



City of Portsmouth
Planning Department & Historic District Commission
1 Junkins Avenue
Portsmouth, NH 03801

October 16, 2026

Re: 1, 15, & 21 Congress Street (LU-24-188)

SECOND REQUEST FOR A ONE-YEAR EXTENSION of HDC Approval

Dear Ms. Ruedig & Historic District Commission members:

The Historic District Commission granted approval for renovations and additions to merged lots 1, 15 & 21 Congress Street on 11/06/2024. A one-year extension was granted which expires on 11/07/2026. Revisions to the original approval were approved by HDC on 7/01/2026.

This project has been further delayed pending coordination with City and Utility companies for site utilities and shoring related to Newberry Way, the adjacent 175 Fleet Street lot (Gilley's), and ongoing City improvements to Fleet Street. More time is needed to accommodate the required site coordination. A second one-year extension of the HDC approval is respectfully requested.

Very truly yours,

A handwritten signature in black ink that reads "Tracy S. Kozak". The signature is written in a cursive, flowing style.

Tracy S. Kozak
Arcove Architects, Principal

Cc: Mark McNabb; McNabb Properties Ltd.



PROJECT NARRATIVE

This application is for a second one year extension of the previously approved application (LU-24-188) as originally granted on 11/06/24, with a first one year extension expiring on 11/06/26; and as modified by the HDC's administrative approval (LUHD-1029) for revisions granted on 7/01/26.

During the process of land use approvals, the Applicant, One Market Square, LLC, successfully merged two lots into what is now one lot: Map 0117 Lot 14 (with an address of 1 Congress Street and 18 High Street) with Map 0117 Lot 12 (with an address of 15 and 21 Congress Street).

AS PREVIOUSLY APPROVED:

SITE

Significant improvements are proposed for Haven Court (private way owned by One Market Square, LLC) including utilities, hardscape pavers, cantenary lights, trash and recycling and landscaping. The design intent is to connect High Street with Fleet Street for the benefit of the public and to provide retail continuity, which is vital for retail success. The proposed Haven Court connection is supported by the Master Plan as part of an overall connection running from McIntyre to Vaughan Mall.

The existing grade on Haven Court will be changed to provide for a handicap accessible connection between High Street and Fleet Street.

BUILDING: 1 CONGRESS STREET & 18 HIGH STREET (Map 0117 Lot 14)

Rehabilitation and adaptive reuse of existing historic structures with a new adjacent structure on existing rear surface parking lot.

One level of below grade parking is proposed. Commercial retail is located at first floor, with residential apartments and coliving space above.

Existing focal buildings at 1 and 3 Congress street will be repaired, restored and brought up to current codes.

At 18 High Street, the wooden facade with curved entablature will be removed, securely stored offsite during construction, restored and repaired, then reinstalled in same location. The existing structure behind this facade will be replaced with new construction, including fire exit stairs and an elevator for accessibility.

The smaller wooden shed additions to the rear of these buildings will be removed and replaced with new construction.

The new addition will be at the rear parking lot, fronting High Street and Newberry Way, and will connect to JJ Newberry's (15-21 Congress Street) to the West.

BUILDING: 15 & 21 CONGRESS STREET (Map 0117 Lot 12)

Scope of work includes rehabilitation and adaptive reuse of existing structures, with minor accessory additions.

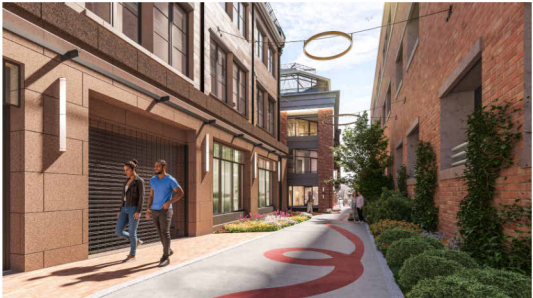
For newly proposed changes to 15 Congress Street (Map 0117 Lot 12), the following is proposed:

-New projecting storefronts with recessed entrance stoops are proposed along the north elevation of the property to create a retail experience between High Street and Fleet Street. The upper floors and roof top will be residential use for apartments and coliving. The lower floor will remain retail and restaurant uses.

-An egress stair stower, accessible elevator, and main entrance for the upper floors of residential will be accessed from Haven Court.

-A new rooftop penthouse, and secondary egress stair overrun are proposed at the existing roof. Existing flat roof will accomodate a roof deck with green roof elements for tenant use, solar PV panels, and mechanical equipment.

-The existing brick facade on Congress Street will be repaired and restored according to historic photographs. The existing brick facade on Fleet Street will be repaired, with new awning proposed at storefront windows and entrances.



**1 CONGRESS STREET
(MAP 0117 LOT 14)
&
15-21 CONGRESS ST.
(MAP 0117 LOT 12)
RENOVATIONS & ADDITIONS
ONE MARKET SQUARE, LLC
HISTORIC DISTRICT COMMISSION
2nd Request for 1-year Extension
NOVEMBER 2026**

**HN0.01 COVER
ONE MARKET SQUARE, LLC**

10/16/2026



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HN0.02 - DRAWING INDEX

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15 CONGRESS STREET

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HN4.04 - PERSPECTIVE CONGRESS STREET

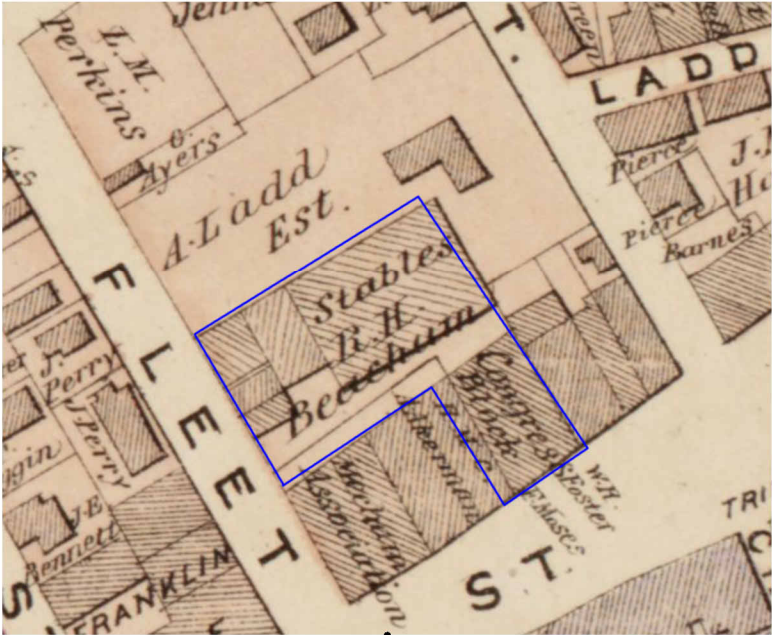
HN5.00 - WINDOW, DOOR & FRAME TYPES
HN5.01 - STOREFRONTS & CURTAIN WALLS

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HN6.03 - MATERIALS, STOREFRONT
HN6.04 - MATERIALS, CLADDING & ROOFING
HN6.05 - MATERIALS, MASONRY
HN6.06 - MATERIALS, SPECIALTIES

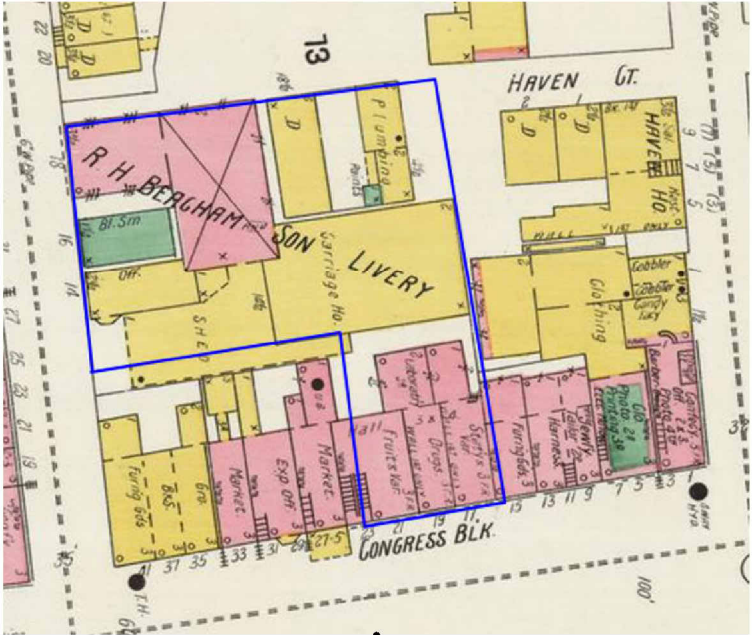
MAP BOUNDARIES



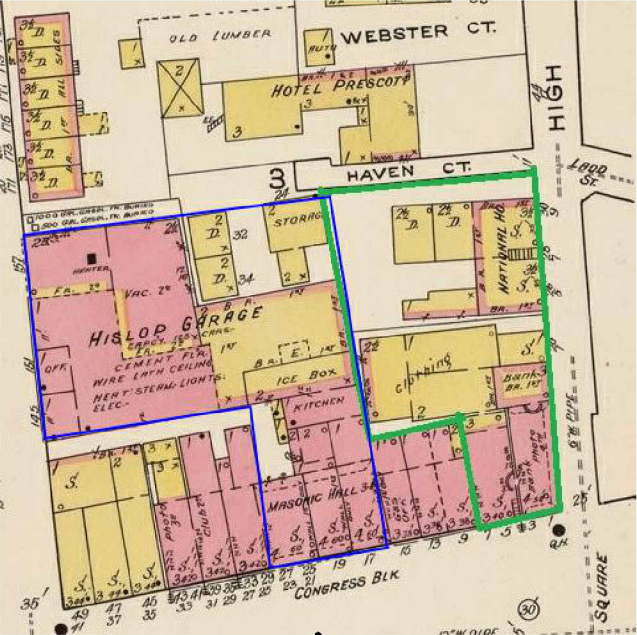
1813
STABLES & COMMERCE



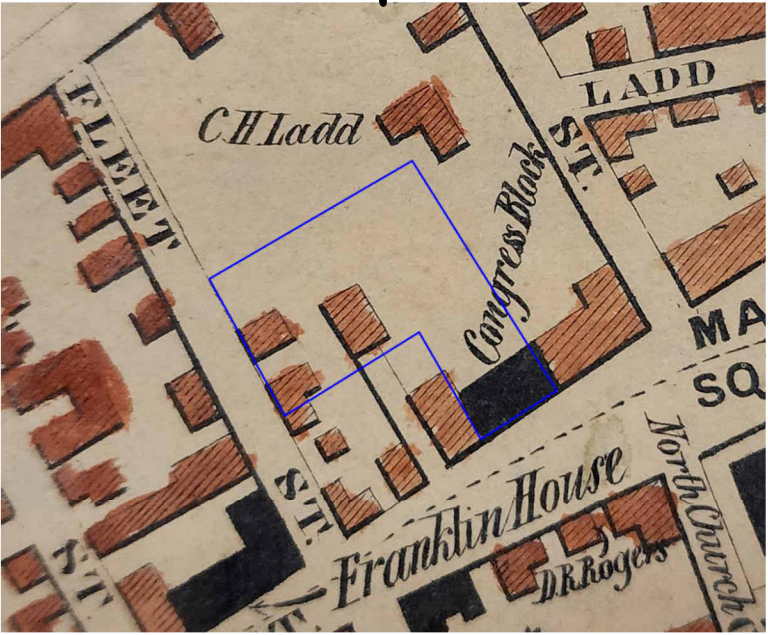
1876
STABLES, RESIDENTIAL & COMMERCE



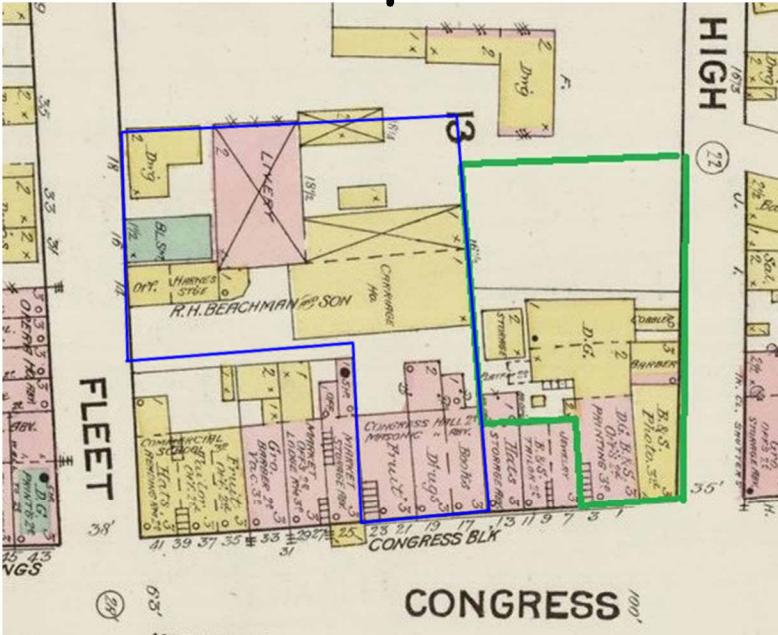
1904
STABLES, RESIDENTIAL & COMMERCE



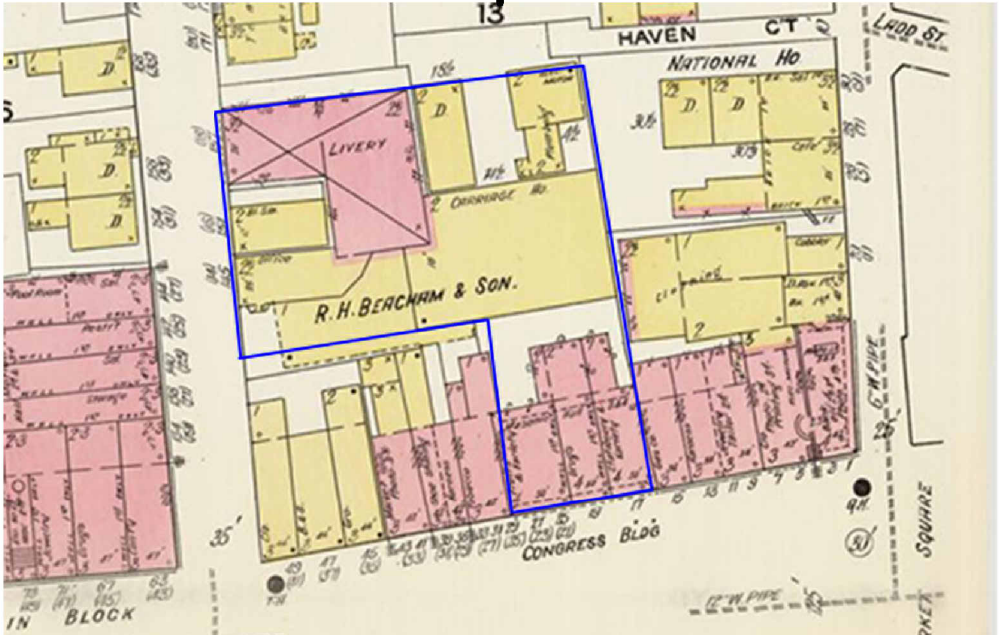
1920
GARAGE, RESIDENTIAL & COMMERCE



1850
STABLES, RESIDENTIAL & COMMERCE



1887
STABLES, RESIDENTIAL & COMMERCE



1910
STABLES, RESIDENTIAL & COMMERCE

HN0.11 HISTORIC CONDITIONS, SITE MAPS
1-15 CONGRESS STREET

10/18/24

CONGRESS STREET



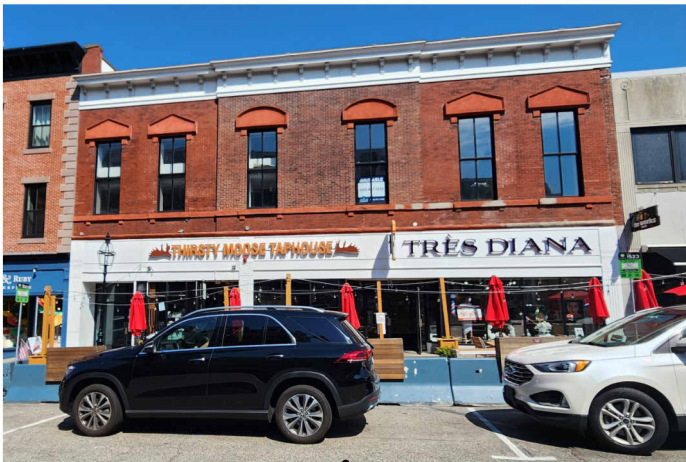
PRIOR TO THE BELL TAVERN FIRE OF MARCH, 1867
MULTIPLE COMMERCE TENANTS
RESIDENTIAL ABOVE



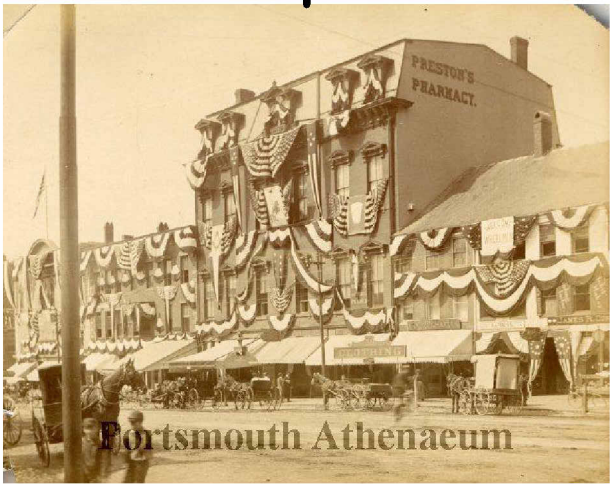
1955
NEWBERRY



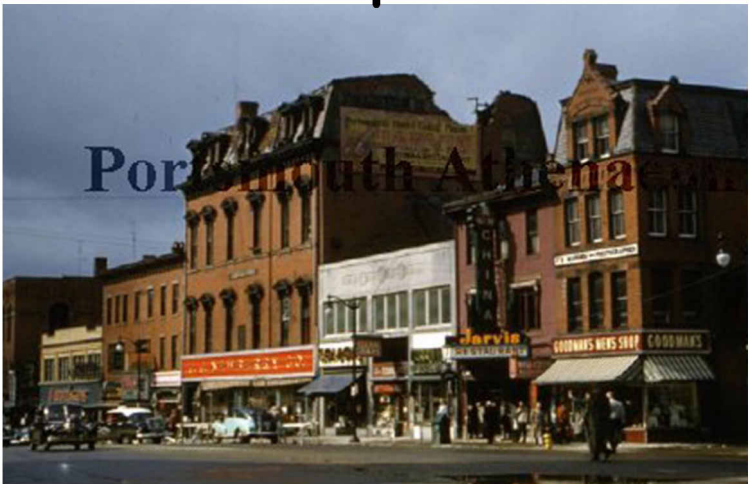
1980
NEWBERRY



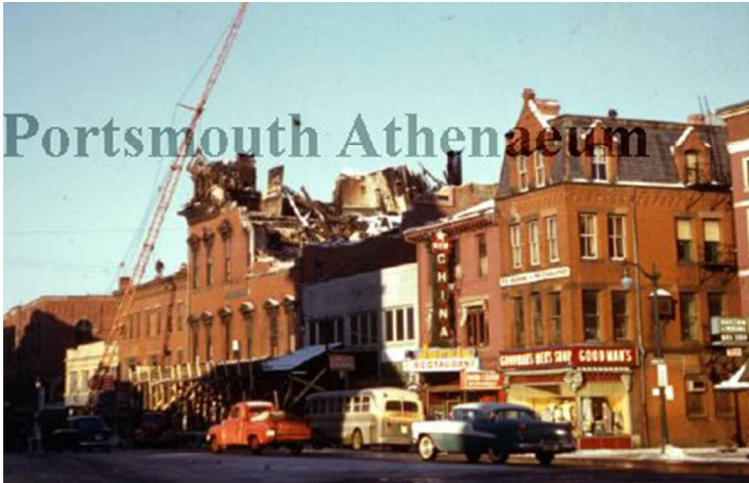
2024
EXISTING



1890
PRESTONS PHARMACY
RESIDENTIAL ABOVE



FIRE FEB 29TH, 1956



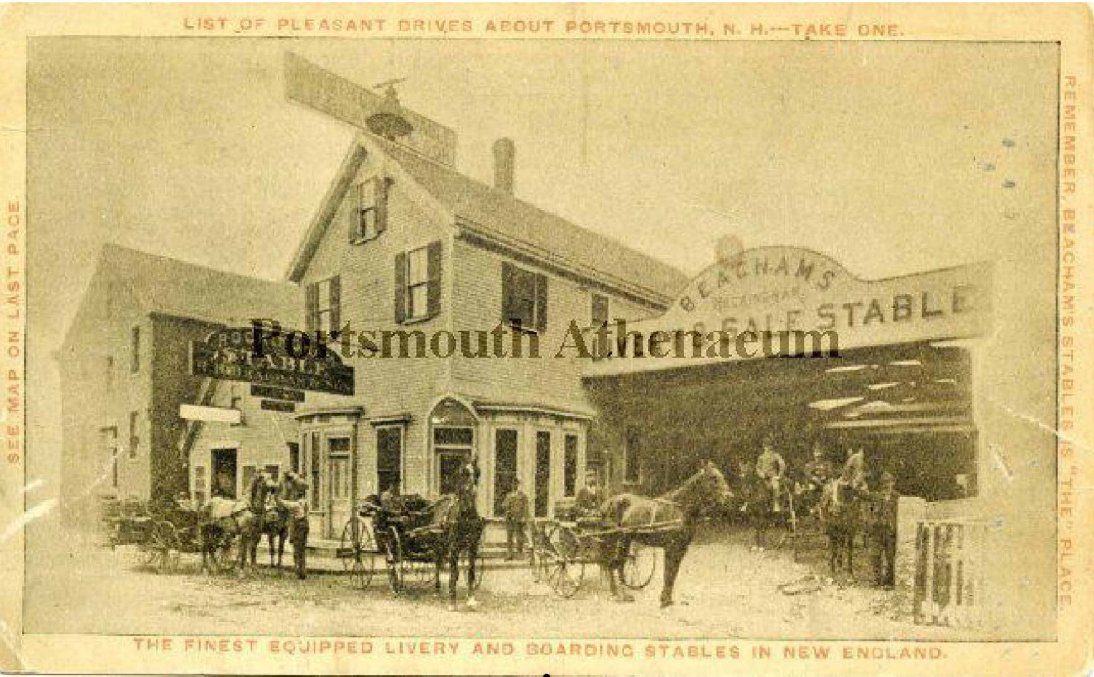
DEMOLITION AFTER THE FIRE



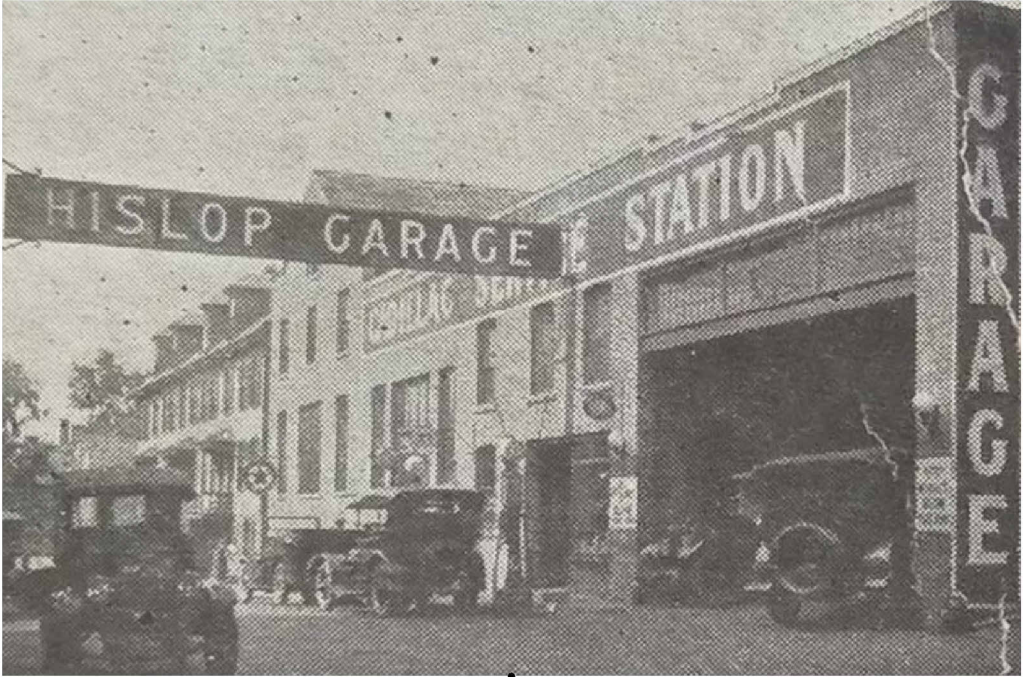
1988
NEWBERRY

HN0.12 **HISTORIC CONDITIONS, CONGRESS**
1-15 CONGRESS STREET

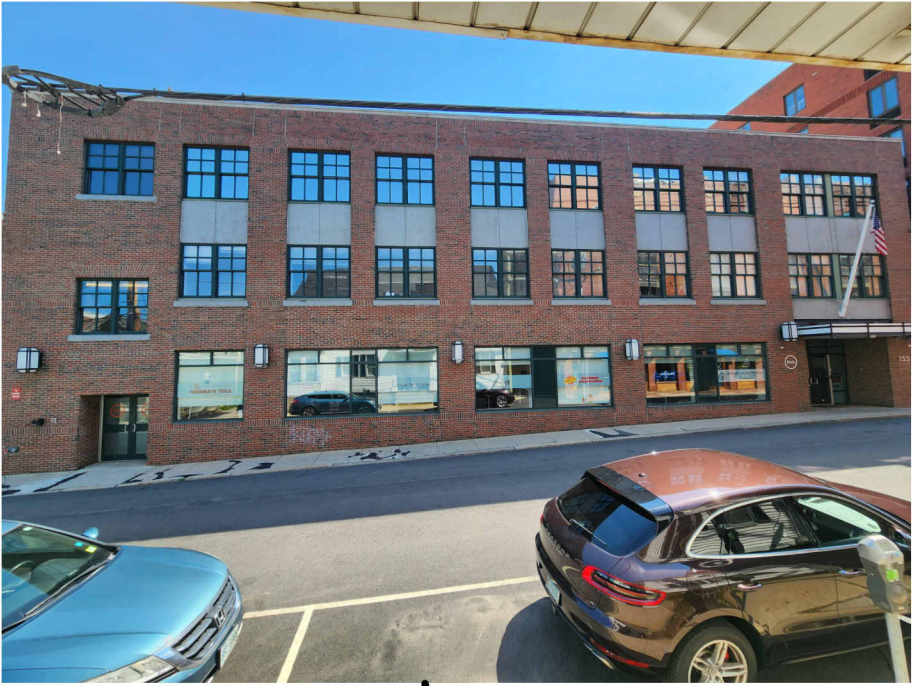
FLEET STREET



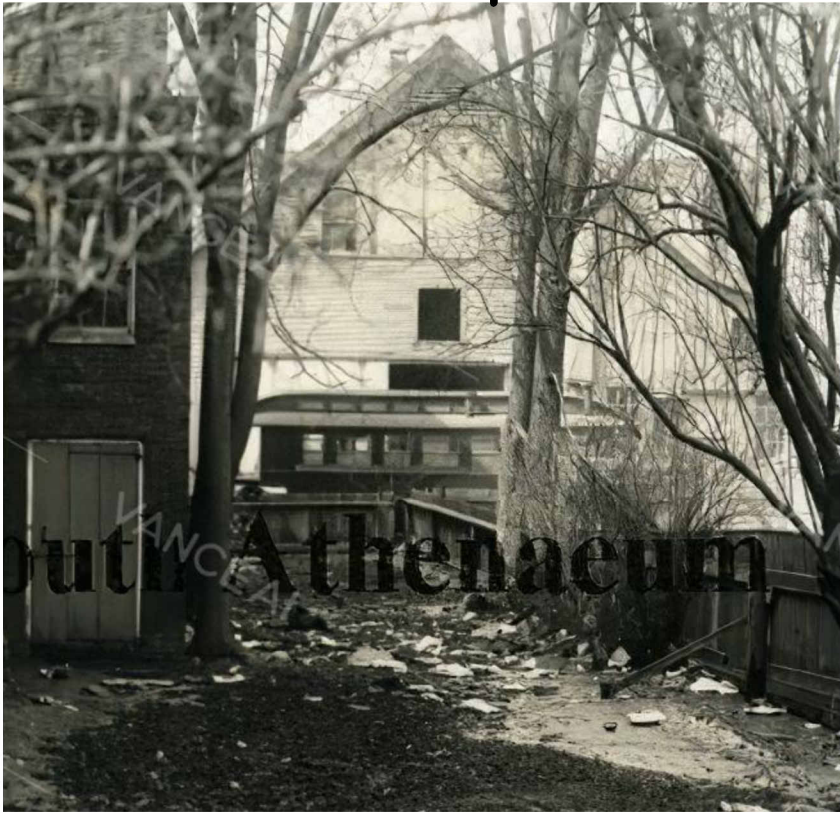
1900
HAVEN HOUSE YARD LOOKING TOWARDS
THE BACK OF LIVERY STABLES



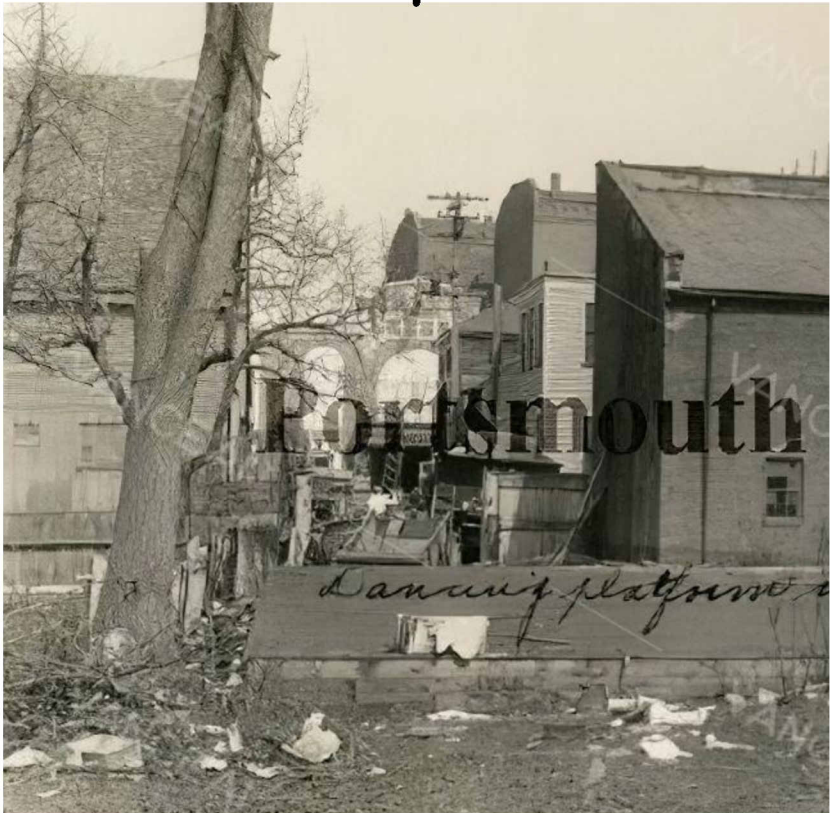
1910-1951
HISLOP GARAGE OWNED BY LIVERY STABLES UNTIL 1912



2024
EXISTING



1907
HAVEN HOUSE YARD LOOKING TOWARDS
THE BACK OF LIVERY STABLES



1907-1910
HAVEN HOUSE YARD LOOKING TOWARDS
THE BACK OF LIVERY STABLES

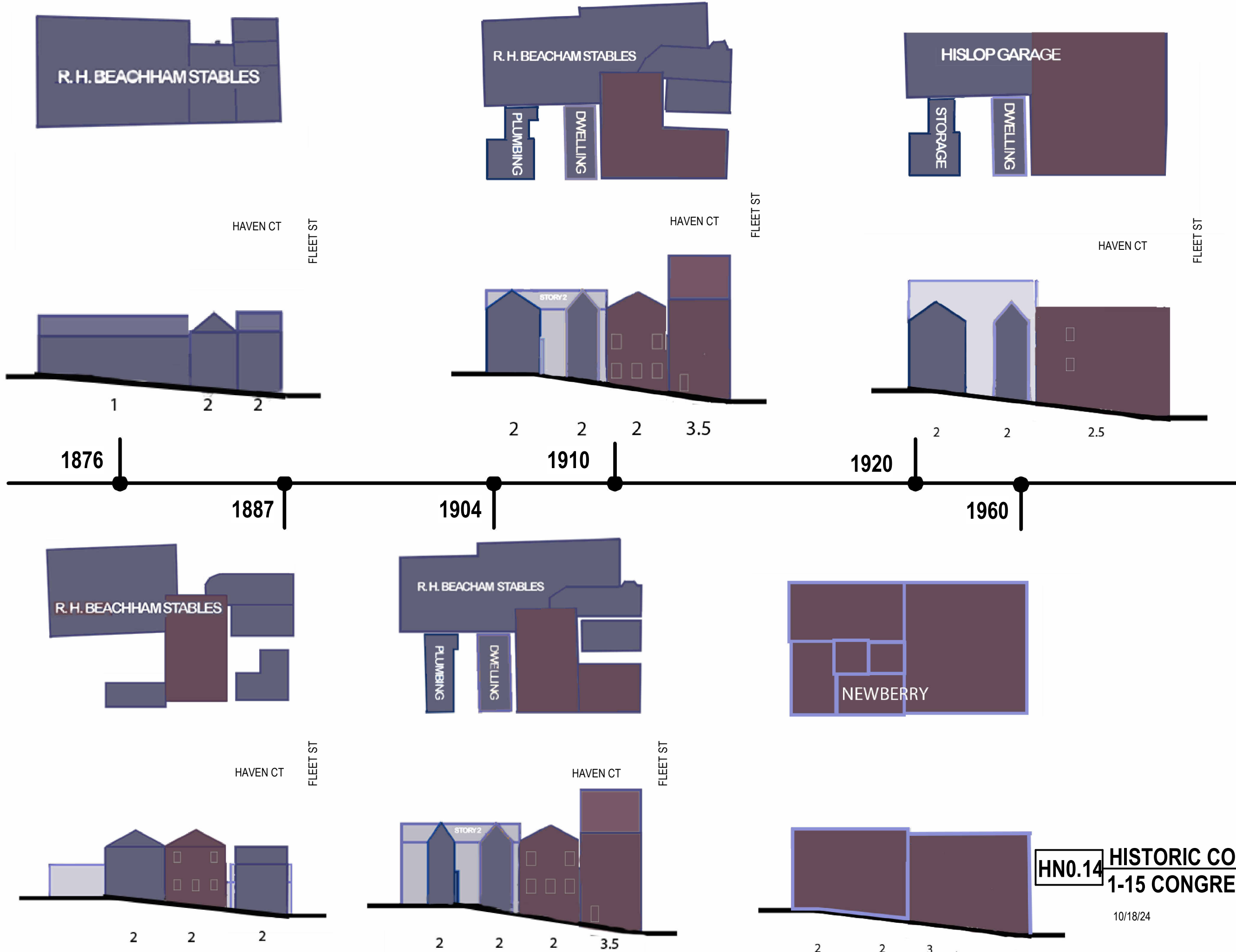


1927-1991
NEWBERRY COMPANY LIFESPAN

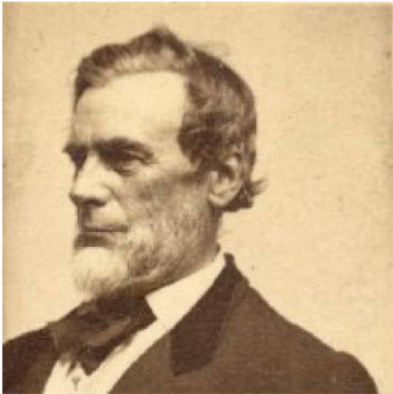
HN0.13 **HISTORIC CONDITIONS, FLEET ST
1-15 CONGRESS STREET**

10/18/24

HAVEN COURT



Ownership:	Portland Stage Company, Stagecoach Livery
1826	Nathaniel Appleton Haven, Sr
1831	Charles Haven Ladd & Susan L Ladd, and Charlotte Coues (Cowes)
1888	Charles H and Elvira P Mendum
1908	Elizabeth D & Justin D Hartford, Beatrice Scarborough, Emma Helen Nelson
1941	Jessie & Aktina Coussoule
1966	NH National Bank
1971	Ray-Lou Corporation
1971	Geral F & Carmen A Giles
1971	Harry P, Peter H, & Simeon P Jarvis
1986	Harry P Jarvis
1999	Jarvis Revocable Trust
2020	One Market Square LLC



Samuel E. Coues, c.1863

The building currently at 18 High Street was constructed shortly after the Congress Block Fire of 1865 by Samuel Elliot Coues.

When initially settled in the early 1700’s, this land was used for horse stables, livery & stagecoach services. A small freestanding house stood here, fronting High St. One of the town’s first bakers had a small shop facing Congress Street, it burned down in 1738.

In the early 1800’s, the site became home to several generations of aristocrats. The Honorable Nathaniel Appleton Haven Senior bought up the livery stables and several parcels of contiguous land in this area, cleared them out and built a large fancy mansion on the hill in 1800, with various outbuildings where the High-Hanover Garage is now. Haven was an esteemed doctor, Revolutionary war veteran, shipping merchant and a NH Representative to the House of Congress. He married the daughter of Revolutionary war Captain Moffat. When Capt Moffat died, Nathaniel inherited his vast estate on Market Street, “The Moffat-Ladd House” (because back then, women were not allowed to own property). Their daughter married into the Ladd family, who were also wealthy merchants. The Ladds moved to High Street.

Esteemed statesman Daniel Webster lived in the house just north of Nathaniel Haven until 1819. The Pierce family was across the street (Pierce Block).

When Nathaniel Haven died in 1831, he left the High Street estate to his surviving grandkids (only 2 of 13 survived past age 25) – Charles Haven Ladd and his sister Charlotte who married another wealthy merchant, Samuel Elliot Coues. Charles lived at the High Street estate for only a little while then moved his family to Washington DC. Charlotte lived in the High Street house with her husband Samuel Elliot Coues, the business partner of Governor Ichabod Goodwin. Together they ran a big shipping business out of a shop on Market Street, where Cuppa Joe is now. Together Goodwin & Coues owned 13 trade ships, at least one of which was a whaling ship. They traded extensively in cotton, textiles and salt, and other staples such as potatoes and hay. Their wealth reshaped Portsmouth. They built the Portsmouth Steam Factory to produce cotton textiles, bought a railroad, and built a neighborhood of worker housing along McDonough Street. Coues moved to Texas in the mid 1800’s to run the cotton farms to supply the mill. He returned around the time of the big fire of 1865 which burned down part of the Congress Block. Being the owner at the time, Coes is likely the builder of the current structure at 18 High Street. They sold the property to the Mendums in 1888. It was used for decades of various retail with housing above. Another large fire destroyed the upper two floors of the Congress Block in 1956.

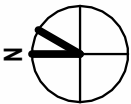


HDC-2

H5.02

18 HIGH ST - HISTORIC NARRATIVE ONE CONGRESS STREET

04/24/2026



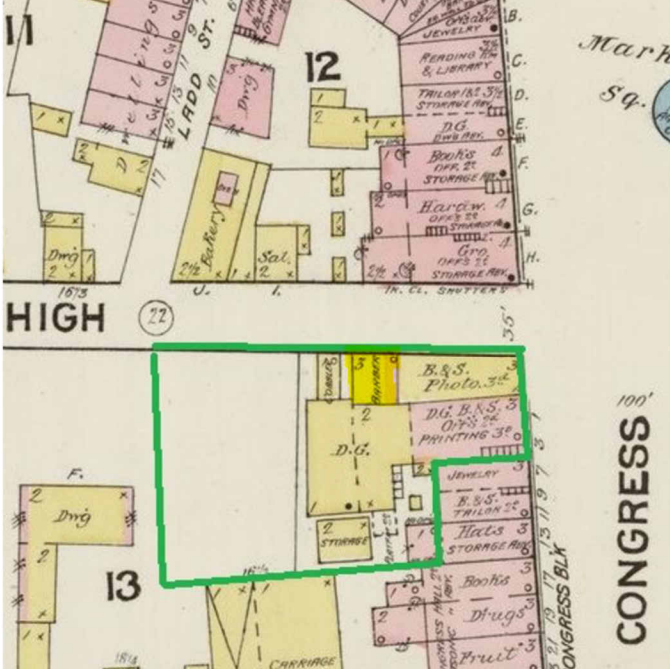
COPYRIGHT © 2026



1813 - No building at 18 High Street. The large building across from Pierce block is a house, built by merchant John Newmarch with timbers salvaged from half of the first South Mill Meeting House. Later his daughter lived there with Richard Billings, clerk to John Hancock, a “citizen of distinction”. He sold groceries and pewter ware from a corner of this house. The house was removed in 1846 by Samuel Coues when he acquired the property, to make room for his development of the Congress Block. The dark green shows the limits of the 1802 fire – which encroached on 18 High Street & 1 Congress.



1850 (no building at 18 High St)



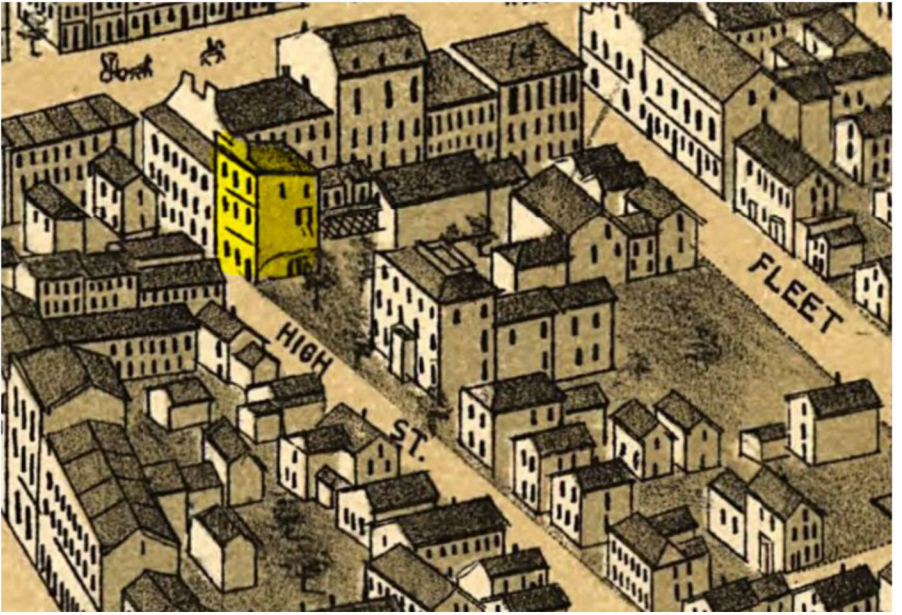
In 1888, there was a wood framed barber shop with dwellings above at 18 High Street, with a new 2 story wood framed Dry Goods (D.G.) warehouse behind.



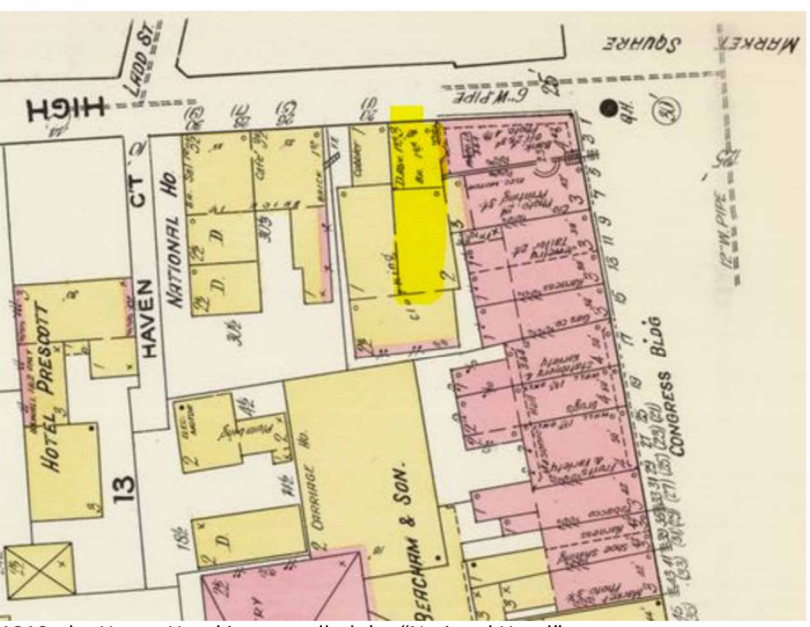
1904, 18 High Street is a wood framed Candy Shop with brick on the south wall; the rear additions are Clothing store/storage. The “Haven Hotel” appears on the corner of High & Haven Court. A small 1 story cobbler shop is tucked between the two buildings.



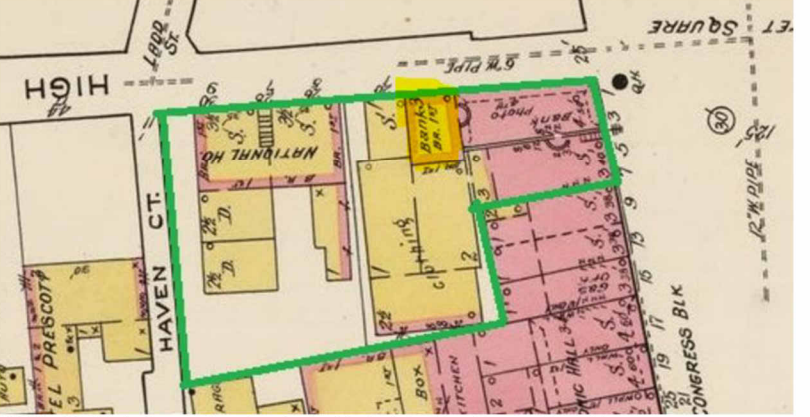
1876 – the first building at 18 High St



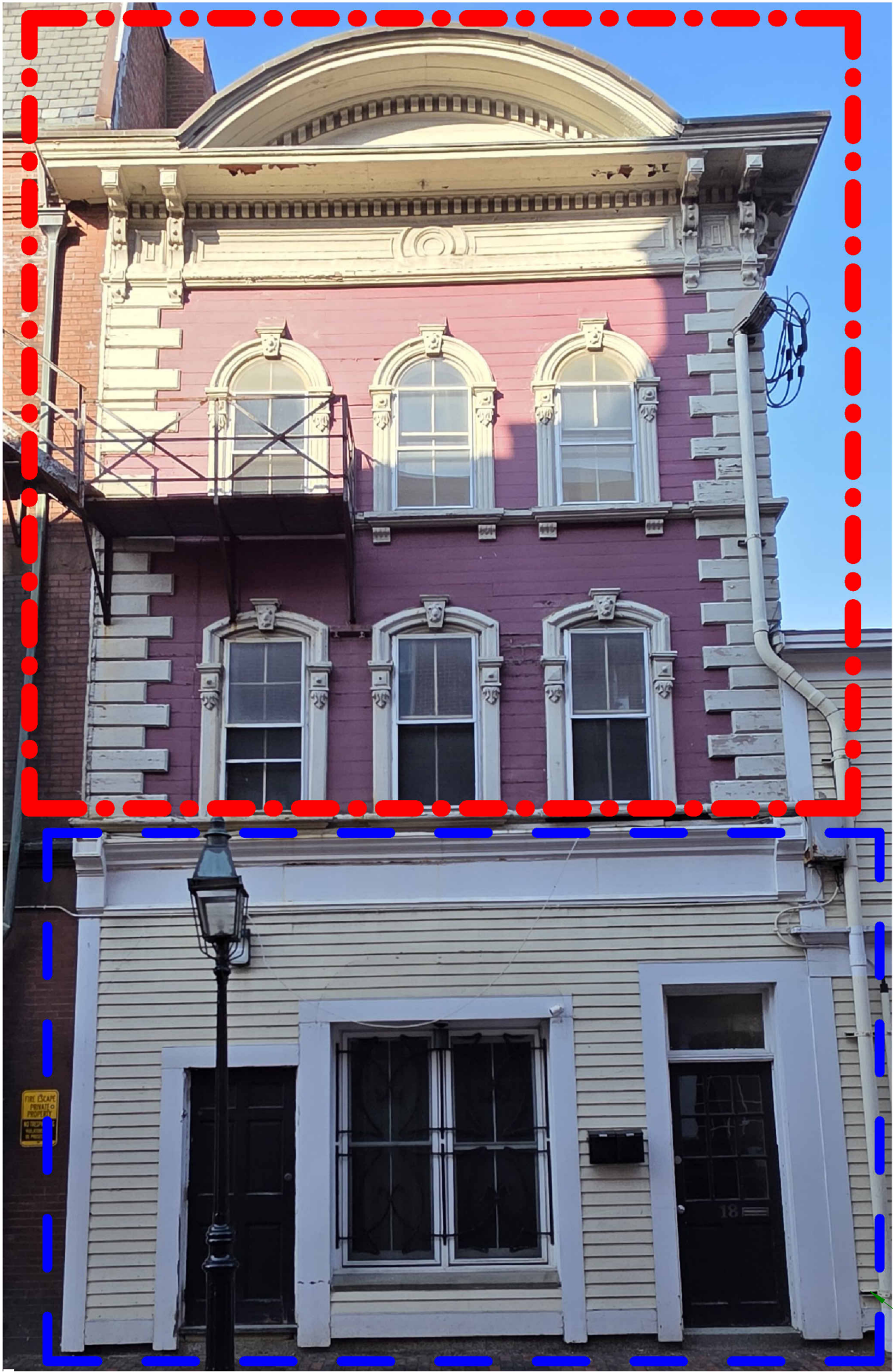
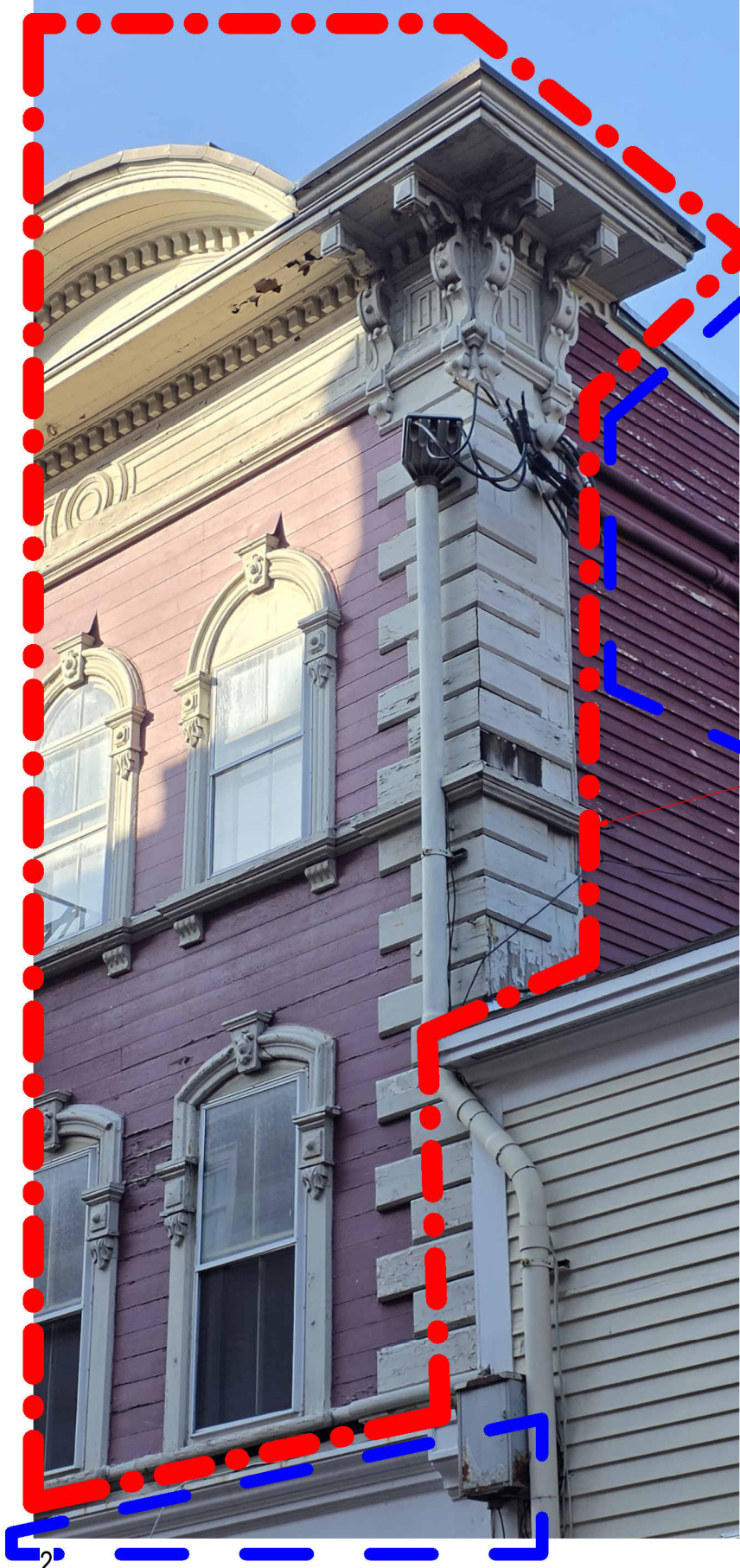
1877 –similar to its present day form. The Nathaniel A. Haven House is to the right.



1910, the Haven Hotel is now called the “National Hotel”. Nathaniel Haven’s old house has become “Hotel Prescott”. 18 High remains retail with dwelling above, wood framed.



1920, 18 High Street is a bank clad in brick. The Haven Hotel has been renamed “The National” hotel (later to be renamed Dolphin Hotel).



3

AREA OF DEMO PREVIOUSLY
APPROVED (ROOF & FIRST FLOOR)

PROPOSED ADDITIONAL DEMO WITH
SALVAGE & RESTORATION OF TRIM
(2ND & 3RD FLOORS)



4

**H5.04 EXISTING CONDITIONS PHOTOS
ONE CONGRESS STREET**

04/28/2026

AREA OF DEMO PREVIOUSLY APPROVED



PLAN REFERENCES:
1) PLAN OF A LOT OF LAND IN PORTSMOUTH, N.H., BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1" = 20 FT., DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
2) LAND ON HAVEN COURT, PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1" = 20 FT., DATED FEB. 1926, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 00376.
3) LOT PLAN NOS. 7-13 CONGRESS ST., PORTSMOUTH, N.H., SCALE: 1/4" INCH = 1 FOOT, DATED MAR. 1937, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
4) PLAN OF LOT NOS. 173 - 181 FLEET ST., PORTSMOUTH, N.H., SCALE: 1" = 20 FT., DATED NOV. 1945, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
5) LAND IN PORTSMOUTH, N.H., RALPH T. WOOD & IRA A. NEWICK TO J.J. NEWBERRY CO., SCALE: 1" = 20 FT., DATED MAY 1946, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 01243.
6) PLAN OF LOT PORTSMOUTH, N.H., NEWICK & WOOD INC. TO CITY OF PORTSMOUTH, SCALE: 1" = 40 FT., DATED MAR. 1956, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 02537.
7) PLAN OF LOT 26 - 30 HIGH ST., PORTSMOUTH, N.H., SCALE: 1" = 10 FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.

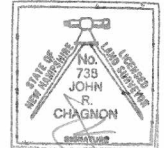
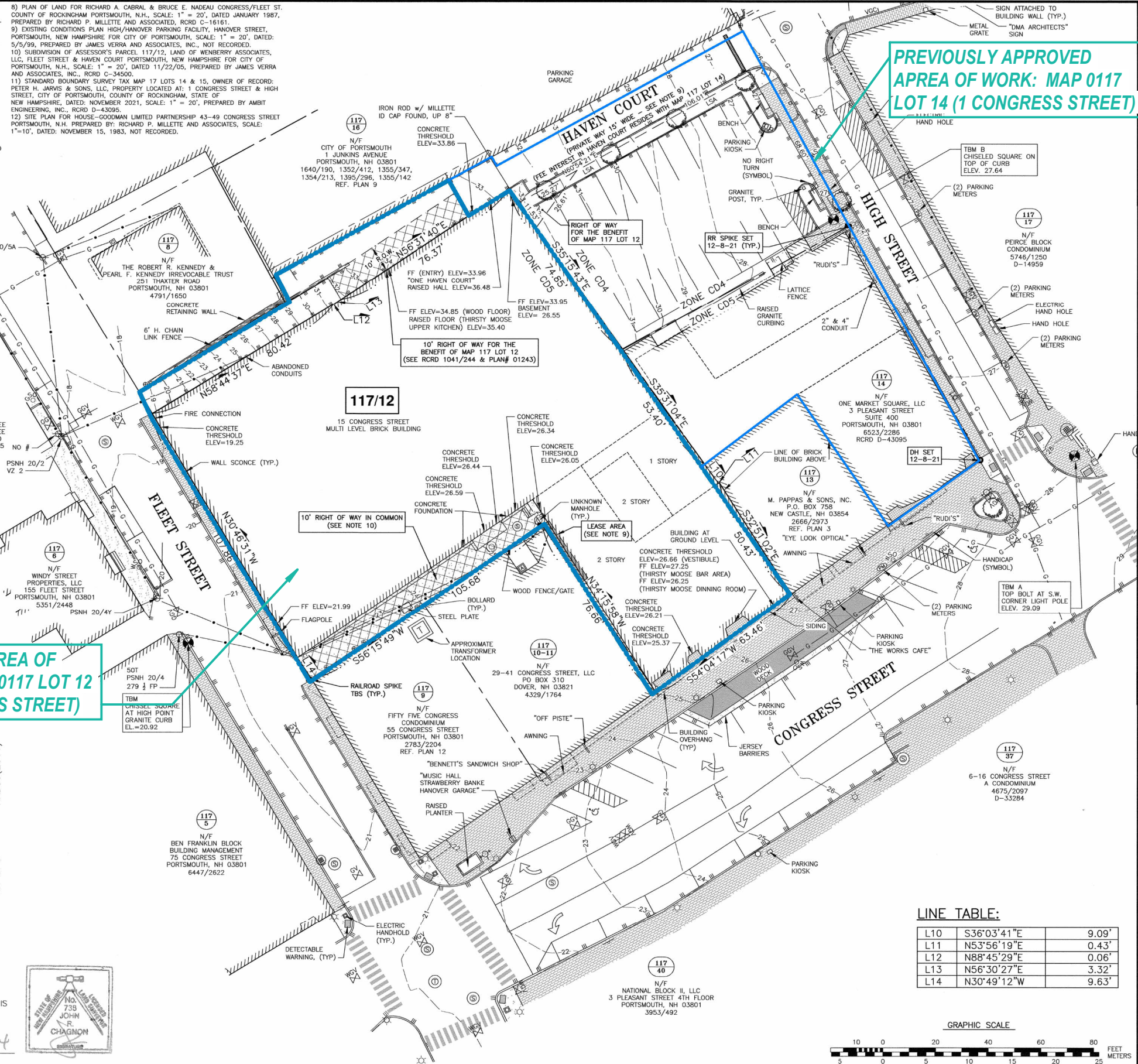
LEGEND:

- N/F NOW OR FORMERLY
RP RECORD OF PROBATE
RCRD ROCKINGHAM COUNTY
REGISTRY OF DEEDS
RR SPK RAILROAD SPIKE
11 21 MAP 11/LOT 21
IR FND IRON ROD FOUND
IP FND IRON PIPE FOUND
IR SET IRON ROD SET
DH FND DRILL HOLE FOUND
DH SET DRILL HOLE SET
BND FOUND BOUND FOUND
S SEWER LINE
G GAS LINE
D STORM DRAIN
W WATER LINE
UE UNDERGROUND ELECTRIC
OE OVERHEAD ELECTRIC WIRES
CONTOUR
SPOT ELEVATION
E OF PAVEMENT (EP)
UTILITY POLE
WATER SHUT OFF/CURB STOP
GAS SHUT OFF
GATE VALVE
HYD HYDRANT
METER (GAS, WATER, ELECTRIC)
CATCH BASIN
TELEPHONE MANHOLE
SEWER MANHOLE
DRAIN MANHOLE
EL. ELEVATION
EP EDGE OF PAVEMENT
FF FINISHED FLOOR
INV INVERT
TBM TEMPORARY BENCH MARK
TYP TYPICAL
VGC/SGC VERTICAL/SLOPED GRANITE

PROPOSED AREA OF WORK: MAP 0117 LOT 12 (15 CONGRESS STREET)

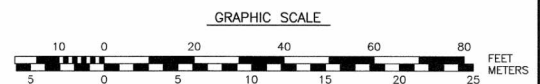
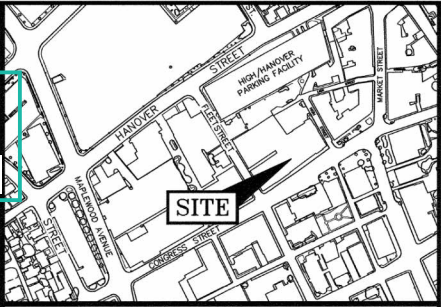
NORTH
NAD83(2011)
GRID
NH SPC

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.
JOHN R. CHAGNON, LLS 738
7.24.24
DATE



LINE TABLE:

L10	S36°03'41"E	9.09'
L11	N53°56'19"E	0.43'
L12	N88°45'29"E	0.06'
L13	N56°30'27"E	3.32'
L14	N30°49'12"W	9.63'

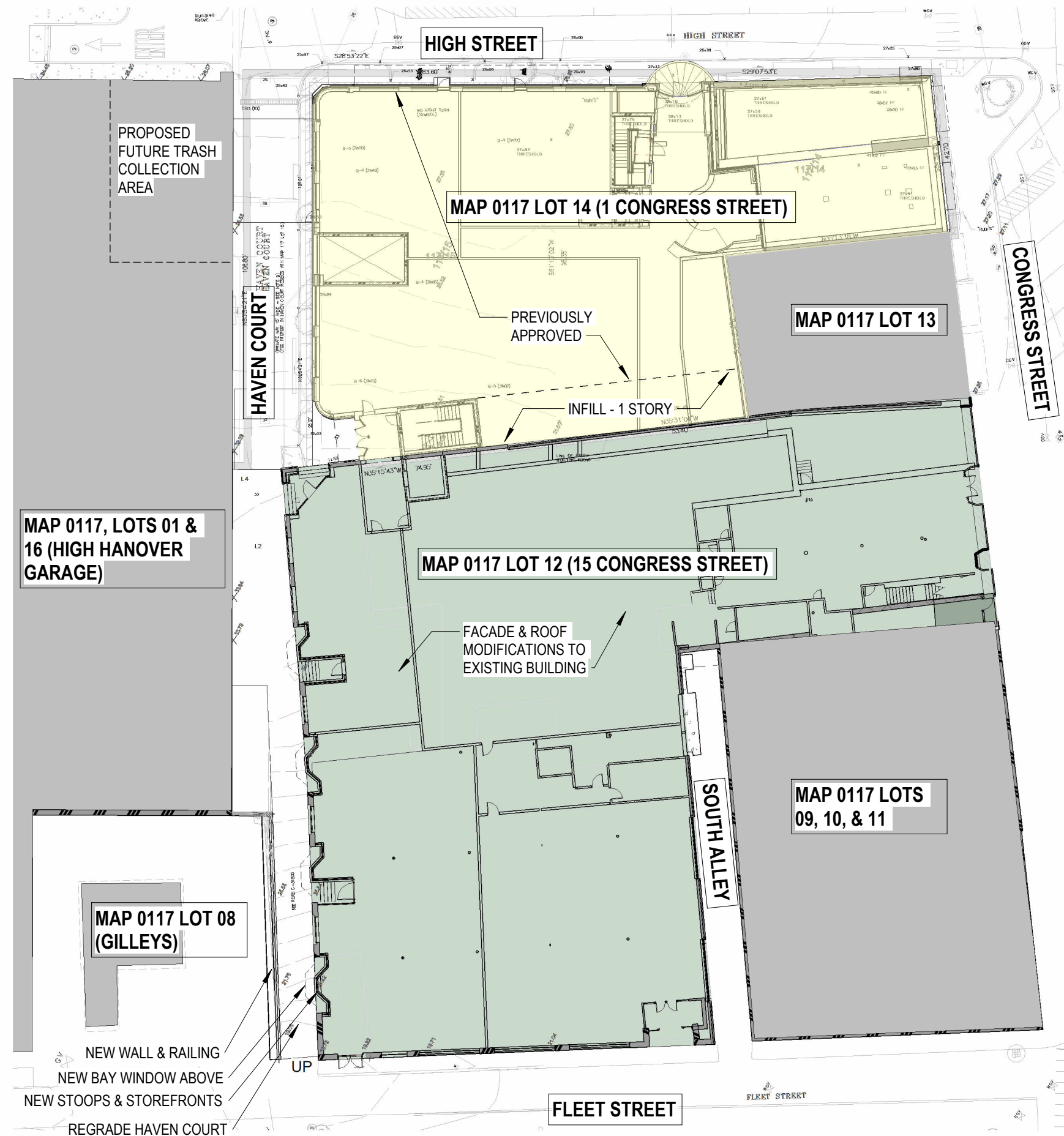


- NOTES:
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 12.
 - OWNERS OF RECORD: WENBERRY ASSOCIATES, LLC
C/O CP MANAGEMENT
11 COURT STREET SUITE 100
EXETER, N.H. 03833
3060/164
 - PARCEL IS LOCATED IN CHARACTER DISTRICT 5.
 - DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
 - EXISTING LOT AREA: 23,708 S.F.
0.5443 ACRES
 - PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS ON ASSESSORS MAP 117 LOT 12.
 - VERTICAL DATUM IS NAVD83. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
 - PARCEL IS SUBJECT TO A LEASE AGREEMENT FOR A PORTION OF LESSEE'S WALL IS ENCRANCHING ON SUBJECT PARCEL. SEE RCRD 1512/410 & 1690/130.
 - PARCEL IS SUBJECT TO A RIGHT OF WAY IN COMMON FOR PASSAGE AND UTILITIES AND GENERAL PURPOSES PER DEEDS. SEE RCRD 322/318, 322/380, 322/381, 348/80, 348/81, 348/82, 1484/44, 2713/797, AND RCRD C-16161.
 - PARCEL IS SUBJECT TO A UTILITY EASEMENT TO P.S.N.H. FROM UTILITY POLE 20/4 ON FLEET STREET EASTERLY TO GRANTORS EASTERLY BOUNDARY. SEE RCRD 3124/695.
 - HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSOR'S MAP 117 LOT 15, AS DESCRIBED IN RCRD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS SURVEY).

0	7/24/24	ISSUED FOR COMMENT	RJB	JRC
No.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
SITE SURVEY				
HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING 200 Griffin Rd. Unit 14 Portsmouth, New Hampshire 03801 603.430.9282				
PROJECT				
APPLICANT: ONE MARKET SQUARE, LLC 15 CONGRESS STREET PORTSMOUTH, N.H.				
TITLE				
EXISTING CONDITIONS PLAN				
DATE	JULY 2024	SCALE	1" = 20'	
DRAWN BY	RJB	DESIGNED BY	JRC	
PROJECT No.	5010156.01	FIELD BOOK & PAGE	FB 309 PG 54	
SHEET No.	SHEET 1 C1			

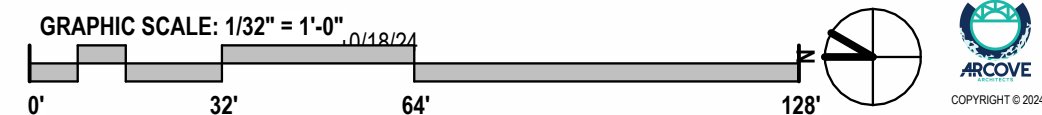
HN1.01 SITE SURVEY, EXISTING
1-15 CONGRESS STREET

10/18/24



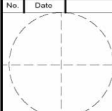
1 SITE PLAN, PROPOSED
1/32" = 1'-0"

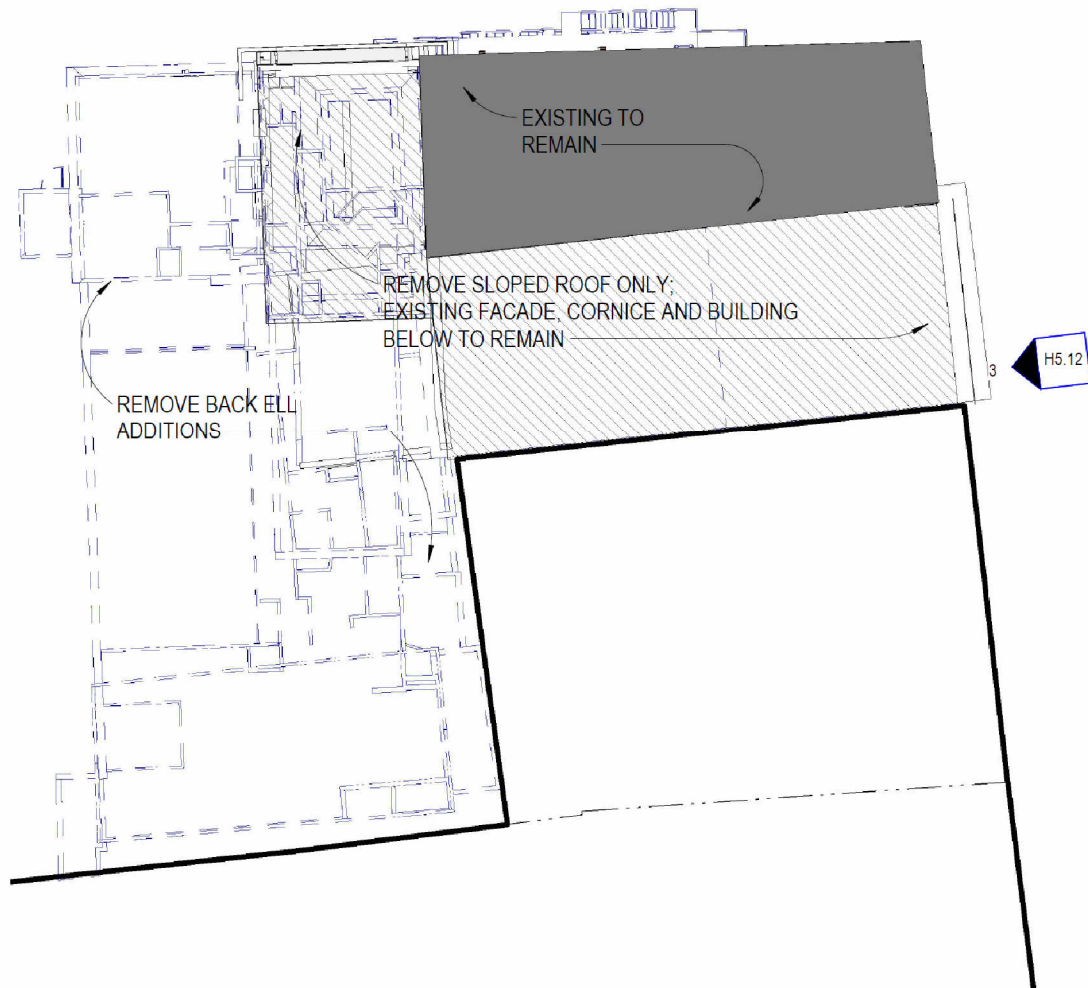
HN1.02 SITE PLAN, PROPOSED
1-15 CONGRESS STREET



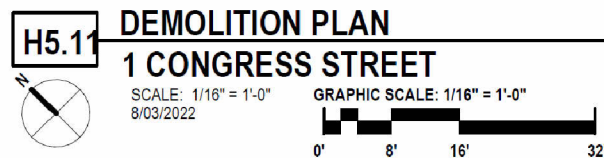
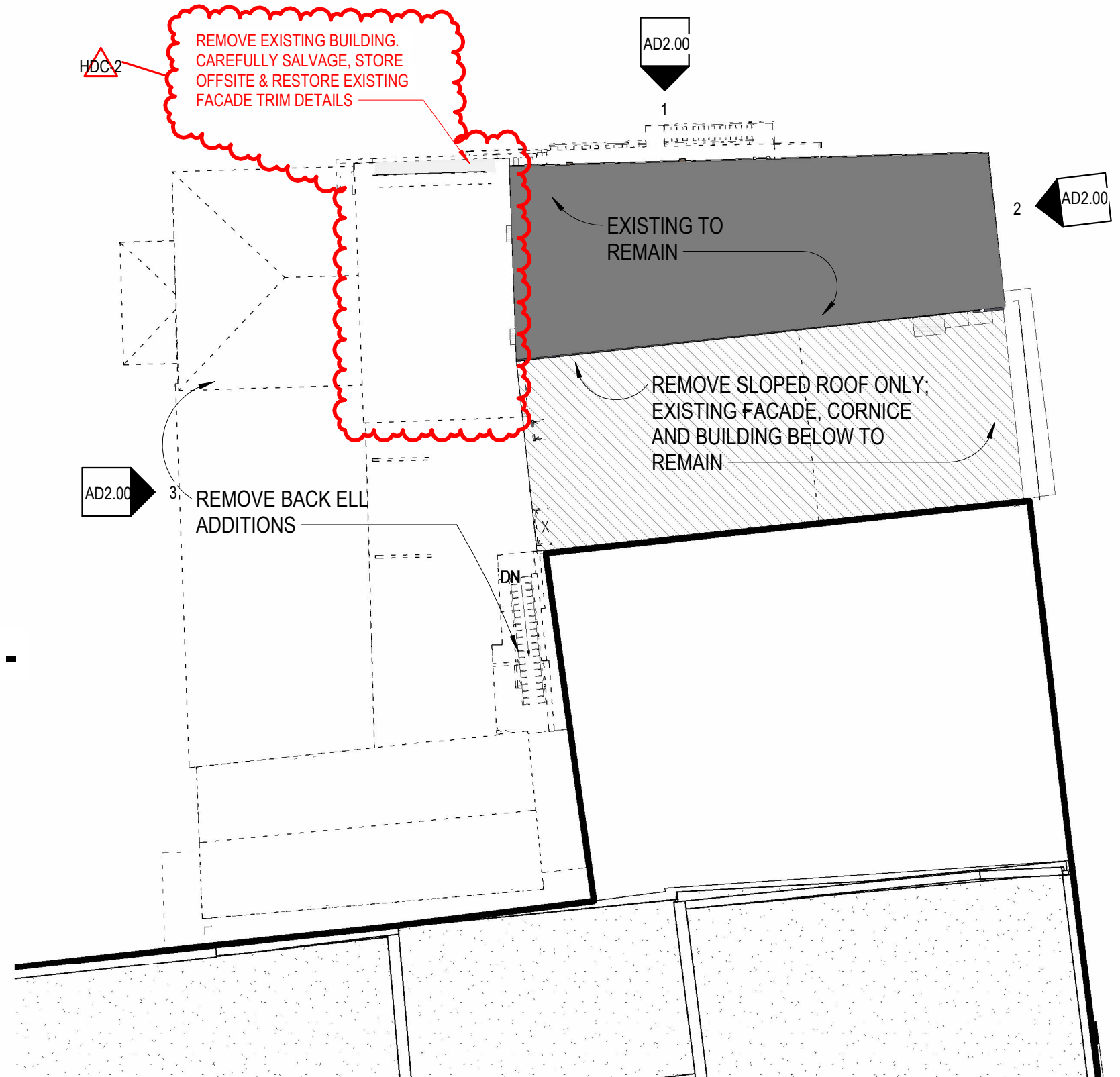


1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 2" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.

No.	Date	By	Revision Notes
E	9/20/2024		CATENARY LIGHT ADJUSTMENT
D	8/12/2024		SITE AMENITIES AND MATERIALS UPDATE
C	8/2/2024		ALLEY DOOR LOCATION UPDATES
B	7/31/2024		SHEET UPDATES
A	7/24/2024		SOUTH ALLEY UPDATES
No.	Date	Issue Notes	
			
terra firma landscape architecture 163 a Court Street Portsmouth, NH 03801			
Comments			
Project Title			
NEWBERRY WAY			
Sheet Title			
LANDSCAPE PLAN			
Project Number	Project ID	NEWBERRY WAY	
110	100	1"=20'-0"	
Client	TP	L-01	
Date	7/18/2024	_____ of _____	
Drawn By	anna.barnes@terrafirma.com	1	



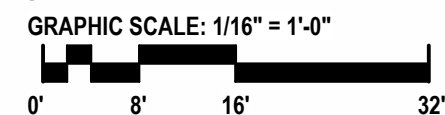
PREVIOUSLY APPROVED -

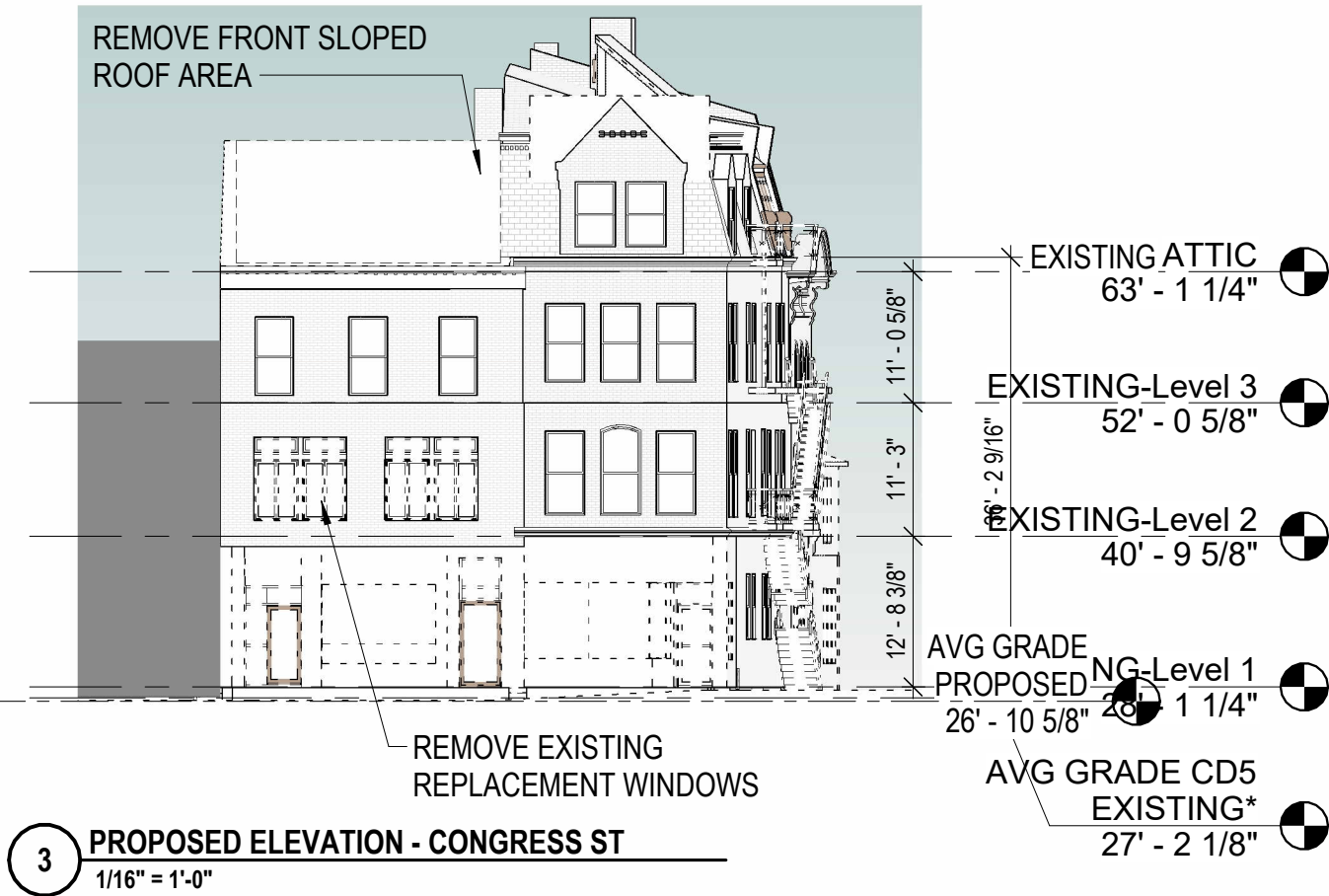
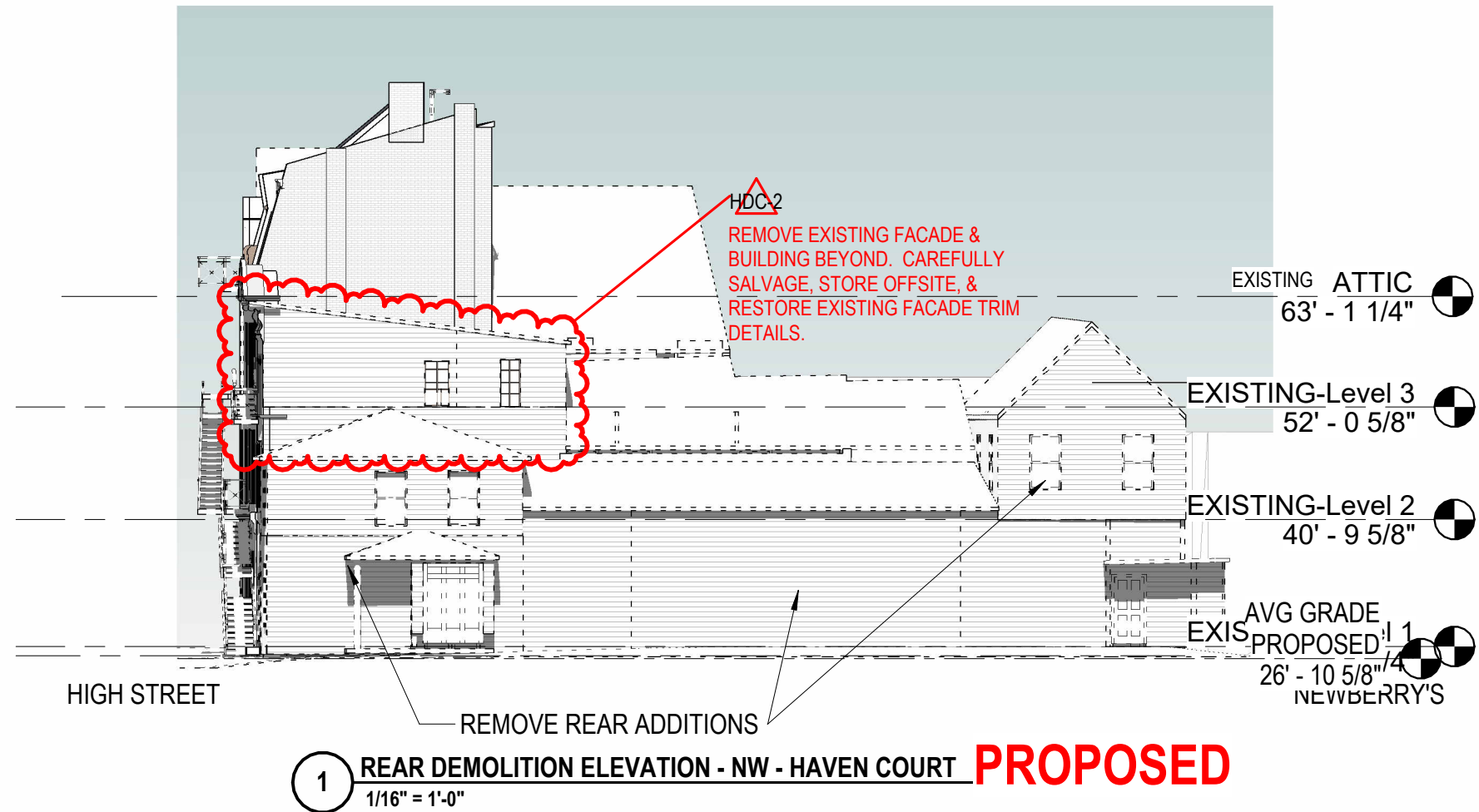
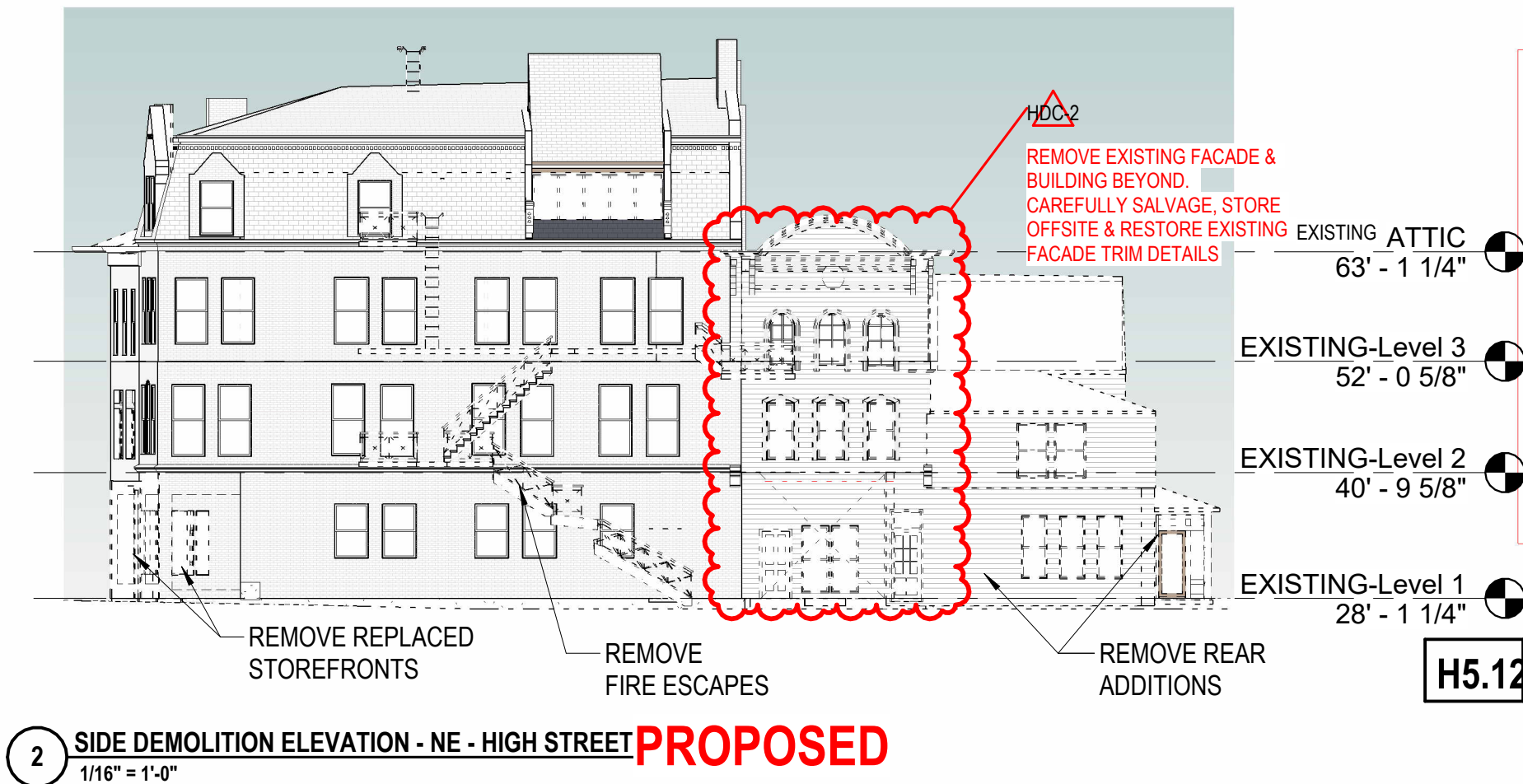
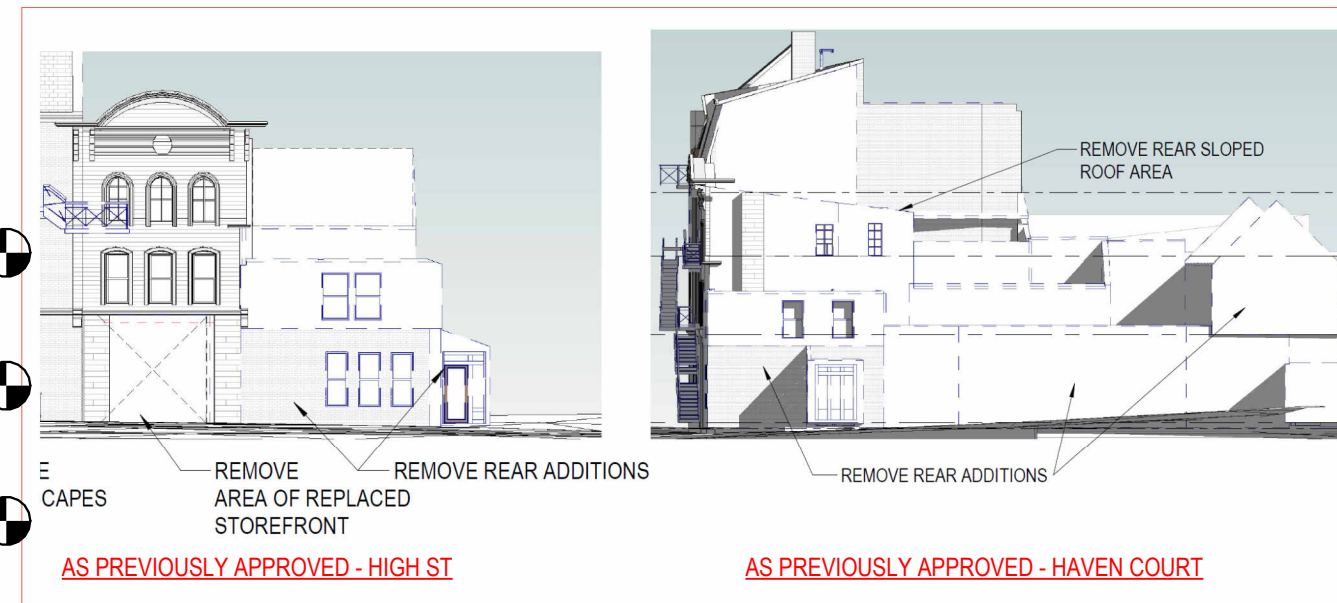


PROPOSED -

**H5.11 DEMOLITION PLAN
ONE CONGRESS STREET**

04/24/2026





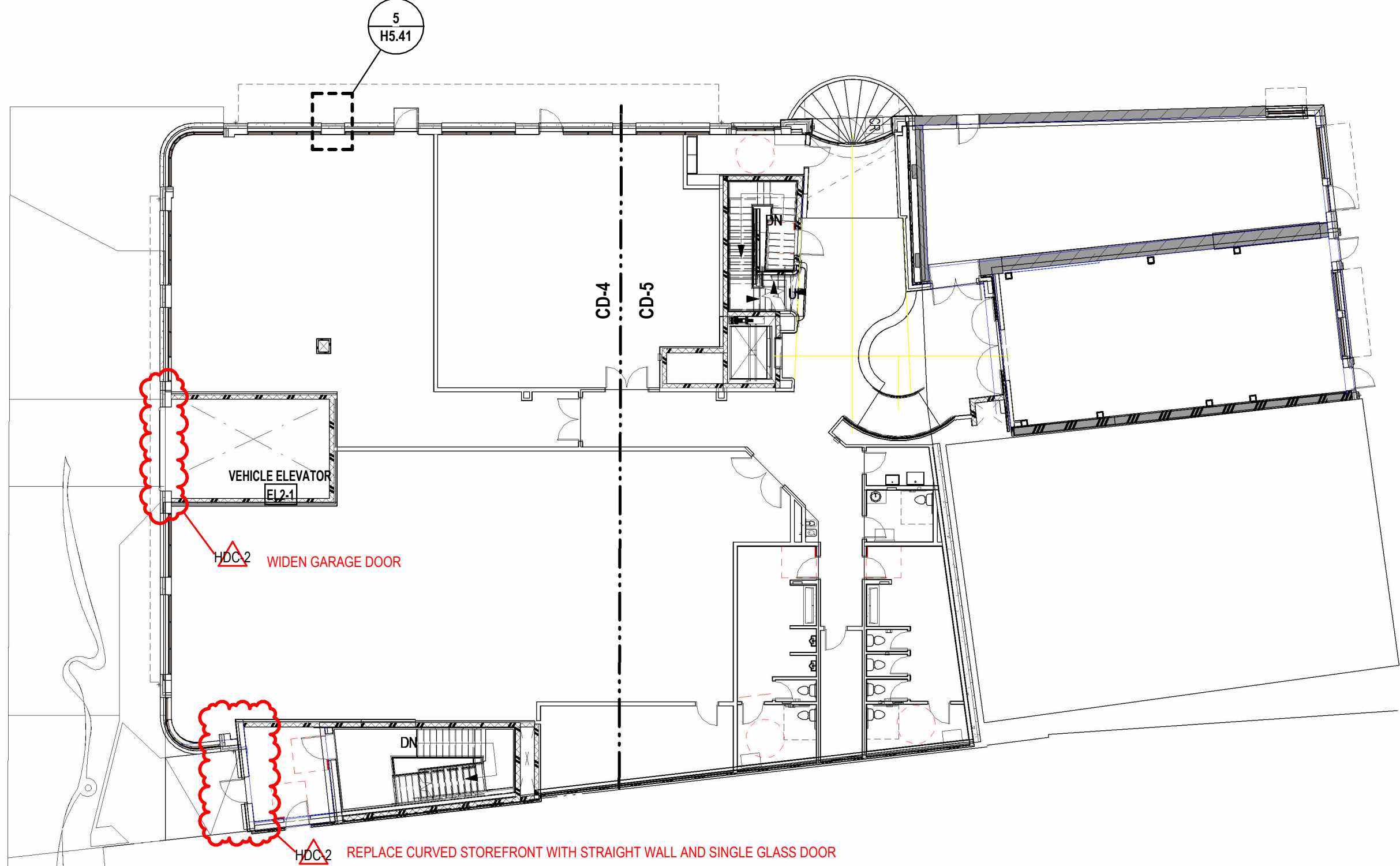
H5.12

DEMOLITION ELEVATIONS ONE CONGRESS STREET

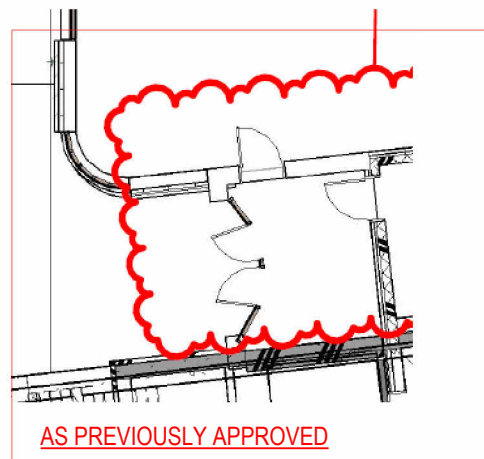
04/24/2026

GRAPHIC SCALE: 1/16" = 1'-0"





PROPOSED

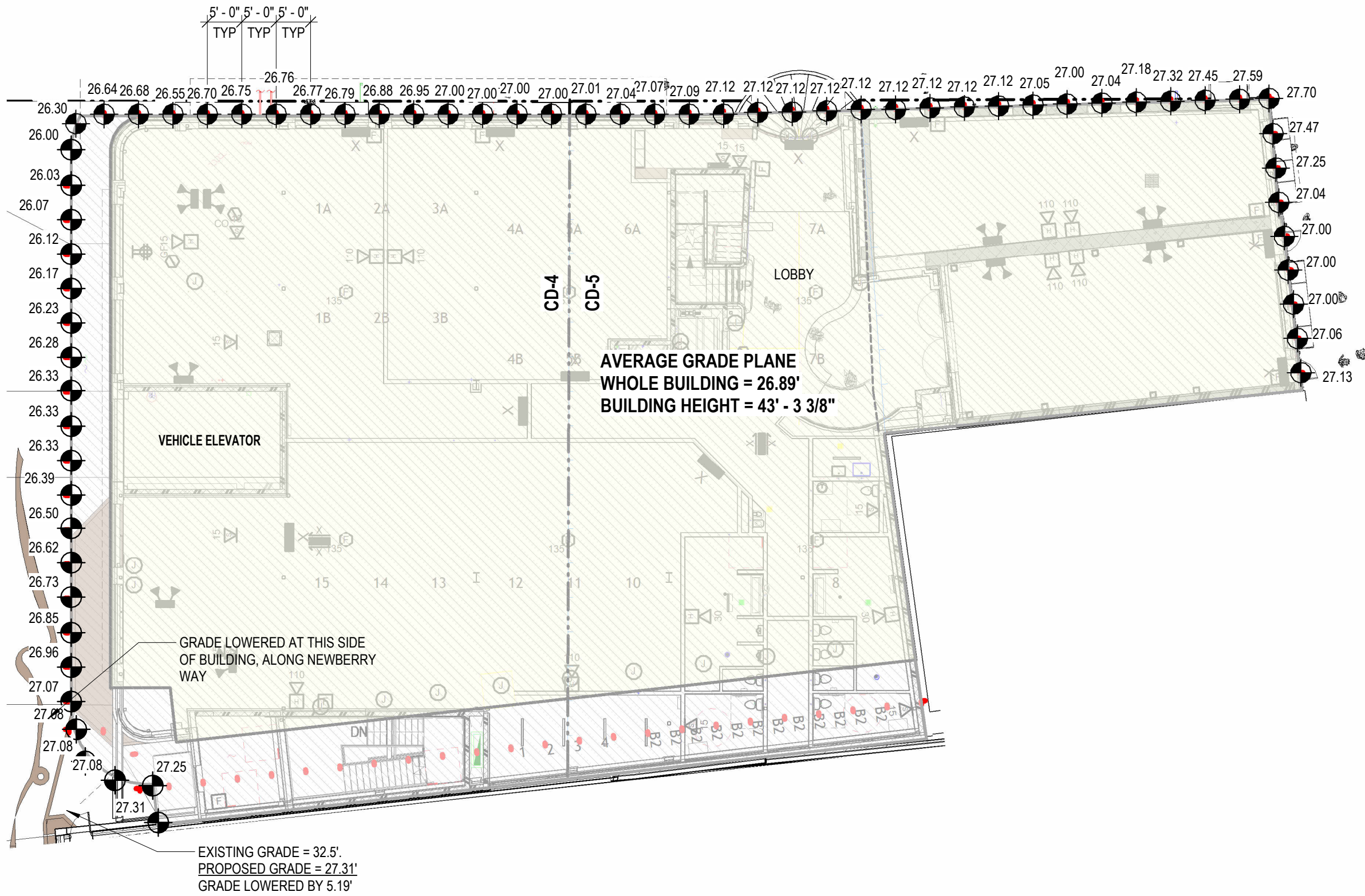


**H5.14 FIRST FLOOR PLAN
ONE CONGRESS STREET**

04/24/2026

GRAPHIC SCALE: 1/16" = 1'-0"





Whole Building	Combined CD4 & CD5; existing & new - Average Grade Plane
Congress Street	27.13
	27.06
	27.00
	27.00
	27.00
	27.04
	27.25
High Street	27.47
	27.70
	27.59
	27.45
	27.32
	27.18
	27.04
	27.00
	27.05
	27.12
	27.12
	27.12
	27.12
	27.12
	27.12
	27.09
	27.07
	27.04
	27.01
	27.00
	27.00
	27.00
	26.95
	26.88
	26.79
	26.77
	26.76
	26.75
	26.70
	26.61
	26.68
	26.64
	26.30

AVERAGE GRADE PLANE CALCULATION

Haven Court	26.98
	26.00
	26.03
	26.07
	26.12
	26.17
	26.23
	26.28
	26.33
	26.33
	26.39
	26.50
	26.62
	26.73
	26.85
Average - CD4 & CD5 combined	26.89

AS PREVIOUSLY APPROVED 10.18.2024: AVERAGE GRADE PLANE = 29.53' (new average grade plane is lower by 2.64

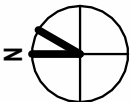
1 AVERAGE GRADE PLANE CALCULATION PLAN
1/16" = 1'-0"

HDC-2

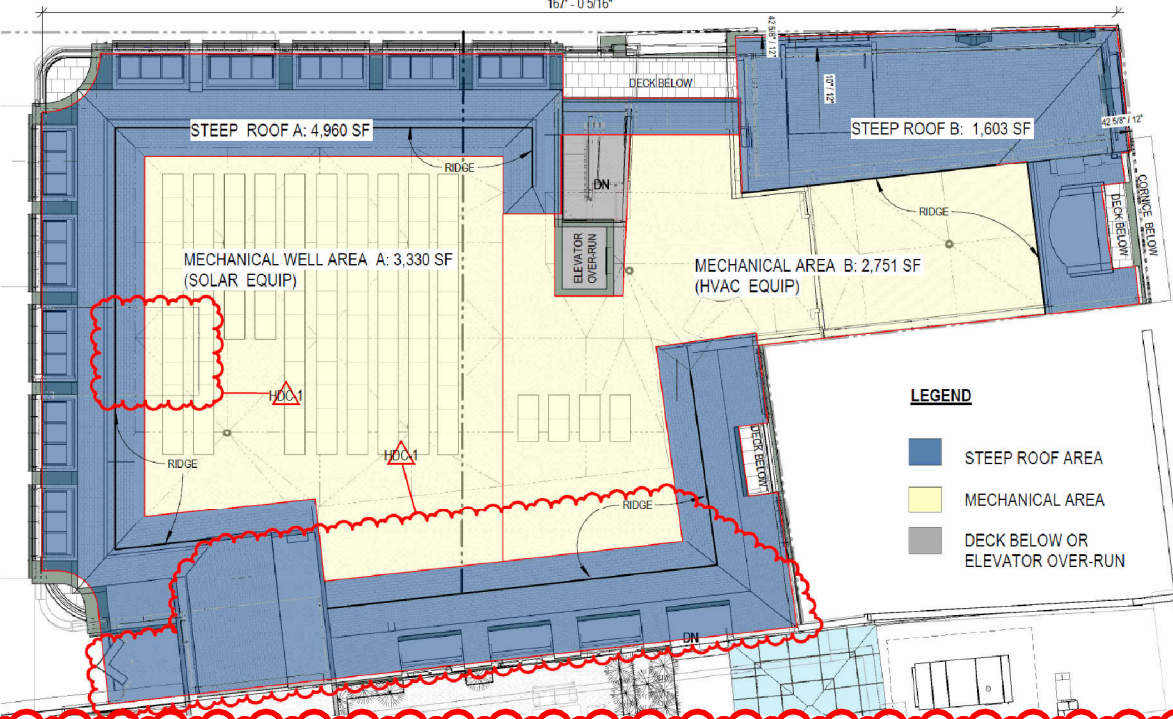
H5.16 AVERAGE GRADE PLANE
ONE CONGRESS STREET

04/24/2026

GRAPHIC SCALE: 1/16" = 1'-0"

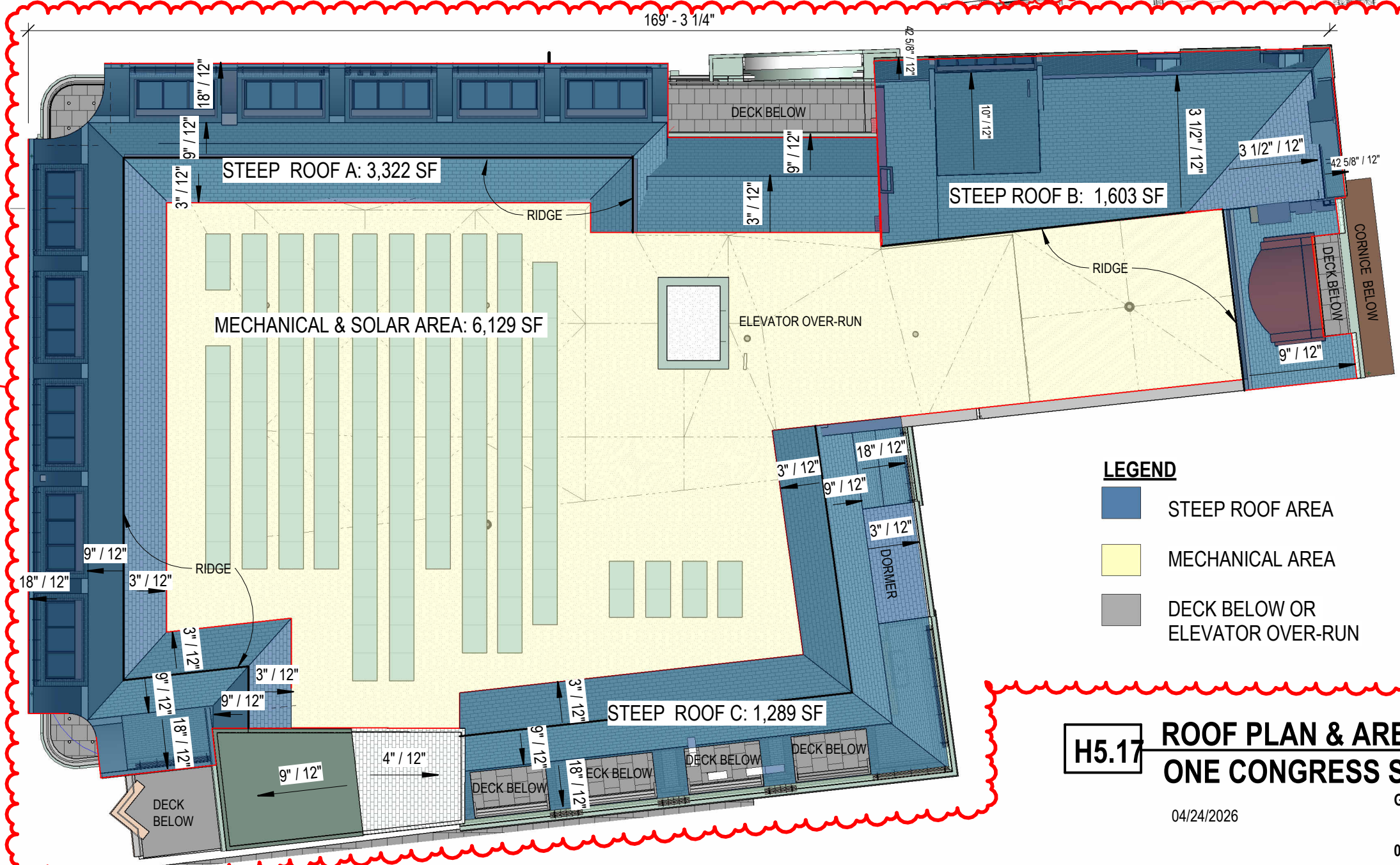


AS PREVIOUSLY
APPROVED



1 Congress Street	
SLOPED ROOF AREAS	
10/18/2024	
STEEP ROOF AREA A	4,960
STEEP ROOF AREA B	1,603
Total	6,563
MECHANICAL AREA A	3,330
MECHANICAL AREA B	2,751
Total	6,081
TOTAL ROOF AREA	12,644
Slope roof % of total	51.91%
Flat roof % of total	48.09%

PROPOSED



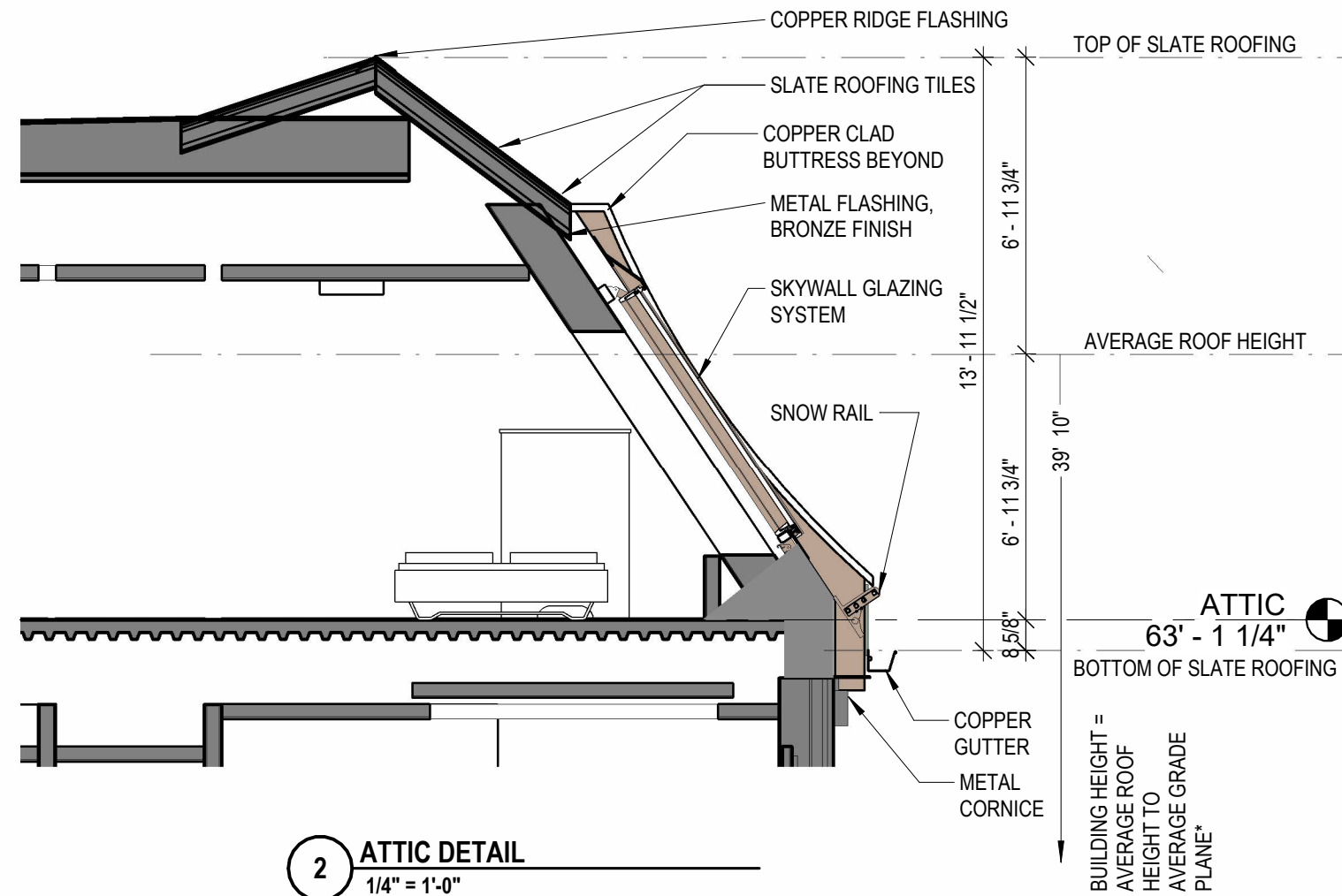
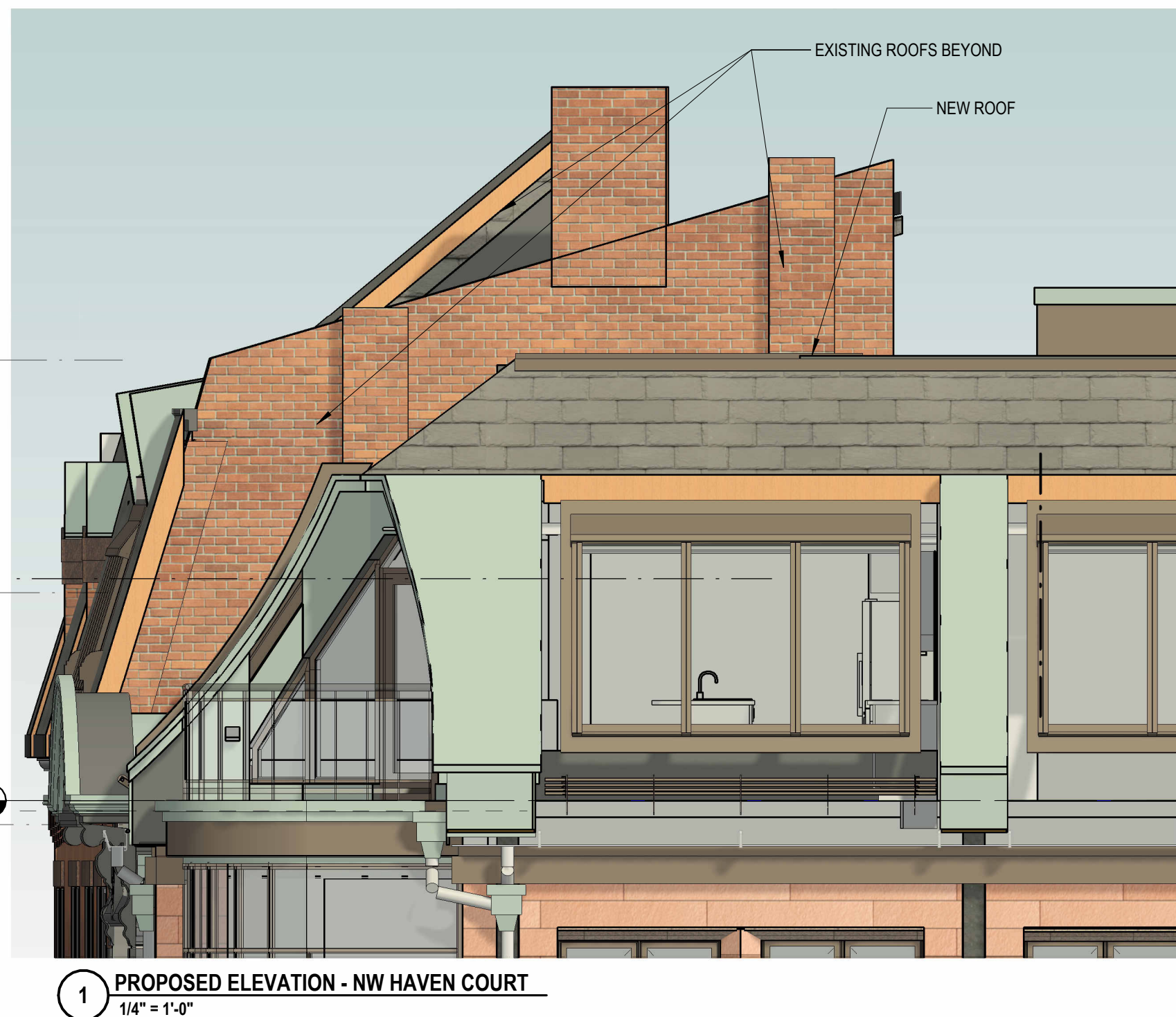
1 Congress Street	
SLOPED ROOF AREAS	
4/22/2026	
STEEP ROOF AREA A	3,322
STEEP ROOF AREA B	1,603
STEEP ROOF AREA C	1,289
Total	6,214
MECHANICAL AREA B	6,129
Total	6,129
TOTAL ROOF AREA	12,343
Slope roof % of total	50.34%
Flat roof % of total	49.66%

**H5.17 ROOF PLAN & AREA CALCULATIONS
ONE CONGRESS STREET**

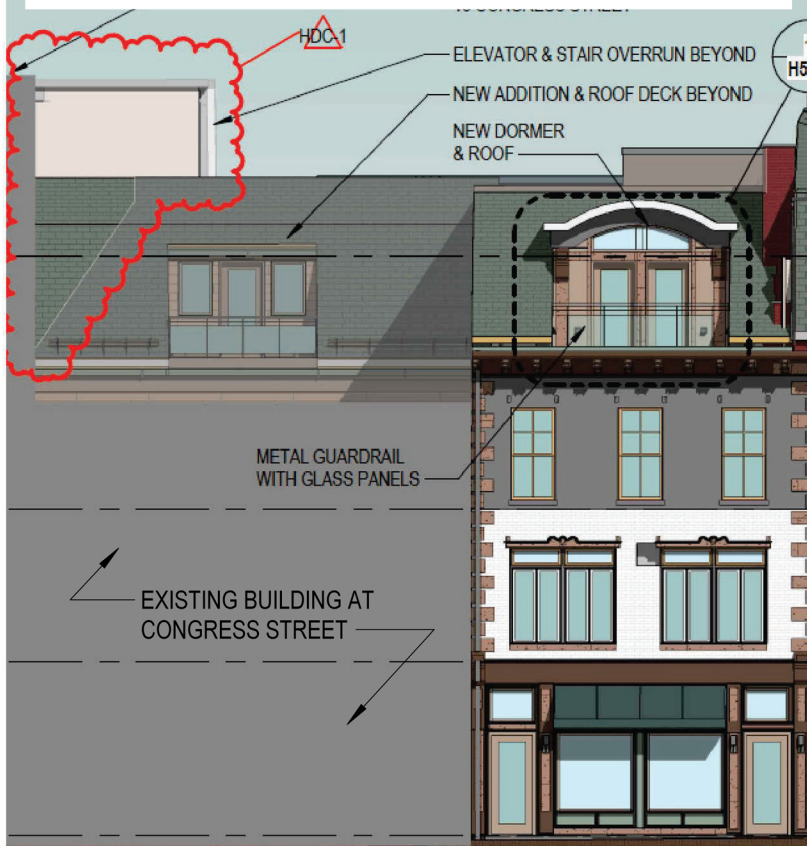
04/24/2026

GRAPHIC SCALE: 1/16" = 1'-0"

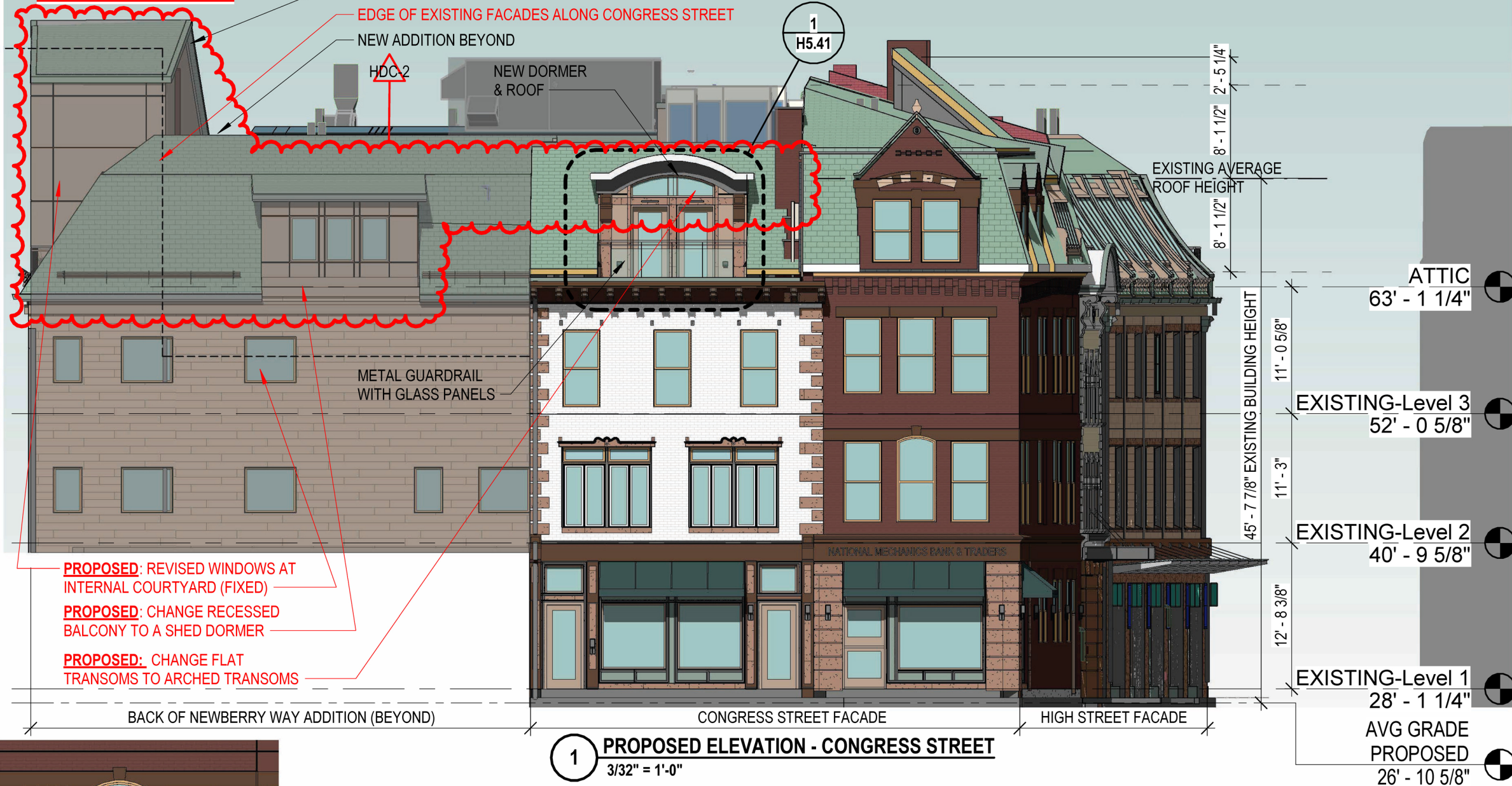
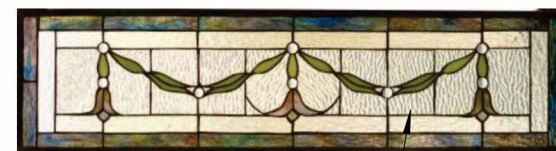




AS PREVIOUSLY APPROVED



PROPOSED



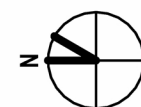
2 PROPOSED ELEVATION - CONGRESS STREET

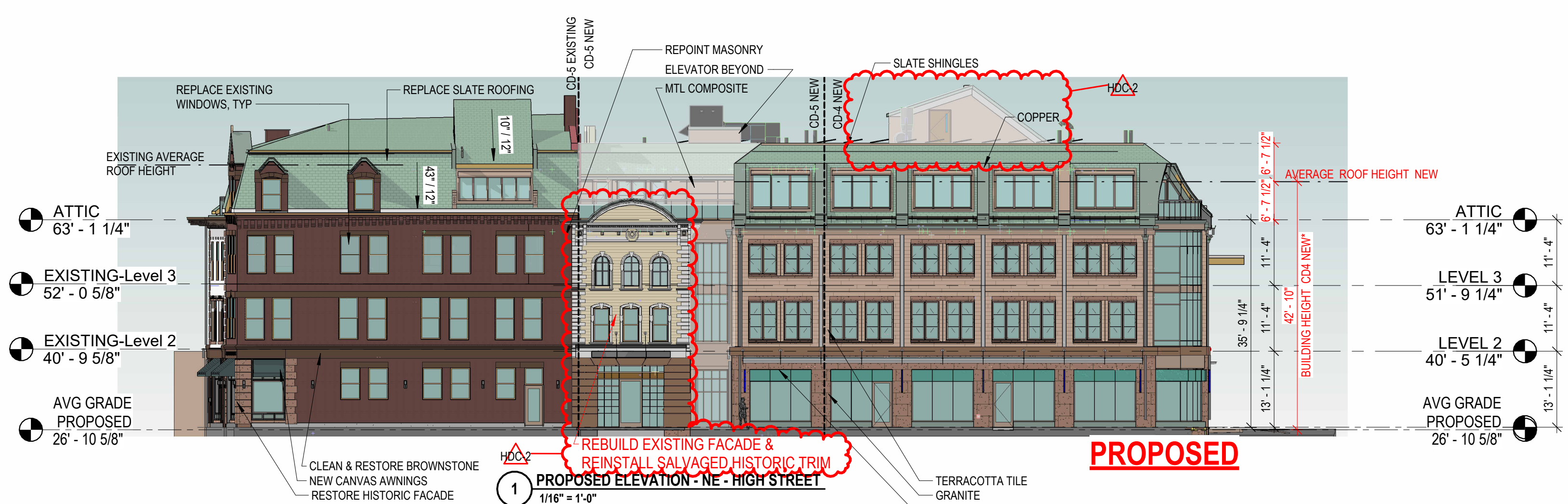
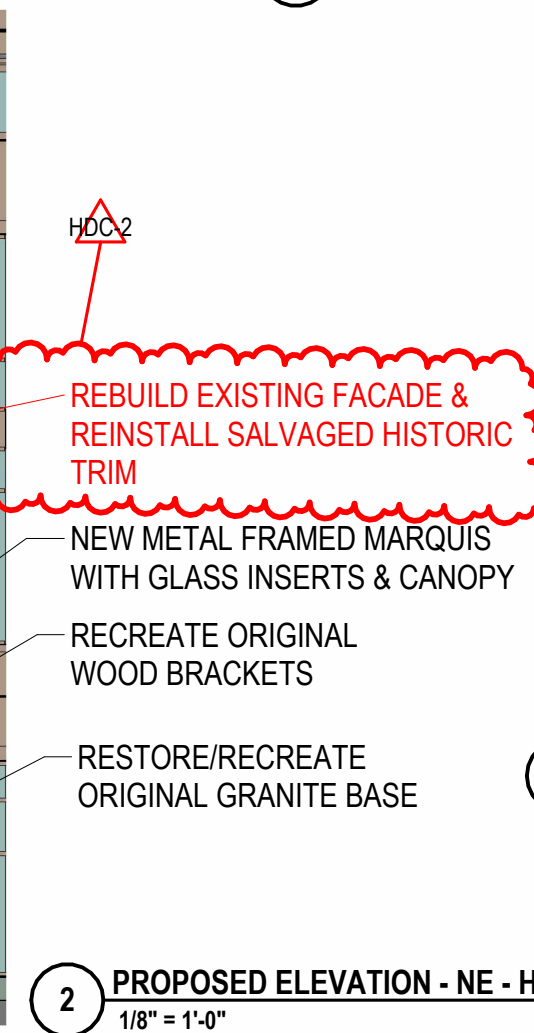
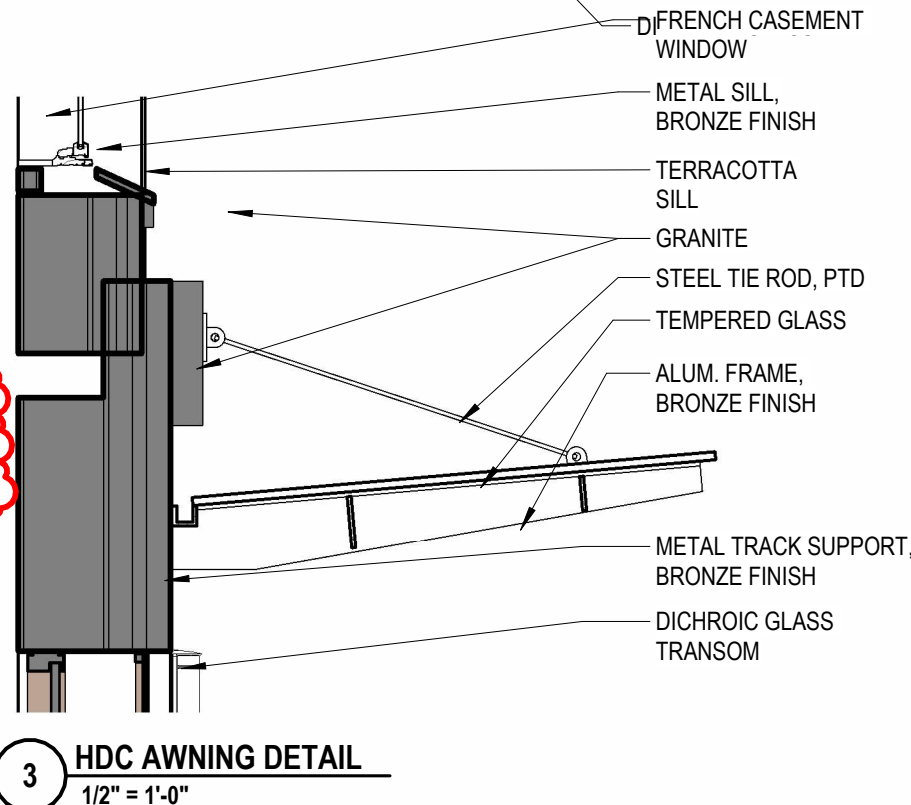
1/8" = 1'-0"

- RESTORE & RECREATE ORIGINAL GRANITE AND CAST IRON STOREFRONT
- REPLICATE EARLY 20TH CENTURY STAINED GLASS TRANSOMS
- REPLICATE HISTORIC PEDIMENTS
- REPLICATE ORIGINAL CAST IRON STOREFRONT THIS SIDE

H5.21 ELEVATION - CONGRESS STREET

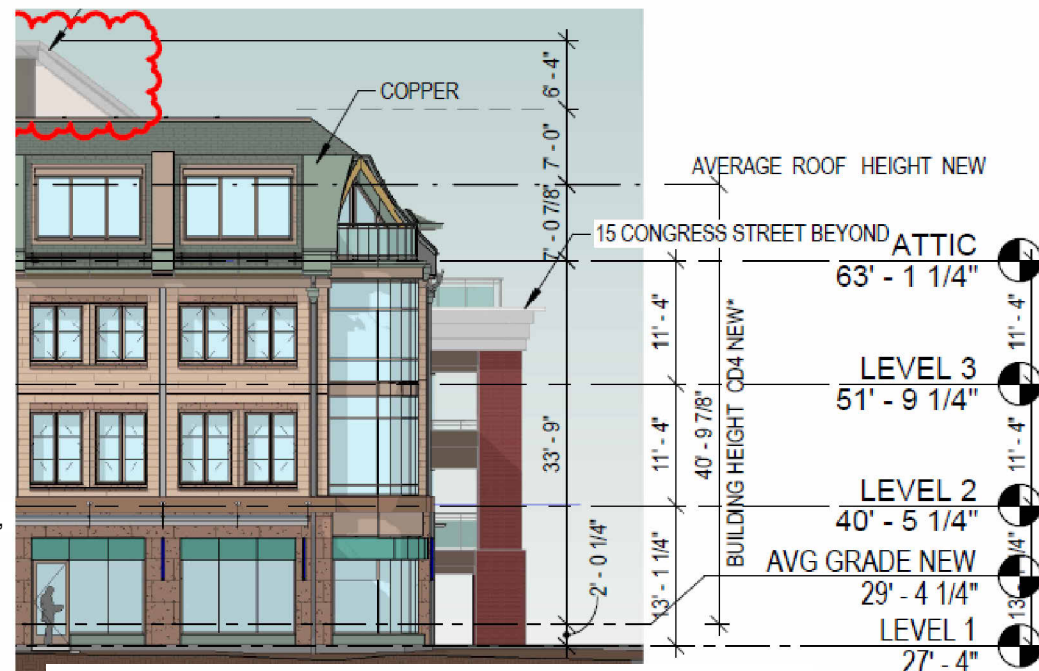
04/24/2026





3 HDC AWNING DETAIL

1/2" = 1'-0"



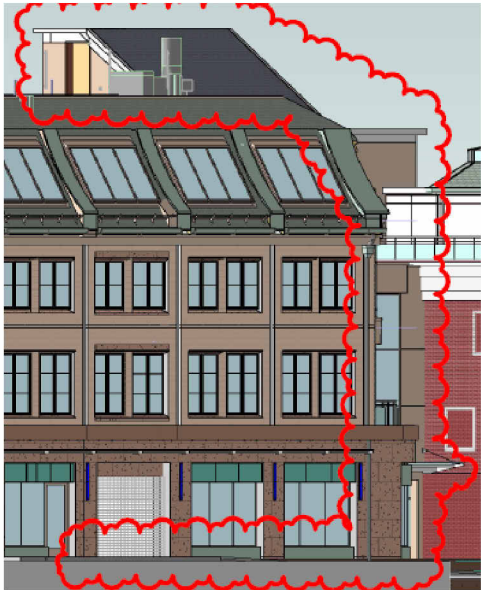
AS PREVIOUSLY APPROVED

H5.22 ELEVATION - HIGH STREET

ONE CONGRESS STREET

04/24/2026





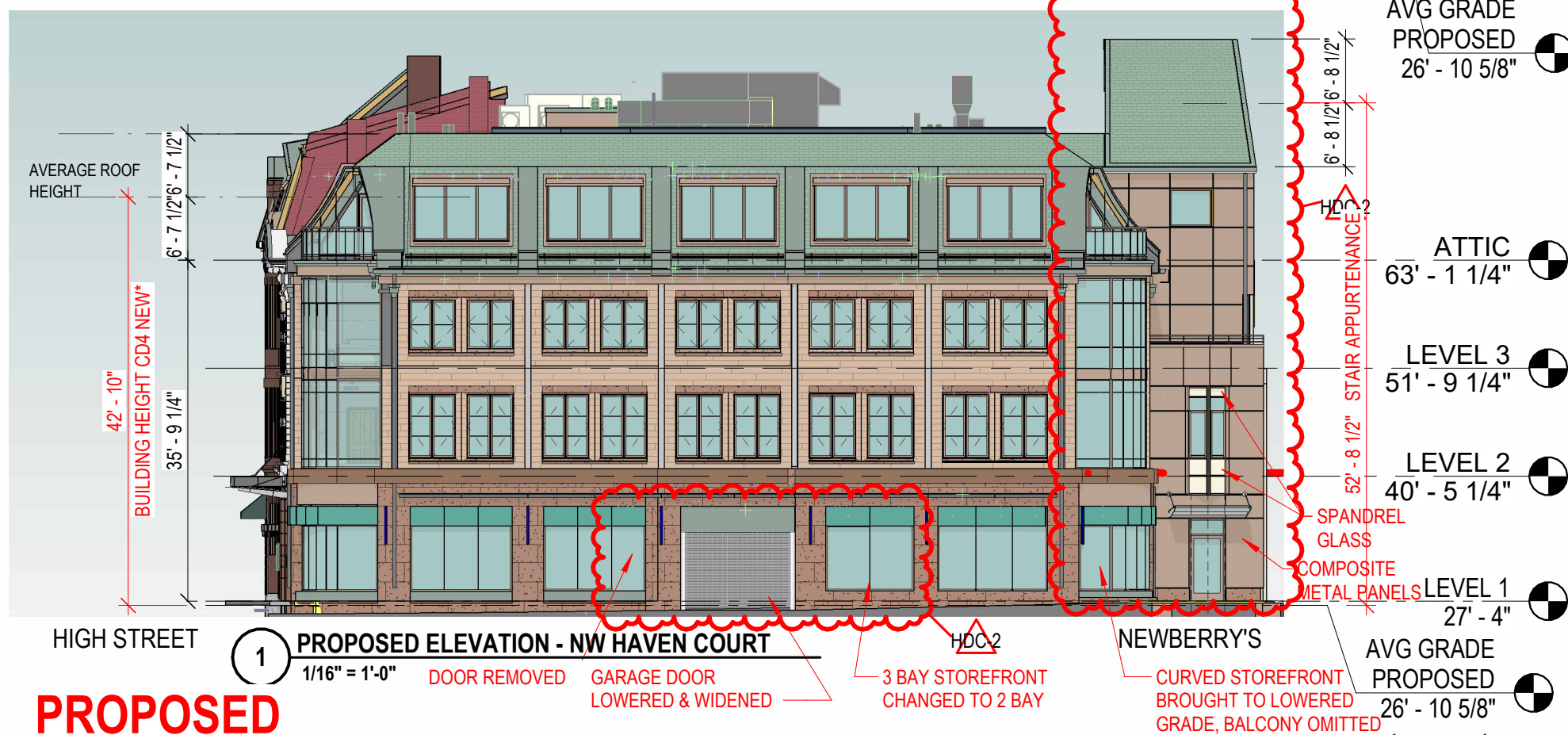
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PROPOSED



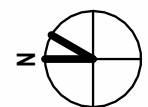
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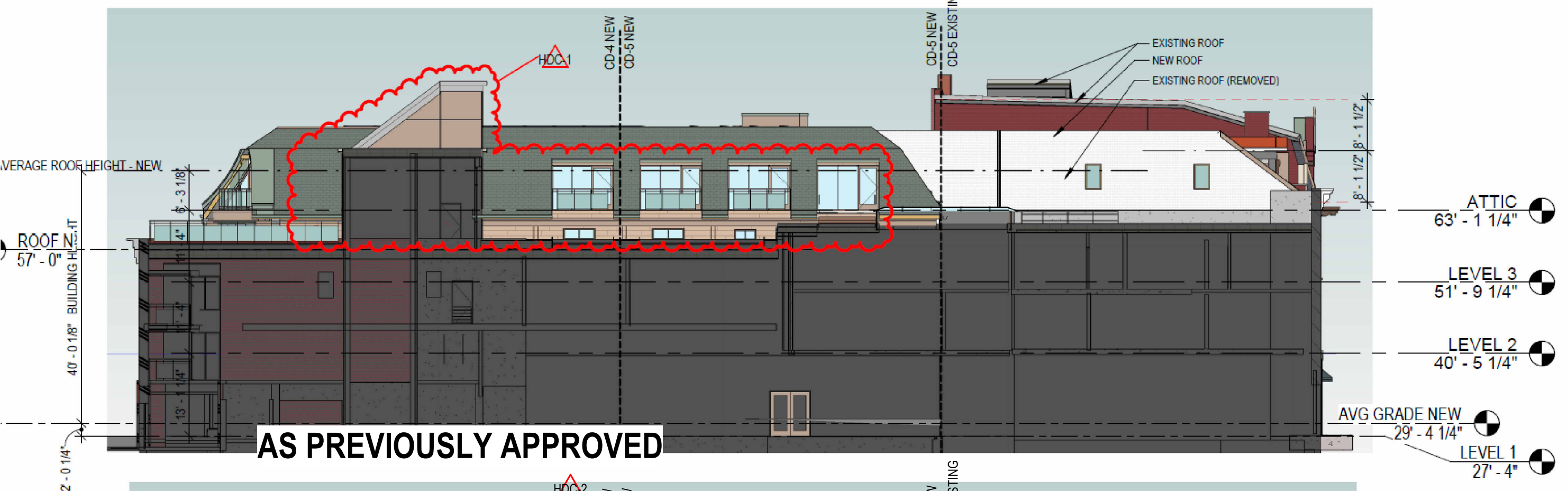
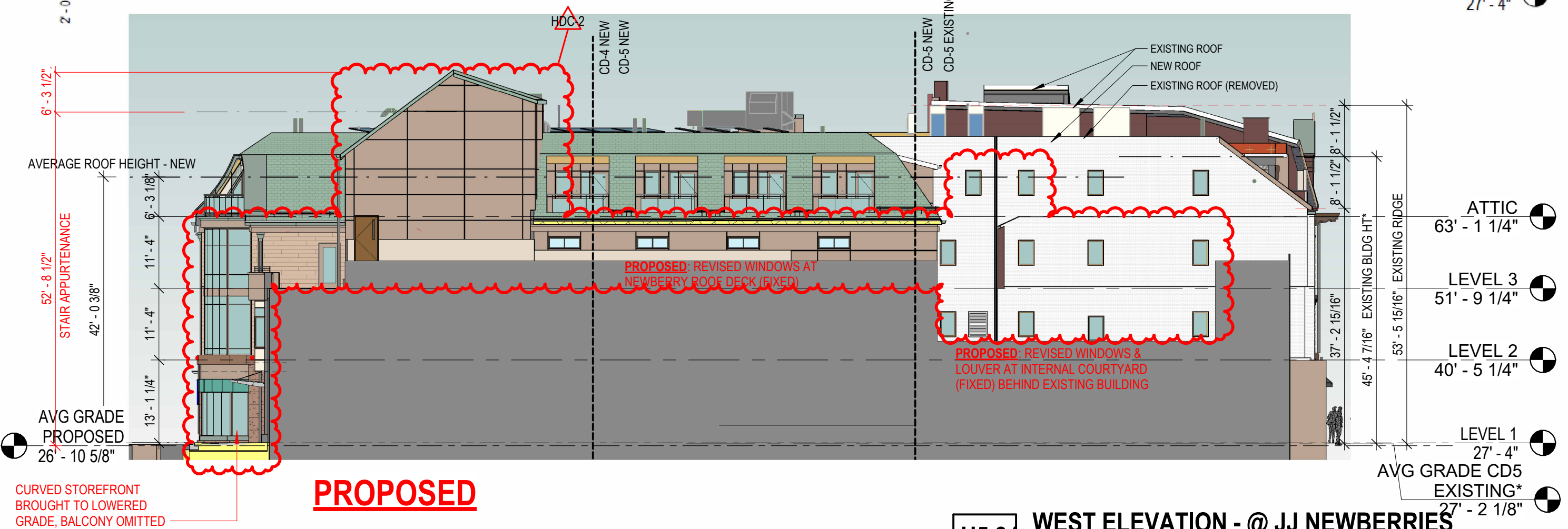


PROPOSED

H5.23 ELEVATIONS - NEWBERRY WAY
ONE CONGRESS STREET

04/24/2026





H5.24 WEST ELEVATION - @ JJ NEWBERRIES
ONE CONGRESS STREET

04/24/2026





H5.32

VIGNETTE - CONGRESS STREET
1 CONGRESS STREET

SCALE:
8/03/2022



H5.33 VIGNETTES - HIGH FROM CONGRESS
1 CONGRESS STREET

SCALE:
10/14/2022



H5.34 **HIGH STREET FROM STARBUCKS**
1 CONGRESS STREET
SCALE:
10/14/2022





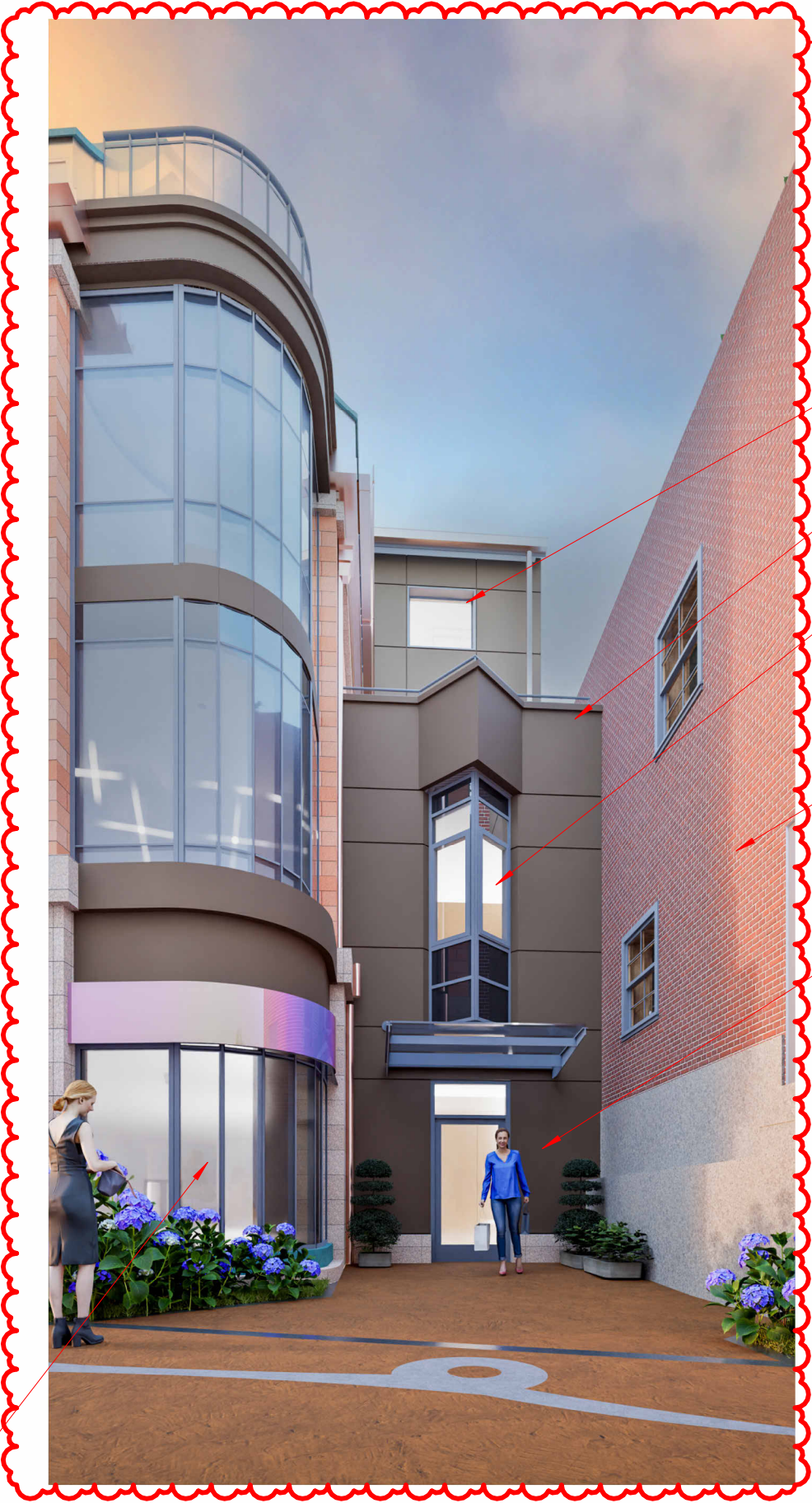


H5.36 **VIGNETTE - HIGH AT LADD & HAVEN**
1-15 CONGRESS STREET
SCALE:
10/18/24



AS PREVIOUSLY APPROVED

CURVED STOREFRONT
BROUGHT TO LOWERED
GRADE, BALCONY OMITTED



PROPOSED

HDC-2

SMALLER WINDOW, WALL SET FURTHER BACK

TOP OF WALL LOWERED

WINDOW SHORTENED, MIDDLE SECTION IS OPERABLE AWNING.

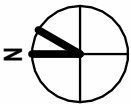
FUTURE JJ NEWBERRY WORK NOT SHOWN IN THIS VIEW

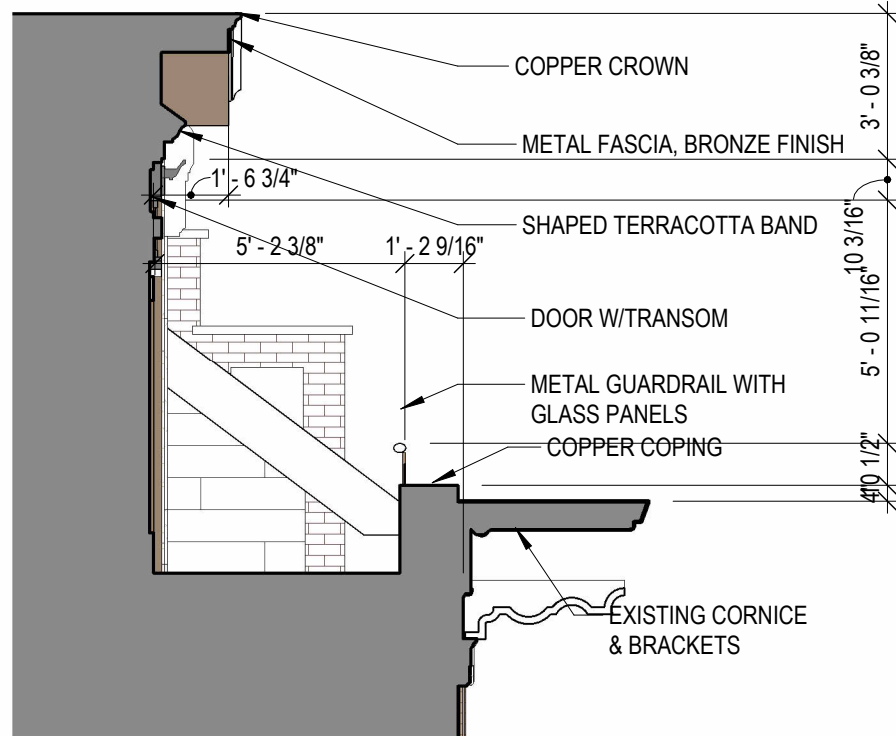
WALL STRAIGHTENED, SIDELIGHTS OMITTED, FOR FIRE RATINGS

H5.37

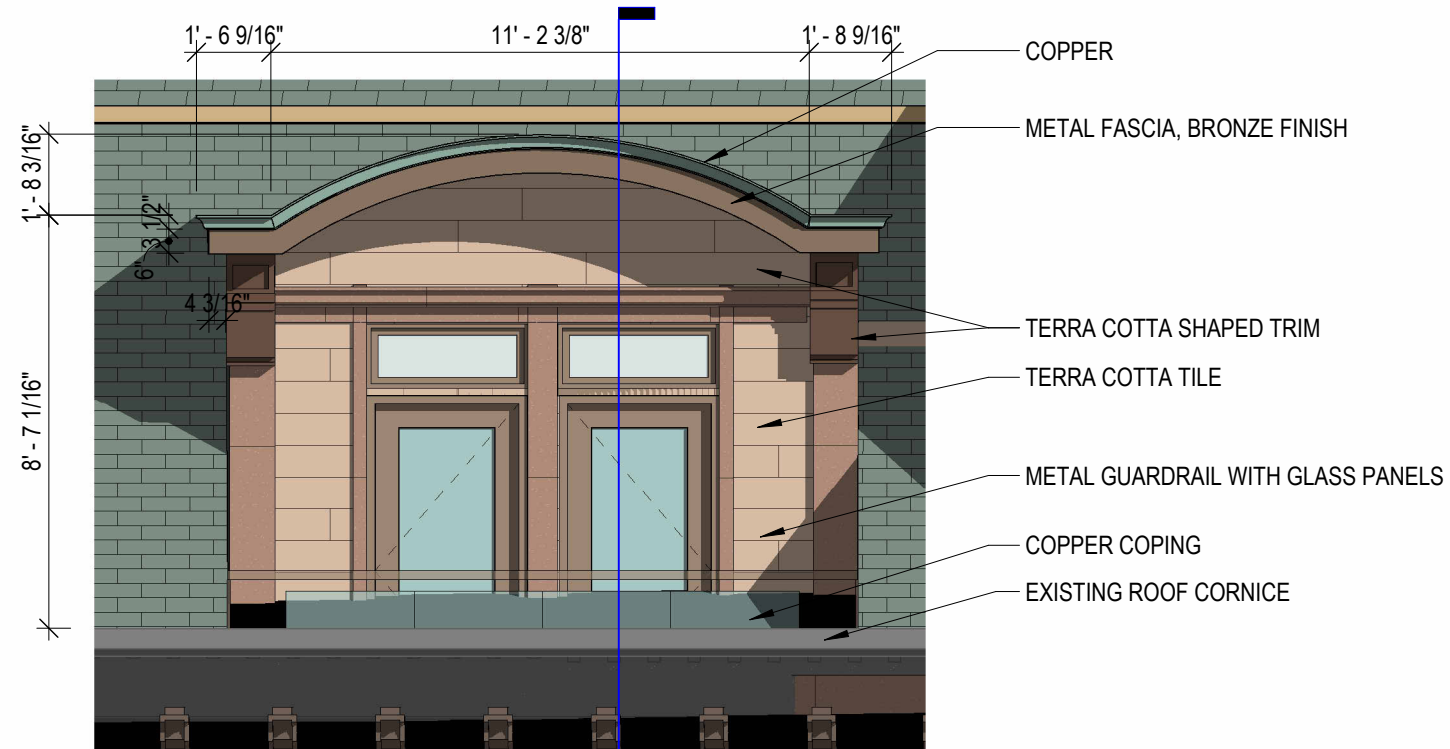
RENDERING @ NEWBERRY WAY ENTRANCE
ONE CONGRESS STREET

04/24/2026



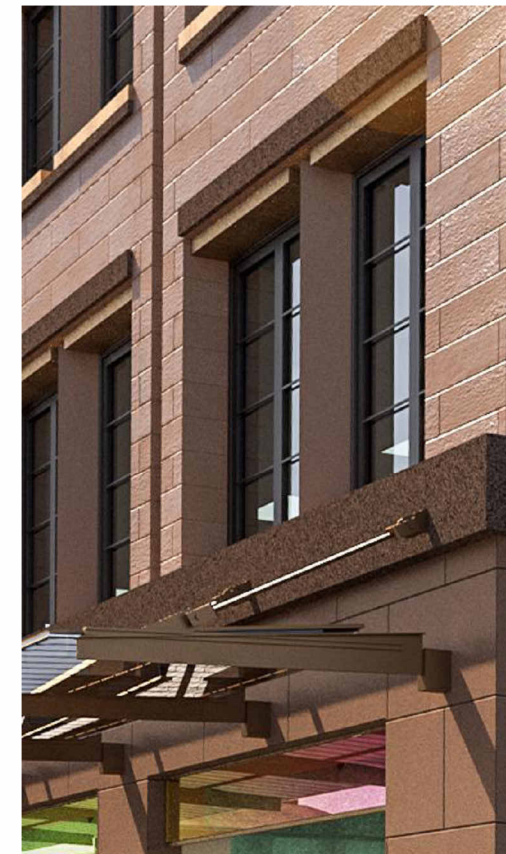
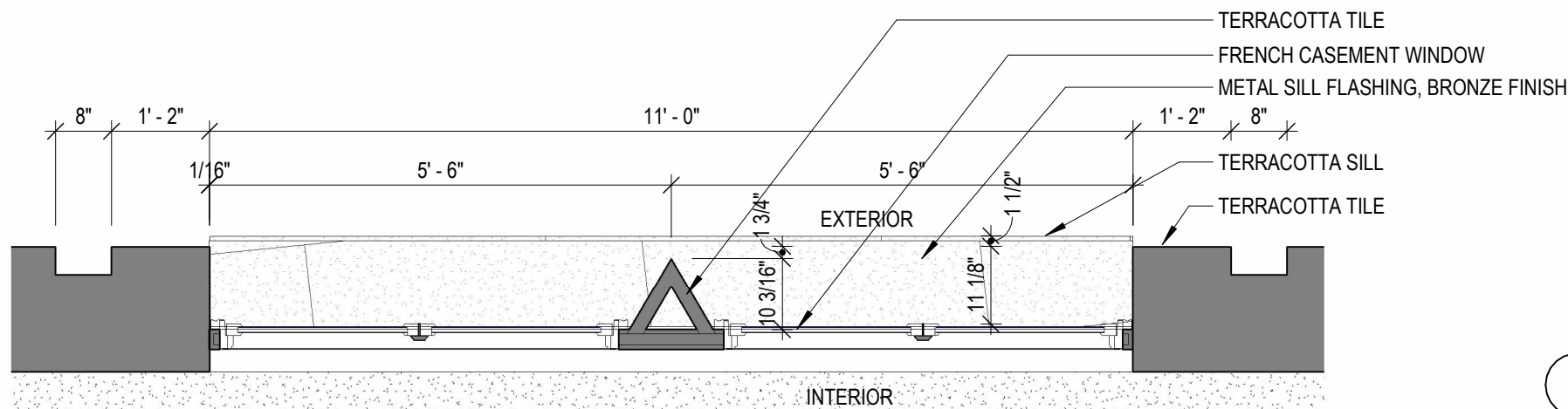


2 HDC DORMER SECTION
1/4" = 1'-0"

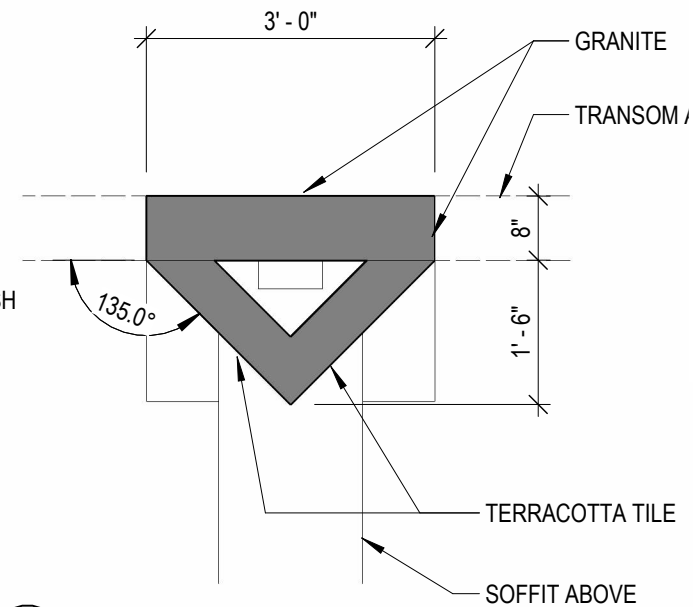


1 HDC DORMER ELEVATION
1/4" = 1'-0"

2
H5.41

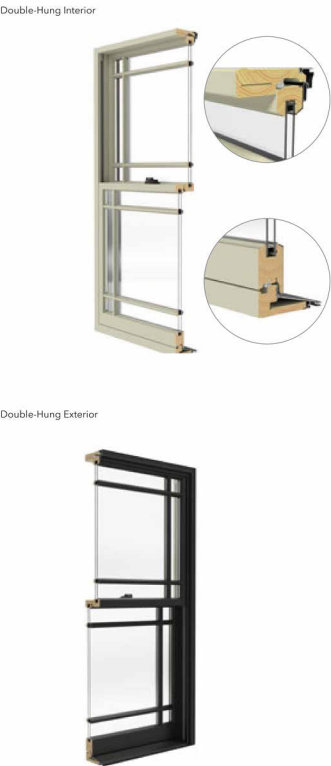


4 HDC WINDOW PLAN DETAIL
1/2" = 1'-0"



5 HDC ARCADE PIER DETAIL
1/2" = 1'-0"

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 Efficient Mark in 2022.²
- 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 warranty²**
Pella Architect Series - Traditional products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.²
- 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.

Available in these window and patio door styles:

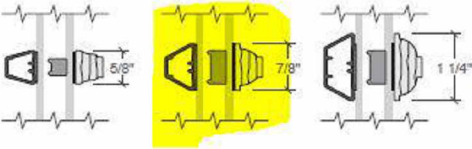


Special shape windows also available.

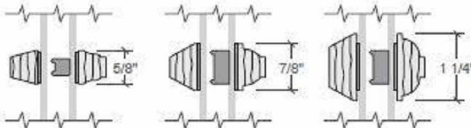
¹² See back cover for disclosures.

Integral Light Technology®

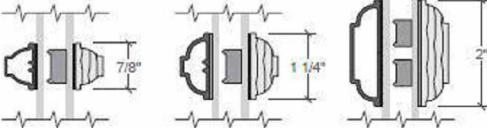
Putty and Ogee Glaze Grilles
Clad Exterior - Wood Interior



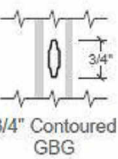
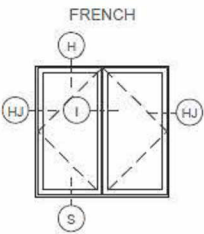
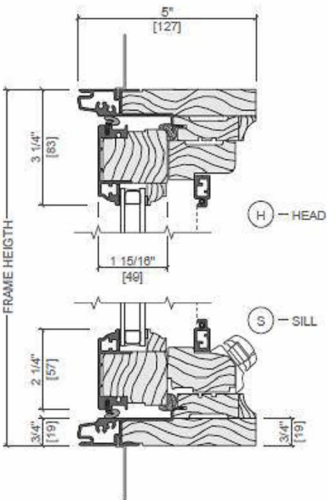
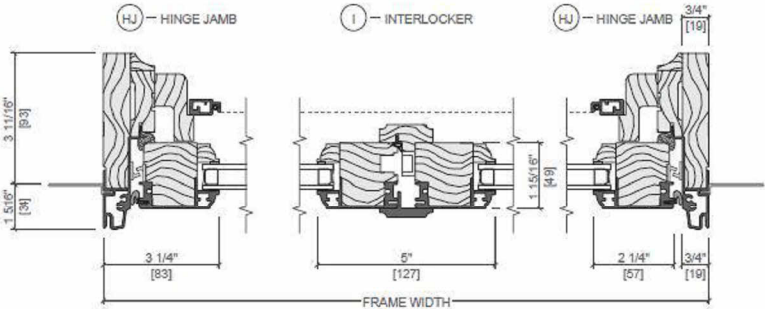
Putty and Ogee Glaze Grilles
Wood Exterior - Wood Interior



Ogee Glaze Grilles
Clad Exterior - Wood Interior



Contoured Aluminum -
Grilles-Between-the-Glass



Colors

Wood Types

Wood species for complementing your project's interior.



Pine

Prefinished Pine Interior Colors

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



Aluminum-Clad Exterior Colors

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



Custom colors are also available.



H5.50

MATERIALS - WINDOWS
1 CONGRESS STREET

SCALE:
8/03/2022

Northlight 25-90°

Similar to Longlights, Northlights are bands of VELUX Modular Skylights. The characteristic upright design is primarily for installations that are directed towards the northern hemisphere for soft and reflected lighting. Northlight installations are applicable for a pitch of 25 to 90°.

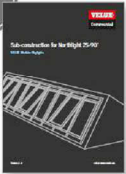


At the bottom, Northlights are mounted on a standard steel profile, 100 mm wide (not a VELUX component) and fixed with clamps holding the skylight in place. At the top, the brackets are fixed to the sub-construction with screws meant for wood.

The prefabricated modular flashing ensures easy integration in the roof surface. All flashings are easily installed. The roof surface underneath the flashing must be appropriate for screw fixation.

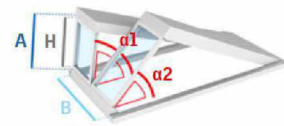
Please observe a max. 10 m wall height above skylight module, when installed in a sloped roof. Take notice that the top flashing changes in size above and below 54°, see sectional drawing page 59.

Sub-construction for Northlight at: veluxcommercial.com

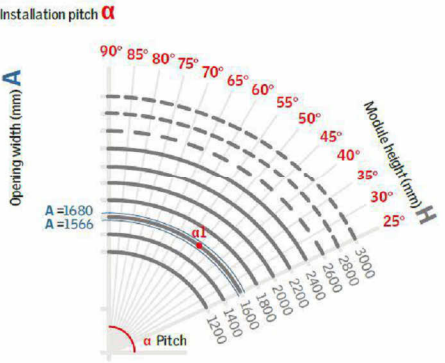
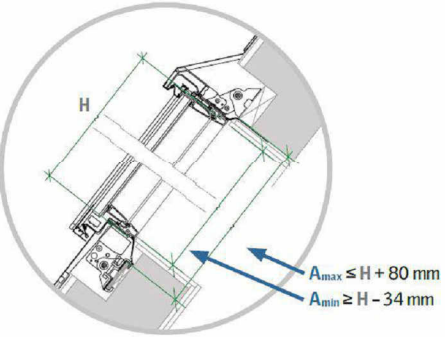


Defining module size to your project

Example:
 $\alpha 1$: H = 1600 mm at an installation pitch of 50°
 A_{max} = 1680 mm
 A_{min} = 1566 mm

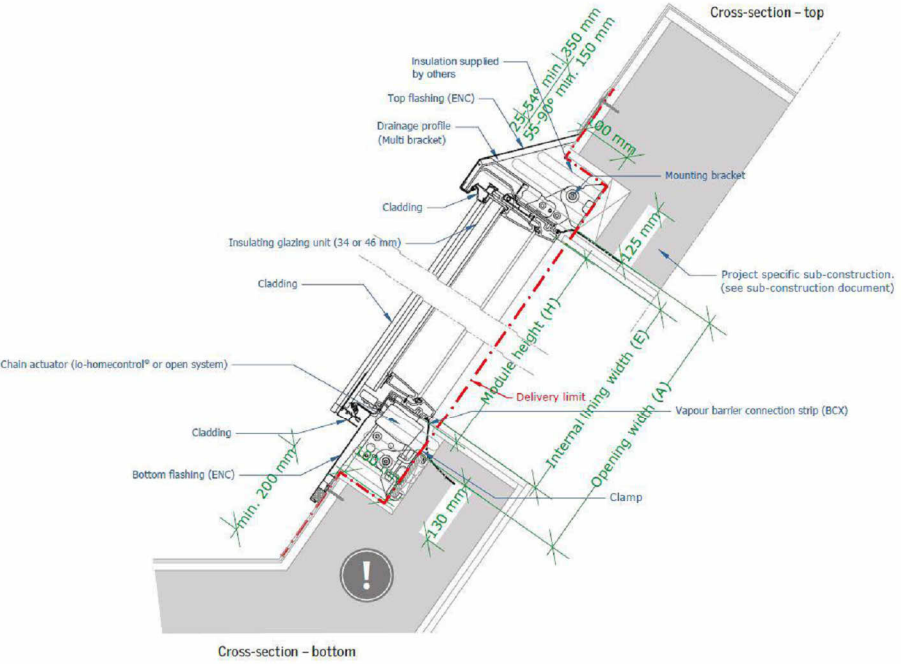
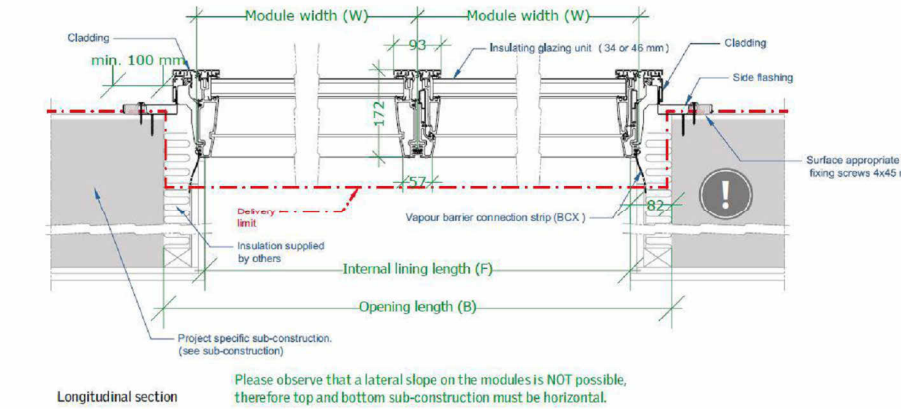


H: Module height
 α : Installation pitch
A: Opening width
B: Opening length



58 — Not available as venting modules as default.

Sectional drawings



Please observe that a lateral slope on the modules is NOT possible, therefore top and bottom sub-construction must be horizontal.

VELUX Commercial 59

ROOF WINDOWS - VELUX "NORTHLIGHT"

H5.51

MATERIALS - FENESTRATION
1 CONGRESS STREET

SCALE:
8/03/2022



STOREFRONTS

WINDOWS • CURTAIN WALLS • ENTRANCES • STOREFRONTS

Series 403X

2" x 4 1/2" Thermal Storefront Framing





CONFIGURATIONS

Shear Block • Screw Spline

This innovative flush glaze storefront framing system utilizes a dual pour and debridge thermal barrier that provides outstanding energy efficiency. Available in either shearblock or screw spline construction, the 403X Series can be used in conjunction with virtually all EFCO entrance systems and V410 vents. A variety of options are available for use with this system, including sunshade mullions and variable sight line horizontals. Steel reinforcement is also available to enhance structural capability.

Features

Dual pocket thermal barrier framing

Screw spline or shearblock construction

The optional Roto-Vent™ ventilator

2-way (90° and 135°) and 3-way corner mullions

0°-15° and 15°-30° variable mullions

Accommodates up to 1 1/16" glazing

Uniform glazing gasket is used for exterior and interior

Various height intermediate horizontals and sills

Accessory line of perimeter anchors, pocket fillers, door adaptors, etc.

Anodized or painted finishes available

Benefits

Enhanced thermal performance and reduced energy cost

Decreases installation labor and cost

Ability to erect on the job site

Allows fresh air into the room, yet maintains security

Multifaceted elevations for design flexibility

Increased design flexibility

Expands design and energy savings options

Allows optimized use of gasket and reduces inventory

Simplifies ordering and installation

Ability to maintain desired sight line

Increased product versatility

Multiple options to answer economic and aesthetic concerns

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1000 COUNTY RD • MONETT, MO 65708 • 800.221.4169 • efcocorp.com



COATINGS
FINISHES
COLORS

ULTRAPON (70% PVDF)

STANDARD

FEATURED

Bone White

White

Antique White

Herring Bone

Ivy

Hartford Green

Mesa Brown

Mineral Brown

Gray

Aged Copper

Blue Sky

Brick Red

Legacy Blue

Denim Blue

Light Brown

Pueblo Tan

Black

ULTRA-ESCENT II (70% PVDF MICA*)

STANDARD

FEATURED

Weathered Copper

Slate

Raw Sierra

Warm Silver

Sea Spray

Asi

Gun Barrel

Saddle Bronze

Champagne

Azure Gold

ANODIZE

Clear

Champagne

Light Bronze

Medium Bronze

Dark Bronze

Black

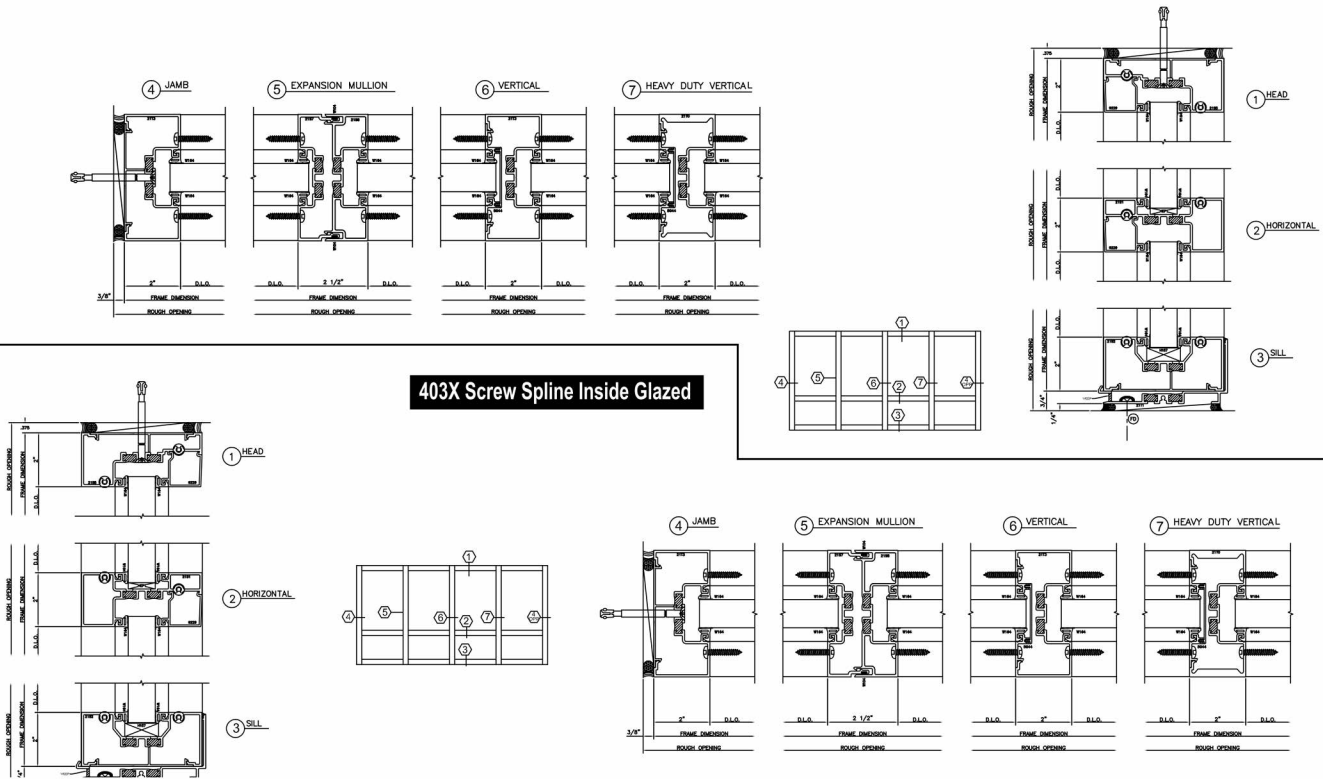
*The color samples shown are not the actual paint. These paint colors represent the production colors as closely as possible within the limitations of color-chip reproduction.

*Additional changes may apply to exotic colors that require a clear topcoat, metallic colors, custom color matches.

*Color variation is inherent in, and should be expected with Mica/Ultra-Escent II paint finishes. Laboratory prepared samples will appear different from production-run material.

reproduction 05/15

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)

Yellow ► Magenta ► Blue

In Reflection

Gold (straight) Blue (angle)

Copper-Bronze Dichroic Film



In Transmission (Shown)

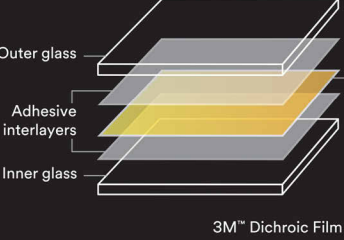
Magenta ► Blue ► Aqua

In Reflection

Copper (straight) Bronze (angle)

How is it made?

3M™ Dichroic Film is easily laminated between sheets of adhesive interlayers. It's conformable for bent glass applications and works with different glass and PVB combinations.



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.

Technical Information: The technical information, recommendations and other statements contain information is not guaranteed.

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 determining its suitability for the intended application.

Warranty, Limited Remedy, and Disclaimer: Unless an additional warranty is specifically stated on the product, 3M MAKES NO OTHER WARRANTIES OR CONDITIONS OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTY TO THE CONTRARY, then the sole and exclusive remedy is, at 3M's option, replacement of the 3M product.

Limitation of Liability: Except where prohibited by law, 3M will not be liable for any loss or damage, including warranty, contract, negligence or strict liability.



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



H5.52

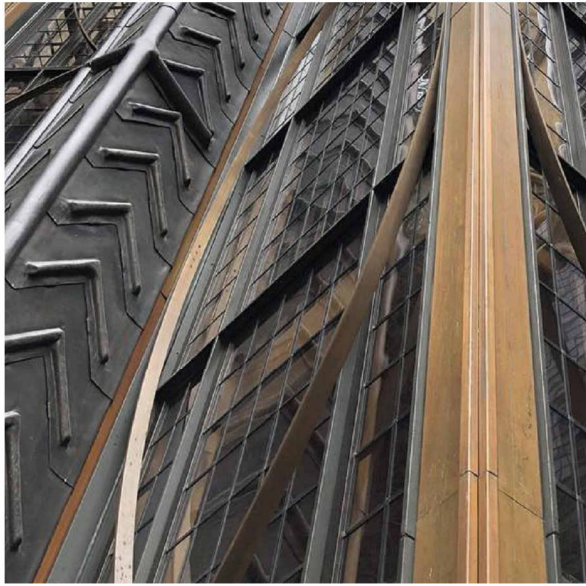
MATERIALS - ARCADE FENESTRATION

1 CONGRESS STREET

SCALE:
8/03/2022



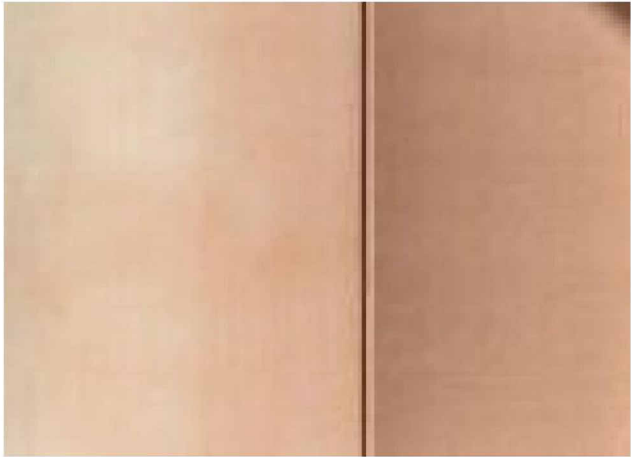
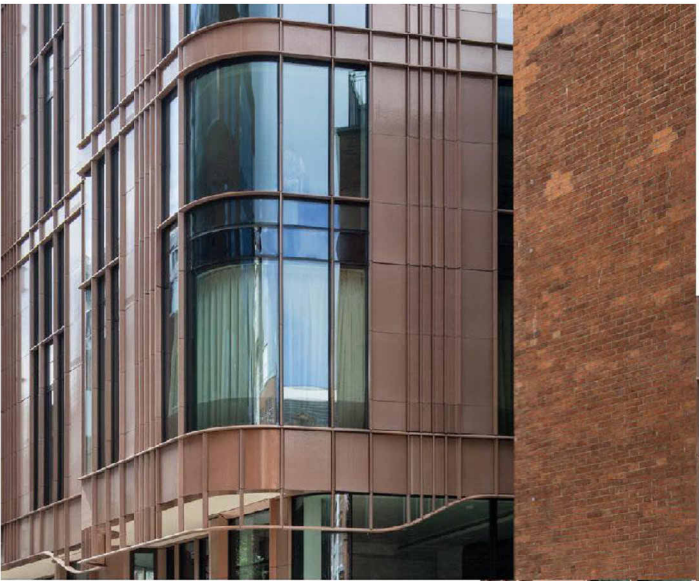
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BRONZE FINISH - METAL ACCENTS -
WINDOW & DOOR FRAMES,
AWNINGS, DORMER LEVEL CLADDING.

Upper walls, cladding

Terra Cotta, glazed tile
TERREAL, PITERAK SLIM



Marylebone Lane Mansion
London
Glaze color: Tea with Milk



Lower walls, cladding

Granite



Deer Isle

At restored Facades



Carolina Coral

First floor addition, field color



Autumn Pink

First floor addition - accent color

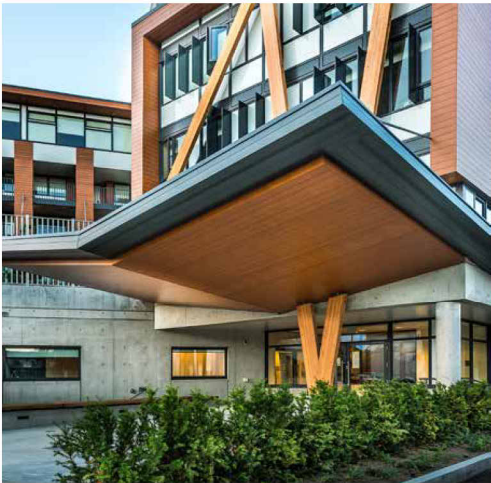


Piterak Slim Terracotta Cladding

H5.53 MATERIALS - CLADDING
1 CONGRESS STREET

SCALE:
8/03/2022

SOFFIT-CEILING



- 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 warranty	durable finishes

longboardproducts.com



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

ALUCOBOND Products

PROPERTIES AND BENEFITS

- Flatness and Rigidity
 - Lightweight
 - Durability
 - Custom color expertise
 - Formability
- Ease of fabrication
 - Perforation capabilities
 - 89 stocked ACM colors
 - Complementary flat aluminum sheet colors
- Can contribute toward LEED points
 - 100% recyclable
 - Zero VOC's emitted in use
 - EPD in compliance with International ISO Standards

ALUCOBOND® PLUS

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 & versatility of ACM.



ALUCOBOND® AXCENT™

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



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	
Thickness of aluminum skin	0.020" (nominal)
Product thickness	0.157" (4mm nominal)
Weight	1.56 lb/ft²
Standard panel dimension*	62" x 196"
Maximum width**	62"
Maximum length**	400"

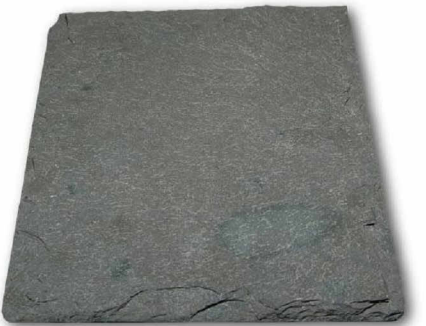
* Exceptions to standard dimensions include mirror, print, and others. Refer to product range table on next page.
** Sheets will be fabricated to meet custom panel sizes within product range above.

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

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'

** Sheets may be fabricated to meet custom panel sizes within maximum product range above.

ROOFING - NATURAL SLATE

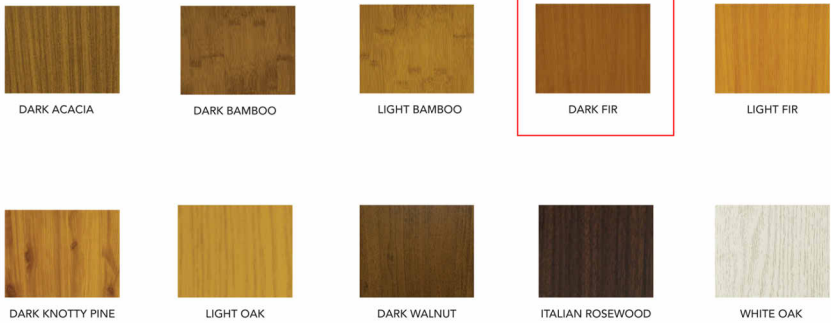


GRAY-GREEN, SEMI-WEATHERING NATURAL SLATE; VERMONT SLATE

WOODGRAIN OPTIONS

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

CONSISTENT



The Classic Collection

Statuary Bronze PVDF 2 Gloss 25-35	New-Age Dark Bronze Mica PVDF 2 Gloss 20-30	Orchard Mica PVDF 2 Gloss 15-25	Aztec Bronze Metallic PVDF 2 Gloss 15-25	Hazelnut Mica PVDF 2 Gloss 15-25	Russet Mica PVDF 2 Gloss 15-25
Beige PVDF 2 Gloss 35-45	Castle Gray PVDF 2 Gloss 25-35	SLR Champagne Metallic PVDF 2 Gloss 20-30	Arctic Satin Mica PVDF 2 Gloss 20-30	Emerald Champagne Metallic PVDF 3 Gloss 25-35	Harvest Gold Mica PVDF 2 Gloss 20-30
Oyster PVDF 3 Gloss 20-30	Alabaster PVDF 1 Gloss 25-35	Bone White PVDF 3 Gloss 25-35	Cadillac White II PVDF 2 Gloss 30-40	Pure White (RVE) PVDF 1 Gloss 45-55	KWH Bio White PVDF 2 Gloss 40-50
Magnolia PVDF 2 Gloss 30-40	Market Pearl White Mica PVDF 2 Gloss 15-25	Sunrise Silver Metallic PVDF 3 Gloss 25-35	Brilliant Silver Metallic PVDF 3 Gloss 25-35	Silver Metallic PVDF 1 Gloss 25	Champagne Metallic PVDF 3 Gloss 25-35
Platinum Mica PVDF 2 Gloss 15-25	Amalfi Clear Mica PVDF 2 Gloss 15-25	Castel Gray PVDF 2 Gloss 20-30	West Pointer Mica II PVDF 2 Gloss 15-25	Seashell Gray Metallic PVDF 2 Gloss 15-25	SLR Gray Metallic PVDF 1 Gloss 25-35
Steel City Silver Mica PVDF 2 Gloss 15-25	MDD Gray Mica II (Lease) PVDF 2 Gloss 30-40	Graphwood PVDF 2 Gloss 5-15	Antique Silver Metallic PVDF 2 Gloss 15-25	Graphite Mica SMP Gloss 20-30	Gray SMP Gloss 45-55

The Spectra Collection

Dusty Charcoal II PVDF 2 Gloss 25-35	Focus Black II PVDF 2 Gloss 25-35	TBL Black (Bulk) SMP Gloss 75-80	Tecora Black SMP Gloss 25-35	Black Metallic PVDF 2 Gloss 75-85	Tuscan Sun PVDF 2 Gloss 25-35
Sage Blue II PVDF 2 Gloss 25-35	Azure Blue PVDF 3 Gloss 25-35	Ultramarine Blue SMP Gloss 25-35	Electric Blue II SMP Gloss 65-75	Image Blue SMP Gloss 25-35	Ancient Flame Blue (Patented 29663) PVDF 3 Gloss 25-35
Just Purple PVDF 2 Gloss 25-35	Red Fire PVDF 2 Gloss 25-35	Patrol Red SMP Gloss 45-55	Cash Red SMP Gloss 75-80	Botanical PVDF 2 Gloss 25-35	Kinky Green PVDF 1 Gloss 25-35

The Anodized Collection*

Clear Anodized Anodized Gloss 15-25	Light Bronze Anodized Anodized Gloss 15-25	Medium Bronze Anodized Anodized Gloss 15-25	Dark Bronze Anodized Anodized Gloss 15-25	Black Anodized Anodized Gloss 15-25
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H5.54 MATERIALS - CLADDING
1 CONGRESS STREET
SCALE:
8/03/2022



Design + Performance
Versatility with Unmatched
Fabrication Flexibility



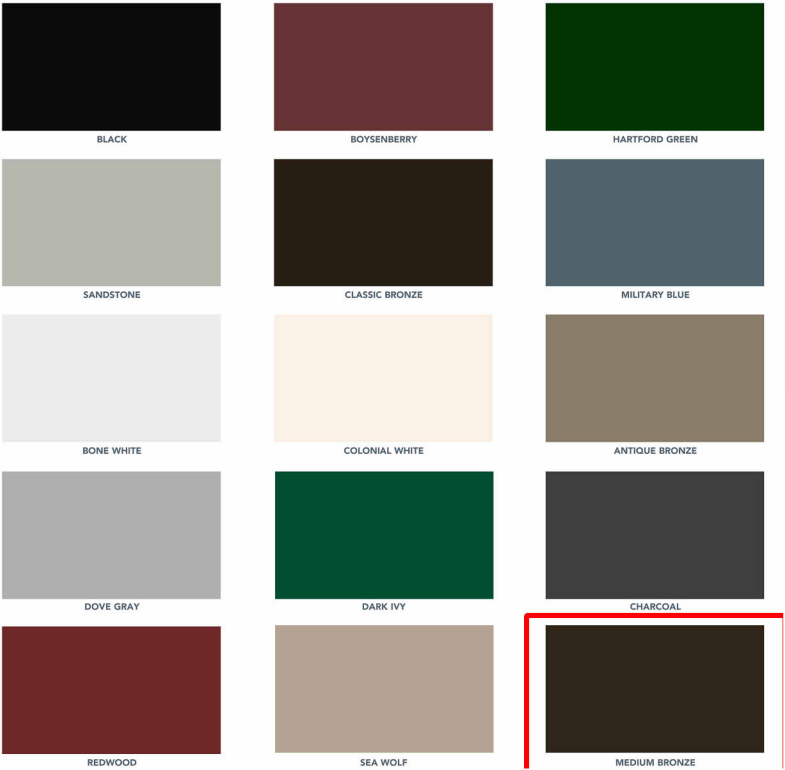
Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS
Trifab® VersaGlaze® Framing Systems offer front-, center-, back- or multi-plane glass

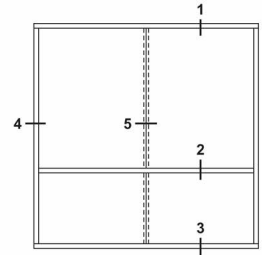
glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be

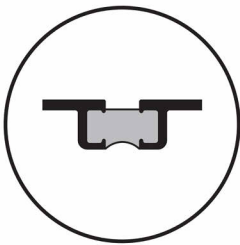
STOREFRONT



Additional information and CAD details are available at www.kawneer.com



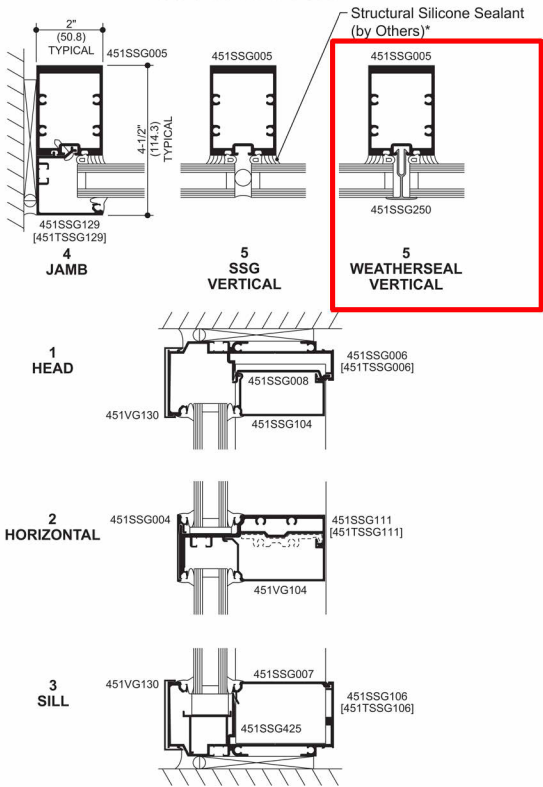
ELEVATION IS NUMBER KEYED TO DETAILS



NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

STICK (INSIDE GLAZED)
TWO COLOR OPTION

SSG RECEPTOR



* INSTALLER NOTE: Installer is responsible for all required compatibility review and approvals with the Structural Silicone Manufacturer and the Insulating Glass Unit Manufacturer.



ADMC040EN

kawneer.com

H5.55

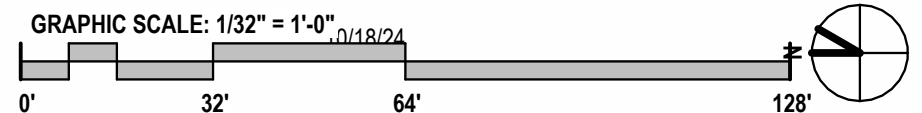
MATERIALS STOREFRONT & SCENCE
1 CONGRESS STREET
SCALE:
10/14/2022

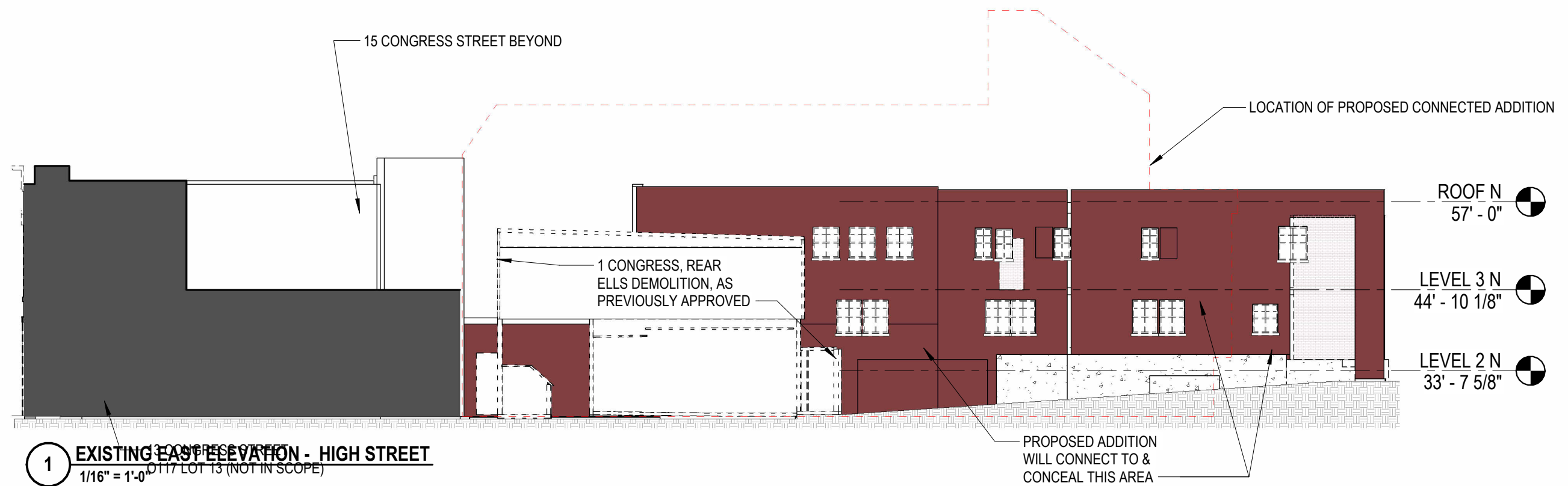
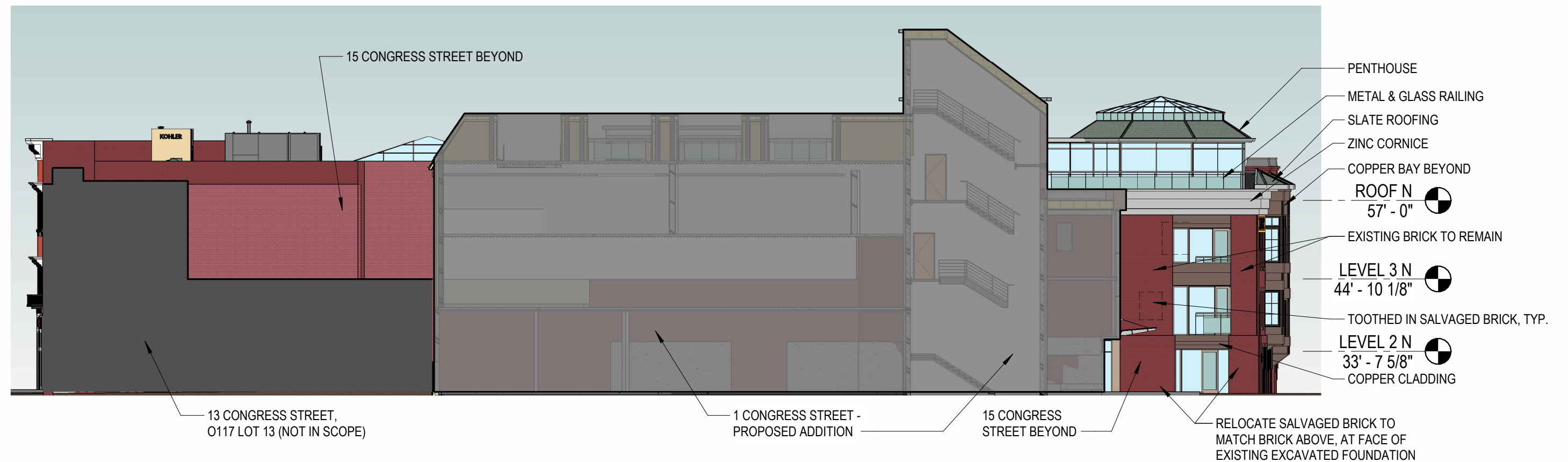

ARCOVE
ARCHITECTS
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1 ROOF PLAN
1/32" = 1'-0"

HN1.04 ROOF PLAN
1-15 CONGRESS STREET

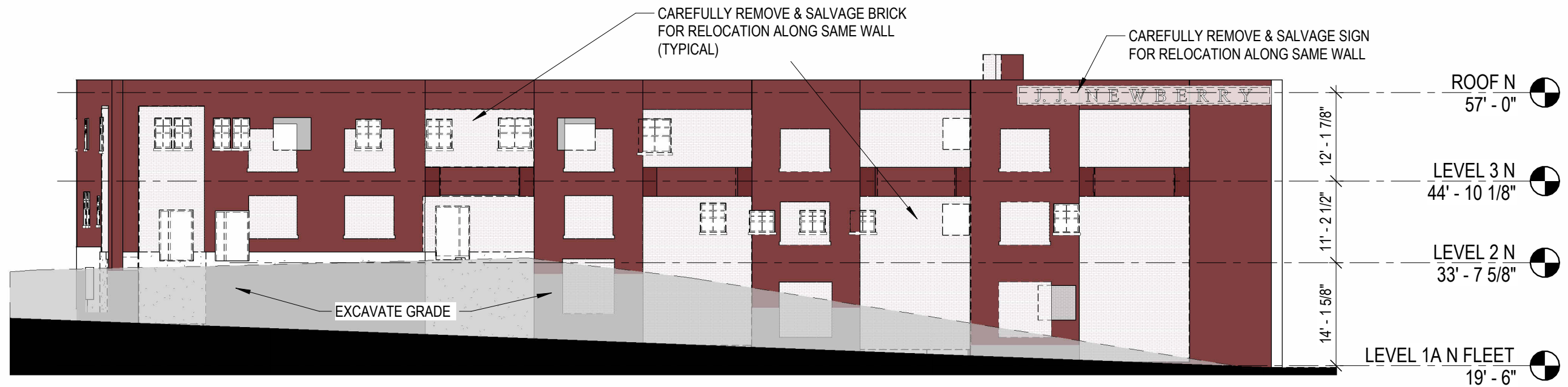




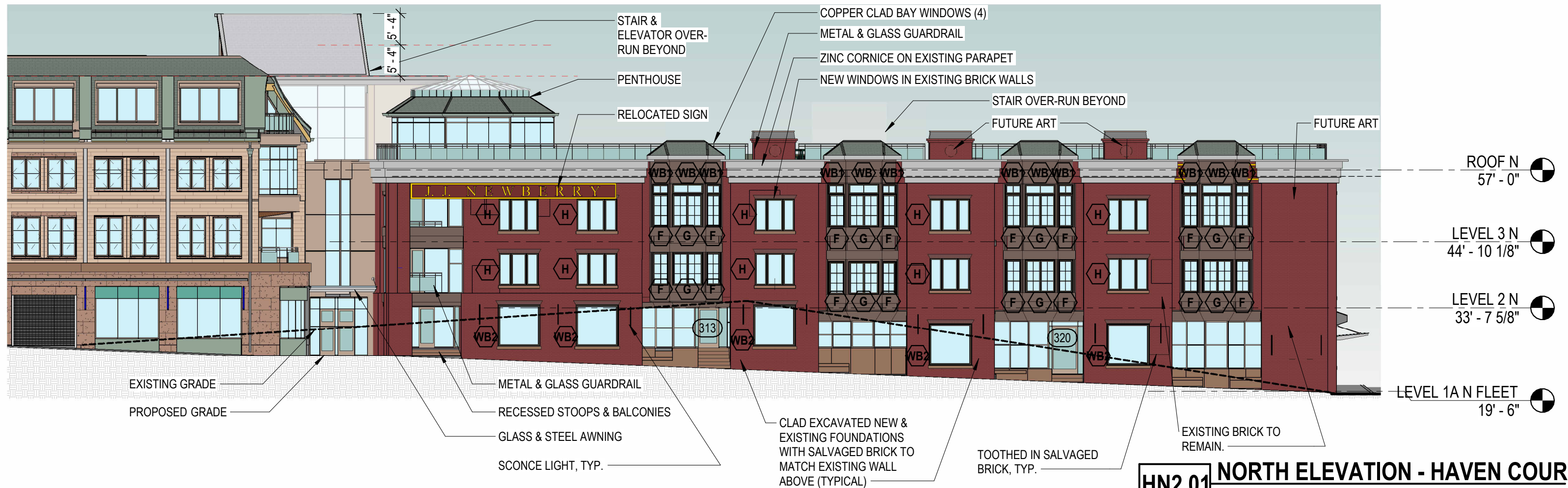
**HN2.00 EAST ELEVATION
1-15 CONGRESS STREET**

10/18/24

EXISTING TO REMAIN
AREA TO BE REMOVED



2 EXISTING NORTH ELEVATION - HAVEN COURT
1/16" = 1'-0"



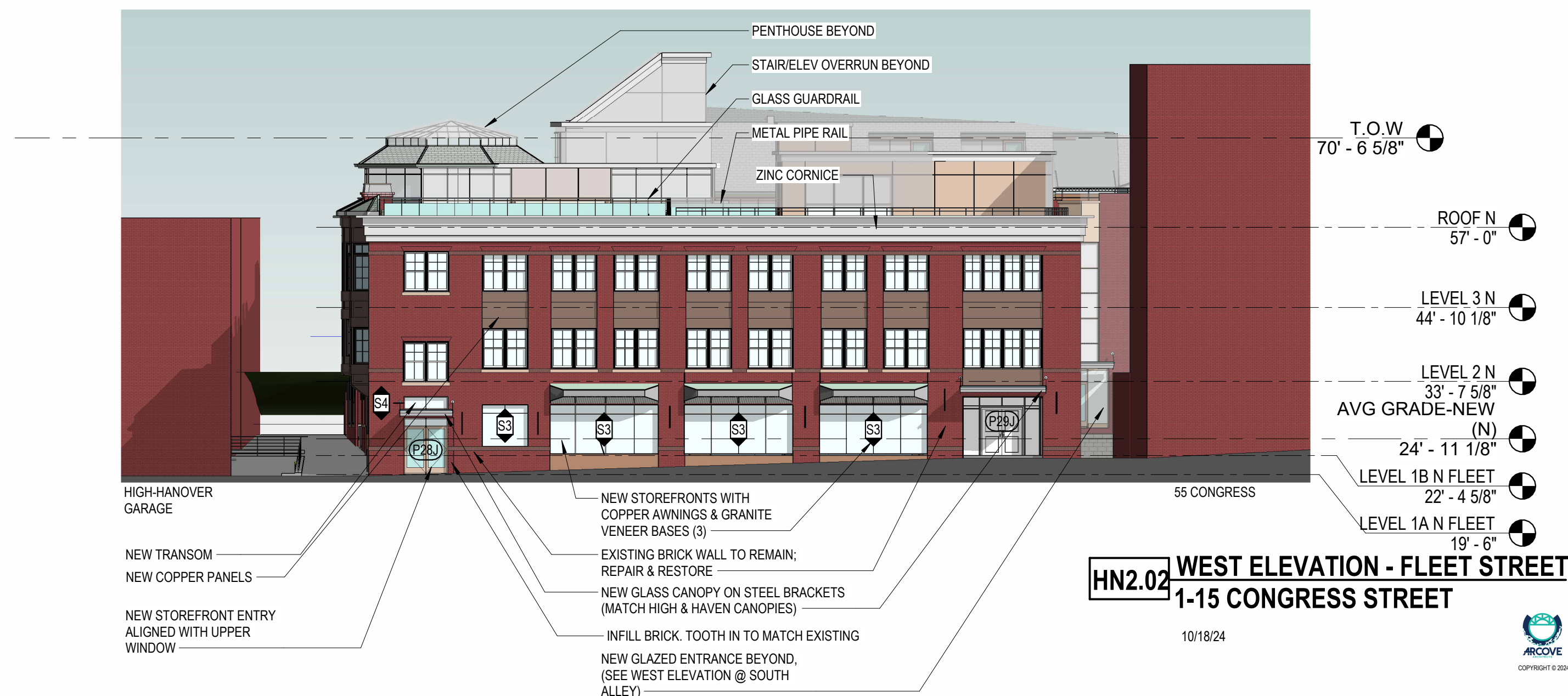
1 PROPOSED NORTH ELEVATION - HAVEN COURT
1/16" = 1'-0"

HN2.01 NORTH ELEVATION - HAVEN COURT
1-15 CONGRESS STREET

10/18/24

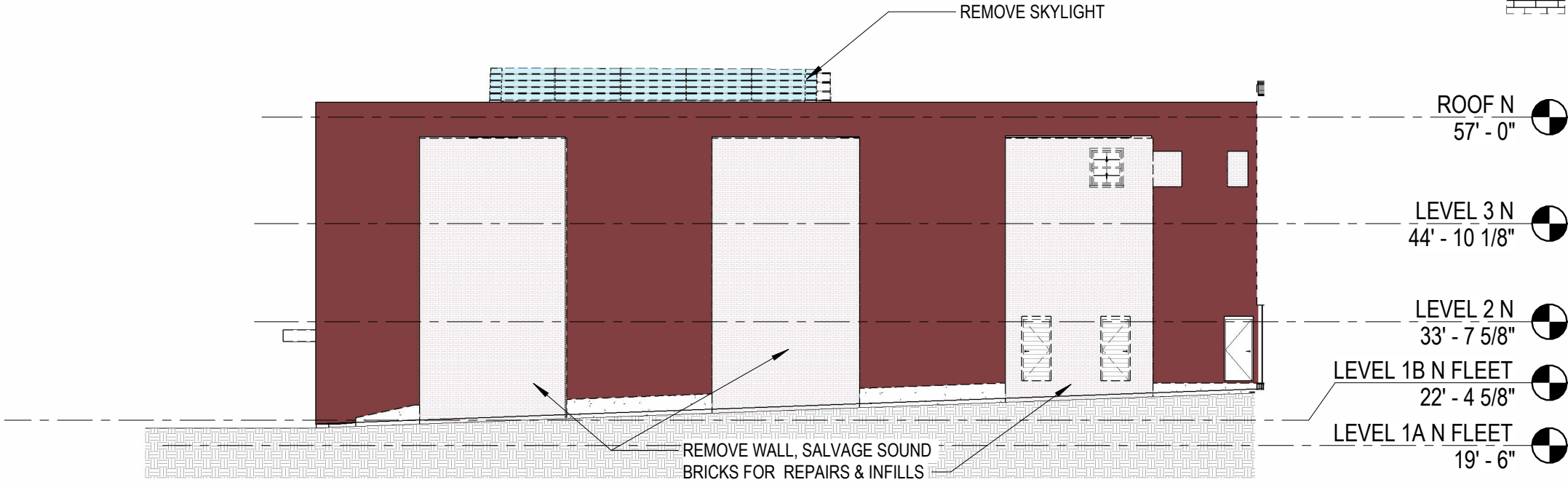


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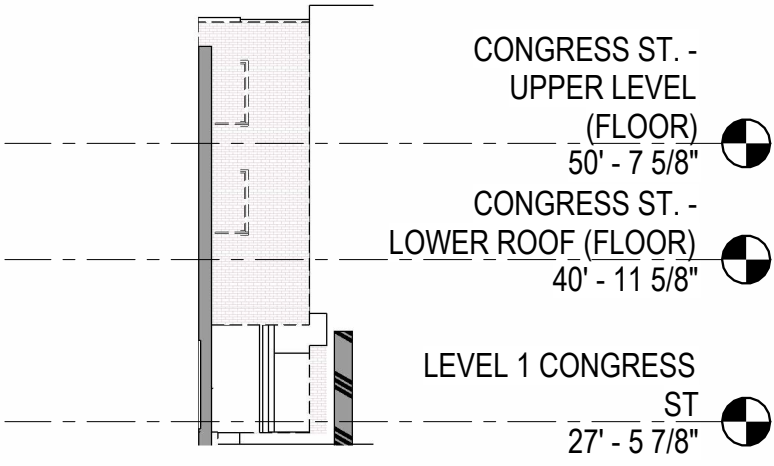


EXISTING TO REMAIN

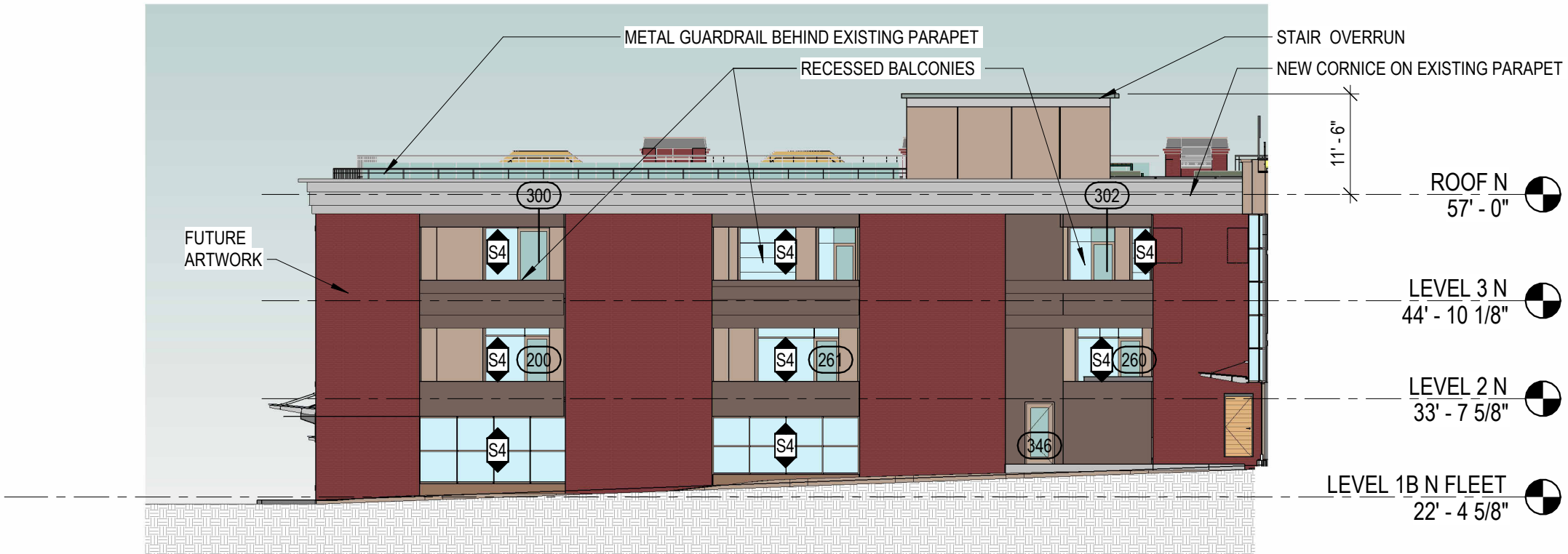
AREA TO BE REMOVED



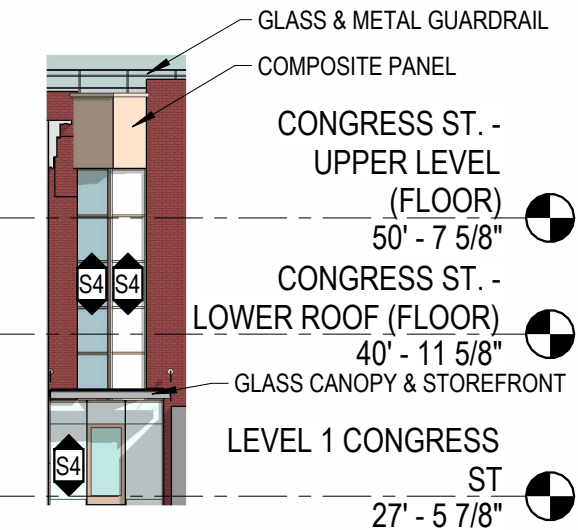
1 DEMO EAST ELEVATION - SOUTH ALLEY
1/16" = 1'-0"



2 SOUTH ELEVATION (ALLEY END)
1/16" = 1'-0"

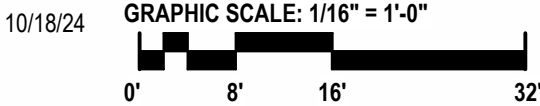


3 SOUTH ELEVATION - SOUTH ALLEY
1/16" = 1'-0"



4 SOUTH ELEVATION (ALLEY END)
1/16" = 1'-0"

HN2.03 S/E ELEVATIONS - SOUTH ALLEY
1-15 CONGRESS STREET



10/18/24

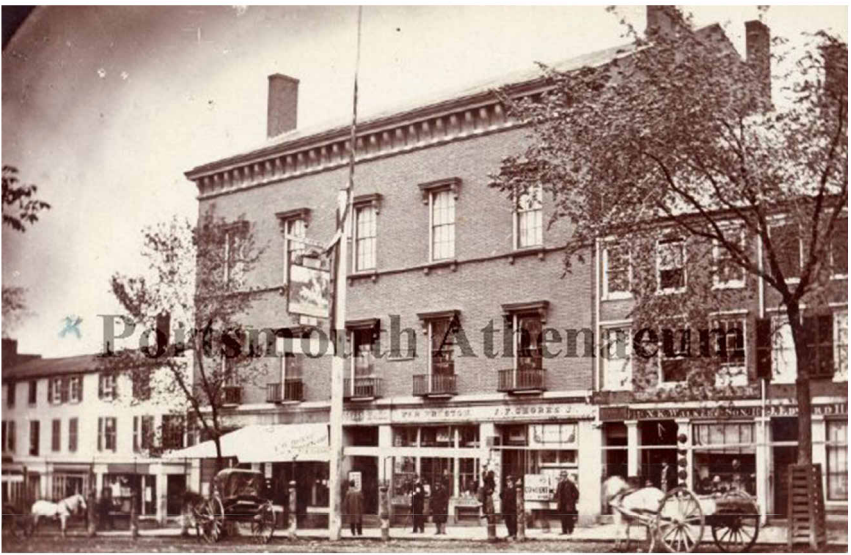
GRAPHIC SCALE: 1/16" = 1'-0"



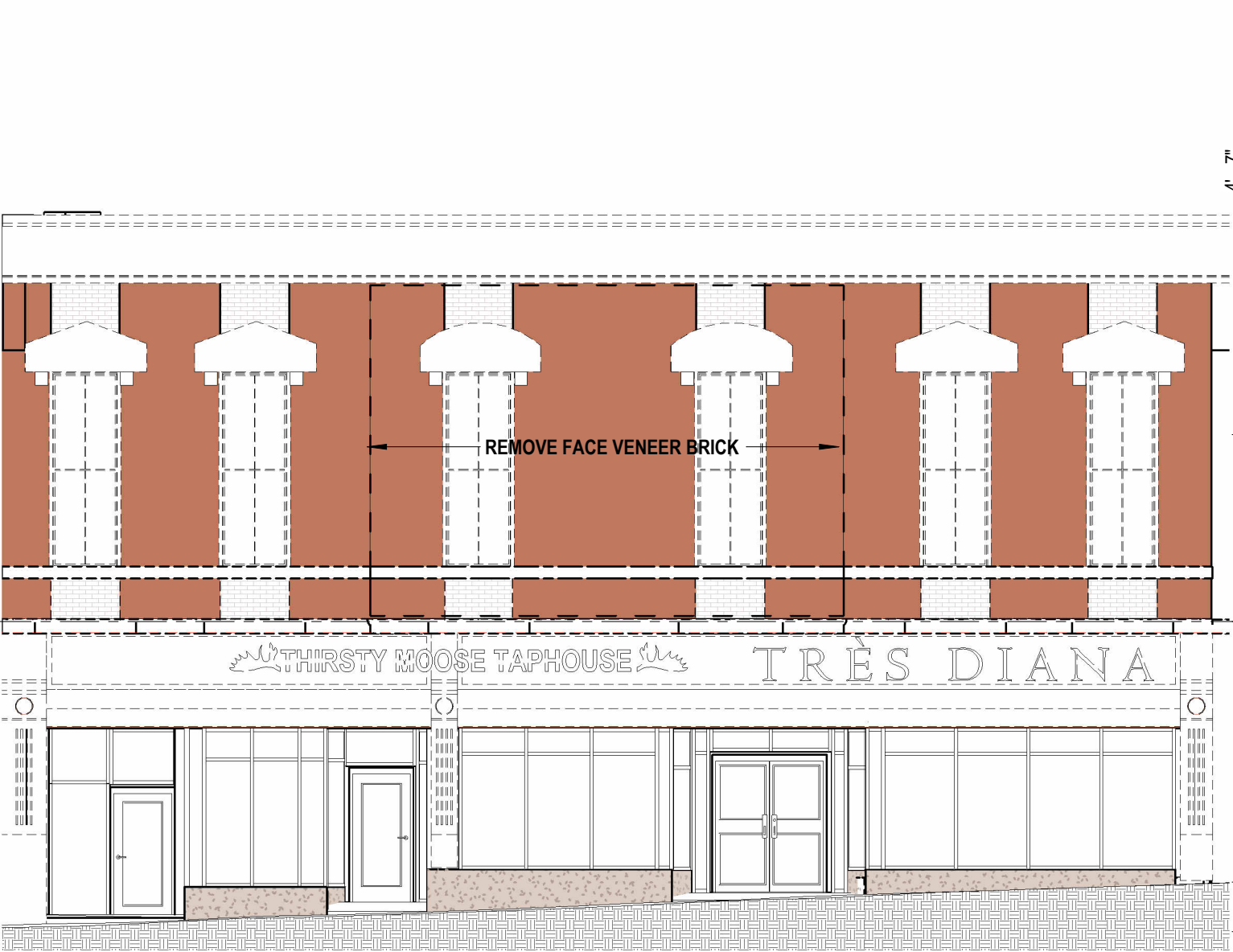


CIRCA 2024

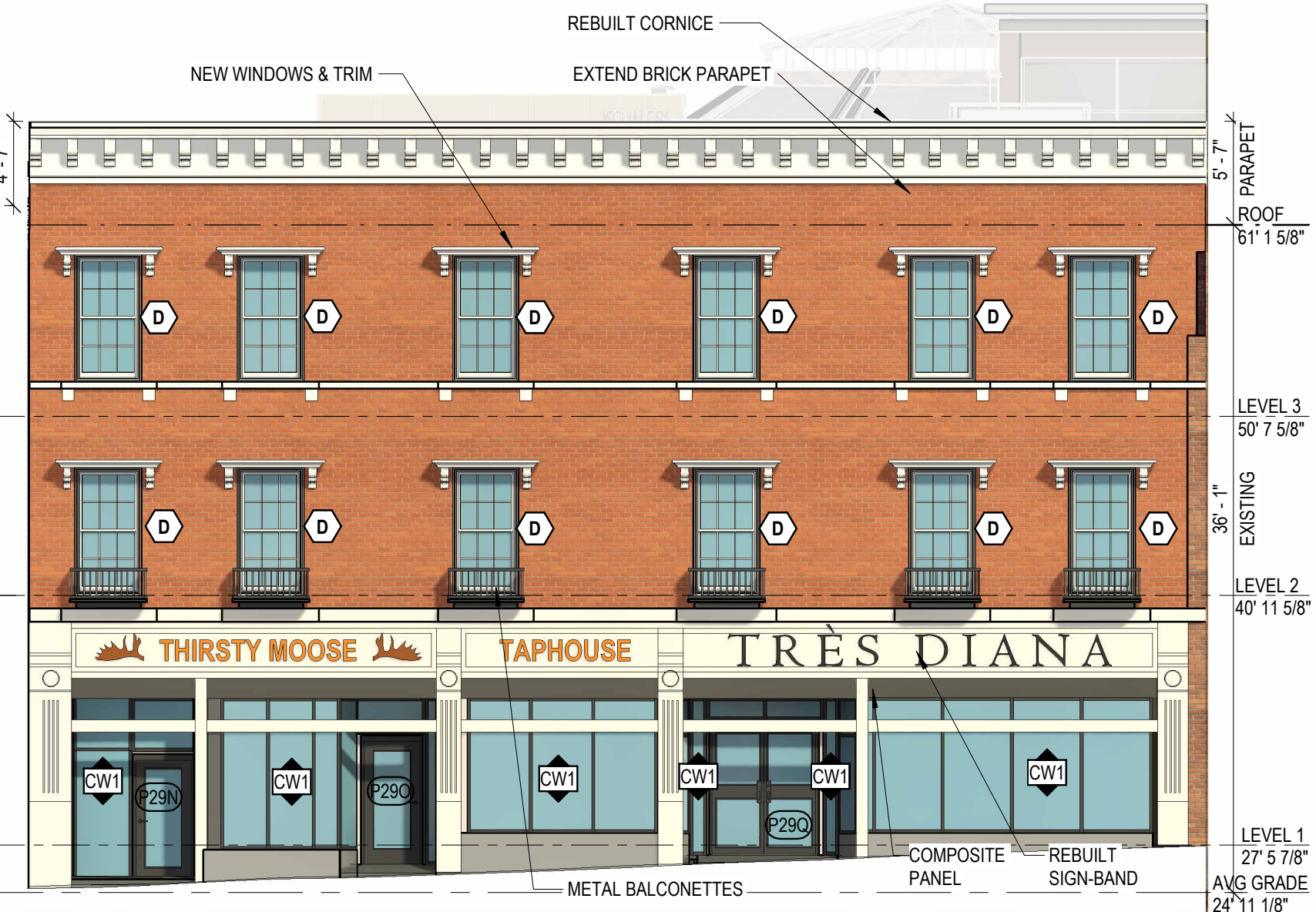
EXISTING TO REMAIN
AREA TO BE REMOVED



CIRCA 1860

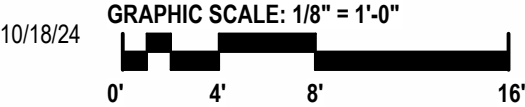


2 SOUTH ELEVATION - CONGRESS STREET, EXISTING
1/8" = 1'-0"



1 SOUTH ELEVATION - CONGRESS STREET, PROPOSED
1/8" = 1'-0"

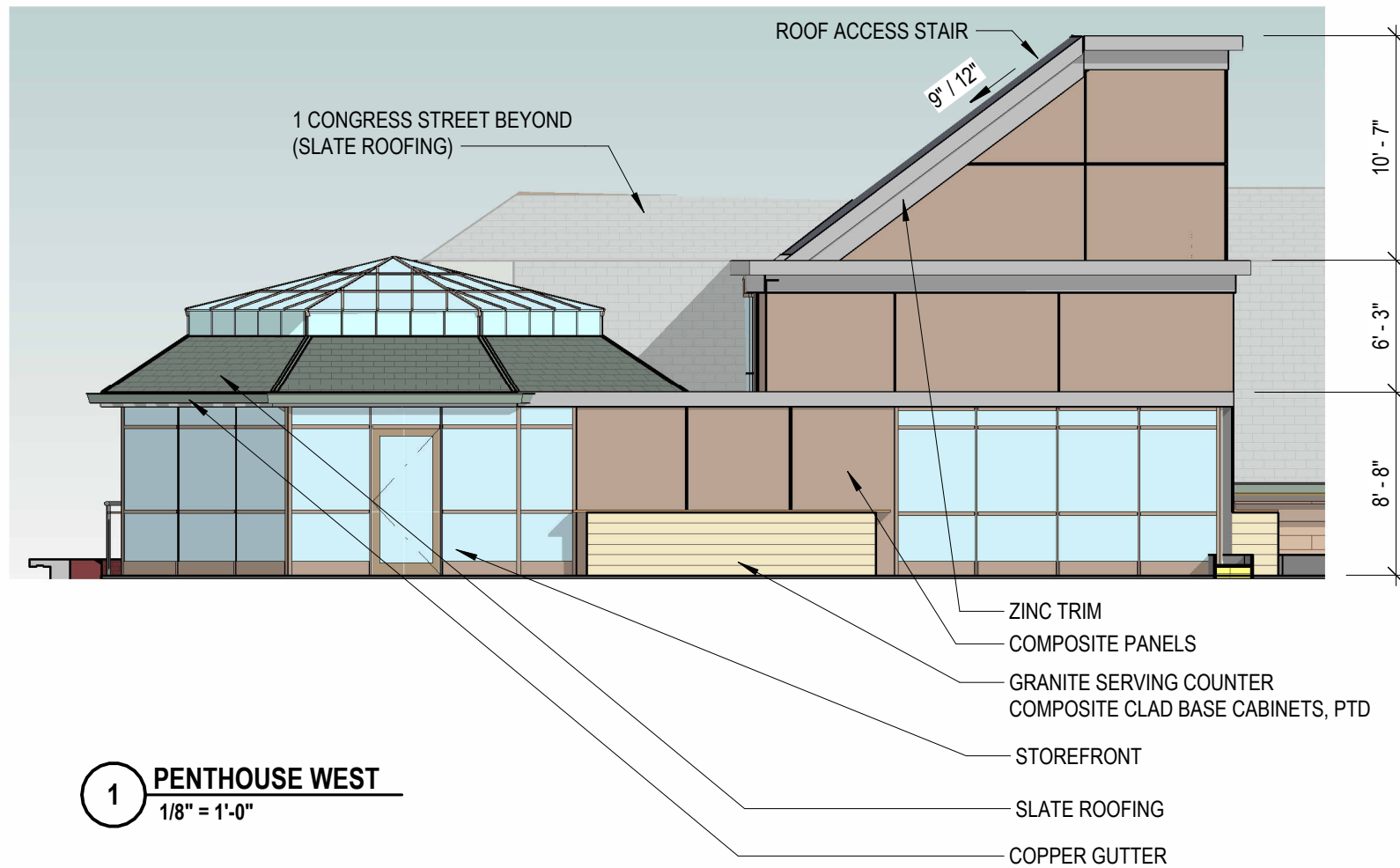
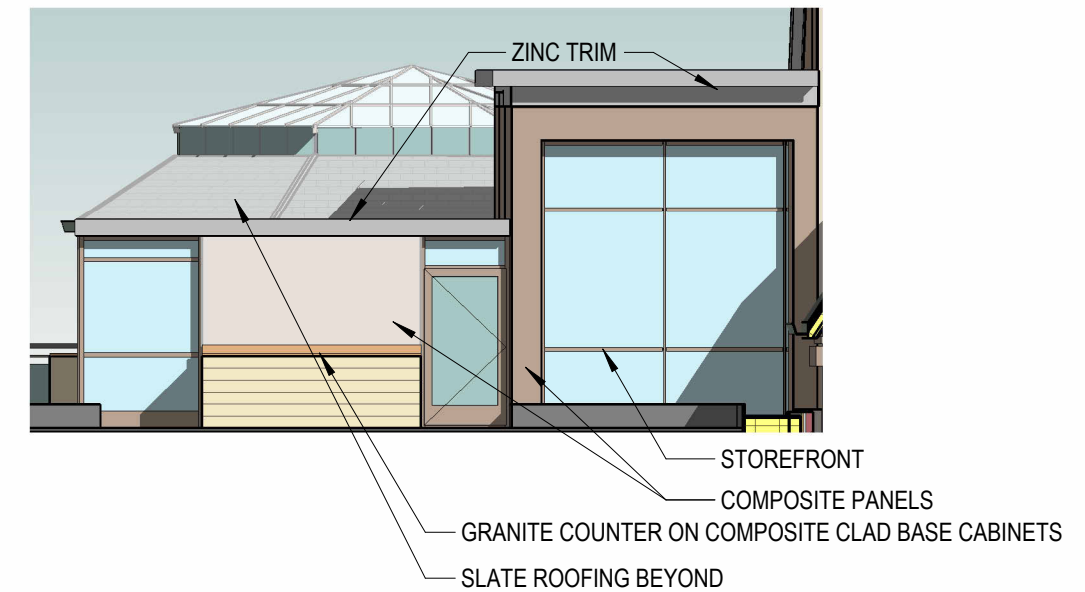
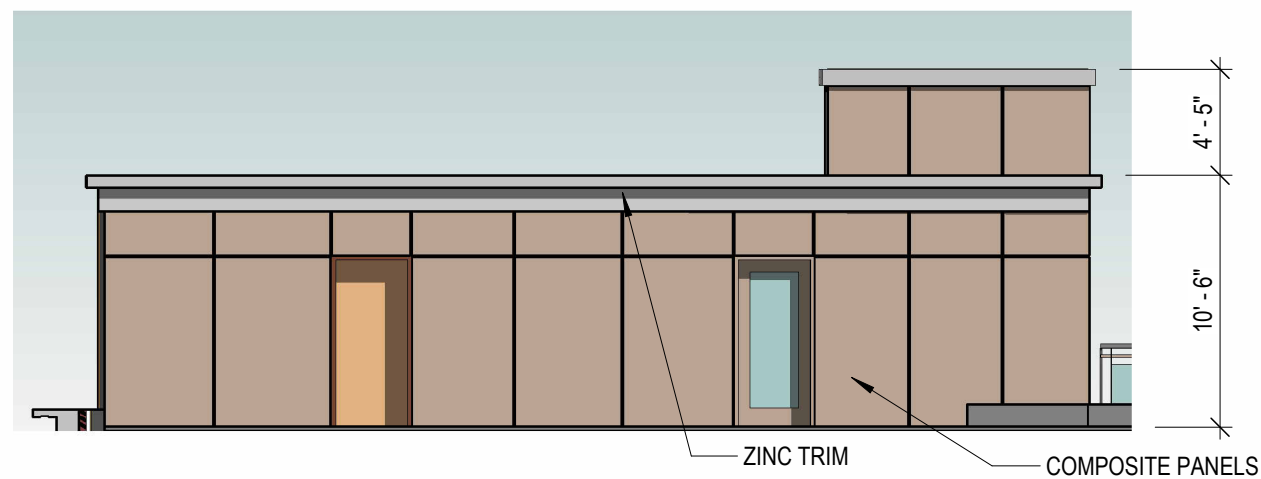
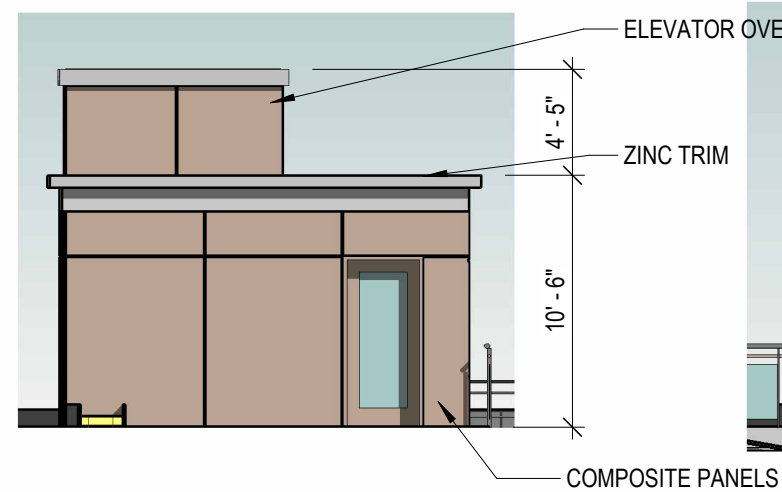
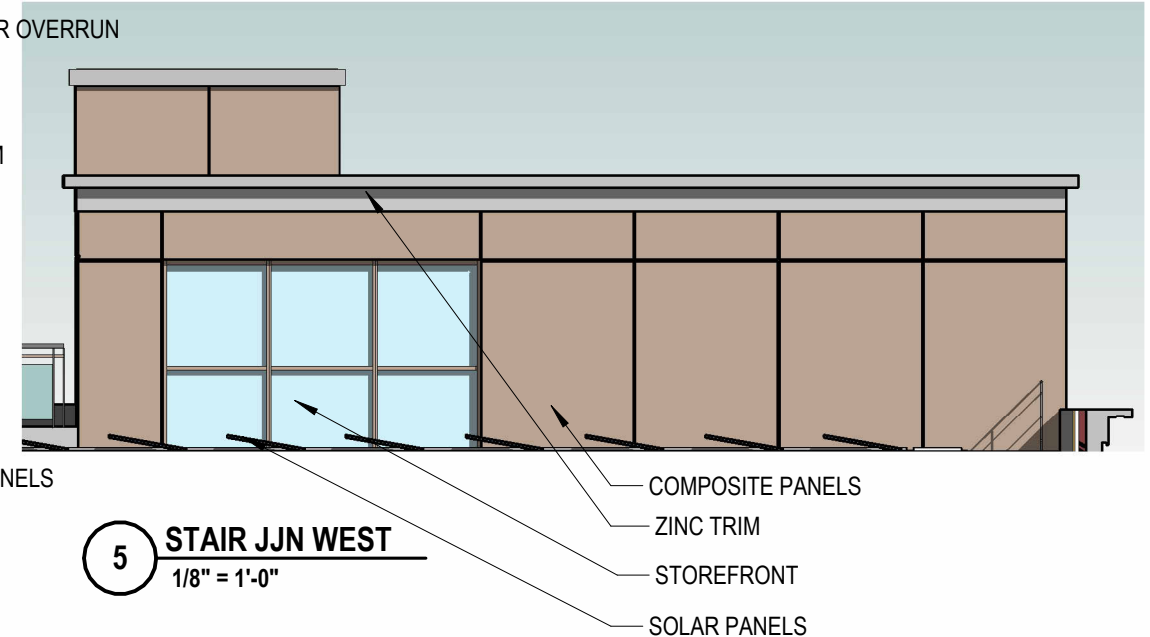
HN2.04 SOUTH ELEVATION - CONGRESS ST
1-15 CONGRESS STREET



10/18/24

GRAPHIC SCALE: 1/8" = 1'-0"



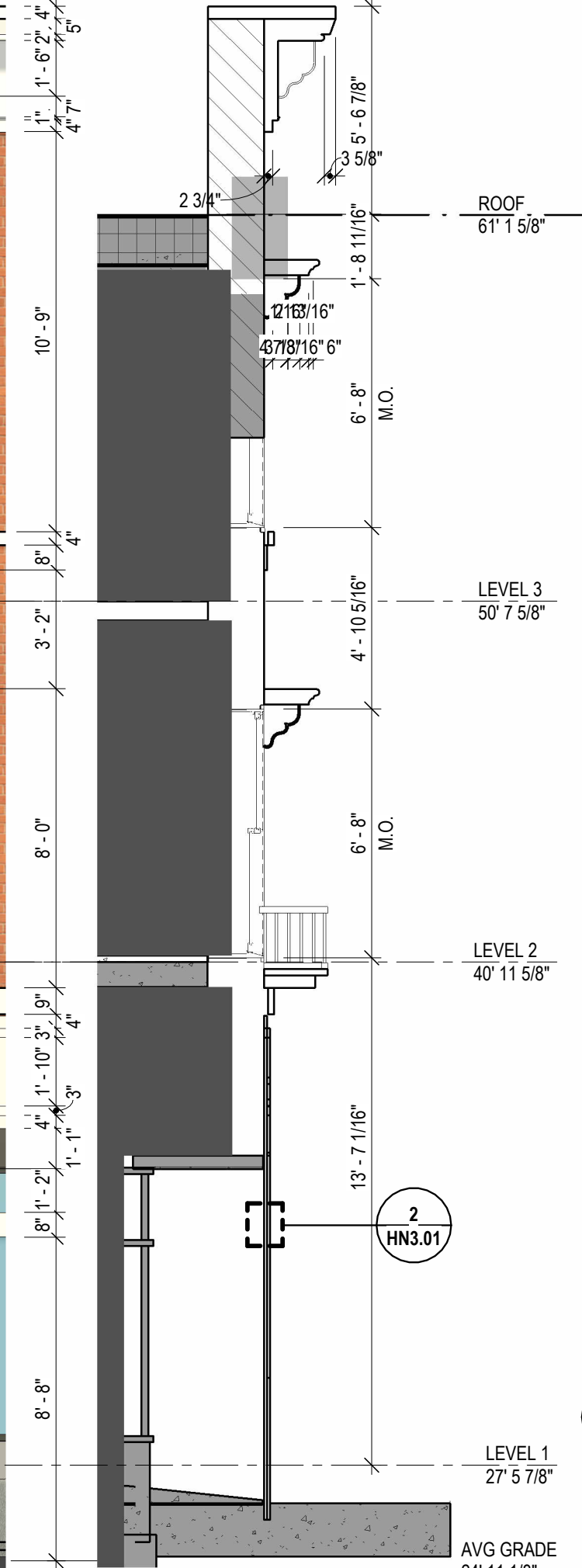


HN2.05 ROOF DECK ELEVATIONS 1-15 CONGRESS STREET

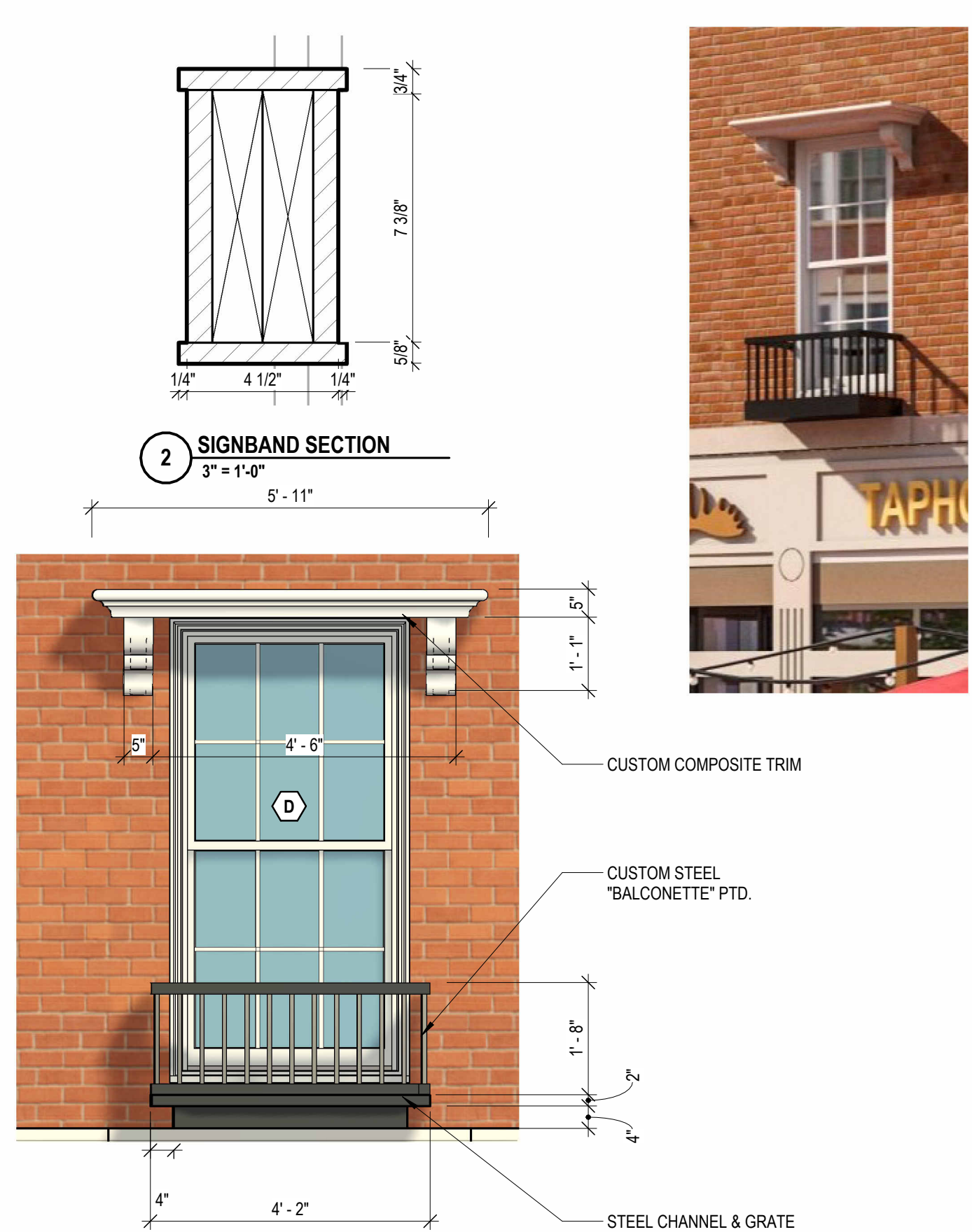
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4 CONGRESS STREET - ENLARGED ELEVATION
1/4" = 1'-0"



3 CONGRESS ST SECTION
1/4" = 1'-0"



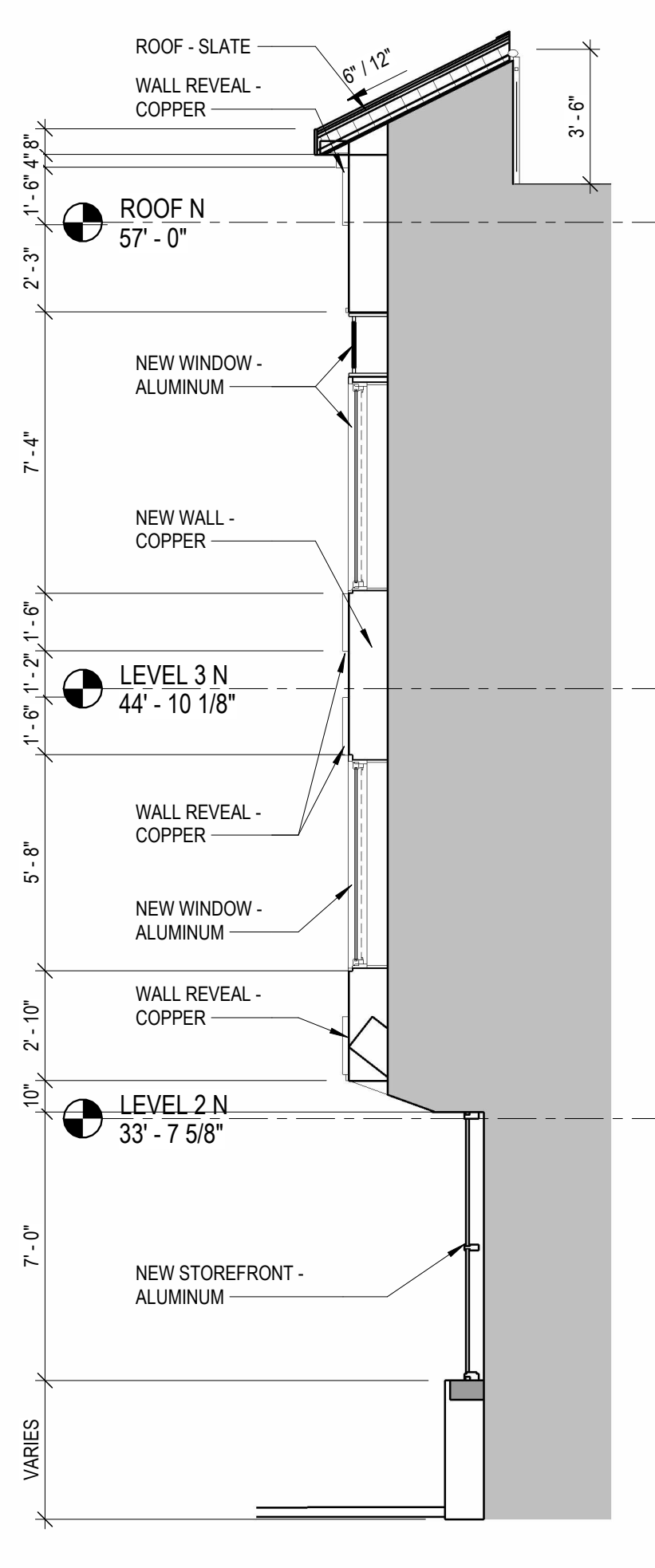
1 SOUTH ELEVATION - WINDOW DETAIL
1/2" = 1'-0"

HN3.01 DETAIL - CONGRESS STREET
1-15 CONGRESS STREET

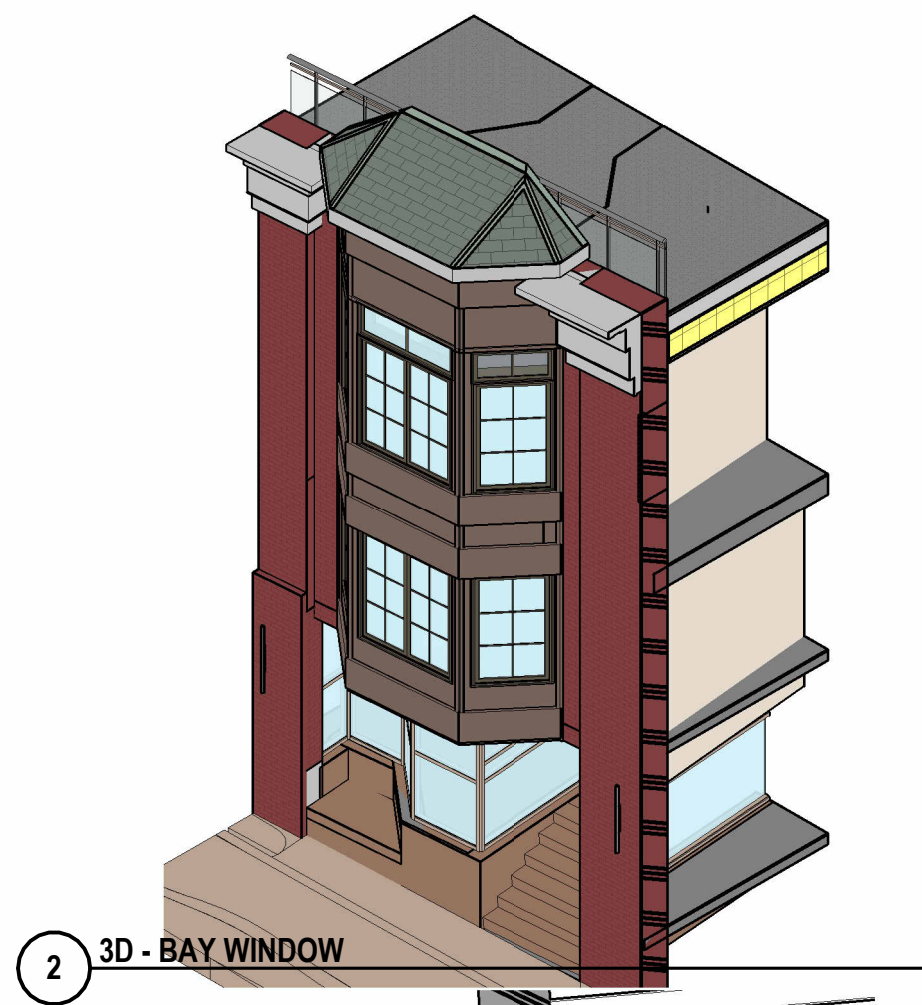
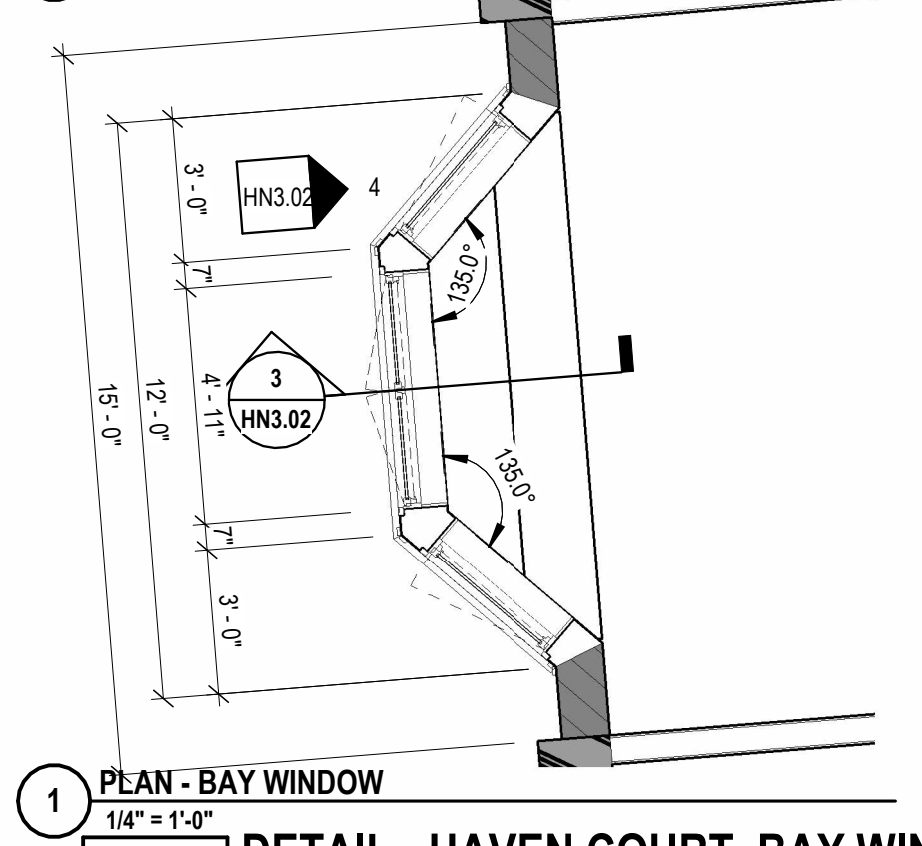
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4 ELEVATION - BAY WINDOW
1/4" = 1'-0"



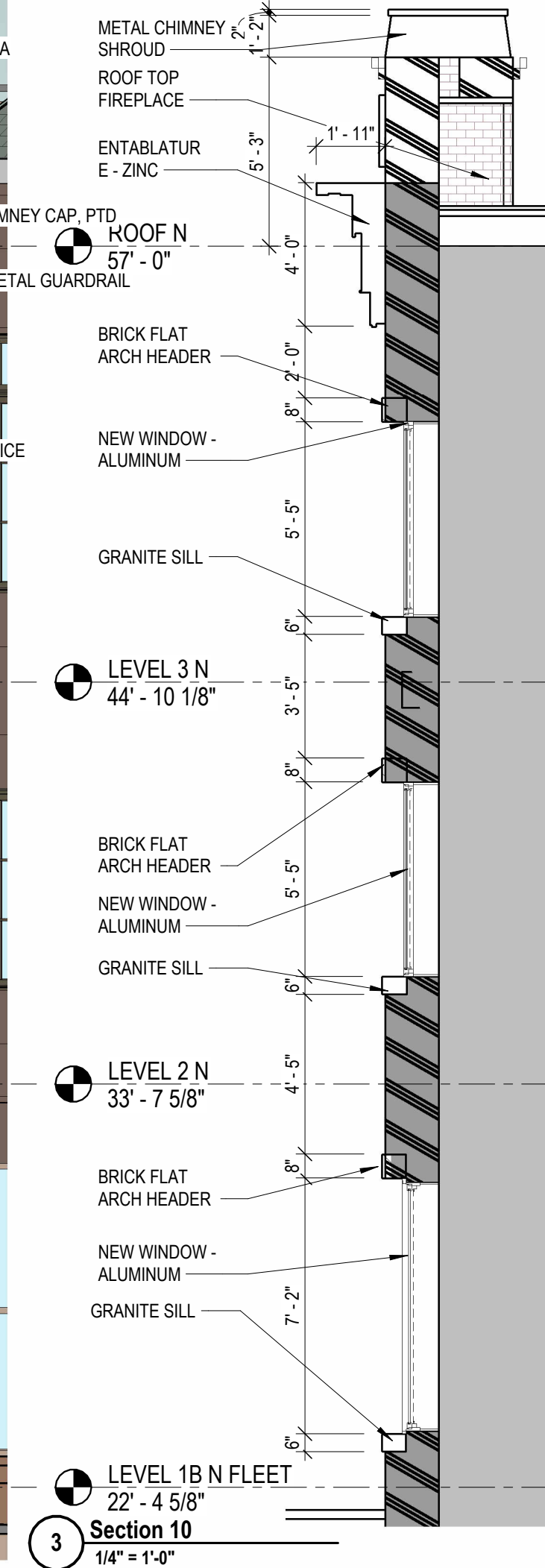
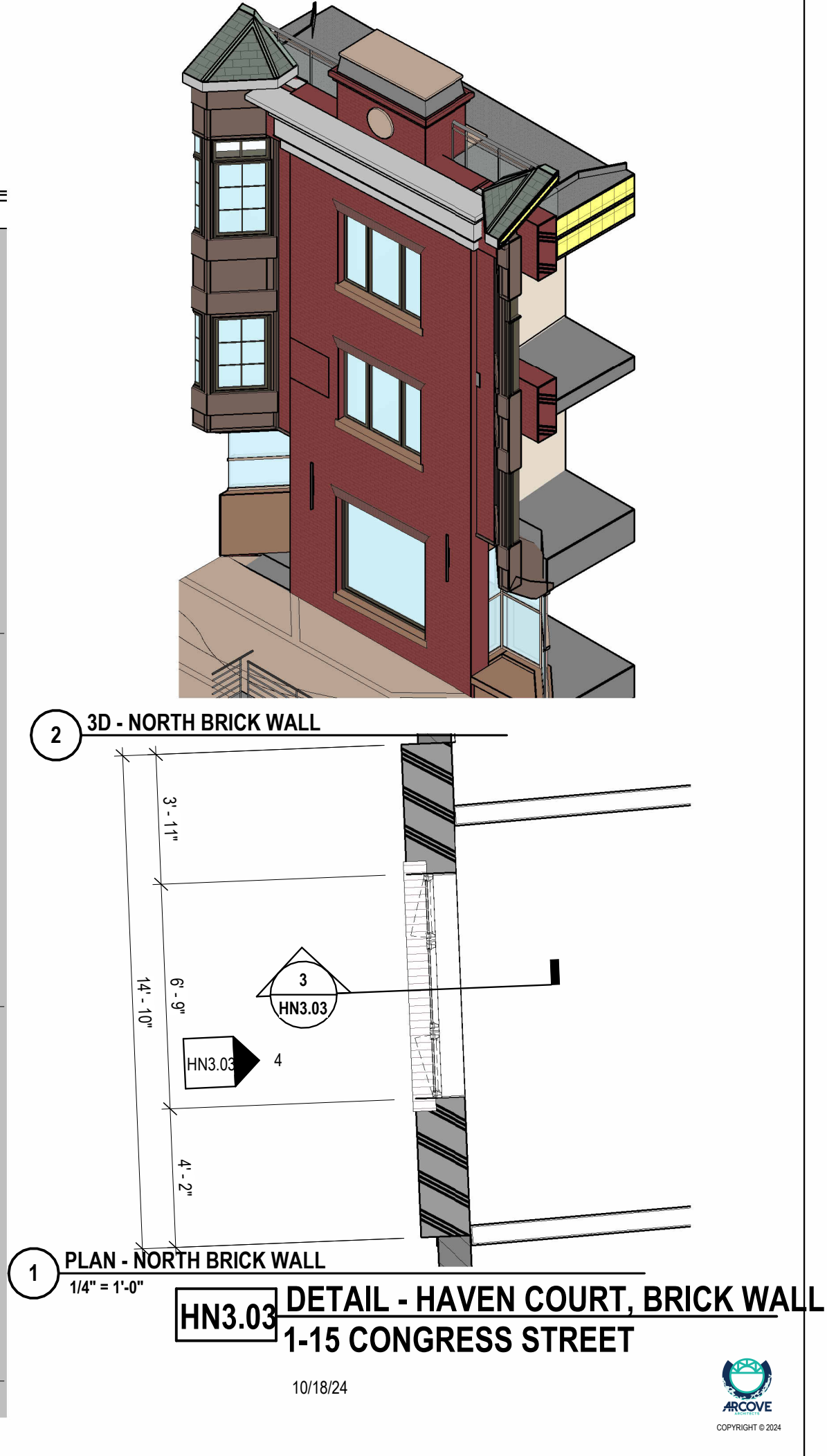
3 SECTION - BAY WINDOW
1/4" = 1'-0"

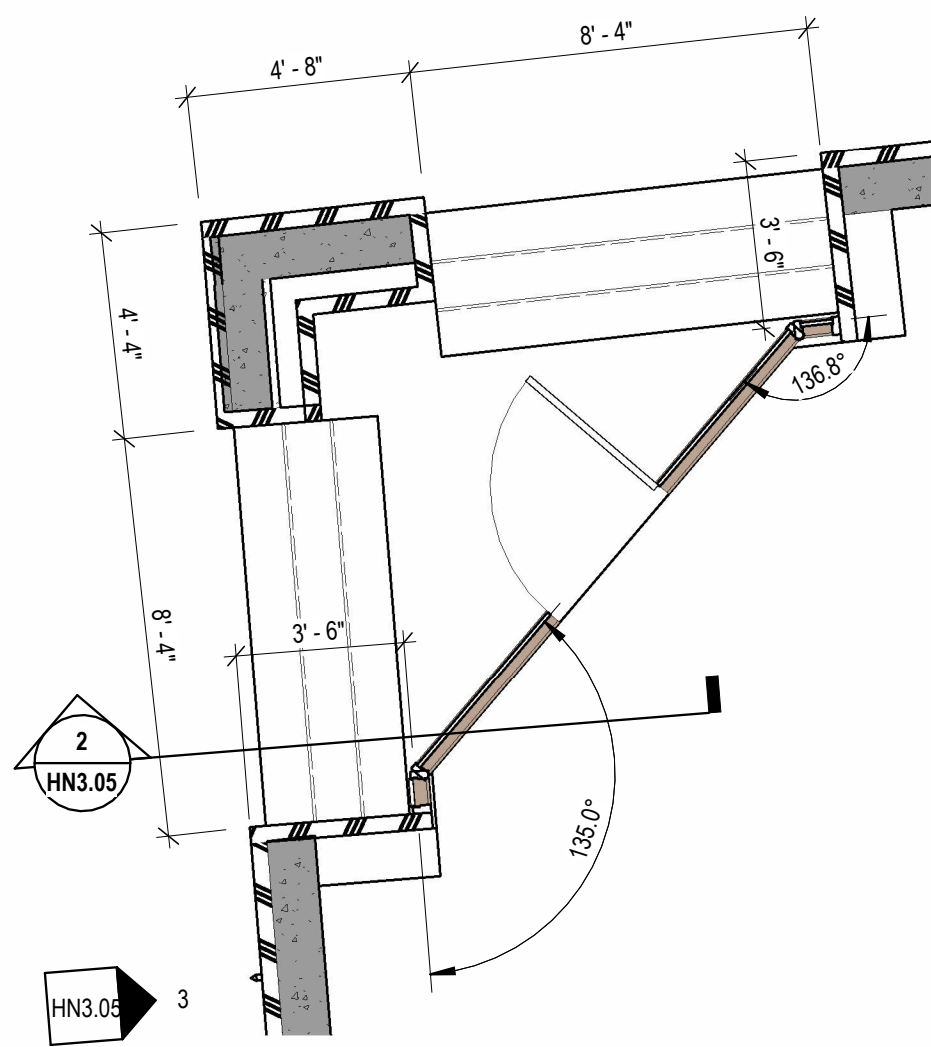


1 PLAN - BAY WINDOW
1/4" = 1'-0"

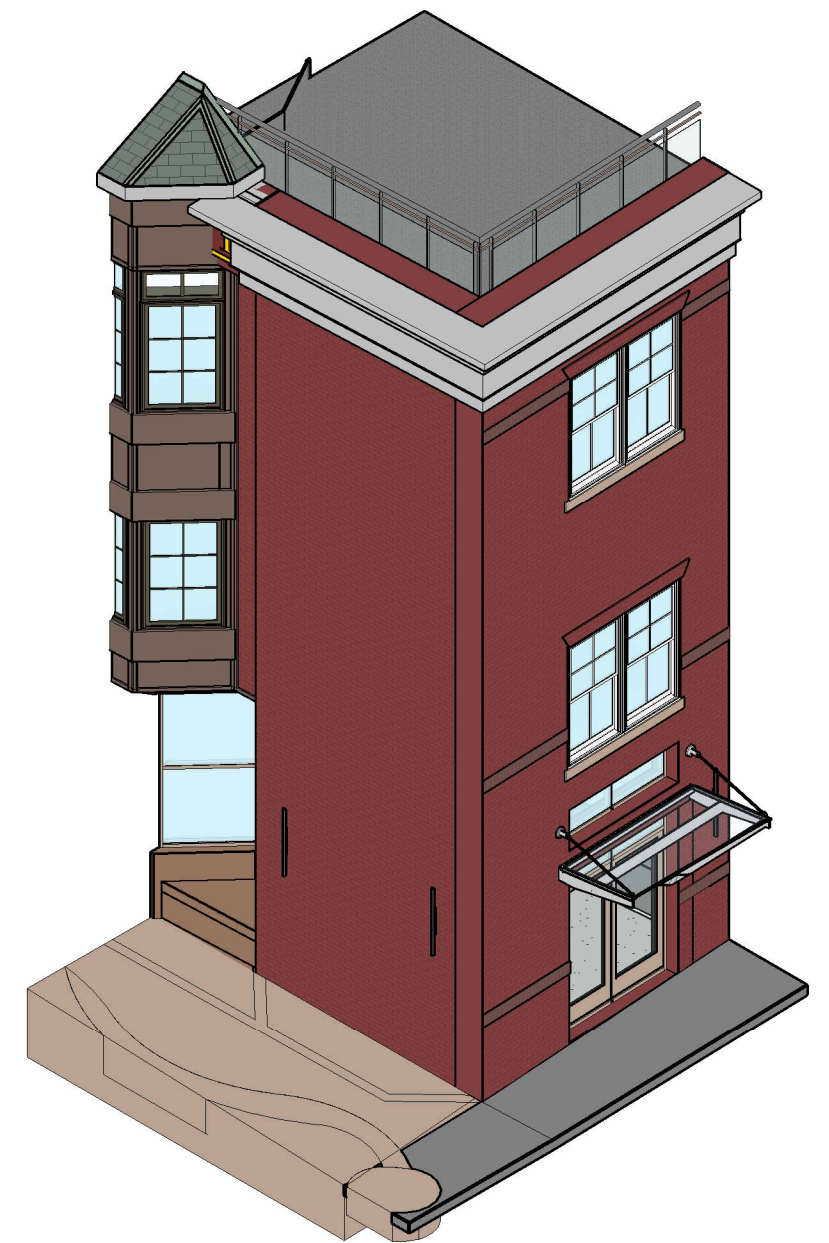
HN3.02 **DETAIL - HAVEN COURT, BAY WINDOW**
1-15 CONGRESS STREET

10/18/24





HN3.05 **DETAIL - HAVEN CT, NE CORNER**
1-15 CONGRESS STREET



1.1 3D NW CORNER

HN3.06 DETAIL - FLEET ST, NORTH ENTRY
1-15 CONGRESS STREET

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ROOF N
57' - 0"

LEVEL 3 N
44' - 10 1/8"

LEVEL 2 N
33' - 7 5/8"

3 ELEVATION - NEW CANOPY AND STOREFRONT FLEET ST
1/4" = 1'-0"

LEVEL 1A N FLEET
19' - 6"

RAILING -
ALUMINUM&GLASS

EXISTING WALL

NEW COPPER
CLADDING

EXISTING WINDOW

NEW METAL
CANOPY

NEW
STOREFRONT -
ALUMINUM

2 SECTION - NEW CANOPY AND STOREFRONT FLEET ST
1/4" = 1'-0"

GLASS & METAL RAILING

1' - 11"

ZINC ENTABLATURE

ROOF N
57' - 0"

EXISTING BRICK WALL

LEVEL 3 N
44' - 10 1/8"

COPPER CLADDING

3' - 0"

LEVEL 2 N
33' - 7 5/8"

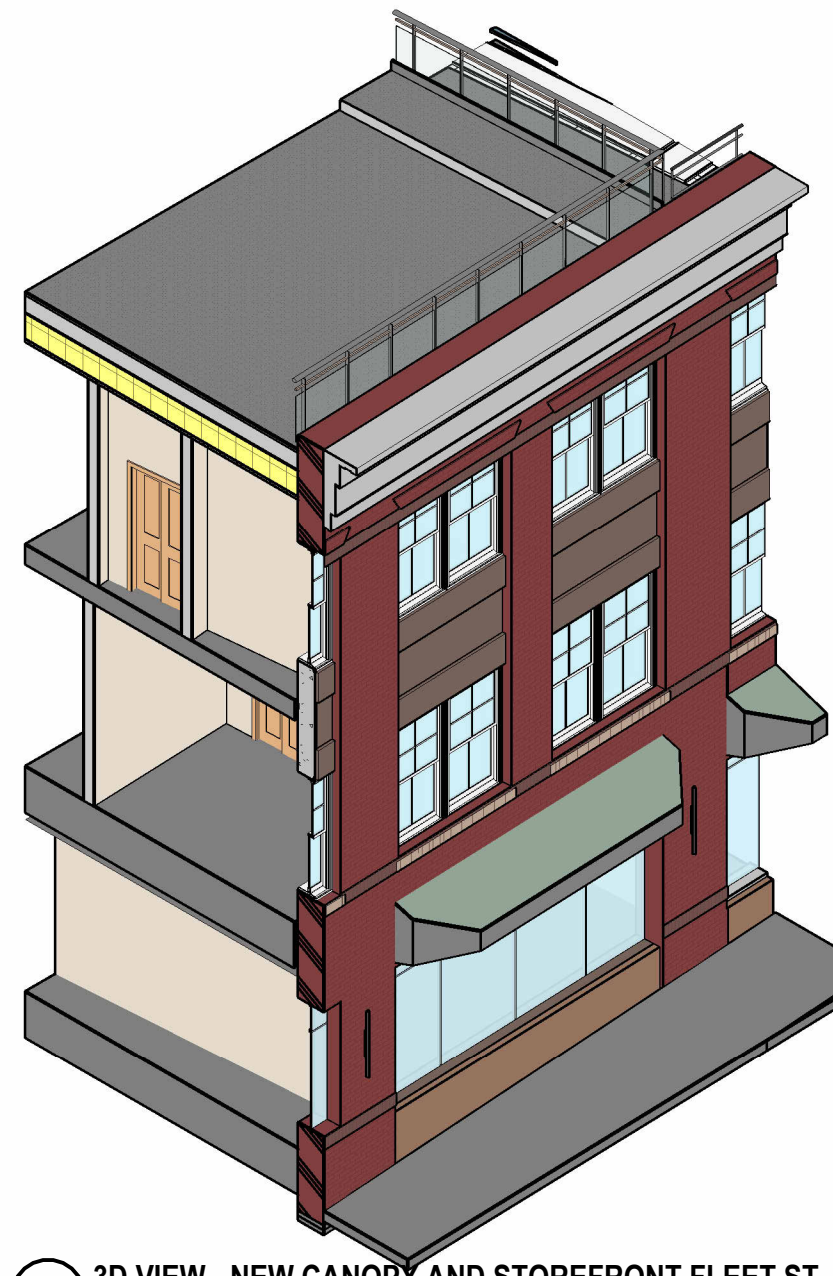
COPPER CANOPY

COPPER CLADDING

NEW STOREFRONT

LEVEL 1B N FLEET
22' - 4 5/8"

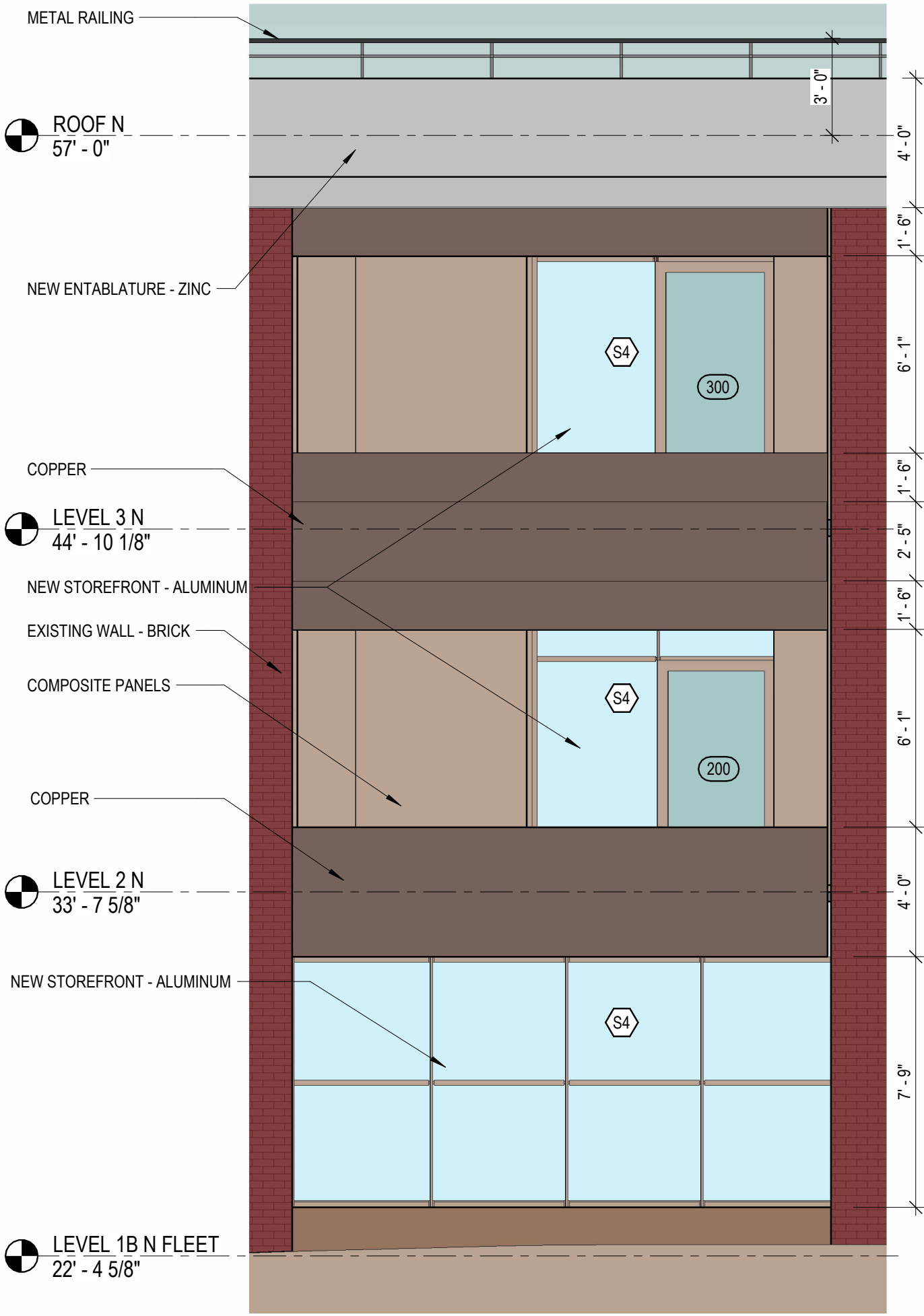
NEW WALL GRANITE CLADDING



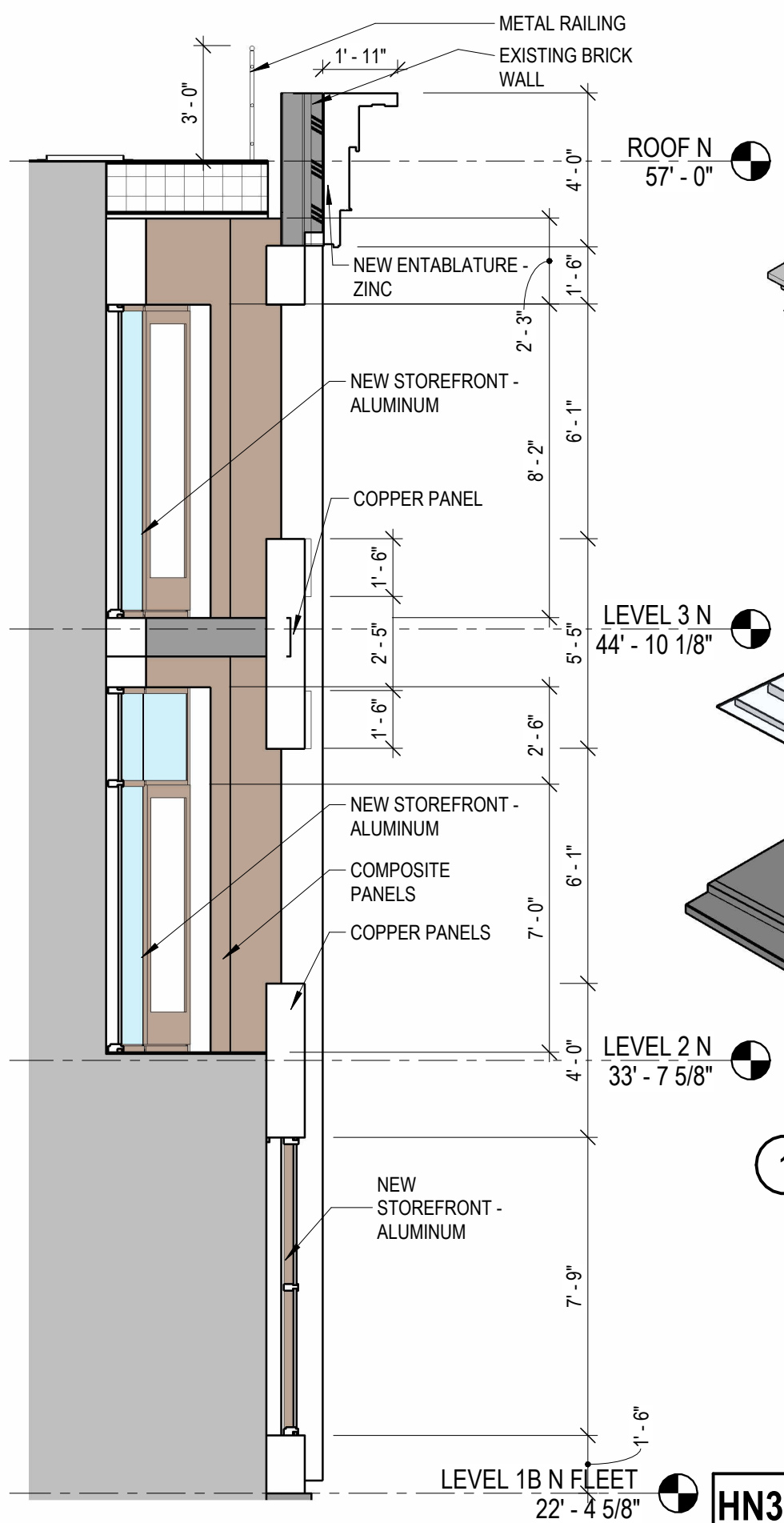
1 3D VIEW - NEW CANOPY AND STOREFRONT FLEET ST

HN3.07 DETAIL - FLEET ST, STOREFRONT
1-15 CONGRESS STREET

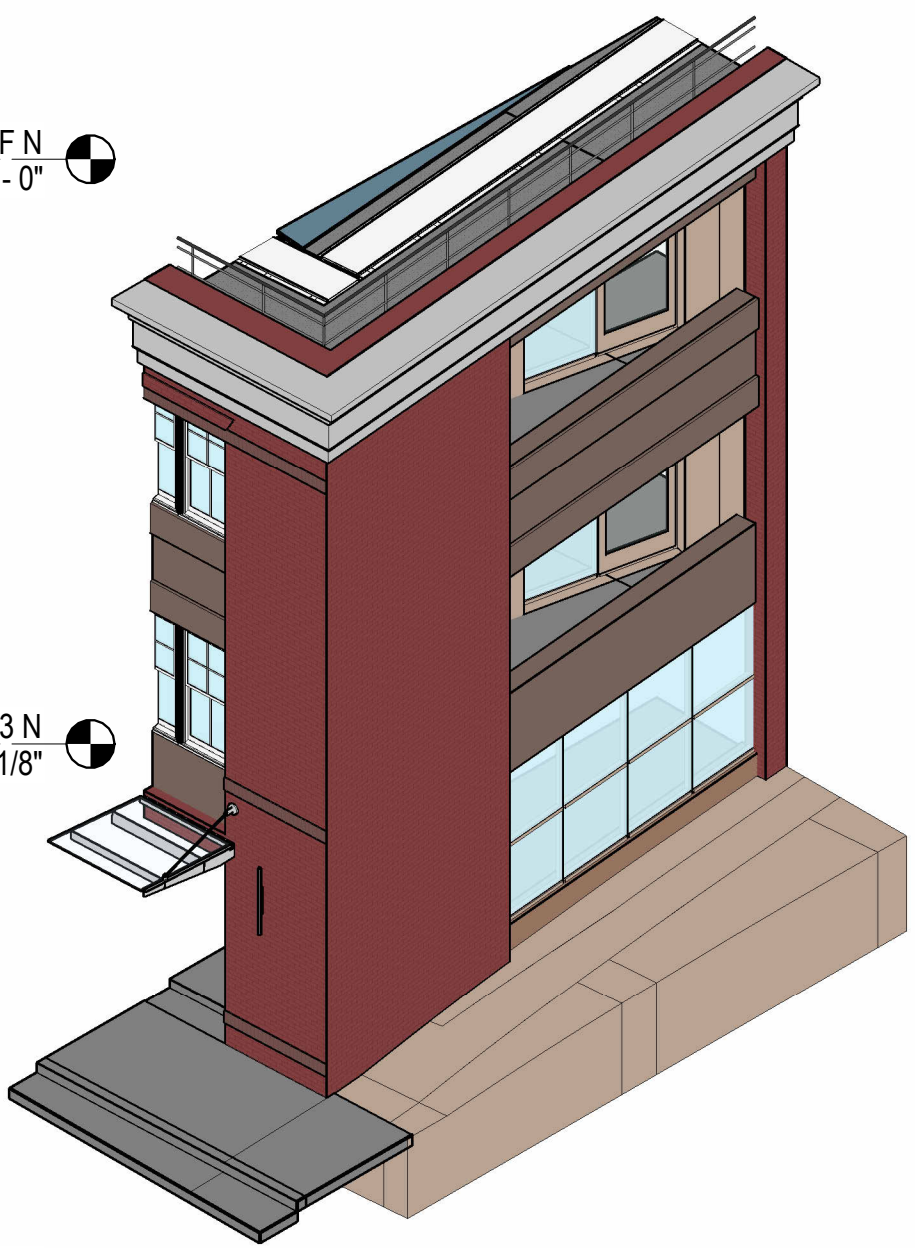
10/18/24



3 ELEVATION - SOUTH ALLEY ENTRANCE
1/4" = 1'-0"



2 SECTION- SOUTH ALLEY ENTRANCE
1/4" = 1'-0"



HN3.08 DETAIL - S. ALLEY, STOREFRONT
1-15 CONGRESS STREET

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PROPOSED



EXISTING CONDITION

PROPOSED

HN4.01 **PERSPECTIVE NW FLEET STREET**
1-15 CONGRESS STREET

10/18/24



PROPOSED



EXISTING CONDITION

HN4.02 PERSPECTIVE NE HAVEN COURT
1-15 CONGRESS STREET

10/18/24



EXISTING CONDITION



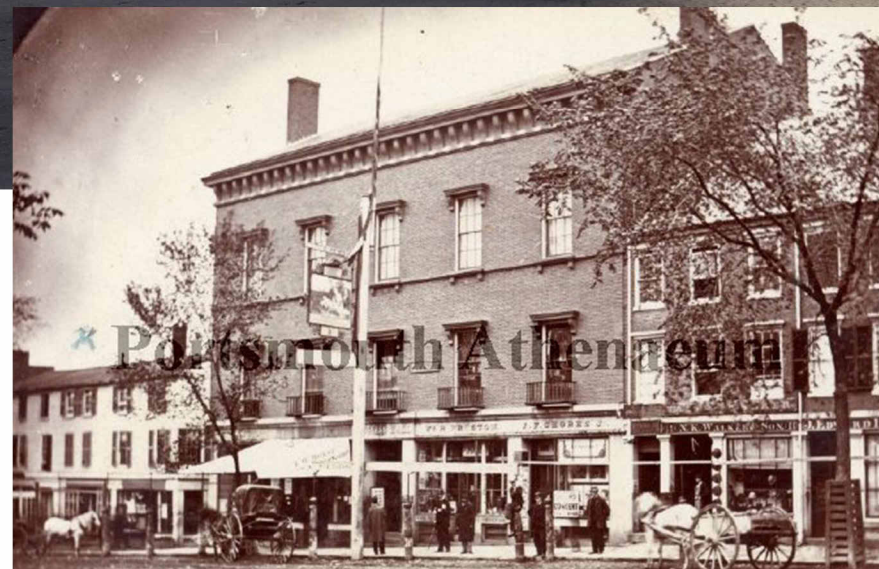
PROPOSED

HN4.03 **PERSPECTIVE SOUTH ALLEY**
1-15 CONGRESS STREET

10/18/24



CIRCA 2024



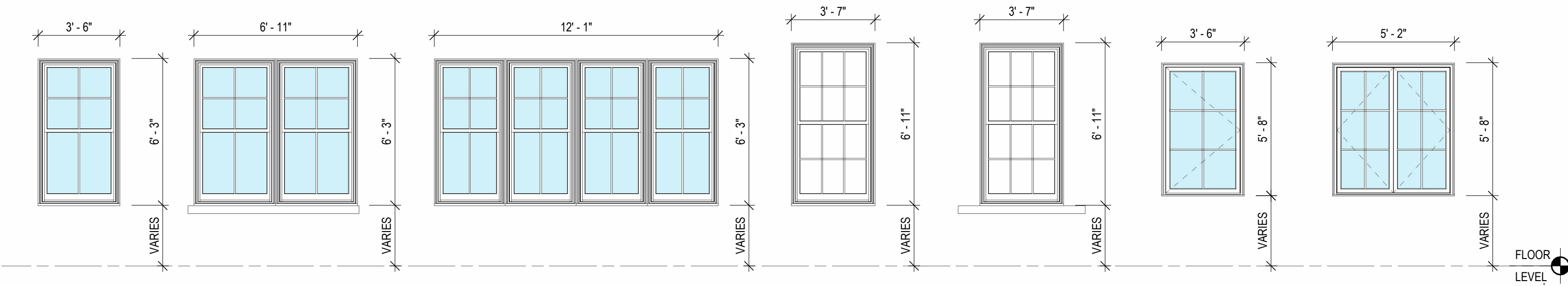
CIRCA 1860

HN4.04 **PERSPECTIVE CONGRESS ST**
1-15 CONGRESS STREET

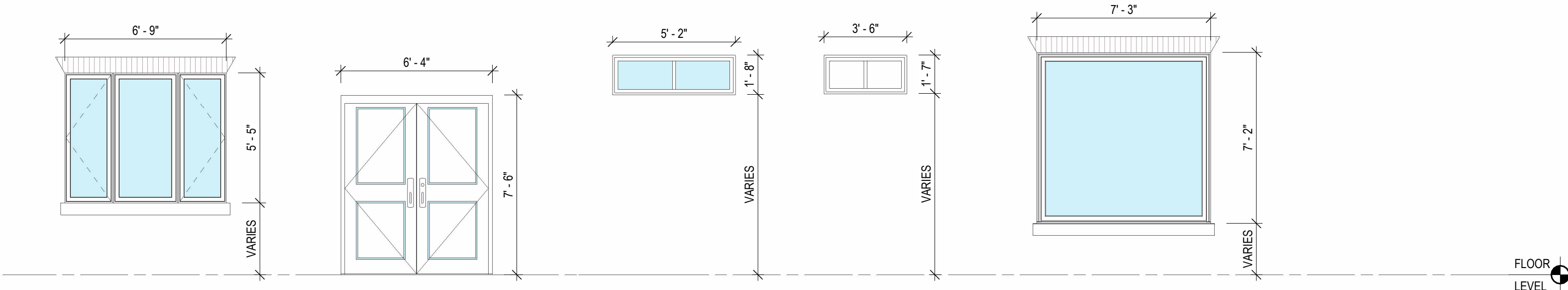
10/18/24



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A DOUBLE HUNG EXISTING **B** DOUBLE HUNG EXISTING **C** DOUBLE HUNG EXISTING **D** DOUBLE CASEMENT WITH CENTER VERTICAL POST **E** DOUBLE CASEMENT WITH CENTER VERTICAL POST **F** DOUBLE CASEMENT WITH CENTER VERTICAL POST **G** DOUBLE CASEMENT WITH CENTER VERTICAL POST

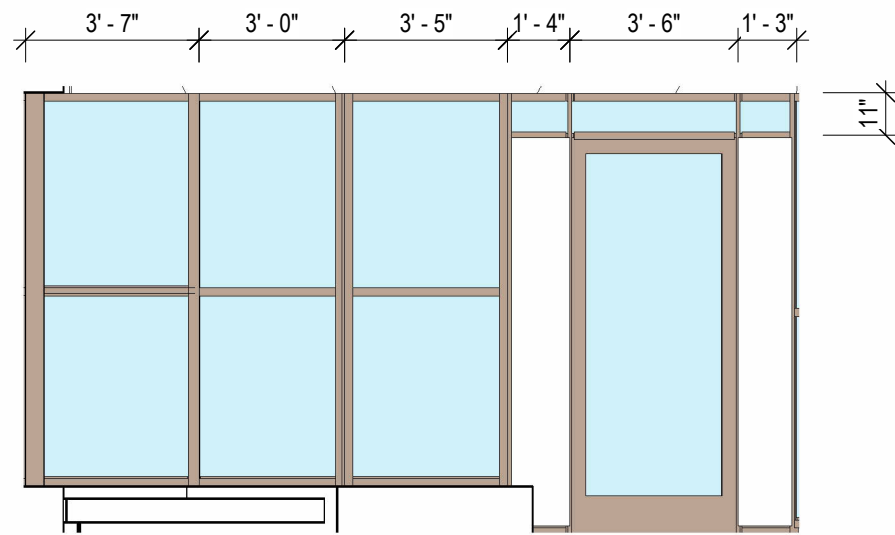
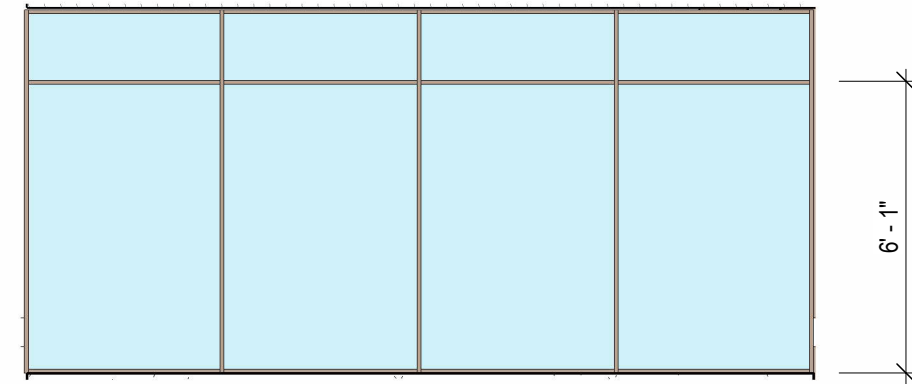
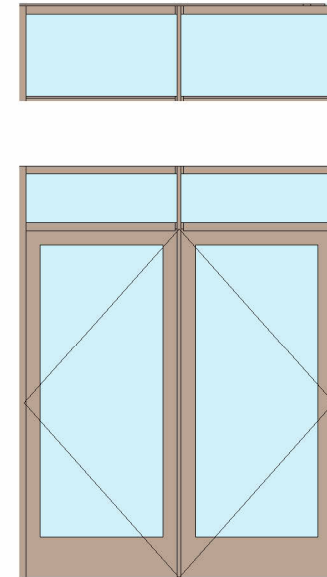
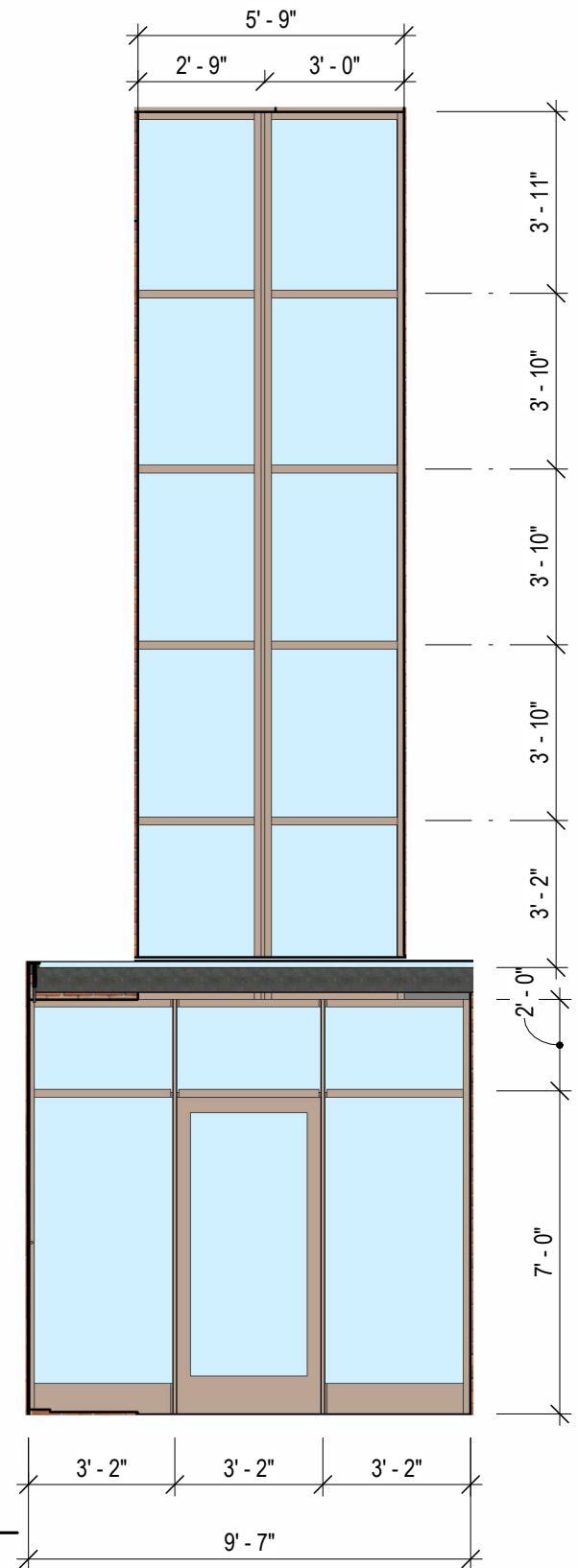


H CASEMENT W/ CENTER POST REPLACEMENT CASEMENT AND FRAME, VERIFY EXISTING ROUGH OPENING **I** DOUBLE EXTERIOR DOOR TWO LITE **WB1** FIXED **WB2** FIXED

GENERAL NOTE: FOR WINDOWS IN NEW CONSTRUCTION, WINDOW DIMENSIONS INDICATE UNIT SIZE, FOR ROUGH OPENING SIZE ADD 3/4" TO HEIGHT AND WIDTH. WOOD WINDOWS ARE CLAD IN ALUMINUM

WINDOW & FRAME TYPES JJN
1/4" = 1'-0"

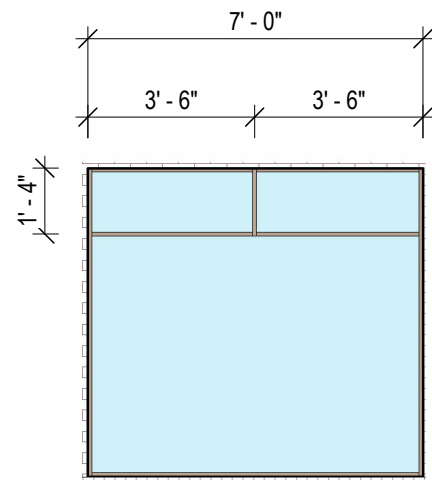
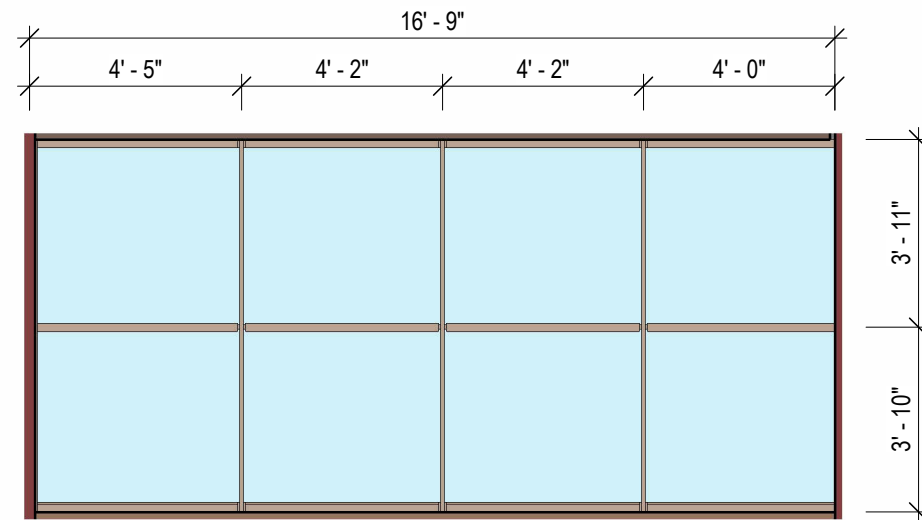
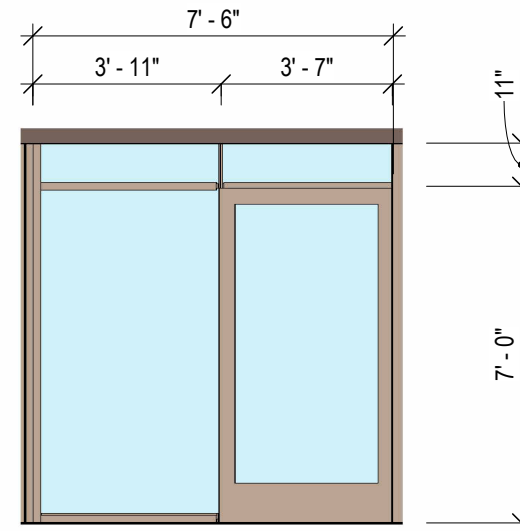
HN5.00 WINDOW DOOR & FRAME TYPES
1-15 CONGRESS STREET



1 CURTAIN WALL 1- @15 CONGRESS STREET
1/4" = 1'-0"

2 CURTAIN WALL 2 - NEW STOREFRONTS WEST
1/4" = 1'-0"

3 NEW STOREFRONT ENTRY WEST
1/4" = 1'-0"



4 CURTAIN WALL 4 STOREFRONTS WEST
1/4" = 1'-0"

5 CURTAIN WALL 5 SOUTH ELEVATION - SOUTH ALLEY
1/4" = 1'-0"

6 CURTAIN WALL 6 RECESSED BALCONIES - SOUTH ALLEY
1/4" = 1'-0"

7 CURTAIN WALL 7 ENTRY SOUTH ELEVATION (ALLEY END)
1/4" = 1'-0"

HN5.01 STOREFRONT TYPES 1-15 CONGRESS STREET

10/18/24

15 Congress Street				
Sheet	Material	Manufacturer	Model/Make	Finish/Color
HN6.05	Brick	to match existing	clay	waterstruck
HN6.06	Chimney Caps	Lofthouse	steel	powder coat/bronze
HN6.04	Composite Metal Panel	Alucobond	Axcent	anodize, dark bronze
HN6.04	Composite Trim - corbels	Versatex	Custom	field painted, per renderings
HN6.04	Composite Trim - flat stock & panel	Hardi	as indicated on renderings	field painted, per renderings
HN6.04	Copper	Revere	sheet	mill finish (natural)
HN6.04	Cornice, ZONC	Rheinzinc	sheet	mill finish (natural)
HN6.05	Granite	Swenson	wall base	thermal/Carolina Pink
HN6.05	Granite	Swenson	steps & benches	thermal/Autumn Pink
HN6.06	Railings at Balconettes	Custom	steel	powder coat/black
HN6.06	Railings at Roof and north balconies	Viva	Eco Vista	paint/black
HN6.02	Skylights	Town & Country	Custom - octagon & square	painted; dark bronze
HN6.04	Slate Roofing	Vermont Slate	semi-weathering natural	gray green
HN6.04	Soffits	Longboard	consistent wood grain	dark fir
HN6.03	Storefronts & doors	Kawneer	Trifab	Kynar, medium bronze
HN6.01	Windows	Pella	Architectural Series	aluminum clad wood - kynar, brown

Pella® Reserve™
Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



Available in these window and patio door styles:



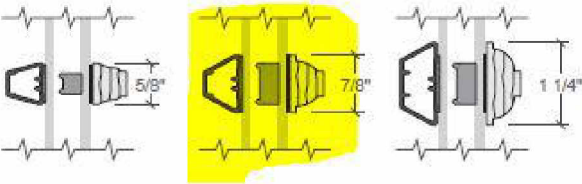
Special shape windows also available.

*** See back cover for disclosures.

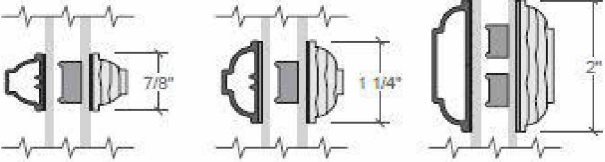
- **Easy-to-learn Pella Steady Set® interior installation system**
Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows! The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality. Available on select windows.
- **Historical Details**
Our most historically authentic line of wood windows and patio doors. Featuring through-style construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.
- **Authentic hardware**
Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- **Architectural Interest**
Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- **Virtually unlimited customization**
If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- **Tailor-made solutions**
From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- **Intentional innovation**
The award-winning Integrated RolSCREEN® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.
- **Durable interiors and extruded aluminum exteriors**
To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- **ENERGY STAR® certified**
Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- **Testing beyond requirements**
All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.
- **Best limited lifetime warranty***
Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.†

Integral Light Technology®

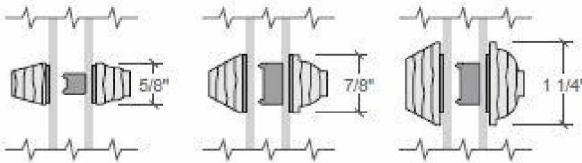
Putty and Ogee Glaze Grilles
Clad Exterior - Wood Interior



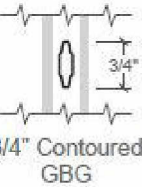
Ogee Glaze Grilles
Clad Exterior - Wood Interior



Putty and Ogee Glaze Grilles
Wood Exterior - Wood Interior



Contoured Aluminum -
Grilles-Between-the-Glass



MULLED CASEMENT

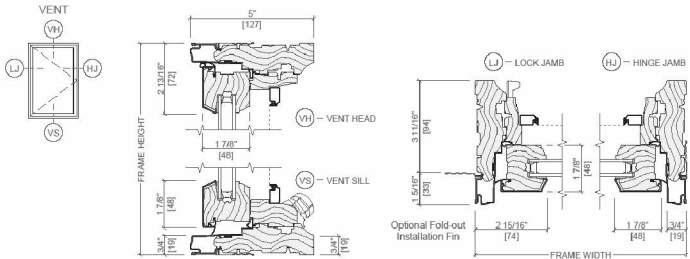
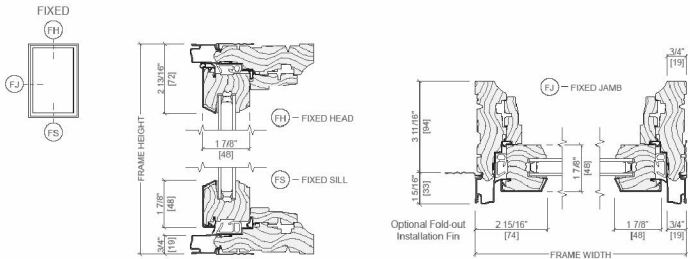
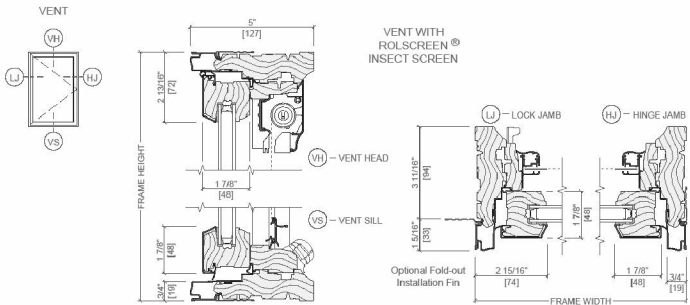


MULLED DOUBLE HUNG



Pella® Reserve™ Traditional Casement Window

Unit Sections – Aluminum-Clad Exterior, Putty Glaze Exterior Profile



Scale 3" = 1' 0"
All dimensions are approximate.

Pella 2024 Architectural Design Manual | Division 08 – Openings | Windows and Doors | www.Pella.com

CM-33

Colors

Wood Types

Choose the wood species that best complements your project's interior.



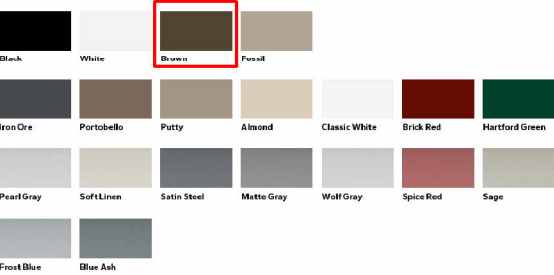
Prefinished Pine Interior Colors

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



Extruded Aluminum-Clad Exterior Colors

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



HN6.01 MATERIALS, WINDOWS
1-15 CONGRESS STREET

10/18/24



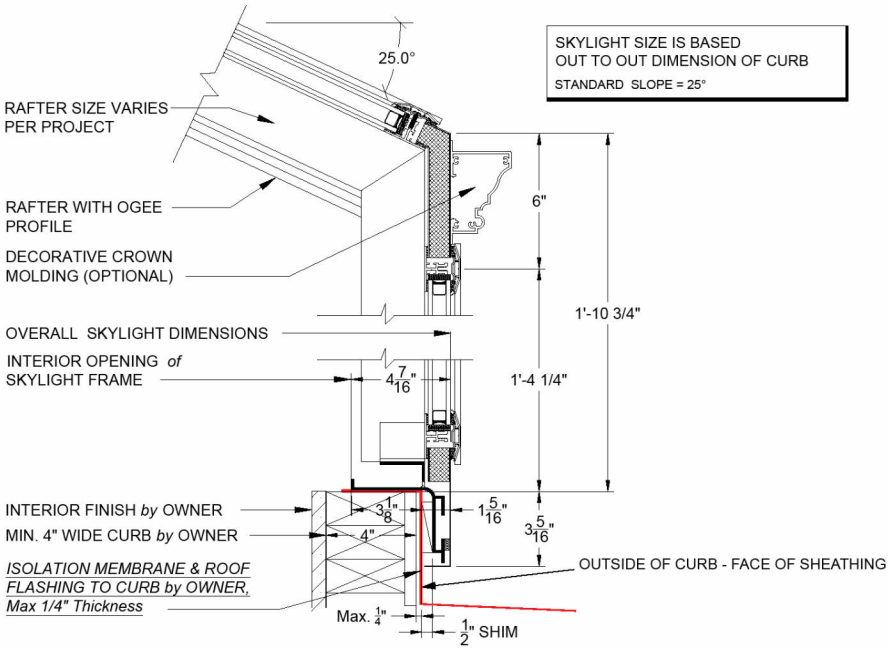
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TOWN & COUNTRY
SKYLIGHT SYSTEM

OCTAGONAL SKYLIGHT



PYRAMID SKYLIGHT



SKYLIGHT with SIDE FRAMES STANDARD DETAIL
Do Not Scale Drawings

GLAZING OPTIONS

DESCRIPTION (1" Overall)	U-VALUE*	SOLAR HEAT GAIN COEFFICIENT*	SHADING COEFFICIENT*	VISIBLE LIGHT	REFLECTANCE (Exterior)
Typical Low-E Glass (on most homes)	.33	.66	.76	73%	17%
High-performance Low-E Glass (our standard)	.26	.40	.46	71%	11%
Upgrade 1 High-performance Low-E: Better Shading Coefficient	.25	.27	.31	64%	11%
Upgrade 2: Maximum Shading Coefficient	.26	.24	.28	39%	14%

* U-value measures the insulating properties of glass. The lower the better. Shading coefficient and Solar Heat Gain Coefficient measure the amount of solar energy admitted through the glass. The lower the better to reduce air-conditioning costs.

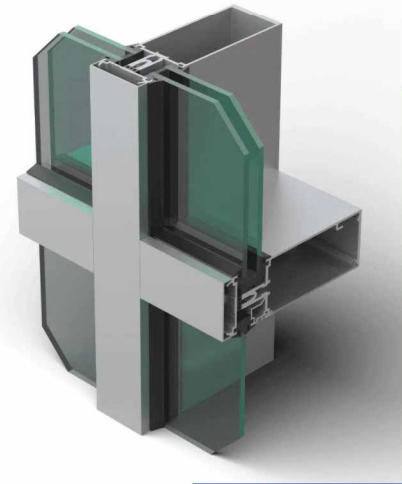


CLADDING COLOR OPTIONS

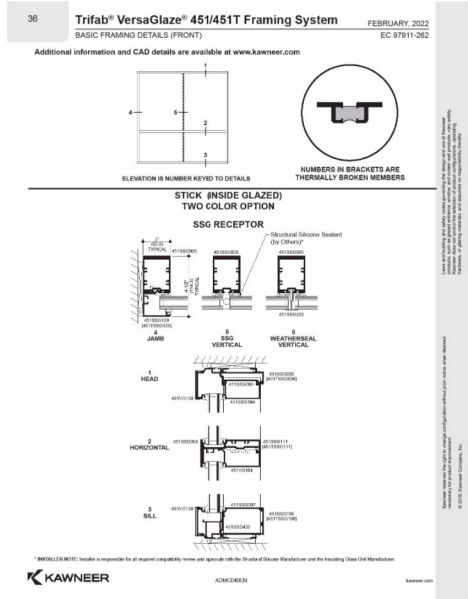
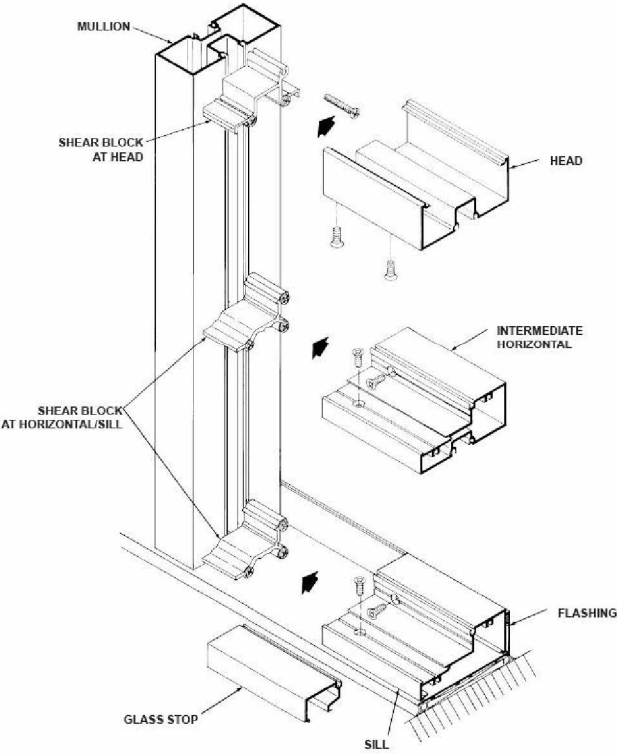
HN6.02 MATERIALS, SKYLIGHTS
1-15 CONGRESS STREET

10/18/24

CLADDING COLOR OPTIONS



STOREFRONT AXONOMETRIC DETAIL



TRIFAB® VG (VERSAGLAZE®)
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM



Design + Performance
Versatility with Unmatched
Fabrication Flexibility

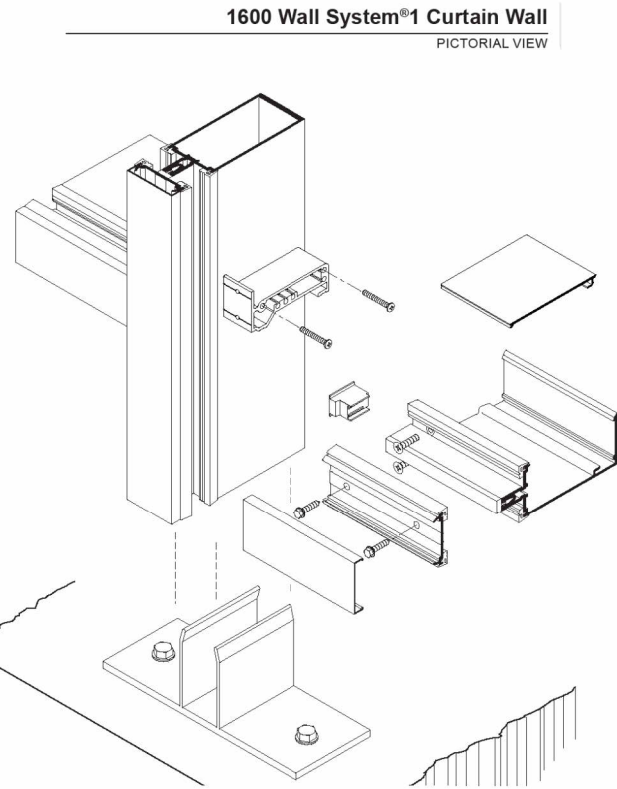
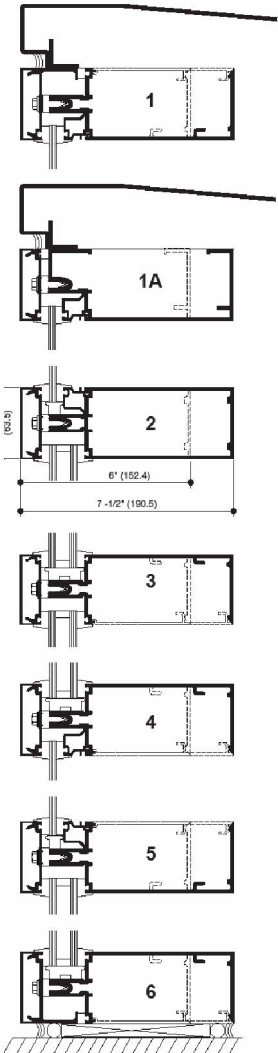


Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS
Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone

glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

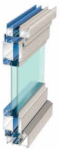
With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.



2000T Terrace Doors →

- 3-3/4" (95.3mm) sightline
- 2-1/4" (57.2mm) depth
- High-thermal performance
- Hurricane resistance
- Exterior balcony application

SELECT TO COMPARE



NX-8900 Terrace Doors →

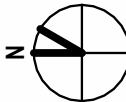
- 4" (101.6mm) sightline
- 2-3/4" (69.9mm) depth
- 3-1/4" (82.6mm) or 4-5/8" (117.5mm) frame depth
- High-thermal performance
- Exterior balcony application

SELECT TO COMPARE

HN6.03

MATERIALS, STOREFRONT-CURTAIN WALL
CONGRESS STREET

10/18/24



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SOFFIT-CEILING AT BALONIES



- 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 warranty

durable finishes

 **LONGBOARD®**
INSPIRING FACADES

longboardproducts.com

WOODGRAIN OPTIONS

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

CONSISTENT

DARK ACACIA

DARK BAMBOO

LIGHT BAMBOO

DARK FIR

LIGHT FIR

DARK KNOTTY PINE

LIGHT OAK

DARK WALNUT

ITALIAN ROSEWOOD

WHITE OAK

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

ALUCOBOND®

GIVING SHAPE TO GREAT IDEAS

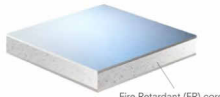
ALUCOBOND® Products

PROPERTIES AND BENEFITS

- Flatness and Rigidity
- Lightweight
- Durability
- Custom color expertise
- Formability
- Ease of fabrication
- Perforation capabilities
- 89 stocked ACM colors
- Complementary flat aluminum sheet colors
- Can contribute toward LEED points
- 100% recyclable
- Zero VOC's emitted in use
- EPD in compliance with International ISO Standards

ALUCOBOND® PLUS

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 & versatility of ACM.



Fire Retardant (FR) core

Product Properties	
Thickness of aluminum skin	0.020" (nominal)
Product thickness	0.157" (4mm nominal)
Weight	1.56 lb/ft²
Standard panel dimension*	62" x 196"
Maximum width**	62"
Maximum length**	400"

ALUCOBOND® AXCENT™

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



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

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'

* Exceptions to standard dimensions include mirror, print, and others. Refer to product range table on next page.
** Sheets will be fabricated to meet custom panel sizes within product range above.

ALUCOBONDUSA.COM / 800.626.3635

The Anodized Collection*

*Natural variations in shade and color will occur with anodized finished metals. This variation is part of the natural beauty brought out by the anodizing process and often sought after for this aesthetic quality. Visual look of variation may also be effected by tint as well as size of panel.

Clear Anodized
Anodized
Gloss 15-25

Light Bronze Anodized
Anodized
Gloss 15-25

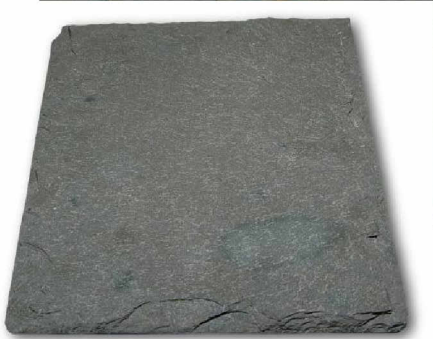
Medium Bronze Anodized
Anodized
Gloss 15-25

Dark Bronze Anodized
Anodized
Gloss 15-25

Black Anodized
Anodized
Gloss 15-25

ROOFING - NATURAL SLATE





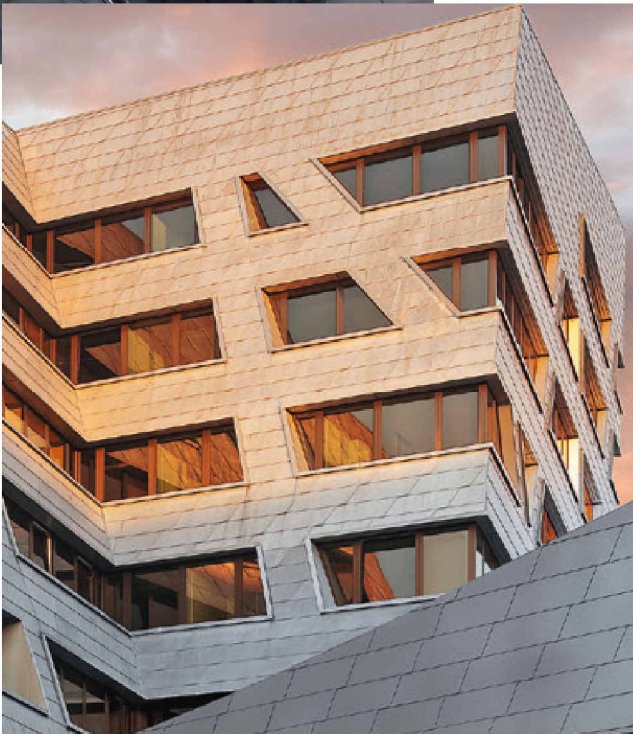
GRAY-GREEN, SEMI-WEATHERING NATURAL SLATE; VERMONT SLATE

COPPER CLADDING- BAY WINDOWS AND PANEL CLADDING





ZINC CORNICE ALONG EXISTING PARAPET





The three pillars of sustainability of titanium zinc

Sustainability is one of the most inflationary terms today – but also one of the most important. Thanks to its outstanding properties, titanium zinc from RHEINZINK is not only sustainable, but the definition of sustainability.

Small carbon footprint

RHEINZINK has had an environmental product declaration drawn up for its products in accordance with internationally recognized standards.¹ The result shows a carbon emission of 2.39 kg carbon/kg for pre-weathered titanium zinc sheet, which corresponds to the highest finishing level. For comparison: Using the same methodology as for pre-weathered zinc, the carbon emissions for alloy-coated aluminum sheet are 6.39 kg carbon/kg. This resulted in very good comparative values even before the changeover to prePATINA ECO ZINC.
1. Declaration RHEINZINK Sustainability 2022, valid until 2026 in each case including ongoing audits.

prePATINA ECO ZINC IN FIGURES

Carbon footprint in comparison

prePATINA ECO ZINC	1.85 kg carbon/kg zinc
prePATINA	3.09 kg carbon/kg zinc
Aluminum	6.39 kg carbon/kg aluminum

MELTING POINTS

Construction needs in comparison

prePATINA ECO ZINC	418°C zinc
prePATINA	1080°C copper
Aluminum	880°C aluminum

100% recyclability

What many call recycling is often merely downcycling. For RHEINZINK, we therefore speak more appropriately of the Circle to Circle principle. After its use, titanium zinc can be correctly sorted by type without effort and reused an infinite number of times in its original quality. Therefore, RHEINZINK products basically have an eternal life.

With prePATINA ECO ZINC, we are taking a big step forward on the path to decarbonisation. We are the first manufacturer of construction zinc to reduce carbon emissions by 50%. We make sustainability real: with real renewable energies – certified and without compensation.

✓ EXTREMELY DURABLE

✱ PRACTICALLY MAINTENANCE-FREE

♻️ 100% RECYCLABLE

♥️ NATURALLY SUSTAINABLE

blue-grey

graphite-grey

HN6.04 **MATERIALS, CLADDING & ROOFING**
1-15 CONGRESS STREET

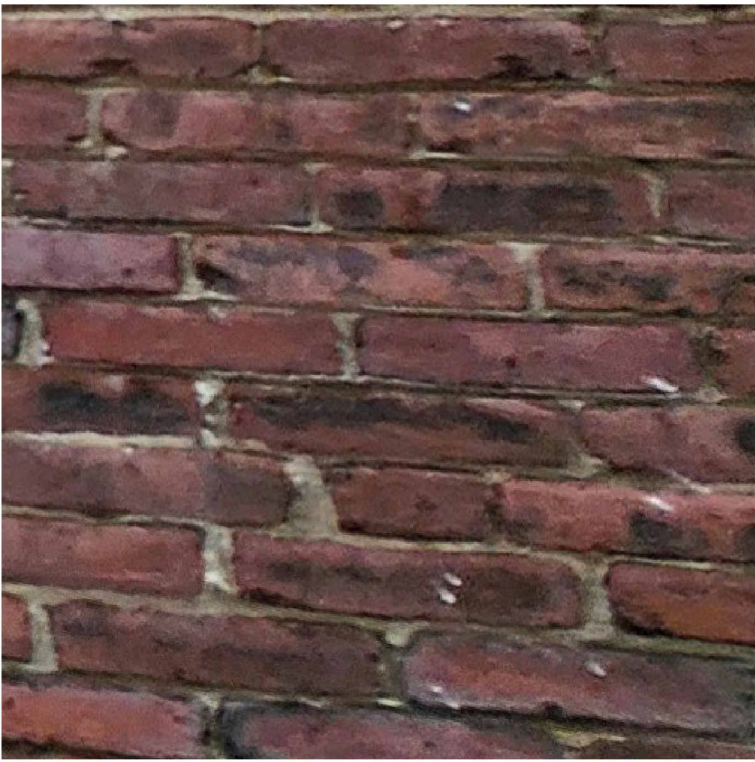
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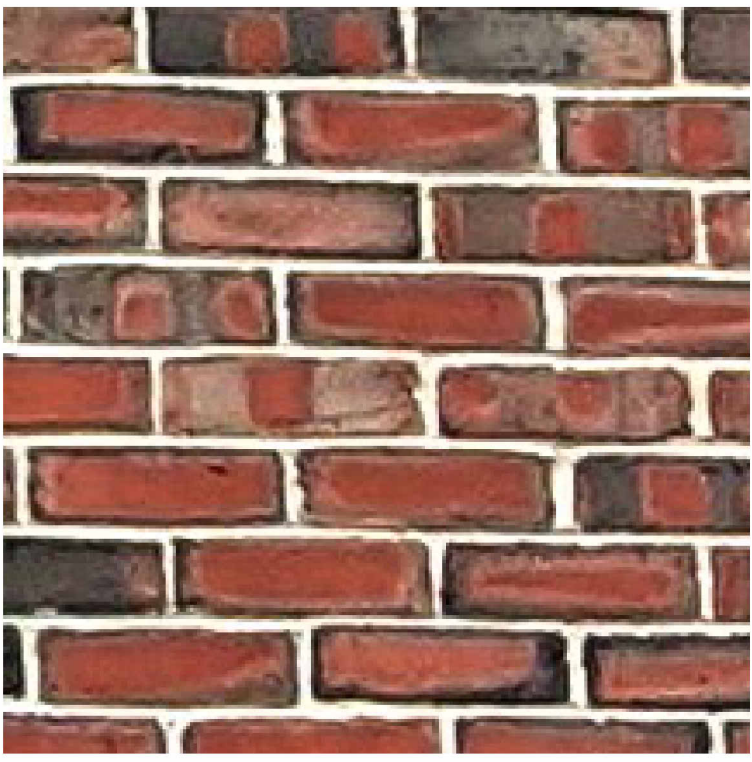
EXISTING BRICK - HAVEN COURT EAST



EXISTING BRICK - HAVEN COURT WEST



EXISTING BRICK - SOUTH ALLEY



EXISTING BRICK - FLEET STREET



Carolina Coral
GRANITE (Haven Court, Wall Base)



Autumn Pink
GRANITE (Haven Court, Steps & Benches)



EXISTING BRICK - 15 CONGRESS STREET

HN6.05 MATERIALS, MASONRY
1-15 CONGRESS STREET

10/18/24

ECO VISTA GLASS SYSTEM - MOUNTING CONDITIONS

GLASS & METAL RAILINGS- ROOF DECK



ECO VISTA GLASS SYSTEM - FINISH OPTIONS

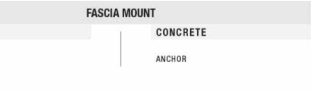


Available Standard and Premium colors on Pg 208

Available Standard and Premium colors on Pg 208

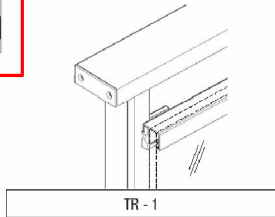
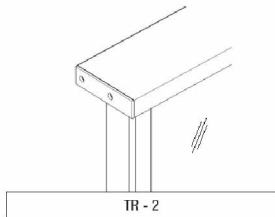
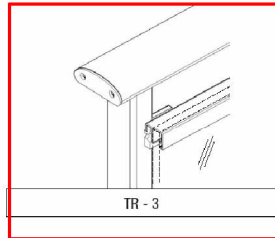


1176 viewings.com DESIGN + ENGINEER + FABRICATE + INSTALL



ECO VISTA GLASS SYSTEM - TECHNICAL DATA

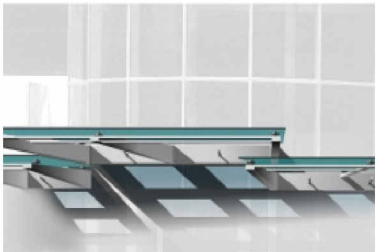
	MATERIAL	FINISH	SIZE/SPACING
POST	Aluminum	Powder Coat - Super Polyester (AAMA 2606) - B Powder Coat - PVDF (AAMA 2603) - B5	2.5"x1.1" rectangular section for fascia mounted post, and T section for top or new mounted post, 36" x 4" x .063, U.S.C.
FILL OPTIONS	Glass	Clear, Tinted or Frit	Min. 3/16" laminated glass with PVB or ESE interlayer Glass standard thickness: 3/16", 1/2", 5/8", 3/4" Interlayer standard thickness: SSP: 0.395", 0.50" PVB: 0.325"
TOP RAIL/HARD RAIL	Aluminum	Powder Coat - Super Polyester (AAMA 2606) - B Powder Coat - PVDF (AAMA 2603) - B5	Top rail options: Rectangular 2.5"x1.1" (TR1) Rectangular 2.5"x1.1" (TR2) Flat 3.5"x1.5" (TR3)



GLASS AWNINGS- FLEET STREET, HAVEN CT, & SOUTH ALLEY

Vision™ series

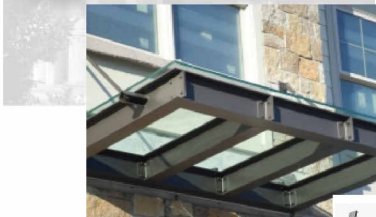
Glass and Perforated Metal Canopies.



Vision® is a custom canopy system with your choice of glass, acrylic panels or perforated metal. Assembled in any combination you desire. You can showcase your "brand" signature with this in-house designed and built canopy system.

Features and Benefits:

- Free-form design opportunities
- Endless selection of glass finishes and metal patterns.
- Custom designed to exact specifications
- Can be designed to match other building elements
- Create a lasting focal point.



Innovative environmental control through creative design



BRONZE METAL CUSTOM CHIMNEY CAP;
LOFTHOUSE SPECIALTIES



EXTERIOR LIGHT FIXTURES

HUBBARDTON FORGE



Refraction Large Outdoor Sconce

Base Item #: 302623

Selected Options

Lamping: Incandescent (SKT)
Finish: Coastal Dark Smoke (77)

Option1:
Clear Glass (ZM) [ZM0618]

Configured Item #: 302623-1004

Smart String: 302623-SKT-77-ZM0618

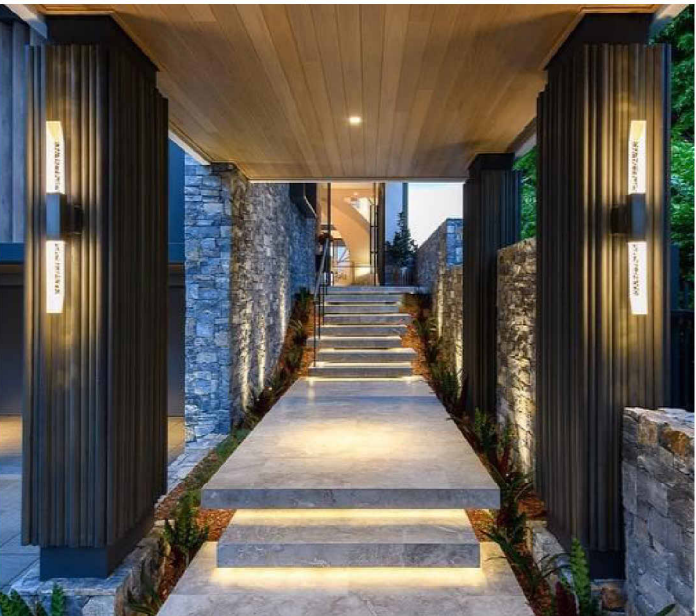
Image shown may not correspond to selected options

Specifications

Dimensions			
Height	35.7"	Lamping Information	
Width	5"	Socket Type	GY 6.35
Depth	4"	Bulb	MR16 reflector, 20 watt Max
Product Weight	14.8 lbs	Number of Bulbs	2 (included)
Backplate	5.3" x 5"	Voltage	12V
Mounting Height - Vertical	17.9	Location Rating UL	Outdoor Wet
		Safety Rating	UL/CUL listed

Options

Lamping	Finish	Option1
Incandescent (SKT)	Coastal White (02) Coastal Oil Rubbed Bronze (14) Coastal Natural Iron (20) Coastal Bronze (75) Coastal Dark Smoke (77) Coastal Burnished Steel (78) Coastal Black (80)	Clear Glass (ZM) [ZM0618]



HN6.06 MATERIALS, SPECIALTIES

1-15 CONGRESS STREET

10/18/24