

**RAYNES AVENUE  
LETTER OF AGENDA**

We respectfully submit this Application for Work Session 7.

The following submission is formatted to review

**Step 2: Minor Massing Revisions**

**Step 3: Architectural Styles.**

**1.0 Massing Updates**

- Mixed-Use varied height at cornice along Maplewood Ave
- Mixed-Use recessed and glazed entry massing
- Hotel Garage vehicular entry minimized
- Hotel recessed and glazed entry massing

**2.0 Mixed-Use Building in Traditional Design Style**

- Cottage style windows with masonry sills and lintels
- Horizontal masonry banding
- Clapboard Siding
- Masonry Framed Storefront
- Recessed Storefront Entries
- Recessed and Glazed panels at primary entry locations
- Glass Canopy at residential entry

**3.0 Hotel Design**

- Traditional Brick Façade
- Textured Brick first on first floor
- Traditional masonry banding
- Lighter top floor with substantial overhang
- Glazing added to primary entry to coordinate with corner stair

**4.0 Mixed-Use and Hotel combined primary views**

**5.0 Reference Pages**

Thank you for your consideration.  
Sincerely,



Carla Goodknight, AIA, NCARB  
Principal, CJ Architects



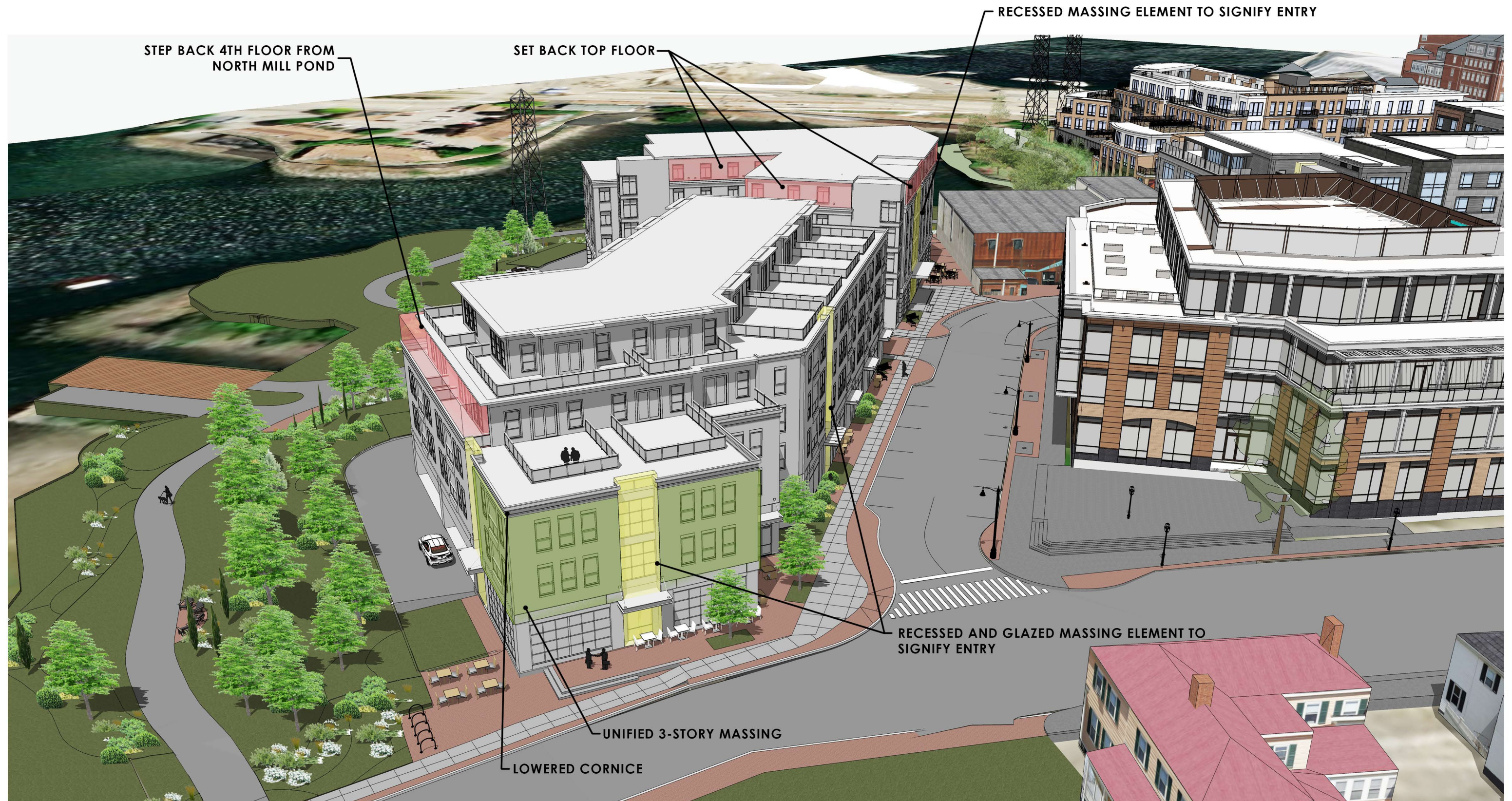
RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

SITE AERIAL & LOCATION PLAN  
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



1.0

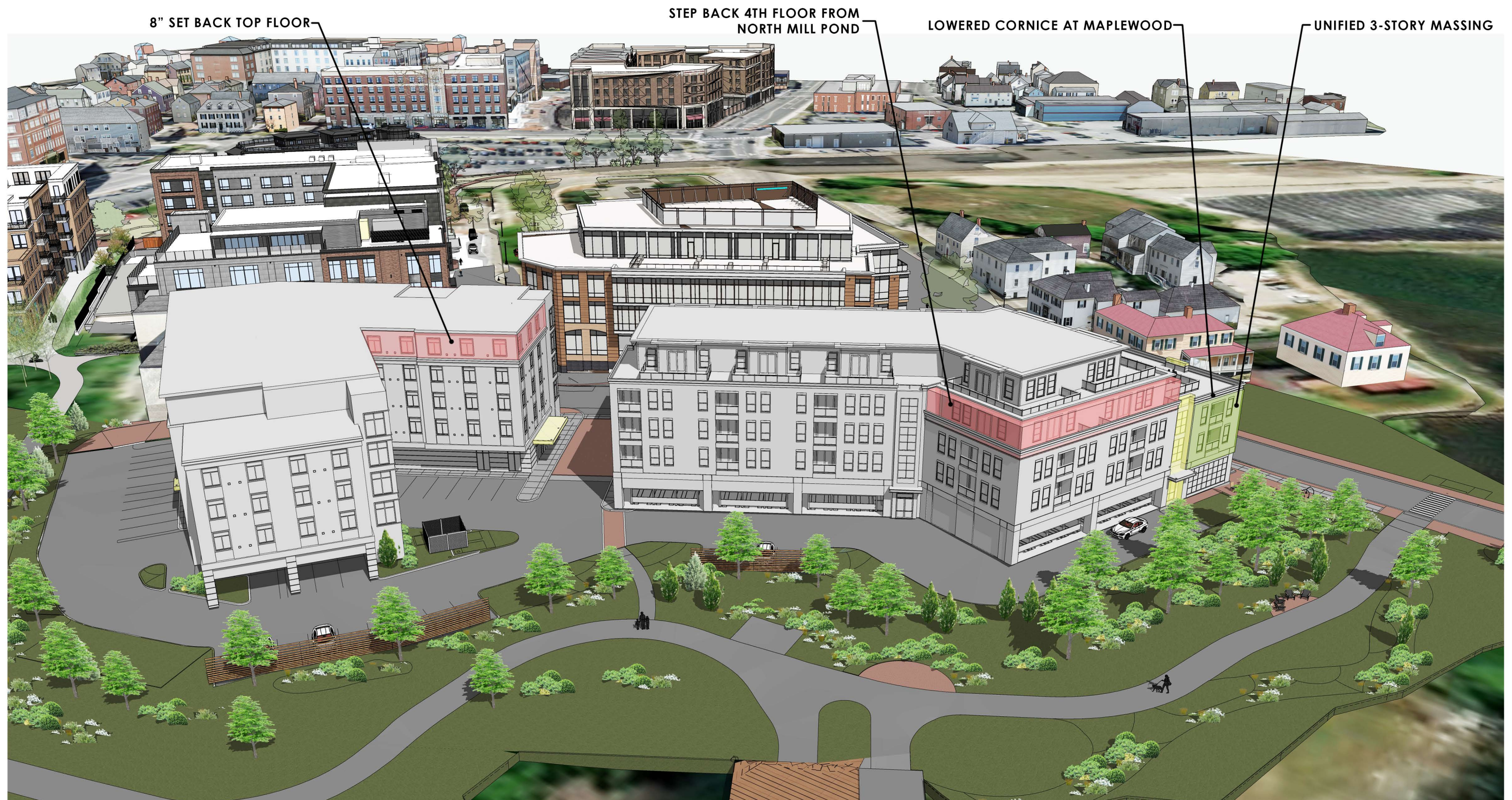
















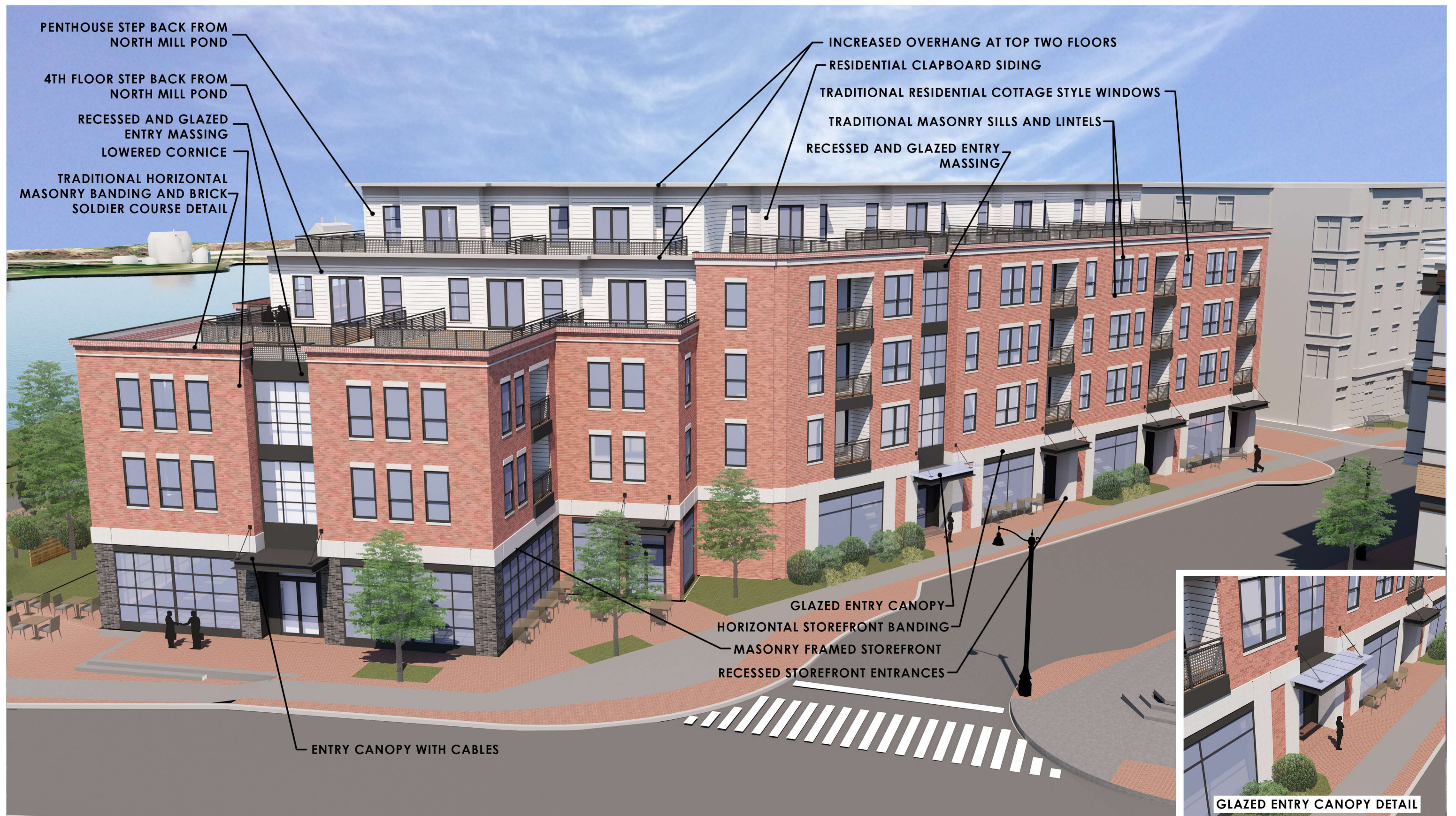
RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW  
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



2.0





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW  
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



2.1





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW  
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



2.2





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND  
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



2.3





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE ENTRY VIEW  
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



3.0





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW FROM 3S  
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



3.1





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM GREENWAY

HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



3.2





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND  
FROM MARKET STREET  
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



3.3





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND  
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



3.4





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND  
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



3.5





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND  
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



4.0





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW  
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



4.1





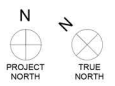
RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW  
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



4.2





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

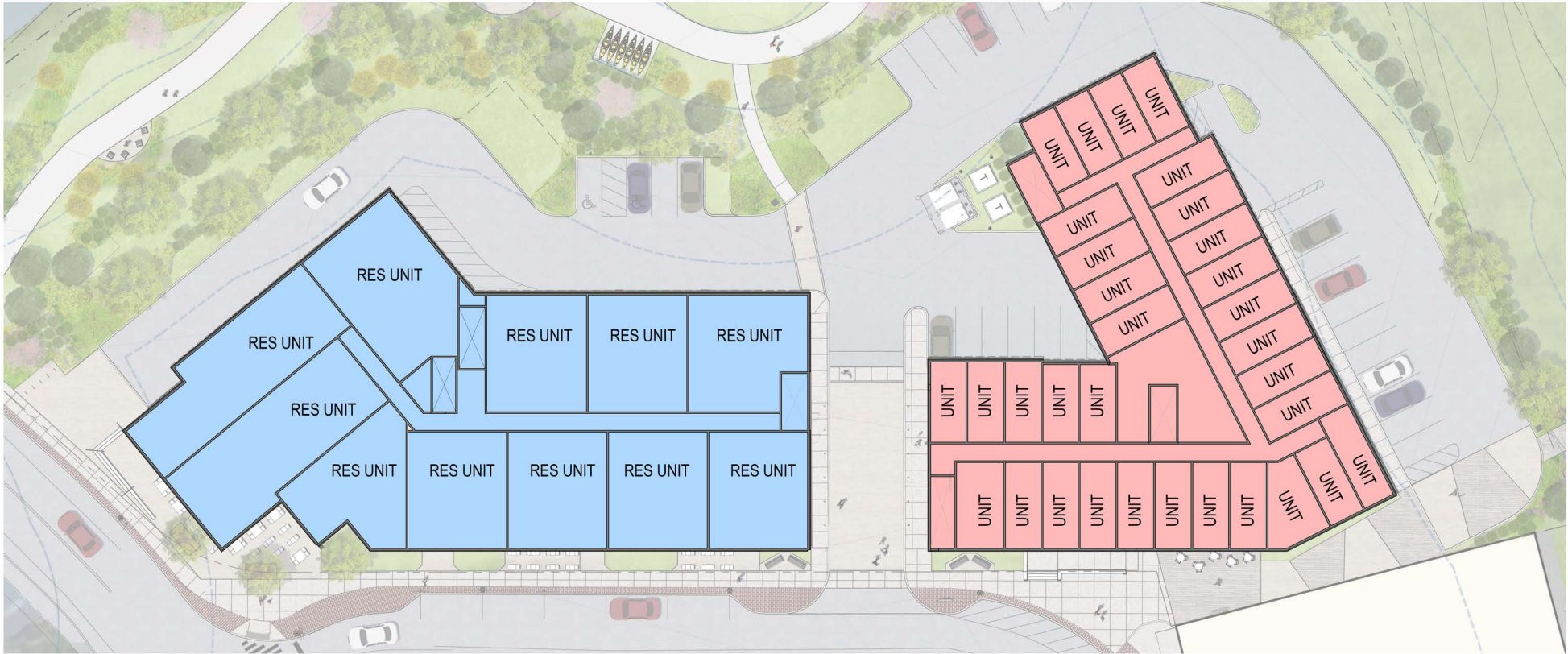
PROPOSED FIRST FLOOR PROGRAM  
REFERENCE  
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



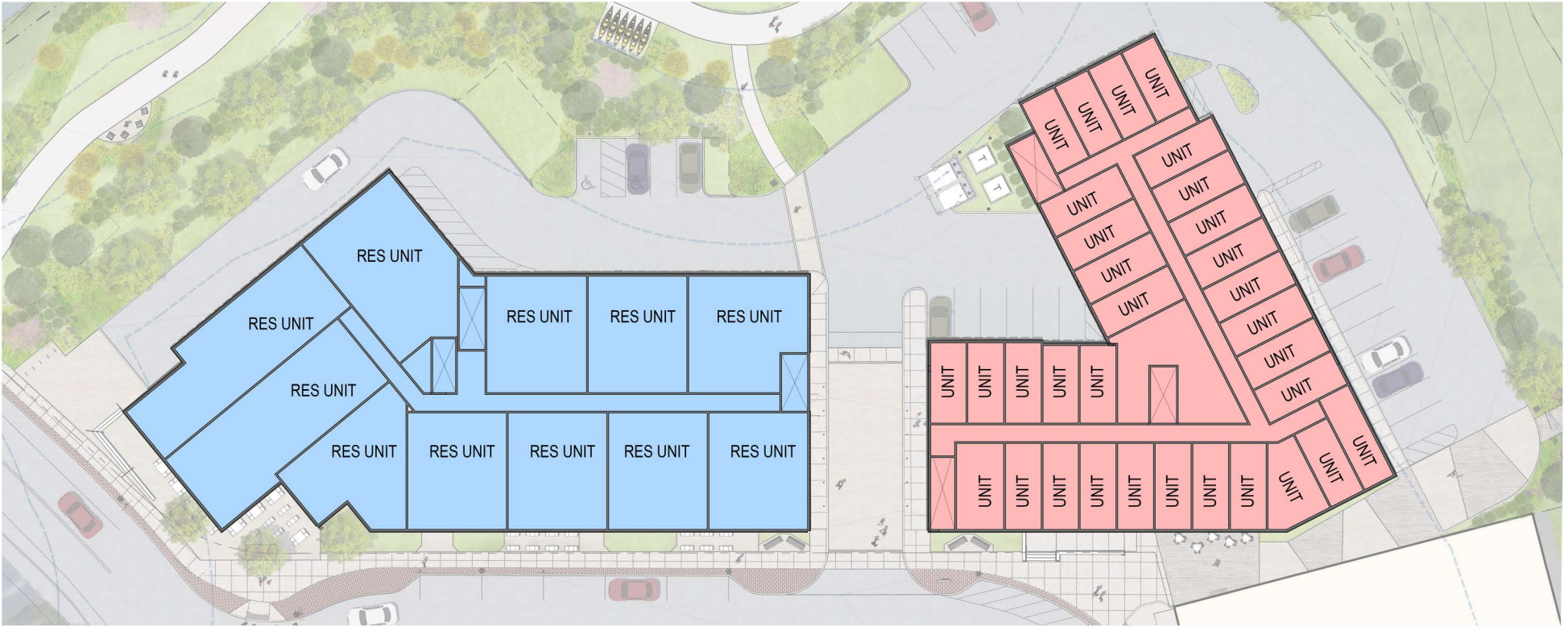
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COLOR KEY  
HOTEL  
RESIDENTIAL



OVERALL THIRD FLOOR PLAN  
SCALE 1/16" = 1'-0"



OVERALL SECOND FLOOR PLAN  
SCALE 1/16" = 1'-0"

RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

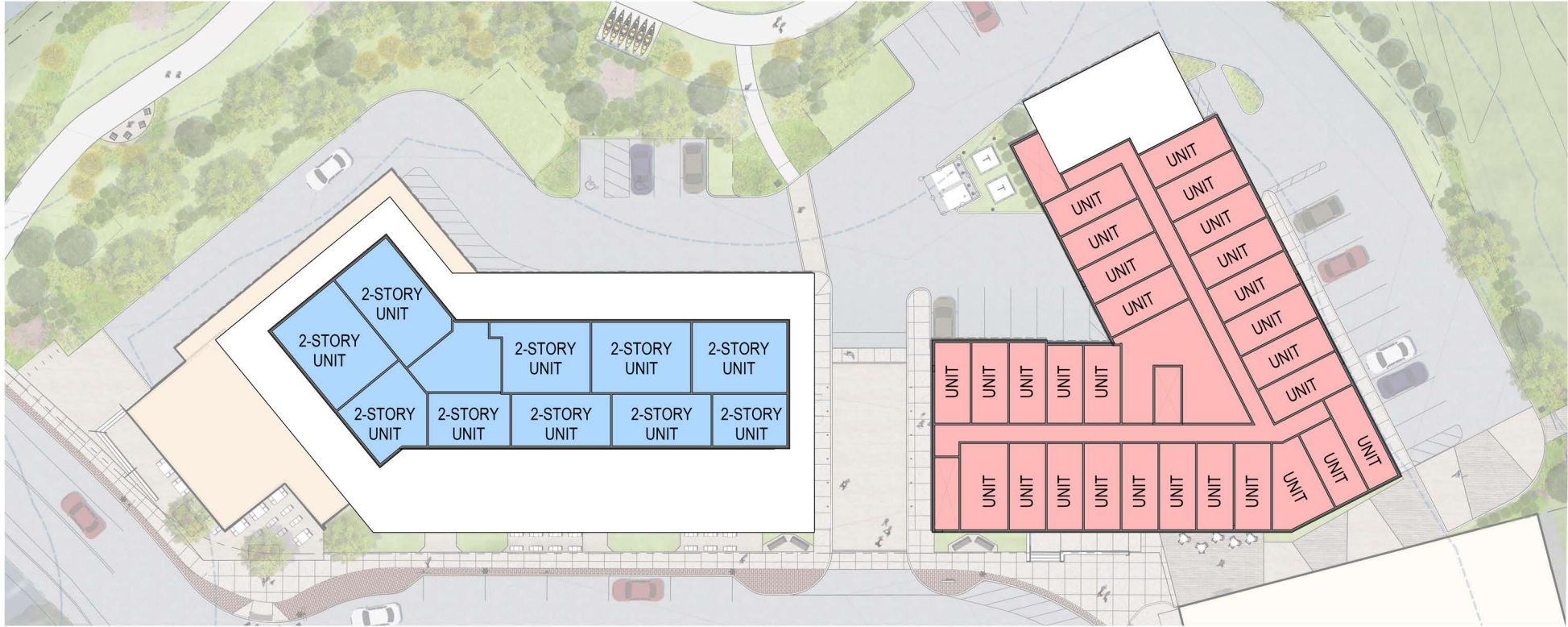
PROPOSED UPPER FLOORS PROGRAM  
REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022

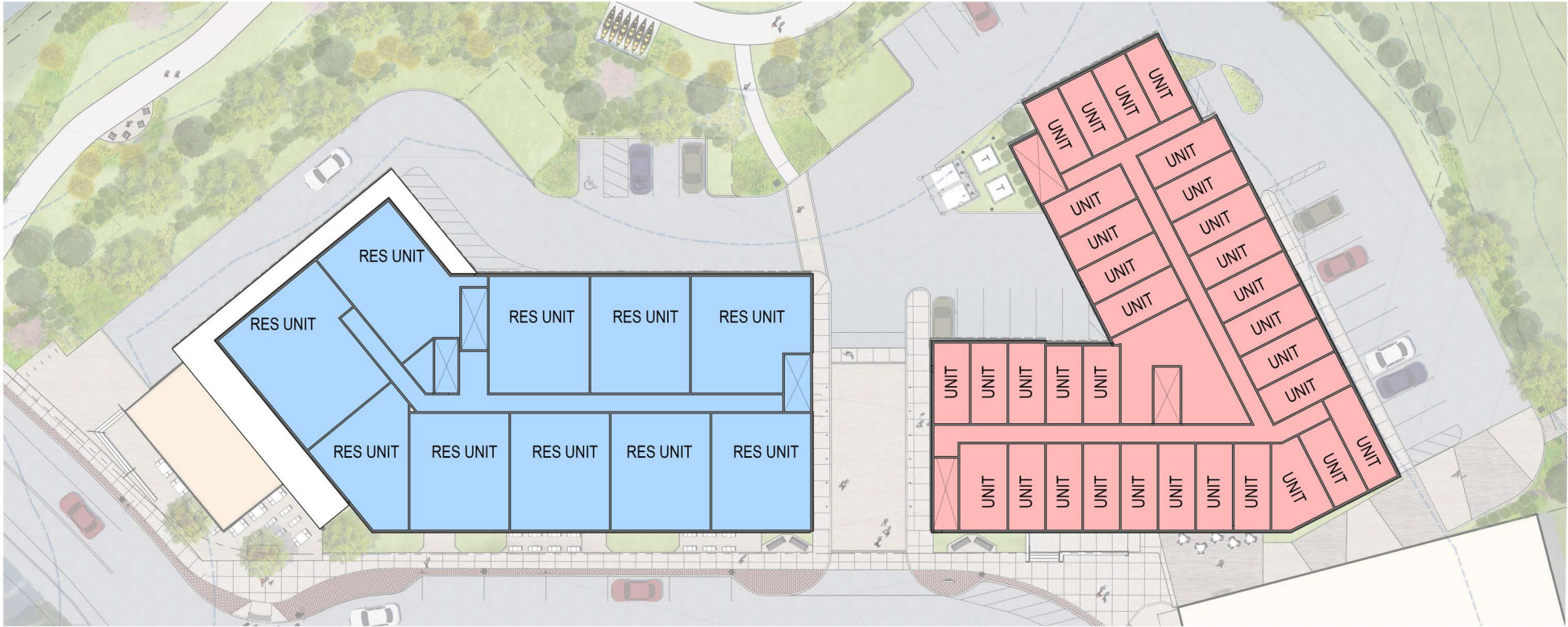




COLOR KEY  
HOTEL  
RESIDENTIAL



OVERALL FIFTH FLOOR PLAN  
SCALE 1/16" = 1'-0"



OVERALL FOURTH FLOOR PLAN  
SCALE 1/16" = 1'-0"

RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPPER FLOORS PROGRAM  
REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022







RAYNES AVE - PORTSMOUTH, NH  
11/15/2021

**SITE LANDSCAPE PLAN**

**Tighe&Bond**

RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

## SITE LANDSCAPE PLAN REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 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 <sup>(1)</sup>	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 <sup>(2)</sup>	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

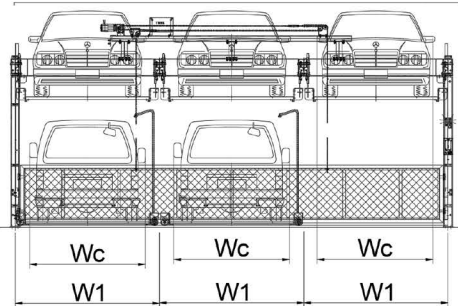
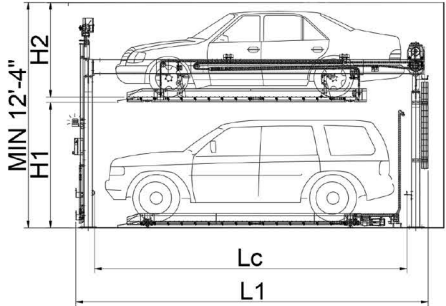
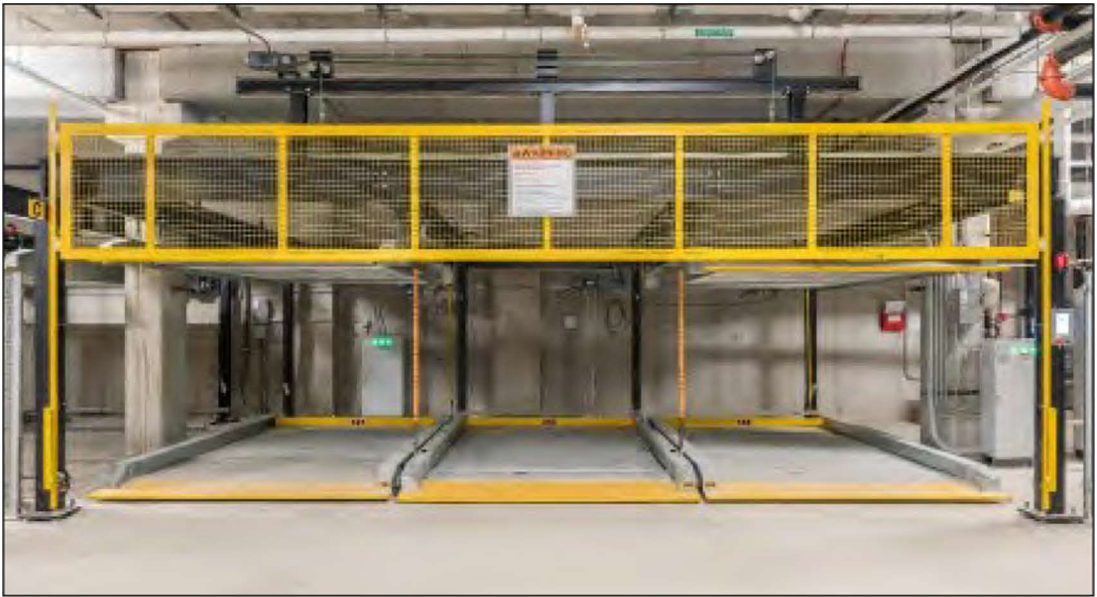
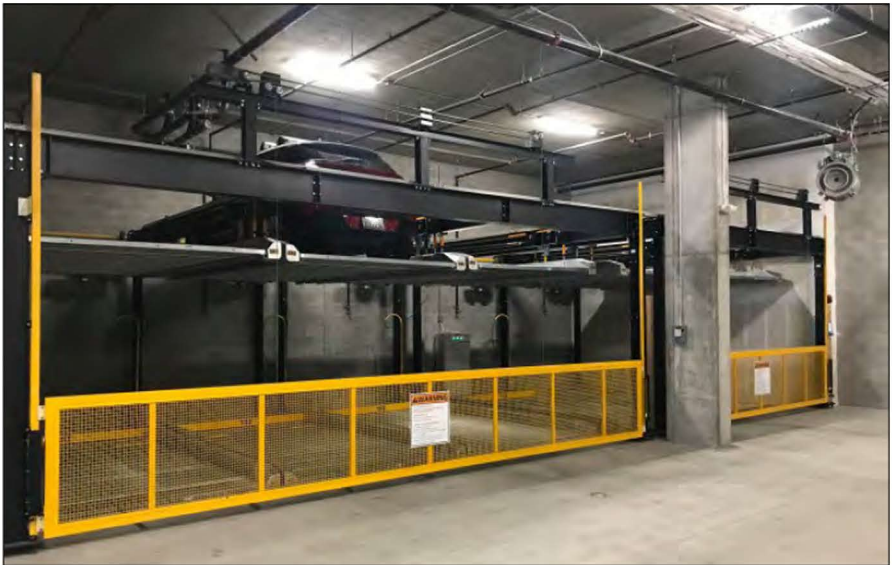
(2) - INCREASE ABOVE 15,000 SF ALLOWED PER 10.5A46.10

BUILDING FORM (PRINCIPAL BUILDING):			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
BUILDING HEIGHT:	5 STORY <sup>(3)</sup> 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



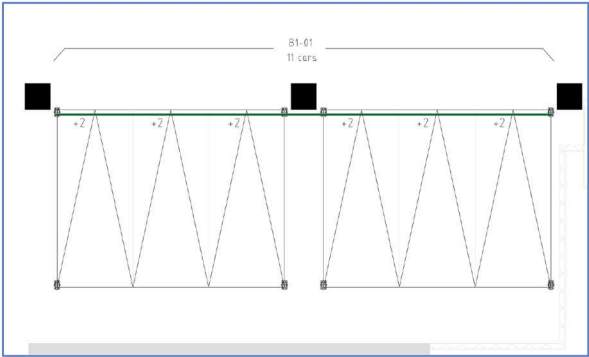
(B) Elevation Section View

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 7: MAY 4, 2022

