

The Cottages
at
Back River Road

~ A GSD Community ~

GSD communities



Harmony Place

DURHAM, NH

Harmony Homes
Assisted Living | Memory Care





The Allure Of Pocket Neighborhoods

Sheri Koones Contributor
Real Estate

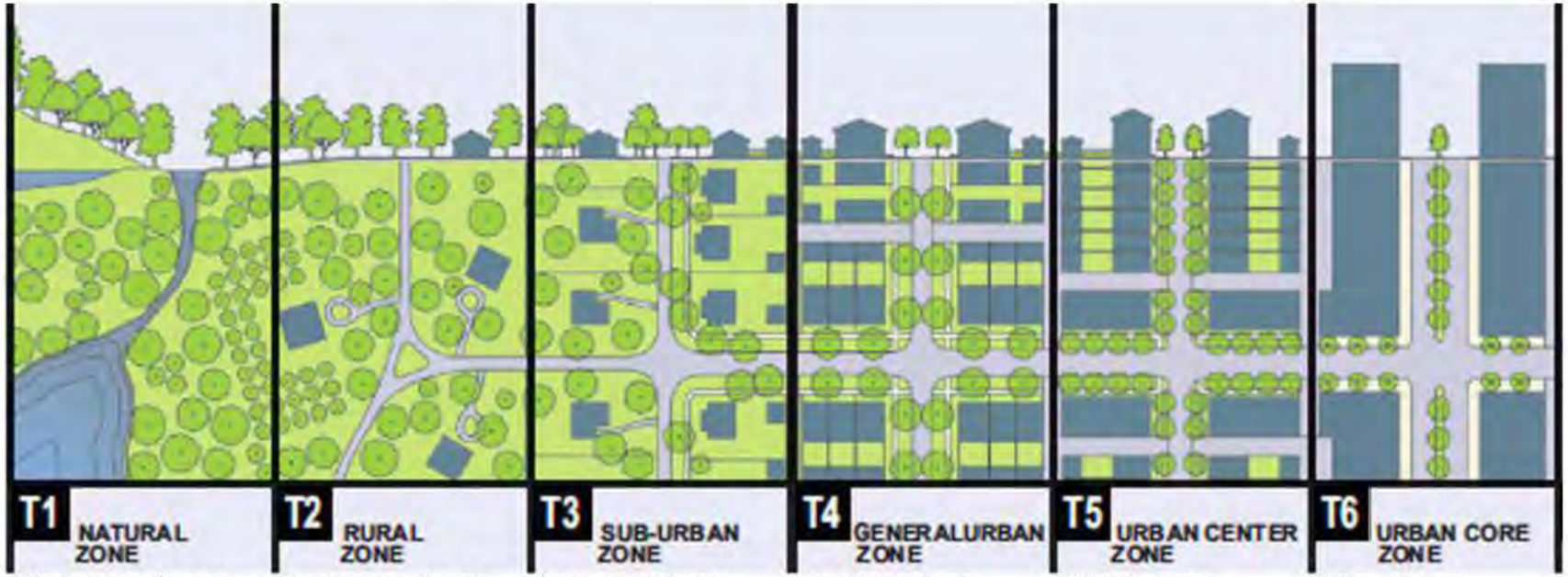
Greenwood Avenue Cottages, designed by Ross Chapin Architects, was built by The Cottage Company in ... [+] PHOTO COURTESY OF ROSS CHAPIN ARCHITECTS.



The Cottages *at* Back River Road

DOVER, NH

THE TRANSECT

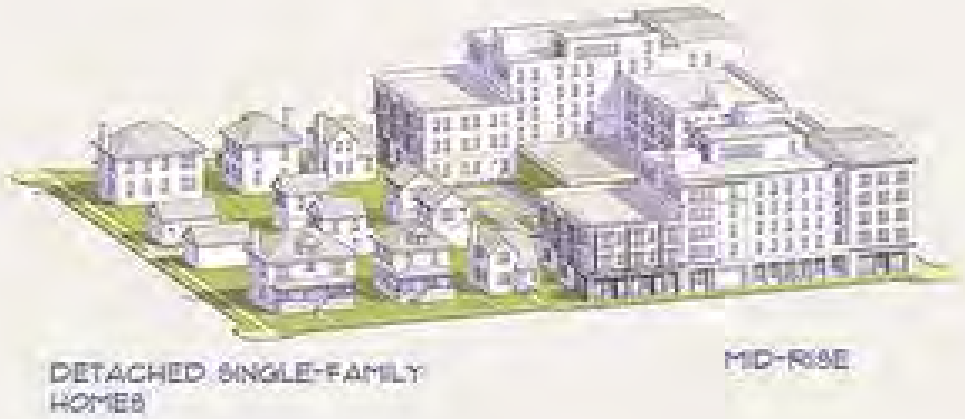


T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERALURBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE
Wilderness, forests, undisturbed shorelines, and other natural landscapes	Farms, woodlands, wetlands, streams, large regional parks	Larger lot single-family homes, home occupations, some mixed use	Small-lot single family homes, apartments, mixed use, and locally run shops	Wide housing choices, retail shops, galleries, offices, restaurants, and bars	Tall multi-use buildings, cultural and entertainment districts, & civic spaces for parades and festivals

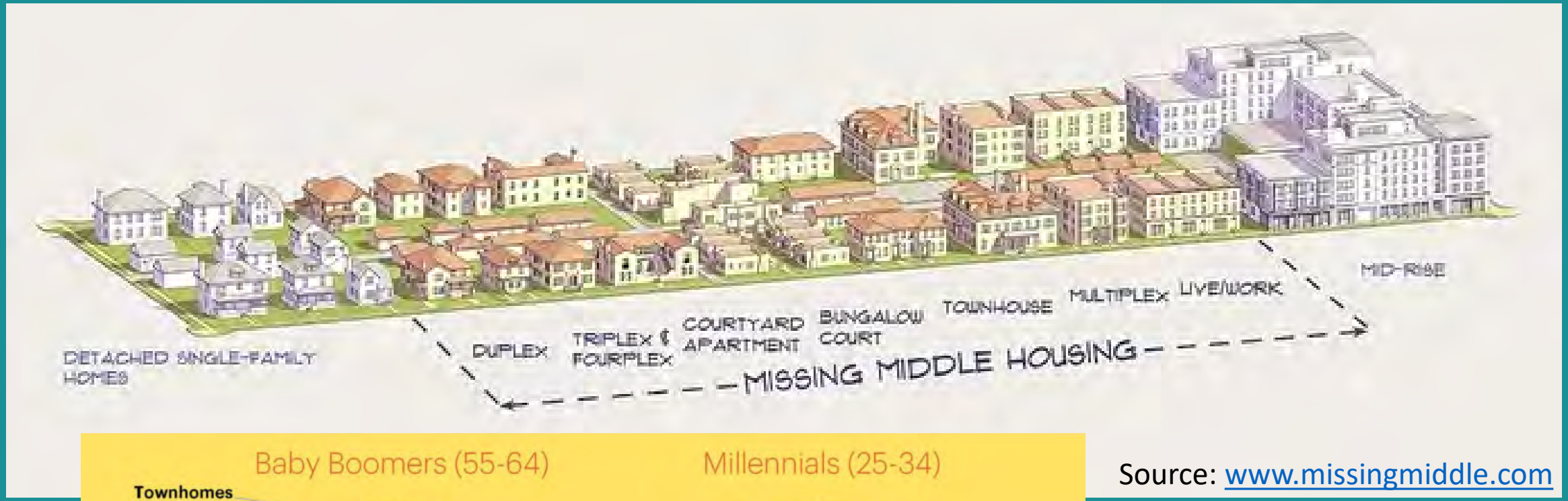
New Hampshire

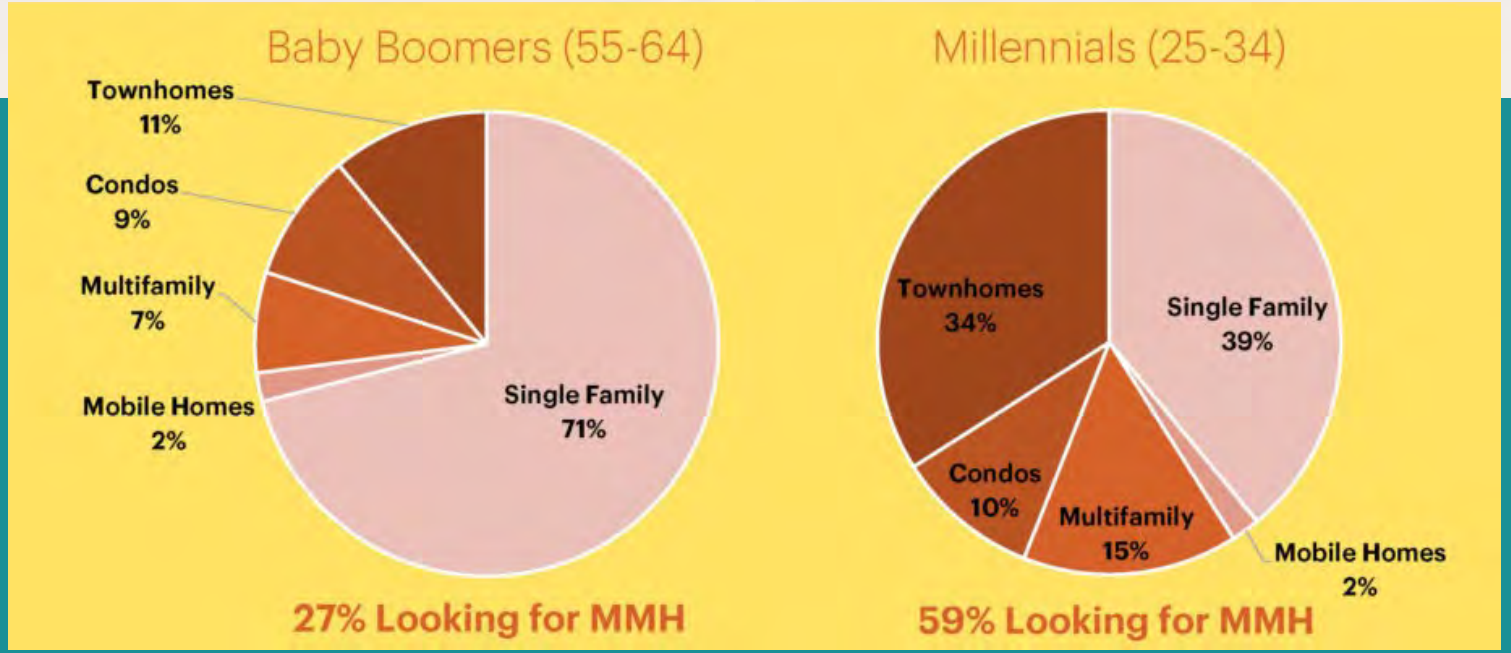






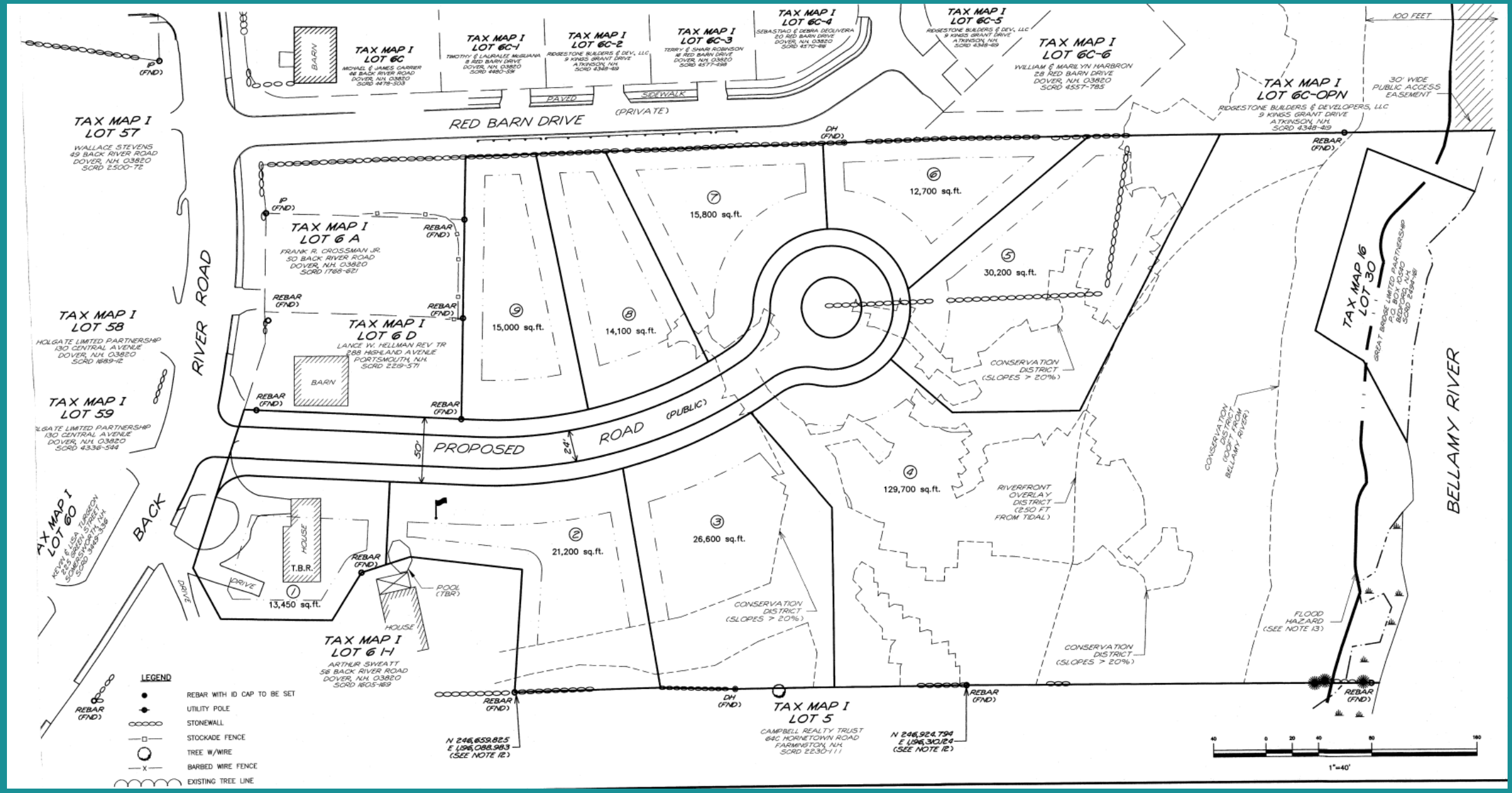
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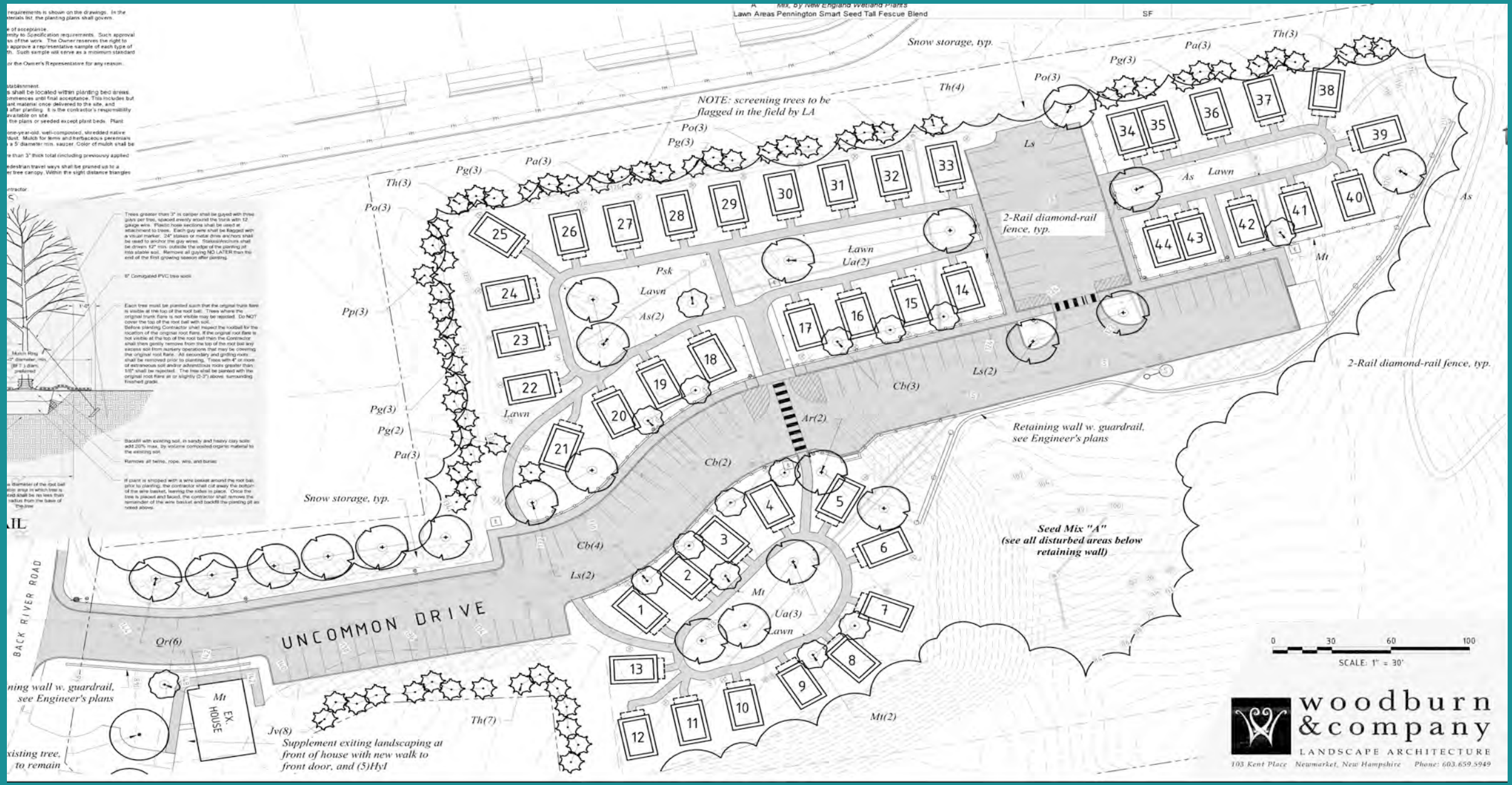


Source: www.missingmiddle.com

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Utilizing traditional zoning with single-family housing

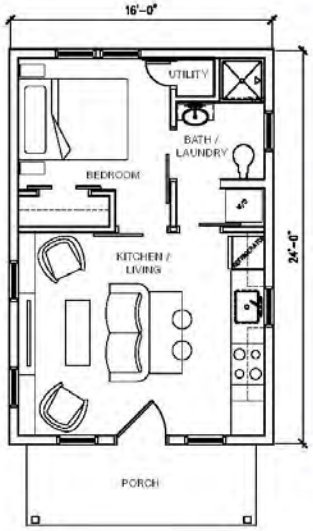


Utilizing TDR zoning with missing middle infill housing




GSD
Studios





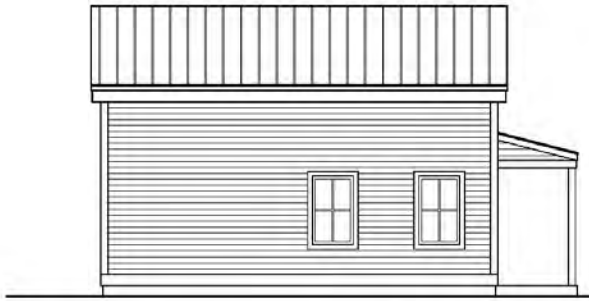
FLOOR PLAN - 384 SF
SCALE: 1/4"=1'-0" 1



RENDERING & PROPOSED PALETTE



ELEVATION
SCALE: 1/4"=1'-0" 2



ELEVATION
SCALE: 1/4"=1'-0" 3



SECTION
SCALE: 1/4"=1'-0" 4

BLEEKER BEIGE
Benjamin Moore or similar

COPLEY GRAY
Benjamin Moore or similar

NIMBUS
Benjamin Moore or similar

NORMANDY
Benjamin Moore or similar

SAYBROOK SAGE
Benjamin Moore or similar

DISTANT GRAY
Benjamin Moore or similar

STONINGTON GRAY
Benjamin Moore or similar

WHALE GRAY
Benjamin Moore or similar

NO.	DESCRIPTION	DATE
	REVISIONS	

NOT FOR CONSTRUCTION

SEAL

We GSD Studios
ARCHITECTURE | PLANNING
22 Jady Hill Ave
Exeter, NH 03833

DESIGNED BY: MWR
DRAWN BY: MWR
PROJECT: 200302.01

54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

COTTAGE CONCEPT PLANS & RENDERINGS

SCALE: AS NOTED
DATE: 02.01.2021
DRAWING NO.:

A1.1











GSD
communities