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H5.54 MATERIALS - CLADDING

PROJECT NARRATIVE

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

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

- PROJECT UPDATES SINCE LAST HDC WORKSESSION:**
- A. REDUCED HEIGHT OF BUILDING

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

C. ADDITIONAL DETAILS AND PROFILE SECTIONS

D. FINE TUNED STOREFRONT FENESTRATION

E. EXTERIOR MATERIALS PRODUCT CUT SHEETS



ONE CONGRESS STREET

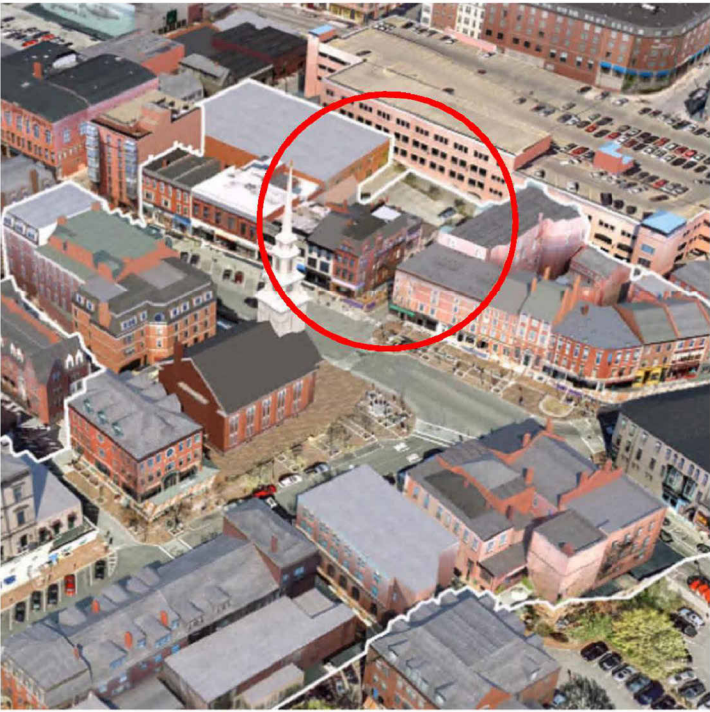
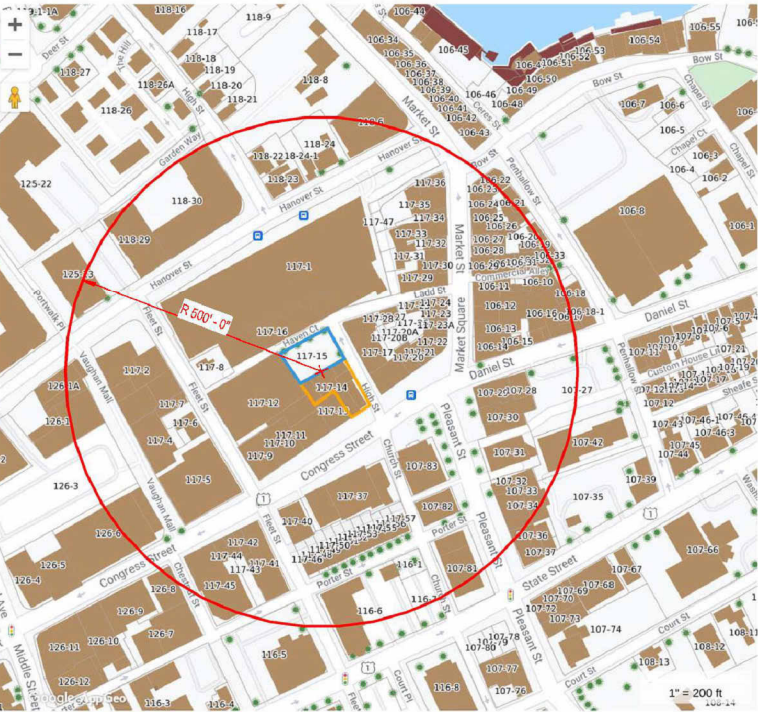
RENOVATION & ADDITION

ONE MARKET SQUARE, LLC

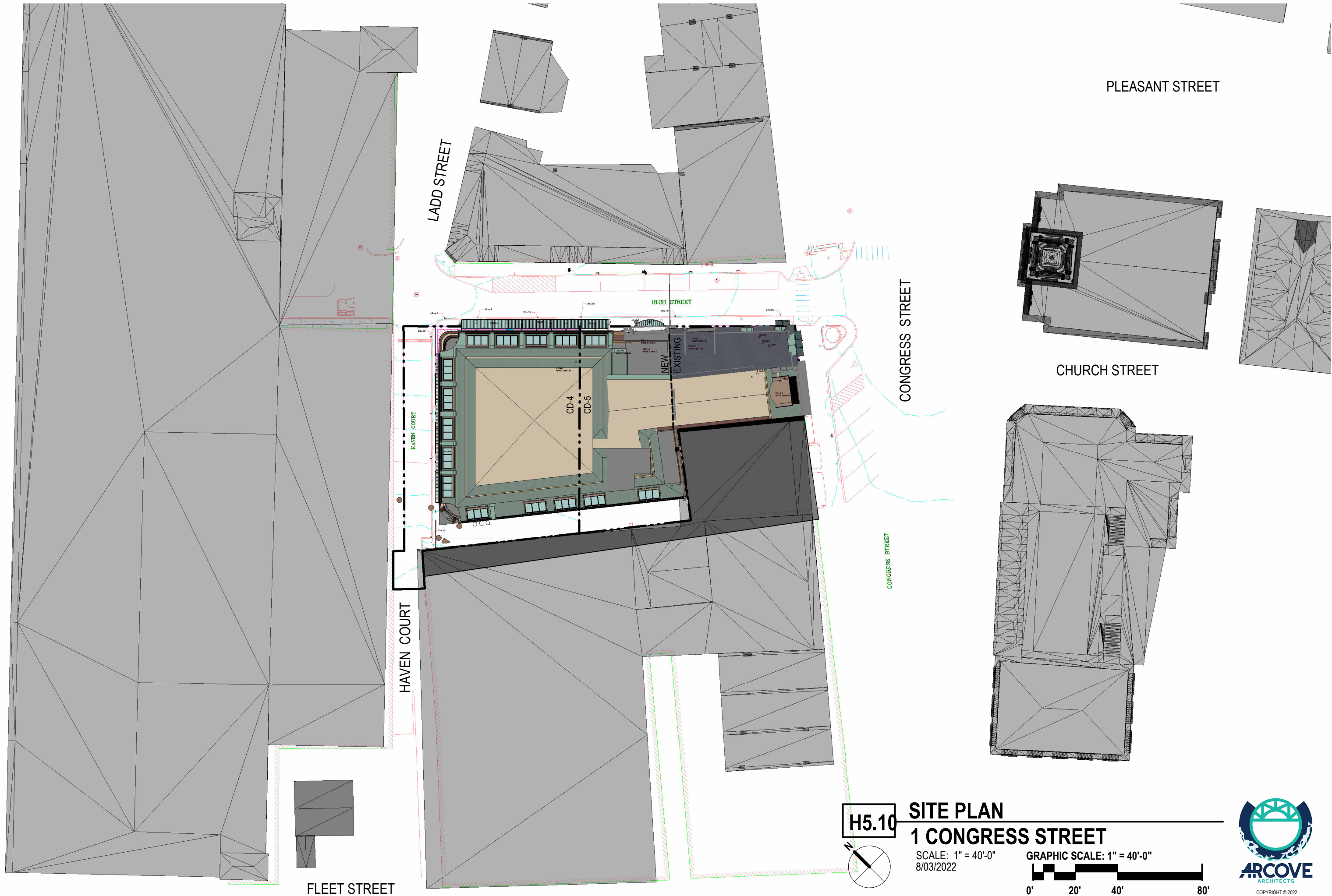
HISTORIC DISTRICT COMMISSION -

PUBLIC HEARING

August 3, 2022







PLEASANT STREET

LADD STREET

HIGH STREET

CONGRESS STREET

CHURCH STREET

HAVEN COURT

FLEET STREET

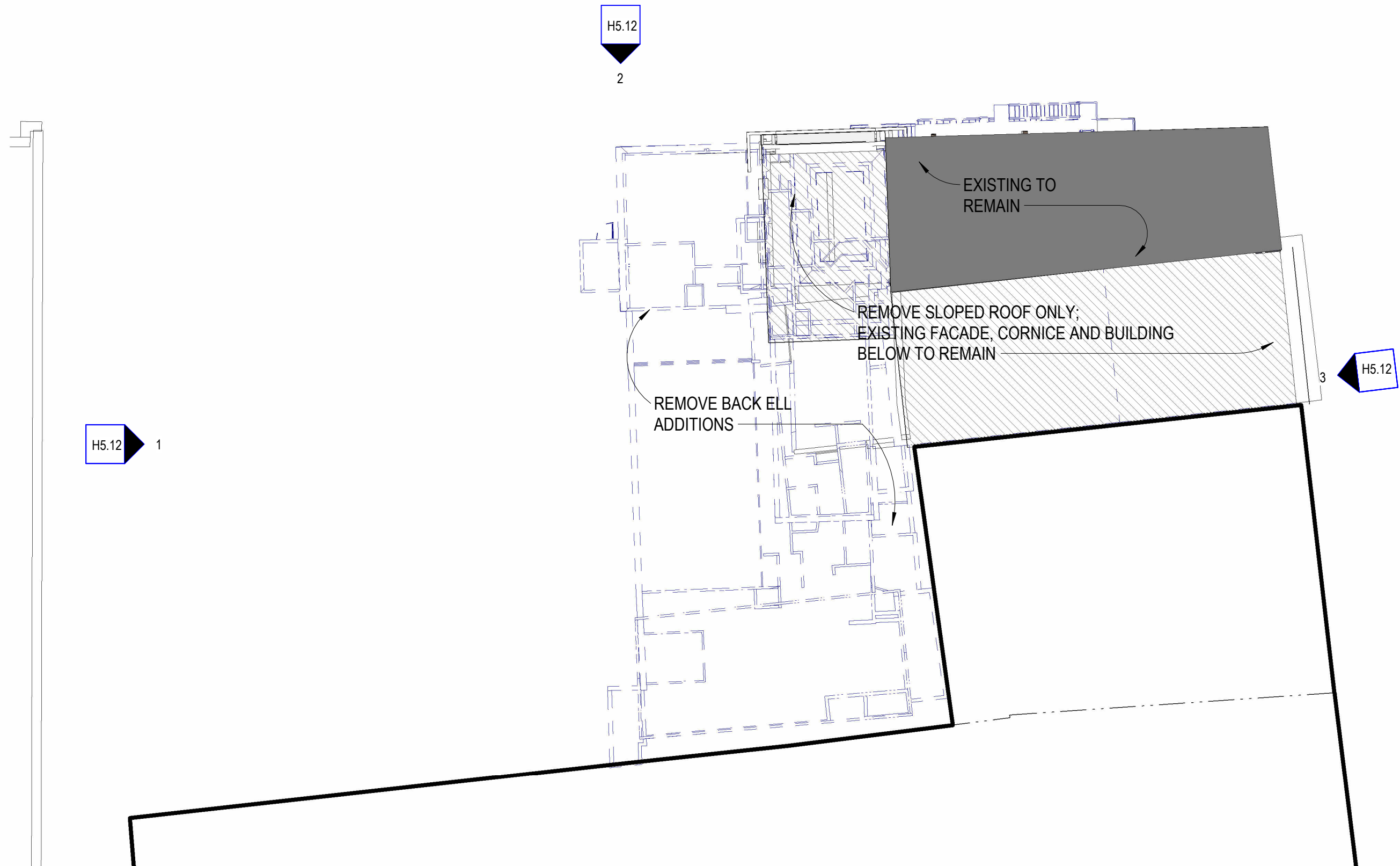
H5.10

# SITE PLAN 1 CONGRESS STREET

SCALE: 1" = 40'-0"  
8/03/2022

GRAPHIC SCALE: 1" = 40'-0"





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

SCALE: 1/16" = 1'-0"  
8/03/2022

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







3 **PROPOSED ELEVATION - CONGRESS ST**  
1/16" = 1'-0"

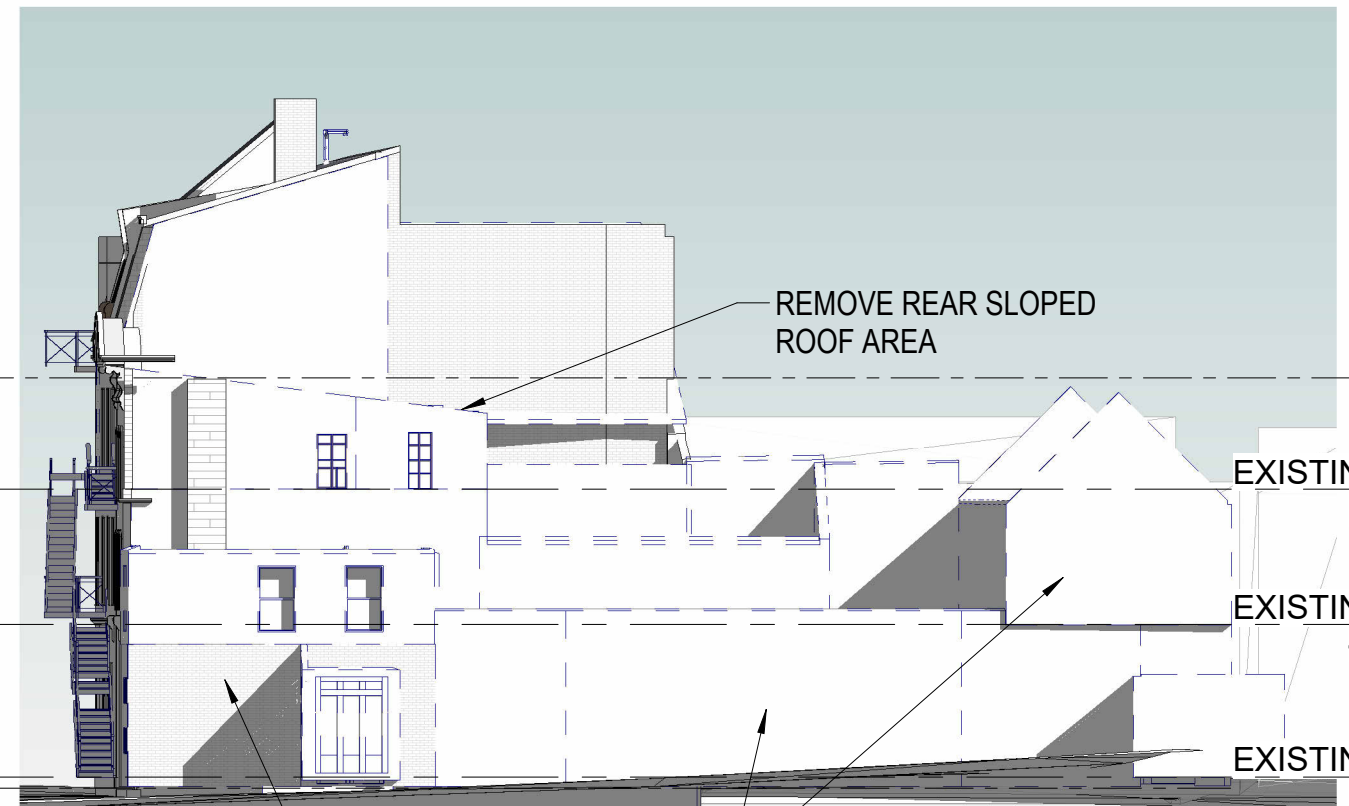
EXISTING ATTIC  
61' - 3 3/4"

EXISTING-Level 3  
52' - 0 5/8"

EXISTING-Level 2  
40' - 9 5/8"

EXISTING-Level 1  
28' - 1 1/4"

AVG GRADE CD5  
EXISTING\*  
27' - 2 1/8"



1 **REAR DEMOLITION ELEVATION - NW - HAVEN COURT**  
1/16" = 1'-0"

ATTIC  
61' - 3 3/4"

EXISTING-Level 3  
52' - 0 5/8"

EXISTING-Level 2  
40' - 9 5/8"

EXISTING-Level 1  
28' - 1 1/4"



AVG GRADE CD5  
EXISTING\*  
27' - 2 1/8"

2 **SIDE DEMOLITION ELEVATION - NE - HIGH STREET**  
1/16" = 1'-0"

REMOVE REPLACED  
STOREFRONTS

REMOVE  
FIRE ESCAPES

REMOVE  
AREA OF REPLACED  
STOREFRONT

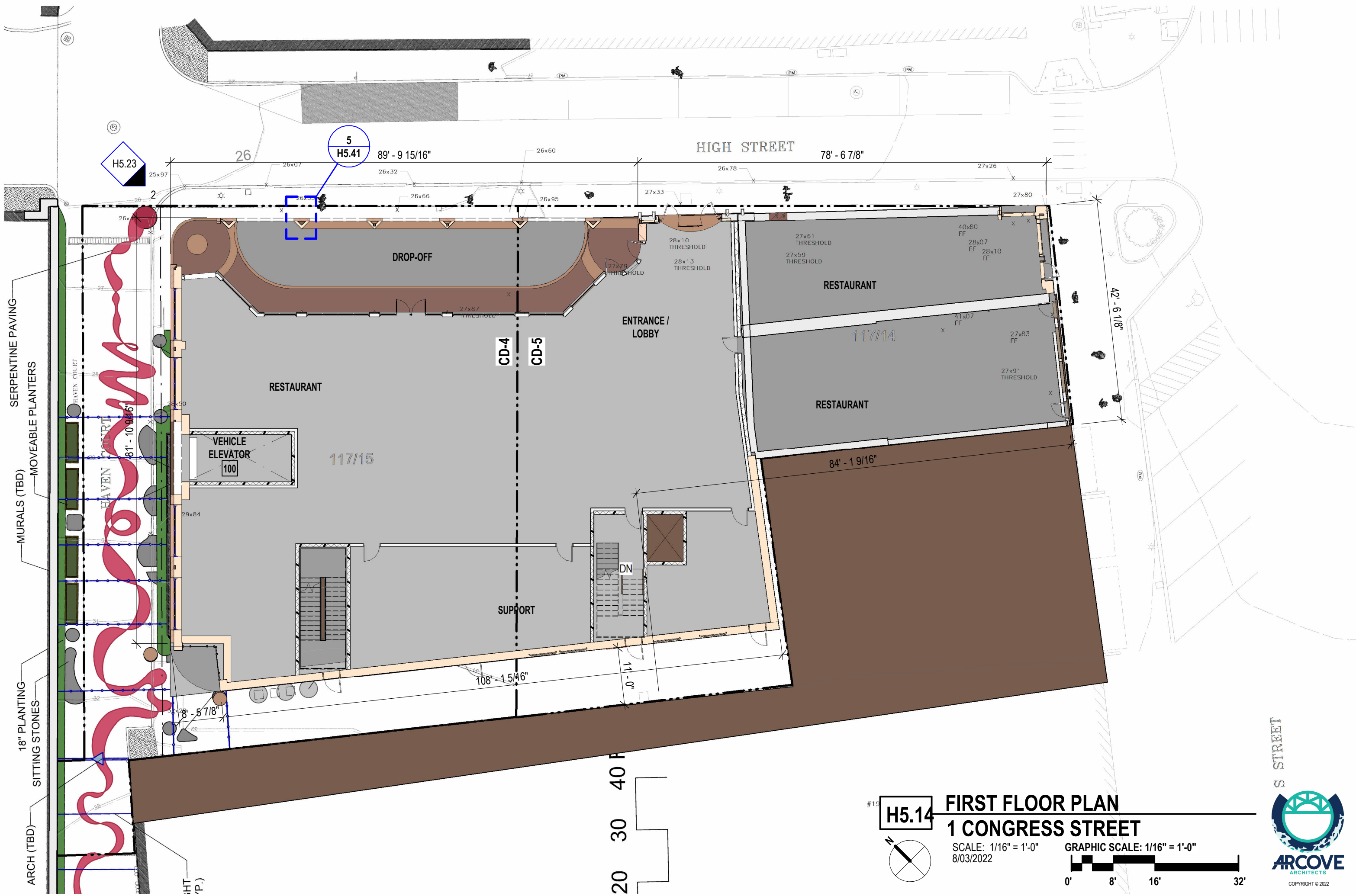
REMOVE REAR ADDITIONS

## H5.12 DEMOLITION ELEVATIONS 1 CONGRESS STREET

SCALE: 1/16" = 1'-0"  
8/03/2022







#19

H5.14

N

FIRST FLOOR PLAN

1 CONGRESS STREET

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

8/03/2022

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

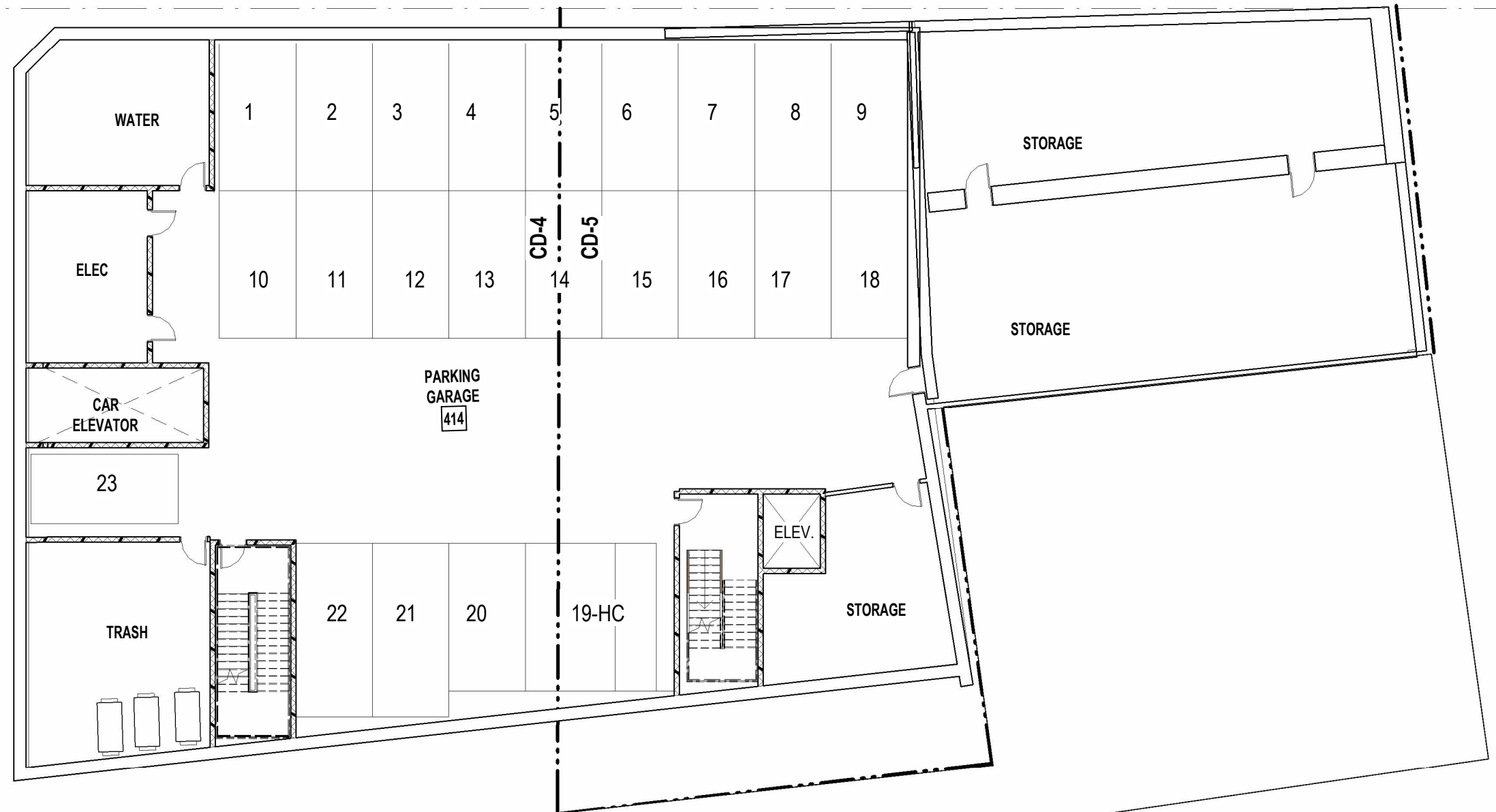
0' 8' 16' 32'

S STREET

ARCOVE ARCHITECTS

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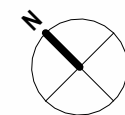


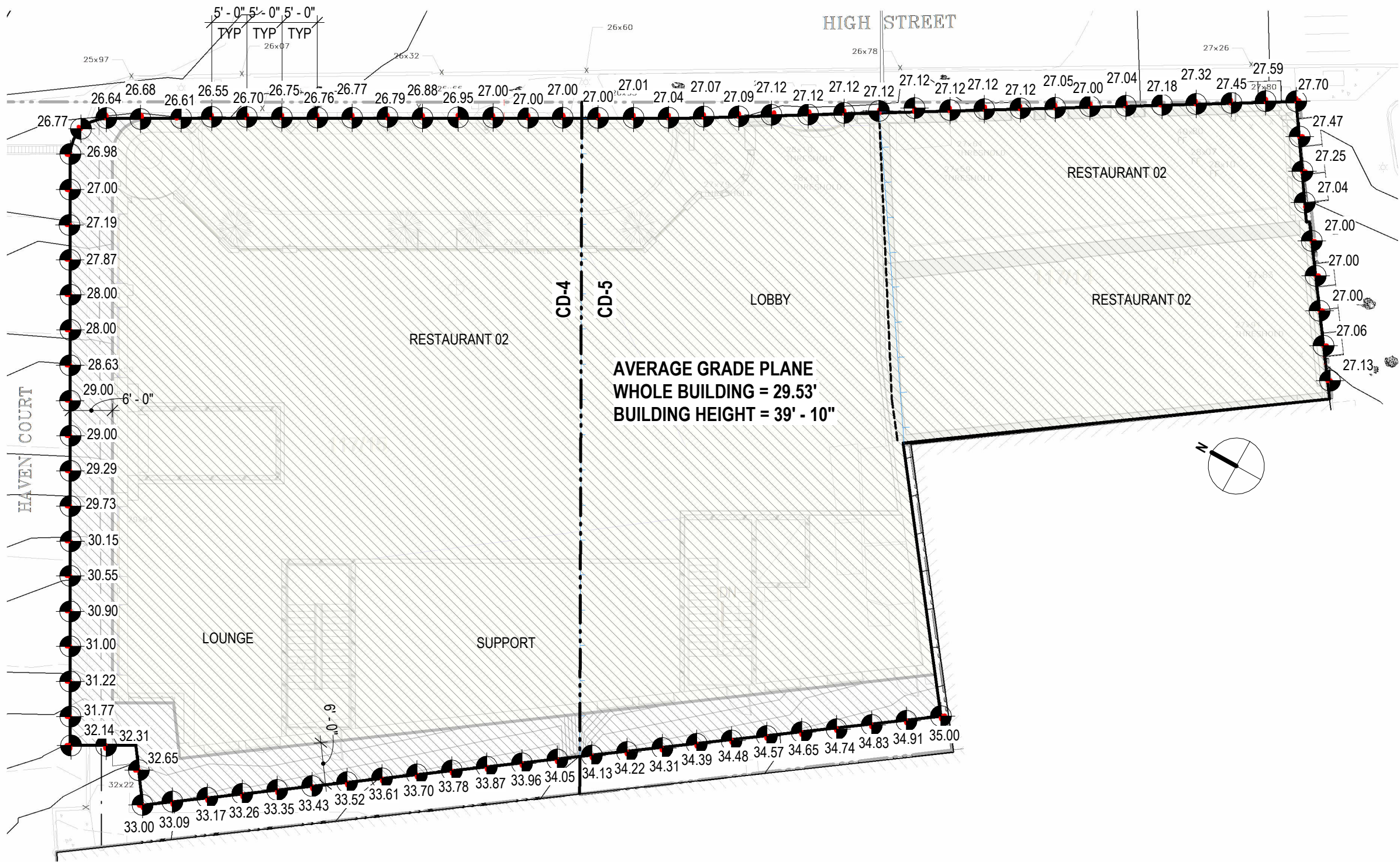
H5.15

## BASEMENT PLAN 1 CONGRESS STREET

SCALE: 1/16" = 1'-0"  
8/03/2022

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



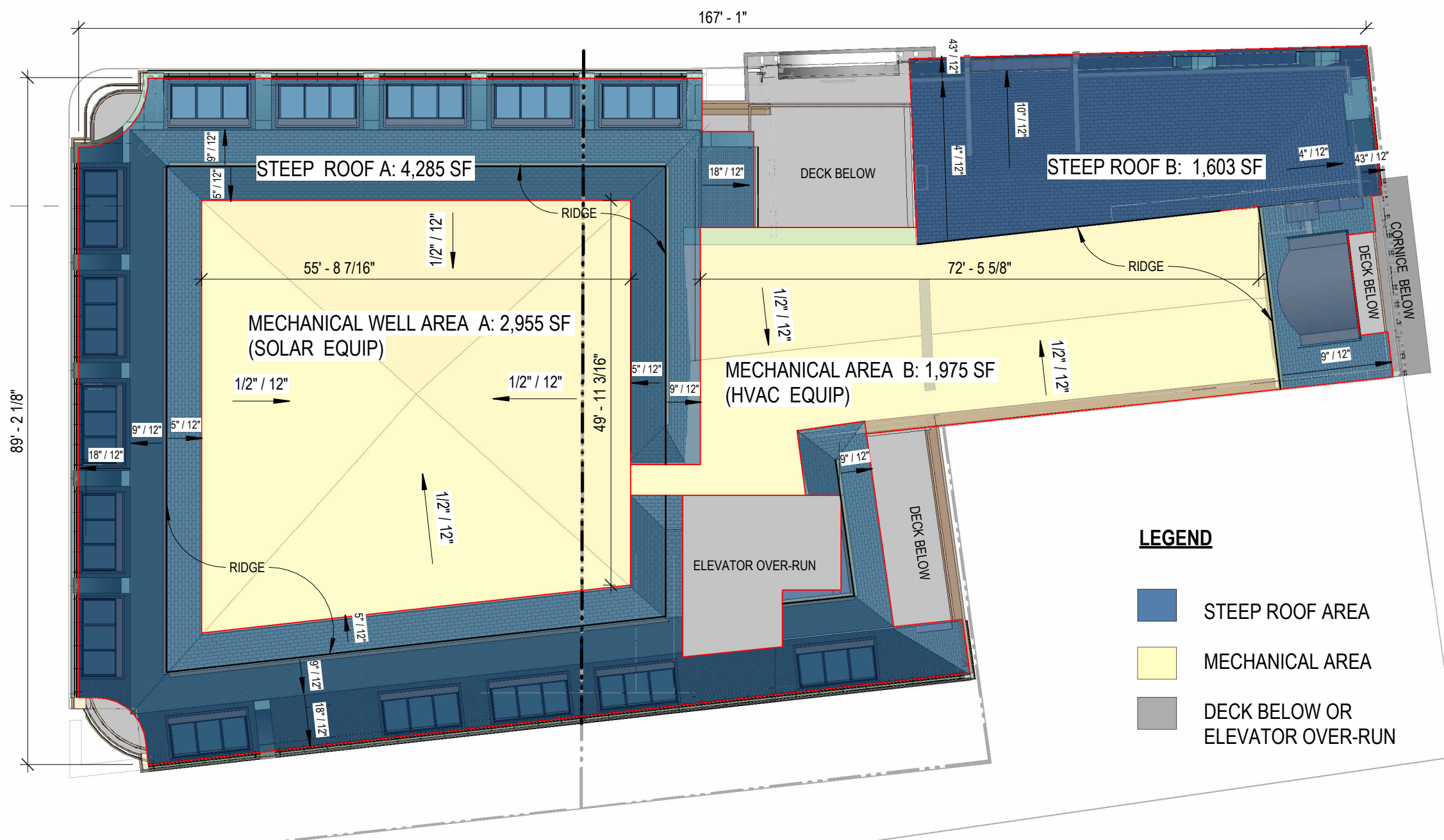


1 **AVERAGE GRADE PLANE CALCULATION PLAN**  
1/16" = 1'-0"

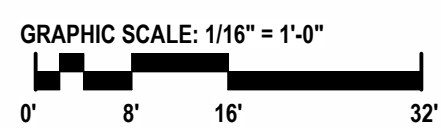
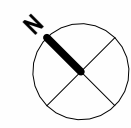
Whole Building	Combined CD4 & CD5; existing & new - Average Grade Plane
Congress Street	27.13
	27.06
	27.00
	27.00
	27.04
	27.25
	27.47
	27.70
	27.59
	27.45
High Street	27.32
	27.18
	27.04
	27.00
	27.05
	27.12
	27.12
	27.12
	27.12
	27.12
	27.12
	27.12
	27.09
	27.07
	27.04
	27.01
	27.00
	27.00
	27.00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

AVERAGE GRADE PLANE CALCULATION	
Haven Court	26.98
	27.00
	27.19
	27.87
	28.00
	28.63
	29.00
	29.00
	29.29
	29.73
Rear-West Alley	30.15
	30.55
	30.90
	31.00
	31.22
	31.77
	32.14
	32.31
	32.65
	33.00
	33.09
	33.17
	33.26
	33.35
	33.43
	33.52
	33.61
	33.70
	33.78
	33.87
	33.96
	34.05
	34.13
	34.22
	34.31
	34.39
	34.48
	34.57
	34.65
	34.74
	34.83
	34.91
	35.00
Average - CD4 & CD5 combined	
29.53	



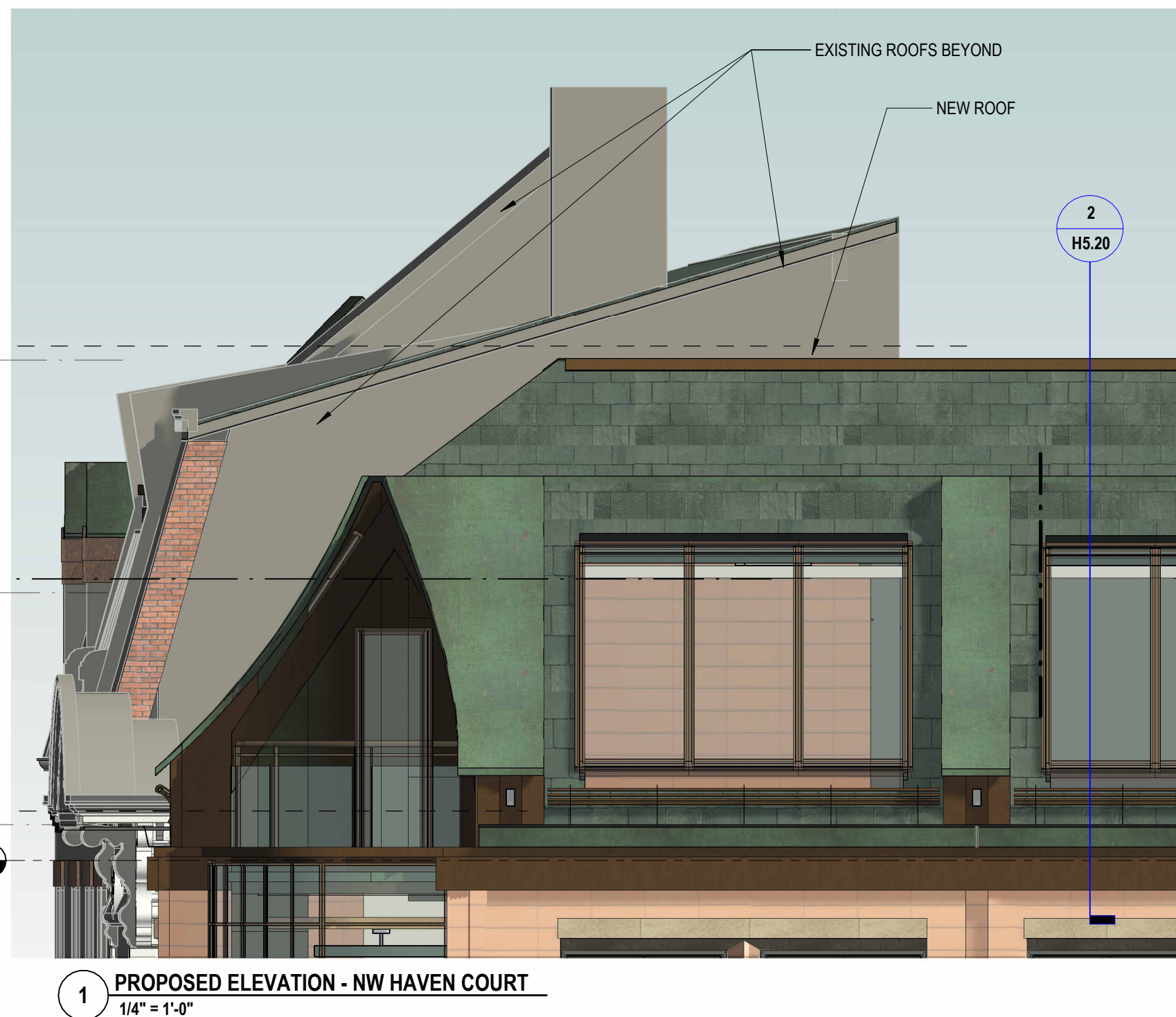
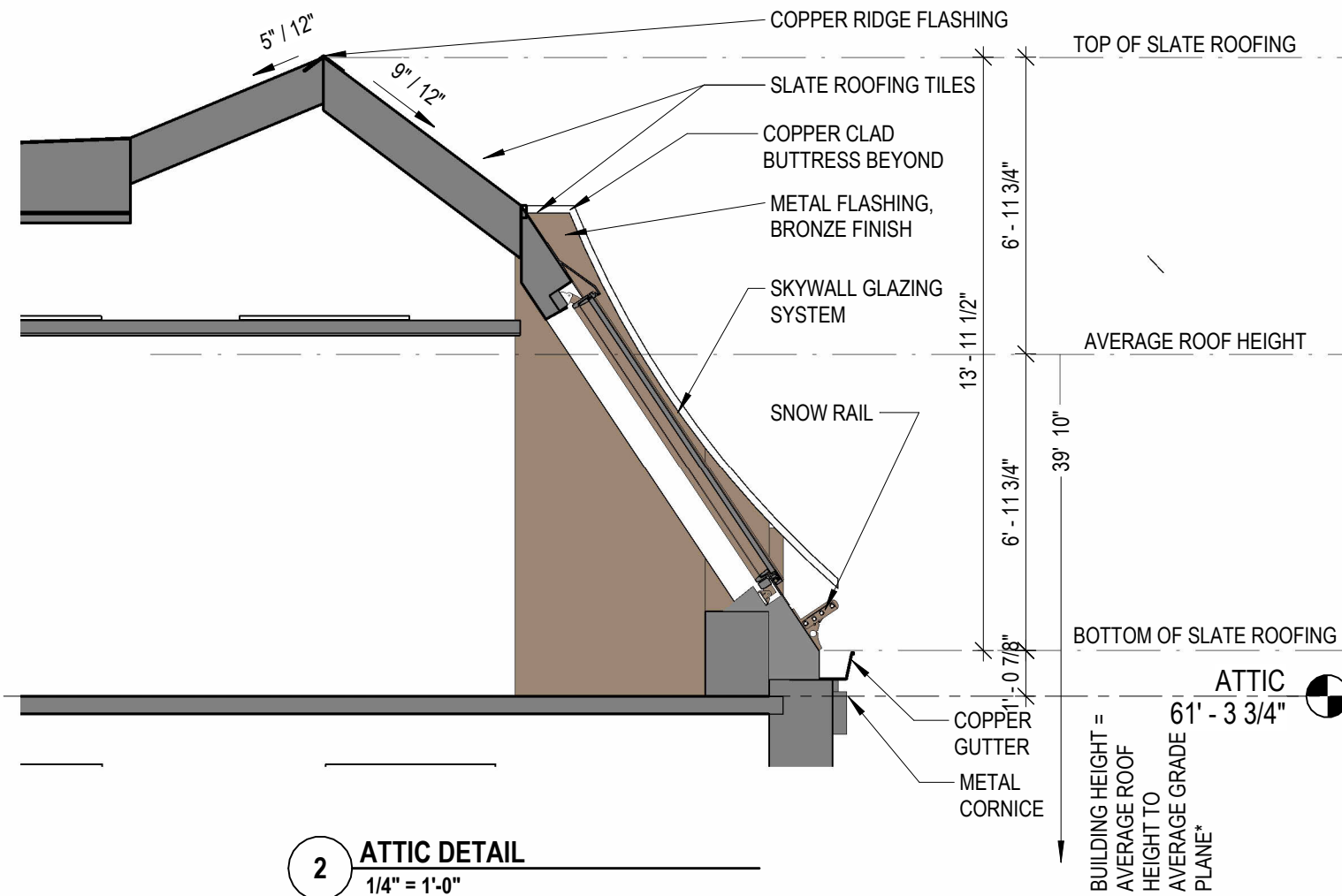


SLOPED ROOF AREAS		7/7/2022
STEEP ROOF AREA A	4,285	
STEEP ROOF AREA B	1,603	
Total	5,888	
MECHANICAL AREA A	2,955	
MECHANICAL AREA B	1,975	
Total	4,930	
TOTAL ROOF AREA	10,818	
Slope roof % of total	54.43%	
Flat roof % of total	45.57%	

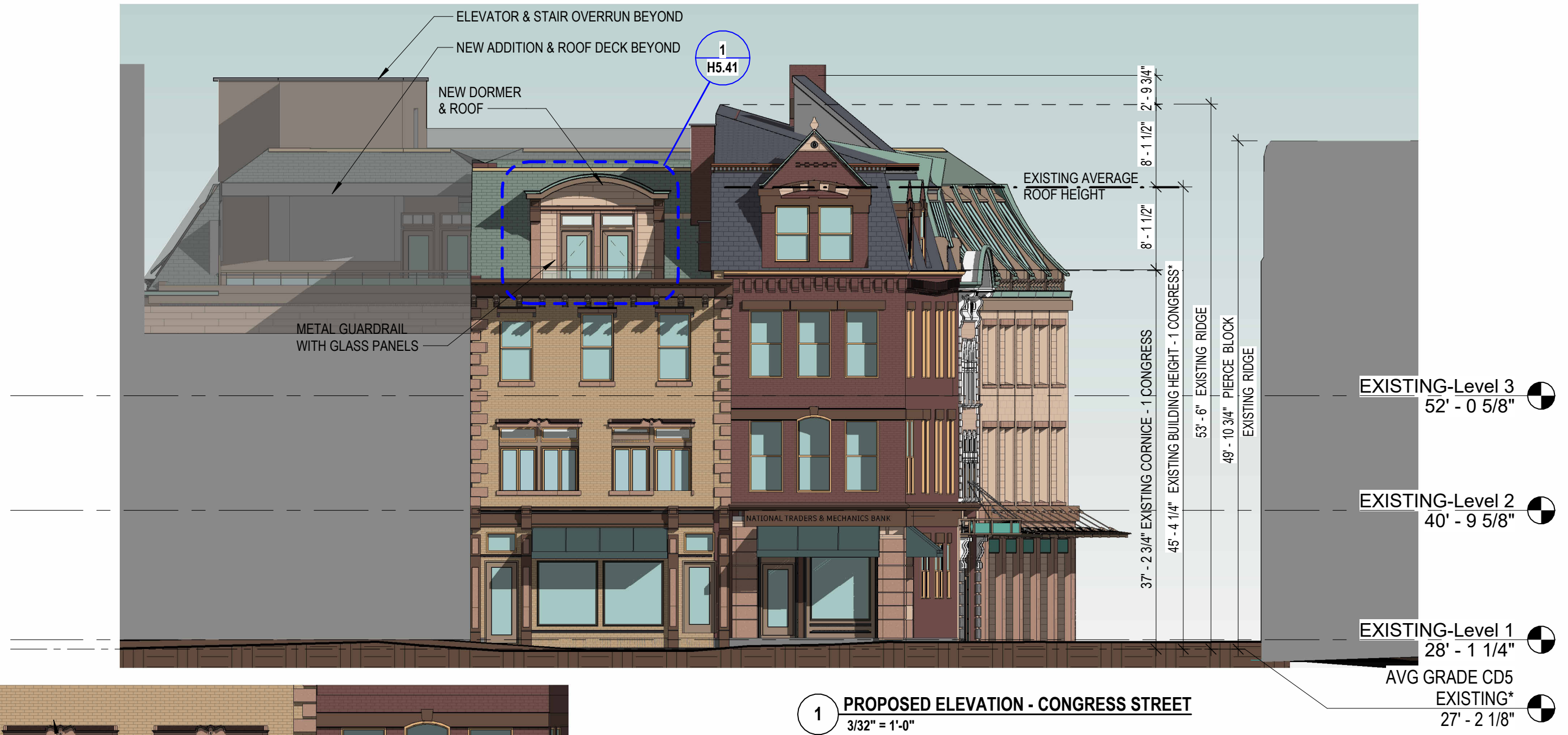


**H5.17** **ROOF AREA CALCULATIONS**  
**1 CONGRESS STREET**  
 SCALE: 1/16" = 1'-0"  
 8/03/2022

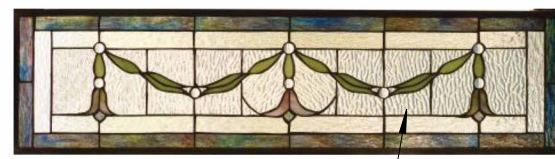






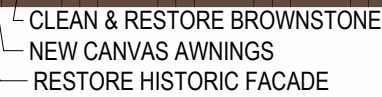


1 **PROPOSED ELEVATION - CONGRESS STREET**  
3/32" = 1'-0"



**H5.21 ELEVATION - CONGRESS STREET**  
**1 CONGRESS STREET**  
SCALE: As indicated  
8/03/2022



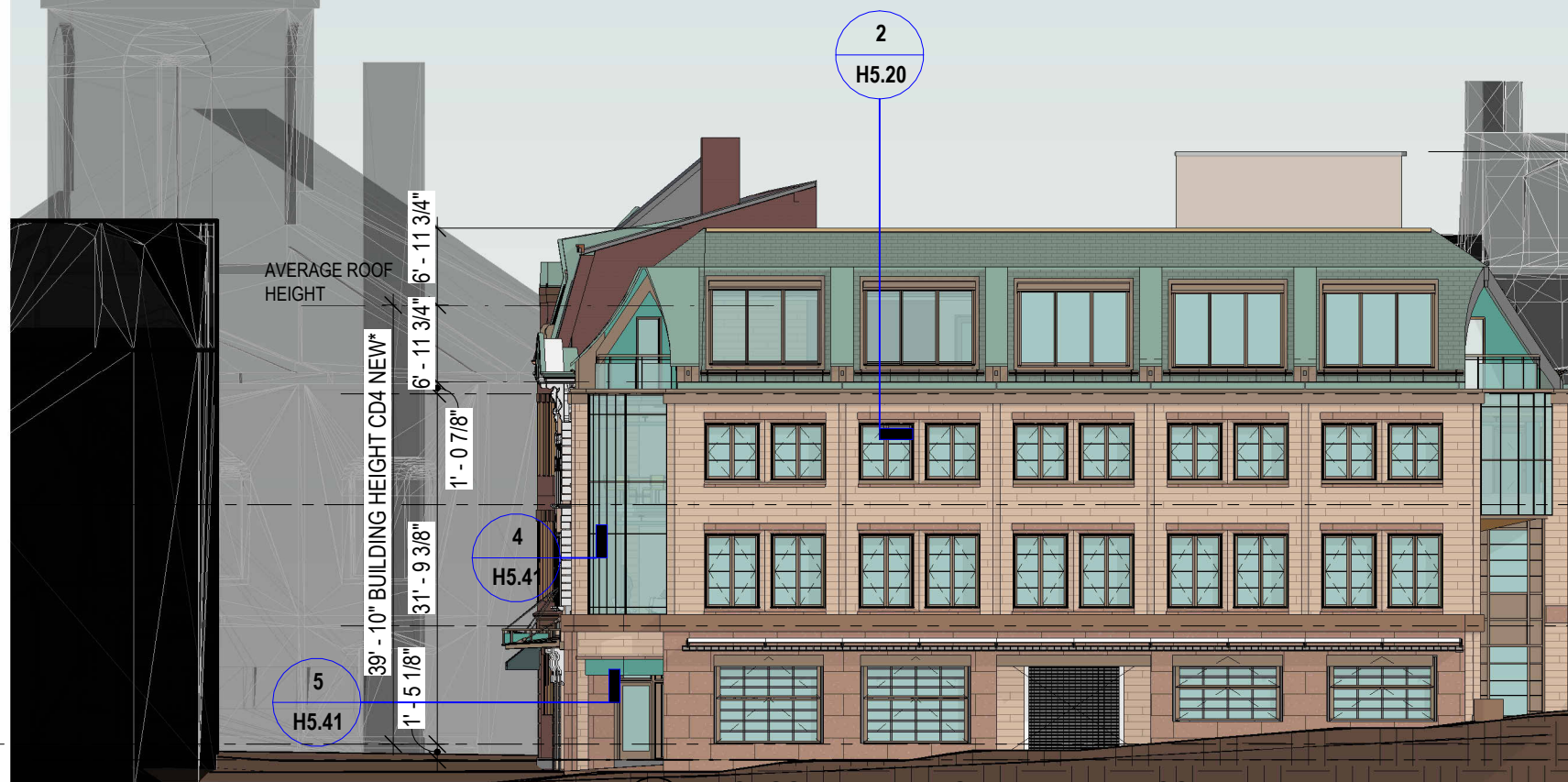


SCALE: As indicated  
8/03/2022

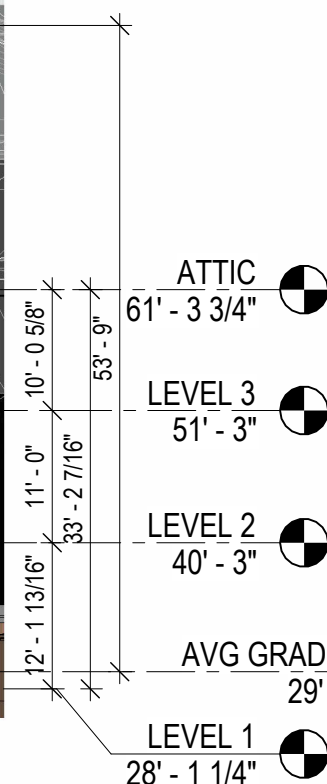




**2 NORTH ELEVATION - HIGH STREET & HAVEN COURT (OBLIQUE)**  
1/16" = 1'-0"



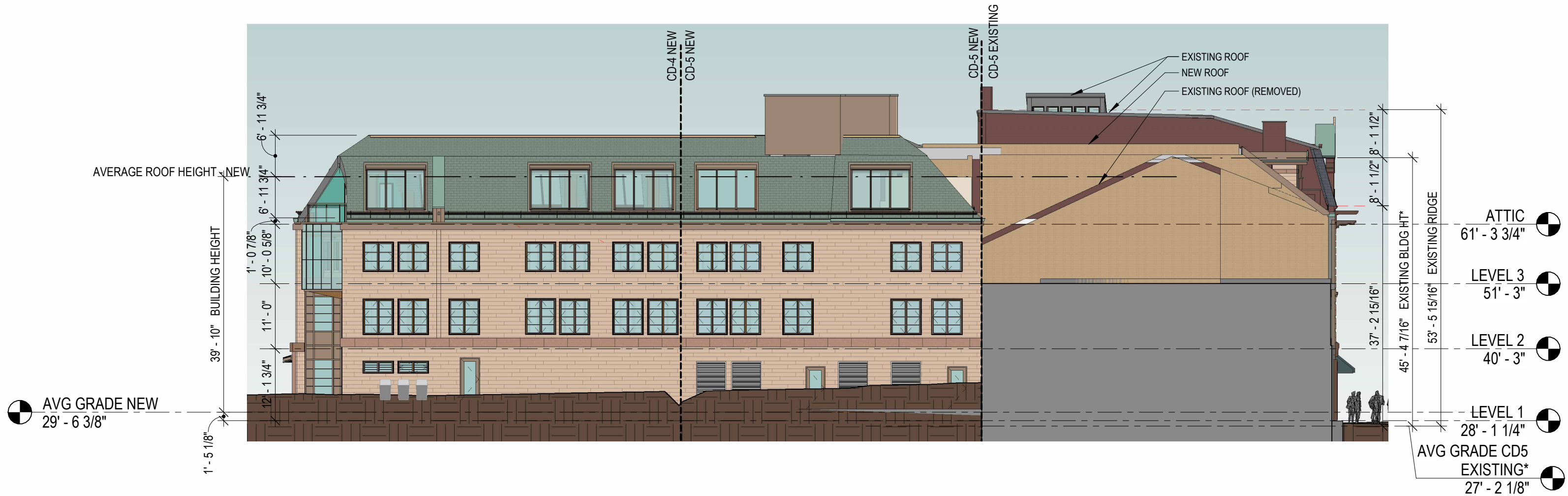
**1 PROPOSED ELEVATION - NW HAVEN COURT**  
1/16" = 1'-0"



**H5.23 ELEVATIONS - HAVEN COURT**  
**1 CONGRESS STREET**

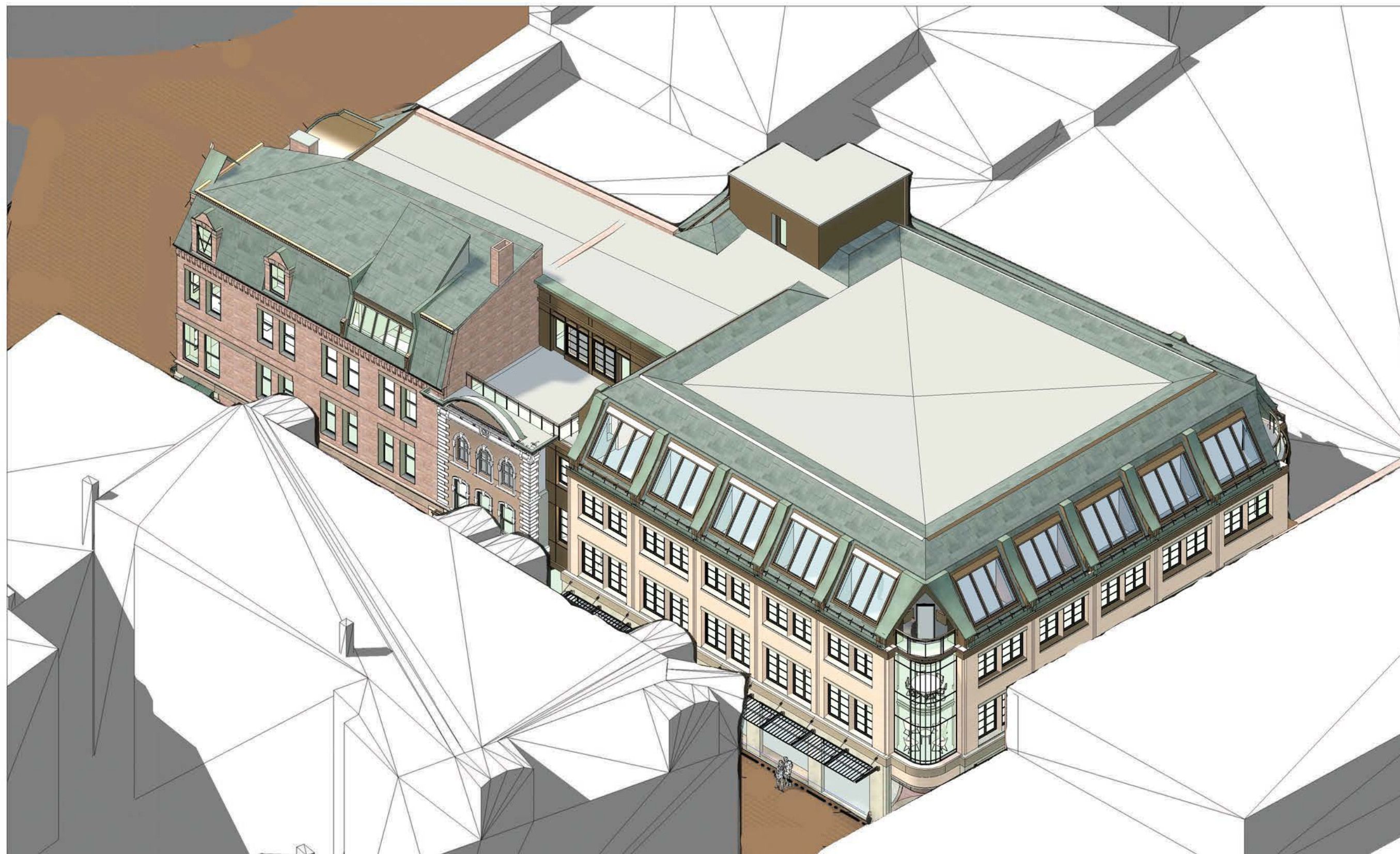
SCALE: 1/16" = 1'-0"  
8/03/2022

\* FOR AVERAGE GRADE PLANE OF TOTAL BUILDING SEE SHEET H5.16



**H5.24 SW ELEVATION - REAR ALLEY**  
**1 CONGRESS STREET**  
 SCALE: 1/16" = 1'-0"  
 8/03/2022





**H5.31** BIRDSEYE AXONOMETRIC  
**1 CONGRESS STREET**  
SCALE:  
8/03/2022





H5.32

VIGNETTE - CONGRESS STREET  
1 CONGRESS STREET

SCALE:  
8/03/2022





**H5.33 VIGNETTES - HIGH FROM CONGRESS**  
**1 CONGRESS STREET**

SCALE:  
8/03/2022





**H5.34 HIGH STREET FROM STARBUCKS**  
**1 CONGRESS STREET**  
SCALE:  
8/03/2022









**H5.36** VIGNETTE - HIGH AT LADD & HAVEN  
1 CONGRESS STREET  
SCALE:  
8/03/2022  
TANGRAM 3DS

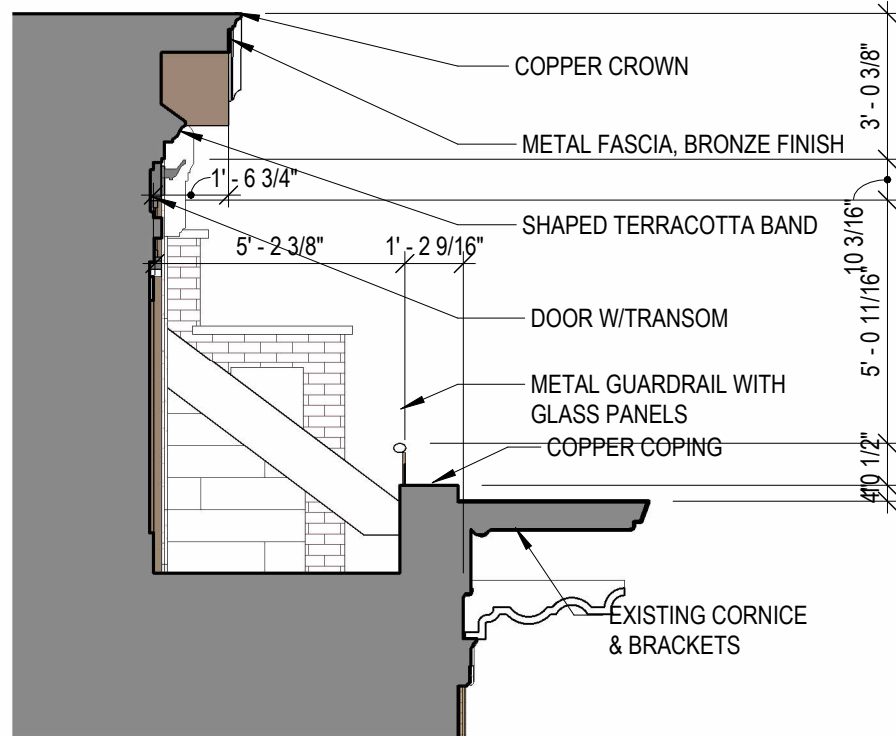




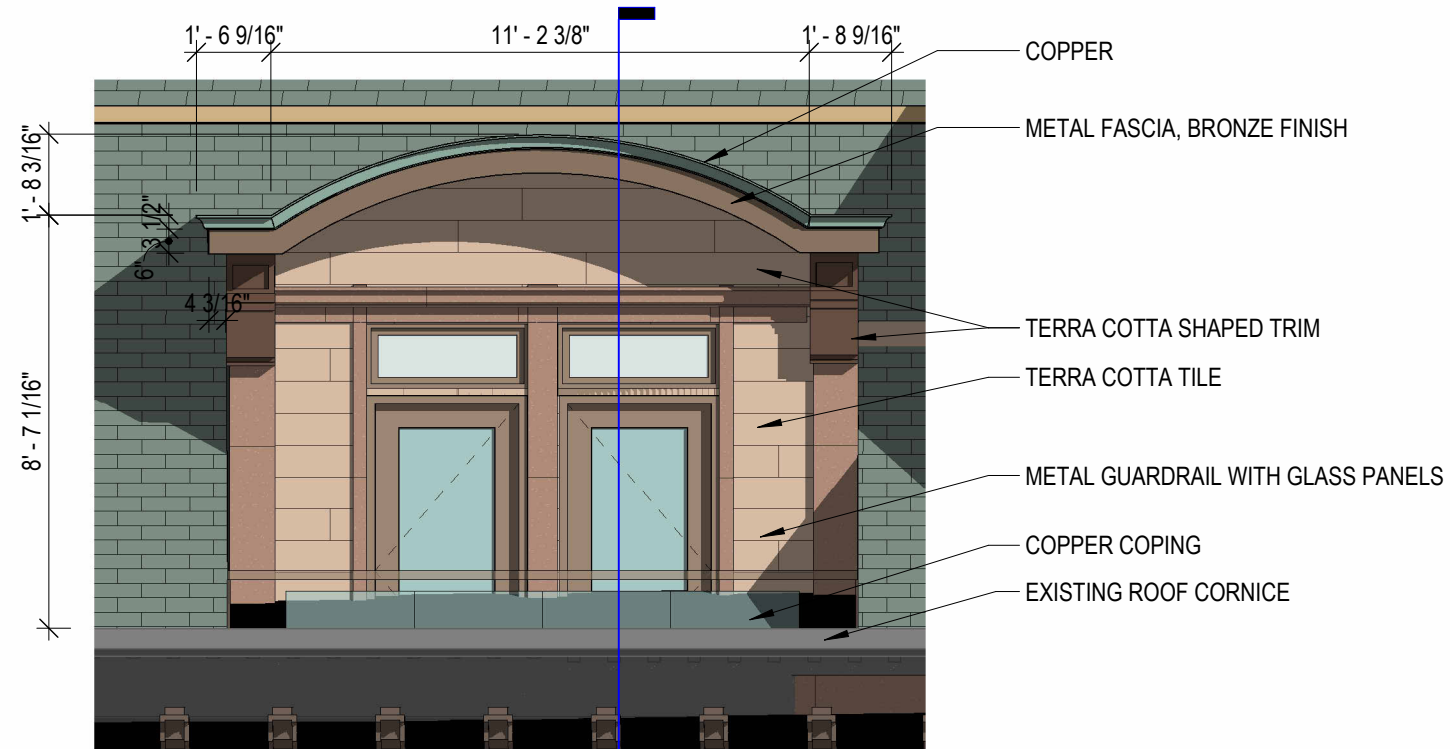
**H5.37** **VIGNETTE - HAVEN CT AT NEWBERRY**  
**1 CONGRESS STREET**

SCALE:  
8/03/2022



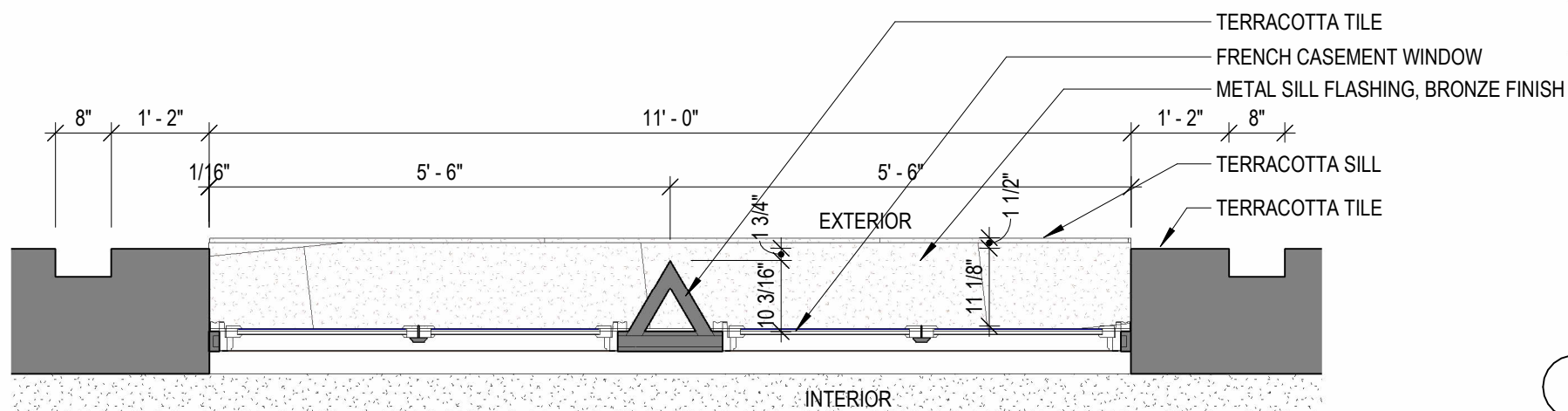


**2 HDC DORMER SECTION**  
1/4" = 1'-0"

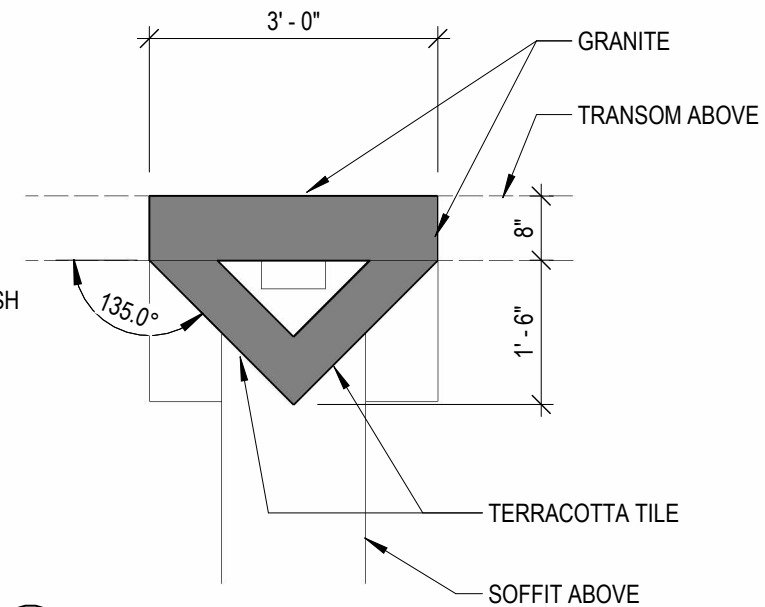


**1 HDC DORMER ELEVATION**  
1/4" = 1'-0"

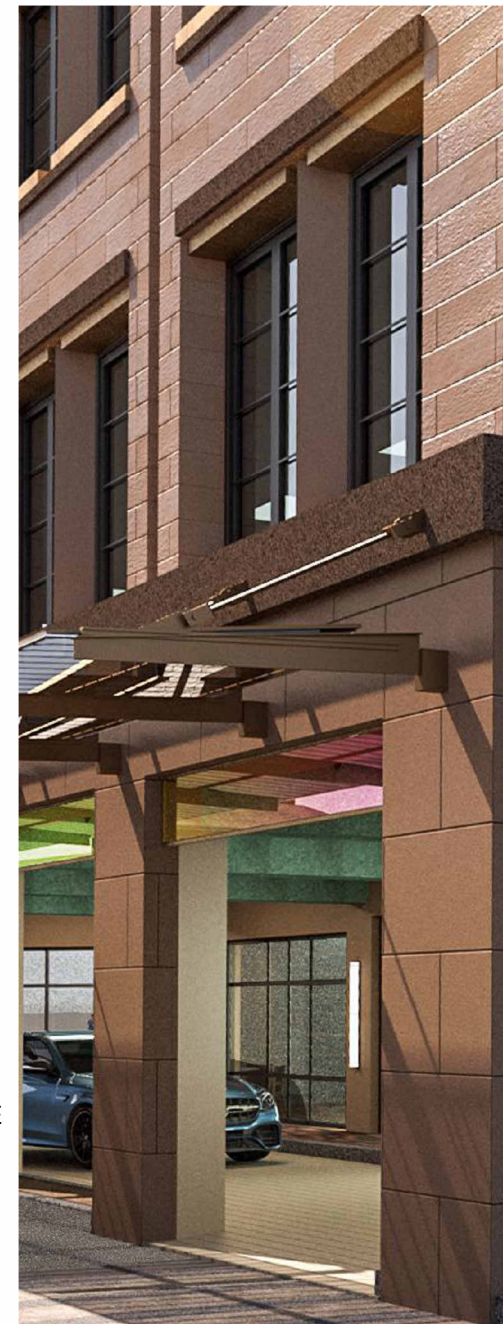
**2 H5.41**



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



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





Pella® Architect Series®  
Traditional Wood & Clad/Wood



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

Double-Hung Interior



Double-Hung Exterior



Available in these window and patio door styles:



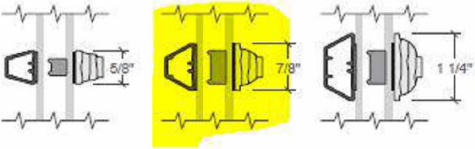
Special shape windows also available.

<sup>1,2</sup> See back cover for disclosures.

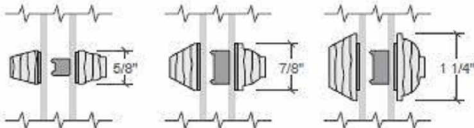
- **Designed with distinguished details**  
Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- **Enhanced style options and custom capabilities**  
Maximum design flexibility with dramatic sizes, custom colors, finishes, profiles, product types and more.
- **Authentic look of true divided light**  
Pella's Integral Light Technology<sup>®</sup> grilles use a metal spacer to create the authentic look of true divided light by casting a more realistic shadow.
- **Interior finish options**  
From light to dark, Architect Series - Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in a variety of paint and stain colors.
- **Beautiful hardware**  
Choose from Pella's collection of rich patinas and other timeless finishes.
- **Optional integrated security sensors**  
Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- **ENERGY STAR<sup>®</sup> certified<sup>1</sup>**  
Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Architect Series - Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2022.<sup>2</sup>
- **Long-lasting durability**  
Aluminum-clad exteriors with EnduraClad<sup>®</sup> finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard<sup>®</sup> wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- **Best limited lifetime warranty<sup>2</sup>**  
Pella Architect Series - Traditional products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>2</sup>
- **Testing beyond requirements**  
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Integral Light Technology<sup>®</sup>

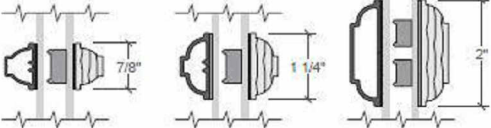
Putty and Ogee Glaze Grilles  
Clad Exterior - Wood Interior



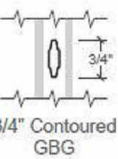
Putty and Ogee Glaze Grilles  
Wood Exterior - Wood Interior



Ogee Glaze Grilles  
Clad Exterior - Wood Interior



Contoured Aluminum -  
Grilles-Between-the-Glass



Colors

Wood Types

Wood species for complementing your project's interior.



Pine

Prefinished Pine  
Interior Colors

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

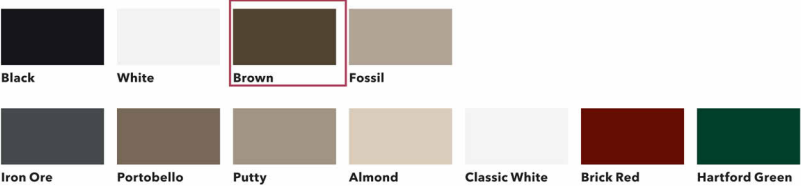


Aluminum-Clad  
Exterior Colors

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

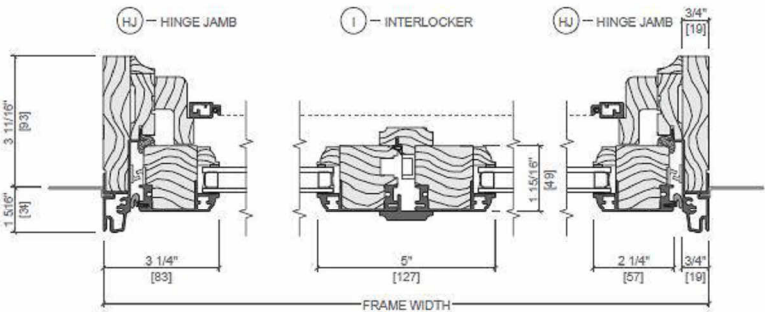
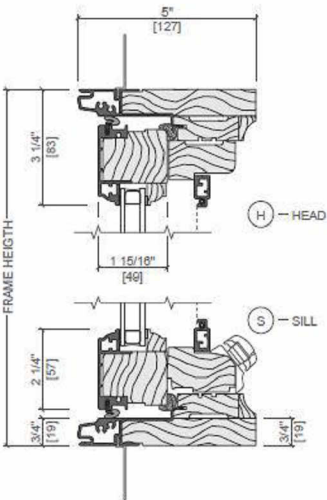
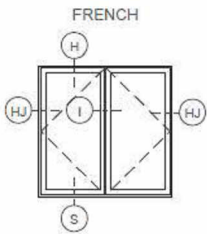


Custom colors are also available.



Pella® Reserve™ Out-Swing French Casement Window

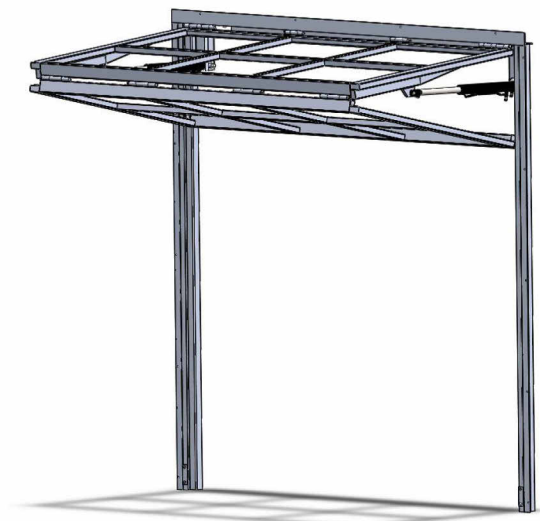
Unit Sections - Aluminum-Clad Exterior



H5.50 MATERIALS - WINDOWS  
1 CONGRESS STREET  
SCALE:  
8/03/2022







## CROWN LIFTING BIFOLDING DOORS

For additional information, please review our installation video:  
[https://youtu.be/BdnS8M6\\_oto](https://youtu.be/BdnS8M6_oto)

Page 1

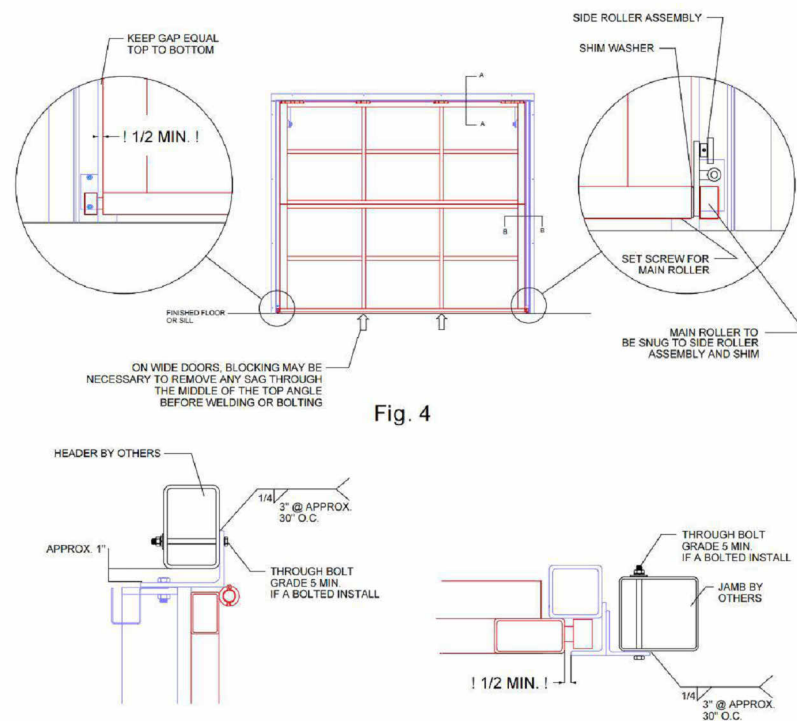


Fig. 4

Fig. 5

SECTION A-A

SECTION B-B



## Northlight 25-90°

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



Download  
CAD & BIM  
objects

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

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

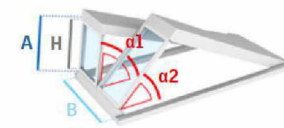
Please observe a max. 10 m wall height above skylight module, when installed in a sloped roof. Take notice that the top flashing changes in size above and below 54°, see sectional drawing page 59.

Sub-construction for  
Northlight at:  
[veluxcommercial.com](http://veluxcommercial.com)

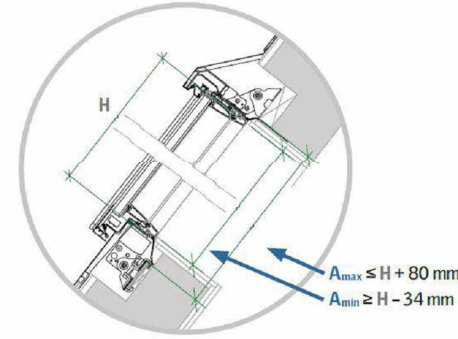
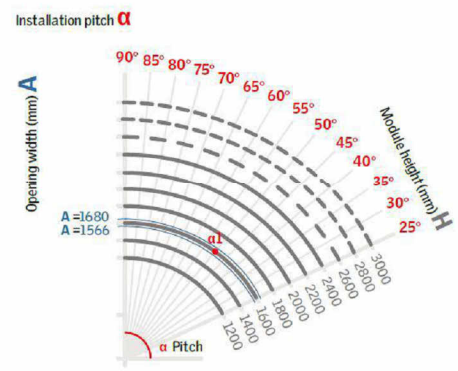


### Defining module size to your project

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



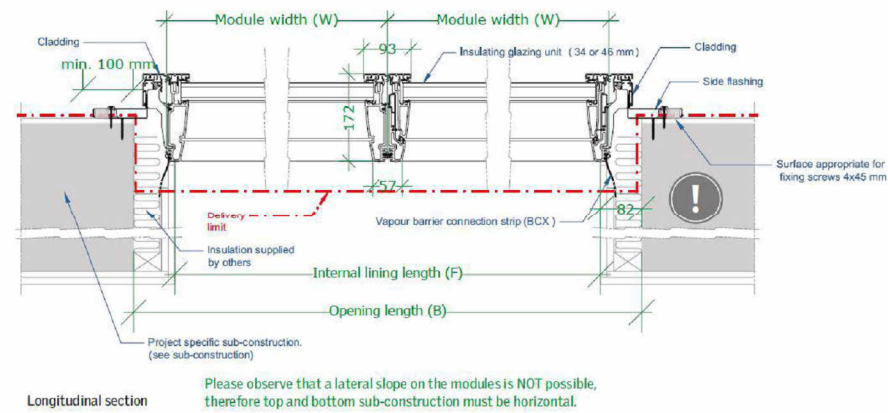
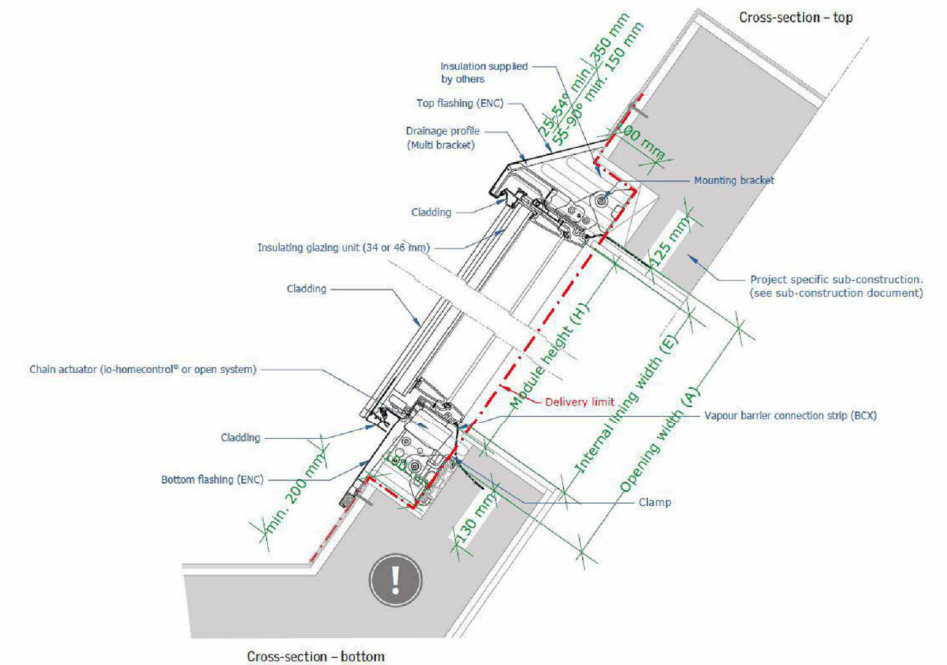
H: Module height  
 $\alpha$ : Installation pitch  
A: Opening width  
B: Opening length



58 — Not available as venting modules as default.

## ROOF WINDOWS - VELUX "NORHLIGHT"

## Sectional drawings



VELUX Commercial 59



STOREFRONTS

WINDOWS • CURTAIN WALLS • ENTRANCES • STOREFRONTS

Series 403X

2" x 4 1/2" Thermal Storefront Framing

CONFIGURATIONS

Shear Block • Screw Spline

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

Features

Dual pocket thermal barrier framing

Screw spline or shearblock construction

The optional Roto-Vent™ ventilator

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

0°-15° and 15°-30° variable mullions

Accommodates up to 1 1/16" glazing

Uniform glazing gasket is used for exterior and interior

Various height intermediate horizontals and sills

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

Anodized or painted finishes available

Benefits

Enhanced thermal performance and reduced energy cost

Decreases installation labor and cost

Ability to erect on the job site

Allows fresh air into the room, yet maintains security

Multifaceted elevations for design flexibility

Increased design flexibility

Expands design and energy savings options

Allows optimized use of gasket and reduces inventory

Simplifies ordering and installation

Ability to maintain desired sight line

Increased product versatility

Multiple options to answer economic and aesthetic concerns

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

COATINGS  
FINISHES  
COLORS

ULTRAPON (70% PVDF)

STANDARD

FEATURED

Bone White

White

Antique White

Herring Bone

Ivy

Hartford Green

Mesa Brown

Mineral Brown

Gray

Aged Copper

Blue Sky

Brick Red

Legacy Blue

Denim Blue

Light Brown

Pueblo Tan

Black

ULTRA-ESCENT II (70% PVDF MICA\*)

STANDARD

FEATURED

Weathered Copper

Slate

Raw Sierra

Warm Silver

Sea Spray

Asi

Gun Barrel

Saddle Bronze

Champagne

Azure Gold

ANODIZE

Clear

Champagne

Light Bronze

Medium Bronze

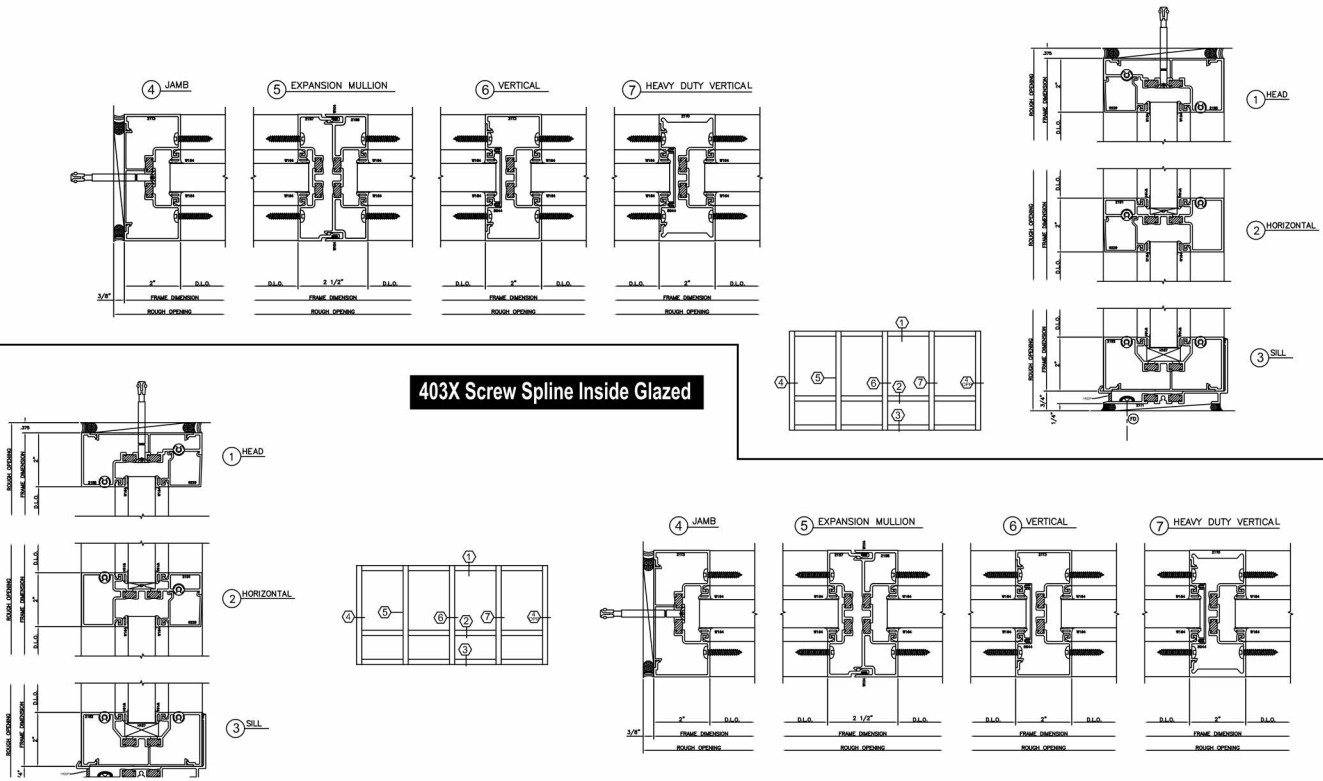
Dark Bronze

Black

\*The color samples shown are not the actual paint. These paint colors represent the production colors as closely as possible within the limitations of color-chip reproduction.  
\*Additional changes may apply to exotic colors that require a clear topcoat. Exotic colors, custom color matches  
\*Color variation is inherent in, and should be expected with Mica/Ultra-Escent II paint finishes. Laboratory prepared samples will appear different from production-run material.

recreation 05/15

403X Screw Spline Outside Glazed Stops Down



403X Screw Spline Inside Glazed

STOREFRONT TRANSOMS

3M™ Dichroic Film for Laminated Glass

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

Flexible

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

Versatile

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

Gold-Blue Dichroic Film



In Transmission (Shown)

Yellow ► Magenta ► Blue

In Reflection

Gold (straight) Blue (angle)

Copper-Bronze Dichroic Film



In Transmission (Shown)

Magenta ► Blue ► Aqua

In Reflection

Copper (straight) Bronze (angle)

Solar performance of clear laminated glass

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

Make an impression at 3M.com/Glass.

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

Product Use: Many factors beyond 3M's control and uniquely within user's knowledge and control and performance of a 3M product, user is solely responsible for evaluating the 3M product and determining its suitability for the intended application.

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

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



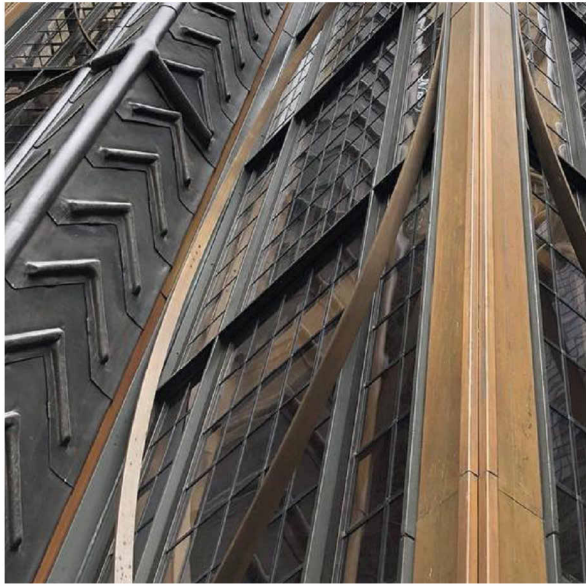
H5.52

MATERIALS - ARCADE FENESTRATION

1 CONGRESS STREET

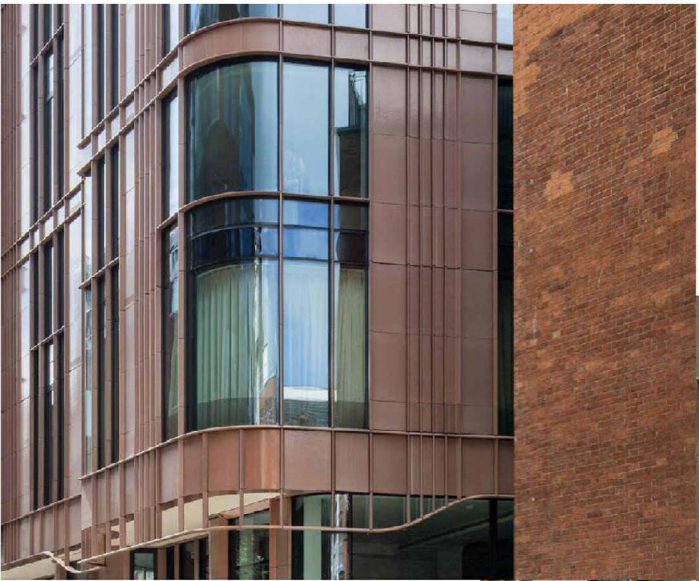
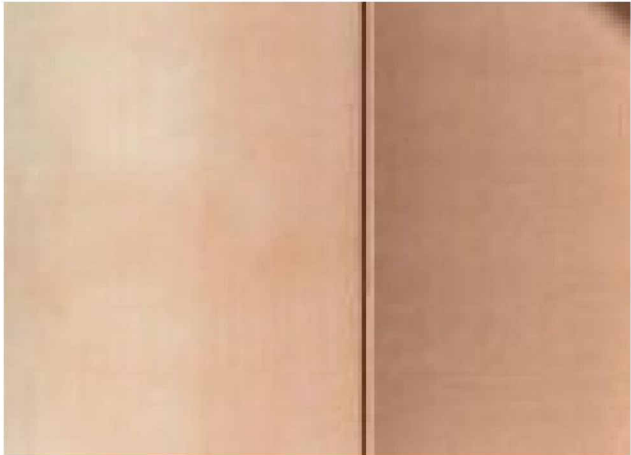
SCALE:  
8/03/2022



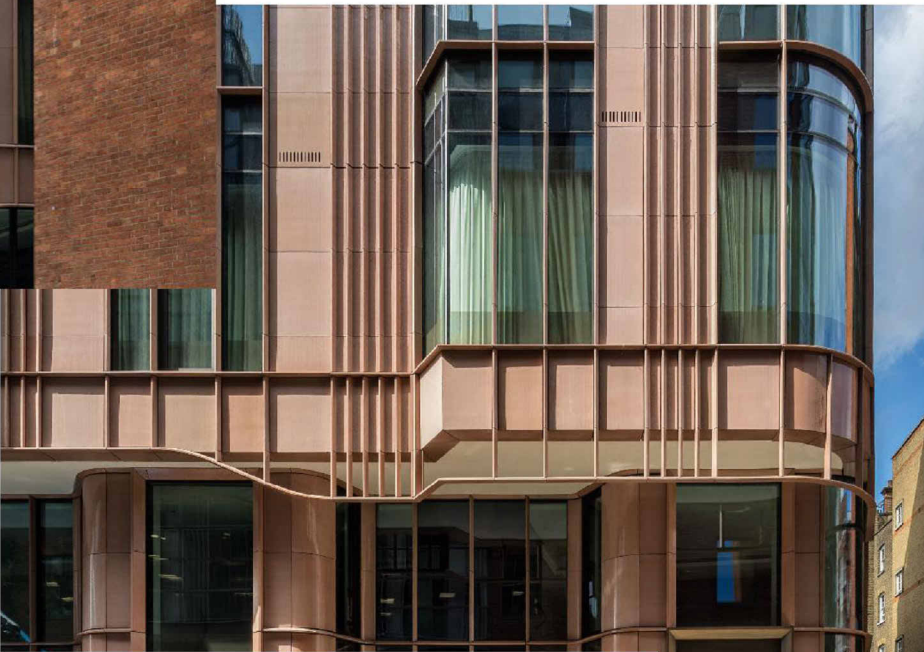


BRONZE FINISH - METAL ACCENTS -  
WINDOW & DOOR FRAMES,  
AWNINGS, DORMER LEVEL CLADDING.

Upper walls, cladding  
Terra Cotta, glazed tile  
TERREAL, PITERAK SLIM



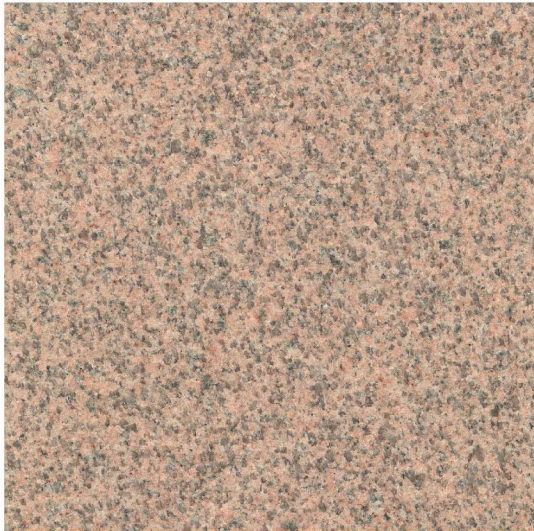
Marylebone Lane Mansion  
London  
Glaze color: Tea with Milk



Lower walls, cladding  
Granite



Deer Isle  
At restored Facades



Carolina Coral  
First floor addition, field color



Autumn Pink  
First floor addition - accent color

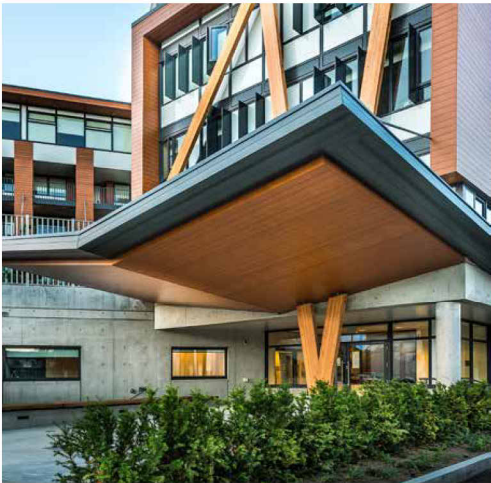


H5.53 MATERIALS - CLADDING  
1 CONGRESS STREET

SCALE:  
8/03/2022



SOFFIT-CEILING AT ARCADE DROP-OFF



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



easy to use	quick delivery
solid warranty	durable finishes

longboardproducts.com



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

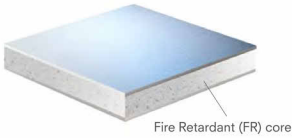
ALUCOBOND Products

PROPERTIES AND BENEFITS

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

ALUCOBOND® PLUS

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



ALUCOBOND® AXCENT™

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



ALUCOBOND® EasyFix™

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

- ALUCOBOND EasyFix must be used with:
- ALUCOBOND PLUS
  - ALUCOBOND EasyFix: Clips or Rails



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

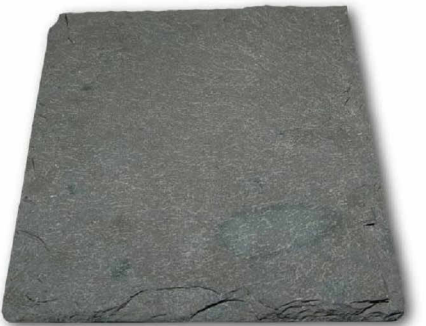
Product Properties	
Product thickness	0.040" (nominal)
Weight	0.56 lb/ft²
Standard width	48"
Standard length	120"

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

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

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

ROOFING - NATURAL SLATE

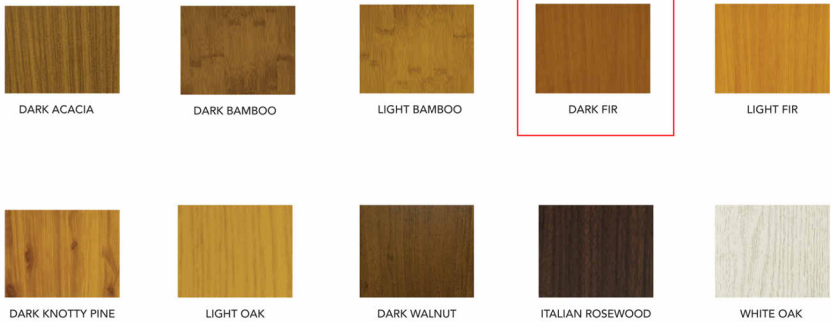


GRAY-GREEN, SEMI-WEATHERING NATURAL SLATE; VERMONT SLATE

WOODGRAIN OPTIONS

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

CONSISTENT



The Classic Collection



Legend  
All finishes are stocked in ALUCOBOND PLUS and ALUCOBOND AXCENT, except those noted A or B.  
A ALUCOBOND AXCENT Make to Order  
B Not Available in ALUCOBOND AXCENT

The Classic Collection (continued)

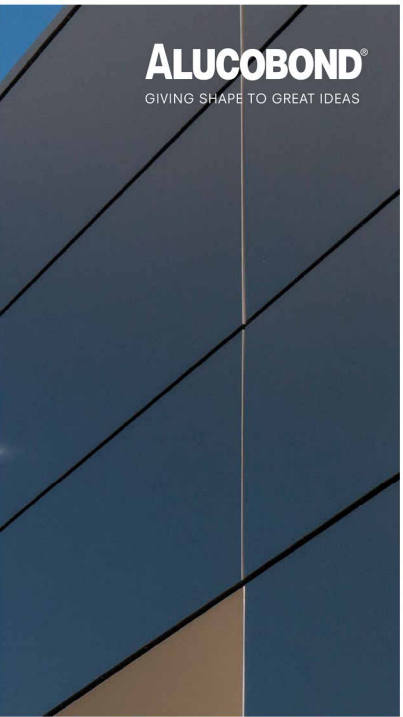
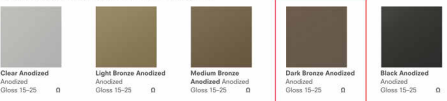


Legend  
All finishes are stocked in ALUCOBOND PLUS and ALUCOBOND AXCENT, except those noted A or B.  
A ALUCOBOND AXCENT Make to Order  
B Not Available in ALUCOBOND AXCENT

The Spectra Collection



The Anodized Collection\*



H5.54

MATERIALS - CLADDING  
1 CONGRESS STREET

SCALE:  
8/03/2022



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