

**PORT CITY DESIGN**  
**architecture planning interiors**

953 Islington St., Suite 23F  
Portsmouth, NH 03801  
603.312.1707  
PORTCITYDESIGNCO.COM

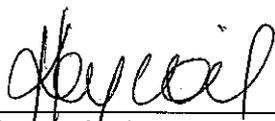
**Client Authorization Form:**  
2020-1-29

**Project/Address:**  
Penguin Gas Station  
856 US Route 1 Bypass  
Portsmouth, New Hampshire  
03801

**Owner(s)/Address:**  
Willy Kairouz  
Penguin Portsmouth LLC  
39 Millenium Way  
Concord, NH  
03303

I authorize Doug Greene of Port City Design to act as the project representative for purposes of planning/building review & permit before the relevant boards, commissions & agents of the City of Portsmouth, NH.

Willy Kairouz (owner)

  
(owner's signature)

1/30/2020  
date

# PORT CITY DESIGN

## architecture planning interiors

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### **Project Summary:**

2020-2-4

### **Project/Address:**

Penguin Gas Station  
856 US Route 1 Bypass  
Lot 160-30  
Portsmouth, New Hampshire  
03801

### **Owner(s)/Address:**

Penguin Portsmouth LLC  
39 Millenium Way  
Concord, NH 03303

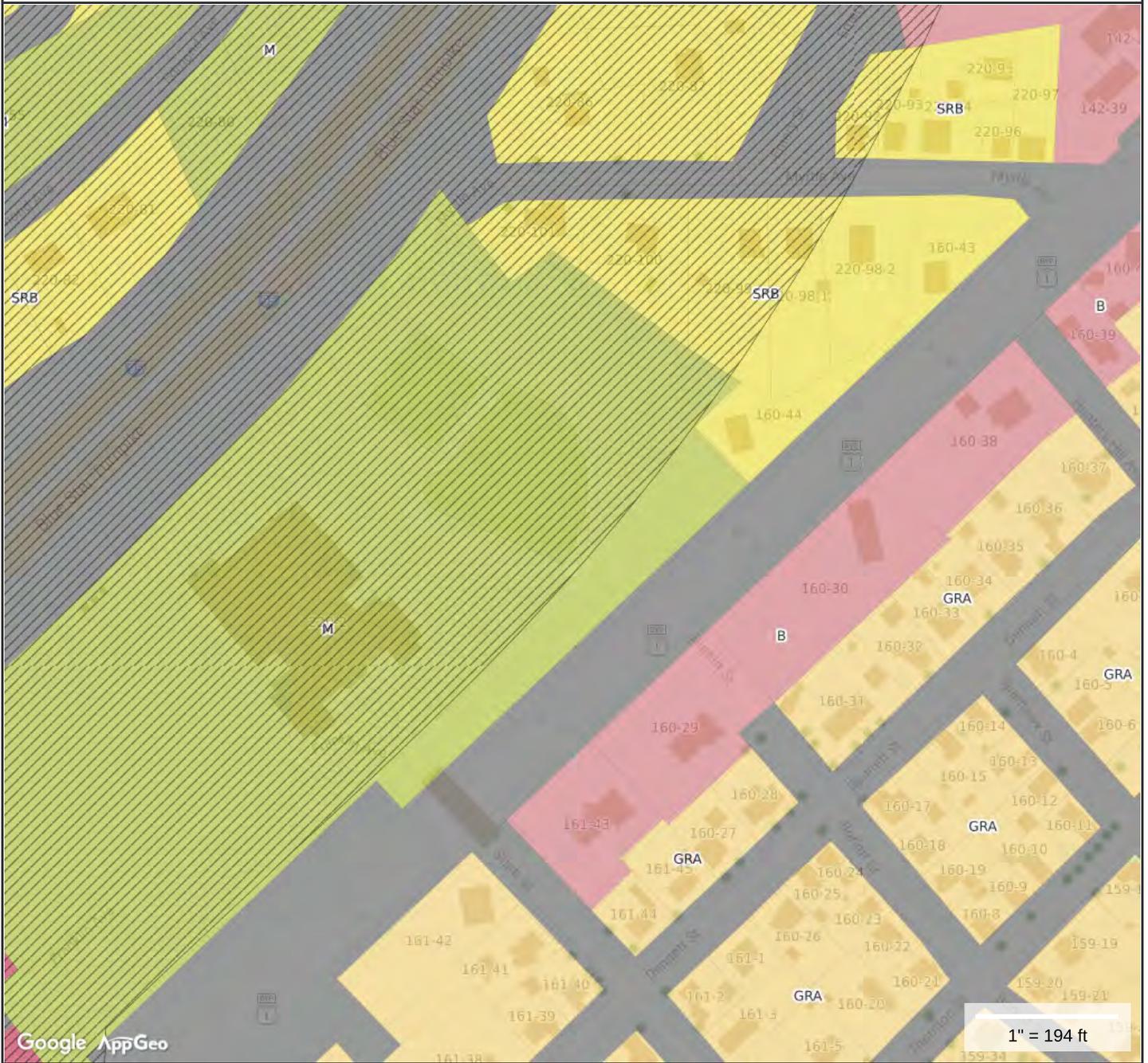
The proposed project entails improvements & addition to an existing 1 story slab on grade convenient store associated with the former O'Brien's gas station. The owner proposes to add 1,749 s.f. to the existing building on the side and rear of the building to provide better capacity & convenience for the the operations. The existing building is over-utilized and has no storage. The owner would like to be able to provide a better variety of offerings in a more attractive & less cramped manner.

He is also proposing to move the diesel fuel pumps from the rear of the canopy to the front closer to Rte. 1 which will provide easier access for trucks to maneuver in & out as well as moving them further from the back property line adjoining the residences.

The owner intends to make any repairs necessary to the existing 10' high fence along the back property line as well as build a new fence along the easterly side that he shares with lot 160-38.

The addition respects the 15' rear & side setbacks and will not increase the lot coverage as the existing area on the side is already paved and the increased impervious surface in back still leaves 23% open, non-impervious area.

### 856 us rte 1 - zoning map



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019  
Data updated 7/17/2019

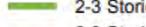
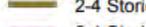
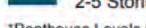
# Map Theme Legends

## Zoning

Residential Districts	
	R Rural
	SRA Single Residence A
	SRB Single Residence B
	GRA General Residence A
	GRB General Residence B
	GRC General Residence C
	GA/MH Garden Apartment/Mobile Home Park
Mixed Residential Districts	
	MRO Mixed Residential Office
	MRB Mixed Residential Business
	G1 Gateway Corridor
	G2 Gateway Center
Business Districts	
	GB General Business
	B Business
	WB Waterfront Business
Industrial Districts	
	OR Office Research
	I Industrial
	WI Waterfront Industrial
Airport Districts	
	AIR Airport
	AI Airport Industrial
	PI Pease Industrial
	ABC Airport Business Commercial
Conservation Districts	
	M Municipal
	NRP Natural Resource Protection
Character Districts	
	CD5 Character District 5
	CD4 Character District 4
	CD4W Character District 4-B
	CD4-L1 Character District 4-L 1
	CD4-L2 Character District 4-L 2
Civic District	
	Civic District
Municipal District	
	Municipal District
Overlay Districts	
	OLOD Osprey Landing Overlay District
	Downtown Overlay District
	Historic District

City of Portsmouth

## Height requirement area

Height requirement area	Maximum building height*
	1 Story 20'
	2 Stories 35'
	2 Stories (short 3rd*) 35'
	2-3 Stories 40'
	2-3 Stories (short 4th*) 45'
	2-4 Stories 50'
	2-4 Stories (short 5th*) 60'
	2-5 Stories 60'

\*Penthouse Levels may exceed the building height by 2 feet.

## Incentive Overlay Districts

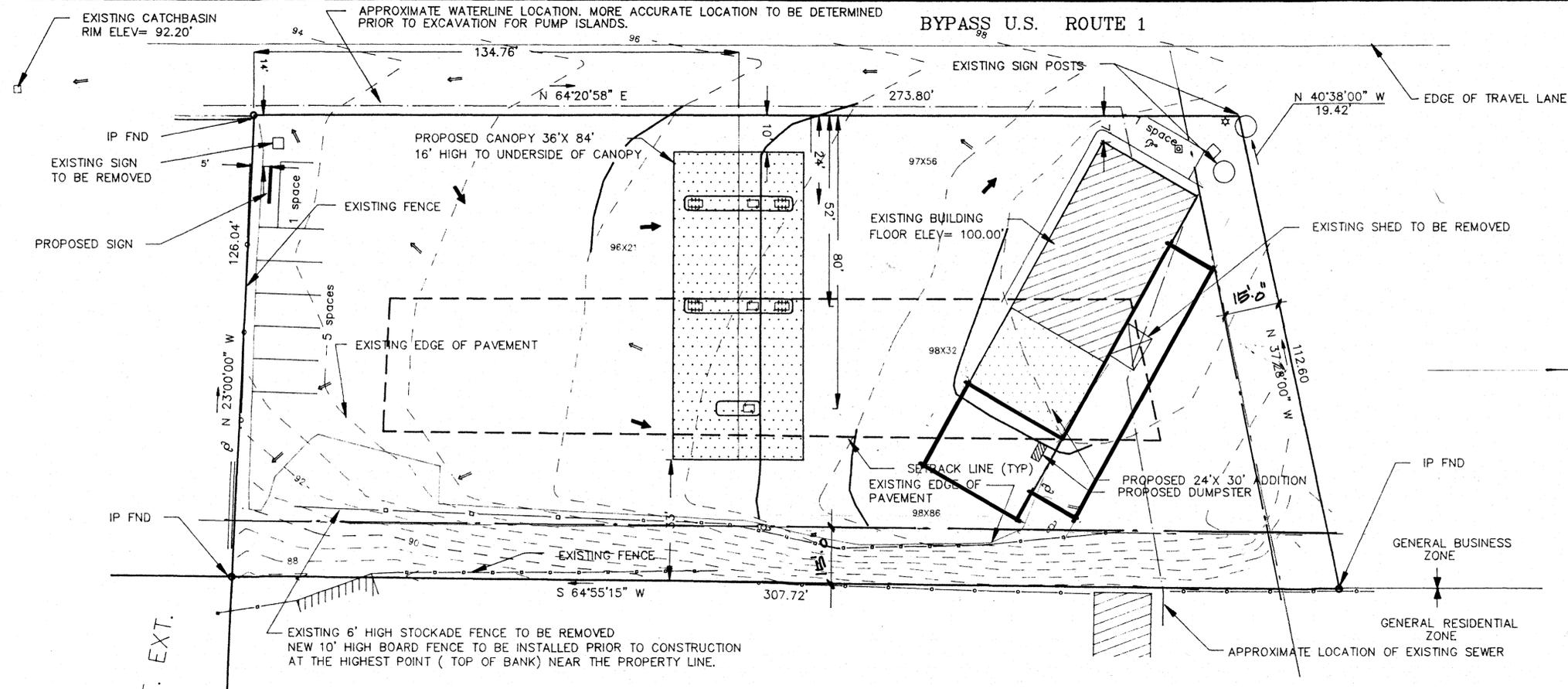
Incentive Overlay Districts	
	North End Incentive Overlay District
	West End Incentive Overlay District

## Required façade types

Required Façade Types	
	Shopfront façade type
	Step, stoop or recessed entry façade type
	Officefront façade type

## Highway Noise Overlay

 HIGHWAY NOISE OVERLAY



Proposed Addition (shown darkened)  
 856 U.S. Rt. 1 Bypass  
 Portsmouth NH  
 03801  
 Feb. 4, 2020

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SITE DEVELOPMENT OF LOT 30 AS SHOWN ON PORTSMOUTH, NH TAX MAP U-60.
- THIS IS NOT A SURVEY PLAN. PROPERTY LINES SHOWN ARE BASED ON PLAN PREPARED BY THOMAS F. MORAN, INC.
- THE LOT IS LOCATED IN THE GENERAL BUSINESS ZONE.
- THE LOT AREA IS 37,097 SQ. FT.
- A VARIANCE HAS BEEN GRANTED FOR THE FOLLOWING SETBACK AND BUFFER REQUIREMENTS

SETBACKS	REQUIRED	VARIANCE GRANTED
FRONT SETBACK	50'	10'
REAR SETBACK	40'	33'
SIDE YARD SETBACK	40'	40'
<b>BUFFER ZONES</b>		
BUILDING	100'	33'

- SITE LIGHTING SHALL BE PROVIDED IN NEW CANOPY.
- TOPOGRAPHIC MAPPING WAS PERFORMED BY ROARING BROOK CONSULTANTS. CONTOURS ARE BASED ON AN ASSUMED ELEVATION OF 100.00' FOR THE FINISHED FLOOR OF THE EXISTING BUILDING.
- LOT DENSITY CALCULATIONS:
 

EXISTING STORE	1560 SQ.FT.	4.2%
PROPOSED ADDITION	720 SQ.FT.	1.9%
PROPOSED CANOPY	3024 SQ.FT.	8.2%
PAVED AREA	21443 SQ.FT.	57.8%
OPEN SPACE	10350 SQ.FT.	27.9%
<b>TOTAL</b>	<b>37097 SQ.FT.</b>	<b>100.0%</b>
- APPROPRIATE PROVISIONS SHALL BE MADE TO CONTAIN ANY STORMWATER RUNOFF DURING THE CONSTRUCTION PHASE IF THE EXISTING DRAINAGE PATHS ARE ALTERED. FINAL GRADING OF THE SITE WILL BE PERFORMED IN SUCH A MANNER AS TO PRESERVE THE CURRENT DRAINAGE FLOW PATTERN.

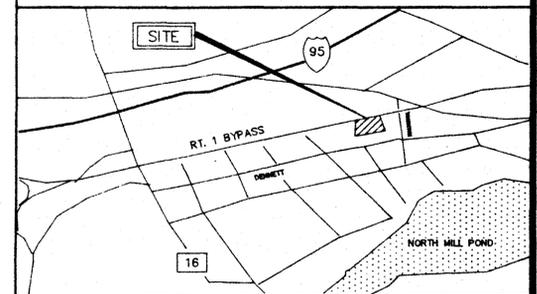
NOTE: THE TOTAL IMPERVIOUS AREA HAS NOT CHANGED FROM THE EXISTING SITUATION.

**LEGEND:**

- ⊗ UNDERGROUND TANK FILL LOCATION
- ☆ LIGHT POST
- ⊕ UTILITY POLE
- ➔ TRAFFIC FLOW ARROW
- ⊞ GAS PUMP
- ⊞ DIESEL PUMP
- EXISTING CONTOUR LINE
- PROPOSED FINISHED CONTOUR
- 89X55 EXISTING SPOT GRADE
- ➔ DRAINAGE FLOW ARROW

APPLICANT AND DEVELOPER:  
 TED LONG  
 ROUTE 1 BYPASS, NORTH  
 PORTSMOUTH, NH

**LOCATION PLAN**



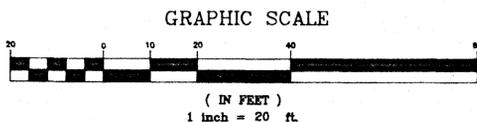
NO.	DATE	REVISION	BY
3	8/29/91	NOTE 9, FENCE LOCATION, WATER	WJG
2	8/5/91	CONTOURS, NOTES, DRAINAGE	WJG
1	7/3/91	PARKING, SIGN	WJG

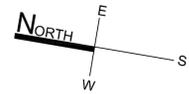
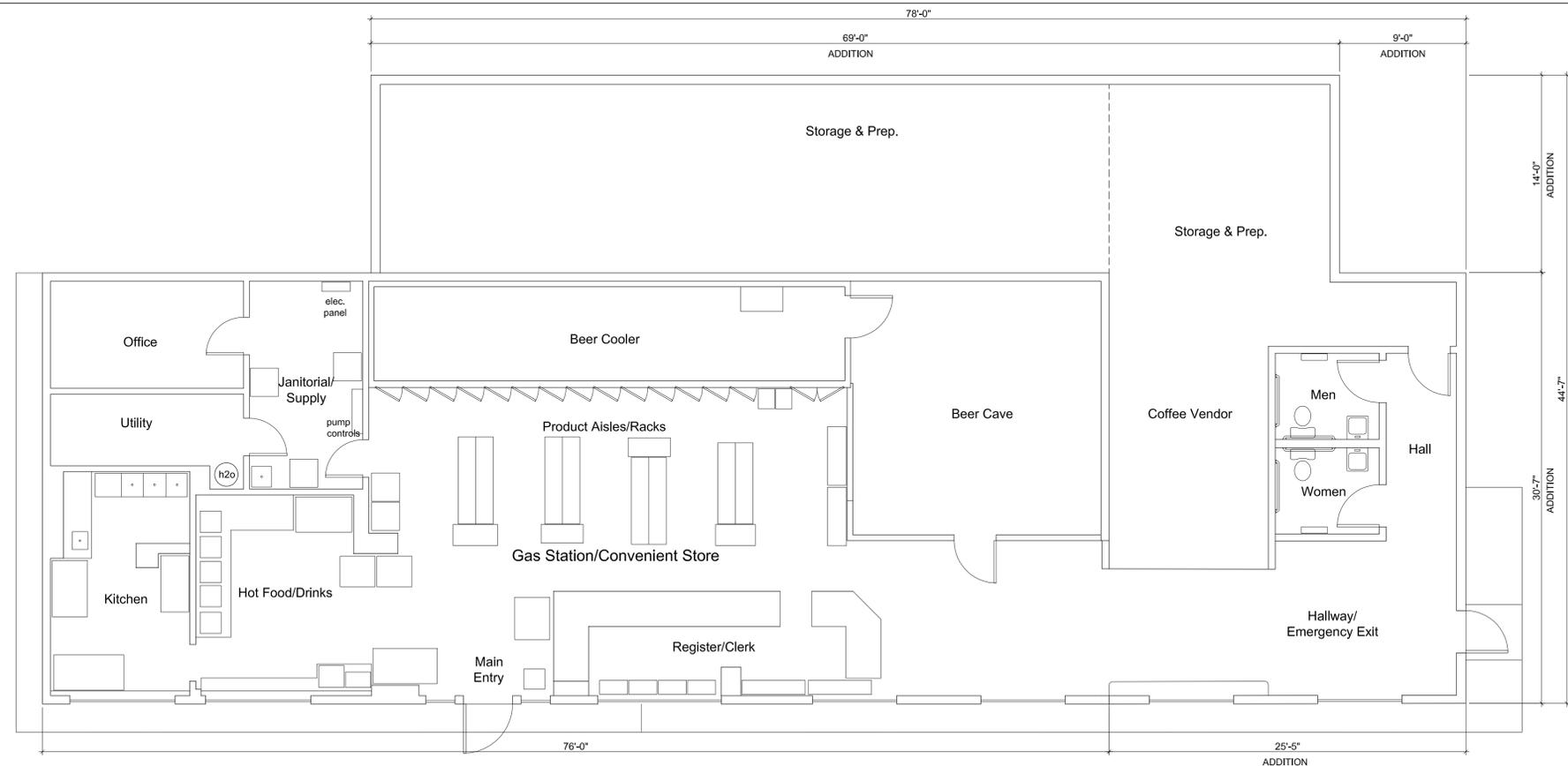
**PROPOSED SITE DEVELOPMENT PLAN FOR TED LONG PORTSMOUTH, NH**

PROJECT: TED LONG, PORTSMOUTH, NH

**ROARING BROOK CONSULTANTS**  
 CIVIL, STRUCTURAL & CONSTR. ENGINEERING  
 15 SEWALL ROAD  
 SOUTH BERWICK, MAINE 03908

684-8  
 1 1





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856 US Rte. 1  
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Portsmouth, NH 03801

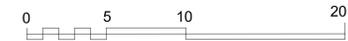
Addition &  
Renovation to  
Existing Building

Dwg. Index:

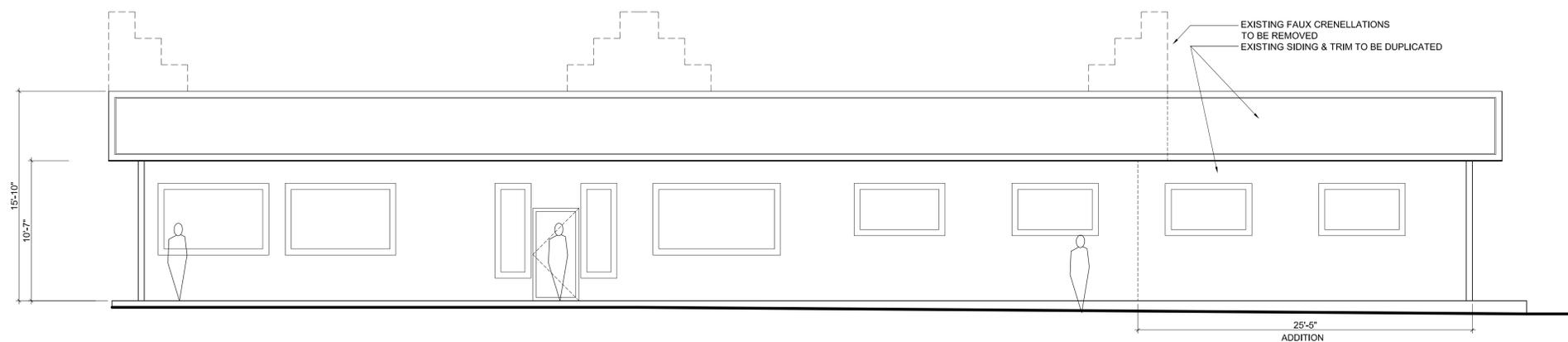
A1 Proposed:  
floor plan & elevations

## Proposed Floor Plan - (sketch)

2,324 s.f. existing + 1749 s.f. proposed



(Field verify all dimensions)



## Proposed Front Elevation (West) - (sketch)

2020-2-4 proposed plan &  
elevation sketch

# A1

addition & renovation  
856 US Rte. 1 by pass  
Portsmouth, NH 03801



Existing front/west entry elevation



View of back line of property w/ Dennett St. homes showing corner of existing building & 10' fence



Existing side/south entry elevation



View of side line of property w/ lot 160-38 showing corner of existing building & dilapidated fence

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Addition &  
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Existing Building

Dwg. Index:

- A1 Proposed:  
floor plan & elevations
- A2 Existing photos:  
elevations

2020-2-4 proposed plan &  
elevation sketch

# A2

addition & renovation  
856 US Rte. 1 by pass  
Portsmouth, NH 03801