

THE EXISTING BUILDING CONSISTS OF 7 COMMERCIAL UNITS WITH SURFACE PARKING BETWEEN THE PRINCIPAL BUILDING AND ISLINGTON STREET. TWO EXISTING CURB CUTS EXTEND 60'+/- ALONG THE THE PROPERTY LINE FRONTING ON ISLINGTON STREET WITH AN UNDEFINED SIDEWALK.

100 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW OF SITE AND SURROUNDINGS
HDC APPLICATION FOR PUBLIC HEARING: NOVEMBER 6, 2019

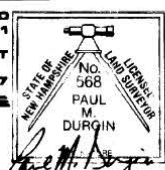


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ENGINEERS SURVEYORS DESIGNERS

600 GREENLAND ROAD PORTSMOUTH, N.H. 03801
1 WAKEFIELD STREET SUITE 204 ROCHESTER, N.H. 03867



ISLINGTON STREET

REFERENCE PLANS:

- SEE THE FOLLOWING PLANS BY JOHN W. DURGIN, CIVIL ENGINEER:
1. "PLAN OF LOT 11A-11D ISLINGTON ST., PORTSMOUTH, N.H." DATED FEBRUARY 1980.
 2. "PLAN OF LOT 910 ISLINGTON ST., PORTSMOUTH, N.H." DATED OCTOBER 1984.
- SEE ALSO THE FOLLOWING PLANS:
3. "PLAN OF LAND, PROPOSED COUNTHOUSE, CITY OF PORTSMOUTH, N.H." BY MOUTON ENGINEERING CO. DATED JULY 1978 RECORDED ROCKINGHAM CO. REGISTRY OF DEEDS AS PLAN NO. D-8024.
 4. "PLAN OF THIS SITE BY ARING SCHROEDER ARCHITECTS DATED 15 APRIL 83 REVISED 23 MAY 83."

NOTE: DEED REF.: 2445/149
PARCEL AREA 24,558 SQ. FT.
ZONE: A

NIP
FRANK E. BOOMA POST #10
AMERICAN LEGION
1067/010

CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE SUBMITTED LAND, THE LOCATION AND DIMENSIONS OF CONVERTIBLE LAND (IF APPLICABLE), THE EXISTING IMPROVEMENTS AS OF THE DATE OF THIS PLAN, AND THE INTENDED LOCATION OF CONTEMPLATED IMPROVEMENTS (IF APPLICABLE). I FURTHER CERTIFY THAT THE BUILDING AS SHOWN IS SUBSTANTIALLY COMPLETED AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN COMPLIES WITH THE PROVISIONS OF R.S.A. CHAPTER 356-B:20, 1.

Paul M. Durgin 8/18/83
PAUL M. DURGIN, L.L.S.

AS-BUILT SITE PLAN 100 ISLINGTON CONDOMINIUMS PORTSMOUTH, N.H.

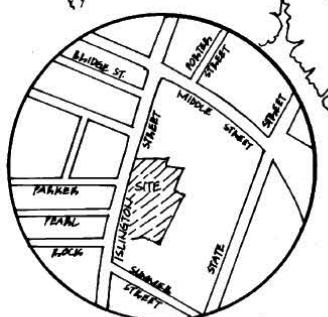
SCALE: 1 INCH = 10 FEET

AUGUST 1983

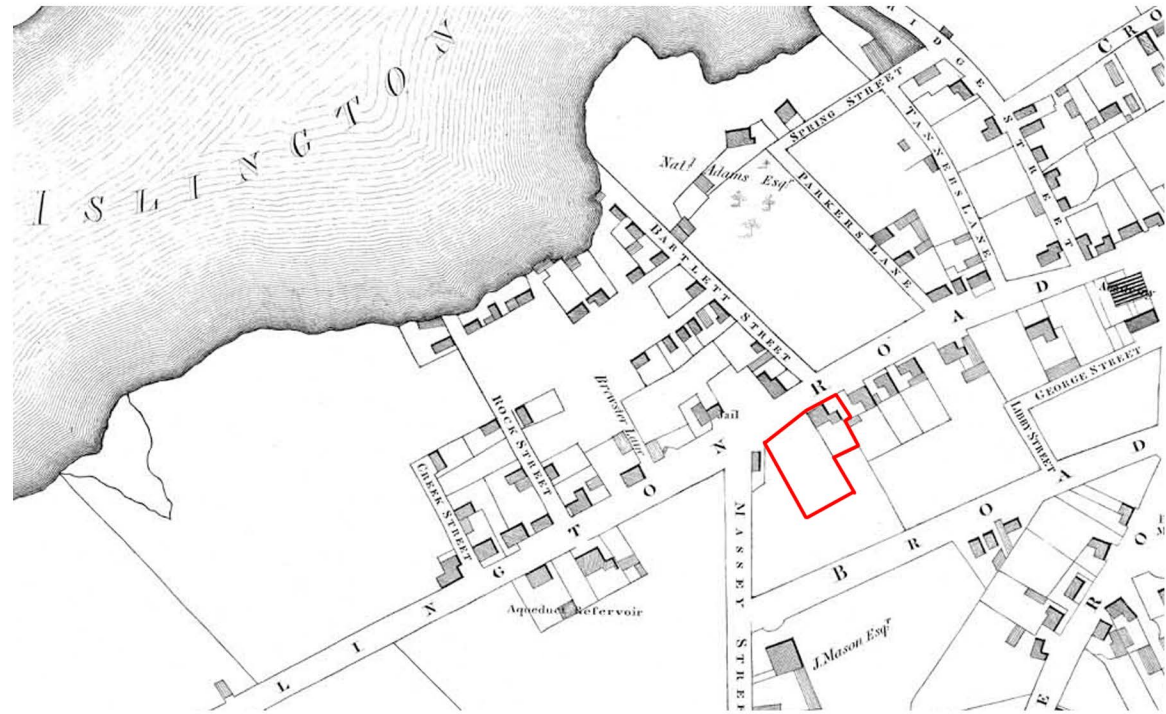


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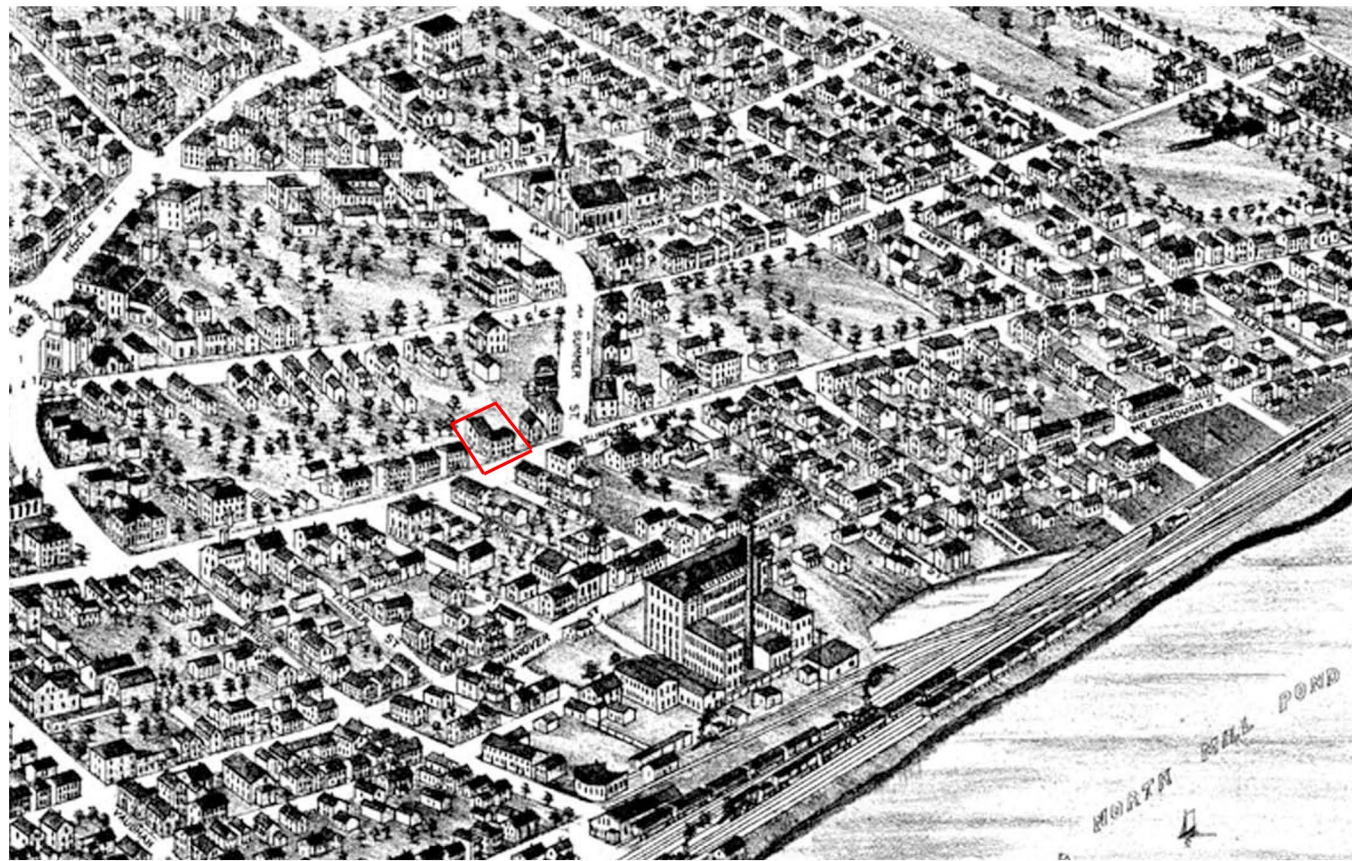
APPROVED FOR RECORD
Paul M. Durgin 8-18-83
PORTSMOUTH PLANNING BOARD



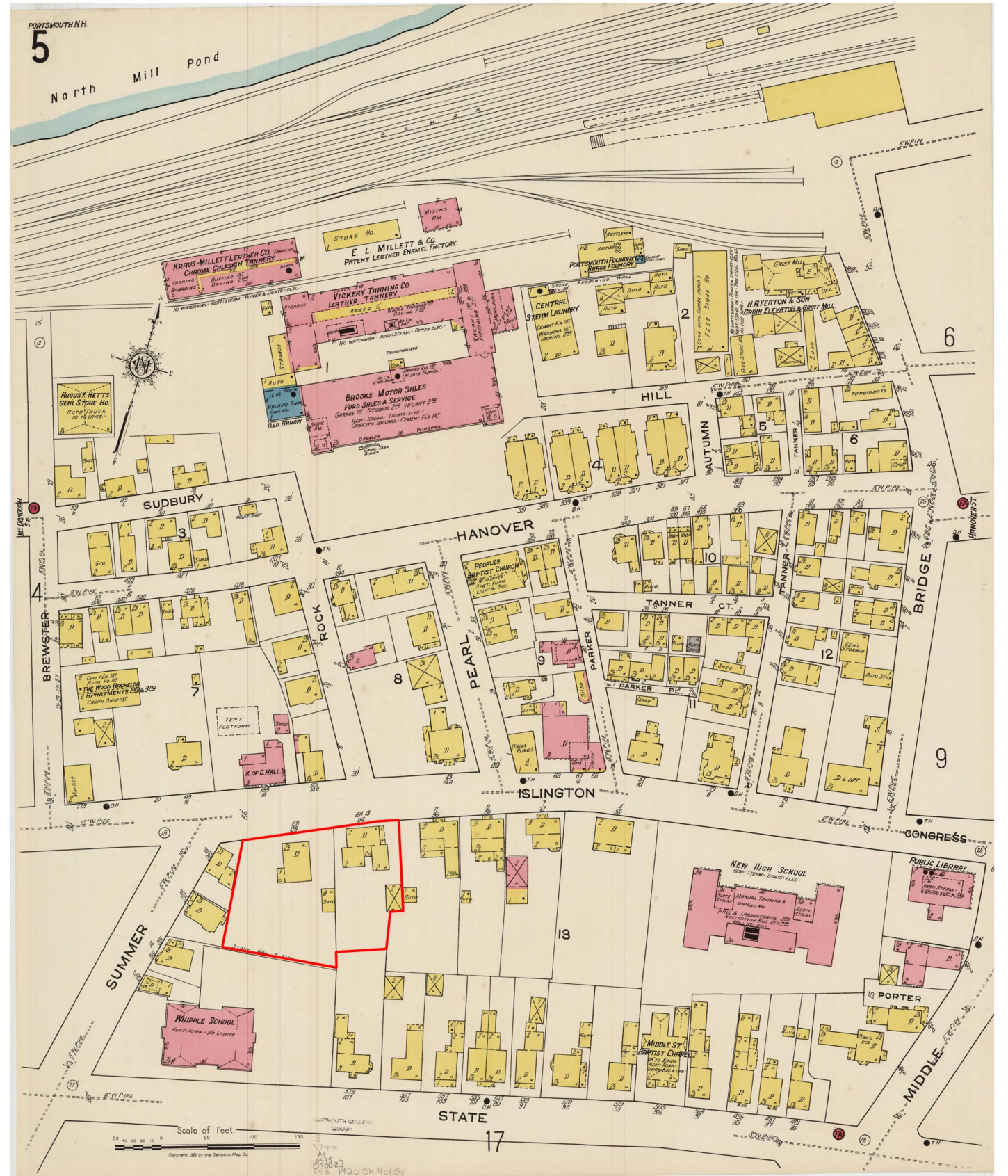
FILE NO. 2295
PLAN NO. 60180



1813 SITE CONTEXT



1877 SITE CONTEXT



1920 SITE CONTEXT

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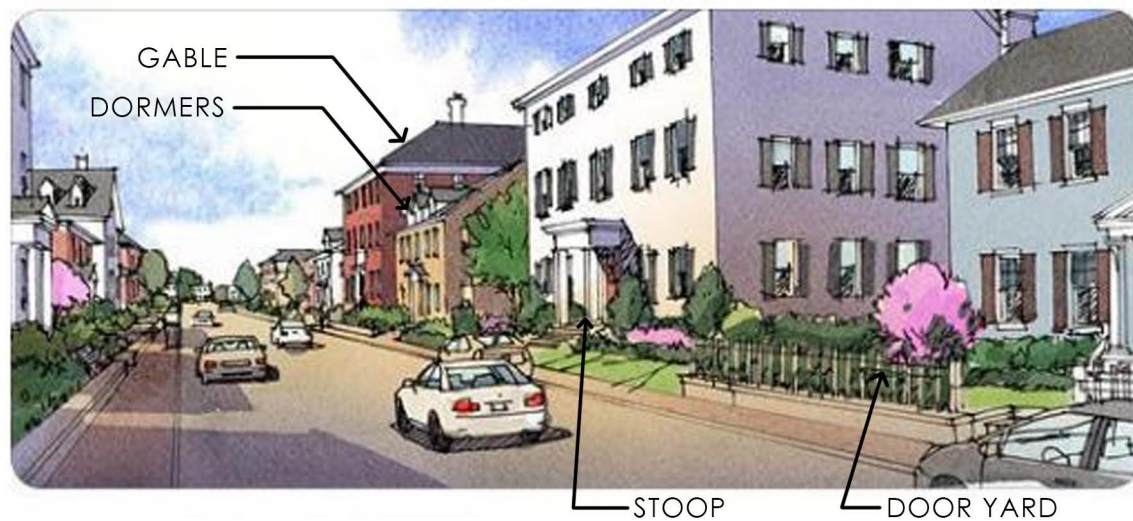
HISTORIC CONTEXT

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**FIGURE 10.5A41.10A DEVELOPMENT STANDARDS
CHARACTER DISTRICT 4 - LIMITED (CD4/L1-L2)**

These districts consist of medium density areas with a mix of medium to large **houses**. Upper floor uses are almost entirely residential. **Ground floors** include some commercial **office uses**; areas zoned CD4-L2 also allow some **restaurant** and retail **uses** on the **ground floor**. There are shallow **front yards** and shallow to medium **side yards**, with variable private **landscaping**, and on-site accessory parking. **Streets** have **sidewalks** and **street trees**, and define medium to large **blocks**.

| ZONING CONSIDERATIONS - CHARACTER DISTRICT 4- LIMITED 2 | | PROPOSED PROJECT MASSING |
|---|---|--|
| LOT OCCUPATION AND BUILDING PLACEMENT | | |
| Maximum Building Coverage: | 60% | Less than 60% |
| Maximum Building Footprint: | 2,500 SF each building | TBD depending BOA |
| Minimum Lot Area per Dwelling Unit: | 3,000 SF | TBD pending BOA |
| Minimum Front Lot Line Buildout: | 60% | TBD pending BOA due to setback for door yard |
| Parking: | 1.3 spaces per residential dwelling unit greater than 750 SF | 1.3 spaces per residential dwelling unit greater than 750 SF |
| BUILDING FORM | | |
| Maximum Building Height per Map 10.5A21B: | 40 feet / 2-3 stories | 40 feet / 3 stories |
| Roof Types Allowed: | Flat, Gable, Hip, Gambrel, Mansard | Hip & Mansard |
| Building Types Allowed: | Apartment Building, Rowhouse, Live/Work Building, Small & Large Commercial Building | Apartment Building / Condominium |
| Facade Types Allowed: | Porch, Stoop, Shopfront, Forecourt, Recessed-entry, Dooryard | Stoop / Door Yard |



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A VIEW FROM EAST DOWN ISLINGTON STREET



B VIEW FROM EAST DOWN ISLINGTON STREET



C VIEW FROM WEST DOWN ISLINGTON STREET



D VIEW FROM WEST DOWN ISLINGTON STREET

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SITE AND SURROUNDINGS
ISLINGTON STREET VIEWS
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E

SUMMER STREET



F

SUMMER STREET



G

STATE STREET



H

STATE STREET

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SITE AND SURROUNDINGS
SUMMER STREET AND STATE STREET VIEWS
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J



K



L



M

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SITE AND SURROUNDINGS
VIEWS FROM SITE
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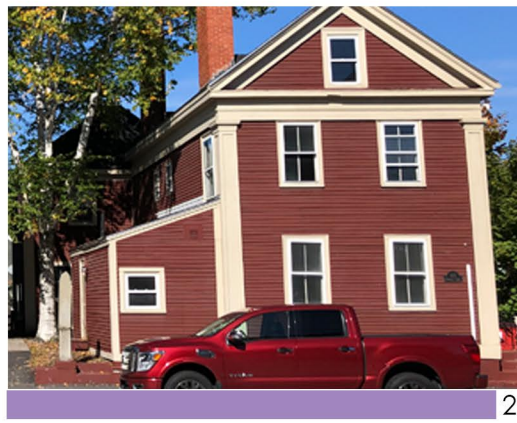


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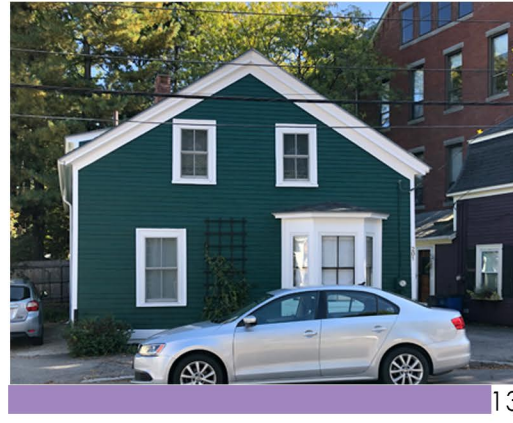
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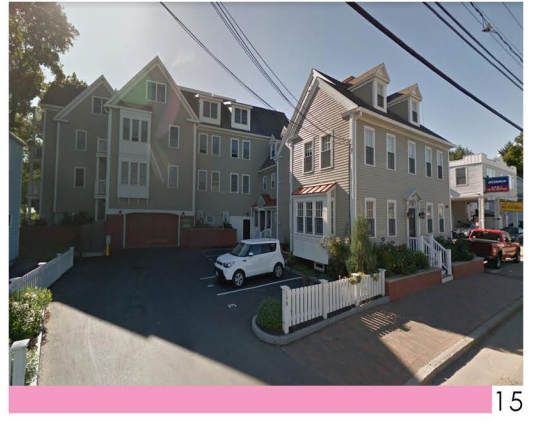
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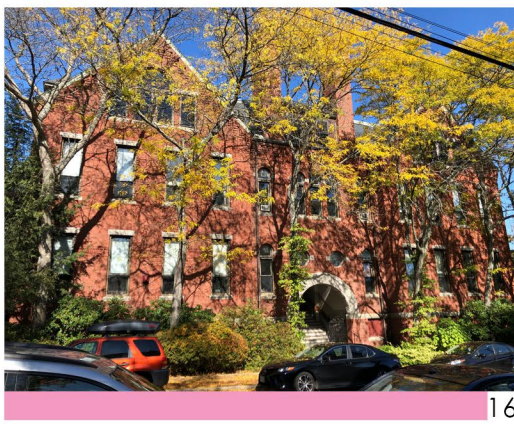
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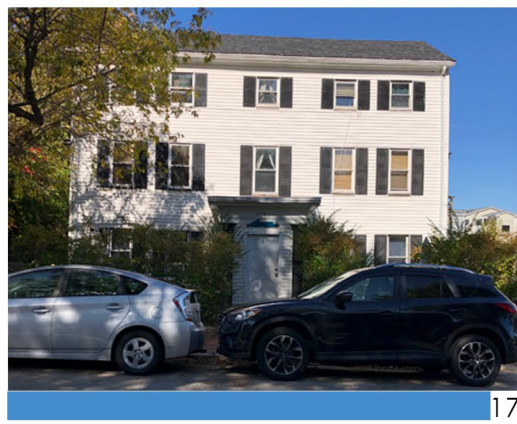
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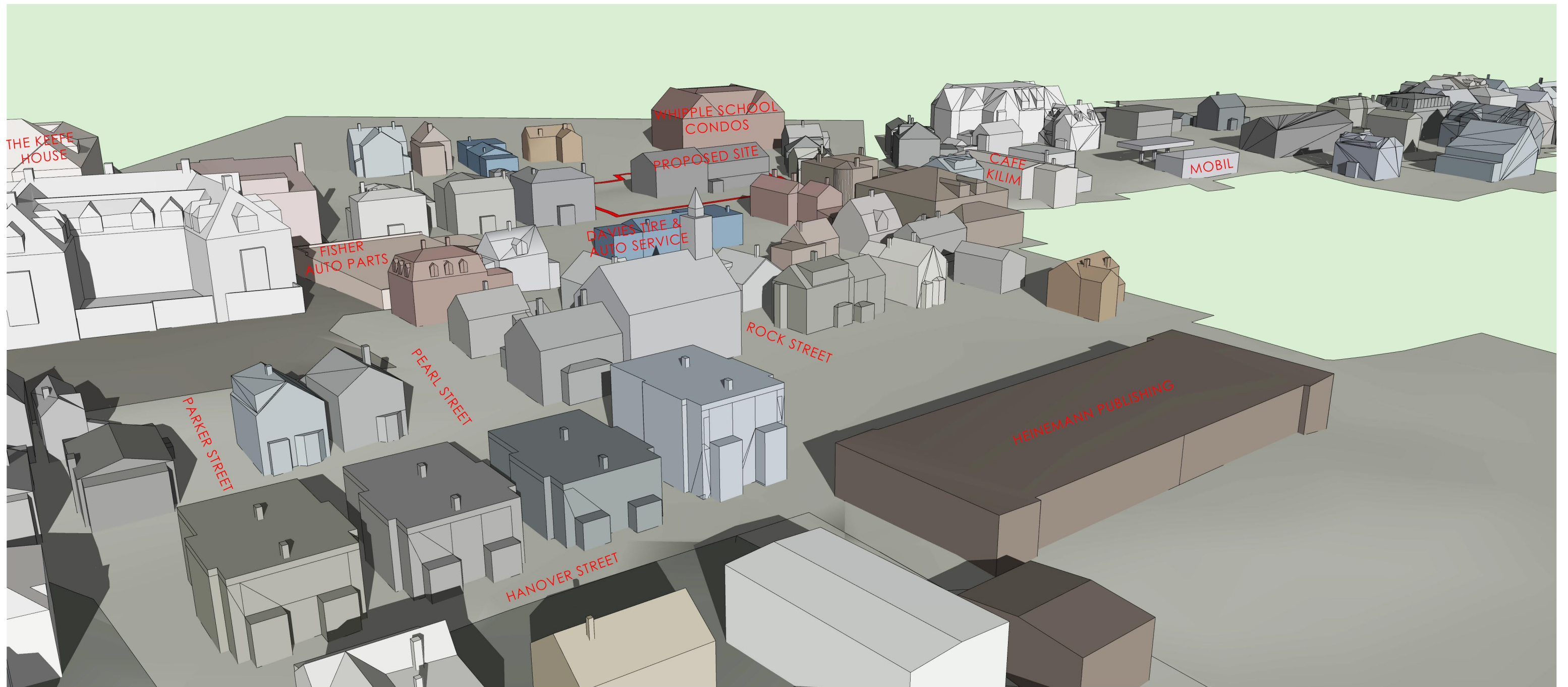
- LARGE SCALE
- MEDIUM SCALE
- SMALL SCALE
- LARGE FOOTPRINT

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CJ ARCHITECTS
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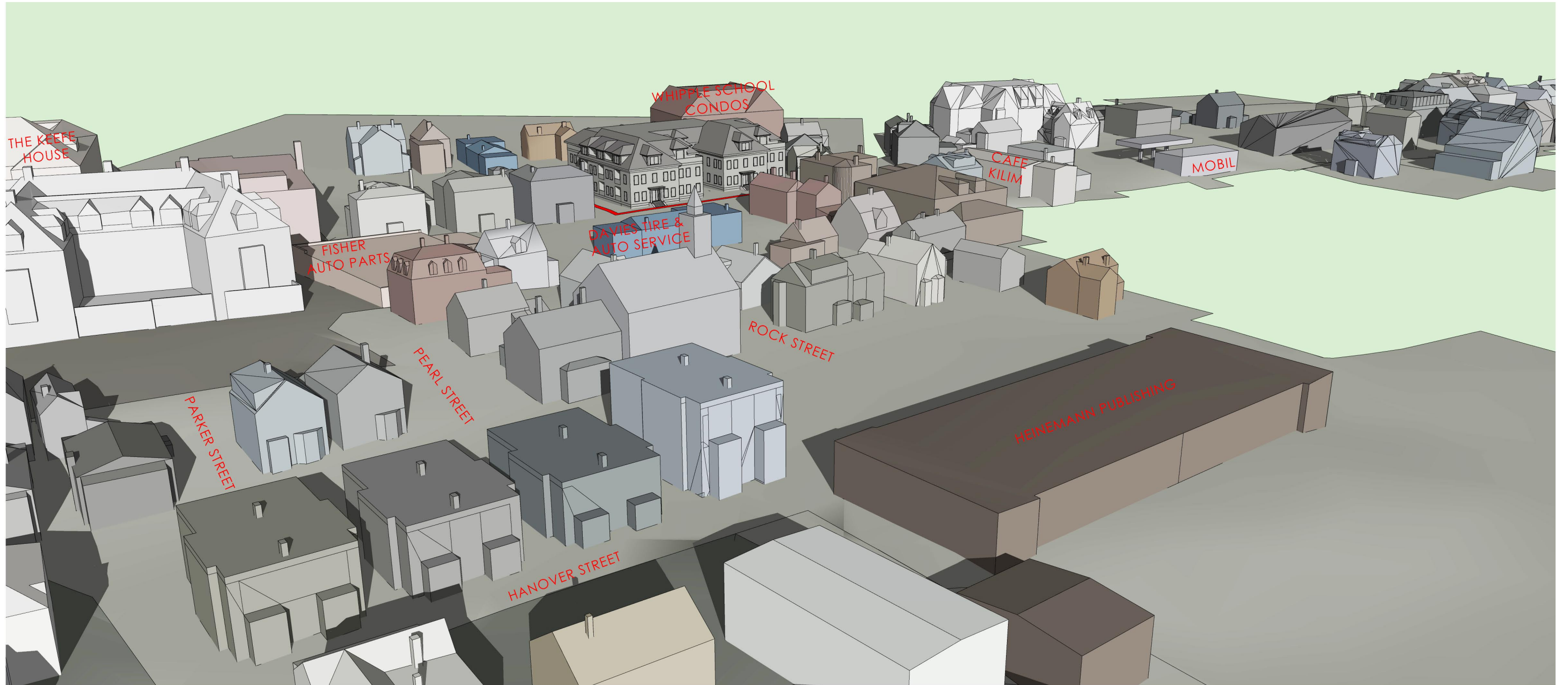
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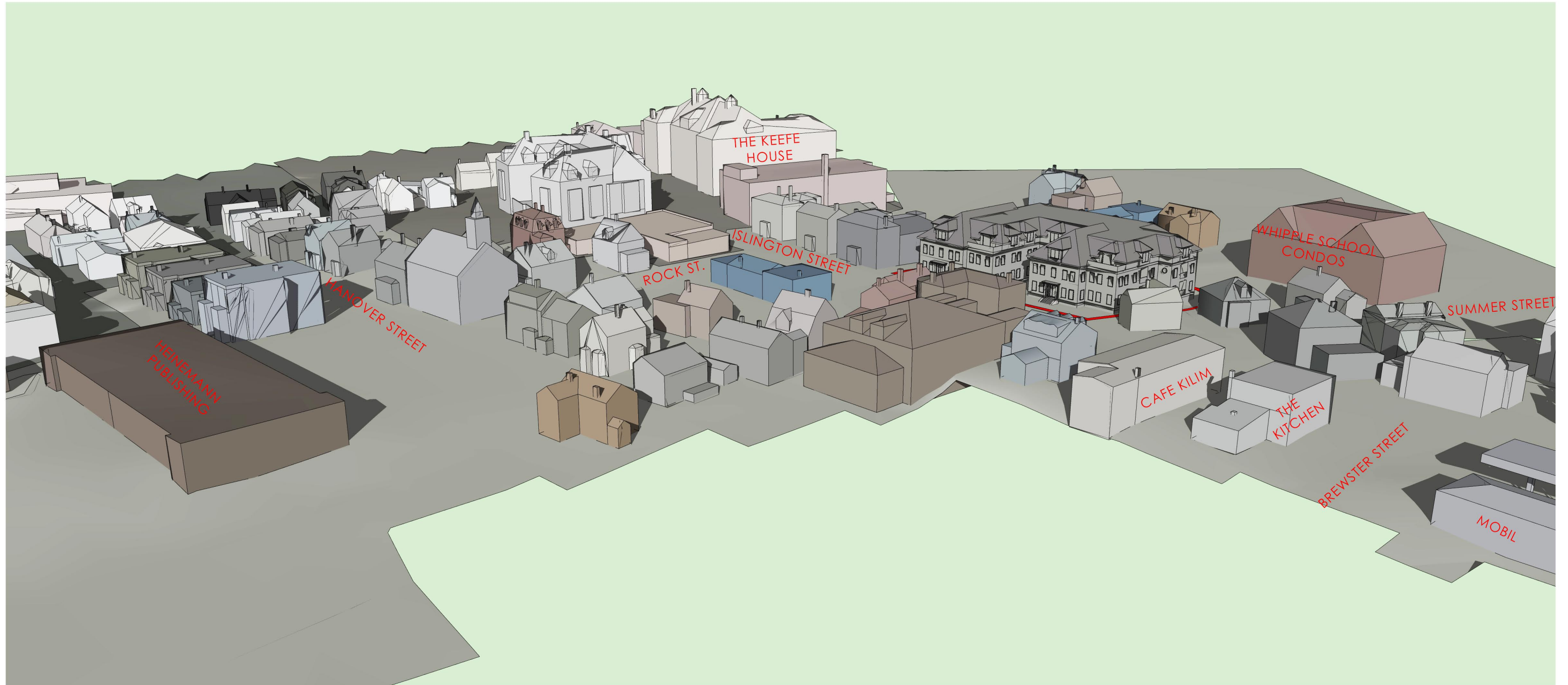
EXISTING
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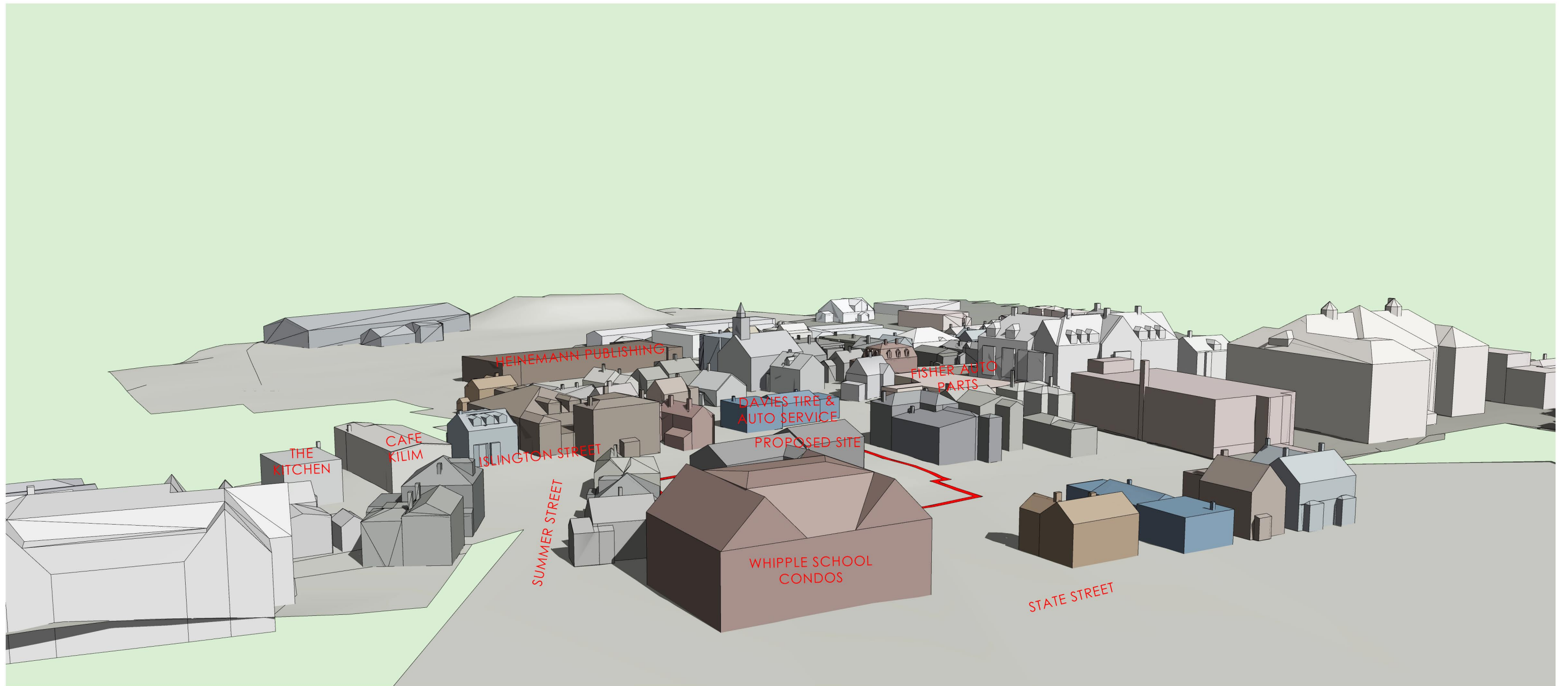
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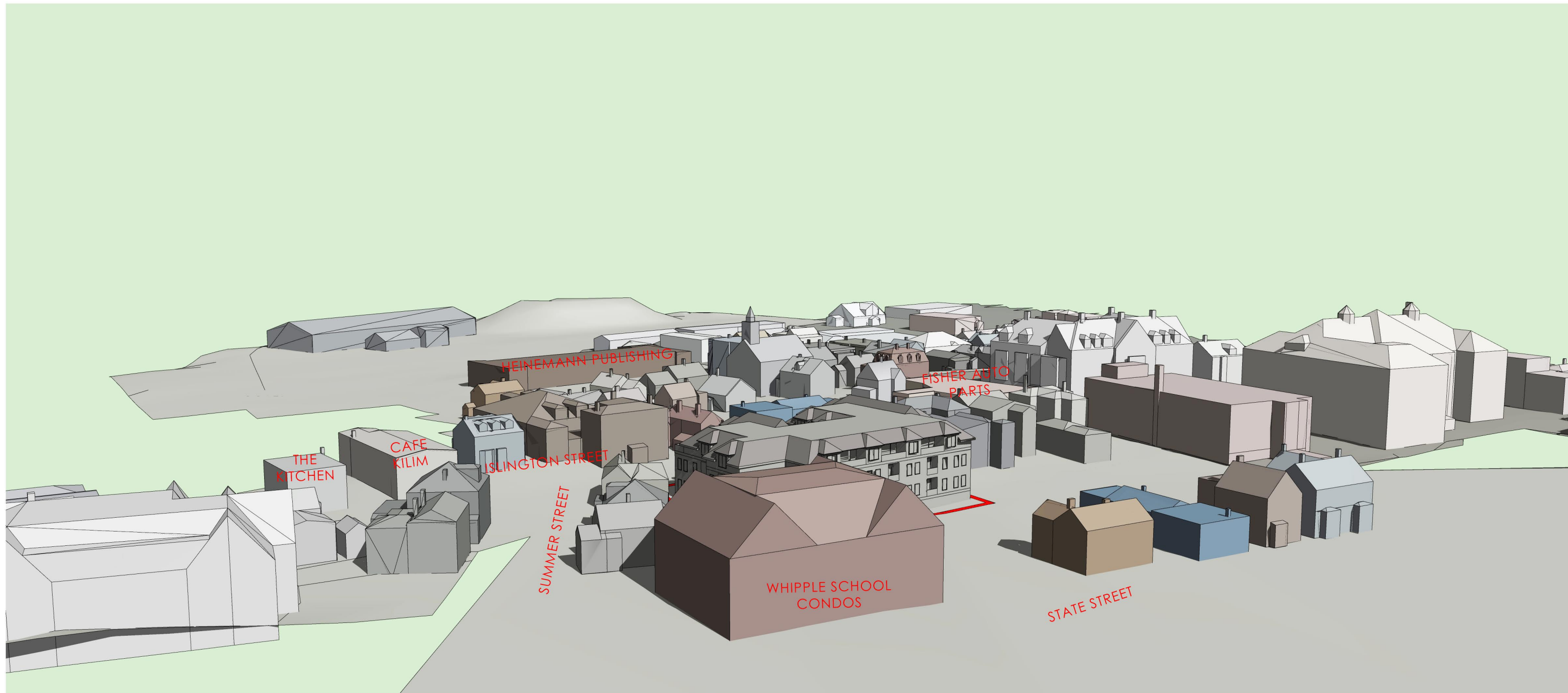
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ISLINGTON STREET
PROPOSED VIEW FROM EAST
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5.1