	ZONING DEVELOPME	ENT STANDARD 02/14	4/2023
CD4 (CD-4, DOD, HDC): C	CHARACTER DISTRICT 4		
	REQUIRED	EXISTING	PROPOSED
Height	3 stories with short 4th = 45'	n/a	3 stories @ 40' - 7 3/4"
Penthouses	may exceed bldg height by 2'	n/a	n/a
Roof appurtenance	may exceed bldg height by 10'	n/a	7' - 5 3/4"
açade Types	shopfront	n/a	yes
	commercial, live-work, mixed use, flex		
Building Types	space & community.	n/a	mixed use (retail, office, apartments)
Front (principle) max	10	n/a	0'-0"
Front (secondary) max	15	n/a	2'-4"
Side	NR	n/a	n/a
Rear, min	>of: 5' from rear line or 10' from cl alley	n/a	N/A
ront lotline buildout	50% min	n/a	100.00%
ot area (sf)	NR	8,840	8,840
OT area per dwelling	NR	0	n/a
Coverage, maximum	90%	0	65.6%
Footprint, max*			
L0.5a43.40	15,000	0	5,686
Ground floor area per			
use, max	15,000	N/A	5,686
Open space, minimum	10%	9.5%	12.1%
Permitted uses (cd4 &	multifamily, live/work, office, retail,		
cd5)	restaurant (<500occ)	surface parking lot	commercial retail, office & multifamily
Block length, max (ft)	200	n/a	168' - 0 3/4"
açade modulation			
length, max (ft)	80	n/a	77' - 3 7/8"
Entrance spacing, max			
(ft)	50	n/a	39' - 10 3/8"
Floor height above			
sidewalk, max	36"	n/a	16"
Ground floor height, min	12'	n/a	13' 5 5/8"
Second floor height, min	10'	n/a	11'-3"
Glazing, shopfront, min	70%	n/a	70%
Glazing, other	20%-50%	n/a	25%
	flat, gable (6:12-12:12), hip(>3:12),		
Roof types(pitch)	gambrel/mansard(6:12-30:12)	n/a	hip-top mansard
	when >20 spaces, max spaces = 120%		
Parking, off-street;	min required. 10.1112.60 mixed used -		
DOD*	some shared spaces allowed.	19	12
	UNIT<500SF=.5 space/unit; 500-750sf=1		
	space/unit; >750sf=1.3 space/unit. (+		
Residential (dwellings)	1 visitor space/5 units)	N/A	10
Professional office	NA in DOD	N/A	N/A
roressional office			

	ZONING DI	EVELOPMENT STANDARD 02/14/202	23
CD5 (CD-5, DOD, HDC): C			
	REQUIRED	EXISTING	PROPOSED
Height	2-3 stories with short 4th = 45'	45' - 5 1/4"	40' - 7 3/4"
Penthouses	may exceed bldg height by 2'	n/a	n/a
Roof appurtenance	may exceed bldg height by 10'	8' 0 3/4"	7' - 5 3/4"
Façade Types	shop front	yes	yes
,,	commercial, live-work, mixed use, flex	·	·
Building Types	space & community.	mixed use (retail, restaurant, office, apartments)	mixed use (retail, office, apartments)
Front (principle) max	5	0'-0"	0'-0"
Front (secondary) max	5	0'-0"	1'-6"
Side	NR	0'-0"	N/R
Rear, min	>of: 5' from rear line or 10' from cl alley	N/A	N/A
Front lotline buildout	80% min	100%	100%
Lot area (sf)	NR	7,266	7,266
LOT area per dwelling	NR	n/a	n/a
Coverage, maximum	95%	37.52%	89.1%
Footprint, max*			
10.5a43.40	20,000	2,726	6,427
Ground floor area per		,	,
use, max	15,000	2,726	6,427
		,	,
Open space, minimum	5%	0%	8.2%
- p p ,	commercial, live/work, mixed-use, flex		5127
Permitted uses (cd4 &	space, community, office, retail,		
cd5)	restaurant (<500occ)	commercial, mixed use, office, retail & restaurant	COMMERCIAL (retail, restaurant, hotel lobby)
Block length, max (ft)	225	168' - 0 3/4"	168' - 0 3/4"
Façade modulation			200 00,
length, max (ft)	100	62' - 1 1/8"	62' - 1 1/8"
Entrance spacing, max		,·	32 2 2,0
(ft)	50	49' - 7 1/4"	49' - 7 1/4"
Floor height above			
sidewalk, max	36"	4"	4"
		·	
Ground floor height, min	12'	12' - 8 3/8"	13' 5 5/8"
Ground Hoor Height, Hill		11 00/0	23 3 3,0
Second floor height, min	10'	11'-3"	11'-3"
occond noor neight, min			11.5
Glazing, shopfront, min	70%	31%	53%
Glazing, other	20%-50%	20%	24%
	flat, gable (6:12-12:12), hip(>3:12),		
Roof types(pitch)	gambrel/mansard(6:12-30:12)	hip-top mansard and gable	hip-top mansard and gable
		The top mandara and Babic	p top mansara and gabic
	when >20 spaces, max spaces = 120%		
	min required. 10.1112.60 mixed used -		
Parking off-street DOD*	some shared spaces allowed.	0	11
arking, on-street, DOD	Some shared spaces allowed.	0	11
	UNIT<500SF=.5 space/unit; 500-750sf=1		
	space/unit; >750sf=1.3 space/unit. ( +		
Residential (dwellings)	1 visitor space/5 units)	5	8
	NA in DOD	N/A	N/A
Professional office	or remainder of parking spaces	1477.	14/11

CDATCD A DOD UDO	CHADACTED DICTRICT 4		
CD4 (CD-4, DOD, HDC):		CVICTING	T ppoposso
	REQUIRED	EXISTING	PROPOSED
Height 	3 stories with short 4th = 45'	n/a	3 stories @ 40' - 7 3/4"
Penthouses	may exceed bldg height by 2'	n/a ·	n/a
Roof appurtenance	may exceed bldg height by 10'	n/a	7' - 5 3/4"
Façade Types	shopfront	n/a	yes
	commercial, live-work, mixed use,		
Building Types	flex space & community.	n/a	mixed use (retail, office, apartmen
Front (principle) max	10	n/a	0'-0"
Front (secondary) max	15	n/a	2'-4"
Side	NR	n/a	n/a
	>of: 5' from rear line or 10' from cl	,.	11/4
Rear, min	alley	n/a	N/A
	50% min	n/a	100.00%
Lot area (sf)	NR	8,840	8,840
	NR NR	8,840 0	
	90%	0	n/a
Coverage, maximum	30/0	U	65.6%
Footprint, max* 10.5a43.40	15.000	0	F 606
	15,000		5,686
Ground floor area per	15.000	AL/A	
use, max	15,000	N/A	5,686
Open space, minimum	10%	9.5%	12.1%
	multifamily, live/work, office, retail,		
cd5)	restaurant (<500occ)	surface parking lot	commercial retail, office & multifan
<del></del>	200	n/a	168' - 0 3/4"
Façade modulation			
length, max (ft)	80	n/a	77' - 37/8"
Entrance spacing, max			
(ft)	50	n/a	39' - 10 3/8"
Floor height above		.,,,	35 20 3/0
sidewalk, max	36"	n/a	16"
Ground floor height,		174	1
min	12'	n/a	13' 5 5/8"
Second floor height,		ry a	13 33/6
min	10'	n/a	11'-3"
Glazing, shopfront,	10	ii) a	112
	70%	n/s	700/
min Glazing other	20%-50%	n/a	70%
Glazing, other	20%-50% flat, gable (6:12-12:12), hip(>3:12),	n/a	25%
Doof tunes(=:t-b)		n/-	hin for any
Roof types(pitch)	gambrel/mansard(6:12-30:12)	n/a	hip-top mansard
	whom > 20 change may change - 1200/		
Doubing off	when >20 spaces, max spaces = 120%		
Parking, off-street;	min required. 10.1112.60 mixed	40	
DOD*	used - some shared spaces allowed.	19	12
	UNIT<500SF=.5 space/unit; 500-		
	750sf=1 space/unit; >750sf=1.3		
Residential	space/unit. (+1 visitor space/5		
(dwellings)	units)	N/A	10
Professional office	NA in DOD	N/A	N/A

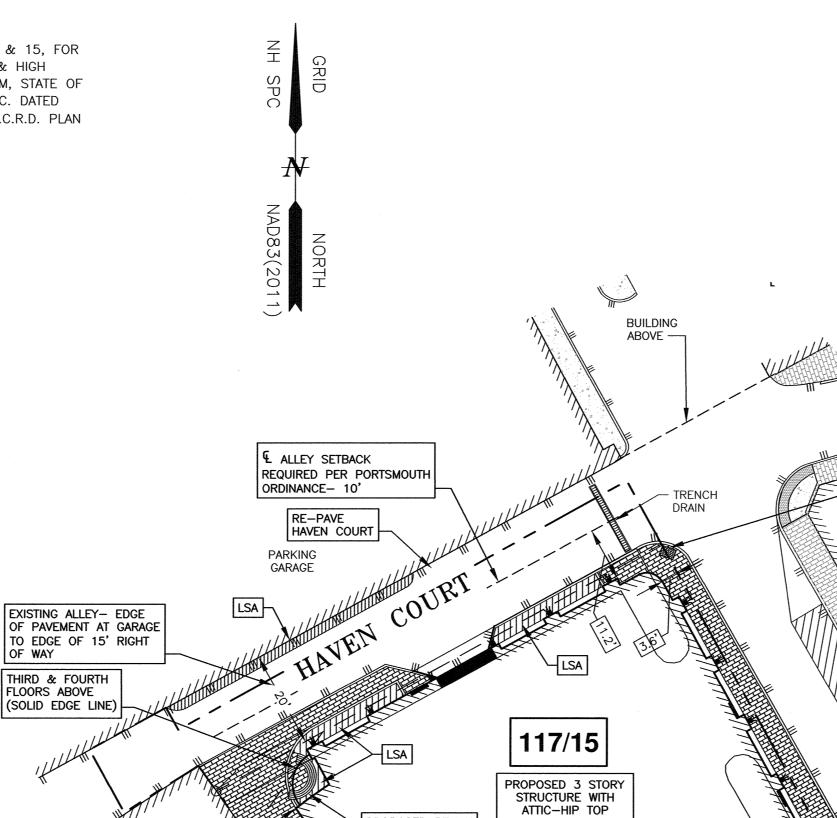
	ZONING DI	EVELOPMENT STANDARD 02/14/26	023
CD5 (CD-5, DOD, HDC):	CHARACTER DISTRICT 5		
	REQUIRED	EXISTING	PROPOSED
Height	2-3 stories with short 4th = 45'	45' - 5 1/4"	40' - 7 3/4"
Penthouses	may exceed bldg height by 2'	n/a	n/a
Roof appurtenance	may exceed bldg height by 10'	8' 0 3/4"	7' - 5 3/4"
Façade Types	shop front	yes	yes
	commercial, live-work, mixed use,		
Building Types	flex space & community.	mixed use (retail, restaurant, office, apartments)	mixed use (retail, office, apartments)
Front (principle) max	5	0'-0"	0'-0"
Front (secondary) max	5	0'-0"	1'-6"
Side	NR	0'-0"	N/R
	>of: 5' from rear line or 10' from cl		
Rear, min	alley	N/A	N/A
	80% min	100%	100%
Lot area (sf)	NR	7,266	7,266
<del></del>	NR	n/a	n/a
Coverage, maximum	95%	37.52%	89.1%
Footprint, max*	E	7-130/0	33.170
10.5a43.40	20,000	2,726	6,427
Ground floor area per	20,000	2),23	0,427
use, max	15,000	2,726	6,427
usc, max	13,000	2,720	0,427
Open space, minimum	504	0%	8.2%
Орен зрасе, пиниши	commercial, live/work, mixed-use,	070	0.276
Dormittad usas (cd/) &	flex space, community, office, retail,		
cd5)	restaurant (<500occ)	commercial, mixed use, office, retail & restaurant	COMMEDIAL (
	225	168' - 0 3/4"	COMMERCIAL (retail, restaurant, hotel lobb
	223	106 - 05/4	168' - 0 3/4"
Façade modulation	100	C2L 11/0II	COL 4.4 (OI)
length, max (ft)	100	62' - 1 1/8"	62' - 1 1/8"
Entrance spacing, max	50	401 74 (41)	401 - 450
(ft)	50	49' - 71/4"	49' - 7 1/4"
Floor height above			
sidewalk, max	36"	4"	4"
Ground floor height,			_
min	12'	12' - 8 3/8"	13' 5 5/8"
Second floor height,			
min	10'	11'-3"	11'-3"
Glazing, shopfront,			
min	70%	31%	53%
Glazing, other	20%-50%	20%	24%
	flat, gable (6:12-12:12), hip(>3:12),		
Roof types(pitch)	gambrel/mansard(6:12-30:12)	hip-top mansard and gable	hip-top mansard and gable
	when >20 spaces, max spaces = 120%		
Parking, off-street;	min required. 10.1112.60 mixed		
DOD*	used - some shared spaces allowed.	0	11
	UNIT<500SF=.5 space/unit; 500-		
	750sf=1 space/unit; >750sf=1.3		
Residential	space/unit. (+1 visitor space/5		
			•
dwellings)	units)	5 N/A	8
Professional office	NA in DOD	N/A	N/A

## PLAN REFERENCE:

STANDARD BOUNDARY SURVEY, TAX MAP 117, LOTS 14 & 15, FOR PETER H. JARVIS & SONS, LLC. 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED NOVEMBER 2021, ISSUED FOR RECORDING 12/8/21. R.C.R.D. PLAN D-43095.

**BUILDING DATA:** 

PROPOSED BUILDING: 12,099 S.F. FOOTPRINT



PROPOSED BENCH

SEE LANDSCAPE

REAR ALLEY BRICK, POROUS

(NON-PUBLIC)

THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO

APPROVED BY THE PORTSMOUTH PLANNING BOARD

DATE

ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE

CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

CHAIRMAN

MANSARD ROOF

FOOTPRINT 9,355 S.F.

PROPOSED BUILDING

HEIGHT=40.65'

(4) PROPOSED / U

BIKE RACKS D4/

"THE WORKS CAFE"

GRANITE SLABS BETWEEN PIERS, TYP.

— LINE OF BRICK BUILDING ABOVE -

Schematic Area Summary 1/25/2023

PROPOSED

DETECTABLE

WARNING

 $\frac{\boxed{0}}{\boxed{03}}$ 

117/14

PROPOSED EXISTING STRUCTURE RENOVATION

FOOTPRINT 2,744 S.F.

LIMIT OF NEW BRICK

"EYE LOOK OPTICAL"

RE-PAVE HIGH STREET

NEW BRICK

SIDEWALK

PROPOSED BUILDING MOUNTED LIGHTING-

VERTICAL SCONCE, TYP

OF 12- SEE ARCHITECTURAL PLANS

	gsf	use	u
new construction	total new	existing	propose
4th floor	8,528	n/a	residenti
3rd floor	9,160	n/a	resident
2nd floor	9,160	n/a	offi
1st floor (footprint)	9,160	n/a	retail/restaura
basement	9,596	n/a	parking & suppo
total new	45,604		

existing to remain and be renovated		existing	proposed
4th floor - 1&3 Congress St	2,422	residential	residentia
3rd floor - 1&3 Congress St	2,726	residential	residentia
2nd floor - 1&3 Congress St	2,726	office	office
1st floor - 1&3 Congress St (footprint)	2,718	office&retail	restaurant&retai
basement - 1&3 Congress	2,726	storage/mech	storage/suppor
total renovation	13,318		

PROPOSED BUILDING MOUNTED LIGHTING-VICTORIAN SCONCE, TYP.

- DETECTABLE

OF 4- SEE ARCHITECTURAL

TOTAL FOOTPRINT new + reno	11,878	
TOTAL BUILDING new + reno	58,922	
roof decks	388	

FOR REQUIREMENTS.

AMBIT ENGINEERING, INC. Civil Engineers & Land Surveyors

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

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. SEE TABLES THIS SHEET.

4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE

5) LOT AREAS: <u>MAP 117 LOT 14</u> 7,266 S.F.

MAP 117 LOT 15 8,840 S.F. 0.2029 ACRES

COMBINED LOT AREA:

16,106 S.F. 0.3697 ACRES

0.1668 ACRES

6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29,

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DEVELOPMENT ON TAX MAP 117, LOTS 14 AND 15 IN PORTSMOUTH, NH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.

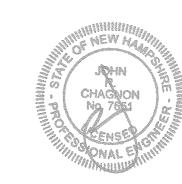
9) HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSOR'S MAP 117 LOT 15, AS DESCRIBED IN RCRD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS PLAN).

3RD FLOOR & UP: 18 RESIDENTIAL UNITS.

10) PROPOSED USE: RETAIL, OFFICE, RESIDENTIAL. FIRST FLOOR: RETAIL. 2ND FLOOR: OFFICE.

## COMMERCIAL DEVELOPMENT ONE CONGRESS STREET PORTSMOUTH, N.H.

	REVISIONS	
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	9/6/22
1	BUILDING FOOTPRINT	10/18/22
2	STREET/SIDEWALK	12/20/22
3	REVISE TABLES, LIGHTS	1/25/23
4	TABLES, OPEN SPACE	2/14/23



SCALE 1" = 20'

SEPTEMBER 2022

PROJECT SITE PLAN