CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

AGENDA
HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, November 2, 2022 at 5:00 PM. Due to the ongoing procedure of holding meetings remotely, the Historic Preservation Board will conduct this meeting by remote methods/technology at the Zoom link provided on the agenda and in accordance with the requirements of 1 M.R.S. 403-B and the City Council's Remote Participation Policy. Allow your computer to install the free Zoom app to get the best meeting experience.

If you are not able to attend live, a recording will be available following the meeting. For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment. For more information on submitting written public comments and participating in the remote meeting, please refer to the document, A Guide to Public Comment, Remote Mtg. and Public Participation, which can be found at https://www.portlandmaine.gov/485/Development-Review. Public comments will be taken for each item on the agenda during the estimated allotted time.

Written Public Comment
Written comments received by email before 12:00PM **the day before** the scheduled meeting date will be included in the agenda backup materials ("agenda packet"). Written comments received **by the aforementioned deadline** will be published in the agenda packet no later than 12:00PM the day of the meeting. Written comments must be submitted to hp@portlandmaine.gov. If you have any questions or feedback regarding this process, please email citymanager@portlandmaine.gov

Please note that the placement of each item on the agenda is subject to change. Please check the Agenda & Minutes Center prior to the meeting for the item start time: https://www.portlandmaine.gov/602/Agendas-Minutes..

You are invited to a Zoom webinar.
When: Nov 2, 2022 05:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Public Hearing 11/2/2022

Please click the link below to join the webinar:
https://portlandmaine-gov.zoom.us/j/81566980800
Or One tap mobile :
US: +13017158592,,81566980800# or +13092053325,,81566980800#
Or Telephone:
Dial(for higher quality, dial a number based on your current location): US: +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580
Webinar ID: 815 6698 0800
International numbers available: https://portlandmaine-gov.zoom.us/u/kiuUc1kka

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORT OF ATTENDANCE AT THE MEETING HELD ON OCTOBER 26, 2022

i. PUBLIC HEARING
176 Eastern Promenade: *Pollard, O'Brien, Tate, Turk, Whitten present; Basset, Naifeh absent*
9 Bowdoin Street: *Pollard, O'Brien, Tate, Turk, Whitten present; Basset, Naifeh absent*
605 Stevens Avenue: *Pollard, O'Brien, Tate, Turk, Whitten present; Basset, Naifeh absent*

ii. WORKSHOP
Western Promenade: *Pollard, O'Brien, Tate, Turk, Whitten present; Basset, Naifeh absent*

3. REPORTS OF DECISIONS AT THE MEETING HELD ON OCTOBER 26, 2022

i. Certificate of Appropriateness for Proposed Alterations and Dormer Additions, 176 EASTERN PROMENADE; Sherry Dickstein and Kurt Lauenstein, Applicants. A project and plan summary are available for viewing on the city's CSS Portal (https://css.portlandmaine.gov/) by referencing Plan Number HPBR-001849-2021. The Board voted 5-0 (Basset and Naifeh absent) to approve the application as submitted.

ii. Certificate of Appropriateness for Proposed Alterations, Additions, Site Alterations, and New Construction, 9 BOWDOIN STREET; Barbara and Robert Burgess, Applicants. A project and plan summary are available for viewing on the city's CSS Portal (https://css.portlandmaine.gov/) by referencing Plan Number HPBR-002160-2022. The Board voted 5-0 (Basset and Naifeh absent) to approve the application with conditions.

iii. Review & Recommendation to Maine Historic Preservation Commission regarding National Register Boundary Increase/Additional Documentation for 605 STEVENS AVENUE (St. Joseph's Academy & Convent/Catherine McAuley School). The Board voted 4-1 (Tate opposed and Basset and Naifeh absent) to recommend that the Maine Historic Preservation Commission support the nomination as submitted.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

i. Certificate of Appropriateness for Exterior Alterations and Dormer Additions, 1 COMMERCIAL STREET; 100 Fore Street, LLC, Applicant. (A review of two expired approvals from 2019.) A project and plan summary are available for viewing on the city's CSS Portal (https://css.portlandmaine.gov/) by referencing Plan Number HPBR-002193-2022.

6. THERE ARE NO WORKSHOP ITEMS SCHEDULED FOR THIS AGENDA

7. CONSENT AGENDA

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: October 28, 2022
RE: 1 Commercial Street – PUBLIC HEARING – Re-Approval of Expired Certificates of Appropriateness for Storefront Replacement and Upper Floor Rehab and Dormers
PROJECT ID: HPBR-002193-2022 (Plans Identical to HPBR-000687-2019, HPBR-000836-2019)
MEETING: November 2, 2022

Owner: 100 Fore Street LLC (Jonathan Cohen)
Architect: David Lloyd and Katherine Lermond, Archetype Architects

A sign announcing the Historic Preservation Board's meeting on 11/2/22 was posted at the property on 10/20/22. A legal ad was published in the Portland Press Herald on 10/21/22 and 10/22/22, and 28 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

The public hearing on November 2, 2022 is being held to update the expired Certificates of Appropriateness issued by the Board in 2019 for ground floor storefront replacement and upper floor rehab with dormer additions, at 1 Commercial Street. Proposed alterations are identical to the plans and specifications reviewed and approved in 2019 as two separate proposals, the first for the storefronts and several months later for the upper floors. Staff reports, packets, and approval letters from the 6/19/19 and 10/2/19 hearings are attached to this report, as well as the updated 2022 drawing set (including revisions to meet 2019 conditions of approval,) and a recent cover letter from Mr. Lloyd. Neither an expansion of the building footprint or an increase in height are part of the proposals.

Material Specifications:

Siding	LP Smartside clapboard, 4" exposure, smooth surface, solid color stain
Trim	LP Smartside smooth trim boards, solid color
Roofing	Asphalt
Windows	Aluminum-clad wood
Doors	Commercial spaces to sidewalk: Full-light painted wood

SUMMARY OF HISTORIC CONTEXT

Please see attached staff reports for the 2019 reviews for a full discussion of the subject property and the approved alterations.

PREVIOUS REVIEWS BY HISTORIC PRESERVATION BOARD

June 5, 2019 Workshop: Storefront Replacement
June 19, 2019 Public Hearing: Storefront – materials attached

September 21, 2016 Workshop: Comprehensive Rehab
October 19, 2016 Workshop #2: Comprehensive Rehab
October 2, 2019 Public Hearing: Upper Floor Rehab, Additions – materials attached

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STAFF COMMENTS

Staff has included materials from the public hearings at which the storefront and upper floor projects were approved, noting also that the current (2022) construction documents include slightly updated designs that reflected Board conditions of approval and were reviewed and approved by staff in 2019 (see Attachment 1 for construction plans.)

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	Adaptive, mixed uses for the 21st Century for this former hotel and commercial building.

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Yes	The form of the much-altered building remains. Incompatible 20th Century features such as storefronts and vinyl windows are to be removed and replaced with elements more compatible with the documented historic character, with modern elements differentiated.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments
Yes	Modern elements are to be differentiated where appropriate.

Standard 4	
Changes which may have taken place in the course of time are evidence of the history and development of a structure, object, or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.	
Standard Met?	Staff Comments
Yes	

Standard 5
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.

Standard Met?	Staff Comments
Yes	

Standard 6
Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

Standard Met?	Staff Comments
Yes	

Standard 7
The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.

Standard Met?	Staff Comments
Yes	Staff should review masonry repair, cleaning, or pointing.

Standard 9
Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

Standard Met?	Staff Comments
Yes	Proposed dormers are recognizable as contemporary.

Standard 10
Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

Standard Met?	Staff Comments
Yes	

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-002193-2022 for Storefront replacement and upper floor rehabilitation and additions at 1 Commercial Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2-# 1, 2, 3, 4, 5, 6, 7, 9, 10.

ATTACHMENTS

1. 2022 Drawings issued for permitting
2. 6/19/19 Public hearing – Storefronts report and drawings
3. 10/2/19 Public hearing – Upper floors report and attachments
4. Approval – Storefronts
5. Approval – Upper Floors
6. 1924 Tax photos

DATE OF ISSUE

SUBMITTED FOR PERMIT - 16 JUN 2020

LOCATION MAP NOT TO SCALE

ARCHETYPE
ARCHITECTS

CONTACTS

Client:
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111 Commercial Street
Suite 300
Portland, ME
04101
207.956.6020

Architect:
Archetype Architects
48 Union Wharf
Portland, ME
04101
207.772.6022

Structural Engineer:
Structural Design
Consultanting, LLC
2696 Lake Shore Road
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Gilford, NH 03249
603.293.8038

DRAWING LIST

RENOVATIONS TO: 1 COMMERCIAL STREET PORTLAND, MAINE

CODE SUMMARY

Applicable Codes
- MUBEC - Maine Uniform Building and Energy Code
  2018 International Building Code - IBC (except chapters 11 and 30)
  2015 IECC: International Energy Conservation Code
  2015 IEBC: International Existing Building Code
- 2018 NFPA 101 Life Safety

Accessibility Codes
- State of Maine Human Rights Act
- ADAAG Americans with Disabilities Act
- ICC ANSI 117.1 Accessible and Usable Buildings and Facilities

PROJECT SUMMARY:

Alteration of an existing historic building to include restaurant on the first level, office space on the second & third levels and a residential unit on the 4th level.. The work will affect some aspects of the building including, but not limited to, the internal structure and walls, existing historic elements for repair and replacement, interior doors, windows, roofing & flashing repair. Exterior improvements have been approved by the historic preservation board. Two egress stairs and one elevator will be provided.
The building will be sprinkled with an NFPA 13 system.

Gross Square Footages:

First Floor -	2,475 SF	(A-2 - Restaurant)
Second Floor -	2,529 SF	(B - Office)
Third Floor -	2,529 SF	(B - Office)
Fourth Floor -	2,177 SF + 170 SF Roof Deck	(R-3 - Dwelling Unit)
Total -	**9,880 SF**	

CODE SUMMARY IBC 2015:

Chapter 3- Use and Occupancy Classification

304.1 Business Group B Open Office
309.1 Assembly Group A Restaurant
310.5 Residential Group R-3 Apartment unit

Chapter 4- Special Detailed Requirements Based on Use and Occupancy
420 Group R-3

420.3 Horizontal Separation- Floor Assemblies separating Dwelling Units from Dwelling Units and from other occupancies are Horizontal Assemblies in accordance with Section 711

Chapter 5- General Building Heights and Areas
IEBC Chapter 10 Change of Occupancy

1012.5 Heights and Areas
Hazard categories in regard to height and area shall be in accordance with Table 1012.5.

RELATIVE HAZARD	OCCUPANCY CLASSIFICATIONS
1 (Highest Hazard)	H
2	A-1, A-2, A-3, A-4, I, R-1, R-2, R-4
3	E, F-1, S-1, M
4 (Lowest Hazard)	B, F-2, S-2, A-5, R-3, U

1012.5.2 Height and Area for Change to Equal or Lesser Hazard Category

When a change of occupancy classification is made to an equal or lesser hazard category as shown in Table 1012.5, the height and area of the existing building shall be deemed acceptable.

*The change is being made to equal or lower hazard categories. (A-2 to A-2, B, R-3.)

Section 508.1 Mixed Use and Occupancy - Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.

508.4 Separated Occupancies Buildings or portions of buildings that comply with the provisions of this section shall be considered as separated occupancies.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

Occupancy	A	B	R
A	N	1	1
B	-	N	-
R	-	1	N

*Building equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

Chapter 6- Types of Construction
Table 601 - Fire Resistance Ratings for Building Elements

Building Element	**Type 5B**
Primary Structural Frame	0
Exterior Bearing Walls	0
Interior Bearing Walls	0
Interior Nonbearing Walls & Partitions	0
Floor Construction	0
Roof Construction	0

Chapter 7- Fire and Smoke Protection Features
704 Fire Rating of Structural Members
704.3 Primary Structural Frame
Supporting more than 2 floors, and required to have a fire resistance rating, or supporting a load bearing wall, shall be provided with individual encasement protection on all sides.
Exception: Individual encasement on all exposed sides provided protection is in accordance with fire resistance rating

704.4 Secondary Structural Members
If required to be fire resistant rated, secondary members shall be protected by individual encasement when supporting more than 2 floors. Membrane protection is permissible if supporting 2 floors or less.

705 Exterior Walls
705.2.2 Projections from walls of Type III construction shall be of any approved materials.

705.5 Fire Resistance Ratings
Fire Separation Distance of greater than 10 feet, at exterior walls, shall be rated for exposure from the inside. Fire separation less than 10' shall be rated for fire exposure from both sides.

705.6 Exterior walls shall have sufficient structural stability to remain in place for duration of the time required by the fire resistance rating.
- Supporting elements must be fire resistance rated
- Band joist, or supporting beam, must be fire rated
- Only the structural element within the floor system that supports the vertical load of the wall must be fire resistance rated construction

Table 705.8 Maximum Area of Wall Openings Based on Fire Separation Distance and Degree of Opening Protection

Fire Separation Dist.	**Degree of Opening Protection**	**Allowable Area**
0' to less than 3'	Unprotected, Sprinklered	Not Permitted
3' to less than 5'	Unprotected, Sprinklered	15%
5' to less than 10'	Unprotected, Sprinklered	25%
10' to less than 15'	Unprotected, Sprinklered	45%
15' to less than 20'	Unprotected, Sprinklered	75%
20' to less than 25'	Unprotected, Sprinklered	No Limit
25' to less than 30'	Unprotected, Sprinklered	No Limit
30' or greater	Unprotected, Sprinklered	No Limit

705.8.5 Vertical Separation of openings
Not Required, Exception no. 2, Automatic Sprinkler System in Accordance with 903.3.1.1

707 Fire Barriers (shafts, exit and floor opening enclosures)
707.3.1 Shaft enclosures shall comply with Section 713.4 (2 hours) Existing stair shaft ratings are 2-hour per 2015 IBC Table 721.1(2) 12-1.2 for Rated Fire-Resistance Periods for Various Walls and Partitions.

707.3.2 The fire resistance rating of exit enclosures shall comply with Section 1023.1 (2hours). **(Refer to IEBC 2015 at end of this page)**

707.5 Fire barriers shall extend from the top of the floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above.
707.5.1 Supporting construction shall be protected to required fire resistance rating of the fire barrier supported (fireblocking is required in cavities if shaft extends through the floor level at every floor level).

708 Shaft Enclosures (stairs, chutes, elevators, duct shafts, etc.)
708.1 Shaft enclosures to be constructed as fire barriers

708.2 Fire barrier construction not required at piping, conduits, etc. penetrations if protected per Section 712.4

708.4 Shaft enclosures shall have a 2 hour fire resistance rating where connecting 4 stories or more, and shall have a fire resistance rating not less than the floor assembly penetrated but not exceeding 2 hours.

708.8.1 Penetrations other than those necessary for the purpose of the shaft shall not be permitted.

709 Fire Partitions (exit access corridors, dwelling unit separations, etc.)

709.3 Fire Resistance Ratings
Fire partitions shall have a fire resistance rating of not less than 1 hour.
- Corridor Walls per Table 1018.1 — 1/2 hour (when fully sprinklered per NFPA 13)

711.2.3 Supporting Construction The supporting construction shall be protected to afford the required fire-resistance rating of the horizontal assembly supported.

Exception: In buildings of Type IIB, IIIB or VB construction, the construction supporting the horizontal assembly is not required to be fire-resistance-rated at the following:
Horizontal assemblies at the separations of incidental uses as specified by Table 509 provided the required fire-resistance rating does not exceed 1 hour.
Horizontal assemblies at the separations of dwelling units and sleeping units as required by Section 420.3.
Horizontal assemblies at smoke barriers constructed in accordance with Section 709.

711.2.4.1 Separating Mixed Occupancies
Where the horizontal assembly separates mixed occupancies, the assembly shall have a fire-resistance rating of not less than that required by Section 508.4 based on the occupancies being separated.

711.2.4.3 Dwelling Units and Sleeping Units
Horizontal assemblies serving as dwelling or sleeping unit separations in accordance with Section 420.3 shall be not less than 1-hour fire-resistance-rated construction.

Exception: Horizontal assemblies separating dwelling units and sleeping units shall be not less than 1/2-hour fire-resistance-rated construction in a building of Type IIB, IIIB and VB construction, where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

711.3 Nonfire-Resistance-Rated Floor and Roof Assemblies

Nonfire-resistance-rated floor, floor/ceiling, roof and roof/ceiling assemblies shall comply with Sections 711.3.1 and 711.3.2.

711.3.1 Materials

Assemblies shall be of materials permitted by the building type of construction.

711.3.2 Continuity

Assemblies shall be continuous without vertical openings, except as permitted by Section 712.712.3.2 Rated access doors permitted in fire rated ceiling assemblies.

718 Concealed Spaces
718.2 In combustible construction fireblocking shall be installed to cut off concealed draft openings and form a barrier between floors. Fireblocking required at:
- Mineral wool allowed in double stud walls
  - Vertically at floors and ceilings
  - Horizontal spacing not exceeding 10 feet
- Connections between horizontal and vertical spaces (soffits, dropped ceilings, etc.)
- Stairways at top and bottom of run between stringers
- Piping, vents, etc.
-

718.2.5 Double Stud Walls Batts or blankets of mineral or glass fiber insulation shall be allowed as fire blocking in walls constructed using parallel rows of studs or staggered studs.

718.2.2 Concealed Wall Spaces Fire blocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs as follows:
1. Vertically at ceiling and floor levels
2. Horizontally at intervals not exceeding 10'.

718.3.2 Use Group R-3 Draft stopping in floor/ceiling spaces not required per Exception No. 1, Sprinkler system provided in accordance with Section 903.3.1.1.

718.4 Draft Stopping In Attics
718.4.3 Other Groups Not required in attics and concealed roof spaces per Exception, Sprinkler system provided in accordance with Section 903.3.1.1.

Chapter 8- Interior Finishes

Table 803.11 Interior Wall and Ceiling Finish Requirements By Occupancy- Sprinklered

Group	**Exit Enclosures**	**Corridors**	**Rooms and Enclosed Spaces**
A	Class B	Class B	Class C
B	Class B	Class C	Class C
R-3	Class C	Class C	Class C

Chapter 9- Fire Protection Systems

Table 903.2 Occupancy Related Automatic Sprinkler Requirements

	Threshold	**Occupant Load**
A-2	>5,000 SF	>300
R-3	Sprinklers required	Any level

903.3.1.1 NFPA 13 Sprinkler Systems
Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Sections 903.3.1.1.1 and 903.3.1.1.2.

903.3.1.1.2 Bathrooms
In Group R occupancies, other than Group R-4 occupancies, sprinklers shall not be required in bathrooms that do not exceed 55 square feet (5 m2) in area and are located within individual dwelling units or sleeping units, provided that walls and ceilings, including the walls and ceilings behind a shower enclosure or tub, are of noncombustible or limited-combustible materials with a 15-minute thermal barrier rating.

903.3.1.2.1 Balconies and Decks
Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units and sleeping units where the building is of Type V construction, provided there is a roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inches (152 mm) below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

903.3.2 Quick response or residential automatic sprinklers shall be installed in dwelling units and sleeping units.

903.3.4 Actuation
Automatic sprinkler systems shall be automatically actuated unless specifically provided for in this code.

903.3.7 Fire Department Connections
Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912.

903.4 Sprinkler System Supervision and Alarms
Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

905 Standpipe Systems
905.3.1 Standpipe System shall be installed.

906 Portable Fire Extinguishers- Required in Group A & B occupancies: provided in accordance with NFPA 10

907 Fire Alarm and Detection Systems
907.2 Where Required-New Buildings and Structures
- Exception 2: Automatic heat detection is not required in buildings with automatic sprinkler system

907.2.11 Single- And Multiple-Station Smoke Alarms
Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.6 and NFPA 72.

907.2.11.2 Groups R-2, R-3, R-4 and I-1
Single-or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:
1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.

912.2.2 Fire Department Connections: On existing buildings, existing fire department connection shall be indicated by a sign wherever not visible.

Chapter 10- Means of Egress

1004 Occupant Load
Table 1004.1 Maximum Floor Area Allowances per Occupant

Assembly Occupant Load- First Floor-	**1,789 sf/15**	**= 120**
Office Occupant Load - Second Floor -	**2,050 sf/100**	**= 21**
Office Occupant Load - Third Floor -	**2,050 sf/100**	**= 21**
Residential Occupant Load - Fourth Floor -	**1,820 sf/200**	**= 10**
Total Occupant Load		**= 172**

1005.1 Means of Egress Sizing

Stair A -	44" Width/ (0.3)	= 146 Occupants
Stair B -	44" Width / (0.3)	= 146 Occupants
First Floor Egress Door -	36" Width / (0.2)	= 180 Occupants
Second Floor Egress Door -	36" Width / (0.2)	= 180 Occupants

All egress doors to be equipped with panic hardware

1006.2.1 Egress Based on Occupant Load and Common Path of Egress Travel Distance
Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1.
Exceptions:

1. In Group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and the common path of egress travel does not exceed 125 feet (38 100 mm).

Table 1006.2.1

Occupancy	**Max. Occ. Load**	**Max. Common Path Travel Distance**
B	49	100
R-3	10	125

1006.3.2 Single Exits
A single exit or access to a single exit shall be permitted from any story or occupied roof where one of the following conditions exists:

4. Group R-3 and R-4 occupancies shall be permitted to have one exit or access to a single exit.

1007.1.1 Two Exits or Exit Access Doorways
Where two exits, exit access doorways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. Interlocking or scissor stairways shall be counted as one exit stairway.

Exception:
2. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served.

1008 Means of Egress Illumination
1008.2 Illumination Required

The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied.

Exception:
3. Dwelling units and sleeping units in Groups R-1, R- 2 and R-3.

1011 Stairways
1011.2 Width and Capacity
The required capacity of stairways shall be determined as specified in Section 1005.1, but the minimum width shall be not less than 44 inches (1118 mm). See Section 1009.3 for accessible means of egress stairways.

Exceptions:

1. Stairways serving an occupant load of less than 50 shall have a width of not less than 36 inches (914 mm). *44" provided.

1011.11 Handrails required on each side of stair.

1015 Guards
1015.2 Where Required
Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

1016.2 Egress Through Intervening Spaces
Egress through intervening spaces shall comply with this section.
Exit access through an enclosed elevator lobby is permitted. Access to not less than one of the required exits shall be provided without travel through the enclosed elevator lobbies required by Section 3006. Where the path of exit access travel passes through an enclosed elevator lobby, the level of protection required for the enclosed elevator lobby is not required to be extended to the exit unless direct access to an exit is required by other sections of this code.

1017 Exit Access Travel Distance
1017.2 Limitations
Exit access travel distance shall not exceed the values given in Table 1017.2.

Occupancy	**With Sprinkler System**
A,R	250 feet
B	300 feet

1017.3 Measurement
Exit access travel distance shall be measured from the most remote point within a story along the natural and unobstructed path of horizontal and vertical egress travel to the entrance to an exit.

1018 Aisles
1018.3 Aisles in Groups B and M
In Group B and M occupancies, the minimum clear aisle width shall be determined by Section 1005.1 for the occupant load served, but shall be not less than that required for corridors by Section 1020.2.
Exception: Nonpublic aisles serving less than 50 people and not required to be accessible by Chapter 11 need not exceed 28 inches (711 mm) in width.

1020 Corridors
Table 1020.1 Corridor Fire Resistance Rating

Occupancy	**Occupant Load**	**Fire Rating with SprinklerSystem**
A,B	Greater than 30	0 hour
R	Greater than 10	.5 hour

1020.2 Corridor Width
36" with an occupant load less than 50. Retail space - 44".

1020.4 Dead Ends: 50' maximum dead end corridor allowed per Exception No. 2 for Group B occupancies in buildings with automatic sprinkler system.

1022 Exits
1022.1 General
Exits shall comply with Sections 1022 through 1027 and the applicable requirements of Sections 1003 through 1015. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge. Exits shall be continuous from the point of entry into the exit to the exit discharge.

1022.2 Exterior Exit Doors
Buildings or structures used for human occupancy shall have not less than one exterior door that meets the requirements of Section 1010.1.1.

1023 Interior Exit Stairways and Ramps
1023.1 General
Interior exit stairways and ramps serving as an exit component in a means of egress system shall comply with the requirements of this section. Interior exit stairways and ramps shall be enclosed and lead directly to the exterior of the building or shall be extended to the exterior of the building with an exit passageway conforming to the requirements of Section 1024, except as permitted in Section 1028.1. An interior exit stairway or ramp shall not be used for any purpose other than as a means of egress and a circulation path.

1023.2 Construction
Enclosures for interior exit stairways and ramps shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Interior exit stairway and ramp enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the interior exit stairways or ramps shall include any basements, but not any mezzanines. Interior exit stairways and ramps shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours.

1023.7 Interior Exit Stairway and Ramp Exterior Walls
Exterior walls of the interior exit stairway or ramp shall comply with the requirements of Section 705 for exterior walls. Where nonrated walls or unprotected openings enclose the exterior of the stairway or ramps and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees, the building exterior walls within 10 feet horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hour. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour. This construction shall extend vertically from the ground to a point 10 feet above the topmost landing of the stairway or ramp, or to the roof line, whichever is lower.

1028 Exit Discharge
1028.1 General
Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide a direct path of egress travel to grade. The exit discharge shall not reenter a building. The combined use of Exceptions 1 and 2 shall not exceed 50 percent of the number and minimum width or required capacity of the required exits.

Exceptions:
1. Not more than 50 percent of the number and minimum width or required capacity of interior exit stairways and ramps is permitted to egress through areas on the level of discharge provided all of the following conditions are met:

Discharge of interior exit stairways and ramps shall be provided with a free and unobstructed path of travel to an exterior exit door and such exit is readily visible and identifiable from the point of termination of the enclosure.

The entire area of the level of exit discharge is separated from areas below by construction conforming to the fire-resistance rating for the enclosure.

The egress path from the interior exit stairway and ramp on the level of exit discharge is protected throughout by an approved automatic sprinkler system. Portions of the level of exit discharge with access to the egress path shall be either equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, or separated from the egress path in accordance with the requirements for the enclosure of interior exit stairways or ramps.

2. Not more than 50 percent of the number and minimum width or required capacity of the interior exit stairways and ramps is permitted to egress through a vestibule provided all of the following conditions are met:

The entire area of the vestibule is separated from areas below by construction conforming to the fire-resistance rating of the interior exit stairway or ramp enclosure.

CODE SUMMARY - IEBC 2015:

CHAPTER 12 - HISTORIC BUILDINGS

1203.7 One-hour fire resistant assemblies - Where 1-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy, where the existing wall and ceiling finish is wood or metal lath and plaster.

1204.1 Accessibility Requirements - The provisions of Sections 705, 806 and 906, as applicable, shall apply to facilities designated as historic structures that undergo alterations, unless technically infeasible. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the building or facility, as determined by the code official, the alternative requirements of Sections 1204.1.1 through 1204.1.4 for that element shall be permitted.

Exception: Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in historical buildings.

1205.1 General - Historic buildings undergoing a change of occupancy shall comply with the applicable provisions of Chapter 10, except as specifically permitted in this chapter. When Chapter 10 requires compliance with specific requirements of Chapter 7, Chapter 8, or Chapter 9 and when those requirements are subject to the exceptions in Section 1202, the same exceptions shall apply to this section.

1205.4 Occupancy Separation - Required occupancy separations of 1-hour may be omitted when the building is provided with an approved automatic sprinkler system throughout.

CODE SUMMARY - NFPA 101 LIFE SAFETY 2018: Sprinklered with NFPA 13

Chapter 6 - Classification of Occupancy and Hazard of Contents
NFPA 6.1.14.1.
Multiple Occupancies

6.1.14.1.1 Multiple occupancies shall comply with the requirements of 6.1.14.1 and one of the following:
(1) Mixed occupancies - 6.1.14.3
(2) Separated occupancies - 6.1.14.4

6.1.14.1.2 Where exit access from an occupancy traverses another occupancy, the multiple occupancy shall be treated as a mixed occupancy.

6.1.14.4 Separated Occupancies

6.1.14.4.1 Where separated occupancies are provided, each part of the building comprising a distinct occupancy, as described in this chapter, shall be completely separated from other occupancies by fire barriers, as specified in Table 6.1.14.4.1(a), Table 6.1.14.4.1(b), and 6.1.14.4.2 through 6.1.14.4.4 unless separation is provided by approved existing separations or as outerwise permitted by 6.1.14.4.6.

6.1.14.4.2 Occupancy separation fire barrier shall be classified as 3-hour fire resistance-rated, 2-hour fire resistance-rated, or 1-hour fire resistance-rated and shall meet the requirements of Chapter 8.

6.1.14.4.3 The fire barrier minimum fire resistance rating specified in Table 6.1.14.4.1(b) shall be permitted to be reduced by 1 hour, but in no case shall it be permitted to be reduced to less than 1 hour, where the building is protected throughout by an approved automatic sprinkler system in accordance with 9.7.1.1(1) and supervised in accordance with 9.7.2, unless prhibited by the double dagger footnote entries in the tables.

6.1.14.4.4 Occupancy separation fire barriers shall be vertical, horizontal, or both or, when necessary, of such other form as required to provide complete separation between occupancy divisions in the building.

7.4.1.1 The number of means of egress from any balcony, mezzanine, story, or portion thereof shall be not less than two, except under one of the following conditions:
(1) A single means of egress shall be permitted where permitted in Chapters 11 through 43.
(2) A single means of egress shall be permitted for a mezzanine or balcony where the common path of travel limitations of Chapters 11 through 43 are met.

Chapter 30 New Apartment Buildings

30.1.1.1 The requirements of this chapter shall apply to new buildings or portions thereof used as apartment occupancies.

30.1.2.2.1 In buildings that are protected by an automatic sprinkler system in accordance with Section 9.7, dwelling units of an apartment building shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that the following criteria are met:
(1) The dwelling unit of the apartment building shall comply with Chapter 30.
(2) The sole means of egress from the dwelling unit of the apartment building shall not pass through a high hazard contents area, as defined in 6.2.2.4.

30.1.3.3 Multiple dwelling units shall be permitted to be located above a nonresidential occupancy only where one of the following conditions exists:
(1) Where the dwelling units of the residential occupancy and exits therefrom are separated from the nonresidential occupancy by construction having a minimun 1-hour fire resistance rating
(2) Where the nonresidential occupancy is protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7

30.2.4.4 Dwelling units shall be permitted to have access to a single exit, provided that one of the following conditions are met:
(1) The dwelling unit has an exit door opening directly to the street or yard at the finished ground level.
(2) The dwelling unit has direct access to an outside stair that complies with 7.2.2 and serves a maximum of two units, both of which are located on the same story.
(3) The dwelling unit has direct access to an interior stair that serves only that unit and is separated from all other portions of the building by fire barriers having a mimnimum 1-hour fire-resistance rating, with no opening therein.

30.2.5.3.2 No common path of travel shall exceed 50 ft (15 m) in buildings protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 30.3.5. Travel within a dwelling unit shall not be included when determining common path of travel.

Chapter 12 New Assembly Occupancies

12.1.3.3 Simultaneous Occupancy Exits shall be sufficient for simlutaneous occupancy of both the assembly occupanbcy and any other parts of the building, except where the authority having jurisdiction determines that the conditions are such that simultaneous occupancy will not occur.

12.2.2.5 Horizontal Exits Horizontal exits complying with 7.2.4 shall be permitted.

12.2.2.6 Ramps Ramps complying with 7.2.5 shall be permitted, and the following alternatives shall also apply:
(1) Ramps not part of an accessible means of egress and serving only stages or non-public areasshall be permitted to have a slope not steeper than 1 in 8.
(2) Ramped aisles not pert of an accessible means of egress shall be permitted to have a slope not steeper than 1 in 8.

12.2.3.1 The capacity of means of egress shall be in accordance with one of the following:
(1) Section 7.3 for other than theater-type seating or smoke-protected assembly seating
(2) 12.2.3.2 for rooms with theater-type seating or similar seating arranged in rows.
(3) 12.4.2 for smoke-protected assembly seating.

12.2.3.6.1 Every assembly occupancy shall be provided with a main entrance/exit.

12.2.3.6.3 The main entrance/exit shall be at the level of exit discharge or shall connect to a stairway or ramp leading to a street.

12.2.6.2 Exits shall be arranged so that the total length of travel from any point to reach an exit shall not exceed 200 ft in any assembly occupancy, unless otherwise permitted by one of the following:
(1) The travel distance shall not exceed 250 ft in any assembly occupancies protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7.
(2) The travel distance requirement shall not apply to smoke protected assembly seating as permitted by 12.4.2.12, 12.4.2.13, and 12.4.2.14.

12.2.9.1 Emergency lighting shall be provided in accordance with Section 7.9.

12.2.10.1 Means of egress shall be provided with signs in accordance with Section 7.10.

LICENSED ARCHITECT
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STATE OF MAINE

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Revisions:

Scale: 12" = 1'-0"

Date: 27 MAY 2020

CODE SUMMARY

AC1

12.3.2.2 Cooking Equipment Cooking equipment shall be protected in accordance with 9.2.3, unless the cooking equipment is one of the following types:
(1) Outdoor equipment
(2) Portable equipment not flue-connected
(3) Equipment used only for food warming

12.7.9.3.1 Every room constituting an assembly occupancy and not having fixed seats shall have the occupant load of the room posted in a conspicuous place near the main exit from the room.

Chapter 38 New Business Occupancies

38.1.1.2 The provisions of this chapter shall apply to life safety requirements for all new business buildings.
38.1.1.3 Additions to existing buildings shall conform to the requirements of 4.6.8. Existing portions of the structure shall not be required to be modified, provided that the new construction has not diminished the fire safety features of the facility.

38.1.2 Multiple Occupancies
38.1.2.1.2 Where there are differences in the specific requirements in this chapter and provisions for mixed occupancies or separated occupancies as specified in 6.1.14.3 and 6.1.14.4, the requirements of this chapter shall apply.

38.2.4.4 Any business occupancy three or fewer stories in height, and not exceeding an occupant load of 30 people per floor, shall be permitted a single separate exit to each floor, provided that the following criteria are met:
(1) This arrangement shall be permitted only where the total travel distance to the outside of the building does not exceed 100 ft (30 m) and where the exit is enclosed in accordance with 7.1.3.2, serves as an exit from no other levels, and discharges directly to the outside.
(2) A single outside stair in accordance with 7.2.2 shall be permitted to serve all floors.

38.2.5.2.1 In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1(1), dead-end corridors shall not exceed 50 ft (15 m).

38.2.5.3.1 Common path of travel shall not exceed 100 ft (30 m) in a building protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1(1).

38.2.5.3.2 Common path of travel shall not exceed 100 ft (30 m) within a single tenant space having an occupant load not exceeding 30 persons.

38.2.6.3 Travel distance shall not exceed 300 ft (91 m) in business occupancies protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7.

Chapter 43 Building Rehabilitation

43.10 Historic Buildings
43.10.4.3 Means of Egress.
Existing door openings, window openings intended for emergency egress, and corridor and stairway widths narrower than those required for non-historic buildings under this *Code* shall be permitted, provided that one of the following criteria is met:
(1) In the opinion of the authority having jurisdiction, sufficient width and height exists for a person to pass through the opening or traverse the exit, and the capacity of the egress system is adequate for the occupant load.

43.10.4.6.2 Interior wall and ceiling finishes in exits, other than in one- and two-family dwellings, shall meet one of the following criteria:
(1) The material shall have a flame spread classification of Class C or better.
(2) Existing materials not meeting the minimum Class C flame spread criteria shall be surfaced with an approved fire-retardant paint or finish.
(3) Existing materials not meeting the minimum Class C flame spread criteria shall be permitted to be continued in use, provided that the building is protected through-out by an approved automatic sprinkler system.

43.10.4.8 One-Hour Fire-Rated Assemblies.
Existing walls and ceilings shall be exempt from the minimum 1- hr fire resistance-rated construction requirements of other sections of this *Code* where the existing wall and ceiling are of wood lath and plaster construction in good condition.

43.10.4.9 Stairway Handrails and Guards
New, code compliant handrails are being provided in all egress stairs.

43.10.5.3 Door Swing
Where approved by the authority having jurisdiction, existing front doors shall not be required to swing in the direction of egress travel, provided that other approved exits have sufficient capacity to serve the total occupant load.

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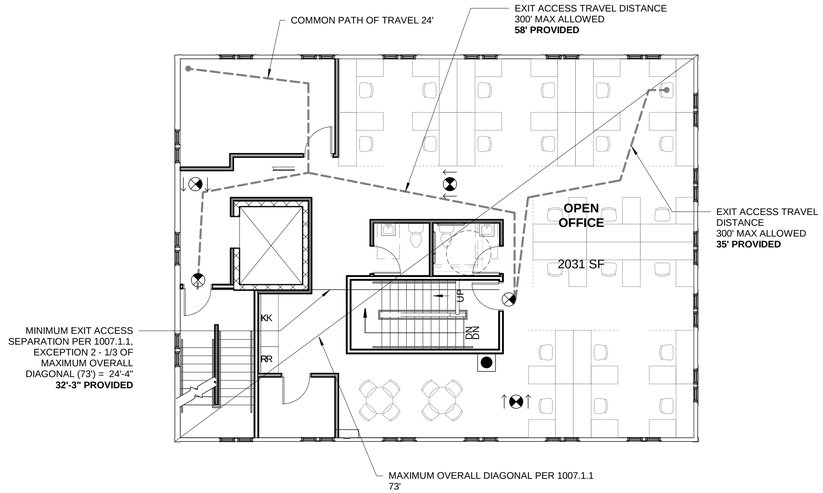
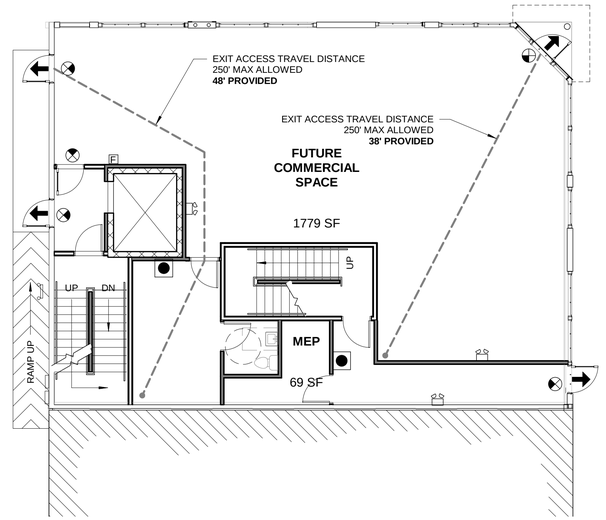
CODE SUMMARY

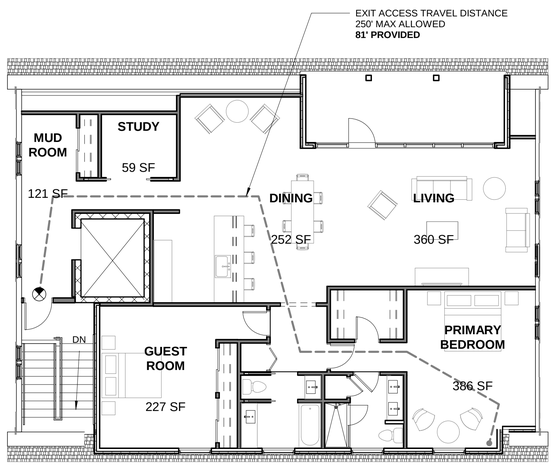
AC2



4 | 3RD FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



2 | 1ST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



5 | 4TH FLOOR LIFE SAFETY PLAN
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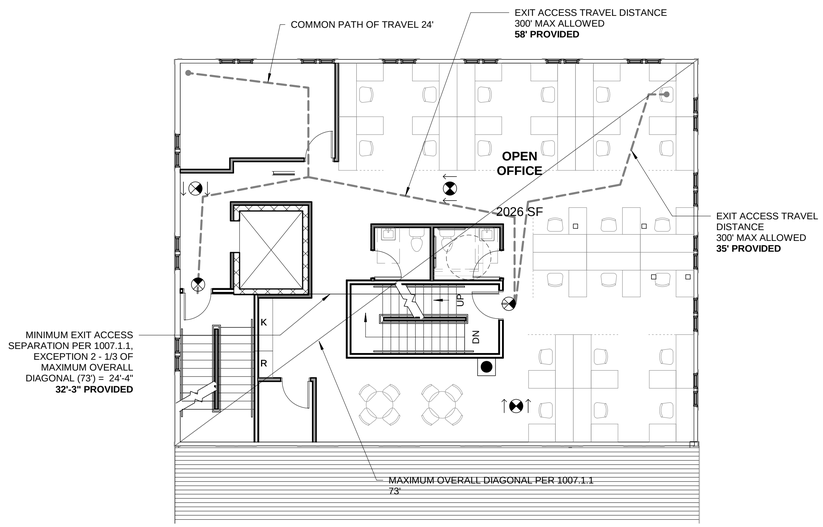

3 | 2ND FLOOR LIFE SAFETY PLAN
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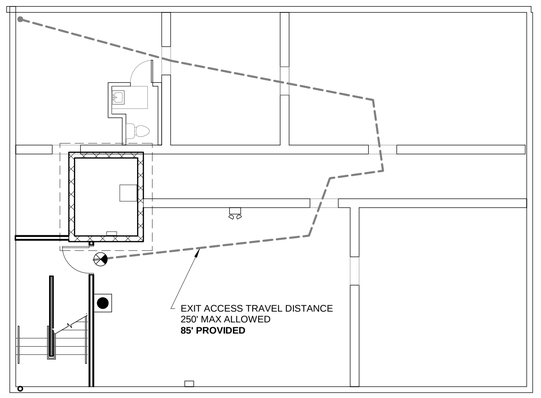

1 | BASEMENT LIFE SAFETY PLAN
1/8" = 1'-0"

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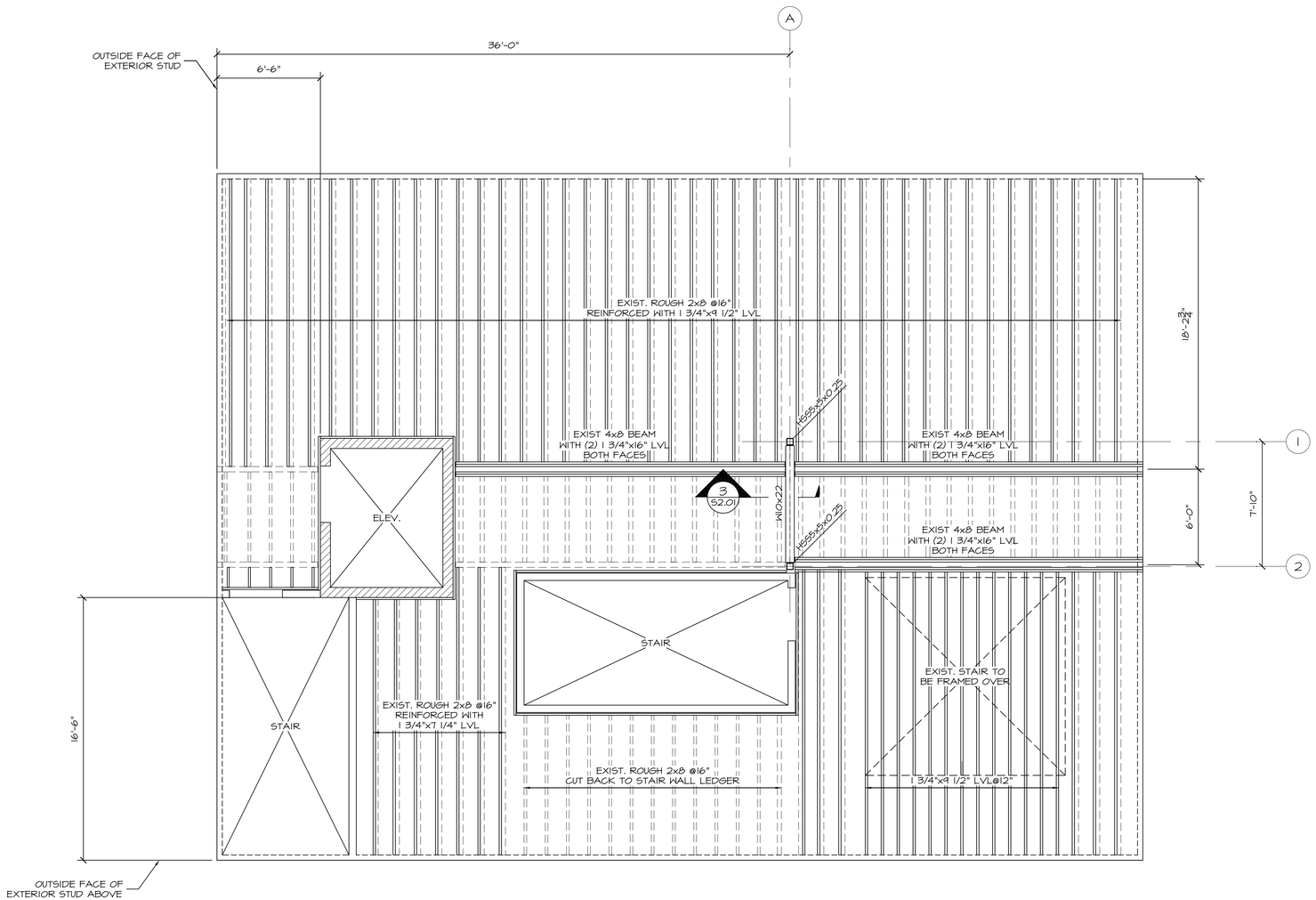
LIFE SAFETY

LS1.1



SECOND FLOOR FRAMING PLAN

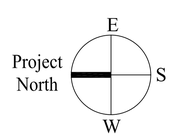
1/4"=1'-0"

OFFICE LEVEL

EXISTING FLOOR FRAMING SHOWN IS APPROXIMATE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY SIGNIFICANT DISCEPANCY.

STEEL BEAM TO HSS COLUMN SHEAR CONNECTION SHALL BE DESIGNED FOR UNFACTORED LOADS AS FOLLOWS:

DEAD LOAD = 4.3
LIVE LOAD = 6.6 KIPS



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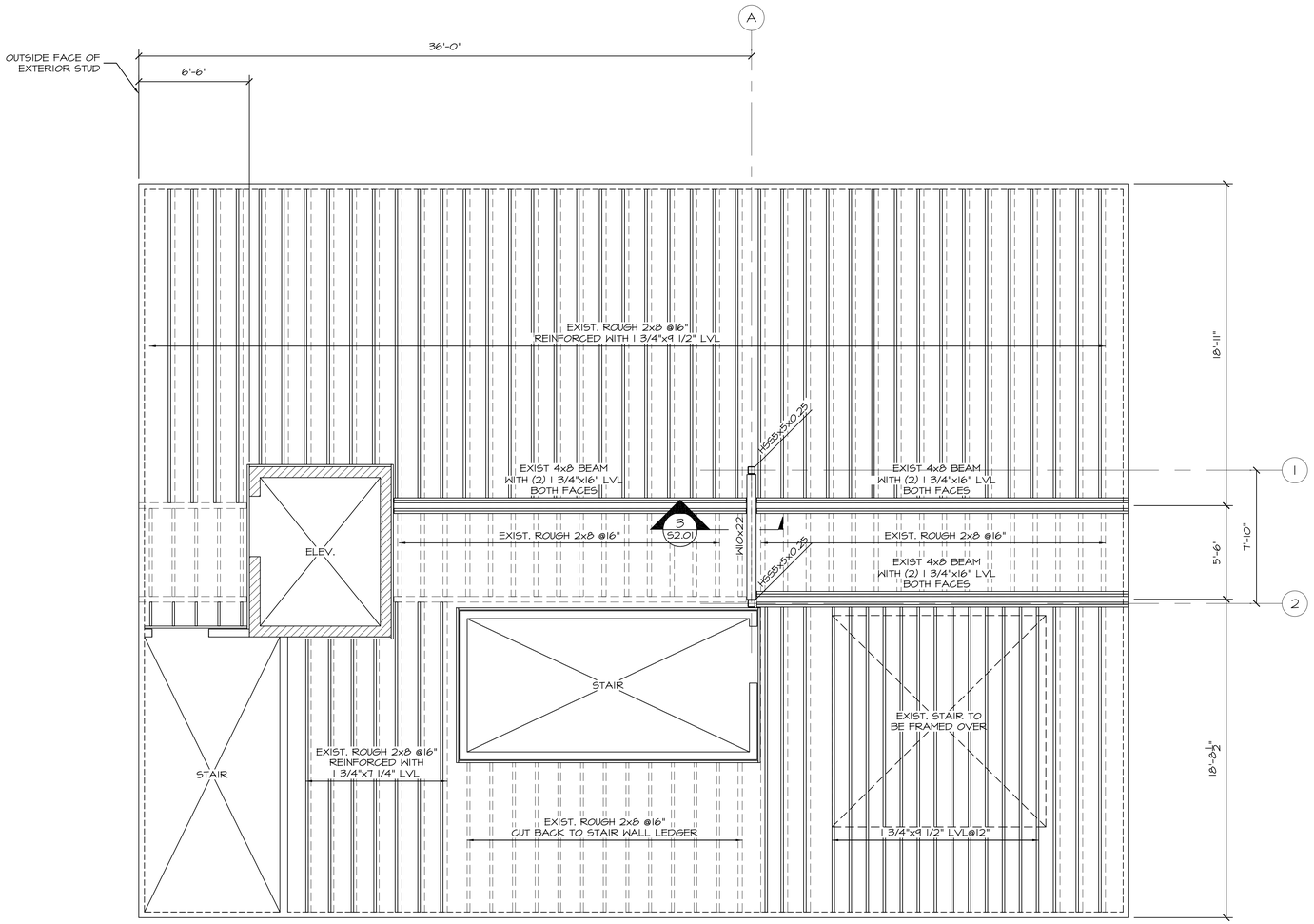
Issued for Peremit 06/12/20

Scale: 1/4"=1'-0"

Date: 12 JUN 2020

SECOND FLOOR FRAMING PLAN

S1.03



THIRD FLOOR FRAMING PLAN

1/4"=1'-0"

OFFICE LEVEL

EXISTING FLOOR FRAMING SHOWN IS APPROXIMATE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY SIGNIFICANT DISCEPANCY.

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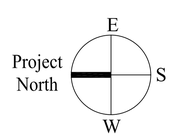

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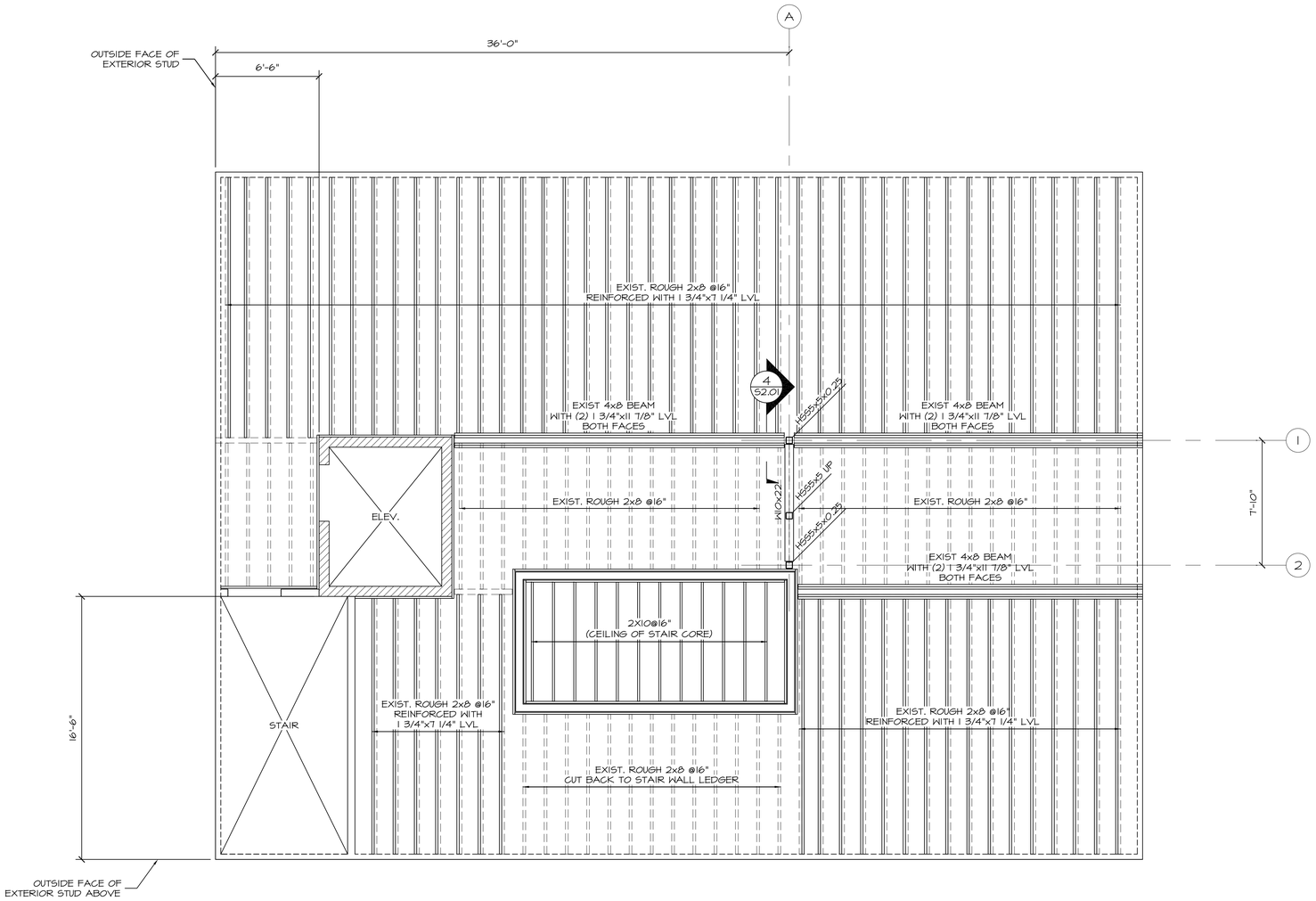
THIRD FLOOR FRAMING PLAN

S1.04



FOURTH FLOOR FRAMING PLAN

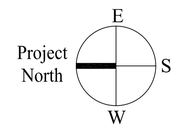
1/4"=1'-0"

RESIDENTIAL LEVEL

EXISTING FLOOR FRAMING SHOWN IS APPROXIMATE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY SIGNIFICANT DISCEPANCY.

STEEL BEAM TO HSS COLUMN SHEAR CONNECTION SHALL BE DESIGNED FOR UNFACTORED LOADS AS FOLLOWS:

DEAD LOAD = 4.3
LIVE LOAD = 6.6 KIPS



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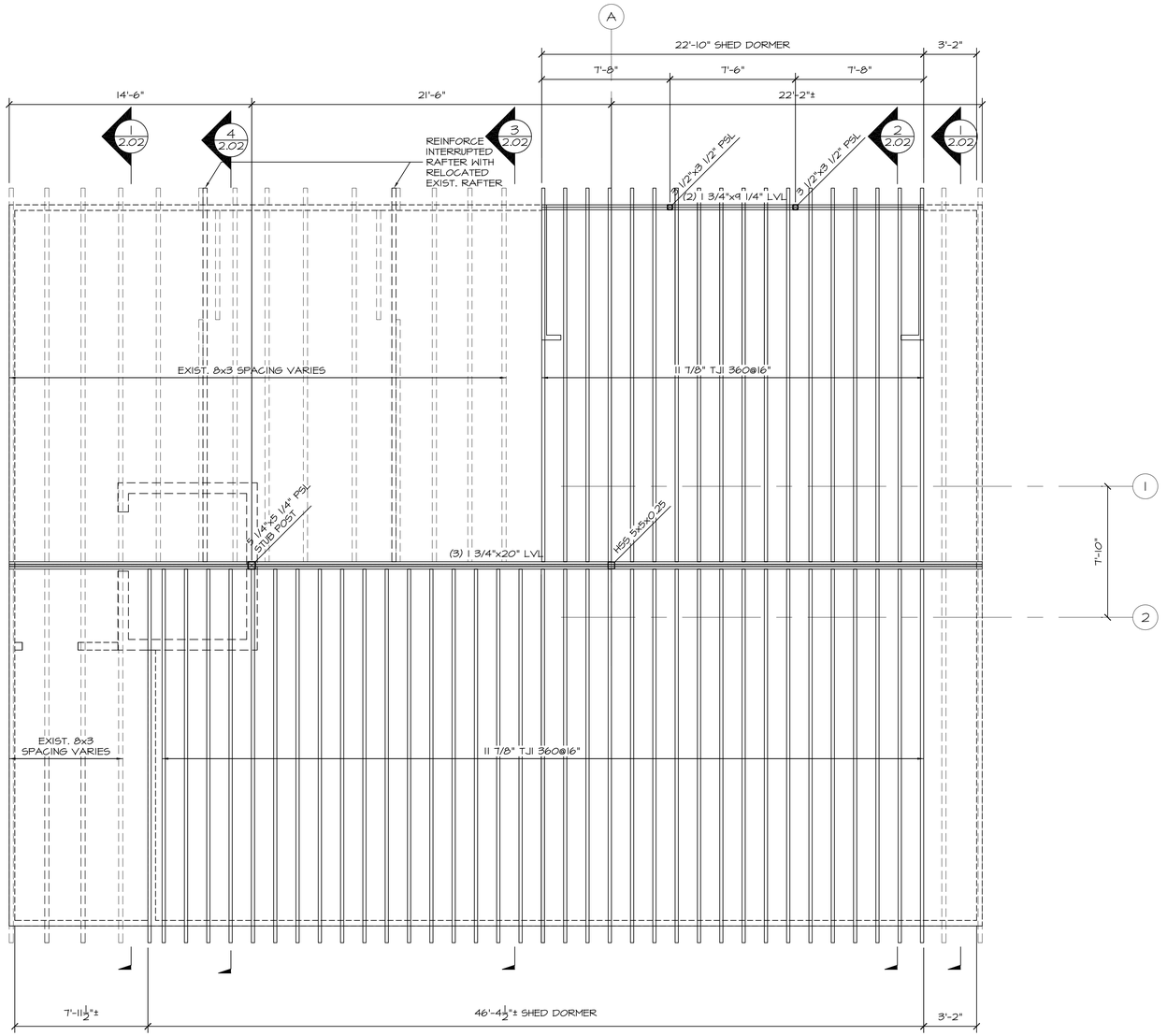
FOURTH FLOOR FRAMING PLAN

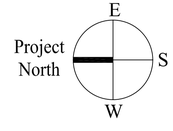
S1.05



ROOF FRAMING PLAN

1/4"=1'-0"

COLUMN CAP AT HSS 5x5 IS SIMPSON CCQ 5 1/4 WELDED TO TOP OF HSS.



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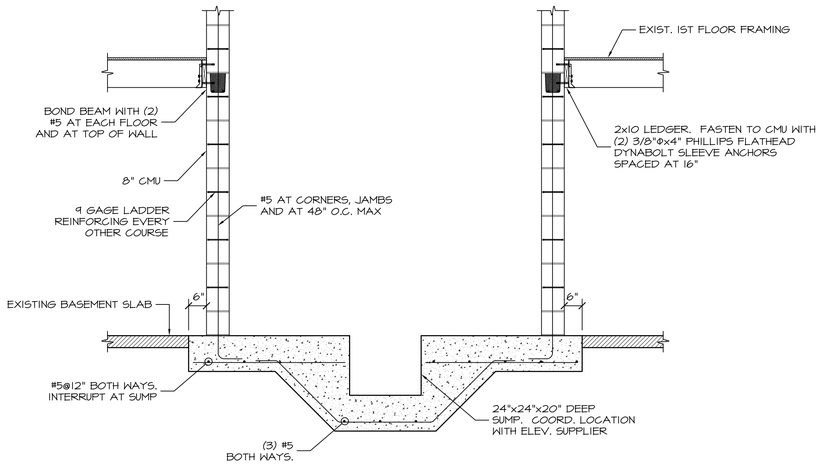
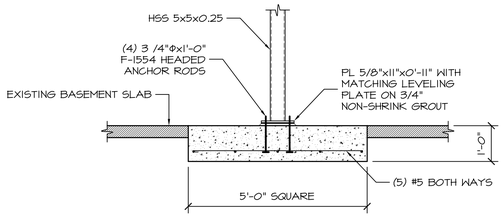
ROOF FRAMING PLAN

S1.06

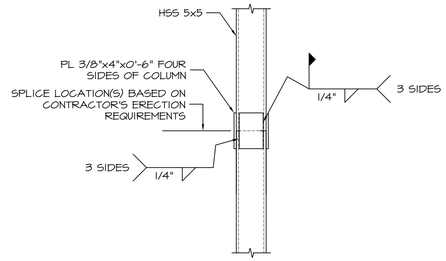


SECTION 1
1/2"=1'-0" S1.01
S1.02

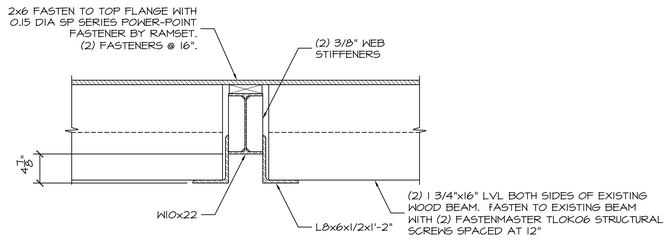
COORDINATE ALL ELEVATOR PIT DIMENSIONS WITH ELEVATOR SUPPLIER.



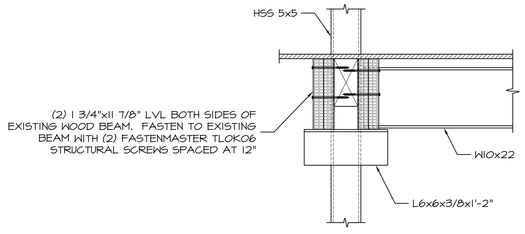
SECTION 2
1/2"=1'-0" S1.01



TYP HSS COLUMN SPLICE
1"=1'-0"



SECTION 3
1"=1'-0" S1.03
S1.04



SECTION 4
1"=1'-0" S1.05

Architect:
ARCHETYPE Architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Consulting Engineer:
STRUCTURAL DESIGN CONSULTING
18 Scenic Road Unit 2
Laconia, NH 03246
Tel 207.232.2964

Prepared For:
ALBERT P. GLICKMAN & ASSOC.
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Portland, Maine 04101
(207) 956-6020

STATE OF MAINE
DAVID J TETREAULT
No. 4840
REGISTERED PROFESSIONAL ENGINEER

Project:
1 COMMERCIAL ST
SHELL IMPROVEMENTS
Portland, Maine

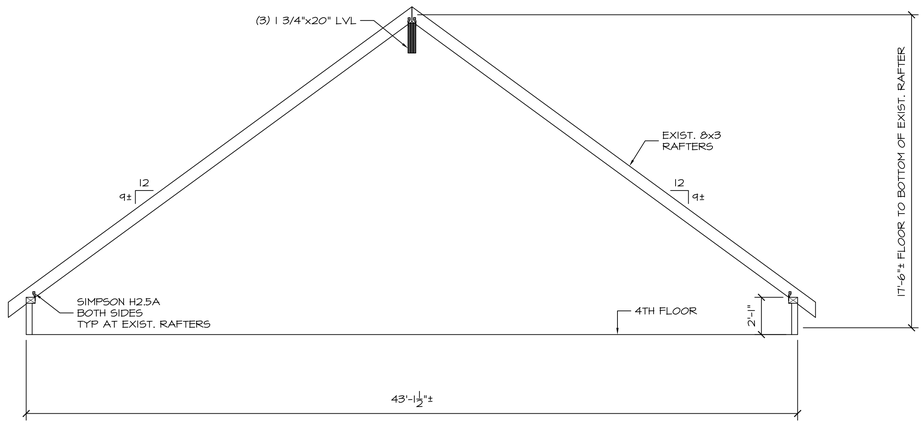
Revisions:
Issued for Permit 06/12/20

Scale: As Noted

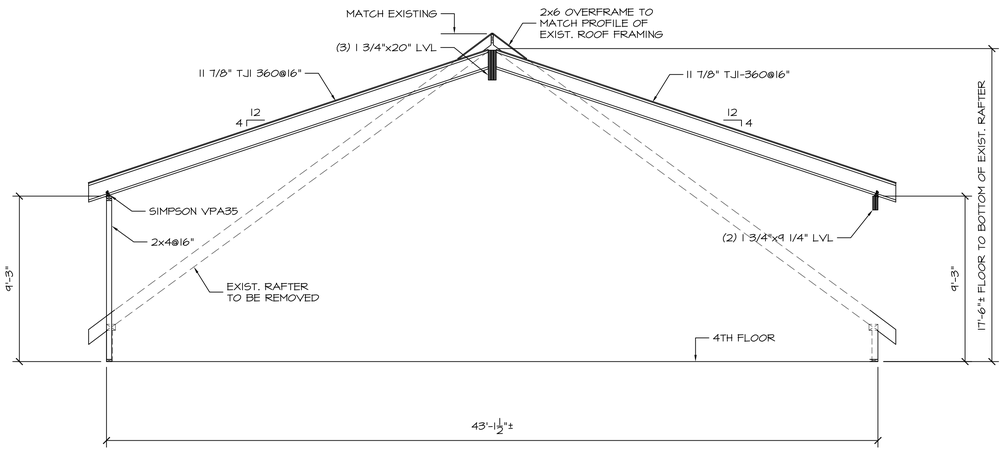
Date: 12 JUN 2020

STRUCTURAL SECTIONS AND DETAILS

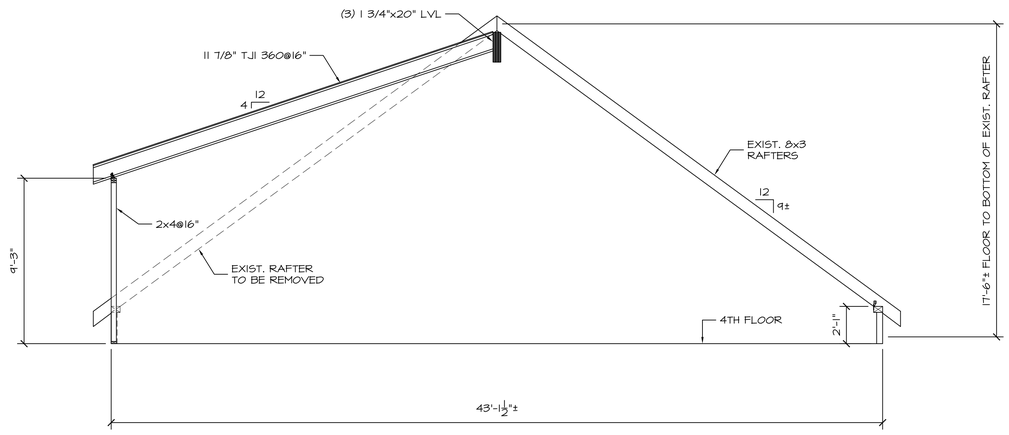
S2.01



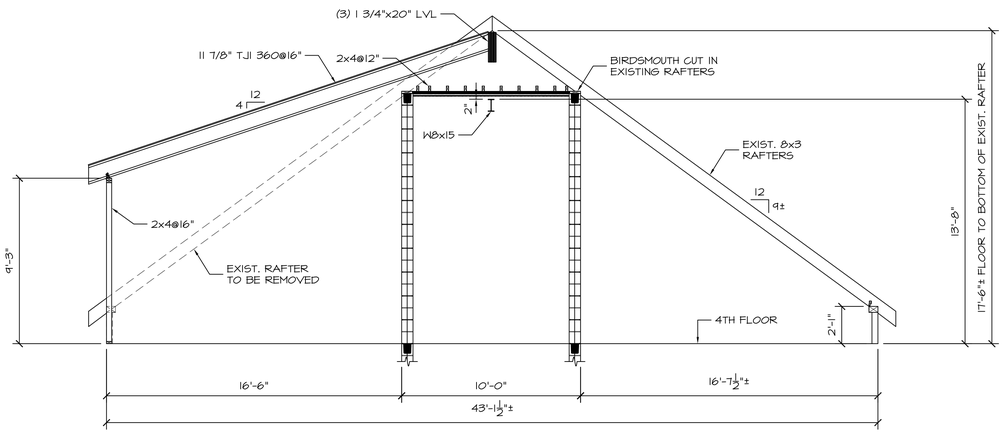
SECTION 1
1/4"=1'-0" S1.06



SECTION 2
1/4"=1'-0" S1.06



SECTION 3
1/4"=1'-0" S1.06



SECTION 4
1/4"=1'-0" S1.06

Architect:
ARCHETYPE Architects
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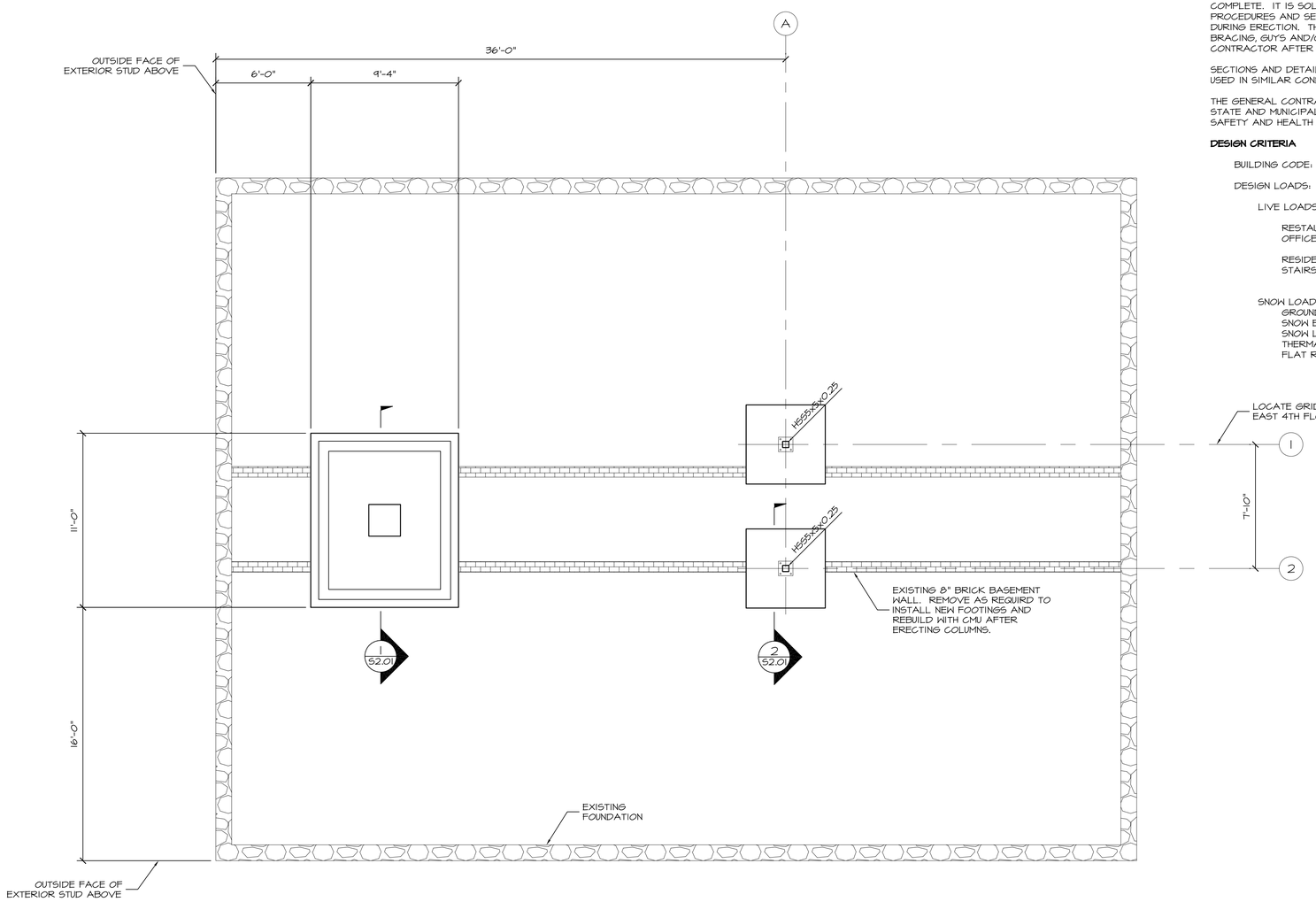
Scale: 1/4"=1'-0"

Date: 12 JUN 2020

ROOF FRAMING SECTIONS

S2.02



FOUNDATION PLAN
1/4"=1'-0"

GENERAL NOTES

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND EQUIPMENT DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF CHASES, INSERTS, SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. THE CONTRACTOR SHALL DETERMINE ALL NECESSARY DIMENSIONS, ELEVATIONS AND CONDITIONS REQUIRED FOR THE FABRICATION AND ERECTION OF THE BUILDING'S COMPONENTS.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE THE SAFETY OF THE BUILDING AND IT'S COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS AND/OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE GENERAL CONTRACTOR AFTER COMPLETION OF THE BUILDING.

SECTIONS AND DETAILS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL AND USED IN SIMILAR CONDITIONS.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FOLLOW ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL REGULATIONS INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

DESIGN CRITERIA

BUILDING CODE: 2015 INTERNATIONAL BUIULDING CODE

DESIGN LOADS:

LIVE LOADS

RESTAURANT AND RETAIL	100 PSF
OFFICE	50 PSF
	+ 15 PSF MOVABLE PARTITION
RESIDENTIAL	40 PSF
STAIRS AND EXITS	100 PSF

SNOW LOAD

GROUND SNOW LOAD, Pg	60 PSF
SNOW EXPOSURE FACTOR, Ce	1.0
SNOW LOAD IMPORTANCE FACTOR, Is	1.0
THERMAL FACTOR, Ct	1.0
FLAT ROOF SNOW LOAD, Pf	42 PSF

Project North
E
S
W

STATE OF MAINE
DAVID J TETREAULT
No. 8840
REGISTERED PROFESSIONAL ENGINEER

Prepared For:
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Project:
1 COMMERCIAL ST
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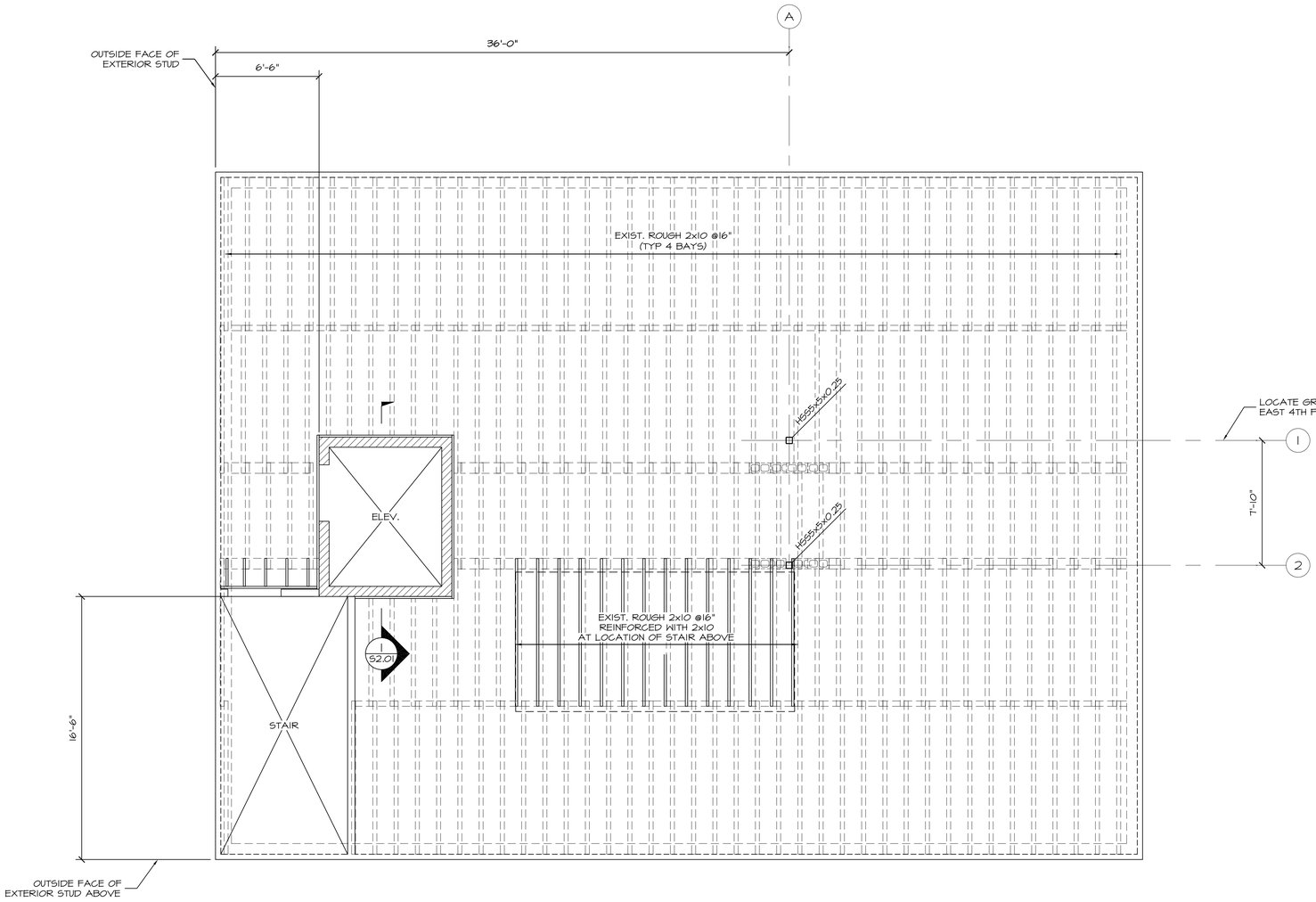
Scale: 1/4"=1'-0"

Date: 12 JUN 2020

FOUNDATION PLAN AND GENERAL NOTES

S1.01

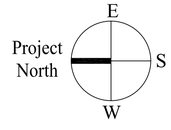


FIRST FLOOR FRAMING PLAN

1/4"=1'-0"

RETAIL OR RESTAURANT LEVEL

EXISTING FLOOR FRAMING SHOWN IS APPROXIMATE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY SIGNIFICANT DISCEPANCY.



STATE OF MAINE
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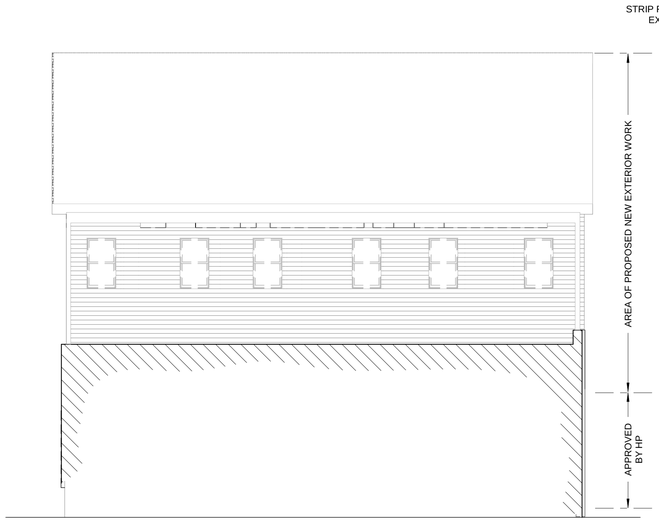
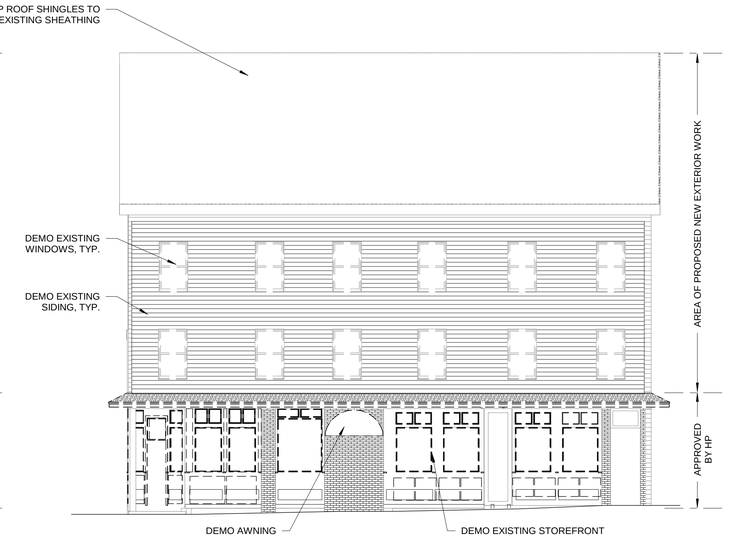
FIRST FLOOR FRAMING PLAN

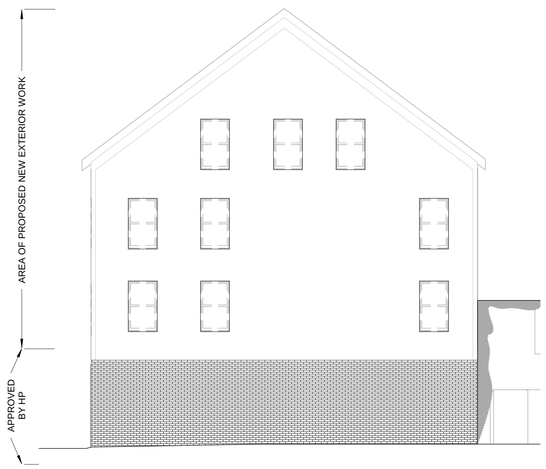
S1.02



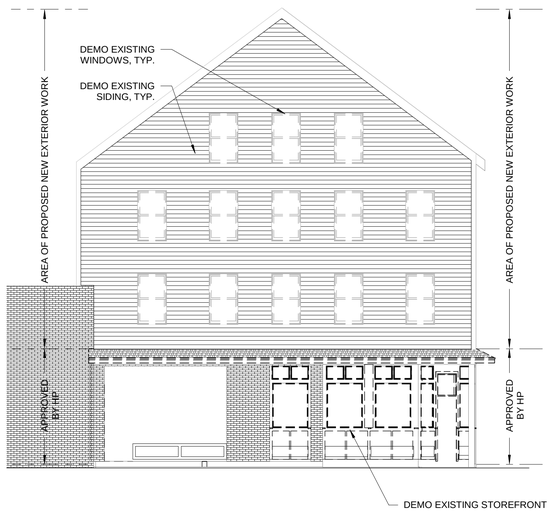
4 EXISTING WEST ELEVATION
1/8" = 1'-0"



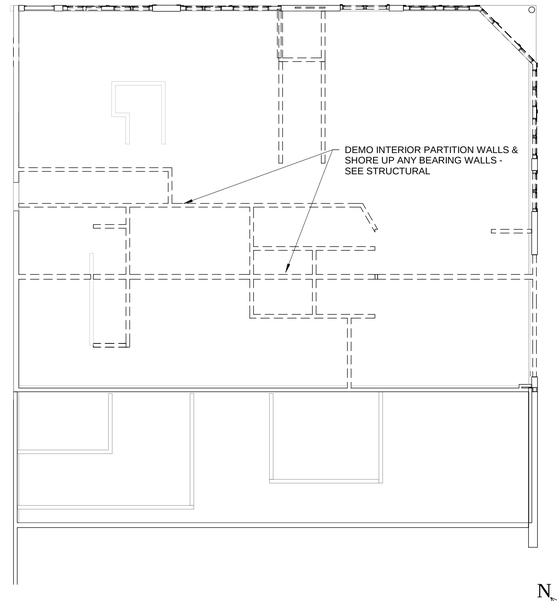
3 EXISTING EAST ELEVATION
1/8" = 1'-0"



5 EXISTING NORTH ELEVATION
1/8" = 1'-0"



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



1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

Prepared For:
Albert B. Glickman & Assoc.

Consultant:

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
1 Commercial Street
Portland, Maine

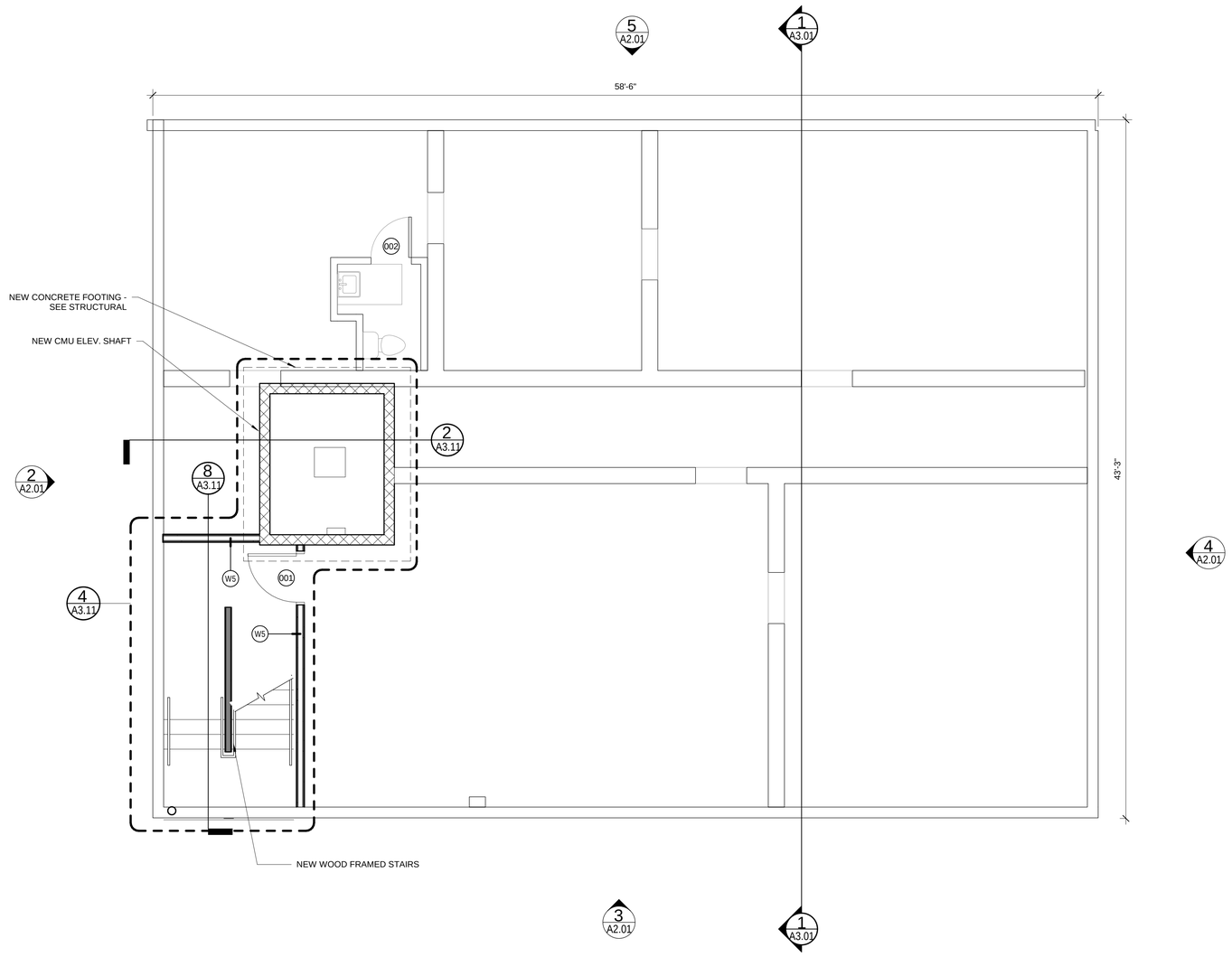
Revisions:

Scale: 1/8" = 1'-0"

Date: 27 MAY 2020

EXISTING 1ST PLAN W/ DEMO & EXTERIOR ELEVATIONS

A0.01



5 BASEMENT PLAN
1/4" = 1'-0"

GROSS 2528 SQ. FT.

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

Prepared For:
Albert B. Glickman & Assoc.
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City, State

Consultant:

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Project:
1 Commercial Street
Portland, Maine

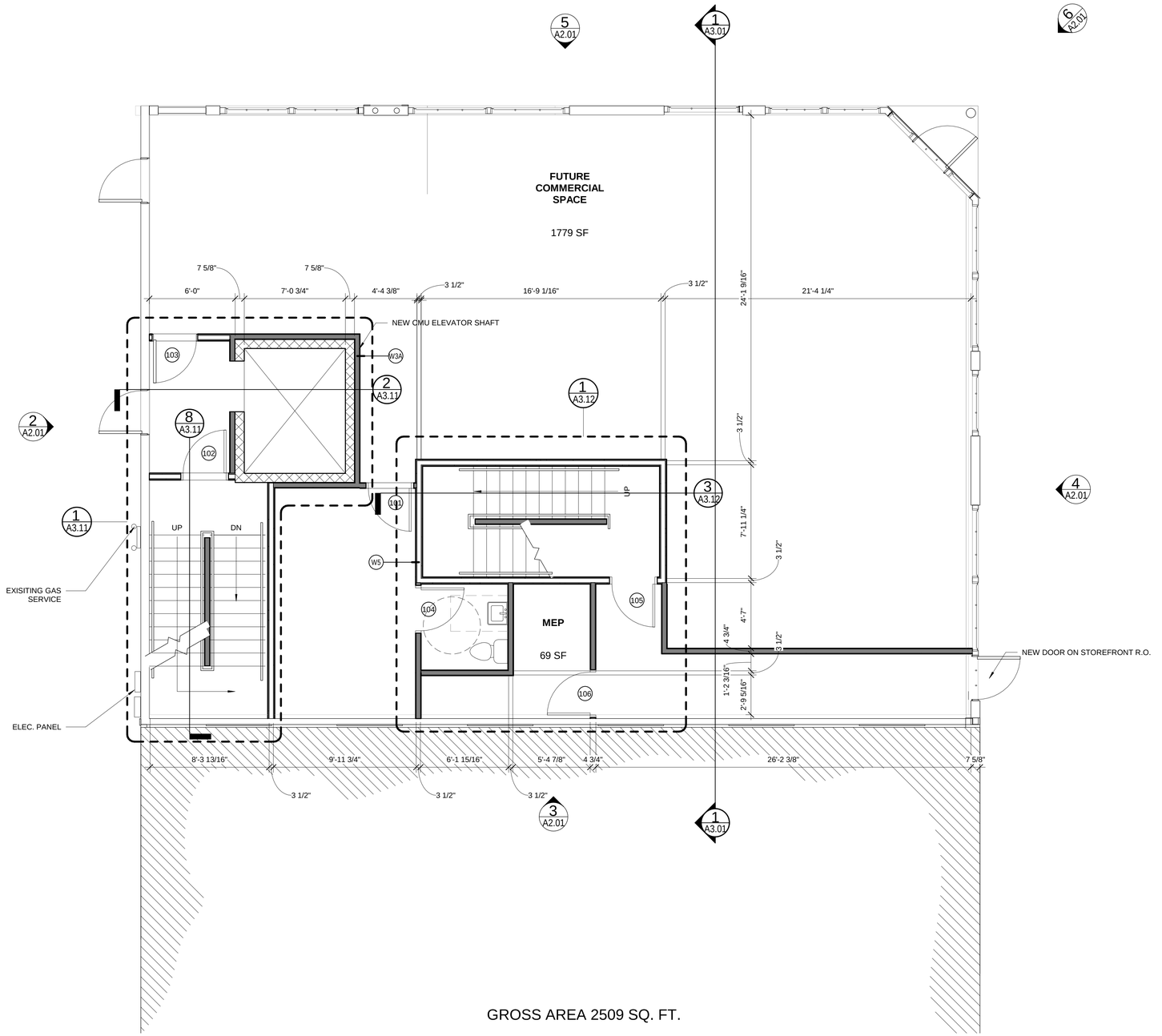
Revisions:

Scale: 1/4" = 1'-0"

Date: 27 MAY 2020

BASEMENT FLOOR PLAN

A1.01



GROSS AREA 2509 SQ. FT.

1 NEW FIRST FLOOR PLAN
1/4" = 1'-0"

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

Prepared For:
Albert B. Glickman & Assoc.

Consultant:

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Project:
1 Commercial Street
Portland, Maine

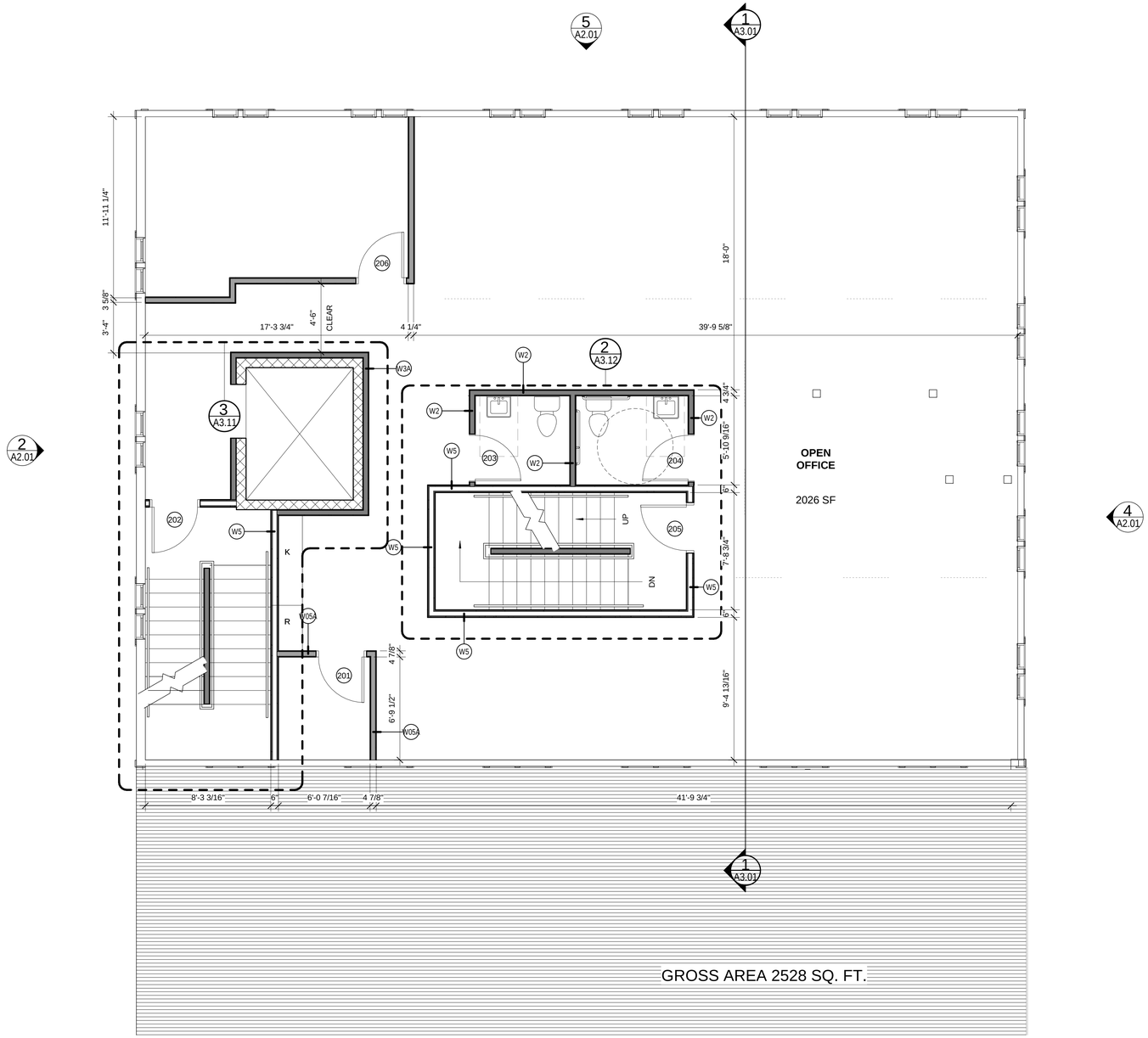
Revisions:

Scale: 1/4" = 1'-0"

Date: 27 MAY 2020

FIRST FLOOR PLAN

A1.02



1 NEW 2ND FLOOR PLAN
1/4" = 1'-0"

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

Prepared For:
Albert B. Glickman & Assoc.
111 Commercial St. Suite 300
Portland, ME 04101

Consultant:

Architect:
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(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
1 Commercial Street
Portland, Maine

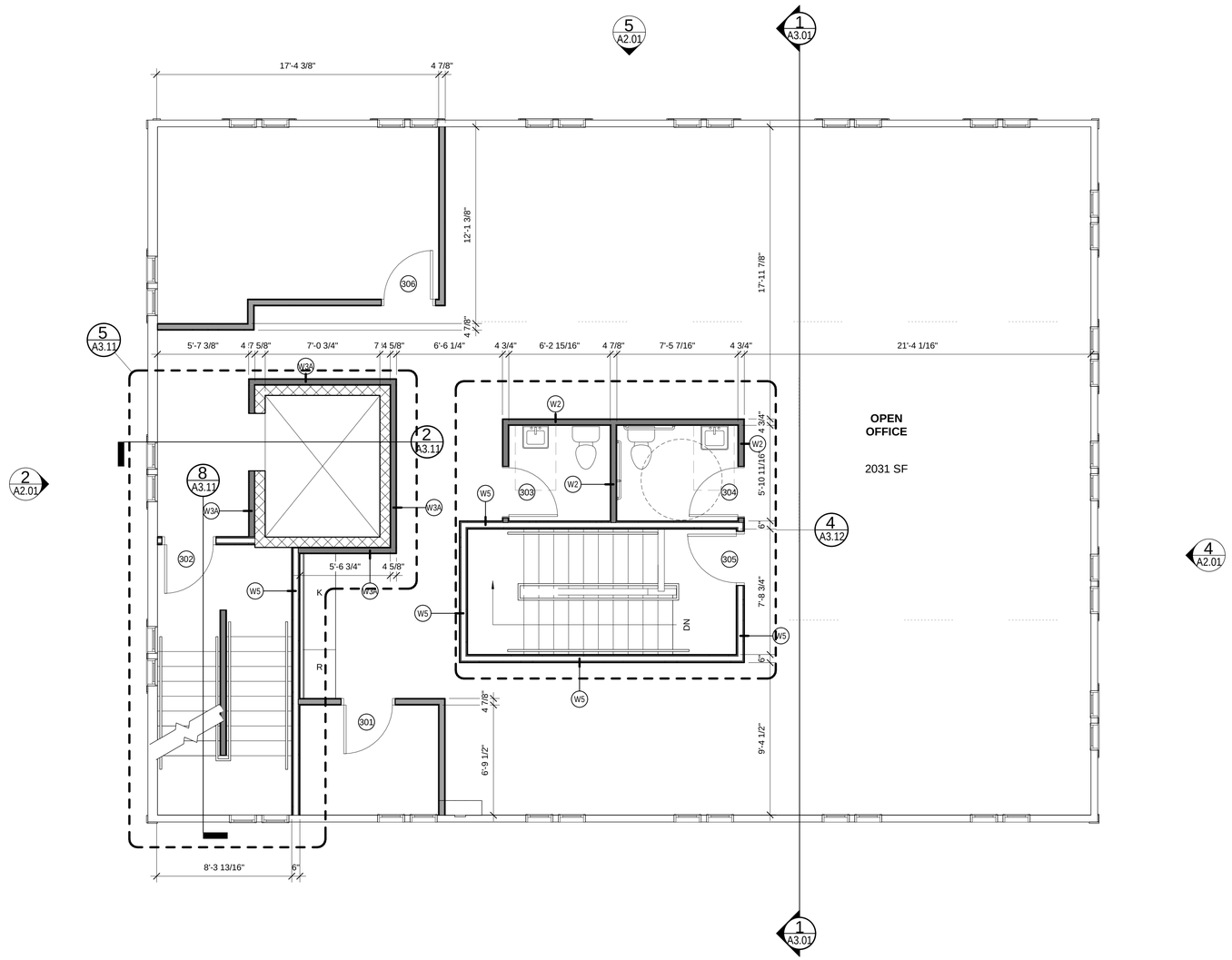
Revisions:

Scale: 1/4" = 1'-0"

Date: 27 MAY 2020

SECOND FLOOR PLAN

A1.03



1 NEW 3RD FLOOR PLAN

1/4" = 1'-0"

GROSS AREA 2528 SQ. FT.

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

Prepared For:
Albert B. Glickman & Assoc.

Consultant:

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Project:
1 Commercial Street
Portland, Maine

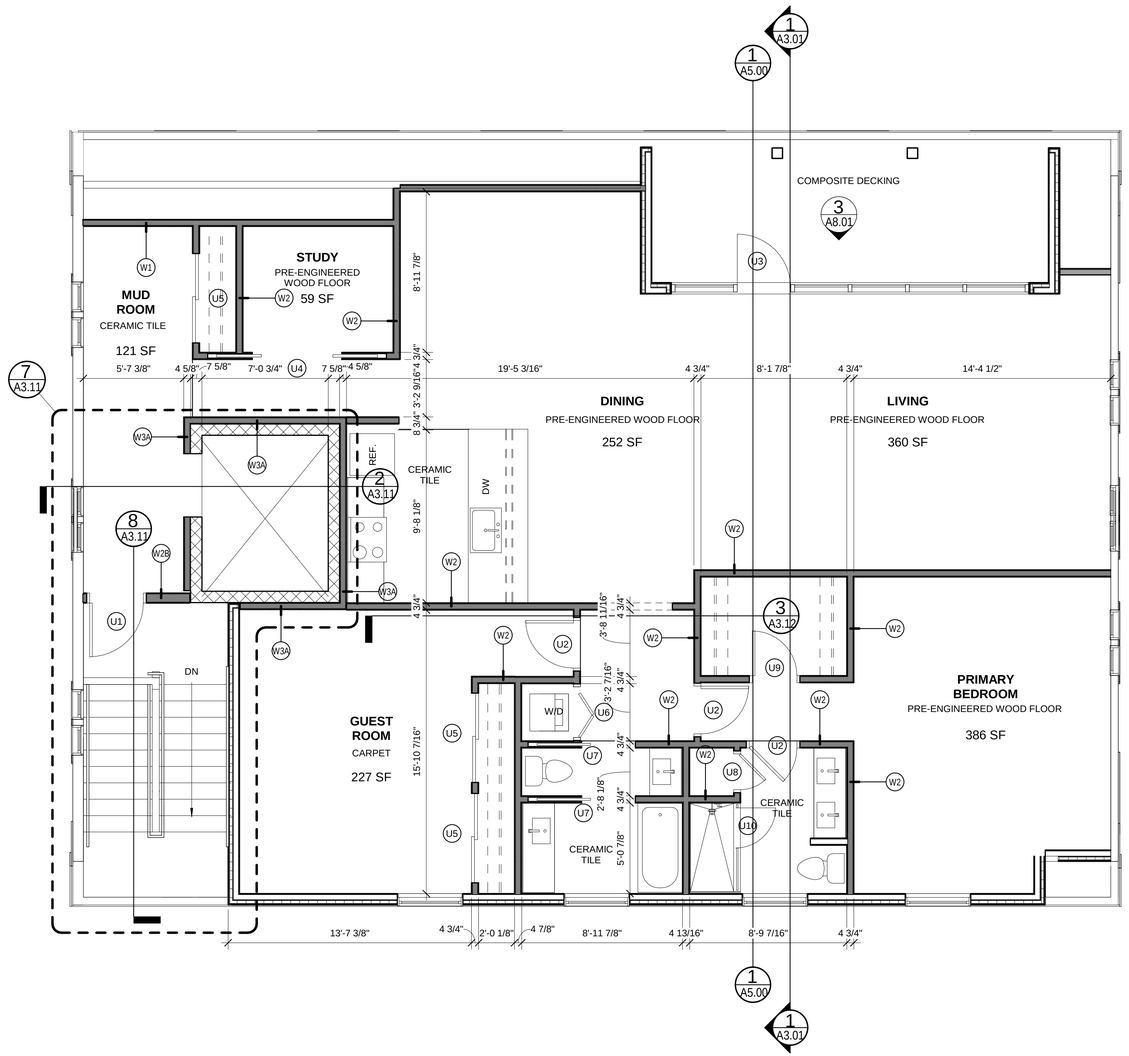
Revisions:

Scale:
1/4" = 1'-0"

Date:
27 MAY 2020

THIRD FLOOR PLAN

A1.04



1 | NEW 4TH FLOOR PLAN

1/4" = 1'-0"

GROSS AREA 2192 SQ. FT.

NET UNIT AREA 1981 SQ. FT

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

Prepared For:
Albert B. Glickman
& Assoc.

Consultant:

Architect:
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Project:
1 Commercial Street
Portland, Maine

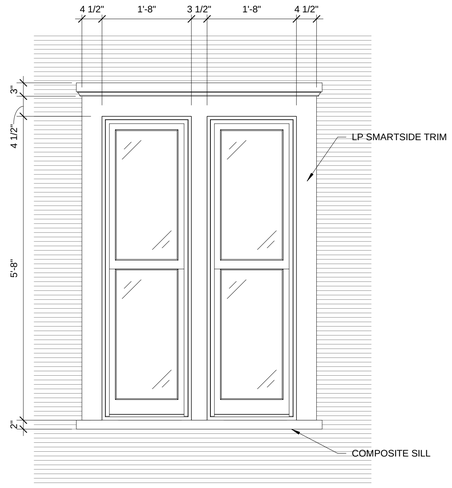
Revisions:

Scale:
1/4" = 1'-0"

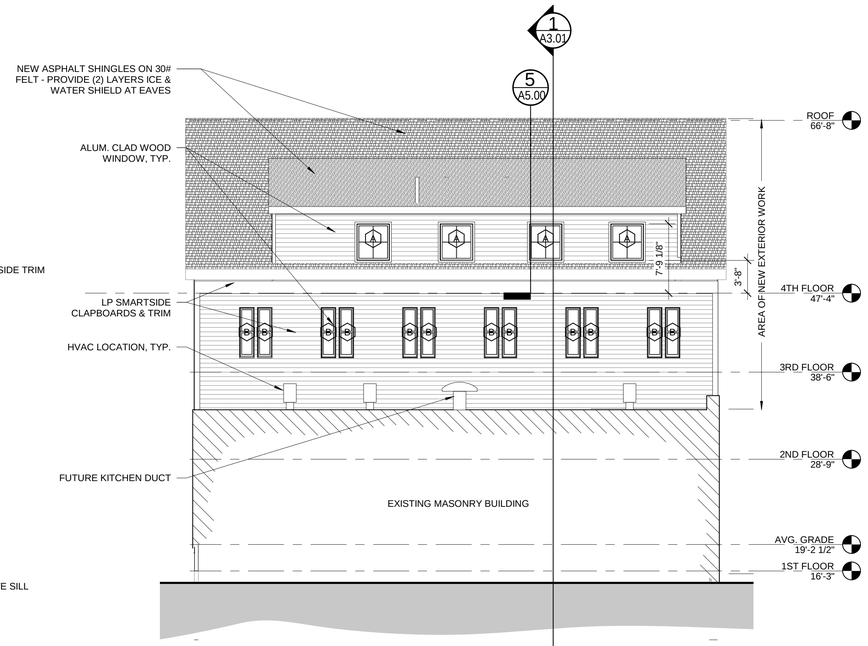
Date:
27 MAY 2020

FOURTH FLOOR PLAN

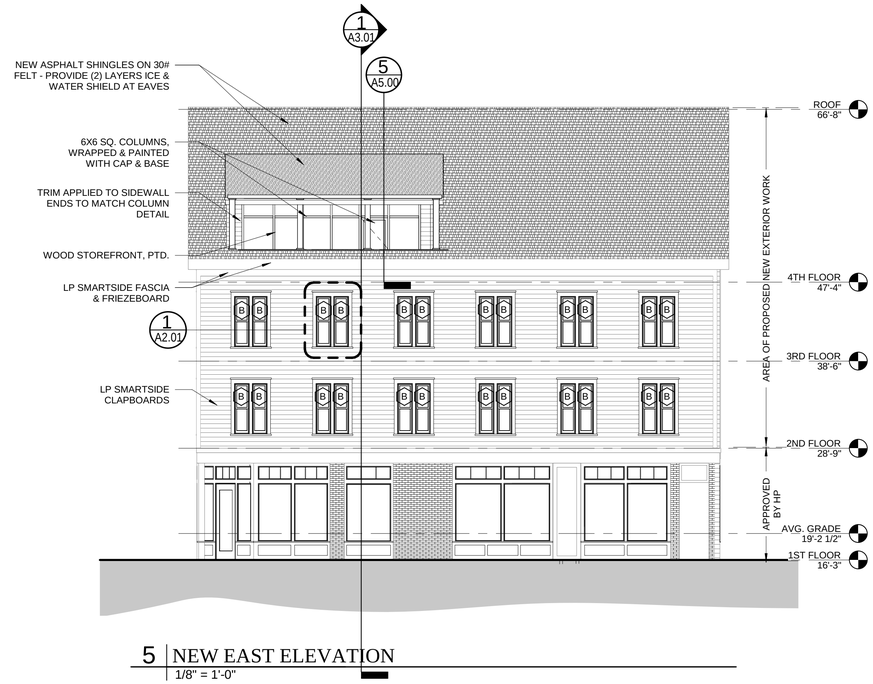
A1.05



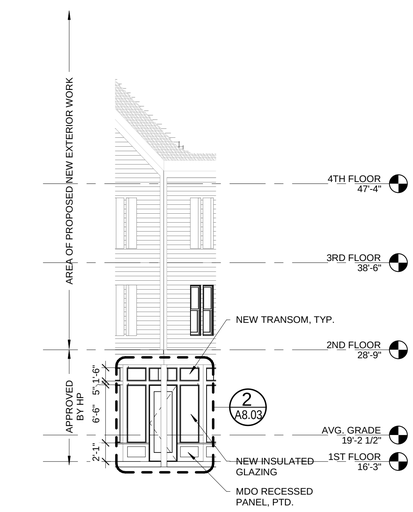
1 TYPICAL WINDOW DETAIL
3/4" = 1'-0"



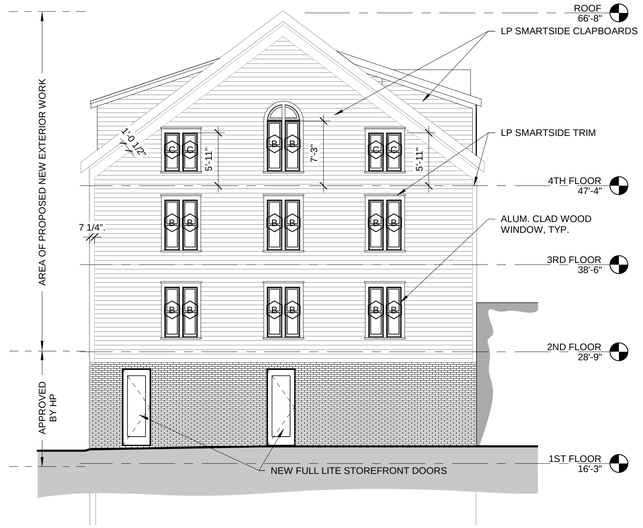
3 NEW WEST ELEVATION
1/8" = 1'-0"



5 NEW EAST ELEVATION
1/8" = 1'-0"



6 NEW SOUTHEAST ELEVATION
1/8" = 1'-0"



2 NEW NORTH ELEVATION
1/8" = 1'-0"

4 NEW SOUTH ELEVATION
1/8" = 1'-0"

LICENSED ARCHITECT
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STATE OF MAINE

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1 Commercial Street
Portland, Maine

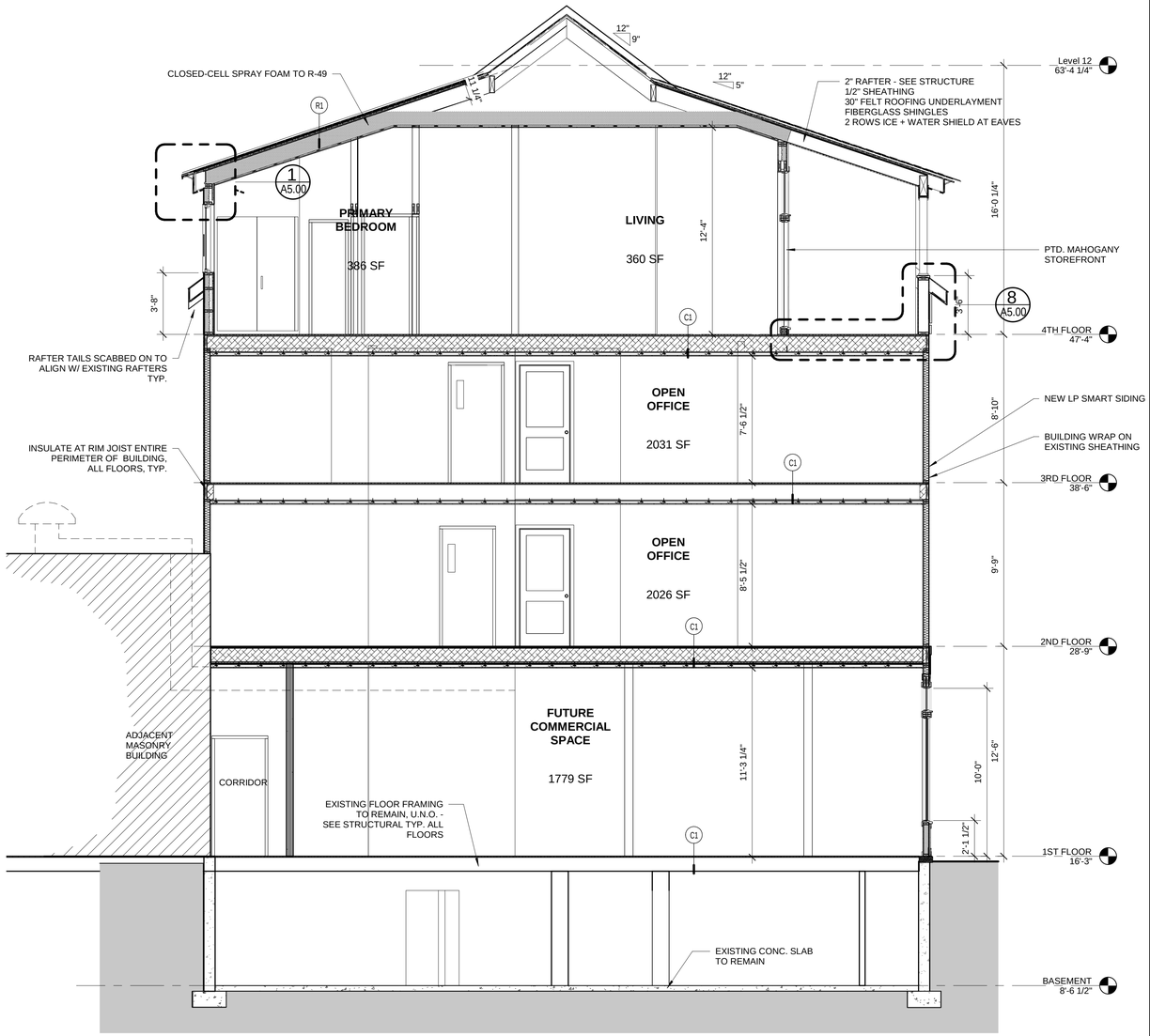
Revisions:

Scale: As indicated

Date: 27 MAY 2020

ELEVATIONS

A2.01



1 BUILDING SECTION
1/4" = 1'-0"

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

Prepared For:
Albert B. Glickman
& Assoc.
Address
City, State

Consultant:

Architect:
ARCHETYPE
architects
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Project:
1 Commercial Street
Portland, Maine

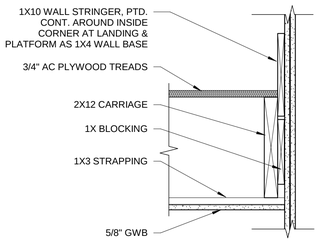
Revisions:

Scale:
1/4" = 1'-0"

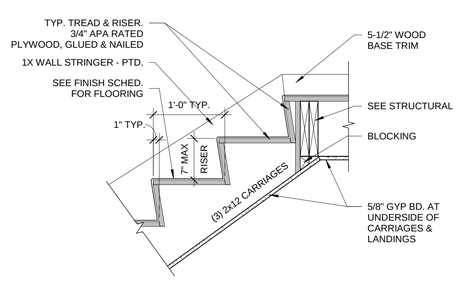
Date:
27 MAY 2020

BUILDING SECTION

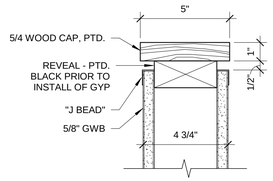
A3.01



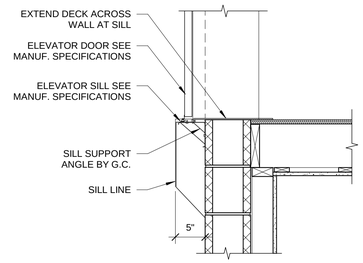
13 STRINGER DETAIL
1 1/2" = 1'-0"



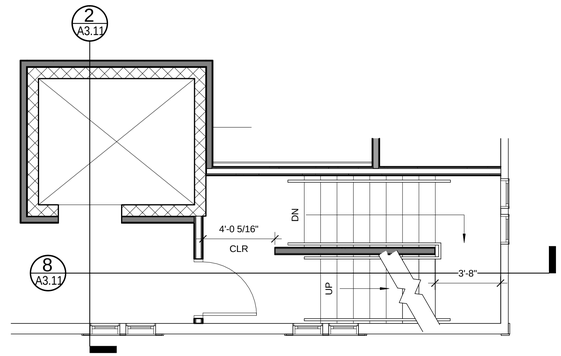
12 STAIR LANDING DETAIL
1" = 1'-0"



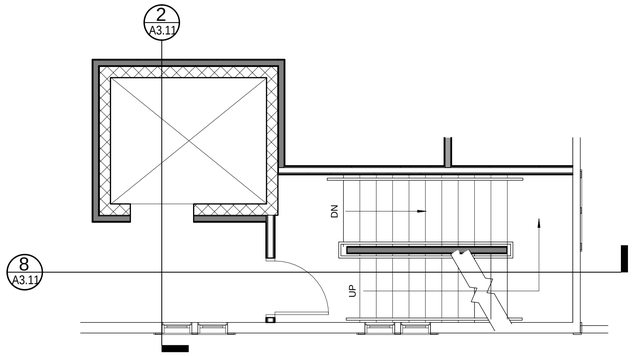
11 STAIR WALL DETAIL
3" = 1'-0"



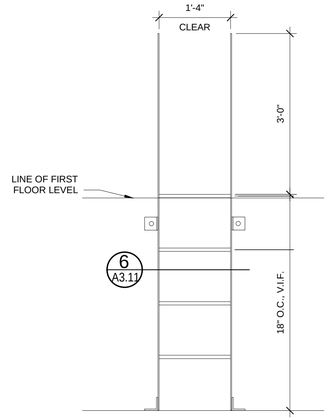
10 ELEVATOR DOOR THRESHOLD
1" = 1'-0"



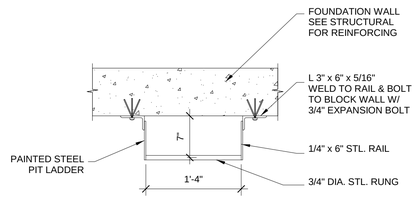
5 STAIR A & ELEV. PLAN AT THIRD FLOOR
1/4" = 1'-0"



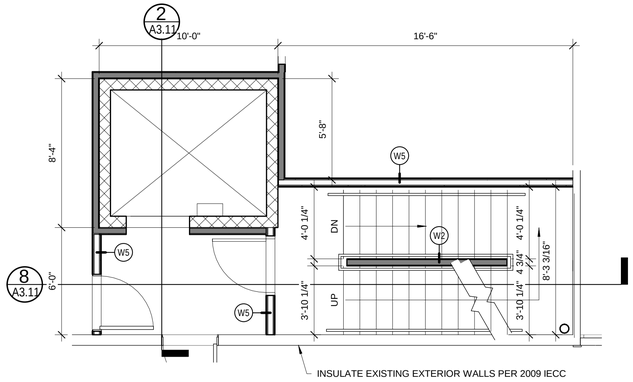
3 STAIR A & ELEV. PLAN AT SECOND FLOOR
1/4" = 1'-0"



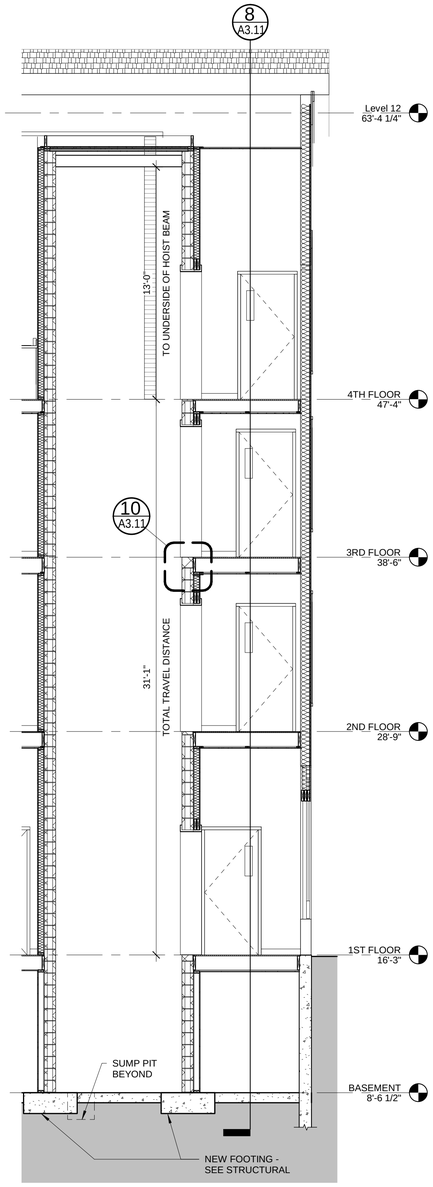
9 ELEVATOR PIT LADDER ELEVATION
3/4" = 1'-0"



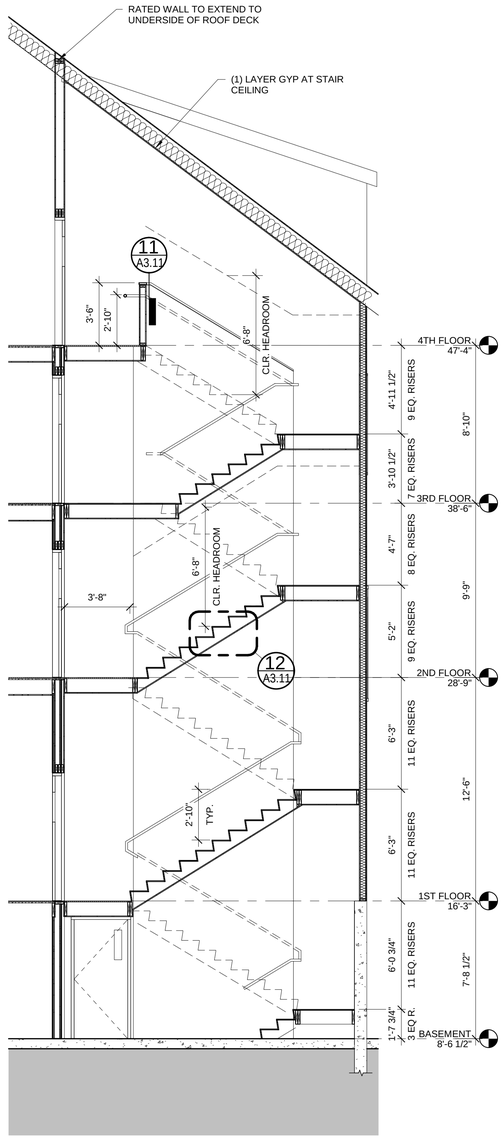
6 ELEVATOR PIT LADDER PLAN
1" = 1'-0"



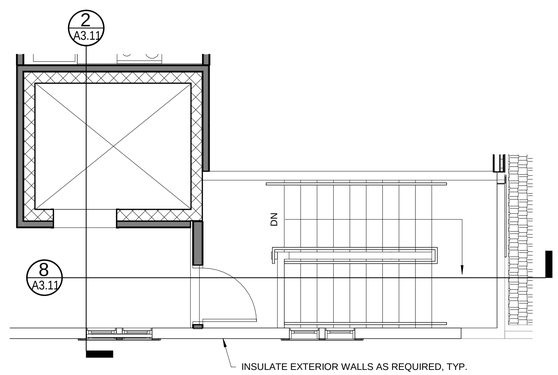
1 STAIR A & ELEV. PLAN AT FIRST FLOOR
1/4" = 1'-0"



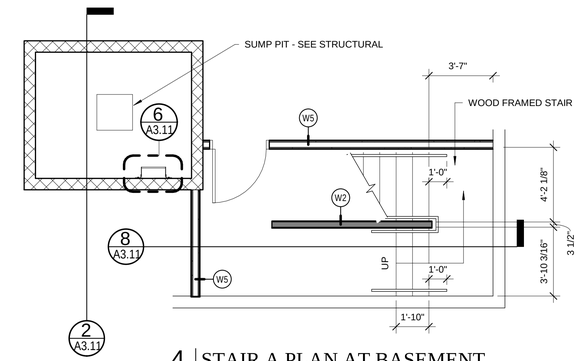
2 ELEVATOR SECTION
1/4" = 1'-0"



8 STAIR A SECTION
1/4" = 1'-0"



7 STAIR A & ELEV. PLAN AT FOURTH FLOOR
1/4" = 1'-0"



4 STAIR A PLAN AT BASEMENT
1/4" = 1'-0"

LICENSED ARCHITECT
DAVID LLOYD NO. 936
STATE OF MAINE

Prepared For:
Albert B. Glickman & Assoc.
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Architect:
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Project:
1 Commercial Street
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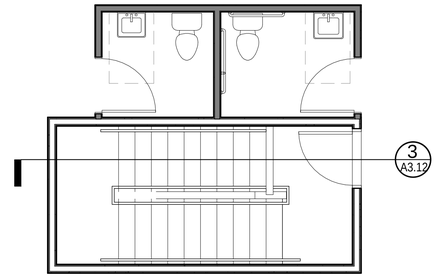
Revisions:

Scale:
As indicated

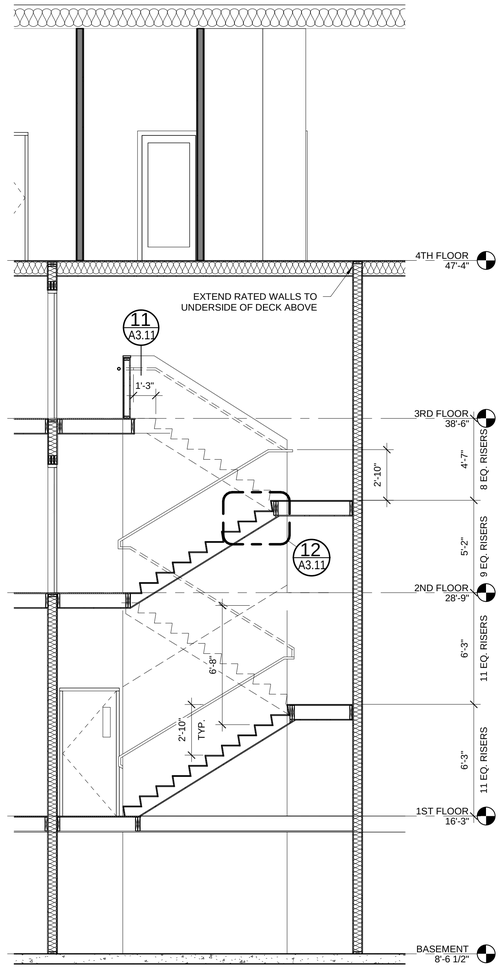
Date:
27 MAY 2020

STAIR & ELEVATOR DETAILS

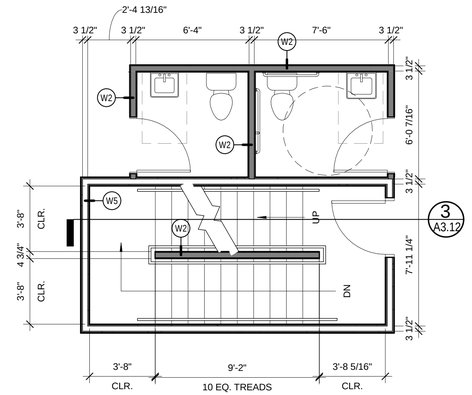
A3.11



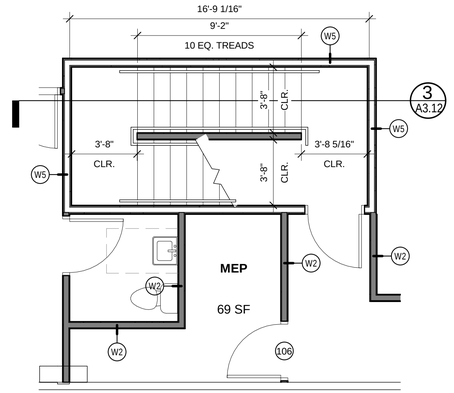
4 | 3RD FLOOR STAIR PLAN
1/4" = 1'-0"



3 | STAIR B SECTION
1/4" = 1'-0"



2 | STAIR B PLAN AT SECOND & THIRD FLOORS
1/4" = 1'-0"



1 | STAIR B PLAN AT FIRST FLOOR
1/4" = 1'-0"

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STATE OF MAINE

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Revisions:

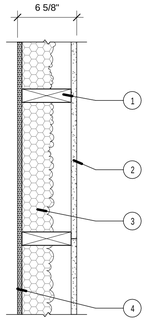
Scale:
1/4" = 1'-0"

Date:
27 MAY 2020

STAIR DETAILS

A3.12

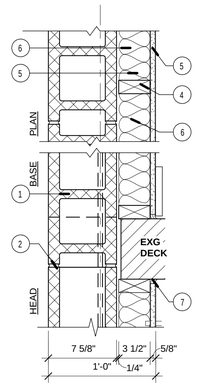
W7 **NON-RATED NON-BEARING**
DESIGN NUMBER - N/A
STC SOUND - N/A



1. **WOOD FRAMING** - WOOD STUDS, NOM. 2 IN BY 6 IN, , DOUBLE TOP PLATE AND SINGLE BASE PLATE, SEE STRUCTURAL FOR; STUD LAYOUT BRACING, AND FASTENERS. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
2. **GYPSUM BOARD -** (1) LAYERS OF 5/8" THICK GYPSUM BOARD (UL TYPE SCX) APPLIED PERPENDICULAR TO FRAMING WITH 1" TYPE S STEEL SCREWS SPACED 8" O.C.
3. **INSULATION** - CLOSED-CELL SPRAY FOAM INSULATION
4. **DENSGLASS - (**1) LAYER OF 5/8" PLYWOOD SHEATHING APPLIED PERPENDICULAR TO FRAMING WITH 1" TYPE S STEEL SCREWS SPACED 8" O.C.

6 WALL 1 - WOOD STUD EXTERIOR WALL
1 1/2" = 1'-0"

W4 **2 HR NON-BEARING FIRE BARRIER**
DESIGN NUMBER - UL - U905
71 STC SOUND - 69219-113-11

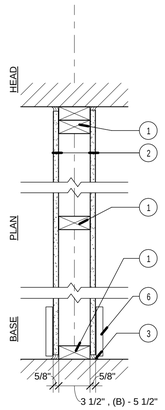


1. **CONCRETE BLOCKS -** CLASSIFICATION D-2 (2HR)
2. **MORTAR -** BLOCKS LAID IN A FULL BED OF MORTAR, NOM. 3/8 IN THICK, OF NOT LESS THAN 2 1/4 AND NOT MORE THAN 3 1/2 PARTS CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS STAGGERED.
3. **REINFORCING -** SEE STRUCTURALS
4. **WOOD FRAMING** - WOOD STUDS, NOM. 2 IN BY 4 IN, DOUBLE TOP PLATE AND SINGLE BASE PLATE, SEE STRUCTURAL FOR STUD LAYOUT, BRACING, AND FASTENERS. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
5. **GYPSUM BOARD** - (ADDED) - 5/8 IN. THICK, 4 FT WIDE ATTACHED TO METAL STUDS WITH TYPE S STEEL SCREWS SPACED 8 IN. O.C. ALONG EDGES OF BOARD AND 12 IN. O.C. IN THE FIELD OF THE BOARD. JNTS. ORIENTED VERTICALLY AND STAGGERED ON OPPOSITE SIDES OF ASSEMBLY 48 IN. O.C.
6. **SOUND BATT** - (ADDED) - MINERAL WOOL INSULATION 4" THICK, COMPRESSED AND FRICTION FIT IN STUD SPACE.
7. **SEALANT** - (ADDED) - CONTINUOUS ACOUSTIC SEALANT.
8. **BLOCKING** - (ADDED/NOT SHOWN) - WOOD BLOCKING AS NEEDED
9. **TAPE AND COMPOUND** - (ADDED/NOT SHOWN) - VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOISTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.
10. **CEILING -** SEE ID
11. **SCHEDULED BASE -** SEE ID

4 WALL 4 - CMU + FURRING
1 1/2" = 1'-0"

W2A	W2B
2x4	2x6

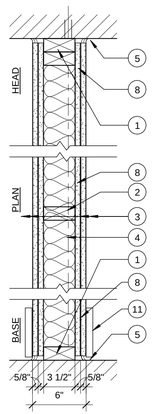
NON-RATED BEARING PARTITION
DESIGN NUMBER - UL - U407
71 STC SOUND - 69219-113-11



1. **WOOD FRAMING** - WOOD STUDS, NOM. 2 IN BY 4 IN (IN WALL B USE 2X6), DOUBLE TOP PLATE AND SINGLE BASE PLATE, SEE STRUCTURAL FOR STUD LAYOUT, BRACING, AND FASTENERS. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
2. **GYPSUM BOARD -** (1) LAYER 5/8" GYP. BD. EACH SIDE, PAPER SURFACED, APPLIED PERPENDICULAR TO FRAMING WITH 1" TYPE S STEEL SCREWS SPACED 8" O.C. USE MOISTURE RESISTANT GYP. BOARD ON ALL BATHROOM WALLS - TYPICAL ALL BATHROOMS. GYP HELD UP FROM FLOOR 1/4"-3/8" FOR INSTALLATION OF ACOUSTIC SEALANT - TYP.
3. **SEALANT** - UL AND STC LISTED SEALANT, FULL PERIMETER BOTH SIDES.
4. **BLOCKING - (NOT SHOWN)** WOOD BLOCKING AS NEEDED
5. **TAPE AND COMPOUND - (NOT SHOWN)** VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOISTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.
6. **BASE -** SEE "FLOOR COVERING AND TRIM NOTES" ON A6.__ - "ENLARGED UNIT PLANS AND DETAILS" SHEETS

2 WALL 2 - BEARING PARTITION
1 1/2" = 1'-0"

W5 **2 HR FIRE BARRIER**
DESIGN NUMBER-GA FILE NO. WP 4135
STC SOUND - RAL TL11-164, 7-12-11

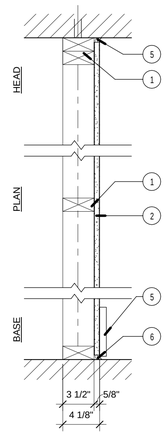


1. **CONT. WOOD PLATES -** 2X4 (NOM.) BOTTOM PLATE & DBL 2X6 (NOM.) TOP PLATE.
2. **WOOD STUDS -** 2X4 (NOM.) WOOD STUDS 16" O.C.
3. **TYPE X GYP BOARD -** NOM. 5/8 IN. THICK, 4 FT. WIDE, GYP BOARD PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERT. OR HORZ.. SINGLE LAYER INSTALLED ON EA. SIDE OF WOOD STUDS. VERTICAL JNTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. HORZ. EDGE JNTS AND HORZ. BUTT JNTS NEED NOT BE BACKED BY FRAMING. HORZ. EDGE JNTS AND HORZ. BUTT JNTS ON OPPOSITE SIDES OF WOOD STUDS NEED NOT BE STAGGERED. PANELS ATTACHED TO WOOD STUDS WITH 6d COATED NAILS, 1 7/8 IN. LONG, 0.0915 IN. SHANK, 1/4 IN. HEADS, 7 IN. O.C.
4. **INSULATION, FIBERGLASS BATTS (ADDED) -** 3 1/2" GLASS FIBER INSULATION. 0.5 pcf,
5. **SEALANT** - ACOUSTIC SEALANT BOTH SIDES.
6. **BLOCKING - (NOT SHOWN)** BLOCKING AS NEEDED
7. **TAPE AND COMPOUND - (NOT SHOWN)** VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOISTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.
8. **RESILIENT CHANNEL -** 25 MSG GALV. STEEL RESILIENT CHANNELS SPACED VERTICALLY MAX. 24" O.C. FLANGE PORTION ATTACHED TO EACH INTERSECTING STUD WITH 1/2 IN. LONG TYPE S-12 PANHEAD STEEL SCREWS.
9. .
10. .
11. **BASE -** SEE FINISH SCHEDULE

5 WALL 5 - 2 HR FIRE
1 1/2" = 1'-0"

W3A	W3B
2x4	2x6

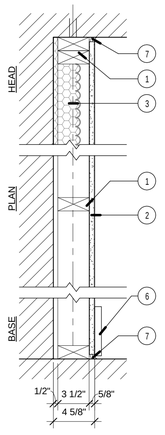
NON-RATED NON-BEARING
DESIGN NUMBER - N/A
STC SOUND - N/A



1. **WOOD FRAMING** - WOOD STUDS, NOM. 2 IN BY 4 IN, DOUBLE TOP PLATE AND SINGLE BASE PLATE, SEE STRUCTURAL FOR; STUD LAYOUT BRACING, AND FASTENERS. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
2. **GYPSUM BOARD -** (1) LAYER 5/8" GYP. BD. APPLIED PERPENDICULAR TO FRAMING WITH 1" TYPE S STEEL SCREWS SPACED 8" O.C.. USE MOISTURE RESISTANT GYP. BOARD ON ALL BATHROOM WALLS - TYPICAL ALL BATHROOMS. GYP HELD UP FROM FLOOR 1/4"-3/8" FOR INSTALLATION OF ACOUSTIC SEALANT - TYP.
3. **BLOCKING - (NOT SHOWN)** WOOD BLOCKING AS NEEDED
4. **TAPE AND COMPOUND - (NOT SHOWN)** VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.
5. **BASE - BASE -** SEE "FLOOR COVERING AND TRIM NOTES" ON A6.__ - "ENLARGED UNIT PLANS AND DETAILS" SHEETS
6. **SEALANT** - UL AND STC LISTED SEALANT, FULL PERIMETER BOTH SIDES.

3 WALL 3 - NON-RATED ONE-SIDED PARTITION
1 1/2" = 1'-0"

W1 **NON-RATED NON-BEARING**
DESIGN NUMBER - N/A
STC SOUND - N/A



1. **WOOD FRAMING** - WOOD STUDS, NOM. 2 IN BY 4 IN, DOUBLE TOP PLATE AND SINGLE BASE PLATE, SEE STRUCTURAL FOR; STUD LAYOUT BRACING, AND FASTENERS. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
2. **GYPSUM BOARD -** (1) LAYER 5/8" GYP. BD. APPLIED PERPENDICULAR TO FRAMING WITH 1" TYPE S STEEL SCREWS SPACED 8" O.C. GYP HELD UP FROM FLOOR 1/4"-3/8" FOR INSTALLATION OF ACOUSTIC SEALANT - TYP.
3. **INSULATION -** CLOSED-CELL SPRAY FOAM INSULATION FROM TOP OF WALL DOWN 3'-0" (R-15 MIN)
4. **BLOCKING - (NOT SHOWN)** WOOD BLOCKING AS NEEDED
5. **TAPE AND COMPOUND - (NOT SHOWN)** VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.
6. **BASE -** SEE "FLOOR COVERING AND TRIM NOTES" ON A6.__ - "ENLARGED UNIT PLANS AND DETAILS" SHEETS
7. **SEALANT** - UL AND STC LISTED SEALANT, FULL PERIMETER BOTH SIDES.

1 WALL 1 - NON-RATED BASEMENT FURRING WALL
1 1/2" = 1'-0"

LICENSED ARCHITECT
DAVID LLOYD NO. 936
STATE OF MAINE

Prepared For:
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1 Commercial Street
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Revisions:

Scale:
1 1/2" = 1'-0"

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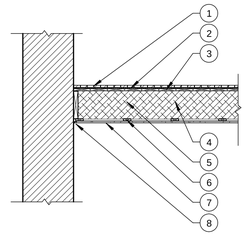
27 MAY 2020

WALL TYPES

A4.00

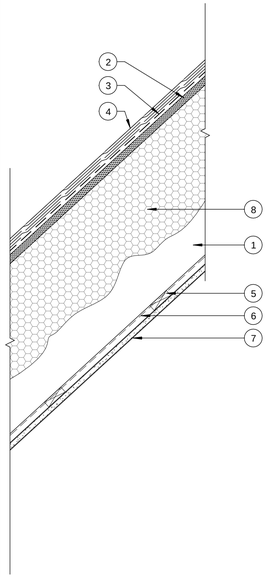
LABEL 1 HR | **C1**

CEILING SYSTEM
1 HR RATING
DESIGN NUMBER - UL L502
STC SOUND - 55



1. **FLOOR -** NEW ENGINEERED WOOD FLOORING
2. **UNDERLAYMENT -** 1/4" PLYWOOD
3. **SUBFLOOR -** EXISTING WOOD PLANK SUBFLOOR.
4. **FLOOR JOISTS** - EXISTING 2x10 WOOD JOISTS
5. **FIBER, DENSE PACKED -** SPRAY APPLIED CELLULOSE MATERIAL. THE FIBER IS APPLIED TO COMPLETELY FILL THE ENCLOSED JOIST CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. NOMINAL DRY DENSITY OF 3-½ LBS/FT³ 9 (AS REQUIRED SEE SECTION).
6. **FURRING -** 1x3 WOOD STRAPPING APPLIED PERPENDICULAR TO JOISTS 16 IN. O.C.
7. **CEILING -** NOM. 5/8 IN. THICK TYPE X GYPSUM BOARD, 4 FT WIDE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS. NOM. 1 IN. LONG TYPE S BUGLE HEAD SCREWS ARE DRIVEN THROUGH CHANNEL SPACED 8 IN. O.C. END JOINTS OF GYPSUM BOARD SIMILARLY FASTENED TO RESILIENT CHANNELS POSITIONED AT END JOINT LOCATIONS.
8. **SEALANT** - UL AND STC LISTED SEALANT, FULL PERIMETER BOTH SIDES.
9. **TAPE AND COMPOUND - (NOT SHOWN)** VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOISTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

2 | C1 - FLOOR/CEILING ASSEMBLY
1/2" = 1'-0"



UNRATED ROOF ASSEMBLY

1. **ROOF FRAMING** - EXISTING & NEW 2X RAFTERS.
2. **ROOF SHEATHING -** 5/8" T&G SHEATHING ATTACH TO STRUCTURE WITH 1 1/4" HOT DIPPED MECHANICAL FASTENERS 16" O.C.
3. **ROOFING MEMBRANE -** 30 LB ASPHALT FELT PAPER
4. **ROOFING -** ARCHITECTURAL ASPHALTIC SHINGLES - SEE SPECIFICATIONS
5. **WOOD STRAPPING** -1x3 WOOD STRAPPING ATTACHED TO JOIST FRAMING MEMBERS.
6. **VAPOR BARRIER -** 6 MIL POLY VAPOR BARRIER.
7. **GYPSUM SHEATHING - (1)** 5/8" TYPE X GYPSUM WALLBOARD , APPLY AT RIGHT ANGLES TO FRAMING WITH 1 1/4" TYPE S-12 DRYWALL SCREWS 24 IN O.C.
8. **INSULATION** - CLOSED-CELL SPRAY FOAM APPLIED DIRECTLY TO UNDERSIDE OF ROOF SHEATHING TO R-49.

1 | R1 - TYPICAL SLOPED ROOF
1 1/2" = 1'-0"

LICENSED ARCHITECT
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Revisions:

Scale: As indicated

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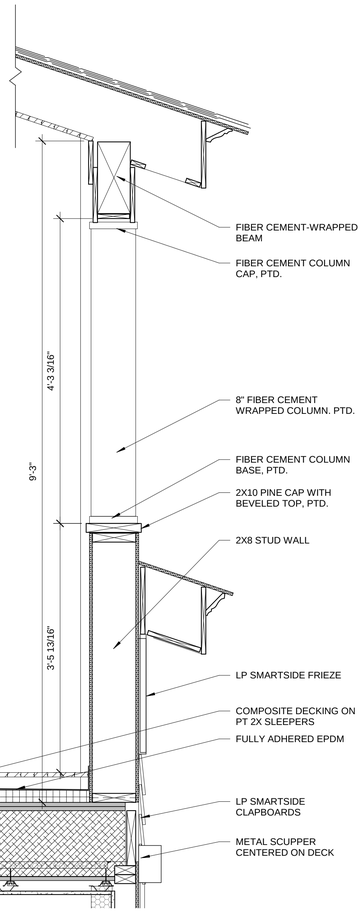
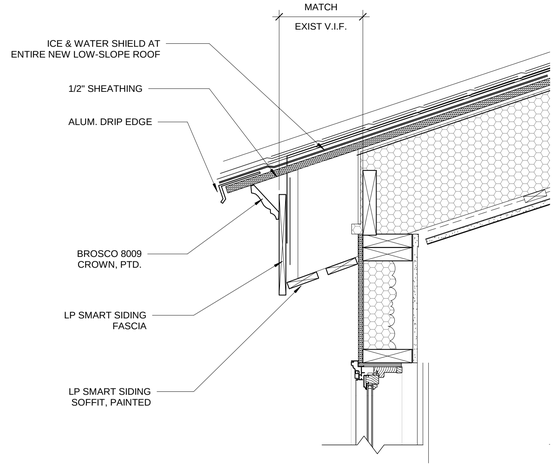
FLOOR & ROOF TYPES

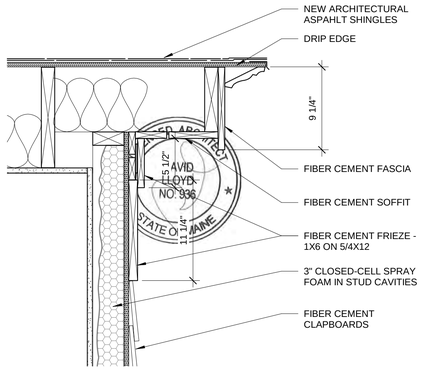
A4.02

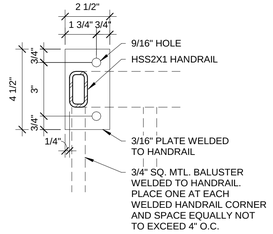


8 ROOF DECK COLUMN DETAIL
1" = 1'-0"

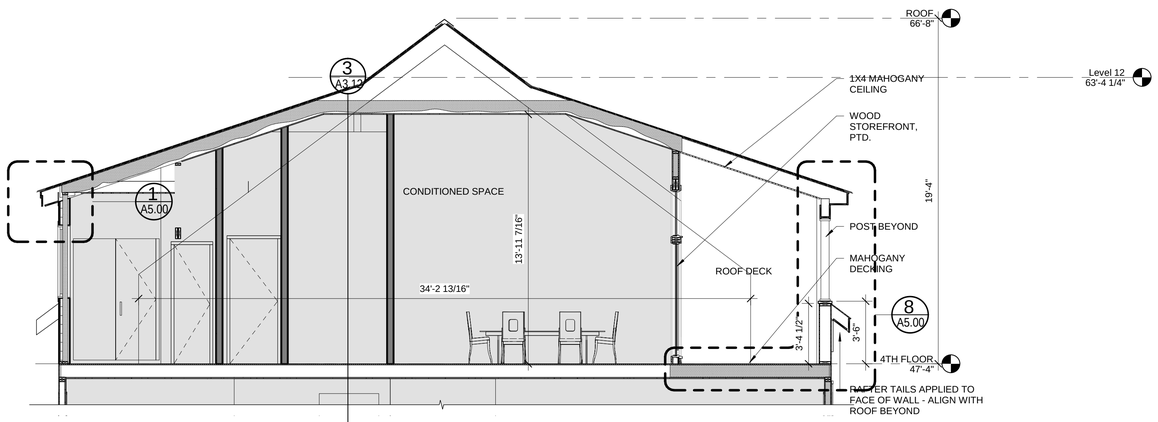


1 DETAIL AT SOFFIT
1 1/2" = 1'-0"

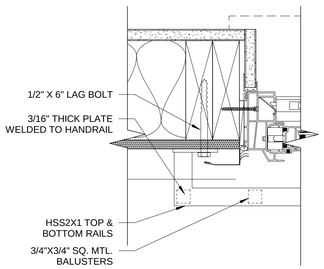




4 BALCONY PLATE DETAIL
3" = 1'-0"



5 ROOF SECTION
1/4" = 1'-0"



3 FRENCH BALCONY DETAIL
3" = 1'-0"

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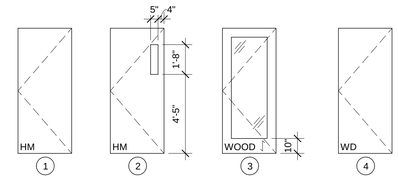
DETAILS

A5.00

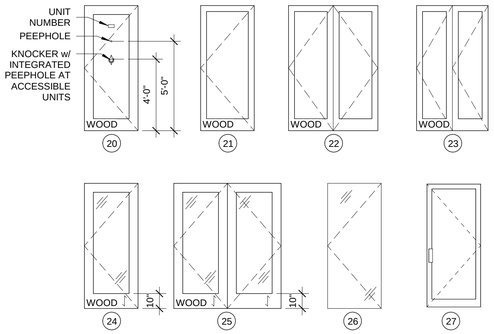
DOOR SCHEDULE

Level	DOOR No.	LOCATION	DOOR W	H	THCK	TYPE	MAT'L	FINISH	FRAME THRESHOLD	MAT'L	FINISH	LABEL	OPER.	CL.	REMARKS
BASEMENT															
BASEMENT	001		3'-0"	6'-8"	1 3/4"	2	SM	PTD	YES	HM	PTD		PASSAGE	Yes	
BASEMENT	002		2'-6"	6'-0"	2"	1		PTD	YES	HM	PTD		PRIVACY	Yes	
1ST FLOOR															
1ST FLOOR	101	FUTURE COMMERCIAL SPACE	3'-0"	7'-0"	1 3/4"	1	WD	PTD	YES	HM	PTD		PRIVACY		
1ST FLOOR	102		3'-0"	7'-0"	1 3/4"	2	SM	PTD	YES	HM	PTD		PASSAGE	Yes	
1ST FLOOR	103	FUTURE COMMERCIAL SPACE	3'-2 3/16"	8'-7 1/16"	2 1/4"	3	SM	PTD	YES	HM	PTD		PASSAGE	Yes	
1ST FLOOR	104	FUTURE COMMERCIAL SPACE	3'-0"	7'-0"	1 3/4"	1	WD	PTD	YES	HM	PTD		PRIVACY	Yes	
1ST FLOOR	105		3'-0"	7'-0"	1 3/4"	2	SM	PTD	YES	HM	PTD		PASSAGE	Yes	
1ST FLOOR	106		3'-0"	7'-0"	1 3/4"	1	SM	PTD	YES	HM	PTD		PRIVACY		
2ND FLOOR															
2ND FLOOR	201	OPEN OFFICE	3'-0"	7'-0"	1 3/4"	1	WD	PTD	YES	HM	PTD		PRIVACY		
2ND FLOOR	202		3'-0"	7'-0"	1 3/4"	2	SM	PTD	YES	HM	PTD		PASSAGE	Yes	
2ND FLOOR	203	OPEN OFFICE	3'-0"	7'-0"	1 3/8"	4	WD	PTD	YES	HM	PTD	-	PRIVACY	Yes	
2ND FLOOR	204	OPEN OFFICE	3'-0"	7'-0"	1 3/8"	4	WD	PTD	YES	HM	PTD	-	PRIVACY	Yes	
2ND FLOOR	205		3'-0"	7'-0"	1 3/4"	2	SM	PTD	YES	HM	PTD		PASSAGE	Yes	
2ND FLOOR	206	OPEN OFFICE	3'-0"	7'-0"	1 3/4"	1	WD	PTD	YES	HM	PTD		PRIVACY		
3RD FLOOR															
3RD FLOOR	301	OPEN OFFICE	3'-0"	7'-0"	1 3/4"	1	WD	PTD	YES	HM	PTD		PRIVACY		
3RD FLOOR	302		3'-0"	7'-0"	1 3/4"	2	SM	PTD	YES	HM	PTD		PASSAGE	Yes	
3RD FLOOR	303	OPEN OFFICE	3'-0"	7'-0"	1 3/8"	4	WD	PTD	YES	HM	PTD	-	PRIVACY	Yes	
3RD FLOOR	304	OPEN OFFICE	3'-0"	7'-0"	1 3/8"	4	WD	PTD	YES	HM	PTD	-	PRIVACY	Yes	
3RD FLOOR	305		3'-0"	7'-0"	1 3/4"	2	SM	PTD	YES	HM	PTD		PASSAGE	Yes	
3RD FLOOR	306	OPEN OFFICE	3'-0"	7'-0"	1 3/4"	1	WD	PTD	YES	HM	PTD		PRIVACY		
4TH FLOOR															
4TH FLOOR	U1	MUD ROOM	3'-0"	7'-0"	1 3/4"	20	WD	PTD	NO	WD	PTD		UNIT DOOR		SMOKE GASKET, SPRING LOADED HINGES, FLUSH FRAME
4TH FLOOR	U2		2'-8"	7'-0"	1 3/4"	21	WD	PTD	NO	WD	PTD		PRIVACY		PRIMARY BEDROOM, BATHROOM, GUEST ROOM
4TH FLOOR	U3		3'-0"	6'-10 1/2"	1 3/4"	27	WD	PTD	NO	WD	PTD		EXTERIOR		DECK/SEE A8.01/3 4TH FLOOR STOREFRONT WINDOW
4TH FLOOR	U4	STUDY	2'-6"	8'-0"	1 3/4"	22	WD	PTD	NO	WD	PTD		PRIVACY		STUDY
4TH FLOOR	U5		5'-0"	7'-0"	2"	23	WD	PTD	NO	WD	PTD				CLOSET
4TH FLOOR	U6		2'-10"	6'-8"	1 3/8"	23	WD	PTD	NO	WD	PTD				LAUNDRY
4TH FLOOR	U7	BATH	3'-0"	7'-0"	1 3/8"	27	WD	PTD	NO	WD	PTD		PRIVACY		BATHROOM
4TH FLOOR	U8		2'-0"	6'-8"	1 3/8"	21	WD	PTD	NO	WD	PTD		PRIVACY		BATHROOM
4TH FLOOR	U9	PRIMARY BEDROOM	2'-6"	7'-0"	1 3/4"	21	WD	PTD	NO	WD	PTD				CLOSET
4TH FLOOR	U10	PRIMARY BEDROOM	2'-3"	6'-9 1/2"	1 3/4"	26	GLASS		NO	-	-	-	PRIVACY		FRAMELESS GLASS SHOWER DOOR

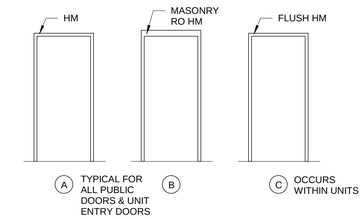
PUBLIC DOORS



UNIT DOORS



1 LEAF TYPES
1/4" = 1'-0"



2 FRAME TYPES
1/4" = 1'-0"

NOTES

ALL DOOR LEAFS ARE TO BE SOLID STILES AND RAILS WITH STAIN-GRADE VENEER PANEL, U.N.O.

STEEL AND GLASS DOOR SYSTEMS: SEE FINISH SCHEDULE FOR GLAZING TREATMENT

SEE FINISH SCHEDULE FOR LAMINATE GLAZING NOTES

ALL GUEST ROOM CLOSET LEAFS AND BATHROOM STALL LEAFS TO BE 1 3/8" THICK

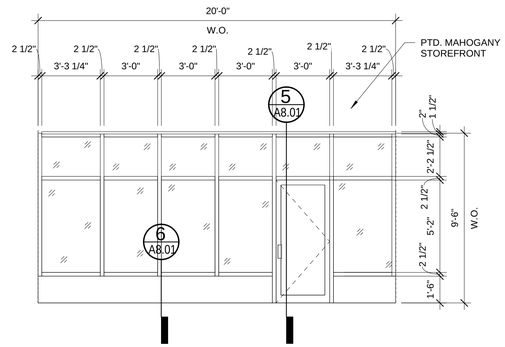
ALL CLOSET DOORS ARE TO BE OPERABLE

ALL DOORS ARE TO BE PAINT-GRADE, U.N.O.

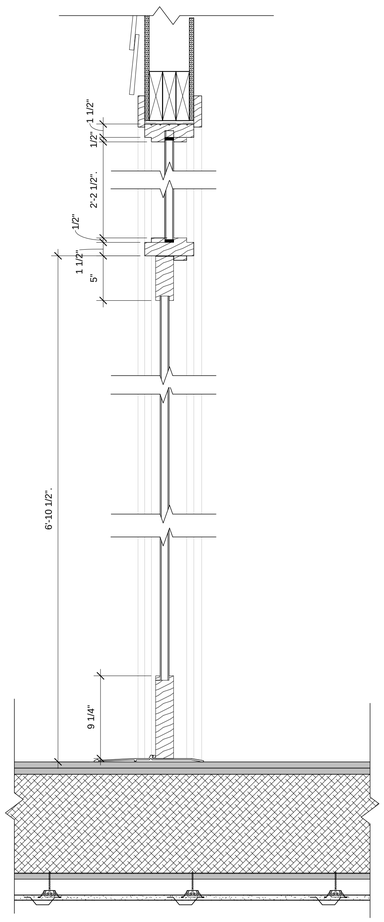
ALL DOORS OPENING FROM STAIRS A&B TO LEVELS 2-7 ARE TO BE RESTRICT ACCESS TO GUESS ROOM SPACES VIA CARDSWIPE. PROVIDE FAIL SAFE / PANIC BAR FUNCTION FROM CORRIDOR INTO STAIR WELL, TYPICAL.

LEGEND

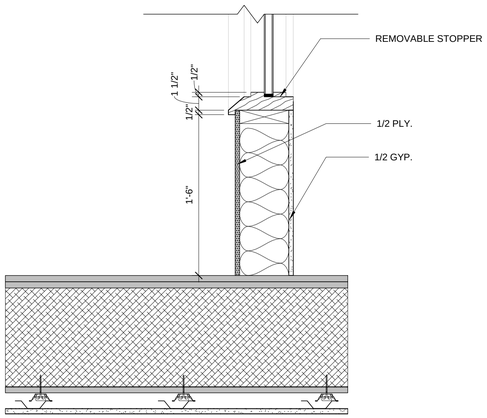
HM - HOLLOW METAL
SM - SOLID-CORE MOULDED
WD - WOOD
PTD- PAINTED



3 4TH FLOOR STOREFRONT WINDOW
1/4" = 1'-0"



5 STOREFRONT SECTION AT DOOR
1 1/2" = 1'-0"



6 STOREFRONT DETAIL
1 1/2" = 1'-0"

LICENSED ARCHITECT
DAVID LLOYD NO. 936
STATE OF MAINE

Prepared For:
Albert B. Glickman & Assoc.
P.O. Box 7486
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Project:
1 Commercial Street
Portland, Maine

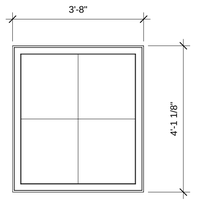
Revisions:

Scale: As indicated

Date: 27 MAY 2020

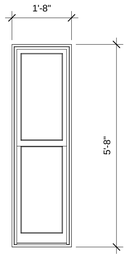
DOOR SCHEDULE

A8.01



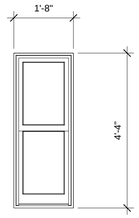
A

ALUMINIUM CLAD WOOD WINDOW
EXT. COLOR: WHITE
INT. COLOR: FACTORY PRIMED
HEAD: 4/A8.02
JAMB: 3/A8.02
SILL: 2/A8.02



B

ALUMINIUM CLAD WOOD WINDOW
EXT. COLOR: WHITE
INT. COLOR: FACTORY PRIMED
HEAD: 4/A8.02
JAMB: 3/A8.02
SILL: 2/A8.02



C

ALUMINIUM CLAD WOOD WINDOW
EXT. COLOR: WHITE
INT. COLOR: FACTORY PRIMED
HEAD: 4/A8.02
JAMB: 3/A8.02
SILL: 2/A8.02

WINDOW HEAD HEIGHTS:
1ST FLOOR: N.A.
2ND FLOOR: 7'-3"
3RD FLOOR: 7'-3"
4TH FLOOR: AS REQD. SEE ELEVATIONS

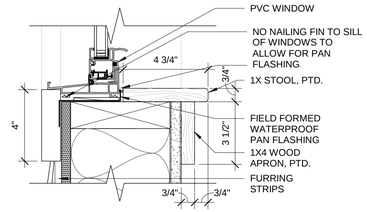
NOTES:
HEAD HEIGHTS SHOWN ARE TAKEN FROM STRUCTURAL CONCRETE TO TOP OF ROUGH OPENING

ALL OPERABLE WINDOWS TO RECEIVE LIMITERS THAT WILL NOT ALLOW A CLEAR WINDOW OPENING GREATER THAN 4-INCH DIAMETER 36 INCHES OR LESS OFF THE FINISHED FLOOR

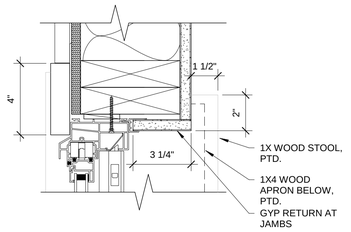
ALL WINDOW DIMENSIONS SHOWN ARE MASONRY / SIDING OPENINGS.

CONTRACTOR TO DETERMINE WINDOW SIZES

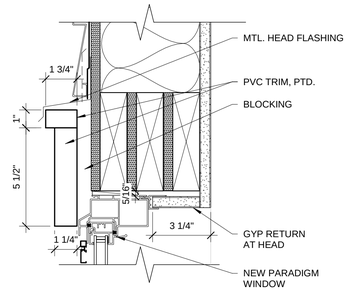
CONTRACTOR TO VERIFY WINDOW HEADS AND SILLS MATCH WITH BRICK COURSING (IF ANY) PRIOR TO ORDERING WINDOWS.



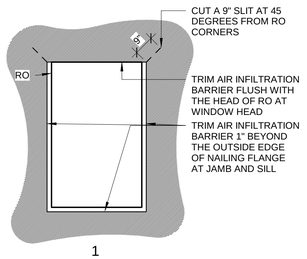
2 TYP. WINDOW SILL SECTION
3" = 1'-0"



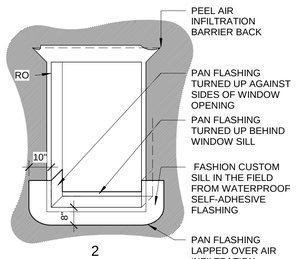
3 TYP. WINDOW JAMB SECTION
3" = 1'-0"



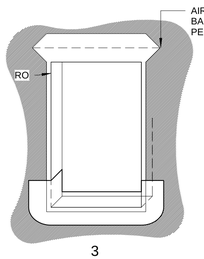
4 TYP. WINDOW HEAD SECTION
3" = 1'-0"



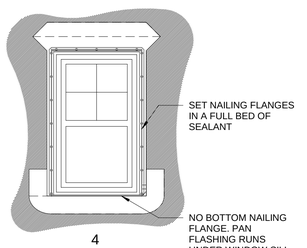
1



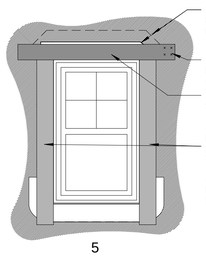
2



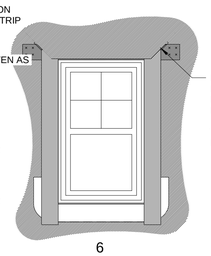
3



4



5



6

LAP STRIP HEAD, JAMB AND SILL FLASHING.
INSTALL IN ORDER OF NUMBERING

ORDER OF INSTALLATION OF
WATER PROOFING AT WINDOWS.
WATER PROOFINGAT STOREFRONT AND
DOORS USE STEPS 1-3

NOTES:
1. INSTALL AIR INFILTRATION BARRIER IN ORDER AS SHOWN BY NUMBERS.
2. IF APPLICABLE, LEAVE RELEASE PAPER ON LOWER HALF OF SILL FLASHING UNTIL FUTURE TIE-IN.
3. INSTALL FLASHING AND AIR INFILTRATION BARRIER TO FORM WATER SHEDDING LAPS
4. COORDINATE WITH FLASHING REQUIREMENTS OF WINDOW MANUFACTURER
5. FOLLOW MANUFACTURES RECOMMENDATIONS FOR INSTALLATION.

NOTE: MOCK-UP FIRST WINDOW TO BE APPROVED BY MSHA, AND ARCHITECT PRIOR TO ANY INSTALLATION

1 ORDER OF INSTALLATION OF WATERPROOFING AT WINDOWS
3/8" = 1'-0"

5 STOREFRONT SECTION AT WINDOWS
1" = 1'-0"

6 STOREFRONT SECTION AT DOOR
1" = 1'-0"

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

Prepared For:
Albert B. Glickman & Assoc.
Address
City, State

Consultant:

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
1 Commercial Street
Portland, Maine

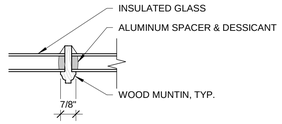
Revisions:

Scale: As indicated

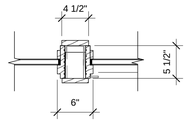
Date: 27 MAY 2020

WINDOW SCHEDULE

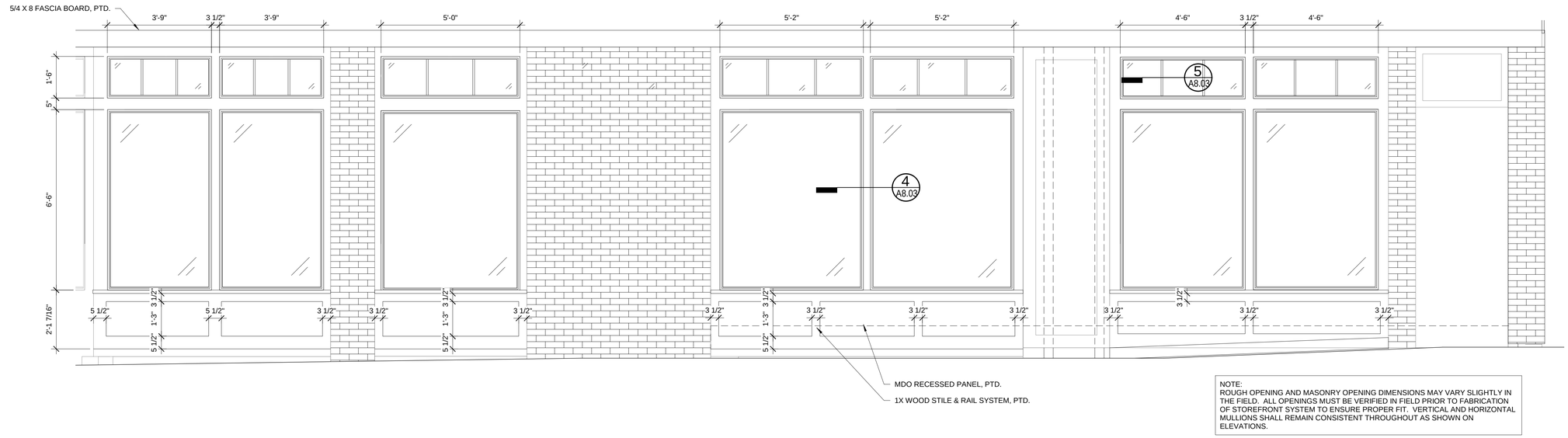
A8.02



5 MUNTIN PROFILE
3" = 1'-0"

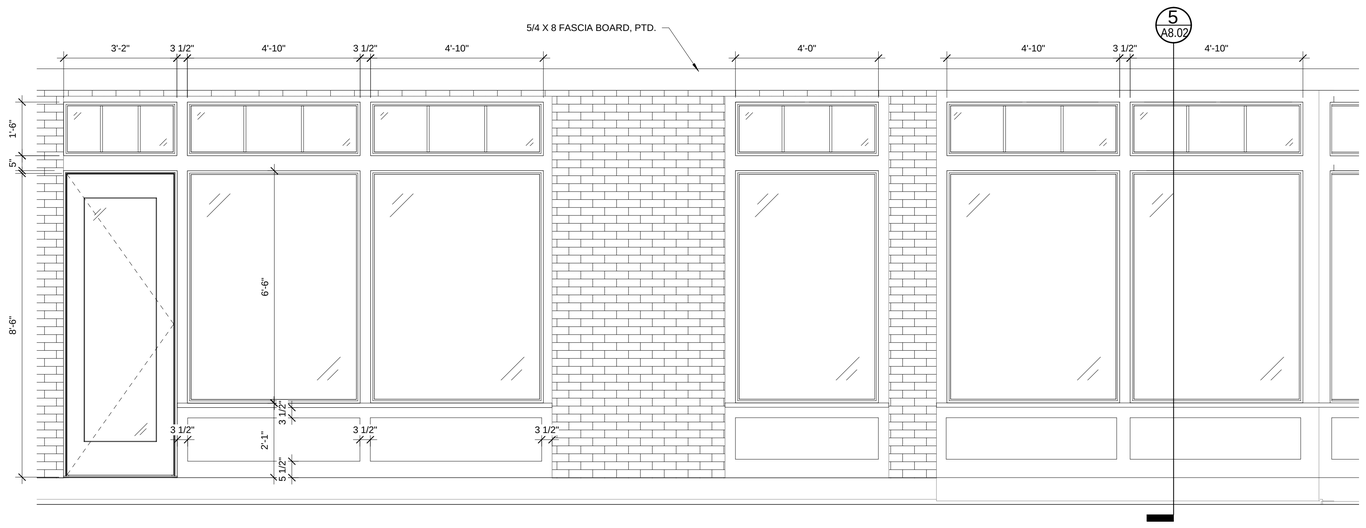


4 HORIZONTAL SECTION AT MULLION
1" = 1'-0"

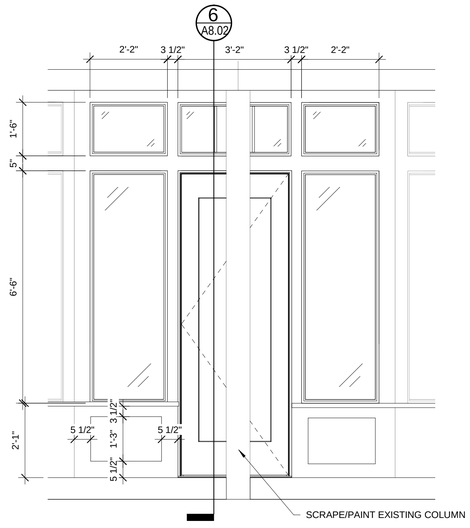


NOTE:
ROUGH OPENING AND MASONRY OPENING DIMENSIONS MAY VARY SLIGHTLY IN THE FIELD. ALL OPENINGS MUST BE VERIFIED IN FIELD PRIOR TO FABRICATION OF STOREFRONT SYSTEM TO ENSURE PROPER FIT. VERTICAL AND HORIZONTAL MULLIONS SHALL REMAIN CONSISTENT THROUGHOUT AS SHOWN ON ELEVATIONS.

3 ENLARGED EAST ELEVATION
1/2" = 1'-0"



1 ENLARGED SOUTH ELEVATION
1/2" = 1'-0"



2 ENLARGED SOUTHEAST ELEVATION
1/2" = 1'-0"

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

Prepared For:
Albert B. Glickman & Assoc.

Consultant:

Architect:
ARCHETYPE architects
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Project:
1 Commercial Street
Portland, Maine

Revisions:

Scale: As indicated

Date: 27 MAY 2020

STOREFRONT SCHEDULE

A8.03

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
1 COMMERCIAL STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: June 14, 2019
RE: June 19, 2019 **Public Hearing – Final Review of Proposed Storefront Renovations**

Address: 1 Commercial Street
Applicant: Albert B. Glickman & Associates
Architect: David Lloyd, Archetype Architects

Introduction

On June 5, 2019 David Lloyd of Archetype Architects presented plans for storefront reconstruction at 1 Commercial Street. The proposed alterations were generally supported by the Board, with some comments and suggestions made but no major concerns raised. Mr. Lloyd has resubmitted slightly revised plans for a final review by the Board at a public hearing on June 19.

Formerly the location of Benkay Restaurant, with now vacant offices and storage spaces on the upper floors, 1 Commercial Street is located at the northwest corner of Commercial and India Street, directly across from the former Grand Trunk Railroad Offices. Although the building has lost some of its historic character over time, it has an interesting history, a recognizable form, and is classified as a contributing structure in the Portland Waterfront Historic District.

Mr. Lloyd has submitted revised elevations and plans. Staff includes below a brief summary of the changes made in response to Board comments.

Subject Structure, Current and Historic Appearance

The 3 ½ story, wood framed, commercial structure at the southern terminus of India Street is a unique, and rather curious, structure within its India/Commercial Street context. Its current compromised appearance, the product of numerous renovations, belies the building's rich history. Built circa 1860 as the New England House Hotel serving railroad and steamship passengers arriving or departing from the 19th century transportation hub located at intersection of Commercial and India Streets, the building is the only surviving 19th century wood hotel building in Portland and the only surviving hotel of the several

located in this immediate vicinity. Though there have been numerous alterations to the storefronts, windows, roof dormers, and wall treatments, the building has retained its basic form and general appearance, anchoring the bottom of India Street along with the Grand Trunk office building across the street.

The Greek Revival style gable-roofed building is six bays wide by five bays deep with a brick ground floor and wood upper stories. The northeast façade on India Street is six bays wide and three stories high. There are four bays of storefront windows and two entry doors on this first floor elevation. Though remodeled, the current storefronts remain in what appear to be original locations and their treatment is loosely modeled after their 1924 appearance, with transoms and wood bulkheads. The storefronts carry over in three bays on Commercial Street. The fourth bay is solidly infilled with wood, but for a modern door at the west end of the building. There is a corner entry between these two elevations cut diagonally into the building. A freestanding column supports the corner. This corner treatment appears in the 1924 tax photo as well. A shallow shed roof addition wraps the entire ground floor of the building.

Proposed Project

Plans call for demolition of the entire current storefront, including the wood infill at the west end of the Commercial Street elevation but leaving in place the existing brick wall pieces. Also slated for removal is the sloping shed canopy roof that wraps the Commercial and India Street faces just above the storefronts, and the barrel-shaped awning facing India Street. The new storefront designs are closely modeled on what can be discerned from the 1924 tax photos (see Attachment 4.)

More traditional than the existing version of the storefront, the plans feature significantly lower frame-and-panel bulkheads, large plate glass primary windows with bifurcated transoms like both the existing and the historic transoms. Storefront frames and bulkheads are to be painted wood, and all doors facing the sidewalks are to be replaced with full light wood doors.

Changes on the revised plans, as summarized by Mr. Lloyd:

- The canopy has been eliminated
- The round steel column at the corner entrance is shown wrapped with painted wood trim.
- At the suggestion of Mr. Turk, in the largest of the storefront bays the glazing was divided into three panels instead of two, to adjust the proportions.

Board Feedback and Staff Comments

At the June 5 workshop there were more Board members uncomfortable with the incompatibility of the proposed canopy than there were in support of it. There was less of a clear majority on the question of wrapping the round steel column with wood trim. The architect stated he is unsure about the change and might prefer leaving the column as is, but the Board's decision will be accepted, either way. There was also not a clear preference on the part of Board members on whether glazing in the doors should align with the bottom of the storefront glazing.

Staff would like the Board to comment on the number of divisions and the proportions of the glass panels in the storefront bays. Because of the varied width of the different storefront bays, finding a perfectly consistent pattern of divisions and proportions may well prove difficult, so any guidance that Board members might offer on other adjustments that might be made would be helpful.

The Board seemed comfortable with the lack of an overall signage plan as part of the proposal, and there is likely to be only one tenant. Members seemed comfortable with clapboard siding continuing down to the top of the storefront trim, and signage might be proposed for the sided areas above the storefront, consistent with the appearance in the 1924 photo.

There may be other final details to review which the Board might delegate to staff, such as final lighting and signage details.

Applicable Review Standards - Standards for Review of Alterations to Historic Buildings

(1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

(3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.

(6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

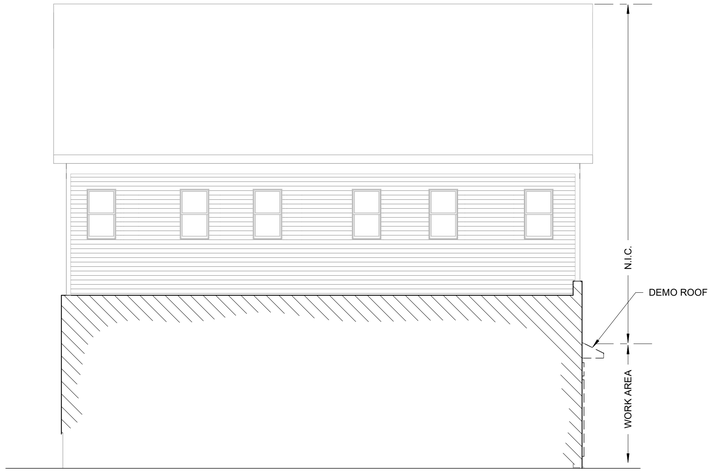
(10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

Motion for Consideration

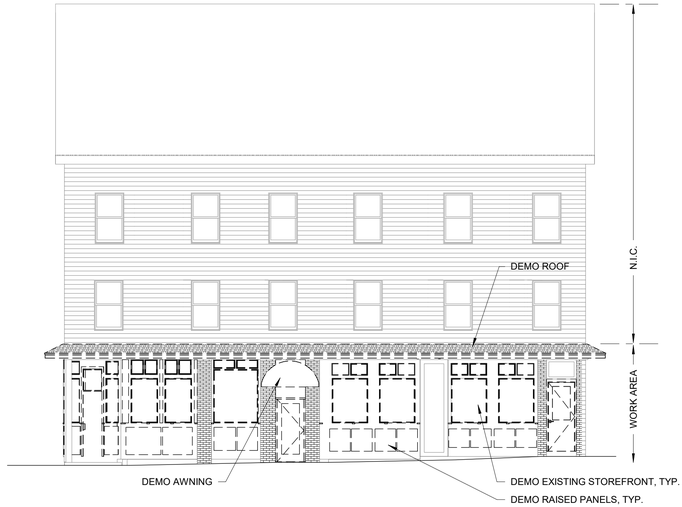
On the basis of plans and specifications submitted by the applicant for the June 19, 2019 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations at 1 Commercial Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of New Construction **(subject to the following conditions.....)**

Attachments

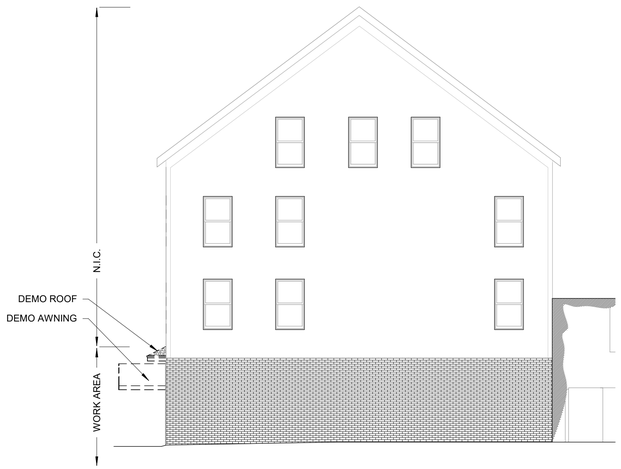
1. Architect's revised plans
2. Preliminary plans submitted for June 5 workshop
3. 1924 tax photo



4 EXISTING WEST ELEVATION
1/8" = 1'-0"

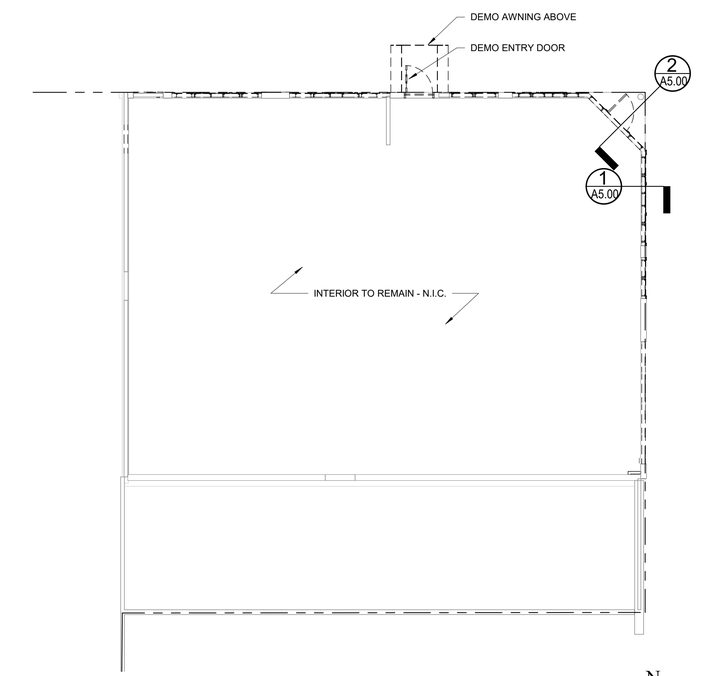


3 EXISTING EAST ELEVATION
1/8" = 1'-0"



5 EXISTING NORTH ELEVATION
1/8" = 1'-0"

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



1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

Prepared For: Owner

Consultant:

Architect: ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: 1 COMMERCIAL STREET
Portland, Maine

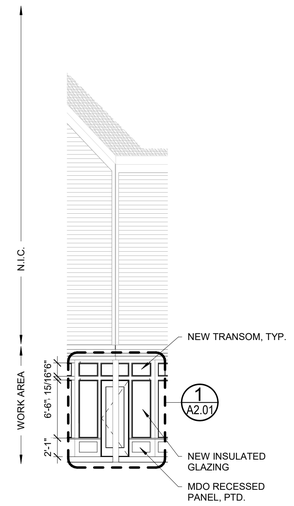
Revisions:

Scale: 1/8" = 1'-0"

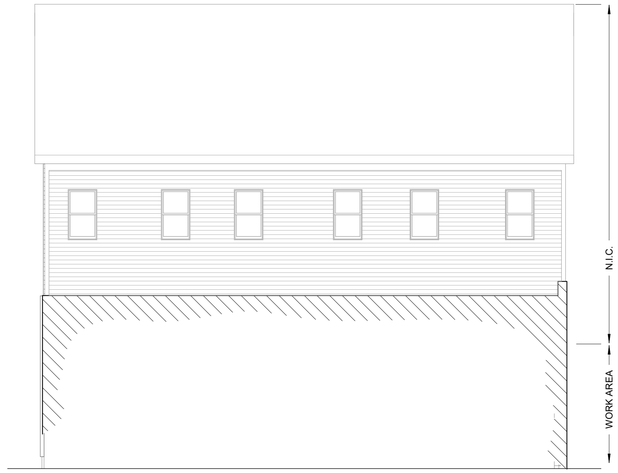
Date: 12 JUNE 2019

EXISTING 1ST PLAN W/ DEMO & EXTERIOR ELEVATIONS

A0.01



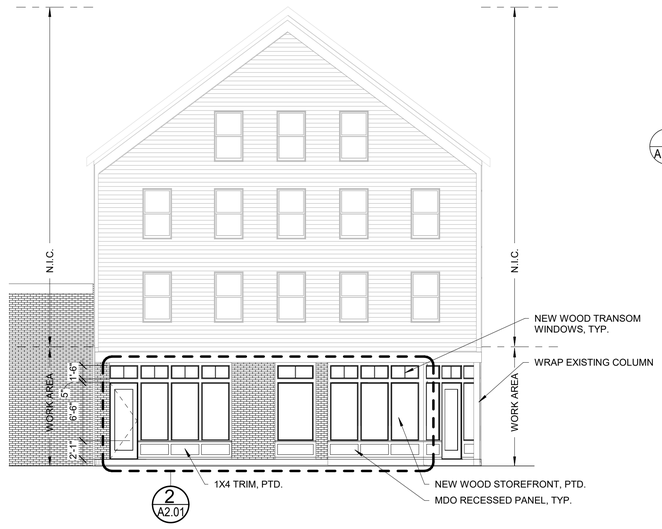
6 | NEW SOUTHEAST ELEVATION
1/8" = 1'-0"



3 | NEW WEST ELEVATION
1/8" = 1'-0"

5 | NEW EAST ELEVATION
1/8" = 1'-0"

2 | NEW NORTH ELEVATION
1/8" = 1'-0"



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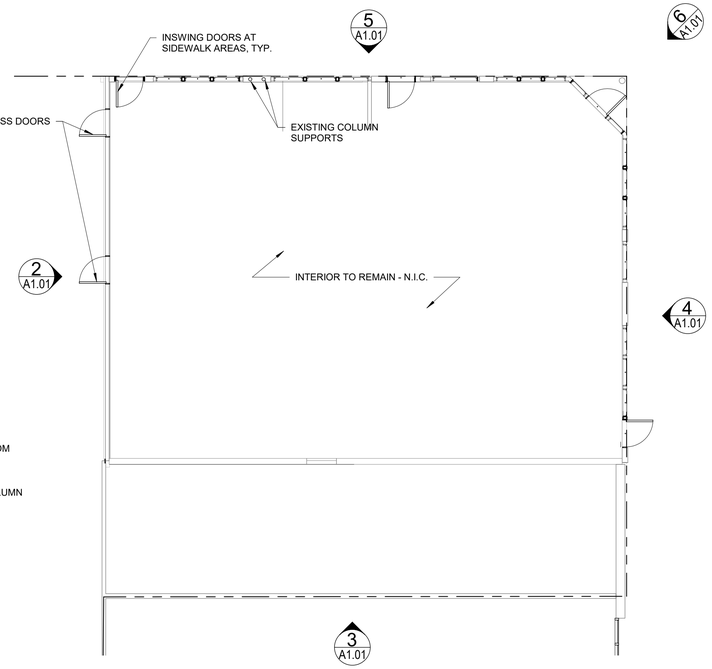

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Portland, Maine

Revisions:

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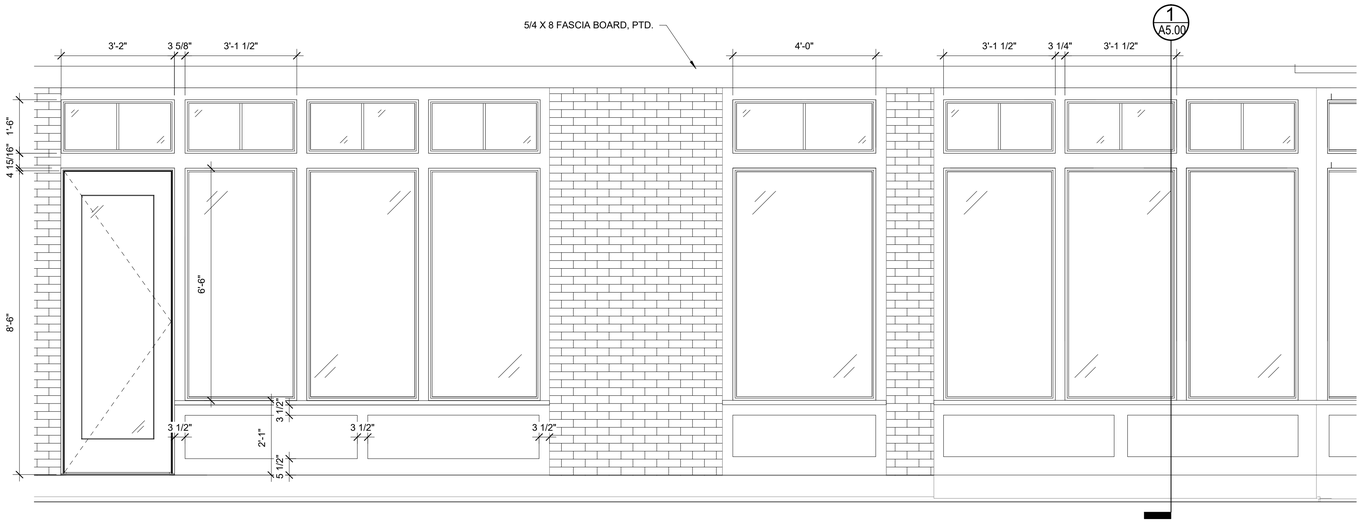
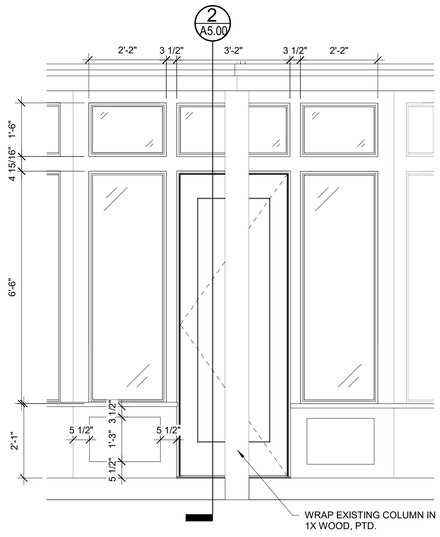
Date: 12 JUNE 2019

PROPOSED STOREFRONT REPLACEMENT PLANS & ELEVATIONS

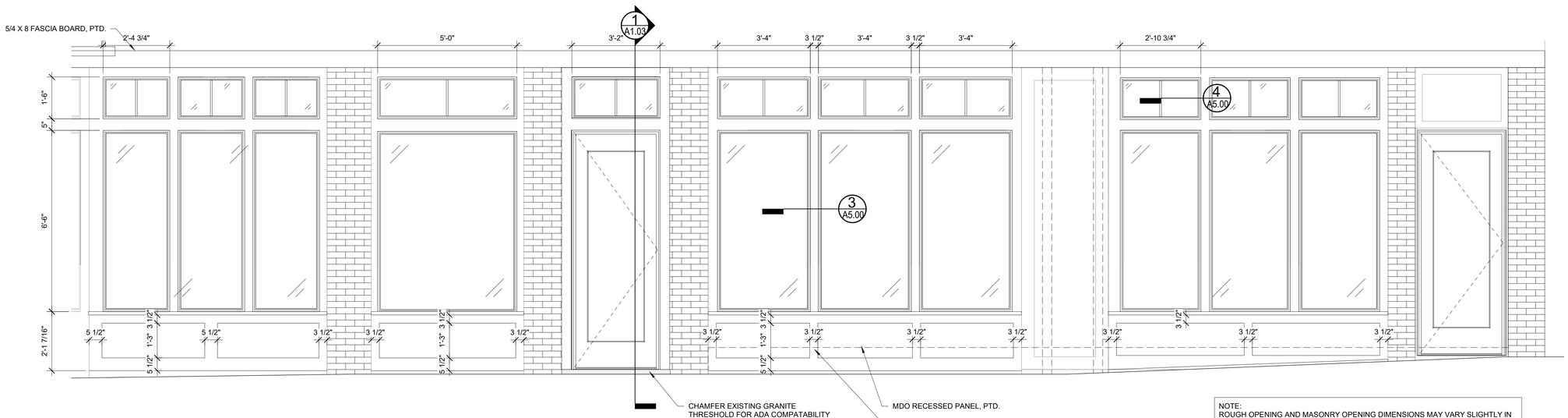
A1.01



2 | ENLARGED SOUTH ELEVATION
1/2" = 1'-0"



1 | ENLARGED SOUTHEAST ELEVATION
1/2" = 1'-0"



3 | ENLARGED EAST ELEVATION
1/2" = 1'-0"

NOTE:
ROUGH OPENING AND MASONRY OPENING DIMENSIONS MAY VARY SLIGHTLY IN THE FIELD. ALL OPENINGS MUST BE VERIFIED IN FIELD PRIOR TO FABRICATION OF STOREFRONT SYSTEM TO ENSURE PROPER FIT. VERTICAL AND HORIZONTAL MULLIONS SHALL REMAIN CONSISTENT THROUGHOUT AS SHOWN ON ELEVATIONS.

Prepared For: Owner
Address
City, State

Consultant:

Architect: ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: 1 COMMERCIAL STREET
Portland, Maine

Revisions:

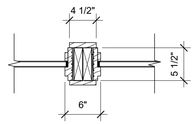
Scale: 1/2" = 1'-0"

Date: 12 JUNE 2019

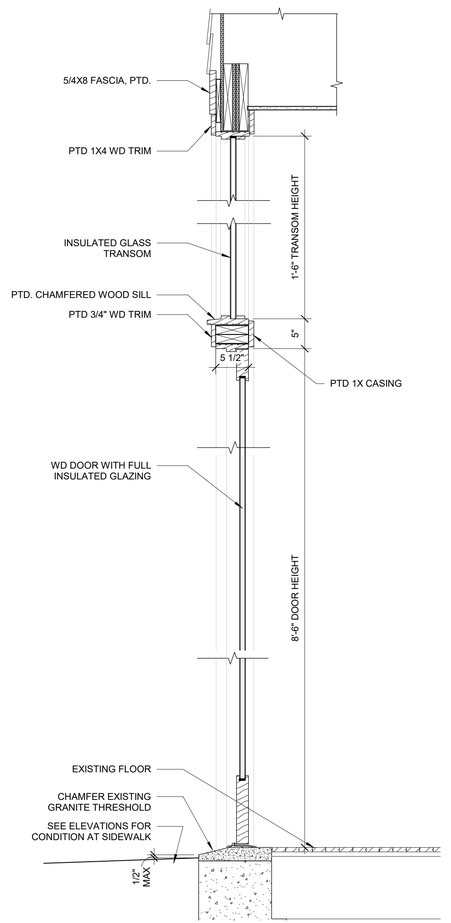
ENLARGED ELEVATIONS

A2.01

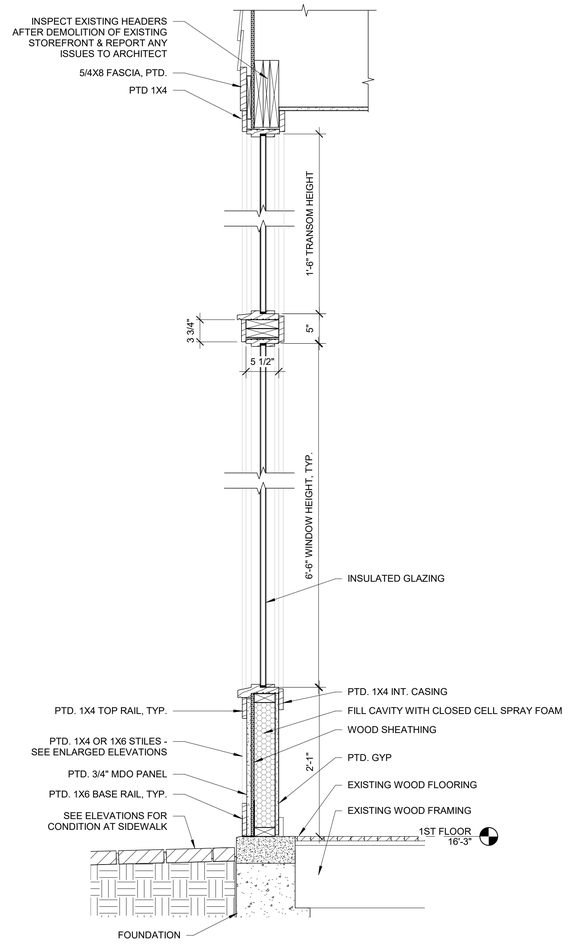
4 | MUNTIN PROFILE
3" = 1'-0"



3 | HORIZONTAL SECTION AT MULLION
1" = 1'-0"



2 | STOREFRONT SECTION AT DOOR
1" = 1'-0"



1 | STOREFRONT SECTION AT WINDOWS
1" = 1'-0"

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Consultant:

Prepared For:
Owner
Address
City, State

Project:
1 COMMERCIAL STREET
Portland, Maine

Revisions:

Scale: As indicated

Date: 12 JUNE 2019

DETAILS

A5.00

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
1 COMMERCIAL STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: September 26, 2019
RE: October 2, 2019 **PUBLIC HEARING – Final Review of Alterations and Dormer Additions**

Address: 1 Commercial Street

Applicant: Albert B. Glickman & Associates

Project Architect: David Lloyd, Archetype Architects

Introduction

Architect David Lloyd has requested a public hearing and final review for upper floor renovations and rooftop dormer additions at 1 Commercial Street. Board members will recall that on June 19 of this year, they approved plans for the replacement of the ground floor storefronts at the property. Some of the Board will also remember that two workshops occurred in September and October of 2016, for review of a comprehensive rehab of the entire building, including new dormers. Final plans for the upper floors have not been presented for review until now.

The 3 ½ story, wood-framed building, which is now completely vacant, will be converted to mixed-use, with retail/restaurant space continuing on the first floor, offices on the second and third floors, and a residential unit on the fourth floor. Plans submitted by Mr. Lloyd follow the same concepts as at the second workshop in 2016, but incorporating changes in response to the Board's feedback at that time – including revised schemes for windows, front balconies, and the inset India Street (northeast) dormer.

Mr. Lloyd provided a letter summarizing the revisions to the plans that were last reviewed three years ago; drawings including elevations, details, and existing conditions; and a photo of existing conditions. As typically required for a final review, more design details are included for trim, cornices, and other features. Staff includes the 1924 tax photos and a rendering and elevations from the second 2016 workshop.

Subject Structure, Current and Historic Appearance

The 3 ½ story, wood-framed commercial structure at the southern terminus of India Street is a unique, and rather curious, structure within its India/Commercial Street context. Its current compromised appearance, the product of numerous renovations, belies the building's rich history. Built circa 1860 as the New England House Hotel serving railroad and steamship passengers arriving or departing from the 19th century transportation hub located at intersection of Commercial and India Streets, the building is the only surviving 19th century wood hotel building in Portland and the only surviving hotel building of the several that were located in this immediate vicinity. Though there have been numerous alterations to the storefronts, windows, roof dormers, and wall treatments, the building has retained its basic form and general appearance, anchoring the bottom of India Street along with the Grand Trunk office building across the street. Most recently the building housed Benkay restaurant on the ground floor and offices, storage, and vacant spaces on upper floors.

The Greek Revival style gable-roofed building is six bays wide by five bays deep with a brick ground floor and wood upper stories. The northeast façade on India Street is six bays wide and three stories high. Board members will recall that last June they approved plans for reconstructed traditionally inspired wood storefronts on both Commercial and India Streets.

On the upper floors, the wood clapboard siding and trim have been replaced in kind and closely resemble what is seen in the historic view. The upper stories on each elevation currently have replacement wooden 1/1 windows throughout. A window opening has been added on the third floor level, India Street elevation. Note that the 1924 photo shows 2/2 windows on the second floor and narrow paired 1/1 windows on the third floor and fourth floor facing Commercial. In the center bay on the Commercial Street façade the original windows were arched-topped; these have been replaced with standard 1/1 windows matching the others on the building. A projecting balcony is shown in the center bay, second floor level. The balcony appears to have turned balusters and is supported by decorative brackets. This element has been removed in previous renovations.

The 1924 tax photos show 4 individual doghouse dormers on both roof planes. These have been removed.

Proposed Scope of Work, Basis for Design Direction

Please see Mr. Lloyd's memo summarizing the recent design changes to windows, dormers, siding and trim, and balconies. The following excerpt from the October 19, 2016 staff memo is included here to reintroduce the project:

> Based on the building's current condition and the extent of past alterations, the project requires the replacement of virtually every architectural feature and exterior building material. As Board members will recall, the 1924 tax photos (in this case there are two 1924 images of the building) are serving as the basis for many aspects of the

rehabilitation/renovation. For example, the new storefronts will return to the proportions and configuration of the 1924 storefronts, the upper floors will feature paired mulled windows just as they did in the 1924 photo, and arched top windows are proposed to be reintroduced at the center of the Commercial Street façade. At the same time, the project calls for a number of departures from the building's documented historic appearance. For example, roof dormers are reintroduced, but are no longer individual doghouse dormers. The balcony facing Commercial Street is reintroduced, but it has been moved and reinterpreted. And in the latest iteration, the arched top windows are reintroduced on the Commercial Street facade, but not at each floor level as shown in the 1924 photos.

Design Evolution, Board Feedback, and Final Revisions

At the two 2016 workshops, Board feedback generally encouraged the architect to work more closely with a number of original design details visible in the 1924 photographs, to convey the age and original character of the building and reflect the authentic qualities of a rehabbed period structure, rather than a more modern one with some traditionally inspired features.

Windows

At the workshops the Board encouraged a fenestration pattern and a window type and size that would be generally consistent with the historic appearance – including the trim. Note that in the 1924 photo the windows facing Commercial Street differ from some of those facing India Street; at the second workshop, a consistent pattern was presented, with the same mulled pairs on both faces = reflecting the windows visible on the Commercial Street façade in 1924. Board members asked that all three central windows on the Commercial Street side (floors 2-4) have arched transoms like in the historic image.

Windows in the final elevations are regularly spaced and consistent in appearance and size, reflecting the historic fenestration. Also, the three central windows facing Commercial Street all have arched tops resembling the historic image.

West Dormer

The west dormer presented in the second workshop had a face which was stepped back from the plane of the lower walls, and intersected the upper roof well below the ridge, as requested by the Board. Four light awning windows were aligned over the lower windows.

As before, the dormer is not symmetrically centered on the roof plane, but is set back from both rakes, and like the October 2016 version, the windows are regularly aligned with the lower windows. This layout is essentially unchanged from the October 2016 version, at which time staff and the Board appeared fairly comfortable with it.

East Dormer

This feature has probably undergone the most evolution in the search for a design solution

offering light and outdoor space for the fourth floor. The October, 2016 staff memo said that at the first workshop, "Board members expressed concern that the inverted **east-facing dormer** represented a significant departure from the design vocabulary of the building and was visually distracting. They noted that unlike the inverted dormers approved for rear roof planes, this dormer would be particularly prominent on a building of this scale in this corner location."

Mr. Lloyd was encouraged to explore the addition of a shed roof over the cut-in dormer, but the iteration presented October 19, 2019 needed further refinement and integration with the rest of the building, according to Board members. They urged a more traditional profile, matching the West dormer, and perhaps more enclosed and finished in appearance.

For the upcoming public hearing, Mr. Lloyd proposes an east dormer that is closed on the ends, matching the west dormer in its roof, trim, and other design elements. The open east side – facing India Street – has regularly spaced square columns, and the interior has a finished appearance. The eave cornice is proposed to continue unbroken, across the face of the half wall enclosing the inverted deck.

Balconies – Commercial Street Side

At both 2016 workshops, the Board was uncomfortable with a modern balcony, particularly at the 4th floor where the owner desires the feature. As noted in the October, 2016 staff report, Board members urged that if a balcony was to be reintroduced, it should have the appearance of the historic one visible in the tax photos. The second version of the plans presented in October included a single shallow metal balcony across all three sets of French doors on the fourth floor. During the October discussion the idea of two small balconies with visually light-weight metal structure and railings, was proposed for the two sides, accessed with French doors and leaving the center window like the other floors. It seemed that some Board members might be willing to consider such an approach.

For the October 2, 2019 public hearing, Mr. Lloyd proposes two small metal "French" balconies on the south face of the building, leaving the center as windows.

Materials

Consistent with the approach in 2016, alternative materials such as fiber-cement siding and trim and aluminum-clad windows are proposed in the final plans for the upper floors. At the workshops, some Board members expressed reservations about materials that might be distinguishable from the original wood - such as the subtle differences between wood clapboards and fiber-cement.

Staff Comments

These general comments were included by staff in the October 2016 report:

> Given the fact that the subject building has been extensively altered over time and that a number of original architectural details are now missing, the Board will need to determine whether it is appropriate or acceptable for these details and features to be reinterpreted in a contemporary treatment or whether the project architect should be encouraged to more closely pattern the replacement features on their documented historic appearance. The Board will also need to determine the extent to which non-traditional materials are appropriate in this rehabilitation project. Note that the plans call for cement-fiber clapboards, Azek and PVC trim. To what degree will these substitute building materials affect the visual character of the building and, by extension, one's appreciation of the fact that this building is a circa 1860 structure?
>
> Above the storefront level, staff can support some degree of departure from the building's documented appearance. For example, changing the fenestration to feature the same window type on both the second and third floor levels does not materially alter the building's traditional appearance. Introducing alternative dormer types is also acceptable, provided they are not visually dominating and are generally consistent with the building's historic character. The challenge is in striking the appropriate balance between a faithful rehabilitation based on historic documentation and a renovation loosely based on the building's original design.

Staff believes some design questions have been resolved with the most recent plan revisions, including:

- The west dormer allows the primary roof to be dominant. The trim details shown on the details page (A5.00) – flat fascia with a shadow board - are not reflected on the elevations. In their past comments Board members encouraged the architect to employ enough detail to convey a simple historic style.
- Window type and layouts are regular, well-proportioned and similar in appearance to the predominant type in 1924.

Other questions remain for the Board, on whether desired features like the east inverted dormer, the balcony, and modern alternative materials can be judged to be compatible modern interventions.

- The new design for the east dormer bears much greater similarity to the west dormer than before, and with closed end walls, regularly spaced posts, finished surfaces on the interior, and a simple shed roof and trim detailing, it may soften the impact of the interruption in the roof. In appearance the new approach seems a quiet treatment for a modern cut into a prominent roof plane.
- Mr. Lloyd's new approach to the balconies on the south end (two shallow, light-weight metal balconies instead of one long one) is less obtrusive than before, but

they may still represent an uncomfortable departure from the documented historic appearance (see the 1924 photo) for Board members – as they commented in 2016. One alternate approach might be a single balcony in the middle of the fourth floor, either in modern materials or more traditional, since the historic balcony was single and centered – though considerably lower on the façade.

- Some use of alternate materials is generally given consideration on commercial buildings, even when the dominant historic material was wood. In this instance it appears that although many existing surfaces are wood, it is not original material. When the appearance of trim is indistinguishable from painted wood, use on upper floors is sometimes acceptable. In this case, staff would be comfortable reviewing detailed specifications for high quality aluminum clad windows with historic detailing, and fiber-cement trim that can be milled and painted like wood would be equally acceptable on the upper floors. (Mr. Lloyd's approved plans for the reconstructed storefronts at 1 Commercial include wood storefront windows and doors.)
- Finally, some Board members may be uncomfortable with the proposed use of fiber-cement clapboard siding to replace the existing wood clapboard. The general guideline adopted by the Board for replacement of wood siding would typically specify wood replacement clapboard; the Board might consider waiving the guideline with this project where fiber-cement is proposed for the upper stories of a downtown commercial building.

Applicable Review Standards

(1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.

(4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.

(6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture

and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

(10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

Motion for Consideration:

On the basis of plans and specifications submitted by the applicant for the October 2, 2019 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations at 1 Commercial Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Construction **(subject to the following conditions.....)**

Attachments:

1. Letter from project architect
2. Architect's plans
3. Photo of existing conditions, supplied by architect
4. 1924 photo, from east
5. 1924 photo, from west
6. Images from October 2016 workshop

September 3, 2019

Deb Andrews
Historic Preservations Program Manager
Portland City Hall
389 Congress Street
Portland, Maine 04101

RE: 1 Commercial Street

Deb,

We are resubmitting the remaining façade drawings for 1 Commercial Street. As you know the storefronts are approved and the remaining exterior designs are a response to the last meeting we had with the board which occurred about 3 years ago. Please note the following:

All clapboard, trim and cornice will be replaced.

New window locations placed, based upon 1924 photos.

Roof dormer given more traditional design elements as requested by board.

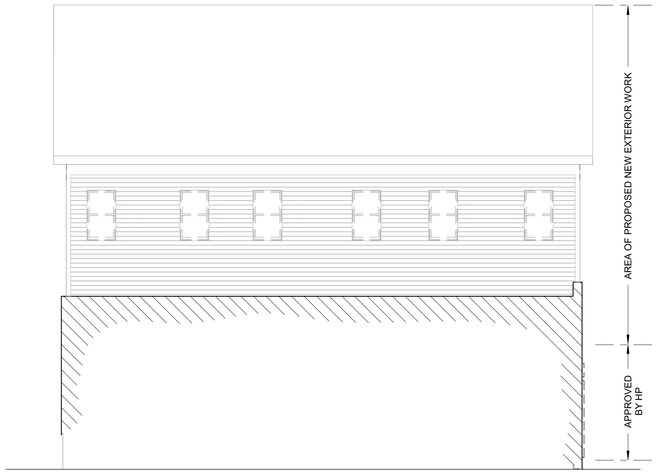
Arch over third floor window incorporated as requested by board.

French balconies now located in two locations on south facing elevation, not three as requested by the board.

Thank you for your consideration and I apologize for the time delay in this resubmission.

David Lloyd
Maine Licensed Architect #936

48 Union Wharf, Portland, Maine 04101 (207) 772-6022· Fax (207) 772-4056



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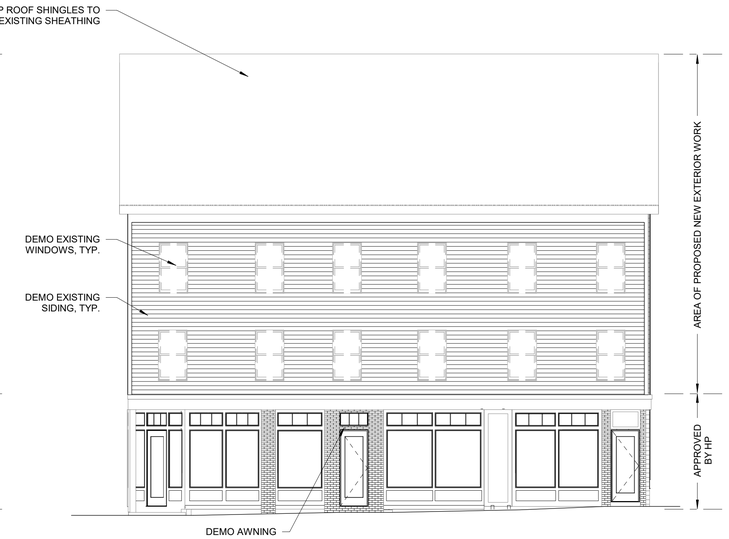

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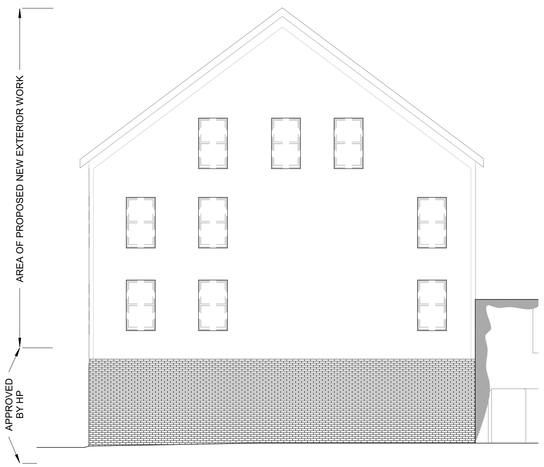

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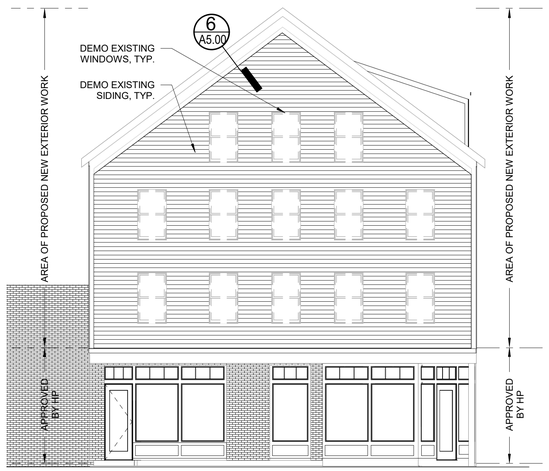

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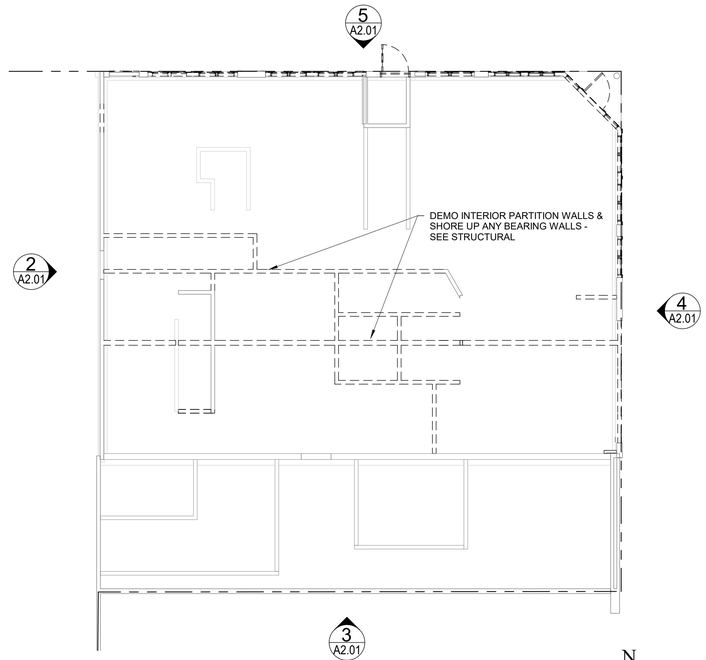

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1/8" = 1'-0"

Prepared For:
Owner

Consultant:

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
1 COMMERCIAL ST
SHELL IMPROVEMENTS
Portland, Maine

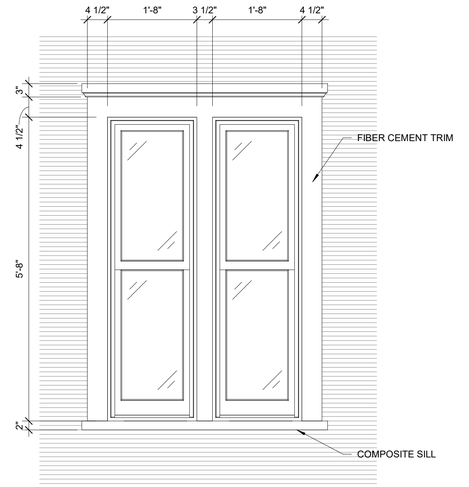
Revisions:

Scale: 1/8" = 1'-0"

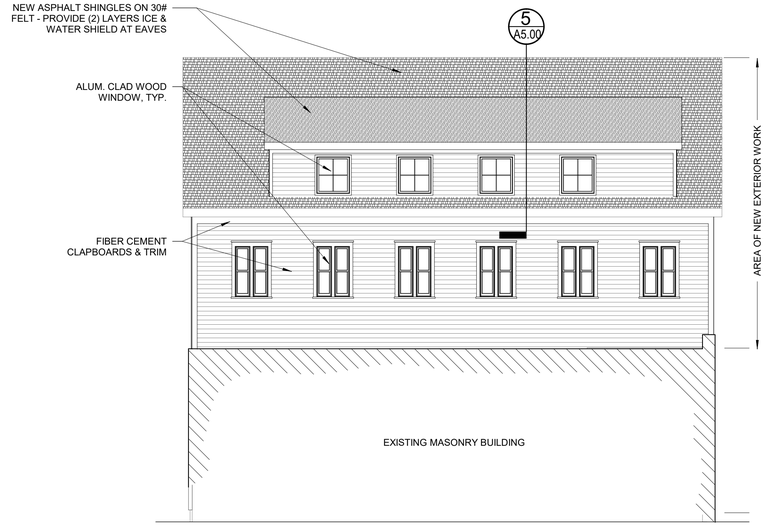
Date: 25 SEP 2019

EXISTING 1ST PLAN W/ DEMO & EXTERIOR ELEVATIONS

A0.01



1 | TYPICAL WINDOW DETAIL
3/4" = 1'-0"



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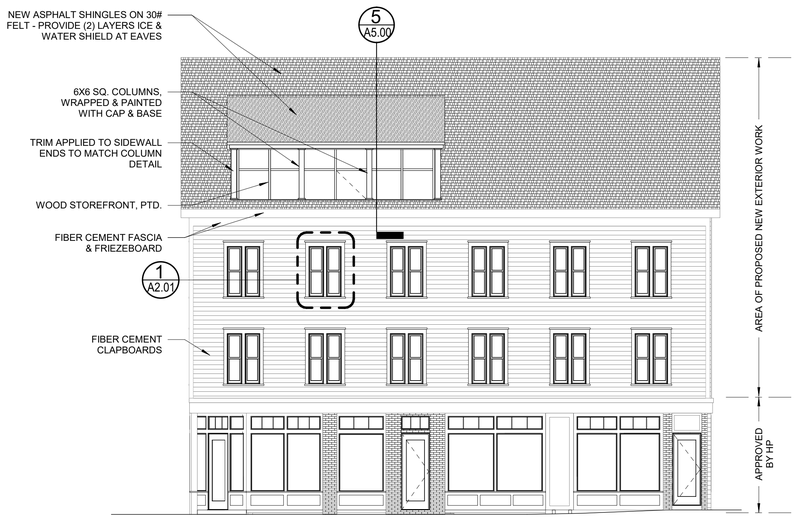

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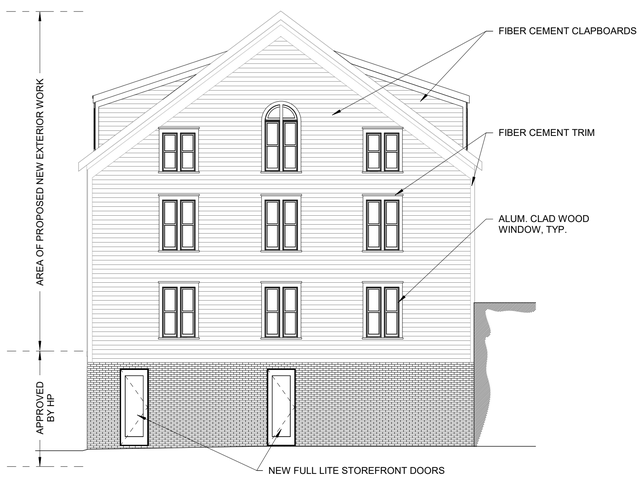
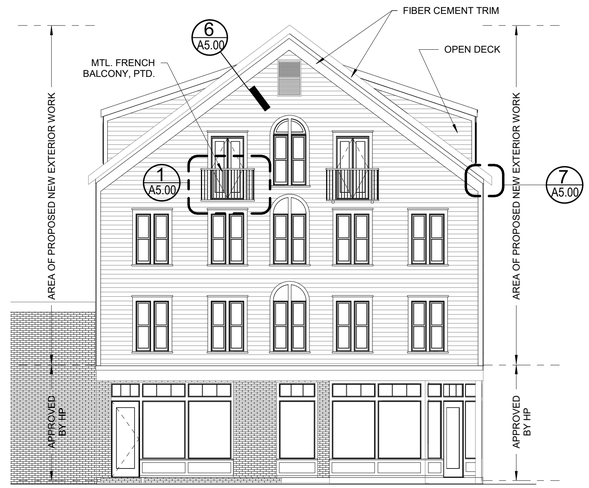


2 | NEW NORTH ELEVATION
1/8" = 1'-0"



4 | NEW SOUTH ELEVATION
1/8" = 1'-0"

Prepared For: Owner

Consultant:

Architect: ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: 1 COMMERCIAL ST SHELL IMPROVEMENTS
Portland, Maine

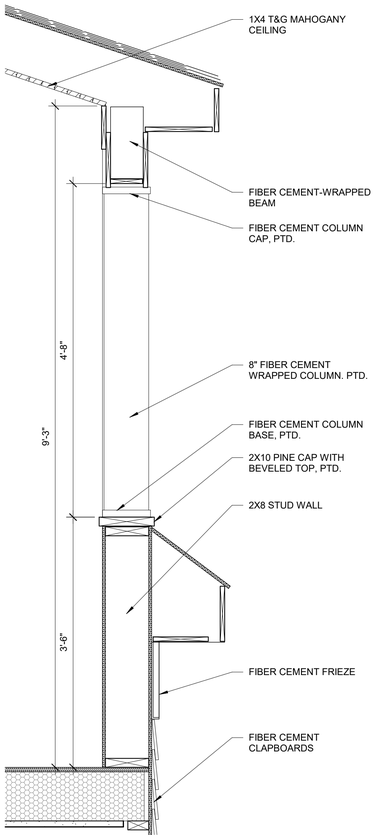
Revisions:

Scale: As indicated

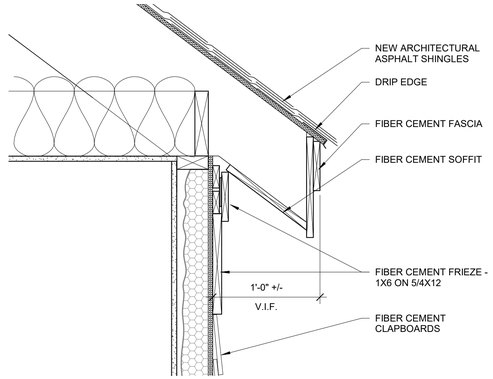
Date: 25 SEP 2019

ELEVATIONS

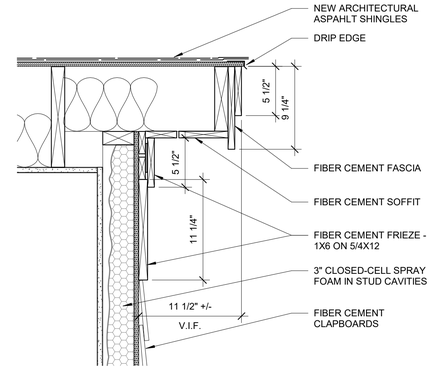
A2.01



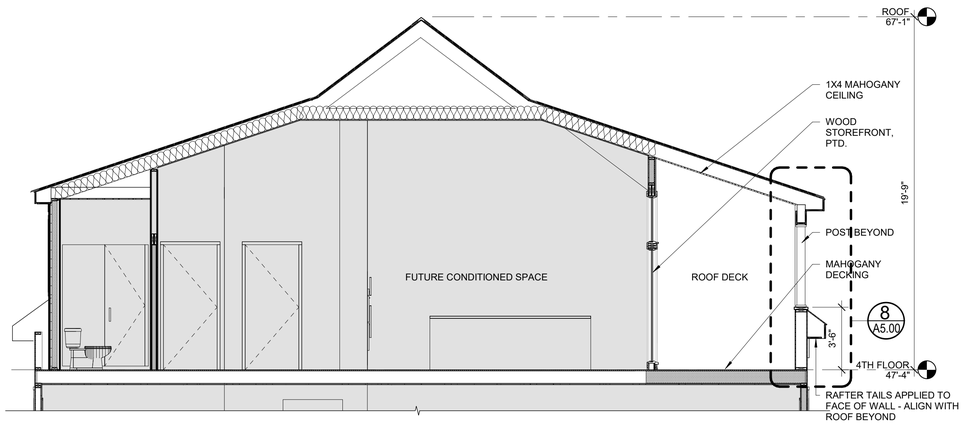
8 | ROOF DECK COLUMN DETAIL
1" = 1'-0"



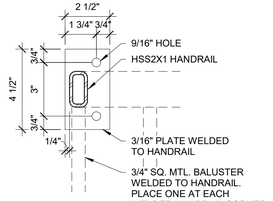
7 | SOFFIT DETAIL
1 1/2" = 1'-0"



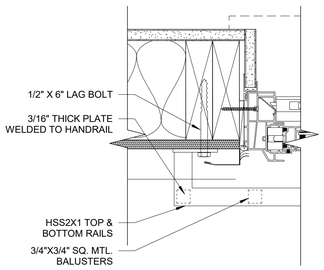
6 | RAKE DETAIL
1 1/2" = 1'-0"



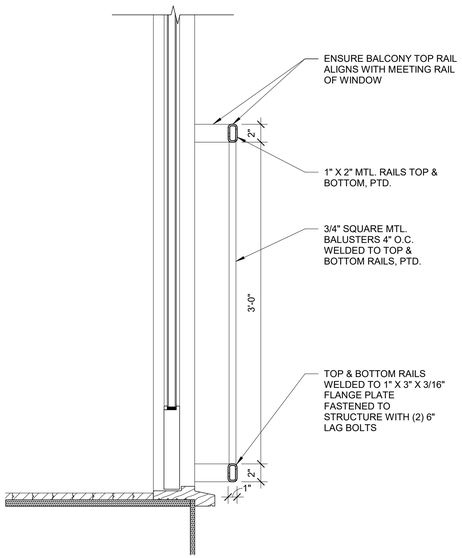
5 | ROOF SECTION
1/4" = 1'-0"



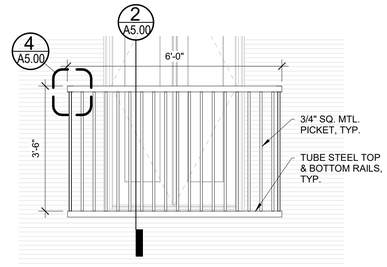
4 | BALCONY PLATE DETAIL
3" = 1'-0"



3 | FRENCH BALCONY DETAIL
3" = 1'-0"



2 | FRENCH BALCONY SECTION
1 1/2" = 1'-0"



1 | FRENCH BALCONY ELEVATION
1/2" = 1'-0"

Prepared For: Owner
Address
City, State

Consultant:

Architect: ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: 1 COMMERCIAL ST SHELL IMPROVEMENTS
Portland, Maine

Revisions:

Scale: As indicated

Date: 25 SEP 2019

DETAILS

A5.00


India st
Ryder

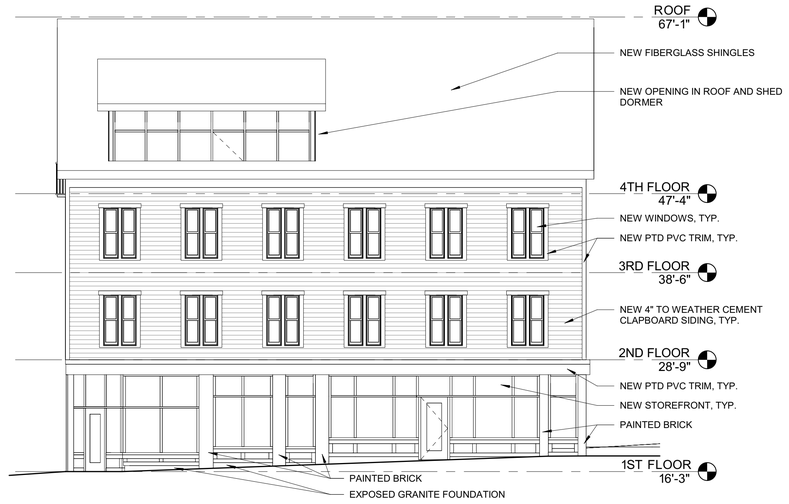

QUICK
LUNCH

V-4708 28 N-25


ARCHETYPE
architects

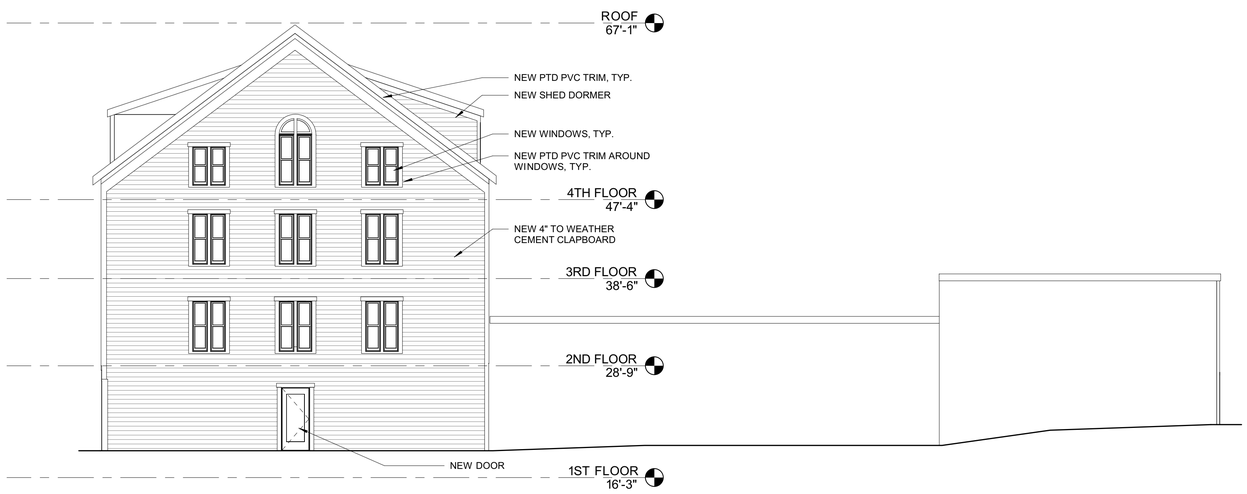
1 | EAST ELEVATION

1/8" = 1'-0"



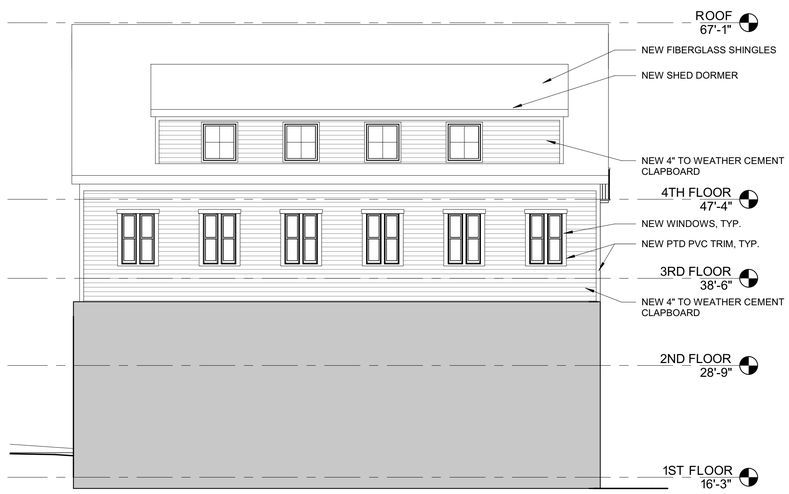
2 | NORTH ELEVATION

1/8" = 1'-0"



3 | WEST ELEVATION

1/8" = 1'-0"



4 | SOUTH ELEVATION

1/8" = 1'-0"

1 COMMERCIAL STREET

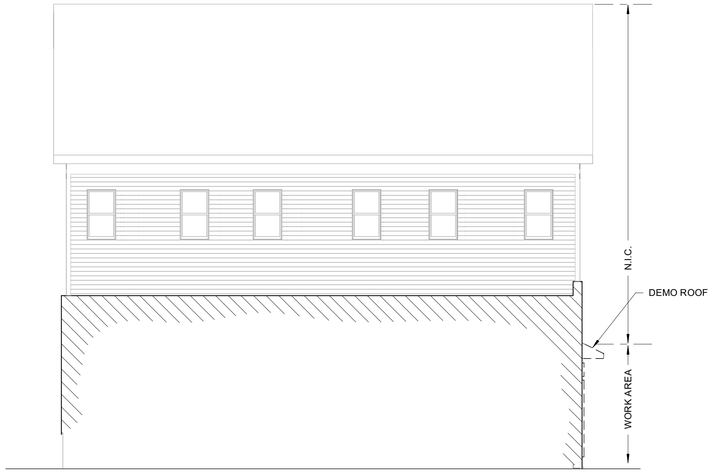
Portland, Maine

29 SEP, 2016

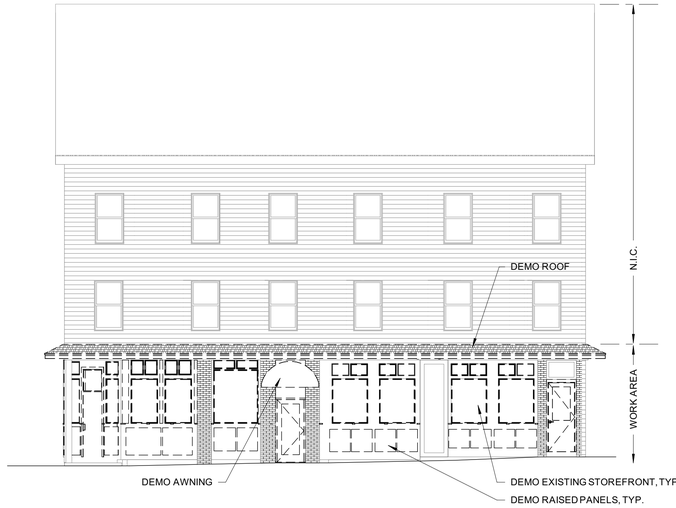
A2.1

ARCHETYPE architects
48 Union Wharf Portland, Maine 04101

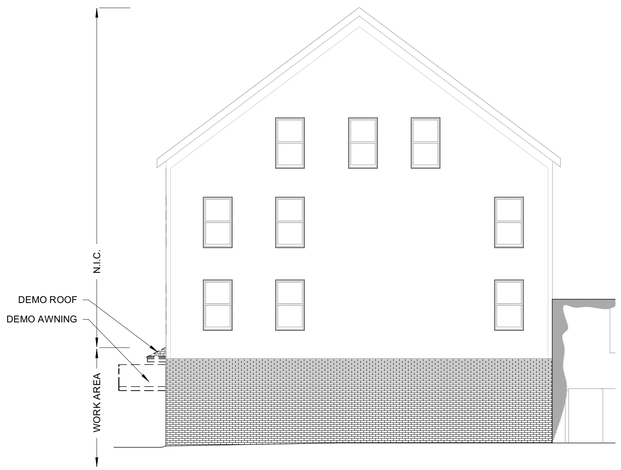
Approved for Historic Preservation
Certificate of Appropriateness
Date: 10/29/19



4 EXISTING WEST ELEVATION
1/8" = 1'-0"

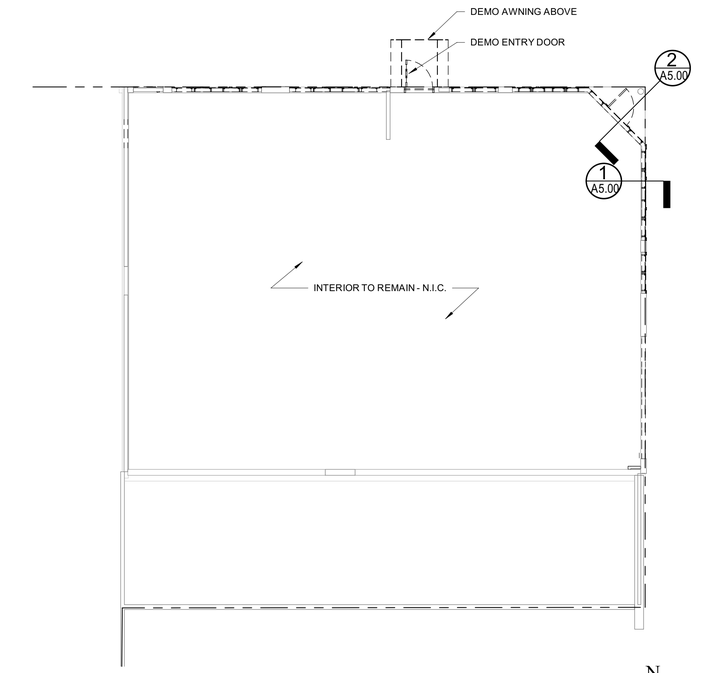


3 EXISTING EAST ELEVATION
1/8" = 1'-0"



5 EXISTING NORTH ELEVATION
1/8" = 1'-0"

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



1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

Prepared For: Owner

Consultant:

Architect: ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: 1 COMMERCIAL STREET
Portland, Maine

Revisions:

Scale: 1/8" = 1'-0"

Date: 12 JUNE 2019

EXISTING 1ST PLAN W/ DEMO & EXTERIOR ELEVATIONS

A0.01

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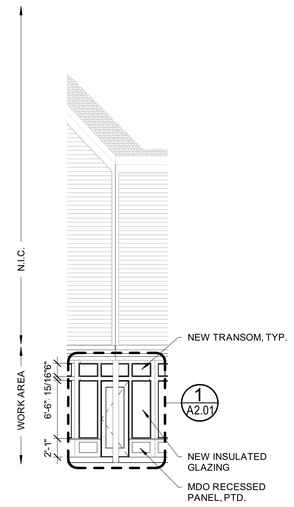
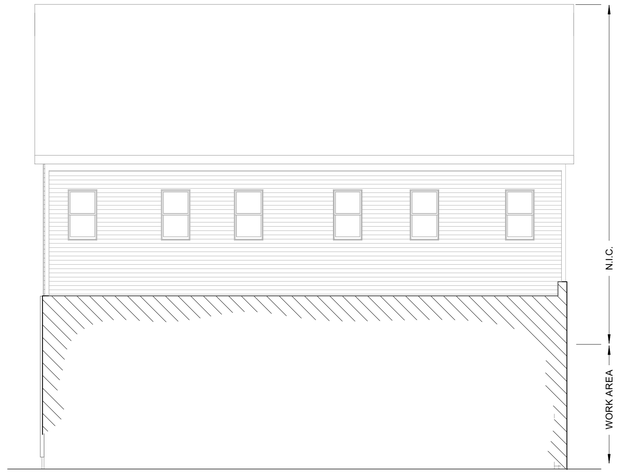
Date: 10/29/19



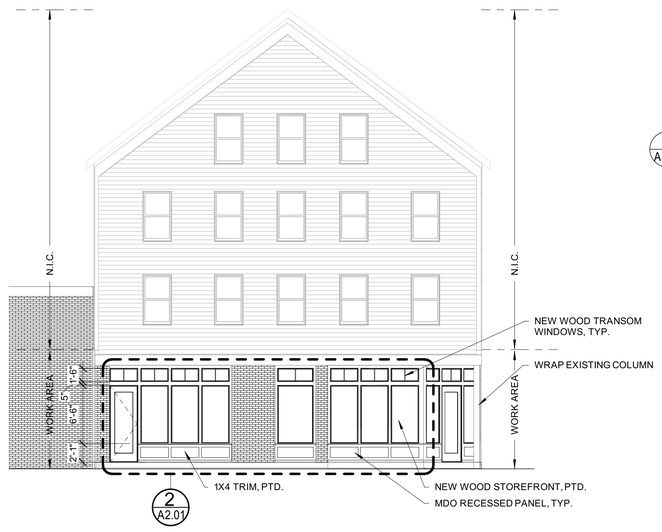
6 | NEW SOUTHEAST ELEVATION
1/8" = 1'-0"



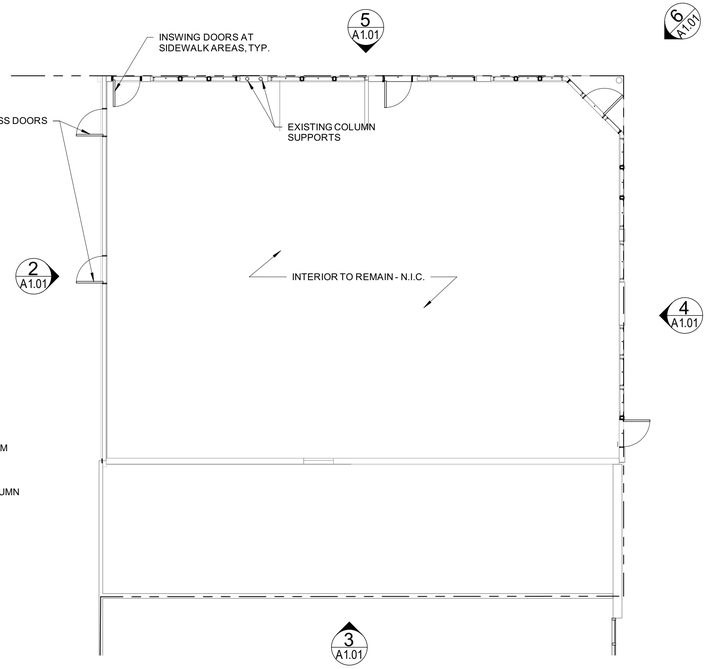
3 | NEW WEST ELEVATION
1/8" = 1'-0"

5 | NEW EAST ELEVATION
1/8" = 1'-0"

2 | NEW NORTH ELEVATION
1/8" = 1'-0"



4 | NEW SOUTH ELEVATION
1/8" = 1'-0"



1 | NEW FIRST FLOOR PLAN
1/8" = 1'-0"

Prepared For: Owner

Consultant:

Architect: ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: 1 COMMERCIAL STREET
Portland, Maine

Revisions:

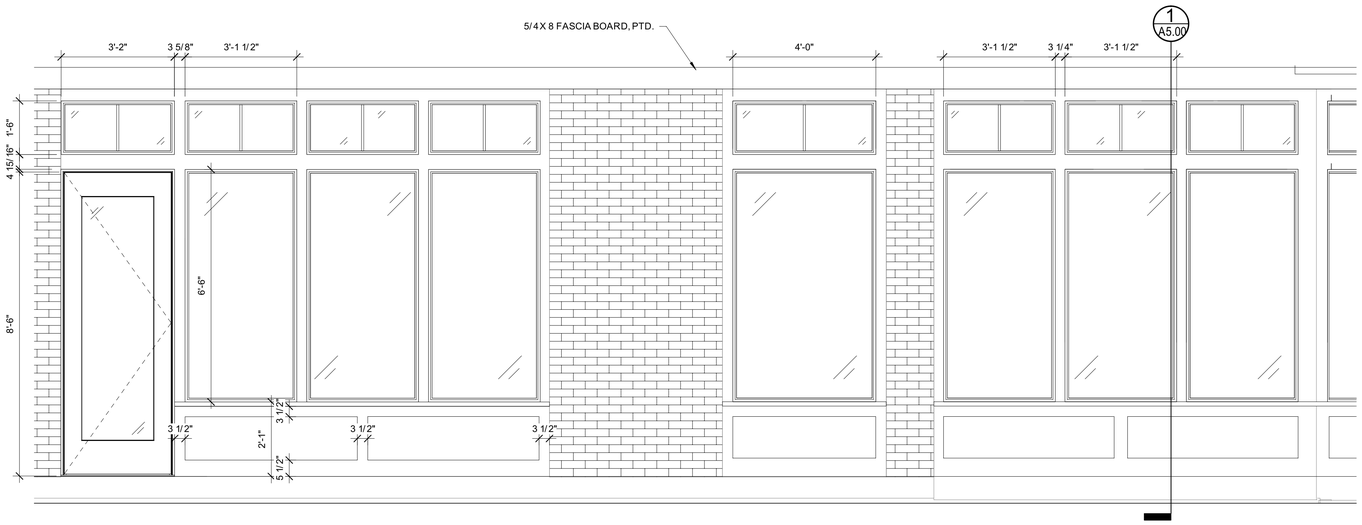
Scale: 1/8" = 1'-0"

Date: 12 JUNE 2019

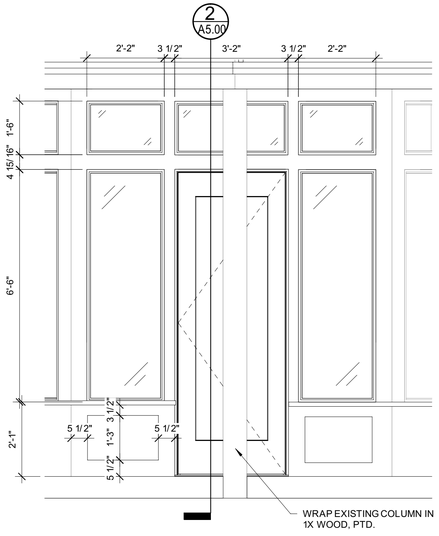
PROPOSED STOREFRONT REPLACEMENT PLANS & ELEVATIONS

A1.01

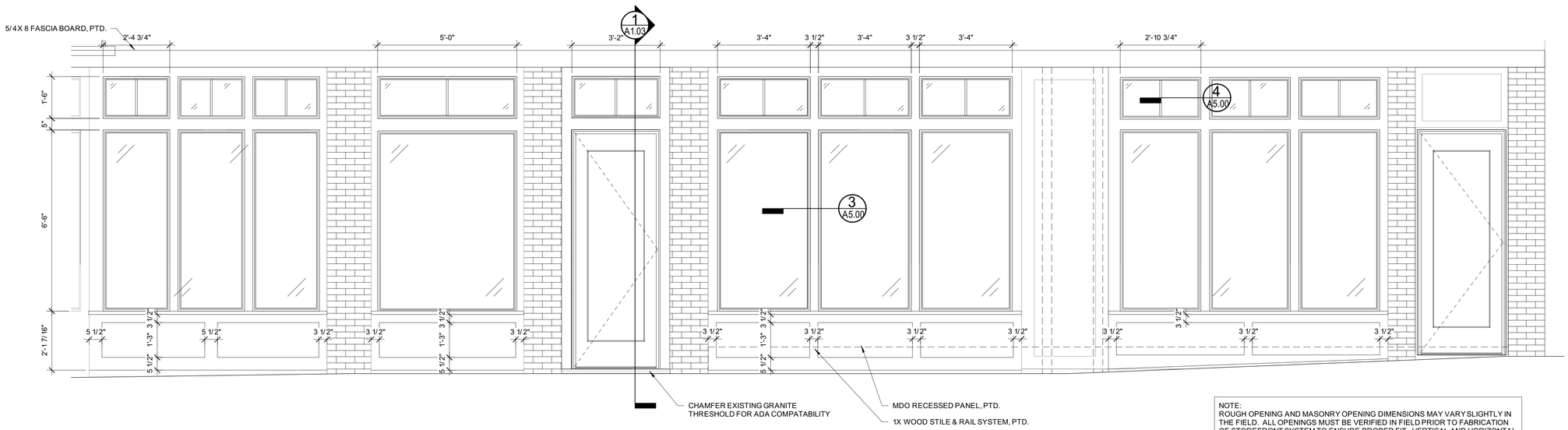
Approved for Historic Preservation
Certificate of Appropriateness
Date: 10/29/19



2 ENLARGED SOUTH ELEVATION
1/2" = 1'-0"



1 ENLARGED SOUTHEAST ELEVATION
1/2" = 1'-0"



3 ENLARGED EAST ELEVATION
1/2" = 1'-0"

NOTE:
ROUGH OPENING AND MASONRY OPENING DIMENSIONS MAY VARY SLIGHTLY IN THE FIELD. ALL OPENINGS MUST BE VERIFIED IN FIELD PRIOR TO FABRICATION OF STOREFRONT SYSTEM TO ENSURE PROPER FIT. VERTICAL AND HORIZONTAL MULLIONS SHALL REMAIN CONSISTENT THROUGHOUT AS SHOWN ON ELEVATIONS.

Prepared For: Owner
Address
City, State

Consultant:

Architect: ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: 1 COMMERCIAL STREET
Portland, Maine

Revisions:

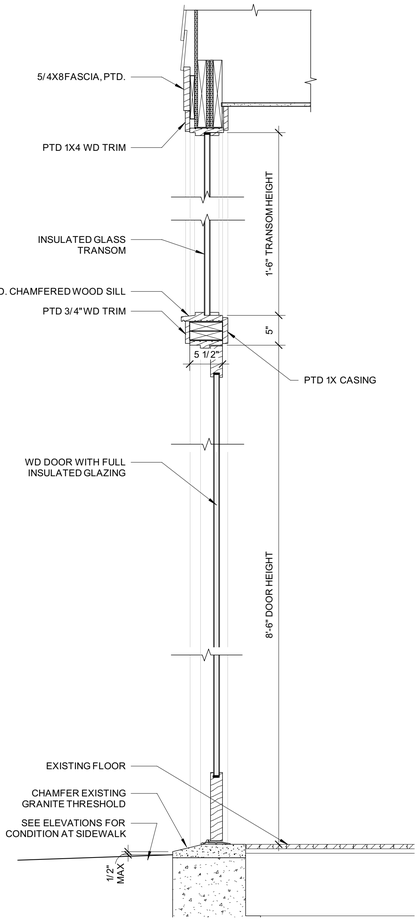
Scale: 1/2" = 1'-0"

Date: 12 JUNE 2019

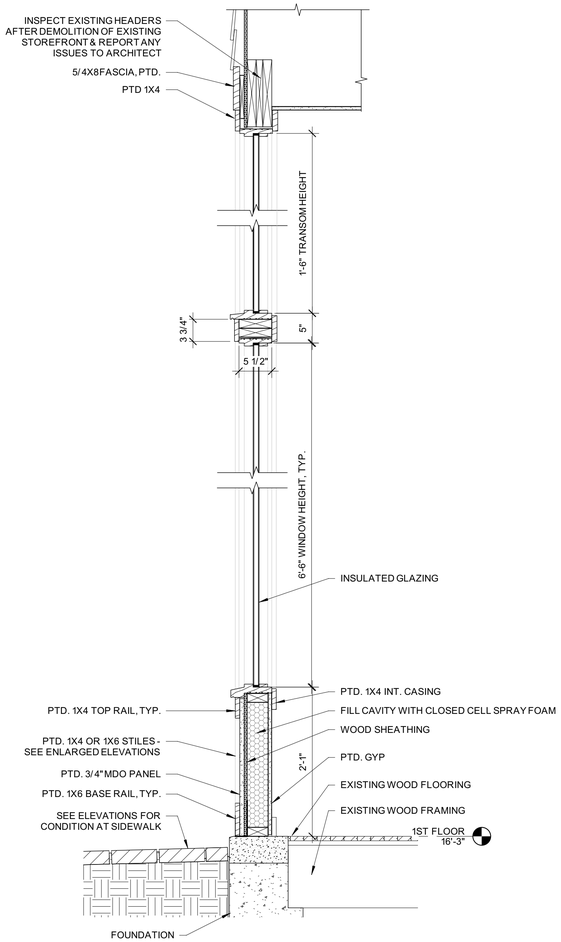
ENLARGED ELEVATIONS

A2.01

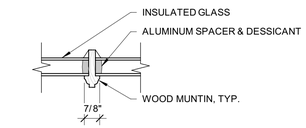
Approved for Historic Preservation
Certificate of Appropriateness
Date: 10/29/19



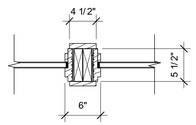
2 STOREFRONT SECTION AT DOOR
1" = 1'-0"



1 STOREFRONT SECTION AT WINDOWS
1" = 1'-0"



4 MUNTIN PROFILE
3" = 1'-0"



3 HORIZONTAL SECTION AT MULLION
1" = 1'-0"

Prepared For:
Owner
Address
City, State

Consultant:

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
1 COMMERCIAL STREET
Portland, Maine

Revisions:

Scale: As indicated

Date: 12 JUNE 2019

DETAILS

A5.00

Approved for Historic Preservation
Certificate of Appropriateness
Date: 10/29/19

'LAND, MAINE
:SERVATION BOARD

October 29, 2019

Denny Jacobus
Albert B. Glickman & Associates
111 Commercial Street, Suite 300
Portland, Maine 04101

Re: 1 Commercial Street – Storefront Replacement

Dear Mr. Jacobus:

On June 19, 2019, Portland's Historic Preservation Board approved your application (7-0) for upper floor alterations and dormer additions at 1 Commercial Street. Approval was based on the application materials submitted for the June 19, 2019 public hearing, and is subject to the following conditions:

- Final detailed plans of the following are to be submitted to HP staff for review and approval, prior to construction:
  - Storefront window divisions
  - Column treatment at front corner of building
  - Bulkhead and door details
  - Any changes to exterior signage or lighting

All improvements shall be carried out as shown on the materials submitted for the public hearing on 6/19/19, except as to comply with the conditions above. Changes to the approved plans or specifications, and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

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Certificate of Appropriateness
Date: 10/29/19

is granted upon condition that the work authorized herein is commenced within
ıths after the date of issuance. If the work authorized by this Certificate is not
hin twelve (12) months after the date of issuance or if such work is suspended in
for a period of one year after the time the work is commenced, such Certificate
be of no further effect; provided that, for cause, one or more extensions of time
for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

Robert Wiener
Historic Preservation Compliance Coordinator

Cc: Deb Andrews, Historic Preservation Program Manager
David Lloyd, Archetype Architects

Approved for Historic Preservation
Certificate of Appropriateness
Date: 10/29/19

'ations Program Manager
Hall
389 Congress Street
Portland, Maine 04101

RE: 1 Commercial Street

We are pleased to be submitting drawings for the replacement of the existing store fronts at 1 Commercial Street. The owner wishes at this time to phase the project. Preparing the first floor for a new tenant then in another phase repair/renovate the upper stories. We have submitted proposed new painted wood and glass storefronts for the boards review and approval. Please call or e mail with any concerns.

Respectfully Submitted,

David Lloyd
Maine Licensed Architect #936

48 Union Wharf, Portland, Maine 04101 (207) 772-6022· Fax (207) 772-4056

Approved for Historic Preservation
Certificate of Appropriateness
Date: 10/08/19

ARCHETYPE

2019

ations Program Manager
Hall
389 Congress Street
Portland, Maine 04101

RE: 1 Commercial Street

Deb,

We are resubmitting the remaining façade drawings for 1 Commercial Street. As you know the storefronts are approved and the remaining exterior designs are a response to the last meeting we had with the board which occurred about 3 years ago. Please note the following:

All clapboard, trim and cornice will be replaced.

New window locations placed, based upon 1924 photos.

Roof dormer given more traditional design elements as requested by board.

Arch over third floor window incorporated as requested by board.

French balconies now located in two locations on south facing elevation, not three as requested by the board.

Thank you for your consideration and I apologize for the time delay in this resubmission.

David Lloyd
Maine Licensed Architect #936

48 Union Wharf, Portland, Maine 04101 (207) 772-6022· Fax (207) 772-4056

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Certificate of Appropriateness
Date: 10/29/19

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COMMERCIAL REAL ESTATE
FOR LEASE
207.747.1515
PORTACOMPANY.COM

Exit Only

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Certificate of Appropriateness
Date: 10/29/19

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207.747.1515
PORTACOMPANY.COM

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Certificate of Appropriateness
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CITY OF PORTLAND
Planning & Urban Development Department

HISTORIC PRESERVATION APPLICATION SUBMISSION CHECKLIST

Please submit each document as a separate PDF file
Please confirm by electronically checking the boxes to the left

To supplement your application, please submit the following items *as applicable to your project.* Keep in mind that the written project description that you provide the Historic Preservation Board and staff, is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s), additions, and/or infill construction.

Yes	N/A	
GENERAL APPLICATION DOCUMENTS		
4		Project Description • Cover Letter with detailed project description
4		Completed Checklist for Historic Preservation review (this document)
PLANS, etc.		
4		Exterior photographs of property (required for all applications). Include a general streetscape view, view of entire building, and close-ups of project area.
4		Sketches or elevation drawings at a minimum ¼" scale.
4		Details or wall sections, where applicable.
	4	Floor plans, where applicable.
	4	Site Plan, where applicable, showing relative location of adjacent structures.
	4	Catalog cuts or product information (e.g. proposed windows, doors, fencing).
4		Materials – list all visible exterior materials.

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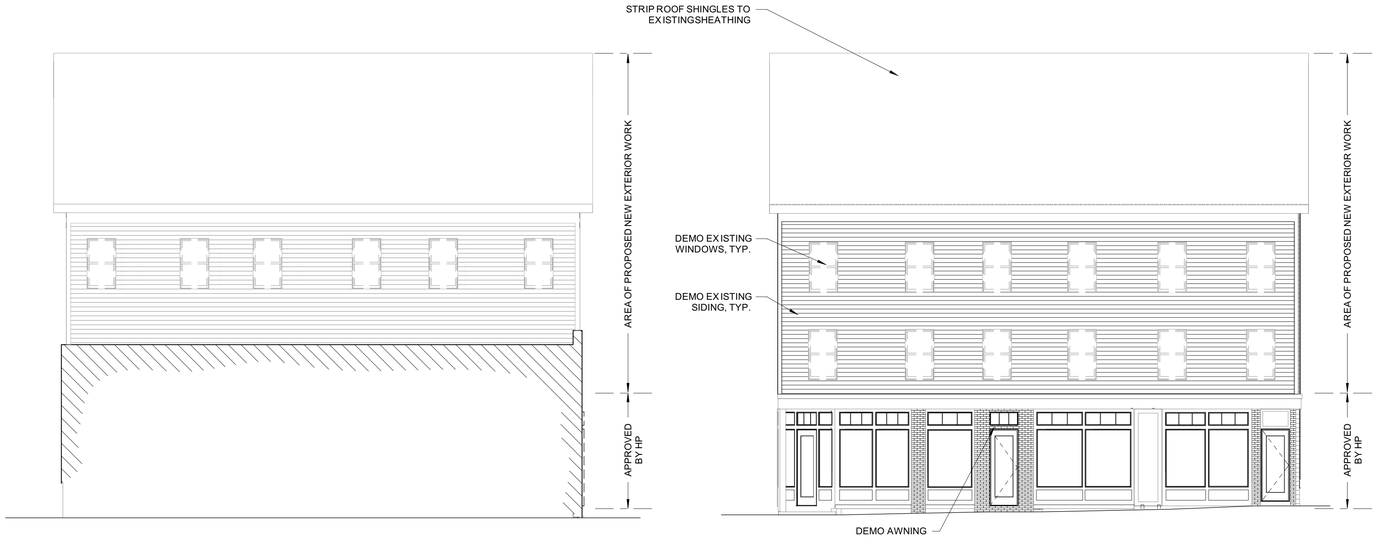
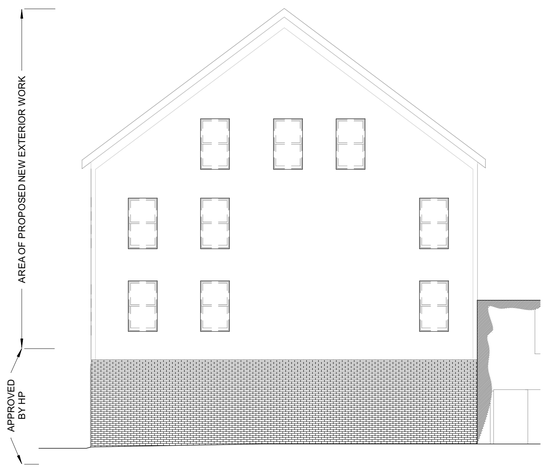
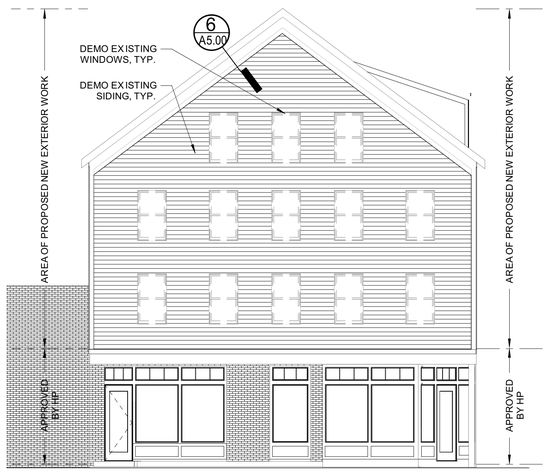
Certificate of Appropriateness
Date: 10/08/19

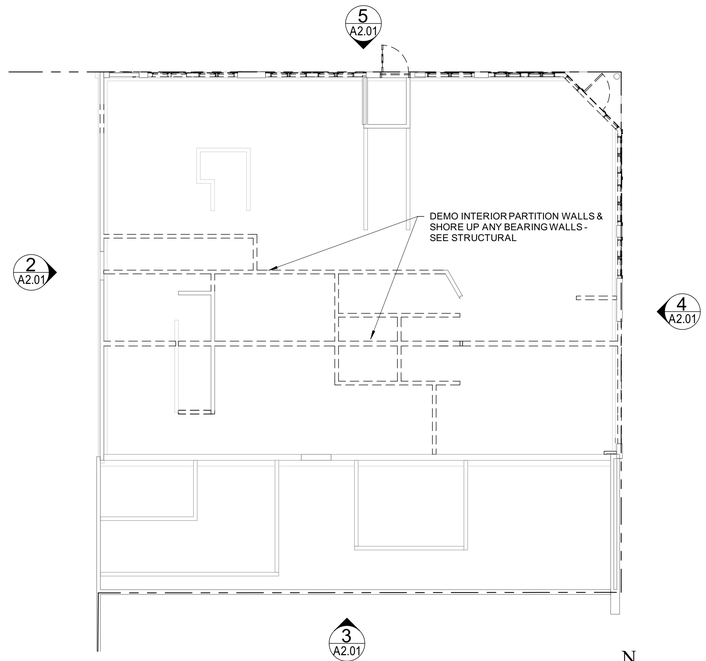


4 EXISTING WEST ELEVATION
1/8" = 1'-0"

3 EXISTING EAST ELEVATION
1/8" = 1'-0"







5 EXISTING NORTH ELEVATION
1/8" = 1'-0"

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

1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

Prepared For: Owner

Consultant:

Architect: ARCHETYPE architects
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EXISTING 1ST PLAN W/ DEMO & EXTERIOR ELEVATIONS

A0.01

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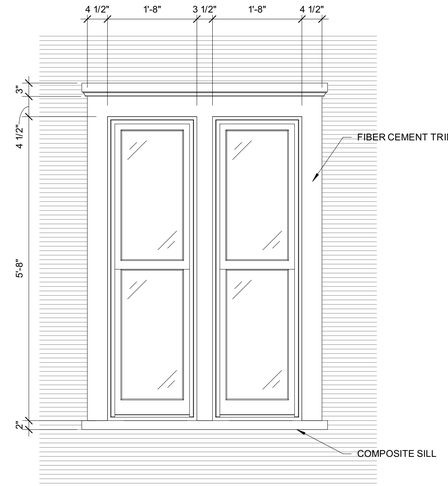
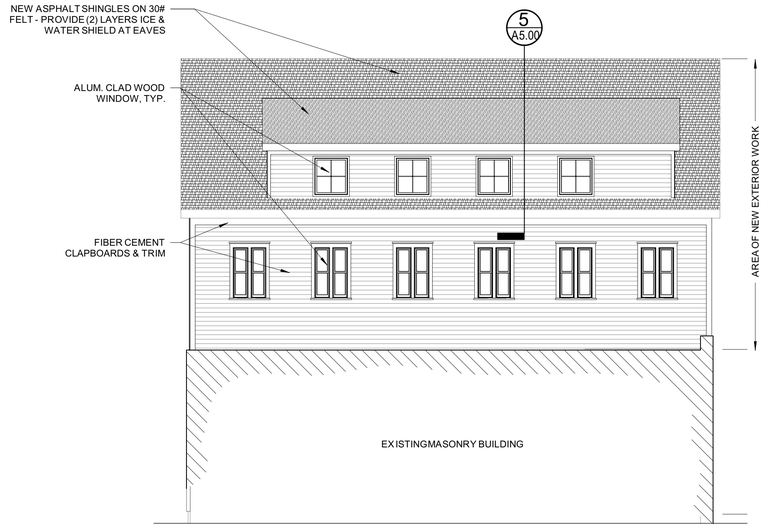
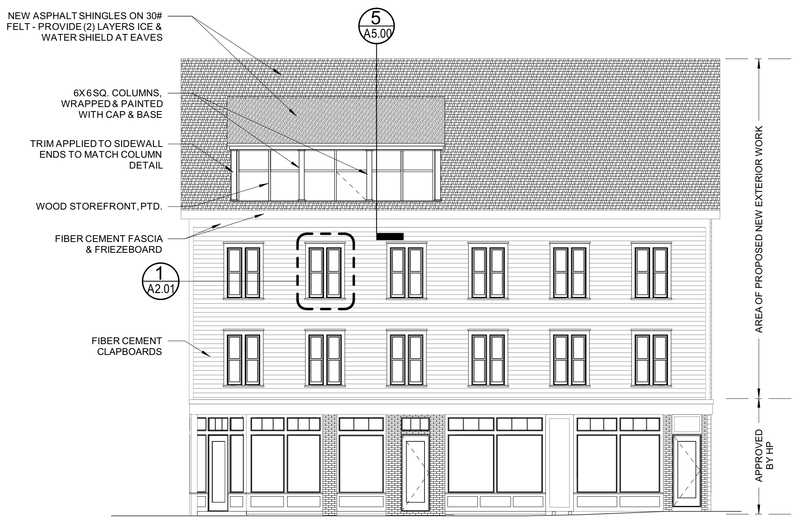


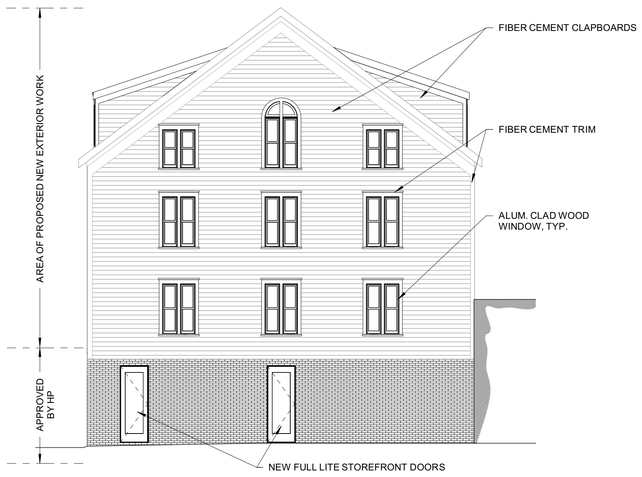
1 | TYPICAL WINDOW DETAIL
3/4" = 1'-0"



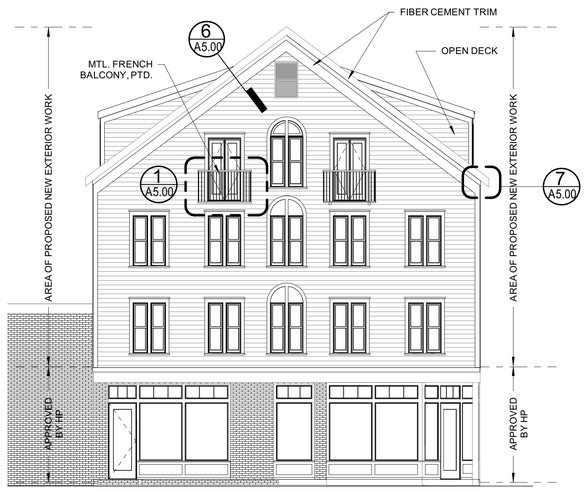
3 | NEW WEST ELEVATION
1/8" = 1'-0"



5 | NEW EAST ELEVATION
1/8" = 1'-0"



2 | NEW NORTH ELEVATION
1/8" = 1'-0"



4 | NEW SOUTH ELEVATION
1/8" = 1'-0"

Prepared For: Owner

Consultant:

Architect: ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: 1 COMMERCIAL ST
SHELL IMPROVEMENTS
Portland, Maine

Revisions:

Scale: As indicated

Date: 25 SEP 2019

ELEVATIONS

A2.01

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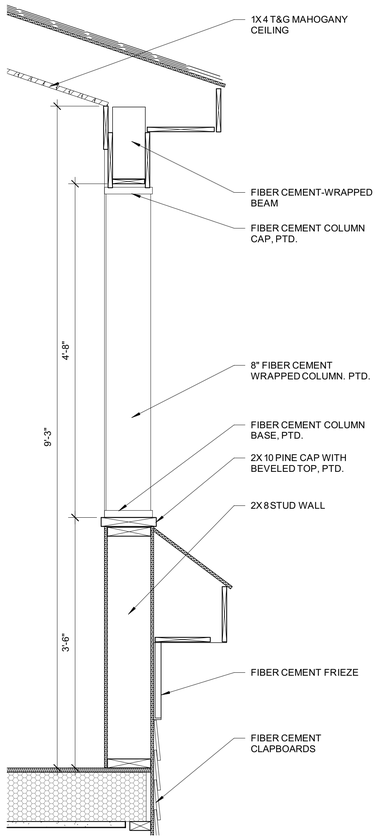
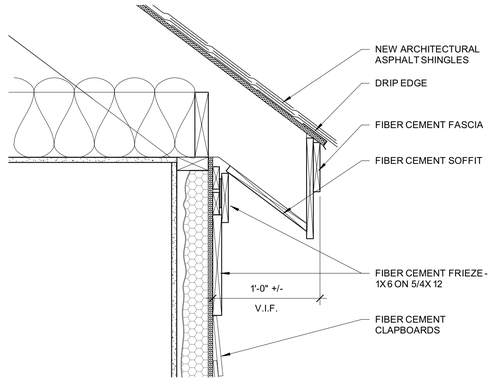
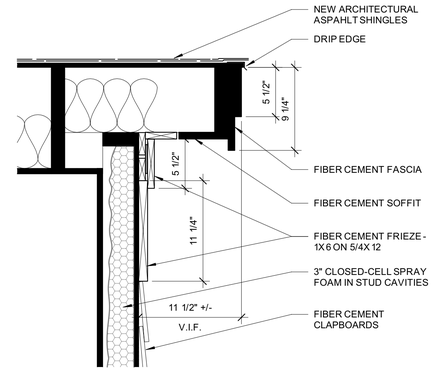
Date: 10/08/19



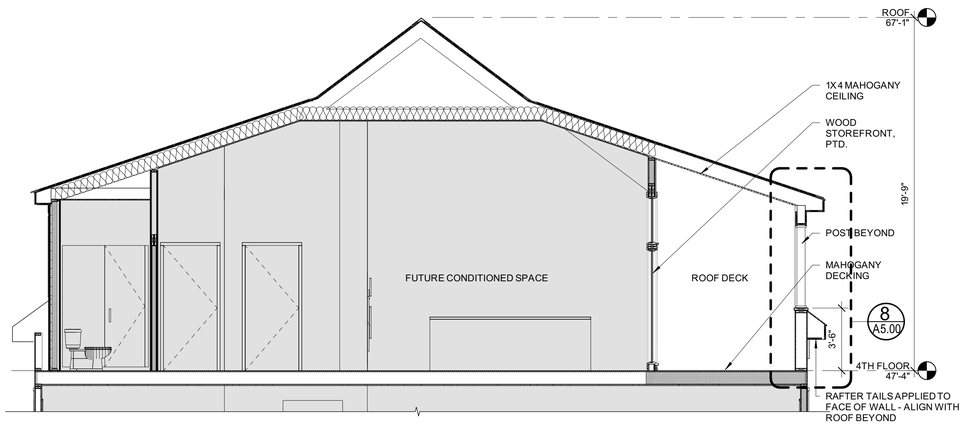
8 | ROOF DECK COLUMN DETAIL
1" = 1'-0"



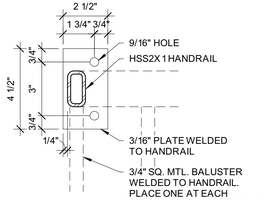
7 | SOFFIT DETAIL
1 1/2" = 1'-0"



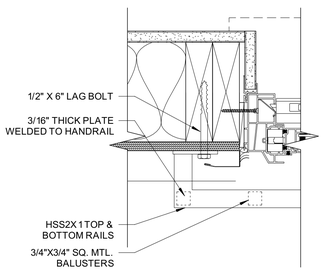
6 | RAKE DETAIL
1 1/2" = 1'-0"



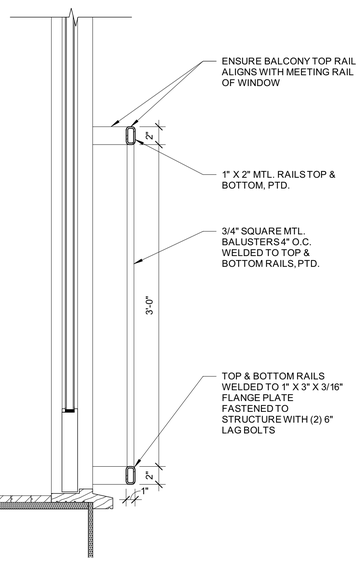
5 | ROOF SECTION
1/4" = 1'-0"



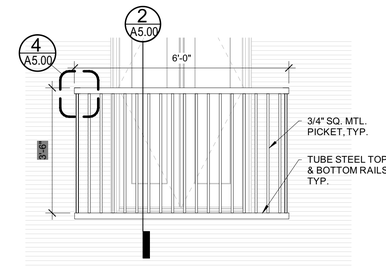
4 | BALCONY PLATE DETAIL
3" = 1'-0"



3 | FRENCH BALCONY DETAIL
3" = 1'-0"



2 | FRENCH BALCONY SECTION
1 1/2" = 1'-0"



1 | FRENCH BALCONY ELEVATION
1/2" = 1'-0"

Prepared For: Owner
Address
City, State

Consultant:

Architect: ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: 1 COMMERCIAL ST SHELL IMPROVEMENTS
Portland, Maine

Revisions:

Scale: As indicated

Date: 25 SEP 2019

DETAILS

A5.00


CITY OF PORTLAND, MAINE
RESURGAM
Approved for Historic Preservation
Certificate of Appropriateness
Date: 10/08/19
India st

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Certificate of Appropriateness
Date: 10/08/19

'LAND, MAINE
:SERVATION BOARD

October 7, 2019

Denny Jacobus
Albert B. Glickman & Associates
111 Commercial Street, Suite 300
Portland, Maine 04101

Re: 1 Commercial Street – Upper Floor Rehab and Dormer Additions

Dear Mr. Jacobus:

On October 2, 2019, Portland's Historic Preservation Board approved your application (6-0, O'Brien absent,) for upper floor alterations and dormer additions at 1 Commercial Street. Approval was based on the application materials submitted for the Ocotber 2, 2019 public hearing, and is subject to the following conditions:

- Final review of the clapboard siding material (LP Smartside) shall be by staff, after seeing the sample that the architect will supply. Siding exposure is to be plus or minus 4" with courses aligned with window trim.
- Approved with the understanding that the balconies and the louvered gable vent proposed for the Commercial Street face are to be eliminated.
- Windows on the south and east faces are to be consistent sizes, per the drawings, including where balconies and French doors are to be eliminated.
- Final details for drainage scuppers are to be provided for review and approval by HP staff. East inverted and West shed dormers are to match in all aspects having to do with height, overhangs and cornices, projecting primary eaves, etc.

All improvements shall be carried out as shown on the materials submitted for the public hearing on 10/2/19, except as to comply with the conditions above. Changes to the approved plans or specifications, and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or

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Date: 10/08/19

dditional or alternative work, you must apply for and receive a Certificate of
or Non-Applicability PRIOR to undertaking additional or alternative work.

is granted upon condition that the work authorized herein is commenced within
ıths after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

Robert Wiener
Historic Preservation Compliance Coordinator

Cc: Deb Andrews, Historic Preservation Program Manager
David Lloyd, Archetype Architects

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Certificate of Appropriateness
Date: 10/08/19

ARCHETYPE

2019

ations Program Manager
Hall
389 Congress Street
Portland, Maine 04101

RE: 1 Commercial Street

Deb,

We are resubmitting the remaining façade drawings for 1 Commercial Street. As you know the storefronts are approved and the remaining exterior designs are a response to the last meeting we had with the board which occurred about 3 years ago. Please note the following:

All clapboard, trim and cornice will be replaced.

New window locations placed, based upon 1924 photos.

Roof dormer given more traditional design elements as requested by board.

Arch over third floor window incorporated as requested by board.

French balconies now located in two locations on south facing elevation, not three as requested by the board.

Thank you for your consideration and I apologize for the time delay in this resubmission.

David Lloyd
Maine Licensed Architect #936

48 Union Wharf, Portland, Maine 04101 (207) 772-6022· Fax (207) 772-4056

Approved for Historic Preservation
Certificate of Appropriateness
Date: 10/08/19

CITY OF PORTLAND
Planning & Urban Development Department

HISTORIC PRESERVATION APPLICATION SUBMISSION CHECKLIST

Please submit each document as a separate PDF file
Please confirm by electronically checking the boxes to the left

To supplement your application, please submit the following items *as applicable to your project.* Keep in mind that the written project description that you provide the Historic Preservation Board and staff, is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s), additions, and/or infill construction.

Yes	N/A	
GENERAL APPLICATION DOCUMENTS		
4		Project Description • Cover Letter with detailed project description
4		Completed Checklist for Historic Preservation review (this document)
PLANS, etc.		
4		Exterior photographs of property (required for all applications). Include a general streetscape view, view of entire building, and close-ups of project area.
4		Sketches or elevation drawings at a minimum ¼" scale.
4		Details or wall sections, where applicable.
	4	Floor plans, where applicable.
	4	Site Plan, where applicable, showing relative location of adjacent structures.
	4	Catalog cuts or product information (e.g. proposed windows, doors, fencing).
4		Materials – list all visible exterior materials.

V-4708 28 N-25