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North Branch receives 2020 ABC Excellence in Construction Award

December 04, 2020 - Northern New England

Sunapee, NH North Branch Construction was recognized at the Associated Builders and Contractors NH/VT Chapter 2020 Annual Excellence in Construction Awards ceremony held virtually on October 29, 2020.

The firm was honored to receive an Excellence in Construction Award in the “Private Residence over \$1 million” category for the new construction of a private lakeside residence on the shores of Lake Sunapee. The project, designed by Marcus Gleysteen Architects of Boston, focused on maximizing access to lake views and the surrounding natural environment, while incorporating more energy-efficient building products and techniques.

The project consisted of demolition of the existing 1970’s-era home on the lot to make way for a new 5,907 s/f, two-story home with large glass expanses along the lake-side of the structure providing views of Lake Sunapee. In addition, unique design elements on the project included exposed beam wood ceilings, an open-plank floating stairway to the second floor, and a large-format stone fireplace.

Warmboard, a structural subfloor and radiant panel all-in-one system, was used for the installation of the radiant heat flooring. The product allows for the use of low water temperatures, decreasing energy use and expense, and providing access to a wider variety of flooring options, from carpets to hardwood.

Challenges in accessing the site due to limited room around the new structure, steep access to the site, a retaining wall on the access road requiring a redesign to ensure the integrity of the access road to the site, and working through winter conditions were all overcome through careful pre-planning and creative solutions. The owner’s garage was used for completing carpentry and painting that could not be done outside due to the cold temperatures, allowing the project schedule to move along steadily throughout the winter. In addition, the masonry work was able to continue throughout the winter due to the construction of a temporary “greenhouse” type shelter that allowed

for ongoing work despite the low temperatures and snowy conditions.

The ABC Excellence in Construction Award winners are determined by an independent panel of judges based on execution of design, craftsmanship, attention to detail, safety, and other considerations. The competition includes Awards of Excellence and Awards of Merit in several categories, including electrical, mechanical, commercial, institutional, industrial, private residential, and design-build.

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