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NOV 15 2019

BY: _____

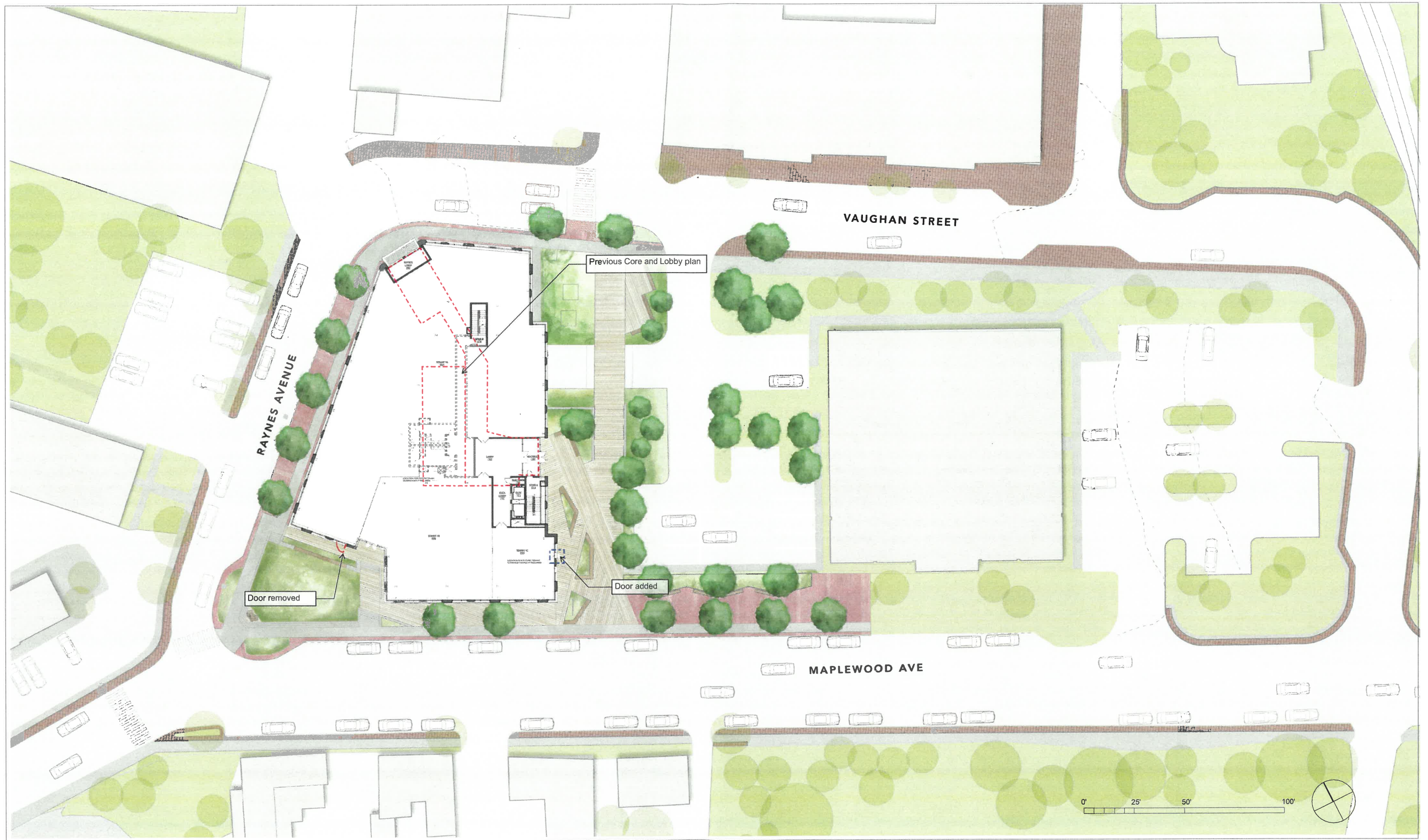
111 MAPLEWOOD AVE.

PORTSMOUTH, NH



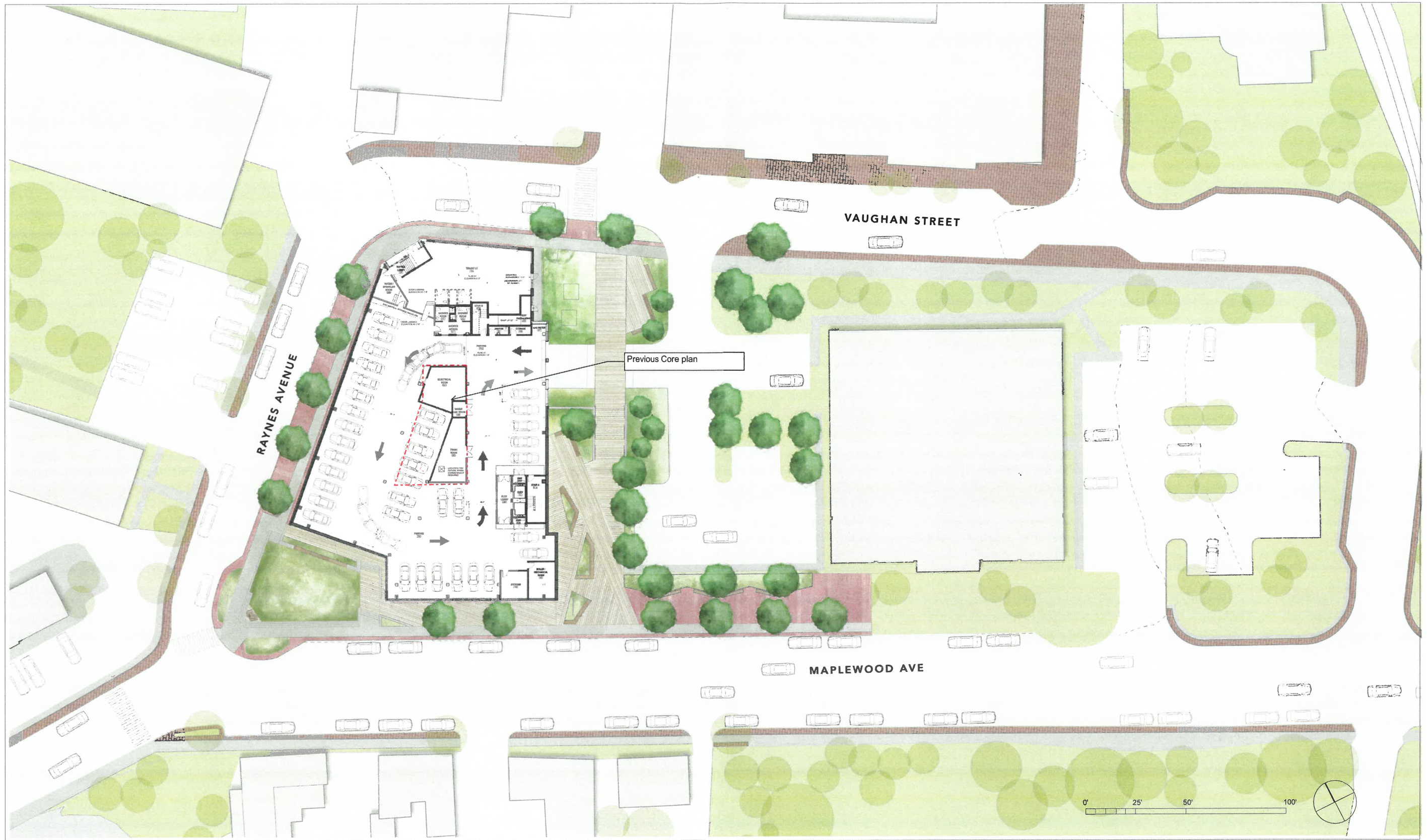
NOTE: REFER TO LANDSCAPE DRAWINGS FOR SITE MATERIALS, SITE LIGHTING & VEGETATION

SITE PLAN - ROOF PLAN
 111 MAPLEWOOD AVE PORTSMOUTH, NH



NOTE: REFER TO LANDSCAPE DRAWINGS FOR SITE MATERIALS, SITE LIGHTING & VEGETATION

SITE PLAN - GROUND LEVEL
 111 MAPLEWOOD AVE PORTSMOUTH, NH



NOTE: REFER TO LANDSCAPE DRAWINGS FOR SITE MATERIALS, SITE LIGHTING & VEGETATION

SITE PLAN - PARKING LEVEL
 111 MAPLEWOOD AVE PORTSMOUTH, NH

ZONED 2/3 STORIES
ZONED 3/4 STORIES

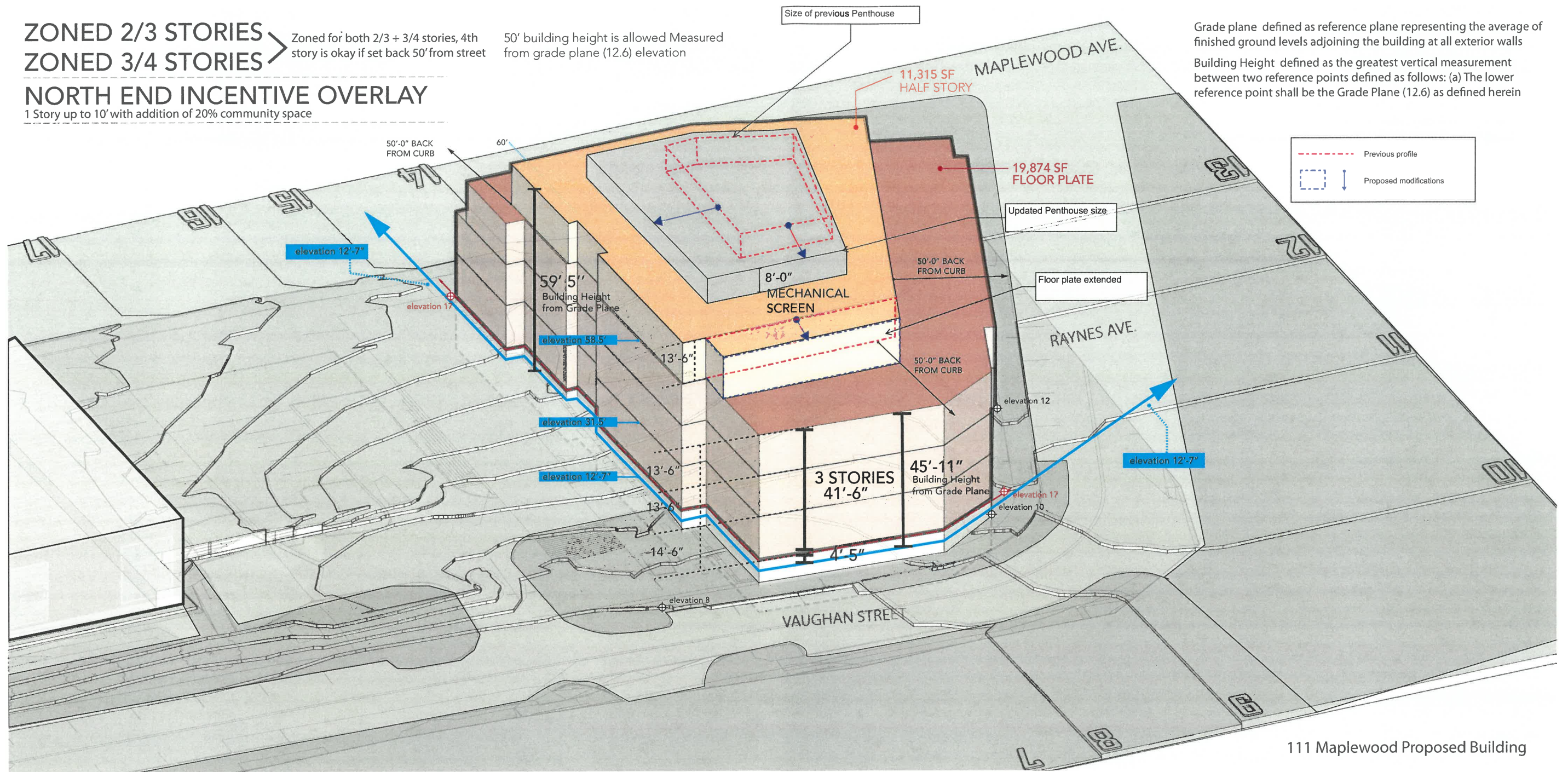
Zoned for both 2/3 + 3/4 stories, 4th story is okay if set back 50' from street
 50' building height is allowed Measured from grade plane (12.6) elevation

NORTH END INCENTIVE OVERLAY

1 Story up to 10' with addition of 20% community space

Size of previous Penthouse

Grade plane defined as reference plane representing the average of finished ground levels adjoining the building at all exterior walls
 Building Height defined as the greatest vertical measurement between two reference points defined as follows: (a) The lower reference point shall be the Grade Plane (12.6) as defined herein



111 Maplewood Proposed Building





Previously Presented Design

Reduced penthouse height from 9'-6" to 8'-0"
Updated penthouse screen system

Windows lower to achieve consistent sill height at all levels

Thermory wood panels at arch, typ.

Wood reveal removed

Thermory wood panels between windows, typ.



Current Design

DETAIL ELEVATION - TYPICAL BAY
111 MAPLEWOOD AVE
PORTSMOUTH, NH



Previously Presented Design

Door added for roof access

Remove trellis

Door added for balcony access

Wood reveals removed

Thermory wood panels between windows, typ.



Current Design

DETAIL ELEVATION - MAPLEWOOD FACADE
 111 MAPLEWOOD AVE
 PORTSMOUTH, NH



Previously Presented Design

Reduced penthouse height from 9'-6" to 8'-0"
Updated penthouse screen system

Door added for balcony access

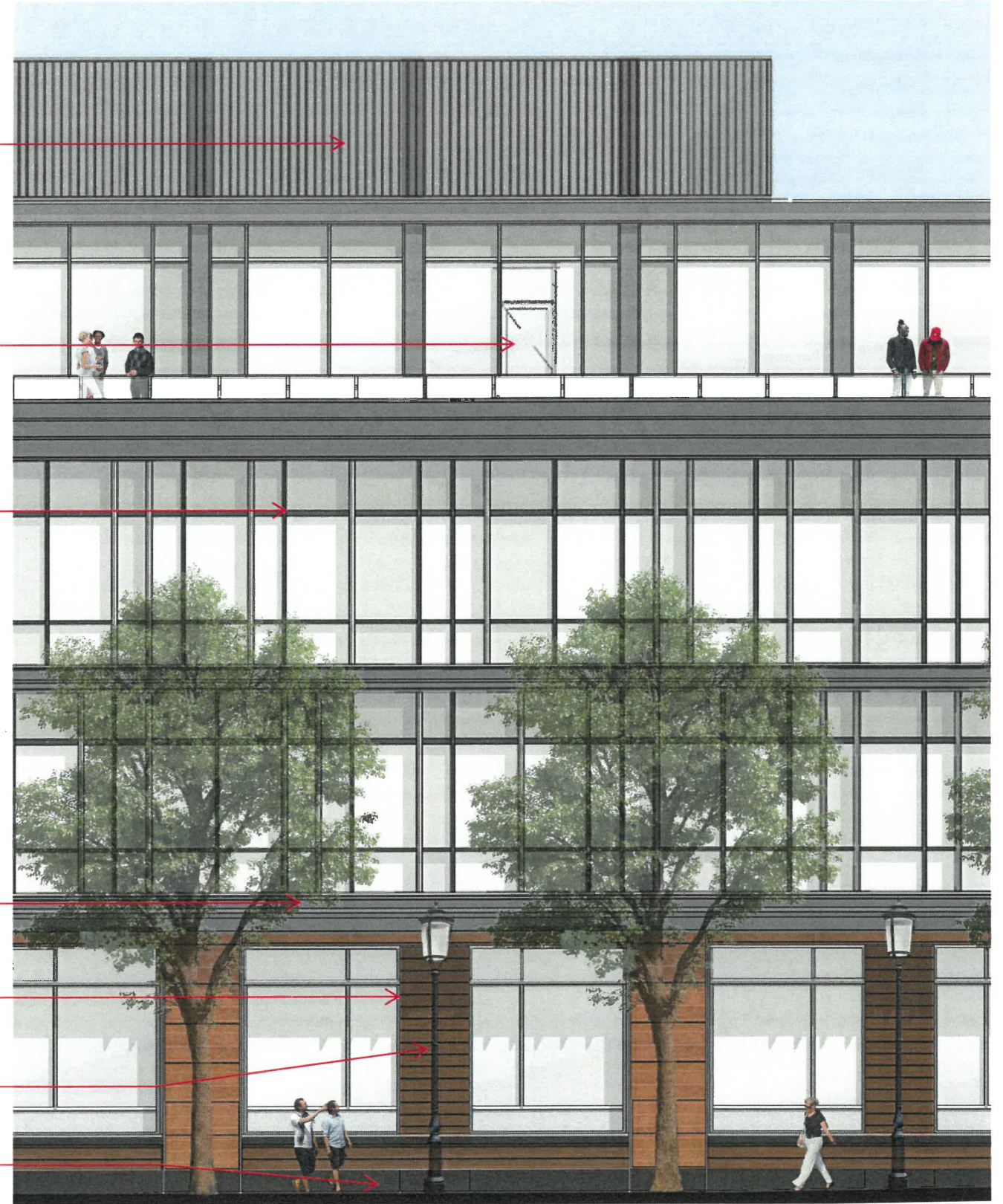
Updated sun shading system to be comprised of mullions with 4" fin caps

Spandrel panel replaces louvers

Wood reveal removed

Thermory wood panels between windows, typ.

Reduced granite base

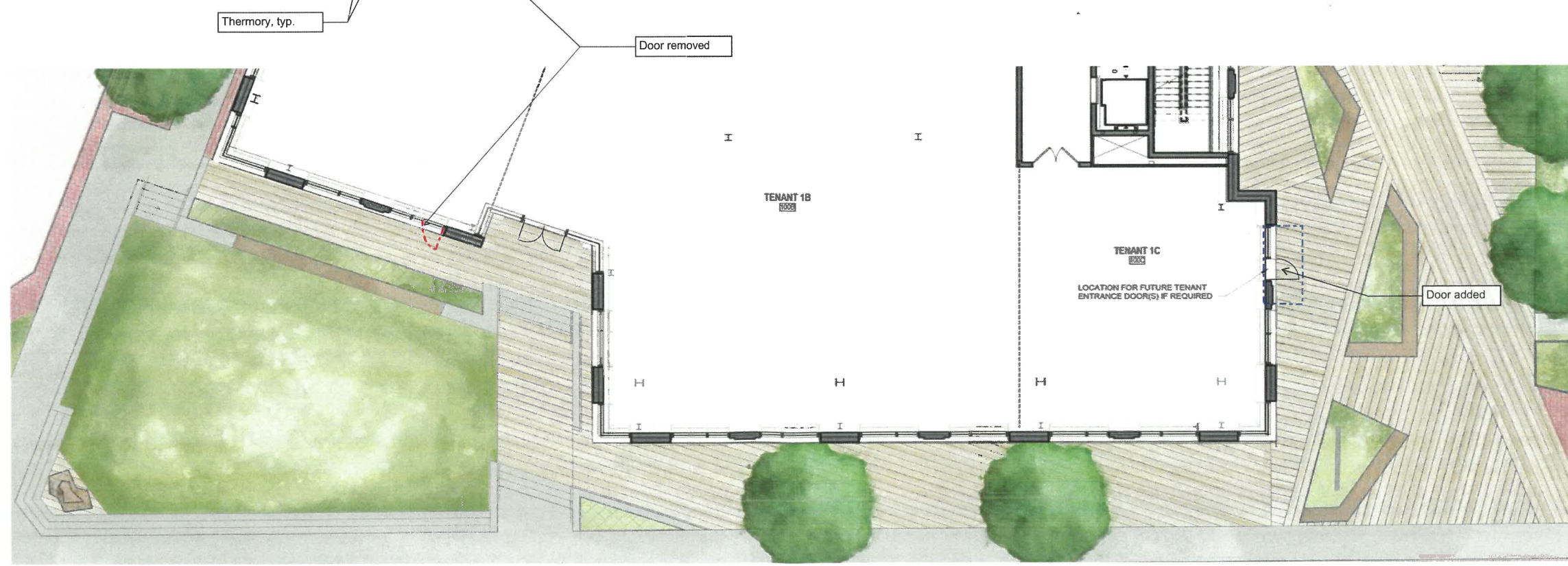


Current Design

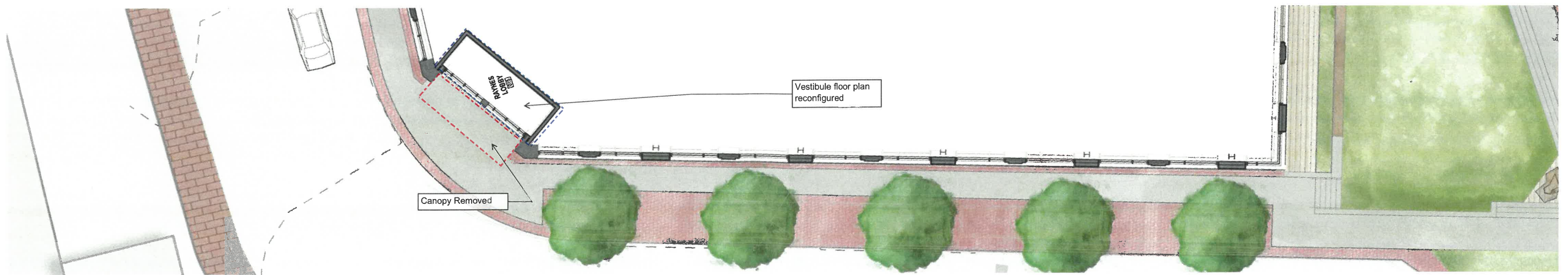
DETAIL ELEVATION - RAYNES FACADE
111 MAPLEWOOD AVE
PORTSMOUTH, NH



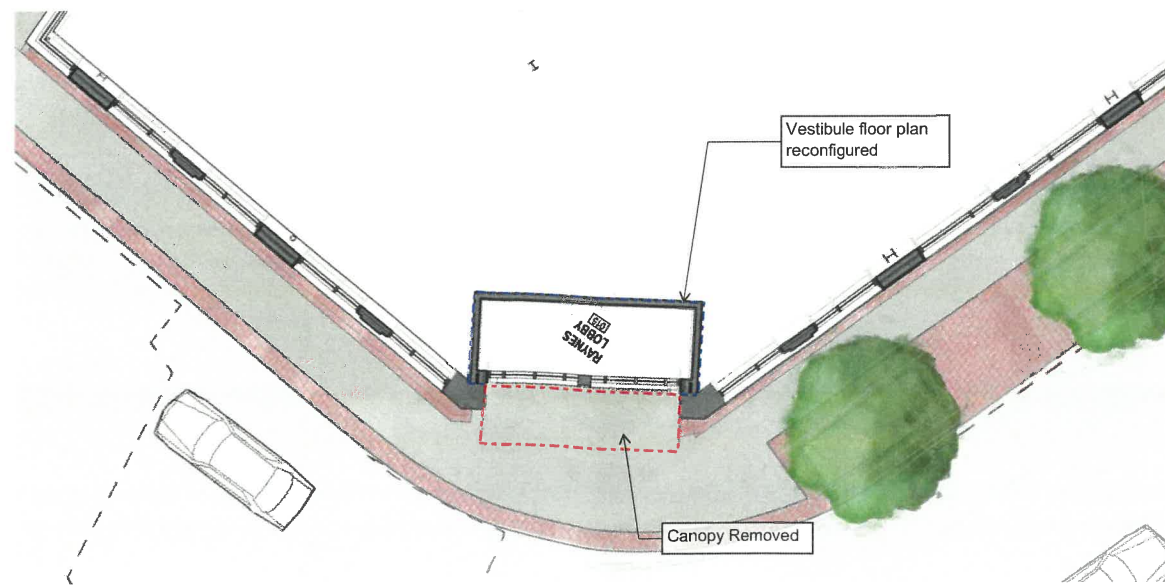
Current Design - Elevation and Plan
 BUILDING ELEVATION - ENTRY PASSAGE
 111 MAPLEWOOD AVE PORTSMOUTH, NH



Current Design - Elevation and Plan
 BUILDING ELEVATION - MAPLEWOOD AVE
 111 MAPLEWOOD AVE PORTSMOUTH, NH



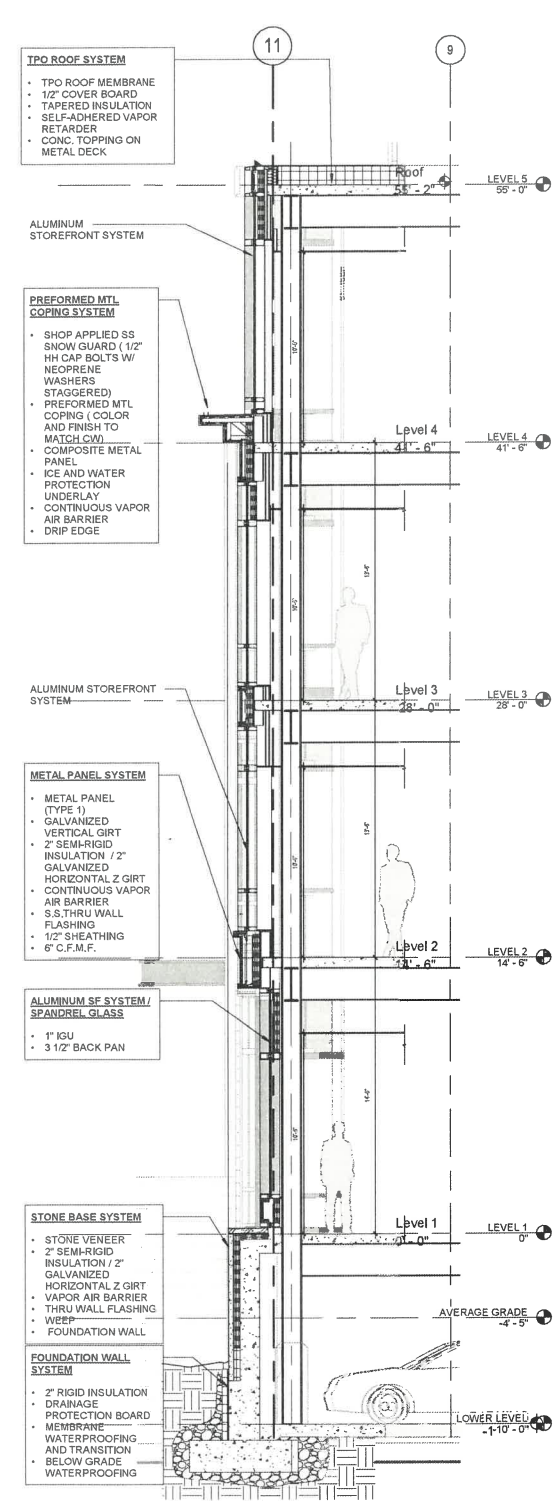
Current Design - Elevation and Plan
 BUILDING ELEVATION - RAYNES AVE
 111 MAPLEWOOD AVE PORTSMOUTH, NH



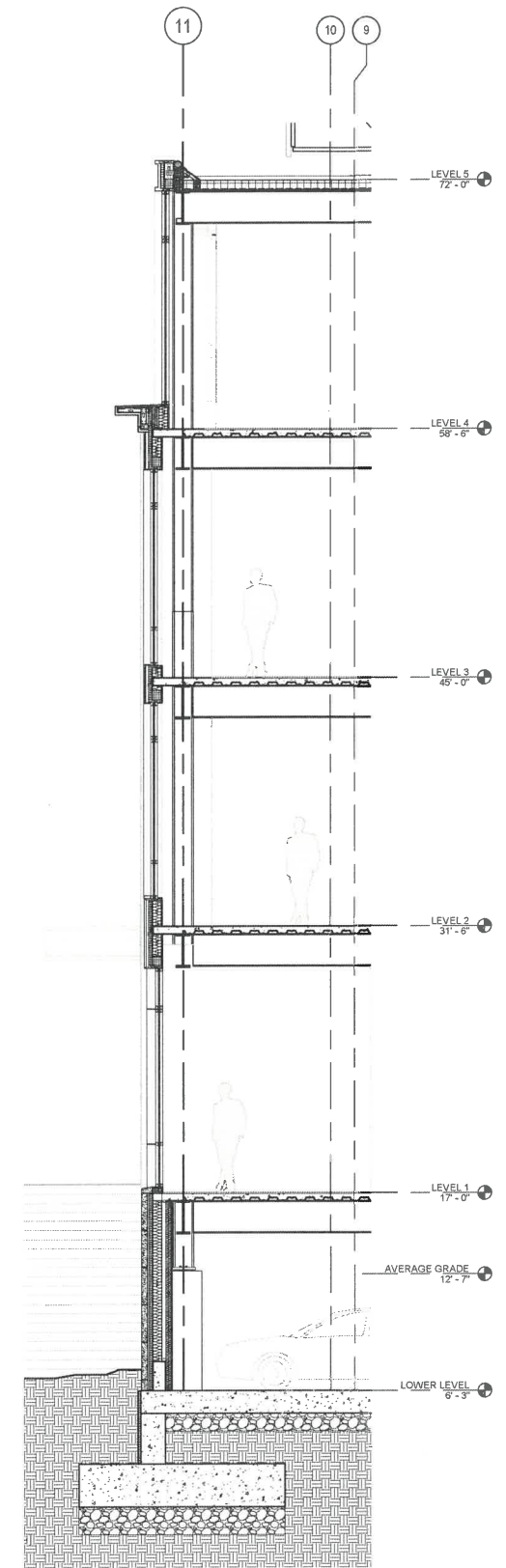
Current Design - Elevation and Plan
 BUILDING ELEVATION - VAUGHAN ST
 111 MAPLEWOOD AVE PORTSMOUTH, NH



Current Design



01 Section at Typical Bay (Previously Presented Design)
1/4" = 1'-0"



01 Section at Typical Bay (Current Design)
1/4" = 1'-0"

TYPICAL BAY - WALL SECTION
111 MAPLEWOOD AVE
PORTSMOUTH, NH



NOTE: TREES REMOVED AROUND PROJECT FOR BUILDING CLARITY,
REFER TO LANDSCAPE PLANS FOR PLANTING & SITE LIGHTING LAYOUT



Previously Presented Design
PERSPECTIVE - BIRDSEYE VIEW FROM THE BRIDGE
111 MAPLEWOOD AVE PORTSMOUTH, NH



NOTE: TREES REMOVED AROUND PROJECT FOR BUILDING CLARITY.
REFER TO LANDSCAPE PLANS FOR PLANTING & SITE LIGHTING LAYOUT

Current Design

PERSPECTIVE - BIRDSEYE VIEW FROM THE BRIDGE
111 MAPLEWOOD AVE PORTSMOUTH, NH



NOTE: TREES REMOVED AROUND PROJECT FOR BUILDING CLARITY,
REFER TO LANDSCAPE PLANS FOR PLANTING & SITE LIGHTING LAYOUT



Previously Presented Design
PERSPECTIVE - VIEW OF GATEWAY PARK
111 MAPLEWOOD AVE PORTSMOUTH, NH
07.31.19



NOTE: TREES REMOVED AROUND PROJECT FOR BUILDING CLARITY.
REFER TO LANDSCAPE PLANS FOR PLANTING & SITE LIGHTING LAYOUT



Current Design
PERSPECTIVE - VIEW OF GATEWAY PARK
111 MAPLEWOOD AVE PORTSMOUTH, NH



NOTE: TREES REMOVED AROUND PROJECT FOR BUILDING CLARITY,
REFER TO LANDSCAPE PLANS FOR PLANTING & SITE LIGHTING LAYOUT



Previously Presented Design
PERSPECTIVE - VIEW FROM MAPLEWOOD AVE
111 MAPLEWOOD AVE PORTSMOUTH, NH



NOTE: TREES REMOVED AROUND PROJECT FOR BUILDING CLARITY,
REFER TO LANDSCAPE PLANS FOR PLANTING & SITE LIGHTING LAYOUT



Current Design
PERSPECTIVE - VIEW FROM MAPLEWOOD AVE
111 MAPLEWOOD AVE PORTSMOUTH, NH



NOTE: TREES REMOVED AROUND PROJECT FOR BUILDING CLARITY.
REFER TO LANDSCAPE PLANS FOR PLANTING & SITE LIGHTING LAYOUT



Previously Presented Design
PERSPECTIVE - VIEW FROM RAYNES AVE
111 MAPLEWOOD AVE PORTSMOUTH, NH



NOTE: TREES REMOVED AROUND PROJECT FOR BUILDING CLARITY.
REFER TO LANDSCAPE PLANS FOR PLANTING & SITE LIGHTING LAYOUT

Current Design
PERSPECTIVE - VIEW FROM RAYNES AVE
111 MAPLEWOOD AVE PORTSMOUTH, NH