

ZONING DEVELOPMENT STANDARD 02/14/2023

CD4 (CD-4, DOD, HDC): CHARACTER DISTRICT 4

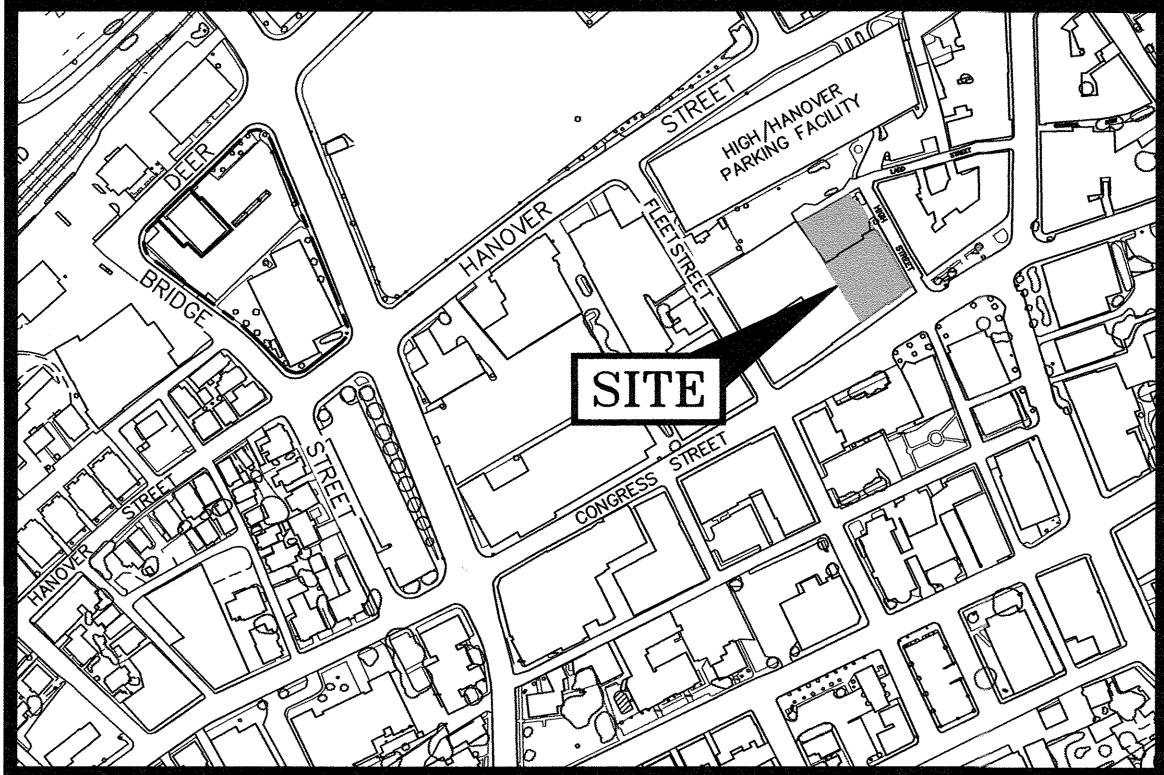
	REQUIRED	EXISTING	PROPOSED
Height	3 stories with short 4th = 45'	n/a	3 stories @ 40' - 7 3/4"
Penthouses	may exceed bldg height by 2'	n/a	n/a
Roof appurtenance	may exceed bldg height by 10'	n/a	7' - 5 3/4"
Façade Types	shopfront	n/a	yes
Building Types	commercial, live-work, mixed use, flex space & community.	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
Front lotline buildout	50% min	n/a	100.00%
Lot area (sf)	NR	8,840	8,840
LOT area per dwelling	NR	0	n/a
Coverage, maximum	90%	0	65.6%
Footprint, max*			
10.5a43.40	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 & cd5)	multifamily, live/work, office, retail, restaurant (<500occ)	surface parking lot	commercial retail, office & multifamily
Block length, max (ft)	200	n/a	168' - 0 3/4"
Façade 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%
Roof types(pitch)	flat, gable (6:12-12:12), hip(>3:12), gambrel/mansard(6:12-30:12)	n/a	hip-top mansard
Parking, off-street; DOD*	when >20 spaces, max spaces = 120% min required. 10.1112.60 mixed used - some shared spaces allowed.	19	12
Residential (dwellings)	UNIT<500SF=.5 space/unit; 500-750sf=1 space/unit; >750sf=1.3 space/unit. (+ 1 visitor space/5 units)	N/A	10
Professional office	NA in DOD	N/A	N/A

* see CD-5 zoning chart for remainder of parking spaces

ZONING DEVELOPMENT STANDARD 02/14/2023

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
Building Types	commercial, live-work, mixed use, 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
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%
Permitted uses (cd4 & cd5)	commercial, live/work, mixed-use, flex space, community, office, retail, 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 length, max (ft)	100	62' - 1 1/8"	62' - 1 1/8"
Entrance spacing, max (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"
Second floor height, min	10'	11'-3"	11'-3"
Glazing, shopfront, min	70%	31%	53%
Glazing, other	20%-50%	20%	24%
Roof types(pitch)	flat, gable (6:12-12:12), hip(>3:12), gambrel/mansard(6:12-30:12)	hip-top mansard and gable	hip-top mansard and gable
Parking, off-street; DOD*	when >20 spaces, max spaces = 120% min required. 10.1112.60 mixed used - some shared spaces allowed.	0	11
Residential (dwellings)	UNIT<500SF=.5 space/unit; 500-750sf=1 space/unit; >750sf=1.3 space/unit. (+ 1 visitor space/5 units)	5	8
Professional office	NA in DOD	N/A	N/A
* see CD-4 zoning chart for remainder of parking spaces			



LOCATION MAP

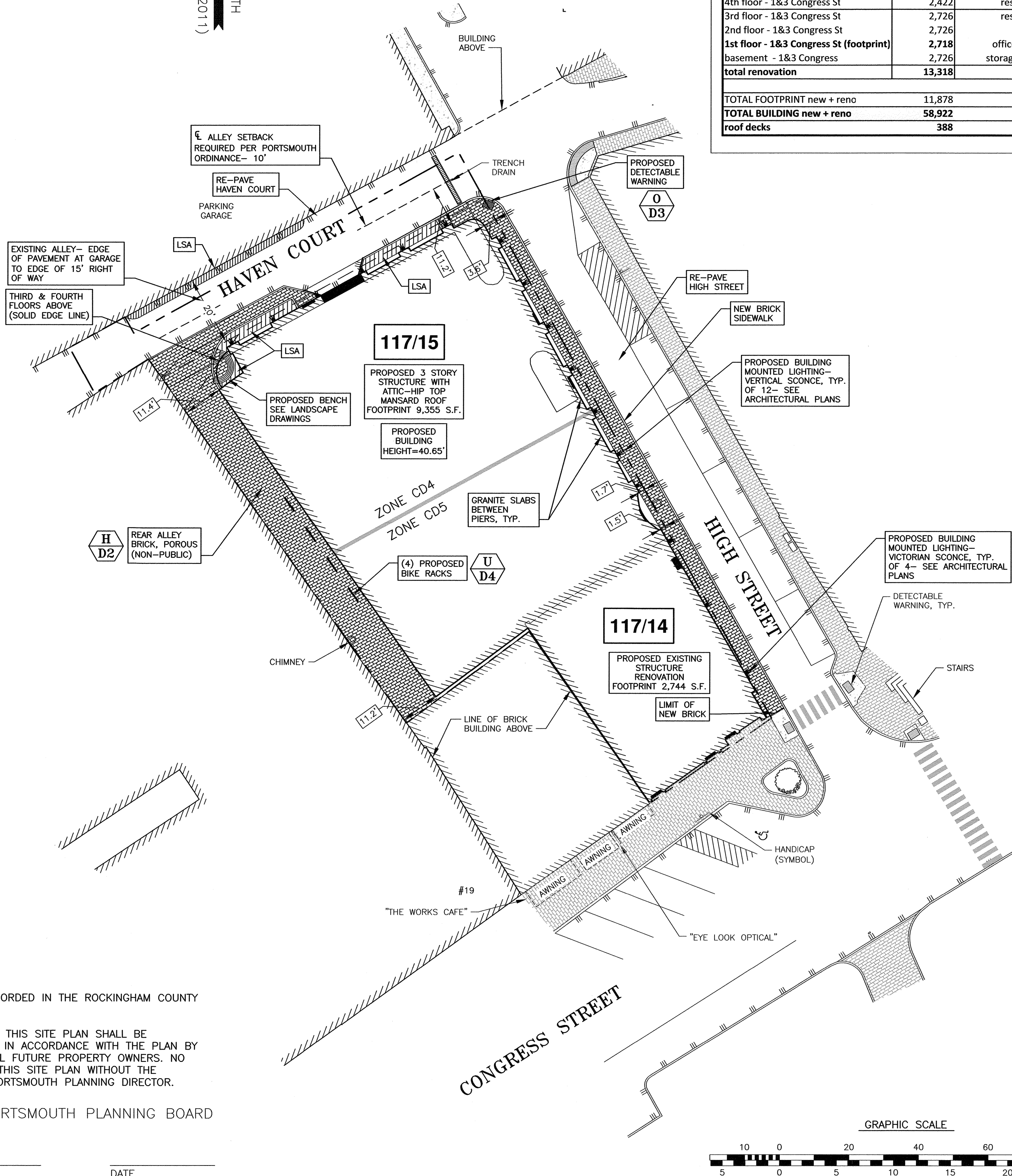
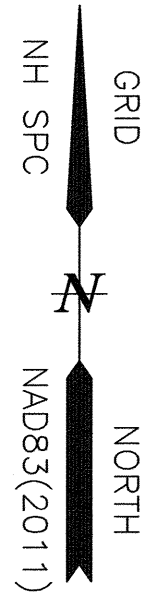
SCALE: 1" = 300'

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



Schematic Area Summary

1/25/2023

	gsf	use	
		existing	proposed
new construction	total new		
4th floor	8,528	n/a	residential
3rd floor	9,160	n/a	residential
2nd floor	9,160	n/a	office
1st floor (footprint)	9,160	n/a	retail/restaurant
basement	9,596	n/a	parking & support
total new	45,604		
existing to remain and be renovated		existing	proposed
4th floor - 1&3 Congress St	2,422	residential	residential
3rd floor - 1&3 Congress St	2,726	residential	residential
2nd floor - 1&3 Congress St	2,726	office	office
1st floor - 1&3 Congress St (footprint)	2,718	office&retail	restaurant&retail
basement - 1&3 Congress	2,726	storage/mech	storage/support
total renovation	13,318		
TOTAL FOOTPRINT new + reno	11,878		
TOTAL BUILDING new + reno	58,922		
roof decks	388		



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
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NOTES:

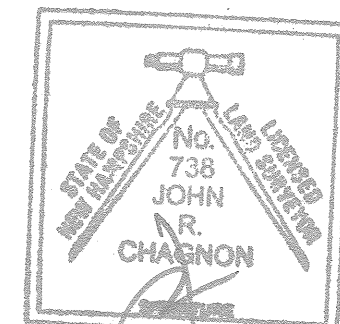
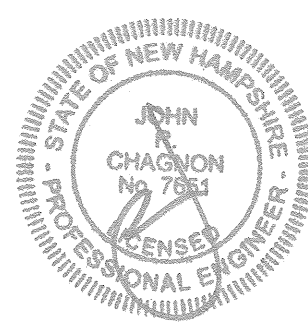
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOTS 14 AND 15.
- 2) OWNER OF RECORD:
ONE MARKET SQUARE, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6363/31 PARCEL 1 & PARCEL 2
- 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 AND CHARACTER DISTRICT 5. SEE TABLES THIS SHEET.
- 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 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).
- 10) PROPOSED USE: RETAIL, OFFICE, RESIDENTIAL.
FIRST FLOOR: RETAIL
2ND FLOOR: OFFICE
3RD FLOOR & UP: 18 RESIDENTIAL UNITS.

COMMERCIAL DEVELOPMENT
ONE CONGRESS STREET
PORTSMOUTH, N.H.

4	TABLES, OPEN SPACE	2/14/23
3	REVISE TABLES, LIGHTS	1/25/23
2	STREET/SIDEWALK	12/20/22
1	BUILDING FOOTPRINT	10/18/22
0	ISSUED FOR COMMENT	9/6/22

NO.	DESCRIPTION	DATE
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REVISIONS



SCALE 1" = 20'

SEPTEMBER 2022

PROJECT SITE PLAN

C3