

**RAYNES AVENUE
LETTER OF AGENDA**

We respectfully submit this Application for Work Session 8.

1.0 Cover and Contents

2.0 Views of Mixed Use and Hotel Buildings

3.0 Elevations and Details

4.0 Reference Pages

- Floor Plans
- Roof Plan
- Site Plans
- Building and Site Data
- Parking System

Thank you for your consideration.
Sincerely,



Carla Goodknight, AIA, NCARB
Principal, CJ Architects





NEW WINDOWS

NARROWED FACADE

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



2.0



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



2.1



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



2.2



RAYNES AVENUE
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RAYNES AVE ENTRY VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
FROM MARKET STREET
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



2.4



ROOFTOP EQUIPMENT

NEW ROOF TERRACE

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



2.5



RAYNES AVENUE
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VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



2.6



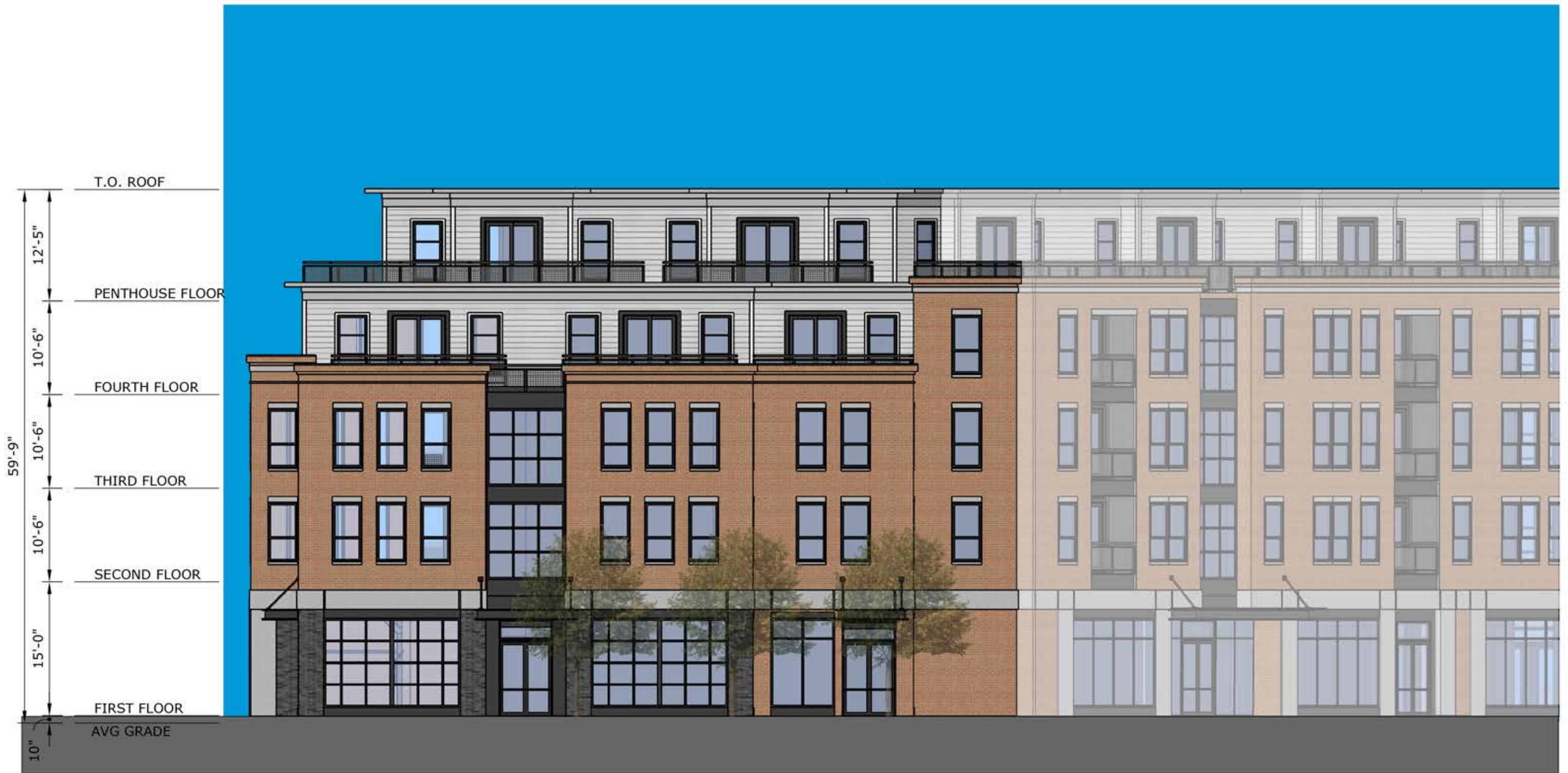
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MIXED USE - ELEVATIONS AND DETAILS

HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



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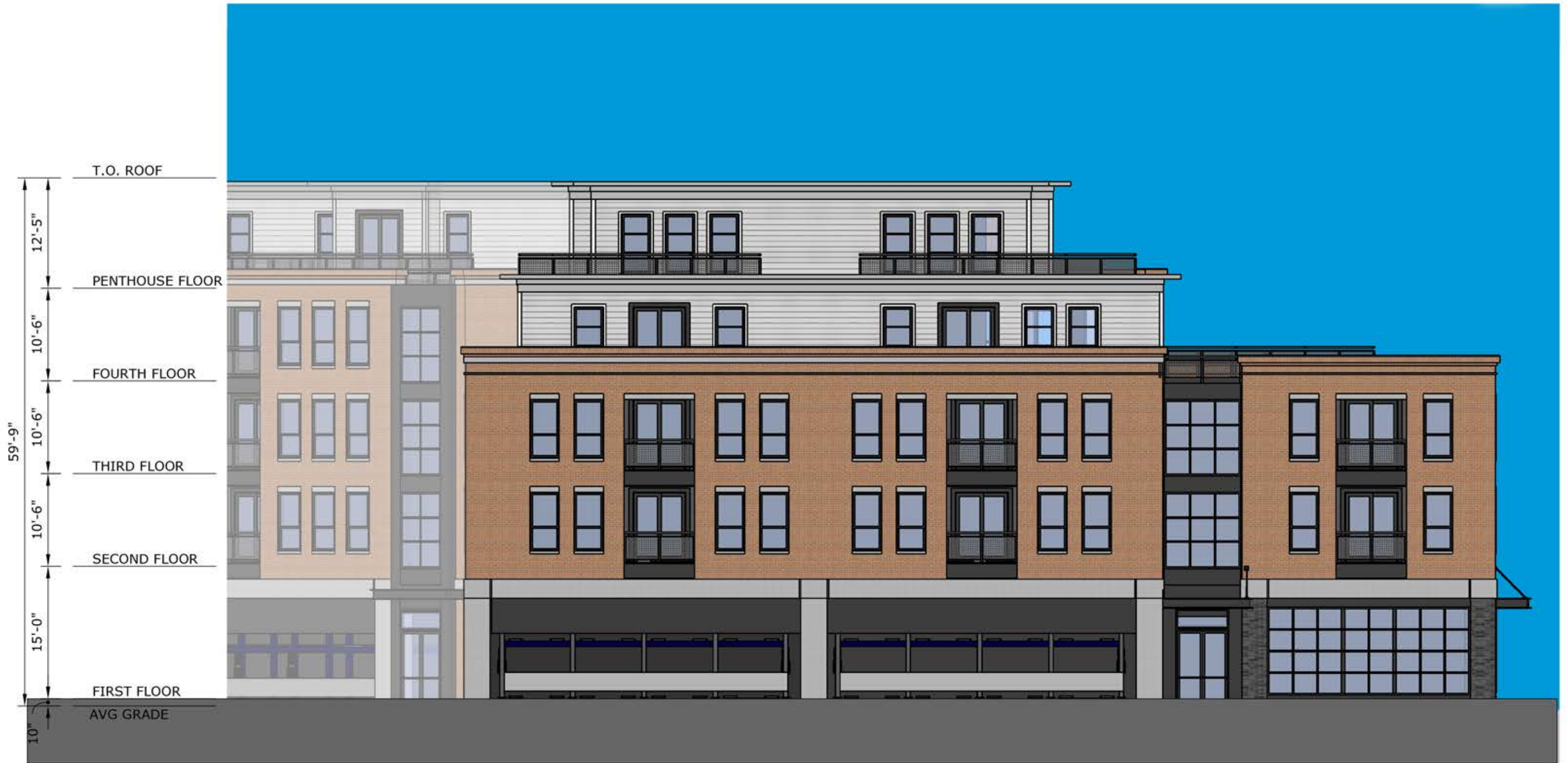


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MIXED USE - ELEVATIONS AND DETAILS

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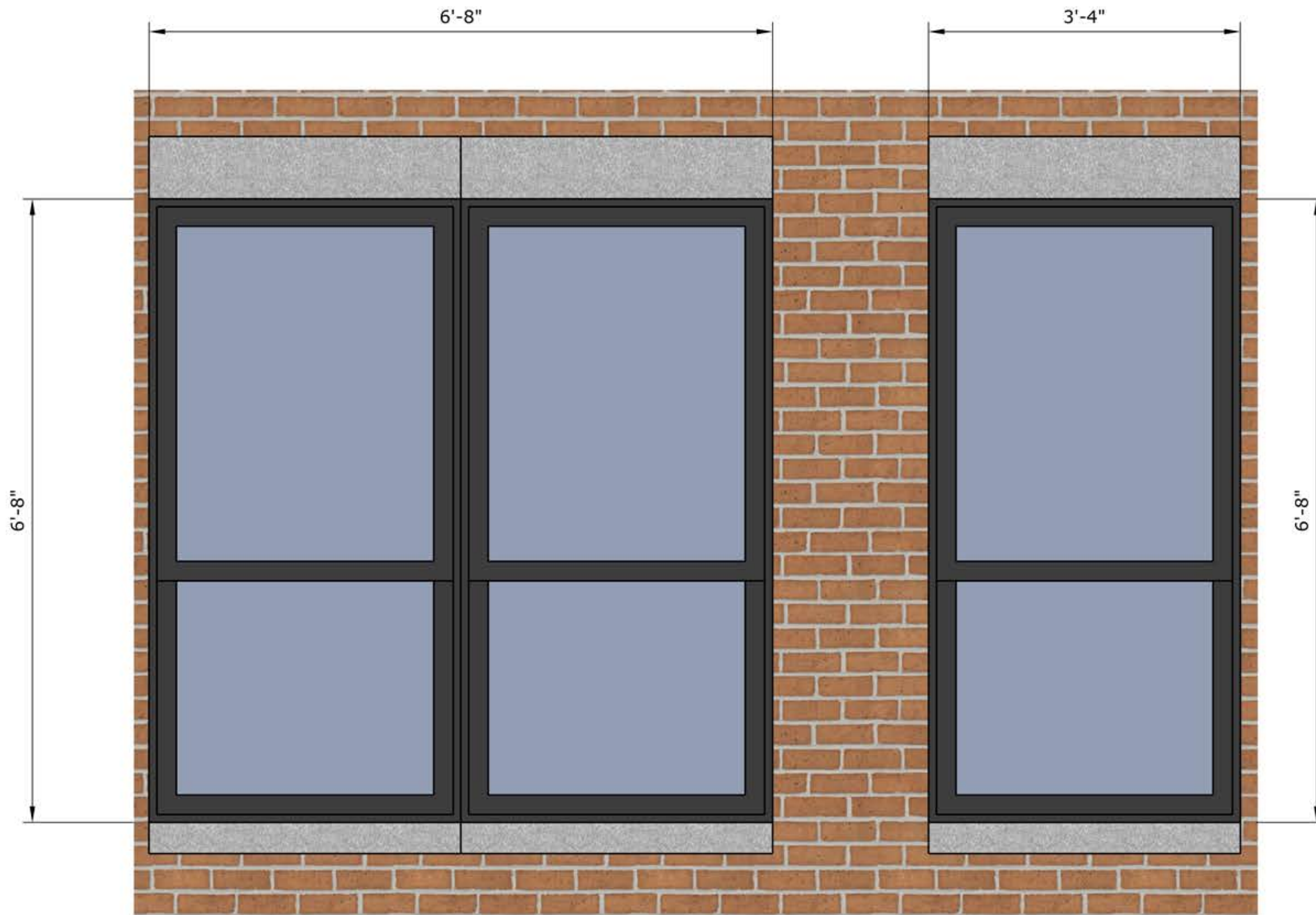


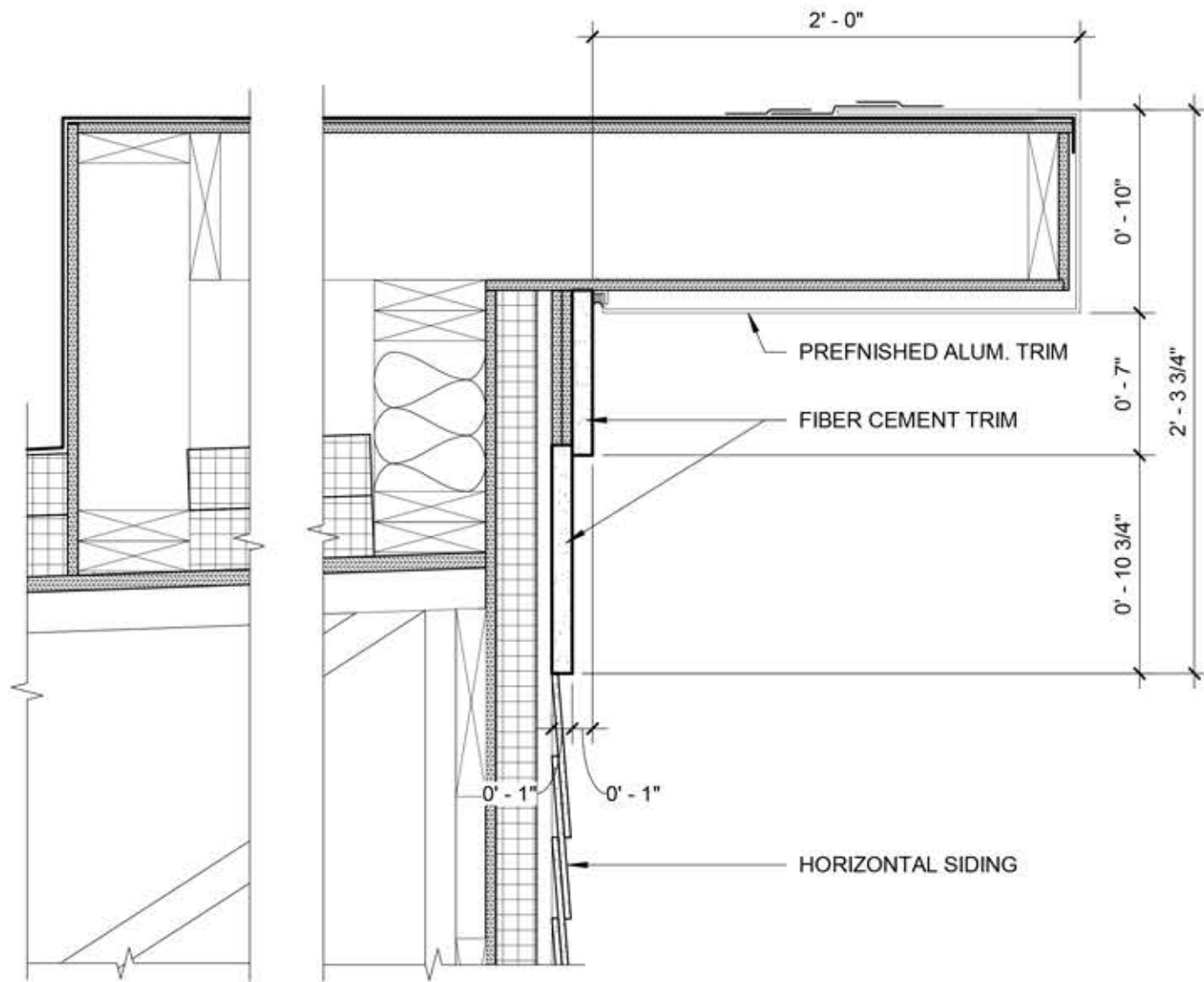
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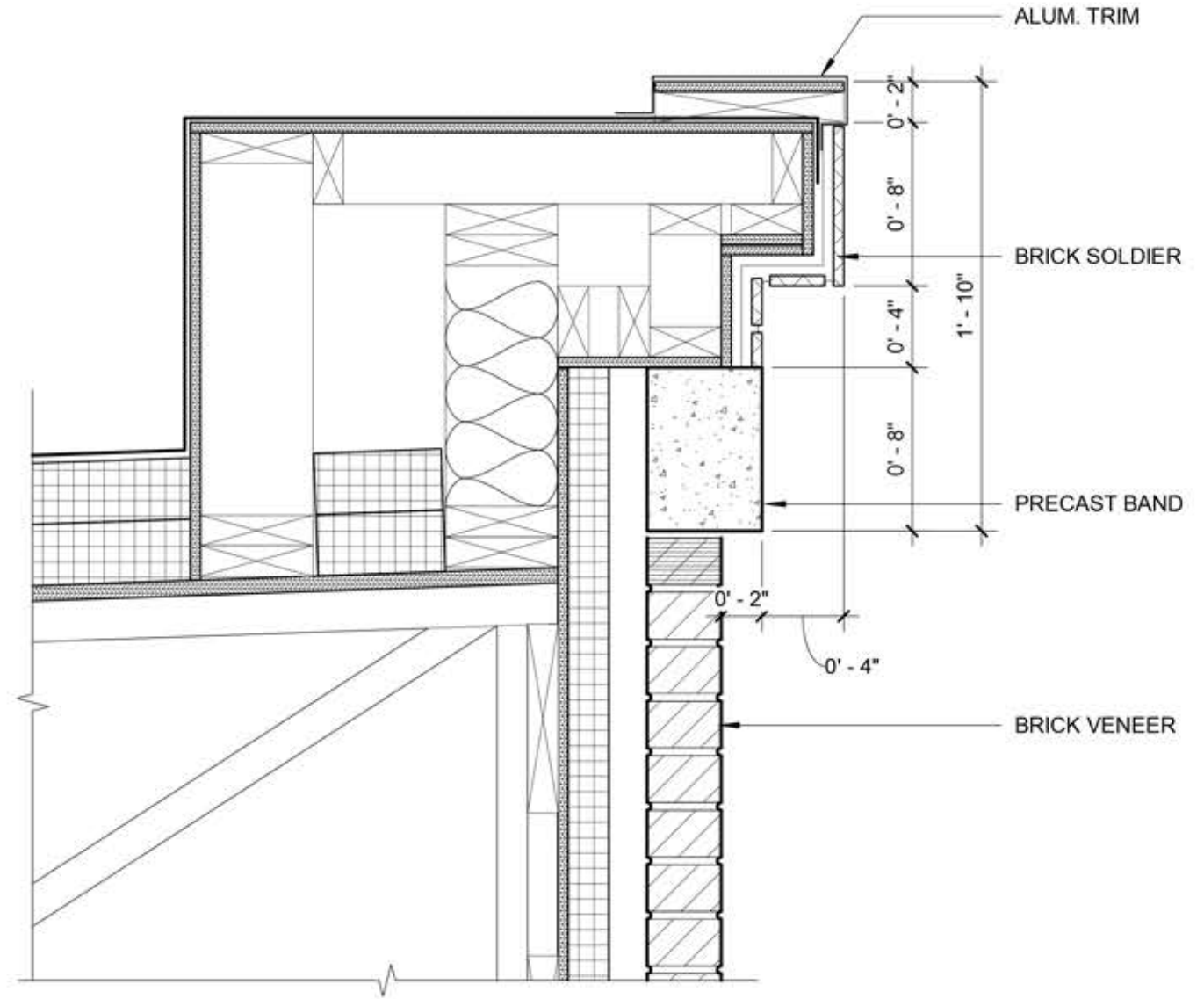
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022







1 PREFORMED METAL CORNICE L4/L5
SCALE: 1 1/2" = 1'-0"



2 BRICK CORNICE W/ STONE FRIEZE L5
SCALE: 1 1/2" = 1'-0"

RAYNES AVE. - MIXED USE

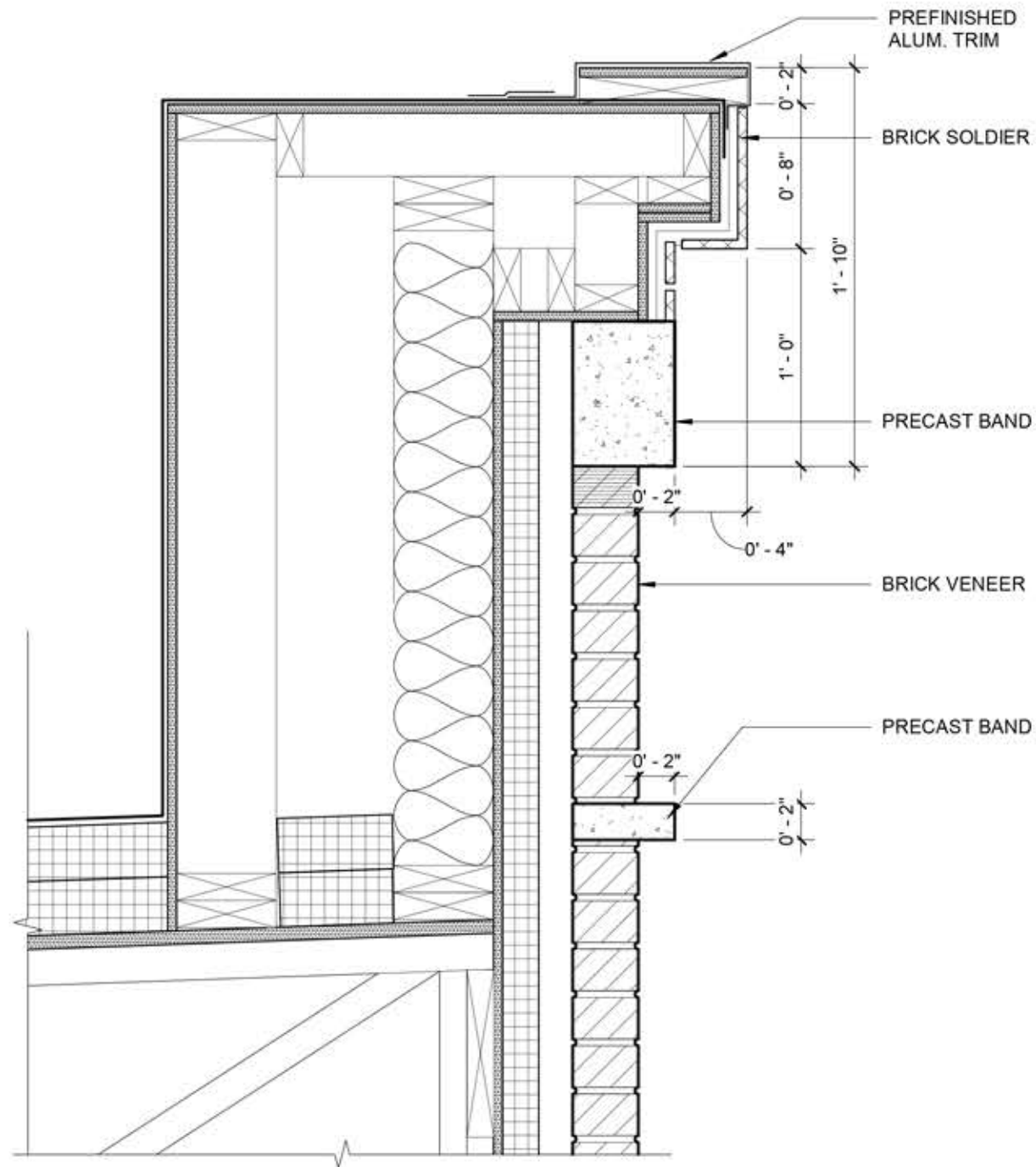
PROPOSED DETAILS

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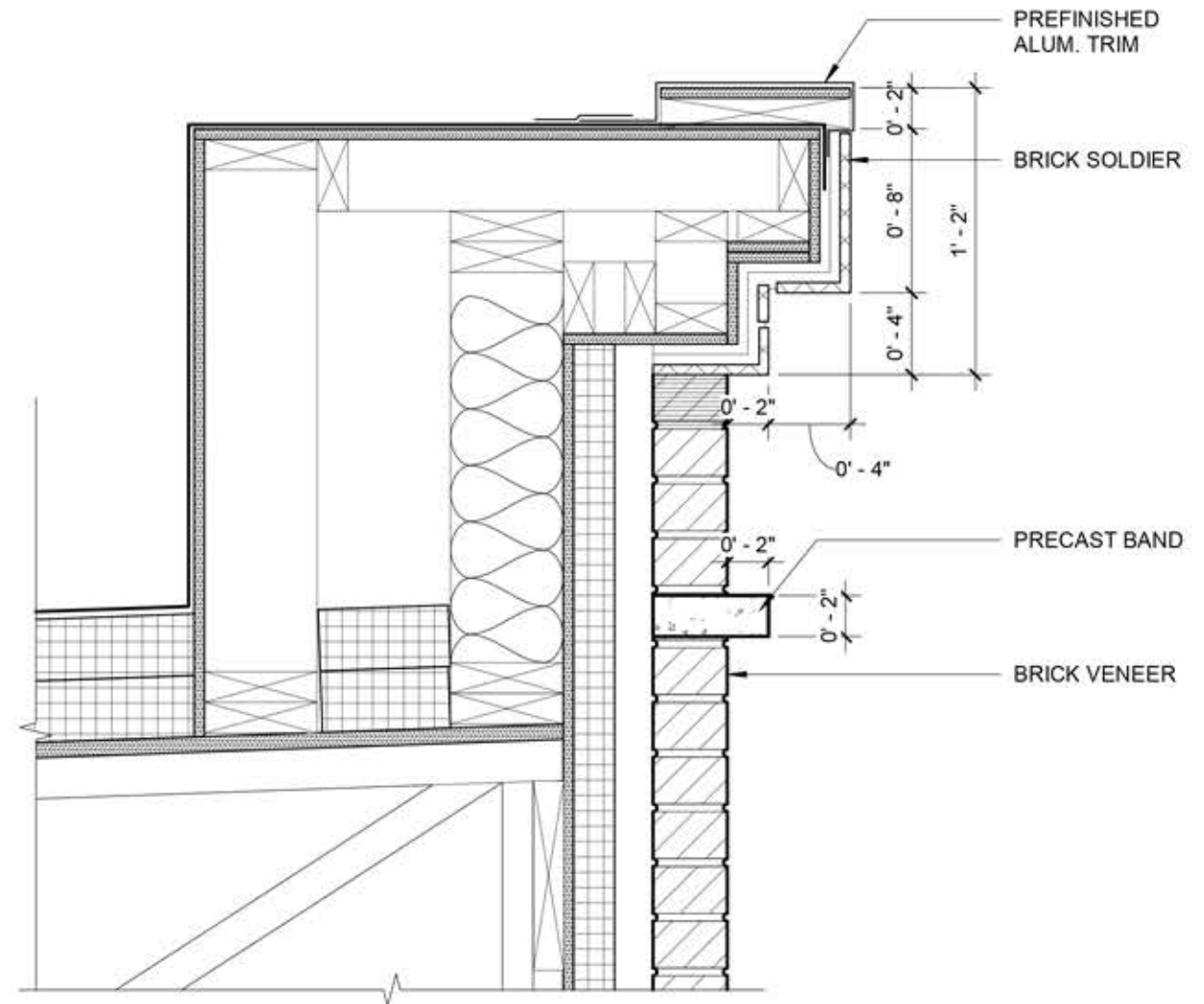
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MIXED USE - ELEVATIONS AND DETAILS
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1 BRICK CORNICE W/ STONE FRIEZE AND ACCENT L4
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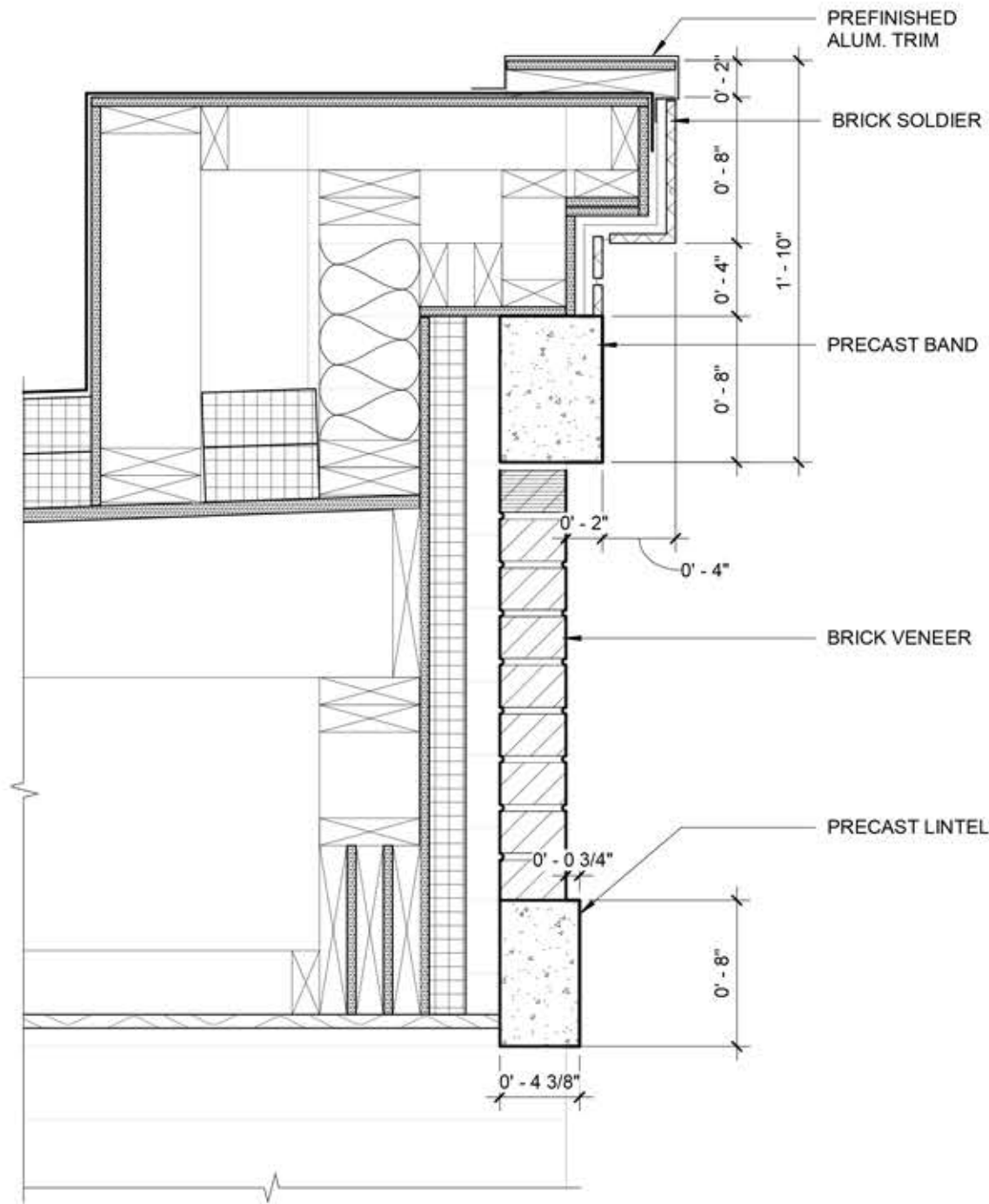
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RAYNES AVE. - MIXED USE

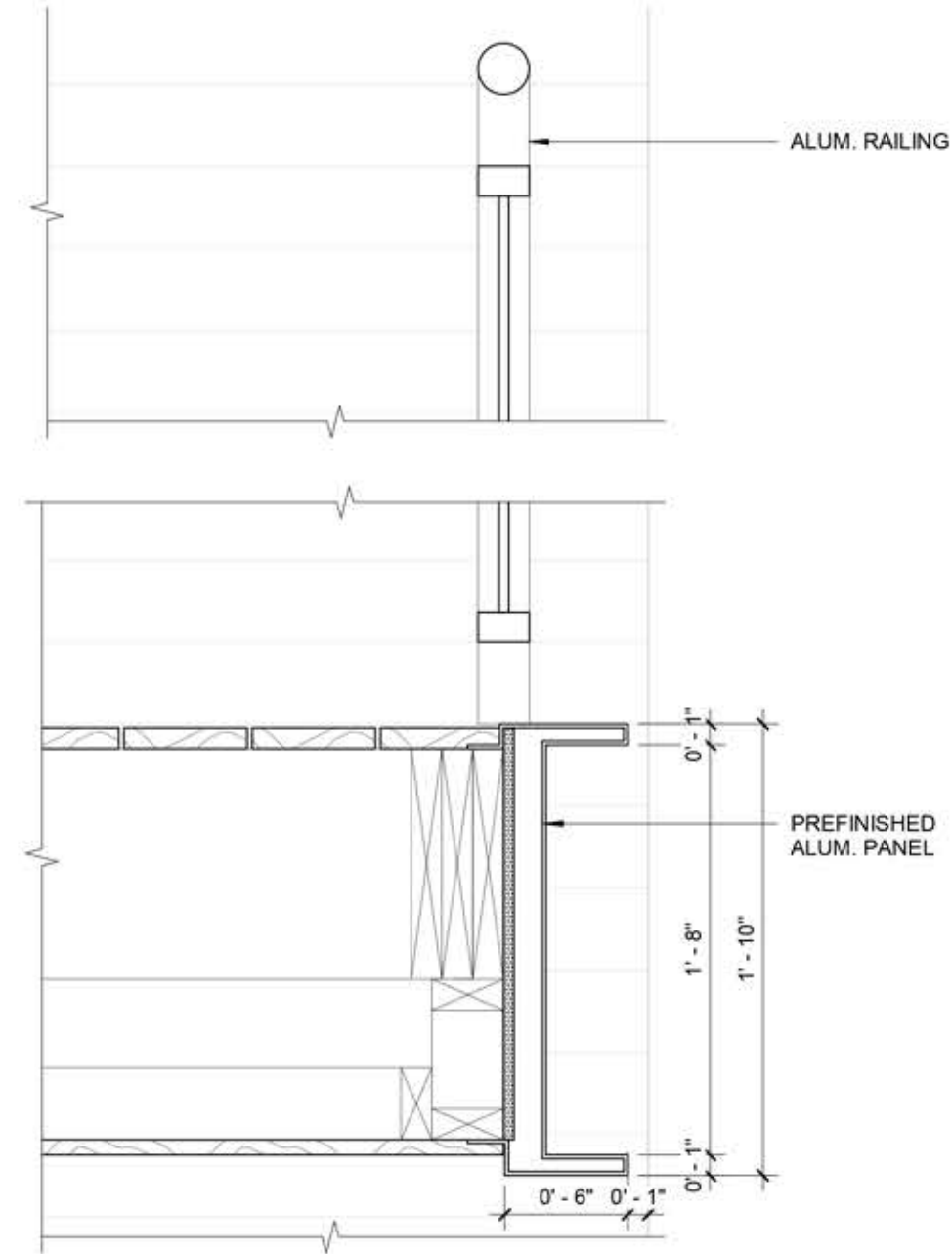
PROPOSED DETAILS

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1 LINTEL AT BALCONY
SCALE: 1 1/2" = 1'-0"



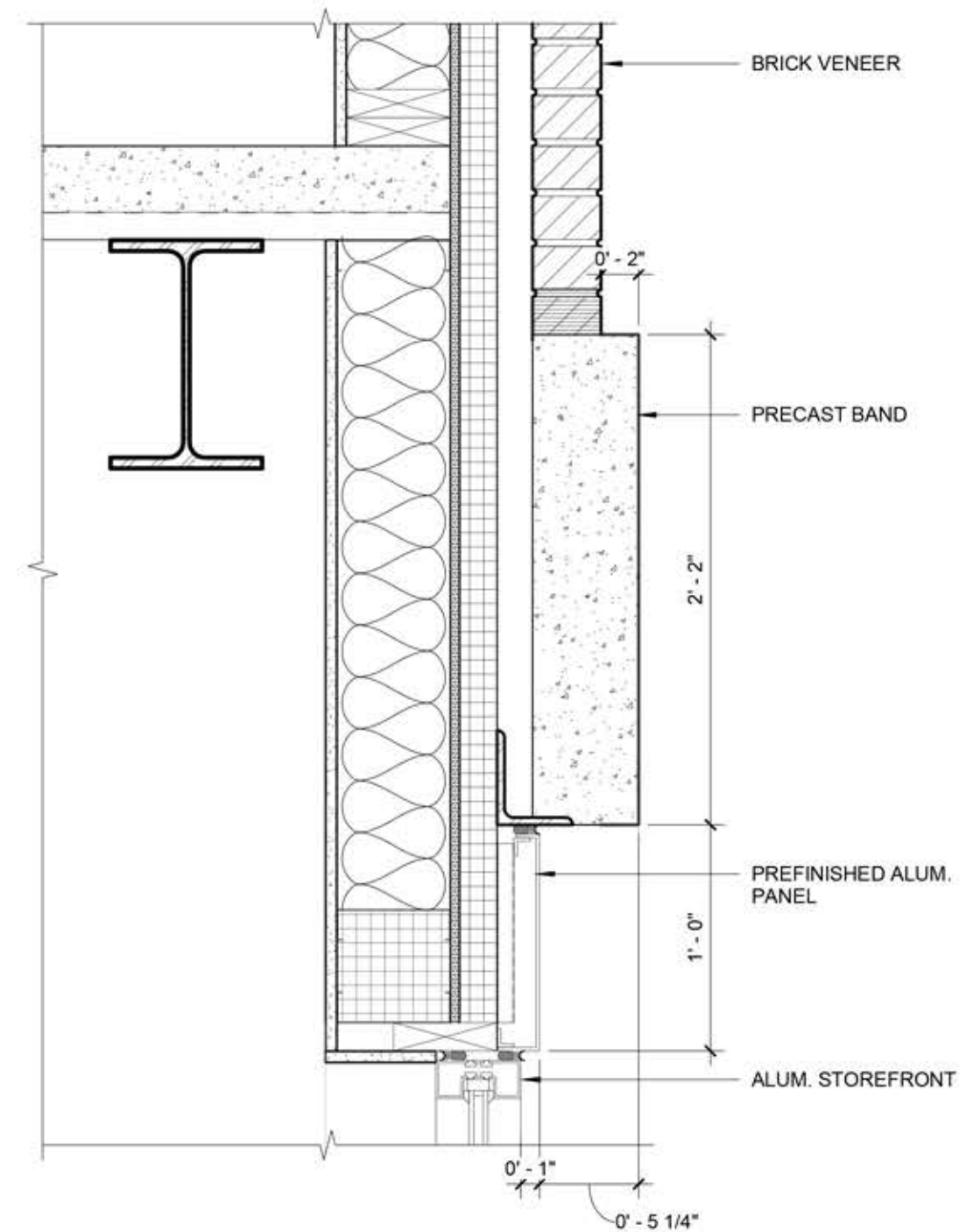
2 BALCONY EDGE
SCALE: 1 1/2" = 1'-0"

RAYNES AVE. - MIXED USE

PROPOSED DETAILS

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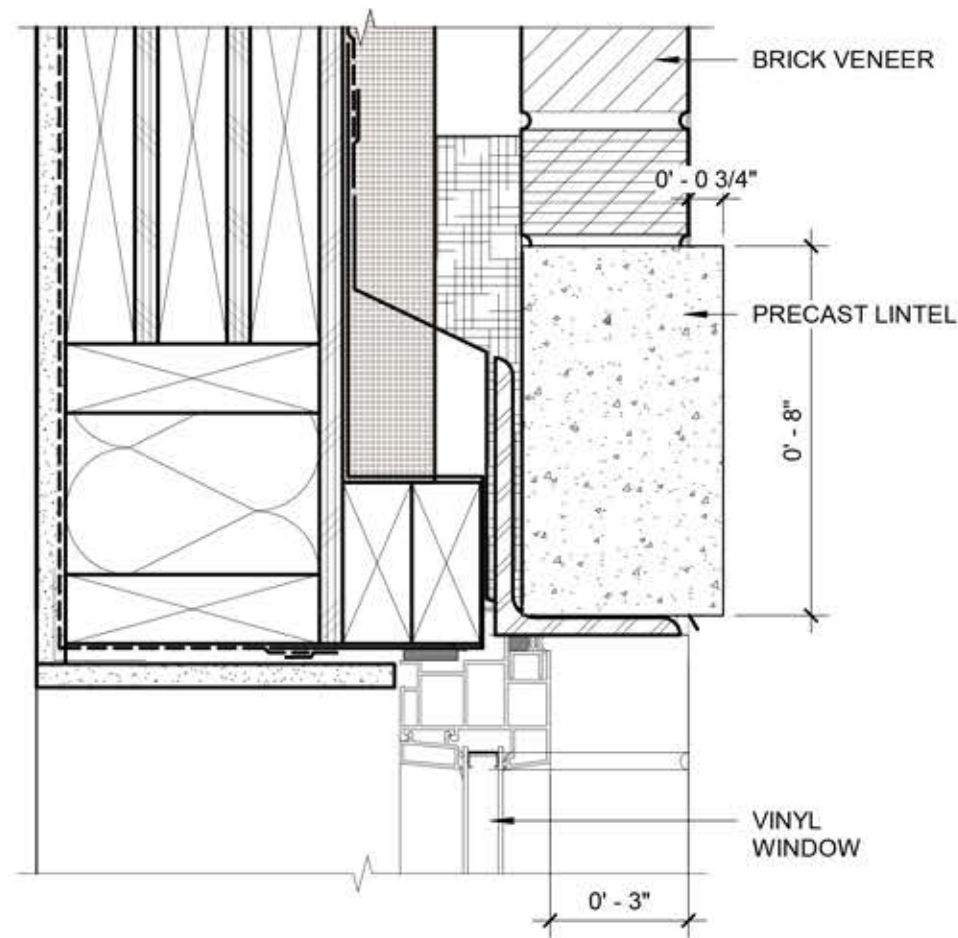
1 L2 PRECAST BAND AT METAL PANEL/STOREFRONT
 SCALE: 1 1/2" = 1'-0"

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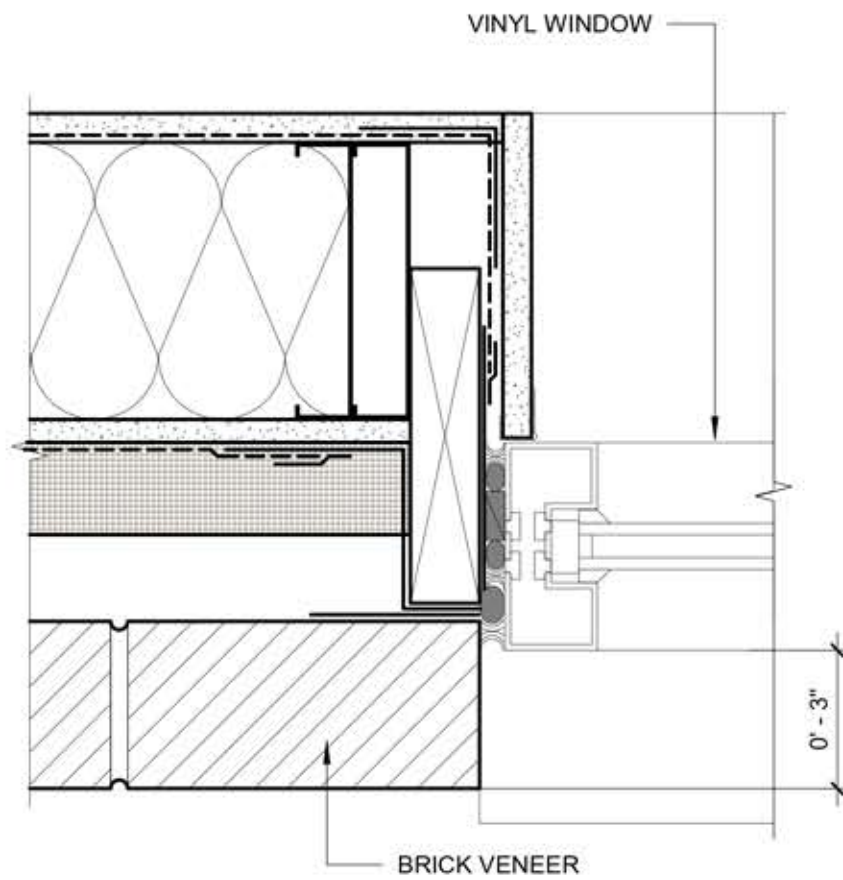
PROPOSED DETAILS

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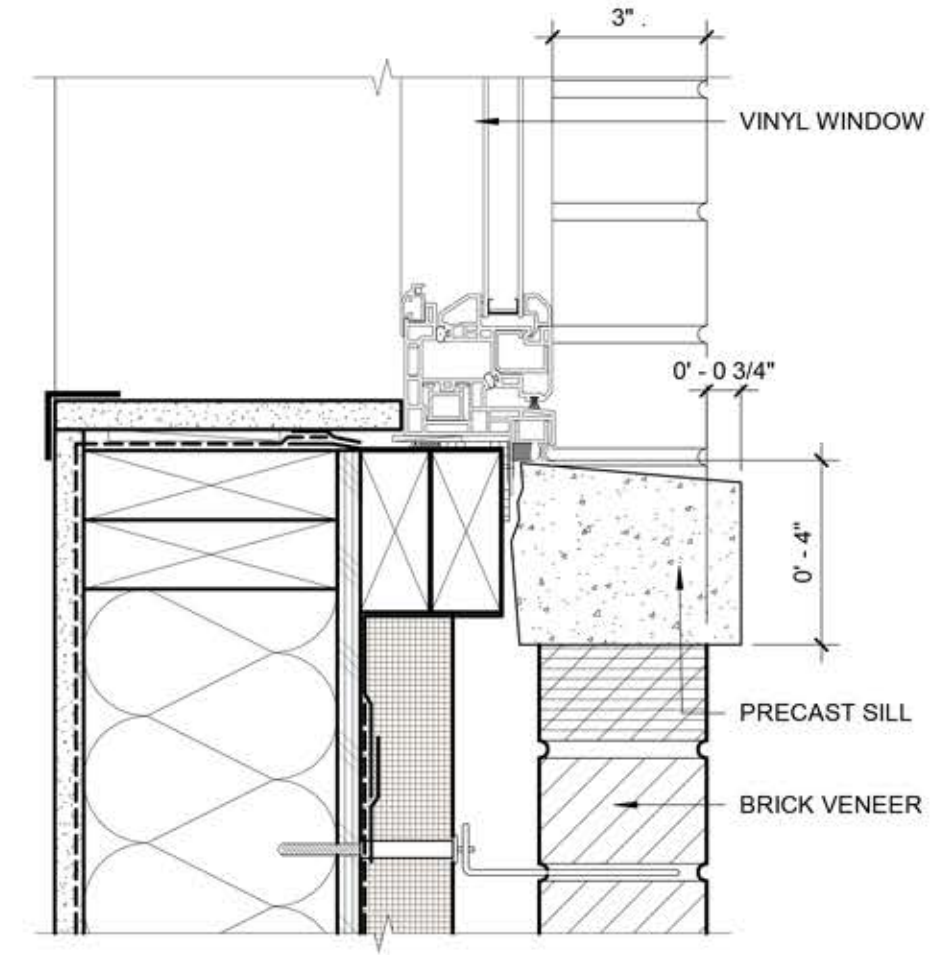




1 WINDOW HEAD
SCALE: 3" = 1'-0"



2 WINDOW JAMB
SCALE: 3" = 1'-0"



3 WINDOW SILL
SCALE: 3" = 1'-0"

RAYNES AVE. - MIXED USE

PROPOSED DETAILS

25
MAY
2022



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MIXED USE - ELEVATIONS AND DETAILS
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3.10



RAYNES AVENUE
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HOTEL - ELEVATIONS AND DETAILS
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



3.11



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HOTEL - ELEVATIONS AND DETAILS
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



3.12



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HOTEL - ELEVATIONS AND DETAILS
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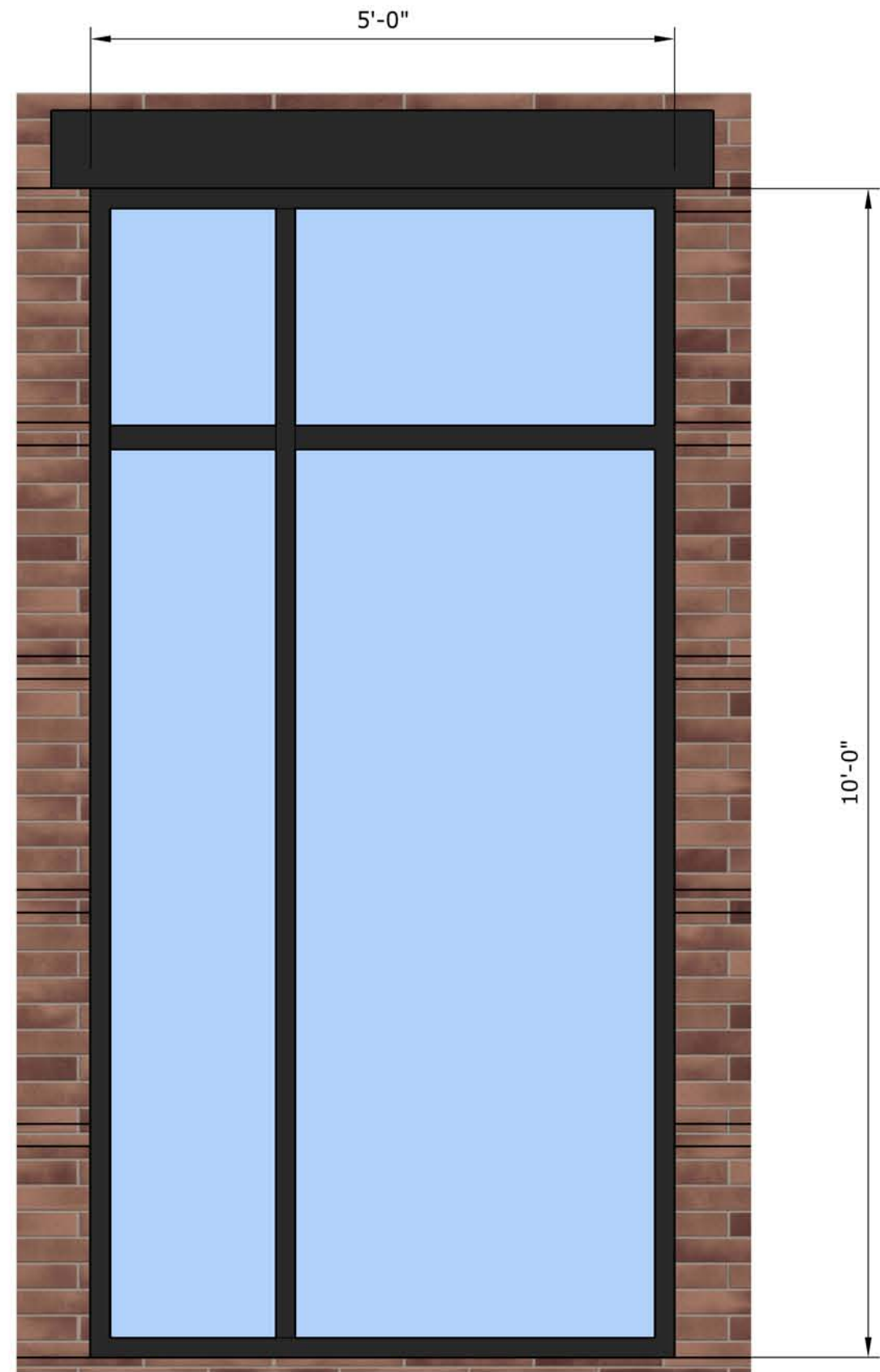
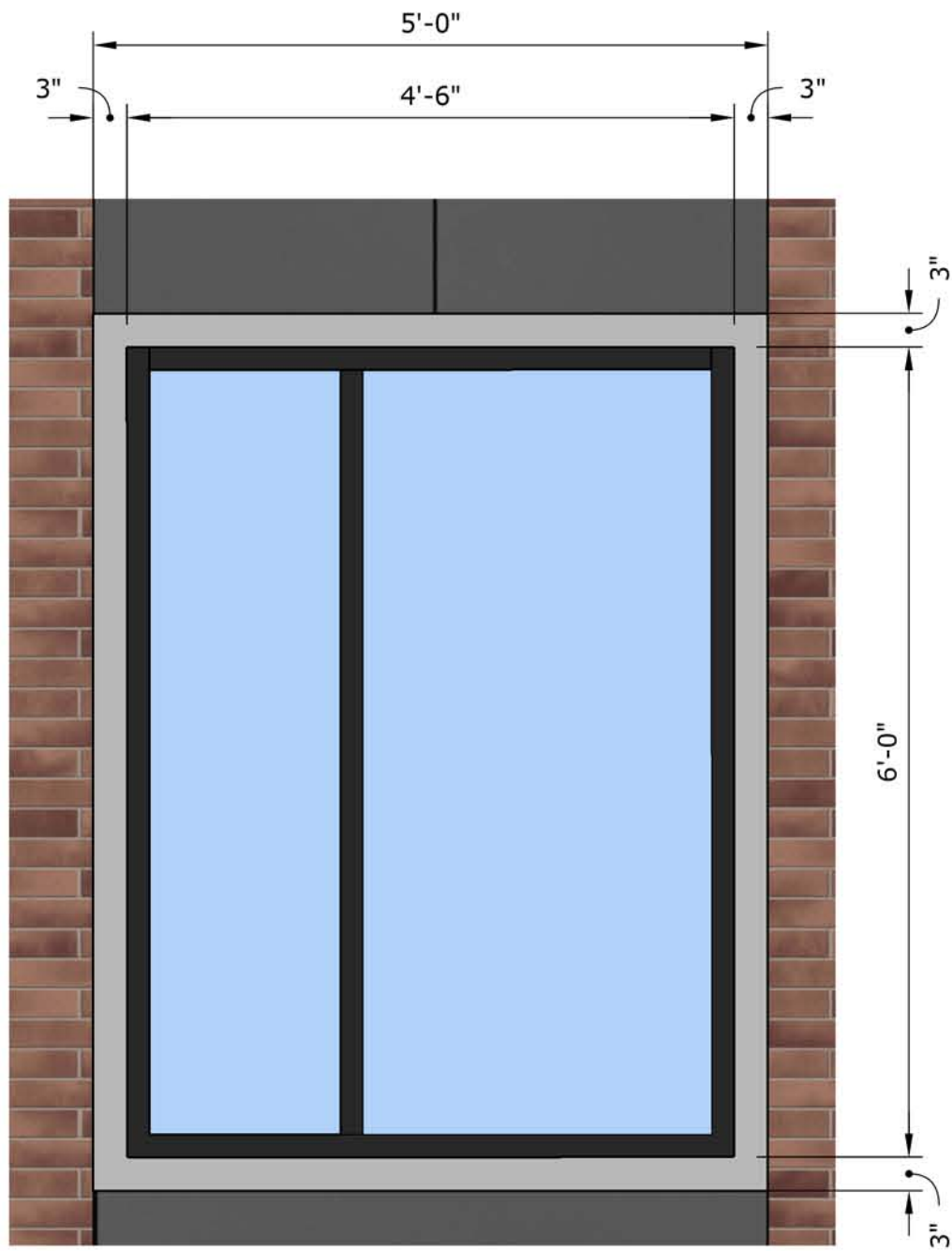


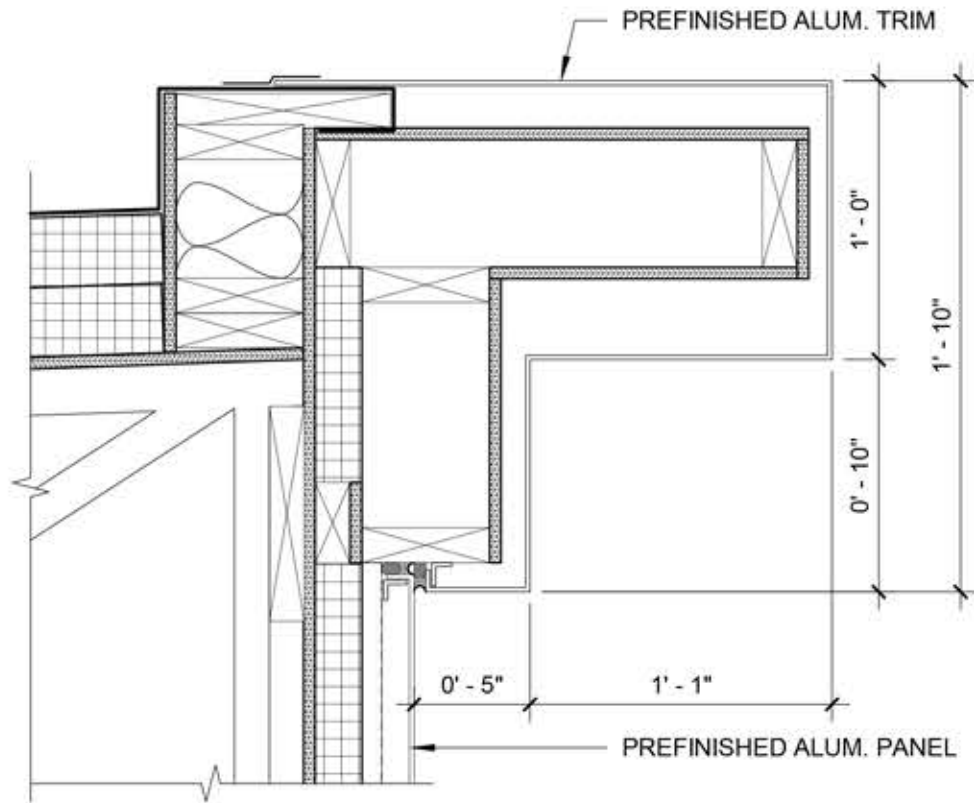
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

HOTEL - ELEVATIONS AND DETAILS
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022

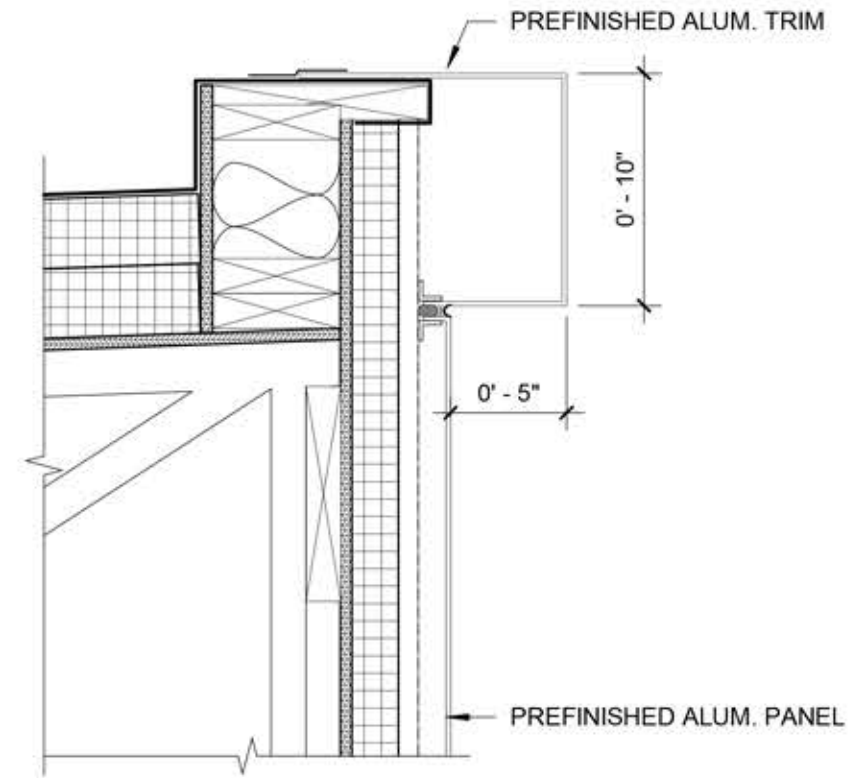


3.14





1 PREFORMED METAL CORNICE AT ROOF
SCALE: 1 1/2" = 1'-0"



2 HORIZONTAL BAND AT ROOF
SCALE: 1 1/2" = 1'-0"

PROPOSED DETAILS

RAYNES AVE. - HOTEL

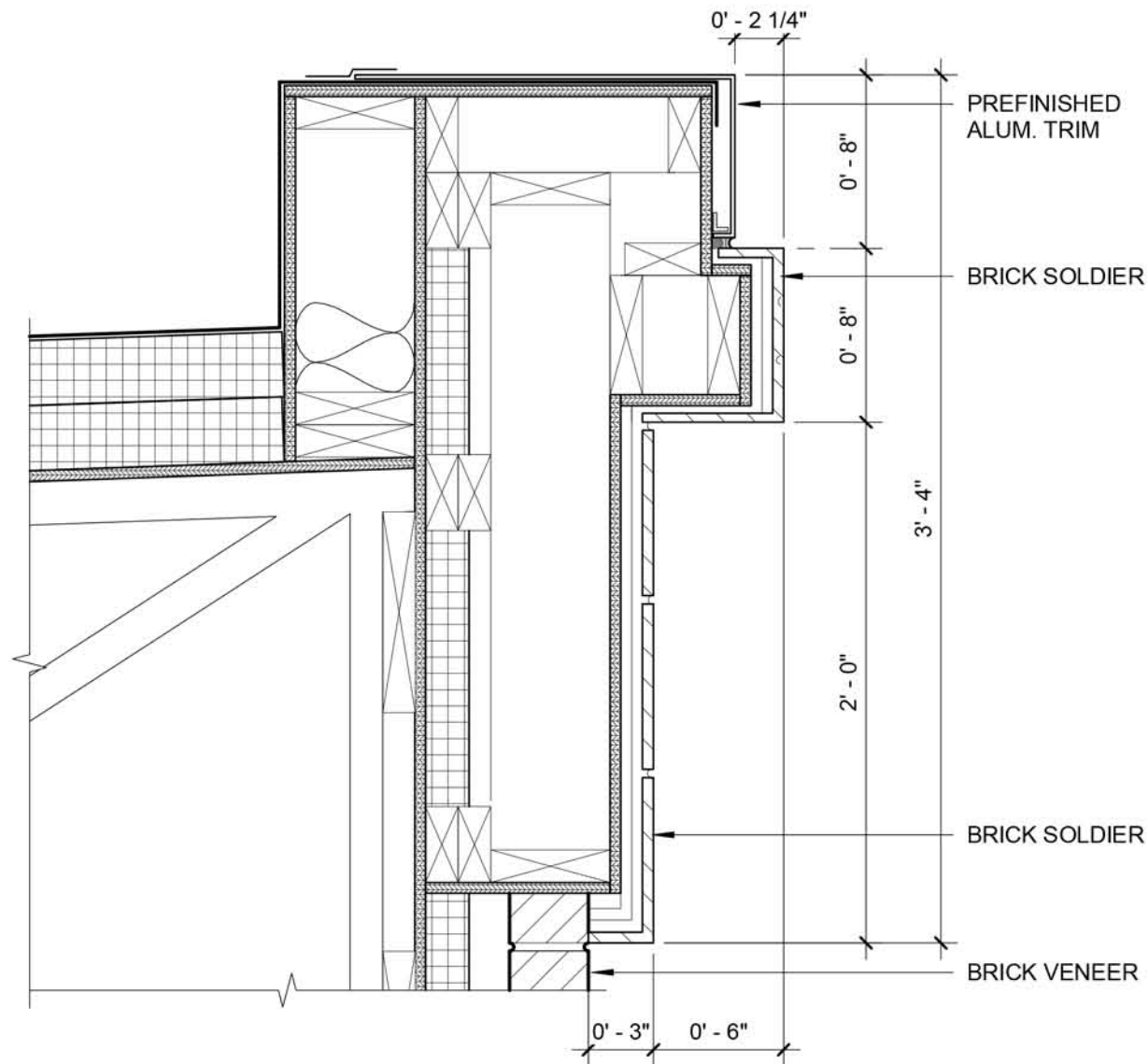
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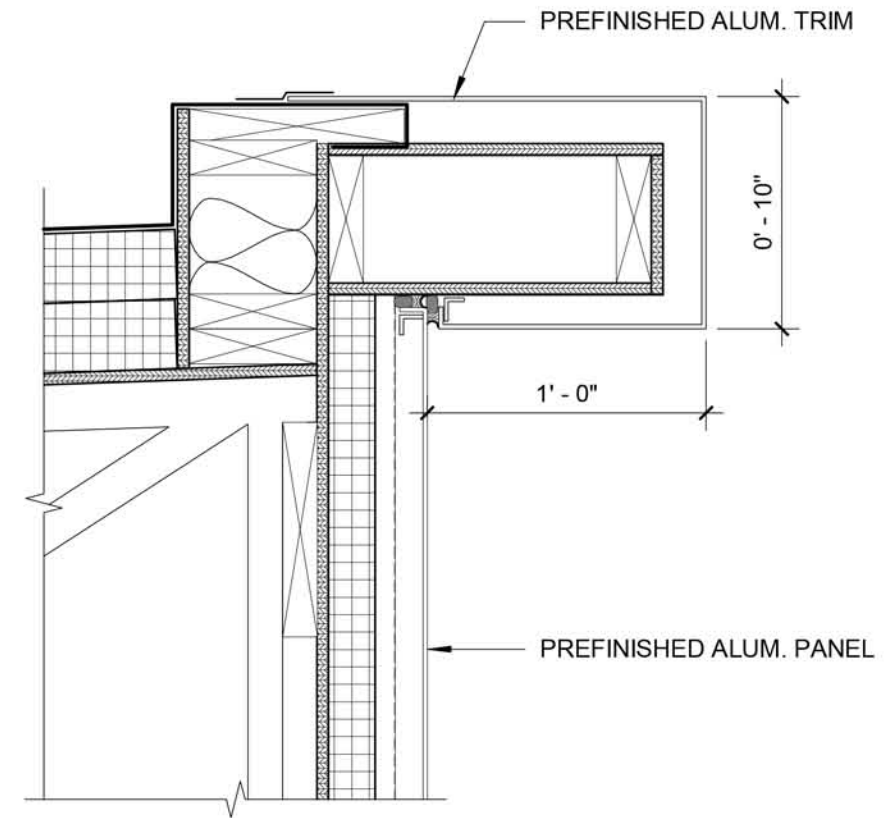
HOTEL - ELEVATIONS AND DETAILS
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



3.16



1 BRICK CORNICE AT L5
SCALE: 1 1/2" = 1'-0"



2 PREFORMED METAL CORNICE AT STAIR ROOF
SCALE: 1 1/2" = 1'-0"

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PROPOSED DETAILS

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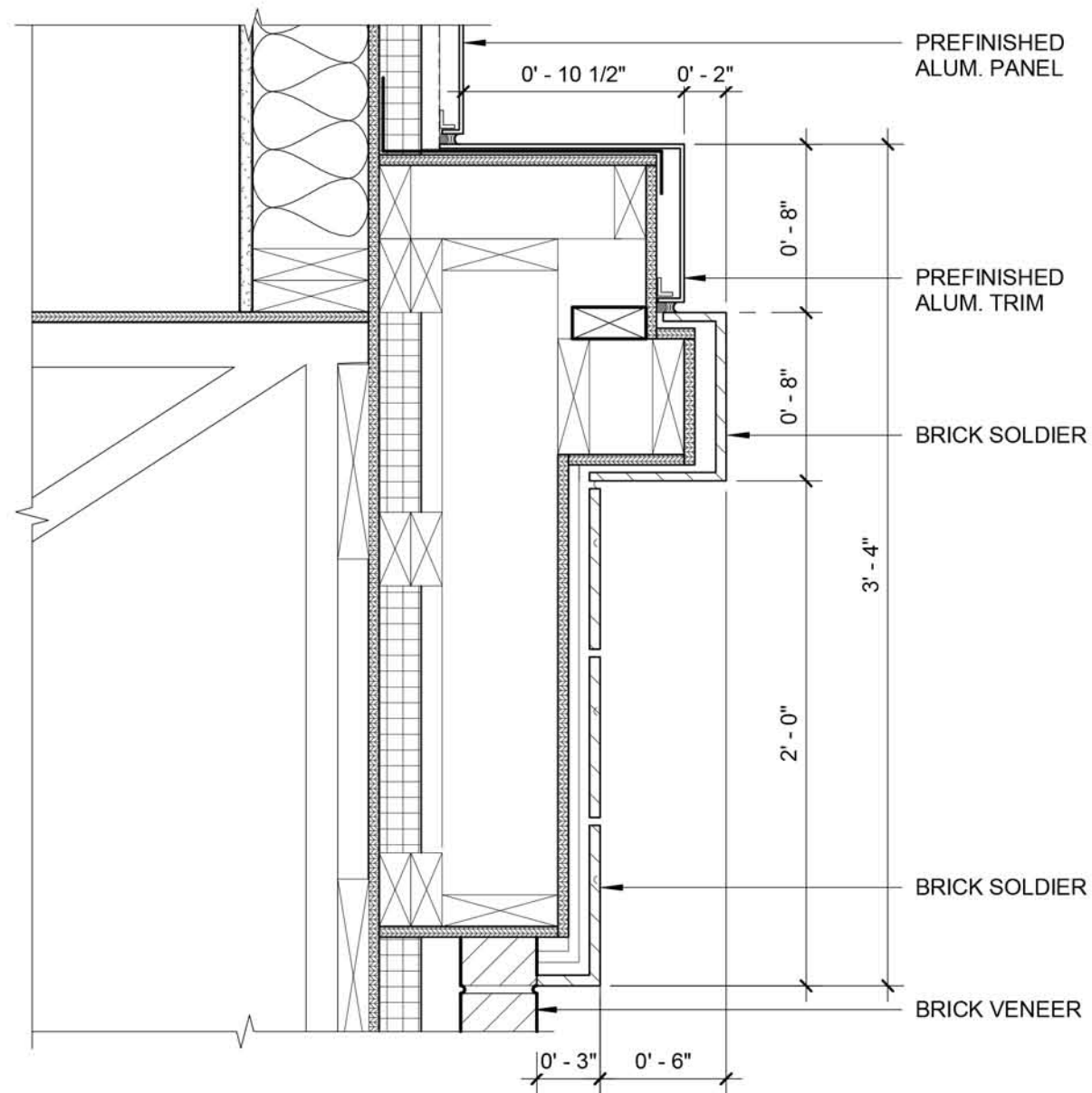


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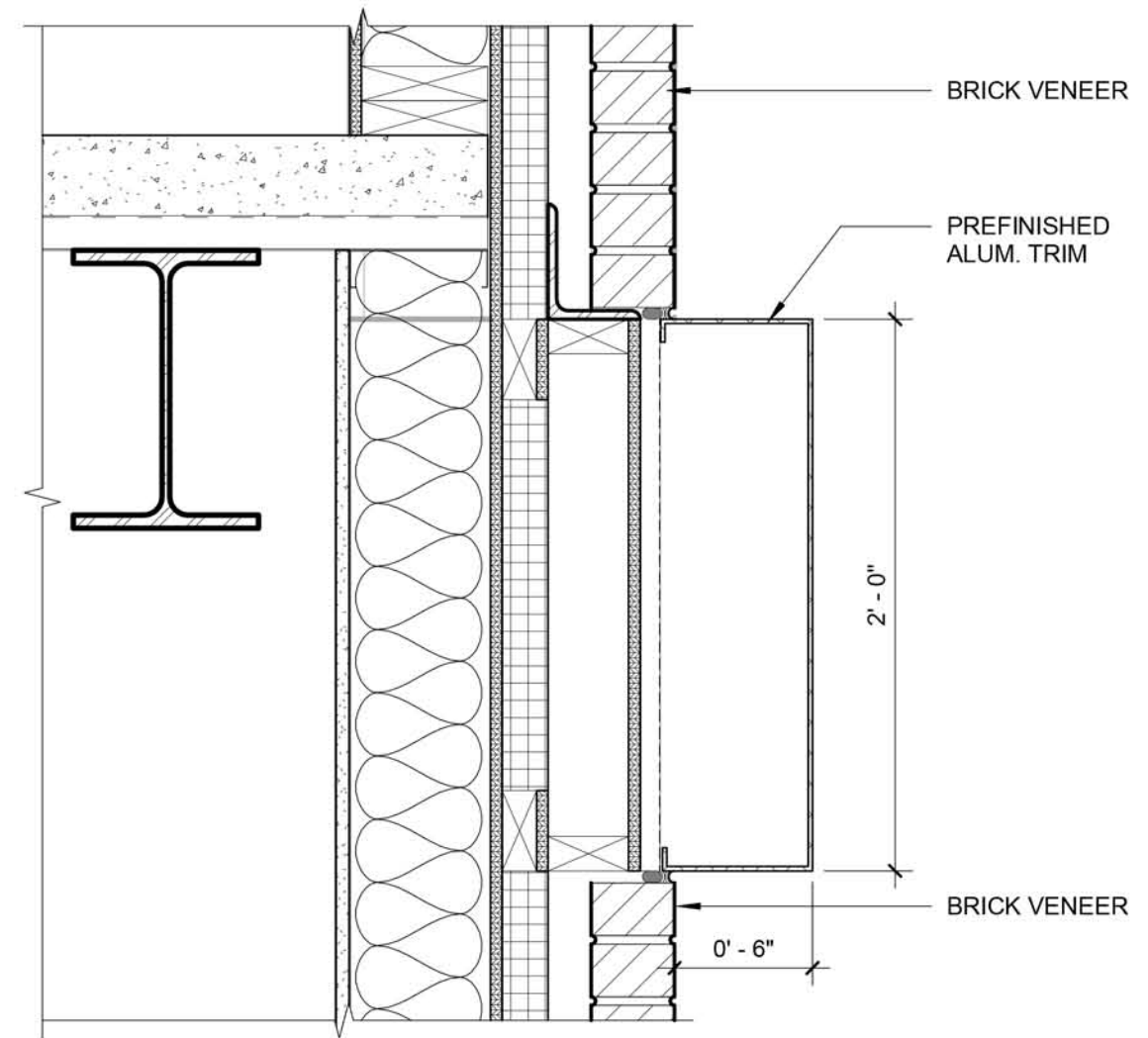
HOTEL - ELEVATIONS AND DETAILS
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



3.17



1 BRICK BAND AT L5
SCALE: 1 1/2" = 1'-0"



2 PREFORMED METAL BAND AT L2
SCALE: 1 1/2" = 1'-0"

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PROPOSED DETAILS

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MAY
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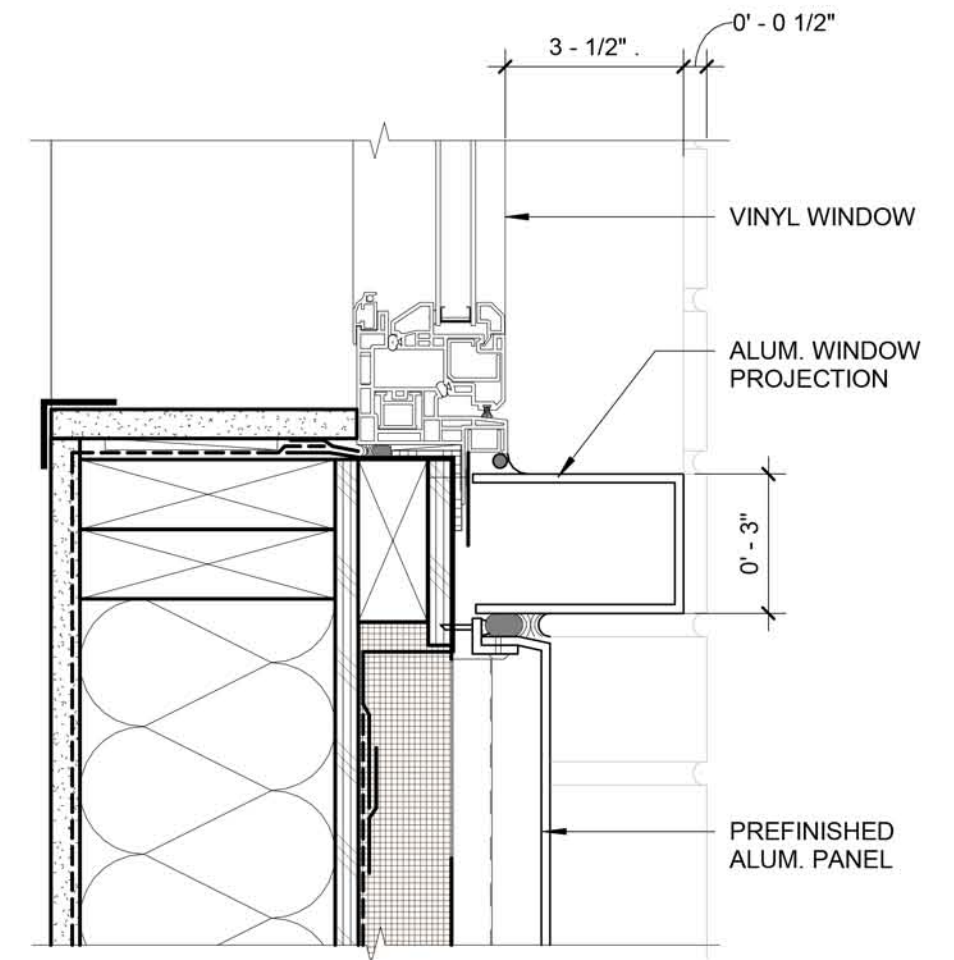
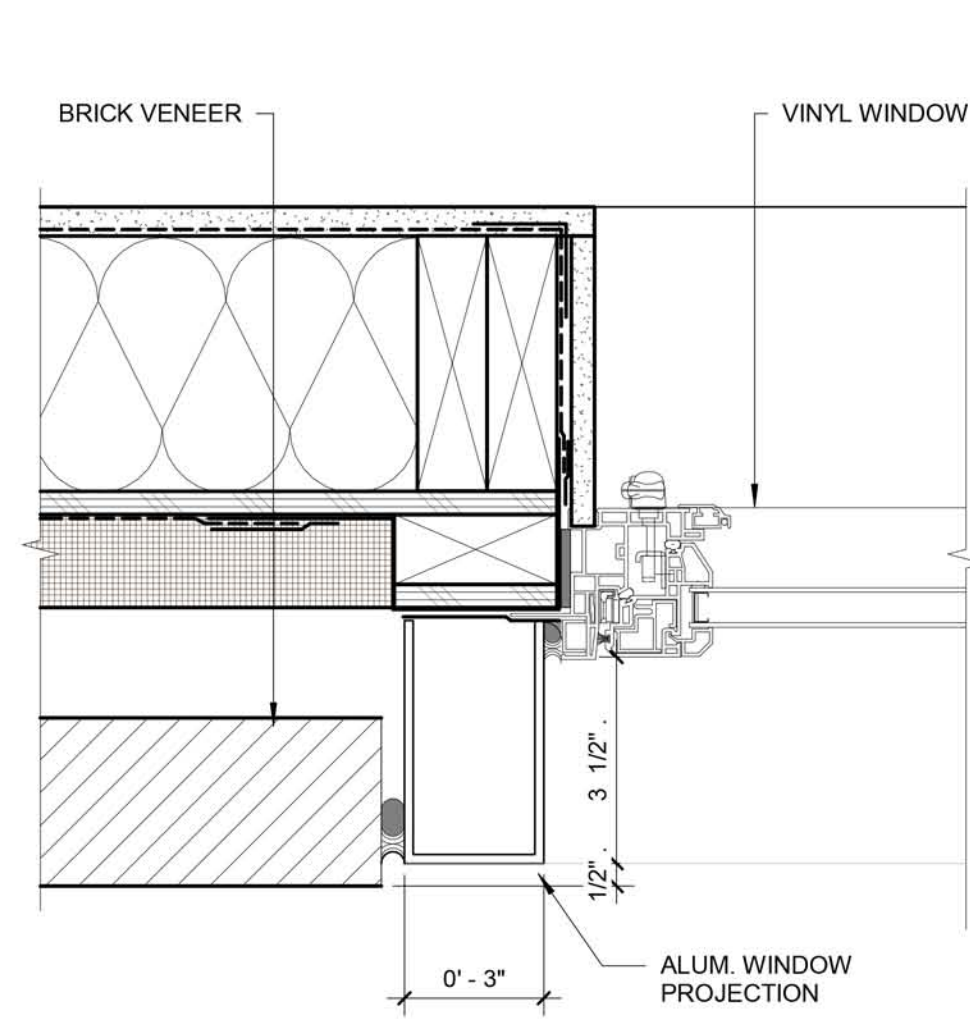
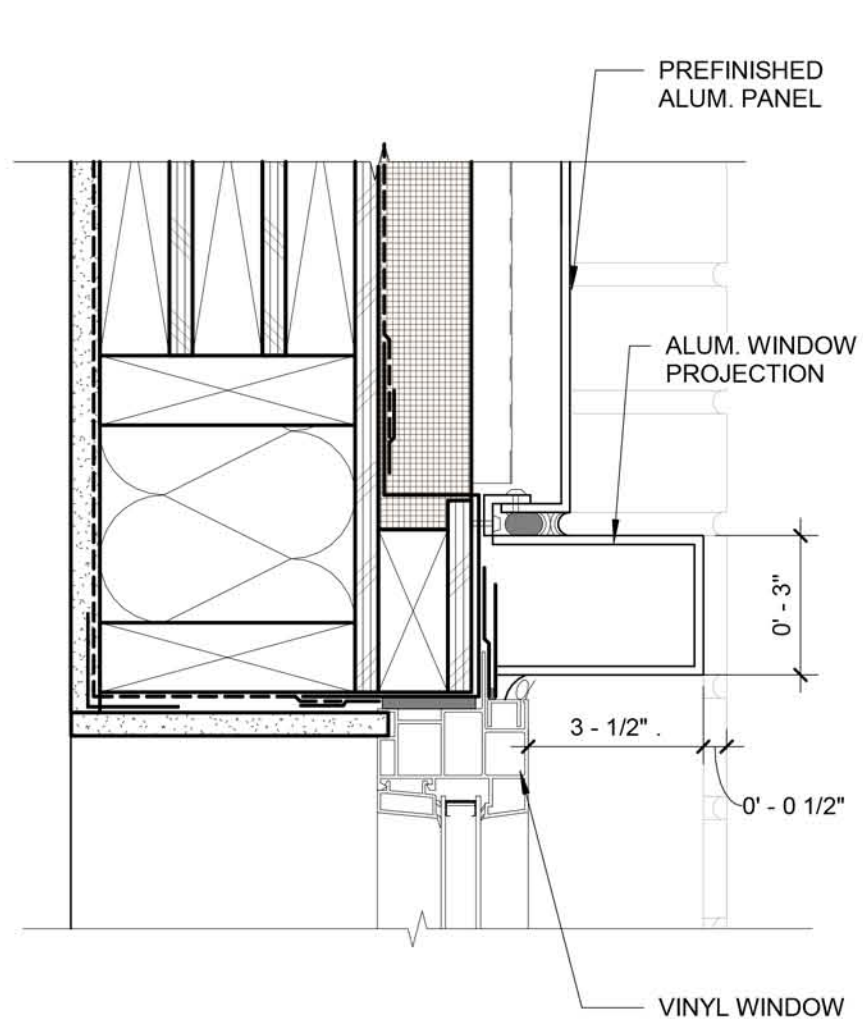


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HOTEL - ELEVATIONS AND DETAILS
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



3.18



1 WINDOW HEAD
SCALE: 3" = 1'-0"

2 WINDOW JAMB
SCALE: 3" = 1'-0"

3 WINDOW SILL
SCALE: 3" = 1'-0"

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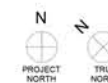
3.19

APPENDIX A:

- FLOOR PLANS
- SITE PLANS
- PROJECT DATA
- PUZZLE PARKING SYSTEM



1 PROPOSED SITE PLAN
1/16" = 1'-0"



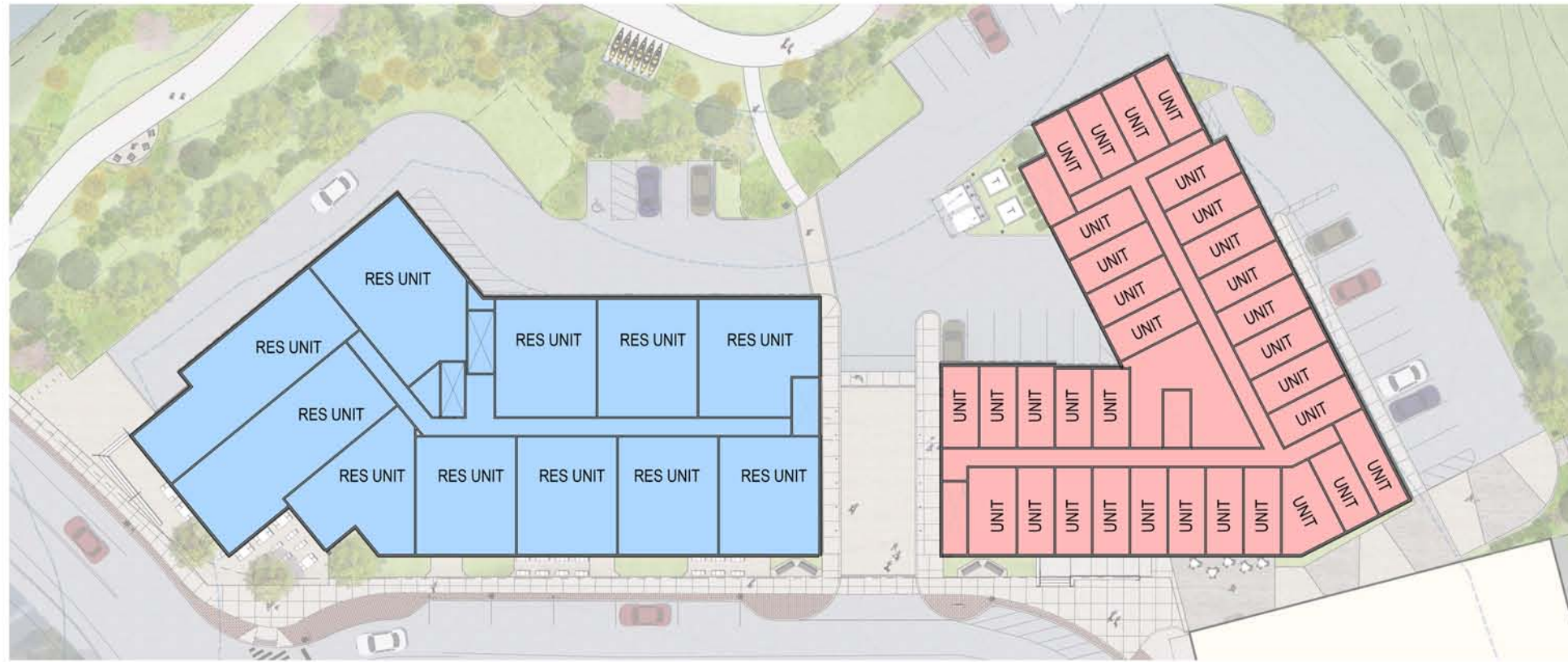
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PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FIRST FLOOR PROGRAM
REFERENCE
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022

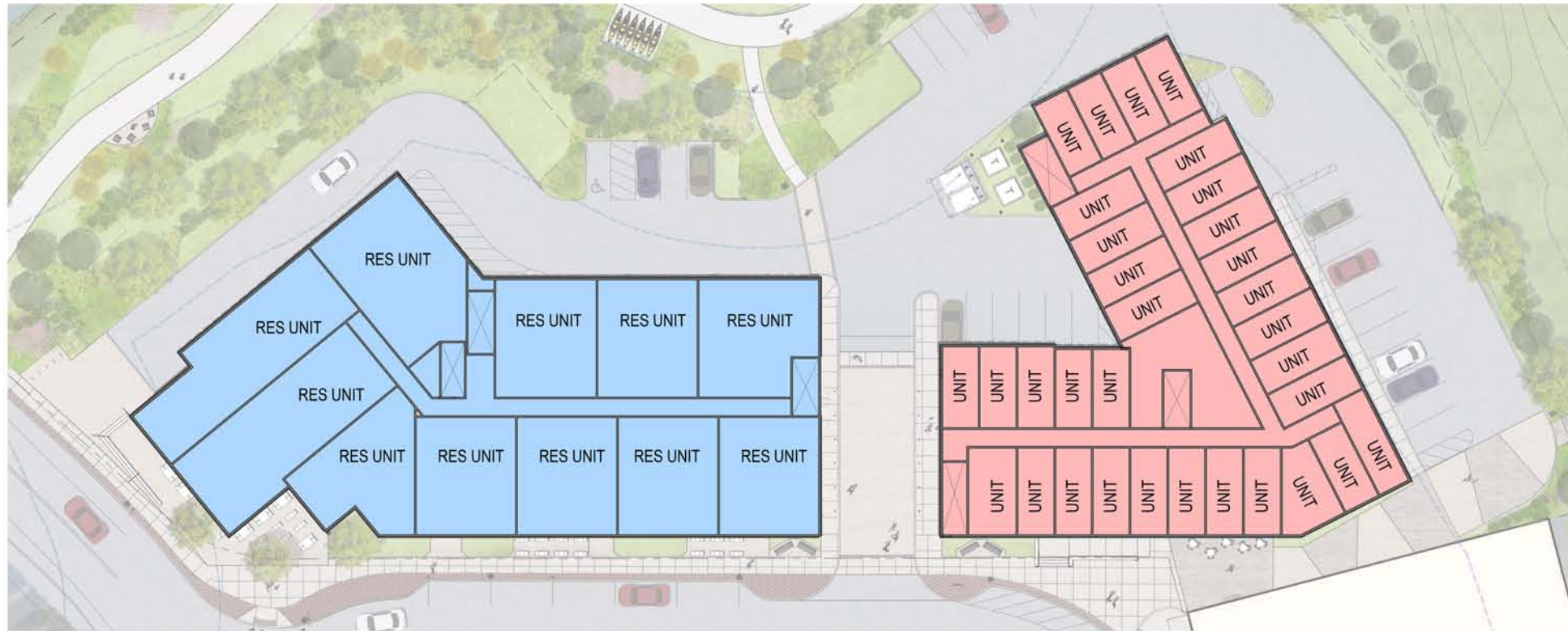


4.0

COLOR KEY
 HOTEL
 RESIDENTIAL



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



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

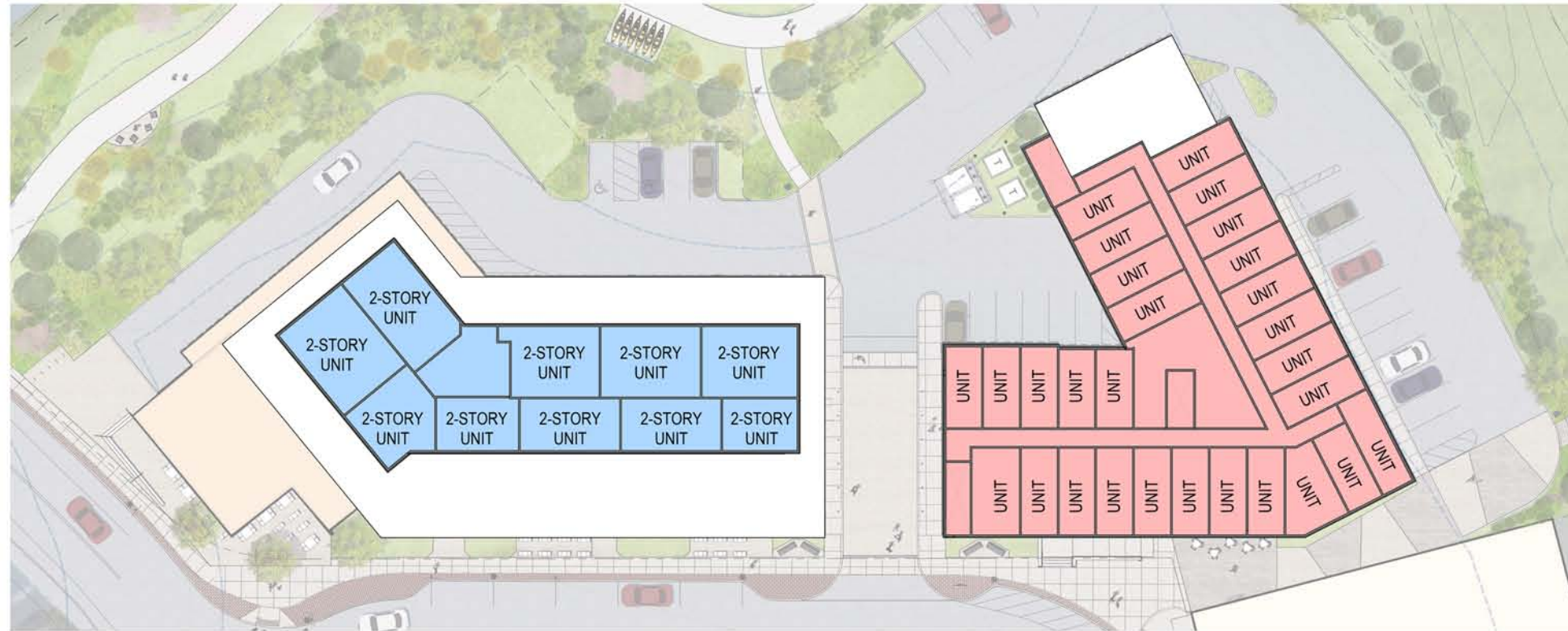
RAYNES AVENUE
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PROPOSED UPPER FLOORS PROGRAM
 REFERENCE

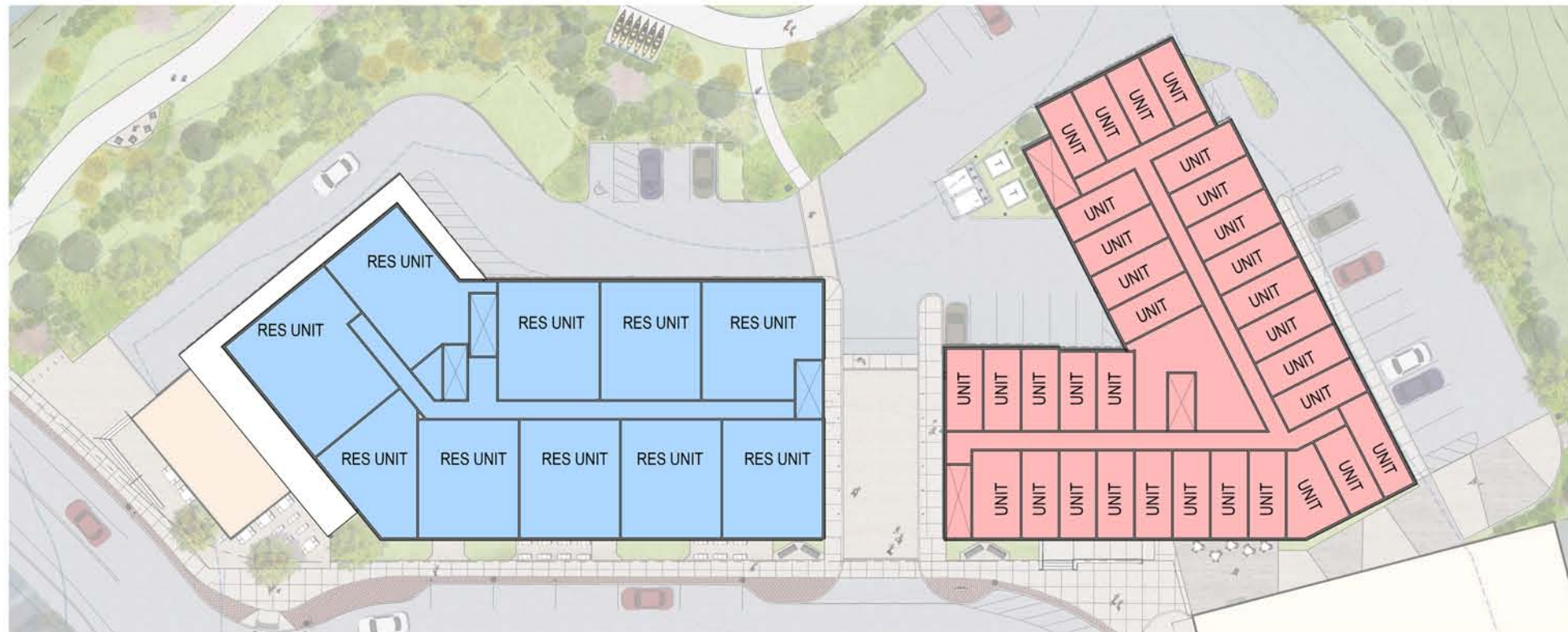
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



COLOR KEY
 HOTEL
 RESIDENTIAL



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



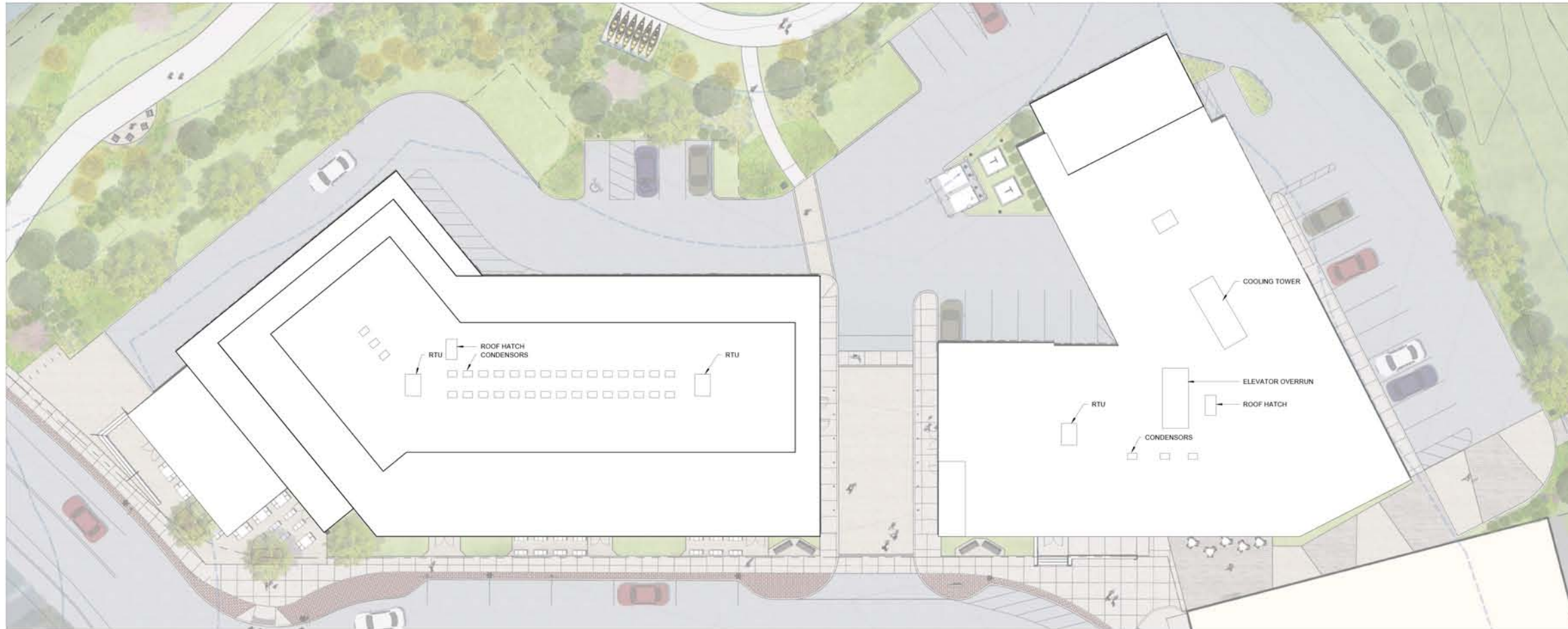
OVERALL FOURTH FLOOR PLAN
 SCALE 1/16" = 1'-0"

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 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPPER FLOORS PROGRAM
 REFERENCE

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SCALE: 1" = 20'-0"

SITE LANDSCAPE PLAN

RAYNES AVE - PORTSMOUTH, NH
11/15/2021



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

SITE LANDSCAPE PLAN
REFERENCE
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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	35.4%	
MINIMUM OPEN SPACE:	10%		
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	7,720 SF	8,911 SF

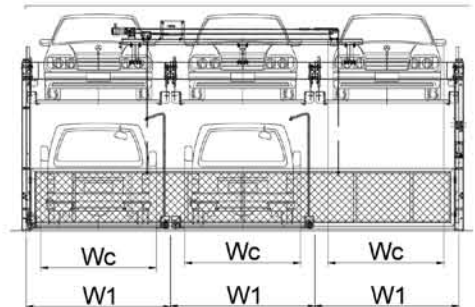
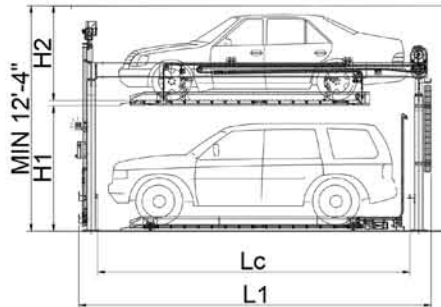
(2) - INCREASE ABOVE 15,000 SF ALLOWED PER 10.5A46.10

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



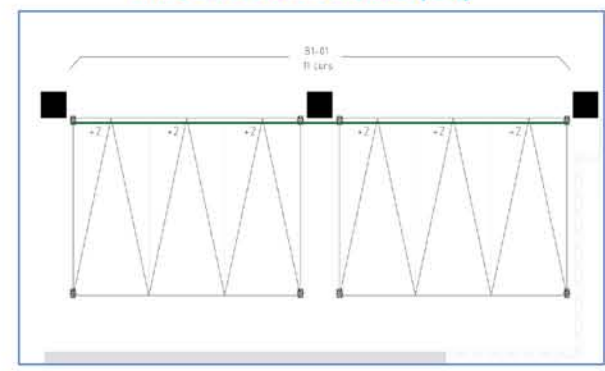
(B) Elevation Section View

Figure 6. 2-Level Puzzle (Typical)

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

Equipment 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
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4.6