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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. ADJUSTED ROOFS AND NEW DORMER AT 3 CONGRESS STREET.
  - B. ADDITIONAL DETAILS AND PROFILE SECTIONS
  - C. FINE TUNED STOREFRONT FENESTRATION
  - D. EXTERIOR MATERIALS PRODUCT CUT SHEETS



ONE CONGRESS STREET  
RENOVATION & ADDITION  
ONE MARKET SQUARE, LLC



HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING  
JUNE 17, 2022

H5.01

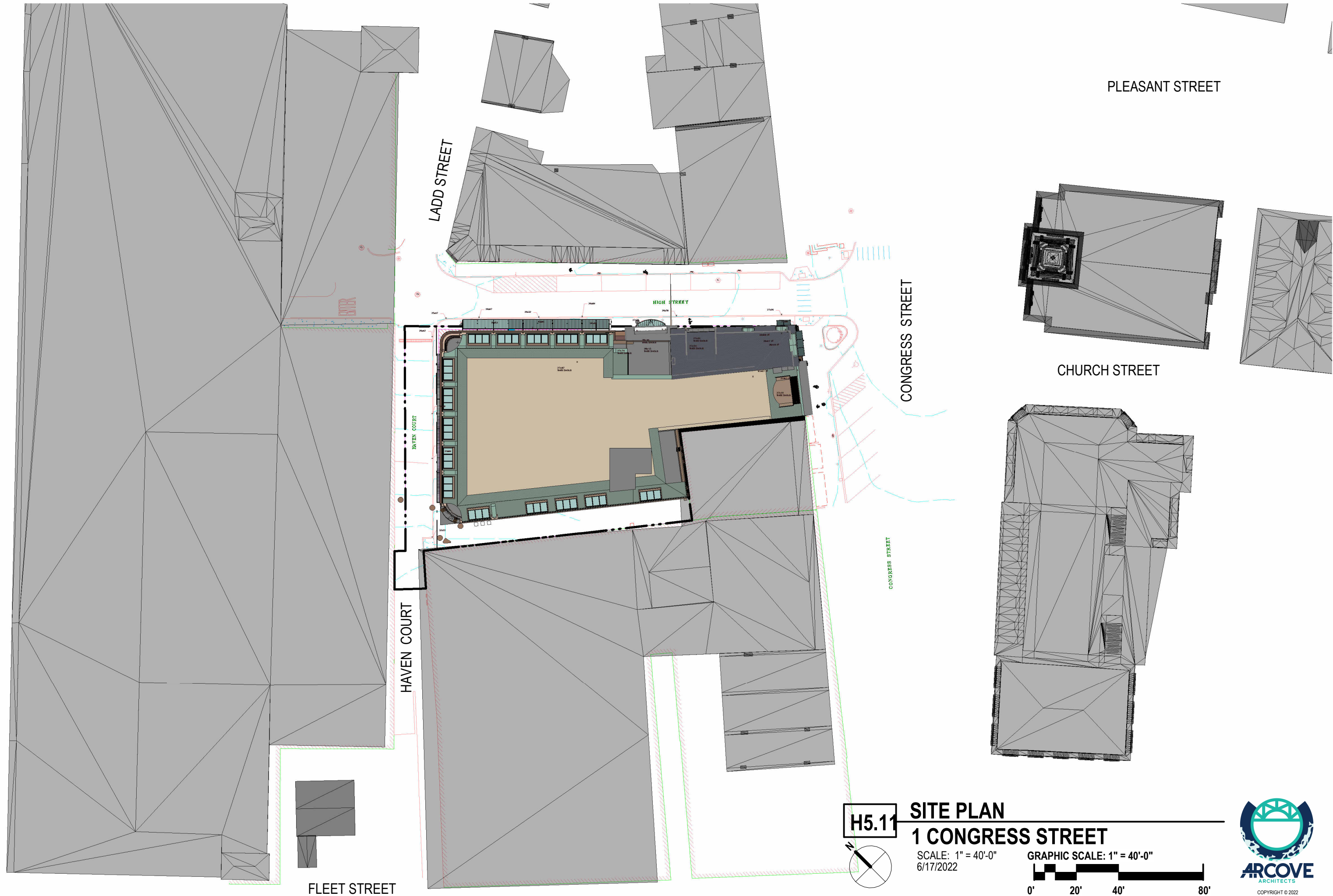
COVER

1 CONGRESS STREET

SCALE:  
6/17/2022







PLEASANT STREET

LADD STREET

HIGH STREET

CONGRESS STREET

CHURCH STREET

HAVEN COURT

FLEET STREET

H5.11

# SITE PLAN 1 CONGRESS STREET

SCALE: 1" = 40'-0"  
6/17/2022

GRAPHIC SCALE: 1" = 40'-0"



H5.20

2

H5.20

1

H5.20

3

EXISTING TO  
REMAIN

REMOVE SLOPED ROOF ONLY;  
EXISTING FACADE, CORNICE AND BUILDING  
BELOW TO REMAIN

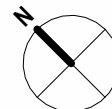
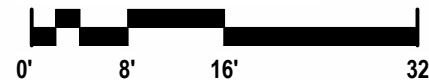
REMOVE BACK ELL  
ADDITIONS

H5.12

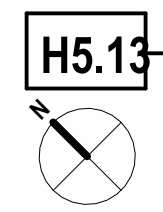
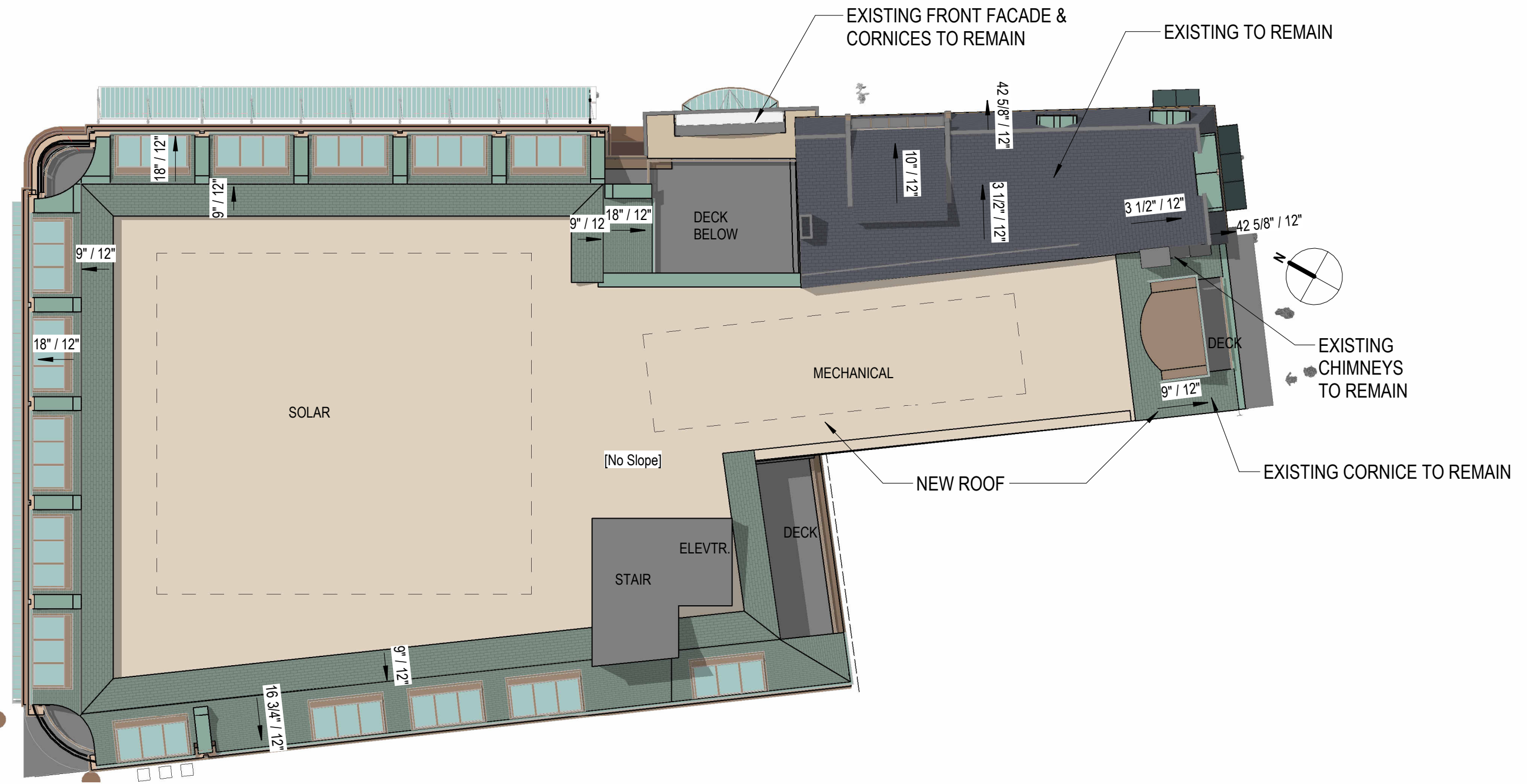
## DEMOLITION PLAN 1 CONGRESS STREET

SCALE: 1/16" = 1'-0"  
6/17/2022

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



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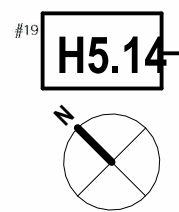
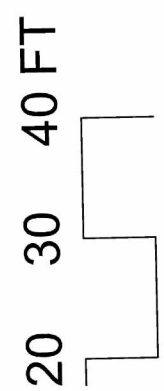
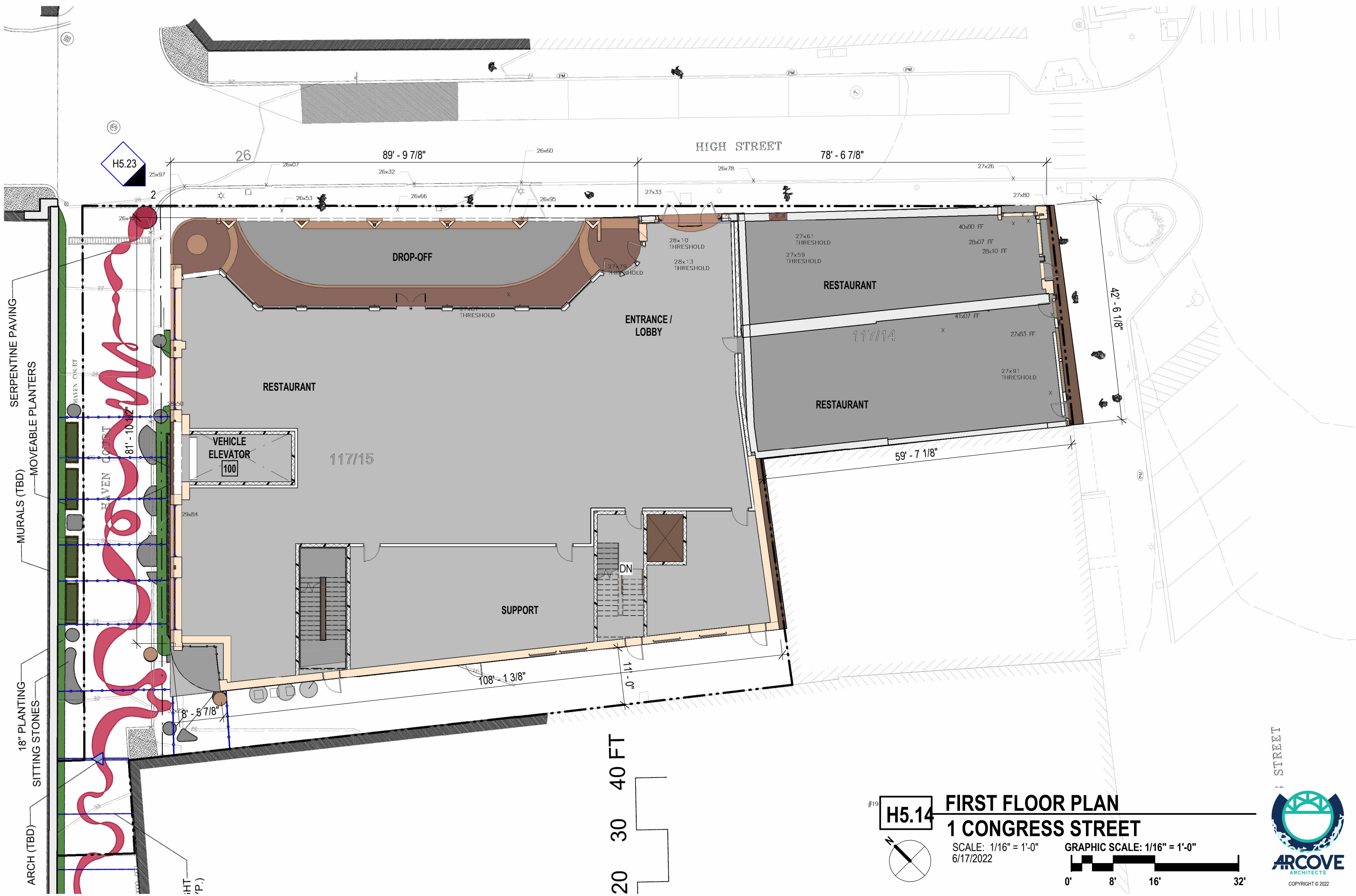
**H5.13 ROOF PLAN**  
**1 CONGRESS STREET**

SCALE: 1/16" = 1'-0"  
 6/17/2022

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

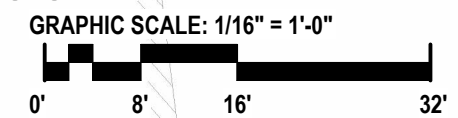


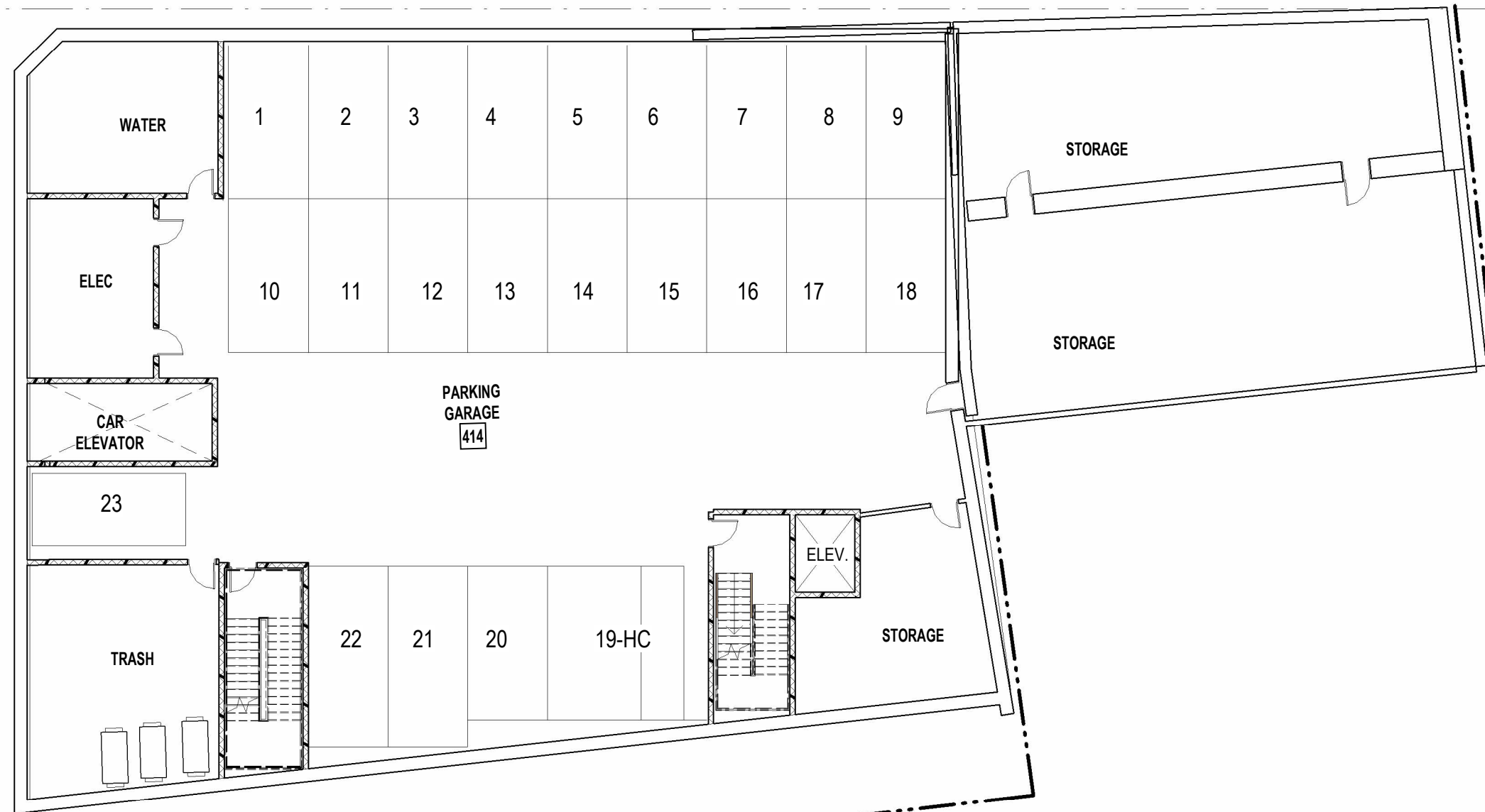




**H5.14** FIRST FLOOR PLAN  
**1 CONGRESS STREET**

SCALE: 1/16" = 1'-0"  
6/17/2022



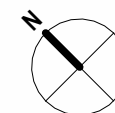


H5.15

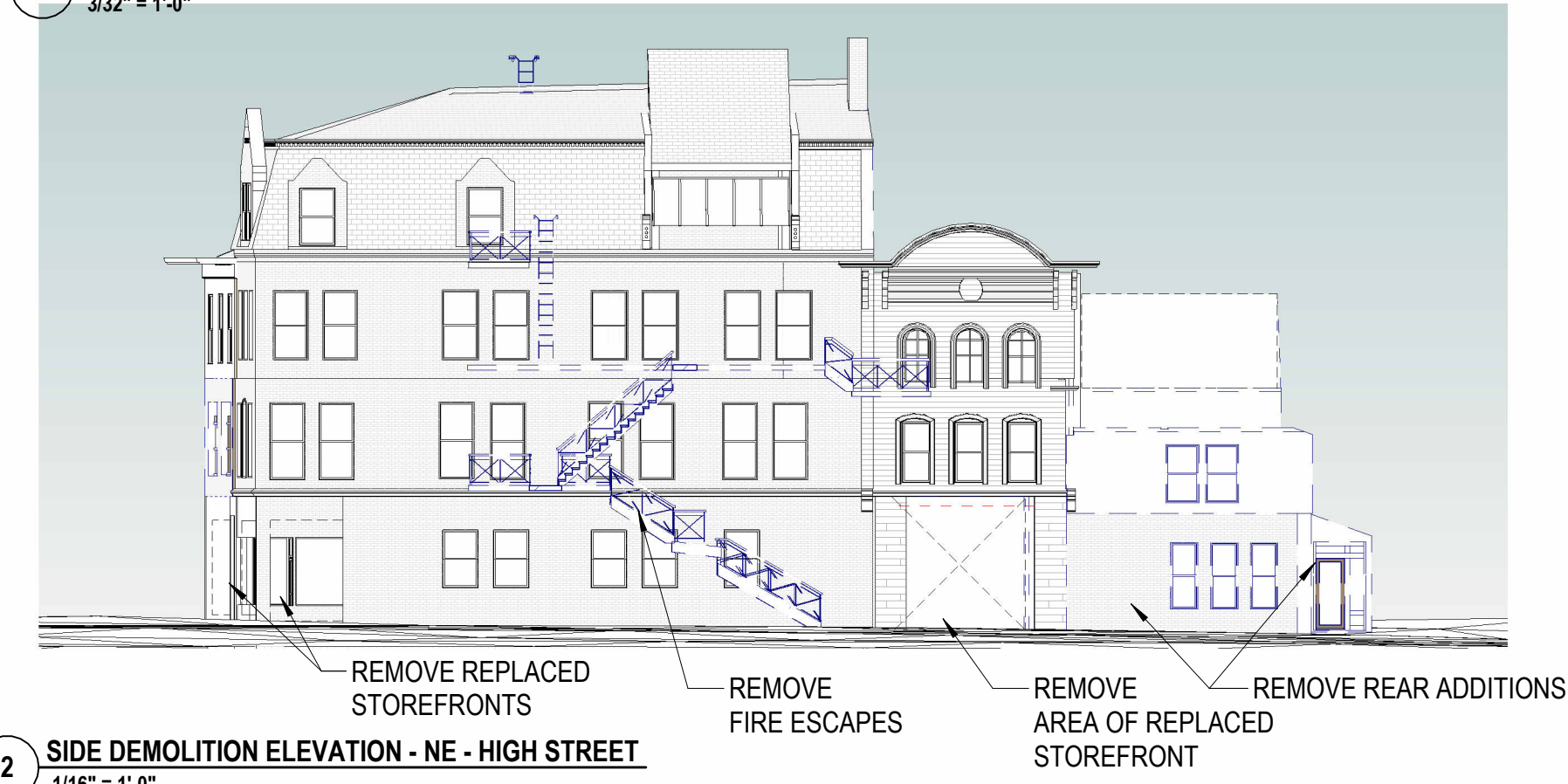
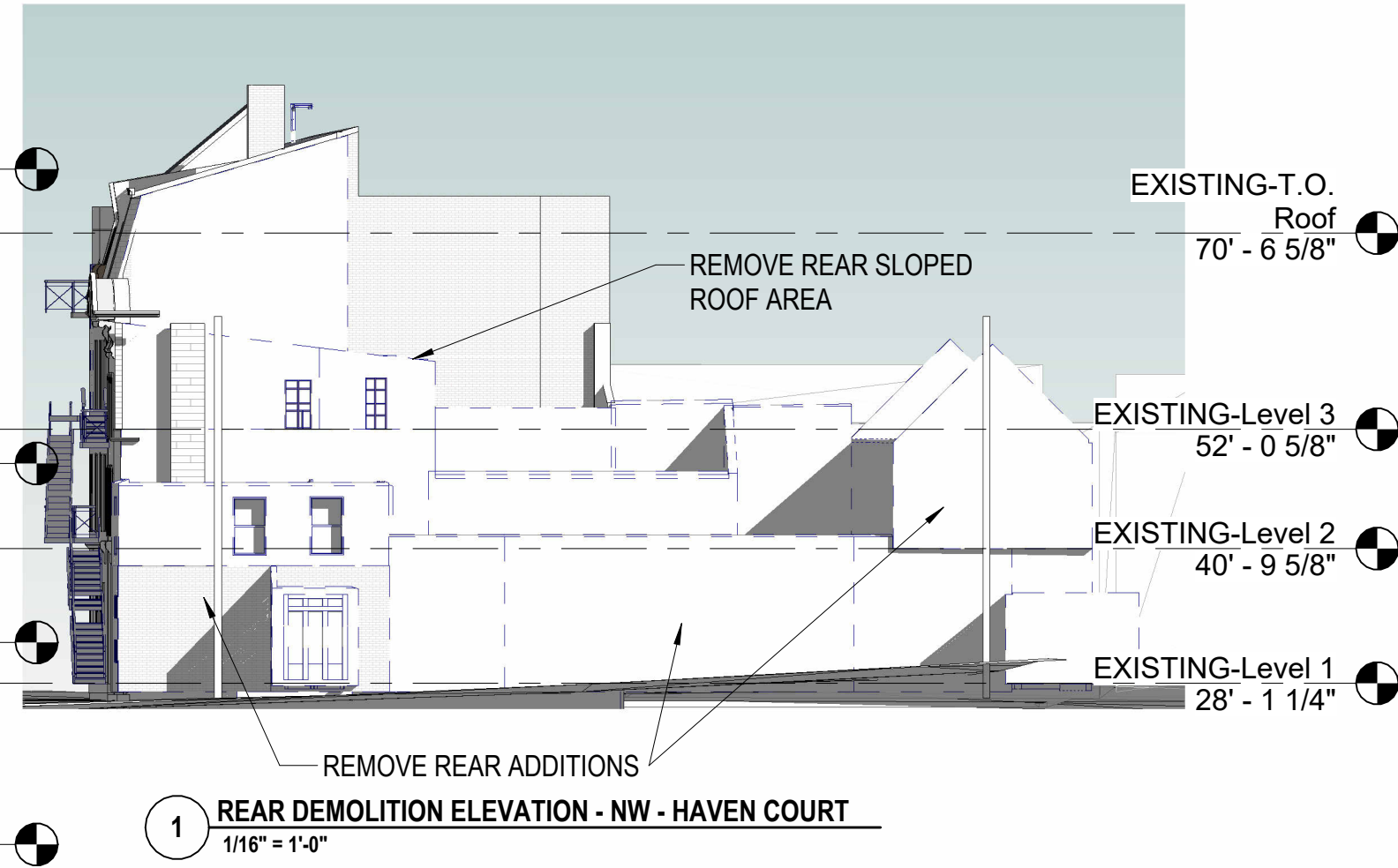
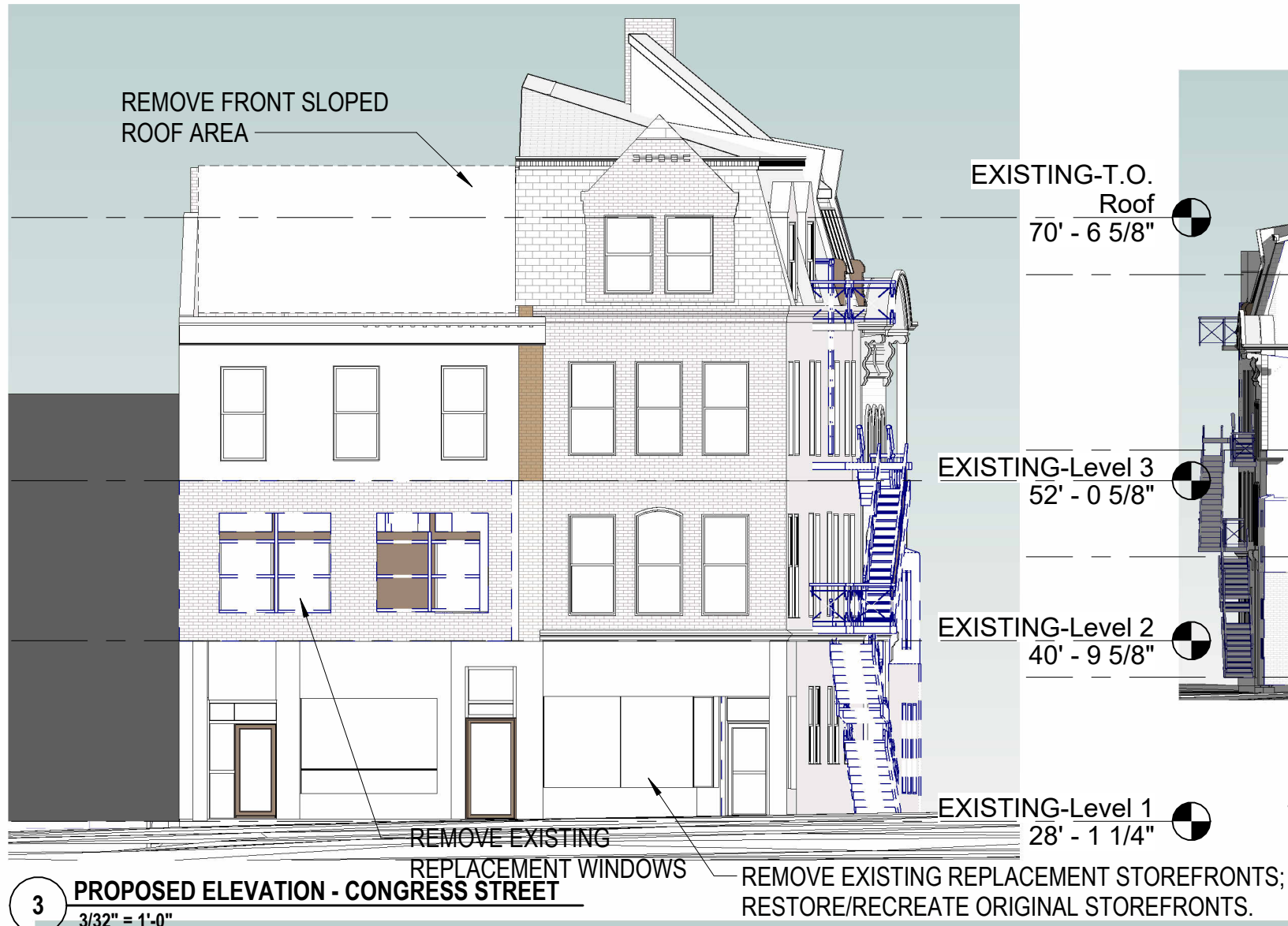
# **BASEMENT PLAN** **1 CONGRESS STREET**

SCALE: 1/16" = 1'-0"  
6/17/2022

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







**H5.20 DEMOLITION ELEVATIONS**  
**1 CONGRESS STREET**  
SCALE: As indicated  
6/17/2022





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

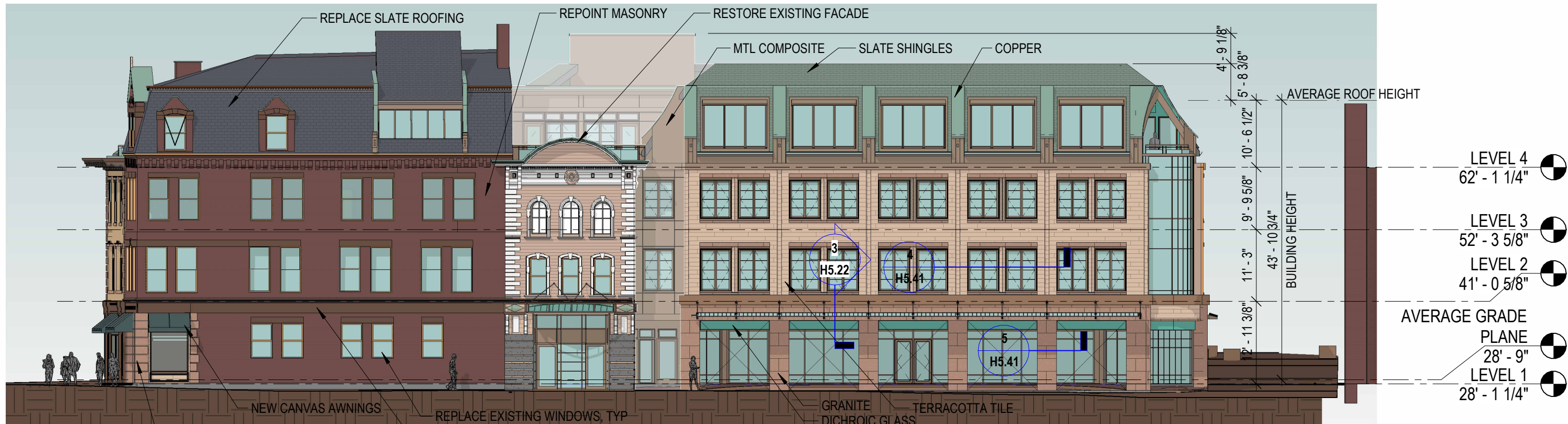


2 PROPOSED ELEVATION - CONGRESS STREET  
1/8" = 1'-0"



H5.21 ELEVATION - CONGRESS STREET  
1 CONGRESS STREET  
SCALE: As indicated  
6/17/2022



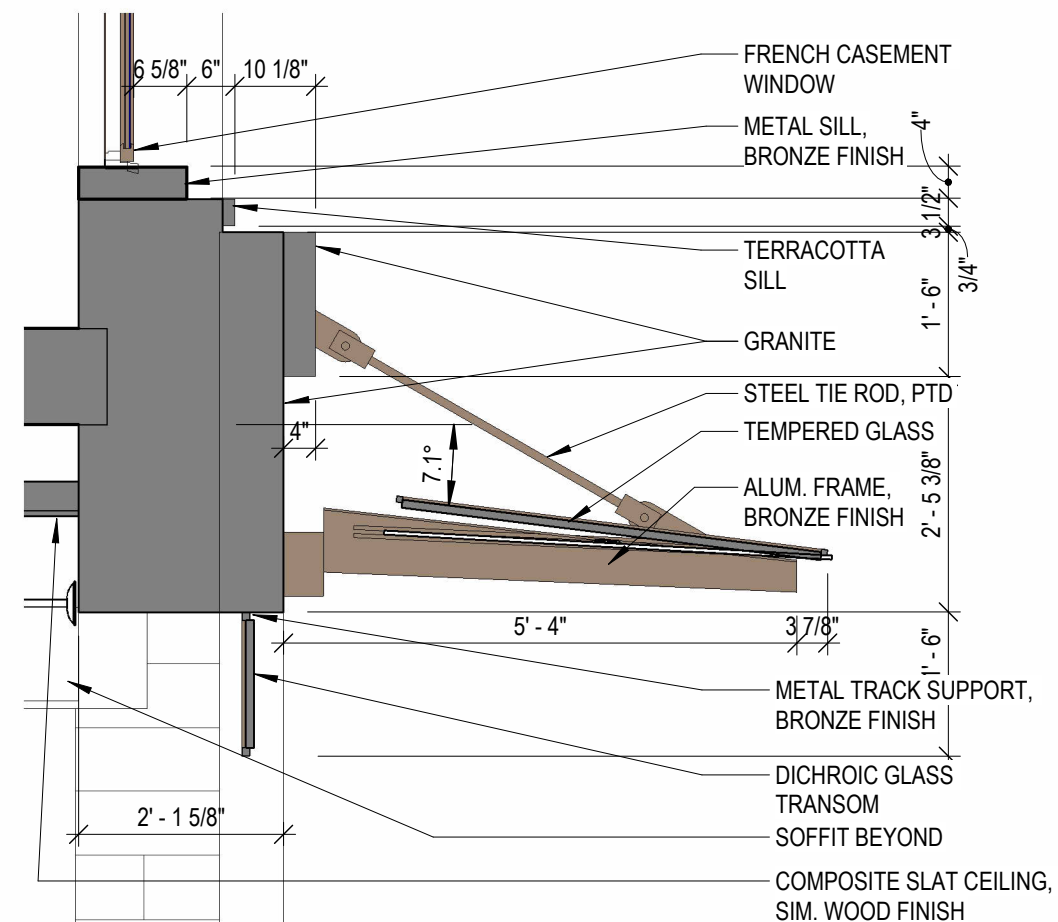


1 **PROPOSED ELEVATION - NE - HIGH STREET**  
1/16" = 1'-0"



- REPAIR & RESTORE WOOD TRIM ELEMENTS AND SIDING
- NEW METAL FRAMED MARQUIS WITH GLASS INSERTS & CANOPY
- RECREATE ORIGINAL WOOD BRACKETS
- RESTORE/RECREATE ORIGINAL GRANITE BASE

2 **PROPOSED ELEVATION - NE - HIGH STREET**  
1/8" = 1'-0"



3 **HDC AWNING DETAIL**  
1/2" = 1'-0"

**H5.22 ELEVATION - HIGH STREET**  
**1 CONGRESS STREET**

SCALE: As indicated  
6/17/2022





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



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

- LEVEL 4  
62' - 1 1/4"
- LEVEL 3  
52' - 3 5/8"
- LEVEL 2  
41' - 0 5/8"
- AVERAGE GRADE PLANE  
28' - 9"
- LEVEL 1  
28' - 1 1/4"

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

SCALE: 1/16" = 1'-0"  
6/17/2022





**H5.24 SW ELEVATION - REAR ALLEY**  
**1 CONGRESS STREET**

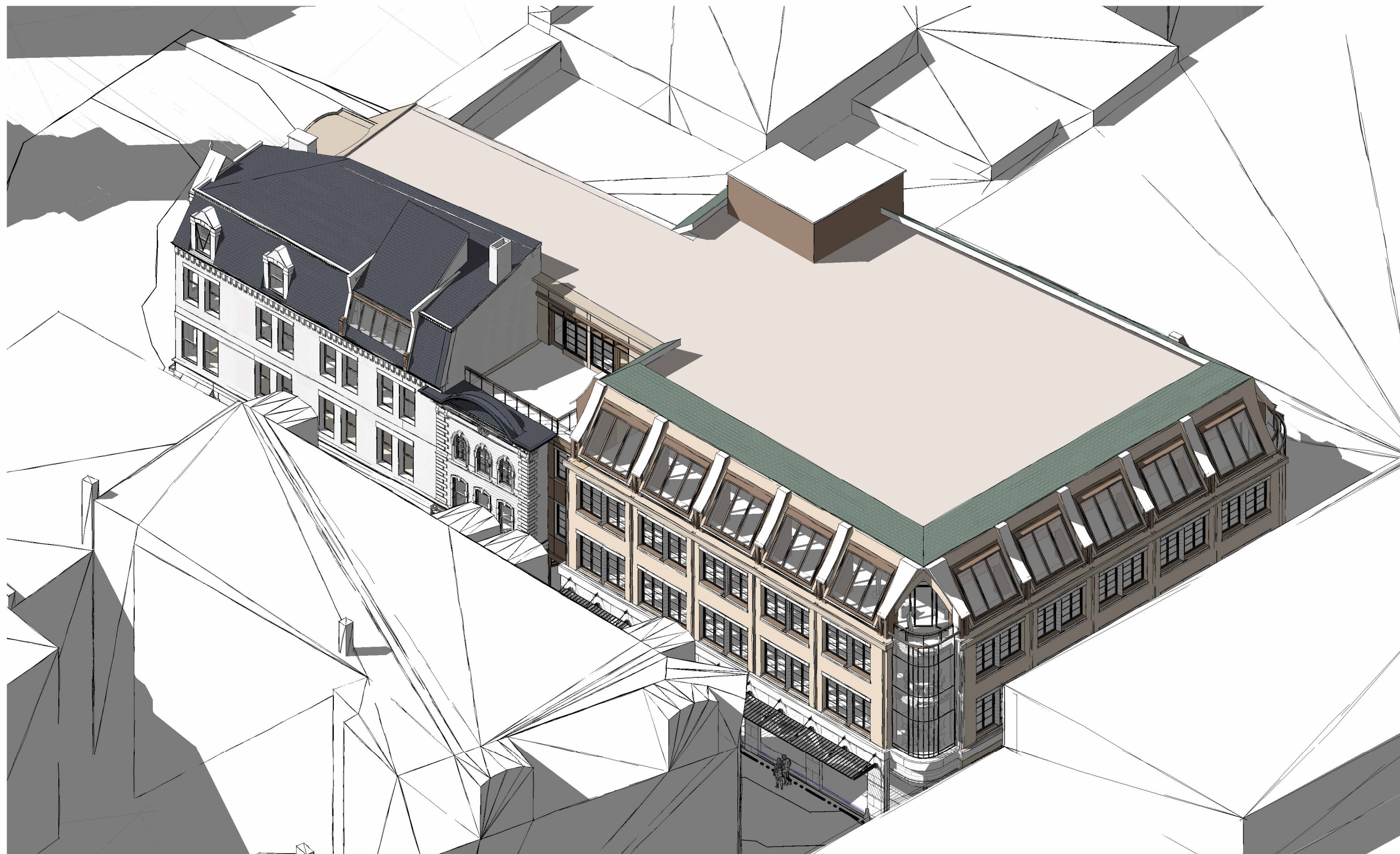
**SW ELEVATION - REAR ALLEY**  
**1 CONGRESS STREET**

SCALE: 1/16" = 1'-0"  
6/17/2022

6/17/2022



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**H5.31** BIRDSEYE AXONOMETRIC  
1 CONGRESS STREET  
SCALE:  
6/17/2022





H5.32

VIGNETTE - CONGRESS STREET  
1 CONGRESS STREET

SCALE:  
6/17/2022





**H5.33 VIGNETTES - HIGH FROM CONGRESS**  
**1 CONGRESS STREET**  
SCALE:  
6/17/2022





**H5.34 HIGH STREET FROM STARBUCKS  
1 CONGRESS STREET**  
SCALE:  
6/17/2022





**H5.35. VIGNETTE - HAVEN CT FROM LADD ST  
1 CONGRESS STREET**

SCALE:  
6/17/2022

**ARCOVE**  
ARCHITECTS  
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**H5.36** **VIGNETTE - HIGH AT LADD & HAVEN**  
**1 CONGRESS STREET**

SCALE  
6/17/2022

TANGRAM 3DS

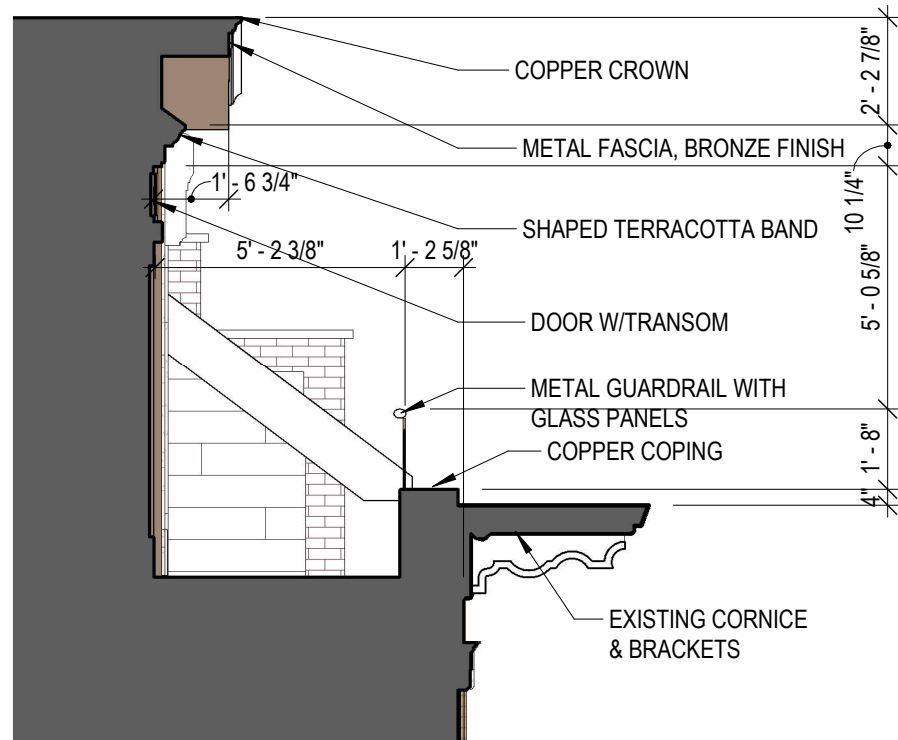




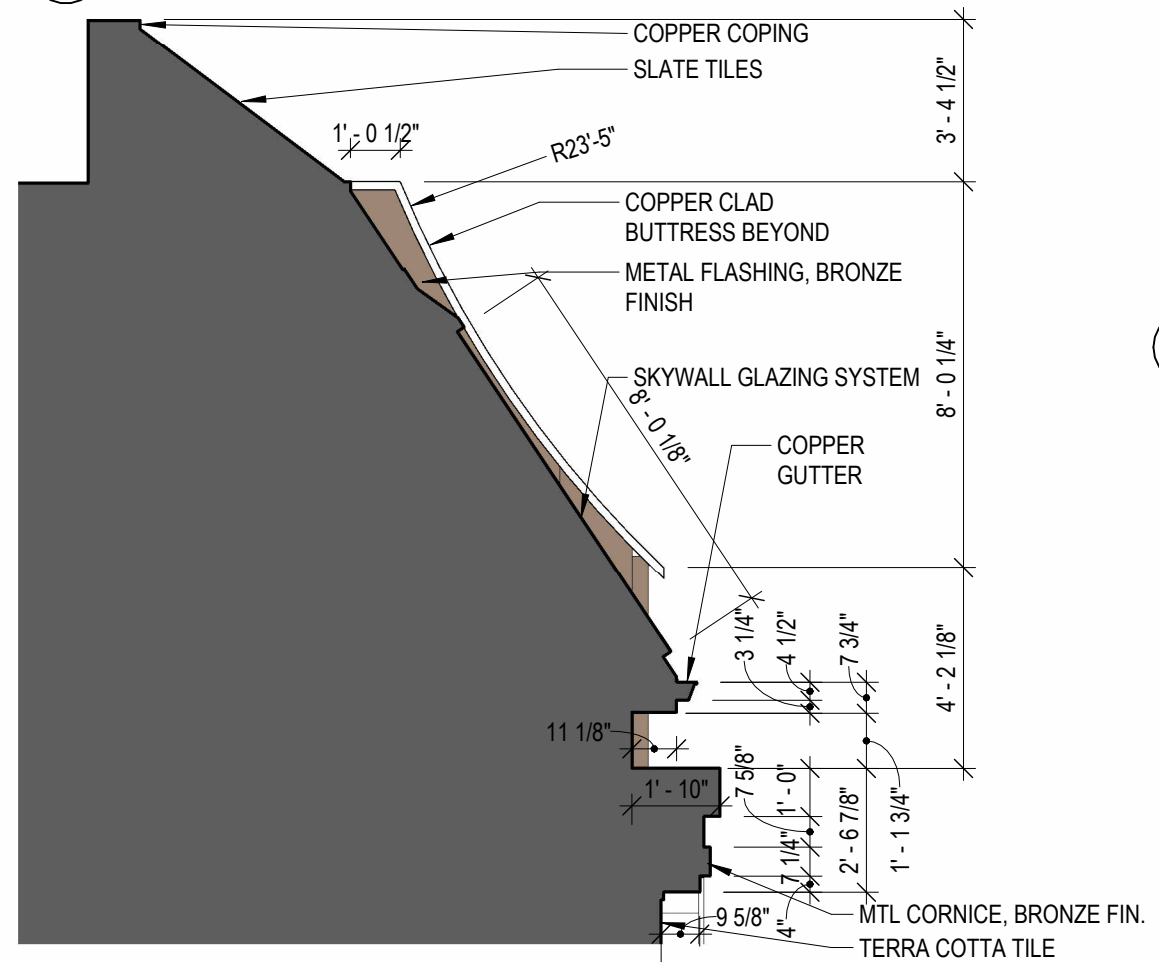
**H5.37 VIGNETTE - HAVEN CT AT NEWBERRY  
1 CONGRESS STREET**

SCALE:  
6/17/2022

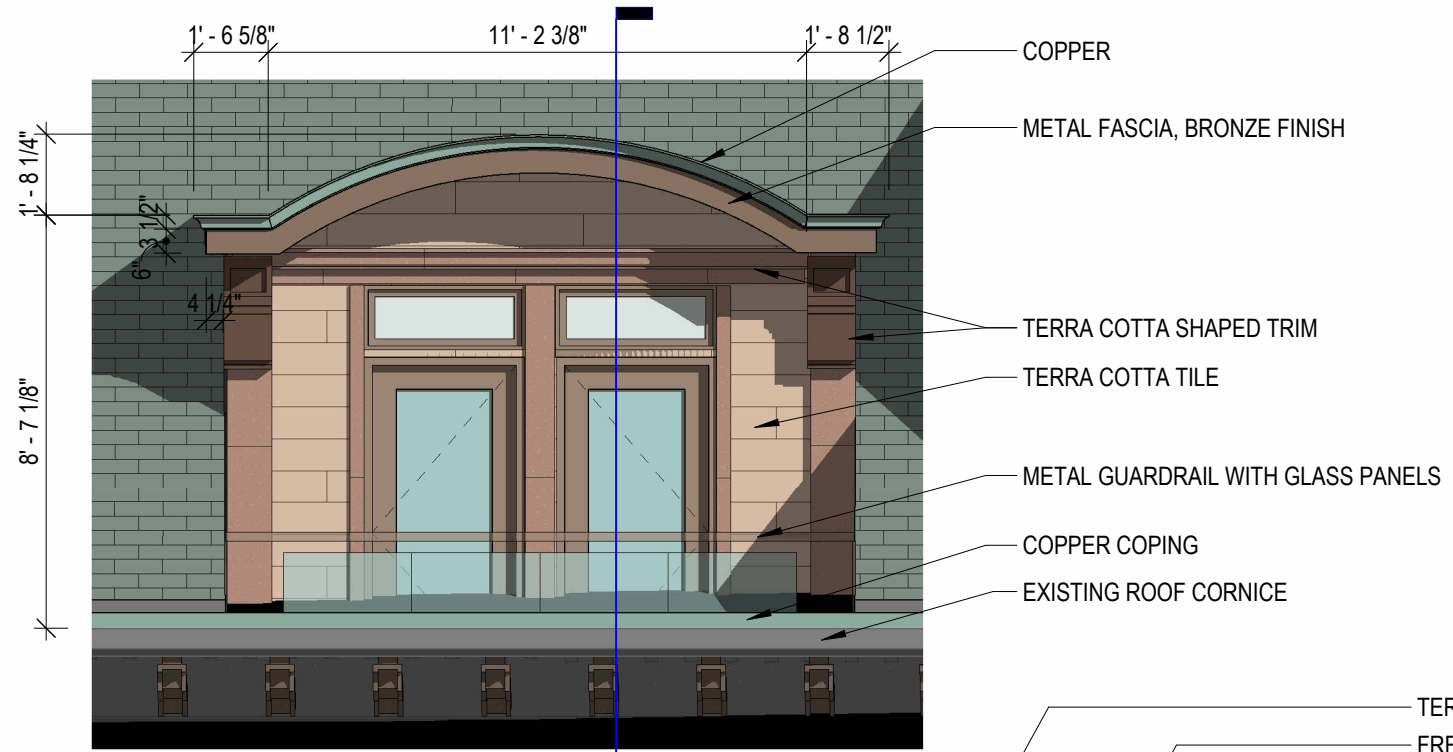




**2 HDC DORMER SECTION**  
1/4" = 1'-0"

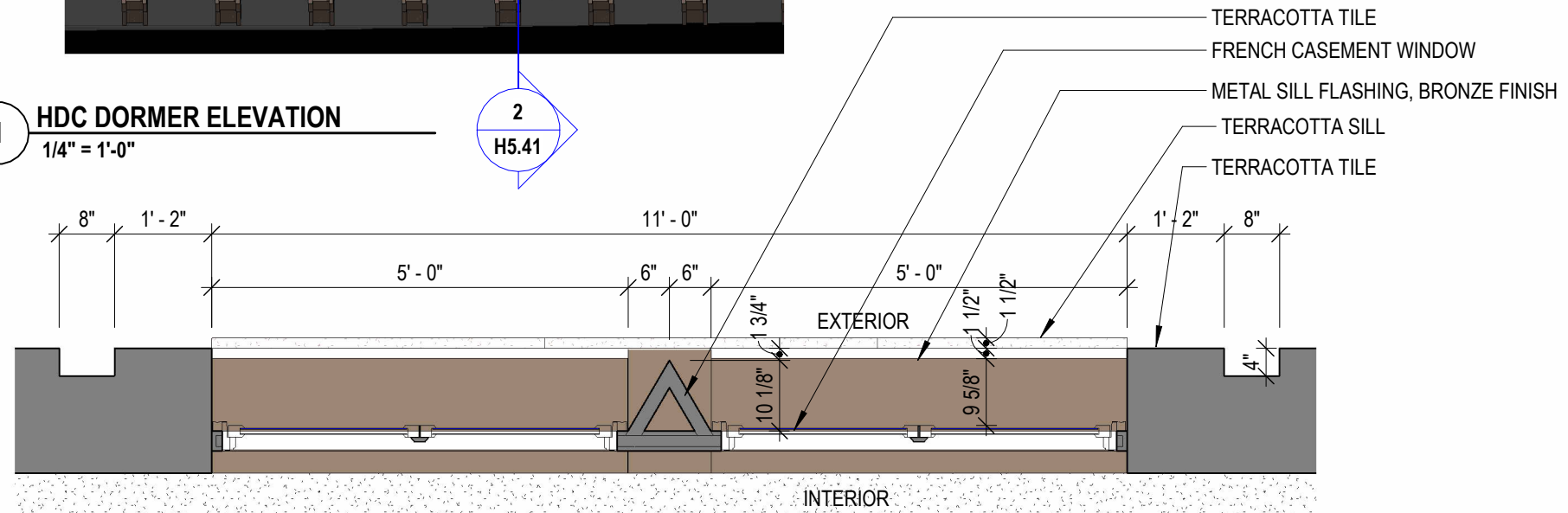


**3 HDC SKYWALL DETAIL**  
1/4" = 1'-0"

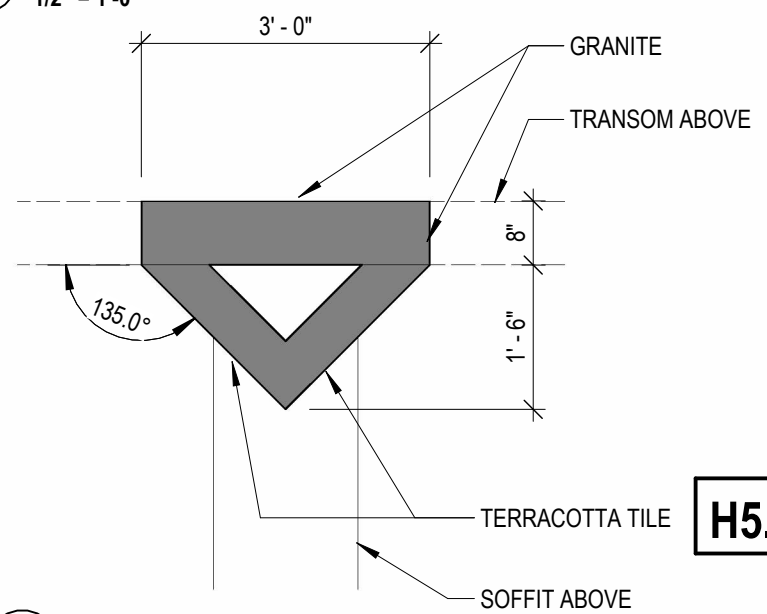


**1 HDC DORMER ELEVATION**  
1/4" = 1'-0"

2  
H5.41



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



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

**H5.41 DETAILS**  
**1 CONGRESS STREET**  
SCALE: As indicated  
6/17/2022

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:



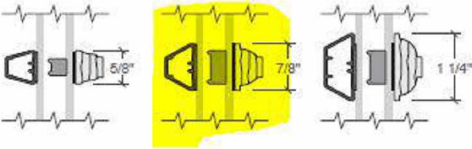
Special shape windows also available.

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

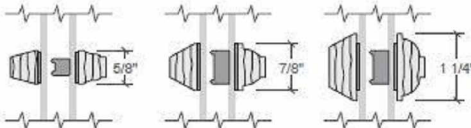
- **Designed with distinguished details**  
Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- **Enhanced style options and custom capabilities**  
Maximum design flexibility with dramatic sizes, custom colors, finishes, profiles, product 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>

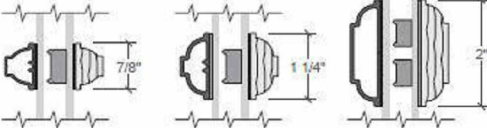
Putty and Ogee Glaze Grilles  
Clad Exterior - Wood Interior



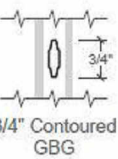
Putty and Ogee Glaze Grilles  
Wood Exterior - Wood Interior



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.

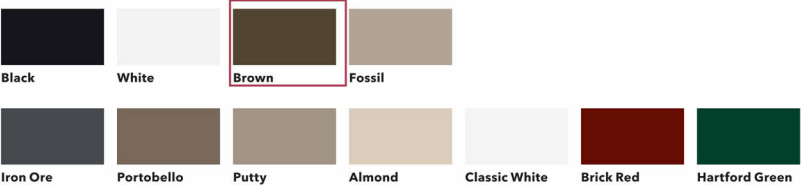


Aluminum-Clad  
Exterior Colors

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>

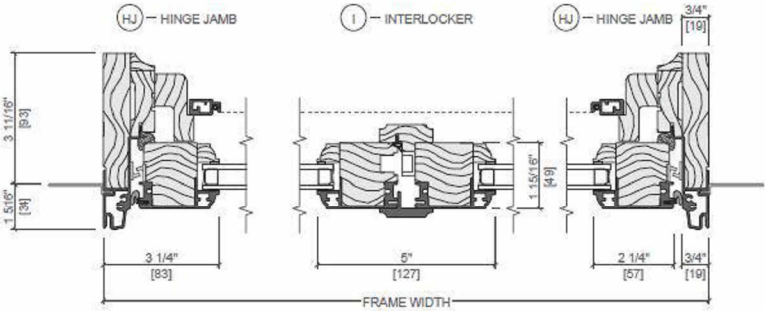
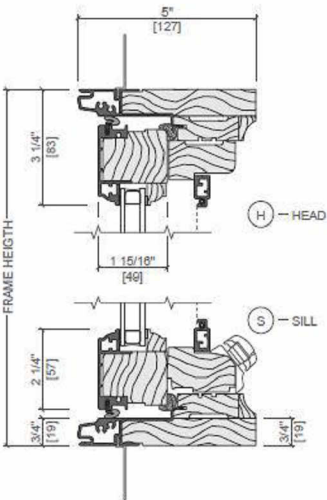
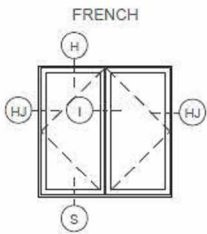


Custom colors are also available.



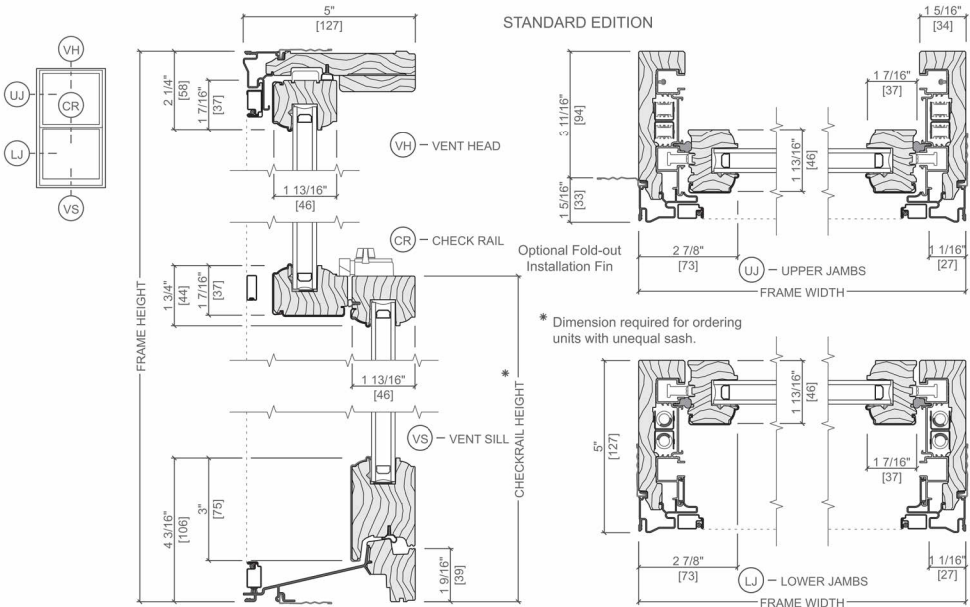
Pella® Reserve™ Out-Swing French Casement Window

Unit Sections - Aluminum-Clad Exterior



Architect Series® Traditional Hung Window

SE Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile



H5.50 MATERIALS - WINDOWS  
1 CONGRESS STREET  
SCALE:  
6/17/2022







## CROWN LIFTING BIFOLDING DOORS

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

Page 1

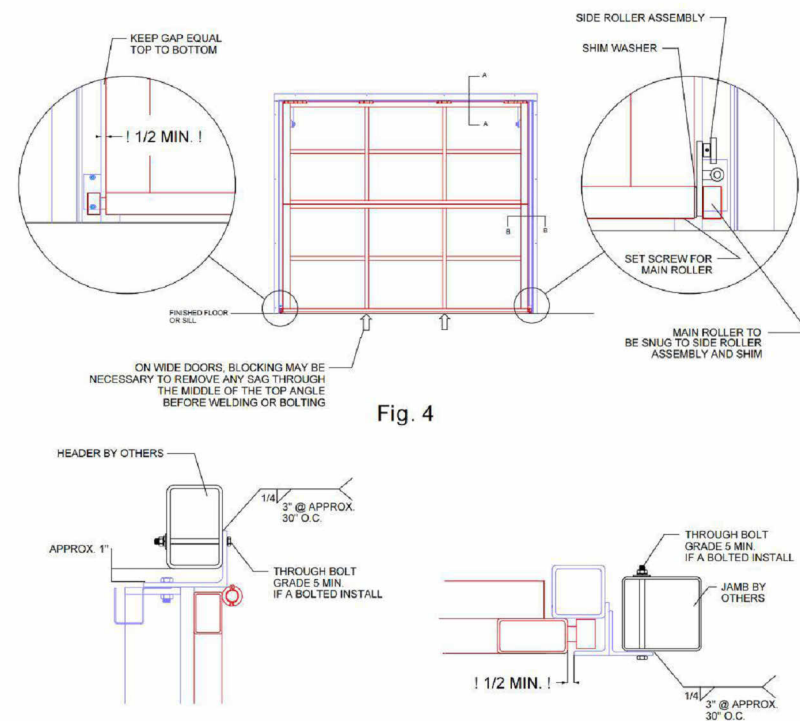


Fig. 4

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.

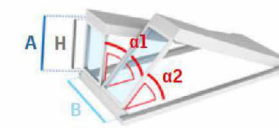
Please observe a max. 10 m wall height above skylight module, when installed in a sloped roof. Take notice that the top flashing changes in size above and below 54°, see sectional drawing page 59.

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

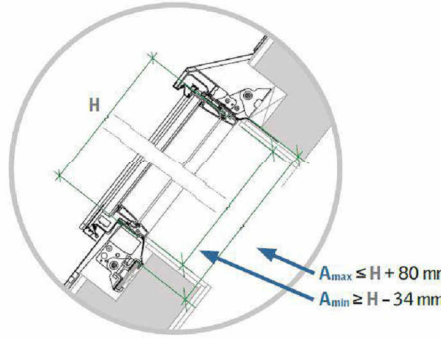
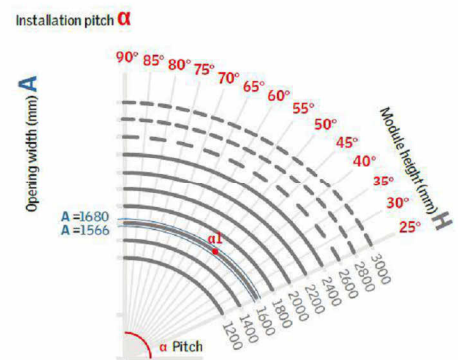


### Defining module size to your project

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



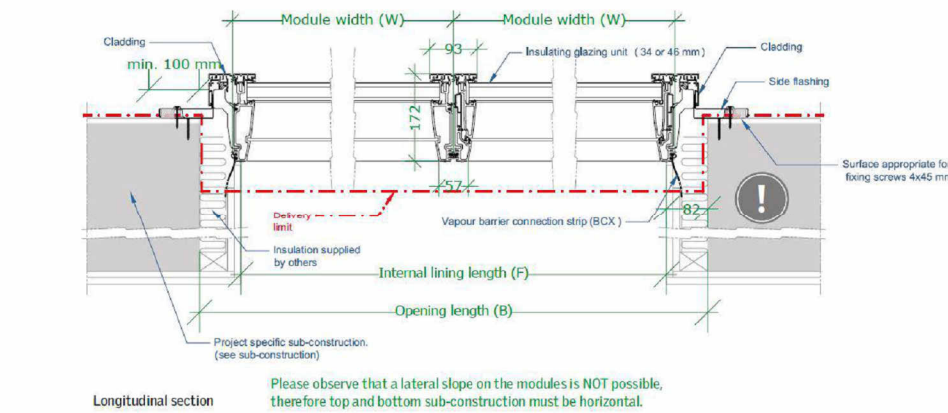
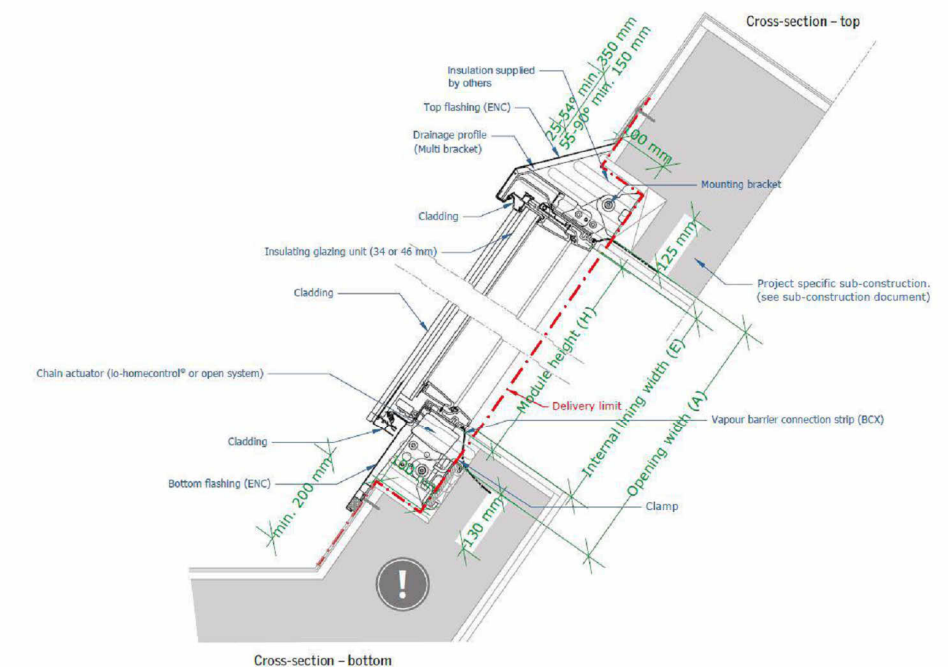
H: Module height  
 $\alpha$ : Installation pitch  
A: Opening width  
B: Opening length



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

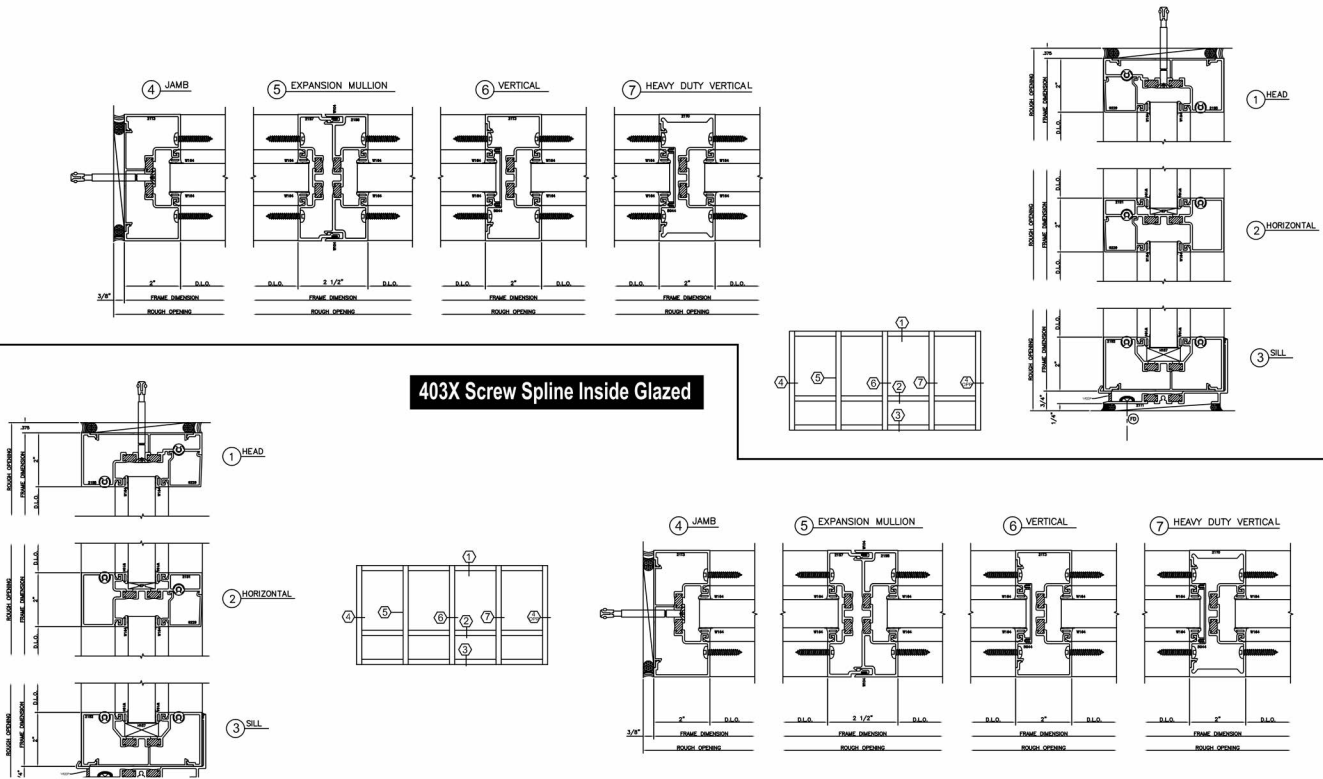
Dark Bronze

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

reproduction 05/15

403X Screw Spline Outside Glazed Stops Down



STOREFRONT TRANSOMS

3M™ Dichroic Film for Laminated Glass

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

Flexible

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

Versatile

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

Gold-Blue Dichroic Film



In Transmission (Shown)

Yellow ► Magenta ► Blue

In Reflection

Gold (straight) Blue (angle)

Copper-Bronze Dichroic Film



In Transmission (Shown)

Magenta ► Blue ► Aqua

In Reflection

Copper (straight) Bronze (angle)

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.

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



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



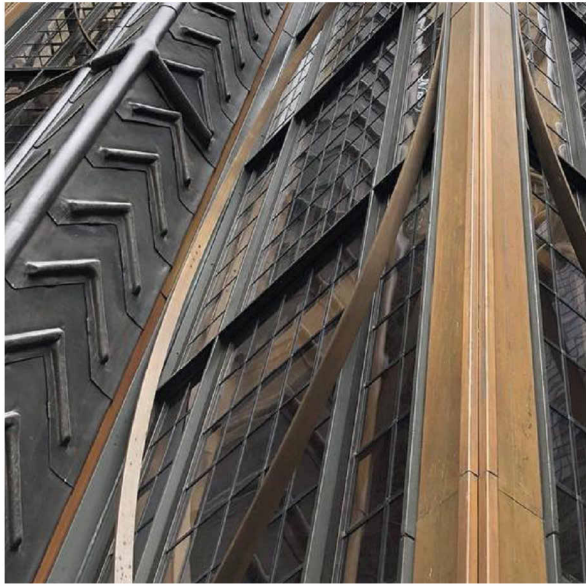
H5.52 MATERIALS - ARCADE FENESTRATION  
1 CONGRESS STREET

SCALE:  
6/17/2022



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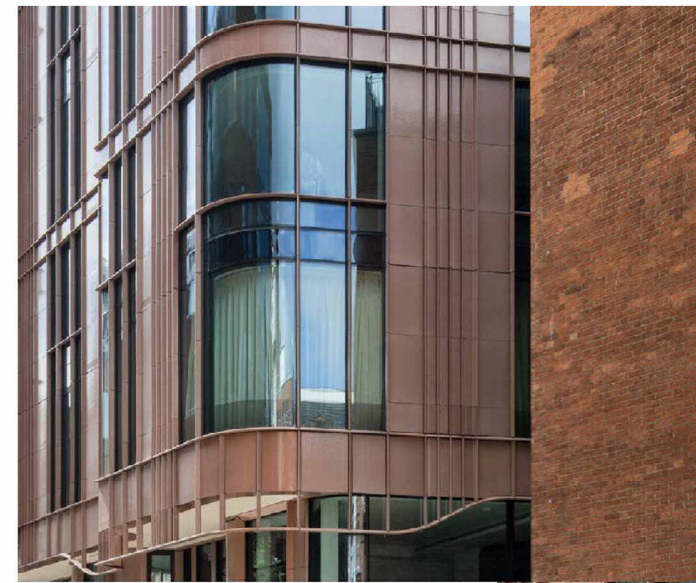
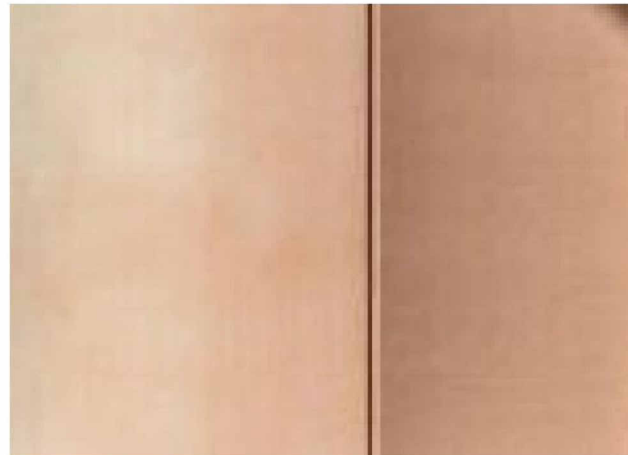


BRONZE FINISH - METAL ACCENTS -  
WINDOW & DOOR FRAMES,  
AWNINGS, DORMER LEVEL CLADDING.

Upper walls, cladding

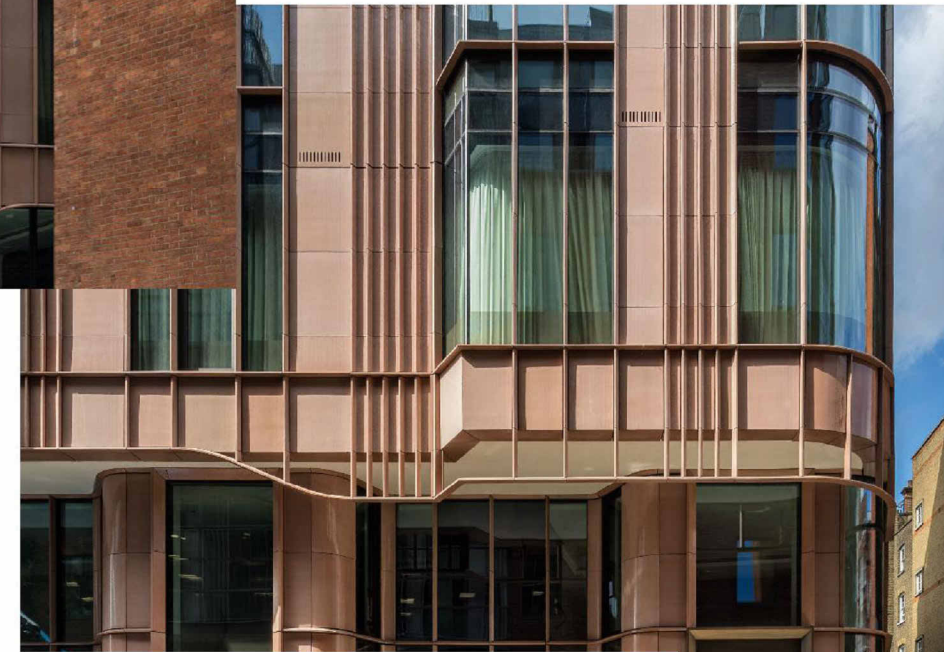
Terra Cotta, glazed tile

TERREAL, PITERAK SLIM



Marylebone Lane Mansion  
London

Glaze color: Tea with Milk



Lower walls, cladding

Granite



Deer Isle

At restored Facades



Carolina Coral

First floor addition, field color



Autumn Pink

First floor addition - accent color



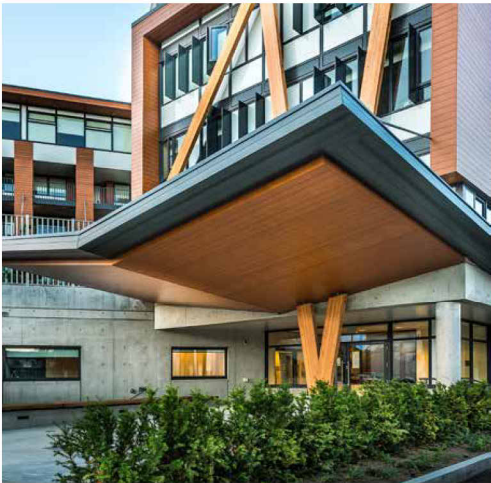
Piterak Slim Terracotta Cladding

**H5.53 MATERIALS - CLADDING**  
**1 CONGRESS STREET**

SCALE:  
6/17/2022



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

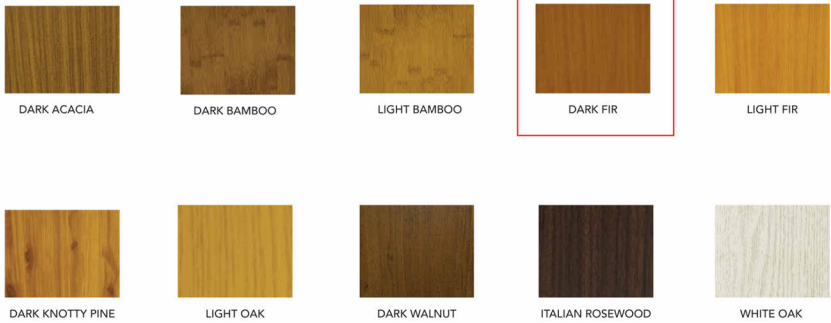


LONGBOARD®

WOODGRAIN OPTIONS

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

CONSISTENT



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

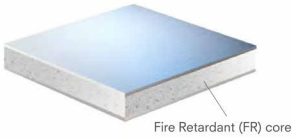
ALUCOBOND Products

PROPERTIES AND BENEFITS

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

ALUCOBOND® PLUS

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



ALUCOBOND® AXCENT™

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



ALUCOBOND® EasyFix™

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

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



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

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

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

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

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

The Classic Collection

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

The Classic Collection (continued)

Dusty Charcoal II PVDF 2 Gloss 25-35	Focus Black II PVDF 2 Gloss 25-35	TBL Black (Bulk) SMP Gloss 75-80	Tecora Black SMP Gloss 25-35	Black Metallic PVDF 2 Gloss 75-85	Tuscan Sun PVDF 2 Gloss 25-35
Sage Blue II PVDF 2 Gloss 25-35	Azure Blue PVDF 3 Gloss 25-35	Ultramarine Blue SMP Gloss 25-35	Electric Blue II SMP Gloss 65-75	Image Blue SMP Gloss 25-35	Ancient Pome Blue (Patented 2965G) PVDF 3 Gloss 25-35
Just Purple PVDF 2 Gloss 25-35	Red Fire PVDF 2 Gloss 25-35	Patrol Red SMP Gloss 45-55	Cash Red SMP Gloss 75-80	Botanical PVDF 2 Gloss 25-35	Kinky Green PVDF 1 Gloss 25-35
Ocean PVDF 2 Gloss 70-80	Galaxy Blue PVDF 2 Gloss 70-80	White Gold PVDF 2 Gloss 70-80	Copper PVDF 2 Gloss 70-80	Solera PVDF 2 Gloss 70-80	
Clear Anodized Anodized Gloss 15-25	Light Bronze Anodized Anodized Gloss 15-25	Medium Bronze Anodized Anodized Gloss 15-25	Dark Bronze Anodized Anodized Gloss 15-25	Black Anodized Anodized Gloss 15-25	

ROOFING - NATURAL SLATE



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

H5.54 MATERIALS - CLADDING  
1 CONGRESS STREET  
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6/17/2022

