



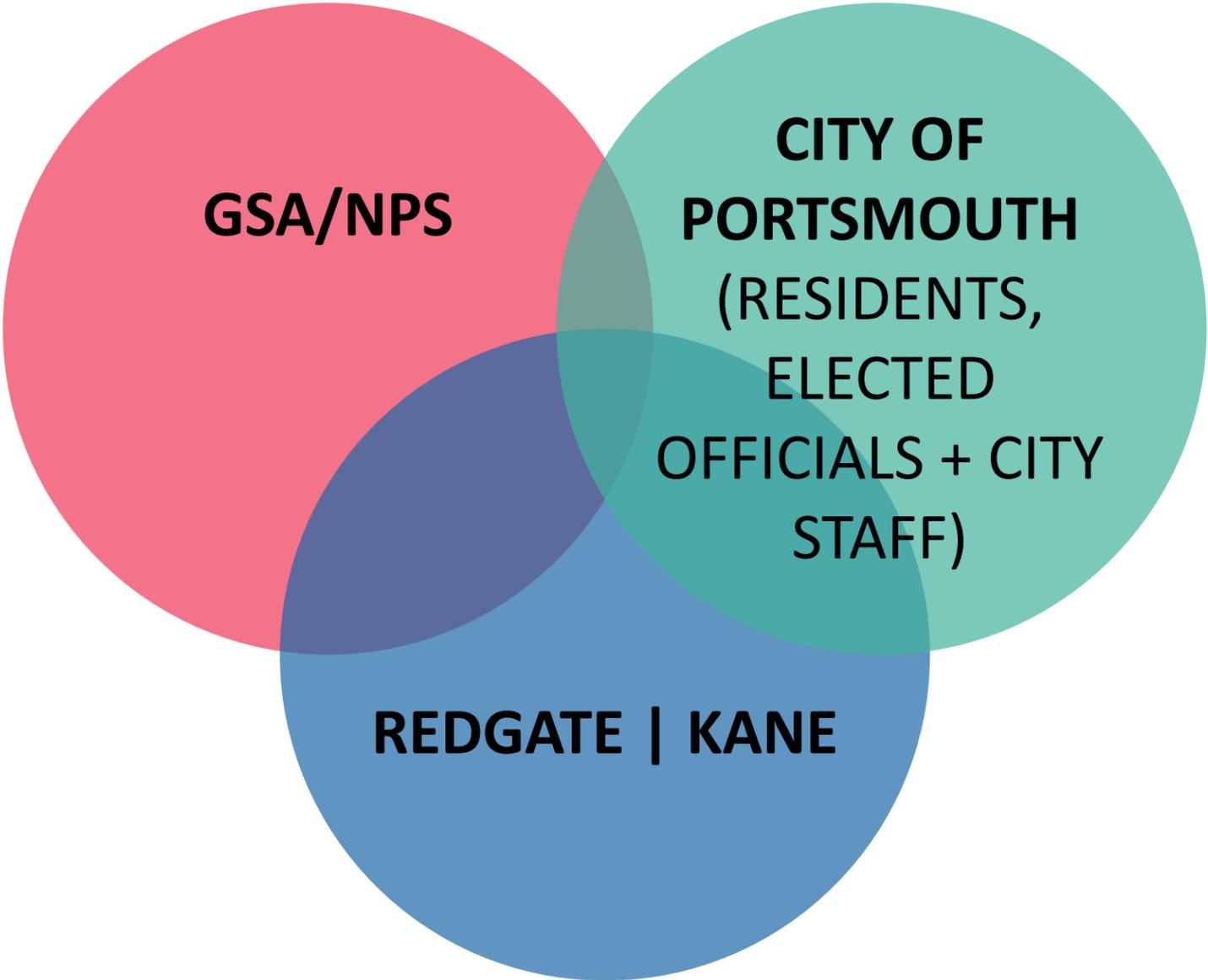
MCINTYRE PROJECT

PORTSMOUTH, NEW HAMPSHIRE

HISTORIC DISTRICT COMMISSION SUBMISSION

MAY 22, 2018

THE PROJECT TEAM



PROCESS



PROJECT SITE



AERIAL MAP



PROPOSED DESIGN



Existing



Proposed*

VIEW OF MCINTYRE FROM DANIEL STREET

* Renderings shown at Stage 3 Meeting #2 - April 24, 2018

PROPOSED DESIGN



Existing

VIEW DOWN PENHALLOW STREET



Proposed*

* Renderings shown at Stage 3 Meeting #2 - April 24, 2018

PROPOSED DESIGN



Existing



Proposed*

VIEW OF MCINTYRE LOADING DOCK

* Renderings shown at Stage 3 Meeting #2 - April 24, 2018

PROPOSED DESIGN



Existing



Proposed *

VIEW OF BOW PLAZA

* Renderings shown at Stage 3 Meeting #2 - April 24, 2018

PROPOSED DESIGN



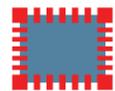
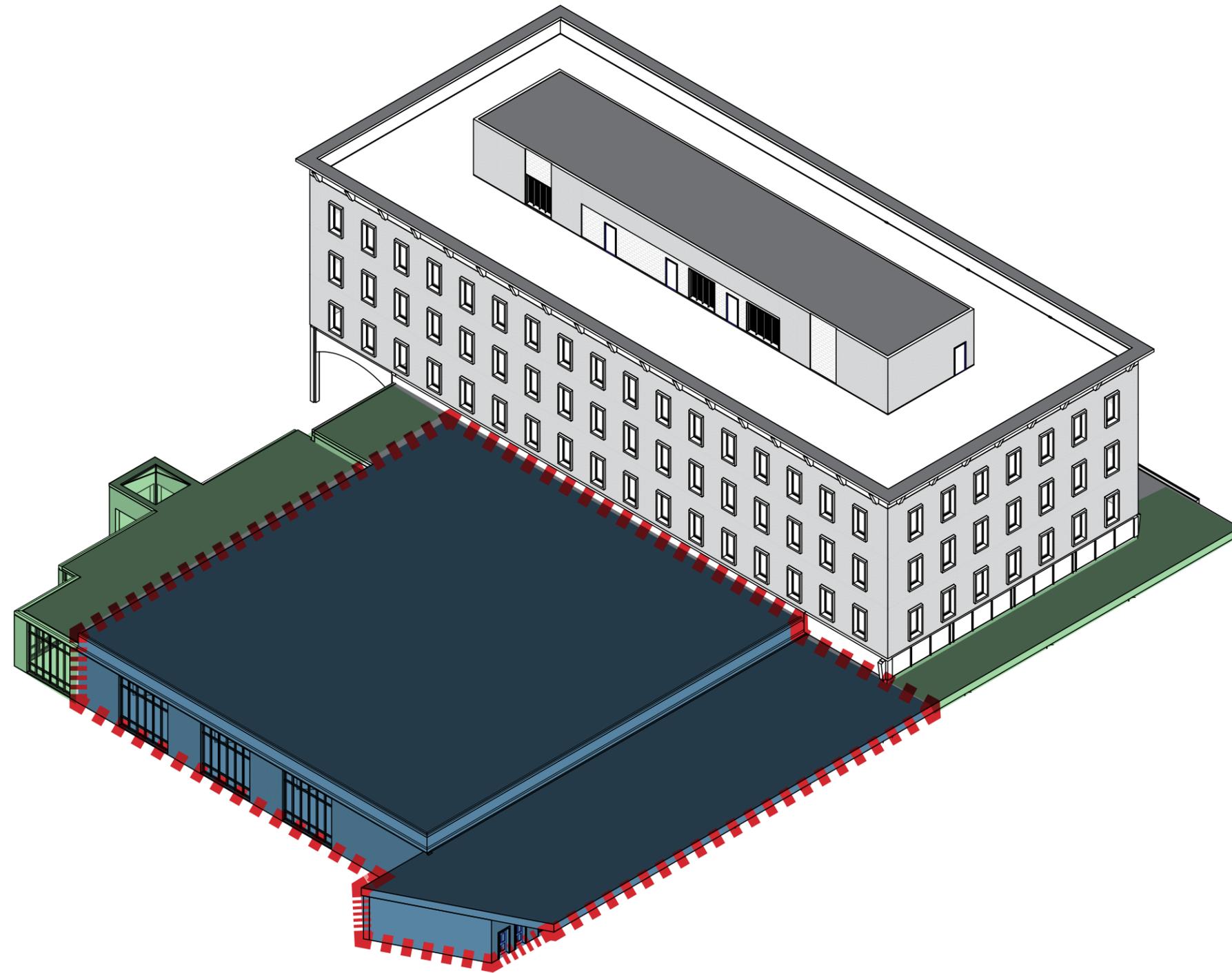
0 25 50

SCALE: 1" = 50'-0"

PROJECT USES

Open Space	41,000 SF	(45% of site)
<u>Built Floor Area</u>	<u>50,500 SF</u>	<u>(55% of site)</u>
Total Site Area	91,500 SF	
Office	43,000 SF	
Commercial/Office	45,500 SF	
<u>Residential</u>	<u>85,000 SF</u>	<u>(88 Units)</u>
Total Built Area	173,500 SF	
Parking Provided	109 Garage Spaces	(1.2/unit)

HISTORIC MONUMENT PROGRAM / NPS

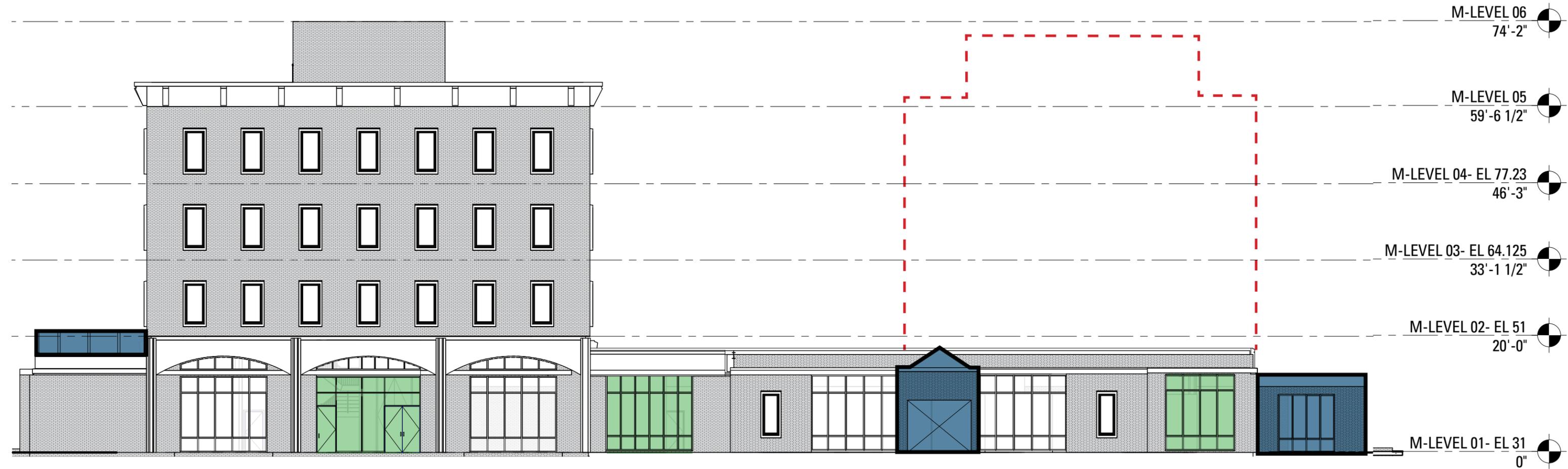


DEMOLITION

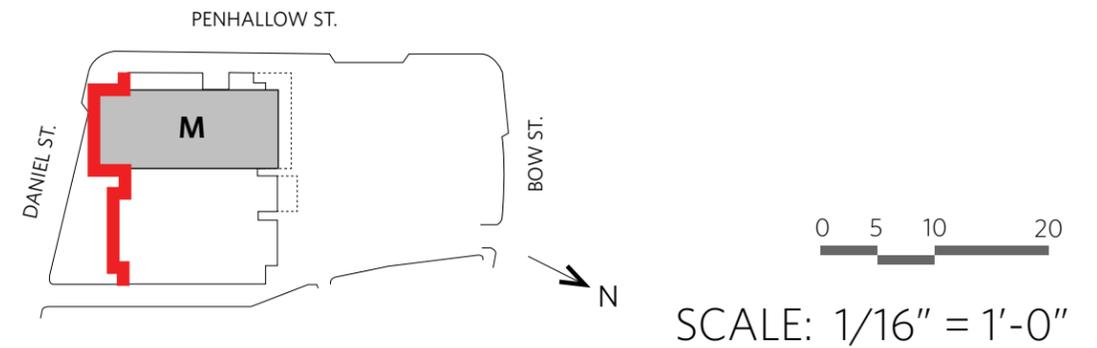


MINIMAL ALTERATIONS

HISTORIC MONUMENT PROGRAM / NPS



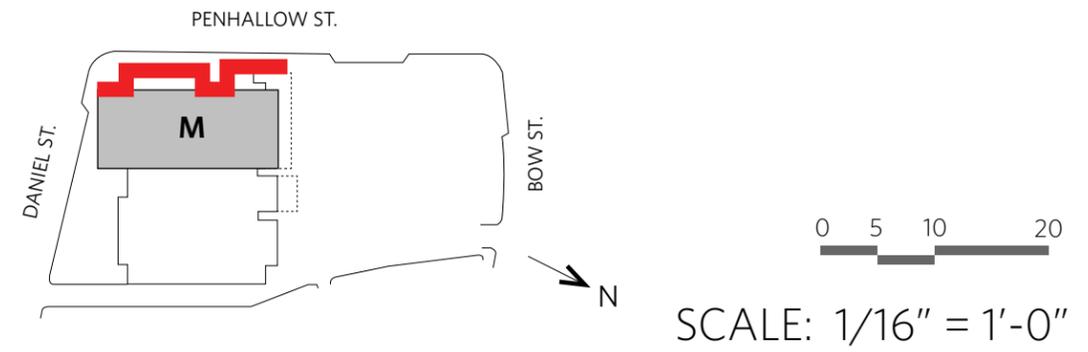
- DEMOLITION
- MINIMAL ALTERATIONS
- PROPOSED ADDITION



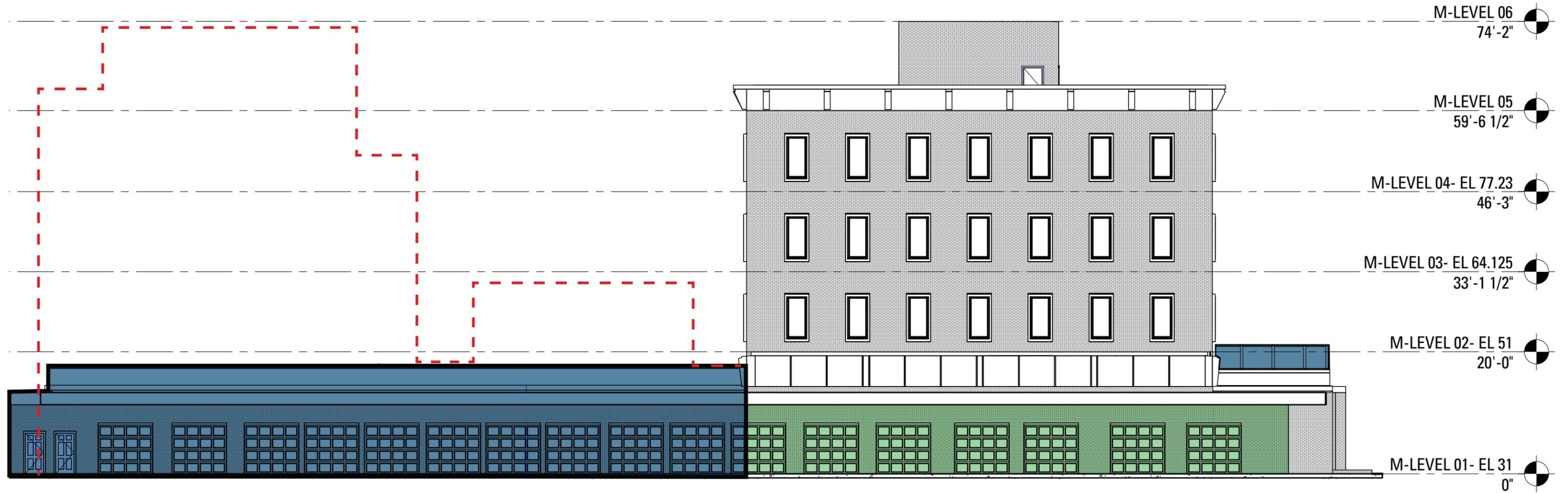
HISTORIC MONUMENT PROGRAM / NPS



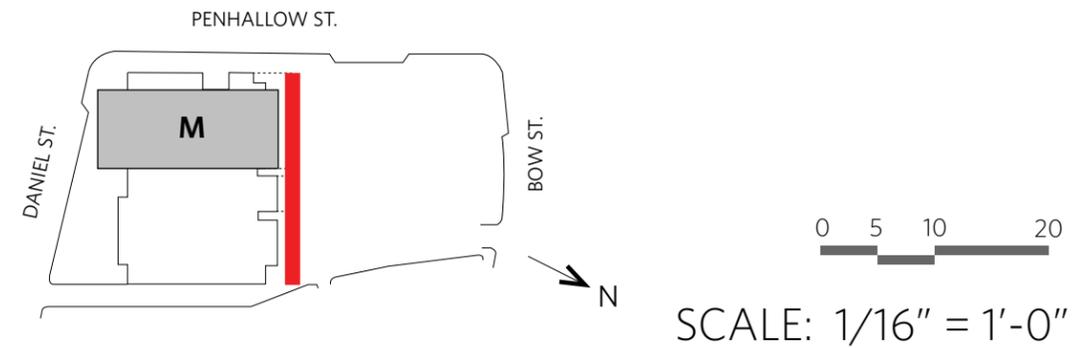
- DEMOLITION
- MINIMAL ALTERATIONS
- PROPOSED ADDITION



HISTORIC MONUMENT PROGRAM / NPS



- DEMOLITION
- MINIMAL ALTERATIONS
- PROPOSED ADDITION



SURROUNDING NEIGHBORHOOD CONTEXT



EXISTING DANIEL STREET ELEVATION (NORTH SIDE)



EXISTING DANIEL STREET ELEVATION (SOUTH SIDE)

0 25 50

SCALE: 1" = 50'-0"

SURROUNDING NEIGHBORHOOD CONTEXT



EXISTING PENHALLOW STREET ELEVATION (EAST SIDE)

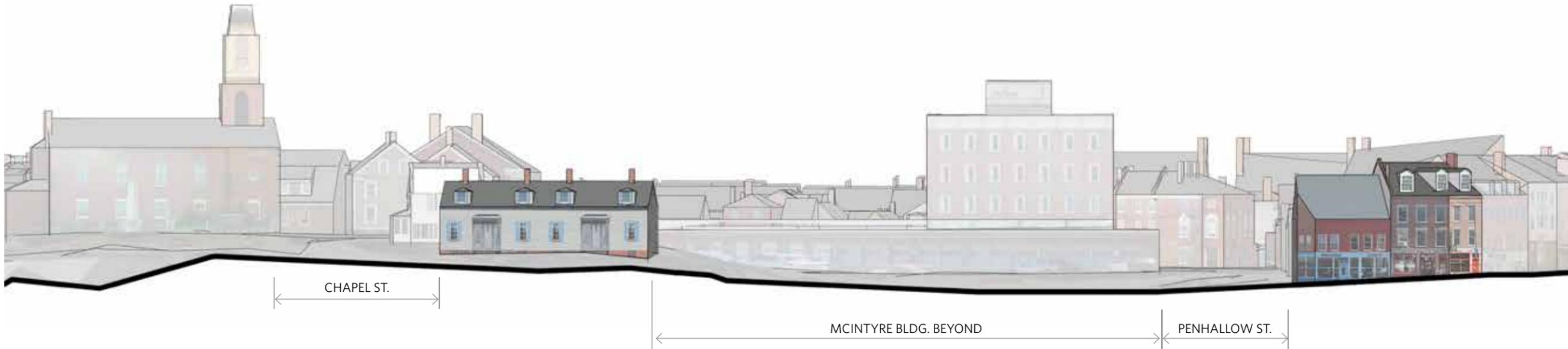


EXISTING PENHALLOW STREET ELEVATION (WEST SIDE)

0 25 50

SCALE: 1" = 50'-0"

SURROUNDING NEIGHBORHOOD CONTEXT



EXISTING BOW STREET ELEVATION (SOUTH SIDE)



EXISTING BOW STREET ELEVATION (NORTH SIDE)

0 25 50

SCALE: 1" = 50'-0"

SURROUNDING NEIGHBORHOOD CONTEXT



EXISTING CHAPEL STREET ELEVATION (WEST SIDE)



EXISTING CHAPEL STREET ELEVATION (EAST SIDE)



SCALE: 1" = 50'-0"

SURROUNDING NEIGHBORHOOD CONTEXT



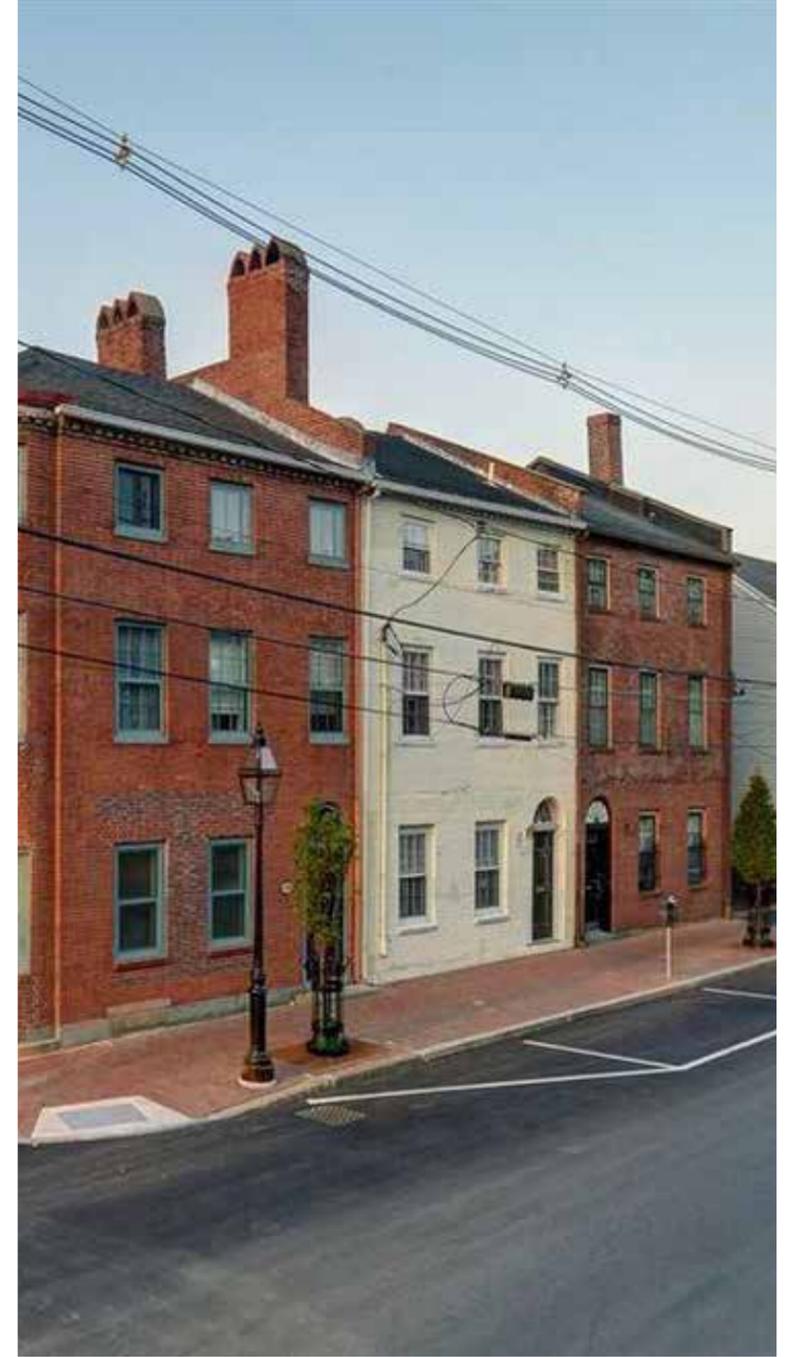
**CERES ST
6 STORY**



**BOW ST
4 1/2 STORY**



**MARKET ST
3 1/2 STORY**



**DANIEL ST
3 STORY**

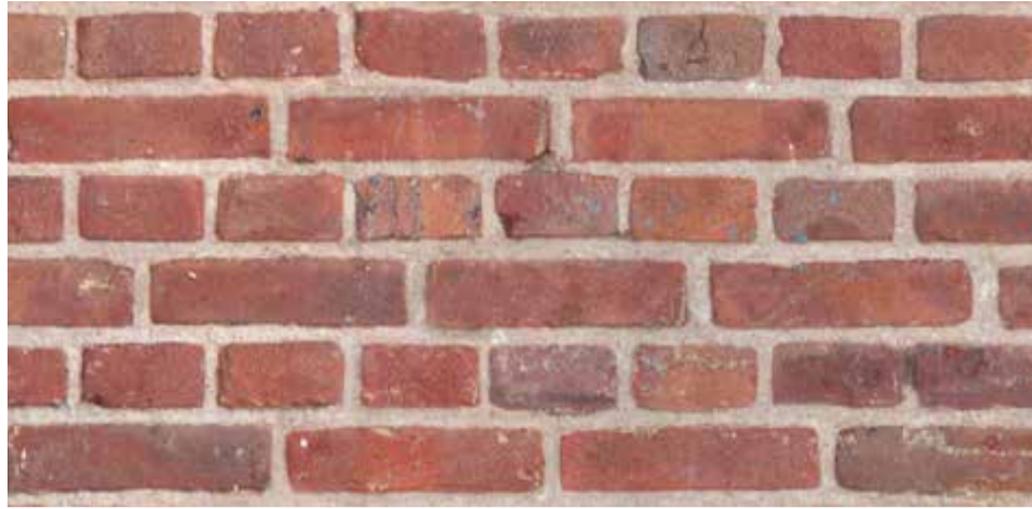
MATERIAL PALETTE



METAL PANEL
AND/OR FIBER CEMENT



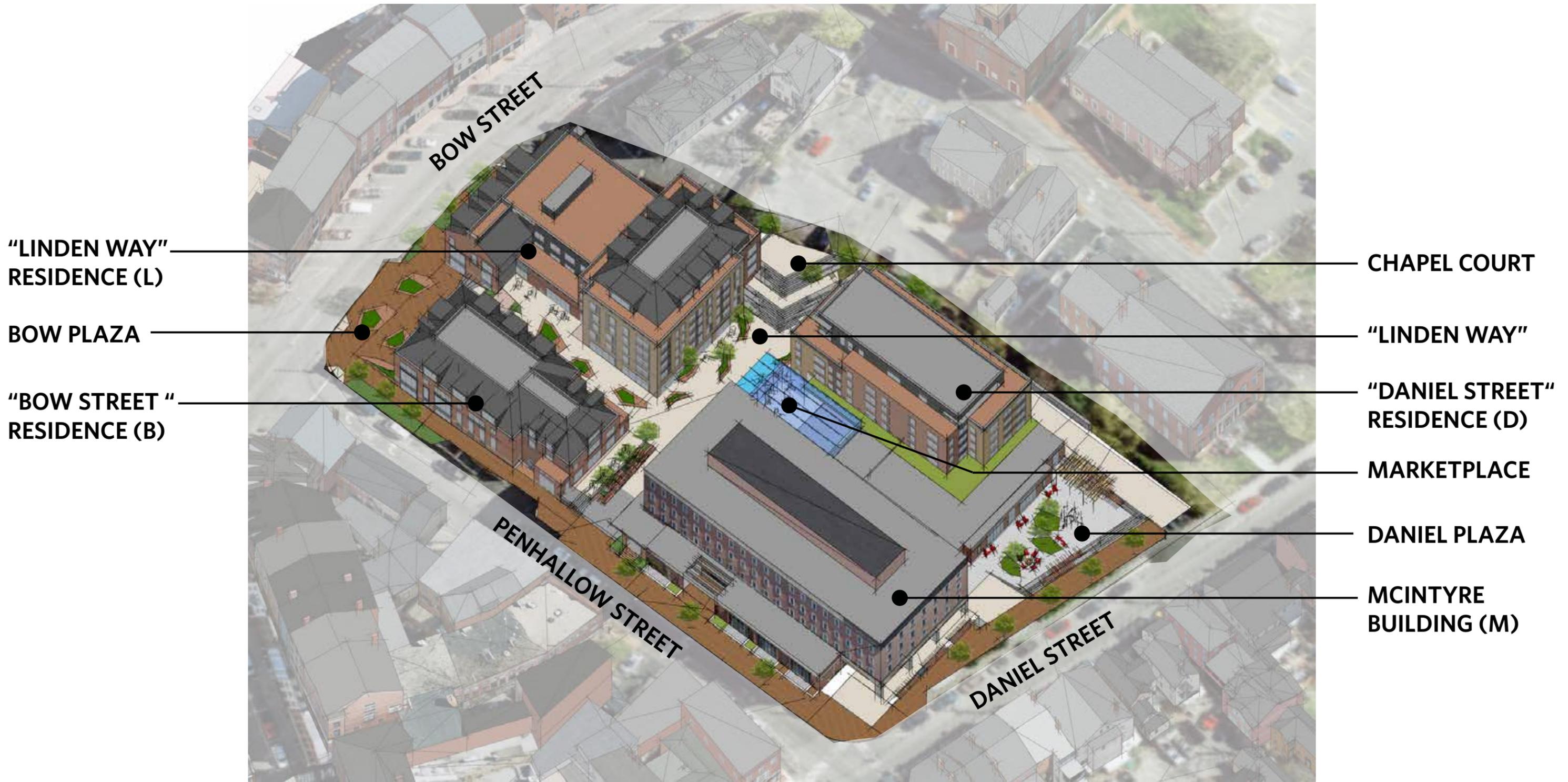
PRECAST MASONRY



BRICK MASONRY



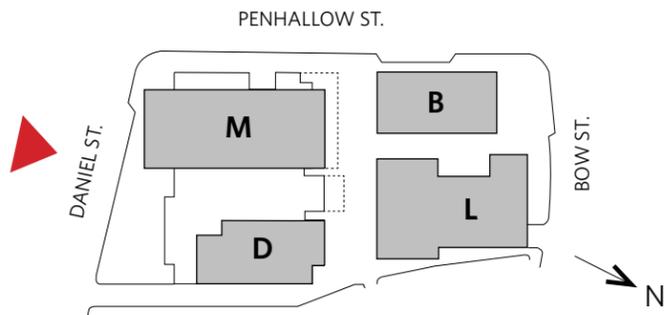
PROPOSED DESIGN



PROPOSED DESIGN



DANIEL STREET ELEVATION



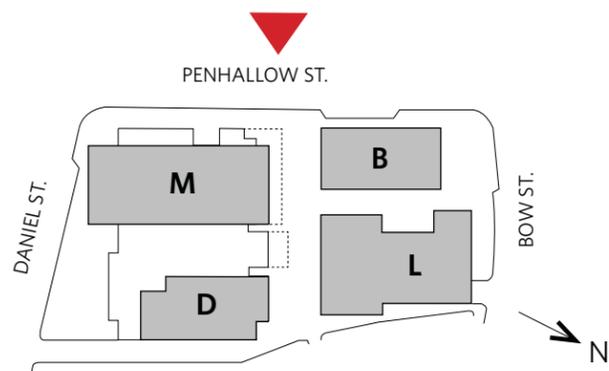
0 25 50

SCALE: 1" = 50'-0"

PROPOSED DESIGN



PENHALLOW STREET ELEVATION



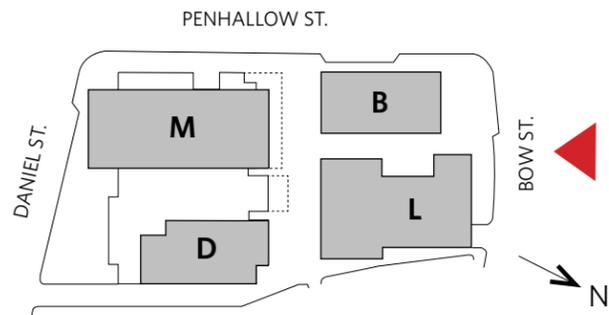
0 25 50

SCALE: 1" = 50'-0"

PROPOSED DESIGN



BOW STREET ELEVATION

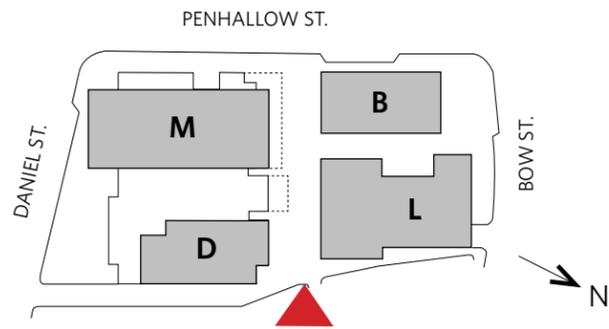


SCALE: 1" = 50'-0"

PROPOSED DESIGN



CHAPEL STREET ELEVATION



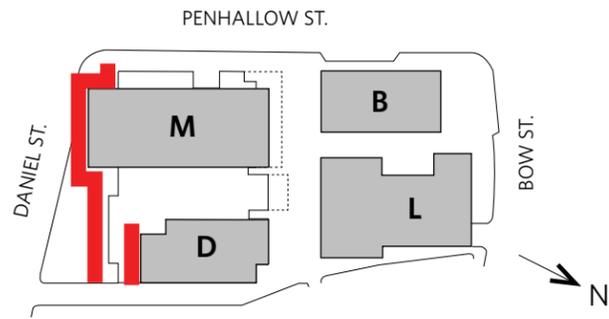
0 25 50

SCALE: 1" = 50'-0"

PROPOSED DESIGN



DANIEL STREET ELEVATION

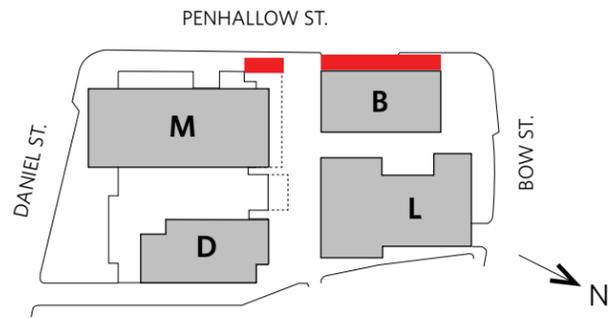


SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



PENHALLOW STREET ELEVATION

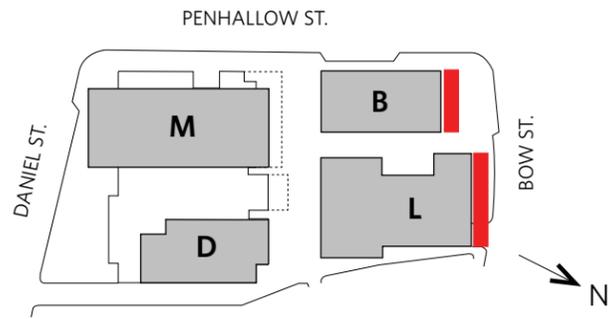


SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



BOW STREET ELEVATION

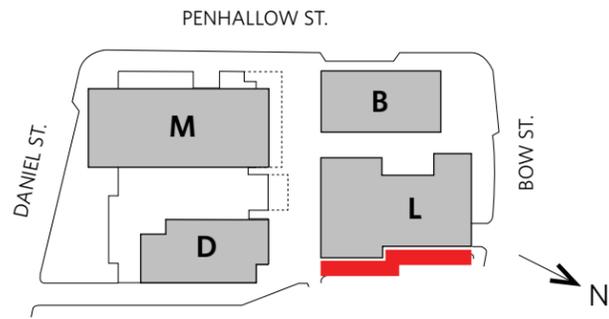


SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



"LINDEN WAY" RESIDENCE - NORTH ELEVATION



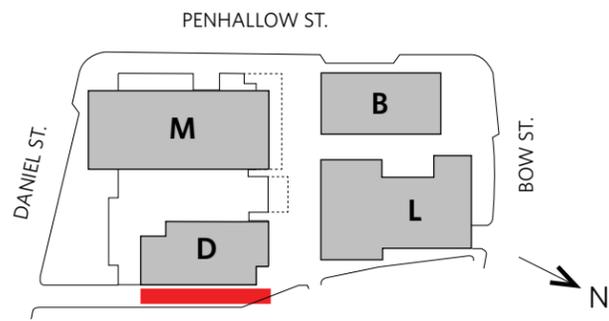
0 5 10 20

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

PROPOSED DESIGN



"DANIEL STREET" RESIDENCE - NORTH ELEVATION

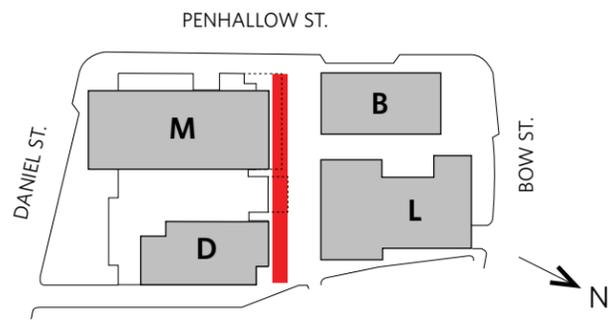


SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



"LINDEN WAY" - NORTH ELEVATION

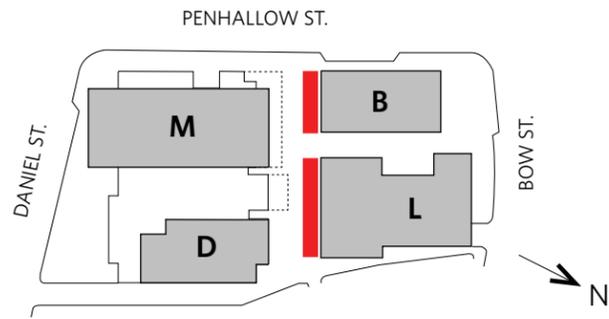


SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



"LINDEN WAY" SOUTH ELEVATION

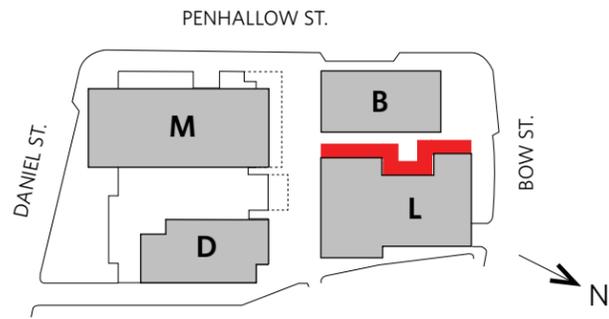


SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



"LINDEN WAY" WEST ELEVATION

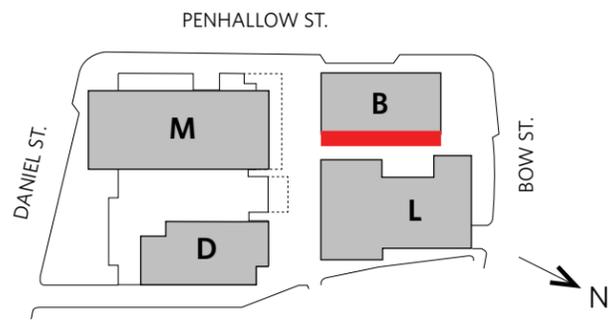


SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

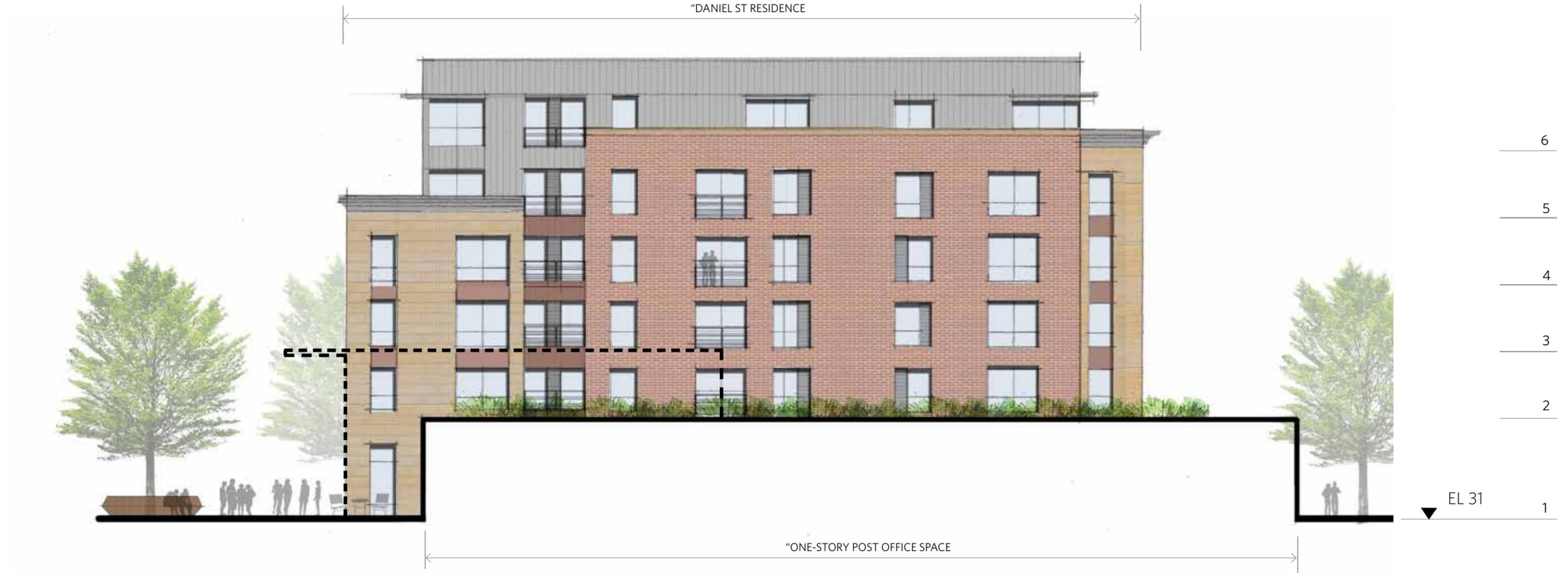


"BOW STREET" RESIDENCE - EAST ELEVATION

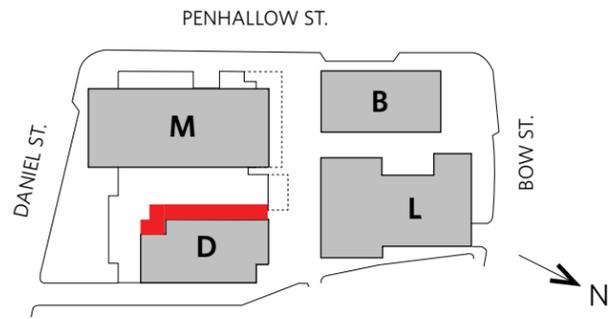


SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



"DANIEL STREET RESIDENCE - SOUTH ELEVATION ABOVE MCINTYRE"



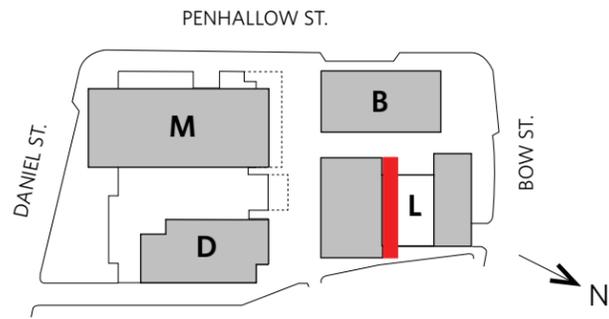
0 5 10 20

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

PROPOSED DESIGN



"LINDEN WAY" RESIDENCE - NORTH ELEVATION (INTERIOR)



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