

**HARBOR ONE BANK  
64 BROAD ST  
BOSTON, MA  
FEBRUARY 25, 2019**



**DRAWING LIST**

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**BOSTON LANDMARKS  
COMMISSION SUBMISSION**

**CORDTSEN  
DESIGN  
ARCHITECTURE**

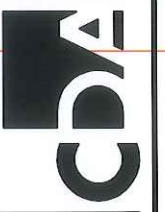
42 West Main Road  
Middletown, RI 02842

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1 CONTEXT IMAGE



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REVISIONS:

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| SCALE:       | As Noted          |
| DATE:        | February 25, 2019 |

**HARBOR ONE**  
64 Broad Street  
Boston, Massachusetts

**X1.0**

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① 72 BROAD ST



② 20 CUSTOM HOUSE ST



③ 64 BROAD ST

REVISIONS:

DESCRIPTION:  
NEIGHBOR PHOTOGRAPHS

SCALE: As Noted

DATE: February 25, 2019

**HARBOR ONE**  
64 Broad Street  
Boston, Massachusetts

**X2.0**

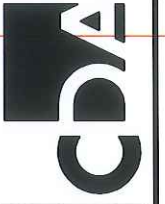
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① SOUTHEAST ELEVATION



② EAST ELEVATION



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DESCRIPTION:  
NEIGHBOR PHOTOGRAPHS

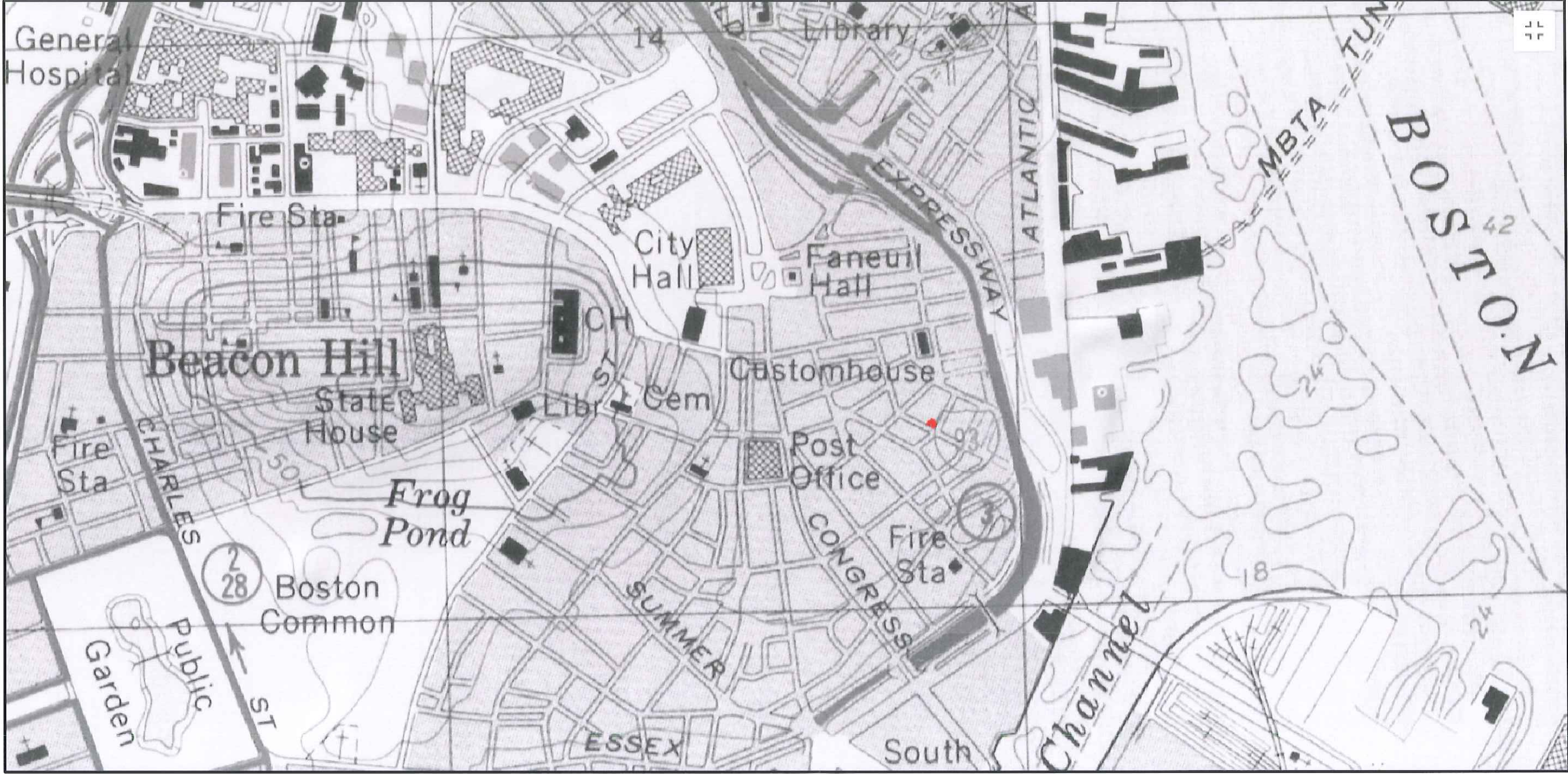
SCALE: As Noted

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**HARBOR ONE**  
64 Broad Street  
Boston, Massachusetts

**X2.1**

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1 USGS MAP

REVISIONS:

DESCRIPTION: USGS MAP

SCALE: As Noted

DATE: February 25, 2019

**HARBOR ONE**  
 64 Broad Street  
 Boston, Massachusetts

**A0.0**

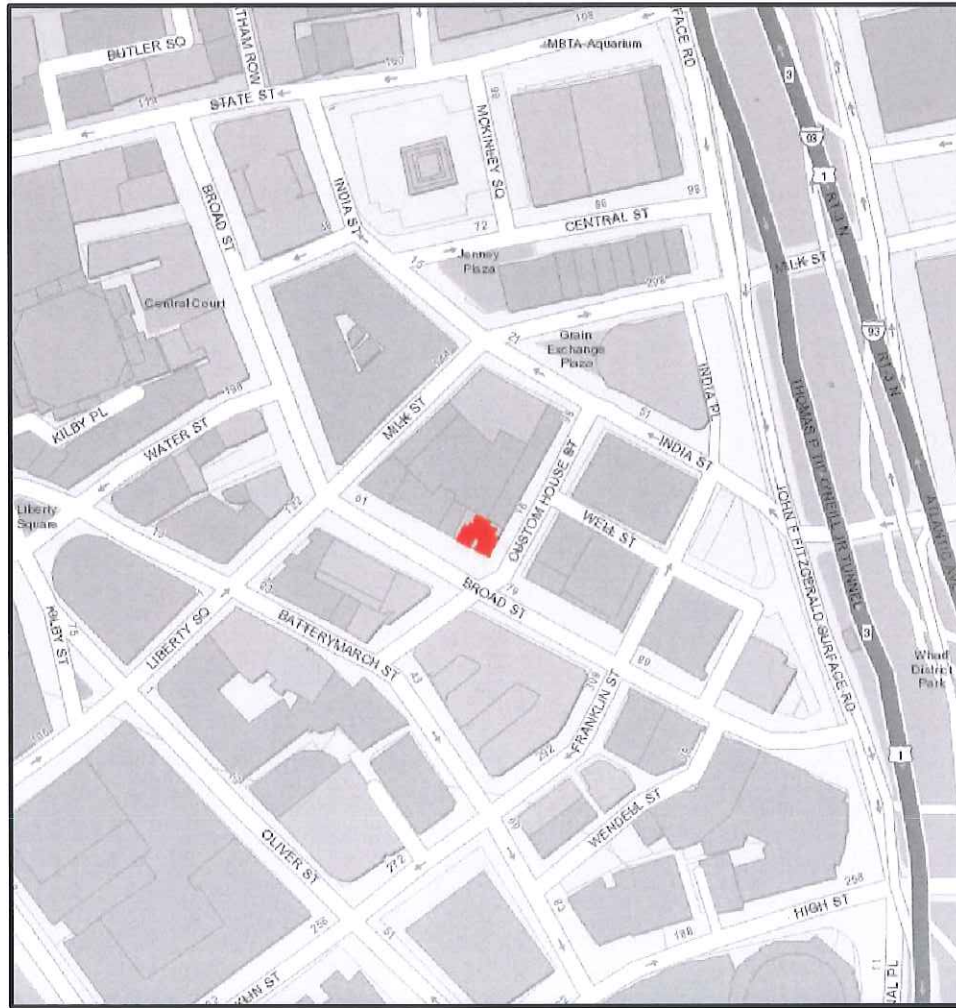
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**BOSTON ZONING**

**ZONING DISTRICT:** GOVERNMENT CENTER/MARKETS  
**ZONING SUBDISTRICT:** CUSTOM HOUSE MEDIUM DENSITY AREA  
**SUBDISTRICT TYPE:** MEDIUM DENSITY AREA  
**OVERLAYS:** GREENWAY OVERLAY DISTRICT  
**RESTRICTED PARKING OVERLAY DISTRICT**

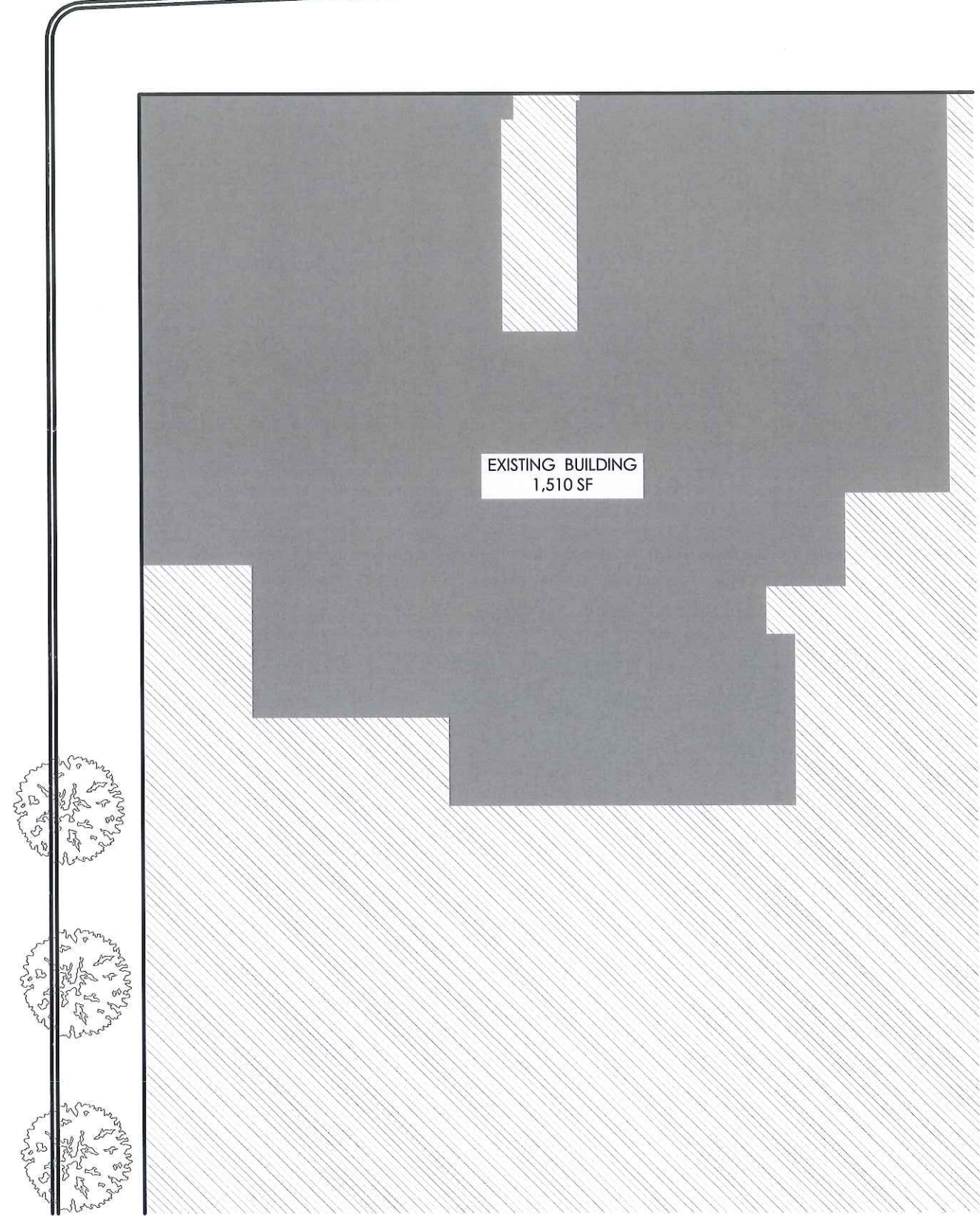
**SUBDISTRICT HEIGHT, MAXIMUM ALLOWED:** 125'-0"  
**SUBDISTRICT HEIGHT, PROPOSED:** NO CHANGE  
**SUBDISTRICT FAR, MAXIMUM ALLOWED:** 8  
**SUBDISTRICT FAR, PROPOSED:** NO CHANGE

**ALLOWED USE:** BANK PER BROAD STREET GROUND LEVEL USE  
**CONDITIONAL USE:** BANK PER GREENWAY OVERLAY DISTRICT

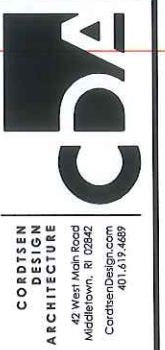


**CUSTOM HOUSE ST**

**BROAD ST**



**SITE PLAN**  
SCALE: 1/8" = 1'-0"



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DESCRIPTION:  
SITE PLAN

SCALE: As Noted

DATE: February 25, 2019

**HARBOR ONE**  
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Boston, Massachusetts

**A0.1**

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DESCRIPTION:  
 FLOOR PLANS

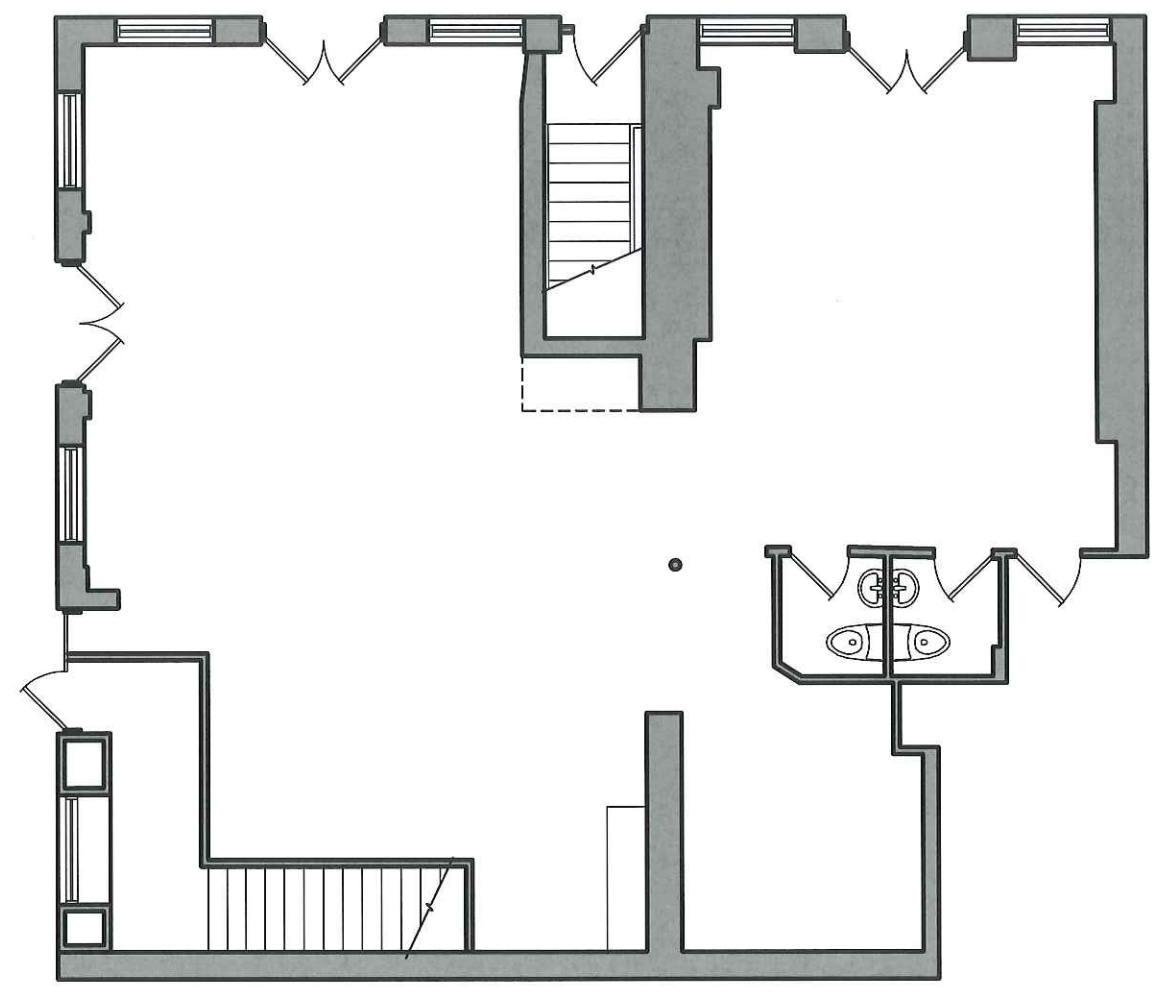
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DATE: February 25, 2019

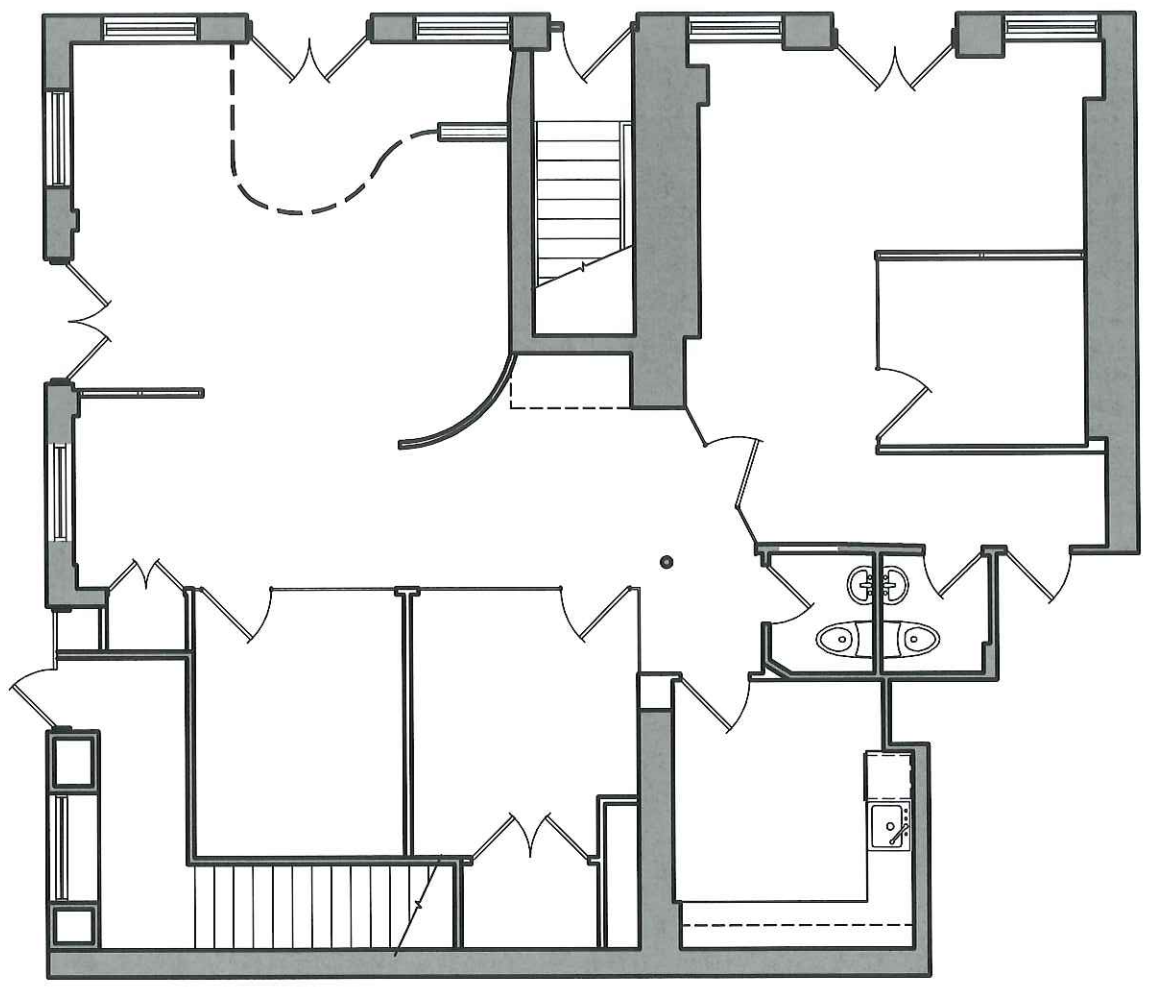
**HARBOR ONE**  
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**A1.0**

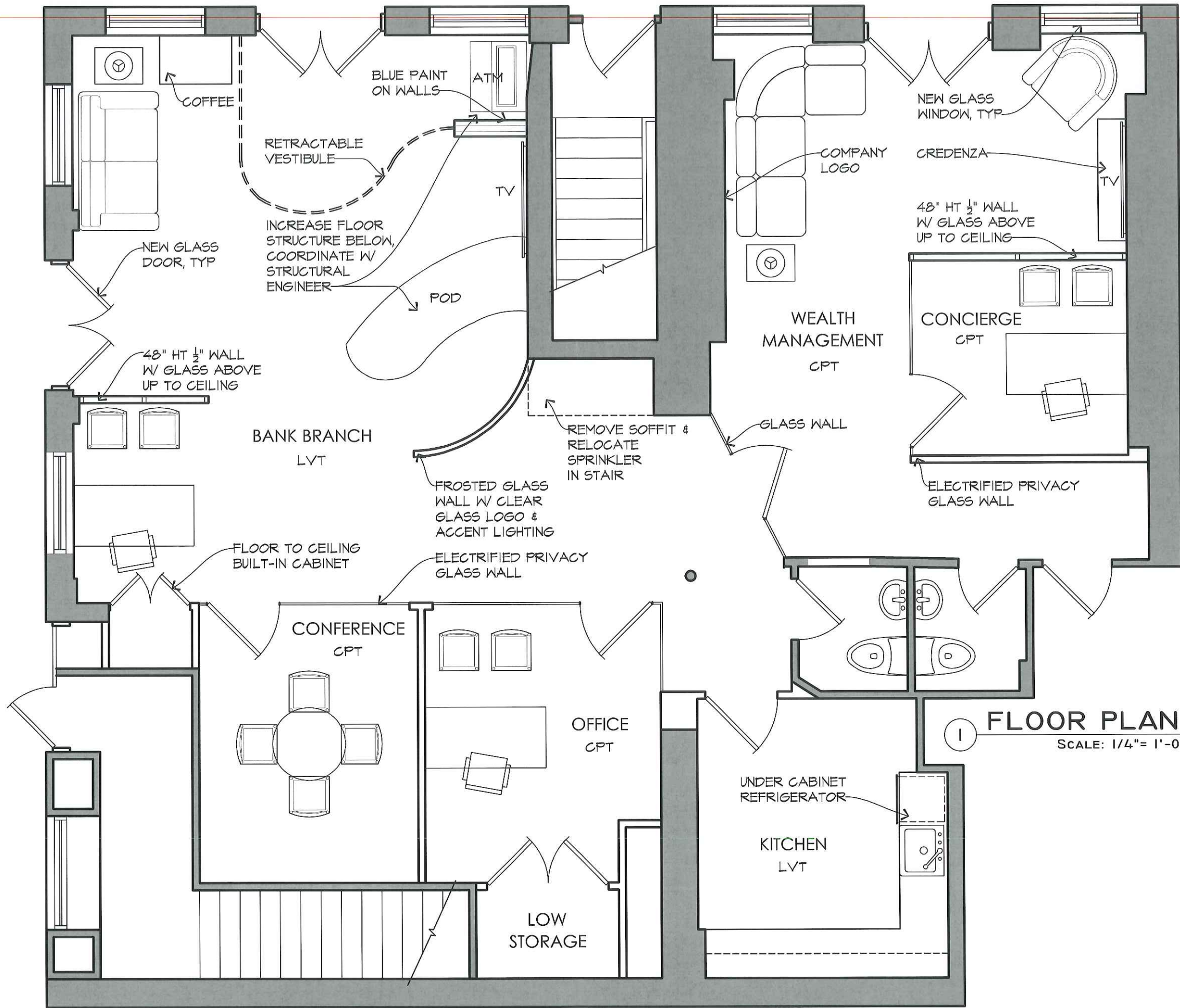
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**1** EXISTING FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



**2** PROPOSED FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REVISIONS:

|  |  |
|--|--|
|  |  |
|--|--|

DESCRIPTION:

|                         |
|-------------------------|
| FLOOR PLAN              |
| SCALE: As Noted         |
| DATE: February 25, 2019 |

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Boston, Massachusetts

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REVISIONS:

DESCRIPTION: EXTERIOR ELEVATIONS

SCALE: As Noted

DATE: February 25, 2019

HARBOR ONE

64 Broad Street  
Boston, Massachusetts

A2.0



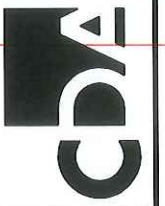
1 EXISTING SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

- METAL AWNINGS WITH SIGNAGE
- NEW FULL GLASS WINDOWS IN EXISTING MASONRY OPENING
- NEW FULL GLASS DOORS IN EXISTING MASONRY OPENING

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REVISIONS:

DESCRIPTION:  
EXTERIOR ELEVATIONS

SCALE: As Noted

DATE: February 25, 2019

**HARBOR ONE**  
64 Broad Street  
Boston, Massachusetts

**A2.1**

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**1 PROPOSED EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

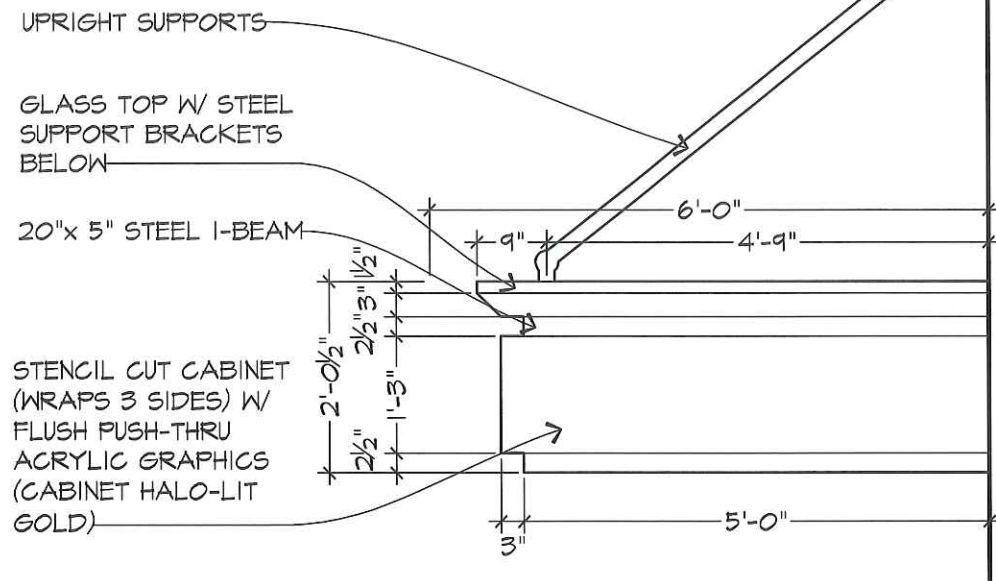


METAL AWNINGS  
WITH SIGNAGE

NEW FULL GLASS  
WINDOWS IN EXISTING  
MASONRY OPENING

NEW FULL GLASS  
DOORS IN EXISTING  
MASONRY OPENING

**2 PROPOSED EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



1 SIGN SIDE DETAIL  
SCALE: 1/2" = 1'-0"



2 PARTIAL EAST ELEVATION  
SCALE: 1/4" = 1'-0"



3 PARTIAL SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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REVISIONS:

DESCRIPTION:  
PARTIAL ELEVATIONS  
& SIGN DETAIL

SCALE: As Noted

DATE: February 25, 2019

HARBOR ONE  
64 Broad Street  
Boston, Massachusetts

A2.2

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REVISIONS:

DESCRIPTION:  
SIGN DETAILS

SCALE: As Noted

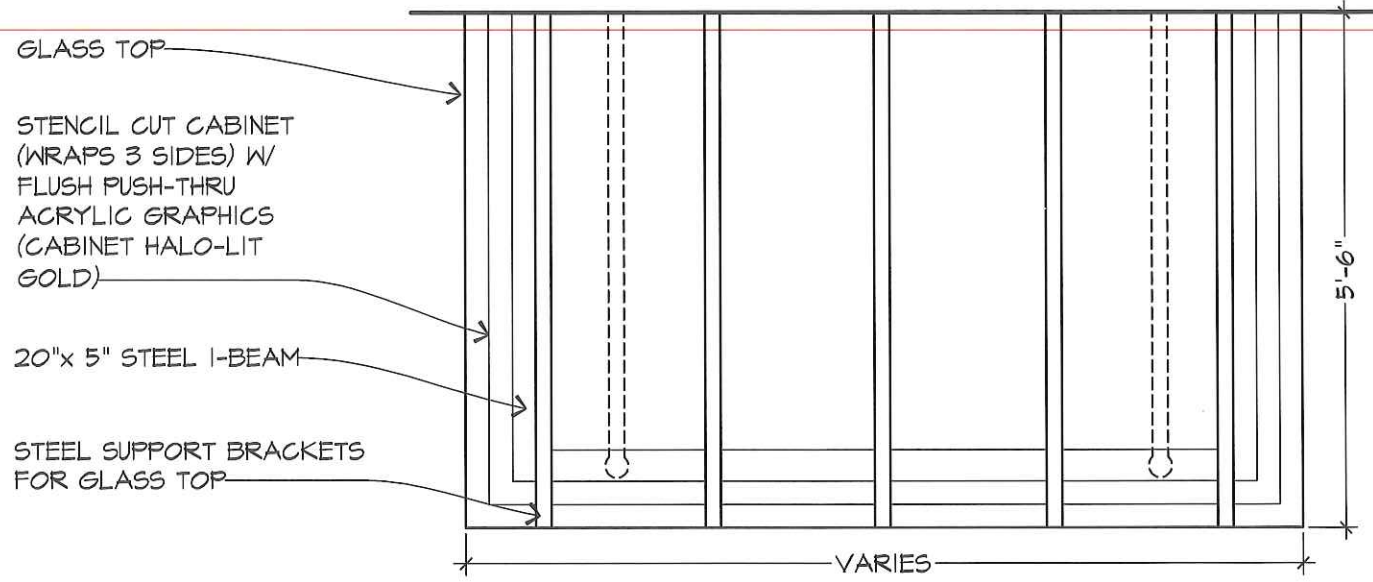
DATE: February 25, 2019

HARBOR ONE

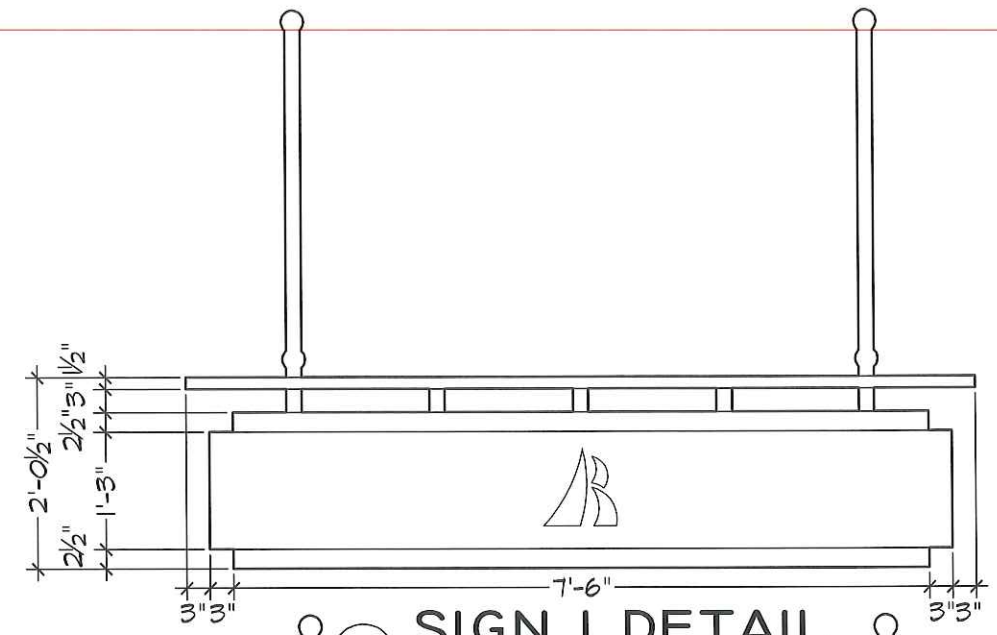
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A2.3

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1 SIGN PLAN DETAIL  
SCALE: 1/2" = 1'-0"



2 SIGN 1 DETAIL  
SCALE: 1/2" = 1'-0"



3 SIGN 2 DETAIL  
SCALE: 1/2" = 1'-0"



4 SIGN 3 DETAIL  
SCALE: 1/2" = 1'-0"

REVISIONS:

DESCRIPTION: SIGN ELEVATIONS

SCALE: As Noted

DATE: February 25, 2019

HARBOR ONE  
64 Broad Street  
Boston, Massachusetts

A2.4



① EAST ELEVATION



② SOUTH ELEVATION

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① EXTERIOR DOOR- INTERIOR IMAGE



② EXTERIOR DOOR- EXTERIOR IMAGE

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**A2.5**

**HARBOR ONE**  
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DESCRIPTION:  
 EXISTING DOOR IMAGES

SCALE: As Noted

DATE: February 25, 2019

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① WINDOW SILL IMAGE



② WINDOW SILL IMAGE

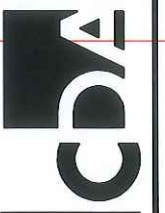
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# A2.6

**HARBOR ONE**  
 64 Broad Street  
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|              |                        |
|--------------|------------------------|
| DESCRIPTION: | EXISTING WINDOW IMAGES |
| SCALE:       | As Noted               |
| DATE:        | February 25, 2019      |

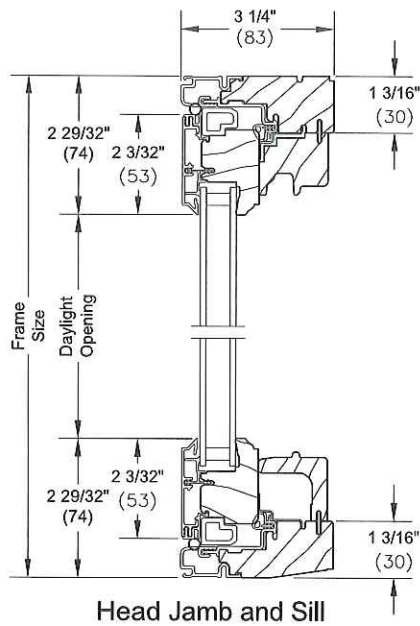
REVISIONS:



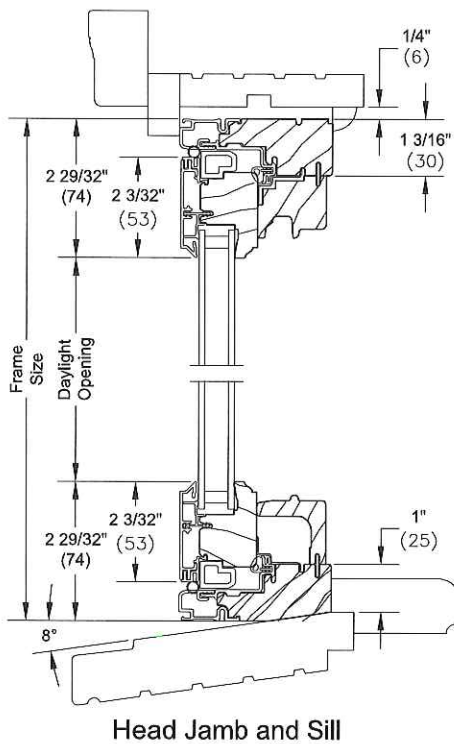
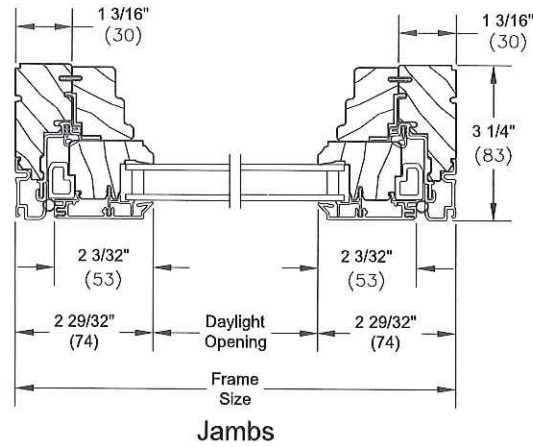
*Clad Ultimate Casement, Awning and Picture*

**Section Details: Replacement CA/AWN Operating/Picture - DH Frame w/ Sloped Sill**

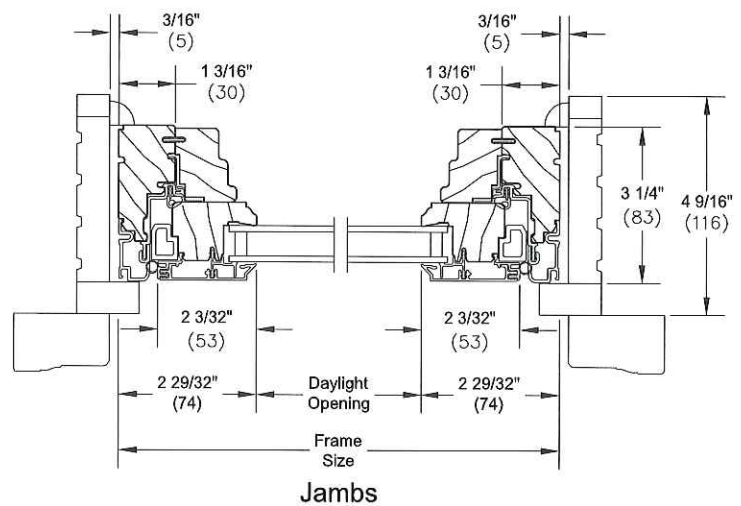
Scale: 3" = 1' 0"



**CURCA Picture - Casement Frame w/sloped Sill**

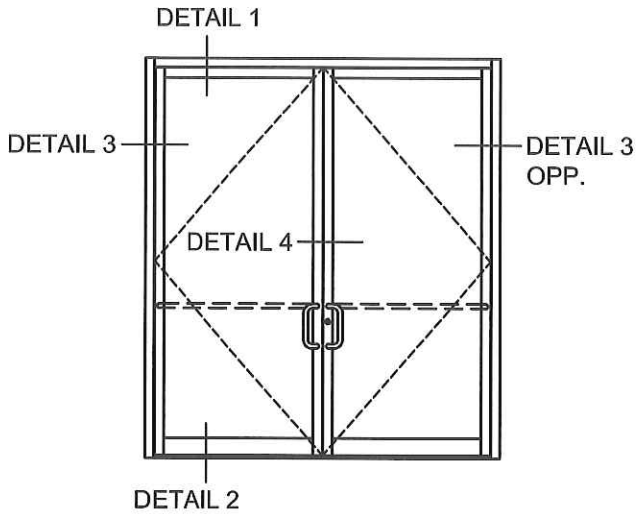


**CURCA Picture - Double Hung Frame w/sloped Sill**

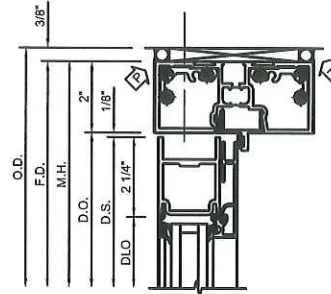




260/360/560 INSULCLAD™ THERMAL ENTRANCES  
260 INSULCLAD ENTRANCE DETAILS  
1" INFILL

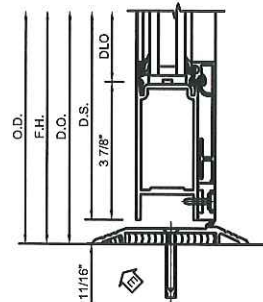


DETAIL 1  
DOOR HEADER  
1" INFILL



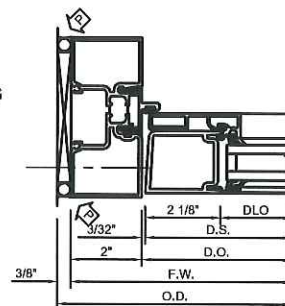
- 452137 THERMAL HEADER/T-BAR
- 116455 T-BAR HEADER CLIP PACKAGE
- 452143 THERMAL DOOR STOP ASSEMBLY
- 200020 190 STANDARD 2-1/4" TOP DOOR RAIL
- 116081 260 TOP RAIL CLADDING
- 116074 THERMAL SEPARATOR SLIDE IN
- 127152 VHB TAPE

DETAIL 2  
3-7/8" BOTTOM RAIL  
WITH THRESHOLD  
1" INFILL



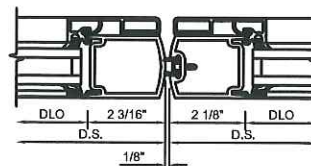
- 200030 STANDARD DOOR 3-7/8" BOTTOM DOOR RAIL
- 116082 260 BOTTOM RAIL CLADDING
- 116074 THERMAL SEPARATOR SLIDE IN
- 127152 VHB TAPE
- 116075 THERMAL DOOR SWEEP
- 027407 BOTTOM RAIL FILLER
- 028340 #6 x 3/4" FHTF "B"

DETAIL 3  
LOCK / HINGE STILE  
OFFSET PIVOT/BUTT HUNG  
1" INFILL



- 452136 THERMAL DOOR JAMB
- 452143 THERMAL DOOR STOP ASSEMBLY
- 200002 190 LOCK/PIVOT STILE
- 116080 260 STILE CLADDING
- 116074 THERMAL SEPARATOR SLIDE IN
- 127152 VHB TAPE

DETAIL 4  
MEETING STILE  
W/ OFFSET PIVOT/BUTT HUNG  
1" INFILL



- 200003 190 ACTIVE STILE
- 200004 190 INACTIVE STILE
- 200496 ADJUSTABLE ASTRAGAL
- 116080 260 STILE CLADDING
- 116074 THERMAL SEPARATOR
- 127152 VHB TAPE