

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



Penny Pollard, Chair
Robert O'Brien, Vice Chair
Hilary Bassett
Joy Naifeh
Julia Tate
John Turk
Rob Whitten

AGENDA

HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, November 16, 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 16, 2022 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing and Workshop 11/16/2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/87279660733>

Or One tap mobile: US: +13126266799,,87279660733# or +16469313860,,87279660733#

Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171

Webinar ID: 872 7966 0733

International numbers available: <https://portlandmaine-gov.zoom.us/j/87279660733>

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 2, 2022**
 - i. 1 Commercial Street - Bassett, Naifeh, Pollard, O'Brien, Tate, Turk, Whitten present

3. REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 2, 2022

- 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. The Board voted 7-0 to approve the application as submitted.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

- i. Certificate of Appropriateness for Proposed Addition; 465 CONGRESS STREET; CTR Congress LLC, Applicant. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002148-2022.

6. WORKSHOP

- i. Preliminary Review of Proposed Construction; 25 COMMERCIAL STREET; Maine Public Broadcasting Corporation, Applicant. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002232-2022.

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: November 10, 2022
RE: 465 Congress Street – Stair Addition – **PUBLIC HEARING**
PROJECT ID: HPBR-002148-2022
MEETING: November 16, 2022

Owner: CTR Congress LLC
Architect: Katherine Lermond and Bill Hopkins, Archetype Architects

A sign announcing the Historic Preservation Board's meeting on 11/16/22 was posted at the property on 11/6/22. A legal ad was published in the Portland Press Herald on 11/4/22 and 11/5/22, and 25 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

A 10-story rear addition is proposed to provide an enclosed exit stair to satisfy code requirements for adaptive reuse of the building as housing. The owners plan to use tax credits to help with rehab costs, which will influence how interior spaces, including historic stairways might be altered to meet modern life safety codes.

On September 21, 2022 Katherine Lermond of Archetype Architects presented preliminary plans for new stairs allowing exiting from all ten floors to the exterior, in as small an addition as possible at the northeast corner of the building, abutting the Portland Public Library. An existing exterior egress stair that only extends to the second floor and directly abuts the west wall of the library has a ground floor exit door to the rear plaza. This CMU structure is to be demolished to make room for the proposed stairs. A previously existing, modern canopy over the rear building entrance has already been removed, and proposed plans include a new canopy in the corner where the addition will meet the main building.

Dimensions:

Overall Height: 140' - 11 Stories (including base and mezzanine level)
Footprint: 8'-6 1/2" x 18'-11"

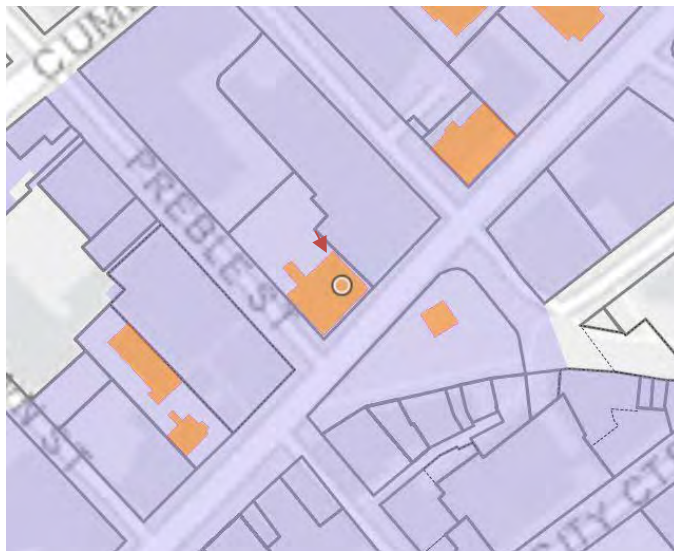
Material Specifications:

Foundation	Concrete
Siding	Fiber-cement panels
Trim	Unknown – roof coping?
Roofing	Flat roof
Windows	Aluminum, double-hung (similar to existing)

Door	Full-light commercial door, dark bronze metal
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SUMMARY OF HISTORIC CONTEXT

The Fidelity Trust Company Building is an important building with Landmark status in the Congress Street Historic District, facing Monument Square in the center of downtown Portland. Completed in 1910, it is known as Portland's first skyscraper. An ornate bank lobby occupies most of the ground floor, with the primary entrance for the upper floors at the east end of the front façade. Immediately east of the subject property is the International Style public library, erected in the late 1970's. To the west is Preble Street, with another iconic downtown office building on the next corner. The Time and Temperature Building (477 Congress Street) is also going to be rehabbed, for use as a hotel, and a new stair and elevator tower is to be added there as well (reviewed by the Board last year.)



Behind the Fidelity Building is an open car loop and a drive-through window for the bank, offering clear visibility of the rear façade from Preble Street. Below the open space is the low, modern Portland Public Market Building which fronts onto Cumberland Avenue.

A former modern canopy over the rear building entrance has already been removed, but ramps, stairs, and the drive-through remain.



Rear of 465 Congress Street ^

PREVIOUS REVIEWS BY HISTORIC PRESERVATION STAFF

In 2019 the current owners applied for a building permit to add an enlarged elevator overrun on the roof, replace all of the existing, non-original aluminum windows on upper floors, and prepare for renovations by conducting selective interior demolition. This application was also submitted to Maine Historic Preservation Commission and the National Park Service for tax credit purposes. The local review was handled administratively by HP staff. At the time the anticipated use was to remain offices, and the consideration of life safety issues was not as complicated as it is now for the proposed change to residential use.

Prior to the September workshop, HP staff met with the architects and City code reviewers to discuss how best to meet code requirements given the constraints of the historic landmark, and how to add a stair addition with minimal disruption to the appearance of the Fidelity Building. Having agreed that a stair addition at the rear corner might be the key to the adaptive reuse of the historic property, and discussed the preliminary plans, a workshop review by the Board was held on September 21, 2022.

HISTORIC PRESERVATION BOARD WORKSHOP, 9/21/2022

At the preliminary review Board members were largely supportive of the goals and design approach of the owners and architects, citing the value of the landmark, the need for a viable adaptive use, and the recessive nature of the tower. Most of the questions and suggestions for further consideration involved design details to enhance the relationship of the new stair tower to the existing structure, while keeping the addition simple and differentiated. Comments included:

- General endorsement of contemporary canopy over the rear entrance, to be designed in conjunction with the addition
- Board members unanimously advised the elimination, if possible, of the projecting “bump-out” from the tower onto the face of the historic rear façade, that disrupts one window on each of the second and third floors. Ms. Lermond explained the necessity, driven by interior constraints to provide stair access from those two floors, and expressed doubt the bump-out could be removed from the design.
- Several questions were posed about “cembrit” fiber-cement panel details and patterning, window size, number and placement, and their relationships to other architectural details such as the second-floor cornice:
 - Ms. Lermond was asked if she had explored adding windows on the side of the addition, facing Preble Street, and whether windows on the northwest end of the new tower could be sized or placed to align in some way with fenestration patterns on the original building. Her response was that little could be done, because of the locations of stair landings in relation to primary floor plates and windows.
 - The architect explained that the fiber-cement panels would be arranged in a quiet pattern constrained by the stairs, the window placement, and the material sizes; as a result, the new tower will establish its own, undecorated patterning, distinct from the existing rear wall of the historic resource.
 - There are to be small gaps between the fiber-cement panels, which will have a solid, consistent color for their entire thickness.

PUBLIC HEARING, 11/16/2022

Ms. Lermond has provided an updated project description, and additional details are included with the drawings and material submissions; see Attachments. The appearance of the proposed stair tower has not changed significantly since September; as the cover letter explains, the architects and historic preservation Christine Beard studied window numbers, placement and size, as well as fiber-cement installation, and reassessed the bump-out. Few significant changes, but more details are the result, including the cembrit panels, and the design of the canopy.

The latter is proposed to be a simple, dark bronze quarter-circle with a nine-foot radius, two metal struts supporting it, and recessed lighting in the soffit. At this time there is no signage planned for the canopy, but a “place holder” sign has been added to the rear wall of the main structure, next to the existing entrance.

The color of the cembrit panels covering the entire tower is specified as “Sand,” which is close to the color of the limestone used for the original building. Gaps between panels, installed as a rainscreen on brackets, are projected to be approximately 3/8”, except more solid in appearance at the corner.

In regards to windows in the stair addition, note that the drawing set contains two versions of sheet A-201, with the second one (with “cloud” lines around the tower) showing alternate window proportions. Understanding that the new tower windows would have to be smaller than and unaligned with windows on the primary rear façade, staff suggested to Ms. Lermond that she consider slightly more vertical proportions for the windows, closer to the proportions on the original building. Staff is recommending the more vertically proportioned units. No windows are proposed for the side of the tower, facing Preble Street; the architects agreed with the historic consultant that visual clutter, greater distraction, and possible disapproval by the National Park Service would likely result from such additions.

STAFF COMMENTS

If the Board agrees with staff on the need for this proposed stair addition to ensure the sustainable use of the Fidelity Trust Building, and is comfortable with the design choices as explained by the architects in response to numerous constraints and circumstances, then staff believes this application will be granted a Certificate of Appropriateness. Staff is happy to note that since the September workshop, additional discussions with the architects, Ms. Beard, and City code reviewers appear to have resolved the outstanding questions about an acceptable egress path. This confirms that the stair tower is a necessary component of the overall rehab plans, and offers reassurance that the proposal is viable both for permitting purposes, and with the input from Ms. Beard, likely to be approved for the important historic preservation tax credits. The latter determination, however, has not yet been decided by NPS.

Staff largely agrees with the design choices presented for the final review, and is recommending approval by the Board, with the slightly more vertically oriented window alternate. Given the number of constraints presented by the circumstances of adding a modern stair tower to a

secondary façade of a landmark building, the treatment of the exterior with a completely different, very quiet organization of patterns is understandable.

If the Board is favorably inclined to approve this proposal but has minor outstanding questions, members can add conditions and specify a final review of details by either staff or Board. For example, staff is prepared to review any masonry modifications, repairs, or cleaning associated with the project. The exit door at the base of the tower has been described as a commercial, full-light door, and the coping at the edge of the new tower roof is depicted in a detail drawing; details of the window – siding relationship, including depth of the windows is not yet clear.

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	Although the original use was commercial, facilitating the adaptive reuse of the building is warranted, and the location and treatment of the stairs promise to minimize the changes to the appearance.

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	Minimal size of addition and little disruption to original features. Two windows are proposed to be removed for stair bump out (2 nd & 3 rd floors.)

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	Proposed addition does not imitate the historic building, and would communicate its modern origins.

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	The existing egress stair addition (to be removed) has no acquired architectural significance.

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	New materials are compatible but different from the original building.

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
Possible condition	Staff suggests a condition for any cleaning of exterior brick or stone to be reviewed by HP staff.

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	

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
Board discussion	What measures might be taken to address reversibility?

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
<u>1. Height</u> The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	

Standard Met?	Staff Comments
Yes	
2. Width The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	
3. Proportion of principal facades The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Staff Comments
Yes	
4. Roof shapes The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Staff Comments
Yes	Flat roof is recessive, and in keeping with primary structure
5. Scale of a structure The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	
6. Applicability to Congress Street Historic District In the Congress Street Historic District, for new construction within the B3 zone, the Historic Preservation Board shall not impose conditions more restrictive than the dimensional requirements of the B-3 zone.	
Standard Met?	Staff Comments
Yes	

Standard B. Composition of Principle Facades	
1. Proportion of openings The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways, and places to which the building is visually related.	
Standard Met?	Staff Comments
Yes	Some constraints on windows in the new stair tower – see recommendation

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-002148-2022 for a rear stair addition at 465 Congress 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, 7, 9, and 10, and Standards for Review of New Construction 17.8.3 # 1, 2, 3, 4, 5, 6, and B.1, SUBJECT TO THE FOLLOWING CONDITIONS:

1. Sample materials for future masonry repairs, cleaning, and modifications are to be reviewed by Historic Preservation staff at the start of the masonry work associated with this project.

ATTACHMENTS

1. Architects' project description
2. Drawings, renderings, product information
3. Staff photos
4. 1924 Photo – Preble Street

A R C H I T E C T U R E

October 12, 2022

City of Portland Historic Preservation Board
City Hall
389 Congress Street Portland, ME 04101

Project Summary

The project address is 465 Congress Street. It is a 10-story steel frame building, built in 1909 as an office use. The current 1st floor is occupied by a bank. The upper floors are partially occupied by office tenants.

The current proposal includes changing the floors 2 thru 10 to residential use, interior renovation of the residential floors, and the addition of the exterior exit stairs.

It is important to explain the reasoning behind the addition of the new exterior stairs and the explanation includes multiple factors. The voices in the discussion include building inspections, life safety, NPS and the Historic Board.

The explanation begins with the change of use from business to residential which, in the IBC, is a change in use to a higher hazard category which immediately triggers an investigation into life safety. In this case we had egress scenarios that did not meet code in terms of egress separation, continuously enclosed egresses and dimensional requirements. The lack of code compliance led to the design of the new stair with appropriate distance from the existing center stair and that is fully enclosed on all stories. As to where the new stair went, we were guided by both code requirements and our preservation consultant for our NPS submission, Chris Beard.

Along with the change of use constraints, the buildings is also categorized as a high rise by code and when the diagram is drawing for egress separation it limits where the second means of egress can go per IBC. Then with Chris' guidance we were told that we could not alter or eliminate the interior historic elements of the building. Between these two constraints the new stair was pushed to the exterior and the location is it shown in feels the most appropriate to not interfere with the interior layouts and the historic façade. Chris agreed with reasoning behind this placement.

In terms of the look of the new stair – we are still proposing Cembrit and after a color study that was run through Chris Beard the most appropriate color has been decided to be sand which is closest in color to the limestone on the Preble and Congress Street elevations and differentiates itself from the yellow brick on the rear façade of the building. Because the more detailed corners of the building are grounded with the granite, it balances out the massing to have the new stair at the rear corner reintroduce that tone. It also keeps it from competing with the yellow tones of the brick. A gray granite color was also studied in photo and renderings but it carried strong blue tones which we, and Chris Beard determined drew too much attention to the new stair. Renderings were done which included banding to carry the second floor cornice around the new stair tower and I was asked to remove them for NPS as they drew more attention to the stair. The reveals on the cembrit have an intentionally smaller band near the corners in reference the the built out corners of the original building. The space between responds to the lines of the stair windows with its horizontals. We looked at creating a window pattern on the long wall but the available sizes of the panels did not allow for the pattern so we have carried a continuous vertical break. Due to the elevation of the stair landings, we are not able to align windows on the stairs with windows on the existing building while still keeping an appropriate scale and it feels more appropriate that the Cembrit reveals follow lines set up by the stair tower rather than the existing building. The detailing or the reveals will create the most minimal shadow line possible to the pattern is as subtle as possible.

A very simple dark bronze canopy has been added over the existing rear entry from the building. It ties to the bronze windows which are to be replaced with previously approved bronze windows and that

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

A R C H E T Y P E

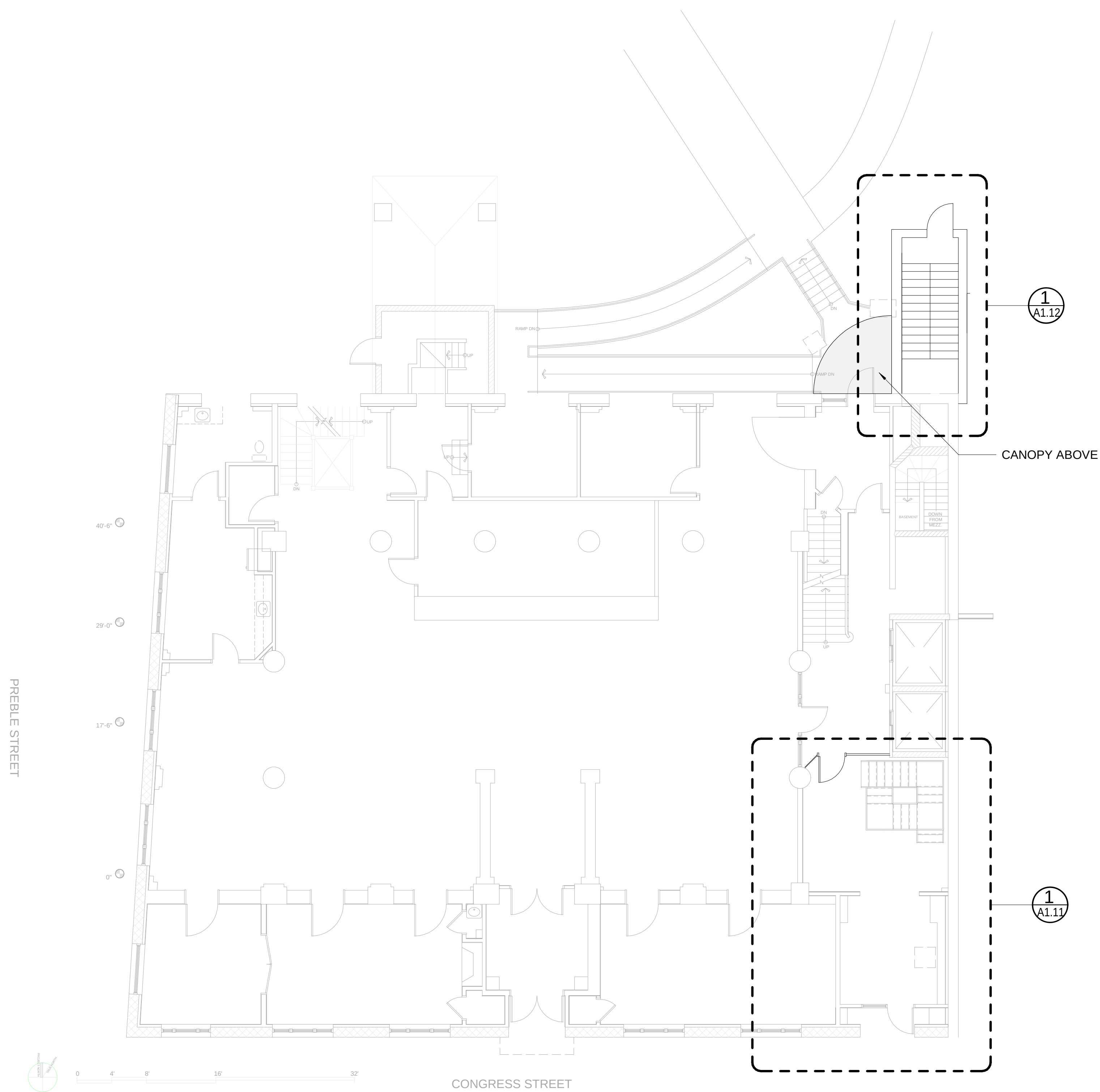
same finish will be tied into the stair windows. The rounded form of the canopy follows the lines of the elevated entry pad which is rounded between the stairs and ramp access. It felt geometrically inappropriate to have a square canopy over a rounded entry and Chris Beard has approved this approach.

Regards,

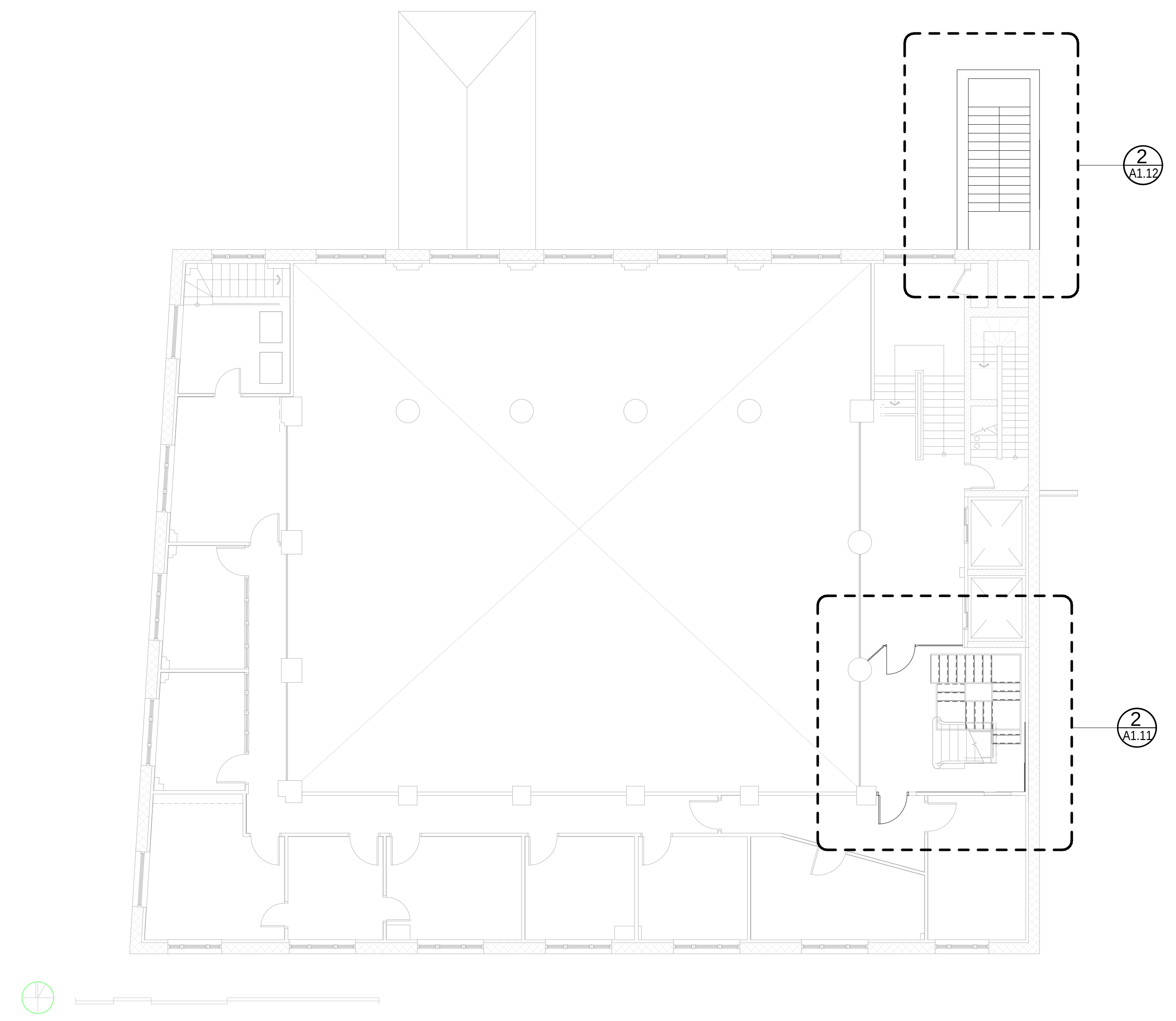
Katherine Lermond
Archetype Architects
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katherine@archetypepa.com





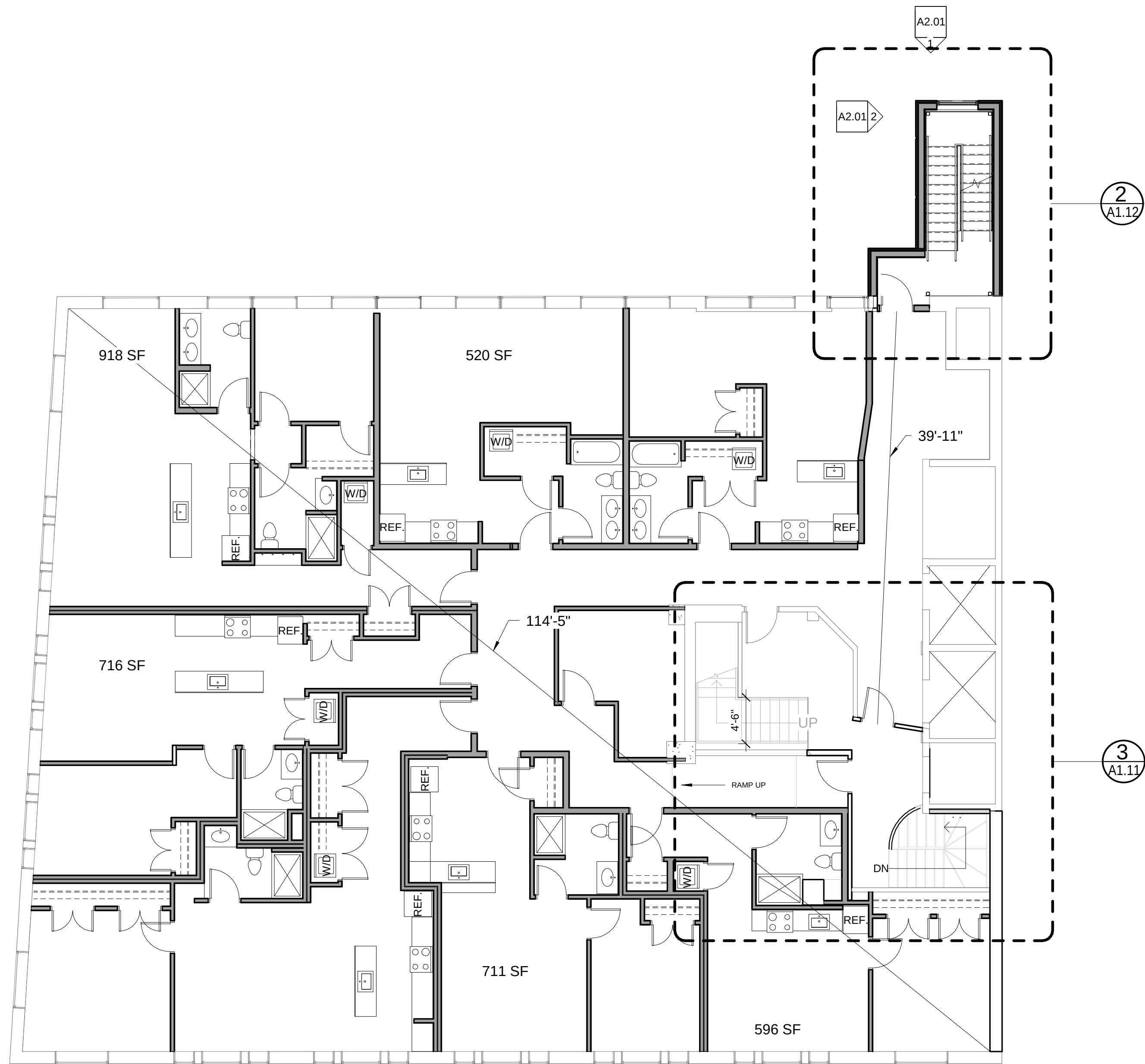


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1/8" = 1'-0"



2 | MEZZANINE.
1/8" = 1'-0"

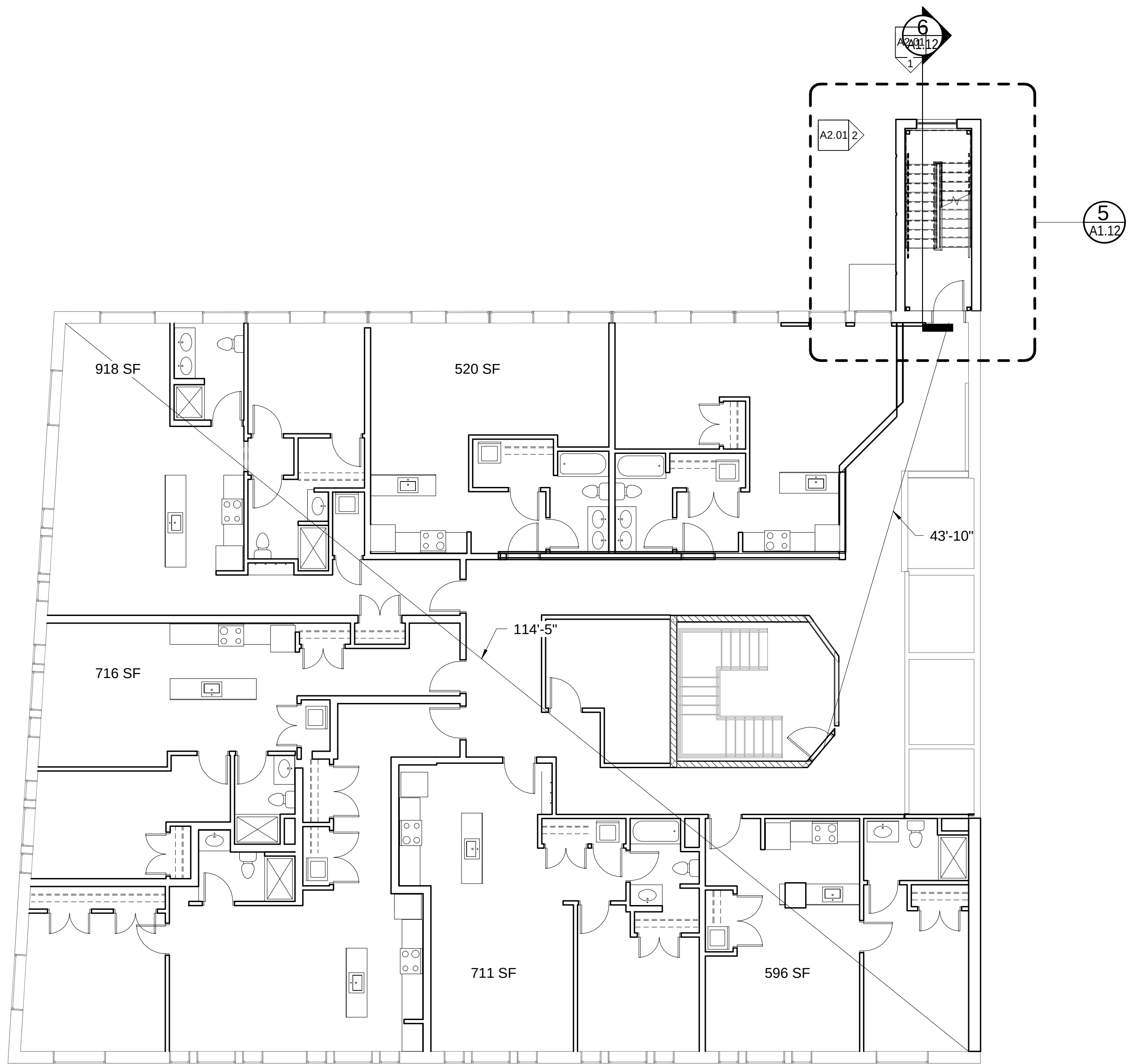
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FIRST FLOOR & MEZZANINE								Address City, State						Jason Raichle Connecticut River Capital LLC			



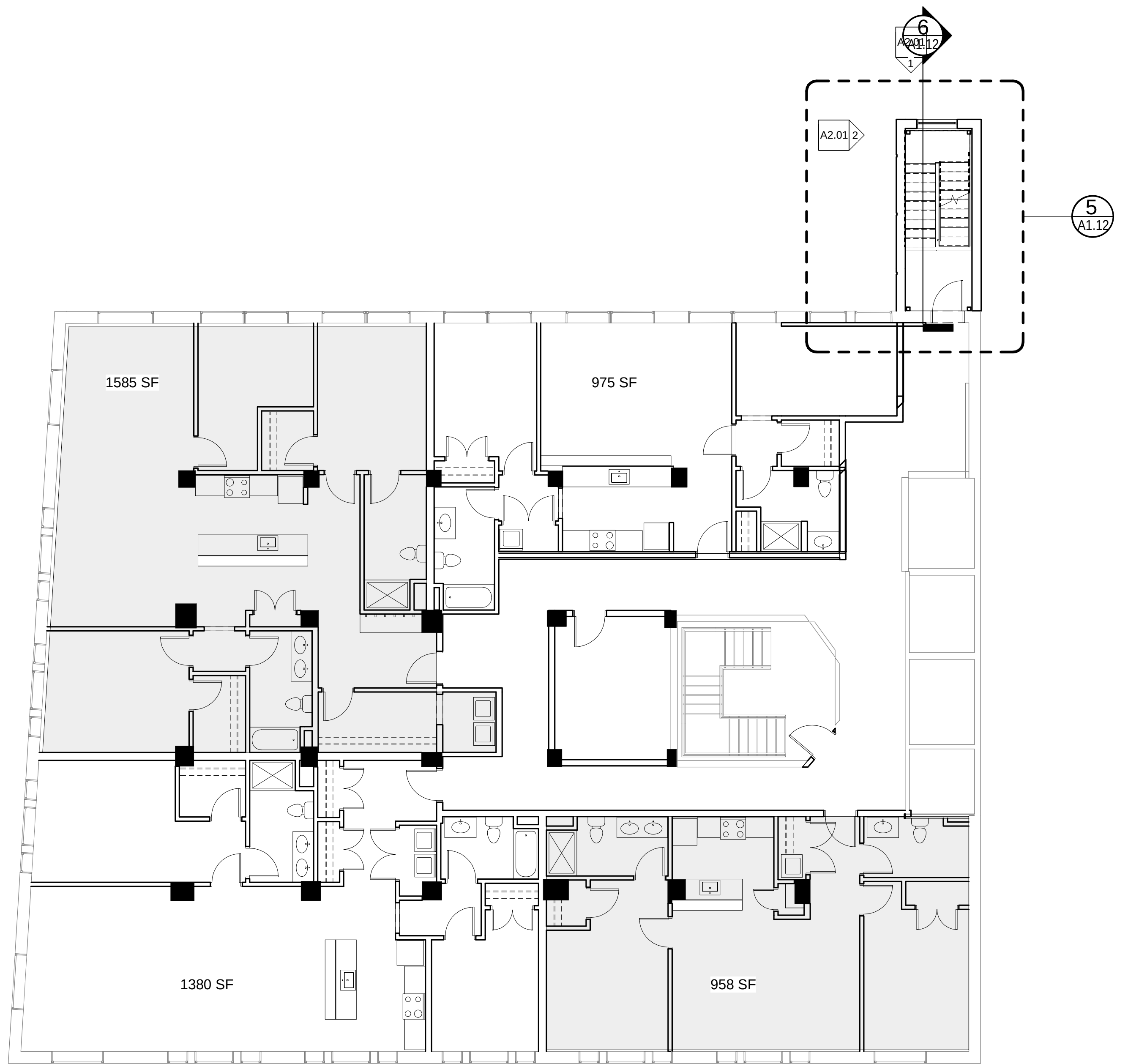
1 SECOND FLOOR
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Date: 10-3-2022	Scale: 1/8" = 1'-0"	SECONDFLOOR PLAN	Revisions:	Project: 465 CONGRES STREET Address City, State	Architect: ARCHETYPE ARCHITECTS 468 Union Wharf Portland, Maine 04101 207.772.6022 ARCHETYPE@ARCHETYPEPA.COM	Consultant:	Prepared For: Jason Raichle Connecticut River Capital LLC	

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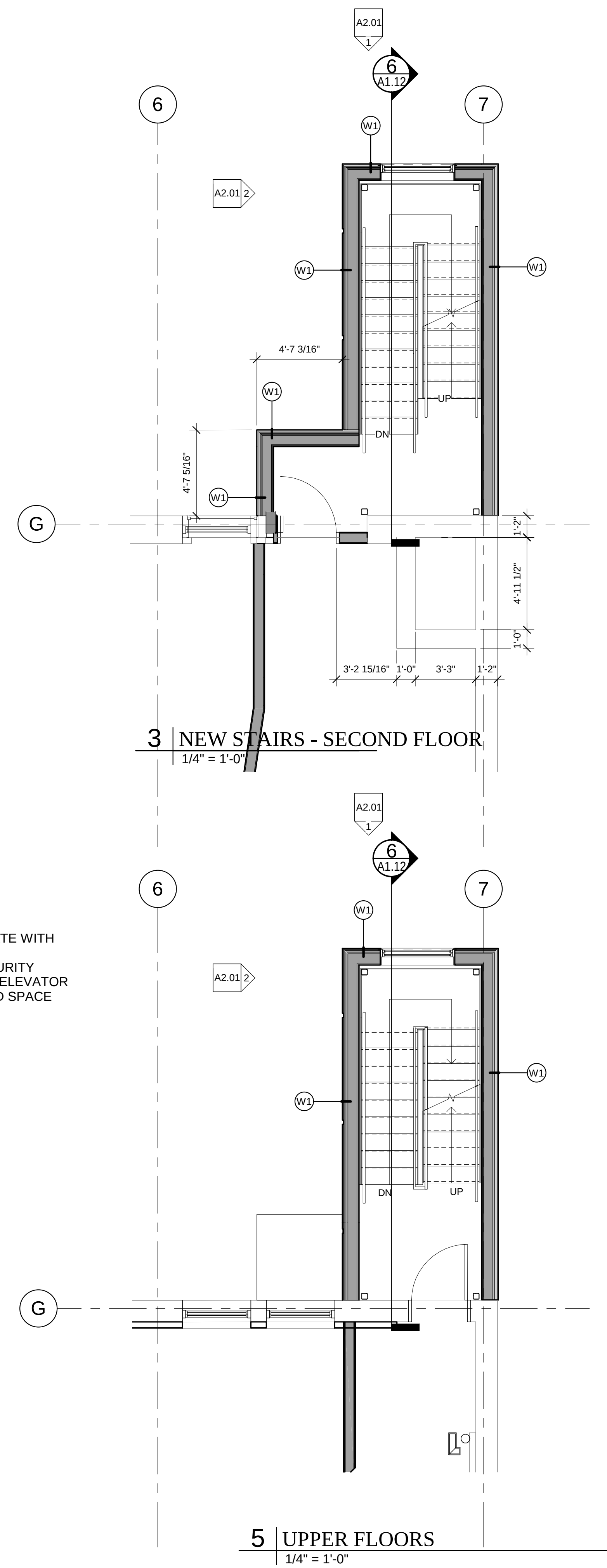
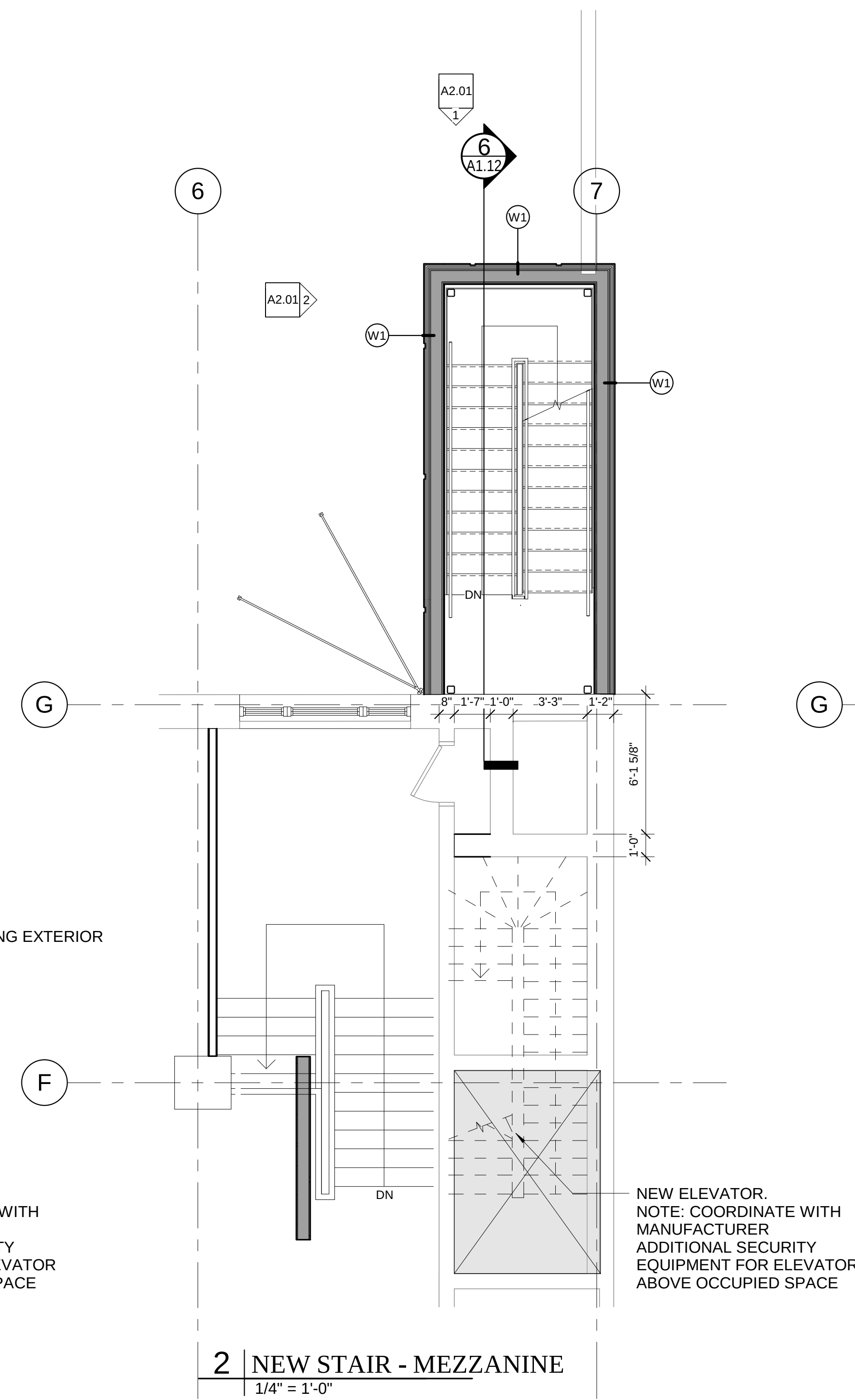
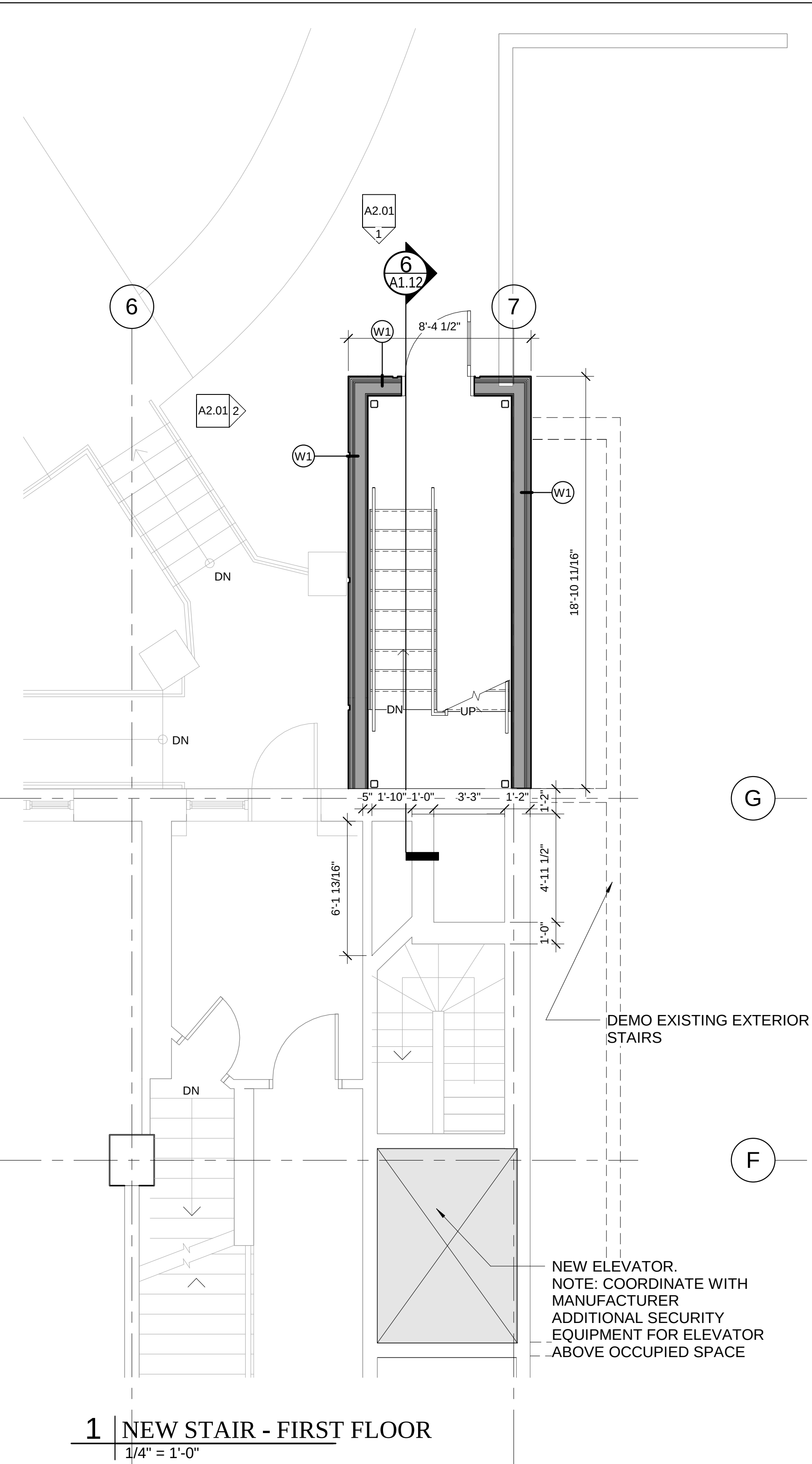
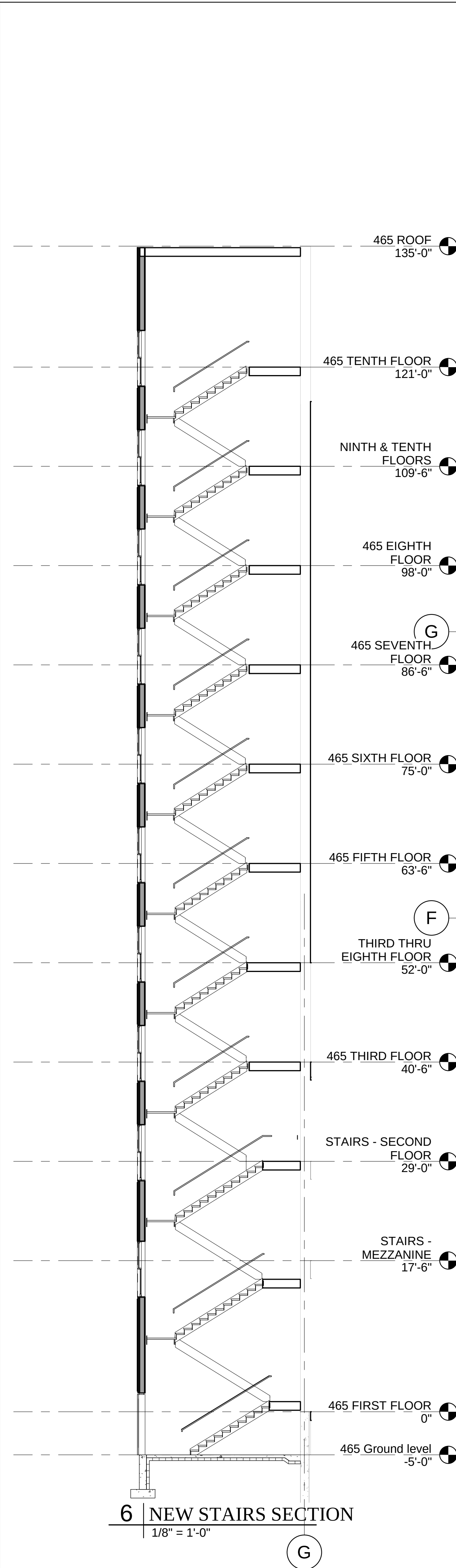
1 | THIRD THRU EIGHTH FLOOR
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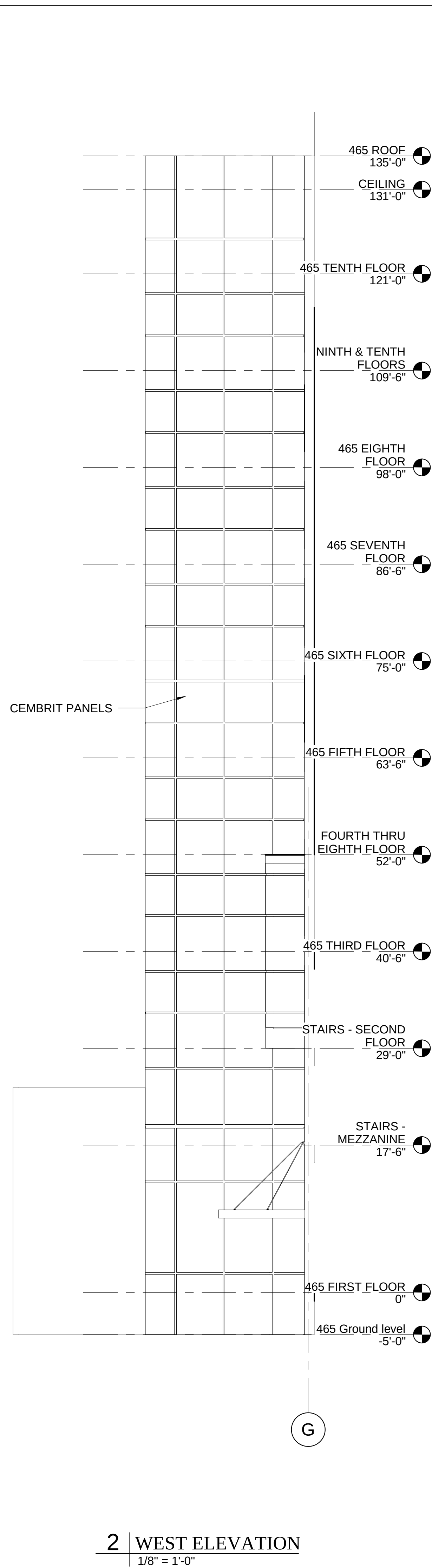
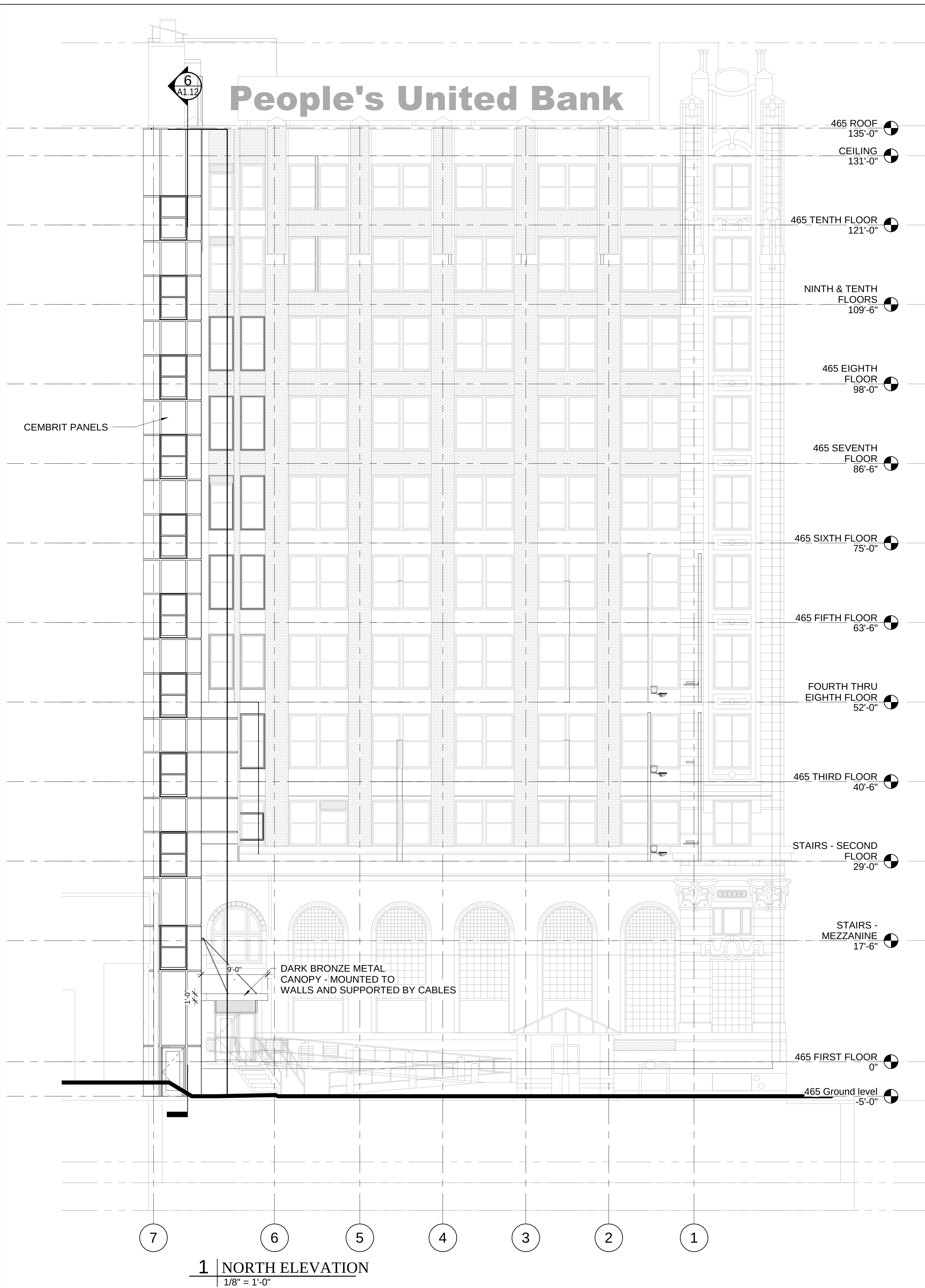


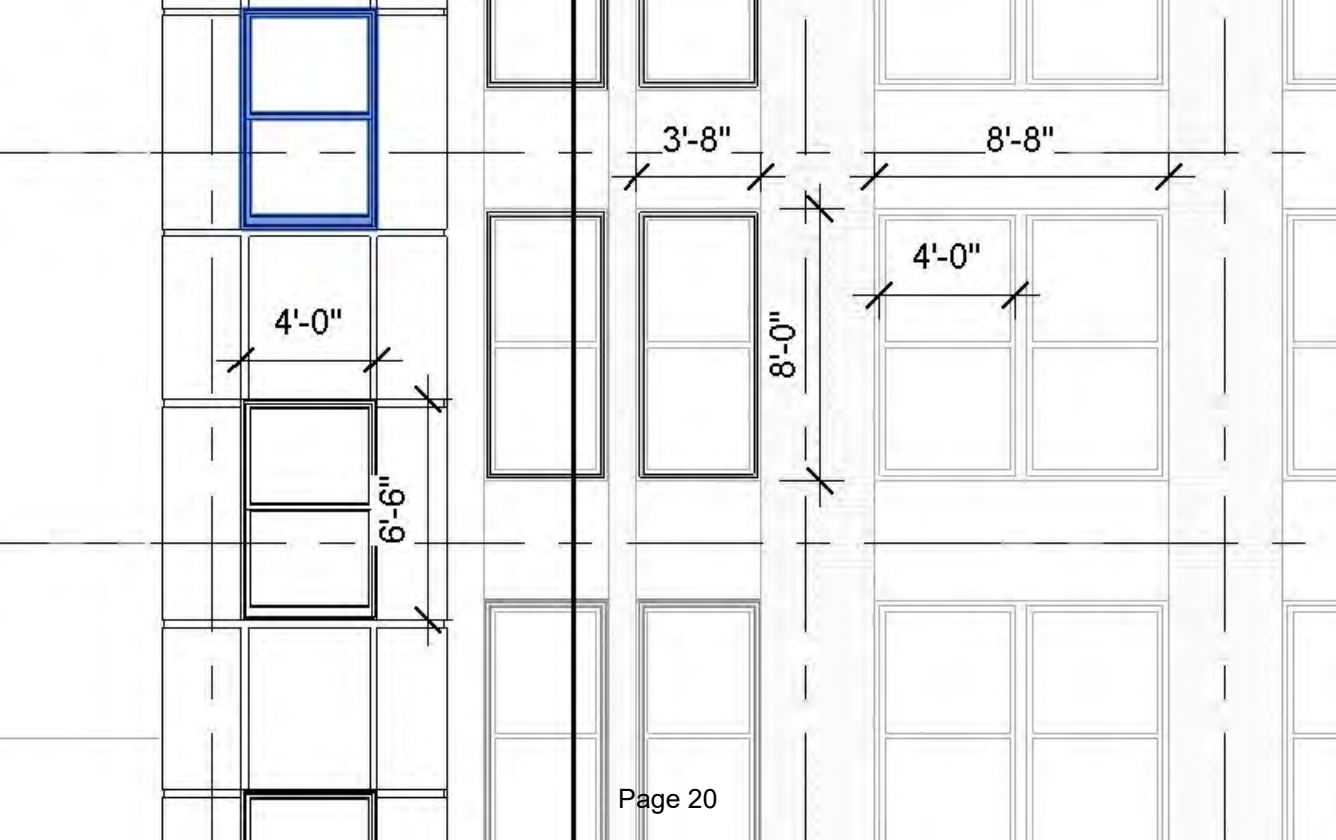
2 | NINTH & TENTH FLOORS
1/8" = 1'-0"

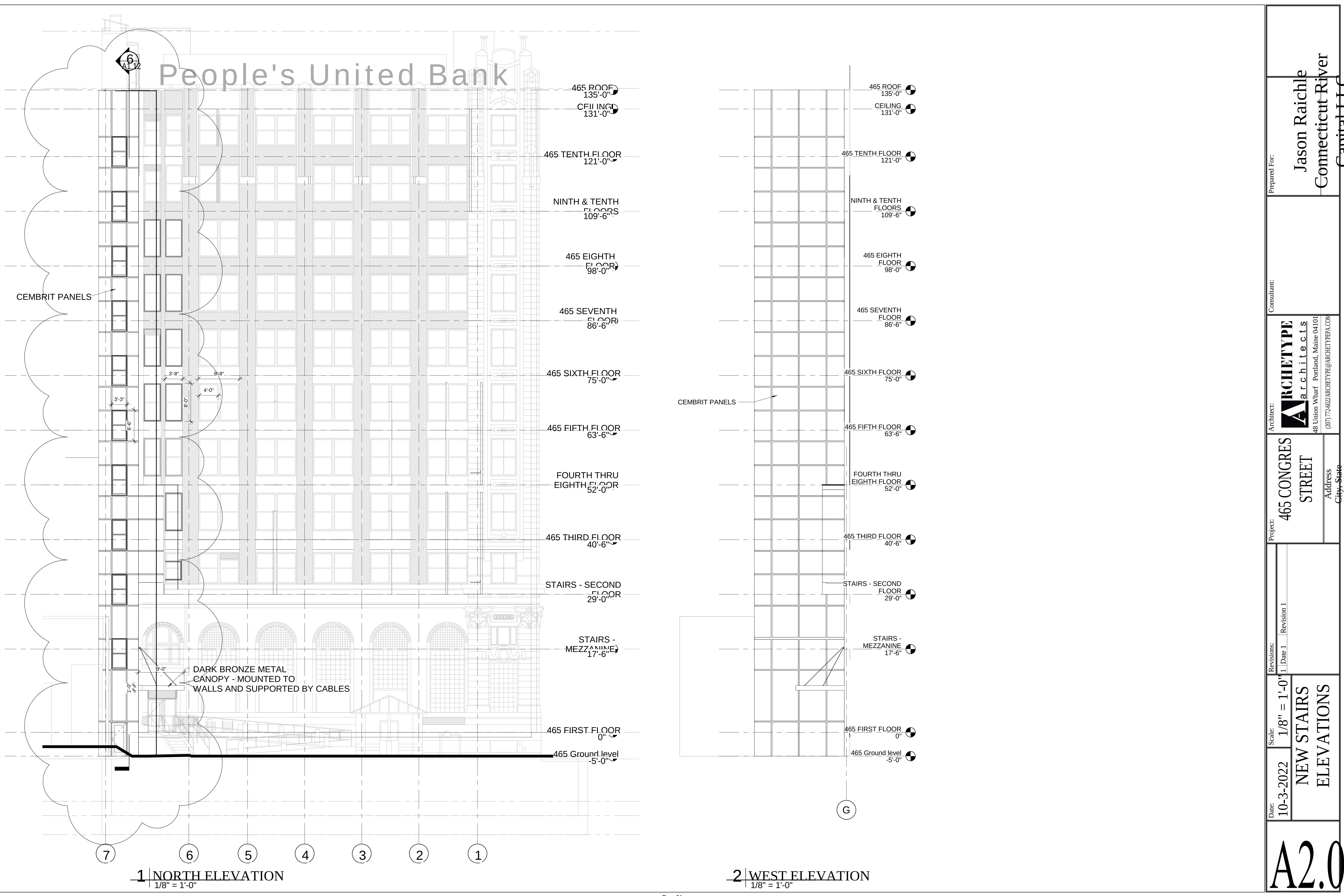
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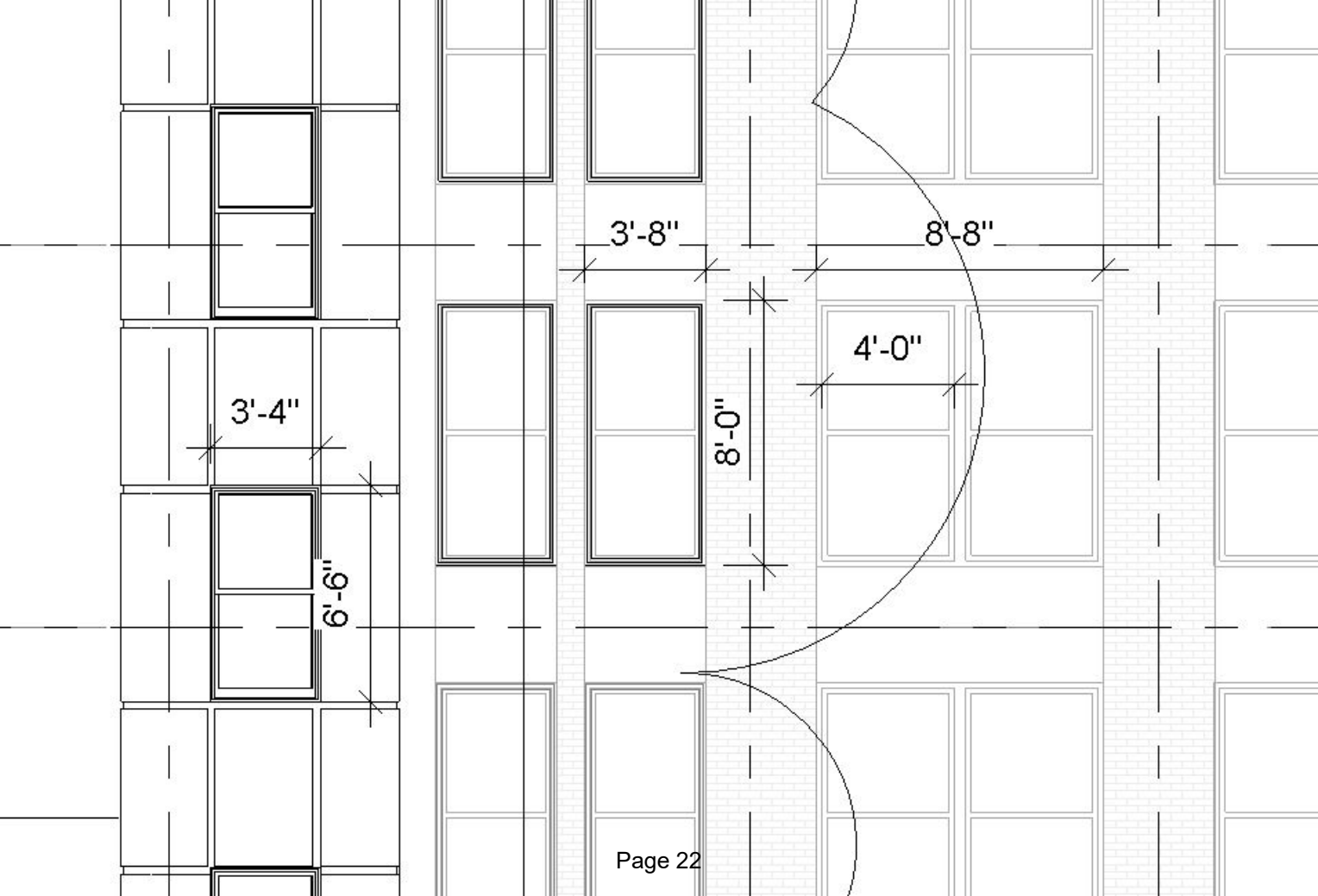
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SERIES 400

Double Hung, Rated Heavy Commercial

Thermally Improved Prime Replacement Windows



DETAILS

- Utilizes complete Thermal Break Sash and Frame for optimal insulating value
- Features 1" clear insulating glass made with Super Spacer®, the world's only TrueWARM® edge technology
- Deep double-step Hospital Sill provides superior ventilating and water performance
- Marine Glazing protects glass edge and assures easy repair
- Anti-Creep Lock on top sash creates stability for worry-free operation
- Auto Lock Sill available for added convenient security
- Telescoping Sash Engineering provides optimum air and water protection
- Special Tubular Sash Design gives added strength and long life
- Class 5 ULTRA-LIFT® balances are available
- Custodial Hardware assures safe operation (Ideal for schools and institutional use)



UNIVERSAL
Window and Door

HISTORIC CHARACTER. MODERN EFFICIENCY.

Performance

- DH CW-PG45 @ 56" x 91"
- Fixed AW-PG90 @ 60" x 99"
- Air Infiltration @ 1.57 psf: <.3 cf m / ft 2
- Water Resistance@ 12.11 psf: No Entry
- Uniform Structural Load
- 67.67 psf@56"x91"DH 135psf@ 60" x 99"
- FIXED
- Operating Force: 45 lbs MAX.
- Condensation Resistance Factor: 41

Options

- Glass:**
Low-E, Soft-Coat, Solar Control, Argon, Tempered, Obscure, Wire or Spandrel
- Balances:**
Ultralift, Superlift, Block and Tackle
- Wrapping Systems:**
Exterior Panning Systems
Interior Trim Systems
Receptor Systems
Flange Frame
Head Expander and Sill Angle
- Finishes:**
Special finishes and custom architectural finishes are available
- Child Guard and Vandal Screens**
- Internal, External and Interior Grids**

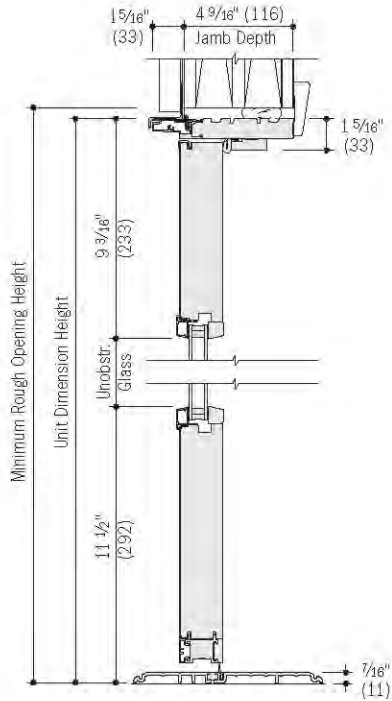


Specifications

- General:** All aluminum windows furnished as shown in the plans shall conform to the specifications in AAMA/NWWDA 101/IS2-97. They are furnished with all necessary hardware, trim and miscellaneous items as specified.
- Material:** Aluminum used is commercial quality 6063-T5 alloy with a minimum ultimate tensile strength of 22,000 psi, free of defects impairing strength and durability, and with standard wall tolerances as defined in the Architectural Aluminum Manufacturer's Association Master Specifications for aluminum windows. All members of the frame and sash shall be split and bridged with a continuous structural thermal break of high density, low conductivity urethane insulation cavity fill, with removal of the extrusion cavity bridging aluminum after curing.
- Construction and Operation:** Windows are assembled to perform as herein specified, to assure a neat appearance and weather tight construction. All sash and frame members are firmly joined with mechanical joints using stainless steel screws into integral screw ports. Each frame corner joint is secured with two screws. Sash corner joints are telescoped for rigidity and appearance. Meeting rails have mechanical interlocks, and the horizontal rails of the upper and lower sashes have extruded handles for operating the sashes. When windows are not being expressly used for ventilation, they must be fully closed and locked. Failure to do so may result in personal injury or damage to property. All sashes are tilt type for easy cleaning. Top sashes have "Anti-Creep" latches.
- Glazing:** Sashes are glazed with 1" sealed insulated glass, using "Float Glass" quality, and constructed to allow field replacement of glazing material. Glazing is "Marine" type wrap around vinyl gasket, without the use of removable beads or glazing compound. All insulated glass conforms to, and is in compliance with, ASTM E 773-83 AN E 744-74A- Class CBA.
- Spacer:** Quanex Super Spacer® contains NO-Metal and is one of the most thermatically efficient IG spacers available today. Super Spacer® reduces sealant stress while improving heat flow resistance, glass surface temperature, condensation resistance and sound absorption. Super Spacer® is the only polymer foam, NO-Metal warm edge spacer.
- Finish:** The exposed surfaces of all aluminum members shall be clean and free of serious blemishes, scratches or tool marks. Standard finish is electrostatically applied acrylic enamel with a 5-stage chromate under-coating conforming to AAMA 603.8 standard. Standard colors are white, black, bronze, green and beige (see color chart). Other architect specified finishes may be available at additional cost.
- Hardware:** All fasteners, screws and other miscellaneous fastening devices shall be of non-corrosive material compatible with aluminum. Balances of appropriate size and capacity to hold each sash stationary at open position are factory installed. They meet AAMA 902.2 specification, and are easily replaceable after the window is installed. Block and Tackle balances are standard. Ultra-Lift are available.

Commercial Outswing Entry Door Details

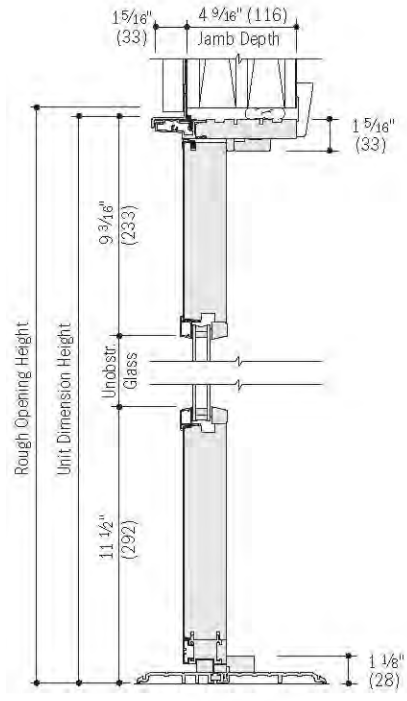
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



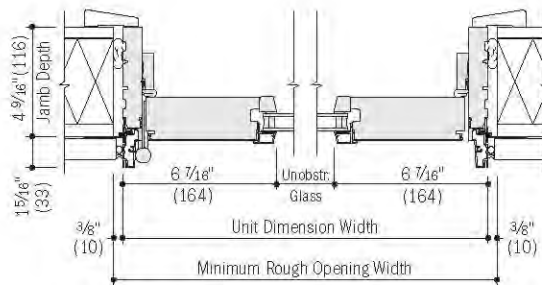
Vertical Section

Sash-Set Commercial Outswing Entry Door Sidelight Detail

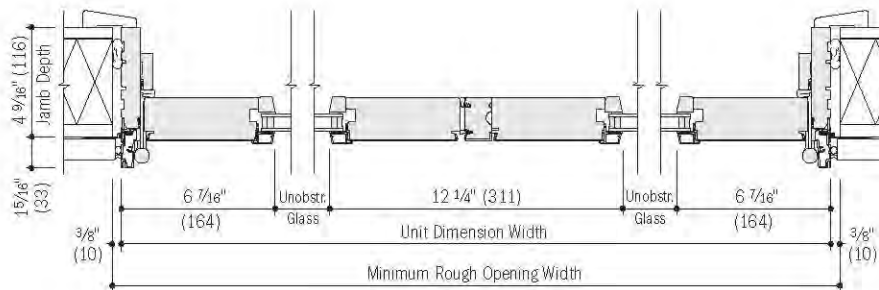
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Vertical Section



Horizontal Section



Horizontal Section
Two-Panel

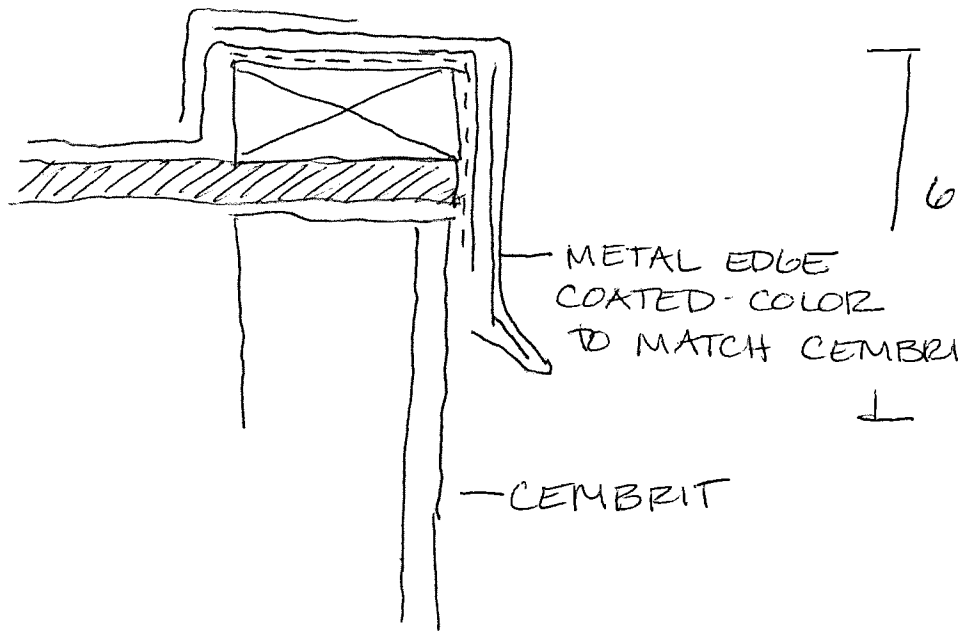
- 4 9/16" (116) jamb depth measurements are from back side of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to unit installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- Clad details shown, wood also available.





Min 8mm





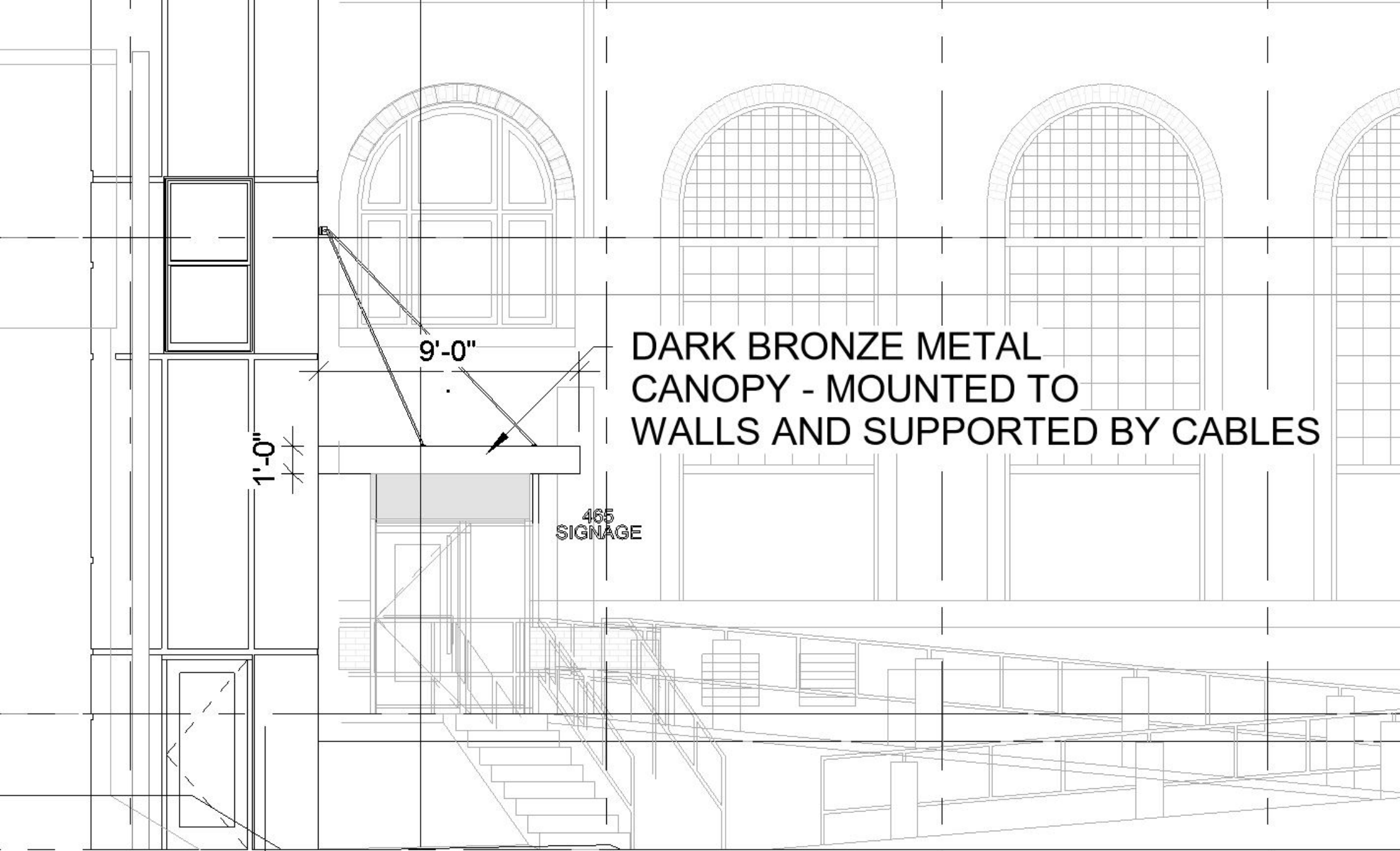


People's United Bank

BANK OF AMERICA

People's United Bank

BACKRACK

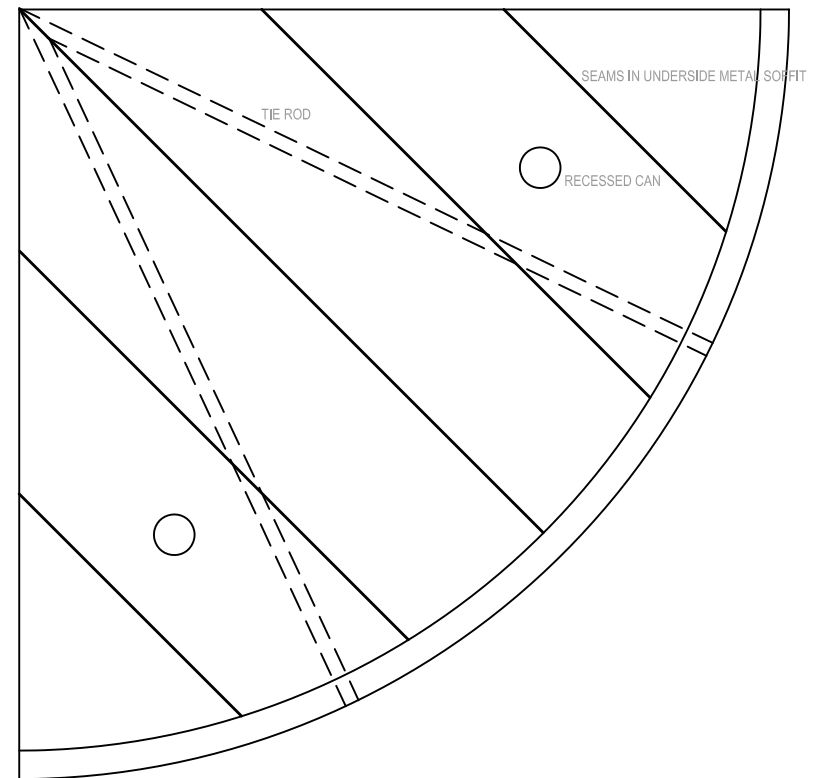
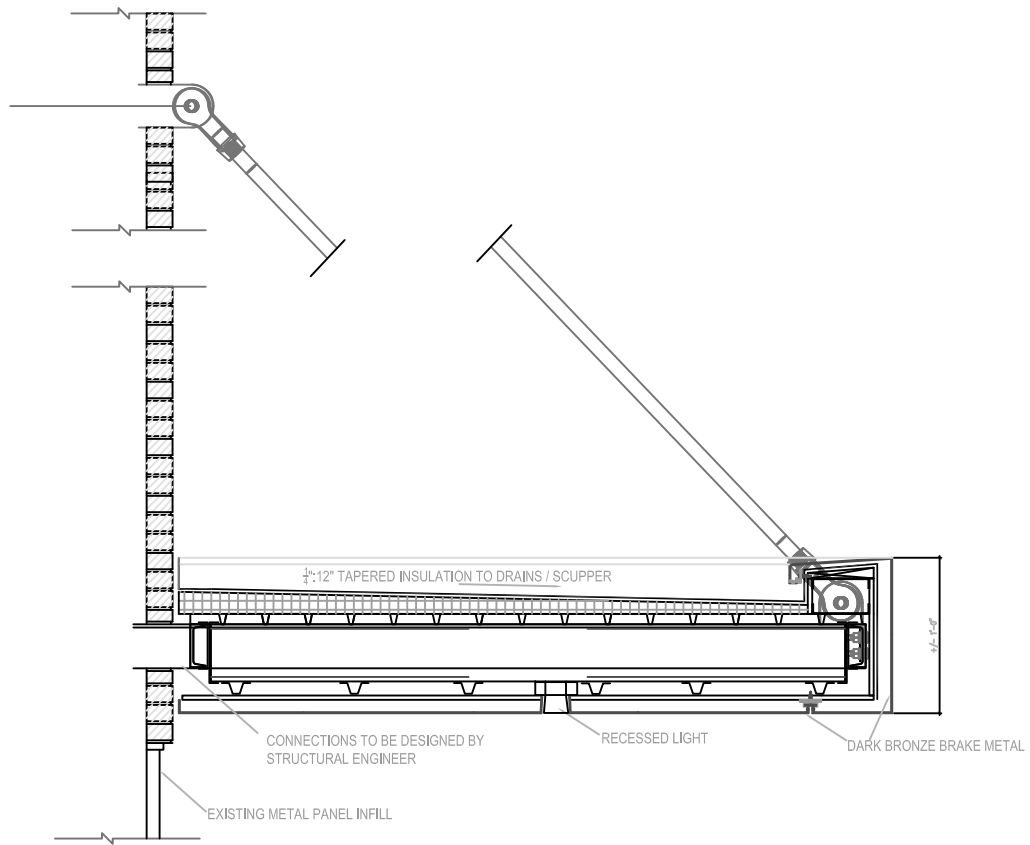


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**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: November 11, 2022
RE: 25 Commercial Street – First Workshop – New Construction
PROJECT ID: HPBR-002232-2022
MEETING: November 16, 2022

Owner: Maine Public Broadcasting Corporation
Architect: Austin Smith & Matt Maiello, Scott Simons Architects

A sign announcing the Historic Preservation Board’s meeting on November 16, 2022 was posted at the property on November 4, 2022. A legal ad was published in the Portland Press Herald on November 4, 2022 and November 5, 2022, and 24 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Construct new 62’ tall (excluding rooftop mechanical and broadcast equipment) five-story office and broadcasting facility on a surface parking lot along Commercial Street. Office space and recording studios will be located throughout the building with a lobby and TV studio/community engagement room located at the first floor facing towards Commercial Street. Building to be clad in brick, cementitious panels, metal tile, and a glass sunscreen at the front elevation, with rooftop terraces and green roofs. Approximately 10’ wide alley ways will be maintained between the proposed building and the neighboring historic structures.

SUMMARY OF HISTORIC CONTEXT

The subject parcel, which is currently a surface parking lot, is located on the inland side of Commercial Street, mid-block between Franklin and India Streets. Like most along the street, the parcel is not rectilinear; however, unusually, the front and rear parcel lines are bent to accommodate the gentle curve of Commercial Street. The rear of the building will be along Bradbury Court, a historic alleyway that connects from Franklin Street to Commercial Street to the east. While Commercial Street is typically thought of as having a highly consistent character with many buildings of the same type, this block is one of the most eclectic in the district. It has four existing buildings, all of which are

contributing but with very distinct character. The block contains two vacant lots, including the one at 25 Commercial Street.



Figure 1: Map of the Waterfront (Old Port) Historic District showing location of 185 Commercial Street with yellow star.

The Historic Preservation Board has reviewed a number of new developments along Commercial Street in the recent past and has therefore spent a considerable amount of time reviewing and discussing the prevailing development patterns that define much of this iconic streetscape.

General Context

The north side of Commercial Street is one of the most architecturally cohesive in the city, exhibiting an almost continuous row of similarly-scaled and architecturally related commercial structures that stretch along the inland side of the street from the Galt Block east of Franklin Street to the Porteous Warehouse (Baxter Place) west of Center Street. This pattern has been reinforced in the design of new buildings constructed along Commercial Street, in particular with the recently completed hotels and residential developments west of Foundry Lane, extending to High Street.

Starting in 1850, the land downhill from Fore Street was reclaimed to create the mile-long, 100'-wide Commercial Street which accommodated the newly arrived railroad tracks, traffic, business blocks, and warehouses of Portland's expanding economy. The fact that Commercial Street was mostly developed within a very brief time period and that many of its structures were built for the same general function accounts for its striking uniformity of scale, materials, and architectural expression.

A handful of outlier buildings such as the Custom House, Workingmen's Club, and several later, low-scale vernacular buildings occasionally break the pattern of the street. Given this architectural unity and the compelling streetscape that results from it, it is important that Commercial Street's salient building characteristics be studied and considered in any new development.



Figure 2: A section of Commercial Street east of Dana as it appeared in 1924 and circa 2010.



Figure 3: Examples of infill approved under Historic Preservation Ordinance Standards.

While there is diversity in the design and character of buildings along commercial street, the following are key unifying characteristics of the Commercial Street streetscape as it exists today:

Scale and Form

- Building heights generally range from three to five stories, with a few buildings being limited to one story or rising to six stories.
- Overall simplicity of massing, clarity of form, and a single volume.
- Roof forms are typically flat or gambrel, with some hipped and gabled roofs.

Composition of Principal Facades

- Strong building base, typically in granite and with a cornice proportional to the first story.
- Upper floors of a consistent design, typically primarily of brick.
- A strong upper cornice line, typically in brick or metal.
- Cohesive façade design, where architectural details contribute to a singular consistent expression.
- Regular fenestration, typically consisting of individual punched window openings with vertical proportions.
- A consistent and limited material palette.

Variety of Architectural Detail Across the Streetscape

- Individual buildings exhibit considerable richness of architectural detail through corbelling of brick, projecting and recessed elements (although restrained within a cohesive mass rather than pronounced), decorative cornices, alternating bay treatments, granite detailing, etc.
- Observing the various ways in which granite alone is employed on building facades, one sees a wide range of surface treatments and detailing, lending textural and architectural interest to the street.

Relationship to the street:

- Typically, each block is developed with wall-to-wall buildings. On a few blocks, individual buildings with large footprints fill the entire width of the block, though more often, individual, smaller-footprint buildings are joined by party walls. The result is a strong continuous street wall, interrupted only by intersecting side streets or alleys. The largest gaps in this pattern are the result of demolition and use of the resulting empty lots for surface parking.
- Buildings are oriented with their principal facades facing Commercial Street, with no setback from the sidewalk.
- The flatness and unusual breadth of Commercial Street, together with its broad sweeping curves, create expansive views of the street wall, affording broad visibility of each structure.

Immediate Project Context

Recognizing Commercial Street's generally cohesive architectural character, it should be noted that the immediate context around 25 Commercial features some of the most eclectic of the street's Historic buildings.



Figure 4: A bird's eye view of the east end of Commercial Street showing the subject lot of 25 Commercial Street outlined in blue.

To the west of 25 Commercial Street is the Galt Block (35 Commercial), a highly typical historic Commercial Street warehouse building with a heavy, rough-faced granite base and three upper stories of brick capped by a strong brick cornice and gambrel roof. North of the Galt Block is the 19-21 Franklin Street which was built as a part of the canning facilities of Burnham & Rumery (later Burnham & Morrill). The structure is a relatively simple brick structure with an irregular mass and several classically inspired details. Across Franklin Street, which creates a substantial rift along Commercial Street, is the Hilton Garden Inn (constructed in 2003) followed by the rest of Commercial Street with its relatively consistent street wall of former warehouses beyond.



Figure 5: The Galt Block with the Burnham & Rumery Cannery beyond to the left, and the side of the Workingmen's Club to the right.



Figure 6: The Burnham & Rumery Cannery building located north of the Galt Block.



Figure 7: The 2003 Hilton Garden Inn building across Franklin Street from the Galt Block.

To the east is the Workingmen's Club (19 Commercial Street) which is one of the most unusual historic buildings in the Old Port Historic District. It features a rusticated raised foundation of smooth regular ashlar granite, while the majority of the upper stories are rough-faced random ashlar granite trimmed in tight jointed red brick and finely dressed granite sills, voussoirs, keystones, and pilaster capitals. The whole building is capped by a pressed metal modillion cornice. Further east are the one-story utilitarian brick structure at 5-9 Commercial Street, the wood-frame former hotel building at 1

Commercial (I rare survivor of the 1866 fire and recently re-approved by the Board for exterior rehabilitation), and, across India Street, the former Grand Trunk and Steamship Offices (the easternmost building of the Old Port Historic District). All of these buildings are unique within the district and represent some of the earliest and latest contributing buildings along Commercial Street.



Figure 8: The Workingmen's Club.



Figure 9: The easternmost buildings of the Old Port Historic District including, from left to right, the utilitarian structure at 5-9 Commercial Street, the wood-frame former hotel building at 1 Commercial, and the former Grand Trunk and Steamship Offices.

STAFF COMMENTS

Given that this is a first workshop for a significant infill structure along Commercial Street, it is essential that the Board provide clear guidance on the scale and massing of the proposed building so that, if necessary, issues with those foundational elements can be addressed, and the detailing of the design can be further developed by the applicant. Staff have met with the applicant team twice and have provided some preliminary feedback on the design. Staff raised several questions regarding the use of two colliding masses in the front façade and the ratio of base to upper floors in the proposed design, and would encourage the Board to consider whether the applicant's massing approach is successful. Staff have also provided some preliminary comments on materials and color, detailed below.

Massing

The overall massing of the proposed structure is very compatible with the scale of buildings found along Commercial Street with a primary mass four stories in height, and a setback fifth story. The four-story height aligns roughly with the cornice of the Galt Block and many of the typical warehouse buildings further west on Commercial Street. The overall width of the site is also comparable to that of the Galt Block and is within the range of widths found along Commercial Street with some buildings being much narrower or wider.

While the Galt Block is a typical four stories tall, the Workingmen's Club to the east is an unusual two, fairly tall, stories over a raised foundation, with an overall comparable height of three stories. In an effort to acknowledge the lower scale of the Workingmen's Club, the proposed structures would step back about ten feet at the side elevation above the third floor, closely aligning with the cornice of the historic club building. The step back is also proposed for the easternmost portion of the front elevation, reducing towards the center of the building, taking advantage of the bend in the front property line to allow this lower roofline to reintegrate into the façade of the four-story mass. The result gives an impression of two different masses, intersecting at the bend in the parcel.

Staff would encourage the Board to consider whether the shift in height at the eastern side elevation and eastern portion of the front elevation, in deference to the Workingmen's Club, is of great enough importance to merit what may be an unnecessary split in the design of the building. The applicant is proposing a consistent façade treatment across the whole upper story masses, which helps to unify the front facade. However, central to the staff review are questions about the extent to which the proposal breaks from the norm of simple, unified masses for individual buildings along Commercial Street. The Thomas Block, to the west of this site on Commercial Street, is an example of a historic structure that accommodates the curve of the street in a cohesive mass.

Proportion and Treatment of Base to Upper Stories

Related to the organization of the main façade in two converging masses is the resulting incongruity at the base of the building. The western mass is proposed at two-stories situated over

a double-height base, while the eastern mass, also being two stories, sits over a single-height base, overall being lower. In both instances, these base elements are taller than those of the adjacent historic buildings (the first story at the Galt Block and the raised foundation of the Workingmen's Club), while the upper stories are overall shorter creating ratios of base to upper that are markedly different from those of the historic buildings and from each other.

In the course of Staff's initial review, they had questioned these ratios with the applicant and in response the applicant adjusted the design of the base at the western mass, lowering the ceiling of the portico to more closely align with the first-floor cornice at the Galt Block. Staff found that this adjustment improved the relationship between the proposed new structure and the historic warehouse; however, staff would recommend the Board consider further whether the ratios of base to upper story could be made more compatible and be better unified across the whole primary façade.

Incongruity of the building base is further reinforced by differing cladding treatments at the two masses. The base of the western mass is taller, and utilizes free-standing columns to support the upper mass, creating a recessed entry portico with a solid wall setback adjacent to the primary entrance and lobby. At the eastern mass, supporting columns move to the interior of the building and are screened by a glazed wall treatment. The applicant had originally proposed only three fairly slender free-standing columns at the entrance. After conversation with staff, they added an additional column and enlarged them, creating a much stronger relationship with the rhythm of the granite base of the Galt Block. Staff found that this adjustment was a marked improvement in compatibility, but would recommend further consideration of how this treatment could be integrated across the whole building base along Commercial Street to better unify the design at street level.

The Board might also consider whether the proposed planting beds around the main entrance are appropriate given most buildings along Commercial Street have very utilitarian entrances directly off of the sidewalk.

Fenestration Pattern

The applicant is proposing a highly regular fenestration pattern at the upper stories of the primary façade, which is compatible with the patterning of windows on adjacent historic structures. At the stepped back fifth floor, side, and rear elevations the building features an irregular pattern of windows with larger areas of solid, in particular at the sides. Many of the historic warehouses along Commercial Street situated at corners feature highly regular window patterns at their side elevations. Where buildings have mid-block lot lines, most are connected with party wall construction and where not, the walls were originally mostly blank, anticipating future neighboring buildings. This can be seen at the Galt Block where almost all of the existing windows at the side elevations were added later. Generally, the irregular pattern of windows at the side elevations will have minimal visibility and will also reinforce the secondary nature of those elevations.

Materials & Color

In addition to review of the central topic of the building's massing, some preliminary consideration of the materials and colors of the proposed cladding material is also recommended. The applicant has proposed a very modern palette of claddings including cementitious paneling, metal tiles and trim, and a glass sunscreen system. The most traditional material is the brick proposed for the base of the building, though it is being proposed in a very dark color not found in the historic context. Generally, the approach for compatibility with the surrounding context is through color rather than through the use of traditional materials. The gray metals and dark brick are proposed as analogues to the granite base and details, while the warm oranges of the cementitious paneling harken to the traditional red brick of the old port.

The overall effect of the composition as shown, including the predominance of gray tones at the Commercial Street elevation, warrants deliberation and feedback on the part of the Board. A better balance of grays and orange/red tones at the primary elevation might make the overall composition more compatible with the historic context and create additional unity between the front and side elevations. Consideration should also be given to the effect the proposed glass sunshade system might have on those colors at the front elevation.

Staff have found that the overall approach has great potential for producing a compatible but clearly modern structure in the district. However, we would recommend that the applicant provide additional information on the proposed cladding materials including samples and photographs of the proposed materials in daylight next to historic fabric from the adjacent building. This would aid in understanding the compatibility of the selected colors.

Signs

Staff would also mention that while several renderings include conceptual signs, the final materials for approval should not include signage as they should be applied for under a separate review. On the elevations, the applicant has indicated proposed areas for signage and it would be advisable for the Board to weigh in on whether those areas are appropriate for the placement of signs.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
<u>1. Height</u> The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
For Board Discussion	The proposed structure is within the range of heights found along Commercial Street, though it does break the typical pattern of a single building height at the primary façade with the eastern section being lower to align with the Workingmen's Club.
<u>2. Width</u> The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	The overall width of the site is comparable to that of the Galt Block and is within the range of widths found along Commercial Street.
<u>3. Proportion of principal facades</u> The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Staff Comments
For Board Discussion	The principal façade of the proposed structure has a generally horizontal proportion, though the upper masses are shorter than typically seen due to the double-height base at the western mass and the lower height of the eastern. The district does contain a variety of principal façade proportions with some being more vertical than others.
<u>4. Roof shapes</u> The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Staff Comments
Yes	The proposed roof will be flat, a form that is found throughout the historic district.

<u>5. Scale of a structure</u> The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
For Board Discussion	The overall scale of the structure is compatible with the historic district, sitting comfortably within the range of building scales. The double-height entry of the structure is atypical of the district, and creates a base taller than seen on surrounding structures.

Standard B. Composition of Principle Facades	
<u>1. Proportion of openings</u> The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways, and places to which the building is visually related.	
Standard Met?	Staff Comments
For Board Discussion	Overall, the upper story windows are all vertically proportioned, as is typical of the historic district. The height of the first-floor openings at the western mass are taller than typically seen, but do retain the vertical proportions.
<u>2. Rhythm of solids to voids in facades</u> The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.	
Standard Met?	Staff Comments
For Board Discussion	The primary façade has a highly regular rhythm of solid and void, as is typical of structures in the district. The rhythm is more irregular at the minimally visible side elevations. At the base of the western mass, the structure has a strong rhythm of columns which relates well to the adjacent Galt Block; however, that rhythm is not found at the base of the eastern mass.
<u>3. Rhythm of entrance porch and other projections</u> The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
For Board Discussion	The front entrances are located close to the sidewalk, though the main entrance is recessed under the proposed portico at the base of the western mass. Recessed entries are found throughout the district, though typically of a smaller scale than proposed.

<u>4. Relationship of materials</u> The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Staff Comments
For Board Discussion	The palette of proposed structure will have a strong visual relationship to the colors of the traditional building materials of Commercial Street, though executed in modern materials. Additional samples and images should be provided to show color compatibility.
<u>5. Signs</u> Any new sign, and any change in the appearance of an existing sign located on a landmark, within a historic district, or within an historic landscape district, which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual.	
Standard Met?	Staff Comments
For Board Discussion	Sign designs should be reviewed under a separate application; however, the applicant has indicated several locations for proposed signage, and the Board should consider whether the proposed locations are appropriate.

Standard C. Relationship to Street	
<u>1. Walls of continuity</u> Facades and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the structures, public ways, and places to which such elements are visually related.	
Standard Met?	Staff Comments
For Board Discussion	The proposed structure aligns with the facades of adjacent structures reinforcing the typical, mostly solid street wall found along Commercial Street. The proposed portico and side yards are somewhat atypical, but are not out of place given that alleys sometimes break the street wall and that the adjacent historic structures now have fenestrated sidewalls.
<u>2. Rhythm of spacing and structures on streets</u> The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related	
Standard Met?	Staff Comments
For Board Discussion	The proposed structure will primarily align with the sidewalk, reinforcing the street wall. The proposed portico and side yards are somewhat atypical, but are not unheard of given that alleys sometimes break the street wall, and there is a historic alley at the rear. Additionally, the adjacent historic structures now have fenestrated sidewalls which should not be covered.

<u>3. Directional expression of principal elevation</u> A structure shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Staff Comments
Yes	The proposed structure has a generally horizontal character as is found, though not exclusively, throughout the district. This is then broken up by vertically oriented windows and details, again as is typical of horizontally oriented facades.
<u>4. Streetscape, pedestrian improvements</u> Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to or on a landmark, within a historic district, or within a historic landscape district which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is proposing a portico entrance which will include planters under the portico, near the sidewalk. While recessed entries are found within the historic context, landscaping around entrances is uncommon beyond street trees set in sidewalk planters.

Standard D. Other Standards	
<u>1. Compatible use</u> 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	The proposed office use is a common use within the Old Port Historic District and will not require any alterations to the character defining features of any adjacent historic structures.
<u>2. Distinguishing original character</u> The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Yes	No alterations are proposed to historic material or distinctive architectural features of any historic buildings.

3. Archeological resources

Every reasonable effort shall be made to protect and preserve significant archaeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.

Standard Met?	Staff Comments
Yes	There are no known archaeological resources at this or adjacent sites.

4. Contemporary design

Contemporary design for 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, material, and character of the property, neighborhood and environment.

Standard Met?	Staff Comments
Yes	The proposed design is contemporary in nature and will clearly differentiate the proposed structure as new. Please see above discussion of standards for new construction regarding compatibility of propose structure.

ATTACHMENTS

1. Introduction
2. Drawings
3. Renderings



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Portland, Maine 04101
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Memorandum

date: Wednesday, September 29, 2022
project: Maine Public 2021-0250
To: Portland Historic Preservation Board (HPB)
From: Scott Simons, Simons Architects
Maine Public
RE. Application for Certificate of Appropriateness
Property: 25 Commercial Street. Parcel: 029-P031

The site in consideration, 25 Commercial Street, is a surface parking lot located just northeast of the corner of Commercial Street and Franklin Arterial. Maine Public is proposing to build a five story office and broadcast facility on this site to serve as the southern center of its statewide system. The site is framed by the “Galt Block”, a four story masonry building to the south...and the “Workingmens Club” building to the north. It is located within the Waterfront (Old Port) Historic District.

We believe that the proposed design, while thoroughly contemporary, meets the definition of “compatible” in keeping with the HPB guidelines by recognizing and being responsive to existing patterns and characteristics of its context. Furthermore, in keeping with HPB standard D(4), the design is clearly “differentiated from the old” in its construction methods and materiality, while maintaining a “respectful contrast”.

Though not an alteration to an existing structure, the design is grounded in the principles of HPB Standard #3, interpreted here as applying to the building’s place within the Waterfront District as a whole :“All sites, structures and objects shall be recognized as products of their own time, place and use.” The proposed design reflects the distinctly modern character of the building’s principal use as a center for producing broadcast and internet-streaming media content, as well as it’s cultural role as a hub for community engagement.

Within the block of Commercial Street where the site is located, adjacent and nearby existing structures vary greatly in their form and character, ranging in height from 1 to 5 stories, having a variety of roof forms, and a variety of compositions in their principal facades. Uniquely, the site geometry features a “bend” near the center of the property, following Commercial Street’s shift towards the East. The unique shape of the proposed design responds to the variation in height between its two neighboring buildings, The Galt Block and the Workingmens Club, while reinforcing the continuity of the street wall.

The proposed building draws other organizing principles from its immediate neighbors. The principal materials of both existing buildings are brick and granite, and the design incorporates modern materials that reference these textures. Compositionally, the new design is most similar to the Galt Block, the more dominant of the two adjacent buildings, which epitomizes one of the predominant historic patterns along Commercial Street found in the HPB's Description of the Waterfront District, namely "Tall granite posts and lintels" at the street level with "taller, narrower windows" at the upper stories. The base of the proposed building is more open/transparent with a taller proportion, and framed by a structural colonnade which lends a unifying rhythm. It also has a recessed entryway that sets back from the facade & street line.

Side yard setbacks maintain the historic pattern of the block, as evidenced by the windows along the side-facades of the neighboring existing buildings. The side yard space between the Galt Block & Maine Public is designed as a thru-block pedestrian way connecting to the historic "Bradbury Court" alleyway.

Responses to HPB Standards for Review of New Construction

A. Scale and Form

1. Height - relates to the height of both neighboring structures by stepping the height of the street wall and by the use of setbacks, emphasized by an articulated cornice-element at the top of the street wall.
2. Width - takes advantage of the oblique bend at the center of the lot, combined with the change in the height of the street wall, to divide the length of the facade into 2 "modules" that respond to the ISFBC's zoning requirements governing the length of street walls; side yards make the width similar to the many warehouse structures further west on Commercial Street.
3. Proportion of Principal Facades - overall height-to-width similar to Galt Block; rhythm of window openings and their vertical proportioning in the upper floors above a wider bay and colonnade at the level of the street
4. Roof Shapes - flat roof & cornice reinforce the street wall in a manner consistent with the majority of Commercial Street
5. Scale of a Structure - overall size, mass, proportion of openings, and disposition to open space is consistent with its immediate context and with Commercial Street generally.

B. Composition of principal facades

1. Proportion of openings
 - high windows & doors at the base, with glazing above, typical of historic commercial buildings
 - 3-part vertical composition, emphasized by changes in material & set backs
2. Rhythm of solids to voids in facades - regular rhythm similar to Galt Block,
3. Rhythm of entrance porch and other projections - NA
4. Relationship of materials - modern materials that reference historic patterns, colors and proportions.
 - Red/gray color palette; matte finish; rectilinear proportion of unit; scale of unit serves to break down scale of surface and give it texture, relatable to human scale.
 - metal cornice element

C. Relationship to Street

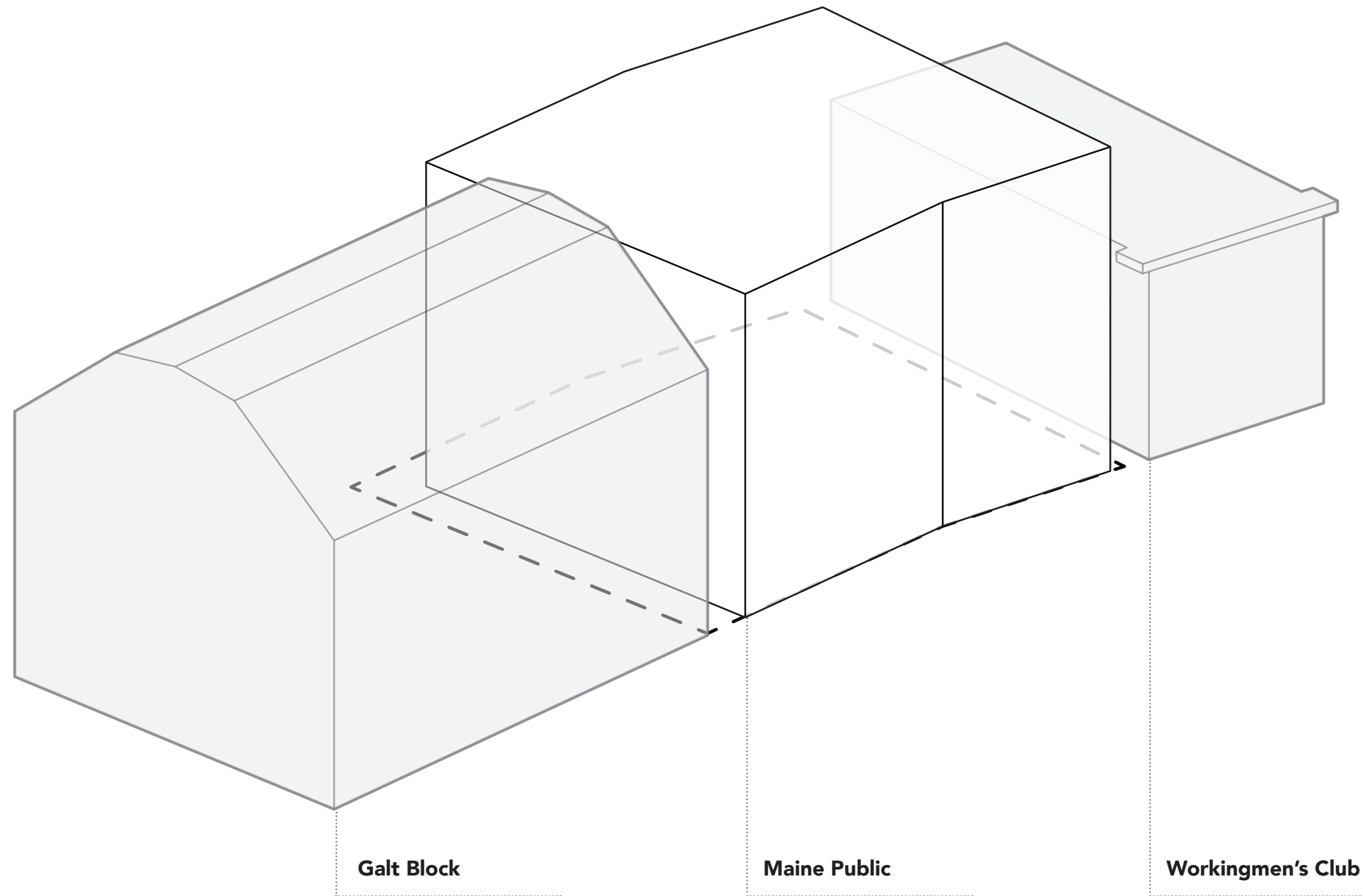
1. Walls of continuity - the design reinforces the street wall and pattern of open space along Commercial street
2. Rhythm of spacing and structures on streets - open space between neighboring buildings is consistent with its immediate context and with Commercial Street generally.
3. Directional expression of principal elevation - maintains the predominantly horizontal directionality of Commercial Street
4. Streetscape, pedestrian improvements - the proposed improvements are consistent with those along Commercial Street in terms of scale and materiality, and create an environment that is welcoming to the public.



Current Site Conditions

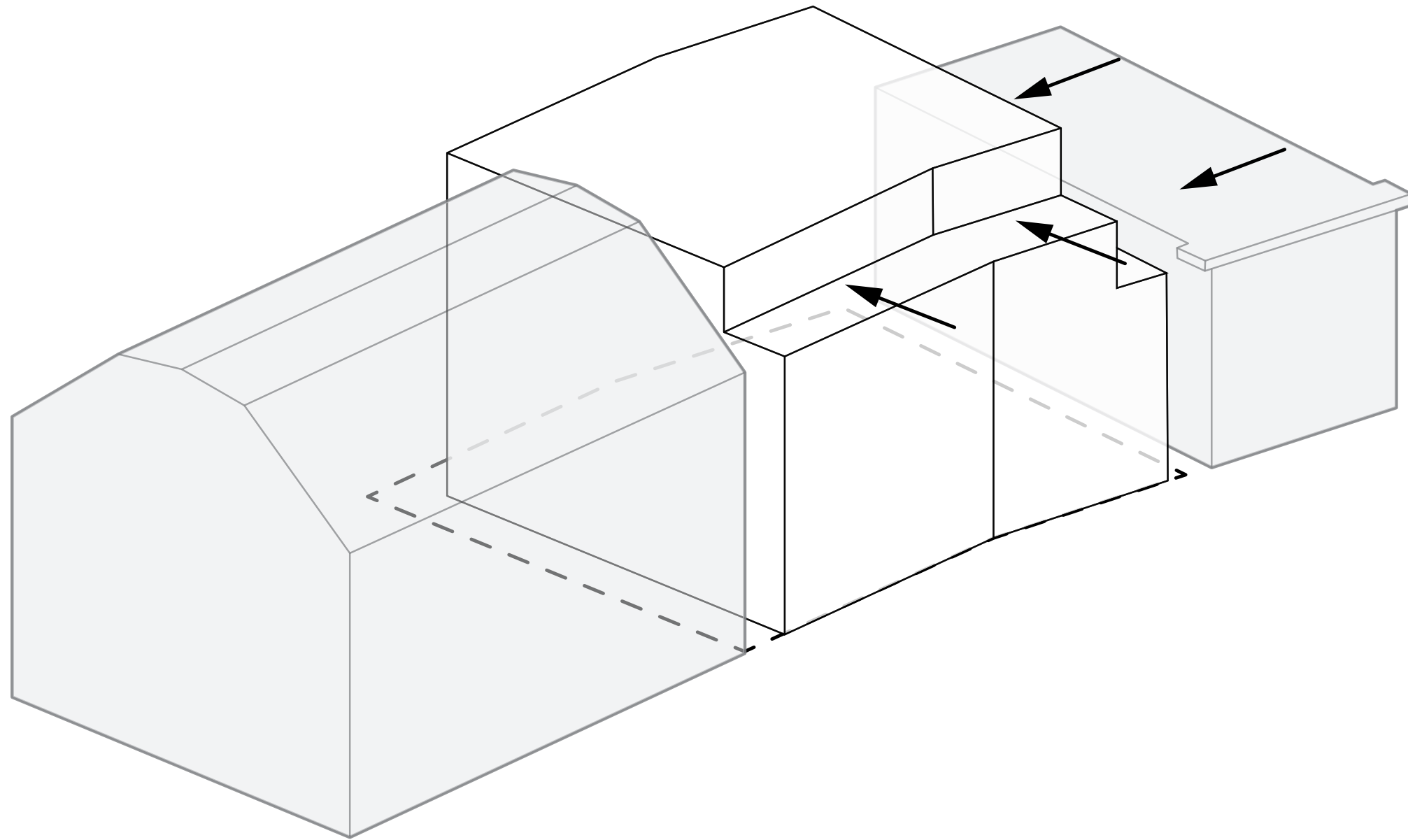


Current Site Conditions



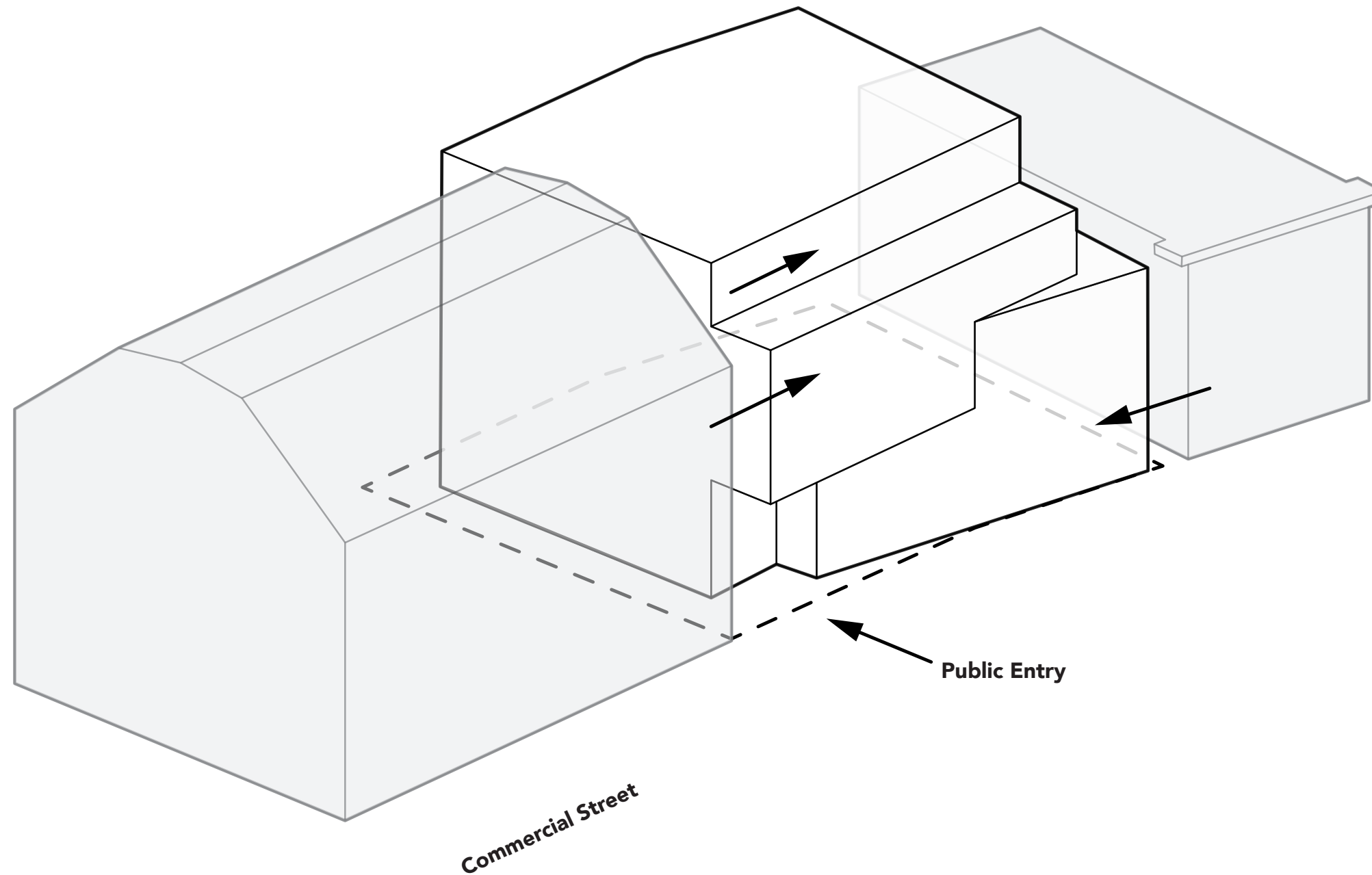
1. Full Build-out Massing

This block represents a full, five-story build-out on the site with side yard setbacks.



2. Setbacks from Street and Adjacent Buildings

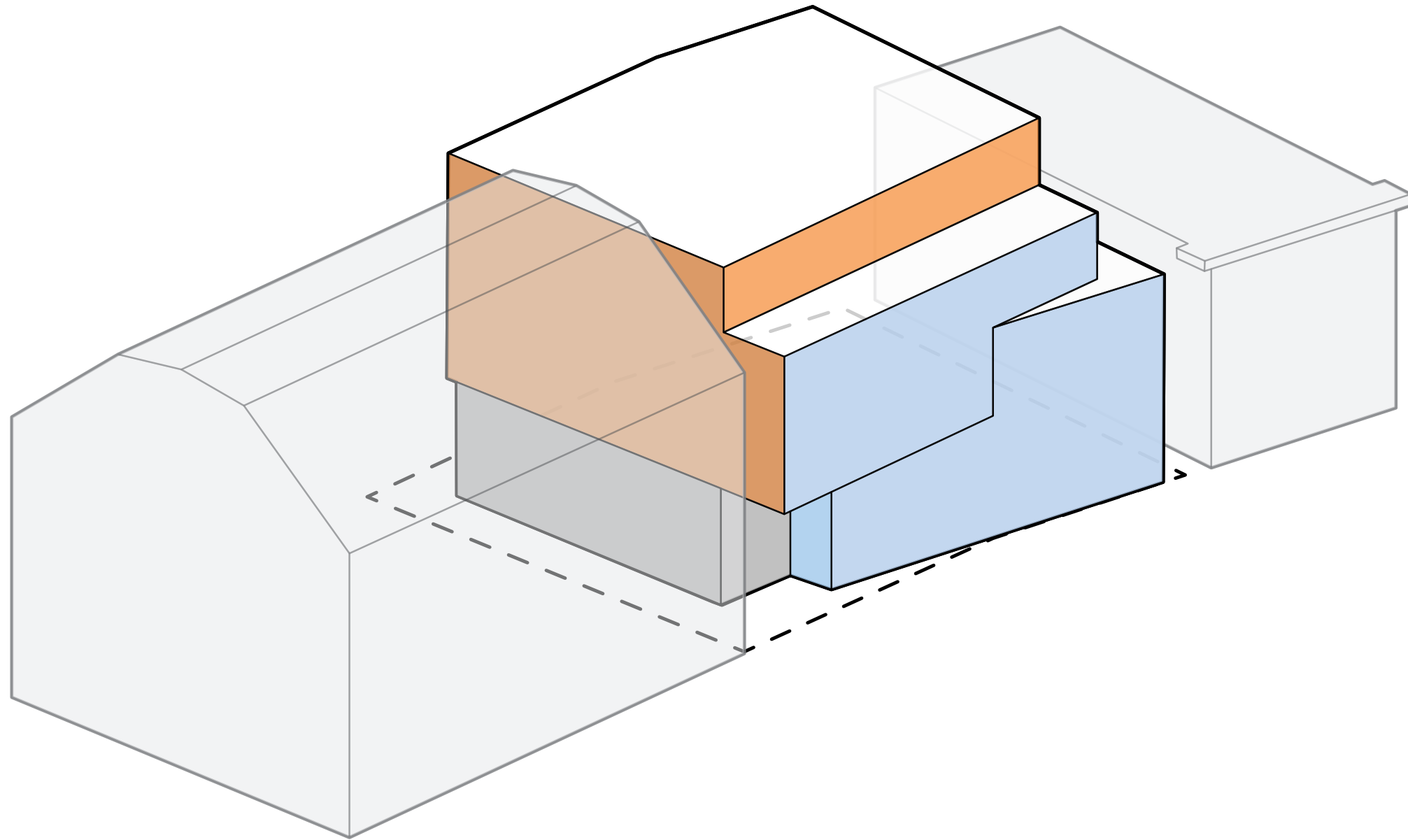
Side yard setbacks maintain the historic pattern of the block, as evidenced by the windows along the side-facades of the neighboring existing buildings. The side yard space between the Galt Block & Maine Public is designed as a thru-block pedestrian way connecting to the historic “Bradbury Court” alleyway.



3. Responding to Context

The building takes advantage of the oblique bend at the center of the lot, combined with the change in the height of the street wall, to divide the length of the facade into portions that are coplanar and scale with the adjacent historic buildings.

A setback is created at the main entry, also emphasizing the through-block connection to Bradbury Court.



4.Material Context

Modern materials are proposed that reference historic patterns, colors and proportions of the surrounding context. A red/gray color palette, matte finish, rectilinear proportion, and scale of units serve to break down scale of surface and give it texture, relatable to human scale.

MAINE PUBLIC - PORTLAND FACILITY

25 Commercial Street
Portland, ME 04101

CITY HISTORIC PRESERVATION REVIEW
DATE OF ISSUE: 09.29.2022

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CODE SUMMARY:	
UNSEPARATED MIXED OCCUPANCY	FULLY SPRINKLERED
1ST FLOOR - ASSEMBLY (A-3) & (B) BUSINESS	FIRE ALARM & EMERGENCY LIGHTING
2ND - 4TH FLOORS (B) BUSINESS	EMERGENCY RESPONDER RADIO ENHANCEMENT
5TH FLOOR - ASSEMBLY (A-3)	20' FIRE DEPARTMENT ACCESS REQUIRED AT BRADBURY COURT
AREA BY FLOOR:	
1ST 7168 SF	CONSTRUCTION TYPE = IB
2ND 7291 SF	FIRE RATING
3RD 7792 SF	PRIMARY STRUCTURE, ETC. 2 HRs
4TH 6524 SF	ROOF CONSTRUCTION AND SUPPORTS 1 HR
5TH 4849 SF	EXTERIOR WALLS <30FT SEPARATION = 1 HR
TOTAL 33,624 SF (NOT INCLUDING MECHANICAL PENTHOUSE)	
BUILDING HEIGHT	
62' TO TOP OF 5TH FLOOR	OPENINGS @ 10' SETBACK (ADJACENT GALT) TABLE 705.8
+ APPROX 12' MECHANICAL PENTHOUSE	(UP/S) = 45%
	STAIR, ELEVATOR & MECH SHAFTS 2HRs

ARCHITECTURAL ABBREVIATIONS

AR ABUSE RESISTANT	D DBL DOUBLE	GA GAUGE	MTL MATERIAL	QT QUART
AB ANCHOR BOLT	DEF DEFLECTION	GAL GALLON	MAS MASONRY	R RD RADIUS/RISER/RANGE
ACT ACoustical CEILING TILE	DEM DEMO	GALV GALVANIZED	MAX MAXIMUM	RD ROOF DRAIN
ADD ADDITIONAL	DIA DIAMETER	GC GENERAL CONTRACTOR	MED MEDICAL	REC RECREATION
ADJ ADJACENT	DIF DRINKING FOUNTAIN	GL GLASS	MGR MANUFACTURER	RECT RECTANGLE
ADMIN ADMINISTRATION	DIA DIAGONAL	GR GRANITE	MFR MANUFACTURER	REF REFERENCE
AFF ABOVE FINISH FLOOR	DM DIMENSION	GRB GYPSUM WALL BOARD	MH MANHOLE	REQ REQUIRED
ALUM ALUMINUM	DR DIRECTOR/DOOR	GYP GYPSUM	MIN MINIMUM	REFR REFRIGERATOR
ALT ALTERNATE	DIV DIVISION		MISC MISCELLANEOUS	REIN REINFORCE/REINFORCING
AP ACCESS PANEL	DN DOWN	HD HIGH DENSITY	MOR MASONRY OPENING	RESIL RESILIENT
APROX APPROXIMATELY	DTL DETAIL	HR HOUR	MOLD MOLDING	REV REVISE/REVISION
APV ASPHALT PAVEMENT	DWG DRAWING	HC HOLLOW CORE	MR MOISTURE RESISTANT	RM ROOM
ARCH ARCHITECT		HWWR HARDWARE	MTD MOUNTED	RND ROUND
		HCT HEIGHT	MTG MOUNTING	RO ROUGH OPENING
BD BOARD	E EAST	HM HOLLOW METAL	MTL METAL	
BF BOTTLE FILLER	EA EACH	HO HOLD OPEN		
BIT BITUMINOUS	EJ EXHAUST FAN	HORZ HORIZONTAL	N NORTH	
BLDG BUILDING	EL ELEVATION	HTG HEATING	NATL NATURAL	
BLKG BLOCKING	EL ELEVATOR	HVAC HEATING, VENTILATION & AIR CONDITIONING	NIC NOT IN CONTRACT	
BM BENCHMARK	ELEC ELECTRIC/ELECTRICAL	HWY HYDRAULIC	NL NIGHT LIGHT	
BRG BEARING	EQ EQUAL		NO NUMBER	
BTW BETWEEN	EQW ELECTRIC WATER COOLER		NTS NOT TO SCALE	
	EXAM EXAMINATION			
CAB CABINET	EXIST EXISTING			
CB CATCH BASIN	EXT EXTERIOR			
CEM CEMENT				
CF CUBIC FEET				
CIR CORNER GUARD				
CIRC CIRCLE/CIRCULAR				
CJ CONTROL JOINT				
CL CENTER LINE				
CLG CEILING				
CLO CLOSET				
CAU CONCRETE MASONRY UNIT				
CO CLEAN OUT				
COL COLUMN				
CONC CONCRETE				
CONST CONSTRUCTION				
CONT CONTINUE, CONTINUOUS				
COORD COORDINATED				
COR COURSE				
CT CERAMIC TILE				
CTV CABLE TELEVISION LINE				
CUH CABINET UNIT HEATER				
CY CUBIC YARD				

ALTERNATES

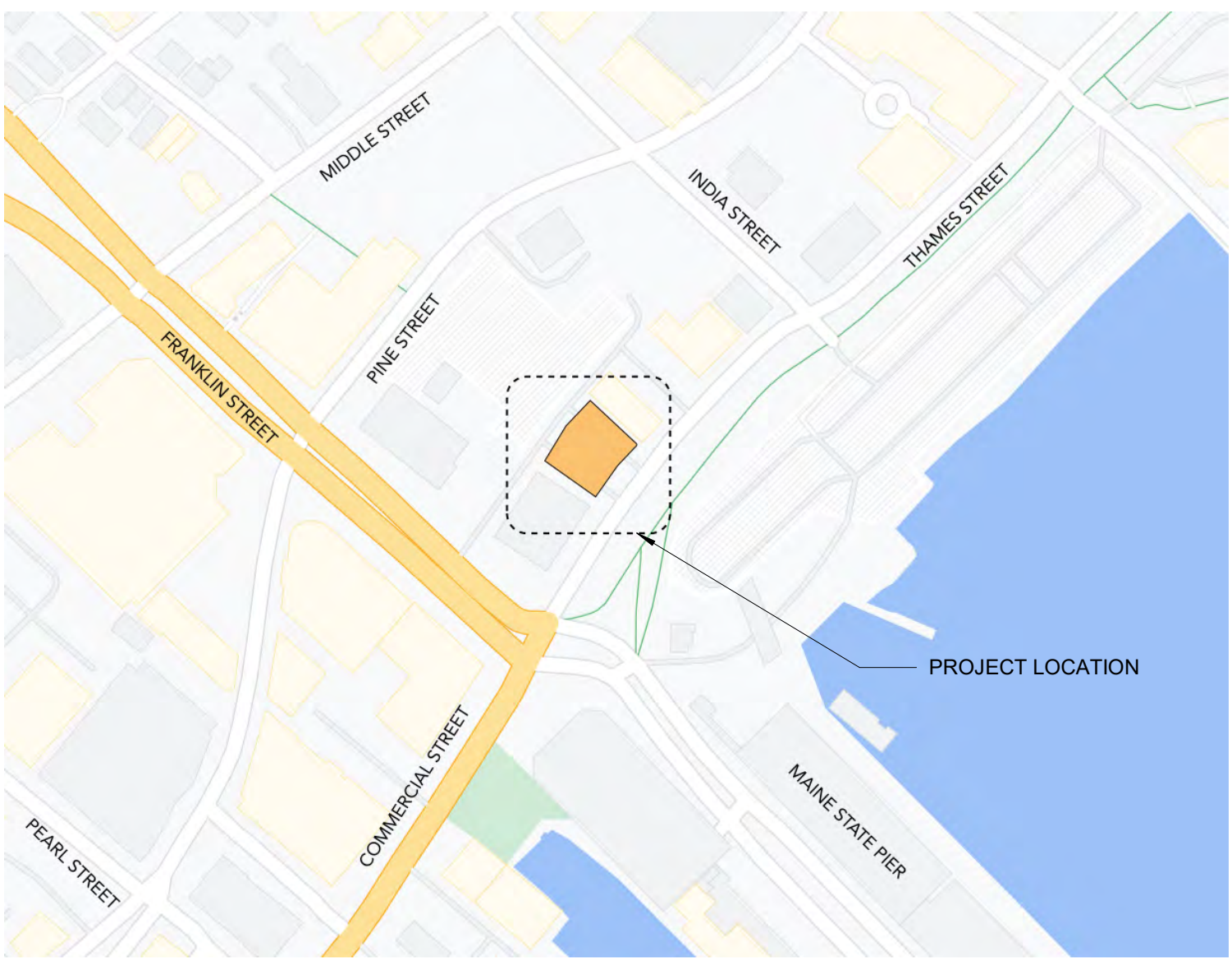
PRODUCTION ROOM (NO. 108) PANTRY
BOD: STAINLESS STEEL WORK TABLE WITH SINK BY REGENCY (Item Number: #1456"G)
ALT 1: CUSTOM MILLWORK, SCOPE SIMILAR TO COFFEE BARS, PLASTIC LAMINATE CABINETS AND SIMULATED STONE COUNTERTOPS.

ACT - 3
BOD: 24" x 60" OPTIMA TEGULAR 3265 BY ARMSTRONG
ALT: 24" x 48" OPTIMA TEGULAR 3257 BY ARMSTRONG

OFFICE FRONTS
BOD: DIRTT SYSTEM FOR BOTH FRAME AND DOORS
ALT: 1" HM FRAME, WOOD VENEER DOOR

WALK OFF MAT @ VESTIBULE AND ENTRY
BOD: CARPET WALK OFF MAT, RECESSED IN TILE
ALT: RECESSED GRATE

5TH FLOOR MILLWORK
BOD: PLASTIC LAMINATE CABINETS
ALT: WOOD VENEER CABINETS



MATERIAL KEY	ARCHITECTURAL SYMBOLS				
	COURSE GRAVEL		FINISH MATERIAL GENERAL		TOP OF FIN. FLOOR EL. + X'-X"
	CONCRETE		FINISH MATERIAL WALL/BASE		DETAIL
	STONE		FINISH MATERIAL FLOOR		EQUIPMENT TAG EQ01
	EARTH/COMPACT FILL				PLUMBING FIXTURE TAG P01
	GYPSUM/PLASTER				ACCESSORIES TAG AC01
	PLYWOOD	ROOM NUMBER 101	ROOM NAME		FLOOR ELEVATION CHANGE
	FINISH WOOD	DOOR NUMBER 101A			
	ROUGH WOOD	WINDOW TYPE NO			
	BLOCKING WOOD	PARTITION TYPE M4 Q1			
	CONCRETE MASONRY	REVISION REFERENCE 1			
	BRICK MASONRY		FIRE EXTINGUISHER, RECESSED CABINET		
	SAND/FINE GRAVEL				
	DENSE PAK CELLULOSE INSULATION				
	SPRAY FOAM INSULATION				
	BATT INSULATION				
	XPS INSULATION				
	EPS INSULATION				
			FIRE EXTINGUISHER SURFACE MOUNT		
				CEILING HEIGHT CHANGE	



PROJECT NAME:
**MAINE PUBLIC -
PORTLAND
FACILITY**
25 Commercial Street
Portland, ME 04101

SEAL:

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REVISIONS		
1	50% Design Development	06.22.22
2	100% Design Development	07.15.22

DATE OF ISSUE: 09.29.2022
PROJECT NUMBER: 2021-0250
STATUS: CITY HISTORIC PRESERVATION REVIEW

COVER SHEET

G000



GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS ARE TO BE PARTITION TYPE SA3A 3 5/8" METAL STUDS, 5/8" GWB EACH SIDE AND HIGH DENSITY ACOUSTICAL BATTS, SEALED TO FLOOR SLAB AND UNDERSIDE OF DECK ABOVE WITH ACOUSTICAL SEALANT.
- RED HATCH WALLS INDICATE RATED PARTITION. REFER TO LEGEND BELOW.
- HATCHED AREAS INDICATE CUSTOM MILLWORK.

SHEET NOTES

VALUE	TEXT
01	BALLISTIC-RATED GLAZING AT FRONT ENTRY DOORS, ADJACENT GLASS, AND MAIL ROOM WINDOW
02	DOOR OPERATOR ON WIRELESS PEDESTAL
03	KNOX BOX ON MULLION
04	15' CYCLOPAMA WALL
05	BIKE STORAGE ENCLOSURE: 8' HIGH TWIN BAR FENCE BY MFR METALCO. FRAME. PROVIDE WALL-MOUNTED STORAGE RACKS BY HUNTICO.
06	COMMERCIAL KITCHEN TYPE SS WORK TOP WITH SINK; 12 IN DEEP WALL SHELVES, 3 ROWS; REFRIGERATOR & MICROWAVE
07	GWB PARTITION W/ ALUM. STOREFRONT: 3'-0" SIDE LITE GLAZED PARTITION TO 8'-11" AFF WITH REMAINDER TO BE TYPICAL 3 5/8 IN GWB PARTITION TO UNDERSIDE OF DECK ABOVE. PRIVACY FILM APPLIED TO GLASS.
08	STACKING OPERABLE PARTITION SYSTEM, MODEL TBD.
09	JANITORS CLOSET WITH MOP SINK AND (6) WALL MOUNTED SHELVES
10	GLASS RAILING
11	GREEN ROOF SYSTEM. SEE SPEC. FOR DETAILS
12	ROOF DECK. SEE SPEC. FOR DETAILS
13	BUILT-IN BANQUET SEATING WITH VERTICAL WOOD SLAT WALL
14	INTERIOR PLANTER WITH WOOD SURROUND
15	GENERATOR. COORDINATION WITH ELECTRICAL DRAWINGS
16	BRAKE-METAL PANEL ENTRY CANOPY, OVER STEEL STRUCTURE
17	GWB PARTITION W/ ALUM. STOREFRONT: FULL LENGTH OF WALL GLAZED PARTITION TO CEILING HEIGHT WITH REMAINDER TO BE TYPICAL 3 5/8 IN GWB PARTITION TO UNDERSIDE OF DECK ABOVE. PRIVACY FILM APPLIED TO GLASS.
18	GWB PARTITION W/ ALUM. STOREFRONT: 1'-6" SIDE LITE GLAZED PARTITION TO CEILING HEIGHT WITH REMAINDER TO BE TYPICAL 3 5/8 IN GWB PARTITION TO UNDERSIDE OF DECK ABOVE. PRIVACY FILM APPLIED TO GLASS.
19	GRAVEL BALLAST
20	PARTIAL HEIGHT GWB WALL WITH CEILING MOUNTED FELT PANEL BY FILZFELT ABOVE. REF ELEVATIONS.
21	2HR RATED WALL
22	FREESTANDING ATM (BY OTHERS) ON 6" CONCRETE PAD
23	CORNER GUARD. REF FINISH SCHEDULE.
24	(1) STEP. DOOR SILL IS ALIGNED WITH TOP OF ROOF ASSEMBLY
25	TAPERED GALV. STEEL MOUNTING POLE FOR BROADCAST ANTENNAE. TYP 12" dia @ BASE. 4" dia @ TOP EXTEND TO +1'-32'-0"
26	PROVIDE IN WALL BLOCKING FOR SCHEDULED AV EQUIPMENT. COORDINATE WITH AV AND POWER/DATA DRAWINGS
27	8' HIGH GRIGLIATO B FENCE BY MFR METALCO
28	PROVIDE IN WALL BLOCKING FOR FUTURE MONITOR

LEGEND

- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- ACOUSTIC WALL REF ACOUSTIC SHEETS (AC SERIES) FOR INFORMATION ON PARTITION TYPES SE- AND SJ-



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25 Commercial Street
Portland, ME 04101

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REVISIONS	
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2 100% Design Development	07.15.22
4 50% Construction Documents	10.14.22

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STATUS: CITY HISTORIC PRESERVATION REVIEW

CONSTRUCTION PLAN - 1ST FLOOR

A101



GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS ARE TO BE PARTITION TYPE SA3A 3 5/8" METAL STUDS, 5/8" GWB EACH SIDE AND HIGH DENSITY ACOUSTICAL BATTS, SEALED TO FLOOR
- SLAB AND UNDERSIDE OF DECK ABOVE WITH ACOUSTICAL SEALANT
- RED HATCH WALLS INDICATE RATED PARTITION. REFER TO LEGEND BELOW.
- HATCHED AREAS INDICATE CUSTOM MILLWORK

SHEET NOTES

VALUE	TEXT
01	BALLISTIC-RATED GLAZING AT FRONT ENTRY DOORS, ADJACENT GLASS, AND MAIL ROOM WINDOW
02	DOOR OPERATOR ON WIRELESS PEDESTAL
03	KNOX BOX ON MULLION
04	15' CYCLOPAMA WALL
05	BIKE STORAGE ENCLOSURE: 8' HIGH TWIN BAR FENCE BY MFR METALCO. FRAME. PROVIDE WALL-MOUNTED STORAGE RACKS BY HUNTICO.
06	COMMERCIAL KITCHEN TYPE SS WORK TOP WITH SINK; 12 IN DEEP WALL SHELVES, 3 ROWS; REFRIGERATOR & MICROWAVE
07	GWB PARTITION W/ ALUM. STOREFRONT: 3'-0" SIDE LITE GLAZED PARTITION TO 8'-11" AFF WITH REMAINDER TO BE TYPICAL 3 5/8 IN GWB PARTITION TO UNDERSIDE OF DECK ABOVE. PRIVACY FILM APPLIED TO GLASS.
08	STACKING OPERABLE PARTITION SYSTEM, MODEL TBD.
09	JANITORS CLOSET WITH MOP SINK AND (6) WALL MOUNTED SHELVES
10	GLASS RAILING
11	GREEN ROOF SYSTEM. SEE SPEC. FOR DETAILS
12	ROOF DECK. SEE SPEC. FOR DETAILS
13	BUILT-IN BANQUET SEATING WITH VERTICAL WOOD SLAT WALL
14	INTERIOR PLANTER WITH WOOD SURROUND
15	GENERATOR. COORDINATION WITH ELECTRICAL DRAWINGS
16	BRAKE-METAL PANEL ENTRY CANOPY, OVER STEEL STRUCTURE
17	GWB PARTITION W/ ALUM. STOREFRONT: FULL LENGTH OF WALL GLAZED PARTITION TO CEILING HEIGHT WITH REMAINDER TO BE TYPICAL 3 5/8 IN GWB PARTITION TO UNDERSIDE OF DECK ABOVE. PRIVACY FILM APPLIED TO GLASS.
18	GWB PARTITION W/ ALUM. STOREFRONT: 1'-6" SIDE LITE GLAZED PARTITION TO CEILING HEIGHT WITH REMAINDER TO BE TYPICAL 3 5/8 IN GWB PARTITION TO UNDERSIDE OF DECK ABOVE. PRIVACY FILM APPLIED TO GLASS.
19	GRAVEL BALLAST
20	PARTIAL HEIGHT GWB WALL WITH CEILING MOUNTED FELT PANEL BY FILZFELT ABOVE. REF ELEVATIONS.
21	2HR RATED WALL
22	FREESTANDING ATM (BY OTHERS) ON 6" CONCRETE PAD
23	CORNER GUARD. REF FINISH SCHEDULE
24	(1) STEP. DOOR SILL IS ALIGNED WITH TOP OF ROOF ASSEMBLY
25	TAPERED GALV. STEEL MOUNTING POLE FOR BROADCAST ANTENNAE. TYP 12" dia @ BASE. 4" dia @ TOP EXTEND TO +1'-32'-0"
26	PROVIDE IN WALL BLOCKING FOR SCHEDULED AV EQUIPMENT. COORDINATE WITH AV AND POWER/DATA DRAWINGS
27	8' HIGH GRIGLIATO B FENCE BY MFR METALCO
28	PROVIDE IN WALL BLOCKING FOR FUTURE MONITOR



PROJECT NAME:
MAINE PUBLIC - PORTLAND FACILITY
25 Commercial Street
Portland, ME 04101

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CONSTRUCTION PLAN - 2ND FLOOR

A102



GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS ARE TO BE PARTITION TYPE SA3A 3 5/8" METAL STUDS, 5/8" GWB EACH SIDE AND HIGH DENSITY ACOUSTICAL BATTS, SEALED TO FLOOR SLAB AND UNDERSIDE OF DECK ABOVE WITH ACOUSTICAL SEALANT.
- RED HATCH WALLS INDICATE RATED PARTITION. REFER TO LEGEND BELOW.
- HATCHED AREAS INDICATE CUSTOM MILLWORK.

SHEET NOTES

VALUE	TEXT
01	BALLISTIC-RATED GLAZING AT FRONT ENTRY DOORS, ADJACENT GLASS, AND MAIL ROOM WINDOW
02	CUSTOM GREETER DESK: VENEER PLYWOOD BASE & COUNTER W/ GRANITE TILE FRONT & END-RETURN, MATCH EXTERIOR GRANITE FINISH
03	12 IN DEEP WALL SHELVES, 6 ROWS EA. WALL
04	ACOUSTICAL ISOLATION WALL 02: (1) ROW 3 5/8 IN METAL STUDS + (1) ROW 6 IN METAL STUDS @ 16 IN O.C., SPACED 1 IN APART, DETAIL SIM. A311 & REFER TO ACOUSTICAL DESIGN NARRATIVE
05	CUSTOM BIKE STORAGE ENCLOSURE: GALVANIZED EXPANDED METAL PANELS WELDED TO GALVANIZED TUBE-STEEL FRAME. PROVIDE WALL-MOUNTED STORAGE RACKS BY HUNTCO.
06	COMMERCIAL KITCHEN TYPE SS WORK TOP WITH SINK; 12 IN DEEP WALL SHELVES, 3 ROWS, REFRIGERATOR & MICROWAVE
07	GWB PARTITION W/ ALUM. STOREFRONT: 3'-0" SIDE LITE GLAZED PARTITION TO 8'-11" AFF WITH REMAINDER TO BE TYPICAL 3 5/8 IN GWB PARTITION TO UNDERSIDE OF DECK ABOVE. PRIVACY FILM APPLIED TO GLASS.
08	2 HR SHAFT WALLS PER UL #1428
09	WALL MOUNTED WORK SURFACE
10	STACKING OPERABLE PARTITION SYSTEM, MODEL TBD.
11	CLAD EXTERIOR OF STAIR SHAFT IN TERRAZZOTA CLAY TILES MATCHING EXTERIOR.
12	JANITORS CLOSET WITH MOP SINK AND (6) WALL MOUNTED SHELVES
13	ACOUSTICAL ISOLATION WALL 01: (2) ROWS 3 5/8 IN METAL STUDS @ 24 IN O.C., SPACED 1 IN APART. SEE TYP. DETAIL ON SHEET A311 & REFER TO ACOUSTICAL DESIGN NARRATIVE
14	MILLWORK COFFEE BAR WITH SINK, PLUMBED COFFEE MAKER, WATER DISPENSER, AND UNDER COUNTER FRIDGE.
15	ACOUSTICAL WINDOWS, SEE ACOUSTICAL DESIGN NARRATIVE
16	ACOUSTICAL ISOLATION WALL 03: (1) ROW 3 5/8 IN METAL STUDS @ 16 IN O.C., DETAIL SIM. A311 & REFER TO ACOUSTICAL DESIGN NARRATIVE
17	ACOUSTICAL FURRING WALL TO BE SPACED 1 IN FROM ADJOINING WALL ON ISOLATED SLAB. REFER TO ACOUSTICAL DESIGN NARRATIVE
18	GLASS RAILING
19	GREEN ROOF SYSTEM, SEE SPEC. FOR DETAILS
20	ROOF DECK, SEE SPEC. FOR DETAILS
21	RAILING WITH LIT HANDRAIL
22	24 IN BASE CABINET, 12 IN DEEP WALL SHELVES, 4 ROWS EA. WALL
23	KITCHEN MILLWORK: WOOD VENEER BASE & UPPER CABINETS, STONE COUNTERTOP ON ISLAND & SOLID SURFACE COUNTERTOP ELSEWHERE
24	BUILT-IN BANQUET SEATING WITH VERTICAL WOOD SLAT-WORK, CARRY ALLOWANCE
25	INTERIOR PLANTER WITH WOOD SURROUND
26	GENERATOR, COORDINATION WITH ELECTRICAL DRAWINGS
27	BRAKE-METAL PANEL ENTRY CANOPY, OVER STEEL STRUCTURE
28	GWB PARTITION W/ ALUM. STOREFRONT: FULL LENGTH OF WALL GLAZED PARTITION TO CEILING HEIGHT WITH REMAINDER TO BE TYPICAL 3 5/8 IN GWB PARTITION TO UNDERSIDE OF DECK ABOVE. PRIVACY FILM APPLIED TO GLASS.
29	GWB PARTITION W/ ALUM. STOREFRONT: 1'-6" SIDE LITE GLAZED PARTITION TO CEILING HEIGHT WITH REMAINDER TO BE TYPICAL 3 5/8 IN GWB PARTITION TO UNDERSIDE OF DECK ABOVE. PRIVACY FILM APPLIED TO GLASS.
30	GRAVEL BALLAST
31	PARTIAL HEIGHT GWB WALL WITH CEILING MOUNTED FELT PANEL BY FILZFELT ABOVE. REF. ELEVATIONS.
32	15' CYCLOTRAMA WALL
33	2HR RATED WALL
34	FREESTANDING ATM (BY OTHERS) ON 6" CONCRETE PAD
35	CORNER GUARD, REF. FINISH SCHEDULE.
36	(1) STEP DOOR SILL IS ALIGNED WITH TOP OF ROOF ASSEMBLY
37	TAPERED GALV. STEEL MOUNTING POLE FOR BROADCAST ANTENNAE, TYP. 12" dia @ BASE, 4" dia @ TOP
38	EXTEND TO +/- 92'-0"

LEGEND

- 1 HOUR RATED WALL
- 2 HOUR RATED WALL



PROJECT NAME:
MAINE PUBLIC - PORTLAND FACILITY
25 Commercial Street
Portland, ME 04101

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CONSTRUCTION PLAN - 3RD FLOOR

A103

GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS ARE TO BE PARTITION TYPE **SA3A** 3 5/8" METAL STUDS, 5/8" GWB EACH SIDE AND HIGH DENSITY ACOUSTICAL BATTS, SEALED TO FLOOR SLAB AND UNDERSIDE OF DECK ABOVE WITH ACOUSTICAL SEALANT.
- RED HATCH WALLS INDICATE RATED PARTITION. REFER TO LEGEND BELOW.
- HATCHED AREAS INDICATE CUSTOM MILLWORK.



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SHEET NOTES

VALUE	TEXT
01	BALLISTIC-RESISTANT GLAZING AT FRONT ENTRY DOORS, ADJACENT GLASS, AND MAIL ROOM WINDOW.
02	CUSTOM GREETER DECK: VENEER PLYWOOD BASE & COUNTER W/ GRANITE FILL TOP & END-RETURN, MATCH EXTERIOR GRANITE FINISH
03	12 IN DEEP WALL SHELVES, 6 ROWS EA. WALL
04	ACOUSTICAL ISOLATION WALL DET: (1) ROW 3 5/8 IN METAL STUDS + (1) ROW 6 IN METAL STUDS @ 16
05	INO.C., SPACED 1 IN APART, DETAIL SIM A311 + REFER TO ACOUSTICAL DESIGN NARRATIVE
06	CUSTOM BIKE STORAGE ENCLOSURE: GALVANIZED EXPANDED METAL PANELS WELDED TO GALVANIZED TUBE-STEEL FRAME. PROVIDE WALL-MOUNTED STORAGE RACKS BY HUNTCO.
07	COMMERCIAL KITCHEN TYPE SS WORK TOP WITH SINK; 12 IN DEEP WALL SHELVES, 3 ROWS; REFRIGERATOR & MICROWAVE
08	GWB PARTITION W/ ALUM. STOREFRONT: 3'-0" SIDE LITE GLAZED PARTITION TO 5'-1" AFF WITH REMAINDER TO BE TYPICAL 3 5/8 IN DEEP PARTITION TO UNDERSIDE OF DECK ABOVE. PRIVACY FILM APPLIED TO GLASS.
09	2 HR SHAFT WALLS PER UL #1429
10	WALL MOUNTED WORK SURFACE
11	STACKING OPERABLE PARTITION SYSTEM, MODEL TBD.
12	CLAD EXTERIOR OF STAIR SHAFT IN TERRACOTA CLAY TILES MATCHING EXTERIOR.
13	HANGERS GLOSET WITH WOOD SINK AND (6) WALL MOUNTED SHELVES
14	ACOUSTICAL ISOLATION WALL 01: (2) ROWS 3 5/8 IN METAL STUDS @ 24 IN O.C., SPACED 1 IN APART. SEE TYP. DETAIL ON SHEET A311 + REFER TO ACOUSTICAL DESIGN NARRATIVE
15	MILLWORK COFFEE BAR WITH SINK, PLUMBED COFFEE MAKER, WATER DISPENSER, AND UNDER COUNTER FRIDGE
16	ACOUSTICAL WINDOWS, SEE ACOUSTICAL DESIGN NARRATIVE
17	ACOUSTICAL ISOLATION WALL 03: (1) ROW 3 5/8 IN METAL STUDS @ 16 IN O.C., DETAIL SIM A311 + REFER TO ACOUSTICAL DESIGN NARRATIVE
18	ACOUSTICAL FURRING WALL TO BE SPACED 1 IN FROM ADJOINING WALL ON ISOLATED SLAB
19	REFER TO ACOUSTICAL DESIGN NARRATIVE
20	GLASS RAILING
21	GREEN ROOF SYSTEM, SEE SPEC. FOR DETAILS
22	ROOF DECK, SEE SPEC. FOR DETAILS
23	RAILING WITH LIT HANDRAIL
24	24 IN BASE CABINET, 12 IN DEEP WALL SHELVES, 4 ROWS EA. WALL
25	KITCHEN MILLWORK: WOOD VENEER BASE & UPPER CABINETS, STONE COUNTERTOP ON ISLAND & SOLID SURFACE COUNTERTOP ELSEWHERE
26	BUILT-IN BANQUET SEATING WITH TOPICAL WOOD SLAT-WORK, CARRY ALLOWANCE
27	INTERIOR PLANTER WITH WOOD SLOORRUN
28	GENERATOR, COORDINATION WITH ELECTRICAL DRAWINGS
29	BRAKE-METAL PANEL ENTRY CANOPY, OVER STEEL STRUCTURE
30	GWB PARTITION W/ ALUM. STOREFRONT: FULL LENGTH OF WALL GLAZED PARTITION TO CEILING HEIGHT WITH REMAINDER TO BE TYPICAL 3 5/8 IN DEEP PARTITION TO UNDERSIDE OF DECK ABOVE.
31	GWB PARTITION W/ ALUM. STOREFRONT: 1'-6" SIDE LITE GLAZED PARTITION TO CEILING HEIGHT WITH REMAINDER TO BE TYPICAL 3 5/8 IN DEEP PARTITION TO UNDERSIDE OF DECK ABOVE. PRIVACY FILM APPLIED TO GLASS.
32	GRAVEL BALLAST
33	PARTIAL HEIGHT GWB WALL WITH CEILING MOUNTED FELT PANEL BY FILZFELT ABOVE. REF ELEVATIONS.
34	15 CYCLORAMA WALL
35	2HR RATED WALL
36	FREESTANDING ATM (BY OTHERS) ON 8" CONCRETE PAD
37	CORNER GROUND, REF FINISH SCHEDULE
38	(1) STEP, DOOR SILL IS ALIGNED WITH TOP OF ROOF ASSEMBLY
39	TAPERED GALV. STEEL
40	MOUNTING POLE FOR BROADCAST ANTENNAE, TYP
41	12" dia @ BASE, 4" dia @ TOP
42	EXTENDING TO +/- 92'-0"



PROJECT NAME:

MAINE PUBLIC -
PORTLAND
FACILITY

25 Commercial Street
Portland, ME 04101

SEAL:

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△ REVISIONS

1	50% Design Development	06.22.22
2	100% Design Development	07.15.22

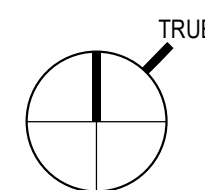
DATE OF ISSUE: 09 29 2022

PROJECT NUMBER: 2021-0250

STATUS: CITY HISTORIC
PRESERVATION REVIEW

CONSTRUCTION PLAN - 4TH FLOOR

A104



LEGEND

- 1 HOUR RATED WALL
- 2 HOUR RATED WALL



GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS ARE TO BE PARTITION TYPE SA3A 3 5/8" METAL STUDS, 5/8" GWB EACH SIDE AND HIGH DENSITY ACOUSTICAL BATTS, SEALED TO FLOOR SLAB AND UNDERSIDE OF DECK ABOVE WITH ACOUSTICAL SEALANT.
- RED HATCH WALLS INDICATE RATED PARTITION. REFER TO LEGEND BELOW.
- HATCHED AREAS INDICATE CUSTOM MILLWORK.

SHEET NOTES

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13	ACOUSTICAL ISOLATION WALL 01: (2) ROWS 3 5/8 IN METAL STUDS @ 24 IN O.C., SPACED 1 IN APART. SEE TYP. DETAIL ON SHEET A311 & REFER TO ACOUSTICAL DESIGN NARRATIVE
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20	ROOF DECK, SEE SPEC. FOR DETAILS
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25	INTERIOR PLANTER WITH WOOD SURROUND
26	GENERATOR, COORDINATION WITH ELECTRICAL DRAWINGS
27	BRAKE-METAL PANEL ENTRY CANOPY, OVER STEEL STRUCTURE
28	GWB PARTITION W/ ALUM. STOREFRONT: FULL LENGTH OF WALL GLAZED PARTITION TO CEILING HEIGHT WITH REMAINDER TO BE TYPICAL 3 5/8 IN GWB PARTITION TO UNDERSIDE OF DECK ABOVE. PRIVACY FILM APPLIED TO GLASS.
29	GWB PARTITION W/ ALUM. STOREFRONT: 1'-6" SIDE LITE GLAZED PARTITION TO CEILING HEIGHT WITH REMAINDER TO BE TYPICAL 3 5/8 IN GWB PARTITION TO UNDERSIDE OF DECK ABOVE. PRIVACY FILM APPLIED TO GLASS.
30	GRAVEL BALLAST
31	PARTIAL HEIGHT GWB WALL WITH CEILING MOUNTED FELT PANEL BY FILZFELT ABOVE. REF. ELEVATIONS.
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34	FREESTANDING ATM (BY OTHERS) ON 6" CONCRETE PAD
35	CORNER GUARD, REF. FINISH SCHEDULE.
36	(1) STEP DOOR SILL IS ALIGNED WITH TOP OF ROOF ASSEMBLY
37	TAPERED GALV. STEEL MOUNTING POLE FOR BROADCAST ANTENNAE, TYP. 12" dia @ BASE, 4" dia @ TOP, EXTEND TO +/- 92'-0"
38	

LEGEND

- 1 HOUR RATED WALL
- 2 HOUR RATED WALL



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656



PROJECT NAME:
MAINE PUBLIC - PORTLAND FACILITY
25 Commercial Street
Portland, ME 04101

SEAL:
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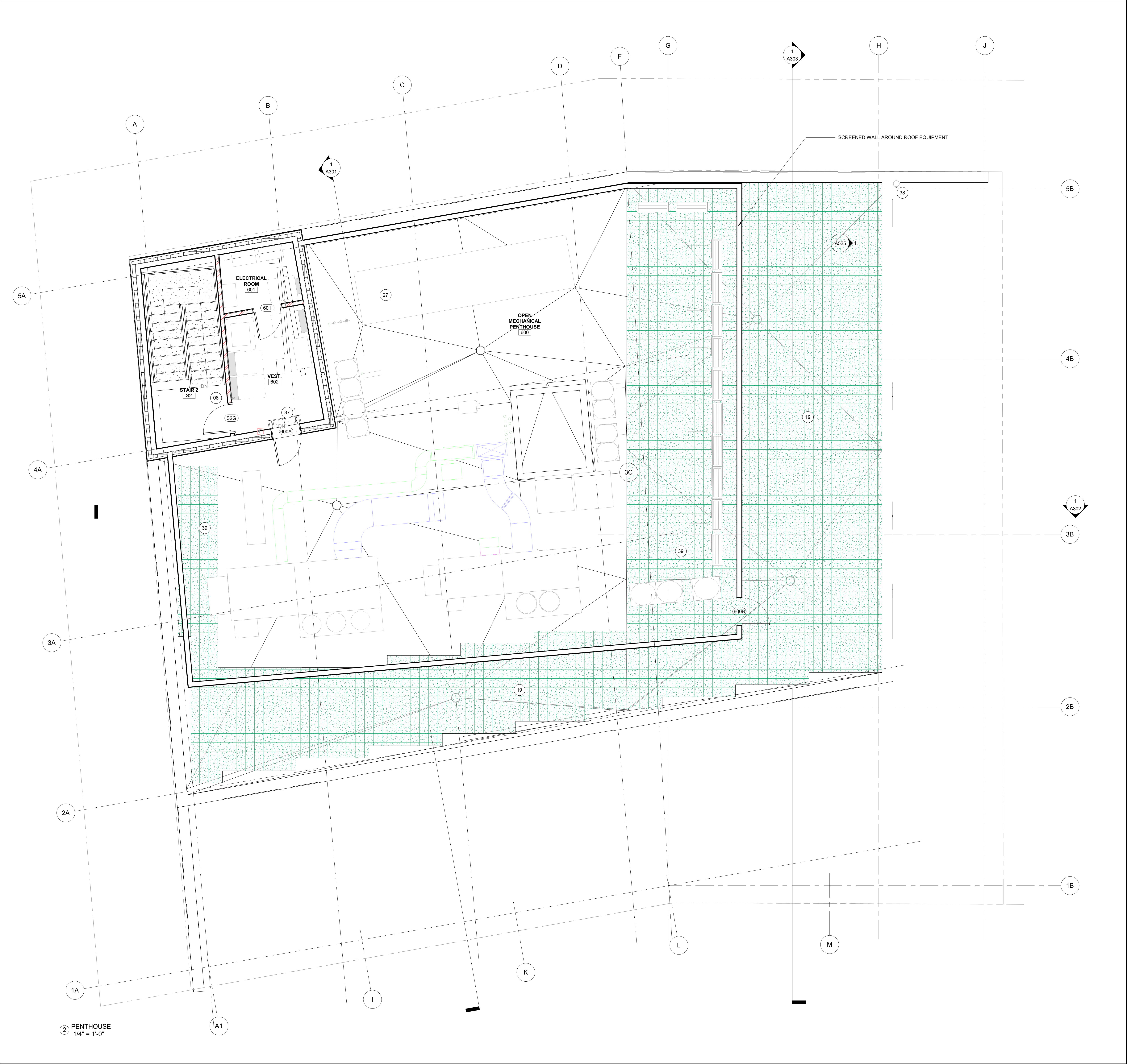
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REVISIONS	
1 50% Design Development	06.22.22
2 100% Design Development	07.15.22

DATE OF ISSUE: 09.29.2022
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STATUS: CITY HISTORIC PRESERVATION REVIEW

CONSTRUCTION PLAN - 5TH FLOOR

A105



GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS ARE TO BE PARTITION TYPE SA3A 3 5/8" METAL STUDS, 5/8" GWB EACH SIDE AND HIGH DENSITY ACOUSTICAL BATTS, SEALED TO FLOOR SLAB AND UNDERSIDE OF DECK ABOVE WITH ACOUSTICAL SEALANT.
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20	ROOF DECK, SEE SPEC. FOR DETAILS
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29	GWB PARTITION W/ ALUM. STOREFRONT: 1'-6" SIDE LITE GLAZED PARTITION TO CEILING HEIGHT WITH REMAINDER TO BE TYPICAL 3 5/8 IN GWB PARTITION TO UNDERSIDE OF DECK ABOVE. PRIVACY FILM APPLIED TO GLASS.
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LEGEND

- 1 HOUR RATED WALL
- 2 HOUR RATED WALL



PROJECT NAME:
MAINE PUBLIC - PORTLAND FACILITY
25 Commercial Street
Portland, ME 04101

SEAL:
NOT FOR CONSTRUCTION

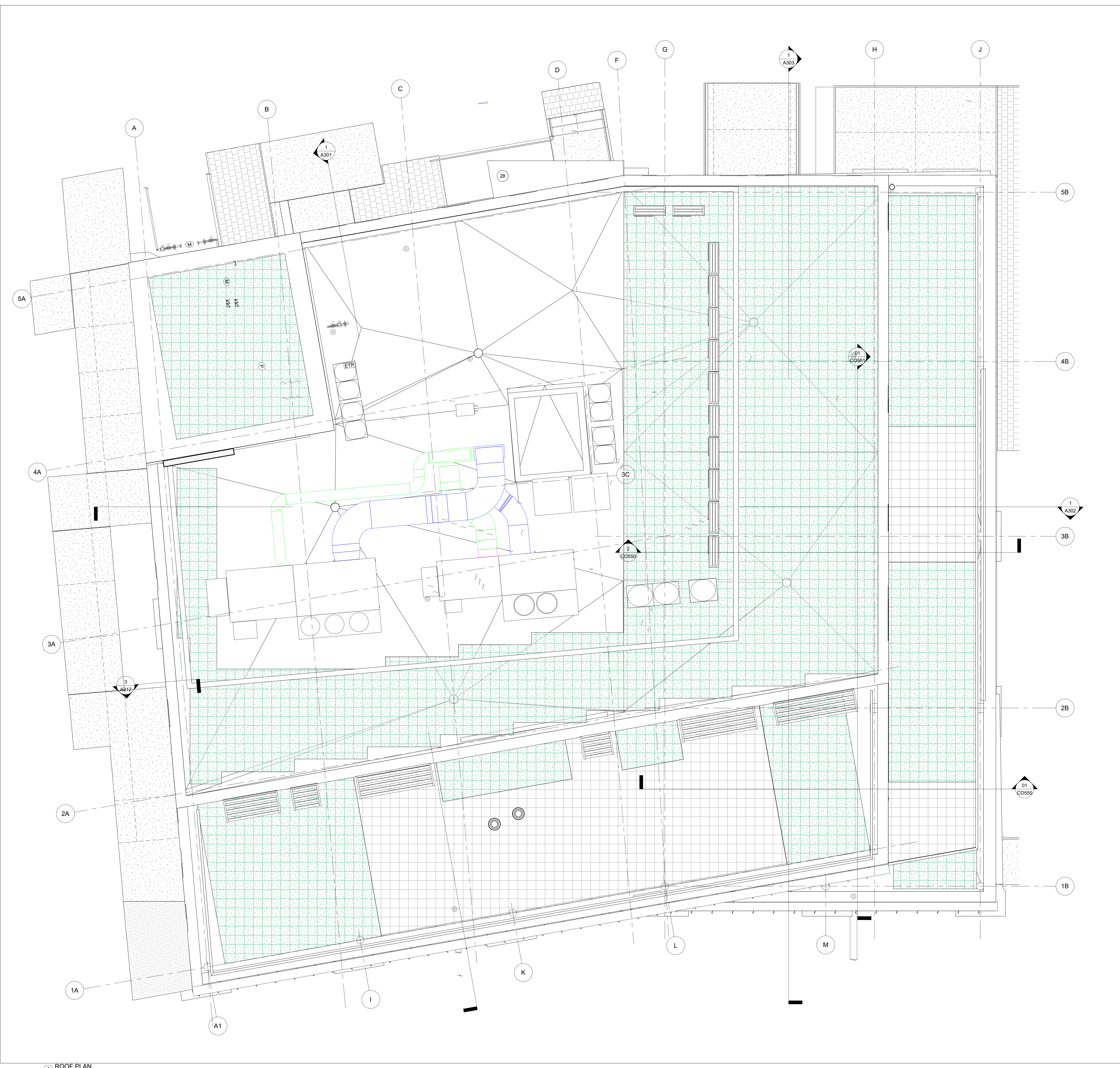
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REVISIONS	
1	50% Design Development 06.22.22
2	100% Design Development 07.15.22

DATE OF ISSUE: 09.29.2022
PROJECT NUMBER: 2021-0250
STATUS: CITY HISTORIC PRESERVATION REVIEW

CONSTRUCTION PLAN - PENTHOUSE

A106



GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS ARE TO BE PARTITION TYPE SA3A 3 5/8" METAL STUDS, 5/8" GWB EACH SIDE AND HIGH DENSITY ACOUSTICAL BATTS, SEALED TO FLOOR SLAB AND UNDERSIDE OF DECK ABOVE WITH ACOUSTICAL SEALANT.
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- HATCHED AREAS INDICATE CUSTOM MILLWORK.

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09	WALL MOUNTED WORK SURFACE
10	STACKING OPERABLE PARTITION SYSTEM, MODEL TBD.
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19	GREEN ROOF SYSTEM, SEE SPEC. FOR DETAILS
20	ROOF DECK, SEE SPEC. FOR DETAILS
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27	BRAKE-METAL PANEL ENTRY CANOPY, OVER STEEL STRUCTURE
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29	GWB PARTITION W/ ALUM. STOREFRONT: 1'-6" SIDE LITE GLAZED PARTITION TO CEILING HEIGHT WITH REMAINDER TO BE TYPICAL 3 5/8 IN GWB PARTITION TO UNDERSIDE OF DECK ABOVE. PRIVACY FILM APPLIED TO GLASS.
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LEGEND

- 1 HOUR RATED WALL
- 2 HOUR RATED WALL



PROJECT NAME:
**MAINE PUBLIC -
PORTLAND
FACILITY**
25 Commercial Street
Portland, ME 04101

SEAL:
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CONSTRUCTION**

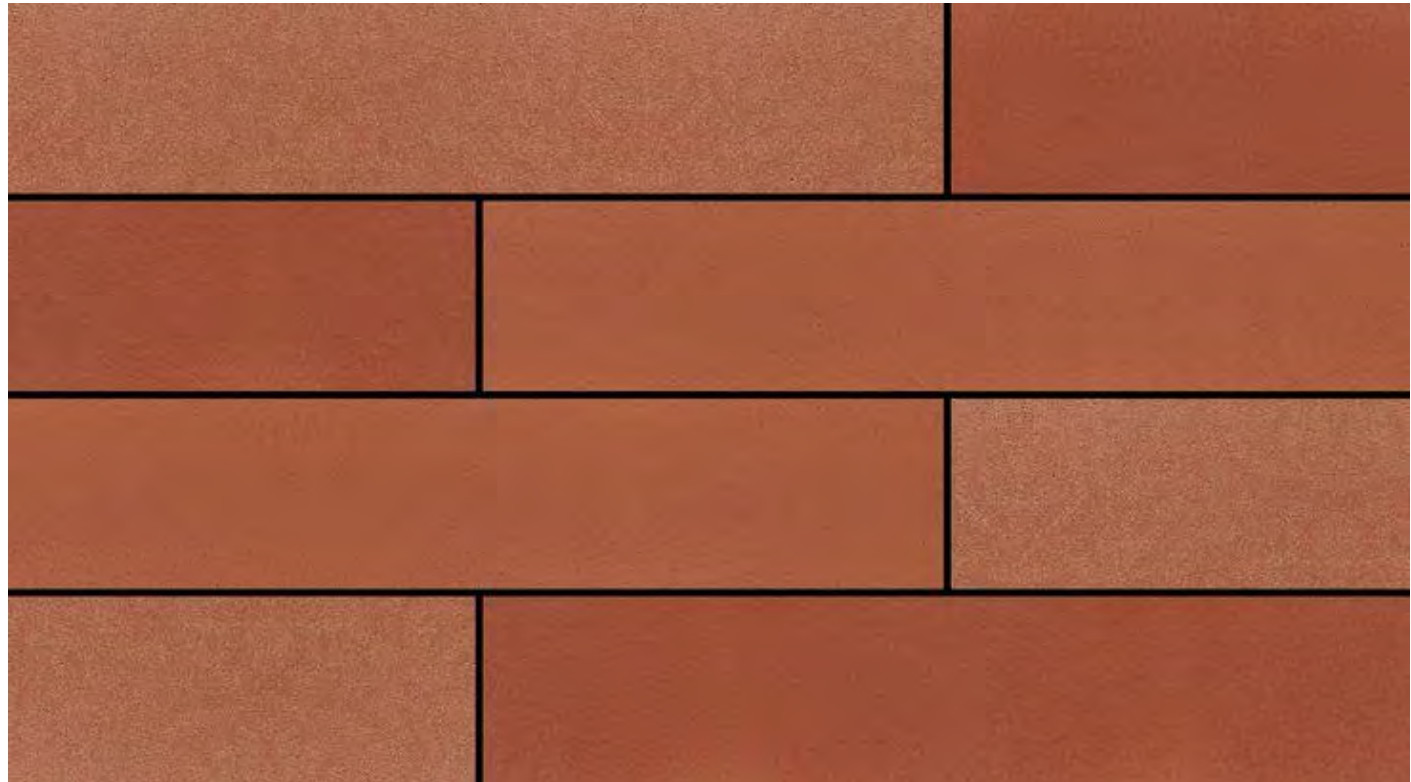
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REVISIONS

DATE OF ISSUE: 09.29.2022
PROJECT NUMBER: 2021-0250
STATUS: CITY HISTORIC PRESERVATION REVIEW

ROOF PLAN

A107



OKOSKIN CEMENTITIOUS PANEL - TERRA COTTA COLOR IN TWO TEXTURES, STANDARD WIDTHS



MILLENNIUM TS METAL TILE - ZALMAG FINISH

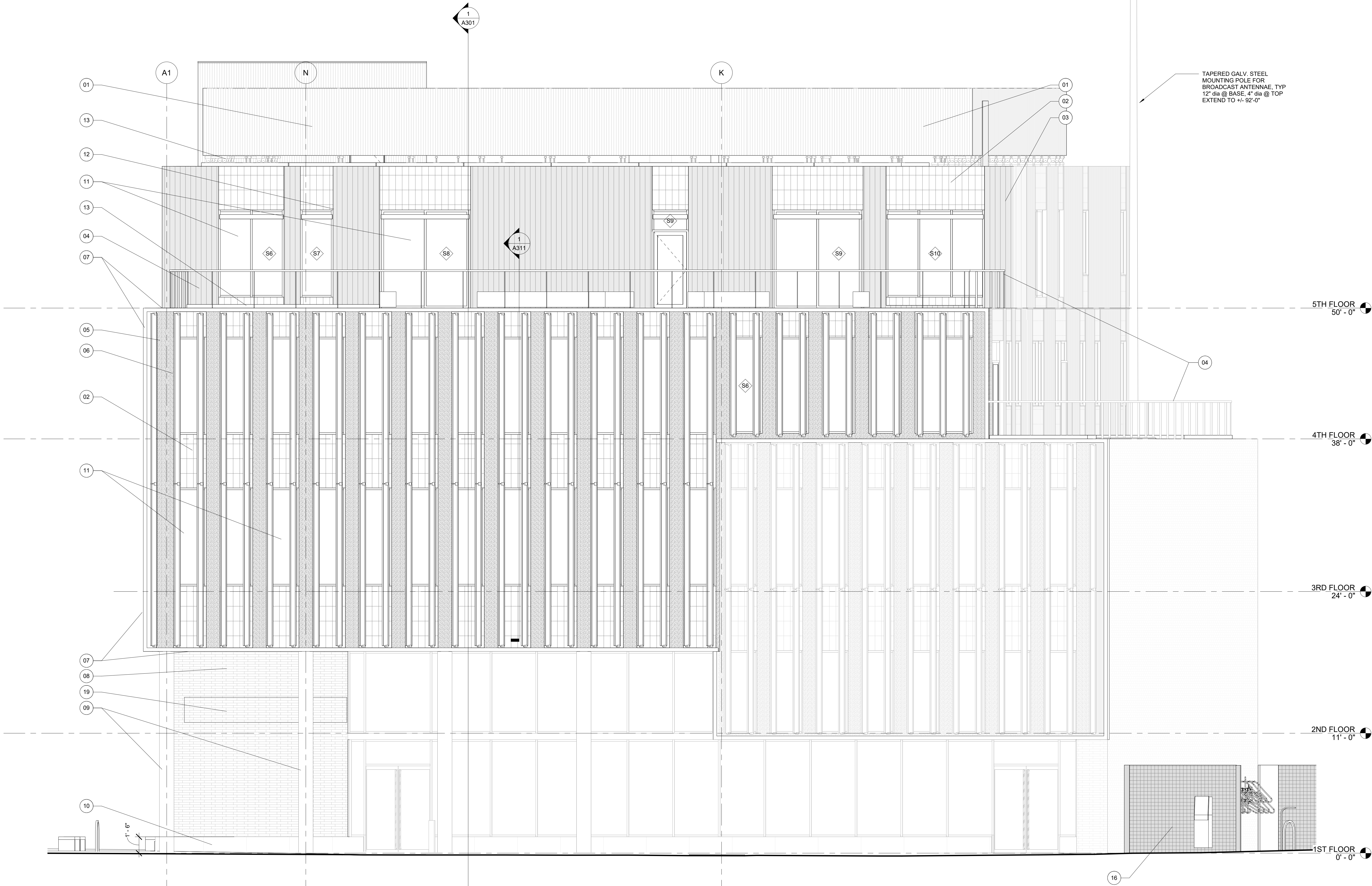


GRIGLIATO FENCING AROUND TRASH / RECYCLING AND BIKE STORAGE

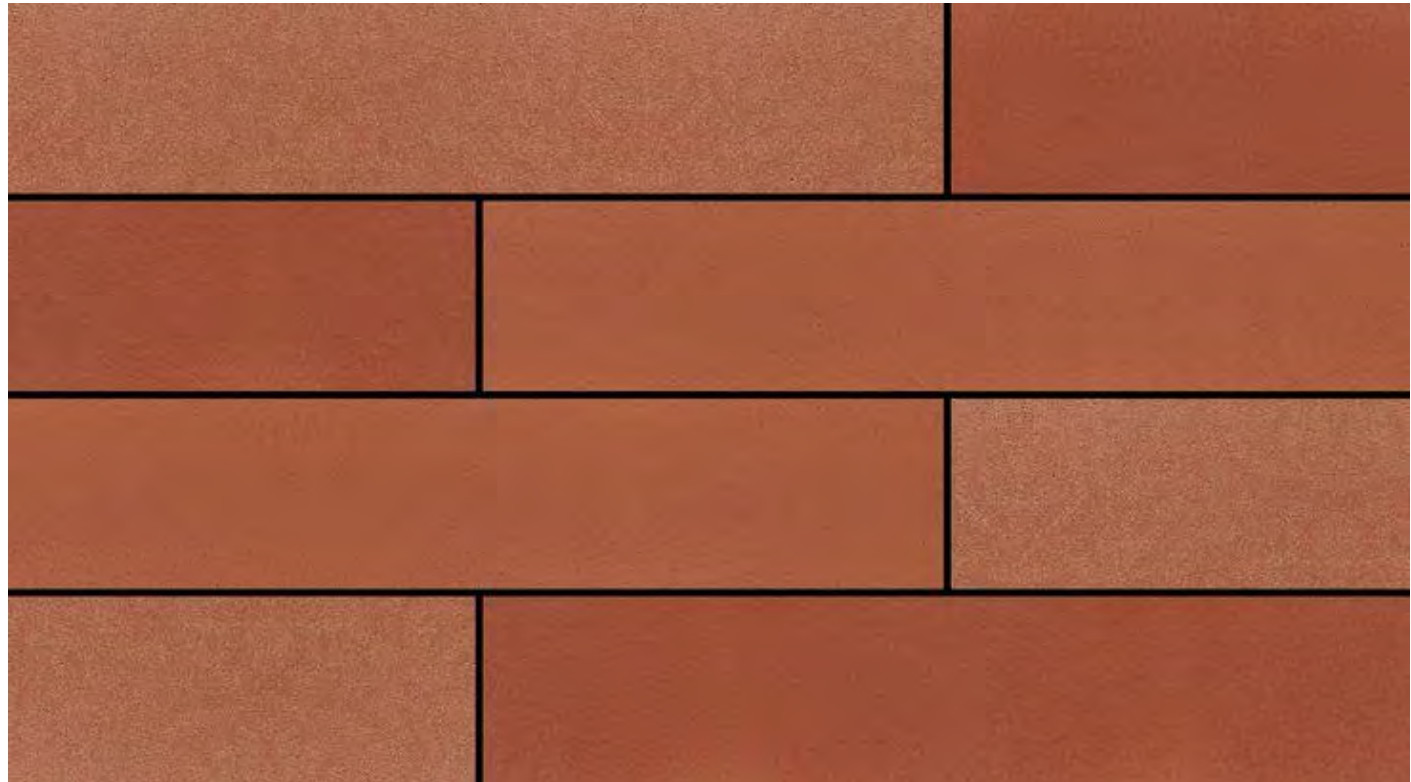


VERTICAL GLASS SUN-SHADE

VALUE	TEXT
01	SELF SUPPORTING MECHANICAL SCREEN WITH EXPOSED FASTENER LOW PROFILE CORRUGATED METAL WALL PANELS
02	MILLENNIUM TS METAL TILE - ZALMAG FINISH ABOVE AND BELOW WINDOWS, TYP.
03	REIDER OKOSKIN CEMENTITIOUS PANEL WITH EXPOSED FASTENERS, TERRA COTTA COLOR
04	RAILINGS TO BE STAINLESS FRAME, WOOD CAP AND STAINLESS WEBNET FILL BY JAKOB ROPE SYSTEMS
05	REIDER OKOSKIN CEMENTITIOUS PANEL WITH EXPOSED FASTENERS, GREY COLOR BETWEEN WINDOWS ON EAST FACADE
06	CHANNEL GLASS VERTICAL SUN SHADES SECURED TO BUILDING AT TOP AND BASE OF EACH CHANNEL
07	CUSTOM BREAK METAL TRIM
08	GREY NORMAN BRICK AT BASE OF BUILDING
09	PAINTED CONCRETE FILLED STEEL COLUMNS AT BASE OF BUILDING ALONG COMMERCIAL STREET
10	RAISED GRANITE PLANTER AT ENTRY
11	ALUMINUM STOREFRONT WINDOWS AND DECK ACCESS DOORS ON SOUTH ELEVATION AND LARGE WINDOWS IN ADJOINING ROOMS
12	ALUMINUM SUN SHADES ABOVE WINDOWS ON THE FIFTH FLOOR (EAST ELEVATION ONLY)
13	TRAY GREEN ROOF SYSTEM, SEE SPEC FOR DETAILS
14	STOREFRONT SYSTEM AT FIRST FLOOR LOBBY AND AUDIENCE RECEPTION AREA
15	GRANITE CLAD BASE OF STOREFRONT
16	GRIGLIATO "L" PANEL AT ENCLOSURE FENCE AROUND BIKE STORAGE AND TRASH/RECYCLING
17	INTUS TRIPLE GLAZED FIBERGLASS WINDOWS, TYPICAL AT PUNCHED OPENINGS OTHER THAN EAST FACADE
18	CONTINUOUS HORIZONTAL FLASHING JOINT BETWEEN CEMENTITIOUS PANELS
19	AREA DESIGNATED FOR SIGNAGE



1 EAST ELEVATION A
1/4" = 1'-0"



OKOSKIN CEMENTITIOUS PANEL - TERRA COTTA COLOR IN TWO TEXTURES, STANDARD WIDTHS



MILLENIUM TS METAL TILE - ZALMAG FINISH

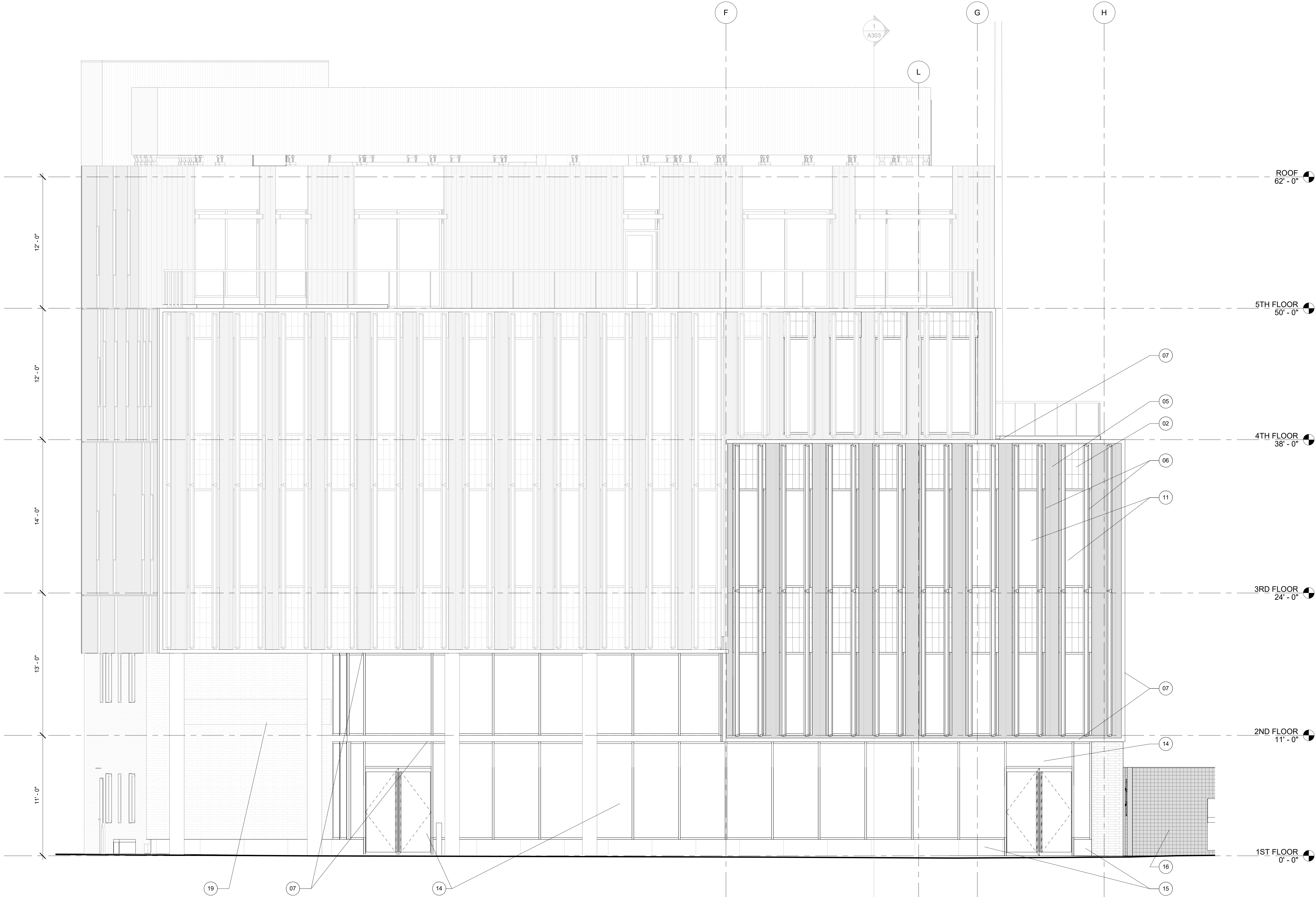


GRIGLIATO FENCING AROUND TRASH / RECYCLING AND BIKE STORAGE

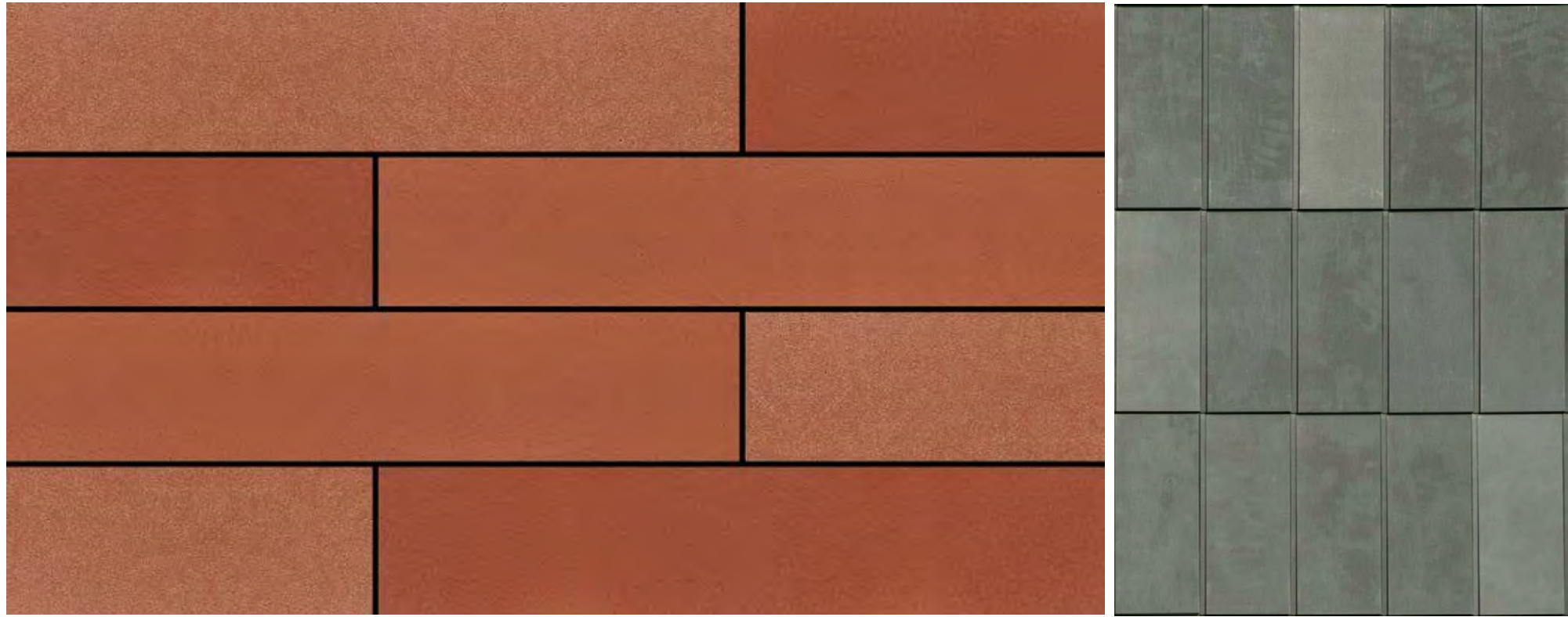


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05	REIDER OKOSKIN CEMENTITIOUS PANEL WITH EXPOSED FASTENERS, GREY COLOR BETWEEN WINDOWS ON EAST FACADE
06	CHANNEL GLASS VERTICAL SUN SHADES SECURED TO BUILDING AT TOP AND BASE OF EACH CHANNEL
07	CUSTOM BREAK METAL TRIM
08	GREY NORMAN BRICK AT BASE OF BUILDING
09	PAINTED CONCRETE FILLED STEEL COLUMNS AT BASE OF BUILDING ALONG COMMERCIAL STREET
10	RAISED GRANITE PLANTER AT ENTRY
11	ALUMINUM STOREFRONT WINDOWS AND DECK ACCESS DOORS ON SOUTH ELEVATION AND LARGE WINDOWS IN ADJOINING ROOMS
12	ALUMINUM SUN SHADES ABOVE WINDOWS ON THE FIFTH FLOOR (EAST ELEVATION ONLY)
13	TRAY GREEN ROOF SYSTEM, SEE SPEC FOR DETAILS
14	STOREFRONT SYSTEM AT FIRST FLOOR LOBBY AND AUDIENCE RECEPTION AREA
15	GRANITE CLAD BASE OF STOREFRONT
16	GRIGLIATO "L" PANEL AT ENCLOSURE FENCE AROUND BIKE STORAGE AND TRASH/RECYCLING
17	INTUS TRIPLE GLAZED FIBERGLASS WINDOWS, TYPICAL AT PUNCHED OPENINGS OTHER THAN EAST FACADE
18	CONTINUOUS HORIZONTAL FLASHING JOINT BETWEEN CEMENTITIOUS PANELS
19	AREA DESIGNATED FOR SIGNAGE



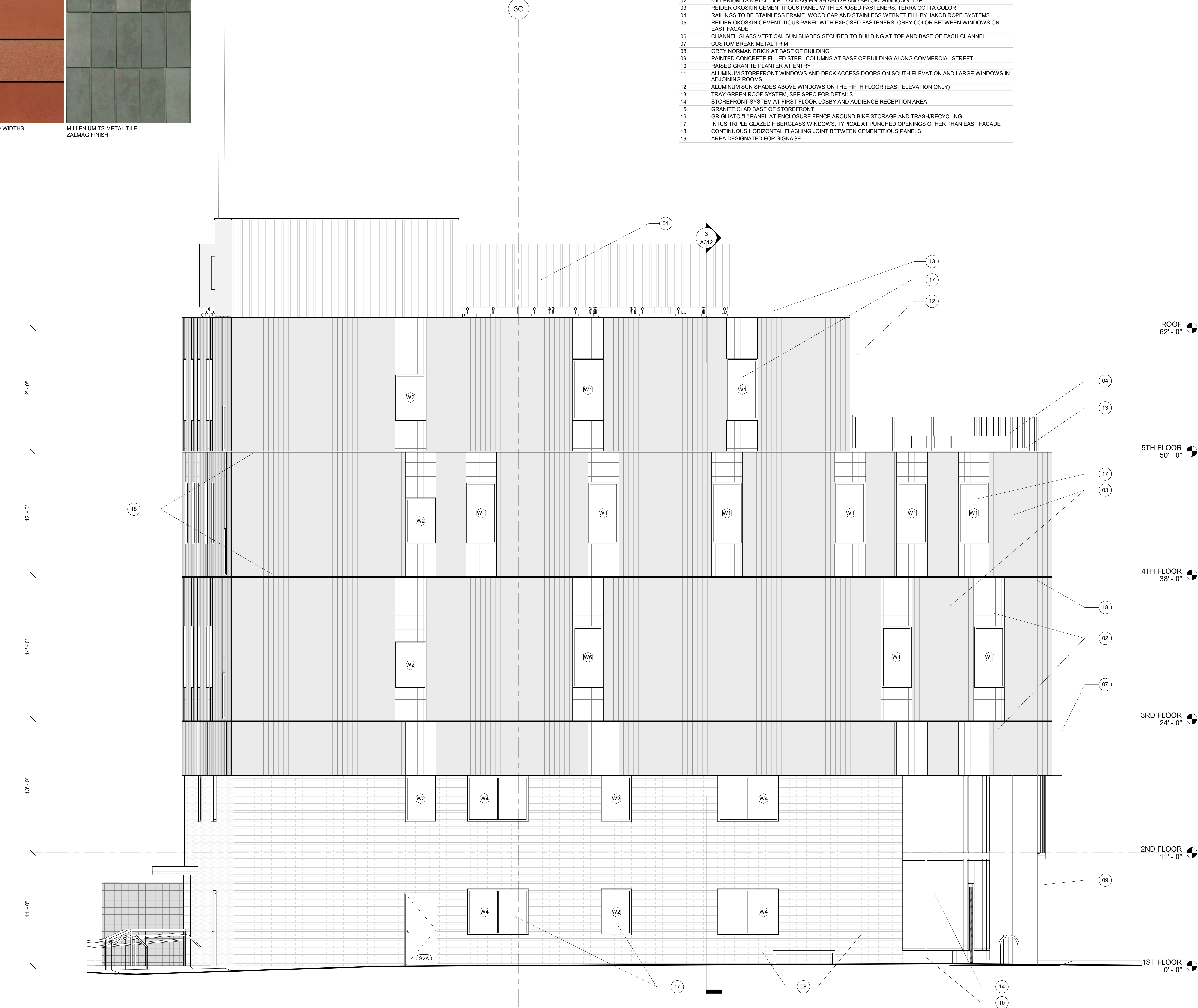
1 EAST ELEVATION B
1/4" = 1'-0"



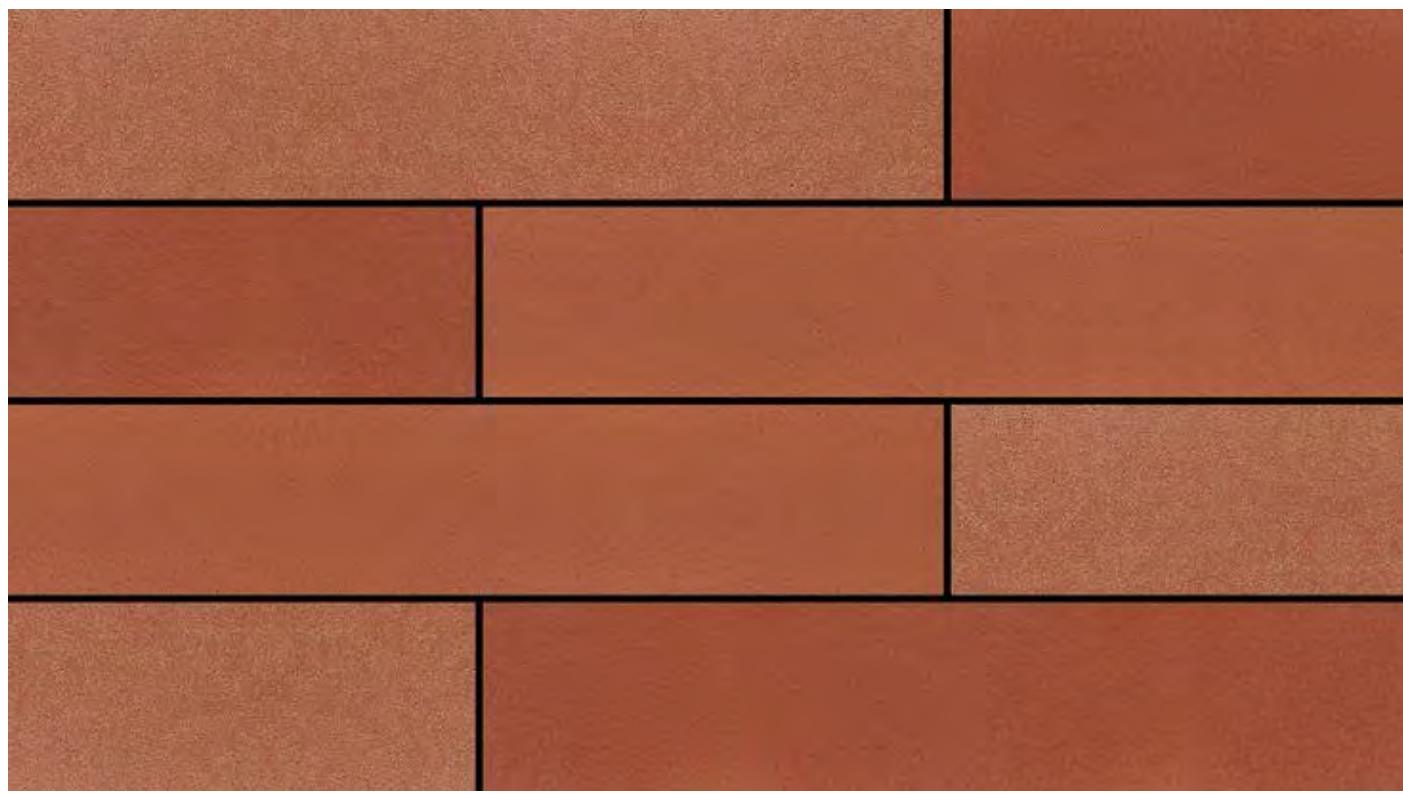
OKOSKIN CEMENTITIOUS PANEL - TERRA COTTA COLOR IN TWO TEXTURES, STANDARD WIDTHS

MILLENIUM TS METAL TILE - ZALMAG FINISH

VALUE	TEXT
01	SELF SUPPORTING MECHANICAL SCREEN WITH EXPOSED FASTENER LOW PROFILE CORRUGATED METAL WALL PANELS
02	MILLENIUM TS METAL TILE - ZALMAG FINISH ABOVE AND BELOW WINDOWS, TYP.
03	REIDER OKOSKIN CEMENTITIOUS PANEL WITH EXPOSED FASTENERS, TERRA COTTA COLOR
04	RAILINGS TO BE STAINLESS FRAME, WOOD CAP AND STAINLESS WEBNET FILL BY JAKOB ROPE SYSTEMS
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19	AREA DESIGNATED FOR SIGNAGE



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



OKOSKIN CEMENTITIOUS PANEL - TERRA COTTA COLOR IN TWO TEXTURES, STANDARD WIDTHS

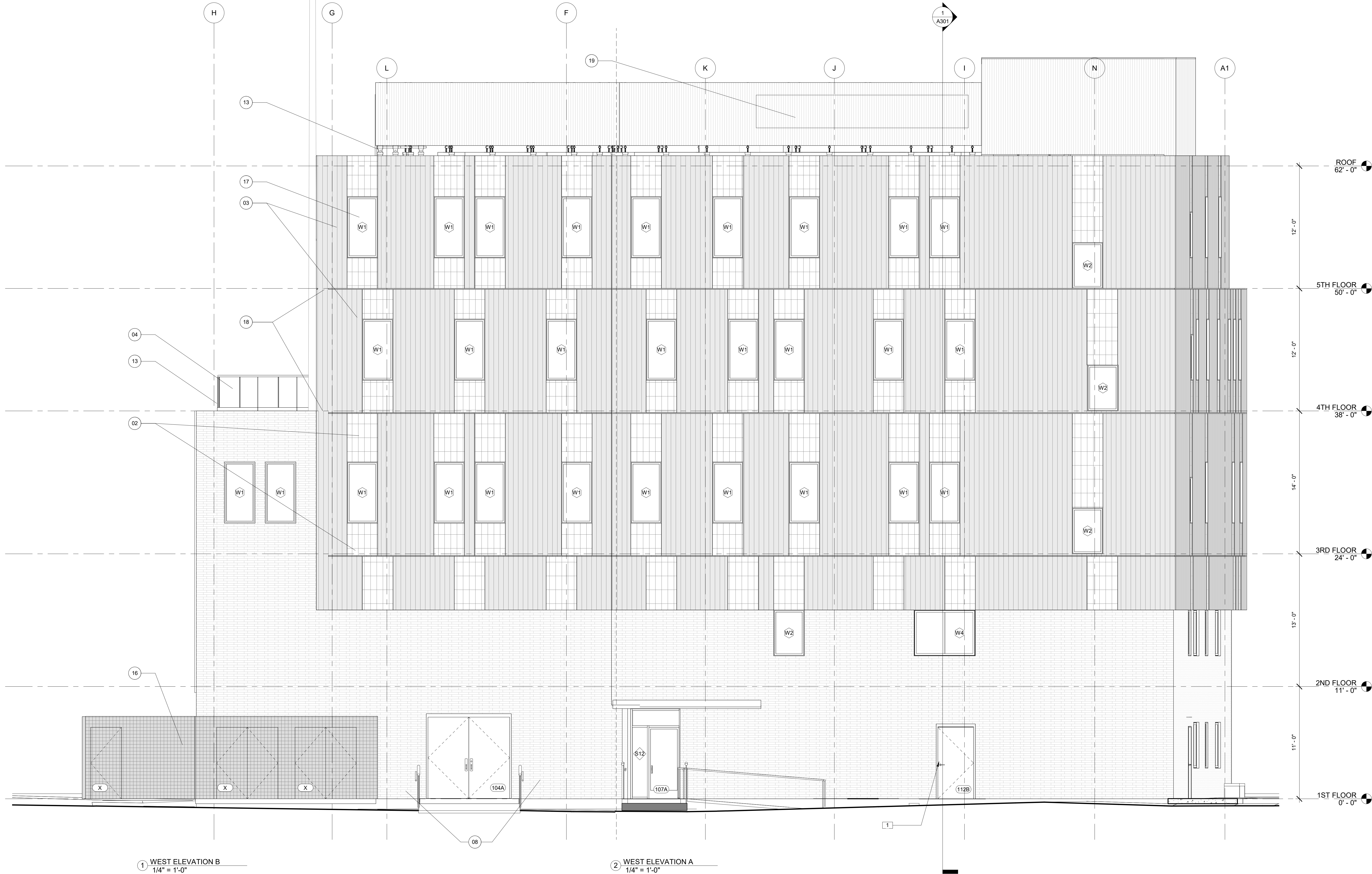


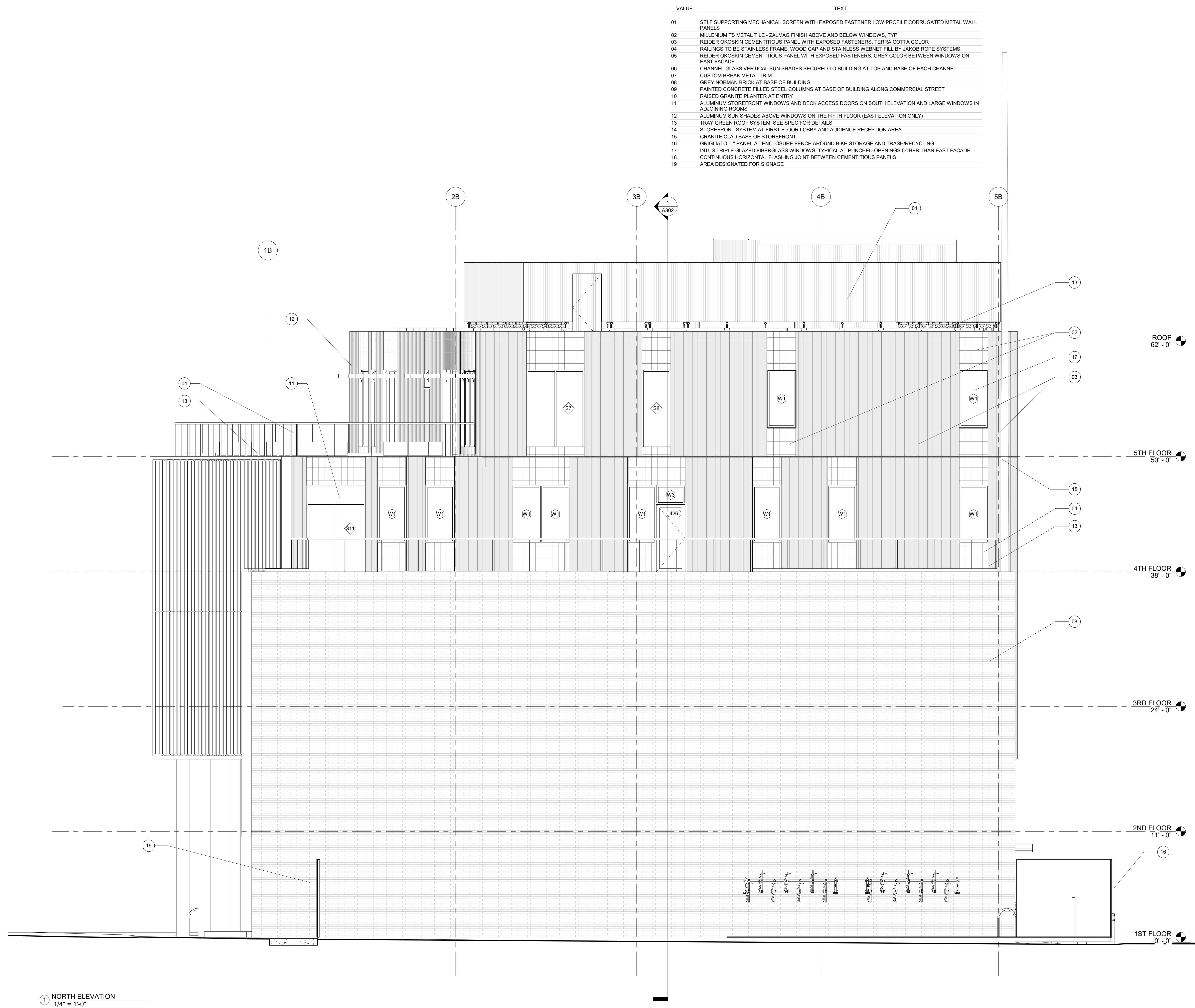
GRIGLIATO FENCING AROUND TRASH / RECYCLING AND BIKE STORAGE

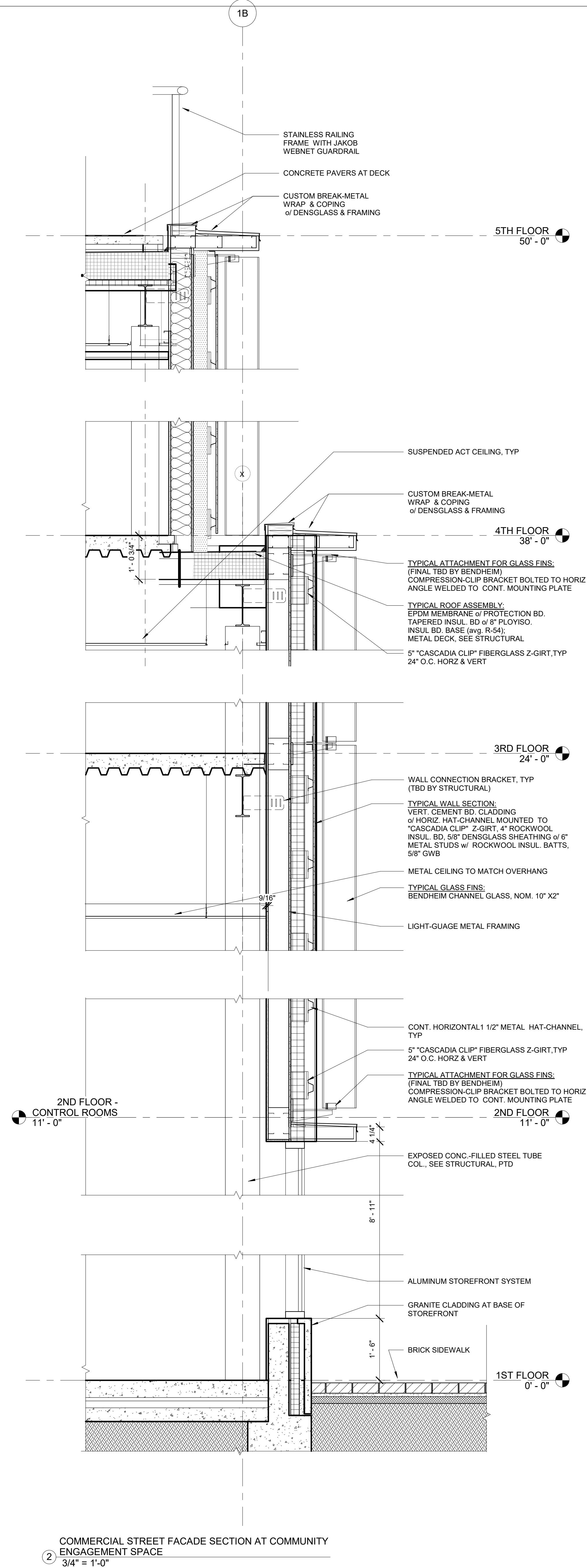
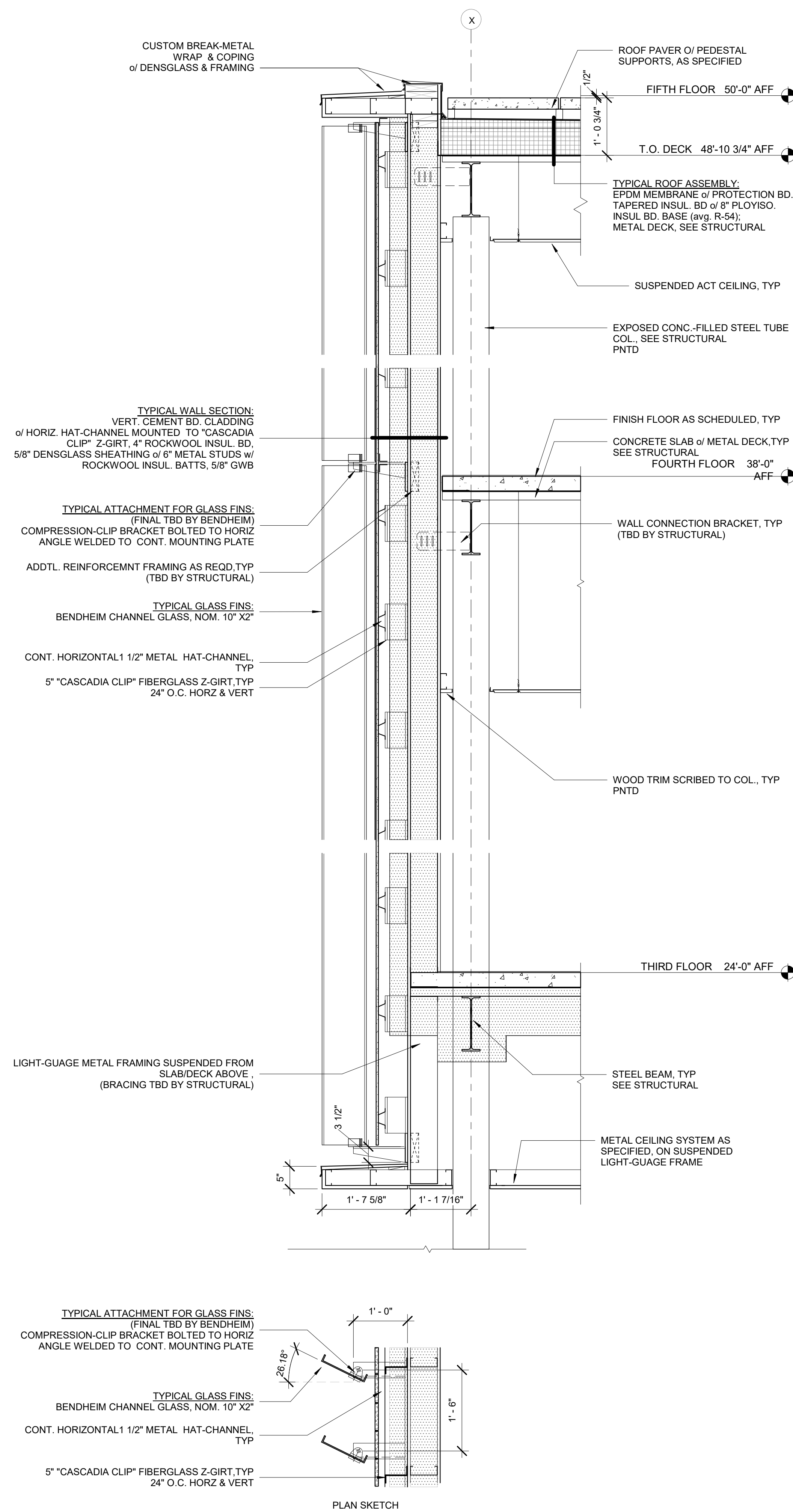


MILLENIUM TS METAL TILE - ZALMAG FINISH

VALUE	TEXT
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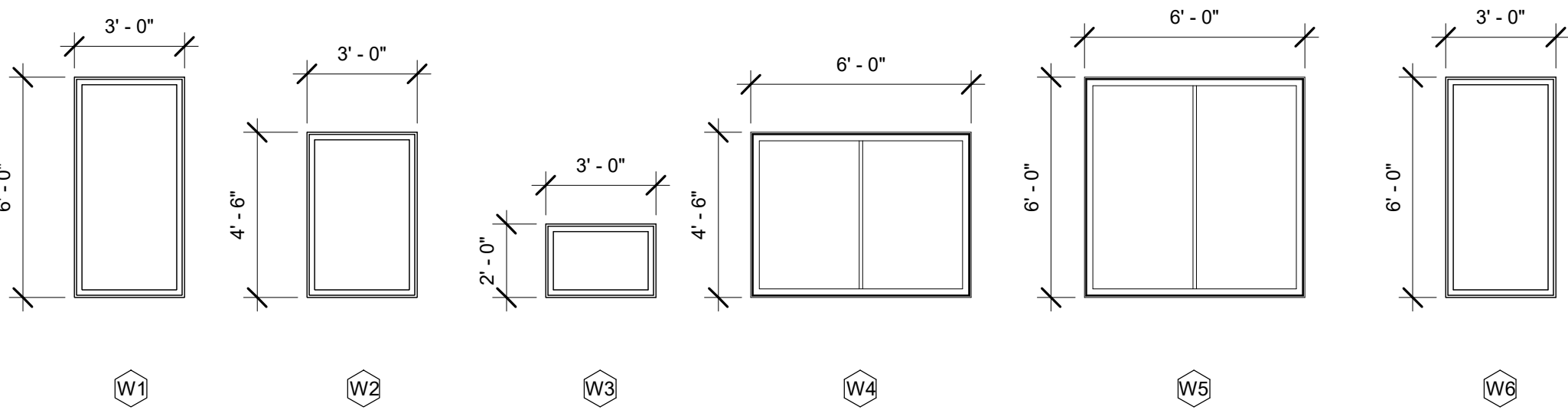






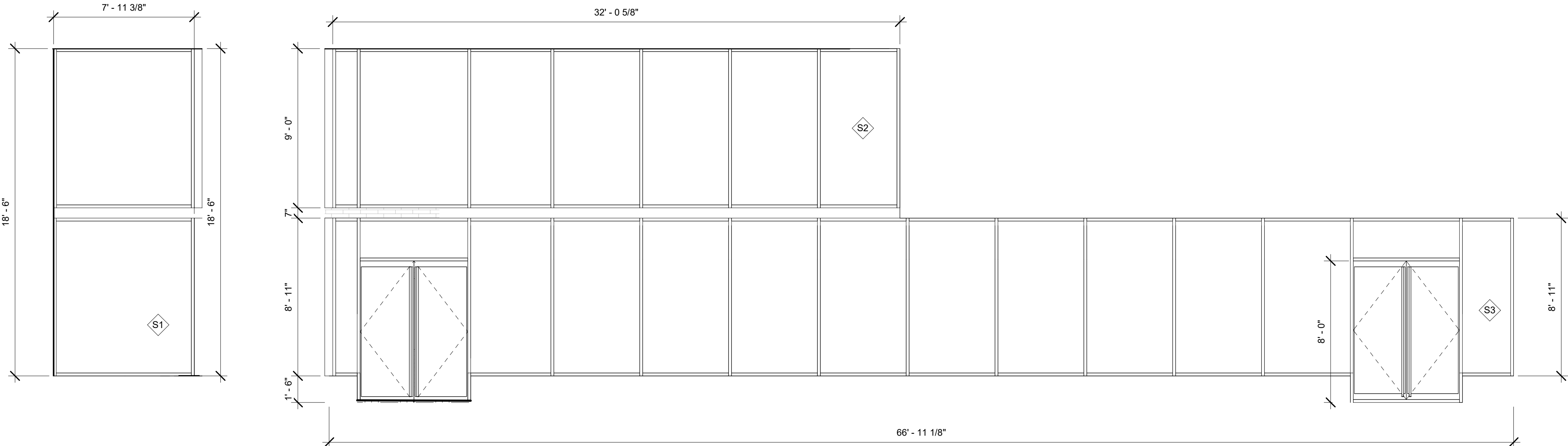
GENERAL NOTES:
1. DIM TO UNIT SIZE U.N.O.
2. ALL GLASS TO BE TEMPERED AS REQUIRED
3. CONTRACTOR SHOW FIELD VERIFY DIM.
PRIOR TO FABRICATION OF WINDOW UNITS

EXTERIOR WINDOW SCHEDULE								
MARK	Window MANUFACTURER	Size (W x H)		Material		Glazing	Comments	
		Width	Height	Int	Ext			
W1	INTUS	3' - 0"	6' - 0"	FIBERGLASS		LOW-E TRIPLE GLAZED		
W2	INTUS	3' - 0"	4' - 6"	FIBERGLASS		LOW-E TRIPLE GLAZED		
W3	INTUS	3' - 0"	2' - 0"	FIBERGLASS		LOW-E TRIPLE GLAZED		
W4	INTUS	6' - 0"	4' - 6"	FIBERGLASS		LOW-E TRIPLE GLAZED		
W5	INTUS	6' - 0"	6' - 0"	FIBERGLASS		LOW-E TRIPLE GLAZED		
W6	INTUS	3' - 0"	6' - 0"	FIBERGLASS		LOW-E TRIPLE GLAZED	SOUND ISOLATION WINDOW (SEE ALSO E7)	

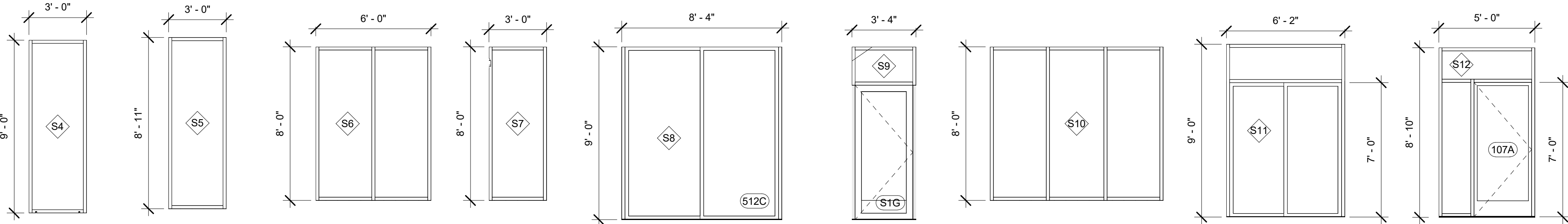


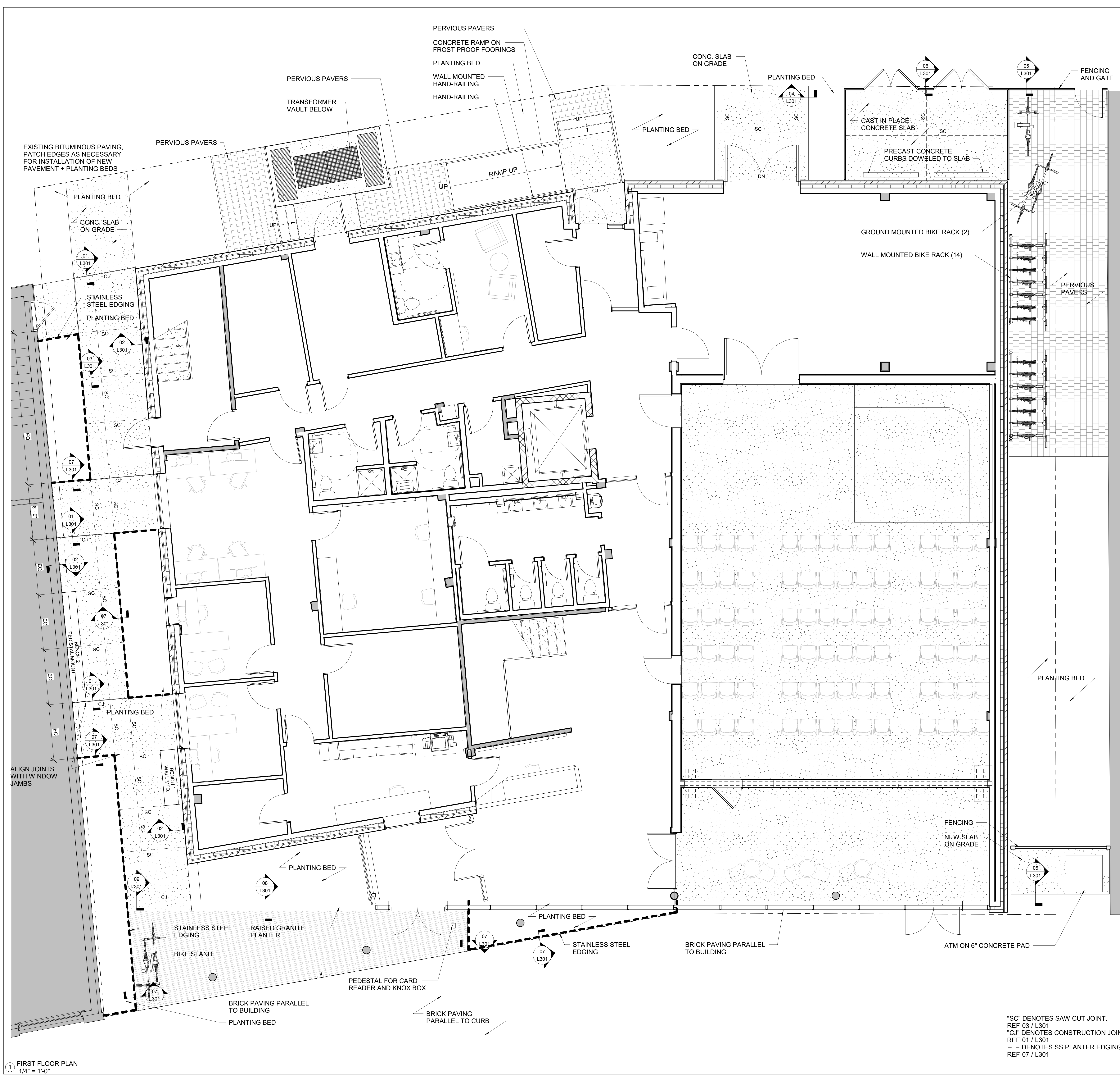
EXTERIOR WINDOW ELEVATIONS
1/4" = 1'-0"

FIRST FLOOR STOREFRONT ELEVATIONS

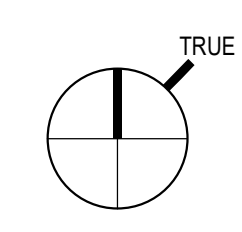


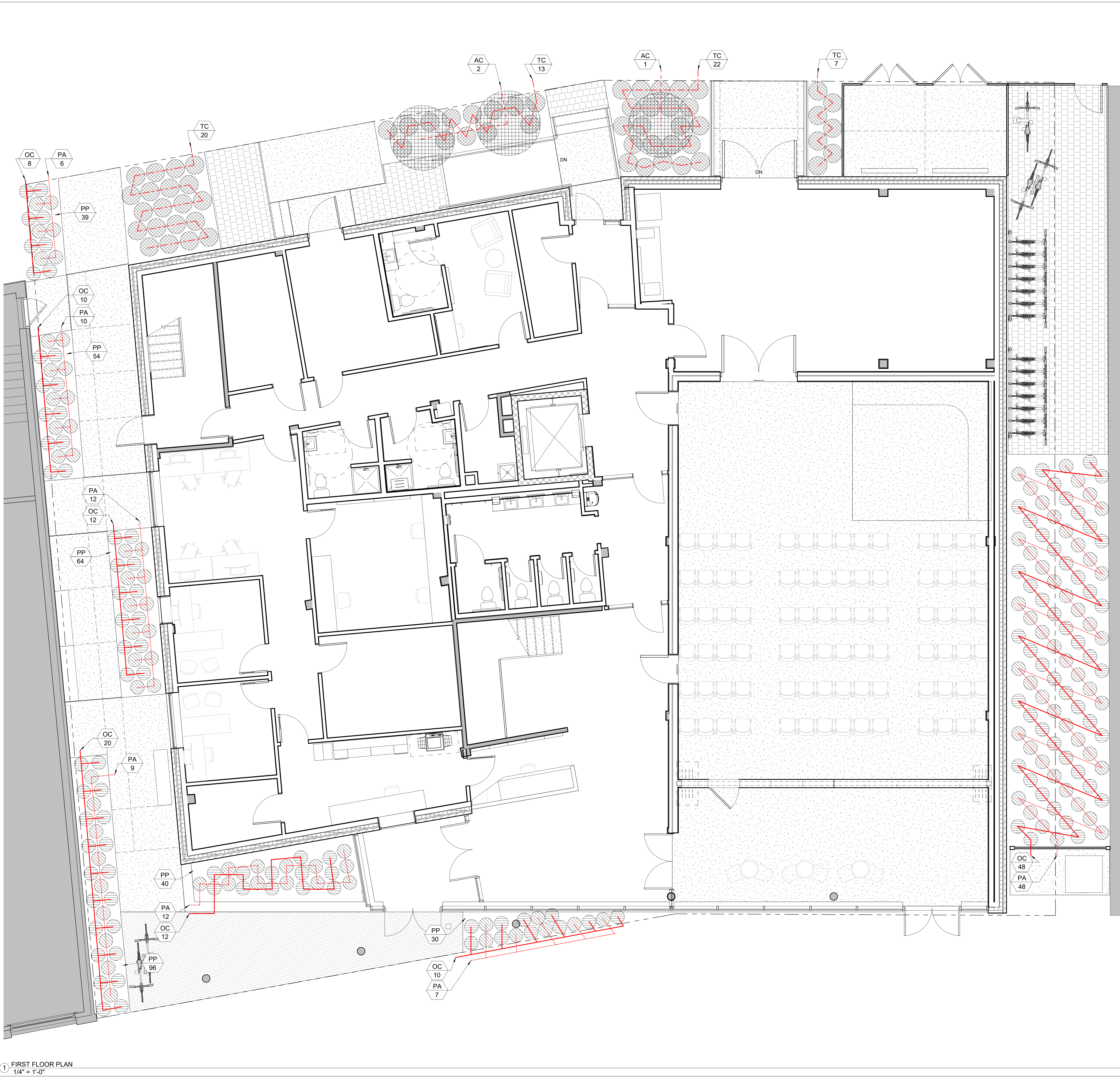
STOREFRONT ELEVATIONS





"SC" DENOTES SAW CUT JOINT.
REF 03 / L301
"CJ" DENOTES CONSTRUCTION JOINT
REF 01 / L301
-- DENOTES SS PLANTER EDGING
REF 07 / L301

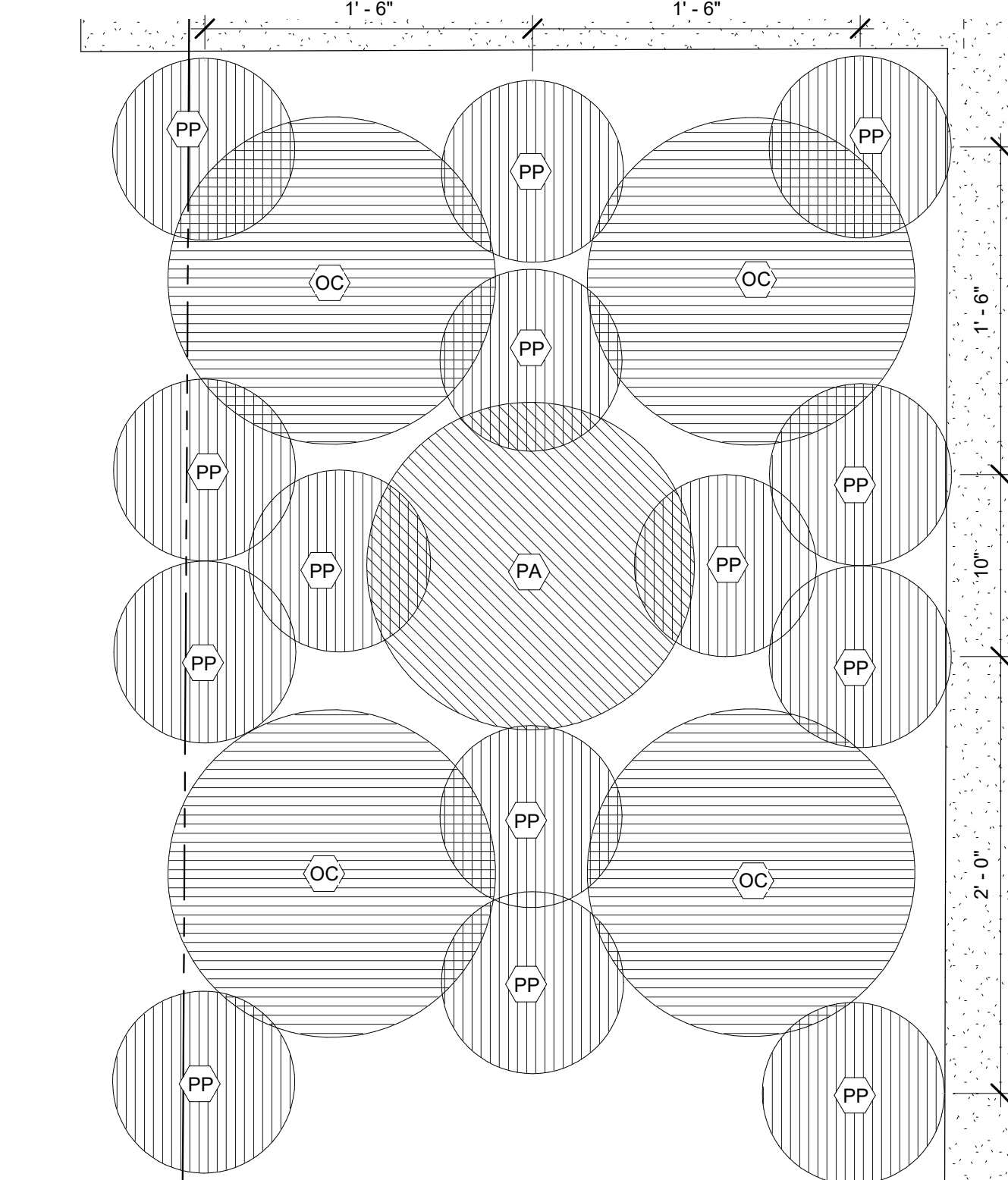




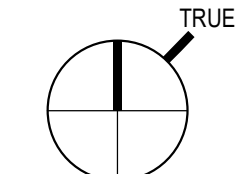
1 FIRST FLOOR PLAN
1/4" = 1'-0"

- PLANTING LEGEND:
- PA - CHRISTMAS FERN
 - OC - CINNAMON FERN
 - PP - JAPANESE YEWE
 - TC - NATIVE SHAD BUSH

PLANTING SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
AC	3	AMELANCHIER CANADENSIS	NATIVE SHAD BUSH	6' - 7' CLUMP		
PA	112	POLYSTICHUM ACROSTICOIDES	CHRISTMAS FERN	1 GAL		
OC	124	OSMUNDA CINNAMOMEA	CINNAMON FERN	1 GAL		
PP	323	PACHYSANDRA PROCUMBENS	JAPANESE SPRUCE	#1		
TC	62	TAXUS CUSPIDATA GREENWAVE	JAPANESE YEW	18"		



2 LANDSCAPE PLANTING DETAIL 1
1 1/2" = 1'-0"



CENTRAL LEADER (SEE CROWN OBSERVATIONS DETAIL).

TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.

ROOT BALL MODIFIED AS REQUIRED.

ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.

FINISHED GRADE.

MODIFIED SOIL. DEPTH VARIES (SEE SOIL PREPARATION PLAN).

EXISTING SOIL.

BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.

SECTION VIEW

TOP OF ROOT BALL SHALL BE FLUSH WITH FINISHED GRADE.

PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).

NOTES:

1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

P1 TREE SECTION VIEW
1/2" = 1'-0"

SHRUB.

4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).

FINISHED GRADE.

MODIFIED SOIL. DEPTH VARIES (SEE SPECIFICATIONS FOR SOIL MODIFICATION).

ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.

SECTION VIEW

ROOT BALL.

4" HIGH X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.

PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

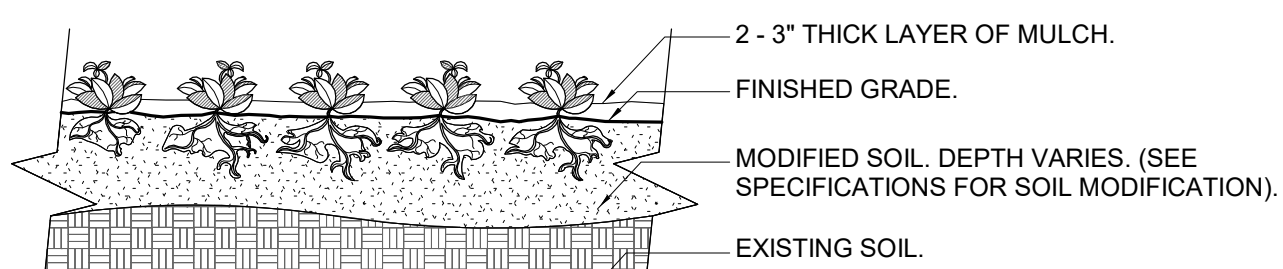
EXISTING SOIL.

NOTES:

1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

P2 SHRUB SECTION VIEW
1/2" = 1'-0"



SECTION VIEW

GROUND COVER PLANTS TO BE TRIANGULARLY SPACED.

MULCH.

PAVEMENT.

PLAN

NOTES:

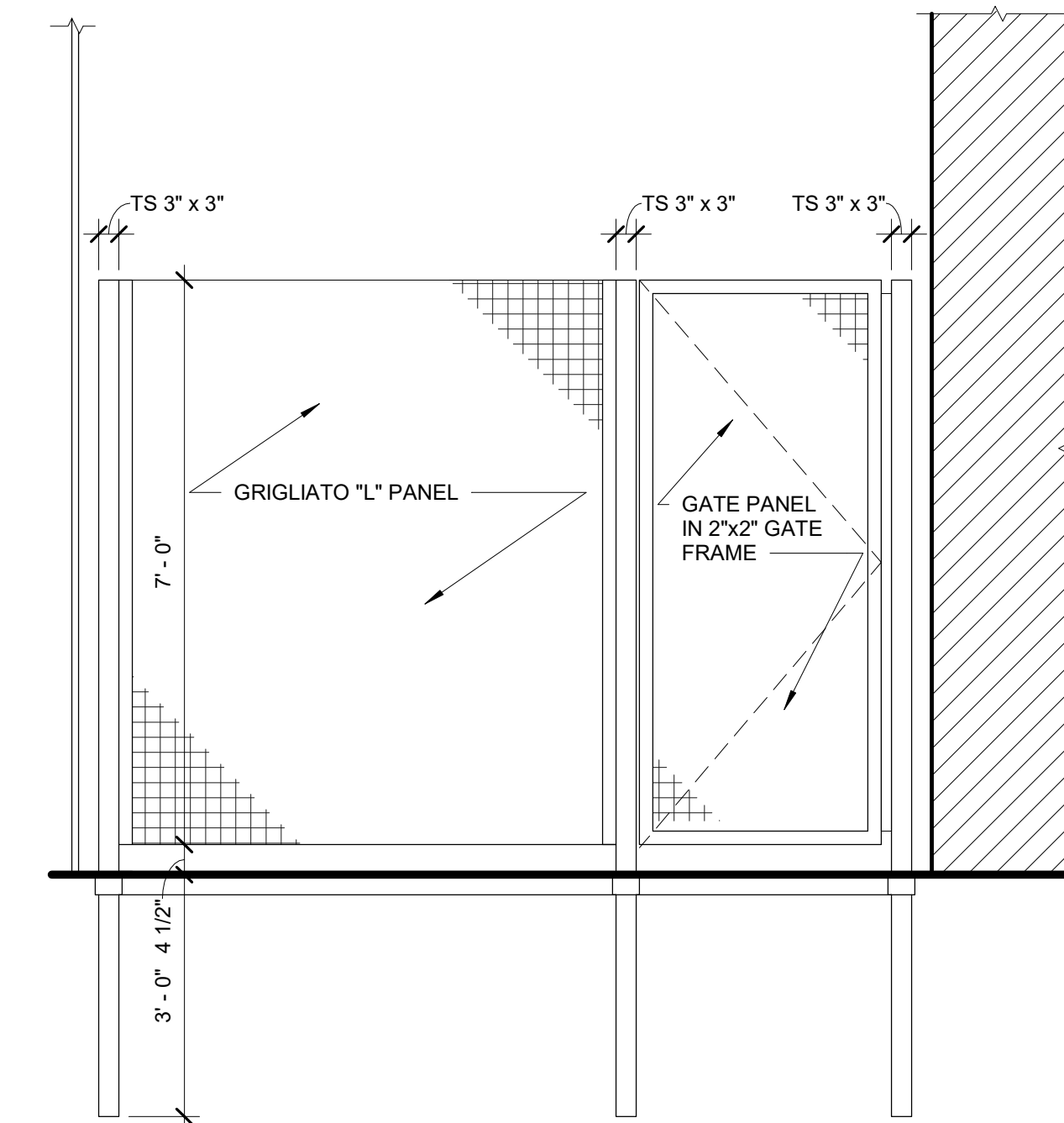
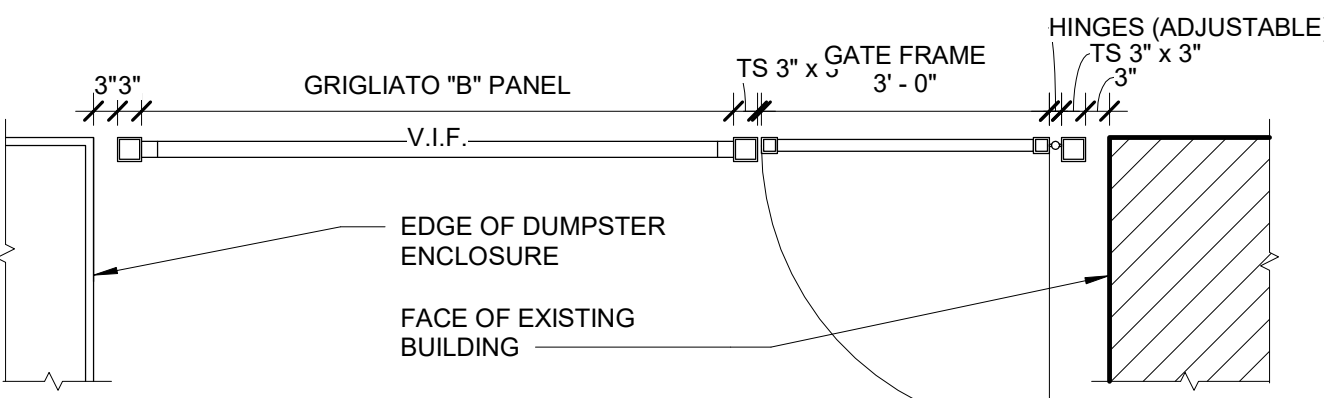
1- SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION.

2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).

3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.

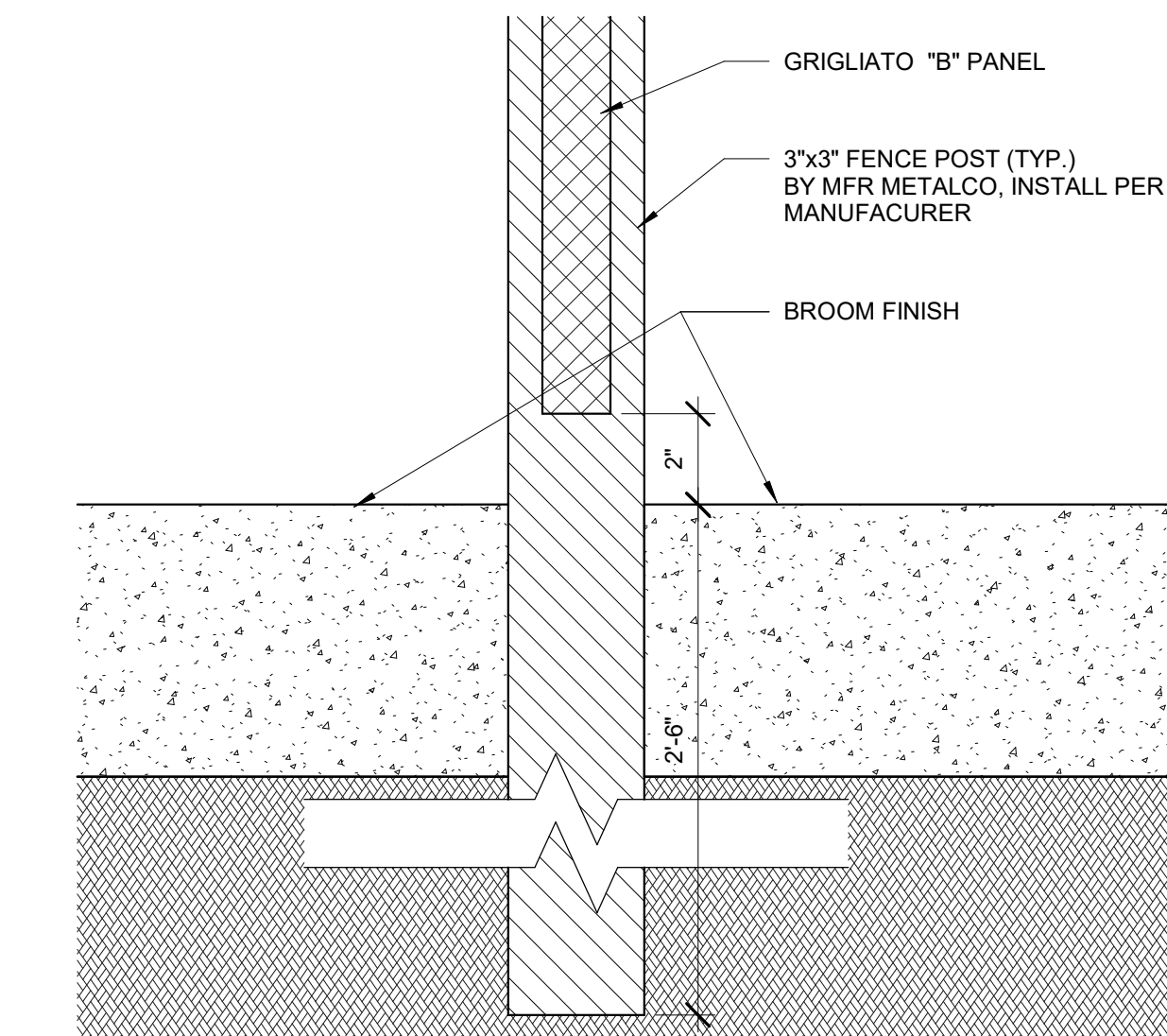
P3 GROUND COVER
1/2" = 1'-0"

09 CONC TO BRICK PAV
3" = 1'-0"

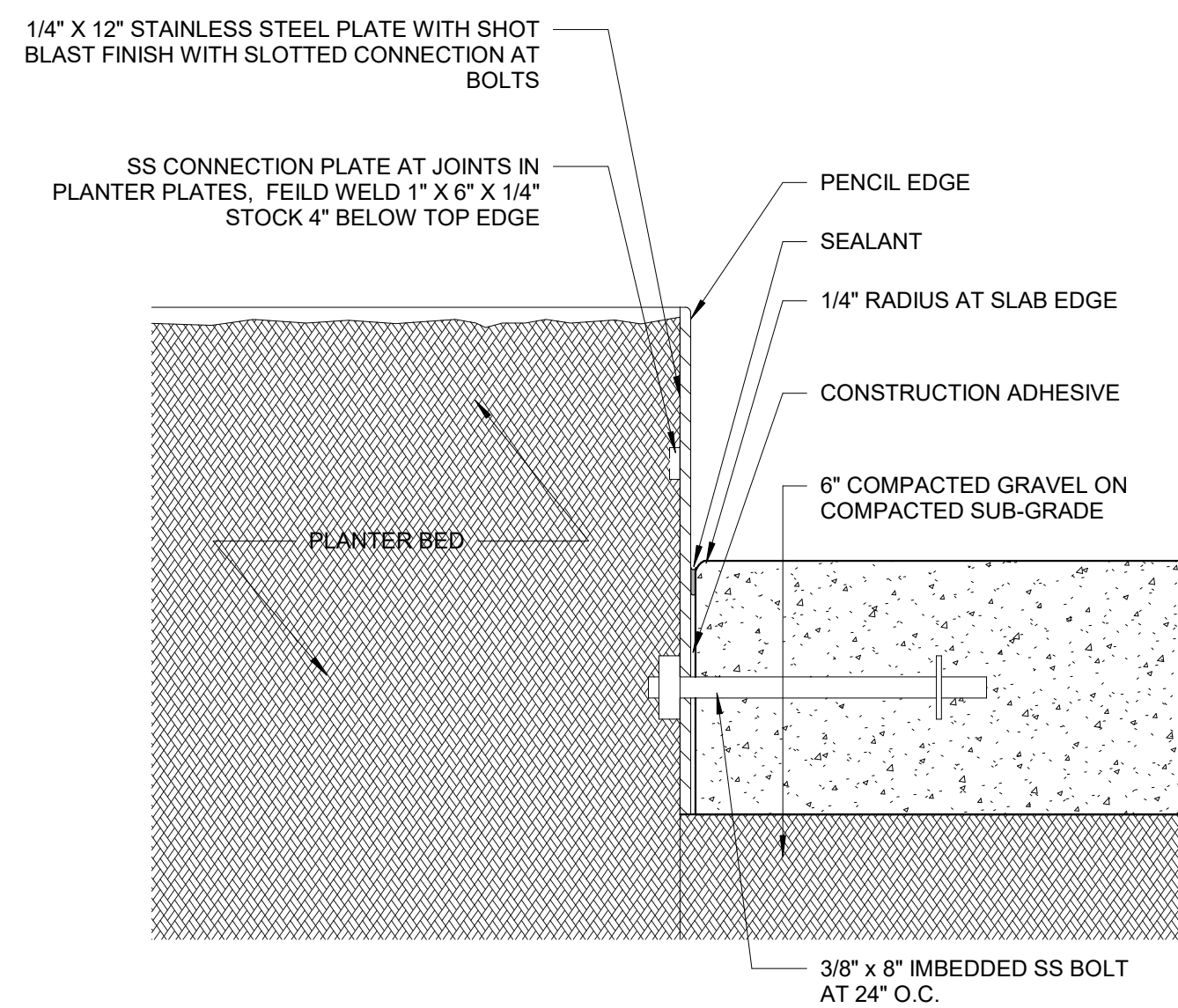


10 BIKE STORAGE FENCE
1/2" = 1'-0"

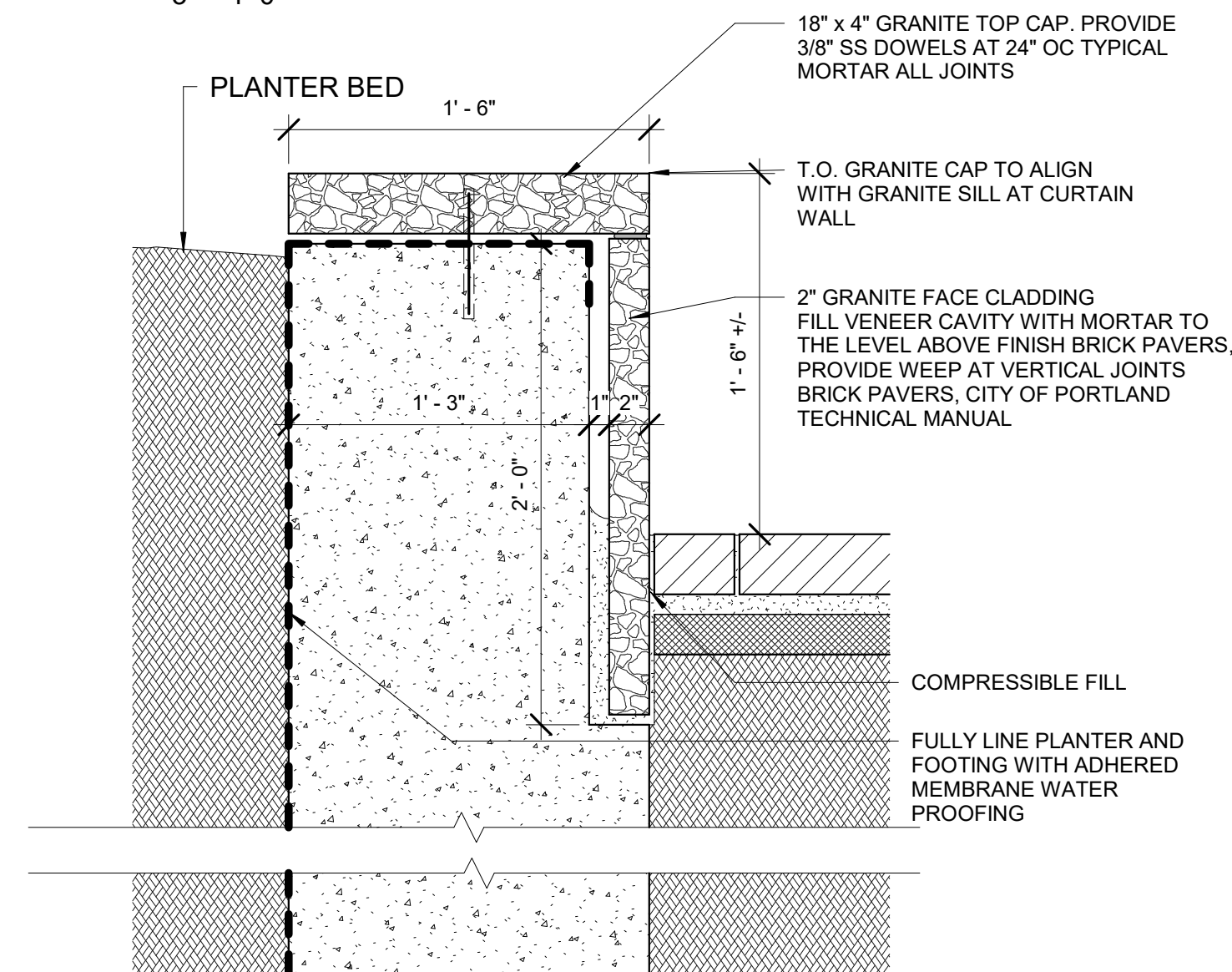
05 BIKE FENCE
3" = 1'-0"



06 DUMPSTER FENCE
3" = 1'-0"

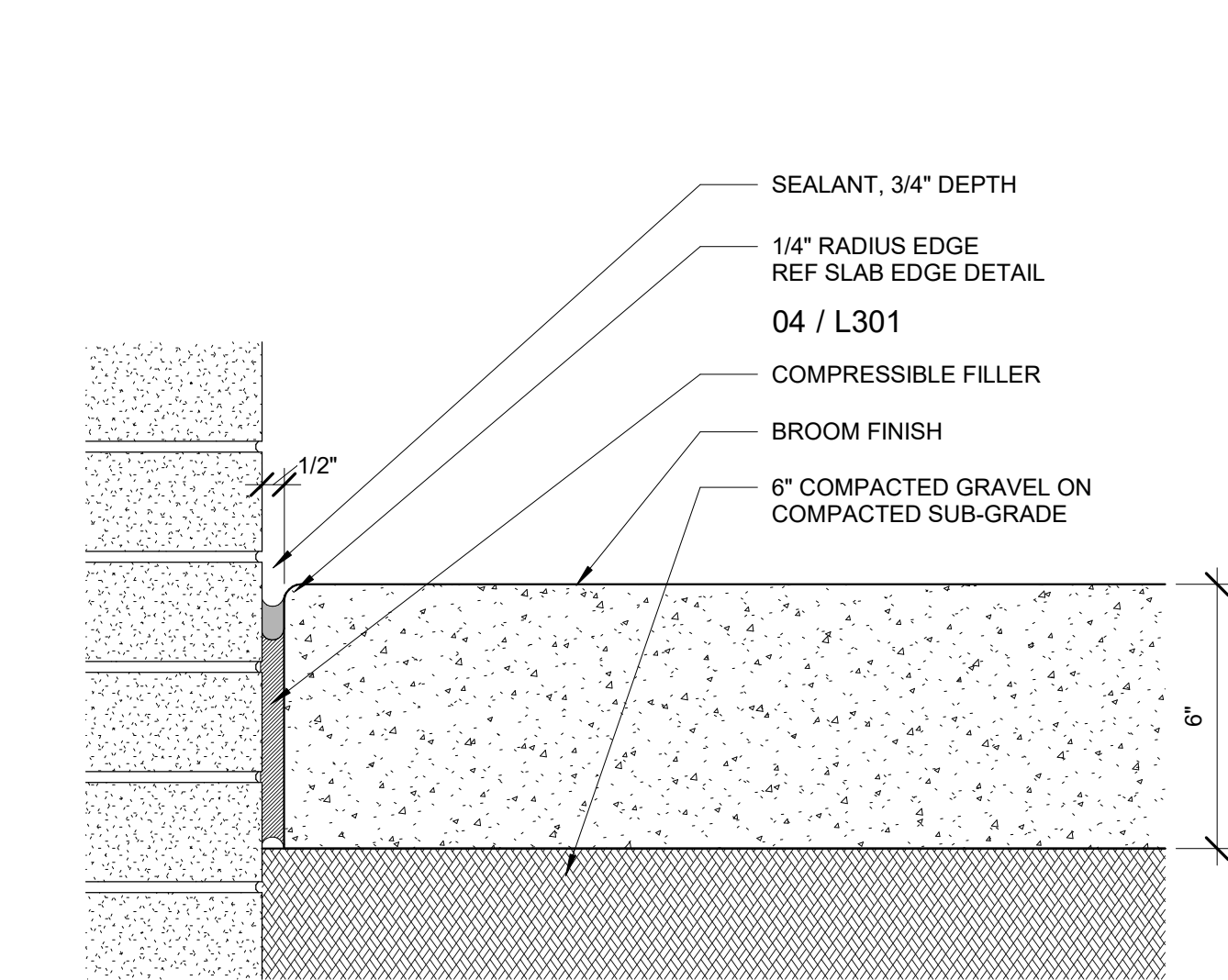


07 SLAB EDGE AT PLANTING BED
3" = 1'-0"

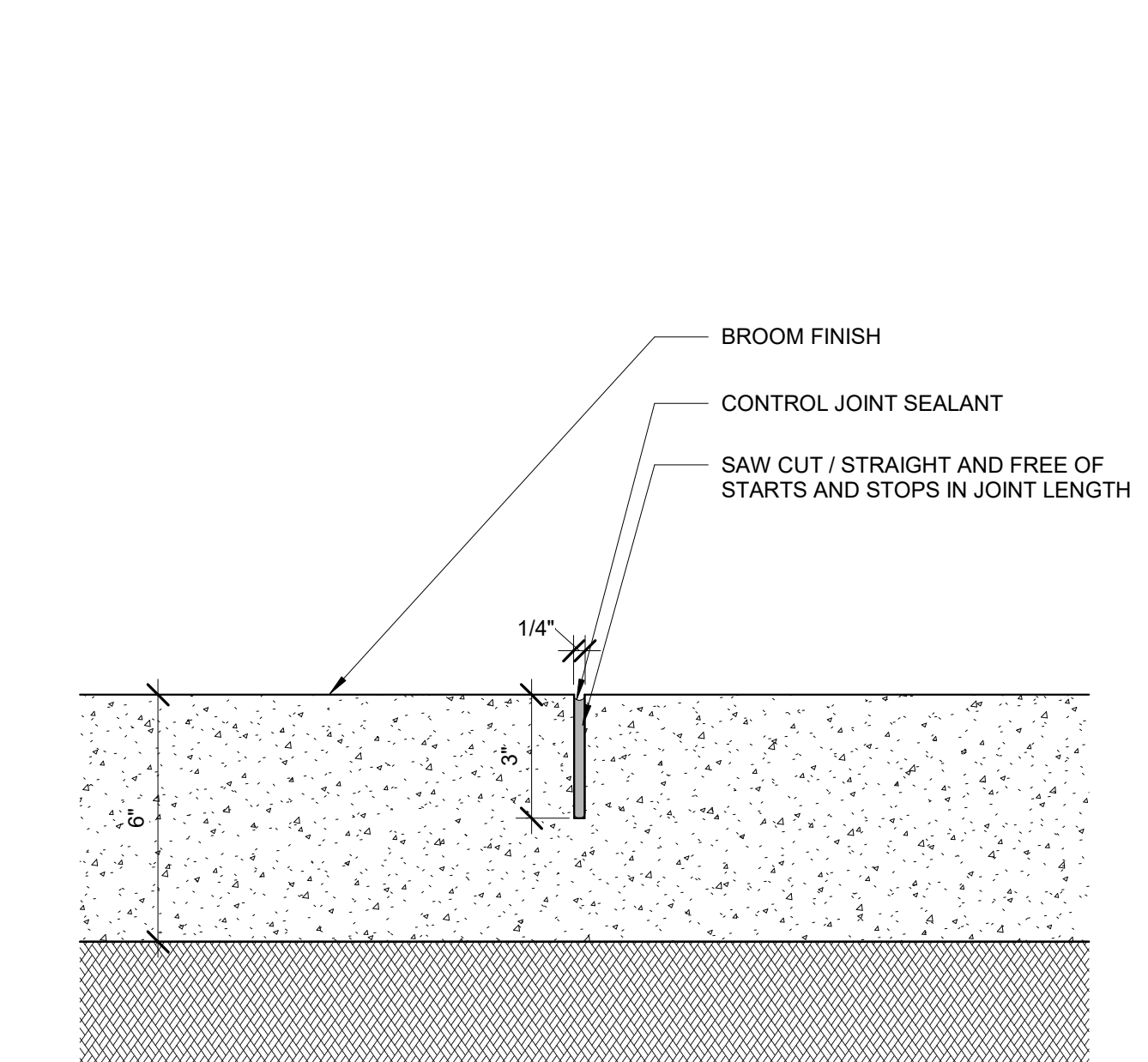


08 CONCRETE SITE WALL WITH FROST PROOF FOOTING
1 1/2" = 1'-0"

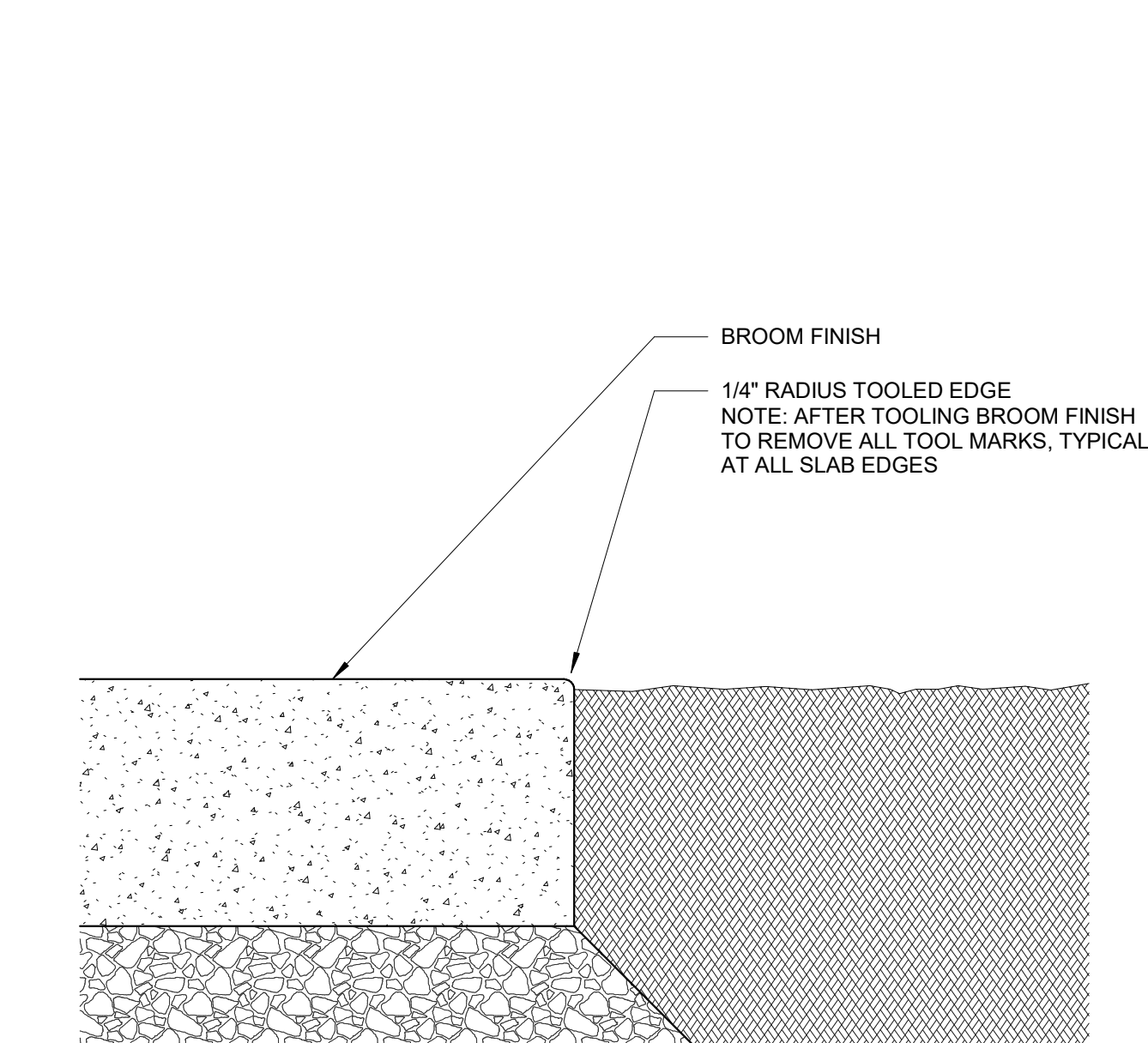
01 CONSTRUCTION JOINT DETAIL
3" = 1'-0"



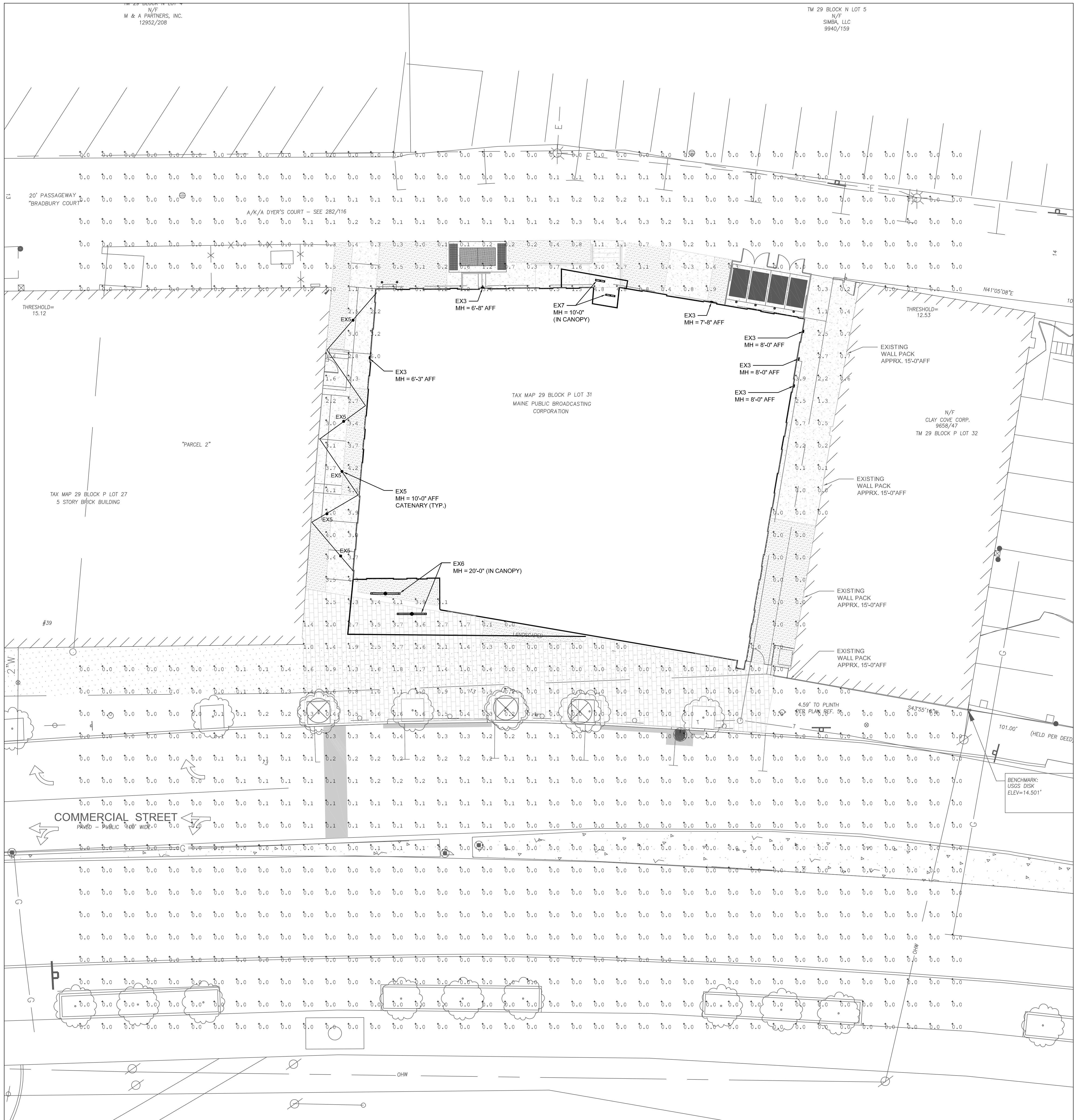
02 EXPANSION JOINT DETAIL
3" = 1'-0"



03 SAW CUT JOINT DETAIL
3" = 1'-0"



04 SLAB EDGE DETAIL
3" = 1'-0"



1 SITE PHOTOMETRIC PLAN - GRADE
1" = 10'-0"

- NOTES:**
1. CALCULATION GRID IS AT GRADE WITH 5'-0" GRID SPACING.
 2. BUILDING MOUNTED FIXTURES SHALL BE CONTROLLED VIA THE BUILDING LIGHTING CONTROL SYSTEM ASTRONOMIC TIMECLOCK. THESE FIXTURES WILL AUTOMATICALLY TURN ON A HALF HOUR BEFORE SUNSET AND REMAIN ON UNTIL MIDNIGHT. FROM MIDNIGHT UNTIL 6:00AM THE FIXTURES SHALL BE OFF TO MEET THE LIGHTING SETBACK REQUIREMENTS OF IECC 2021 (2405.2.7.3). FROM 6:00AM UNTIL HALF AN HOUR AFTER SUNRISE THE FIXTURES WILL AUTOMATICALLY TURN ON. AT HALF AN HOUR AFTER SUNRISE THE FIXTURES SHALL AUTOMATICALLY TURN OFF.
 3. REFER TO DRAWING SL-5 FOR LIGHTING FIXTURE SCHEDULE.

STATISTICS:

Overall
Overall
Illuminance (Fc)
Average = 1.20
Maximum = 4.8
Minimum = 0.1
Avg/Min Ratio = 12.00
Max/Min Ratio = 48.00

PROJECT NAME:
**MAINE PUBLIC -
PORTLAND
FACILITY**
29 Commercial Street
Portland, ME 04101
SEAL:

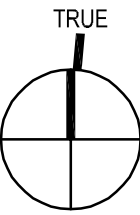
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REVISIONS

DATE OF ISSUE: 08.22.2022
PROJECT NUMBER: 2021-0250
STATUS: CITY SITE PLAN REVIEW

**SITE
PHOTOMETRIC
PLAN - GRADE**

SL-1



LIGHTING FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	LAMP TYPE	VOLT.	WATTS/ FIXT.	REMARKS
EX1	EXTERIOR WALL MOUNT	[CREE] #XSPW-B-WW-3ME-2L-30K-UL-BK	20W LED 2490 LUMENS 3000K	120/277	20	BUG RATING = B1-U0-G1
EX2	EXTERIOR WALL MOUNT	[BEGA] #24 374+K3-BLK	12.3W LED 1077 LUMENS 3000K	120/277	13	BUG RATING = B1-U0-G0
EX3	EXTERIOR WALL MOUNT	[BEGA] #22 251+K3-BLK	5.8W LED 362 LUMENS 3000K	120/277	6	BUG RATING = B0-U0-G0
EX4	EXTERIOR WALL MOUNT	[BEGA] #33242-BLK	17.9W LED 1893 LUMENS 3000K	120/277	23	BUG RATING = B1-U0-G0
EX5	EXTERIOR CATENARY FIXTURE	[BEGA] #94 405-K3-BLK-99(1000)	10W LED 1000 LUMENS 3000K	120/277	10	ZONAL LUMEN SUMMARY INDICATES A VALUE OF 0.00 FOR ZONES 90-180 PROGRAMMED FOR MAX LUMEN OUTPUT OF 1000 LUMENS
EX6	6'-0" EXTERIOR LINEAR RECESSED	[ZUMTOBEL] #SL31-4-FL-72"-N-0375-P-930-U-B-N	27W LED 2300 LUMENS 3000K	120/277	27	ZONAL LUMEN SUMMARY INDICATES A VALUE OF 0.00 FOR ZONES 90-180 PROGRAMMED FOR MAX LUMEN OUTPUT OF 2300 LUMENS
EX7	2'-0" EXTERIOR LINEAR RECESSED	[ZUMTOBEL] #SL31-4-FL-24"-N-0375-P-930-U-B-N	9W LED 750 LUMENS 3000K	120/277	9	ZONAL LUMEN SUMMARY INDICATES A VALUE OF 0.00 FOR ZONES 90-180 PROGRAMMED FOR MAX LUMEN OUTPUT OF 750 LUMENS

PROJECT NAME:

MAINE PUBLIC -
PORTLAND
FACILITY

29 Commercial Street
Portland, ME 04101

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△	REVISIONS

DATE OF ISSUE: 08.22.2022

PROJECT NUMBER: 2021-0250

STATUS: CITY SITE PLAN REVIEW

SITE LIGHTING
FIXTURE
SCHEDULE

SL-5

