

**RAYNES AVENUE
LETTER OF AGENDA**

We respectfully submit this Application for Work Session 9.

1.0 Views of Mixed Use and Hotel Buildings

- Mixed-Use Updated Design Details
- Hotel Updated Design Details

2.0 Mixed-Use Elevations and Details

3.0 Hotel Elevations and Details

4.0 Proposed Materials

5.0 Reference Pages

- Site Plans
- Project Data Reference
- Parking System
- 30"x42" (Duplicate) Scale Drawings for Record

Thank you for your consideration.
Sincerely,



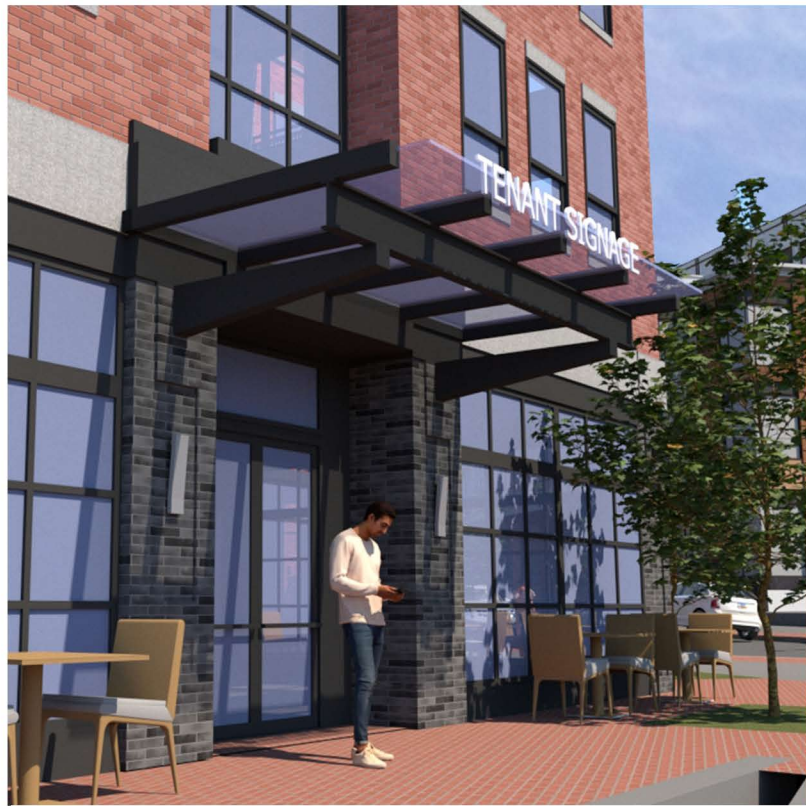
Carla Goodknight, AIA, NCARB
Principal, CJ Architects



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

SITE AERIAL & LOCATION PLAN
HISTORIC DISTRICT COMMISSION WORK SESSION 9: JULY 6, 2022





MAPLEWOOD AVE CANOPY



RAYNES AVE CANOPY



HOTEL CANOPY



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE



GLASS CANOPY DETAILS
HISTORIC DISTRICT COMMISSION WORK SESSION 9: JULY 6, 2022





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 9: JULY 6, 2022



1.1



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 9: JULY 6, 2022



1.2



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 9: JULY 6, 2022



1.3



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE ENTRY VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 9: JULY 6, 2022



1.4



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
FROM MARKET STREET
HISTORIC DISTRICT COMMISSION WORK SESSION 9: JULY 6, 2022



1.5



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 9: JULY 6, 2022



1.6



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 9: JULY 6, 2022



PROCON
CONNECT • CREATE • CONSTRUCT



1.7

RESIDENTIAL
RESTAURANT/OFFICE/RETAIL



LEGEND

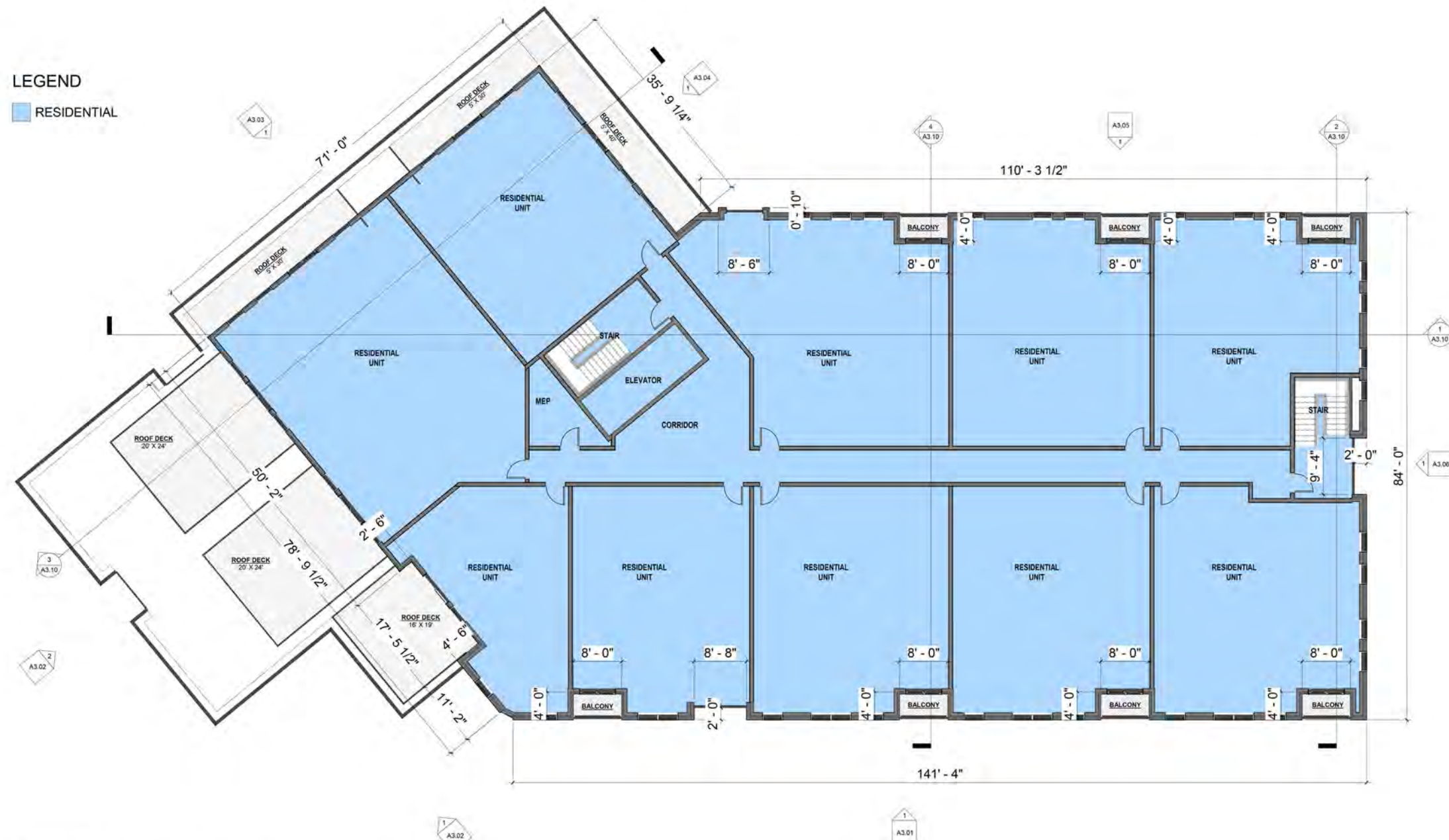
RESIDENTIAL



1 LEVEL 2 - OVERALL
SCALE: 1/8" = 1'-0"

REF SHEET: 1 / A3.01

LEGEND
 RESIDENTIAL



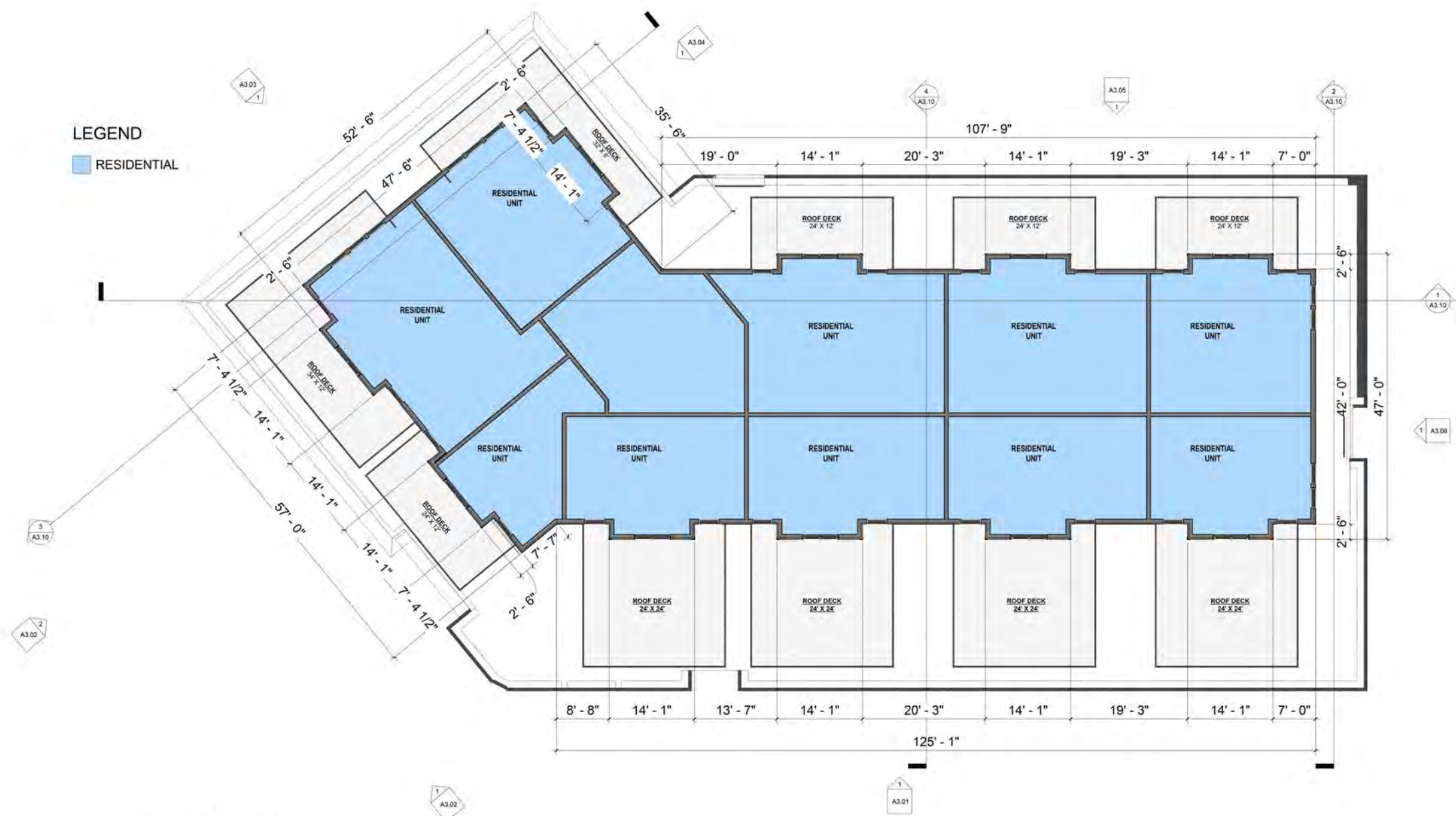
1 LEVEL 4 - OVERALL
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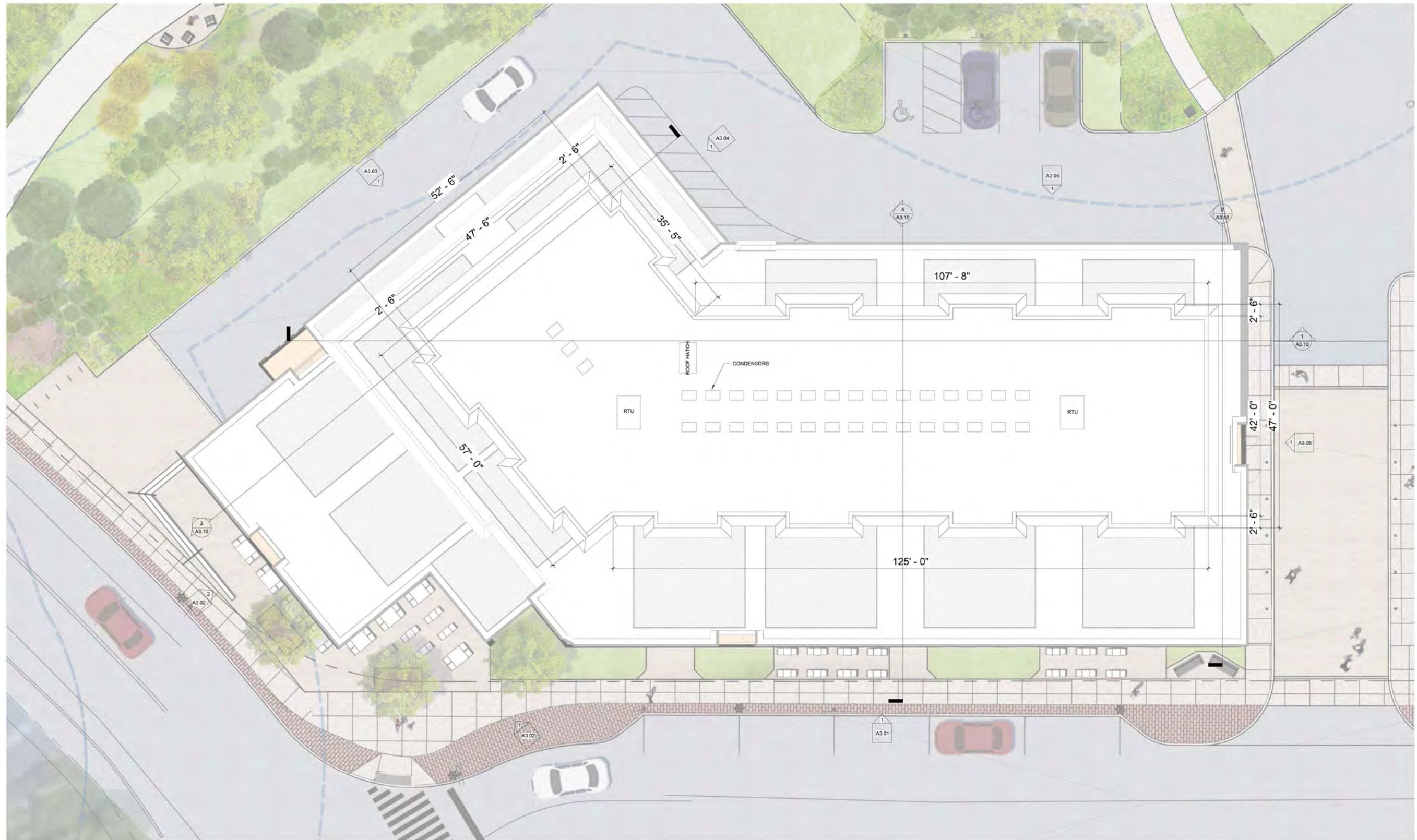
FOURTH FLOOR PLAN

RAYNES AVE.
 MIXED USE

Project	Date 28 JUNE 2022	Dwg. No. A1.04
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1 LEVEL 5 - OVERALL
 SCALE: 1/8" = 1'-0"
 REF SHEET: 1 / A3.01



1 ROOF PLAN
SCALE: 1/8" = 1'-0"
REF SHEET: 1 / A3.01



1 EXTERIOR ELEVATION - SOUTH EAST
 SCALE: 1/4" = 1'-0"
 REF SHEET: 1 / A1.01



North
 Scale

ELEVATIONS

RAYNES AVE.
 MIXED USE

Project Date 28 JUNE 2022
 Dwg. No. A3.01



2 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01



1 EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01



1 EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01



1 EXTERIOR ELEVATION - NORTH
 SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

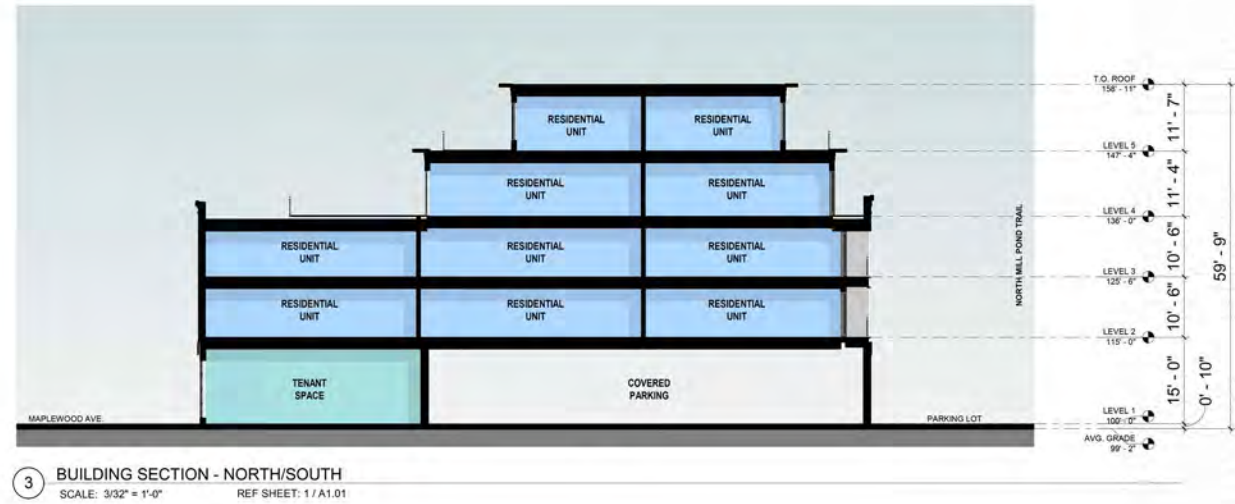


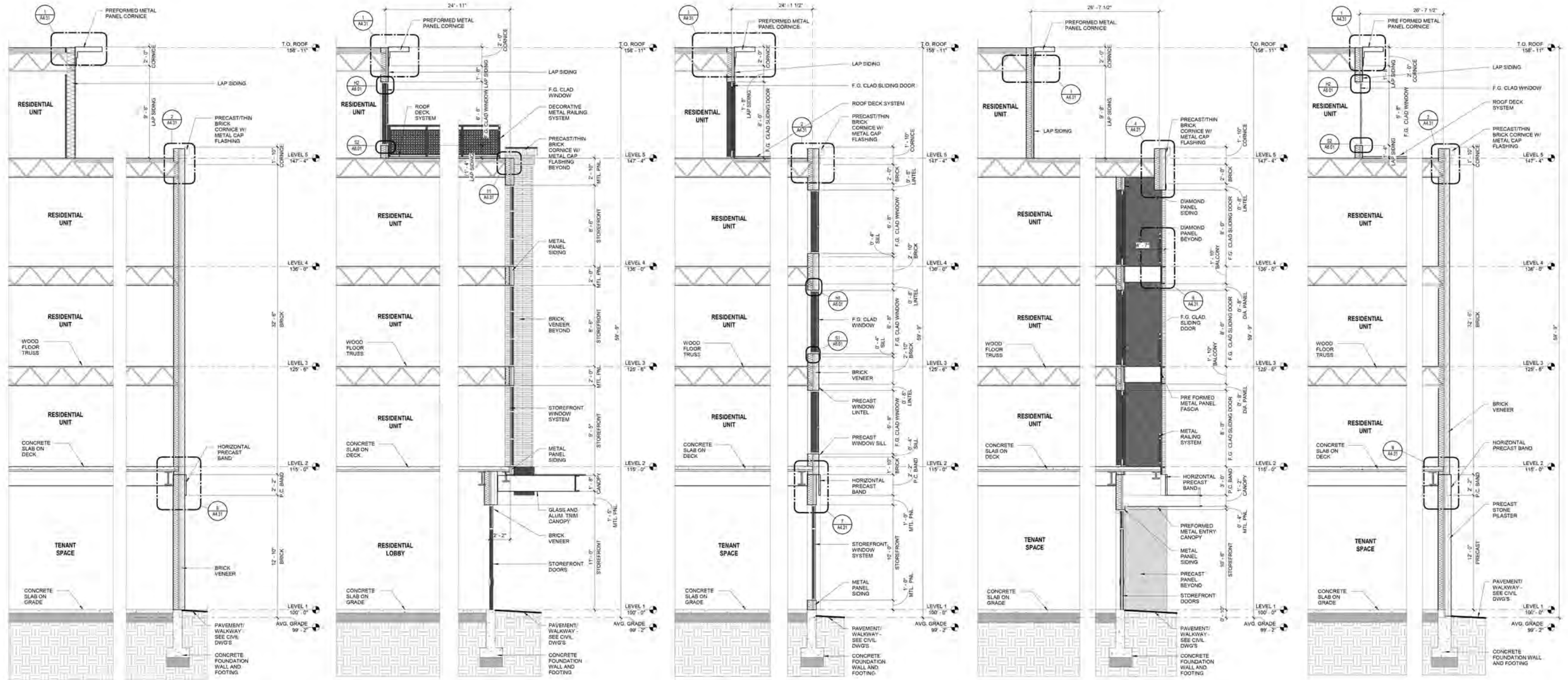
1 EXTERIOR ELEVATION - NORTH WEST
 SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01



1 EXTERIOR ELEVATION - NORTH EAST
 SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

- LEGEND
- RESIDENTIAL
 - RESTAURANT/OFFICE/RETAIL





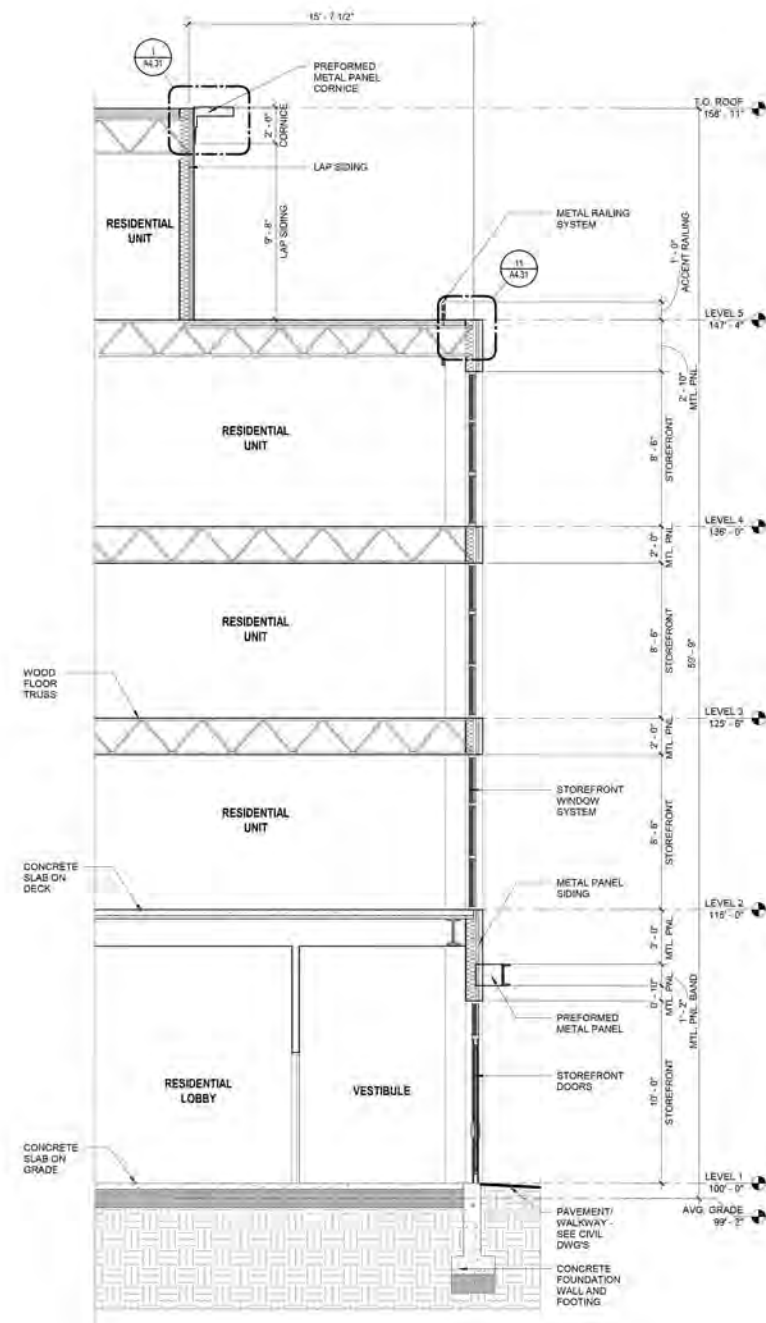
5 WALL SECTION - AT LEVEL 2 PRECAST BAND
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.01

4 WALL SECTION - 3 STORY STOREFRONT
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.01

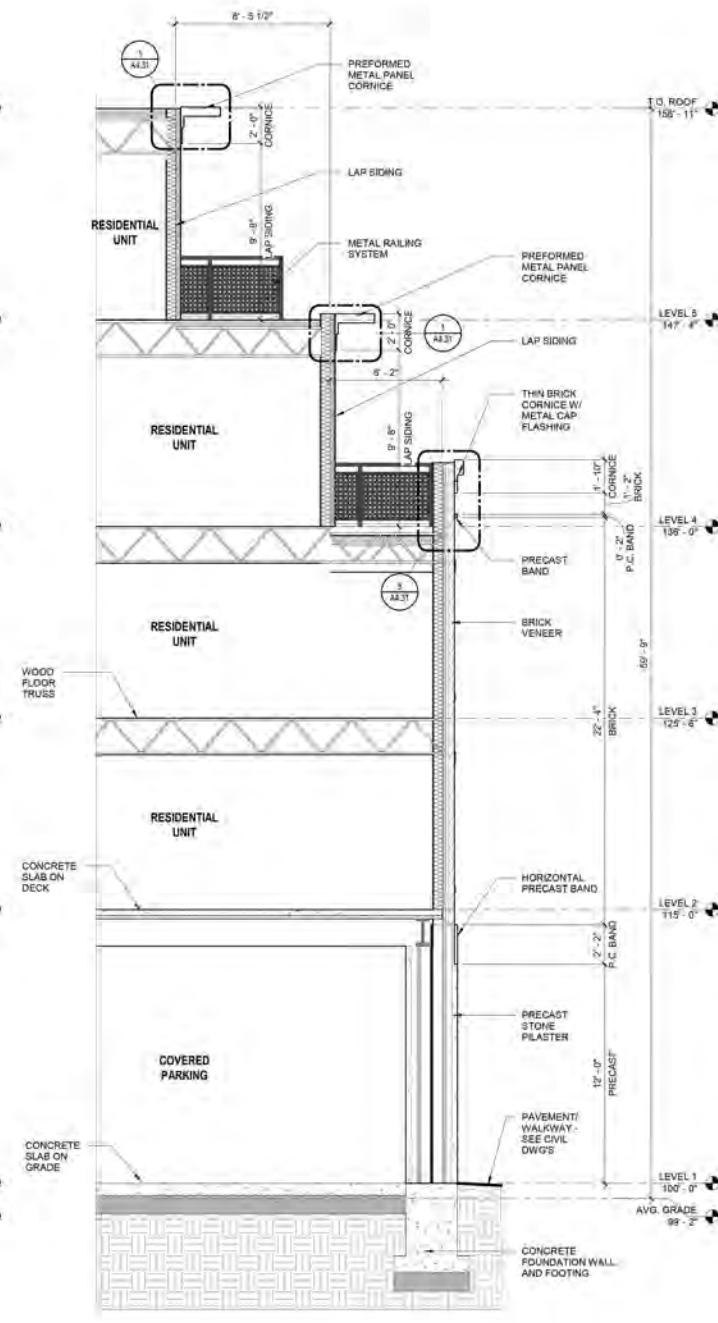
3 WALL SECTION - TYPICAL WINDOWS
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.01

2 WALL SECTION - BALCONY
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.01

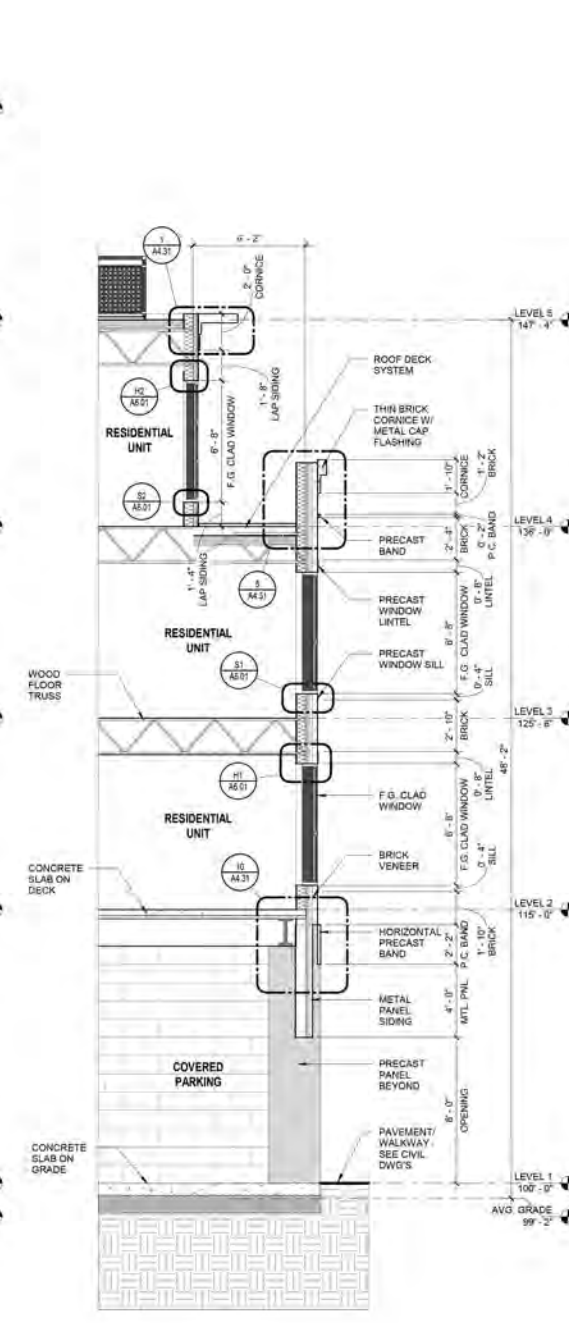
1 WALL SECTION - AT LEVEL 1 PILASTER
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.01



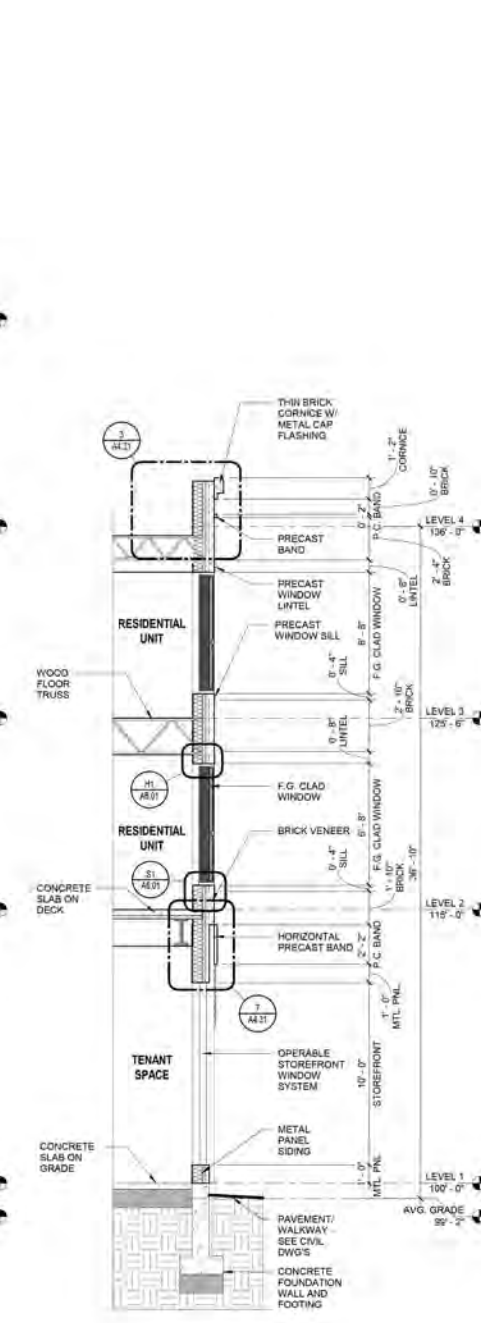
5 WALL SECTION - REAR PARKING ENTRY
SCALE: 1/4" = 1'-0"
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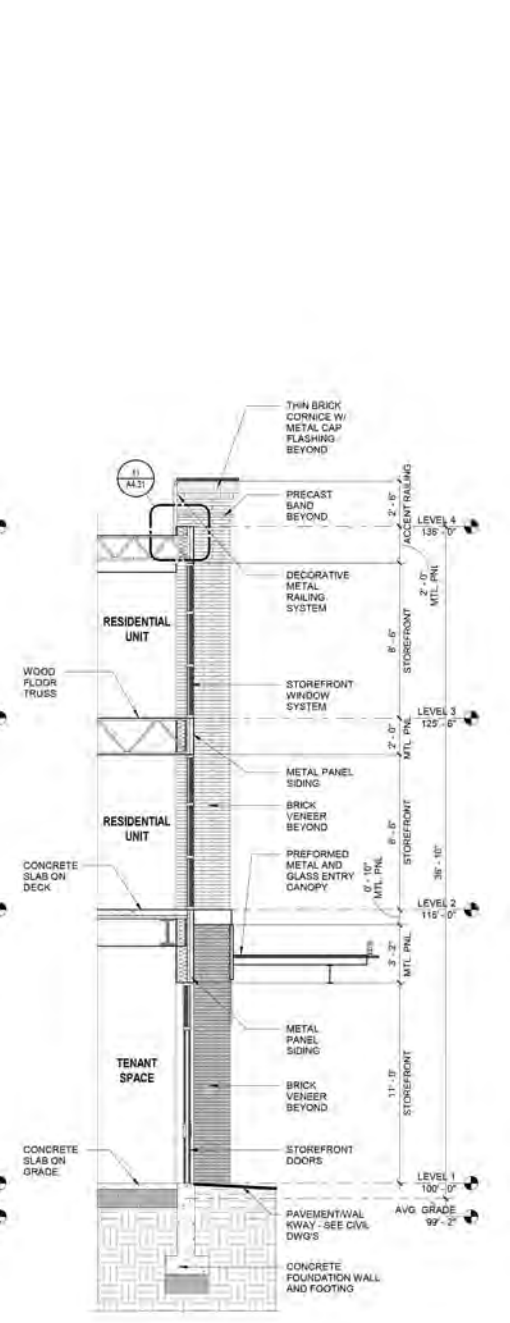
4 WALL SECTION - ROOF EDGE/PILASTER AT BUILDING STEP
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.03



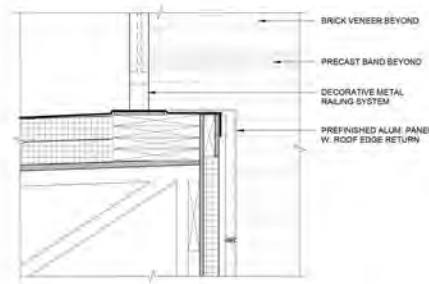
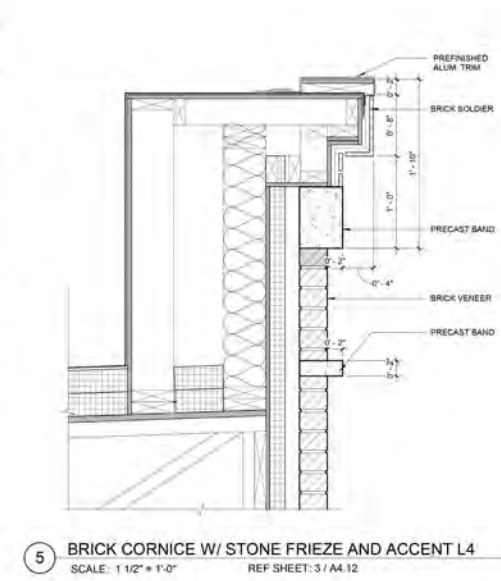
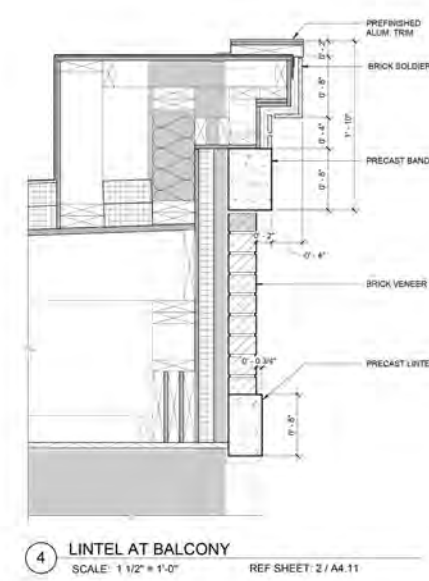
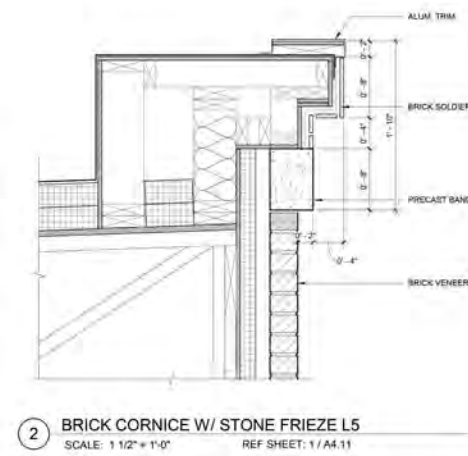
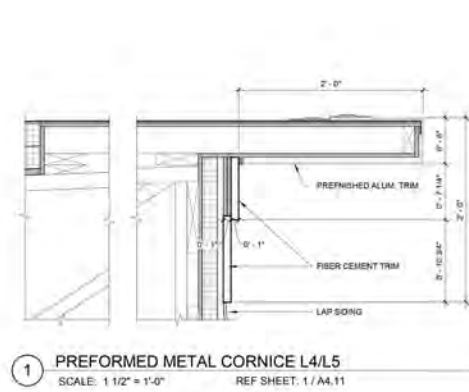
3 WALL SECTION - COVERED PARKING
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.03



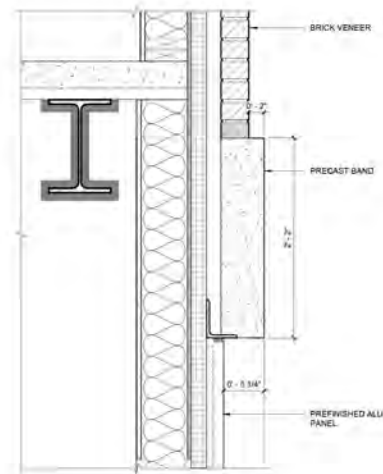
2 WALL SECTION - UPWARD ACTING DOOR
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.03



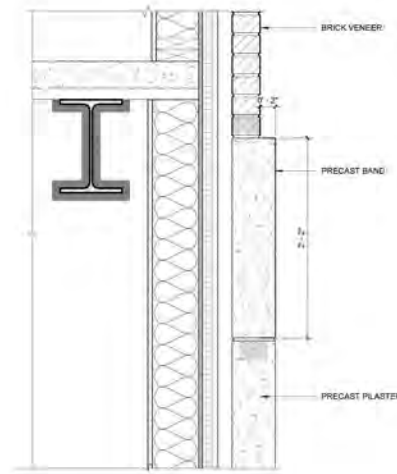
1 WALL SECTION - 2 STORY STOREFRONT
SCALE: 1/4" = 1'-0"
REF SHEET: 2 / A3.02



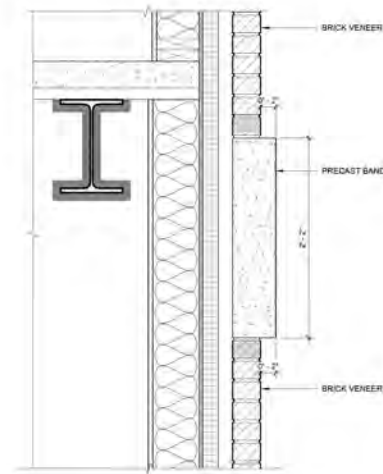
11 ROOF EDGE AT METAL PANEL
SCALE: 1 1/2" = 1'-0" REF SHEET: 4 / A4.11



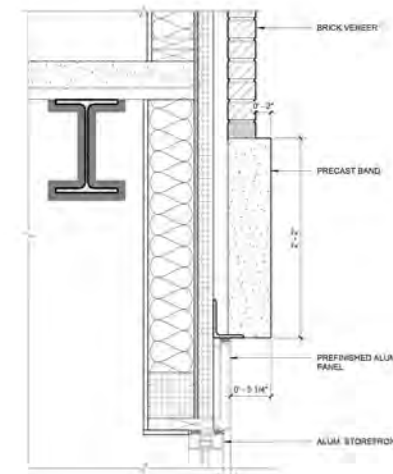
10 BAND AT METAL PANEL
SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.12



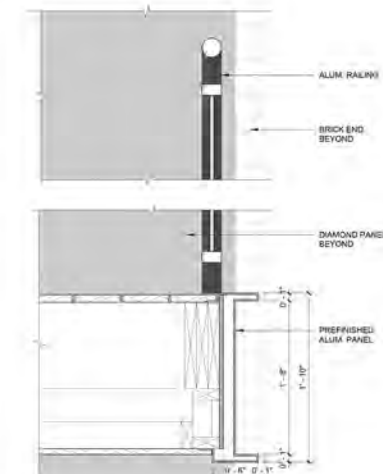
9 BAND AT COVERED PARKING
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



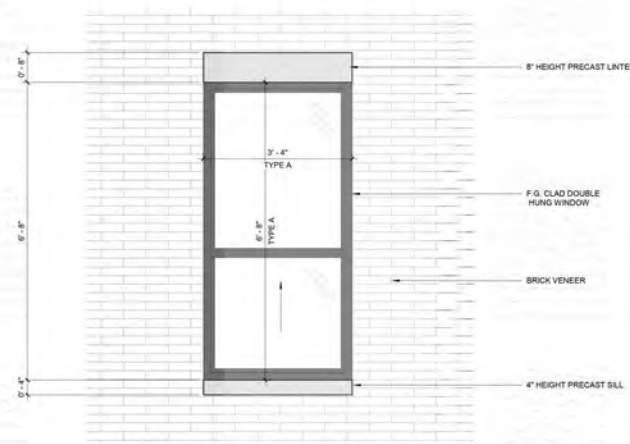
8 LEVEL 1 PRE CAST PILASTER
SCALE: 1 1/2" = 1'-0" REF SHEET: 5 / A4.11



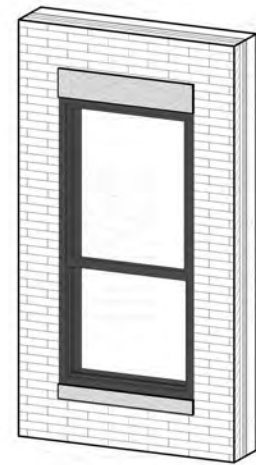
7 L2 PRECAST BAND AT METAL PANEL/STOREFRONT
SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.11



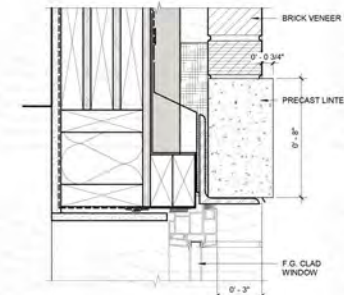
6 BALCONY EDGE
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.11



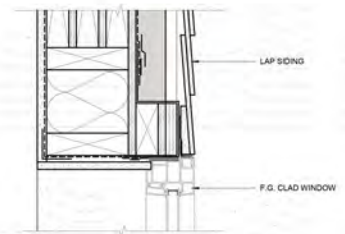
1 TYPICAL DOUBLE HUNG WINDOW IN BRICK
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



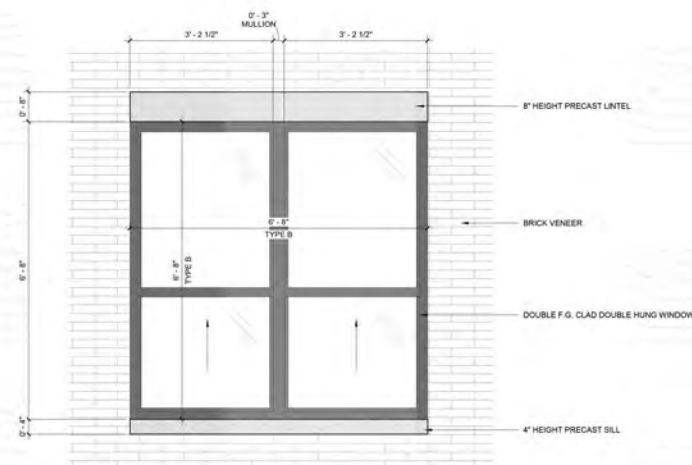
1A TYPICAL DOUBLE HUNG WINDOW IN BRICK 3D
SCALE:



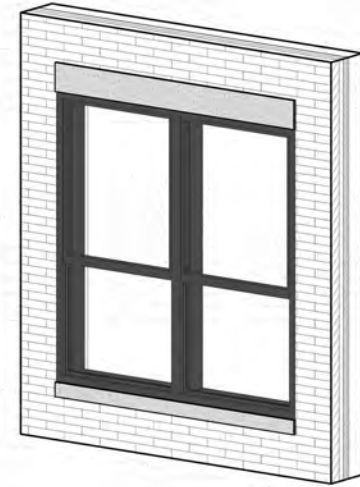
H1 FIBERGLASS CLAD WINDOW HEAD BRICK
SCALE: 3" = 1'-0" REF SHEET: 3 / A4.11



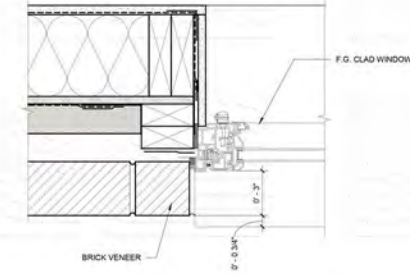
H2 FIBERGLASS CLAD WINDOW HEAD FIBER CEMENT LAP SIDING
SCALE: 3" = 1'-0" REF SHEET: 1 / A4.11



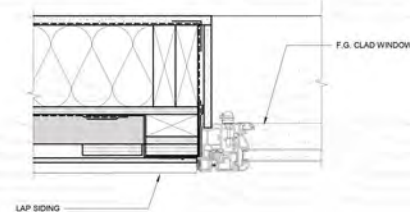
2 TYPICAL DOUBLE DOUBLE HUNG WINDOW IN BRICK
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



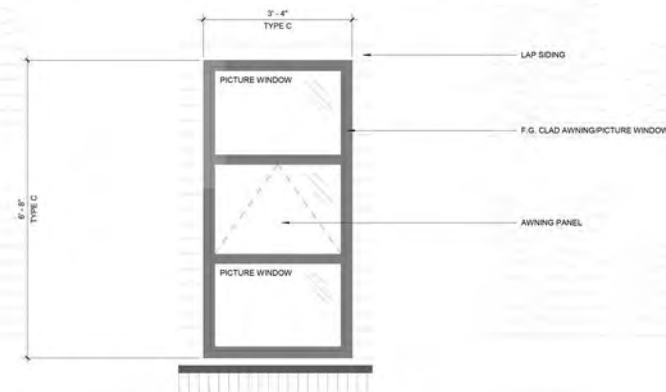
2A TYPICAL DOUBLE DOUBLE HUNG WINDOW IN BRICK 3D
SCALE:



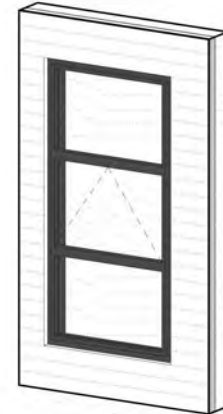
J1 FIBERGLASS CLAD WINDOW JAMB BRICK
SCALE: 3" = 1'-0"



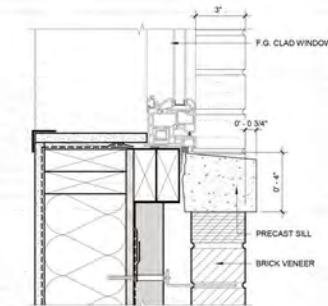
J2 FIBERGLASS CLAD WINDOW JAMB FIBER CEMENT LAP SIDING
SCALE: 3" = 1'-0"



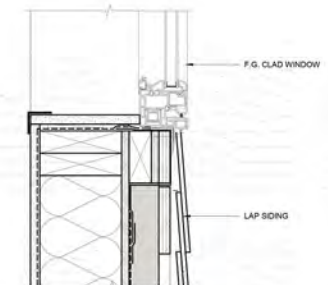
3 AWNING WINDOW IN FIBER CEMENT LAP SIDING
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.06



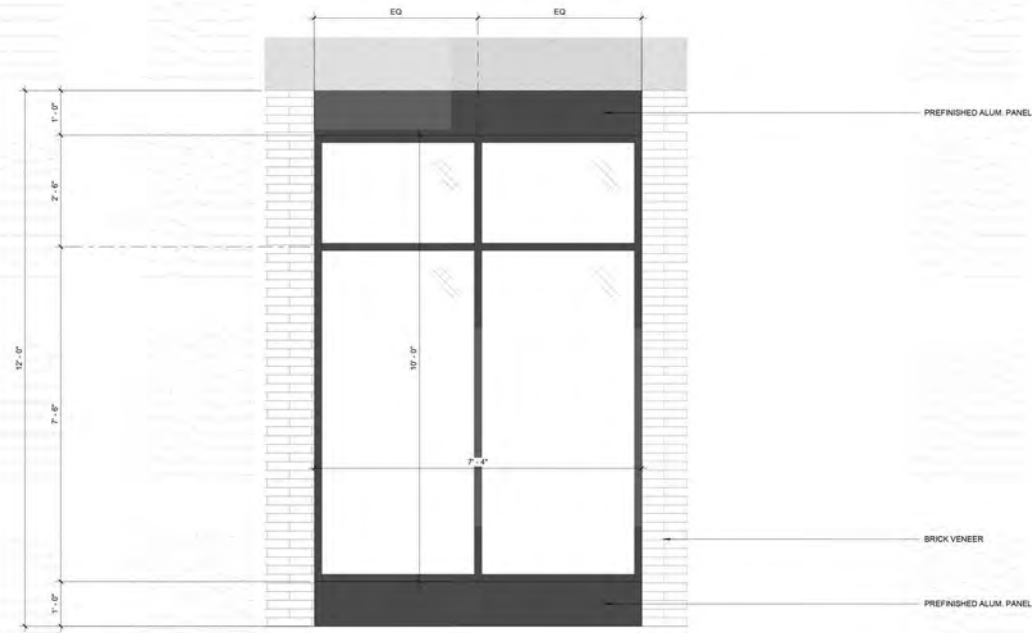
3A AWNING WINDOW IN FIBER CEMENT LAP SIDING 3D
SCALE:



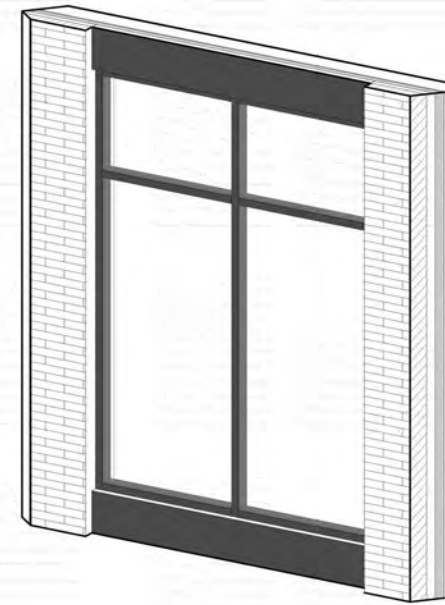
S1 FIBERGLASS CLAD WINDOW SILL BRICK
SCALE: 3" = 1'-0" REF SHEET: 3 / A4.11



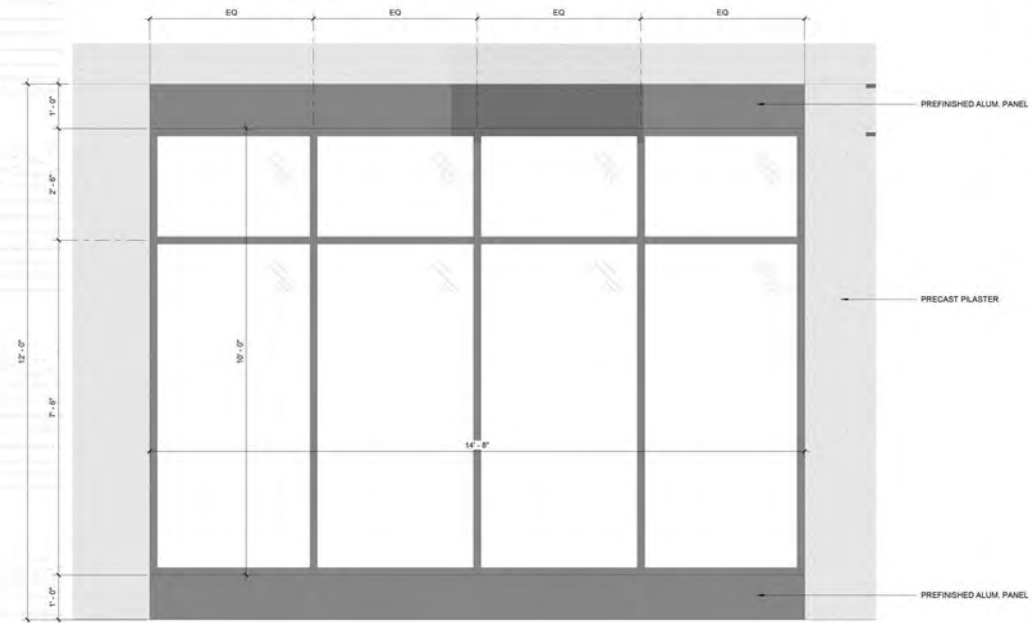
S2 FIBERGLASS CLAD WINDOW SILL FIBER CEMENT LAP SIDING
SCALE: 3" = 1'-0" REF SHEET: 1 / A4.11



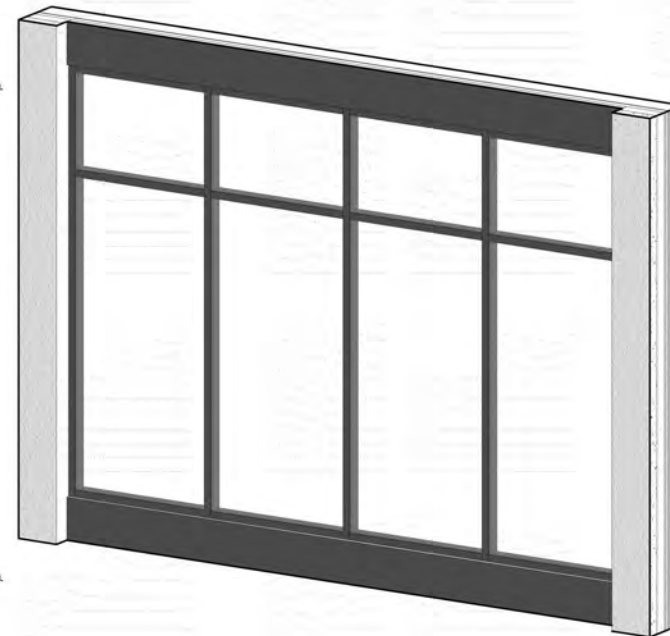
1 STOREFRONT WINDOW IN BRICK/METAL PANEL
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.02



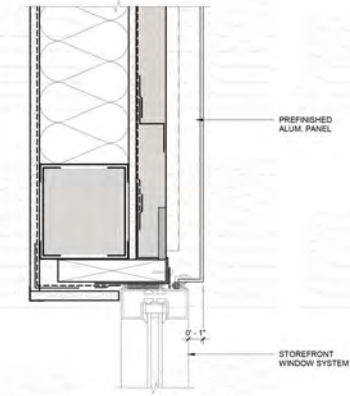
1A STOREFRONT WINDOW IN BRICK/METAL PANEL 3D
SCALE:



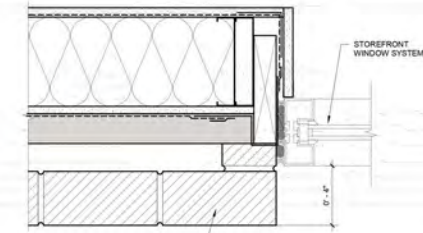
2 STOREFRONT WINDOW IN PRECAST/METAL PANEL
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



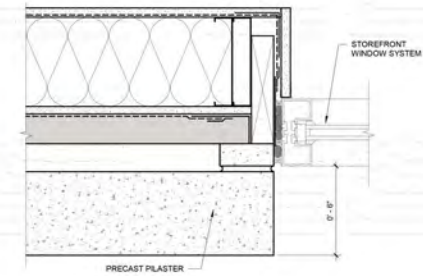
2A STOREFRONT WINDOW IN PRECAST/METAL PANEL 3D
SCALE:



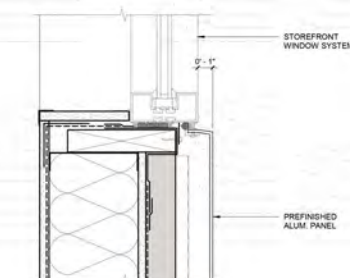
H1 STOREFRONT HEAD METAL PANEL
SCALE: 3" = 1'-0"



J1 STOREFRONT JAMB BRICK
SCALE: 3" = 1'-0"



J1A STOREFRONT JAMB PRECAST PILASTER
SCALE: 3" = 1'-0"

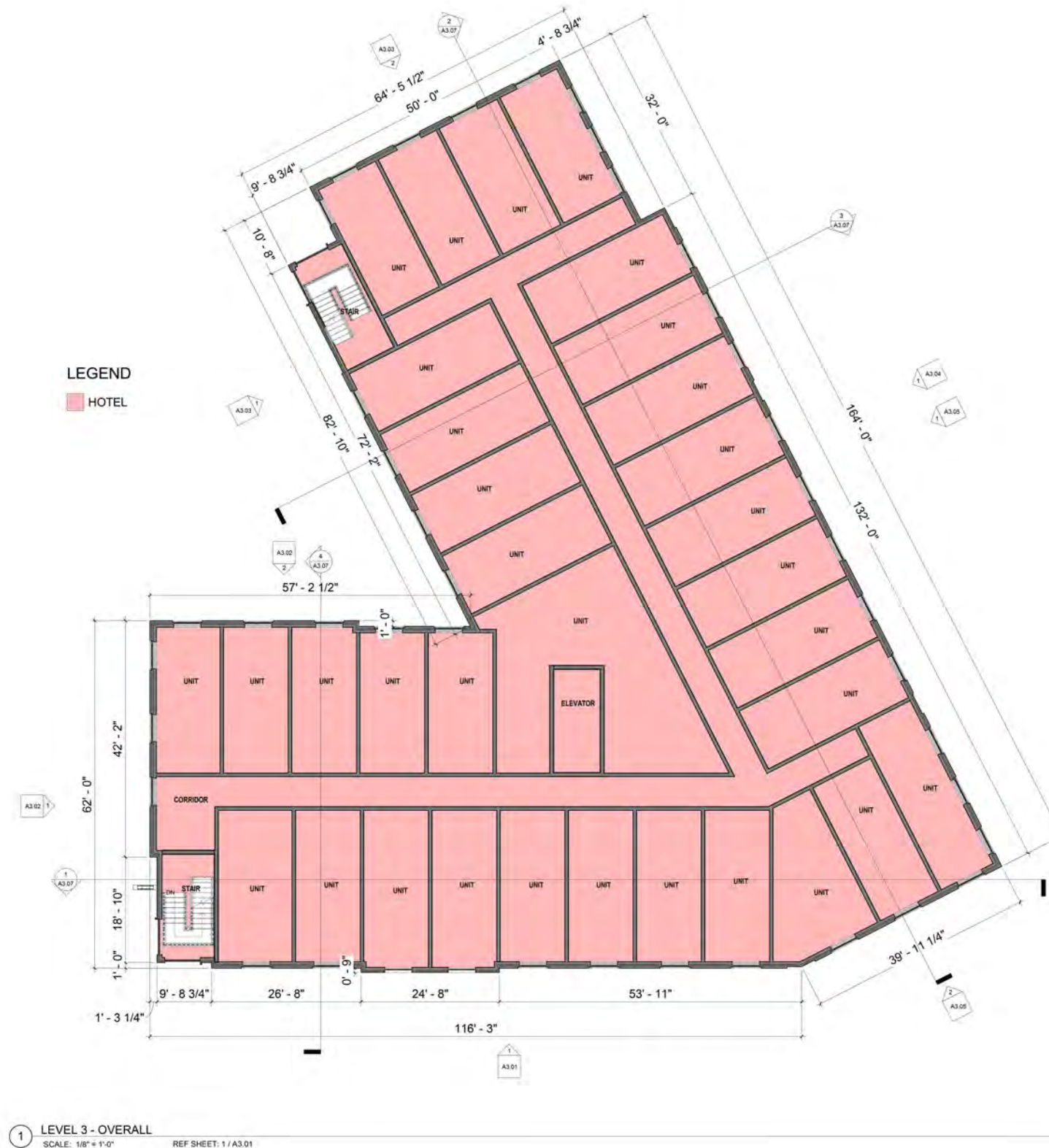


S1 STOREFRONT SILL METAL PANEL
SCALE: 3" = 1'-0"



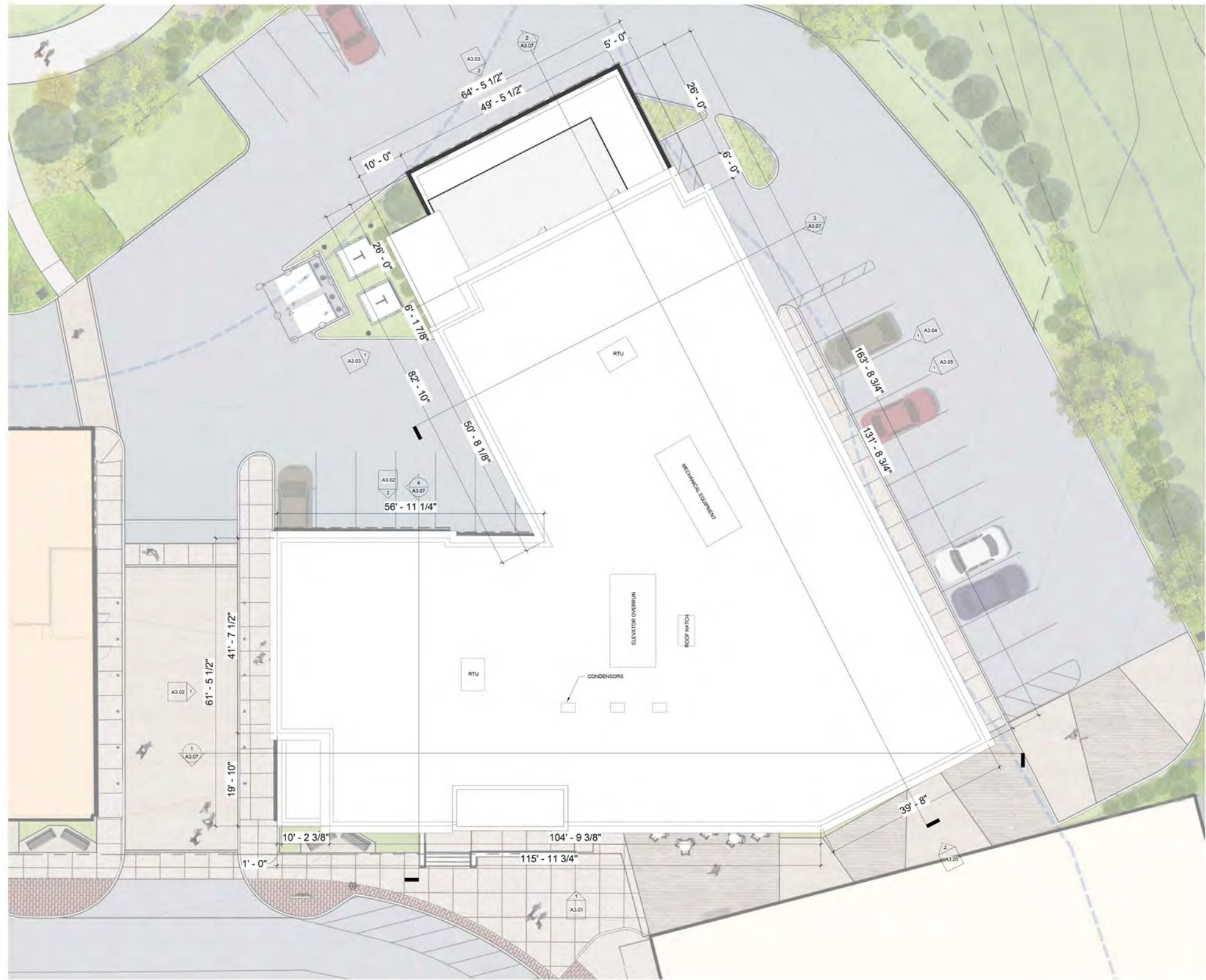


1 LEVEL 2 - OVERALL
 SCALE: 1/8" = 1'-0"
 REF SHEET: 1 / A3.01









1 ROOF PLAN
SCALE: 1/8" = 1'-0"
REF SHEET: 1 / A3.01



1 SOUTH EAST ELEVATION
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



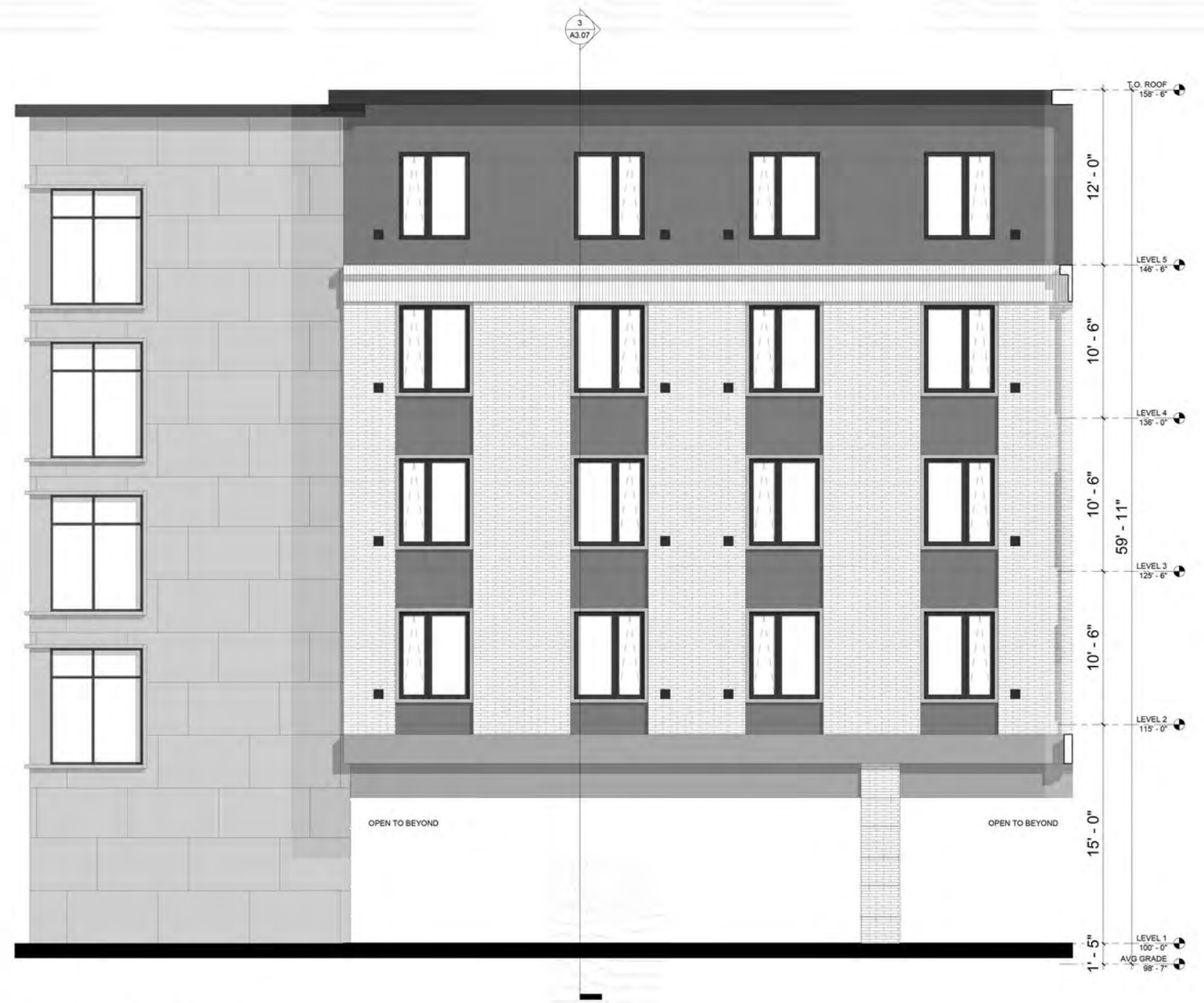
2 NORTH WEST ELEVATION A
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



1 SOUTH WEST ELEVATION A
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



2 NORTH WEST ELEVATION B
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



1 SOUTH WEST ELEVATION B
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



① NORTH EAST ELEVATION A
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A1.02



1 NORTH EAST ELEVATION B
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A1.02



North
Scale

ELEVATIONS

RAYNES AVE.
HOTEL

Project

Date

28

JUNE

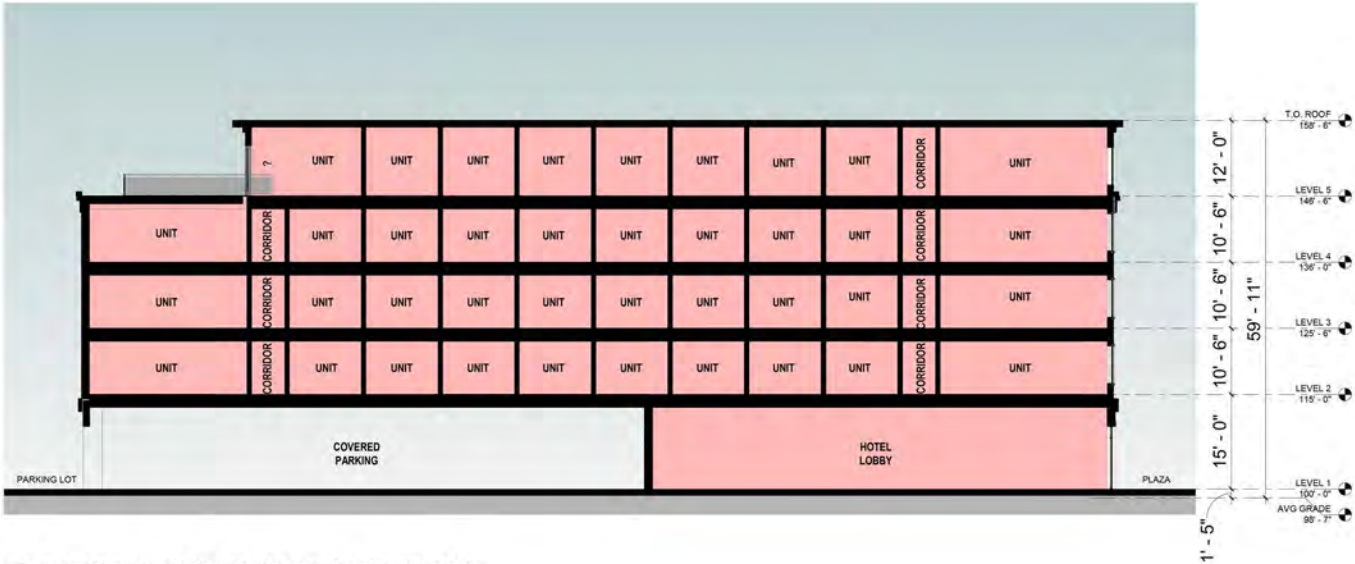
2022

Dwg. No.

A3.05

LEGEND

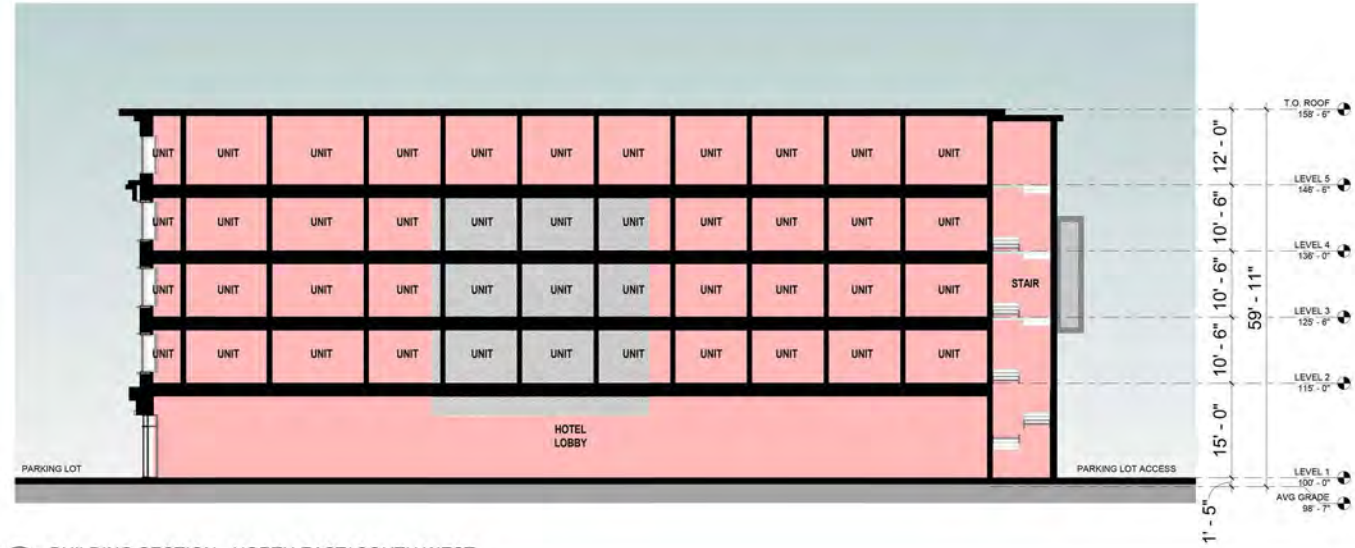
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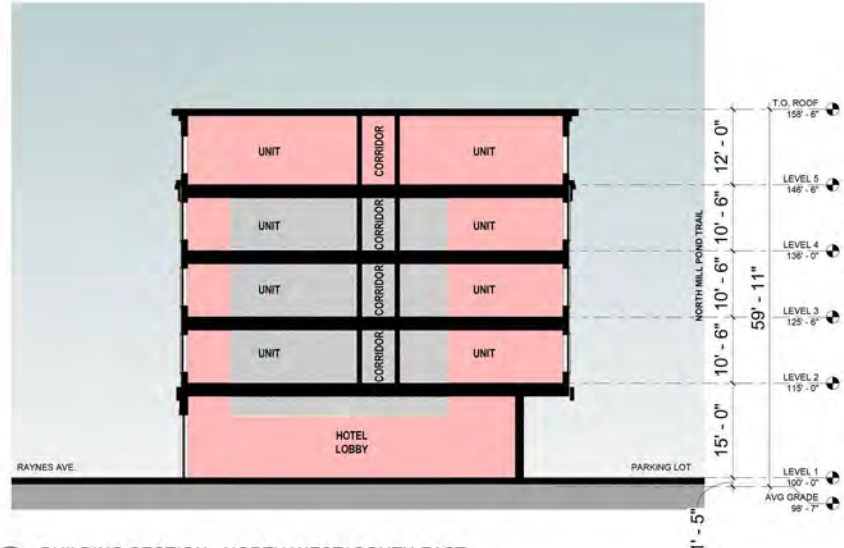
2 BUILDING SECTION - NORTH WEST / SOUTH EAST
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02



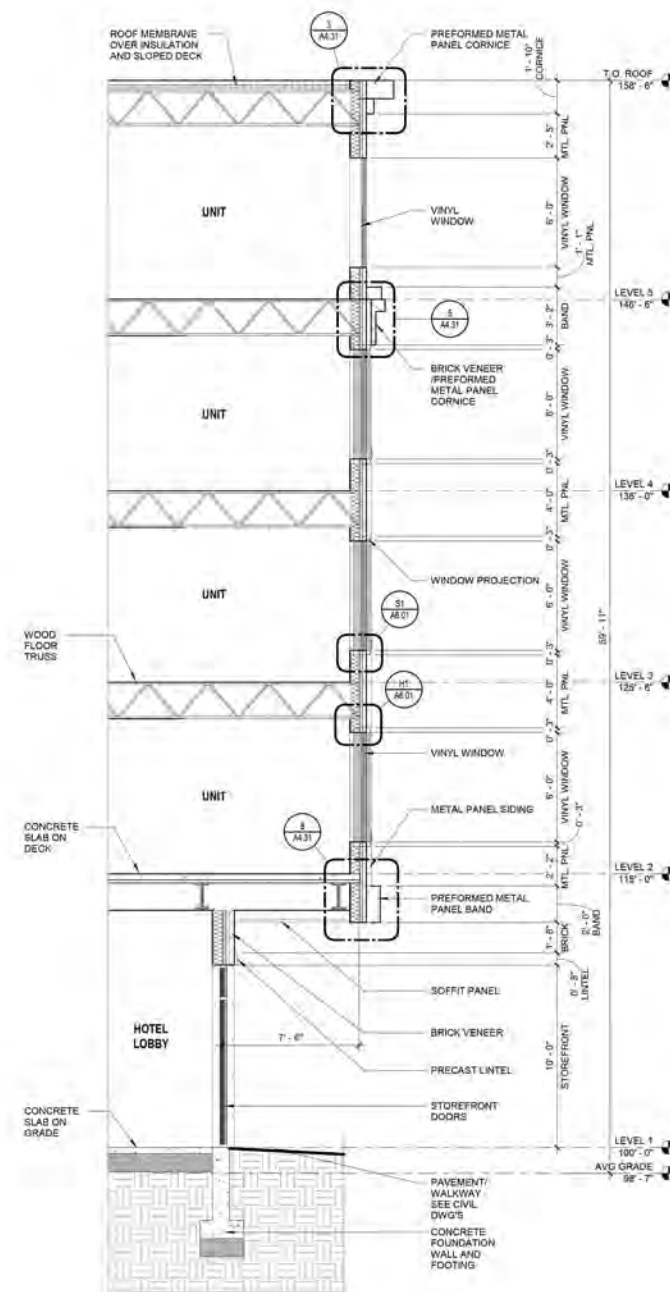
3 BUILDING SECTION - NORTH EAST / SOUTH WEST
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02



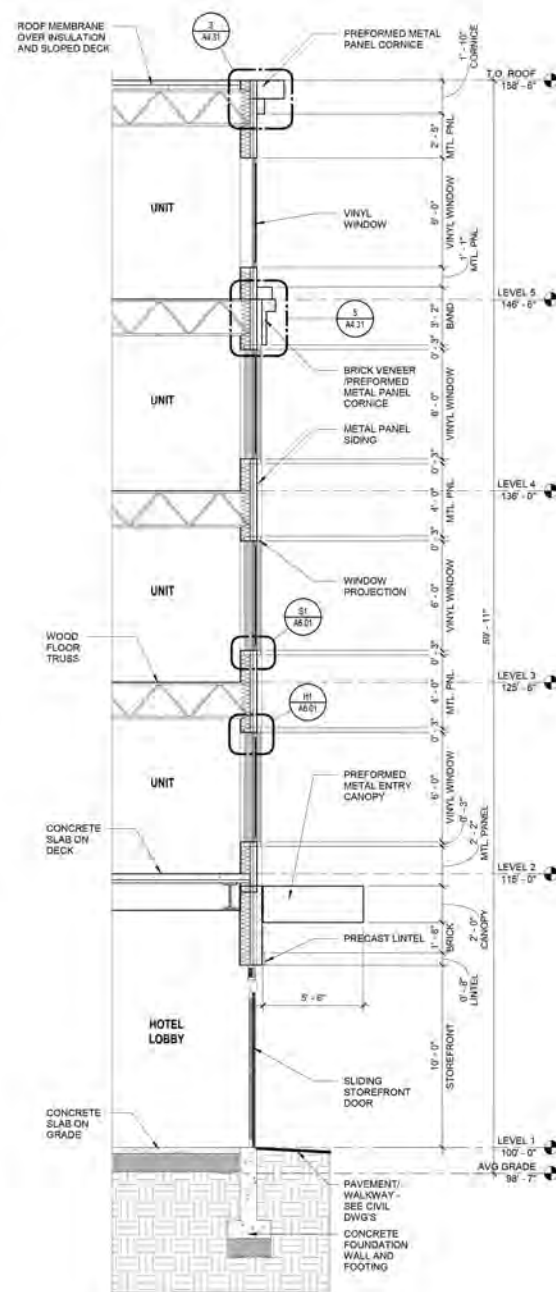
1 BUILDING SECTION - NORTH EAST / SOUTH WEST
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02



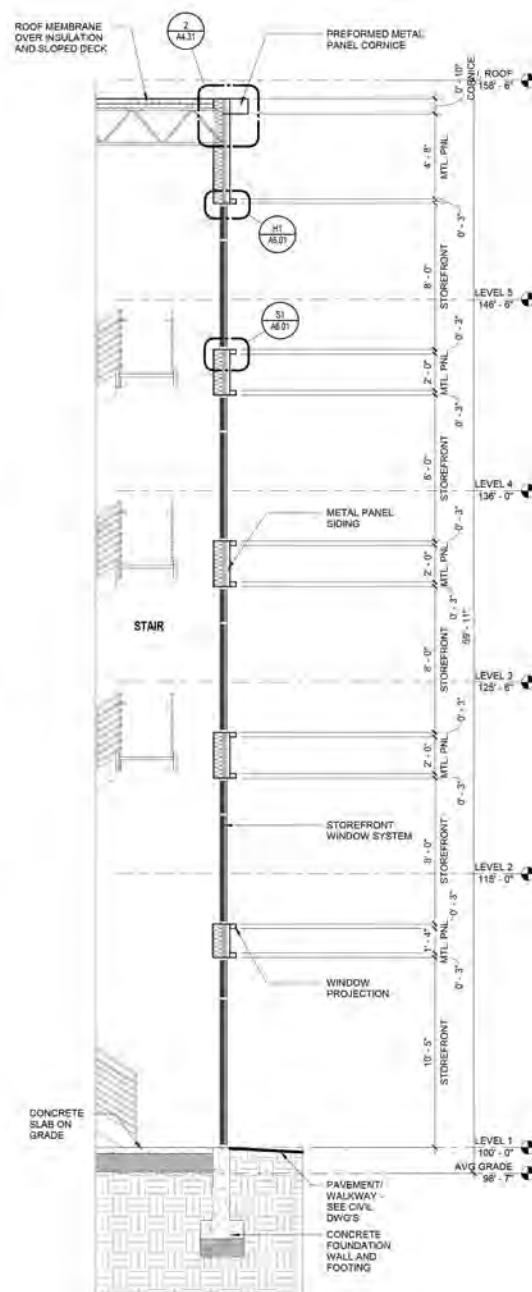
4 BUILDING SECTION - NORTH WEST / SOUTH EAST
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02



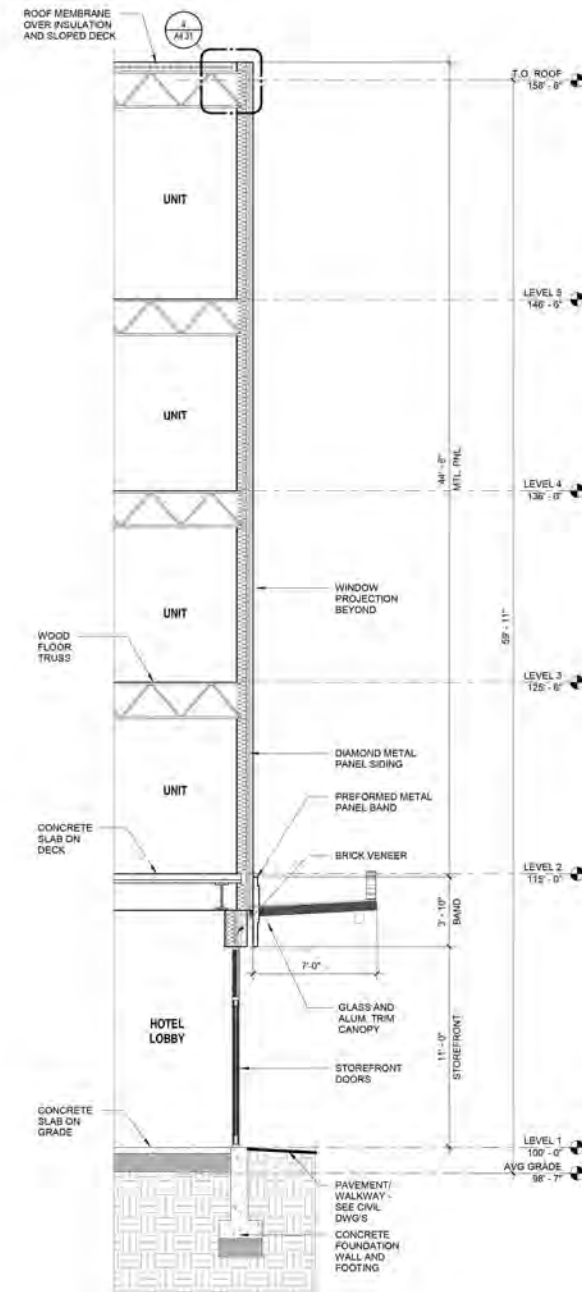
5 WALL SECTION - OVERHANG
SCALE: 1/4" = 1'-0"
REF SHEET: 2 / A3.02



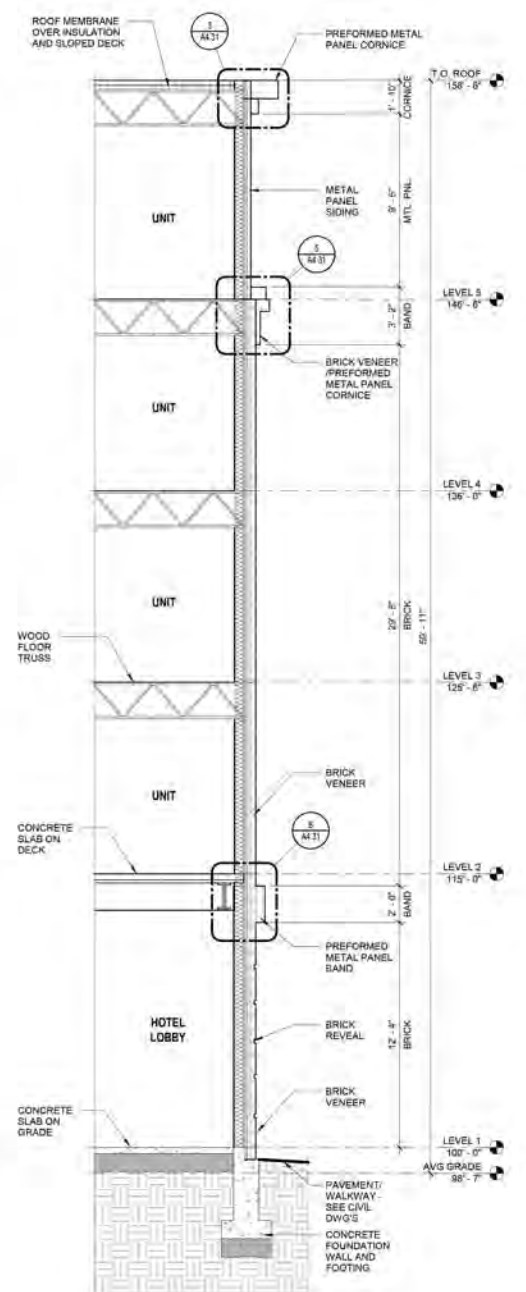
4 WALL SECTION - SOUTH WEST ENTRY
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.02



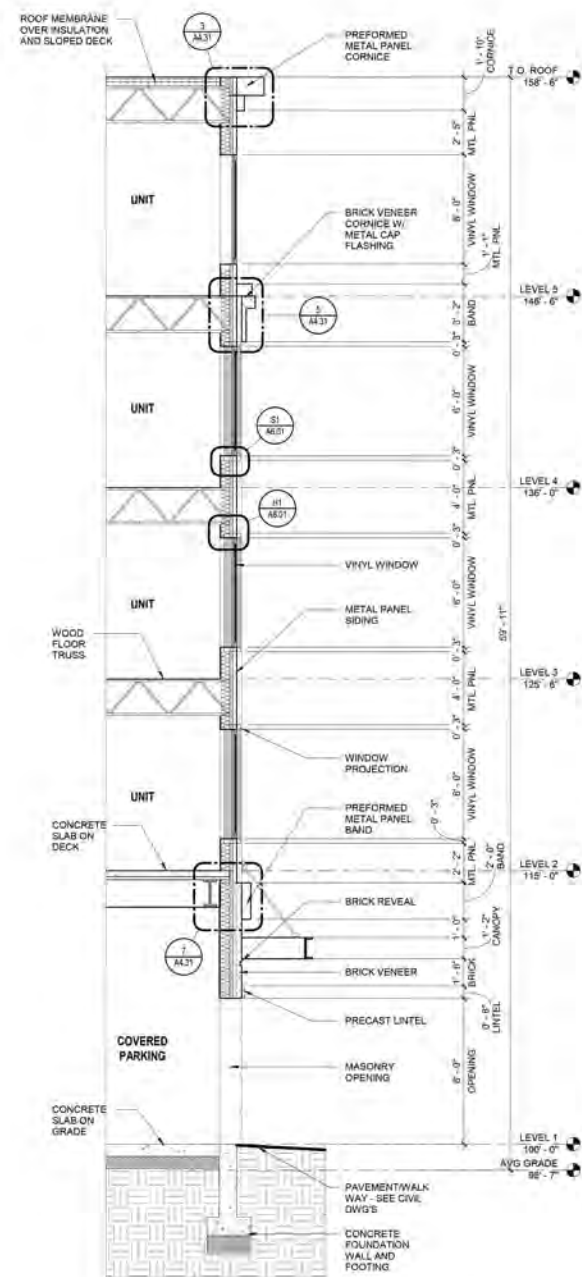
3 WALL SECTION - STAIR
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.01



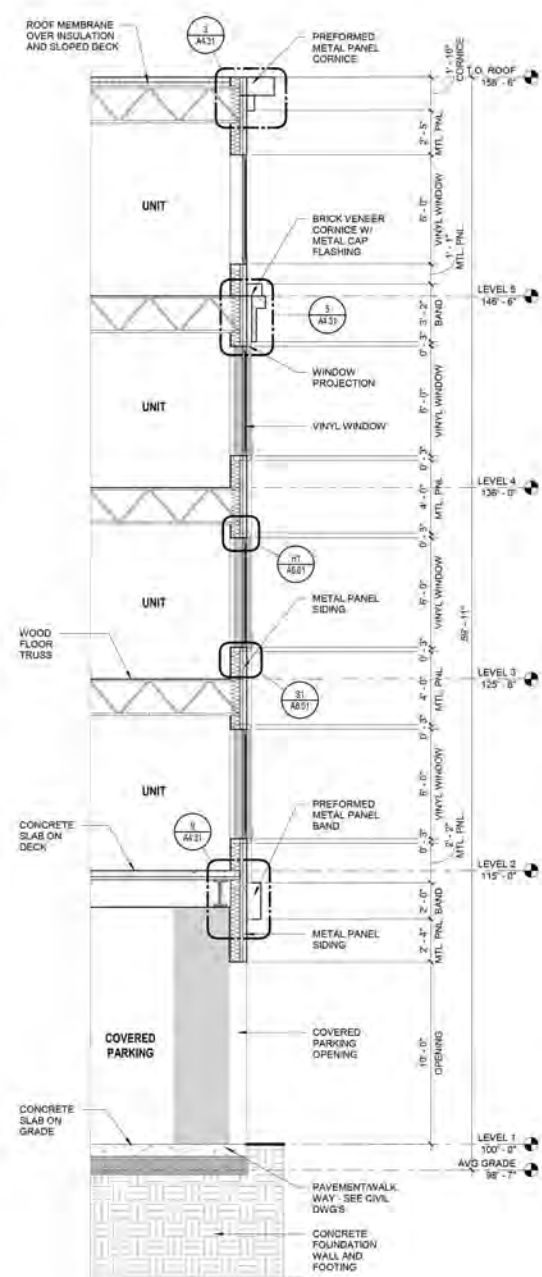
2 WALL SECTION - RAYNES AVE ENTRY CANOPY
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.01



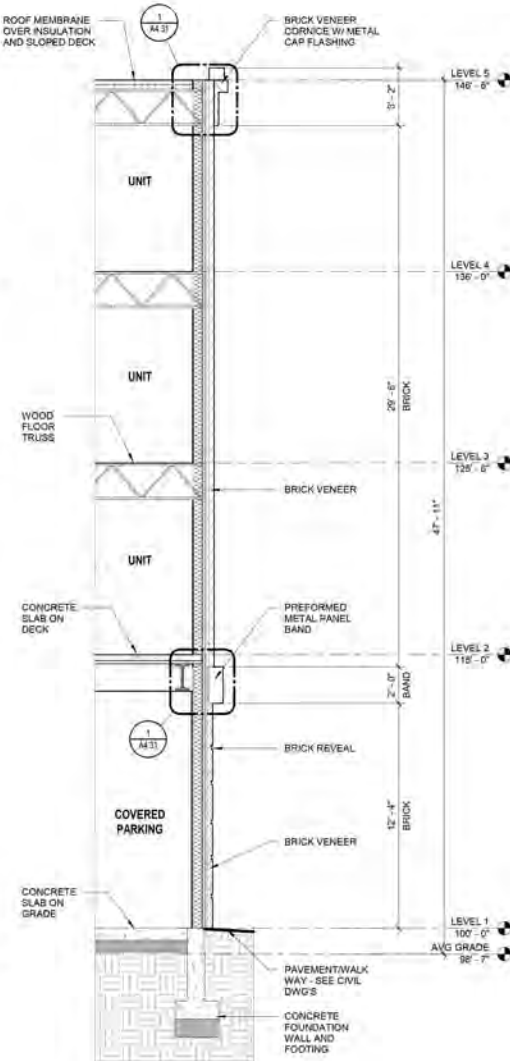
1 WALL SECTION - TYPICAL
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.01



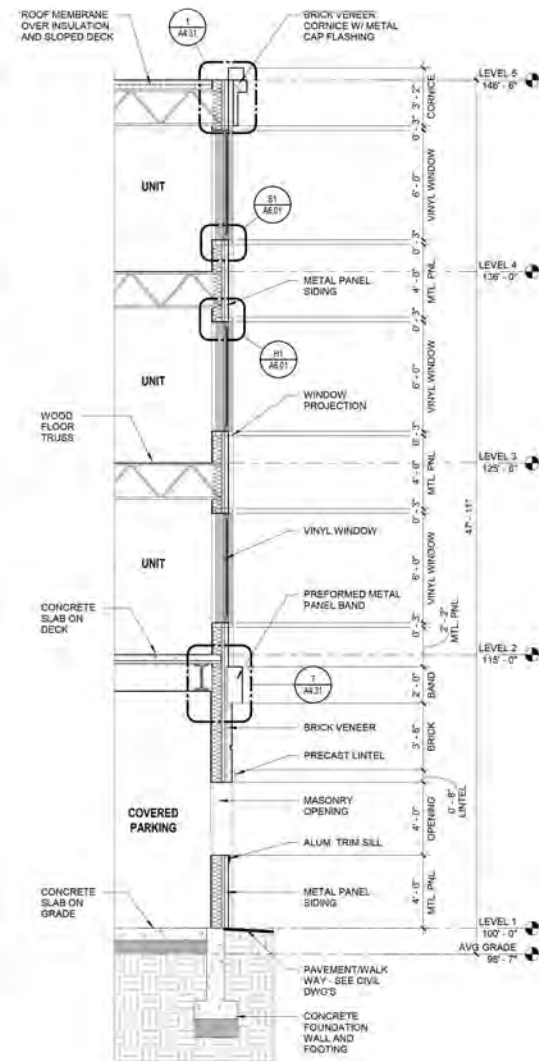
5 WALL SECTION - PARKING OPENING B
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.05



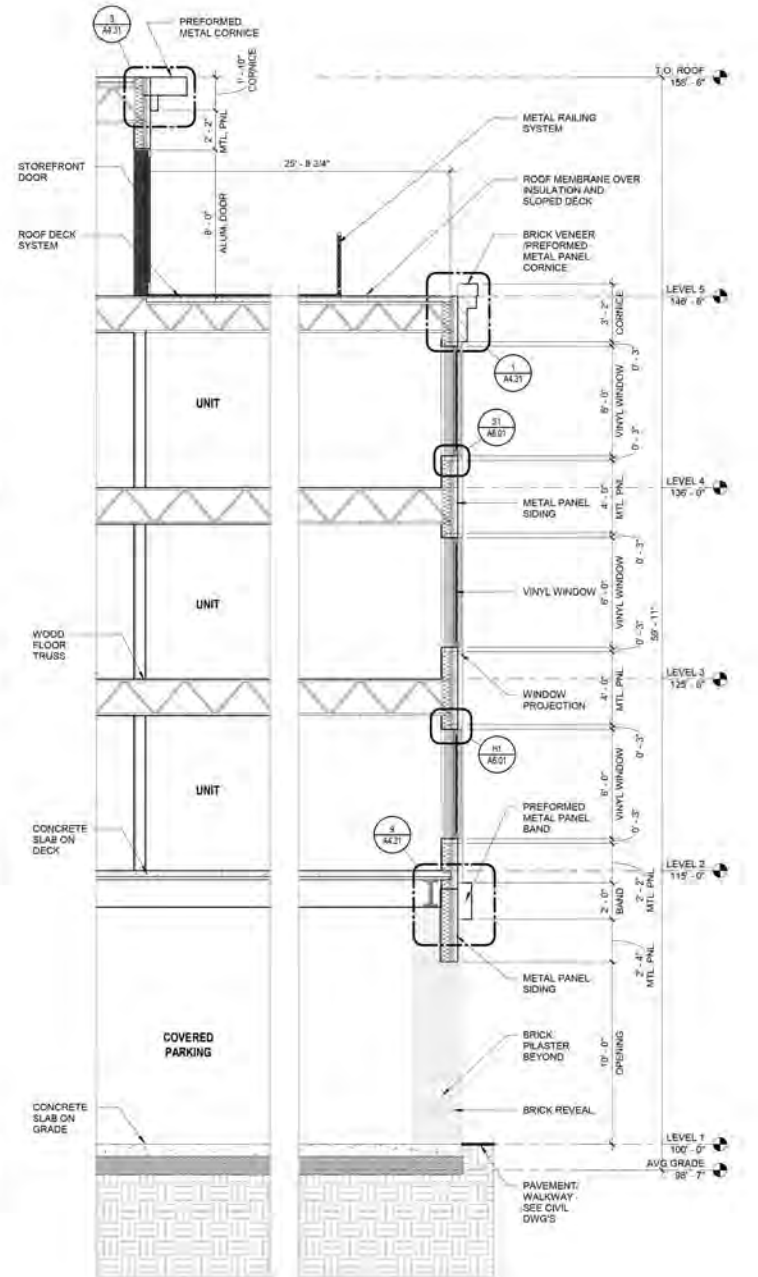
4 WALL SECTION - PARKING OPENING A
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.04



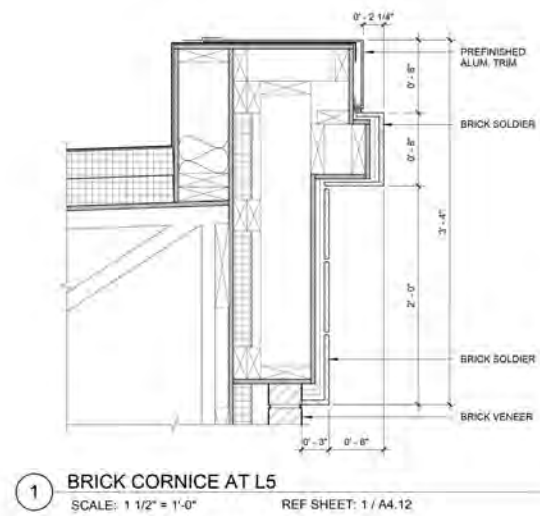
3 WALL SECTION - PILASTER
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.04



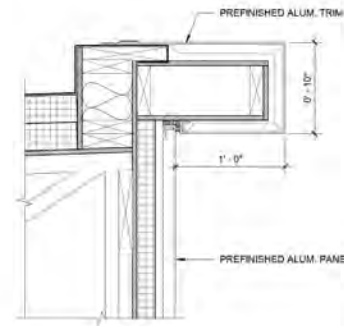
2 WALL SECTION - PARKING WINDOW OPENING A
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.04



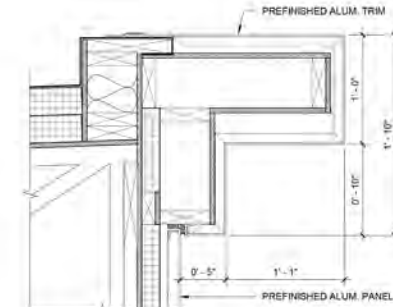
1 WALL SECTION - ROOF DECK
SCALE: 1/4" = 1'-0"
REF SHEET: 2 / A3.03



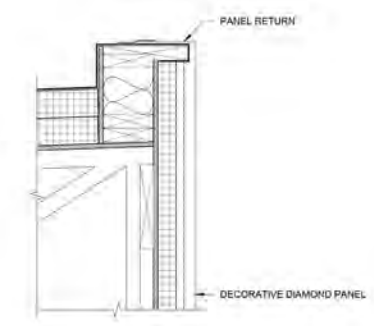
1 BRICK CORNICE AT L5
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.12



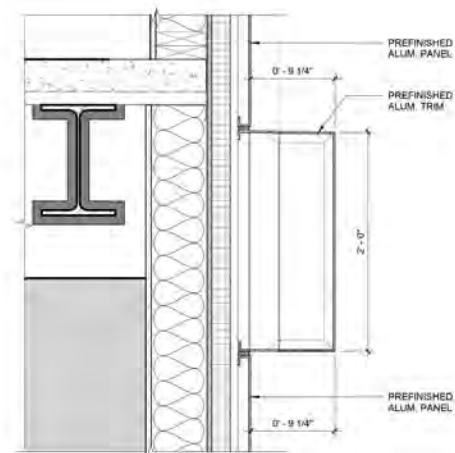
2 PREFORMED METAL CORNICE AT STAIR ROOF
SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.11



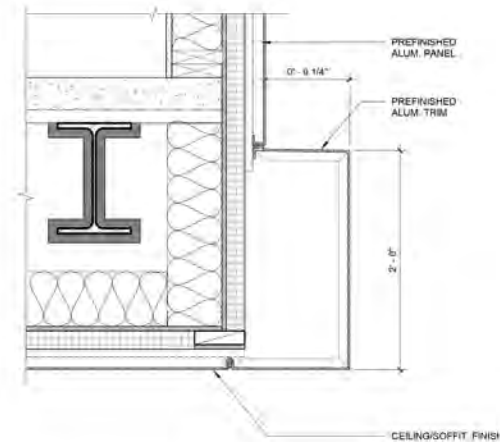
3 PREFORMED METAL CORNICE AT ROOF
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



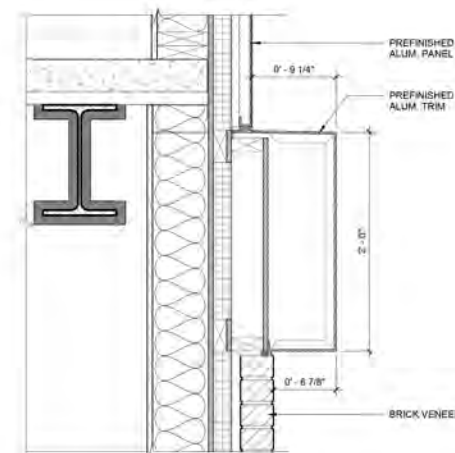
4 HORIZONTAL BAND AT DIAMOND PANEL/ROOF
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.11



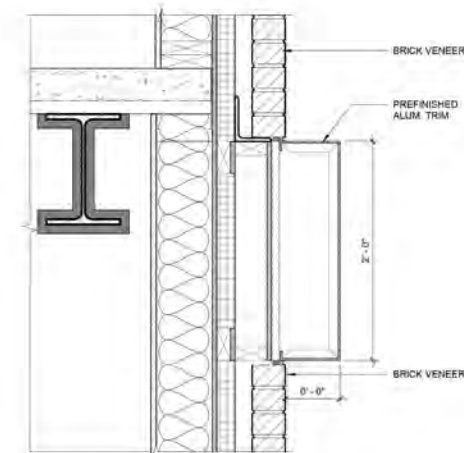
9 PREFORMED METAL BAND AT L2 (MTL. PNL./MTL. PNL.)
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.12



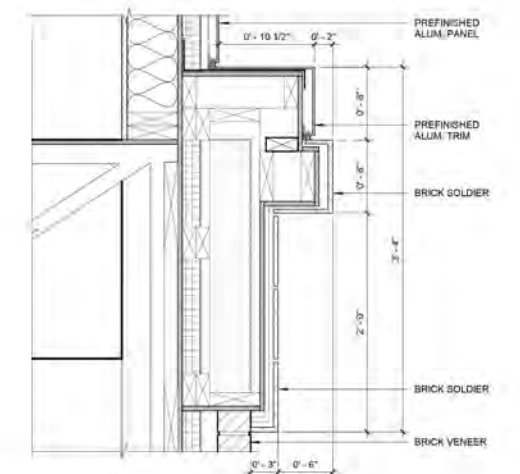
8 PREFORMED METAL BAND AT L2 OVERHANG
SCALE: 1 1/2" = 1'-0" REF SHEET: 5 / A4.11



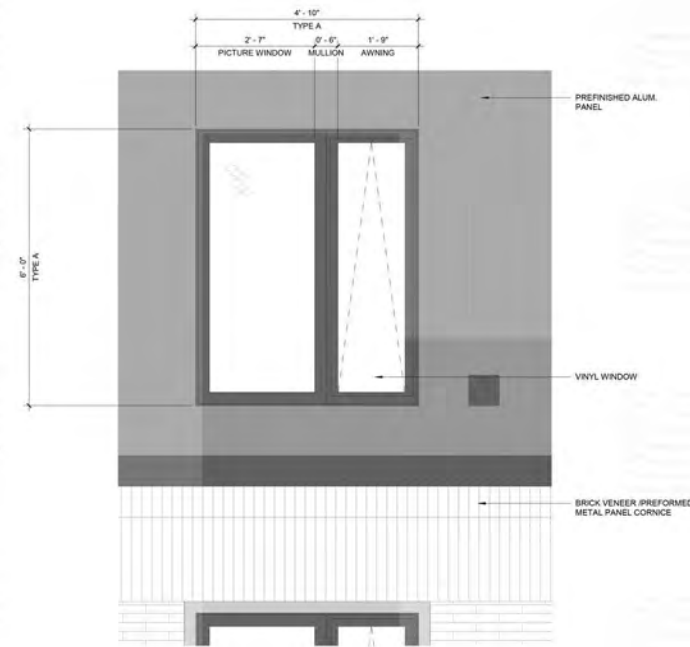
7 PREFORMED METAL BAND AT L2 (BRICK/METAL PANEL)
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.12



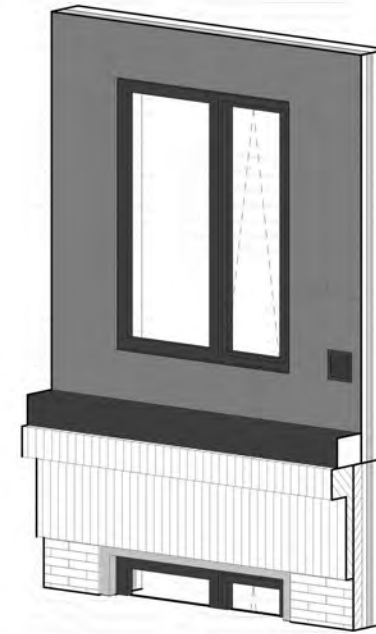
6 PREFORMED METAL BAND AT L2
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



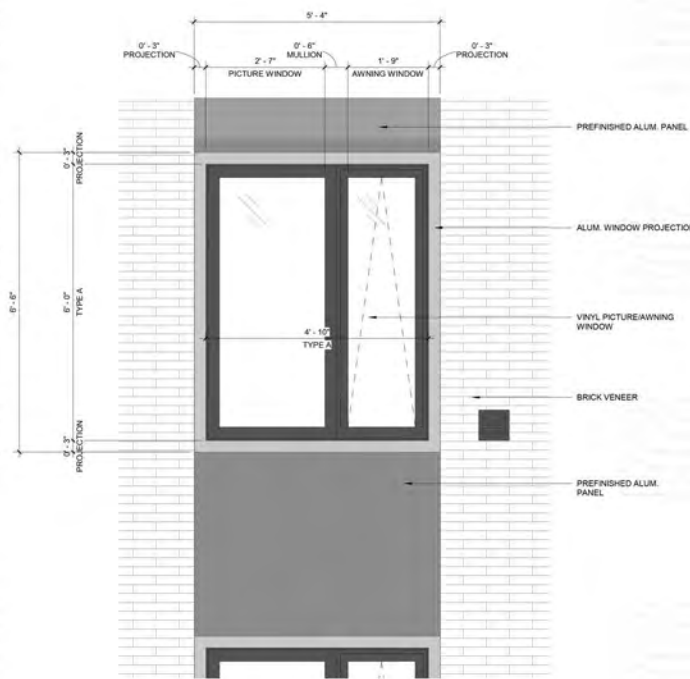
5 BRICK BAND AT L5
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



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



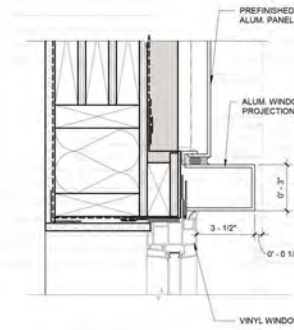
1A ENLARGED VINYL WINDOW IN METAL PANEL L5 3D
SCALE:



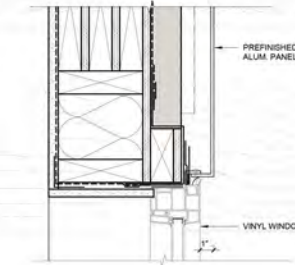
2 ENLARGED VINYL WINDOW IN METAL PANEL/BRICK VENEER LEVEL 2-4
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



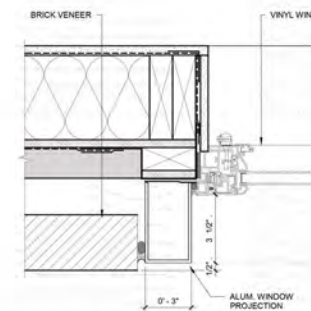
2A ENLARGED VINYL WINDOW IN METAL PANEL/BRICK VENEER L2-4 3D
SCALE:



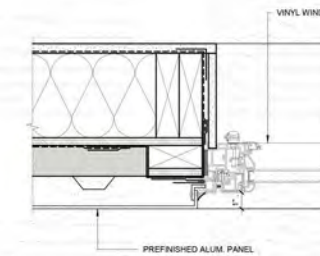
H1 VINYL WINDOW HEAD W/ PROJECTION
SCALE: 3" = 1'-0" REF SHEET: 3 / A4.11



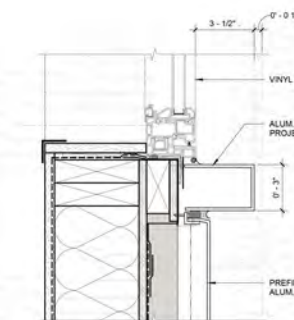
H2 VINYL WINDOW HEAD METAL PANEL
SCALE: 3" = 1'-0"



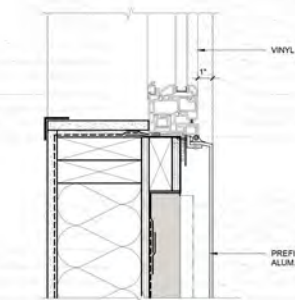
J1 VINYL WINDOW JAMB W/ PROJECTION
SCALE: 3" = 1'-0"



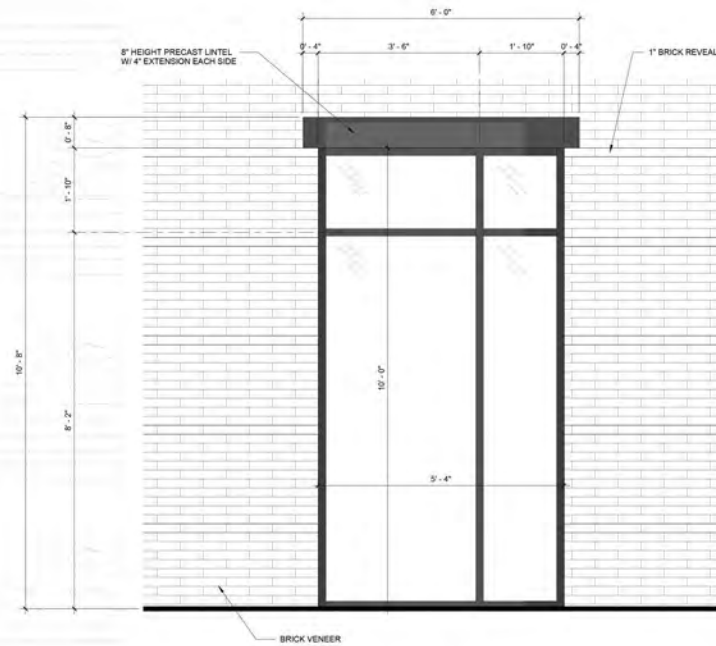
J2 VINYL WINDOW JAMB METAL PANEL
SCALE: 3" = 1'-0"



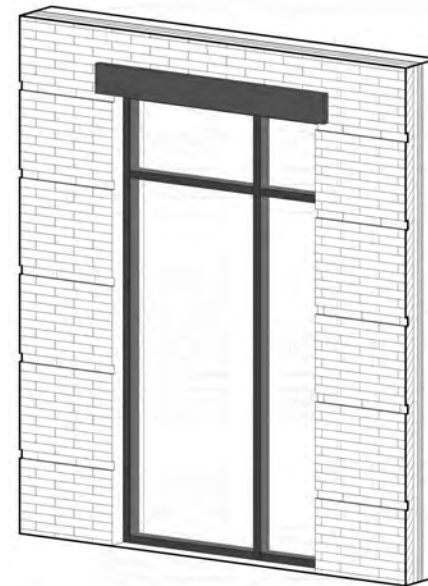
S1 VINYL WINDOW SILL W/ PROJECTION
SCALE: 3" = 1'-0" REF SHEET: 3 / A4.11



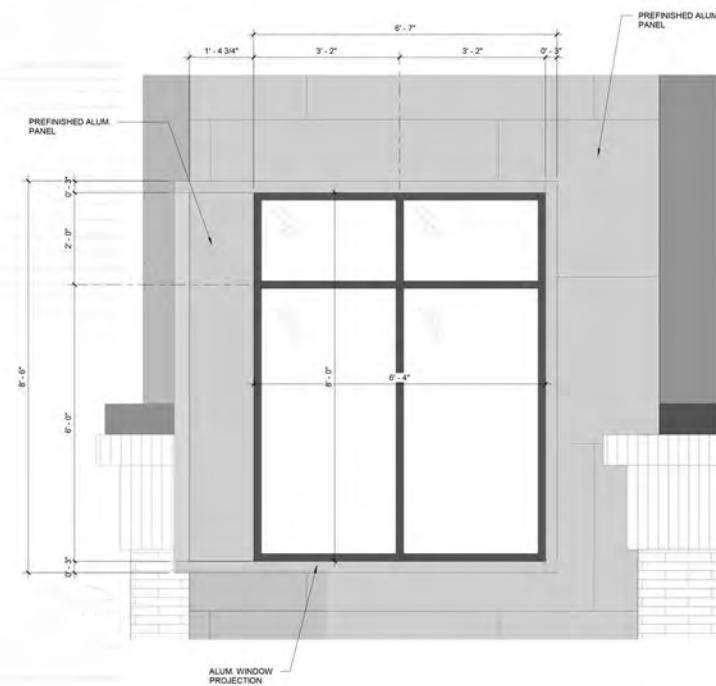
S2 VINYL WINDOW SILL METAL PANEL
SCALE: 3" = 1'-0"



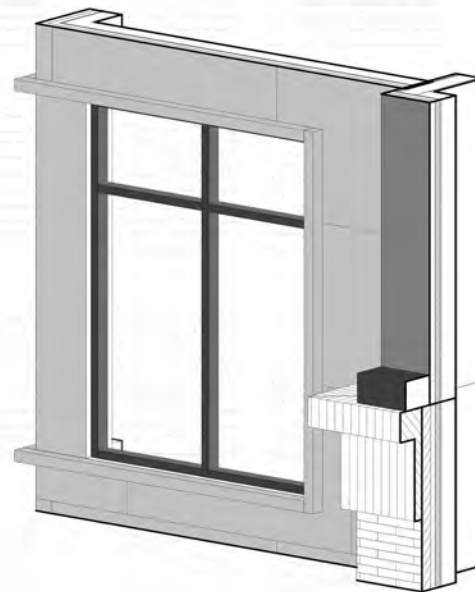
1 ENLARGED STOREFRONT WINDOW ELEVATION IN BRICK VENEER
LEVEL 1
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



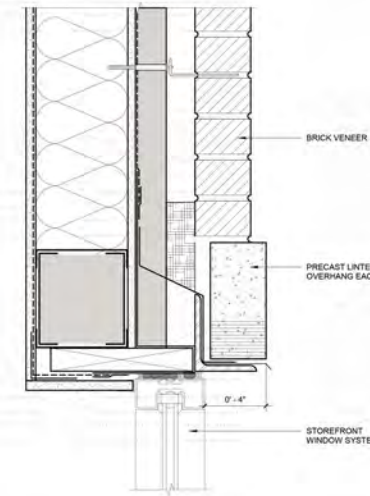
1A ENLARGED STOREFRONT WINDOW ELEVATION IN BRICK VENEER
LEVEL 1 3D
SCALE:



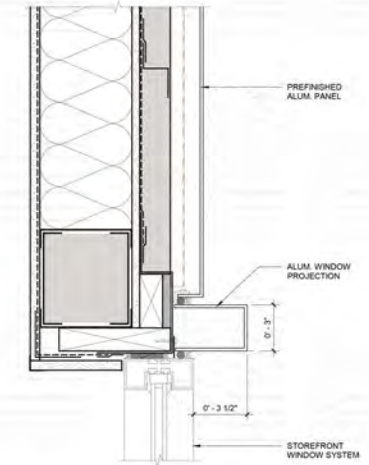
2 ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



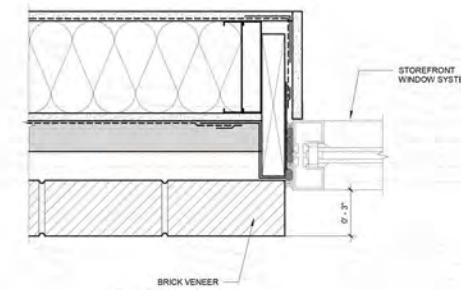
2A ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR 3D
SCALE:



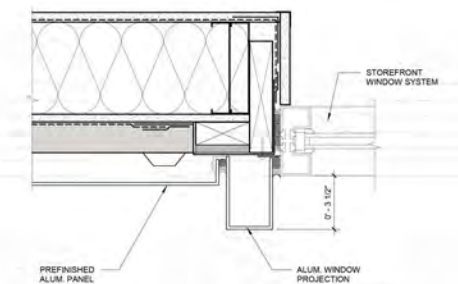
H1 STOREFRONT HEAD BRICK
SCALE: 3" = 1'-0"



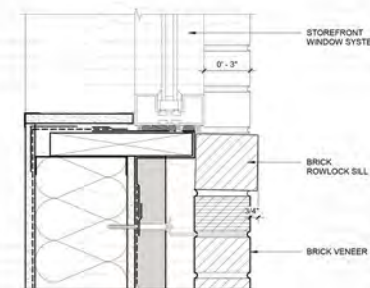
H2 STOREFRONT HEAD METAL PANEL
SCALE: 3" = 1'-0"



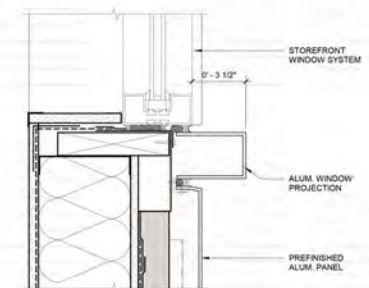
J1 STOREFRONT JAMB BRICK
SCALE: 3" = 1'-0"



J2 STOREFRONT JAMB METAL PANEL
SCALE: 3" = 1'-0"



S1 STOREFRONT SILL BRICK
SCALE: 3" = 1'-0"



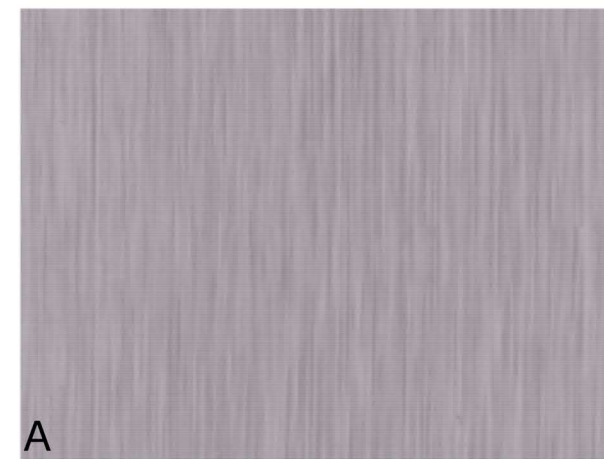
S2 STOREFRONT SILL METAL PANEL
SCALE: 3" = 1'-0"



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



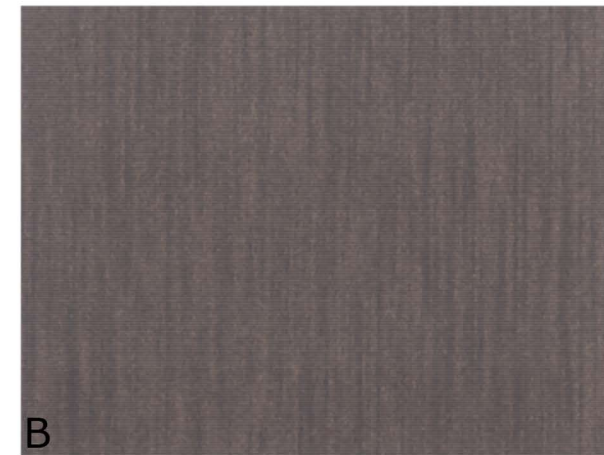
ACCENT BRICK
MANUFACTURER: ENDICOTT
COLOR: MANGANESE IRONSPOT - SMOOTH
MORTAR: SGS 94X IRON BLACK
SPECIAL INSTRUCTIONS: RUNNING BOND



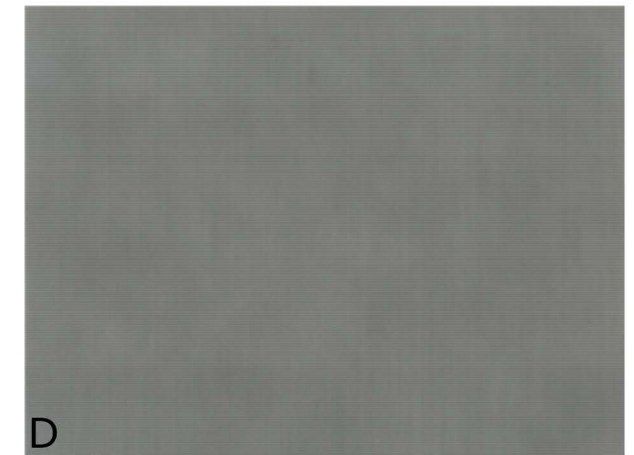
A



C

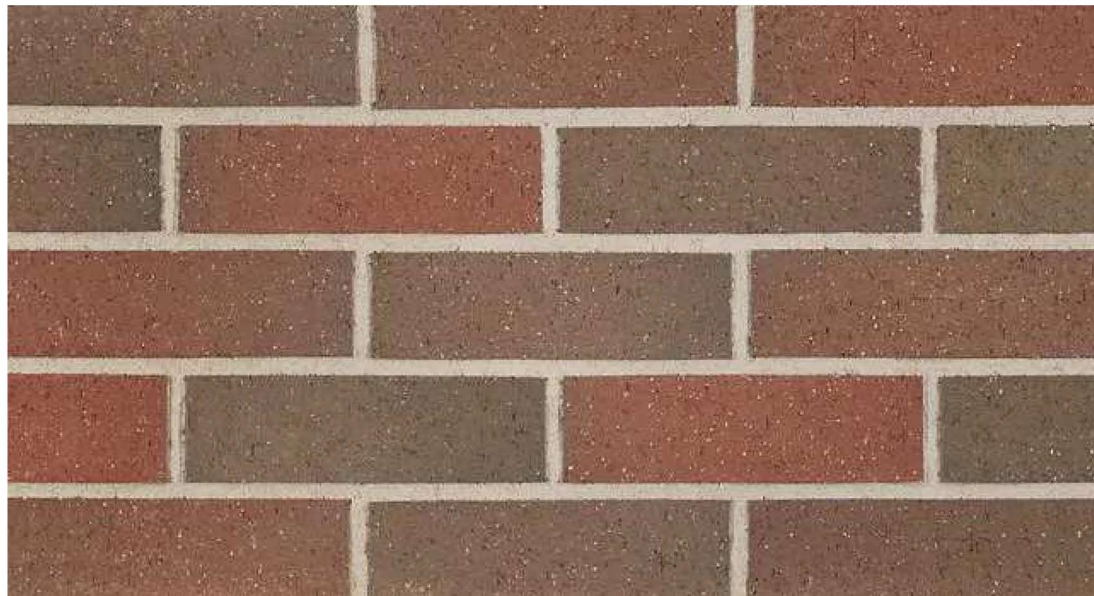


B



D

PREFORMED ALUMINUM PANEL
MANUFACTURER: VITRABOND
COLOR: A = FAUX ZINC LIGHT
B = FAUX ZINC DARK
C = FAUX ZINC CHARCOAL
D = BLUE ZINC (IN DIAMOND PATTERN)



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



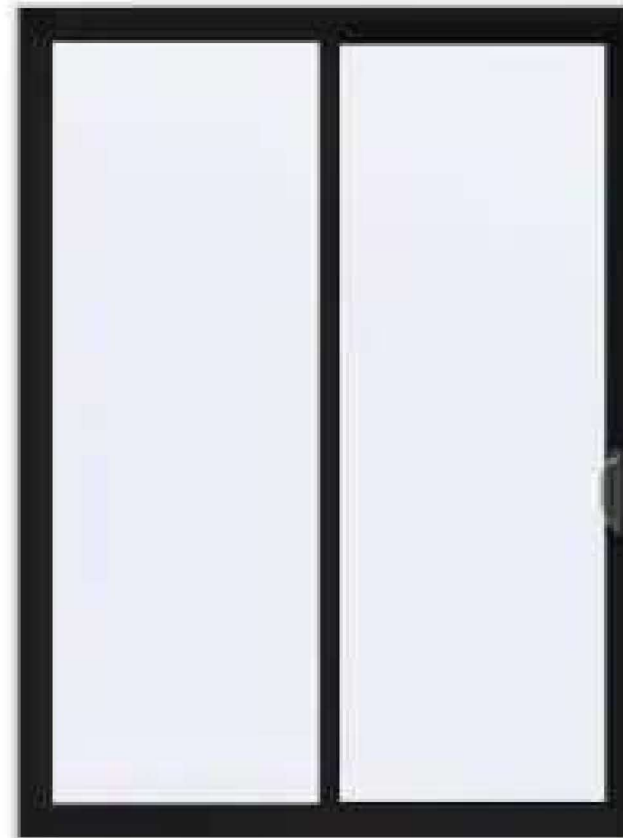
CAST STONE	
MANUFACTURER:	NORTHERN DESIGN ARCHITECTURAL
FINISH:	LIGHT ETCH
COLOR:	SLATE



LAP SIDING	
MANUFACTURER:	JAMES HARDIE
STYLE:	PLANK SIDING - LAP
FINISH:	SMOOTH
COLOR:	PEARL GREY
	MIXED USE

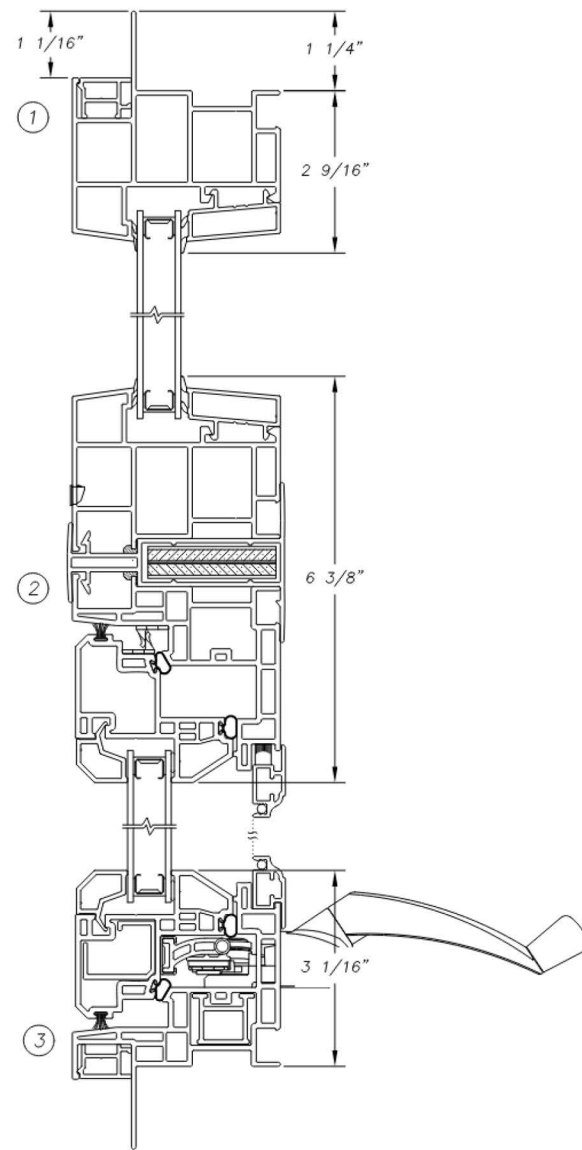


DOUBLE-HUNG WINDOWS
MANUFACTURER: MARVIN
SERIES: ESSENTIAL
COLOR: EBONY

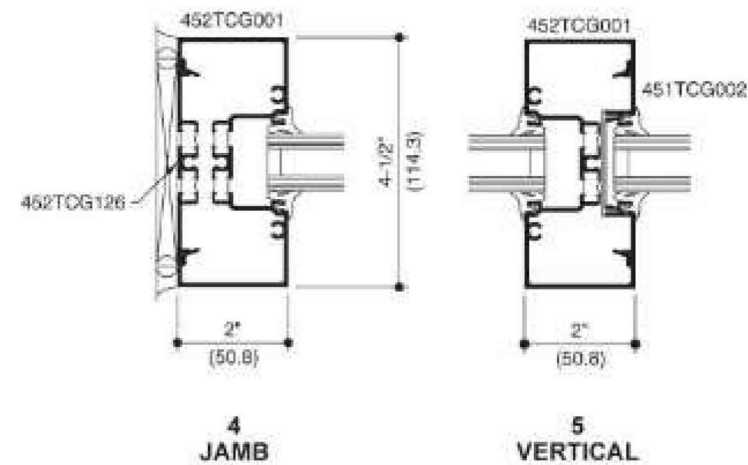


PATIO DOORS
MANUFACTURER: MARVIN
SERIES: ESSENTIAL
COLOR: EBONY

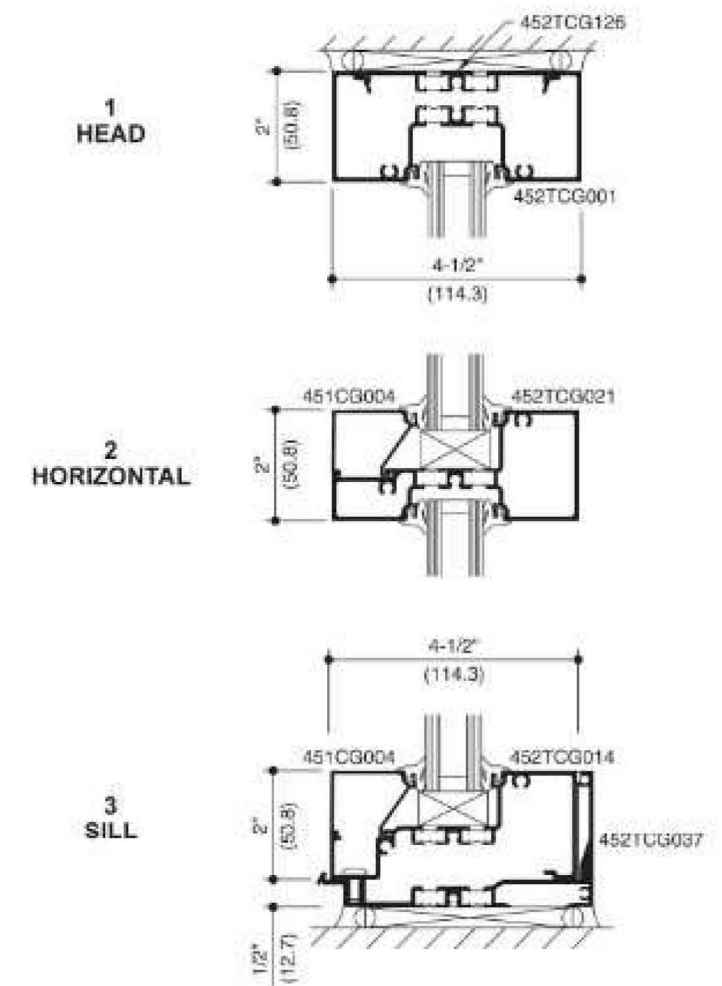
MIXED USE



VINYL WINDOW
 MANUFACTURER: HARVEY COMMERCIAL SOLUTIONS
 SERIES: PICTURE & AWNING WINDOWS
 COLOR: BLACK



STOREFRONT
 MANUFACTURER: KAWNEER
 SERIES: TRIFAB 451 UT
 COLOR: BLACK

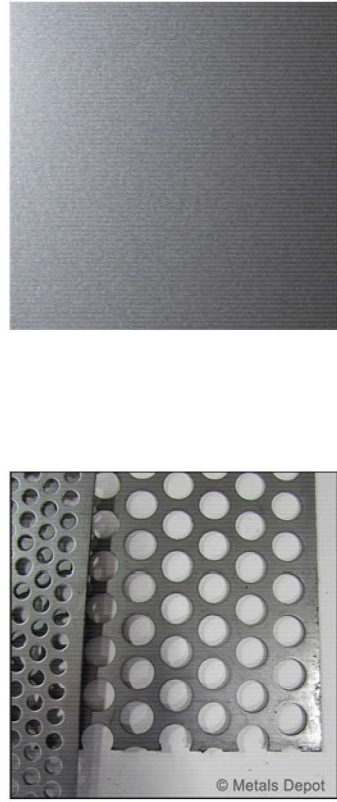
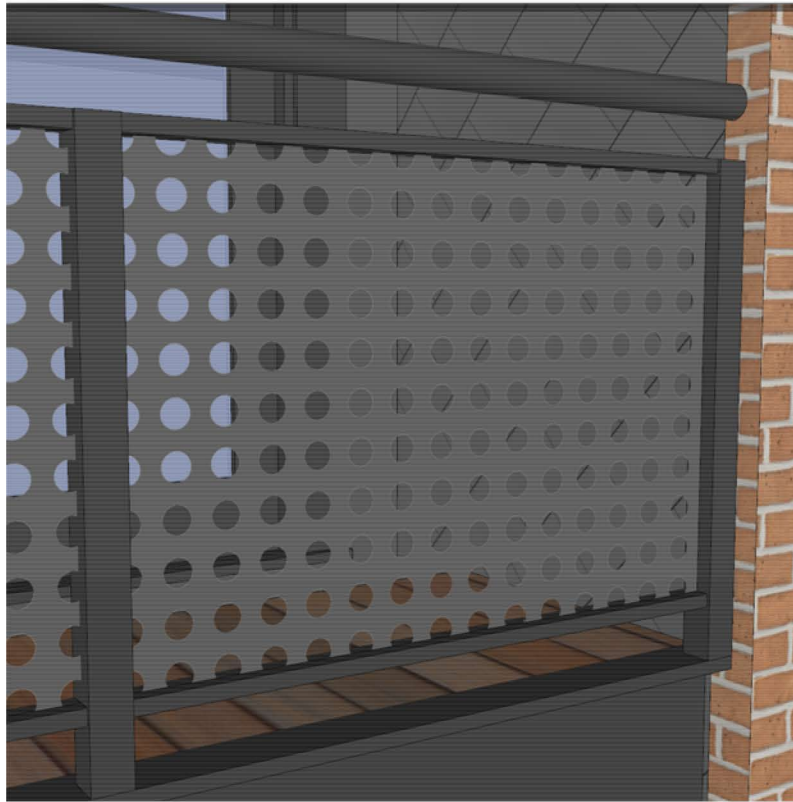


RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

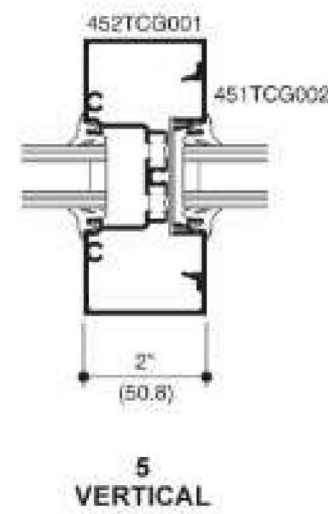
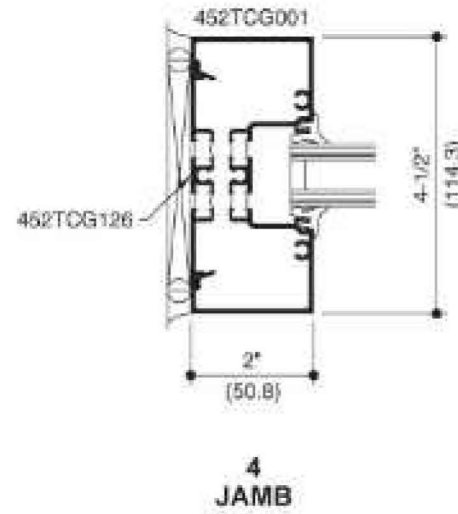
PROPOSED MATERIALS
 HISTORIC DISTRICT COMMISSION WORK SESSION 9: JULY 6, 2022



HOTEL

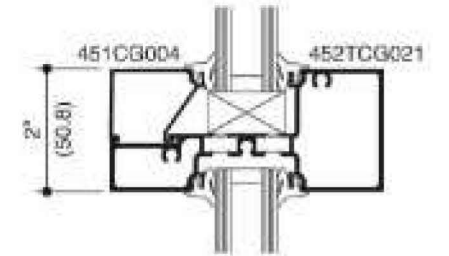
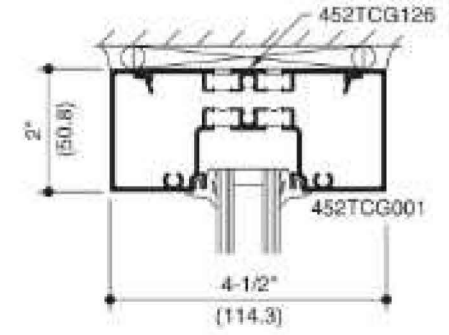


BALCONY RAILING
 MANUFACTURER: METALS DEPOT
 STYLE: 1" HOLE - PS111
 COLOR: KYNAR - PEWTER SILVER

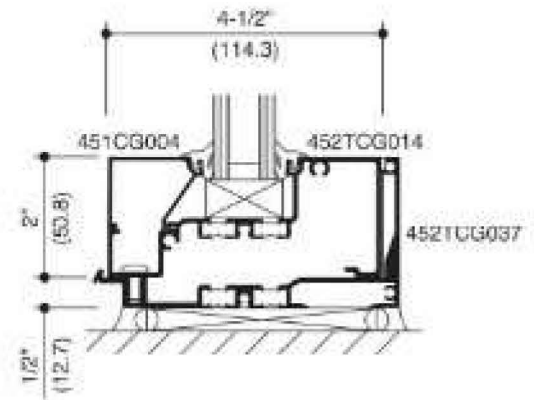


1 HEAD

2 HORIZONTAL



3 SILL



STOREFRONT
 MANUFACTURER: KAWNEER
 SERIES: TRIFAB 451 UT
 COLOR: BLACK

MIXED USE

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS
 HISTORIC DISTRICT COMMISSION WORK SESSION 9: JULY 6, 2022





MANUFACTURER: MODERN FORMS
MODEL: SUSPENSE
COLOR: BLACK



MANUFACTURER: MODERN FORMS
MODEL: MIDNIGHT
COLOR: BLACK

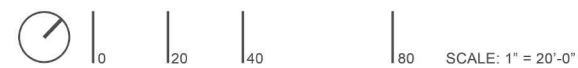


MANUFACTURER: MODERN FORMS
MODEL: BLADE
COLOR: BLACK

MIXED USE

APPENDIX:

- SITE PLANS
- PROJECT DATA
- PUZZLE PARKING SYSTEM
- 30"x42" (DUPLICATE) SCALE DRAWINGS FOR RECORD



RAYNES AVE - PORTSMOUTH, NH
11/15/2021

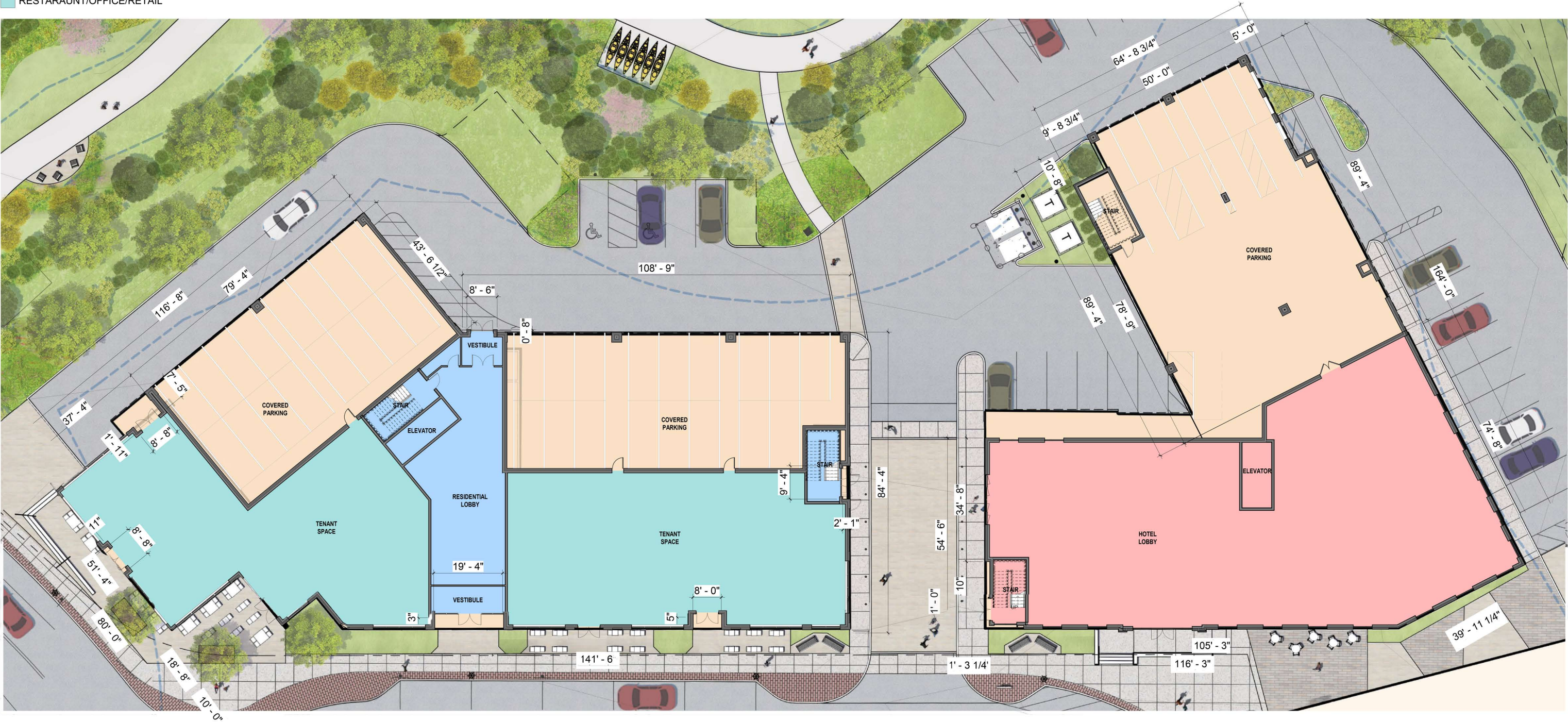
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

SITE LANDSCAPE PLAN REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 9: JULY 6, 2022



- LEGEND
- HOTEL
 - RESIDENTIAL
 - RESTARAUNT/OFFICE/RETAIL



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



FIRST FLOOR PLAN AND SITE

RAYNES AVE.
HOTEL
Project Date 27 JUNE 2022 Dwg. No. A1.01

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

FIRSR FLOOR PLAN AND SITE
HISTORIC DISTRICT COMMISSION WORK SESSION 9: JULY 6, 2022





RAYNES AVENUE
PLAN PORTSMOUTH 3D MODEL: AREA 7
CHARACTER DISTRICT: CD-4

BUILDING TOTALS:
RESIDENTIAL: 65,150SF - 32 UNITS
HOTEL: 68,000SF - 124 UNITS

ZONING DISTRICT: CHARACTER DISTRICT 4 (CD4)
DOWNTOWN OVERLAY DISTRICT
NORTH END INCENTIVE OVERLAY DISTRICT
HISTORIC DISTRICT

PROPOSED USE: MULTI FAMILY DWELLING
HOTEL
RETAIL/RESTAURANT

PROPOSED LOT SIZE: ±2.53 ACRES (±110,415 SF)

DEVELOPMENT STANDARDS			
BUILDING PLACEMENT (PRINCIPAL BUILDING):			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM PRINCIPAL FRONT YARD:	15 FT	±16 FT ⁽¹⁾	7.4 FT
MAXIMUM SECONDARY FRONT YARD:	12 FT	±5 FT	N/A
SIDE YARD:	NR	NR	NR
MINIMUM REAR YARD:	5 FT	N/A	N/A
MINIMUM FRONT LOT LINE BUILDOUT:	50%	78.4%	78.4%

(1) - INCREASE ABOVE THE MAXIMUM ALLOWED PER 10.5A42.12

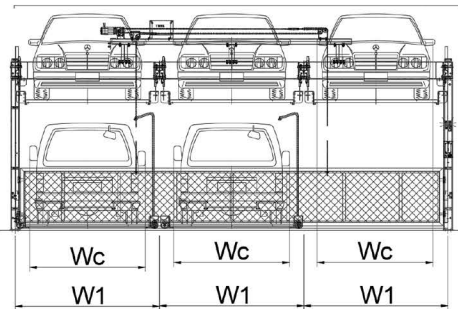
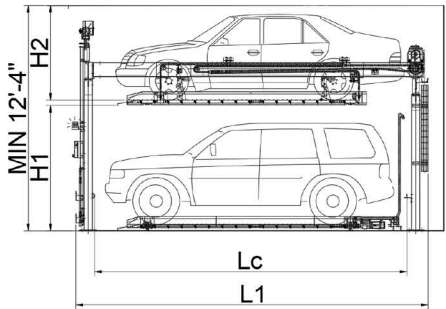
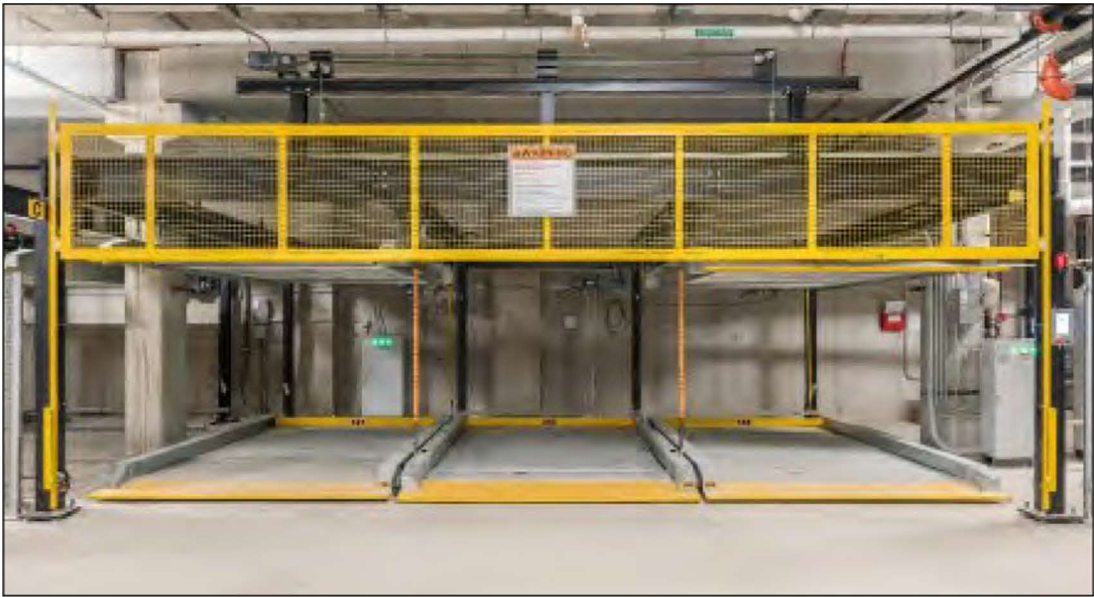
BUILDING AND LOT OCCUPATION:			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM BUILDING BLOCK LENGTH:	200 FT	191 FT	116 FT
MAXIMUM FACADE MODULATION LENGTH:	80 FT	<80 FT	<80 FT
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	90%	±47.0%	±47.0%
MAXIMUM BUILDING FOOTPRINT:	30,000 SF ⁽²⁾	16,629 SF	14,622 SF
MINIMUM LOT AREA:	NR		
MINIMUM LOT AREA PER DWELLING UNIT:	NR		
MINIMUM OPEN SPACE:	10%	35.4%	
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	7,720 SF	8,911 SF

(2) - INCREASE ABOVE 15,000 SF ALLOWED PER 10.5A46.10

BUILDING FORM (PRINCIPAL BUILDING):			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
BUILDING HEIGHT:	5 STORY ⁽³⁾ 60 FT	5 STORY 59.77 FT	5 STORY 57.90 FT
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 IN	<36"	<36"
MINIMUM GROUND STORY HEIGHT:	12 FT	15 FT	15 FT
MINIMUM SECOND STORY HEIGHT:	10 FT	10.5 FT	10.5 FT
FACADE GLAZING:			
SHOP FRONT FACADE TYPE	70%	70%	70%
ALLOWED ROOF TYPES			
FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT	



PROPOSED VIEW



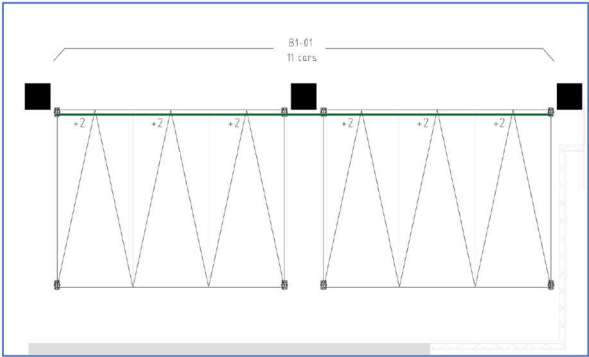
(B) Elevation Section View

Figure 6. 2-Level Puzzle (Typical)

Table 1. Typical 2-level Puzzle Dimensions
Equipment Dimension and Car Size

Equipment Dimension and Car Size	
Equipment Length (L1)	Equipment Width (W1)
20'-0"	8' - 6"
Car Length (Lc)	Car Width (Wc)
17' - 0"	6' - 10"

TWO-LEVEL PUZZLE (+2)



(A) Design Plan View



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

CIYTLIFT - PUZZLE PARKING SYSTEM
REFERENCE
HISTORIC DISTRICT COMMISSION WORK SESSION 9: JULY 6, 2022

