## DRAWING INDEX

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H5.12 DEMOLITION ELEVATIONS

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H5.14 FIRST FLOOR PLAN

H5.15 BASEMENT PLAN

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H5.17 ROOF AREAS CALCULATIONS

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H5.22 ELEVATION - HIGH STREET

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H5.24 ELEVATION - REAR (WEST) ALLEY

H5.31 AXONOMETRIC

H5.32 VINGNETTE - CONGRESS STREET

H5.33 VINGNETTE - HIGH ST FROM CONGRESS ST

H5.34 VINGNETTE - HIGH ST FROM STARBUCKS

H5.35 VINGNETTE - HAVEN CT FROM LADD ST

H5.36 VINGNETTE - HIGH ST AT LADD ST & HAVEN CT

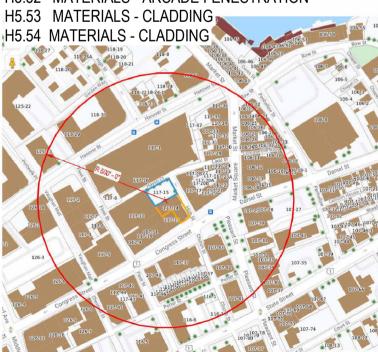
H5.37 VINGNETTE - HAVEN COURT AT NEWBERRY'S

### H4.41 DETAILS

H5.50 MATERIALS - WINDOWS

H5.51 MATERIALS - FENESTRATION

H5.52 MATERIALS - ARCADE FENESTRATION



### **PROJECT NARRATIVE**

REHABILITATION AND ADAPTIVE REUSE OF EXISTING HISTORIC STRUCTURES WITH A NEW ADJACENT STRUCTURE ON REAR SURFACE PARKING LOT.

USES INCLUDE A FULL SERVICE RESTAURANT AT FIRST FLOOR, A BOUTIQUE HOTEL ABOVE, AND ONE LEVEL OF UNDERGROUND PARKING. OFFSITE IMPROVEMENTS WILL BE A FUTURE AND SEPARATE APPLICATION IN COLLABORATION WITH THE CITY OF PORTSMOUTH.

### PROJECT UPDATES SINCE LAST HDC WORKSESSION:

A. ADJUSTED ROOFS AND NEW DORMER AT 3 CONGRESS STREET.

B. ADDITIONAL DETAILS AND PROFILE SECTIONS

C. FINE TUNED STOREFRONT FENESTRATION

D. EXTERIOR MATERIALS PRODUCT CUT SHEETS



# **ONE CONGRESS STREET**

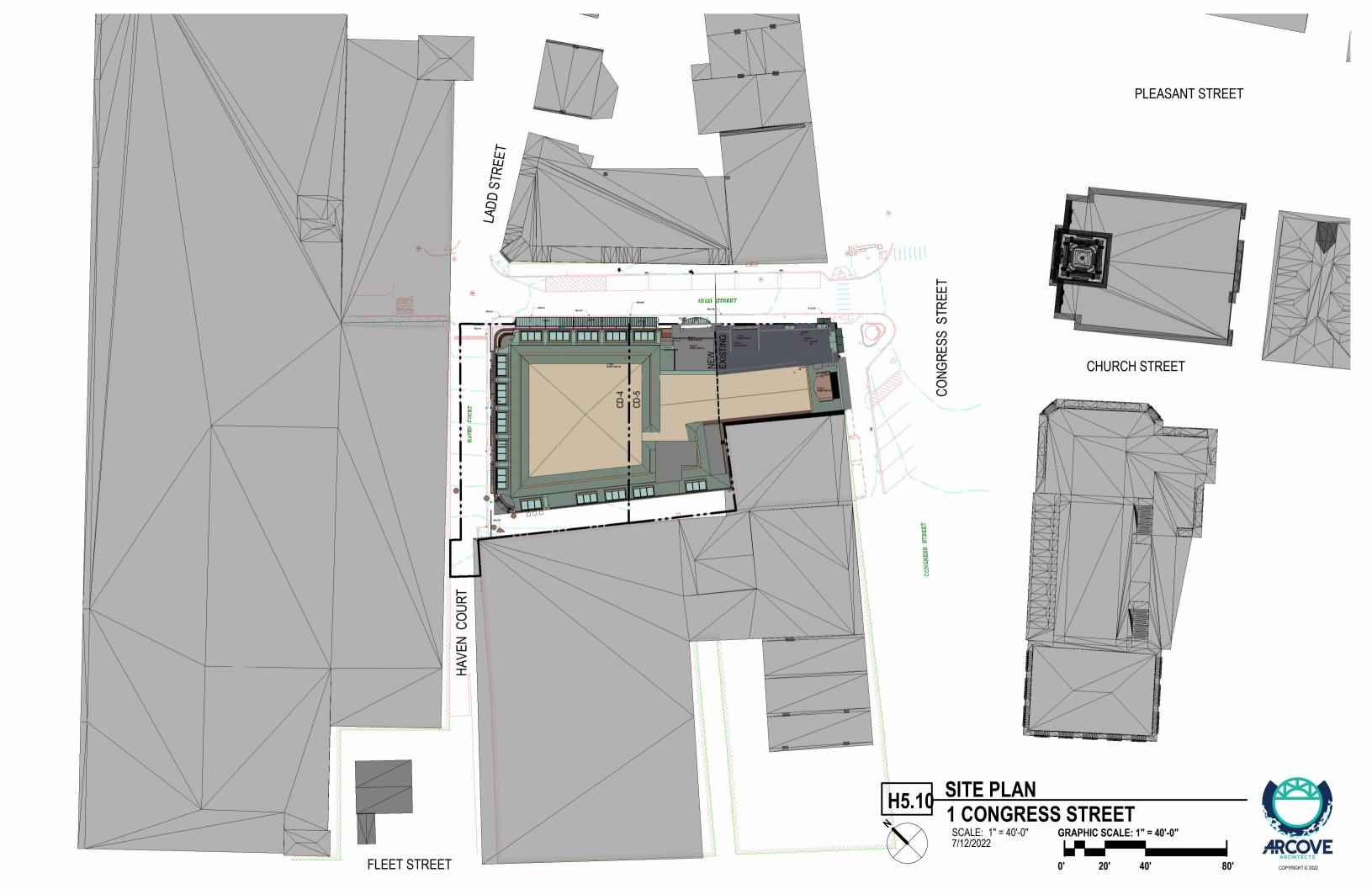
## **RENOVATION & ADDITION**

ONE MARKET SQUARE, LLC

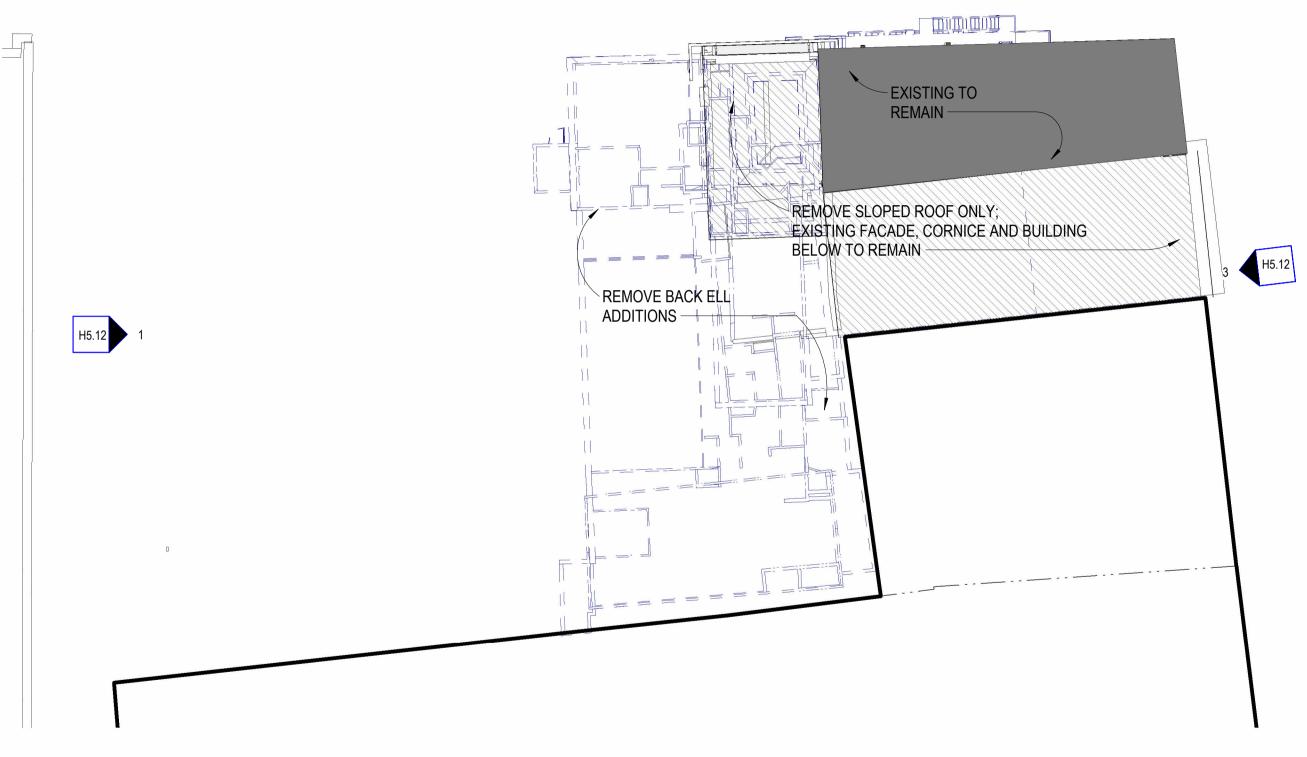
**ZONING BOARD OF ADJUSTMENT JULY 12, 2022** 





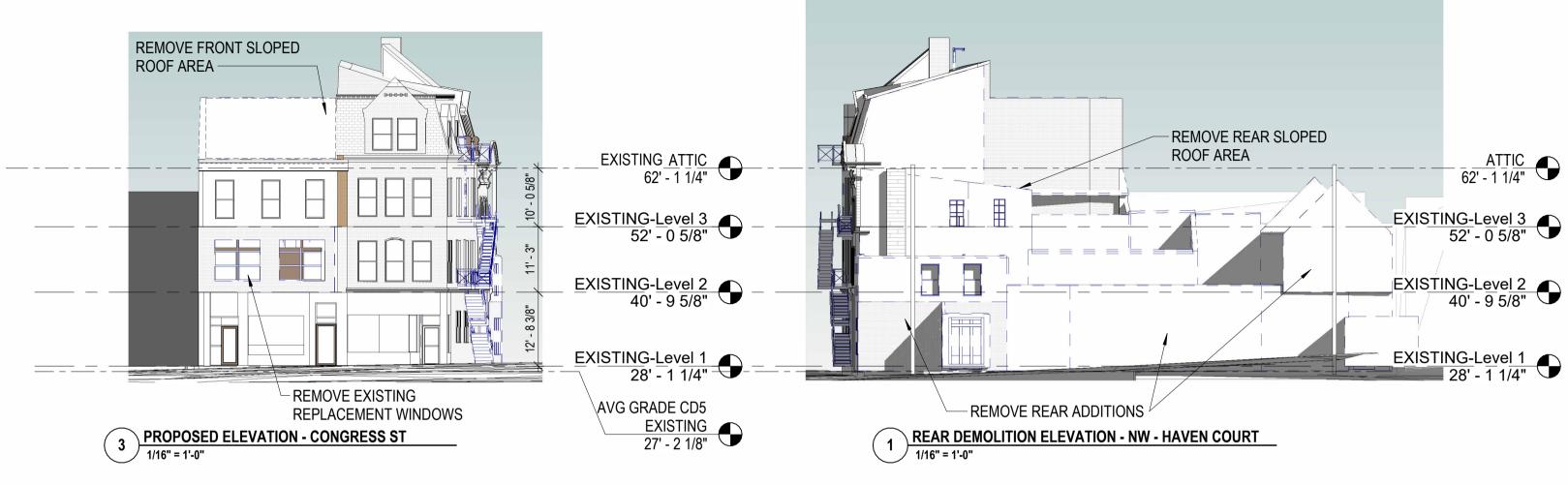








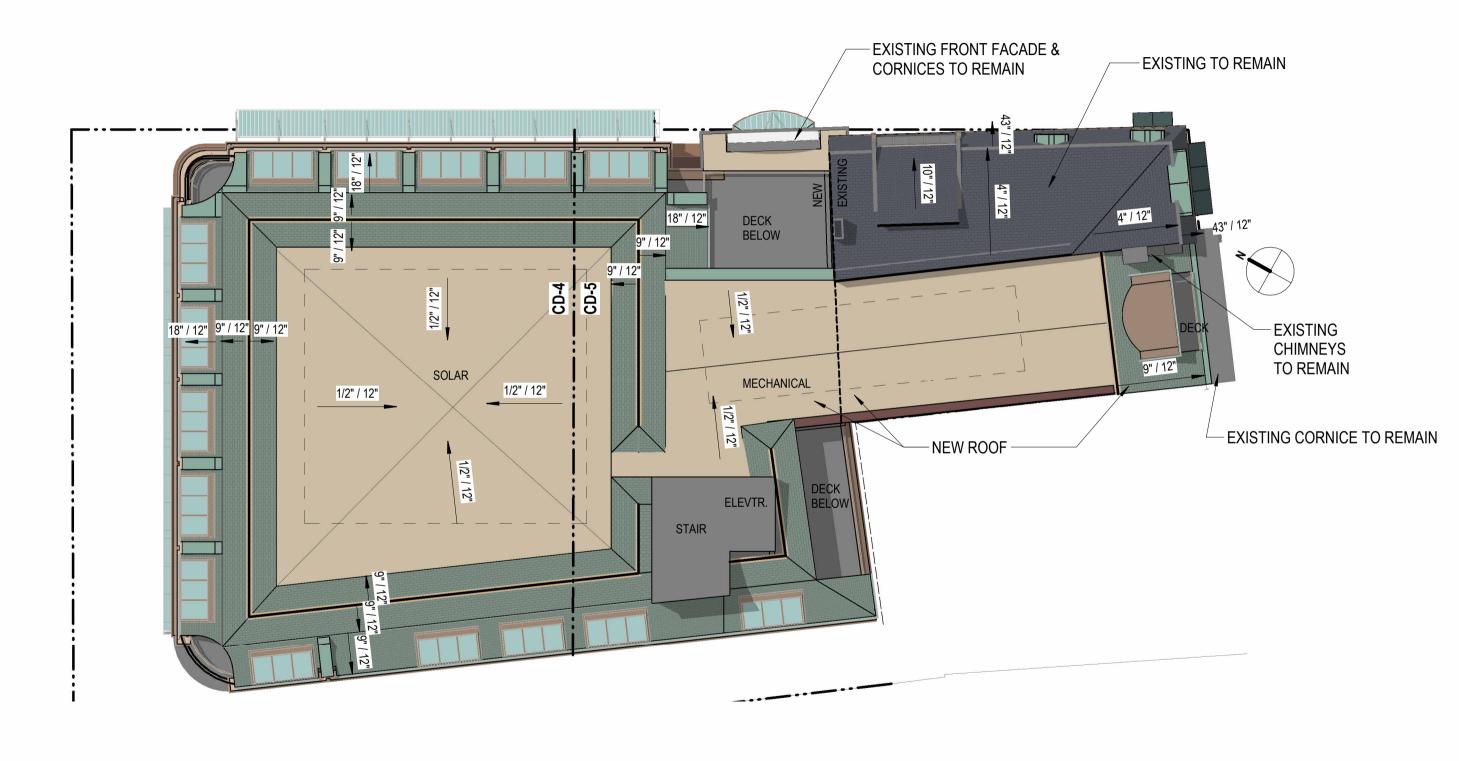


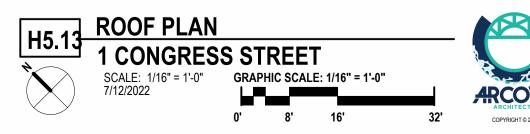


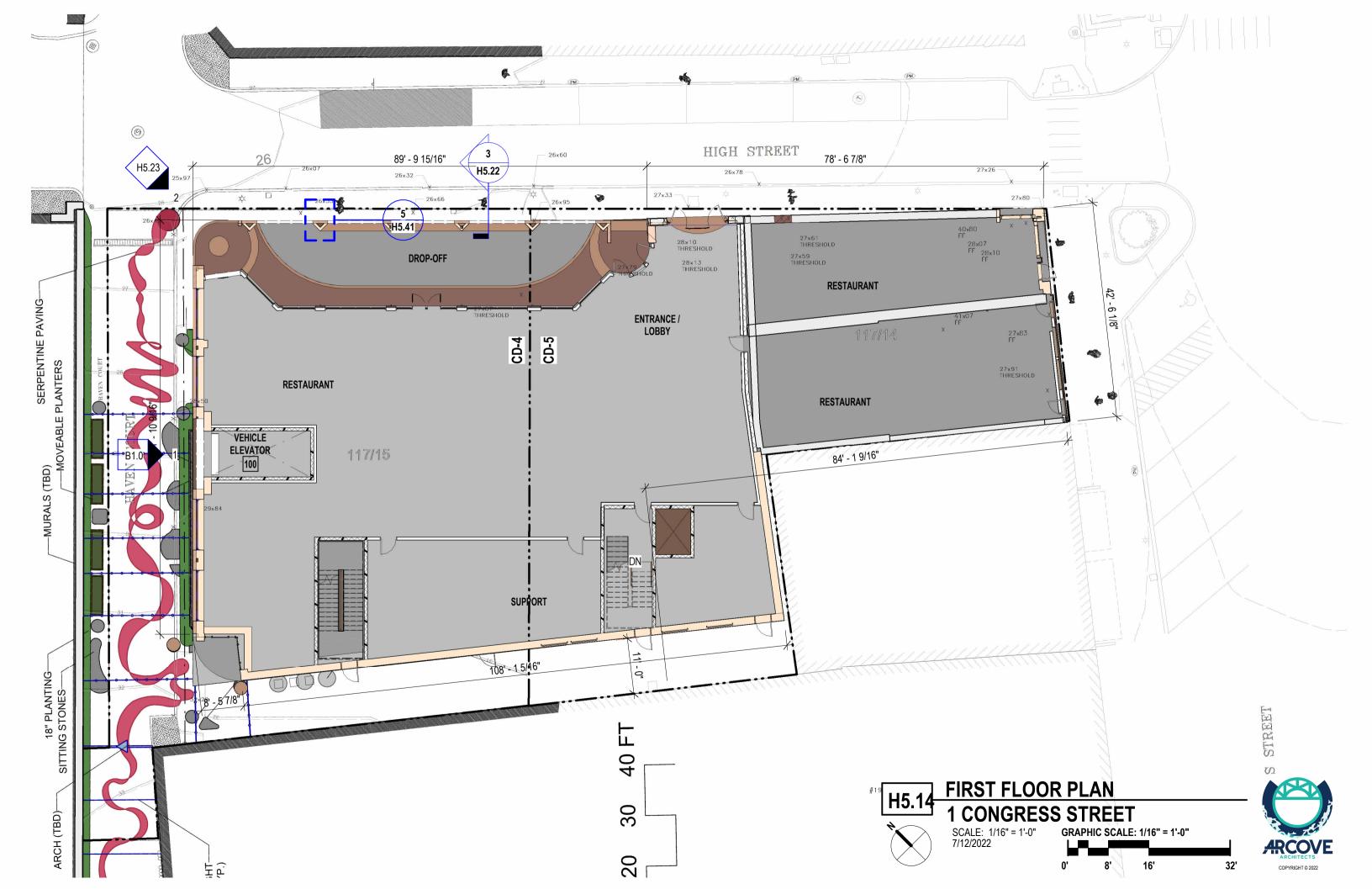


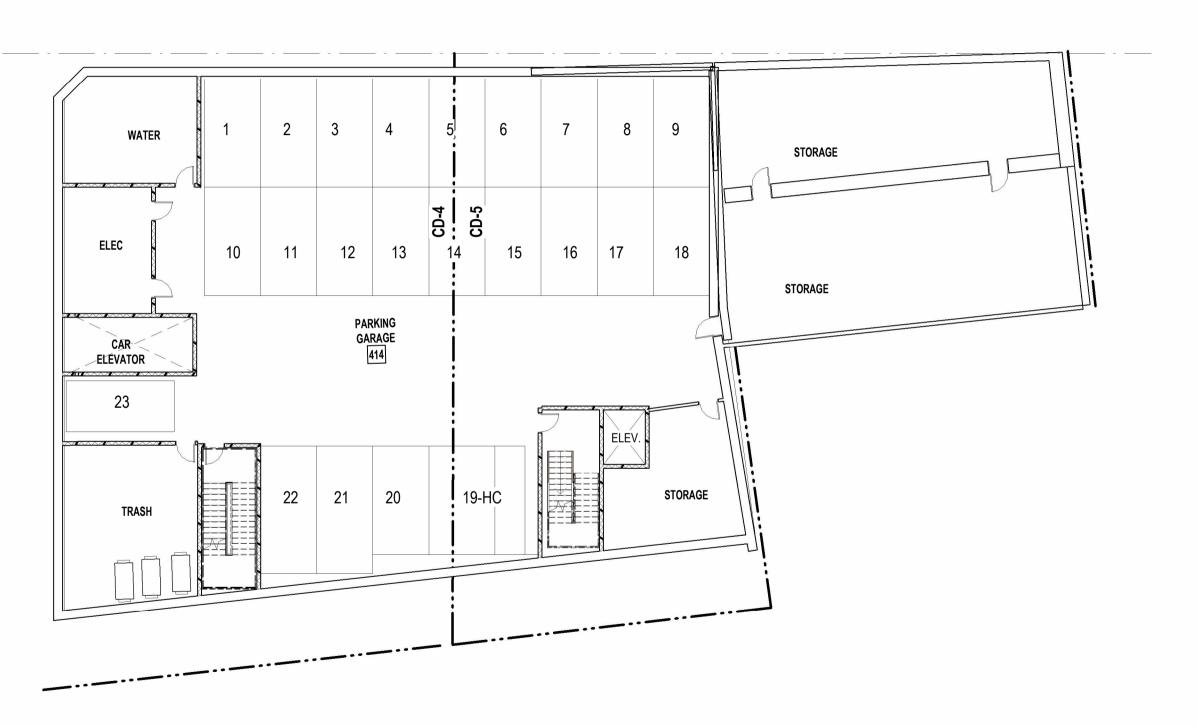






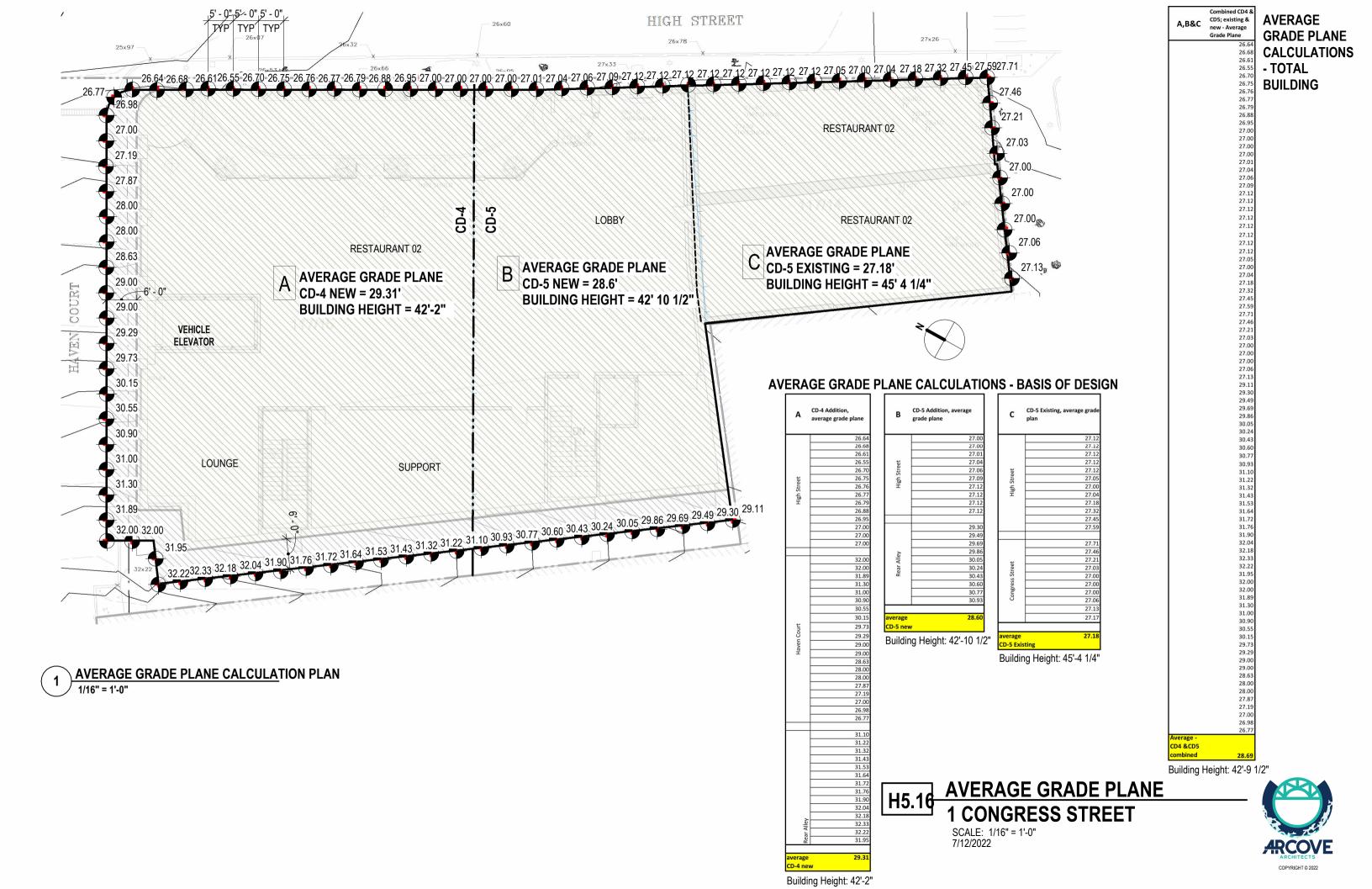


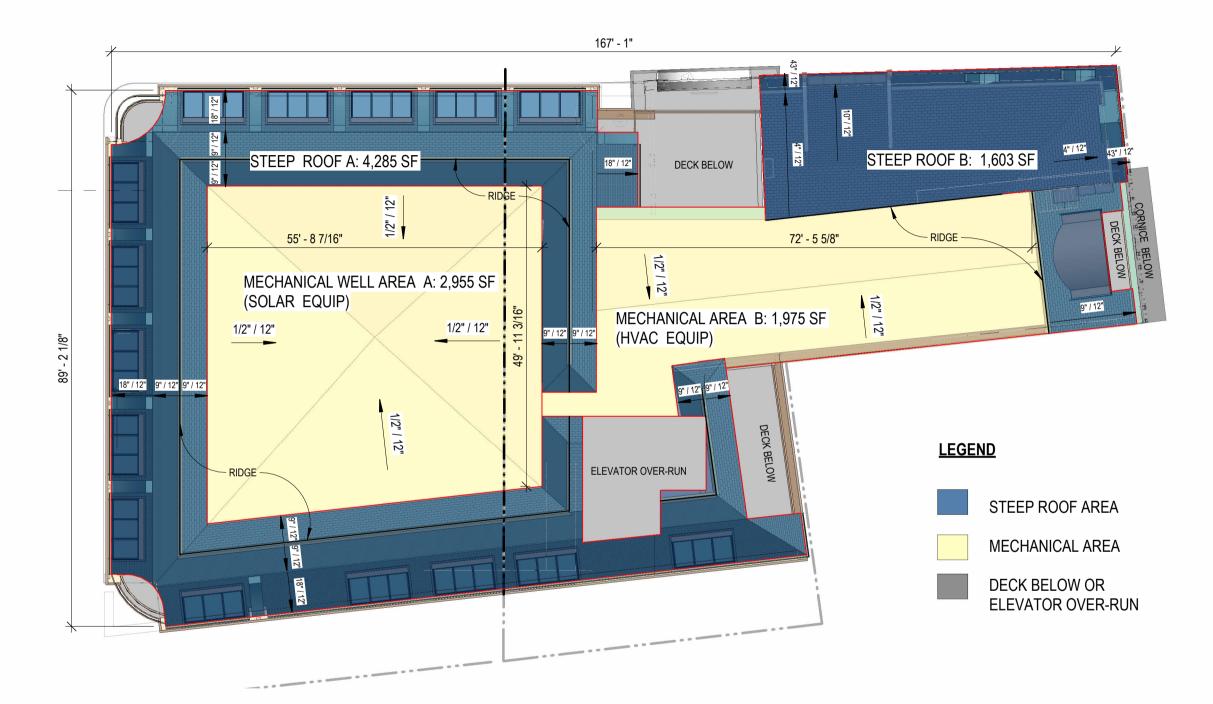




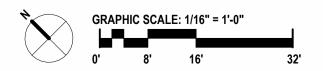






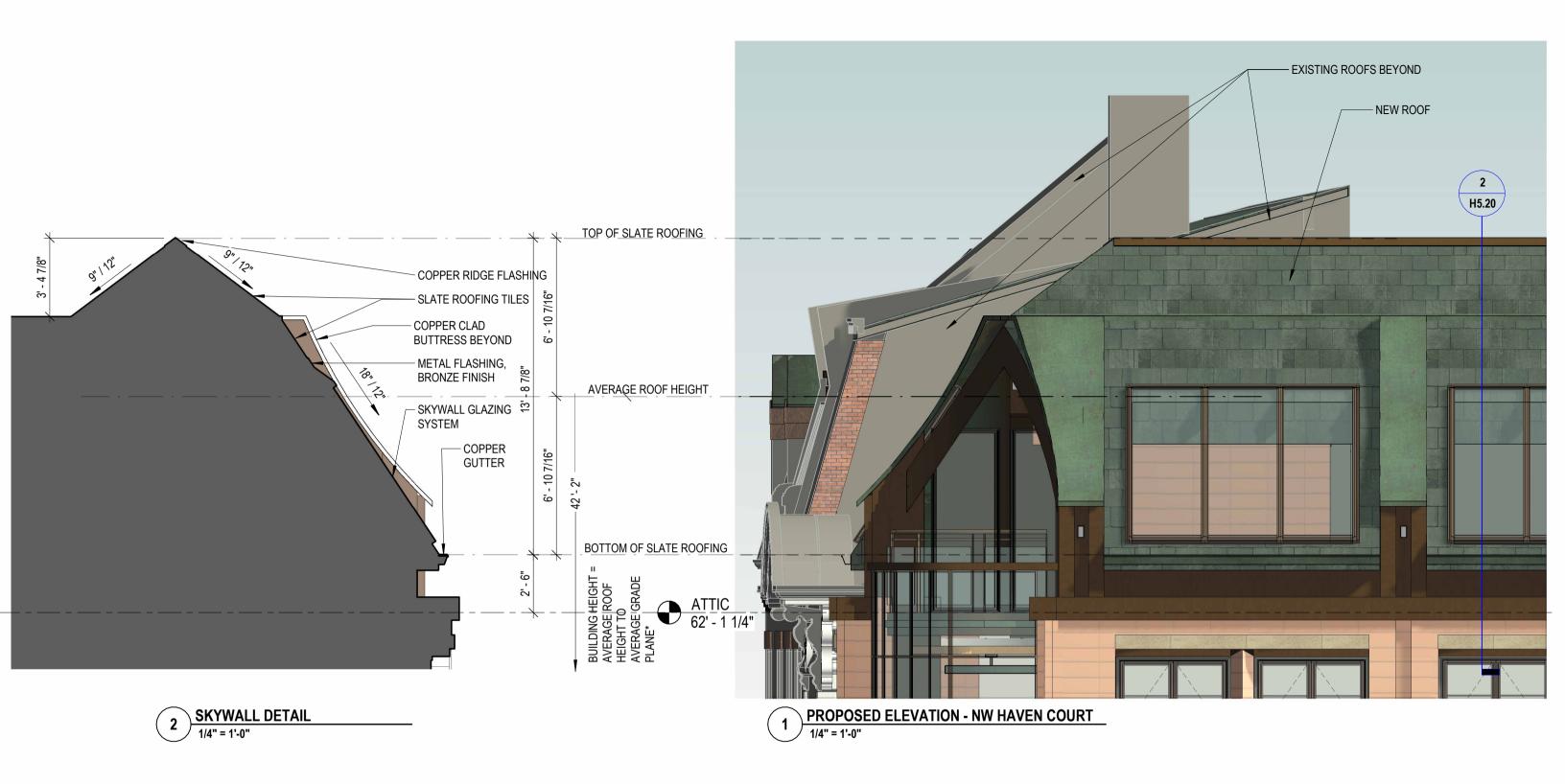


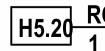
SLOPED ROOF AREAS	7/7/2022
STEEP ROOF AREA A	4,285
STEEP ROOF AREA B	1,603
Total	5,888
MECHANICAL AREA A	2,955
MECHANICAL AREA B	1,975
Total	4,930
TOTAL ROOF AREA	10,818
Slope roof % of total	54.43%
Flat roof % of total	45.57%











## ROOF HEIGHT DETAIL - HAVEN CT 1 CONGRESS STREET

SCALE: 1/4" = 1'-0" 7/12/2022





- REPLICATE EARLY 20TH CENTURY STAINED GLASS TRANSOMS

- REPLICATE HISTORIC PEDIMENTS

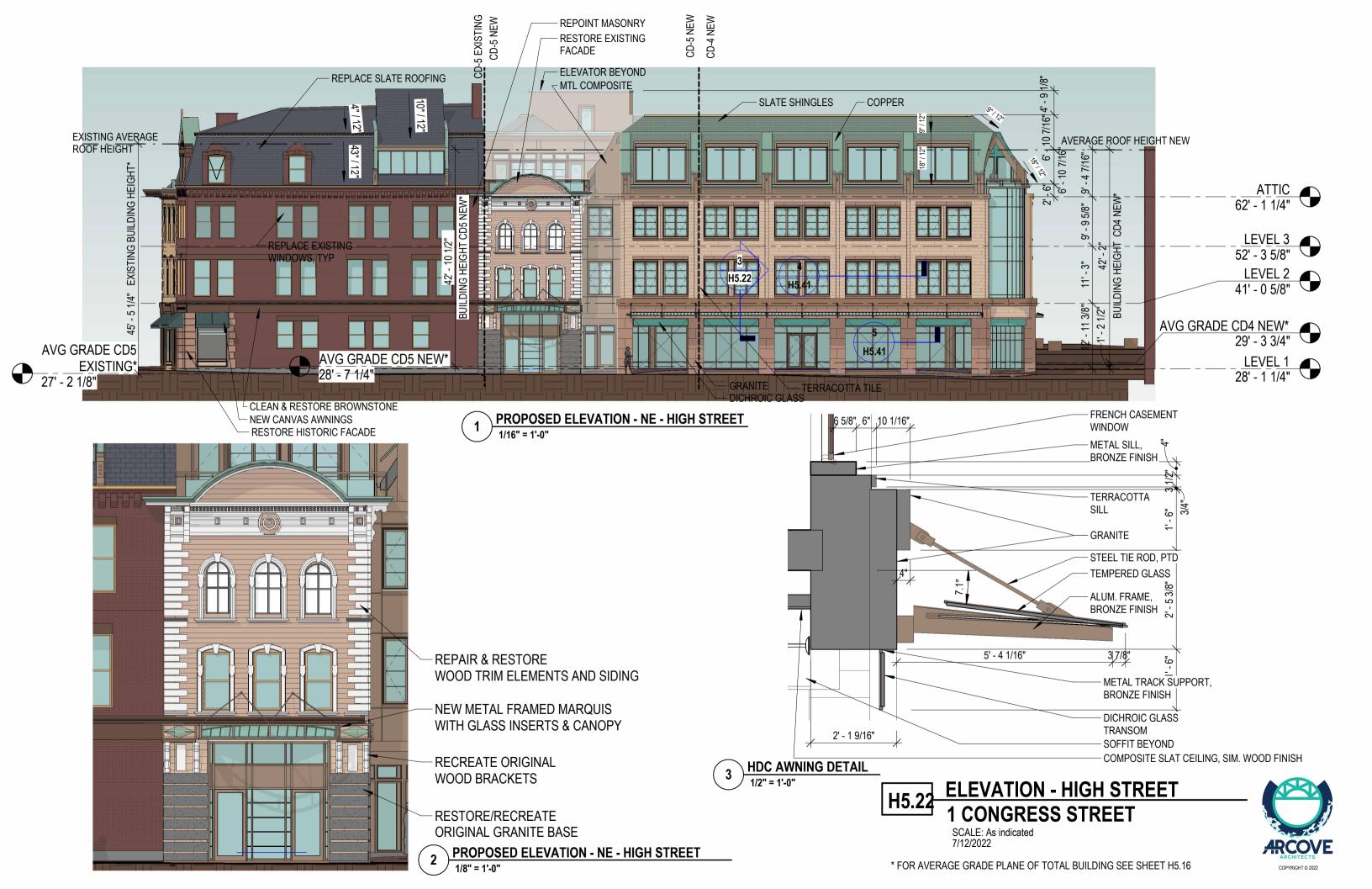
REPLICATE ORIGINAL CAST IRON STOREFRONT THIS SIDE PROPOSED ELEVATION - CONGRESS STREET

1/8" = 1'-0"

1 CONGRESS STREET

SCALE: As indicated
7/12/2022





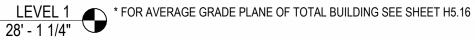


LEVEL 2 41' - 0 5/8"

# **ELEVATIONS - HAVEN COURT**

SCALE: 1/16" = 1'-0" 7/12/2022

AVG GRADE CD4 NEW\* 29' - 3 3/4"





PROPOSED ELEVATION - NW HAVEN COURT 1/16" = 1'-0"

H5.41



## **SW ELEVATION - REAR ALLEY 1 CONGRESS STREET** SCALE: 1/16" = 1'-0"

7/12/2022





# H5.31 BIRDSEYE AXONOMETRIC 1 CONGRESS STREET SCALE: 7/07/2022











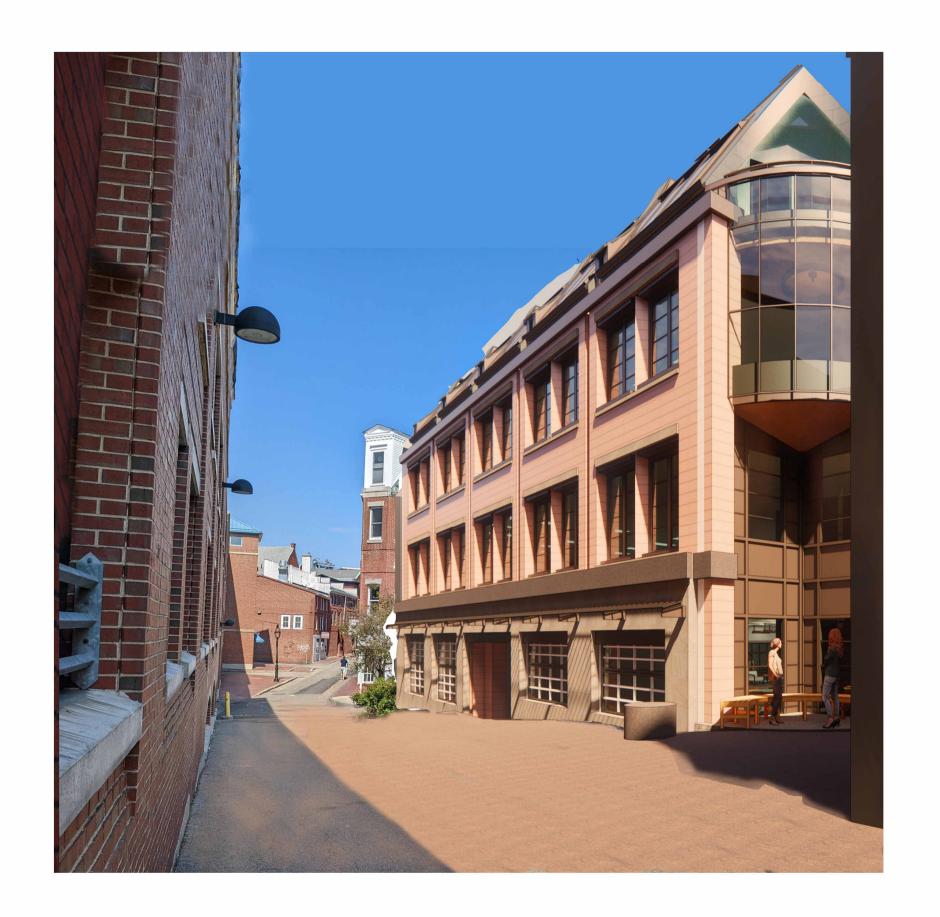
# HIGH STREET FROM STARBUCKS 1 CONGRESS STREET SCALE: 6/17/2022 H5.34



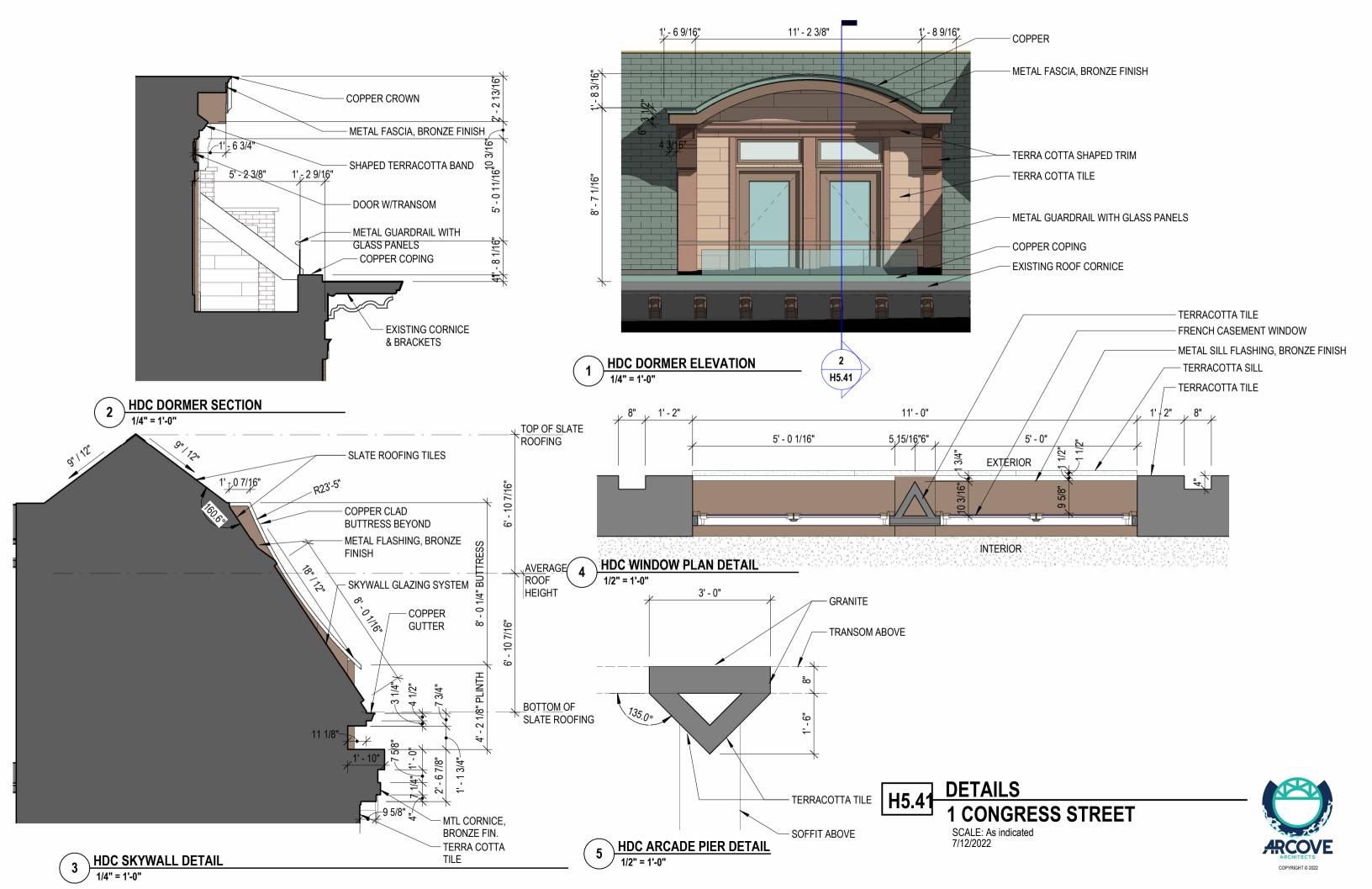


H5.35 VIGNETTE - HAVEN CT FROM LADD STATE SCALE: 6/17/2022











Pella® Reserve™ Out-Swing French Casement Window Unit Sections - Aluminum-Clad Exterior



Expertly crafted wood windows and patio doors with nearly endless possibilities.





### Designed with distinguished details

Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.

 Enhanced style options and custom capabilities
 Maximum design flexibility with dramatic sizes, custom colors, finishes, profiles, product types and more. · Authentic look of true divided light

Pella's Integral Light Technology\* grilles use a metal spacer to create the authentic look of true divided light by casting a more realistic shadow. Interior finish options
 From light to dark, Architect Series - Traditional wood windows and patio

doors are available in an array of classic and on-trend colors. Pine interiors are available in a variety of paint and stain colors.

Beautiful hardware
 Choose from Pella's collection of rich patinas and other timeless finishes.

 Optional integrated security sensors
 Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.

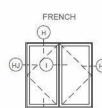
### • ENERGY STAR\* certified¹

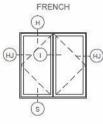
Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Architect Series - Traditional products with triple-pane glass have been awarded the ENERGY STAR Most

Long-lasting durability
 Aluminum-clad exteriors with EnduraClad\* finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard\* wood protection is applied after the pieces have been cut and milled, but prior to final assembly.

Best limited lifetime warranty<sup>2</sup>
Pella Architect Series – Traditional products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>2</sup>

 Testing beyond requirements
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.





## Integral Light Technology ®

Putty and Ogee Glaze Grilles Clad Exterior - Wood Interior







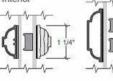




## Ogee Glaze Grilles

Clad Exterior - Wood Interior



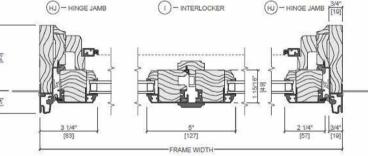






Contoured Aluminum -

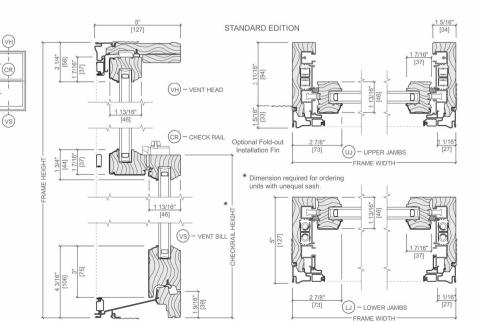
Grilles-Between-the-Glass





## Architect Series® Traditional Hung Window

SE Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile



## Colors **Wood Types**

**Prefinished Pine** 

Interior Colors

Wood species for complementing your project's interior.





### Custom interior finishes, unfinished or primed and ready-to-paint are also available.





Custom colors

are also available.

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.8





# H5.50 MATERIALS - WINDOWS 1 CONGRESS STREET

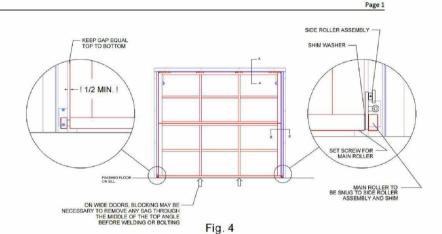
SCALE: 6/17/2022

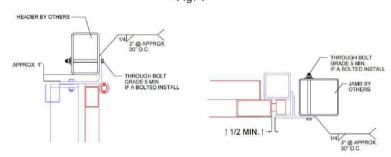




# CROWN LIFTING BIFOLDING DOORS

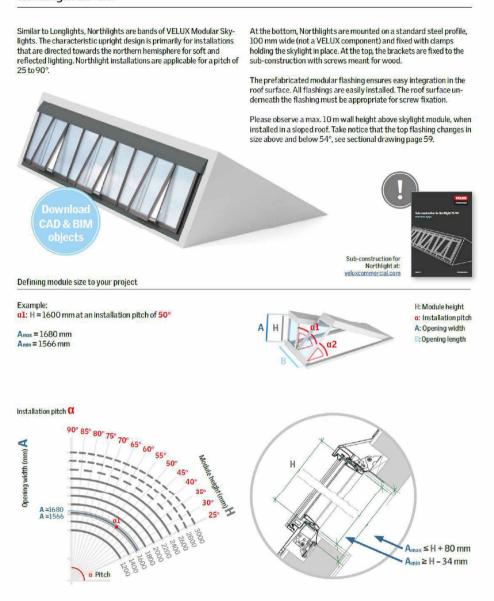
For additional information, please review our installation video https://youtu.be/BdnS8M6\_oto







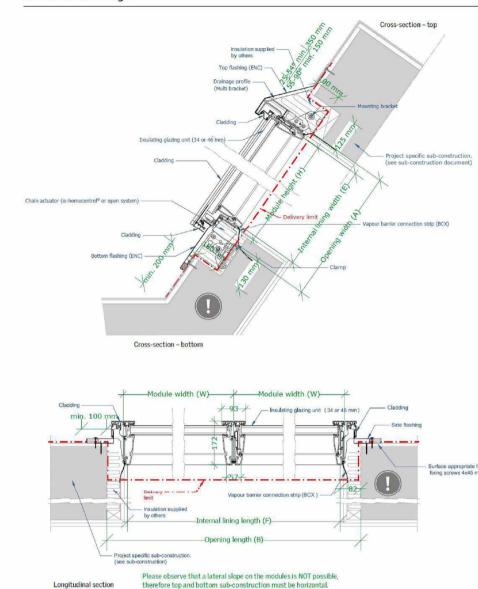
### Northlight 25-90°



## ROOF WINDOWS - VELUX "NORTHLIGHT"

58 — Not available as venting modules as default.

## Sectional drawings



VELUX Commercial 59

# H5.51 MATERIALS - FENESTRATION 1 CONGRESS STREET



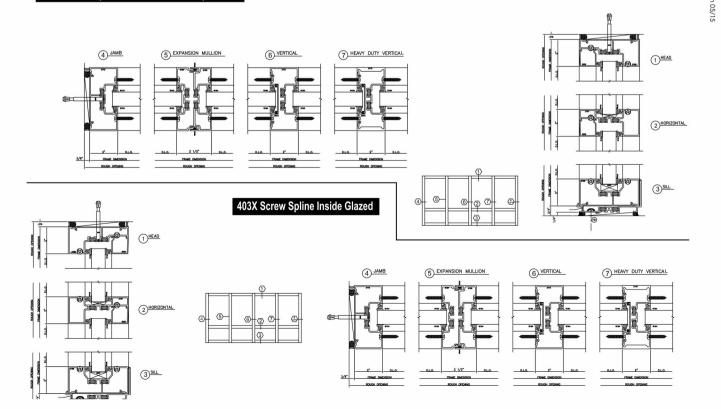


## **STOREFRONTS**





## 403X Screw Spline Outside Glazed Stops Down



### STOREFRONT TRANSOMS

## 3M™ Dichroic Film for Laminated Glass

Compatible with EVA, SentryGlas® or PVB interlayer adhesives. Available in gold-blue or copper-bronze colors.

### **Flexible**

Film can be printed, cut, patterned, bent, or combined with different glass types or interlayer adhesives.

### Versatile

Applications include shading fins, balustrades, exterior glass, partition walls, shower doors, artistic glass and furniture.

### **Gold-Blue Dichroic Film**



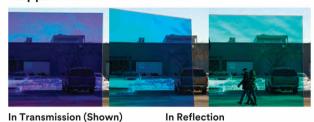
In Transmission (Shown)

In Reflection

Yellow ► Magenta ► Blue

Gold (straight) Blue (angle)

### Copper-Bronze Dichroic Film



Magenta ► Blue ► Aqua

Copper (straight) Bronze (angle)

## Solar performance of clear laminated glass

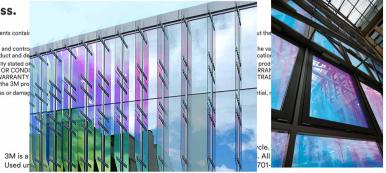
	Reflection Visible	Transmission Visible	Transmitted Energy	Reflected Energy	Absorbed Energy	TSER	SHGC
Gold-Blue Dichroic Glass	89%	11%	56%	29%	15%	39%	0.61
Copper-Bronze Dichroic Glass	29%	71%	55%	29%	17%	41%	0.59

## Make an impression at 3M.com/Glass.

Product Use: Many factors beyond 3M's control and uniquely within user's knowledge and control and performance of a 3M product, user is solely responsible for evaluating the 3M product and de Warranty, Lumited Remedy, and Disclaimer Lunies an additional warranty is specifically stated of specification at the time 3M ships the product. 3M MAKES NO OTHER WARRANTIES OR COMD MERCHANTABLITY OR FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTY to this warranty, then the sole and exclusive remedy is, at 3M's option, replacement of the 3M pro Limitation of Liability: Except where prohibited by law, 3M will not be liable for any loss or damagincluding warranty, contract, negligence or strict liability.

### 31

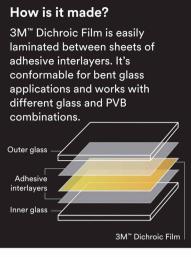
Renewable Energy Division 3M Center, Building 235-2S-27 St. Paul, MN 55144-1000 3M.com/glass



# H5.52

# MATERIALS - ARCADE FENESTRATION 1 CONGRESS STREET

SCALE: 6/17/2022







BRONZE FINISH - METAL ACCENTS - WINDOW & DOOR FRAMES, AWNINGS, DORMER LEVEL CLADDING.

Lower walls, cladding

Granite

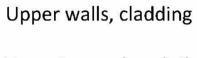


Deer Isle

At restored Facades

Carolina Coral

First floor addition, field color



Terra Cotta, glazed tile TERREAL, PITERAK SLIM





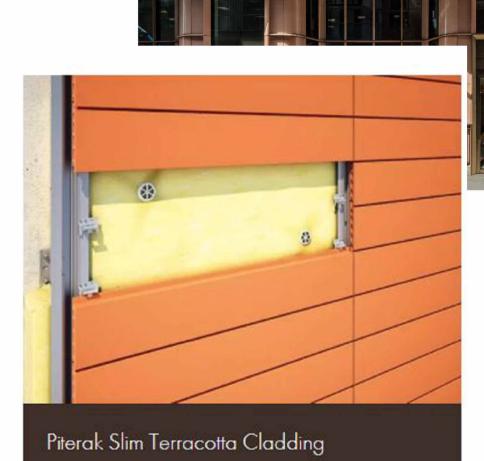


Marylebone Lane Mansion



Autumn Pink

First floor addition - accent color





SCALE: 6/17/2022



## SOFFIT-CEILING AT ARCADE DROP-OFF



- thermally broken
- made of light weight aluminum
- supports continuous insulation
- creates a rain screen
- response time within 24 hours
- supports other cladding up to 8 lbs per sq ft.
- adjustable for sub-wall misalignment
- health product declarations
- support for specifications + drawings
- built for seismic zones





easy to use	quick delivery
solid	durable
warranty	finishes

longboardproducts.com



### WOODGRAIN OPTIONS

Our woodgrain options are divided into four categories based on the consistency of the wood grain pattern.

### CONSISTENT



















## **COMPOSITE WALL PANELS (ELEVATOR OVER-RUN AND RECESSED ACCENTS)**

## **ALUCOBOND Products**

## **ALUCOBOND®** GIVING SHAPE TO GREAT IDEAS

### PROPERTIES AND BENEFITS

- Flatness and Rigidity
  - Lightweight
  - Durability
  - Custom color expertise

ALUCOBOND® PLUS

- Formability
- Ease of fabrication
- Perforation capabilities
- 89 stocked ACM colors
- Complementary flat aluminum sheet colors

### ALUCOBOND® AXCENT™

4mm ACM comprised of two sheets of smooth .020" aluminum thermobonded to a solid, fire retardant core. Developed exclusively to meet fire performance requirements while providing the benefits canopies, soffits, and trim. & versatility of ACM.

A solid .040" flat aluminum sheet that offers the perfect complement to ALUCOBOND PLUS. AXCENT is excellent for columns, parapet caps,



### **Product Properties**

Fire Retardant (FR) core

Thickness of aluminum skin	0.020" (nominal)
Product thickness	0.157" (4n nominal)
Weight	1.56 lb/ft
Standard panel dimension*	62" x 196
Maximum width**	62"
Maximum length**	400"

### **Product Properties**

Product thickness	0.040" (nominal)
Weight	0.56 lb/ft²
Standard width	48"
Standard length	120"

## Can contribute toward LEED points

- 100% recyclable
- · Zero VOC's emitted in use
- EPD in compliance with International ISO Standards

### ALUCOBOND® EasyFix™

ALUCOBOND EasyFix is a cost-effective installation method for wood-frame construction in multifamily and mixed-use sectors. The simple installation method utilizes an innovative design for attachment of ALUCOBOND PLUS panels. The design provides an aesthetic solution similar to traditional ACM systems.

ALUCOBOND EasyFix must be used with:

- ALUCOBOND PLUS
- ALUCOBOND EasyFix: Clips or Rails



### **Product Properties**

Weight	1.9 lb/ft²
Weight	1.56 lb/ft²
Standard panel dimension*	40" x 196"
Maximum panel width/length	62"/400"
Clip length	3"
Rail length	12'







**ROOFING - NATURAL SLATE** 







**GRAY-GREEN, SEMI-WEATHERING NATURAL SLATE**; **VERMONT SLATE** 

## MATERIALS - CLADDING 1 CONGRESS STREET

SCALE: 6/17/2022

