

**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801  
Phone (603) 430-9282 Fax 436-2315

8 March 2020

Dexter Legg, Planning Board Chair  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

**RE: Request for Preliminary Conceptual Consultation at 266 – 278 State and 84 Pleasant Streets, Floros Building, Redevelopment Site Plan**

Dear Mr. Legg and Planning Board Members:

On behalf of the PNF Trust of 2013, 282 Middle Street, LLC and KC Realty Trust we are pleased to submit the attached plan set for **Preliminary Conceptual Consultation** for the above-mentioned project at your March 19, 2020 Planning Board Meeting. The project includes building construction and remodeling on Tax Map 107 Lots 77 – 80 with the associated required site improvements. The proposal includes merging these four lots into one development parcel.

Proposed is new construction to the existing structure known as 278 State Street (aka the Times Building), and new construction at 266 / 270 State Street and 84 Pleasant Street. At 266 / 270 & 278 State Street the project will have retail / commercial space on the first floor and residential units above. The new construction will consist of two full stories above the first floor as well as a short 4th story and a stepped back penthouse level. At 84 Pleasant Street there will be a reconstruction of the existing building fronting on Pleasant Street as well as demolition of the rear half of the building with a new addition and driveway connection on Church Street. The remodeled building and addition will have non-residential uses at the ground level, two stories of residential use above and a stepped back (short) fourth story. Part of the front of the existing building parallel to Pleasant Street (sloped roof) will be removed and will be incorporated into the addition / remodeling. The residential component of the total project will include 17 dwelling units. On May 28, 2019 the Portsmouth Zoning Board of Adjustment (ZBA) granted dimensional variances for a portion of the proposed project.

The project includes a basement parking level that has been designed by the applicants parking consultant. This parking level is accessed by a driveway entrance off Court Street. The drive entrance leads to a car lift at the first floor level where the resident will exit the vehicle. The car storage system will then deposit the car to the basement level in a manner which the car can be retrieved by the resident at such time as the car is needed again. This system is designed to allow the storage of 23 vehicles.

The site was the scene of a devastating fire in 2017 destroying the structure(s) at the corner of State Street and Pleasant Street. This area of the lot is currently filled level with gravel as the site awaits new building approval. The site redevelopment includes the renovation of what remains of 278 State Street, the “Times Building”. The total project Gross Square Footage will exceed 30,000 square feet. We therefore seek Planning Board input for the project under the **Preliminary Conceptual Consultation** process, as required, prior to the submission of our application for Site Plan Approval. We hereby request that we be placed on the Agenda for the Planning Board’s March 19, 2020 meeting.

The following plans are included in our Plan Set submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Standard Boundary Survey Plan – This plans show the existing property boundaries of all four lots in the development area (the proposed merged lot).
- Existing Conditions Plan C1 – This plan shows the current features of the project area and site topography.
- Demolition Plan C2 – This plan shows the portions of the existing buildings which will be demolished for the site redevelopment.
- Site Layout Plan C3 – This plan shows the site development for the 4 lots with the associated Zoning Calculations. The site was and is proposed to be 100% impervious.
- Architectural Plans / Parking Plans PB 1 - 4 – These plans show Exterior Renderings, Exterior Elevations, and Concept First through Penthouse Floor Plans. The plans also show the proposed below grade parking level within the building that will provide underground parking to service the building.

We look forward to the Planning Boards review of this submission and the Boards feedback on the proposed design. Please feel free to reach out to any of the team members if you have any questions or comments.

Sincerely,

*John Chagnon*

John R. Chagnon, PE

CC: Amos Blanchard – Owners Representative, Michael Keane – Project Architect, John Bosen – Project Attorney



# SITE REDEVELOPMENT

## FLOROS BUILDING

### 266, 270, 278 STATE STREET AND 84 PLEASANT STREET

## PORTSMOUTH, NEW HAMPSHIRE

# SITE PERMIT PLANS

**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

**CIVIL ENGINEER & LAND SURVEYOR:**

AMBIT ENGINEERING, INC.  
200 GRIFFIN ROAD, UNIT 3  
PORTSMOUTH, N.H. 03801  
Tel. (603) 430-9282  
Fax (603) 436-2315

**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

**ARCHITECT:**

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

**GEOTECHNICAL ENGINEER:**

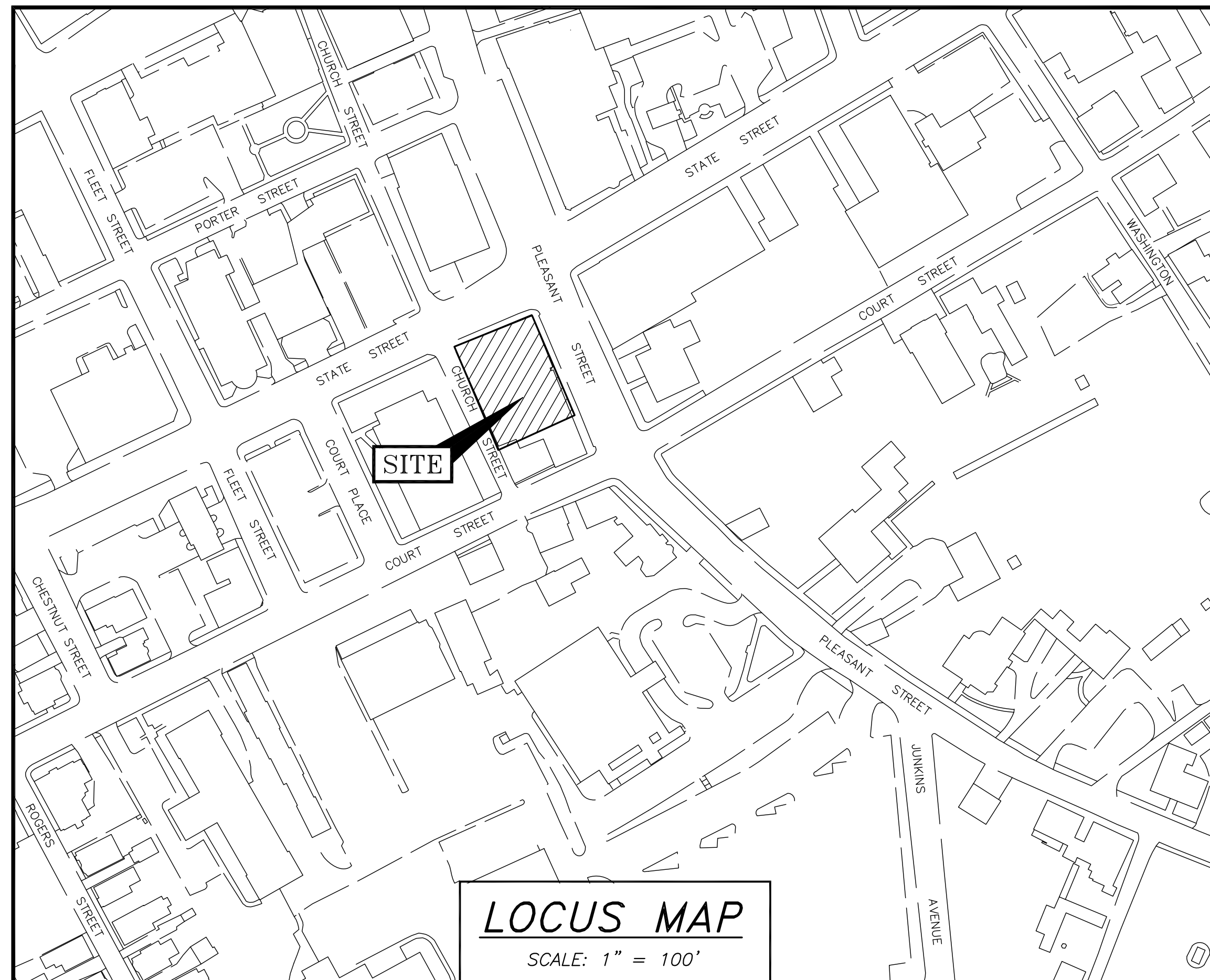
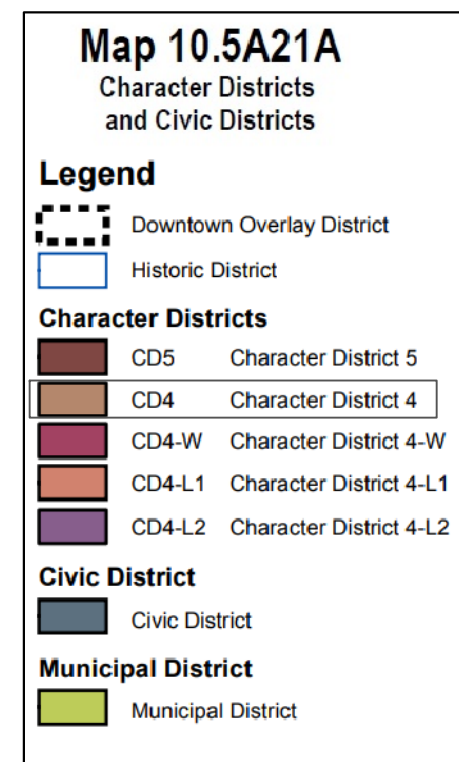
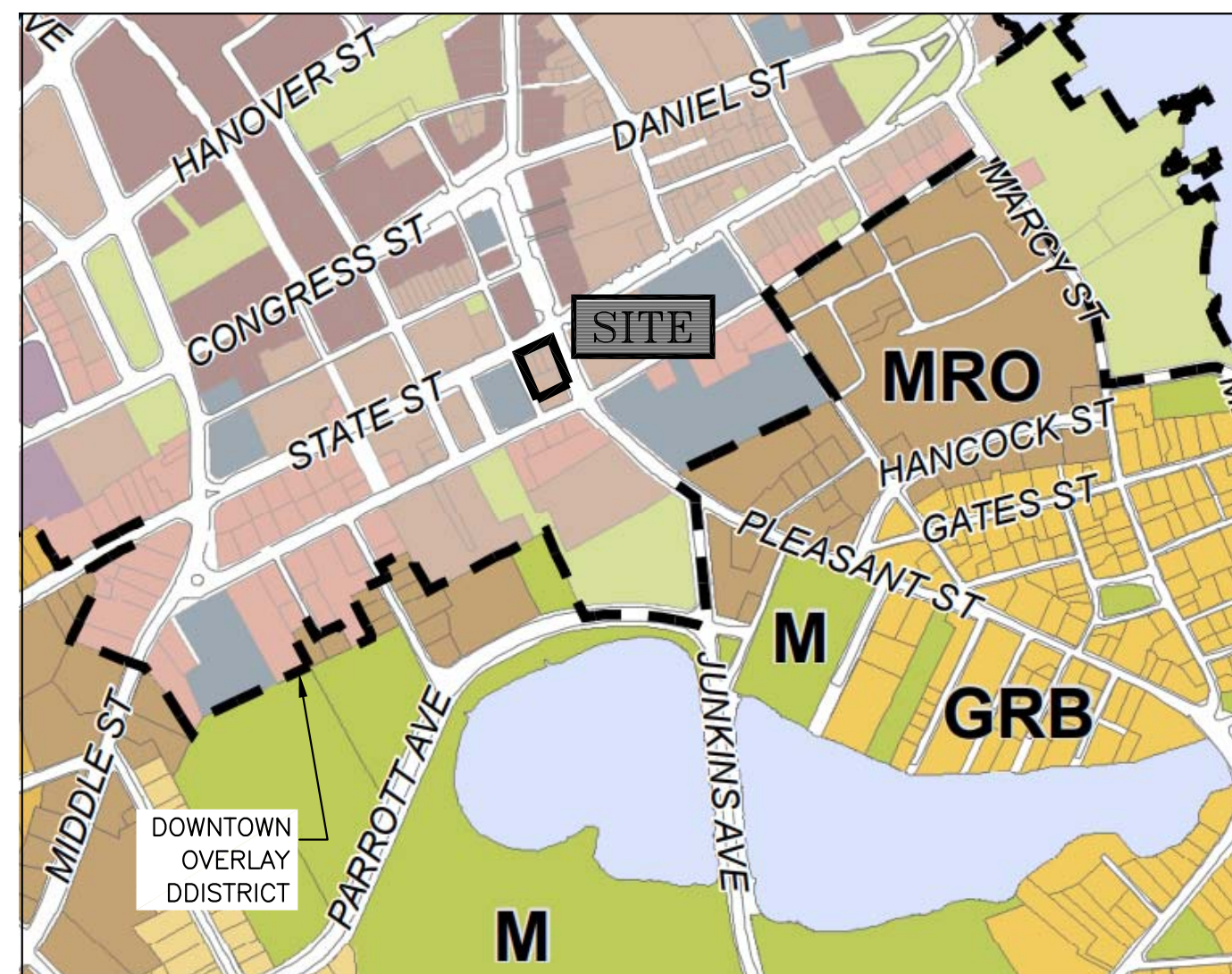
GEOTECHNICAL SERVICES INC (GSI)  
18 COTE AVENUE #11  
GOFFSTOWN NH 03045  
TEL. (603) 624-2722

**PERMIT LIST:**

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

**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
---	---	EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	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
LSA	LSA	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	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



**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**

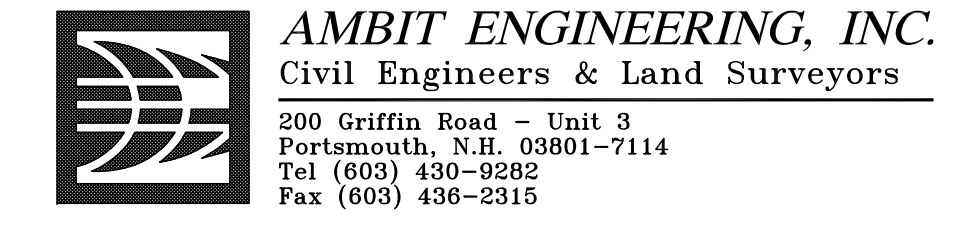
DWG No.	Description
C1	STANDARD BOUNDARY SURVEY
C2	EXISTING CONDITIONS PLAN
C3	DEMOLITION PLAN
	SITE LAYOUT PLAN
PB 1 - PB 4	ARCHITECTURAL PLANS / PARKING PLANS

**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

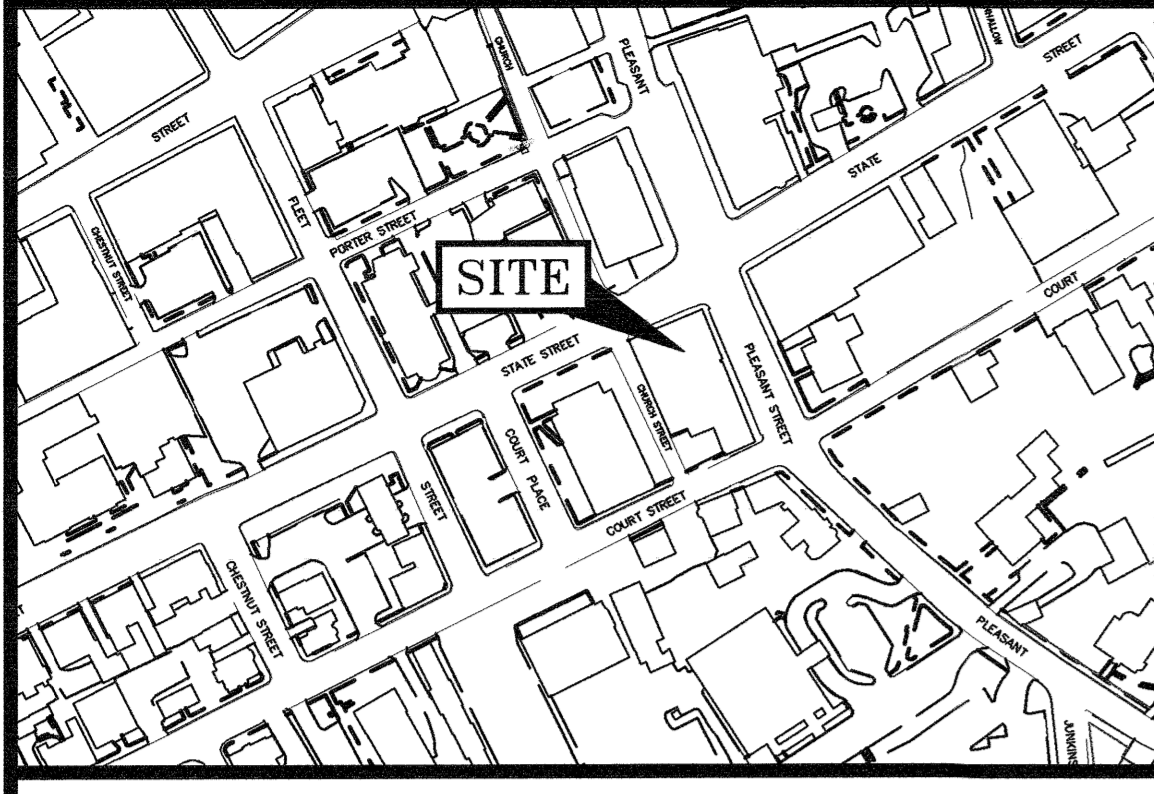
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

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



PLAN SET SUBMITTAL DATE: 6 MARCH 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.

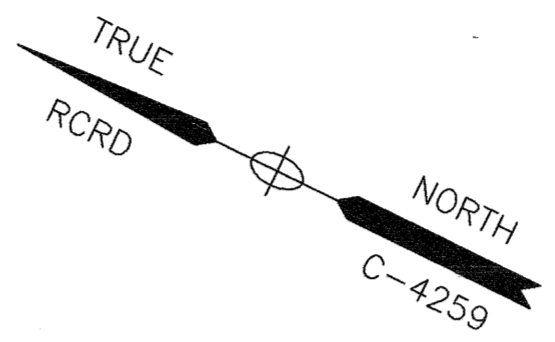
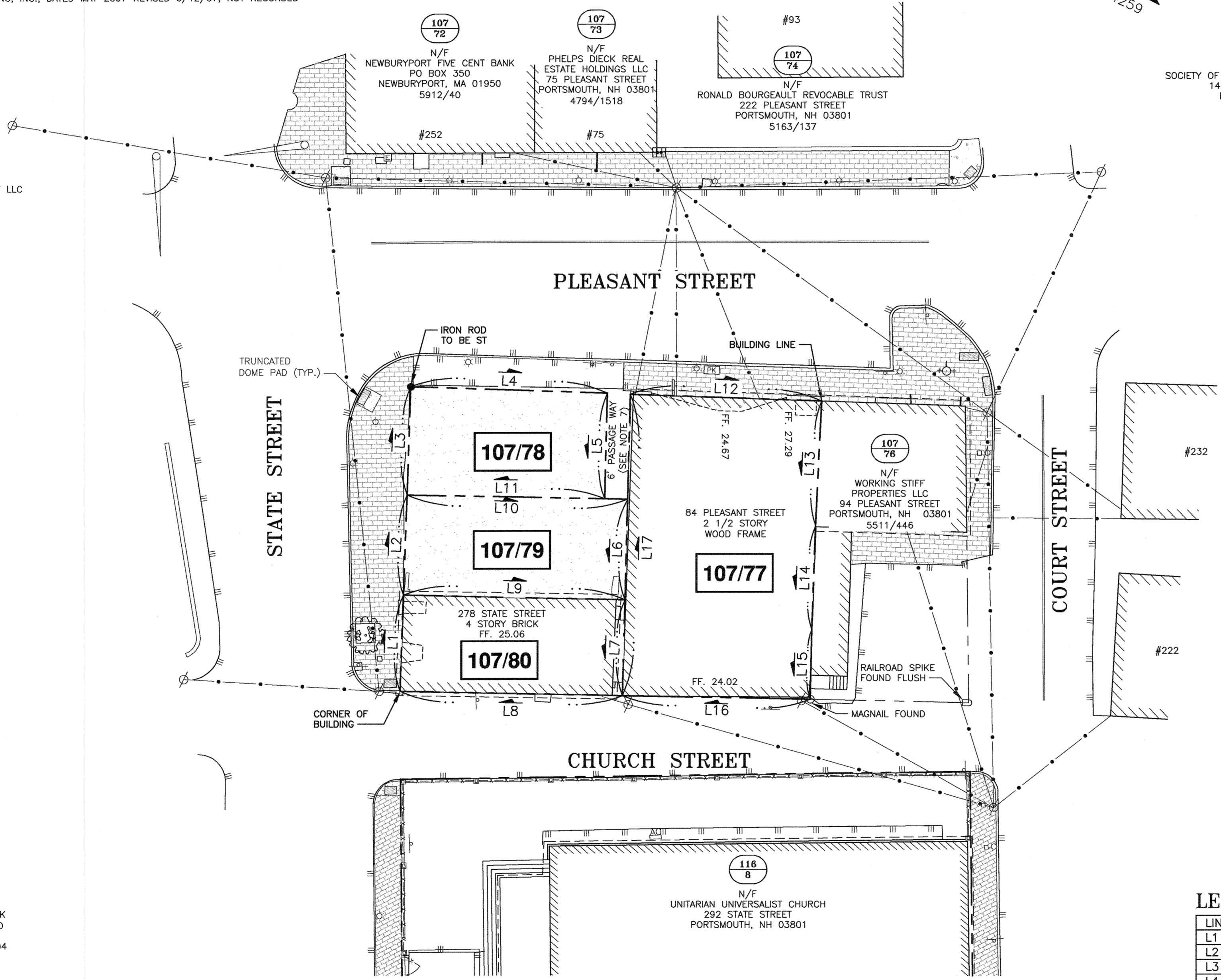
**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9282  
 Fax (603) 436-2315

**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.

**LEGEND:**

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS 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

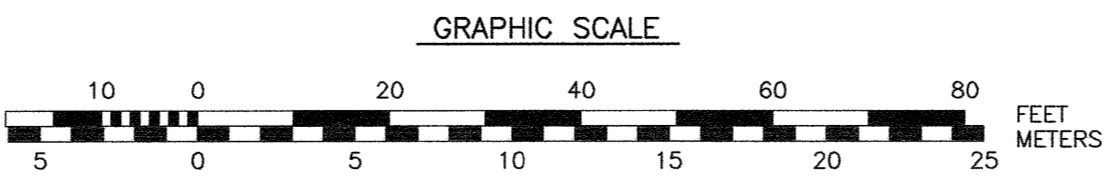
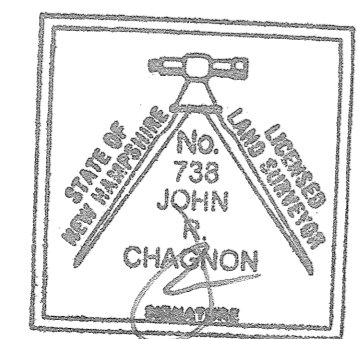


I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

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

DATE 3-4-20



**LENGTH TABLE**

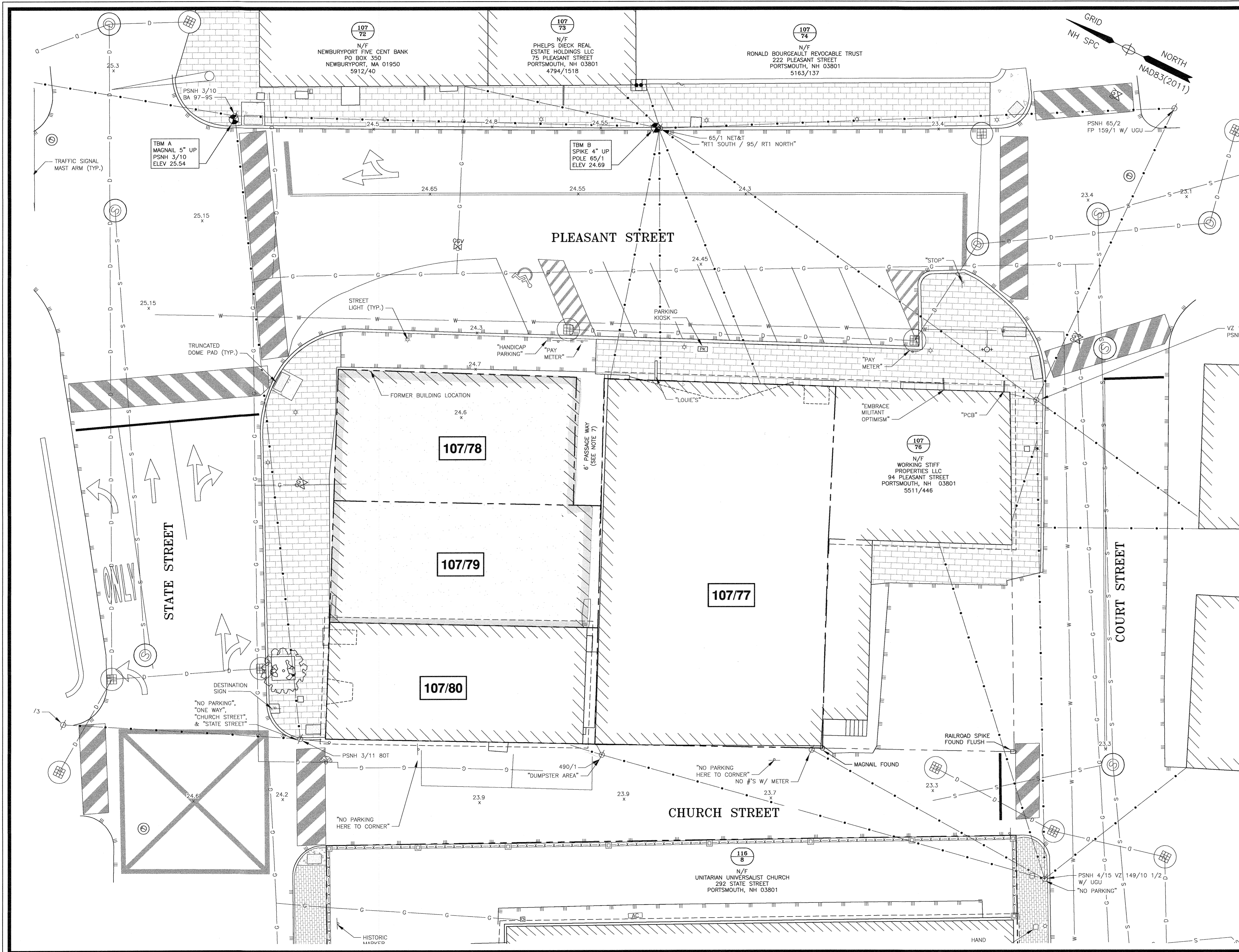
LINE	BEARING	DISTANCE
L1	N 66°00'29" E	25.16'
L2	N 66°00'29" E	26.17'
L3	N 66°00'29" E	28.27'
L4	S 24°01'53" E	51.47'
L5	S 65°27'29" W	27.54'
L6	S 65°27'29" W	26.30'
L7	S 65°27'29" W	25.01'
L8	N 24°51'30" W	58.24'
L9	S 24°42'40" E	57.99'
L10	S 24°50'15" E	57.74'
L11	N 24°50'15" W	51.74'
L12	S 23°57'38" 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'

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

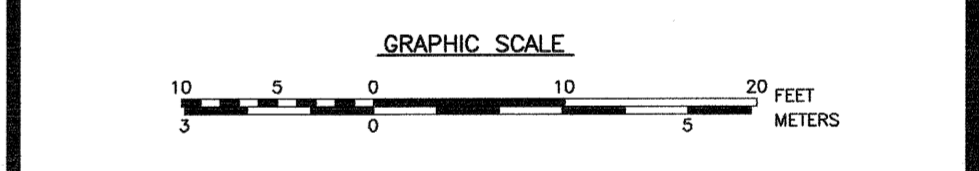
**STANDARD BOUNDARY SURVEY TAX MAP 107 - LOTS 77-80**

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



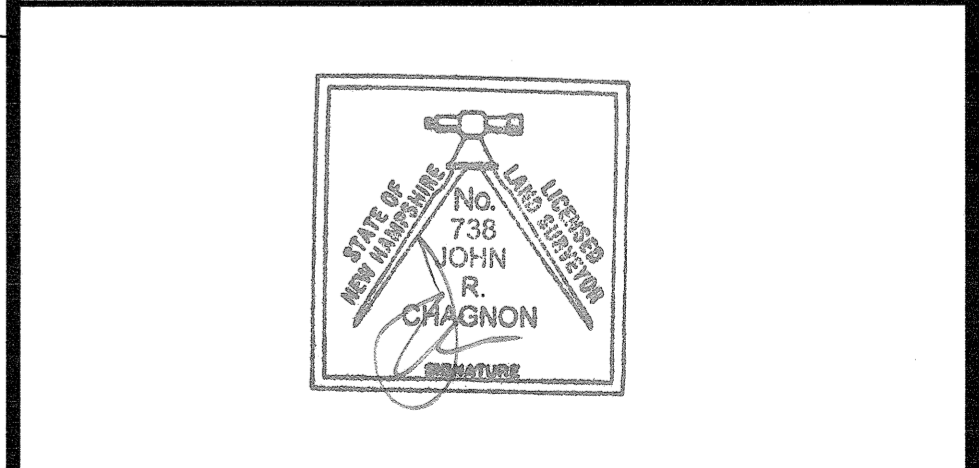


- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN 30 DAYS.
  - 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.**

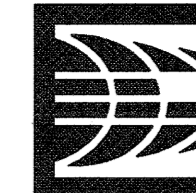
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/6/20
REVISIONS		



SCALE: 1" = 10' MARCH 2020

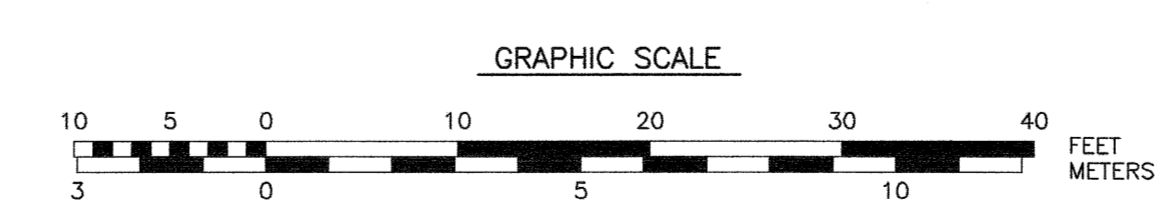
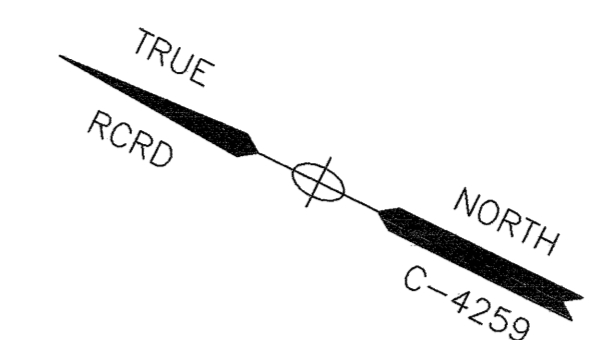
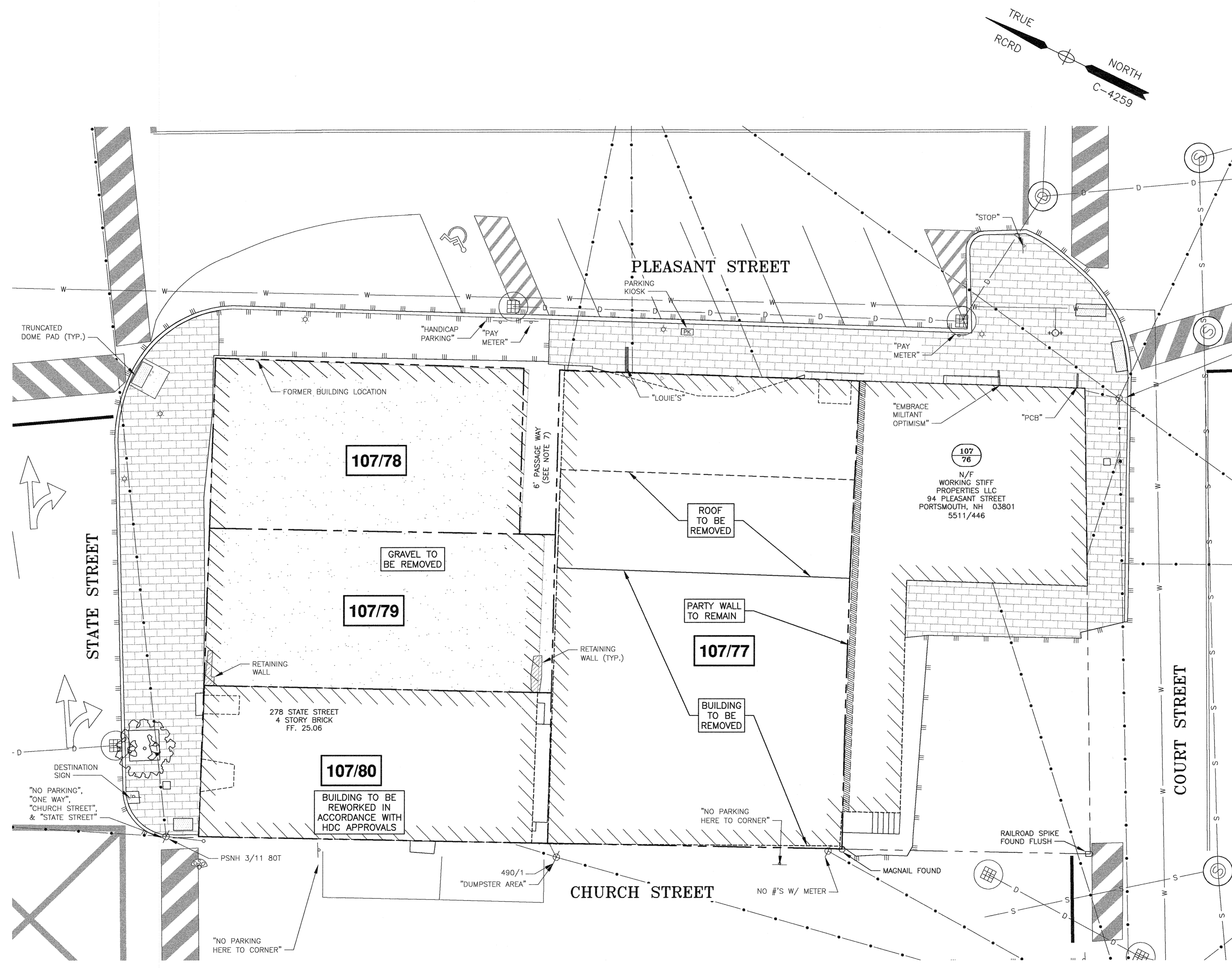
EXISTING CONDITIONS PLAN **C1**





### 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

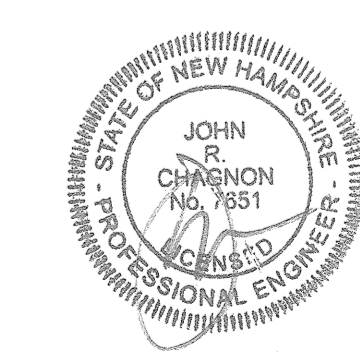


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- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS 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

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	TO COMPLY
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	50
MAX BUILDING COVERAGE:	90%	DESTROYED	98.4%
MAX BUILDING FOOTPRINT:	15,000 SF	DESTROYED	8,338
MIN. LOT AREA:	NR	8,447	8,447
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	497	497
MIN. OPEN SPACE :	10%	2%	1%
MAX. GROUND FLOOR GFA PER USE	15,000 SF	N/A	8,061

\* WITH VARIANCE  
 † PRE- 2017 FIRE

**IMPERVIOUS SURFACE AREAS**

(TOTAL PARCELS)(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	5,154	8,310
STAIRS/LANDING	87	0
ENTRANCE DRIVE	0	128
RETAINING WALL	15	0
CONCRETE	62	9
GRAVEL	3,129	0
<b>TOTAL</b>	<b>8,447</b>	<b>8,447</b>
LOT SIZE	8,447	8,447
% LOT COVERAGE	100.0%	100.0%

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



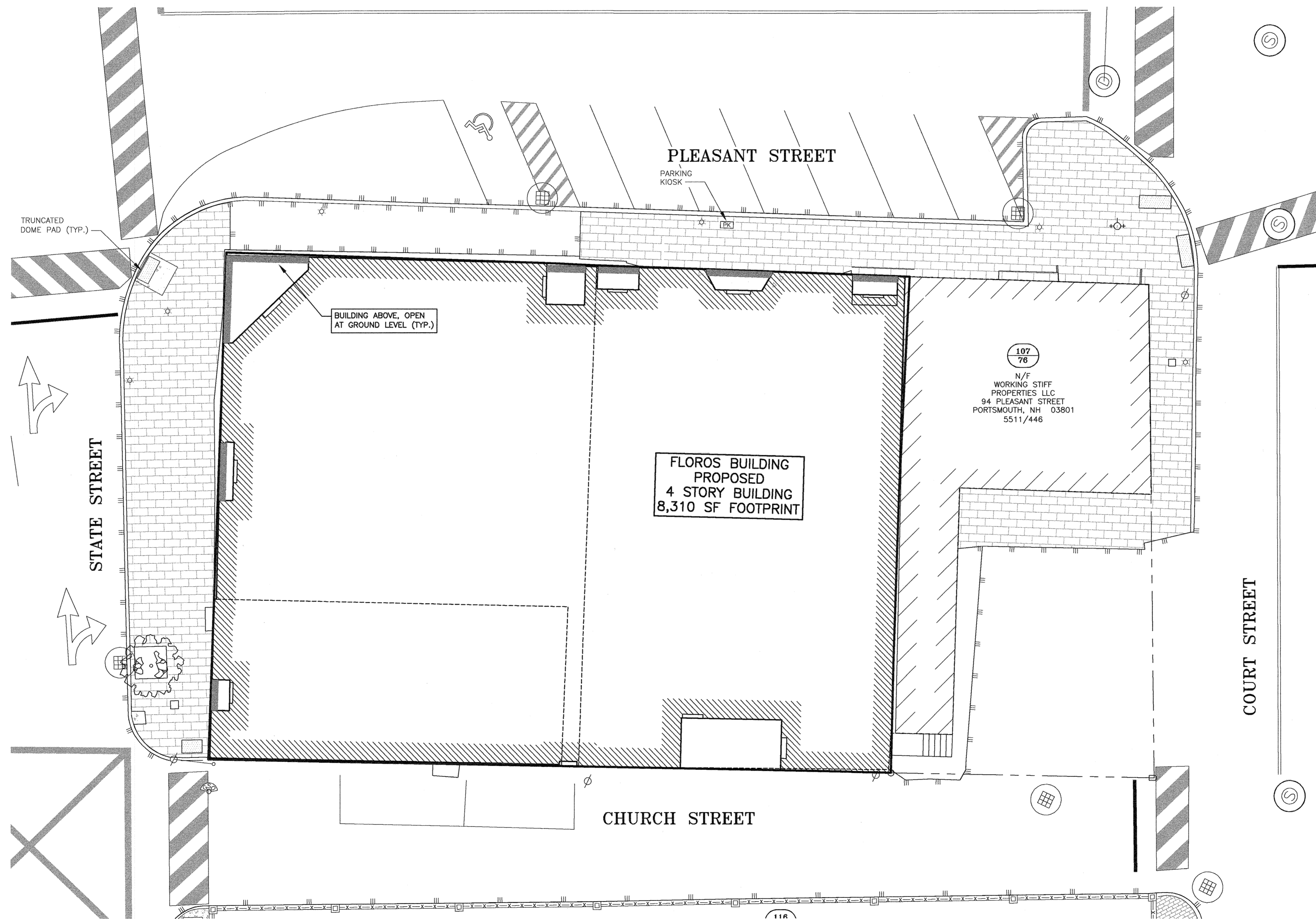
**AMBIT ENGINEERING, INC.**

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9282  
 Fax (603) 438-2315

**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 COVER SHEET
- 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) PARKING SPECIFICATIONS: NO PARKING REQUIRED SUBSURFACE PARKING PROVIDED:
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW SITE LAYOUT FOR BUILDING ON THE PARCELS IN THE CITY OF PORTSMOUTH.
- 8) PROPOSED USE:  
 BASEMENT: STORAGE, PARKING, MECHANICAL  
 FIRST FLOOR: COMMERCIAL, OFFICE, FOOD SERVICE  
 FLOORS 2-4 AND PENTHOUSE: 17 RESIDENTIAL UNITS

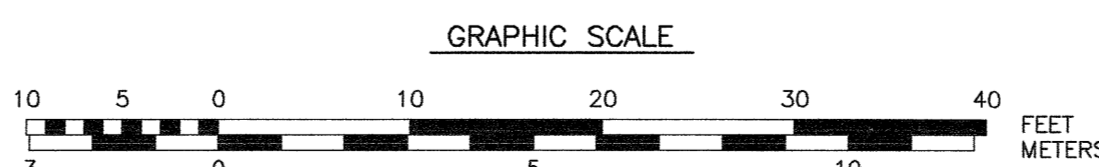


**PORTSMOUTH APPROVAL CONDITIONS**

- NOTES:**
- 1) 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.
  - 2) THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
  - 3) ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
  - 4) FOUNDATION EXCAVATION WILL REQUIRE SHORING TO PROTECT CITY STREETS AND INFRASTRUCTURE.

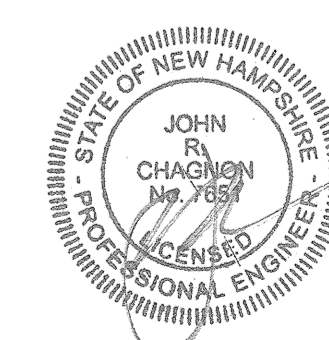
APPROVED BY THE PORTSMOUTH PLANNING BOARD

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



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

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SCALE: 1" = 10' MARCH 2020

**SITE LAYOUT PLAN**

**C3**





VIEW FROM PLEASANT AND STATE STREETS



VIEW FROM PLEASANT STREET



VIEW FROM STATE AND CHURCH STREETS



VIEW FROM COURT STREET

**mjk**

Michael J. Keane  
Architects, PLLC

ARCHITECTURE  
PLANNING  
DESIGN

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03857

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PLANNING BOARD  
WORK SESSION  
03.19.20

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PROJECT

RESTORATION AND EXPANSION OF  
266, 270, 278 STATE STREET  
AND 84 PLEASANT ST,  
PORTSMOUTH NH

PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

EXTERIOR CONCEPTS

DRAWN BY:

CHECKED BY:

DATE: 3/6/2020

SCALE: AS NOTED

DRAWING NO.

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**PB1**



mjk

Michael J. Keane  
Architects, PLLC

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EXTERIOR ELEVATIONS

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PB2



PLEASANT STREET ELEVATION

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



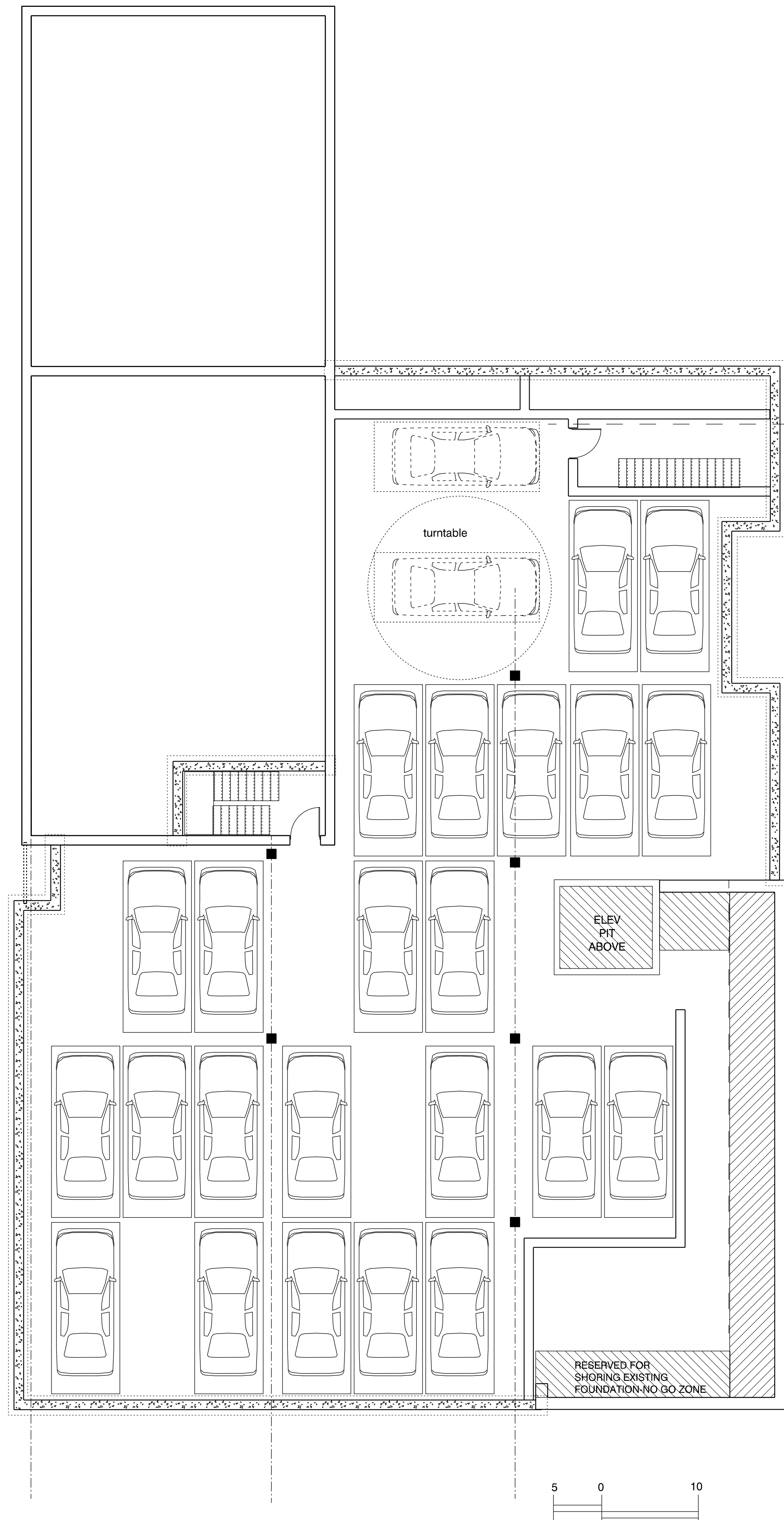
STATE STREET ELEVATION

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

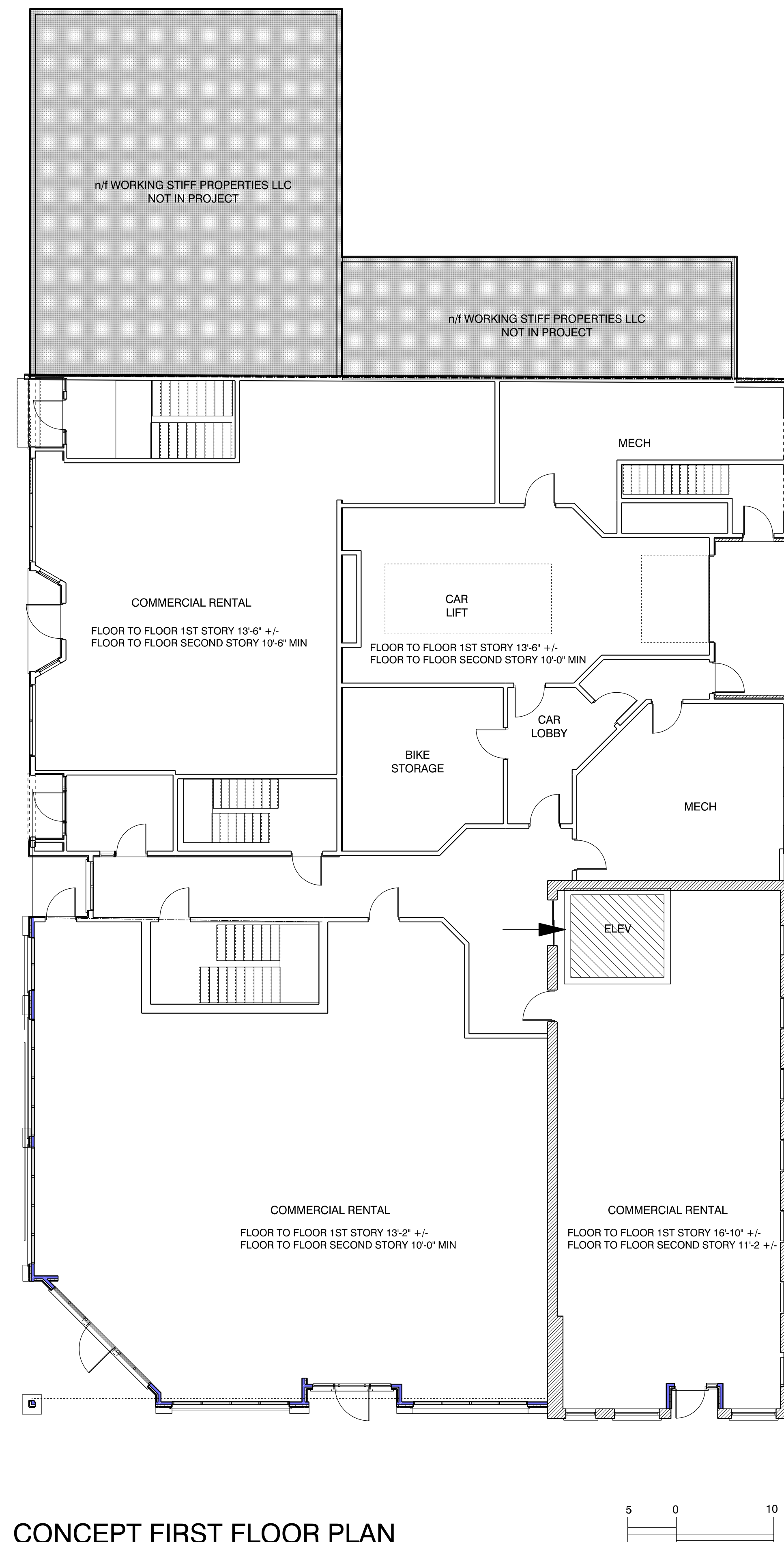
CHURCH STREET ELEVATION

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





**CONCEPT PARKING LEVEL**  
SCALE: 1/8" = 1'-0"



**CONCEPT FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**mjk**

Michael J. Keane  
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TITLE

CONCEPT PLANS PARKING AND FIRST

DRAWN BY:

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DATE: 3/6/2020

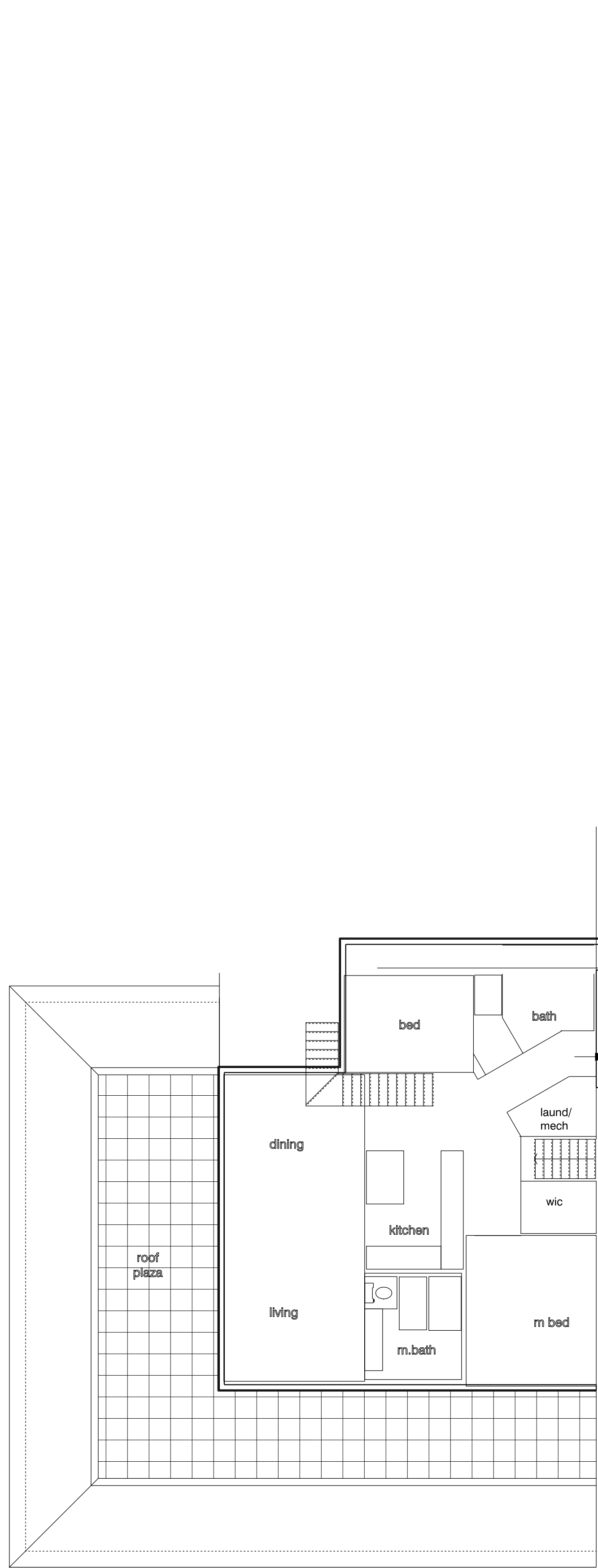
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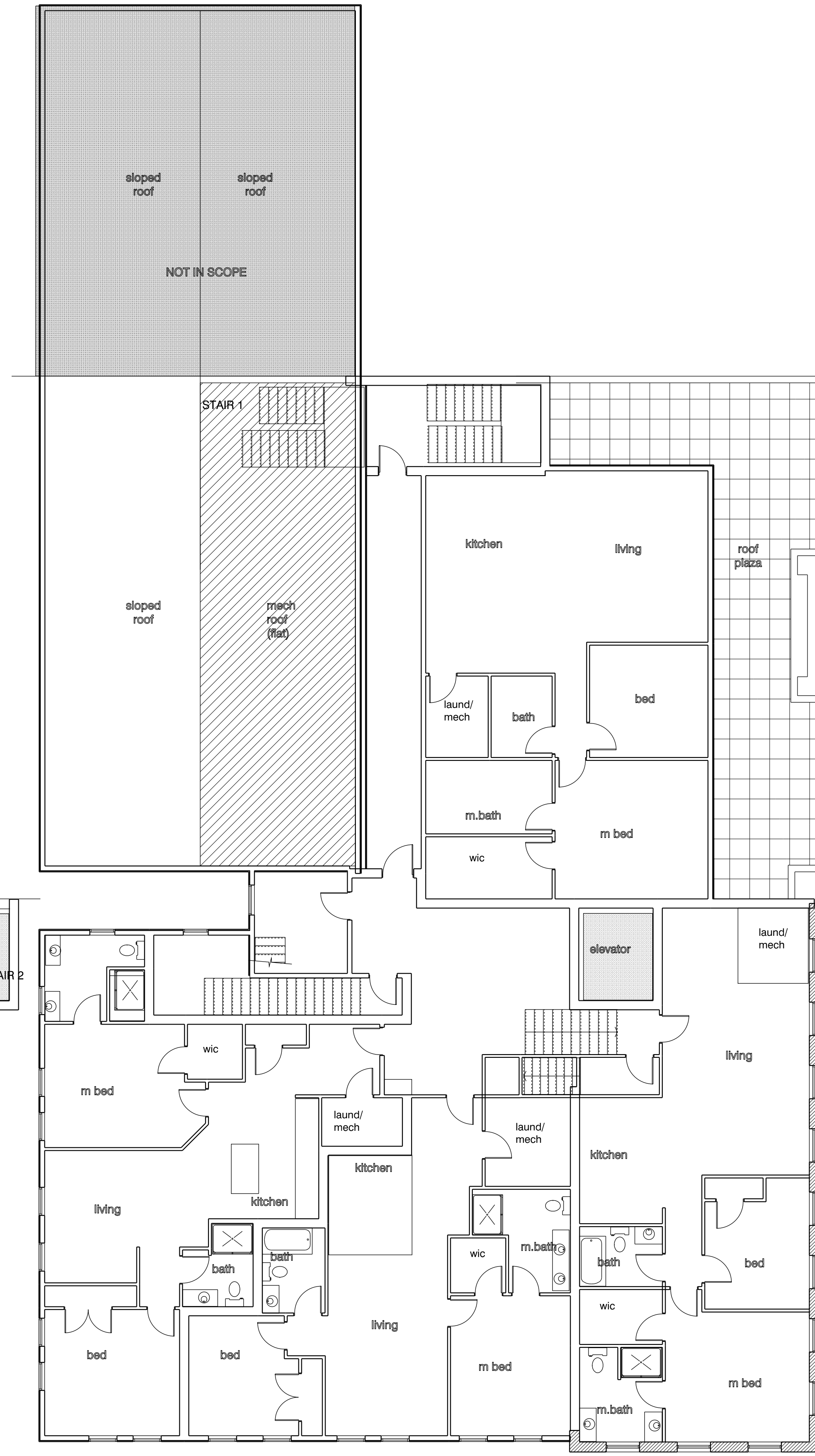
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**PB3**

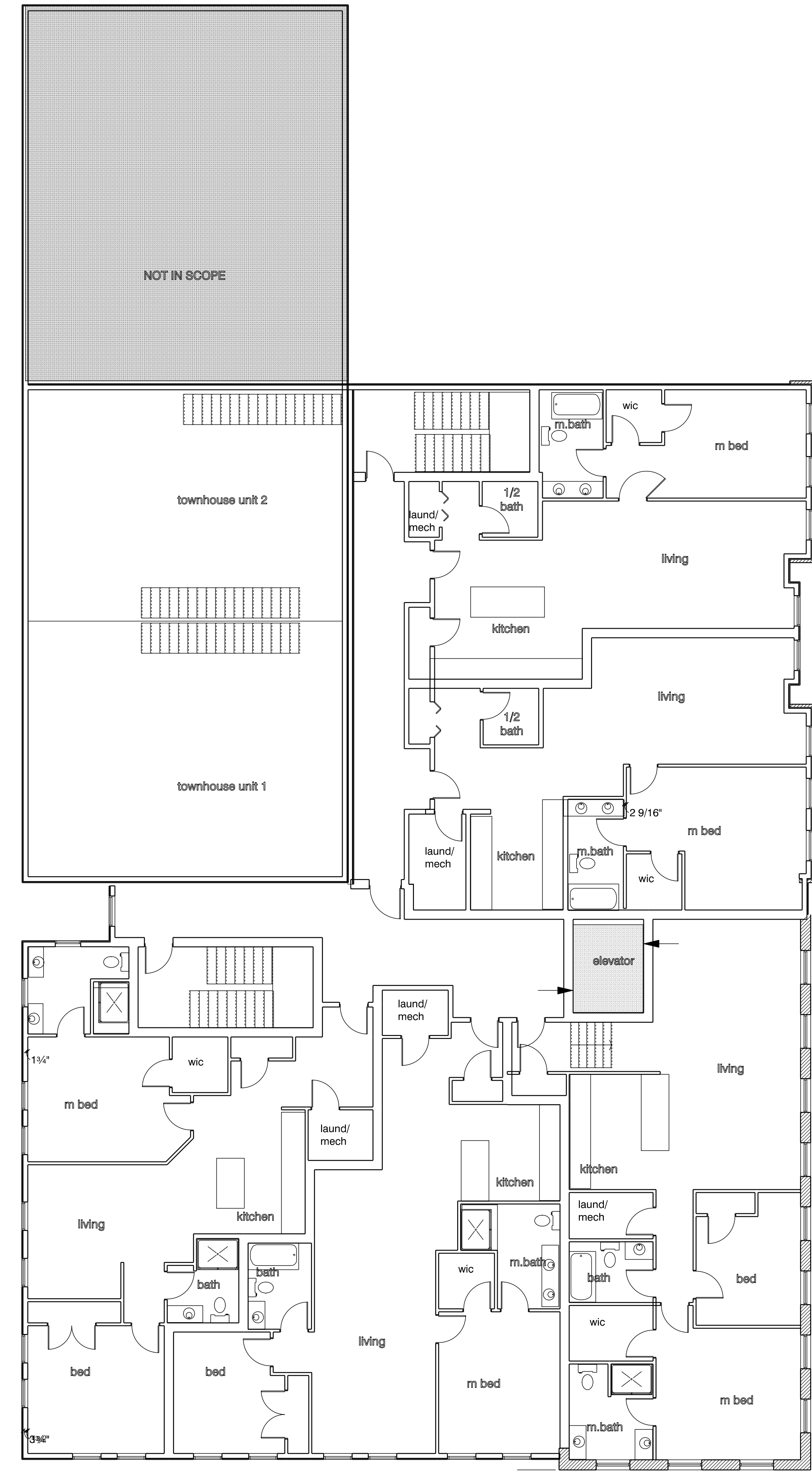




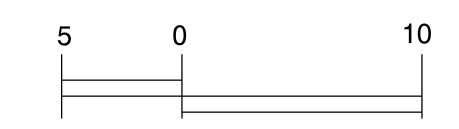
PENTHOUSE PLAN



FLOOR 4 PLAN



TYPICAL FLOOR 2-3 PLAN  
CONCEPT PLANS  
SCALE: 1/8" = 1'-0"



**mjk**  
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 03801

TITLE  
**CONCEPT PLANS 2-5**

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**PB4**