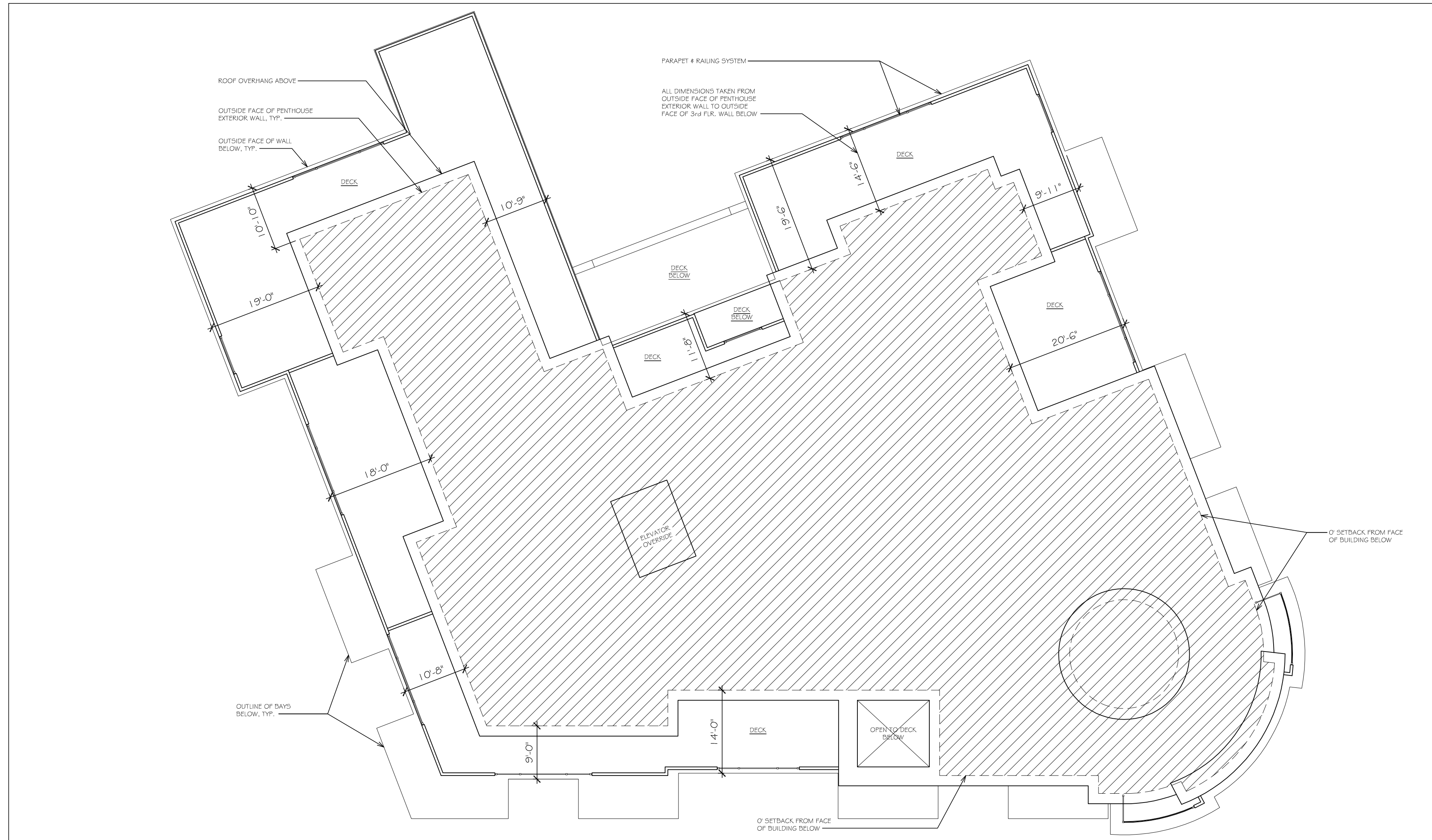


KEY

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW)

- A. CIVIC SPACE: WE ARE PROVIDING PERMANENTLY ACCESSIBLE, PUBLIC, OPEN SPACE SUCH AS; WIDENED SIDEWALKS, PLAZAS AND PEDESTRIAN-ONLY THROUGHWAYS. [THIS WILL TALLY MORE THAN 30% OF OUR LOT SIZE]. WE HAVE SPOKEN WITH THE ABUTTING PROPERTY, (aka VFW) AND WILL BE DRAFTING AN EASEMENT WITH THEM TO EXTEND LANDSCAPING UP TO THEIR BUILDING AND MAKE COSMETIC IMPROVEMENTS TO THEIR BUILDING TO IMPROVE THE EXPERIENCE BETWEEN AND AROUND THESE TWO (2) NEIGHBORING STRUCTURES.
- B. PARKING: WE ARE PROVIDING UNDERGROUND AND CONCEALED PARKING. WE ARE ALSO DIMINISHING AND BEAUTIFYING THE REMAINING SURFACE PARKING ON THE ADJACENT LOT.
- C. BUILDING MATERIALS: WE ARE USING HIGH QUALITY BUILDING MATERIALS SUCH AS MASONRY, GLASS, METAL, HIGH QUALITY WINDOWS, STOREFRONT SYSTEMS & AND AWNING ASSEMBLIES.
- D. BUILDING SCALE ELEMENTS: SCALING ELEMENTS, DETAILS AND MASSING TECHNIQUES FOCUSING ON THE PEDESTRIAN EXPERIENCE HAVE BEEN IMPLEMENTED SUCH AS STEPPING THE BUILDING, HORIZONTAL BANDS, EAVE BANDS AND DECORATIVE BUILDING CAPS, AWNINGS, PILASTERS AND COLUMNS AS WELL AS VARIED WINDOWS, DOOR SIZES AND MULTIPLE POINTS OF ENTRY.



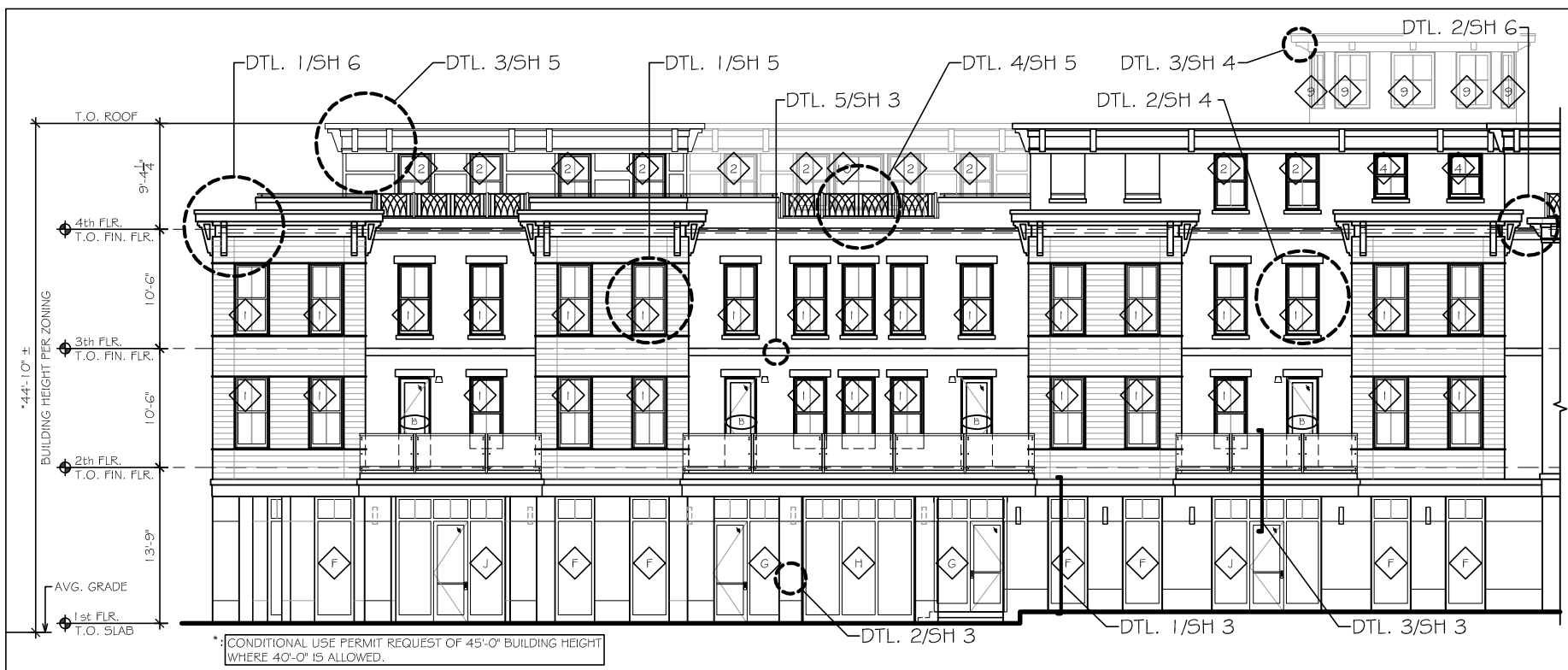
PROPOSED ROOF PLAN

SCALE: N.T.S.

CONDITIONAL USE PERMIT QUALIFYING CRITERIA

REQUEST FOR 0'-0" SETBACK FROM FACE OF BUILDING BELOW WHERE 15'-0" MINIMUM IS REQUIRED.
 REQUEST FOR 62% SQUARE FOOTAGE OF FLOOR BELOW WHERE MAXIMUM 50% IS ALLOWED.

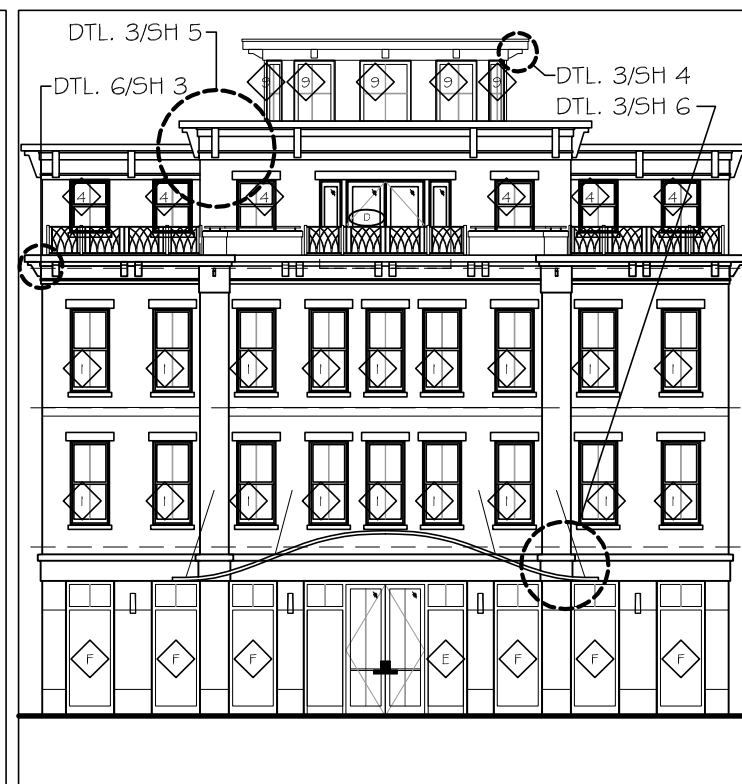




PROPOSED MAPLEWOOD AVENUE ELEVATION

SCALE: N.T.S.

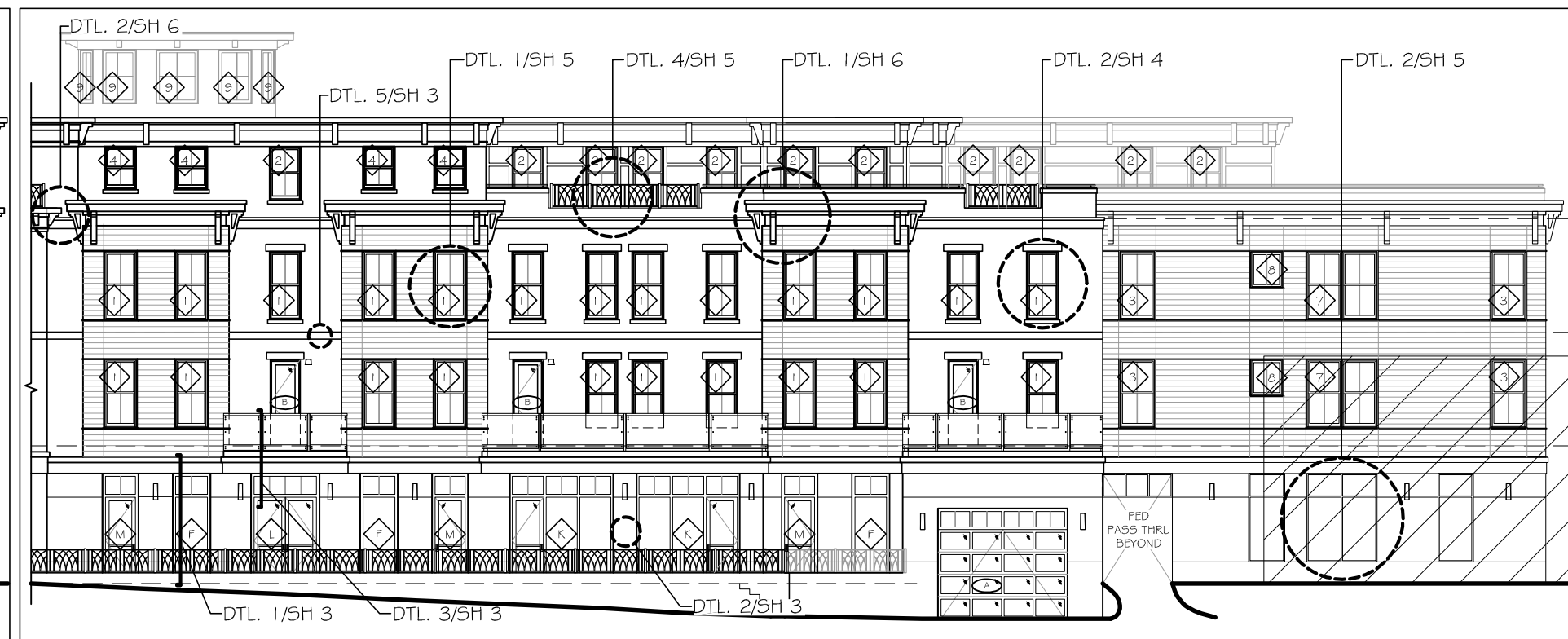
CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C & D



PROPOSED MAPLEWOOD/DEER CORNER

SCALE: N.T.S.

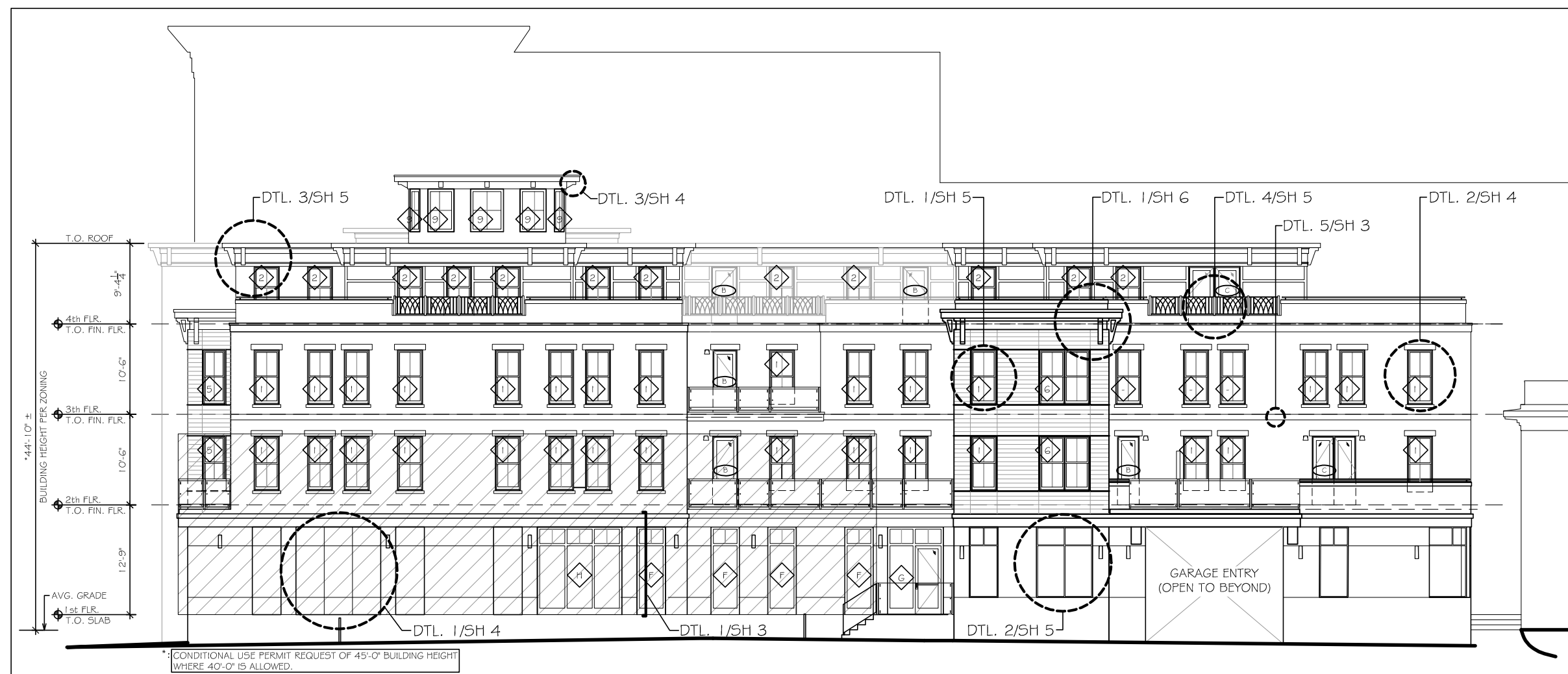
[CURVED ELEVATION HAS BEEN FLATTENED FOR VIEWING PURPOSES]



PROPOSED DEER STREET ELEVATION

SCALE: N.T.S.

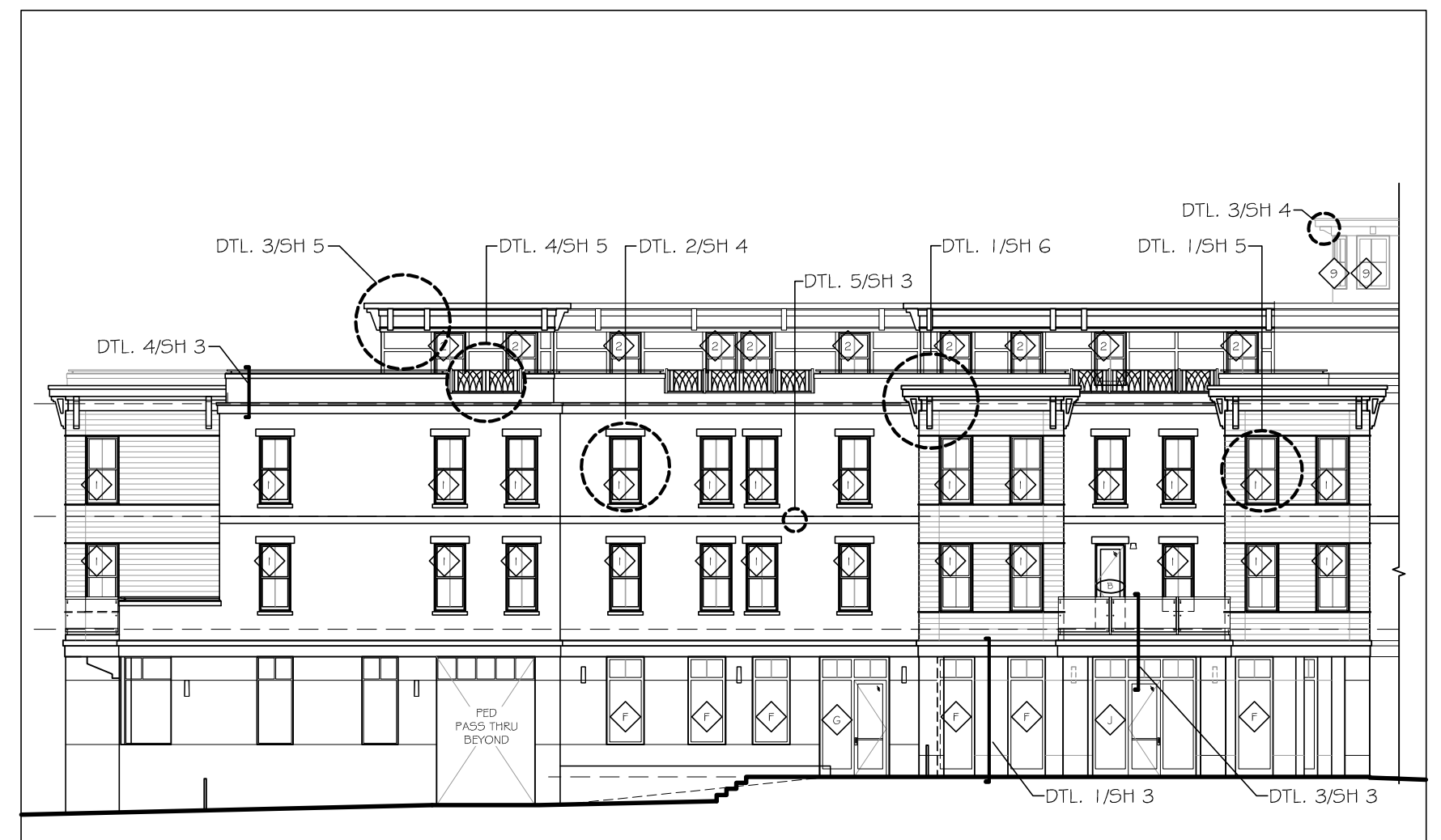
CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): B, C & D



PROPOSED BRIDGE STREET ELEVATION

SCALE: N.T.S.

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): B, C & D



PROPOSED PEDESTRIAN WAY ELEVATION

SCALE: N.T.S.

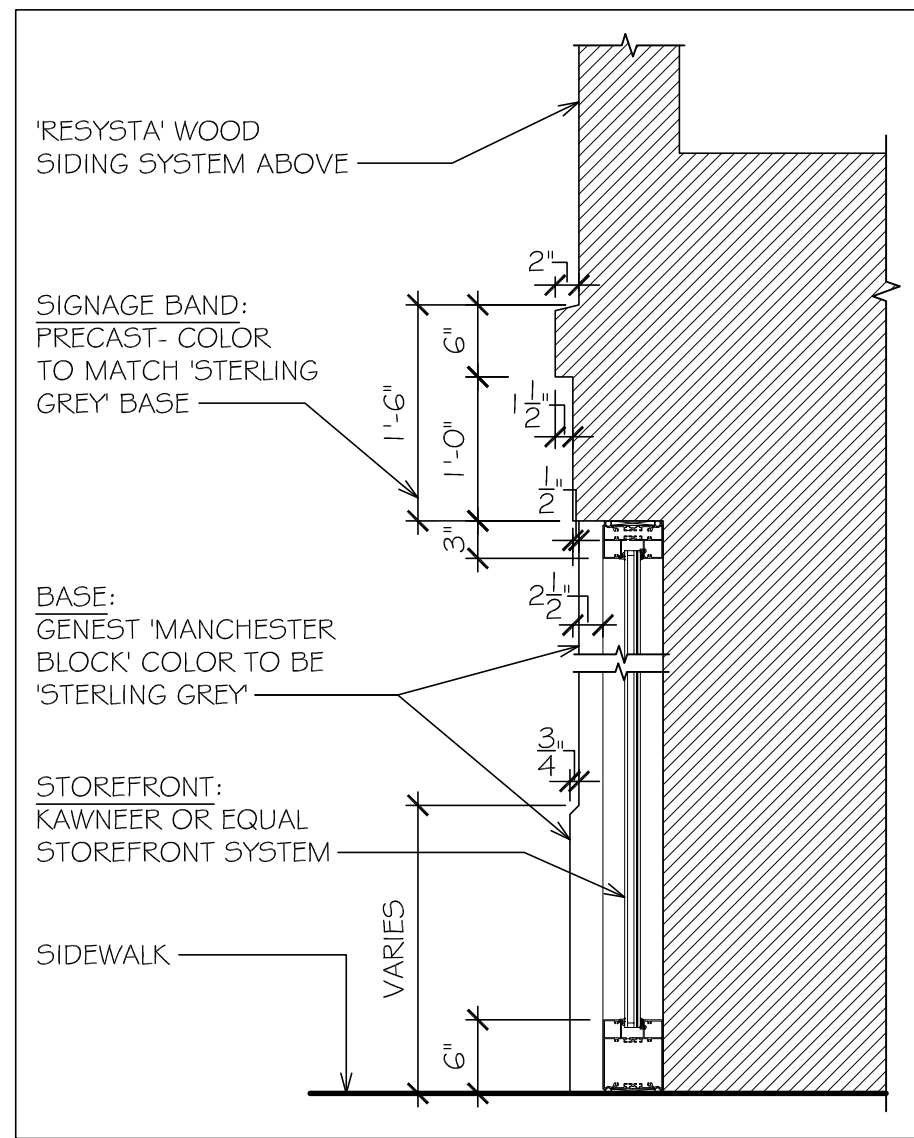
CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C & D

KEY

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW)

A. CIVIC SPACE:	WE ARE PROVIDING PERMANENTLY ACCESSIBLE, PUBLIC, OPEN SPACE SUCH AS; WIDENED SIDEWALKS, PLAZAS AND PEDESTRIAN-ONLY THROUGHWAYS. [THIS WILL TALLY MORE THAN 30% OF OUR LOT SIZE]. WE HAVE SPOKEN WITH THE ABUTTING PROPERTY, (aka VFW) AND WILL BE DRAFTING AN EASEMENT WITH THEM TO EXTEND LANDSCAPING UP TO THEIR BUILDING AND MAKE COSMETIC IMPROVEMENTS TO THEIR BUILDING TO IMPROVE THE EXPERIENCE BETWEEN AND AROUND THESE TWO (2) NEIGHBORING STRUCTURES.
B. PARKING:	WE ARE PROVIDING UNDERGROUND AND CONCEALED PARKING. WE ARE ALSO DIMINISHING AND BEAUTIFYING THE REMAINING SURFACE PARKING ON THE ADJACENT LOT.
C. BUILDING MATERIALS:	WE ARE USING HIGH QUALITY BUILDING MATERIALS SUCH AS MASONRY, GLASS, METAL, HIGH QUALITY WINDOWS, STOREFRONT SYSTEMS & AND AWNING ASSEMBLIES.
D. BUILDING SCALE ELEMENTS:	SCALING ELEMENTS, DETAILS AND MASSING TECHNIQUES FOCUSING ON THE PEDESTRIAN EXPERIENCE HAVE BEEN IMPLEMENTED SUCH AS STEPPING THE BUILDING, HORIZONTAL BANDS, EAVE BANDS AND DECORATIVE BUILDING CAPS, AWNINGS, PILASTERS AND COLUMNS AS WELL AS VARIED WINDOWS, DOOR SIZES AND MULTIPLE POINTS OF ENTRY.

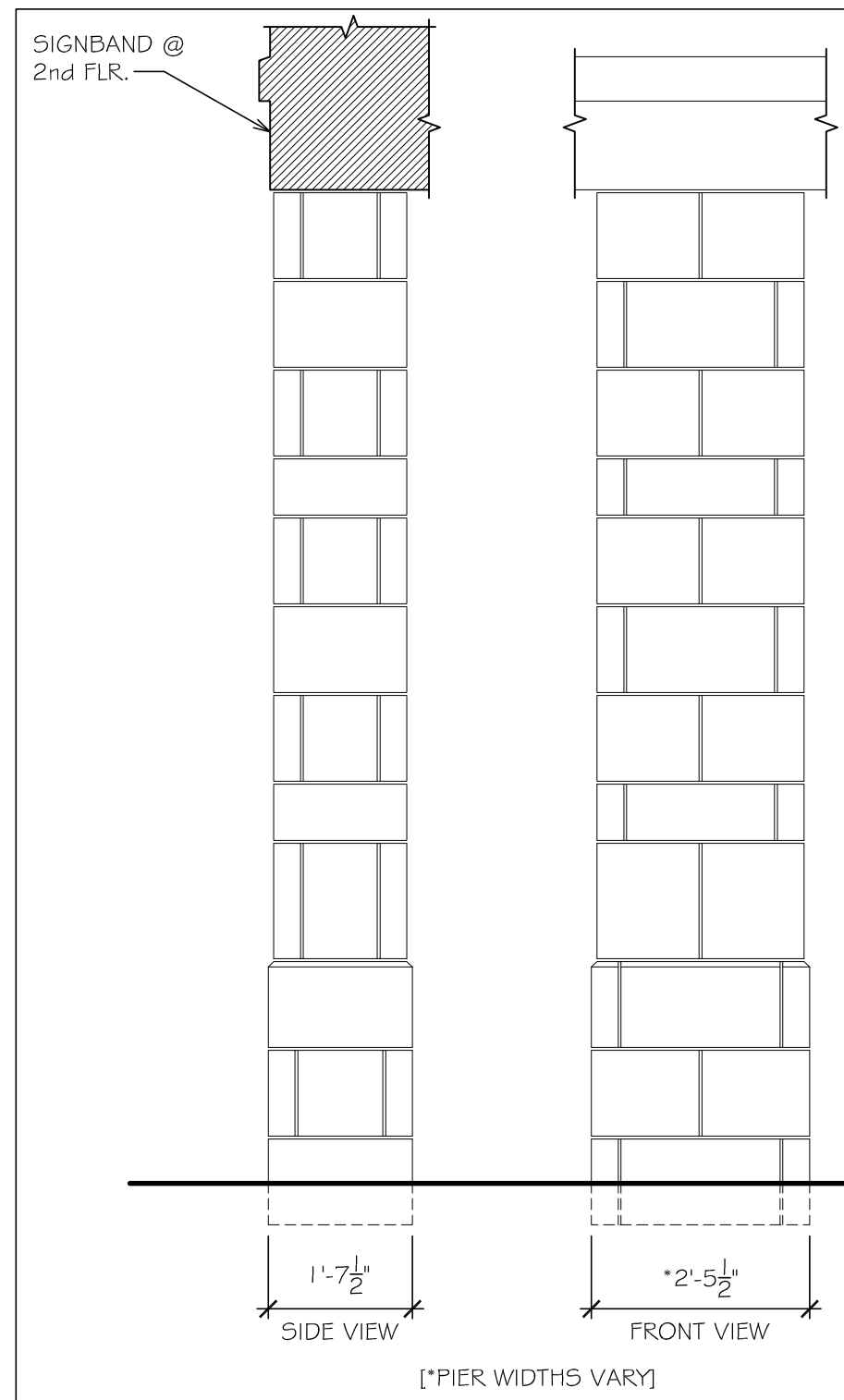




1. BASE, STOREFRONT & SIGNAGE BAND DETAIL

scale: 3/4" = 1'-0"

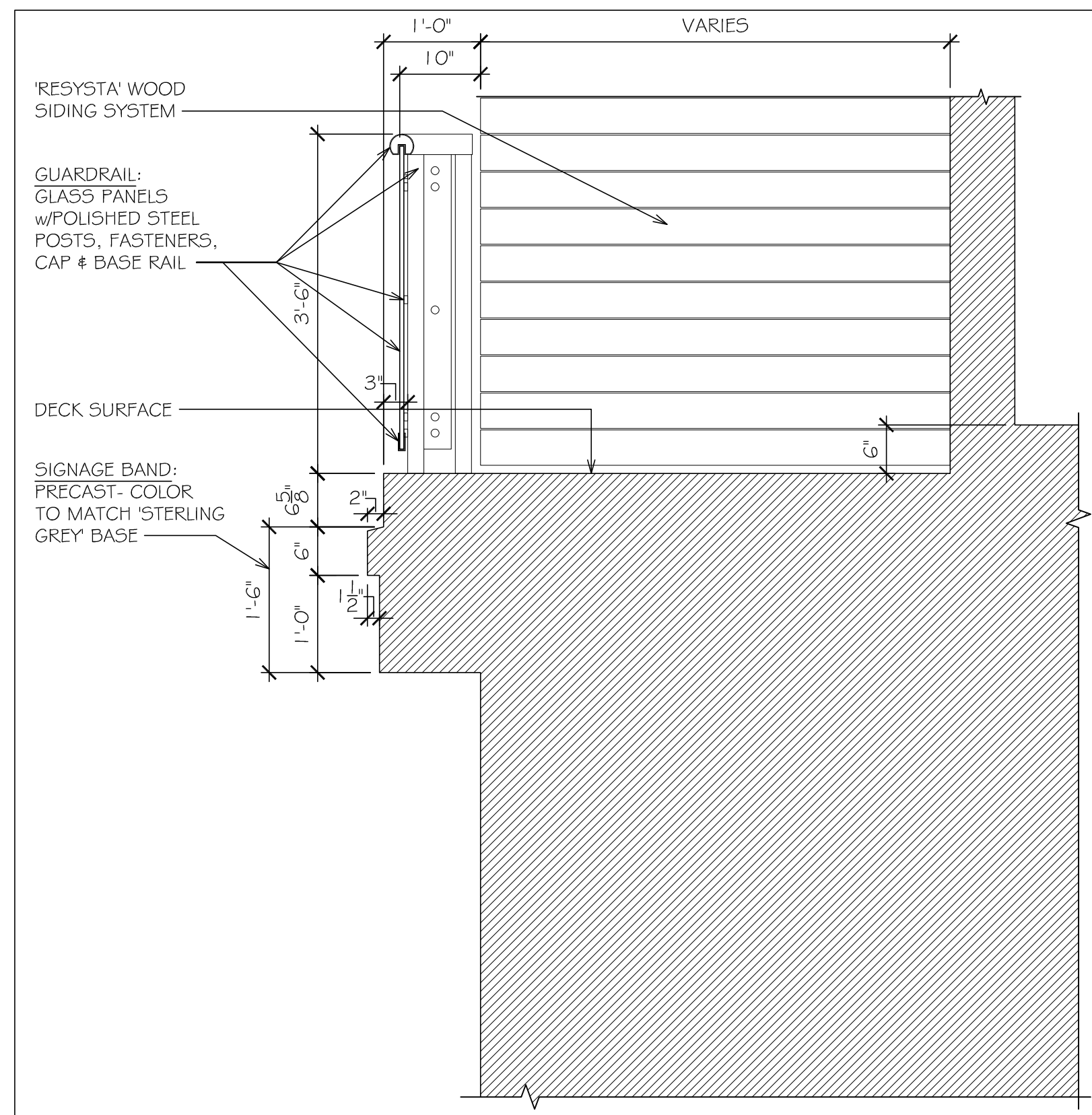
CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C & D



2. MANCHESTER BLOCK LAYOUT @ BASE

scale: 1/2" = 1'-0"

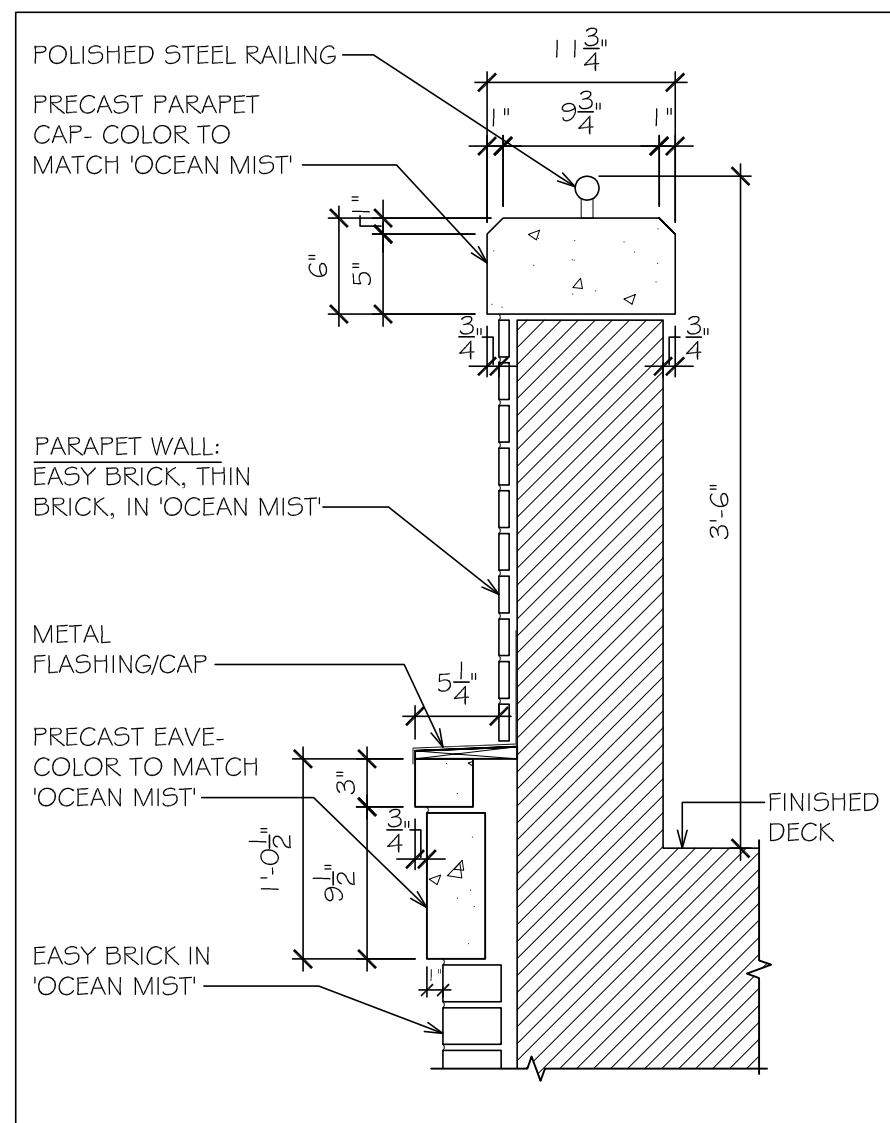
CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C & D



3. BRACKET, HORIZONTAL BAND & DECK DETAIL AT BAYS

scale: 3/4" = 1'-0"

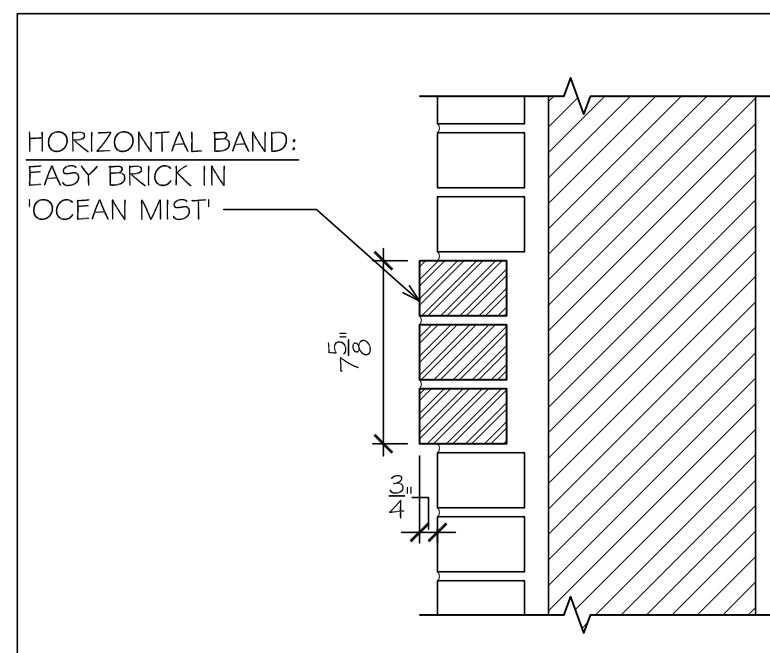
CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C & D



4. HORIZONTAL BAND @ 3rd FLR.

scale: 1 1/2" = 1'-0"

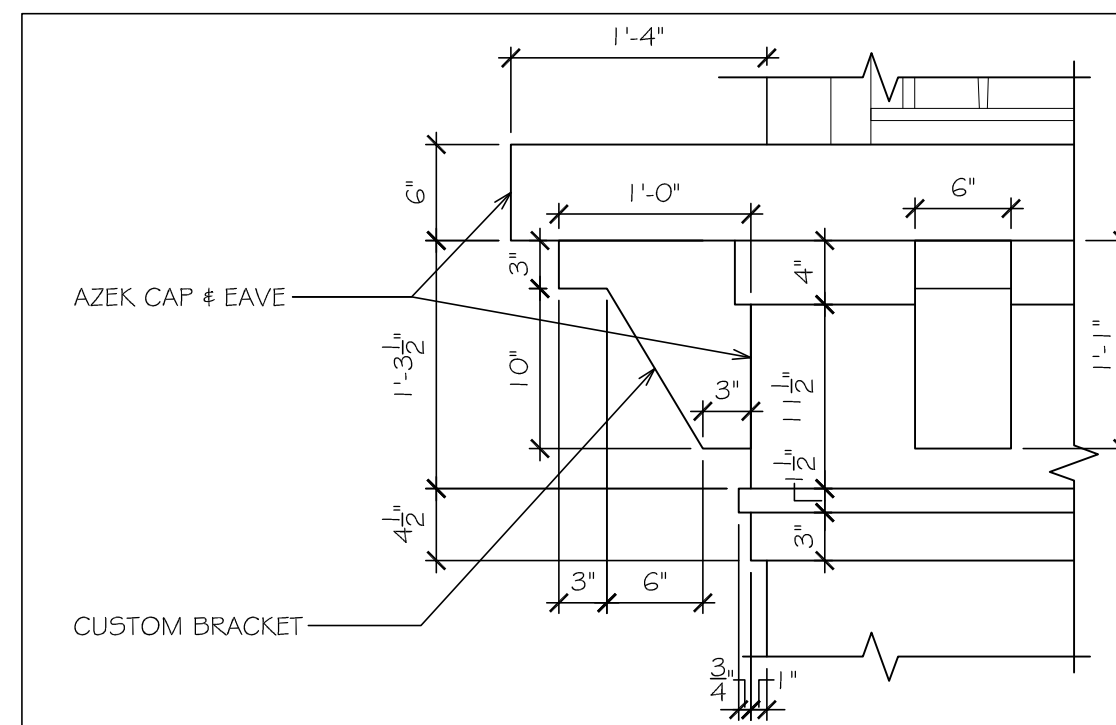
CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C



5. HORIZONTAL BAND @ 3rd FLR.

scale: 1 1/2" = 1'-0"

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C

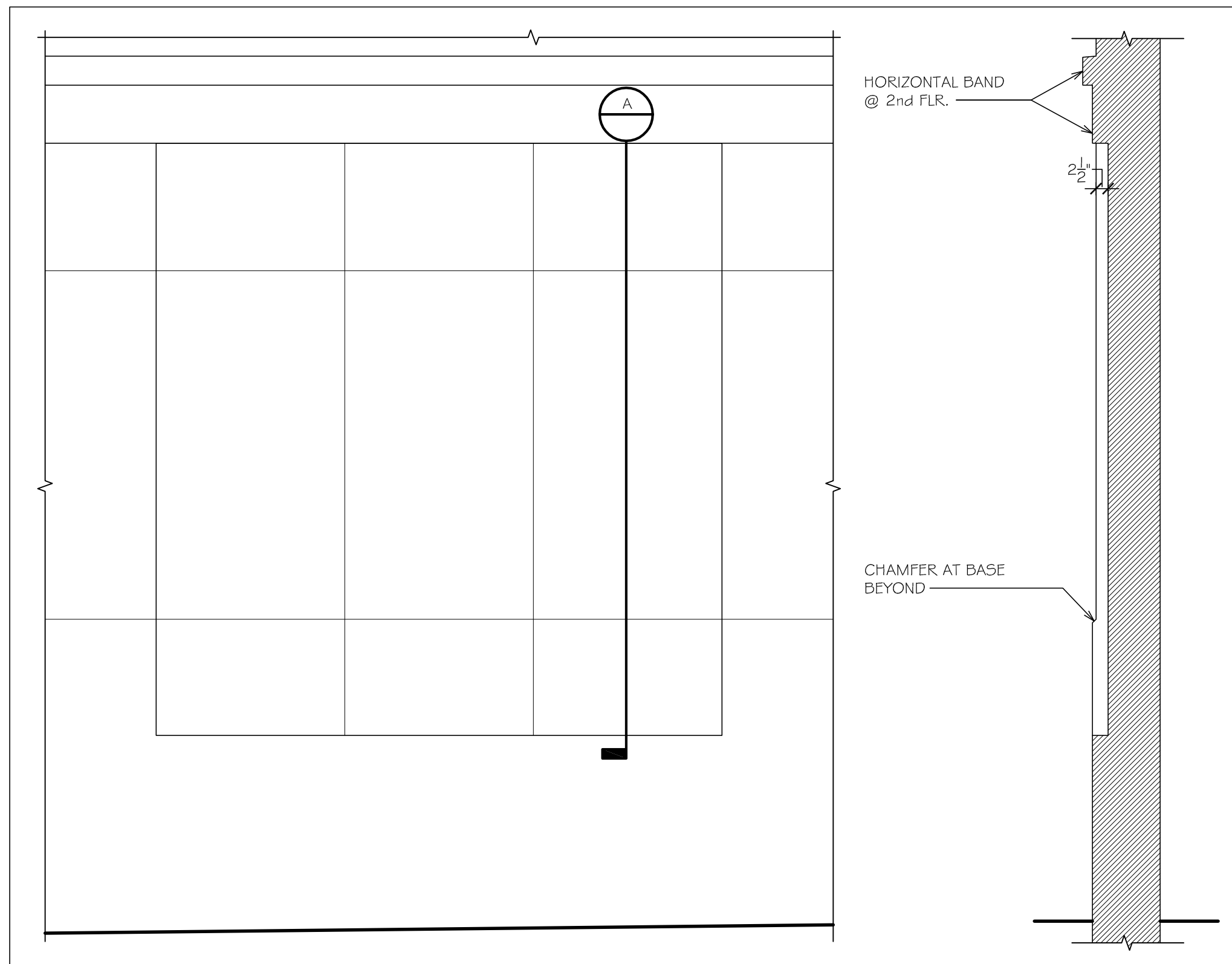


6. EAVE & BRACKET @ ROUNDED CORNER

scale: 1" = 1'-0"

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C



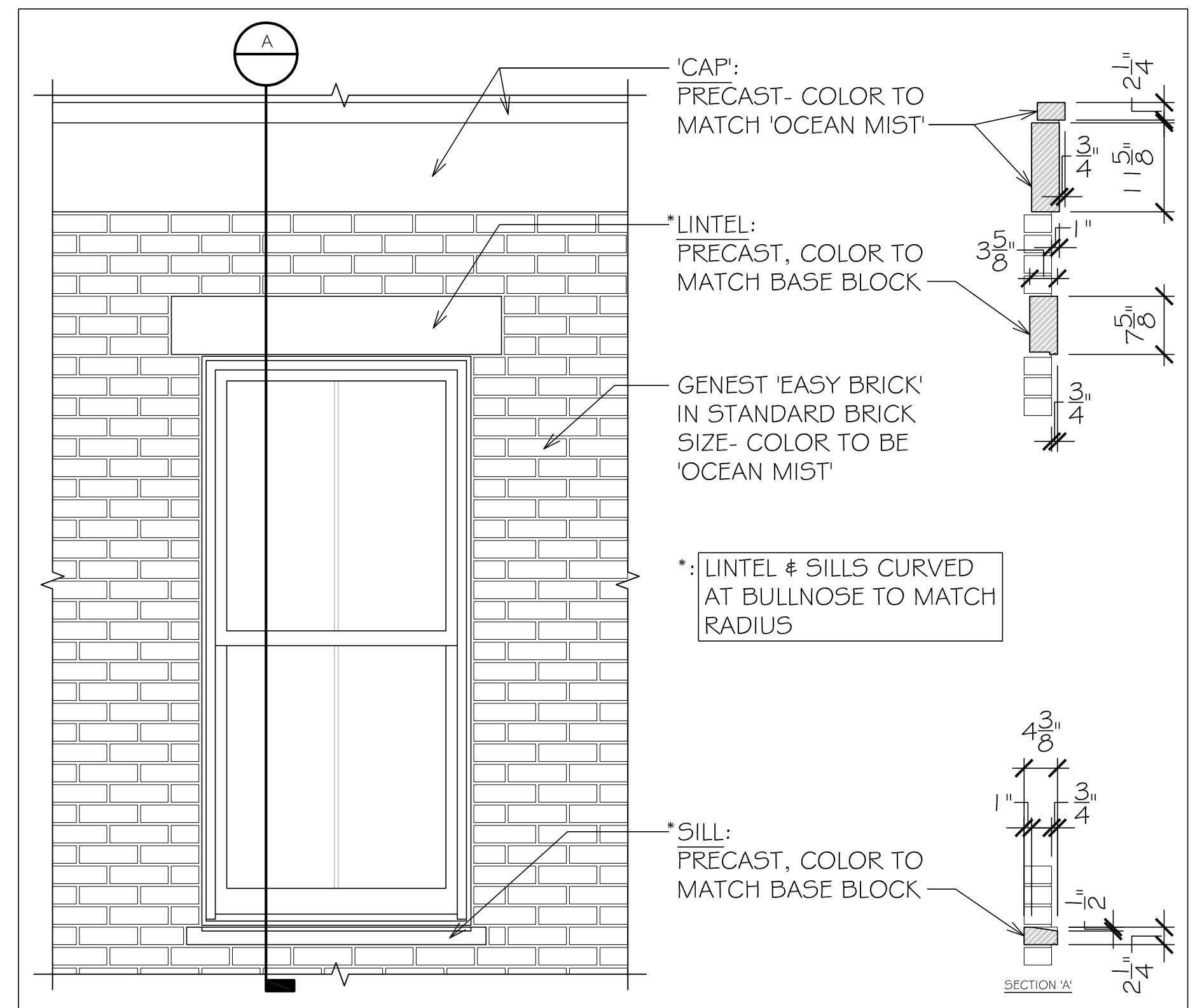


1. 'SHADOW BOX' DETAIL [shown in elevation]

scale: 1/2" = 1'-0"

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C & D

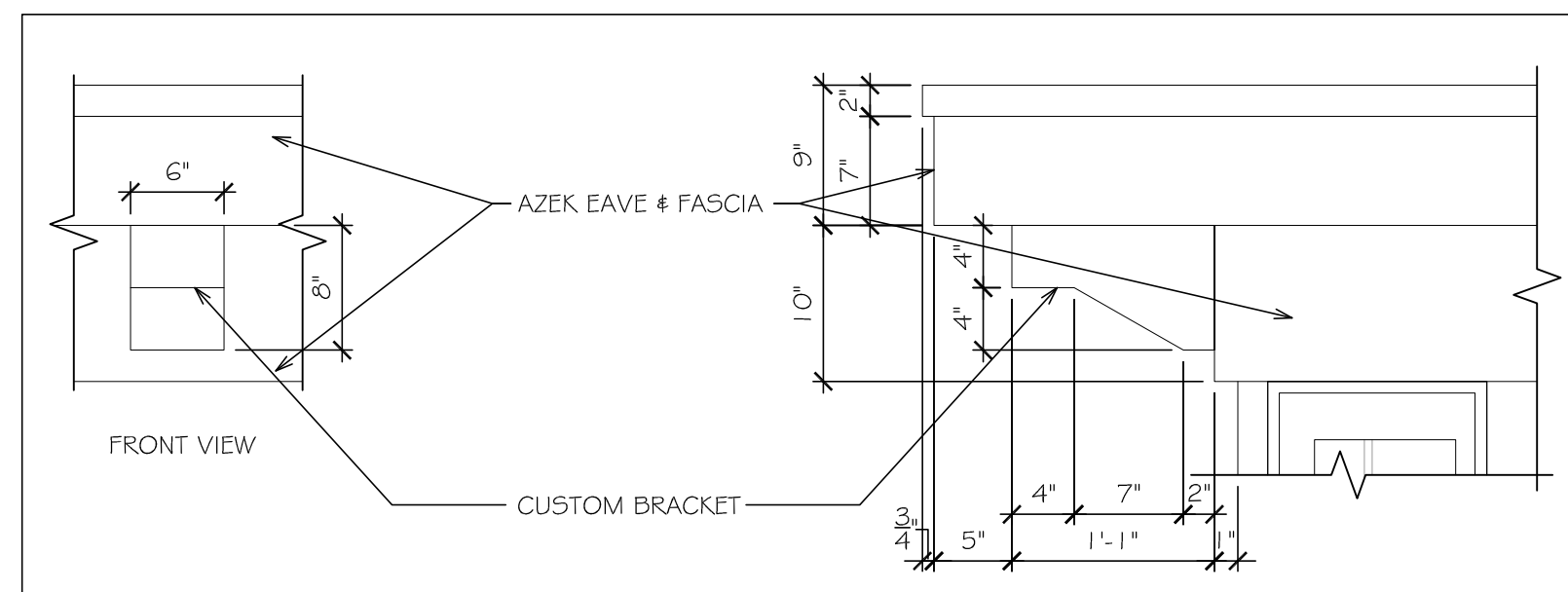
SECTION 'A'



2. WINDOW HEADER & SILL DETAIL IN MASONRY WALL

scale: 3/4" = 1'-0"

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C

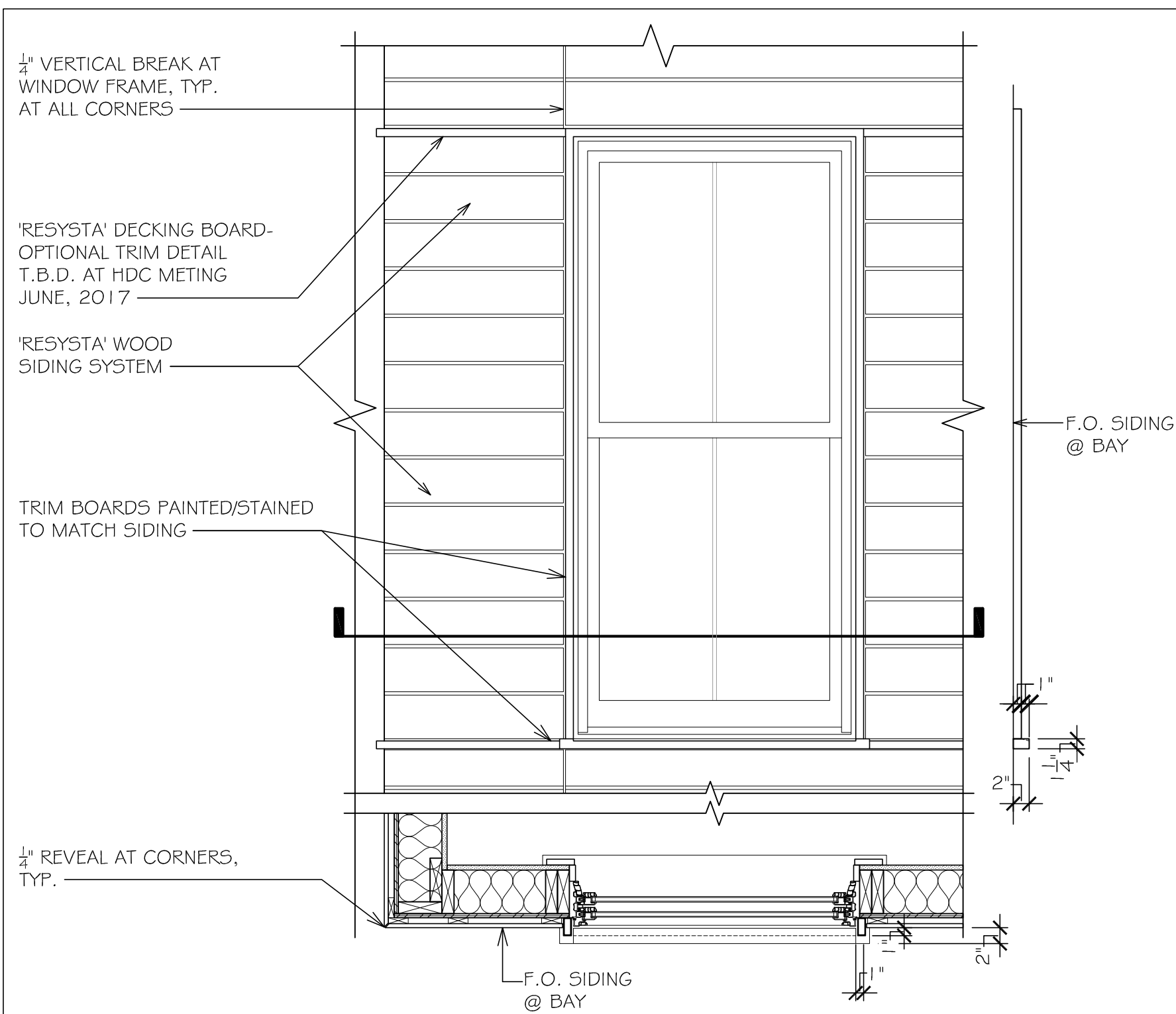


3. EAVE & BRACKET @ APPURTENANCE

scale: 1" = 1'-0"

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C

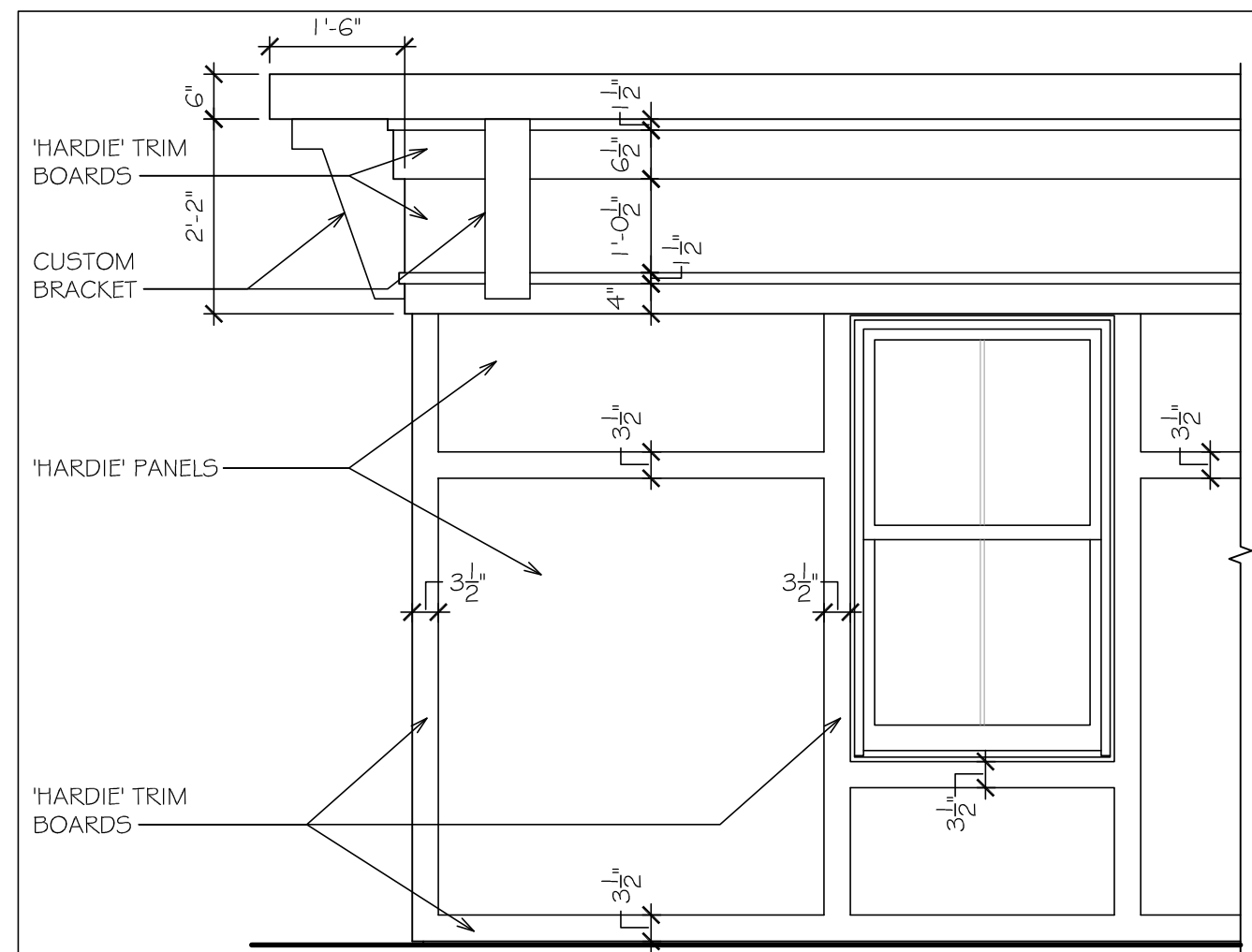




1. WINDOW HEADER & SILL IN BAYS

scale: 3/4" = 1'-0"

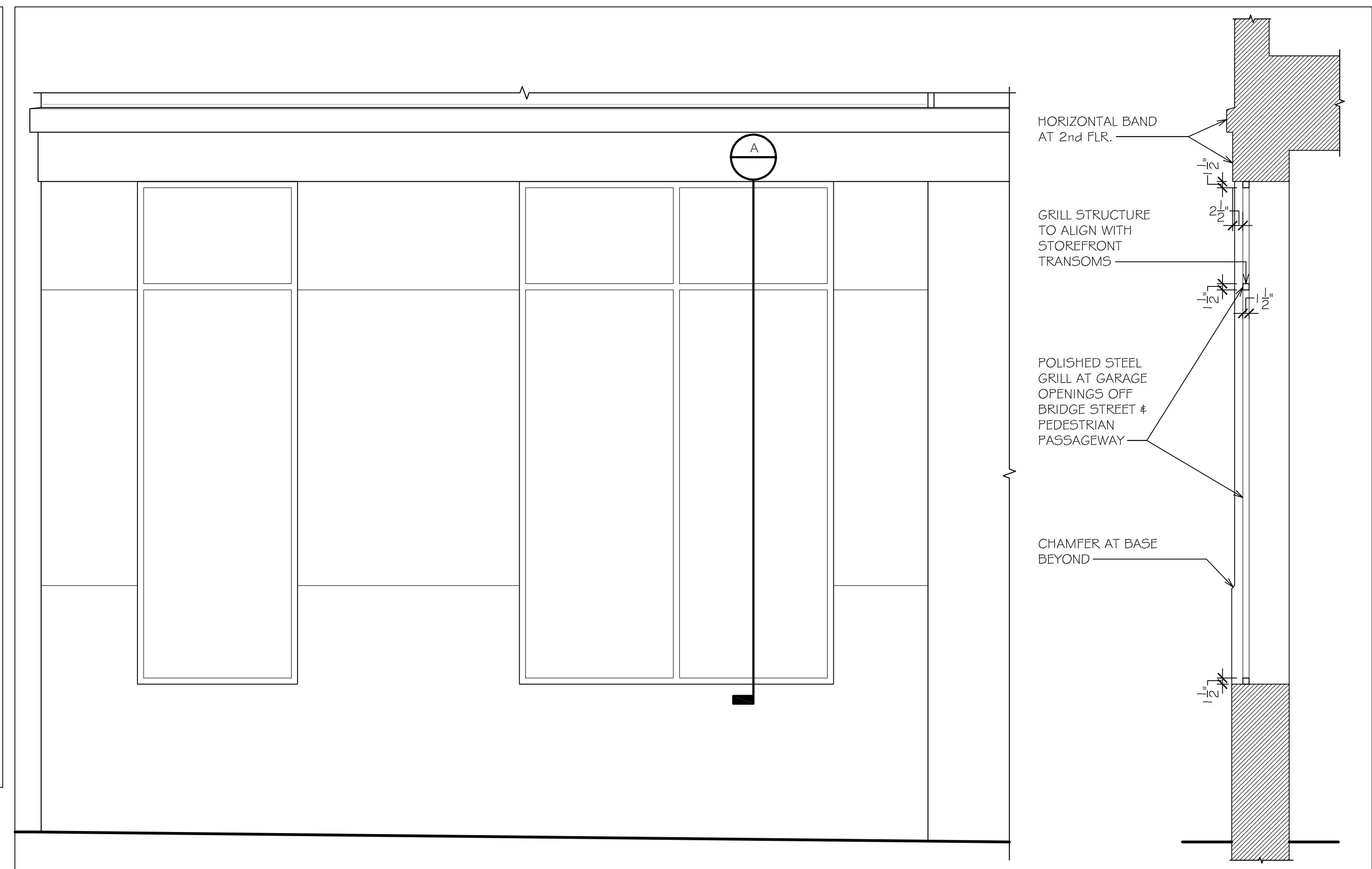
CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C & D



3. PENTHOUSE EAVE & SIDING DETAIL

scale: 1/2" = 1'-0"

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C

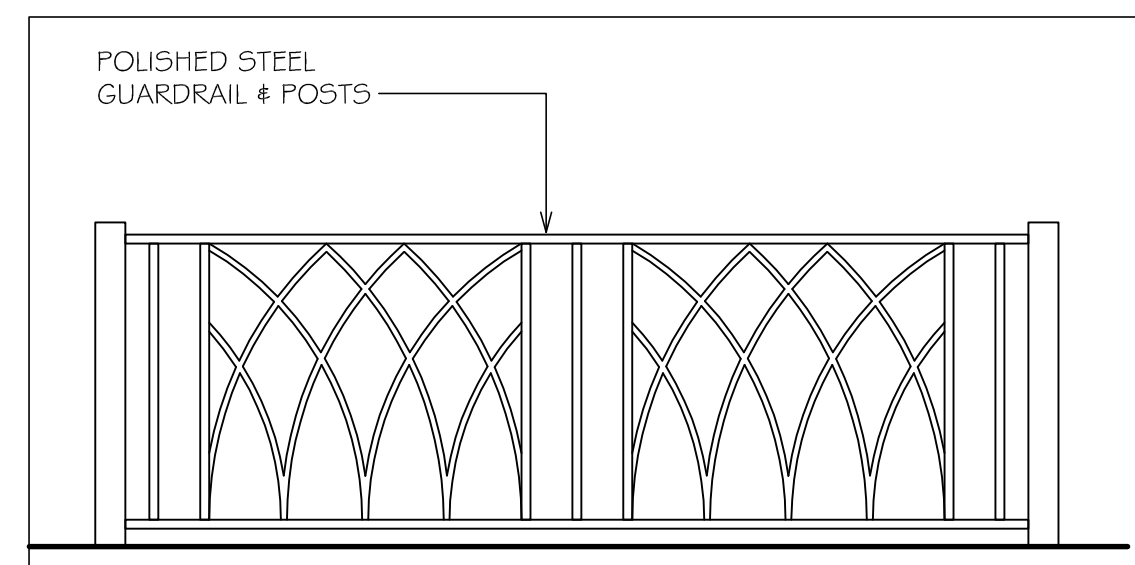


2. 'GRILL' DETAIL AT GARAGE OPENINGS [shown in elevation]

scale: 1/2" = 1'-0"

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C & D

SECTION 'A'

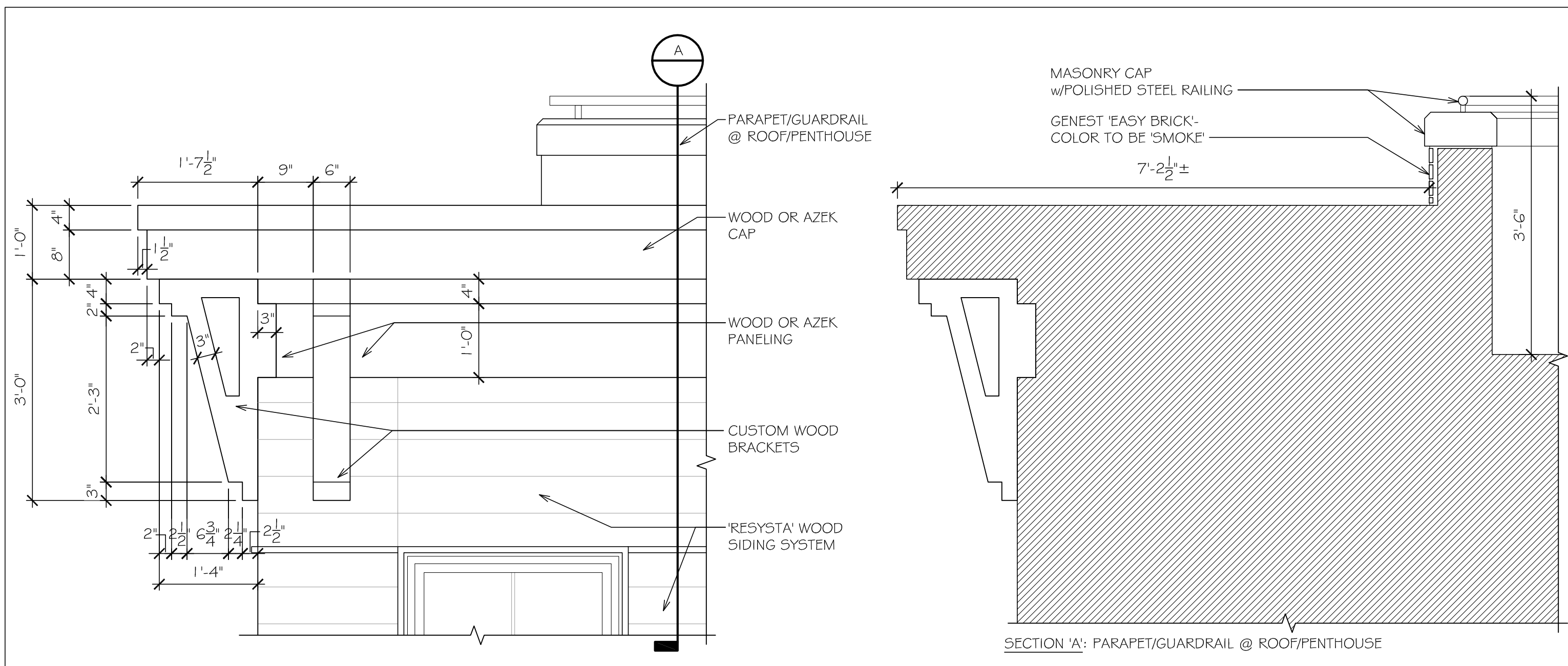


4. PENTHOUSE GUARDRAIL DETAIL

scale: 3/4" = 1'-0"

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C

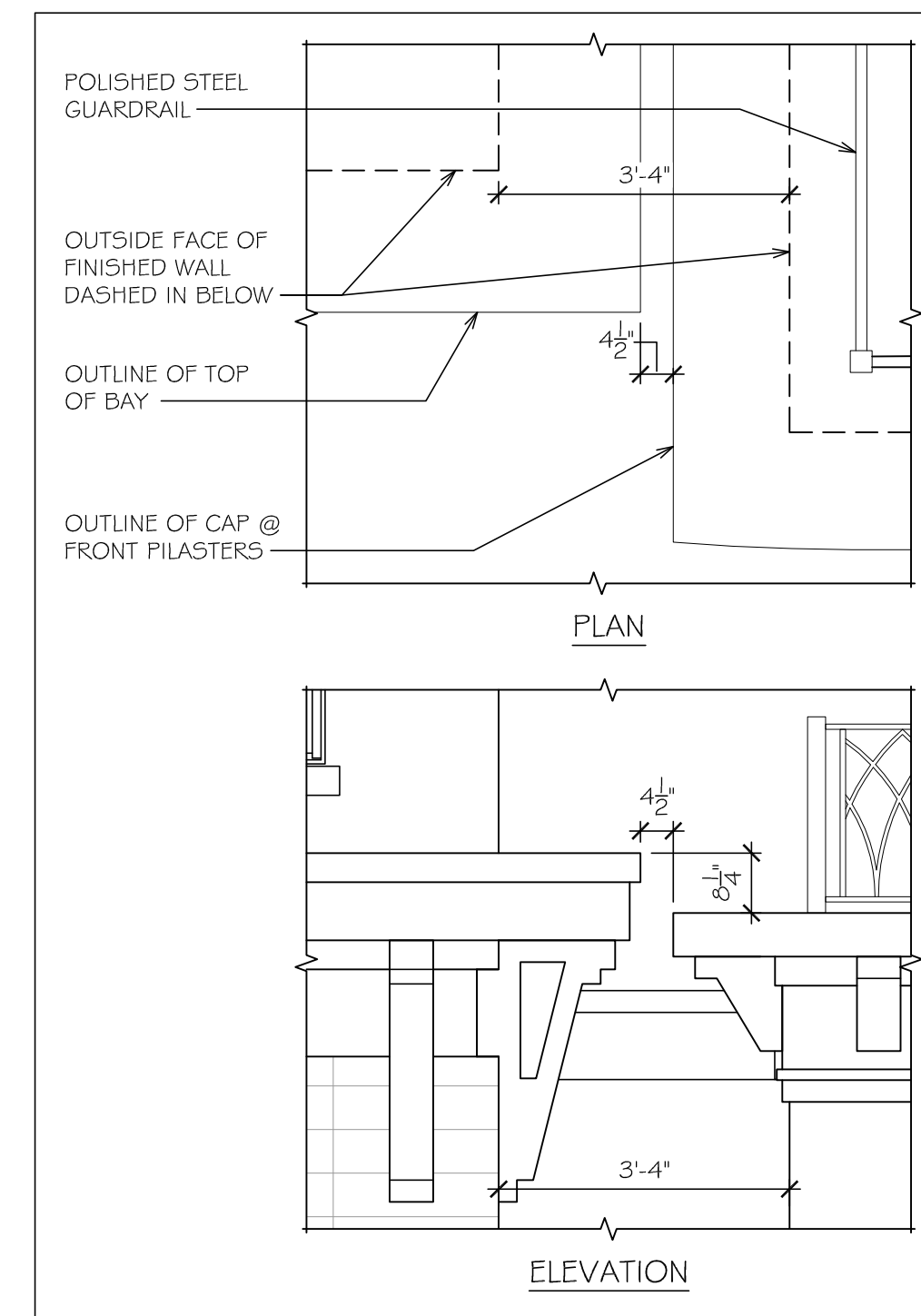




1. EAVE & BRACKET DETAIL (AT BAY)

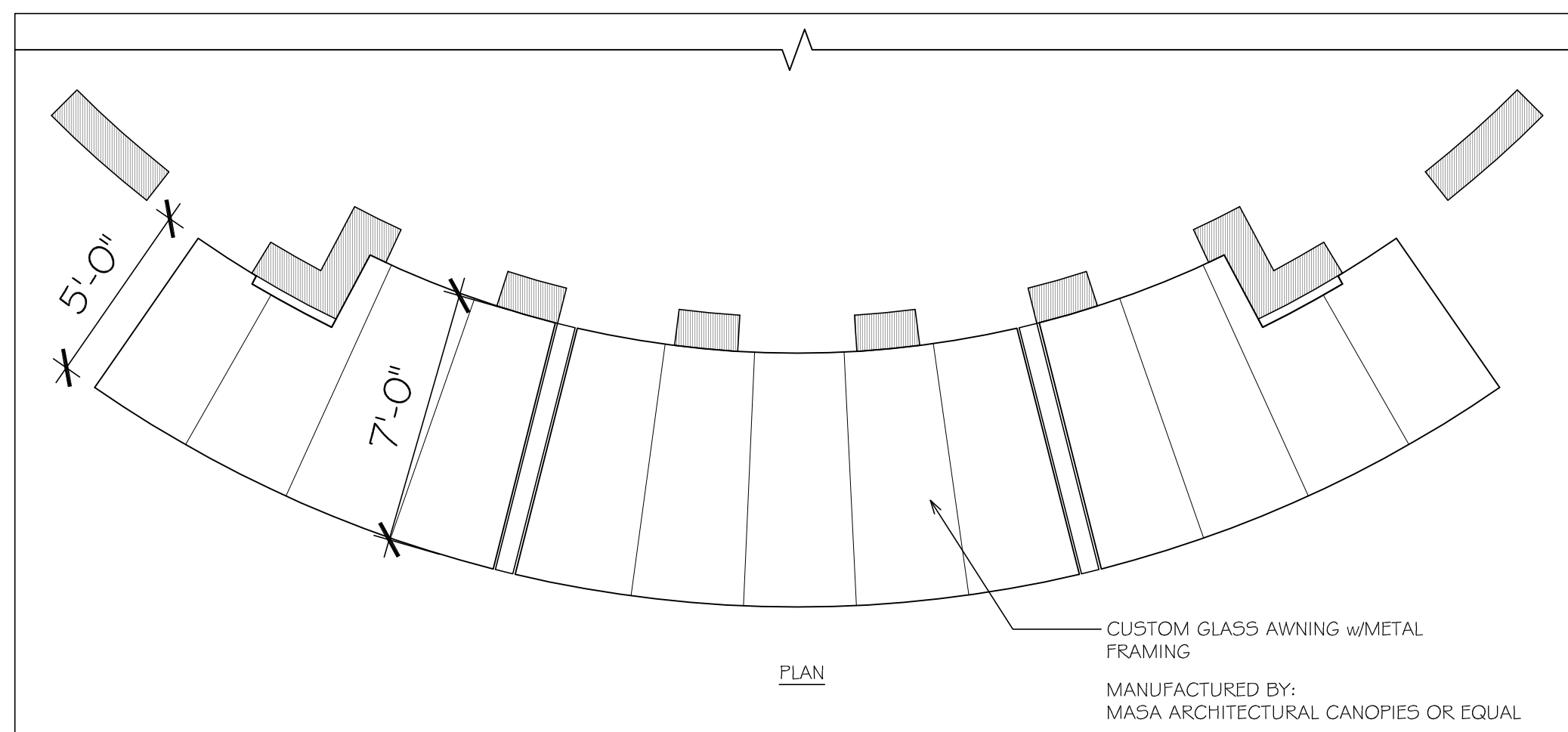
scale: 3/4" = 1'-0"

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C



2. EAVE RELATIONSHIP @ RECESS

scale: 1/2" = 1'-0"



3. GLASS CANOPY ABOVE MAIN ENTRY (MAPLEWOOD AVE & DEER ST.)

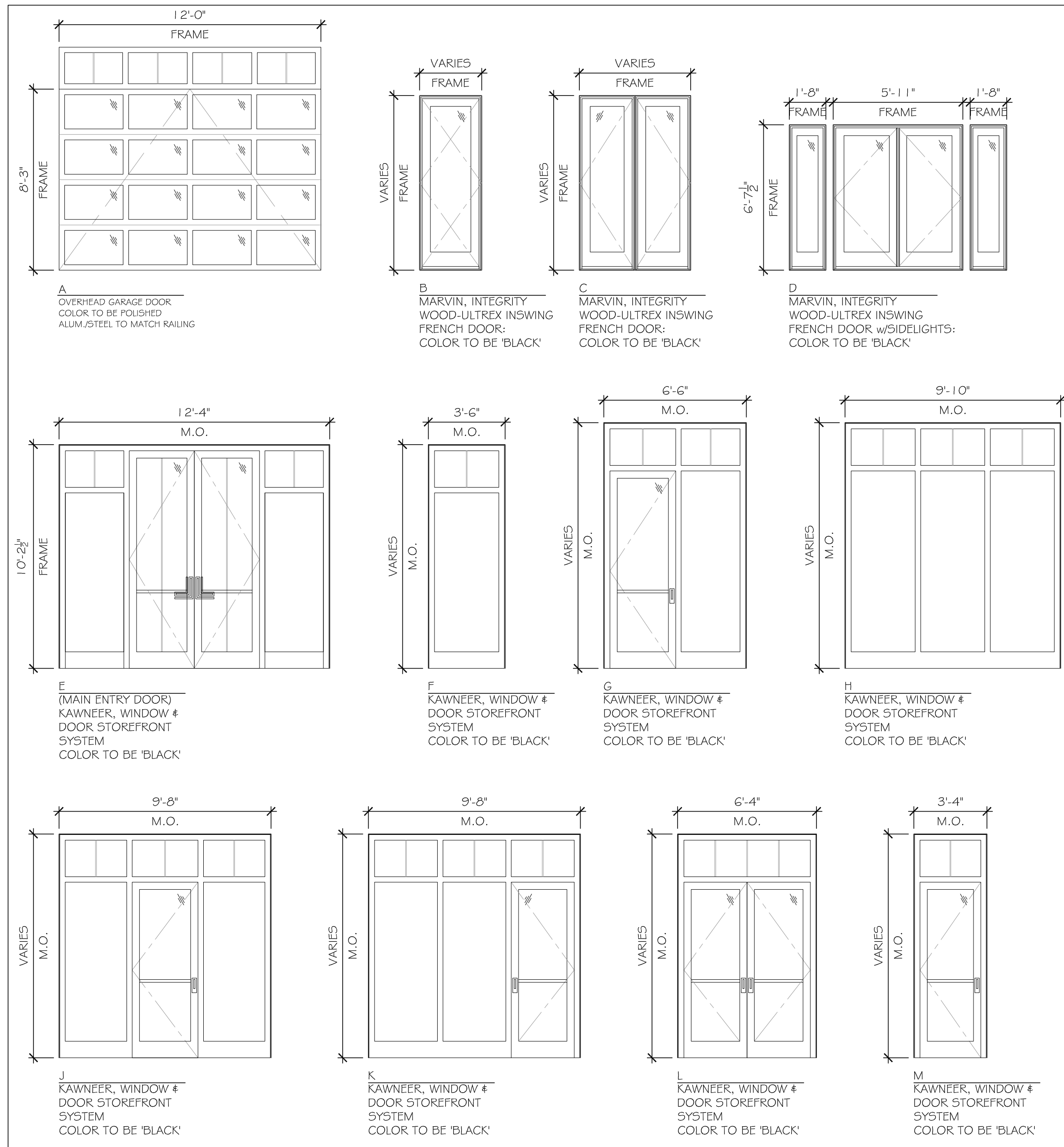
scale: 1/4" = 1'-0"

CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C

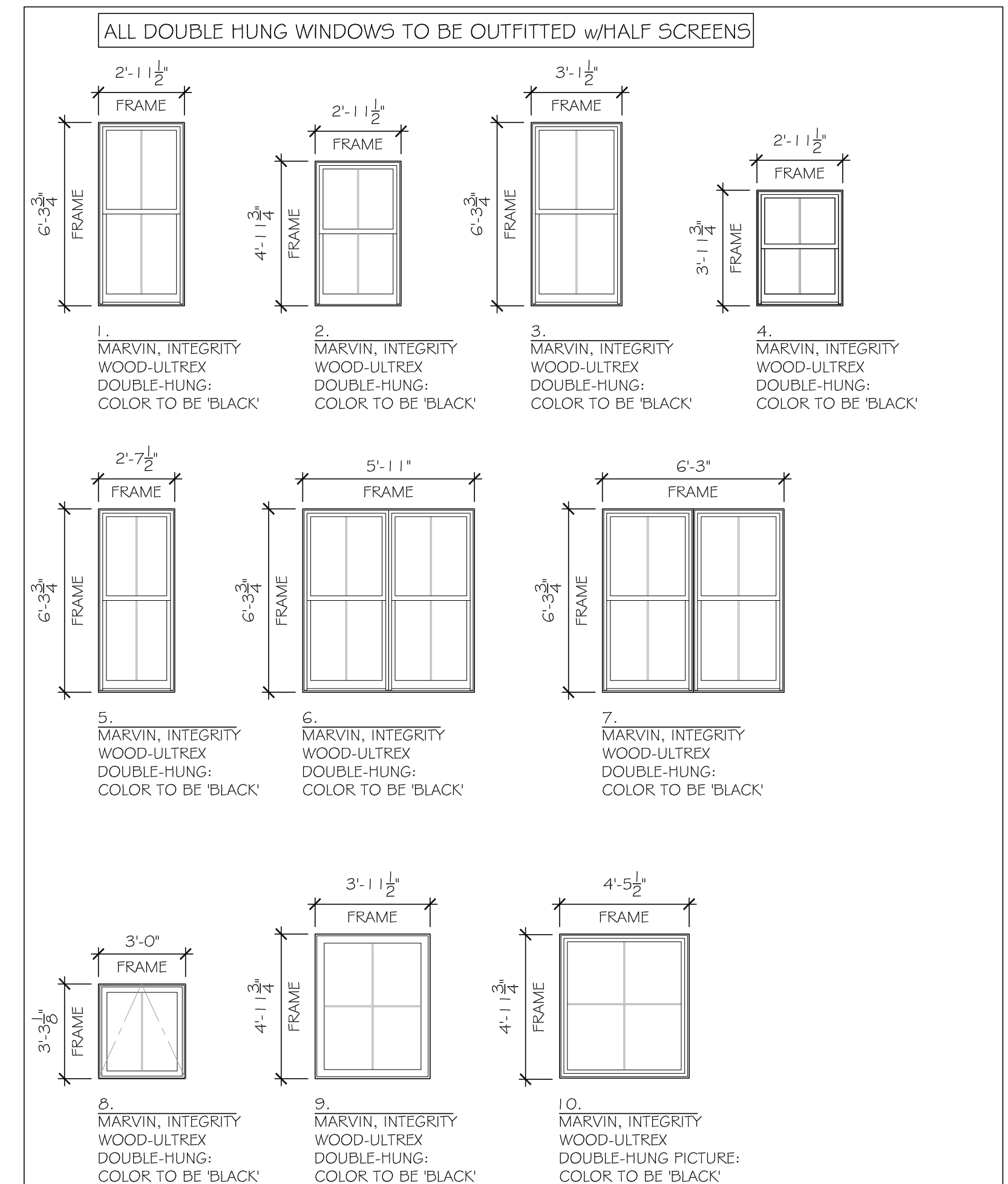


WINDOW & DOOR TYPES

scale: 1/4" = 1'-0"

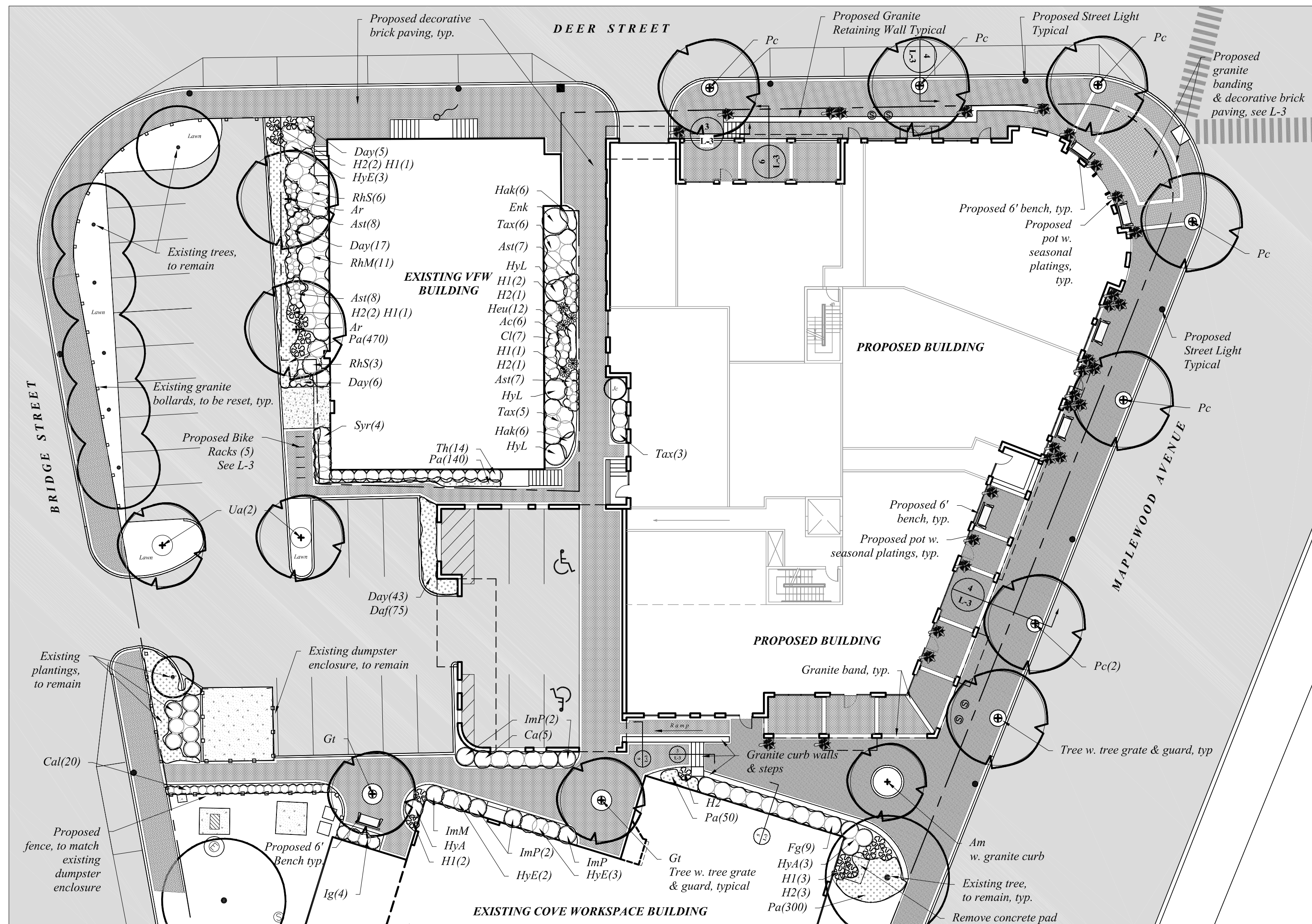


CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C



CONDITIONAL USE PERMIT QUALIFYING CRITERIA (AS EXHIBITED IN ELEVATION VIEW): C





46-64 Maplewood Avenue
LANDSCAPE PLAN
 Portsmouth, New Hampshire

Conditional Use Permit Qualifying Criteria

A. Civic Space-

We are providing permanently accessible, public open space such as widened sidewalks, plazas and pedestrian-only thoroughways. (This will tally more than 30% of our lot size). We have spoken with the abutting property, (aka VFW) and will be drafting an easement with them to extend landscaping up to their building and make cosmetic improvements to their building to improve the experience between and around these 2 neighboring structures.

B. Parking-

We are providing underground and concealed parking. We are also diminishing and beautifying the remaining surface parking on the adjacent lot.

C. Building Materials-

We are using high quality building materials such as masonry, glass, and metal, high quality windows, storefront systems, and awning assemblies.

D. Building Scale Elements-

Scaling elements, details and massing techniques focusing on the pedestrian experience have been implemented such as stepping the building, horizontal bands, eave bands and decorative building caps, awnings, pilasters and columns as well as varied windows, door sizes and multiple points of entry.

Do not heavily prune the tree at planting. Prune only cross-over limbs, co-dominant leaders, and broken or dead branches. Some interior limbs and lateral branches may be pruned; however, Do NOT remove the terminal buds of branches that extend to the edge of the crown.

Trees less than 3" in caliper shall be staked with three stakes per tree, spaced evenly around the trunk with 12 gauge wire. Plastic hose sections shall be used at attachment to trees. Each wire shall be flagged with a visual marker. 5' long min. wooden stakes shall be used to anchor the wires. Stakes shall be driven at least 12" outside the edge of the planting pit into stable soil. Remove all staking NO LATER than the end of the first growing season after planting.

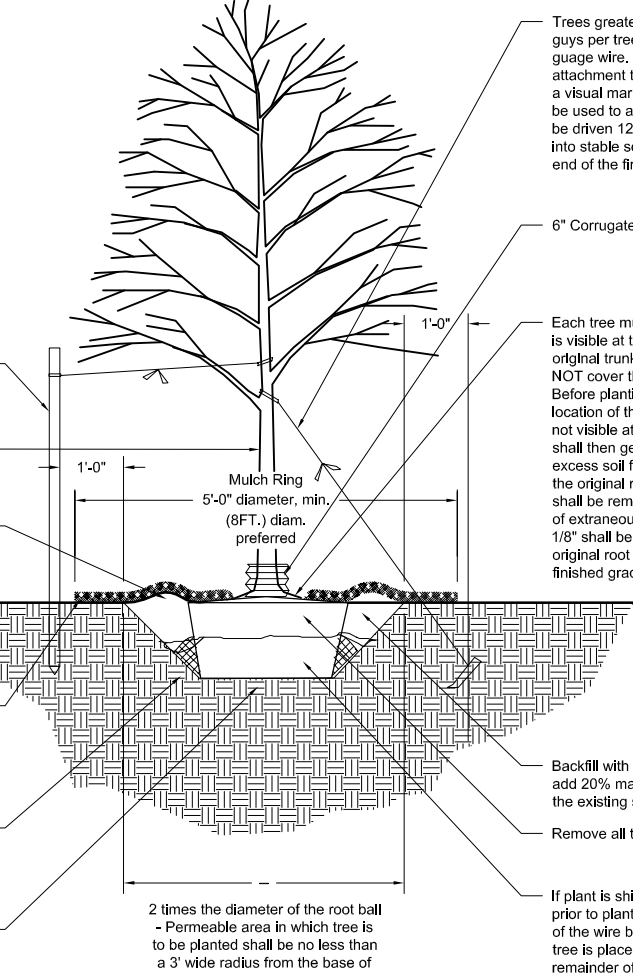
Mark the north side of the tree in the nursery. Rotate the tree to face north at the site whenever possible.

4 in. high earth saucer beyond edge of root ball

2 in. max. Mulch. Do NOT place mulch in contact with tree trunk. Maintain the mulch weed-free for a minimum of three years after planting.

Tamp soil around root ball base firmly with foot pressure so that root ball does not shift.

Place root ball on unexcavated or tamped soil.



Trees greater than 3" in caliper shall be guyed with three guys per tree, spaced evenly around the trunk with 12 gauge wire. Plastic hose sections shall be used at attachment to trees. Each guy wire shall be flagged with a visual marker. 24" stakes or metal drive anchors shall be used to anchor the guy wires. Stakes/anchors shall be driven 12" min. outside the edge of the planting pit into stable soil. Remove all guying NO LATER than the end of the first growing season after planting.

Each tree must be planted such that the original trunk flare is visible at the top of the root ball. Trees where the original trunk flare is not visible may be rejected. Do NOT cover the top of the root ball with soil. Before planting Contractor shall inspect the rootball for the location of the original root flare. If the original root flare is not visible at the top of the root ball then the Contractor shall then gently remove from the top of the root ball any excess soil from nursery operations that may be covering the original root flare. All secondary and girdling roots shall be removed prior to planting. Trees with 4" or more of extraneous soil and/or adventitious roots greater than 1/8" shall be rejected. The tree shall be planted with the original root flare at or slightly (2-3") above surrounding finished grade.

Backfill with existing soil. In sandy and heavy clay soils add 20% max. by volume composted organic material to the existing soil.

Remove all twine, rope, wire, and burlap

If plant is shipped with a wire basket around the root ball, prior to planting, the contractor shall cut away the bottom of the wire basket, leaving the sides in place. Once the tree is placed and faced, the contractor shall remove the remainder of the wire basket and backfill the planting pit as noted above.

2 times the diameter of the root ball + permeable area in which tree is to be planted shall be no less than a 3' wide radius from the base of the tree

Plant List

TREES

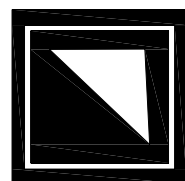
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Ar	<i>Acer rubrum</i> 'Karpisck'	Karpisck Red Maple	2	3-3.5' cal	B&B
Am	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1	12-14' ht	B&B Multi-Stem Specimen
Gt	<i>Gleditsia triacanthos inermis</i> 'Halka'	Halka Thornless Honeylocust	2	3-3.5' cal	B&B
Pc	<i>Pyrus calleryana</i> 'Anstocrat'	Anstocrat Flowering Pear	7	3-3.5' cal	B&B
Ua	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	2	3-3.5' cal	B&B

SHRUBS

Symbol	Botanical Name	Common Name	Quantity	Size	min height	min width	Comments
Ca	<i>Cornus alba</i> 'Ivory Halo'	Ivory Halo Dogwood	5	5 gal			
Cie	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	7	5 gal			
Enk	<i>Erkianthus campanulatus</i>	Redvein Erkiarthus	1	4-5' ht			B&B
Fg	<i>Fatsia japonica</i>	Dwarf Fatsia	9	5 gal	2.5'	2.5'	
HyA	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	4	5 gal	2.5'	2.5'	
HyE	<i>Hydrangea macrophylla</i> 'Endless Summer'	Endless Summer Hydrangea	8	5 gal	2.5'	2.5'	
Hyl	<i>Hydrangea paniculata</i> 'Little Lime'	Little Lime Hydrangea	2	5 gal	2.5'	2.5'	
Ig	<i>Ilex glabra</i> 'Shamrock'	Shamrock Holly	4	3 gal	2'	2'	
ImM	<i>Ilex meservee</i> 'Blue Maid'	Blue Maid Holly (female conical)	1	2.2-5' ht		2.5'	B&B
ImP	<i>Ilex meservee</i> 'Blue Princess'	Blue Princess Holly (female)	5	5-6' ht			B&B
Jc	<i>Juniperus chinensis</i> 'Mountbatten'	Mountbatten Juniper	1	7-8' ht			B&B
Le	<i>Leucostoe fontanesiana</i> 'Scarletta'	Scarletta Leucostoe	0	3 gal		2'	B&B
Rm	<i>Rhododendron</i> 'Myrtifolium'	Myrtle-leaf Rhododendron	11	2.2-5' ht			B&B
RhS	<i>Rhododendron</i> 'Scintillation'	Scintillation Rhododendron	9	2-2.5' ht			B&B
Syr	<i>Syringa</i> 'Bloomerang'	Bloomerang Lilac	4	2.2-5' ht			B&B
Tax	<i>Taxus media</i> 'EverLow'	Ever-Low Yew	4	18-24" wide	18"	18"	B&B
Th	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	14	7-8' ht			B&B

PERENNIALS, GROUNDCOVERS, VINES and ANNUALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Ac	<i>Actaea racemosa</i>	Bugbane	6	1 gal	
Asl	<i>Asilibe</i> 'Fossil'	Fossil Pink Asilibe	30	1 gal	
Cal	<i>Calamagrostis acutifolia</i> 'Karl Foerster'	Feather Reed Grass	20	1 gal	
Day	<i>Hemerocallis</i> 'Big Time Happy'	Big Time Happy Daylily	9	1 gal	Mix evenly
Day	<i>Hemerocallis</i> 'Barbra Mitchell'	Barbra Mitchell Daylily	9	1 gal	Mix evenly
Day	<i>Hemerocallis</i> 'Gordon Biggs'	Gordon Biggs Daylily	10	1 gal	Mix evenly
Daf	<i>Daffodil</i> 'Ice folies'	Daffodil	25	top size	
	<i>Daffodil</i> 'King Alfred'	Daffodil	25	top size	
	<i>Daffodil</i> 'Mount Hood'	Daffodil	25	top size	
H1	<i>Hosta sieboldiana</i> 'Elegans'	Elegans Hosta	10	1 gal	
H2	<i>Hosta Frances Williams</i>	Frances Williams Hosta	9	1 gal	
Hak	<i>Hakonechloa macra</i> 'Aureola'	Golden Japanese Forest Grass	12	1 gal	
Heu	<i>Heuchera</i> 'Splendens'	Coral Bells	12	1 gal	
Pa	<i>Pachysandra terminalis</i>	Japanese Spurge	10	flat of 100	plant 8" o.c.
Tia	<i>Tiarella cordifolia</i> 'Running Tapestry'	Foamflower	1	1 gal	



0 5 10 20 40



Existing Board Fence to be repeated



Portsmouth Street Light



Bench (9) - DuMor 119, black



Trash Receptacle - DuMor 157
32 gal. with shield

woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place
Newmarket, New Hampshire Phone: 603.659.5949

46-64 Maplewood Avenue
LANDSCAPE ELEMENTS
Project Site Address

Drawn By: VM
Checked By: RW
Scale:
Date: May 19, 2017
Revisions:

L-2
Sheet 2 of 4



*Ironsmith Olympian 60”
Tree Grate*



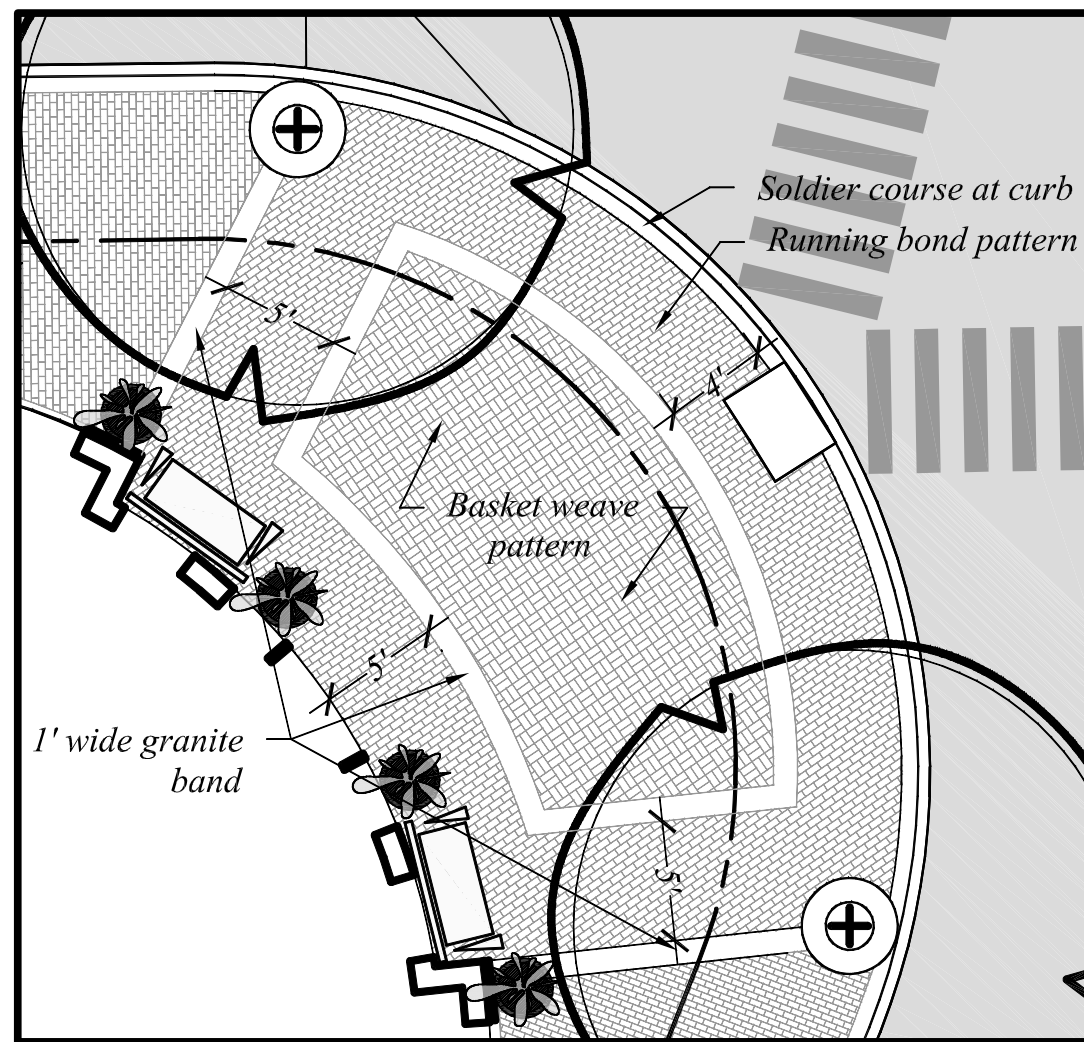
Ironmith M-13 Tree Guard



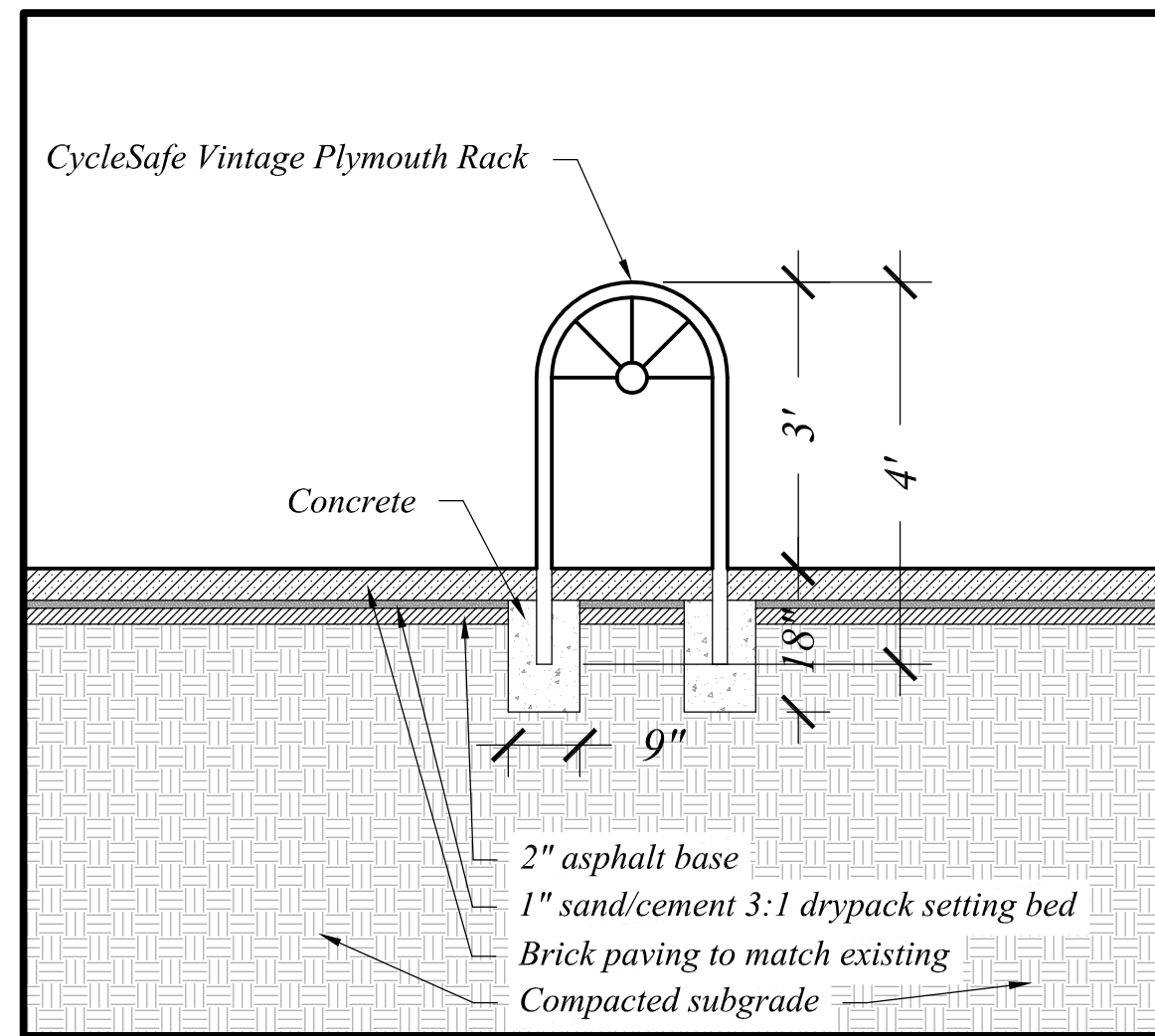
Campania Sandhurst - 26”



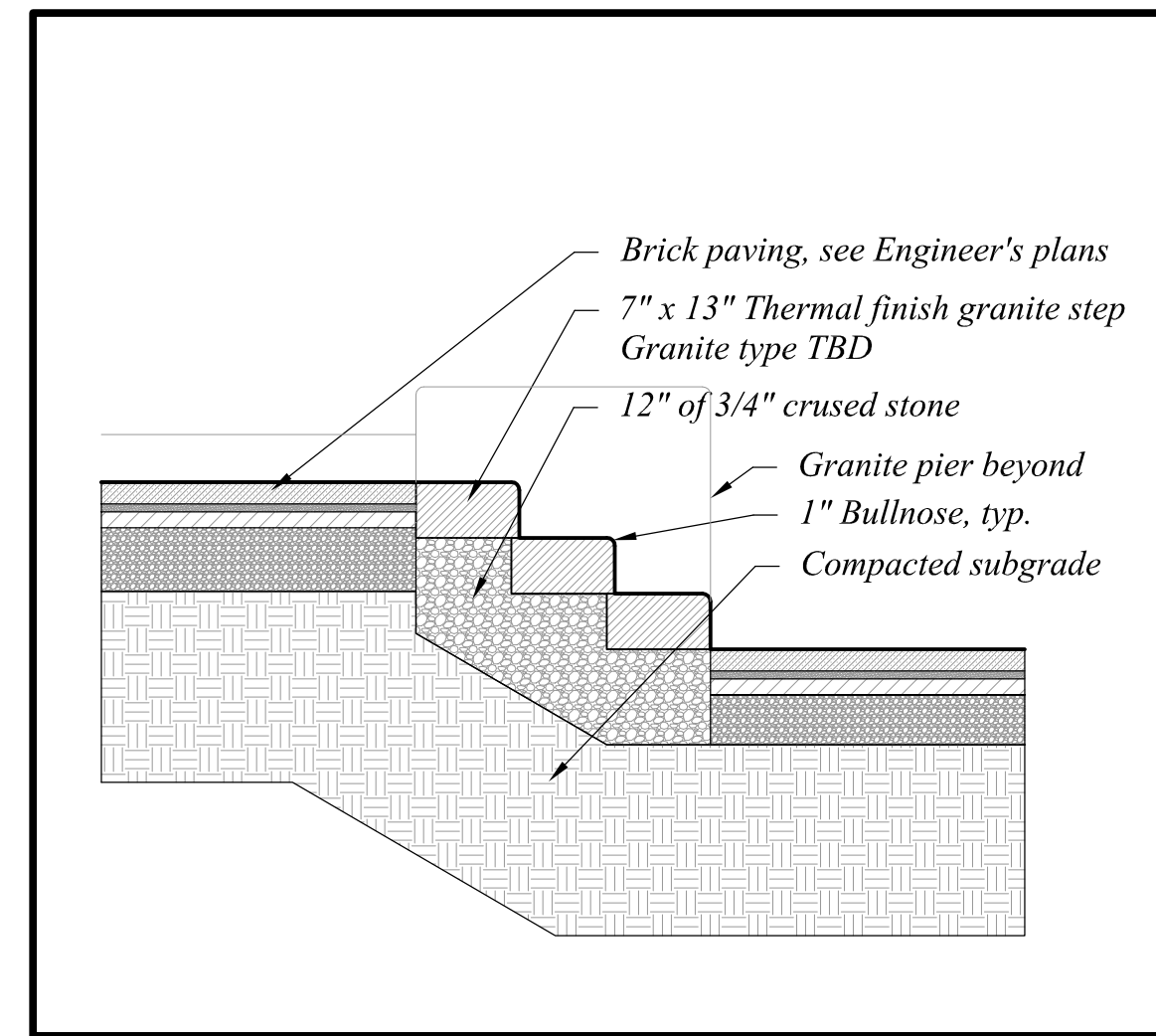
Campania Vallarella



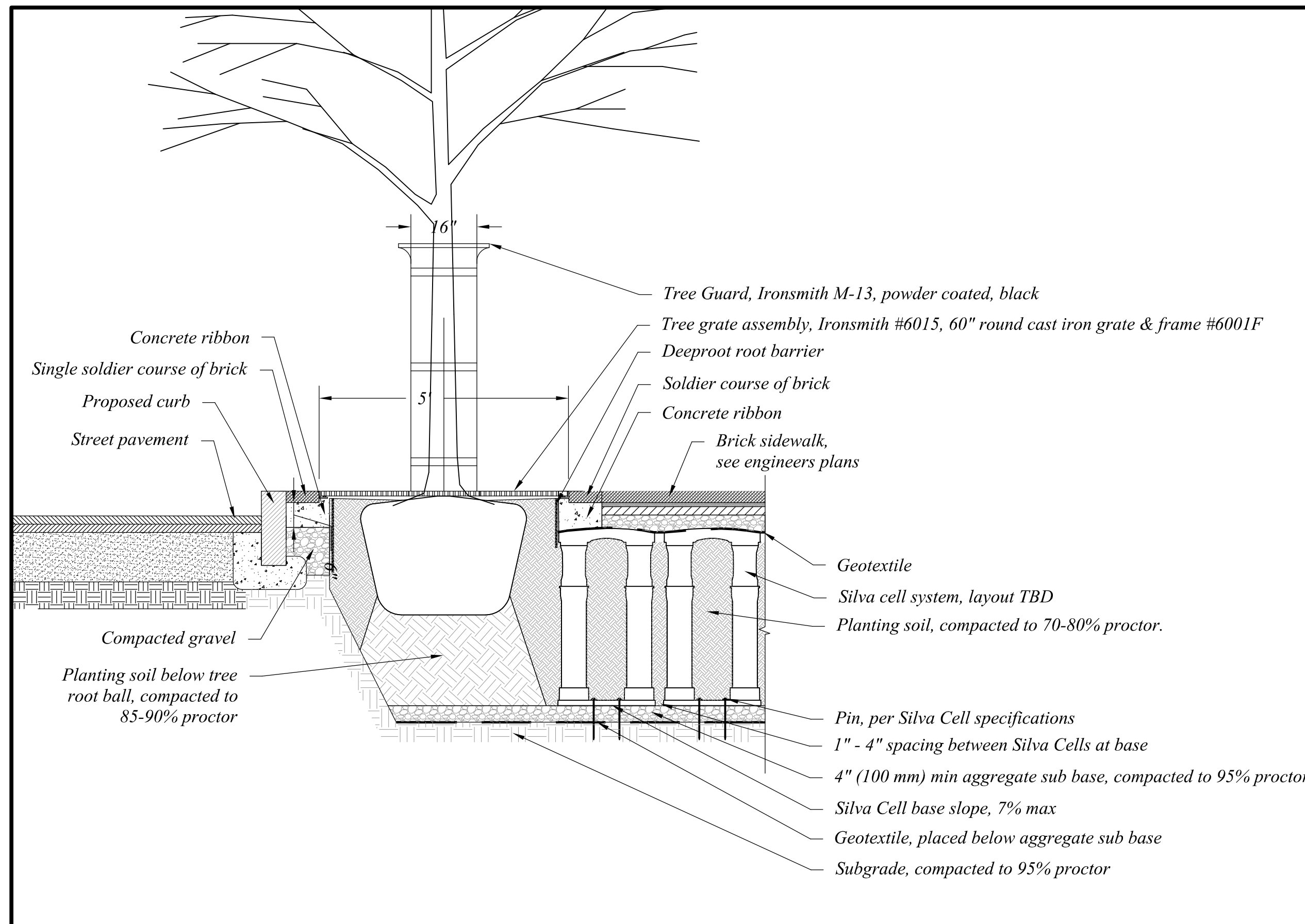
1 ENTRY PAVING ENLARGEMENT
Scale: 1/8"=1' - 0"



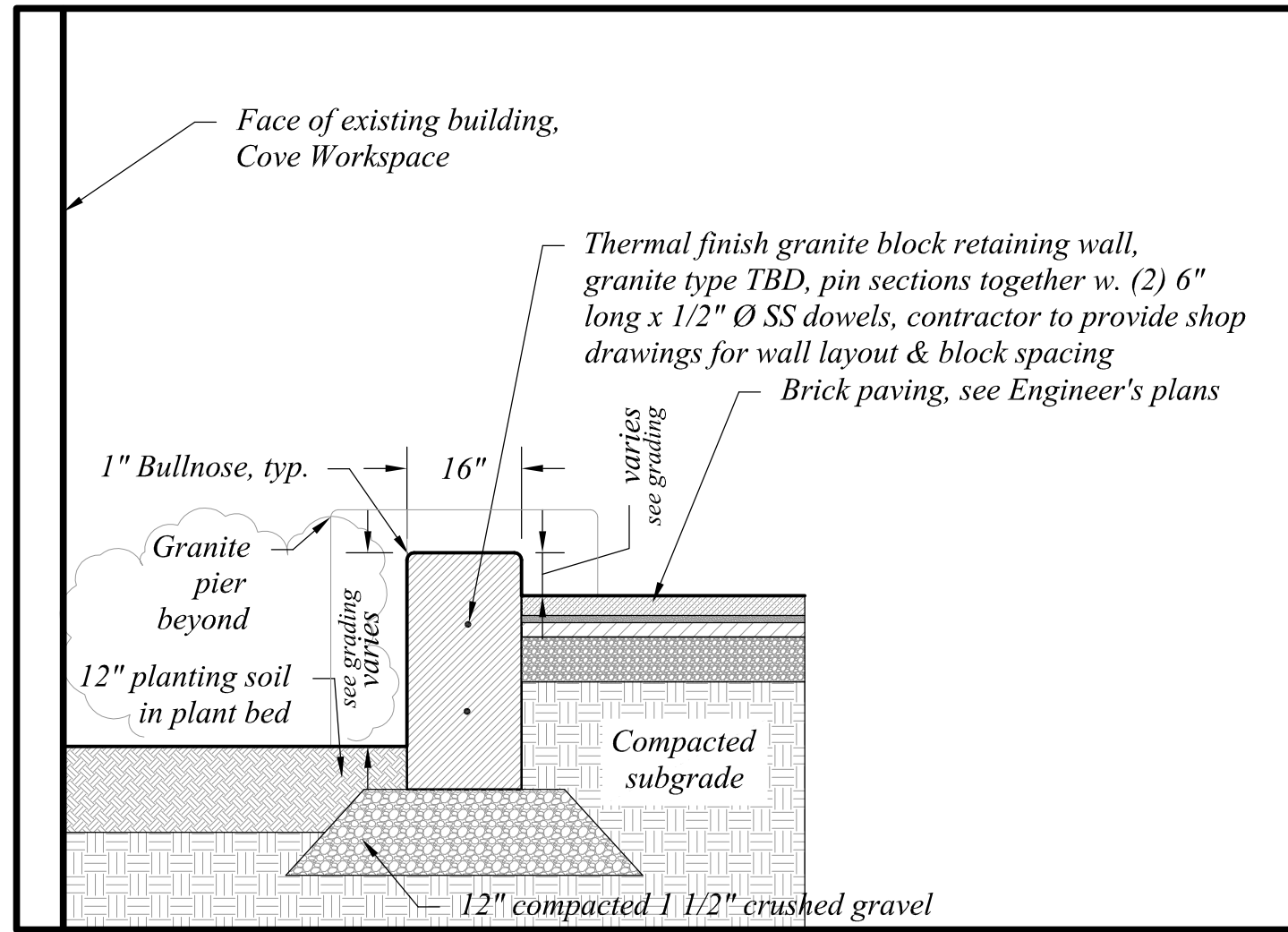
2 BIKE RACK
Scale: 1/2"=1' - 0"



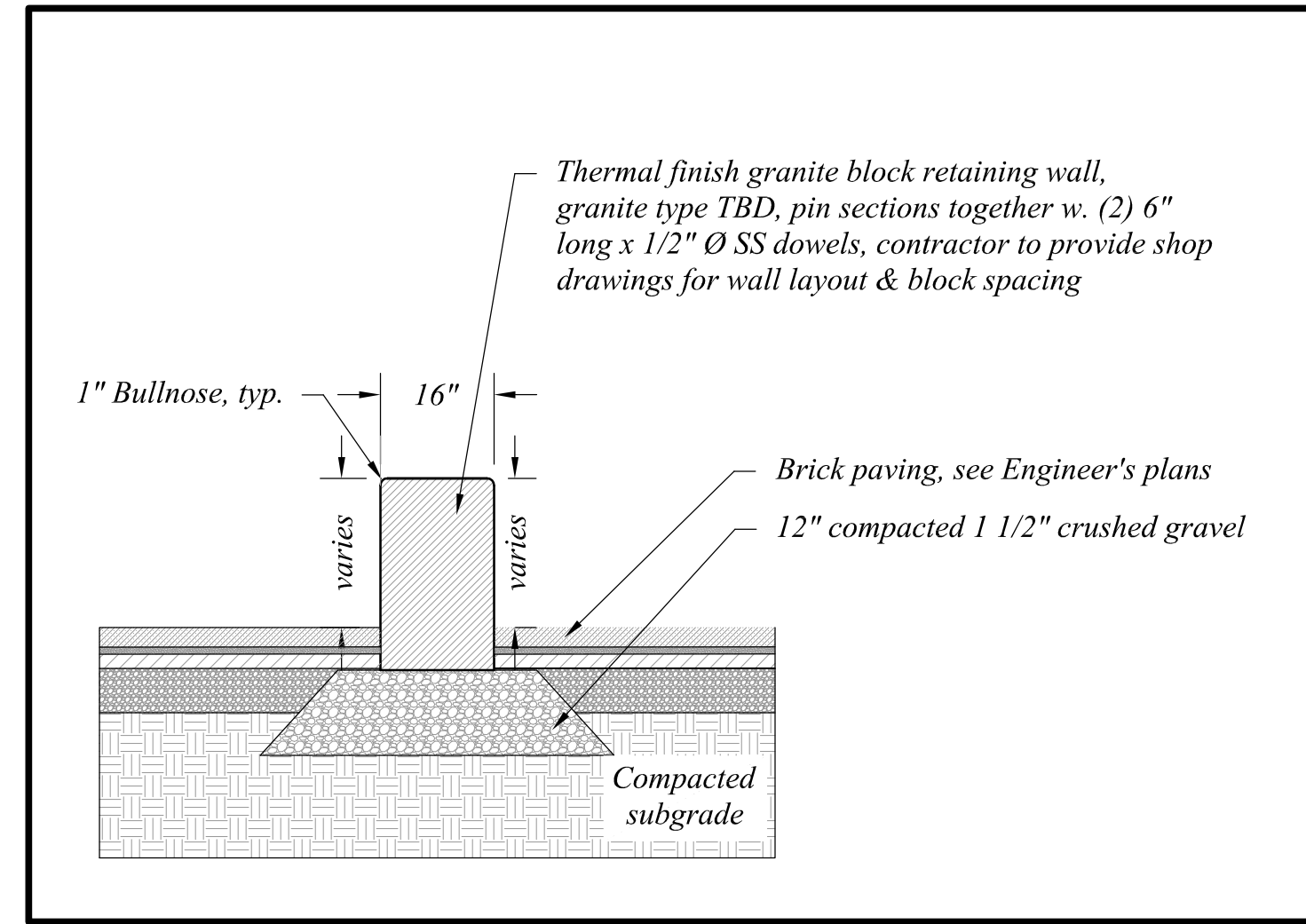
3 GRANITE STEPS
Scale: 1/2"=1' - 0"



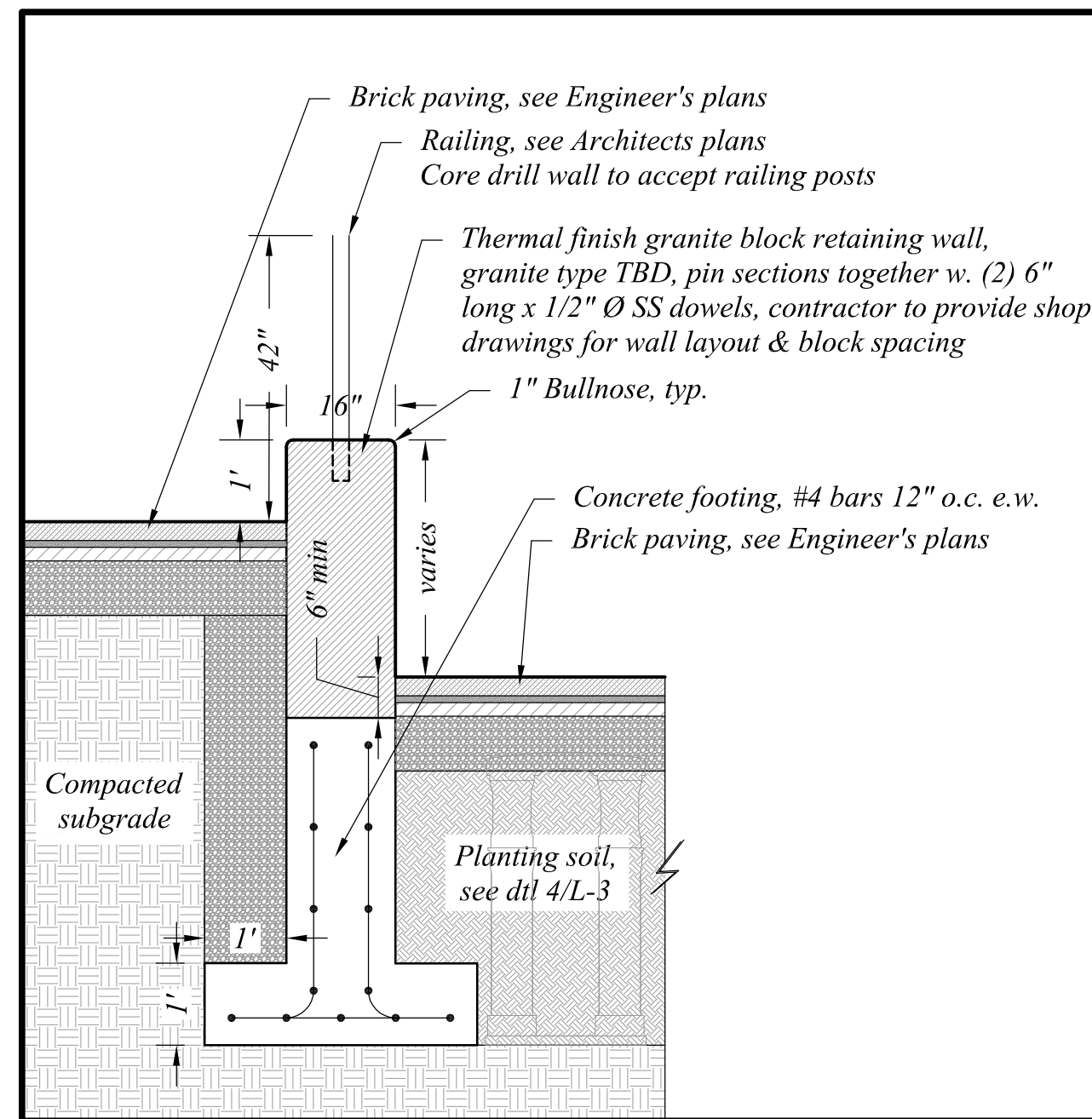
4 PROPOSED TREE WITH TREE GRATE & GUARD & SILVA CELLS BELOW
Scale: 1/2"=1' - 0"



5 RETAINING WALL AT COVE
Scale: 1/2"=1' - 0"



6 RETAINING WALL AT RAMP
Scale: 1/2"=1' - 0"



7 RETAINING WALL AT DEER STREET
Scale: 1/2"=1' - 0"

Drawn By:	VM
Checked By:	RW
Scale:	as noted
Date:	May 19, 2017
Revisions:	

MANCHESTER BLOCK



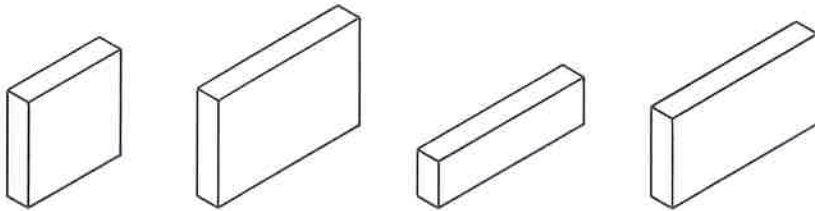
Genest

MANCHESTER BLOCK

Manchester Block's larger sizes add appeal and distinction to any building project. They lend strength, style and a bold look of traditional architecture when used as base course banding or for large scale architectural projects. Textures including smooth face, Mirra-Tex[®] and Pierra-Tex[®] finishes. Combining these textures with the available Genest colors, will give you unlimited design versatility that today's architectural projects demand.



Manchester Block Sizes & Shapes



3 3/4" x 15 3/4" x 15 3/4"

3 3/4" x 15 3/4" x 23 3/4"

3 3/4" x 7 3/4" x 23 3/4"

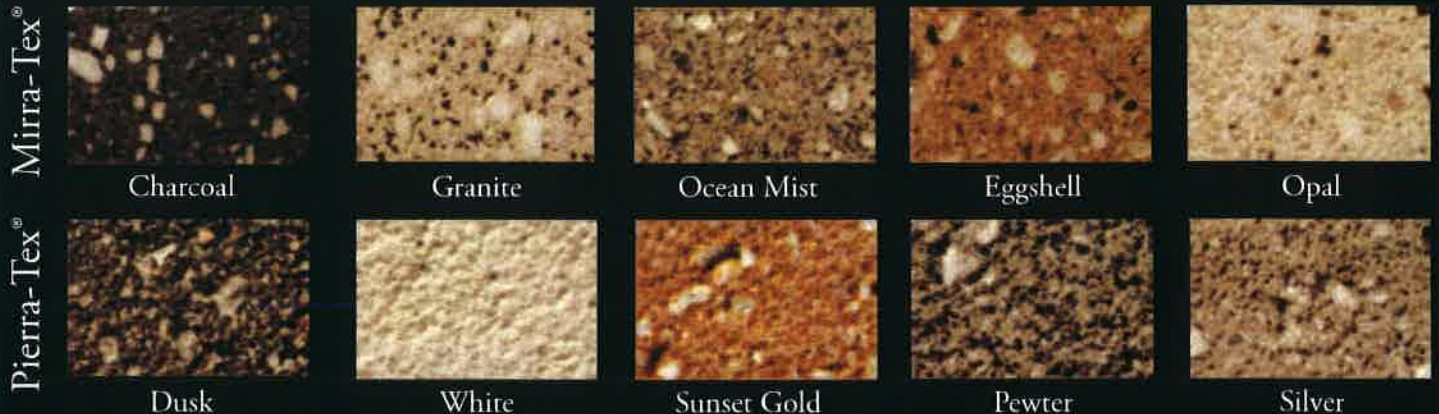
3 3/4" x 11 3/4" x 23 3/4"

Manchester Block

- Larger sizes for a bold look
- Large color and texture selection
- High quality masonry veneer
- Manufactured with integral water repellent
- Ideal for commercial, municipal and industrial construction
- LEED points available

COLOR: STERLING GRAY

SAMPLE COLORS & TEXTURES



This is just a sample of the colors that are available. Please contact our sales department at 800-649-4773 or visit our web site at GenestaArchitecture.com to order your pallet of colors.

For block specification and additional information on Manchester Block and other Genest Architectural products and services, visit GenestaArchitecture.com or email your request to sales@genest-concrete.com.



**36 Wilson Street
Sanford, ME 04073
1-800-649-4773
GenestArchitecture.com**

EASY BRICK®



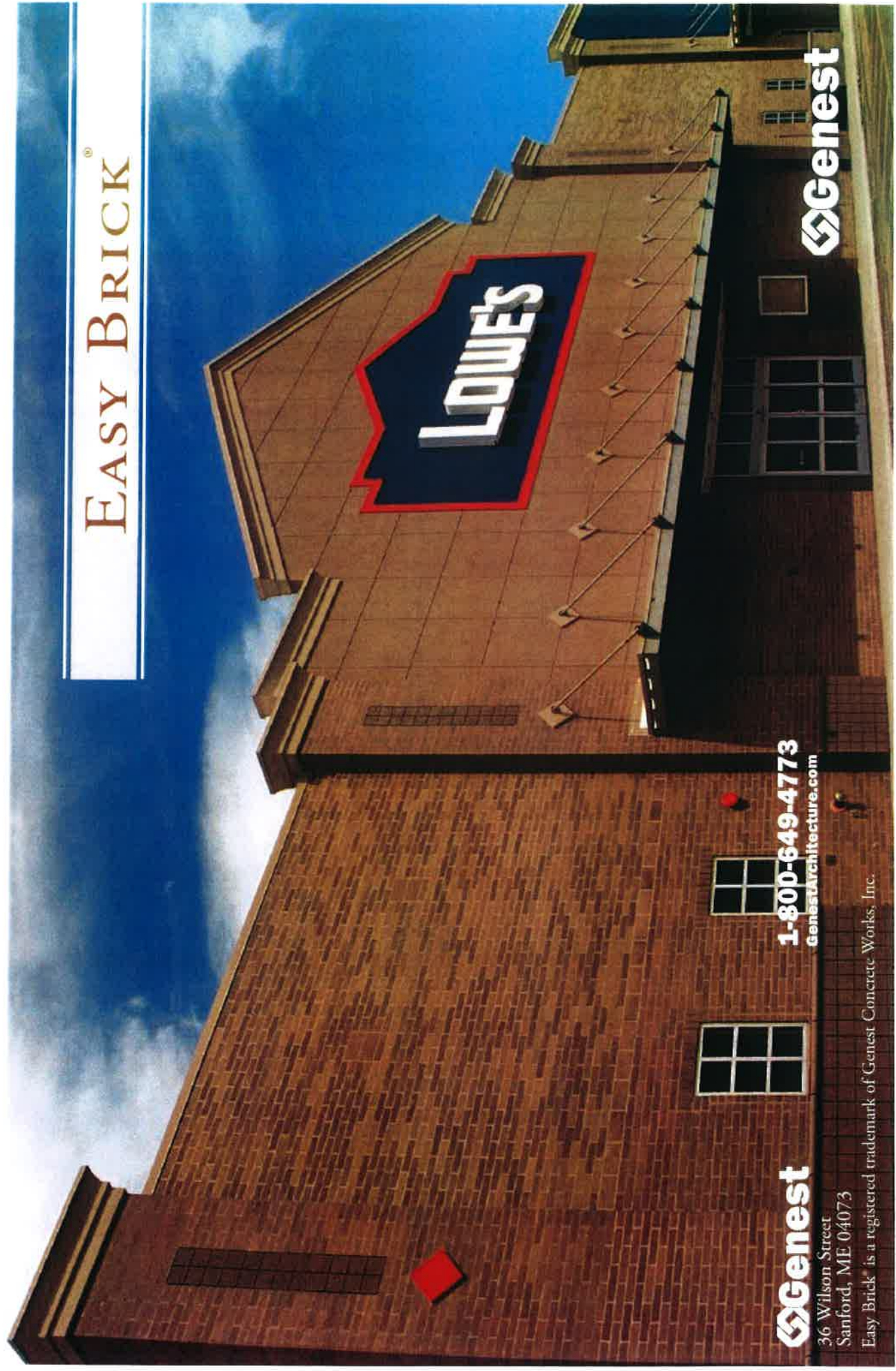
Genest

36 Wilson Street
Sanford, ME 04073

Easy Brick® is a registered trademark of Genest Concrete Works, Inc.

1-800-649-4773
GenestArchitecture.com

Genest



Color Pallet



Easy Brick Sizes and Shapes



Port City Blend



Port City Red



Carrabassett Blend



South Bay Blend



Cottage Blend



Granite Blend



Pheasant Blend



Bedford Blend



Limestone

The color photos were prepared with great concern for accuracy. It is suggested that actual samples be requested before specifying color and textures.

Standard Half-High Units & Sizes



Concrete Brick Facing Sizes

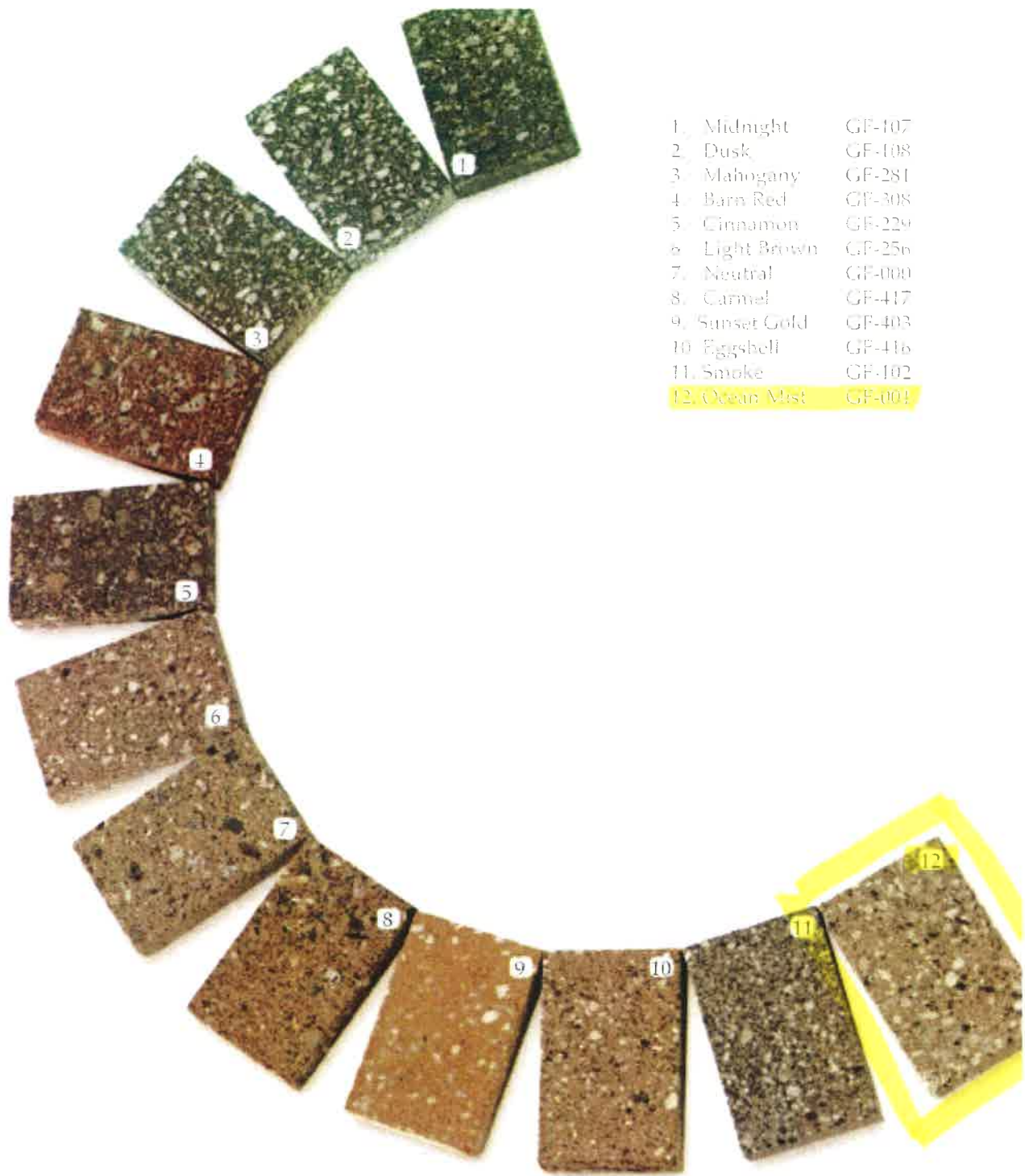


Meets all applicable ASTM standards for veneer and load bearing masonry. Manufactured with consistent size specifications.

For more information on Genest block sizes and shapes please contact our Sales Department at: 1-800-649-4773

Or visit our Website at GenestArchitecture.com





**The color photos were prepared with great concern for accuracy. It is suggested that actual samples be requested before specifying color and textures.*

**A matching or complementary mortar color is recommended when designing with Mirra-Tex[®], Mirra-Tex[®] Plus, Split Face and Pierra-Tex[®] masonry units.*

The colors from Genest Concrete have been formulated and prepared to provide architects, designers, and specifiers architectural concrete products with esthetic appeal. Our color pallet is brilliant, rich and warm but most of all versatile with 24 colors and 4 textures.

A "Color Pallet" is available for you to explore the unlimited design possibilities. It has been designed and arranged to clearly display color and texture. Please contact our architectural sales team to order your pallet of color.

TRUGRAIN™ MADE WITH RESYSTA® FACADE ADVANTAGES*

- Thanks to TruGrain's polar properties, stains and sealants have high adhesion to surfaces
- TruGrain resists water, so glazes and sealants will not flake off
- Negligible color changes, even after many years
- High screw withdrawal resistance
- Durability category 1, the highest rating possible, against fungal decay
- Low maintenance
- Expansion and contraction coefficient of .3%
- Refinishable



*Refer to Properties table

TRUGRAIN™
made with
Resysta®
NATURAL ENDURANCE. LIMITLESS INNOVATION.

TRUGRAIN™ MADE WITH RESYSTA®

WOOD'S SUSTAINABLE ALTERNATIVE

TruGrain has the warmth and feel of real wood, yet it possesses the sustainability and wearability natural hardwoods lack. How? TruGrain is made from agricultural waste that can be transformed into a variety of building products. Approximately 60% of the ARF proprietary formula is rice husks, a renewable resource in great supply. Common salt and synthetic plastic polymer combined with the husks at extremely high temperatures yield a product with superior durability and the ability to be formed to almost any shape or size.

HANDLE WITH CAREFREE CONCERN*

TruGrain is an excellent material choice in a number of construction applications. Not only does it offer the look and feel of wood, it has many similar working properties of wood. It can be bent, shaped and joined like wood, making it perfect to be used as an accent material. TruGrain will not crack or splinter like wood. TruGrain can also be stained in a wide palette of natural wood tones and designer colors for even more design versatility. Although TruGrain may be handled similar to wood there are risks associated with cutting the product (e.g. inhalation of dust). Please see the instructions given in our installation guides available at www.Tru-Grain.com.

DURABLE, NATURALLY*

TruGrain is water- and UV-resistant, making it perfect for any exterior application, even in locations subject to driving rain, snow, frost and constant sun exposure. TruGrain does not contain any wood components.

In cases of accidental surface scratches, TruGrain can be sanded and restained, just like real wood.

LOW MAINTENANCE*

Maintenance of TruGrain is a snap. TruGrain products coated with Resysta stains and sealants show little wear, even after several years. Unlike wood, frequent refinishing, sanding and painting is not required in the long run. Thanks to this sealed structure, dirt particles only adhere to the surface and can be removed with a rinse of water.

See all of
our innovative
TruGrain products
at Tru-Grain.com

*Refer to Properties table.

TRUGRAIN™
made with
Resysta®
NATURAL ENDURANCE. LIMITLESS INNOVATION.

MATERIALS

Thanks to its innovative formulation, TruGrain[®] made with Resysta[®] offers the durability and sustainability that wood cannot provide. TruGrain maintains the visual appearance and feeling of tropical wood by using a bio-based material consisting of rice husks, a renewable resource that is replaced in short cycles, a synthetic plastic polymer and common salt. Rice husks are a worldwide waste product that have no other use and are destined for landfills. TruGrain can contribute to third party sustainability certifications.



ATTRIBUTES & WARRANTY

TruGrain has the look and feel of hardwood, but offers so much more!*

- Weather resistant
- Does not absorb moisture
- Dimensionally stable
- Resistant to saltwater and chlorine
- No splintering
- No cracking
- No rotting
- High slip resistance
- Wide color palette
- Recyclable in the manufacturing process
- No termite infestation or fungal decay
- Low maintenance
- Easy installation



WARRANTY

Westech TruGrain made with Resysta ("TruGrain") products are warranted by the manufacturer, Westech Building Products, Inc. (Westech), that these products will be free from defects in materials and manufacturing workmanship for 25 years (residential) or 15 years (commercial) from the original owner of the property in which the products were originally installed, subject to the limitations set forth in the full warranty. This warranty may not be altered or amended except in a written instrument signed by Westech and Purchaser. For a full copy of the TruGrain warranty, and the limitation thereto, please visit please visit the website at TruGrain.com.

* Refer to proper use.



TRUGRAIN
made with
Resysta
NATURAL ENDURANCE. LIMITLESS INNOVATION.

The DECKING System

DGD010055144 GOLD

1" x 5 1/2" x 12'



Available in 12', 16' and 20' length.

DPL010055144 PLATINUM

1" x 5 1/2" x 12'



Available in 12', 16' and 20' length.

DPL010075144 PLATINUM

1" x 7 1/2" x 12'



Available in 12', 16' and 20' length.

DJY015055144 JETTY

1 1/2" x 5 1/2" x 12'



HPC000001000

HPC000002000



HMC000002000

HMC000003000



ADW005000036

1/2" OD x 3'



AEC004004072

3/4" x 1/2" x 6'



AEC007007072

3/4" x 3/4" x 6'



AEP008028144

3/4" x 2 1/2" x 12'



AFB005079144

3/8" x 8" x 12'



CODE COMPLIANCE



Intertek
CCRR-0216



See CCRR-0216 at www.ati-es.com for uses and performance levels.

The FACADE System

FHC008028144

3/4" x 2 1/2" x 12'



FHC006028144

3/4" x 2 1/2" x 12'



FHC006035144

3/4" x 3 1/2" x 12'



FHC008055144

3/4" x 5 1/2" x 12'



SCS010120096

1" x 12'



SFB006040

1/2" x 1" x 12'



SFB006060144

1/2" x 6" x 12'



SBB008040144

3/4" x 4" x 12'



HHF000005000



CODE COMPLIANCE



Intertek
CCRR-0227



See CCRR-0227 at www.ati-es.com for uses and performance levels.

CODE COMPLIANCE



Intertek
CCRR-0226



See CCRR-0226 at www.ati-es.com for uses and performance levels.

The PORCH System

DPB010032120

1" x 3 1/2" x 12'



Available in 10', 12' and 16' length.

Double Hung

TIMELESS STYLE MEETS SUPERIOR PERFORMANCE. AND CREATES A NEW CLASSIC.



Any size up to 4.5' wide and 7' tall down to 1/64" increments.

Robust sill nose and 13.5° sloped sill ensure proper water management and create a more traditional appearance.

Take the Performance Grade (PG) up to 50. An optional factory-applied wood sill liner kit increases water performance.

A positive detent reinforces when the window is locked.

Available Window Opening Control Device option.

Self-sealing corner keys, weather-stripping and jamb-sill gaskets mean performance grades up to PG50. Add ergonomic hardware, a dramatic sloped sill, and more wood to the interior, and this double-hung window not only performs great, it looks great doing it. Mull with picture windows, other Double Hungs, Transoms, Polygons or Round Tops to create almost any assembly imaginable. Factory mulling and field mulling kits are available.

AVAILABLE IN
COTTAGE &
REVERSE COTTAGE
CONFIGURATIONS



Casement & Awning

DESIGNED FOR A GREAT FIRST IMPRESSION. ENGINEERED FOR A GREAT LASTING IMPRESSION.



Sequential multi-point locking system ensures PG50 rated performance on all sizes.

Reliable dual-arm roto gear hardware prevents sagging and allows for easy cleaning.

Available stainless steel hardware package for superior corrosion resistance.

Peace of mind with Window Opening Control Device option.

Stationary, operating, transom, and picture units available.

Available with Tripane.

Dual arm roto gear operation and sequential multi-point locking system ensure PG50 rated performance on all Casement and Awning windows so they will remain airtight, watertight, and secure even in driving rains and strong winds. And with a unique Tripane glazing option, these windows offer even more remarkable thermal performance.

Clean lines, a folding handle and single lever lock enhance the beautiful wood interior, while factory mulling with Casements, Awnings, Round Tops, Polygons, Transoms and Picture windows enable unique configurations. Available with stainless steel coastal operating hardware.

The Integrity Casement and Awning are available with Tripane Glass offering a remarkable U-Value of .20 on operating units.



Inswing French

IN THIS VERSION OF FRENCH, THE ACCENT IS ON STYLE.



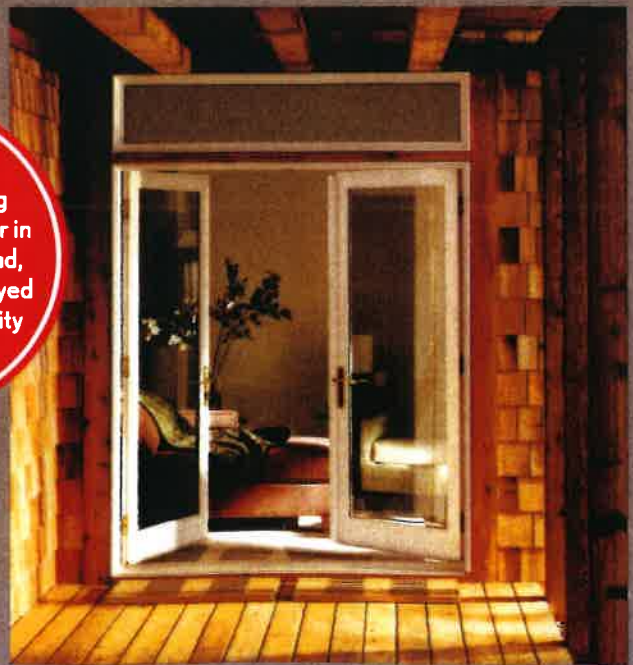
Available in special sizes in 1/64" increments.

Adjustable hinges mean that as a home settles and shifts over time, our swinging door will still open and close easily. Available in Almond Frost, Goldtone, White, Gray, Dark Brown, Brass PVD, Satin Nickel PVD.

Handle sets available in White, Almond Frost, Brass PVD, Satin Nickel PVD and Oil Rubbed Bronze PVD. PVD is the highest grade finish available and offers superior corrosion resistance.

Presenting an elegant way to say 'welcome.' The Inswing French Door features a rich wood interior, XX configuration, 8' heights, always beautiful Ultrex™ exterior, wide stiles and rails, Ultrex sill with interior oak sill liner, and lever and escutcheon handle sets. Virtually maintenance-free Ultrex exterior and sill provides exceptional strength, stability, and durability. The clear, smooth pine interior readily accepts paint or stain. Energy saving Low E2 tempered glass with Argon gas standard or select Low E3 tempered glass with Argon gas for enhanced performance.

Stainless steel multi-point locking system seals the door in four locations — head, sill, deadbolt, and keyed cylinder — for stability and security.



Finishes.

Interior Finishes: Standard bare wood to stain or paint to match your interior; or a factory-applied white semi-gloss interior finish for reduced job site finishing time and labor.

Exterior Finishes: Stone White, Cashmere, Pebble Gray, Bronze, Evergreen or Ebony. All are paintable without affecting the durability.



Divided Lites.

Simulated Divided Lites: (SDL) Bars permanently adhered to both sides of the glass for a more authentic look. SDL is available with or without spacer bar and in several popular lite cut options (see page 49). Finished to match your interior and exterior finish options.

Profiled Grilles-Between-the-Glass: (GBG) Offer all the style with no hassle by inserting the grille detail between the two glass panels. GBG are available in several popular lite cut options (see page 49) and features a white or bronze interior with a Stone White, Pebble Gray, Cashmere, Bronze, Evergreen or Ebony exterior to match the exterior finish*.

Wood Interior Grilles: (WIG) Feature easy removal for cleaning.

Available in bare wood or factory applied white pre-finish on interior or exterior.



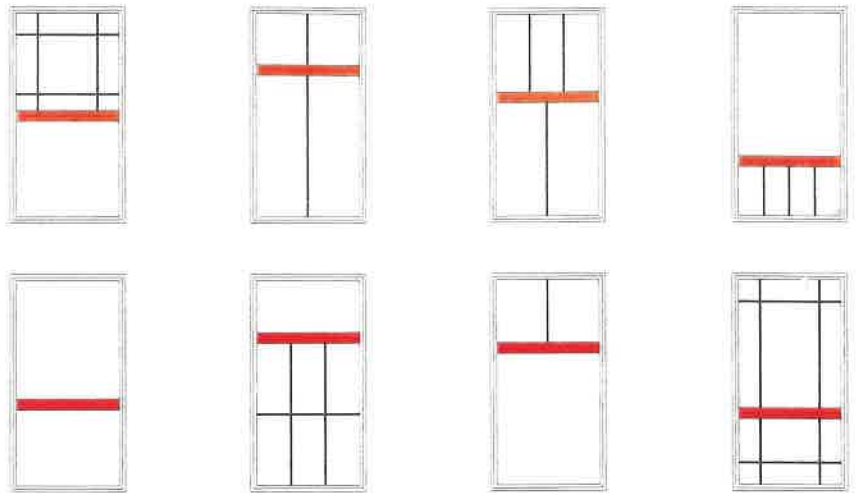
*No simulated divided lites or profiled grilles between the glass are available with a factory-applied white interior finish. All exterior finishes are available with a factory-applied white interior finish.

Simulated Checkrail.

A Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress or performance demand another solution.

You specify placement of the horizontal simulated checkrail bar, and the lite cut patterns above and below.

These illustrations offer a sampling of $7/8$ " Simulated Divided Lite (SDL) patterns that can be selected in combination with the $2\ 1/32$ " Simulated Checkrail on Casement, Awning, Glider, Direct Glaze Rectangle and Picture units.



Glazing.

Energy efficiency, safety and privacy. Choose from Integrity® Windows and Doors' standard Low E2 insulated glass with Argon gas,** Low E1 or Low E3 with Argon gas. Both tempered insulated glass with Argon gas (standard on larger units and doors, and available on most other units); and obscure*** insulated glass with Argon gas are available in Low E1, Low E2 and Low E3.



Low E2 (Standard), Low E1 and Low E3 insulated glass with Argon gas** available in tempered



Low E2 (Standard), Low E1 and Low E3 obscure insulated glass with Argon gas**



Variable thickness glass provides enhanced STC and OITC sound abatement performance. Available in Low E1, Low E2 or Low E3, tempered and obscure



Tripane glass delivers superior energy efficiency. Available in a combination Low E2 and Low E1 configuration, tempered and obscure.



AA[®]250 and AA[®]425 Thermal Entrance Doors

A new kind of thermal roadblock



As architects and building owners look for ways to decrease a building's energy consumption and energy costs, the need for thermally efficient products has increased throughout North America. Kawneer continues to set the standard in thermal performance with its innovative AA[®]250 and AA[®]425 Thermal Entrance Doors. In conjunction with Kawneer's high-performing frame, the doors offer improved thermal efficiency compared to a standard door. By combining critical elements within the product design, the AA[®]250 and AA[®]425 Thermal Entrance Doors create a superior thermal roadblock. The thermal roadblock formula includes thermal breaks in the door, door frame and threshold that isolate the interior metal components from the exterior metal components; a door rail and stile design with a double air cavity provides an added layer to the thermal barrier, and dual weathering around the perimeter of the door in conjunction with a low conductance polymer door stop minimizes air infiltration.

The benefits of Kawneer's AA[®]250 and AA[®]425 Thermal Entrance Doors extend beyond industry-leading thermal performance. The company has introduced design flexibility in hardware options and injected value to support virtually any budget. Advanced thermally broken systems allow building owners to take advantage of tax incentive programs and green building certifications such as Leadership in Energy and Environmental Design (LEED)[®]. And, with its proven performance and welded corner construction, Kawneer's AA[®]250 and AA[®]425 Thermal Entrance Doors are the ideal choice for any commercial or institutional application.

Performance

To achieve new heights of thermal performance, Kawneer pulled out all the stops in engineering the AA250 and AA425 doors to eliminate thermal breaks. Kawneer bridged its through corner construction, which has four Sigma deep penetrations and fillet welds, plus mechanical fastening at each corner.

The immediate door frame joints and transoms are designed with a dual perimeter weather seal featuring Kawneer's Super Bulb weathering. Also featured is an intermediate soft bulb weather stripping that promotes airflow around the perimeter edge of the door. At the bottom of the door, the combination of a thermally broken threshold and dual bottom door sweeps minimizes air infiltration. All of this adds up to a superior thermal roadblock that provides improved comfort and savings in heating and cooling costs.

The AA250 and AA425 accommodate 1" insulating glass and insulating laminated glass to improve thermal and sound reduction performance. Laminated glass enhances STC and OITC (sound resistance) performance as well as improves occupant safety. Kawneer's thermal entrance doors have been tested and proven in accordance with North American performance standards for air, structural, condensation, thermal and sound transmission.

PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E 283
Structural - Uniform Wind Load	ASTM E 330
Sound Transmission STC / OITC	ASTM E90 / E91E
Condensation Resistance (CR) (C1)	ASTM E 2131 / CSA A440.2-11 / NFPA 209
Thermal Transmittance (U Factor)	ASTM E 907 / ISO 15027-2 / EN 109

Aesthetics

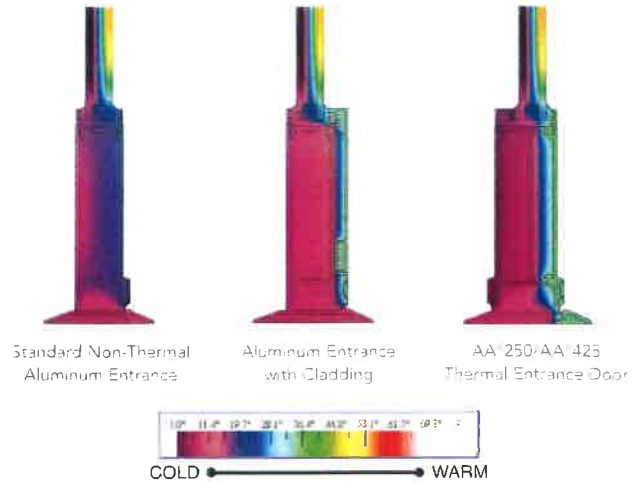
Breaking from tradition, Kawneer's AA 250 and AA 425 deliver a new aesthetic look with a 2-1/2" narrow stile and a 4-1/4" wide stile, respectively. To meet aesthetic and hardware application requirements, the entrances are also offered with a range of top and bottom rails.

	AA250	AA425
Stile widths	2-1/2" (63.5 mm)	4-1/4" (108 mm)
Top rail	2-1/2" (63.5 mm)	4-1/4" (108 mm)
Bottom rail	3-7/8" (98.4 mm)	6-1/2" (165.1 mm)

Horizontal mid-rails are available in 1-3/8" (34.9 mm) and 8-1/4" (209.6 mm) sizes. In addition, a 10" bottom rail option can be specified.

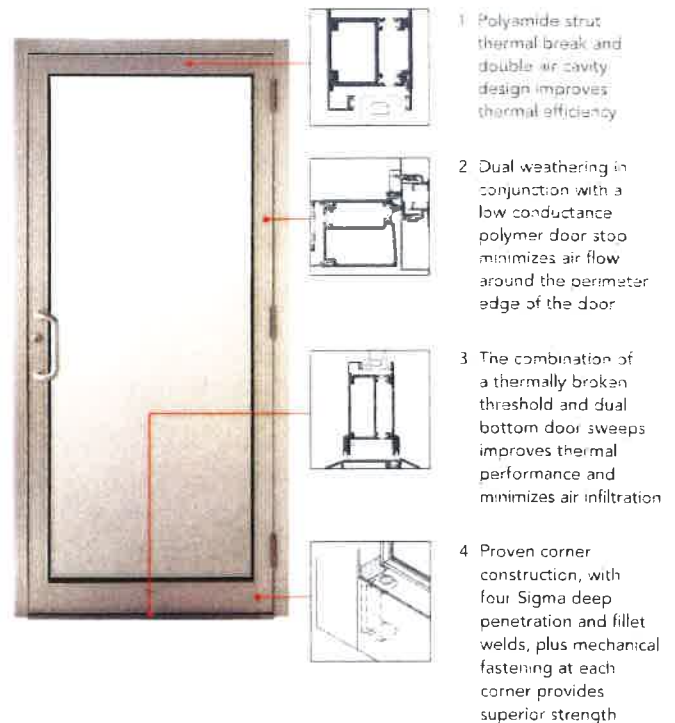
The 2-1/4" (57.2 mm) depth door uses a 14 mm polyamide strut thermal break that accommodates a dual finish as well as various combinations of hinging and locking hardware. These include offset pivots, butt hinges, continuous gear hinges, MS locking, concealed vertical rod exit devices and rim exit devices.

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



For the Finishing Touch

Architectural Class I anodized aluminum finishes are available in clear and color choices. Painted finishes, including fluoropolymer that meet AAMA 2605 standards and solvent-free powder coatings that meet AAMA 2604 standards are available in a variety of color choices.



Kawneer Company, Inc
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
kawneergreen.com
770.449.5555

KAWNEER
AN ALCOA COMPANY

© 2014 Kawneer Company, Inc. All rights reserved. KAWNEER is a registered trademark of Kawneer Company, Inc.



511/521

ALUMINUM DOOR SYSTEMS



ALUMINUM SECTIONAL DOORS



**VISUAL ACCESS.
LIGHT INFILTRATION.
CONTEMPORARY LOOK.**



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

**Cover image:**

Model 521, clear anodized finish with clear glass.

Image above:

Model 521, powder coat green finish.

Standard features at a glance

Overhead Door aluminum sectional doors offer an attractive solution for commercial and industrial applications where visual access, light infiltration and aesthetics are key design considerations.

Durable construction for years of reliable operation

- 1 3/4" (45 mm) thick, corrosion-resistant 6063-T6 aluminum sections with galvanized fixtures and hinges promotes durability and trouble-free operation
- 1/4" (6 mm) diameter through-rods on all stiles and rails enhances strength and sturdiness
- Top-quality materials, excellent field service and optional maintenance program contribute to extended door life, low maintenance costs and maximum productivity

A variety of standard features and options

- Doors up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high (Model 521)
- Glazing choices include DSB glass, acrylic, tempered glass, clear polycarbonate, multi-wall polycarbonate, wire glass, Low E, Lexan and laminate
- Standard clear anodized finish for low-maintenance and corrosion-resistance
- Optional finishes include a wide range of powder coat colors offering an attractive and durable finish
- Manual pull rope operation with optional chain hoist or electric motor operator

Available in 197 powder coat colors

Choose from a selection of 197 powder coat colors to match the aesthetic and design of your project. This color optional upgrade includes a hardening additive that provides an attractive and durable finish and easy-to-clean surface.



Model 521, powder coat green finish with clear glass

General specifications	Model 511	Model 521	Available options	Model 511	Model 521
Panel thickness	1 3/4" (45 mm)	1 3/4" (45 mm)	1/8" (3 mm) DSB	•	•
Max. width	16'2" (4928 mm)	26'2" (4928 mm)	1/8" (3 mm) or 1/4" (6 mm) acrylic	•	•
Max. height	16'1" (4902 mm)	20'1" (6121 mm)	1/8" (3 mm) or 1/4" (6 mm) tempered	•	•
Rails standard material	6063-T6 aluminum	6063-T6 aluminum	1/8" (3 mm) or 1/4" (6mm) clear polycarbonate	•	•
Rails standard finish	204R-1 clear anodized	204R-1 clear anodized	1/4" (6 mm) wire glass	•	•
Center stile widths	21/32" (17 mm)	2 11/16" (68 mm)	1/2"(12mm) insulated glass	•	•
End stile widths	2 3/4" 2 3/4"	3 5/16" (85 mm)	Electric operator	•	•
Top rail widths	2 3/8", 3 3/4" (60 mm, 95 mm)	2 3/8", 3 3/4" (60 mm, 95 mm)	Bottom sensing edge	•	•
Intermediate rail pair widths	1 3/8" (40 mm)	3 11/16" (94 mm)	Chain hoist	•	•
Bottom rail widths	2 3/8", 3 3/4", 4 1/2" (60 mm/95 mm/114 mm)	3 3/4", 4 1/2" (95 mm/114 mm)	3" track	•	•
			Bracket mounting	•	•
			High-cycle springs	•	•
			Posi-tension drums	•	•
			Pass door	•	•
			Exhaust ports	•	•
			Bronze anodization	•	•
			Powder coat paint finish	•	•

CRL P7 Series Railing Post Kits and Railing Posts

- Our Most Popular P-Series Post Available in Both Complete Stock Kits as Well as Individual Posts
- Glass Attachment Fittings Included in Complete Stock Kits (See Next Page)
- Individual Posts Available With Choice of Glass Fittings Sold Separately
- For Use With 1/2" (12 mm) to 27/32" (21.52 mm) Thick Tempered Glass (See Page 289B)
- Standard Posts Include an Adjustable Height Fixed Vertical Saddle
- New Blank Post Available for Custom Fabrication With Fixed or Swivel Top Saddle
- Standard Post Height is 42" (1067 mm), With Custom Heights Available
- Two Standard Stainless Finishes. With Custom Powder Paint Finishes Also Available

NEW!



or



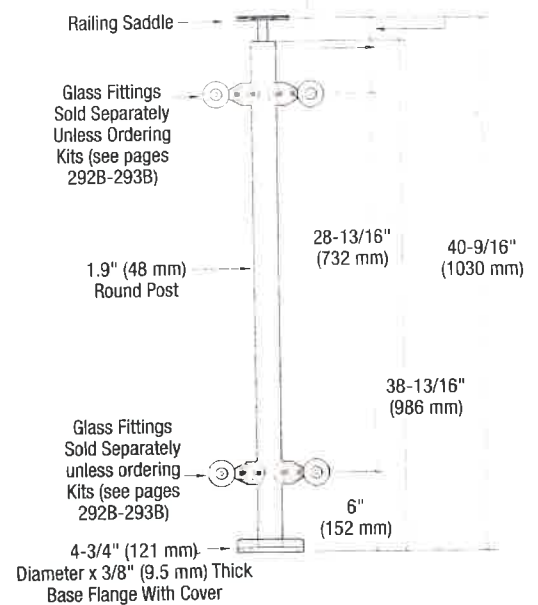
QUICK PICK
RED-E Ship



All P7 Series Posts Have Up to 3/4" (19 mm) of Vertical Adjustment. Simply Turn the Top Saddle Support Counter-Clockwise to Raise. (Patent Pending)

CRL P7 Series Railing Posts are manufactured from Schedule 40 1.9" (48 mm) diameter Stainless Steel Tubing, and are designed for guard rail or hand rail applications. Saddles support 1-1/4" or 1-1/2" (32 or 38 mm) Schedule 40 Hand Rail Tubing. Individual Posts are supplied complete with a Base Plate, Base Flange Cover, Adjustable Height Top Saddle, and come pre-drilled and tapped with 3/8"-16 holes. Complete Stock Kits also include Glass Attachment Fittings. Blank Posts are supplied with Adjustable Height Top Saddle only. See page 303B for more information on our P-Post Top Rail Installation Tool Kit. For screws to attach the Top Rail to the Saddle specify Cat. No. PRS1032TC (see page 303B).

42" (1067 mm) Post Kit
 1-3/4" (44 mm) With 3/4" (19 mm) of Vertical Height Adjustment
 4" (102 mm)



CRL P7 Series Railing Post Kits and Railing Posts

NEW!

ONLINE INSTALLATION RESOURCES



EACH P7 SERIES RAILING POST INCLUDES:

- (1) Welded-On Base Plate
 - (1) Base Flange Cover
 - (1) Adjustable Height Top Saddle
- NOTE:** Only the Blank Posts are available with either a Fixed or Swivel Top Saddle.

IMPORTANT: RB50 and RB51F Glass Fittings are Sold Separately With Individual Posts, but Included in Post Kits (see below). ZP712 Clamps are Always Sold Separately (see pages 292B-294B).



Complete Kits With Glass Fittings

END POST KIT			
42" HEIGHT (RB50F FITTINGS) CAT. NO.	42" HEIGHT (RB51F FITTINGS) CAT. NO.	GRADE	FINISH
P7EK50BS	P7EK51BS	316	Brushed Stainless
P7EK50PS	P7EK51PS	316	Polished Stainless

Minimum order: 1 each. All Post Railing Kits can be combined for quantity pricing.

180 DEGREE CENTER POST KIT			
42" HEIGHT (RB50F FITTINGS) CAT. NO.	42" HEIGHT (RB51F FITTINGS) CAT. NO.	GRADE	FINISH
P7CK50BS	P7CK51BS	316	Brushed Stainless
P7CK50PS	P7CK51PS	316	Polished Stainless

Minimum order: 1 each. All Post Railing Kits can be combined for quantity pricing.

135 DEGREE ANGLE POST KIT			
42" HEIGHT (RB50F FITTINGS) CAT. NO.	42" HEIGHT (RB51F FITTINGS) CAT. NO.	GRADE	FINISH
P7AK50BS	P7AK51BS	316	Brushed Stainless
P7AK50PS	P7AK51PS	316	Polished Stainless

Minimum order: 1 each. All Post Railing Kits can be combined for quantity pricing.

90 DEGREE CORNER POST KIT			
42" HEIGHT (RB50F FITTINGS) CAT. NO.	42" HEIGHT (RB51F FITTINGS) CAT. NO.	GRADE	FINISH
P7LK50BS	P7LK51BS	316	Brushed Stainless
P7LK50PS	P7LK51PS	316	Polished Stainless

Minimum order: 1 each. All Post Railing Kits can be combined for quantity pricing.

Posts Without Glass Fittings

BLANK POST			
56" HEIGHT CAT. NO.	TOP SADDLE	GRADE	FINISH
P7BPFBS	Fixed	316	Brushed Stainless
P7BPFPS	Fixed	316	Polished Stainless
P7BPSBS	Swivel	316	Brushed Stainless
P7BPSPS	Swivel	316	Polished Stainless

Minimum order: 1 each. All Railing Posts can be combined for quantity pricing.

END POST		
42" HEIGHT CAT. NO.	GRADE	FINISH
P7F42EBS	316	Brushed Stainless
P7F42EPS	316	Polished Stainless

Minimum order: 1 each. All Railing Posts can be combined for quantity pricing.

180 DEGREE CENTER POST		
42" HEIGHT CAT. NO.	GRADE	FINISH
P7F42CBS	316	Brushed Stainless
P7F42CPS	316	Polished Stainless

Minimum order: 1 each. All Railing Posts can be combined for quantity pricing.

135 DEGREE ANGLE POST		
42" HEIGHT CAT. NO.	GRADE	FINISH
P7F42ABS	316	Brushed Stainless
P7F42APS	316	Polished Stainless

Minimum order: 1 each. All Railing Posts can be combined for quantity pricing.

90 DEGREE CORNER POST		
42" HEIGHT CAT. NO.	GRADE	FINISH
P7F42LBS	316	Brushed Stainless
P7F42LPS	316	Polished Stainless

Minimum order: 1 each. All Railing Posts can be combined for quantity pricing.

go to crlaurence.com to search for

post-railing

Search

281B

or enter the Catalog Number for complete product information

TOLL Phone: (800) 421-6144
FREE Fax: (800) 262-3299
 From Anywhere in the U.S. or Canada



June, 2017

46 Maplewood Conditional Use Permit Request

With a favorable overall design and the Commission's encouragement to emphasize verticality and create importance at the Maplewood-Deer Street corner we are requesting a Conditional Use Permit (CUP).

46 Maplewood Ave is pursuing Section 10.535.13: Increased Building Height by Conditional Use Permit.

- We are asking for relief for 45' in height where 40' is allowable.

We are also seeking an exception from the definition of 'Penthouse', Section 10.5A60, which requires a setback at least 15' from all edges of the roof and a total floor area not exceeding 50% of the area of the story below.

- Our 46 Maplewood Penthouse has 0' setback at the Maplewood-Deer Street corner and is 62% of the floor below.

Based on the location of the 46 Maplewood development, our building meets the following 4 criteria as a means of satisfying the terms of the Conditional Use Permit:

A. Civic Space:

We are providing permanently accessible public open space such as widened sidewalks, plazas and pedestrian-only throughways. (This will tally more than 30% of our lot size.) The developer has been in discussion with the abutting property (aka VFW). We will be drafting an easement with them to extend landscaping up to their building. In addition to the easement we will make cosmetic improvements to their building to enhance the experience between and around these 2 neighboring structures.

B. Parking:

We are providing underground and concealed parking. We are also diminishing the remaining surface parking and beautifying the lot in tandem with the adjacent property owner.

C. Building Materials:

We are using high quality building materials such as masonry, composite board, glass, metal, high quality windows, storefront systems, and a custom awning assembly.

D. Building Scale Elements:

Scaling elements, details and massing techniques focusing on the pedestrian experience have been implemented such as stepping the building, horizontal bands, eave bands and decorative building caps, awnings, pilasters and columns as well as varied windows, door sizes and multiple points of entry.

We have noted where these elements are illustrated throughout the presentation using the letters A-D referenced above. We are requesting approval from the Commission at the June work session/public hearing for consistency with the spirit of the Ordinance allowing us to also receive a Certificate of Appropriateness for the 46 Maplewood development.













