

## RAYNES AVENUE SUMMARY & DESIGN INTENT

We respectfully submit this Application for Approval.

Both the Mixed-Use and Hotel buildings have undergone significant review and study of multiple design options. In order to assist in the review of these significant buildings, we have summarized the status of the building designs and subsequent process leading up to this final application for your consideration:

### WORK SESSION 1

Building footprints were laid out on the site as two separate buildings, defined by their use with surface parking. The applicant was strongly urged to remove all structures from the 100 foot buffer to support the primary goal of the Conservation Commission and protect the waterfront of North Mill Pond. The design team remains committed to that directive.

### WORK SESSION 2

The Mixed Use massing consists of five stories with a one story mass along Maplewood Ave. The Hotel Building is also five stories.

Architectural styles for both buildings are similar and primarily wood/metal.

### WORK SESSION 3

The fifth floor of the Mixed Use building mass is reduced to a penthouse and floors are stepped down toward Maplewood Ave.

Surface parking was reduced significantly and located under the buildings where possible, based on feedback from the Commission. A Puzzle Lift Parking management system was introduced to maximize the parking under the Mixed Use Building.

Inspiration images for Mixed Use Architectural styles are presented and discussed.

### WORK SESSION 4

A section of the fifth floor of the Hotel closest to North Mill Pond is removed.

Inspiration images for Hotel Architectural styles are presented and discussed.

### WORK SESSION 5

Three building design options for Mixed Use Architectural styles are presented and discussed.

Three building design options for Hotel Architectural styles are presented and discussed.

### WORK SESSION 6

The Mixed Use building moves forward with a traditional Architectural Style. Massing is also set back at the fourth floor along the North Mill Pond and the resultant three story volume is wrapped around Maplewood Ave to Raynes Ave. Clapboard siding is added to the fourth floor and penthouse. Massing elements are added to signify entry.

The Hotel building moves forward with a textured brick base detail and lighter fifth floor material. Massing elements are added to signify entry. Hotel vehicular entrance is accentuated.

### WORK SESSION 7

Further refinement of Mixed Use and Hotel glazing and Cornice Details are developed. Entry Canopy designs are updated with cables and glass. Hotel vehicular entrance is minimized.

### WORK SESSION 8

Development of Mixed Use storefront entries and canopies. Development of Hotel Entrance feature.

### WORK SESSION 9

Introduction and development of three primary glass entry canopies. Discussion of vinyl window specification for the Hotel building.

### APPLICATION FOR APPROVAL

The final Application for Approval specifies Marvin Fiberglass windows for both the Mixed Use and Hotel buildings, as well as an added cap detail to the entrance element at the Hotel.

Thank you for your consideration.  
Sincerely,

Carla Goodknight, AIA, NCARB  
Principal, CJ Architects

### TABLE OF CONTENTS:

- 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

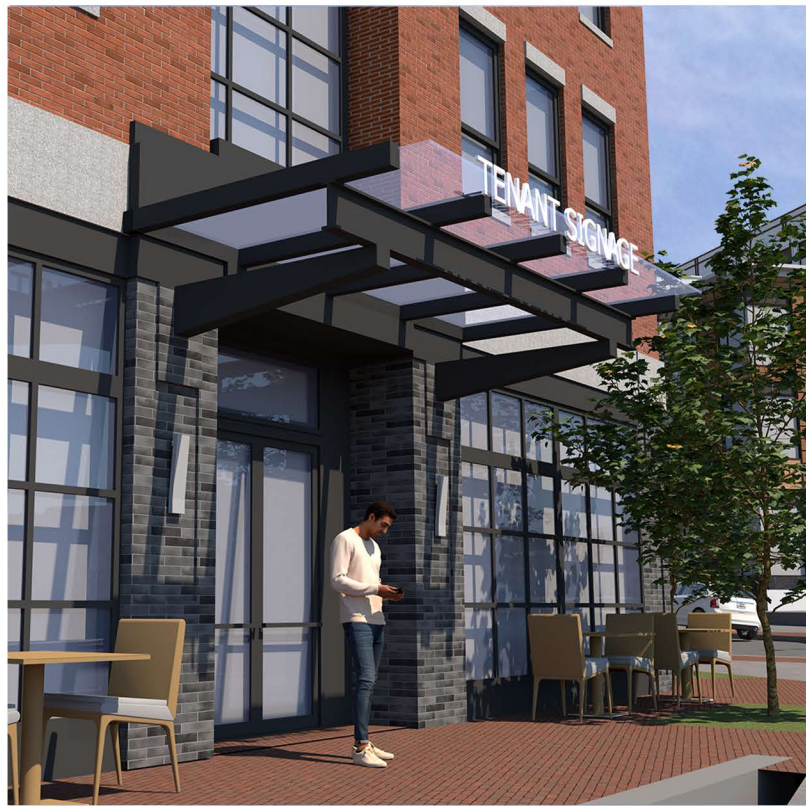


RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

## SITE AERIAL & LOCATION PLAN

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022





MAPLEWOOD AVE CANOPY



RAYNES AVE CANOPY



HOTEL CANOPY



RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE



GLASS CANOPY DETAILS  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022



1.1



RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022



1.2



RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022



1.3



RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE ENTRY VIEW  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022



1.4



RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND  
FROM MARKET STREET  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022



1.5



RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022



1.6





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

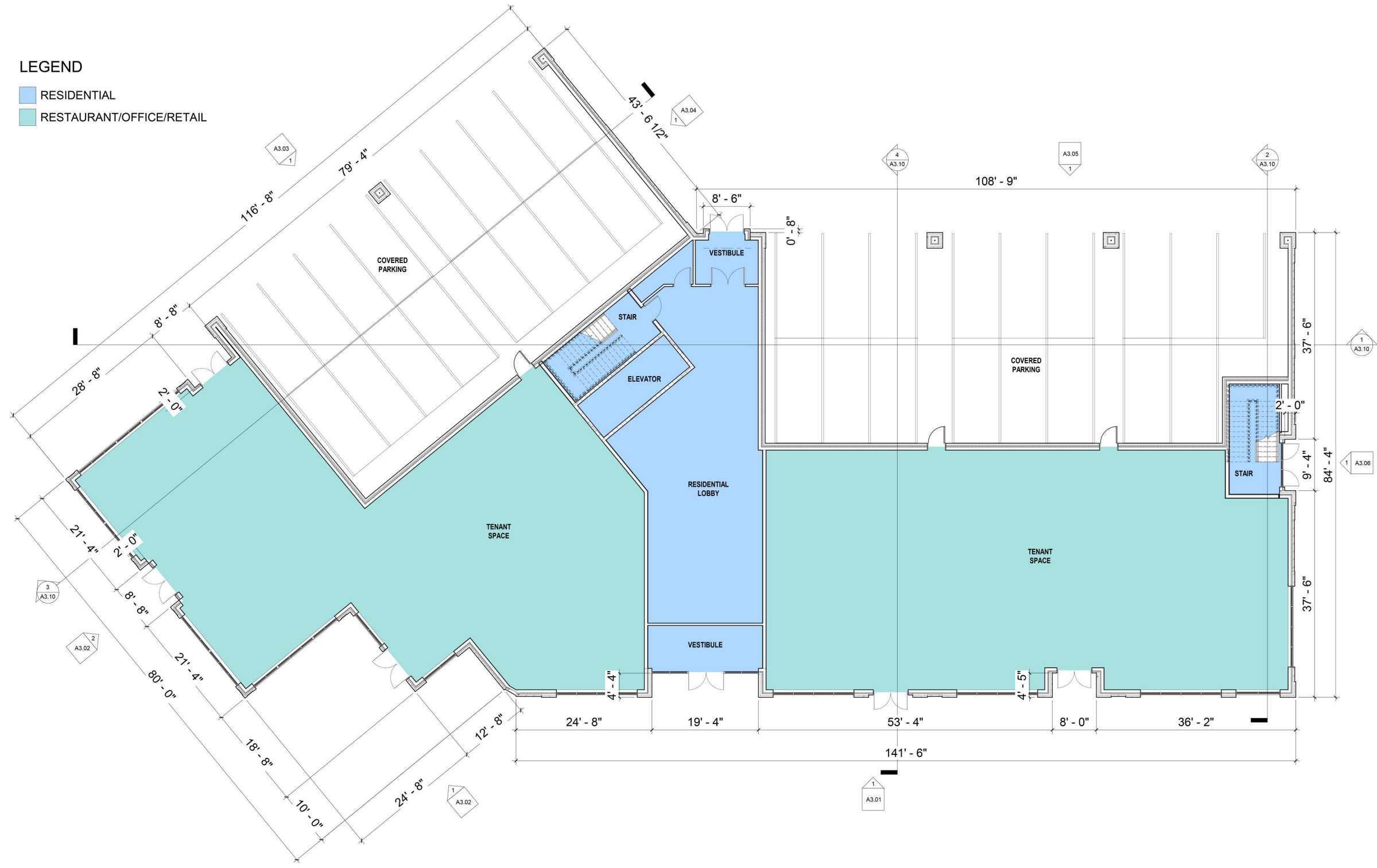
VIEW ACROSS NORTH MILL POND  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022



1.7

**LEGEND**

- RESIDENTIAL
- RESTAURANT/OFFICE/RETAIL



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



North Scale

**FIRST FLOOR PLAN**

RAYNES AVE. Project  
 MIXED USE Date 15 JULY 2022 Dwg. No. **A1.01**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
 AUGUST 3, 2022

**2.0**  
 NOT TO SCALE

**LEGEND**  
■ RESIDENTIAL



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



## SECOND FLOOR PLAN

RAYNES AVE.  
 MIXED USE

Project Date 15 JULY 2022 Dwg. No. **A1.02**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
 AUGUST 3, 2022

**2.1**  
 NOT TO SCALE

LEGEND  
■ RESIDENTIAL



1 LEVEL 3 - OVERALL  
 SCALE: 1/8" = 1'-0" REF SHEET: 1 / A3.01



### THIRD FLOOR PLAN

RAYNES AVE.  
 MIXED USE

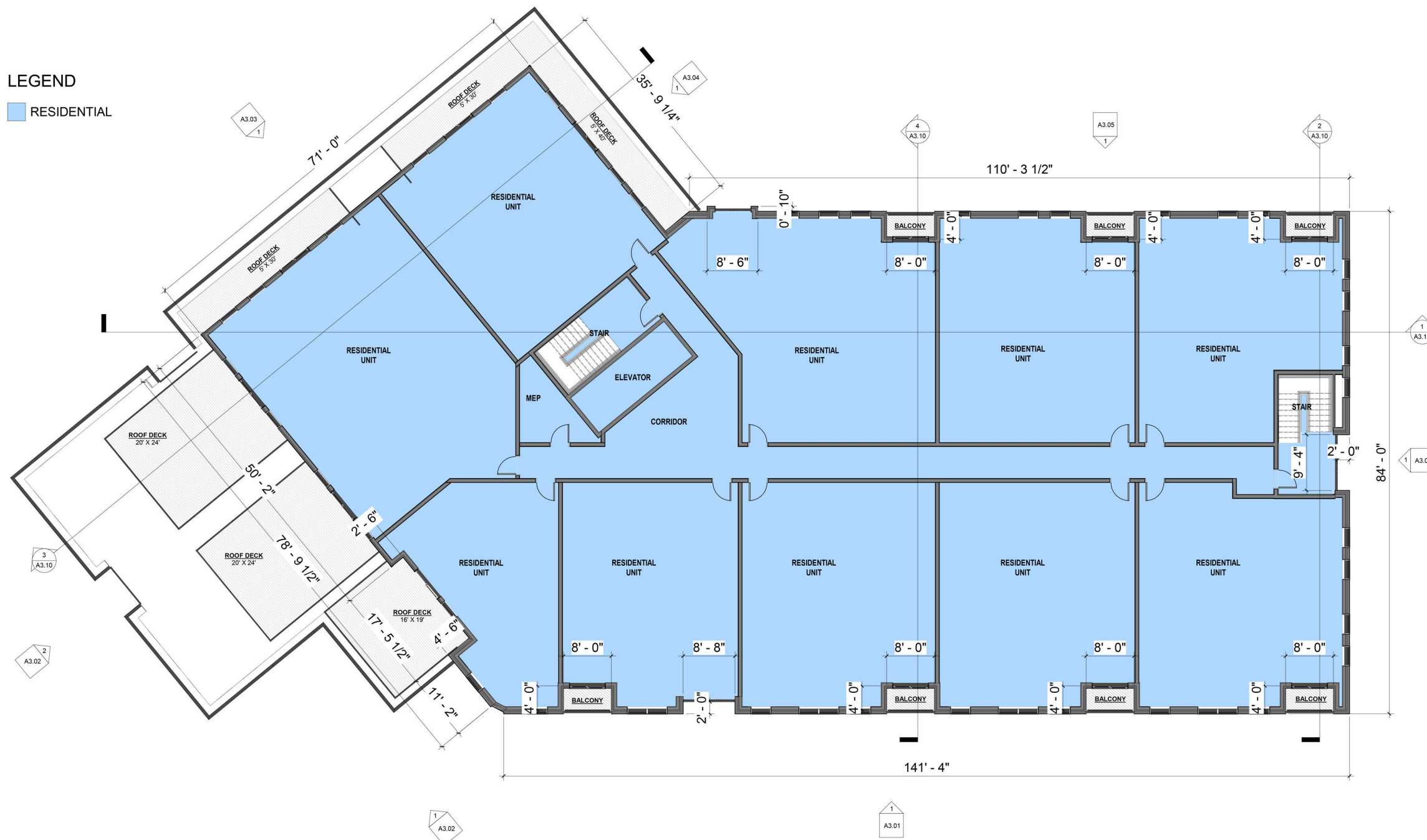
Project Date 15 JULY 2022 Dwg. No. **A1.03**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
 AUGUST 3, 2022

**2.2**  
 NOT TO SCALE

LEGEND

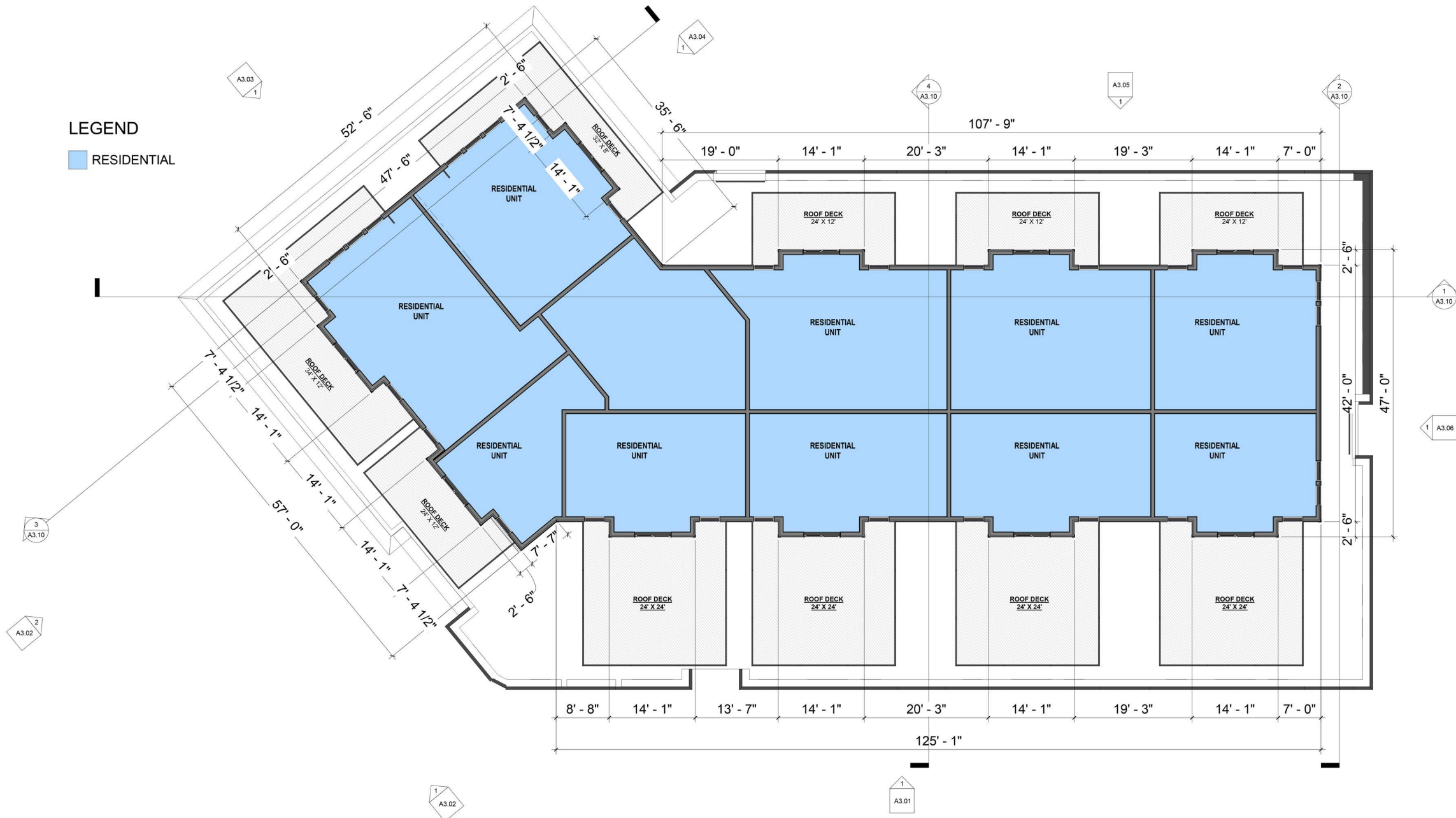
RESIDENTIAL



1 LEVEL 4 - OVERALL  
SCALE: 1/8" = 1'-0" REF SHEET: 1 / A3.01

LEGEND

RESIDENTIAL



1 LEVEL 5 - OVERALL  
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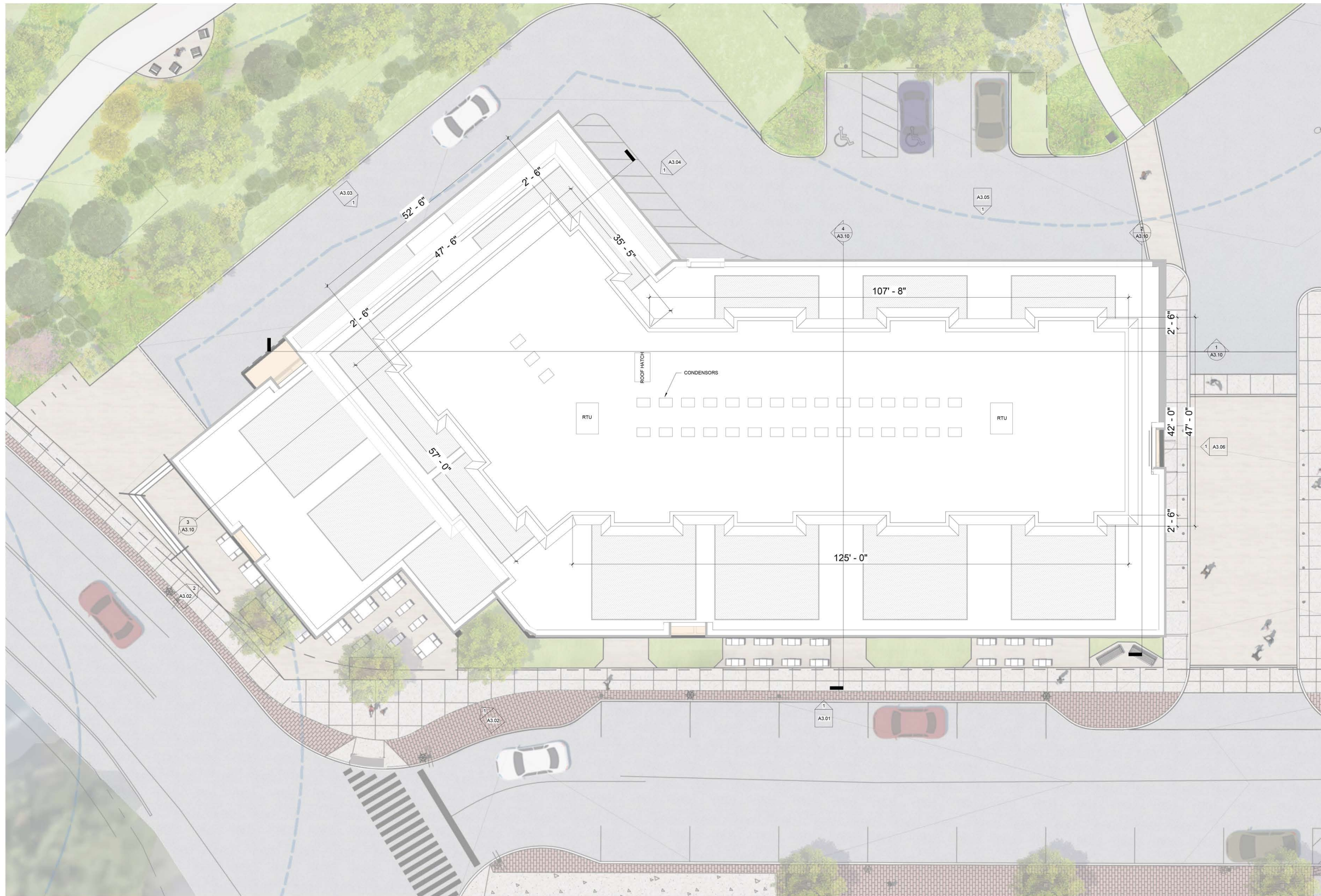
# PENTHOUSE FLOOR PLAN

RAYNES AVE.  
MIXED USE

Project Date 15 JULY 2022 Dwg. No. A1.05

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

2.4  
NOT TO SCALE



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



# ROOF PLAN

RAYNES AVE.  
 MIXED USE

Project

Date 15  
 JULY  
 2022

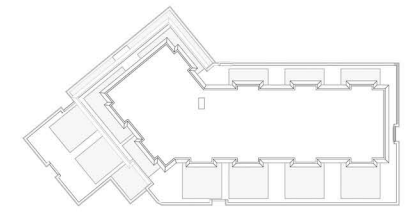
Dwg. No.

A1.06

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
 AUGUST 3, 2022

2.5

NOT TO SCALE



KEYPLAN  
1" = 40'-0"



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



North Scale

# ELEVATIONS

RAYNES AVE.  
MIXED USE

|                          |                    |          |
|--------------------------|--------------------|----------|
| Project                  | Date               | Dwg. No. |
| RAYNES AVE.<br>MIXED USE | 15<br>JULY<br>2022 | A3.01    |

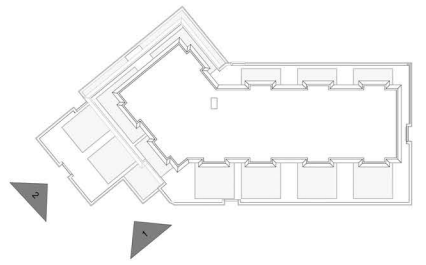
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

2.6  
NOT TO SCALE

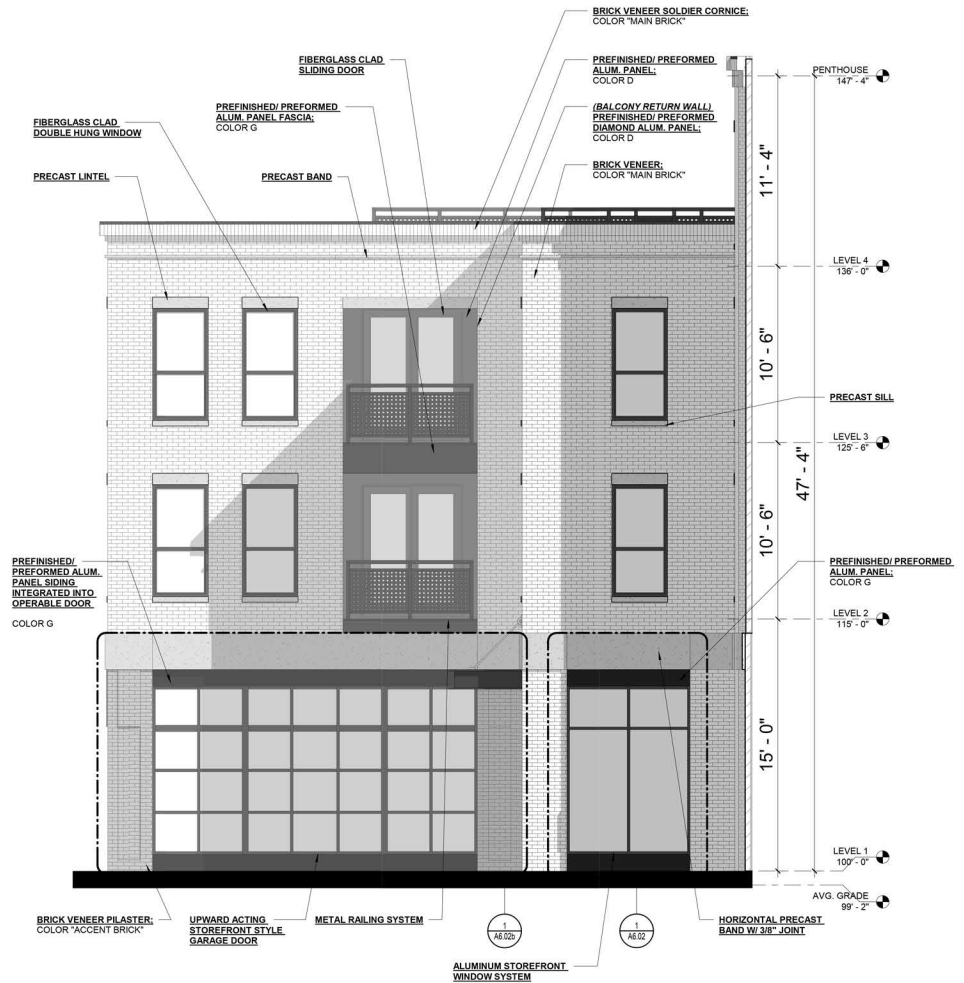




2 EXTERIOR ELEVATION - SOUTH  
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01



KEYPLAN  
1" = 40'-0"



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



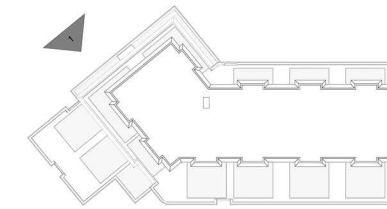
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|-------|-------|
| North | Scale |
|-------|-------|

# ELEVATIONS

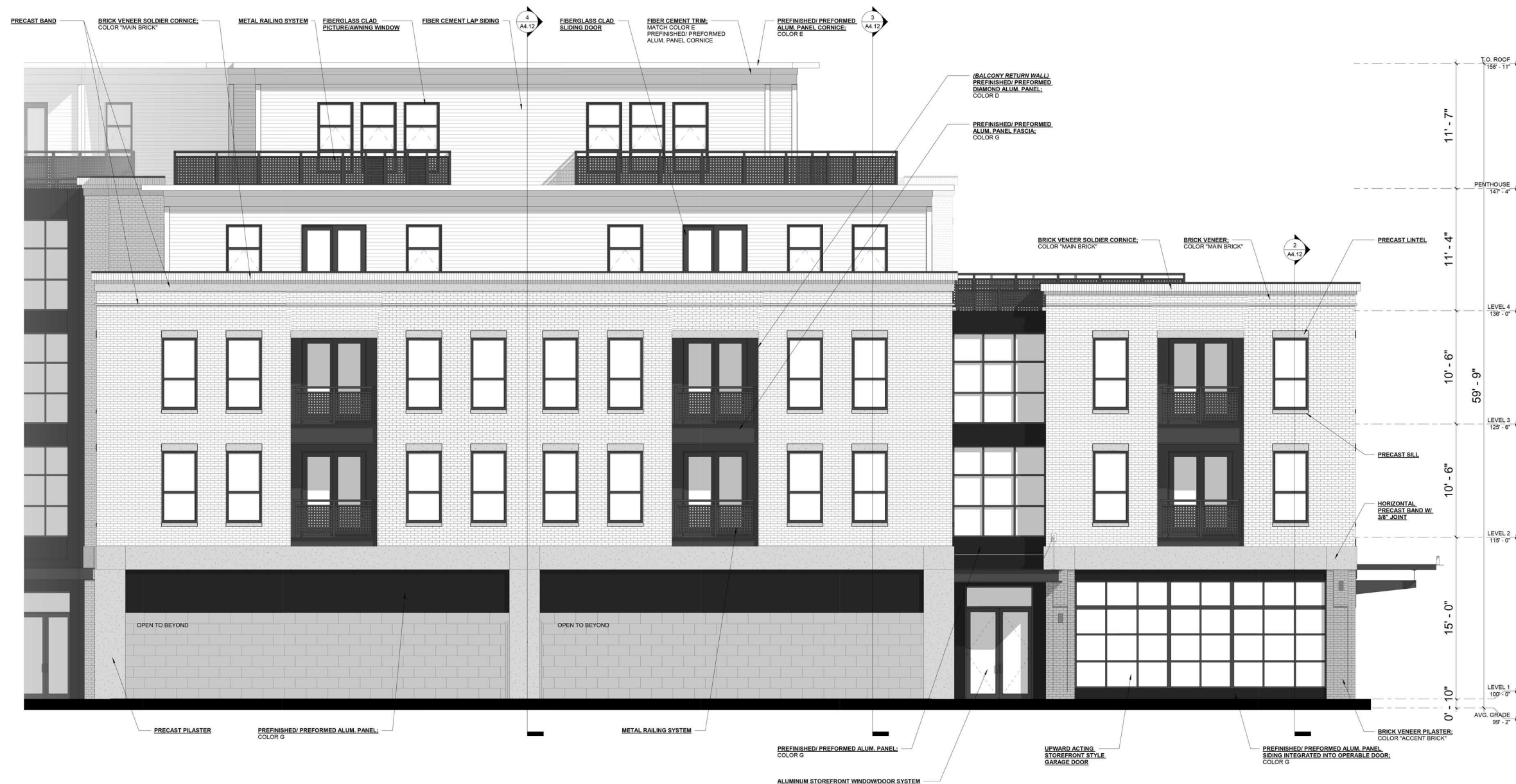
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|--------------------------|---------|-------------------------|--------------------------|
| RAYNES AVE.<br>MIXED USE | Project | Date 15<br>JULY<br>2022 | Dwg. No.<br><b>A3.02</b> |
|--------------------------|---------|-------------------------|--------------------------|

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

2.7  
NOT TO SCALE



KEYPLAN  
1" = 40'-0"



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



North Scale

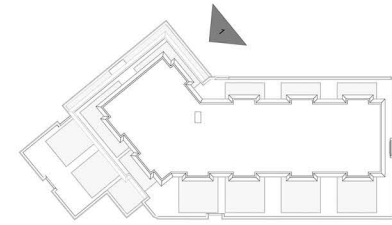
# ELEVATIONS

RAYNES AVE.  
MIXED USE

Project Date 15 JULY 2022 Dwg. No. A3.03

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

2.8  
NOT TO SCALE



KEYPLAN  
1" = 40'-0"



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



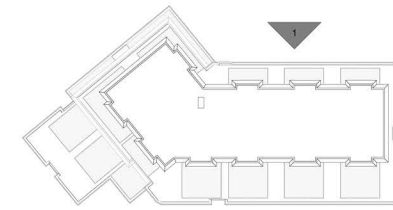
North Scale

ELEVATIONS

RAYNES AVE. MIXED USE Project Date 15 JULY 2022 Dwg. No. A3.04

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

2.9  
NOT TO SCALE



KEYPLAN  
1" = 40'-0"



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



North Scale

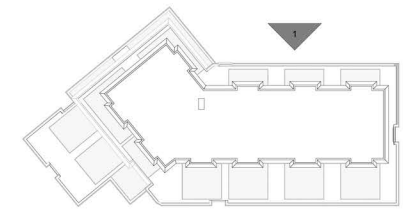
ELEVATIONS

RAYNES AVE.  
MIXED USE

Project Date 15 JULY 2022 Dwg. No. A3.05

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

2.10  
NOT TO SCALE



KEYPLAN  
1" = 40'-0"



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



North Scale

ELEVATIONS

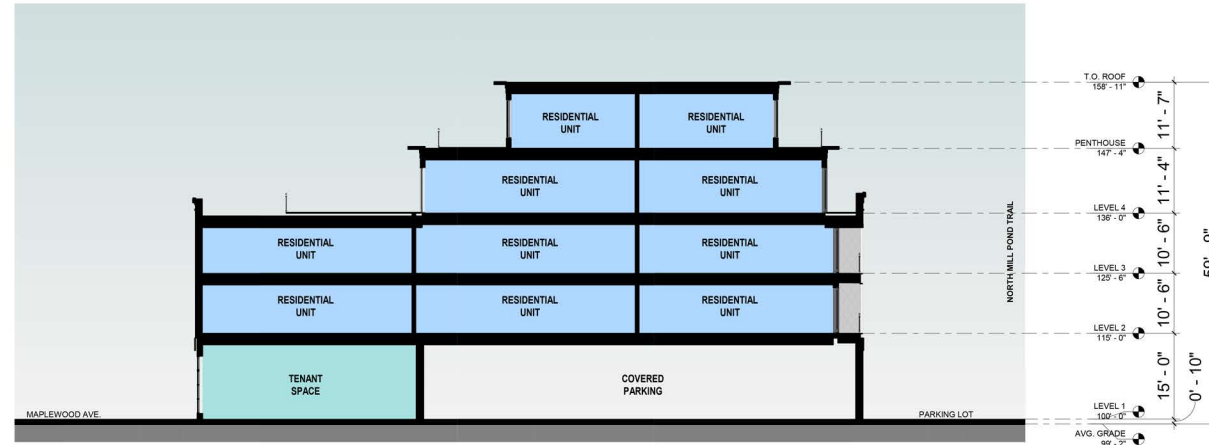
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MIXED USE

Project Date 15 JULY 2022 Dwg. No. A3.06

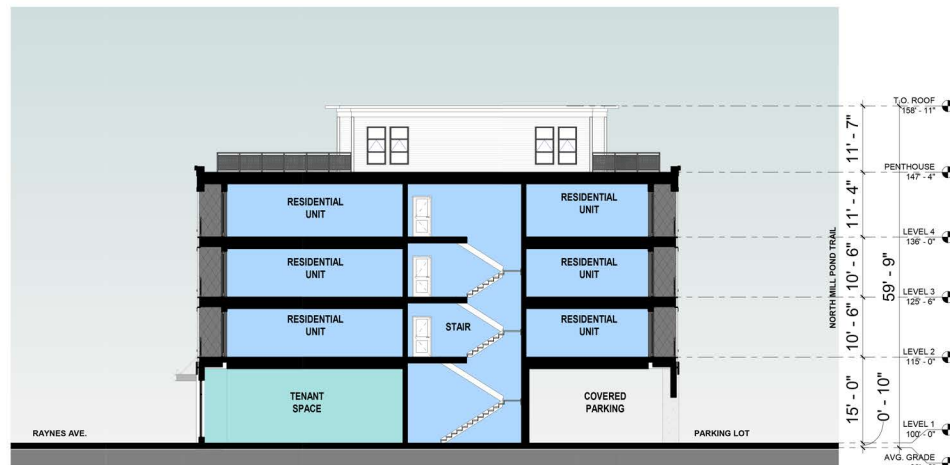
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

2.11  
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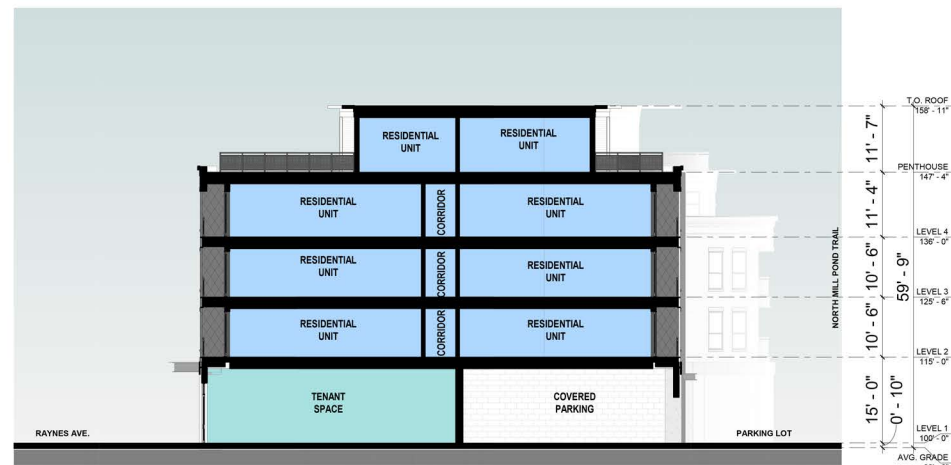
- LEGEND**
- RESIDENTIAL
  - RESTAURANT/OFFICE/RETAIL



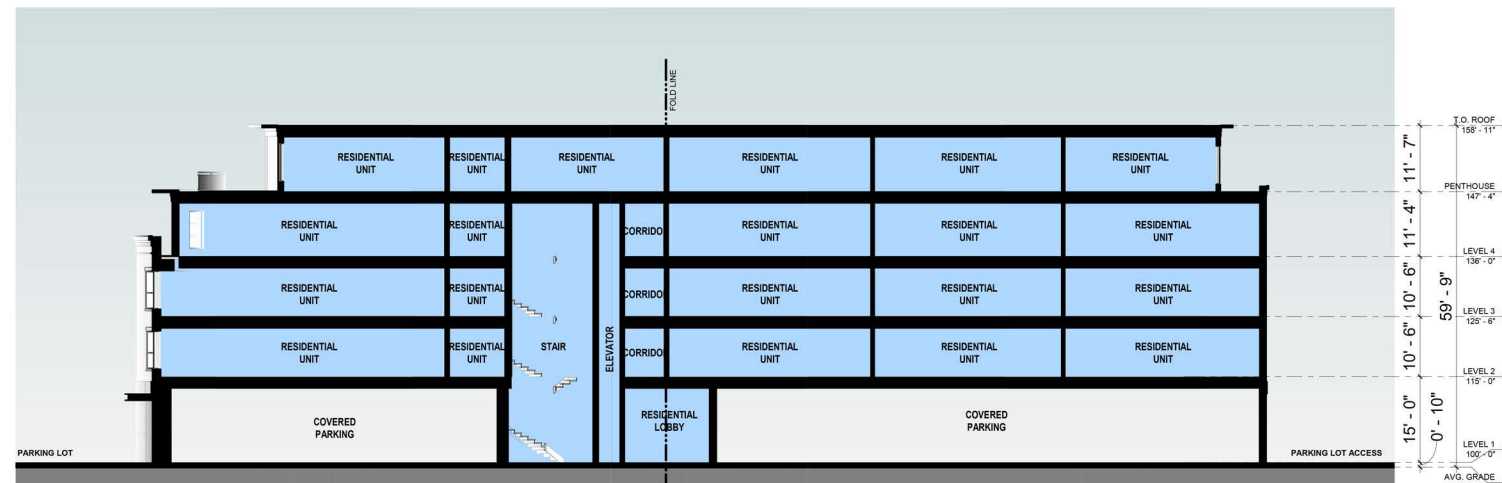
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SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.01



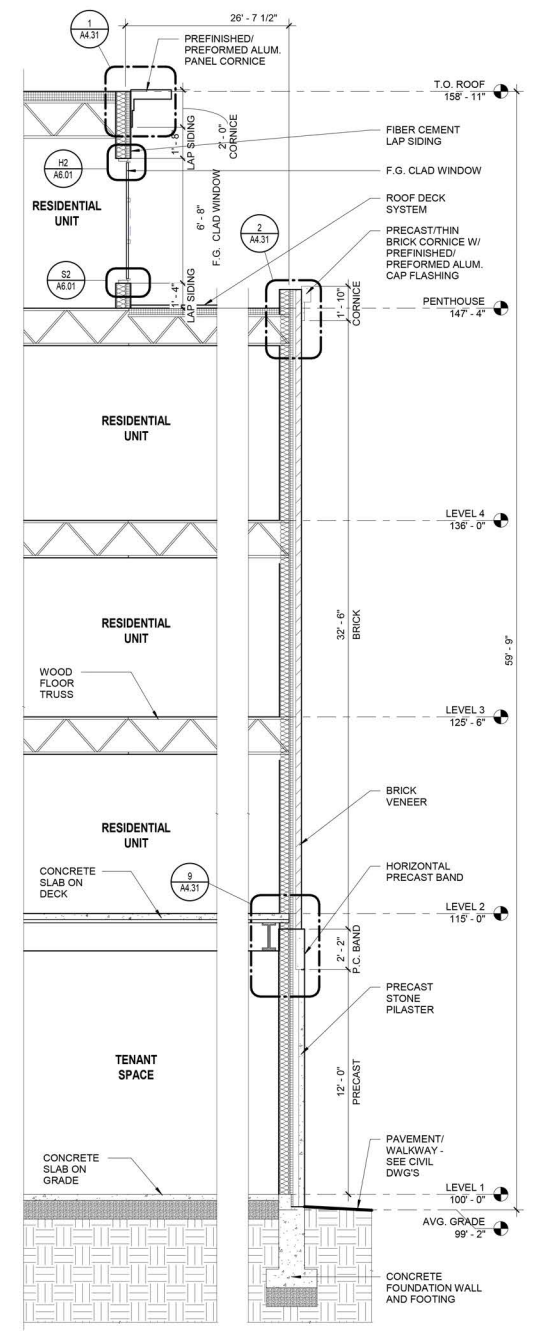
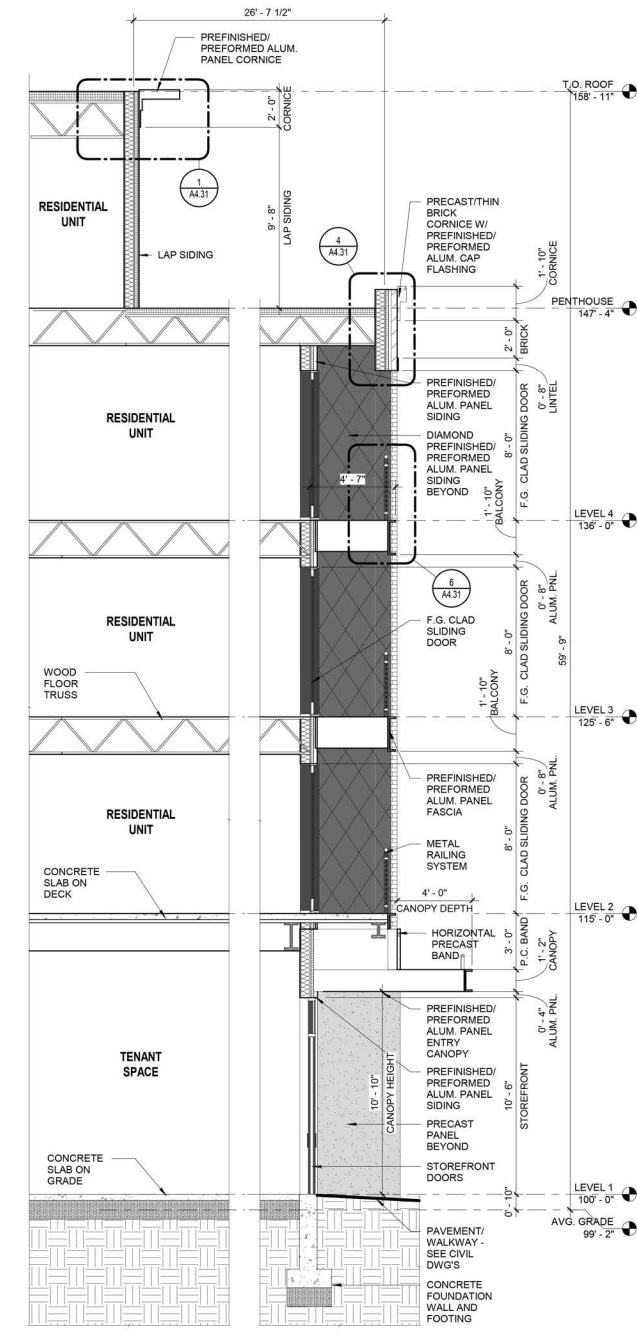
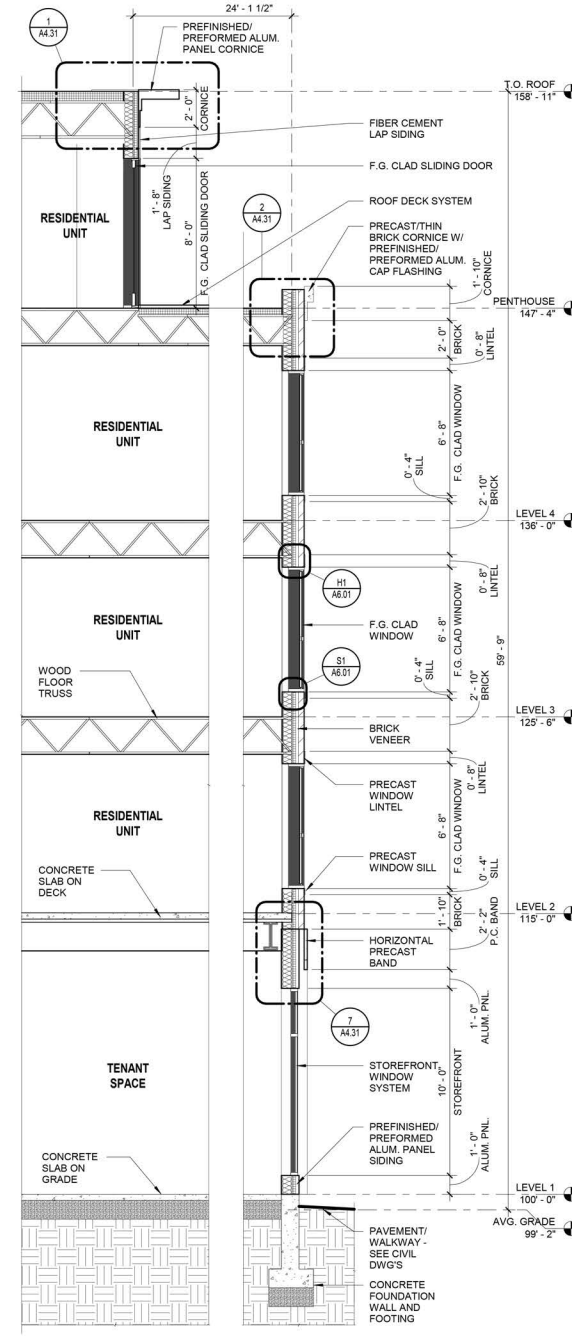
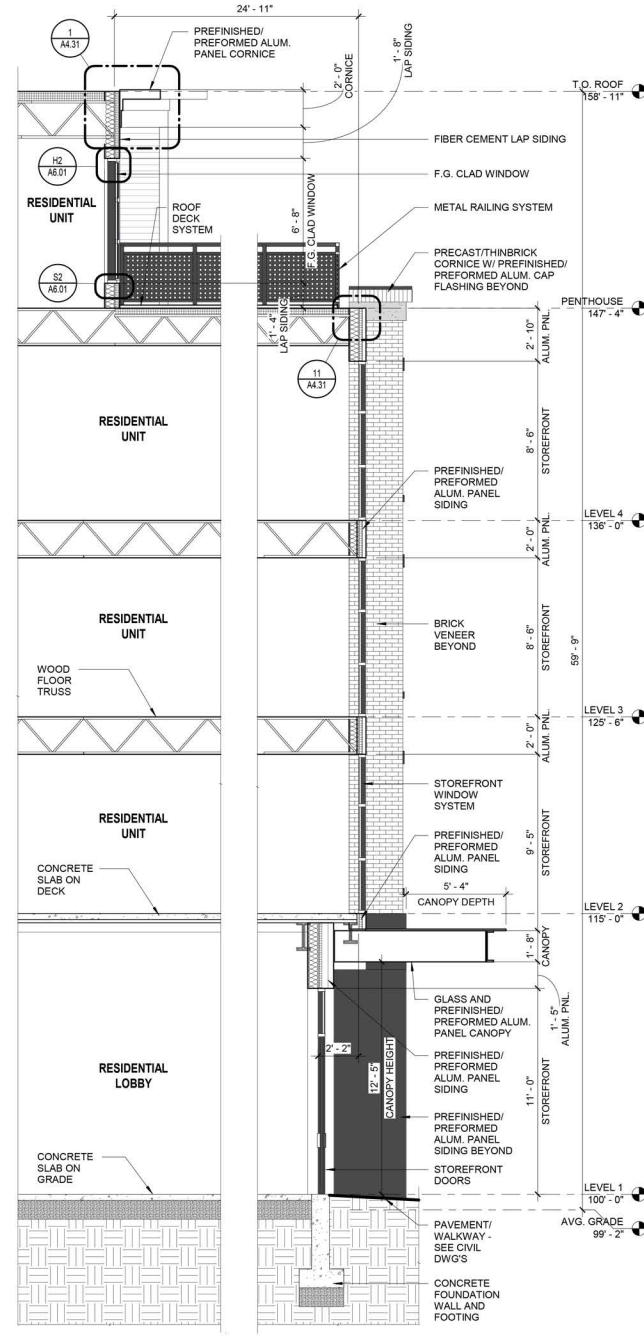
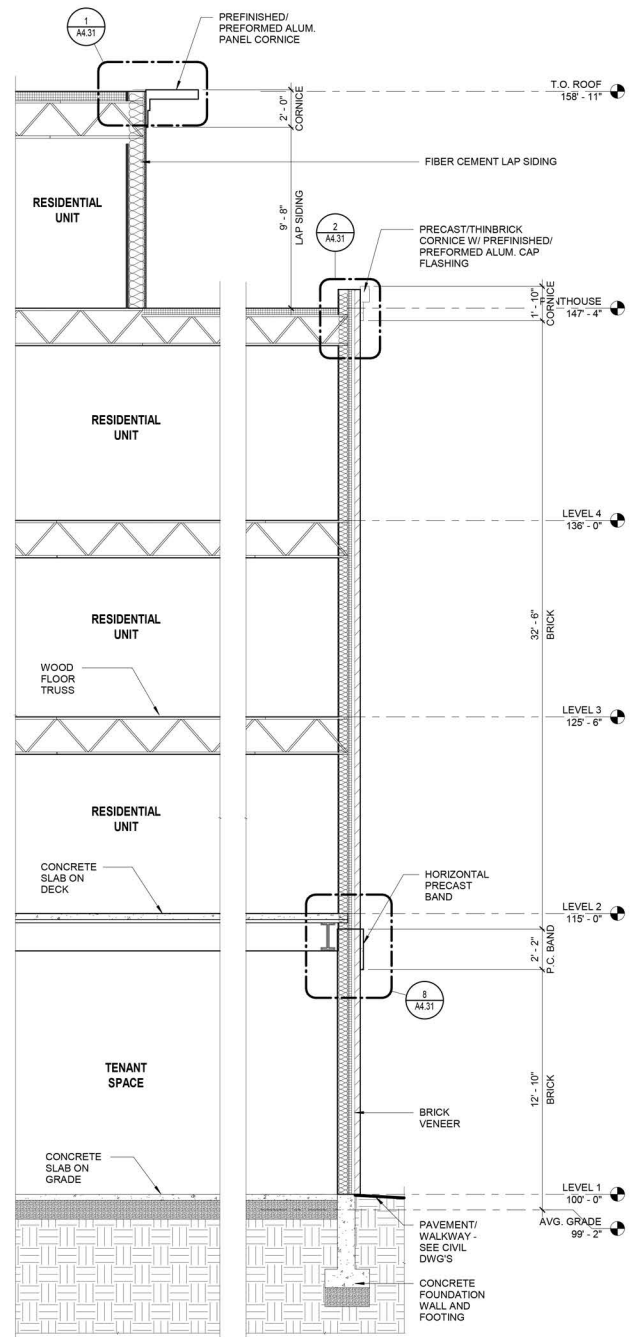
**2** BUILDING SECTION - NORTH WEST/ SOUTH EAST A  
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.01



**4** BUILDING SECTION - NORTH WEST/ SOUTH EAST B  
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.01



**1** BUILDING SECTION - NORTH EAST/SOUTH WEST  
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.01



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



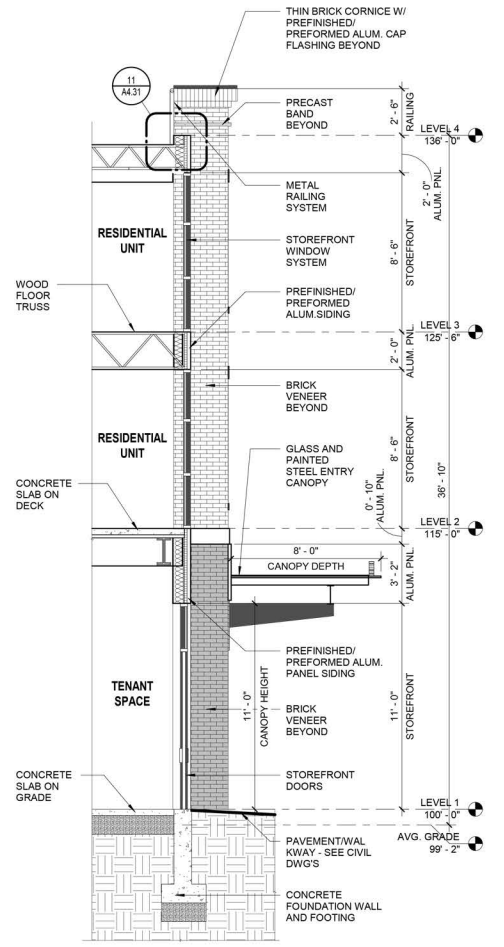
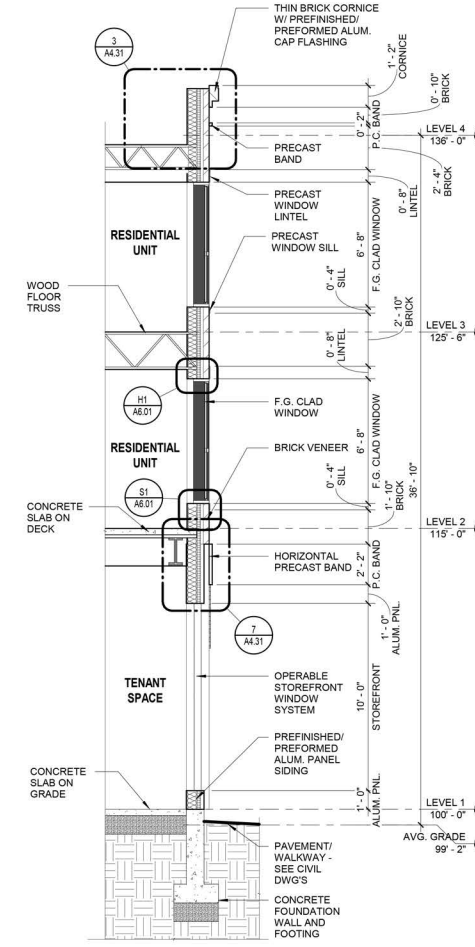
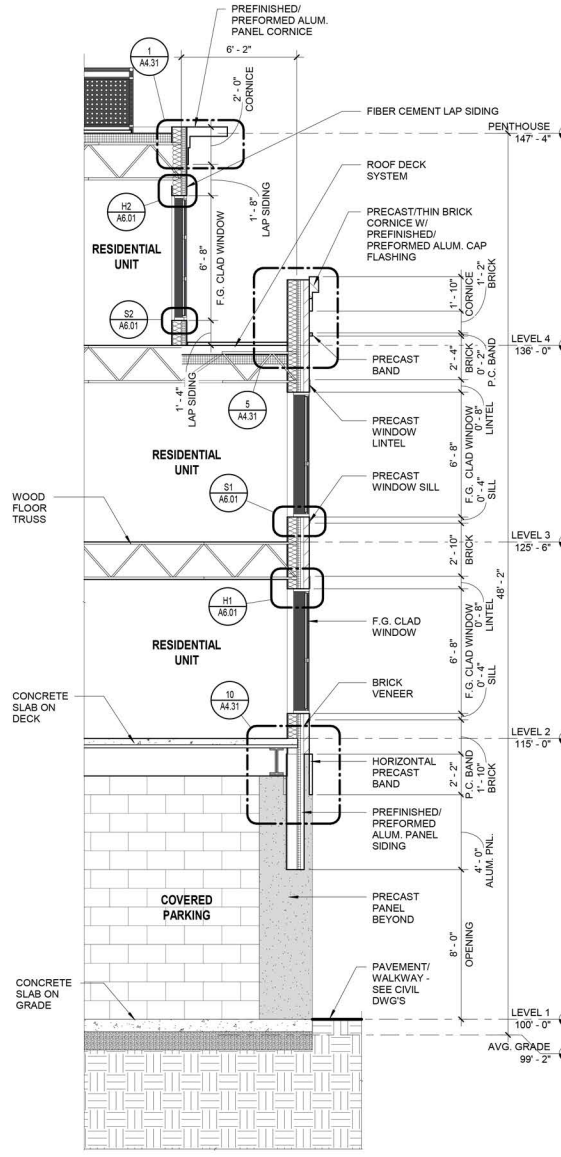
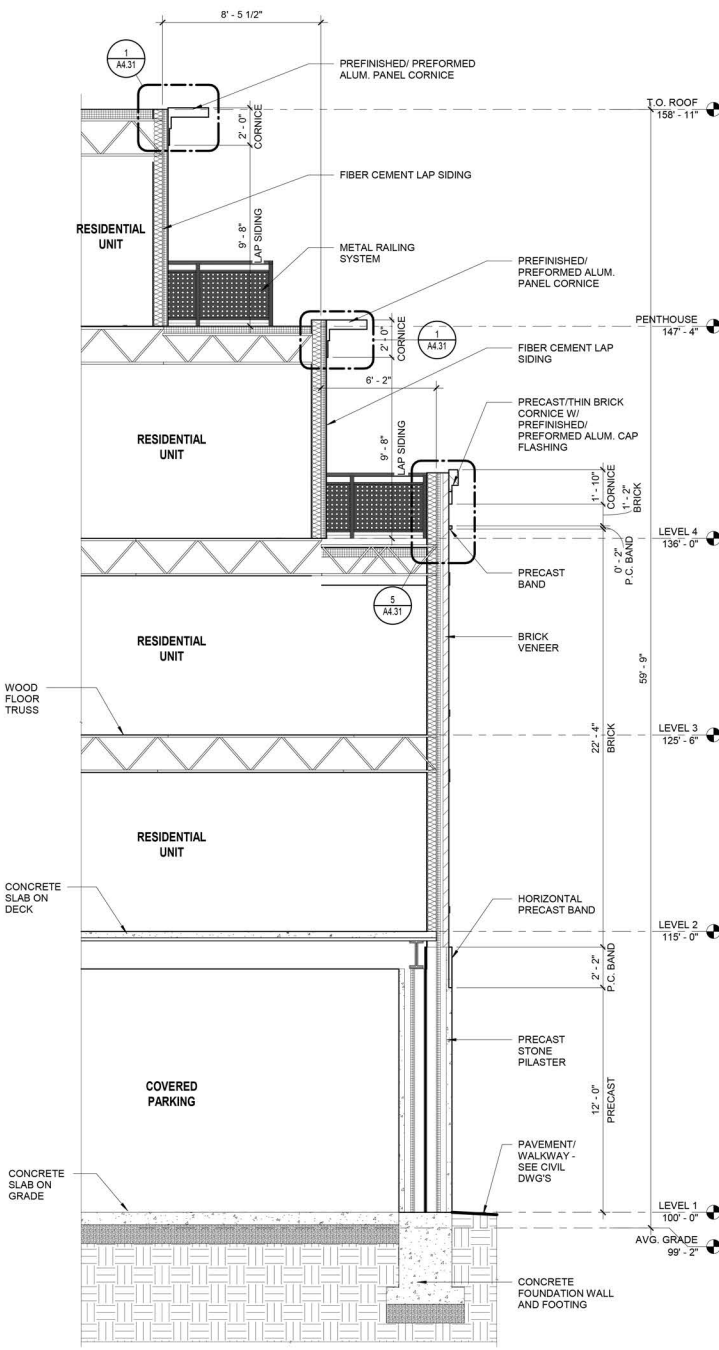
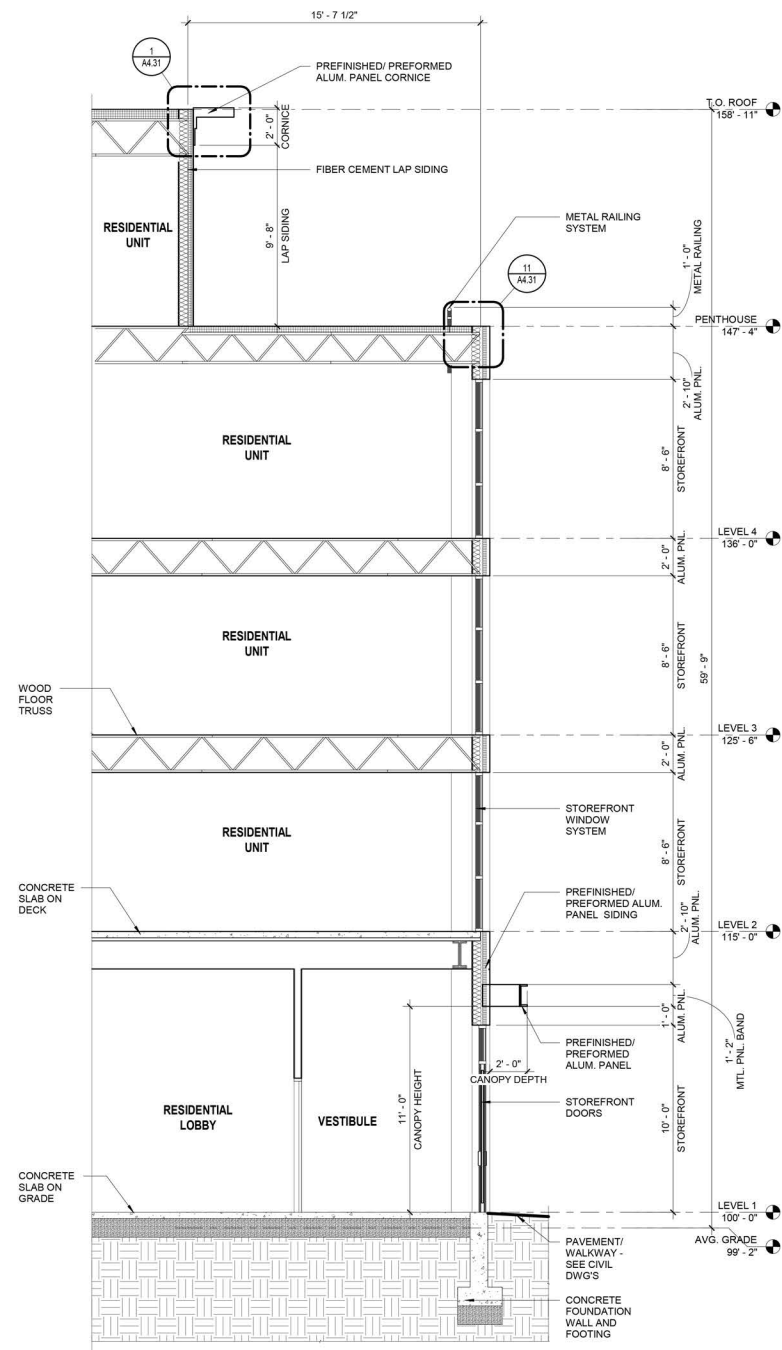
|       |       |
|-------|-------|
| North | Scale |
|-------|-------|

# WALL SECTIONS

|                          |         |                         |                          |
|--------------------------|---------|-------------------------|--------------------------|
| RAYNES AVE.<br>MIXED USE | Project | Date 15<br>JULY<br>2022 | Dwg. No.<br><b>A4.11</b> |
|--------------------------|---------|-------------------------|--------------------------|

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

2.13  
NOT TO SCALE



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

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



North Scale

# WALL SECTIONS

RAYNES AVE.  
MIXED USE

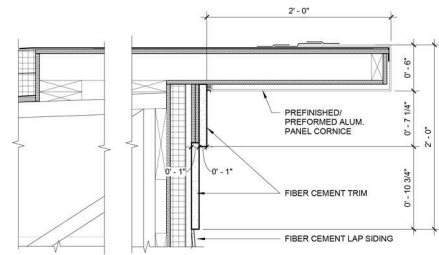
Project Date 15 JULY 2022

Dwg. No. A4.12

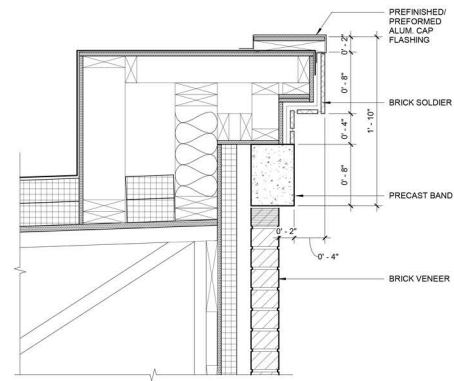
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

2.14  
NOT TO SCALE

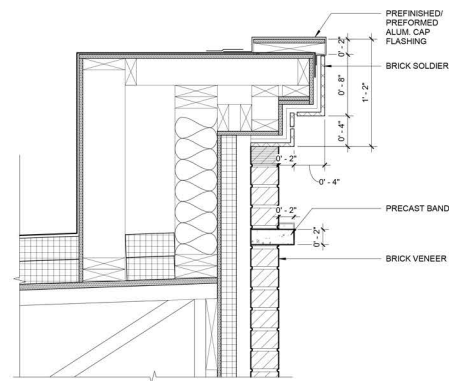




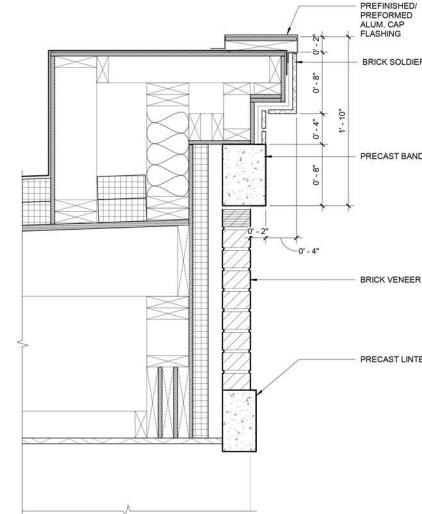
1 PREFORMED METAL CORNICE L4/PENTHOUSE  
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



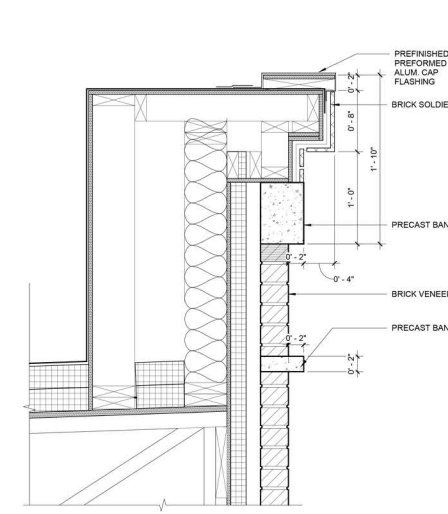
2 BRICK CORNICE W/ STONE FRIEZE (PENTHOUSE)  
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



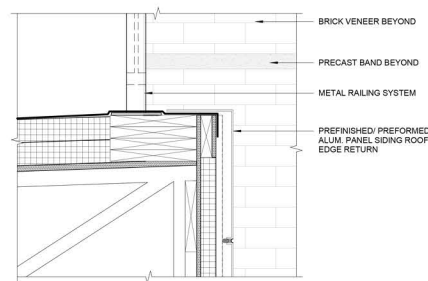
3 BRICK CORNICE W/ STONE ACCENT L4  
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.12



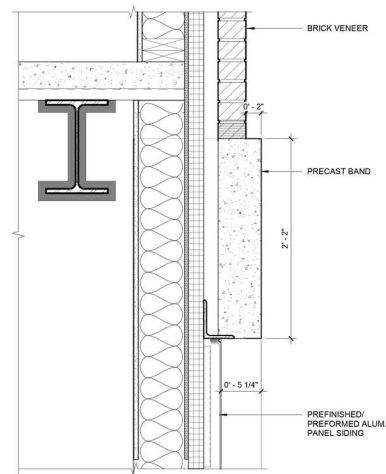
4 LINTEL AT BALCONY  
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.11



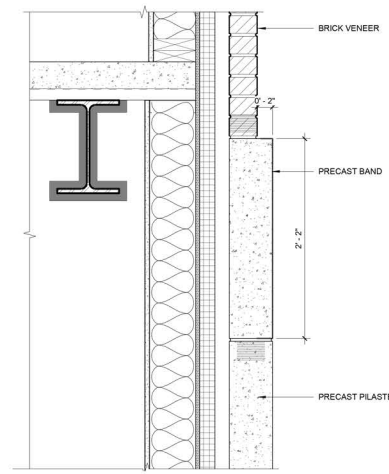
5 BRICK CORNICE W/ STONE FRIEZE AND ACCENT L4  
SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.12



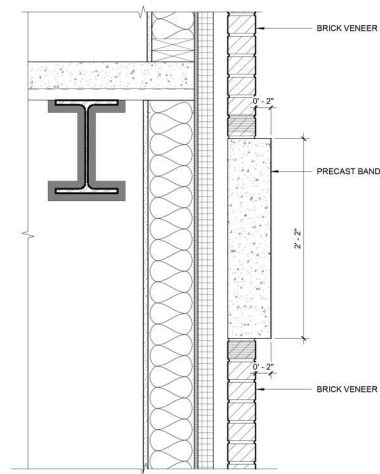
11 ROOF EDGE AT METAL PANEL  
SCALE: 1 1/2" = 1'-0" REF SHEET: 4 / A4.11



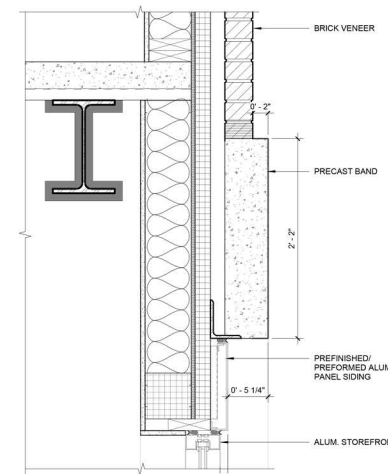
10 BAND AT METAL PANEL  
SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.12



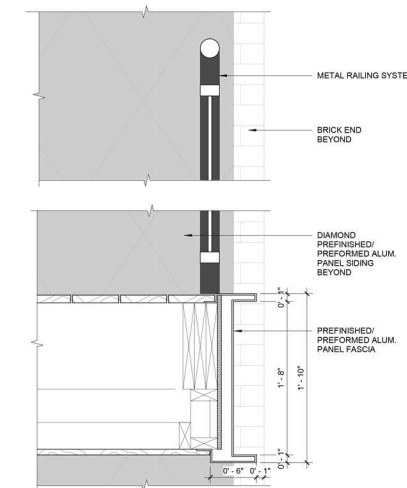
9 BAND AT COVERED PARKING  
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



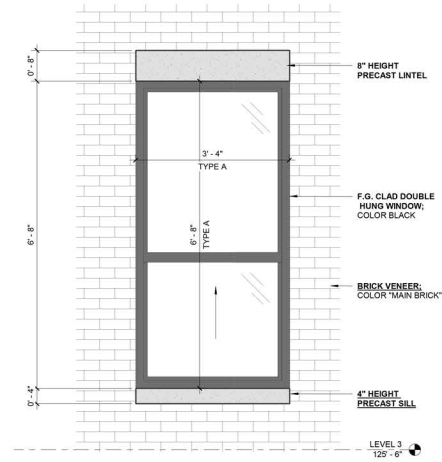
8 LEVEL 1 PRE CAST PILASTER  
SCALE: 1 1/2" = 1'-0" REF SHEET: 5 / A4.11



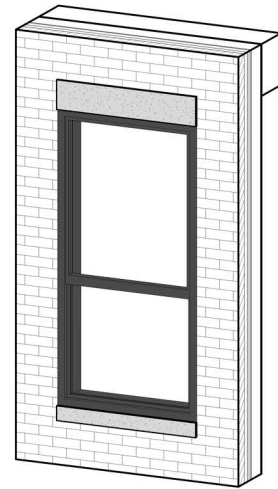
7 L2 PRECAST BAND AT METAL PANEL/STOREFRONT  
SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.11



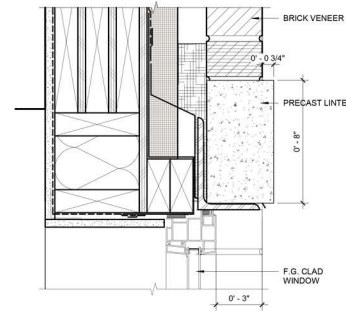
6 BALCONY EDGE  
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.11



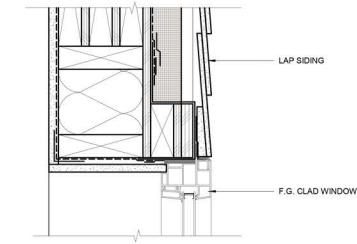
1 TYPICAL DOUBLE HUNG WINDOW IN BRICK LEVELS 2-4  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



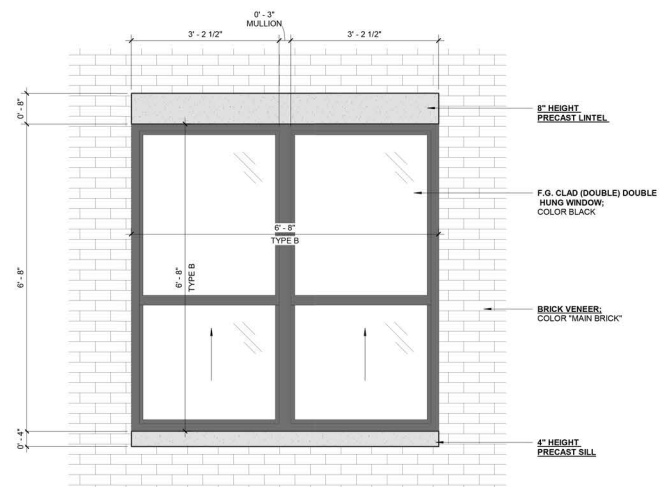
1A TYPICAL DOUBLE HUNG WINDOW IN BRICK LEVELS 2-4 3D  
SCALE:



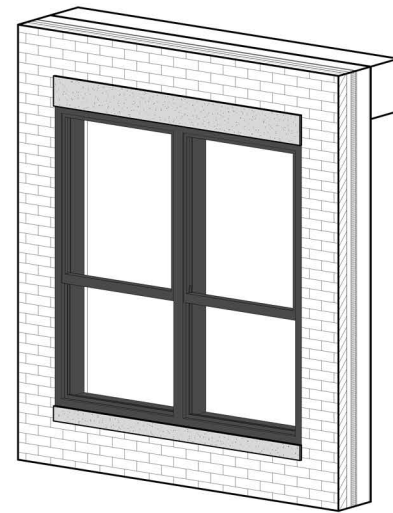
H1 FIBERGLASS CLAD WINDOW HEAD BRICK  
SCALE: 3" = 1'-0" REF SHEET: 3 / A4.11



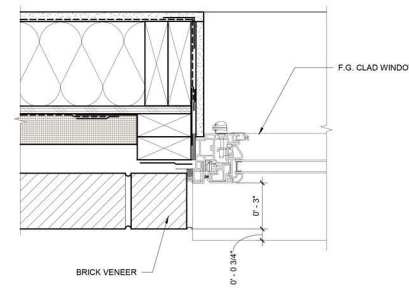
H2 FIBERGLASS CLAD WINDOW HEAD FIBER CEMENT LAP SIDING  
SCALE: 3" = 1'-0" REF SHEET: 1 / A4.11



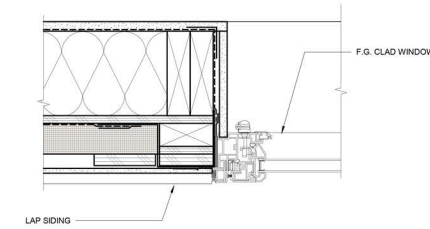
2 TYPICAL DOUBLE DOUBLE HUNG WINDOW IN BRICK LEVELS 2-4  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



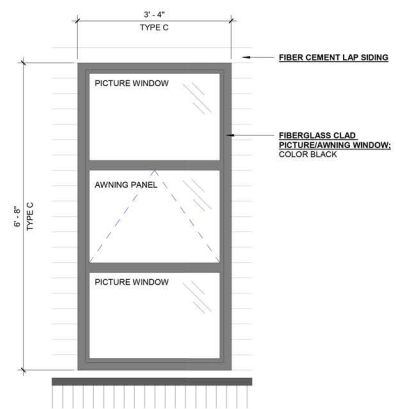
2A TYPICAL DOUBLE DOUBLE HUNG WINDOW IN BRICK LEVELS 2-4 3D  
SCALE:



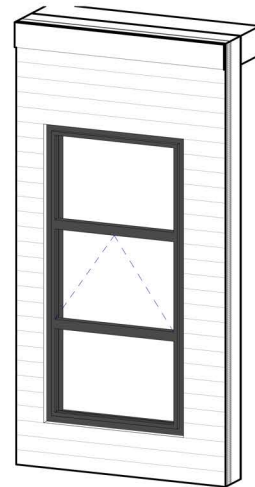
J1 FIBERGLASS CLAD WINDOW JAMB BRICK  
SCALE: 3" = 1'-0"



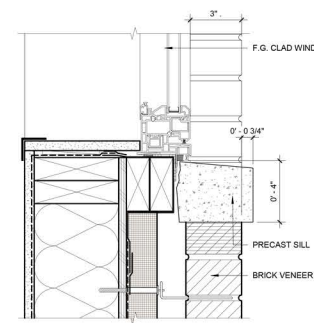
J2 FIBERGLASS CLAD WINDOW JAMB FIBER CEMENT LAP SIDING  
SCALE: 3" = 1'-0"



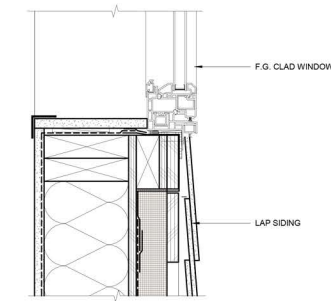
3 AWNING WINDOW IN FIBER CEMENT LAP SIDING LEVELS 4-PENTHOUSE  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.06



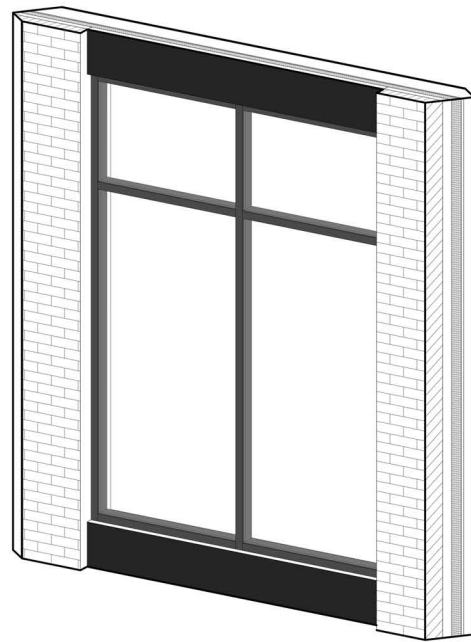
3A AWNING WINDOW IN FIBER CEMENT LAP SIDING LEVELS 4-PENTHOUSE 3D  
SCALE:



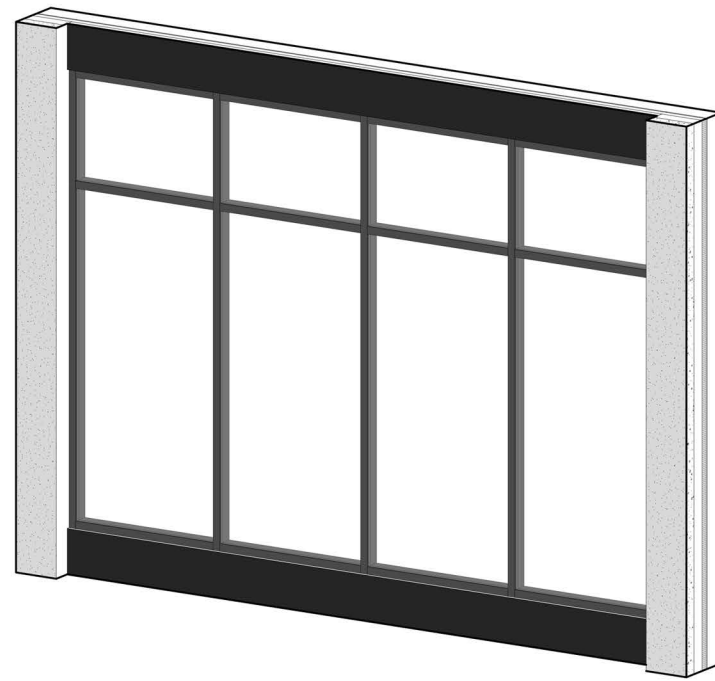
S1 FIBERGLASS CLAD WINDOW SILL BRICK  
SCALE: 3" = 1'-0" REF SHEET: 3 / A4.11



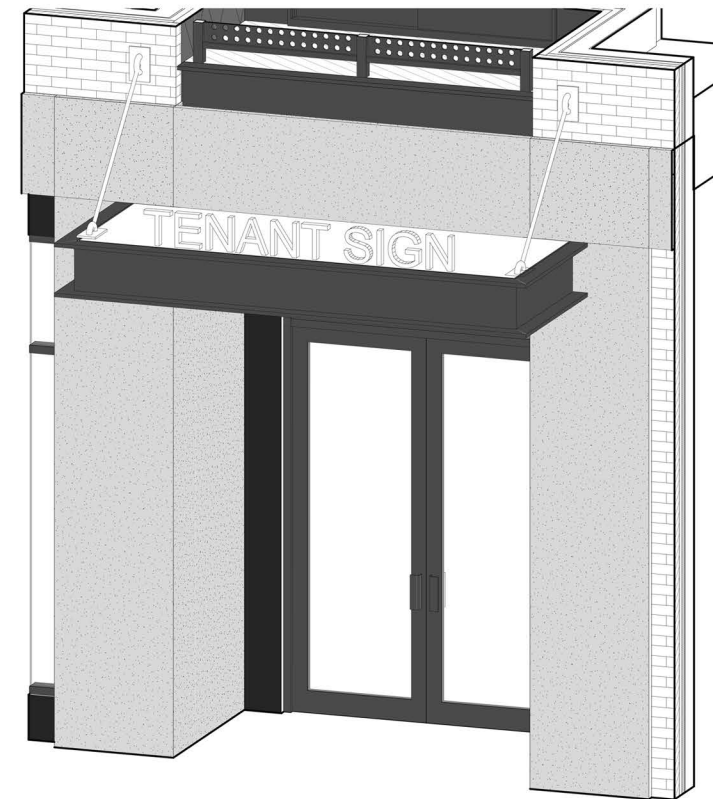
S2 FIBERGLASS CLAD WINDOW SILL FIBER CEMENT LAP SIDING  
SCALE: 3" = 1'-0" REF SHEET: 1 / A4.11



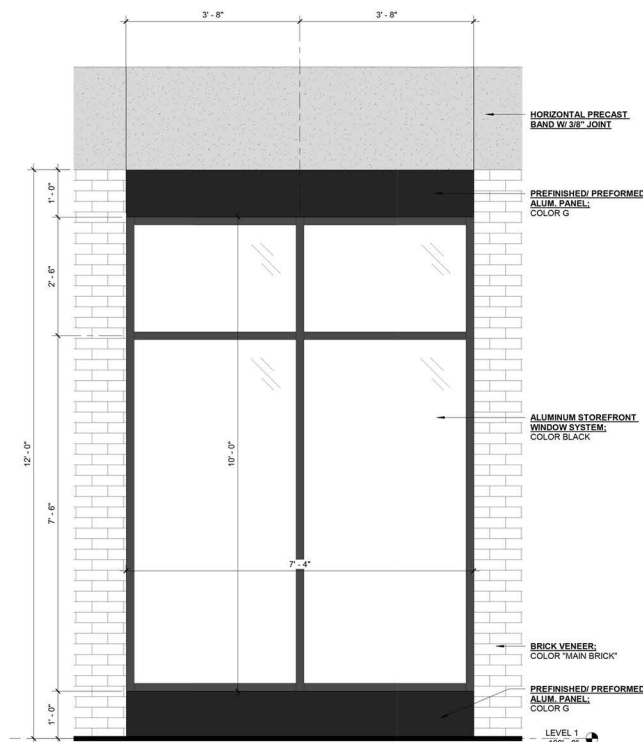
1A STOREFRONT WINDOW IN BRICK/METAL PANEL 3D  
SCALE:



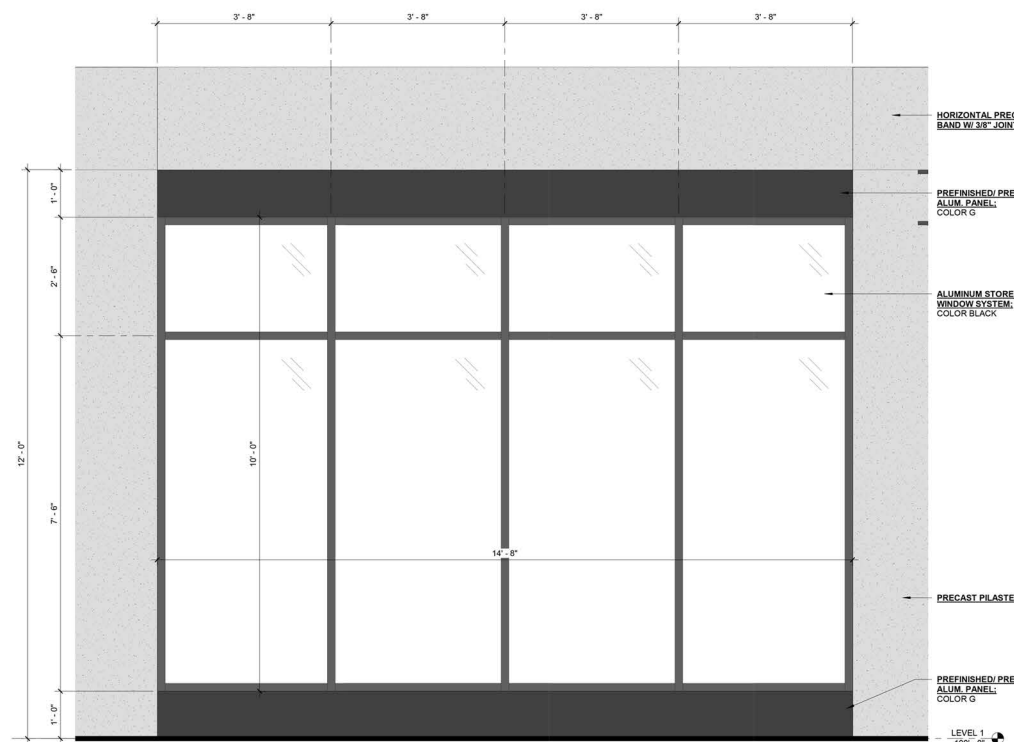
2A STOREFRONT WINDOW IN PRECAST/METAL PANEL 3D  
SCALE:



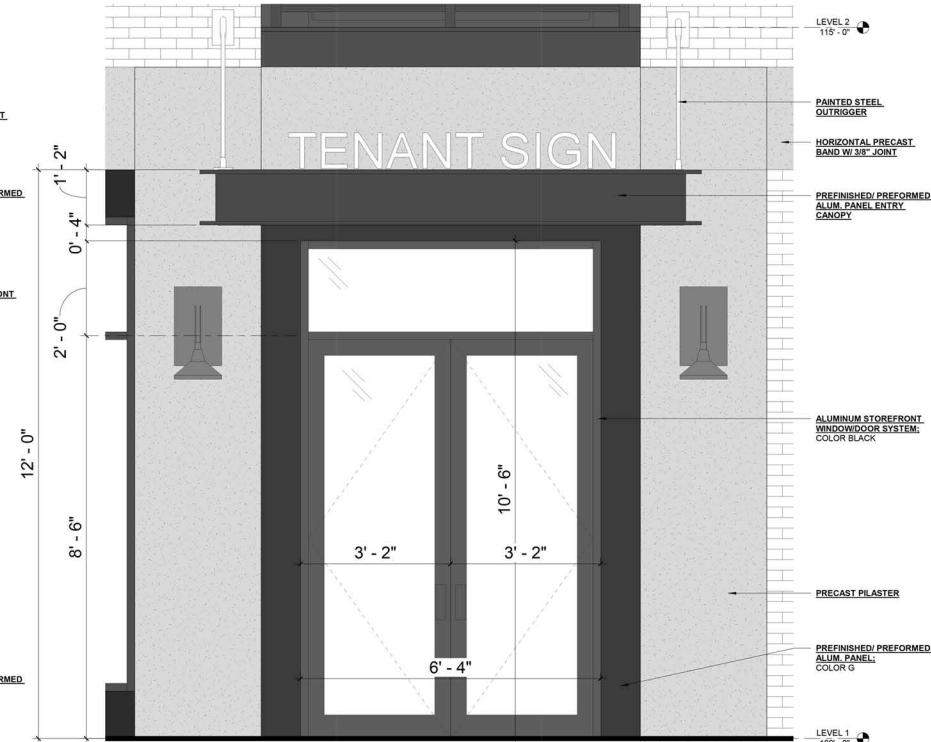
4 STOREFRONT DOOR AT TENANT ENTRY 3D  
SCALE:



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



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



3 STOREFRONT DOOR AT TENANT ENTRY 1  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



North Scale

# ALUMINUM STOREFRONT ELEVATIONS

RAYNES AVE.  
MIXED USE

Project

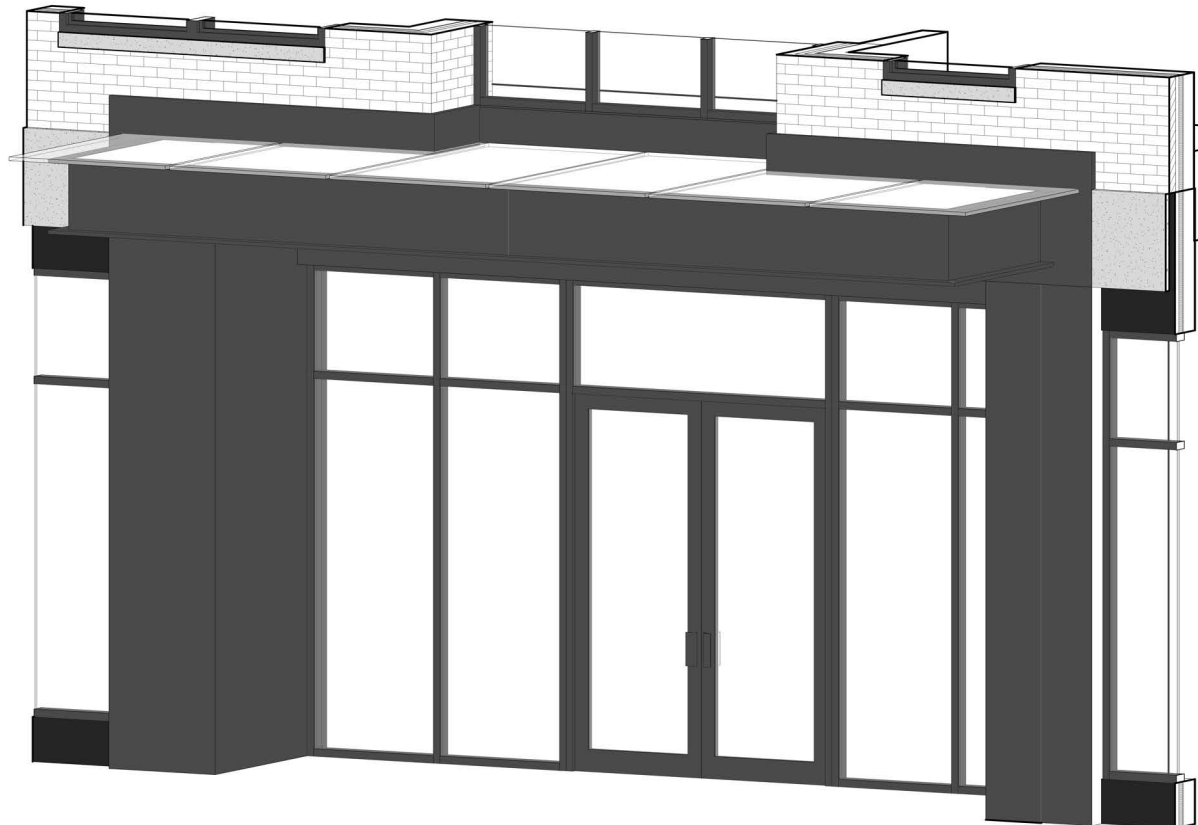
Date 15  
JULY  
2022

Dwg. No.

A6.02

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

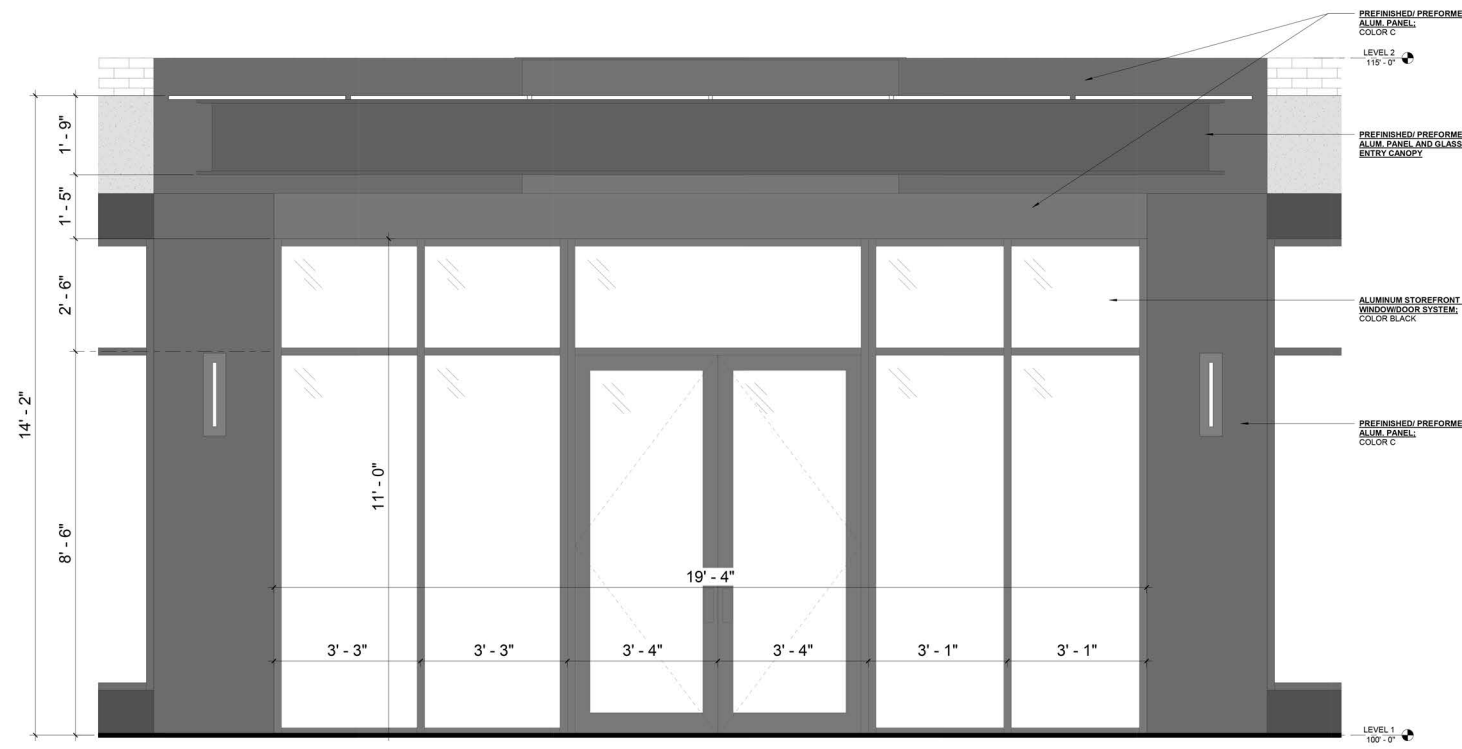
2.17  
NOT TO SCALE



1A STOREFRONT WINDOW/DOOR LOBBY ENTRY 3D  
SCALE:



2A STOREFRONT DOOR AT TENANT ENTRY 2 3D  
SCALE:



1 STOREFRONT WINDOW/DOOR LOBBY ENTRY  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



2 STOREFRONT DOOR AT TENANT ENTRY 2  
SCALE: 3/4" = 1'-0" REF SHEET: 2 / A3.02



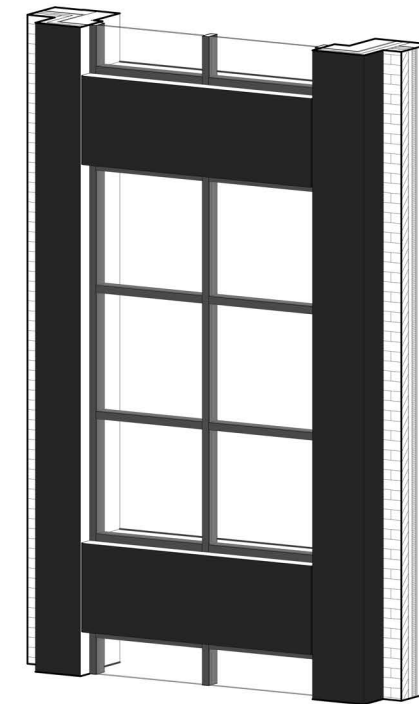
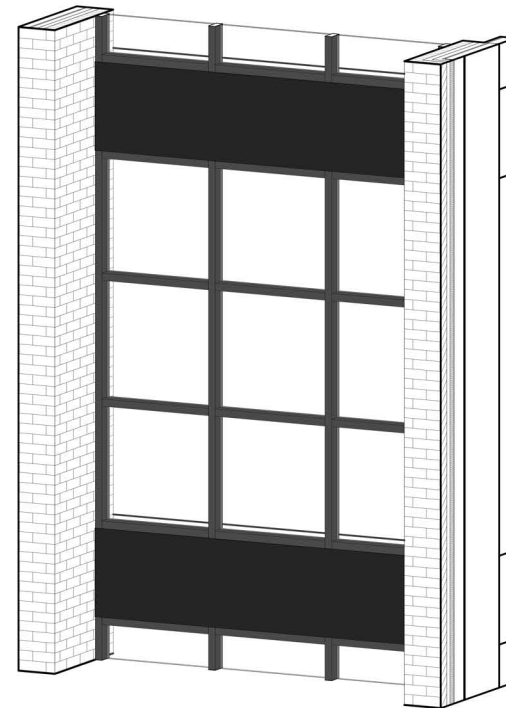
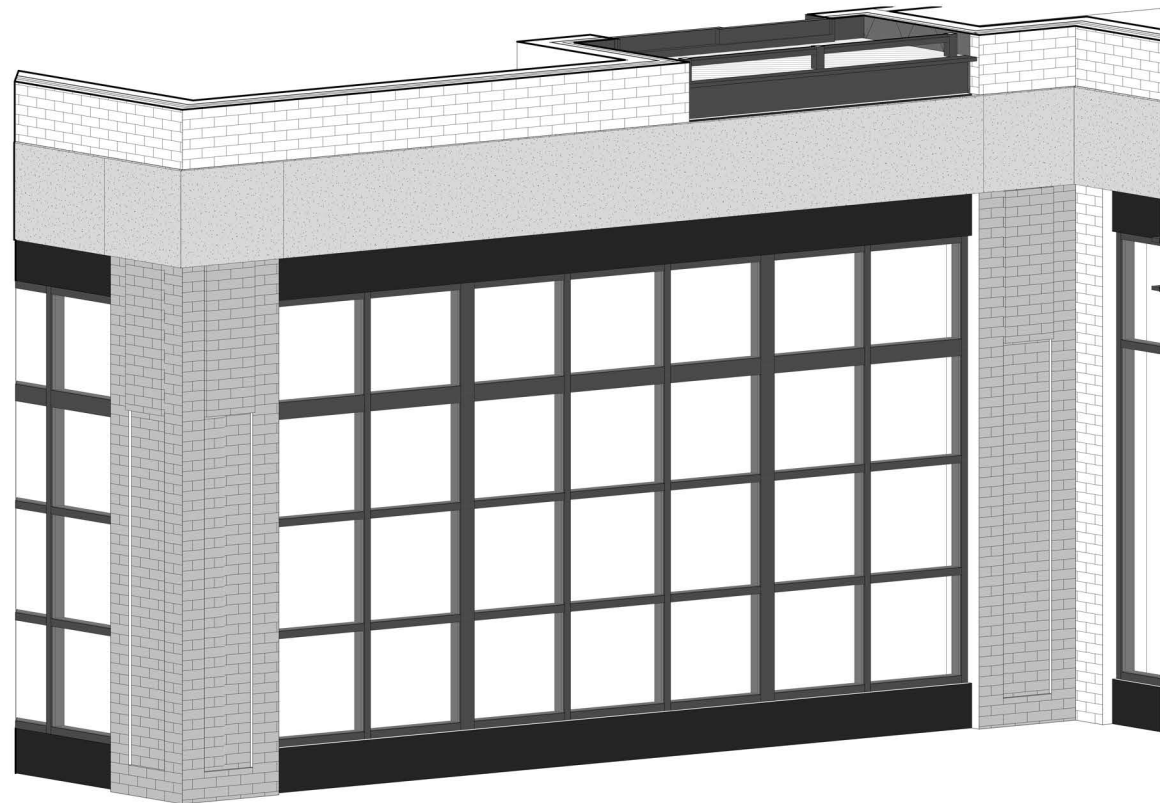
|       |       |
|-------|-------|
| North | Scale |
|       |       |

# ALUMINUM STOREFRONT ELEVATIONS

|                          |         |                         |                           |
|--------------------------|---------|-------------------------|---------------------------|
| RAYNES AVE.<br>MIXED USE | Project | Date 15<br>JULY<br>2022 | Dwg. No.<br><b>A6.02a</b> |
|--------------------------|---------|-------------------------|---------------------------|

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

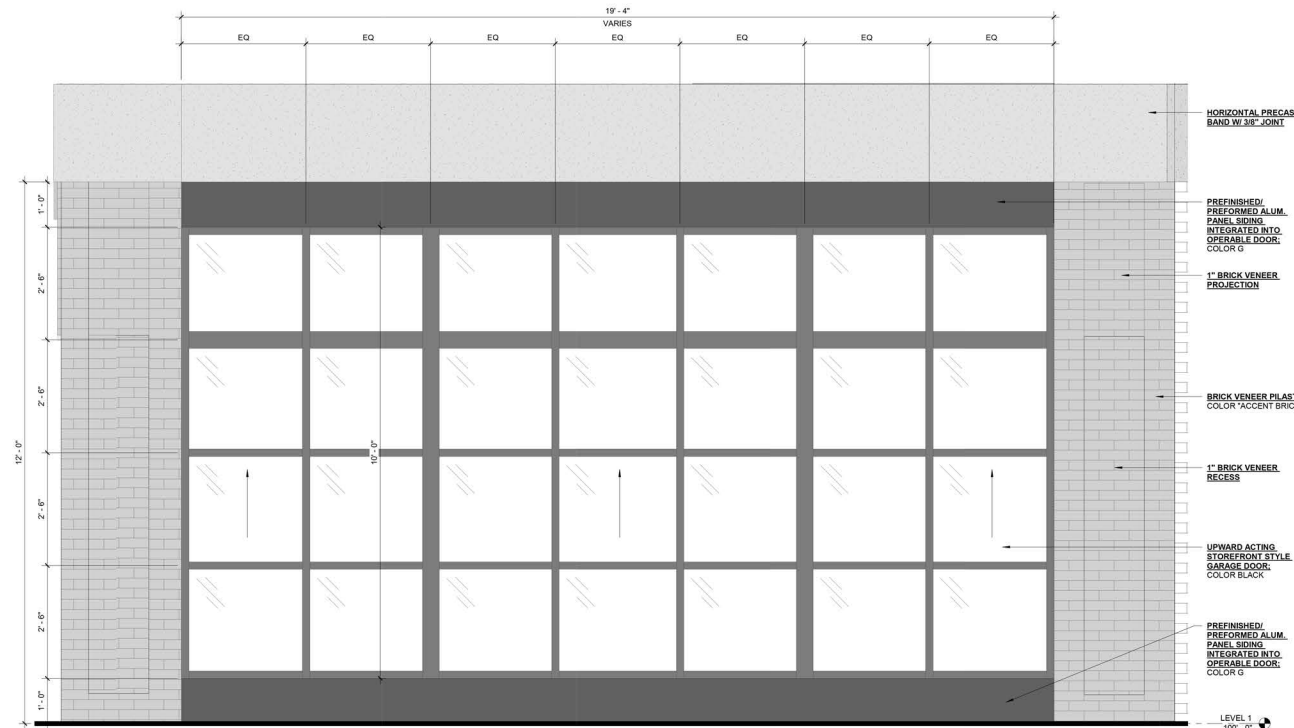
2.18  
NOT TO SCALE



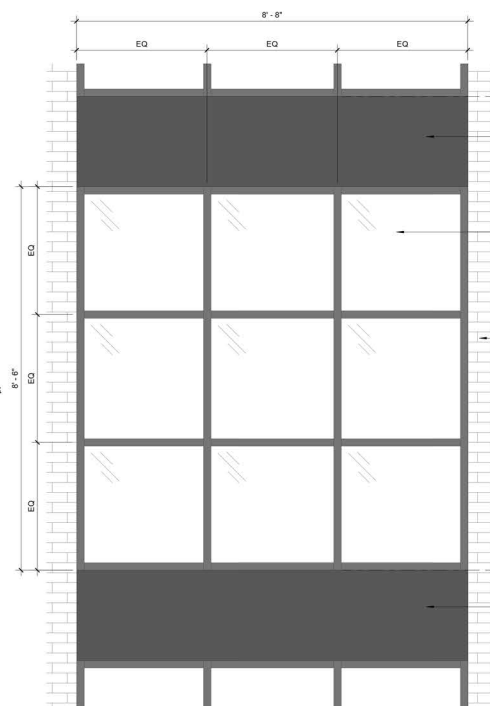
1A UPWARD ACTING STOREFRONT STYLE GARAGE DOOR 3D  
SCALE:

2A STOREFRONT WINDOW A AT LEVELS 2-4 3D  
SCALE:

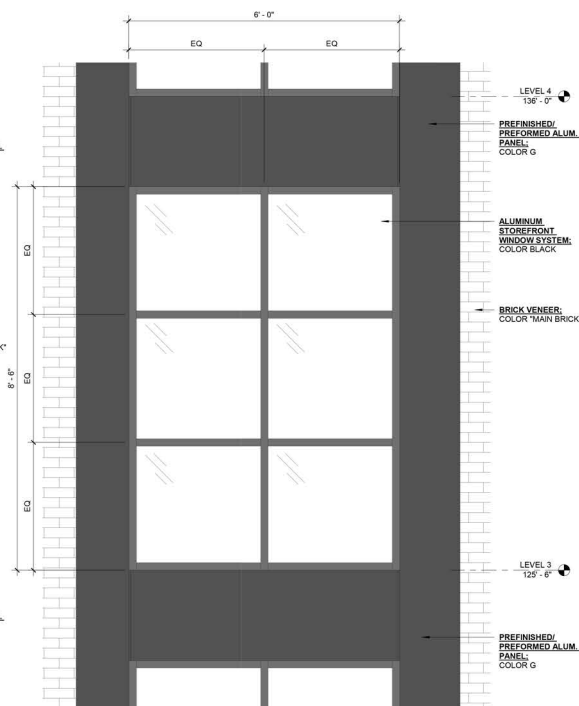
3 STOREFRONT WINDOW B AT LEVELS 2-4 3D  
SCALE:



1 UPWARD ACTING STOREFRONT STYLE GARAGE DOOR  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.02



2 STOREFRONT WINDOW A AT LEVELS 2-4  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



4 STOREFRONT WINDOW B AT LEVELS 2-4  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.05



|       |       |
|-------|-------|
| North | Scale |
|-------|-------|

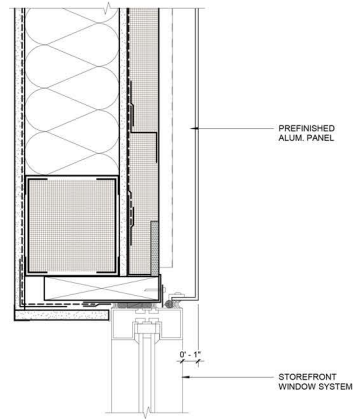
# ALUMINUM STOREFRONT ELEVATIONS

RAYNES AVE.  
MIXED USE

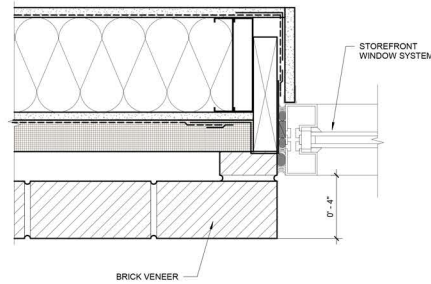
|         |              |          |
|---------|--------------|----------|
| Project | Date         | Dwg. No. |
|         | 15 JULY 2022 | A6.02b   |

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

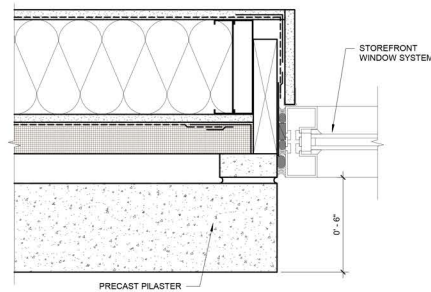
2.19  
NOT TO SCALE



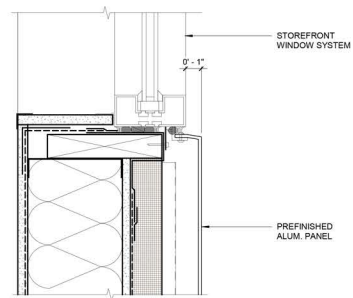
**H1** STOREFRONT HEAD METAL PANEL  
SCALE: 3" = 1'-0"



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



**J2** STOREFRONT JAMB PRECAST PILASTER  
SCALE: 3" = 1'-0"



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





LEGEND  
 HOTEL

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



## SECOND FLOOR PLAN

|                      |         |                         |                          |
|----------------------|---------|-------------------------|--------------------------|
| RAYNES AVE.<br>HOTEL | Project | Date 15<br>JULY<br>2022 | Dwg. No.<br><b>A1.02</b> |
|----------------------|---------|-------------------------|--------------------------|

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
 AUGUST 3, 2022

**3.1**  
 NOT TO SCALE





1 LEVEL 3 - OVERALL  
 SCALE: 1/8" = 1'-0"  
 REF SHEET: 1 / A3.01



# THIRD FLOOR PLAN

|                      |         |                         |                          |
|----------------------|---------|-------------------------|--------------------------|
| RAYNES AVE.<br>HOTEL | Project | Date 15<br>JULY<br>2022 | Dwg. No.<br><b>A1.03</b> |
|----------------------|---------|-------------------------|--------------------------|

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
 AUGUST 3, 2022

**3.2**  
 NOT TO SCALE



**LEGEND**  
 HOTEL

1 LEVEL 4 - OVERALL  
 SCALE: 1/8" = 1'-0"  
 REF SHEET: 1 / A3.01



## FOURTH FLOOR PLAN

RAYNES AVE.  
HOTEL

Project

Date 15  
JULY  
2022

Draw. No.

**A1.04**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
 AUGUST 3, 2022

**3.3**

NOT TO SCALE



1 LEVEL 5 - OVERALL  
 SCALE: 1/8" = 1'-0"  
 REF SHEET: 1 / A3.01



# FIFTH FLOOR PLAN

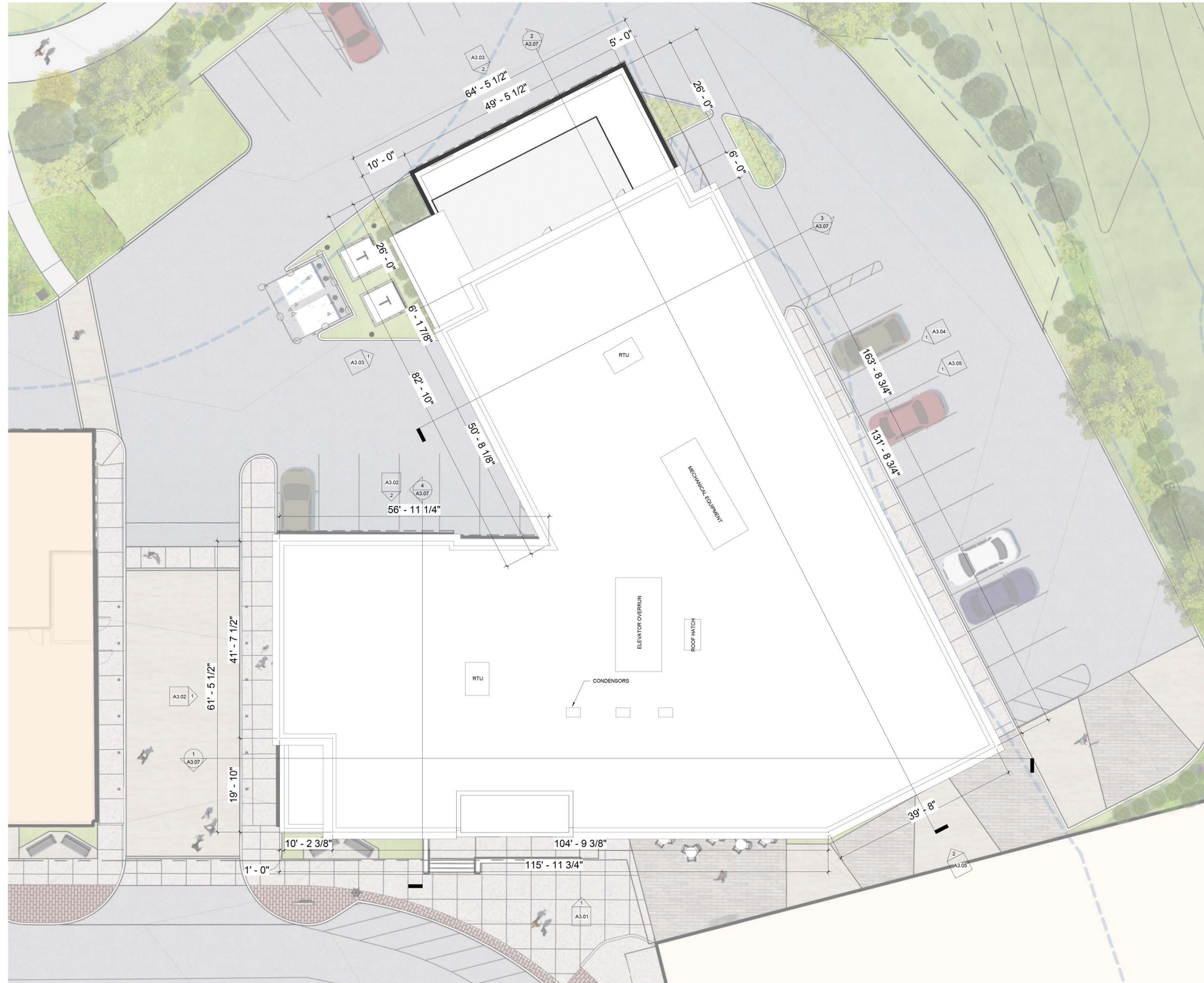
RAYNES AVE.  
HOTEL

Project Date  
15 JULY 2022

Dwg. No.  
**A1.05**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

**3.4**  
NOT TO SCALE



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



# ROOF PLAN

RAYNES AVE.  
HOTEL

Project

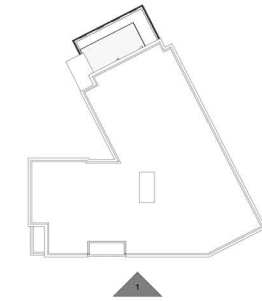
Date 15  
JULY  
2022

Dwg. No.

**A1.06**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
 AUGUST 3, 2022

**3.5**  
NOT TO SCALE



KEYPLAN  
1" = 40'-0"



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



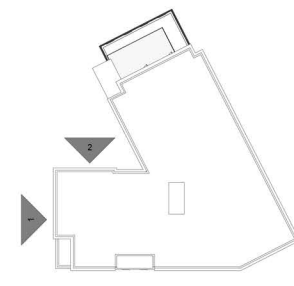
|       |       |
|-------|-------|
| North | Scale |
|-------|-------|

# ELEVATIONS

|                      |         |                         |                          |
|----------------------|---------|-------------------------|--------------------------|
| RAYNES AVE.<br>HOTEL | Project | Date 15<br>JULY<br>2022 | Dwg. No.<br><b>A3.01</b> |
|----------------------|---------|-------------------------|--------------------------|

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

**3.6**  
NOT TO SCALE



KEYPLAN  
1" = 40'-0"



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



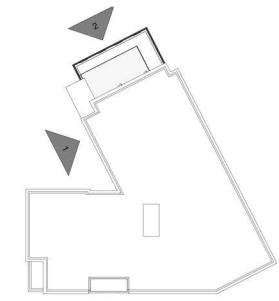
North Scale

# ELEVATIONS

RAYNES AVE. HOTEL  
Project Date 15 JULY 2022 Dwg. No. **A3.02**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

3.7  
NOT TO SCALE



KEYPLAN  
1" = 40'-0"



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



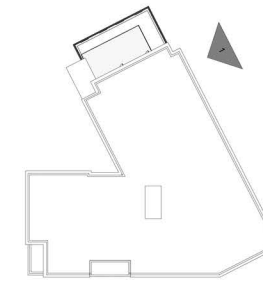
|       |       |
|-------|-------|
| North | Scale |
|-------|-------|

# ELEVATIONS

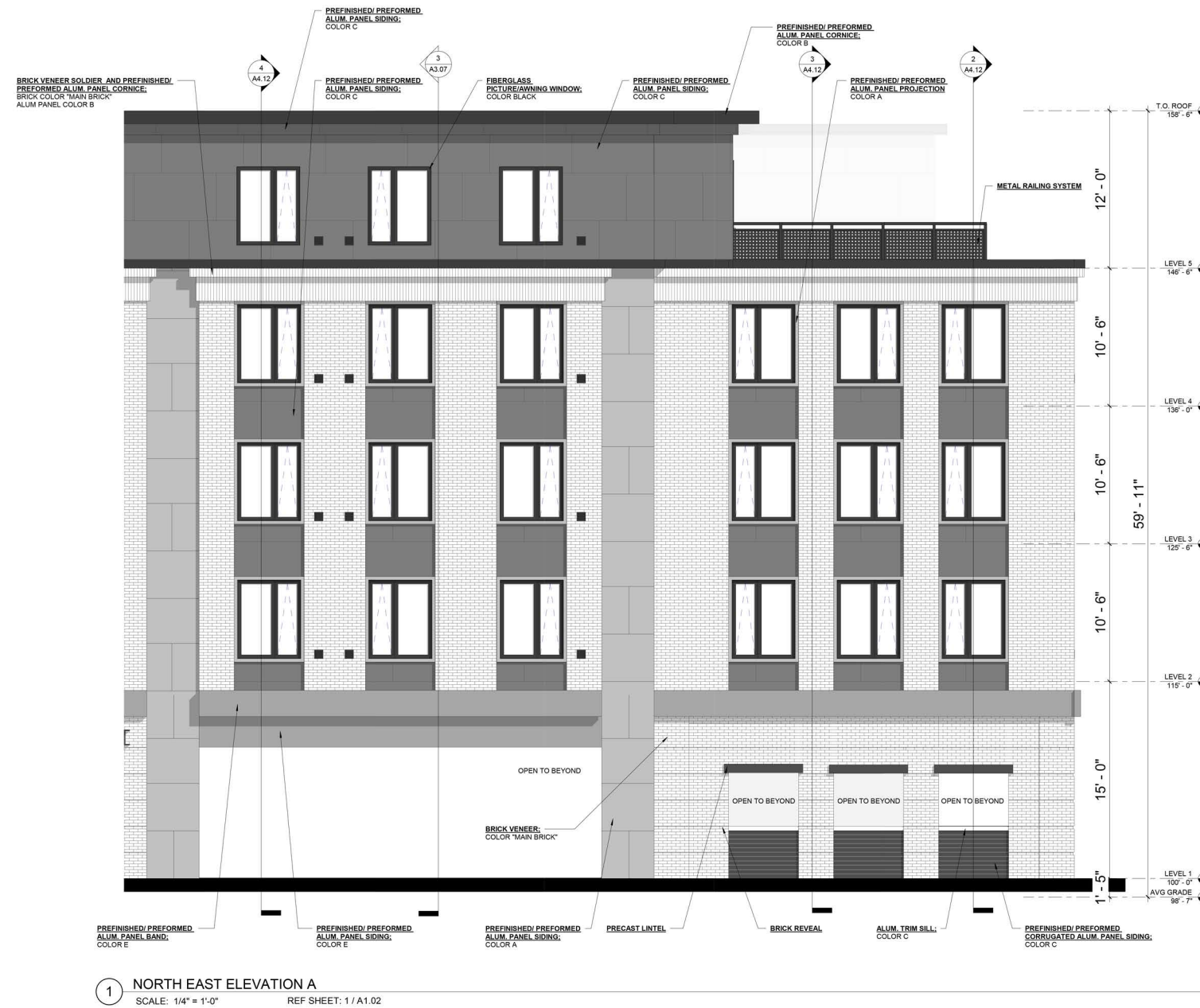
|                      |         |                            |                          |
|----------------------|---------|----------------------------|--------------------------|
| RAYNES AVE.<br>HOTEL | Project | Date<br>15<br>JULY<br>2022 | Dwg. No.<br><b>A3.03</b> |
|----------------------|---------|----------------------------|--------------------------|

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

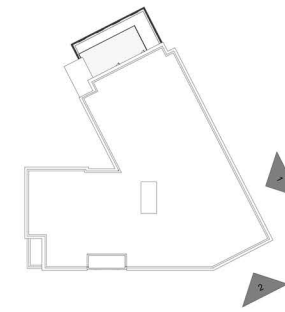
3.8  
NOT TO SCALE



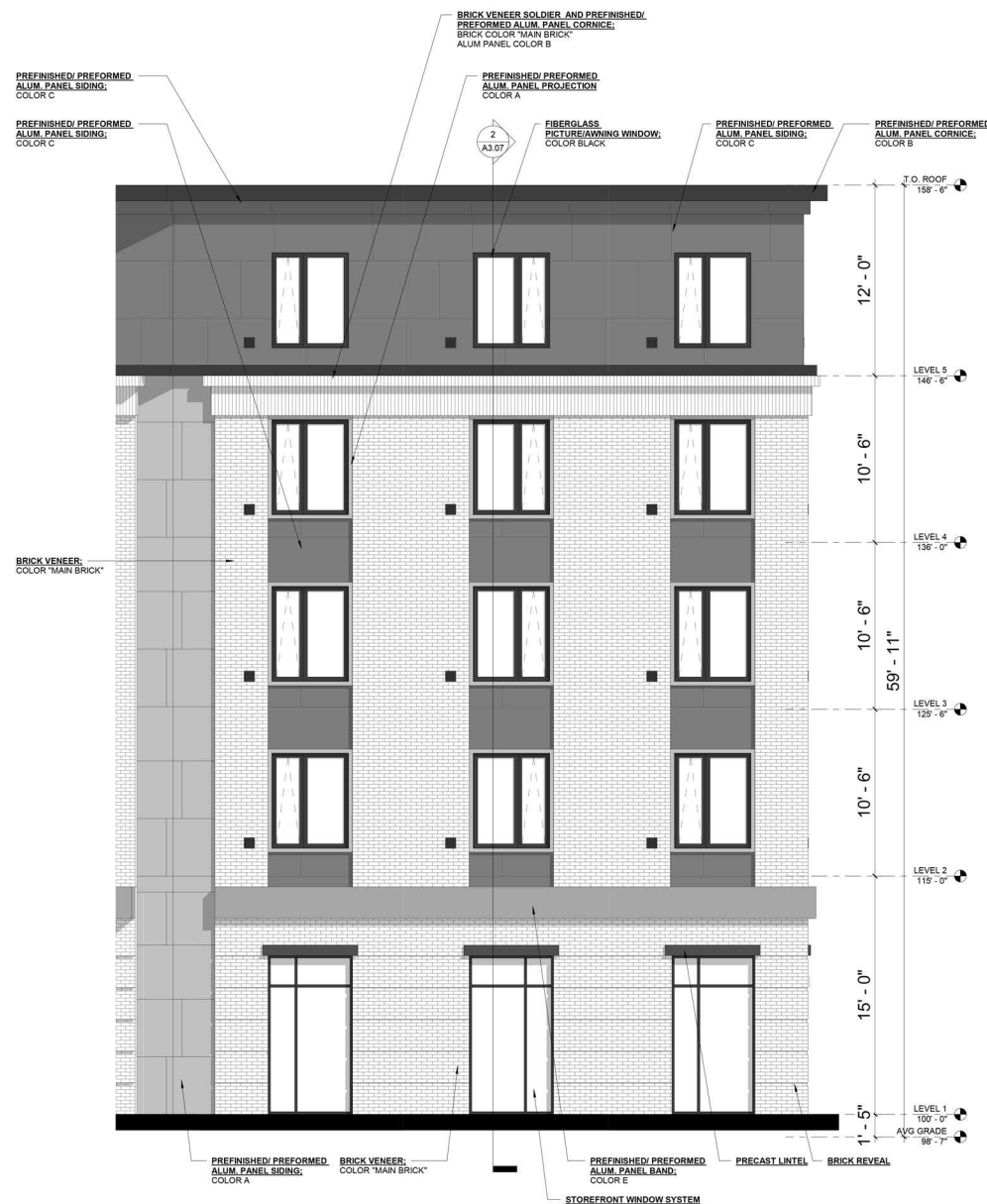
KEYPLAN  
1" = 40'-0"







KEYPLAN  
1" = 40'-0"



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

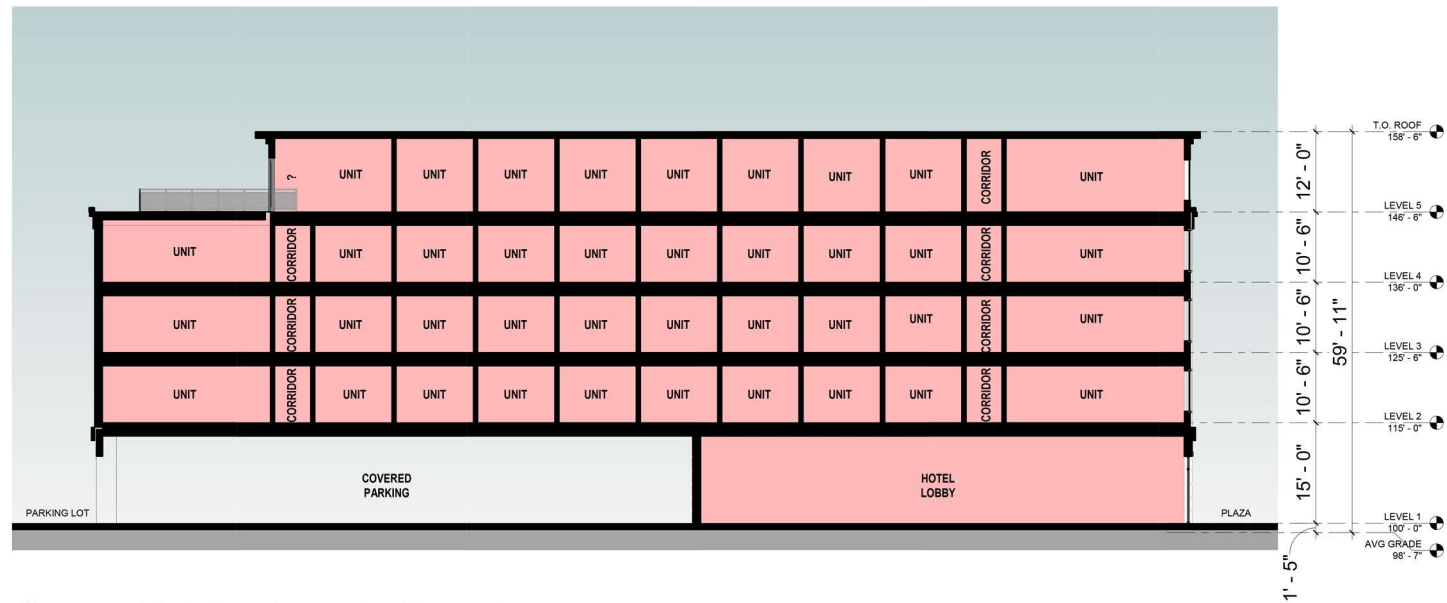
|                      |         |                            |                          |
|----------------------|---------|----------------------------|--------------------------|
| RAYNES AVE.<br>HOTEL | Project | Date<br>15<br>JULY<br>2022 | Dwg. No.<br><b>A3.05</b> |
|----------------------|---------|----------------------------|--------------------------|

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

**3.10**  
NOT TO SCALE

LEGEND

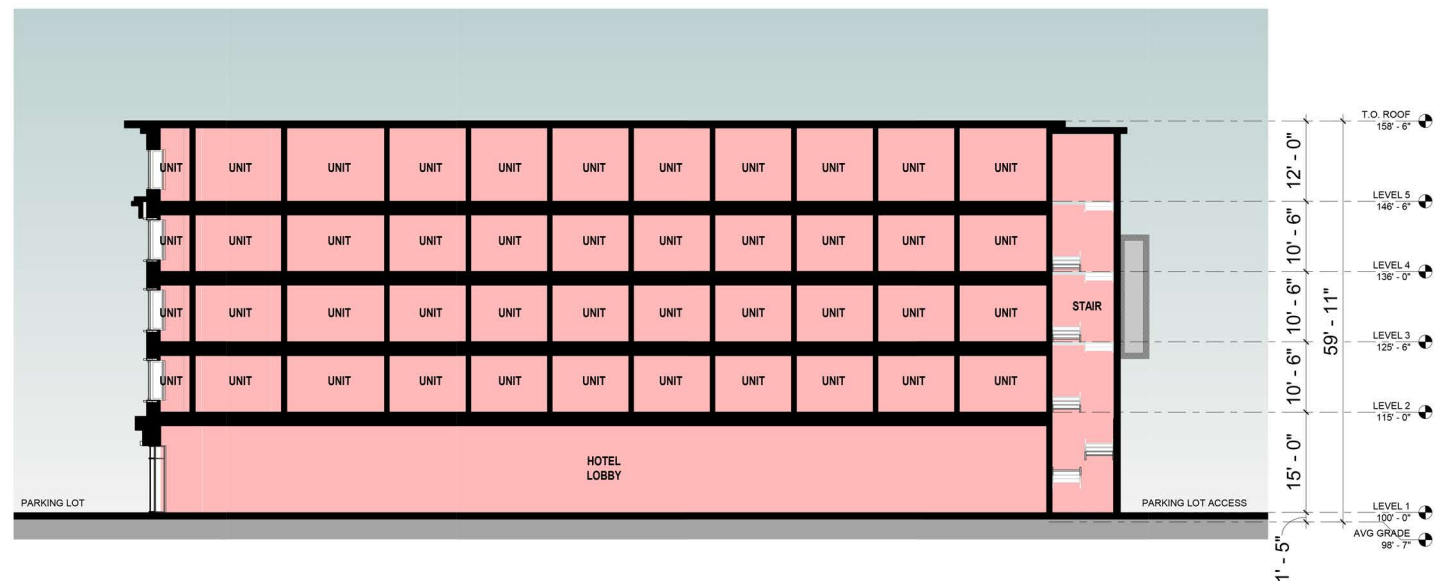
HOTEL



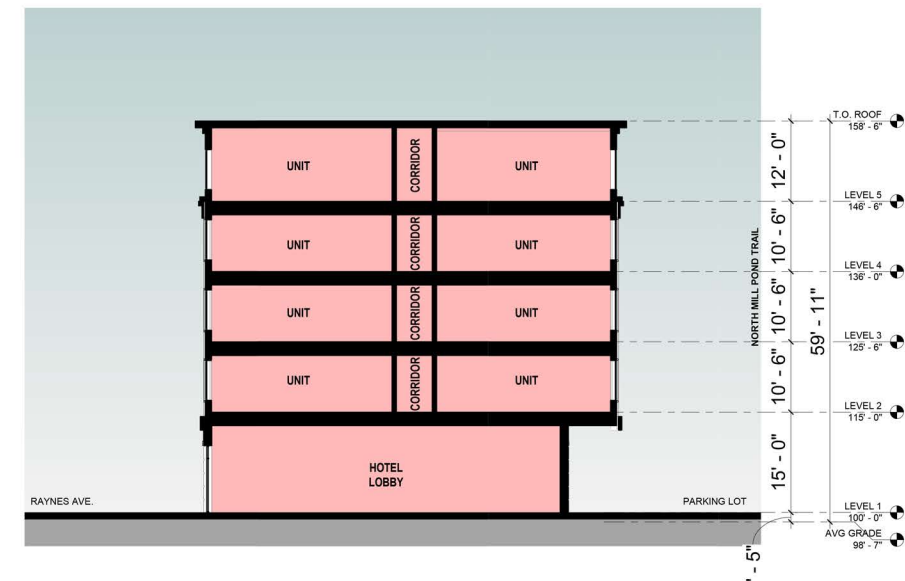
2 BUILDING SECTION - NORTH WEST / SOUTH EAST  
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02



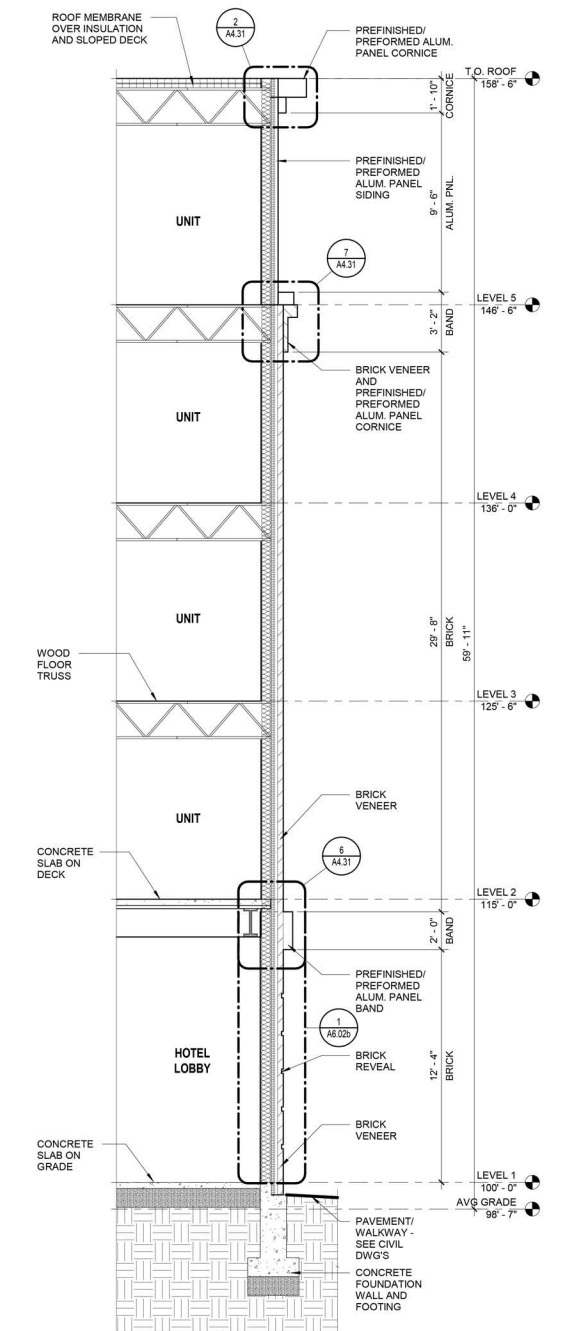
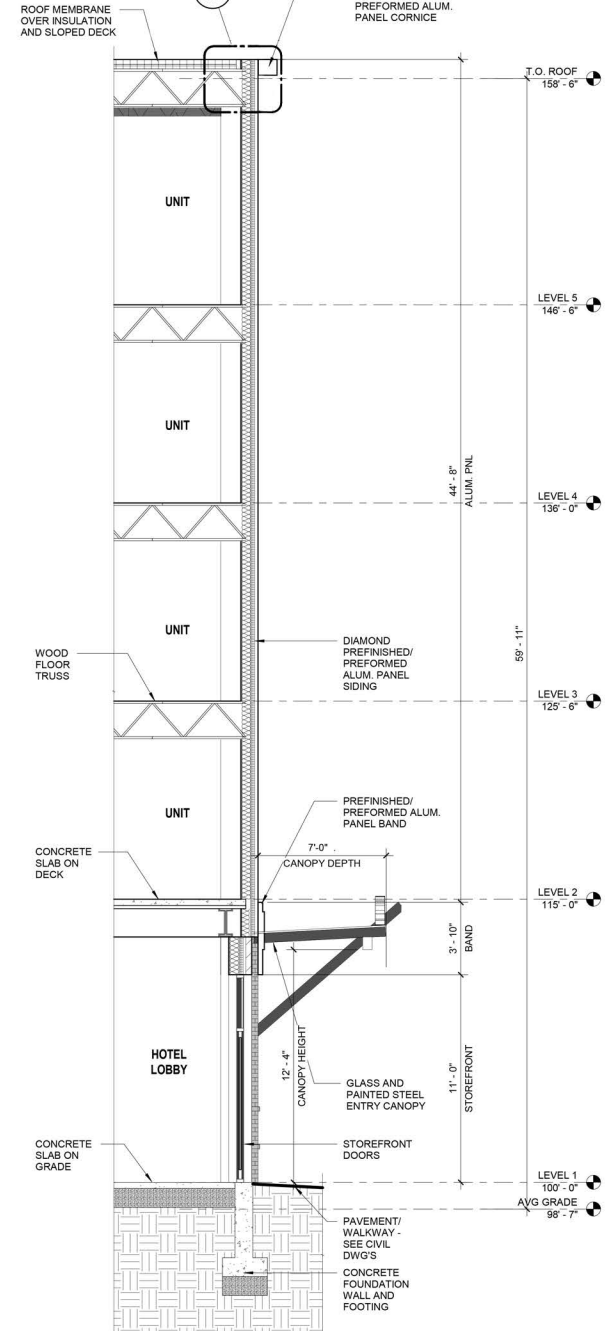
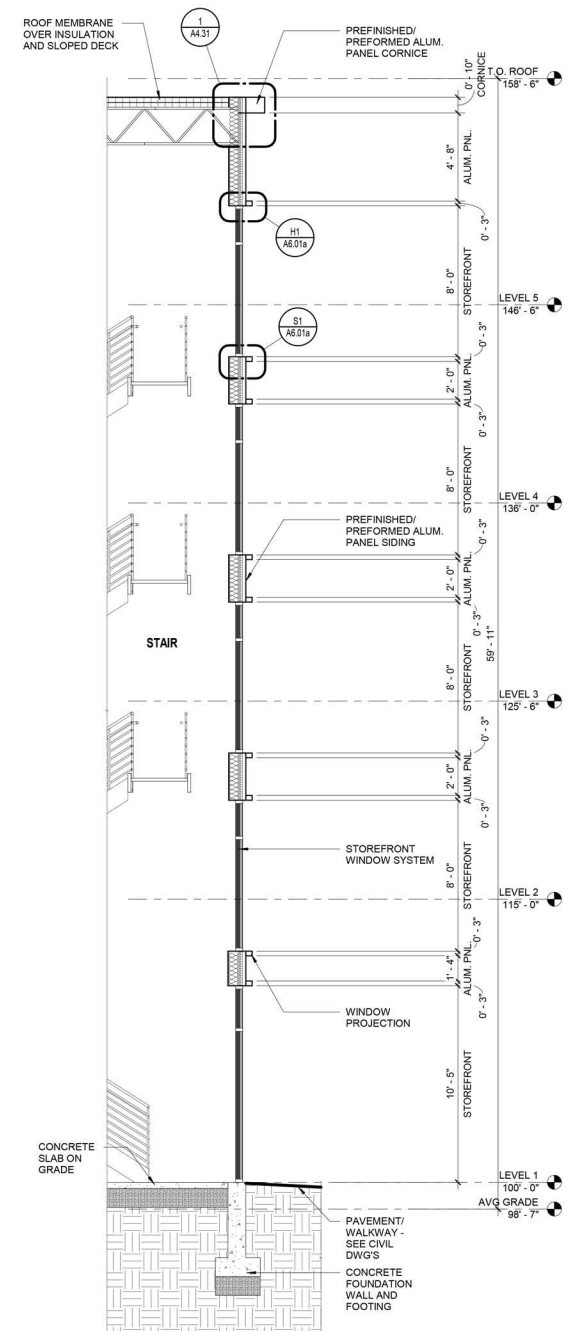
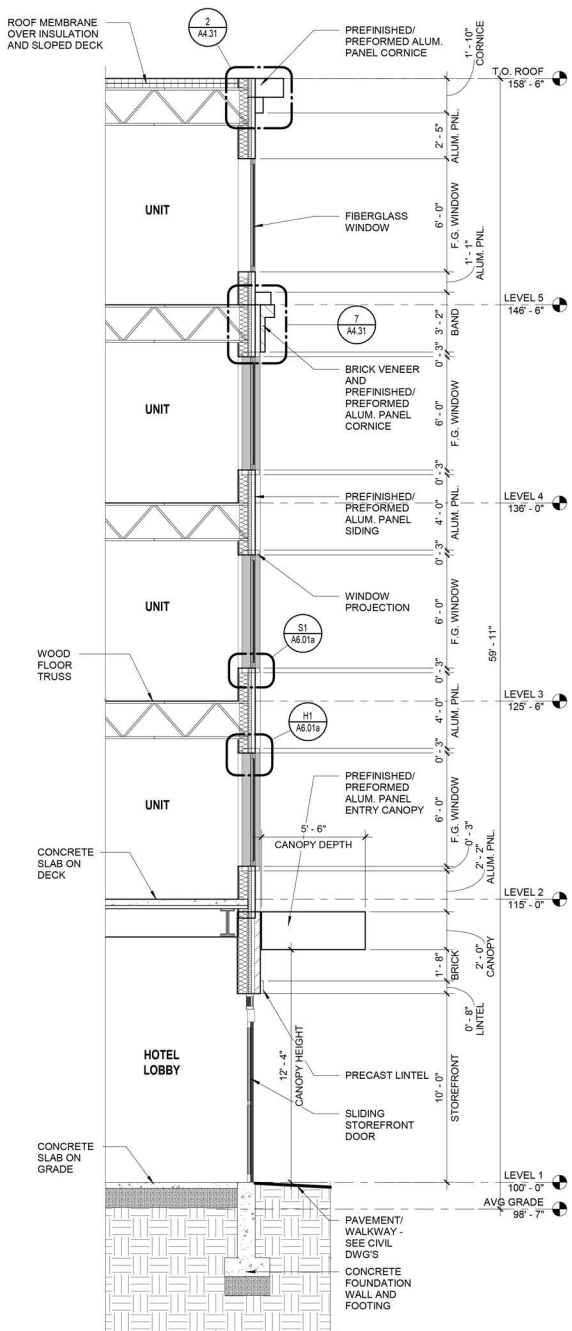
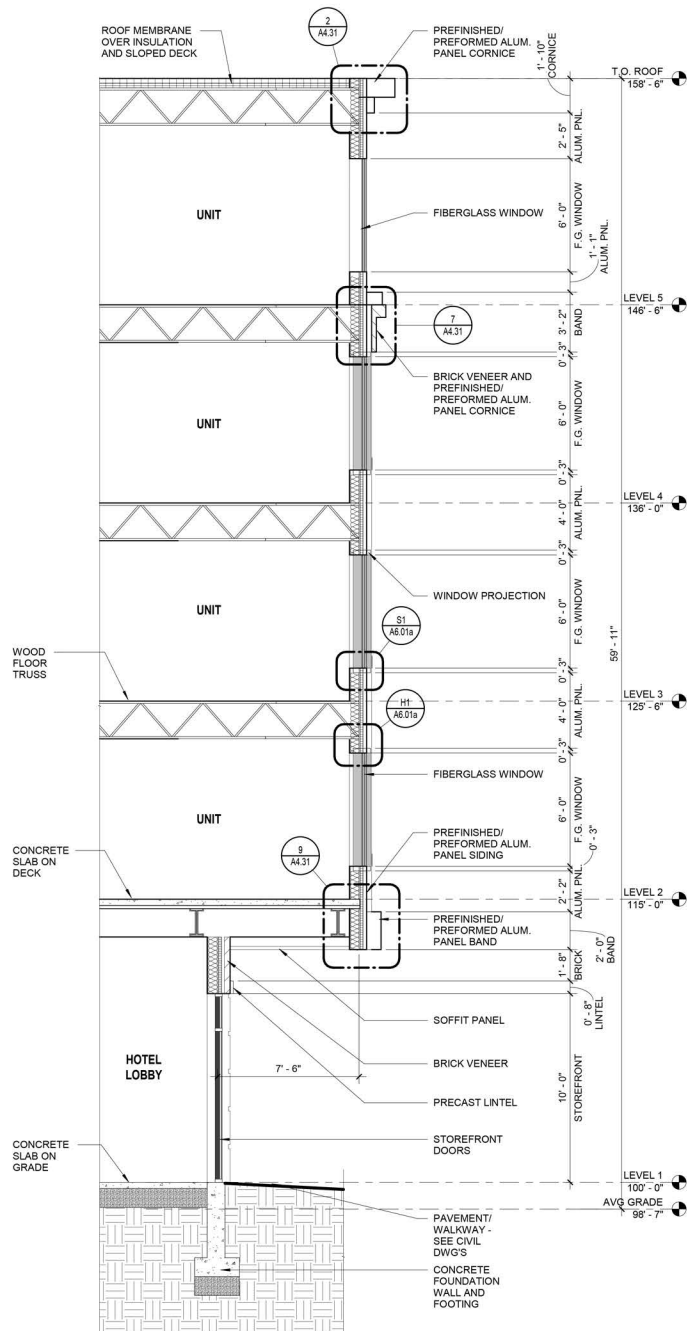
3 BUILDING SECTION - NORTH EAST / SOUTH WEST  
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02



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



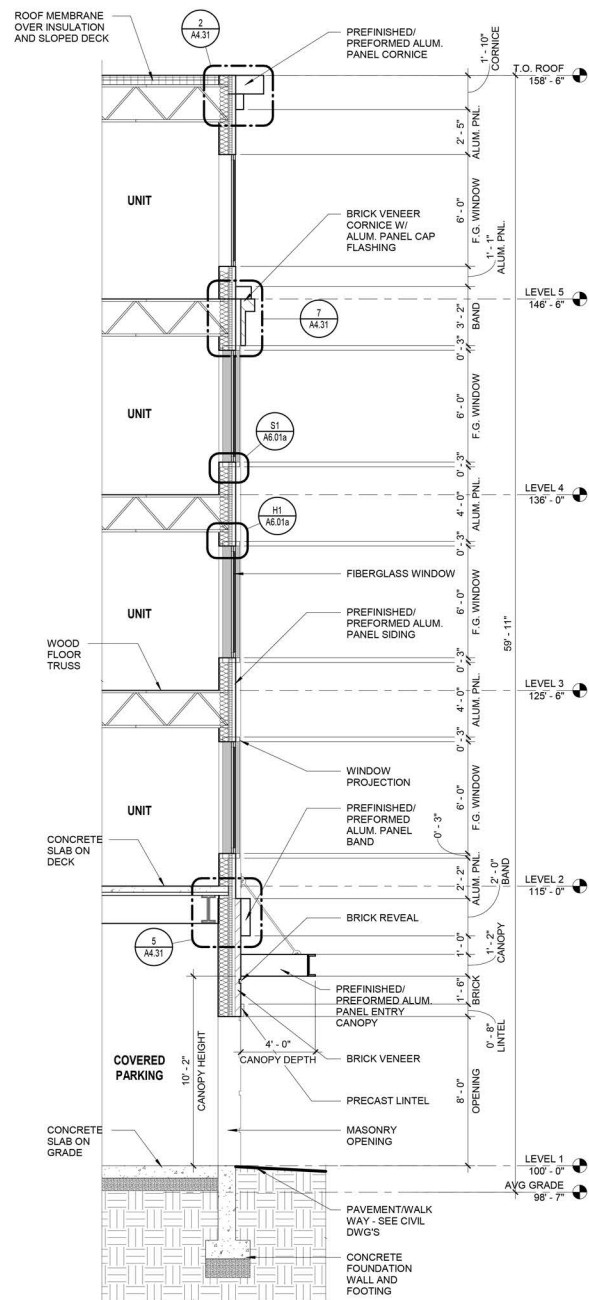
|       |       |
|-------|-------|
| North | Scale |
|-------|-------|

# WALL SECTIONS

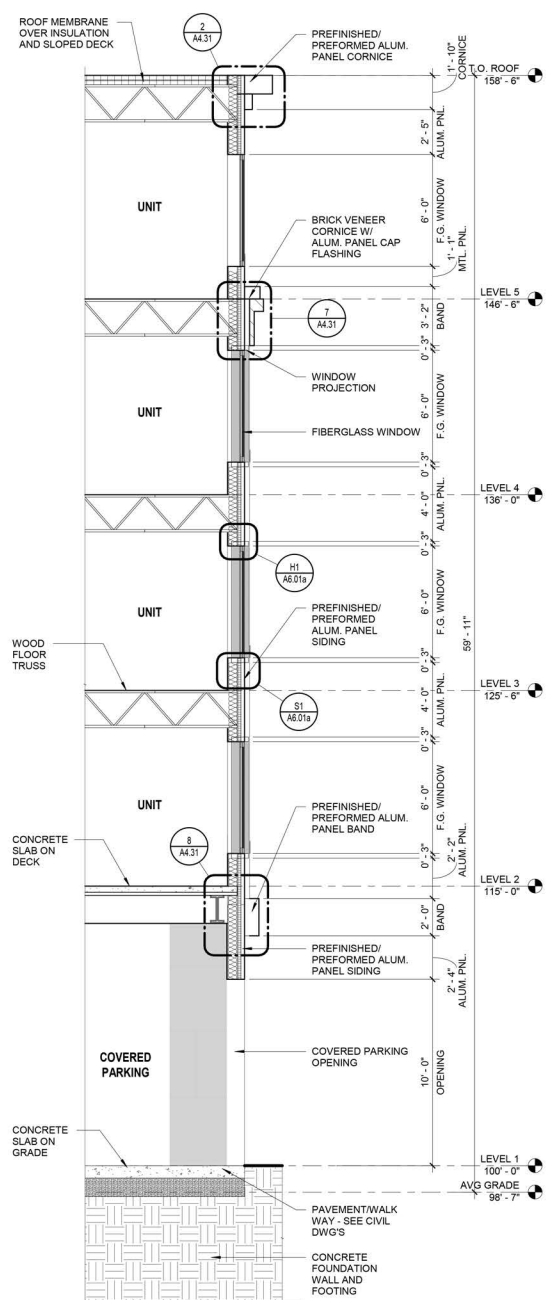
|                      |         |                         |                          |
|----------------------|---------|-------------------------|--------------------------|
| RAYNES AVE.<br>HOTEL | Project | Date 15<br>JULY<br>2022 | Dwg. No.<br><b>A4.11</b> |
|----------------------|---------|-------------------------|--------------------------|

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022

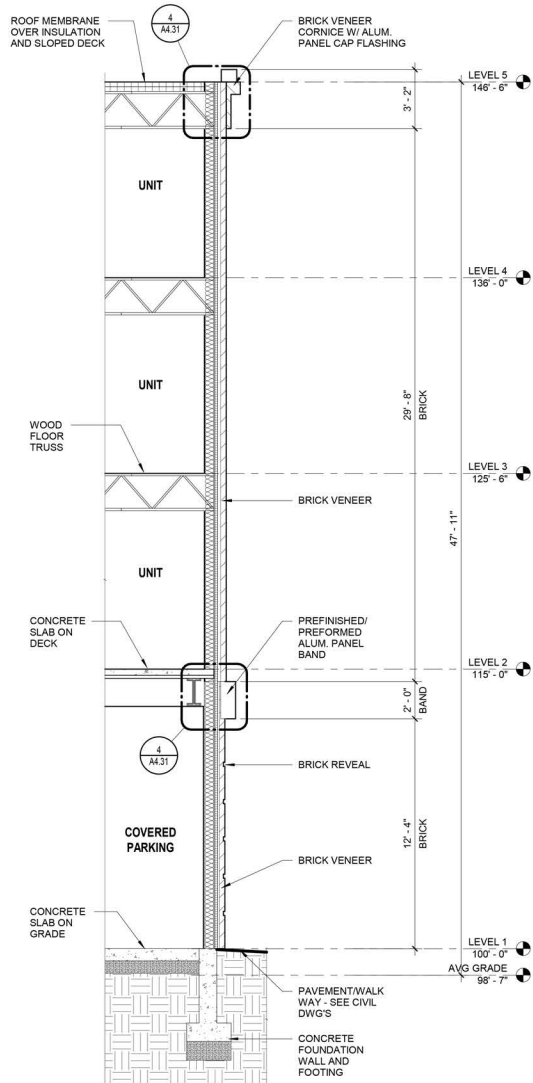
3.12  
NOT TO SCALE



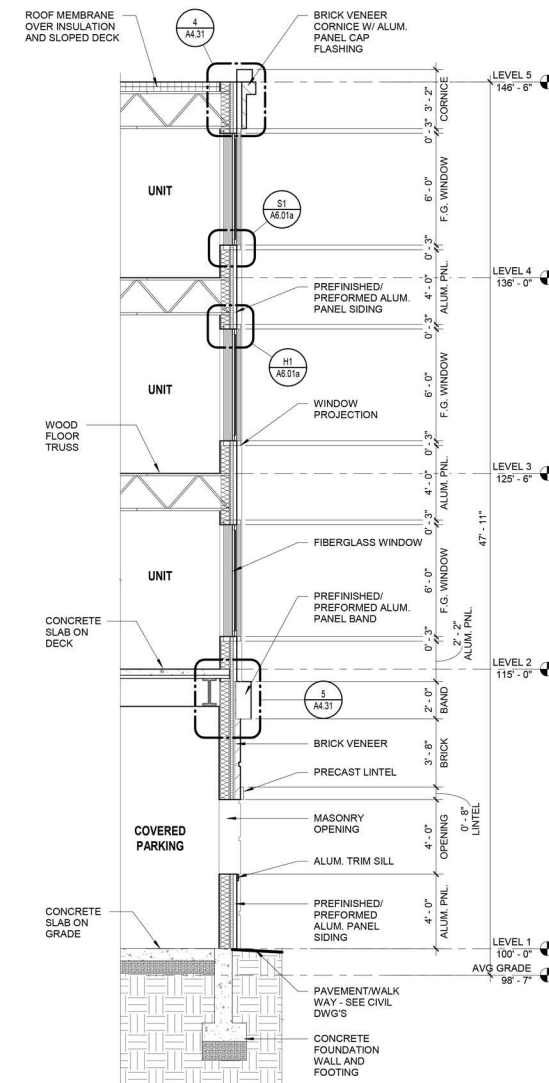
5 WALL SECTION - PARKING OPENING B  
SCALE: 1/4" = 1'-0"  
REF SHEET: 1 / A3.05



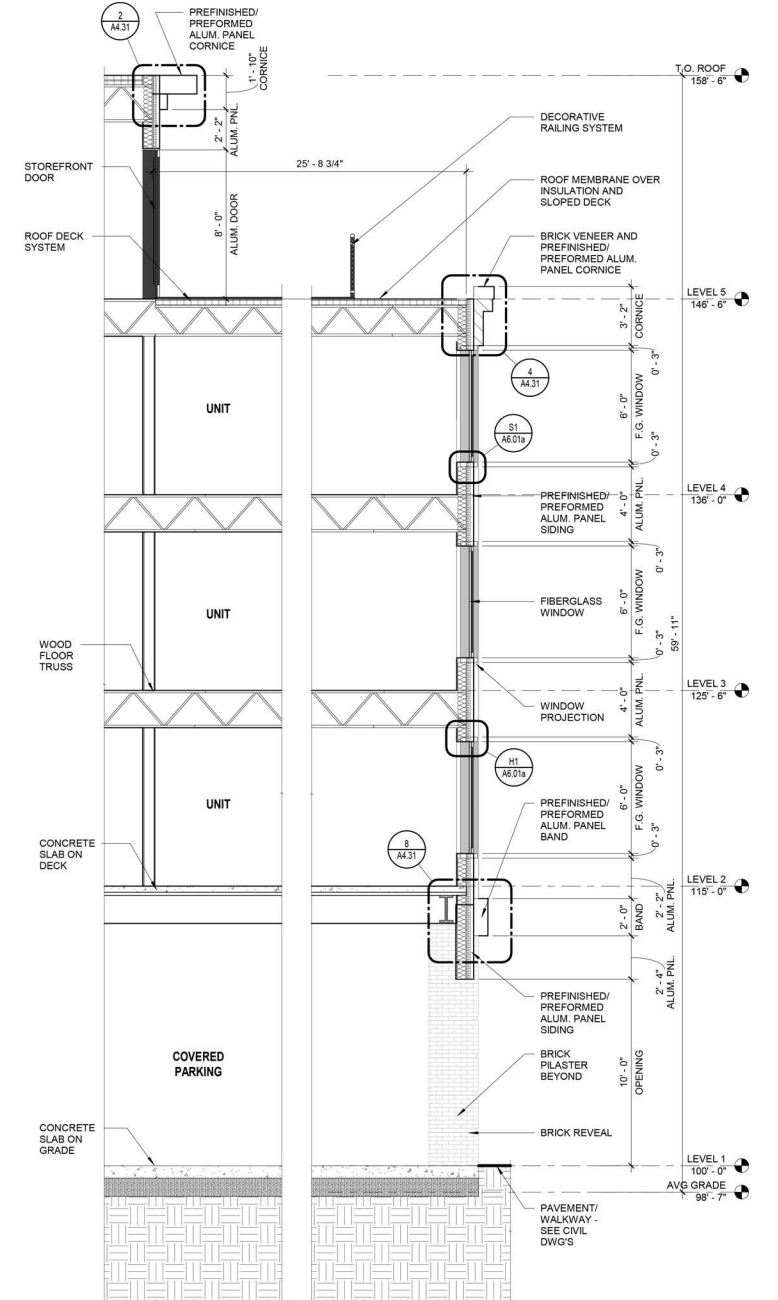
4 WALL SECTION - PARKING OPENING A  
SCALE: 1/4" = 1'-0"  
REF SHEET: 1 / A3.04



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

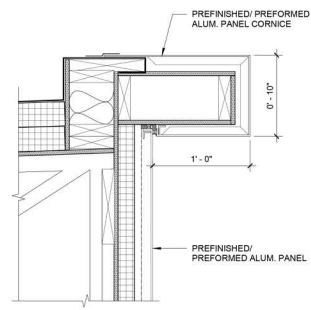


North Scale

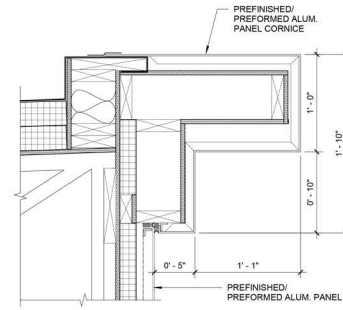
# WALL SECTIONS

RAYNES AVE.  
HOTEL

Project Date 15 JULY 2022 Dwg. No. A4.12

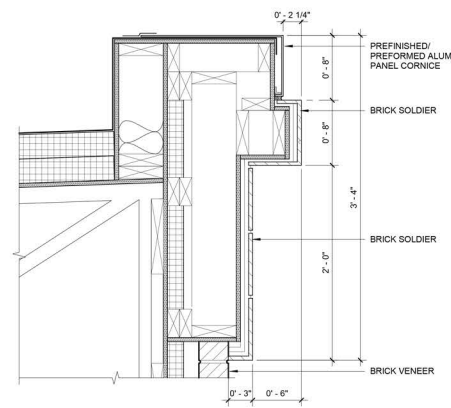


1 PREFORMED METAL CORNICE AT STAIR ROOF  
SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.11

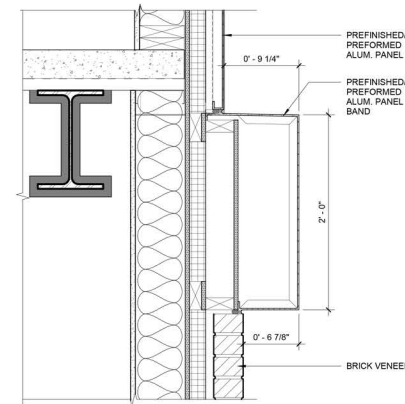


2 PREFORMED METAL CORNICE AT ROOF  
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11

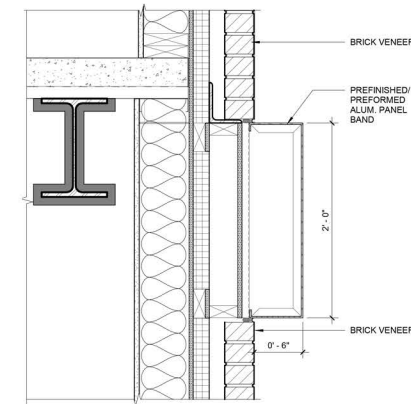
3 NOT USED



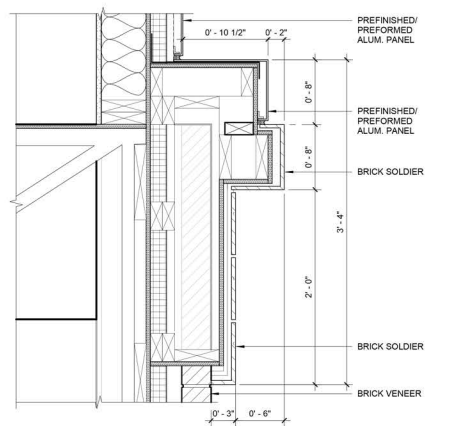
4 BRICK CORNICE AT L5  
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.12



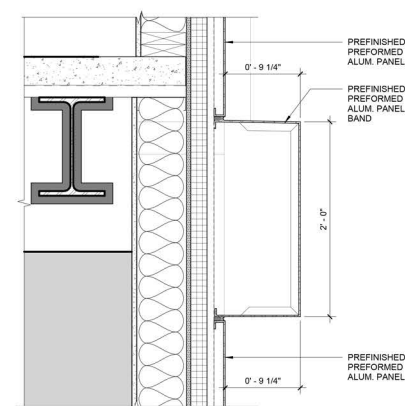
5 PREFORMED METAL BAND AT L2 (BRICK/METAL PANEL)  
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.12



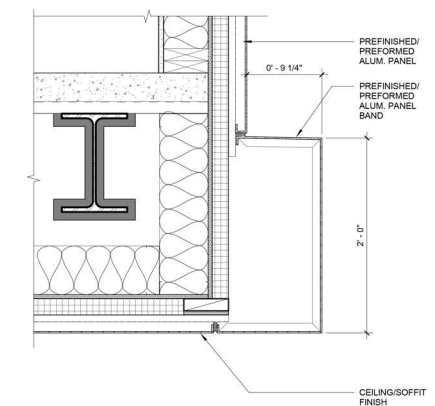
6 PREFORMED METAL BAND AT L2  
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



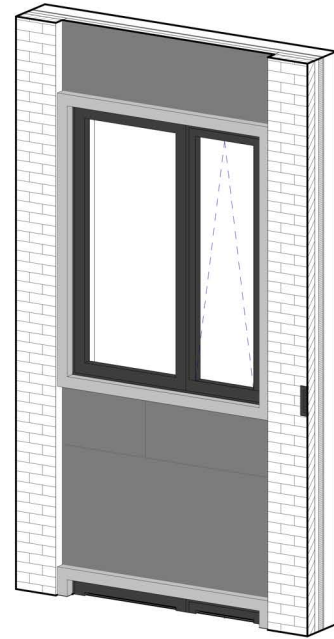
7 BRICK BAND AT L5  
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



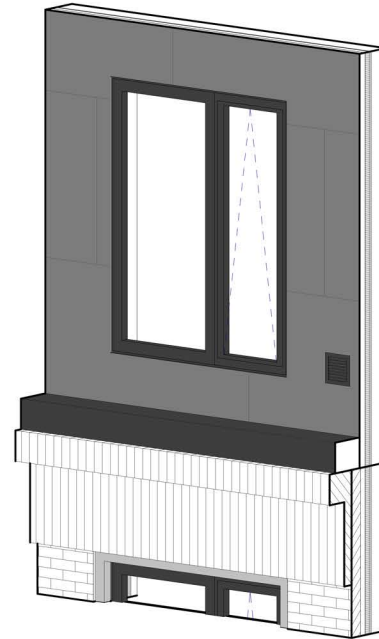
8 PREFORMED METAL BAND AT L2 (MTL. PNL./MTL. PNL.)  
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.12



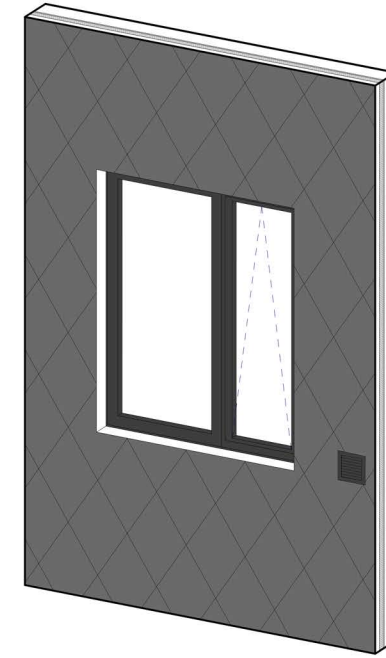
9 PREFORMED METAL BAND AT L2 OVERHANG  
SCALE: 1 1/2" = 1'-0" REF SHEET: 5 / A4.11



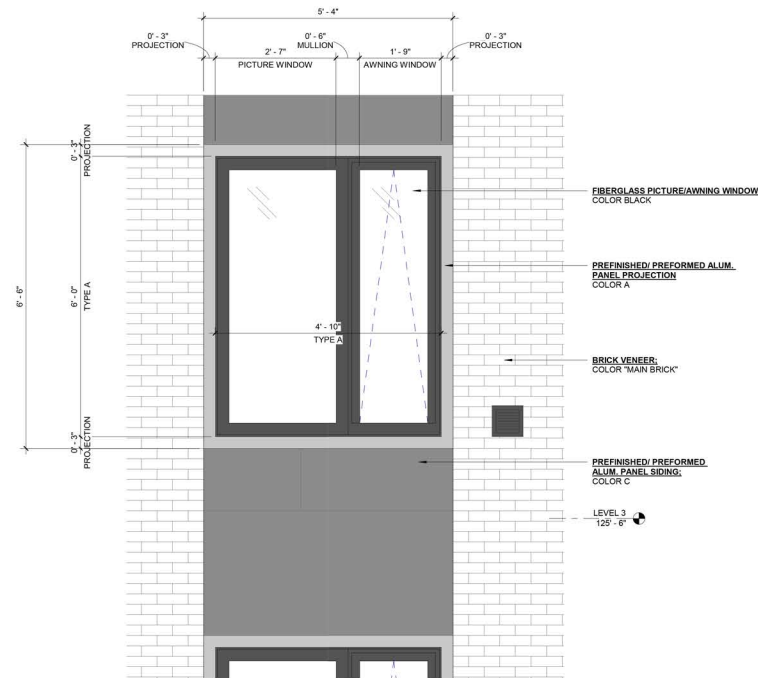
1A ENLARGED FIBERGLASS WINDOW IN METAL PANEL/BRICK VENEER LEVEL 2-4 3D  
SCALE:



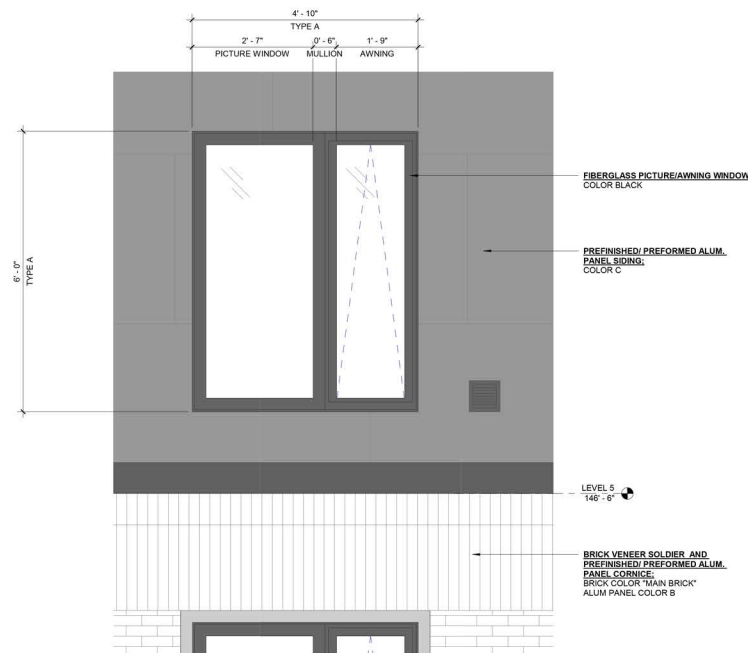
2A ENLARGED FIBERGLASS WINDOW IN METAL PANEL LEVEL 5 3D  
SCALE:



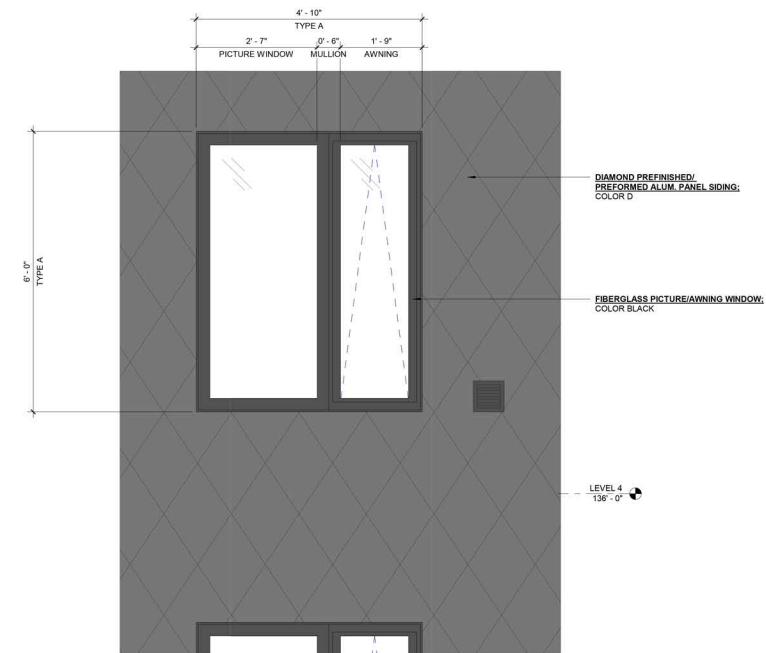
3A ENLARGED FIBERGLASS WINDOW IN DIAMOND ALUM. PANEL LEVEL 2-5 3D  
SCALE:



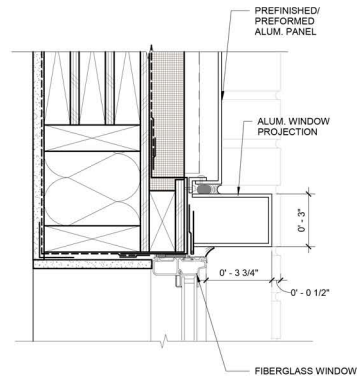
1 ENLARGED FIBERGLASS WINDOW IN METAL PANEL/BRICK VENEER LEVEL 2-4  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



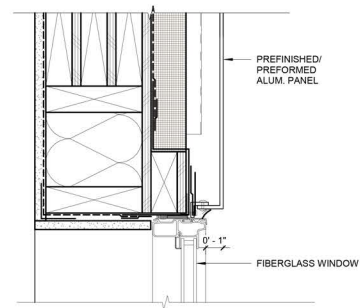
2 ENLARGED FIBERGLASS WINDOW IN METAL PANEL LEVEL 5  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



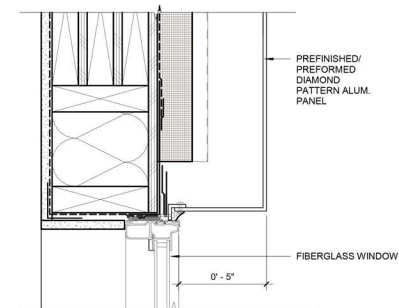
3 ENLARGED FIBERGLASS WINDOW IN DIAMOND ALUM. PANEL LEVEL 2-5  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



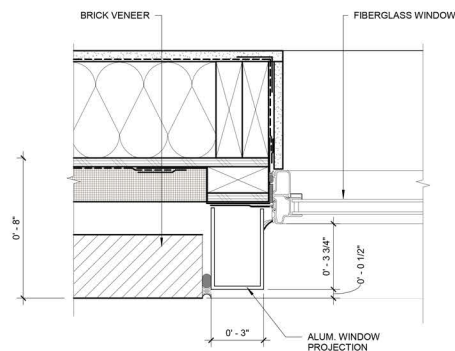
**H1** FIBERGLASS WINDOW HEAD W/ PROJECTION  
SCALE: 3" = 1'-0" REF SHEET: 3 / A4.11



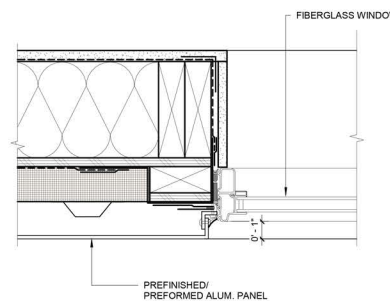
**H2** FIBERGLASS WINDOW HEAD METAL PANEL TYP.  
SCALE: 3" = 1'-0"



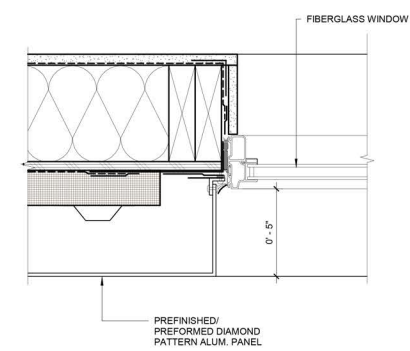
**H3** FIBERGLASS WINDOW HEAD DIAMOND METAL PANEL  
SCALE: 3" = 1'-0"



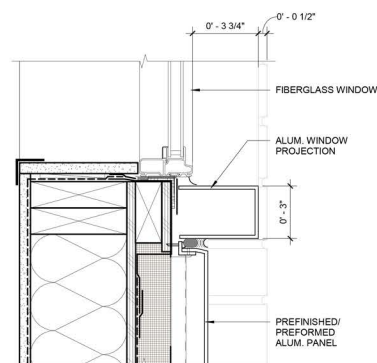
**J1** FIBERGLASS WINDOW JAMB W/ PROJECTION  
SCALE: 3" = 1'-0"



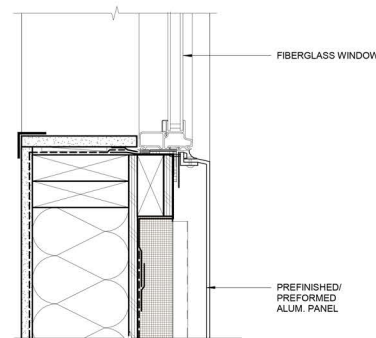
**J2** FIBERGLASS WINDOW JAMB METAL PANEL TYP.  
SCALE: 3" = 1'-0"



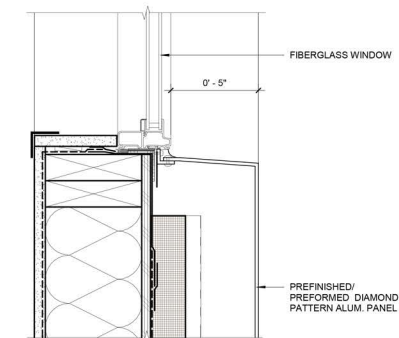
**J3** FIBERGLASS WINDOW JAMB DIAMOND METAL PANEL  
SCALE: 3" = 1'-0"



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



**S2** FIBERGLASS WINDOW SILL METAL PANEL TYP.  
SCALE: 3" = 1'-0"



**S3** FIBERGLASS WINDOW SILL DIAMOND METAL PANEL  
SCALE: 3" = 1'-0"



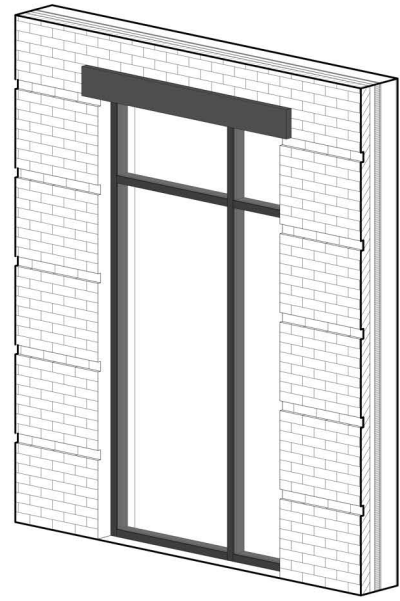
North Scale

FIBERGLASS WINDOW DETAILS

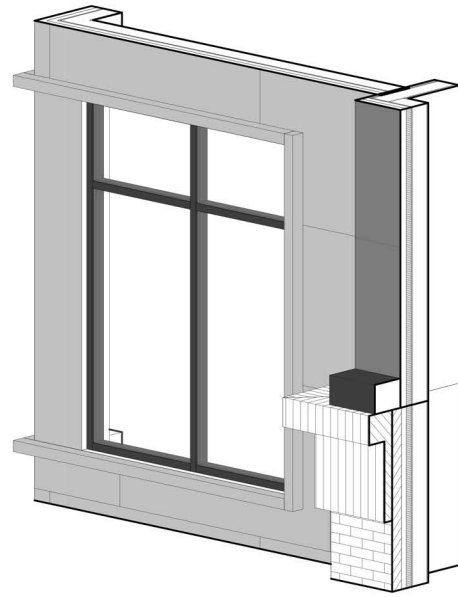
RAYNES AVE.  
HOTEL

Project Date 15  
JULY  
2022

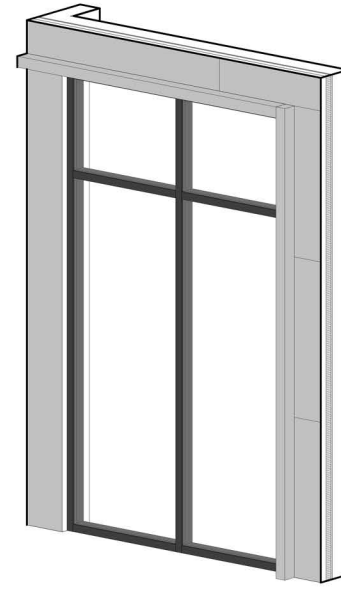
Dwg. No. A6.01a



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



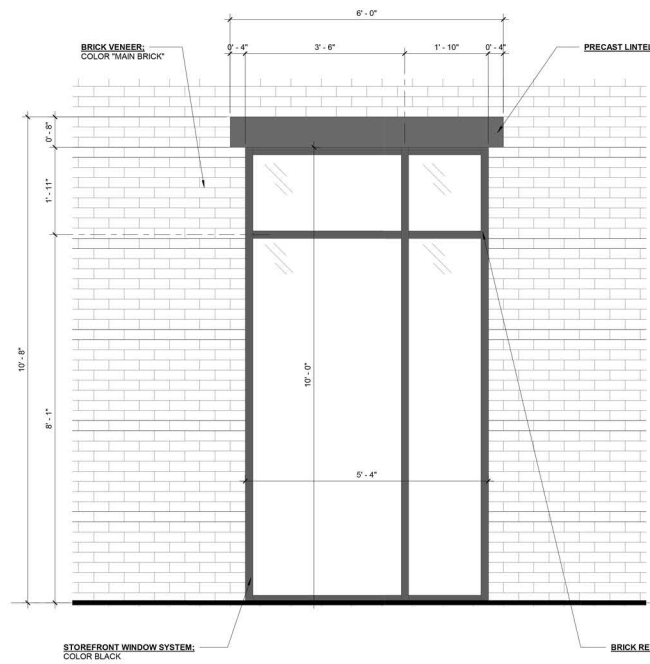
2A ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR  
LEVEL 2-5 3D  
SCALE:



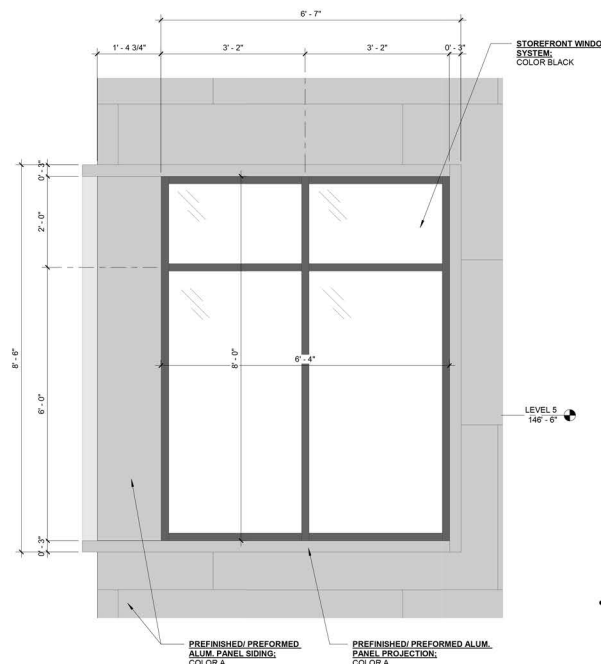
3A ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR  
LEVEL 1 3D  
SCALE:



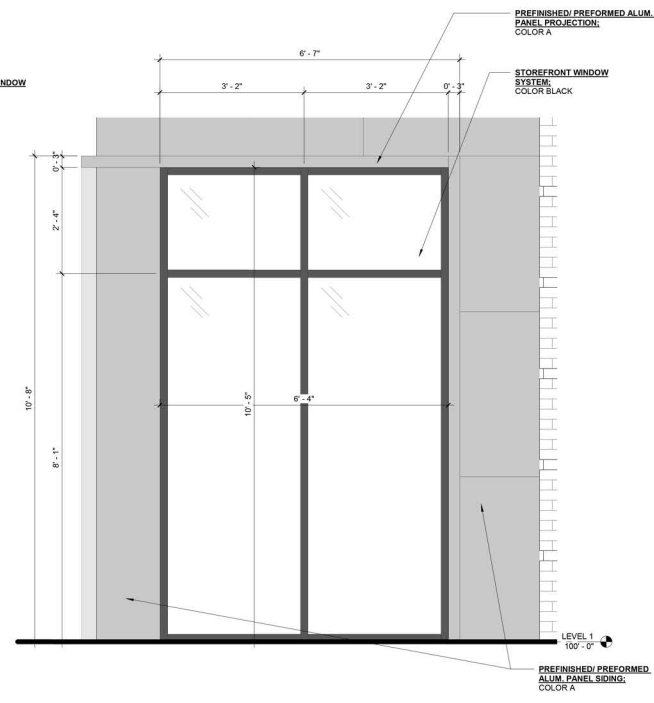
4A ENLARGED STOREFRONT WINDOW/DOOR IN METAL PANEL AT  
STAIR LEVEL 1 3D  
SCALE:



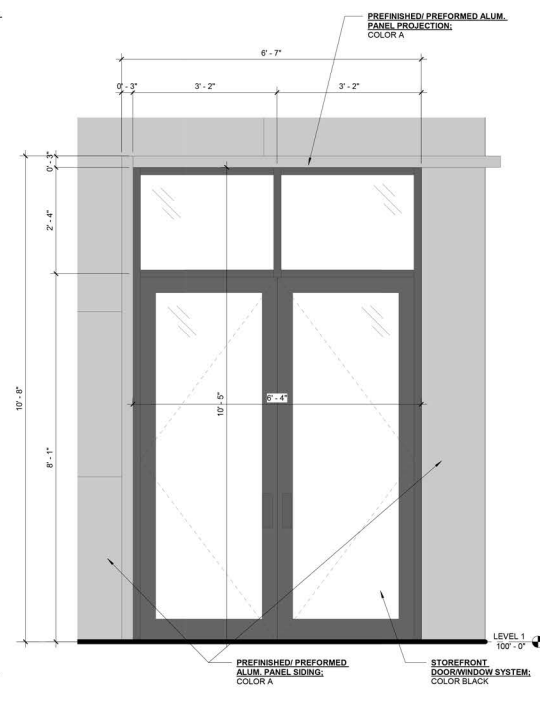
1 ENLARGED STOREFRONT WINDOW ELEVATION IN BRICK VENEER  
LEVEL 1  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



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



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



4 ENLARGED STOREFRONT WINDOW/DOOR IN METAL PANEL AT  
STAIR LEVEL 1  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.02



North Scale

# ALUMINUM STOREFRONT ELEVATIONS

RAYNES AVE.  
HOTEL

Project Date 15 JULY 2022 Dwg. No. A6.02

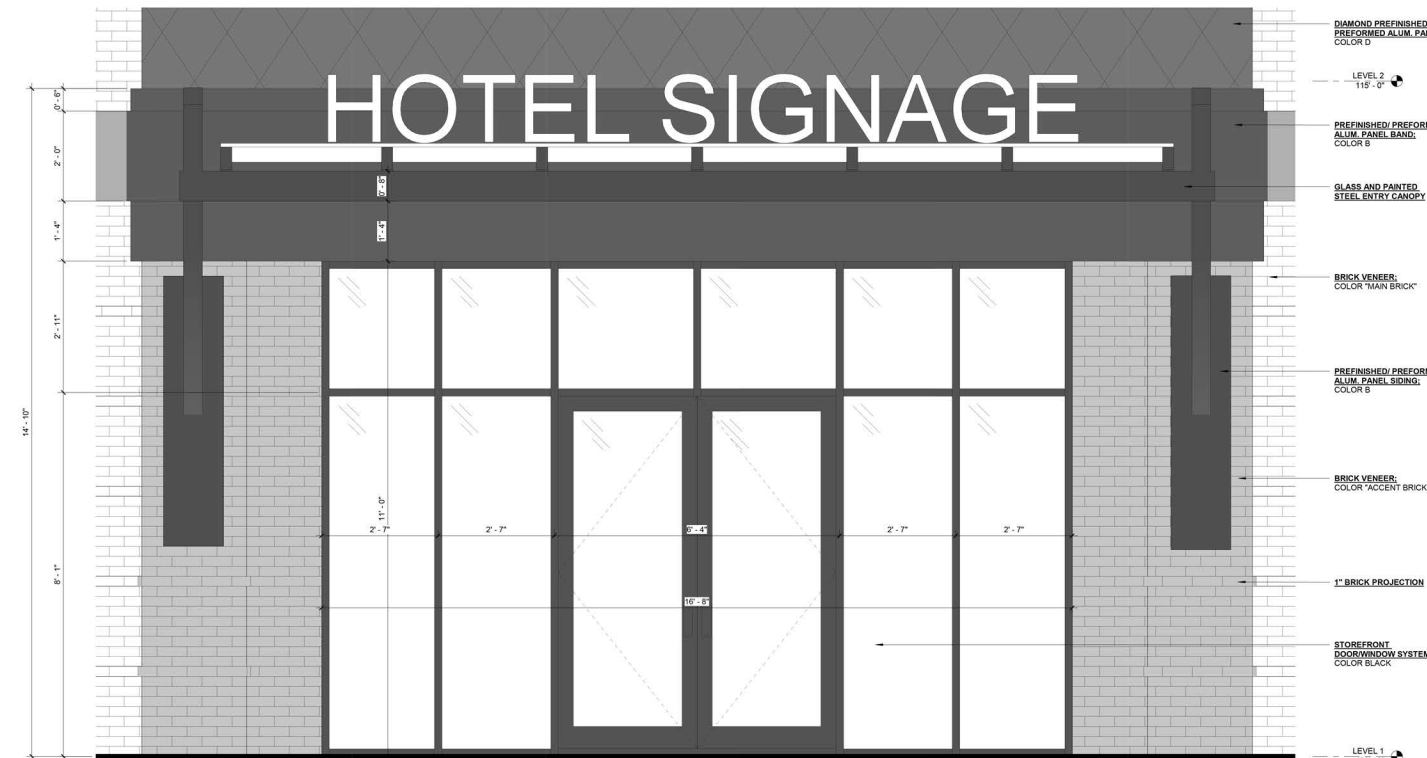




1 ENLARGED STOREFRONT ELEVATION AT HOTEL ENTRY 1 3D  
SCALE:



4 ENLARGED STOREFRONT ELEVATION AT HOTEL ENTRY 2 3D  
SCALE:



3 ENLARGED STOREFRONT ELEVATION AT HOTEL ENTRY 1  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



2 ENLARGED STOREFRONT ELEVATION AT HOTEL ENTRY 2  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.02



North Scale

# ALUMINUM STOREFRONT ELEVATIONS

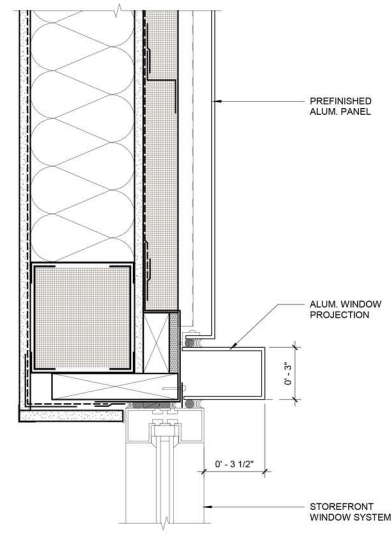
RAYNES AVE.  
HOTEL

Project

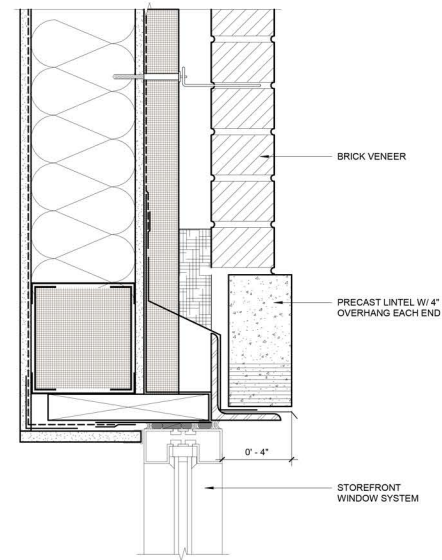
Date 15  
JULY  
2022

Dwg. No.

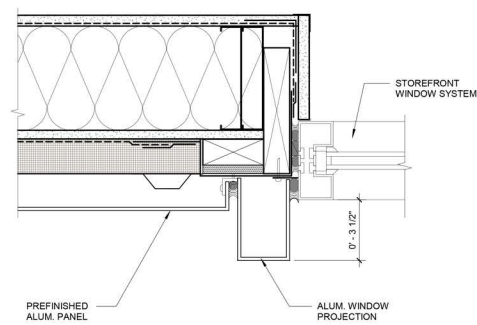
A6.02a



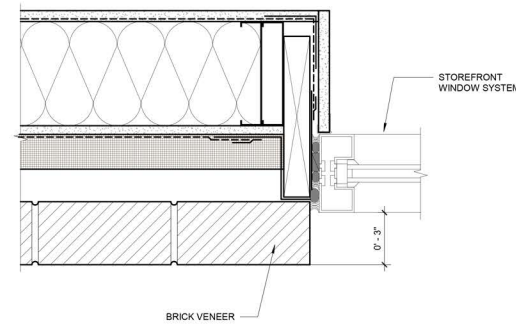
**H1** STOREFRONT HEAD METAL PANEL  
SCALE: 3" = 1'-0"



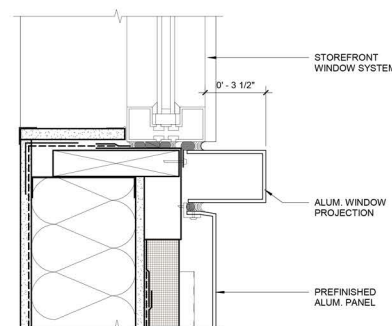
**H2** STOREFRONT HEAD BRICK  
SCALE: 3" = 1'-0"



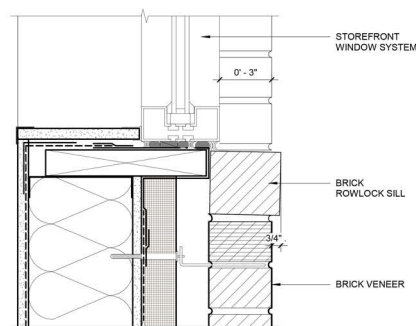
**J1** STOREFRONT JAMB METAL PANEL  
SCALE: 3" = 1'-0"



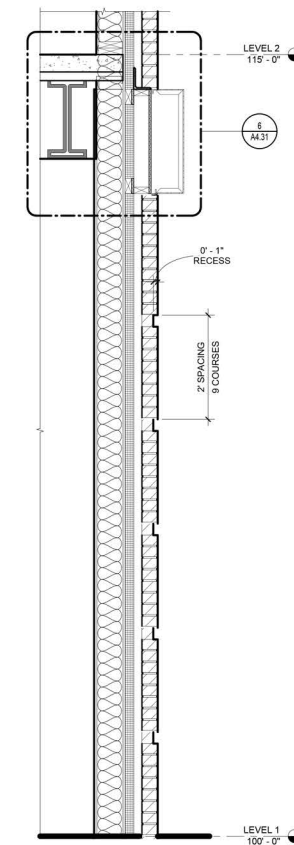
**J2** STOREFRONT JAMB BRICK  
SCALE: 3" = 1'-0"



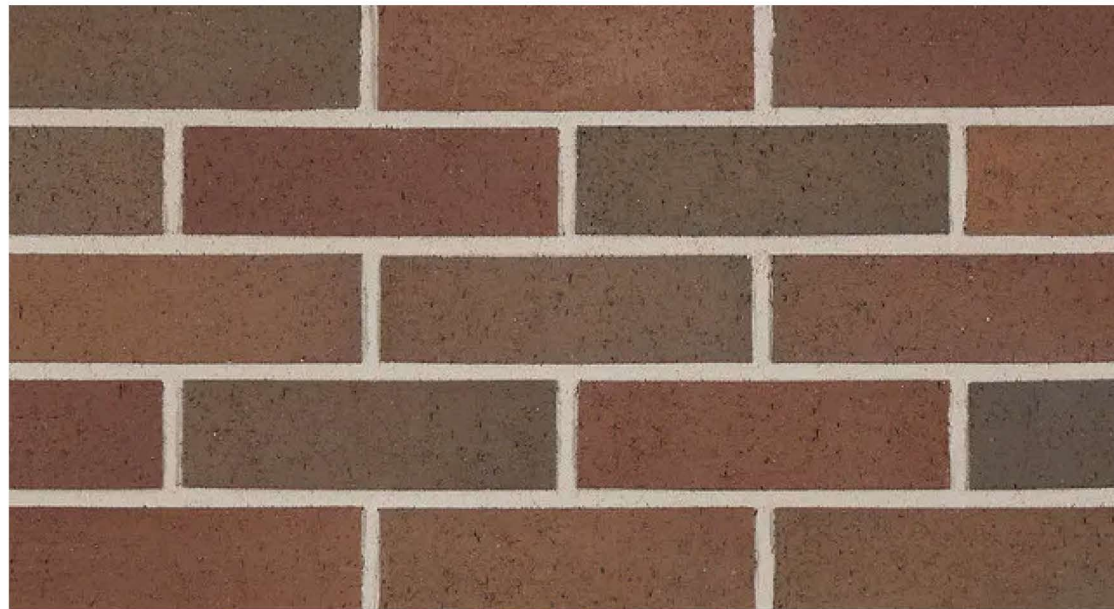
**S1** STOREFRONT SILL METAL PANEL  
SCALE: 3" = 1'-0"



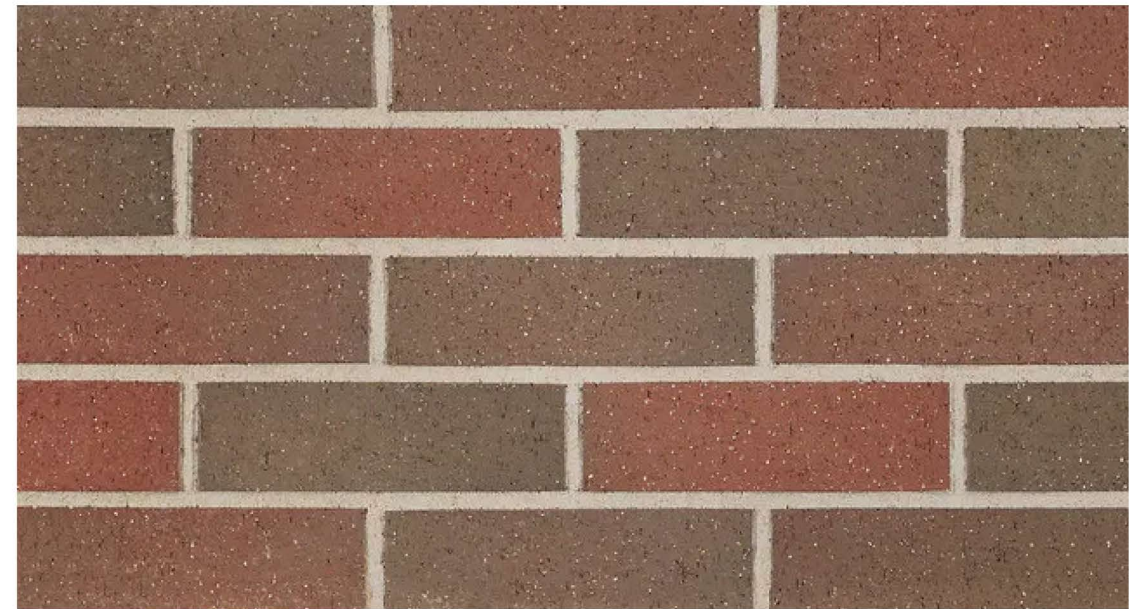
**S2** STOREFRONT SILL BRICK  
SCALE: 3" = 1'-0"



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



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



MIXED-USE MAIN BRICK  
MANUFACTURER: BELDEN  
COLOR: ADMIRAL FULL RANGE VELOUR  
MORTAR: NATURAL PORTLAND CEMENT  
SPECIAL INSTRUCTIONS: RUNNING BOND



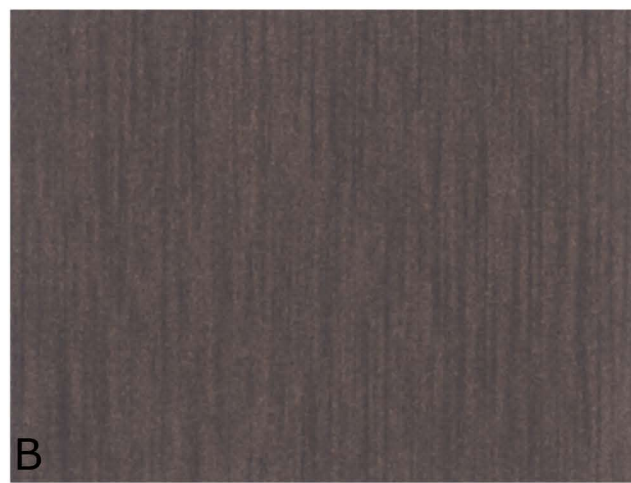
HOTEL ACCENT BRICK  
MANUFACTURER: ENDICOTT  
COLOR: MANGANESE IRONSPOT - SMOOTH  
MORTAR: SGS 94X IRON BLACK  
SPECIAL INSTRUCTIONS: RUNNING BOND



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



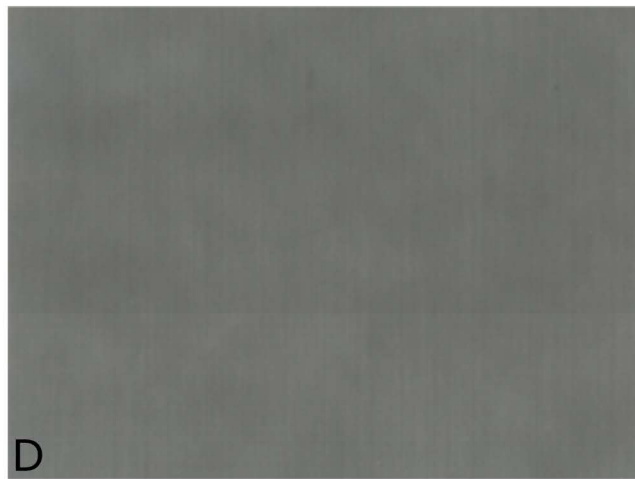
A



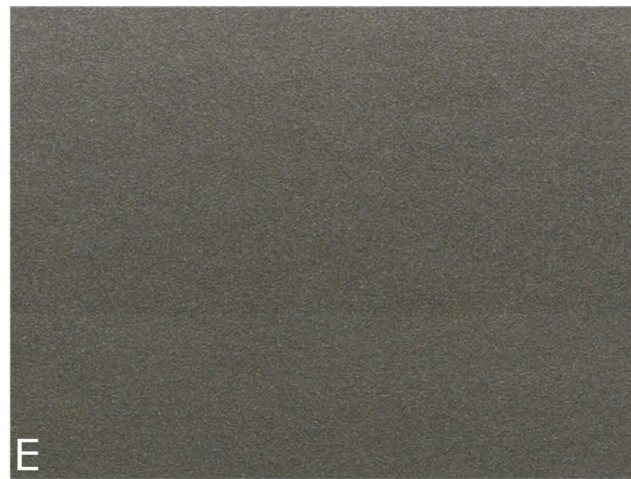
B



C



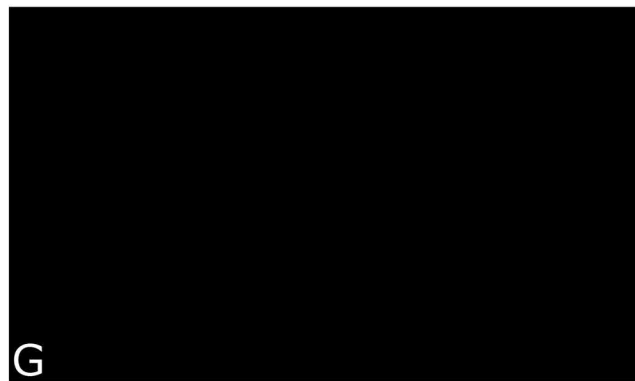
D



E



F

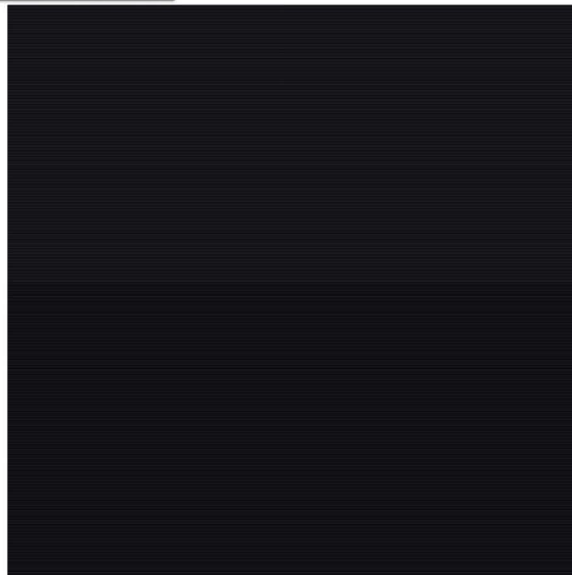


G

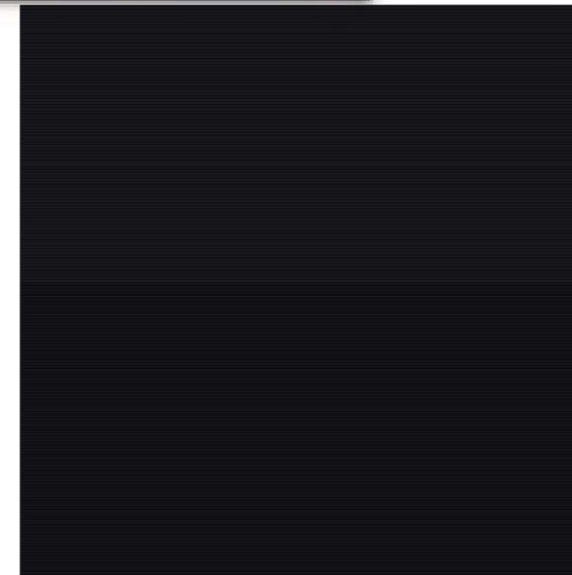
PREFORMED ALUMINUM PANEL  
MANUFACTURER: VITRABOND  
COLOR: A = FAUX ZINC LIGHT  
D = GRAPHITE GREY ZINC  
G = BLACK

B = FAUX ZINC DARK  
E = DARK GREY METTALIC

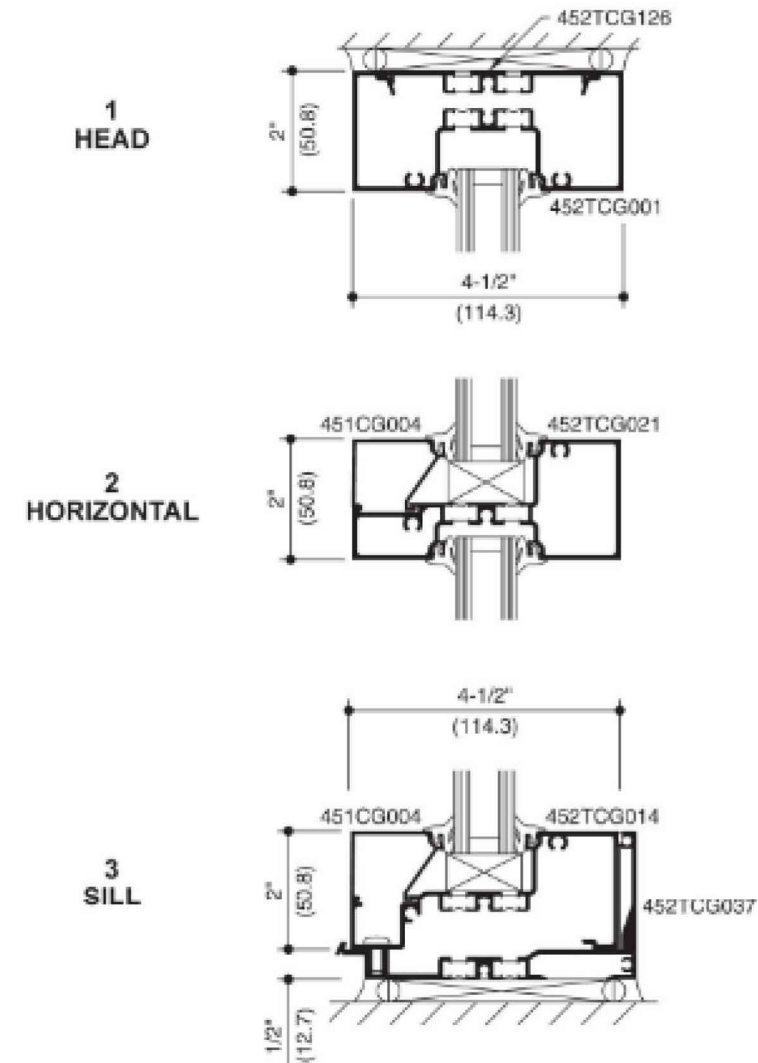
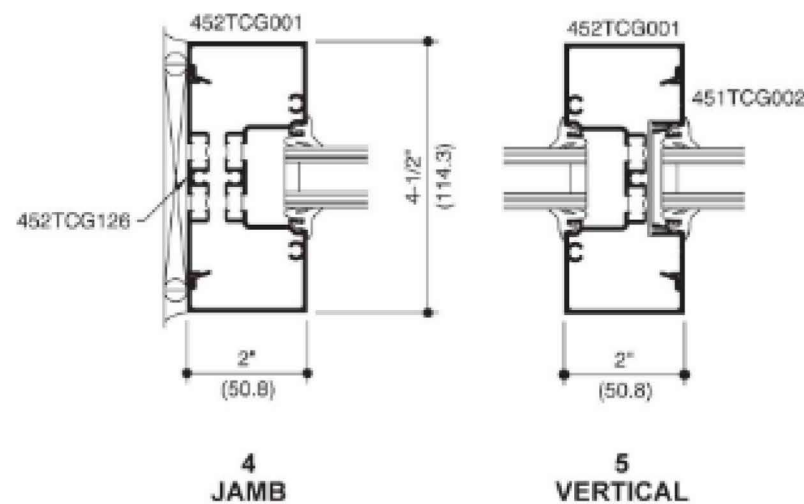
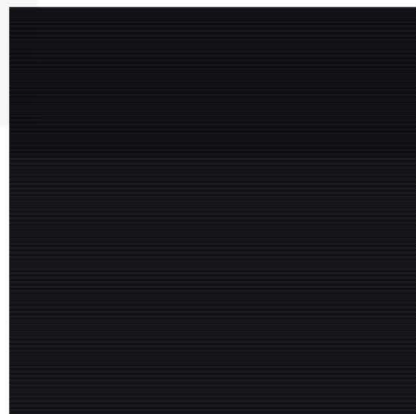
C = FAUX ZINC CHARCOAL  
F = CADET GREY



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



MIXED-USE  
 PATIO DOORS  
 MANUFACTURER: MARVIN  
 SERIES: ESSENTIAL  
 COLOR: EBONY



HOTEL FIBERGLASS WINDOW  
 MANUFACTURER: MARVIN - ESSENTIALS  
 SERIES: ESSENTIAL PICTURE  
 & AWNING WINDOWS  
 COLOR: BLACK

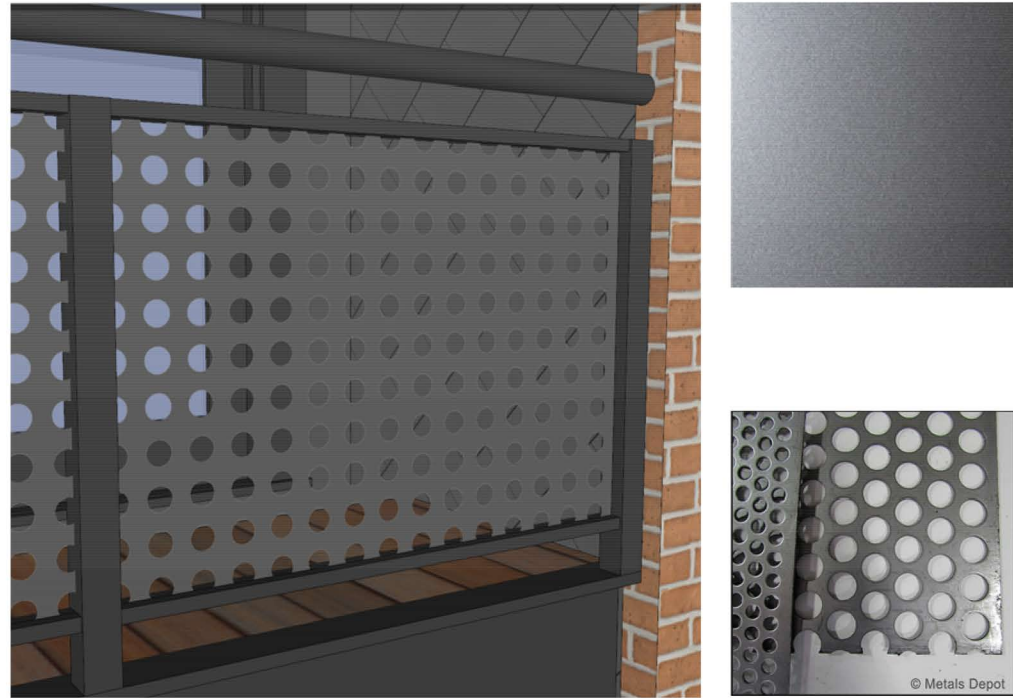
ALUMINUM STOREFRONT  
 MANUFACTURER: KAWNEER  
 SERIES: TRIFAB 451 UT  
 COLOR: BLACK

RAYNES AVENUE  
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
 AUGUST 3, 2022





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



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 ENTRY LIGHT  
 MANUFACTURER: MODERN FORMS  
 MODEL: SUSPENSE  
 COLOR: BLACK

MIXED-USE ENTRY LIGHT  
 MANUFACTURER: MODERN FORMS  
 MODEL: MIDNIGHT  
 COLOR: BLACK

MIXED-USE ENTRY LIGHT  
 MANUFACTURER: MODERN FORMS  
 MODEL: BLADE  
 COLOR: BLACK



## **APPENDIX:**

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



SCALE: 1" = 20'-0"

**SITE LANDSCAPE PLAN**

RAYNES AVE - PORTSMOUTH, NH  
11/15/2021



RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

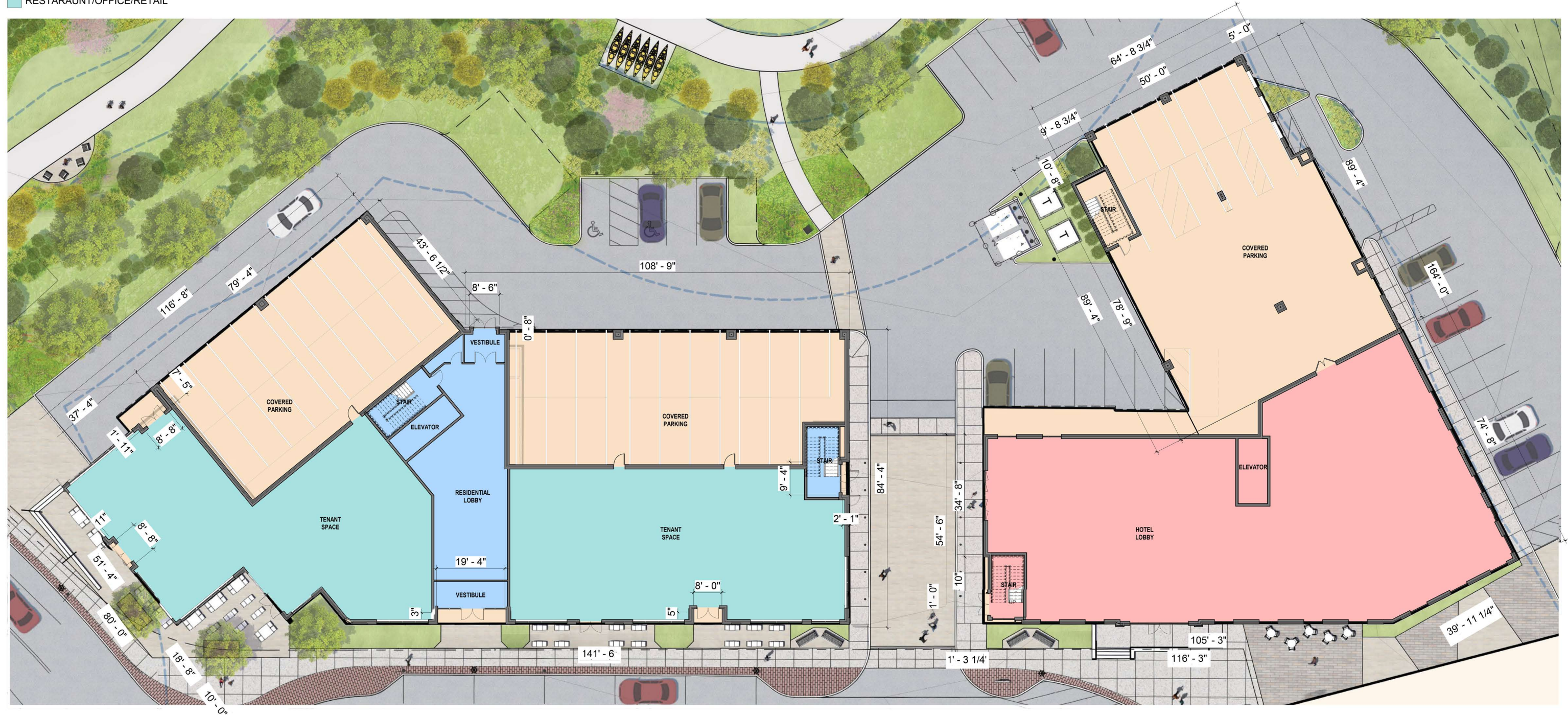
**SITE LANDSCAPE PLAN  
REFERENCE**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
AUGUST 3, 2022



LEGEND

- HOTEL
- RESIDENTIAL
- RESTAURANT/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

FIRST FLOOR PLAN AND SITE

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
 AUGUST 3, 2022



5.2



## RAYNES AVENUE

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

### BUILDING TOTALS:

RESIDENTIAL: 68,000 - 32 UNITS  
HOTEL: 66,000 - 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                   | 141 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> | 17,850 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            |

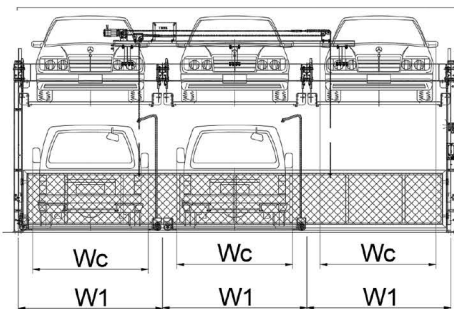
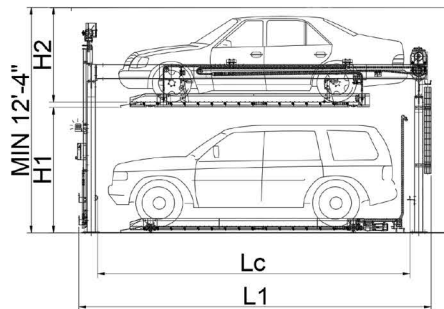
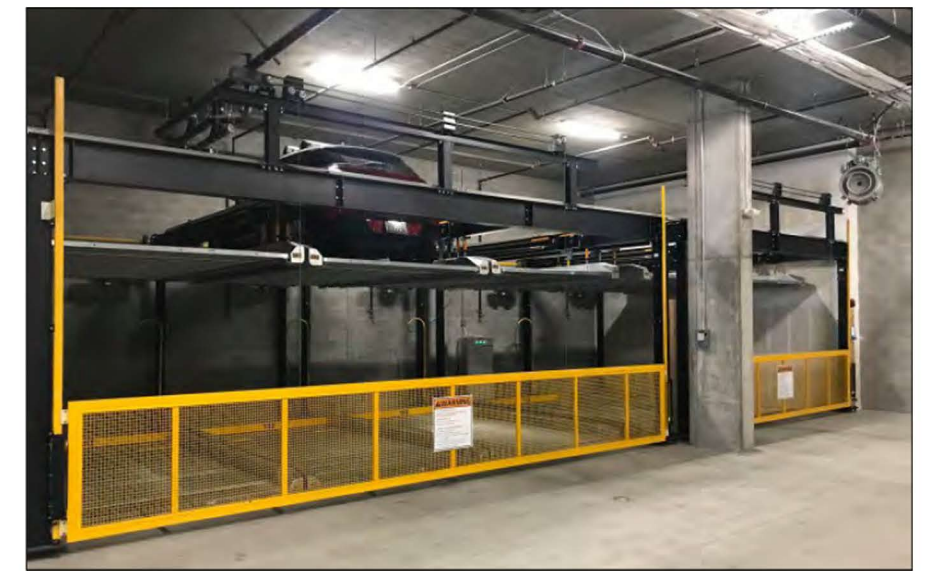
(2) - INCREASE ABOVE 15,000 SF ALLOWED PER 10.5A46.10

### BUILDING FORM (PRINCIPAL BUILDING):

|  | REQUIRED                              | PROPOSED BUILDING A | PROPOSED BUILDING B |
|--|---------------------------------------|---------------------|---------------------|
| BUILDING HEIGHT:   | 5 STORY <sup>(3)</sup><br>60 FT       | 5 STORY<br>59.77 FT | 5 STORY<br>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,<br>GAMBREL, MANSARD | FLAT                |                     |



PROPOSED VIEW



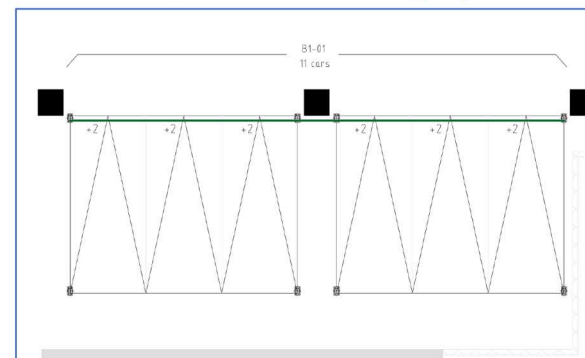
(B) Elevation Section View

Figure 6. 2-Level Puzzle (Typical)

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

|                       |                      |
|-----------------------|----------------------|
| Equipment 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 APPLICATION FOR APPROVAL:  
AUGUST 3, 2022



5.4