





MIXED USE DESIGN SUBMITTED ON 11/2/2022

RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE







PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW







PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW









PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW







PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND













# MIXED USE DESIGN OPTION A

- Included projecting cornice with clean modern lines on Maplewood Ave.
- Introduced modern window patterns and light brick color
- Added new glass canopy design on Maplewood Entry
- Retained large glass canopy and recessed entry at Raynes Ave.
- Raynes Ave balconies are projecting 18" and accented with I-beam forms
- Organized window patterns to be more uniform
- Introduced divided light pattern in double hung windows.
- Brick piers have been added to all elevations facing North Mill Pond
- Upper level siding color is revised to a warm earthtone.







PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION: DECEMBER 7, 2022





1.1A



PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW







PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW







PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND













# MIXED USE DESIGN OPTION B

- Included projecting cornice with clean modern lines on Maplewood Ave.
- Introduced modern window patterns and light brick color
- Added round balcony and dramatic trellis forms on Maplewood Ave Elevation
- Added new glass canopy design
- Retained large glass canopy and recessed entry at Raynes Ave.
- Raynes Ave balconies are projecting 18" and accented with I-beam forms
- Organized window patterns to be more uniform
- Introduced divided light pattern in double hung windows.
- Brick piers have been added to all elevations facing North Mill Pond
- Upper level siding color is revised to a warm earthtone.





PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW







PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW







PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW







PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND













#### MIXED USE DESIGN OPTION C

- Introduced a round tower transition element between three and four story buildings
- Included projecting cornice with corbels on three story building forms
- Added strong metal entrance composition with glass canopy
- Simplified Storefront glazing
- Raynes Ave balconies are projecting 18" and accented with I-beam forms
- Organized window patterns to be more uniform
- Introduced divided light pattern in double hung windows.
- Brick piers have been added to all elevations facing North Mill Pond
- Upper level siding color is revised to a warm earthtone.





PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION: DECEMBER 7, 2022





1.1C



PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW







PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW







PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HOTELS











# MIXED USE DESIGN OPTION D

- Introduced a round tower transition element between three and four story buildings
- Introduced a second round tower on the Maplewood Ave Elevation.
- Included projecting cornice with corbels on three story building forms
- Added strong metal entrance composition with glass canopy
- Simplified Storefront glazing
- Raynes Ave balconies are projecting 18" and accented with I-beam forms
- Organized window patterns to be more uniform
- Introduced divided light pattern in double hung windows.
- Brick piers have been added to all elevations facing North Mill Pond
- Upper level siding color is revised to a warm earthtone.



1.0D



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION: DECEMBER 7, 2022





1.1D



PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION: DECEMBER 7, 2022





1.2D



PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION: DECEMBER 7, 2022





1.3D



PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND









PORTSMOUTH, NEW HAMPSHIRE

NIGHT RENDERING









PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE VIEW









PORTSMOUTH, NEW HAMPSHIRE

VIEW AT 3S ARTSPACE









RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

# VIEW ACROSS NORTH MILL POND FROM MARKET STREET







PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND



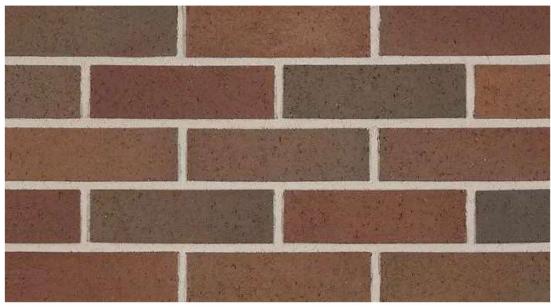






PORTSMOUTH, NEW HAMPSHIRE





MAIN BRICK

MANUFACTURER: BELDEN

COLOR: CLARET FULL RANGE VELOUR MORTAR: SGS 85X DARK CHOCOLATE SPECIAL INSTRUCTIONS: RUNNING BOND



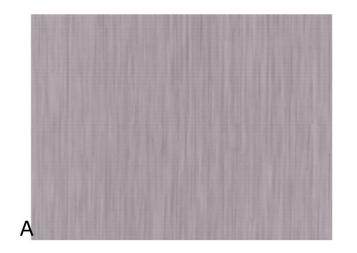
ACCENT BRICK

MANUFACTURER: ENDICOTT

COLOR: MANGANESE IRONSPOT - SMOOTH

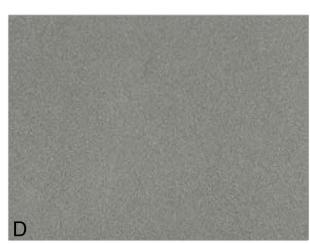
MORTAR: SGS 94X IRON BLACK

SPECIAL INSTRUCTIONS: RUNNING BOND







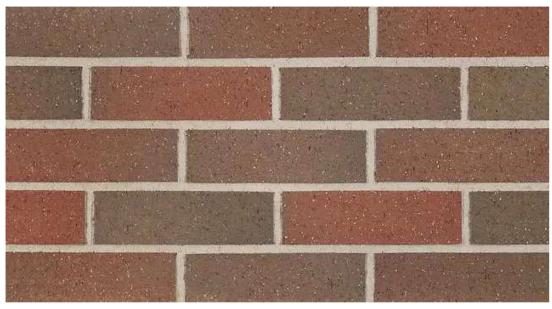


PREFORMED ALUMINUM PANEL MANUFACTURER: VITRABOND COLOR: A = FAUX ZINC LIGHT

B = FAUX ZINC LIGHT

C = FAUX ZINC CHARCOAL D = DARK GREY METALLIC

HOTEL



MAIN BRICK

MANUFACTURER: BELDEN

COLOR: ADMIRAL FULL RANGE VELOUR MORTAR: NATURAL PORTLAND CEMENT SPECIAL INSTRUCTIONS: RUNNING BOND



ACCENT BRICK

MANUFACTURER: ENDICOTT

COLOR: MANGANESE IRONSPOT - SMOOTH

MORTAR: SGS 94X IRON BLACK

SPECIAL INSTRUCTIONS: RUNNING BOND



**CAST STONE** 

MANUFACTURER: NORTHERN DESIGN ARCHITECTURAL

FINISH: LIGHT ETCH

COLOR: SLATE

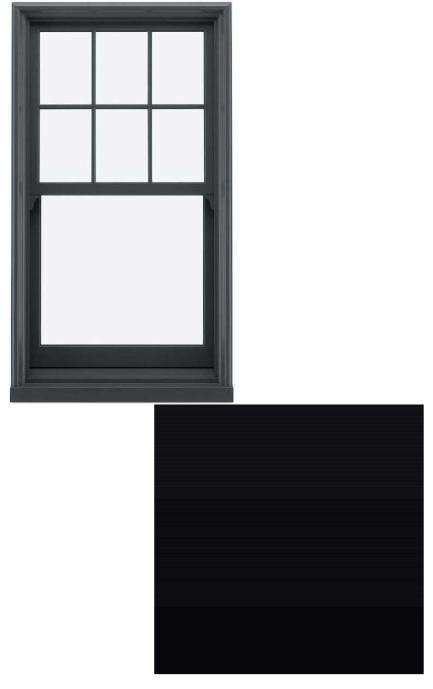


LAP SIDING

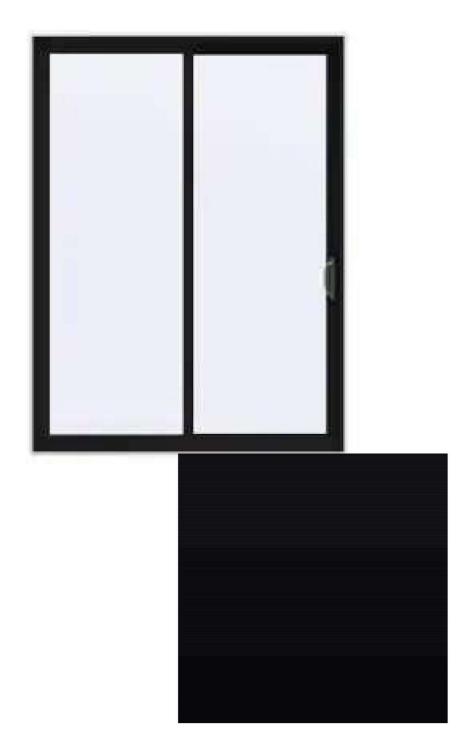
MANUFACTURER: JAMES HARDIE

STYLE: PLANK SIDING - LAP

FINISH: SMOOTH COLOR: PEARL GREY



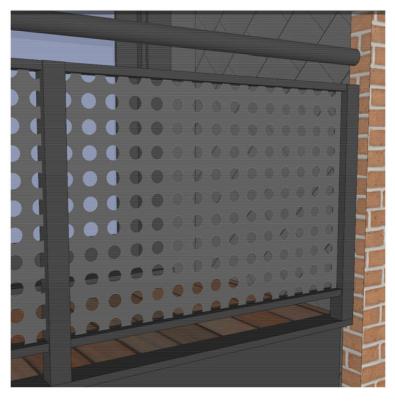
DOUBLE-HUNG WINDOWS
MANUFACTURER: MARVIN
SERIES: ESSENTIAL
COLOR: EBONY



PATIO DOORS

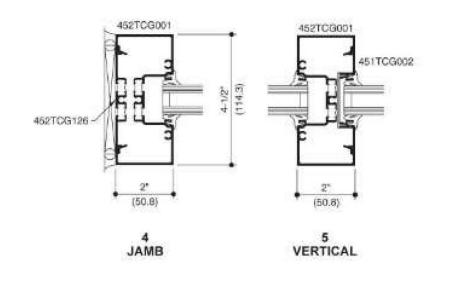
MANUFACTURER: MARVIN
SERIES: ESSENTIAL
COLOR: EBONY

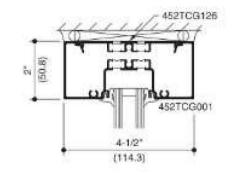








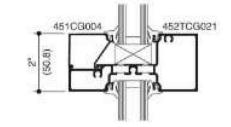


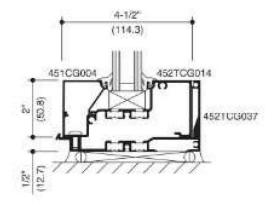


1 HEAD

2 HORIZONTAL

> 3 SILL





BALCONY RAILING

MANUFACTURER: METALS DEPOT STYLE: 1" HOLE - PS111

COLOR: KYNAR - PEWTER SILVER

**STOREFRONT** 

MANUFACTURER: KAWNEER

SERIES: TRIFAB 451 UT

COLOR: BLACK









MANUFACTURER: MODERN FORMS

MODEL: SUSPENSE COLOR: **BLACK** 

MANUFACTURER: MODERN FORMS

MODEL: **MIDNIGHT** COLOR: **BLACK** 

MANUFACTURER: MODERN FORMS

MODEL: **BLADE** COLOR: **BLACK** 





LEVEL 1 - OVERALL W/ SITE

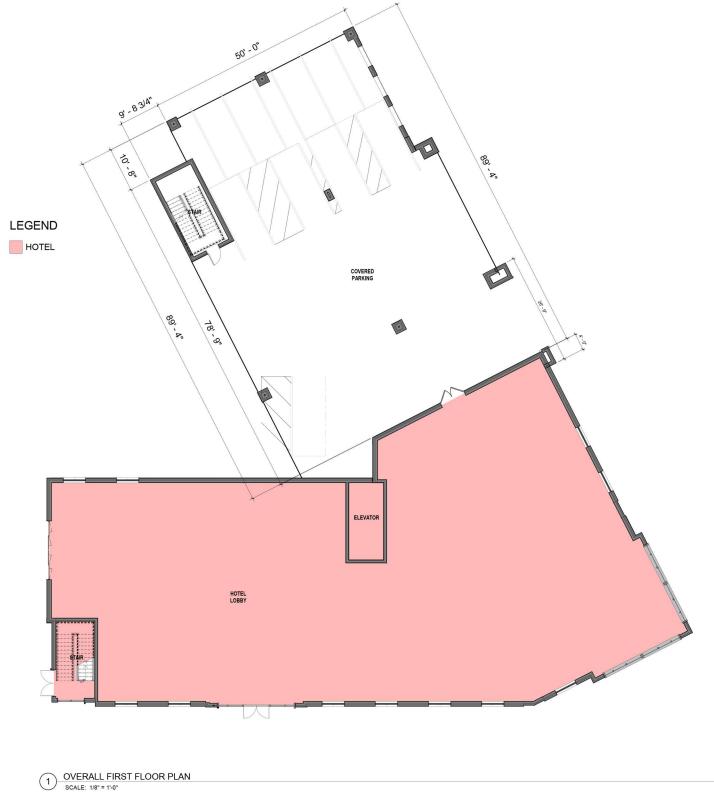
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A3.01



OVERALL SITE PLAN

RAYNES AVE.

VE. Project A1.00



PROCON TO Scale

FIRST FLOOR PLAN

RAYNES AVE.

Dwg. No.
A1.01



PROCON North CONNECT • CREATE • CONSTRUCT

SECOND FLOOR PLAN

RAYNES AVE.



PROCON ON SOUTH OF THIRD FLOOR PLAN

RAYNES AVE.



PROCON North Scale

FOURTH FLOOR PLAN

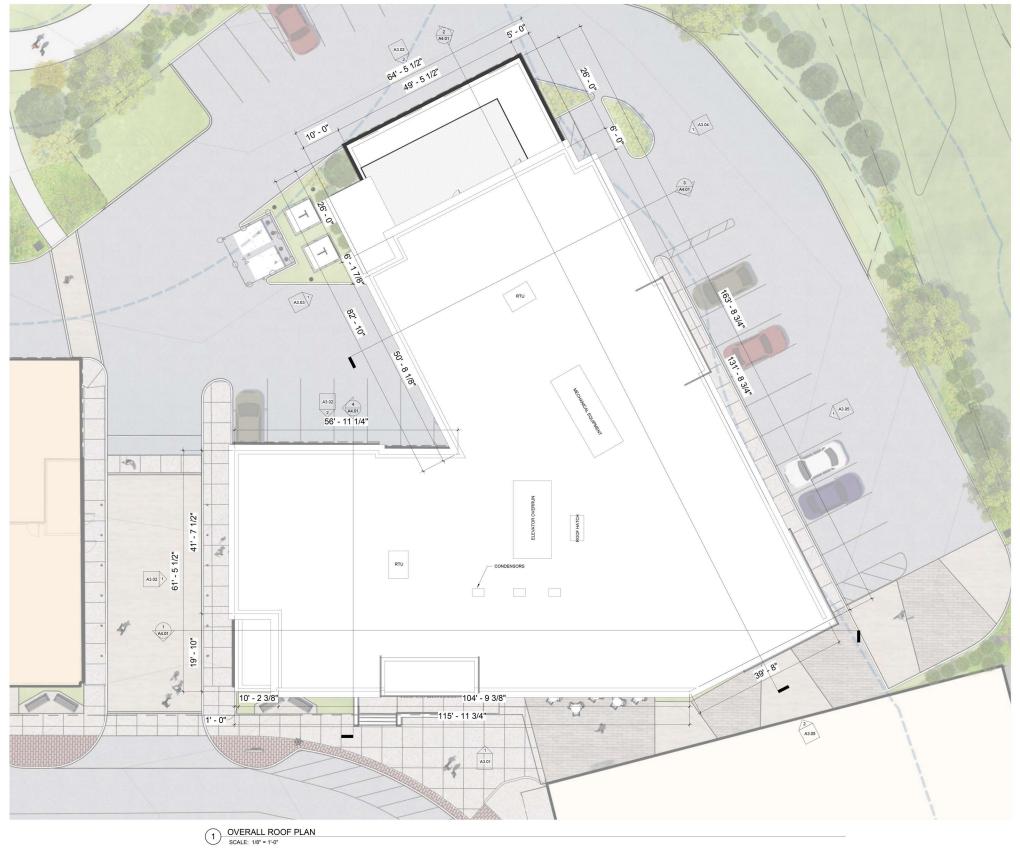
RAYNES AVE.



PROCON ON Scale CONNECT • CREATE • CONSTRUCT

FIFTH FLOOR PLAN

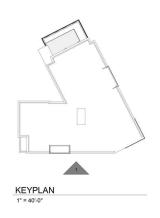
RAYNES AVE.



PROCON CONNECT + CREATE + CONSTRUCT

RAYNES AVE. Project
HOTEL

ROOF PLAN





PROCON CONNECT · CREATE · CONSTRUCT

ELEVATIONS

RAYNES AVE.





PROCON CONNECT • CREATE • CONSTRUCT

RAYNES AVE. Project
HOTEL

RELEVATIONS



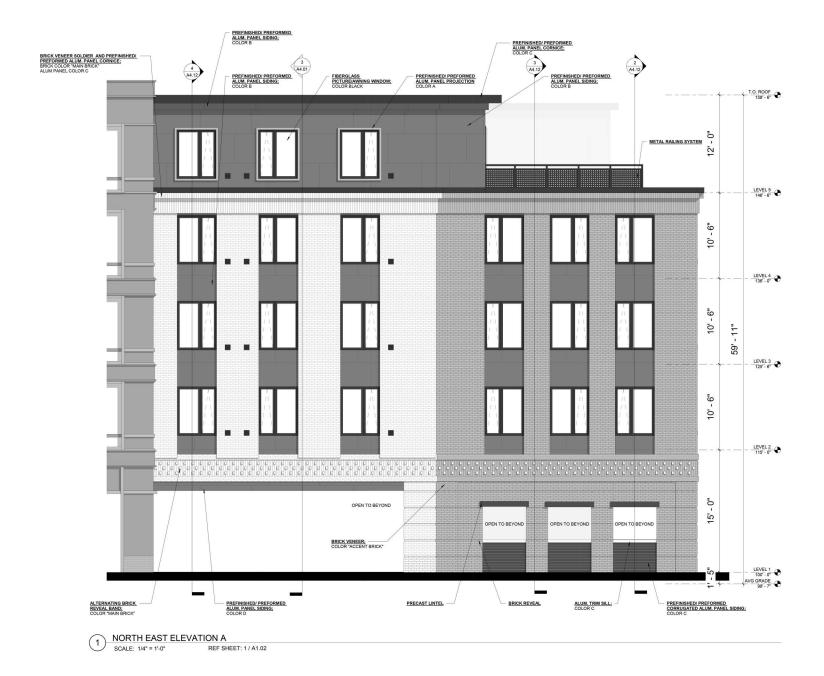


PROCON NOT CONNECT • CREATE • CONSTRUCT

**ELEVATIONS** 

RAYNES AVE.





PROCON CONNECT · CREATE · CONSTRUCT

Scale

RAYNES AVE. Project
HOTEL

RAYNES AVE. Project
HOTEL

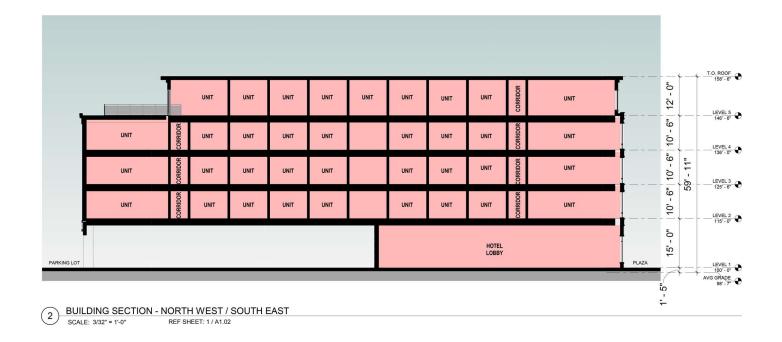




PROCON CONNECT • CREATE • CONSTRUCT

RAYNES AVE. Project ELEVATIONS

ELEVATIONS

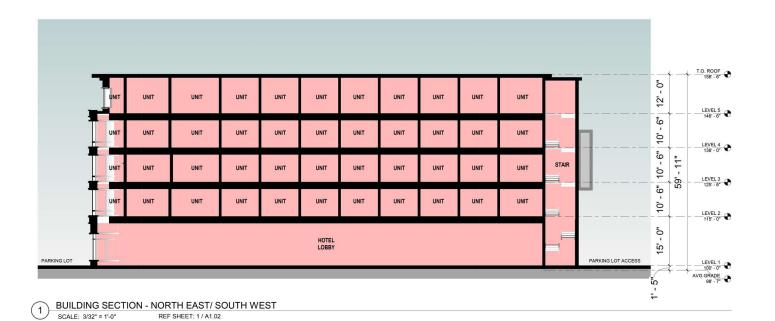


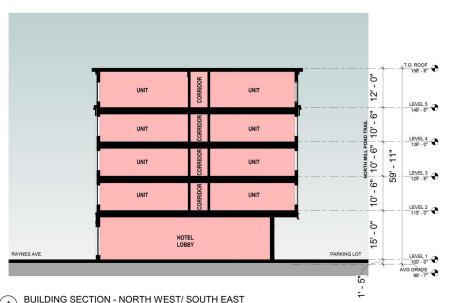
LEVEL 5 .-6" | 10' - 6" | 10' -136' - 0" ← S - LEVEL 3 125 - 6\* € LEVEL 2 115' - 0" LEVEL 1 100' - 0' O AVG GRADE 98' - 7' O BUILDING SECTION - NORTH EAST / SOUTH WEST

SCALE: 3/32" = 1\*-0"

PER OLDER 1.0"

SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02





BUILDING SECTION - NORTH WEST/ SOUTH EAST

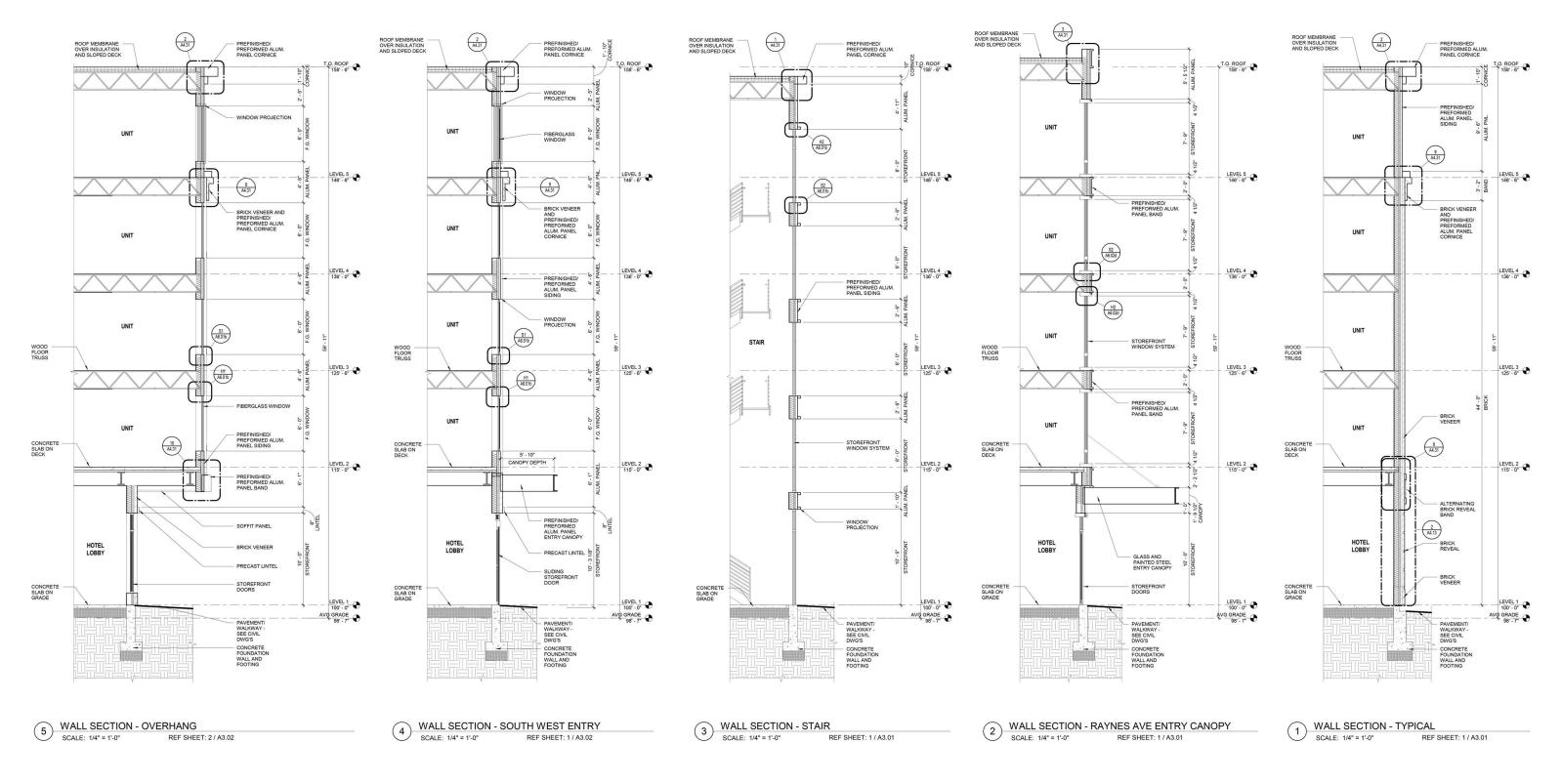
SCALE: 3/32\* = 1'-0"

DEE SUITET 4 1 1 - 0" SCALE: 3/32" = 1'-0"

PROCON CONNECT · CREATE · CONSTRUCT

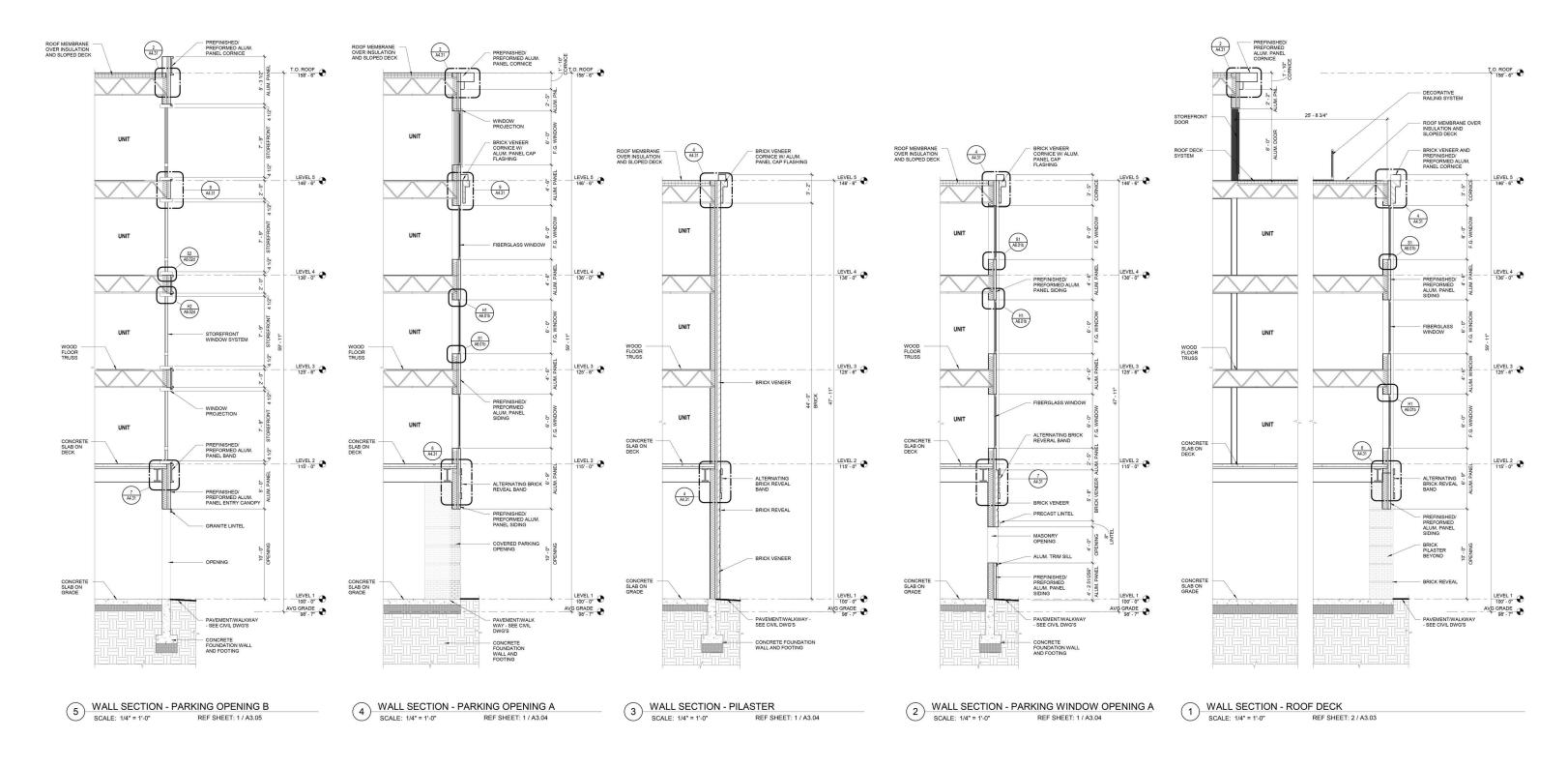
**BUILDING SECTIONS** 

RAYNES AVE. HOTEL



PROCON North Scale WALL SECTIONS

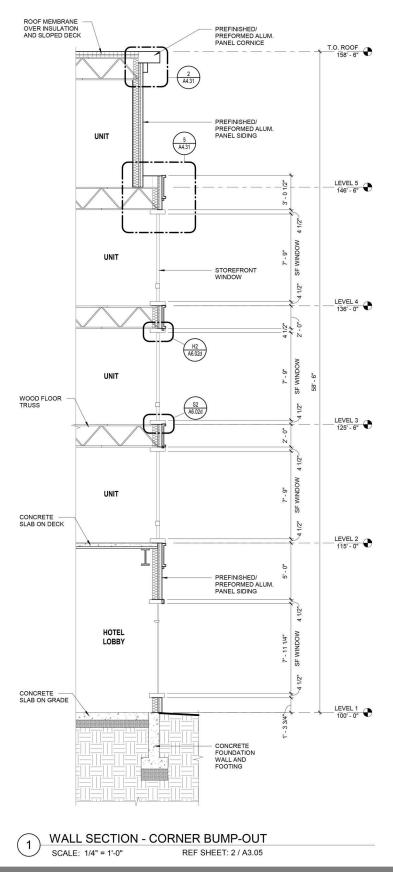
WALL SECTIONS

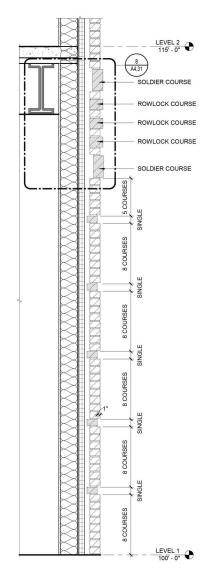


PROCON CONNECT - CREATE - CONSTRUCT

RAYNES AVE. Project
HOTEL

WALL SECTIONS



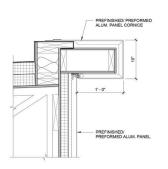


BRICK REVEAL DETAIL

SCALE: 3/4" = 1'-0" REF SHEET: 1 / A4.11

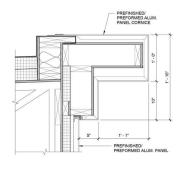
PROCON (a) Scale WALL SECTIONS

RAYNES AVE.



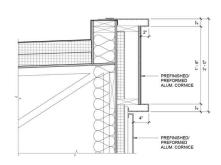
PREFORMED METAL CORNICE AT STAIR ROOF

SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.11



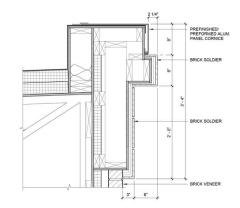
PREFORMED METAL CORNICE AT ROOF

SCALE: 1 1/2" = 1'.0" REF SHEET: 1 / A4.11



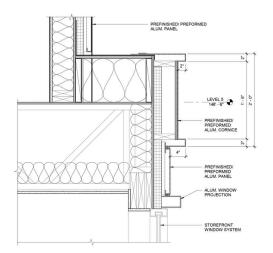
PREFORMED METAL CORNICE AT ENTRY ROOF

SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.11



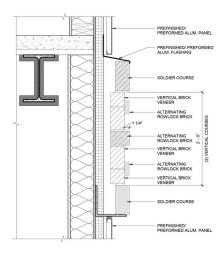
BRICK CORNICE AT L5

SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.12

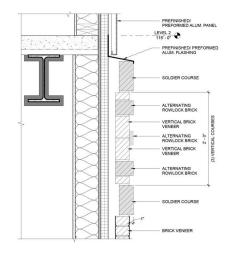


5 PREFORMED METAL CORNICE AT BUMP-OUT

SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.13

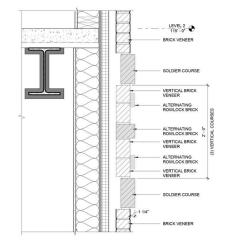


6 BRICK BAND DETAIL AT METAL PANEL/ METAL PANEL SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.12

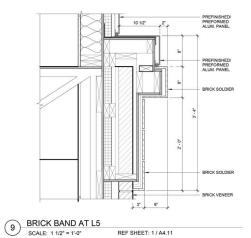


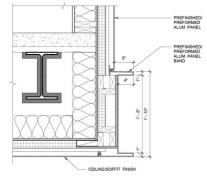
BRICK BAND DETAIL AT METAL PANEL/ BRICK

SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.12



8 BRICK BAND DETAIL AT BRICK/ BRICK
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11





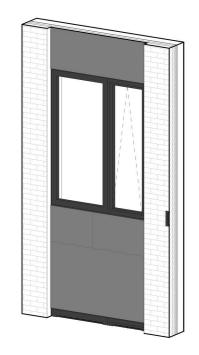
PREFORMED METAL BAND AT L2 OVERHANG

SCALE: 1 1/2" = 1'-0" REF SHEET: 5 / A4.11

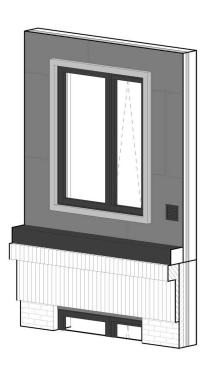
PROCON (North CONNECT - CREATE - CONSTRUCT)

PROPOSED DETAILS

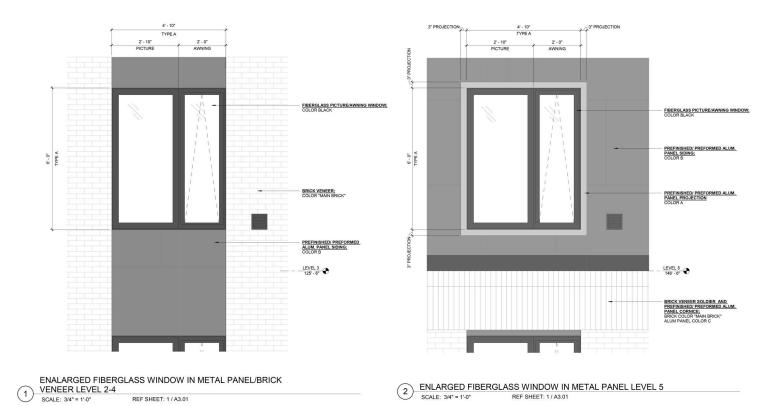
RAYNES AVE.







(2A) ENLARGED FIBERGLASS WINDOW IN METAL PANEL LEVEL 5 3D

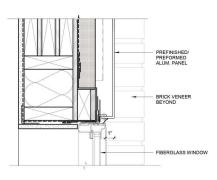


PROCON (NORTH CONNECT + CREATE + CONSTRUCT)

## FIBERGLASS WINDOW ELEVATIONS

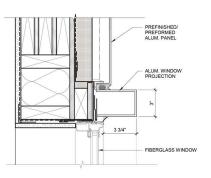
RAYNES AVE.

A6.01a

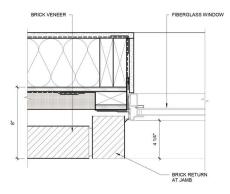


FIBERGLASS WINDOW HEAD AT BRICK

SCALE: 3" = 1'-0"

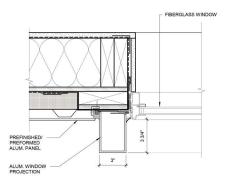


FIBERGLASS WINDOW HEAD W/ PROJECTION SCALE: 3" = 1"-0"

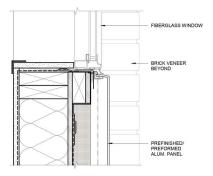


FIBERGLASS WINDOW JAMB AT BRICK

SCALE: 3" = 1'-0"

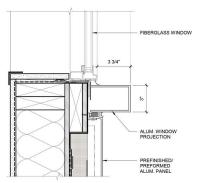


J2 FIBERGLASS WINDOW JAMB W/ PROJECTION
SCALE: 3" = 1'-0"



S1 FIBERGLASS WINDOW SILL AT BRICK

SCALE: 3" = 1'-0"



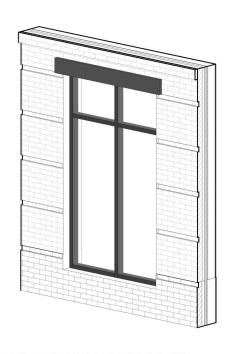
S2) FIBERGLASS WINDOW SILL W/ PROJECTION
SCALE: 3" = 1'-0"

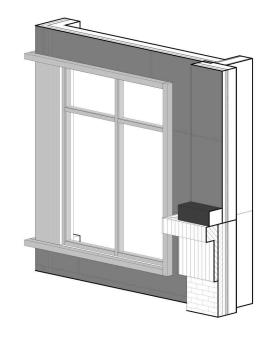


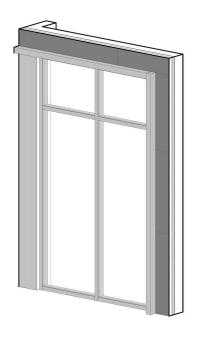
FIBERGLASS WINDOW DETAILS

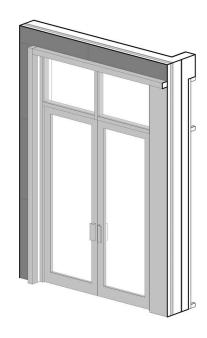
RAYNES AVE.

Dwg. No. **A6.01b** 









ENLARGED STOREFRONT WINDOW ELEVATION IN BRICK

VENEER LEVEL 1 3D

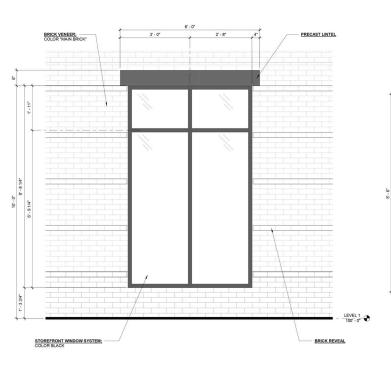
ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR

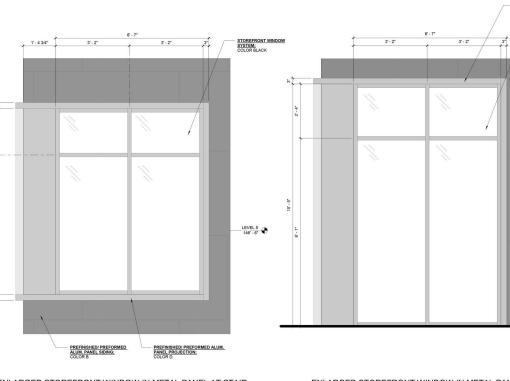
2A LEVEL 2-5 3D

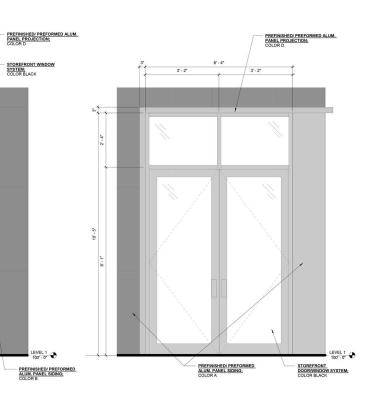
ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR

3A LEVEL 1 3D

ENLARGED STOREFRONT WINDOW/DOOR IN METAL PANEL AT STAIR LEVEL 1 3D







ENLARGED STOREFRONT WINDOW ELEVATION IN BRICK VENEER LEVEL 1

SCALE: 3/4" = 1"-0" REF SHEET: 1/A3.01

ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR
LEVEL 2-5
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01

ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR
LEVEL 1
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01

ENLARGED STOREFRONT WINDOW/DOOR IN METAL PANEL AT STAIR LEVEL 1

SCALE: 3/4" = 1'-0" REF SHEET: 1/A3.02

PROCON CONNECT · CREATE · CONSTRUCT

ALUMINUM STOREFRONT ELEVATIONS

RAYNES AVE.

A6.02a





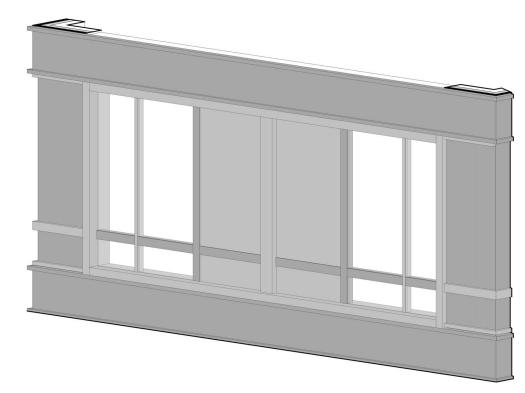


RAYNES AVE.

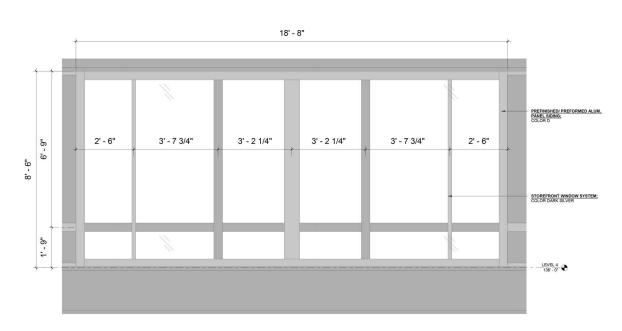
A6.02b



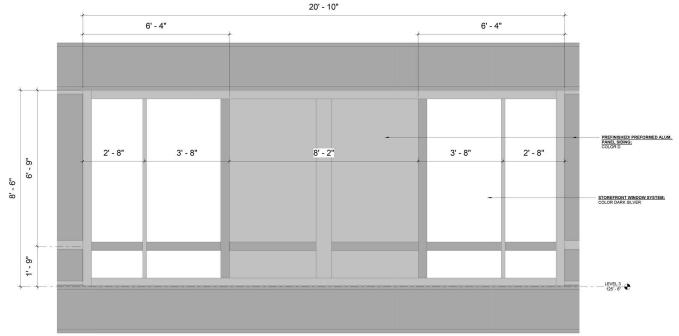
1A ENLARGED STOREFRONT ELEVATION AT ENTRY LEVEL 2-5 3D



ENLARGED STOREFRONT WINDOW IN METAL PANEL AT FRONT LEVEL 1-4 3D



1)—ENLARGED STOREFRONT WINDOW AT ENTRY LEVEL 2-5
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



ENLARGED STOREFRONT WINDOW IN METAL PANEL AT FRONT LEVEL 1-4

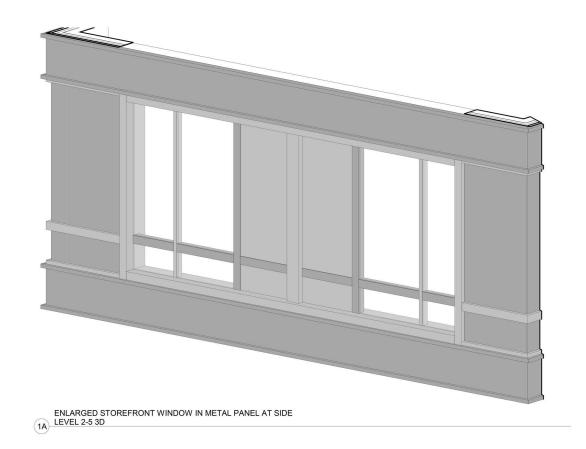
SCALE: 3/4" = 1'-0" REF SHEET: 2 / A3.05

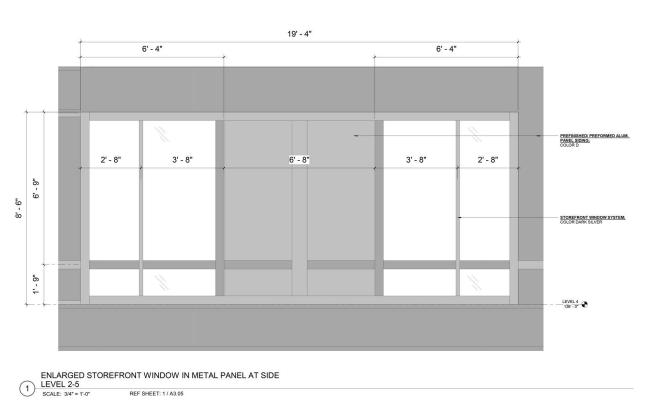
PROCON (A)

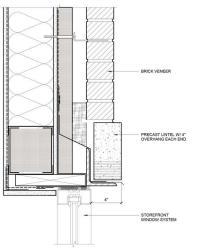
ALUMINUM STOREFRONT ELEVATIONS

RAYNES AVE.

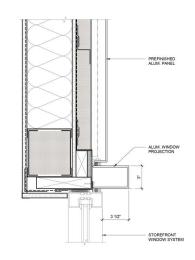
A6.02c



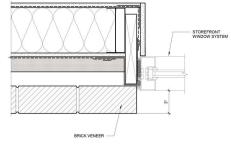




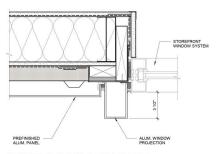




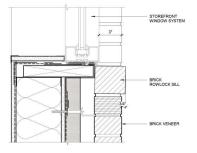
H2 STOREFRONT HEAD W/ PROJECTION
SCALE: 3" = 1'-0"



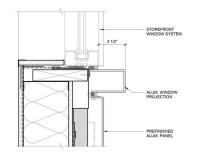




STOREFRONT JAMB W/ PROJECTION
SCALE: 3" = 1'-0"







STOREFRONT SILL W/ PROJECTION

SCALE: 3" = 1"-0"



ALUMINUM STOREFRONT DETAILS

RAYNES AVE.

Dwg. No. **A6.02**d