

# SITE REDEVELOPMENT FLOROS BUILDING 266, 270, 278 STATE STREET AND 84 PLEASANT STREET PORTSMOUTH, NEW HAMPSHIRE SITE PERMIT PLANS

PERMIT LIST:  
 PORTSMOUTH HDC: GRANTED 2/5/2020  
 PORTSMOUTH ZONING BOARD: GRANTED 5/28/2019  
 PORTSMOUTH SITE REVIEW: PENDING

**OWNERS:**  
 266 & 278 STATE STREET  
 PNF TRUST OF 2013  
 PETER N. FLORES TRUSTEE  
 282 MIDDLE STREET  
 PORTSMOUTH NH, 03801

270 STATE STREET  
 282 MIDDLE STREET LLC  
 282 MIDDLE STREET  
 PORTSMOUTH NH, 03801

84 PLEASANT STREET  
 KC REALTY TRUST  
 KEITH & KATHLEEN MALINOWSKI  
 TRUSTEES  
 1475 ELWYN ROAD  
 PORTSMOUTH NH, 03801

**ATTORNEY:**  
 BOSEN & ASSOCIATES  
 266 MIDDLE STREET  
 PORTSMOUTH NH, 03801  
 TEL. (603) 427-5500

**STRUCTURAL ENGINEER:**  
 JSN ASSOCIATES, LLC  
 1 AUTUMN STREET  
 PORTSMOUTH NH, 03801  
 TEL. (603) 433-8639

**PARKING CONSULTANT:**  
 WALKER CONSULTANTS  
 20 PARK PLAZA SUITE 1202  
 BOSTON, MA 02116  
 TEL. (617) 350-5040

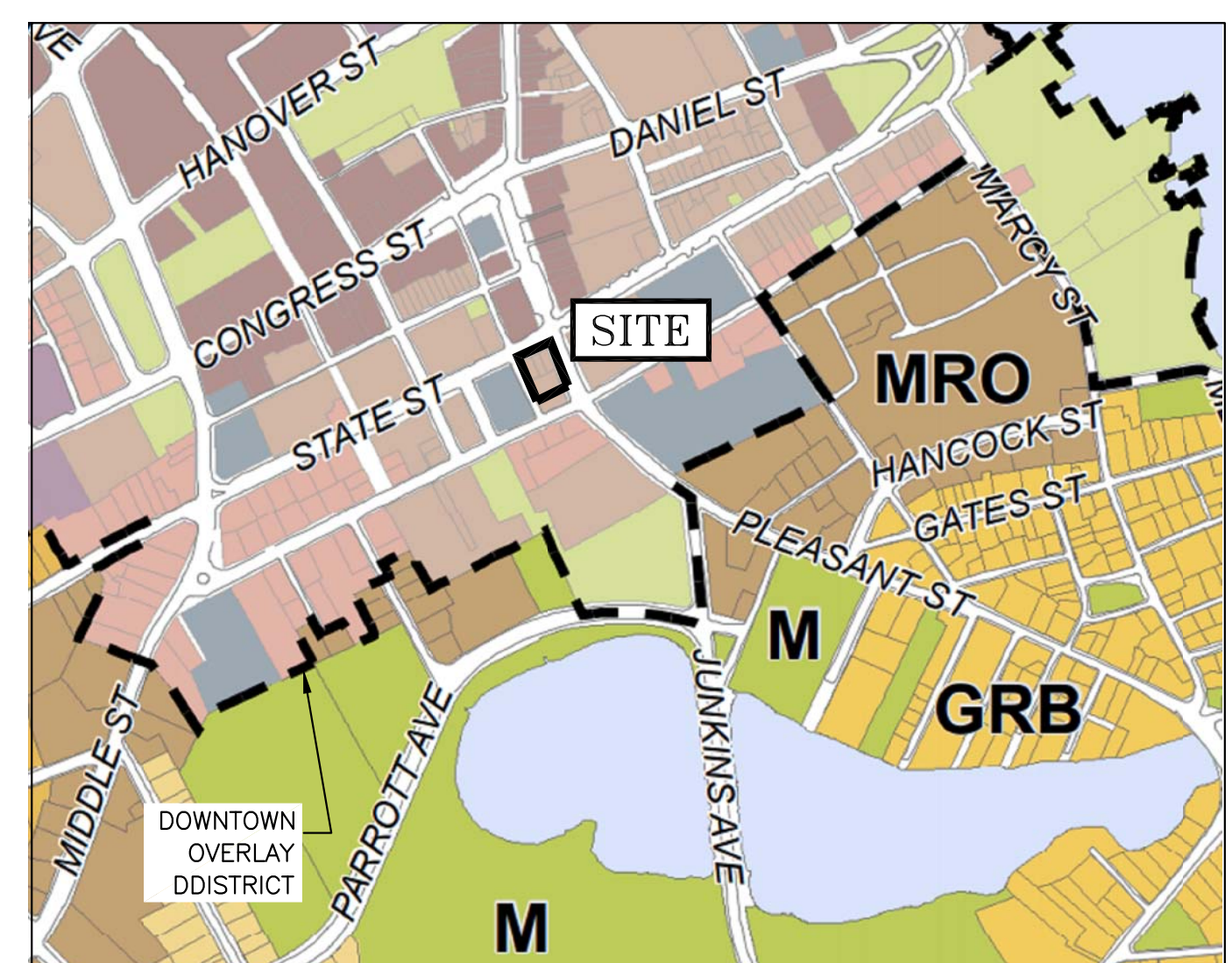
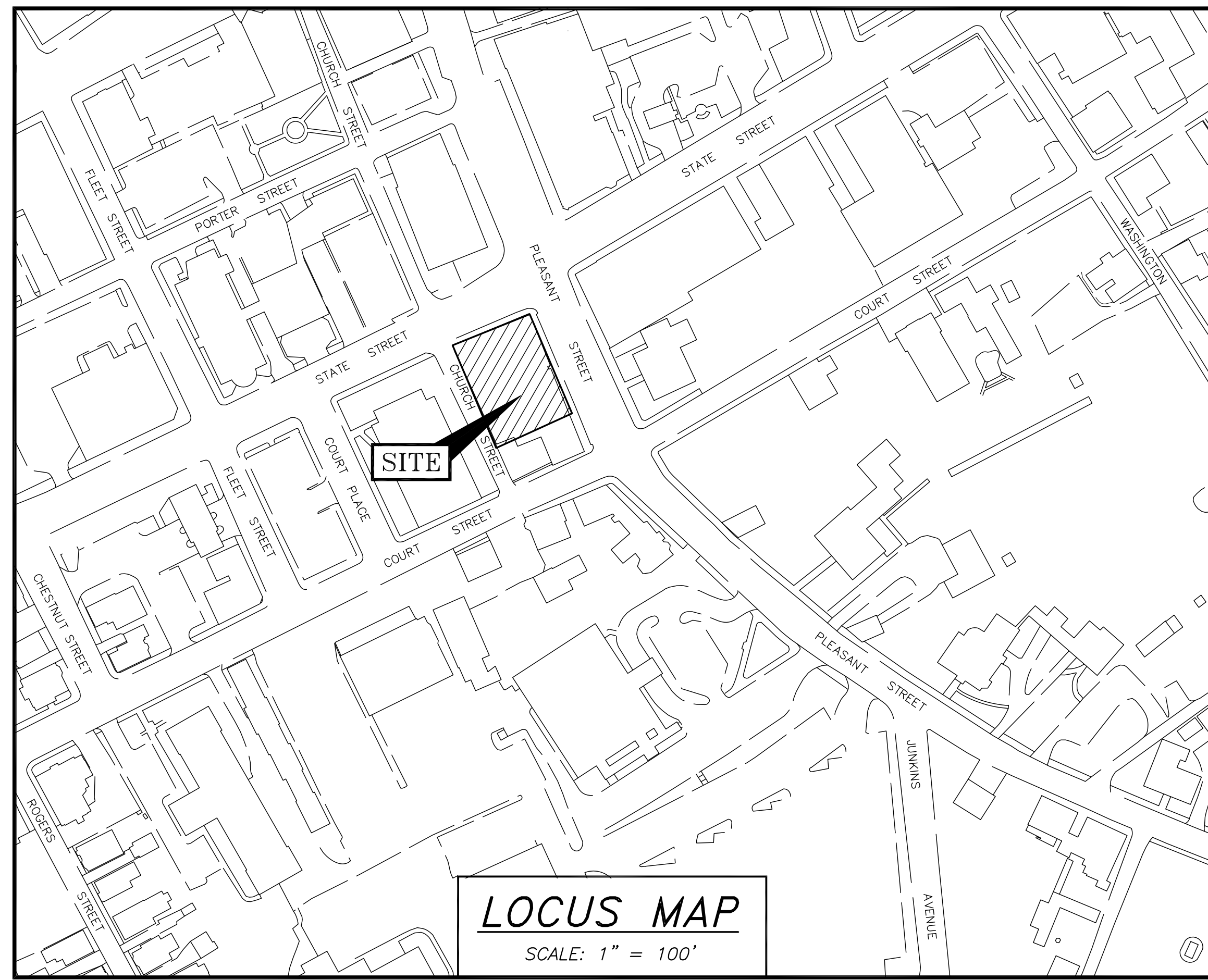
**CIVIL ENGINEER & LAND SURVEYOR:**  
 AMBIT ENGINEERING, INC.  
 200 GRIFFIN ROAD, UNIT 3  
 PORTSMOUTH, N.H. 03801  
 Tel. (603) 430-9282  
 Fax (603) 436-2315

**ARCHITECT:**  
 MICHAEL J. KEANE ARCHITECTS, PLLC  
 101 KENT PLACE  
 NEWMARKET NH 03857-1534  
 TEL. (603) 292-1400

**GEOTECHNICAL ENGINEER:**  
 GEOTECHNICAL SERVICES INC (GSI)  
 18 COTE AVENUE #11  
 GOFFSTOWN NH 03045  
 TEL. (603) 624-2722

**LEGEND:**

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
	UD	FOUNDATION DRAIN
100	100	EDGE OF PAVEMENT (EP)
97x3	98x0	CONTOUR
		SPOT ELEVATION
		UTILITY POLE
		WALL MOUNTED EXTERIOR LIGHTS
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD
		SHUT OFFS (WATER/GAS)
		GATE VALVE
		HYDRANT
		CATCH BASIN
		SEWER MANHOLE
		DRAIN MANHOLE
		TELEPHONE MANHOLE
		PARKING SPACE COUNT
		PARKING METER
		LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	-	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



**Map 10.5A21A**  
 Character Districts and Civic Districts

**Legend**

- Downtown Overlay District
- Historic District
- Character Districts**
  - CD5 Character District 5
  - CD4 Character District 4
  - CD4-W Character District 4-W
  - CD4-L1 Character District 4-L1
  - CD4-L2 Character District 4-L2
- Civic District**
  - Civic District
- Municipal District**
  - Municipal District



**UTILITY CONTACTS**

**ELECTRIC:**  
 EVERSOURCE  
 1700 LAFAYETTE ROAD  
 PORTSMOUTH, N.H. 03801  
 Tel. (603) 436-7708, Ext. 555.5678  
 ATTN: MICHAEL BUSBY, P.E. (MANAGER)

**NATURAL GAS:**  
 UNITIL  
 325 WEST ROAD  
 PORTSMOUTH, N.H. 03801  
 Tel. (603) 294-5144  
 ATTN: DAVE BEAULIEU

**CABLE:**  
 COMCAST  
 155 COMMERCE WAY  
 PORTSMOUTH, N.H. 03801  
 Tel. (603) 679-5695 (X1037)  
 ATTN: MIKE COLLINS

**SEWER & WATER:**  
 PORTSMOUTH DEPARTMENT OF PUBLIC WORKS  
 680 PEVERLY HILL ROAD  
 PORTSMOUTH, N.H. 03801  
 Tel. (603) 427-1530  
 ATTN: JIM TOW

**COMMUNICATIONS:**  
 FAIRPOINT COMMUNICATIONS  
 JOE CONSIDINE  
 1575 GREENLAND ROAD  
 GREENLAND, N.H. 03840  
 Tel. (603) 427-5525

**INDEX OF SHEETS**

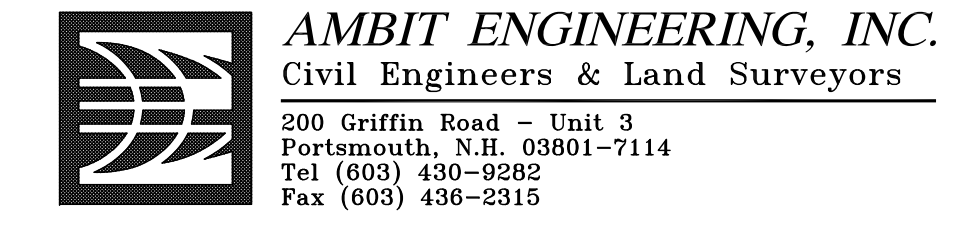
DWG No.	Description
C1	STANDARD BOUNDARY SURVEY
C2	EXISTING CONDITIONS PLAN
C3	DEMOLITION PLAN
C4	SITE LAYOUT PLAN
C4	UTILITY PLAN
PB 1 - PB 4	ARCHITECTURAL PLANS / PARKING PLANS

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

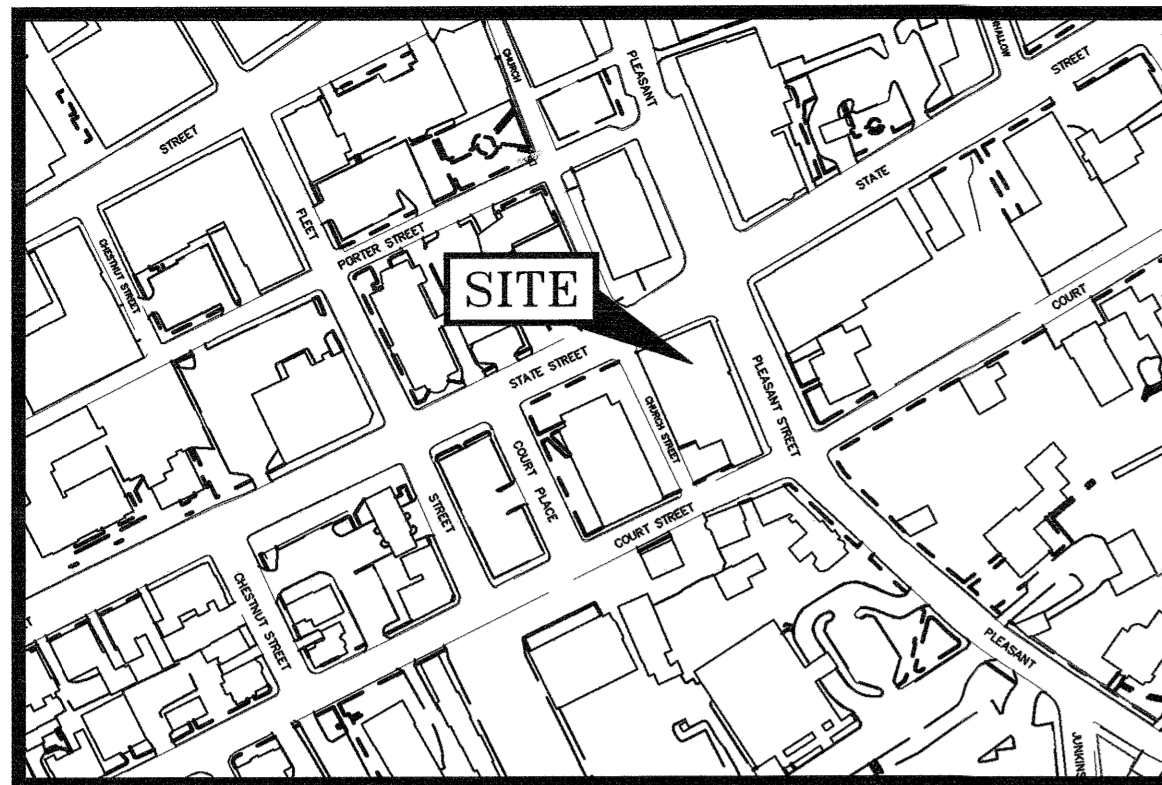
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**SITE PERMIT PLANS  
 FLOROS BUILDING  
 266, 270, 278 STATE STREET  
 AND 84 PLEASANT STREET  
 PORTSMOUTH, N.H.**



PLAN SET SUBMITTAL DATE: 6 OCTOBER 2020



LOCATION MAP

SCALE: 1" = 200'

**PLAN REFERENCES:**

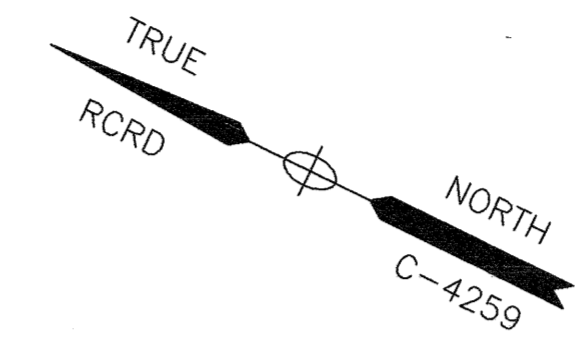
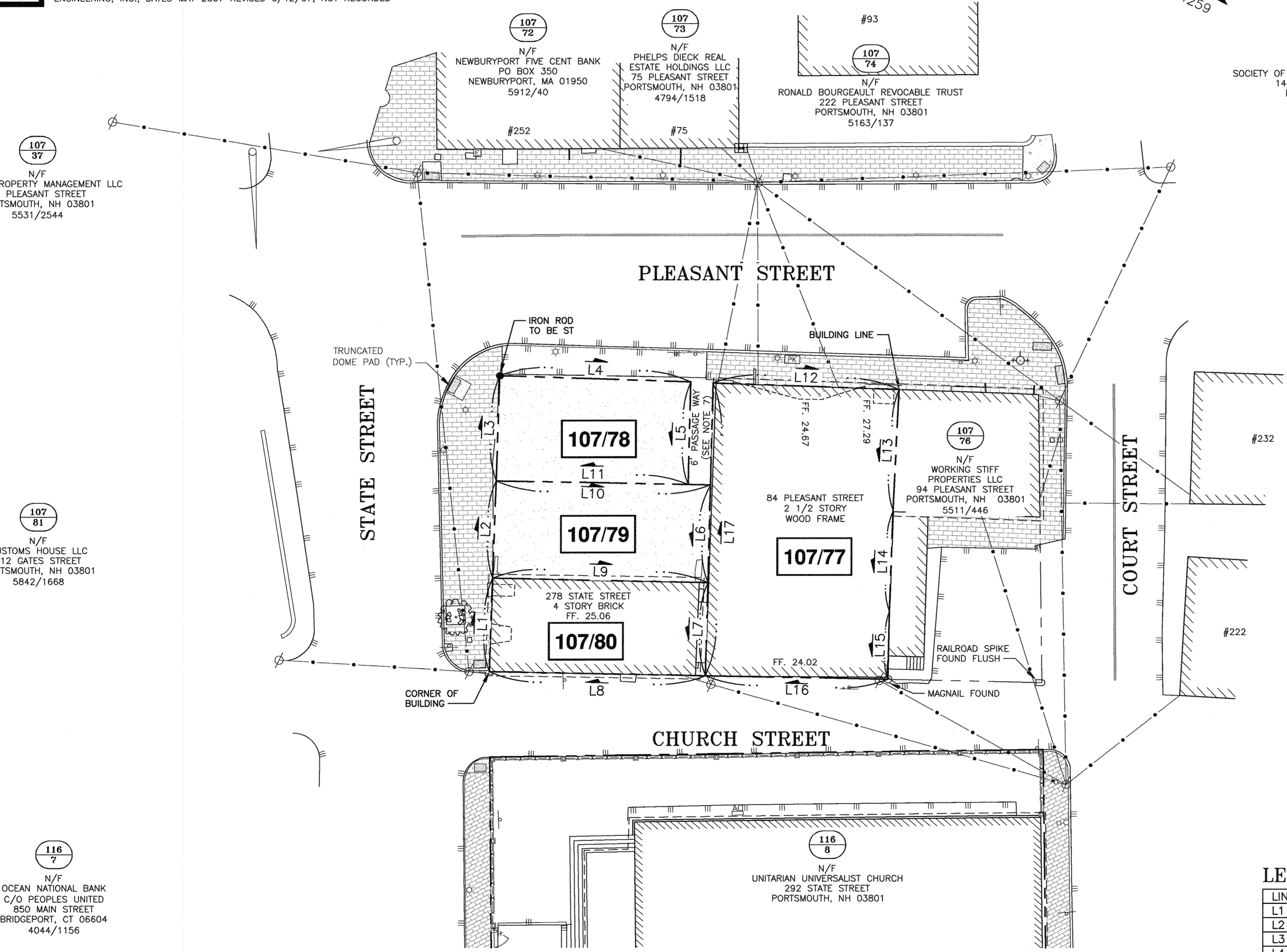
- 1) PLAN OF PROPERTIES ON STATE & PLEASANT STREETS, PORTSMOUTH, N.H., OWNED BY FREDERICK GARDNER AND PISCATAQUA BANK, 1" = 10', SEPT 10, 1919 BY WM. A. GROVER. RCRD FILE 0249.
- 2) PLAN OF LOTS, SMITH & TIMES BLDGS., STATE ST., PORTSMOUTH, N.H., 1IN. = 10FT., APRIL 1954 BY JOHN W. DURGIN CIVIL ENGINEERS. FILE 2806, PLAN 1-490.
- 3) PLAN OF LOTS NOS. 202, 206, & 222 COURT ST., 1IN. = 10FT., JAN 1974 BY JOHN W. DURGIN CIVIL ENGINEERS. FILE 682, PLAN 4318, C-4259.
- 4) SUBDIVISION OF LAND, PORTSMOUTH, N.H., TRADER'S BLOCK TRUST, JOSEPH G. SAWTELLE, JR., TR., 1 INCH = 10 FEET, DECEMBER 1977 BY JOHN W. DURGIN CIVIL ENGINEERS. RCRD C-7497.
- 5) BREWSTER INN PARTNERSHIP, SUBDIVISION OF LAND, 93 PLEASANT STREET, 1"=10'-0", 10-26-87 BY KIMBALL CHASE COMPANY, INC. RCRD 01752, D-17511.
- 6) LOT LINE ADJUSTMENT PLAN FOR DAVID L. BAKER, SR. IN PORTSMOUTH, N.H., 1" = 20', 23 MAR. 1990 BY SEACOAST ENGINEERING ASSOC., INC. RCRD 12203, D-20209.
- 7) STANDARD BOUNDARY SURVEY TAX MAP 107 - LOT 76 THE CLIP JOINT FOR DEBORAH PHILLIPS 92 PLEASANT STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE, SCALE 1" = 10' PREPARED BY AMBIT ENGINEERING, INC., DATED MAY 2007 REVISED 6/12/07, NOT RECORDED

**MERGER NOTE:**

THE PASSAGE WAY AND THESE LOTS ARE INTENDED TO BE MERGED TO CREATE ONE DEVELOPMENT PARCEL.

**LEGEND:**

- |         |                            |
|---------|----------------------------|
| N/F     | NOW OR FORMERLY            |
| RP      | RECORD OF PROBATE          |
| RCRD    | ROCKINGHAM COUNTY          |
|         | REGISTRY OF DEEDS          |
| (11/21) | MAP 11 / LOT 21            |
| ---     | BOUNDARY                   |
| - - -   | SETBACK                    |
| ○       | RAILROAD SPIKE FOUND       |
| ●       | IRON ROD/PIPE FOUND        |
| ○       | DRILL HOLE FOUND           |
| ■       | STONE/CONCRETE BOUND FOUND |
| ●       | RAILROAD SPIKE SET         |
| ○       | IRON ROD SET               |
| ○       | DRILL HOLE SET             |
| ■       | GRANITE BOUND SET          |

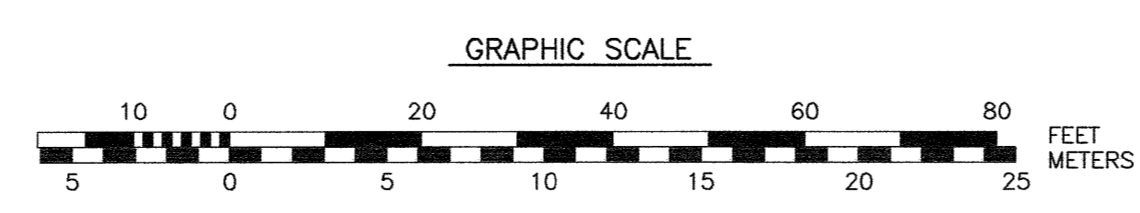
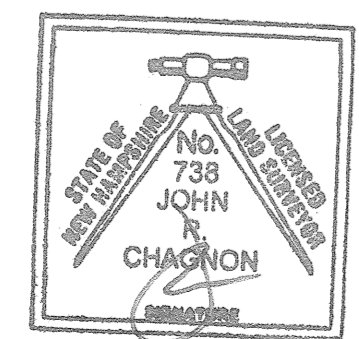


I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

PAUL A. DOBBERSTEIN, LLS #1000

3-4-20  
DATE



**LENGTH TABLE**

LINE	BEARING	DISTANCE
L1	N 66°00'29" E	25.16'
L2	N 66°00'29" E	26.17'
L3	N 66°00'29" E	28.27'
L4	S 24°01'53" E	51.47'
L5	S 65°27'29" W	27.54'
L6	S 65°27'29" W	26.30'
L7	S 65°27'29" W	25.01'
L8	N 24°51'30" W	58.24'
L9	S 24°42'40" E	57.99'
L10	S 24°50'15" E	57.74'
L11	N 24°50'15" W	51.74'
L12	S 23°57'38" E	50.06'
L13	S 66°47'06" W	32.82'
L14	S 65°52'55" W	26.82'
L15	S 65°14'37" W	18.24'
L16	N 24°54'06" W	49.17'
L17	N 65°27'29" E	78.68'

**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

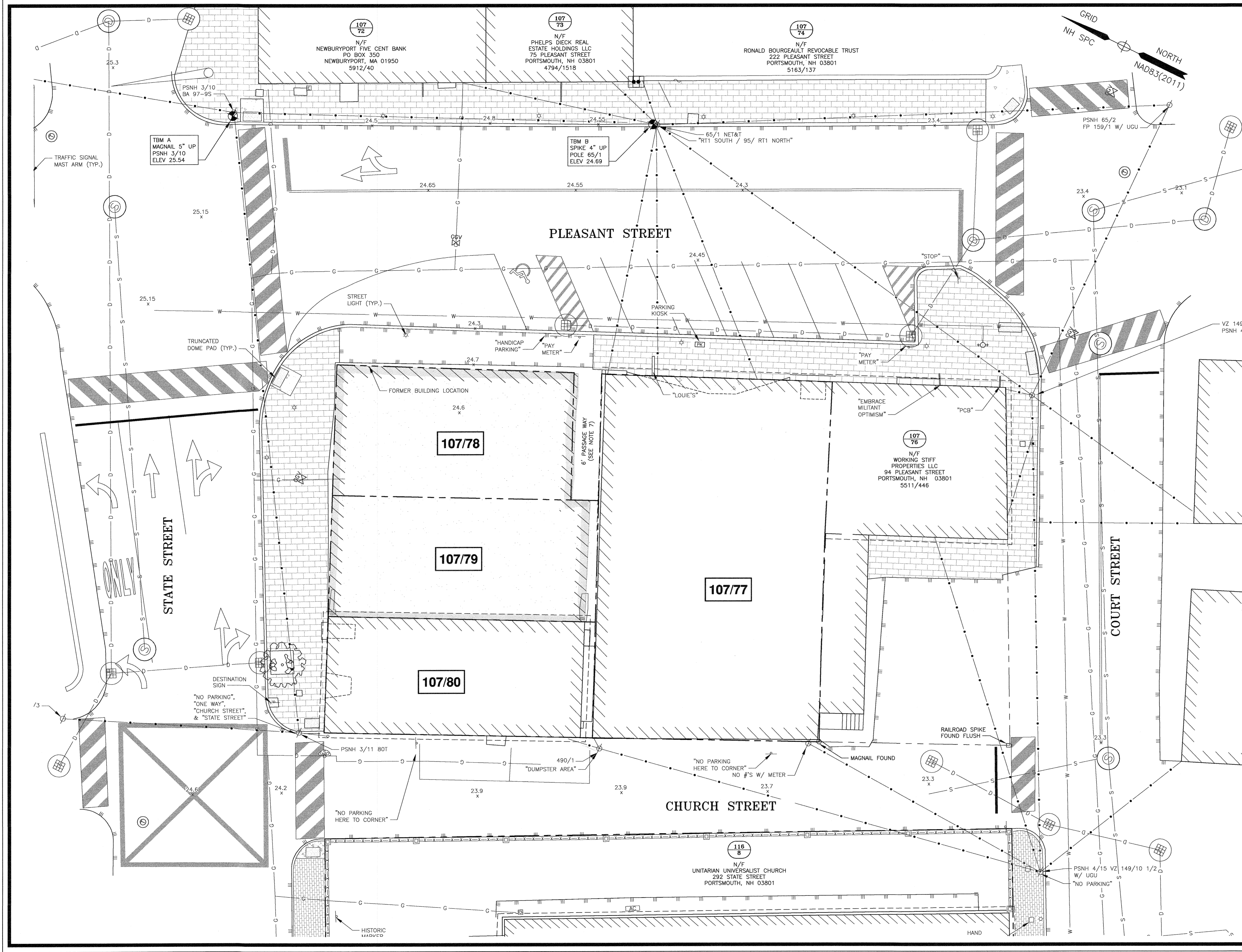
**NOTES:**

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOTS 77, 78, 79, AND 80.
- 2) OWNERS OF RECORD:  
107/77  
KC REALTY TRUST  
KEITH & KATHLEEN MALINOWSKI, TRUSTEES  
1475 ELWYN RD, PORTSMOUTH, NH 03801  
BK 3386, PG 2417  
  
107/78-80  
PNF TRUST OF 2013  
PETER N. FLOROS, TRUSTEE  
282 MIDDLE ST, PORTSMOUTH, NH 03801  
BK 5540, PG 0293 (78)  
BK 5540, PG 0298 (80)  
  
107/79  
282 MIDDLE STREET LLC  
282 MIDDLE ST, PORTSMOUTH, NH 03801  
BK 5877, PG 511
- 3) PARCELS 107/77-80 ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301SC0259E, EFFECTIVE 5/17/2005.
- 4) EXISTING LOT AREA:  
LOT 107/ 77  
EXISTING: 3,866 SF, 0.0887 ACRES  
  
LOT 107/ 78  
EXISTING: 1,440 SF, 0.0331 ACRES  
  
LOT 107/ 79  
EXISTING: 1,518 SF, 0.0348 ACRES  
  
LOT 107/ 80  
EXISTING: 1,458 SF, 0.0335 ACRES  
  
6' PASSAGE WAY  
EXISTING: 165 SF, 0.0038 ACRES  
  
TOTAL COMBINED LOT AREA:  
8,447 SF, 0.1939 ACRES
- 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 (CD4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF TAX MAP 107 LOTS 77-80 IN THE CITY OF PORTSMOUTH.
- 7) PASSAGEWAY OWNERSHIP UNCLEAR; EITHER LOTS 78 & 79 MAY HAVE FEE OWNERSHIP.

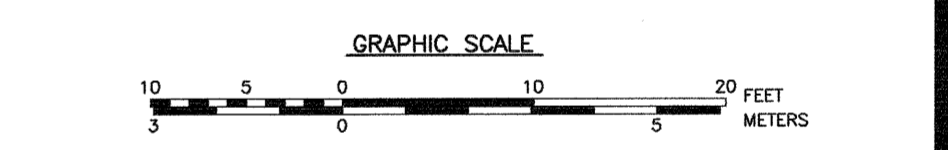
NO.	ISSUED FOR COMMENT	DATE
0	ISSUED FOR COMMENT	3/4/20

**STANDARD BOUNDARY SURVEY TAX MAP 107 - LOTS 77-80**

**PROPERTY LOCATED AT:**  
266, 270, 278 STATE STREET  
& 84 PLEASANT STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

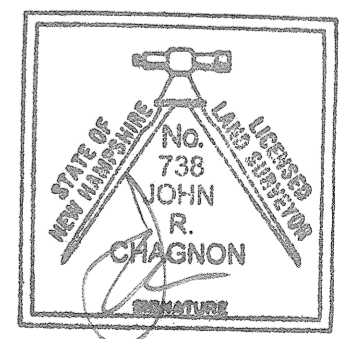


- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN 30 DAYS.
  - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
  - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).



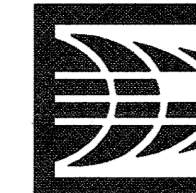
**FLOROS BUILDING  
 STATE AND  
 PLEASANT STREET  
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/6/20
REVISIONS		



SCALE: 1" = 10' MARCH 2020

EXISTING CONDITIONS PLAN **C1**



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors

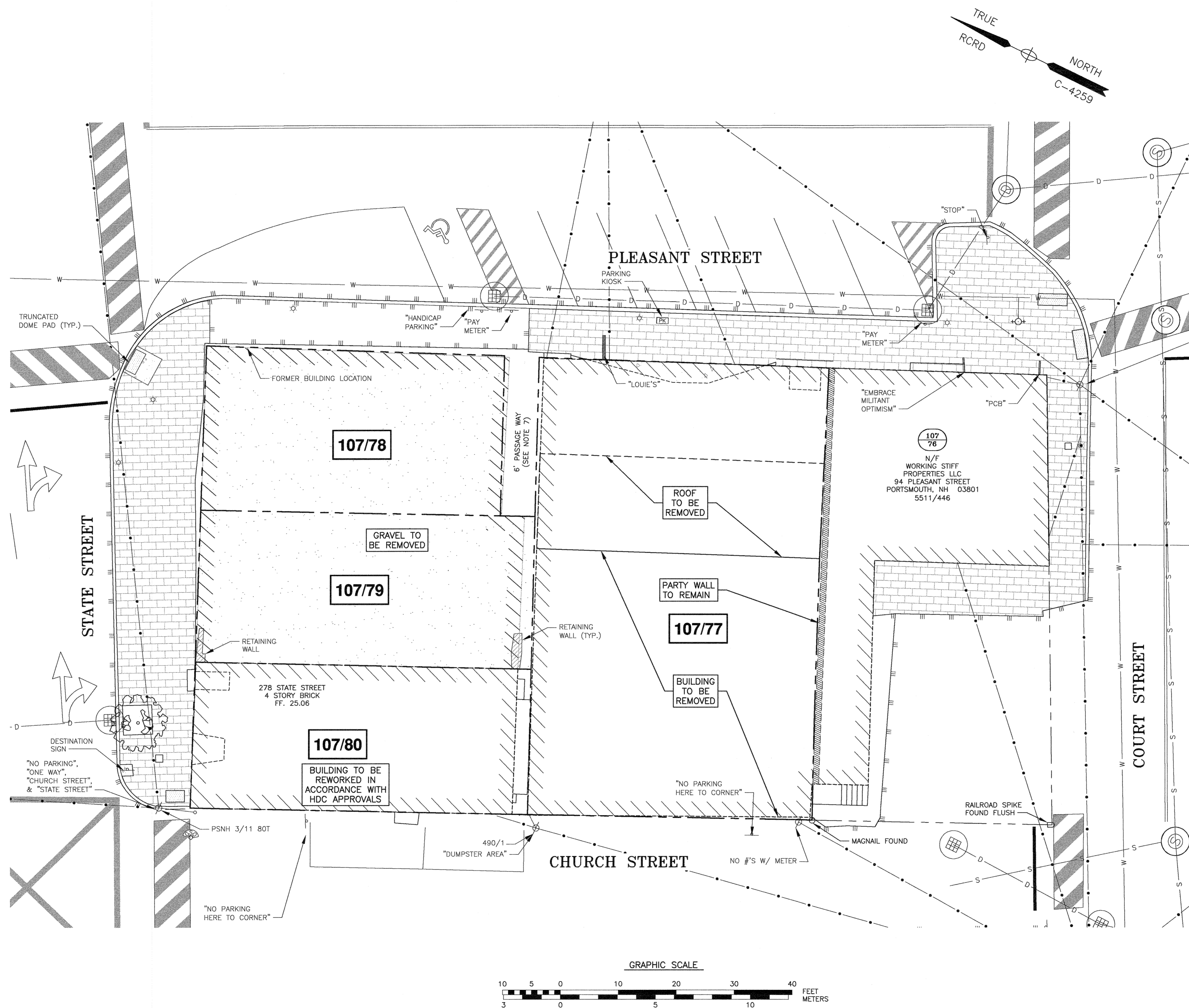
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

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- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

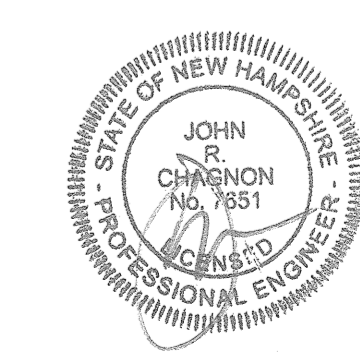
**DEMOLITION NOTES**

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT OR BRICK PER FINAL SITE PLAN APPROVAL AND CMMF PLAN.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIALLY IDENTIFIED TO REMAIN. ANY EXISTING MONITORING WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER TO COORDINATE MONITORING WELL REMOVAL AND/OR RELOCATION WITH NHDES AND OTHER AUTHORITY WITH JURISDICTION PRIOR TO CONSTRUCTION.
- I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- J) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND IMMEDIATELY OFF-SITE TO BE MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- K) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- L) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



**FLOROS BUILDING  
STATE AND  
PLEASANT STREET  
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/6/20
REVISIONS		



SCALE: 1" = 10' MARCH 2020

DEMOLITION PLAN

C2

**ZONING DEVELOPMENT STANDARD**

CD4: CHARACTER DISTRICT 4			
DOWNTOWN OVERLAY DISTRICT AND HISTORIC DISTRICT			
BUILDING PLACEMENT (PRINCIPAL):			
	REQUIRED	MAP 107 AS LOTS 77, 78, 79, AND 80.	
		EXISTING †	PROPOSED
MAX. PRINCIPAL FRONT YARD:	10 FEET	0	0
SECONDARY FRONT YARD	NR	15	0
MIN. SIDE YARD:	NR	N/A	N/A
MIN. REAR YARD:	5 FEET	0	0
FRONT LOT LINE BUILDOUT:	50% MIN	100%	100%
REAR SETBACK: 5' (REAR LINE) OR 10' (ALLEY CENTERLINE)			
BUILDING TYPES:			
BUILDING TYPES: OFFICE, FOOD SERVICE, COMMERCIAL, RESIDENTIAL, PARKING			
DOWNTOWN OVERLAY DISTRICT DOES NOT PERMIT RESIDENTIAL USES FOR GROUND FLOOR. ENTRY CAN NOT EXCEED 20% OF GROUND FLOOR AREA. PROPOSED 12%			
FACADE TYPE: SHOPFRONT, OFFICE FRONT			
BUILDING FORM:			
	REQUIRED	EXISTING	PROPOSED
MAX STRUCTURE HEIGHT:	45 FEET	53 FT	55 FT*
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	2"	2"
MIN. GROUND STORY HEIGHT:	12 FEET	14-15 FT	13'-3"
MIN. SECOND STORY HEIGHT	10 FEET	11'-4"	10
FACADE GLAZING (WINDOW/PERIMETER):	70% SHOP 20-50% OTHER	DESTROYED	50%
ROOF TYPE: FLAT, MANSARD, GABLE			
LOT OCCUPATION:			
	REQUIRED	EXISTING	PROPOSED
MAX BUILDING BLOCK:	200 FEET	146	146
MAX FACADE MOD. LENGTH:	80 FEET	50	50
MAX. ENTRANCE SPACING:	50 FEET	58	57
MAX BUILDING COVERAGE:	90%	DESTROYED	99%
MAX BUILDING FOOTPRINT:	15,000 SF	DESTROYED	8,364
MIN. LOT AREA:	NR	8,447	8,447
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	497	497
MIN. OPEN SPACE :	10%	2%	0%
MAX. GROUND FLOOR GFA PER USE	15,000 SF	N/A	23% RESIDENTIAL

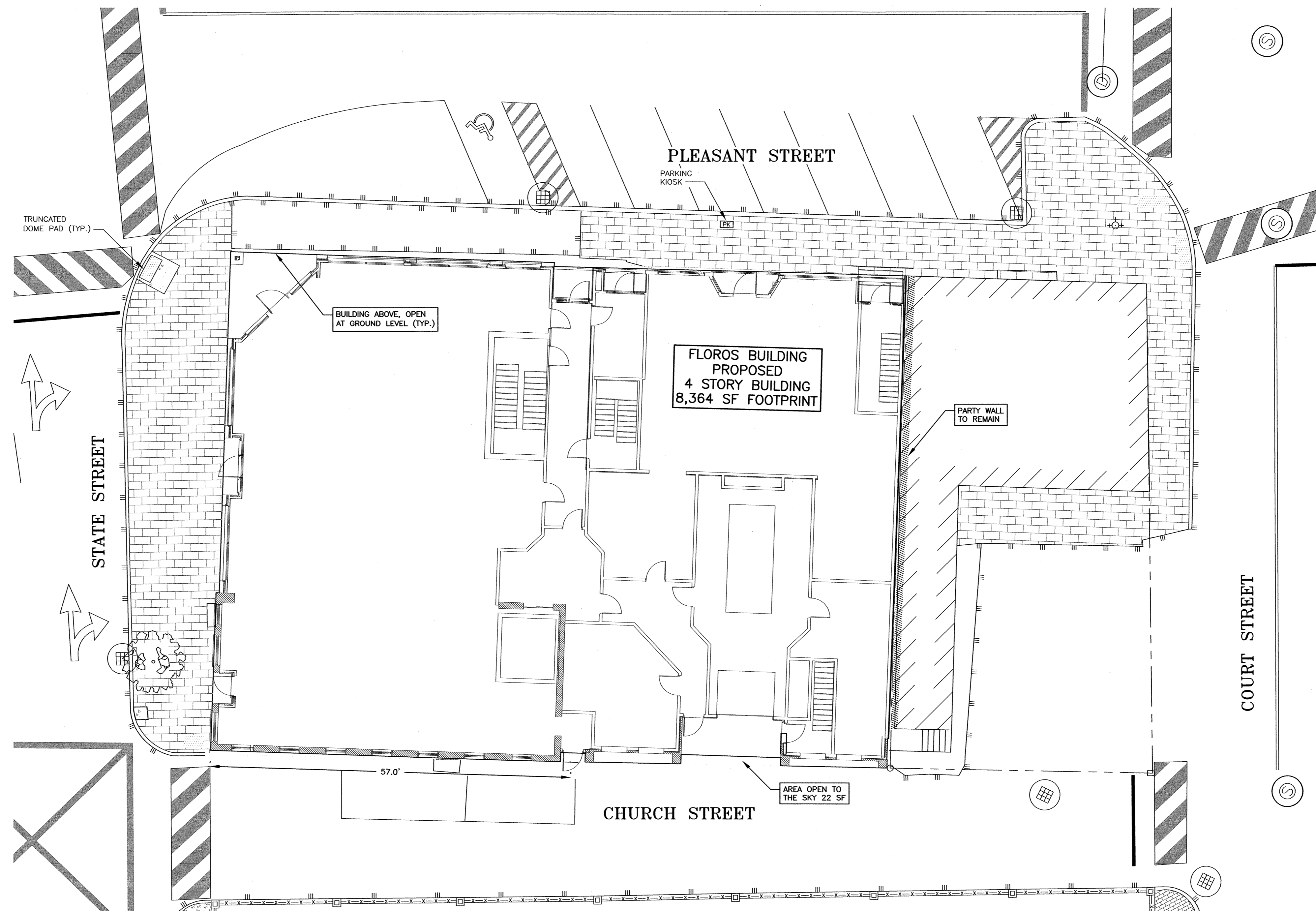
\* WITH VARIANCE  
 † PRE- 2017 FIRE

**IMPERVIOUS SURFACE AREAS**

(TOTAL PARCELS)(TO PROPERTY LINE)

STRUCTURES	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	5,154	8,364
STAIRS/LANDING	87	0
RETAINING WALL	15	0
CONCRETE/STEPS	62	83
GRAVEL	3,129	0
TOTAL	8,447	8,447
LOT SIZE	8,447	8,447
% LOT COVERAGE	100.0%	100.0%

NOTE: FIRST FLOOR OPEN ENTRANCE AREAS: 405 S.F., 4.8%



**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9202  
 Fax (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOTS 77, 78, 79, AND 80.
  - 2) OWNERS OF RECORD: SEE BOUNDARY SURVEY
  - 3) PARCELS 107/77-80 ARE NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 3301SC0259E. EFFECTIVE 5/17/2005.
  - 4) EXISTING COMBINED AREA:  
 8,447 SF  
 0.1939 ACRES
  - 5) THE PARCELS ARE LOCATED IN THE CHARACTER DISTRICT 4 (CD4) ZONING DISTRICT. PARCELS ARE LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT (DOD) AND THE HISTORIC DISTRICT (HDC).
  - 6) THE PURPOSE OF THIS PLAN IS TO SHOW SITE LAYOUT FOR BUILDING ON THE PARCELS IN THE CITY OF PORTSMOUTH, FOR APPLICATION FOR VARIANCE.
  - 7) PROPOSED USE:  
 BASEMENT: STORAGE, POTENTIAL PARKING, MECHANICAL.  
 FIRST FLOOR: RETAIL COMMERCIAL, OFFICE, FOOD SERVICE FLOORS 2-4 AND PENTHOUSE: 17 RESIDENTIAL UNITS

**FLOROS BUILDING  
 STATE AND PLEASANT STREET  
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	9/29/20
0	ISSUED FOR COMMENT	3/6/20

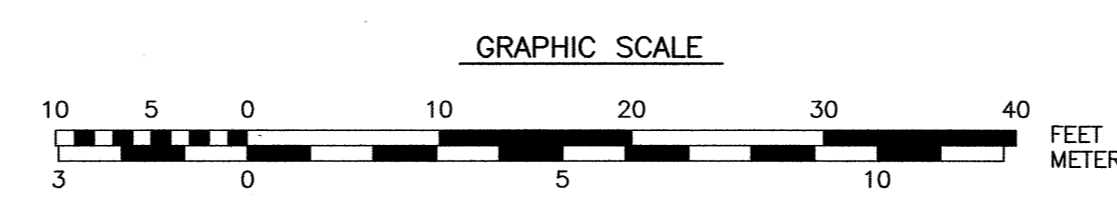
REVISIONS

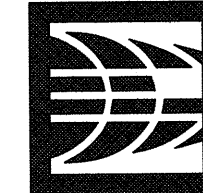
SCALE: 1" = 10' MARCH 2020

**VARIANCE PLAN** **C3**

APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_





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Civil Engineers & Land Surveyors

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Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

**NOTES:**

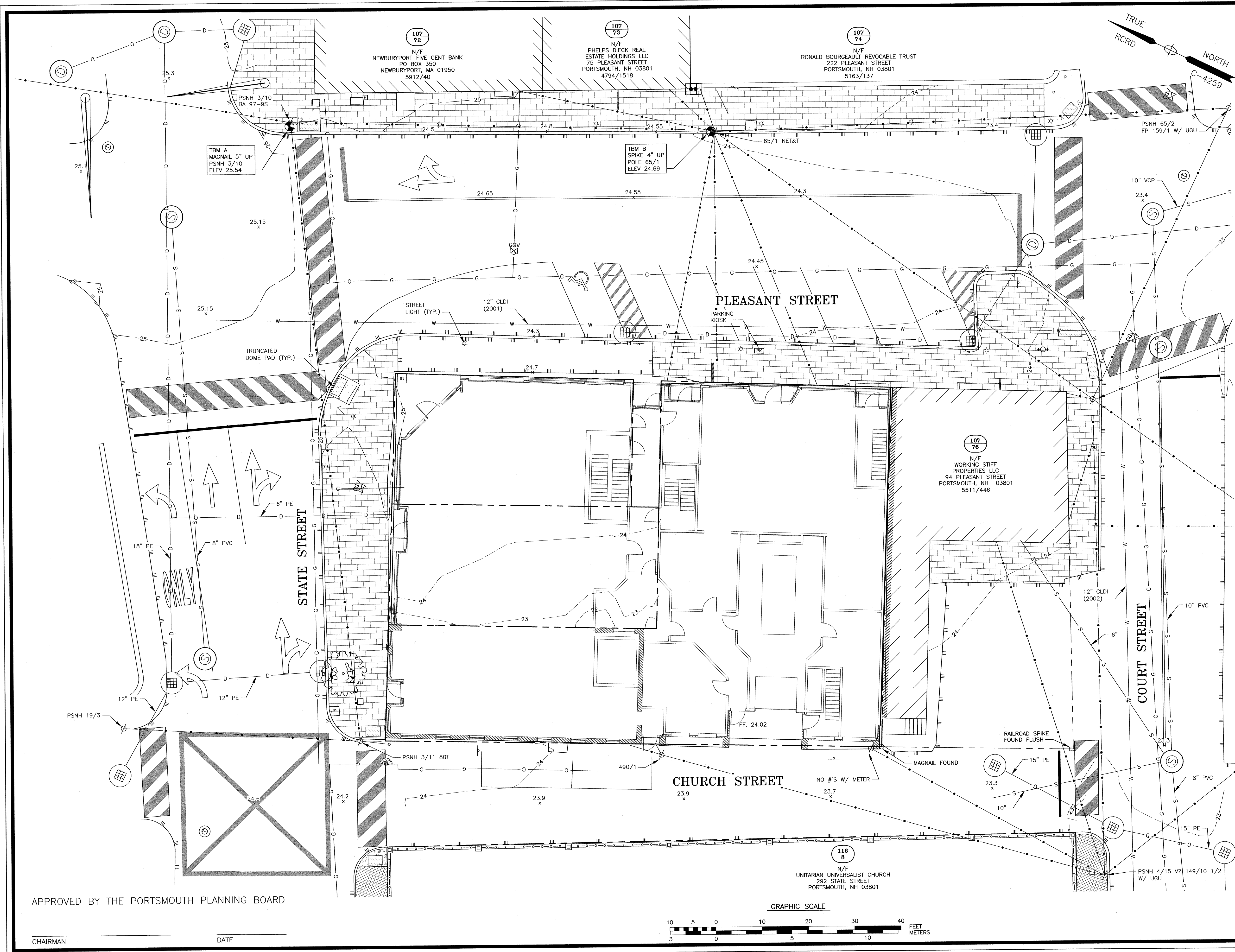
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN 30 DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

**FLOROS BUILDING  
STATE AND  
PLEASANT STREET  
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	10/6/20
REVISIONS		

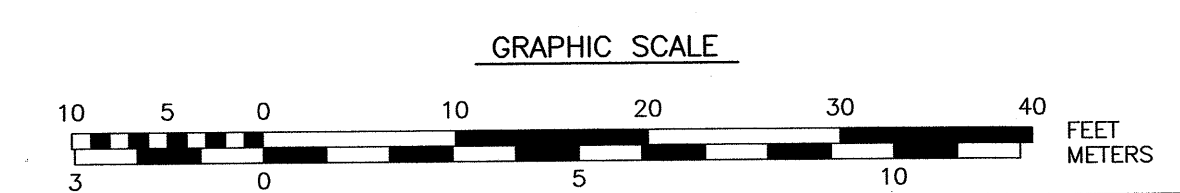

SCALE: 1" = 10'      OCTOBER 2020

UTILITY PLAN      **C4**



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

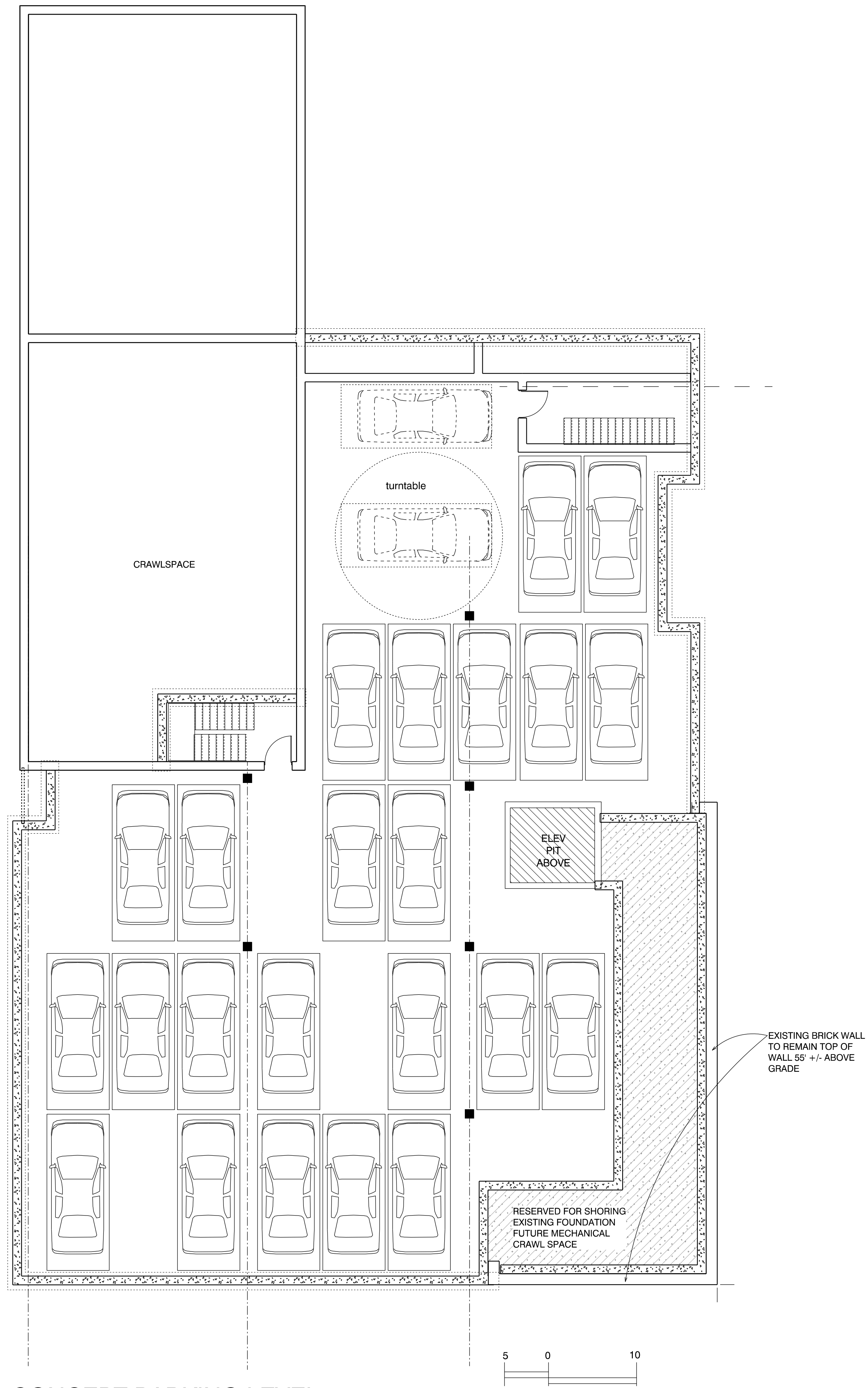


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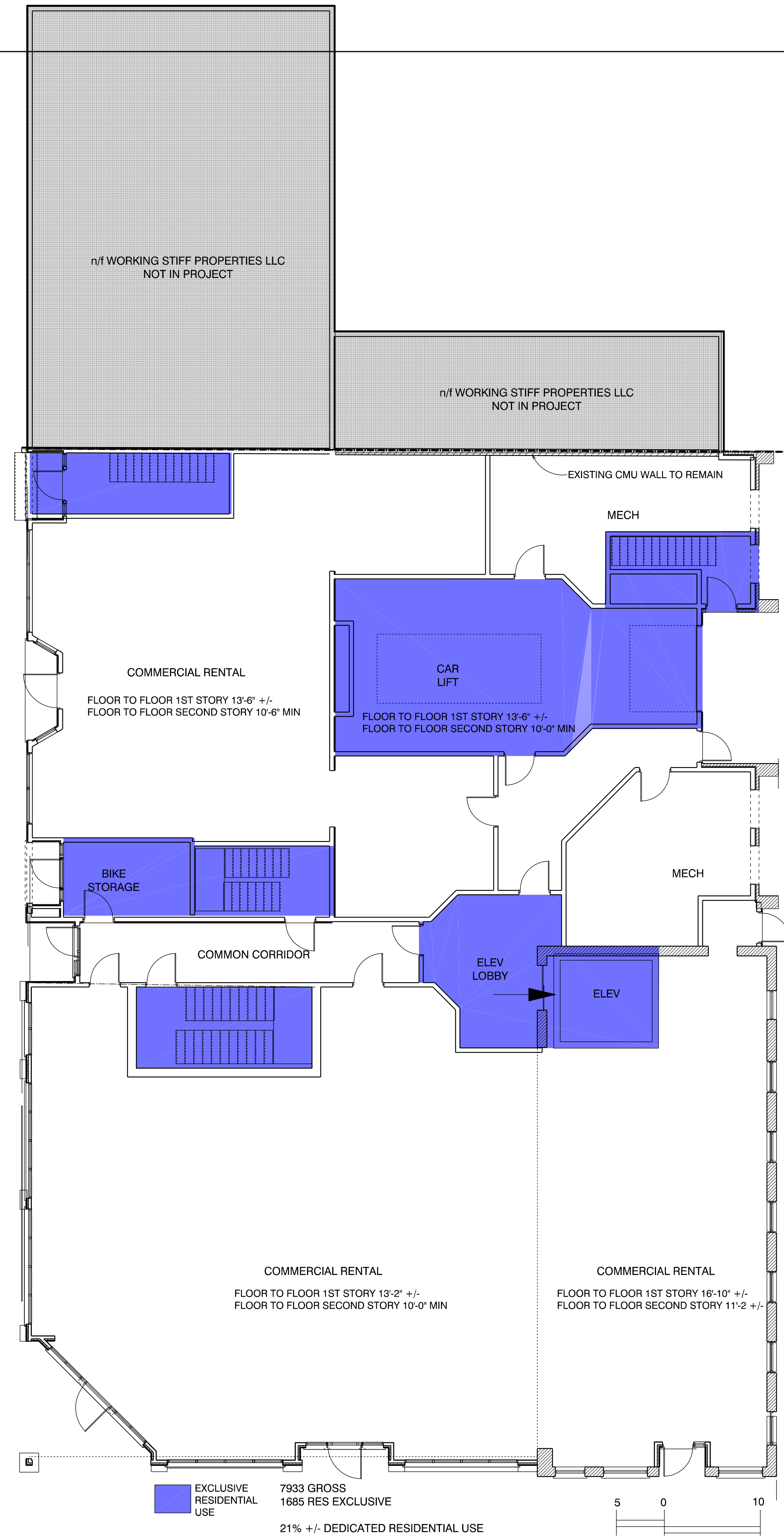








CONCEPT PARKING LEVEL



CONCEPT FIRST FLOOR PLAN

**mjk**  
 Michael J. Keane  
 Architects, PLLC  
 ARCHITECTURE  
 PLANNING  
 DESIGN  
 101 Kent Place  
 Newmarket, NH  
 03857  
 603-292-1400  
 mjkarchitects.com

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CONSULTANTS

REVISIONS

APPROVALS

BOA DRAFT FOR  
 REVIEW IN  
 PREPARING THE  
 APPLICATION  
 9/24/2020

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PROJECT  
 PROPOSED  
 RESTORATION AND EXPANSION OF  
 266, 270 278 STATE STREET  
 AND 84 PLEASANT ST,  
 PORTSMOUTH NH  
 FOR:  
 PNF TRUST OF 2013  
 282 MIDDLE STREET  
 PORTSMOUTH NH 03801

TITLE

CONCEPT PLANS PARKING AND FIRST

DRAWN BY:

CHECKED BY:

DATE:

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PB3

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TITLE

CONCEPT PLANS 2-5

DRAWN BY:

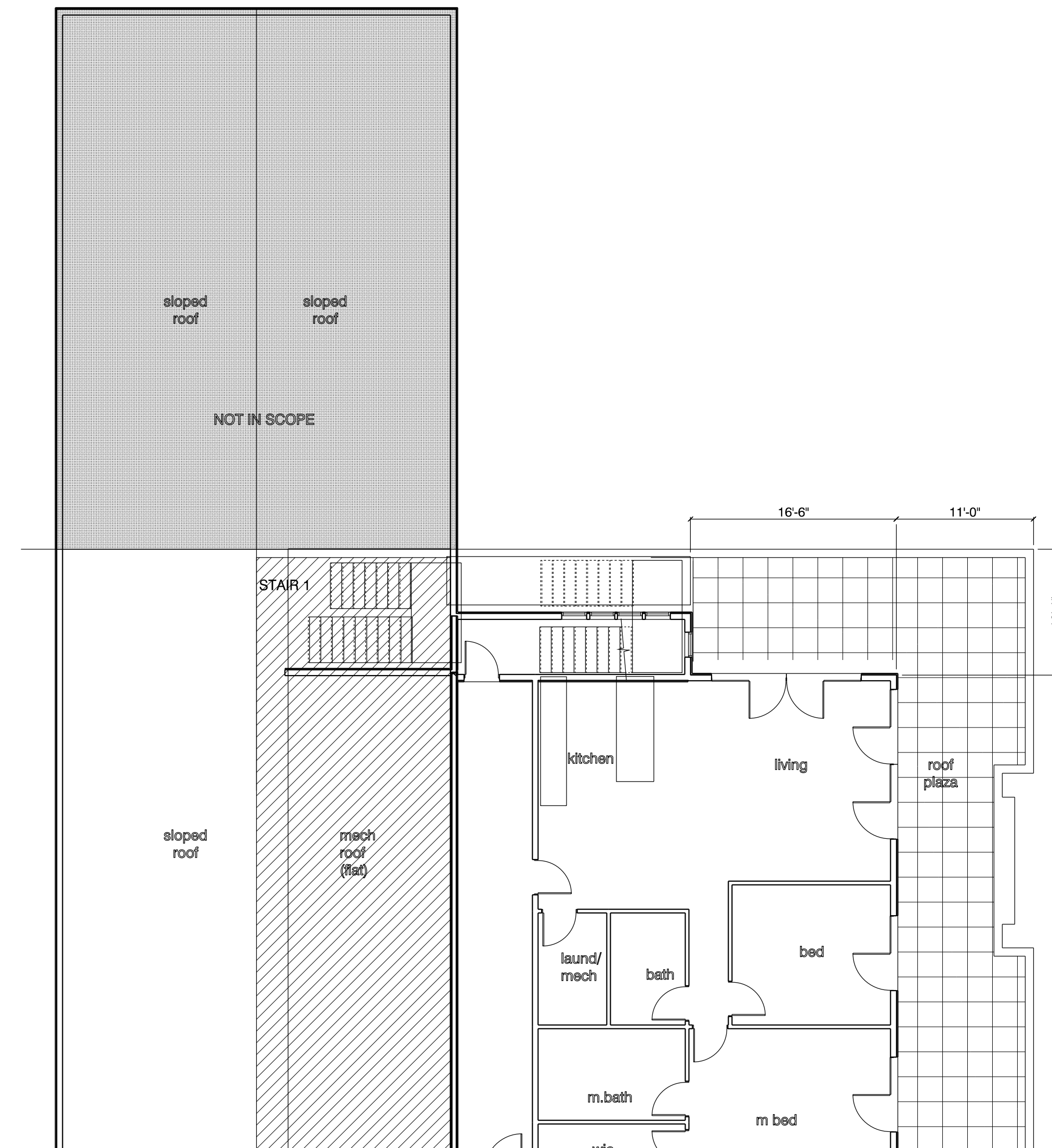
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DATE:

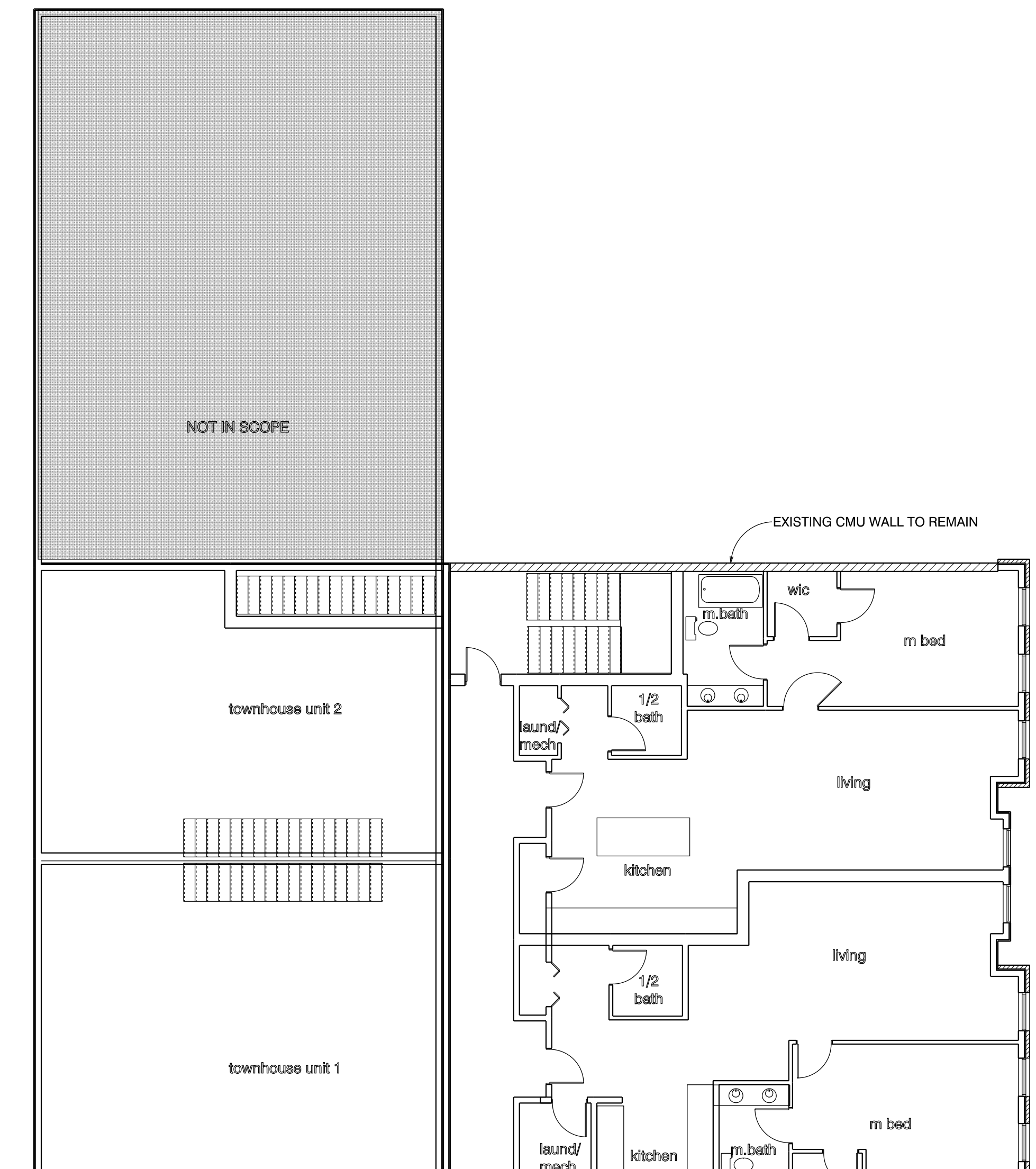
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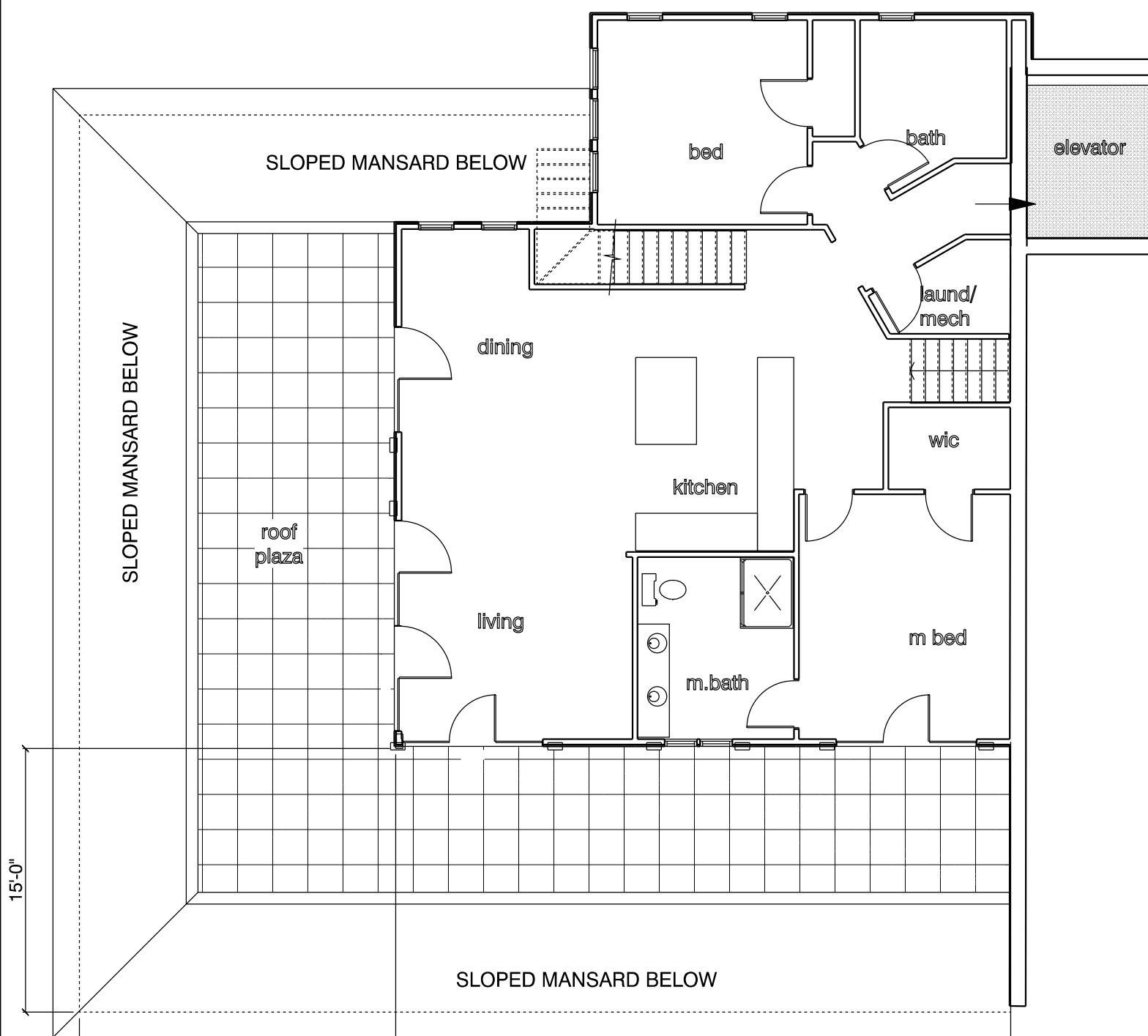
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FLOOR 4 PLAN



TYPICAL FLOOR 2-3 PLAN



PENTHOUSE PLAN

PROPOSED PENTHOUSE 1,400 S.F. +/-  
GROSS FLOOR AREA OF ADDITION FOURTH FLOOR  
(EXCLUDING "TIMES" BUILDING) 2,916 S.F. +/-  
2,2916 S.F. /2 = 1458 S.F. +/- ALLOWED PENTHOUSE  
AREA ABOVE ADDITION  
1,400 +/- PROPOSED

15'-0"

18'-0"

**mjk**

Michael J. Keane  
Architects, PLLC

ARCHITECTURE  
PLANNING  
DESIGN

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Newmarket, NH  
03857

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PORTSMOUTH, NH 03801

TITLE

PLEASANT STREET ELEVATION

DRAWN BY:

CHECKED BY:

DATE:

SCALE:

DRAWING NO.

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PB5



**PLEASANT STREET ELEVATION**  
SCALE: 3/16" = 1'-0"

**mjk**

Michael J. Keane  
Architects, PLLC

ARCHITECTURE  
PLANNING  
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PORTSMOUTH NH 03801

TITLE

STATE STREET ELEVATION

DRAWN BY:

CHECKED BY:

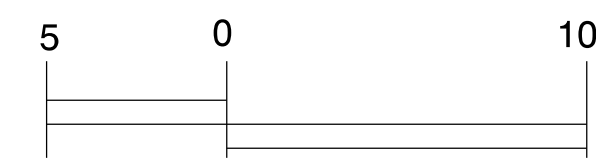
DATE:

SCALE:

DRAWING NO.

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**PB6**



**STATE STREET ELEVATION**

SCALE: 3/16" = 1'-0"

FIRST FLOOR FACADE GLAZING 49.5%

FIRST FLOOR FACADE GLAZING 52%

**mjk**

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Architects, PLLC

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PLANNING  
DESIGN

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282 MIDDLE STREET  
PORTSMOUTH NH 03801

TITLE  
CHURCH STREET ELEVATION

DRAWN BY:

CHECKED BY:

DATE:

SCALE:

DRAWING NO.

DO NOT SCALE PRINTS

**PB7**



**CHURCH STREET - MANSARD ALTERNATIVE SHOWN FOR COMPARISON**

SCALE: 1/8" = 1'-0"



FIRST FLOOR FACADE GLAZING 12%

FIRST FLOOR FACADE GLAZING 0.03%

**PROPOSED CHURCH STREET ELEVATION**  
SCALE: 3/16" = 1'-0"