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PROJECT NARRATIVE

The Applicant, One Market Square, LLC, intends to merge and combine Map 0117 Lot 14 (with an address of 1 Congress Street and 15 High Street) with Map 0117 Lot 12 (with an address of 15 Congress Street).

Map 0117 Lot 14 is owned by One Market Square, LLC. Map 0117 Lot 12 is owned by Wenberry Associates, LLC., and the Applicant has a certain binding Purchase and Sale Agreement with Wenberry Associates, LLC.

This application includes newly proposed changes to 15 Congress Street (Map 0117 Lot 12), and to 1 Congress Street (Map 0117 Lot 14) which was previously approved by HDC, and as modified by this application.

SITE

Significant improvements are proposed for Haven Court (private way owned by One Market Square, LLC) including utilities, hardscape pavers, cantenary lights, trash and recycling and landscaping. The design intent is to connect High Street with Fleet Street for the benefit of the public and to provide retail continuity, which is vital for retail success. The proposed Haven Court connection is supported by the Master Plan as part of an overall connection running from McIntyre to Vaughan Mall.

The existing grade on Haven Court will be changed to provide for a handicap accessible connection between High Street and Fleet Street.

BUILDING

Scope of work includes rehabilitation and adaptive reuse of existing structures, with minor accessory additions.

For the previously approved 1 Congress Street (Map 0117 Lot 14), changes include revisions to the west facing mansard roof (change skylights to roof decks), and connection to abutting proposed building at 15 Congress Street.

For newly proposed changes to 15 Congress Street (Map 0117 Lot 12), the following is proposed:

-New projecting storefronts with recessed entrance stoops are proposed along the north elevation of the property to create a retail experience between High Street and Fleet Street. The upper floors and roof top will be residential use. The lower floor will remain retail and restaurant uses.

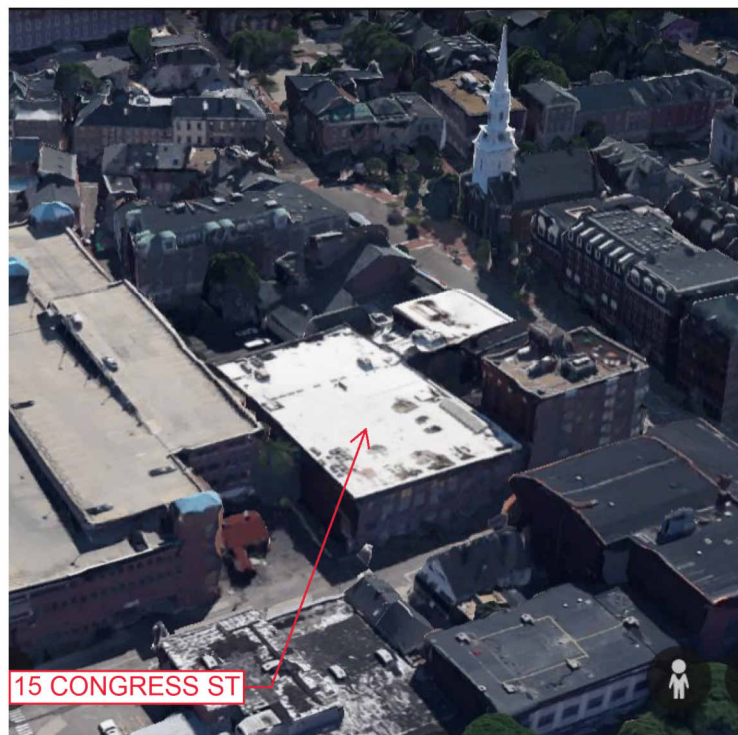
-An egress stair tower, accessible elevator, and main entrance for the upper floors of residential will be accessed from Haven Court.

-A new rooftop penthouse, and secondary egress stair overrun are proposed at the existing roof. Existing flat roof will accommodate a roof deck with green roof elements for tenant use, solar PV panels, and mechanical equipment.

-The existing brick facade on Congress Street will be repaired and restored according to historic photographs. The existing brick facade on Fleet Street will be repaired, with new awning proposed at storefront windows and entrances.



**1 CONGRESS STREET
(MAP 0117 LOT 14)
&
15 CONGRESS STREET
(MAP 0117 LOT 12)
RENOVATION & ADDITIONS
15 CONGRESS STREET
ONE MARKET SQUARE, LLC
HISTORIC DISTRICT COMMISSION
WORK SESSION 2
OCTOBER 2024**



HN0.01 COVER
15 CONGRESS STREET

PLAN REFERENCES:

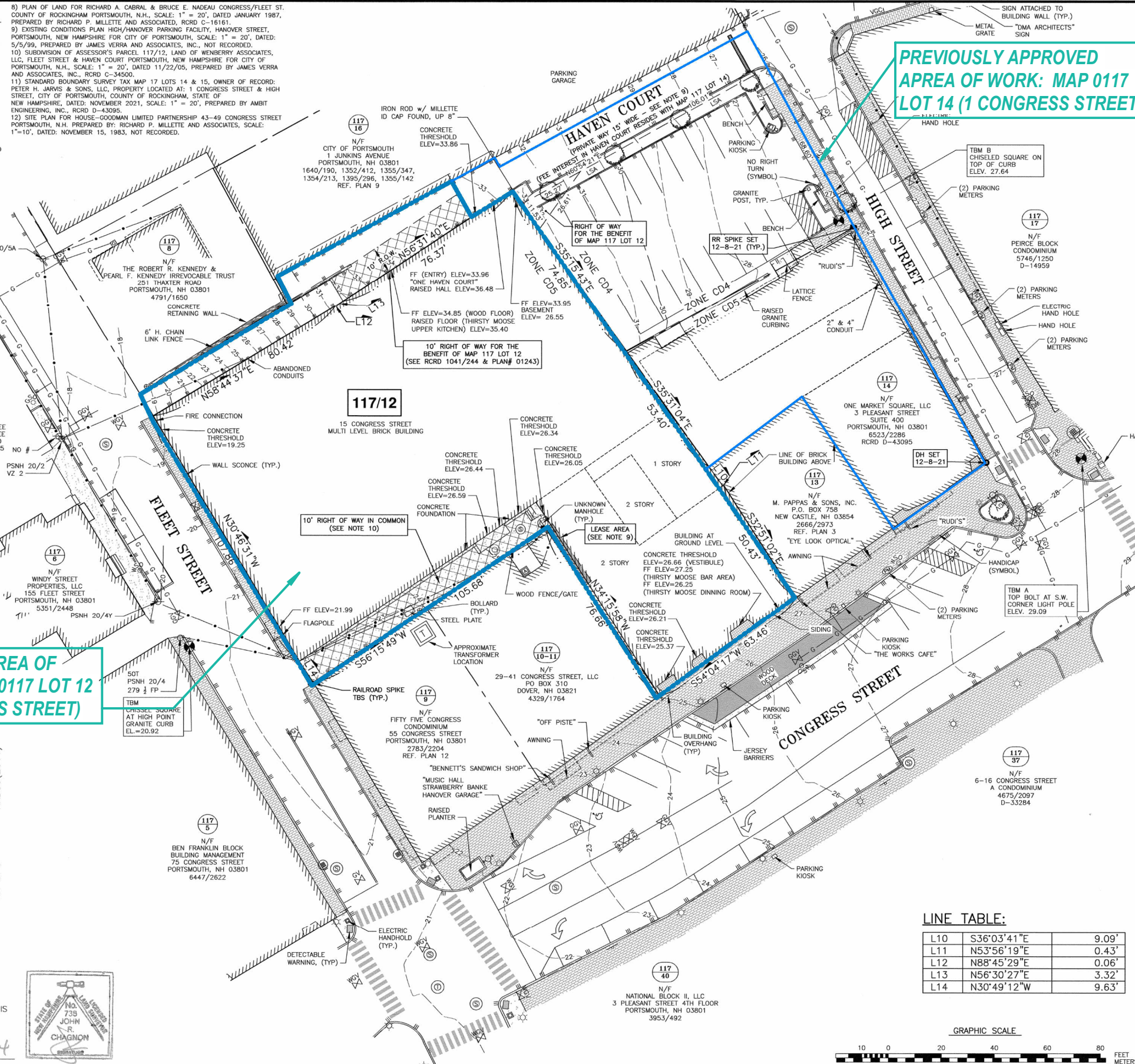
- 1) PLAN OF A LOT OF LAND IN PORTSMOUTH, N.H., BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1" = 20' FT., DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
- 2) LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1" = 20' FT., DATED FEB. 1926, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 00376.
- 3) LOT PLAN NOS. 7-13 CONGRESS ST. PORTSMOUTH, N.H., SCALE: 1/4" = 1' FOOT, DATED MAR. 1937, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
- 4) PLAN OF LOT NOS. 173 - 181 FLEET ST. PORTSMOUTH, N.H., SCALE: 1" = 20' FT., DATED NOV. 1945, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
- 5) LAND IN PORTSMOUTH, N.H., RALPH T. WOOD & IRA A. NEWICK TO J.J. NEWBERRY CO., SCALE: 1" = 20' FT., DATED MAY 1946, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 01243.
- 6) PLAN OF LOT PORTSMOUTH, N.H., NEWICK & WOOD INC. TO CITY OF PORTSMOUTH, SCALE: 1" = 40' FT., DATED MAR. 1956, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 02537.
- 7) PLAN OF LOT 26 - 30 HIGH ST. PORTSMOUTH, N.H., SCALE: 1" = 10' FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
- 8) PLAN OF LAND FOR RICHARD A. CABRAL & BRUCE E. NADEAU CONGRESS/FLEET ST. COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE: 1" = 20', DATED JANUARY 1987, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATED, RCRD C-16161.
- 9) EXISTING CONDITIONS PLAN HIGH/HANOVER PARKING FACILITY, HANOVER STREET, PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED: 5/5/99, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.
- 10) SUBDIVISION OF ASSESSOR'S PARCEL 117/12, LAND OF WENBERRY ASSOCIATES, LLC, FLEET STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, N.H., SCALE: 1" = 20', DATED 11/22/05, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCRD C-34500.
- 11) STANDARD BOUNDARY SURVEY TAX MAP 17 LOTS 14 & 15, OWNER OF RECORD: PETER H. JARVIS & SONS, LLC, PROPERTY LOCATED AT: 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, DATED: NOVEMBER 2021, SCALE: 1" = 20', PREPARED BY AMBIT ENGINEERING, INC., RCRD D-43095.
- 12) SITE PLAN FOR HOUSE-GOODMAN LIMITED PARTNERSHIP 43-49 CONGRESS STREET PORTSMOUTH, N.H. PREPARED BY: RICHARD P. MILLETTE AND ASSOCIATES, SCALE: 1"=10', DATED: NOVEMBER 15, 1983, NOT RECORDED.

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- BOUND HOLE BOUND HOLE
- S SEWER LINE
- G GAS LINE
- D STORM DRAIN
- W WATER LINE
- UE UNDERGROUND ELECTRIC
- OE OVERHEAD ELECTRIC WIRES
- CONTOUR CONTOUR
- 100 SPOT ELEVATION
- 97x3 EDGE OF PAVEMENT (EP)
- UTILITY POLE
- WATER SHUT OFF/CURB STOP
- GAS SHUT OFF
- GATE VALVE
- HYD HYDRANT
- METER (GAS, WATER, ELECTRIC)
- CATCH BASIN
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- EL. ELEVATION
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- INV INVERT
- TBM TEMPORARY BENCH MARK
- TYP TYPICAL
- VGC/SGC VERTICAL/SLOPED GRANITE

PROPOSED AREA OF WORK: MAP 0117 LOT 12 (15 CONGRESS STREET)

PREVIOUSLY APPROVED AREA OF WORK: MAP 0117 LOT 14 (1 CONGRESS STREET)



LOCATION MAP 1" = 300'

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 12.
 - 2) OWNERS OF RECORD: WENBERRY ASSOCIATES, LLC C/O CP MANAGEMENT 11 COURT STREET SUITE 100 EXETER, N.H. 03833 3060/164
 - 3) PARCEL IS LOCATED IN CHARACTER DISTRICT 5.
 - 4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
 - 5) EXISTING LOT AREA: 23,708 S.F. 0.5443 ACRES
 - 6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS ON ASSESSORS MAP 117 LOT 12.
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
 - 9) PARCEL IS SUBJECT TO A LEASE AGREEMENT FOR A PORTION OF LESSEE'S WALL IS ENROACHING ON SUBJECT PARCEL. SEE RCRD 1512/410 & 1690/130.
 - 10) PARCEL IS SUBJECT TO A RIGHT OF WAY IN COMMON FOR PASSAGE AND UTILITIES AND GENERAL PURPOSES PER DEEDS. SEE RCRD 322/318, 322/380, 322/381, 348/80, 348/81, 348/82, 1484/44, 2713/797, AND RCRD C-16161.
 - 11) PARCEL IS SUBJECT TO A UTILITY EASEMENT TO P.S.N.H. FROM UTILITY POLE 20/4 ON FLEET STREET EASTERLY TO GRATORS EASTERLY BOUNDARY. SEE RCRD 3124/695.
 - 12) HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSOR'S MAP 117 LOT 15, AS DESCRIBED IN RCRD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS SURVEY).

0	7/24/24	ISSUED FOR COMMENT	RJB	JRC
No.	DATE	DESCRIPTION	BY	CHK.

SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT:
APPLICANT: ONE MARKET SQUARE, LLC
15 CONGRESS STREET PORTSMOUTH, N.H.

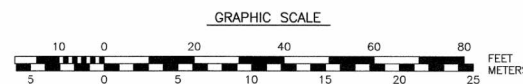
EXISTING CONDITIONS PLAN

DATE	JULY 2024	SCALE	1" = 20'
DRAWN BY	RJB	DESIGNED BY	JRC
CHECKED BY	JRC	PROJECT NO.	5010156.01
FIELD BOOK & PAGE	FB 309 PG 54	SHEET NO.	

SHEET 1 C1

LINE TABLE:

L10	S36°03'41"E	9.09'
L11	N53°56'19"E	0.43'
L12	N88°45'29"E	0.06'
L13	N56°30'27"E	3.32'
L14	N30°49'12"W	9.63'

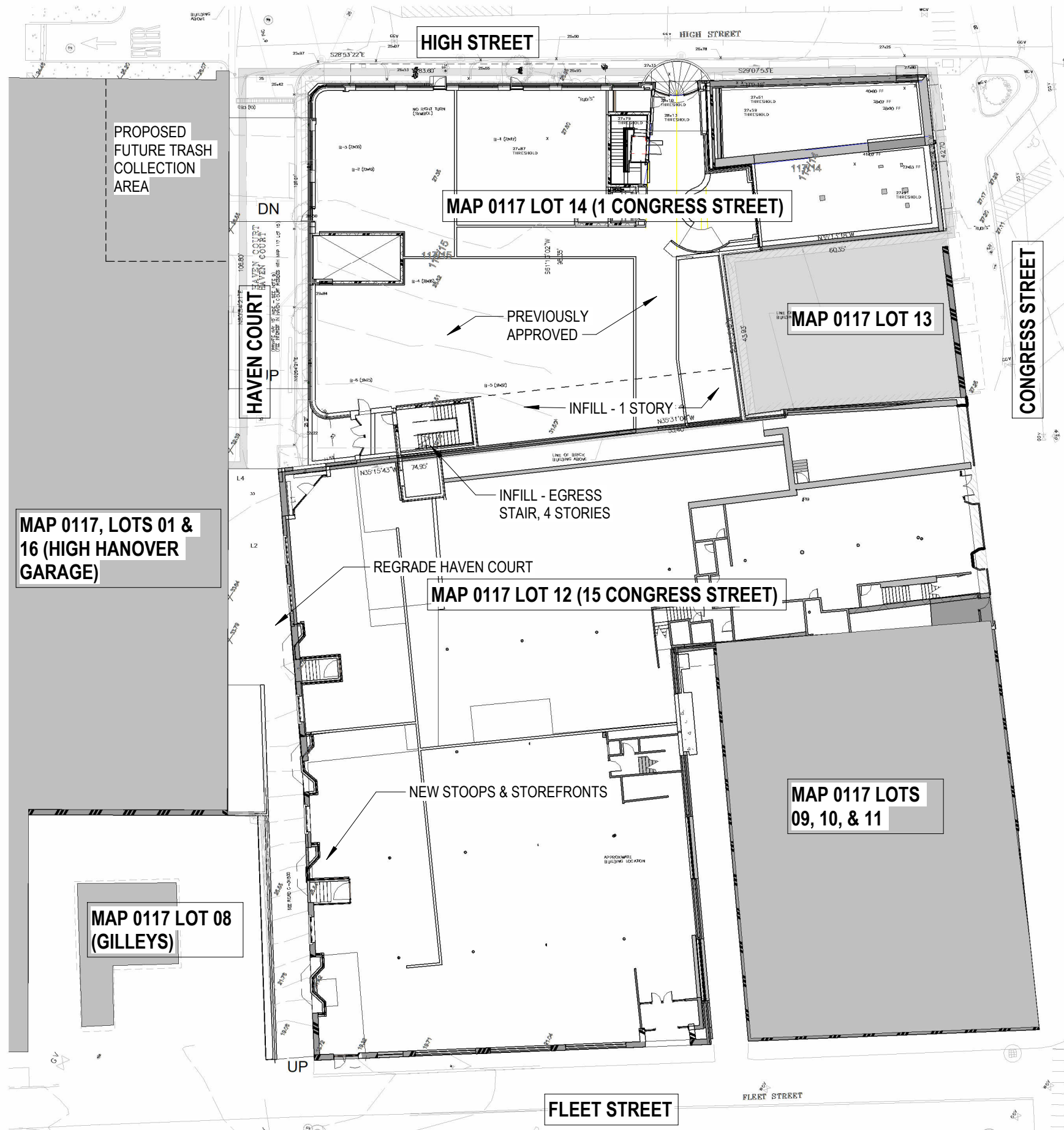


I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

John R. Chagnon
JOHN R. CHAGNON, LLS 738
DATE: 7-24-24



HN1.01 SITE SURVEY, EXISTING 15 CONGRESS STREET



MAP 0117, LOTS 01 & 16 (HIGH HANOVER GARAGE)

MAP 0117 LOT 08 (GILLEYS)

MAP 0117 LOT 14 (1 CONGRESS STREET)

MAP 0117 LOT 13

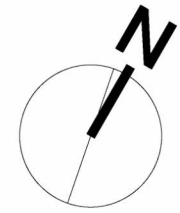
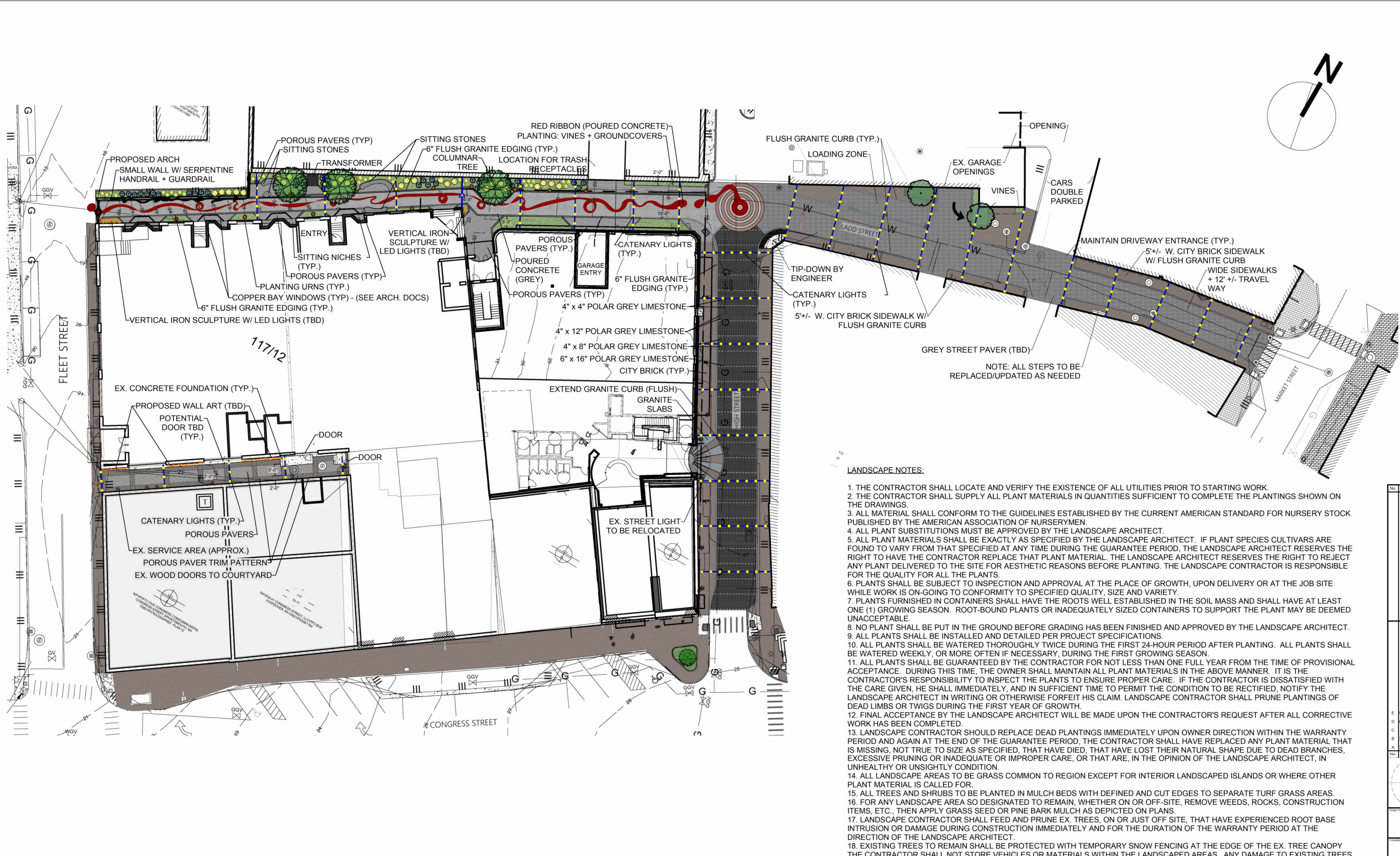
MAP 0117 LOT 12 (15 CONGRESS STREET)

MAP 0117 LOTS 09, 10, & 11

HN1.02 SITE PLAN, PROPOSED 15 CONGRESS STREET

1 SITE PLAN, PROPOSED
1/32" = 1'-0"

GRAPHIC SCALE: 1/32" = 1'-0"



terra firma
 landscape architecture
 163 a court street - portsmouth, nh 03801
 office: 603.430.8588 | terrence@terrafirmalandscape.com

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 2" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.



HN1.03 LANDSCAPE PLAN
15 CONGRESS STREET

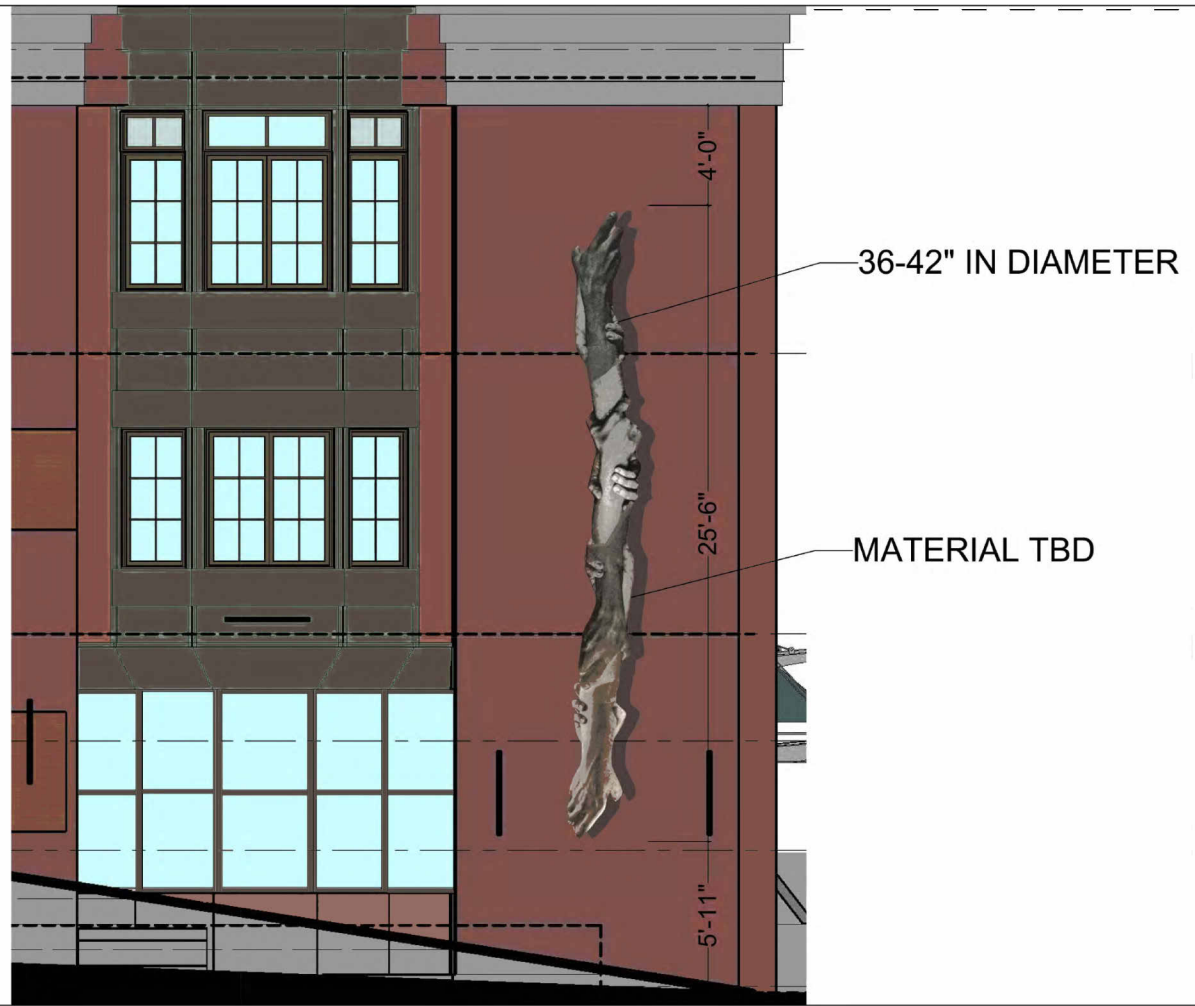
PLEASE NOTE: THIS SHEET IS SCALED FOR 22 BY 34 PAPER, DO NOT REDUCE OR ENLARGE.

No.	Date	By	Revision Notes
E	8/20/2024		CATERNARY LIGHT ADJUSTMENT
D	8/12/2024		SITE AMENITIES AND MATERIALS UPDATED
C	8/2/2024		ALLEY DOOR LOCATION UPDATES
B	7/31/2024		SHEET UPDATES
A	7/24/2024		SOUTH ALLEY UPDATES

No.	Date	Issue Notes

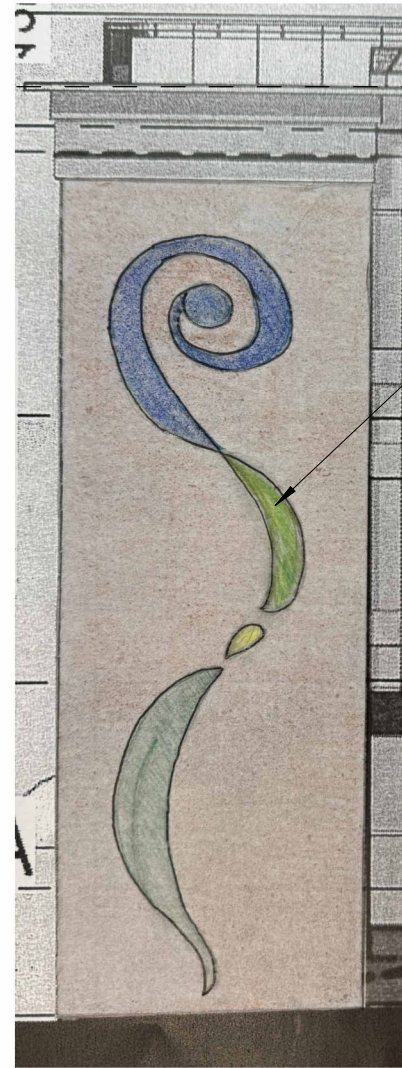
terra firma landscape architecture 163 a Court Street Portsmouth, NH 03801	
NEWBERRY WAY	
LANDSCAPE PLAN	
Project Name	NEWBERRY WAY
Scale	1"=20'-0"
Sheet No.	L-01
Date	7/18/2024
File Name	newberry2024.vrx
Page	1





1 CLAPSED HANDS

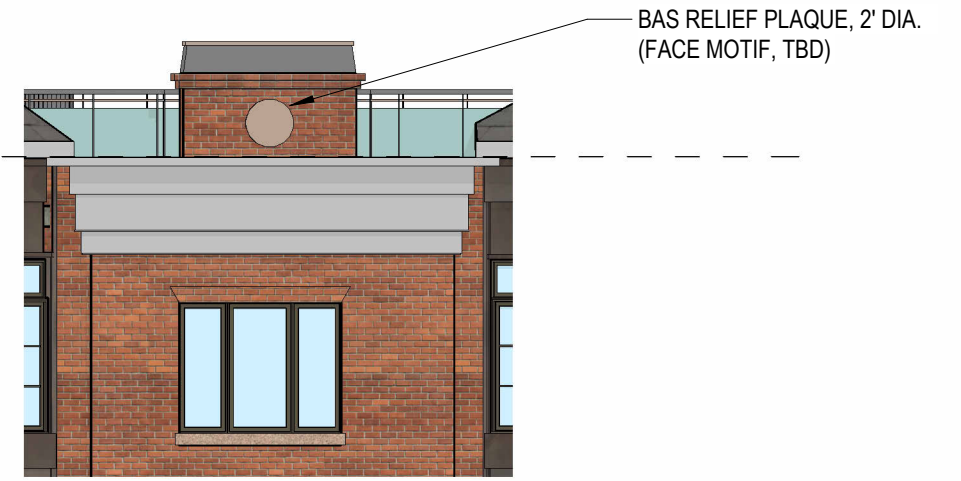
The Clapsed Hand sculpture will be placed on the NW wall along Newberry Way and it will face the Gilley's parking lot. It will be mounted vertically 6" off the building façade and be approximately 25' long and 42" in diameter. It will be back lit. The material may be bronze, or a lightweight material colored as bronze to be determined. The sculpture represents the concept of cooperation similar to the co-living situation of the building. Pending PARC approval.



2 SERPENTINE

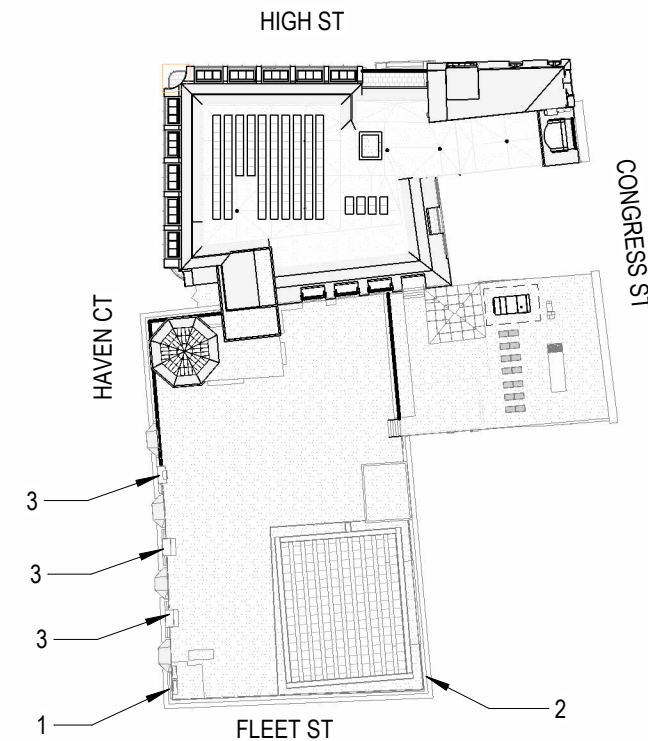
The Serpentine Sculpture will be located on the SW corner of the Newberry building in the narrow south alley. It will be mounted vertically 6" off the building façade and be approximately 25' long and about 6' wide. It will be composed of a metal frame supporting colored acrylic panels that will be lit to help illuminate the alley. This sculpture refers to the paving pattern in Newberry Way with an abstract human form embedded in its shape. Pending PARC approval.

METAL FRAMED ACRYLIC PANELS ON 6" STAND-OFFS



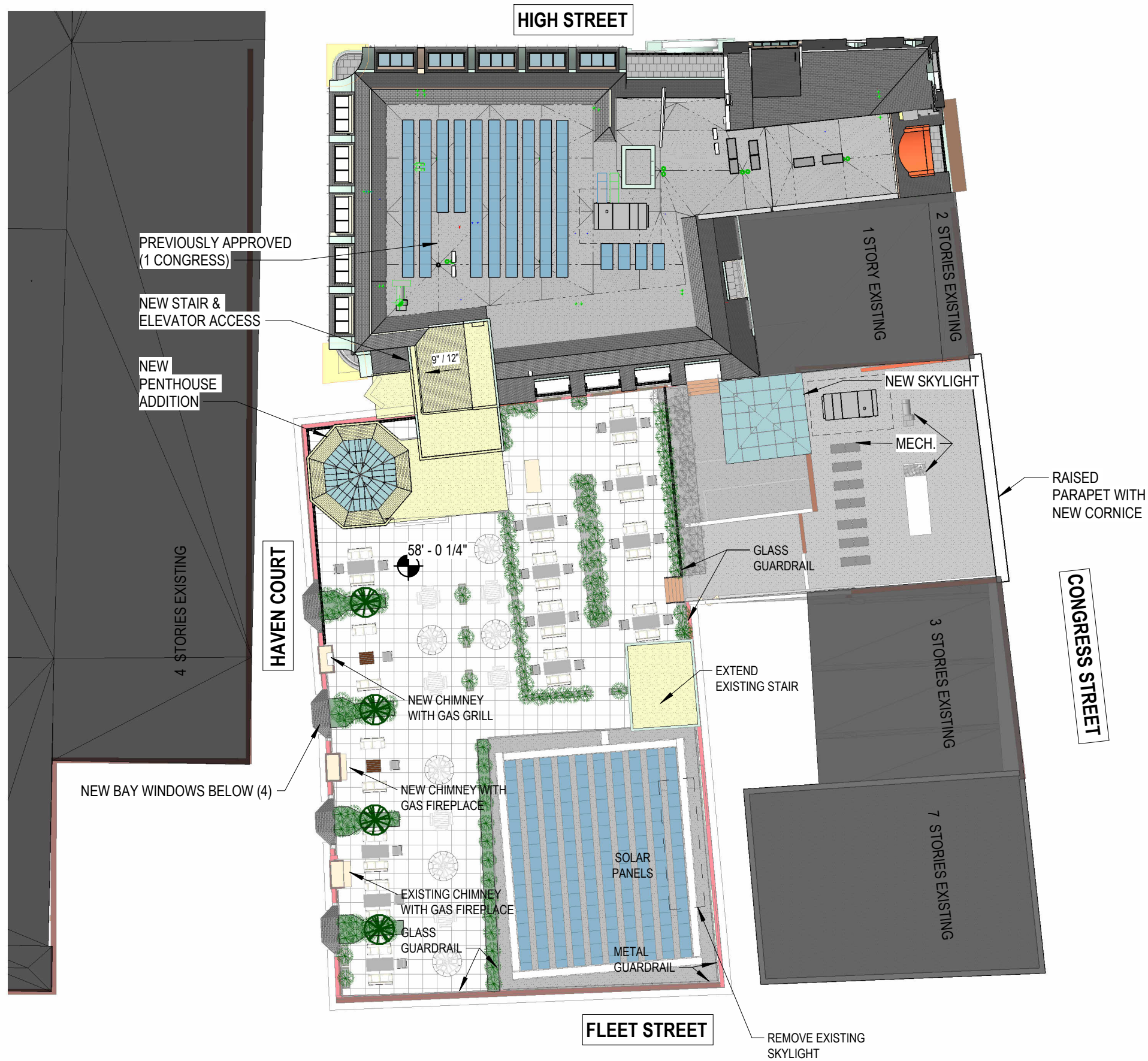
3 FACES

A series of BAS relief plaques with faces of historic Portsmouth figures. Plaques will be embedded into the brick chimneys facing the Newberry way alley on the north side of the building.



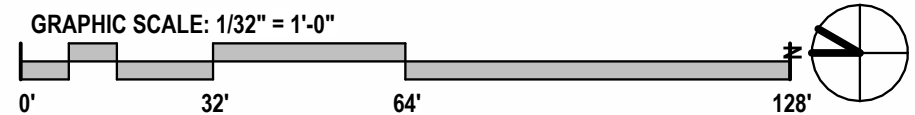
4 KEY PLAN (nts)

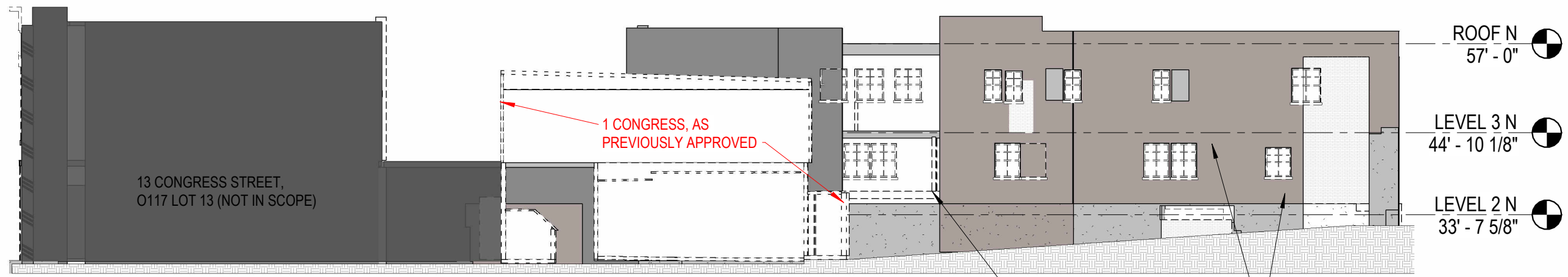
HN1.04 LANDSCAPE ARTWORK
15 CONGRESS STREET



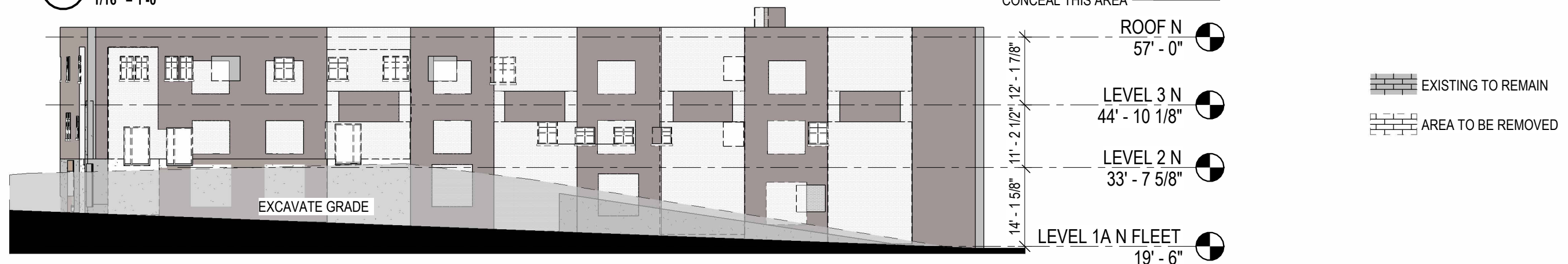
1 ROOF PLAN
1/32" = 1'-0"

HN1.05 ROOF PLAN
15 CONGRESS STREET

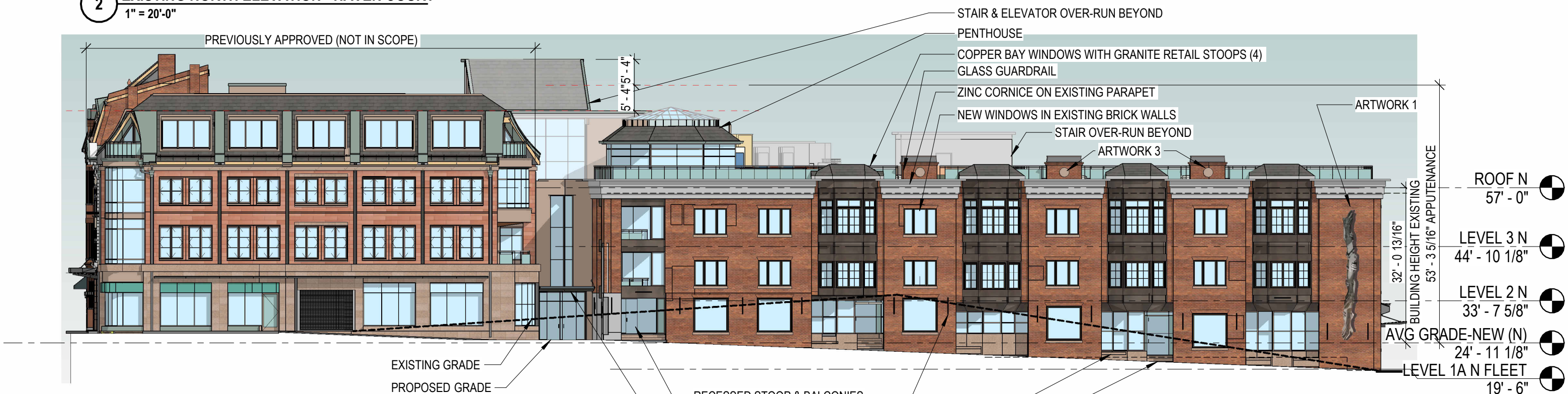




3 EXISTING EAST ELEVATION - HIGH STREET
1/16" = 1'-0"



2 EXISTING NORTH ELEVATION - HAVEN COURT
1" = 20'-0"



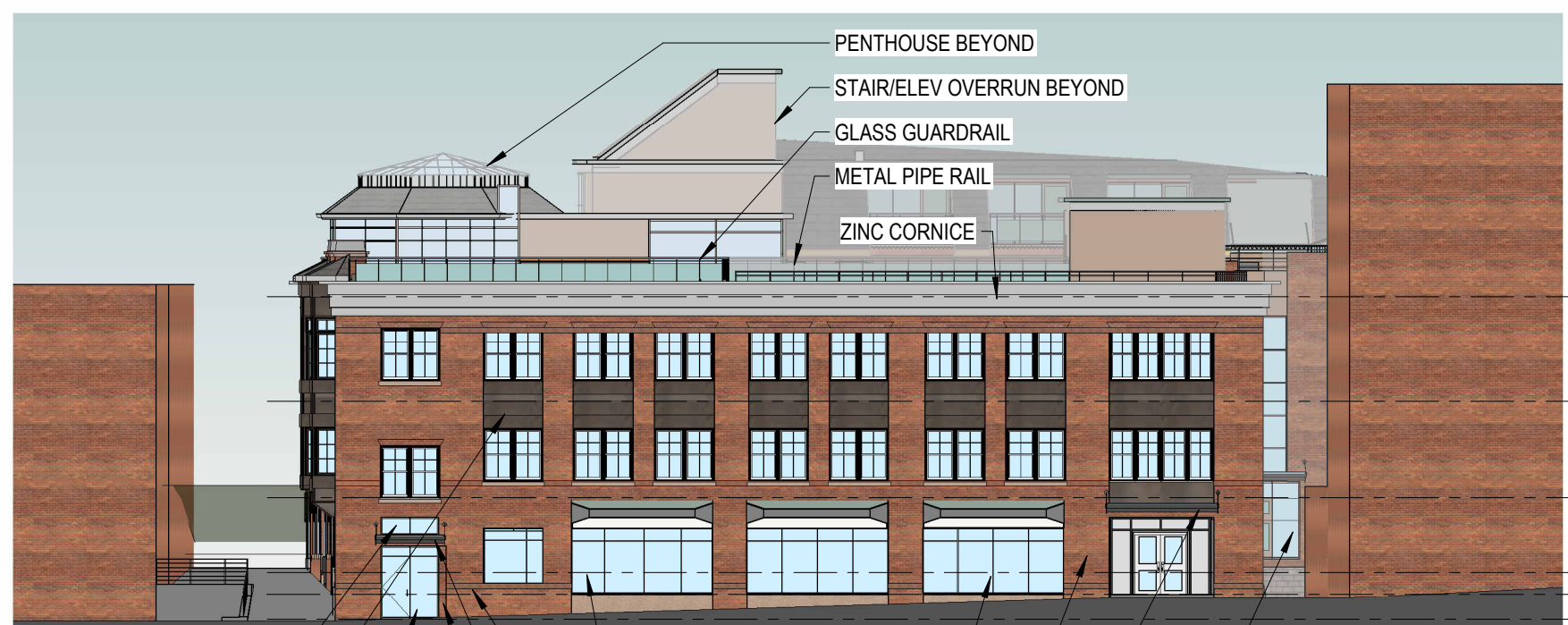
1 PROPOSED NORTH ELEVATION - HAVEN COURT
1" = 20'-0"

HN2.01 N/E ELEVATIONS - HAVEN COURT
15 CONGRESS STREET



2 WEST ELEVATION - FLEET STREET, EXISTING
1" = 20'-0"

- EXISTING TO REMAIN
- AREA TO BE REMOVED
- ROOF N 57' - 0"
- LEVEL 3 N 44' - 10 1/8"
- LEVEL 2 N 33' - 7 5/8"
- AVG GRADE-NEW (N) 24' - 11 1/8"
- LEVEL 1B N FLEET 22' - 4 5/8"
- LEVEL 1A N FLEET 19' - 6"



1 WEST ELEVATION - FLEET STREET, PROPOSED
1" = 20'-0"

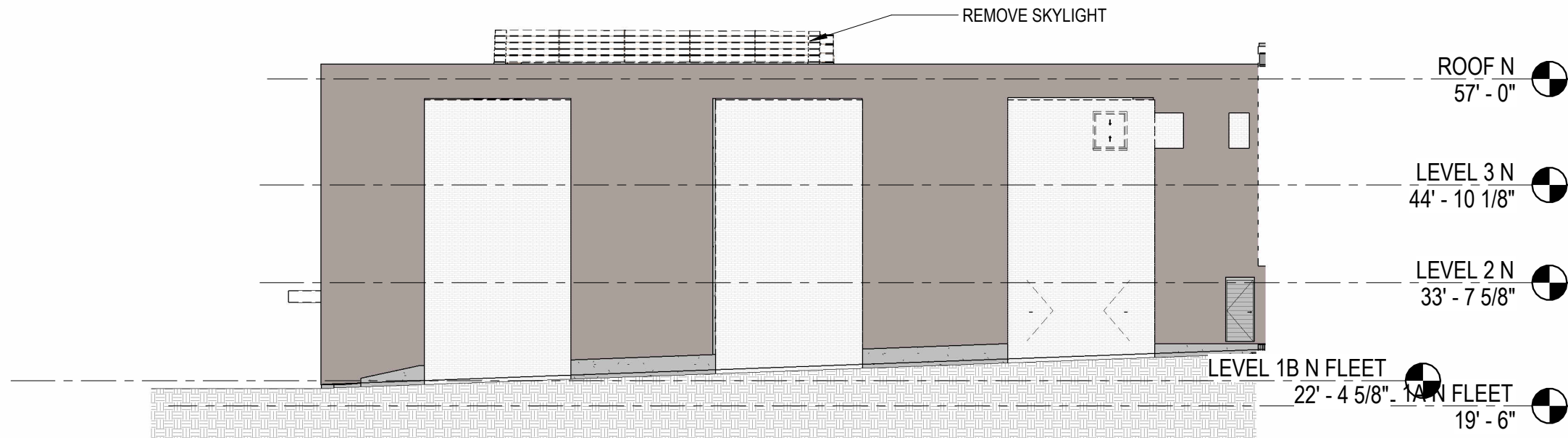
**HN2.02 WEST ELEVATION - FLEET STREET
15 CONGRESS STREET**

- PENTHOUSE BEYOND
- STAIR/ELEV OVERRUN BEYOND
- GLASS GUARDRAIL
- METAL PIPE RAIL
- ZINC CORNICE
- NEW STOREFRONTS WITH COPPER AWNINGS & GRANITE VENEER BASES (3)
- EXISTING BRICK FACADE TO REMAIN; REPAIR & RESTORE
- NEW GLASS CANOPY ON STEEL BRACKETS (MATCH HIGH & HAVEN CANOPIES)
- INFILL BRICK
- NEW GLAZED ENTRANCE BEYOND, (SEE WEST ELEVATION @ SOUTH ALLEY)
- NEW TRANSOM
- NEW COPPER PANELS
- NEW STOREFRONT ENTRY ALIGNED WITH UPPER WINDOW

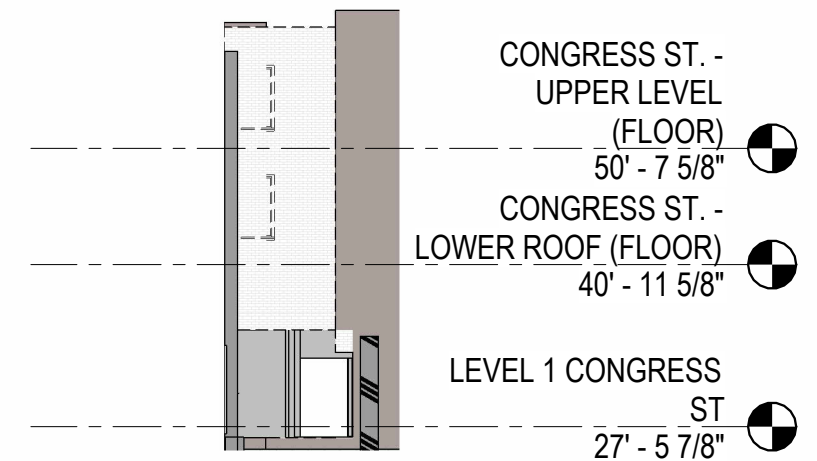
- ROOF N 57' - 0"
- LEVEL 3 N 44' - 10 1/8"
- LEVEL 2 N 33' - 7 5/8"
- AVG GRADE-NEW (N) 24' - 11 1/8"
- LEVEL 1B N FLEET 22' - 4 5/8"
- LEVEL 1A N FLEET 19' - 6"

EXISTING TO REMAIN

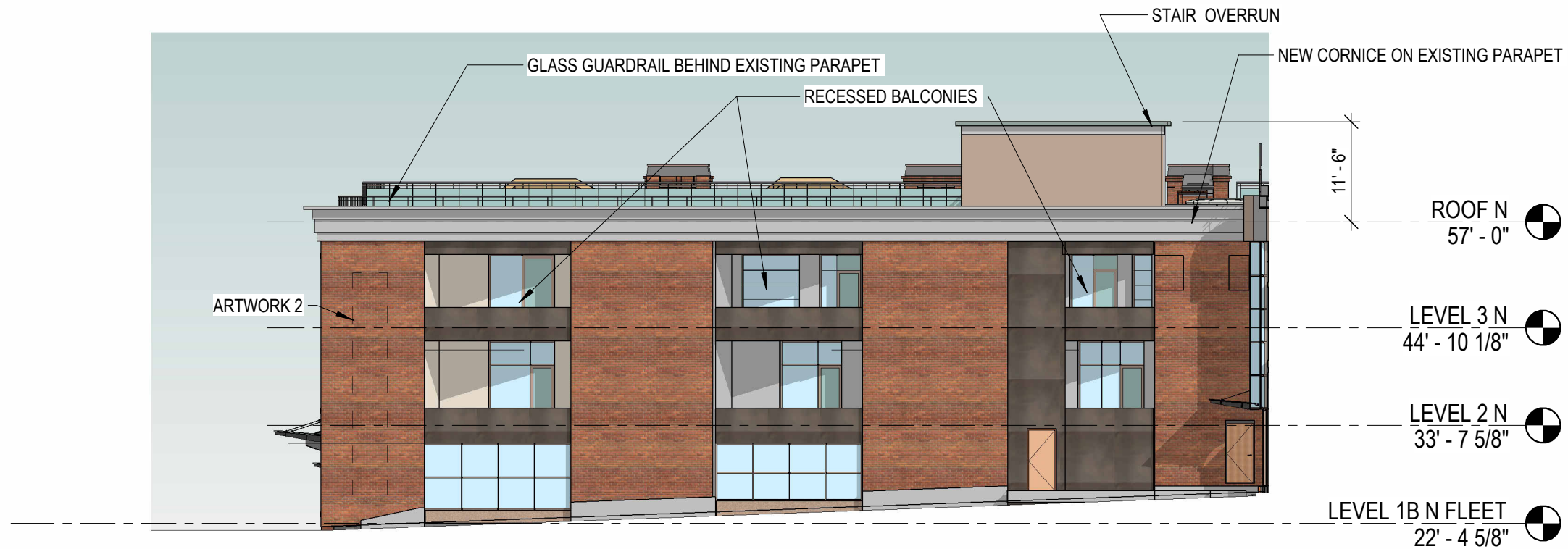
AREA TO BE REMOVED



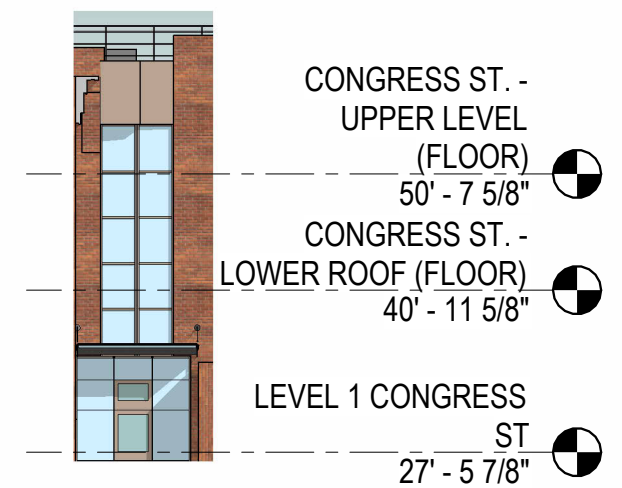
1 DEMO EAST ELEVATION - SOUTH ALLEY
1/16" = 1'-0"



2 SOUTH ELEVATION (ALLEY END)
1/16" = 1'-0"



3 SOUTH ELEVATION - SOUTH ALLEY
1/16" = 1'-0"



4 SOUTH ELEVATION (ALLEY END)
1/16" = 1'-0"

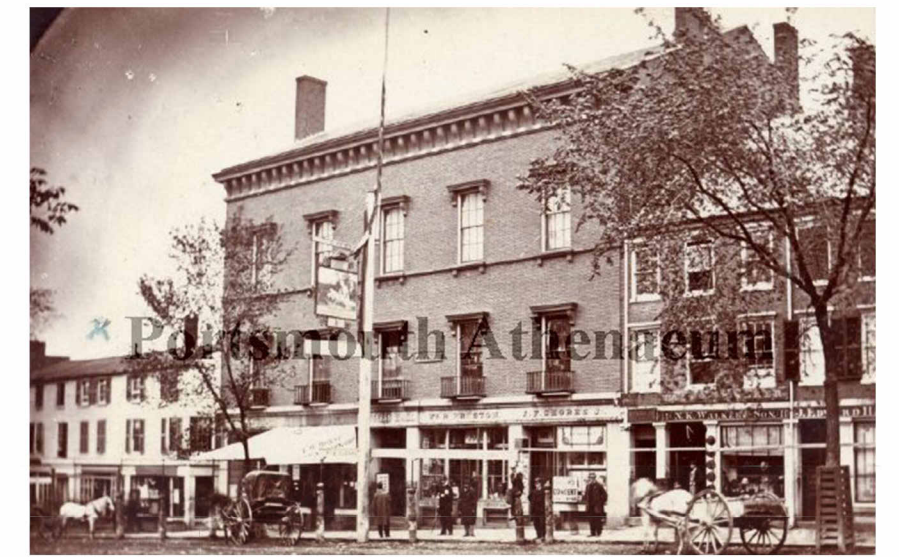
HN2.03 S/E ELEVATIONS - SOUTH ALLEY
15 CONGRESS STREET

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

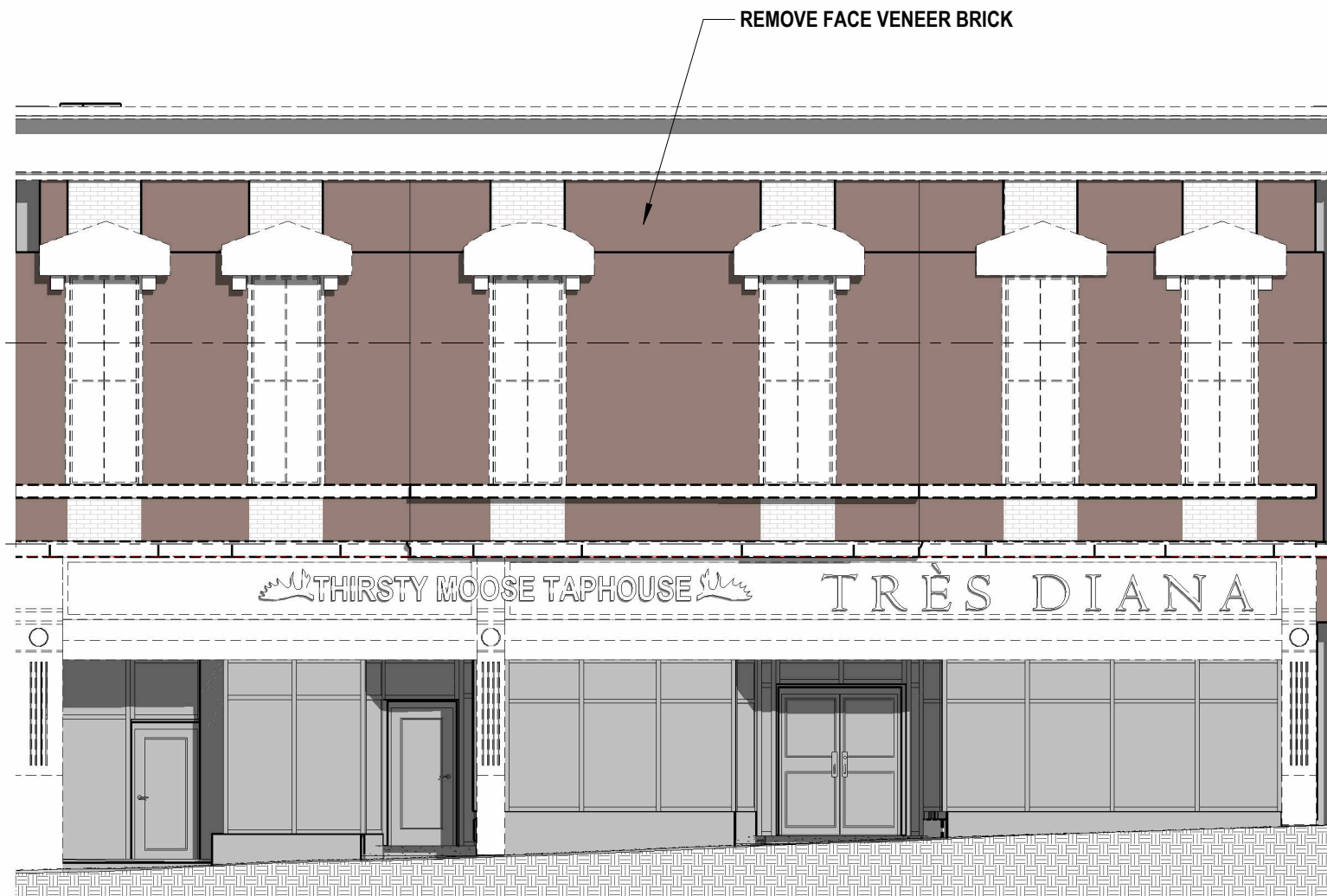




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2 SOUTH ELEVATION - CONGRESS STREET, EXISTING
1/8" = 1'-0"



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

EXISTING TO REMAIN

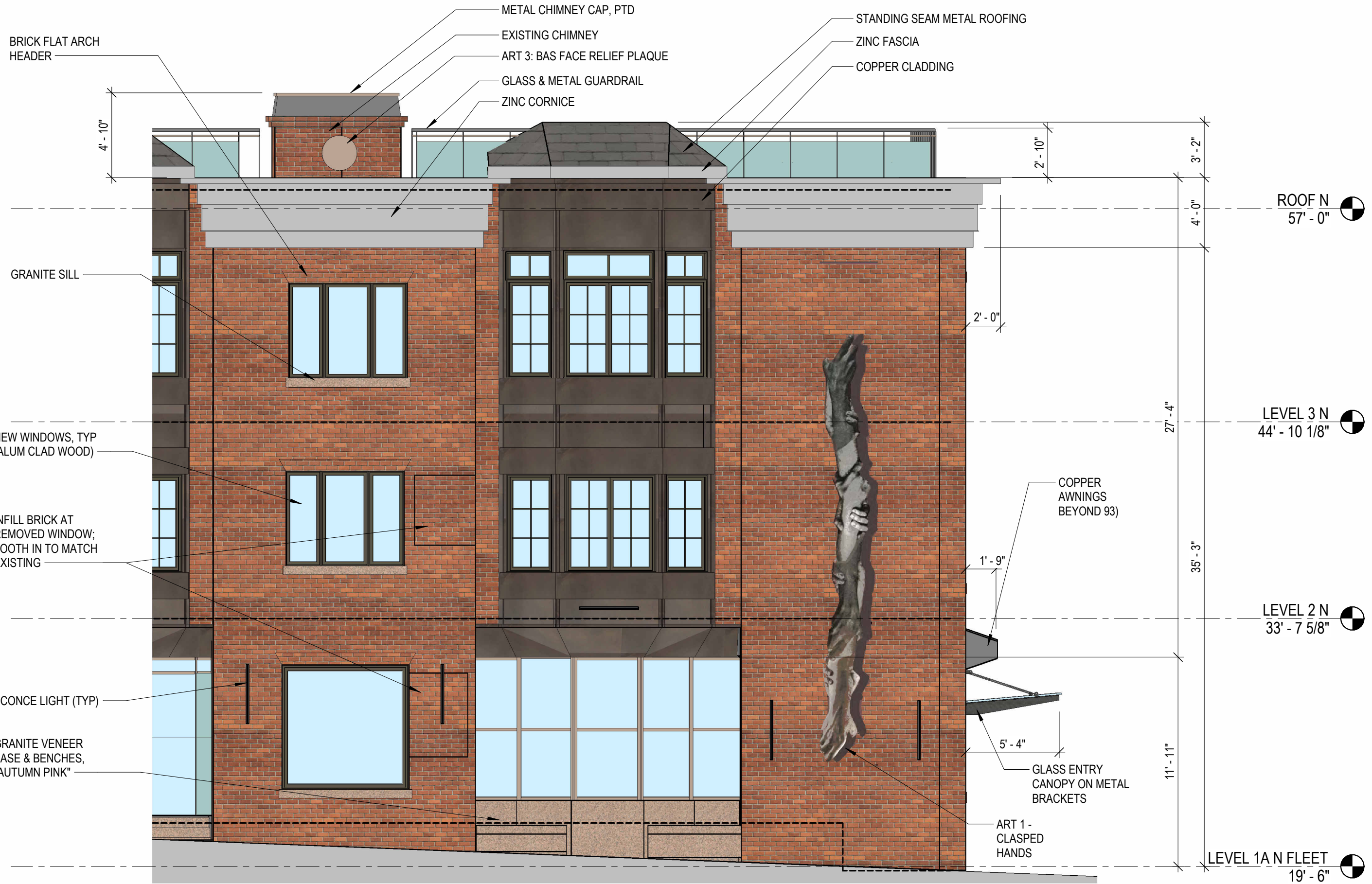
AREA TO BE REMOVED

HN2.04 EAST ELEVATIONS - CONGRESS ST
15 CONGRESS STREET

GRAPHIC SCALE: 1/8" = 1'-0"



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1 ENLARGED NORTH ELEVATION - HAVEN COURT
 3/16" = 1'-0"

HN2.11 ENLARGED NORTH ELEVATION
15 CONGRESS STREET



HN3.01 AXONOMETRIC BIRDSEYE
15 CONGRESS STREET



EXISTING CONDITION



PROPOSED

HN3.02 PERSPECTIVE NW FLEET STREET
15 CONGRESS STREET

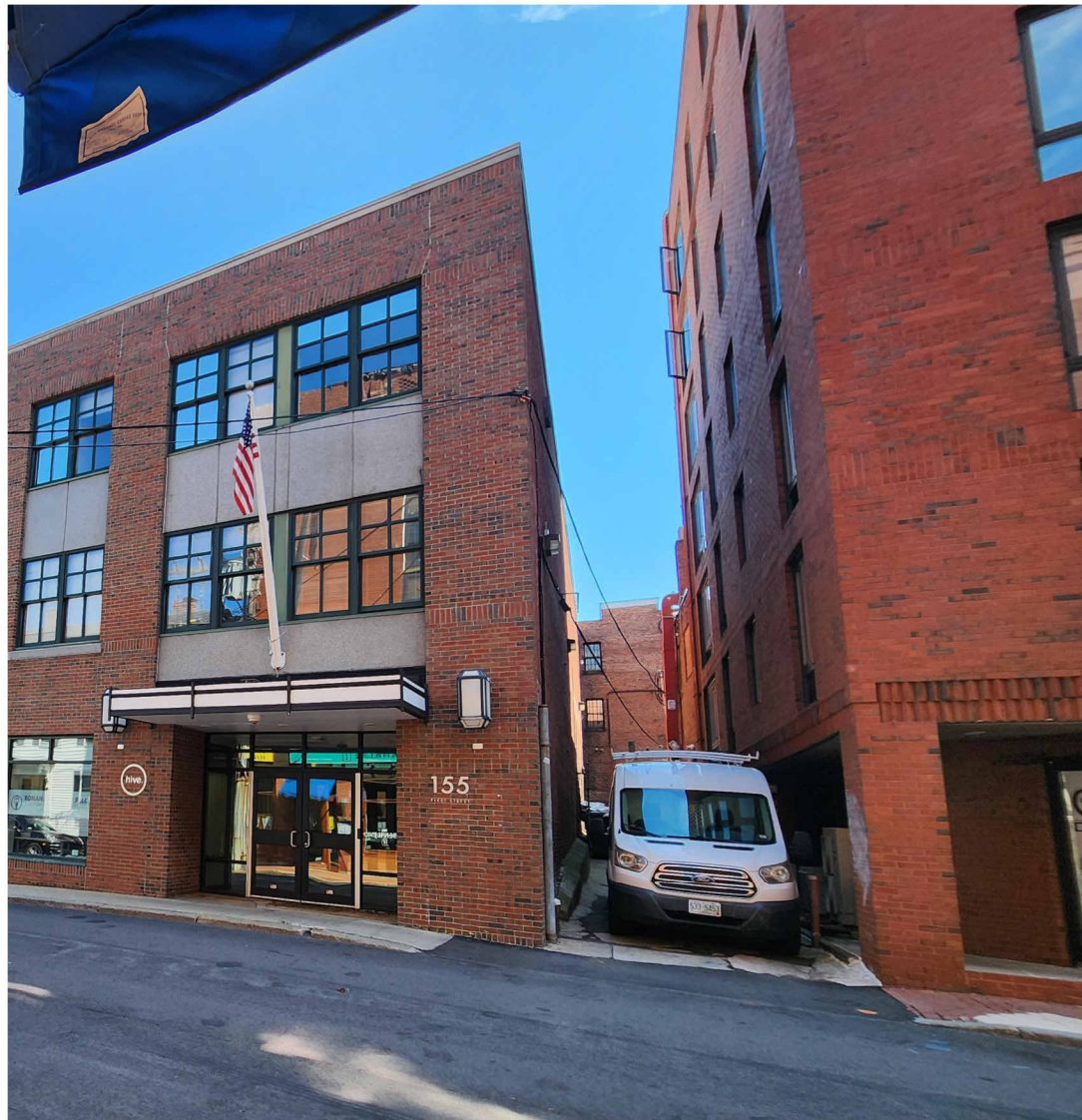


EXISTING CONDITION



PROPOSED

**HN3.03 PERSPECTIVE NE HAVEN COURT
15 CONGRESS STREET**



ALLEY ENTRANCE (FROM FLEET STREET)

HN3.04 PERSPECTIVE SOUTH ALLEY
15 CONGRESS STREET



ALLEY ENTRANCE (FROM FLEET STREET)



HN3.05 PERSPECTIVE SOUTH ENTRY
15 CONGRESS STREET



HAVEN COURT ENTRANCE

HN3.06 PERSPECTIVE, NORTH ENTRY
15 CONGRESS STREET



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HN3.07 PERSPECTIVE S, CONGRESS ST
15 CONGRESS STREET