

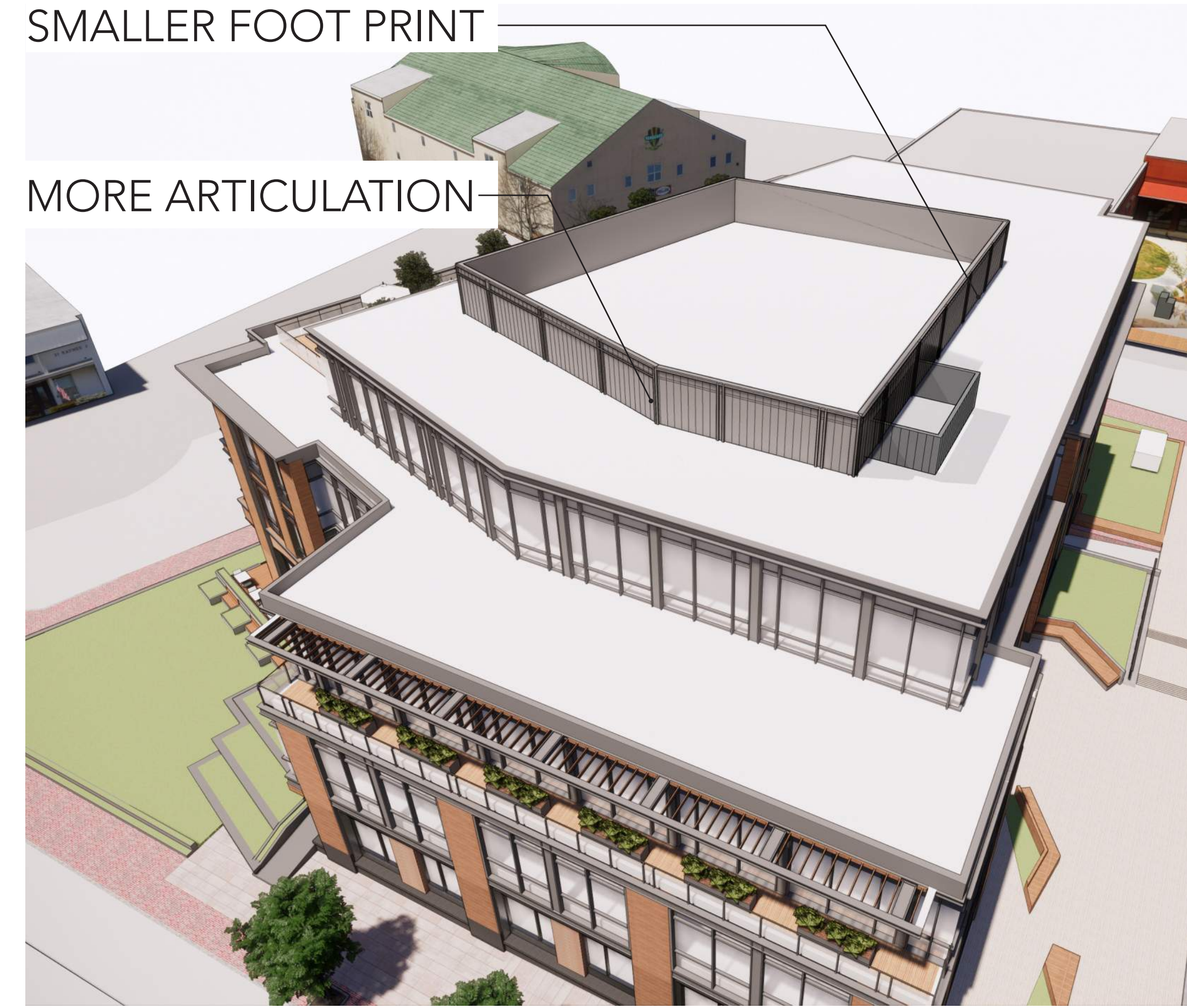
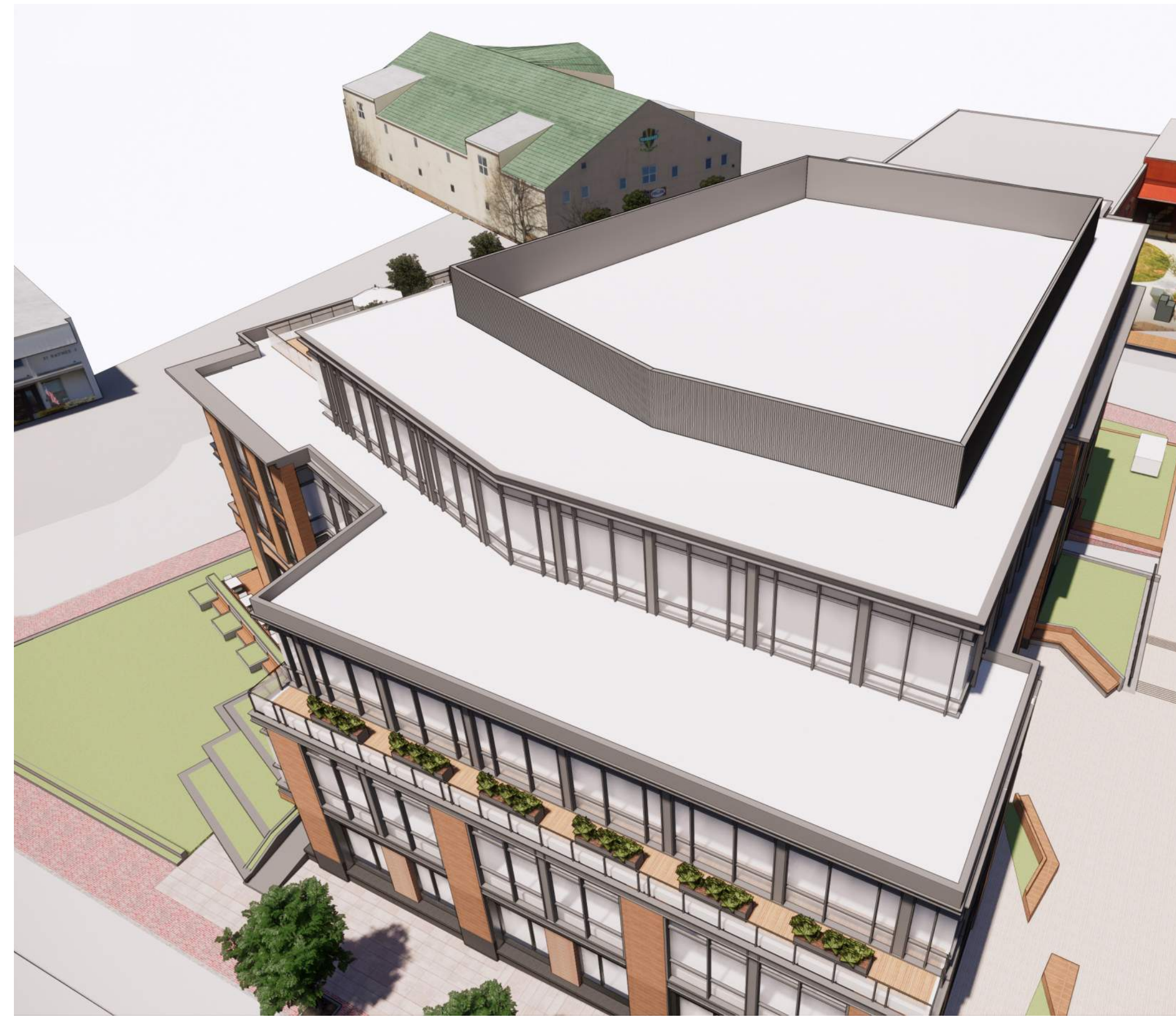
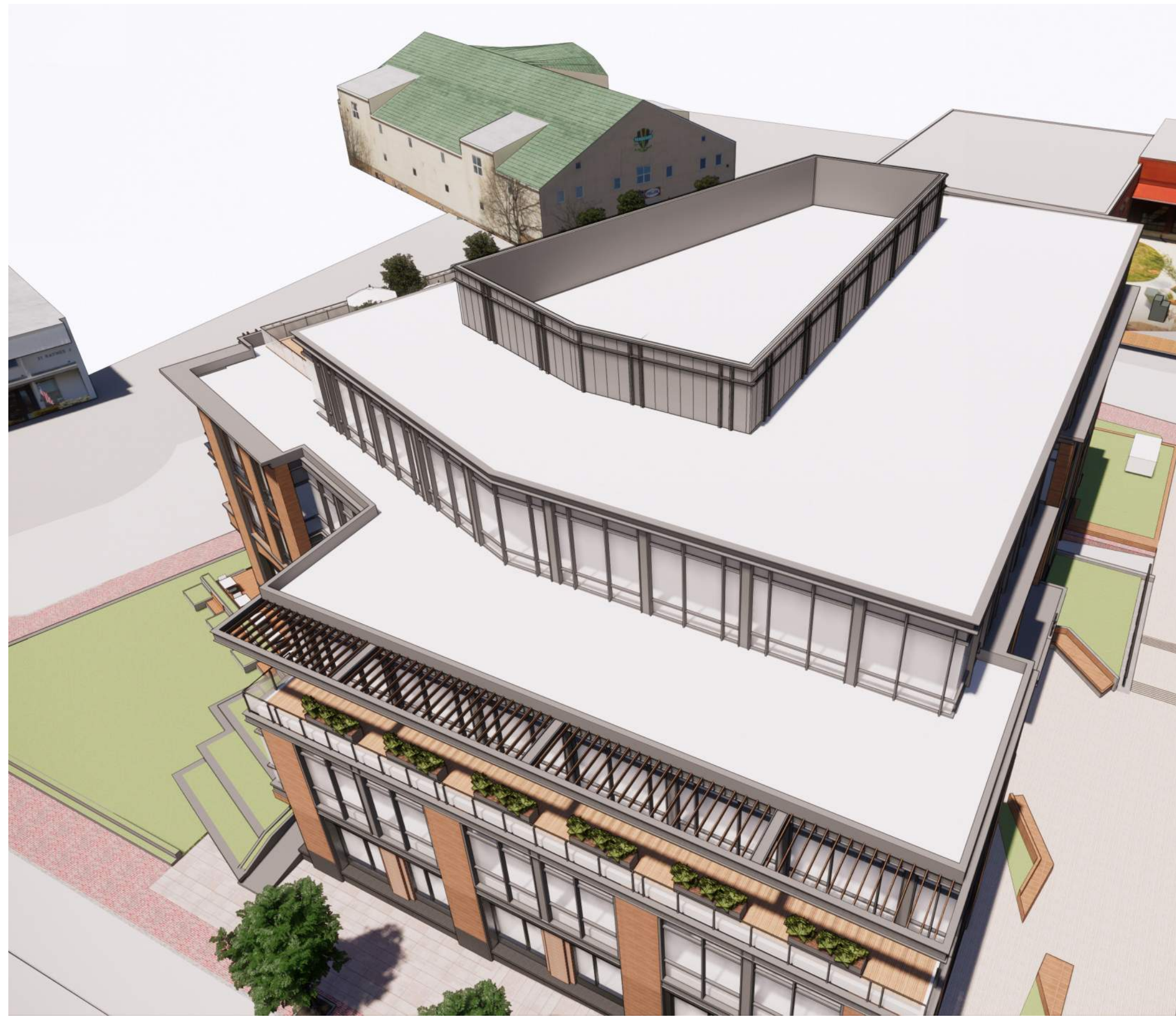


# 111 MAPLEWOOD AVE.

PORTSMOUTH, NH

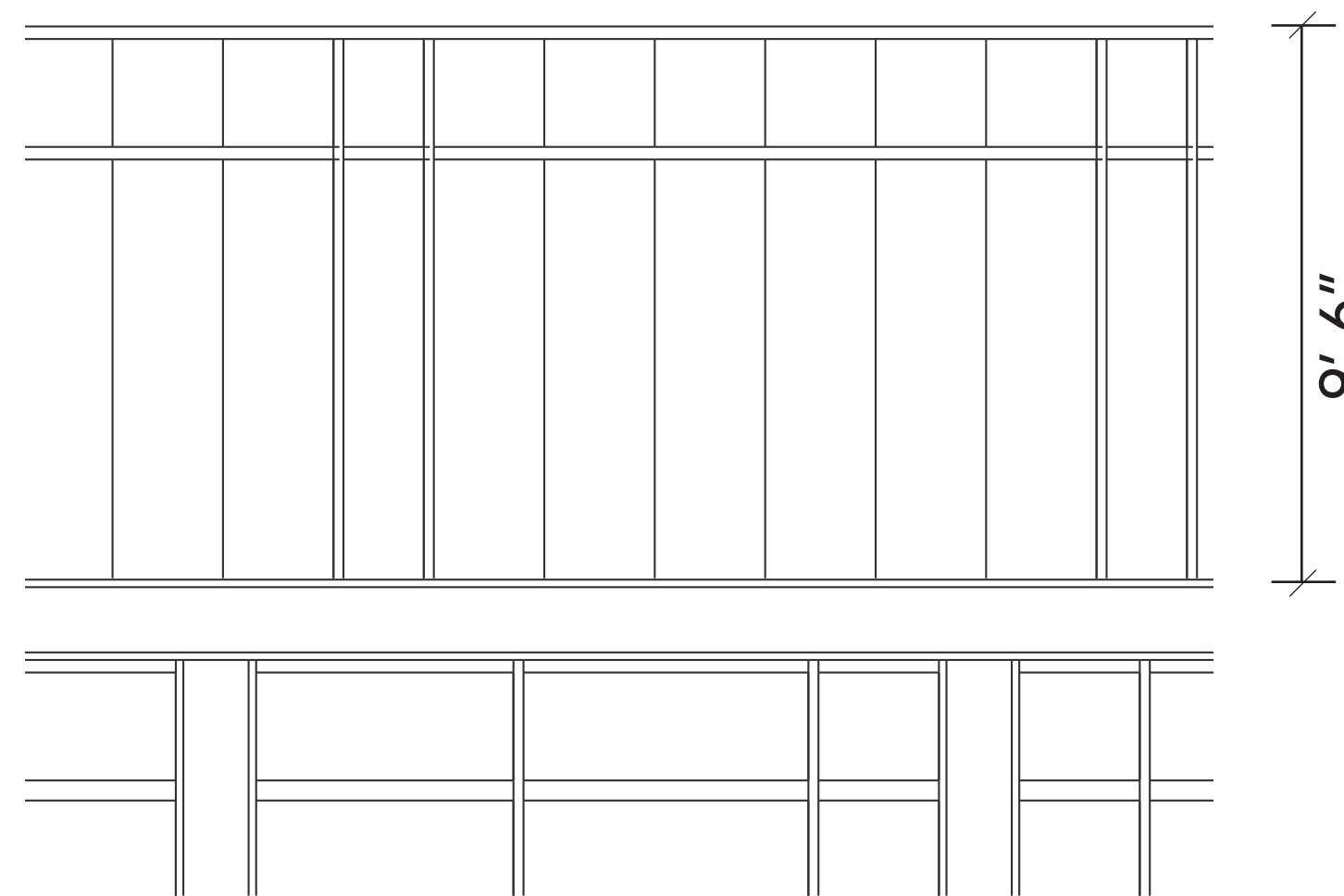


1. Mechanical Penthouse Screen
2. Maplewood Ave. Trellis
3. Raynes Ave. Curtain Wall Fin System
4. Reduced Granite Base
- 5a. Terracotta Arches Changed to wood
- 5b. Wood reveals removed
6. Canopy on Raynes and Vaughn Removed
- 7a. Additional Exterior Door Added
- 7b. Exterior Door Removed
8. 4th Floor Enlarged
9. Garage Vent Louver on East Side Added
10. Louvers changed to Spandrel on Raynes

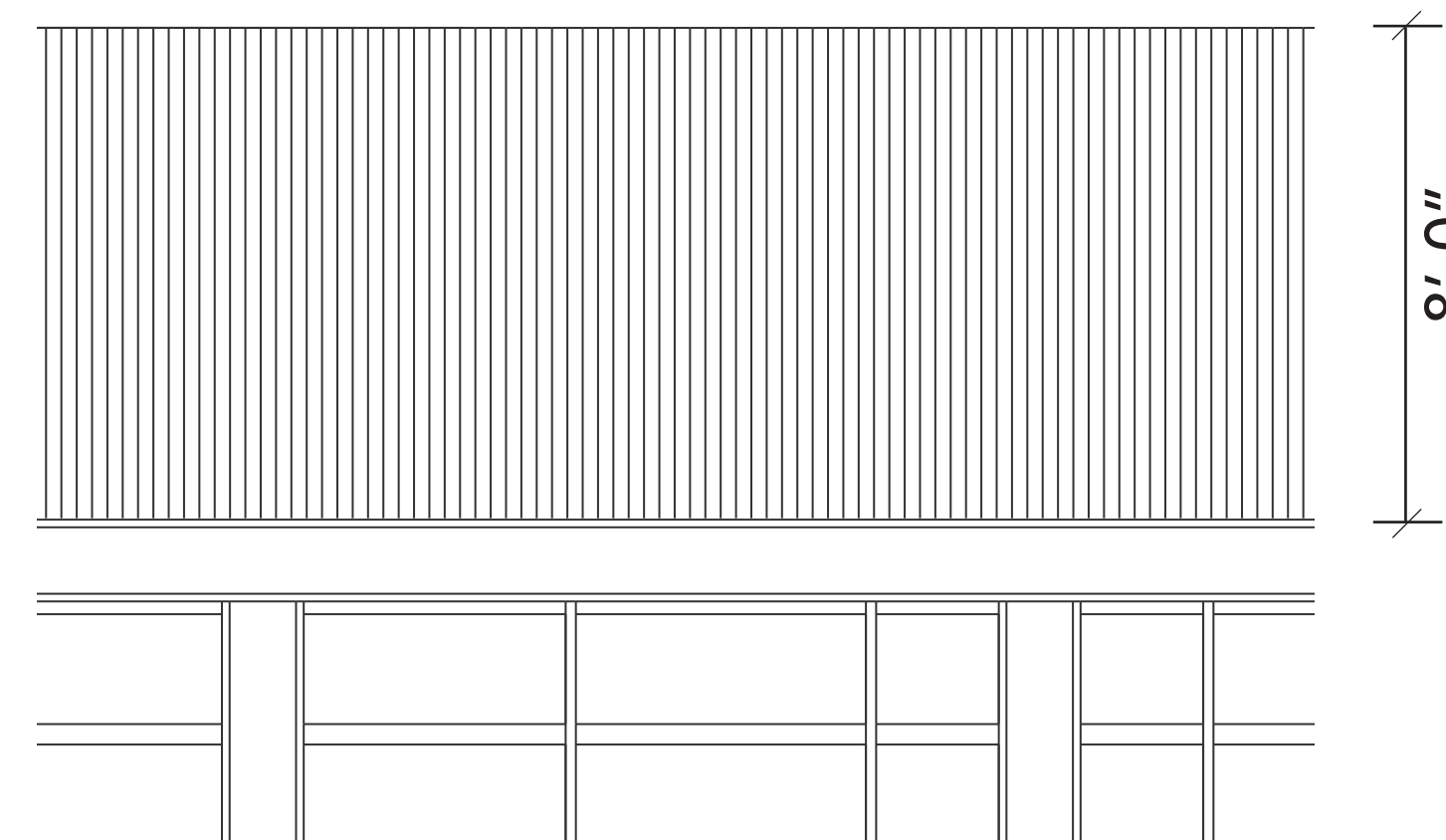


SMALLER FOOT PRINT

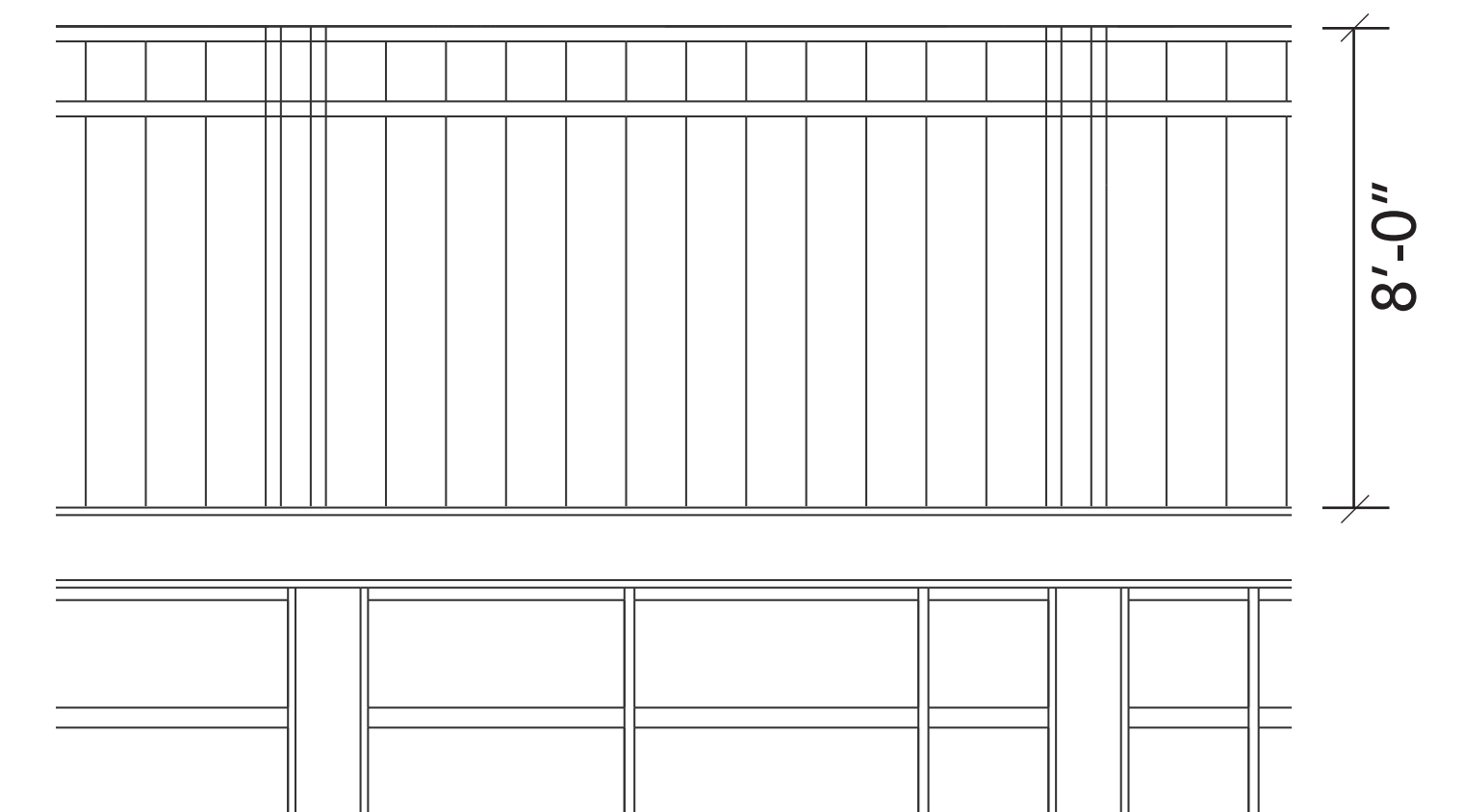
MORE ARTICULATION



Previously Approved Design 04-12-19



Modified Design 12-04-19



Revised Design 01-08-20

**1. MECHANICAL PENTHOUSE SCREEN**  
 111 MAPLEWOOD AVE  
 PORTSMOUTH, NH



Previously Approved Design 04-12-19



Revised Design 01-08-20

**2. MAPLEWOOD AVE TRELIS**  
111 MAPLEWOOD AVE  
PORTSMOUTH, NH



Previously Approved Design 04-12-19

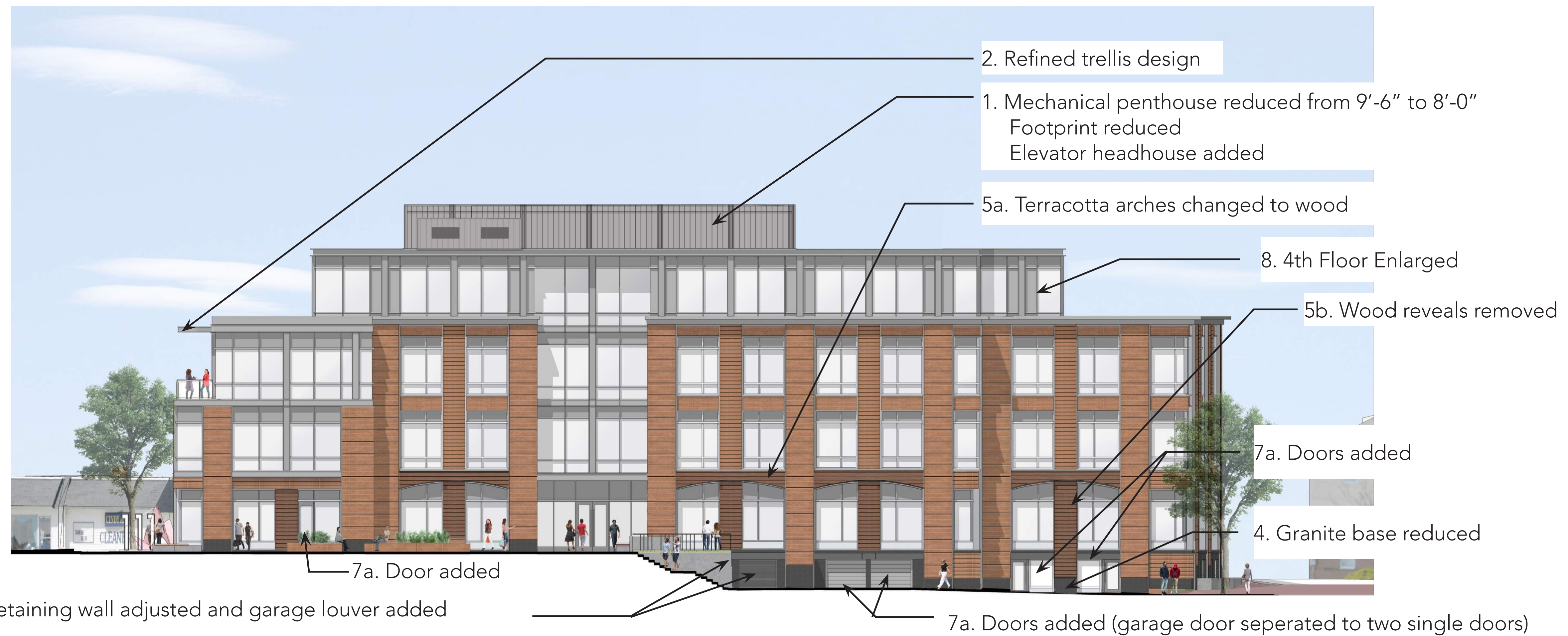


Revised Design 01-08-20

**3. CURTAIN WALL FIN SYSTEM**  
 111 MAPLEWOOD AVE  
 PORTSMOUTH, NH



Previously Approved Design 04-12-2019



Revised Design 01-08-2020

**EAST ELEVATION - Entry Passage**  
 111 MAPLEWOOD AVE  
 PORTSMOUTH, NH



Previously Approved Design 04-12-2019

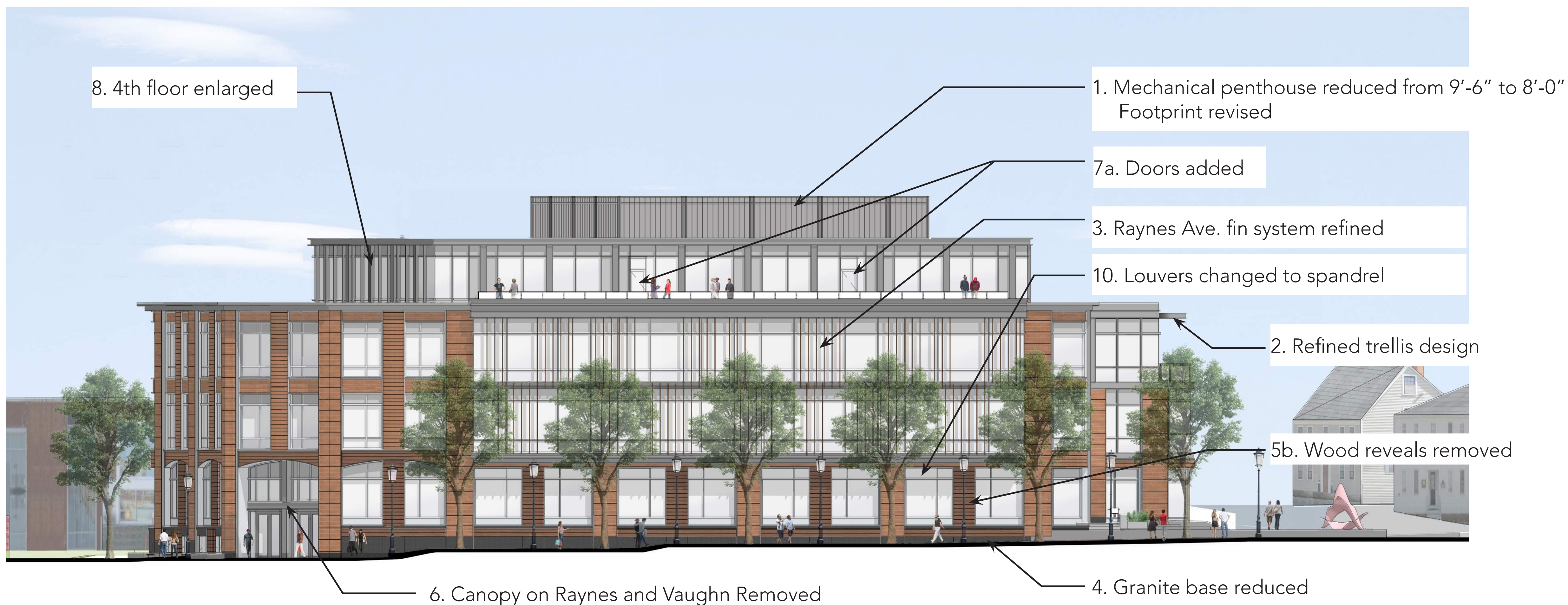


Revised Design 01-08-2020

**SOUTH ELEVATION - Maplewood Avenue**  
 111 MAPLEWOOD AVE  
 PORTSMOUTH, NH



Previously Approved Design 04-12-2019



Revised Design 01-08-2020

**WEST ELEVATION - Raynes Avenue**  
 111 MAPLEWOOD AVE  
 PORTSMOUTH, NH





Previously Approved Design 04-12-2019  
111 MAPLEWOOD AVE  
PORTSMOUTH, NH



1. Mechanical penthouse reduced from 9'-6" to 8'-0"  
Footprint revised

2. Refined trellis design

5a. Terracotta arches changed to wood

7b. Exterior door removed

5b. Wood reveals removed

3. Raynes Ave. curtain wall fin system refined

Revised Design 01-08-2020  
111 MAPLEWOOD AVE  
PORTSMOUTH, NH



Previously Approved Design 04-12-2019  
111 MAPLEWOOD AVE  
PORTSMOUTH, NH



1. Mechanical penthouse reduced from 9'-6" to 8'-0"  
Footprint revised  
Elevator Head house added

2. Refined trellis design

5a. Terracotta arches changed to wood

7a. Additional Exterior Door Added

Revised Design 01-08-2020  
111 MAPLEWOOD AVE  
PORTSMOUTH, NH



Previously Approved Design 04-12-2019  
111 MAPLEWOOD AVE  
PORTSMOUTH, NH



1. Mechanical penthouse reduced from 9'-6" to 8'-0"  
Footprint revised

8. 4th Floor Enlarged

5a. Terracotta Arches Changed to wood

5b. Wood reveals removed

6. Canopy on Raynes and Vaughn Removed

4. Reduced Granite Base

7a. Additional Exterior Door Added

Revised Design 01-08-2020  
111 MAPLEWOOD AVE  
PORTSMOUTH, NH



Previously Approved Design 04-12-19

- 1. Mechanical penthouse reduced from 9'-6" to 8'-0"
- Footprint reduced
- Elevator headhouse added



5a. Terracotta arches changed to wood

5b. Wood reveals removed

Revised Design 01-08-20

DETAIL ELEVATION - TYPICAL BAY  
 111 MAPLEWOOD AVE  
 PORTSMOUTH, NH



Previously Approved Design 04-12-19

7a. Exterior doors added



5b. Wood reveals removed

Revised Design 01-08-20

DETAIL ELEVATION - MAPLEWOOD FACADE  
 111 MAPLEWOOD AVE  
 PORTSMOUTH, NH





Previously Approved Design 04-12-19

1. Mechanical penthouse reduced from 9'-6" to 8'-0"

Footprint reduced

7a. Exterior door added

3. Raynes Ave. fin system refined

5b. Wood reveals removed

10. Louvers changed to spandrel on Raynes

4. Granite base reduced



Revised Design 01-08-20

DETAIL ELEVATION - RAYNES FACADE  
 111 MAPLEWOOD AVE  
 PORTSMOUTH, NH



NOTE: REFER TO LANDSCAPE DRAWINGS FOR SITE MATERIALS, SITE LIGHTING & VEGETATION

**SITE PLAN - ROOF PLAN**  
111 MAPLEWOOD AVE  
PORTSMOUTH, NH



NOTE: REFER TO LANDSCAPE DRAWINGS FOR SITE MATERIALS, SITE LIGHTING & VEGETATION

**SITE PLAN - GROUND FLOOR**  
 111 MAPLEWOOD AVE  
 PORTSMOUTH, NH



NOTE: REFER TO LANDSCAPE DRAWINGS FOR SITE MATERIALS, SITE LIGHTING & VEGETATION

**SITE PLAN - PARKING LEVEL**  
 111 MAPLEWOOD AVE  
 PORTSMOUTH, NH

**ZONED 2/3 STORIES**  
**ZONED 3/4 STORIES**

Zoned for both 2/3 + 3/4 stories, 4th story is okay if set back 50' from street

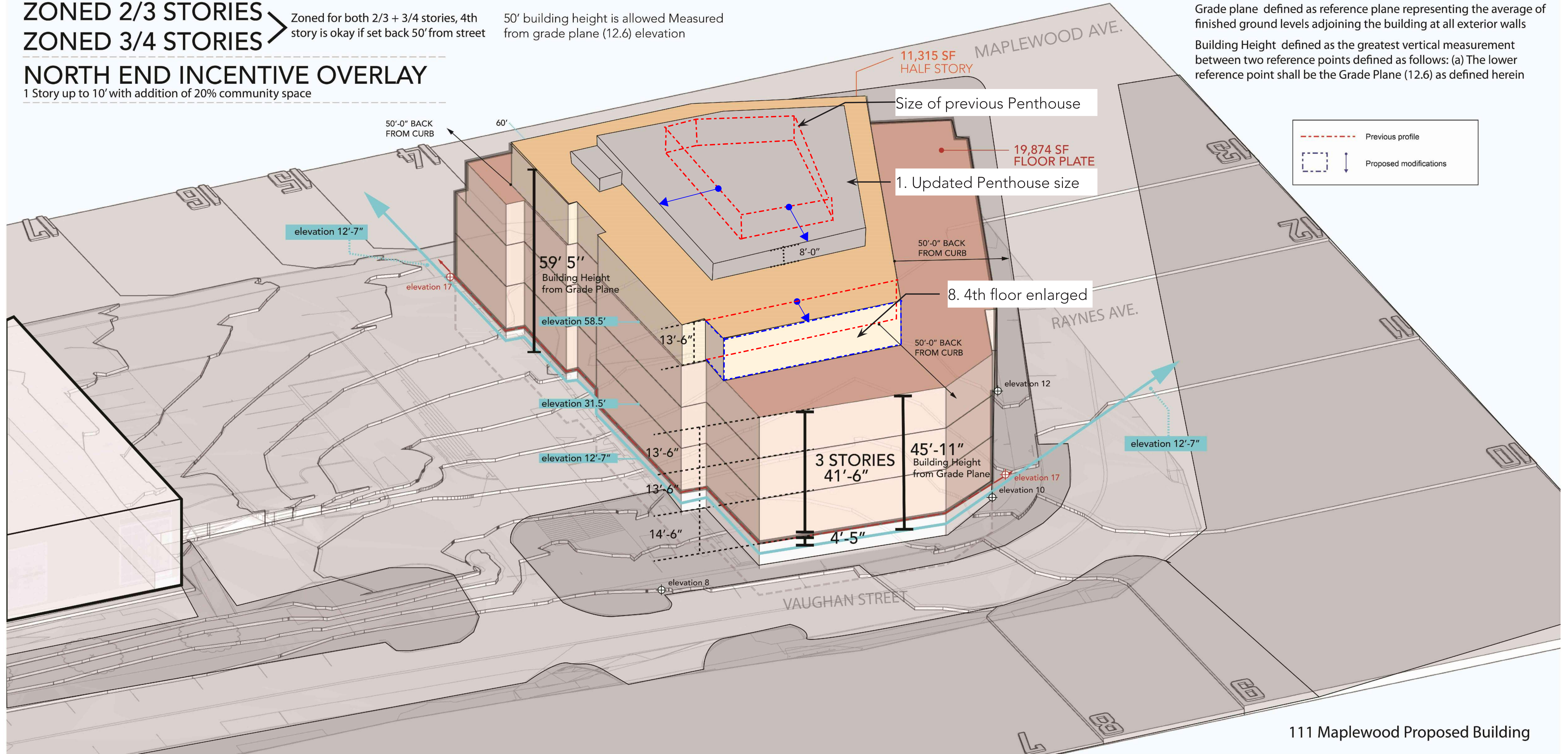
50' building height is allowed Measured from grade plane (12.6) elevation

**NORTH END INCENTIVE OVERLAY**

1 Story up to to 10' with addition of 20% community space

Grade plane defined as reference plane representing the average of finished ground levels adjoining the building at all exterior walls

Building Height defined as the greatest vertical measurement between two reference points defined as follows: (a) The lower reference point shall be the Grade Plane (12.6) as defined herein



111 Maplewood Proposed Building

**SETBACKS + BUILDING HEIGHTS**  
 111 MAPLEWOOD AVE  
 PORTSMOUTH, NH



1 HDC BUILDING ELEVATION - ENTRY PASSAGE (EAST)  
3/32" = 1'-0"



4 HDC BUILDING ELEVATION - VAUGHAN STREET (WEST)  
3/32" = 1'-0"



2 HDC BUILDING ELEVATION - MAPLEWOOD AVENUE (SOUTH)  
3/32" = 1'-0"

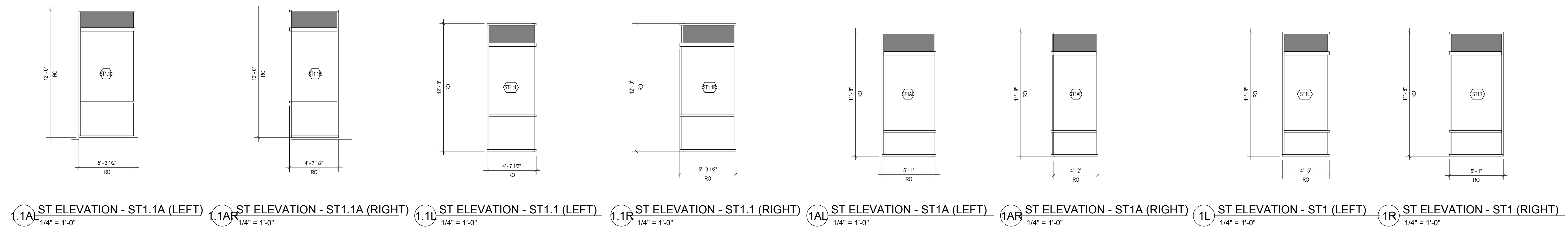
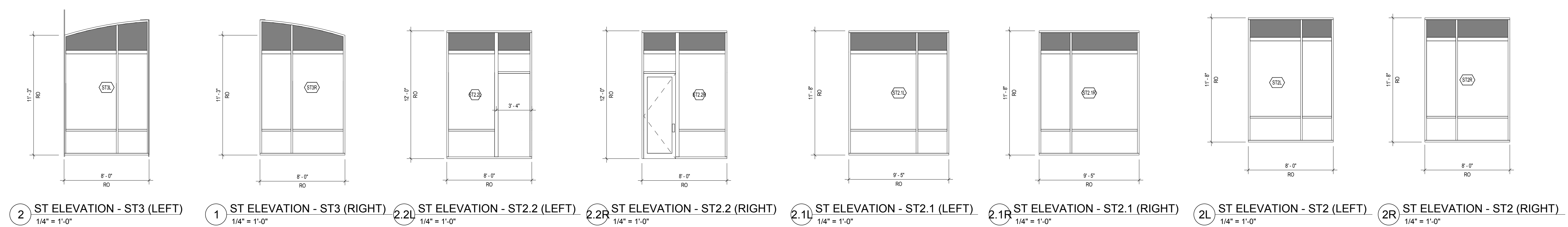
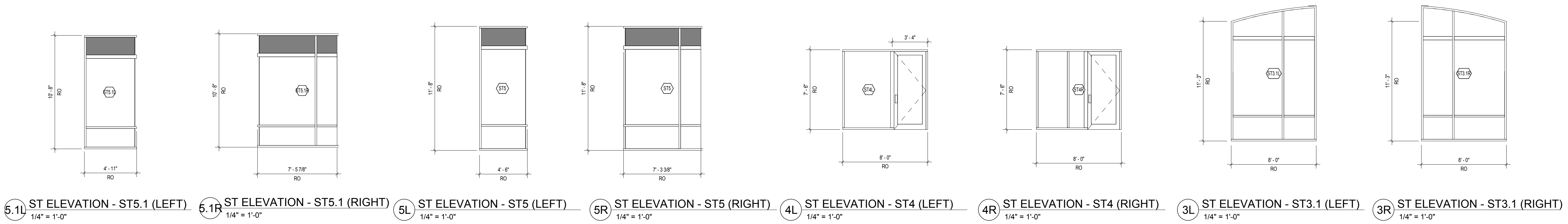
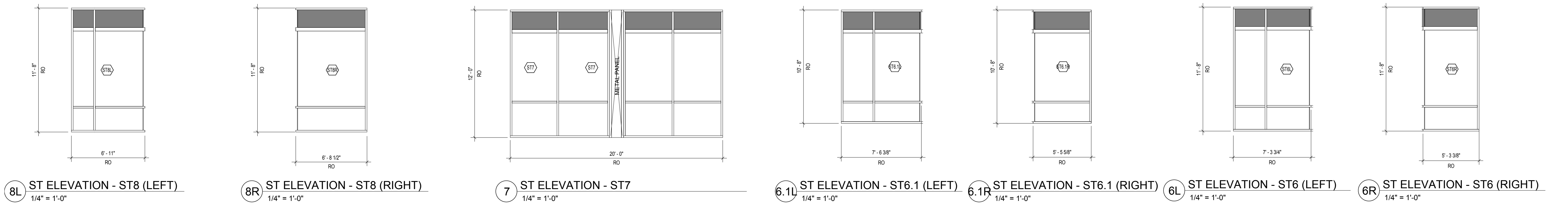
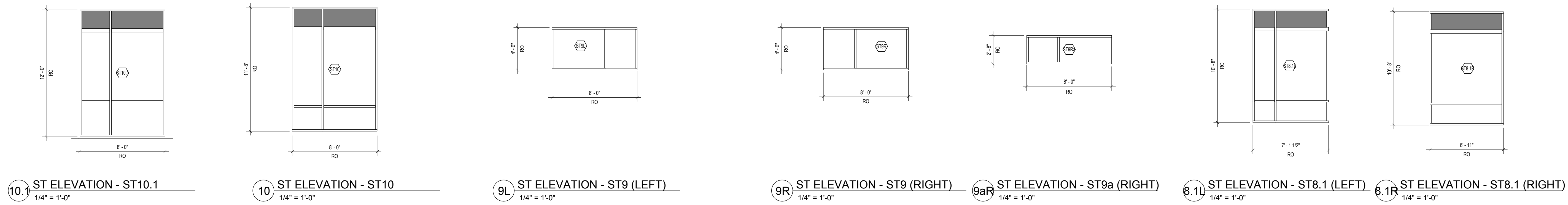


5 HDC BUILDING ELEVATION - VAUGHAN/RAYNES ENTRY (WEST)  
3/32" = 1'-0"

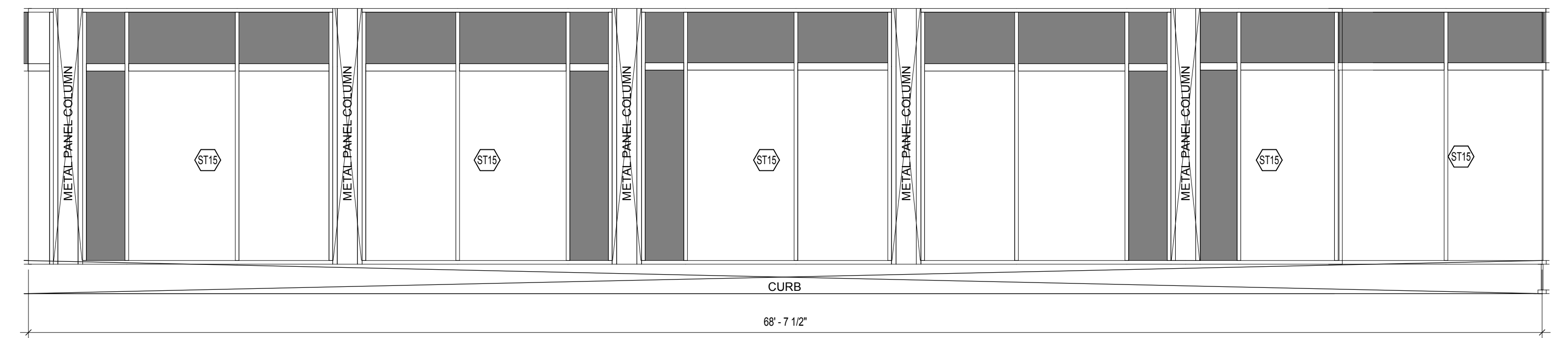
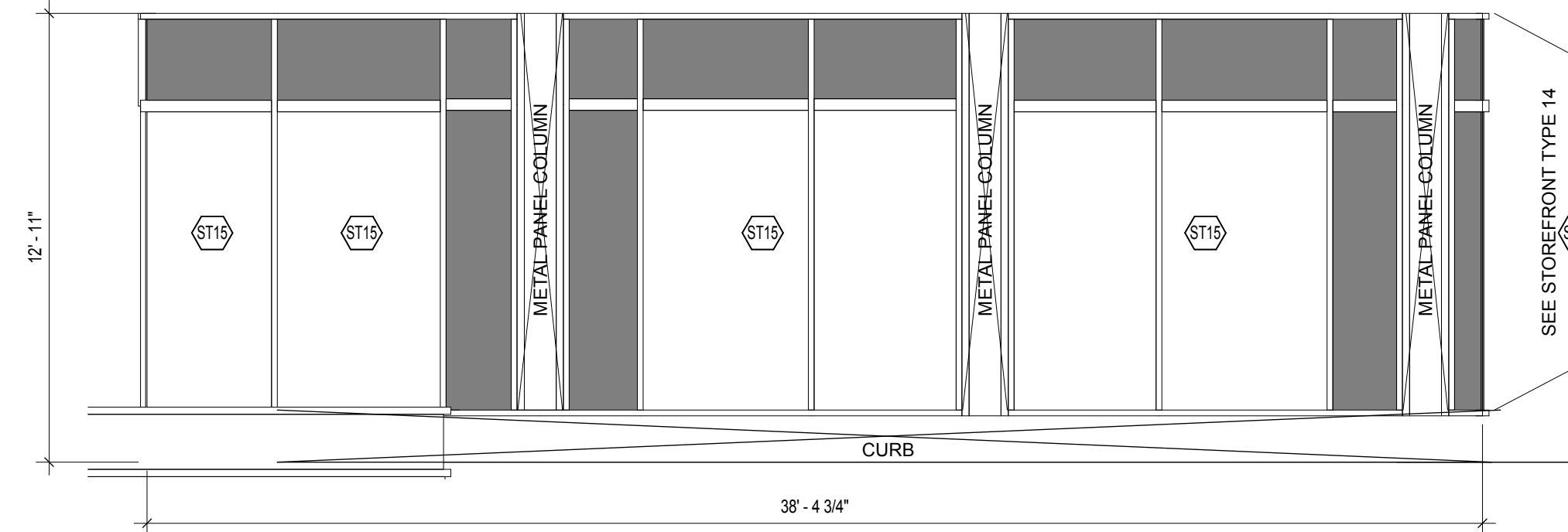
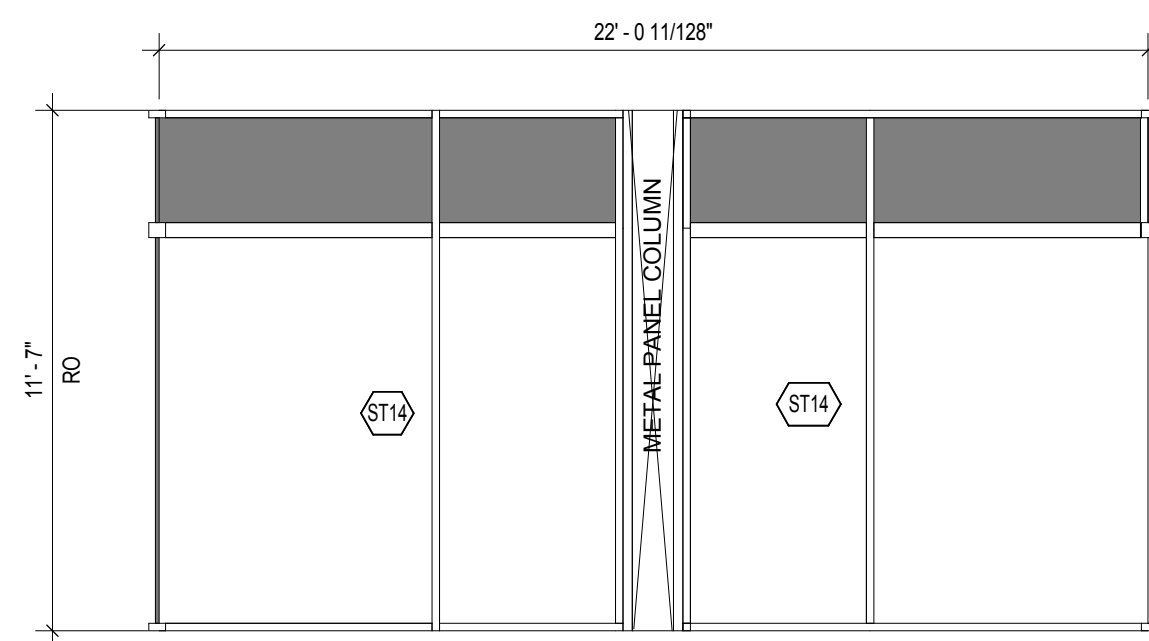


3 HDC BUILDING ELEVATION - RAYNES AVENUE (NORTH)  
3/32" = 1'-0"









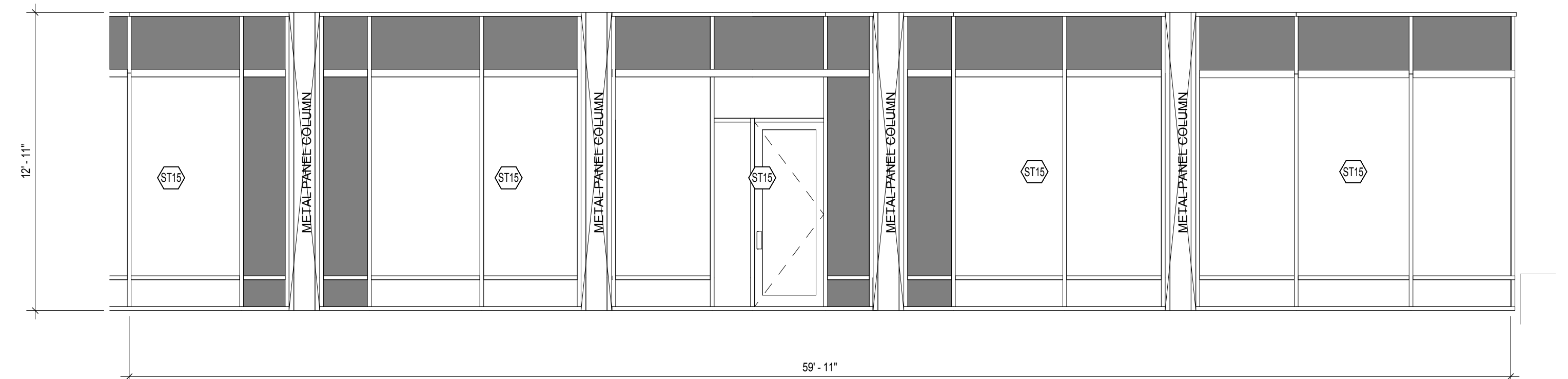
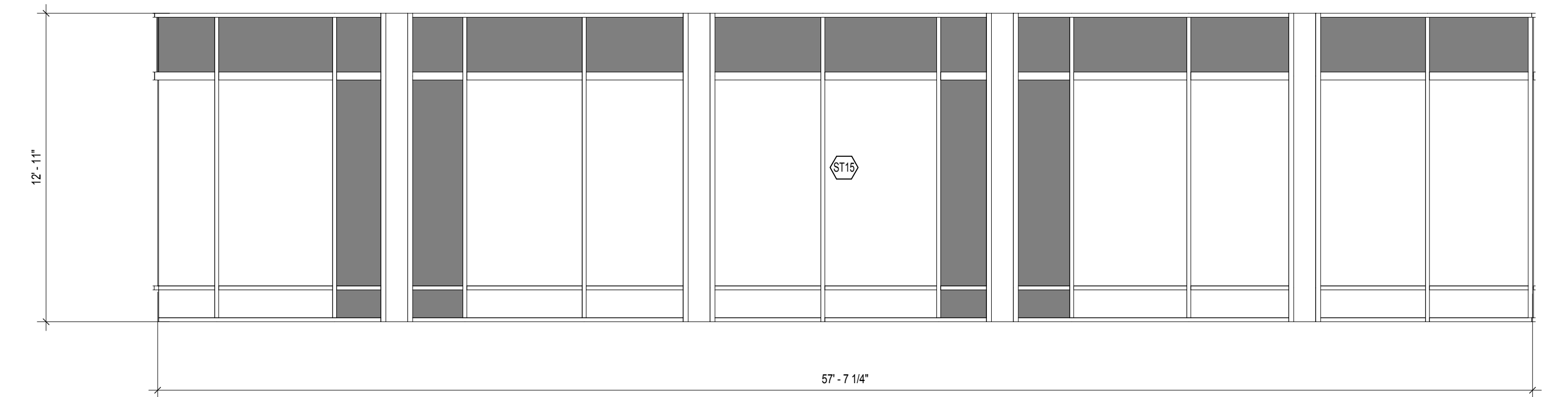
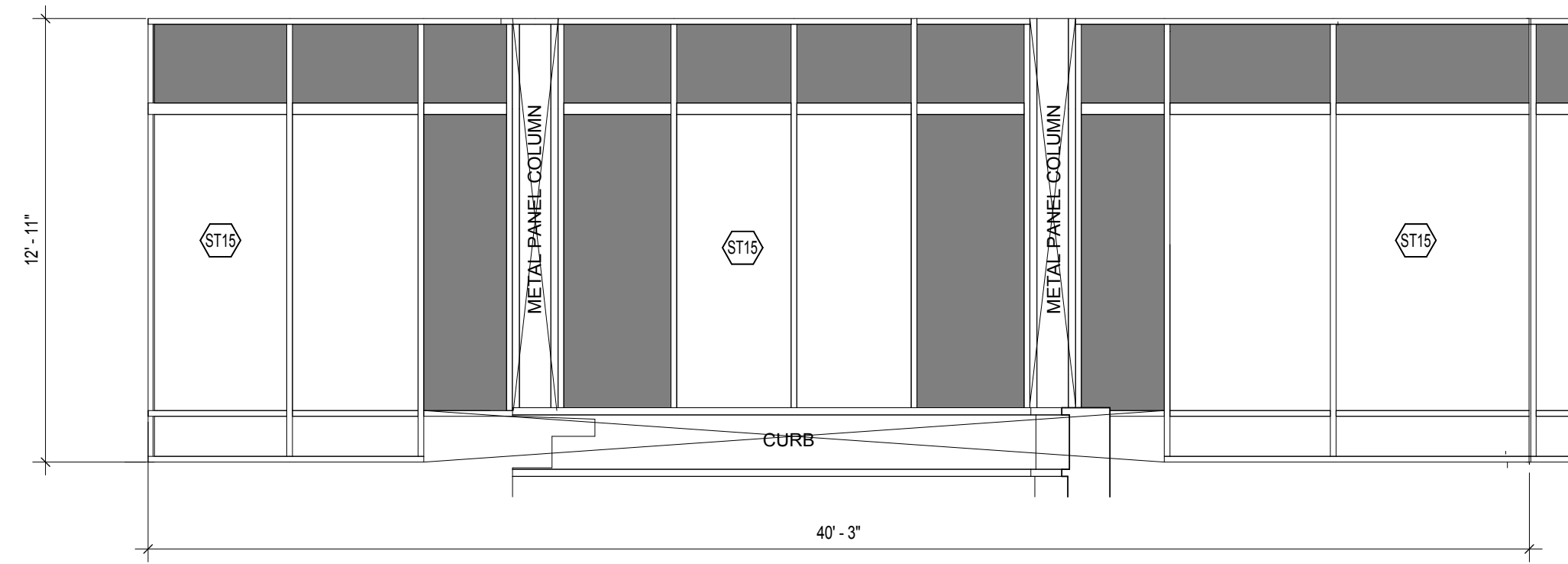
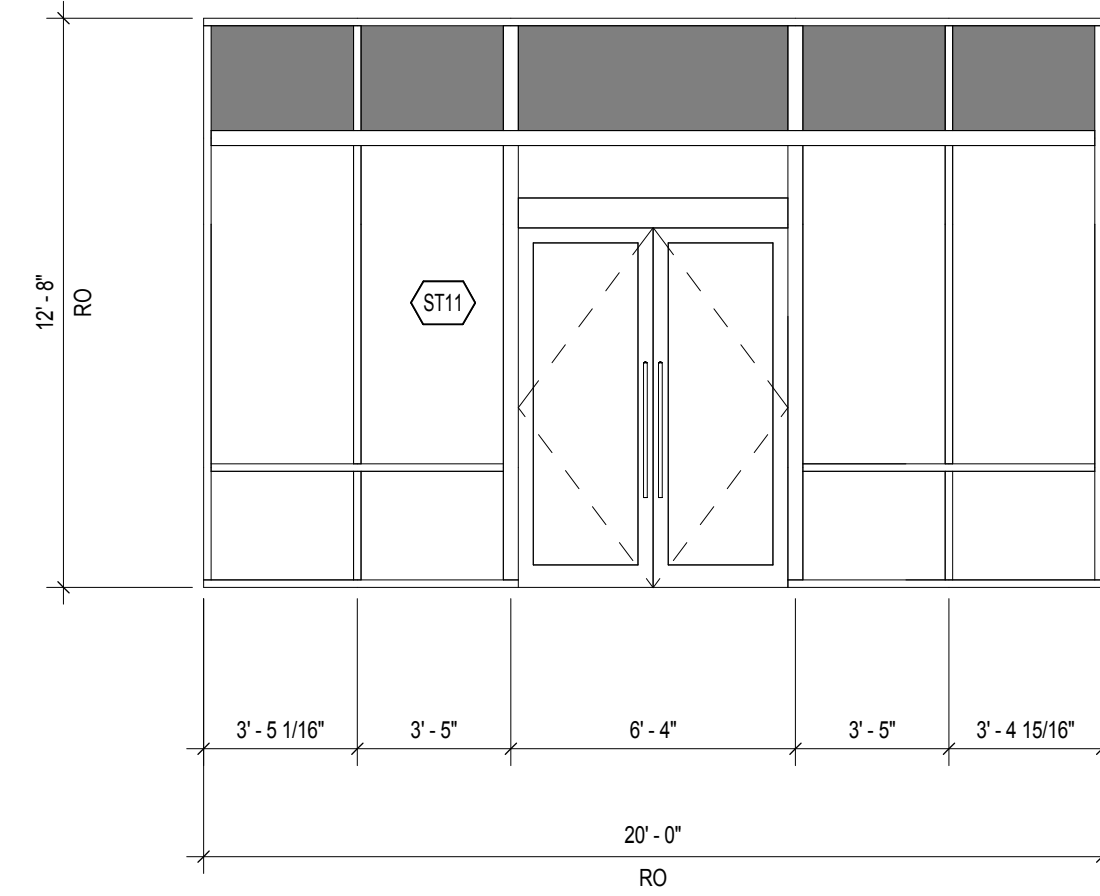
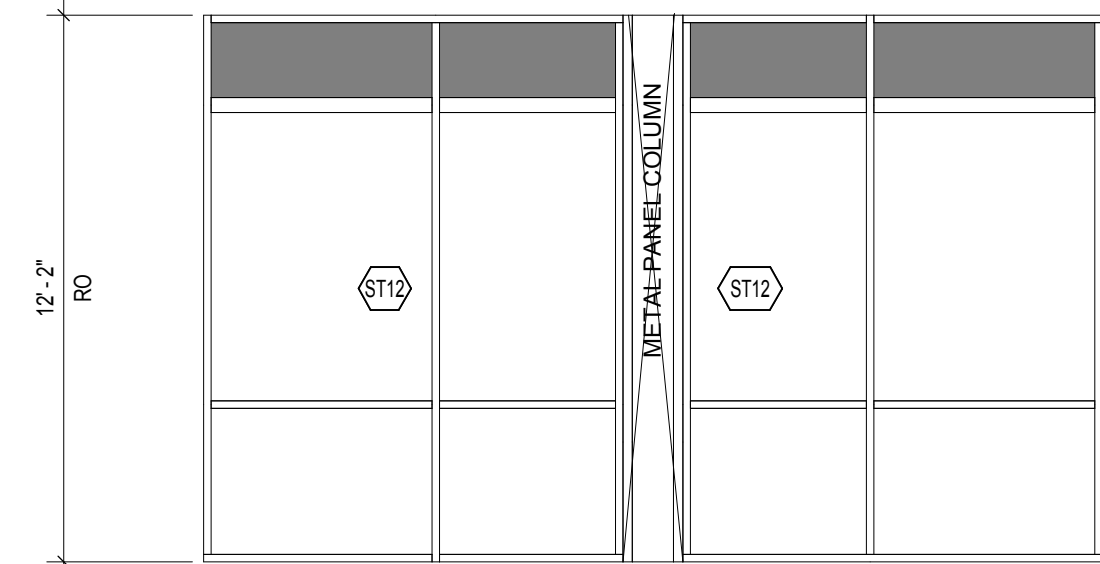
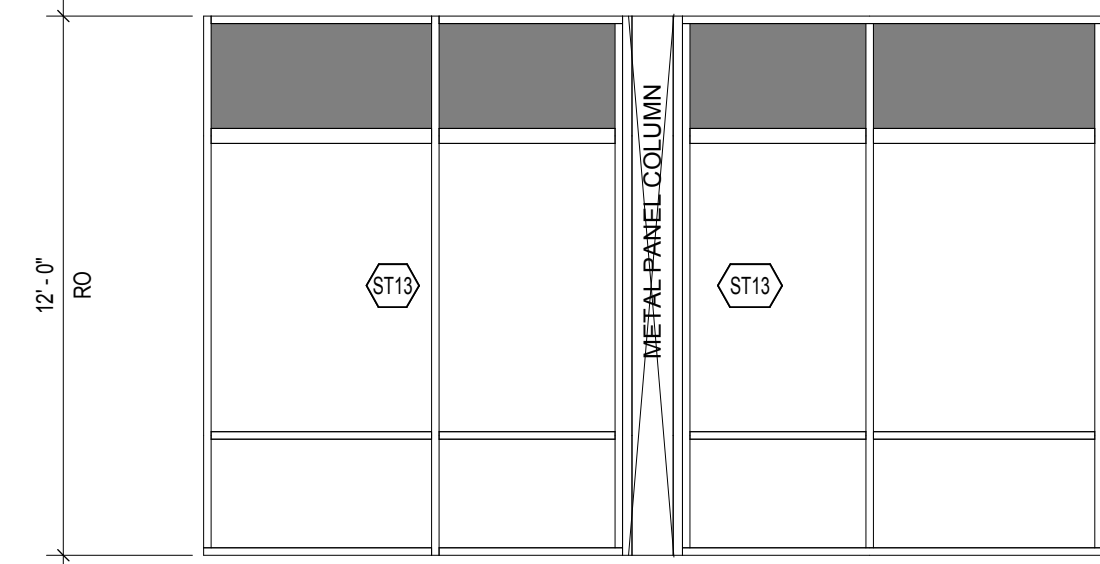
15P ST ELEVATION - ST15 PASSAGE SIDE  
1/4" = 1'-0"



14EL ST ELEVATION - ST14 ENTRY LEFT  
1/4" = 1'-0"

14ER ST ELEVATION - ST14 ENTRY RIGHT  
1/4" = 1'-0"

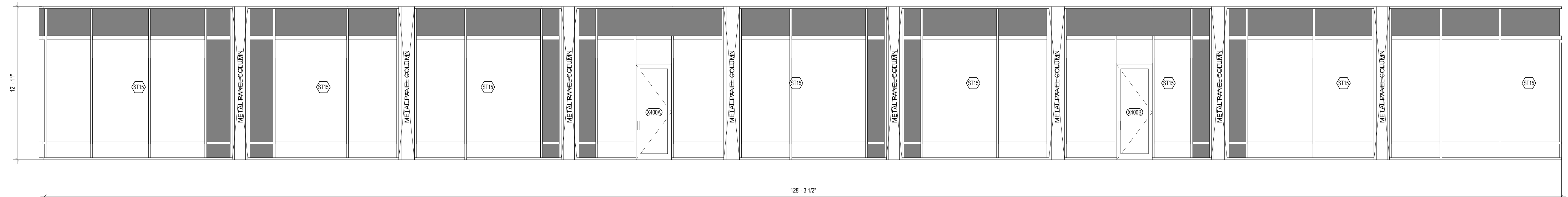
15V ST ELEVATION - ST15 VAUGHAN SIDE 1  
1/4" = 1'-0"



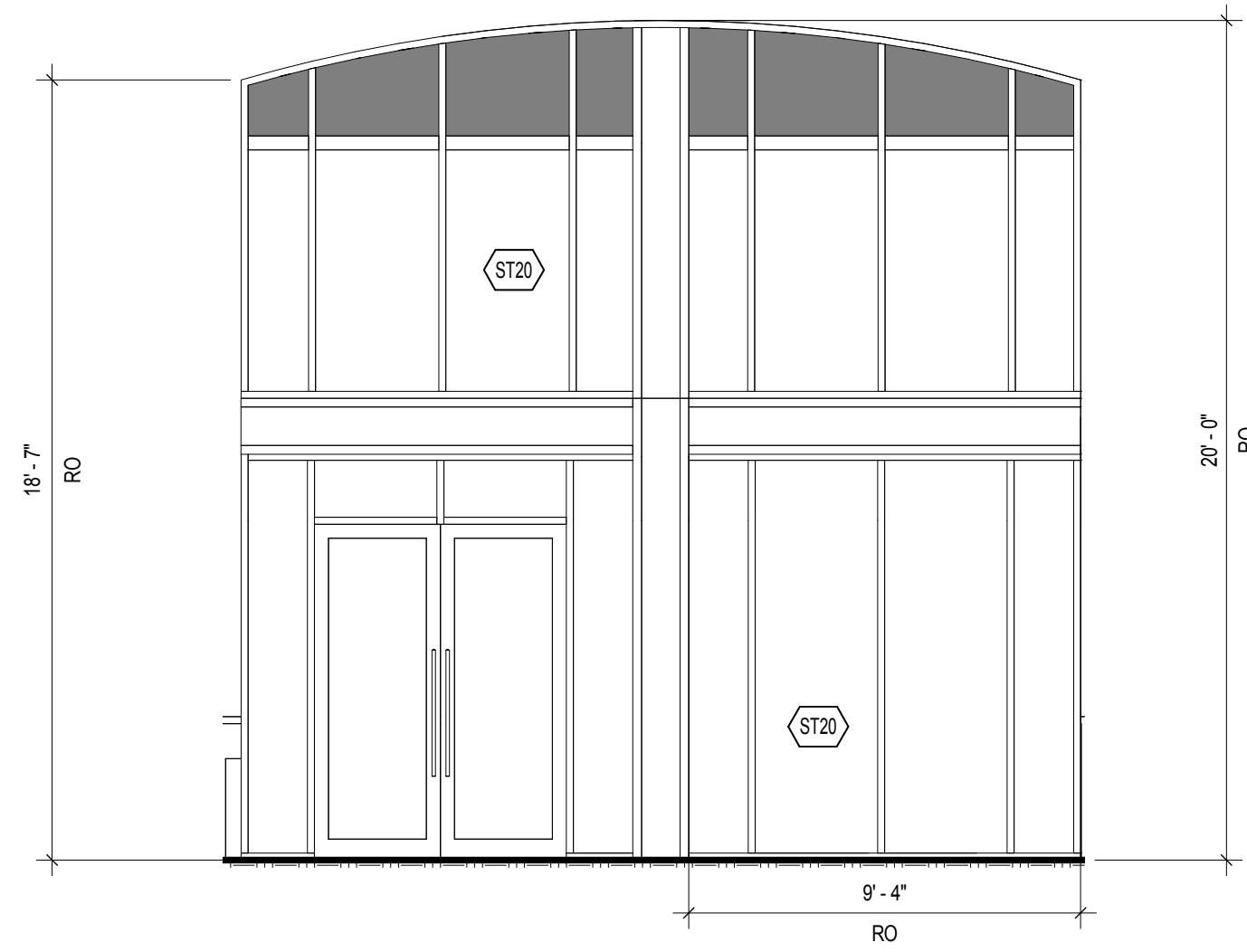
1 ST ELEVATION - ST11,12,13,14  
1/4" = 1'-0"

1.7 STOREFRONT ELEVATION - ST15 VAUGHAN SIDE  
1/4" = 1'-0"

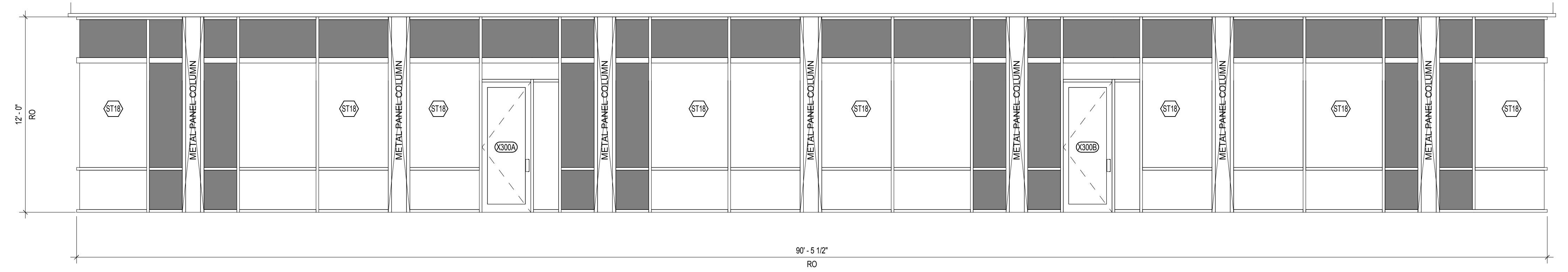
1.8 CW ELEVATION - CW1.8  
1/4" = 1'-0"



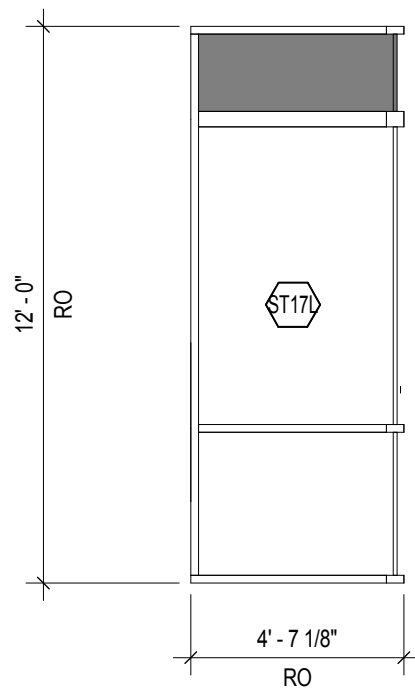
1.6 CW ELEVATION - CW1.6  
1/4" = 1'-0"



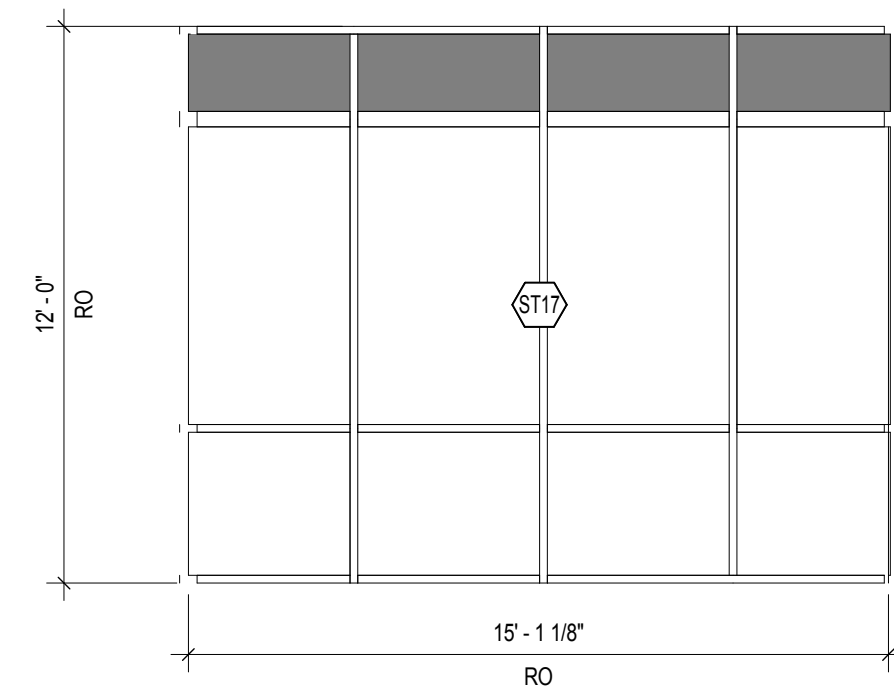
20 ST ELEVATION - ST20  
1/4" = 1'-0"



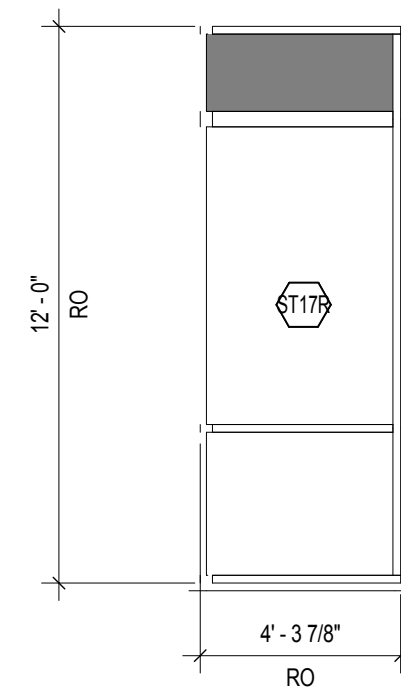
18 ST ELEVATION - ST18  
1/4" = 1'-0"



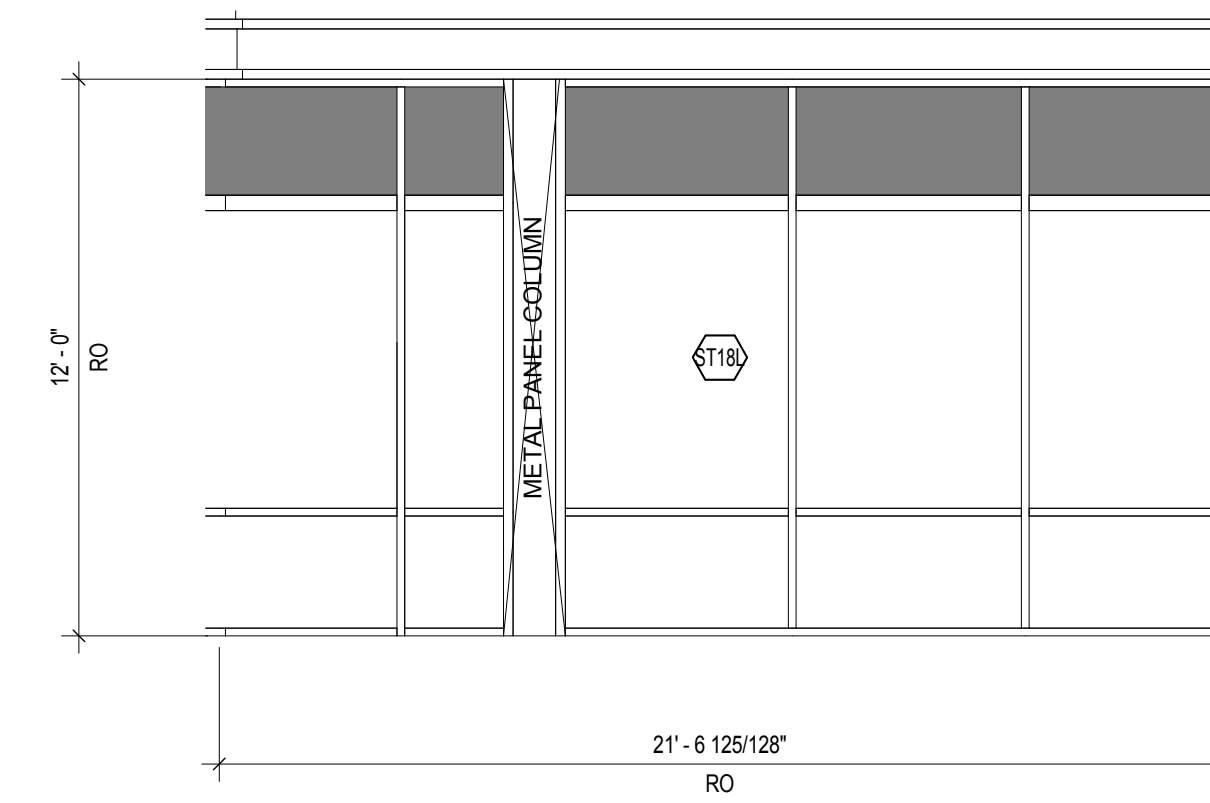
17L ST ELEVATION - ST17L (LEFT)  
1/4" = 1'-0"



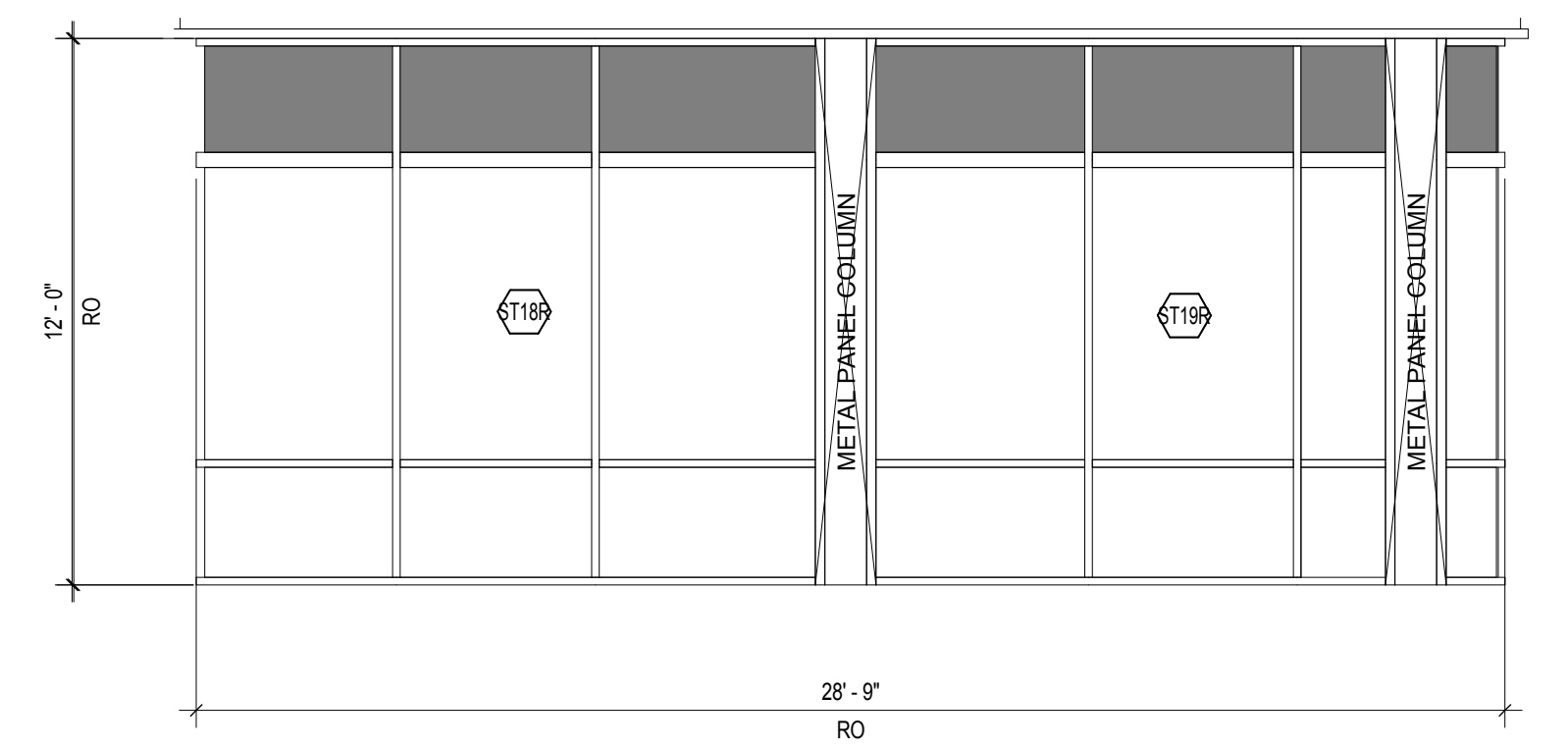
17 ST ELEVATION - ST17  
1/4" = 1'-0"



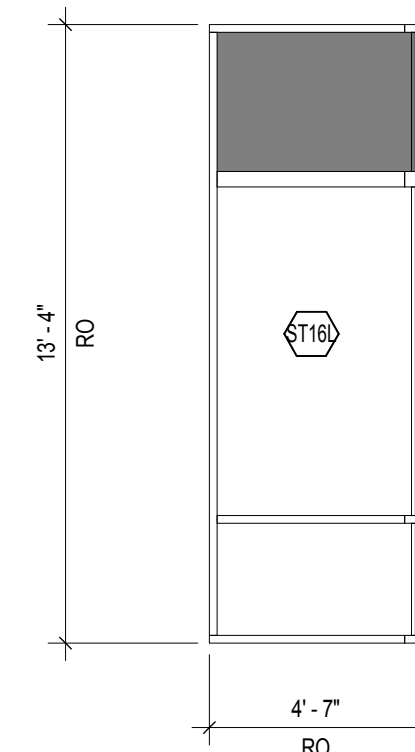
17R ST ELEVATION - ST17R (RIGHT)  
1/4" = 1'-0"



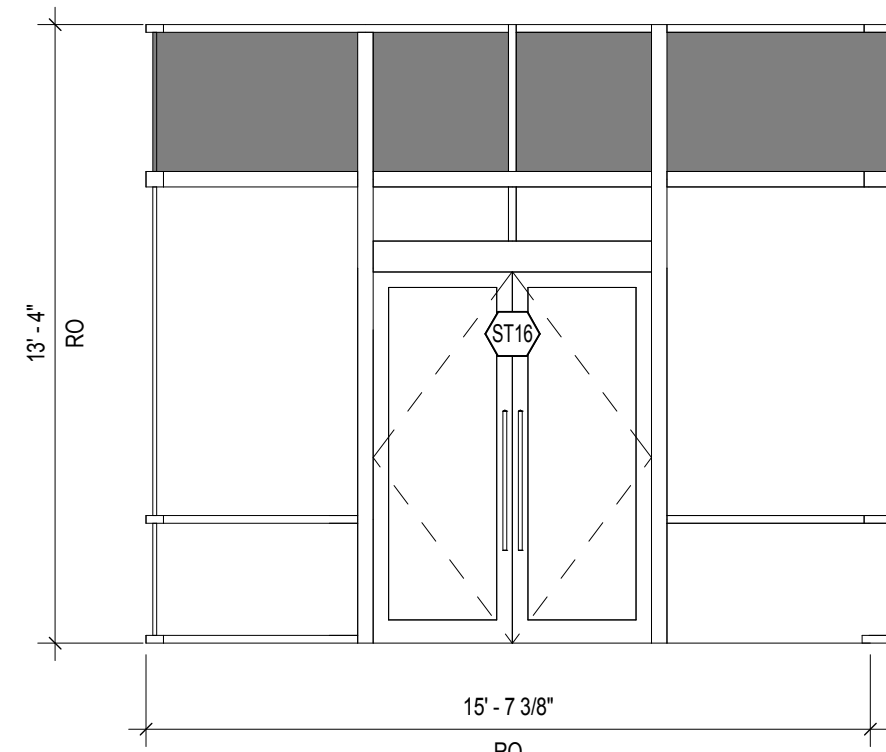
18L ST ELEVATION - ST18L (LEFT)  
1/4" = 1'-0"



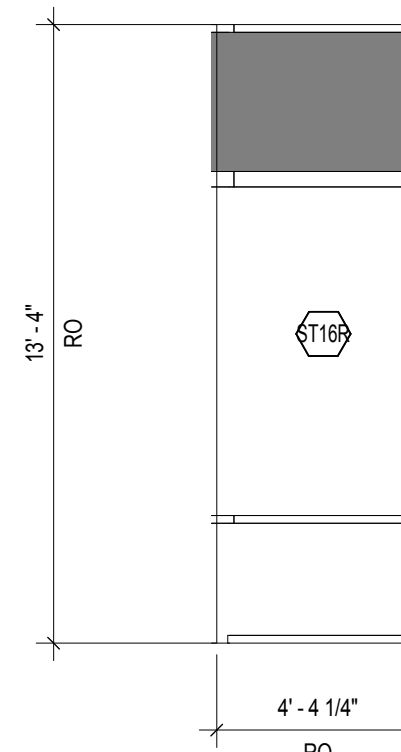
18R ST ELEVATION - ST18R (RIGHT)  
1/4" = 1'-0"



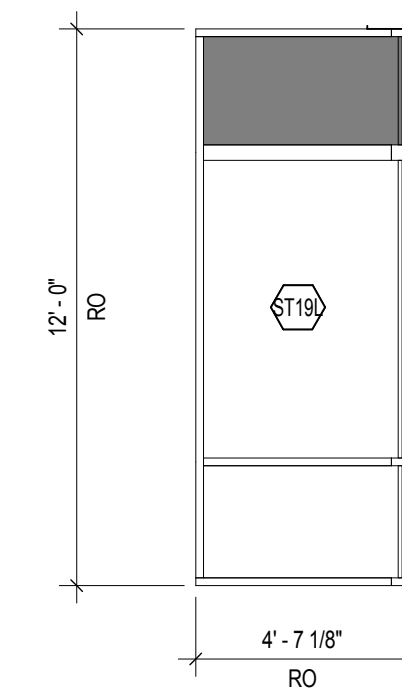
16L ST ELEVATION - ST16L (LEFT)  
1/4" = 1'-0"



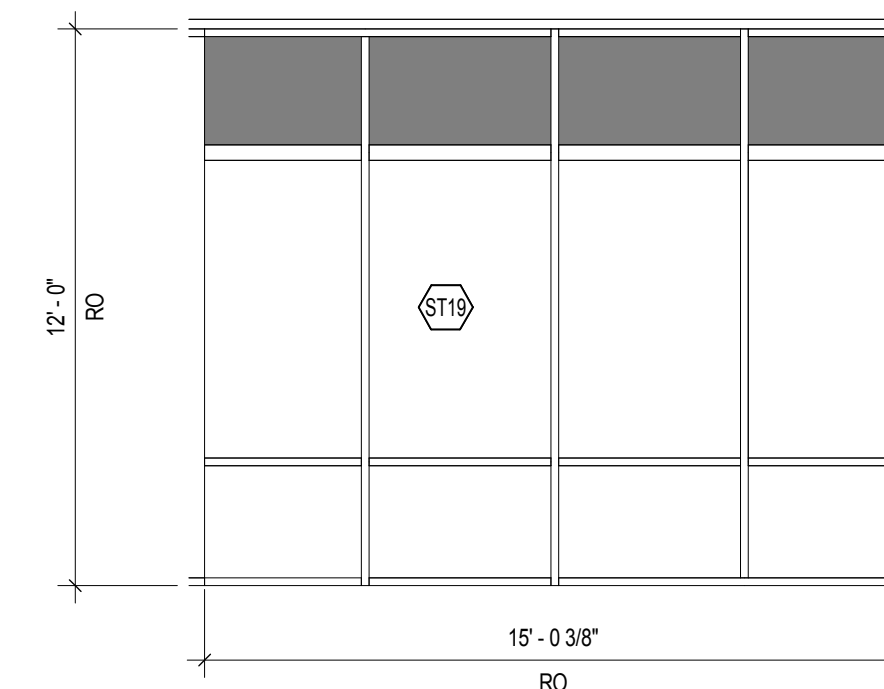
16 ST ELEVATION - ST16  
1/4" = 1'-0"



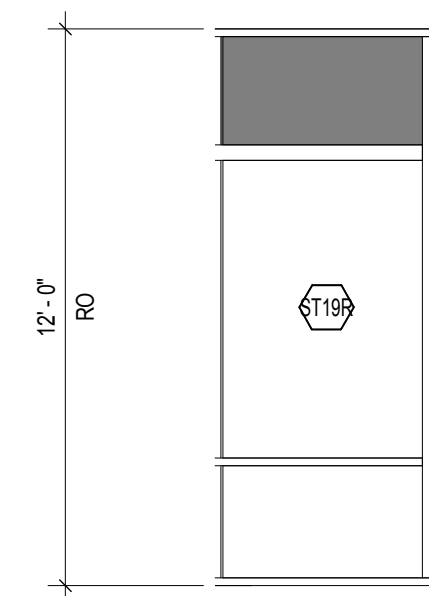
16R ST ELEVATION - ST16R (RIGHT)  
1/4" = 1'-0"



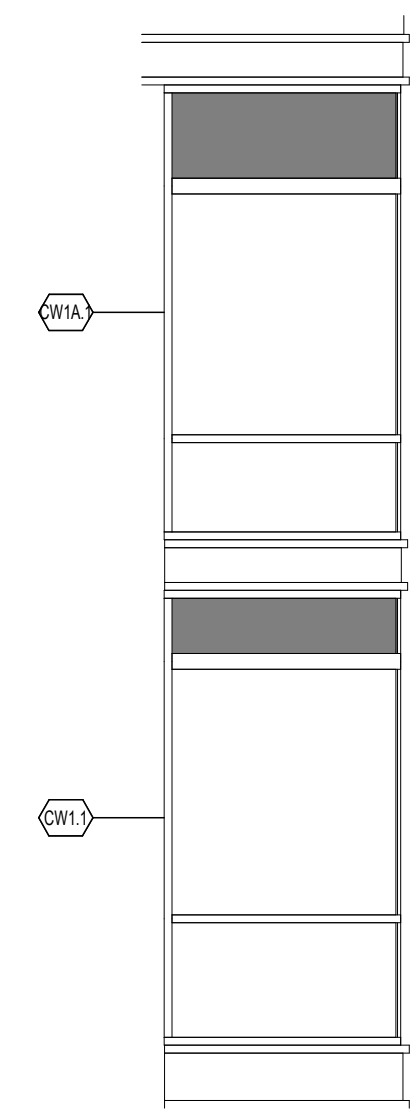
19L ST ELEVATION - ST19L (LEFT)  
1/4" = 1'-0"



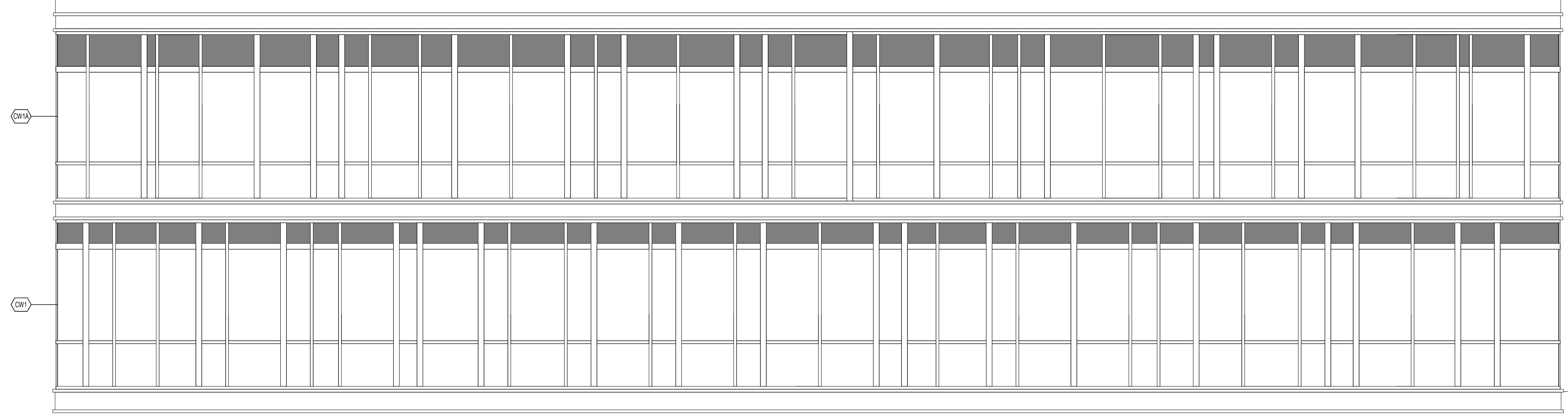
19 ST ELEVATION - ST19  
1/4" = 1'-0"



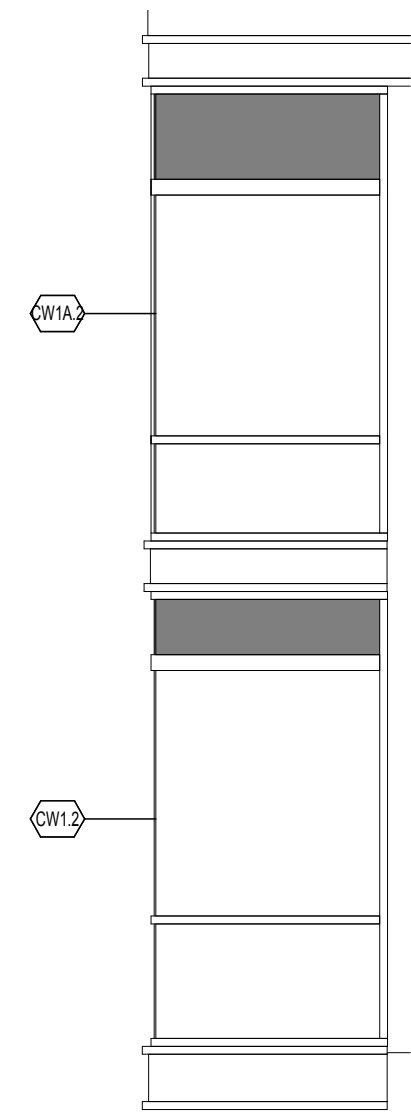
19R ST ELEVATION - ST19R  
1/4" = 1'-0"



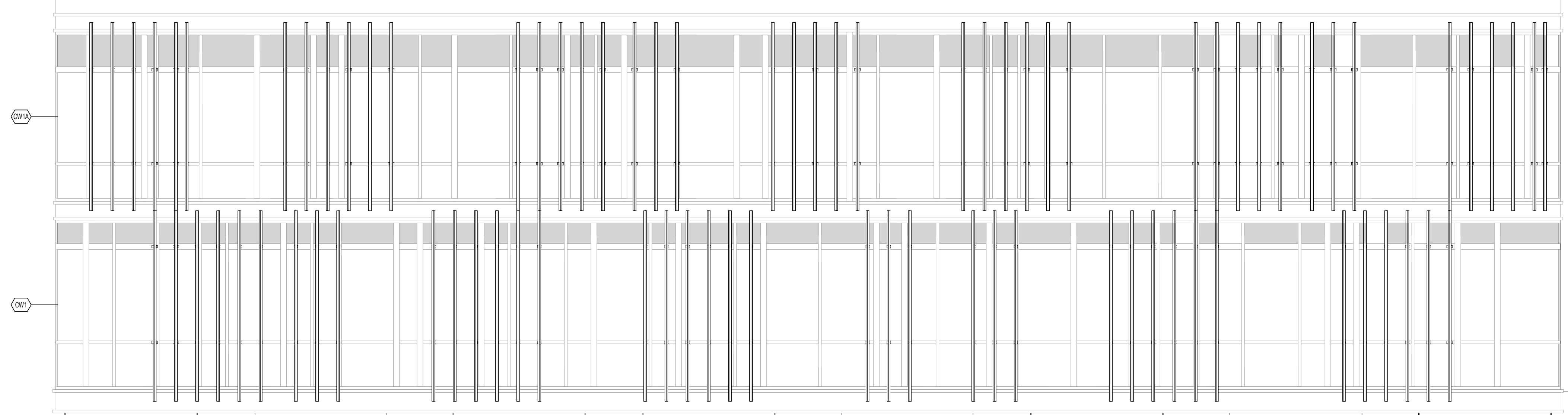
2 CW ELEVATION - CW1.1/CW1A.1  
1/4" = 1'-0"



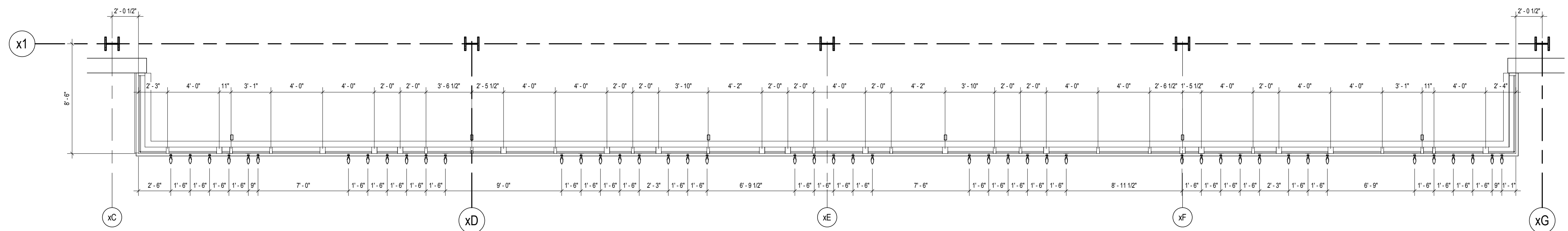
3 CW ELEVATION - CW1/CW1A  
1/4" = 1'-0"



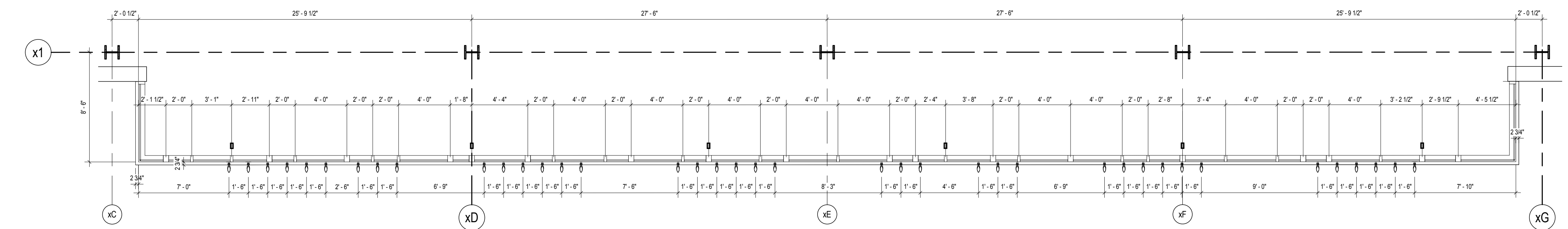
1 CW ELEVATION - CW1.2/CW1A.2  
1/4" = 1'-0"



4 CW ELEVATION - CW1/CW1A BATTEN LAYOUT  
1/4" = 1'-0"



6 CW PLAN - CW1A  
1/4" = 1'-0"



5 CW PLAN - CW1  
1/4" = 1'-0"