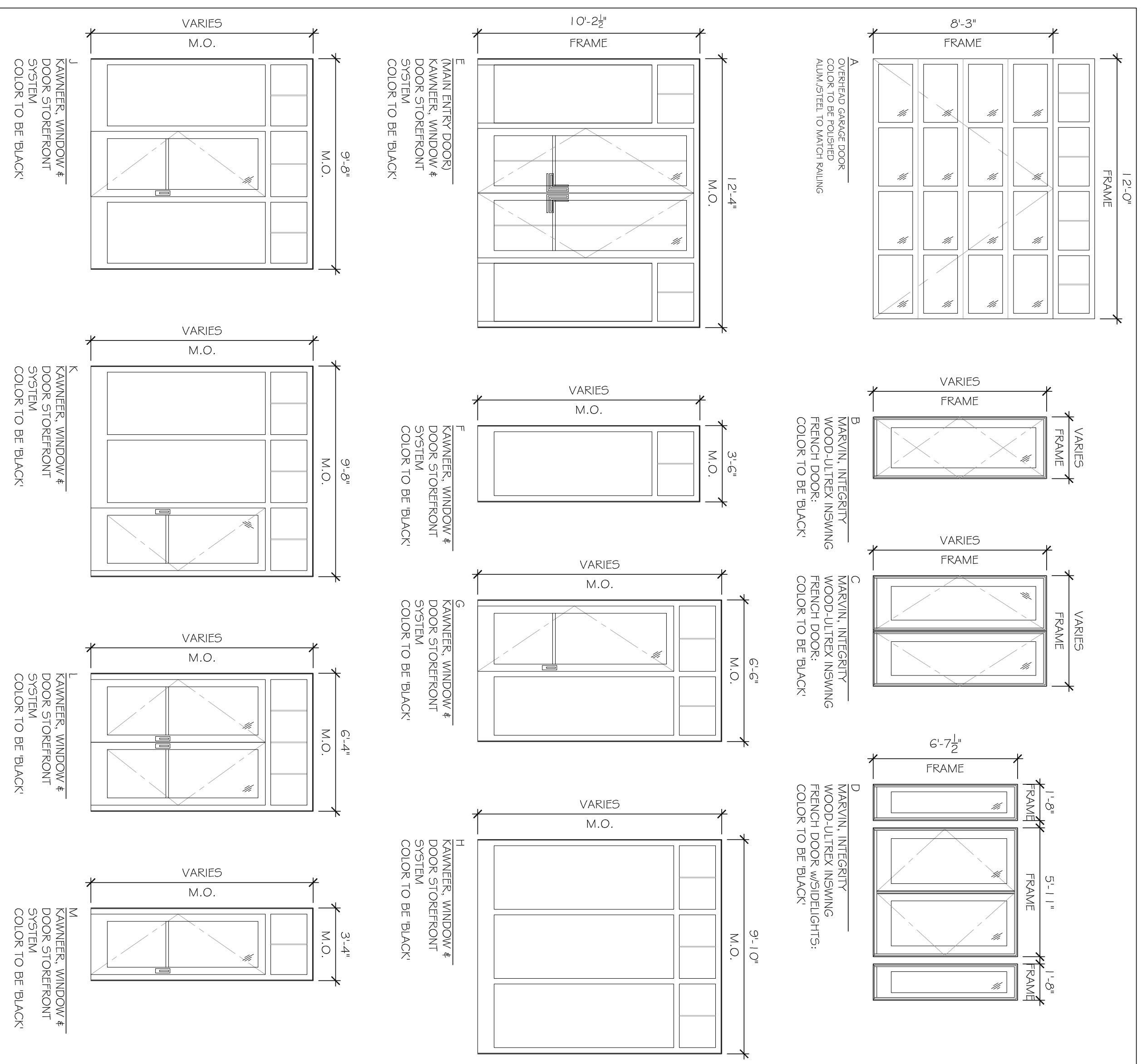
PH 6.7.17

SH 6

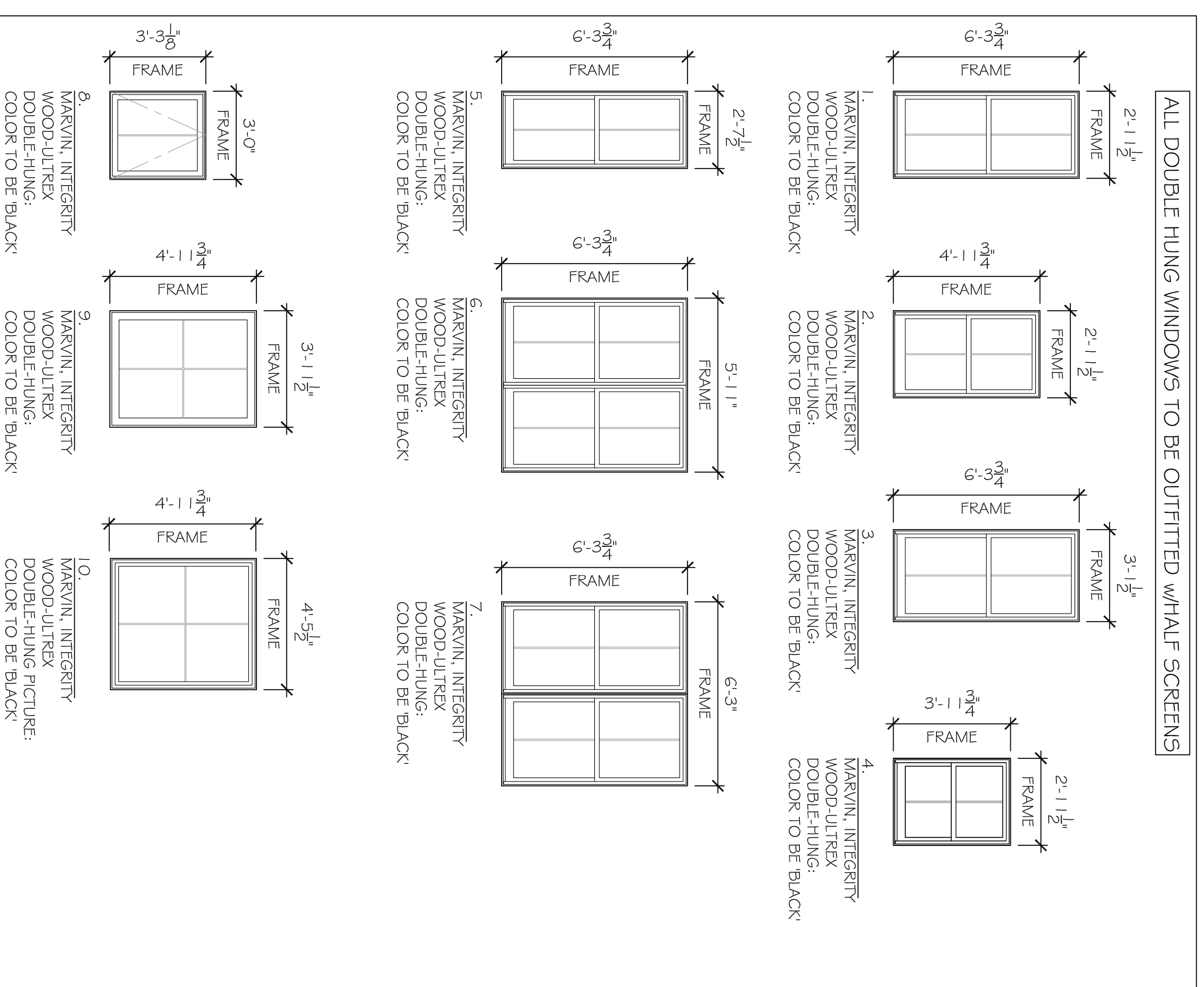


WINDOW & DOOR TYPES

Scale: $\frac{1}{4}'' = 1'-0''$



CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C



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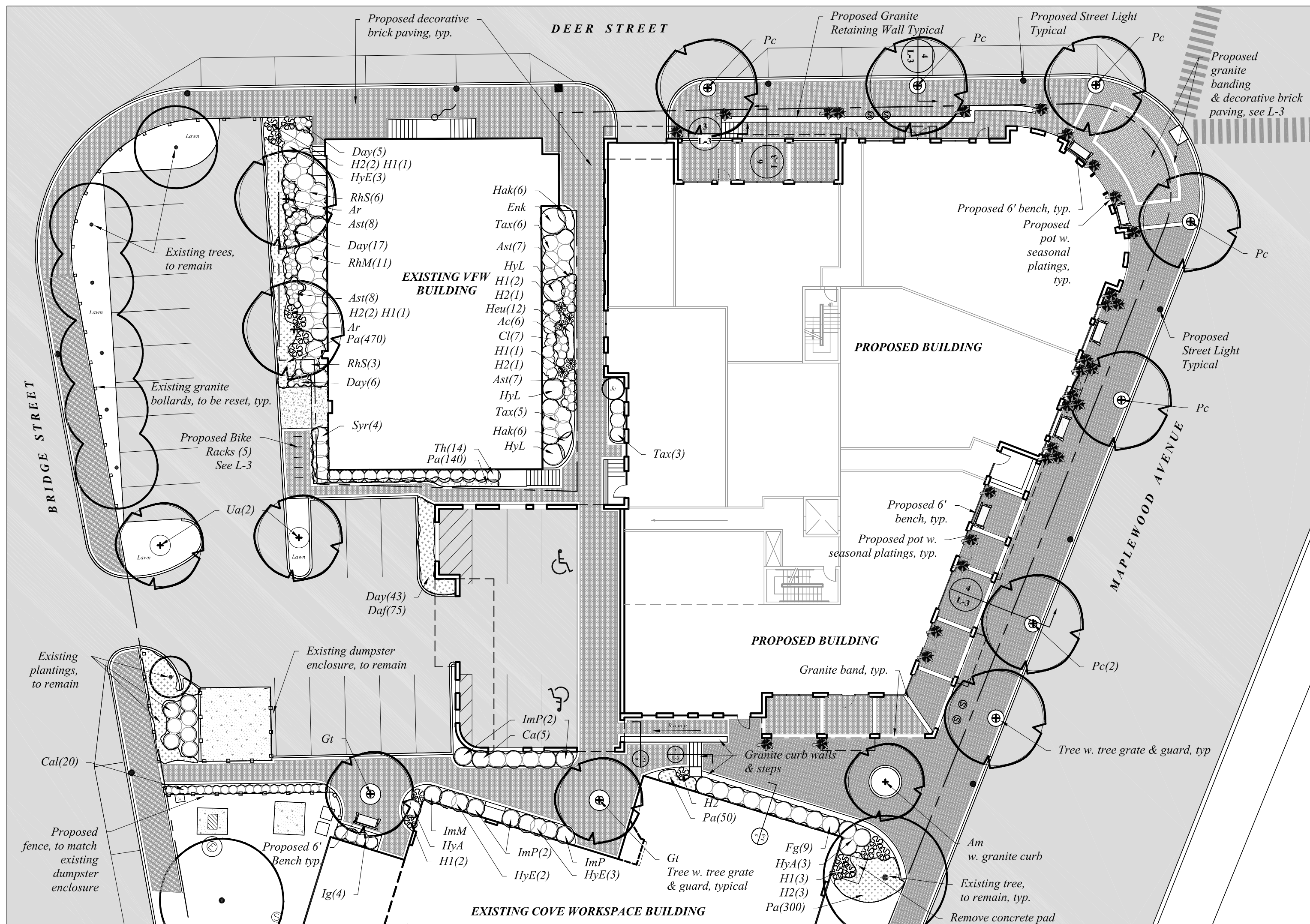
SCALE: AS NOTED

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6.7.17

SH.7





46-64 Maplewood Avenue
LANDSCAPE PLAN
 Portsmouth, New Hampshire

Conditional Use Permit Qualifying Criteria

A. Civic Space-

We are providing permanently accessible, public open space such as widened sidewalks, plazas and pedestrian-only thoroughways. (This will tally more than 30% of our lot size). We have spoken with the abutting property, (aka VFW) and will be drafting an easement with them to extend landscaping up to their building and make cosmetic improvements to their building to improve the experience between and around these 2 neighboring structures.

B. Parking-

We are providing underground and concealed parking. We are also diminishing and beautifying the remaining surface parking on the adjacent lot.

C. Building Materials-

We are using high quality building materials such as masonry, glass, and metal, high quality windows, storefront systems, and awning assemblies.

D. Building Scale Elements-

Scaling elements, details and massing techniques focusing on the pedestrian experience have been implemented such as stepping the building, horizontal bands, eave bands and decorative building caps, awnings, pilasters and columns as well as varied windows, door sizes and multiple points of entry.

Do not heavily prune the tree at planting. Prune only cross-over limbs, co-dominant leaders, and broken or dead branches. Some interior limbs and lateral branches may be pruned; however, DO NOT remove the terminal buds of branches that extend to the edge of the crown.

Trees less than 3" in caliper shall be staked with three stakes per tree, spaced evenly around the trunk with 12 gauge wire. Plastic hose sections shall be used at attachment to trees. Each wire shall be flagged with a visual marker. 5' long min. wooden stakes shall be used to anchor the wires. Stakes shall be driven at least 12" outside the edge of the planting pit into stable soil. Remove all staking NO LATER than the end of the first growing season after planting.

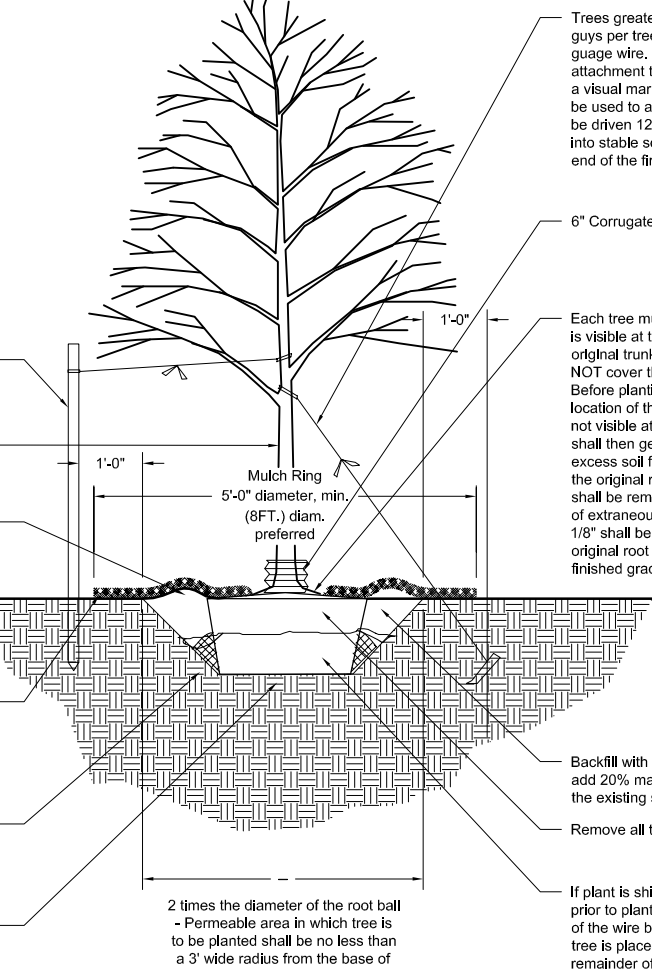
Mark the north side of the tree in the nursery. Rotate the tree to face north at the site whenever possible.

4 in. high earth saucer beyond edge of root ball

2 in. max. Mulch. Do NOT place mulch in contact with tree trunk. Maintain the mulch weed-free for a minimum of three years after planting.

Tamp soil around root ball base firmly with foot pressure so that root ball does not shift.

Place root ball on unexcavated or tamped soil.



Trees greater than 3" in caliper shall be guyed with three guys per tree, spaced evenly around the trunk with 12 gauge wire. Plastic hose sections shall be used at attachment to trees. Each guy wire shall be flagged with a visual marker. 24" stakes or metal drive anchors shall be used to anchor the guy wires. Stakes/anchors shall be driven 12" min. outside the edge of the planting pit into stable soil. Remove all guying NO LATER than the end of the first growing season after planting.

6" Corrugated PVC tree sock

Each tree must be planted such that the original trunk flare is visible at the top of the root ball. Trees where the original trunk flare is not visible may be rejected. Do NOT cover the top of the root ball with soil. Before planting Contractor shall inspect the rootball for the location of the original root flare. If the original root flare is not visible at the top of the root ball then the Contractor shall then gently remove from the top of the root ball any excess soil from nursery operations that may be covering the original root flare. All secondary and girdling roots shall be removed prior to planting. Trees with 4" or more of extraneous soil and/or adventitious roots greater than 1/8" shall be rejected. The tree shall be planted with the original root flare at or slightly (2-3") above surrounding finished grade.

Backfill with existing soil. In sandy and heavy clay soils add 20% max. by volume composted organic material to the existing soil.

Remove all twine, rope, wire, and burlap

If plant is shipped with a wire basket around the root ball, prior to planting, the contractor shall cut away the bottom of the wire basket, leaving the sides in place. Once the tree is placed and faced, the contractor shall remove the remainder of the wire basket and backfill the planting pit as noted above.

Plant List

TREES

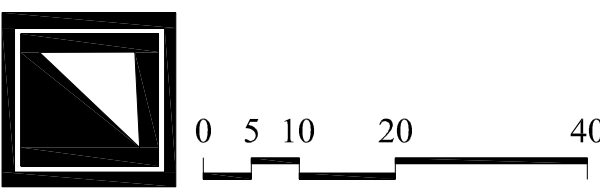
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Ar	<i>Acer rubrum</i> 'Karpisck'	Karpisck Red Maple	2	3-3.5' cal	B&B
Am	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1	12-14' ht	B&B Multi-Stem Specimen
Gt	<i>Gleditsia triacanthos inermis</i> 'Halka'	Halka Thornless Honeylocust	2	3-3.5' cal	B&B
Pc	<i>Pyrus calleryana</i> 'Anstocrat'	Anstocrat Flowering Pear	7	3-3.5' cal	B&B
Ua	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	2	3-3.5' cal	B&B

SHRUBS

Symbol	Botanical Name	Common Name	Quantity	Size	min height	min width	Comments
Ca	<i>Cornus alba</i> 'Ivory Halo'	Ivory Halo Dogwood	5	5 gal			
Cie	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	7	5 gal			
Enk	<i>Erkianthus campanulatus</i>	Redvein Erkiarthus	1	4-5' ht			B&B
Fg	<i>Fatsia japonica</i>	Dwarf Fatsia	9	5 gal	2.5'	2.5'	
HyA	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	4	5 gal	2.5'	2.5'	
HyE	<i>Hydrangea macrophylla</i> 'Endless Summer'	Endless Summer Hydrangea	8	5 gal	2.5'	2.5'	
Hyl	<i>Hydrangea paniculata</i> 'Little Lime'	Little Lime Hydrangea	2	5 gal	2.5'	2.5'	
Ig	<i>Ilex glabra</i> 'Shamrock'	Shamrock Holly	4	3 gal	2'	2'	
ImM	<i>Ilex meservee</i> 'Blue Maid'	Blue Maid Holly (female conical)	1	2.2-5' ht		2.5'	B&B
ImP	<i>Ilex meservee</i> 'Blue Princess'	Blue Princess Holly (female)	5	5-6' ht			B&B
Jc	<i>Juniperus chinensis</i> 'Mountain'	Mountain Juniper	1	7-8' ht			B&B
Le	<i>Leucostoe fontanesiana</i> 'Scarletta'	Scarletta	0	3 gal		2'	B&B
Rm	<i>Rhododendron 'Myrtifolium'</i>	Myrtle-leaf Rhododendron	11	2.2-5' ht			B&B
RhS	<i>Rhododendron 'Scintillation'</i>	Scintillation Rhododendron	9	2-2.5' ht			B&B
Syr	<i>Syringa 'Bloomerang'</i>	Bloomerang Lilac	4	2.2-5' ht			B&B
Tax	<i>Taxus media</i> 'EverLow'	Ever-Low Yew	4	18-24" wide	18"	18"	B&B
Th	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	14	7-8' ht			B&B

PERENNIALS, GROUNDCOVERS, VINES and ANNUALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Ac	<i>Actaea racemosa</i>	Bugbane	6	1 gal	
Asi	<i>Asilibe 'Fossil'</i>	Fossil Pink Asilibe	30	1 gal	
Cal	<i>Calamagrostis acutifolia</i> 'Karl Foerster'	Feather Reed Grass	20	1 gal	
Day	<i>Hemerocallis 'Big Time Happy'</i>	Big Time Happy Daylily	9	1 gal	Mix evenly
Day	<i>Hemerocallis 'Barbra Mitchell'</i>	Barbra Mitchell Daylily	9	1 gal	Mix evenly
Day	<i>Hemerocallis 'Gordon Biggs'</i>	Gordon Biggs Daylily	10	1 gal	Mix evenly
Daf	<i>Narcissus 'Ice follies'</i>	Daffodil	25	top size	Mix evenly
Daf	<i>Narcissus 'King Alfred'</i>	Daffodil	25	top size	Mix evenly
Daf	<i>Narcissus 'Mount Hood'</i>	Daffodil	25	top size	Mix evenly
H1	<i>Hosta sieboldiana</i> 'Elegans'	Elegans Hosta	10	1 gal	
H2	<i>Hosta Frances Williams'</i>	Frances Williams Hosta	9	1 gal	
Hak	<i>Hakonechloa macra 'Aureola'</i>	Golden Japanese Forest Grass	12	1 gal	
Heu	<i>Heuchera 'Splendens'</i>	Coral Bells	12	1 gal	
Pa	<i>Pachysandra terminalis</i>	Japanese Spurge	10	flat of 100	plant 8" o.c.
Tia	<i>Tiarella cordifolia</i> 'Running Tapestry'	Foamflower	1	1 gal	

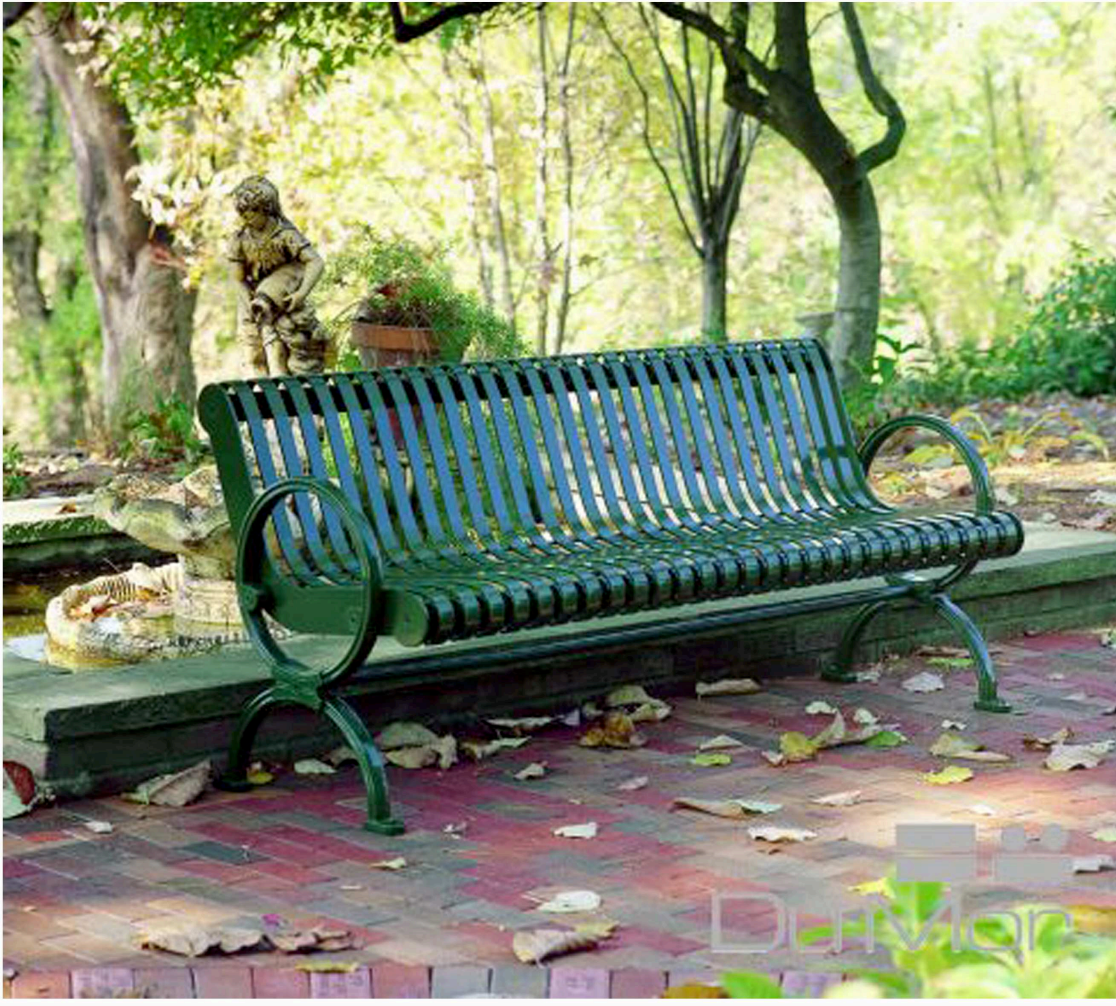




Existing Board Fence to be repeated



Portsmouth Street Light



Bench (9) - DuMor 119, black



*Trash Receptacle - DuMor 157
32 gal. with shield*

woodburn
& company
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

46-64 Maplewood Avenue
LANDSCAPE ELEMENTS
Project Site Address

Drawn By: VM
Checked By: RW
Scale:
Date: May 19, 2017
Revisions:

L-2
Sheet 2 of 4



*Ironsmith Olympian 60”
Tree Grate*



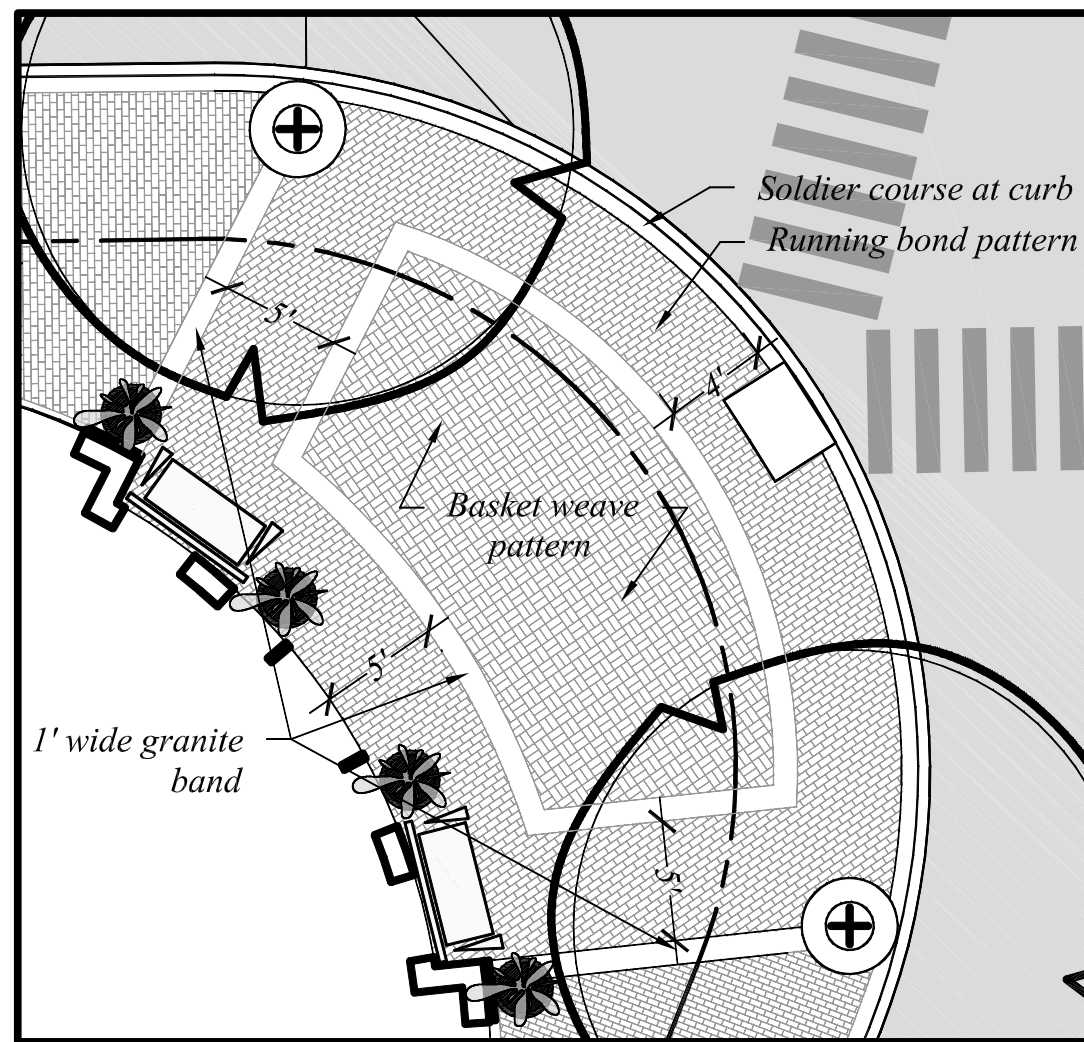
Ironmith M-13 Tree Guard



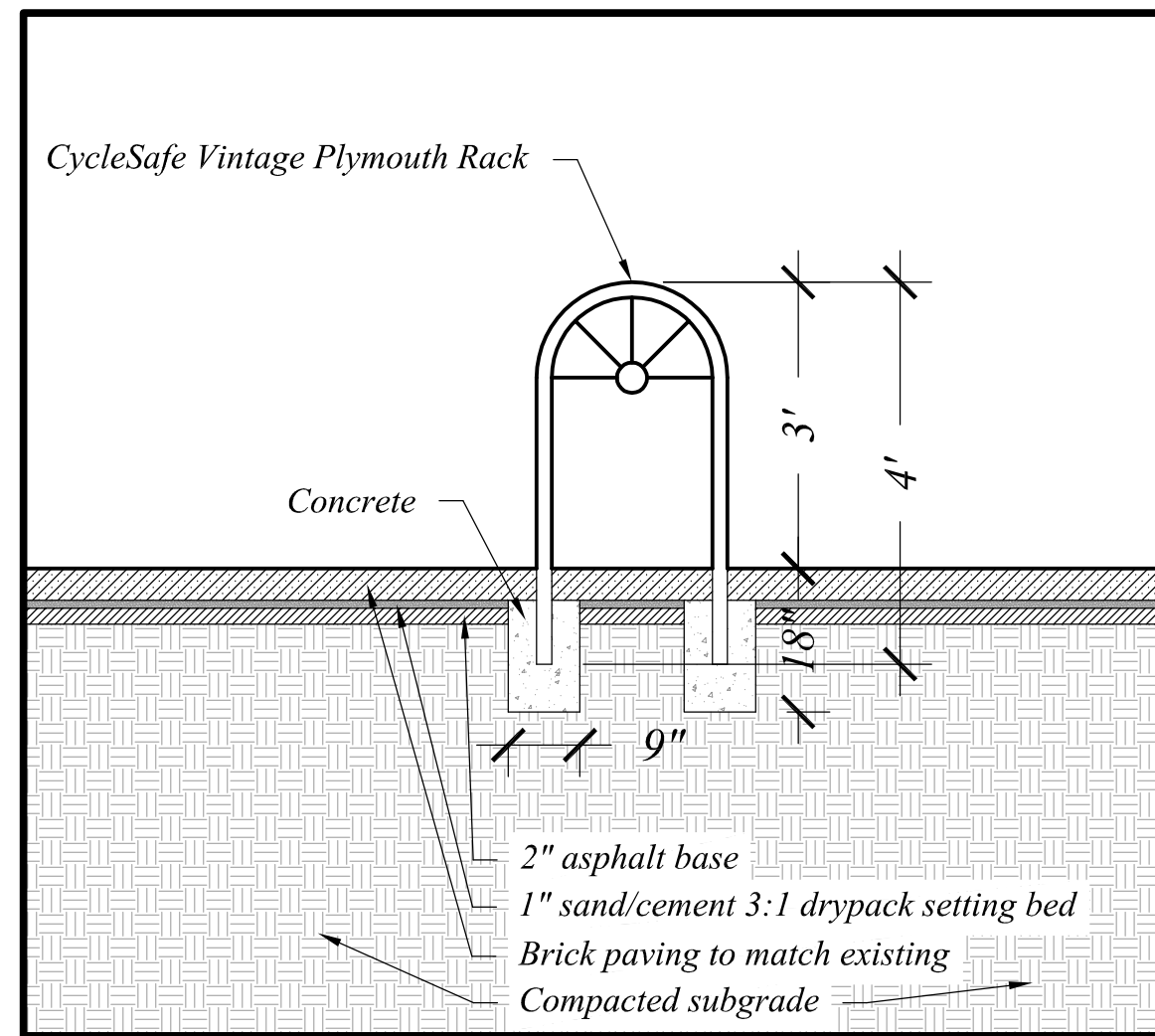
Campania Sandhurst - 26”



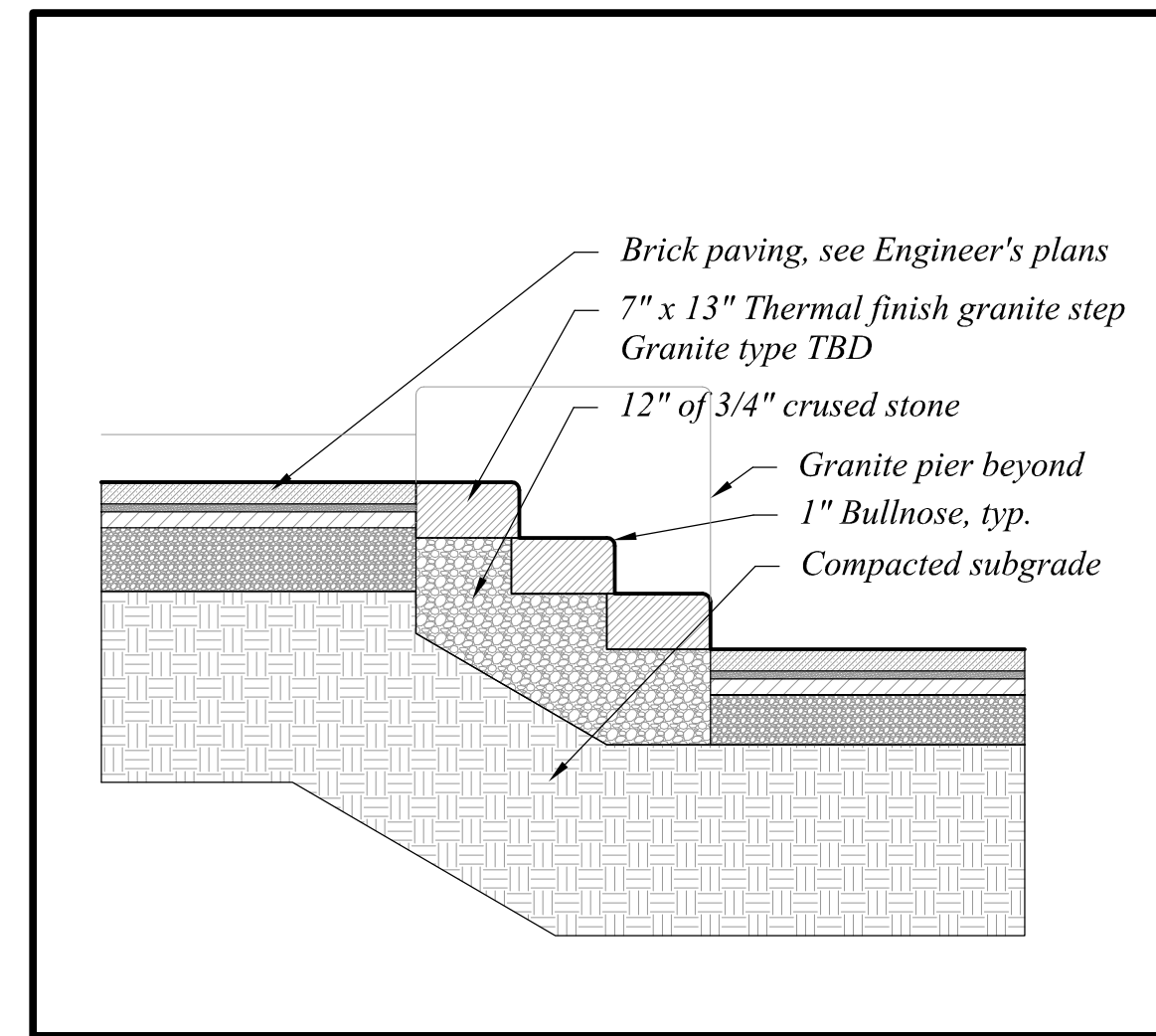
Campania Vallarella



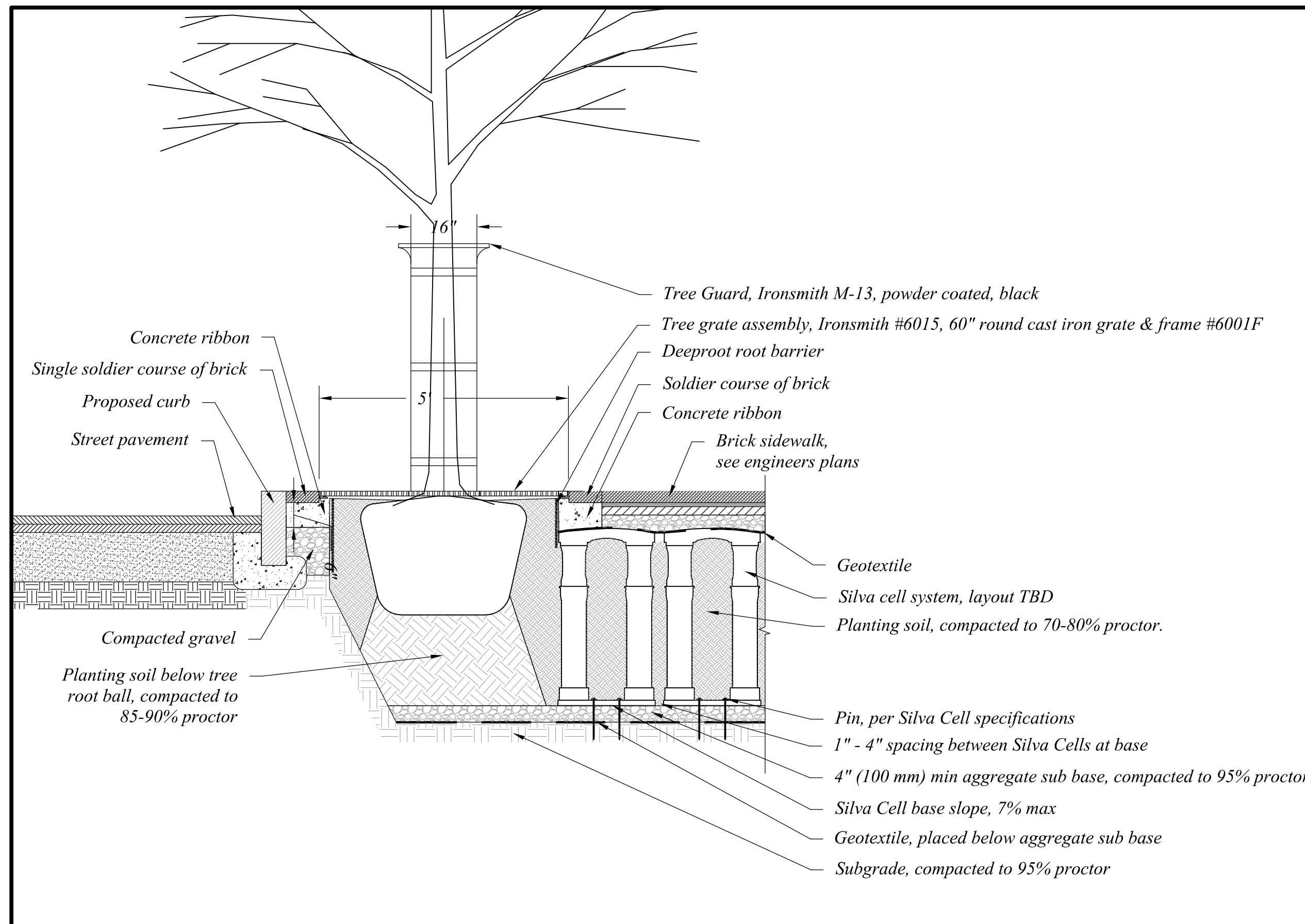
1 ENTRY PAVING ENLARGEMENT
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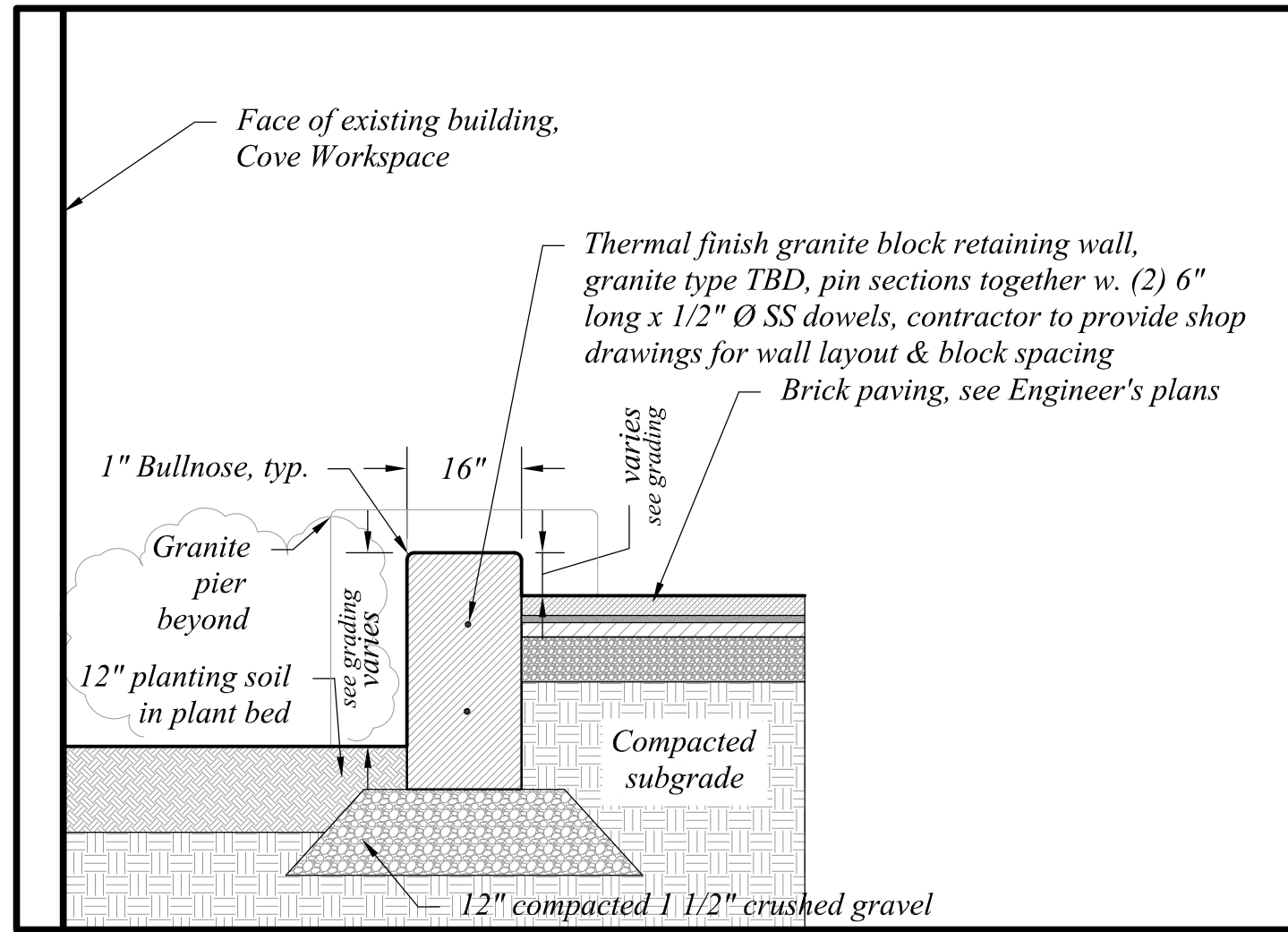
2 BIKE RACK
Scale: 1/2"=1' - 0"



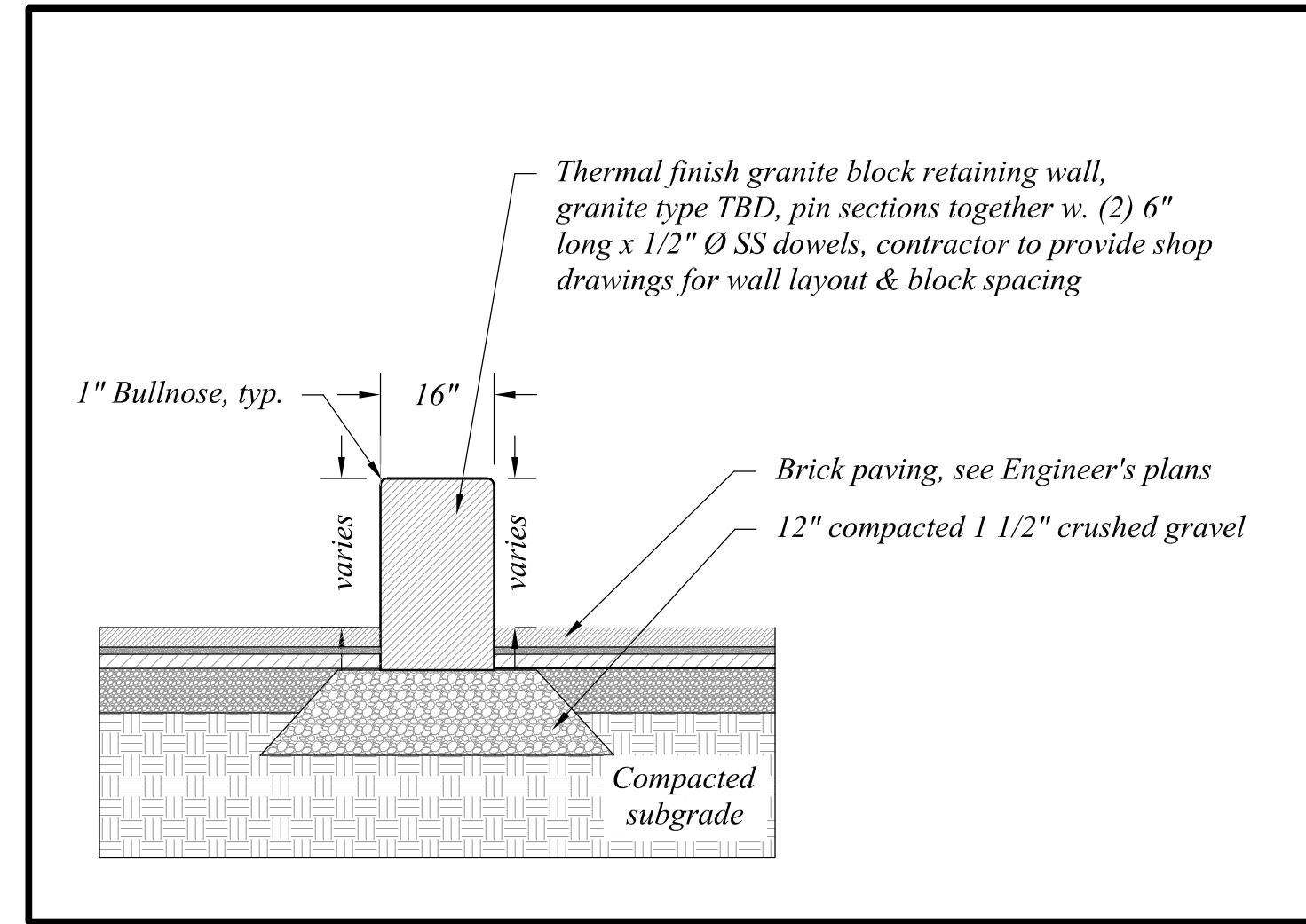
3 GRANITE STEPS
Scale: 1/2"=1' - 0"



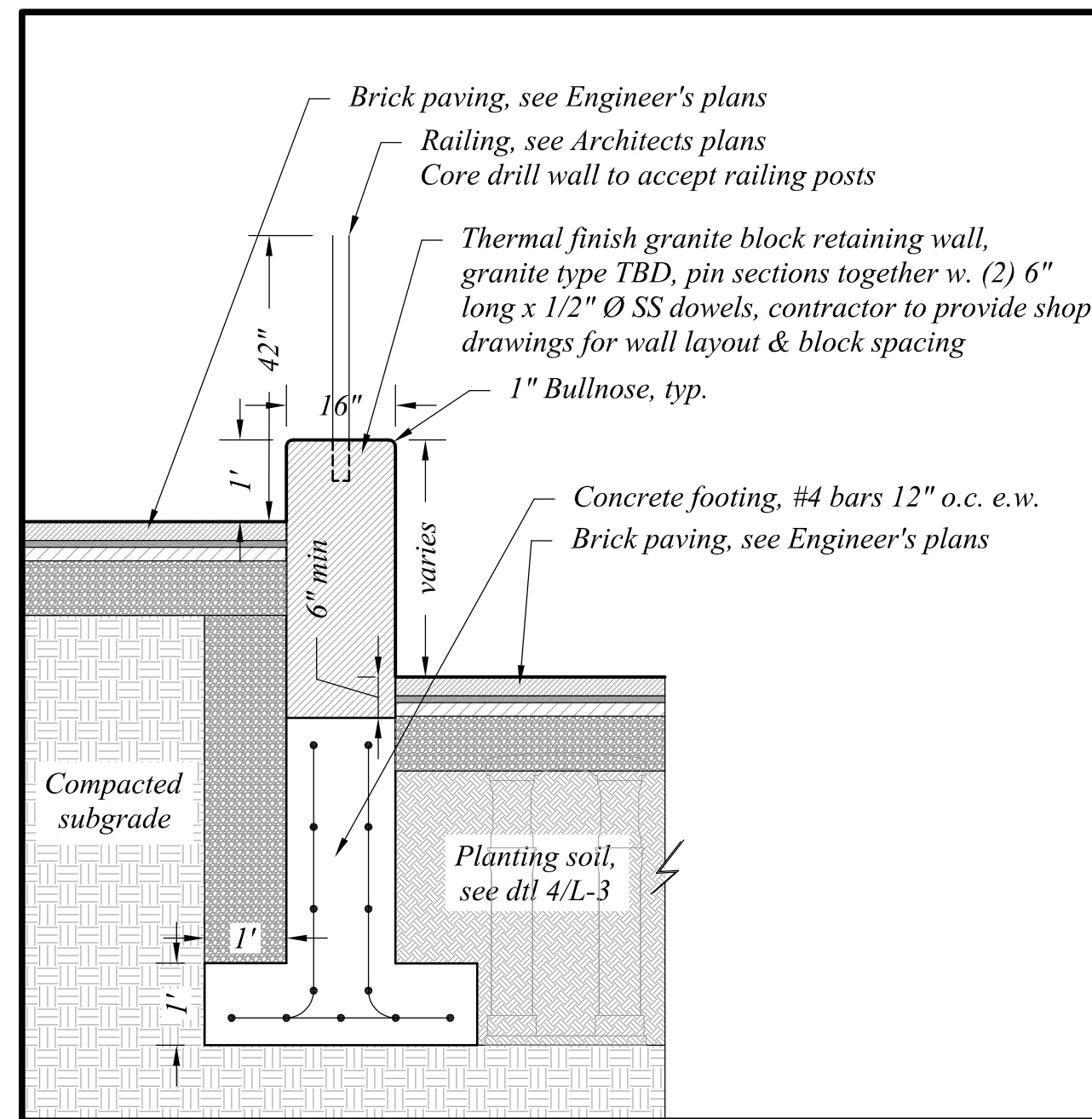
4 PROPOSED TREE WITH TREE GRATE & GUARD & SILVA CELLS BELOW
Scale: 1/2"=1' - 0"



5 RETAINING WALL AT COVE
Scale: 1/2"=1' - 0"



6 RETAINING WALL AT RAMP
Scale: 1/2"=1' - 0"



7 RETAINING WALL AT DEER STREET
Scale: 1/2"=1' - 0"

Drawn By:	VM
Checked By:	RW
Scale:	as noted
Date:	May 19, 2017
Revisions:	

June, 2017

46 Maplewood Conditional Use Permit Request

With a favorable overall design and the Commission's encouragement to emphasize verticality and create importance at the Maplewood-Deer Street corner we are requesting a Conditional Use Permit (CUP).

46 Maplewood Ave is pursuing Section 10.535.13: Increased Building Height by Conditional Use Permit.

- We are asking for relief for 45' in height where 40' is allowable.

We are also seeking an exception from the definition of 'Penthouse', Section 10.5A60, which requires a setback at least 15' from all edges of the roof and a total floor area not exceeding 50% of the area of the story below.

- Our 46 Maplewood Penthouse has 0' setback at the Maplewood-Deer Street corner and is 62% of the floor below.

Based on the location of the 46 Maplewood development, our building meets the following 4 criteria as a means of satisfying the terms of the Conditional Use Permit:

A. Civic Space:

We are providing permanently accessible public open space such as widened sidewalks, plazas and pedestrian-only throughways. (This will tally more than 30% of our lot size.) The developer has been in discussion with the abutting property (aka VFW). We will be drafting an easement with them to extend landscaping up to their building. In addition to the easement we will make cosmetic improvements to their building to enhance the experience between and around these 2 neighboring structures.

B. Parking:

We are providing underground and concealed parking. We are also diminishing the remaining surface parking and beautifying the lot in tandem with the adjacent property owner.

C. Building Materials:

We are using high quality building materials such as masonry, composite board, glass, metal, high quality windows, storefront systems, and a custom awning assembly.

D. Building Scale Elements:

Scaling elements, details and massing techniques focusing on the pedestrian experience have been implemented such as stepping the building, horizontal bands, eave bands and decorative building caps, awnings, pilasters and columns as well as varied windows, door sizes and multiple points of entry.

We have noted where these elements are illustrated throughout the presentation using the letters A-D referenced above. We are requesting approval from the Commission at the June work session/public hearing for consistency with the spirit of the Ordinance allowing us to also receive a Certificate of Appropriateness for the 46 Maplewood development.













