



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

SITE AERIAL & LOCATION PLAN

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021



1.0



EARTH BERM BUFFERS ALONG PERIMETER

- TOP FLOOR SET BACK ON ALL SIDES WITH ACTIVATED ROOF DECKS AT PERIMETER
- INTRODUCED VERTICAL DESIGN ELEMENTS
- CREATED FULLY RECESSED WALK-OUT BALCONIES
- ADDED STEP BACK AND ACTIVATED ROOF DECK
- AUTOMATED PARKING TECHNOLOGY AND GATE SCREENING TO BRING PARKING UNDER THE BUILDING
- ADDED ROOF TRELLIS FOCAL POINT

NOTE: HOTEL DESIGN REVIEW PENDING WORK SESSION #4

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021



2.0



INTRODUCED VERTICAL DESIGN ELEMENTS
 ADDED STEP BACK AND ACTIVATED ROOF DECK
 ADDED ROOF TRELLIS FOCAL POINT
 AUTOMATED PARKING TECHNOLOGY AND GATE SCREENING TO BRING PARKING UNDER THE BUILDING

TOP FLOOR SET BACK ON ALL SIDES WITH ACTIVATED ROOF DECKS AT PERIMETER
 CREATED FULLY RECESSED WALK-OUT BALCONIES
 POTENTIAL FOLD UP GLAZING

NOTE: HOTEL DESIGN REVIEW PENDING WORK SESSION #4

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021



2.1



TOP FLOOR SET BACK ON ALL SIDES WITH ACTIVATED ROOF DECKS AT PERIMETER

INTRODUCED VERTICAL DESIGN ELEMENTS

CREATED FULLY RECESSED WALK-OUT BALCONIES

ADDED STEP BACK AND ACTIVATED ROOF DECK

ADDED ROOF TRELLIS FOCAL POINT

MAPLEWOOD AND TOP FLOOR MASSING ACCENT MATERIAL

VARIED WINDOW PATTERNS

UPDATED STOREFRONT GLASS

NOTE: HOTEL DESIGN REVIEW PENDING WORK SESSION #4

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD STREET VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021



2.2



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE STREET VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021





TOP FLOOR ACCENT MATERIAL

VARIED STOREFRONT GLAZING WITH OPPORTUNITY FOR FOLD UP PANELS

TOP FLOOR SET BACK ON ALL SIDES WITH ACTIVATED ROOF DECKS AT PERIMETER

VARIED WINDOW PATTERNS

INTRODUCED VERTICAL DESIGN ELEMENTS

CREATED FULLY RECESSED WALK-OUT BALCONIES

ACCENT PAVING MATERIALS

NOTE: HOTEL DESIGN REVIEW PENDING WORK SESSION #4

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND CORRIDOR VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021



2.4



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW

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2.5



NOTE: HOTEL DESIGN REVIEW PENDING WORK SESSION #4

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET VIEW FROM
ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021



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RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND VIEW

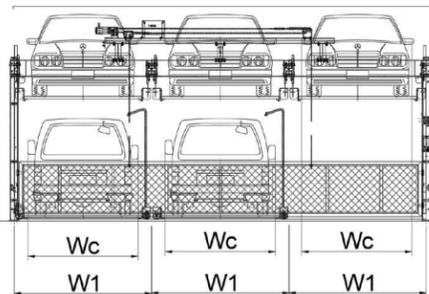
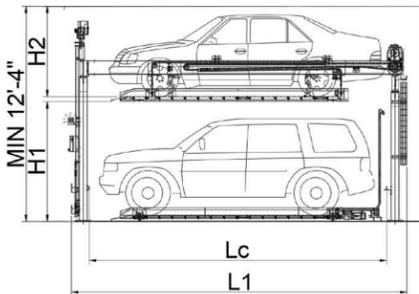
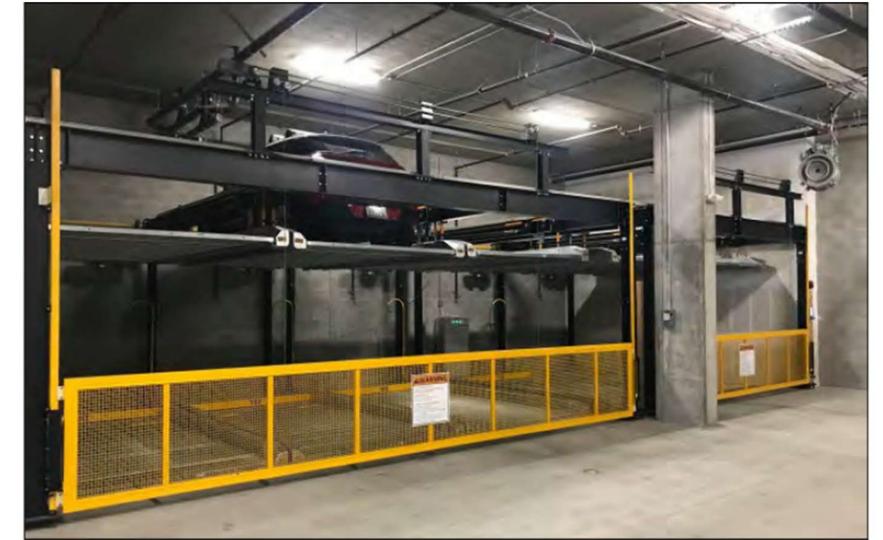
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2.7



PROPOSED VIEW



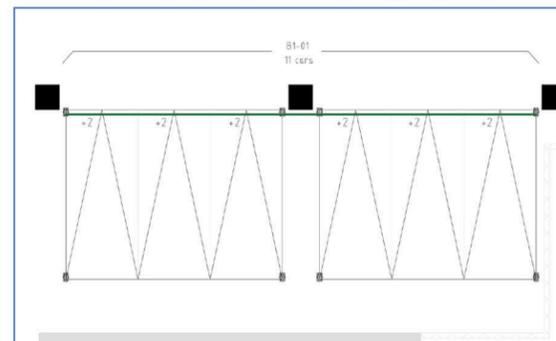
(B) Elevation Section View

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

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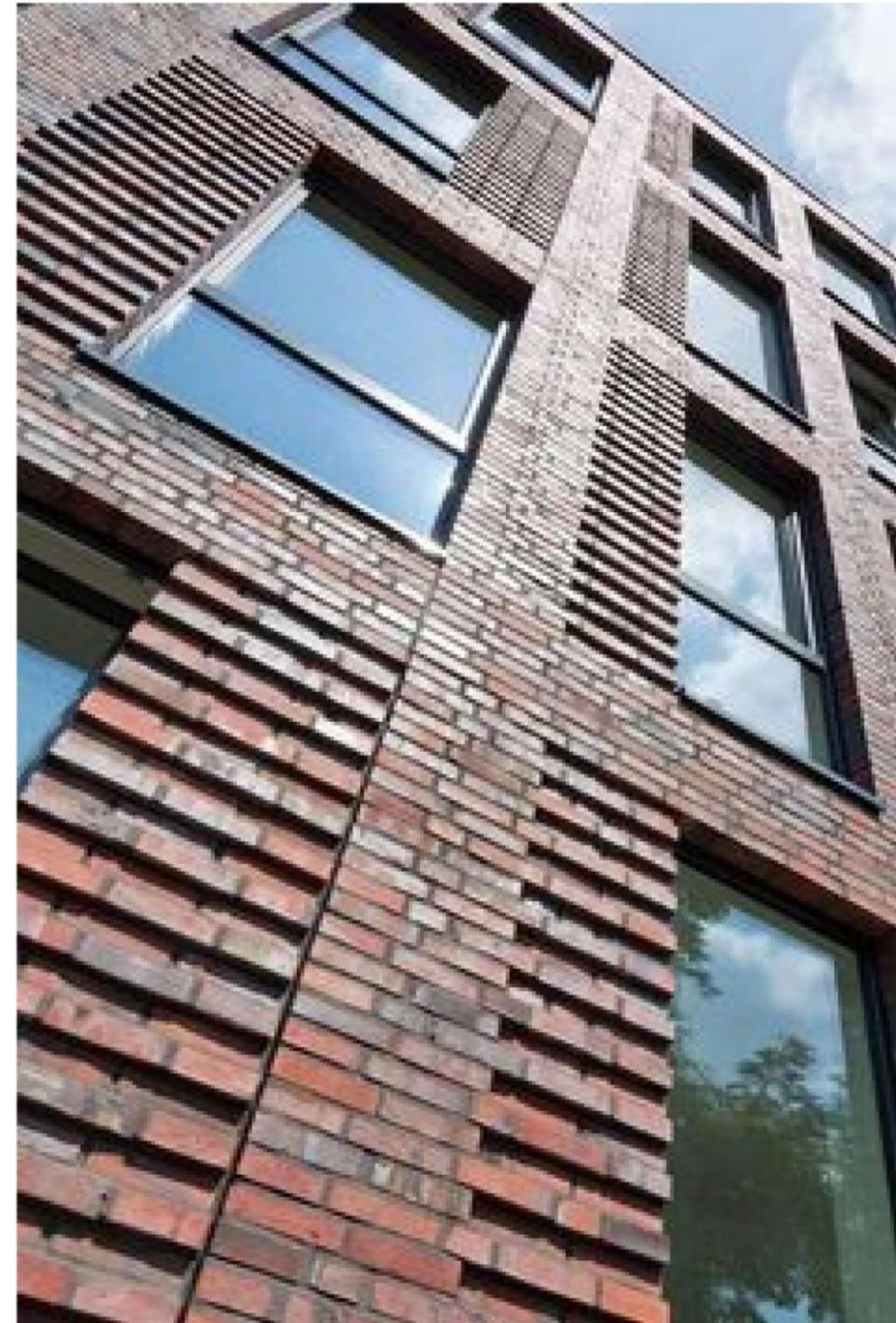
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

DESIGN INSPIRATION

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021



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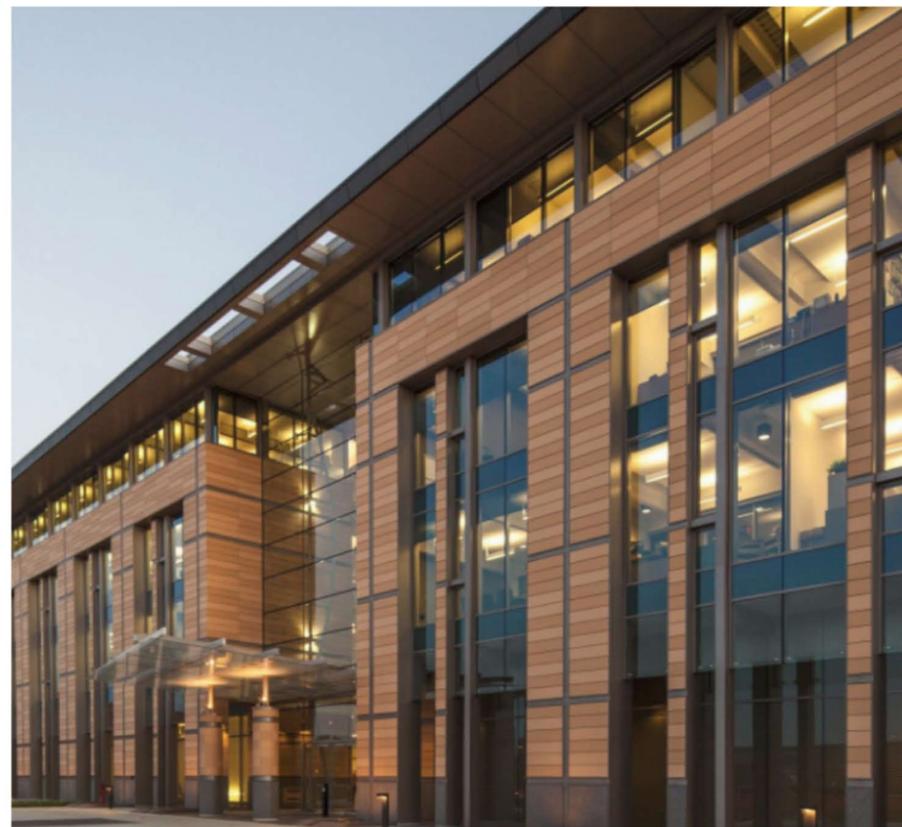


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DESIGN INSPIRATION

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021





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DESIGN INSPIRATION

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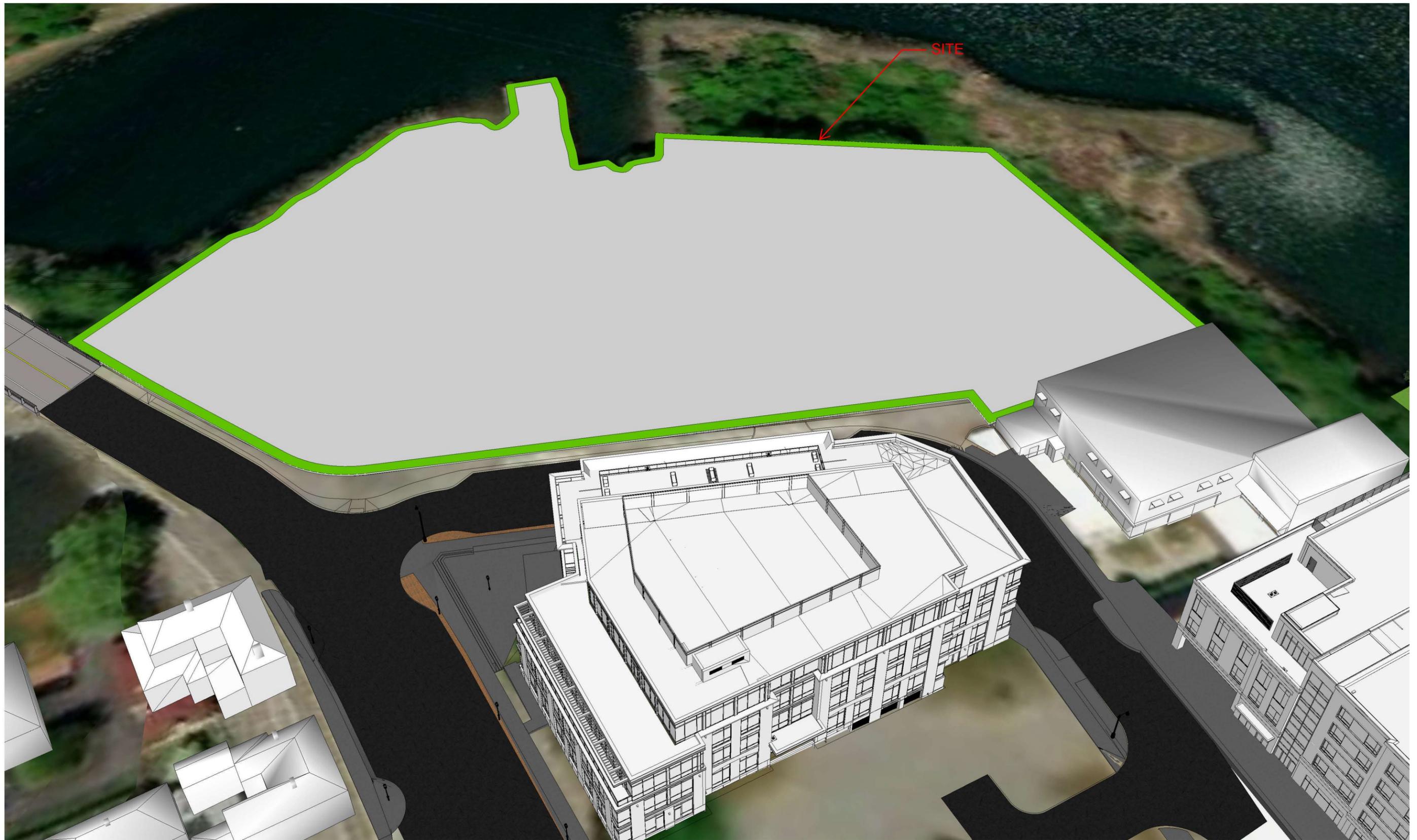


RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

DESIGN INSPIRATION

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021





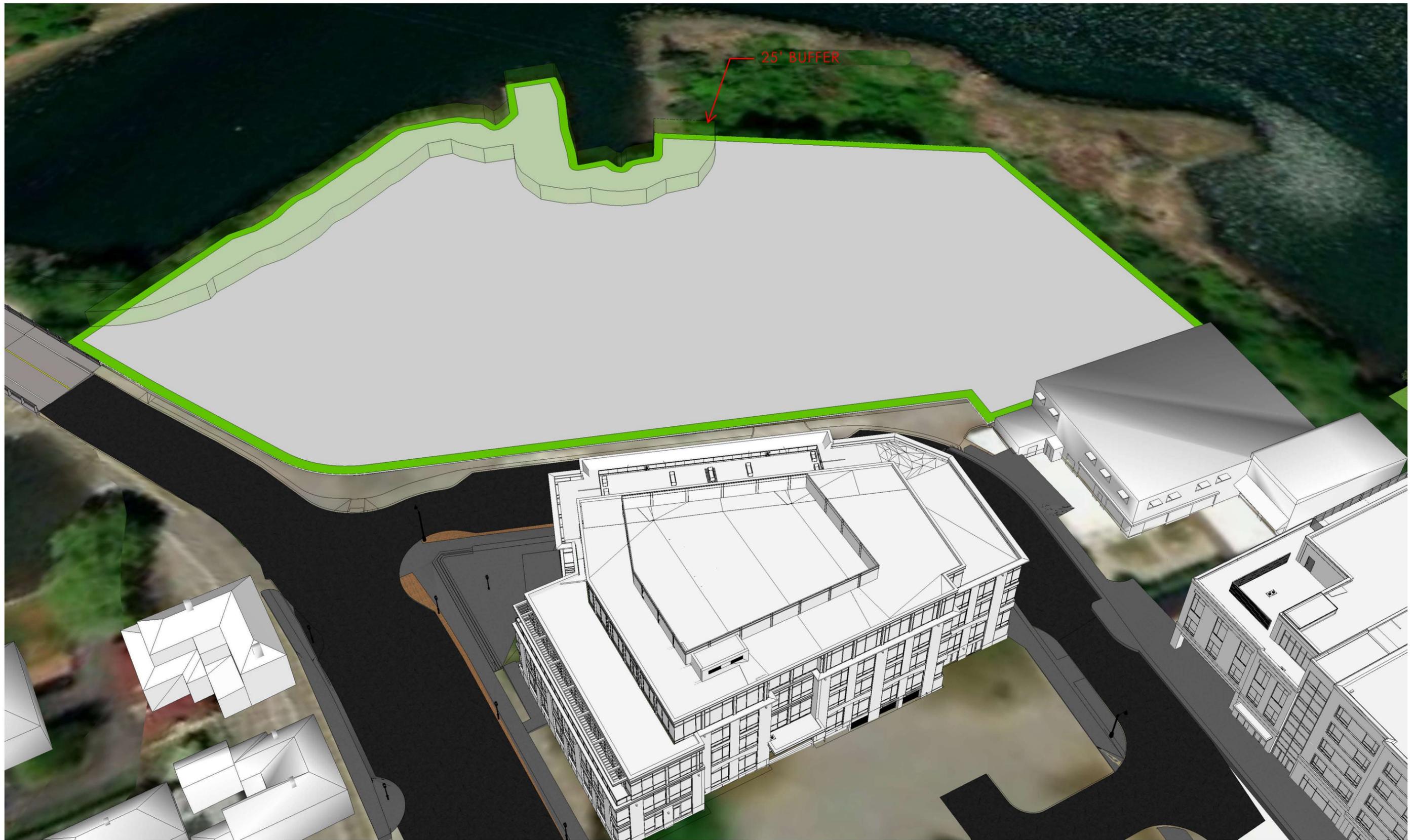
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PORTSMOUTH, NEW HAMPSHIRE

SITE IMPACTS

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021



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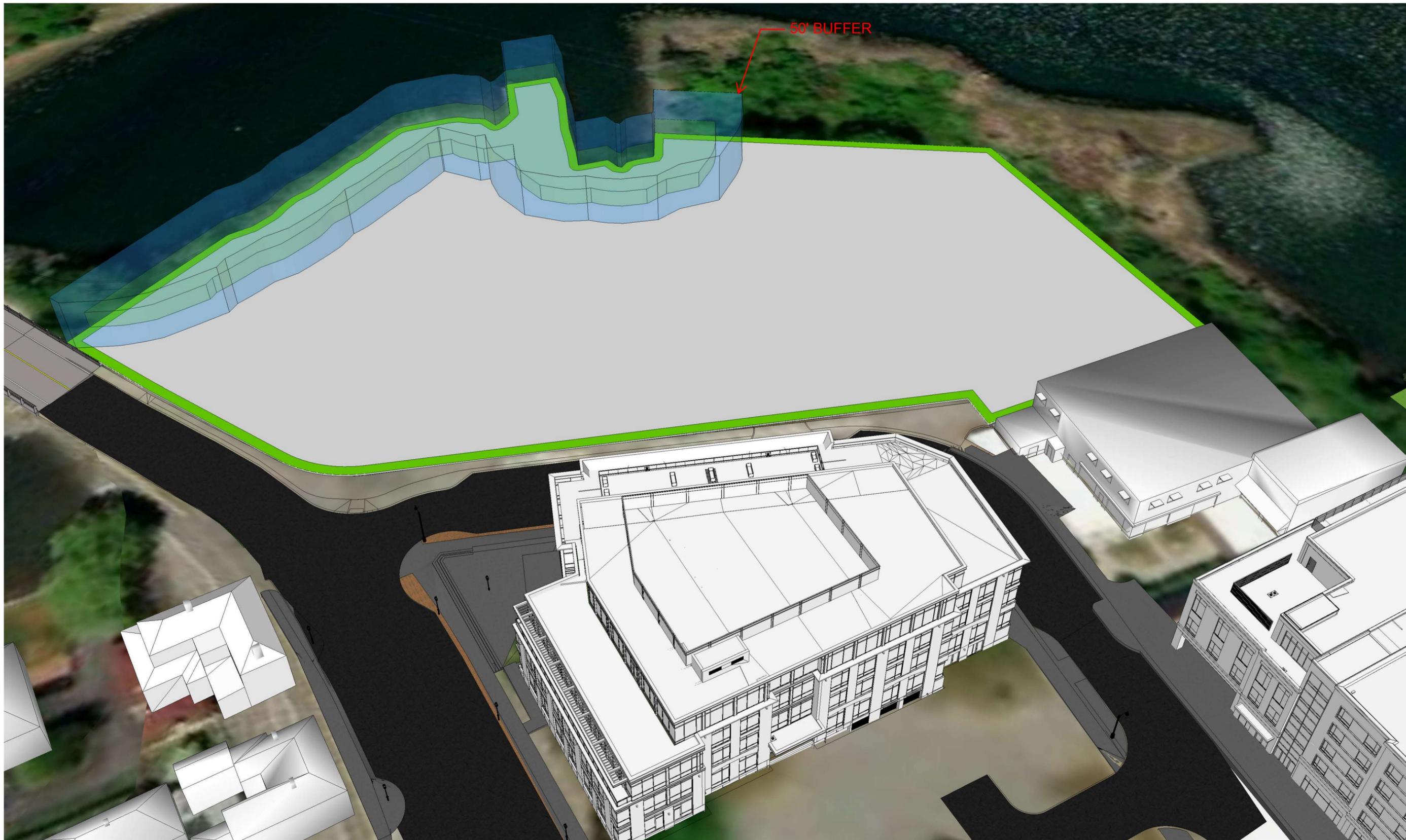


RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

SITE IMPACTS

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021



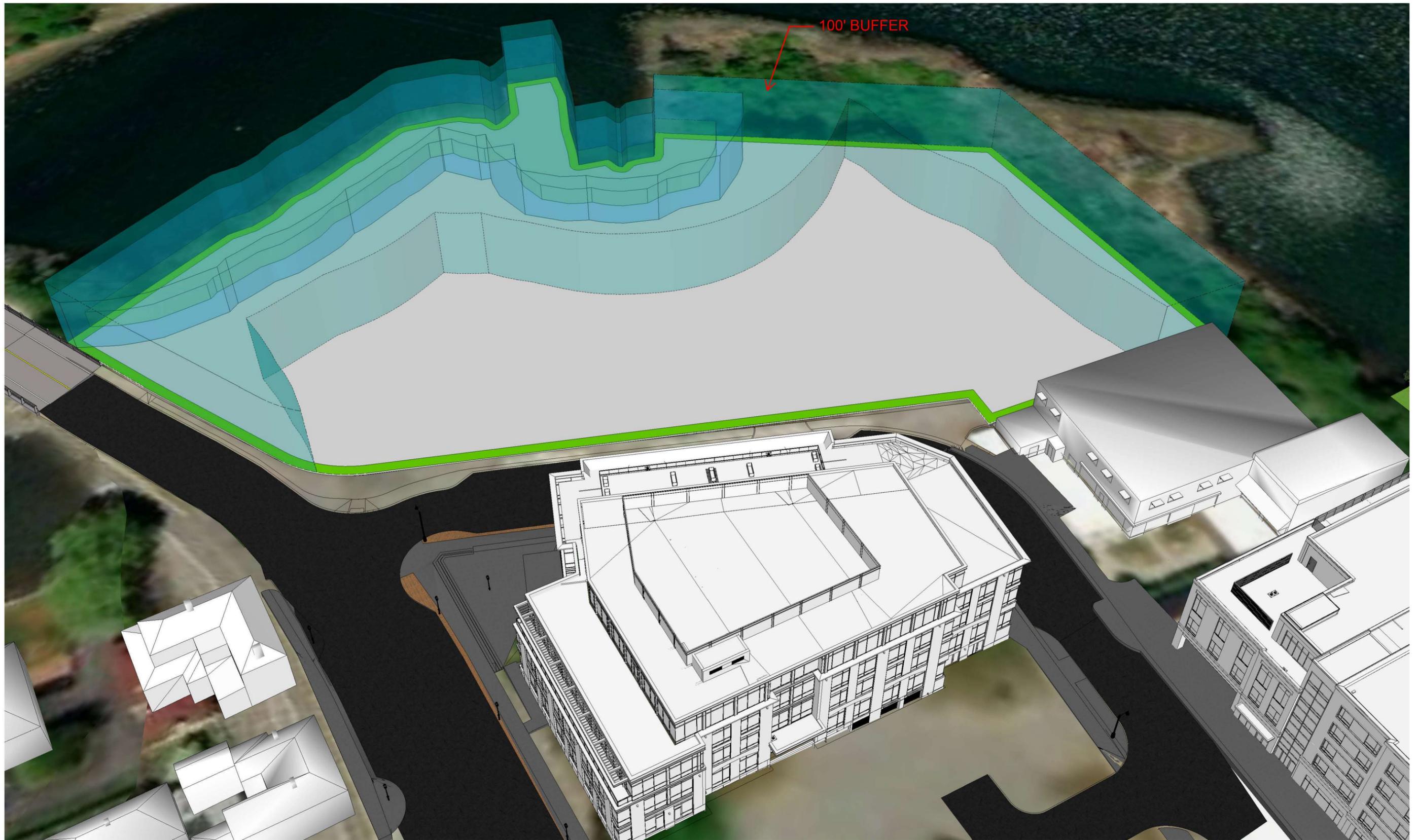


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PORTSMOUTH, NEW HAMPSHIRE

SITE IMPACTS

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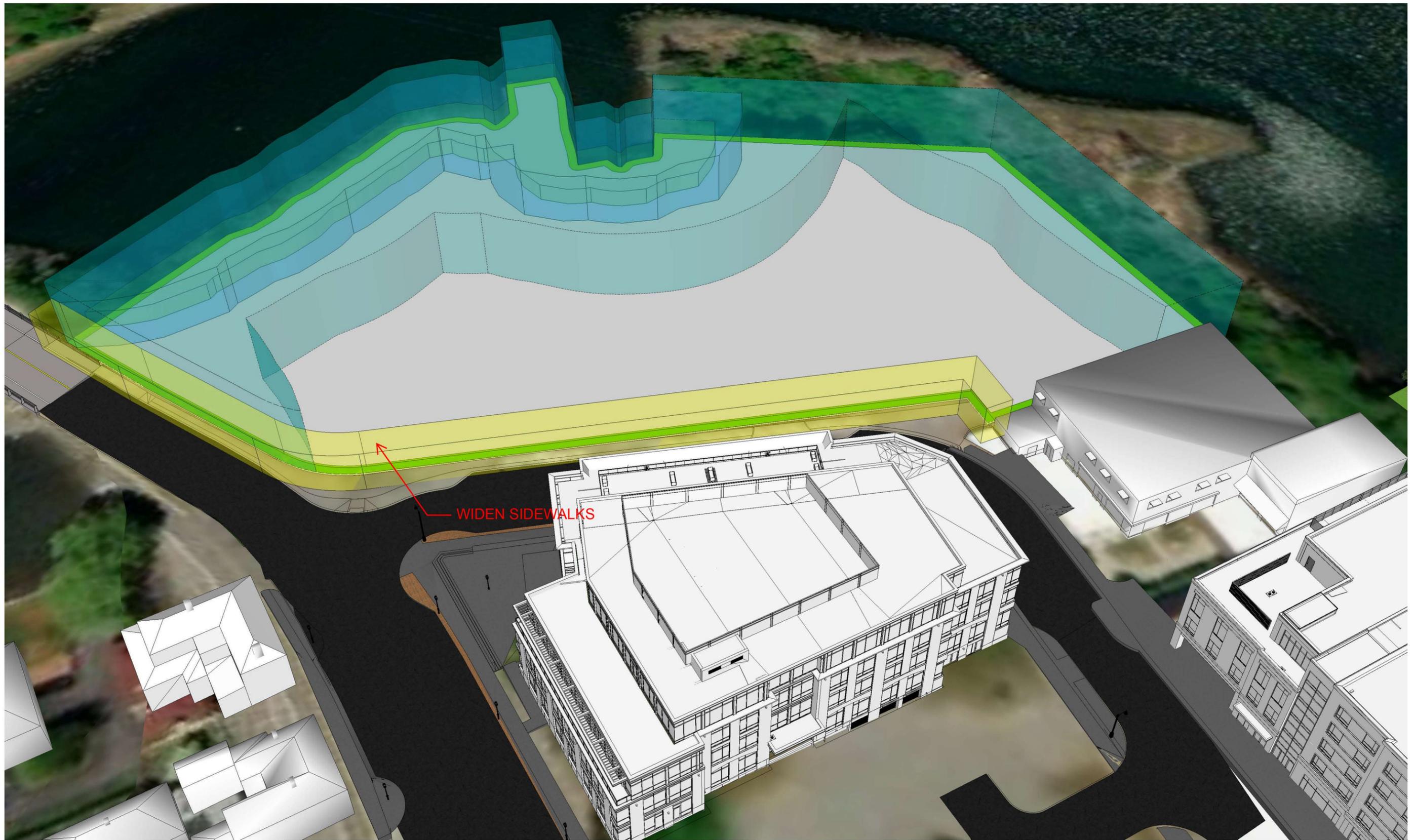


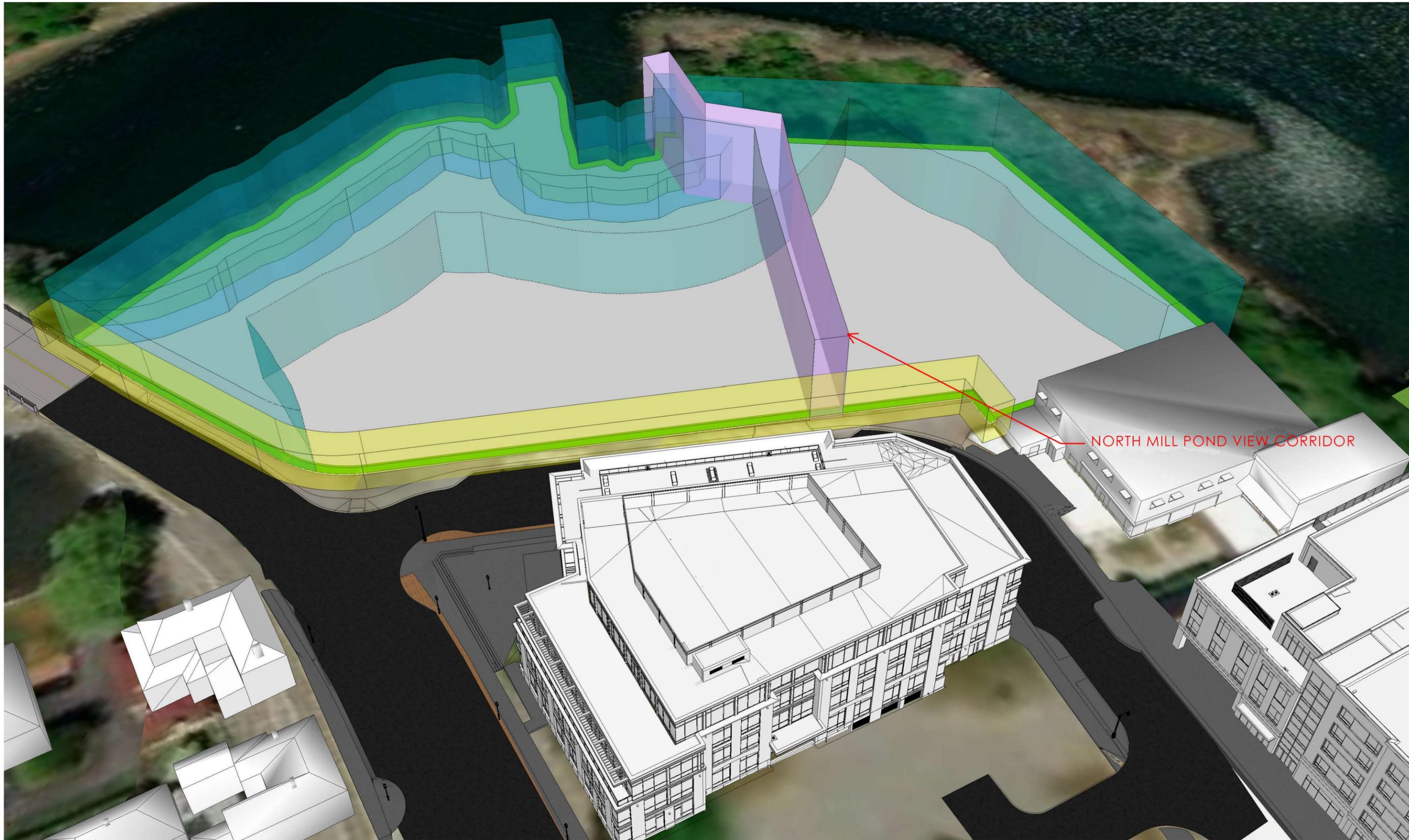
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PORTSMOUTH, NEW HAMPSHIRE

SITE IMPACTS

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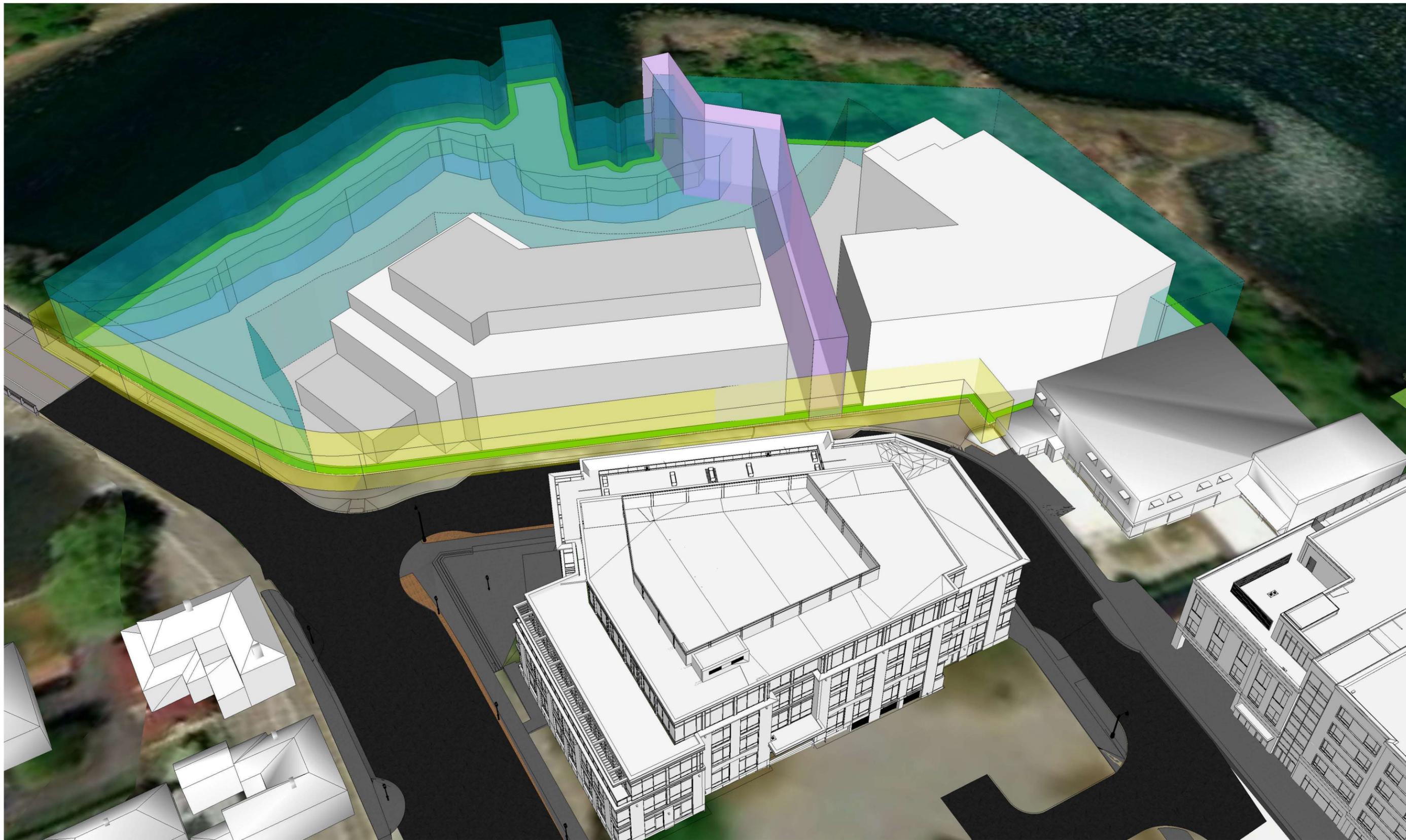


RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

SITE IMPACTS

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021





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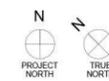
SITE IMPACTS

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021





1 PROPOSED SITE PLAN



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

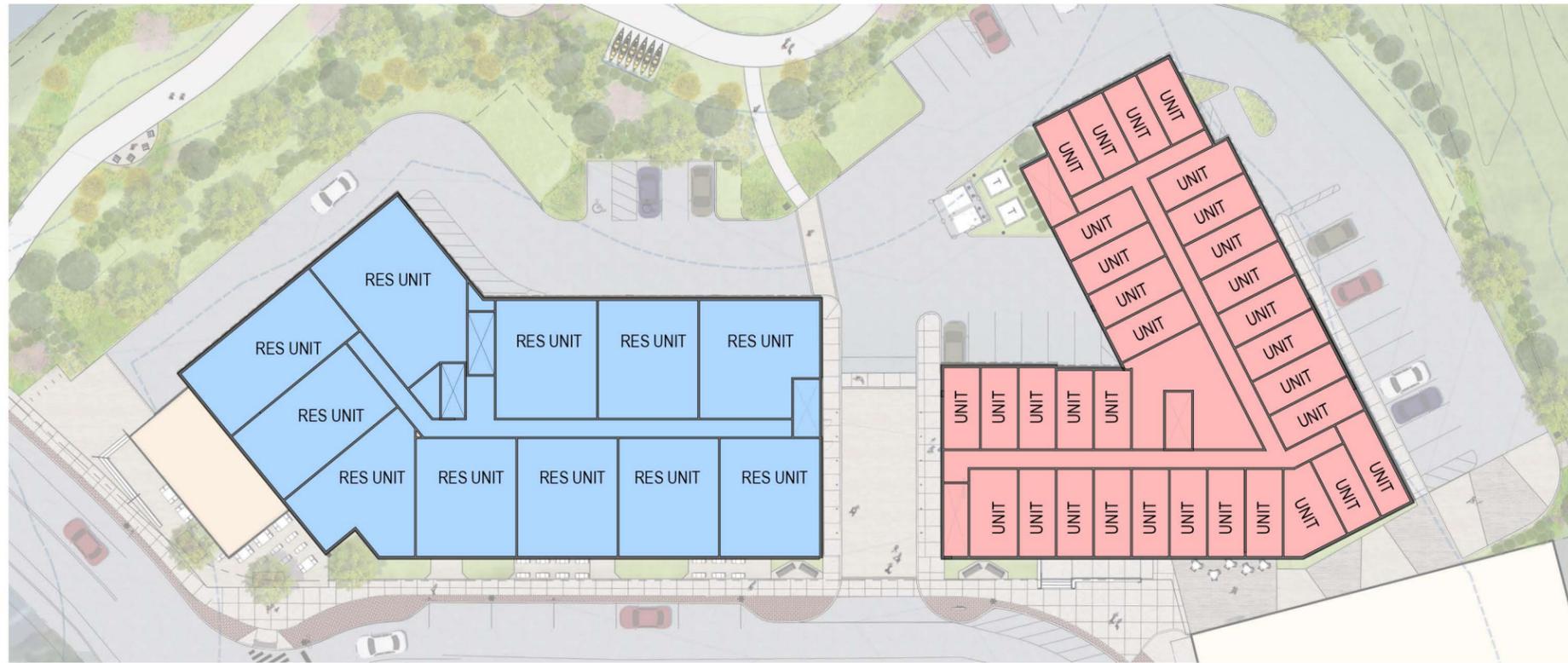
PROPOSED FIRST FLOOR PROGRAM

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021

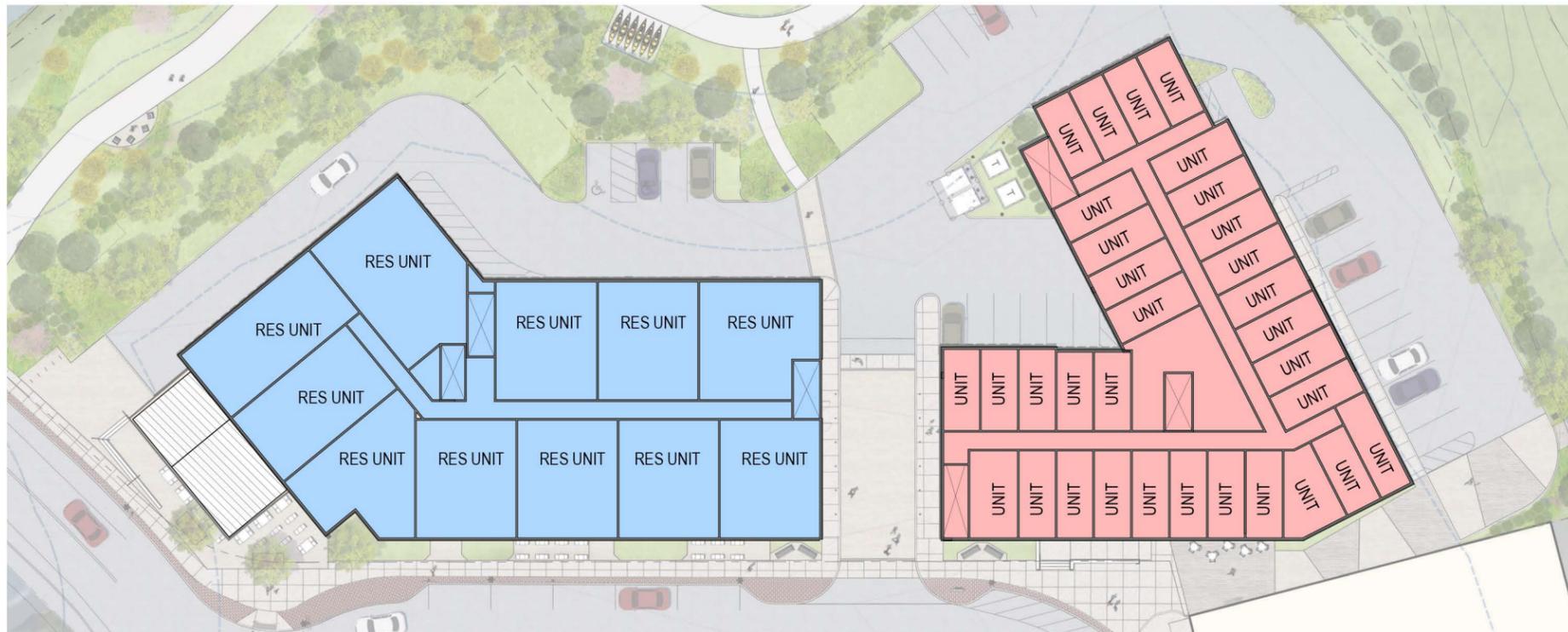


6.0

COLOR KEY
 HOTEL
 RESIDENTIAL



OVERALL THIRD FLOOR PLAN



OVERALL SECOND FLOOR PLAN

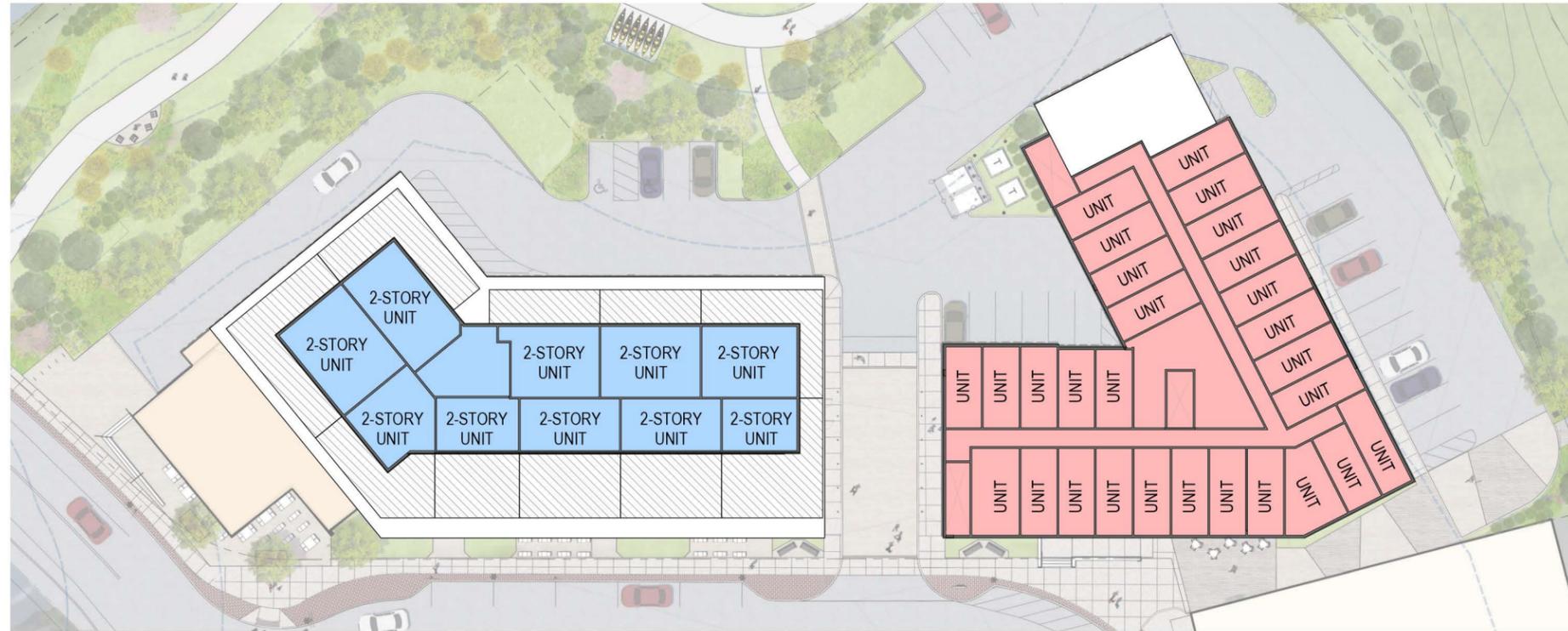
RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPPER FLOORS PROGRAM

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021



COLOR KEY
 HOTEL
 RESIDENTIAL



OVERALL FIFTH FLOOR PLAN



OVERALL FOURTH FLOOR PLAN

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPPER FLOORS PROGRAM

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021





MEAN HIGH WATER

OVERLOOK SEATING NICHE WITH FITNESS MULTIPURPOSE BENCH

RESTORATION SEED MIX

OVERLOOK SEATING NICHE WITH CHAIR BENCHES

50' WATER-FRONT BUFFER

NORTH MILL POND GREENWAY MULTI-USE PATH

WAYFINDING SIGNAGE

VIBRANT STREETSCAPE WITH RETAIL SPILL OUT ZONES, UNIT PAVERS, AND SEASONAL PLANTINGS

FUTURE GREENWAY COMMUNITY PARK

OPTIONAL RECONSTRUCTED TIMBER PIER

OPTIONAL KAYAK LAUNCH RAMP

CONNECTION TO FUTURE GREENWAY COMMUNITY PARK

OPTIONAL KAYAK STORAGE

NORTH MILL POND GREENWAY MULTI-USE PATH CONNECTION

CONNECTION TO FUTURE GREENWAY COMMUNITY PARK

VEHICULAR UNIT PAVER ALLEY FOR FLEXIBLE PROGRAM USE; FIRE EMERGENCY ACCESS

WAYFINDING SIGNAGE

0 20 40 80 SCALE: 1" = 20'-0"

SITE LANDSCAPE PLAN

RAYNES AVE - PORTSMOUTH, NH
11/15/2021



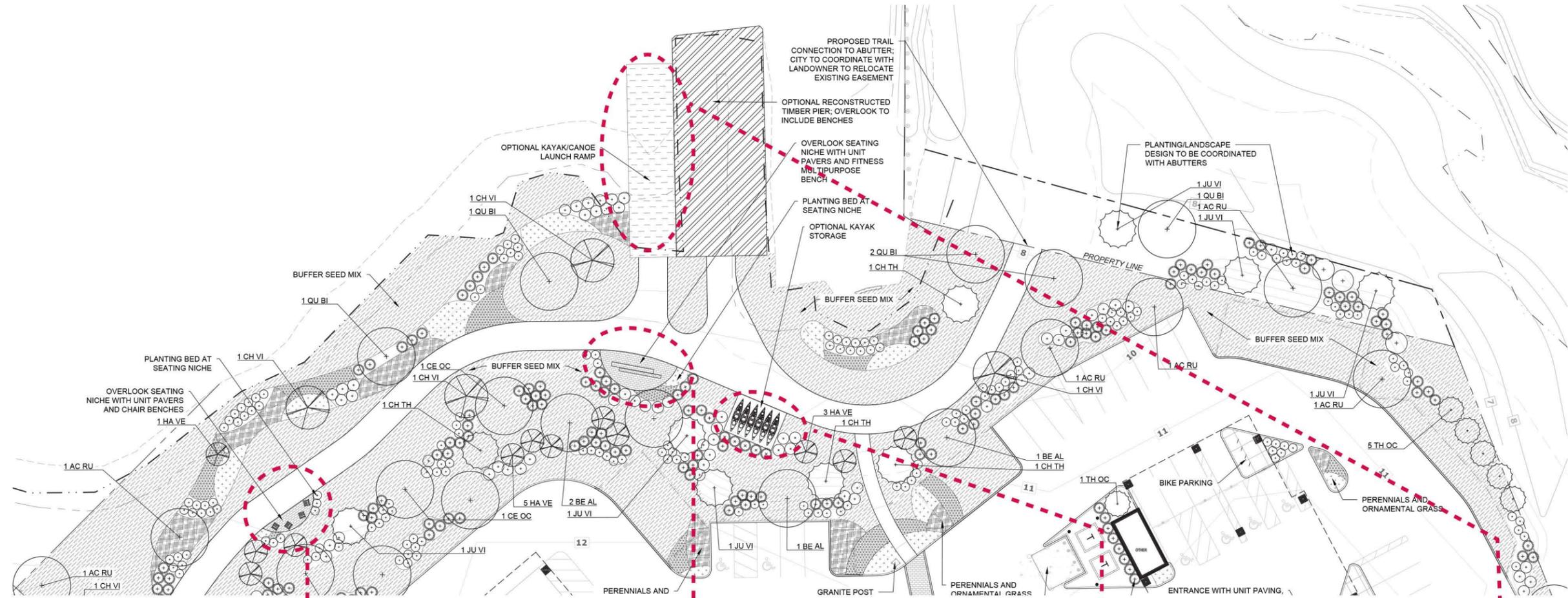
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

LANDSCAPE - SITE PLAN

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021



7.0



SEATING NICHE ONE



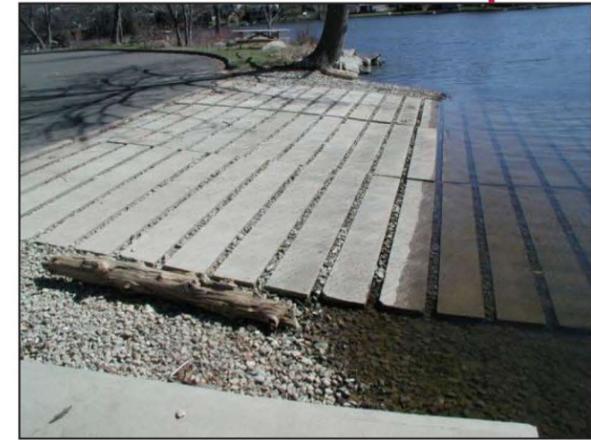
SEATING NICHE TWO



OPTIONAL KAYAK STORAGE



OPTIONAL KAYAK LAUNCH



SCALE: N.T.S.

RAYNES AVE - PORTSMOUTH, NH
11/15/2021

SITE LANDSCAPE PRECEDENT IMAGERY



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

LANDSCAPE - PRECEDENT IMAGES

HISTORIC DISTRICT COMMISSION WORK SESSION 3: DECEMBER 1, 2021





RAYNES AVENUE

PLAN PORTSMOUTH 3D MODEL: AREA 7
CHARACTER DISTRICT: CD-4

BUILDING TOTALS:

RESIDENTIAL: 65,150SF - 60 UNITS
HOTEL: 68,000SF - 128 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%	66.7%	66.7%

(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⁾	17,383 SF	14,628 SF
MINIMUM LOT AREA:	NR		
MINIMUM LOT AREA PER DWELLING UNIT:	NR		
MINIMUM OPEN SPACE:	10%	35.0%	
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	8,100 SF	7,400 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, GAMBREL, MANSARD