



MCINTYRE PROJECT

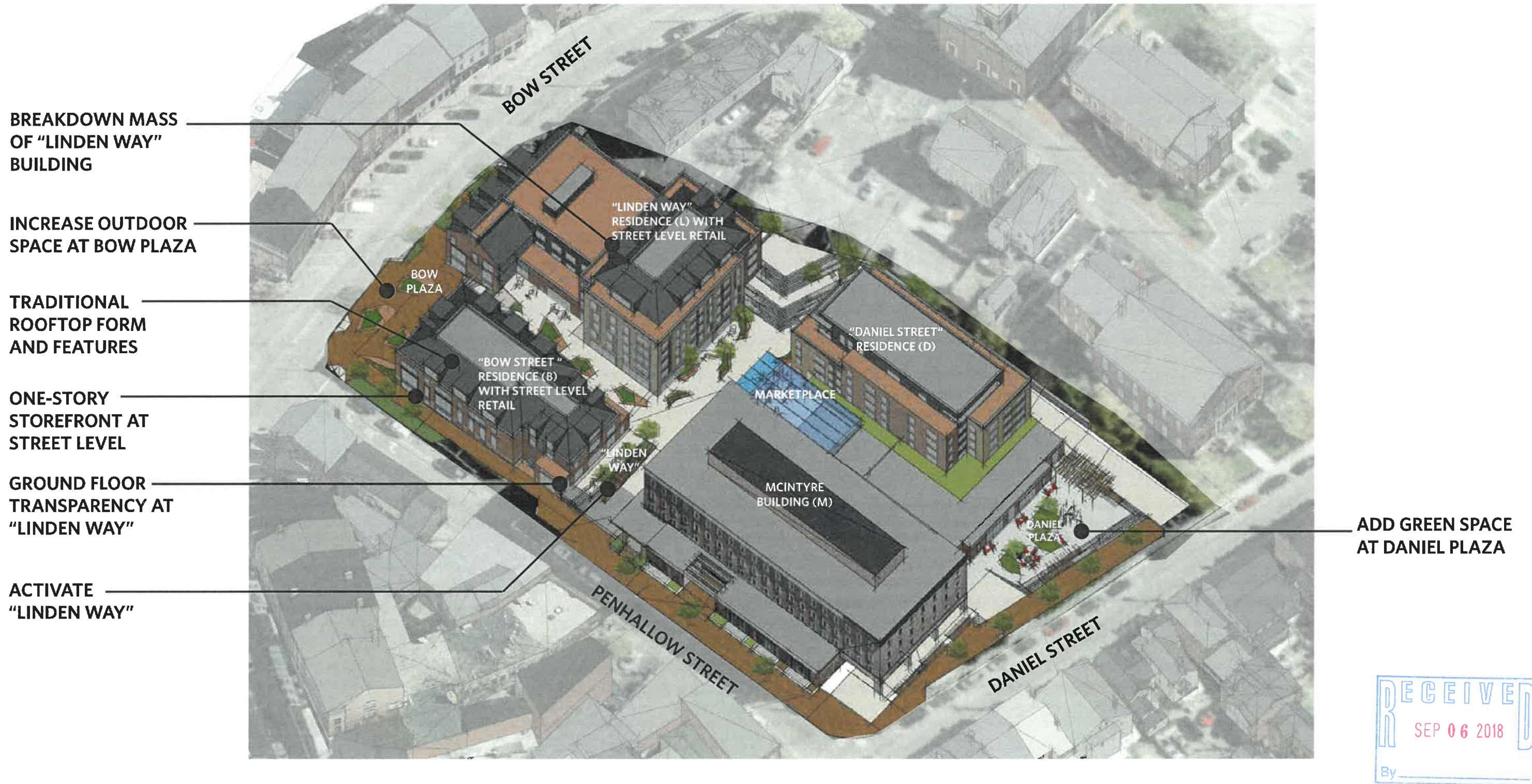
PORTSMOUTH, NEW HAMPSHIRE

SEP 06 2018

HISTORIC DISTRICT COMMISSION SUBMISSION

SEPTEMBER 5, 2018

HDC MEETING COMMENTS - MAY 22, 2018



SITE PLAN - MAY 22, 2018

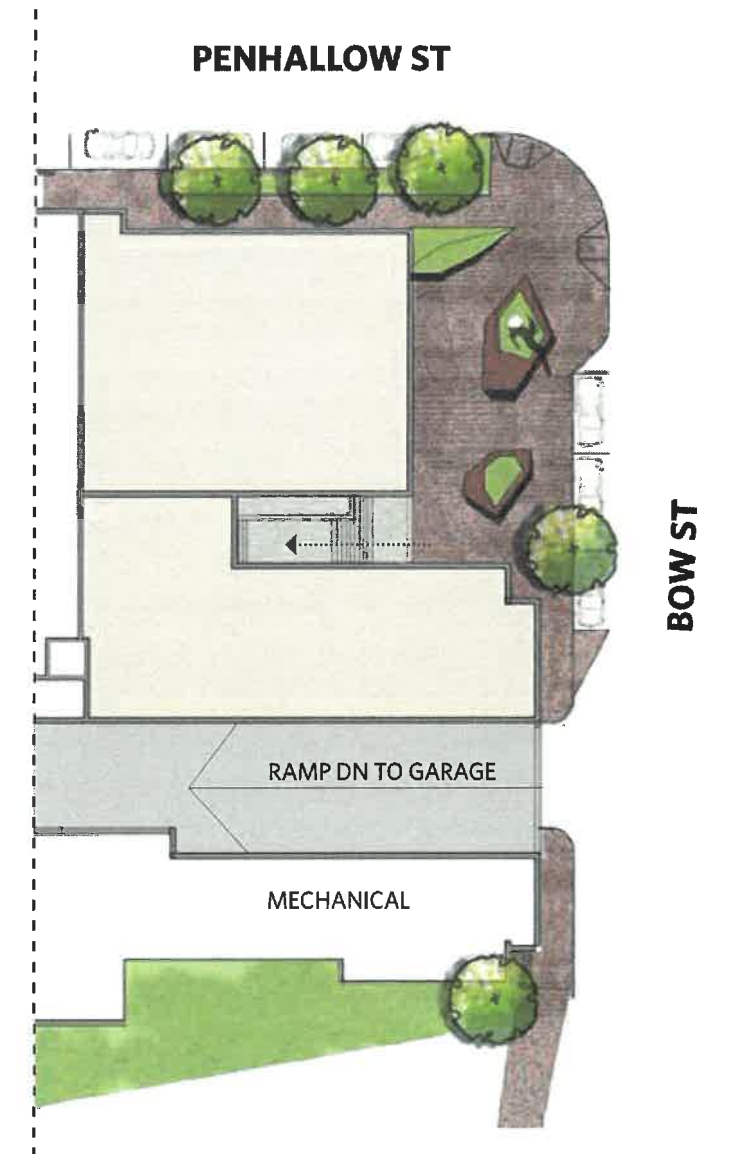


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By _____

SITE PLAN - SEPT. 5, 2018



SITE PLAN | EL 31



SITE PLAN | EL 18



PUBLIC REALM



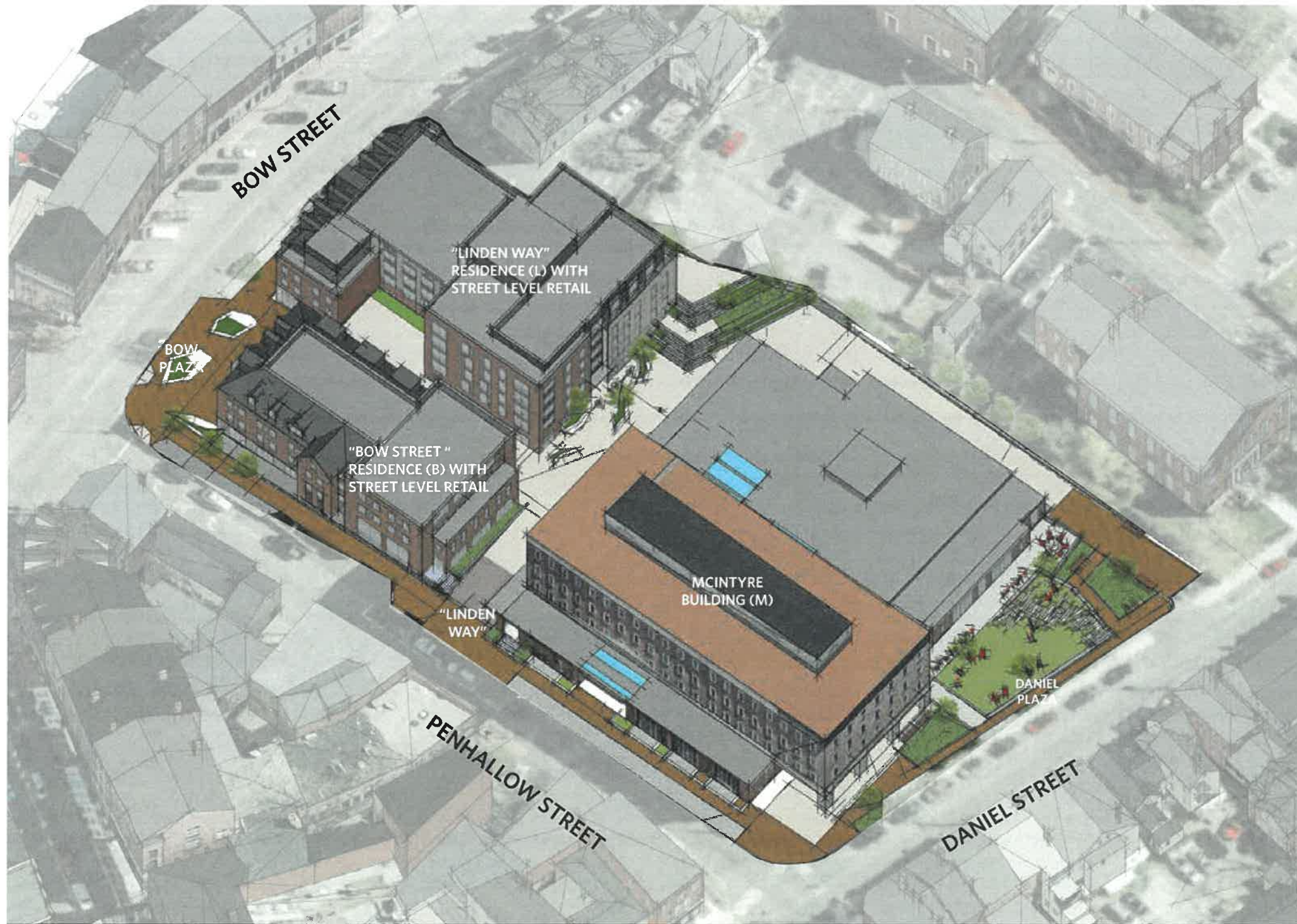
PORTSMOUTH PRECEDENTS

- ONE-STORY STOREFRONTS
- NEIGHBORHOOD SCALE
- BRICK / GRANITE
- WOOD CLAPBOARD
- ROOF DORMERS
- BAY WINDOWS
- CONNECTING STEPS



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PROPOSED DESIGN



PROPOSED DESIGN

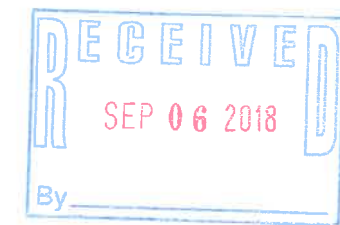
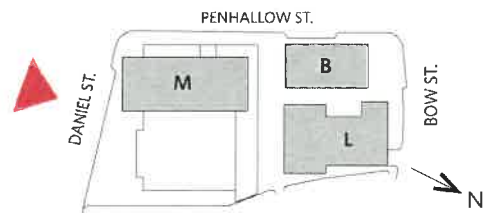


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MAY 22, 2018

DANIEL STREET ELEVATION



0 25 50
SCALE: 1" = 50'-0"

PROPOSED DESIGN



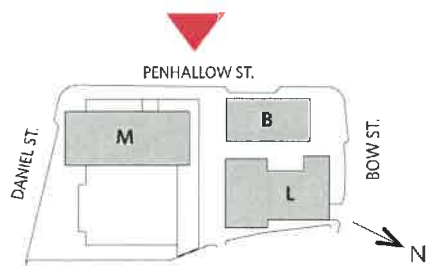
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- ONE STORY STOREFRONT
- TRANSPARENCY AT STREET LEVEL
- TRADITIONAL ROOFTOP FORM + FEATURES



MAY 22, 2018

PENHALLOW STREET ELEVATION



0 25 50
SCALE: 1" = 50'-0"

PROPOSED DESIGN



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"LINDEN WAY" RESIDENCE "BOW ST" RESIDENCE PENHALLOW ST

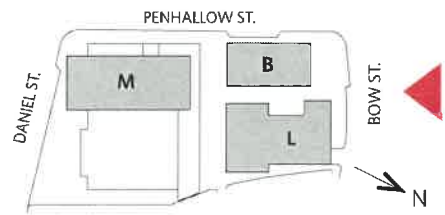
- APPROPRIATE SCALE AT STREET LEVEL
- TRANSPARENCY
- ACTIVE STREET LEVEL
- PEDESTRIAN CONNECTION



MAY 22, 2018

"LINDEN WAY" RESIDENCE "BOW ST" RESIDENCE PENHALLOW ST

BOW STREET ELEVATION



0 25 50

SCALE: 1" = 50'-0"

PROPOSED DESIGN

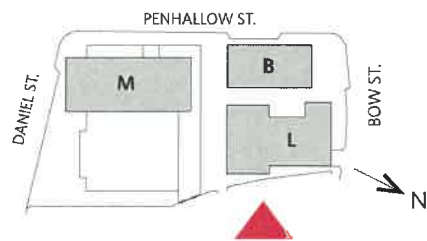


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CHAPEL STREET ELEVATION

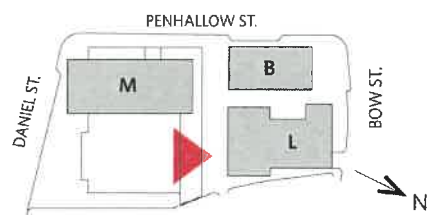


0 25 50
SCALE: 1" = 50'-0"

PROPOSED DESIGN



"LINDEN WAY" SOUTH ELEVATION



0 25 50

SCALE: 1" = 50'-0"

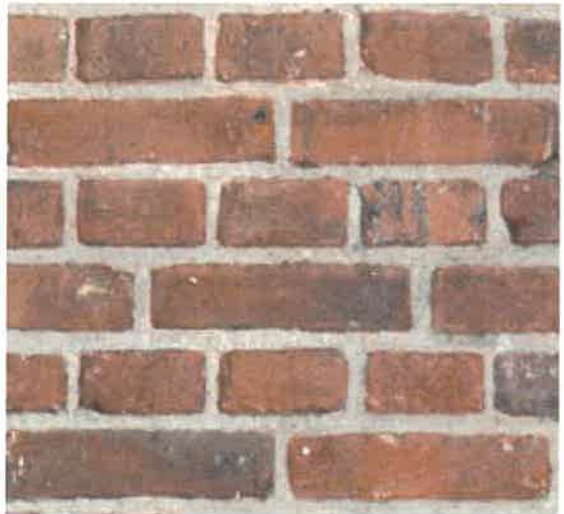
MATERIAL PALETTE



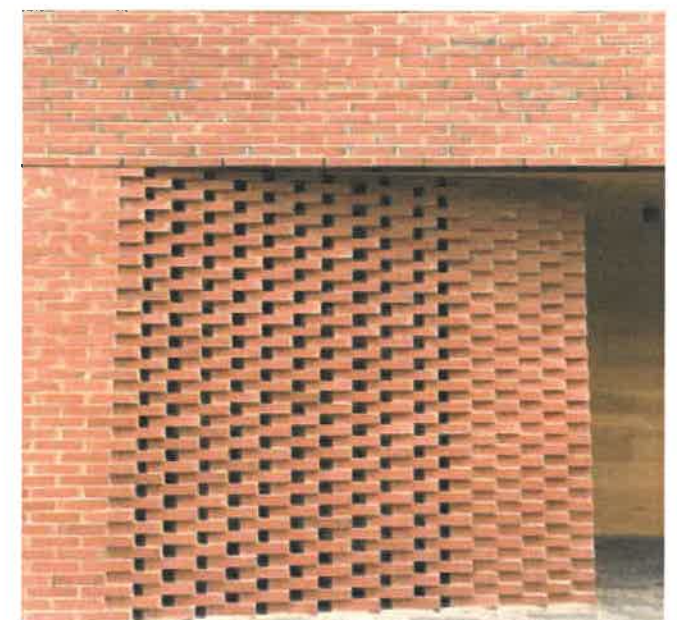
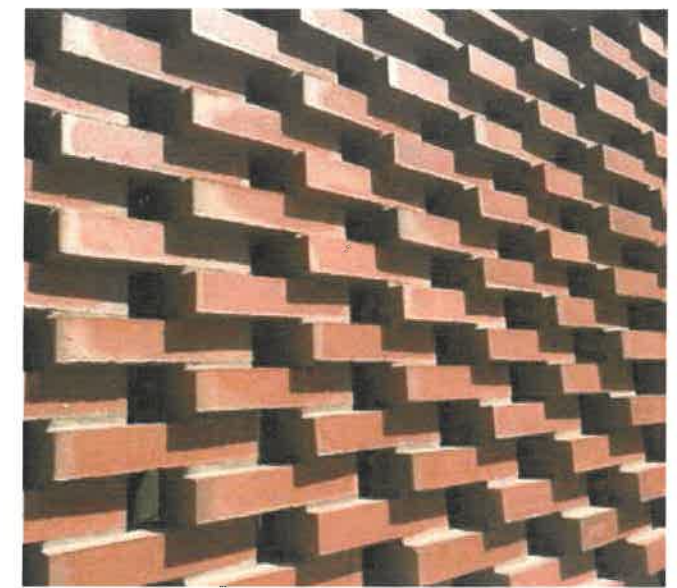
METAL PANEL
AND/OR FIBER CEMENT



PRECAST MASONRY



BRICK MASONRY



PROPOSED DESIGN



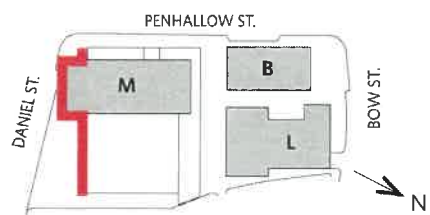
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DANIEL ST. RESIDENCE (SET BACK)

DANIEL STREET ELEVATION



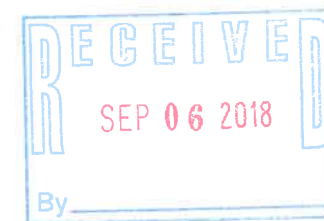
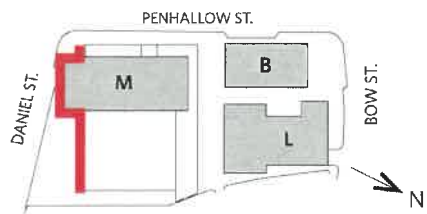
0 10 20 30

SCALE: 1/32" = 1'-0"

PROPOSED DESIGN

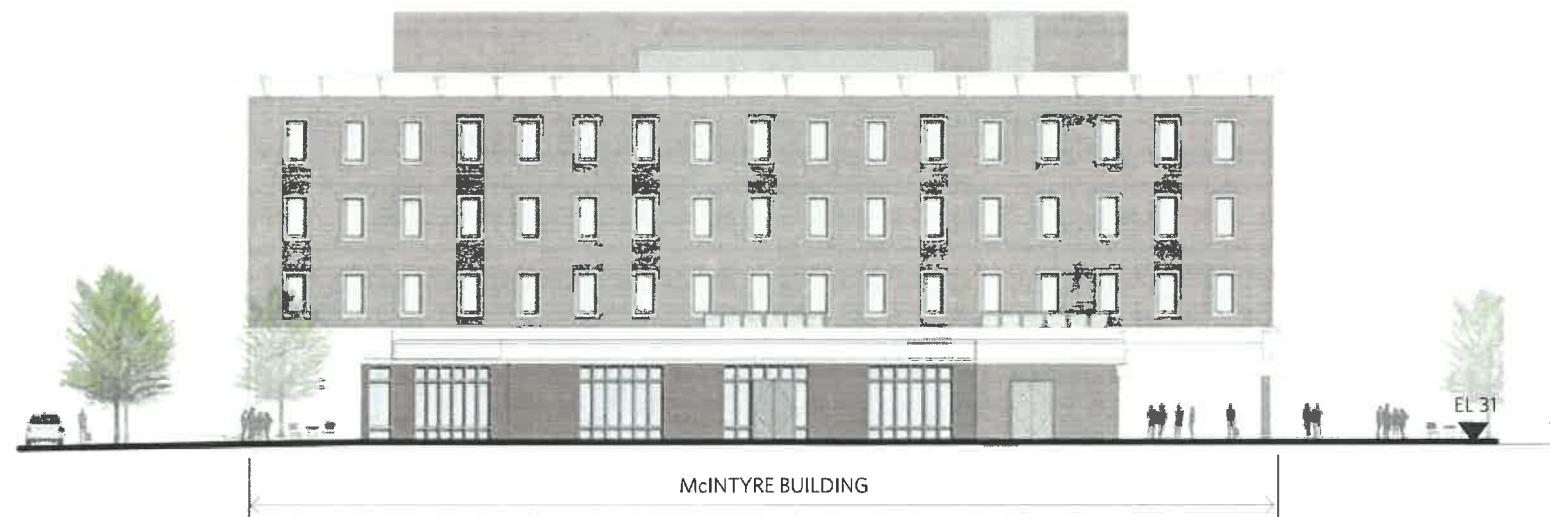


DANIEL STREET ELEVATION



SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

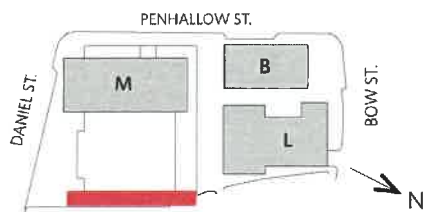


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CHapel Street - North Elevation



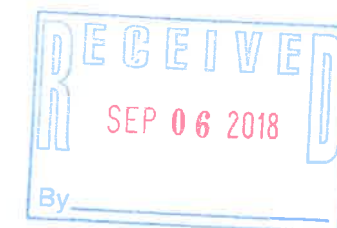
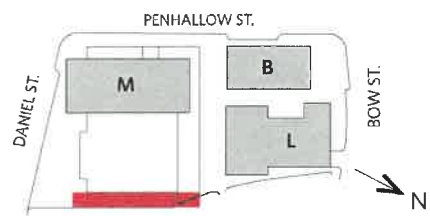
0 10 20 30

SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



CHAPEL STREET - NORTH ELEVATION



SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

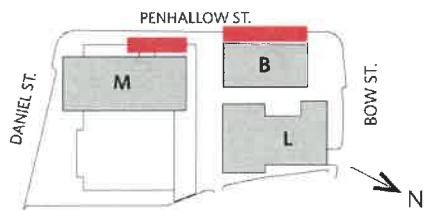


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PENHALLOW STREET ELEVATION



TRADITIONAL ROOFTOP FORM / FEATURES



ONE-STORY STOREFRONT



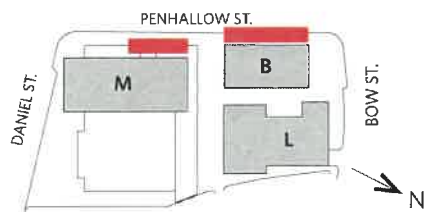
SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



PENHALLOW STREET ELEVATION

- ONE STORY STOREFRONT
- TRANSPARENCY AT STREET LEVEL
- TRADITIONAL ROOFTOP FORM + FEATURES



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0 5 10 20

SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

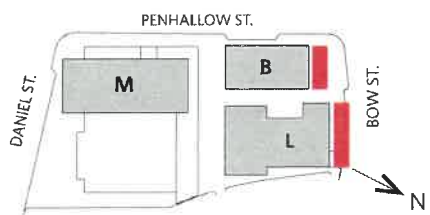


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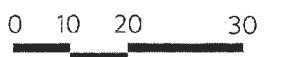
BOW STREET ELEVATION



PEDESTRIAN CONNECTION THRU SITE



SITE PERMEABILITY



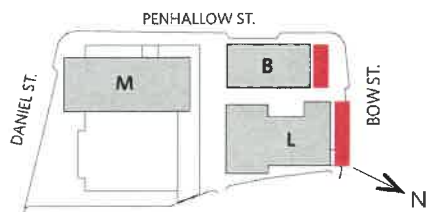
SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



BOW STREET ELEVATION

- APPROPRIATE SCALE AT STREET LEVEL
- TRANSPARENCY
- ACTIVE STREET LEVEL
- PEDESTRIAN CONNECTION



0 5 10 20

SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

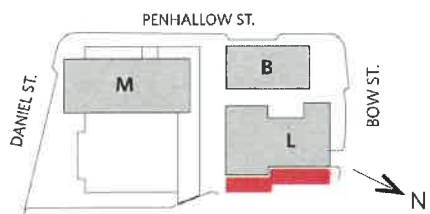


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"LINDEN WAY" RESIDENCE - NORTH ELEVATION



MATERIAL RELATE TO ADJ. STRUCTURE

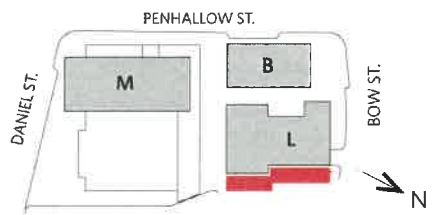


SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



"LINDEN WAY" RESIDENCE - NORTH ELEVATION



SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

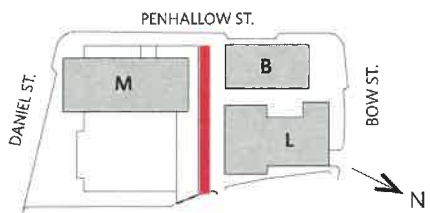


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"LINDEN WAY" - NORTH ELEVATION



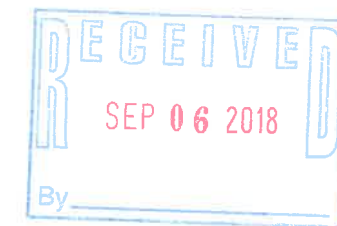
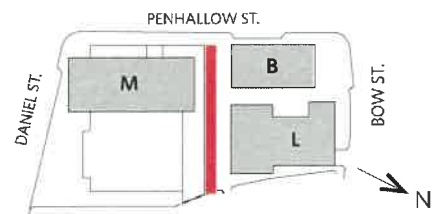
0 10 20 30

SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



"LINDEN WAY" - NORTH ELEVATION



0 5 10 20

SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

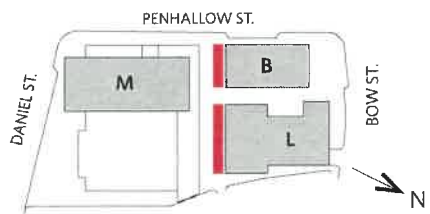


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"LINDEN WAY" SOUTH ELEVATION

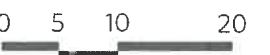
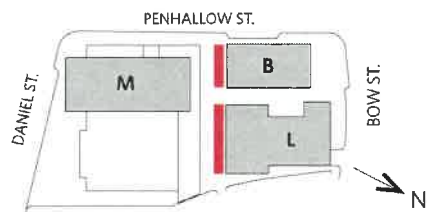


SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



"LINDEN WAY" SOUTH ELEVATION



SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

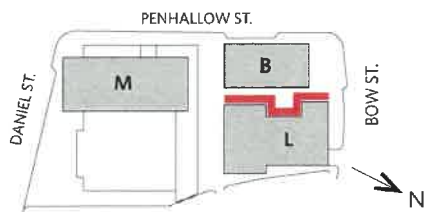


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"LINDEN WAY" WEST ELEVATION



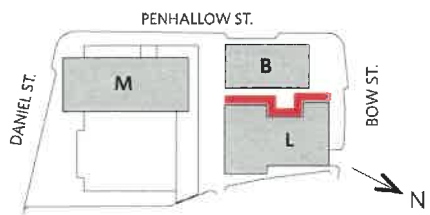
0 10 20 30

SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



"LINDEN WAY" WEST ELEVATION



SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

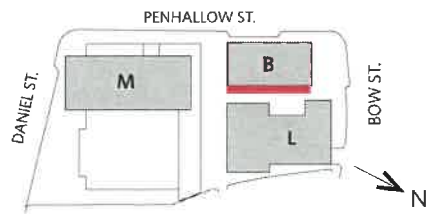


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"BOW STREET" RESIDENCE - EAST ELEVATION

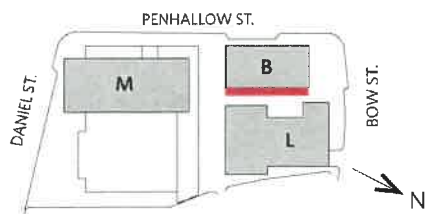


SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



"BOW STREET" RESIDENCE - EAST ELEVATION



SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

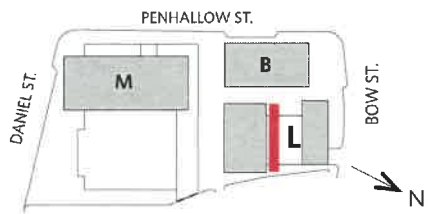


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"LINDEN WAY" RESIDENCE - NORTH ELEVATION (INTERIOR)

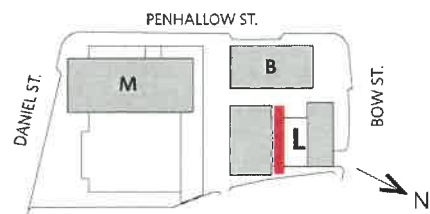


SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



"LINDEN WAY" RESIDENCE - NORTH ELEVATION (INTERIOR)



SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



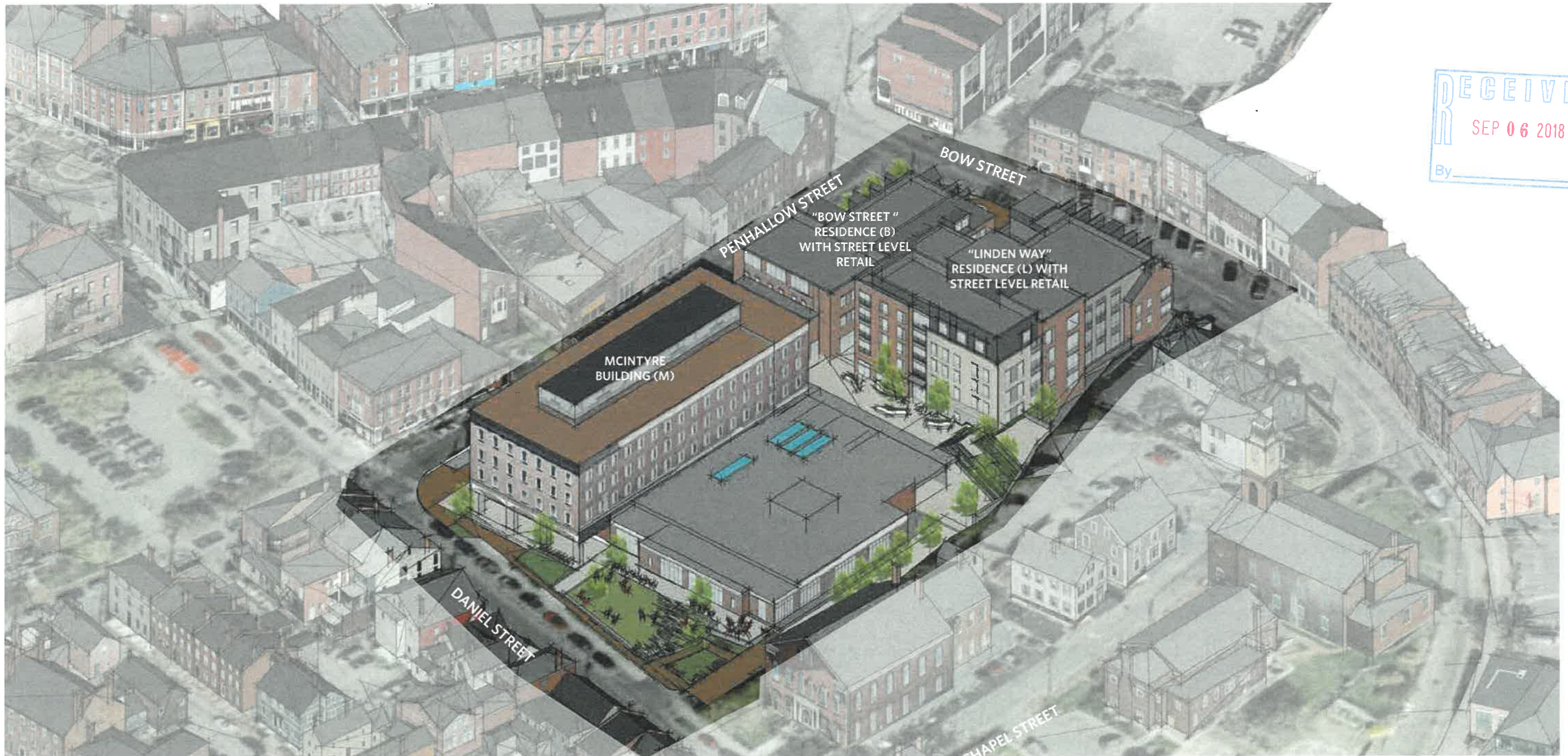
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By _____

PROPOSED DESIGN



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SEP 06 2018
By _____

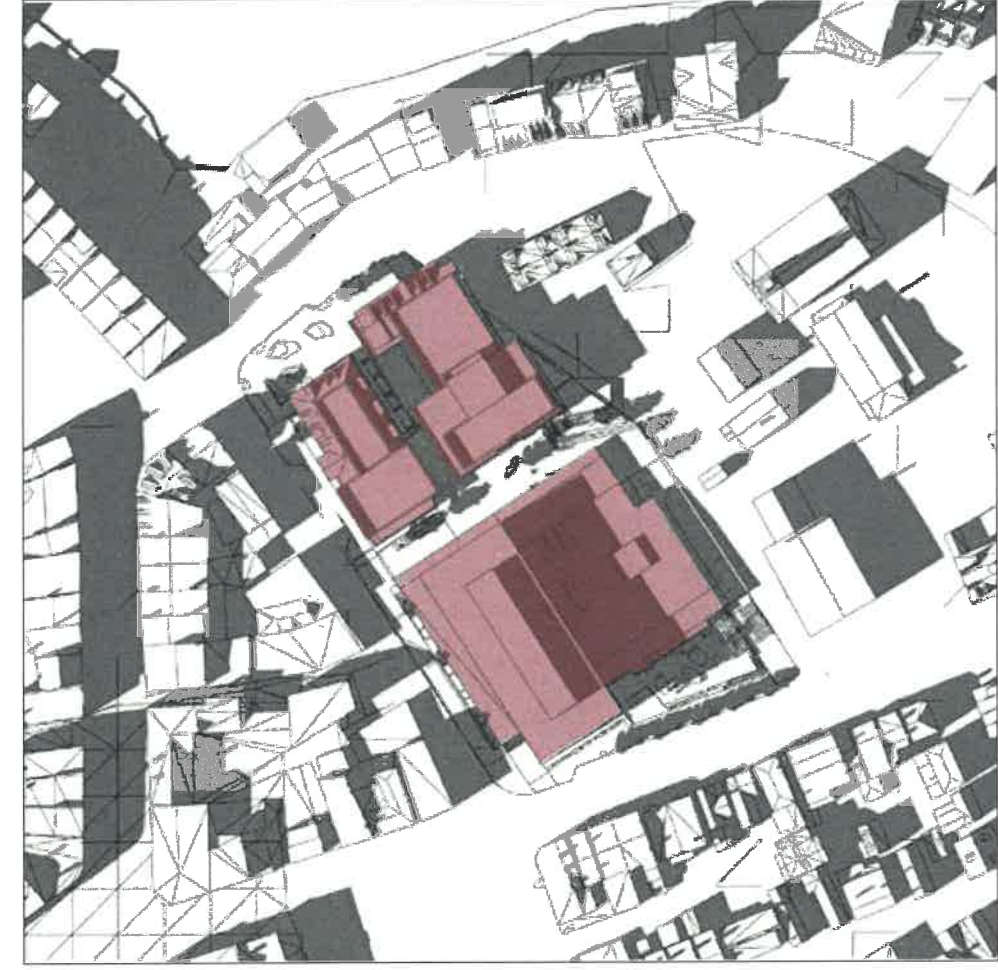
SHADOW STUDIES



9 AM



Noon

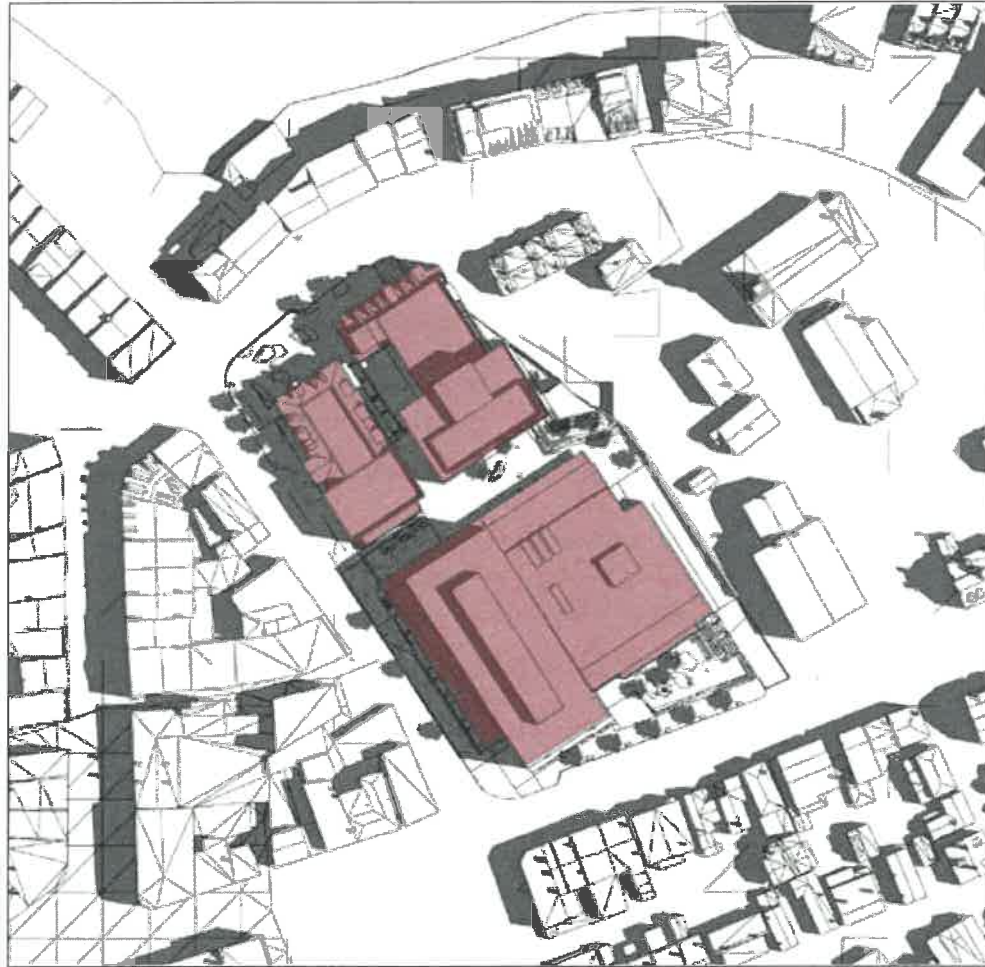


3 PM

MARCH 21 / SEPTEMBER 21



SHADOW STUDIES

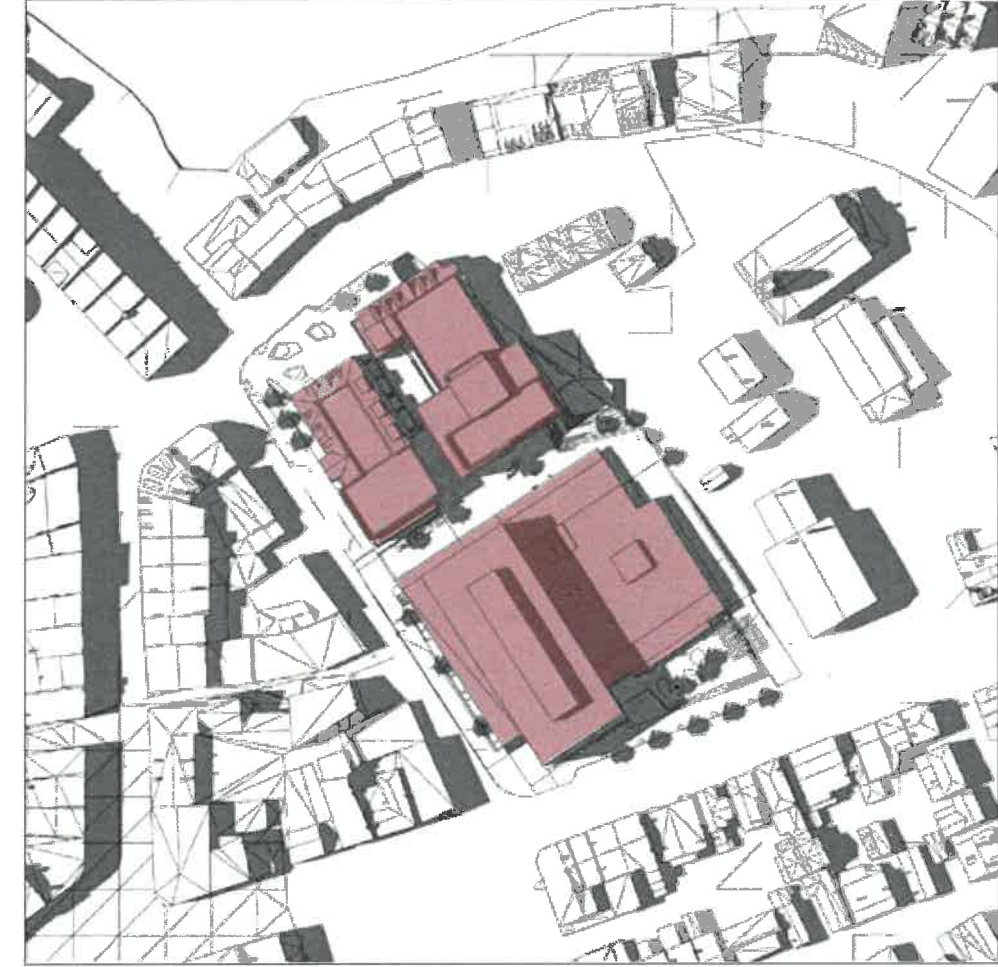


9 AM

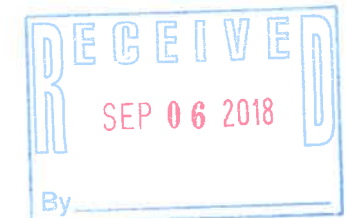
JUNE 21



Noon



3 PM

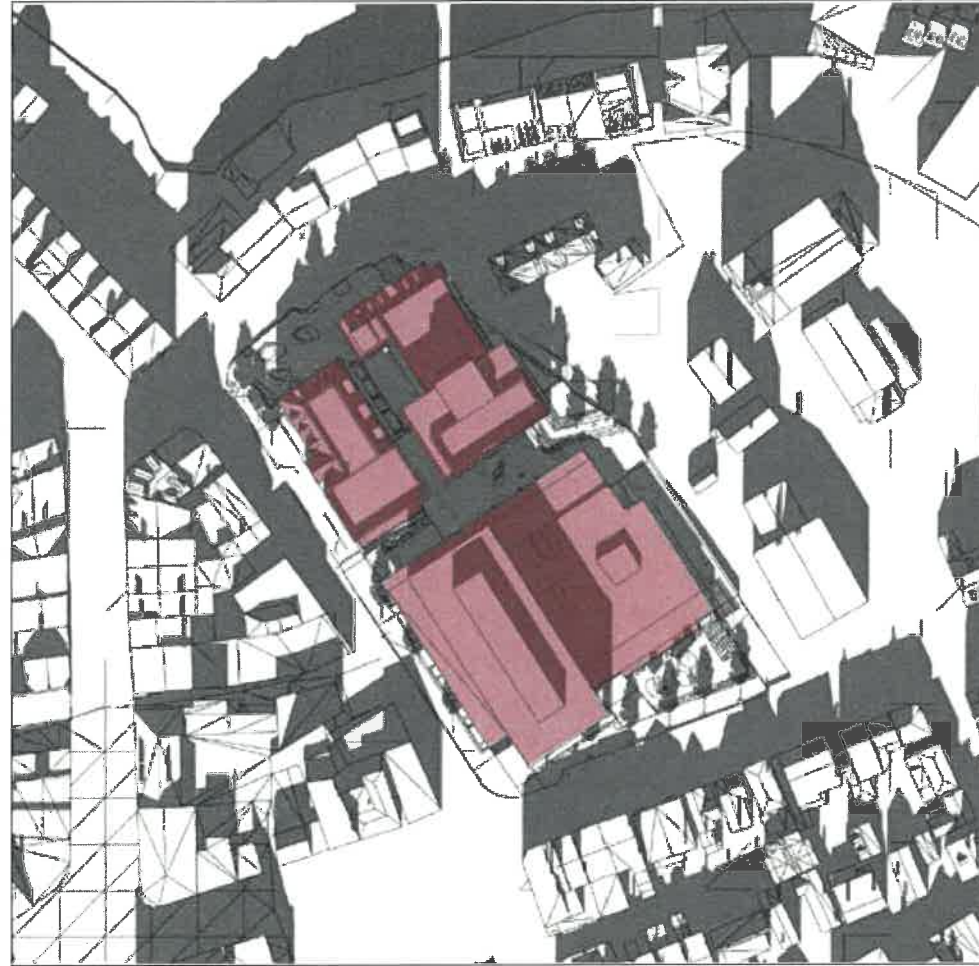


SHADOW STUDIES

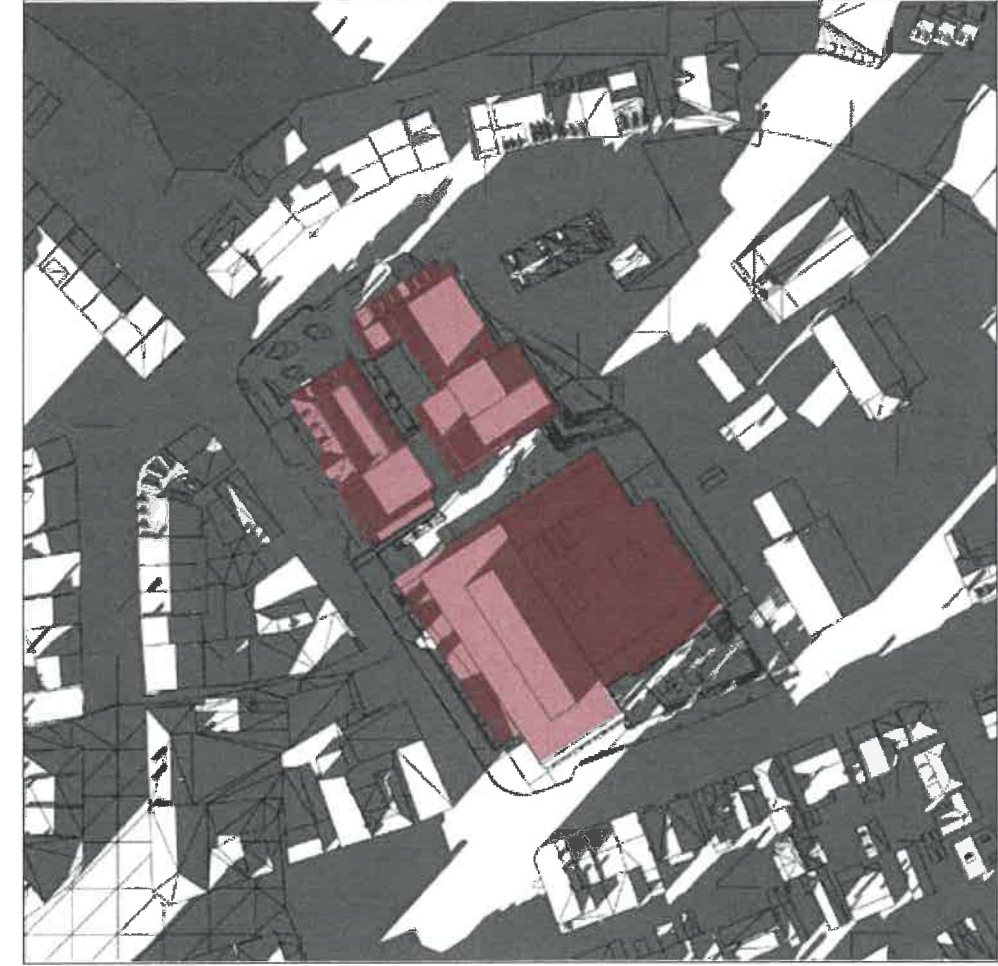


9 AM

DECEMBER 21



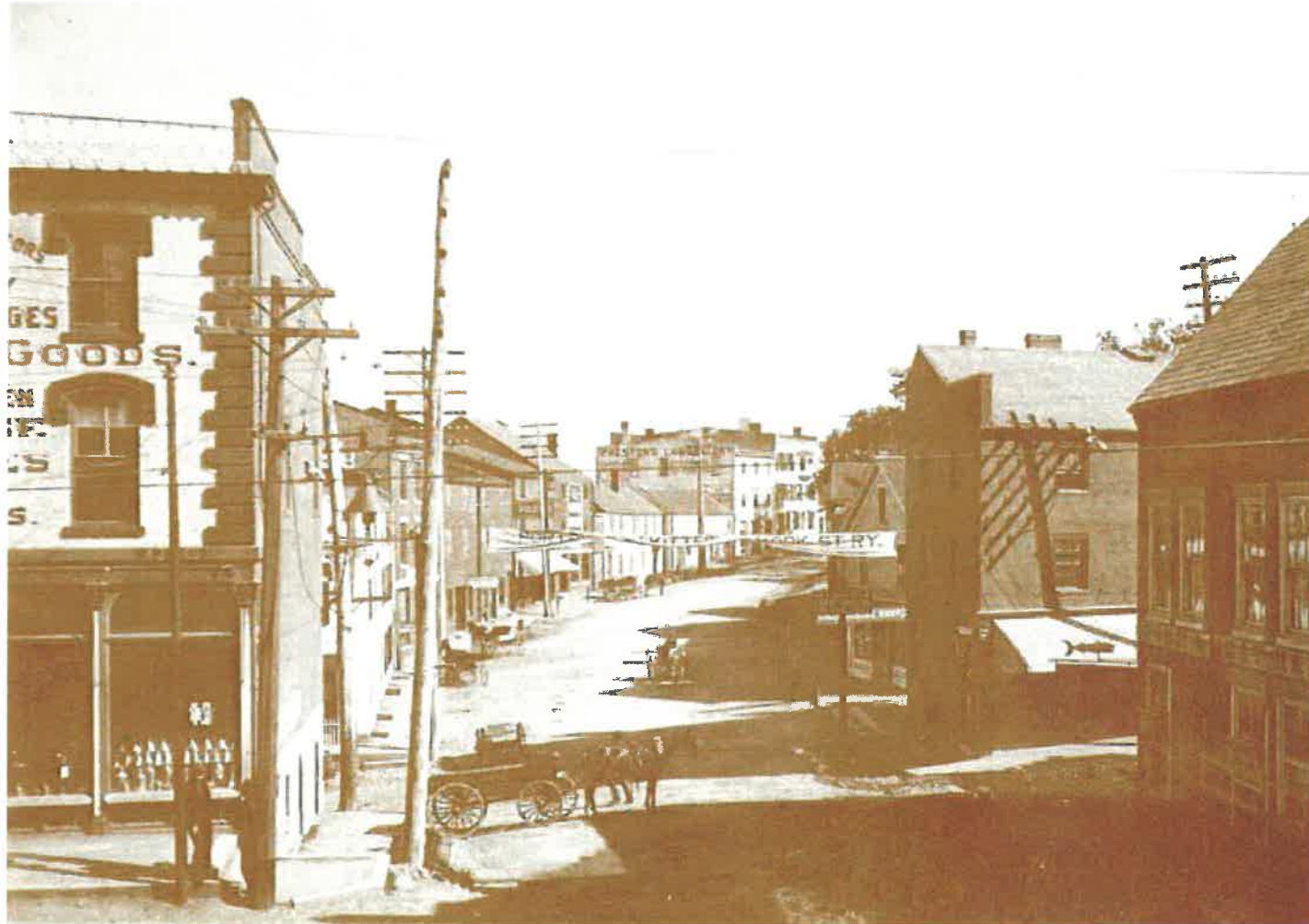
Noon



3 PM



PROPOSED DESIGN



c. 1900

BOW STREET PERSPECTIVE



PROPOSED

