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Mr. Rick Taintor, Planning Director
City of Portsmouth Municipal Complex
Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

November 30, 2016

Re: Request for Planning Board Design Review, 165 Deer Street - Lot 4

Dear Rick:

On behalf of Deer Street Associates, JSA Inc respectfully submits this request for Planning Board Design Review, for the development at 165 Deer St - Lot 2. Enclosed please find the following plans and supporting documents (12 copies each):

Supporting Documents:

- Area, Uses & Parking Summary
- Incentives to Development Standards Summary
- Sustainability Goals Summary
- Variances and Easements Summary

Drawings:

- Civil
- Site Electrical
- Landscape
- Architectural

We look forward to working with the Planning Department as this project evolves.

Sincerely,

Tracy S. Kozak

Tracy S. Kozak
Principal

Enclosures
Cc: Kim Rogers and Ania Rogers, DSA

Lot 4

Deer Street - Area, Use and Parking Summary

11/30/2016

Building Name	Use	Ground Floor (below grade) Area	1st Floor Area	2nd Floor Area	3rd Floor Area	4th Floor Area	5th Floor Area / Penthouse	Total Building Gross Floor Area to inside face of exterior wall	Total Unit Count	Parking required - Downtown Overlay District 10.1115.20		Parking required - Development Incentive 10.5A47.10		Downtown overlay district - 10.1115.23	Total parking spaces required	Parking spaces provided on site	Parking spaces provided at Municipal Garage (see references below)
										Ratio - spaces per residential unit	Quantity	Ratio - spaces per residential unit	Quantity	Reduction = 4 parking spaces	Quantity	Quantity	Quantity
Building 3 (development incentive 10.5A47.10)																	
	Parking Garage		11,936							-							
	Multi-Family Dwelling						1,637		1			1.00	1.00				
	Bar						4,648			-							
	Retail Sales		3,233	1,146						-							
	Restaurant		2,334							-							
	Hotel		4,136	20,955	18,625	18,622	10,901		108	0.75	81.00						
	total area		21,639	22,101	18,625	18,622	17,186	**98,173**	109		81.00		1.00	(4.00)	78.00	42.00	36
Building 4																	
	Office			2,970	8,786	8,266				-	-						
	Restaurant		4,962	2,078						-	-						
	total area		4,962	5,048	8,786	8,266		**27,062**	0	-	-				-	-	0
Building 5 (development incentive 10.5A47.10)																	
	Parking Garage	15,363	2,395							-	-						
	Multi-Family Dwelling				15,799	15,337	15,039		45			1.00	45.00				
	Retail Bank		1,656	1,046						-	-						
	Office			17,146						-	-						
	Retail Sales		13,709							-	-						
	total area	15,363	17,760	18,192	15,799	15,337	15,039	**97,490**	45				45.00	(4.00)	41.00	31.00	10
Building 6 (development incentive 10.5A47.10)																	
	Parking Garage	16,332	5,114							-							
	Parking easement for Hill Hanover Group LLC														14.00		
	Multi-Family Dwelling		917	14,042	14,402	13,037	6,243		35			1.00	35.00				
	Multi-Family Decks / Balconies			444	552	432	5,357			-							
	Office		4,642							-							
	Retail Sales		1,700							-							
	total area	16,332	12,373	14,486	14,954	13,469	11,600	**83,214**	35				35.00	(4.00)	45.00	50.00	(5)
SubTotal								**222,725**	**189**						**164**	**123**	41

New Municipal Deer St. Parking Garage

Reference City/DSA *Post Closing Obligations Agreement* & *Parking Agreement* documents dated 9/09/2016, and per Section 10.1113.111 Municipal Garage Spaces qualify as "off-street parking" as held by City Legal Department.

DSA Parking Garage spaces - interior (minimum)	58
DSA Flex Parking Spaces - exterior / interior	10
Total spaces	**68**

Grand Total, All Lots	**164**	**123**	**68**

Deer Street Development

Lot 4

Incentives to Development Standards

10.5A47.10

Planning Board Design Review

11/30/2016

Lot	Total Lot Area **area (sf)**	COMMUNITY SPACE REQUIRED FOR INCENTIVES **20%**	Community Open Space Provided **area (sf)**	Community space incentive taken **Y/N**	Community space excess (deficit) after incentives taken **area (sf)**	WorkForce Housing **Y/N**	Remarks
2		-	8,521	-	8,521	-	open space plaza, no buildings
3	26,488	5,298	2,044	Y	(3,254)	N	open space incentive taken for footprint, height & parking
4	**18,371**	**3,674**	**1,493**	**N**	**1,493**	**N**	**no incentives taken**
5	22,734	4,547	1,847	N	1,847	Y	workforce housing incentive taken for height & parking
6	22,538	4,508	1,397	Y	(3,111)	N	open space incentive taken for height & parking
Total	90,131	18,026	6,781		5,497		Excess community space beyond incentive requirements

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Deer Street Development

Planning Board, Design Review

11-30-2016

Sustainability Goals Summary – Lot 4

SITE

- **Prevent Erosion /** Sedimentation of neighboring waterways - Meet NH-DEP wetlands & EPA SWWPP requirements.
- **Redevelop a brownfield** qualified site with soils removal, treatment, and/or containment strategies.

WATER

- **Protect water quality** – engineered storm water systems
- C**onserve Water** -- Target 30% reduction in fixtures water use over building code, meeting EPACT 2005.

ENERGY

- **Conserve Energy --** Achieve 50% Energy Use Index (EUI) Reduction over code compliance (IECC2009) in each building. Achieve improved EUI for housing. Use early energy modeling to analyze effective scenarios. Provide enhance thermal envelope. Achieve Energy Star certification and associated rebates. Use Heat Recovery for all ventilation. Commission all energy using systems. LED lighting throughout.
- **Renewable Energy** --Provide Solar Hot Water for residential spaces. Investigate options for possible on-site Solar Electric for portion of electric needs.
- **Building Performance** -- Use industry tools to annually monitor and benchmark buildings. Train staff on proper building operation with comprehensive Facilities Staff Training and Systems Manuals.
- **Reduce Low level ozone** (smog) -- Provide safe and secure bicycle storage. Use only low-VOC products for construction and operation.

MATERIALS & RESOURCES

- **Minimize waste** (during construction and operation)
- **Use regional materials**

INDOOR ENVIRONMENTAL QUALITY

- **Thermal comfort** -- Meet ASHRAE 55 Thermal Comfort Code. Address thermal envelope per above. Provide multiple zones of heating and cooling in each apartment.
- **Indoor air quality** (before and during occupancy) -- MEET ASHRAE 62 Ventilation Code in all occupied spaces. MEET LEED IEQ credit requirements.
- **Views / connection to outdoors** -- Provide views to outdoors for every regularly occupied space.
- **Daylighting** -- Achieve Daylight Factor of 2% minimum for every regularly occupied space.
- **Individual controls** (light, heat etc…) -- Provide individual controls for temperature and lighting.

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Planning Board, Design Review

11-30-2016

Variances & Easements Summary – Lot 4

Lot 3 –

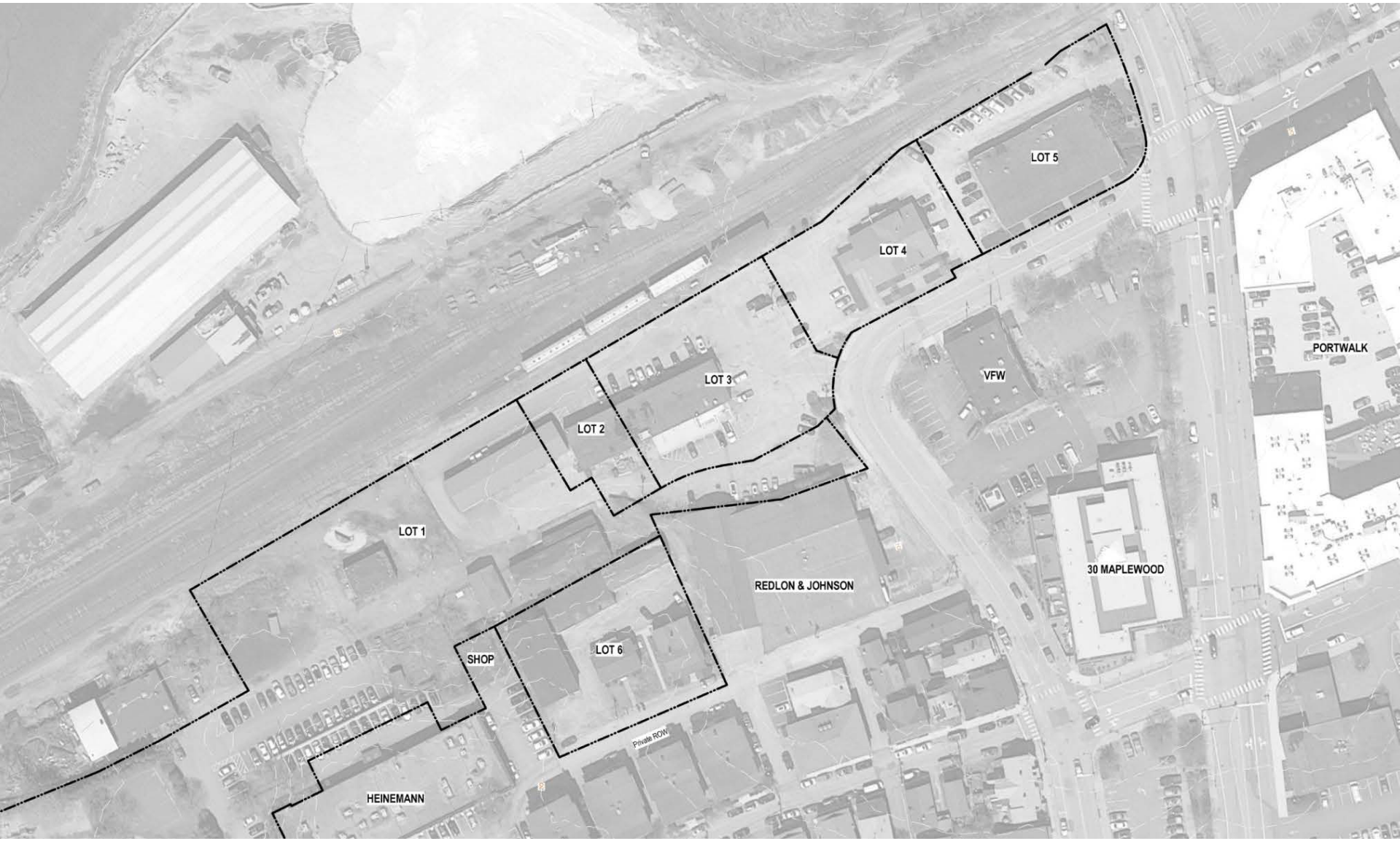
- Easement/**Variance** for dumpsters & transformer on abutting Lot 4
- Easement for vehicular access and large truck loading from abutting Lot 4

Lot 4 –

- Easement for vehicular access for abutting lots 3 & 5
- Easement for dumpsters & transformers for abutting lots 3 & 5
- Variance for dumpsters located closer than 10' from property line

Lot 5 –

- Easement/**Variance** for dumpsters & transformer on abutting Lot 4
- Easement for vehicular access and large truck loading from abutting Lot 4



EXISTING CONDITIONS LOT PLAN

Deer Street Lots 2-6

Planning Board, Design Review December 15, 2016

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EXISTING CONDITIONS

Deer Street Lots 2-6

Planning Board, Design Review December 15, 2016

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NORTH END VISION PLAN

Deer Street Lots 2-6

Planning Board, Design Review December 15, 2016

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NORTH END VISION PLAN

Deer Street Lots 2-6

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HISTORIC CONDITIONS

Deer Street Lots 2-6

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HISTORIC CONDITIONS

Deer Street Lots 2-6

Planning Board, Design Review December 15, 2016

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VISION PLAN

Deer Street Lots 2-6

Planning Board, Design Review December 15, 2016

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MASTER & VISION PLAN

Deer Street Lots 2-6

Planning Board, Design Review December 15, 2016

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MASTER PLAN

Deer Street Lots 2-6

Planning Board, Design Review December 15, 2016

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A PALETTE OF PORTSMOUTH MATERIALS: CITY LIGHTING, PAVERS AND SITE FURNITURE

LANDSCAPE MATERIALS AT CIVIC SPACE AND BUILDING FRONTAGES

STORMWATER TREATMENT

LANDSCAPE MATERIALS & TECHNIQUES

Deer Street Lots 2-6

Planning Board, Design Review December 15, 2016

GPI Greenman-Pedersen, Inc.

JSA ARCHITECTS INTERIORS PLANNERS

MASTER PLAN

Deer Street Lots 2-6

Planning Board, Design Review December 15, 2016

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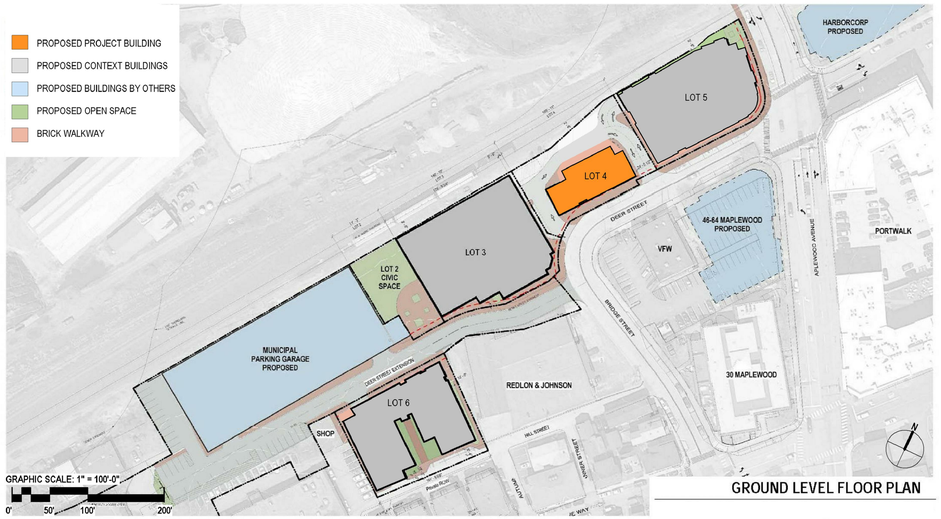
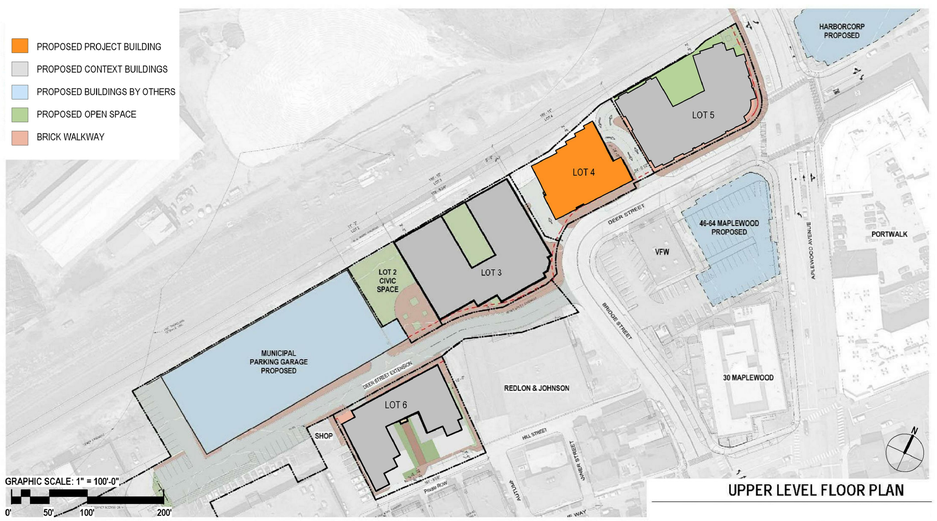
DEER STREET LOT 4



GROUND LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

PORTSMOUTH CHARACTER ZONING - D5 - MIXED USE MAPLEWOOD - LOT 4		
	PER CD5	PROPOSED
BUILDING AND LOT OCCUATION		
MAXIMUM BUILDING BLOCK LENGTH	225 FT	116 FT
MAXIMUM FAÇADE MODULATION LENGTH	100 FT	74 FT
MAXIMUM ENTRANCE SPACING	50 FEET	MAX < 50 FEET
MAXIMUM BUILDING COVERAGE	95%	50%
MAXIMUM BUILDING FOOTPRINT	20,000 SF	9224 SF
BUILDING FORM - PRINCIPAL BUILDING		
BUILDING HEIGHT (INCREASED BUILDING HEIGHT AREA)	50 FT +2	50 FT
BUILDING STORIES (INCREASED BUILDING HEIGHT AREA)	4 STORIES +	4 STORIES
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE	36 INCHES	< 36 INCHES
MINIMUM GROUND STORY HEIGHT	12 FT	14 FT
MINIMUM SECOND STORY HEIGHT	10 FT	11'-8" FT

DRAWING SHEET LIST

SHEET NO.	NAME
Cover Sheet	
T.01	COVER SHEET
Civil	
C1.0	SITE PLAN
C2.0	GRADING & DRAINAGE AND UTILITIES
Site Electrical	
SE1.1	SITE ELECTRICAL PLAN
SE1.2	SITE LIGHTING PLAN
SED1.1	SITE ELECTRICAL DEMOLITION PLAN - EXISTING CONDITIONS
Landscape	
L2	OVERALL LANDSCAPE PLAN
L3	LOT 4 DETAIL PLAN
L.1	Unnamed
Architecture	
A1.00	FIRST FLOOR PLAN
A1.01	SECOND FLOOR PLAN
A1.02	THIRD FLOOR PLAN
A1.03	FOURTH FLOOR PLAN
A1.04	ROOF PLAN PLAN
A2.01	EXTERIOR ELEVATIONS

PLANNING BOARD DESIGN REVIEW

11/30/2016

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MPFP ENGINEER
WOBURN, MASSACHUSETTS

ENGINEERED BUILDING SYSTEMS
ELECTRICAL ENGINEER
DERRY, NEW HAMPSHIRE

DEER STREET LOT 4
PORTSMOUTH, NH 03801

Deer Street Associates

Scale: As indicated
Date: 11/30/2016
Project Number: 14837.03

REVISIONS		
NO.	DESCRIPTION	DATE

PLANNING BOARD DESIGN REVIEW

COVER SHEET

T.01

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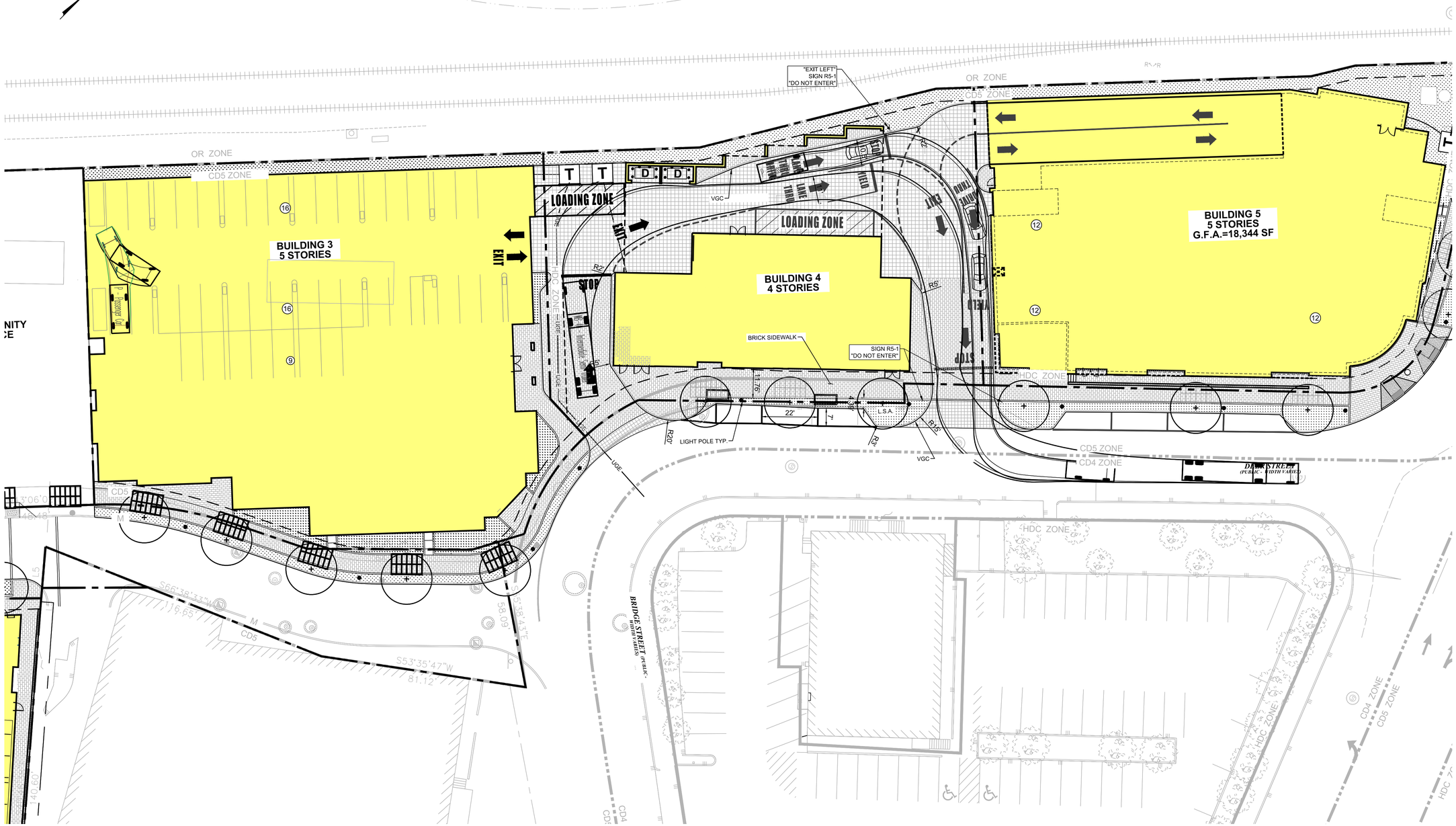
ABBREVIATIONS:

G:	GAS
LSA:	LANDSCAPED AREA
SS:	SANITARY SEWER
UGE:	UNDERGROUND ELECTRIC
VGC:	VERTICAL GRANITE CURB
W:	WATER

NOTE:

1. LIGHT POLES SHALL BE PLACED EVERY 60 FEET.



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DEER STREET LOT 4

Deer St.
Portsmouth, NH,
03801

Deer Street Associates

Scale:	1"=20'
Date:	11/30/16
Project Number:	14837.02

REVISIONS		
NO.	DESCRIPTION	DATE

PLANNING BOARD
DESIGN REVIEW

SITE PLAN

C1.0

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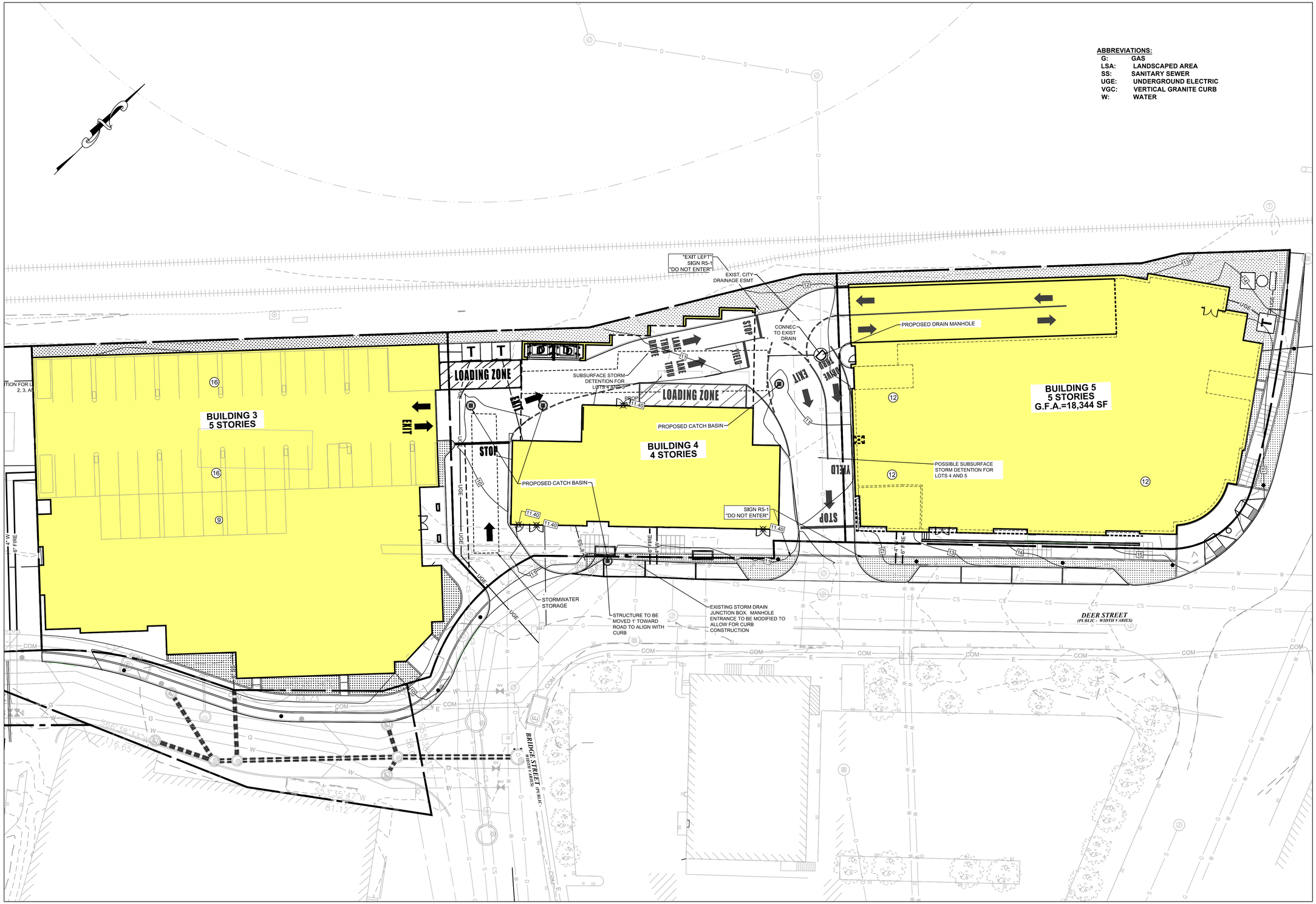

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03801

Deer Street Associates

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PLANNING BOARD
DESIGN REVIEW

GRADING,
DRAINAGE
AND
UTILITIES

C2.0

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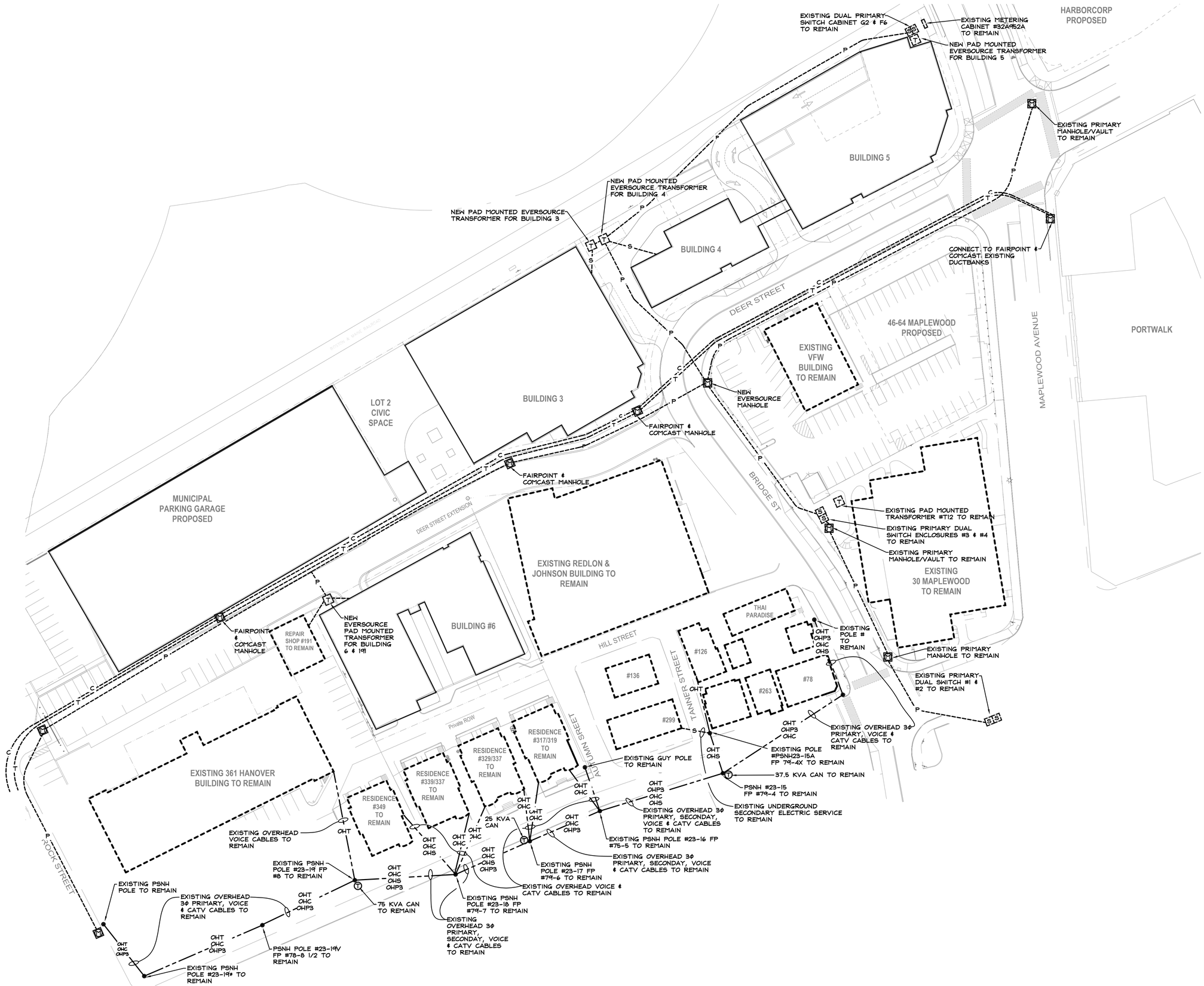

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DEER STREET LOT 5

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Scale: 1"=40'
Date: 11/30/16
Project Number: 14837.02 (EBS 216214)

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NO.	DESCRIPTION	DATE

PLANNING BOARD DESIGN REVIEW

SITE ELECTRICAL PLAN

SE1.1

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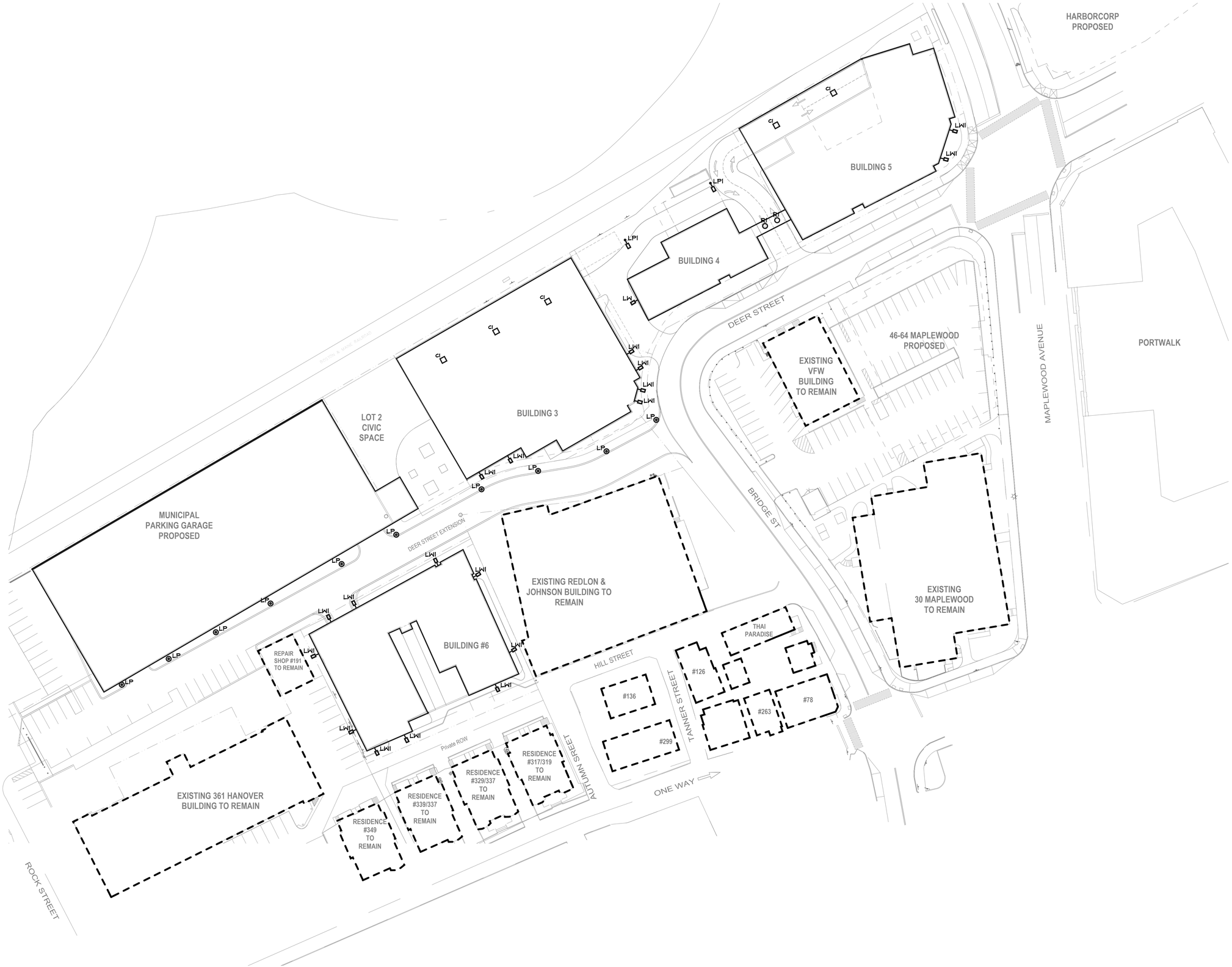

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Scale: 1"=40'
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SITE LIGHTING PLAN

SE1.2

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Scale: 1"=40'
Date: 11/30/16
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PLANNING BOARD DESIGN REVIEW

SITE ELECTRICAL DEMOLITION PLAN – EXISTING CONDITIONS

SED1.1

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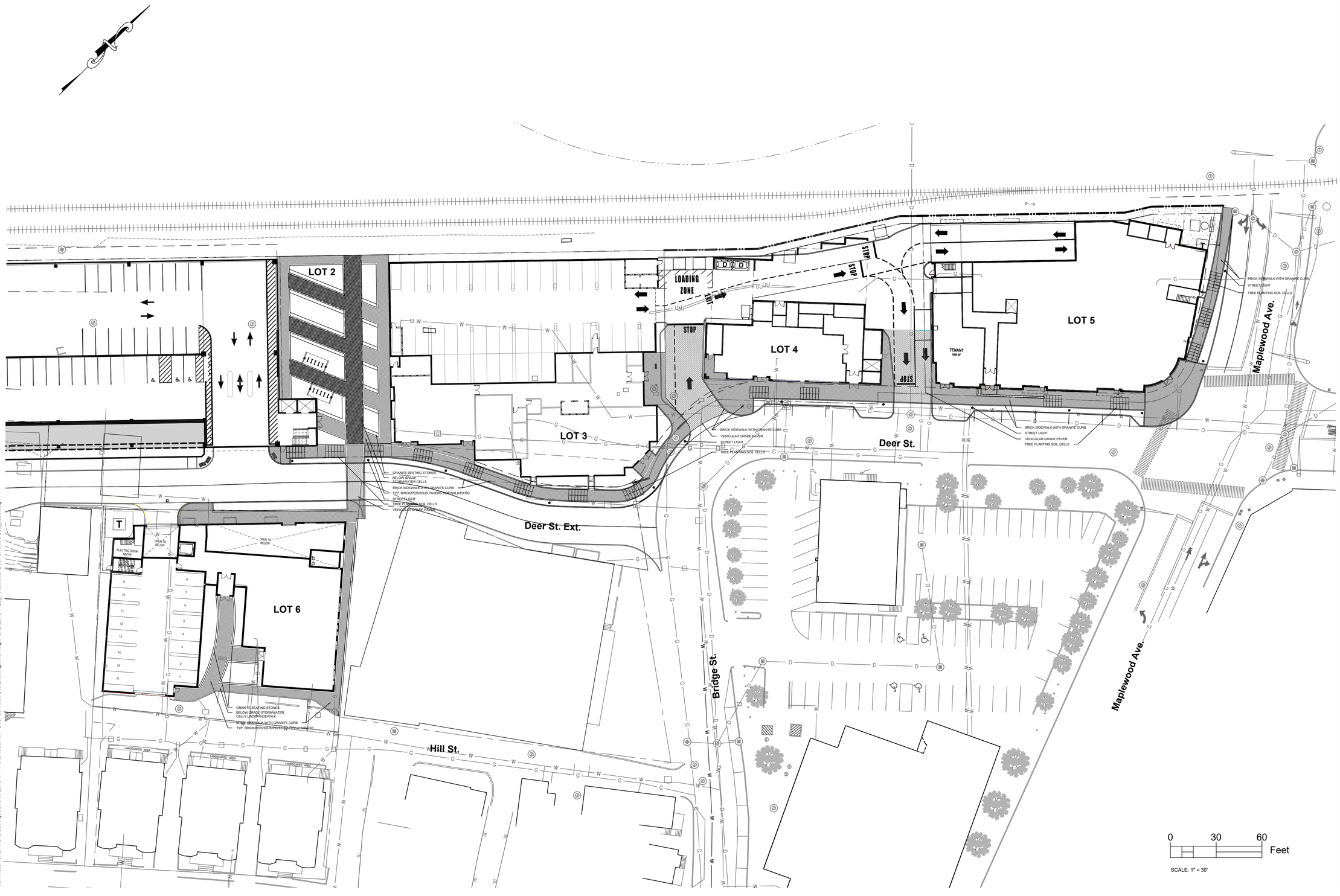

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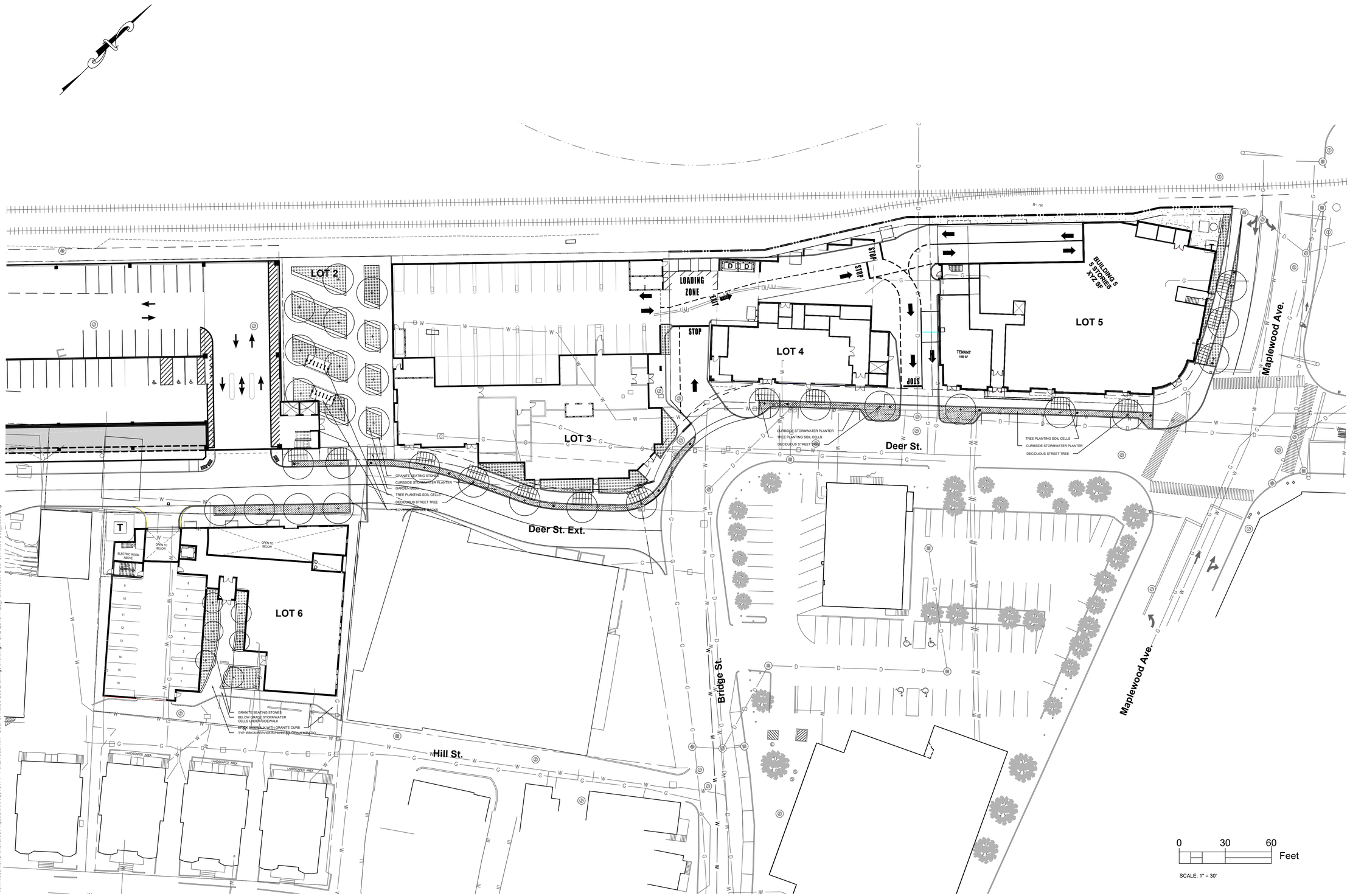
OVERALL HARDSCAPE PLAN

L1



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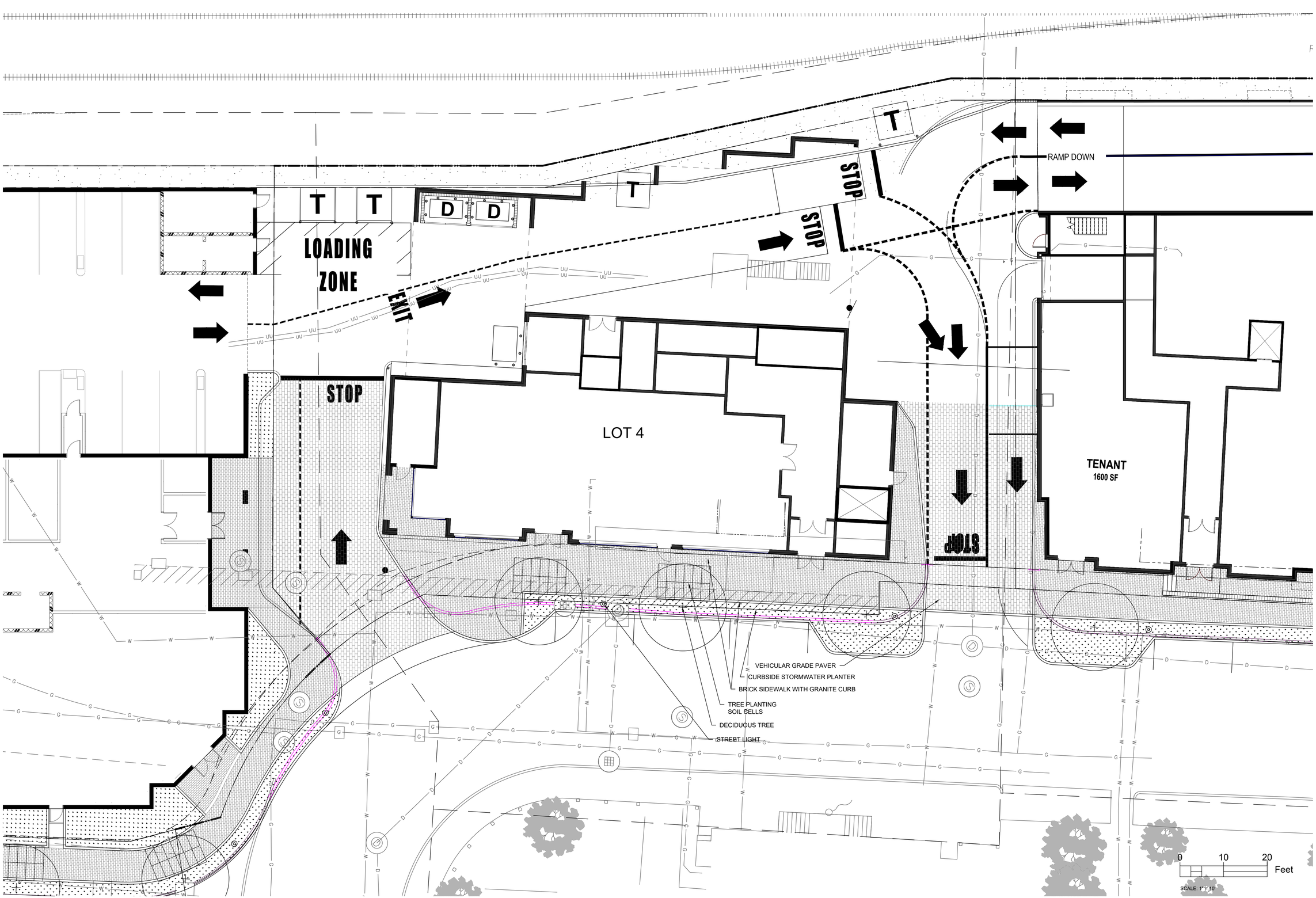
OVERALL LANDSCAPE PLAN

L2

\\nowfileserver\Crw\Shared\Projects\MAX-2016174 - Portsmouth NH - Deer St Mixed Use\Drawings\Working\1-CAD\2016.1129_Portsmouth-Deer St Mixed Use_base.dwg



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ELECTRICAL ENGINEER
DERRY, NEW HAMPSHIRE

DEER STREET LOT 4

Deer St.
Portsmouth, NH, 03801

Deer Street Associates

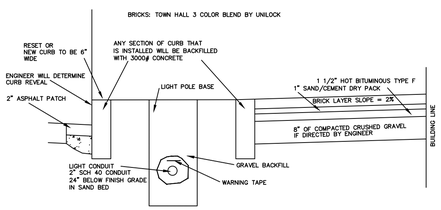
Scale:	As indicated
Date:	11/30/16
Project Number:	14837.02

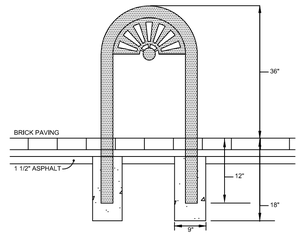
REVISIONS		
NO.	DESCRIPTION	DATE

PLANNING BOARD
DESIGN REVIEW

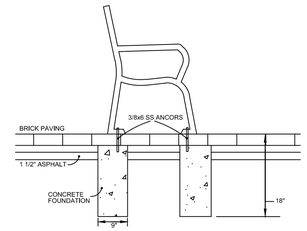
LOT 4
DETAIL PLAN

L3.3

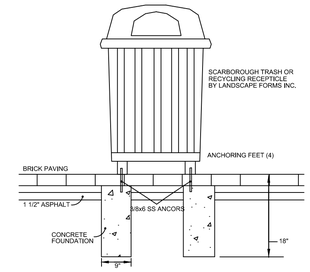




1 Bicycle Rack
nts



2 Victor Bench
nts



3 Trash Receptacle
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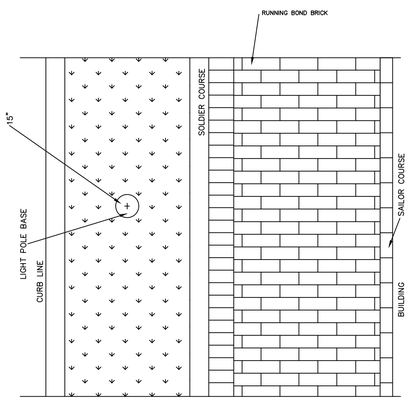

4 Sidewalk Detail
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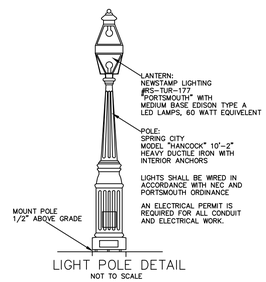
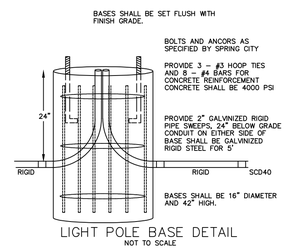


5 Light Pole
nts



6 Light Pole Base
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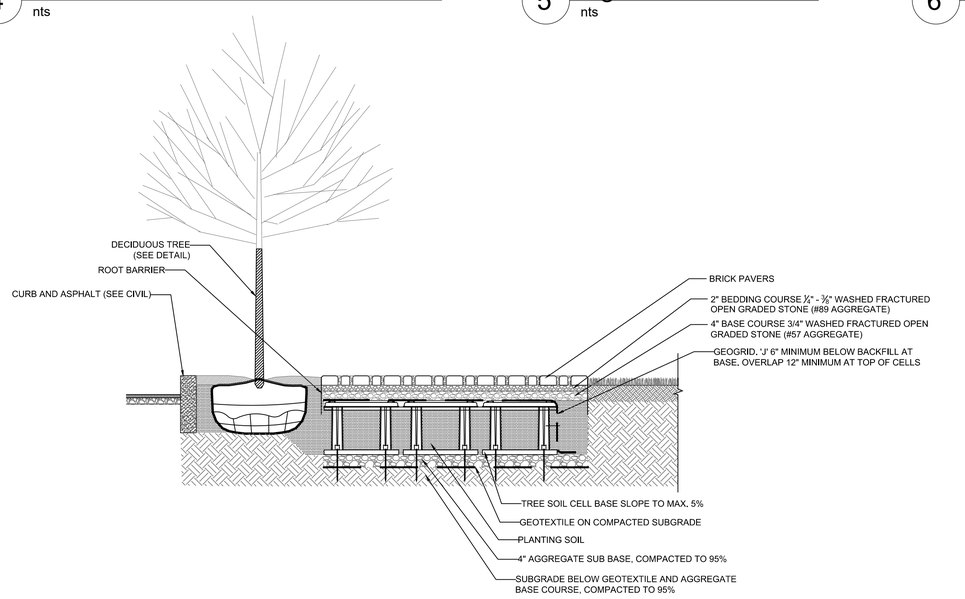

7 Curb Side, Stormwater Planter and Brick Sidewalk
nts

TYPICAL DETAILS
DEPARTMENT OF
PUBLIC WORKS
CITY OF PORTSMOUTH
NEW HAMPSHIRE

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DEER STREET LOT 6

Deer St.
Portsmouth, NH, 03801

Deer Street Associates

Scale:	As indicated
Date:	11/30/16
Project Number:	14837.02

REVISIONS		
NO.	DESCRIPTION	DATE

PLANNING BOARD
DESIGN REVIEW

DETAILS

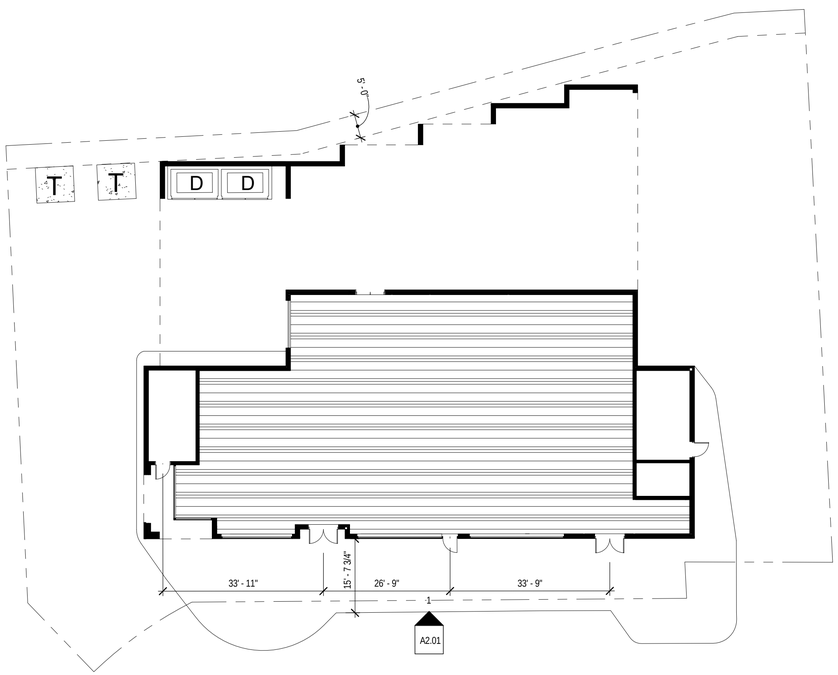
L4

Deer Street - Area, Use and Parking Summary

11/30/2016

Building Name	Use	Ground Floor (below grade) Area	1st Floor Area	2nd Floor Area	3rd Floor Area	4th Floor Area	5th Floor Area	Total Building Gross Floor Area - to inside face of exterior wall	Total Unit Count	Parking required - Downtown Overlay District 10.1115.20 Ratio - spaces per residential unit	Parking required - Downtown Overlay District 10.1115.20 Quantity	Parking required - Development Incentive 10.5A47.10 Ratio - spaces per residential unit	Parking required - Development Incentive 10.5A47.10 Quantity	Downtown overlay district - 10.1115.23 Reduction = 4 parking spaces	Total parking spaces required Quantity	Parking spaces provided on site Quantity	Parking spaces provided at Municipal Garage (see references below) Quantity
Building 4																	
	Office			2,970	8,786	8,266				-	-						
	Restaurant		4,962	2,078						-	-						
	total area		4,962	5,048	8,786	8,266		27,062	0	-	-				-	-	0

New Municipal Deer St. Parking Garage per City - DSA Post Closing Obligations Agreement dated 9/09/2016) and per Section 10.1113.111 Municipal Garage Spaces qualify as "off-street parking".		
	DSA Parking Garage spaces - interior (minimum)	58
	DSA Flex Parking Spaces - exterior / interior	10
	Total spaces	68



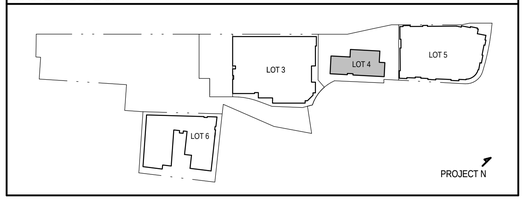
1 LEVEL 1 - PLANNING BOARD
1/16" = 1'-0"

GRAPHIC SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

PROGRAM USE

- PARKING GARGAGE
- MULTI-FAMILY DWELLING
- BAR
- RETAIL SALES
- HOTEL
- RESTAURANT
- OFFICE
- SLOPED ROOF
- ROOF TERRACE
- PROPERTY LINE

MASTER KEY PLAN



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DEER STREET LOT 4

PORTSMOUTH, NH 03801

Deer Street Associates

Scale: **As indicated**
Date: **11/30/2016**
Project Number: **14837.03**

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NO.	DESCRIPTION	DATE

PLANNING BOARD DESIGN REVIEW

FIRST FLOOR PLAN

A1.00

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Deer Street - Area, Use and Parking Summary

11/30/2016

Building Name	Use	Ground Floor (below grade) Area	1st Floor Area	2nd Floor Area	3rd Floor Area	4th Floor Area	5th Floor Area	Total Building Gross Floor Area to inside face of exterior wall	Total Unit Count	Parking required - Downtown Overlay District 10.1115.20 Ratio - spaces per residential unit	Parking required - Downtown Overlay District 10.1115.20 Quantity	Parking required - Development Incentive 10.5A47.10 Ratio - spaces per residential unit	Parking required - Development Incentive 10.5A47.10 Quantity	Downtown overlay district - 10.1115.23 Reduction = 4 parking spaces	Total parking spaces required Quantity	Parking spaces provided on site Quantity	Parking spaces provided at Municipal Garage (see references below) Quantity
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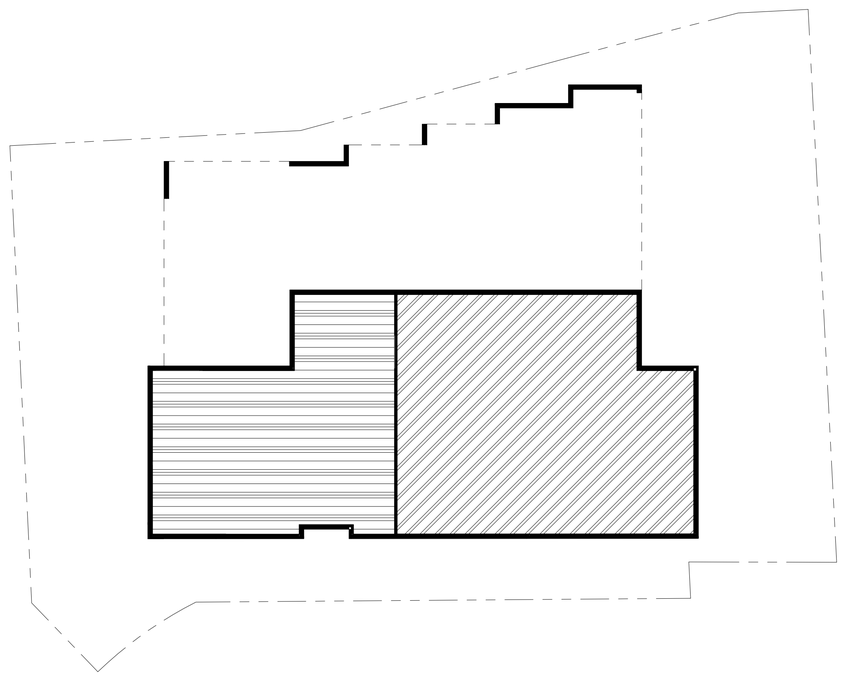
	Total spaces	68



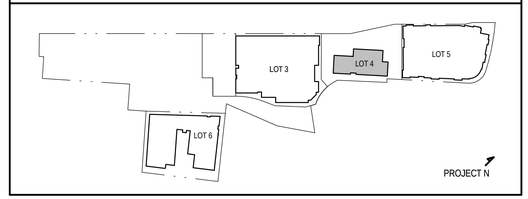
1 LEVEL 2 - PLANNING BOARD
1/16" = 1'-0"

GRAPHIC SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

PROGRAM USE

- PARKING GARGAGE
- MULTI-FAMILY DWELLING
- BAR
- RETAIL SALES
- HOTEL
- RESTAURANT
- OFFICE
- SLOPED ROOF
- ROOF TERRACE
- PROPERTY LINE

MASTER KEY PLAN



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DEER STREET LOT 4

PORTSMOUTH, NH 03801

Deer Street Associates

Scale: **As indicated**
Date: **11/30/2016**
Project Number: **14837.03**

REVISIONS		
NO.	DESCRIPTION	DATE

PLANNING BOARD DESIGN REVIEW

SECOND FLOOR PLAN

A1.01

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Deer Street - Area, Use and Parking Summary

Building Name	Use	Ground Floor (below grade) Area	1st Floor Area	2nd Floor Area	3rd Floor Area	4th Floor Area	5th Floor Area	Total Building Gross Floor Area to inside face of exterior wall	Total Unit Count	Parking required - Downtown Overlay District 10.1115.20 Ratio - spaces per residential unit	Parking required - Downtown Overlay District 10.1115.20 Quantity	Parking required - Development Incentive 10.5A47.10 Ratio - spaces per residential unit	Parking required - Development Incentive 10.5A47.10 Quantity	Downtown overlay district - 10.1115.23 Reduction = 4 parking spaces	Total parking spaces required Quantity	Parking spaces provided on site Quantity	Parking spaces provided at Municipal Garage (see references below) Quantity
11/30/2016																	
Building 4																	
	Office			2,970	8,786	8,266				-	-						
	Restaurant		4,962	2,078						-	-						
	total area		4,962	5,048	8,786	8,266		27,062	0	-	-				-	-	0

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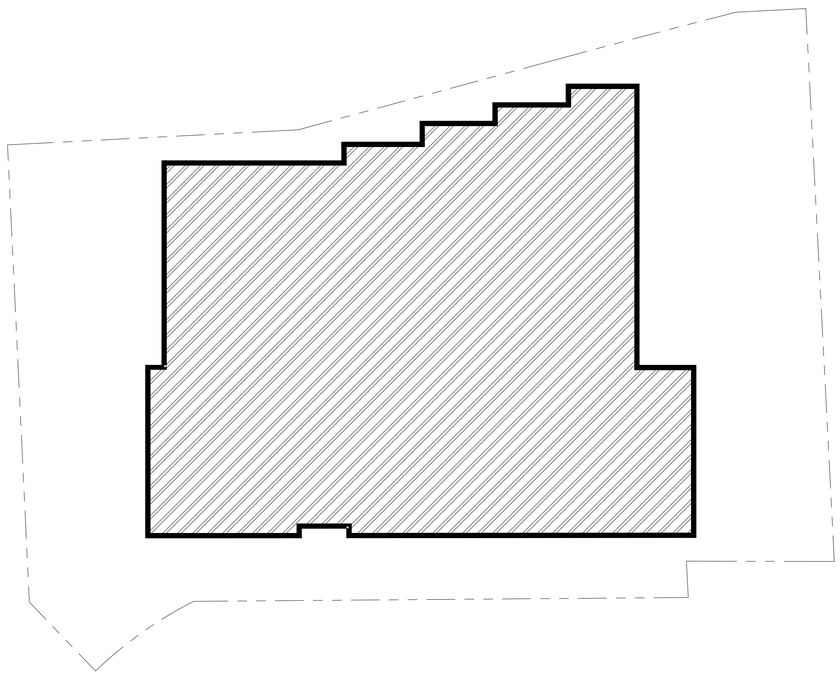
	Total spaces	68



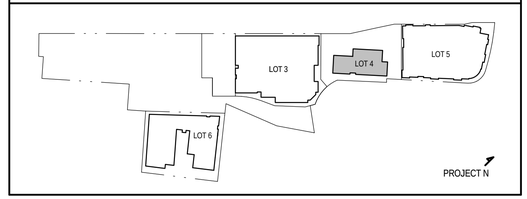
1 LEVEL 3 - PLANNING BOARD
1/16" = 1'-0"

GRAPHIC SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

PROGRAM USE

- PARKING GARGAGE
- MULTI-FAMILY DWELLING
- BAR
- RETAIL SALES
- HOTEL
- RESTAURANT
- OFFICE
- SLOPED ROOF
- ROOF TERRACE
- PROPERTY LINE

MASTER KEY PLAN



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DEER STREET LOT 4

PORTSMOUTH, NH 03801

Deer Street Associates

Scale: **As indicated**
Date: **11/30/2016**
Project Number: **14837.03**

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NO.	DESCRIPTION	DATE

PLANNING BOARD DESIGN REVIEW

THIRD FLOOR PLAN

A1.02

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Deer Street - Area, Use and Parking Summary

11/30/2016

Building Name	Use	Ground Floor (below grade) Area	1st Floor Area	2nd Floor Area	3rd Floor Area	4th Floor Area	5th Floor Area	Total Building Gross Floor Area to inside face of exterior wall	Total Unit Count	Parking required - Downtown Overlay District 10.1115.20 Ratio - spaces per residential unit	Parking required - Downtown Overlay District 10.1115.20 Quantity	Parking required - Development Incentive 10.5A47.10 Ratio - spaces per residential unit	Parking required - Development Incentive 10.5A47.10 Quantity	Downtown overlay district - 10.1115.23 Reduction = 4 parking spaces	Total parking spaces required Quantity	Parking spaces provided on site Quantity	Parking spaces provided at Municipal Garage (see references below) Quantity
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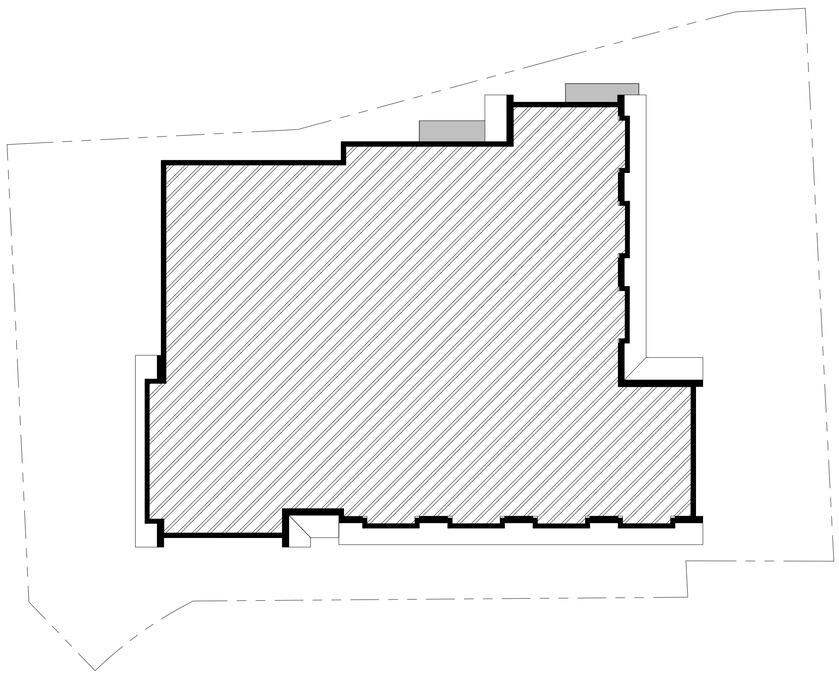


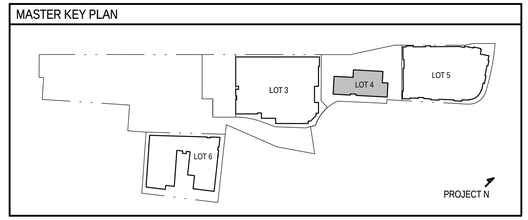
1 LEVEL 4 - PLANNING BOARD
1/16" = 1'-0"

GRAPHIC SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

PROGRAM USE

- PARKING GARGAGE
- MULTI-FAMILY DWELLING
- BAR
- RETAIL SALES
- HOTEL
- RESTAURANT
- OFFICE
- SLOPED ROOF
- ROOF TERRACE
- PROPERTY LINE

MASTER KEY PLAN



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DERRY, NEW HAMPSHIRE

DEER STREET LOT 4

PORTSMOUTH, NH 03801

Deer Street Associates

Scale: **As indicated**
Date: **11/30/2016**
Project Number: **14837.03**

REVISIONS		
NO.	DESCRIPTION	DATE

PLANNING BOARD DESIGN REVIEW

FOURTH FLOOR PLAN

A1.03

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Deer Street - Area, Use and Parking Summary

11/30/2016

Building Name	Use	Ground Floor (below grade) Area	1st Floor Area	2nd Floor Area	3rd Floor Area	4th Floor Area	5th Floor Area	Total Building Gross Floor Area - to inside face of exterior wall	Total Unit Count	Parking required - Downtown Overlay District 10.1115.20 Ratio - spaces per residential unit	Parking required - Downtown Overlay District 10.1115.20 Quantity	Parking required - Development Incentive 10.5A47.10 Ratio - spaces per residential unit	Parking required - Development Incentive 10.5A47.10 Quantity	Downtown overlay district - 10.1115.23 Reduction = 4 parking spaces	Total parking spaces required Quantity	Parking spaces provided on site Quantity	Parking spaces provided at Municipal Garage (see references below) Quantity
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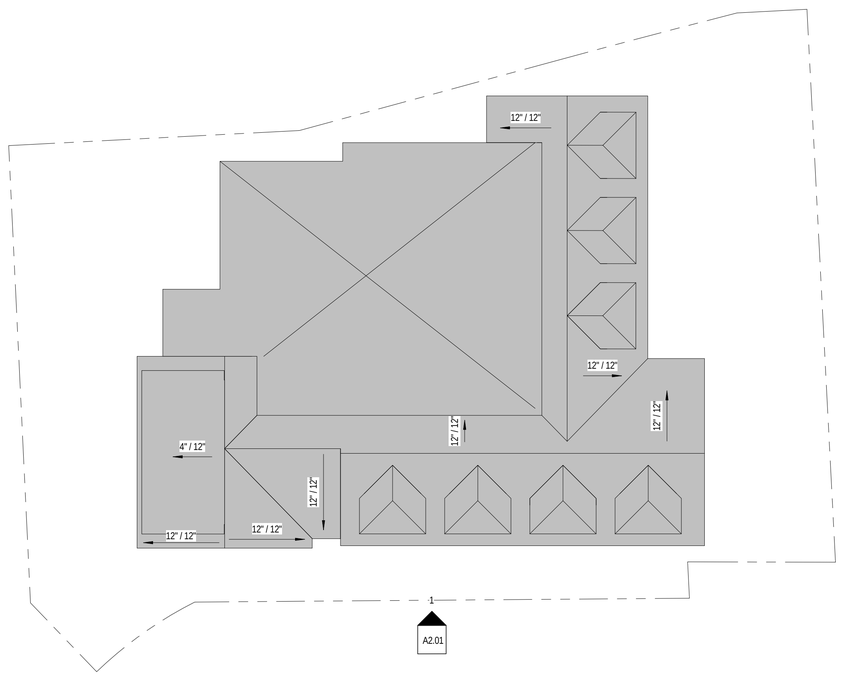

1 ROOF - PLANNING BOARD
1/16" = 1'-0"

GRAPHIC SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

PROGRAM USE

- PARKING GARGAGE
- MULTI-FAMILY DWELLING
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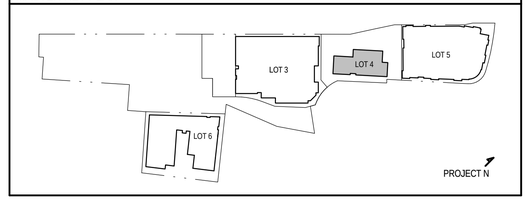
MASTER KEY PLAN



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DEER STREET LOT 4

PORTSMOUTH, NH 03801

Deer Street Associates

Scale: **As indicated**
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Project Number: **14837.03**

REVISIONS		
NO.	DESCRIPTION	DATE

PLANNING BOARD DESIGN REVIEW

ROOF PLAN PLAN

A1.04

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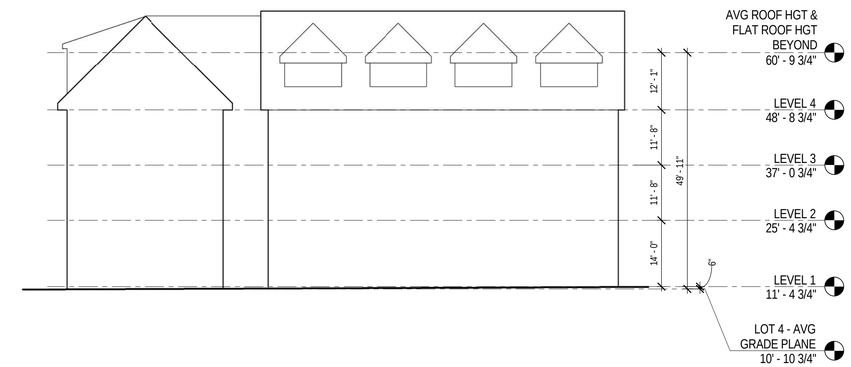
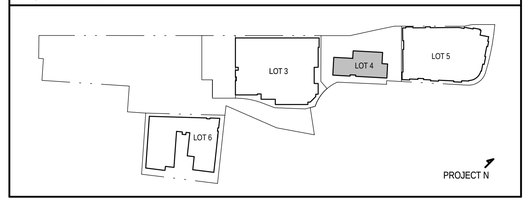
NOTE: MASSING AND ELEVATIONS PER FORTHCOMING HDC REVIEW.



1 DEER ST ELEVATION
1/16" = 1'-0"

GRAPHIC SCALE: 1/16" = 1'-0"
0" 8' 16' 32'

MASTER KEY PLAN



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ELECTRICAL ENGINEER
DERRY, NEW HAMPSHIRE

DEER STREET LOT 4

PORTSMOUTH, NH 03801

Deer Street Associates

Scale: **As indicated**
Date: **11/30/2016**
Project Number: **14837.03**

REVISIONS		
NO.	DESCRIPTION	DATE

PLANNING BOARD DESIGN REVIEW

EXTERIOR ELEVATIONS

A2.01

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