

93 PLEASANT STREET



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SUMMARY

RESTORATION AND REHABILITATION.

EXISTING BUILDING: TREADWELL-JENNESS HOUSE c. 1818

3 STORIES + BASEMENT

CURRENT USE: OFFICE AND GALLERY (AUCTION) SPACE

PROPOSED USE: OFFICE (FLOORS B & 1) AND APARTMENTS (FLOORS 2 & 3)

NEW CONSTRUCTION

WORKFORCE HOUSING APARTMENTS, NEW STRUCTURE LOCATED IN PARKING LOT BEHIND TREADWELL-JENNESS HOUSE.

2 STORIES + SHORT STORY; 1 LEVEL UNDERGROUND PARKING.

P1.1

COVER SHEET

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PLANNERS

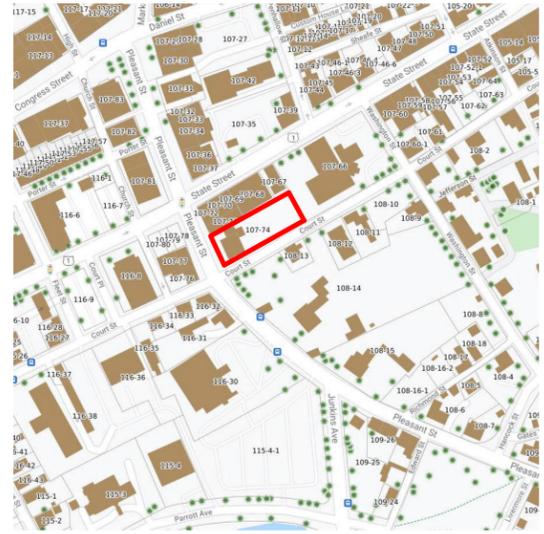
LOWER COURT STREET



EAST ← WEST →



NORTH ↓ SOUTH ↑



UPPER COURT STREET



EAST ← WEST →

PLEASANT STREET



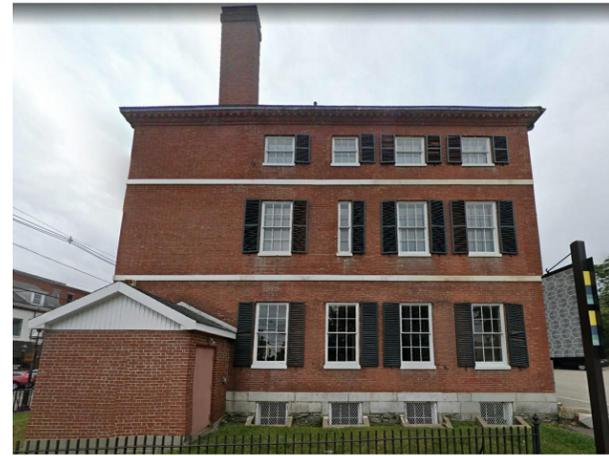
SOUTH ↓ NORTH ↑



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EXISTING CONDITIONS - CONTEXT
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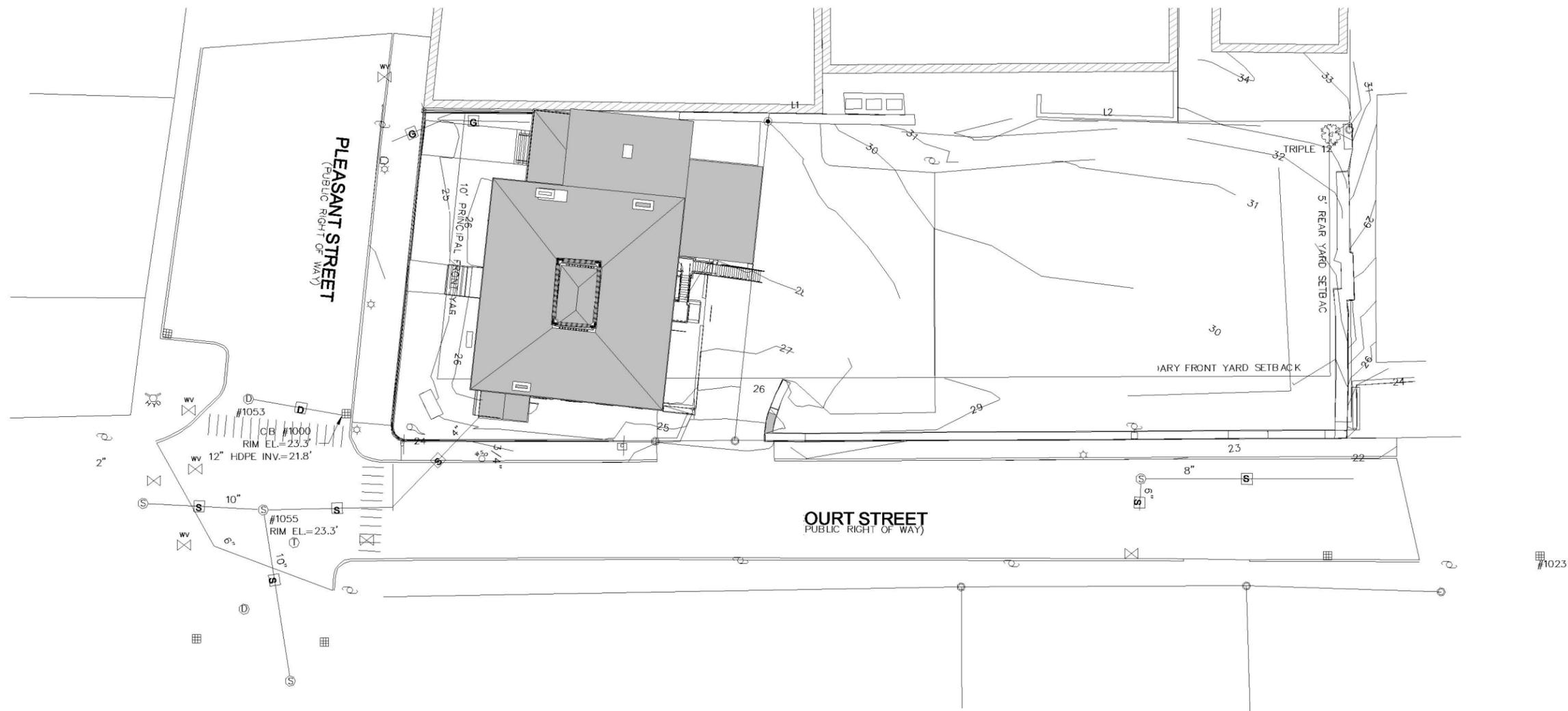
P1.3

EXISTING CONDITIONS - SITE

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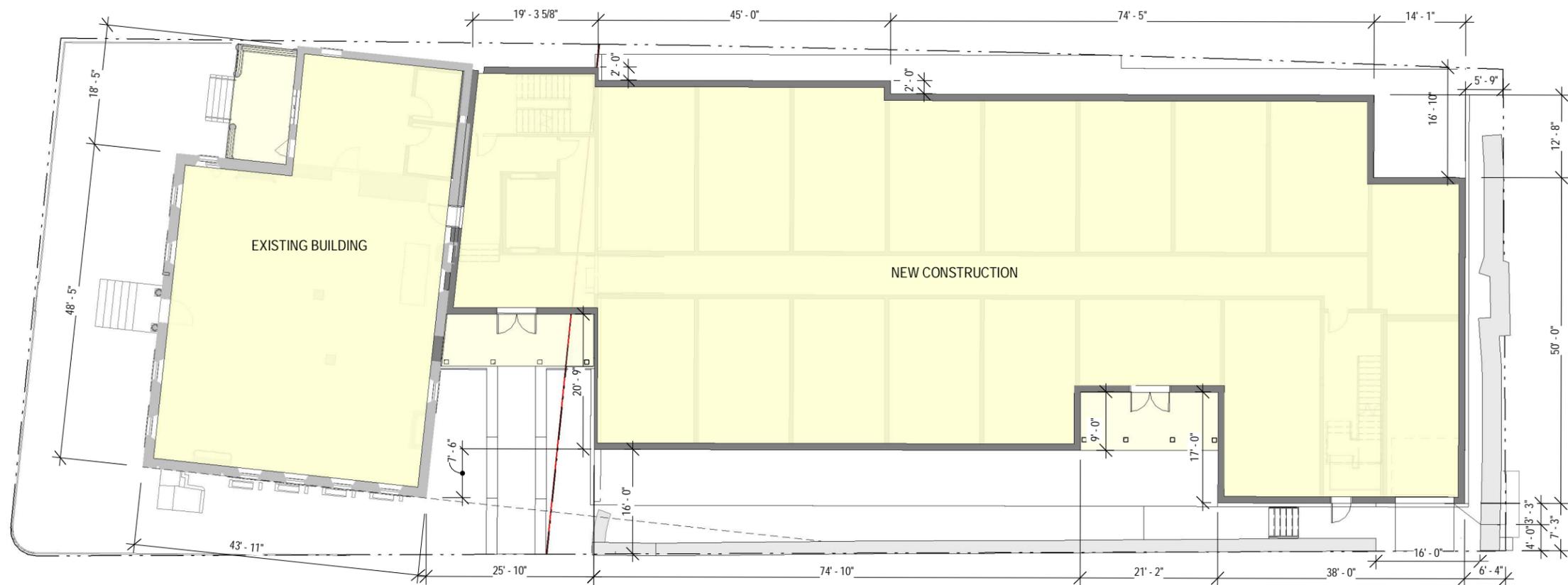
1 EXISTING SITE PLAN
1" = 30'-0"

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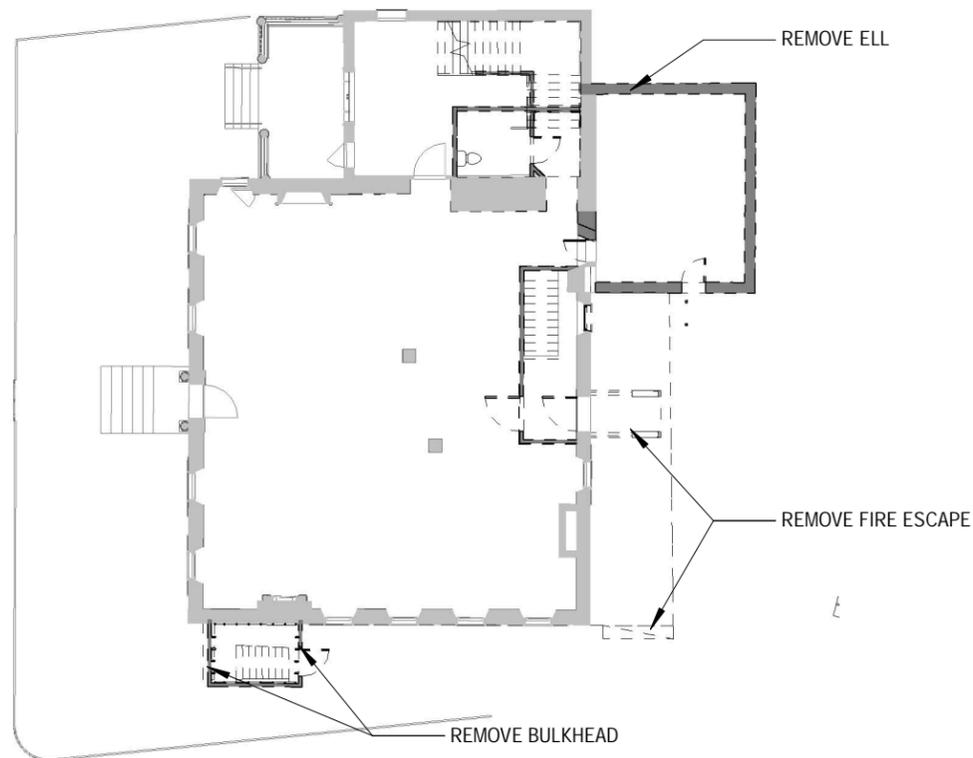
EXISTING SITE PLAN
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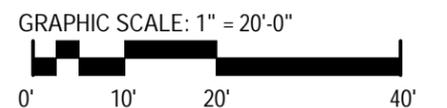
1 PROPOSED FIRST FLOOR PLAN
1" = 20'-0"



2 EXISTING BUILDING - FIRST FLOOR PLAN
1" = 20'-0"

EXISTING BUILDING - RESTORATION AND REHABILITATION.

1. REPOINT AND REPAIR BRICK MASONRY WALLS AND CHIMNEYS WHERE REQUIRED
2. RESTORE & REPAINT WOOD TRIM & ACCESSORIES (SHUTTERS, PORCH BALLUSTERS & COLUMNS, MOULDINGS, FRONT DOOR SURROUND, WIDOWS WALK BALLUSTRADE)
3. RESTORE FRONT DOORS
4. RESTORE AND REGLAZE FRONT DOOR FANLIGHT
5. RESET FRONT STONE STEPS, ADD IRON HANDRAILS
6. REPAIR AND REPAINT IRON FENCING
7. PATCH & REPAIR BASEMENT WINDOW WELL CONCRETE, REMOVE METAL WINDOW GRATES
8. REMOVE PAINT FROM STONE WINDOW SILLS AND STONE BANDING
9. REPLACE ASPHALT ROOFING SHINGLES WITH SIMULATED SLATE ROOFING SHINGLES
10. REPAIR & REPLACE ROOFING FLASHINGS WITH COPPER
11. REPLACE WINDOWS WITH CUSTOM HISTORIC REPLICATED WOOD SDL WINDOWS
12. REPLACE PAINTED ALUMINUM GUTTERS AND DOWNSPOUTS WITH COPPER



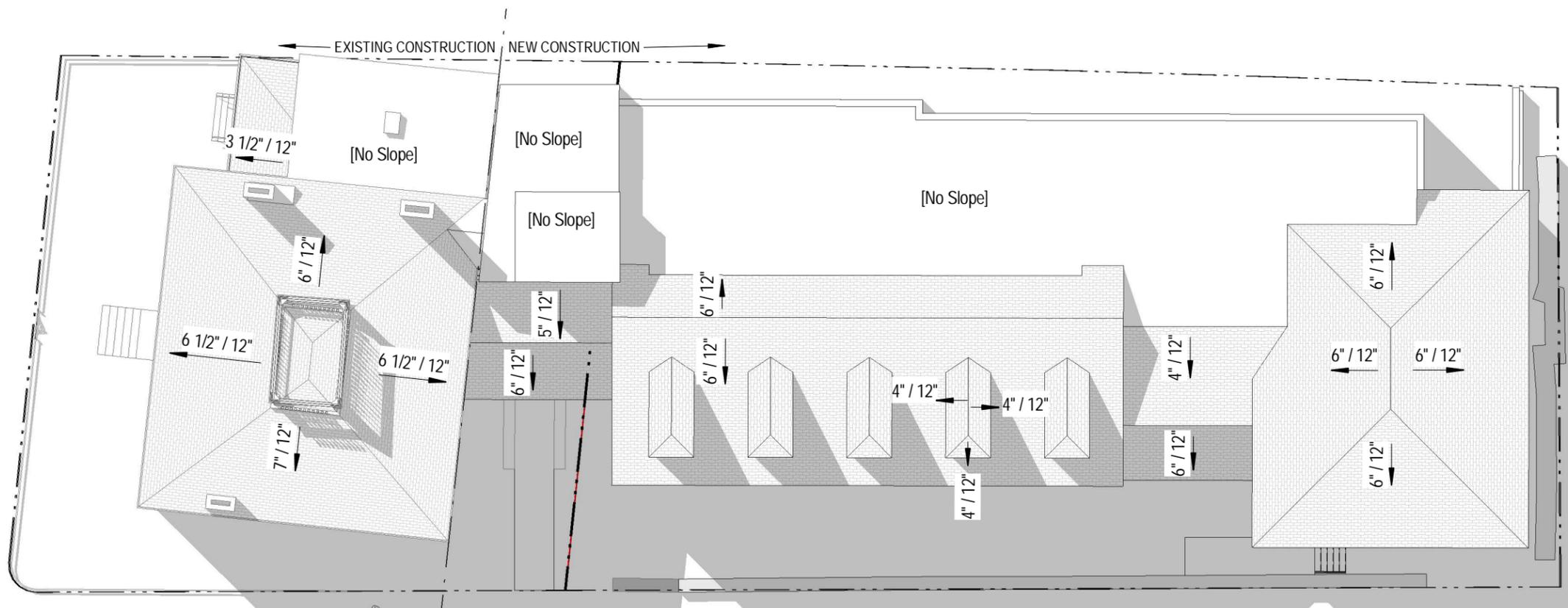
P1.5

PROPOSED FIRST FLOOR PLAN

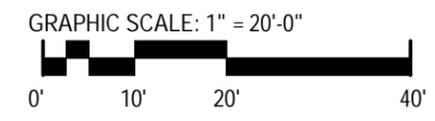
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1 HDC - PROPOSED ROOF PLAN
 1" = 20'-0"

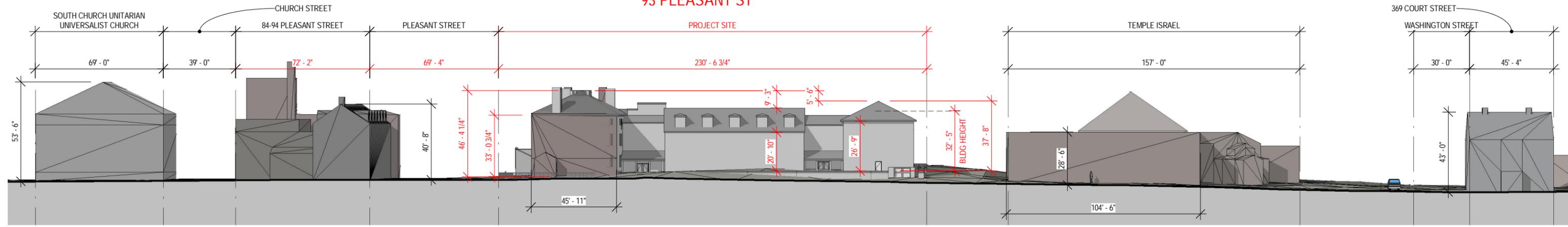


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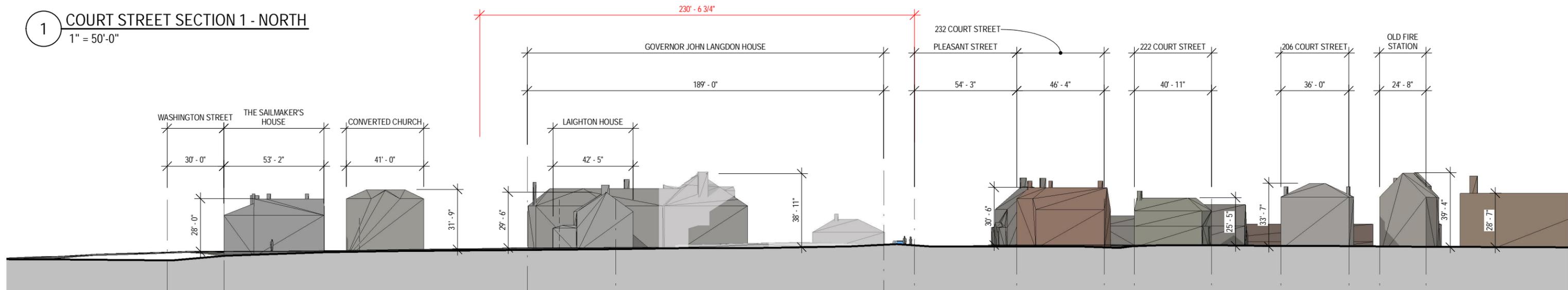
PROPOSED ROOF PLAN
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93 PLEASANT ST

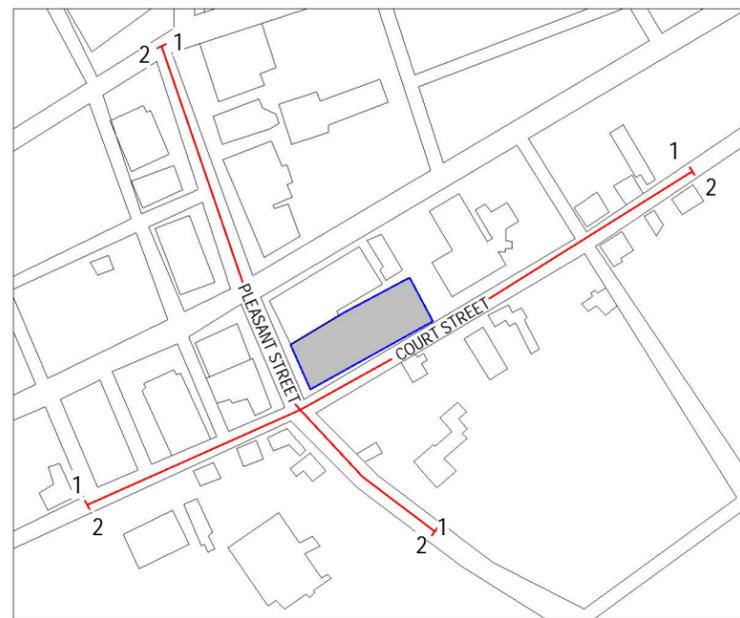


1 COURT STREET SECTION 1 - NORTH
1" = 50'-0"



2 COURT STREET SECTION 2 - SOUTH
1" = 50'-0"

3 KEY PLAN
1" = 300'-0"



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STREET SECTIONS

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PERSPECTIVE VIEW

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PERSPECTIVE VIEW

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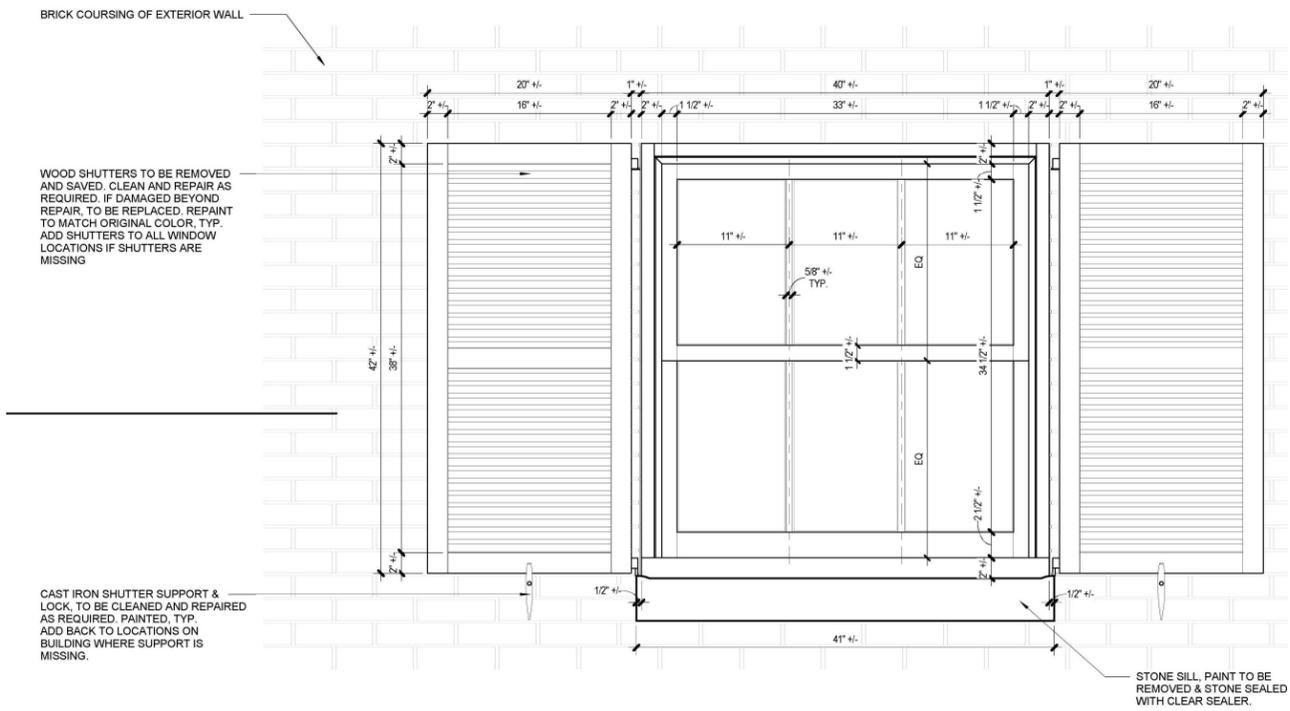
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PERSPECTIVE VIEW

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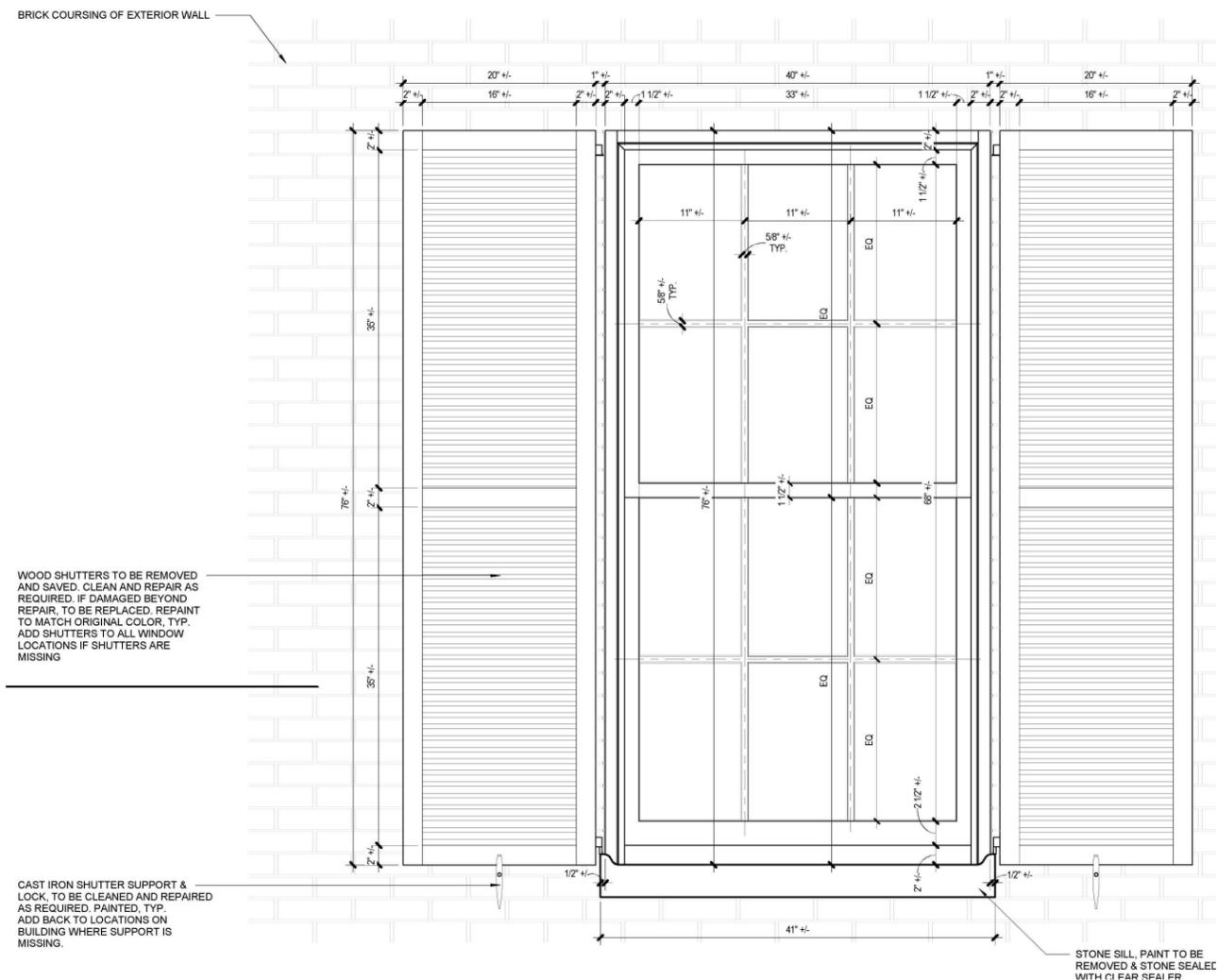
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2 TYP. UPPER FLOOR WINDOWS
1 1/2" = 1'-0"



- ALL WINDOWS TO BE REMOVED. PROTECT INTERIOR WOOD TRIM. NEW WINDOWS TO BE INSTALLED, TO MATCH EXISTING WINDOWS IN SIZE AND APPEARANCE. PAINTED, TYP.
- WOOD SHUTTERS TO BE REMOVED AND SAVED FOR REUSE. CLEAN AND REPAIR SHUTTERS AS REQUIRED. TO BE PAINTED TO MATCH ORIGINAL COLOR.
- SHUTTER SUPPORTS TO BE STRIPPED, CLEANED AND REPAIRED AS REQUIRED. SUPPORTS TO BE PAINTED.



- WINDOW NOTES:**
1. EXISTING WINDOWS ARE DOUBLE HUNG. NEW WINDOWS TO BE DOUBLE HUNG TO MATCH EXISTING.
 2. SPIRAL BALANCE.
 3. ROLL-DOWN CONCEALED INTERIOR SCREENS.
 4. WOOD FRAMES & SASHES. PRIMED AND PAINTED BOTH SIDES.
 5. INSULATED LOW E GLASS.
 6. SIMULATED DIVIDED LITE.
 7. PUTTY-PROFILE, EXTERIOR MUNTINS.
 8. OGEE PROFILE, INTERIOR MUNTINS.
 9. PLANE OF GLASS FOR NEW WINDOWS TO BE INSTALLED AT SAME LOCATION AS EXISTING GLASS PLANE.



PROTECT INTERIOR WOOD TRIM DURING REMOVAL OF WINDOWS AND NEW INSTALLATION. REPAIR AS REQUIRED AND REPAINT

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MATERIALS - WINDOWS
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Historic Replication

Built to Specification with Historic Accuracy

Complete Units or Replication Sash Only

Window & Door Types

Hung Windows

- Weight & Chain
- Concealed Spiral Balance
- Single, Double, Triple Hung Units
- STC/OITC Tested Units

Casements

- Inswing & Outswing
- French & Single

Rotating Windows

- Awnings & Hoppers
- Pivot Windows

Fixed Windows

- Direct Set
- Sash Set

Door Systems

- Residential Systems
- Historic Storefront
- Commercial Entrances

Sash Only & Components

Production Capacity for Any Size Project

Design Engineering and Auto CAD Services are Standard

Vintage, Art Glass, and Contemporary Glass Choices



The Leader in Historic Window & Door Replication...

Parrett's mission is to provide our valued customers with the **best value in the historic replication market**. Parrett manufactures our products utilizing quality materials, the latest automation in technologically advanced equipment complimented by a very talented, experienced staff of employees. You can count on Parrett delivering on our mission. Our past performance speaks for itself and is the basis for our nationwide recognition in being a leader in the historic replication market.

Joinery Options



French Mitre Blind Mortise & Tenon

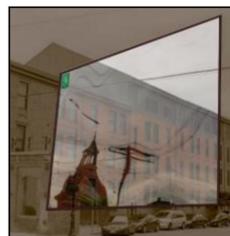


Coped Blind Mortise & Tenon



Historic Mortise & Tenon

Vintage Glass Examples



Parrett works with a variety of glass manufacturers to source vintage glass that is available as single pane, insulated, and safety tempered glass.

Parrett can specify glass to match the time period of your specific project.

Factory Finishing



A stain & clear coated mahogany door corner sample is pictured above. **Parrett's factory finishing options include:**

- Primed Wood Surfaces
- Stain & Clear Coated Wood Surfaces
- Poly Painted Surfaces
- Kynar Painted Clad Surfaces
- Anodized Clad Surfaces
- Woodgrain Finish Clad Surfaces

Traditional Hardware



Parrett can either specify hardware matching your criteria, or design our units to accommodate your desired hardware manufacturer.

Our high performing units will stand the test of time and provide superior weather performance as evidenced by our extensive 3rd party laboratory testing. At Parrett, we also pride ourselves with our flexibility to create the exact windows and doors that you envision. We welcome any challenge and look forward to working with you to make your dreams a reality! Don't hesitate to call on Parrett and enjoy first hand the comfort of working with a company that will deliver.

Divided Lite Muntins



7/8" wide TDL bar with insulated glass shown above.



Parrett can replicate virtually any muntin pattern in TDL, SDL, or as removable muntins.

Putty glazed radius TDL muntin bars are shown at right.



Profile Replication



Parrett can work from a drawing, template, or the original unit to replicate the profiles of existing units, and has countless standard profiles to choose from for brickmoulds, muntin bars, casings, etc.

Historic Replication

Historic Profile Matching

Built to Specification

True Divided Lite (TDL) Muntins or Simulated Divided Lite (SDL)

Traditional or Contemporary Hardware

Curved/Bent Glass and Frame Fixed & Operating Units

Sash Only & Parts/Accessories

Any shape is Available—
Radius, Ellipse Top, Gothic, Variation, Custom Shapes



Window Screen Systems

- Wood Framed Screens
- Aluminum Framed Screens
- Inswing Hinged Screens
- Horizontal/Vertical Pull
- *Various Mesh Choices

Precision Joinery Options

Complete Unit Accessories
Factory Finishing Capabilities
Choice of any Wood Species
Sample Windows and/or Corner Samples are Available





The checkrail detail above highlights the concealed spiral balances of this unit which allows only the beauty of wood to be seen.

There is no need to settle for an unsightly exposed metal or vinyl balance system.



Hung - Spiral Balance

Single Hungs | Double Hungs

All-Wood or Extruded Aluminum Clad

All-Wood Exposed—No Unsightly Balance System or Exposed Vinyl Parts

Concealed Balance Systems Tested for 5,500 Operations

Concealed Balances are Easily Serviced in the Field

OITC/STC Tested Windows with Various Glass Makeups

Any Shape is Available including Gothic Tops, Variation Units, Curved Glass, and More

If you prefer a modern balance system for your hung window, you will find extra value and appreciation for Parrett's concealed balance design. There is **no unsightly metal or vinyl balance system** or mechanical parts. What you will see is the beauty and warmth of wood throughout. Parrett's well recognized quality craftsmanship ensures that our single and double hung units will exceed your expectations.



Parrett is unrivaled when it comes to extremely large hung windows as seen in the example above.

Historic Hung Window Options



The hung windows pictured above and at left are both "Variation 6" hung windows. All variation types are available.

Unequal sash split units such as the one pictured above at left are also available as either cottage, reverse cottage, or custom sash split heights.

Curved hung window units are available in both weight & chain and spiral balance configurations, either with or without bent glass.

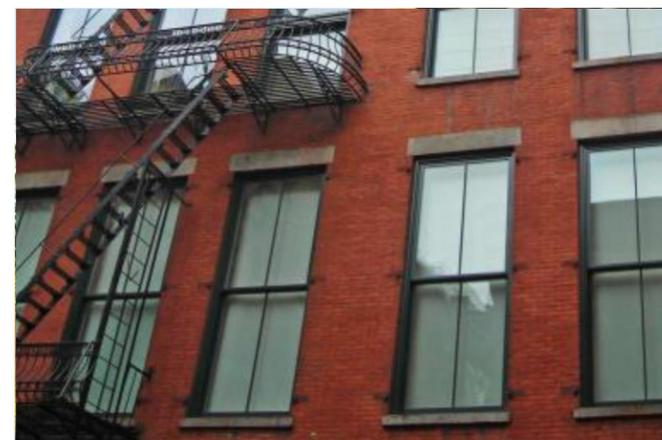
Muntins, brickmoulds, casings, and subsills are also available in curved window configurations.



Intricately shaped Variation style units were manufactured to fit these existing openings.



Historic Portfolio - Residential





Sustainable Roofing



Empire Slate



Environmentally friendly synthetic slate roofing tiles proudly made in the USA

Pioneers of sustainable roofing since 1993

Empire Slate



Embracing the continued progression of sustainable building practices and recognizing the numerous challenges which have impacted economic conditions, EcoStar LLC proudly offers Empire Slate in its collection of premium steep slope roofing products.

Committed to preserving natural resources, EcoStar's Empire Slate is manufactured from a proprietary compound of recycled content which creates long lasting durability while providing superior protection against extreme weather conditions. Available in 14 standard colors, and unlimited custom color options, Empire Slate offers endless possibilities to achieve the beauty of natural slate at a fraction of the cost. Class A fire resistance (UL 790) is standard, making Empire Slate an exceptional choice for any commercial or residential roof.

The increasing awareness of the effects of climate change on the ecosystem and the economy continues to influence standards for environmental responsibility. Empire Slate offers a solution to the obstacles imposed by escalating regulations on building practices and can provide significant cost savings on roof maintenance expenses, cooling expenses¹ and property insurance.²

Empire Slate Color Palette



Note: Sample pieces, photographs or color samples may not accurately represent the true color level or variations of color blends that may appear on a roof. Before installation, ten tiles or so should be laid out and reviewed for conformity to desired color level. If color levels are unsatisfactory, advise your dealer before proceeding with installation. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading. Tiles must be randomly blended for best results. Limited warranties carry terms and conditions. ¹Cool colors may provide energy savings in summer months by reducing air conditioning use. For more information about energy savings visit EPA.gov. ²Significant property insurance discounts may be available when upgrading or building a roof to protect against hail, wind or fire damage in regions where severe weather is common. EcoStar tiles meet or exceed industry standards for Impact Resistance and Fire Resistance. Contact your insurance provider for details. ³Cool Colors- Saratoga Sunset, Sea Salt and Drifting Dunes have been tested to exceed initial reflectivity of ≥.25 for steep slope roofs.

01/19 © 2019 by EcoStar LLC. EcoStar and Empire Slate are trademarks of EcoStar LLC. See www.ecostarllc.com for available warranties. P/N-606000 EMPIRE SLATE CUT SHEETS

Advantages

- Weighs 1/3 to 1/2 as much as natural slate
- Significant property insurance discounts may be available when upgrading or building a roof to protect against hail²
- Cool colors help reduce energy used by air conditioning units, typically resulting in energy savings between 10-30%¹

Architectural Flexibility

- Designer Series tiles can be blended together to add personal style to your home
- Staggered and offset installations accentuate roof texture and depth
- Available in 14 standard colors and unlimited custom color options
- Preserve the historical look in both residential and commercial buildings

Strength & Durability

- Provides superior durability and protection from extreme weather conditions that include wind, hail and driving rain
- Significant life cycle savings

Warranty Options

- 50-Year Limited Material Warranty available
- 50-Year Gold Star Labor & Material Warranty available
- 110 mph (177 kph) Wind Warranty available

Environmental Sustainability

- Manufactured with post-industrial recycled plastics
- Cool colors contribute to the mitigation of the urban heat island effect¹

Technical Information

- UL listed Class A or C fire resistance (UL 790)
- UL Class 4 impact resistance (UL 2218)
- Wind resistance to 110 mph (ASTM D3161)
- Prolonged UV Exposure (ASTM G155)
- UL Evaluation Report, AC07-UL ER18920-01
- Fungus resistant (ASTM G21-09)
- Miami-Dade County, Florida NOA No. 17-1227.10 11/07/23
- Texas Dept. of Insurance Evaluation (RC-420)
- May contribute to LEED® points
- Manufactured in strict adherence to ISO 9001:2015 Quality Management



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ROOFING

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Innovative Design, Classic Slate Look

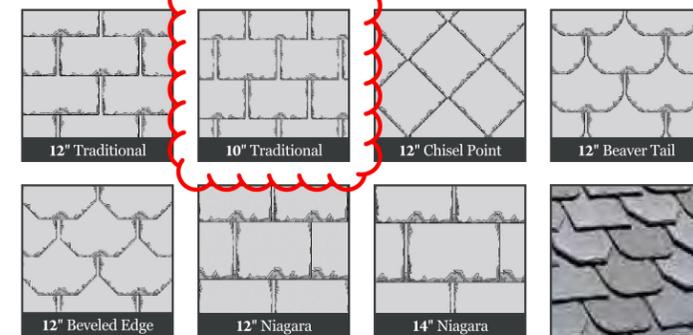
EcoStar Slate

Post-industrial recycled compounds are utilized to create a lightweight and environmentally responsible alternative to natural slate. An EcoStar roof offers beautiful, yet proven protection for your most prized investment. It is an inspiration to homeowners looking for affordable style and uncompromised performance.

Significant advantages:

- Weights significantly less than real slate
- Protects against extreme weather conditions
- Reduces need for maintenance and repair
- Lessens environmental impact
- Exceeds industry performance standards
- 50-year warranty

Profiles



Achieve a custom look by combining multiple profiles

Product Offering

The right tile for any property

Whether you are looking to elevate the look of a residential property, meet the performance needs of a commercial property, or preserve the look of a historical property, EcoStar offers the right tile.

Majestic Slate

EcoStar's original eco-friendly tile, made of 80% recycled materials, meeting the needs of most residential applications.

Empire Slate

The same classic slate look with additional energy-saving benefits, and design features that meet the needs of commercial and historical properties.

Traditional vs. Niagara

The Niagara Slate profile is available in the Majestic and Empire formulas, but offers an increased tile size and thickness for enhanced shadow lines and increased aesthetic appeal.

Tile Features	Majestic Slate		Empire Slate	
	Traditional	Niagara	Traditional	Niagara
Percent Recycled Material	80%	80%	25%	25%
Tile Widths	10", 12"	12", 14"	10", 12"	12", 14"
Tile Thickness (at butt edge)	1/4"	5/8"	1/4"	5/8"
Exposure	6", 7"	9", 10"	6", 7", 8"	9", 10"
Cool Colors	No	No	Yes	Yes
Fire Rating	Class C	Class C	Class A	Class A
Impact Rating	Class 4	Class 4	Class 4	Class 4
Designer Tiles	Yes	No	Yes	No

Cool Colors

Enjoy additional energy savings from our line of cool colors, only available in Empire tiles

Note: Cool colors are also available in non-cool formulas.



Many unique shapes and designs have been seen in slate roofing throughout history. EcoStar offers Majestic Slate in five tile shapes, along with Hip & Ridge, for endless opportunities to create unique and custom designs for any residential or commercial project. Whether your design calls for a traditional Georgian, modern bungalow, or contemporary ranch, our Majestic tile line has the perfect combination of options to enhance the personality of your architectural style.



12" Traditional

The classic look of the 12" Traditional tile provides beauty and architectural appeal to any building.



10" Traditional

The same look and appeal of the 12" Traditional in a smaller size for additional customization.



Beaver Tail

The rounded look makes this classic slate tile perfect for designing unique roof patterns or creating a true carriage house appeal.



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