

LETTER OF AGENDA

This property located at the corner of Deer Street and Maplewood Avenue has a rich history that is greatly influenced by the Portsmouth Rail Corridor.

Design updates:

- Sawtooth brick course detail
- Window pattern at radius corner entry
- Penthouse details

Please review the following items submitted for consideration:

1.0 – Design Inspiration and Details

2.0 – Proposed Renderings

3.0 – Proposed Elevations

4.0 – Details

5.0 – Proposed Materials

Appendix A

- Site and surroundings
- Zoning and Vision Plan

Appendix B

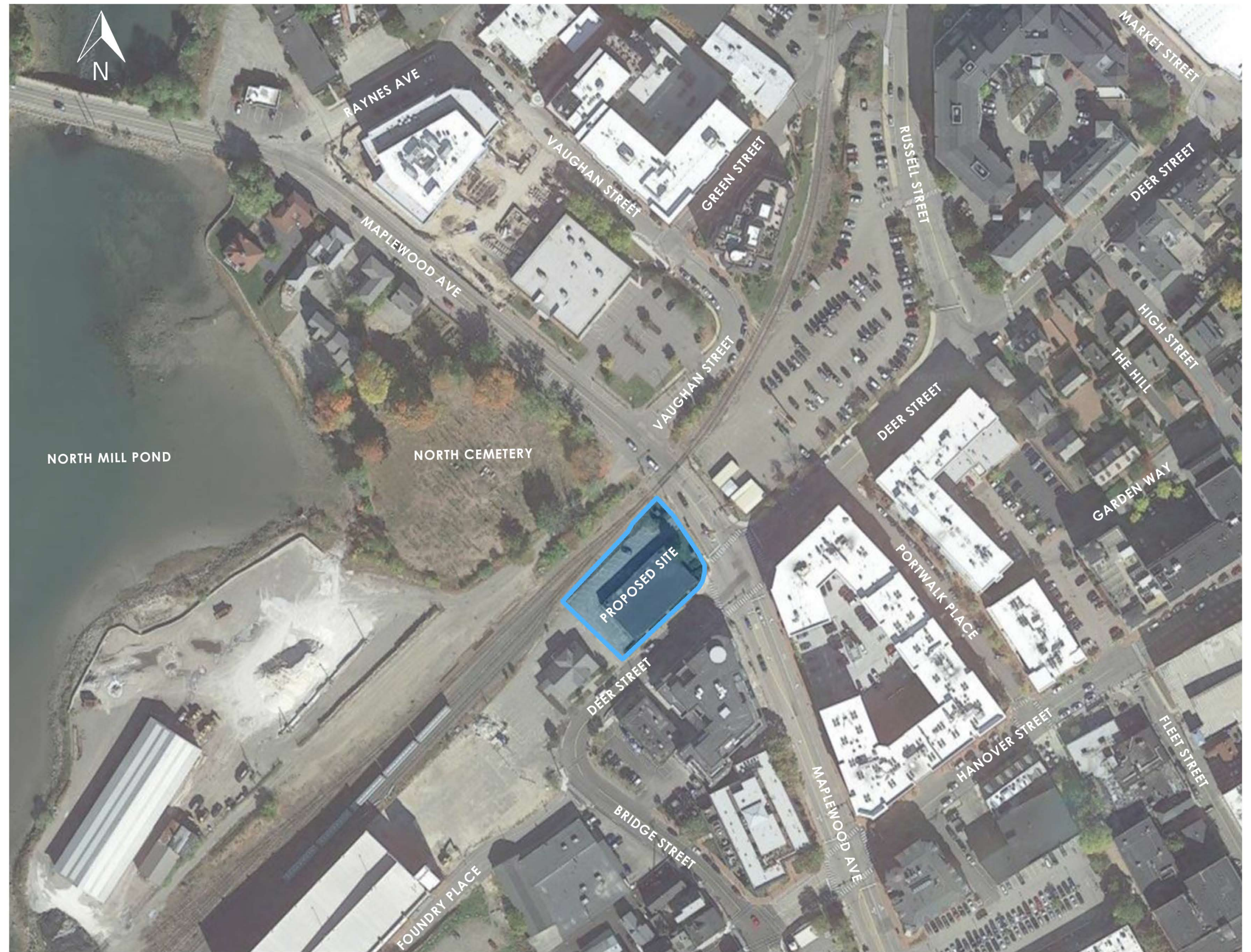
- 1/4" = 1'-0" Scale Elevations on 22x34 sheets

We respectfully submit this Application for Amended Approval. The current HDC Approval was granted to the prior owner.

Thank you for your consideration.
Sincerely,



Carla Goodknight, AIA, NCARB
Principal, CJ Architects

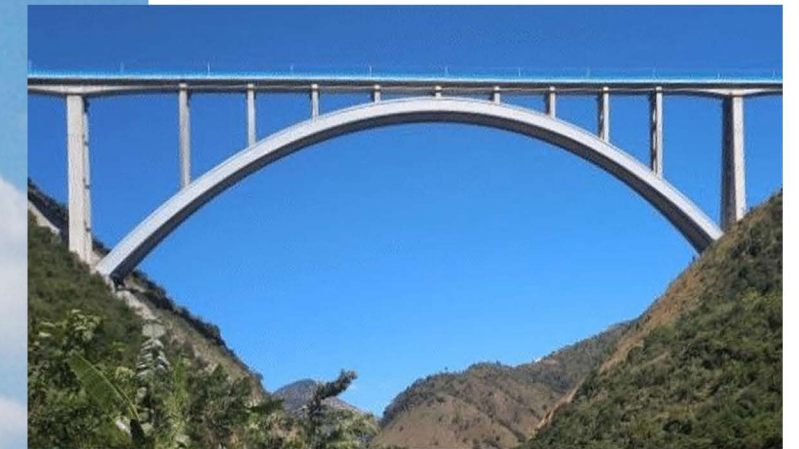


88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: OCTOBER 5, 2022





RAIL BRIDGE SPAN
INSPIRATION

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

RAIL BRIDGE INSPIRATION
AND BRICK DETAILS

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1.0



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

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2.0



88 MAPLEWOOD (LOT 5)
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VIEW FROM DEER STREET

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2.1



88 MAPLEWOOD (LOT 5)
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VIEW FROM DEER STREET

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2.2



88 MAPLEWOOD (LOT 5)
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VIEW FROM VAUGHAN STREET

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2.3



88 MAPLEWOOD (LOT 5)
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VIEW FROM BRIDGE STREET

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2.4



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM BRIDGE STREET

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2.5



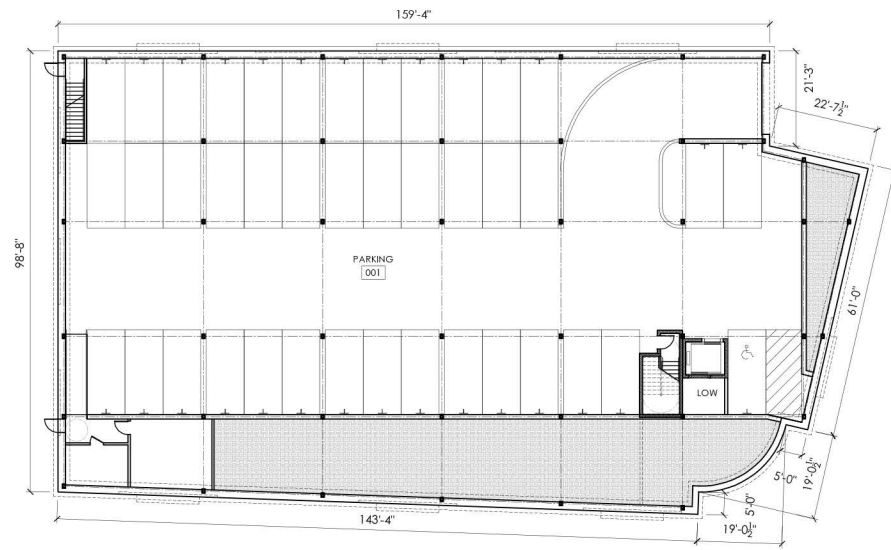
88 MAPLEWOOD (LOT 5)
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VIEW OF RAIL SIDE CANOPY DETAIL

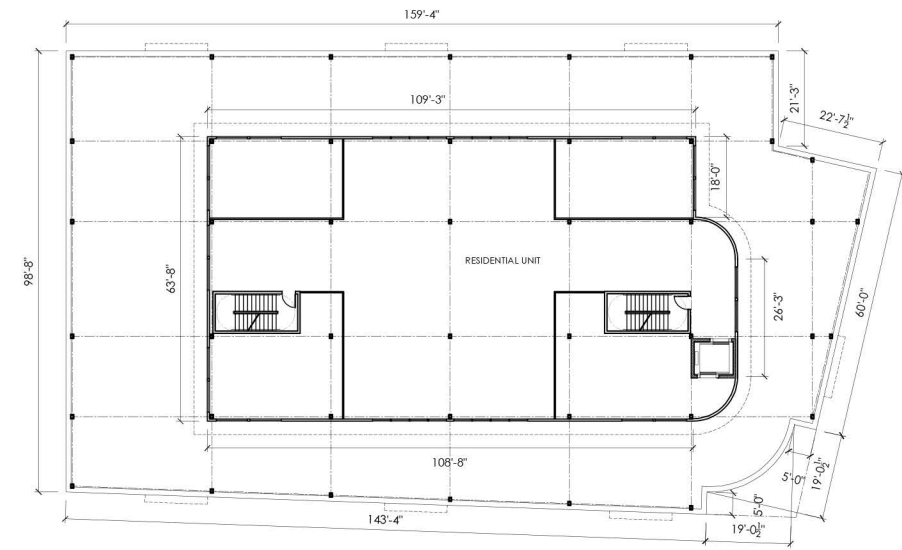
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: OCTOBER 5, 2022



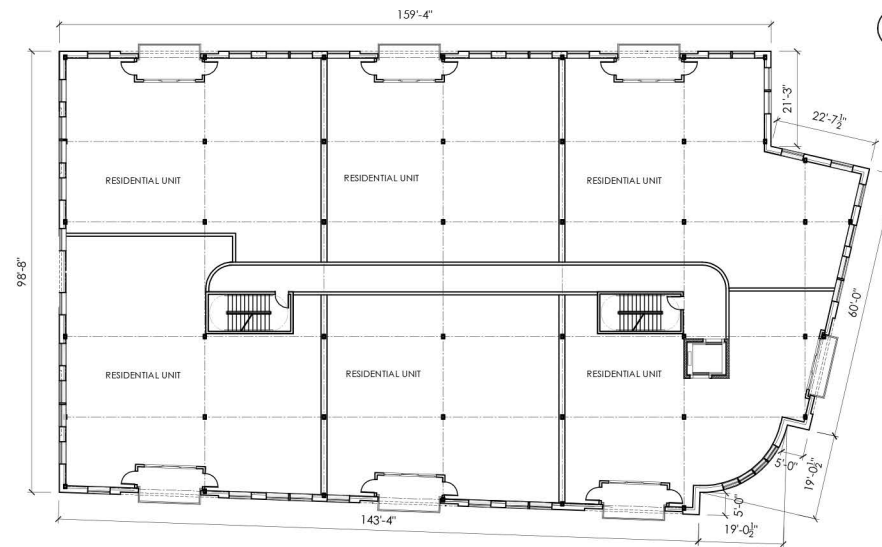
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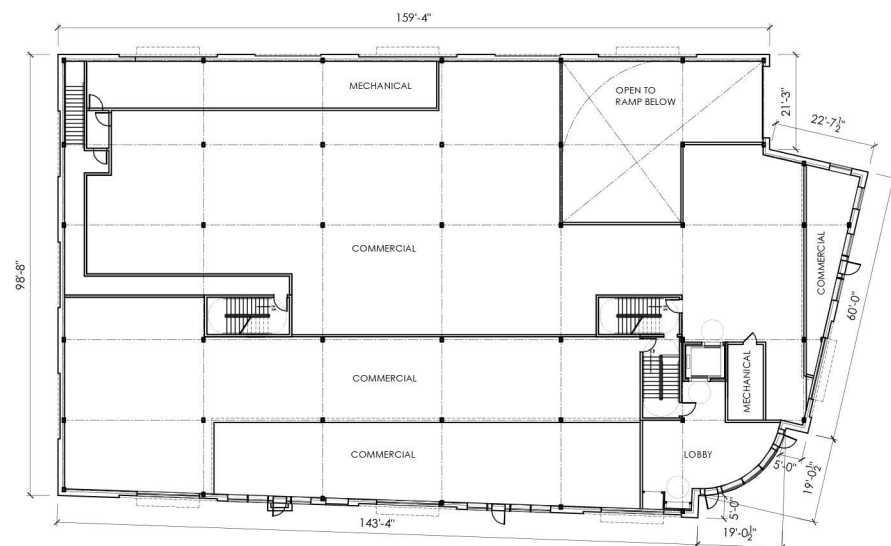
1 LOWER LEVEL PLAN
NTS



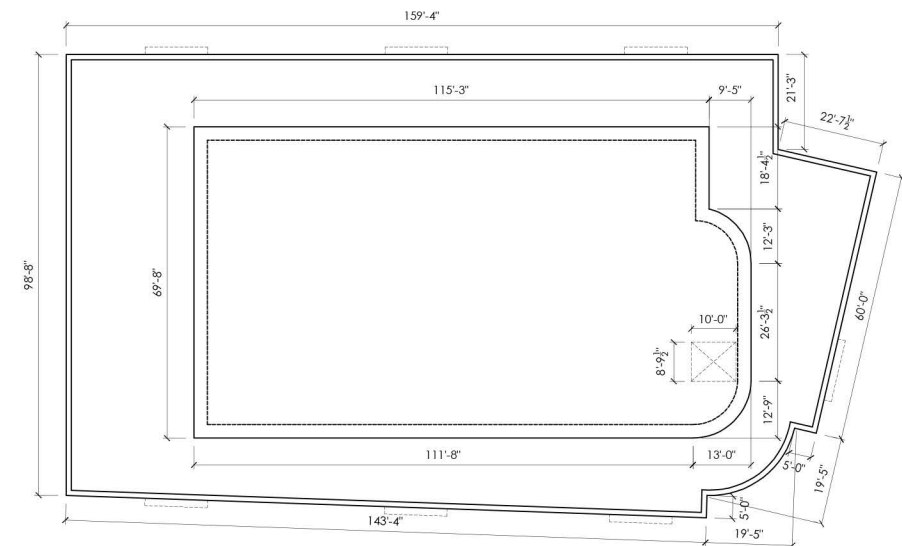
4 PENTHOUSE LEVEL PLAN
NTS



3 SECOND, THIRD, AND FOURTH LEVEL PLAN
NTS



2 FIRST LEVEL PLAN
NTS



5 ROOF PLAN
NTS



DEER STREET ELEVATION



MAPLEWOOD AVENUE ELEVATION



RAIL CORRIDOR ELEVATION



WEST ELEVATION



88 MAPLEWOOD (LOT 5)
 PORTSMOUTH, NEW HAMPSHIRE

PARTIAL DEER STREET ELEVATION (LEFT SIDE)
 1/4" = 1'-0" ON 22x34 SHEET

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88 MAPLEWOOD (LOT 5)
 PORTSMOUTH, NEW HAMPSHIRE

PARTIAL DEER STREET ELEVATION (RIGHT SIDE)
 1/4" = 1'-0" ON 22x34 SHEET

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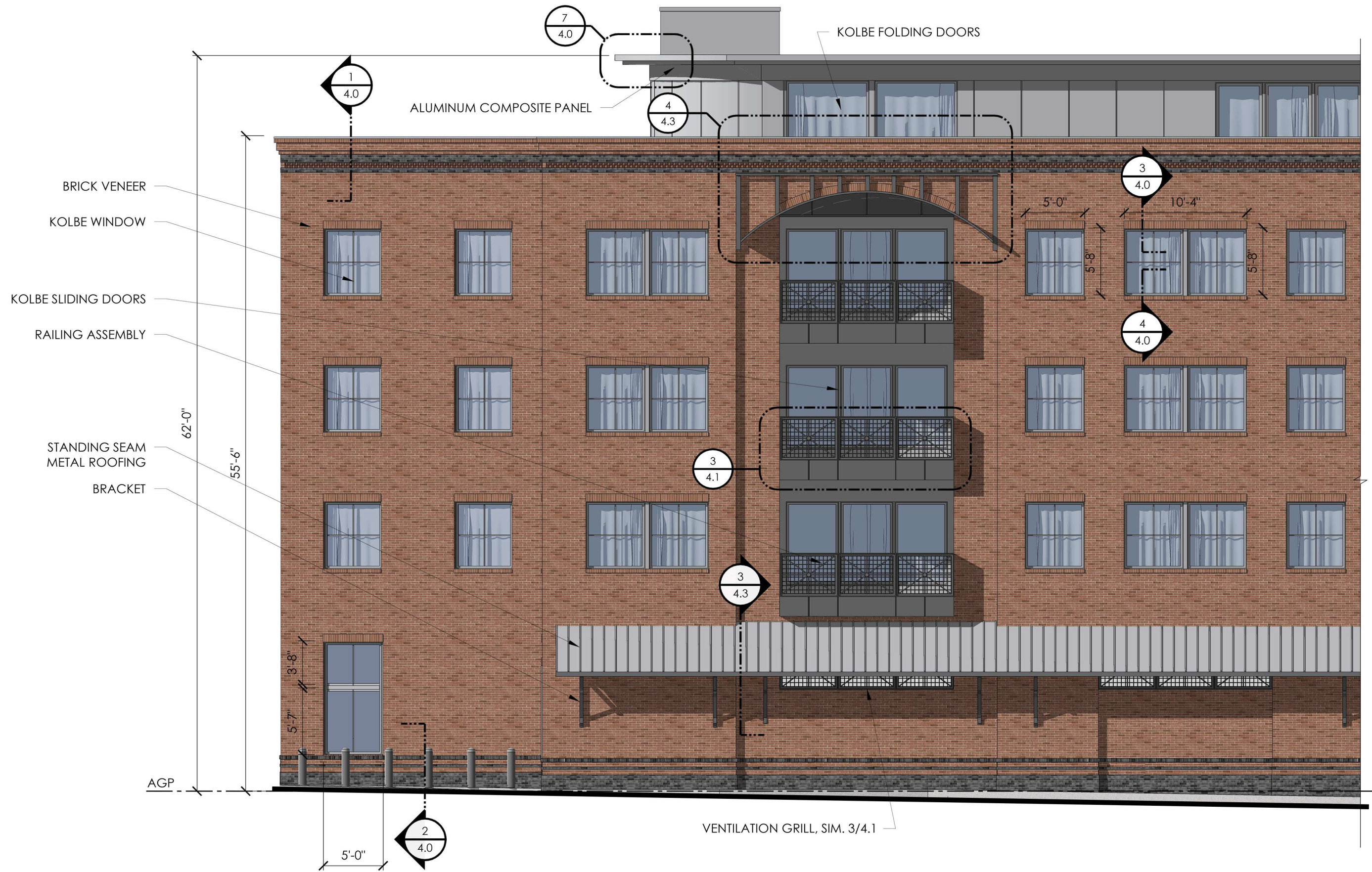


88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD AVENUE ELEVATION
1/4" = 1'-0" ON 22x34 SHEET

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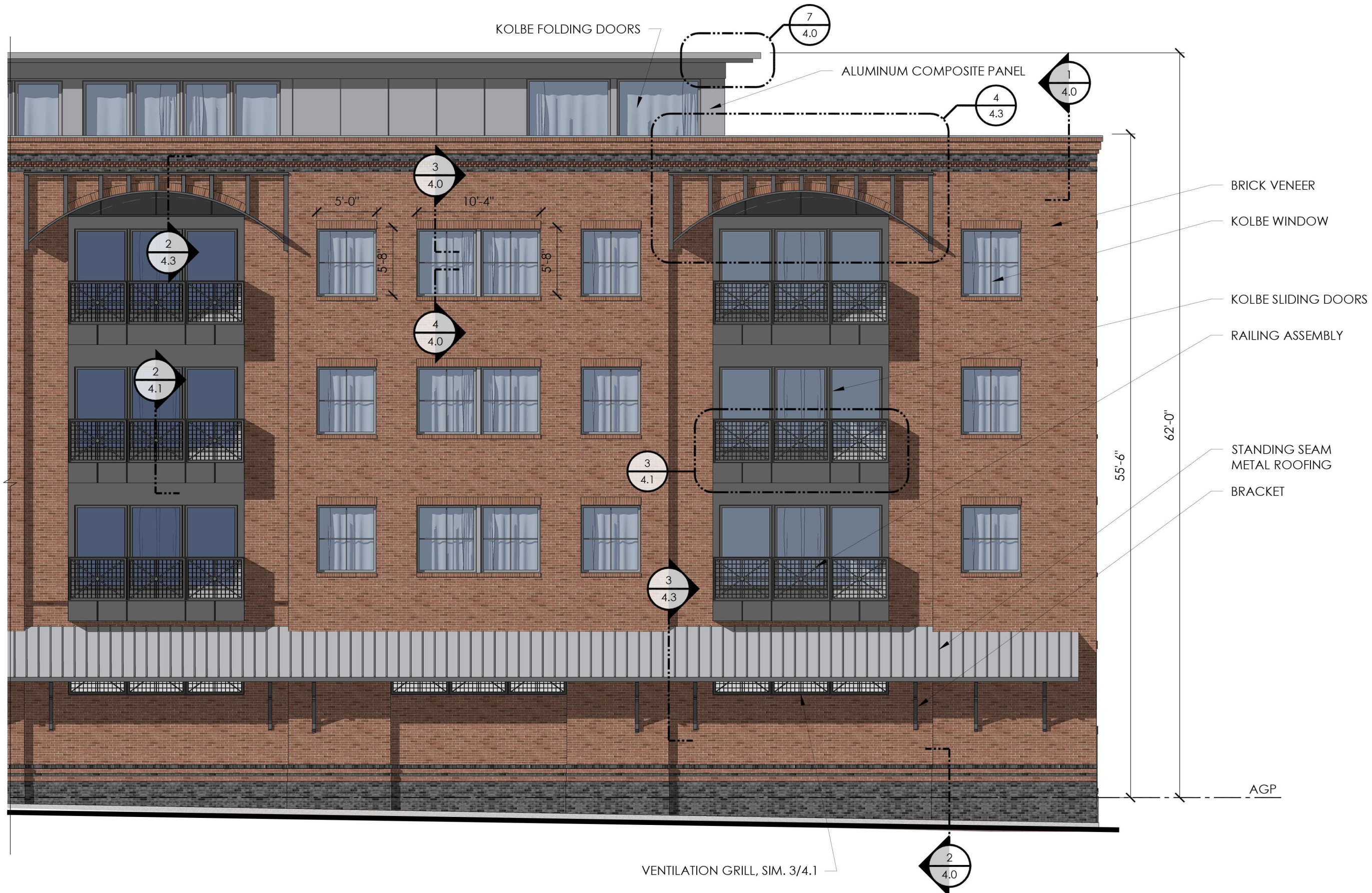


88 MAPLEWOOD (LOT 5)
 PORTSMOUTH, NEW HAMPSHIRE

PARTIAL RAIL CORRIDOR ELEVATION (LEFT SIDE)
 1/4" = 1'-0" ON 22x34 SHEET

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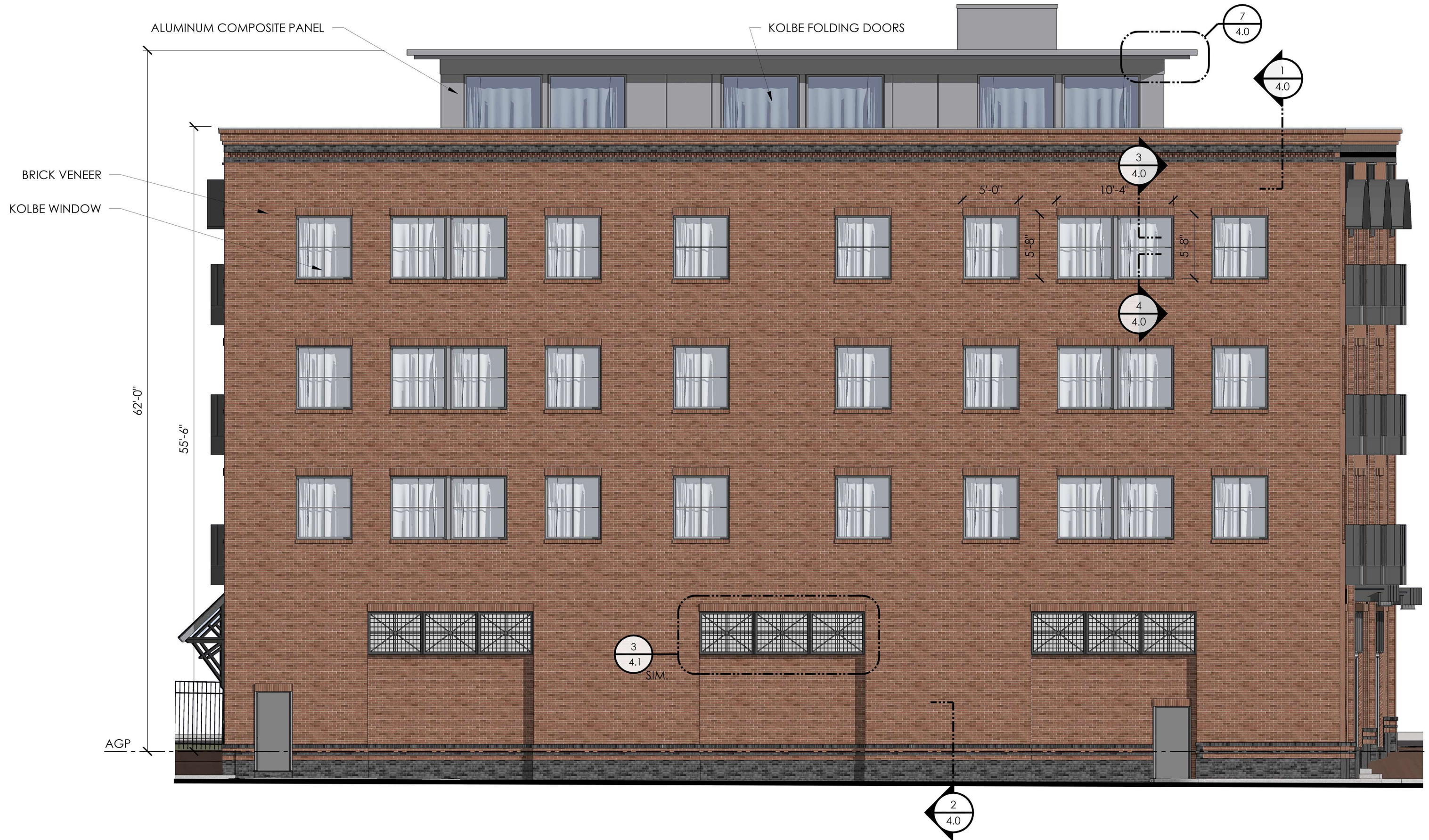


88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

PARTIAL RAIL CORRIDOR ELEVATION (RIGHT SIDE)
1/4" = 1'-0" ON 22x34 SHEET

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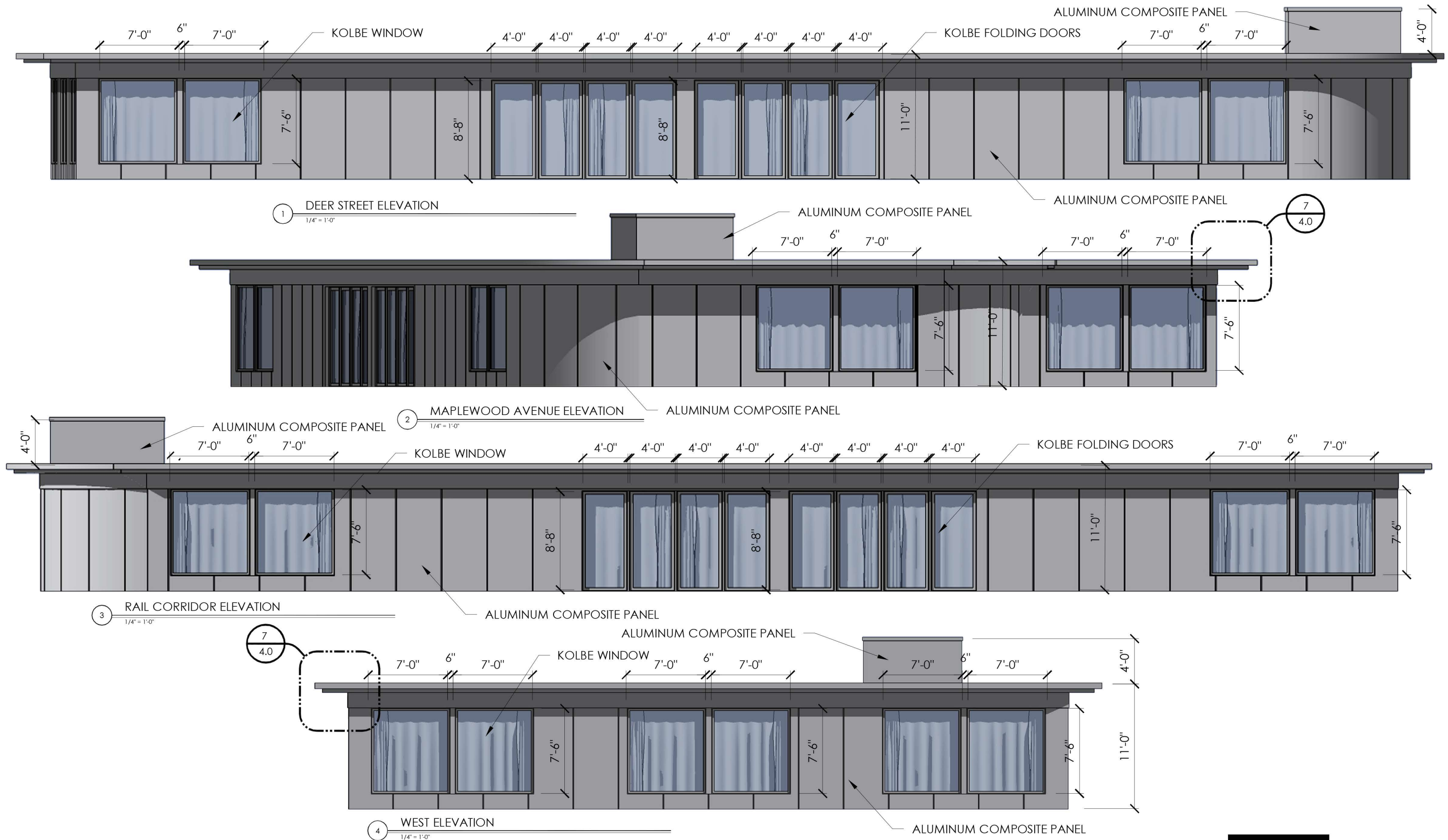
88 MAPLEWOOD (LOT 5)
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WEST ELEVATION
1/4" = 1'-0" ON 22x34 SHEET

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3.7

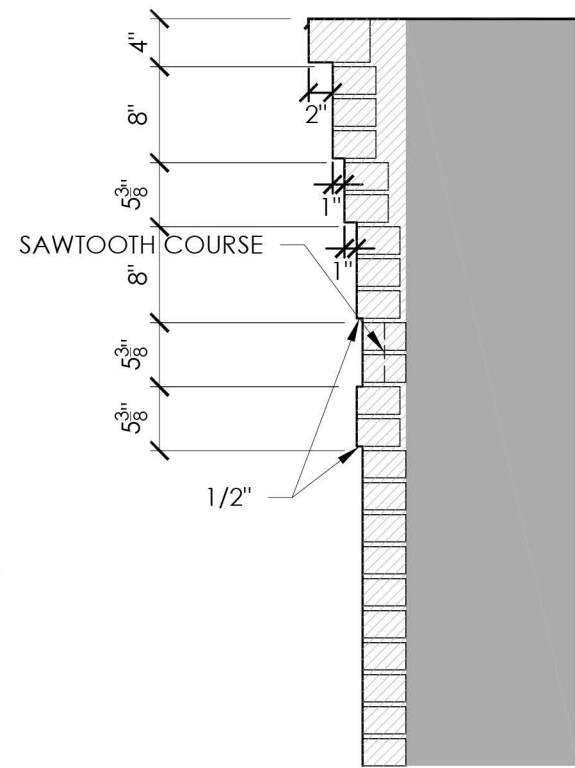
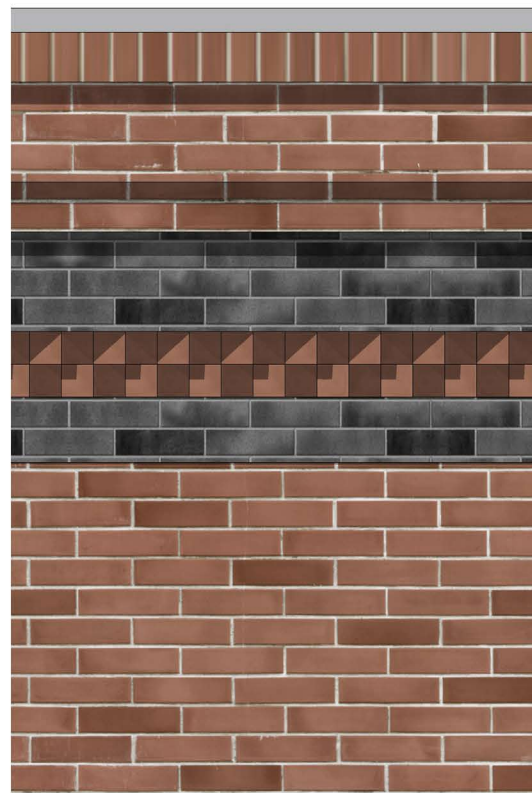


88 MAPLEWOOD (LOT 5)
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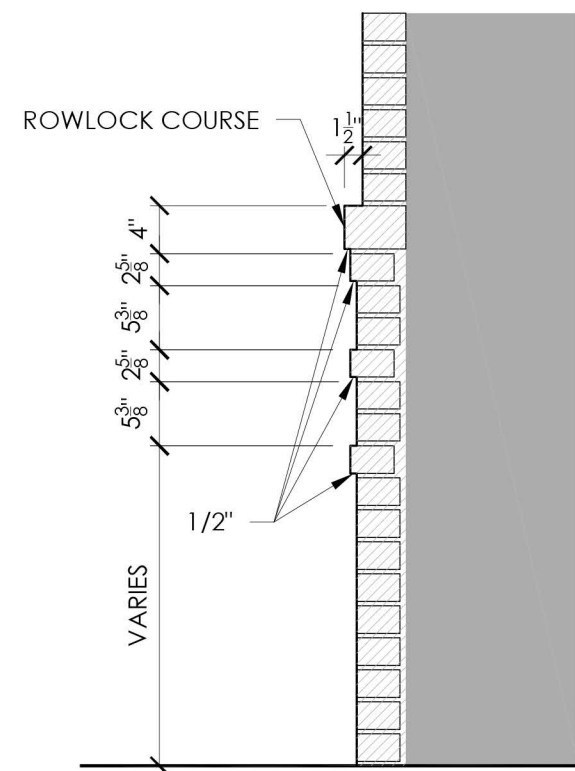
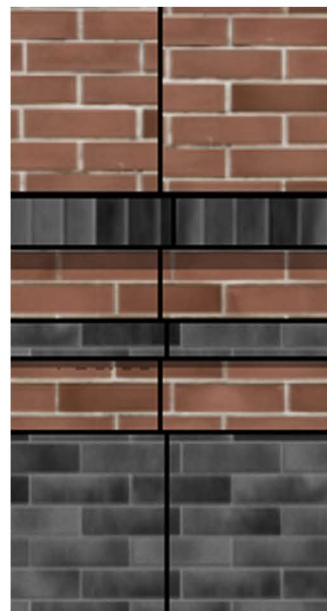
PENTHOUSE ELEVATIONS
1/4"=1'-0" ON 22X34 SHEET
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: OCTOBER 5, 2022



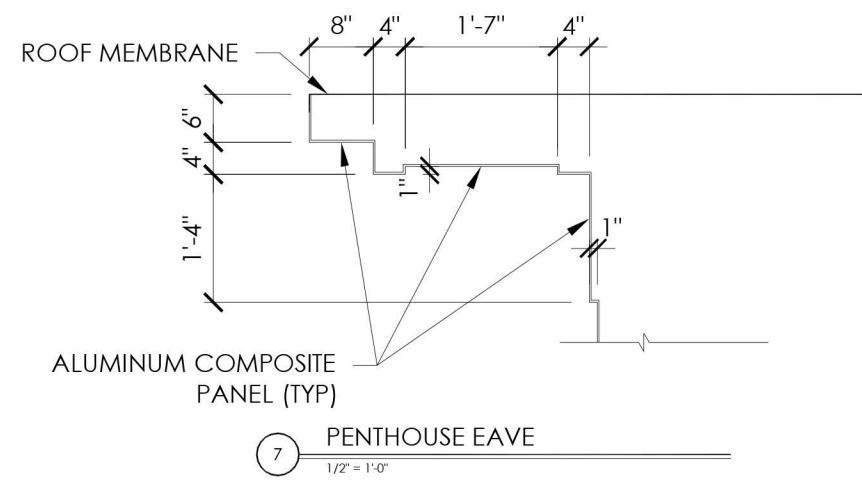
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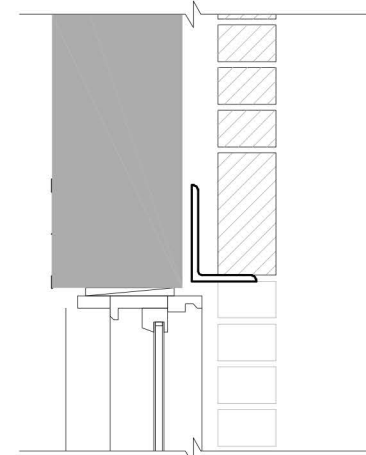
1 CORNICE BRICK BANDING
3/4" = 1'-0"



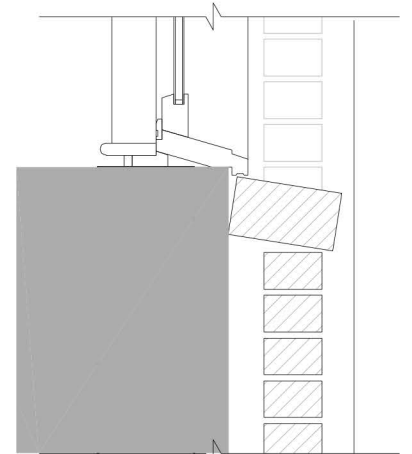
2 BASE BRICK BANDING
3/4" = 1'-0"



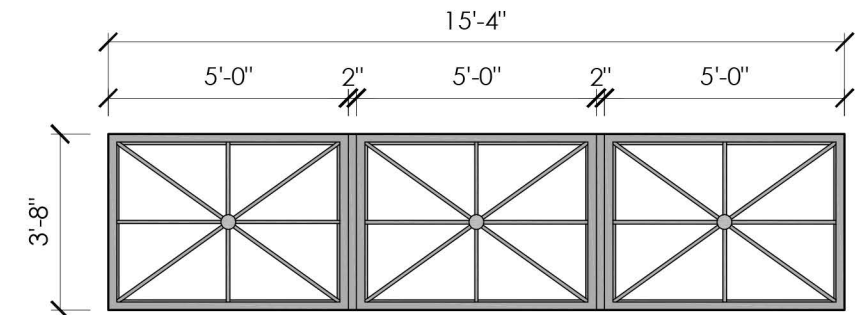
7 PENTHOUSE EAVE
1/2" = 1'-0"



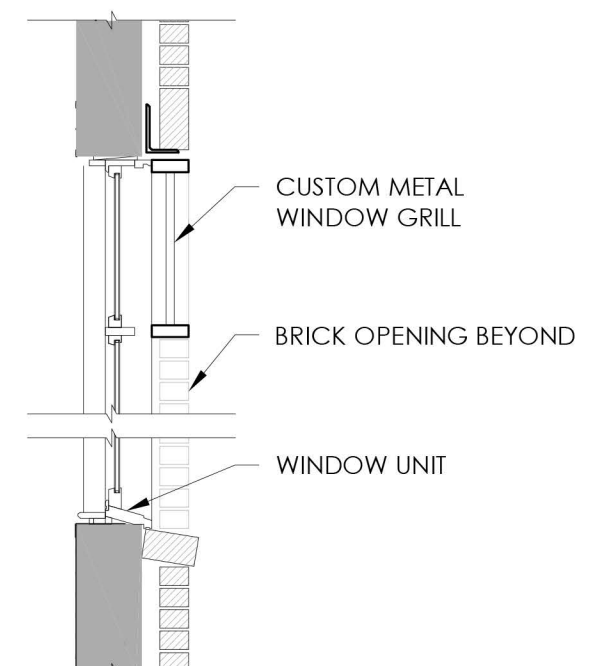
3 SOLDIER COURSE LINTEL DETAIL
1" = 1'-0"



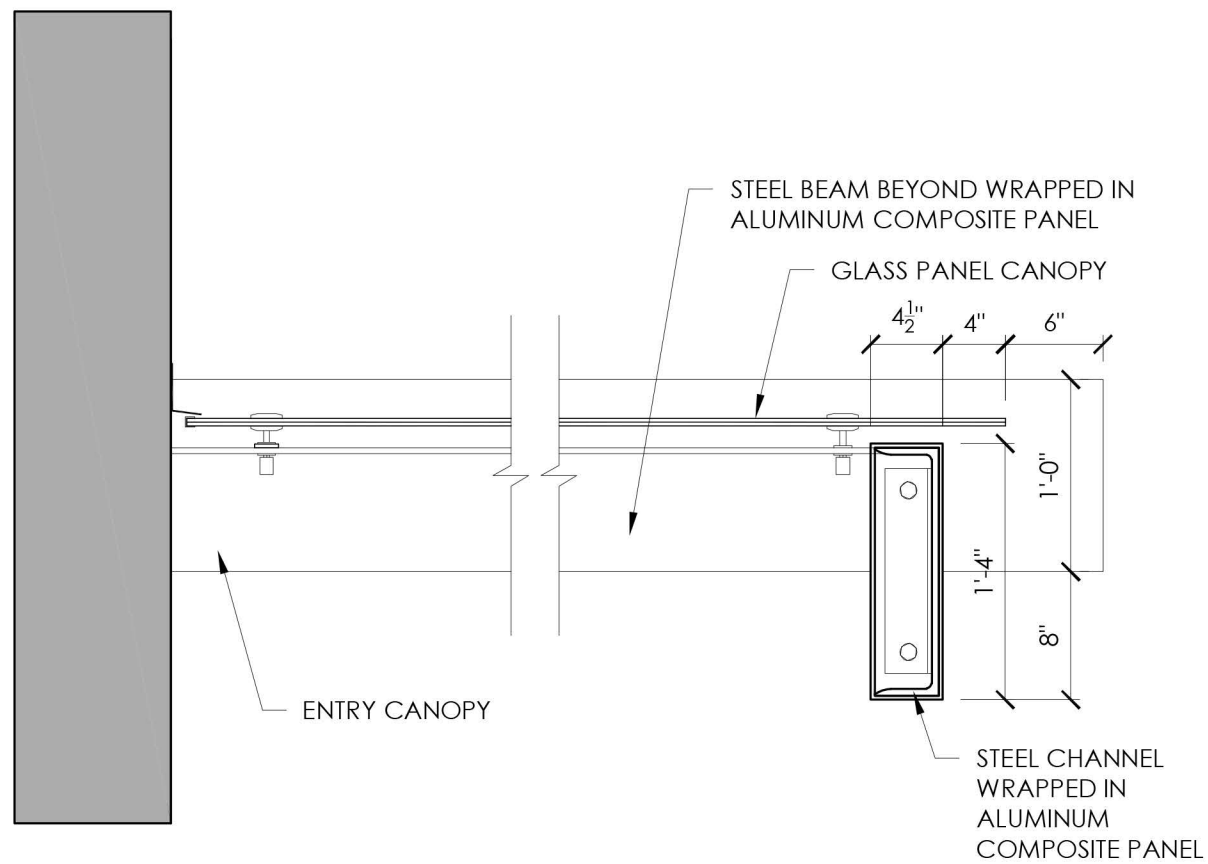
4 ROWLOCK SILL DETAIL
1" = 1'-0"



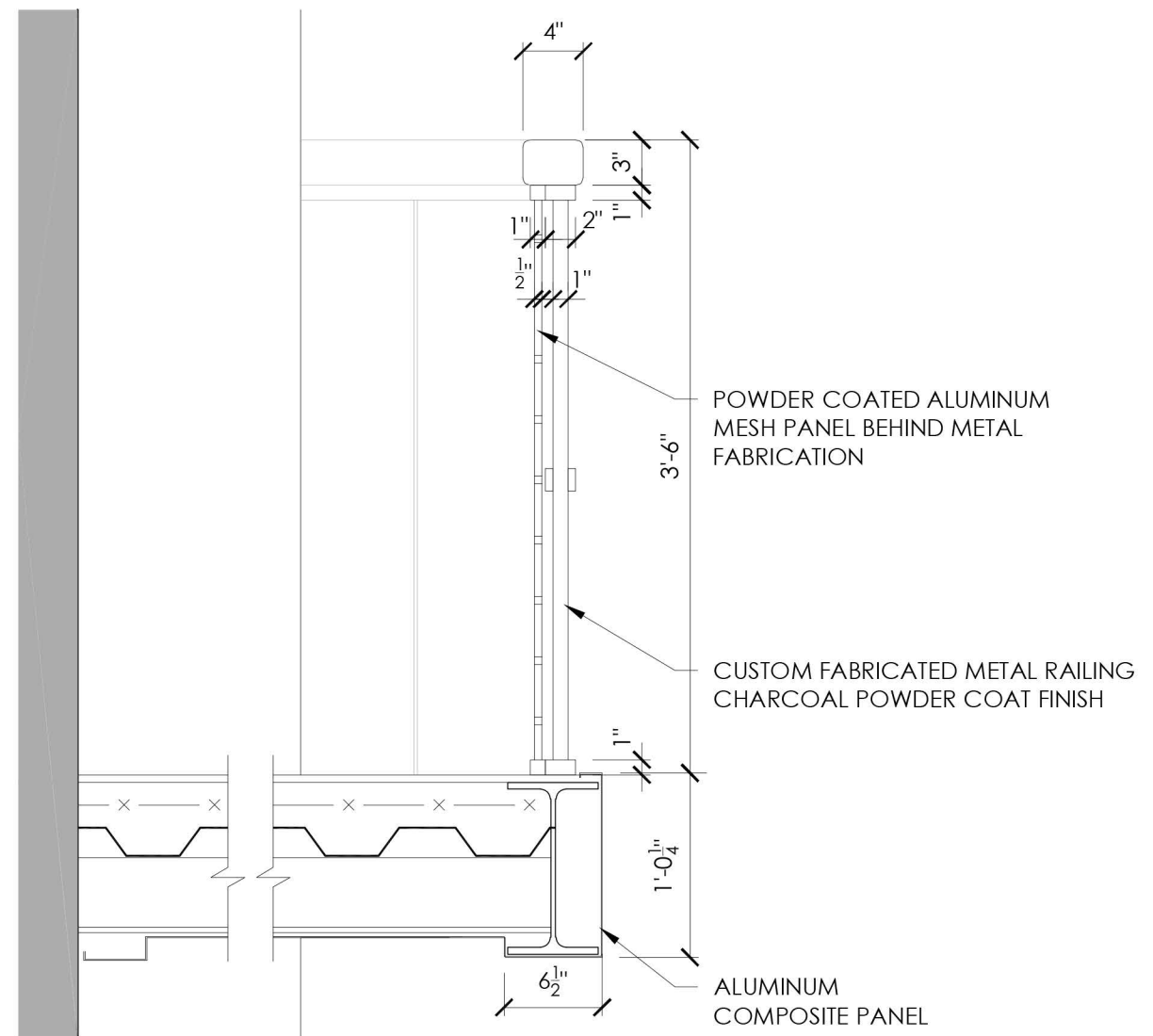
5 WINDOW GRILL
1/4" = 1'-0"



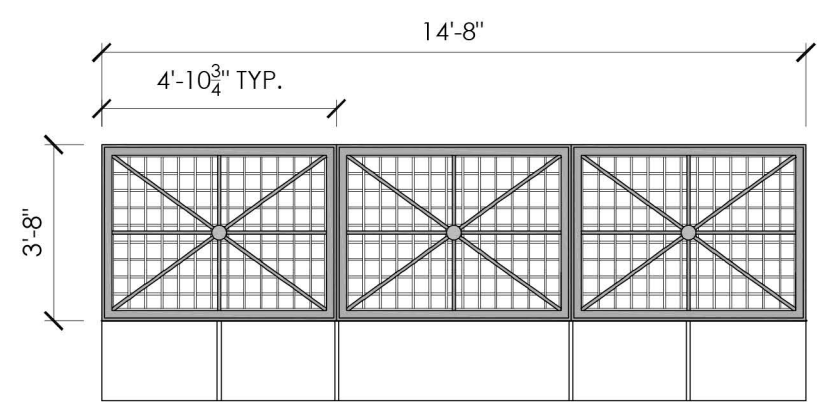
6 WINDOW GRILL DETAIL
1/4" = 1'-0"



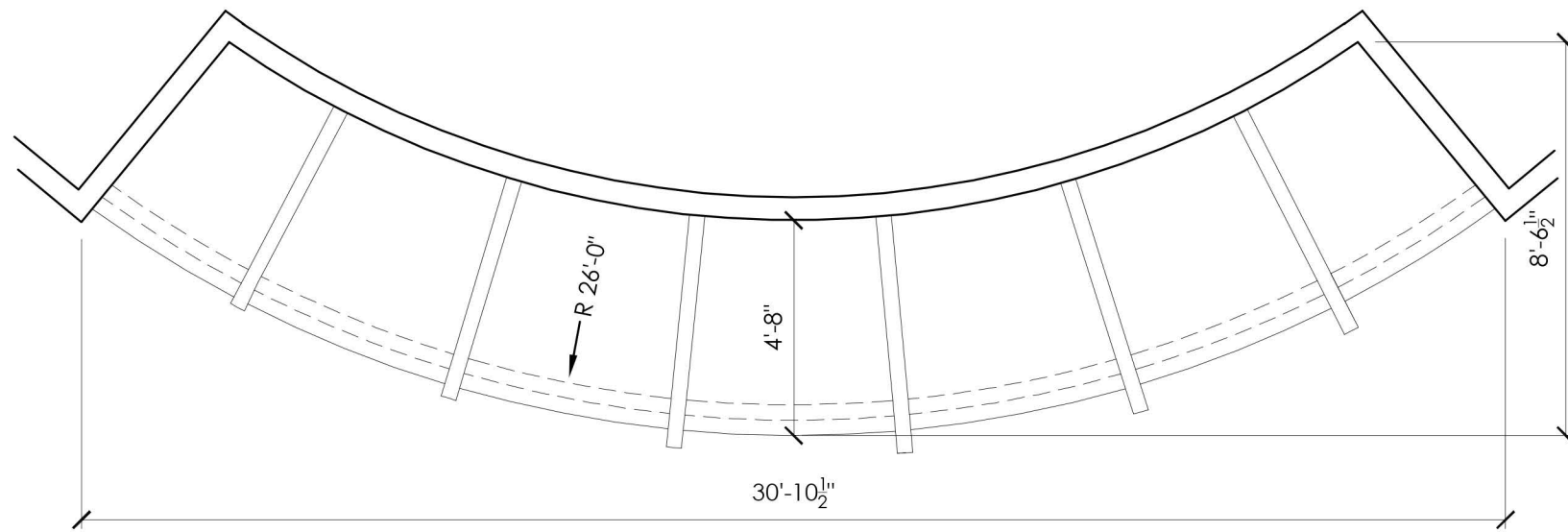
1 CANOPY DETAIL
1" = 1'-0"



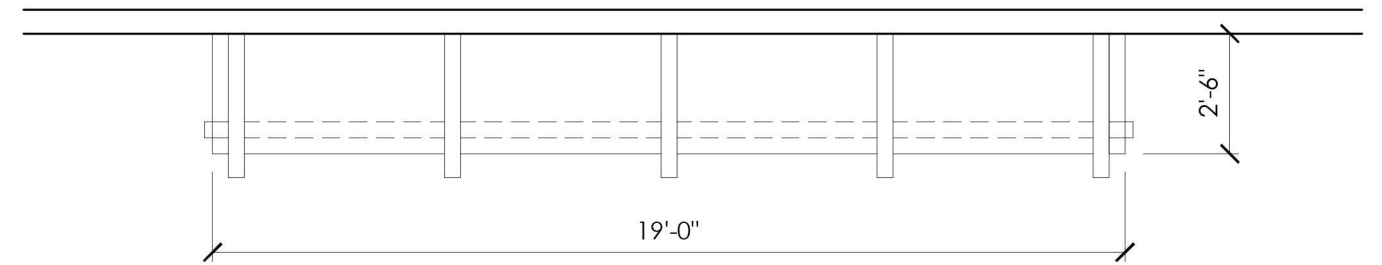
2 BALCONY AND RAILING DETAIL
1" = 1'-0"



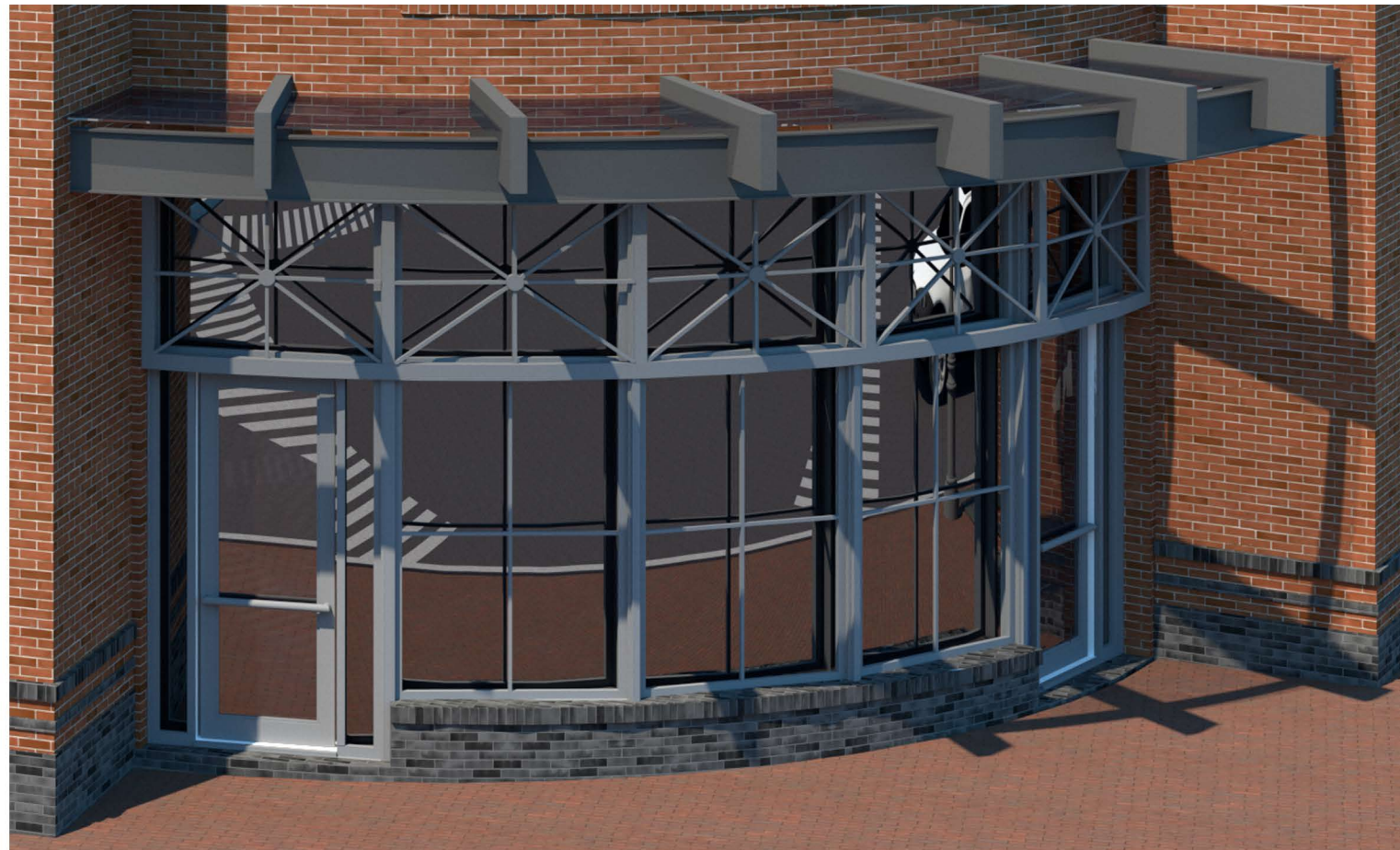
3 RAILING (VENTILATION GRILL SIMILAR)
1/4" = 1'-0"



1 CANOPY PLAN
1/4" = 1'-0"



2 CANOPY PLAN
1/4" = 1'-0"



CANOPY ELEVATION



CANOPY ELEVATION

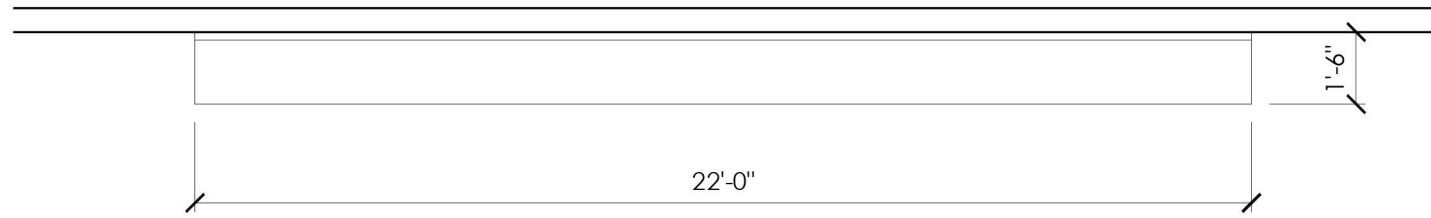
88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

DETAILS

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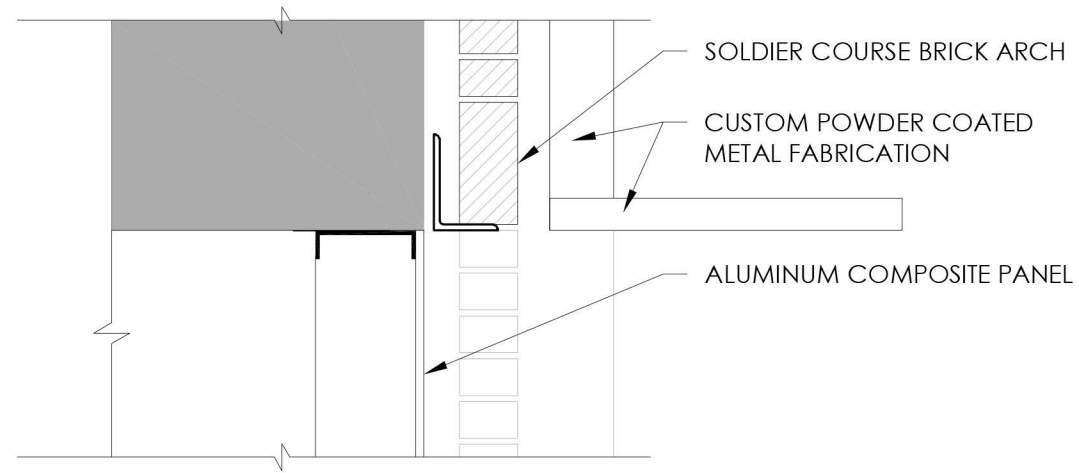
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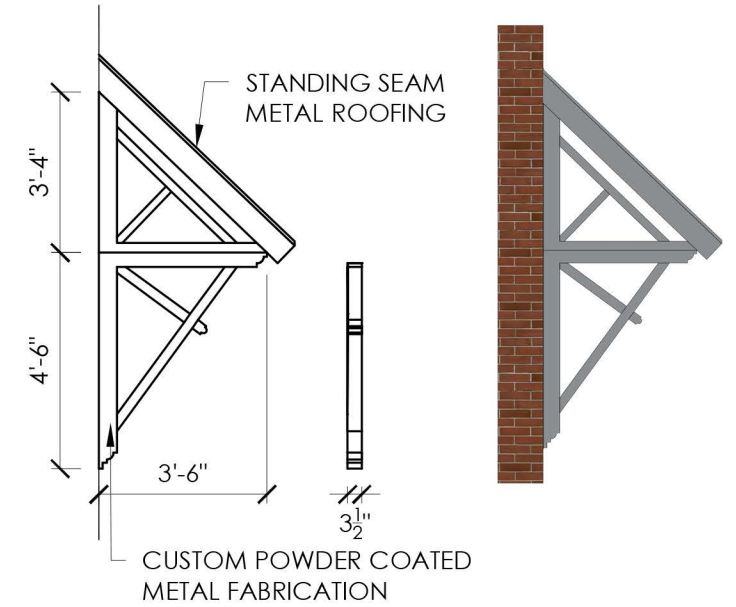
1 CANOPY PLAN
1/4" = 1'-0"



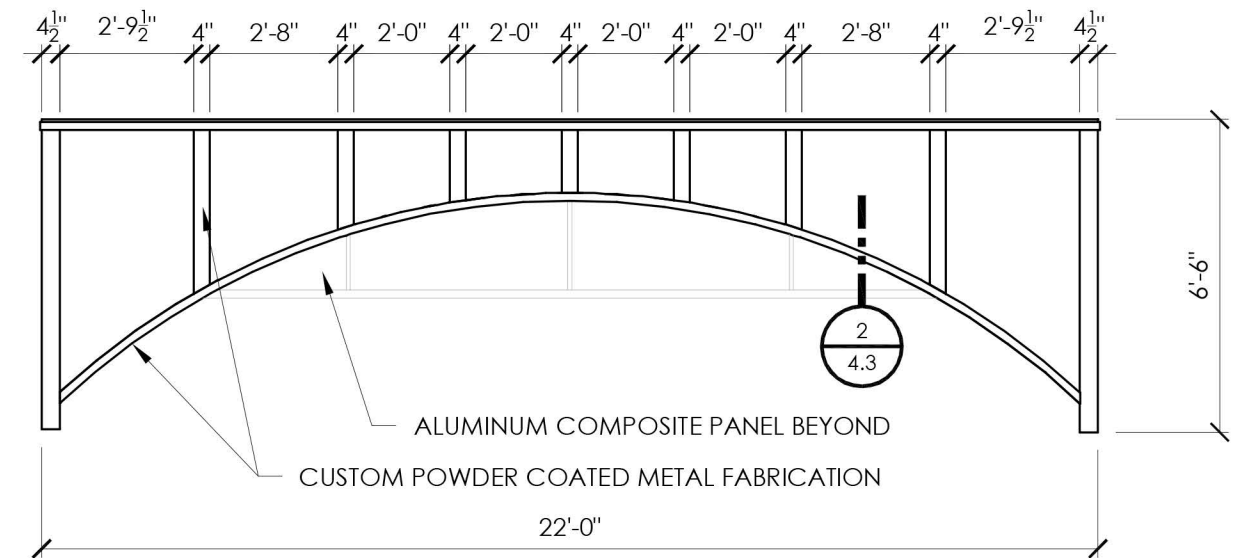
CANOPY ELEVATION



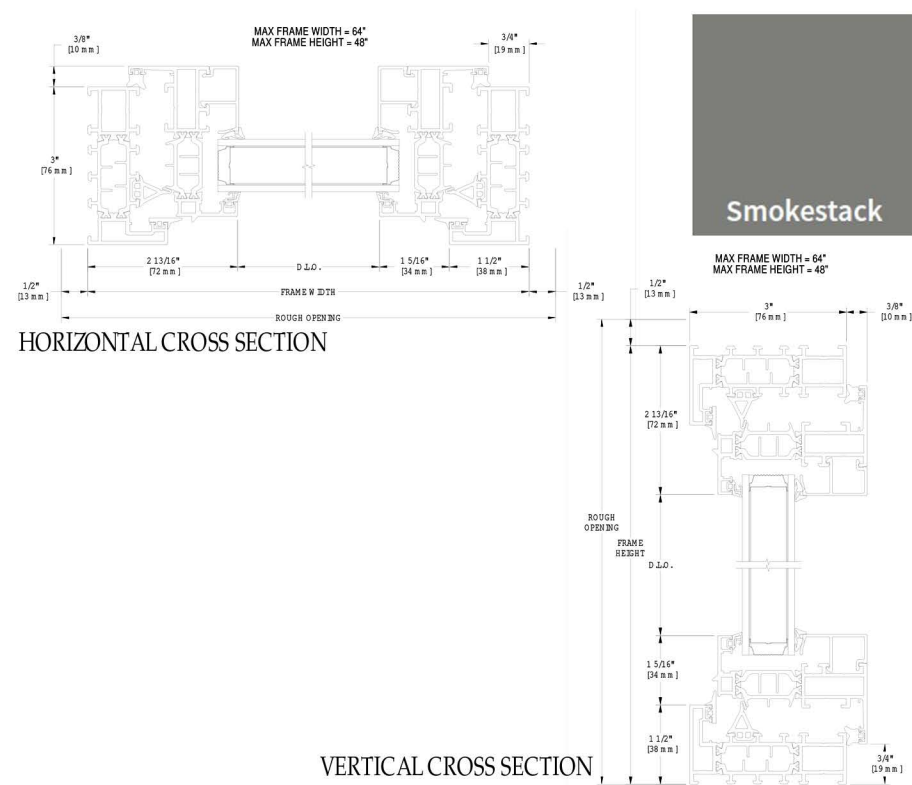
2 BRICK ARCH DETAIL
1" = 1'-0"



3 BRACKET
1/4" = 1'-0"

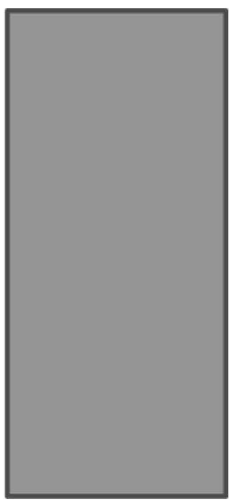


4 CANOPY ELEVATION
1/4" = 1'-0"



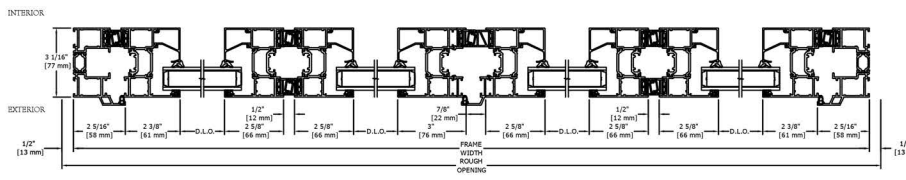
WINDOWS

MANUFACTURER: Kolbe Vista Luxe Series - Awning
COLOR: Smokestack
SPECIFICATION: Extruded Aluminum



STEEL DOOR

MANUFACTURER: Ceco 84x36 Flush Steel Metal Insulated Exterior Door
COLOR: Charcoal

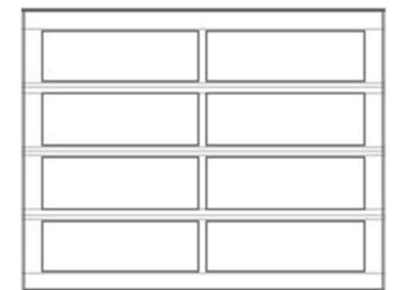


FOLDING DOORS

MANUFACTURER: Kolbe Vista Luxe Series - Folding Doors
COLOR: Smokestack
SPECIFICATION: Extruded Aluminum

MATERIALS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: OCTOBER 5, 2022



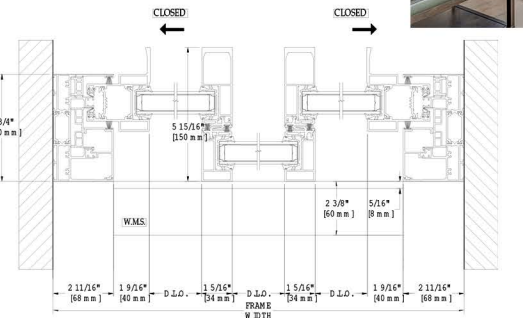
Common Layout/
Nature



Charcoal

GARAGE DOOR

MANUFACTURER: Garaga California Collection
COLOR: Charcoal
SPECIFICATION: Aluminum Frame - Sandblasted Glass

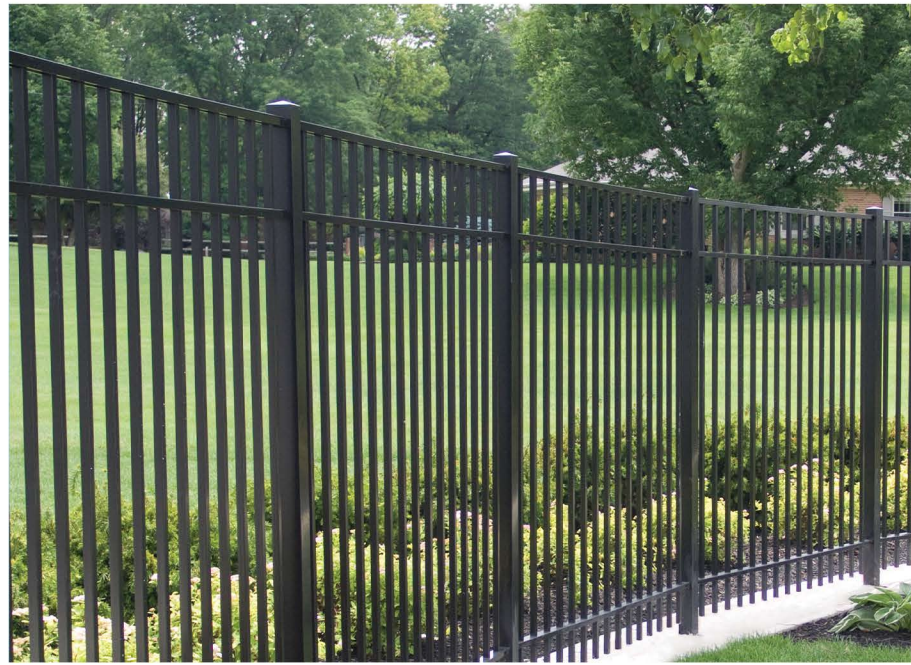


SLIDING GLASS DOORS

MANUFACTURER: Kolbe Vista Luxe Series
COLOR: Smokestack
SPECIFICATION: Extruded Aluminum

88 MAPLEWOOD (LOT 5)
 PORTSMOUTH, NEW HAMPSHIRE





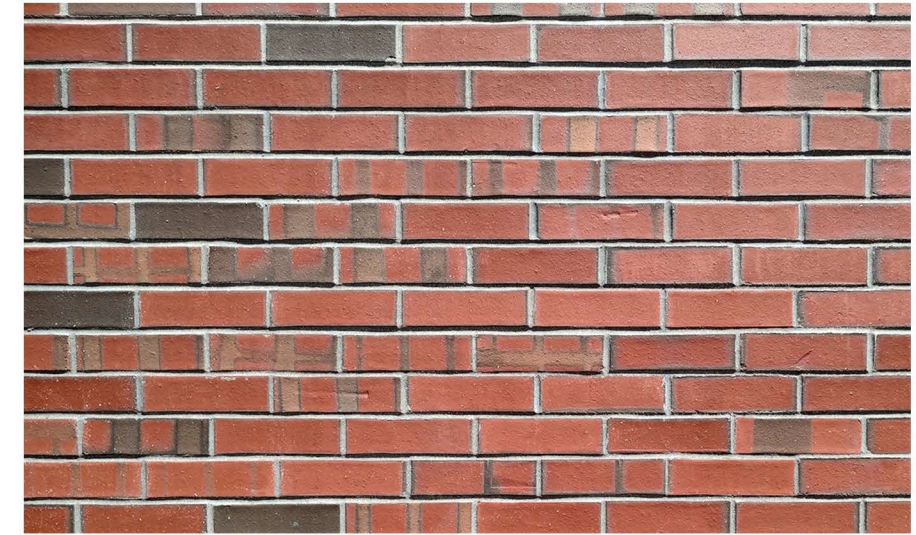
METAL FENCE

MANUFACTURER: TBD
COLOR: Black



RETAINING WALL

MANUFACTURER: ReCon - Rustic Texture
COLOR: Unstained



BRICK

MANUFACTURER: Morin Brick - Academy Smooth
COLOR: Full Range/Commonsets/Darks



ACCENT BRICK

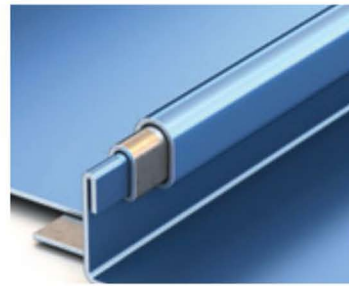
MANUFACTURER: Endicott
COLOR: Manganese Ironspot - Smooth

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

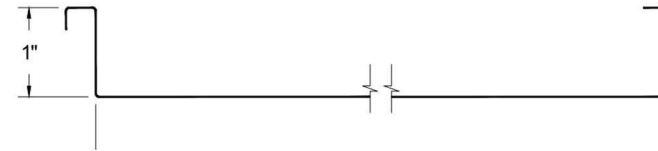
MATERIALS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: OCTOBER 5, 2022



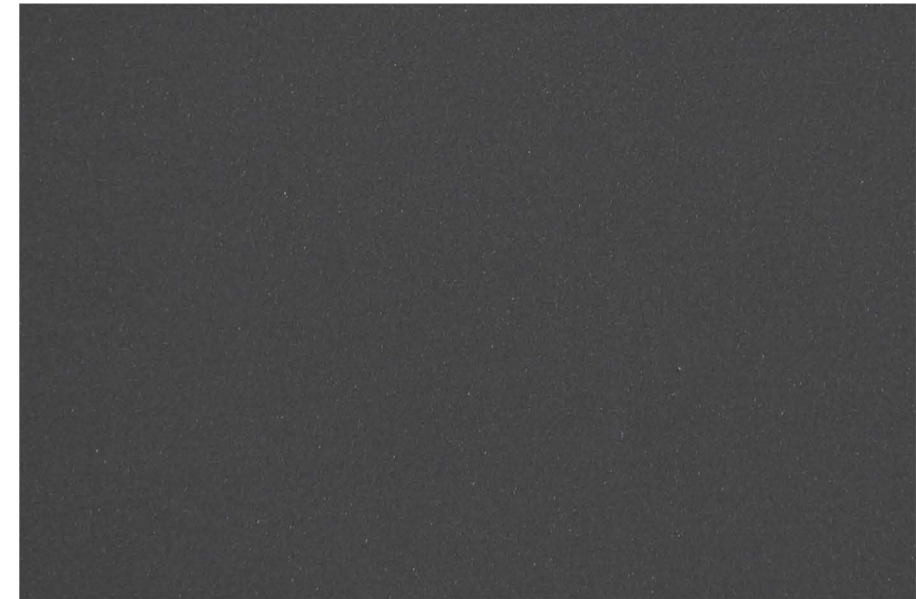


Double lock panel



STANDING SEAM METAL ROOFING

MANUFACTURER: DREXEL DMC 100SS STANDING SEAM
COLOR: Grey



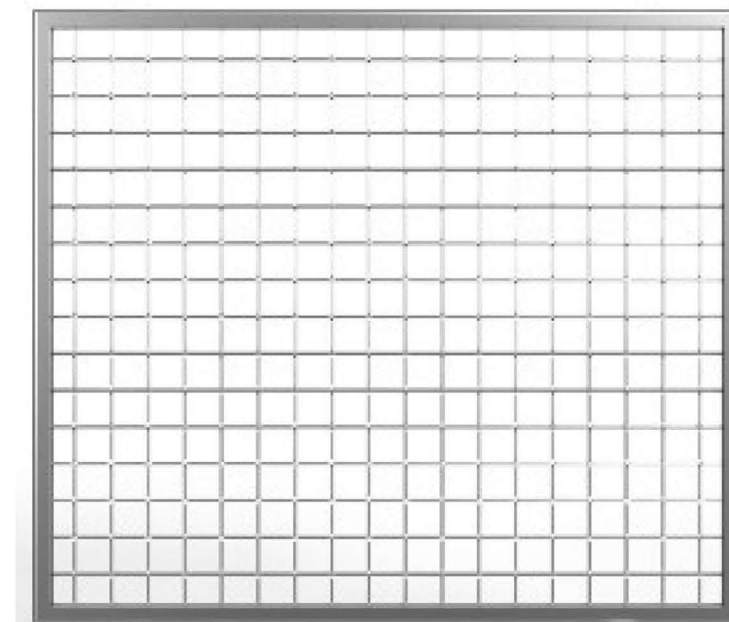
ALUMINUM COMPOSITE PANEL

MANUFACTURER: Alucobond
COLOR: Graphite Mica



GLASS CANOPY

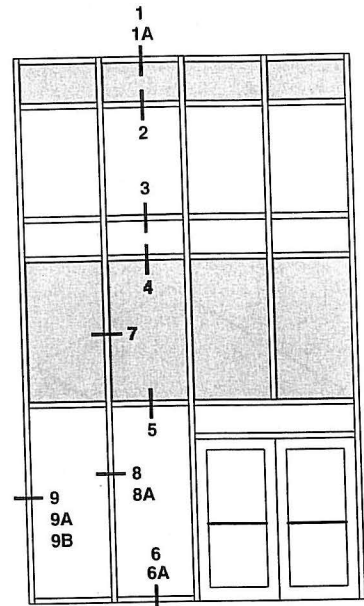
MANUFACTURER: New Hampshire Glass
COLOR: Graphite Mica



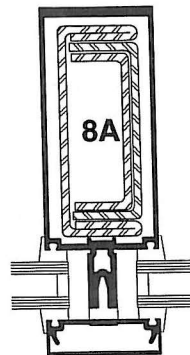
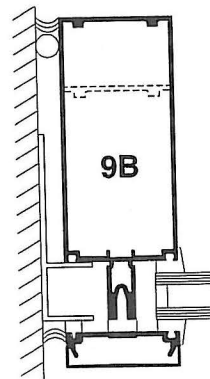
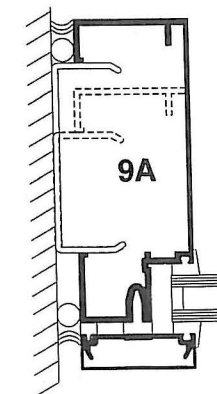
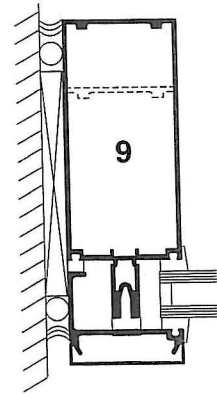
POWDER COATED ALUMINUM MESH PANEL

MANUFACTURER: Custom
COLOR: Charcoal

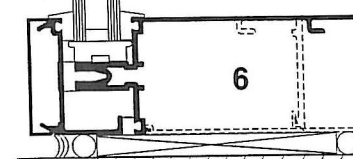
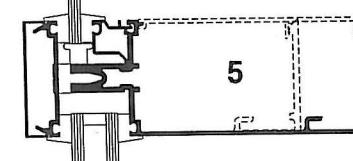
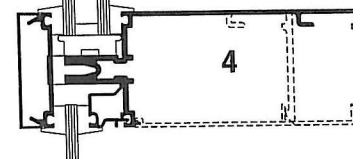
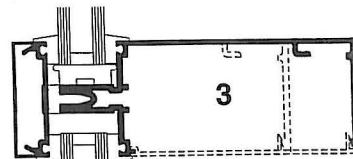
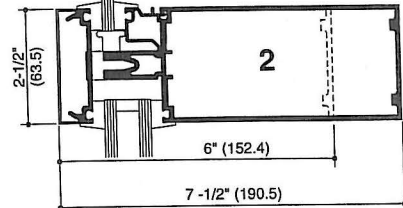
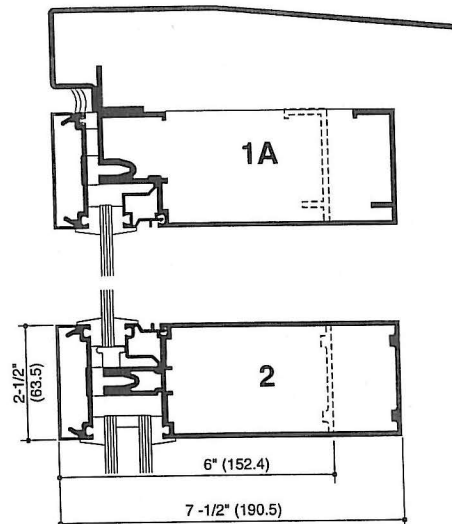
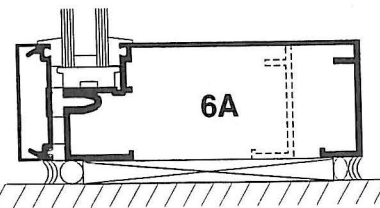
SCALE 3" = 1'-0"



ELEVATION IS NUMBER KEYED TO DETAILS



OPTIONAL STEEL REINFORCING AS REQUIRED

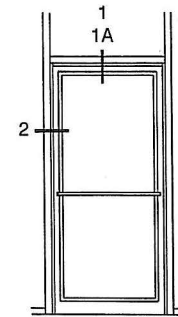


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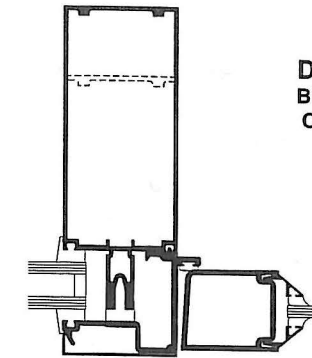
1600 WALL SYSTEM®1

ENTRANCE DETAILS (1" INFILL)

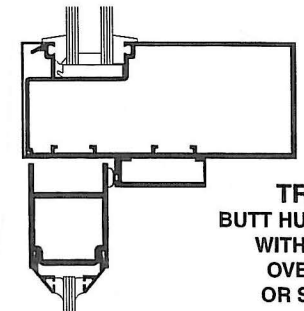
SCALE 3" = 1'-0"



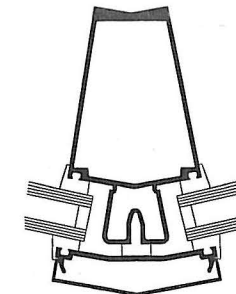
B/H OR O/P



6
DOOR JAMB
BUTT HUNG OR
OFFSET PIVOT



5
TRANSOM BAR
BUTT HUNG OR OFFSET PIVOT
WITH LCN CONCEALED
OVER HEAD CLOSER
OR SURFACE CLOSER



15° TO 25°

OUTSIDE SPLAYED MULLIONS

kawneer.com

KAWNEER 1600 STOREFRONT SYSTEM

MANUFACTURER: Kawneer
COLOR: Charcoal

MATERIALS

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

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5.3

APPENDIX A:
ZONING AND VISION PLAN
SITE AND SURROUNDINGS

88 MAPLEWOOD (LOT 5)
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A



BUILDING HEIGHT

Legend

*Penthouse Levels may exceed the building height by 2 feet.

1. A short story includes either: 1) use of a top story below the cornice line of a sloped roof that is at least 20% shorter in height than the story below; or 2) a story within a mansard roof with a pitch no greater than 30:12.

2. When a lot is assigned to more than one height requirements standard refer to the requirements listed in Section 10.5A21.22.

3. Attic space within either a gable, gambrel, hip or hip-top mansard roof or a penthouse level on a flat roof is not considered a story. Attic space is permitted above the top story provided the proposed building is no greater than the maximum building height.

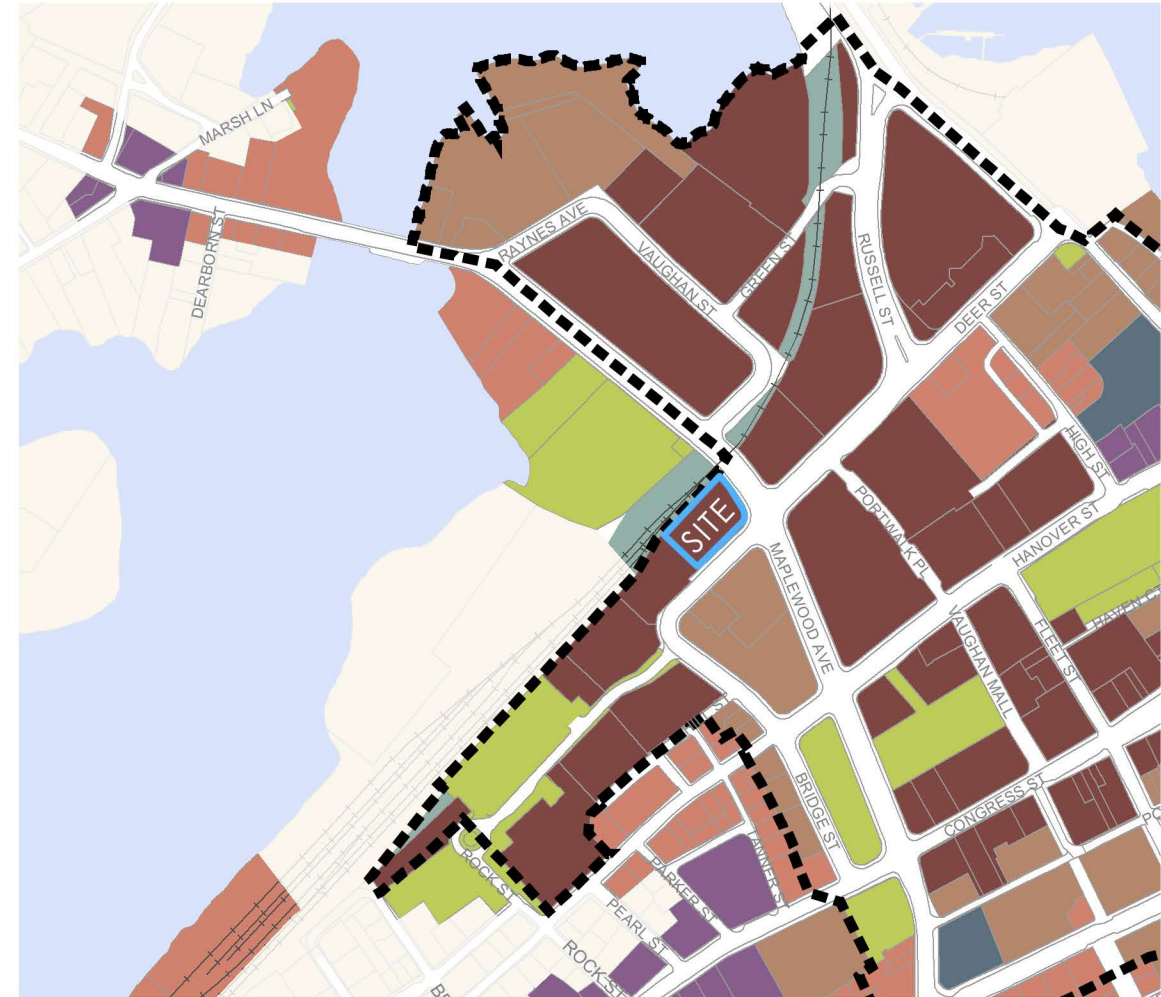
Incentive Overlay Districts

Within the Incentive Overlay Districts, certain specified development standards, including height, density and parking, may be modified pursuant to Section 10.5A47.

•••• North End Incentive Overlay District
Between Maplewood Avenue and Russell Street, the boundary of the North End Incentive Overlay District is established at 100 feet from the mean high water line.

•••• West End Incentive Overlay District
The boundary of the West End Incentive Overlay District is established at 200 feet from the rear lot lines of the abutting Aldrich Road lots and/or 100 feet from the rear lot lines of lots that abut the public or private portions of Chevrolet Avenue, whichever is greater.

Height requirement area	Maximum building height*
1 Story	20'
2 Stories	35'
2 Stories (short 3rd*)	35'
2-3 Stories	40'
2-3 Stories (short 4th*)	45'
2-4 Stories	50'
2-4 Stories (short 5th*)	60'
2-5 Stories	60'



ZONING PLAN

Legend

- ⬜ DOD Downtown Overlay District
- ⬜ HD Historic District

Character Districts

- CD5 Character District 5
- CD4 Character District 4
- CD4-W Character District 4-B
- CD4-L1 Character District 4-L1
- CD4-L2 Character District 4-L2

Civic District

- CIVIC Civic District

Other Districts

- M Municipal District
- TC Transportation Corridor

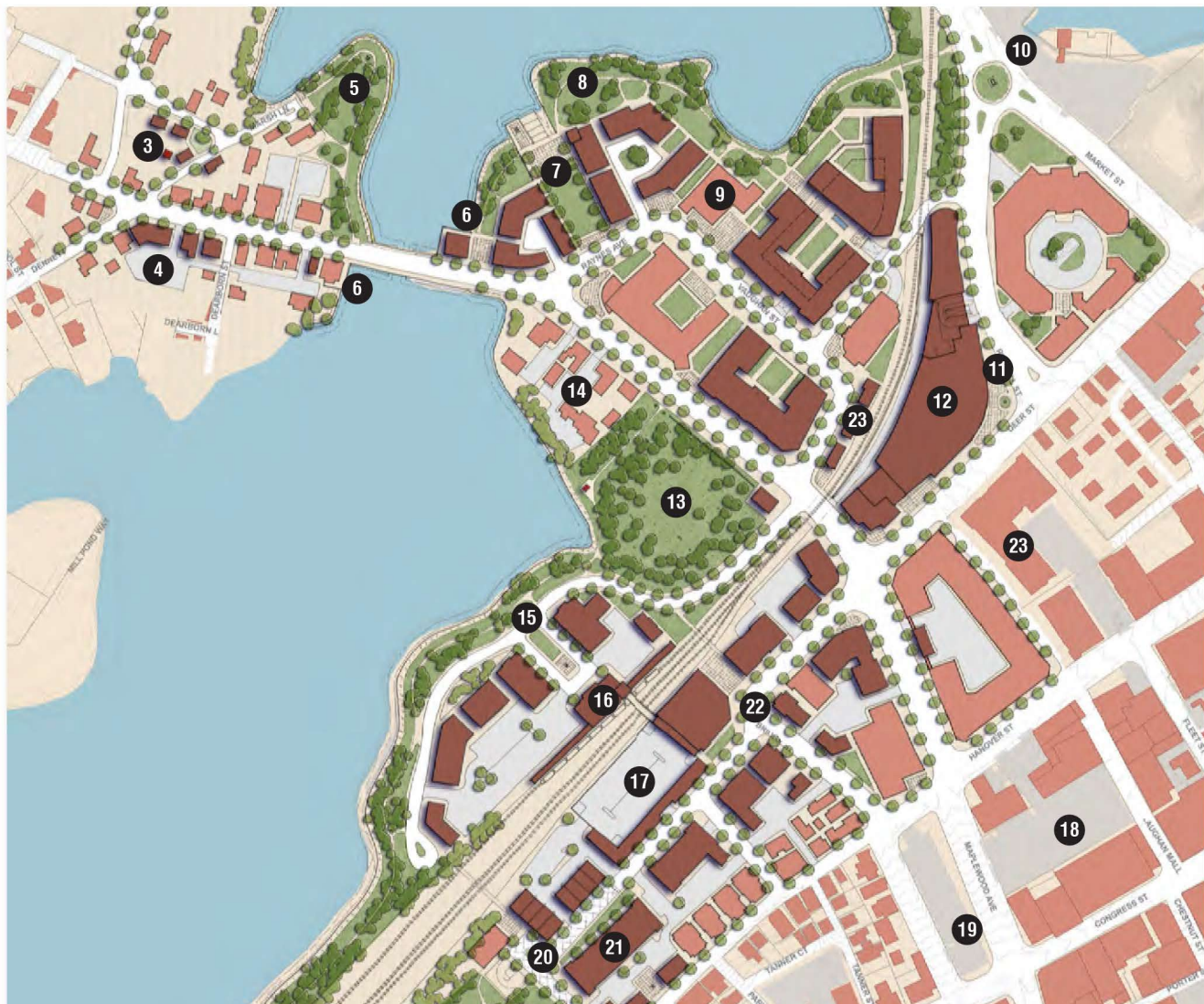
88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

ZONING

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: OCTOBER 5, 2022



6.0



NORTH END VISION PLAN
PROPOSED PROJECT SITE

- 1 NOBLE'S ISLAND
- 2 ALBACORE MUSEUM
- 3 PSNH SUBSTATION
- 4 MAPLEWOOD/DENNETT GATEWAY REDEVELOPMENT
- 5 MARSH LANE PARK
- 6 WATERFRONT DINING
- 7 MILL POND CIVIC PLAZA & GREEN
- 8 MILL POND WATERFRONT PARK & GREENWAY
- 9 3S ARTSPACE
- 10 MARKET STREET ROUNDABOUT & PARKS
- 11 NORTH END PLAZA
- 12 FUTURE HARBORCORP/WHOLE FOODS CONVENTION CENTER
- 13 UNION CEMETERY/NORTH CEMETERY

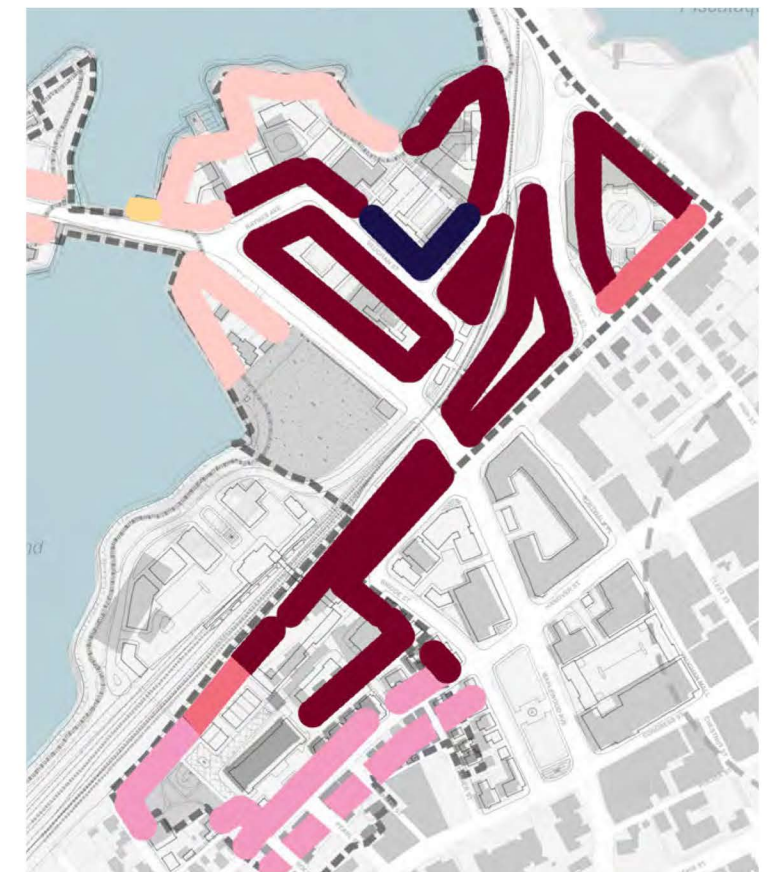
- 14 MAPLEWOOD HISTORIC HOMES
- 15 TRANSIT ORIENTED DEVELOPMENT
- 16 FUTURE PASSENGER RAIL STATION
- 17 FUTURE NORTH END PARKING GARAGE W/ MIXED-USE LINER BUILDING
- 18 FUTURE MAPLEWOOD PARKING GARAGE W/ MIXED-USE LINER BUILDING
- 19 FUTURE MAPLEWOOD AVENUE SQUARE/PARK
- 20 FUTURE ARTISAN/WORKFORCE HOUSING DISTRICT
- 21 FUTURE UPWARD EXTENSION OF HEINEMANN BUILDING
- 22 FUTURE MIXED-USE DISTRICT
- 23 FUTURE INFILL & LINER BUILDINGS

LEGEND

6 Stories (70')
4-5 Stories (60')
3-4 Stories (50')
2-3 Stories (45')
* 2 Stories (35')
1 Story (20')



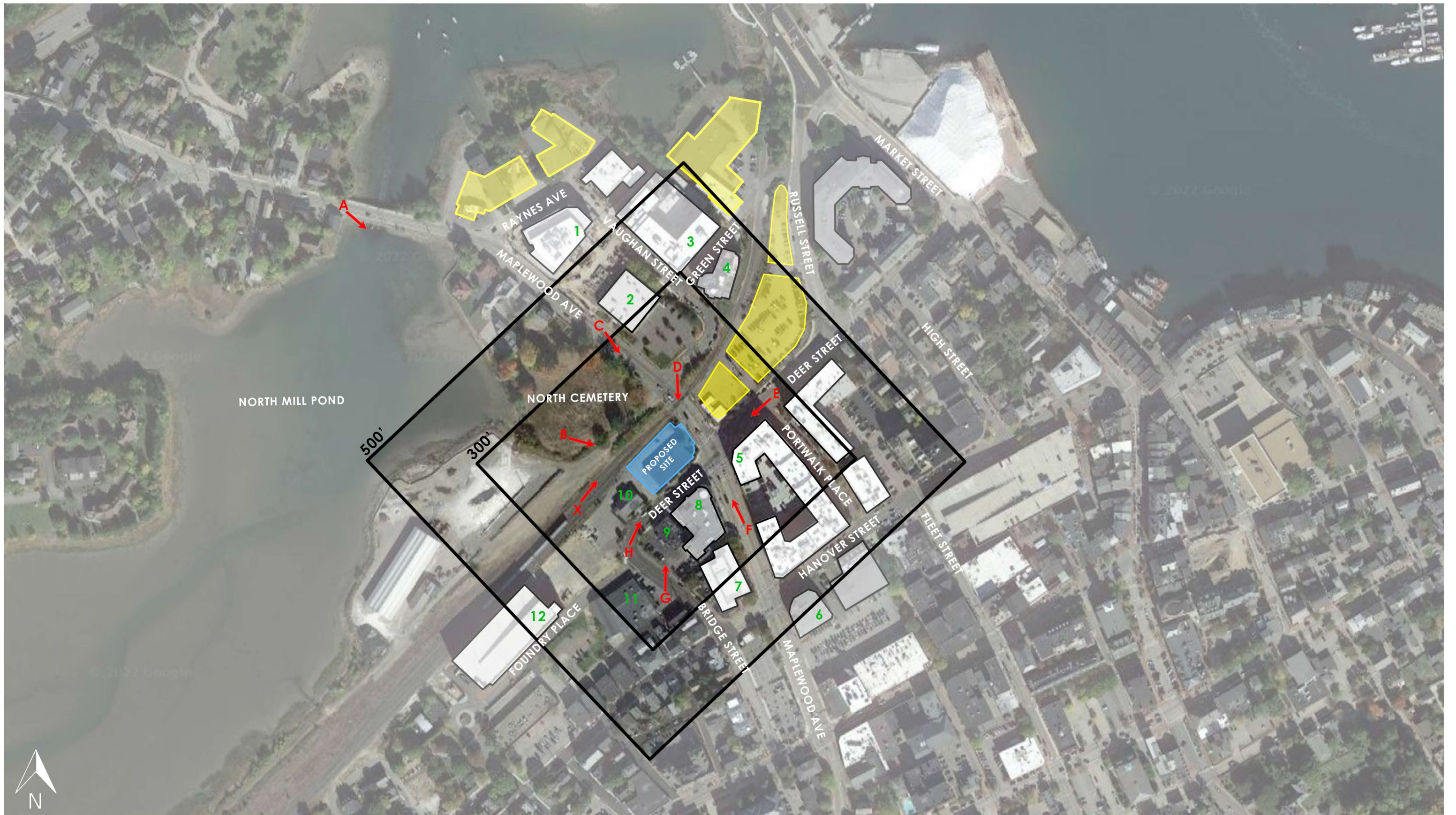
NORTH END ARCHITECTURAL STYLE



PRELIMINARY BUILDING HEIGHT MAP

BUILDING DESIGN

The massing strategy of the vision plan is to respond to the surrounding context and viewsheds by stepping down building heights and densities towards the waterfront and existing historic structures. While Portsmouth's downtown is rich in historical architectural styles, public opinion during the charrette expressed a desire for a mixture of contemporary building design, styles types, materials and a wide variety of building height, volumes and massing techniques in the North End. This purposeful distinction will help to define the North End as a unique entity while complementing and contrasting with the historic character of the larger downtown.



88 MAPLEWOOD (LOT 5)
 PORTSMOUTH, NEW HAMPSHIRE

300' & 500' SITE SURROUNDINGS

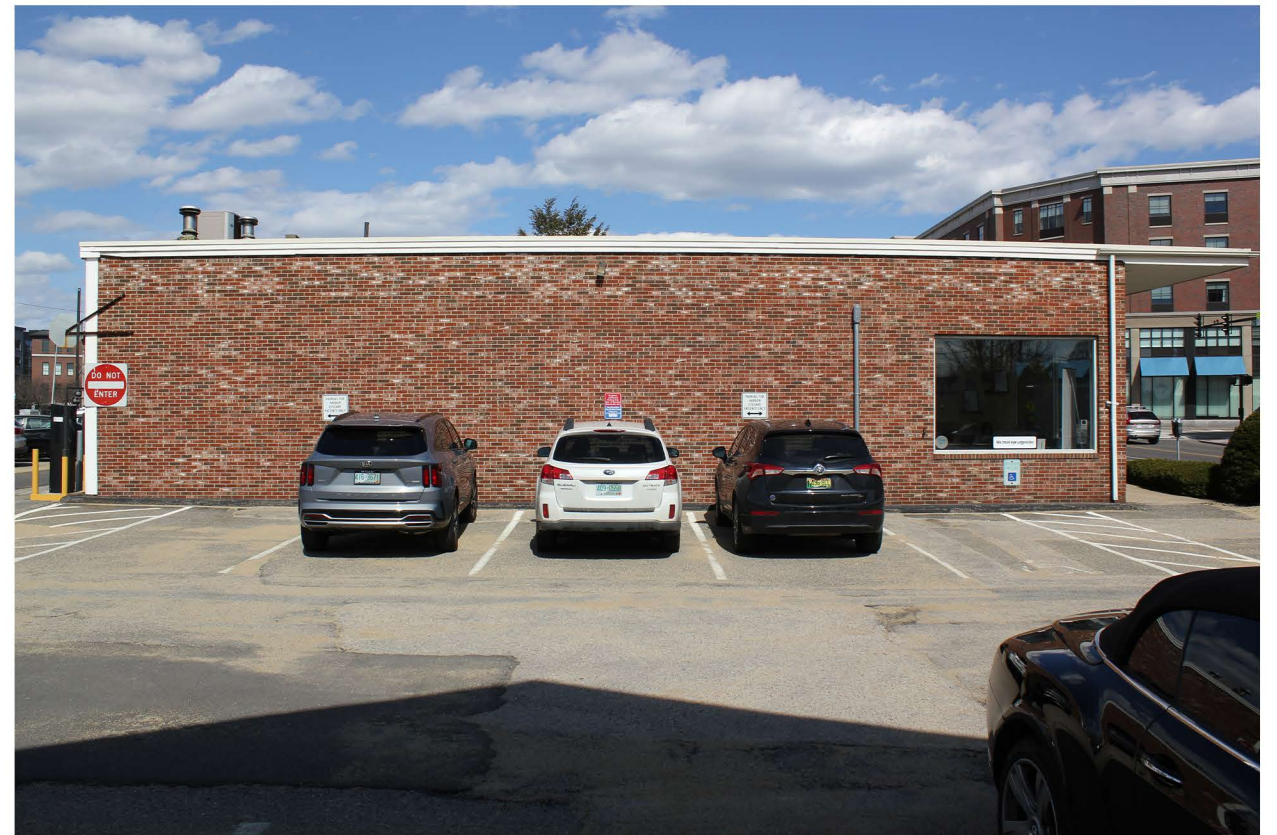
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7.0



DEER STREET ELEVATION



ELEVATION FACING LOT 4



ELEVATION FACING RAILROAD TRACKS



MAPLEWOOD AVE ELEVATION

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
EXISTING BUILDING

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A. VIEW ACROSS NORTH MILL POND TO NORTH CEMETARY



B. VIEW OF THE SITE FROM NORTH CEMETARY



C. VIEW OF THE SITE FROM MAPLEWOOD AVENUE



D. VIEW OF THE SITE FROM VAUGHAN STREET



E. VIEW FROM DEER STREET TO FOUNDRY GARAGE



F. VIEW FROM MAPLEWOOD TOWARD VAUGHAN STREET



G. VIEW OF THE SITE FROM BRIDGE STREET



H. VIEW OF SITE FROM THE CORNER OF BRIDGE STREET



X. VIEW OF RAILROAD TRACKS ABUTTING SITE

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
PRIMARY VIEWS OF THE SITE
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1 145 MAPLEWOOD



2 111 MAPLEWOOD



3 299 VAUGHAN STREET



4 233 VAUGHAN STREET



5 PORTWALK



6 25 MAPLEWOOD



7 30 MAPLEWOOD



8 46 MAPLEWOOD



9 238 DEER STREET



10 163 DEER STREET



11 126 BRIDGE STREET



12 FOUNDRY PARKING GARAGE

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
PROPERTIES WITHIN 300'-500' OF SITE
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