

DRAWING INDEX

H2.01 COVER  
H2.02 CONTEXT MAP - PEDESTRIAN CONNECTIONS  
H2.03 WAYFINDING  
H2.04 EXISTING CONDITION PHOTOS  
H2.05 DETAILS - CARVED SOLIDS  
H2.06 DETAILS - APPLIED FRAMES  
H2.07 HISTORIC

H2.11 EXISTING CONDITIONS SURVEY  
H2.12 DEMOLITION PLAN  
H2.13 PROPOSED ROOF PLAN  
H2.14 PROPOSED FIRST FLOOR PLAN  
H2.15 PROPOSED BASEMENT PLAN  
H2.16 PROPOSED LANDSCAPE PLAN  
H2.17 LANDSCAPE DETAILS

H2.21 ELEVATIONS - HIGH STREET  
H2.22 ELEVATIONS - HAVEN COURT  
H2.23 ELEVATIONS - CONGRESS STREET

H2.31 AXONOMETRIC  
H2.32 VINGNETTES - HIGH STREET  
H2.33 VINGNETTES - LADD STREET  
H2.34 VINGNETTE - CONGRESS STREET

PROJECT NARRATIVE

REHABILITATION AND ADAPTIVE REUSE OF EXISTING HISTORIC STRUCTURES WITH A NEW ADJACENT STRUCTURE ON REAR SURFACE PARKING LOT.

ONE LEVEL OF BELOW GRADE PARKING IS PROPOSED. RETAIL/RESTAURANT IS LOCATED AT FIRST FLOOR WITH OFFICES ABOVE. AN ELEVATED PEDESTRIAN BRIDGE CONNECTS TO THE HANOVER PARKING GARAGE.

A LOT MERGER HAS BEEN GRANTED COMBINING LOTS 14 & 15 INTO ONE SINGLE LOT, NOW DESIGNATED AS LOT 14.

HAVEN COURT IS PROPOSED TO BE SIGNIFICANTLY IMPROVED, PROVIDING A PEDESTRIAN LINK BETWEEN THE MCINTYRE TO FLEET STREET. LANDSCAPING, PAVERS, SITE AMENITIES AND OUTDOOR LIGHTING ARE PROPOSED TO MAKE THIS SPACE A WELCOMING BENEFIT TO THE COMMUNITY.

EXISTING FOCAL BUILDINGS ON CONGRESS AND HIGH STREETS WILL BE REPAIRED, RESTORED AND BROUGHT UP TO CURRENT CODES.THE SMALLER WOODEN SHED ADDITIONS TO THE REAR OF THESE BUILDINGS WILL BE REPLACED WITH NEW CONSTRUCTION.



ONE CONGRESS STREET

RENOVATION & ADDITIONS

1 CONGRESS STREET

ONE MARKET SQUARE, LLC

HISTORIC DISTRICT COMMISSION  
WORK SESSION 2  
FEBRUARY 23, 2022

H2.01

COVER

1 CONGRESS STREET

SCALE:

02/23/2022







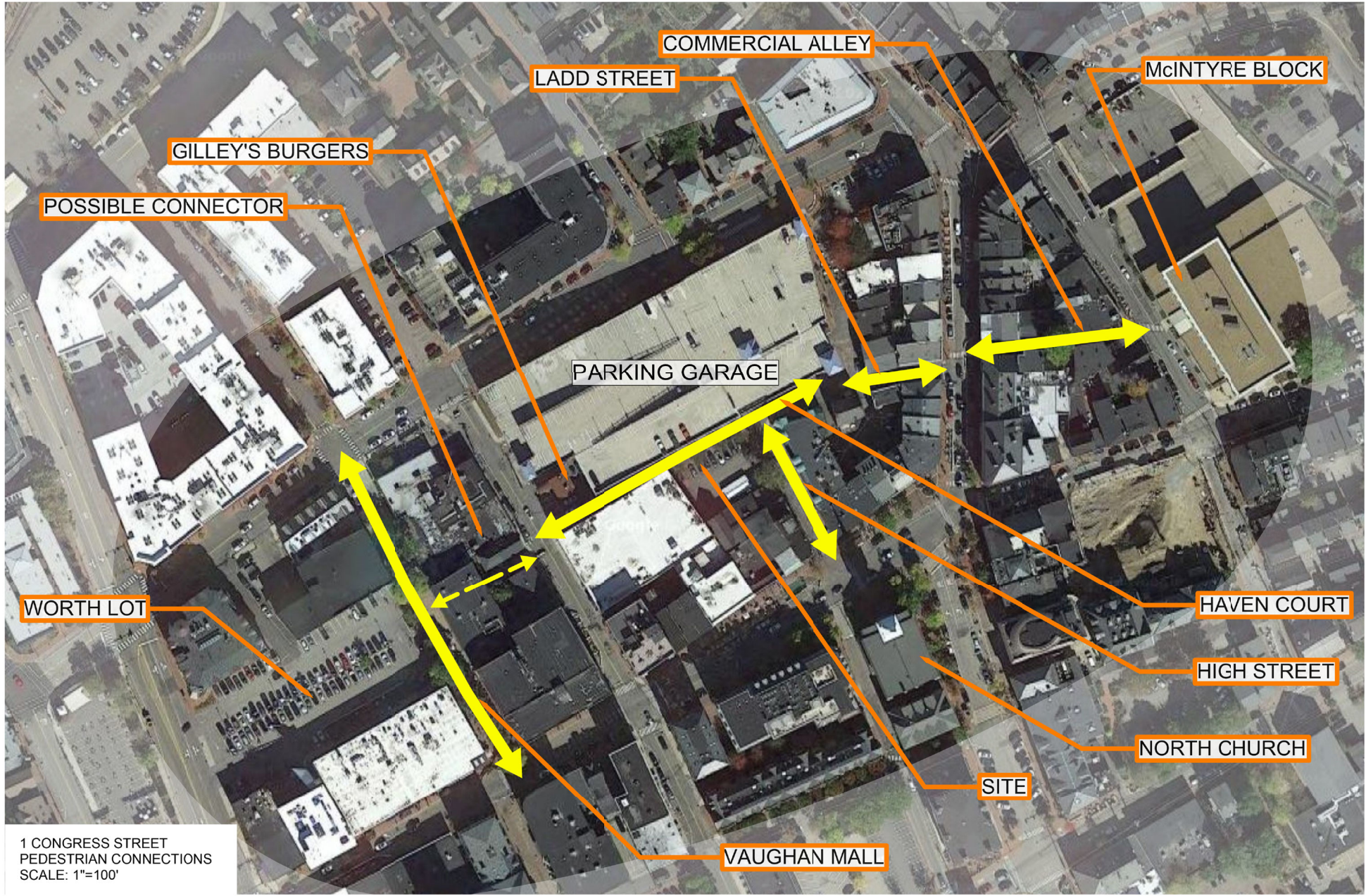
COMMERCIAL ALLEY



LADD STREET



HAVEN COURT (LOOKING EAST)



LADD STREET AT HIGH STREET



CHURCH STREET TOWARDS HIGH STREET



HAVEN COURT AT FLEET STREET



HAVEN COURT (LOOKING WEST)

H2.02

PEDESTRIAN CONNECTIONS

CONTEXT MAP

1 CONGRESS STREET

SCALE:  
02/23/2022







HIGH STREET



LADD STREET



HIGH STREET

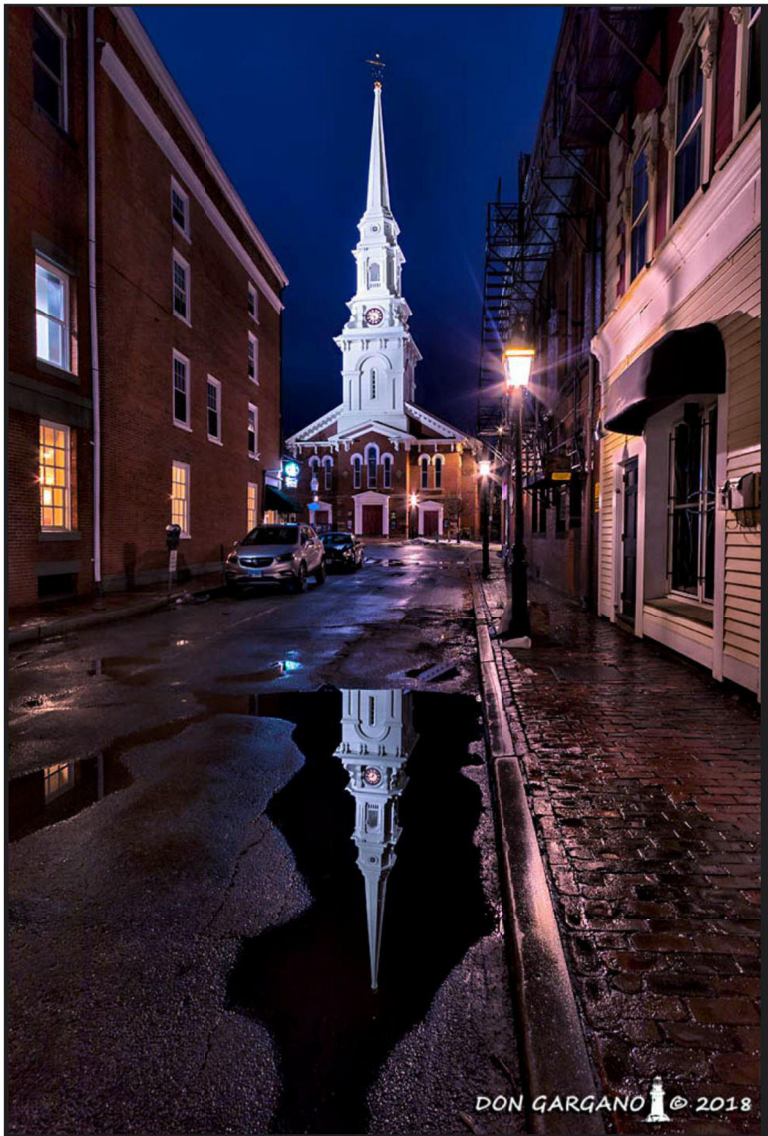




1



2



3



4



5



6

H2.04

EXISTING CONDITIONS PHOTOS

1 CONGRESS STREET

SCALE:  
02/23/2022







SOUTH DORMER (MARKET SQUARE)



EAST DORMER (HIGH STREET)



EAST - ORIGINAL SKY WINDOWS, PHOTOGRAPHY STUDIO LIGHT ROOM & DARK ROOM



H2.05

DETAILS - CARVED SOLIDS  
1 CONGRESS STREET

SCALE:  
02/23/2022





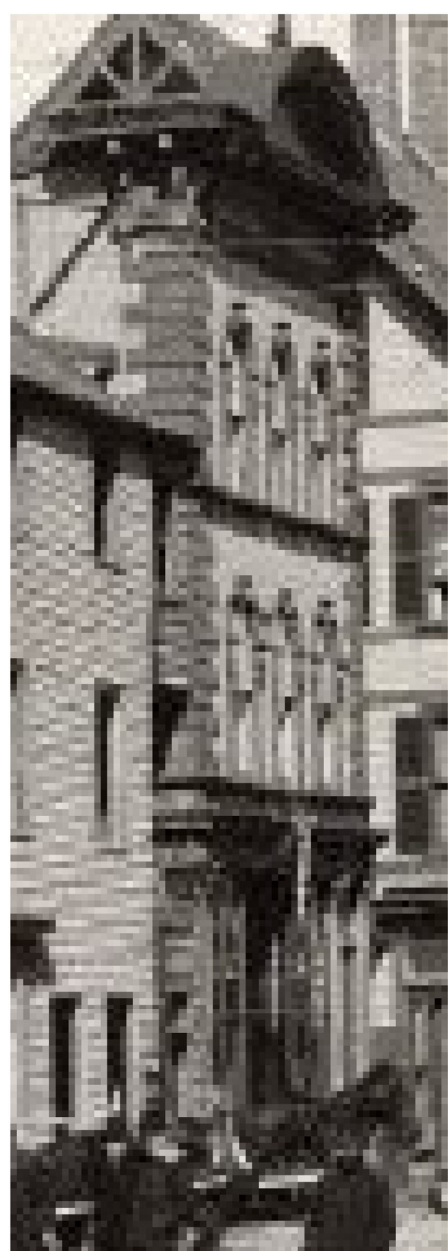
H2.06

DETAILS - APPLIED FRAMES

1 CONGRESS STREET

SCALE:  
02/23/2022





H2.07 HISTORIC  
1 CONGRESS STREET

SCALE:  
02/23/2022





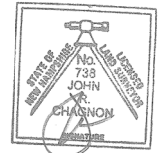
**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
20 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

**NOTES:**

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOTS 14 AND 15.
- 2) OWNER OF RECORD:  
ONE MARKET SQUARE, LLC  
3 PLEASANT STREET, SUITE 400  
PORTSMOUTH, NH 03801  
6363/31 PARCEL 1 & PARCEL 2
- 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 AND CHARACTER DISTRICT 5.
- 4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
- 5) LOT AREAS: MAP 117 LOT 14 7,266 S.F. 0.1668 ACRES  
MAP 117 LOT 15 8,840 S.F. 0.2029 ACRES  
COMBINED LOT AREA: 16,106 S.F. 0.3697 ACRES
- 6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 117, LOTS 14 AND 15 IN PORTSMOUTH, NH.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GVS5 OBS.

**COMMERCIAL DEVELOPMENT  
ONE MARKET SQUARE  
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
2	ADD TOPOGRAPHY	2/9/22
1	BORING LOCATIONS	2/7/22
0	PROPERTY LINES	1/26/22



SCALE 1" = 10' NOVEMBER 2021

EXISTING CONDITIONS  
PLAN

**C1**

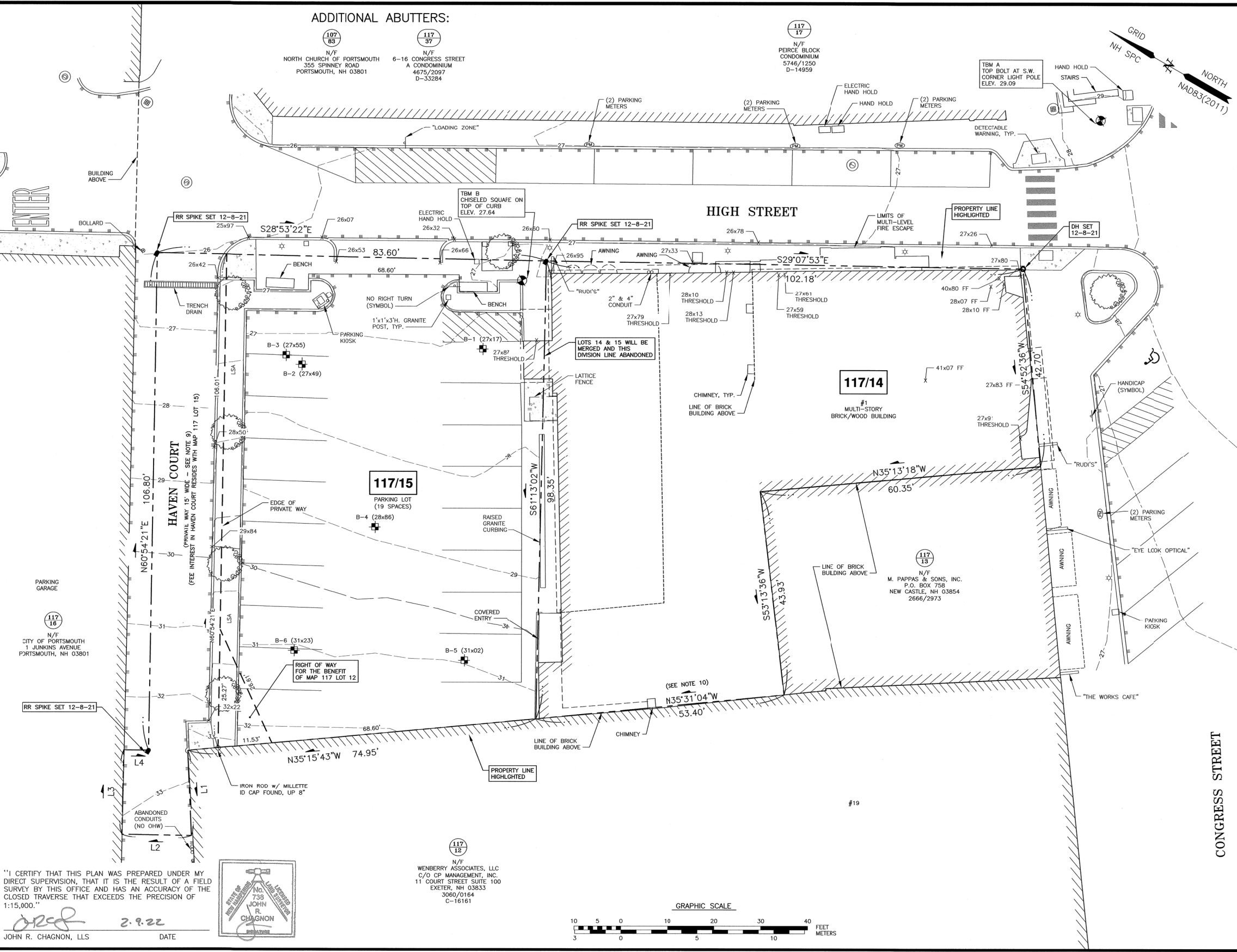
FB 309 PG 15

3406

**ADDITIONAL ABUTTERS:**

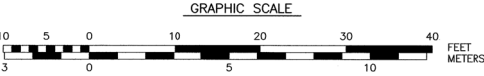
107 83 N/F NORTH CHURCH OF PORTSMOUTH 355 SPINNEY ROAD PORTSMOUTH, NH 03801  
117 37 N/F 6-16 CONGRESS STREET A CONDOMINIUM 4675/2097 D-33284

117 17 N/F PEIRCE BLOCK CONDOMINIUM 5748/1250 D-14959



"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."  
JOHN R. CHAGNON, LLS DATE 2.9.22

117 12 N/F WENBERRY ASSOCIATES, LLC C/O CP MANAGEMENT, INC. 11 COURT STREET SUITE 100 EXETER, NH 03833 3060/0164 C-16161



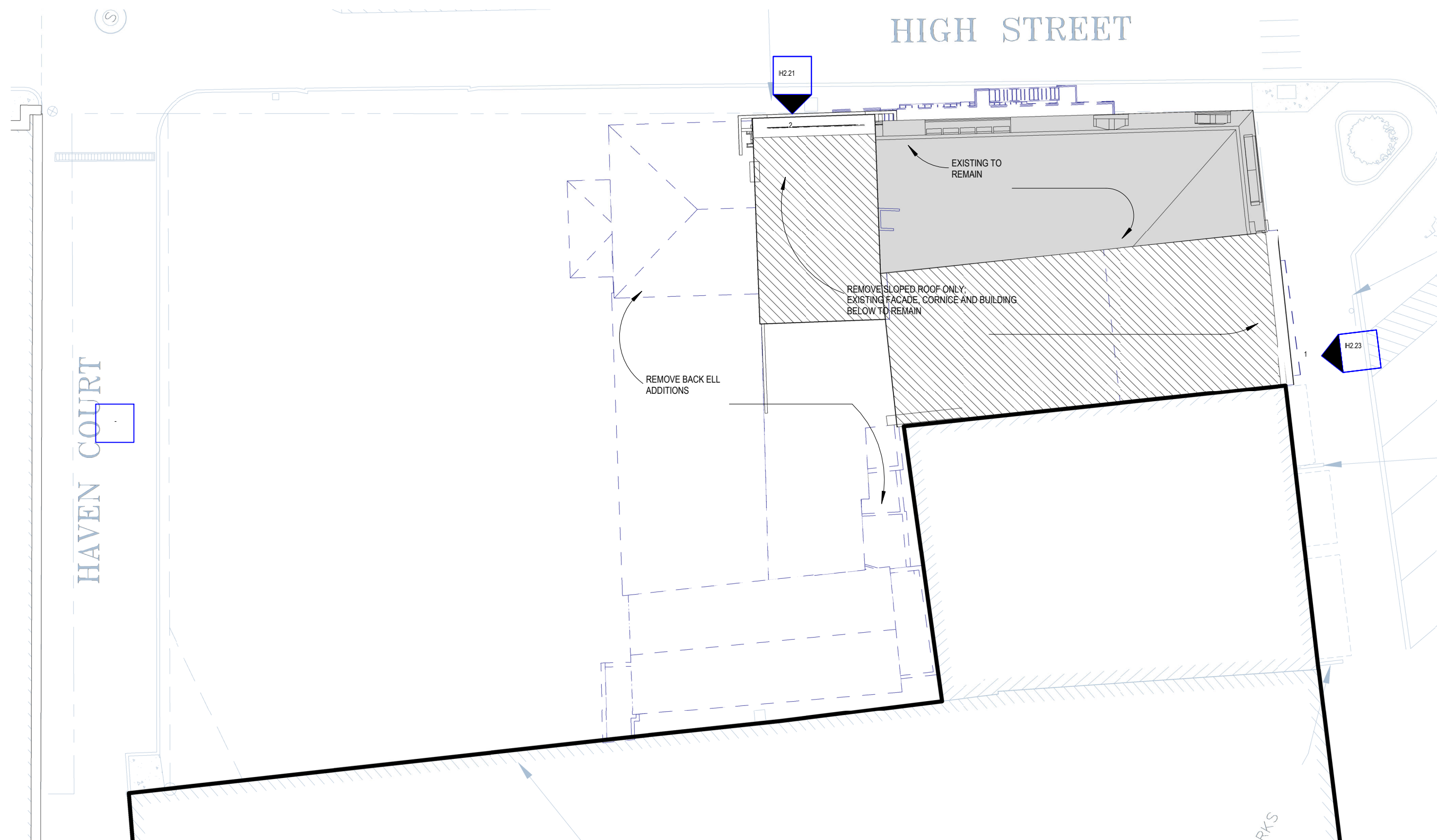
H2.11

**EXISTING CONDITIONS SURVEY  
1 CONGRESS STREET**

SCALE:  
02/23/2022





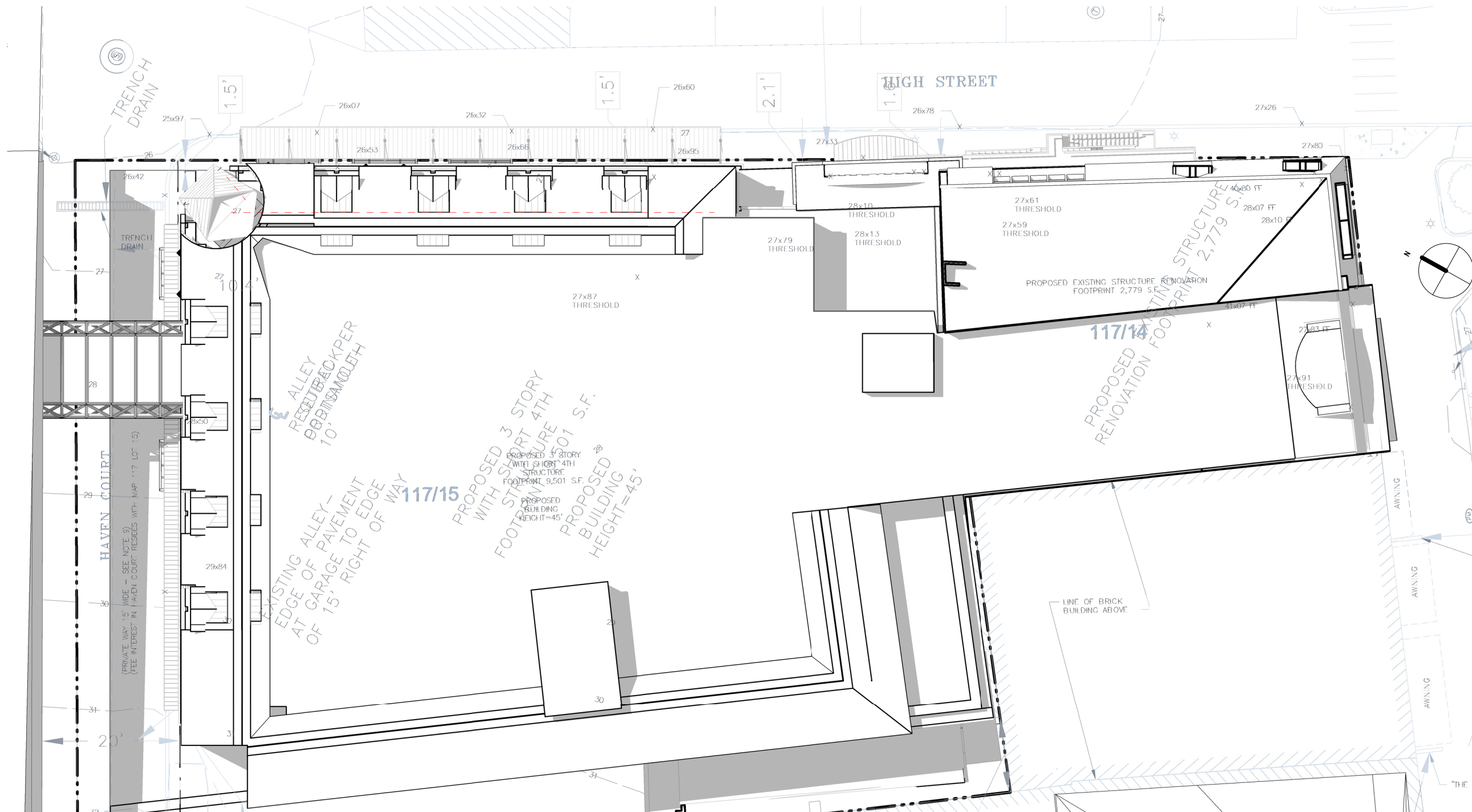


H2.12

DEMOLITION PLAN  
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"  
02/23/2022





H2.13

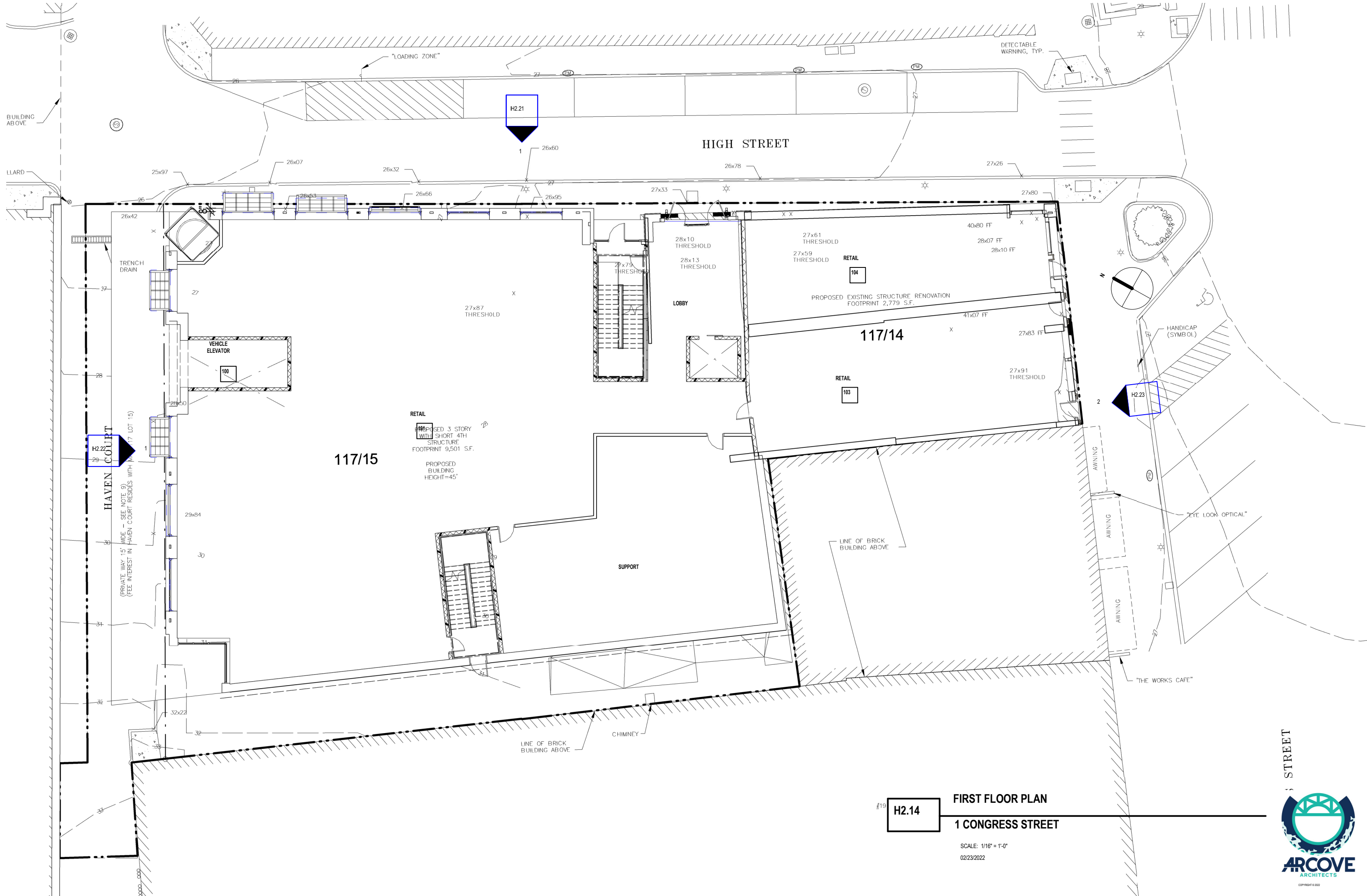
ROOF PLAN

1 CONGRESS STREET

SCALE: 1/16" = 1'-0"  
02/23/2022



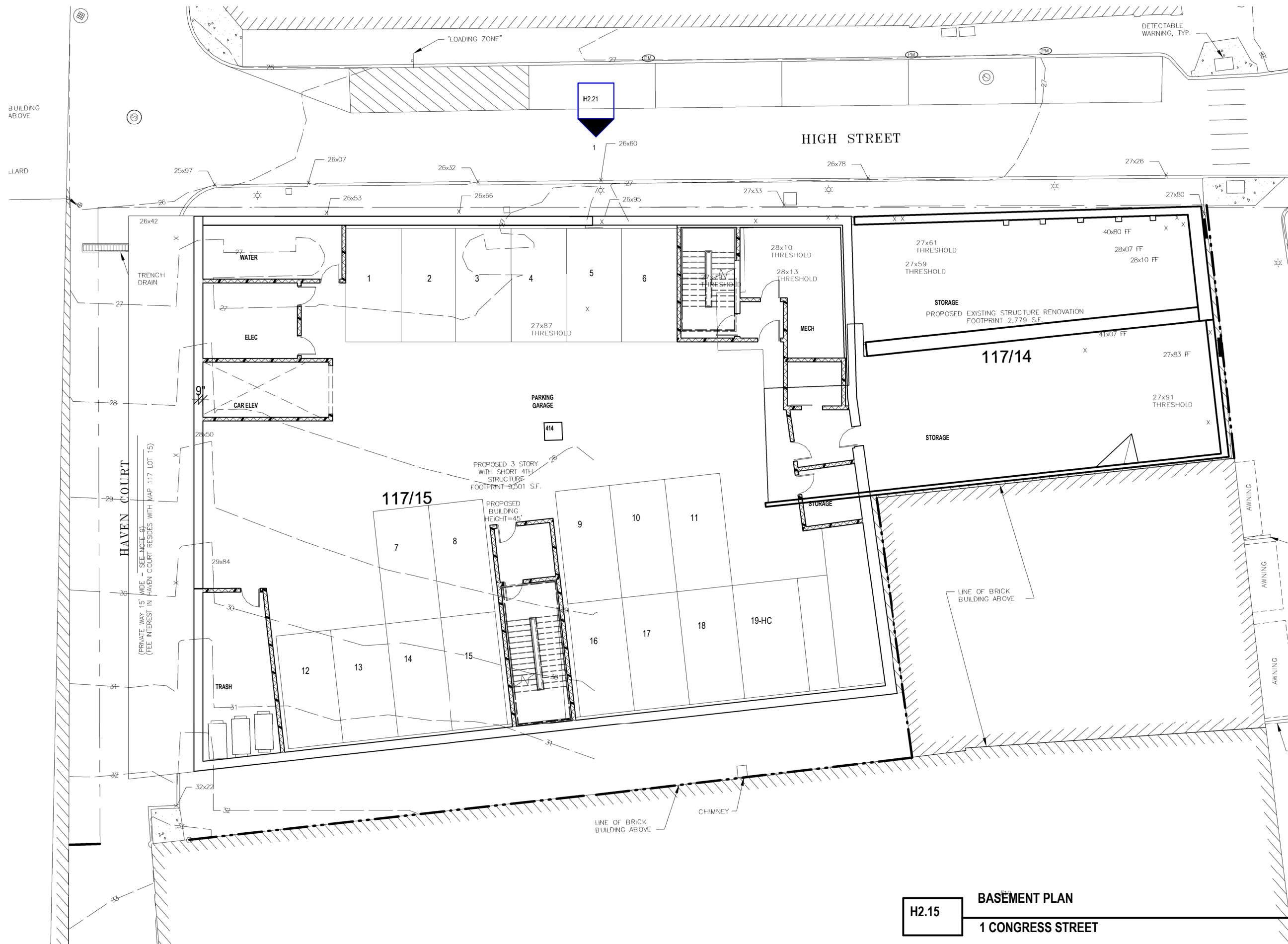




#19 **H2.14** **FIRST FLOOR PLAN**  
**1 CONGRESS STREET**

SCALE: 1/16" = 1'-0"  
02/23/2022





H2.15

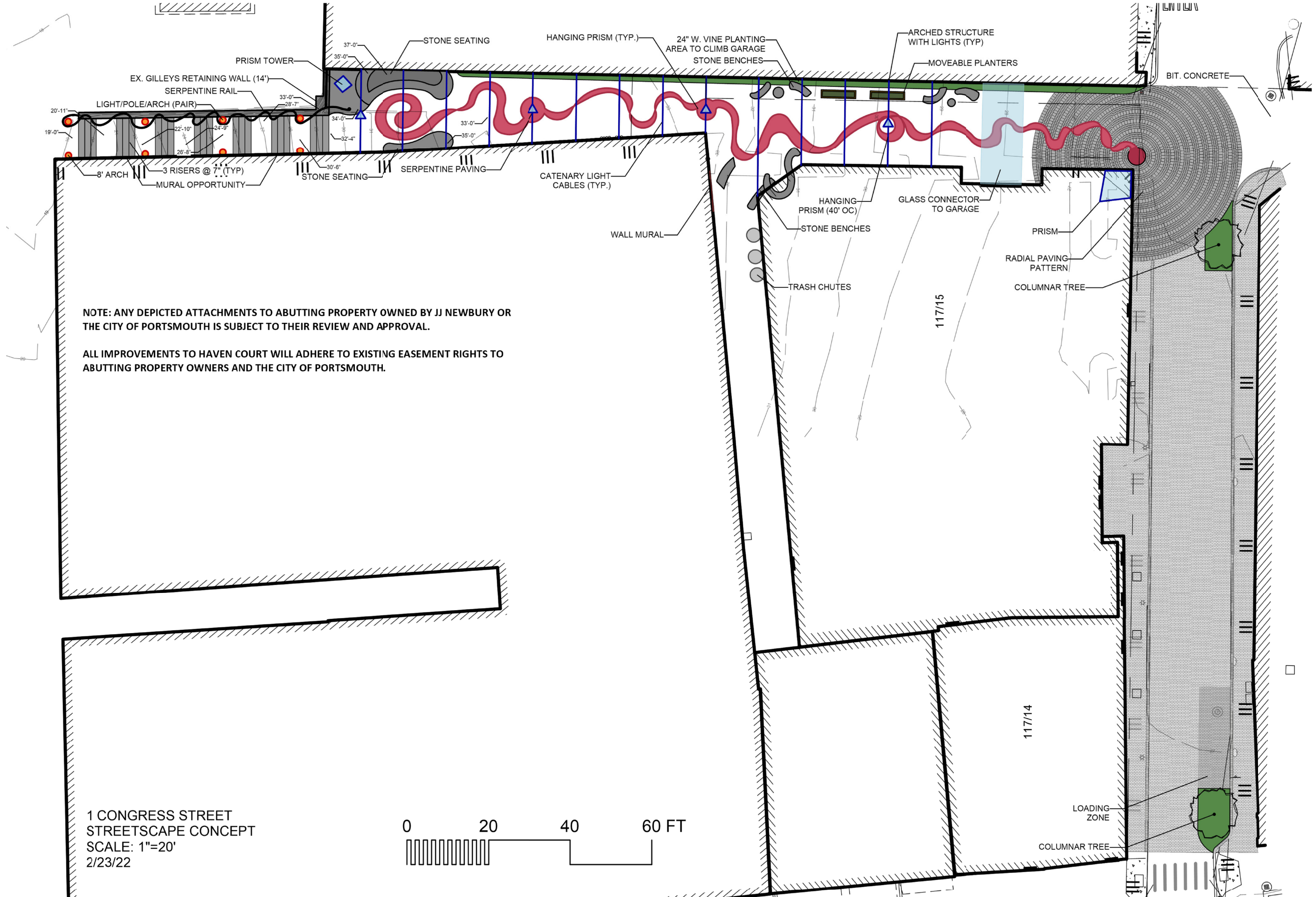
BASEMENT PLAN

1 CONGRESS STREET

SCALE: 1/16" = 1'-0"  
02/23/2022











f Grace Cathedral, San Francisco.



1 CONGRESS STREET  
FLEET STREET PERSPECTIVE  
2/23/2022

H2.17

## LANDSCAPE DETAILS

### 1 CONGRESS STREET

SCALE:  
02/23/2022





1

PROPOSED ELEVATION - NE - HIGH STREET

1/16" = 1'-0"

2

DEMOLITION ELEVATION - NE - HIGH STREET

1/16" = 1'-0"







- AVG ROOF  
73' - 1 1/4"
- LEVEL 4  
62' - 1 1/4"
- LEVEL 3  
52' - 3 5/8"
- LEVEL 2  
41' - 0 5/8"
- AVERAGE GRADE PLANE
- 28' - 9"  
LEVEL 1
- 28' - 1 1/4"

H2.22

ELEVATIONS - HAVEN COURT  
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"  
02/23/2022







1 DEMOLITION ELEVATION - CONGRESS STREET  
1/16" = 1'-0"

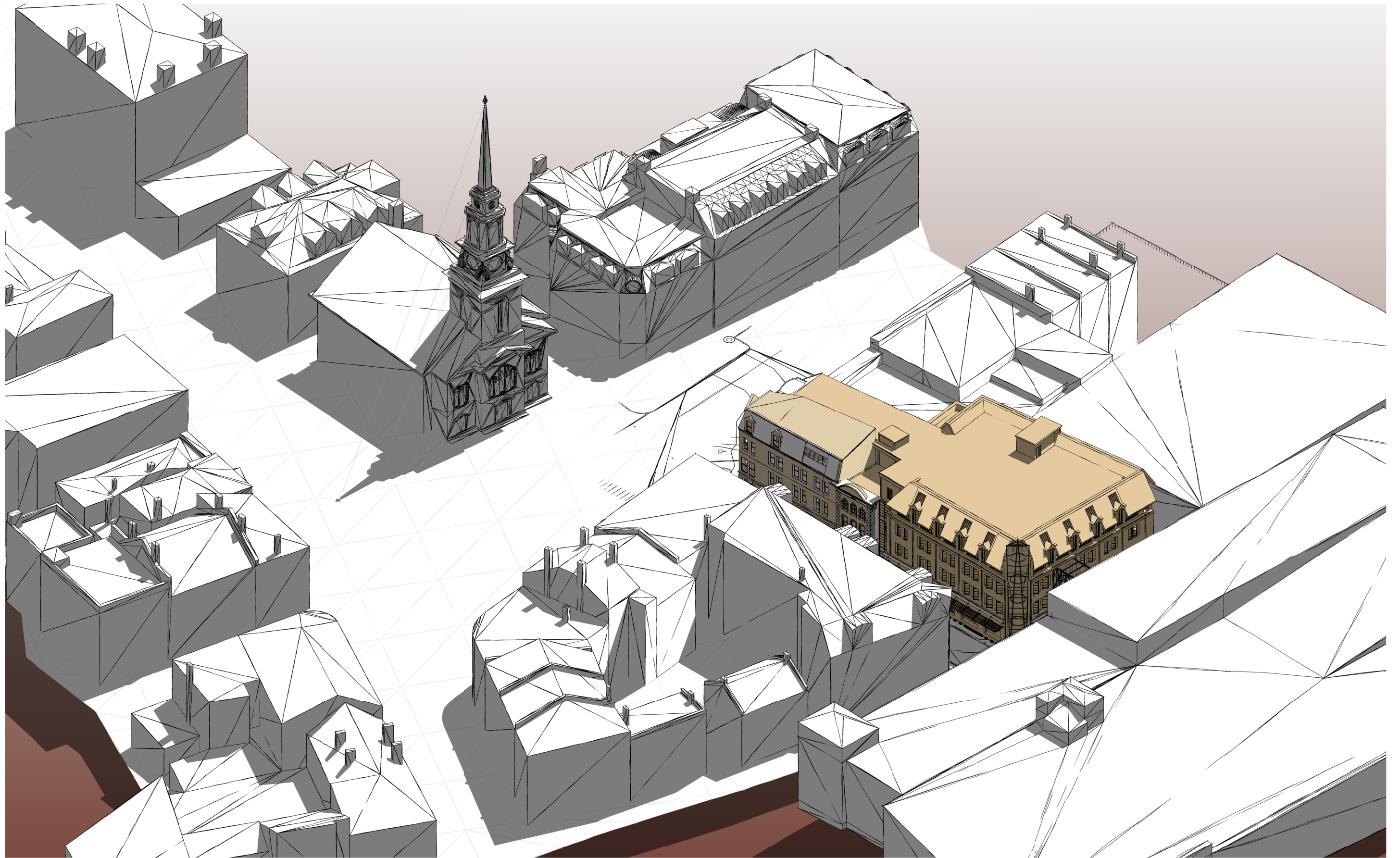


2 PROPOSED ELEVATION - CONGRESS STREET  
1/16" = 1'-0"

ELEVATIONS - CONGRESS STREET  
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"  
02/23/2022





H2.31

AXONOMETRIC

1 CONGRESS STREET

SCALE:  
02/23/2022





2 HIGH STREET FROM STARBUCKS



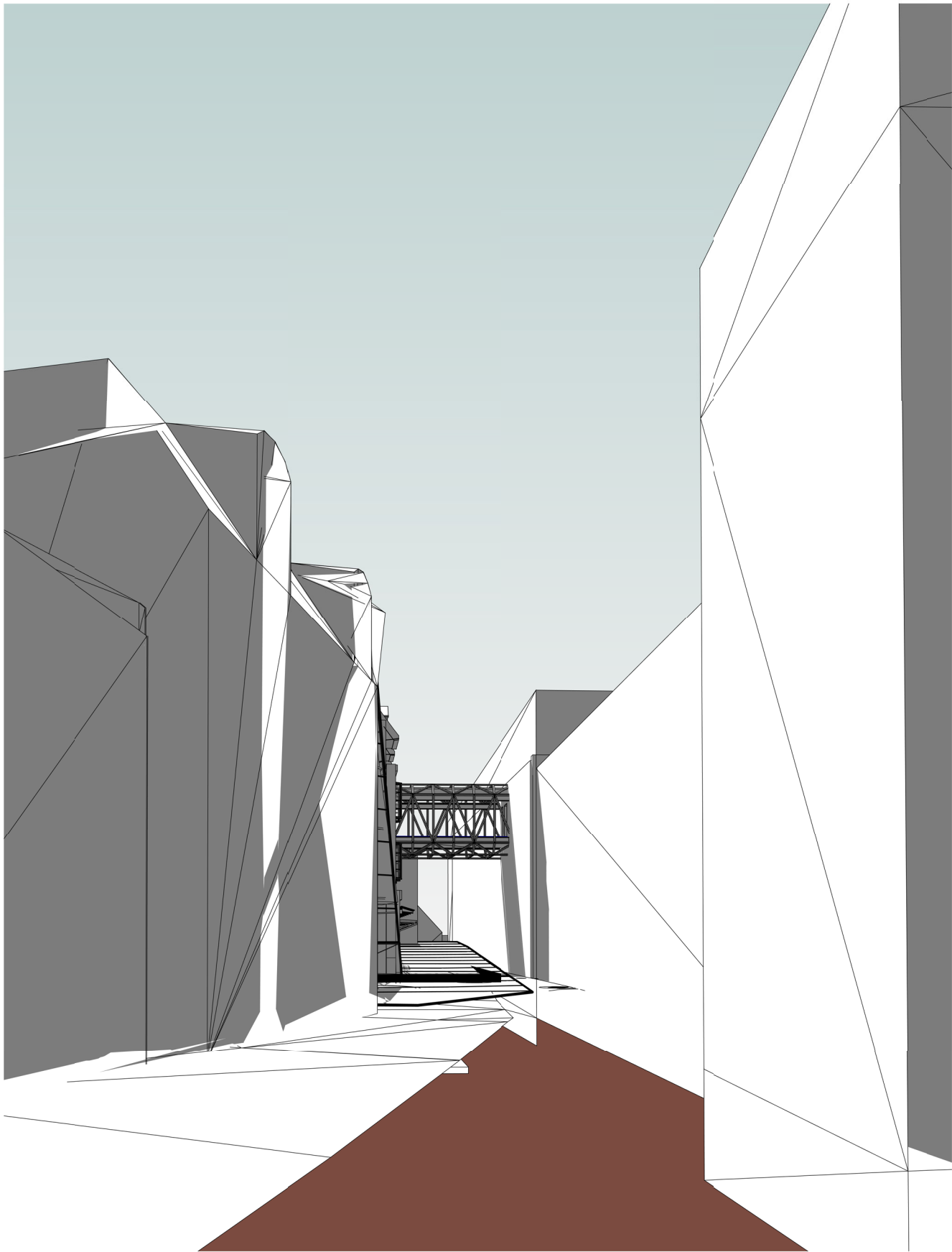
1 HIGH STREET FROM LADD STREET

H2.32

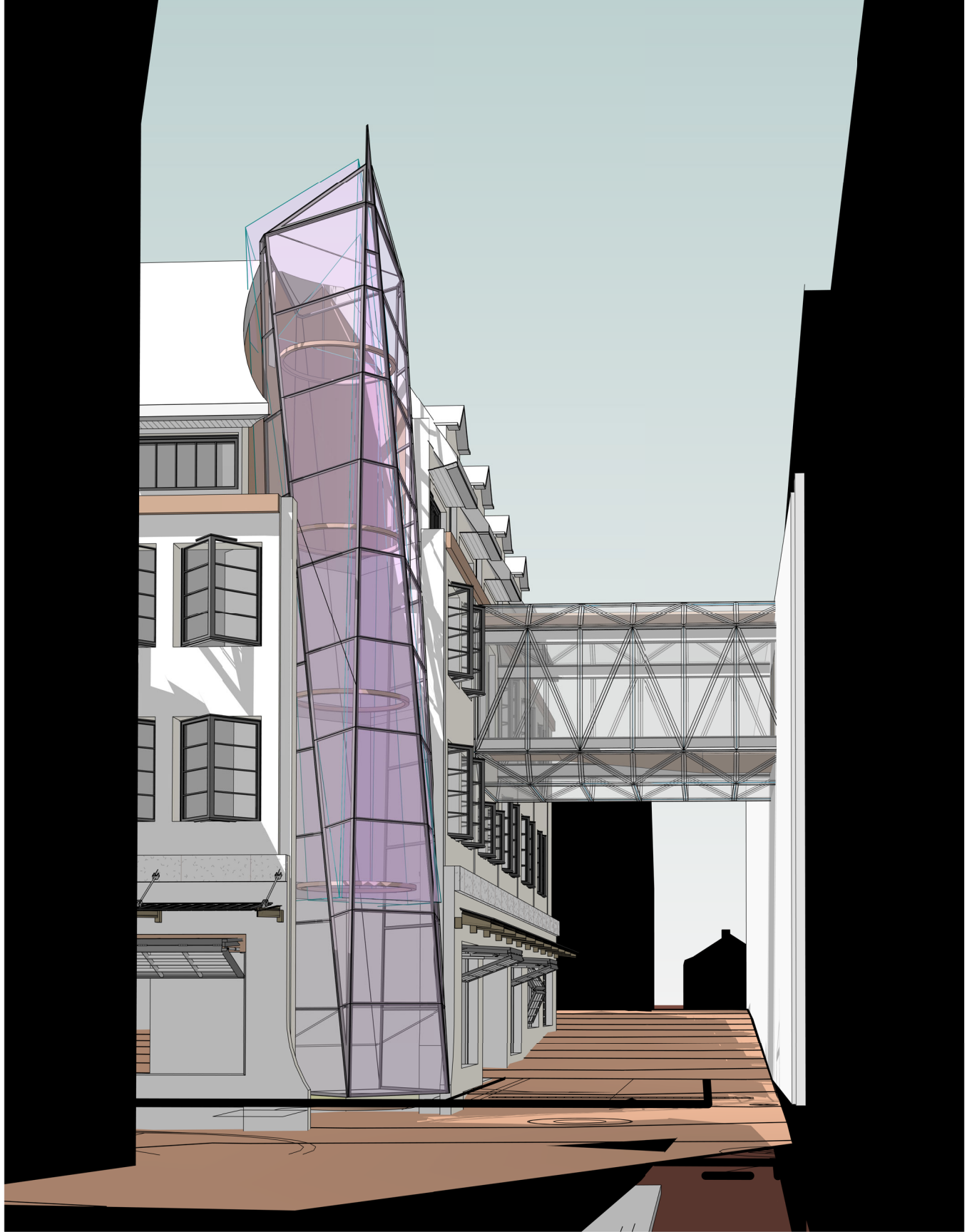
VIGNETTES - HIGH STREET  
1 CONGRESS STREET

SCALE:  
02/23/2022





2 FROM MARKET STREET AT LADD STREET



1 HAVEN COURT FROM LADD STREET

H2.33

VIGNETTES - HAVEN / LADD  
1 CONGRESS STREET

SCALE:  
02/23/2022





1 3D View 8 Congress Street from Popovers HDCws2



2 3D View 9 Congress Street from North Church

H2.34

## VIGNETTE - CONGRESS STREET

1 CONGRESS STREET

SCALE:  
02/23/2022