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MATERIALS

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. REVISED SHAPE, MASS, MATERIALS AND DETAILING OF NORTH GLAZED CORNER
- B. REVISED VEHICULAR DROP OFF: ADDED PIERS, RAISED OPENINGS, REDUCED DEPTH, REVISED MATERIALS DETAILING, EXTEND PEDESTRIAN WAY THROUGH DROP OFF AND UNDER GLAZED CORNER.
- C. REDUCED SIZE OF ROOF BUTTRESSES BY 33% IN BOTH HEIGHT AND WIDTH
- D. SLIGHT ADJUSTMENT TO RADIUS OF OPERA HOUSE MARQUIS & SUPPORTING TIE RODS
- E. CHANGED CORNER-BAY WINDOWS TO INLINE FRENCH CASEMENTS.
- F. ADJUSTED UPPER FLOOR WINDOW HEIGHT TO MORE CLOSELY ALIGN WITH 1 CONGRESS.
- G. REPLICATE & RESTORE HISTORIC CARVED WINDOW HEADERS AT 3 CONGRESS
- H. EXTERIOR MATERIALS PALLET & PRODUCTS

ONE CONGRESS STREET

RENOVATION & ADDITION

ONE MARKET SQUARE, LLC

HISTORIC DISTRICT COMMISSION

WORK SESSION 4

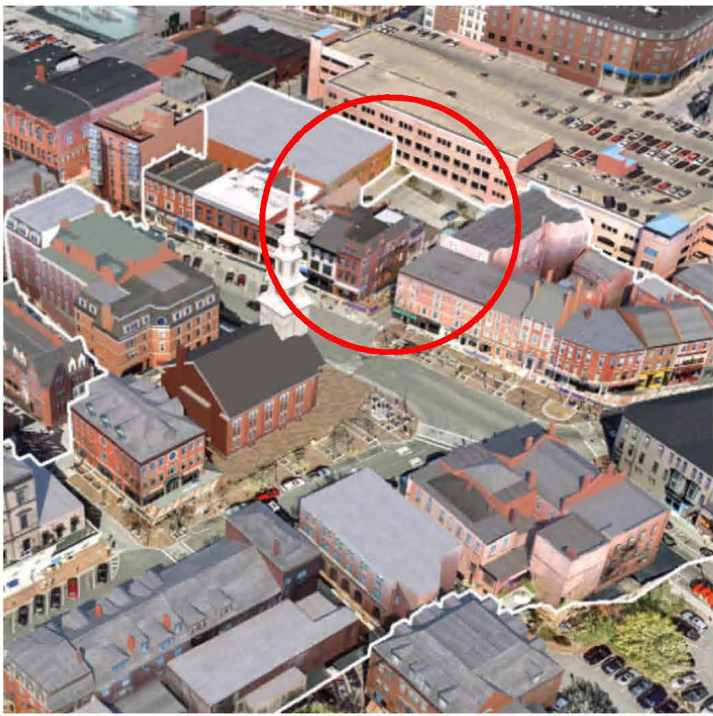
MAY 22, 2022

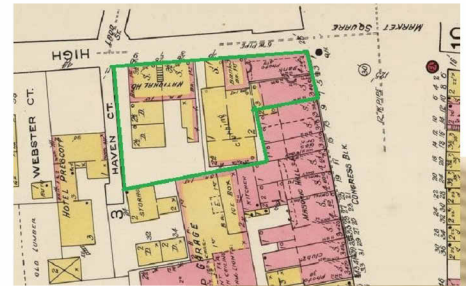
H4.01

COVER

1 CONGRESS STREET

SCALE:
5/20/2022





H4.02 **CONTEXT - HISTORIC**
1 CONGRESS STREET
 SCALE:
 5/20/2022



H4.03

**EXISTING
1 CONGRESS STREET**

SCALE:
5/20/2022



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

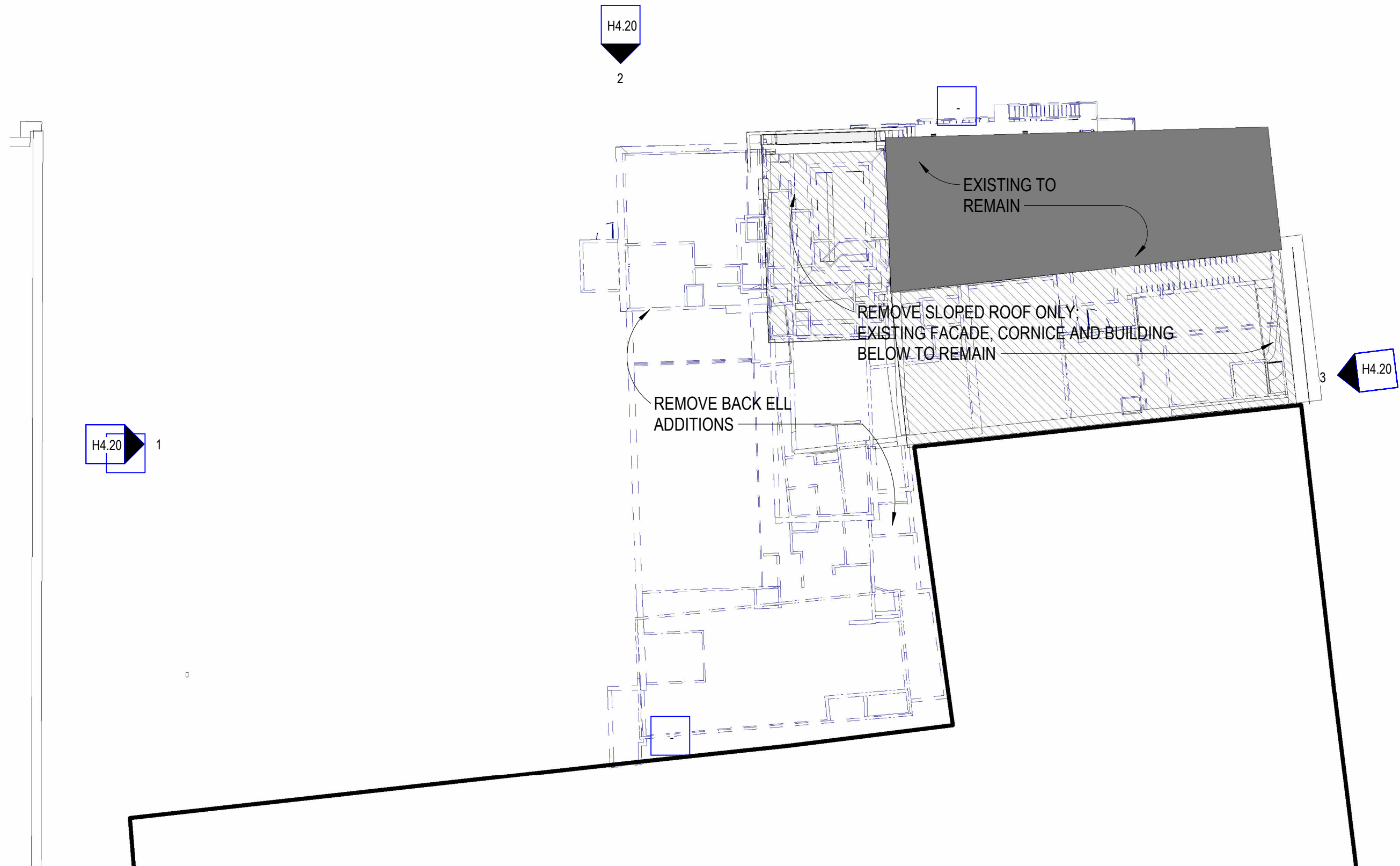


NEW
CANVAS
AWNINGS

- RESTORE & RECREATE ORIGINAL GRANITE AND CAST IRON STOREFRONT
- REPLICATE EARLY 20TH CENTURY STAINED GLASS TRANSOMS
- REPLICATE HISTORIC PEDIMENTS
- REPLICATE ORIGINAL CAST IRON STOREFRONT THIS SIDE

H4.21 ELEVATION - CONGRESS STREET
1 CONGRESS STREET

SCALE: As indicated
5/20/2022



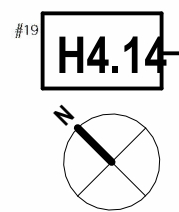
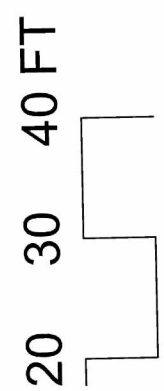
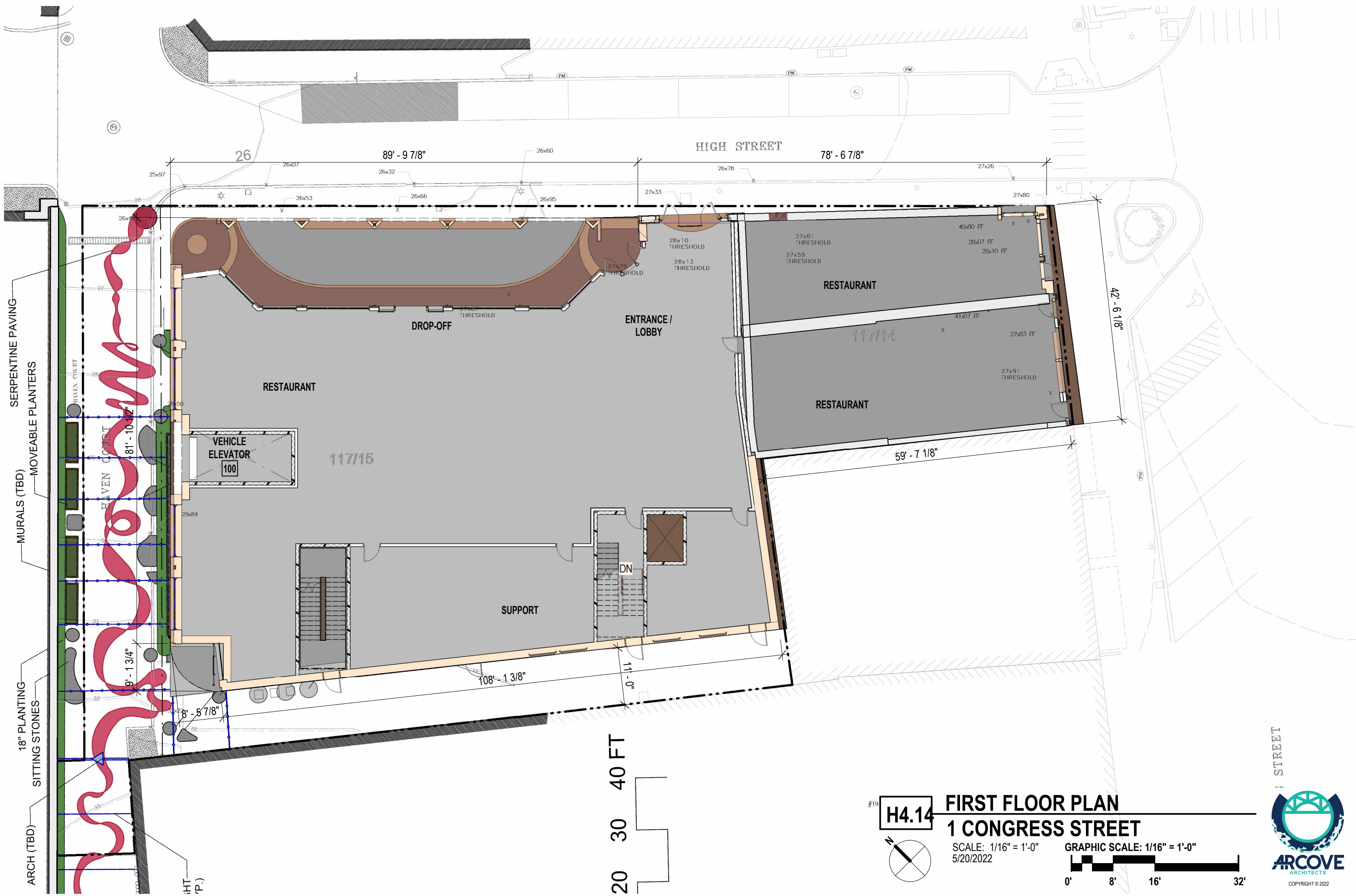
DEMOLITION PLAN 1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
5/20/2022

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

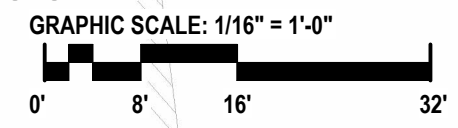


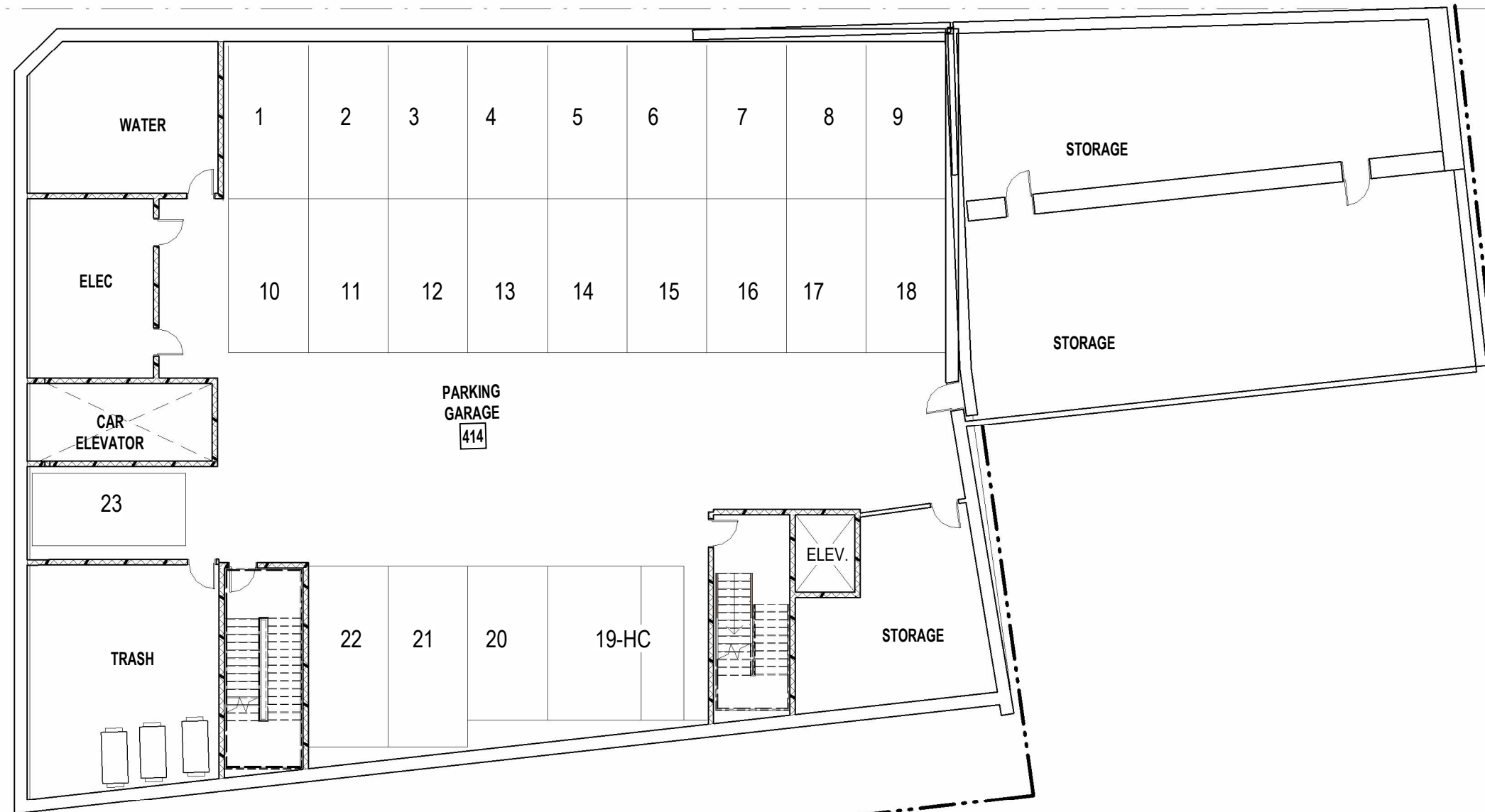
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H4.14 FIRST FLOOR PLAN
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
5/20/2022



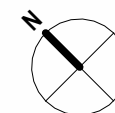


H4.15

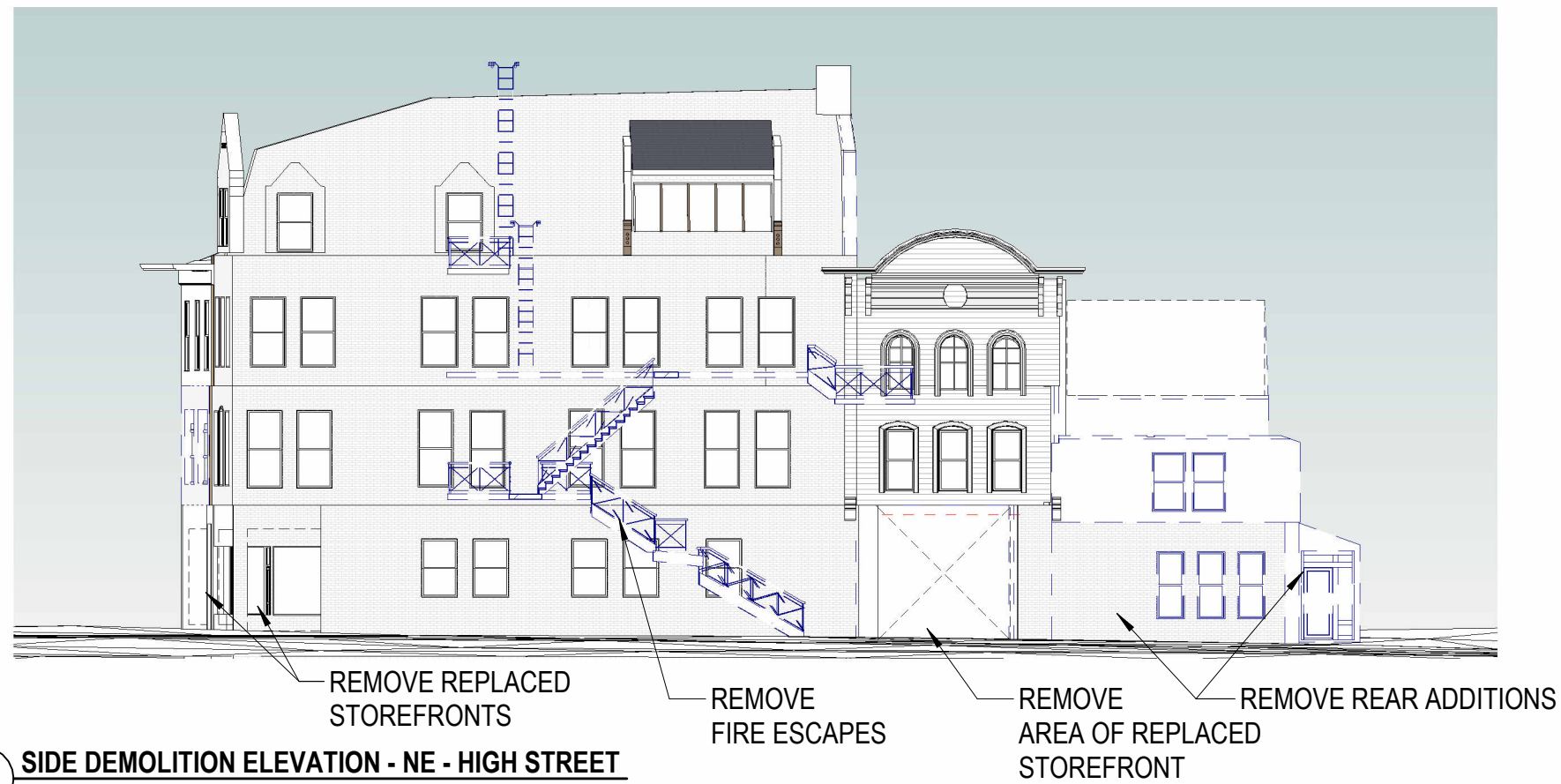
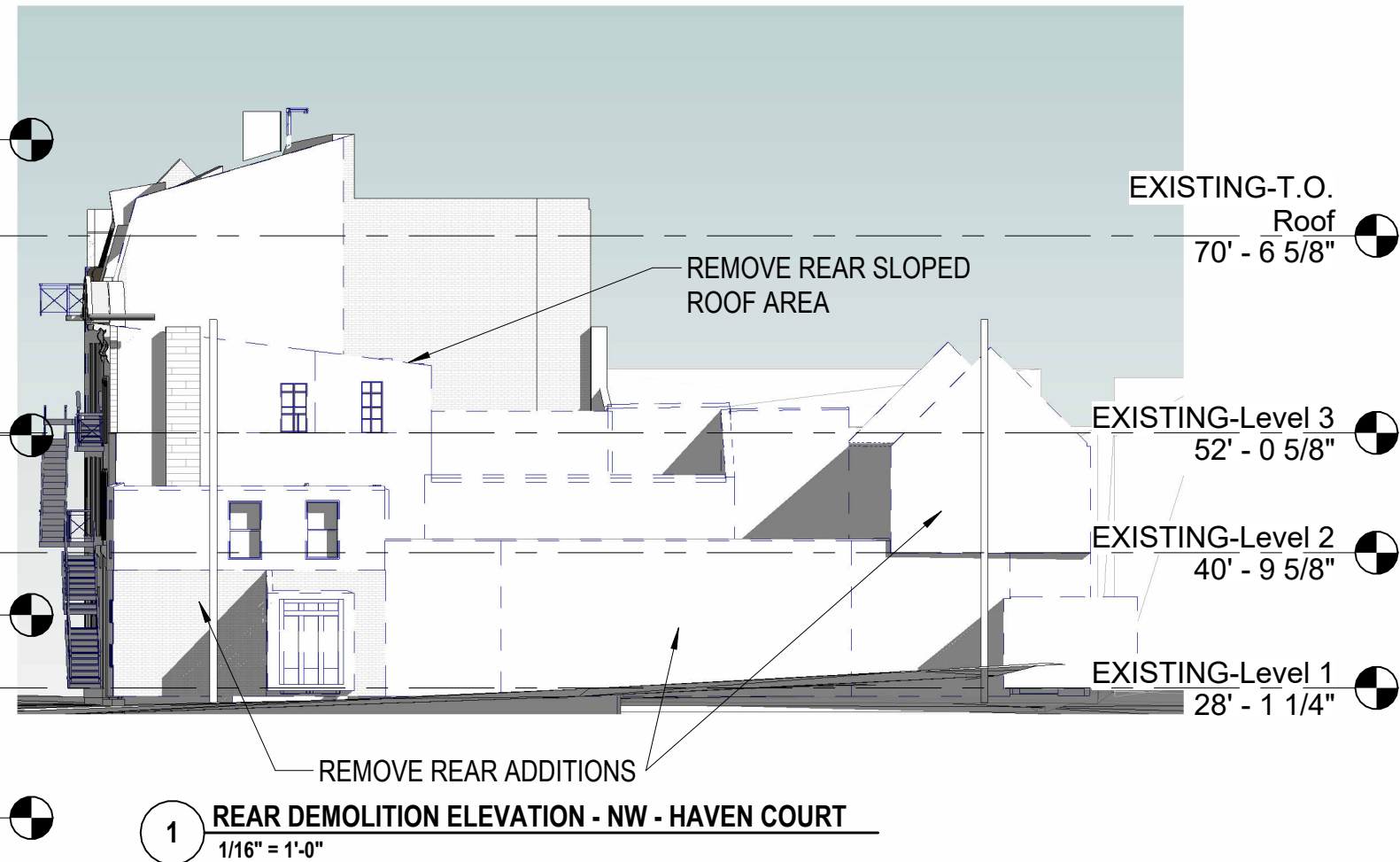
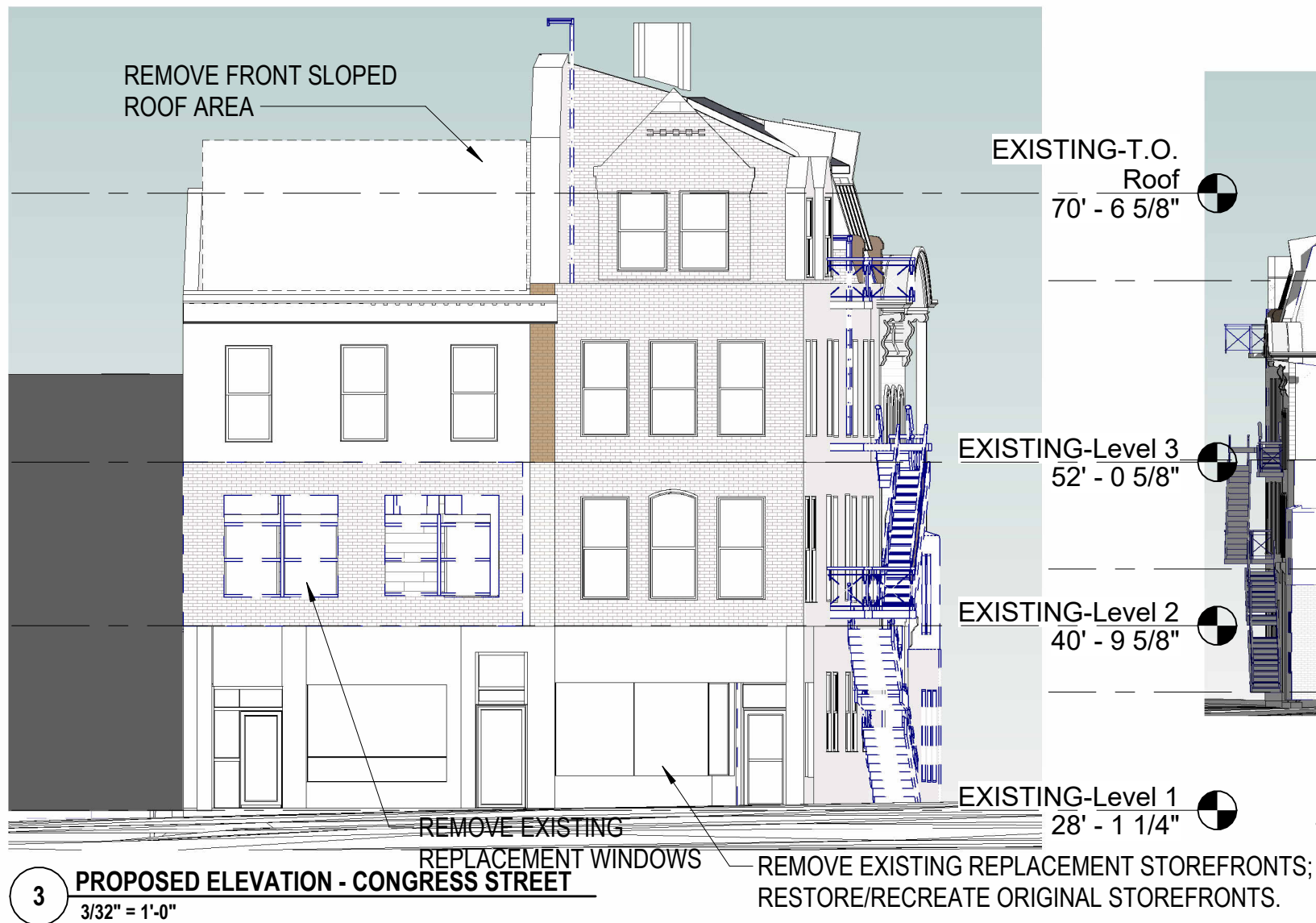
BASEMENT PLAN **1 CONGRESS STREET**

SCALE: 1/16" = 1'-0"
5/20/2022

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



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H4.20 DEMOLITION ELEVATIONS
1 CONGRESS STREET
SCALE: As indicated
5/20/2022





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



H4.21 ELEVATION - CONGRESS STREET
1 CONGRESS STREET

SCALE: As indicated
5/20/2022



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"

H4.22 ELEVATION - HIGH STREET
1 CONGRESS STREET
 SCALE: As indicated
 5/20/2022



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"

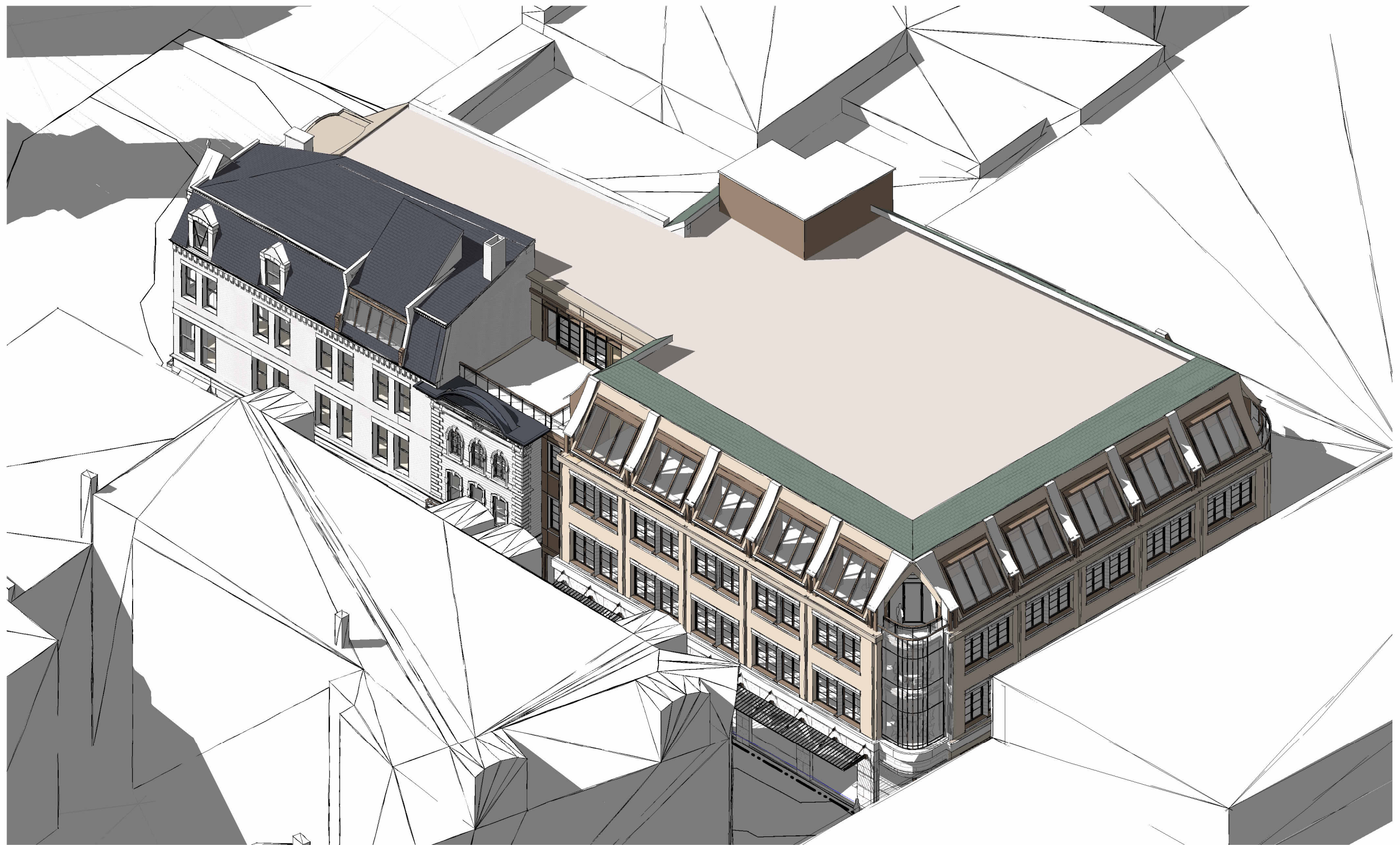
LEVEL 1
28' - 1 1/4"

H4.23 ELEVATIONS - HAVEN COURT
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
5/20/2022



H4.24 SW ELEVATION - REAR ALLEY
1 CONGRESS STREET
 SCALE: 1/16" = 1'-0"
 5/20/2022



H4.31 BIRDSEYE AXONOMETRIC
1 CONGRESS STREET
SCALE:
5/20/2022



H4.32 **VIGNETTE - CONGRESS STREET**
1 CONGRESS STREET
 SCALE:
 5/20/2022



H4.33 VIGNETTES - HIGH FROM CONGRESS
1 CONGRESS STREET

SCALE:
5/20/2022



**H4.34 HIGH STREET FROM STARBUCKS
1 CONGRESS STREET**
SCALE:
5/20/2022



H4.35. VIGNETTE - HAVEN CT FROM LADD ST
1 CONGRESS STREET

SCALE:
5/20/2022


ARCOVE
ARCHITECTS
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H4.36 **VIGNETTE - HIGH AT LADD & HAVEN**
1 CONGRESS STREET
SCALE:
5/20/2022



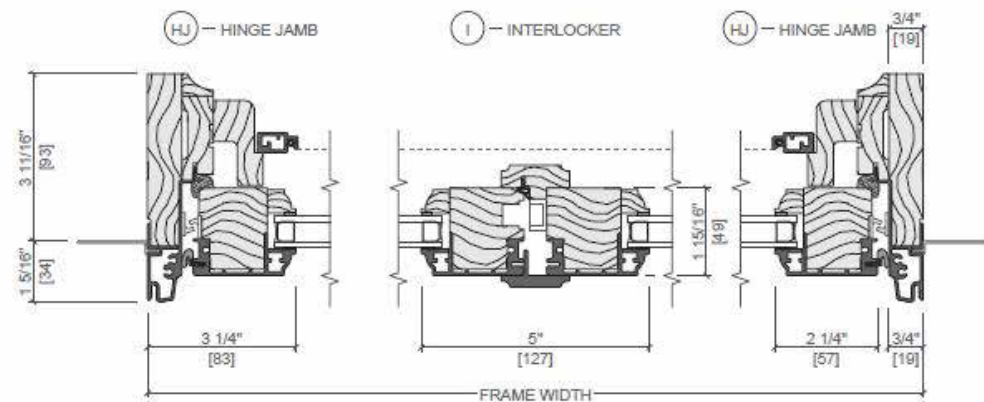
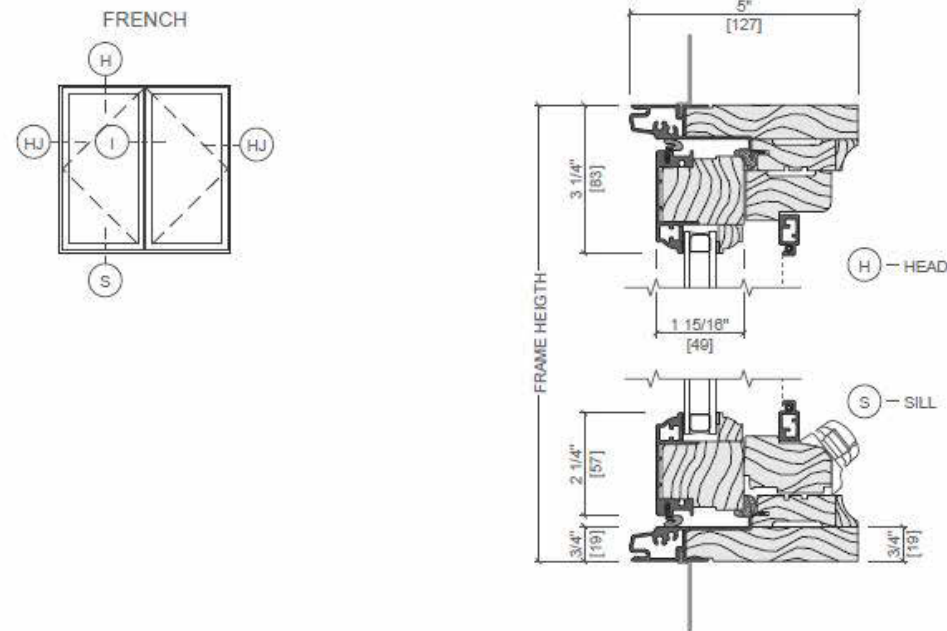
H4.37 **VIGNETTE - HAVEN CT AT NEWBERRY**
1 CONGRESS STREET

SCALE:
5/20/2022



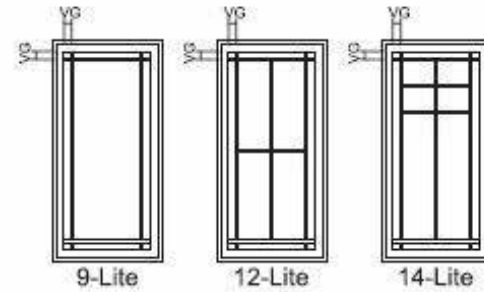
Pella® Reserve™ Out-Swing French Casement Window

Unit Sections - Aluminum-Clad Exterior

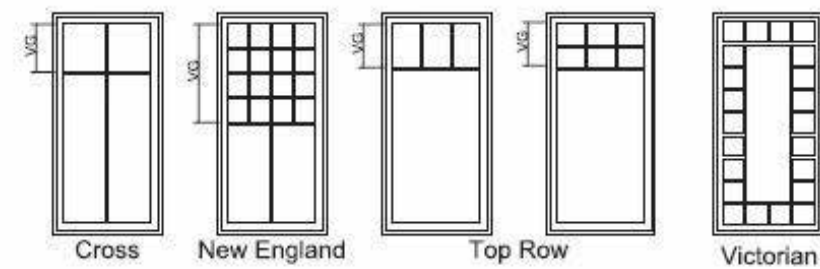


Integral Light Technology® Grilles

Prairie Lite Patterns

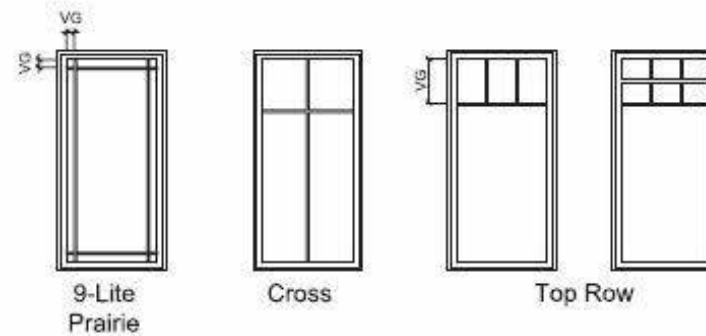


Other Available ILT Grille Patterns



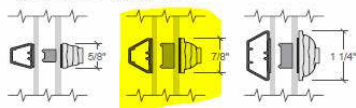
Grilles-Between-the-Glass

Available GBG Grille Patterns

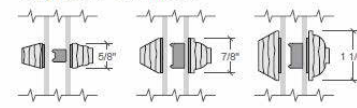


Integral Light Technology®

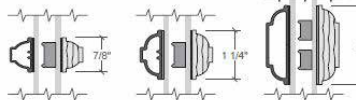
Putty and Ogee Glaze Grilles
Clad Exterior - Wood Interior



Putty and Ogee Glaze Grilles
Wood Exterior - Wood Interior



Ogee Glaze Grilles
Clad Exterior - Wood Interior



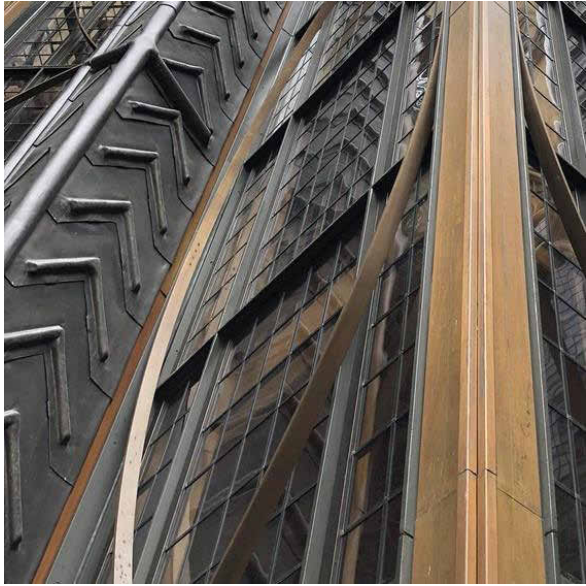
Contoured Aluminum -
Grilles-Between-the-Glass



H4.40 **MATERIALS**
1 CONGRESS STREET
SCALE:
5/20/2022

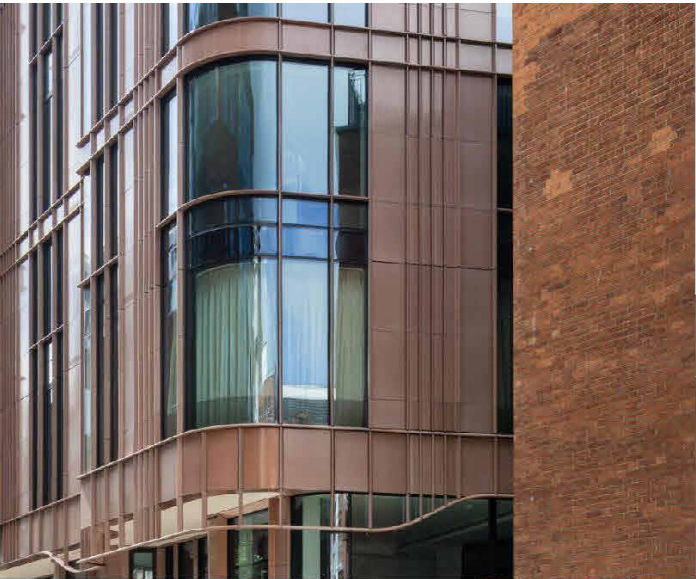


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BRONZE FINISH - METAL ACCENTS -
WINDOW & DOOR FRAMES,
AWNINGS, DORMER LEVEL CLADDING.

Upper walls, cladding
Terra Cotta, glazed tile



Marylebone Lane Mansion
London
Glaze color: Tea with Milk



Lower walls, cladding
Granite



Deer Isle
At restored Facades

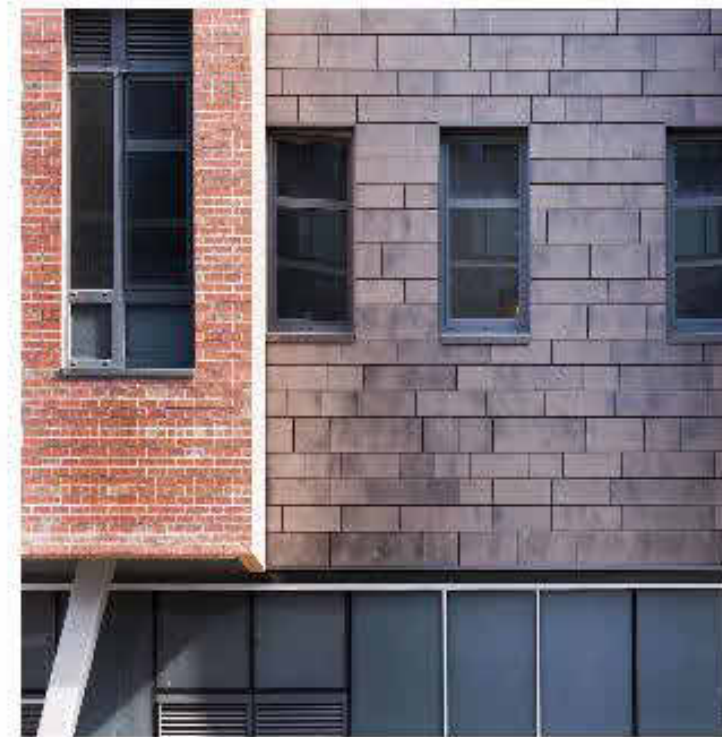


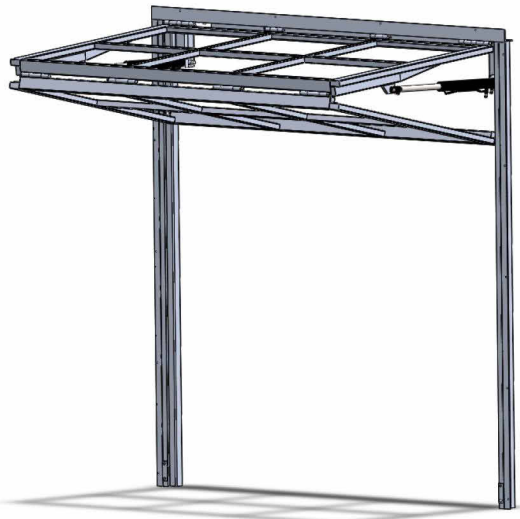
Carolina Coral
First floor addition, field color



Autumn Pink
First floor addition - accent color

Terra cotta glazed tile
Nexclad/Piterak, by Terreal/Ludowici





CROWN LIFTING
BIFOLDING DOORS

For additional information, please review our installation video:
https://youtu.be/BdnS8M6_oto

Page 1

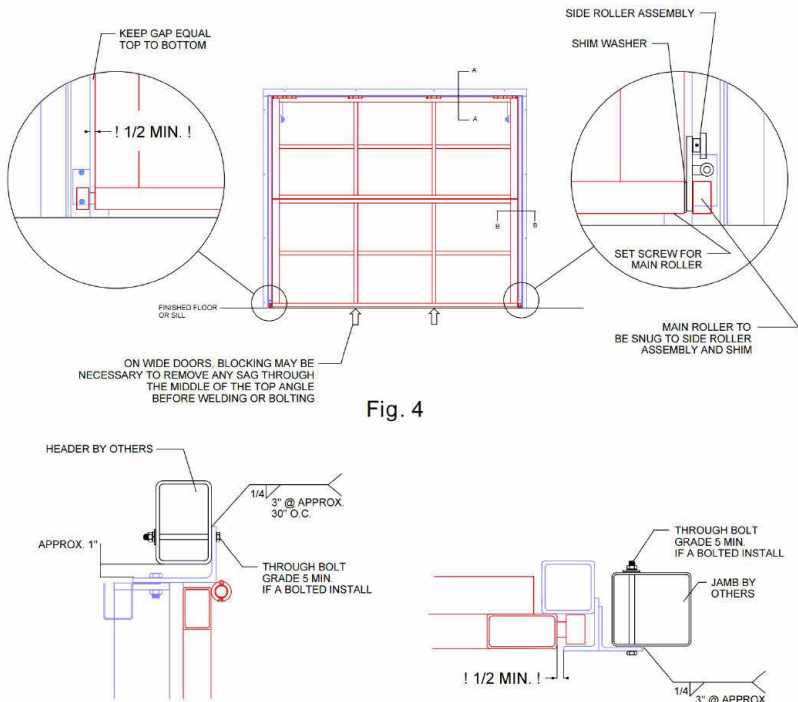


Fig. 5

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.

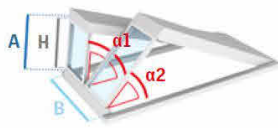
The prefabricated modular flashing ensures easy integration in the roof surface. All flashings are easily installed. The roof surface underneath the flashing must be appropriate for screw fixation.

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.

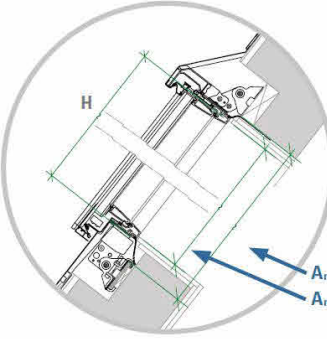
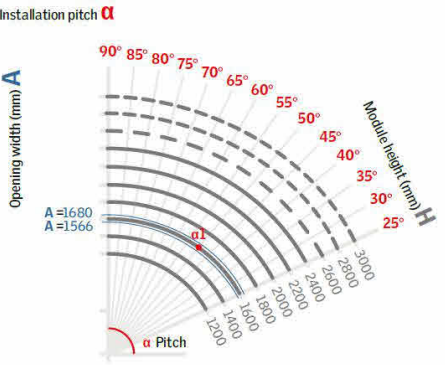
Sub-construction for
Northlight at:
veluxcommercial.com

Defining module size to your project

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



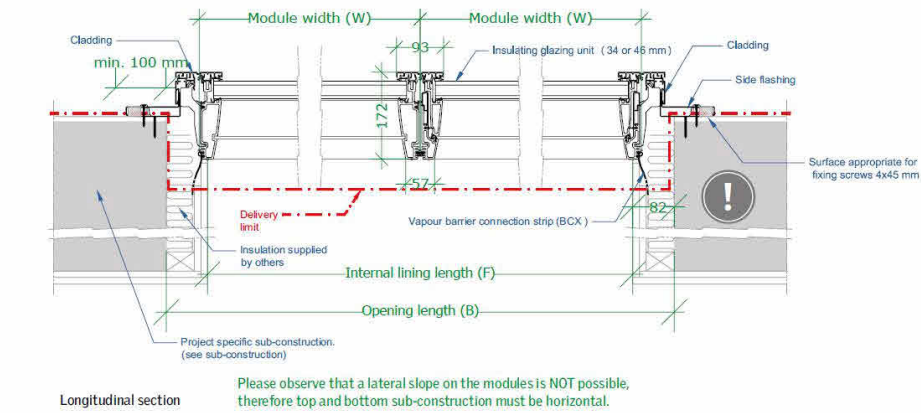
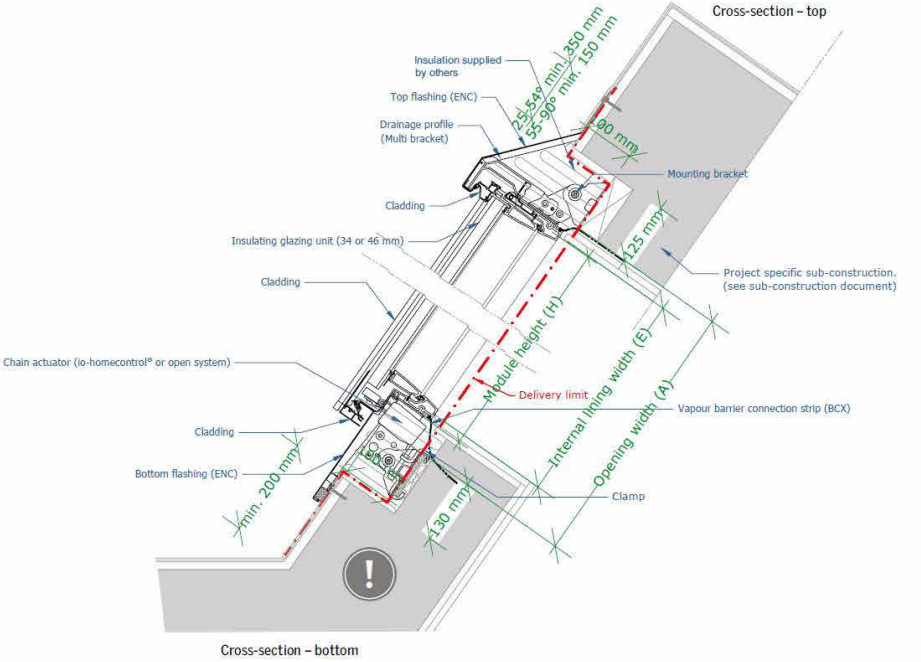
H: Module height
 α : Installation pitch
A: Opening width
B: Opening length



58 — Not available as venting modules as default.

ROOF WINDOWS - VELUX "NORHLIGHT"

Sectional drawings



VELUX Commercial 59



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

H4.43

MATERIALS
1 CONGRESS STREET

SCALE:
5/20/2022

