

60 PENHALLOW STREET

AT

BRICK MARKET

HDC WORK SESSION 4
OCTOBER 2019



DRAWING LIST - DANIEL STREET

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D1.1

COVER

60 PENHALLOW STREET at BRICK MARKET
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CONTEXTUAL PRECEDENT



DANIEL STREET



PISCATAQUA RIVER



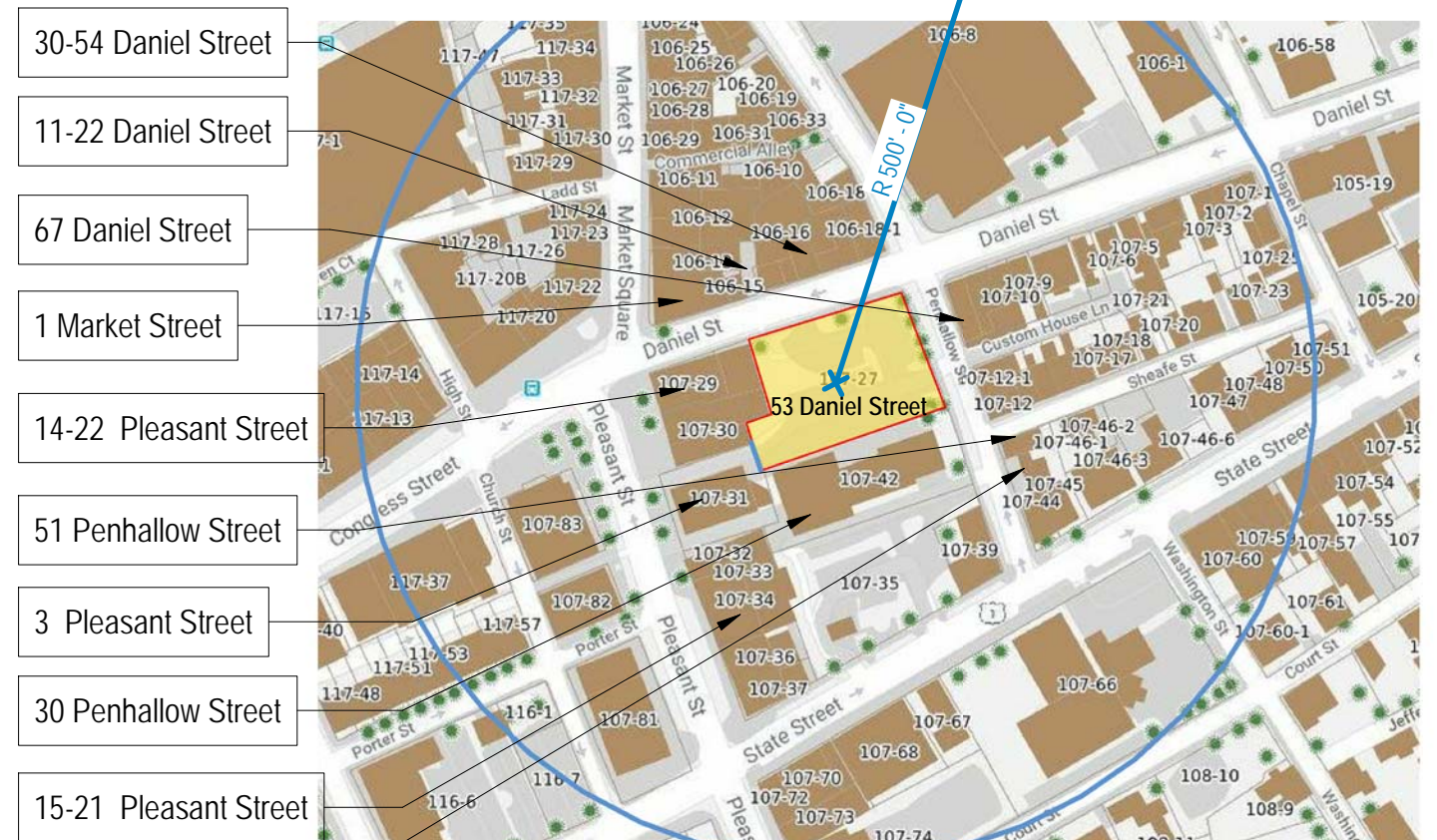
MARKET SQUARE - ATHEAEUM



GUNDALOW



DANIEL ST - ALLIE JEWELERS



OBJECTIVES

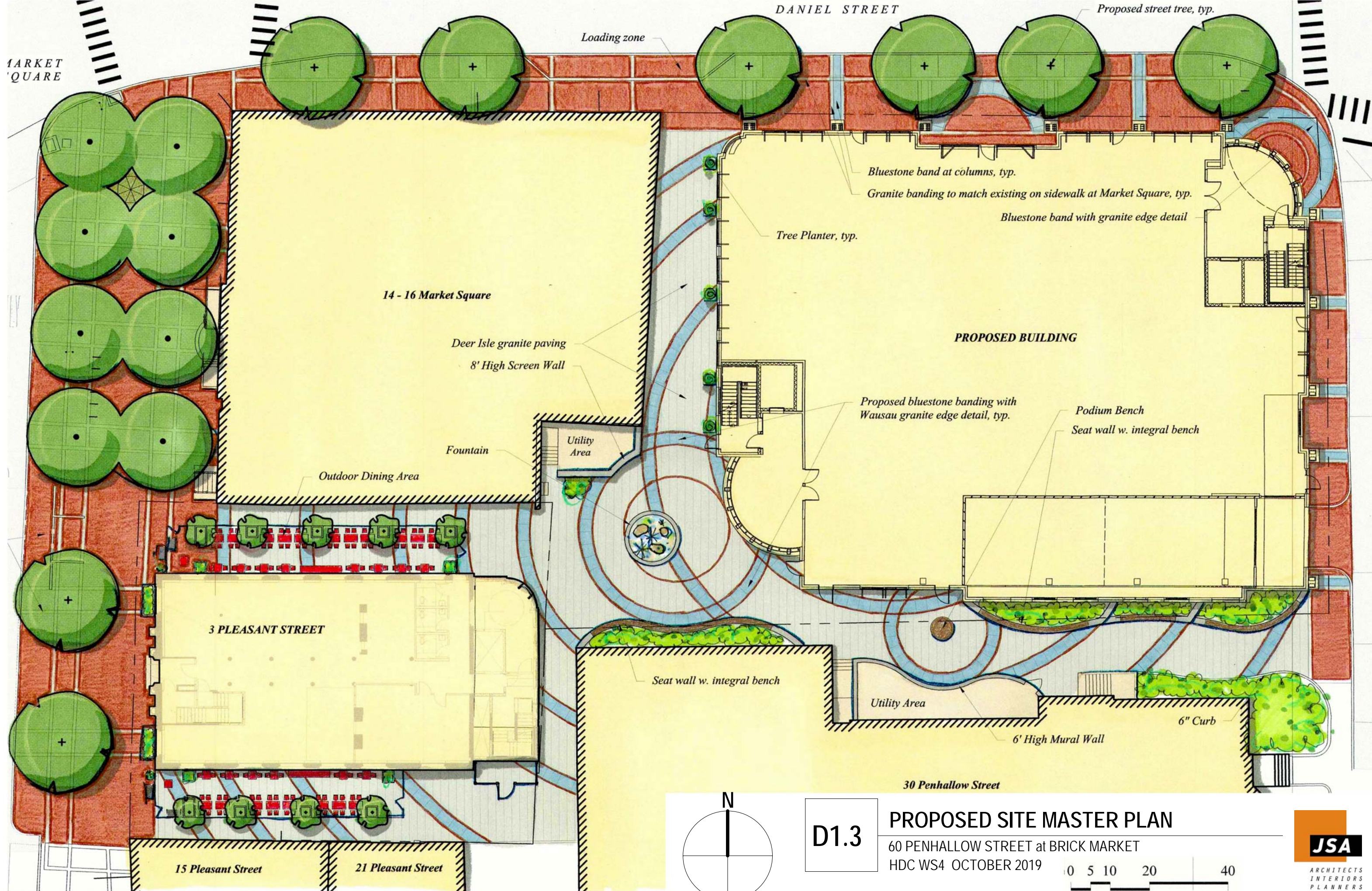
- Enliven and enhance pedestrian vibrancy & sense of place. Widened sidewalk plazas, outdoor dining, artist and musician spaces. *Master Plan 1.2; Zoning Ordinance 10.631.20 Purpose & Intent 1-6; 10.635.60 Review Factors 1-3; 10.635.70 Criteria 1-4.*
- Increased parking with two levels of on-site, underground parking. *Master Plan 4.3*
- Existing power lines relocated underground.
- Mixed use with street level public open market, and office space above. *Master Plan 3.3.2; ZO Purpose & Intent 4-6*
- Community accessible space with public courtyard pocket plaza, gardens and landscaped accessways.
- Connectivity - pedestrian connections between Market Square and McIntyre Building. *Master Plan 4.2*
- Public art at street level outdoor spaces. *Master Plan Goal 1.3*
- High performance resilience, sustainability and energy conservation. *Master Plan 5.1-5, ZO Purpose & Intent 45-6; Review Factor 3, Criteria 4*
- Building design with authentic materials, true to both its context and its time. Preserves iconic views of North Church steeple. Complements & enhances its surroundings. *Master Plan 2.1, 2.2, Urban Core: "Blend old & new architecture, preserve but not mimic old construction". HDC Design Guidelines Commerical Dev. & Infill - compatibility, visual connections with context; variety and vitality; "Present Day: contemporary design compatible within context of neighboring sites".*

SUMMARY OF REVISIONS TO PREVIOUS SUBMISSION

- Accessory metal finishes unified (hardware, brackets, railings, etc)
- Garage door at Penhallow refined and recessed
- Entry cheek walls at rounded corners refined and further detailed, with recessed vertical siding and wood strapping
- Store front windows & doors refined and further detailed
- Wavy bands material changed to patinated copper diamond shingles
- Courtyard massing and entry reconfigured
- 4th floor massing expanded and reconfigured at west and east sides to accommodate interior vertical circulation
- At curved glass entry corners, fine wood strapping relocated to interior face of glass. Glass connector details refined.
- Small curved corner at Daniel Street / west alley redesigned for curved glass panels

D1.2 **CONTEXT & OBJECTIVES**
 60 PENHALLOW STREET at BRICK MARKET
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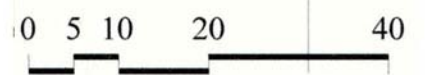
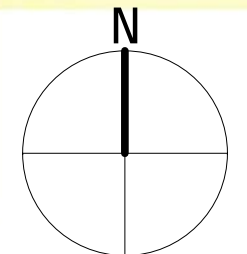


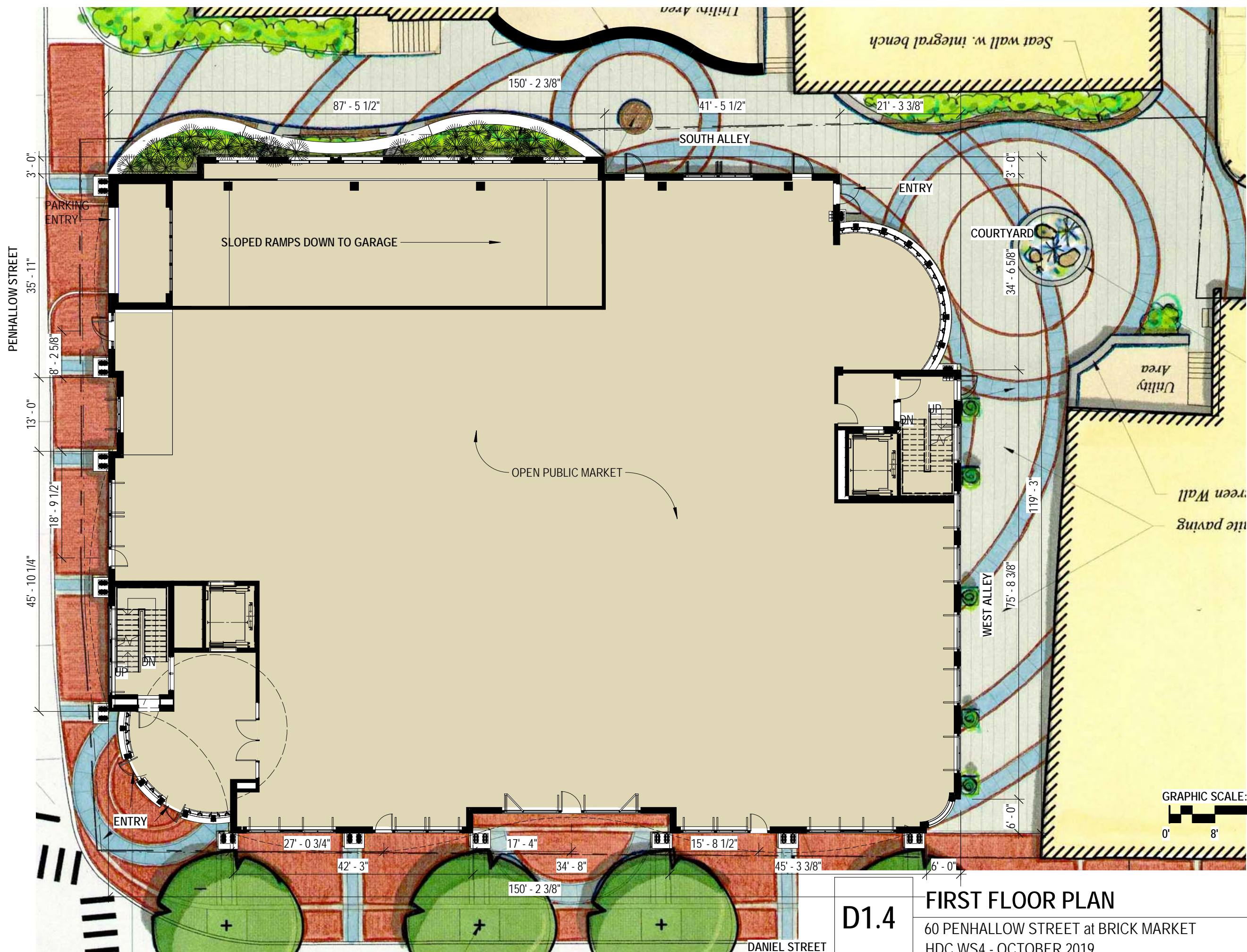


D1.3

PROPOSED SITE MASTER PLAN

60 PENHALLOW STREET at BRICK MARKET
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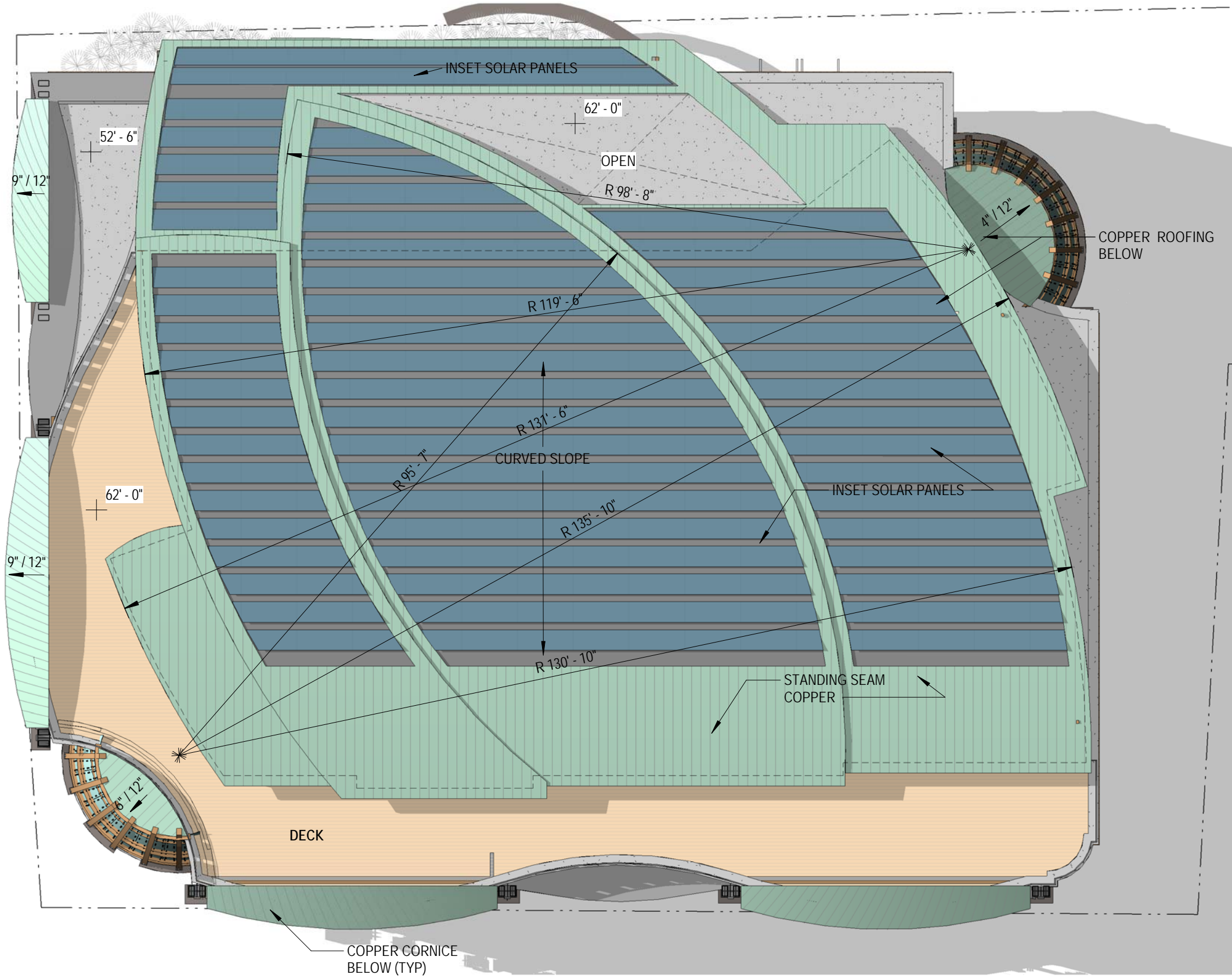




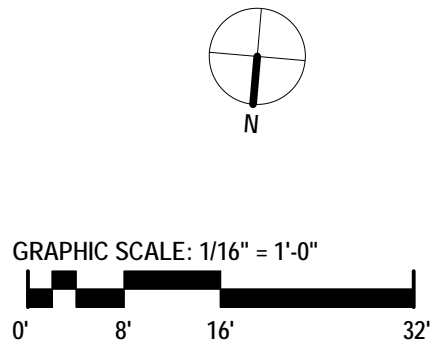
D1.4 FIRST FLOOR PLAN
 60 PENHALLOW STREET at BRICK MARKET
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1 FIRST FLOOR OVERALL PLAN
 1/16" = 1'-0"





1 ROOF OVERALL PLAN
1/16" = 1'-0"



D1.5 ROOF PLAN
60 PENHALLOW STREET at BRICK MARKET
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TANGRAM 3DS

D1.6

PERSPECTIVE NE DANIEL ST

60 PENHALLOW STREET at BRICK MARKET
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ARCHITECTS
INTERIORS
PLANNERS



D1.7

PERSPECTIVE NW DANIEL ST
60 PENHALLOW STREET at BRICK MARKET
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ARCHITECTS
INTERIORS
PLANNERS



TANGRAM 3DS

D1.8

PERSPECTIVE SW COURTYARD

60 PENHALLOW STREET at BRICK MARKET
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JSA

ARCHITECTS
INTERIORS
PLANNERS



D1.9

PERSPECTIVE SE PENHALLOW ST

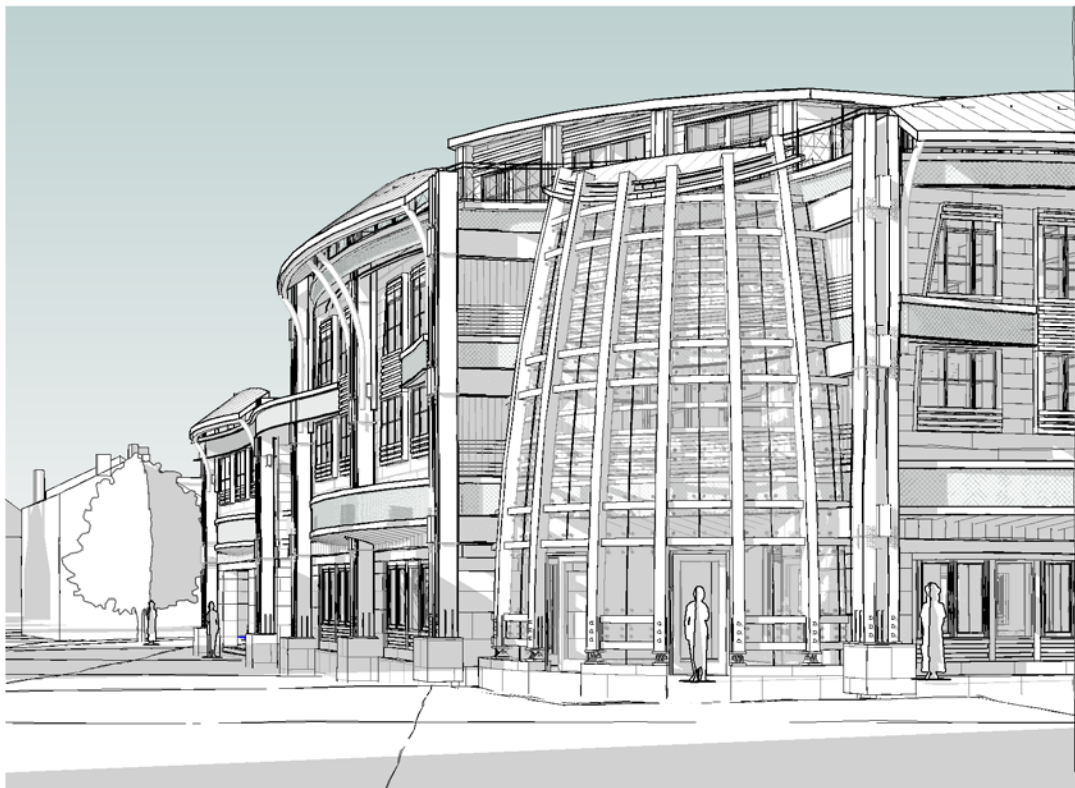
60 PENHALLOW STREET at BRICK MARKET
HDC WS4 - OCTOBER 2019



ARCHITECTS
INTERIORS
PLANNERS



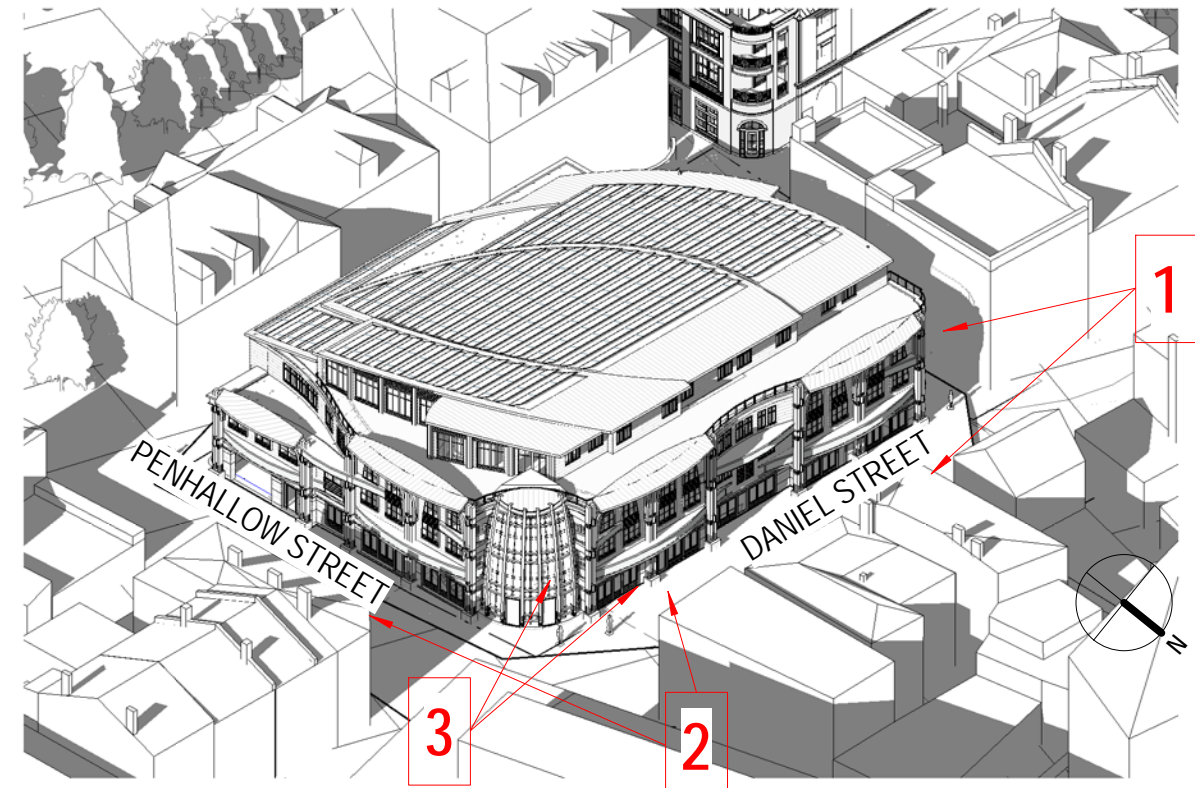
STREET VIEW 1



STREET VIEW 2



STREET VIEW 3



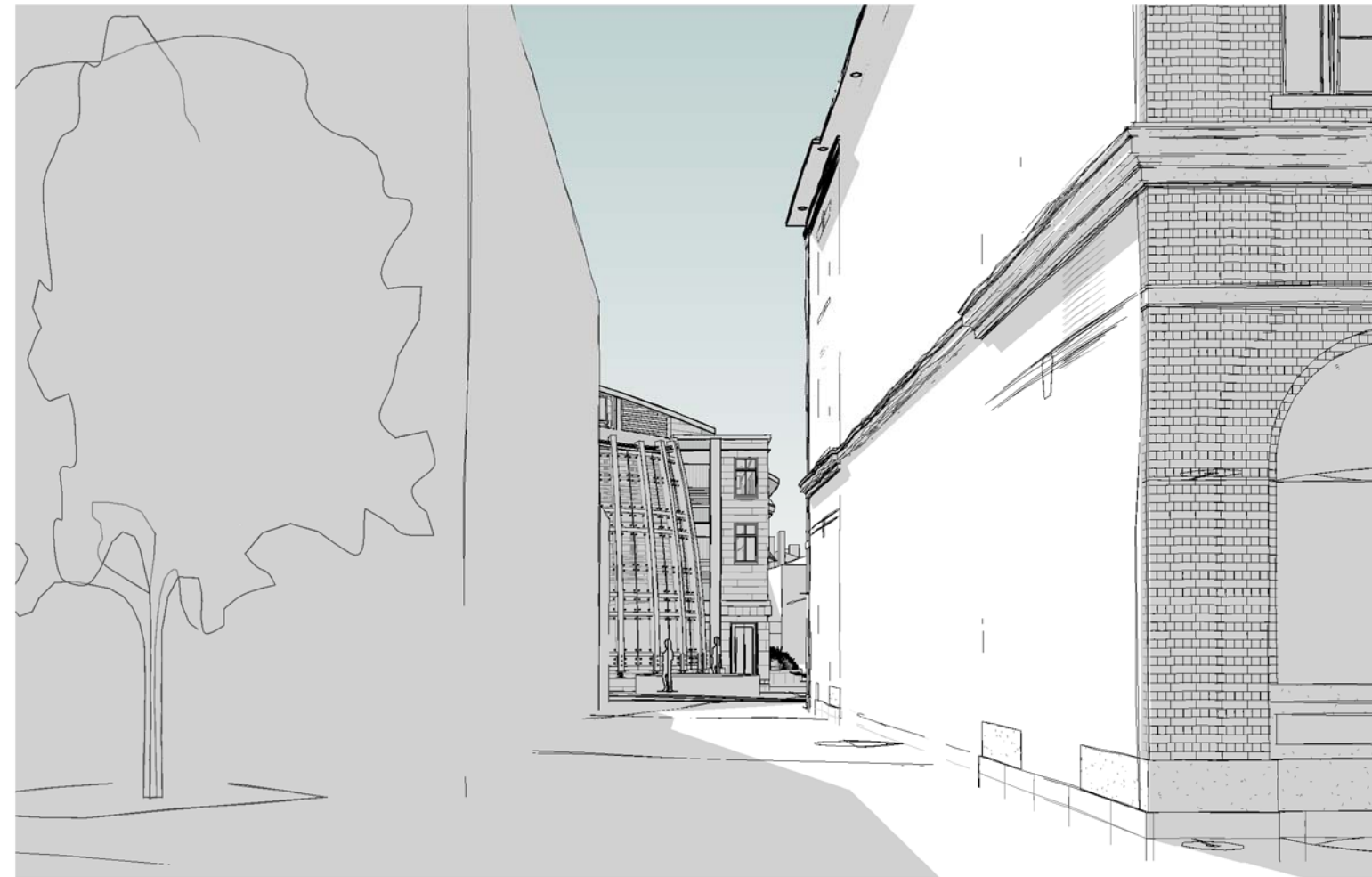
D1.10 3D VIGNETTES - FRONT
60 PENHALLOW STREET at BRICK MARKET
HDC WS4 OCTOBER 2019



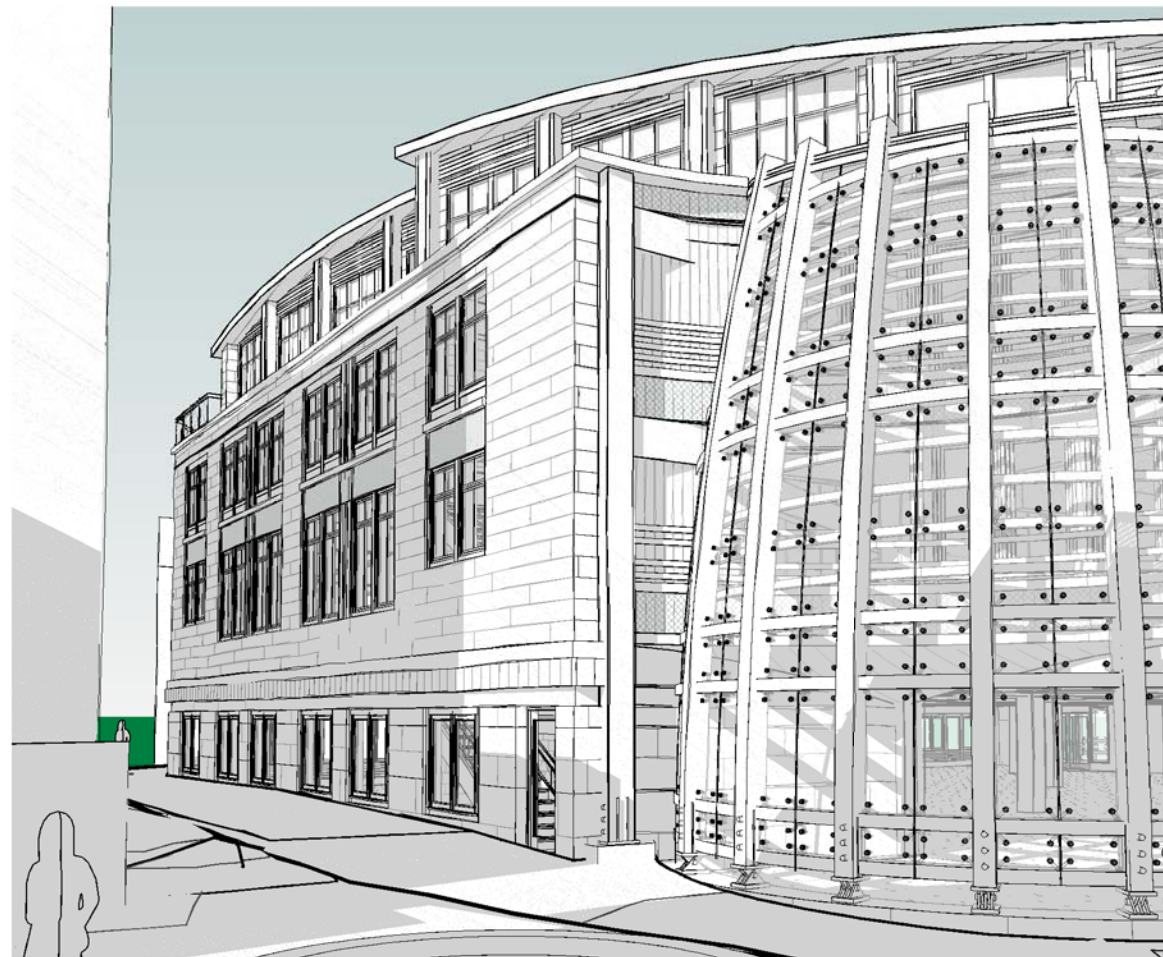
ARCHITECTS
INTERIORS
PLANNERS



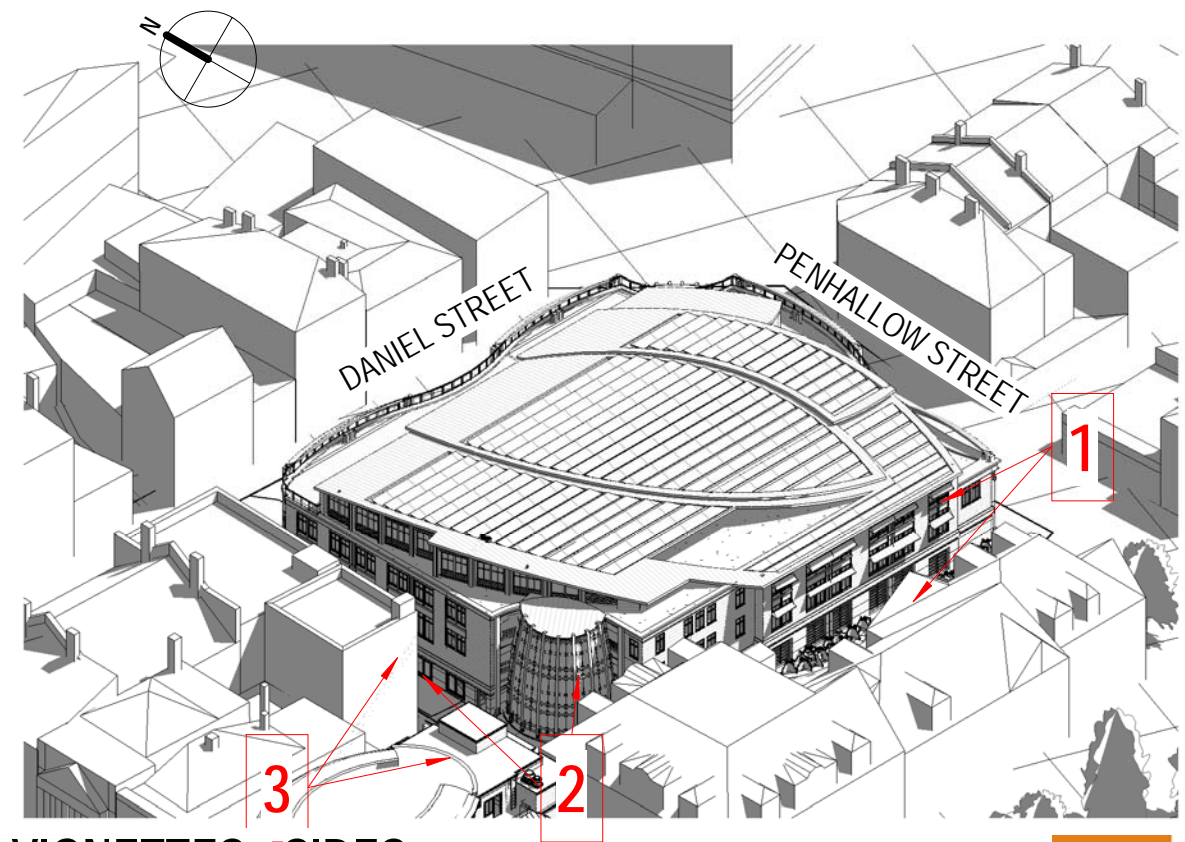
STREET VIEW 1



STREET VIEW 3



STREET VIEW 2

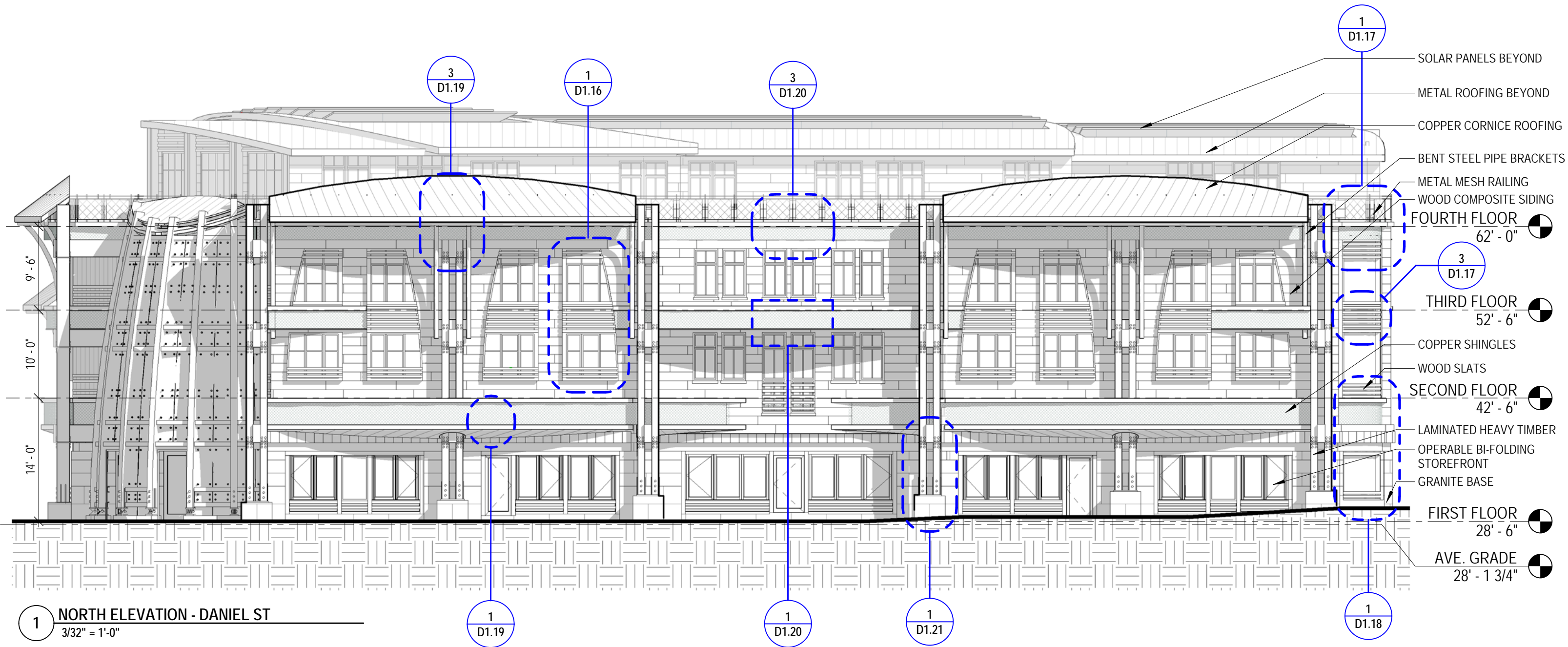


D1.11 3D VIGNETTES - SIDES

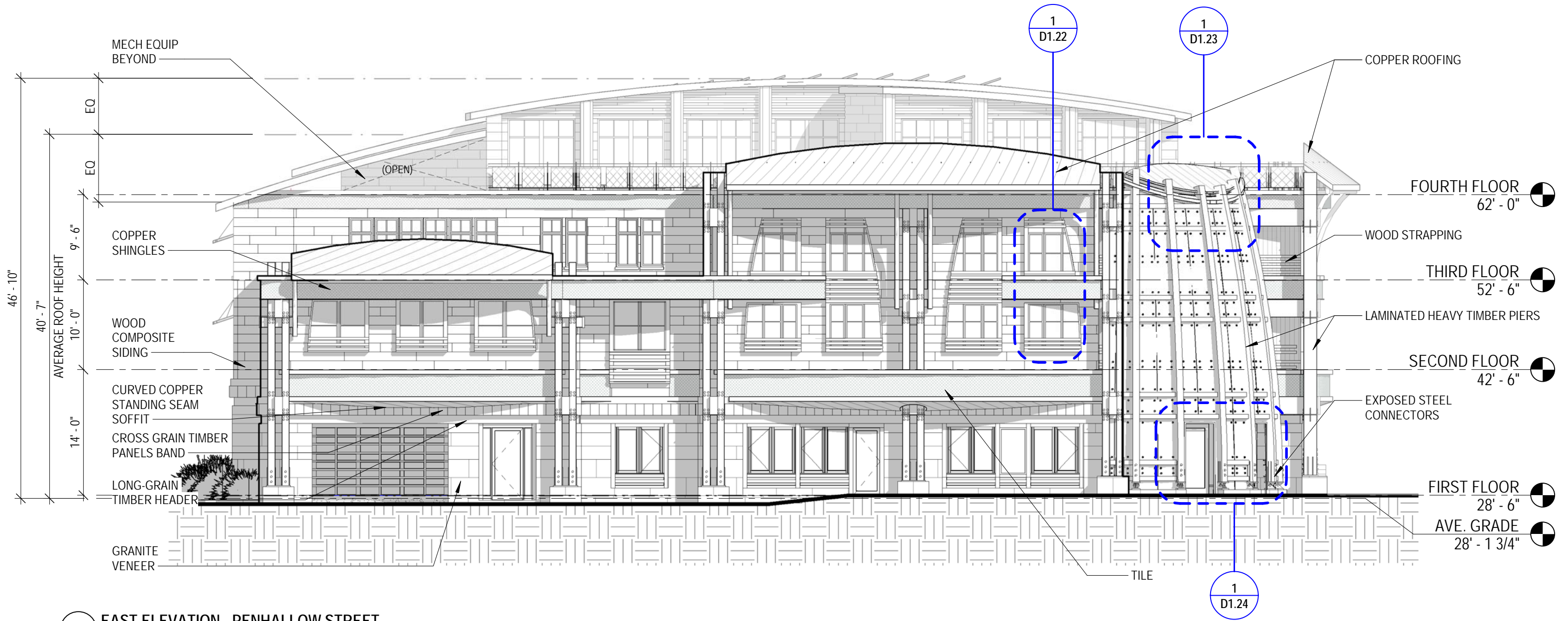
60 PENHALLOW STREET at BRICK MARKET 53 DANIEL STREET
 HDC Work Session 2 AUGUST 7, 2019



ARCHITECTS
 INTERIORS
 PLANNERS

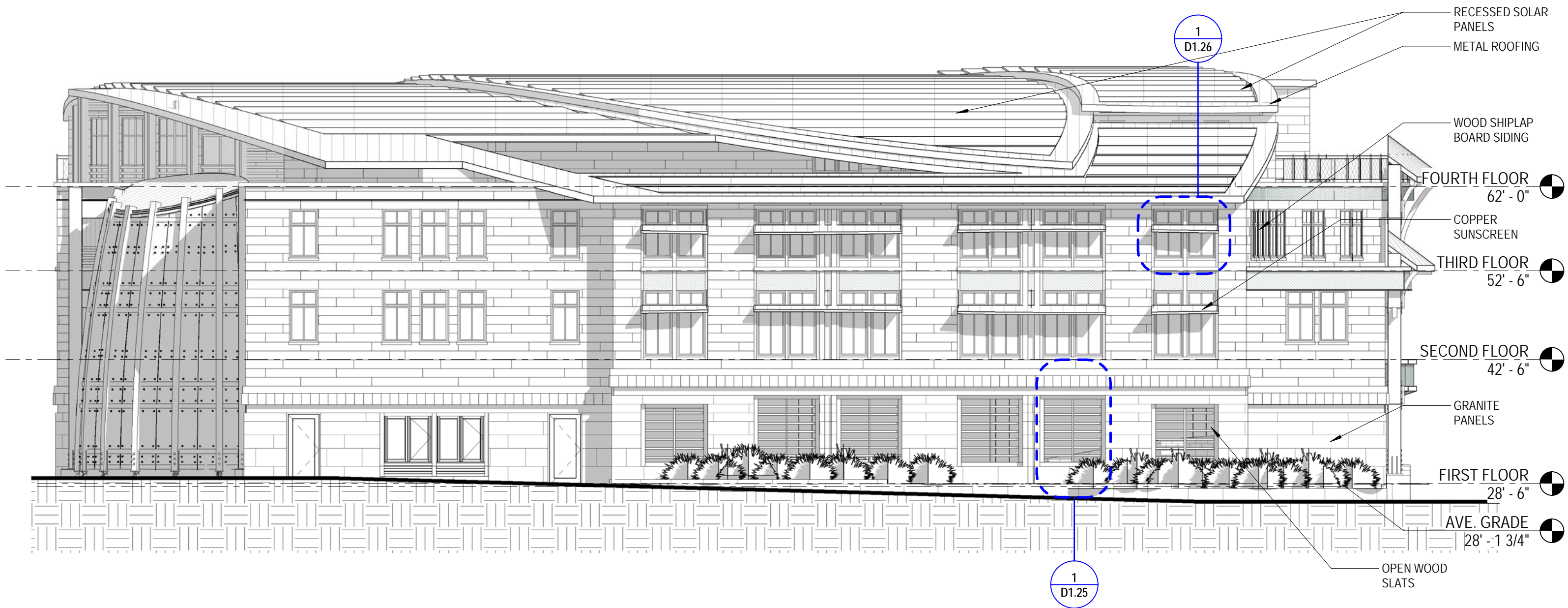


D1.12 NORTH ELEVATION
 60 PENHALLOW STREET at BRICK MARKET
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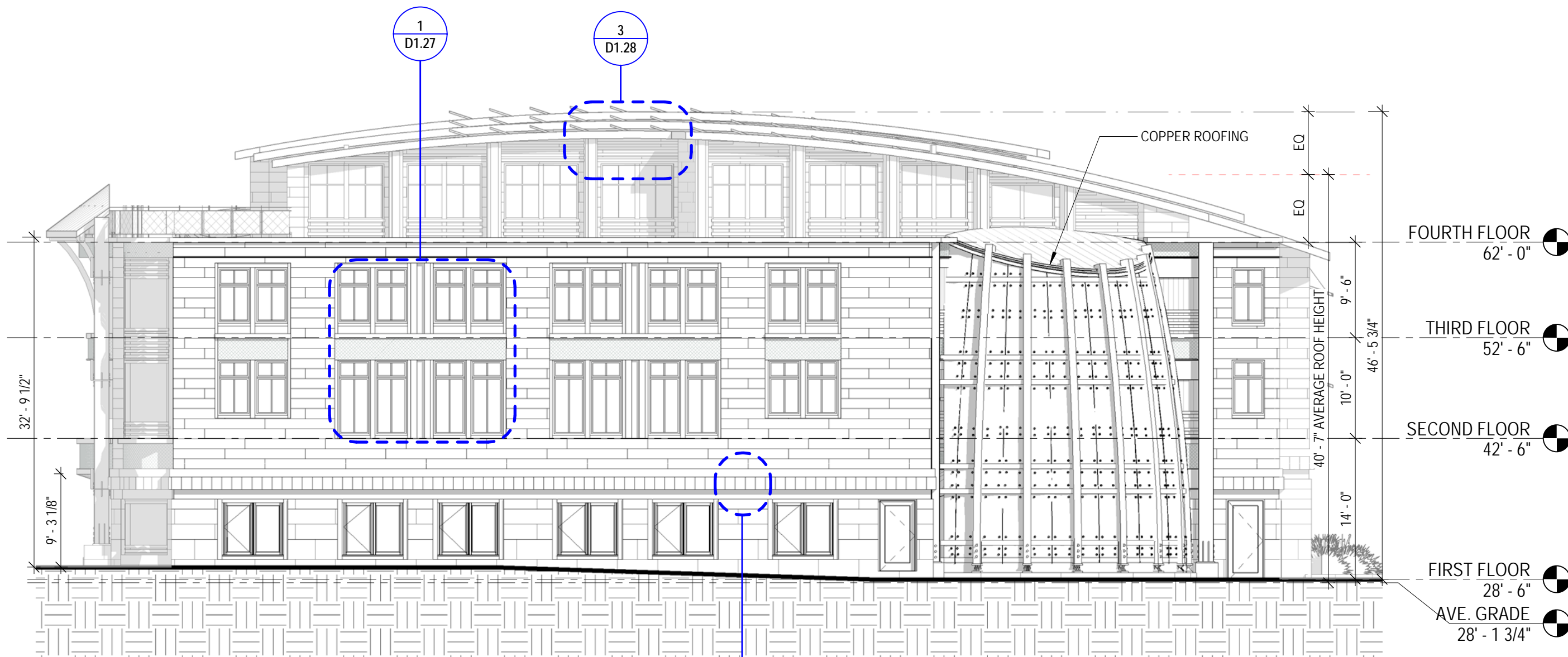
1 EAST ELEVATION - PENHALLOW STREET
 3/32" = 1'-0"

D1.13 EAST ELEVATION
 60 PENHALLOW STREET at BRICK MARKET
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1 SOUTH ELEVATION - ALLEY
 3/32" = 1'-0"

D1.14 SOUTH ELEVATION
 60 PENHALLOW STREET at BRICK MARKET
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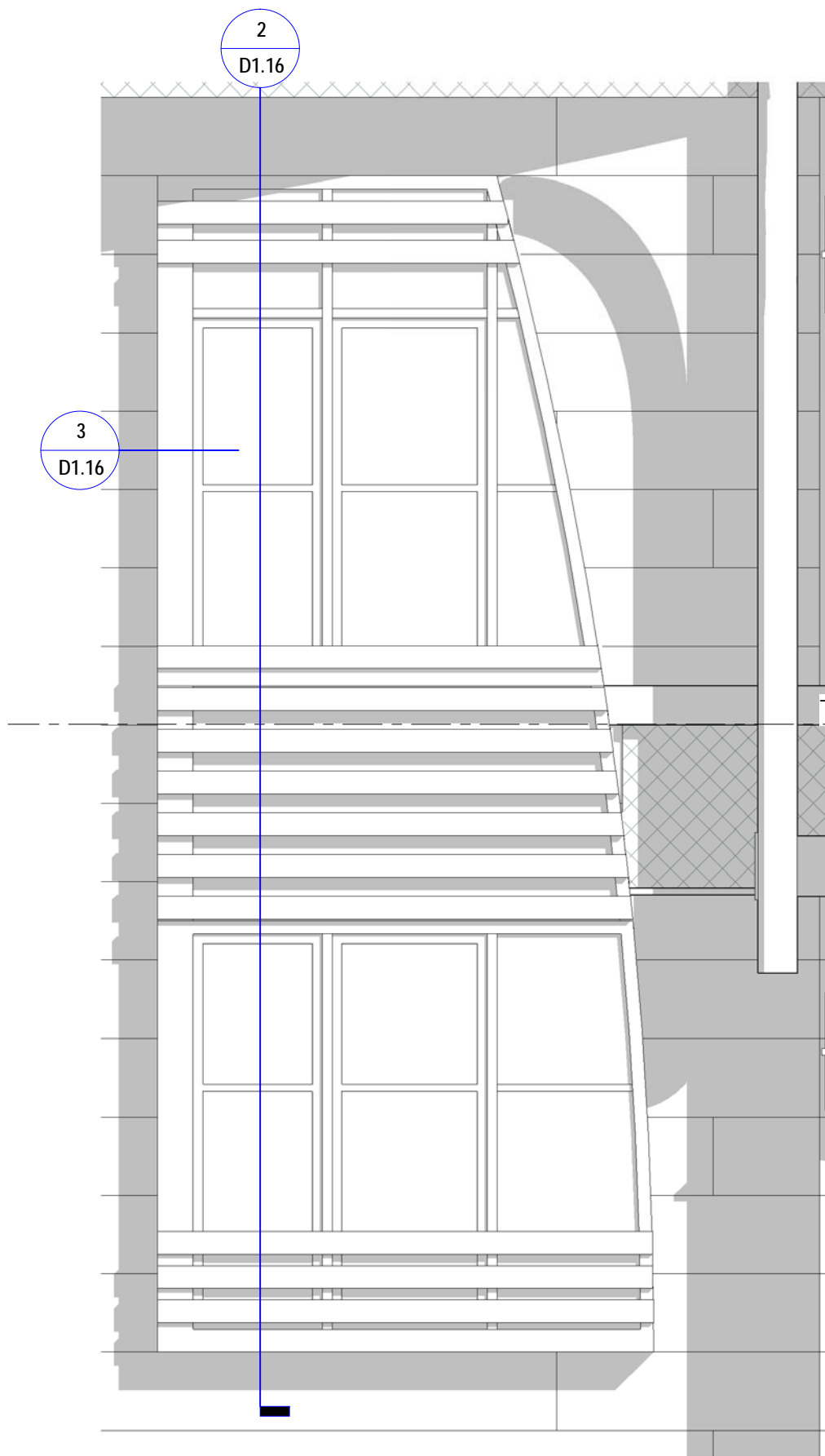


1 WEST ELEVATION - ALLEY
 3/32" = 1'-0"

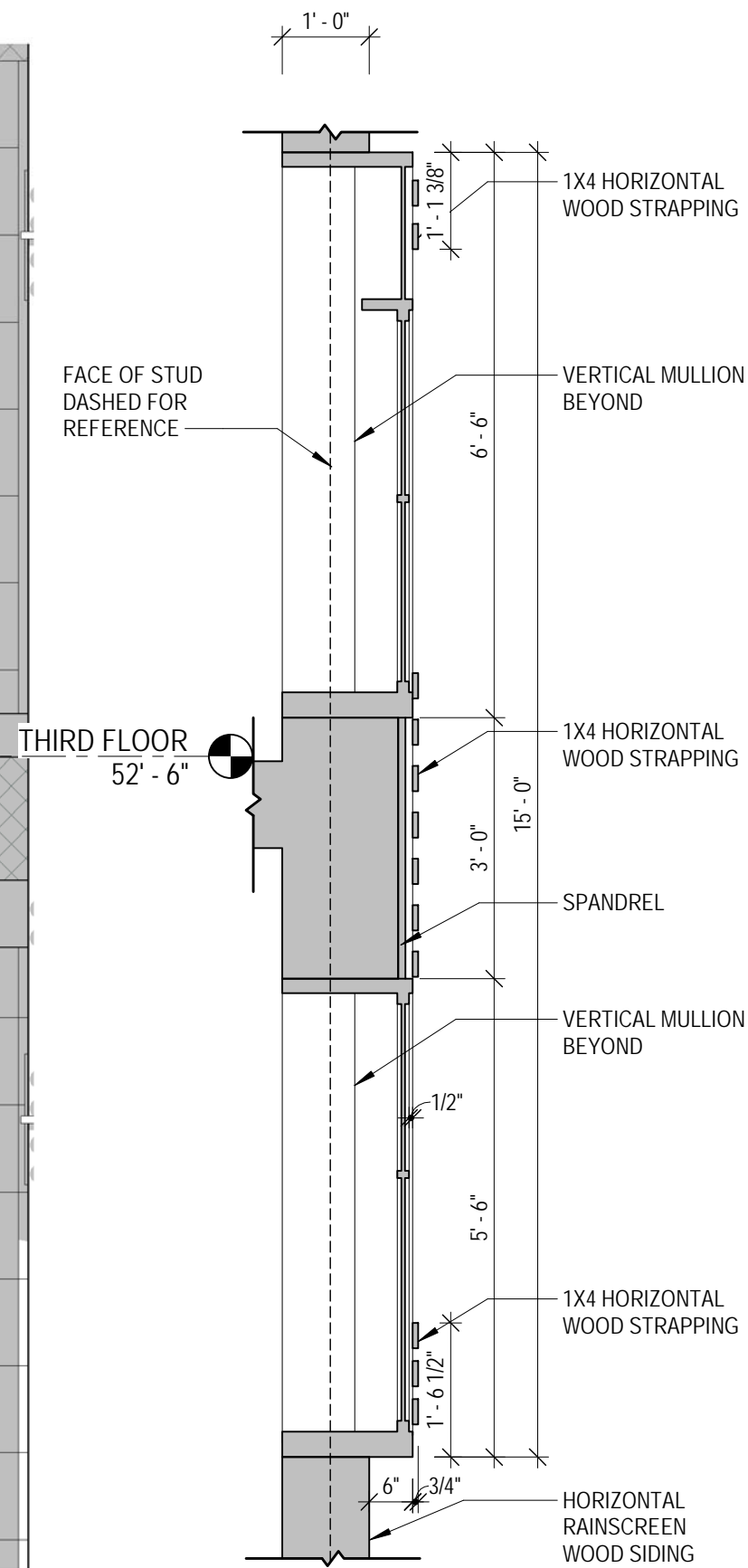
1
 D1.28

D1.15 WEST ELEVATION
 60 PENHALLOW STREET at BRICK MARKET
 HDC WS4 - OCTOBER 2019

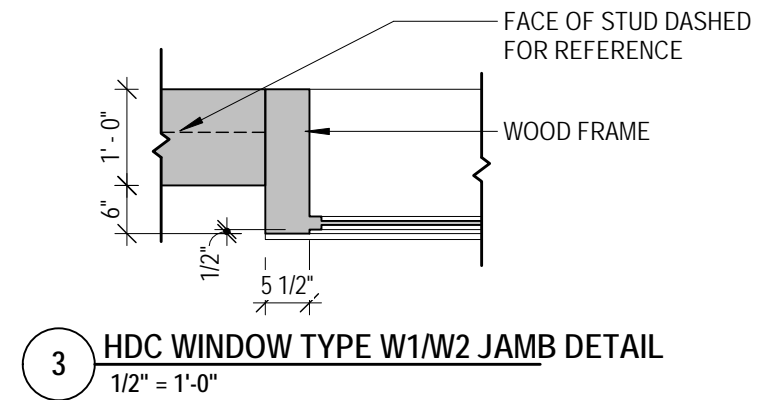




1 HDC WINDOW TYPE W1 ELEVATION
1/2" = 1'-0"



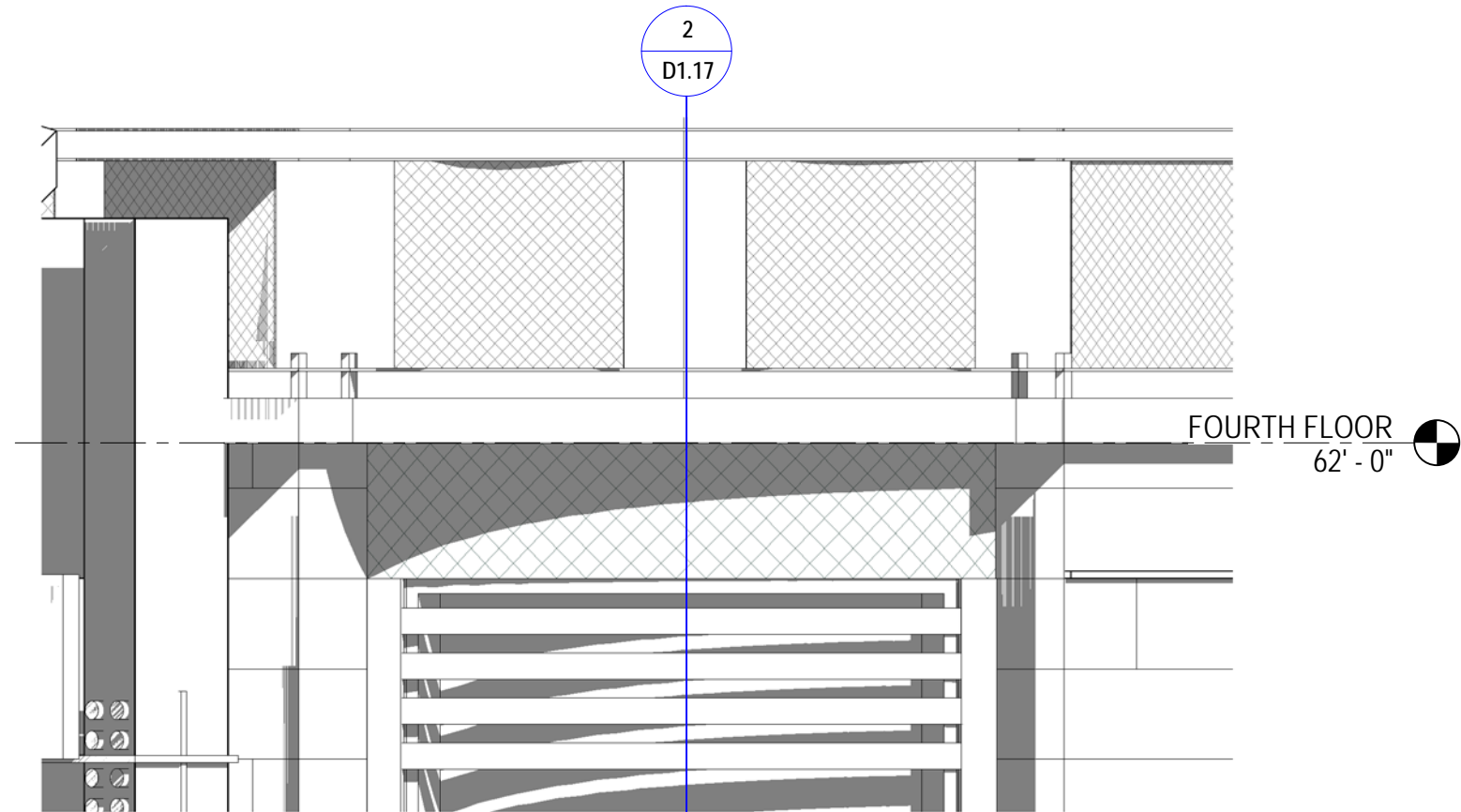
2 HDC WINDOW TYPE W1 SECTION DETAIL
1/2" = 1'-0"



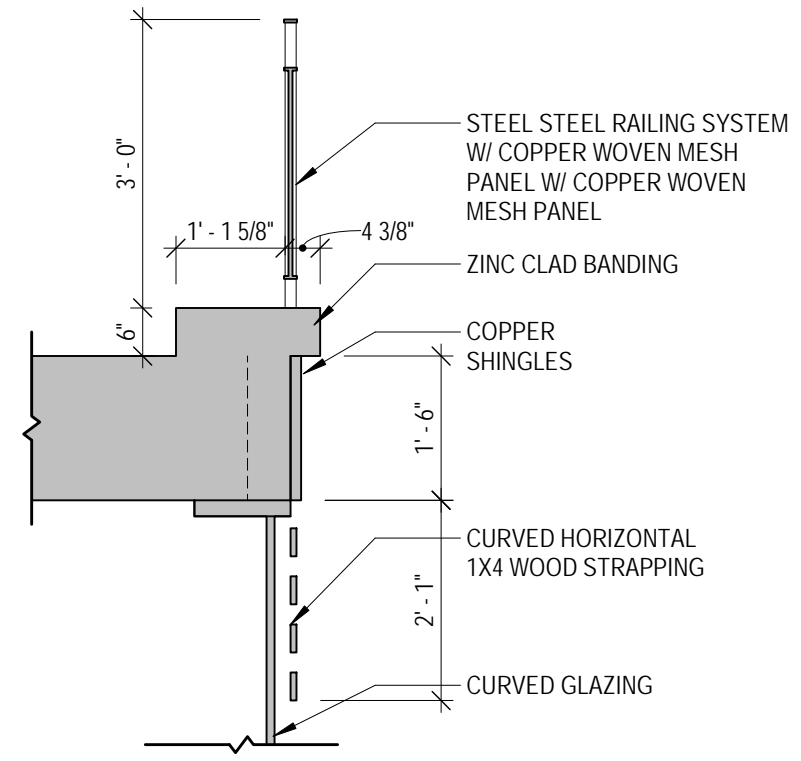
3 HDC WINDOW TYPE W1/W2 JAMB DETAIL
1/2" = 1'-0"



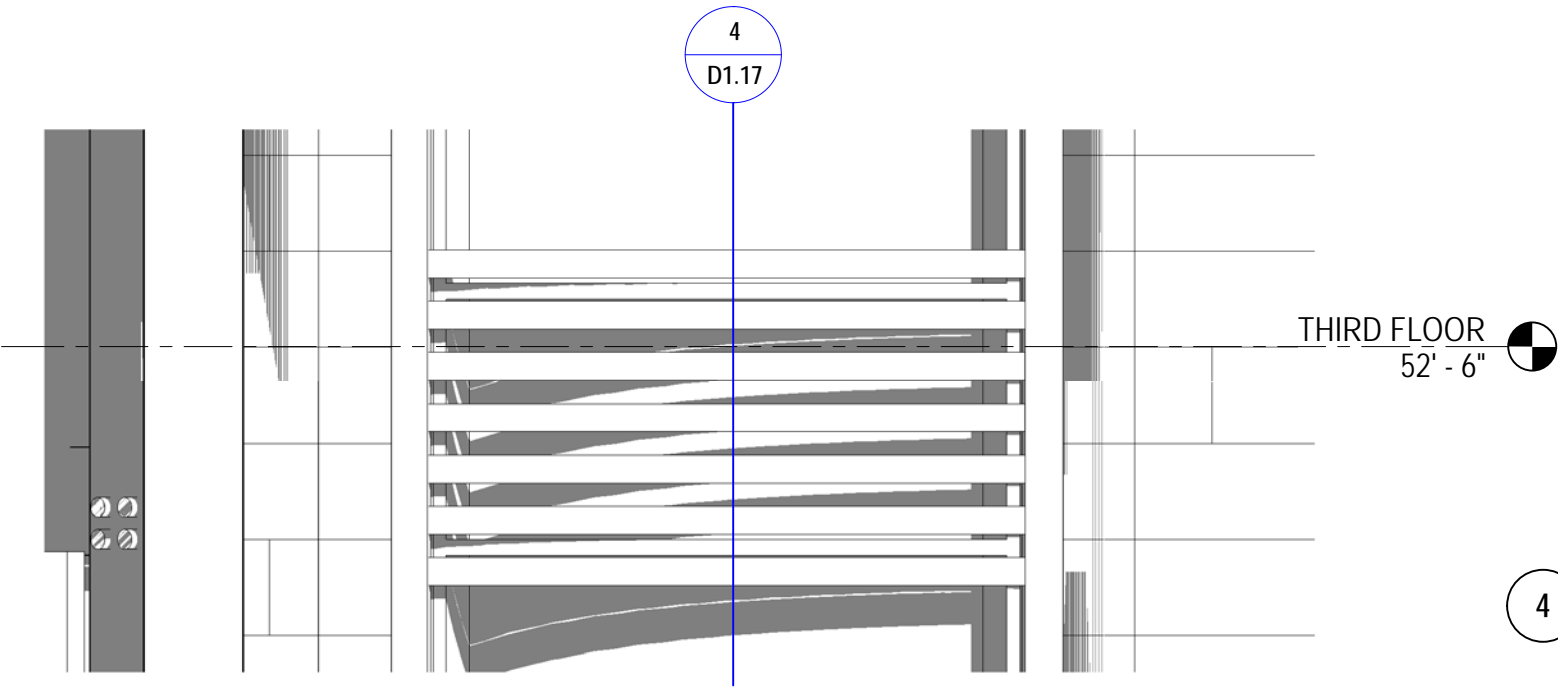
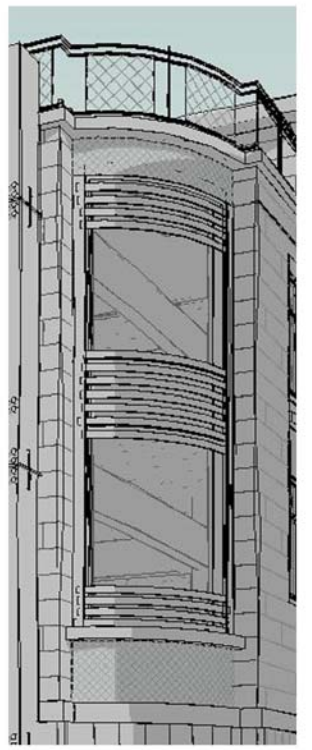
D1.16 ELEVATION DETAILS
60 PENHALLOW STREET at BRICK MARKET
HDC WS4 - OCTOBER 2019



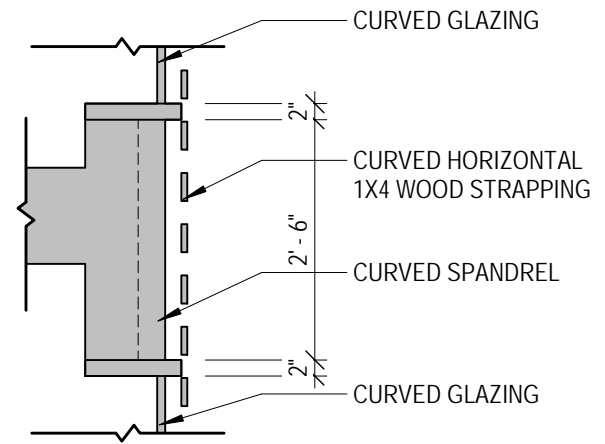
1 **HDC CURVED CORNER WINDOW HEADER**
1/2" = 1'-0"



2 **HDC CURVED CORNER WINDOW HEADER W/ RAILING SECTION DETAIL**
1/2" = 1'-0"

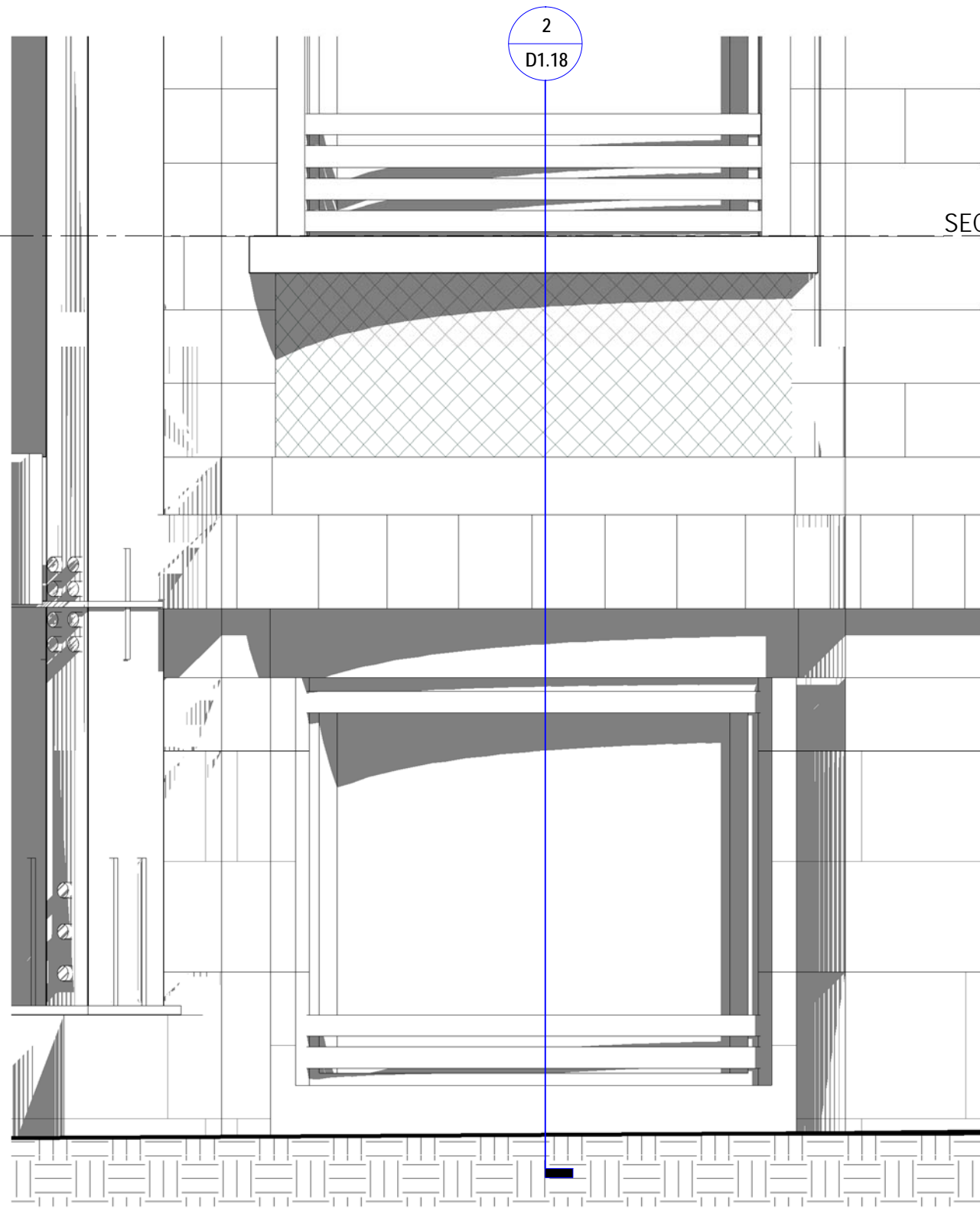


3 **HDC CURVED CORNER WINDOW MIDDLE BAND**
1/2" = 1'-0"



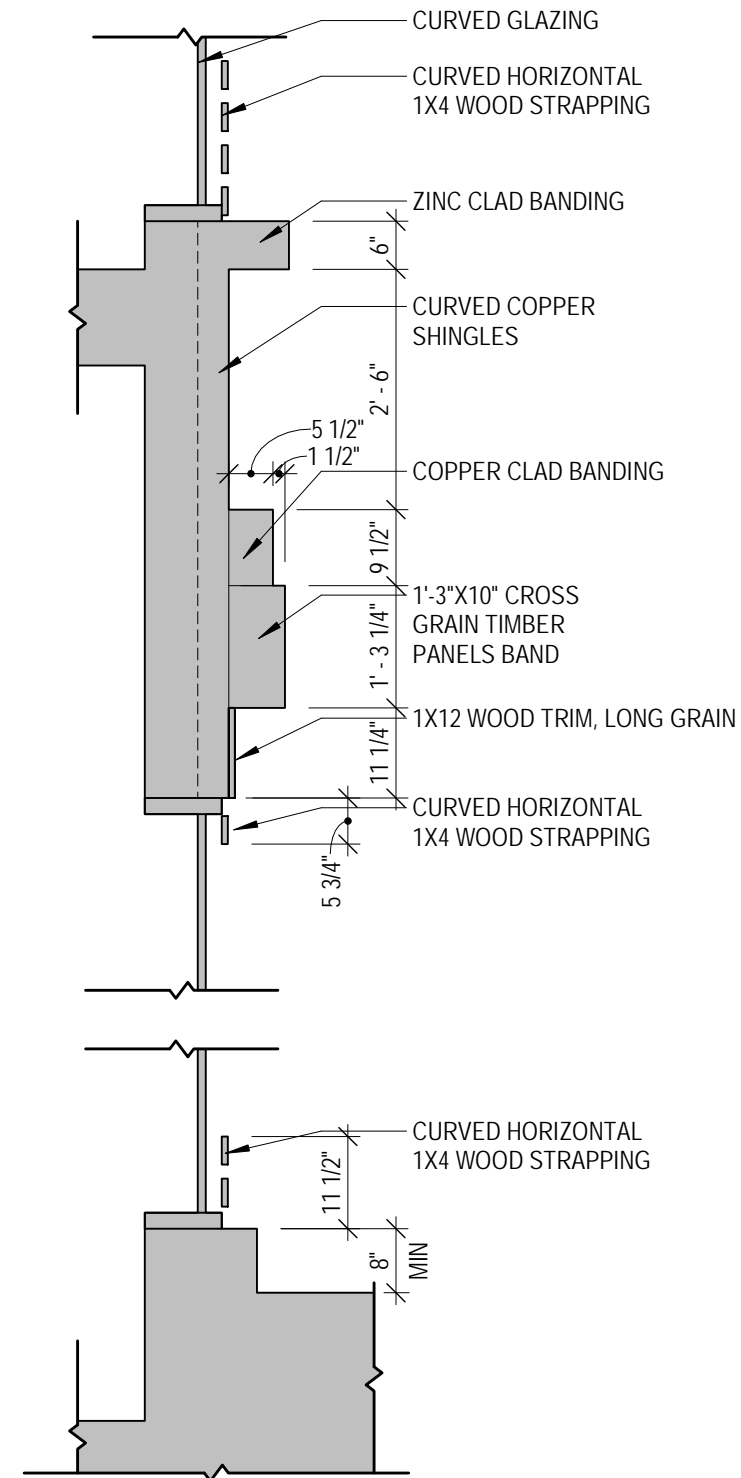
4 **HDC CURVED CORNER WINDOW MIDDLE BAND SECTION DETAIL**
1/2" = 1'-0"

D1.17 **ELEVATION DETAILS**
60 PENHALLOW STREET at BRICK MARKET
HDC WS4 - OCTOBER 2019

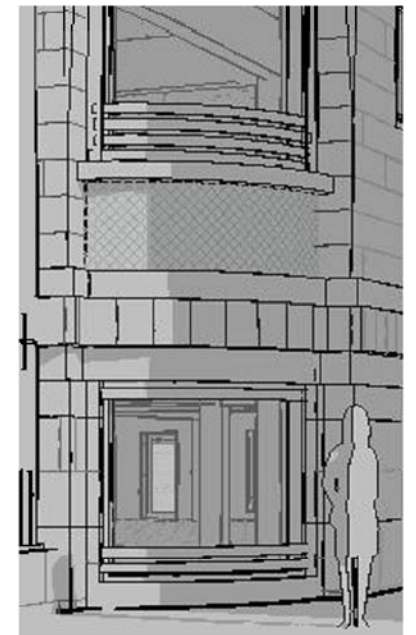


1 HDC CURVED CORNER WINDOW LOWER BAND
1/2" = 1'-0"

SECOND FLOOR
42' - 6"

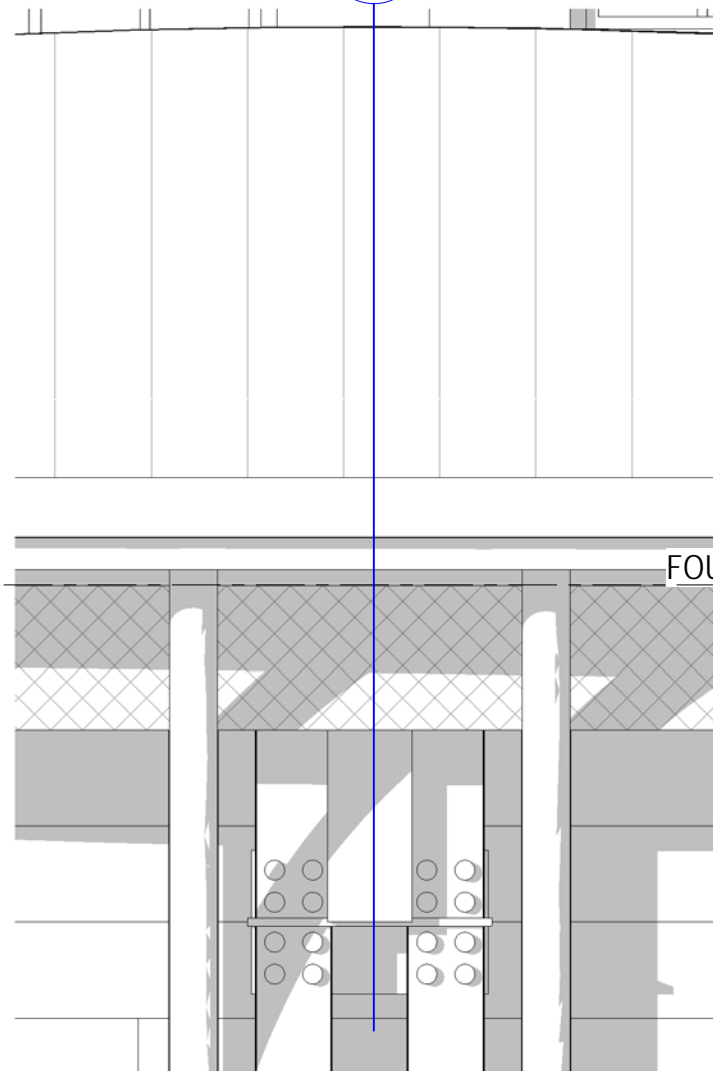


2 HDC CURVED CORNER WINDOW LOWER BAND SECTION DETAIL
1/2" = 1'-0"

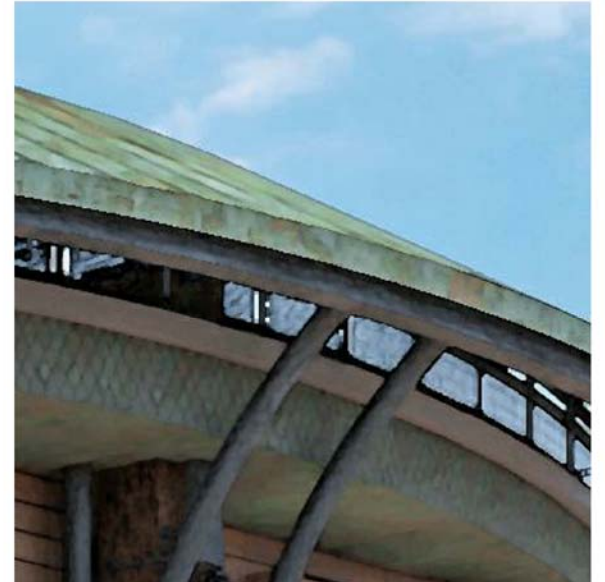
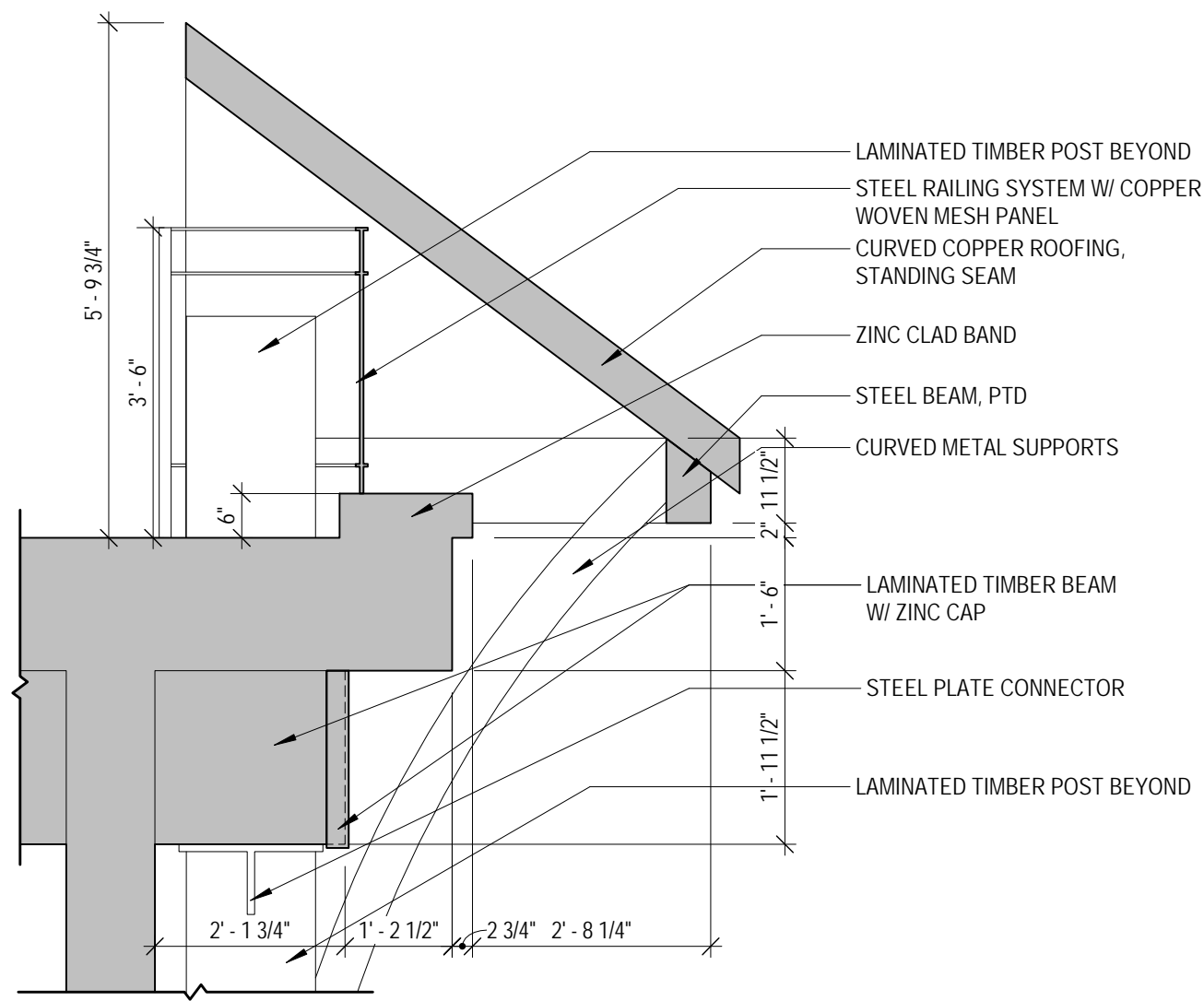


D1.18 ELEVATION DETAILS
60 PENHALLOW STREET at BRICK MARKET
HDC WS4 - OCTOBER 2019

4
D1.19



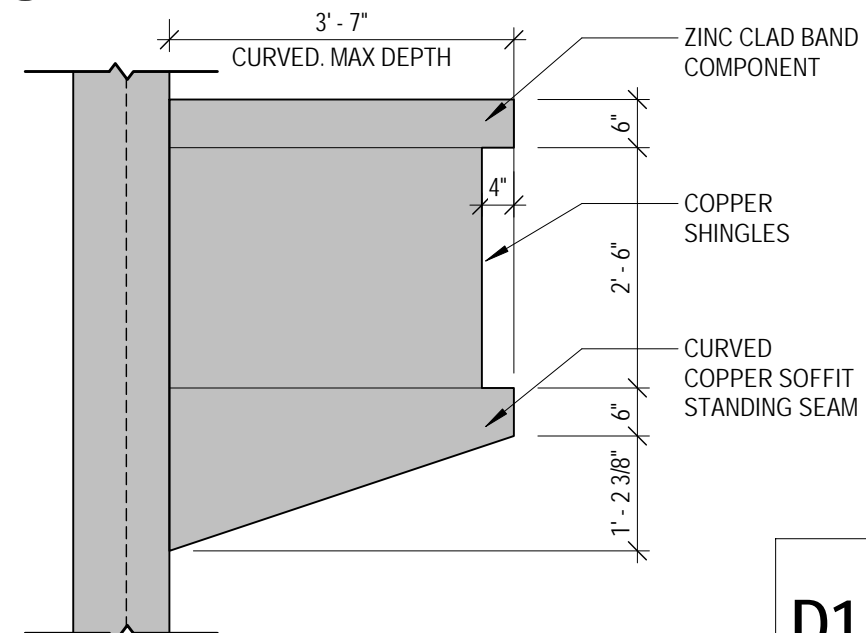
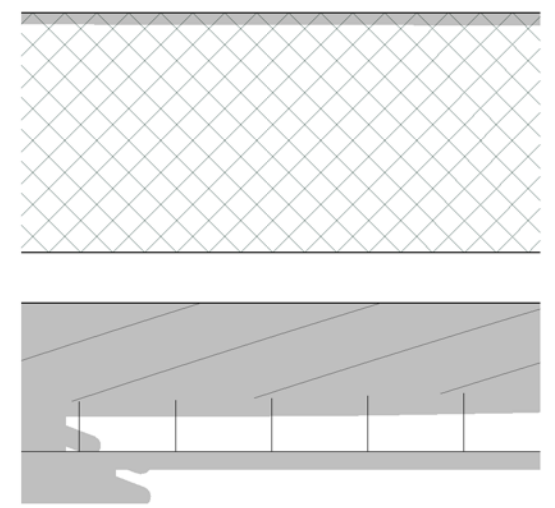
FOURTH FLOOR
62' - 0"



3 HDC TYPICAL ROOF EAVE ELEVATION
1/2" = 1'-0"

4 HDC TYPICAL ROOF EAVE SECTION DETAIL
1/2" = 1'-0"

SECOND FLOOR
42' - 6"

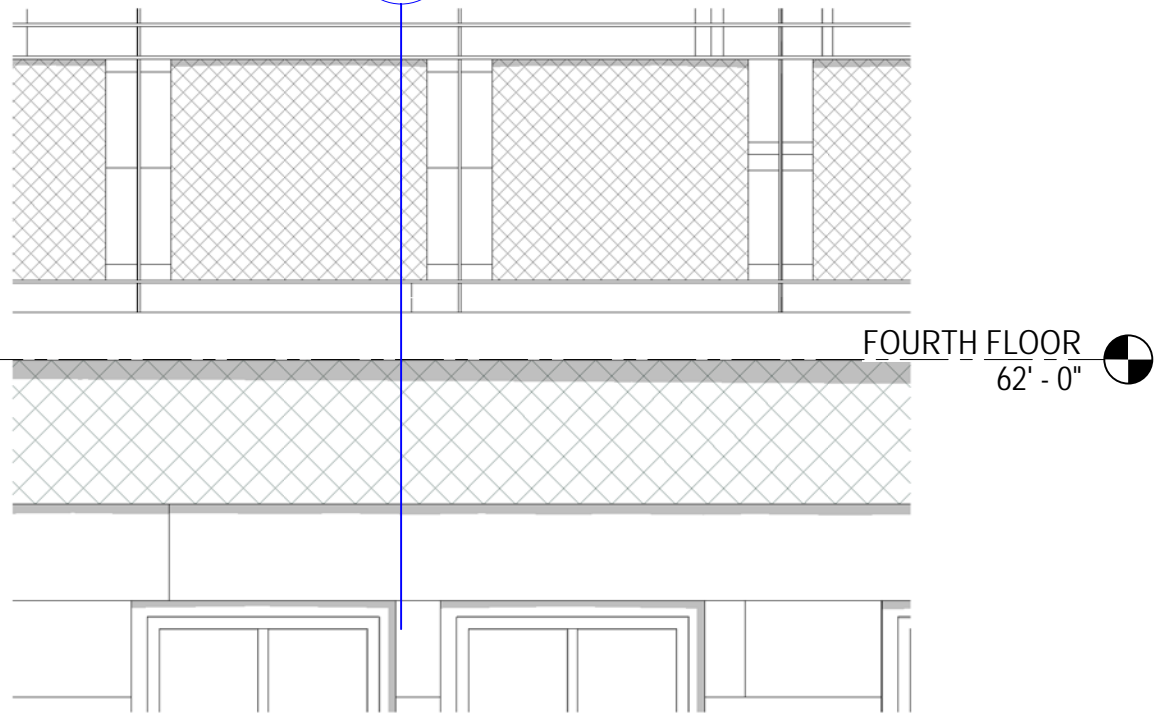


1 HDC TILE MOSAIC BAND ELEVATION
1/2" = 1'-0"

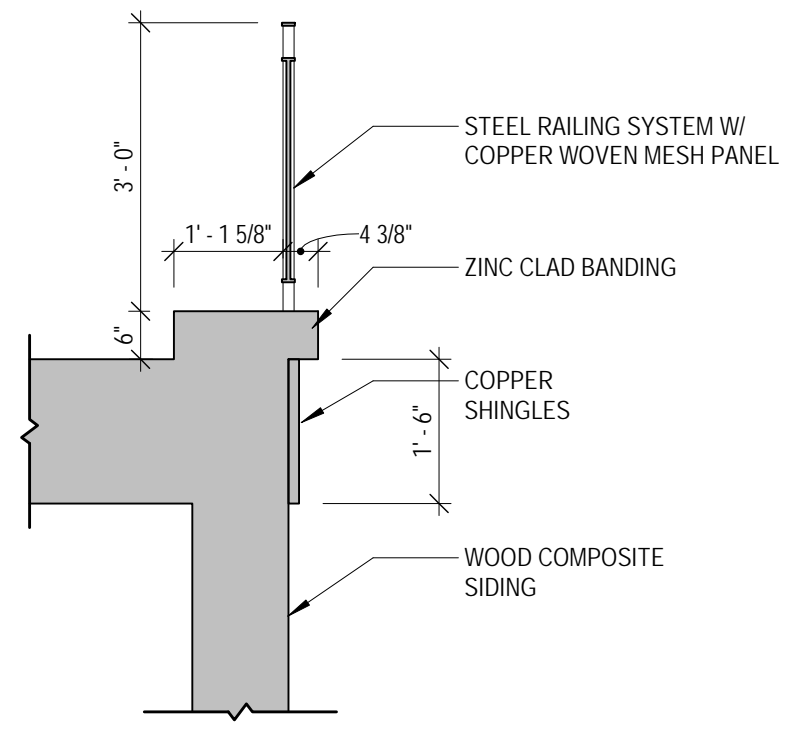
2 HDC TILE MOSAIC BAND DETAIL
1/2" = 1'-0"

D1.19 ELEVATION DETAILS
60 PENHALLOW STREET at BRICK MARKET
HDC WS4 - OCTOBER 2019

4
D1.20

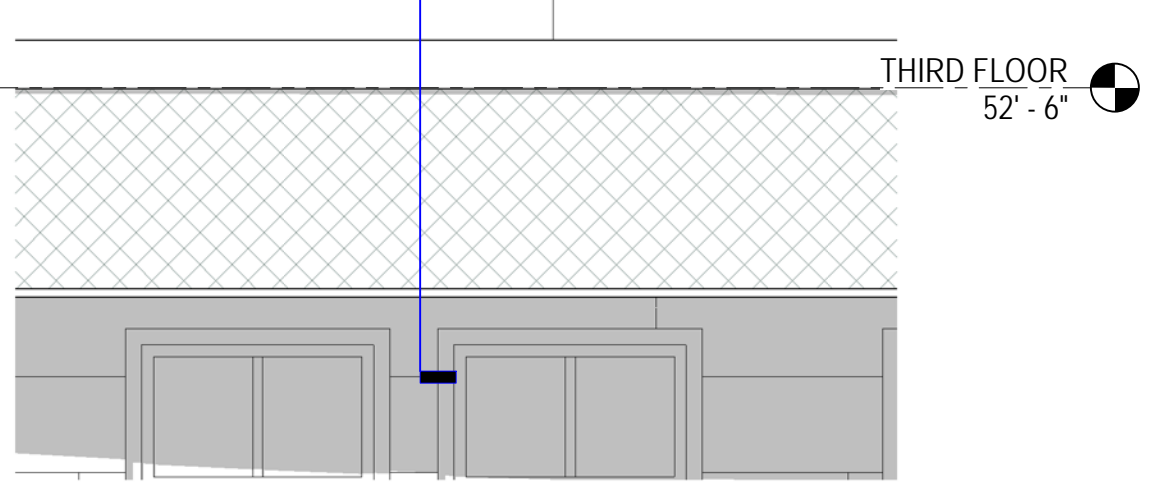


3 HDC TYPICAL RAILING AND UPPER BAND ELEVATION
1/2" = 1'-0"

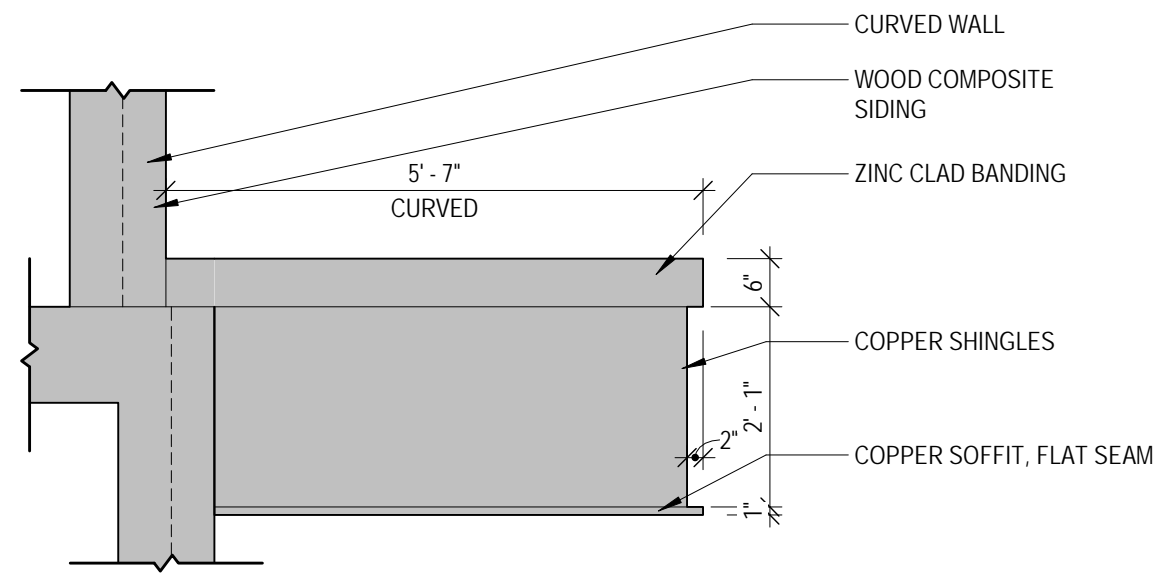


4 HDC TYPICAL RAILING AND UPPER BAND SECTION DETAIL
1/2" = 1'-0"

2
D1.20



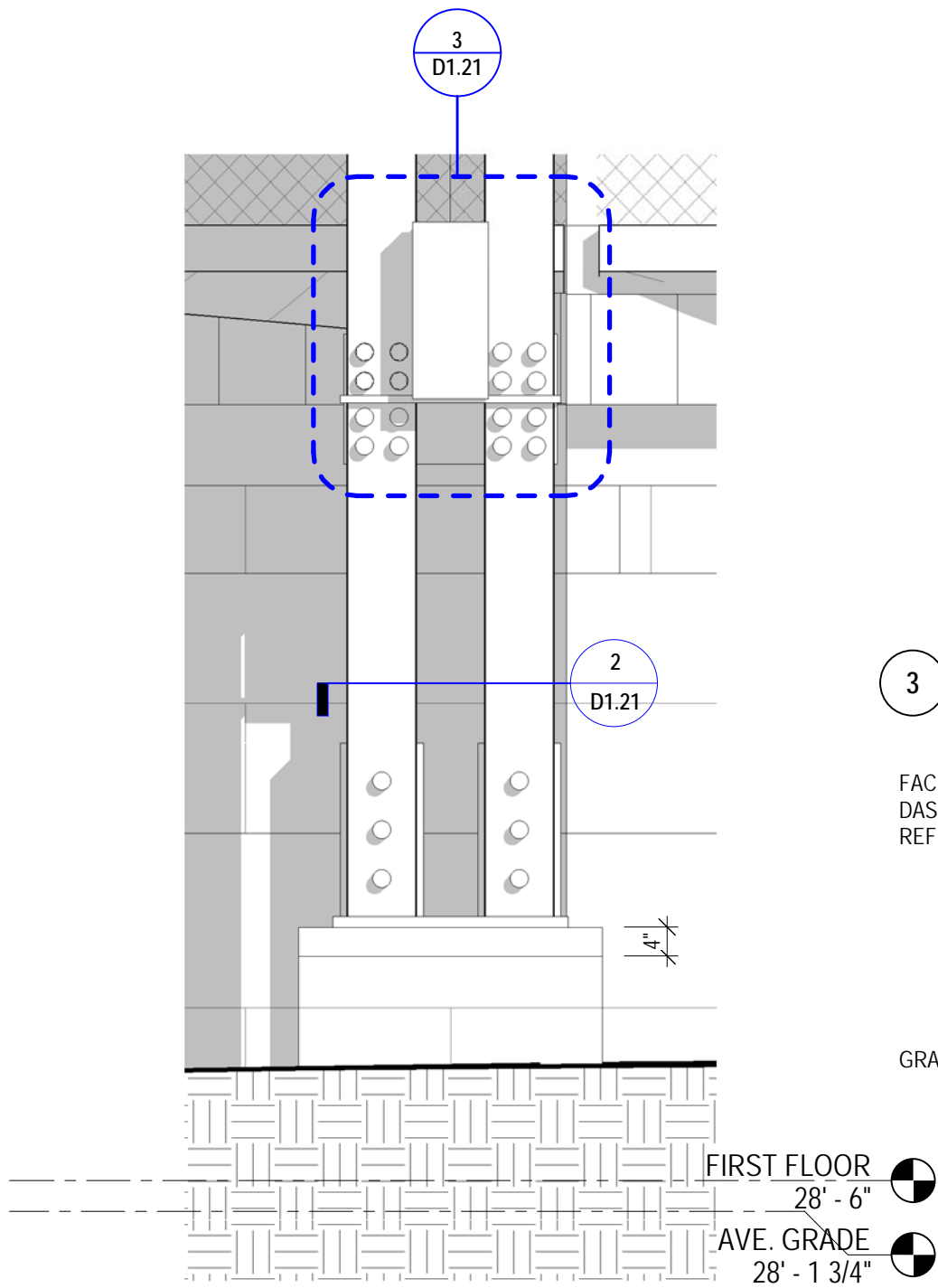
1 HDC TYPICAL MIDDLE BAND ELEVATION
1/2" = 1'-0"



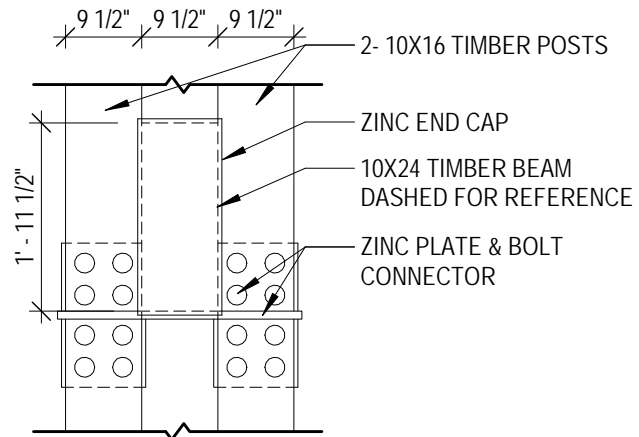
2 HDC TYPICAL MIDDLE BAND SECTION DETAIL
1/2" = 1'-0"



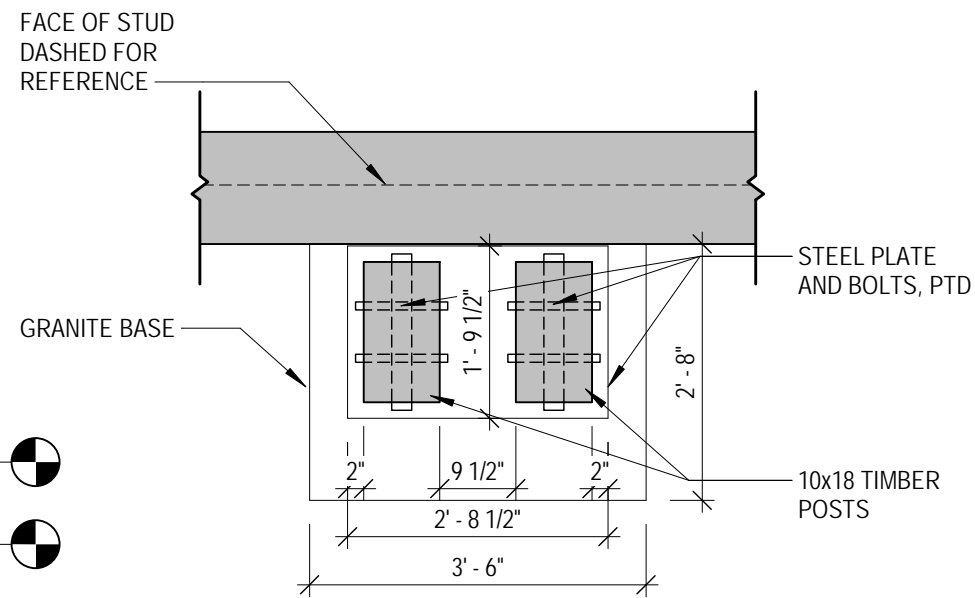
D1.20 ELEVATION DETAILS
60 PENHALLOW STREET at BRICK MARKET
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1 HDC TYPICAL TIMBER & GRANITE BASE ELEVATION
1/2" = 1'-0"



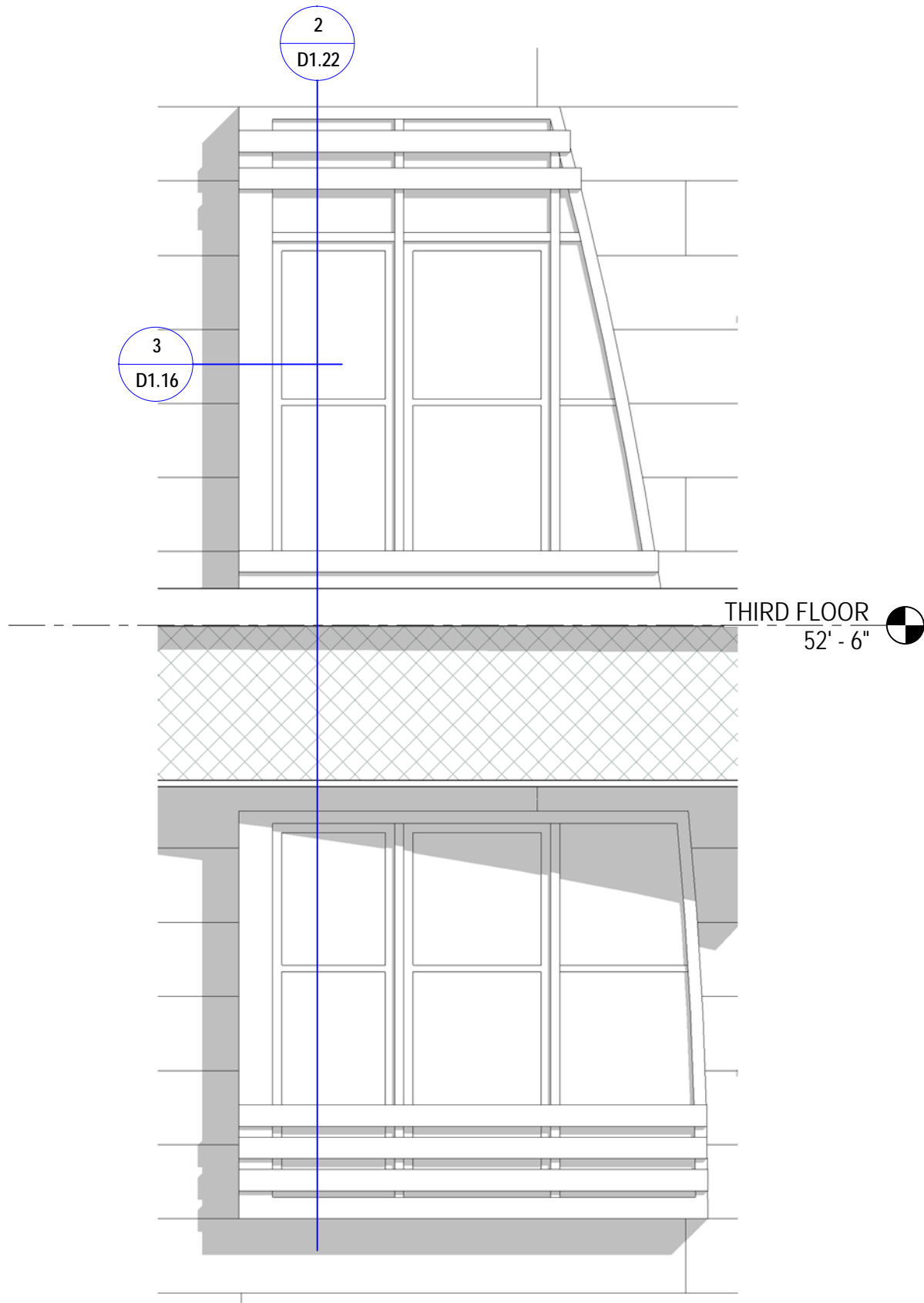
3 HDC TYPICAL BEAM AND POST CONNECTION
1/2" = 1'-0"



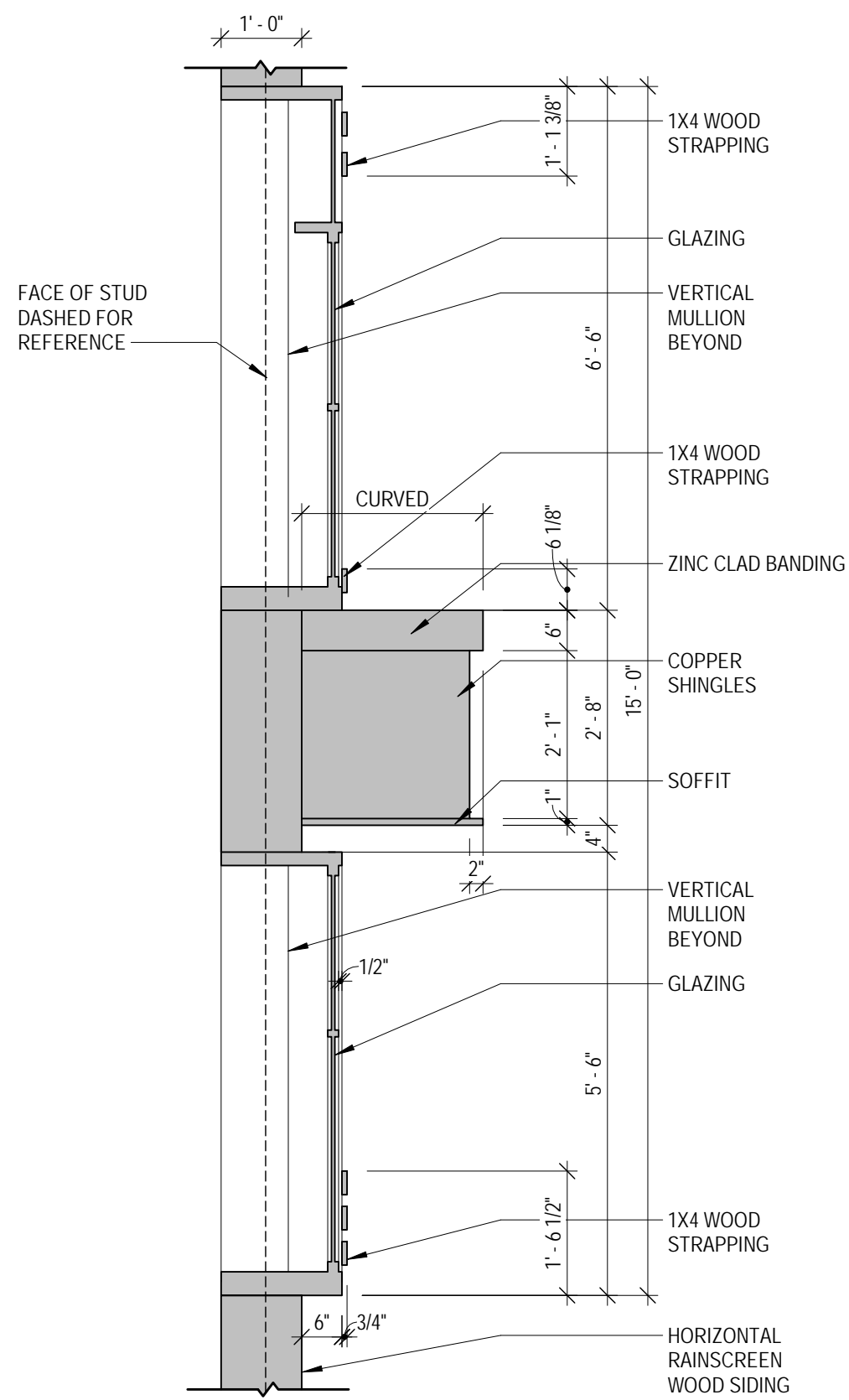
2 HDC TYPICAL TIMBER & GRANITE BASE PLAN DETAIL
1/2" = 1'-0"



D1.21 ELEVATION DETAILS
60 PENHALLOW STREET at BRICK MARKET
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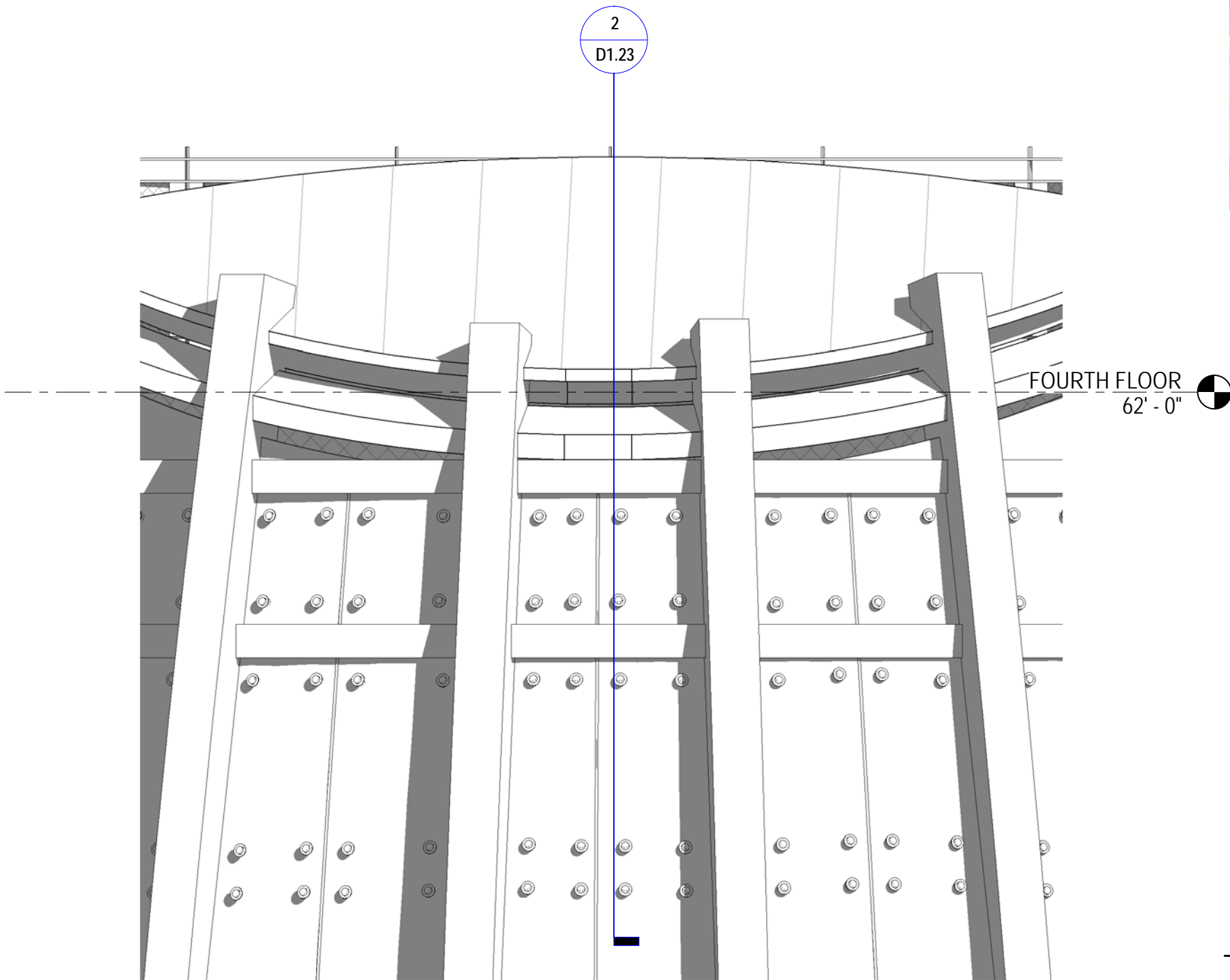
1 HDC WINDOW TYPE W2 ELEVATION
1/2" = 1'-0"



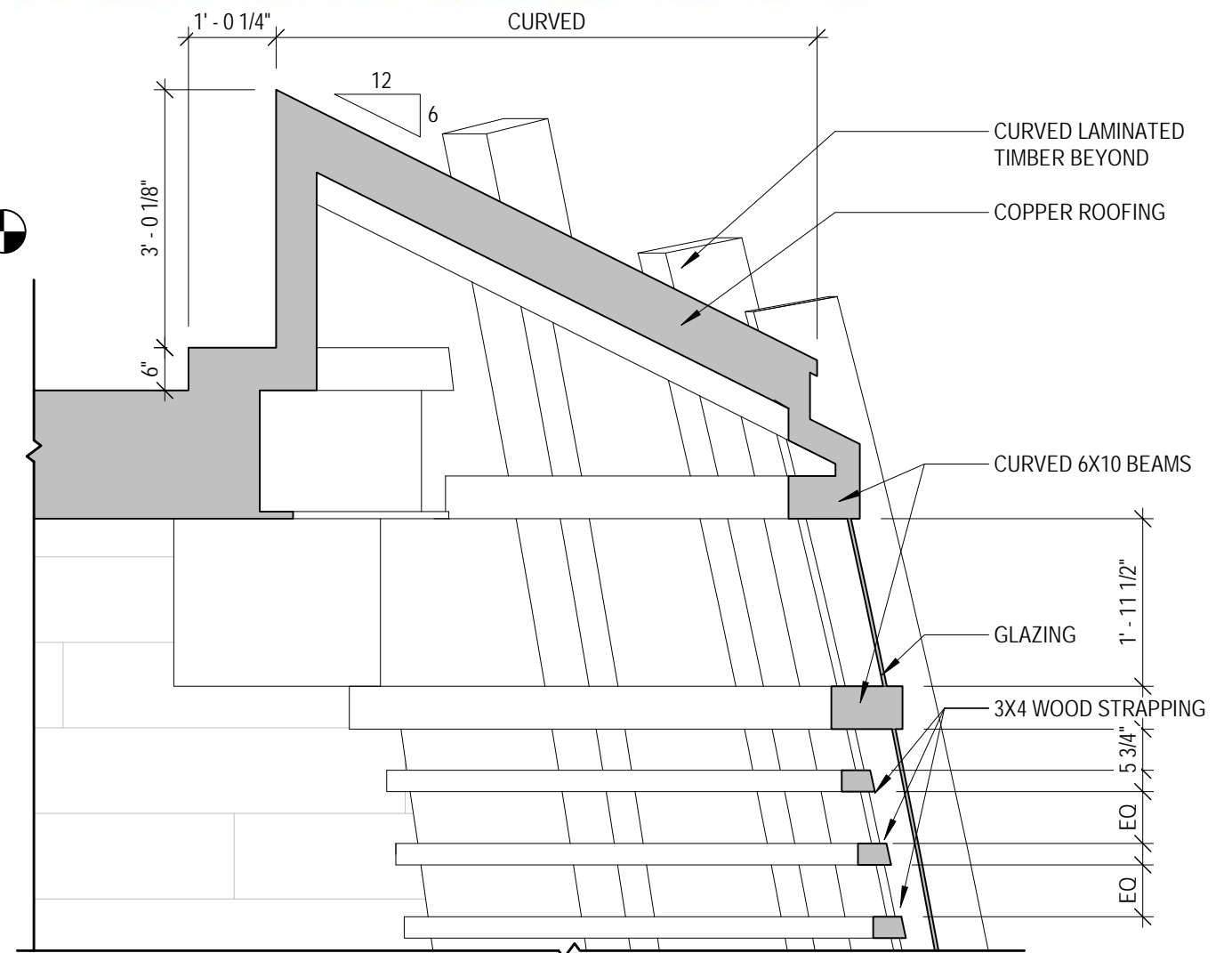
2 HDC WINDOW TYPE W2 SECTION DETAIL
1/2" = 1'-0"



D1.22 ELEVATION DETAILS
60 PENHALLOW STREET at BRICK MARKET
HDC WS4 - OCTOBER 2019



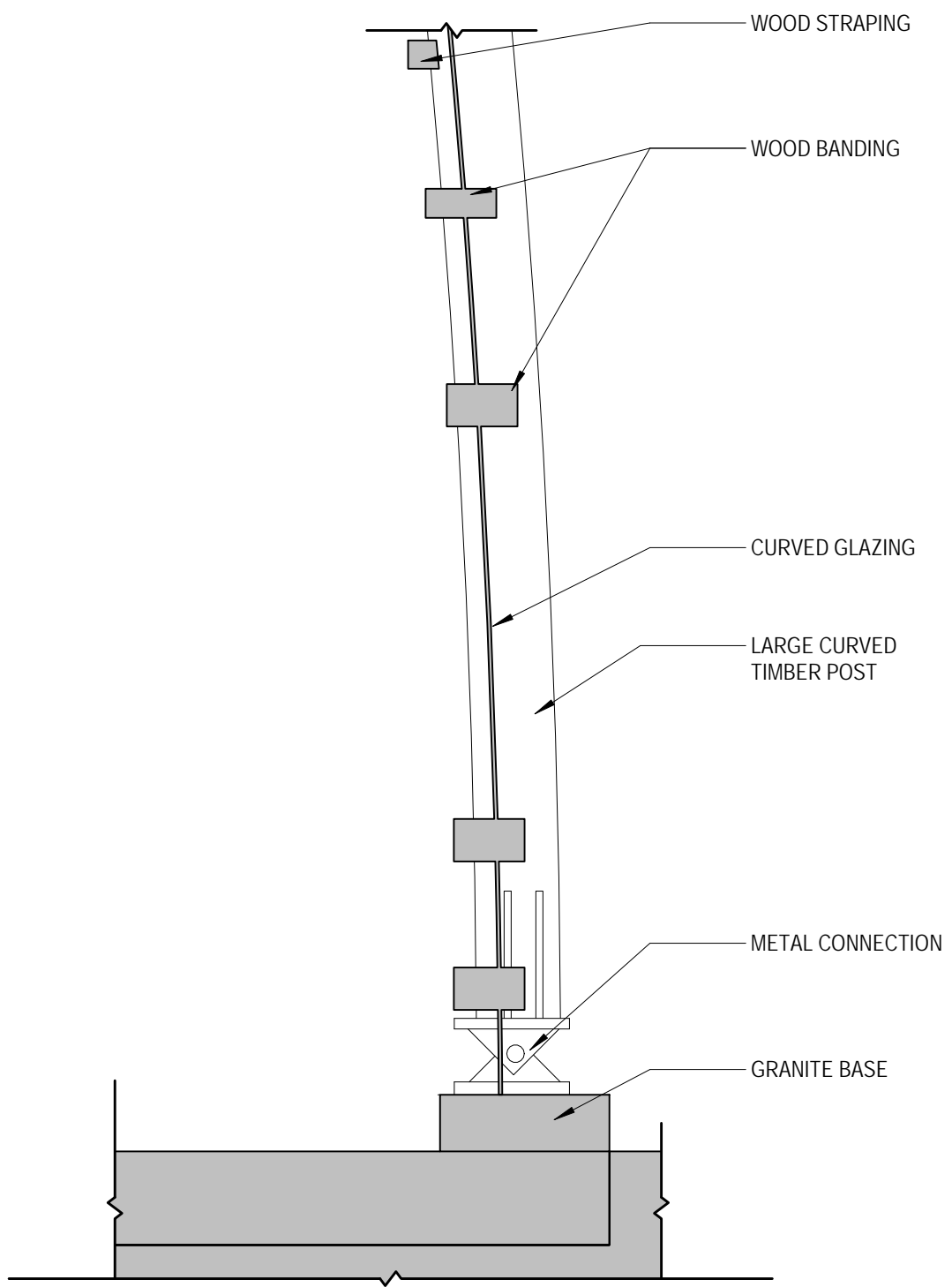
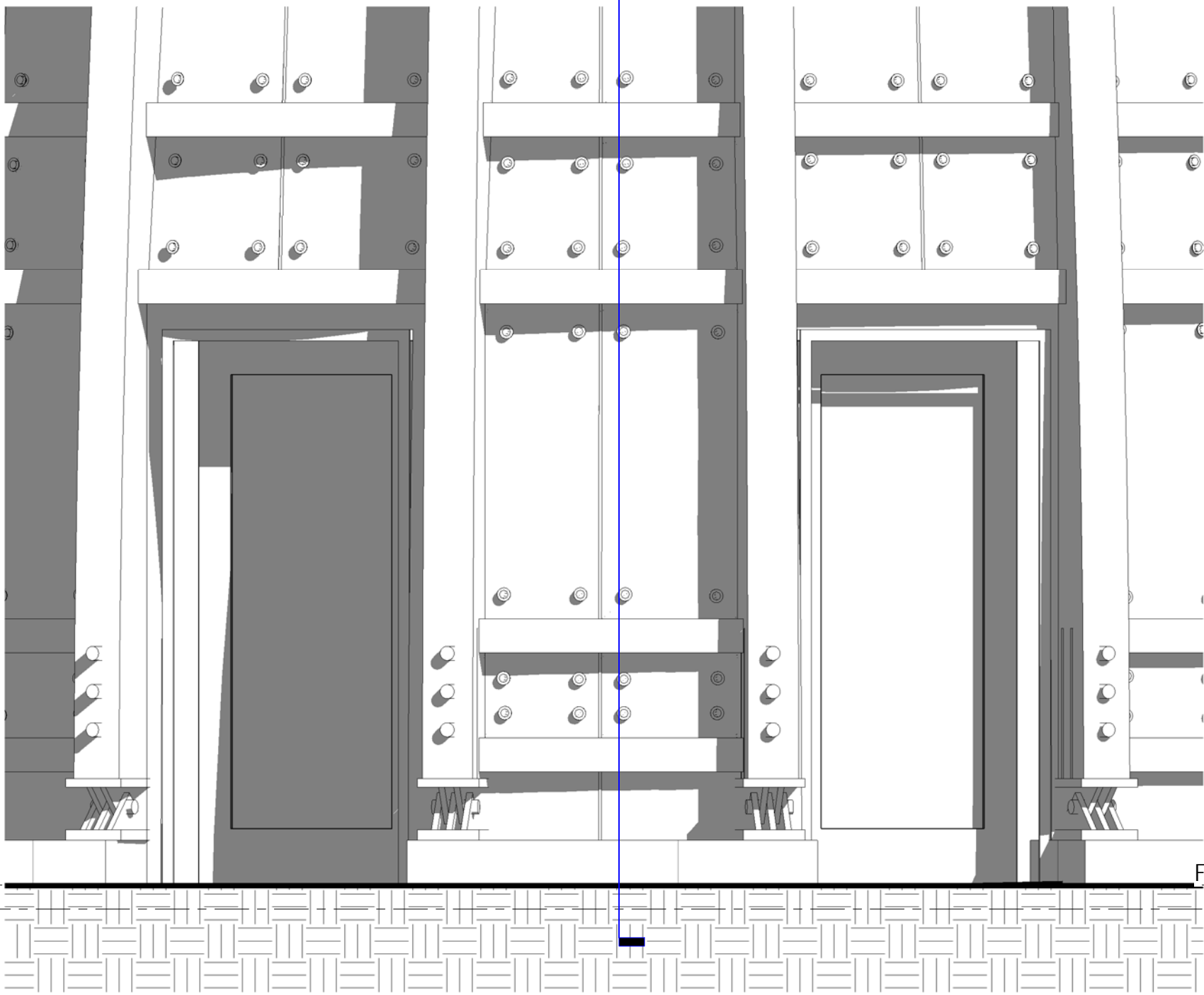
1 HDC ENTRY TOWER ROOF ELEVATION
1/2" = 1'-0"



2 HDC ENTRY TOWER ROOF SECTION DETAIL
1/2" = 1'-0"

D1.23 ELEVATION DETAILS
60 PENHALLOW STREET at BRICK MARKET
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2
D1.24



1 HDC ENTRY TOWER BASE ELEVATION
1/2" = 1'-0"

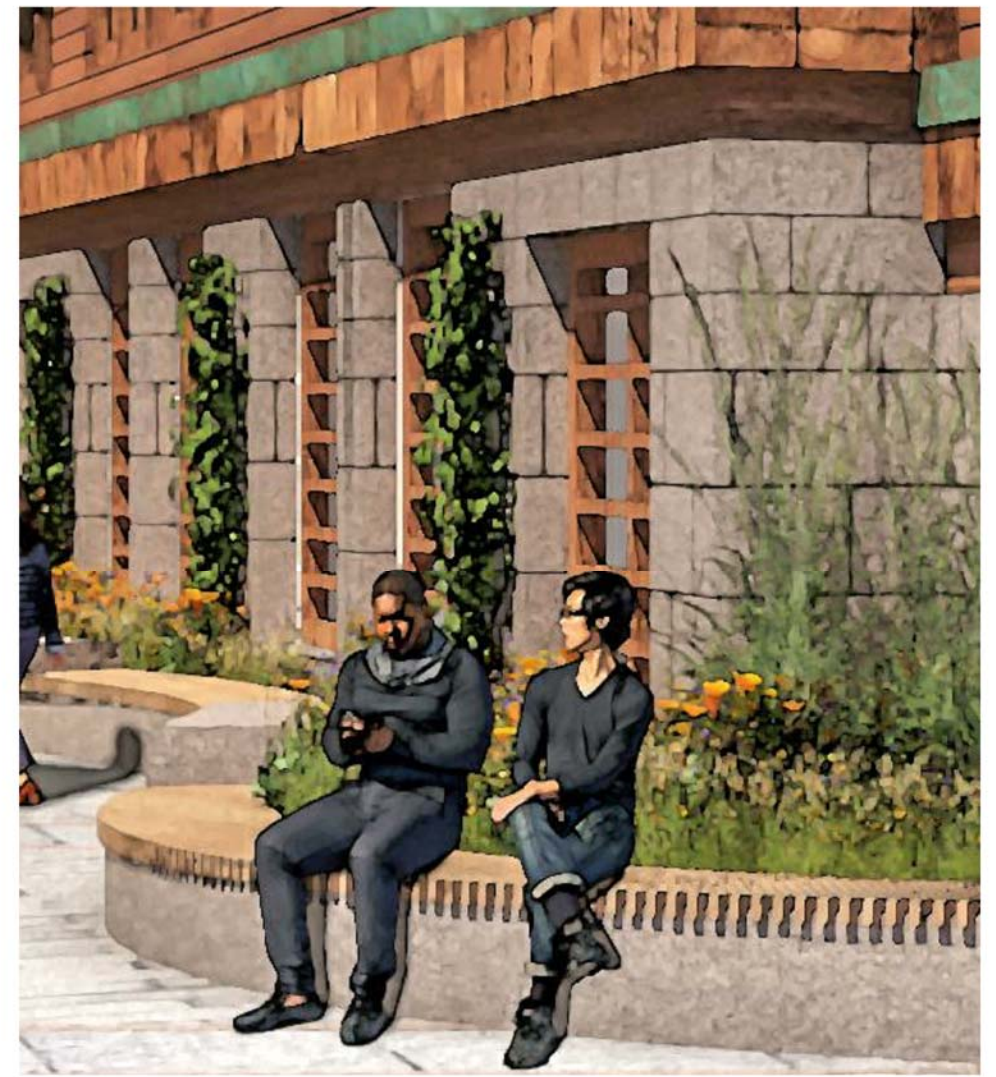
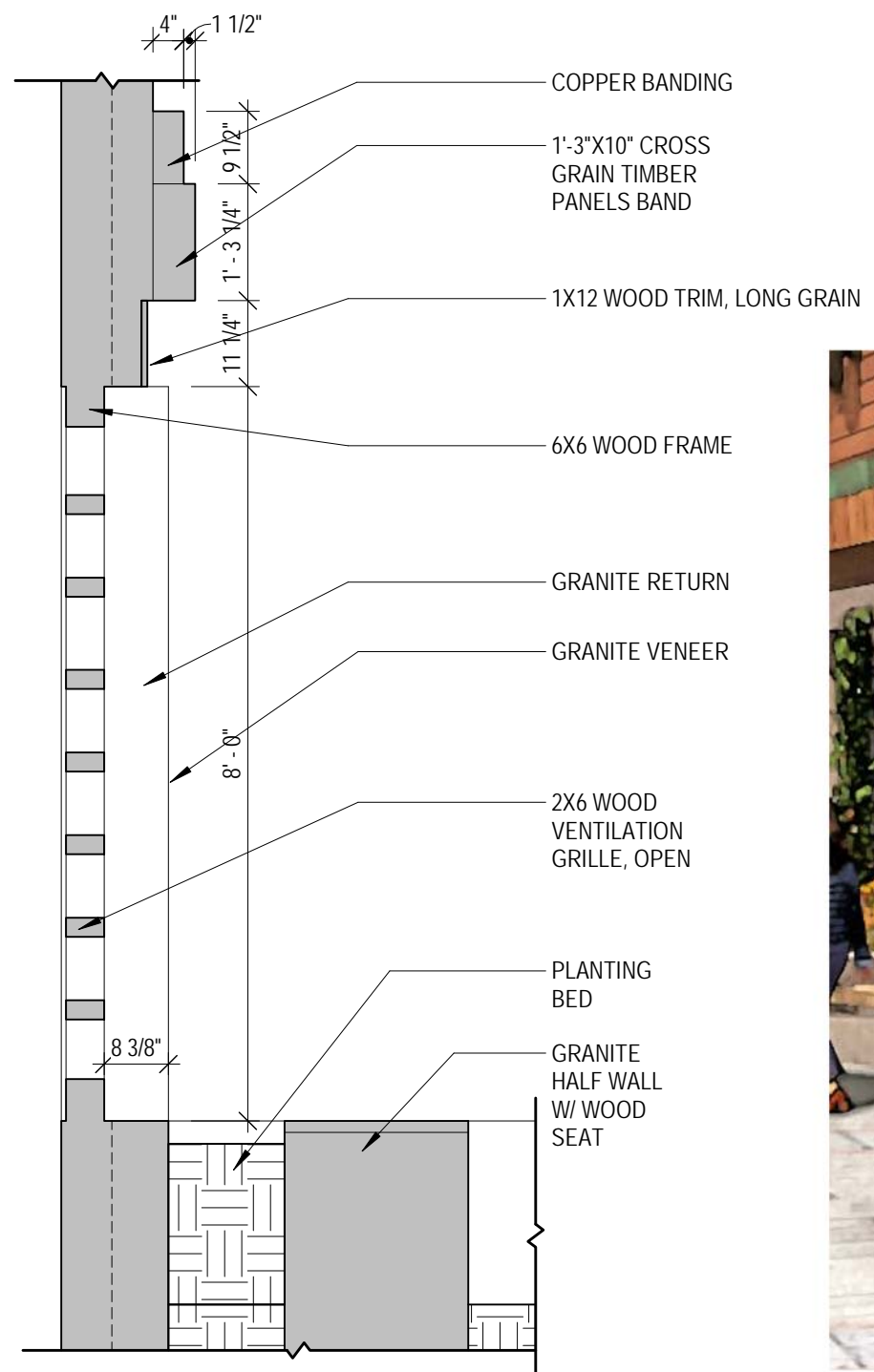
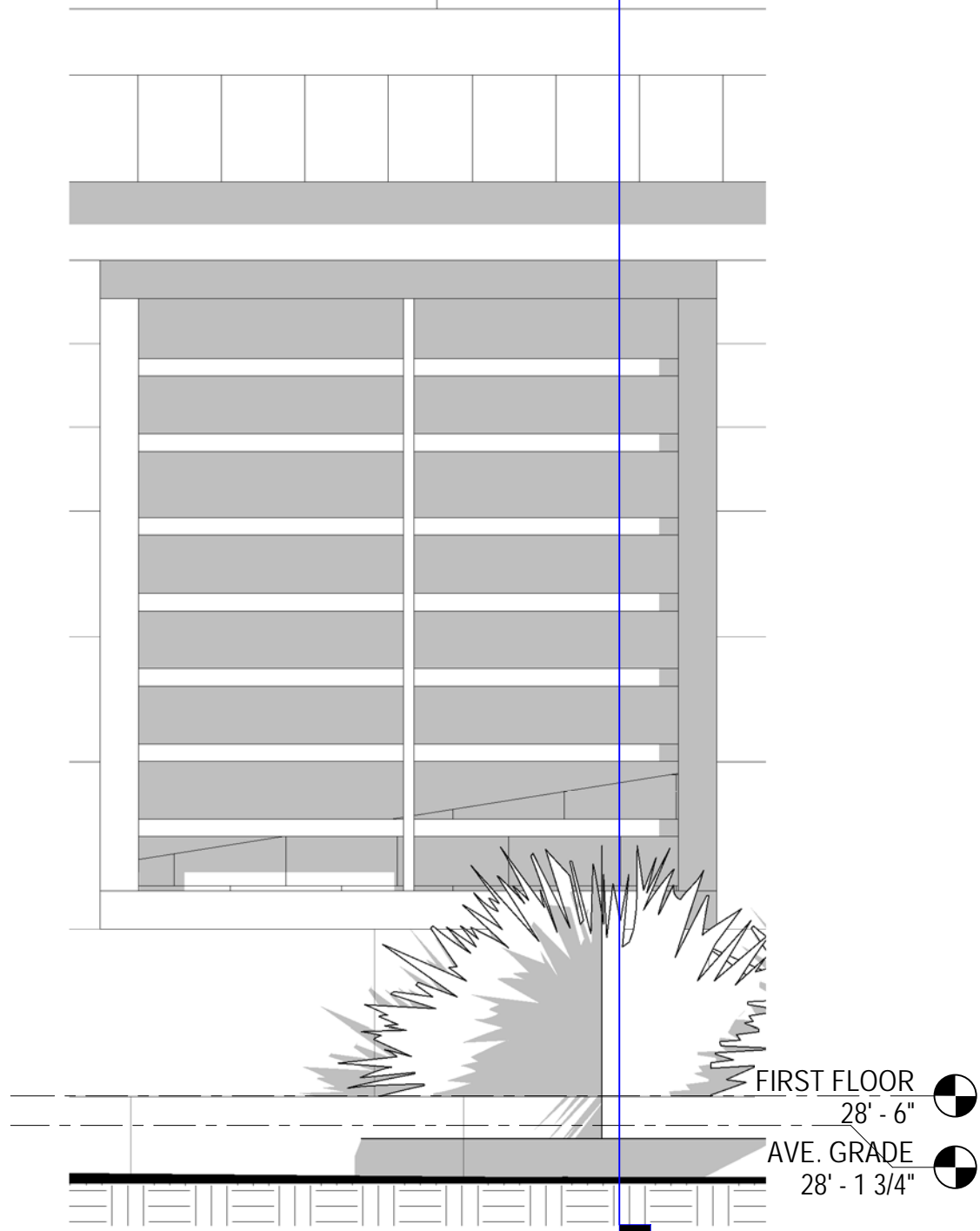
2 HDC ENTRY TOWER BASE SECTION DETAIL
1/2" = 1'-0"



D1.24 ELEVATION DETAILS
 60 PENHALLOW STREET at BRICK MARKET
 HDC WS4 - OCTOBER 2019



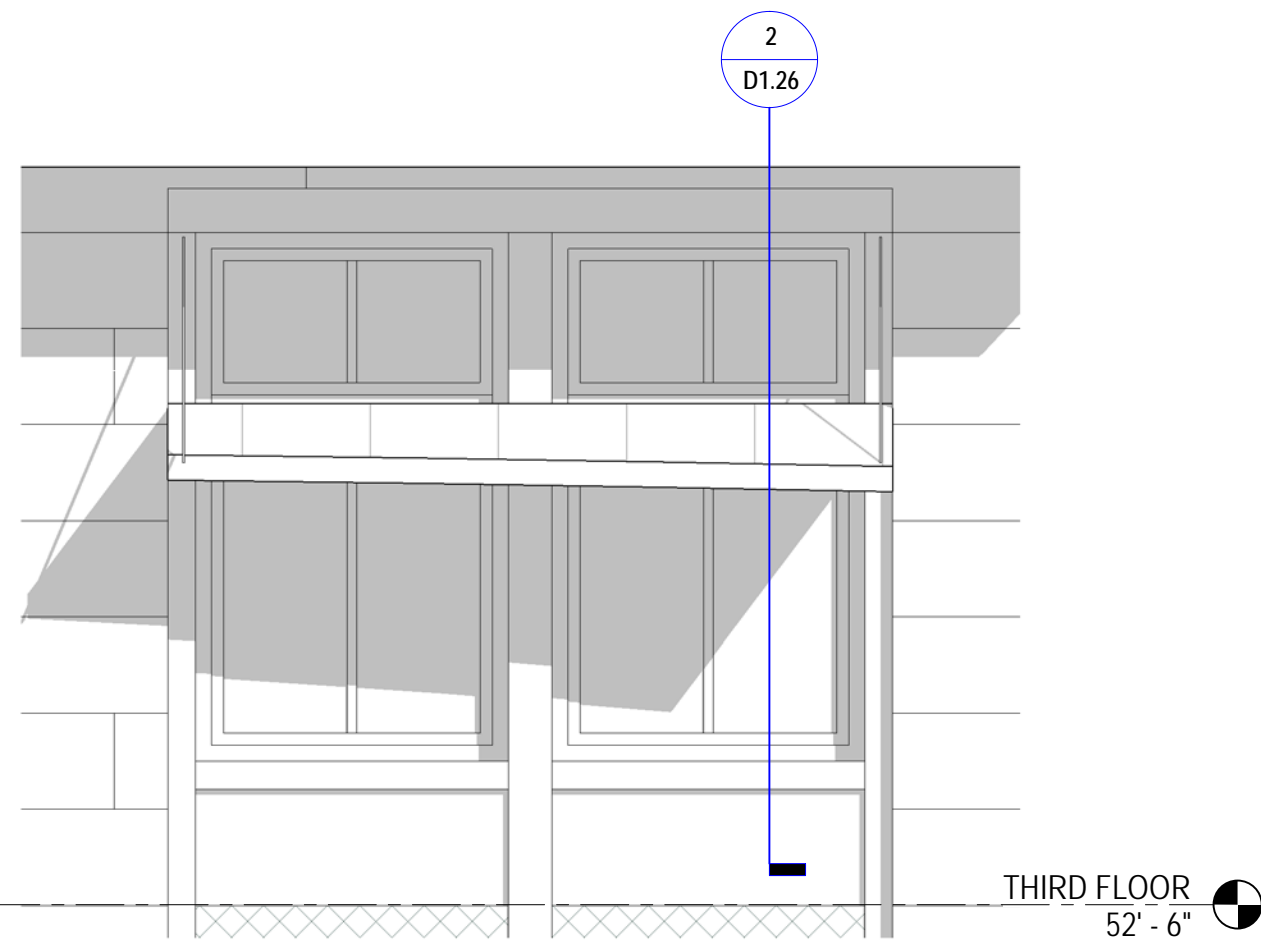
2
D1.25



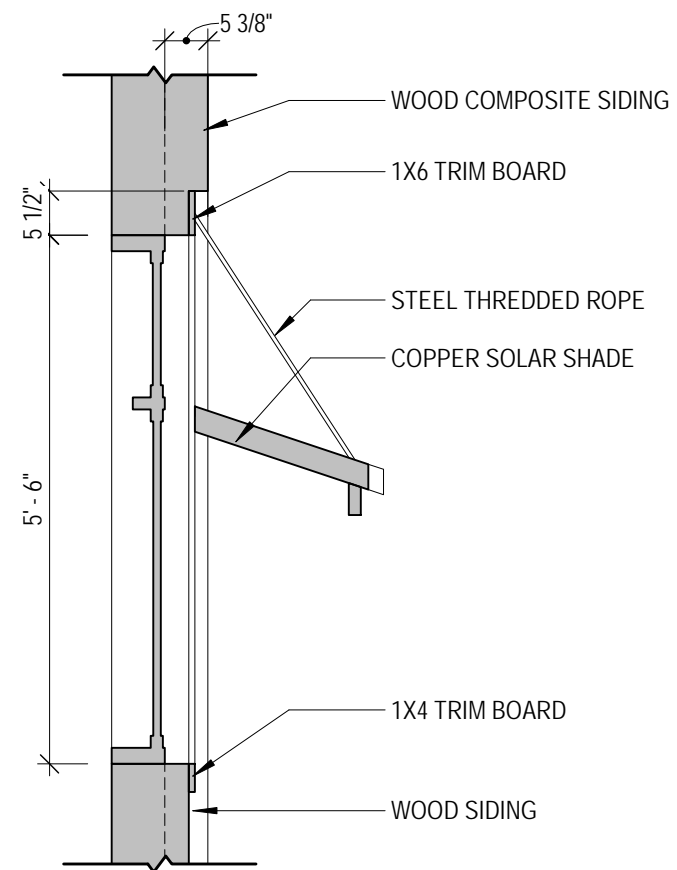
1 HDC TYPICAL VENTILATION ELEVATION
1/2" = 1'-0"

2 HDC TYPICAL VENTILATION SECTION DETAIL
1/2" = 1'-0"

D1.25 ELEVATION DETAILS
60 PENHALLOW STREET at BRICK MARKET
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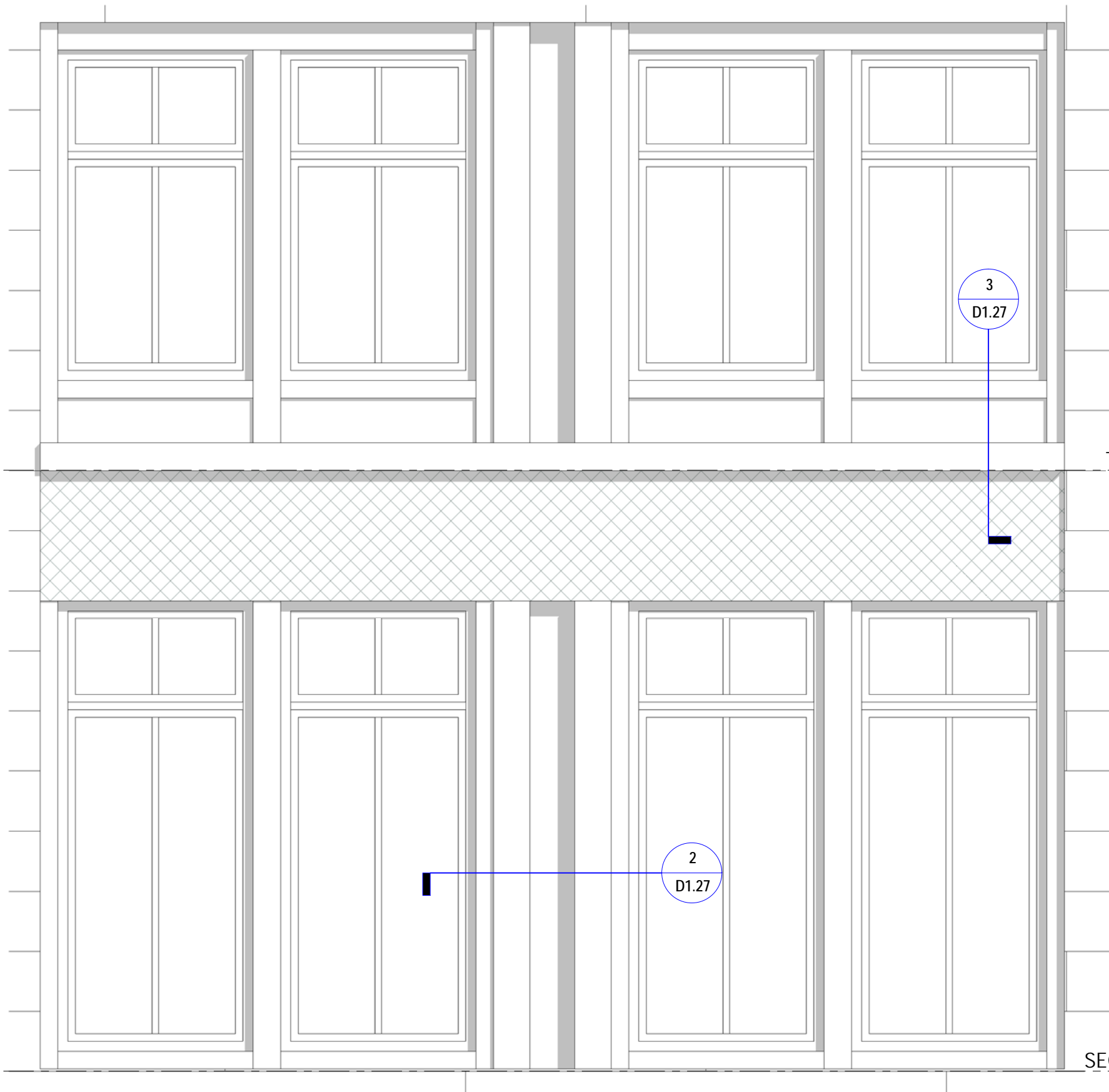
1 HDC TYPICAL SOLAR SHADE ELEVATION
1/2" = 1'-0"



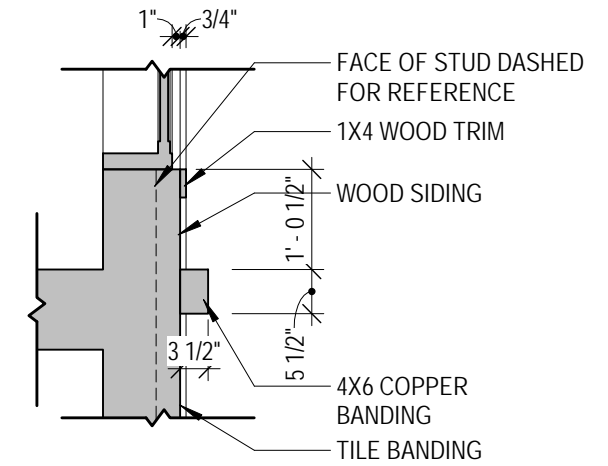
2 HDC TYPICAL SOLAR SHADE
1/2" = 1'-0"



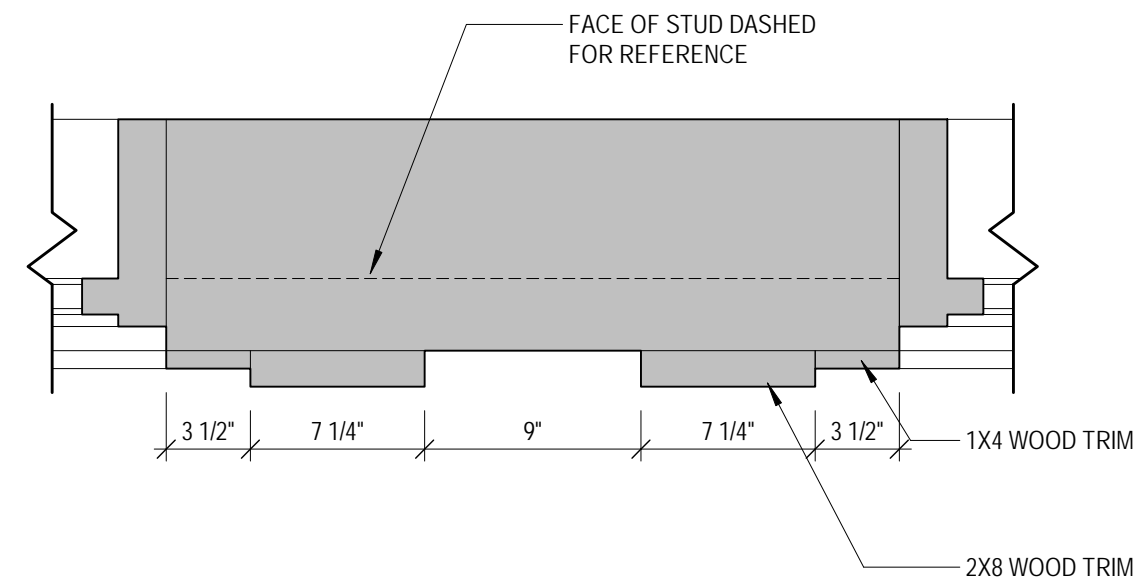
D1.26 ELEVATION DETAILS
60 PENHALLOW STREET at BRICK MARKET
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1 HDC TYPICAL WINDOW BAY ELEVATION
1/2" = 1'-0"



3 HDC WINDOW BAY COPPER BANDING
1/2" = 1'-0"



2 HDC WINDOW BAY JAMB DETAIL
1 1/2" = 1'-0"

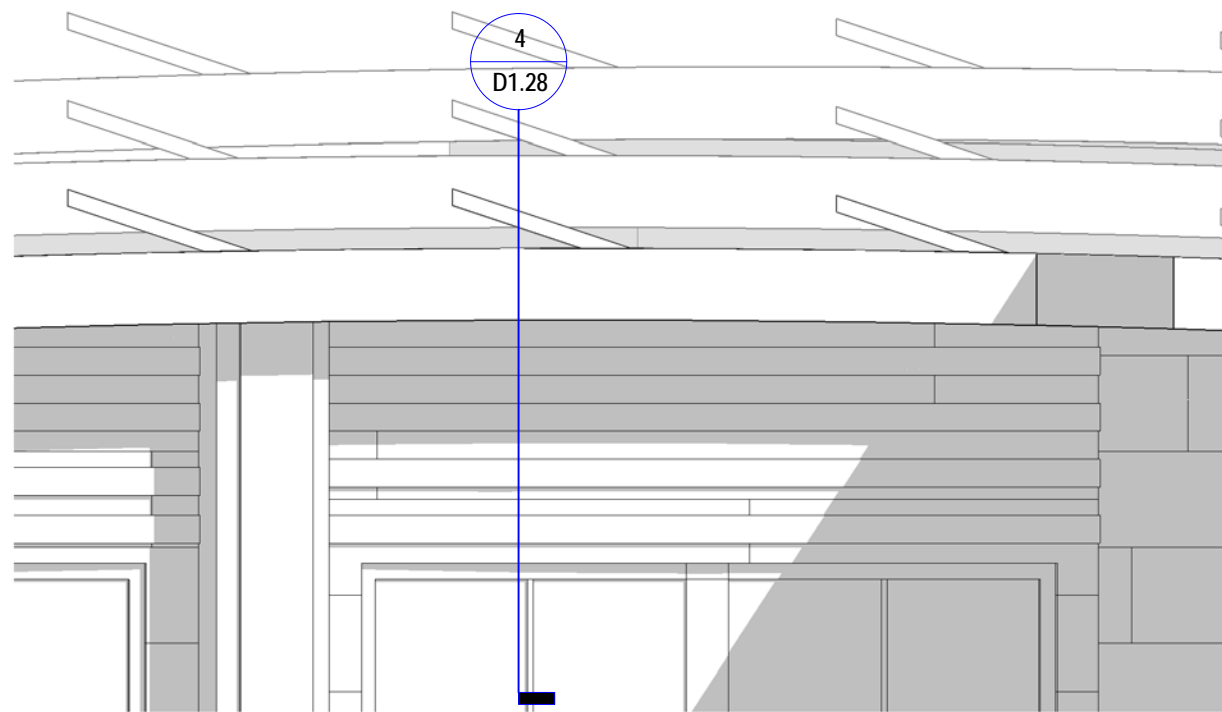
D1.27

ELEVATION DETAILS

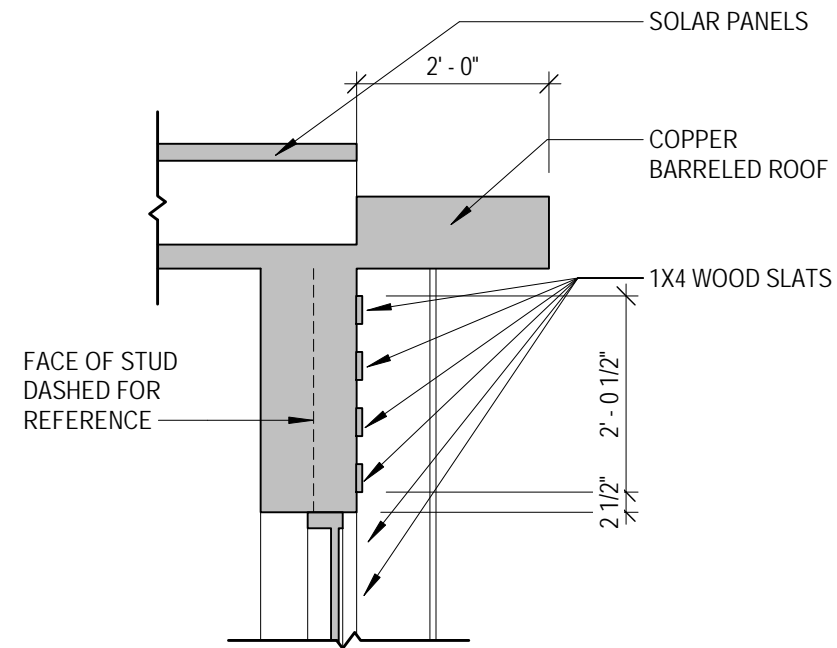
60 PENHALLOW STREET at BRICK MARKET
HDC WS4 - OCTOBER 2019



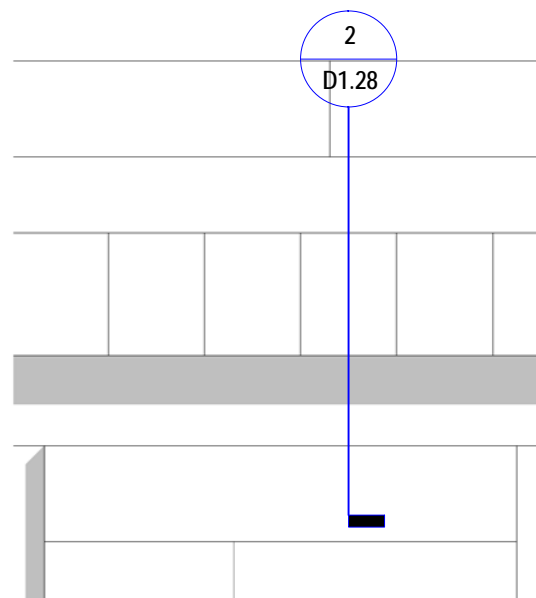
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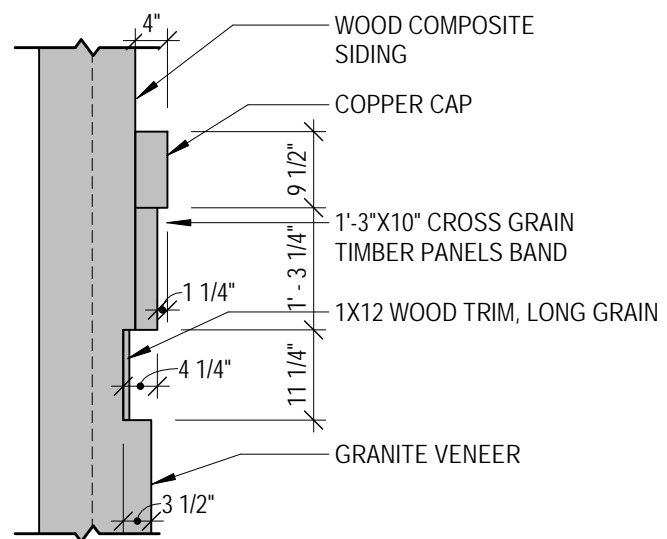
3 **HDC BARREL ROOF ELEVATION**
1/2" = 1'-0"



4 **HDC BARREL ROOF SECTION DETAIL**
1/2" = 1'-0"



1 **HDC RAINSCREEN/GRANITE TRANSITION BANDING**
1/2" = 1'-0"



2 **HDC RAINSCREEN/GRANITE TRANSITION BANDING**
1/2" = 1'-0"



D1.28 **ELEVATION DETAILS**
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Material	Manufacturer	Model/Make	Finish/Color
Copper Roofing & soffits	Revere Copper	standing seam	fully weathered patina
Wood Composite Board Siding - horizontal	Prodema	rainscreen, concealed fasteners	Rustic
Wood Composite Board Siding - vertical	Prodema	rainscreen, concealed fasteners	Nux
Wood trim & strapping, treated	Acoya	acetylated treated wood	natural
Bent steel pipe brackets	custom	custom	painted; graphite
zinc coping, trim & beam end caps			graphite
Copper shingles	custom	diamond pattern, 4"	fully weathered patina
steel timber fasteners	custom	exposed	painted; graphite
granite veneer	regional	flamed & split-face	Deer Isle (pink)
glazing (windows, storefront, & curved curtainwall)			non-reflective; slightly tinted green
heavy timber beams & columns	Bensonwood or equivalent	cross laminated timber (CLT)	as shown
metal glass curtain wall connectors	CR Laurence Co. Inc	Heavy Duty Post mount fittings	graphite
metal mesh panel guardrails	GKD MetalFabrics	copper woven wire mesh & steel supports	patinated copper mesh & graphite painted steel



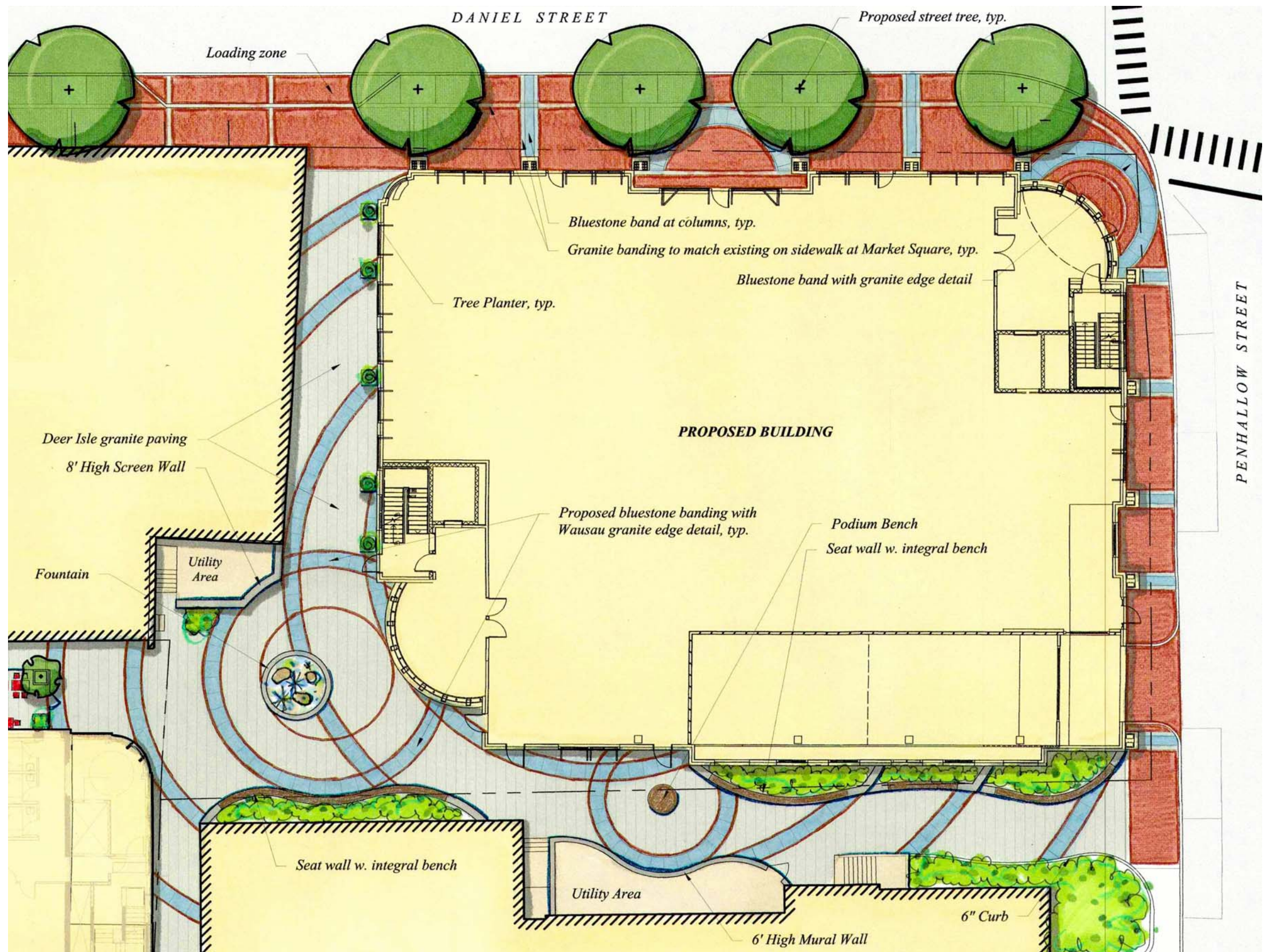
D1.29

BUILDING MATERIALS SCHEDULE

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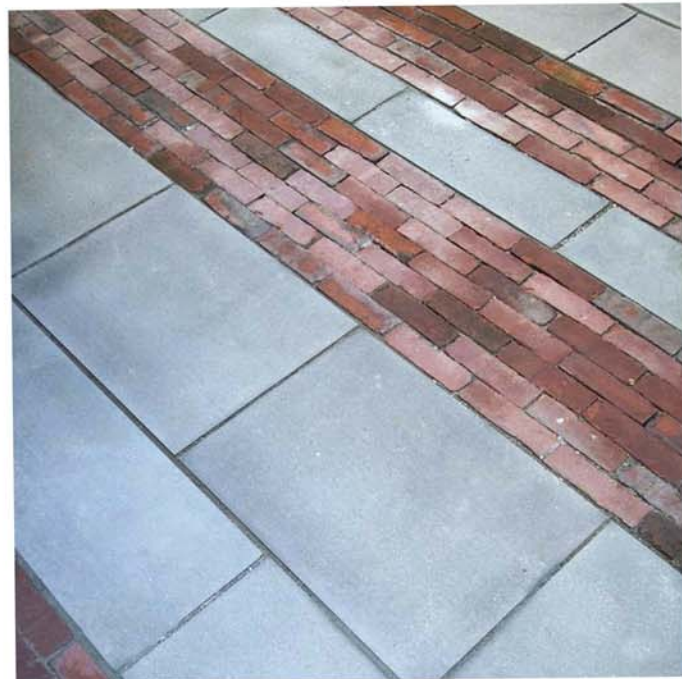
D1.30 LANDSCAPE DETAILS
 60 PENHALLOW STREET at BRICK MARKET
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Wausau Red Granite - Slim banding



Deer Isle Granite - Paving Field



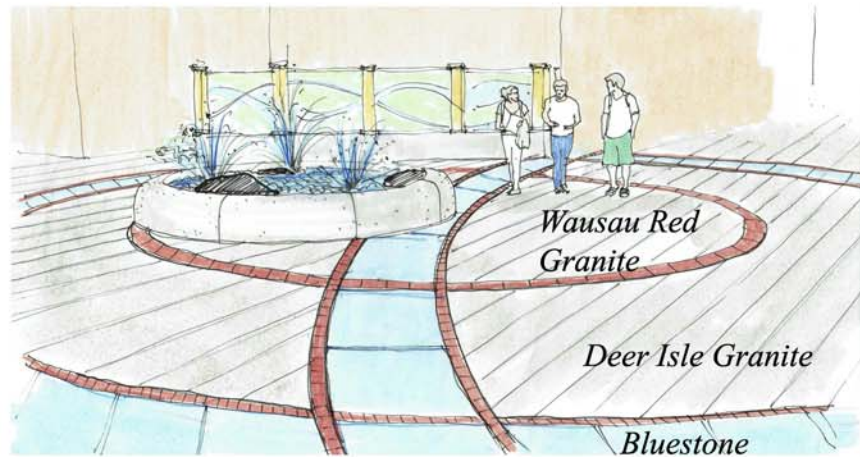
Bluestone



Podium Bench - 6' diameter

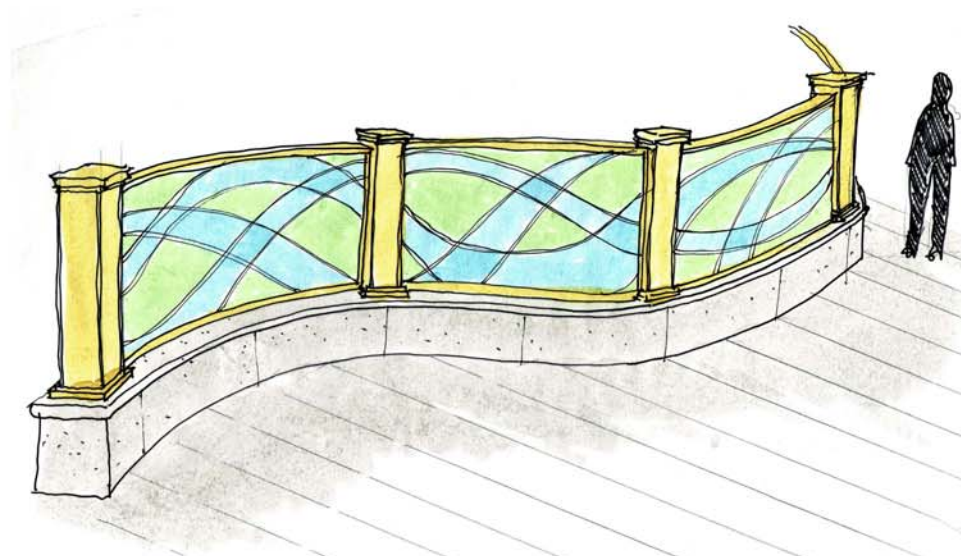


*Wood Bench Top - sits on Deer Isle granite wall base instead of steel feet as shown here
18" w x 14" - 20" base (varies with grade)*



*Granite Fountain - low sprays
18" high x 14' diameter*

*Tree planters shown as core ten here
3'x3'x3'*



*Mural Wall - Height 6' and 8' see plan - Granite base 18x18"
Posts wood to match building*



D1.31

LANDSCAPE MATERIALS

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