

Historic Preservation Board

Wednesday, October 18, 2023 at 5:00 PM
City Hall, Rm 209, 2nd Fl and Via Zoom



MEMBERS

Robert O'Brien, Chair
Brad Miller, Vice Chair
Hilary Bassett
Ashley Keenan
Valeria Paquin-Gould
Rob Whitten

You are invited to a Zoom webinar.

When: Oct 18, 2023 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing 10/18/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/83749903794>

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Webinar ID: 837 4990 3794

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The Historic Preservation Board will hold a hybrid meeting in Room 209, 2nd Floor, City Hall. The public may attend the meeting in person or Zoom pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Prior to the meeting, please check the Agenda Center (<https://portlandme.portal.civicclerk.com>) to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting as well as start times for each item as placement on the agenda can change.

REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the Agenda Center following the meeting.

PUBLIC COMMENT INFORMATION:

To submit written public comment on an agenda item, email hp@portlandmaine.gov. Submissions must be received by 12:00 pm **the day before** the Historic Preservation Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

Please note that the placement of each item on the agenda is subject to change. Please check the [Agenda Center](#) prior to the meeting for the item start time.

AGENDA:

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORT OF ATTENDANCE AT THE MEETING HELD ON OCTOBER 4, 2023**

- i. 142 Free Street: *Bassett, Keenan, Miller, O'Brien, Talka, Whitten present; Paquin-Gould recused*
25 Morning Street: *Bassett, Keenan, Miller, O'Brien, Paquin-Gould, Talka, Whitten present*

3. REPORTS OF DECISIONS AT THE MEETING HELD ON OCTOBER 4, 2023

- i. No Public Hearings to Report

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

- i. Certificate of Appropriateness for Addition & Sitework; 73 NEWBURY STREET (THE ABYSSINIAN MEETING HOUSE); Committee to Restore the Abyssinian Church, Applicant. Plan Number: HPBR-002369-2023.
- ii. Certificate of Appropriateness for Additions & Rehabilitation; 84 COMMERCIAL STREET; 84 Commercial Street, LLC, Applicant. Plan Number: HPBR-002660-2023.
- iii. Certificate of Appropriateness for Door Replacement; 192 DANFORTH STREET; Elizabeth & Peter Hawkes, Applicants. Plan Number: HPBR-002668-2023.

6. WORKSHOP

- i. No Workshop Items

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: October 13, 2023
RE: 73 Newbury Street – PUBLIC HEARING – Abyssinian Meeting House
Addition and Site Work

PROJECT ID: HPBR-002369-2923

MEETING: October 18, 2023

Owner: Committee to Restore the Abyssinian
Architect: CWS Architects
Engineer: Eric Dube, Trillium Engineering Group
Landscape Architect: Tony Cowles

A sign announcing the Historic Preservation Board's meeting on 10/18/23 was posted at the property on 10/6/23. A legal ad was published in the Portland Press Herald on 10/6/23 and 10/7/23, and 34 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

As part of the ongoing rehabilitation of the Abyssinian Meeting House so it can serve as an assembly hall and museum, plans call for reconfiguring the front and west side landscape to permit accessible entry to the front doors. Also proposed is an addition to the rear of the meeting hall that will include a second egress, an elevator, and restrooms; all are required to meet building and life safety codes that are quite stringent for an assembly space.

Dimensions – Rear Addition:

Overall Height: 33'-6" (approximately)

Footprint: 13'-8" x 32'-6" (444 s.f.)

Material Specifications:

Foundation	Addition: Concrete; Retaining walls: Board-formed concrete
Siding	Addition: Lapped horizontal siding, 5" exposure
Trim	Painted PVC: 1x12 with 1x6 flat shadow board; no frieze on addition; 1x6 flat casing for windows, doors, louver vents; 5/4 x 8 chamfered water table;
Roofing	5-tab asphalt
Windows	Addition: 2/2 double-hung, 4-light for smaller windows; detailed spec TBD
Doors	Addition: detailed spec TBD; drawing shows 3/4 light with 1 lower panel

SUMMARY OF HISTORIC CONTEXT

Dating from 1828, the subject property is the third oldest Black Meeting House in the country; it is a local and state landmark and is on the National Register of Historic Places. Mr. Dube's cover letter provides a summary of the history and importance of the Meeting House and its past and future uses (see Attachment 1.) Built in a transitional Federal and Greek Revival style, the early appearance is documented only by a few 19th Century drawings. No photographs are known showing the Abyssinian prior to the 1920's. The church was active until 1916, and around 1920 (prior to 1924) the building was divided into multiple tenements; it then continued to decline into disrepair late in the 20th Century.

The block of Newbury Street between Hancock and Mountfort Streets is outside of the India Street Historic District. While most of the neighboring buildings on the north side of the block are historic and once housed a number of locally prominent Black families, they are much altered. On the south side of the block, a mixed-use / industrial site has been redeveloped with a large contemporary office building at the east end, and the Seadog Brewery continues to occupy the west end. In between are several smaller multi-unit residential buildings, both existing and planned.



*Figure 1: Google Satellite image of Portland showing location of the Abyssinian Meeting House
At the top of the photo is the Eastern Cemetery; east of Mountfort Street is the Munjoy South housing complex. The entire area slopes toward the southeast (bottom of photo.)*



Figure 2: Charles Goodhue drawing from 1900, showing the appearance of the Meeting House before the Civil War



Figure 3: 1924 tax photo



Figure 4: Appearance in 2019, prior to masonry and door work on the ground floor



Figure 5: Existing Conditions, 2/16/2023



Figure 6: Existing Conditions (rear,) 2/16/2023

The back yard is sunken below Federal Street, with a retaining wall that will need reinforcement. The Proposed addition will extend 13'-8" into the rear space, with drainage measures to be added (site slopes toward Newbury Street.) The Federal Street fence is proposed to be replaced with a metal fence.

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

Two HP Board Workshops: March 1, 2023, and September 6, 2023

A great deal of change has been effected in the rehabilitation of the historic Meeting House since the early 2000's, beginning with the demolition of the early 20th Century tenement alterations and proceeding with the reconstruction of interior floors and stairs, the roof system, and the exterior doors, windows, siding, and trim. In 2009 the HP Board reviewed the roof system replacement; all other work involved reviews by both HP staff and the Maine Historic Preservation Commission, which holds a stewardship easement until 2071.

Before each workshop and since September 6, there have been discussions between staff and the design team, to clarify and refine responses to staff and Board comments. Now that there is a commitment for substantial federal funding, it has been the goal of staff, the consultant team, and the CRA Board to ready the project for a public hearing, a certificate of appropriateness, permitting, and construction.

At the September 6, 2023 workshop, the most substantial change to the design was the shifting of the ADA ramp system from the front of the site to the west side of the Meeting House lot. The applicant team presented this alternative to minimize the effects of the ramp and natural elevation

changes on the simple, informal character of the historic landscape. Even with the ramp moved to the side, the need to have an accessible front door has brought about a landing outside each of the two front doors, with the low curb outside the west front door landing projected to be approximately 24” – 25” above the sidewalk at the southwest corner.

Other topics discussed, questioned, and clarified on September 6 included:

- Addition windows – number and alignment with other elements for a balance of solids and voids, and a rational composition
- Addition details (roofing, trim, siding, windows) to bring about a balance of compatibility and differentiation
- Lighting: applicants were encouraged to bring forward light sources that would be simple, not distracting, and not promoting of a false sense of history. Where possible, Mr. Cowles and Mr. Dube plan to incorporate small, stainless steel landscape fixtures.
- Landscape materials: consultants emphasized durable natural stone with regional origins to harden an informal historic site that was probably largely local gravel and low grasses. Archeologist Martha Pinello spoke in favor of the low maintenance granite and bluestone as being compatible and durable; likewise, planted areas with low ground cover was presented as being sympathetic to the historic character of the site, but easier to maintain and sustain as an attractive treatment than a grassy lawn would be.
- Railing choices were narrowed to a simple handrail, to be installed where necessary to satisfy safety and code considerations.
- The abutter at 77 Newbury Street questioned the proposed removal of an existing tree at or near the property boundary. They also asked for consideration of creating more of a buffer between the side ramp and retaining wall. HP staff pointed out that the removal of the tree is not subject to Historic Preservation review. While not under the Board’s purview, members encouraged the applicants to discuss plans with the abutter to see if a mutually beneficial solution could be found.
- Applicants were encouraged to maintain the existing west side door that is a historic feature, at least on the exterior. The room into which the door opens is to be a mechanical room, so while it may be necessary for the door to be operable, there is not an intention to lead the public to the door through the landscape design.
- Applicants were encouraged to continue to explore uses and programming for the small back yard (to be reduced when the addition is built.) Because of elevation change, it may be impossible for this outdoor space to be ADA accessible.
- Further exploration of the finish on the reinforcing concrete for the rear yard retaining walls was urged; a textured finish was suggested with the possibility of form liners being one possible solution.
- The question of signs for the Meeting House was raised, but no conceptual plan exists at this time, although the CRA Board has discussed the topic and cited the example of the Jewish Community Center in Portland as an example of a possible concept.

STAFF COMMENTS

For the public hearing on October 18, Mr. Dube has summarized revisions in the cover letter dated September 25 (please see Attachment 1.) Staff has worked with the design team to clarify details and prepare this application for a public hearing, and believe that plans are sufficiently detailed to approve a Certificate of Appropriateness, with perhaps some final outstanding details to be presented for final review by staff if the Board consents. One example might be the final window and door details; Board members could also entrust sign review to staff after some discussion and guidance, or ask that a sign program return to the Board for consideration.

In terms of the final proposal and design changes outlined in the cover letter:

- Site planning has changed little since the September workshop, at which time Board members and staff were largely supportive.
- Staff is supportive of the window changes on the rear and west side of the addition, believing that the simple, well composed faces complement the original structure.
- With changes to trim, siding, and the window configurations that differ from the existing historic Meeting House elements, staff believe that the addition is sufficiently differentiated from the historic resource, while remaining compatible.
- Proposed roofing on the addition is specified as a different type of shingle from those the Meeting House, which staff believes may not be necessary as other differentiating details will be incorporated and it may be difficult to see both roofs at the same time.

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; worthy of Board discussion	The proposed uses for the building are compatible and appropriate; the challenge is to make the uses possible while making minimal changes to the character of the site and building. Adding accessibility to the front door with a side ramp may well be the best of the available options, despite changing the character of the approach and the appearance of the front.

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	Plans appear to maintain the integrity of historic openings, stone thresholds, and other masonry. The rear face of the original building is quite plain, and the addition adds a simple geometric form while obscuring little of significance.

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; deserves more discussion	Proposed site changes and rear addition should be recognizable as modern necessities added to enhance compatible use of the historic resource. Rear addition demands quiet compatibility with subtle differentiation.

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

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

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

Standard 7	
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The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.	
Standard Met?	Staff Comments
Yes; possible condition	Staff can review brick and mortar samples on site, as needed.

Standard 8	
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; possible condition	All site work must be conducted carefully to safeguard any archeological artifacts that might be unearthed.

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	The addition and site alterations will need to be recognizable as a product of the present time, while maintaining compatibility.

Standard 10	
Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.	
Standard Met?	Staff Comments
Yes	Presumably both the addition and the front landscape alterations could be removed if necessary, without damaging the original structure.

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
1. Height	
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	Proposed addition appears to be a compatible form that is secondary in stature and no higher than necessary to achieve the program.

<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	Addition is slightly narrower than the rear wall of the Meeting House; the setbacks at the corners are desirable to maintain the original form. It is doubtful the needed program could be achieved if the addition were any smaller.
<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
Yes	
<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	
<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
Yes	

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
Yes	Addition windows are vertically proportioned, with the exception of small, square windows on the rear.
<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

Yes	A new fenestration pattern is present in the revised plans. Staff is supportive.
3. Rhythm of entrance porch and other projections	
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
Yes, subject to Board discussion	Staff supports the location of the ramp on the side, with the front entrance accessible. Otherwise, if additional softening of the front landscape and walls is possible, it should be explored.
4. Relationship of materials	
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
Yes, subject to Board discussion	Details have been specified to differentiate windows, siding, trim, and roofing on the addition. Board should discuss whether proposal meets this standard.
5. Signs	
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
TBD	Signage has not been specified. Current banner must be temporary.

Standard C. Relationship to Street	
3. Directional expression of principal elevation	
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	Form of the proposed addition is visually related to the Meeting House.
4. Streetscape, pedestrian improvements	
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
Subject to Board discussion	Accessibility site improvements will change the relationship of the building's front face to the street and sidewalk. Interference with the appearance of the primary façade and relationship to street and sidewalk should be minimized.

Standard D. Other Standards	
<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 – subject to Board discussion	The character of the original structure is being maintained, though the character of the site is proposed to be altered, with a less open and more formal, structured approach to the main entrance.

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-002369-2023 for a building addition and site work at 73 Newbury 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/fails to meet applicable Standards for Review of Alterations 17.8.2 and Standards for Review of New Construction 17.8.3

CONDITIONS:

ATTACHMENTS

1. Cover Letter
2. Architecture, site, and landscaping plan submission, including photos and materials
3. Architectural drawings – September 6, 2023 workshop
4. Landscaping plan – September 6, 2023 workshop



Trillium Engineering Group
189 Main Street
Yarmouth, Maine 04096

25 September, 2023

Evan Schueckler, Historic Preservation Program Manager
Robert O'Brien, Chair Historic Preservation Board
Portland City Hall, 4th Floor
Portland, ME 04101

RE: The Abyssinian Meeting House
73 Newbury Street
Chart, Block, Lot: 020 B005001

Dear Evan and Robert

On behalf of the Committee to Restore the Abyssinian (CRA) and Trillium Engineering Group, I am requesting a Public Hearing to review proposed exterior alterations at the historic church. The Abyssinian Meeting House was built in 1828 by the Fourth Parish Congregation to serve the local black community as a church, school and meeting hall and is a local, statewide, and national landmark. This recognition is based upon the story the building communicates including religious, educational, and cultural activities of its congregants during the 19th century. The site is specifically associated with Abolitionist activity prior to and during the Civil War. Finally, the property is identified as significant as an undisturbed archaeological site.

The CRA purchased the property at auction in 1998 and has since been working on phased restoration to transition the building from a condemned tenement to a modern assembly occupancy. Work completed to date includes restoration of the building envelope to replicate its simple Federal style, 19th century appearance. The interior has also been gutted of its c. 1916 tenement configuration and new structural, plumbing and storm water mitigation has been introduced. All construction to date has been reviewed and approved by the Maine Historic Preservation Commission.

The CRA is presently planning a full build-out of the building and site to rehabilitate the property into a modern assembly hall and support spaces. The build-out will include a wood framed rear addition to house the required elevator and bathrooms for the facility. This effort requires balancing modern life safety, handicap access, mechanical, plumbing and electrical needs with historic preservation requirements. Ultimately, the site needs to express the cultural and architectural language of its period of significance and serve as a hub to tell the story of Portland's black community's past. The rehabilitated site will both tell this story to local, national, and world-wide visitors and will provide a venue for other community activities.

We appreciate the Board's assistance, comments and expressed concerns. The feedback and support to date has been extremely helpful and very valuable to the project overall. The following items are offered as a recognition to what we have heard and are intended to supplement the revised drawings, better explaining what has changed and/or is now proposed.

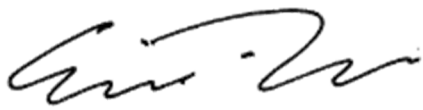
1. In looking at the window layout within the addition and in further coordination with the interior conditions behind the windows, the number of windows has been reduced from (3) three to (1) one on the West exterior wall. This avoids an interior guardrail conflict and allows for a cleaner layout condition than (2) two would present.
2. In response to the arrangement/location of the small square window on the rear of the building being placed just off from a centerline of the roof peak, we have moved them and placed them symmetrically based upon the peak and louver above.
3. In response to the suggestion that the addition should be different in detail from the main building, the following exterior finish conditions are proposed to be put in place.
 - The siding system for the addition is proposed as a lap siding product with a 5" exposure. This will be approximately 2" larger than the existing lap siding exposure on main building.
 - The articulation of the rake and gable side roof edge conditions has been simplified to a more modern approach as opposed to suggesting a duplication to the current conditions.
 - There will not be a freeze board at the top of the siding/underside of roof eave. This has also been removed so as not to match the existing conditions.
 - The roof edge fascia will consist of a 1x12 flat stock trim board with a 1x6 flat stock trim board overlaid along the top edge. These products will be PVC.
 - The water table trim at the base of the siding system is being proposed as 5/4" x 8" PVC flat stock with a chamfered top edge at the flashing condition. This differs in size and articulation from the existing building.
 - The proposed 1x6 flat stock door, window and louver casings will also be slightly smaller than the existing casings.
 - 5-Tab Architectural asphalt shingles are proposed for the roofing which will differ from the common 3-tab asphalt shingles on the existing roof.
4. The L-EX fixtures along the top of the south gable at the upper entablature have been removed from the scope of work.
5. Based upon the comments received regarding the three light fixtures initially proposed, we are proposing the inclusion of the Elk-Lighting LED option. In completing our due diligence, we felt that this fixture was a good middle of the road option. It would not be a match to a period

specific candle lantern nor is it necessarily a modern fixture type. The proposed trim color will be black matching the railing systems. The lenses have a water glass texture which will aid in keeping down the fixture glare drawing less attention while still being purposeful.

6. You will find that the railing system and its profile has been finalized based upon the understanding that this should be a simplified, single rail assembly. The drawings have been updated to reflect all code driven application requirements. As indicated in the discussion, these will be black in color.

I hope that this helps in clarifying the response package. We look forward to our presentation on October 18th and to review any other project specific items.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Dube", with a stylized flourish at the end.

Eric Dube, PE
[Trillium Engineering Group](#)

Trillium Engineering Group
189 Main Street
Yarmouth, Maine 04096



25 September, 2023

Evan Schueckler, Historic Preservation Program Manager
Robert O'Brien, Chair Historic Preservation Board
Portland City Hall, 4th Floor
Portland, ME 04101

RE: The Abyssinian Meeting House
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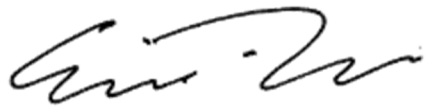
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Sincerely,

A handwritten signature in black ink, appearing to read "Eric Dube". The signature is fluid and cursive, with a large initial "E" and "D".

Eric Dube, PE
[Trillium Engineering Group](#)

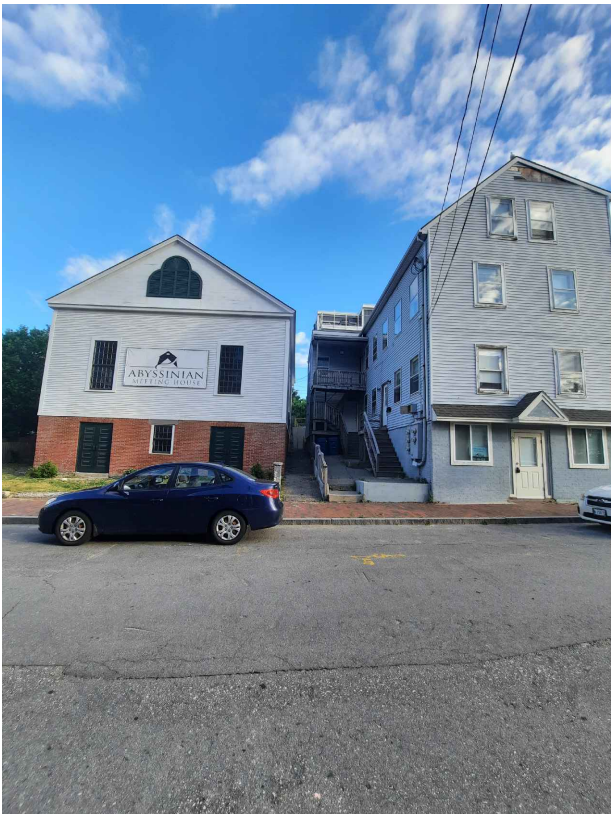
HISTORIC PRESERVATION WORKSHOP



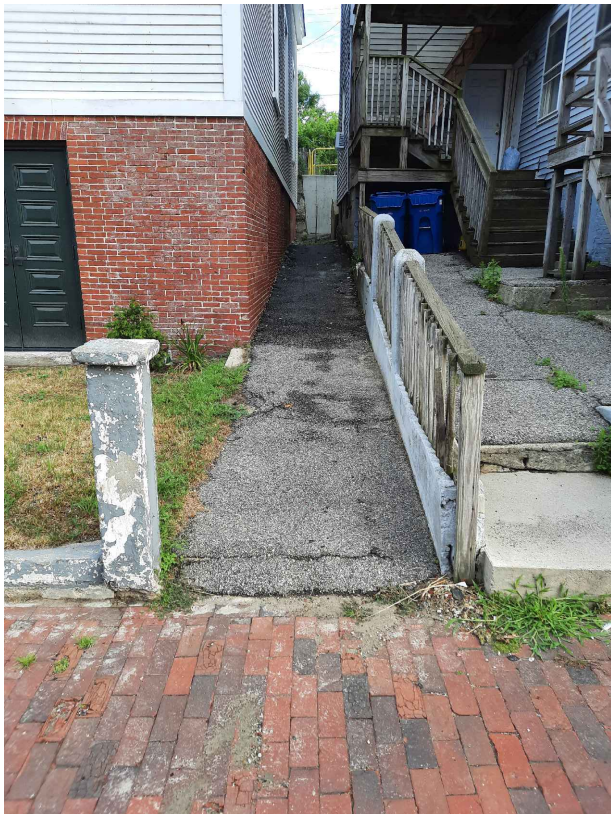
NEWBURY STREET



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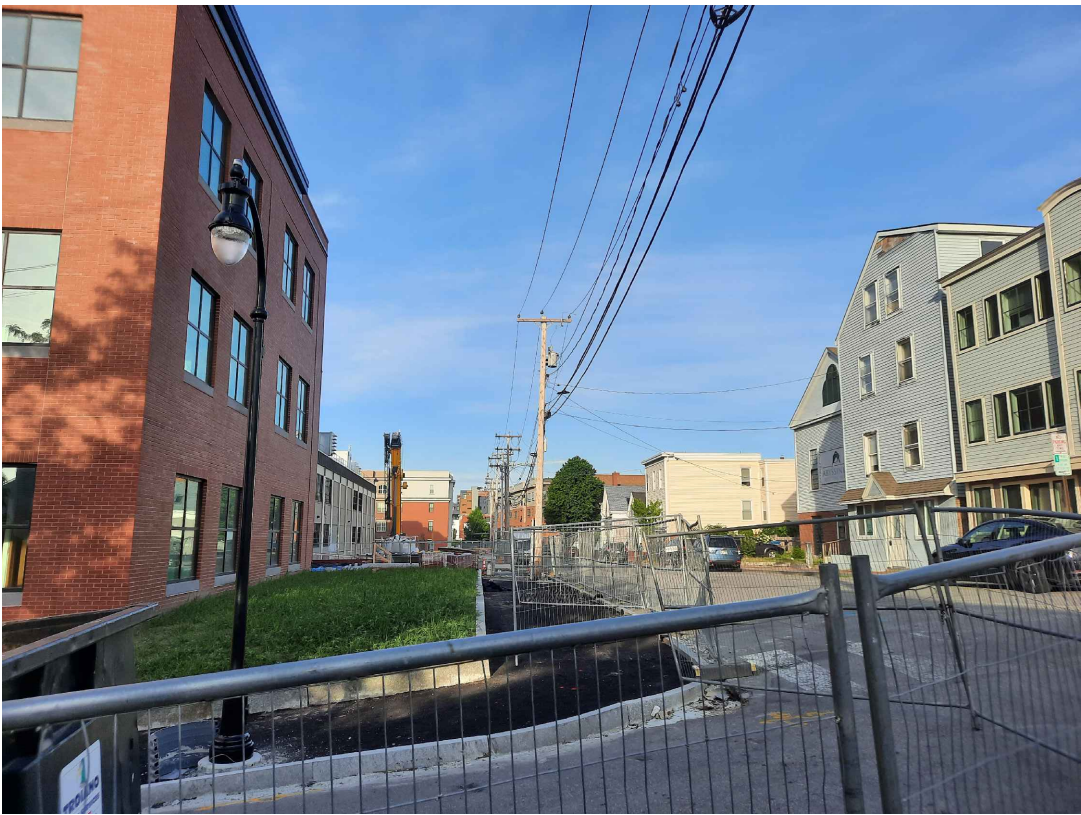
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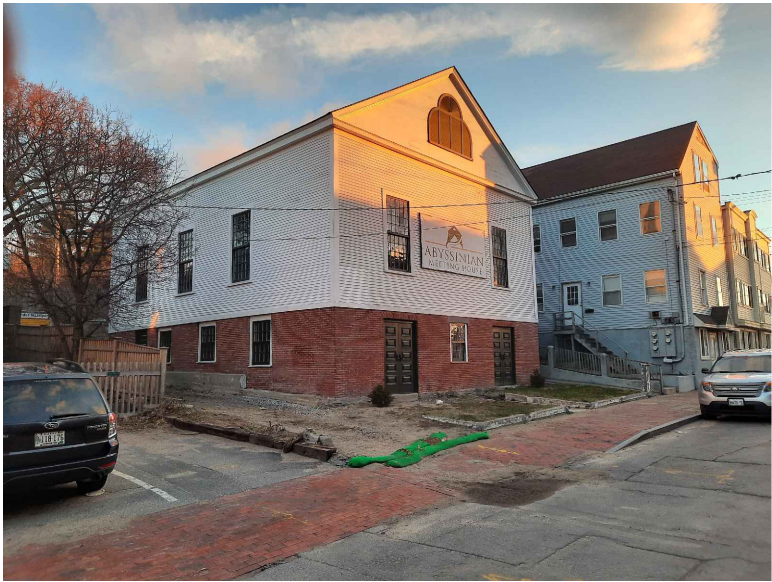
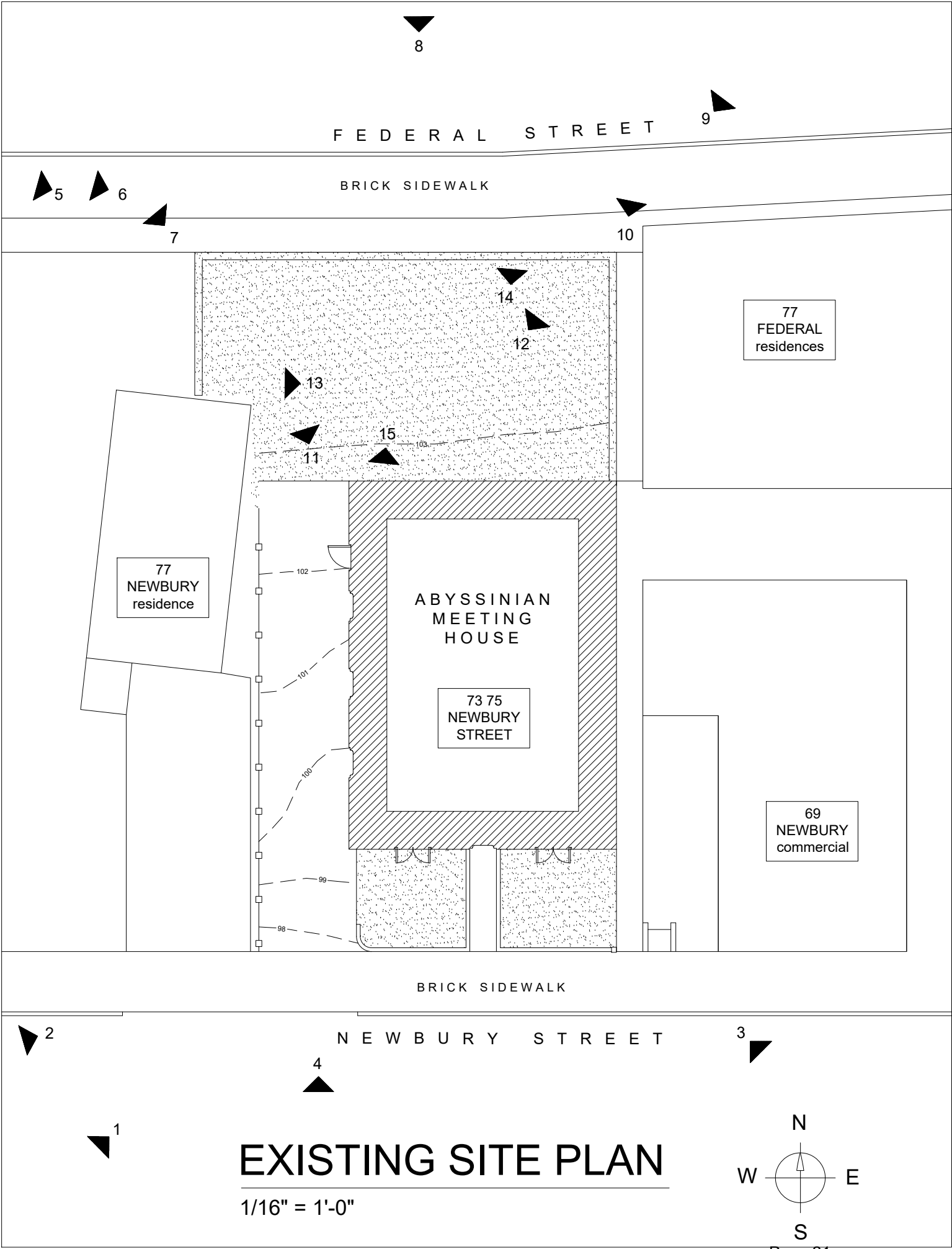
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VIEW FROM MOUNTFORT LOOKING WEST

TRILLIUM Engineering Group Yarmouth, Maine 04096 www.trilliumengineeringgroup.com		CWS Architects 264 US-1 Unit 2A Scarborough, ME 04074 www.cwsarch.com	
HISTORIC PRESERVATION Application for Review of the ABYSSINIAN MEETING HOUSE		OWNER: Committee to Restore the ABYSSINIAN MEETING HOUSE	
WORKSHOP DATE: SEPTEMBER, 2023	PROJECT NO.: 21-067	EX-0	



1. NEWBURY STREET



2. NEWBURY STREET

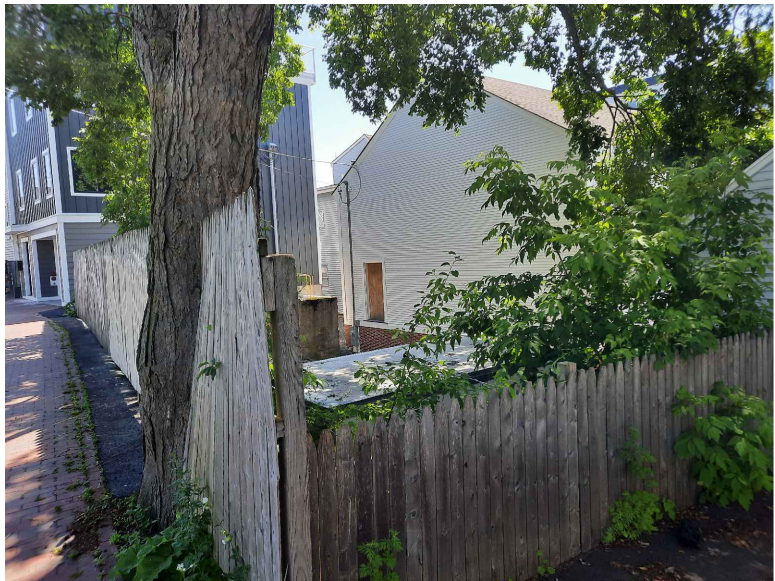


3. NEWBURY STREET

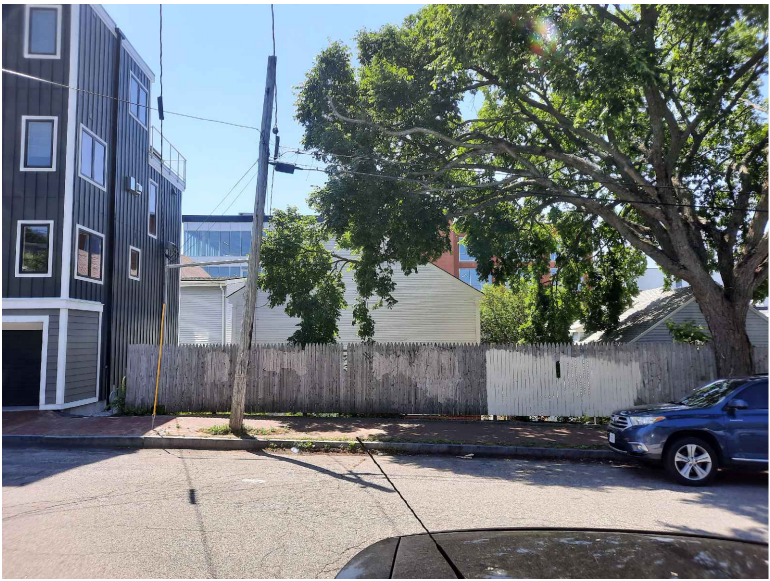
		TRILLIUM Engineering Group Yarmouth, Maine 04096 www.trilliumengineeringgroup.com	CWS Architects 264 US-1 Unit 2A Scarborough, ME 04074 www.cwsarch.com
HISTORIC PRESERVATION Application for Review of the ABYSSINIAN MEETING HOUSE		OWNER: Committee to Restore the ABYSSINIAN MEETING HOUSE	
WORKSHOP DATE: SEPTEMBER, 2023	PROJECT NO.: 21-067	EX-1	



4. NEWBURY STREET



7. FEDERAL STREET



8. FEDERAL STREET



5. FEDERAL STREET



6. FEDERAL STREET

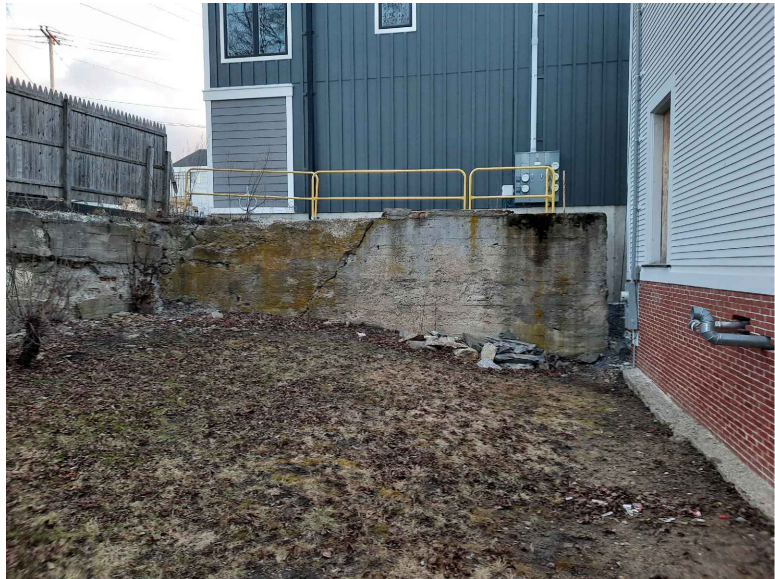


9. FEDERAL STREET

TRILLIUM Engineering Group Yarmouth, Maine 04096 www.trilliumengineeringgroup.com		CWS Architects 264 US-1 Unit 2A Scarborough, ME 04074 www.cwsarch.com	
HISTORIC PRESERVATION Application for Review of the ABYSSINIAN MEETING HOUSE		OWNER: Committee to Restore the ABYSSINIAN MEETING HOUSE	
WORKSHOP DATE: SEPTEMBER, 2023	PROJECT NO.: 21-067	EX-2	



10. VIEW FROM FEDERAL STREET SIDEWALK



13. REAR VIEW Looking West



14. REAR VIEW Looking SW



11. REAR VIEW Looking South

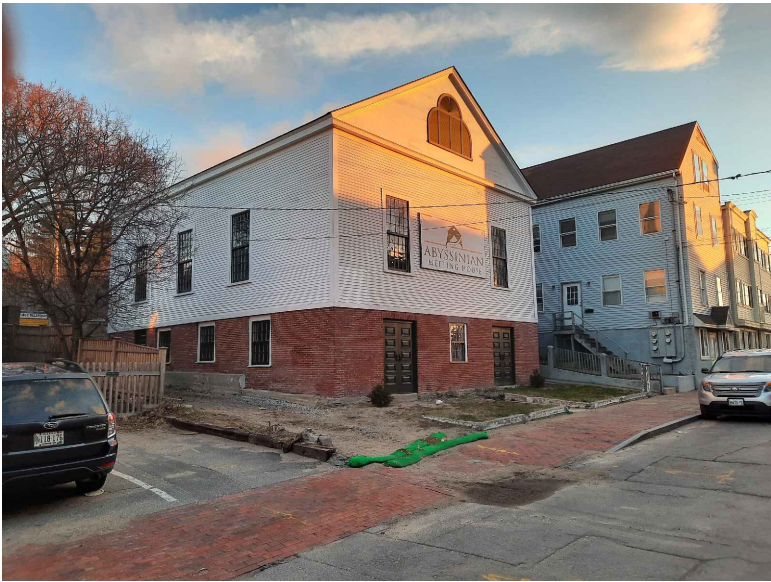
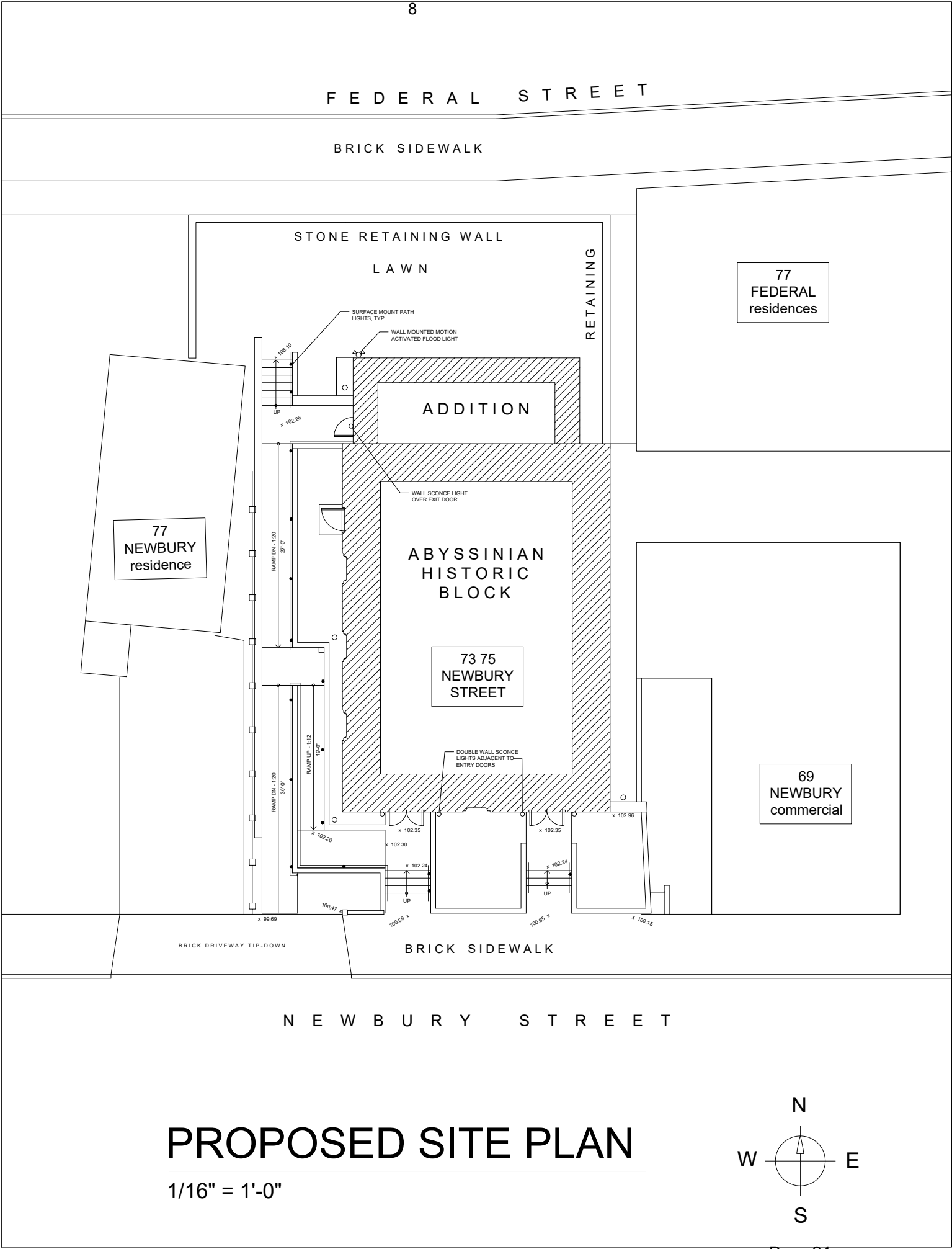


12. REAR VIEW Looking SW



15. REAR VIEW Looking North

TRILLIUM Engineering Group Yarmouth, Maine 04096 www.trilliumengineeringgroup.com		CWS Architects 264 US-1 Unit 2A Scarborough, ME 04074 www.cwsarch.com	
HISTORIC PRESERVATION Application for Review of the ABYSSINIAN MEETING HOUSE		OWNER: Committee to Restore the ABYSSINIAN MEETING HOUSE	
WORKSHOP DATE: SEPTEMBER, 2023	PROJECT NO.: 21-067	EX-3	



1. NEWBURY STREET

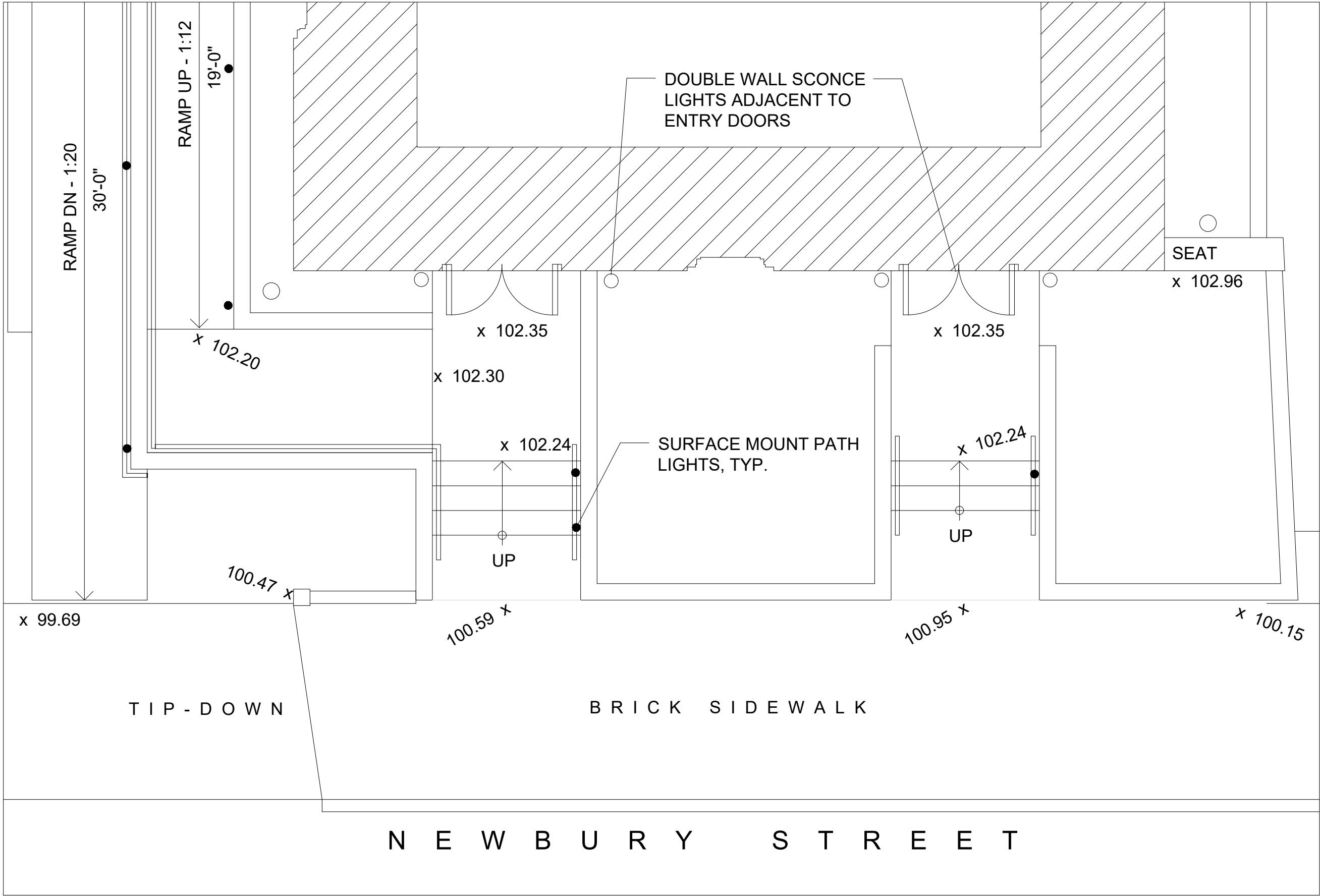
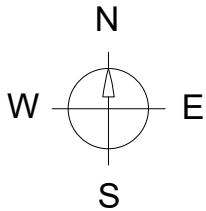


2. NEWBURY STREET



3. NEWBURY STREET

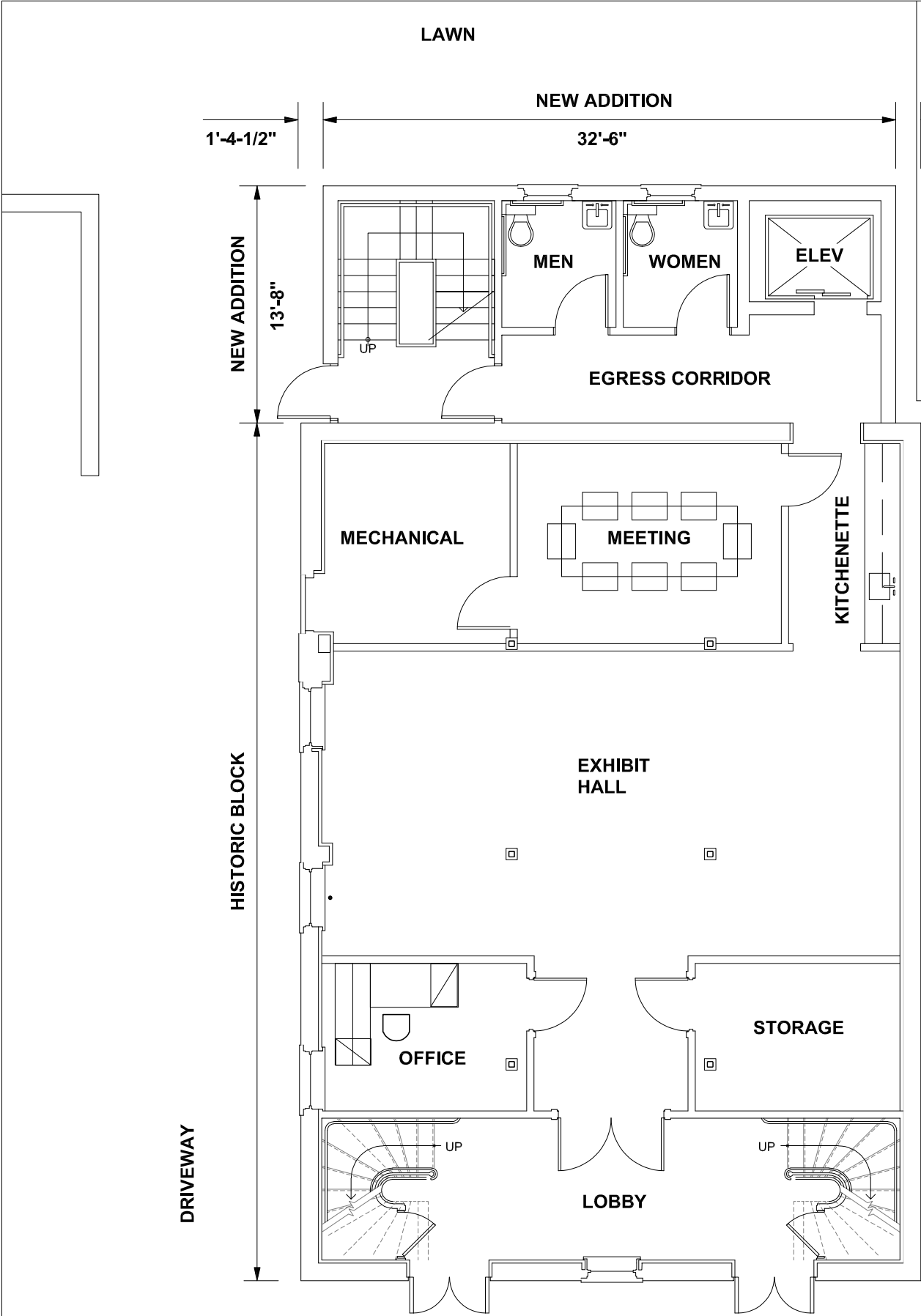
		TRILLIUM Engineering Group Yarmouth, Maine 04096 www.trilliumengineeringgroup.com	CWS Architects 264 US-1 Unit 2A Scarborough, ME 04074 www.cwsarch.com
HISTORIC PRESERVATION Application for Review of the ABYSSINIAN MEETING HOUSE		OWNER: Committee to Restore the ABYSSINIAN MEETING HOUSE	
WORKSHOP DATE: SEPTEMBER, 2023	PROJECT NO.: 21-067	A-1	



ENLARGED RAMP PLAN

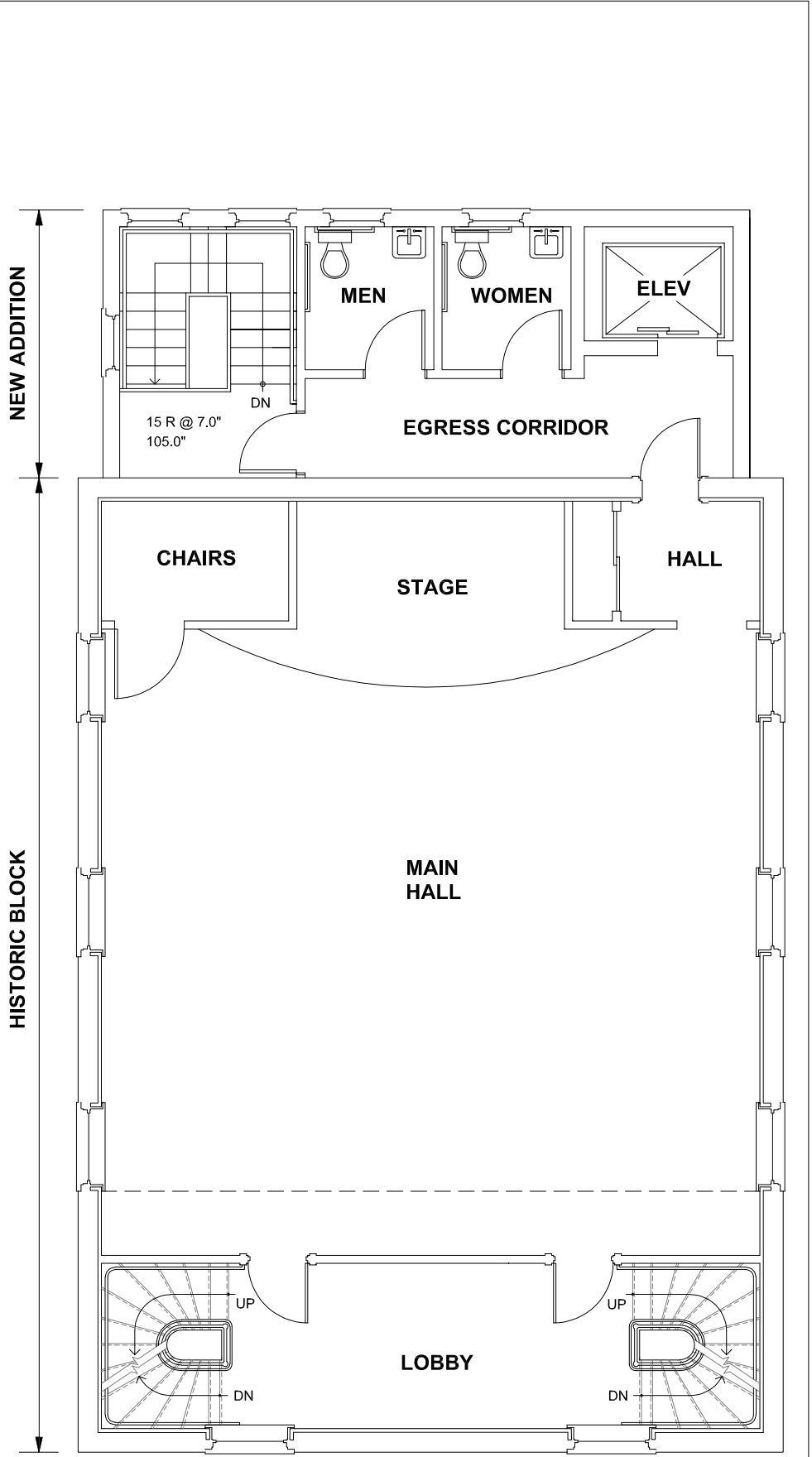
1/4" = 1'-0"

TRILLIUM Engineering Group Yarmouth, Maine 04096 www: trilliumengineeringgroup.com		CWS Architects 264 US-1 Unit 2A Scarborough, ME 04074 www: cwsarch.com	
HISTORIC PRESERVATION Application for Review of the ABYSSINIAN MEETING HOUSE		OWNER: Committee to Restore the ABYSSINIAN MEETING HOUSE	
PROGRESS DATE: SEPTEMBER, 2023	PROJECT NO.: 21-067	A-2	



GROUND LEVEL FLOOR PLAN

1/8" = 1'-0"



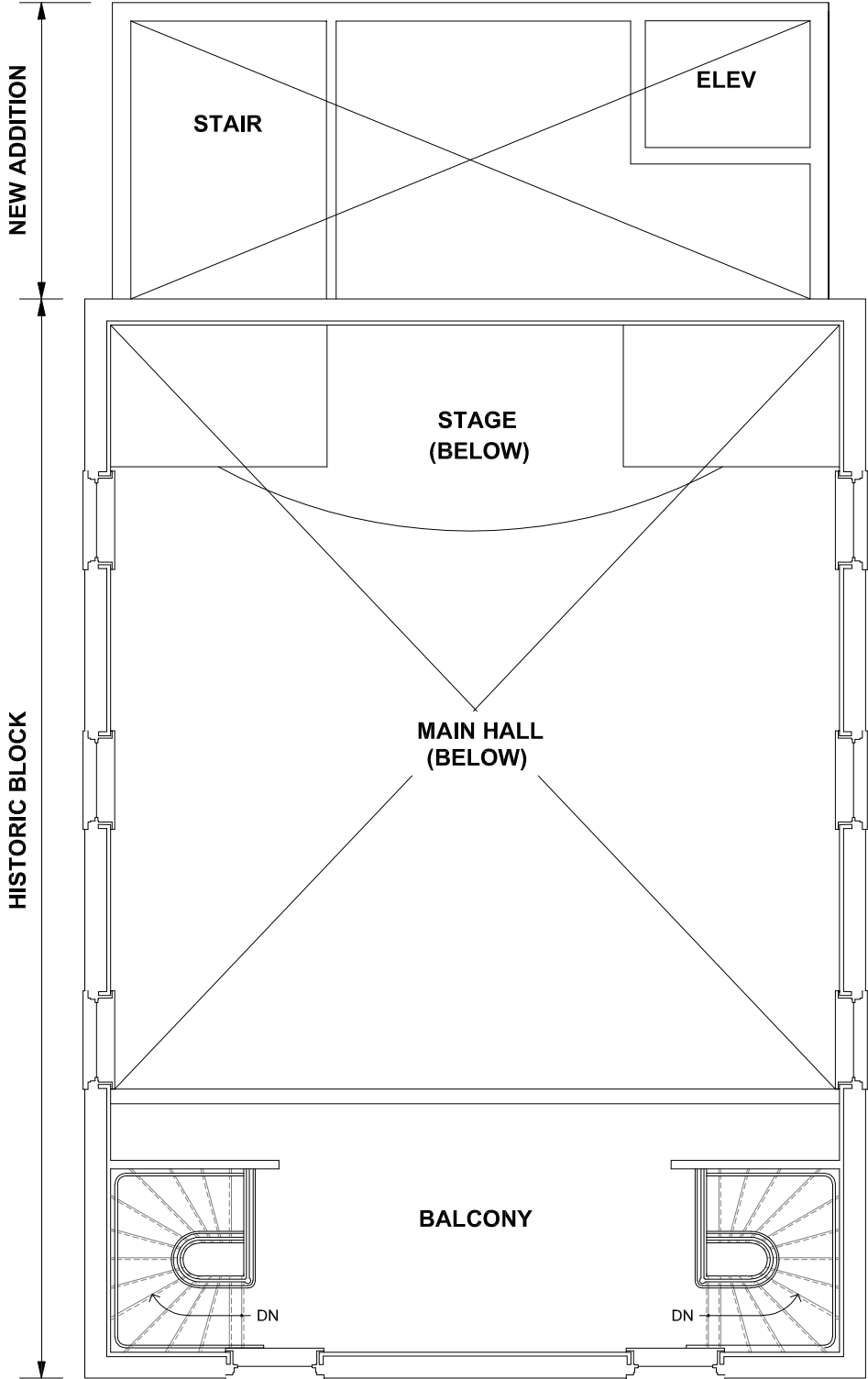
MAIN LEVEL FLOOR PLAN

1/8" = 1'-0"

PROGRESS DATE: SEPTEMBER, 2023		TRILLIUM Engineering Group Yarmouth, Maine 04096 www: trilliumengineeringgroup.com	
PROJECT NO.: 21-067		CWS Architects 264 US-1 Unit 2A Scarborough, ME 04074 www: cwsarch.com	
HISTORIC PRESERVATION Application for Review of the ABYSSINIAN MEETING HOUSE		OWNER: Committee to Restore the ABYSSINIAN MEETING HOUSE	
A-3			

BALCONY FLOOR PLAN

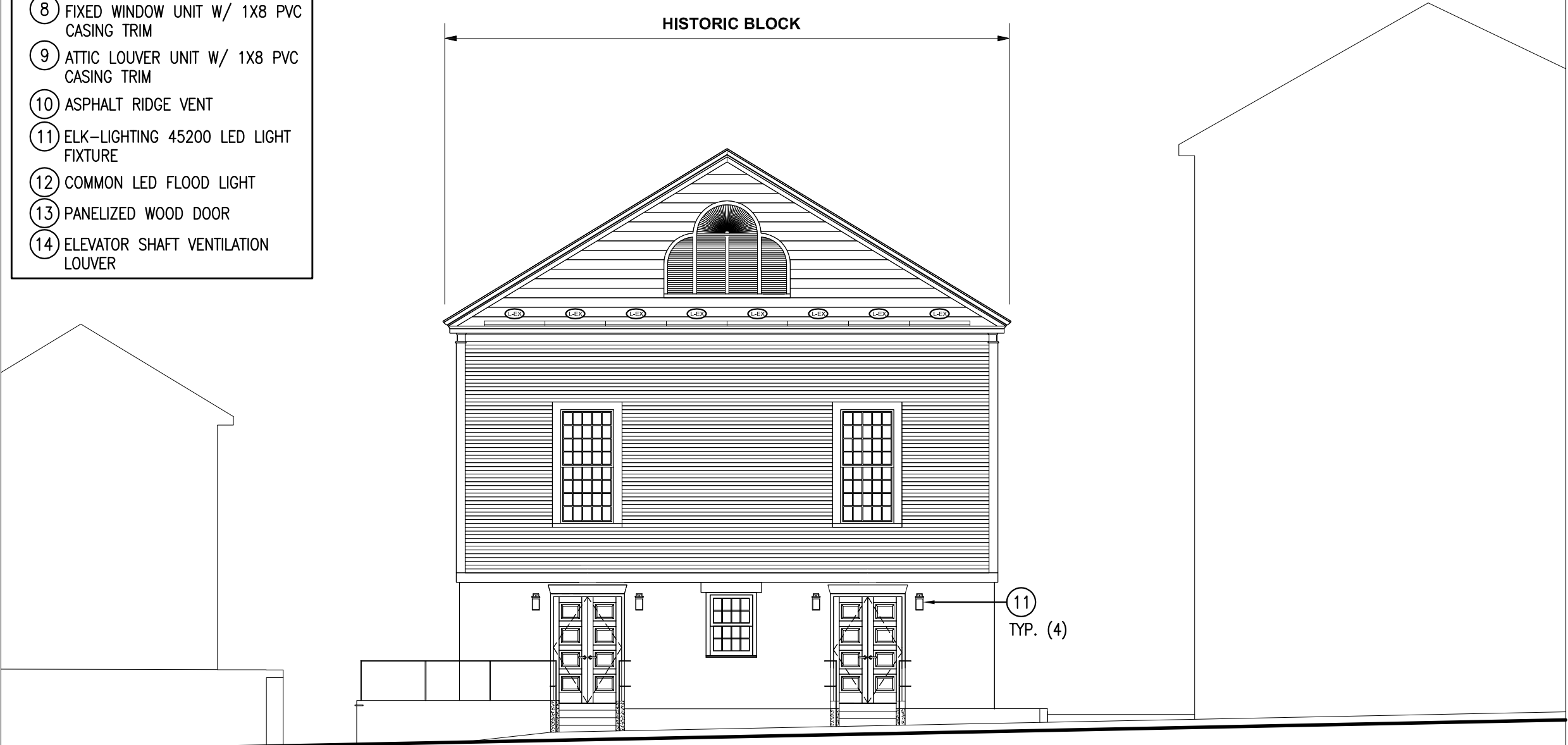
1/8" = 1'-0"



WORKSHOP DATE: SEPTEMBER, 2023	TRILLIUM Engineering Group Yarmouth, Maine 04096 www: trilliumengineeringgroup.com	
	CWS Architects 264 US-1 Unit 2A Scarborough, ME 04074 www: cwsarch.com	
PROJECT NO.: 21-067	HISTORIC PRESERVATION Application for Review of the ABYSSINIAN MEETING HOUSE	
A-4	OWNER: Committee to Restore the ABYSSINIAN MEETING HOUSE	

EXTERIOR MATERIALS LEGEND

- ① ASPHALT SHINGLE ROOFING
- ② 1X6 FLAT STOCK PVC FASCIA
- ③ 1X12 PVC FLAT STOCK PVC FASCIA WITH 4" EXPOSURE
- ④ 1X8 PVC FLAT STOCK CORNER BOARD
- ⑤ LAP SIDING W/4" EXPOSURE
- ⑥ 5/4"X8 PVC WATER TABLE WITH CHAMFER TOP EDGE
- ⑦ DOUBLE HUNG WINDOW UNIT W/ 1X8 PVC FLAT STOCK CASING TRIM
- ⑧ FIXED WINDOW UNIT W/ 1X8 PVC CASING TRIM
- ⑨ ATTIC LOUVER UNIT W/ 1X8 PVC CASING TRIM
- ⑩ ASPHALT RIDGE VENT
- ⑪ ELK—LIGHTING 45200 LED LIGHT FIXTURE
- ⑫ COMMON LED FLOOD LIGHT
- ⑬ PANELIZED WOOD DOOR
- ⑭ ELEVATOR SHAFT VENTILATION LOUVER

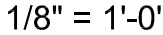

$$1/8'' = 1'-0''$$

TRILLIUM
Engineering Group
Yarmouth, Maine 04096
[www: trilliumengineeringgroup.com](http://www.trilliumengineeringgroup.com)

CWS Architects
264 US-1 Unit 2A
Scarborough, ME 04074
www.cwsarch.com

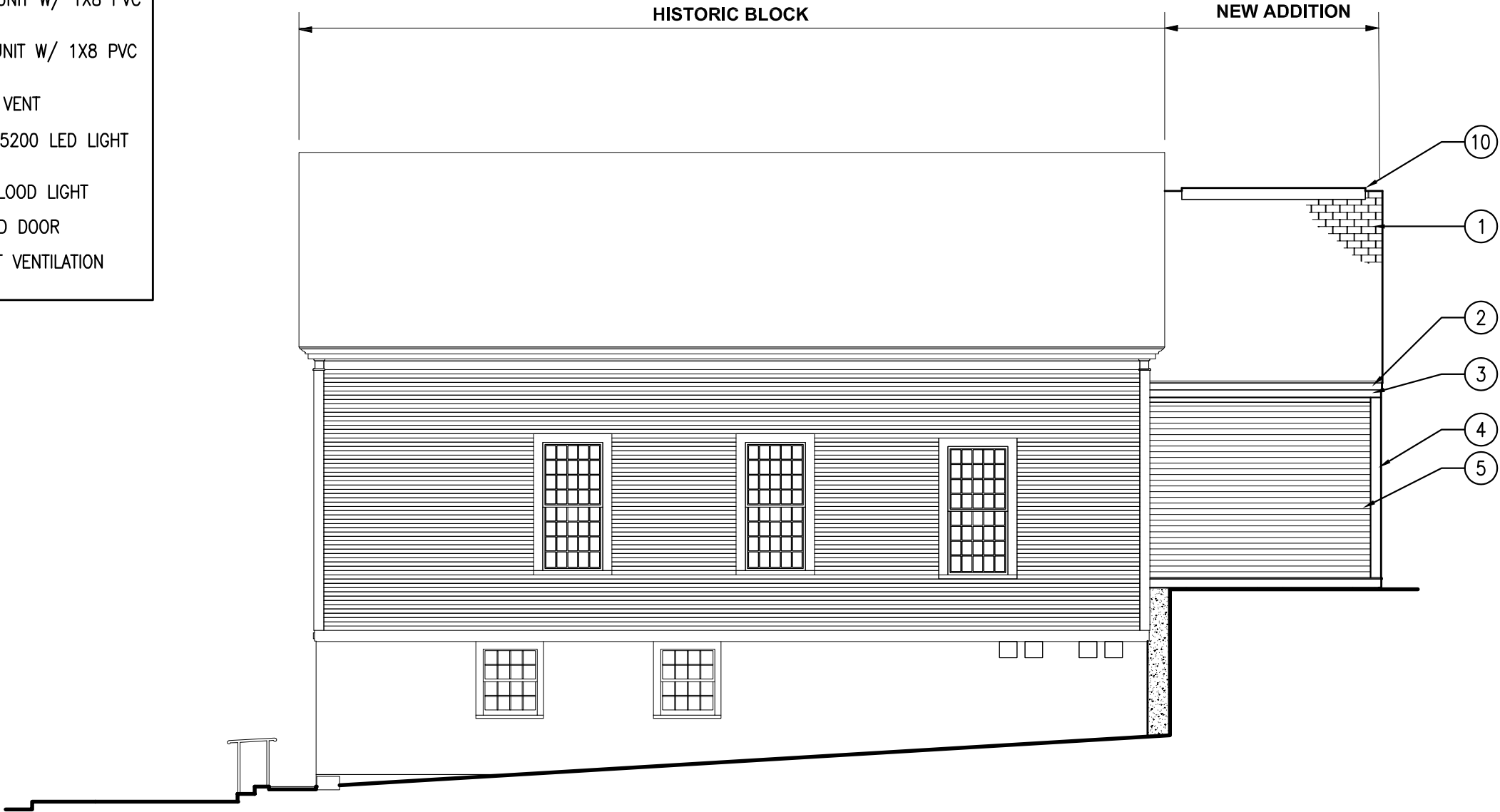
HISTORIC PRESERVATION Application for Review of the ABYSSINIAN MEETING HOUSE

OWNER: Committee to Restore the
ABYSSINIAN MEETING HOUSE



WORKSHOP DATE: SEPTEMBER, 2023	PROJECT NO.: 21-067	HISTORIC PRESERVATION Application for Review of the ABYSSINIAN MEETING HOUSE	TRILLIUM Engineering Group Yarmouth, Maine 04096 www: trilliumengineeringgroup.com	
		OWNER: Committee to Restore the ABYSSINIAN MEETING HOUSE	CWS Architects 264 US-1 Unit 2A Scarborough, ME 04074 www: cwsarch.com	
A-6				

EXTERIOR MATERIALS LEGEND	
①	ASPHALT SHINGLE ROOFING
②	1X6 FLAT STOCK PVC FASCIA
③	1X12 PVC FLAT STOCK PVC FASCIA WITH 4" EXPOSURE
④	1X8 PVC FLAT STOCK CORNER BOARD
⑤	LAP SIDING W/4" EXPOSURE
⑥	5/4"x8 PVC WATER TABLE WITH CHAMFER TOP EDGE
⑦	DOUBLE HUNG WINDOW UNIT W/ 1X8 PVC FLAT STOCK CASING TRIM
⑧	FIXED WINDOW UNIT W/ 1X8 PVC CASING TRIM
⑨	ATTIC LOUVER UNIT W/ 1X8 PVC CASING TRIM
⑩	ASPHALT RIDGE VENT
⑪	ELK-LIGHTING 45200 LED LIGHT FIXTURE
⑫	COMMON LED FLOOD LIGHT
⑬	PANELIZED WOOD DOOR
⑭	ELEVATOR SHAFT VENTILATION LOUVER

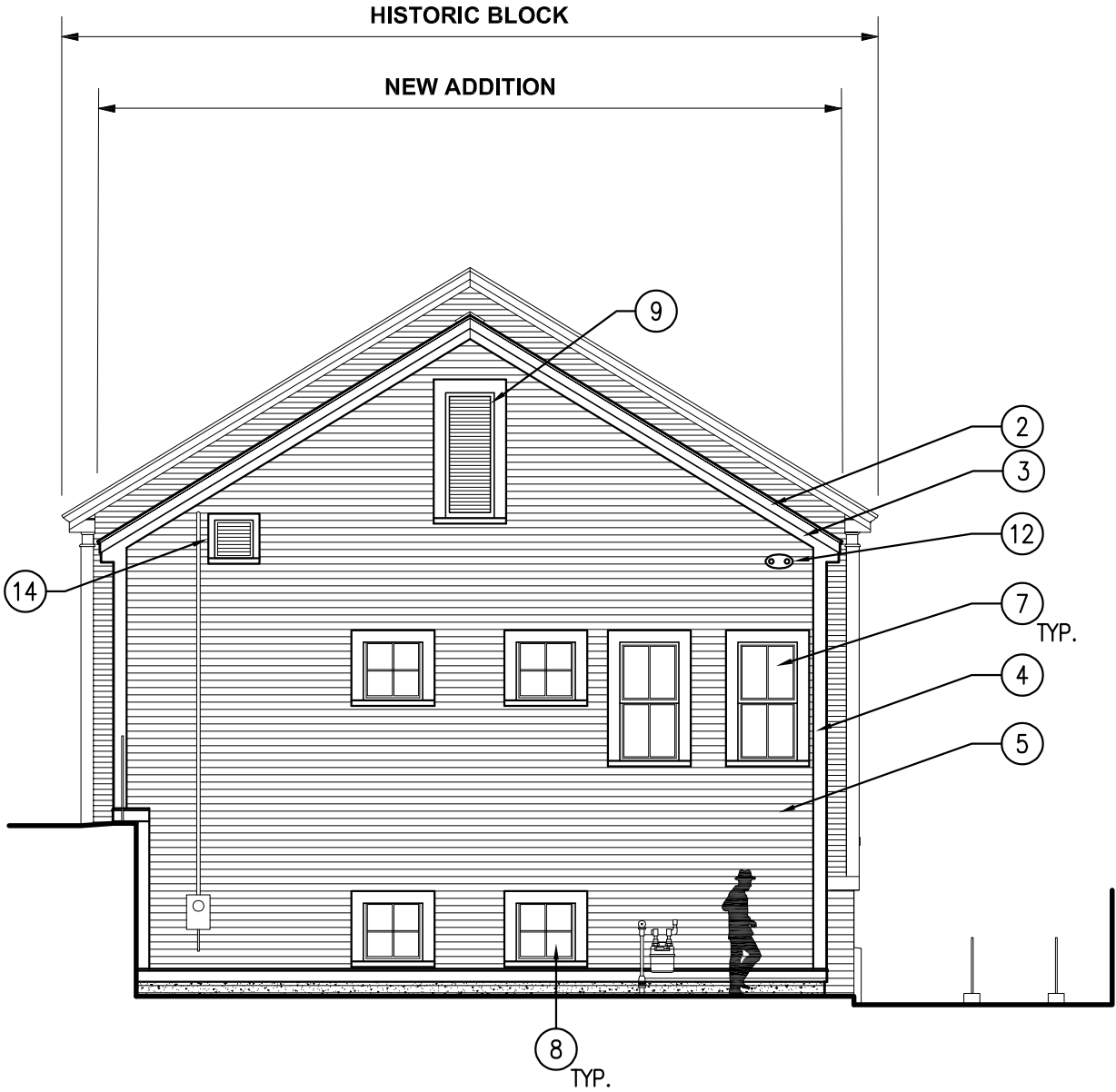


EAST ELEVATION

1/8" = 1'-0"

		TRILLIUM Engineering Group Yarmouth, Maine 04096 www: trilliumengineeringgroup.com	CWS Architects 264 US-1 Unit 2A Scarborough, ME 04074 www: cwsarch.com
HISTORIC PRESERVATION Application for Review of the ABYSSINIAN MEETING HOUSE		OWNER: Committee to Restore the ABYSSINIAN MEETING HOUSE	
WORKSHOP DATE: SEPTEMBER, 2023	PROJECT NO.: 21-067	A-7	

EXTERIOR MATERIALS LEGEND	
①	ASPHALT SHINGLE ROOFING
②	1X6 FLAT STOCK PVC FASCIA
③	1X12 PVC FLAT STOCK PVC FASCIA WITH 4" EXPOSURE
④	1X8 PVC FLAT STOCK CORNER BOARD
⑤	LAP SIDING W/4" EXPOSURE
⑥	5/4"X8 PVC WATER TABLE WITH CHAMFER TOP EDGE
⑦	DOUBLE HUNG WINDOW UNIT W/ 1X8 PVC FLAT STOCK CASING TRIM
⑧	FIXED WINDOW UNIT W/ 1X8 PVC CASING TRIM
⑨	ATTIC LOUVER UNIT W/ 1X8 PVC CASING TRIM
⑩	ASPHALT RIDGE VENT
⑪	ELK-LIGHTING 45200 LED LIGHT FIXTURE
⑫	COMMON LED FLOOD LIGHT
⑬	PANELIZED WOOD DOOR
⑭	ELEVATOR SHAFT VENTILATION LOUVER



NORTH ELEVATION

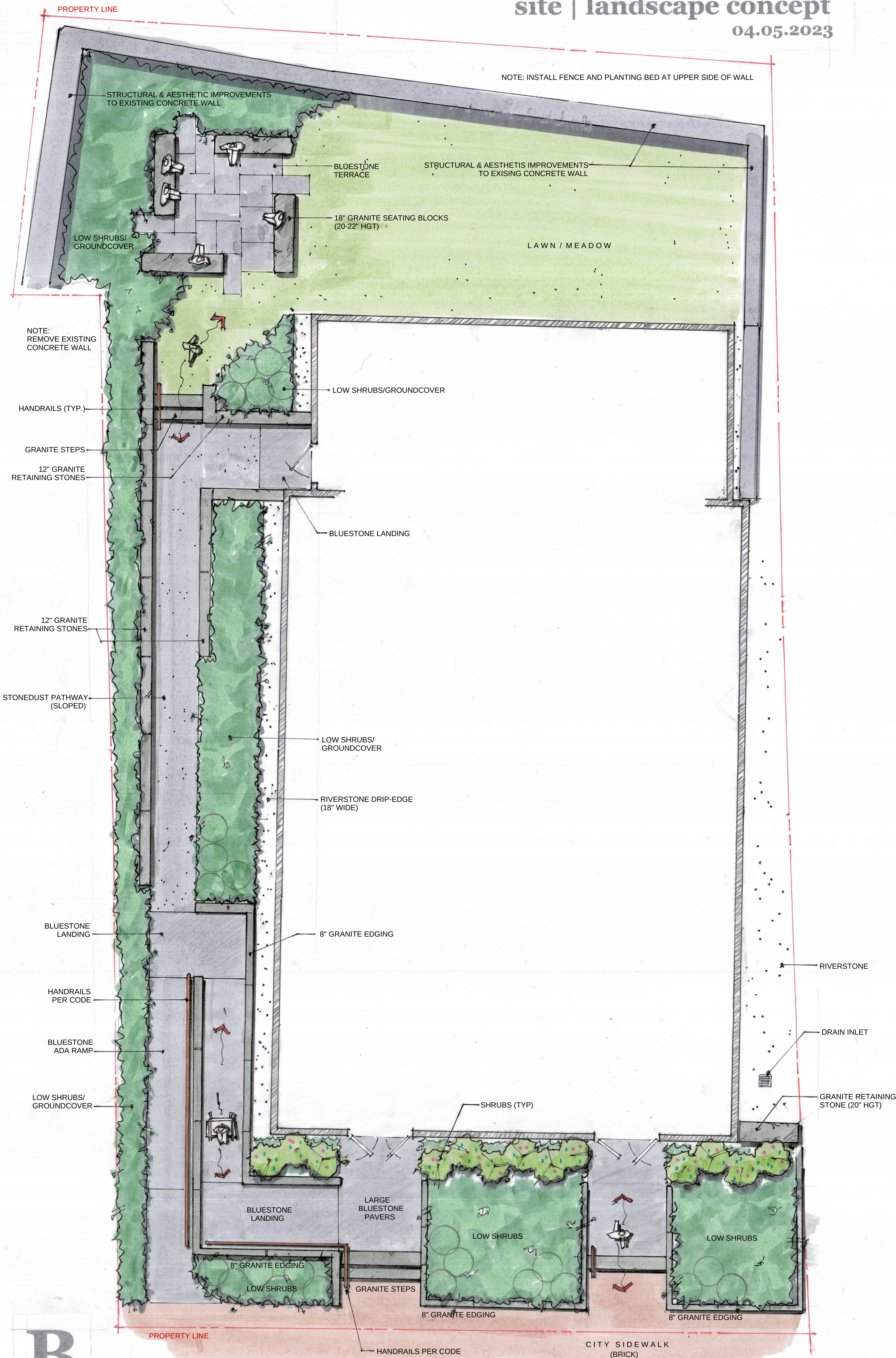
1/8" = 1'-0"

		TRILLIUM Engineering Group Yarmouth, Maine 04096 www: trilliumengineeringgroup.com	CWS Architects 264 US-1 Unit 2A Scarborough, ME 04074 www: cwsarch.com
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Abyssinian Meeting House

COWLES STUDIO | LANDSCAPE ARCHITECTURE

site | landscape concept
04.05.2023



B

Abyssinian Meeting House

Bluestone Sidewalks: In the second half of the nineteenth century, bluestone, came into use for sidewalks. While the term bluestone refers to sandstones of varying qualities and shades of blue/gray, in New England and New York, it generally refers to a dense sandstone, commonly called North River flagging stone. Stones ranged in size from thinner slabs (2" thick) that were known as "Corporation" flags and were cut to sizes of 4' and 5'.



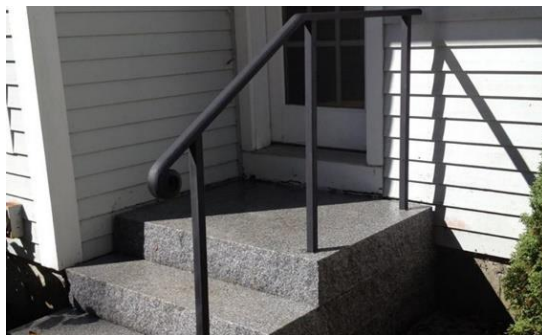
Example of Granite Block Retaining Wall



Abyssinian Meeting House

Railings at Front Stairs

Simple, elegant railing, no pickets, cast iron scroll ends (color: black)



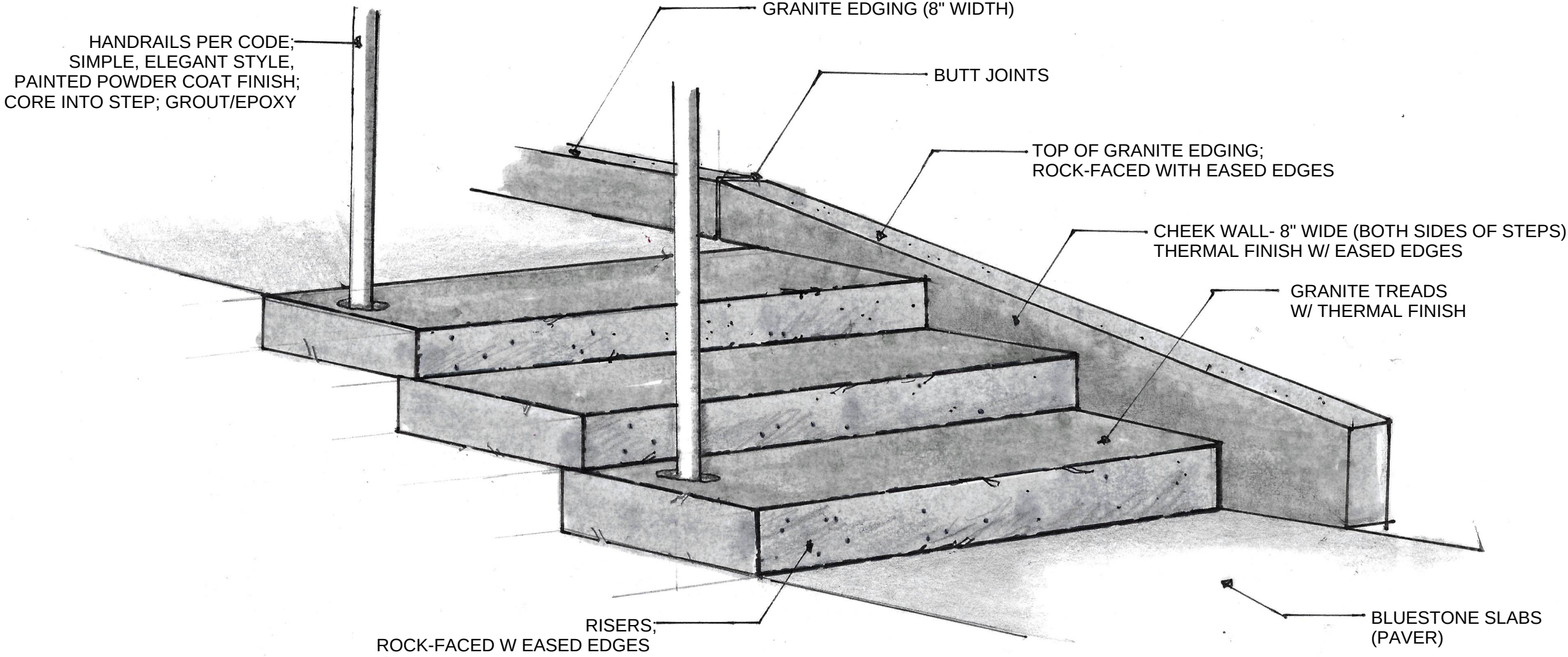
Note: Same Style for proposed ADA Ramps

Fence/Guardrail atop Rear Wall

Black, cast iron with Fleur-de lis top for security and safety (5' hgt.)



PROPOSED GRANITE STEPS AT FRONT ENTRY



ABYSSINIAN MEETING HOUSE

PORTLAND, MAINE

COWLES STUDIO | LANDSCAPE ARCHITECTURE



LED

ITEM #: 45200/LED

UPC: 748119099552

Description: Newcastle LED Outdoor Wall Lamp in Textured Matte Black

Finish: Textured Matte Black

Materials: Glass, Metal

Brand: ELK Lighting

Collection: Newcastle

Category: Outdoor Lighting

Type: Sconce

ITEM DIMENSIONS
RATINGS & SPECIFICATIONS
Width: 7 inches

Depth: 7 inches

Height: 13 inches

Weight: 5 pounds

Safety Rating: UL

ADA Compliant: N/A

Certification: N/A

Voltage: N/A

INTEGRATED LED
Wattage: 6 watts

Total Lumens: N/A

ADDITIONAL DIMENSIONS
CRI: N/A

Color Temperature: 2700K

Backplate/Canopy: 5x7

Other: N/A

HCWO: N/A

CHAIN / CORD INFORMATION
Min. Extension: N/A

Chain: N/A

Cord: N/A

Max. Extension: N/A

SHADE / GLASS DETAILS
OVERALL HEIGHT
Min.: N/A

Max.: N/A

Shade/Glass Description: Water Glass

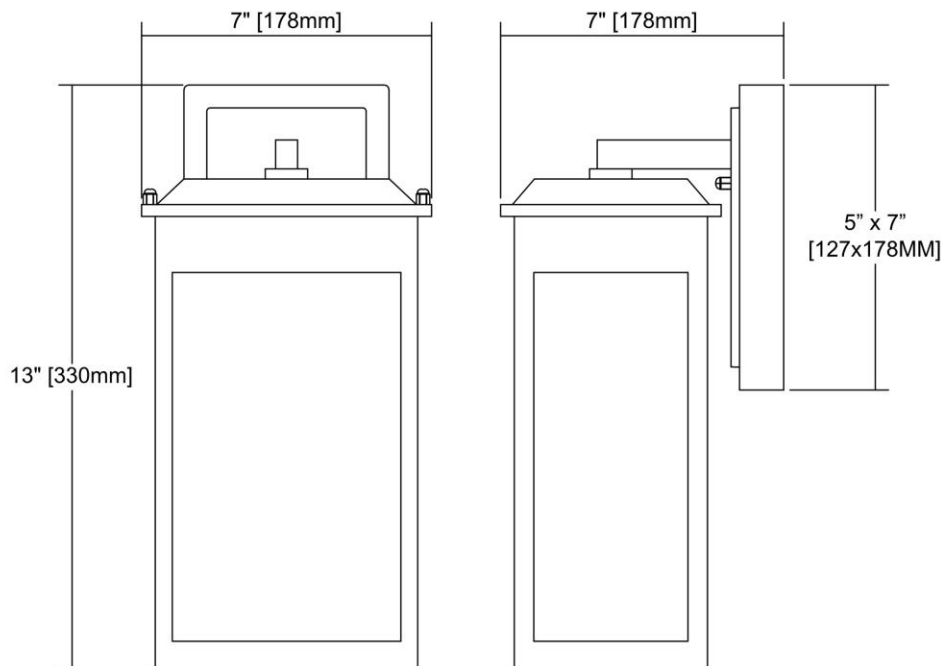
EXTENSION ROD(S)

N/A

Width: N/A

Height: N/A

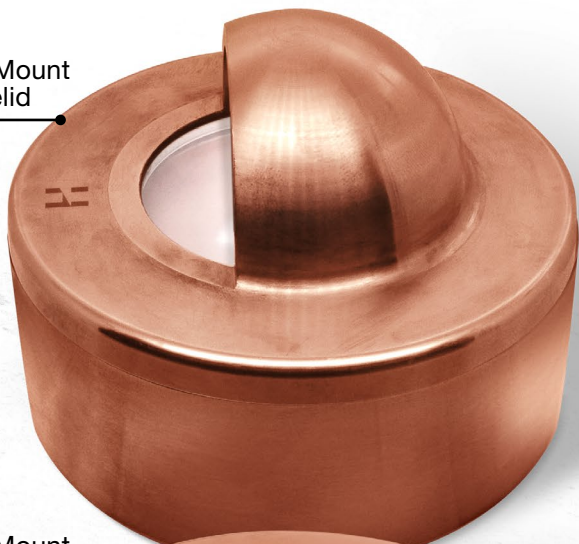
Width at Top: N/A

Width at Bottom: N/A


Rev. 5/9/2019

HUNZA™ SURFACE MOUNT

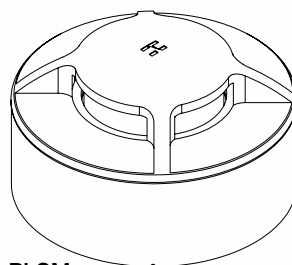
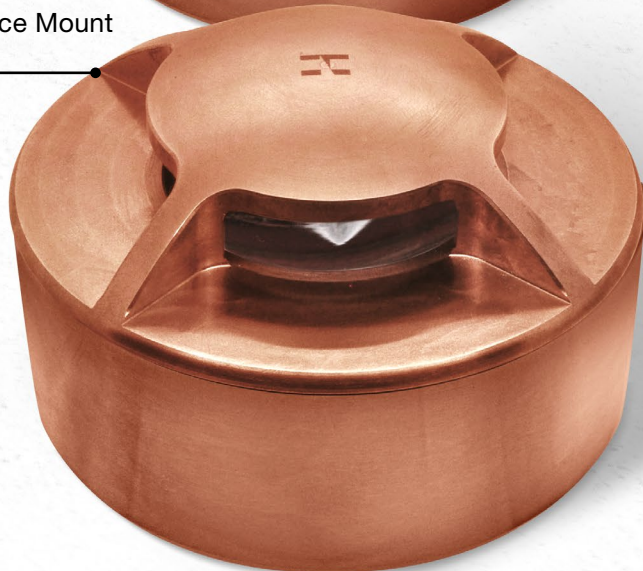
Surface Mount
Solid Eyelid



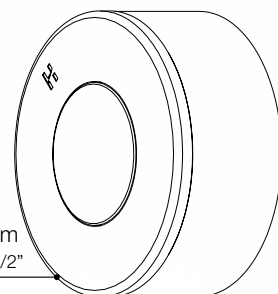
Surface Mount
Round



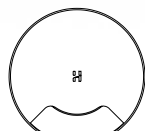
Surface Mount
Path



PLSM
Ø88x42mm
Ø3 1/2" x 1 5/8"



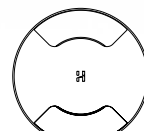
SMR
Ø88x38mm
Ø3 1/2" x 1 1/2"



SMPL1/L



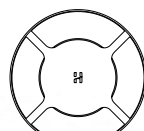
SMPL180/L



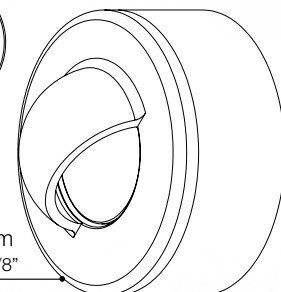
SMPL0P/L



SMPL3/L

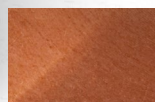


SMPL4/L



SMSE
Ø88x61mm
Ø3 1/2" x 2 3/8"

Materials

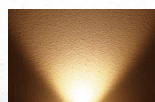


Natural Copper

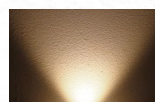


316 Stainless
Steel

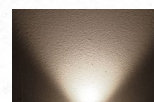
Colour Temperatures



2700K
Warm White



3000K
Warm White



4000K
Neutral White

Power Options

Constant Current 350mA	60 Lumens @ 1 Watt
Constant Current 700mA	120 Lumens @ 2 Watts
24VDC	120 Lumens @ 2 Watts

Available Fixtures

Surface Mount Round Light, Surface Mount Solid Eyelid Light and Surface Mount Path Light (flange options: 180 facet, 4 facet 3 facet, 2 facet and 2 facet opposite)



*T&C's apply. See website for details: hunzalighting.com/warranty



MADE IN NEW ZEALAND

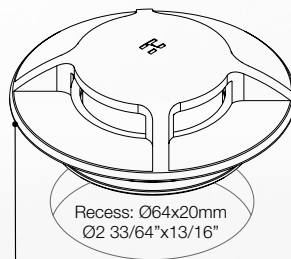
Contact your Hunza™ Lighting Consultant to arrange training and to learn more.

+64 9 528 9471 www.hunzalighting.com

HUNZATM SLIM

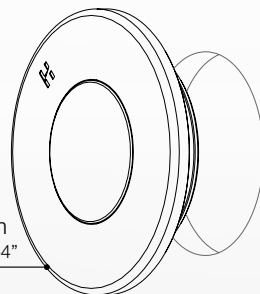


SLIM Path Light

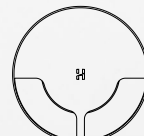


SLIMPL
Ø88x35mm
Ø3 1/2"x3/8"

SLIMR
Ø88x22mm
Ø3 1/2"x55/64"



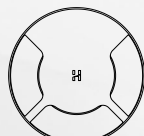
SLIMPL1/L



SLIMPL180/L



SLIMPL0P/L

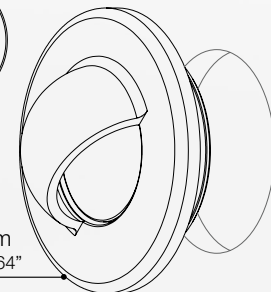


SLIMPL3/L



SLIMPL4/L

SLIMSE
Ø88x45mm
Ø3 1/2"x49/64"



2CM
25/32" SLIM-FIT
INSTALL

Easy 2cm deep recess installation, simply drill a hole and snug fit the fixture into a 64mm wide by 20mm (2 33/64" x 13/16") deep recess.

Perfect for deck mounting and exterior mounting.

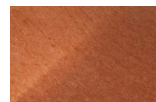


SLIM Round Light



SLIM Solid Eyelid Light

Materials

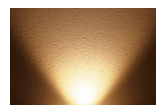


Natural Copper

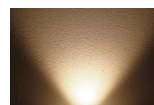


316 Stainless Steel

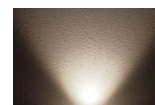
Colour Temperatures



2700K
Warm White



3000K
Warm White



4000K
Neutral White

Power Options

Constant Current 350mA 60 Lumens @ 1 Watt

Constant Current 700mA 120 Lumens @ 2 Watts

24VDC 120 Lumens @ 2 Watts

Available Fixtures

Surface Mount Round Light, Surface Mount Solid Eyelid Light and Surface Mount Path Light (flange options: 180 facet, 4 facet 3 facet, 2 facet and 2 facet opposite)



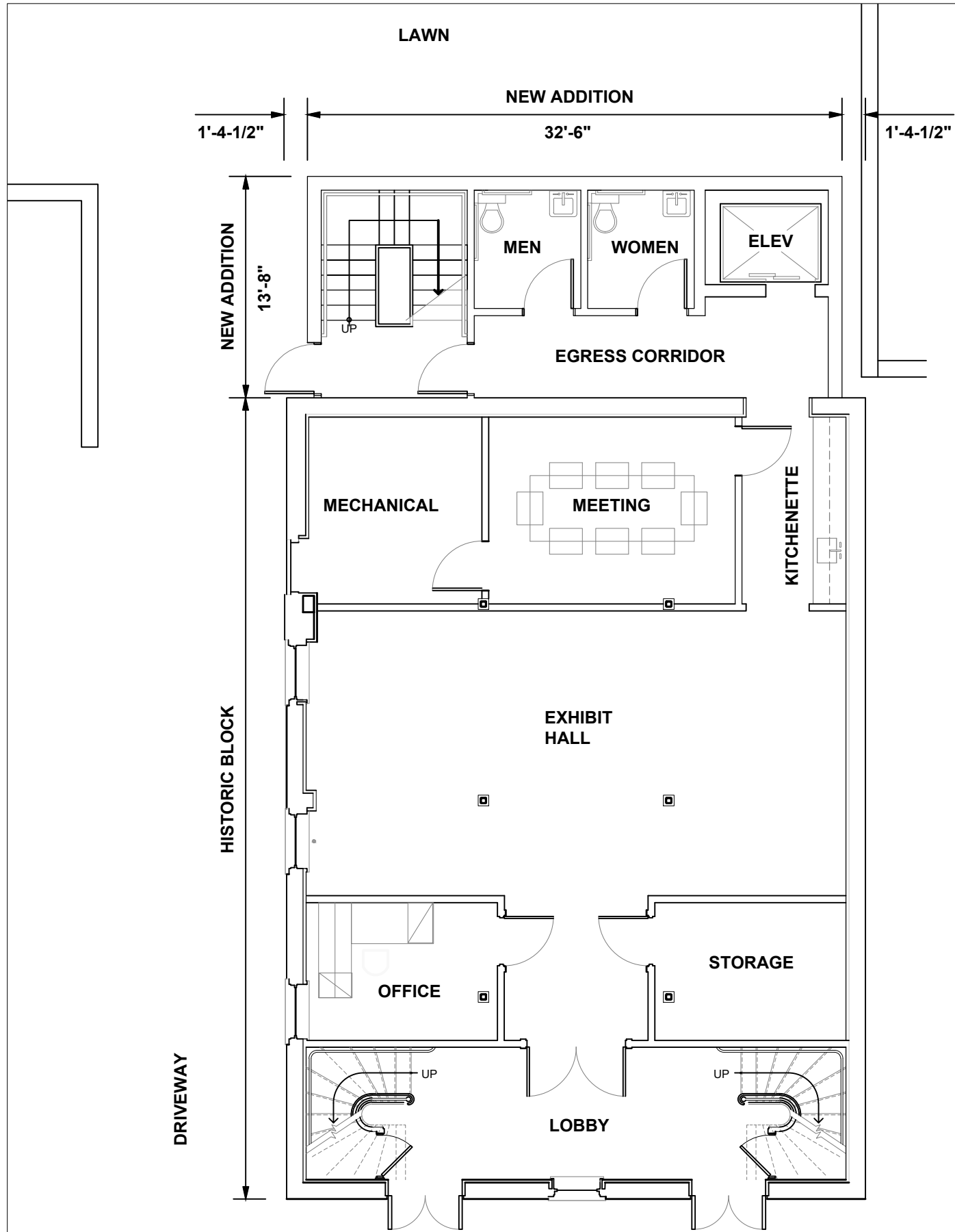
*T&C's apply. See website for details: hunzalighting.com/warranty



MADE IN NEW ZEALAND

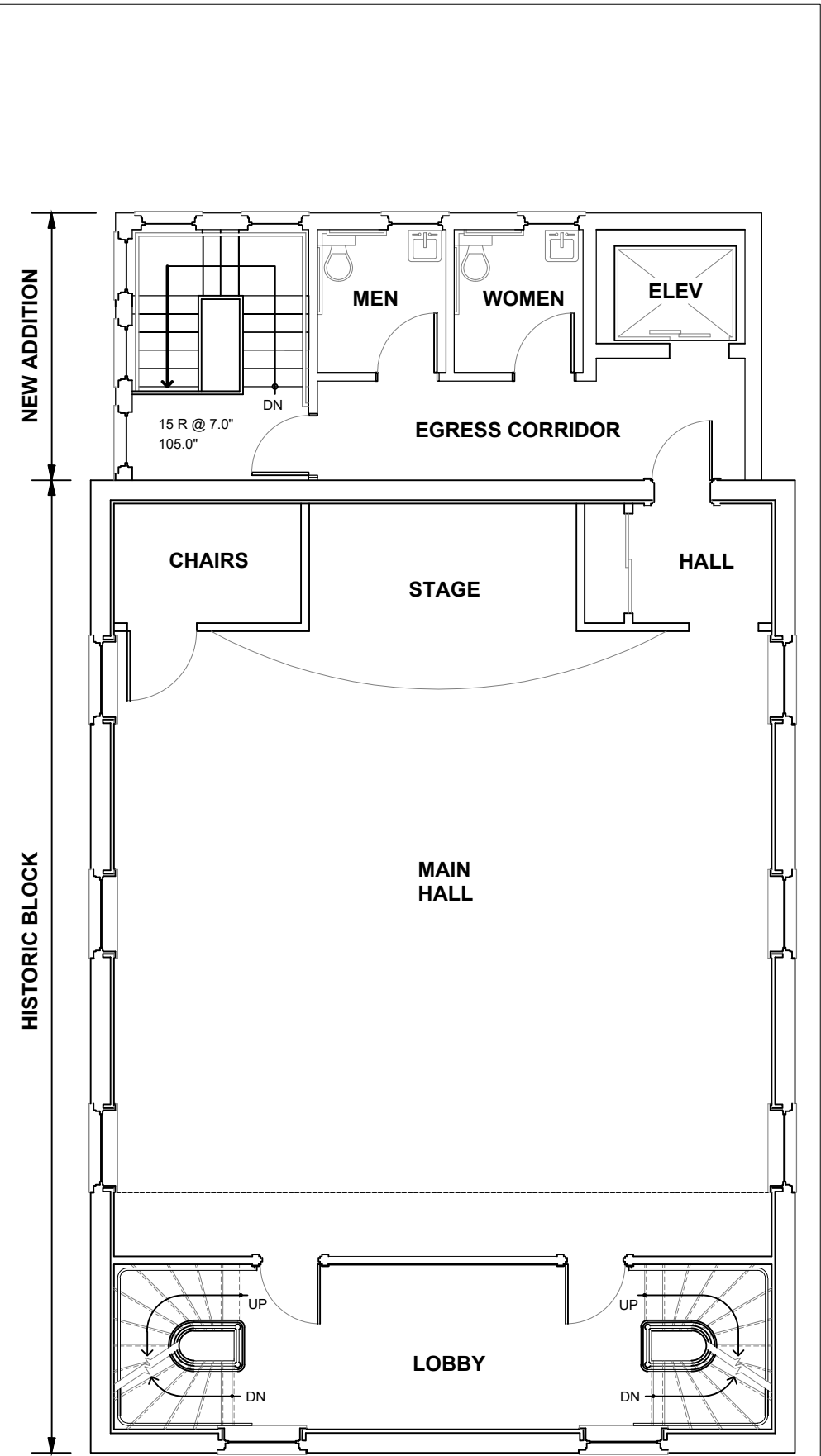
Contact your HunzaTM Lighting Consultant to arrange training and to learn more.

+64 9 528 9471 www.hunzalighting.com



GROUND LEVEL FLOOR PLAN

1/8" = 1'-0"



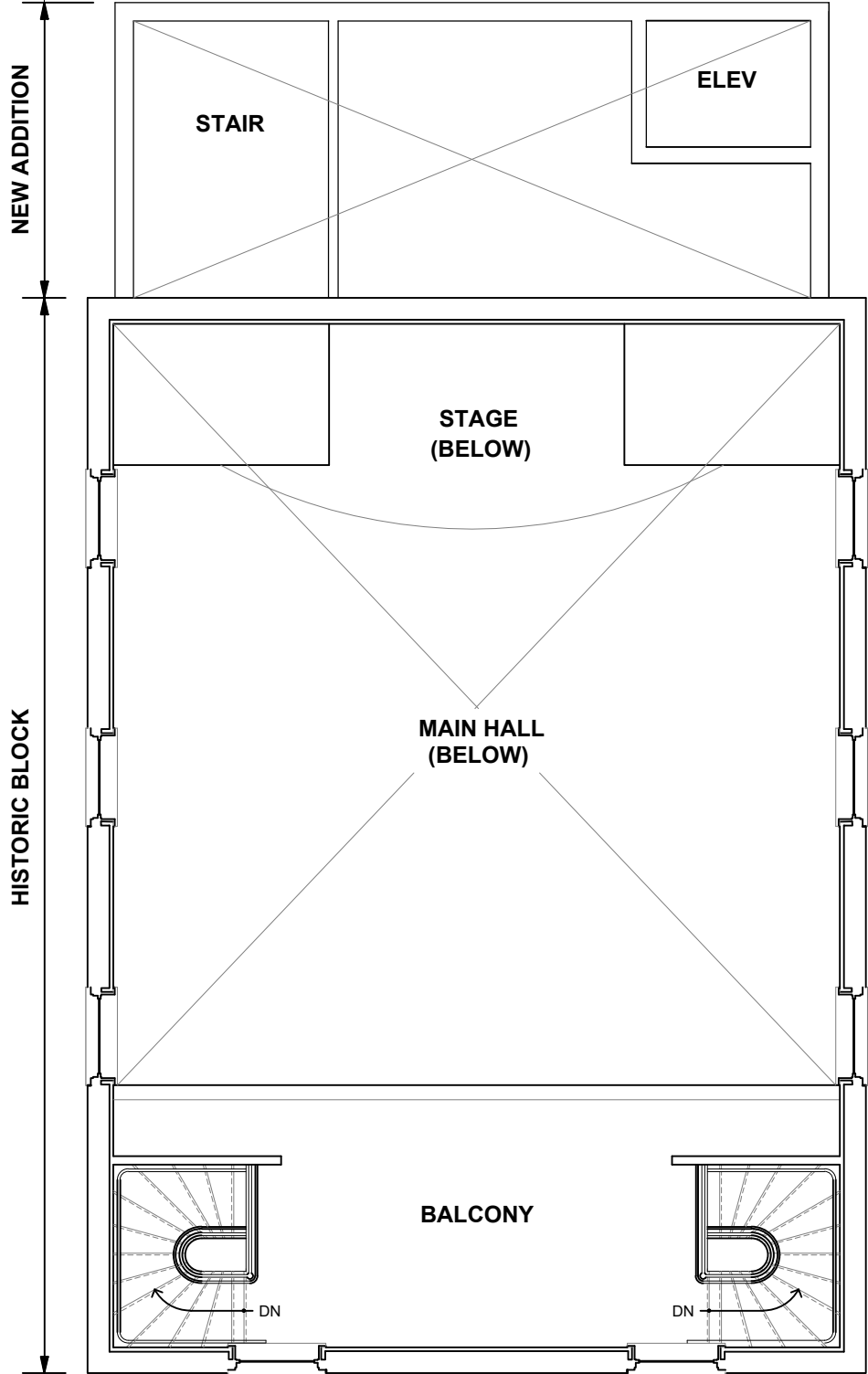
MAIN LEVEL FLOOR PLAN

1/8" = 1'-0"

			
HISTORIC PRESERVATION Application for Review of the ABYSSINIAN MEETING HOUSE		TRILLIUM Engineering Group Yamouth, Maine 04096 www: trilliumengineeringgroup.com	CWS Architects 264 US-1 Unit 2A Scarborough, ME 04074 www: turk-architecture.com
PROGRESS DATE: JULY, 2023	PROJECT NO.: 21-067	OWNER: Committee to Restore the ABYSSINIAN MEETING HOUSE	
		A-3	

BALCONY FLOOR PLAN

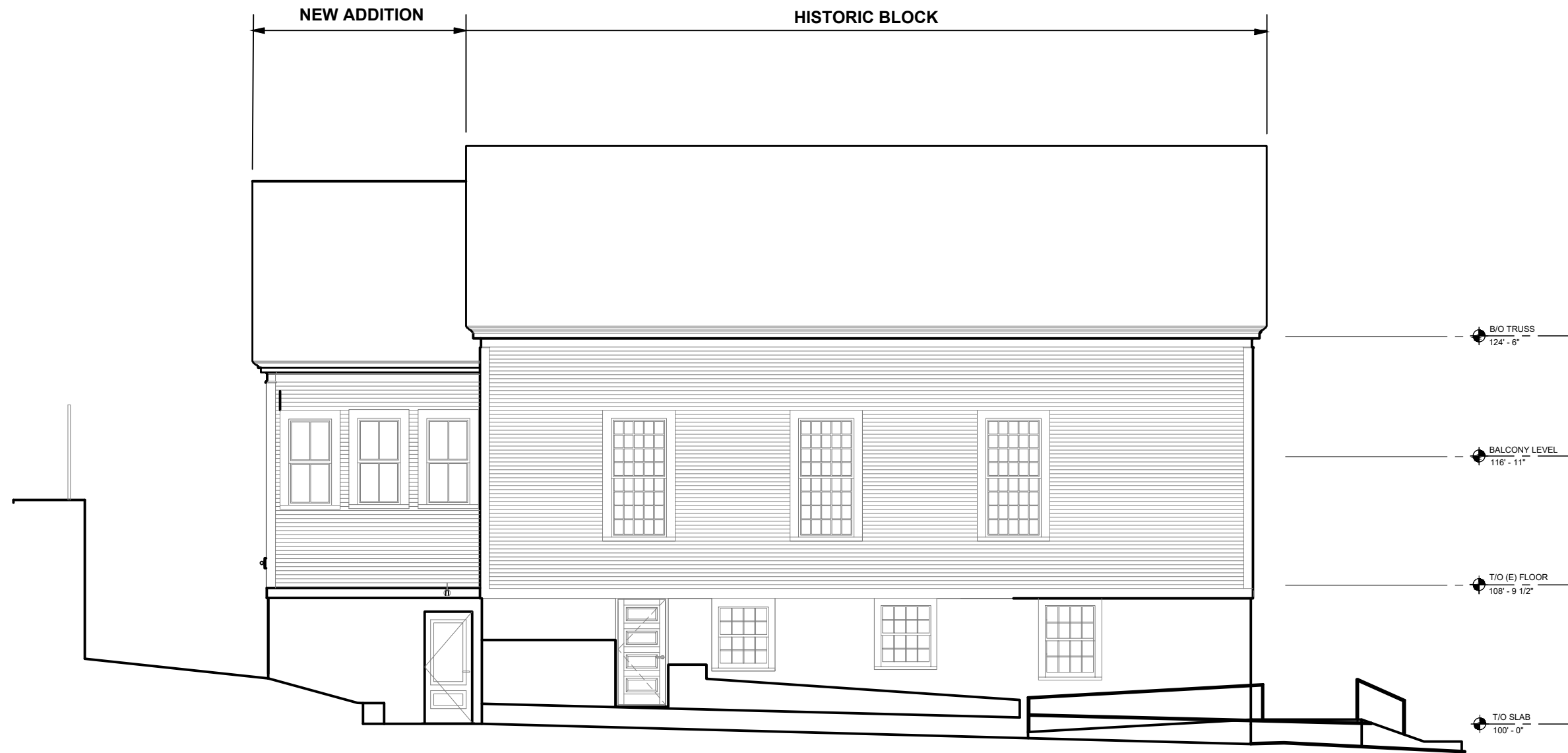
1/8" = 1'-0"



 TRILLIUM ENGINEERING GROUP			
TRILLIUM Engineering Group Yarmouth, Maine 04096 www: trilliumengineeringgroup.com			
HISTORIC PRESERVATION Application for Review of the ABYSSINIAN MEETING HOUSE		OWNER: Committee to Restore the ABYSSINIAN MEETING HOUSE	
WORKSHOP DATE: JULY, 2023	PROJECT NO.: 21-067	A-4	



 TRILLIUM ENGINEERING GROUP			
WORKSHOP DATE: JULY, 2023		HISTORIC PRESERVATION Application for Review of the ABYSSINIAN MEETING HOUSE	
PROJECT NO.: 21-067		TRILLIUM Engineering Group Yamouth, Maine 04096 www: trilliumengineeringgroup.com	OWNER: Committee to Restore the ABYSSINIAN MEETING HOUSE
A-5		CWS Architects 264 US-1 Unit 2A Scarborough, ME 04074 www: turk-architecture.com	



WEST ELEVATION

1/8" = 1'-0"



TRILLIUM
Engineering Group
Yamouth, Maine 04096
www: trilliumengineeringgroup.com

CWS Architects
264 US-1 Unit 2A
Scarborough, ME 04074
www: turk-architecture.com

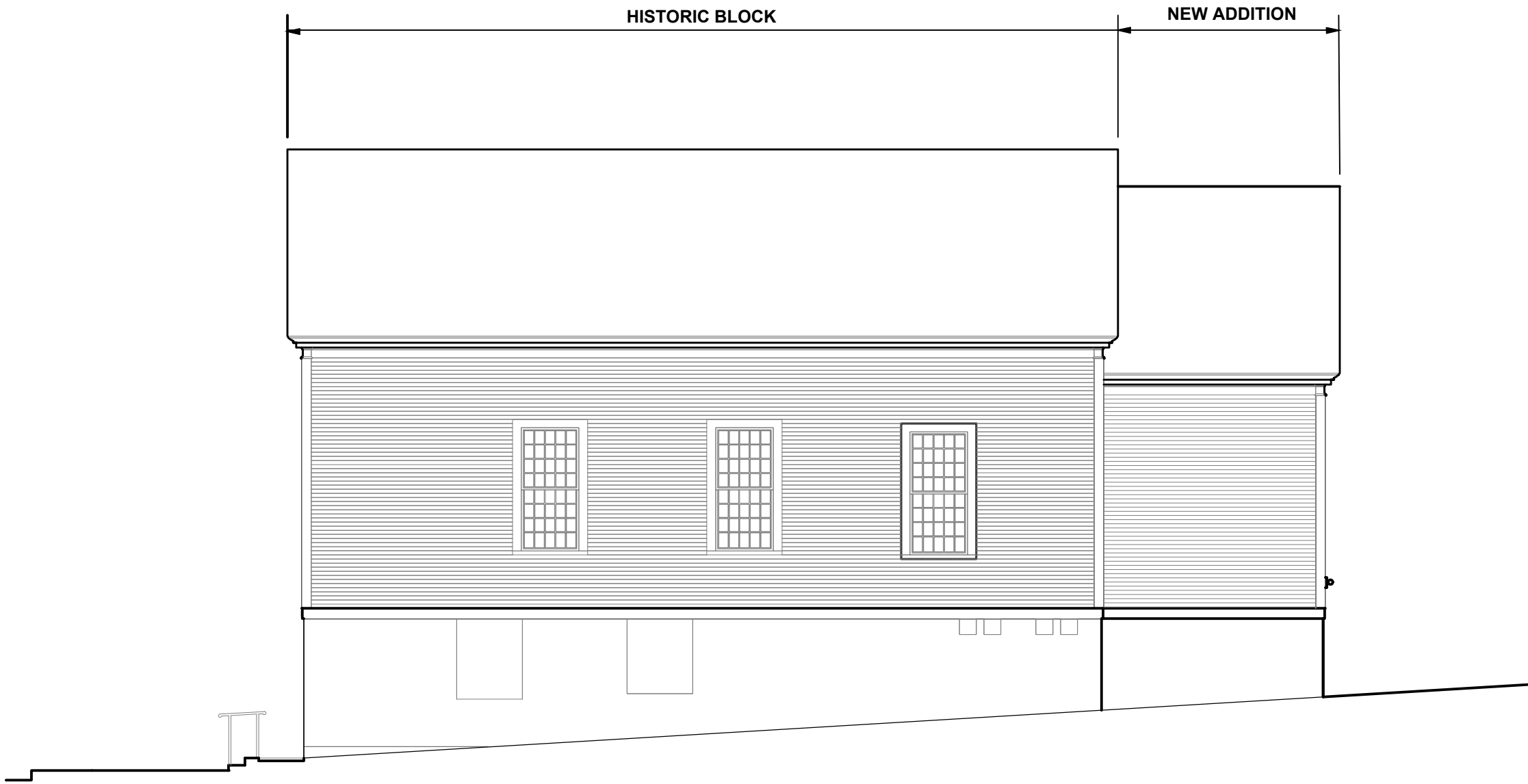
HISTORIC PRESERVATION
Application for Review of the
ABYSSINIAN MEETING HOUSE

OWNER:
**Committee to Restore the
ABYSSINIAN MEETING HOUSE**

WORKSHOP DATE:
JULY, 2023

PROJECT NO.:
21-067

A-6



EAST ELEVATION

1/8" = 1'-0"



TRILLIUM
Engineering Group
Yamouth, Maine 04096
www: trilliumengineeringgroup.com

CWS Architects
264 US-1 Unit 2A
Scarborough, ME 04074
www: turk-architecture.com

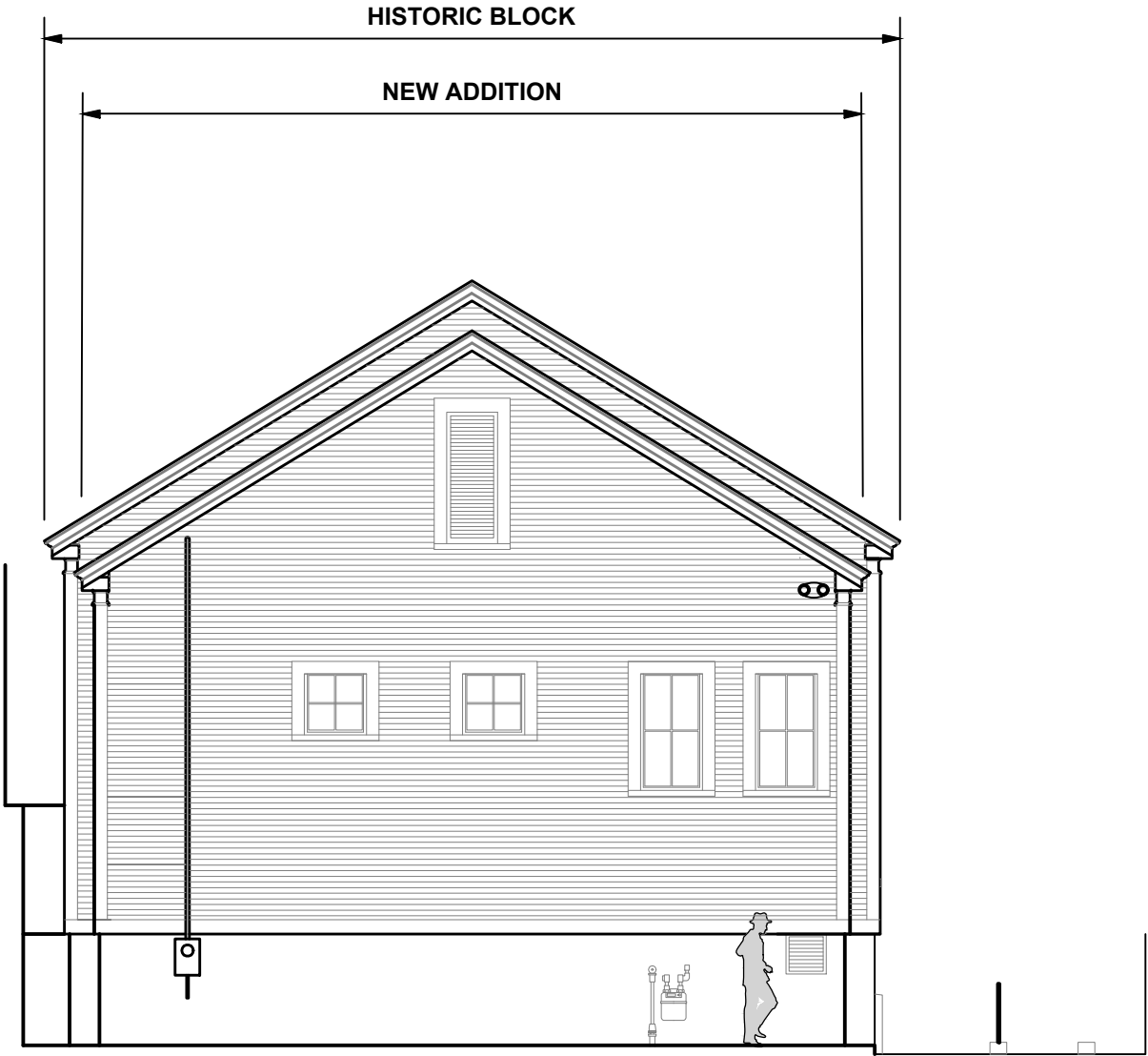
HISTORIC PRESERVATION
Application for Review of the
ABYSSINIAN MEETING HOUSE

OWNER:
**Committee to Restore the
ABYSSINIAN MEETING HOUSE**

WORKSHOP DATE:
JULY, 2023

PROJECT NO.:
21-067

A-7



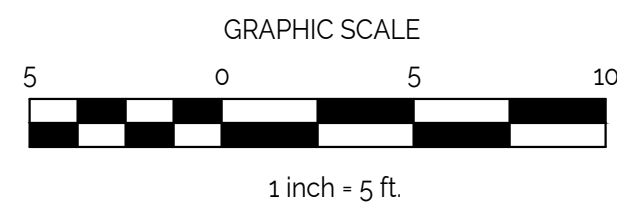
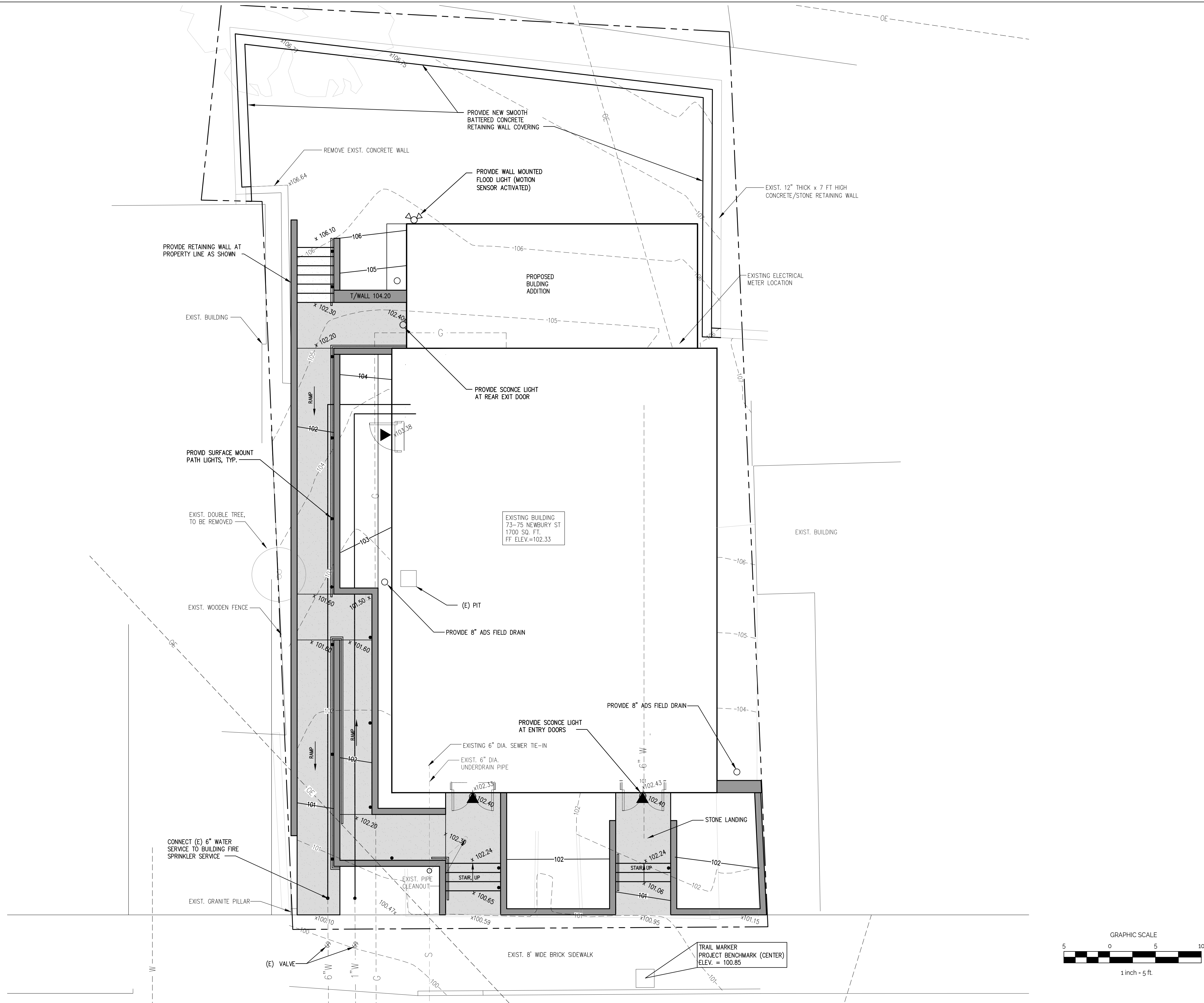
NORTH ELEVATION

1/8" = 1'-0"

PRINTED Aug 07, 2023

1

PROPOSED SITE PLAN



1" = 5'-0"



TURK architecture

63 Washburn Avenue
SUITE 213
PORTLAND, MAINE 04102
207.761.9662
turkarchitecture@gmail.com

PRELIMINARY
NOT FOR CONSTRUCTION

ABYSSINIAN MEETING HOUSE

75 NEWBURY STREET, PORTLAND, ME 04101

RESTORATION

No.	DESCRIPTION	ISSUED FOR REVIEW	ISSUED FOR REVIEW	DATE
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

ISSUED

SHEET TITLE:

PROPOSED SITE PLAN

DESIGNED: XX
DRAWN: XX
DATE: 07-25-2021
PROJECT NUMBER: 21-067

C3

COWLES STUDIO | LANDSCAPE ARCHITECTURE

04.05.2023.

05.30.2023^{fr}

February 27, 2023

Chair O'Brien and members of the Historic Preservation Board:

Founded in 1964, Greater Portland Landmarks is a non-profit advocacy organization that works toward the preservation and revitalization of greater Portland's built environment. Our goal is to save greater Portland's historic places through preservation and adaptive use while promoting creative new architecture that enhances historic neighborhoods. We appreciate the opportunity to comment on projects that impact the historic character of the city.

We are writing to support the proposed rear addition and reconfigured front landscape at 73 Newbury Street (Abyssinian Meeting House). The Abyssinian Meeting House is an extraordinarily significant building in Portland's history with a rich past and bright future. We applaud the Committee to Restore the Abyssinian for its ongoing efforts to revitalize this building. Contingent with these efforts are the necessities to make the structure useable for modern audiences and to meet strict building and life safety codes. The proposed alterations do just that: adding a second egress, restrooms, and both an elevator and entry ramp for accessibility. The architect's proposal achieves all these goals in the least intrusive way, where the rear addition that would house the second stair, elevator, and restrooms is essentially non-visible from the public way and does not detract from the historic appearance of the building proper. At the same time, the proposed front ramp is part of a larger plan to enhance the small area between the sidewalk and building while also providing universal access that does not deteriorate the view of the façade. For all these reasons—the important building and life safety codes that will allow for the reuse of the building and the sensitive architectural approaches to achieving them—we encourage the board to send this proposal to a public hearing.

Sincerely,



C. Ian Stevenson, PhD
Director of Advocacy

October 11, 2023

Robert O'Brien
Historic Preservation Board
City of Portland
389 Congress Street
Portland, ME 04101

Chair O'Brien,

On Saturday, October 7th I received a postcard notification regarding the Abyssinian Meeting House Historic Preservation Certificate of Appropriateness hearing scheduled for October 18th.

At the previous meeting the board had directed the applicant to reach out to me and discuss the border tree issue with my adjacent lot. Unfortunately, this outreach did not occur. On the evening of October 9th Carole De Tine e-mailed me assure me 'we are interested in hearing your concerns about the current plans for the Abyssinian Meeting House building and grounds' requesting a meeting along with engineer Eric Dube the next day or Wednesday (Oct. 11th).

This after-the-fact outreach lacked sincerity knowing the design team had already submitted a design they considered complete for hearing. Those application materials were not offered for review. On October 10th I spoke with Evan Schueckler requesting the team's submission materials and also requested them of Carol and Eric. Evan forwarded the materials for my review late in the afternoon of October 10th. Evan noted he had spoken with Eric and asked him to reach out and also spoken with Kevin Kraft who had suggested a joint meeting with the City's new arborist, Mark Reiland.

The materials submitted for hearing are dated September 25th suggesting the plans had been solidified/submitted two weeks prior to any outreach. The submitted materials and commentary include no changes to increase privacy buffering, protect the tree or address the concerns previously raised.

Evan Schueckler introduced Eric and myself to Mark Reiland on October 11th and the possibility of a site meeting on Friday has been proposed by Eric Dube. With the hearing date set and design cemented for a vote on October 18th the ability for significant design modifications or further study to address any concern has passed.

My schedule does not allow me to meet with Mark, Eric and Carol prior to Wednesday's meeting. I certainly am looking forward to meeting with the team to move towards a site plan that fosters equity in its accessibility design and provides privacy buffering at the upper floor windows and pedestrian scale buffer at the ground plane that will improve the visitors experience and respect the tight urban conditions of the site.

Looking back at the design plan from March 1, 2023 this street-front plan provides an elegant, equitable design that is easy to navigate for those with mobility impairments, fully integrating them within the primary entrance sequence in line with best design practices. That design also protects the boundary

tree and provides possibility for increased options of ground-level vegetative buffering at Abyssinian Way.

The abrupt departure from that elegant, neighborly concept to the version presented this fall removing the boundary tree and turning the side yard into a completely impervious, long, segregated ramp is disappointing as a design professional, and abutter.

As the neighborhood's defacto welcomer to the many intergenerational families who visit the Abyssinian Site I can attest that many include elders with mobility impairments. Stepping up the curb to pose for a photo on the grass is difficult without assistance for many. Multiple walking tours and bus groups stop by each day already. The Abyssinian Meeting House is a building of national import that should be visited by all Americans. A viable design that respects the residential neighbors and accommodates these visitors is possible as shown from the March submission.

Considering the lack of outreach prior to hearing submission, as encouraged by the board, I respectfully request that board continue this agenda item to a later hearing date to allow actionable dialogue and design revisions to take place. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Tracie J. Reed". The signature is written in a cursive, flowing style.

Tracie J. Reed, AIA, NCARB, Maine Licensed Architect
77 Newbury Street
Portland, ME 04101

CC:

Brandon Mazer, Planning Board Chair
Kevin Kraft, Deputy Planning Director
Evan Schueckler, Historic Preservation Program Manager
Eric Dube, Trillium Engineering Design Professional for AMH
Carol De Tine, Chair Abyssinian Meeting House Design Committee
Zachary Brandwein, Bernstein Shur (counsel)

Attachments



Porch view illustrating tree as privacy buffer

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



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: October 13, 2023
RE: 84 Commercial Street – PUBLIC HEARING – Additions & Rehabilitation
PROJECT ID: HPBR-002660-2023
MEETING: October 18, 2023

Owner: 84 Commercial, LLC
Architect: Maryna Nelson, Archetype Architects

A sign announcing the Historic Preservation Board's meeting on October, 18, 2023 was posted at the property on September 27, 2023. A legal ad was published in the Portland Press Herald on October 6, 2023 and October 7, 2023, and 26 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Remove portions of non-historic exterior stairs, ramp, and deck. Remove portions of rear wall of historic structure to allow for additional glazing. Remove existing transformer for relocation.

Construct new two-story kitchen and restroom addition with 850 Square foot footprint at east elevation. Addition to be clad in metal paneling. Construct new multi-level partially roofed outdoor dining deck and exterior staircase at south (rear) elevation. New deck to be constructed of metal frame with cable railings. Install new glazing system in proposed enlarged openings at south elevation. Construct new dumpster enclosure/screening at rear of proposed addition, and relocate transformer to rear.

SUMMARY OF HISTORIC CONTEXT

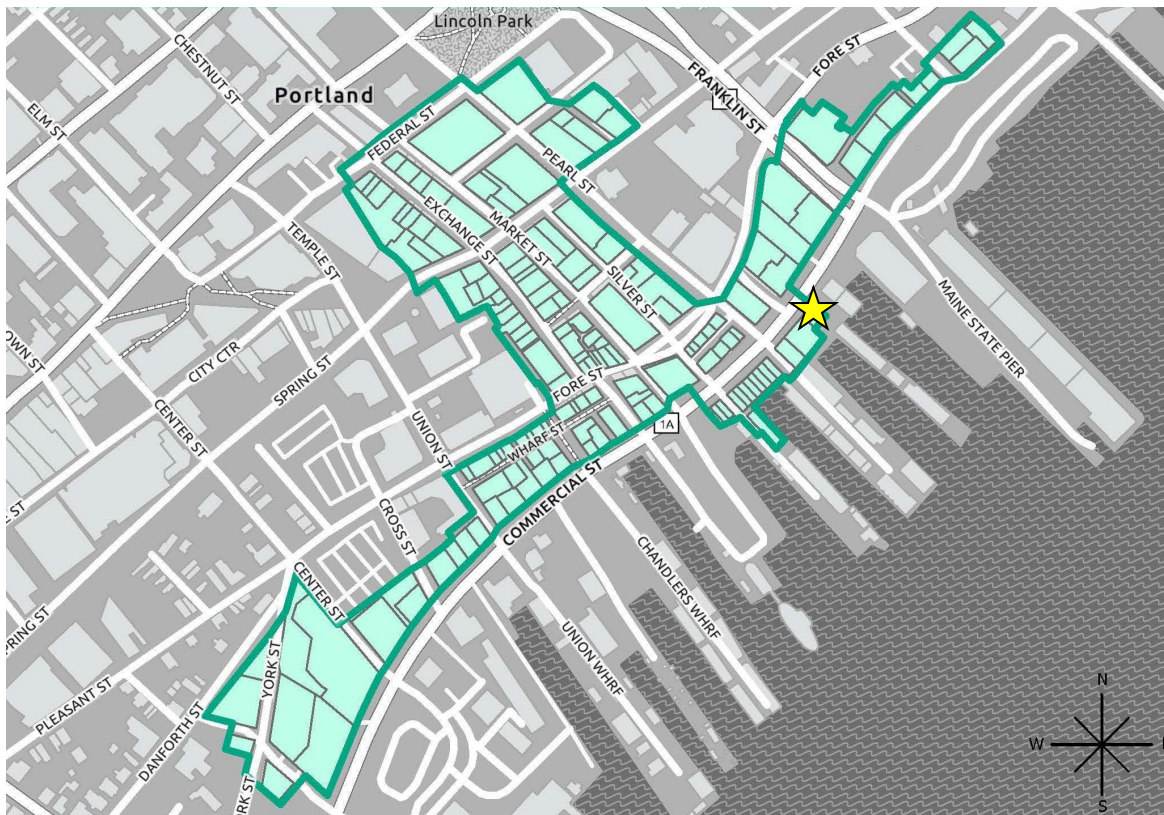


Figure 1: Map of the Waterfront (Old Port) Historic District showing location of 84 Commercial Street with yellow star.

84 Commercial Street was constructed around 1900 as the Office and Scale House for Randall and McAllister, a large coal wholesaler and retailer that operated along Portland's waterfront. The building is constructed of brick in an eclectic style with classically inspired first and second floor dentilated cornices, a highly decorative oval window with a complex curved muntin pattern, and several Romanesque revival-inspired arched openings. These openings are particularly distinctive with their foliated imposts, decorative voussoir trim, and prominent keystones all executed in granite.

The building operated as the Dry Dock restaurant from 1983 until it permanently closed in 2018. The existing ramp and two-story rear deck were previously approved by the Historic Preservation Board to serve the continued use of the building by the Dry Dock restaurant.



Figure 2: 1924 Tax Photo for 84 Commercial Street (<https://www.mainememory.net/record/86887>). The scales were contained in the wood frame structure to the left of the building which is no longer extant.

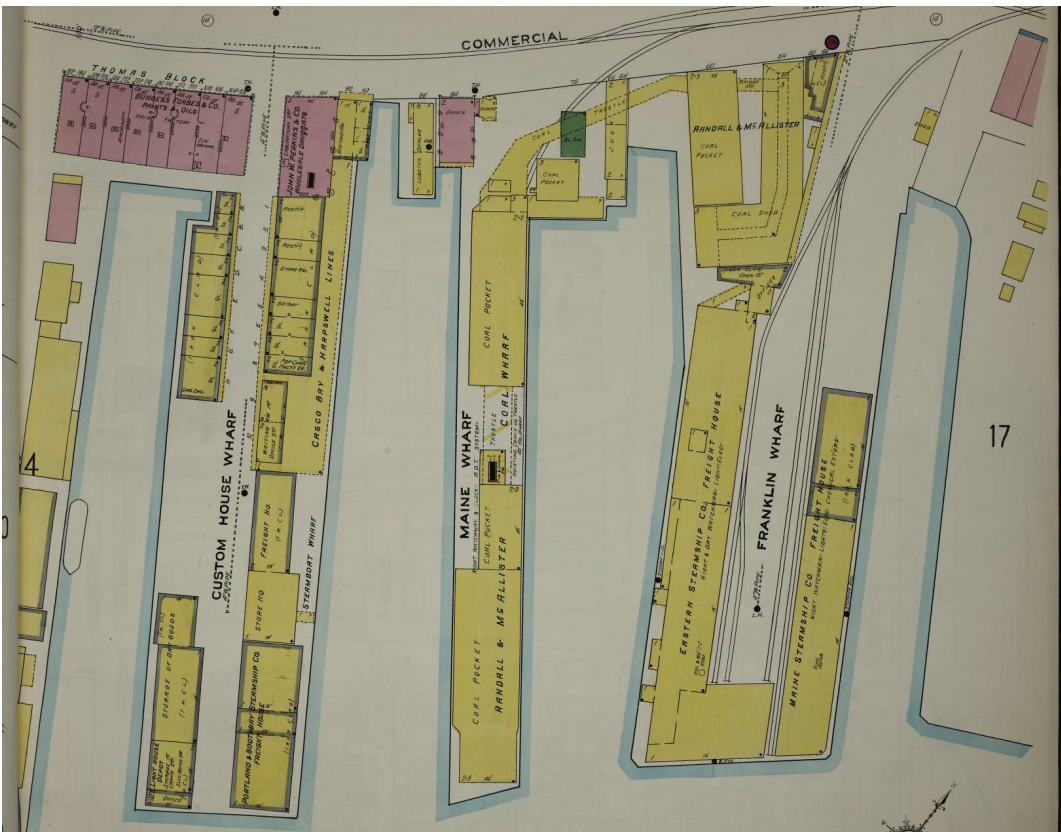


Figure 3: Excerpt from 1909 Sanborn Fire Insurance Map, Plate 20 showing the extent of the Randall & McAllister Operation across the Maine Wharfe and Franklin Wharf, now the Maine State Pier (https://www.loc.gov/resource/g3734pm.g3734pm_g03527190901/?sp=21&st=image&r=-0.145,0.382,1.13,0.689,0).

Additional information on the Waterfront (Old Port) Historic District can be found on the city website: <https://www.portlandmaine.gov/665/Historic-Districts>

PREVIOUS REVIEWS BY HISTORIC PRESERVATION BOARD

October 3, 2018; Public Hearing:

On October 3, 2018, the Historic Preservation Board conditionally approved plans for a two-story kitchen addition and one-story retail addition at the east elevation, and a multi-story deck addition at the rear. See Attachment 3 for the staff memo and applicant materials from this public hearing, and Attachment 4 for the Certificate of Appropriateness (COA).

March 20, 2019; Public Hearing:

On March 20, 2019, the applicant returned to the Historic Preservation Board to amend the approval from October 3, 2018 to allow for a reduction in scope, including elimination of the one-story retail addition and a reduction in the size of the rear decks. The Board voted to conditionally approve the revised application. See Attachment 5 for the staff memo and applicant materials from this public hearing.

The revised COA was issued along with approved plans on November 18, 2019. See attachments 6 & 7. It is worth noting that the final approved plans were adjusted from the drawings presented to the Board on March 20. The rear deck was revised to be consistent with the design of the deck originally approved by the Board on October 3, 2018. This second amendment to the plans was administratively approved by staff on the basis that the final deck design was consistent with the design originally approved by the Board. The November 18 COA also notes the various conditions of the Boards approval from March 20 were met in the revised drawings.

STAFF COMMENTS

The proposed plans are in keeping with those that were approved by the Historic Preservation Board on October 3, 2018 and March 20, 2019 as formalized in the COA and Approved Plans issued on November 18, 2019. The applicant is only returning to the Historic Preservation Board because the 2019 approval has since expired along with the prior site plan approval. The owner is now seeking a new COA, site plan approval, and building permit to complete the work based on the previously approved plans.

The only suggested condition is that staff review and approve mock-ups of any masonry restoration work including but not limited to cleaning, repointing, or selective replacement.

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	The applicant is proposing a continued restaurant use.

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Yes	The applicant is largely proposing to retain historic materials and details, in particular closest to Commercial Street where the building has the greatest visibility from a public street. The additions will require destruction of some historic fabric; however, this is concentrated towards the rear of the property, and on less distinctive features.

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	The applicant is not proposing to introduce any faux historical or conjectural features which would create a false sense of history.

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 applicant is not proposing to remove or destroy any historically significant features, whether original or later alterations.

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	Distinctive features such as the highly decorative cornices, granite arched window details, and oval window will be retained.

Standard 6	
Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.	
Standard Met?	Staff Comments
Yes	The applicant is not proposing to remove any significant or substantially replace any historic features.

Standard 7	
The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.	
Standard Met?	Staff Comments
Yes	Staff will review and approve any proposed cleaning to ensure compliance with this standard.

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	The proposed addition and rear deck will be of their time and differentiated from the historic structure by using contemporary materials such as metal cladding and cable railing systems.

Standard 10	
Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.	
Standard Met?	Staff Comments
Yes	The proposed addition will not irretrievably destroy the essential form or integrity of the property with the proposed addition being set below the roof of the historic structure and all distinctive details and architectural features on the most visible elevations being retained and visually prominent.

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	The proposed two-story height of the kitchen and deck additions are in keeping with the scale of the historic structure while also being subordinate and deferential to the historic structure.
<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 width of the proposed addition is in keeping with and subordinate to the historic structure.
<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
Yes	The proposed kitchen addition will have a vertically oriented façade in keeping with the proportions of the principal façade of the historic structure.
<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 addition will have a flat roof which is in keeping with the historic structure. The proposed deck addition will have a low-sloped roof which is not uncommon within the 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
Yes	The scale of the proposed additions are in keeping with, and subordinate to the Historic Structure.

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
Yes	Windows and doors on the proposed addition will be vertically oriented which is in keeping with the historic structure.
<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
Yes	Windows at the second story of the proposed kitchen addition will be in a regular pattern in keeping with windows on the historic structure. The first floor of the proposed addition is significantly more solid than other elevations of the historic structure; however, side elevations are sometimes more solid and this one in particular is not prominent on the street.
<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
Yes	The structure will retain its historic primary entrance off of Commercial Street through the decorative arched opening. An accessible entrance will continue to be provided from the ramp along the west elevation. There will be a new landing and service entrance off the front of the proposed kitchen addition, but this will be set back from the street so as to be recessive.

<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
Yes	The applicant is proposing gray metal panels for the primary cladding of the kitchen addition. The material will be arranged so as to scale the addition to the masonry and window openings of the historic structure; however, the color is proposed as a contrast to differentiate the addition from the historic structure.

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
Yes	The addition is being proposed setback from the principal façade in deference to the small one-story project on the east elevation of the building, where the scales were historically connected to the office building.
<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
Yes	The proposed additions are respectful of existing street rhythm, maintaining access down the Maine Wharf.
<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 principal façade has a vertically oriented façade broken up by vertical and horizontal datum, in keeping with the vertically proportioned façade of the historic structure which is broken up by the horizontal cornices and the vertically oriented windows.

4. Streetscape, pedestrian improvements

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
Yes	Streetscape improvements will be in keeping with city standards.

MOTION FOR CONSIDERATION

I move to CONDITIONALLY APPROVE application HPBR-002660-2023 for additions and rehabilitation at 84 Commercial Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2: 1-7 & 8-9, and Standards for Review of New Construction 17.8.3: A.1-5, B.1-4, & C.1-4, with the following condition:

- 1) A test patch of proposed masonry work, (including cleaning, repointing, replacement, or repair) shall be reviewed and approved by Historic Preservation staff prior to proceeding with the work to ensure that the work is consistent with the historic masonry and will not cause unnecessary damage to historic materials per the Standards for Review of Alterations.

ATTACHMENTS

1. Project Summary
2. Drawings
3. October 3, 2018 Historic Preservation Board Public Hearing Packet
4. November 6, 2018 Certificate of Appropriateness
5. March 20, 2019 Historic Preservation Board Public Hearing Packet for amended plans
6. November 18, 2019 Certificate of Appropriateness, Revised
7. November 18, 2019 Approved Plans, Revised

September 18, 2023
84 Commercial, Portland, ME

Project Summary

The Dry Dock currently has a dining room and bar fronting Commercial Street of about 760 SF in a +/- 2000 SF footprint. There is no connection to the rear of the building facing the harbor other than a corridor. The second floor has a dining room bar. Behind the building are 2 exterior decks. The existing basement has a stone foundation wall and is subject to flooding.

The program beyond renovating the interior of the existing building is as follows:

1. 850 SF kitchen addition. The 1st floor will be used for kitchen equipment and cooking area. The cooler and freezer will be in the basement and the bathrooms with storage on the 2nd floor.
2. Existing deck expansion. Exterior stairs and ramp reconfiguration for accessibility.
3. Interior renovation.
4. Transformer relocation and pad addition for the new screened dumpster.

The project has been previously approved by the Historic Preservation Board. The permit number is HPBR-000494-2019. The intent of this submission is to renew the expired permit. The scope of work has not changed. The new drawings include the updated code analysis to comply with IECC 2021. This would not cause any design changes.

Regards,

Maryna Nelson
Architectural Designer
Archetype Architects
207.329.0651
maryna@archetypepa.com

CITY OF PORTLAND
Planning & Urban Development Department

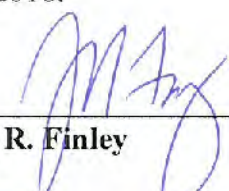
HISTORIC PRESERVATION APPLICATION SUBMISSION CHECKLIST Please submit each document as a separate PDF file Please confirm by electronically checking the boxes to the left		
To supplement your application, please submit the following items <i>as applicable to your project</i>. Keep in mind that the written project description that you provide the Historic Preservation Board and staff, is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s), additions, and/or infill construction.		
GENERAL APPLICATION DOCUMENTS		
Yes ☒	N/A ☐	Project Description Cover Letter with detailed project description
Yes ☒	N/A ☐	Completed Checklist for Historic Preservation review (this document)
Yes ☒	N/A ☐	Evidence of Right, Title and Interest Deeds, leases or purchase and sales agreements
PLANS, etc.		
Yes ☒	N/A ☐	Exterior photographs of property (required for all applications). Include a general streetscape view, view of entire building, and close-ups of project area.
Yes ☒	N/A ☐	Sketches or elevation drawings at a minimum ¼" scale.
Yes ☒	N/A ☐	Details or wall sections, where applicable.
Yes ☒	N/A ☐	Floor plans, where applicable.
Yes ☒	N/A ☐	Site Plan, where applicable, showing relative location of adjacent structures.
Yes ☒	N/A ☐	Catalog cuts or product information (e.g. proposed windows, doors, fencing).
Yes ☒	N/A ☐	Materials – list all visible exterior materials.

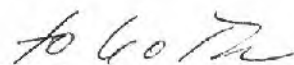
**QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form**

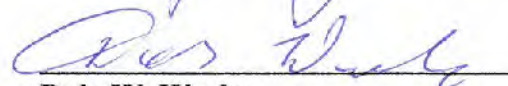
KNOW ALL BY THESE PRESENTS: That **James R. Finley**, with a mailing address of 166 Spurwink Road, Scarborough, Maine 04074 and **Dale W. Weeks**, with a mailing address of 182 Two Lights Road, Cape Elizabeth, Maine 04107, grant with Quitclaim Covenant to **84 Commercial Street LLC**, a Maine limited liability company with a mailing address of P.O. Box 535, Buxton, Maine 04093, the land with improvements thereon at 84 Commercial Street, Portland, Maine in Cumberland, Maine more fully described in **EXHIBIT A** attached here.

WITNESS our hands this 21 day of April, 2016.


Witness


James R. Finley

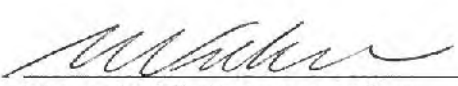

Witness


Dale W. Weeks

**STATE OF MAINE
Cumberland County, ss**

Personally appeared the above named **James R. Finley** and acknowledged the foregoing instrument to be his free act and deed.

Date: 4-21-16


Notary Public/Attorney at Law 1414
Printed Name: William L. Vickerson
Commission expiration:

**STATE OF MAINE
Cumberland County, ss**

Personally appeared the above named **Dale W. Weeks** and acknowledged the foregoing instrument to be his free act and deed.

Date: 4/21/16

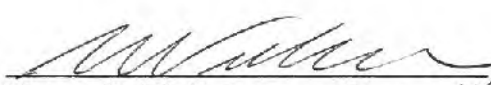

Notary Public/Attorney at Law 1414
Printed Name: William L. Vickerson
Commission expiration:

EXHIBIT A

Beginning on the southerly side of Commercial Street at a spike marking the southeasterly corner of land conveyed by Randall & McAllister to Robert A. Verrier by deed dated June 11, 1953, and recorded in Cumberland County Registry of Deeds in Book 2133, Page 297, and now or formerly owned by Maine Wharf Associates, a Maine Limited Partnership; thence the line runs southeasterly by land now or formerly of said Maine Wharf Associates 80.25 feet to a spike; thence by other land now or formerly of said Maine Wharf Associates southwesterly, making an included angle with the last course of 270E 9', a distance of 62.68 feet to the division line between the premises herein conveyed and the premises now or formerly of the Proprietors of Custom House Wharf; thence northwesterly by the division line between the premises herein conveyed and the premises of now or formerly of the Proprietors of Custom House Wharf a distance of 74.5 feet, more or less, to the southeasterly sideline of Commercial Street; thence northeasterly by the southeasterly sideline of Commercial Street 62.03 feet, more or less, to the spike at the point of beginning.

Being a portion of the premises conveyed to Randall & McAllister by Proprietors of Maine Wharf by deed dated May 6, 1953, and recorded in said Registry of Deeds in Book 2127, Page 310.

This conveyance is made subject to the provisions of a certain deed of perpetual easement from Randall & McAllister and Schmader Realty Corporation, a corporation duly existing by law and located at said Portland to The Proprietors of Custom House Wharf, also a corporation duly existing by law and located in said Portland, relating to the filling in of certain dock areas adjacent to those properties formerly owned by Randall & McAllister, by said Schmader Realty Corporation and by said The Proprietors of Custom House Wharf, which deed of easement is dated August 8, 1974, and in said Registry of Deeds, together with a plan by H.I. & E.C. Jordan showing the area to be filled.

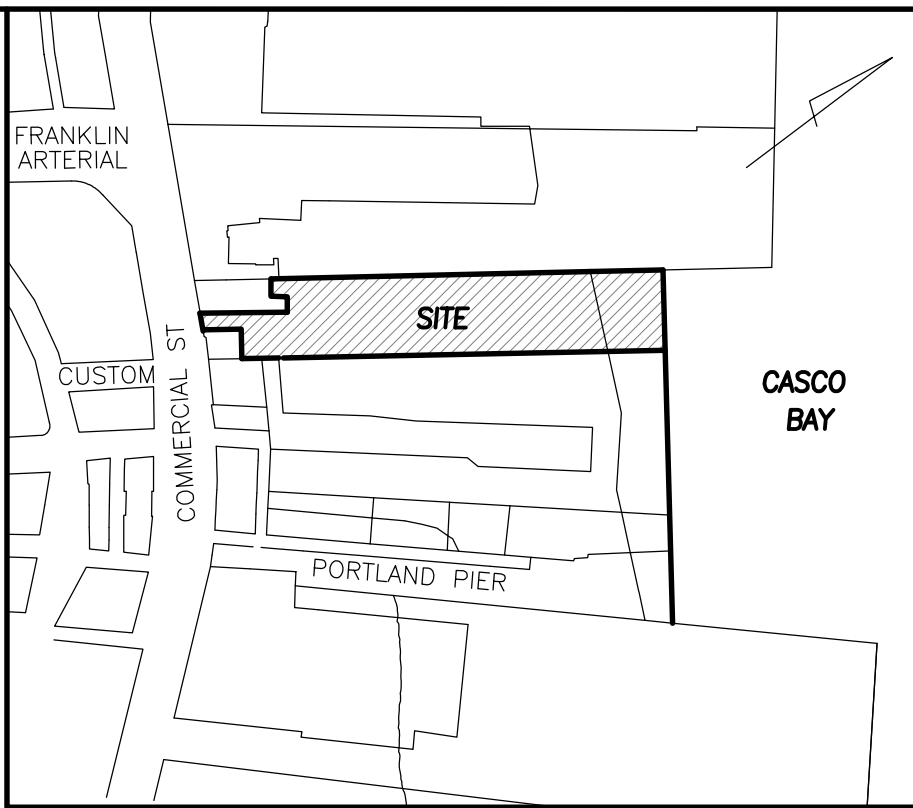
There is also hereby conveyed to the Grantee the benefits of all rights which will accrue by reason of a certain deed of easement given to Randall & McAllister by said Schmader Realty Corporation.

This conveyance is also made with the benefits of and subject to the obligations imposed by a certain written agreement as to said area to be filled in between Schmader Realty Corporation, Randall & McAllister, Restaurants, Inc., a corporation duly existing by law and located in said Portland, and The Proprietors of Custom House Wharf, which said written agreement is dated August 8, 1974.

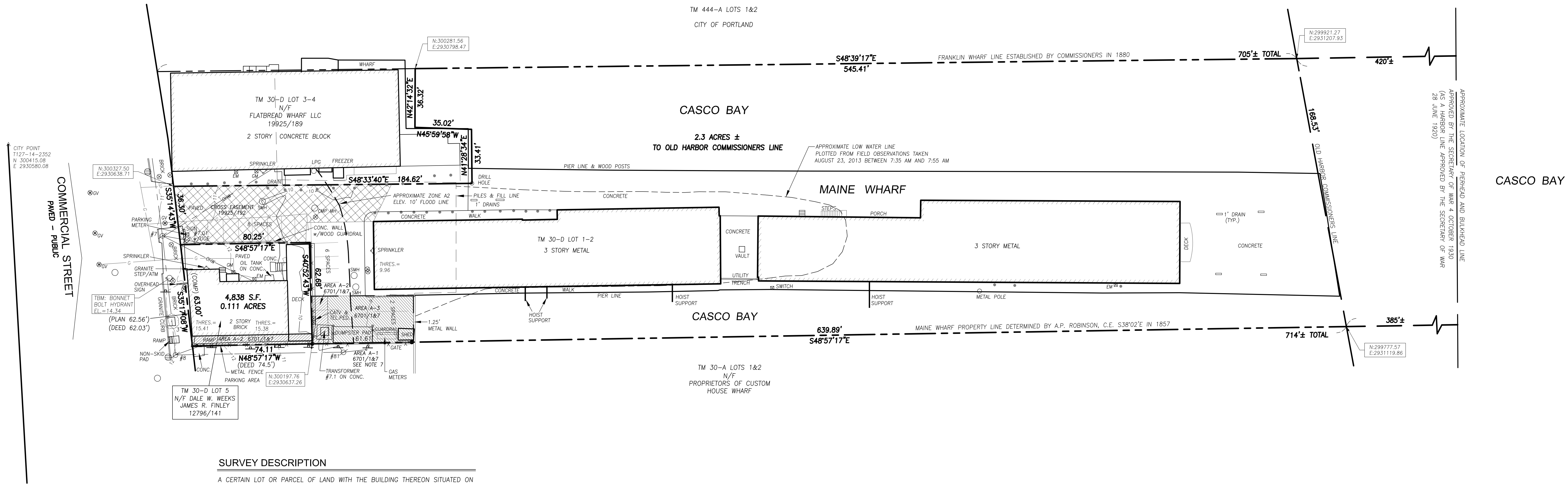
Meaning and intending to describe all and the same premises described in a deed by MACREAL, Inc. to James R. Finley and Dale W. Weeks dated October 29, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12796, Page 141.

Received
Recorded Register of Deeds
Apr 21, 2016 02:33:00P
Cumberland County
Nancy A. Lane

△
CITY POINT
T113-49-142
N 300138.34
E 2931238.13



LOCATION MAP
N.T.S.



SURVEY DESCRIPTION

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDING THEREON SITUATED ON THE EASTERLY SIDE OF COMMERCIAL STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY SIDELINE OF COMMERCIAL STREET AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF FLATBREAD WHARF LLC RECORDED IN 19925/189 AS SHOWN ON "EXISTING CONDITIONS PLAN AT MAINE WHARF 68 COMMERCIAL STREET, PORTLAND, MAINE MADE FOR RECORD OWNER MAINE WHARF, LLC" DATED MAY 2, 2013 BY OWEN HASKELL, INC. AND RECORDED IN THE REGISTRY OF DEEDS IN PLAN BOOK 213, PAGE 357;

THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY AND EASTERLY LINE OF LAND OF SAID FLATBREAD WHARF, LLC:

S 48°33'40" E 184.62 FEET;
N 41°28'34" E 33.41 FEET;
N 45°59'58" W 35.02 FEET;
N 42°14'32" E 36.32 FEET TO THE FRANKLIN WHARF LINE ESTABLISHED BY COMMISSIONERS IN 1880 AND LAND NOW OR FORMERLY OF THE CITY OF PORTLAND;

THENCE, S 48°39'17" E ALONG THE SAID FRANKLIN WHARF LINE 965 FEET, MORE OR LESS, TO THE APPROXIMATE LOCATION OF THE PIERHEAD AND BULKHEAD LINE APPROVED BY THE SECRETARY OF WAR 4 OCTOBER 1930;

THENCE SOUTHERLY ALONG THE SAID APPROXIMATE LOCATION OF THE PIERHEAD AND BULKHEAD LINE 165 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF PROPRIETORS OF CUSTOM HOUSE WHARF;

THENCE, N 48°57'17" W ALONG THE NORTHERLY LINE OF LAND OF SAID PROPRIETORS OF CUSTOM HOUSE WHARF 1,025 FEET, MORE OR LESS, TO THE EASTERLY LINE OF LAND NOW OR FORMERLY OF DALE W. WEEKS & JAMES R. FINLEY RECORDED IN 12796/141;

THENCE, N 40°52'43" E ALONG THE EASTERLY LINE OF SAID WEEKS & FINLEY 62.68 FEET TO THE EASTERLY CORNER OF LAND OF WEEKS & FINLEY;

THENCE, S 48°57'17" W ALONG THE NORTHERLY LINE OF LAND OF WEEKS & FINLEY 80.25 FEET TO THE EASTERLY SIDELINE OF SAID COMMERCIAL STREET;

THENCE, N 35°14'43" E ALONG THE EASTERLY SIDELINE OF COMMERCIAL STREET 36.30 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

- OWNER OF RECORD: MAINE WHARF, LLC, P.O. BOX 535, BUXTON, MAINE, C.C.R.D. BOOK 30741 PAGE 150.
- PROPERTY IS SHOWN AS LOTS 1-2 BLOCK D ON CITY OF PORTLANDS ASSESSORS MAP 30.
- BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE NAD83 CITY POINTS T113-49-142 AND T127-14-2352 USED.
- THE PROPERTY IS PARTIALLY IN FLOOD ZONE A2 ELEVATION 10 PER FIRM PANEL NUMBER 230051-0014 B DATED JULY 17, 1986.
- THIS SURVEY WAS DONE WITH THE BENEFIT OF AN OWNER'S POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED JUNE 17, 2013.
- THE SURVEYED PROPERTY IS SUBJECT TO THE FOLLOWING UTILITY EASEMENTS:
CENTRAL MAINE POWER COMPANY 31200/224
NORTHERN NEW ENGLAND TELEPHONE 32202/133&134
- AREA A-1, AREA A-2 AND AREA A-3 ARE AREAS OF AGREEMENTS AND EASEMENTS REFERENCED IN DEED BOOK 6701/1 AND 6701/7.

PLAN REFERENCES

- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR MAINE WHARF ASSOCIATES, LAND TITLE SURVEY, DATED 3 DEC. 1989, REVISED THROUGH JUNE 29, 1995 BY E.C. JORDAN SURVEYORS.
- BOUNDARY SURVEY/SITE PLAN AT 68 COMMERCIAL ST., PORTLAND, MAINE FOR WHARF HOLDINGS, LLC DATED JAN. 13, 2003 BY BACK BAY BOUNDARY, INC. LAND SURVEYING.
- EXISTING CONDITIONS PLAN AT MAINE WHARF 68 COMMERCIAL STREET, PORTLAND, MAINE MADE FOR RECORD OWNER MAINE WHARF, LLC DATED MAY 2, 2013 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 213 PAGE 357.
- SITE DEVELOPMENT PLAN OF MAINE WHARF PIER EXTENSION 68-76 COMMERCIAL STREET PORTLAND, MAINE 04101 FOR: MAINE WHARF, LLC DATED 9/02/14 REVISED THROUGH 4/22/15 BY SEBAGO TECHNICS.

CERTIFICATE

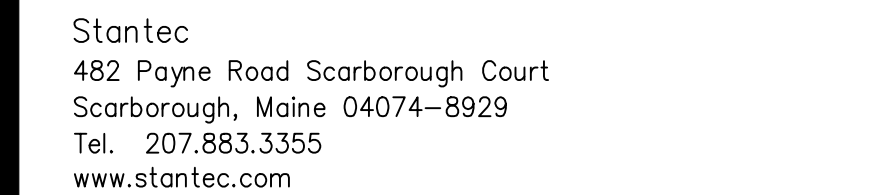
OWEN HASKELL, INC. CERTIFIES TO BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE

JOHN W. SWAN, PLS NO. 1038

REV. 1 | 08-29-18 | TOPOGRAPHIC & BOUNDARY OF TM 30-D LOT 5

PLAN OF LAND AT MAINE WHARF 68-72 COMMERCIAL STREET, PORTLAND, MAINE MADE FOR RECORD OWNER MAINE WHARF, LLC			
OWEN HASKELL, INC. 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424 PROFESSIONAL LAND SURVEYORS			
Drwn By	RRL	Date	Job No.
Trace By	JLW	JUNE 3, 2015	2012-197P
Check By	JWS	Scale	Drwg. No.
Book No.	1133	1" = 30'	AB



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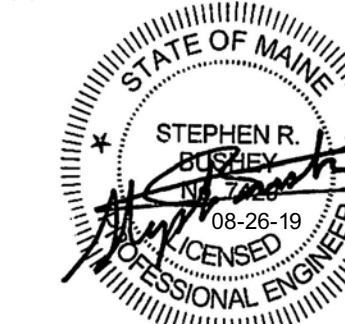
City Approval



Revision	By	Date
1. RESUBMITTED TO CITY AS LEVEL II APPLICATION	ADD	9/22/26
2. REVISED AND RESUBMITTED TO CITY FOR REVIEW	ADD	9/22/26
3. REVISED PER CITY COMMENTS	ADD	9/24/26
4. REVISED PER CITY COMMENTS	ADD	9/24/26
5. REVISED AND RESUBMITTED TO CITY	ADD	9/27/21
6. REVISED AND RESUBMITTED TO CITY	ADD	9/27/21
7. REVISED PER CITY COMMENTS AND RESUBMITTED	ADD	9/28/26

File Name: 84_commercial_base	CDD	SRB	SRB	18.11.16
	DWN.	CHKD.	DSGN.	DATE

Permit-Seal



Client/Project
84 COMMERCIAL STREET LLC

BUILDING ADDITION
84 COMMERCIAL STREET
PORTLAND, MAINE

Title
EXISTING CONDITIONS &
REMOVALS PLAN

Project No.	Scale
GP #3553	1" = 10'

Sheet

C-1.0 9/20/2019

DATE OF APPROVAL 3/28/2019
PLANNER Christian Road

OWNER OF RECORD:
84 COMMERCIAL STREET LLC
P.O. BOX 535
BUXTON, MAINE 04093

PLAN REFERENCE:
"PLAN OF LAND AT MAINE WHARF, 84 COMMERCIAL STREET, PORTLAND, MAINE, MADE FOR RECORD OWNER, 84 COMMERCIAL STREET, LLC", BY OWEN HASKELL, INC., DATE NOV. 15, 2018, JOB NO. 2012-197P.

SITE NOTES:

- THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT DIMENSIONS OF THE BUILDING AND EXACT BUILDING UTILITY ENTRANCE POINTS.
- ALL REQUIRED AND NECESSARY INSPECTIONS AND OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL SERVICE CONNECTIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, AT ITS SOLE COST.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS THROUGHOUT THE PROJECT AND PROVIDING THE OWNER WITH A SET OF ELECTRONIC FINAL RECORD DRAWINGS WHEN THE PROJECT IS COMPLETE.

UTILITY NOTES:

- ALL SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE MAINE STATE PLUMBING CODE AND CITY OF PORTLAND.
- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION/RELOCATION OF ELECTRIC SERVICE WITH CENTRAL MAINE POWER, BENNETT ENGINEERING AND THE OWNER.
- THE LOCATIONS OF THE NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE SERVING UTILITY COMPANY, PROJECT ARCHITECTS AND MEP DESIGNERS.
- THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL, AT NO EXTRA EXPENSE TO THE OWNER.

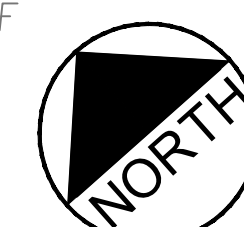
EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL INSTALL ALL NECESSARY EROSION CONTROL MEASURES IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, OCTOBER 2016.

OWNER OF RECORD:
84 COMMERCIAL STREET LLC
P.O. BOX 535
BUXTON, MAINE 04093

PLAN REFERENCE:

"PLAN OF LAND AT MAINE WHARF, 84 COMMERCIAL STREET, PORTLAND, MAINE, MADE FOR RECORD OWNER, 84 COMMERCIAL STREET, LLC", BY OWEN HASKELL, INC., DATE NOV. 15, 2018, JOB NO. 2012-197P.



GRAPHICS
SCALE

(IN FEET)
1 inch = 10. ft.

SITE NOTES

1. THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
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4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, AT ITS SOLE COST.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS THROUGHOUT THE PROJECT AND PROVIDING THE OWNER WITH A SET OF ELECTRONIC FINAL RECORD DRAWINGS WHEN THE PROJECT IS COMPLETE.

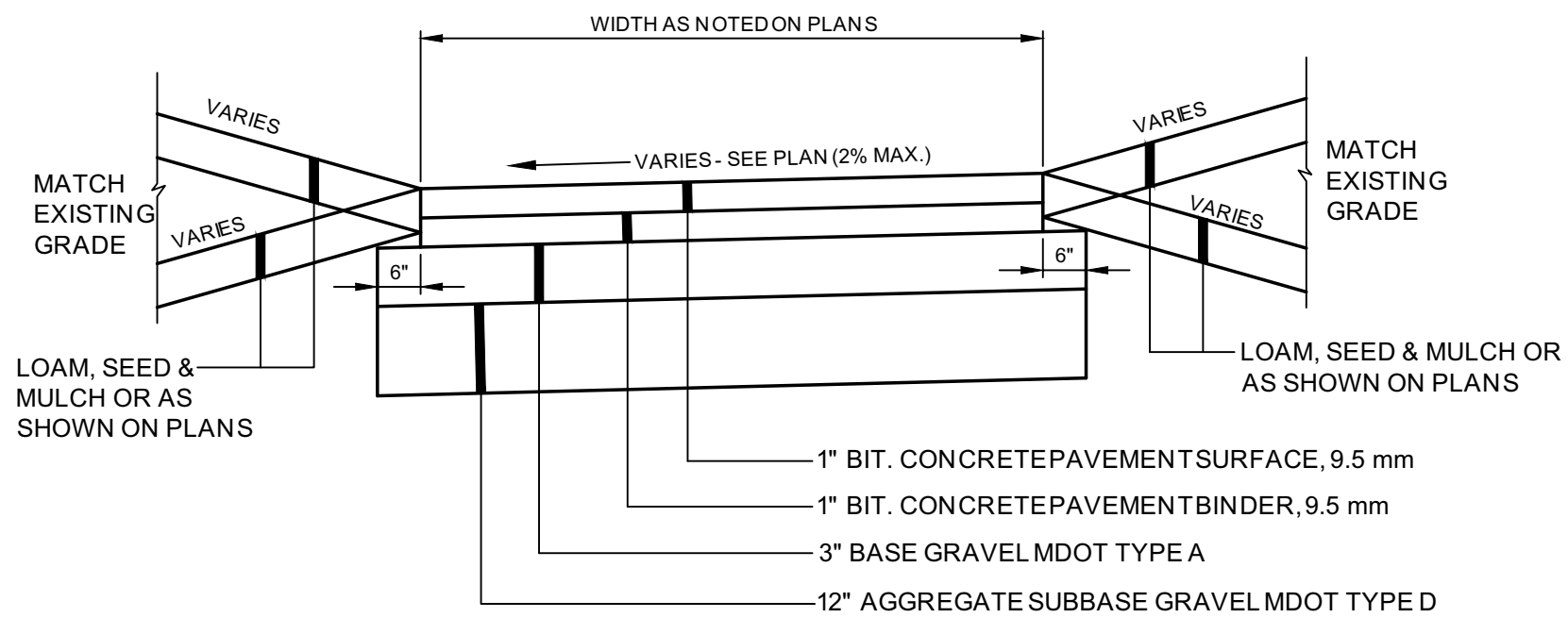
UTILITY NOTES

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2. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION/ RELOCATION OF ELECTRIC SERVICE WITH CENTRAL MAINE POWER, BENNETT ENGINEERING AND THE OWNER.
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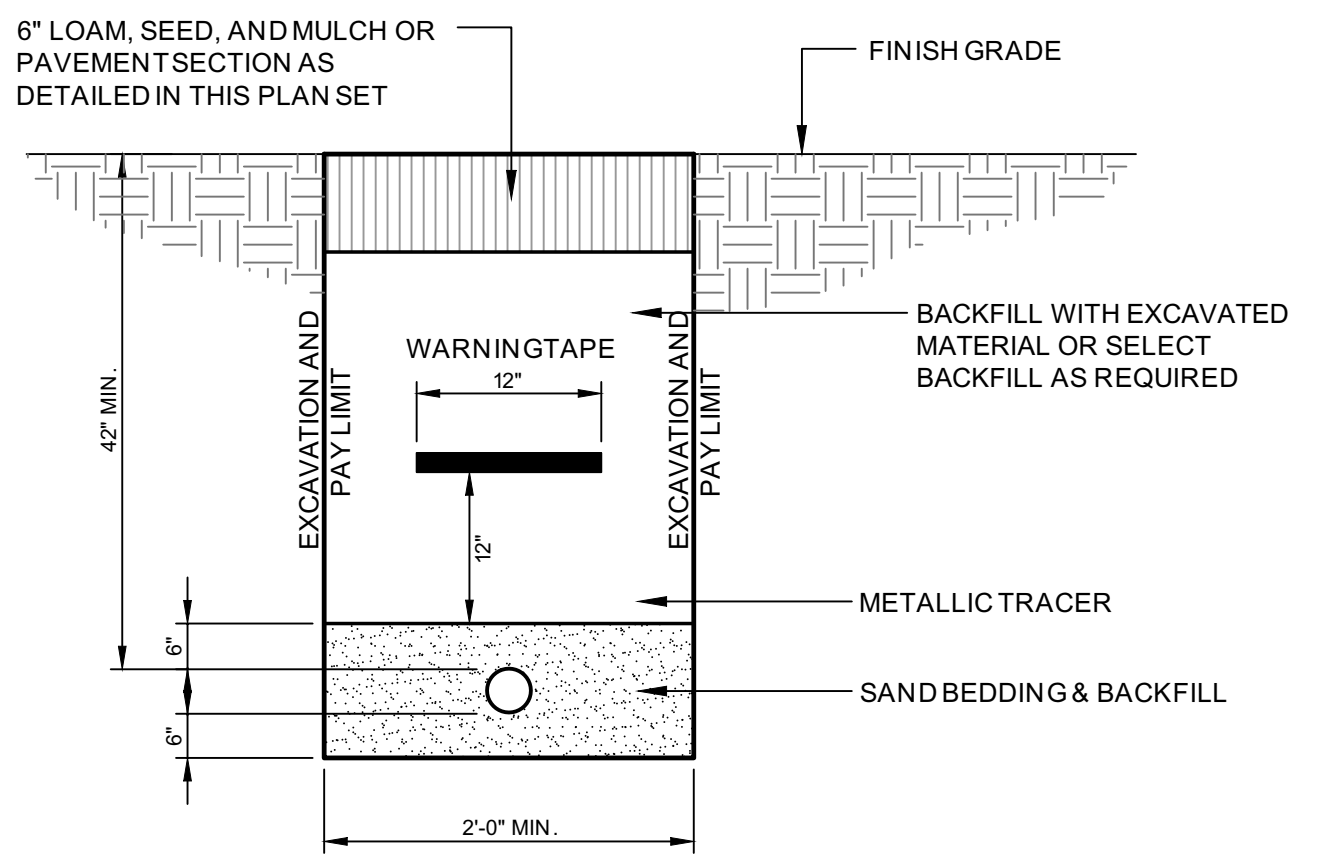
EROSION CONTROL NOTES:

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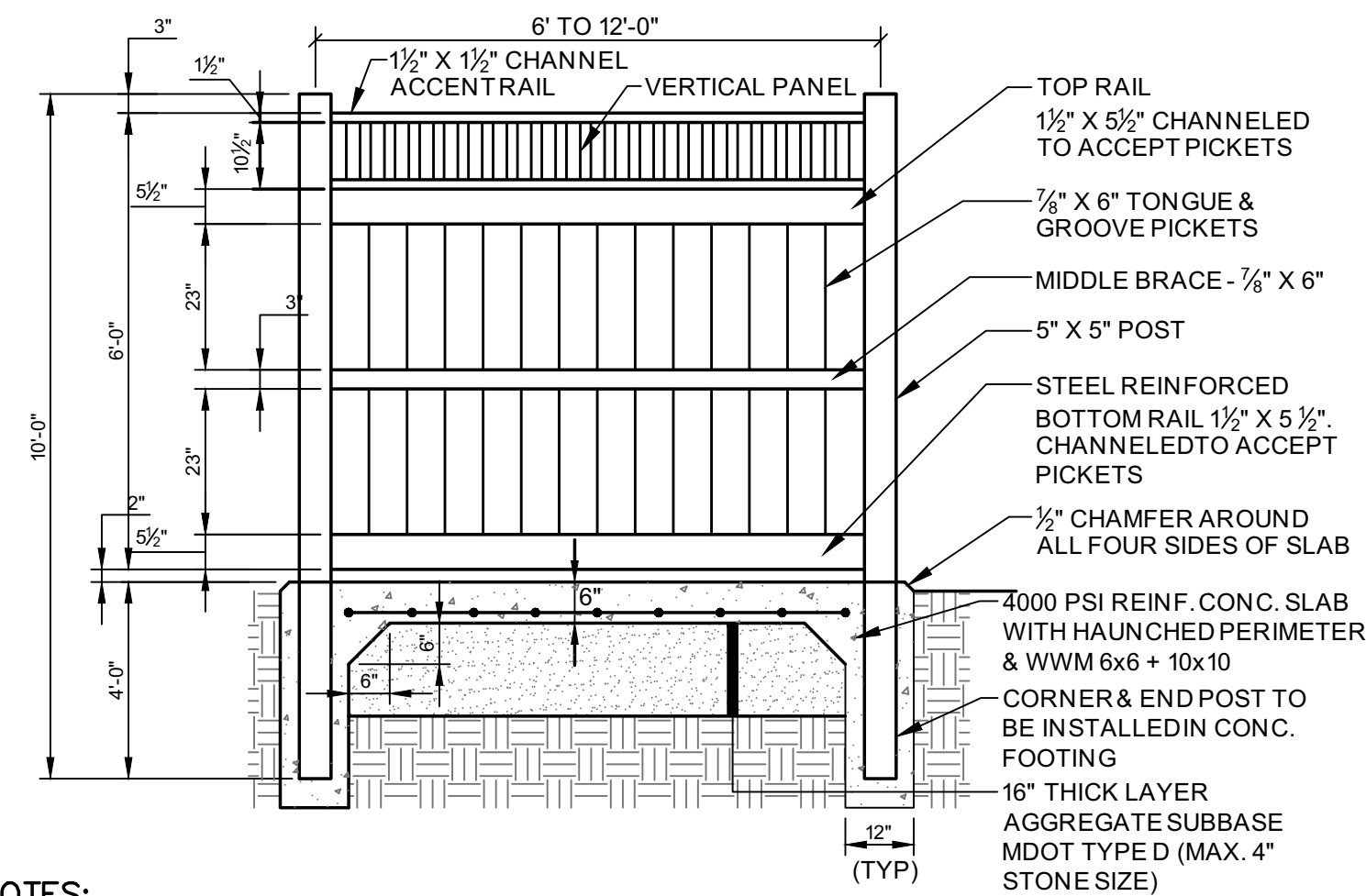
U:\3553_84 Commercial Street Drydock_Portland\STANTEC\2108016629\civil\cad\permit\dwg\84_commercial_details.dwg chuck.dube 8/20/2019 2:49 PM



A BITUMINOUS SIDEWALK DETAIL
N.T.S.

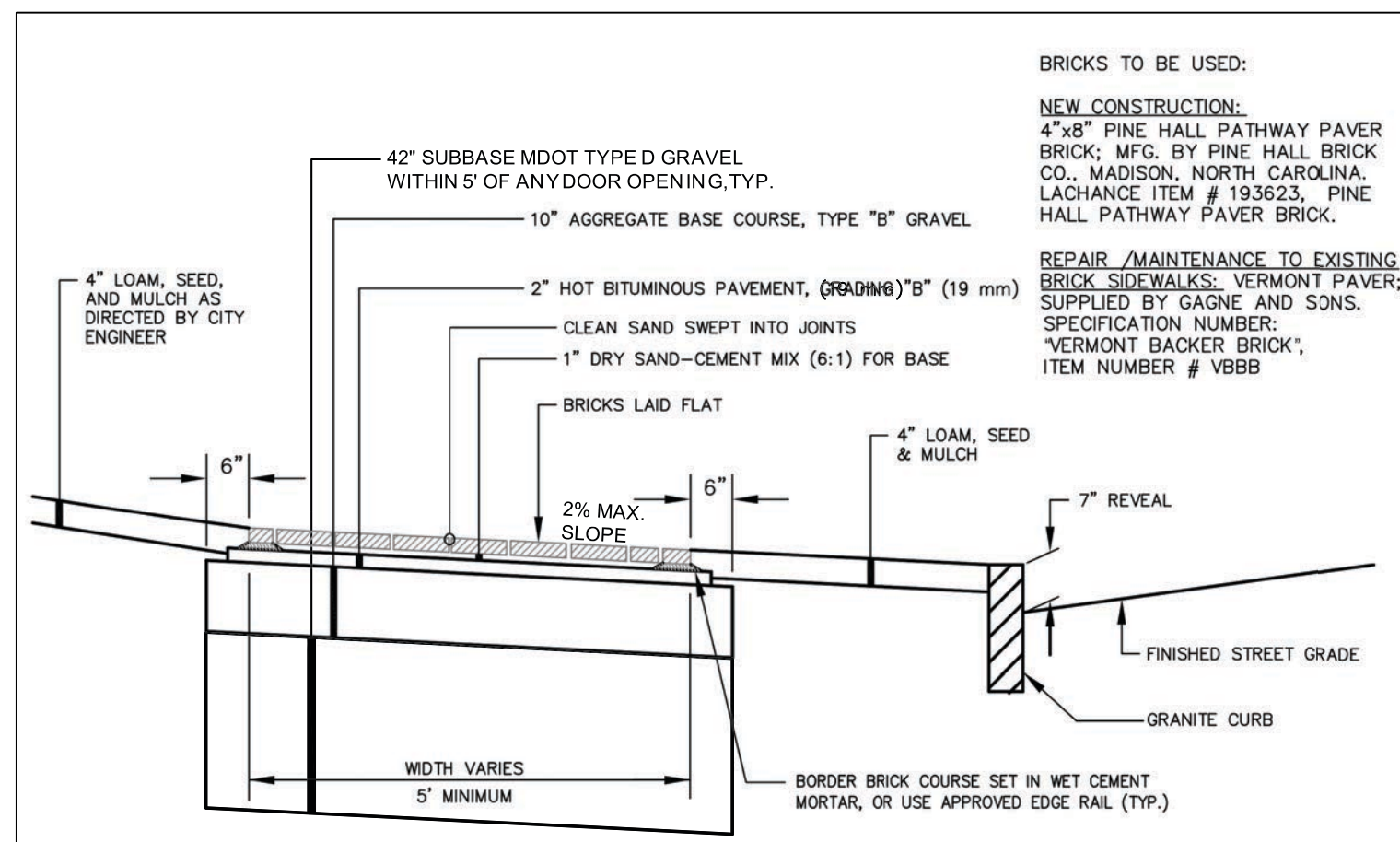


D GAS SERVICE TRENCH SECTION
N.T.S.

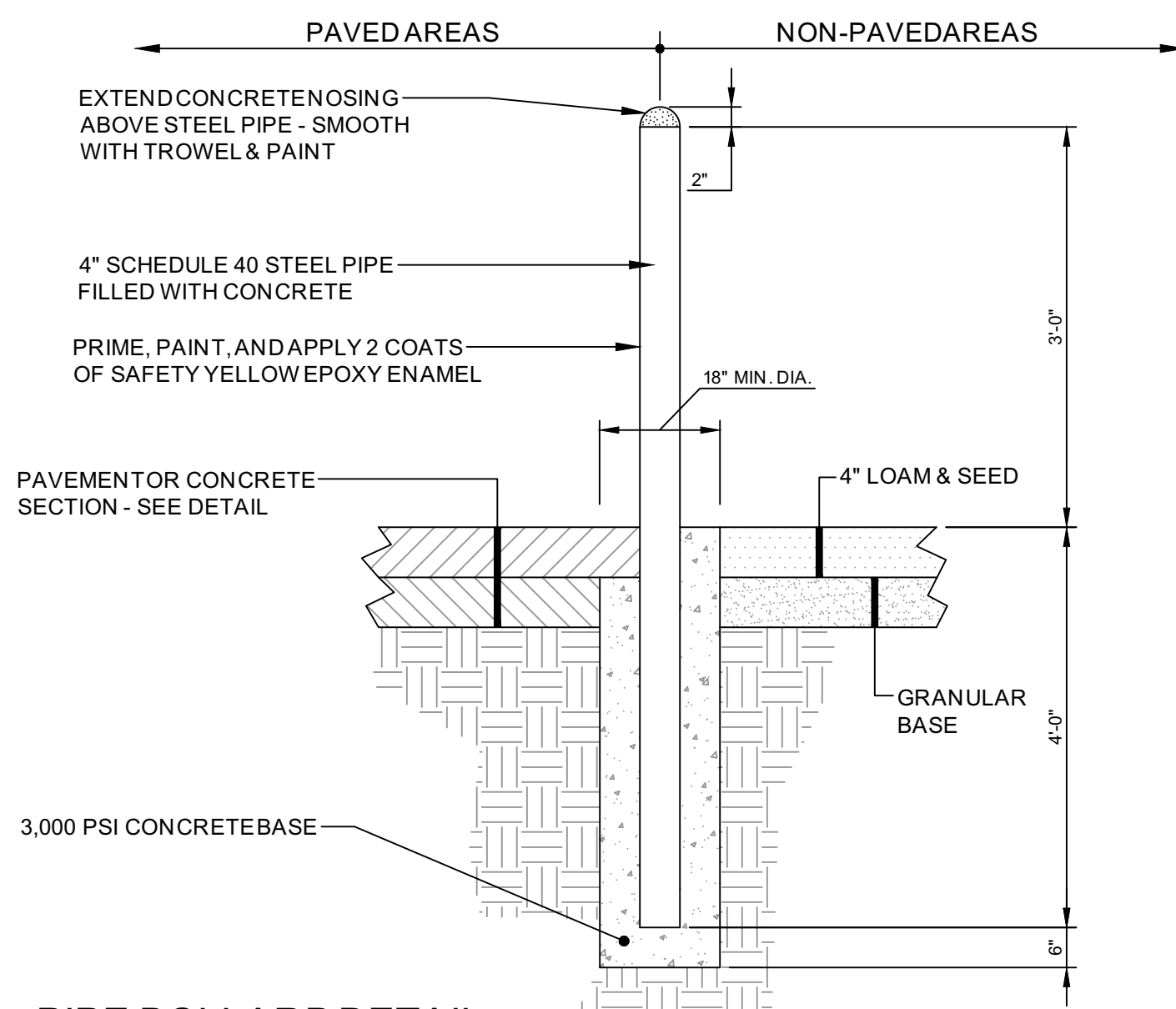


- NOTES:**
- REFER TO PLAN SHEETS FOR LOCATION OF ENCLOSURE/SWING GATES.
 - WHITE CEDAR FENCE WITH NATURAL STAIN FINISH.
 - STEEL REINFORCED DOUBLE SWING GATES SHALL HAVE IRON PINS TO SECURE SWING.
 - OWNER RESERVES THE RIGHT TO ALTER THE DIMENSIONS TO MEET VENDOR SUPPLIED DIMENSIONS.

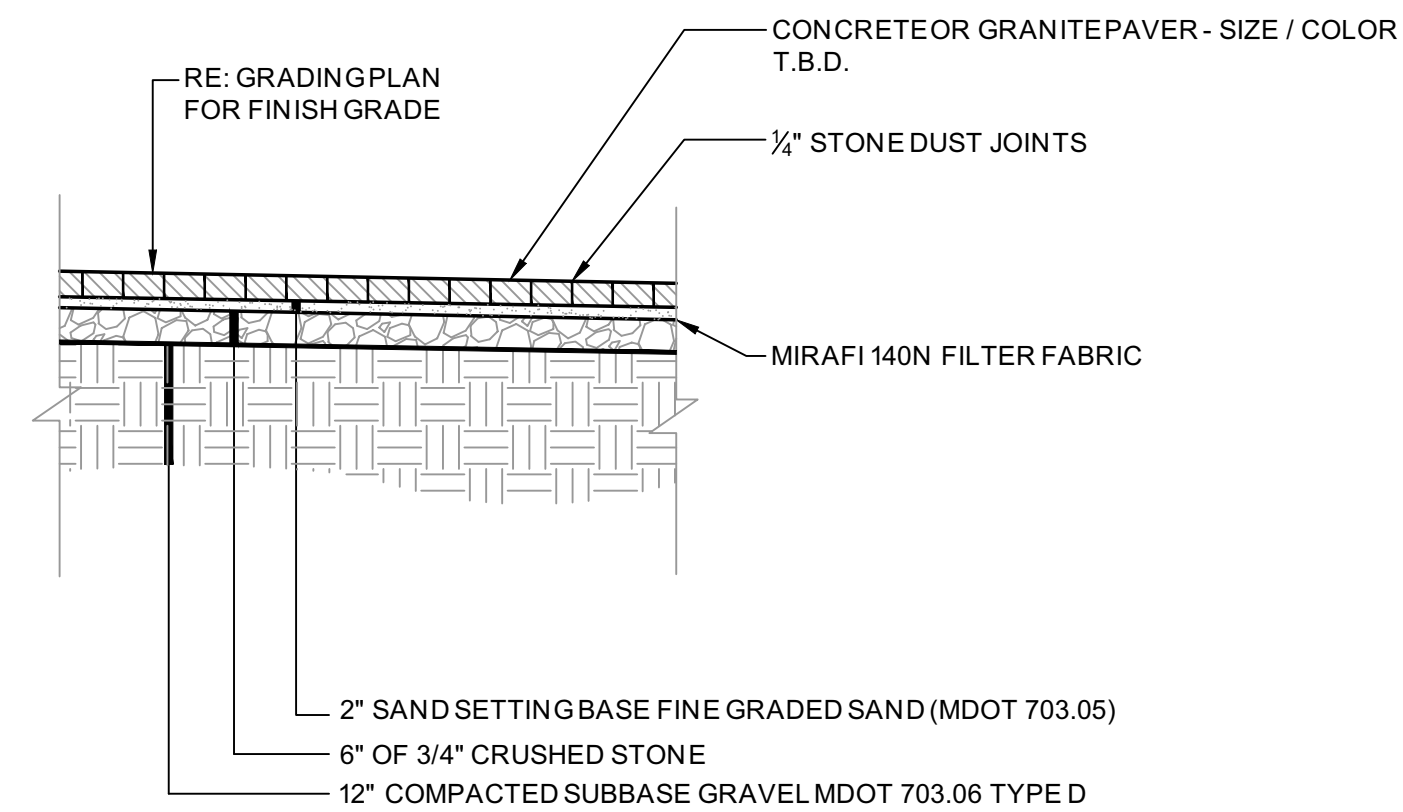
G DUMPSTER PAD & FENCE ENCLOSURE DETAIL
N.T.S.



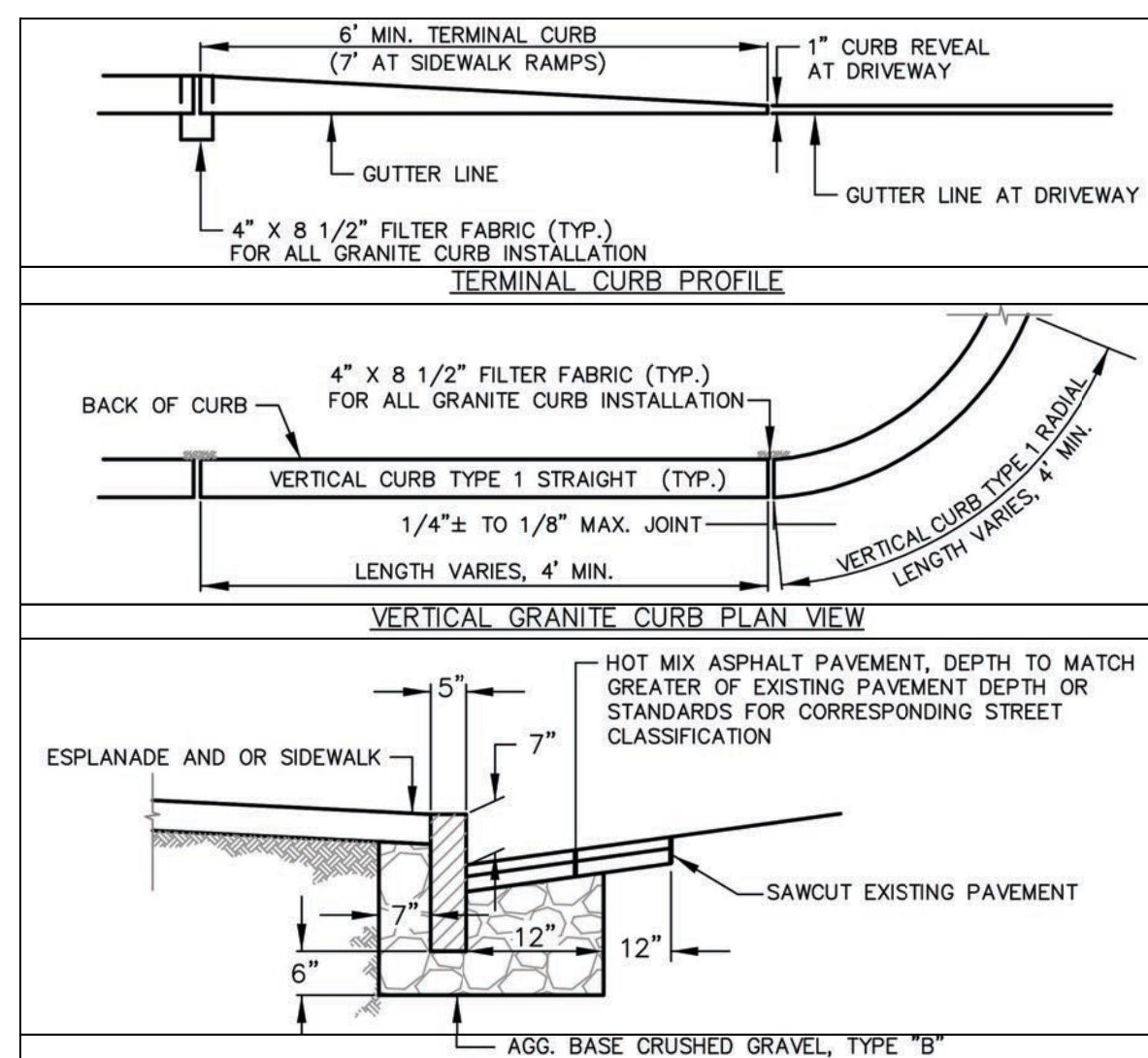
B BRICK SIDEWALK WITH BITUMINOUS BASE
N.T.S. AS OBTAINED FROM THE CITY OF PORTLAND "TECHNICAL MANUAL"



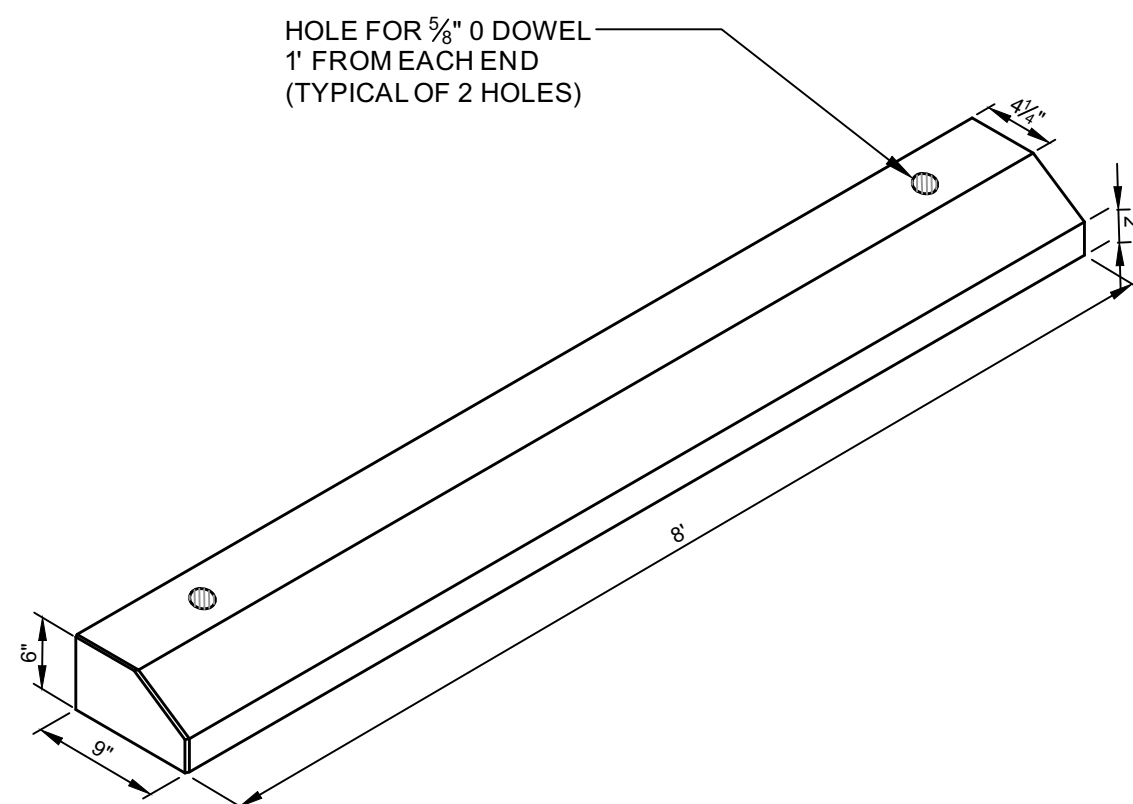
E PIPE BOLLARD DETAIL
N.T.S.



H CONCRETE OR GRANITE PAVER DETAIL
N.T.S.



C VERTICAL GRANITE CURB INSTALLATION IN EXIST. STREETS
N.T.S. AS OBTAINED FROM THE CITY OF PORTLAND "TECHNICAL MANUAL"



F PRECAST CONCRETE WHEEL STOP DETAIL
N.T.S.



Stantec
482 Payne Road Scarborough Court
Scarborough, Maine 04074-8929
Tel. 207.883.3355
www.stantec.com

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City Approval



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www.gorrillpalmer.com
207.772.2515

Revision	By	Date	Appr.
1	SRB	16.08.26	YY MM DD
2	SRB	16.07.31	
3	SRB	16.05.07	
4	SRB	16.04.16	
5	SRB	16.03.27	
6	SRB	16.02.05	
7	SRB	16.01.10	

File Name: 84_commercial_details CDD SRB SRB 18.11.16
DWN. CHKD. DSGN. DATE

Permit-Seal



Client/Project
84 COMMERCIAL STREET LLC

BUILDING ADDITION
84 COMMERCIAL STREET
PORTLAND, MAINE

Title
DETAILS

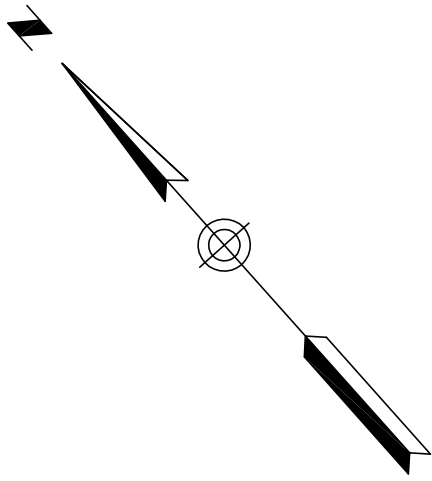
Project No.
GP #3553
Sheet

Scale
N.T.S.

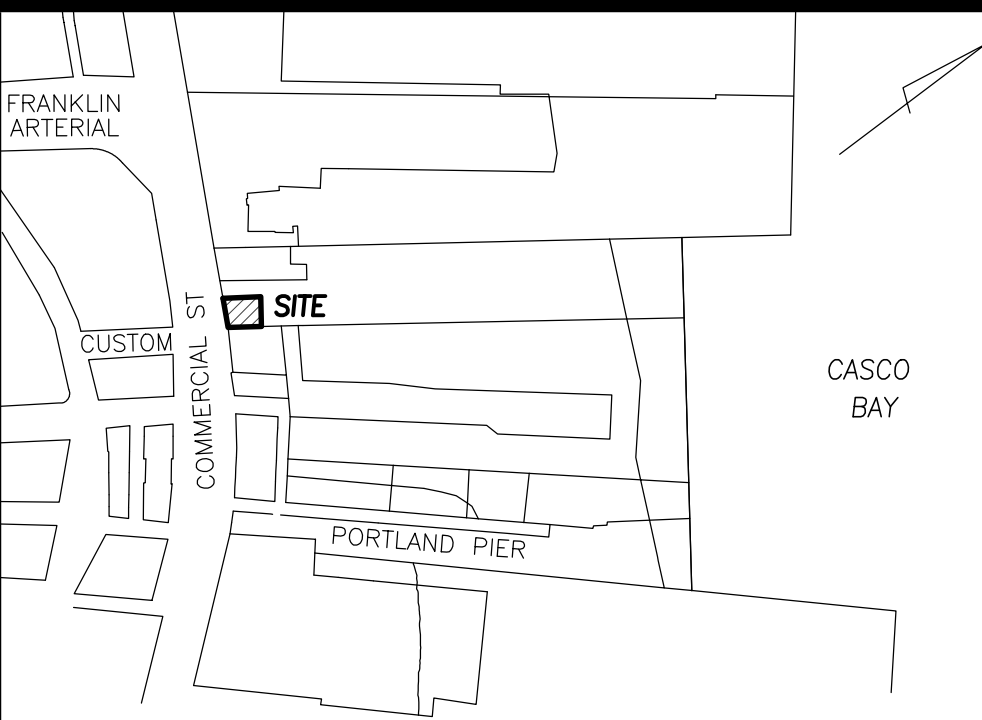
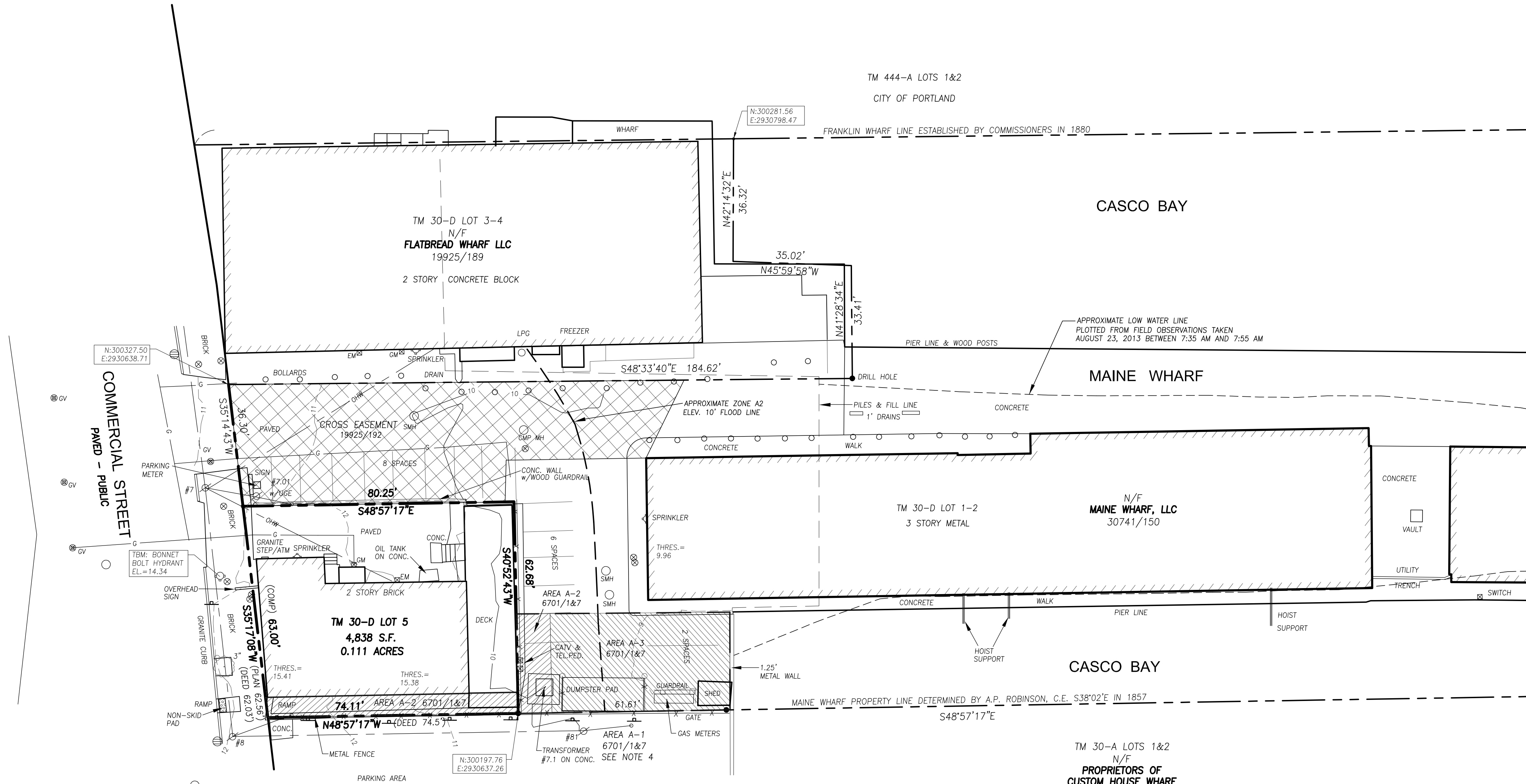


CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Conditions of Approval
and Standard Conditions

DATE OF APPROVAL 9/20/2019
PLANNER Christian Roadman
PROJECT NO. PL-000403-2018



▲ CITY POINT
1127-14-2352
N 300415.08
E 2930580.08



LOCATION MAP N.T.S.

LEGEND

- | | | | |
|---|-----------------------|---------|-----------------|
| ● | CAPPED IRON FOUND | —x—x— | FENCE |
| ⊗ | WATER VALVE | ===== | CURB |
| ⊙ | GAS VALVE | —OHV— | OVERHEAD WIRES |
| ⊘ | BOLLARD | —G— | GAS LINE |
| ⊙ | UTILITY POLE | N/F | NOW OR FORMERLY |
| ⊙ | MANHOLE | 000/000 | DEED BOOK/PAGE |
| ⊙ | CATCH BASIN | | |
| ⊙ | SIGN | | |
| ⊙ | HYDRANT | | |
| ⊙ | GAS OR ELECTRIC METER | | |

PLAN REFERENCES

1. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR MAINE WHARF ASSOCIATES, LAND TITLE SURVEY, DATED 3 DEC. 1989, REVISED THROUGH JUNE 29, 1995 BY E.C. JORDAN SURVEYORS.
2. BOUNDARY SURVEY/SITE PLAN AT 68 COMMERCIAL ST., PORTLAND, MAINE FOR WHARF HOLDINGS, LLC DATED JAN. 13, 2003 BY BACK BAY BOUNDARY, INC. LAND SURVEYING.
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5. PLAN OF LAND AT MAINE WHARF, 68-72 COMMERCIAL STREET, PORTLAND, MAINE MADE FOR RECORD OWNER MAINE WHARF, LLC JUNE 3, 2015, REV. 2 NOV. 13, 2018 BY OWEN HASKELL, INC.

GENERAL NOTES

1. OWNER OF RECORD: 84 COMMERCIAL ST. LLC, P.O. BOX 535 BUXTON ME 04093, C.C.R.D. BOOK 33057/6
2. PROPERTY IS SHOWN AS LOT 5 BLOCK D ON CITY OF PORTLAND'S ASSESSORS MAP 30.
3. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE NAD83 CITY POINTS 1113-49-142 AND 1127-14-2352 USED.
4. AREA A-1, AREA A-2 AND AREA A-3 ARE AREAS OF AGREEMENTS AND EASEMENTS REFERENCED IN DEED BOOK 6701/1 AND 6701/7.
5. ELEVATIONS ARE BASED ON CITY DATUM. BENCHMARK USED IS A USC&GS DISK AT 17 COMMERCIAL STREET ELEVATION=14.50.

UTILITY NOTE

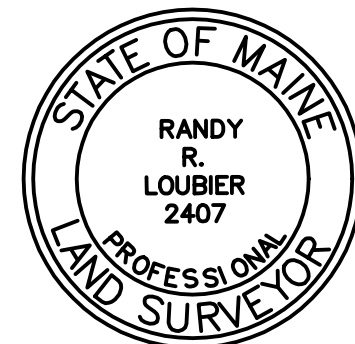
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES CALL 1-888-DISSAAT AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

CERTIFICATE

OWEN HASKELL, INC. CERTIFIES TO BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

11/15/18
DATE

RANDY R. LOUBIER, PLS NO. 2407



Plan of Land
At
Maine Wharf
84 Commercial Street, Portland, Maine
Made for Record Owner
84 Commercial Street, LLC
P.O. Box 535 Buxton, Maine 04093

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, UNIT 10, FALMOUTH, MAINE 04105

DRAWN BY: RRL / JLW DATE: NOV. 15, 2018
CHECKED BY: RRL SCALE: 1" = 20'

DATE OF APPROVAL 9/20/2019
PLANNER Christian Roadman
PROJECT NO. PL-000403-2018

**Construction Management Plan
For 84 Commercial Street
Landry/French Construction**

This document and its subsequent attachments comprise the Construction Management Plan being submitted to the City of Portland for the Renovations & Additions to 84 Commercial Street. This plan is being submitted by Landry/French Construction on behalf of the Owner. The Construction Management plan contains information pertaining to the overall planning and coordination of the project.

This project includes a renovation, along with a new building addition at 84 Commercial Street.

A. Construction Management Principles

The impact of this project during construction will be minimized via the following management practices and principals:

- The Construction Zone will be secured with fencing and gates, preventing any access into the site from public.
- All Construction activities will be performed within the limits of the site fence to ensure public is never exposed to any risks caused by construction activities
- All deliveries will be scheduled and coordinated to ensure there is minimal off-site queuing required.
- All construction activities will occur within the sound ordinance times.
- Due to the small footprint of this project and direct concern for public safety, we request the ability to shift Commercial Street pedestrian traffic into the rented parking spaces directly in front 84 Commercial Street. This 'temporary' sidewalk will comprise of jersey barriers, temporary fencing and signage. The ability to do this will afford a safe separation between construction activities and the public (see Exhibit A).

B. Development Review of Construction Management Plan

Landry/French has developed a comprehensive management plan to identify logistics, safety, and closures required. Please see Exhibit A.

Note that Landry/French utilizes a site-specific safety policy for all workers on-site. Each member will complete a job specific orientation prior to starting work activities. At no point will the public have access to the project site within the fenced limits.

C. Performance Guarantees, Inspection Fees, Preconstruction Meeting, and Permits

All fees, building permit fee and guarantees will be paid/issued prior to construction commencing. All street opening permits will be pulled by the selected site contractor upon award and in hand prior to opening work in the street.

There is no blasting anticipated for this project.

D. Construction Administration and Communication

The contact person for all construction activities for the project will be:

Landry/French Construction
(207) 730-5566
gmitchell@landryfrench.com

Signage will be posted onsite with additional emergency contact information for the selected Superintendent that will be the site contact at the project.



**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Conditions of Approval
and Standard Conditions

DATE of APPROVAL 9/20/2019
PLANNER Christian Roadman
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E. Construction Schedule

The Project is expected to commence immediately upon permit issuance and be completed in late 2019.

All construction activities will adhere to the City of Portland's Noise Ordinances and their applicable timeframes. All deliveries for this project are anticipated to occur during normal working hours (7:00 – 3:30).

F. Security & Public Safety

Please refer to Exhibit A for the site fencing/gates, traffic and pedestrian routing plan, which will be utilized for the duration of the project. If required by the City, Knox Box Pad Locks will be installed at each gate for fire department emergency access, ensuring that access is always maintained to the Fire Hydrant immediately in front of the existing building.

The fire safety program on-site will consist of the following:

- Fire Extinguishers placed throughout the construction site for the duration of the project.
- All employees on-site will be orientated to the site-specific plan that will include an emergency evacuation plan.

G. Construction Permitting and Traffic Control Plans

This project will require permits for parking spaces and sidewalk closure along Commercial Street. Temporary barriers will encroach into Commercial Street, but will always ensure that current traffic and pedestrian patterns are maintained. This work will conform to MUTCD guidelines.

This project includes new utilities, however it is not expected that new taps/tie-ins within the public ROW are expected. If however they are, all street opening permits will be applied for and approved prior to start of utility work in the street.

H. Site Management and Controls

Landry/French will adopt the following site management and maintenance activities through the duration of the project:

- Trash and Debris will be contained within the project fencing and changed out on a regular basis.
- Street cleaning will not be required on a regular basis, but reviewed on a daily basis and cleaned as required to remove dirt/debris caused by the construction efforts.
- Noise will be in compliance of Section 17 and 18 of the City Code and Section 25-129.
- If needed, water will be used to control dust during the sitework activities of the project. We do not anticipate any other activities that will require dust control measures.
- Onsite snow removal will be handled by Landry/French.

I. Erosion Control and Preservation of Trees

We will comply with the approved erosion and sedimentation control plan.

J. Construction Staging Area

Exhibit A of this document is the site logistics plan for the project.

K. Parking During Construction



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No on-site parking is expected. Landry/French will obtain occupancy permits for all parking spaces needed per the Exhibit A and B plans. Employee parking will be provided by employers utilizing legal parking methods.

L. Special Measures as Necessary

As it is understood currently, no Special Measures will be required.



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EXHIBIT A – SITE LOGISTICS PLAN FOR 84 COMMERCIAL STREET



-  **Project Site**
-  **Temporary Signage/Sidewalk Relocation**
-  **Relocated Pedestrian Path**
-  **Temporary Barrier**

CITY OF PORTLAND
APPROVED SITE PLAN
Scales
Submitted for Conditions of Approval
and Standard Conditions

DRYDOCK

84 COMMERCIAL

Code Analysis:

IBC 2015
IEBC 2015
IECC 2021
NFPA 2018

Project summary;
2 story + basement addition to existing restaurant.
Basement to be food storage and prep
1st floor to be a kitchen
2nd floor to be toilets and storage
Existing building to be substantially renovated

IBC
Existing and proposed occupancy=A2
Existing and proposed construction type=5B
Existing and proposed addition to be sprinklered nfpa 13
Existing floor area=2222sf
New addition floor area =851sf
Allowable floor area =18,000 sf
Existing and proposed number of stories=2

2 story openings allowed

Required "B" finish drop to "C" w/ sprinkler

fire extinguishers required
manual alarm not required with sprinkler

1 exit from basement w/<50 Occupants & 75' common path
Open access stair allowed w/2 stories, close heads and smoke curtain
No corridor rating w/ sprinkler
Balcony same as corridor-no rating
No exterior stair protection @ 2 stories
Common path 30', or 75'< 50 Occupants

NFPA
Renovation work complies w/ existing assembly section
2 story Type V (000) allowed with sprinkler
Alarm initiation by sprinkler

THE ADDITION IS NEW ASSEMBLY

DRAWING LIST

GENERAL
CS1.0 - CODE SHEET
LS1.1 - EGRESS CAPACITY
LS1.2 - TRAVEL ILLUMINATION
LS1.3 - ADA PLANS
AS1.1 - ACCESSIBILITY STANDARDS

CIVIL DRAWINGS
C-1.0 - EXISTING CONDITIONS & REMOVALS PLAN
C-2.0 - SITE PLAN
C-2.1 - UTILITY PLAN
C-3.0 - DETAILS
C-3.1 - DETAILS

STRUCTURAL DRAWINGS
S0.01 - GENERAL NOTES
S1.01 - FOUNDATION AND FIRST FLOOR FRAMING PLANS
S1.02 - PARTIAL FOUNDATION PLAN
S2.01 - FOUNDATION SECTIONS AND DETAILS
S3.01 - FRAMING SECTIONS AND DETAILS
S3.02 - FRAMING SECTIONS AND DETAILS
S3.03 - FRAMING SECTIONS AND DETAILS
S4.01 - BRACED FRAME ELEVATIONS

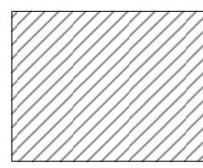
ARCHITECTURAL DRAWINGS
A1.00 - SITE CIRCULATION
A1.01 - FLOOR PLANS
A1.02 - FLOOR PLANS
A1.03 - ROOF PLAN
A2.00 - BUILDING ELEVATIONS
A3.00 - BUILDING SECTION
A3.01 - BUILDING SECTION
A3.10 - STAIR DETAILS
A4.00 - WALL TYPES
A5.00 - DETAILS
A6.01 - RCP
A6.10 - BATHROOM DETAILS
A8.00 - WINDOWS DOORS SCHEDULE

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

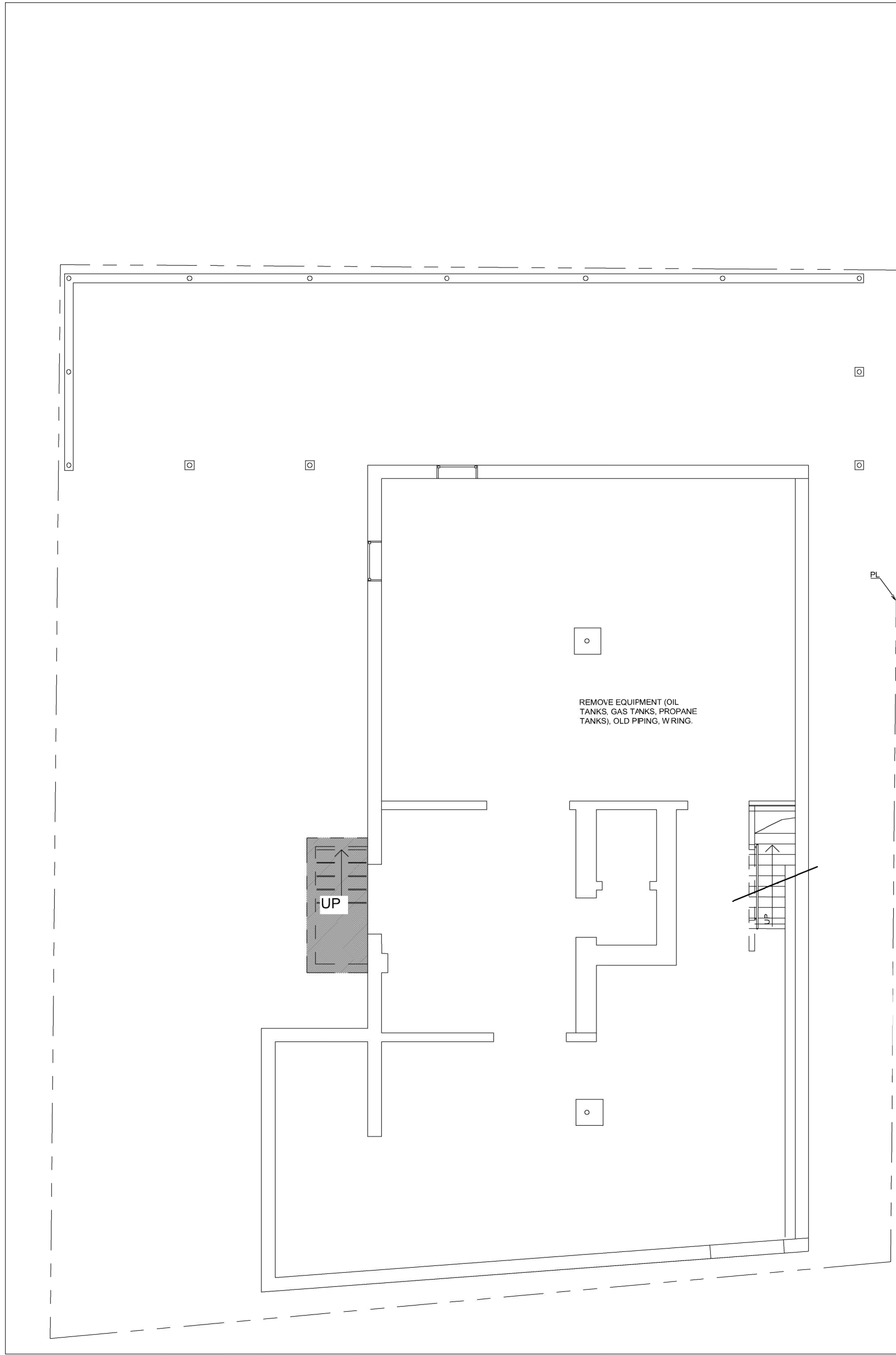
Structural Engineer:
M² Structural Engineering,
P.C.
23 Thornbury Way
Windham, ME 04062
207.892.0983

Civil Engineer:
GORRILL PALMER
707 Sable Oaks Drive,
Suite 30, South Portland,
ME 04106
207.772.2515

LEGEND:



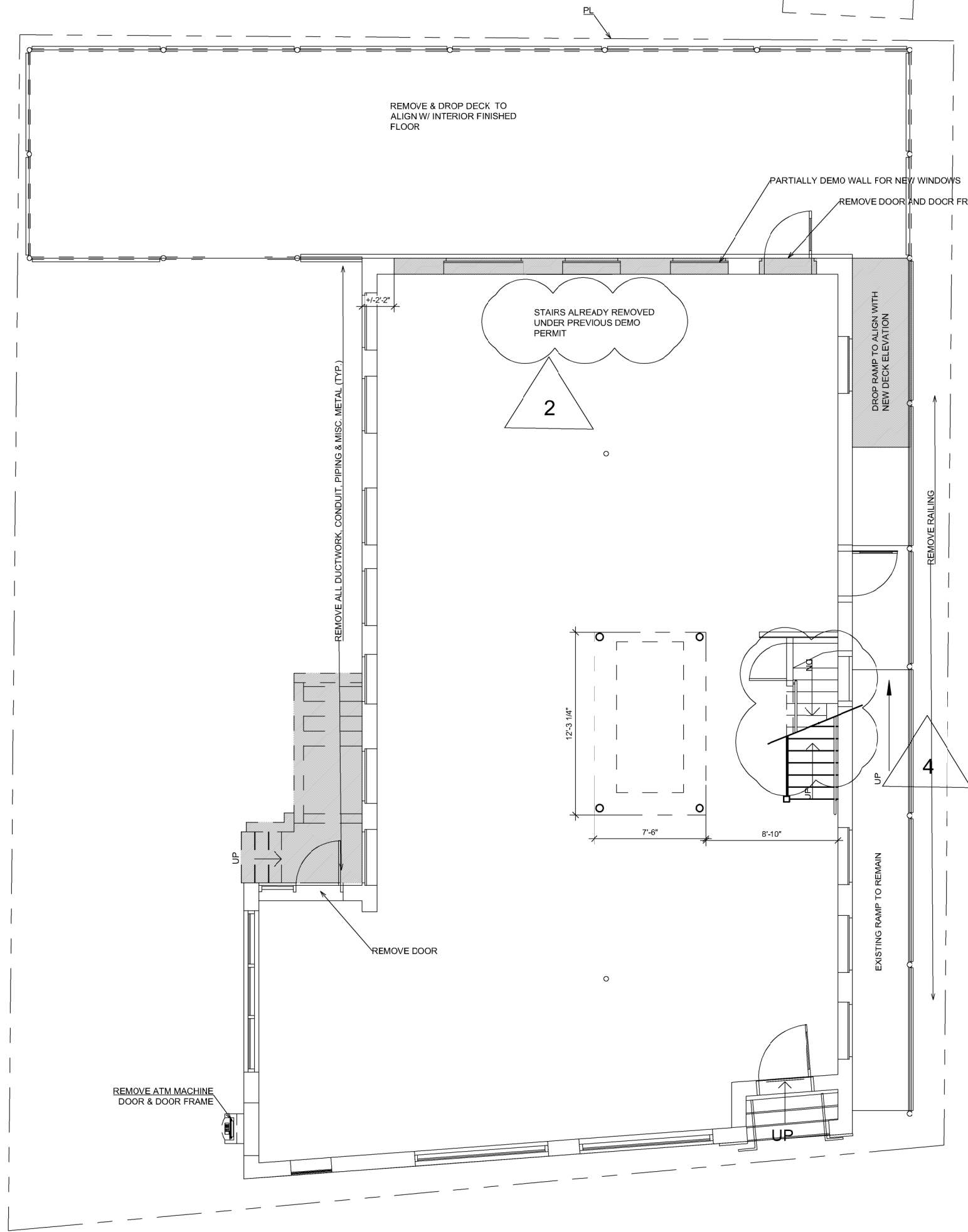
- DEMO



1 BASEMENT EXISTING & DEMO

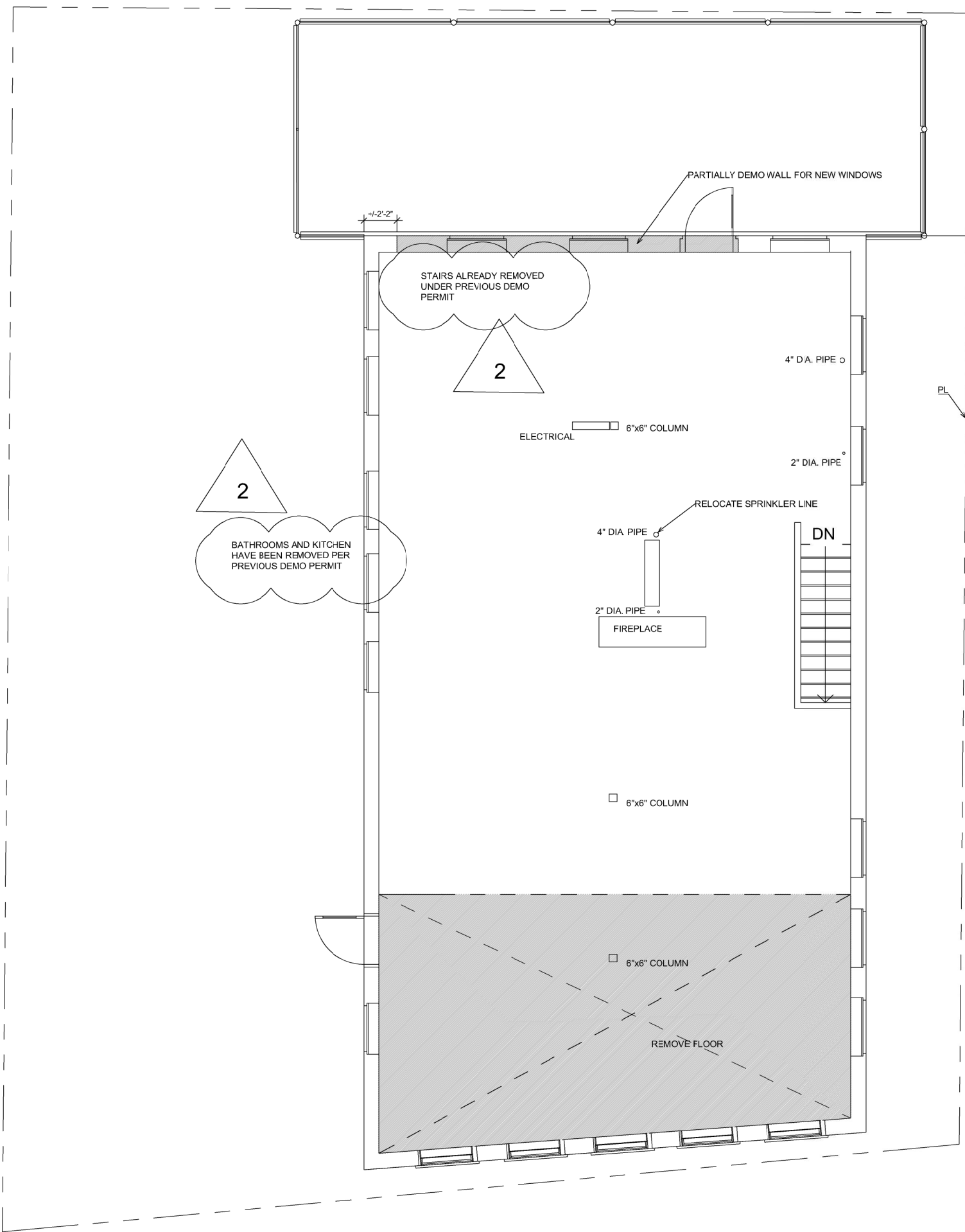
1/8" = 1'-0"

Area Calculation					
	Existing, sf		Addition, SF		Total:
	Deck	Interior	Deck	Interior	
Basement		2124		851	2975
1st Floor	844	2124	1185	851	5004
2ns Floor	599	1973	522	851	3945
	1443	6221	1707	2553	11924
Seating:					
	INSIDE	DECK	TOTAL:		
1st Floor	98	102	200		
2ns Floor	90	60	150		
	188	162	350		



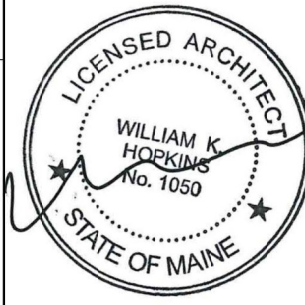
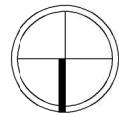
2 FIRST FLOOR EXISTING & DEMO

1/8" = 1'-0"



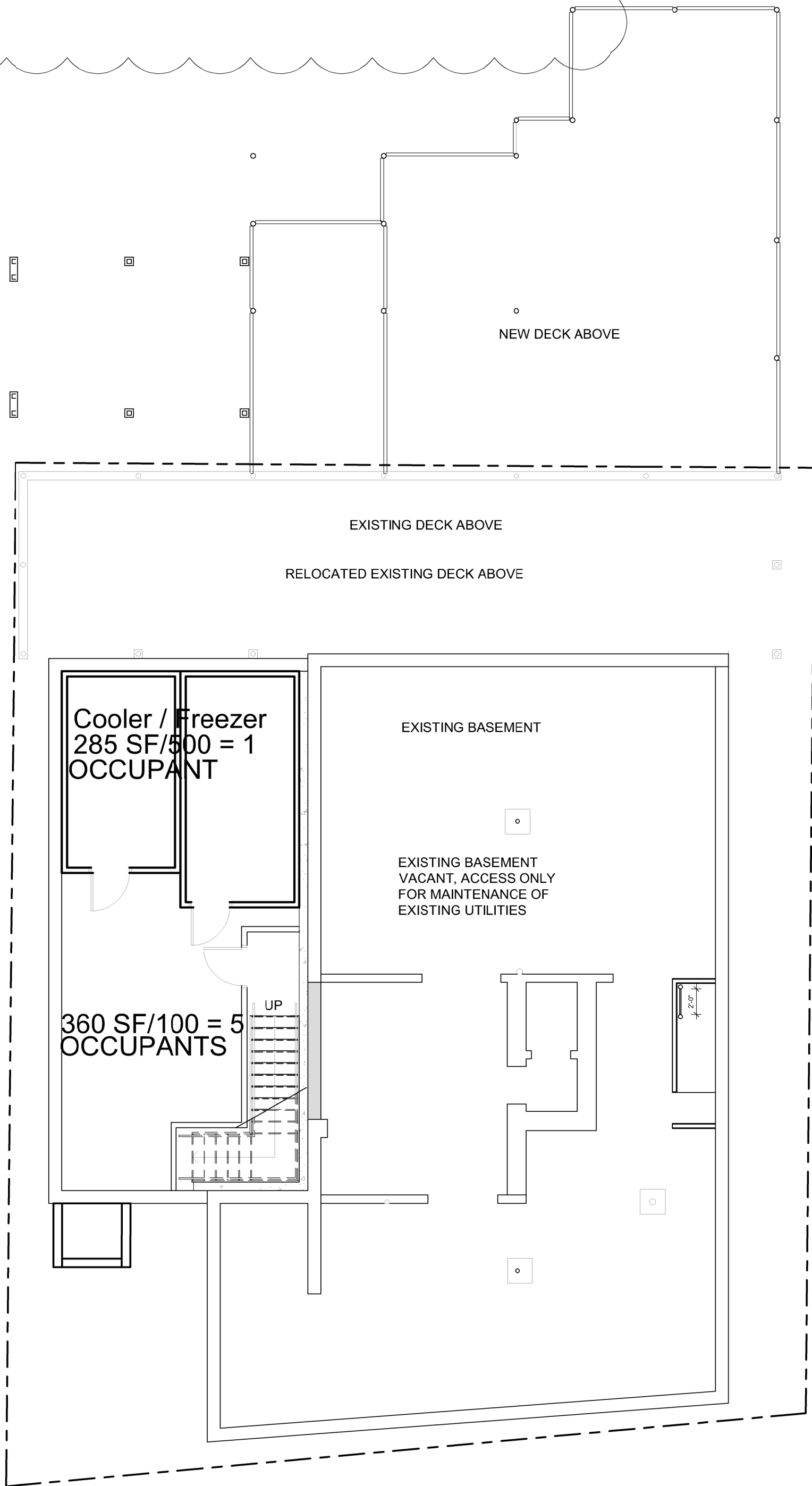
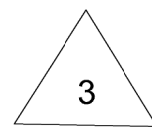
3 2ND FLOOR EXISTING & DEMO

1/8" = 1'-0"

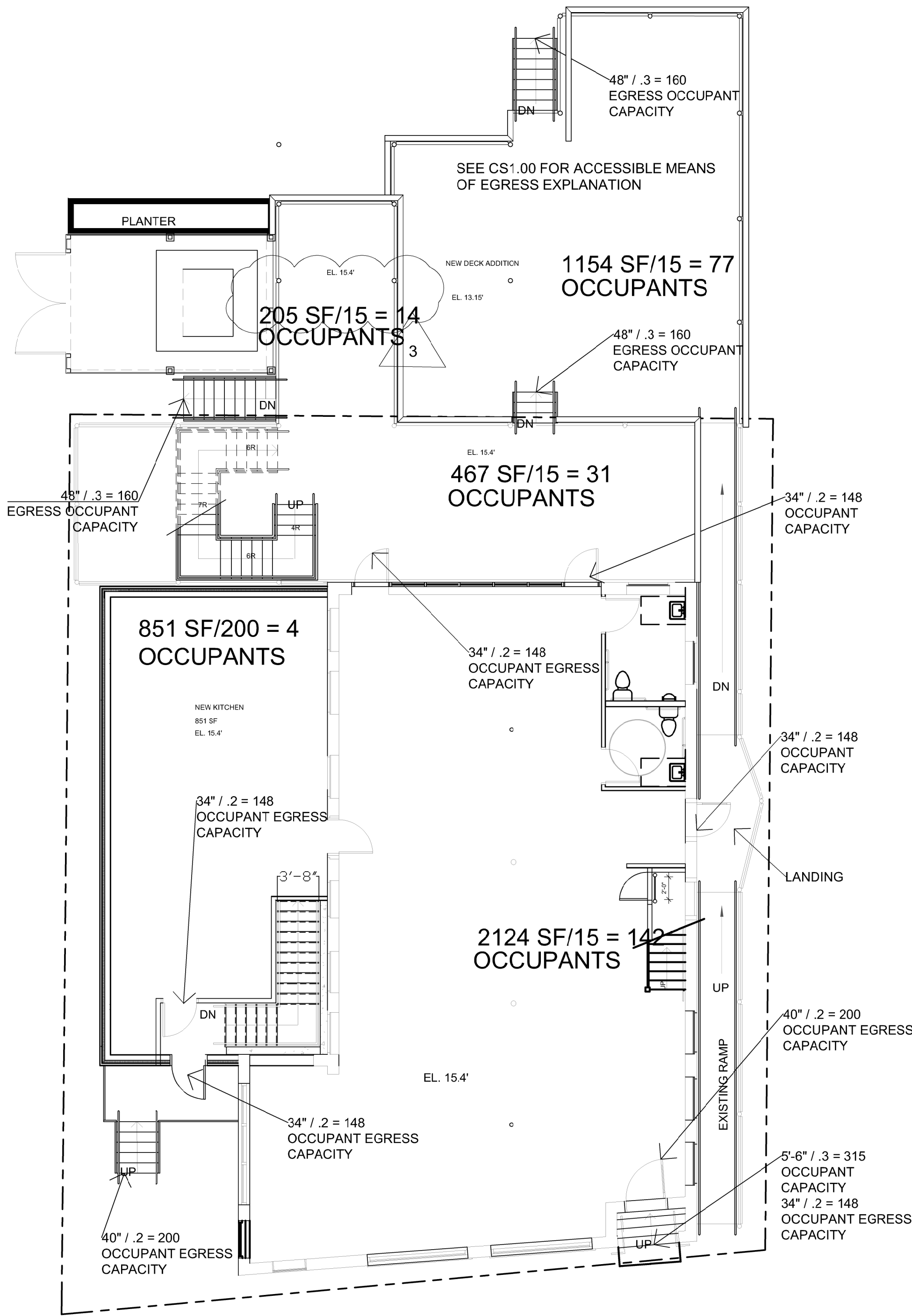


OCCUPANT LOAD CALCULATION				
BASEMENT		LOCATION	SF	OLF
1ST FLOOR	INT.	COOLER	285	500
	EXT.	NEW BASEMENT	360	100
	INT.	EXISTING 1ST FLOOR	2,124	15
	EXT.	NEW KITCHEN	851	200
2ND FLOOR	INT.	UPPER DECK, EXISTING	467	15
	EXT.	UPPER DECK, NEW	205	15
	INT.	LOWER DECK	1,154	15
	EXT.	2ND FLOOR DINING	1,498	15
	INT.	STORAGE	350	300
	EXT.	DECK EXISTING	540	15
	INT.	DECK NEW	581	15
	EXT.			450

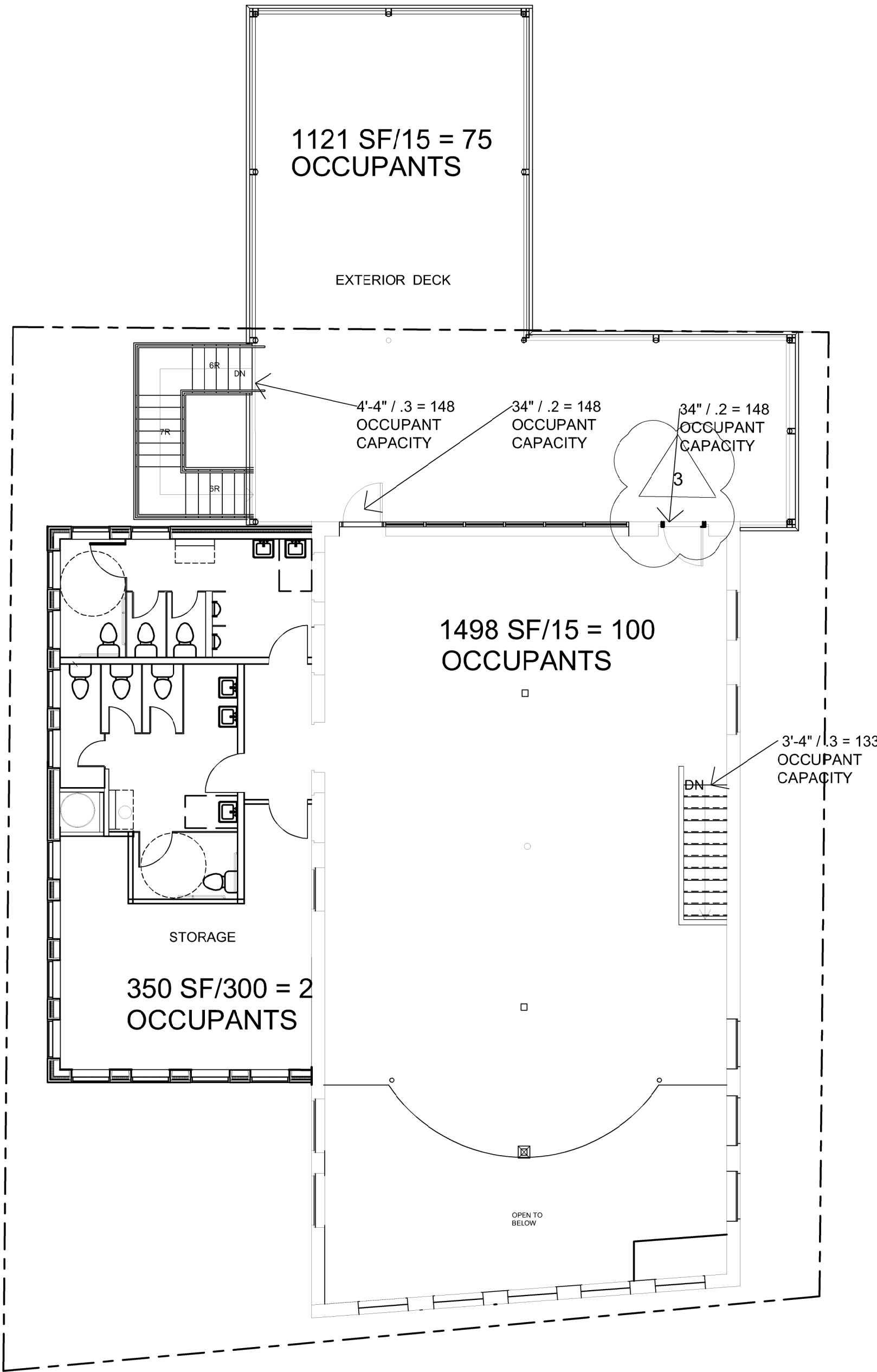
450/2 = 225 MEN, 225 WOMEN
 PER 2015 UPC
 WOMEN - 6 TOILETS, 4 LAVS



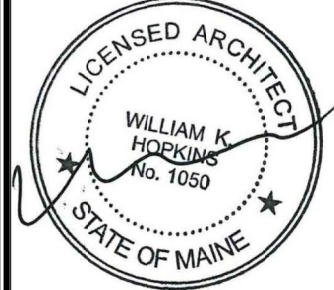
1 BASEMENT PLAN
 1/8" = 1'-0"



2 FIRST FLOOR
 1/8" = 1'-0"



2ND FLOOR
 1/8" = 1'-0"



Prepared For:
 84 COMMERCIAL STREET

Consultant:

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

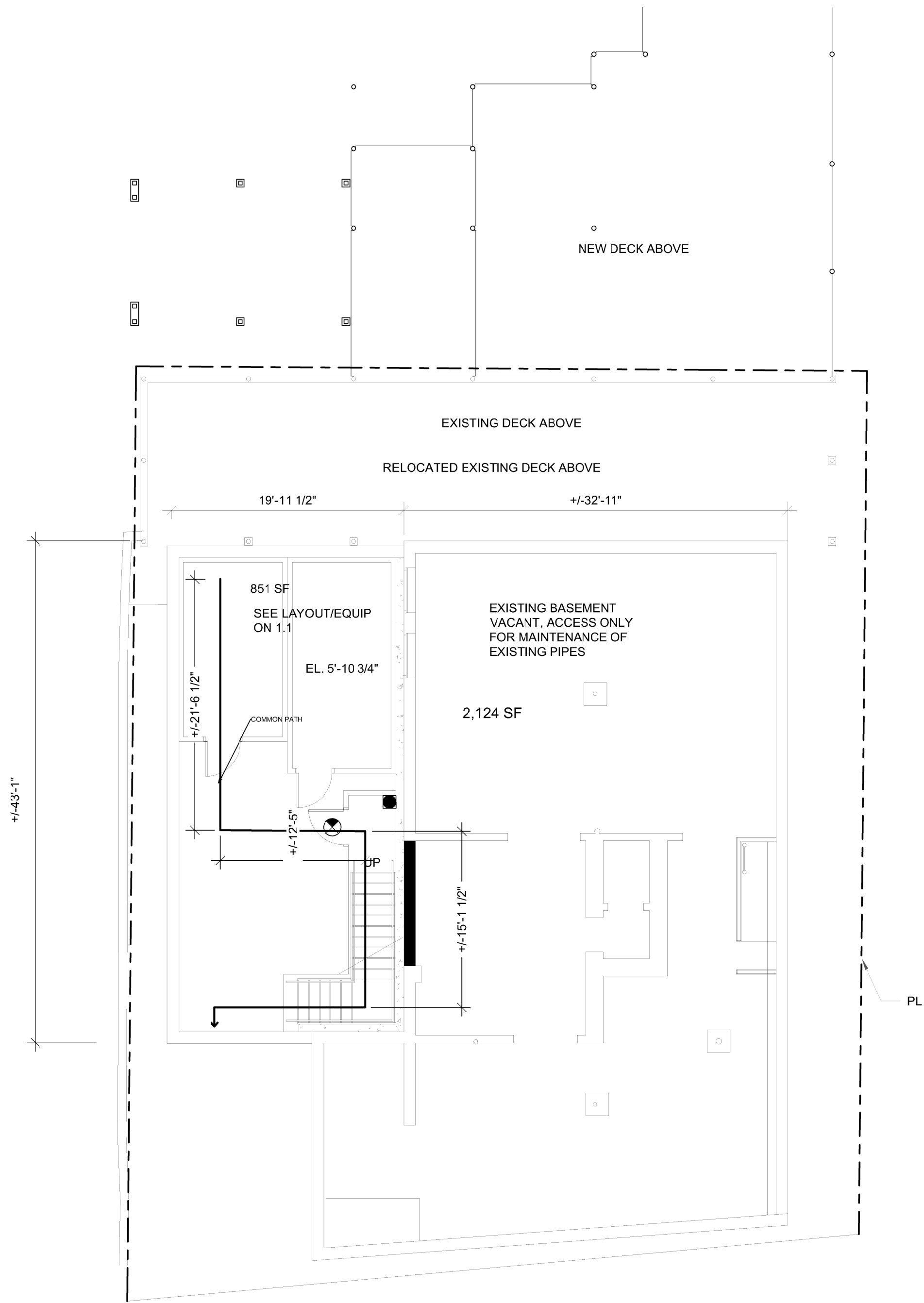
Project:
 DRY DOCK
 Portland, ME

Submission:
 2. BUILDING PERMIT RESUBMISSION
 12-20-2019
 3. BUILDING PERMIT RESUBMISSION
 1-14-2020

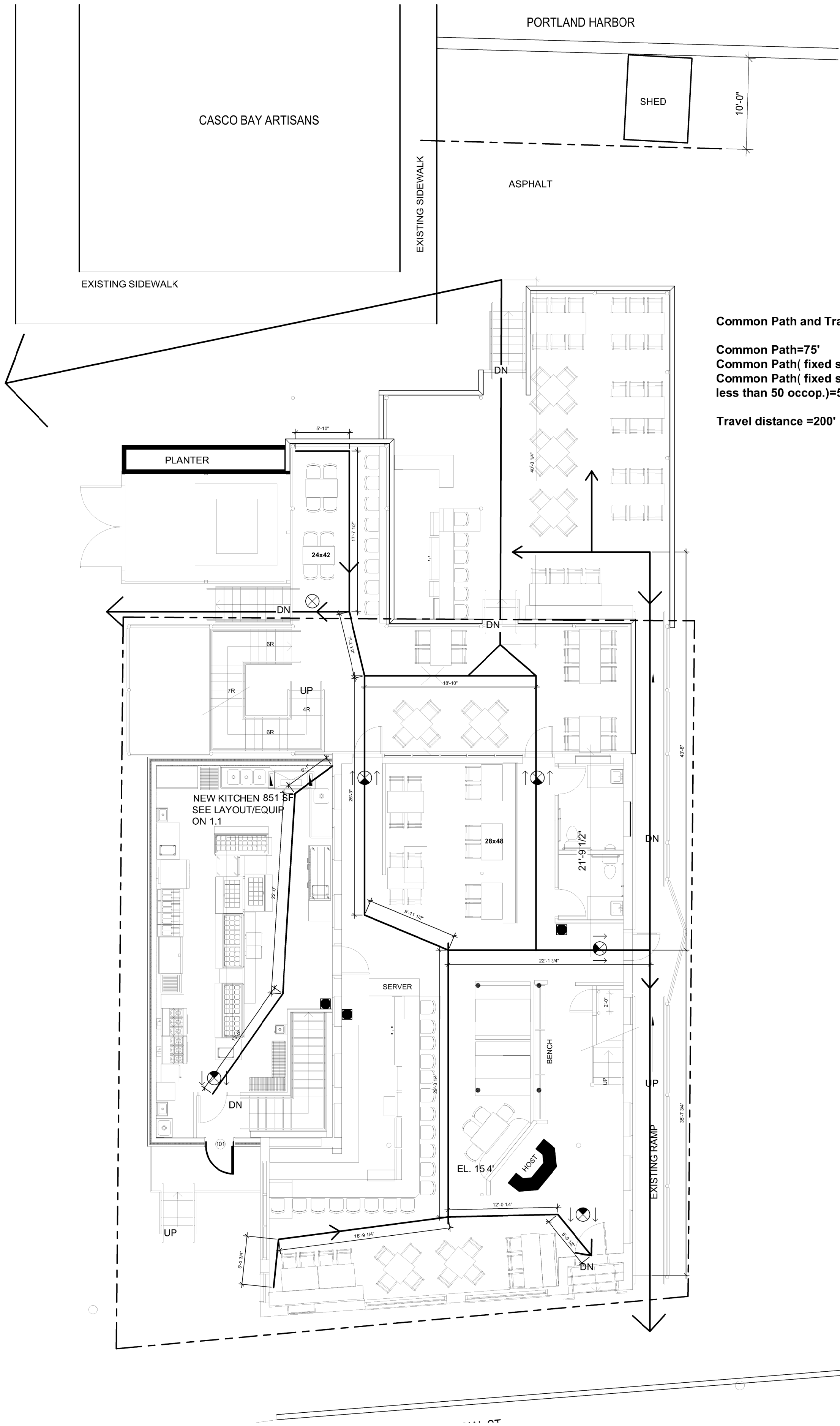
Date:
 12-20-2019
 Scale:
 1/8" = 1'-0"
 EGRESS CAPACITY

LS1.1

FIRE EXTINGUISHER	
EXIT ENTRANCE	
EXIT ENTRANCE	



1 BASEMENT PLAN
1/8" = 1'-0"

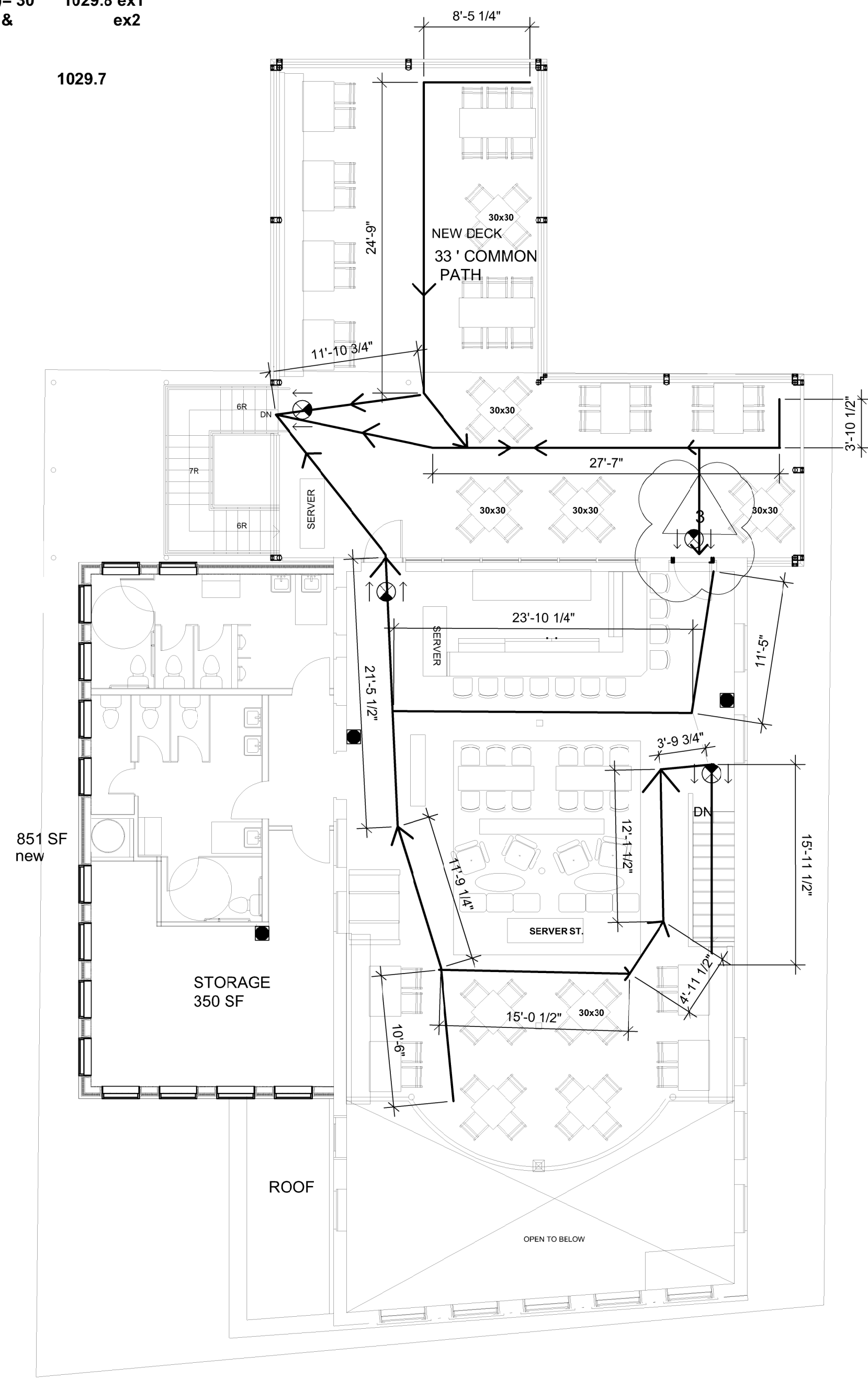


2 FIRST FLOOR
1/8" = 1'-0"

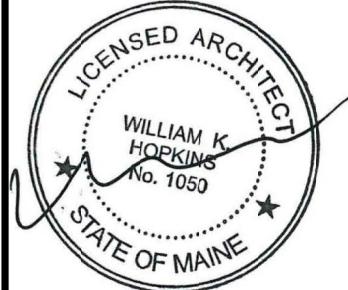
Common Path and Travel Distance

Common Path=75' 1006.2.1
Common Path(fixed seating)= 30' 1029.8 ex1
Common Path(fixed seating & less than 50 occup.)=50' ex2

Travel distance =200' 1029.7



3 2ND FLOOR
1/8" = 1'-0"



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Project:
DRY DOCK
Portland, ME

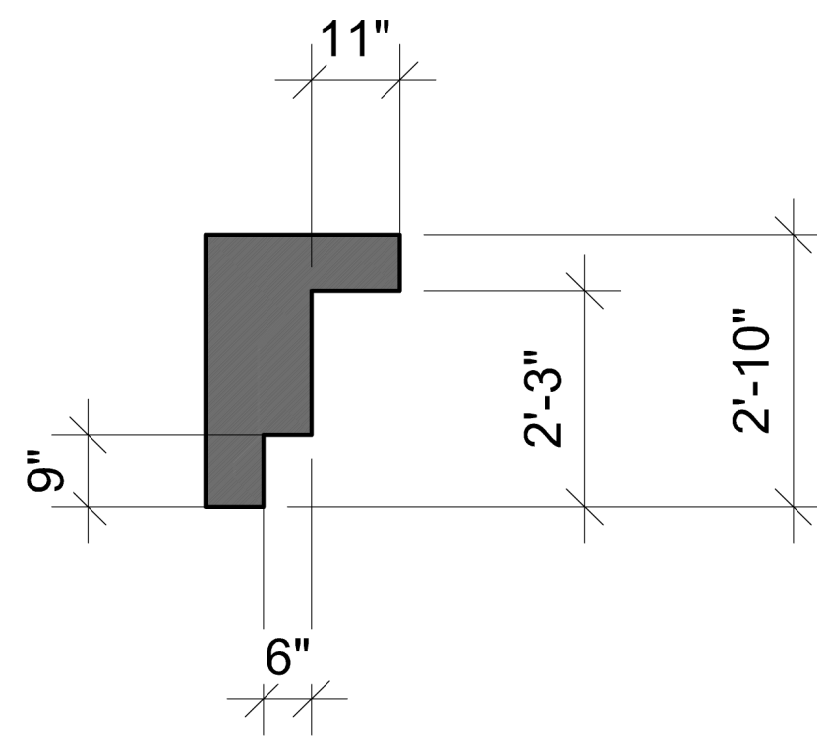
Submission:
2. BUILDING PERMIT
RESUBMISSION 12-20-2019
3. BUILDING PERMIT
RESUBMISSION 1-14-2020

Date:
12-20-2019
Scale:
1/8" = 1'-0"
TRAVEL, ILLUMINATION

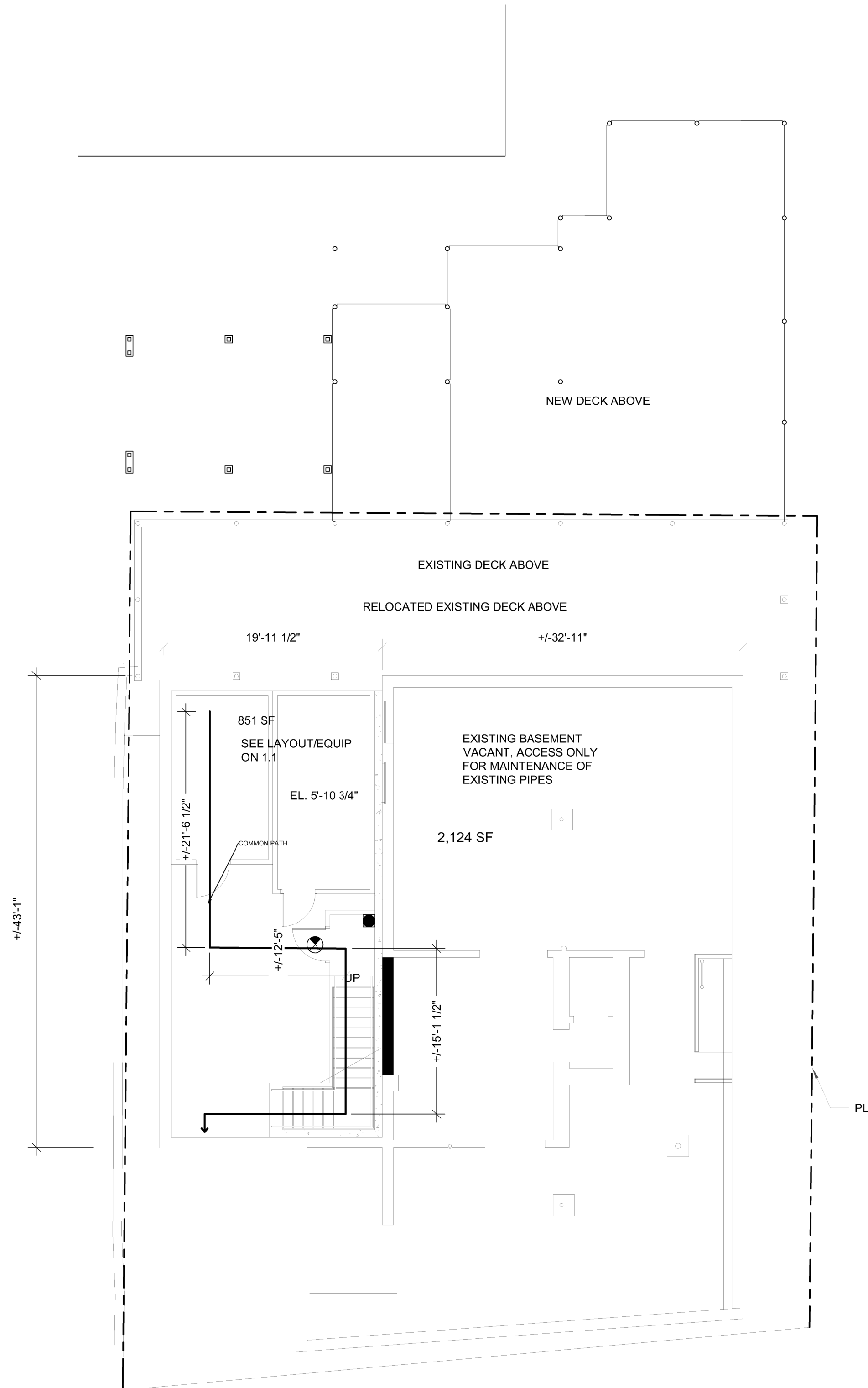
LS1.2

		LOCATION	SF	OLF	OL
1ST FLOOR	INT.	EXISTING 1ST FLOOR	2,124	15	142
	EXT.	UPPER DECK, EXISTING	467	15	31
		UPPER DECK, NEW	205	15	14
		LOWER DECK	1,154	15	77
2ND F.	INT.	2ND FLOOR DINING	1,458	15	100
	EXT.	DECK EXISTING	540	15	33
		DECK NEW	581	15	39
					439

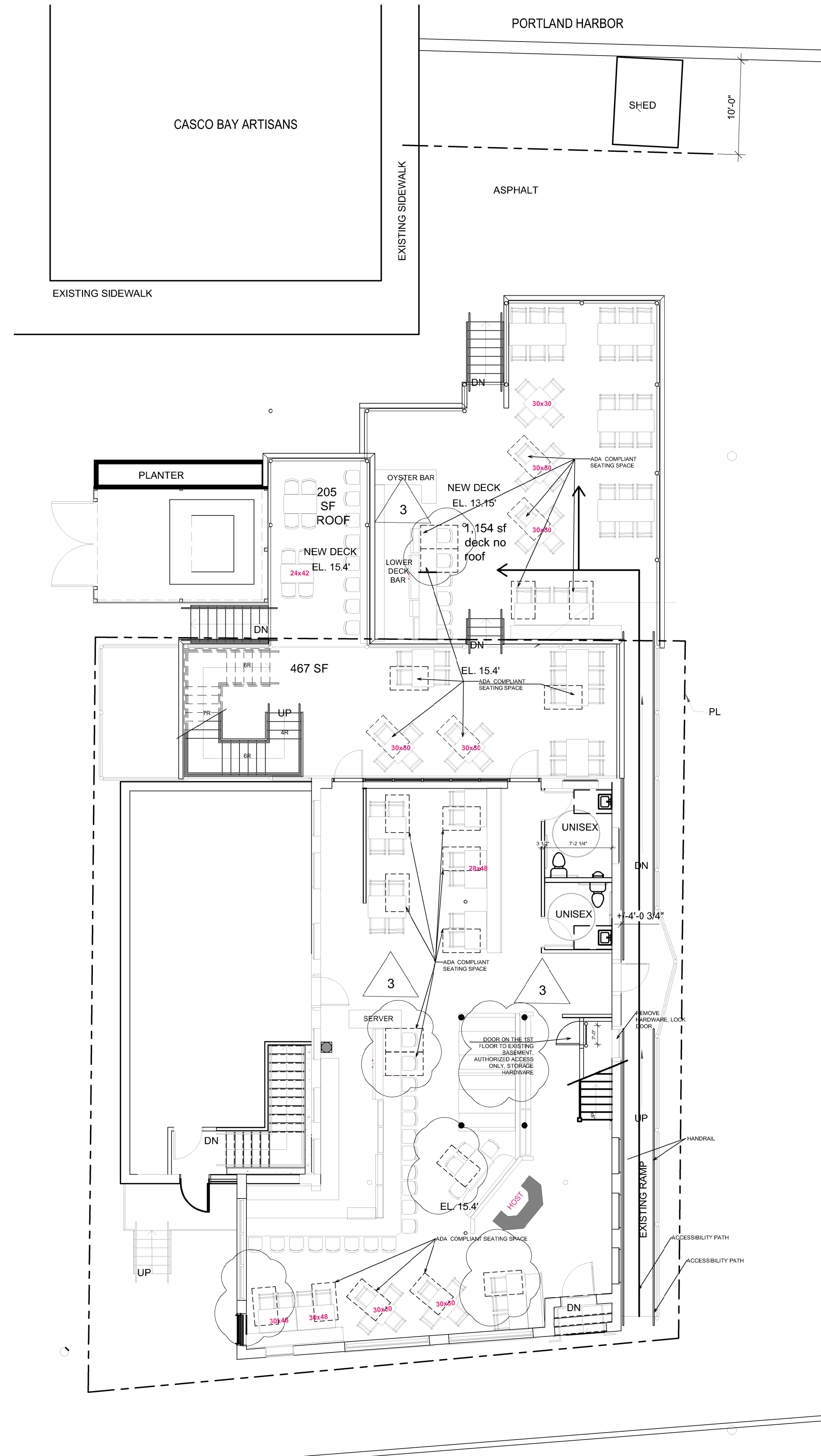
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NEW DECK ABOVE



1/8" = 1'-0"

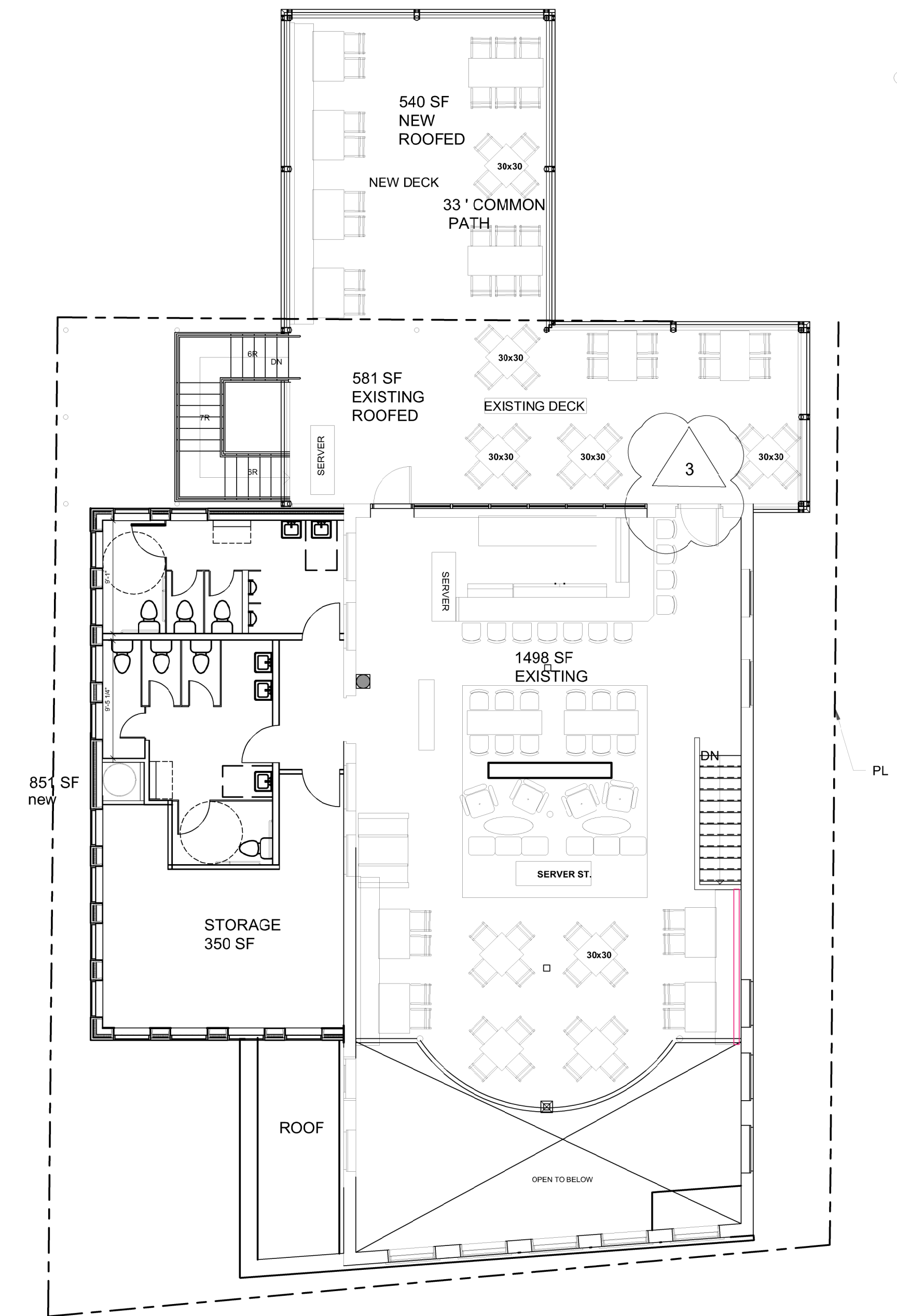


1/8" = 1'-0"

540 SF
NEW
ROOFED

NEW DECK

33' COM
PATH



1/8" = 1'-0"



**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Portland, ME

 $1/8" = 1'-0"$

ADA PLANS

LS1.3

GENERAL NOTES

- DETAILS SHOWN ON THESE DRAWINGS ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- BRACE BUILDING UNTIL STRUCTURAL ELEMENTS NECESSARY FOR STABILITY HAVE BEEN INSTALLED. THESE ELEMENTS INCLUDE: ROOF DECK, FLOOR DECK, SHEAR WALLS, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND IT'S COMPONENTS DURING ERECTION.
- CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY PROPOSED CHANGES, DEVIATIONS OR SUBSTITUTIONS FROM DIMENSIONS, MATERIALS OR EQUIPMENT SHOWN ON THESE DRAWINGS AND MAKE ONLY THOSE CHANGES ACCEPTED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION BETWEEN THE STRUCTURAL DRAWINGS AND THE DRAWINGS OF OTHER DISCIPLINES TO INCLUDE THE LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY.

FOUNDATION RELATED EARTHWORK

GENERAL:

- THESE NOTES COVER EXCAVATING, BACKFILLING, AND COMPACTING WITHIN BUILDING FOOTPRINT AND TO FIVE FEET AROUND BUILDING PERIMETER.

SUBMITTALS FOR REVIEW:

- SUBMIT SIEVE ANALYSIS AND MOISTURE DENSITY CURVE FOR EACH MATERIAL AND EACH SOURCE TO BE USED.

EXCAVATION:

- EXCAVATE SUBSOIL REQUIRED FOR BUILDING FOUNDATIONS. HAND TRIM EXCAVATIONS. REMOVE LOOSE MATERIAL.
- NOTIFY ENGINEER A MINIMUM OF 48 HOURS PRIOR TO EXCAVATIONS TO SCHEDULE A REVIEW OF NATIVE SOIL CONDITIONS. FOOTINGS HAVE BEEN DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 1500 PSF.
- COMPACT DISTURBED LOAD BEARING SOIL IN DIRECT CONTACT WITH FOOTINGS TO ORIGINAL BEARING CAPACITY.
- PLACE A MINIMUM OF 6" CRUSHED STONE BENEATH FOOTINGS IF STANDING WATER IS ENCOUNTERED IN EXCAVATIONS.
- CORRECT UNAUTHORIZED EXCAVATION AT NO COST TO OWNER.
- FILL OVER EXCAVATED AREAS UNDER STRUCTURE BEARING SURFACES WITH SUITABLE WELL-DRAINED MATERIAL, APPROVED BY ENGINEER, IN 6" LIFTS. COMPACT TO 98% STANDARD PROCTOR.

BACKFILL AND COMPACTION

- USE UNFROZEN AND UNSATURATED MATERIALS.
- BACKFILL SYSTEMATICALLY, AS EARLY AS POSSIBLE, TO ALLOW MAXIMUM TIME FOR NATURAL SETTLEMENT. DO NOT BACKFILL OVER POROUS, WET, FROZEN, OR SPONGY SUBGRADE SURFACES.
- PLACE FILL MATERIAL IN EQUAL CONTINUOUS LAYERS NOT EXCEEDING 8 INCHES OF COMPACTED DEPTH FOR HAND HELD COMPACTION EQUIPMENT AND A MAXIMUM OF 12 INCHES COMPACTED DEPTH FOR VIBRATORY ROLLERS. COMPACT IN ACCORDANCE WITH BACKFILL REQUIREMENTS AT END OF THIS SECTION.
- EMPLOY PLACEMENT METHOD SO NOT TO DISTURB OR DAMAGE FOUNDATIONS OR FOUNDATION PERIMETER DRAINAGE.
- MAINTAIN OPTIMUM MOISTURE CONTENT OF BACKFILL MATERIALS TO ATTAIN REQUIRED COMPACTION DENSITY.
- BACKFILL AGAINST SUPPORTED FOUNDATION WALLS.
- BACKFILL SIMULTANEOUSLY ON EACH SIDE OF FOUNDATION WALLS NOT DESIGNED FOR RETAINAGE OF SOIL ON ONE SIDE.
- PERFORM LABORATORY MATERIAL TESTS IN ACCORDANCE WITH ASTM D1557.
- PERFORM IN PLACE COMPACTION TESTS IN ACCORDANCE WITH ASTM D2922

MATERIALS

- STRUCTURAL FILL
SIEVE DESIGNATION
#PASSING BY WEIGHT
4 INCH 100
3 INCH 90-100
1/4 INCH 25-90
NO. 40 0-30
NO. 200 0-5
- FINE GRANULAR FILL
SIEVE DESIGNATION
% PASSING BY WEIGHT
2 INCH 100
1 1/2 INCH 90-100
NO. 4 30-60
NO. 100 0-12
NO. 200 0-6
- CRUSHED STONE: M&DOT STANDARD SPECIFICATION 703.22 "UNDERDRAIN BACKFILL TYPE C" (CRUSHED)
- UNDERDRAIN SAND: M&dot STANDARD SPECIFICATION 703.22 TYPE B "UNDERDRAIN AGGREGATE"
- SUITABLE NATIVE SOIL: ON SITE SAND OR GRAVEL REASONABLY FREE OF LOAM, SILT, CLAY, OR ORGANIC MATTER.

BACKFILL REQUIREMENTS

- FILL WITHIN BUILDING ENVELOPE:
 - MATERIAL: STRUCTURAL FILL
 - COMPACTION: 95% MODIFIED PROCTOR
 - TESTING: EVERY OTHER LIFT; EVERY 1000 SQUARE FEET
- BACKFILL ALONG EXTERIOR OF BUILDING:
 - MATERIAL: STRUCTURAL FILL
 - COMPACTION: 90% MODIFIED PROCTOR
- GRAVEL BELOW SLABS:
 - MATERIAL: STRUCTURAL FILL, FINE GRANULAR FILL
 - COMPACTION: 95% MODIFIED PROCTOR
 - TESTING: EVERY 1000 SQUARE FEET.

CAST-IN-PLACE CONCRETE

GENERAL

- CODES AND STANDARDS: COMPLY WITH THE PROVISIONS OF THE LATEST EDITIONS OF:
 - ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
 - ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
 - ACI 305 "HOT WEATHER CONCRETING"
 - ACI 306 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING"
 - ACI 308 "STANDARD PRACTICE FOR CURING CONCRETE"

SUBMITTALS

- SHOP DRAWINGS: INDICATE REINFORCEMENT SIZES, SPACINGS, LOCATIONS, AND QUANTITIES, BENDING AND CUTTING SCHEDULES, SUPPORTING AND SPACING.
- DESIGN DATA: SUBMIT MIX DESIGNS A MINIMUM OF FIVE WORKING DAYS PRIOR TO PLACING CONCRETE. INCLUDE TECHNICAL DATA SHEETS ON ANY ADMIXTURES TO BE USED. INCLUDE EITHER TRIAL MIX DESIGNS OR HISTORIC FIELD DATA FOR APPROVAL IN ACCORDANCE WITH ACI 318, CHAPTER 5.

CONCRETE REINFORCING

- REINFORCEMENT: ASTM A615/A615M; 60 KSI YIELD STRENGTH, DEFORMED STEEL BARS.
- WELDED PLAIN WIRE FABRIC: ASTM A185.
- CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS: SIZED AND SHAPED FOR SUPPORT OF REINFORCING; PLASTIC TIPPED OR NON-CORRODING FOR SUPPORTS EXPOSED TO WEATHER. FOREIGN MATERIAL SUCH AS WOOD OR OTHER UNSUITABLE MATERIAL SHALL NOT BE USED.
- FABRICATE CONCRETE REINFORCEMENT IN ACCORDANCE WITH CRSI MANUAL OF PRACTICE, ACI 301 AND ACI 318.
- CONCRETE CLEAR COVER FOR REINFORCING, UNLESS NOTED OTHERWISE
 - BOTTOM OF FOOTINGS AND SLABS ON GRADE: 3"
 - SIDES OF FOOTINGS: FOUNDATION WALLS: 2"
 - FACES OF WALLS OTHER THAN THOSE NOTED ABOVE: 3/4"

CONCRETE MATERIALS

- CEMENT: ASTM C150, NORMAL-TYPE I PORTLAND TYPE.
- FINE AND COURSE AGGREGATES: ASTM C33
- WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE.
- AIR ENTRAINMENT ADMIXTURE: ASTM C260
- FIBER REINFORCING: TYPE III SYNTHETIC VIRGIN HIGHPOLYMER POLYPROPYLENE FIBERS CONFORMING TO ASTM C1116
- CONCRETE STRENGTH AT 28 DAYS:

	PSI	SLUMP
A. FOOTINGS, PIERS AND FOUNDATION WALLS:	3000 PSI	4±1
B. INTERIOR SLABS ON GRADE:	3000 PSI	4±1
C. EXTERIOR SLAB:	4500 PSI	4±1
- MIX AND DELIVER IN ACCORDANCE WITH ASTM C94.
- ADD AIR ENTRAINING AGENT TO CONCRETE MIX FOR CONCRETE EXPOSED TO EXTERIOR. PROVIDE AIR ENTRAINMENT OF 5 TO 7% BY VOLUME.
- NO CHLORIDE OR OTHER UNAUTHORIZED ADMIXTURES SHALL BE USED.

INSERTS, EMBEDDED COMPONENTS AND OPENINGS

- PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
- COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENINGS, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.
- INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL, AND PLUMB.
- PLACE JOINT FILLER AT PERIMETER OF FLOOR SLAB, PENETRATIONS AND ISOLATION JOINTS.
- NET SETTING OF COMPONENTS, INCLUDING ANCHOR RODS AND REINFORCING, IS NOT PERMITTED.

EXECUTION

- CONCRETE FORMS SHALL BE CLEAN AND FREE FROM DEBRIS.
- APPLY FORM RELEASE AGENT TO FORMWORK PRIOR TO PLACING FORM ACCESSORIES AND REINFORCEMENT.
- COAT INSIDE OF UNTREATED FORMS WITH WATER PRIOR TO USE.
- DO NOT DAMAGE CONCRETE DURING STRIPPING.
- OBTAIN APPROVAL PRIOR TO FORMING OPENINGS IN STRUCTURAL MEMBERS NOT INDICATED ON THE DRAWINGS.
- PROVIDE BRACING TO ENSURE STABILITY OF CONCRETE.
- DO NOT REMOVE FORMS OR BRACING UNTIL CONCRETE HAS GAINED SUFFICIENT STRENGTH TO CARRY ITS OWN WEIGHT AND ANY IMPOSED LOADS.
- CLEAN FORMS AS ERECTION PROCEEDS, TO REMOVE FOREIGN MATTER
- REMOVE FORMWORK PROGRESSIVELY AND IN ACCORDANCE WITH CODE REQUIREMENTS.
- PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
- ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
- DO NOT WELD CROSSING REINFORCEMENT BARS FOR ASSEMBLY EXCEPT AS PERMITTED BY ARCHITECT/ENGINEER.
- SPACE REINFORCEMENT BARS WITH MINIMUM CLEAR SPACING IN ACCORDANCE WITH ACI 318.
- MAINTAIN CONCRETE COVER AROUND REINFORCEMENT IN ACCORDANCE WITH ACI 318.
- PREPARE PREVIOUSLY PLACED CONCRETE BY CLEANING WITH STEEL BRUSH AND APPLYING BONDING AGENT.
- COMPLY WITH ACI CODES AND PLACE CONCRETE CONTINUOUSLY BETWEEN PREDETERMINED EXPANSION, CONTROL AND CONSTRUCTION JOINTS. DO NOT BREAK OR INTERRUPT SUCCESSIVE POURS CREATING COLD JOINTS.
- PLACE FLOOR SLABS IN SAW CUT PATTERN INDICATED.
- SCREED SLABS-ON-GRADE LEVEL.

FLOOR FINISHING

- FINISH CONCRETE FLOOR SURFACES IN ACCORDANCE WITH ACI 301 AND ACI 302.1.
- UNIFORMLY SPREAD, SCREED, AND FLOAT CONCRETE.
- WOOD FLOAT SURFACES RECEIVING TILE WITH FULL BED SETTING SYSTEM.
- STEEL TROWEL SURFACES RECEIVING CARPETING, RESILIENT FLOORING, SEAMLESS FLOORING, THIN SET TILE, OR REMAINING EXPOSED TO VIEW IN FINISHED CONSTRUCTION.
- REFER TO SPECIFICATIONS FOR FLOOR FINISH TOLERANCES
- IN AREAS WITH FLOOR DRAINS, MAINTAIN FLOOR LEVEL AT WALLS AND SLOPE SURFACES UNIFORMLY TO DRAINS.

CURING

- IMMEDIATELY AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.
- MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE BUT NOT LESS THAN 7 DAYS.

ERECTION TOLERANCES

- INSTALL REINFORCEMENT WITHIN TOLERANCES REQUIRED BY ACI 318.

TESTING

- PERFORM FIELD TESTING IN ACCORDANCE WITH ACI 301 AND ACI 318.
- SAMPLE CONCRETE AND MAKE ONE SET OF FOUR CYLINDERS TO BE TESTED AT AN INDEPENDENT TESTING LABORATORY. THE SAMPLES SHALL BE TAKEN FROM ONE CONCRETE TRUCK AND LABELED WITH DATE, TRUCK NUMBER, AND LOCATION OF PLACEMENT. THE CYLINDERS SHALL BE TESTED AS FOLLOWS: 1 AT 7 DAYS; 2 AT 28 DAYS, THE LAST AT 56 DAYS, IF REQUIRED. TEST CYLINDERS SHALL BE TAKEN AT LEAST ONE PER PLACEMENT OR AT THE FOLLOWING INCREMENTS:
 - RETAINING WALLS AND FOOTINGS: EVERY 50 CUBIC YARDS
 - ISOLATED FOOTINGS: EVERY 25 CUBIC YARDS
 - SLABS: EVERY 50 CUBIC YARDS
- FIELD TESTING: PERFORMED BY A GRADE I ACI FIELD TESTING TECHNICIAN
- FIELD TESTING SHALL BE PAID FOR BY OWNER.
- MEASURE SLUMP AND TEMPERATURE FOR EACH COMPRESSIVE STRENGTH CONCRETE SAMPLE.
- MEASURE AIR CONTENT IN AIR ENTRAINED CONCRETE FOR EACH COMPRESSIVE STRENGTH CONCRETE SAMPLE.

RELATED ITEMS

- FORM RELEASE AGENT: COLORLESS MINERAL OIL NOT CAPABLE OF STAINING CONCRETE OR IMPAIRING NATURAL BONDING CHARACTERISTICS OF COATING INTENDED FOR USE ON CONCRETE.
- SLAB EDGE JOINT FILLER: ASTM D1751, PREMOULDED ASPHALTIC BOARD, 1/2 INCH THICK.

WOOD FRAMING AND SHEATHING

GENERAL:

- UNLESS OTHERWISE SPECIFIED, EACH PIECE OF LUMBER SHALL BEAR THE GRADE MARK, STAMP, OR OTHER IDENTIFYING MARKS INDICATING GRADES OF MATERIALS, AND RULES OR STANDARDS UNDER WHICH PRODUCED. SUCH IDENTIFYING MARKS ON A MATERIAL SHALL BE IN ACCORDANCE WITH THE RULE OR STANDARD UNDER WHICH THE MATERIAL IS PRODUCED, INCLUDING REQUIREMENTS FOR QUALIFICATIONS AND AUTHORITY OF THE INSPECTION ORGANIZATION, USAGE OF AUTHORIZED IDENTIFICATIONS, AND INFORMATION INCLUDED IN THE IDENTIFICATION. THE INSPECTION AGENCY FOR LUMBER SHALL BE APPROVED BY THE BOARD OF REVIEW, AMERICAN LUMBER STANDARDS COMMITTEE, TO GRADE SPECIES USED.
- PROTECT LUMBER AND OTHER PRODUCTS FROM DAMPNESS BOTH DURING AND AFTER DELIVERY AT THE SITE. PILE PLYWOOD AND LUMBER IN STACKS IN SUCH A MANNER AS TO PROVIDE ADEQUATE AIR CIRCULATION AND TO PREVENT WARPING. LOCATE STACKS IN WELL DRAINED AREAS, SUPPORTED AT LEAST 6 INCHES ABOVE GRADE AND COVER WITH WELL VENTILATED SHEDS HAVING FIRMLY CONSTRUCTED OVERHANGING ROOF AS WELL AS SUFFICIENT END WALL TO PROTECT LUMBER FROM DRIVING RAIN.
- STORE SEASONED MATERIALS IN DRY PORTIONS OF THE BUILDING.
- PROTECT SHEET MATERIALS FROM CORNERS BREAKING AND DAMAGING SURFACES WHILE UNLOADING.

LUMBER MATERIALS:

- NOMINAL SIZES ARE INDICATED EXCEPT AS INDICATED BY DETAILED DIMENSIONS. PROVIDE ACTUAL SIZES AS REQUIRED BY PRODUCT STANDARD 20, DEPARTMENT OF COMMERCE.
- PROVIDE DRESSED LUMBER UNLESS NOTED OTHERWISE.
- LUMBER GRADES:
 - 2X4 AND 2X6 BEARING WALLS, INTERIOR AND EXTERIOR LOCATIONS:
 - SPECIES AND GRADE: SPRUCE-PINE-FIR NO. 2 OR BETTER AS GRADED BY NLGA OR NELMA MEETING THE FOLLOWING MINIMUM ALLOWABLE STRESS CRITERIA:

F _b	= 775 PSI
F _v	= 135 PSI
F _{cl}	= 1150 PSI
F _c	= 425 PSI
E	= 1,400,000 PSI
 - MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19%
 - 2x8 BEARING WALLS, STRUCTURAL FLOOR AND ROOF FRAMING:
 - SPECIES AND GRADE: SPRUCE-PINE-FIR NO. 1/NO. 2 AS GRADED BY NLGA MEETING THE FOLLOWING MINIMUM ALLOWABLE STRESS CRITERIA:

F _b	= 875 PSI
F _v	= 135 PSI
F _{cl}	= 1000 PSI
F _c	= 335 PSI
E	= 1,100,000 PSI
 - MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19%

- 2X4 AND 2X6 BEARING WALLS, INTERIOR AND EXTERIOR LOCATIONS:
 - SPECIES AND GRADE: SPRUCE-PINE-FIR NO. 2 OR BETTER AS GRADED BY NLGA OR NELMA MEETING THE FOLLOWING MINIMUM ALLOWABLE STRESS CRITERIA:

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F _b	= 875 PSI
F _v	= 135 PSI
F _{cl}	= 1000 PSI
F _c	= 335 PSI
E	= 1,100,000 PSI
 - MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19%
- PRESSURE TREATED LUMBER
 - SPECIES AND GRADE: SOUTHERN PINE NO. 2 AS GRADED BY SPIB
- MISCELLANEOUS LUMBER-- PROVIDE WOOD FOR SUPPORT OR ATTACHMENT OF THE WORK INCLUDING NON-BEARING PARTITIONS, CANT STRIPS, BUCKS, WALLERS, BLOCKING, FURRING, GROUNDS, STRIPPING AND SIMILAR MEMBERS.
SPECIES AND GRADE: SPRUCE-PINE-FIR STUD GRADE AS GRADED BY NELMA
- LAMINATED VENEER LUMBER (LVL) -- LAMINATED DOUGLAS FIR OR SOUTHERN PINE (MICROLAM BY TRUS-JUST-OR APPROVED EQUIVALENT) MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
 - F_b (BENDING STRESS) = 2,600 PSI
 - F_v (HORIZONTAL SHEAR STRESS) = 285 PSI
 - F_c (COMPRESSION PERPENDICULAR TO GRAIN) = 750 PSI
 - E (MODULUS OF ELASTICITY) = 2,000,000 PSI

SHEATHING MATERIALS:

- ROOF SHEATHING: 5/8" APA RATED SHEATHING, 40/20 SPAN RATING; EXPOSURE DURABILITY 1
- WALL SHEATHING: 1/2" APA RATED SHEATHING, 32/16 SPAN RATING; EXPOSURE DURABILITY 1

ACCESSORIES:

- FASTENERS: GALVANIZED STEEL FOR EXTERIOR, HIGH HUMIDITY, AND TREATED WOOD LOCATIONS; PLAIN FINISH ELSEWHERE. FURNISH ITEMS OF ROUGH HARDWARE, METAL CONNECTORS, BOLTS, ETC., REQUIRED TO COMPLETE THE WORK. BOLTS, NUTS AND WASHERS SHALL BE HOT DIPPED GALVANIZED STEEL.
- STRUCTURAL FRAMING CONNECTORS: JOIST HANGERS: GALVANIZED STEEL, SUIT TO SUIT FRAMING CONDITIONS. MANUFACTURED BY SIMPSON STRONG TIE OR APPROVED EQUIVALENT.
- SILL GASKET ON TOP OF FOUNDATION WALL: PLATE WIDTH, 1/4", THICK CLOSED CELL FOAM FROM CONTINUOUS ROLLS.

WOOD TREATMENT:

- WOOD PRESERVATIVE (PRESSURE TREATMENT): AWPA U1
 - USE CATEGORY UC2 FOR INTERIOR CONSTRUCTION NOT IN CONTACT WITH THE GROUND.
 - USE CATEGORY UC3B FOR EXTERIOR CONSTRUCTION NOT IN CONTACT WITH THE GROUND.
 - USE CATEGORY UC4a FOR ITEMS IN CONTACT WITH THE GROUND.
- ALL WOOD TO BE USED IN PERMANENT CONSTRUCTION THAT IS IN CONTACT WITH CONCRETE, MASONRY, WATER, GROUND, LEFT EXPOSED TO THE WEATHER, AND AS INDICATED ON THE DRAWINGS SHALL BE PRESSURE TREATED AGAINST DECAY. PRESERVATIVES SHALL BE COMPATIBLE WITH MATERIALS WITH WHICH THEY WILL BE USED.

EXECUTION:

- ALL FASTENING SHALL COMPLY WITH THE NATIONAL FOREST AND PAPER ASSOCIATION NATIONAL DESIGN SPECIFICATION OR THE "RECOMMENDED FASTENING SCHEDULE" IN THE 2009 INTERNATIONAL BUILDING CODE UNLESS NOTED OTHERWISE ON THE CONTRACT DRAWINGS.
- PLACE MEMBERS LEVEL AND PLUMB, IN THE CORRECT POSITION. PLACE HORIZONTAL MEMBERS CROWN SIDE UP.
- CONSTRUCT FRAMING MEMBERS FULL LENGTH, WITHOUT SPLICES.
- PLACE SILL GASKET DIRECTLY ON FOUNDATION.
- CURB ROOF OPENINGS EXCEPT WHERE CURBS ARE PROVIDED, CONSTRUCT CURB MEMBERS OF SINGLE PIECES FOR EACH SIDE. FORM CORNERS BY ALTERNATING LAPPING SIDE MEMBERS.
- POST AND COLUMNS FROM HEADERS AND BEAMS SHALL BEAR CONTINUOUSLY TO THE CONCRETE FOUNDATIONS, INCLUDING BLOCKING IN INTERSTITIAL FLOOR AND ROOF SPACES. BLOCKING SHALL BE OF THE SIZE AND SHAPE TO CARRY THE REQUIRED LOADING.
- ALL BOTTOM BEARING PLATES, FOR STUD WALLS OR BEAM BEARING SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS SPACED AT 4'-0" OC, UNLESS NOTED OTHERWISE. ONE ANCHOR SHALL BE LOCATED WITHIN 8" OF ALL BUILDING CORNERS (BOTH SIDES), ALL WALL TERMINATIONS AND EACH SIDE OF JOINTS IN SILL PLATES. A MINIMUM OF TWO (2) ANCHORS SHALL BE INSTALLED PER EA. PIECE FOUNDATION PLATE.
- ALL BEARING WALLS SHALL BE BLOCKED AT 4'-0" ON CENTER VERTICALLY.
- INSTALL ROOF SHEATHING WITH LONGER EDGE PERPENDICULAR TO FLOOR FRAMING WITH END JOINTS STAGGERED. SECURE SHEET EDGES OVER FIRM BEARING.
- INSTALL SHEATHING IN COMBINATION SIMPLE SPAN AND TWO SPAN CONTINUOUS.
- SECURE WALL SHEATHING PERPENDICULAR TO WALL STUDS, WITH ENDS STAGGERED, OVER FIRM BEARING.
- PLACE BUILDING PAPER OVER WALL SHEATHING, WEATHER LAP JOINTS AND END LAPS, STAPLE IN PLACE.
- USE SHEATHING CLIPS BETWEEN SHEETS BETWEEN ROOF FRAMING MEMBERS. INSTALL SOLID EDGE BLOCKING BETWEEN SHEETS AS INDICATED ON PLANS.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

TOLERANCES:

- FRAMING MEMBERS: 1/4" INCH FROM TRUE POSITION MAXIMUM.

METAL PLATE CONNECTED WOOD TRUSSES

SUBMITTALS

- SHOP DRAWINGS: INDICATE SIZES AND SPACING OF TRUSSES AND ASSOCIATED COMPONENTS, WEB AND CHORD SIZES, PLATE SIZES, FASTENER DESCRIPTIONS AND SPACINGS, LOADS AND TRUSS CAMBERS, AND FRAMED OPENINGS. SUBMIT DESIGN CALCULATIONS, INCLUDING DEFLECTIONS.
- PRODUCT DATA: PROVIDE TRUSS CONFIGURATIONS, BEARING AND ANCHOR DETAILS, BRIDGING AND BRACING.
- LAYOUT PLAN INDICATING THE TRUSS DESIGN LOCATIONS AND TRUSS TO TRUSS CONNECTIONS.
- ALL SHOP DRAWINGS AND CALCULATIONS SHALL BE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED, WHO WILL BE CONSIDERED THE RESPONSIBLE DESIGN ENGINEER OF THE PREFABRICATED WOOD TRUSS SYSTEM. DRAWINGS WILL NOT BE REVIEWED UNTIL THEY ARE STAMPED.
- REVIEW OF TRUSS SUBMITTALS BY THE ENGINEER SHALL BE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT AND SHALL NOT INDICATE APPROVAL OF THE DESIGN OF THE TRUSS OR ITS COMPONENTS. REVIEW OF THE SHOP DRAWINGS SHALL BE LIMITED TO THE FOLLOWING:
 - VERIFICATION OF CORRECT LOADING USED BY THE TRUSS ENGINEER.
 - REVIEW OF THE TRUSS REACTIONS AND VERIFICATION THAT THE BUILDING ELEMENTS ARE ADEQUATE TO SUPPORT THE TRUSS REACTIONS AS DETERMINED BY THE TRUSS ENGINEER.
 - REVIEW OF DEFLECTIONS AS CALCULATED BY THE TRUSS ENGINEER FOR SUITABILITY IN THE OVERALL BUILDING CONFIGURATION.
 - DIMENSIONS WILL BE REVIEWED FOR CONFORMANCE WITH THE BEARING LOCATIONS AS INDICATED ON THE PROJECT DRAWINGS.
- MODIFICATIONS TO PREVIOUSLY SUBMITTED SHOP DRAWINGS SHALL BE RE-SUBMITTED FOR ADDITIONAL REVIEW. THE COST OF ADDITIONAL REVIEW OF MODIFIED SHOP DRAWINGS SHALL BE PAID BY THE CONTRACTOR UNLESS THE CHANGES WERE REQUESTED BY THE ENGINEER, THE OWNER, OR THE OWNER'S REPRESENTATIVE.

GENERAL

- DESIGN TRUSSES TO LOADINGS AND CONFIGURATIONS AS SHOWN ON CONTRACT DRAWINGS WITH TOTAL LOAD DEFLECTION LIMITED TO 1/240 OF THE SPAN, INCLUDING CEILING LOAD, AND LIVE LOAD DEFLECTION LIMITED TO 1/360 OF THE SPAN FOR ROOF TRUSSES
- TRUSS DESIGN, FABRICATION, AND INSTALLATION: IN ACCORDANCE WITH TPI 1 AND BCSI 1-06.
- MANUFACTURER: COMPANY SPECIALIZING IN MANUFACTURING PRODUCTS SPECIFIED IN THIS SECTION WITH MINIMUM FIVE YEARS DOCUMENTED EXPERIENCE AND APPROVED BY TPI.
- DESIGN TRUSSES UNDER DIRECT SUPERVISION OF PROFESSIONAL ENGINEER EXPERIENCED IN DESIGN OF THIS WORK AND LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED.
- WOOD MEMBERS: MINIMUM MEMBER SIZE FOR TOP AND BOTTOM CHORDS OF ROOF TRUSSES SHALL BE 2x6, MINIMUM MEMBER SIZE FOR WEB MEMBERS SHALL BE 2x4, MINIMUM STRESS VALUES SHALL MEET THE VALUES OF SPRUCE-PINE-FIR NO. 1/ NO. 2, STUD GRADE. LUMBER IS NOT ACCEPTABLE, 19 PERCENT MAXIMUM AND 7 PERCENT MINIMUM MOISTURE CONTENT. FINGER SCARFING NOT PERMITTED.
- STEEL PLATE CONNECTORS:
 - TPI 1, SECTION 6; HOT DIP GALVANIZED; DIE STAMPED WITH INTEGRAL TEETH; SIZED AS DETERMINED BY TRUSS ENGINEER
- TRUSS BRIDGING: TYPE, SIZE AND SPACING RECOMMENDED BY TRUSS ENGINEER, TRUSS MANUFACTURER AND TPI.

ABBREVIATIONS

- WOOD BLOCKING, SUPPORT MEMBERS, FRAMING FOR OPENINGS: SPECIES AND GRADE SHALL MEET THE REQUIREMENTS OF SPRUCE-PINE-FIR-SOUTH NO. 2 OR BETTER, 19 PERCENT MAXIMUM AND 7PERCENT MINIMUM MOISTURE CONTENT.
- FASTENERS: FASTENERS: ELECTRO GALVANIZED STEEL FOR HIGH HUMIDITY AND TREATED WOOD LOCATIONS; UNFINISHED STEEL ELSEWHERE.
- BEARING PLATES: ELECTRO-GALVANIZED WHERE REQUIRED.

FABRICATION

- FABRICATE TRUSSES TO ACHIEVE STRUCTURAL REQUIREMENTS SPECIFIED.
- BRACE WOOD TRUSSES FOR SUPPORT IN ACCORDANCE WITH WTC4/TPI -- BCSI 1-06.
- FURNISH BOTTOM AND TOP CHORD EXTENSIONS AS INDICATED ON DRAWINGS.
- FRAME SPECIAL SIZED OPENINGS IN WEB FRAMING AS DETAILED.

EXECUTION

- VERIFY SUPPORTS AND OPENINGS ARE READY TO RECEIVE TRUSSES.
- COORDINATE PLACEMENT OF BEARING AND SUPPORT ITEMS.
- INSTALL TRUSSES IN ACCORDANCE WITH WTC4/TPI BCSI 1-06.
- SET MEMBERS LEVEL AND PLUMB, IN CORRECT POSITION.
- MAKE PROVISIONS FOR ERECTION LOADS, AND FOR SUFFICIENT TEMPORARY BRACING TO MAINTAIN STRUCTURE PLUMB, AND IN INDICATED ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRACING.
- DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF ARCHITECT/ENGINEER.
- COORDINATE PLACEMENT OF DECKING SHEATHING WITH WORK OF THIS SECTION.

ERECTION TOLERANCES

- FRAMING MEMBERS: 1/2 INCH MAXIMUM, FROM INDICATED POSITION.

STRUCTURAL STEEL

SUBMITTALS FOR REVIEW

- SHOP DRAWINGS: INDICATE PROFILES, SIZES, SPACING, LOCATIONS OF STRUCTURAL MEMBERS, DECKING, OPENINGS, ATTACHMENTS, AND FASTENERS. SHOW ALL CONNECTION DETAILS. PROVIDE DESIGN CALCULATIONS, INCLUDING CONNECTION DETAILS. INDICATE WELDED CONNECTIONS WITH AWS A2.4 WELDING SYMBOLS. INDICATE NET WELD LENGTHS.

SUBMITTALS FOR INFORMATION

- MANUFACTURER'S MILL CERTIFICATE: CERTIFY THAT PRODUCTS MEET OR EXCEED SPECIFIED REQUIREMENTS.
- MILL TEST REPORTS: SUBMIT INDICATING STRUCTURAL STRENGTH, DESTRUCTIVE AND NON-DESTRUCTIVE TEST ANALYSIS.
- WELDERS CERTIFICATES: CERTIFY WELDERS EMPLOYED ON THE WORK, VERIFYING AWS QUALIFICATION WITHIN THE PREVIOUS 12 MONTHS.

QUALITY ASSURANCE

- FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISI CODE OF STANDARD PRACTICE.
- FABRICATOR AND ERECTOR: COMPANY SPECIALIZING IN PERFORMING THE WORK OF THIS SECTION WITH MINIMUM FIVE YEARS EXPERIENCE.

MATERIALS

- STRUCTURAL STEEL WIDE FLANGE MEMBERS: ASTM A992
- ANGLES, CHANNELS, PLATE AND OTHER HOT ROLLED SHAPES: ASTM A36
- STRUCTURAL TUBING: ASTM A500, GRADE B.
- BOLTS, NUTS, AND WASHERS: MINIMUM 1/4" DIAMETER ASTM A325 BOLTS, ASTM A563 NUTS WITH HARDENED WASHERS, GALVANIZED TO ASTM A153 FOR GALVANIZED STRUCTURAL MEMBERS. ASTM A490 BOLTS REQUIRED WHERE NOTED ON DRAWINGS.
- ANCHOR BOLTS: ASTM A-307 FOR HEADED BOLT ASTM A-36 FOR THREADED ROD
- WELDING MATERIALS: AWS D1.1; TYPE REQUIRED FOR MATERIALS BEING WELDED.
- GROUT: NON-SHRINK TYPE, PRE-MIXED COMPOUND CONSISTING OF NON-METALLIC AGGREGATE CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7,000 PSI AT 28 DAYS AS MANUFACTURED BY FIVE STAR PRODUCTS, INC., FAIRFIELD, CT, OR APPROVED EQUIVALENT.

ERECTION

- ALLOW FOR ERECTION LOADS, AND FOR SUFFICIENT TEMPORARY BRACING TO MAINTAIN STRUCTURE SAFE, PLUMB, AND IN TRUE ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRACING.
- FIELD WELD COMPONENTS INDICATED ON DRAWINGS AND SHOP DRAWINGS.
- DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF ARCHITECT/ENGINEER.
- AFTER ERECTION, PRIME WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED, EXCEPT SURFACES TO BE IN CONTACT WITH CONCRETE.
- GROUT UNDER BASE PLATES.

BASIS OF DESIGN

BUILDING CODE 2015 INTERNATIONAL BUILDING CODE

DESIGN LOADS:

- | | |
|-----------------|---|
| ROOF DEAD LOAD | 10 PSF TRUSS TOP CHORD
10 PSF TRUSS BOTTOM CHORD |
| ROOF LIVE LOAD | SNOW LOAD GOVERNS |
| FLOOR DEAD LOAD | 10 PSF TRUSS TOP CHORD
10 PSF TRUSS BOTTOM CHORD |
| FLOOR LIVE LOAD | 100 PSF
150 PSF AT KITCHEN |
| ROOF SNOW LOAD | GROUND SNOW LOAD, P _g 50 PSF
SNOW EXPOSURE FACTOR, C _e 1.0
SNOW LOAD IMPORTANCE FACTOR, I 1.0
SNOW LOAD THERMAL FACTOR, C _t 1.0
SNOW LOAD THERMAL FACTOR, C _i 1.2 AT DECK AND DECK ROOF |

WIND LOAD

- | | |
|--|---------------|
| BASIC WIND SPEED | 118 MPH |
| WIND LOAD IMPORTANCE FACTOR, I | 1.0 |
| WIND EXPOSURE | D |
| WIND DESIGN PRESSURE (MLFRS) | PER ASCE 7-10 |
| WIND DESIGN PRESSURE (COMPONENTS AND CLADDING) | PER ASCE 7-10 |

EARTHQUAKE DESIGN DATA

- | | |
|--|--|
| SEISMIC IMPORTANCE FACTOR | 1.0 |
| OCCUPANCY CATEGORY | I |
| MAPPED SPECTRAL RESPONSE, S _s | 0.240 |
| MAPPED SPECTRAL RESPONSE, S ₁ | 0.078 |
| SITE CLASS | D |
| SPECTRAL RESPONSE COEFFICIENT, S _{ds} | 0.256 |
| SPECTRAL RESPONSE COEFFICIENT, S _{d1} | 0.125 |
| SEISMIC DESIGN CATEGORY | B |
| BASIC SEISMIC-FORCE RESISTING SYSTEM | STRUCTURAL STEEL SYSTEM NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE |

RESPONSE MODIFICATION FACTOR, R

- | | |
|--|------------------------------------|
| SEISMIC RESPONSE COEFFICIENT, C _s | 0.085 |
| DESIGN BASE SHEAR | 41.7 KIPS (ULTIMATE) |
| ANALYSIS PROCEDURE USED | FOUNDATION LATERAL FORCE PROCEDURE |

MISCELLANEOUS

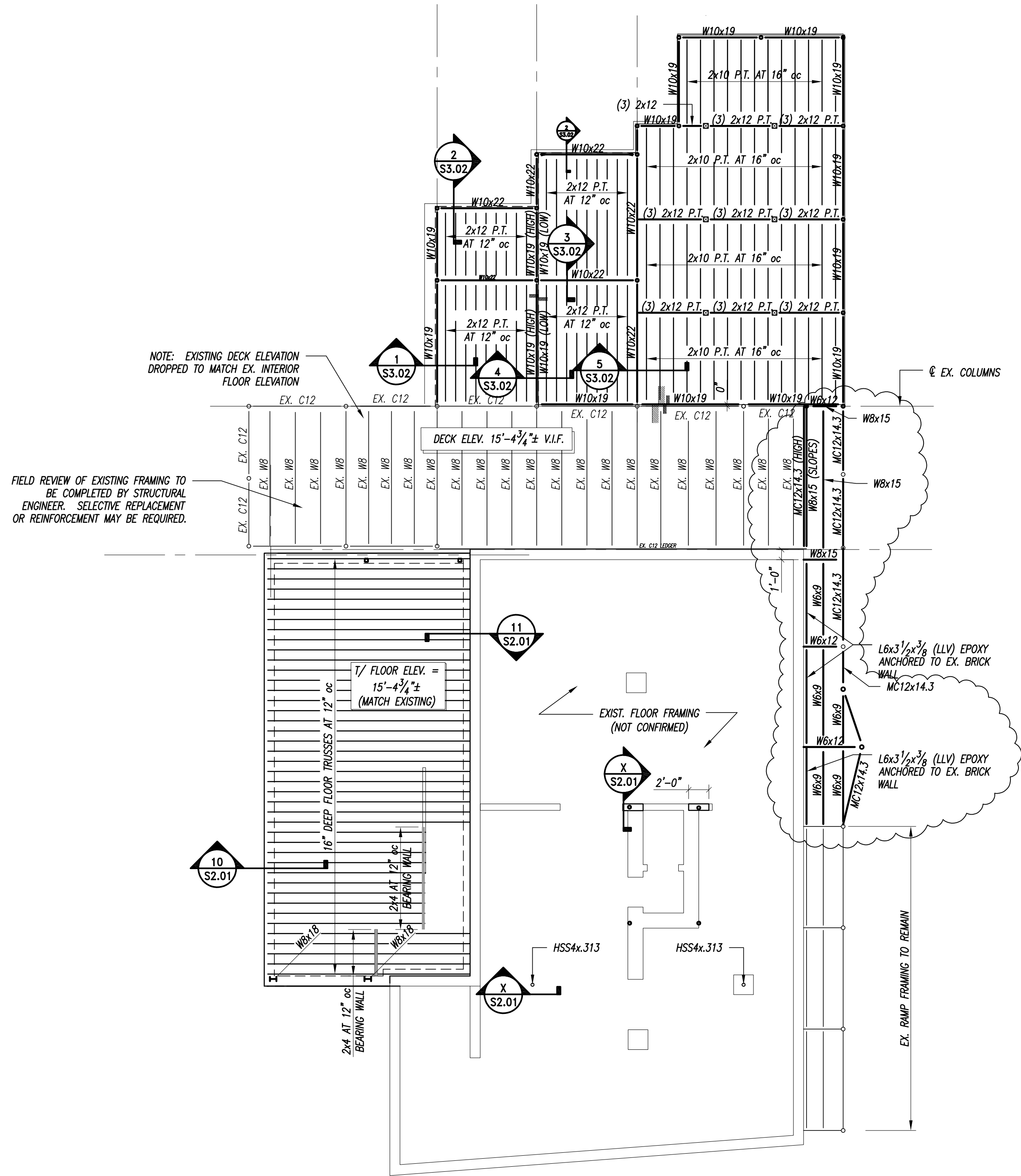
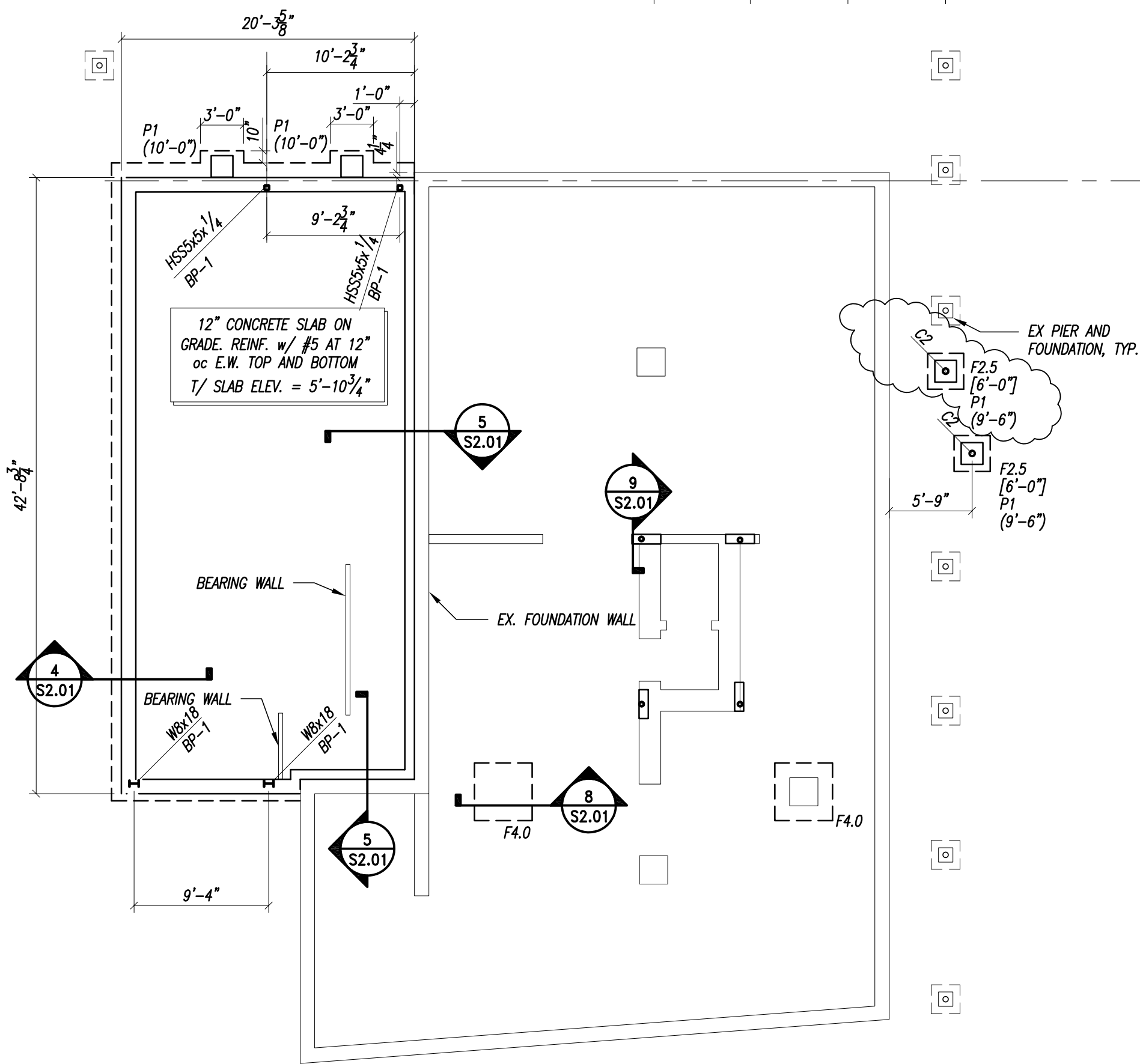
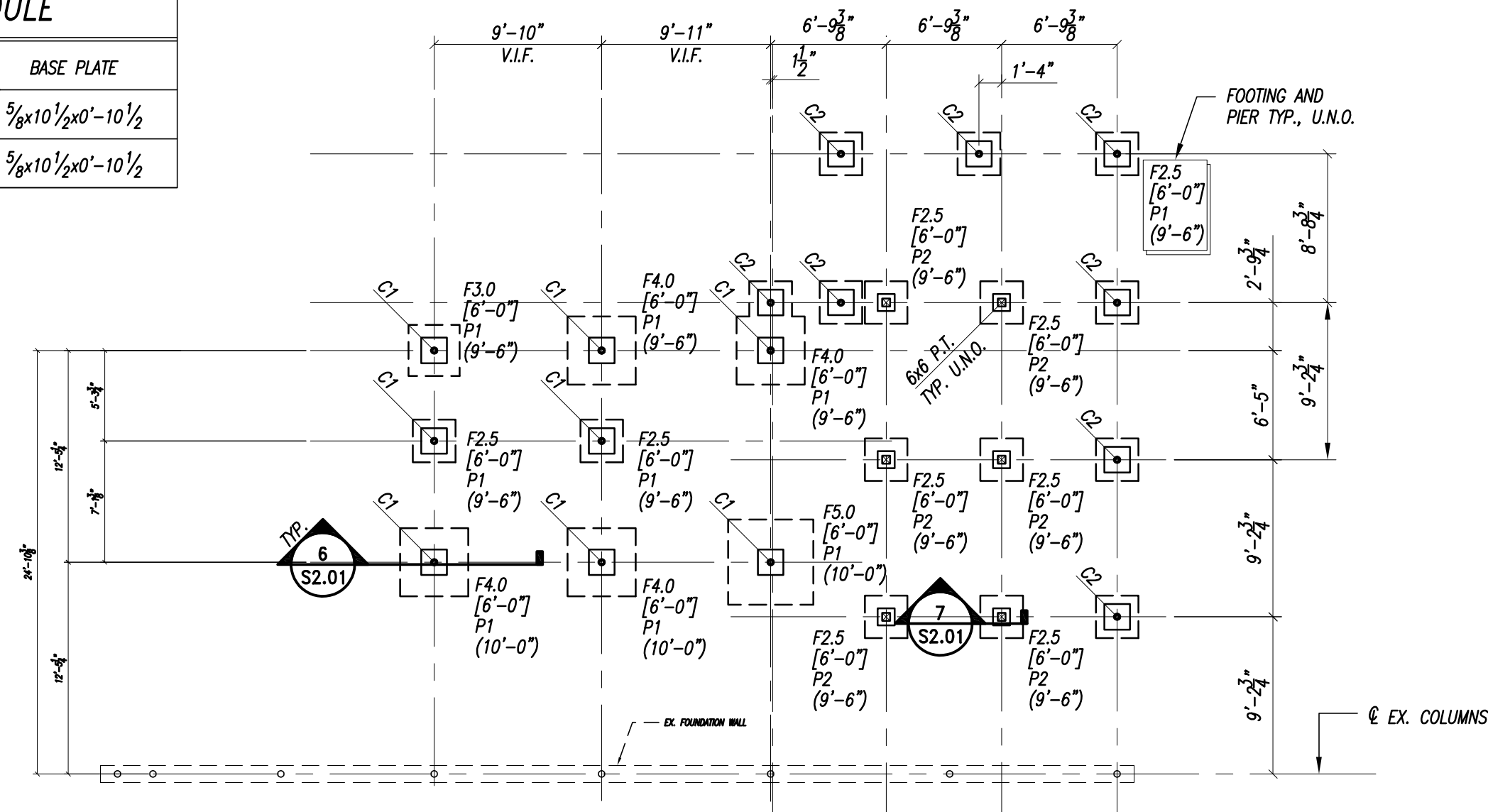
- | | |
|---------------------------------|---|
| ALLOWABLE SOIL BEARING CAPACITY | 1500 PSF* (TO BE FIELD VERIFIED PRIOR TO FOUNDATION CONSTRUCTION) |
|---------------------------------|---|

ABBREVIATIONS

(NOTE

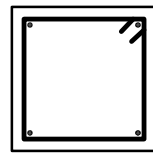
FOOTING SCHEDULE		
PLAN MARK	FOOTING SIZE	REINFORCING
F2.5	2'-6" x 2'-6" x 1'-0" THICK	(4) #4's EACH WAY (B)
F3.0	3'-0" x 3'-0" x 1'-0" THICK	(4) #4's EACH WAY (B)
F4.0	4'-0" x 4'-0" x 1'-0" THICK	(5) #5s EACH WAY (B)
F5.0	5'-0" x 5'-0" x 1'-2" THICK	(7) #5s EACH WAY (B)

COLUMN SCHEDULE		
PLAN MARK	COLUMN SIZE	BASE PLATE
C1	HSS4.500x0.375	$\frac{5}{8}$ x10 $\frac{1}{2}$ x0'-10 $\frac{1}{2}$
C2	HSS4.500x0.237	$\frac{5}{8}$ x10 $\frac{1}{2}$ x0'-10 $\frac{1}{2}$

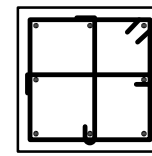


PIER SCHEDULE			
PLAN MARK	DIMENSIONS	VERTICAL REINFORCING	TIES
P1	1'-6"x1'-6"	(4) #6's	#3's AT 12" oc TYPE A
P2	1'-0"x1'-0"	(4) #5's	#3's AT 12" oc TYPE A

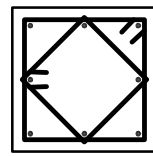
NOTE: PROVIDE (3) #3 TIES WITHIN TOP 5" OF PIER AROUND ANCHOR RODS



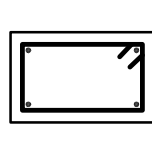
TYPE A



TYPE B



TYPE C



TYPE D

FOUNDATION PLAN

1/8" = 1'-0"

PLAN NOTES:

- SEE PLAN FOR TOP OF SLAB ELEVATION.
- SEE PLAN TOP OF FOUNDATION WALL ELEVATION.
- REFER TO PLAN FOR TOP OF SHELF ELEVATIONS.
- [xxx'-yy"] INDICATES TOP OF FOOTING ELEVATION.
- FOOTINGS SHALL BEAR A MINIMUM OF 5'-0" BELOW GRADE FOR FROST PROTECTION, U.N.O.
- ALL FOOTINGS SHALL BE CENTERED ON CENTERLINE OF WALL, PIER OR COLUMN, U.N.O.
- STEP FOOTINGS BELOW PIPING AND CONDUIT AS REQUIRED TO PENETRATE THROUGH WALL NOT FOOTING.
- SEE DETAIL 1/52.1 FOR TYPICAL WALL REINFORCING AT CORNERS AND INTERSECTIONS.
- SEE 2/52.1 FOR TYPICAL FOUNDATION WALL CONSTRUCTION/CONTRACTION JOINT DETAILS.
- PROVIDE SLEEVES THROUGH WALLS FOR PIPING AND CONDUIT. COORDINATE SLEEVE SIZES, QUANTITIES AND LOCATIONS WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. SEE DETAIL 3/52.1 FOR TYPICAL WALL PENETRATION DETAIL.
- W.S INDICATES WALL STEP.
- C.J. INDICATES SLAB CONTROL JOINT. SAW CUT TO A DEPTH OF 1/4 SLAB THICKNESS WITHIN 24 HOURS OF CONCRETE PLACEMENT.
- EX INDICATES FOOTING MARK. SEE FOOTING SCHEDULE THIS SHEET.
- Px INDICATES PIER MARK. SEE PIER SCHEDULE THIS SHEET.
- [xxx'-yy"] INDICATES TOP OF PIER ELEVATION.
- Cx INDICATES COLUMN MARK. SEE COLUMN SCHEDULE THIS SHEET.

FIRST FLOOR FRAMING PLAN

1/8" = 1'-0"

PLAN NOTES:

- SEE PLAN FOR TOP OF FLOOR ELEVATION. COORDINATE w/ ARCHITECTURAL DRAWINGS.
-



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Project:

DRY DOCK

Revisions:

12.19.2019 - GENERAL REVISIONS AND REVIEW COMMENTS
01.15.2020 - MODIFIED RAMP FRAMING AT DOOR

Scale:

AS NOTED

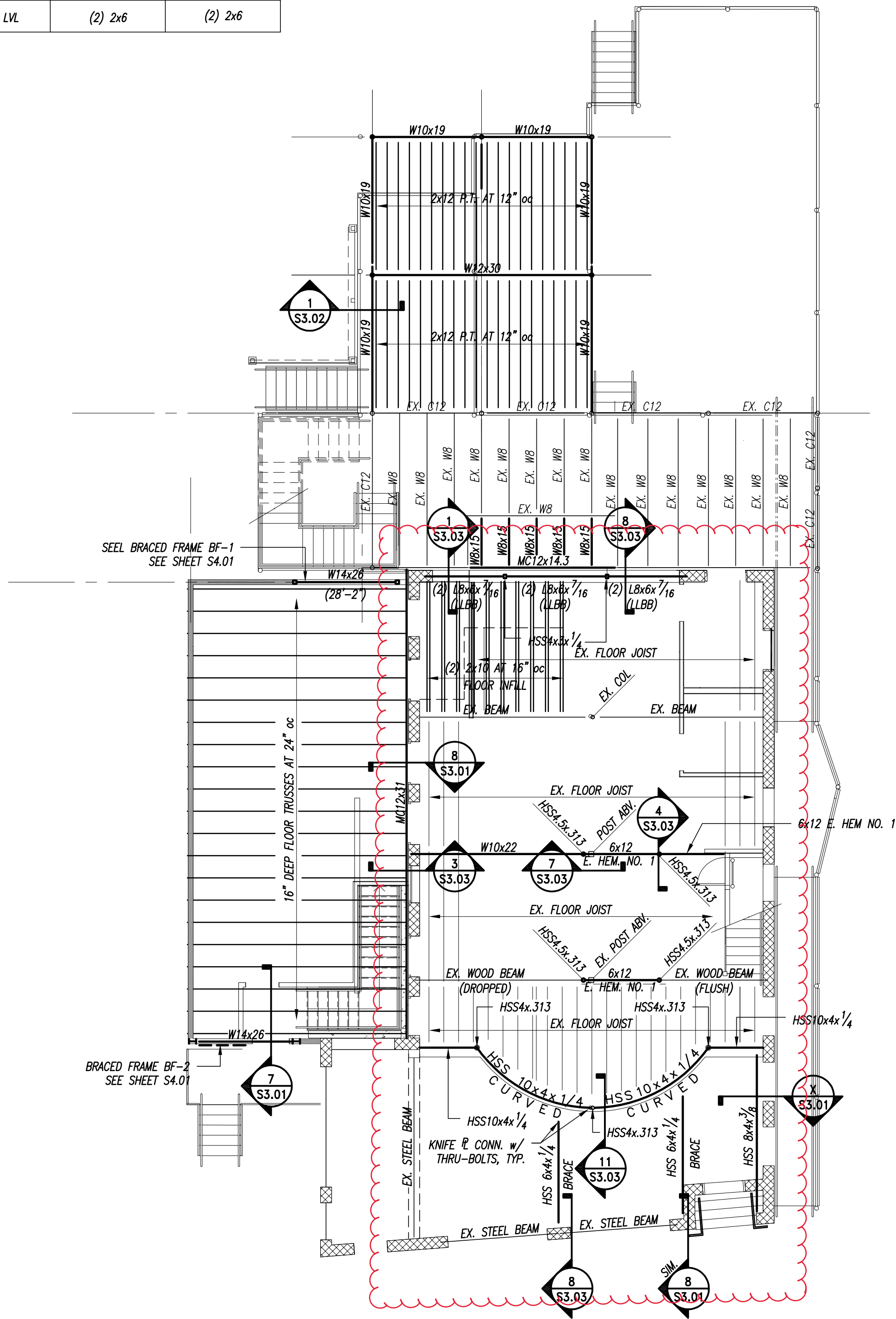
Date:

DECEMBER 19, 2019

FOUNDATION AND FIRST FLOOR FRAMING PLANS

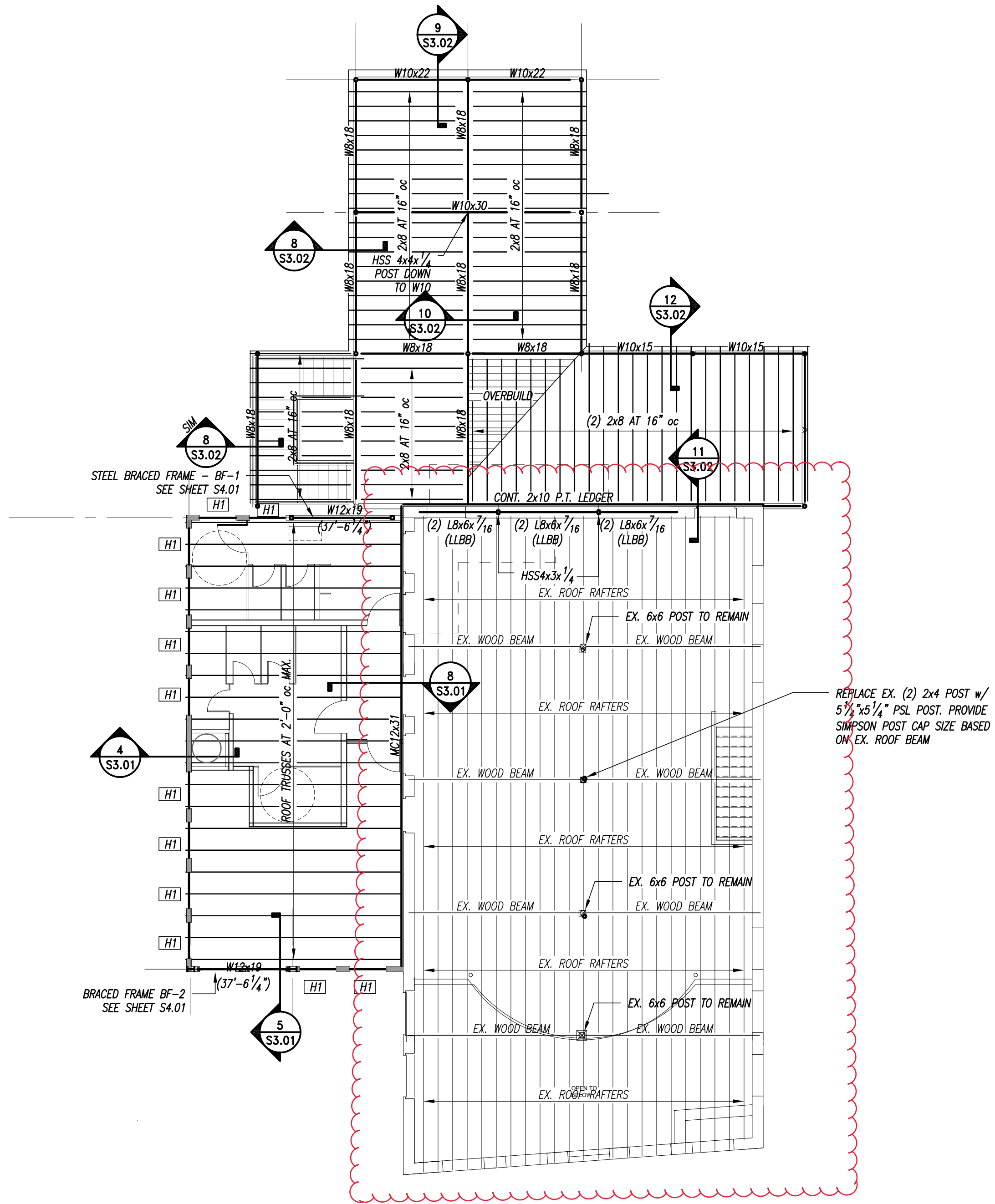
S1.01

HEADER SCHEDULE			
PLAN MARK	HEADER SIZE	JACK STUDS EA. END (U.N.O.)	KING STUDS EA. END (U.N.O.)
[H1]	(3) 2x6	(1) 2x6	(2) 2x6
[H2]	(3) 2x8	(2) 2x6	(2) 2x6
[H3]	(2) 1 3/4"x9 1/2" LVL	(2) 2x6	(2) 2x6



SECOND FLOOR AND LOW ROOF FRAMING PLAN

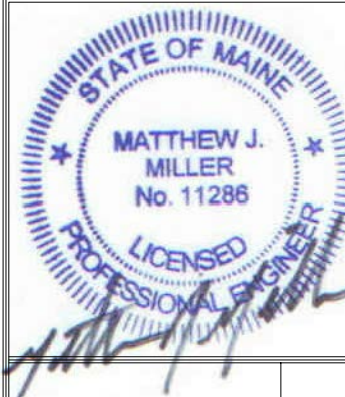
1/8" = 1'-0"



ROOF FRAMING PLAN

1/8" = 1'-0"

1. INDICATES MOMENT CONNECTION



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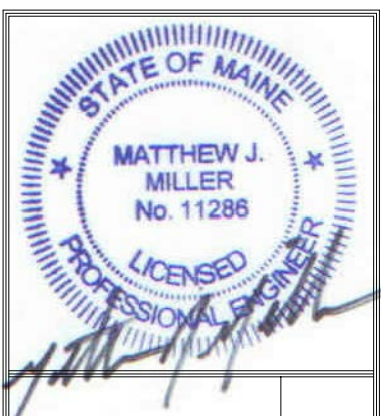
Architect: **ARCHETYPE** architects
48 Union Wharf Portland, Maine 04101
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Project: **DRY DOCK**
PORTLAND, MAINE

Revisions: 12.19.2019 - GENERAL REVISIONS AND REVIEW COMMENTS

Date: DECEMBER 19, 2019
Scale: AS NOTED
PARTIAL FOUNDATION PLAN

S1.02



Prepared For:



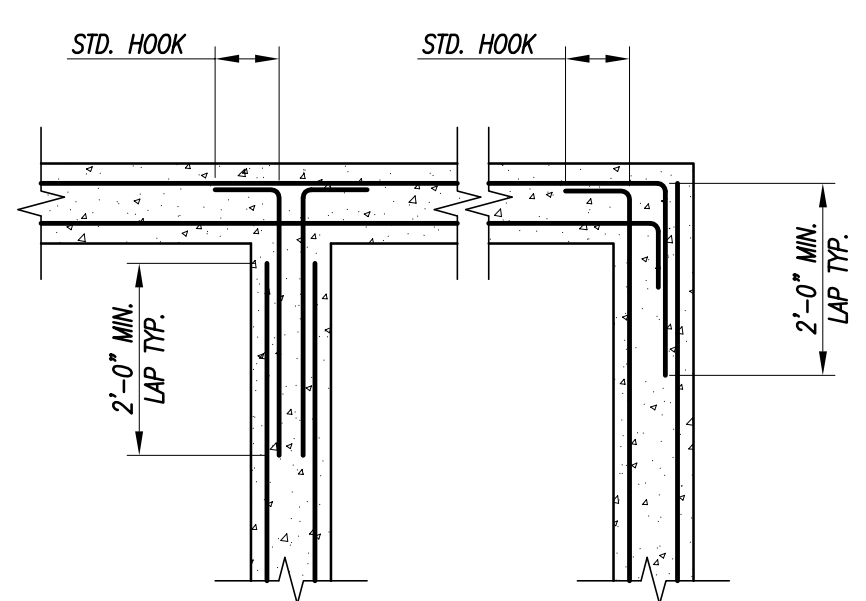
Architect: **ARCHETYPE architects**
48 Union Wharf Portland, Maine 04101
(207) 775-6022 ARCHETYPE@ARCHETYPEPA.COM

DRY DOCK
PORTLAND, MAINE

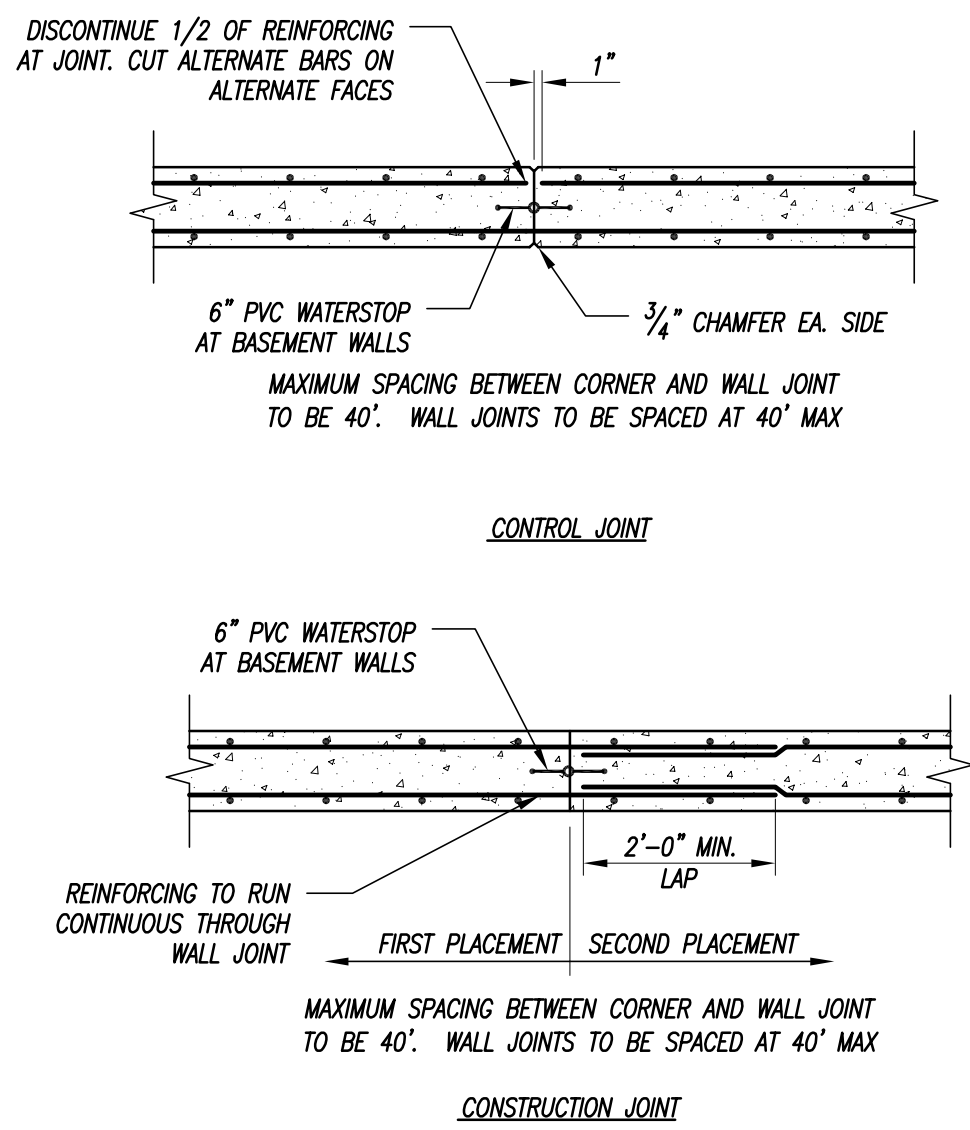
Project:
Revisions: 12.19.2019 - GENERAL REVISIONS AND REVIEW COMMENTS

Date: DECEMBER 19, 2019
Scale: AS NOTED
FOUNDATION SECTIONS AND DETAILS

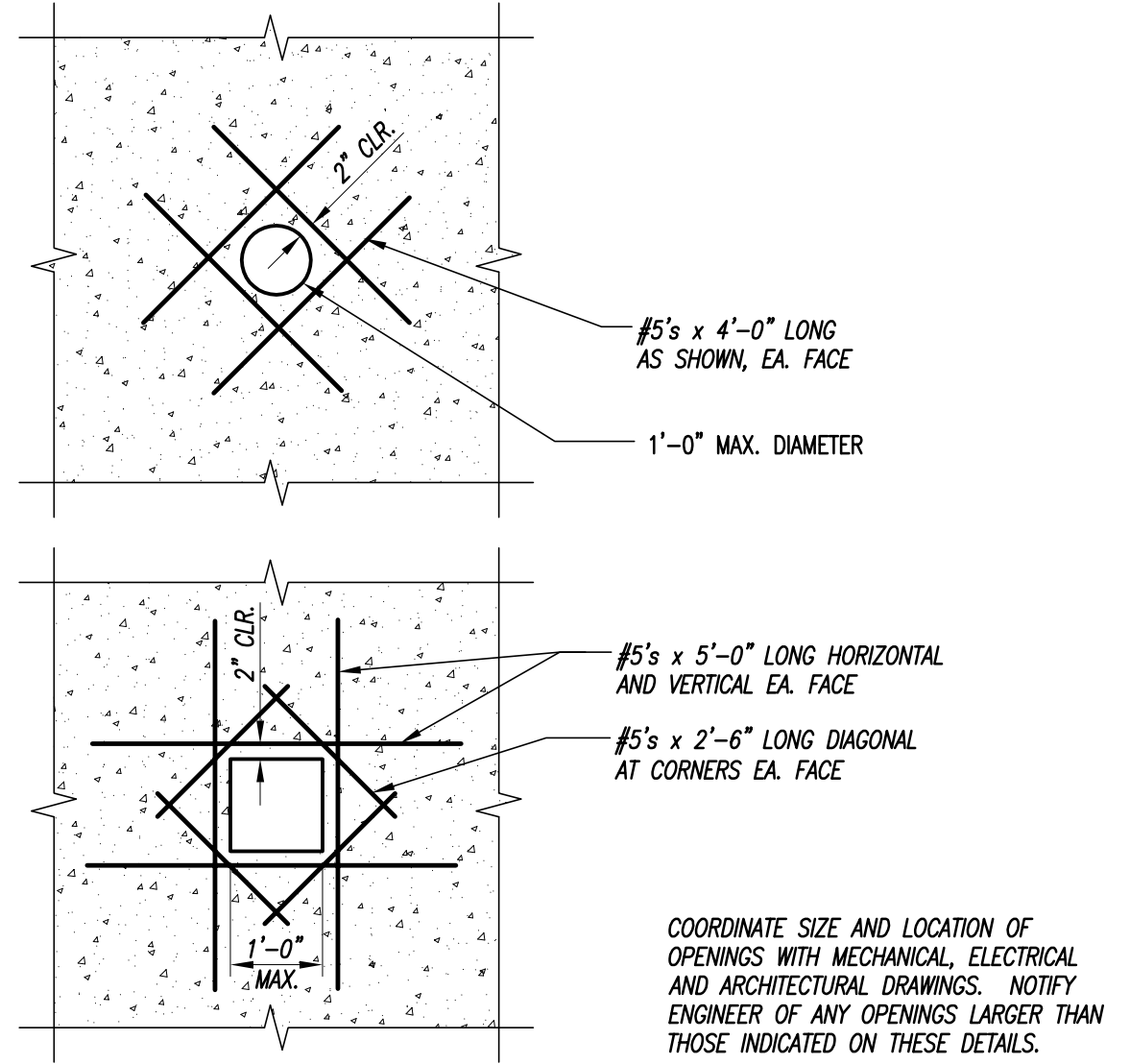
S2.01



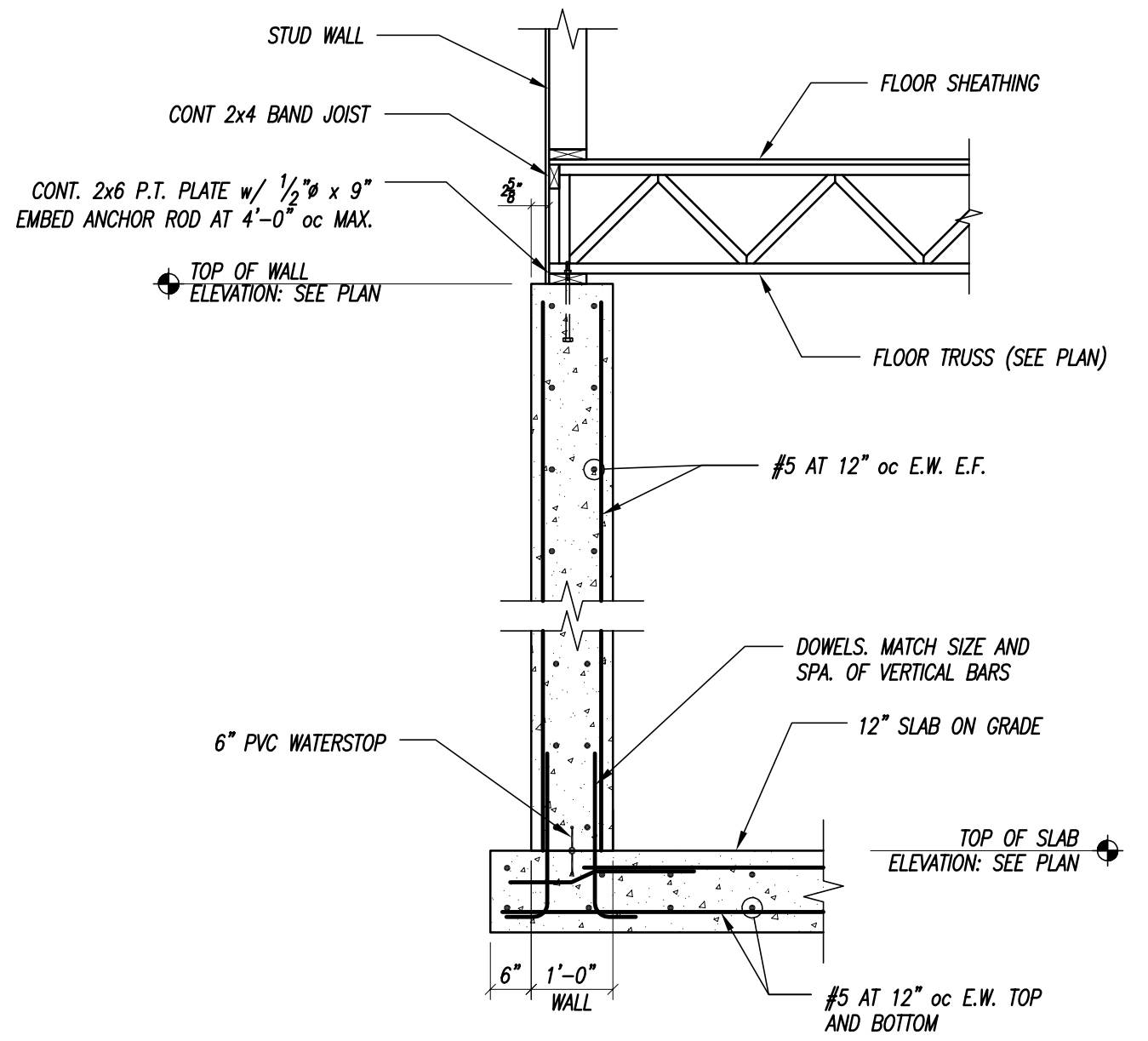
1 TYPICAL CORNER/INTERSECTION REINFORCING
1/2" = 1'-0"



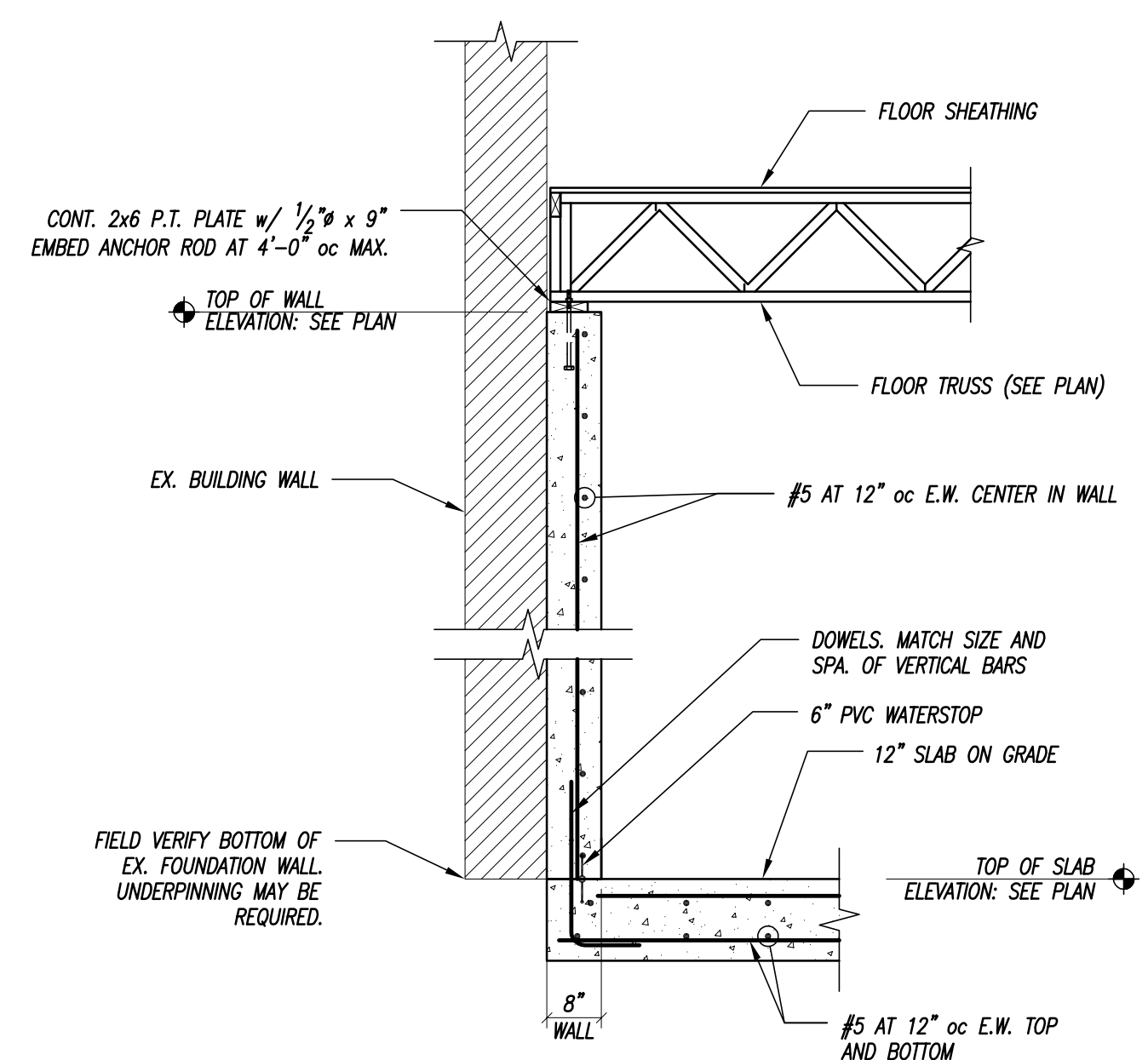
2 TYPICAL WALL JOINT DETAILS
1/2" = 1'-0"



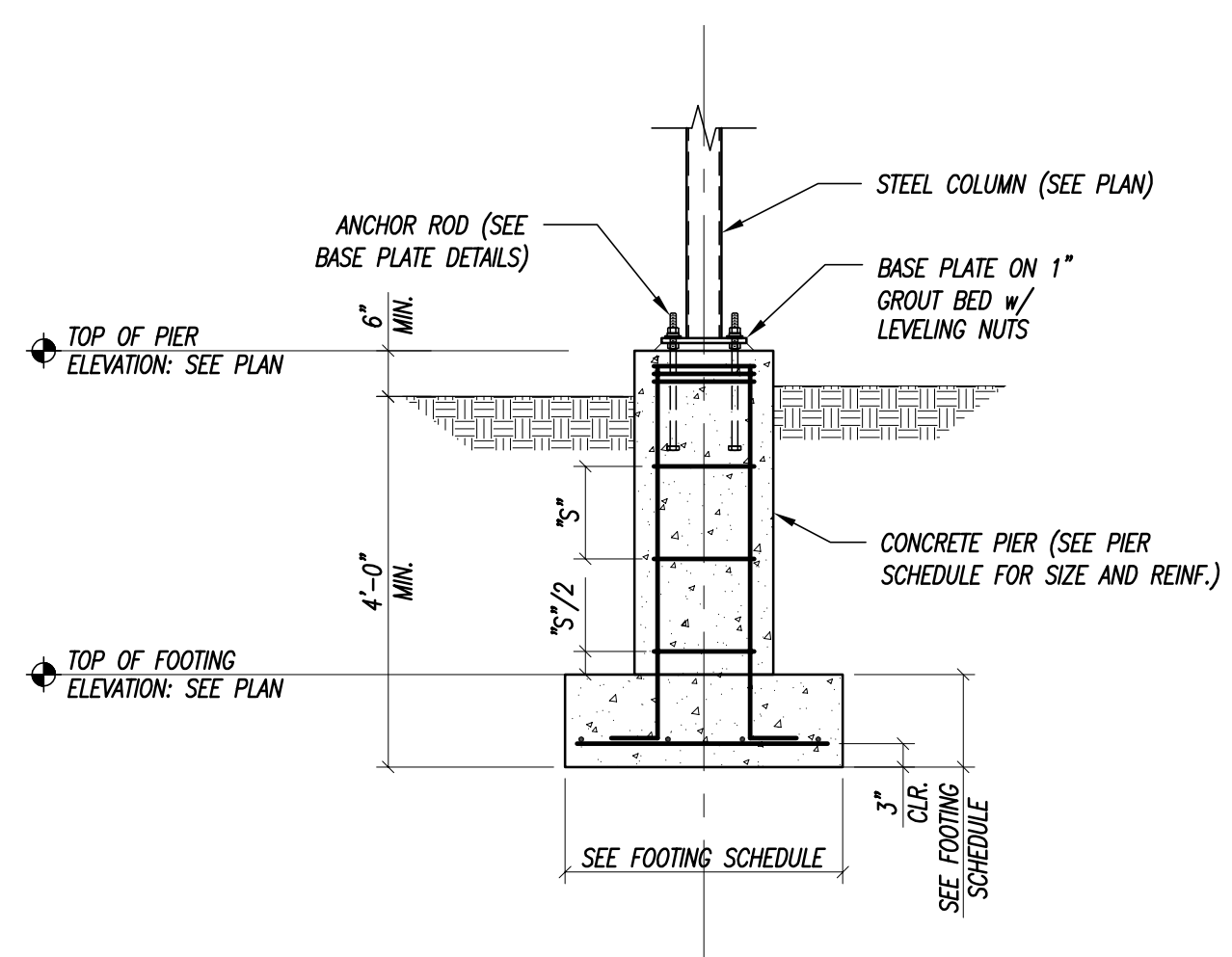
3 TYPICAL WALL PENETRATION DETAIL
1/2" = 1'-0"



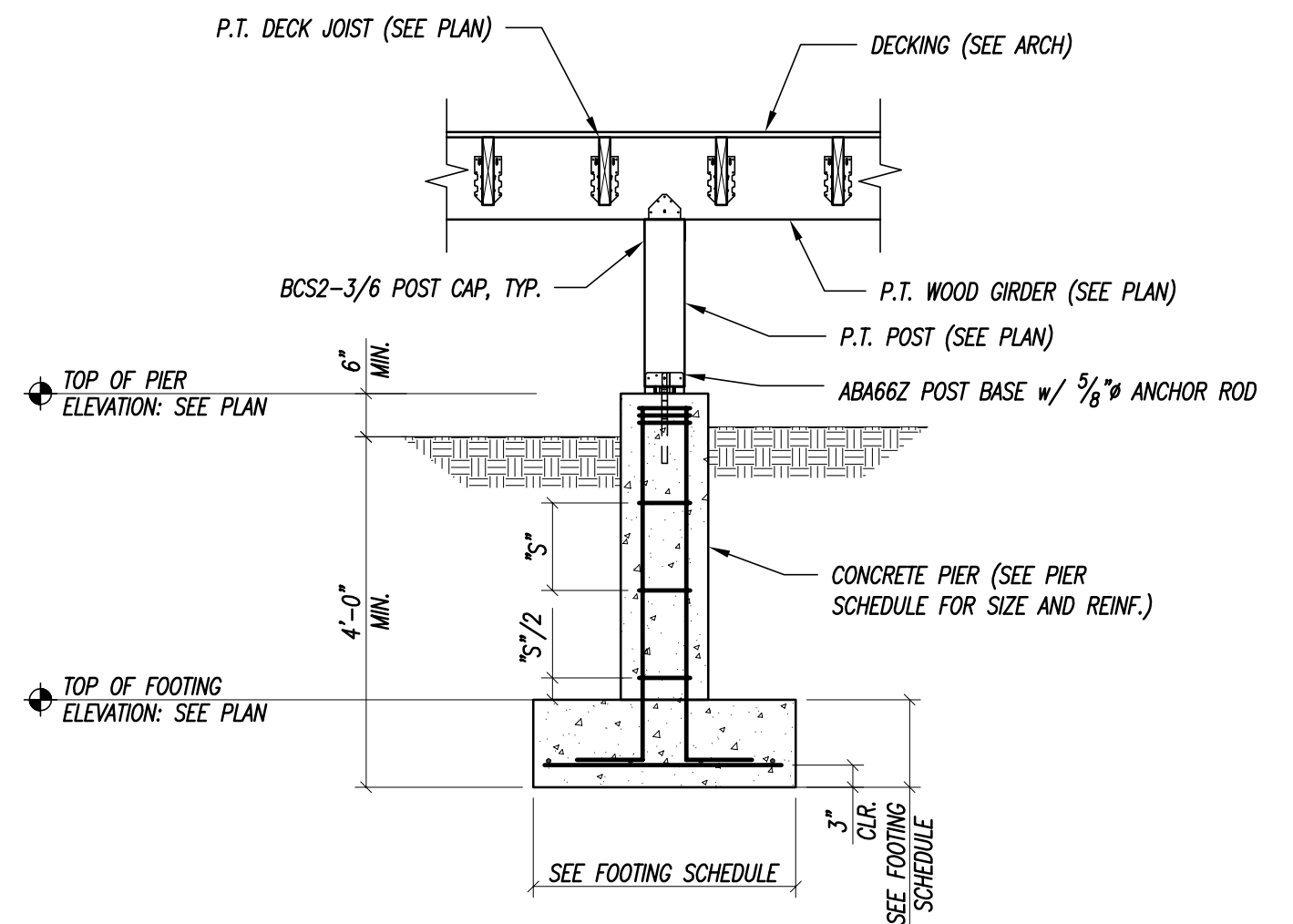
4 SECTION
1/2" = 1'-0"



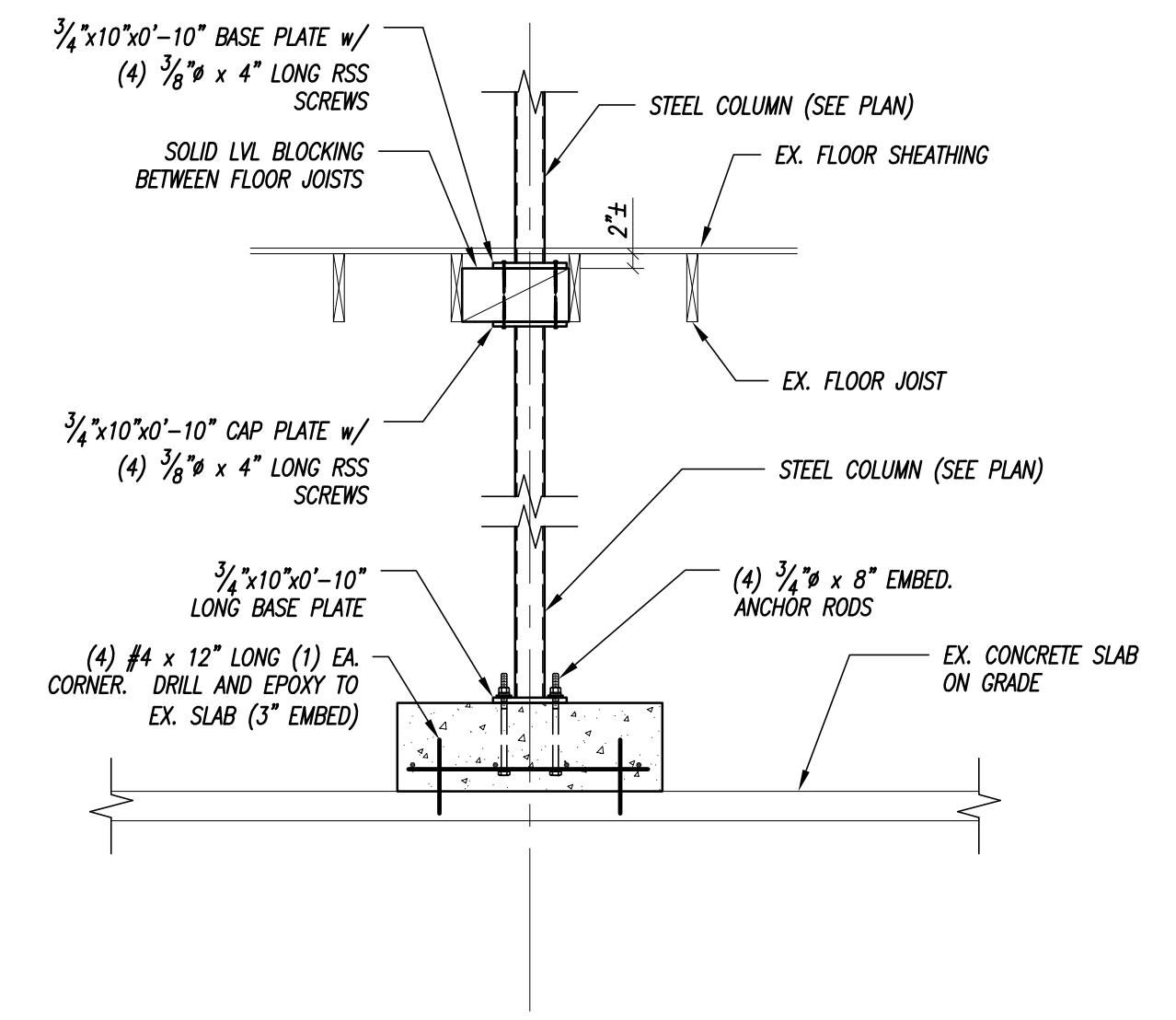
5 SECTION
1/2" = 1'-0"



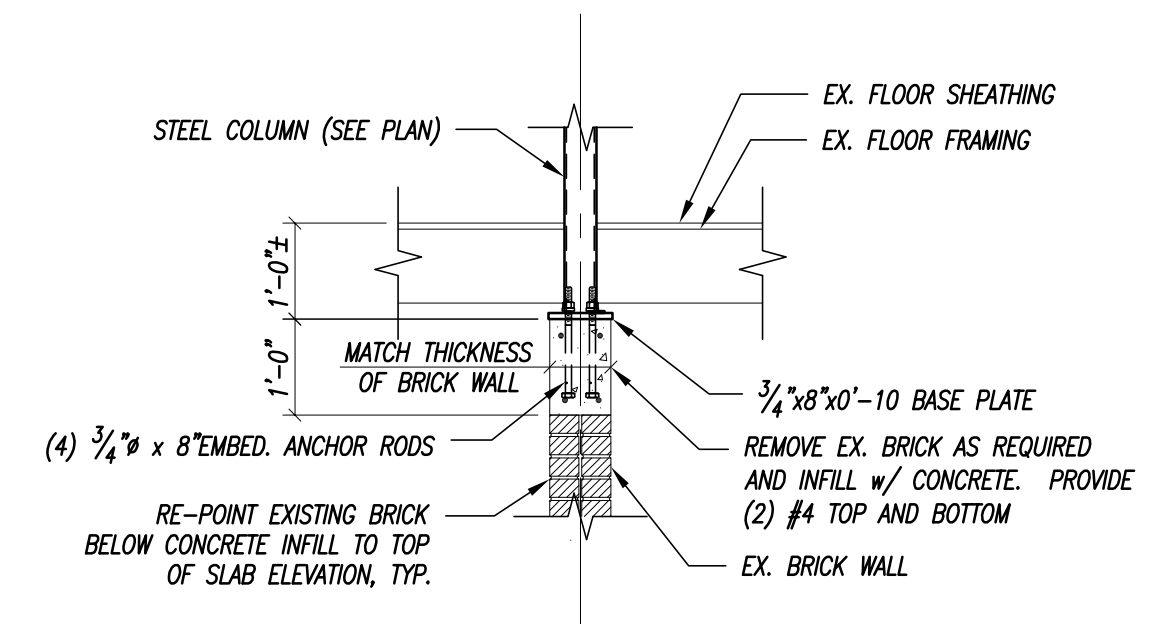
6 SECTION
1/2" = 1'-0"



7 SECTION
1/2" = 1'-0"

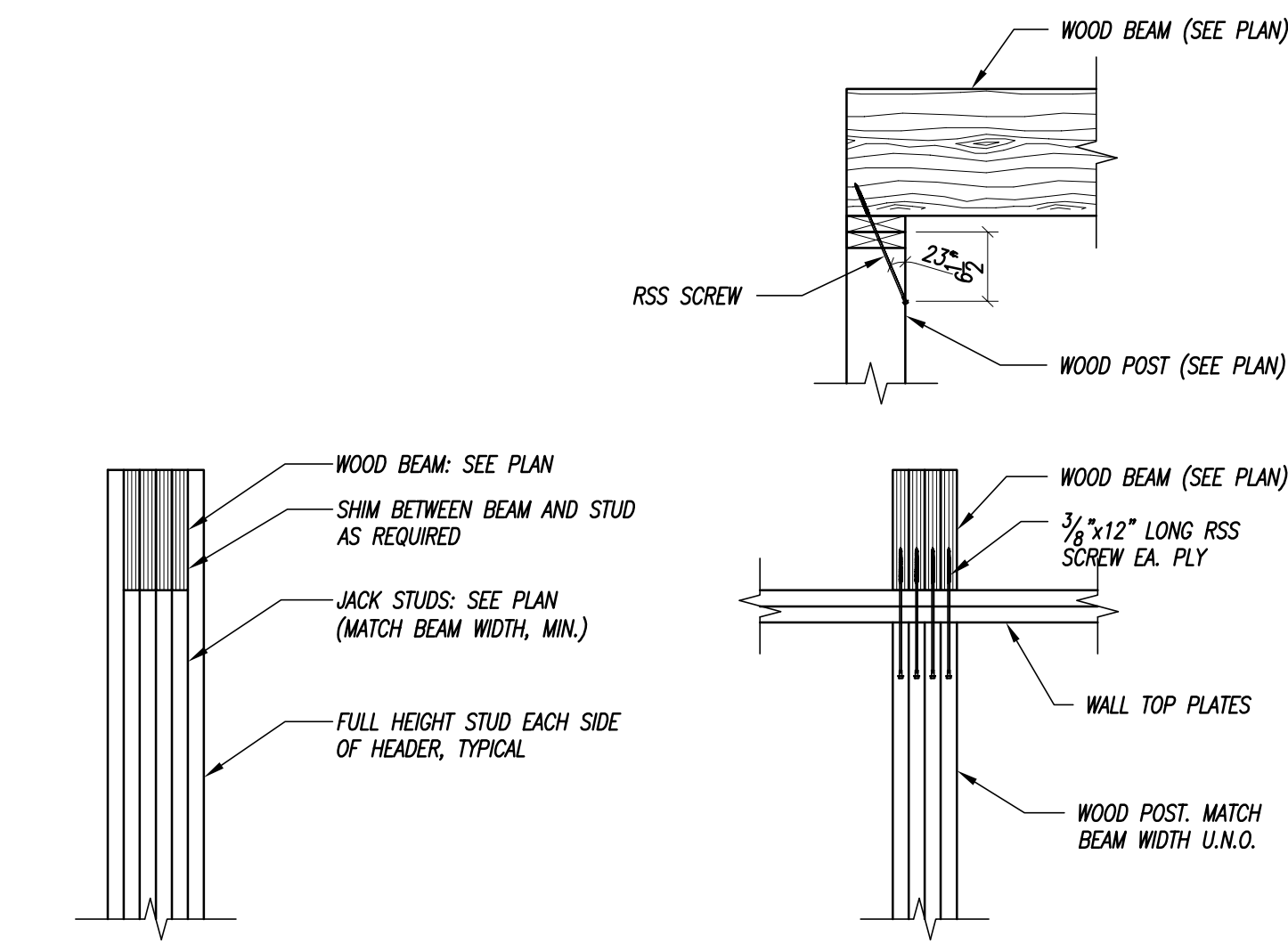


8 SECTION
1/2" = 1'-0"

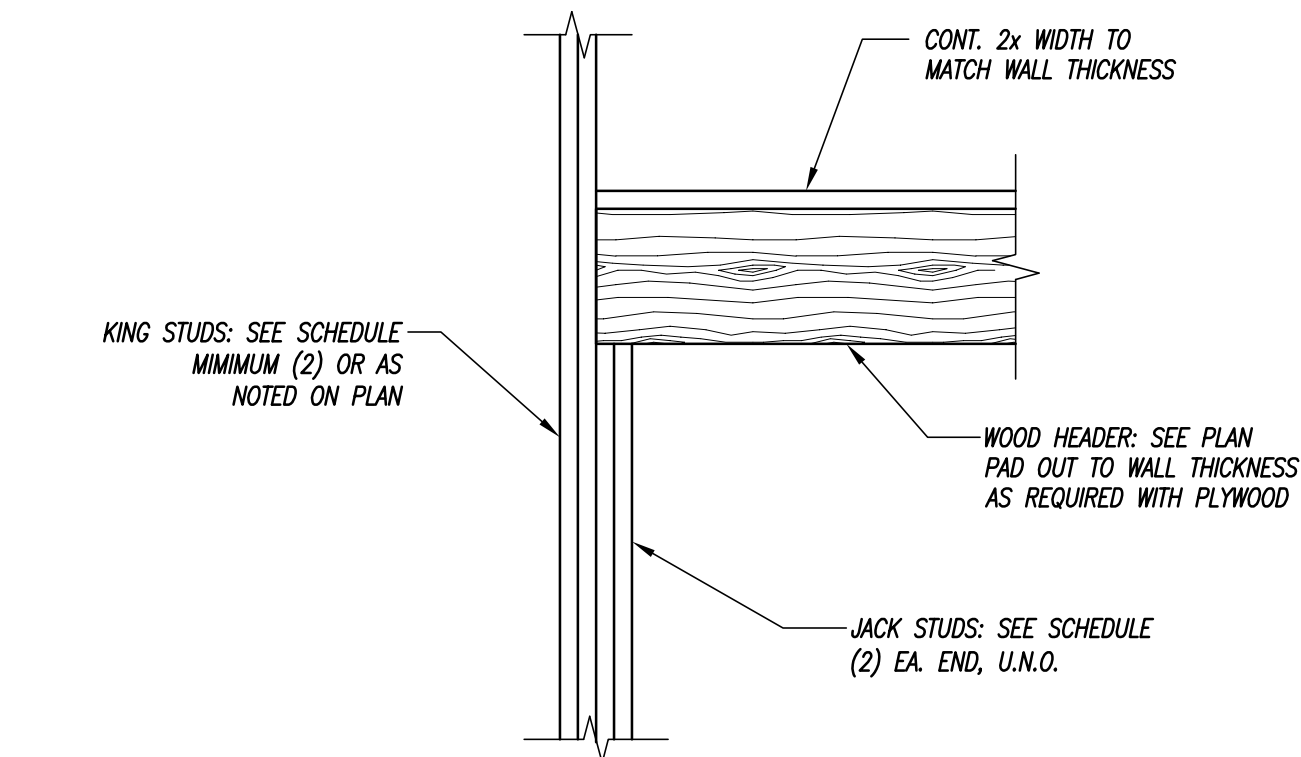


9 SECTION

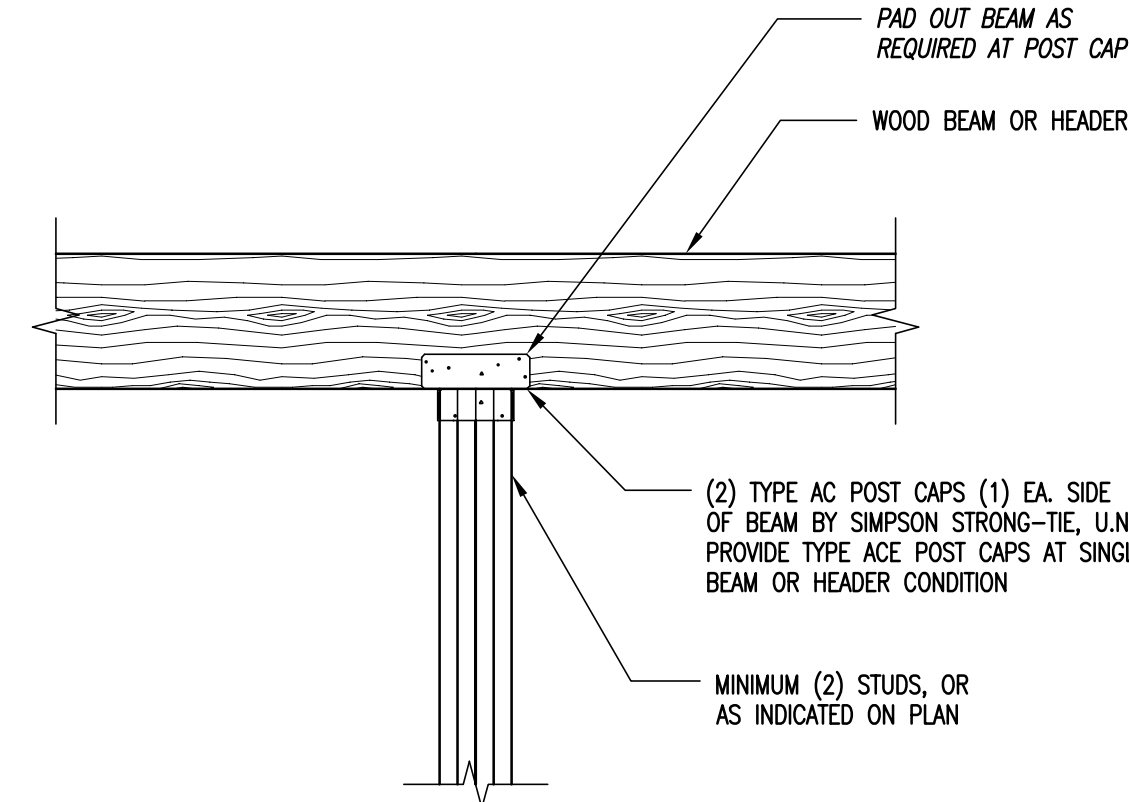
NOTE: PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL FIELD VERIFY LOCATION OF COLUMN CENTERLINE WITH RELATION TO THE CENTERLINE OF THE EXISTING BRICK WALL AND NOTIFY ENGINEER. IF COLUMN DOES NOT ALIGN OVER EXISTING BRICK WALL, ALTERNATE DETAILS WILL BE REQUIRED



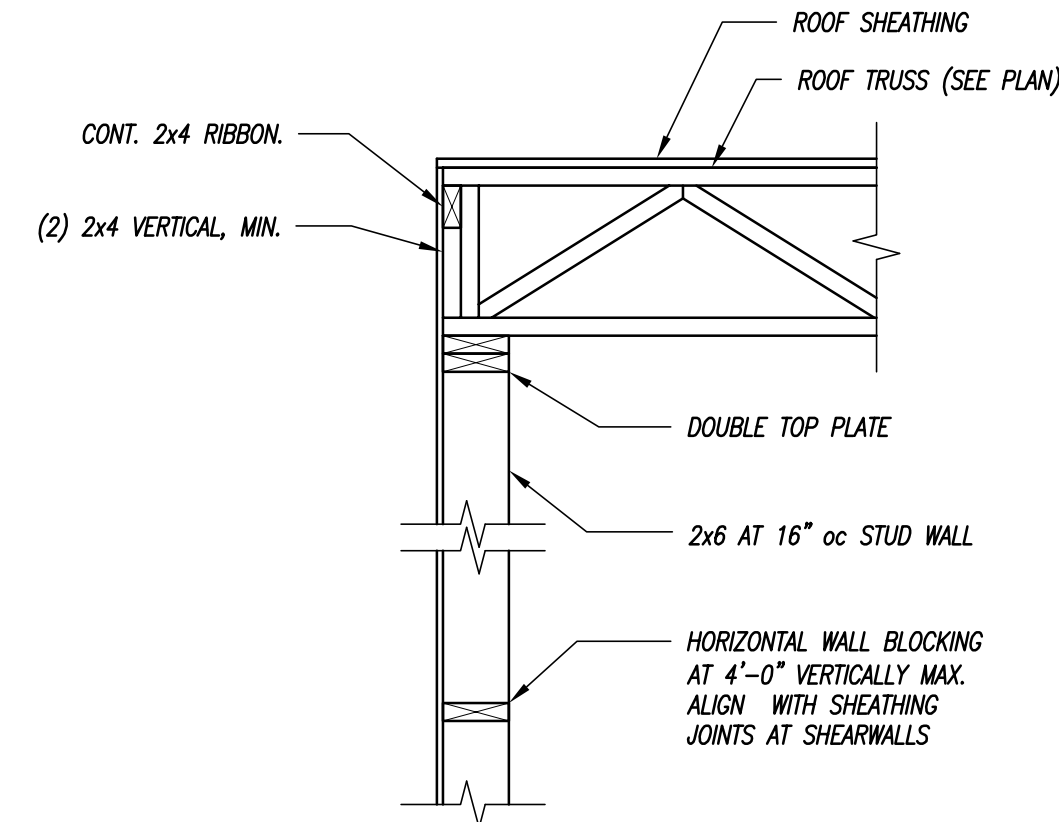
1 BEAM BEARING PERPENDICULAR TO WALL
3/4" = 1'-0"



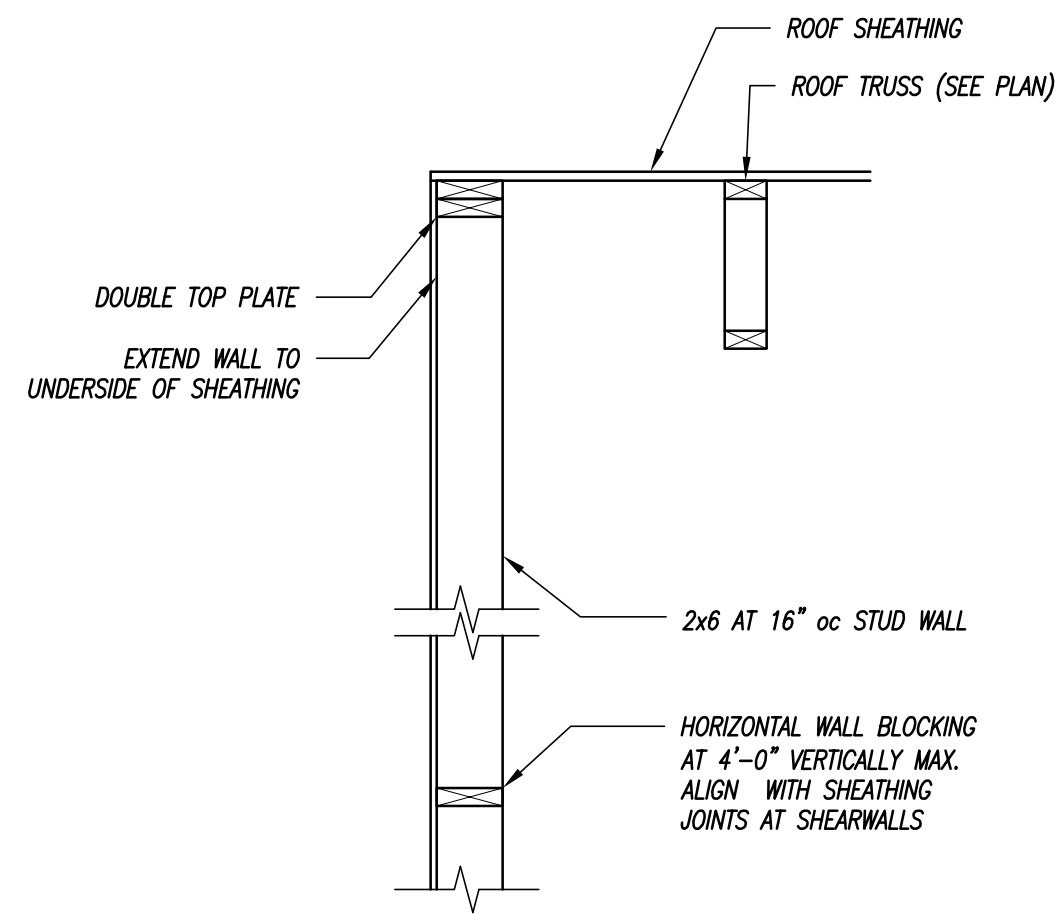
2 TYPICAL BEAM/HEADER DETAIL
3/4" = 1'-0"



3 TYPICAL BEAM TO WOOD COLUMN DETAIL
3/4" = 1'-0"

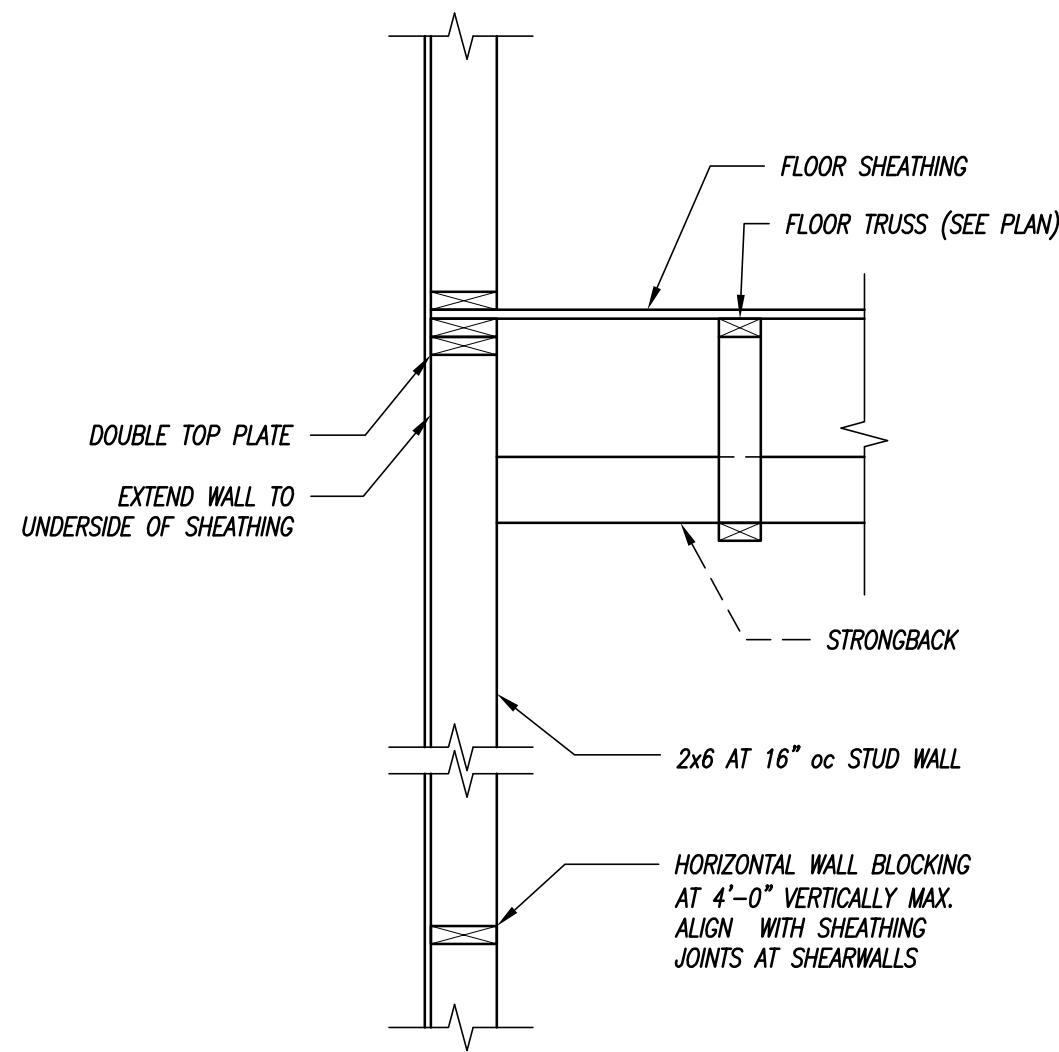


4 SECTION
3/4" = 1'-0"

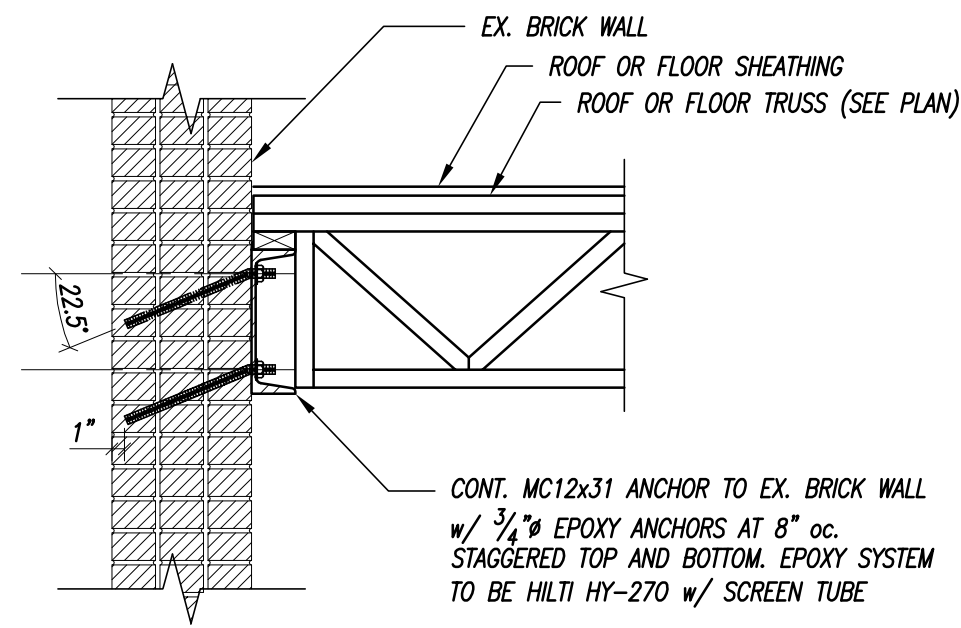


5 SECTION
3/4" = 1'-0"

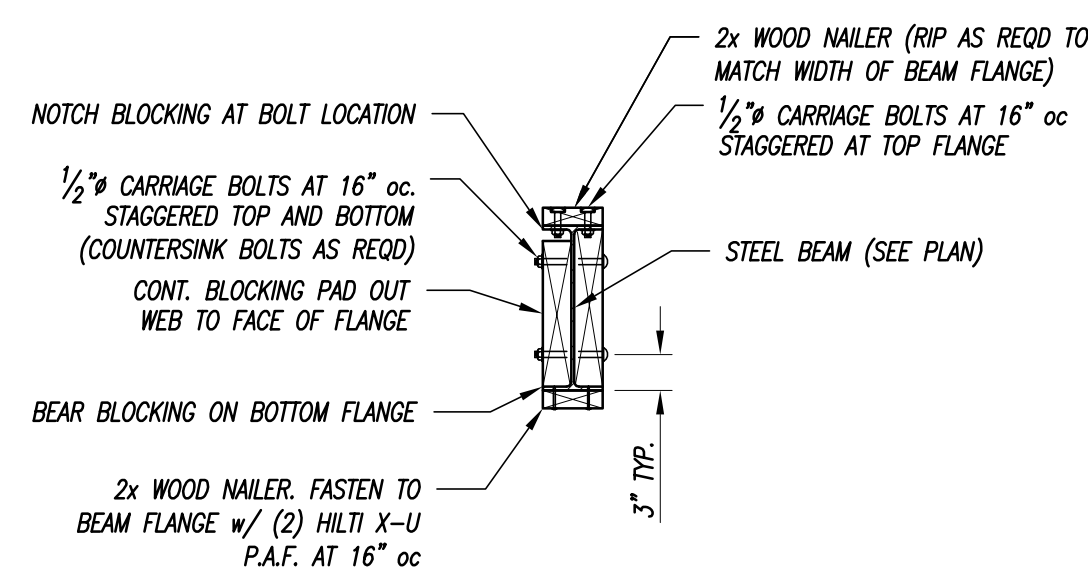
6 NOT USED
3/4" = 1'-0"



7 SECTION
3/4" = 1'-0"

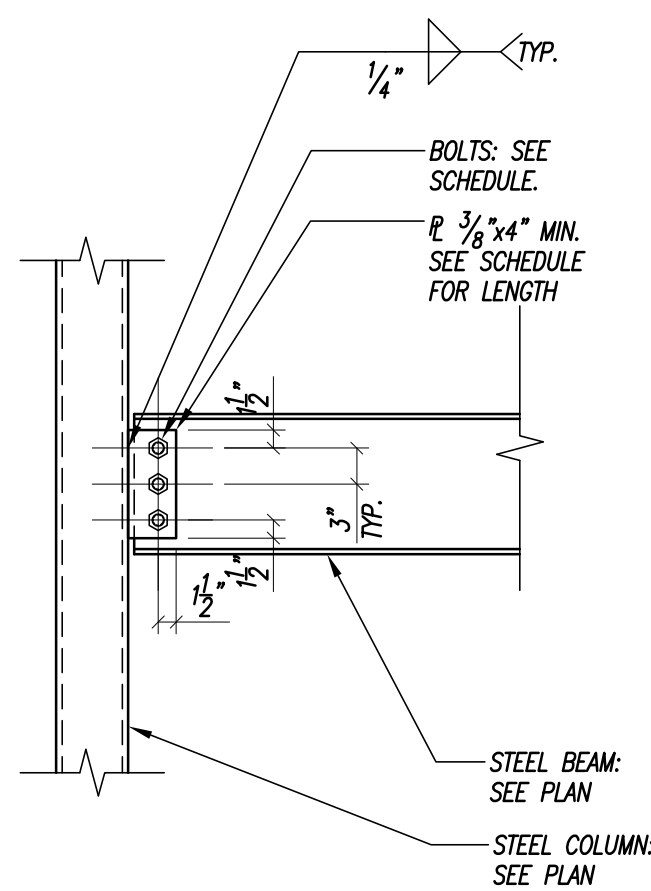


8 SECTION
3/4" = 1'-0"

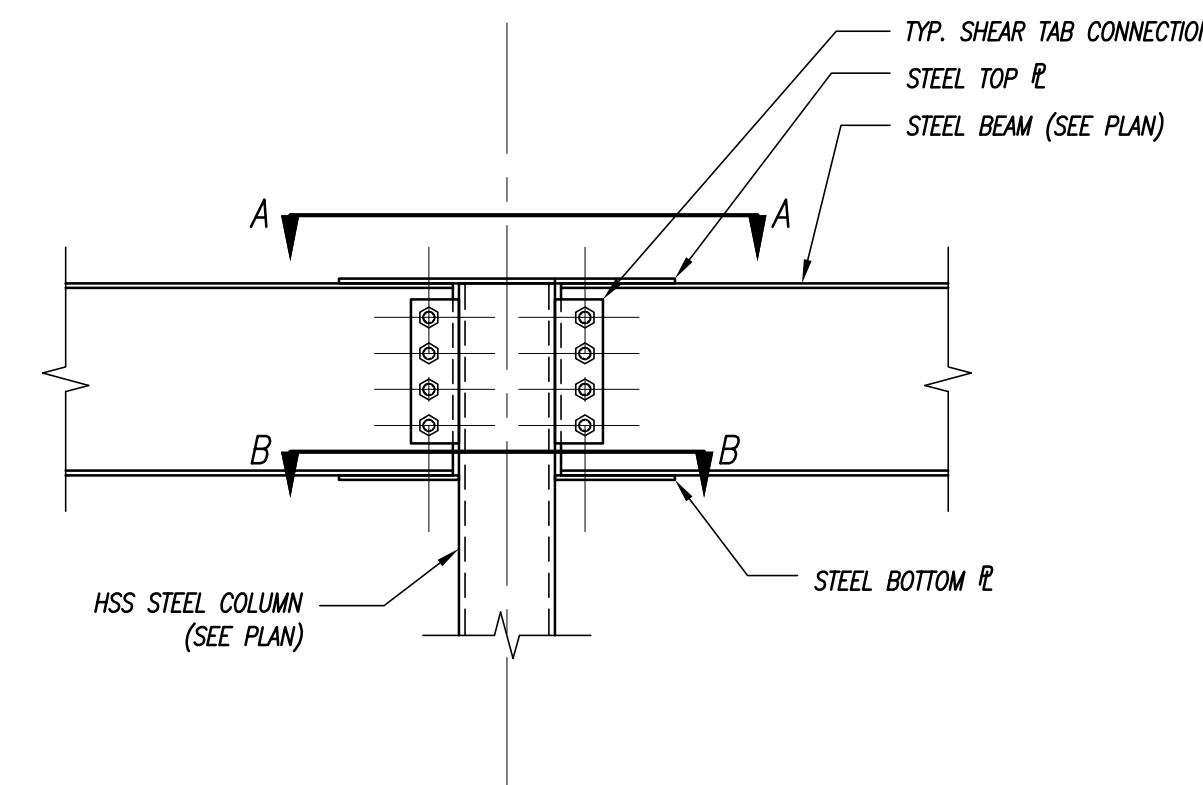


9 SECTION
3/4" = 1'-0"

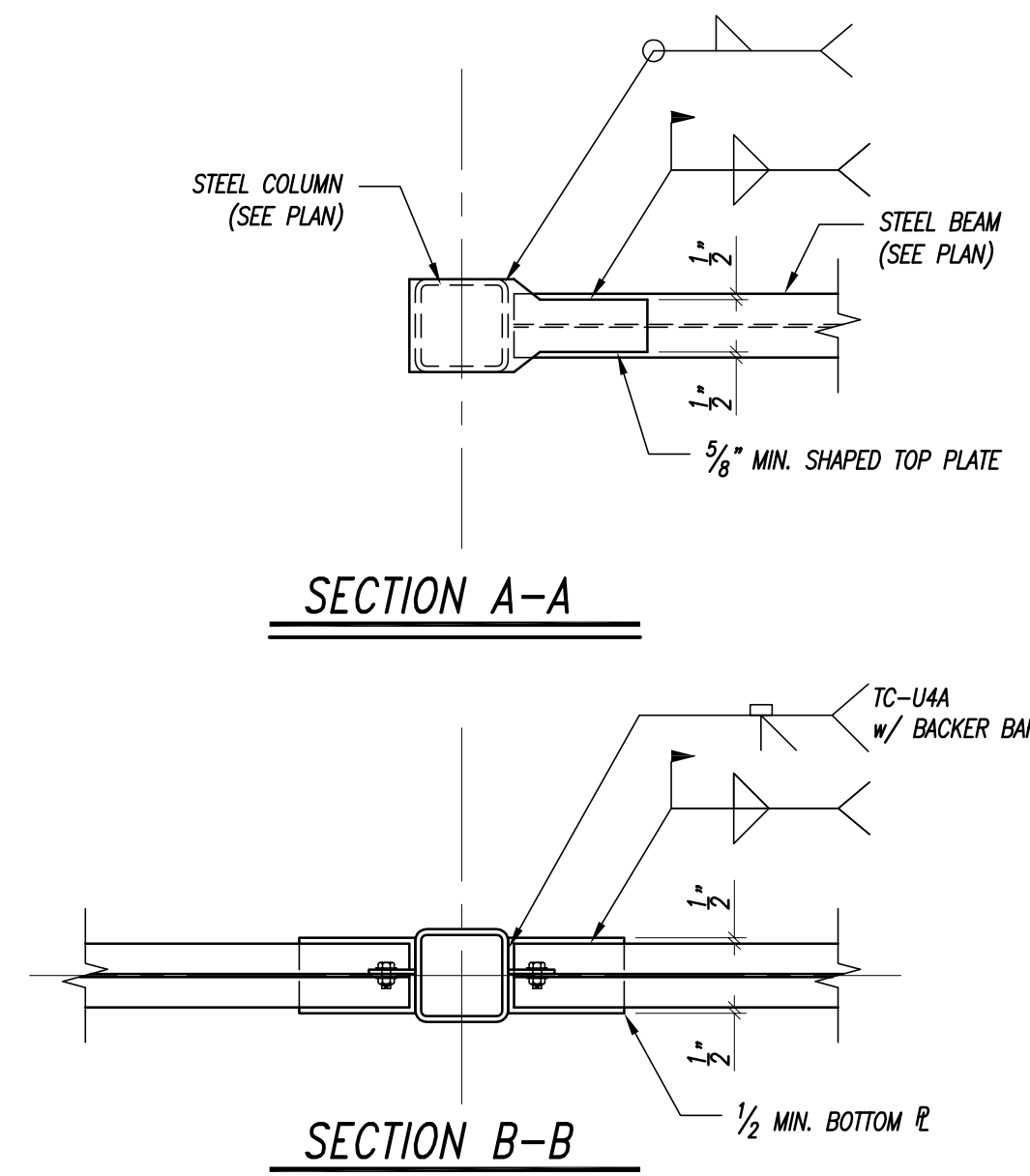
CONNECTION SCHEDULE		
BEAM SIZE	MINIMUM NUMBER OF 3/4" dia. A325-N BOLTS	MINIMUM PLATE LENGTH
W8	2	6
W10	2	6
W12	3	9



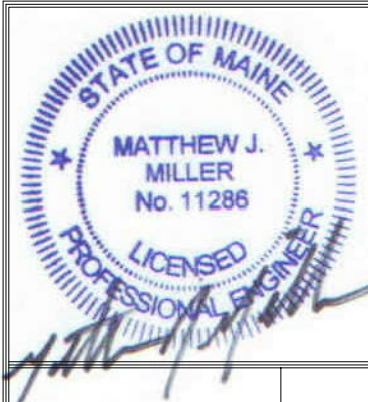
10 TYPICAL BEAM TO COLUMN CONNECTION
3/4" = 1'-0"



11 TYPICAL MOMENT CONNECTION
3/4" = 1'-0"



SECTION A-A
SECTION B-B



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DRY DOCK

PORTLAND, MAINE

Project:

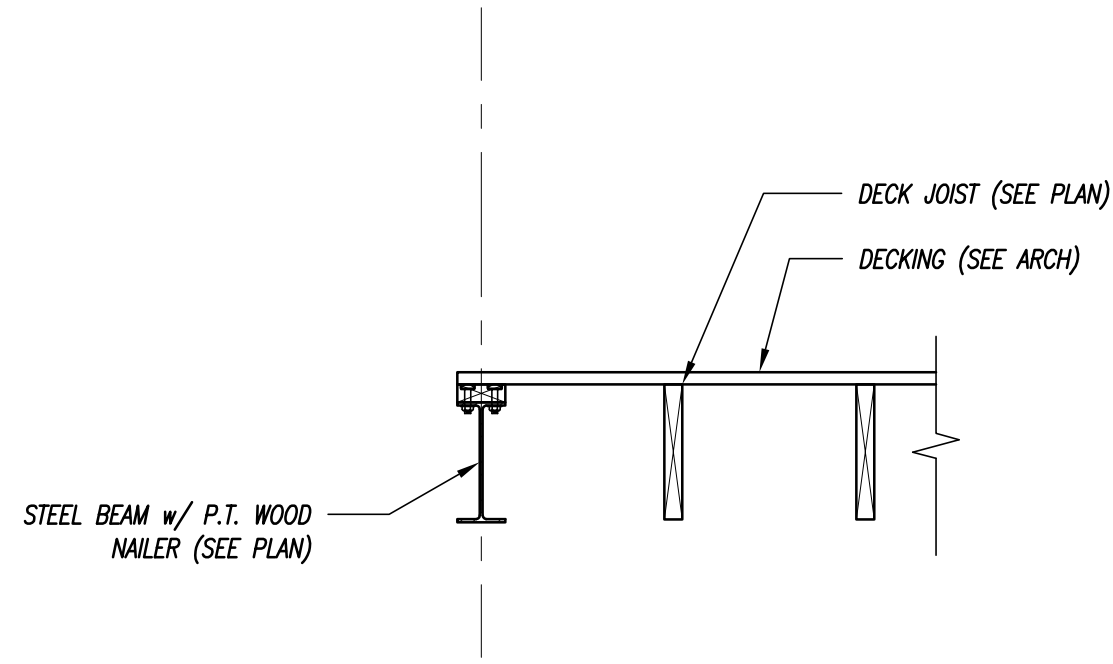
Revisions: 12.19.2019 - GENERAL REVISIONS AND REVIEW COMMENTS

Scale: **AS NOTED**

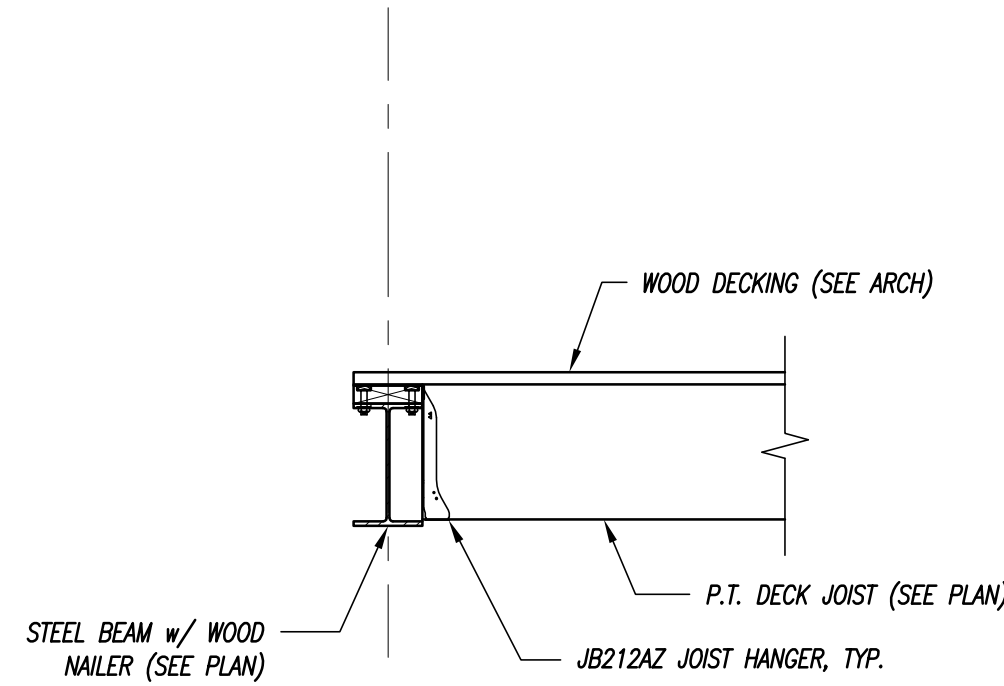
Date: DECEMBER 19, 2019

FRAMING SECTIONS AND DETAILS

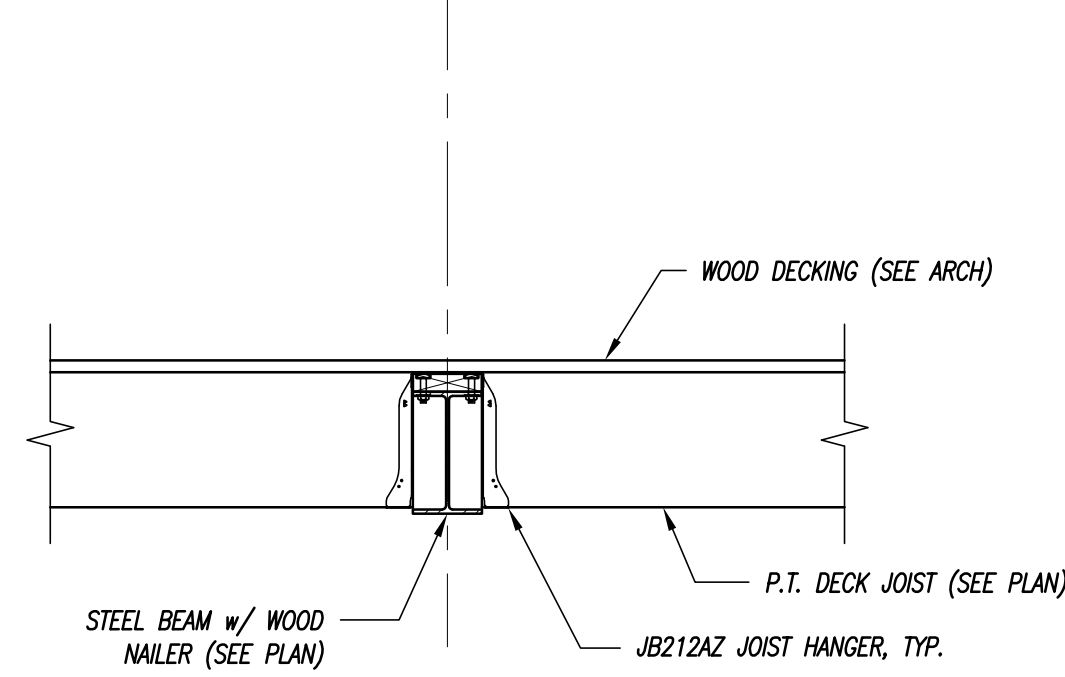
S3.01



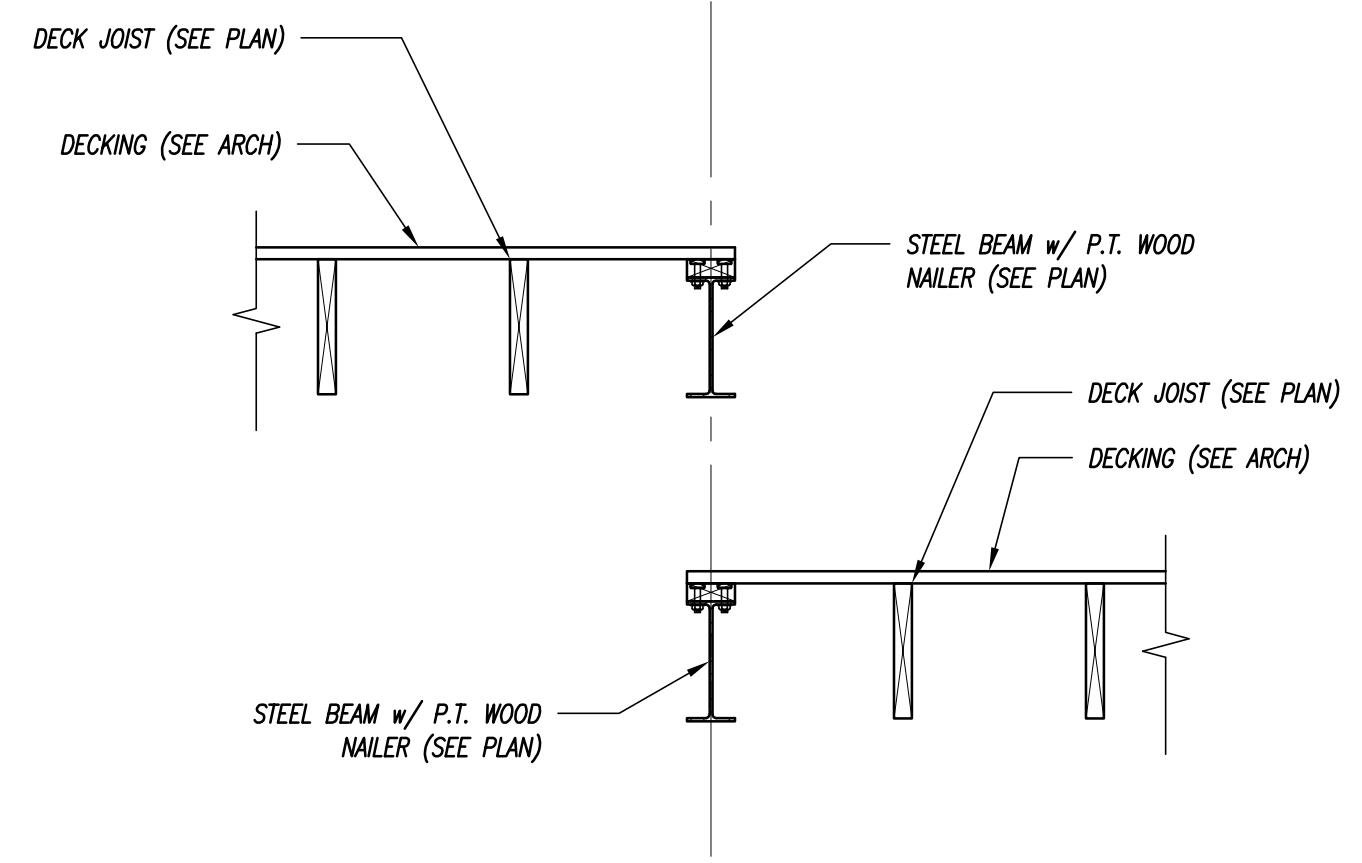
1 SECTION
3/4" = 1'-0"



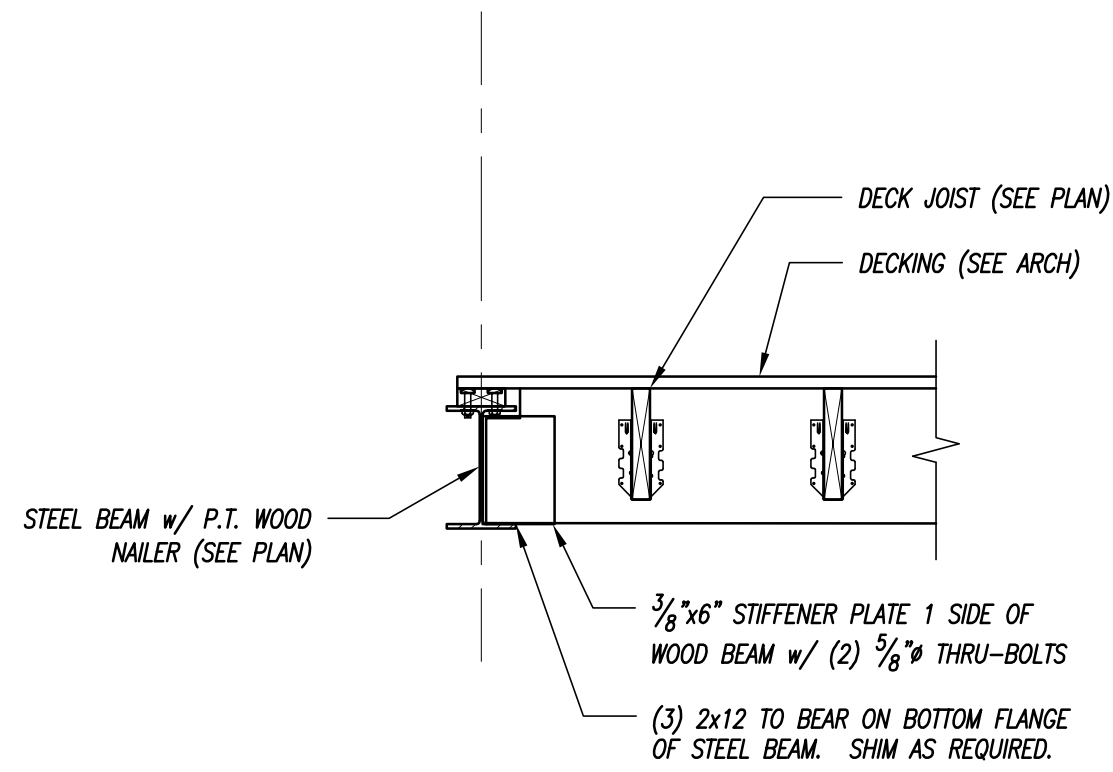
2 SECTION
3/4" = 1'-0"



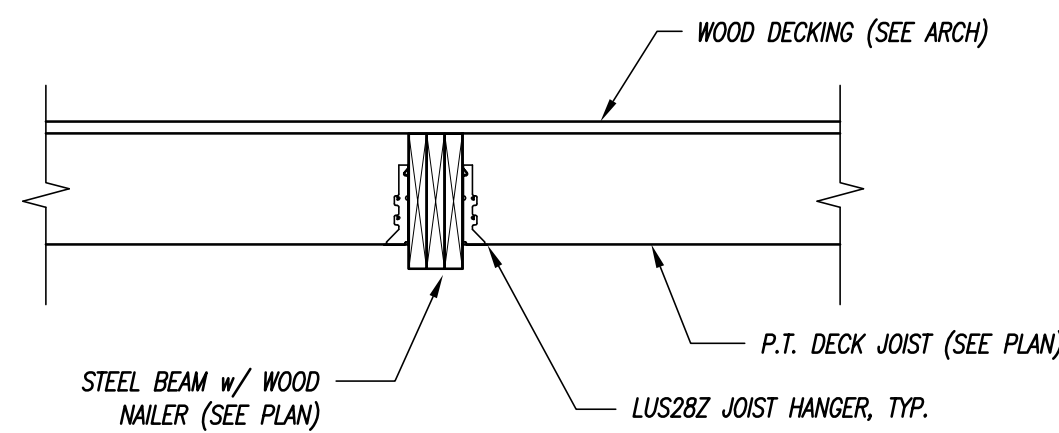
3 SECTION
3/4" = 1'-0"



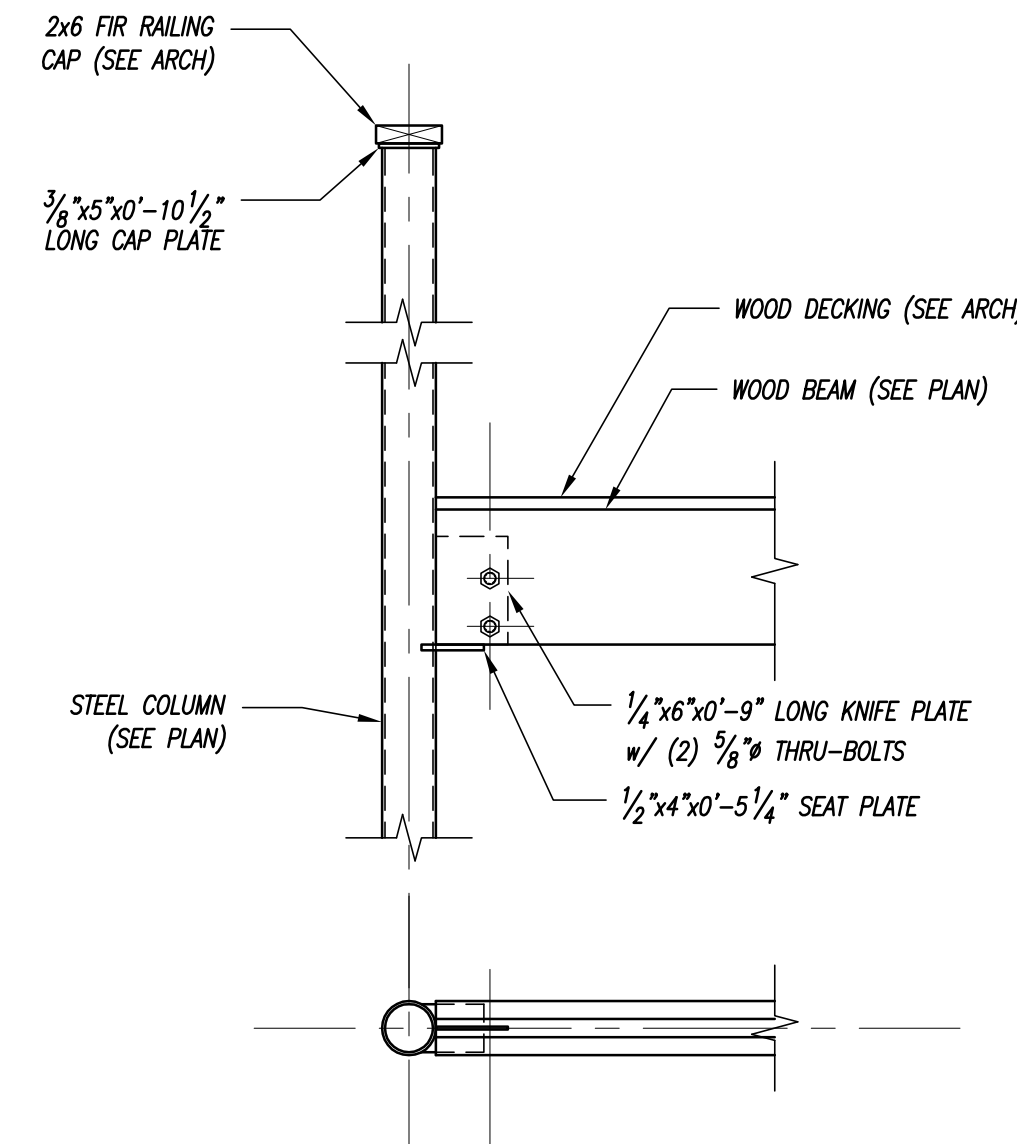
4 SECTION
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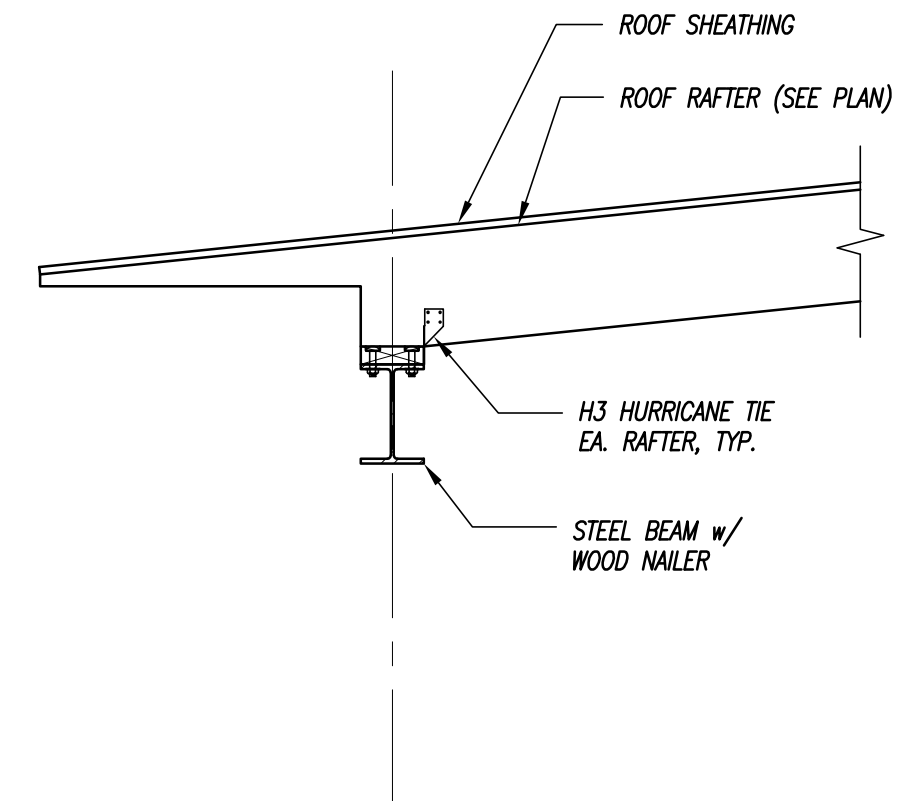
5 SECTION
3/4" = 1'-0"



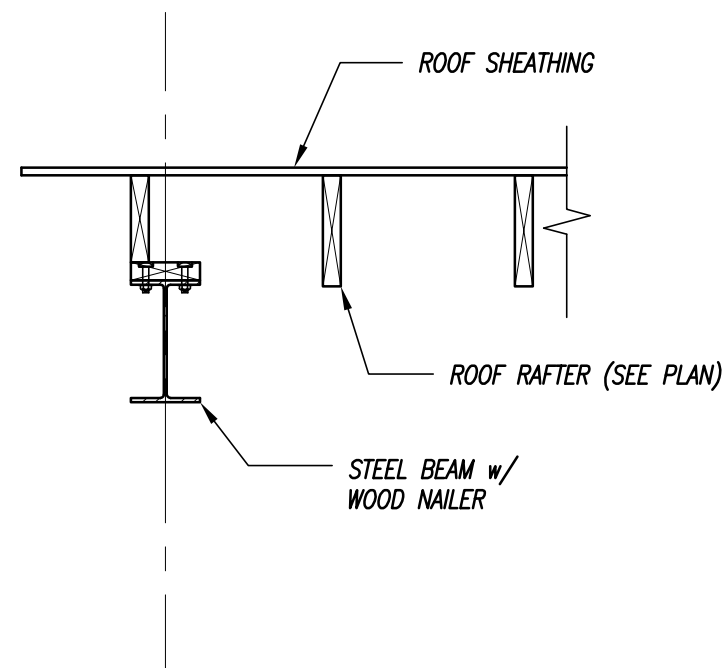
6 SECTION
3/4" = 1'-0"



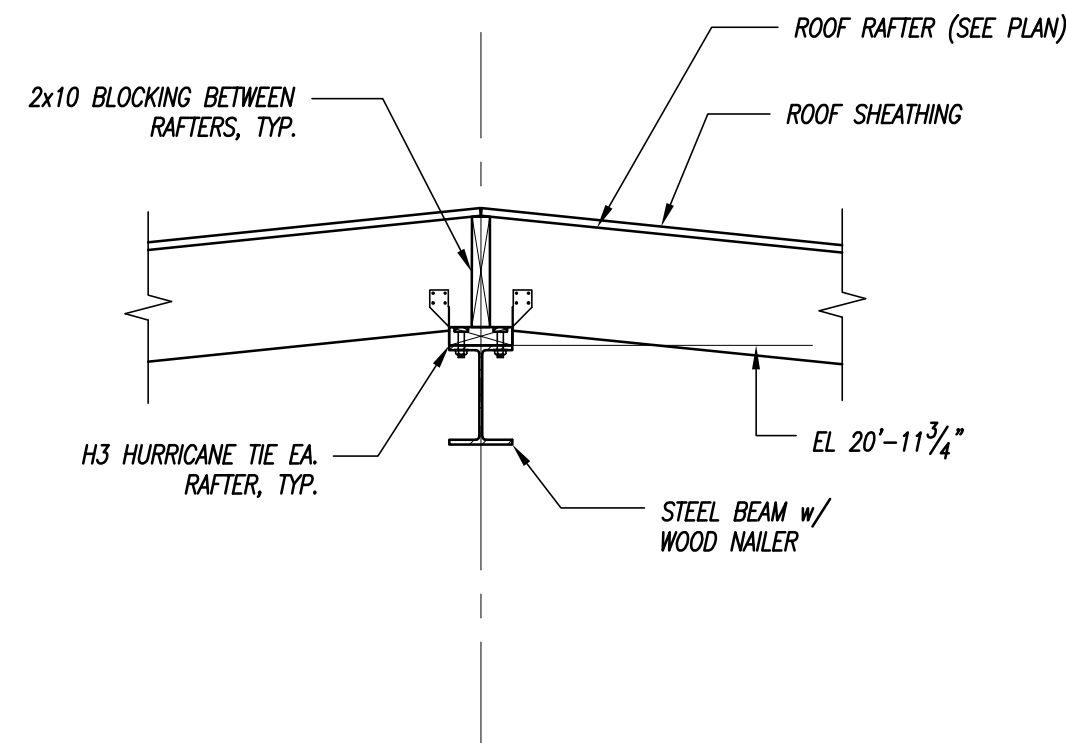
7 SECTION
3/4" = 1'-0"



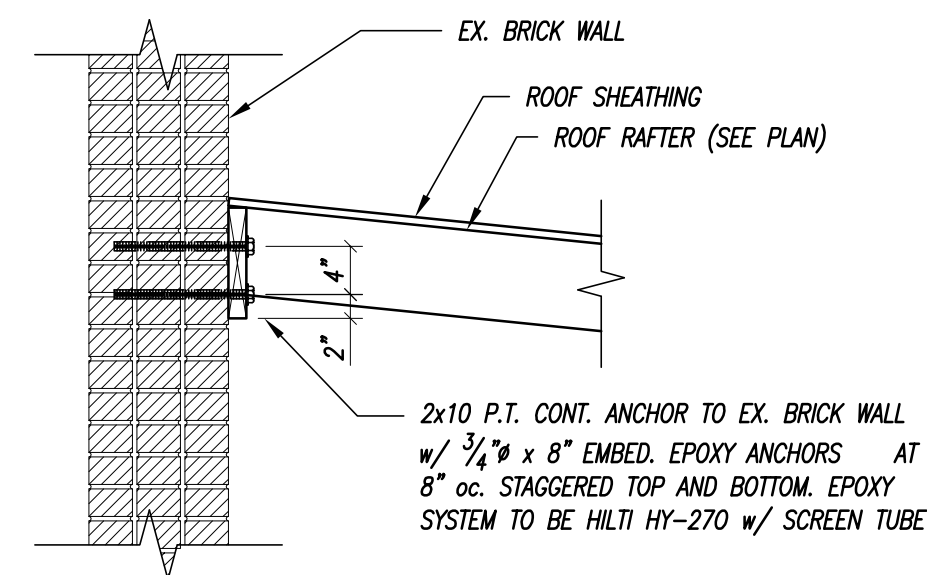
8 SECTION
3/4" = 1'-0"



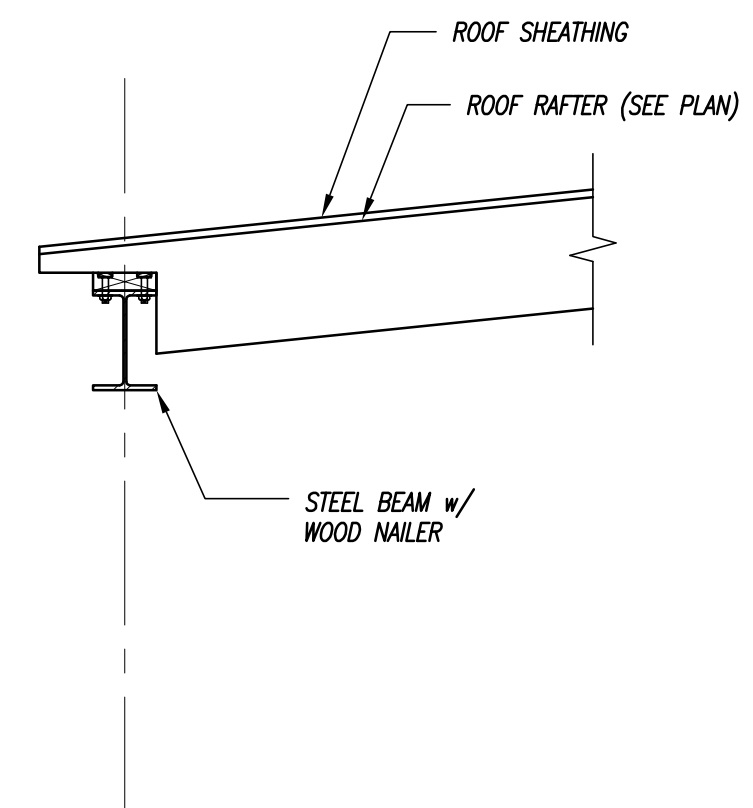
9 SECTION
3/4" = 1'-0"



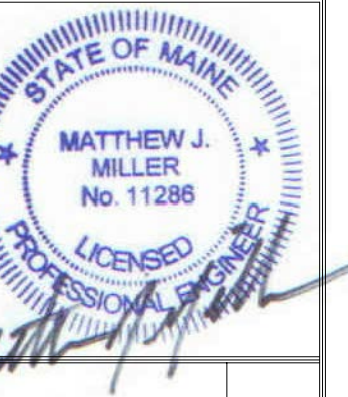
10 SECTION
3/4" = 1'-0"



11 SECTION
3/4" = 1'-0"



12 SECTION
3/4" = 1'-0"



Prepared For:

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Project: **DRY DOCK**

PORTLAND, MAINE

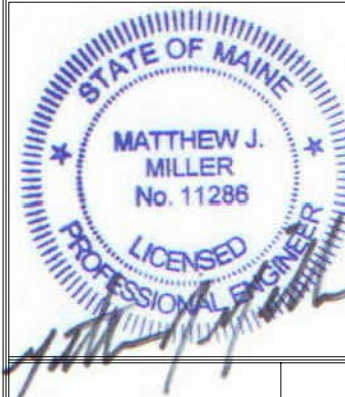
Revisions: 12.19.2019 - GENERAL REVISIONS AND REVIEW COMMENTS

Scale: **AS NOTED**

Date: DECEMBER 19, 2019

FRAMING SECTIONS AND DETAILS

S3.02



Prepared For:

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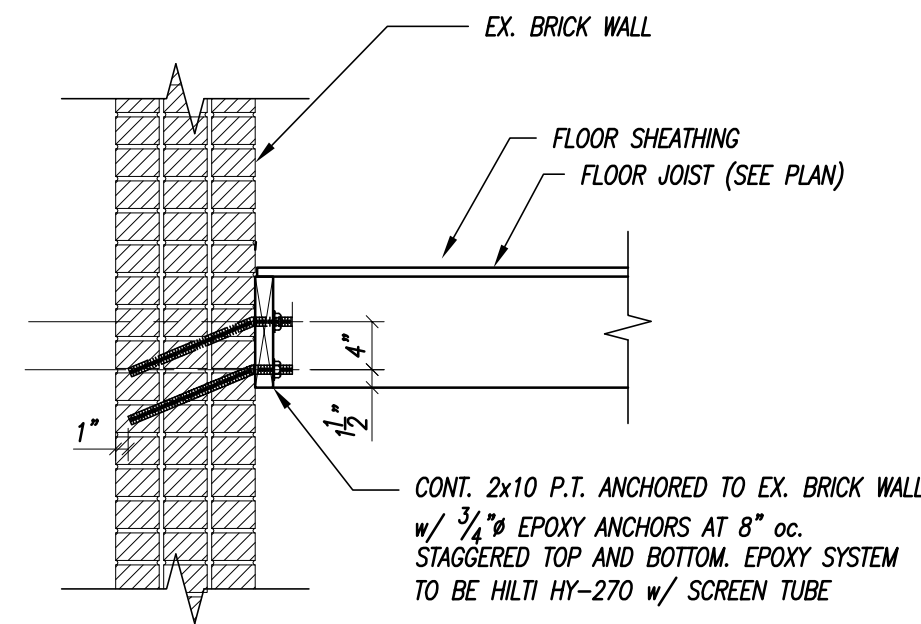
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Project: **DRY DOCK**
PORTLAND, MAINE

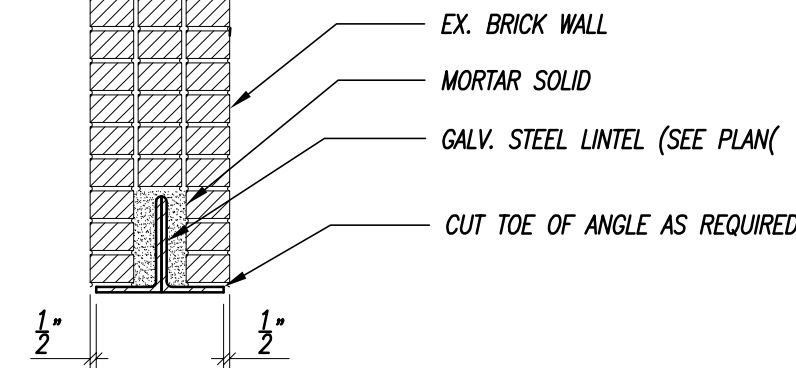
Revisions: 12.19.2019 - GENERAL REVISIONS AND REVIEW COMMENTS

Date: DECEMBER 19, 2019
Scale: AS NOTED
FRAMING SECTIONS AND DETAILS

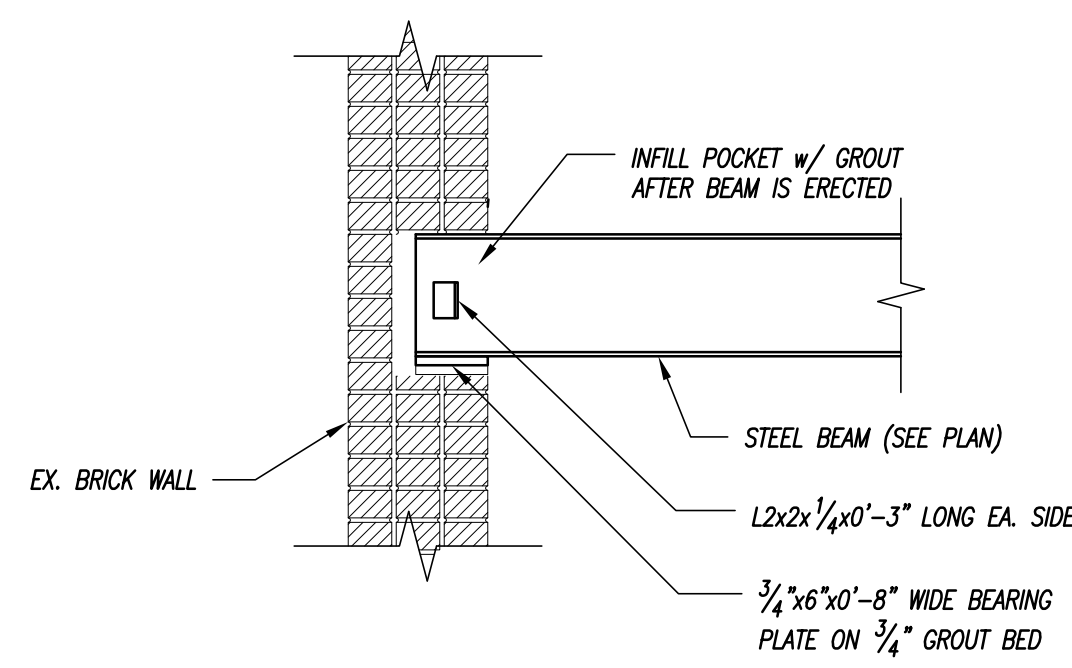
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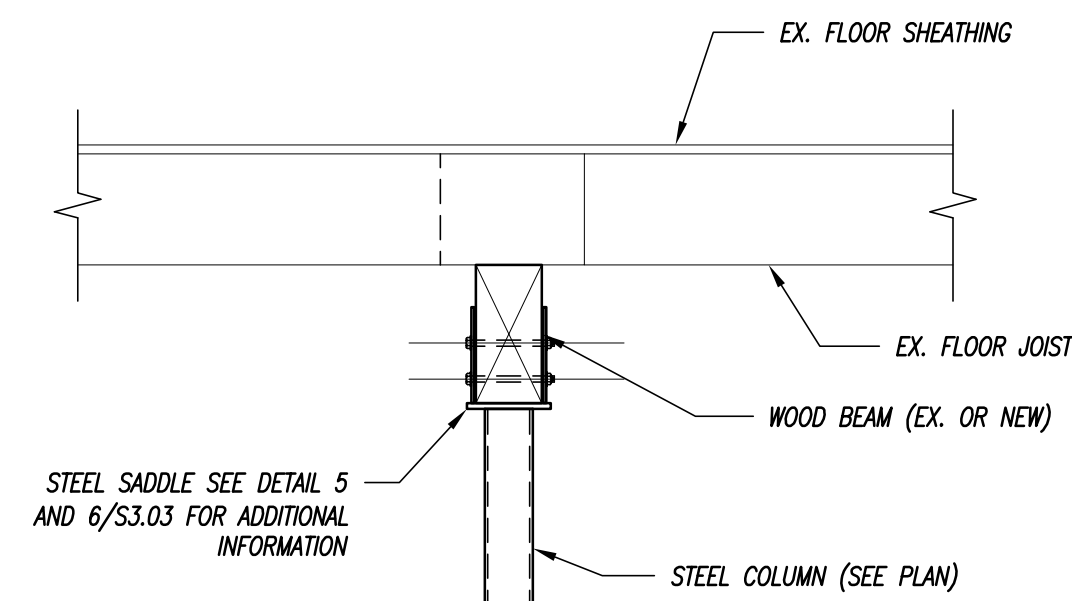
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3/4" = 1'-0"



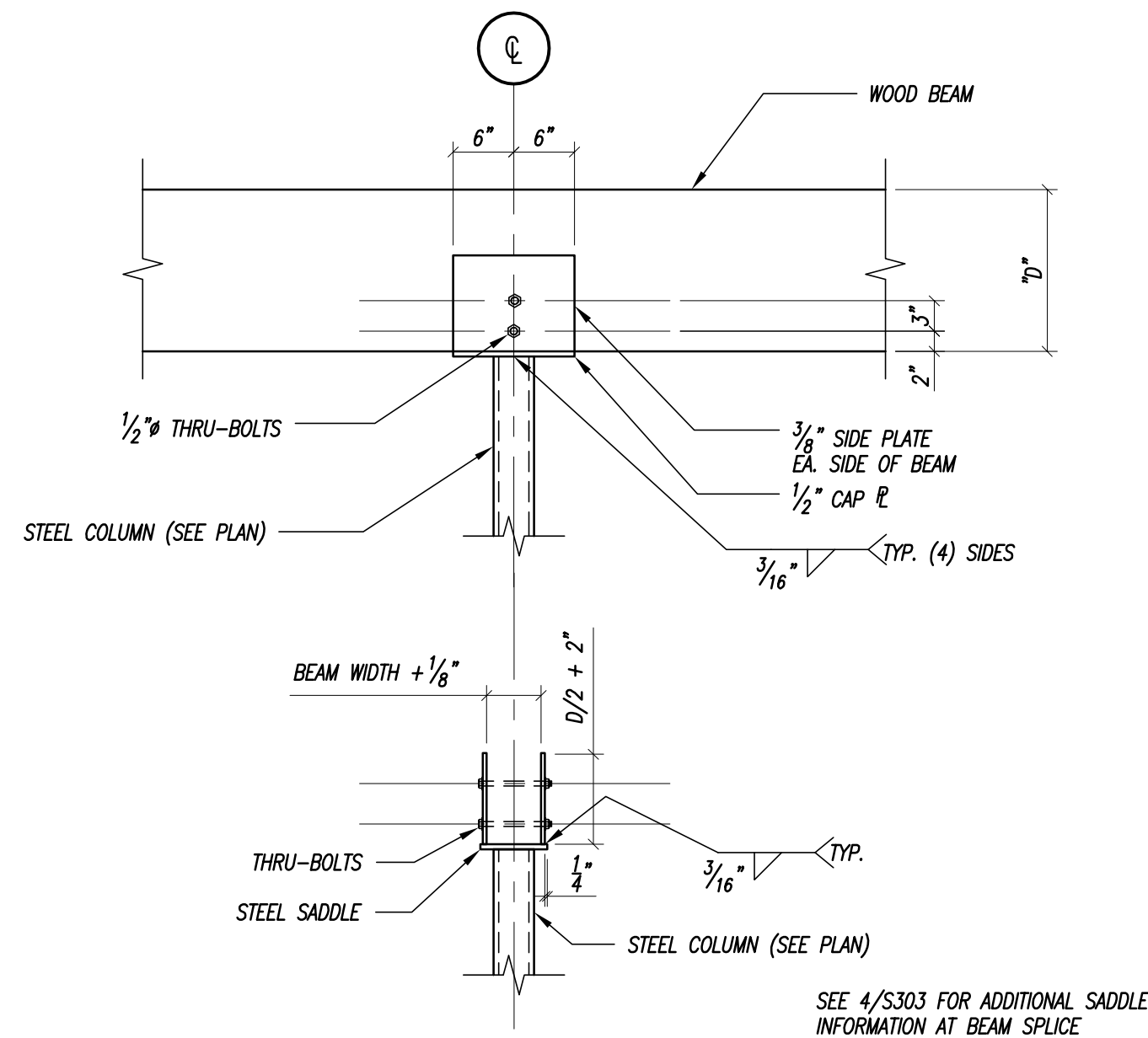
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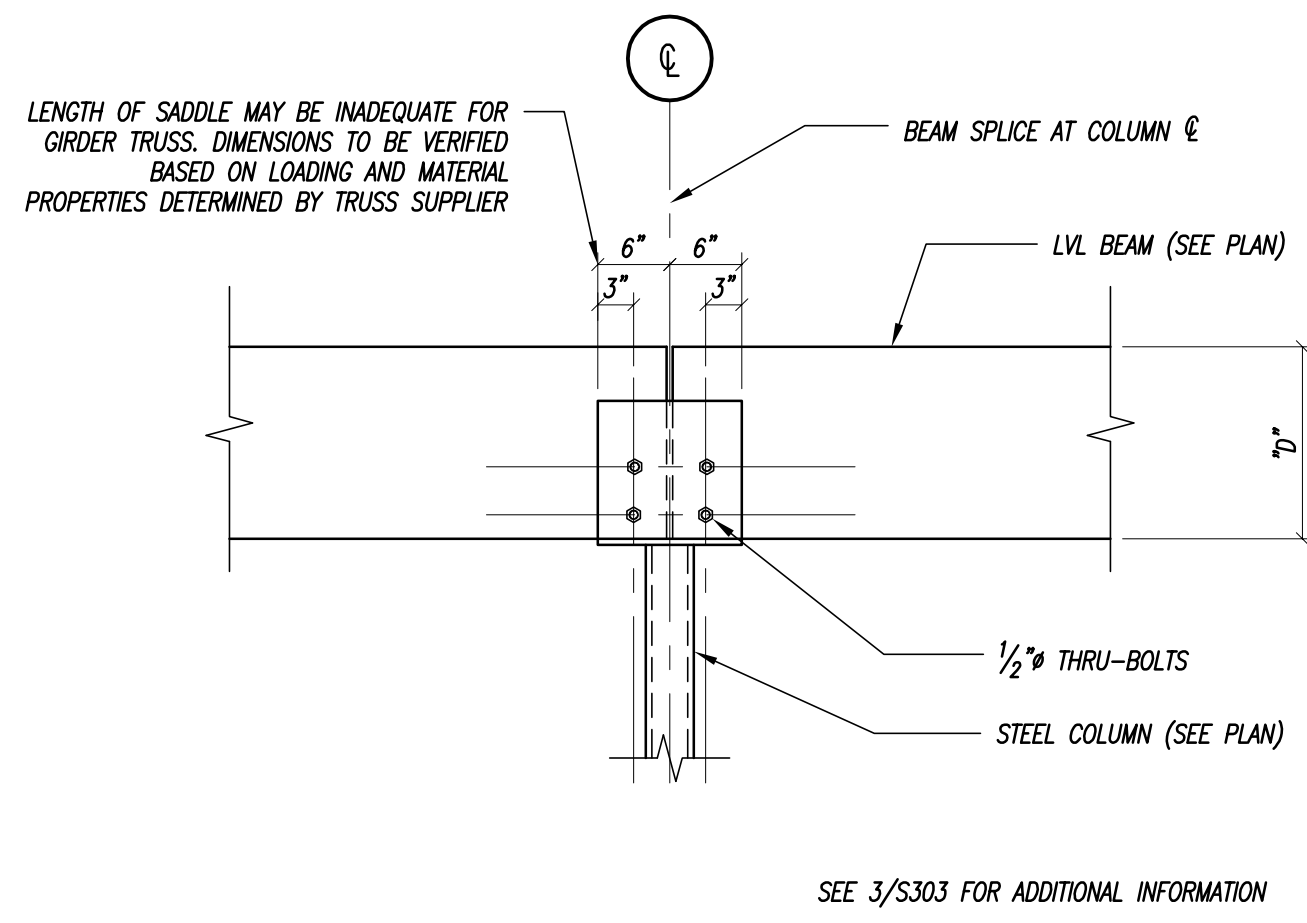
3 SECTION
3/4" = 1'-0"



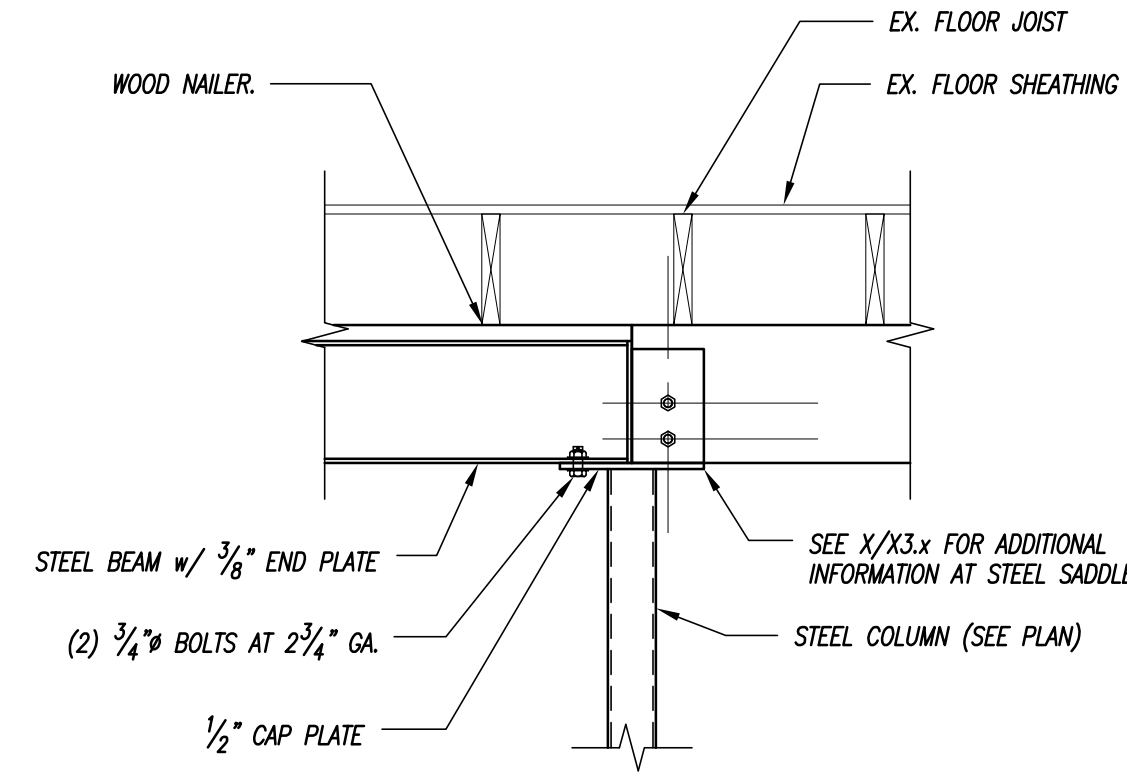
4 SECTION
3/4" = 1'-0"



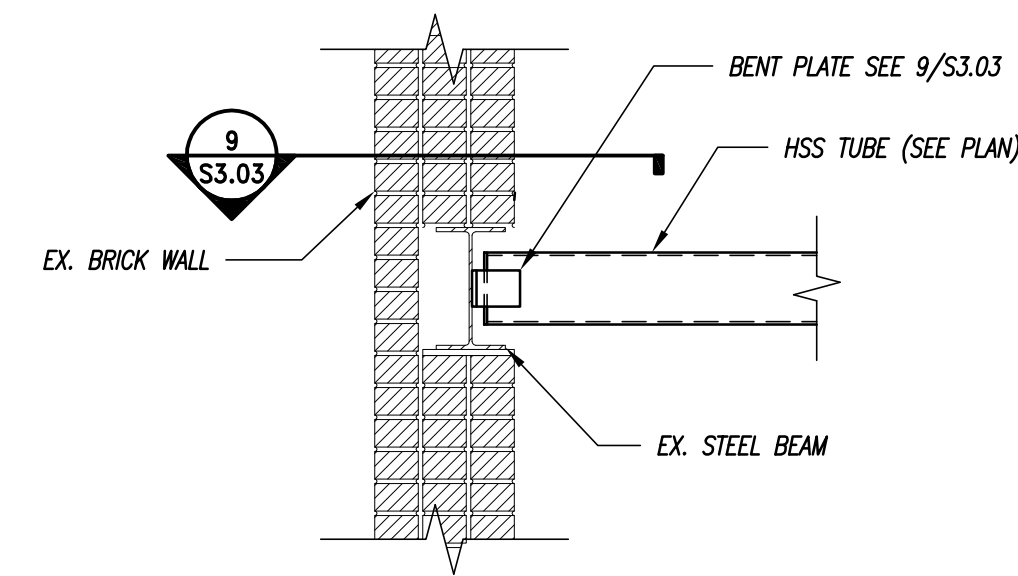
5 SECTION
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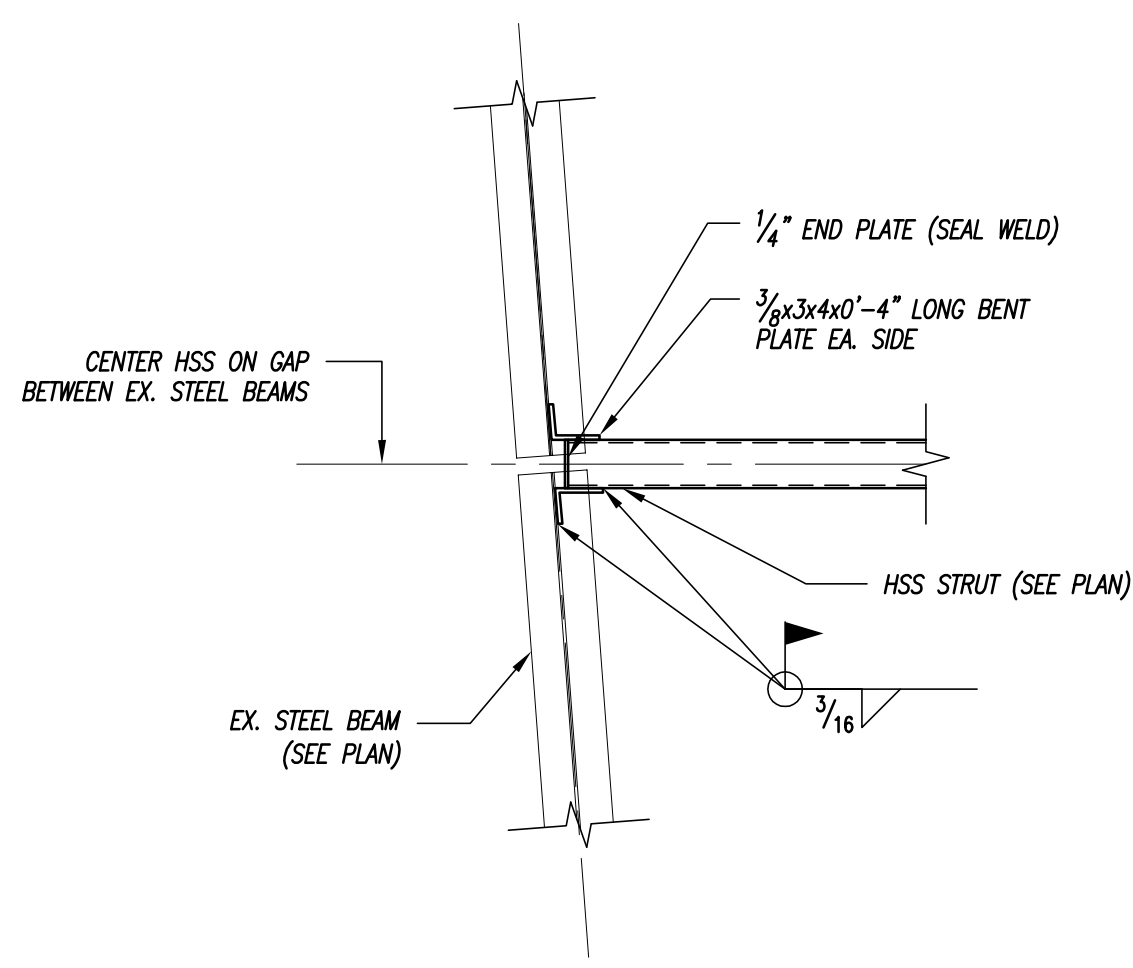
6 SECTION
3/4" = 1'-0"



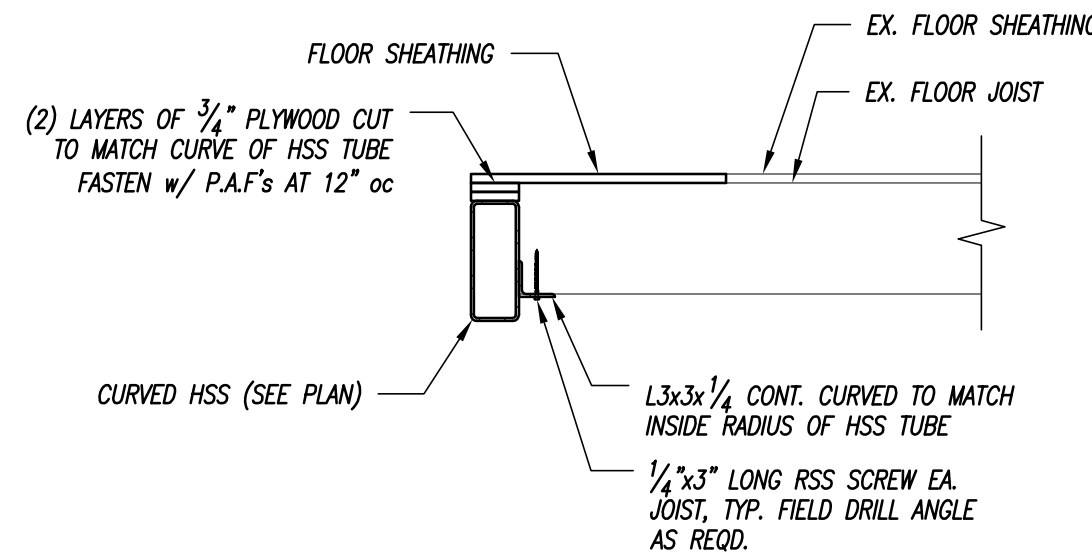
7 SECTION
3/4" = 1'-0"



8 SECTION
3/4" = 1'-0"



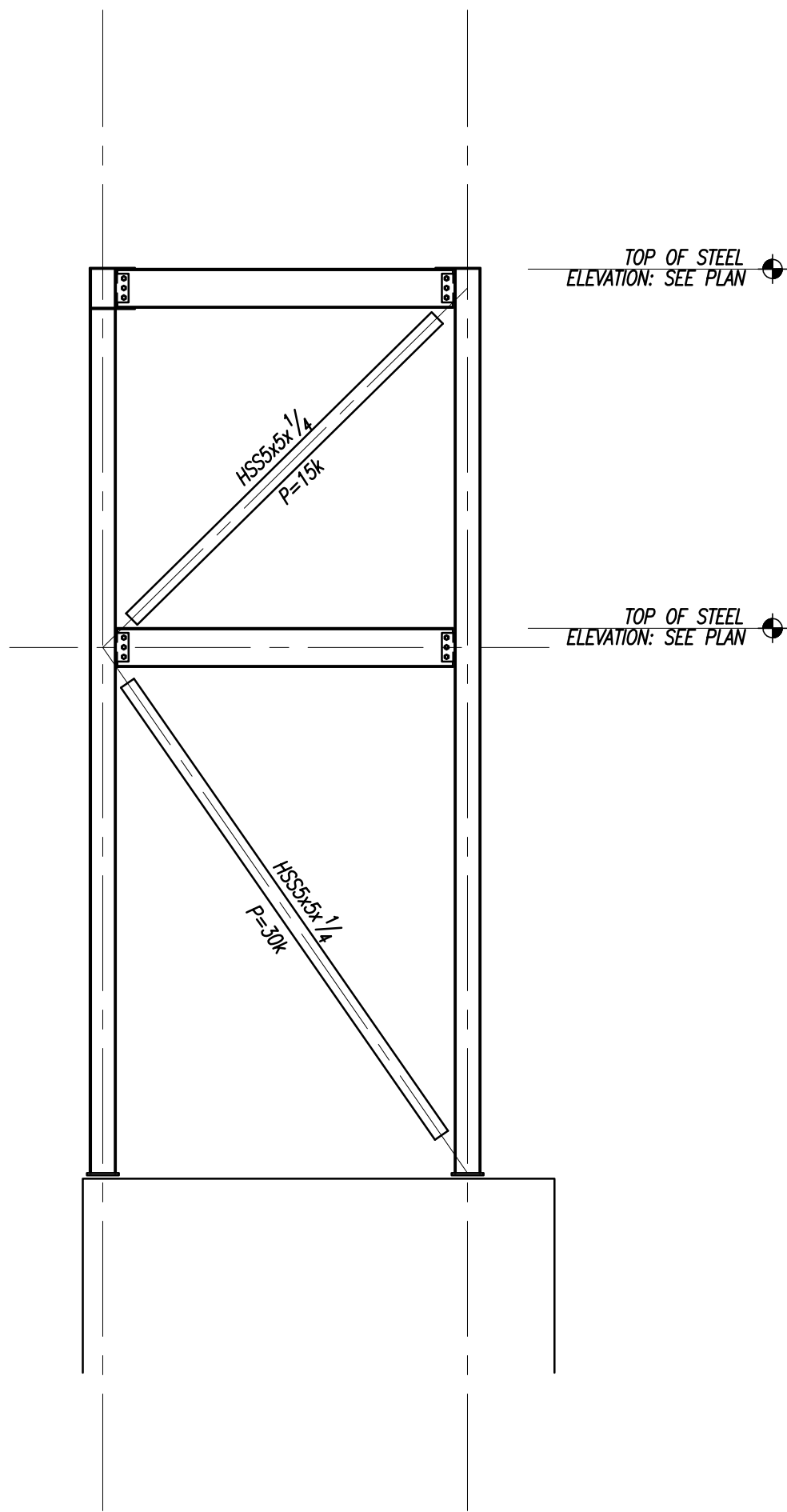
9 SECTION
3/4" = 1'-0"



10 SECTION
3/4" = 1'-0"

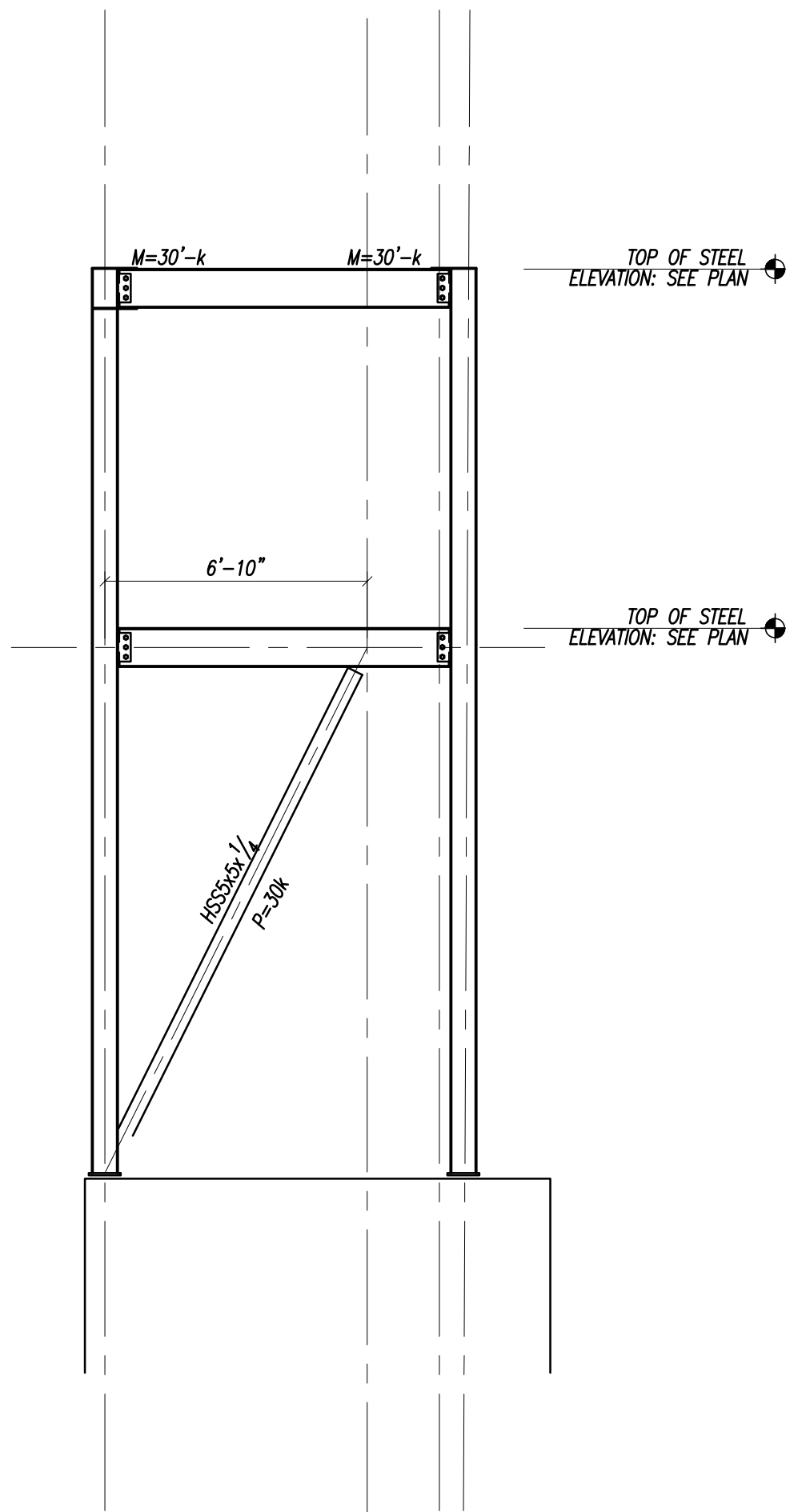
11 SECTION
3/4" = 1'-0"

12 SECTION
3/4" = 1'-0"



BRACED FRAME BF-1

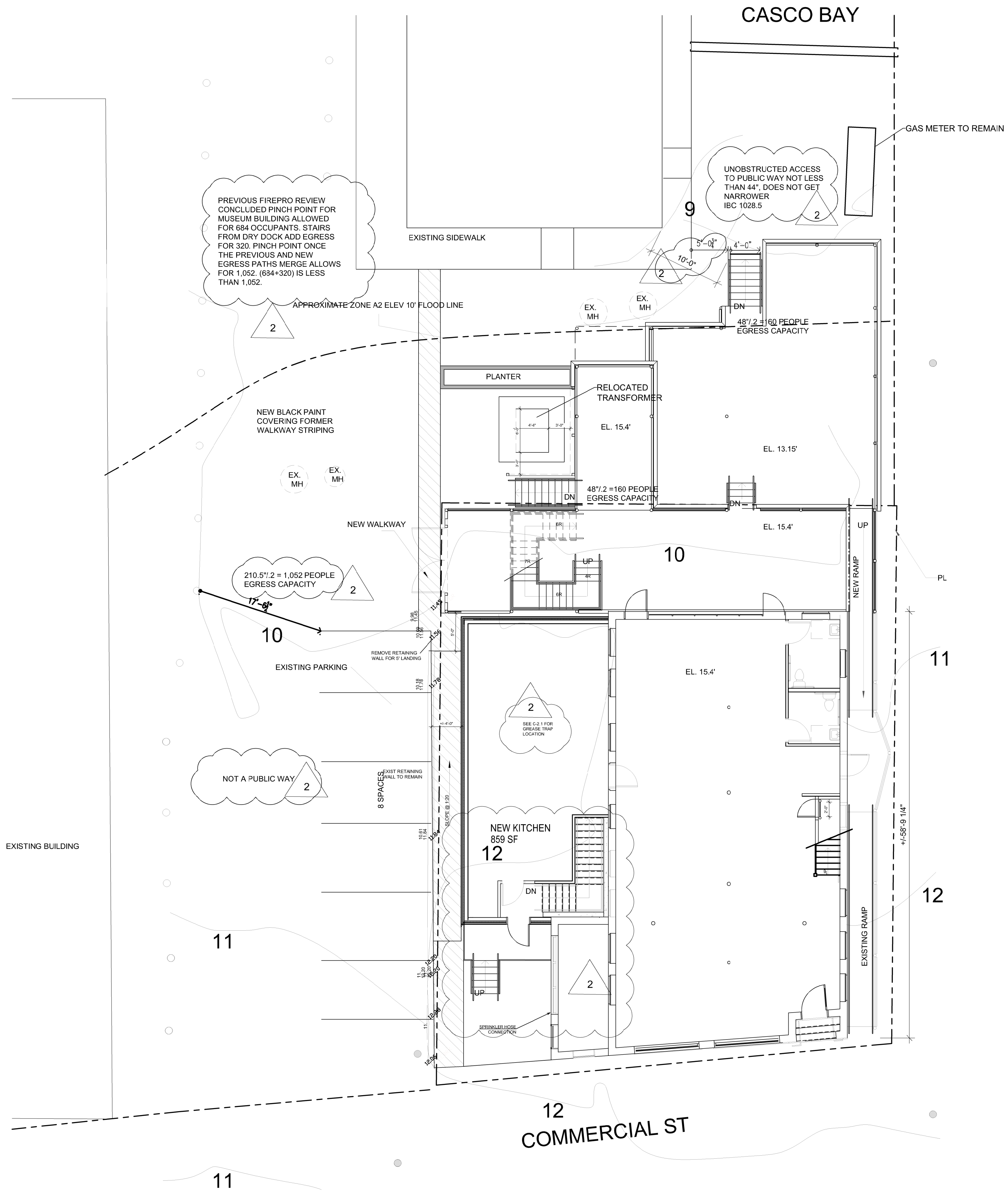
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BRACED FRAME BF-2

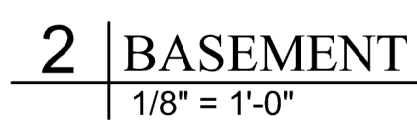
1/4" = 1'-0"

Prepared For:	
Architect:	
Project:	DRY DOCK PORTLAND, MAINE
Revisions:	12.19.2019 - GENERAL REVISIONS AND REVIEW COMMENTS
Date: DECEMBER 19, 2019	Scale: AS NOTED BRACED FRAME ELEVATIONS
S4.01	



1 | SITE PLAN
1/8" = 1'-0"

Prepared For:	84 COMMERCIAL STREET
Consultant:	ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-4022 ARCHETYPE@ARCHETYPEPA.COM
Project:	DRY DOCK Portland, ME
Revisions:	BUILDING PERMIT 10-11-2019 1. RESPONSE TO STATE FIRE MARSHAL 11-26-2019 2. BUILDING PERMIT RESUBMISSION 12-20-2019 3. BUILDING PERMIT RESUBMISSION 1-14-2020
Date:	11-15-2019
Scale:	1/8" = 1'-0"
SITE CIRCULATION	
A1.00	



CONCLUSIONS

**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

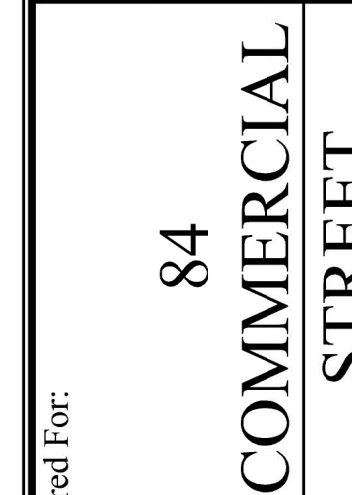
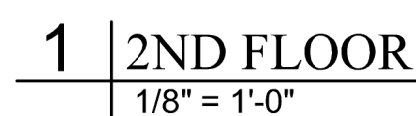
DRY DOCK

1. BUILDING PERMIT 10-11-2019
1. RESPONSE TO STATE FIRE
MARSHAL 11-26-2019
2. BUILDING PERMIT RESUBMISSION
12-20-2019
3. BUILDING PERMIT RESUBMISSION
1-14-2020

2019	As indicated
------	--------------

FLOOR PLANS

A1.01



Consultant:

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

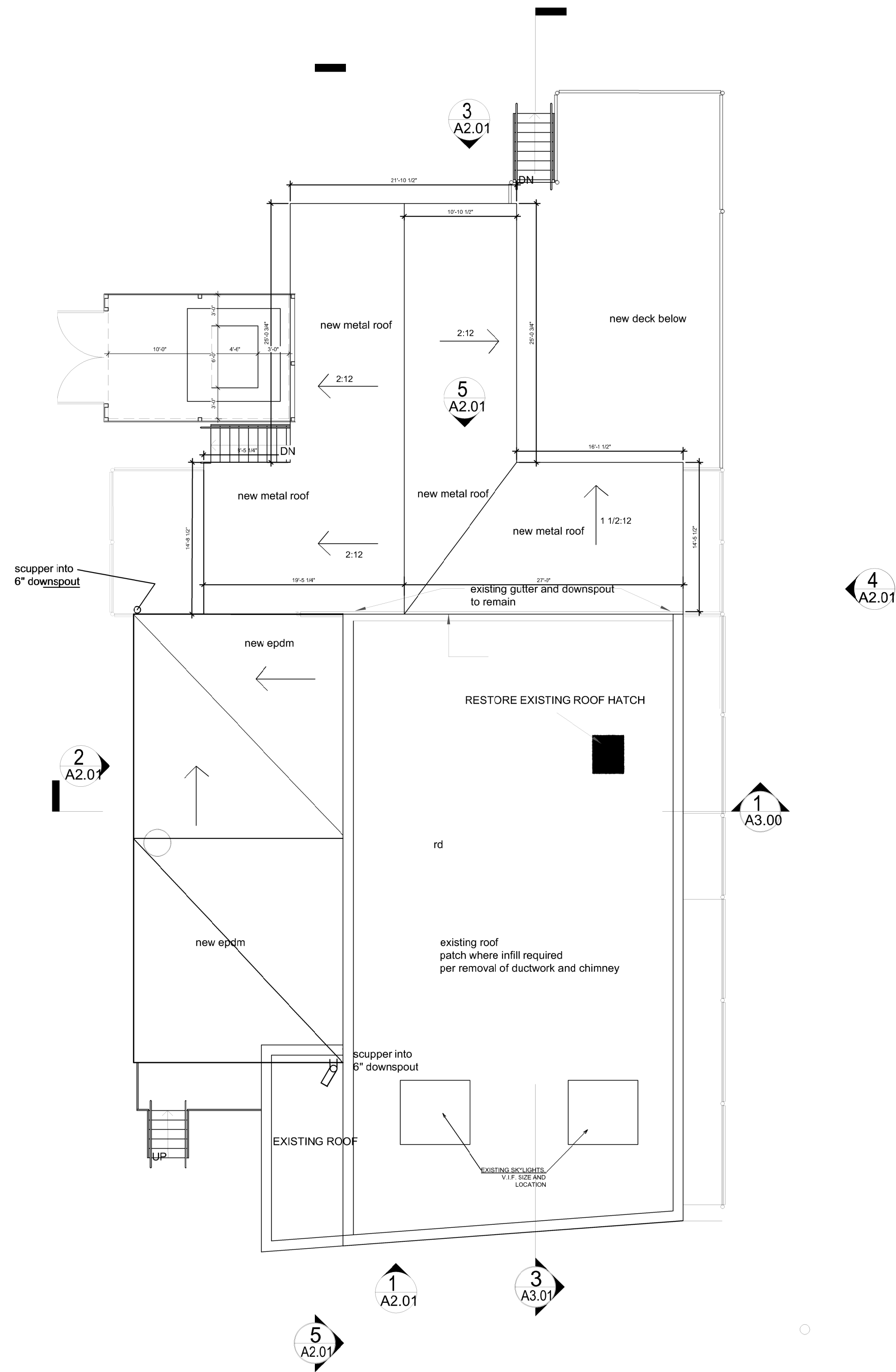
Project:	DRY DOCK	Portland, ME
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Revisions:	BUILDING PERMIT 10-11-2019 1. RESPONSE TO STATE FIRE MARSHAL 11-26-2019 2. BUILDING PERMIT RESUBMISSION 12-20-2019 3. BUILDING PERMIT RESUBMISSION 1. 14. 2020.
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Date: 11-15-2019	Scale: As indicated
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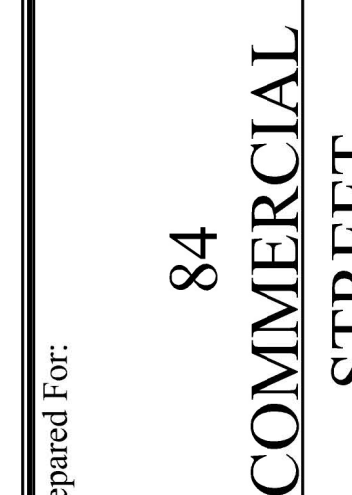
FLOOR PLAN

A1.02



1 | ROOF PLAN
1/8" = 1'-0"

Prepared For: 84 COMMERCIAL STREET	
Consultant:	
Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM	
Project: DRY DOCK Portland, ME	
Revisions:	BUILDING PERMIT 10-11-2019 1. RESPONSE TO STATE FIRE MARSHAL 11-26-2019 2. BUILDING PERMIT RESUBMISSION 12-20-2019 3. BUILDING PERMIT RESUBMISSION 1-14-2020
Date: 11-15-2019	Scale: 1/8" = 1'-0"
ROOF PLAN	
A1.03	



Prepared For:

Consultant:

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DRY DOCK

Project:

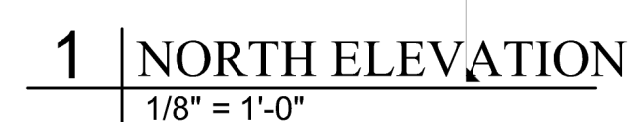
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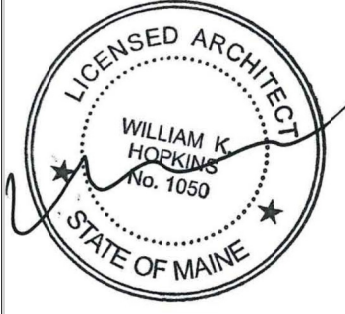
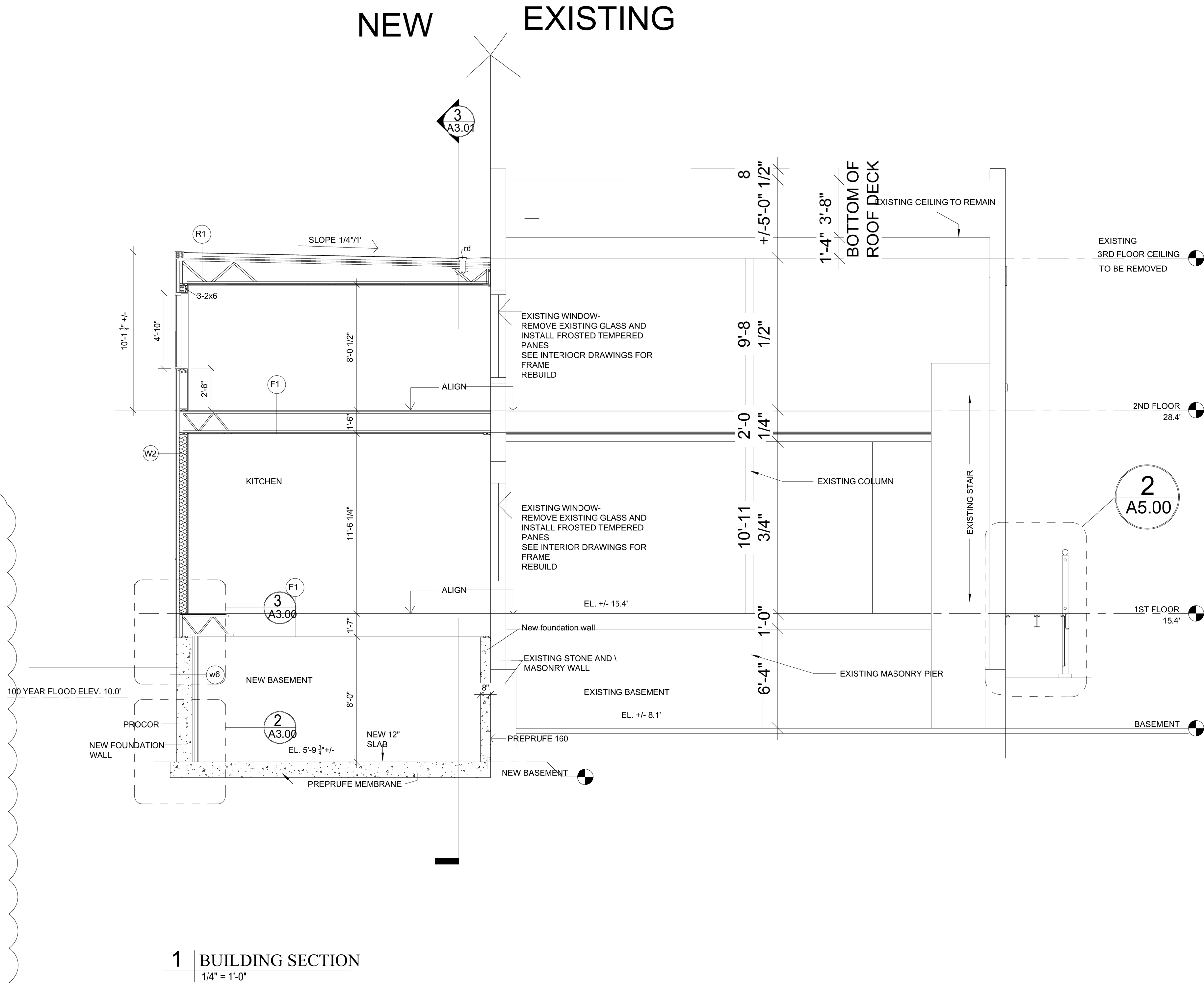
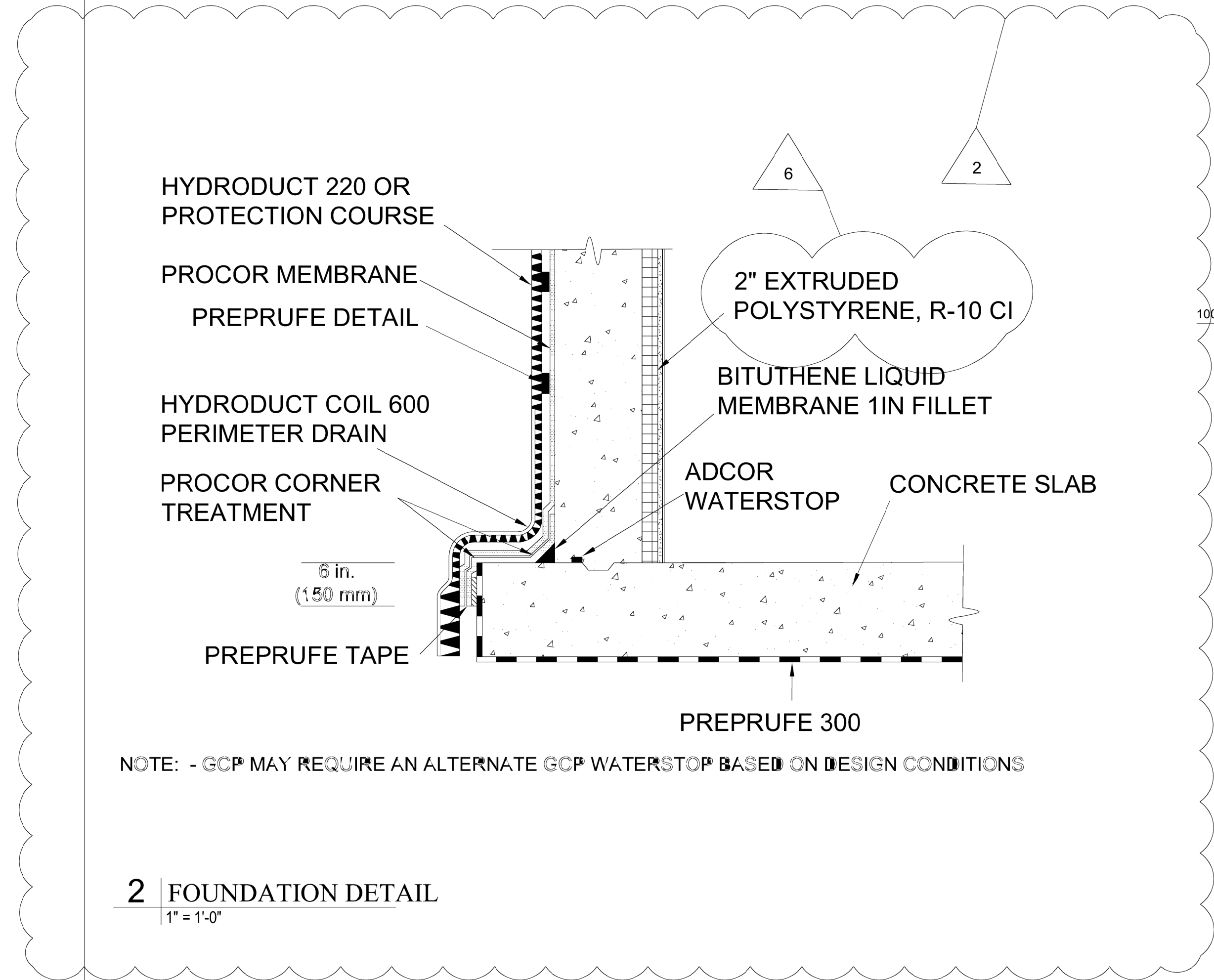
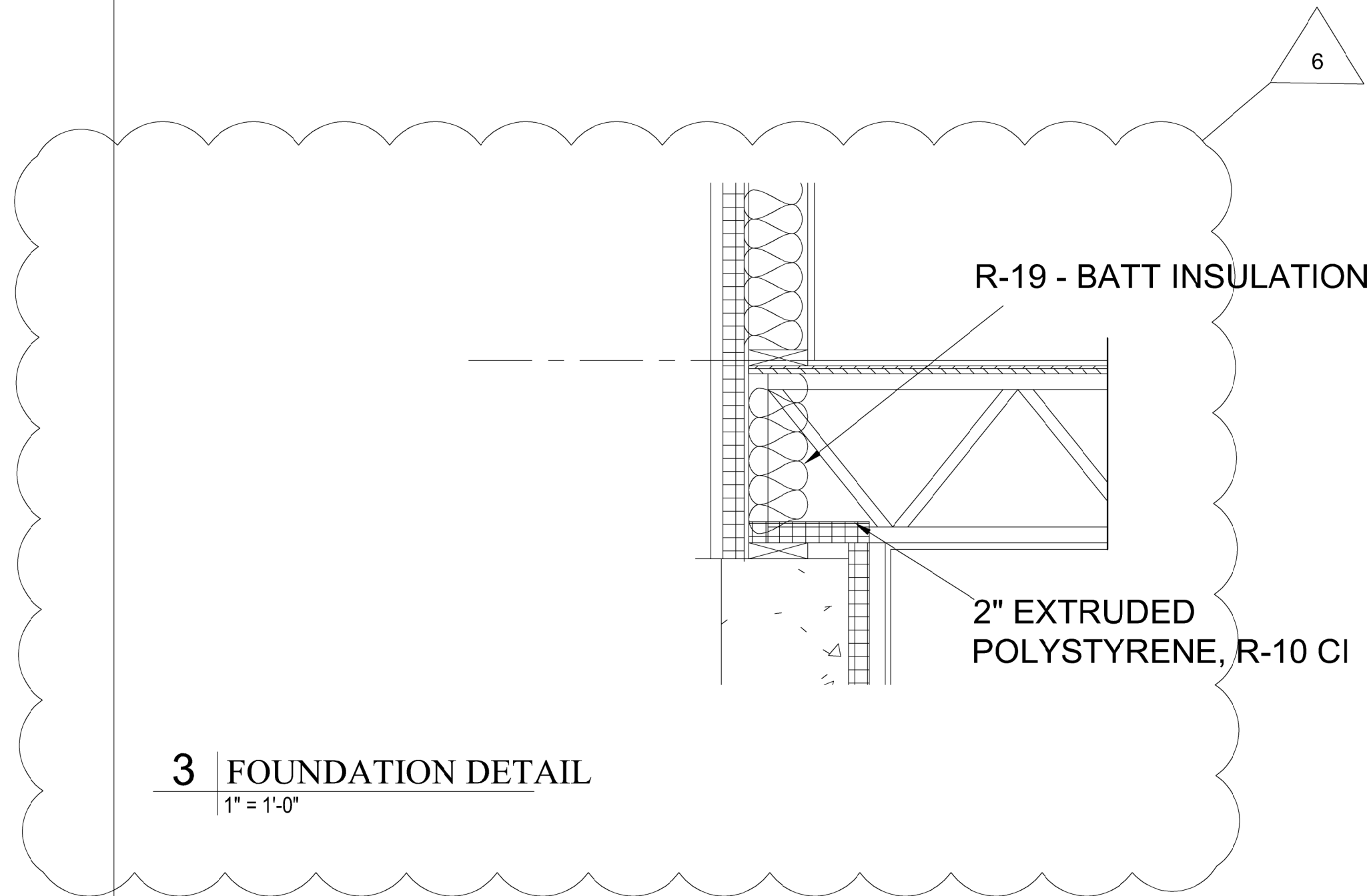
- BUILDING PERMIT 10-11-2019
- 1. RESPONSE TO STATE FIRE
- MARSHAL 11-26-2019
- 2. BUILDING PERMIT RESUBMISSION
- 12-20-2019
- 3. BUILDING PERMIT RESUBMISSION
- 1. 14. 2020

Date:	11-26-2019
Scale:	1/8" = 1'-0"

19	Scale: 1/8" =
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A2.00





Prepared For: 84 COMMERCIAL STREET

Consultant:

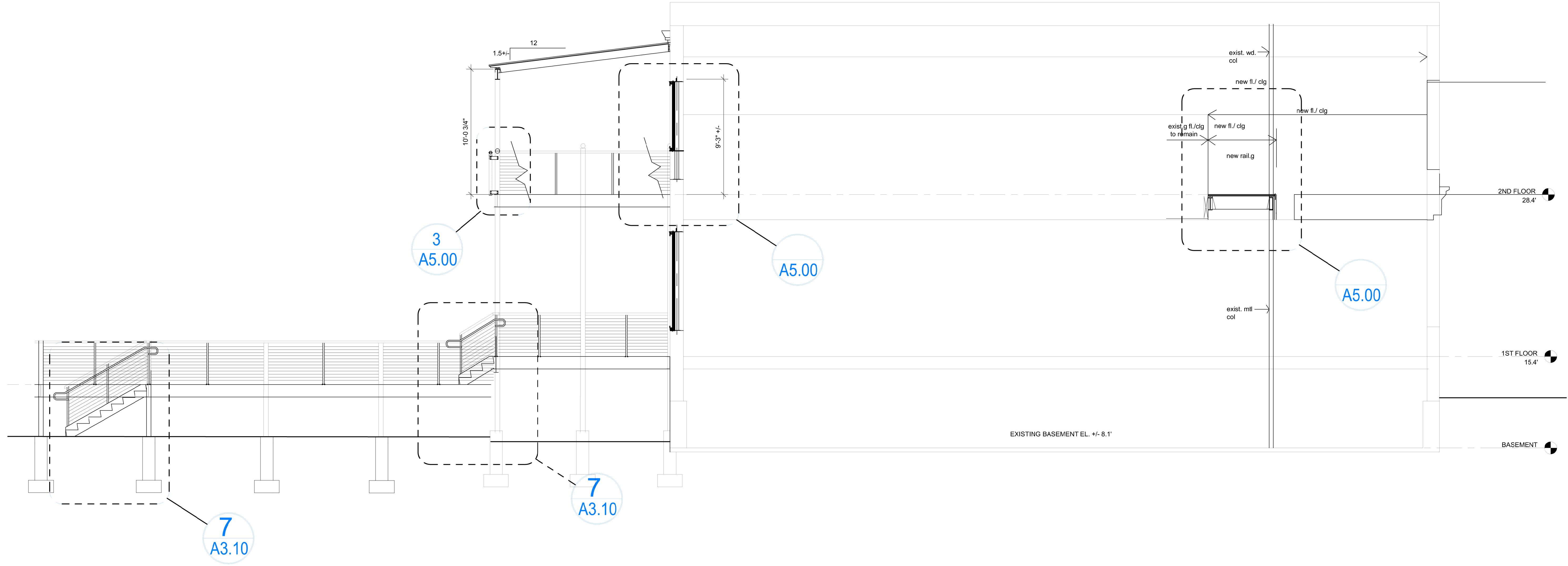
Architect: **ARCHETYPE ARCHITECTS**
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: DRY DOCK

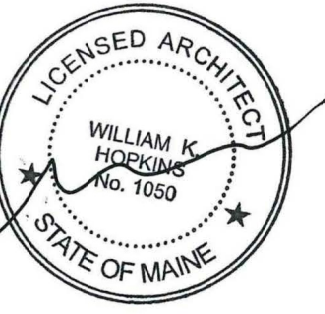
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1. RESPONSE TO STATE FIRE MARSHAL 11-26-2019
2. BUILDING PERMIT RESUBMISSION 12-20-2019
3. BUILDING PERMIT RESUBMISSION 1-14-2020
6. 2021 HCC - 09-15-2023

Date: 11-15-2019
Scale: As indicated
BUILDING SECTION

A3.00



1 | BUILDING SECTION
1/8" = 1'-0"



Prepared For:
84
COMMERCIAL
STREET

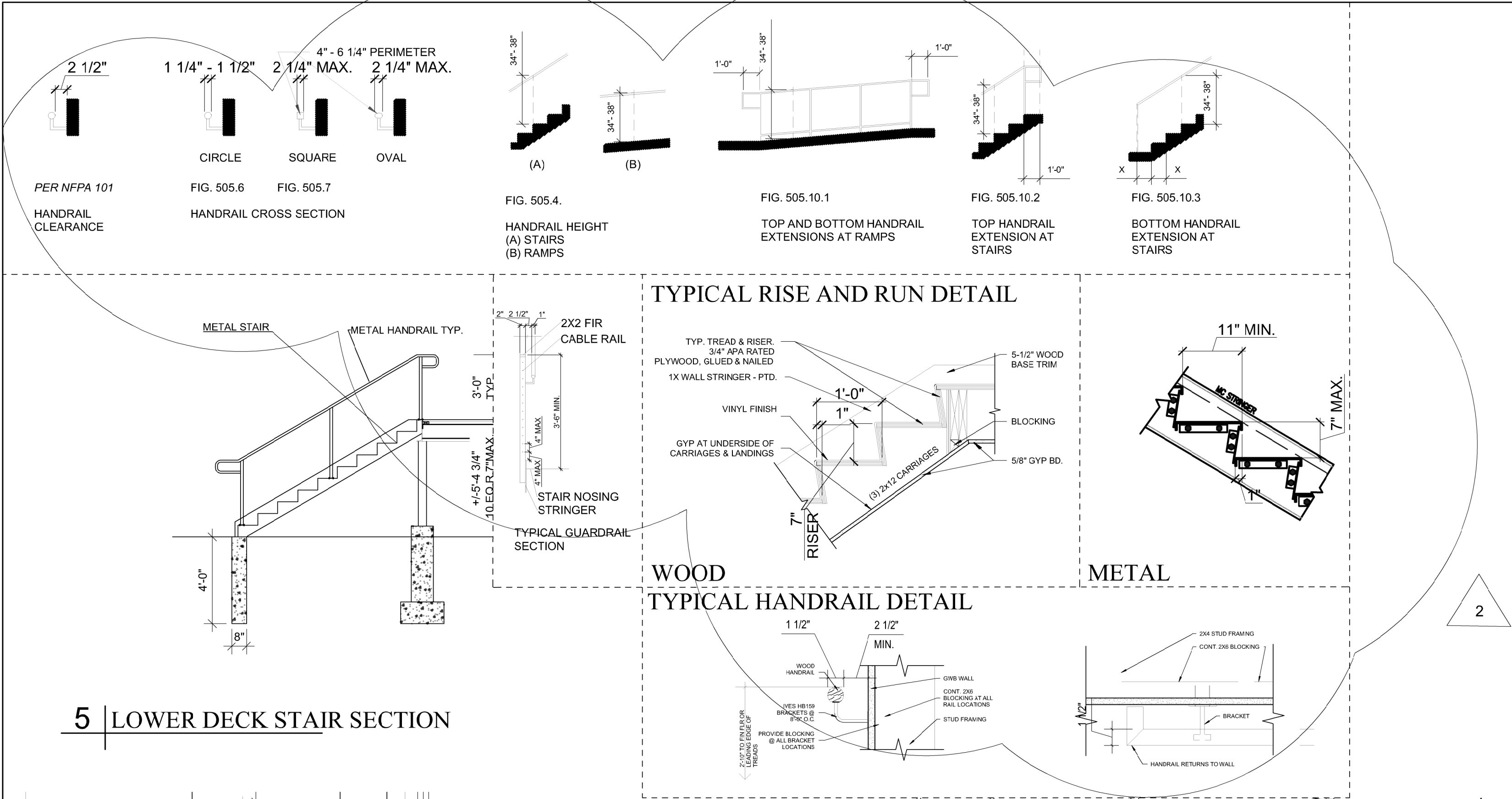
Consultant:
Architect:
**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
DRY DOCK

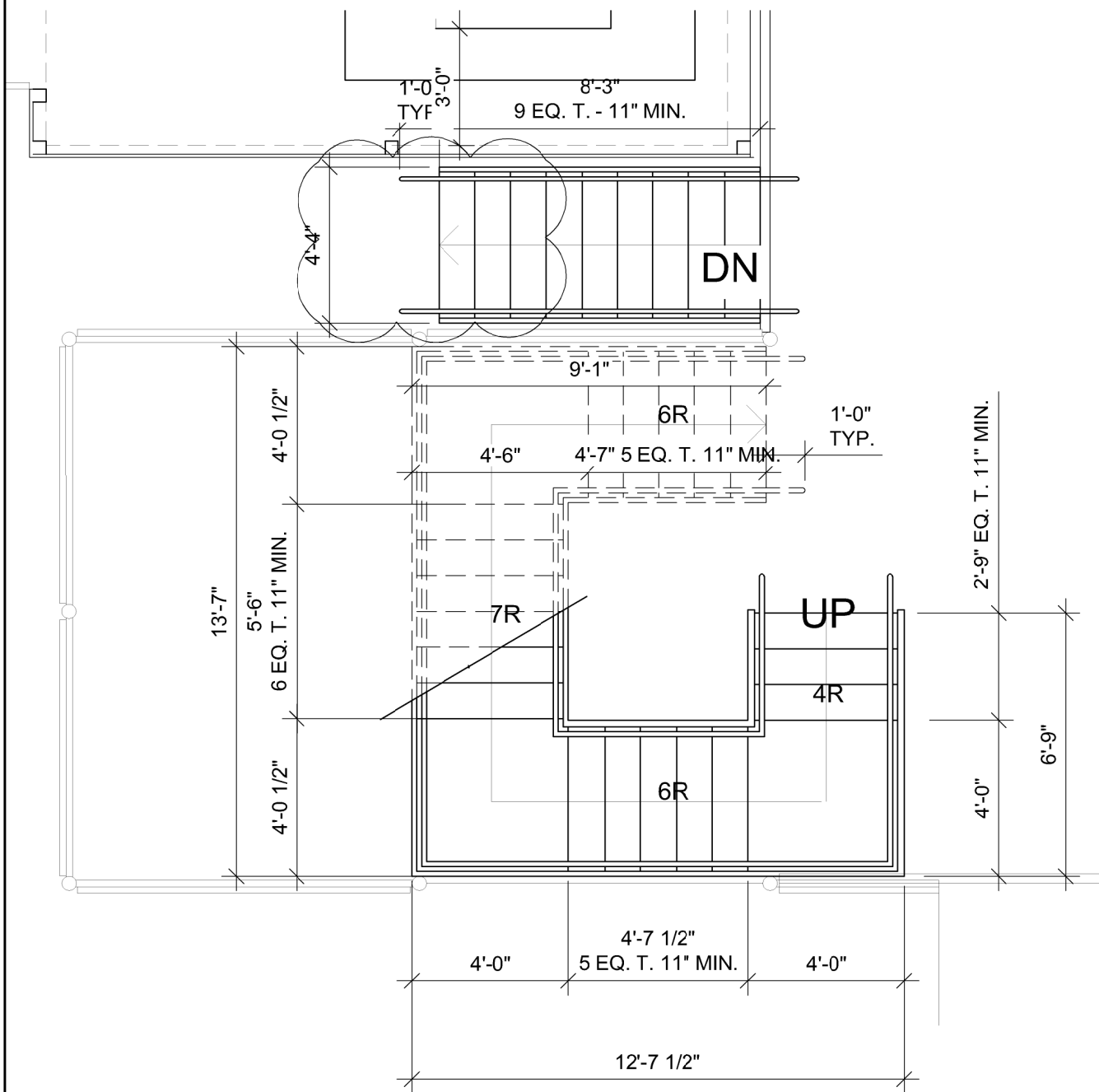
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BUILDING PERMIT 10-11-2019
1. RESPONSE TO STATE FIRE
MARSHAL 11-26-2019
2. BUILDING PERMIT RESUBMISSION
12-20-2019
3. BUILDING PERMIT RESUBMISSION
1-14-2020

Date:
11-15-2019
Scale:
1/8" = 1'-0"
BUILDING SECTIONS

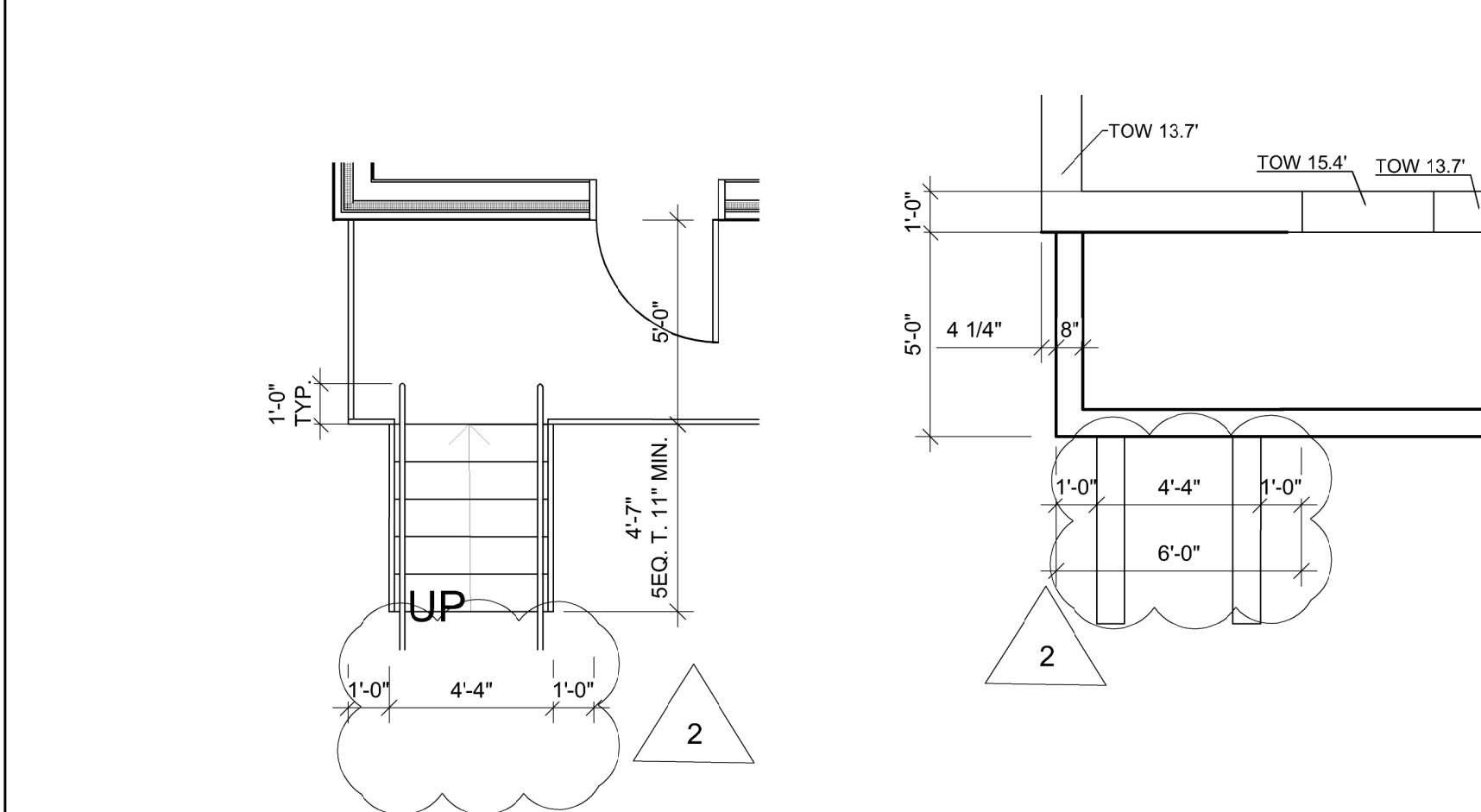
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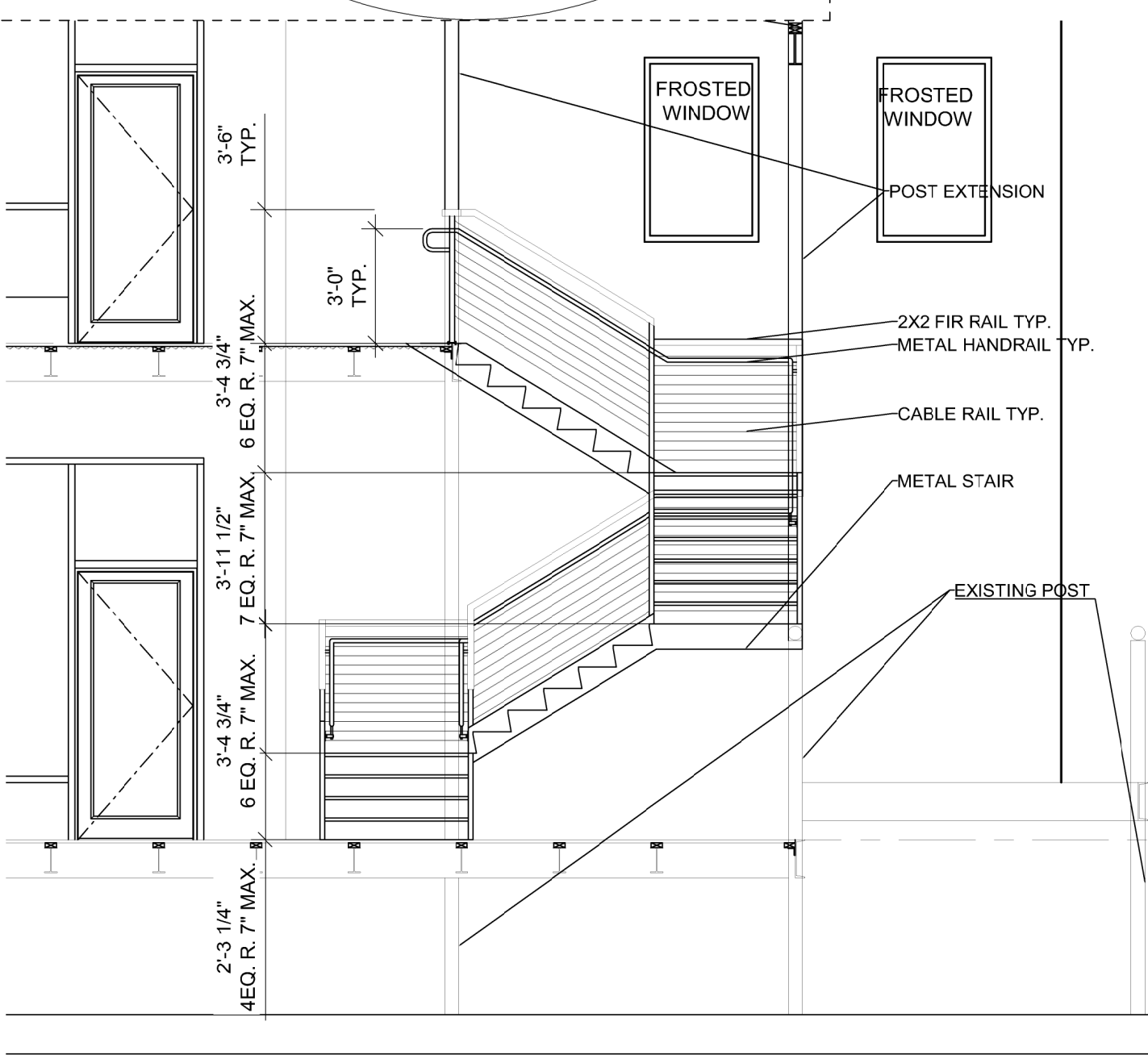
5 LOWER DECK STAIR SECTION



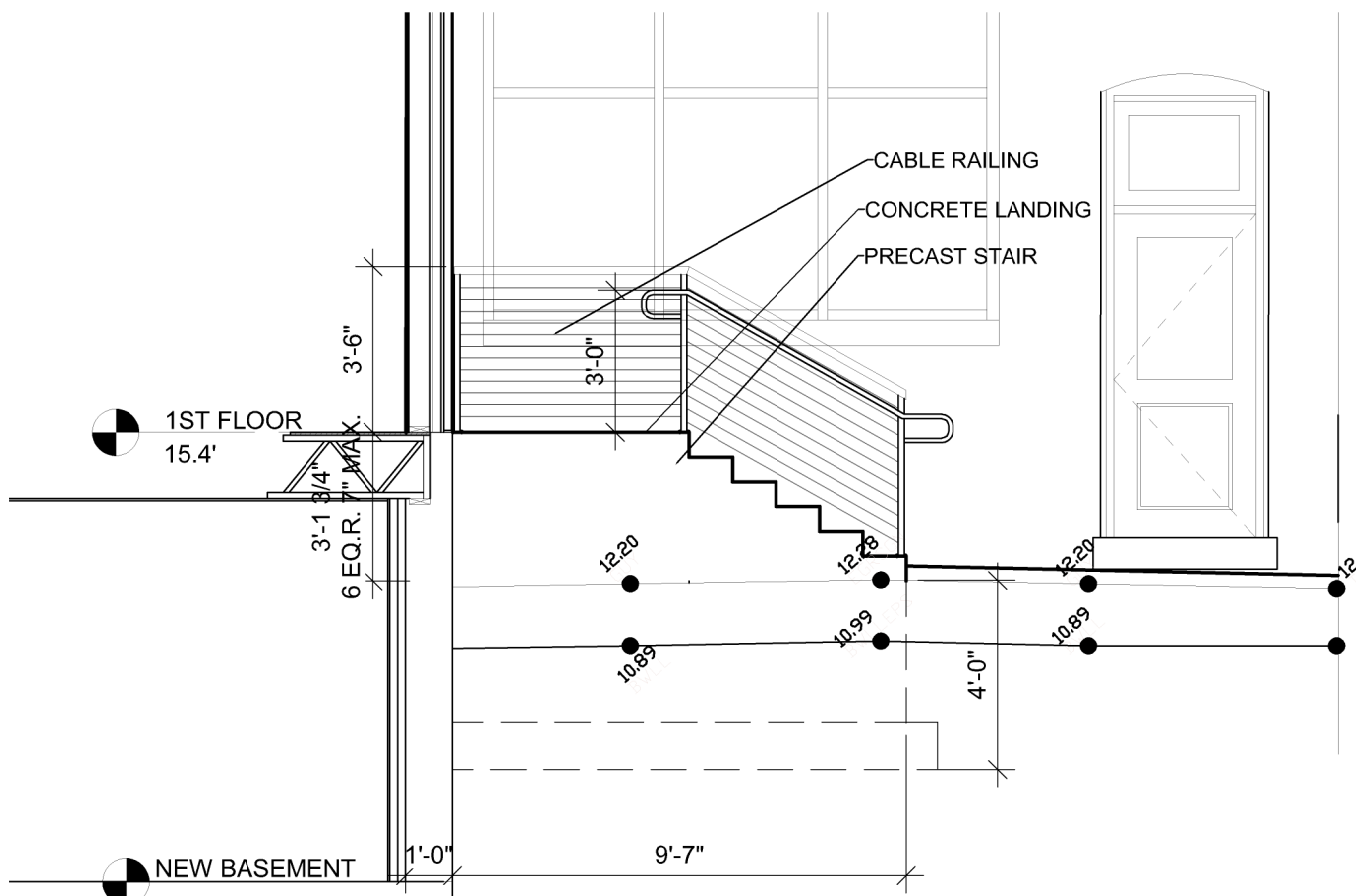
3 NEW METAL EXTERIOR STAIR



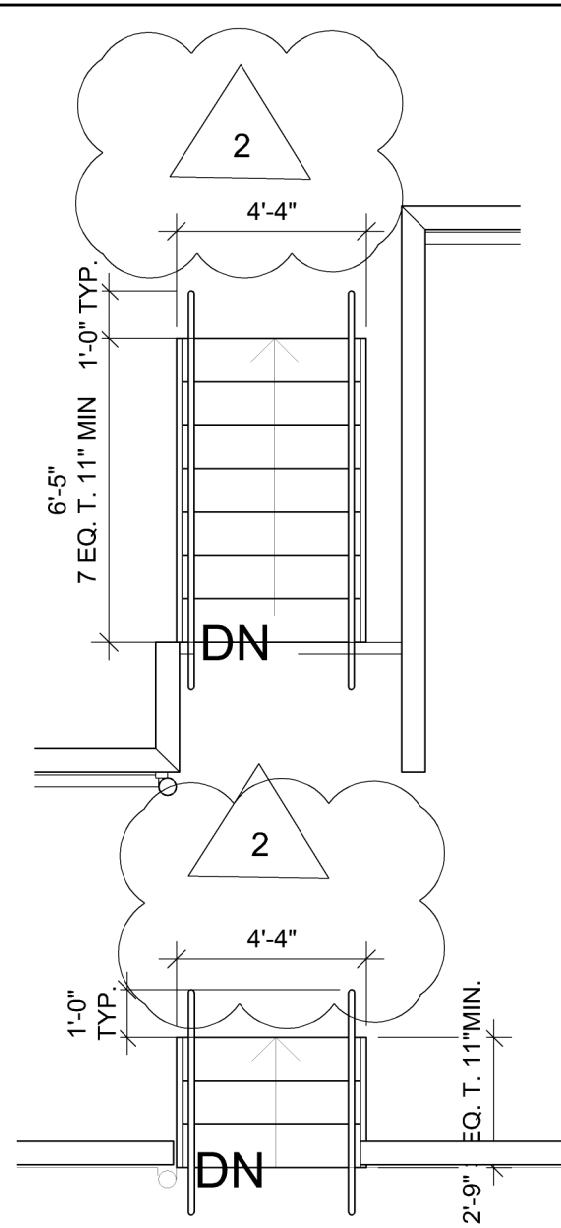
1 CONCRETE KITCHEN ENTRANCE STAIR



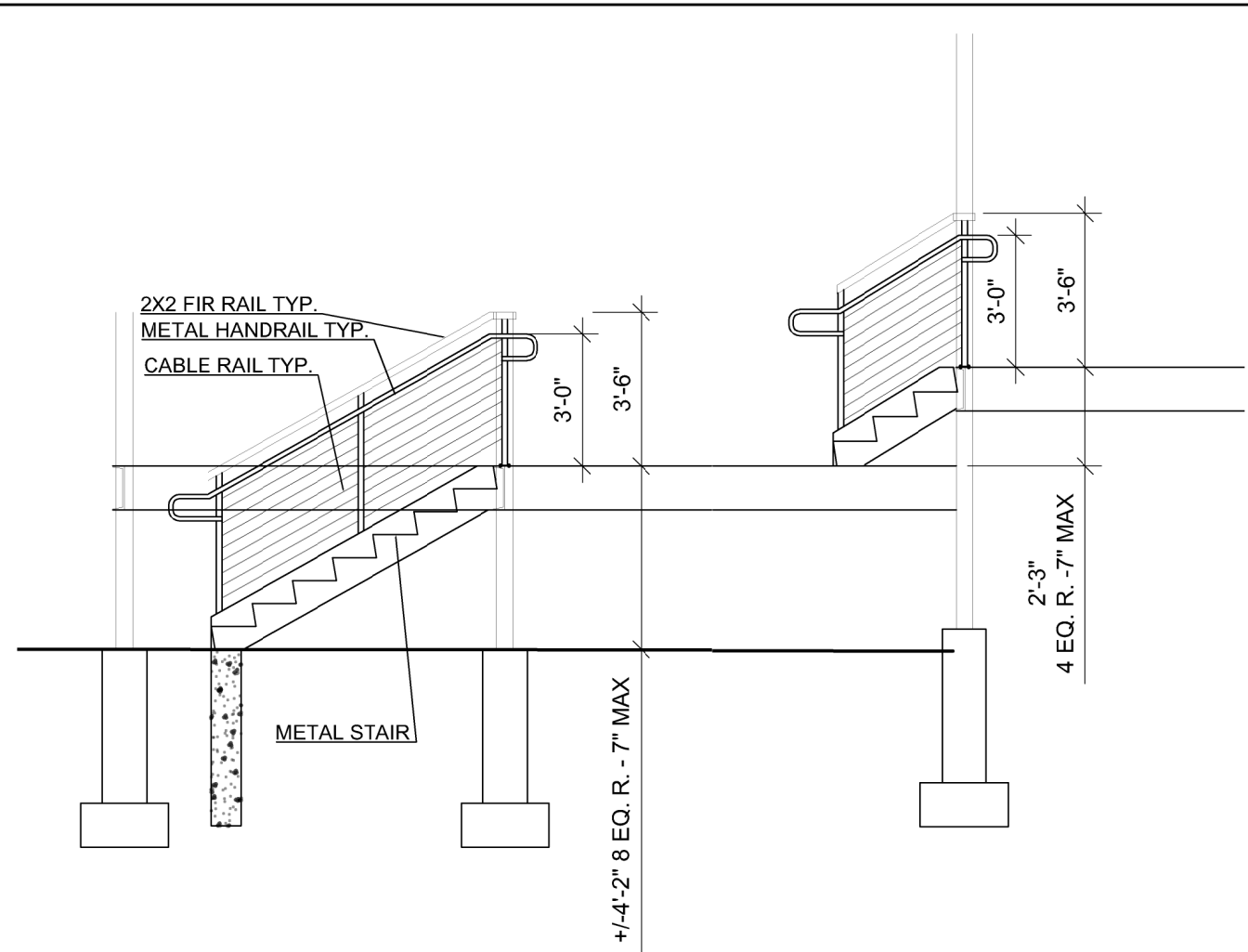
4 NEW EXTERIOR STAIR ELEVATION



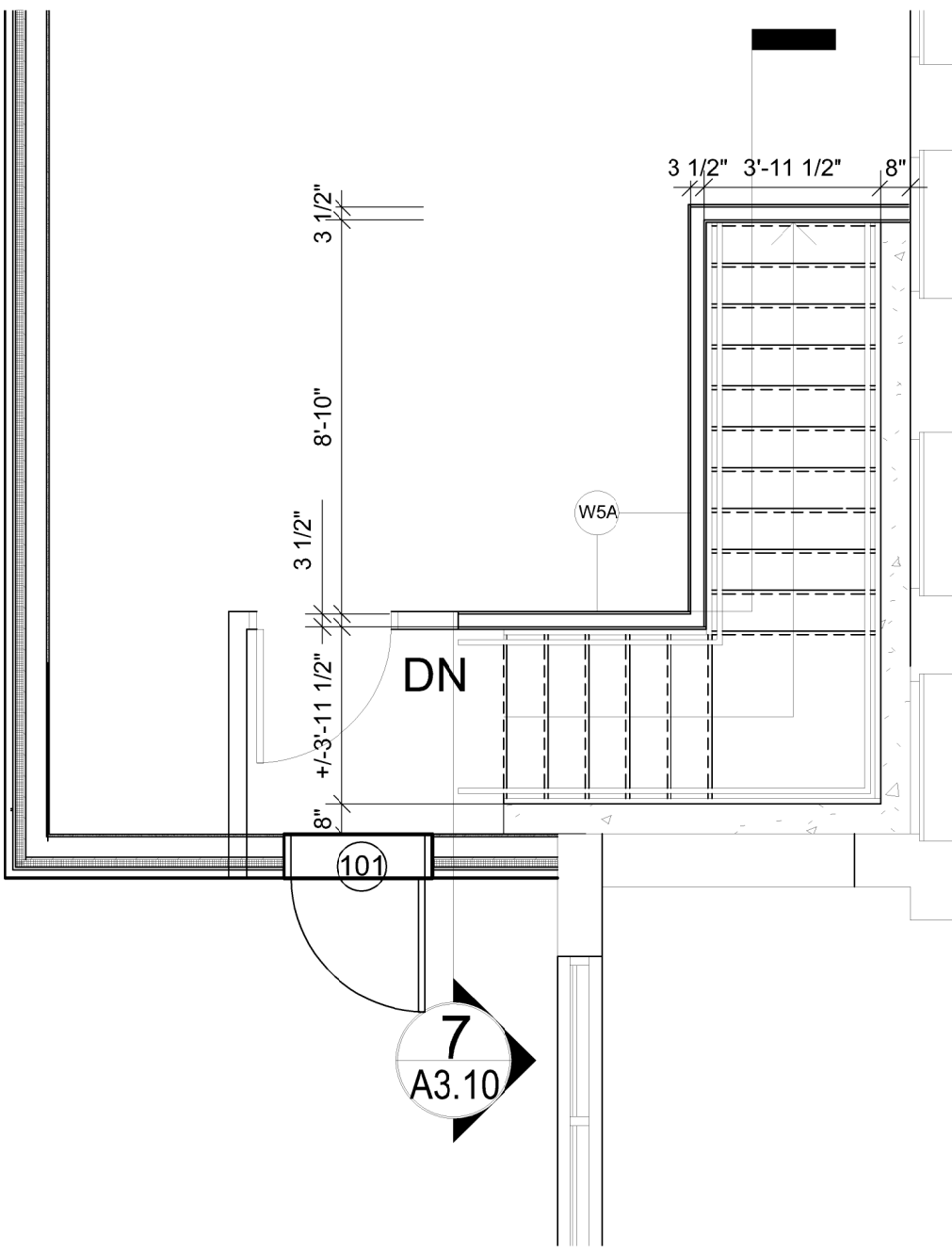
2 KITCHEN STAIR SECTION



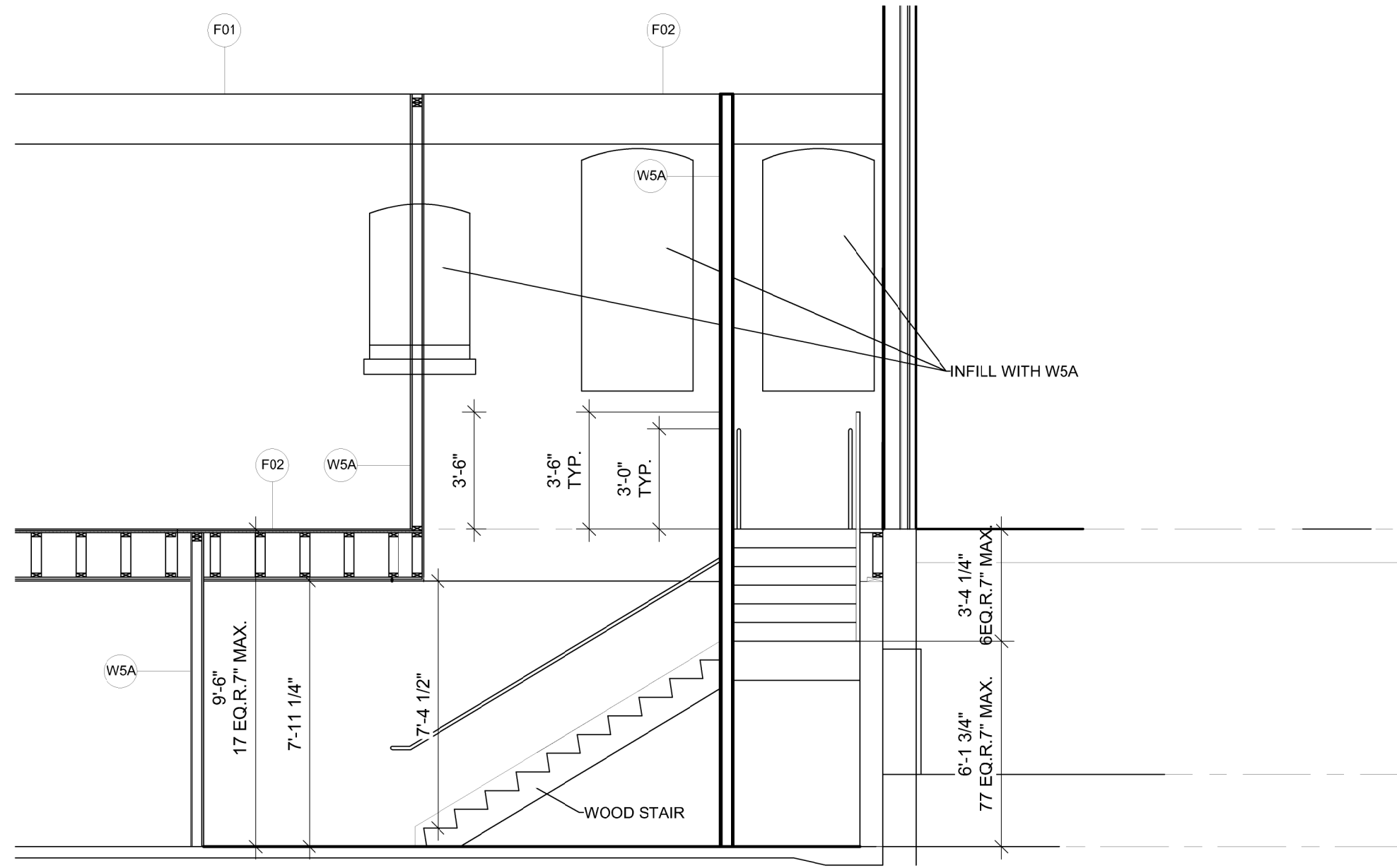
6 METAL LOWER DECK STAIRS



7 LOWER DECK STAIR SECTIONS



8 NEW WOOD BASEMENT STAIR



7 NEW BASEMENT STAIR SECTION

84
COMMERCIAL
STREET

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

Project:
DRY DOCK

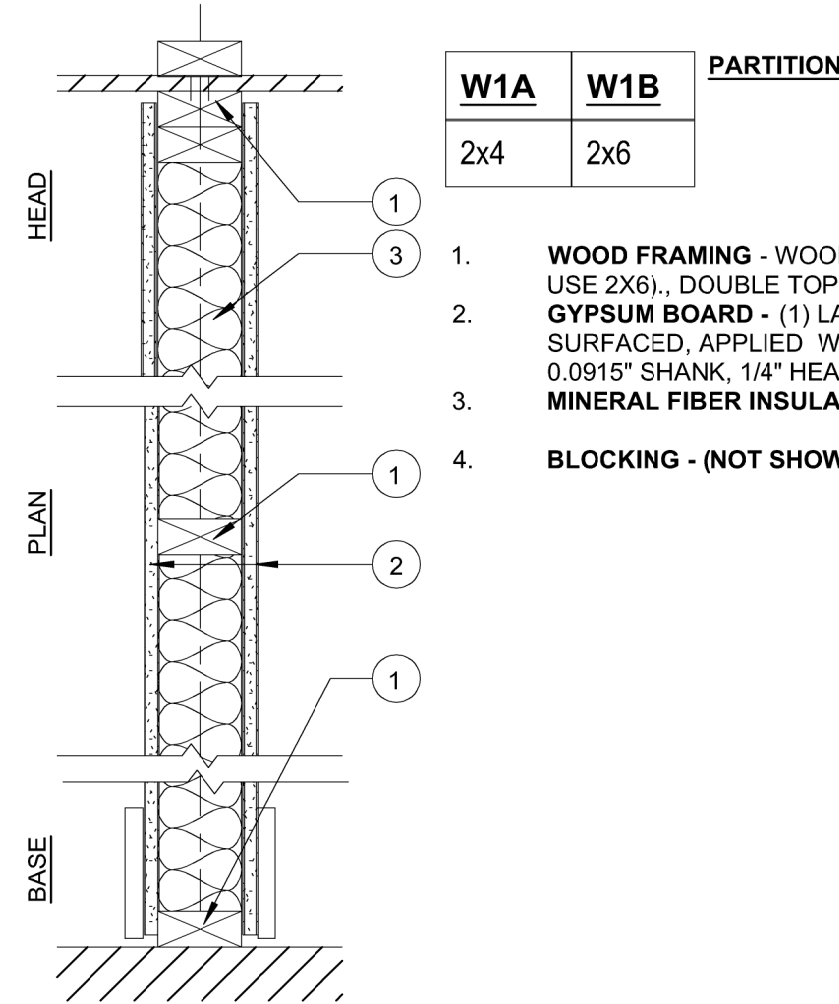
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BUILDING PERMIT 10-11-2019
1. RESPONSE TO STATE FIRE MARSHAL 11-26-2019
2. BUILDING PERMIT RESUBMISSION 12-20-2019
3. BUILDING PERMIT RESUBMISSION 1-14-2020

Date:
11-15-2019

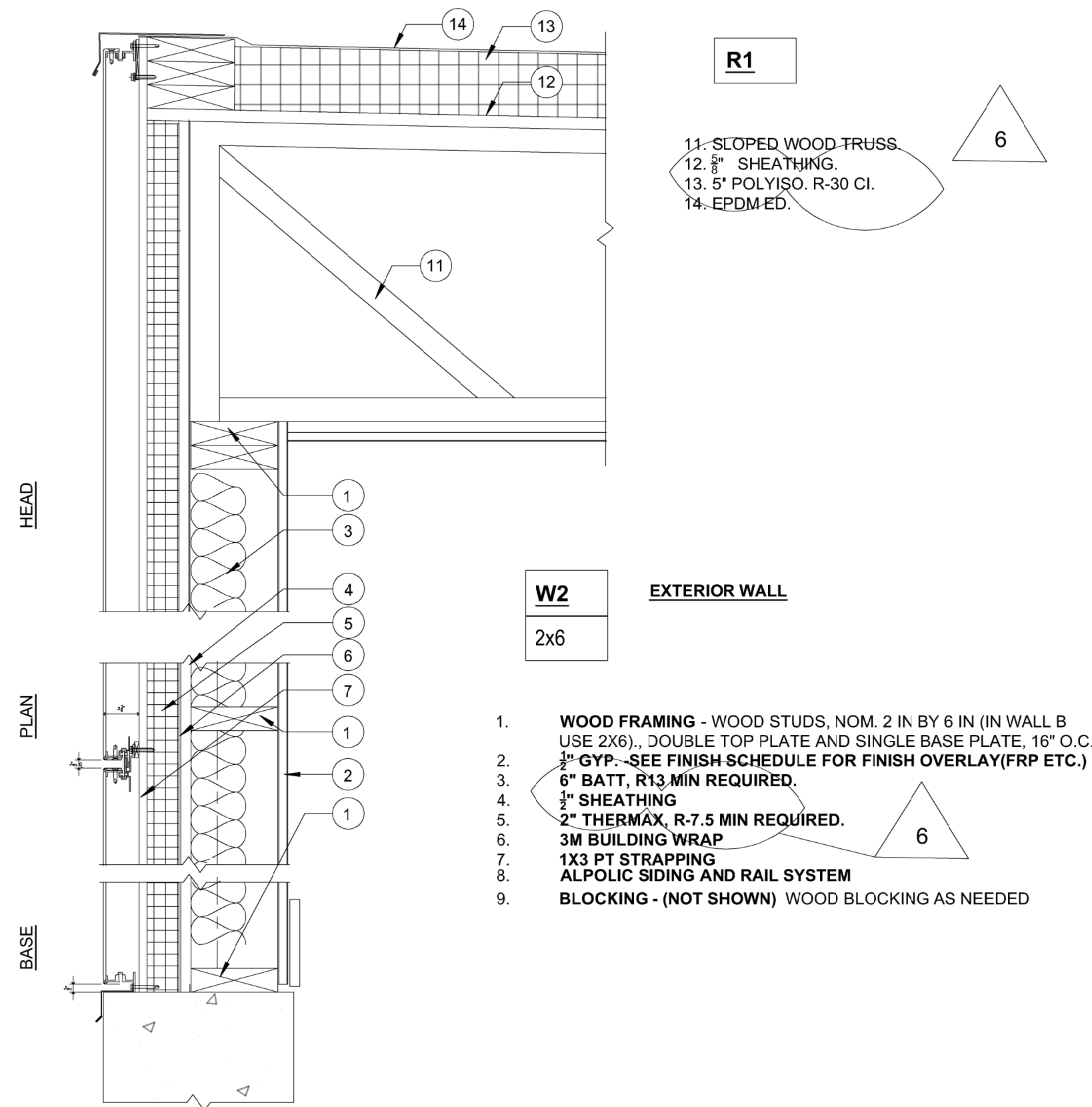
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STAIR DETAILS

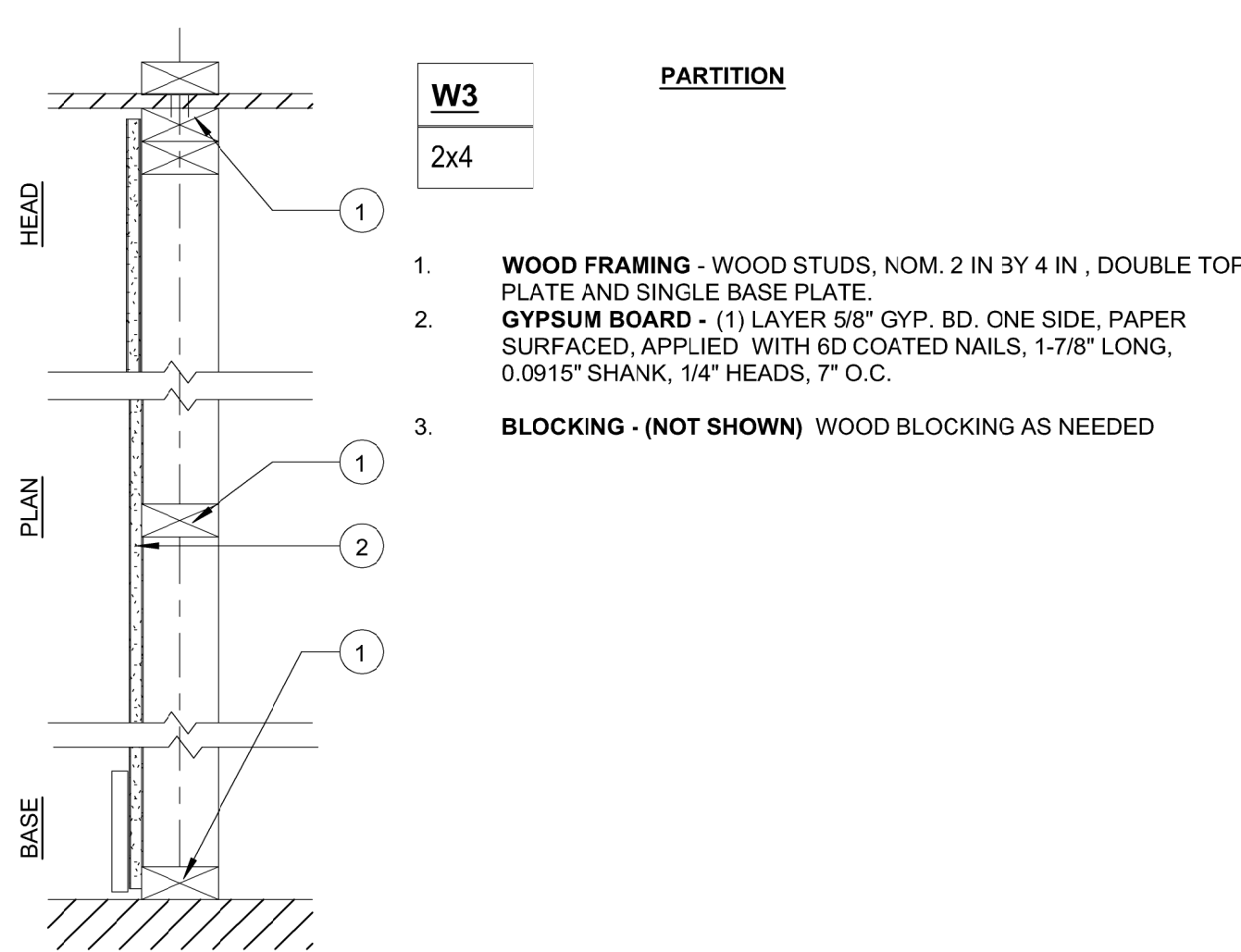
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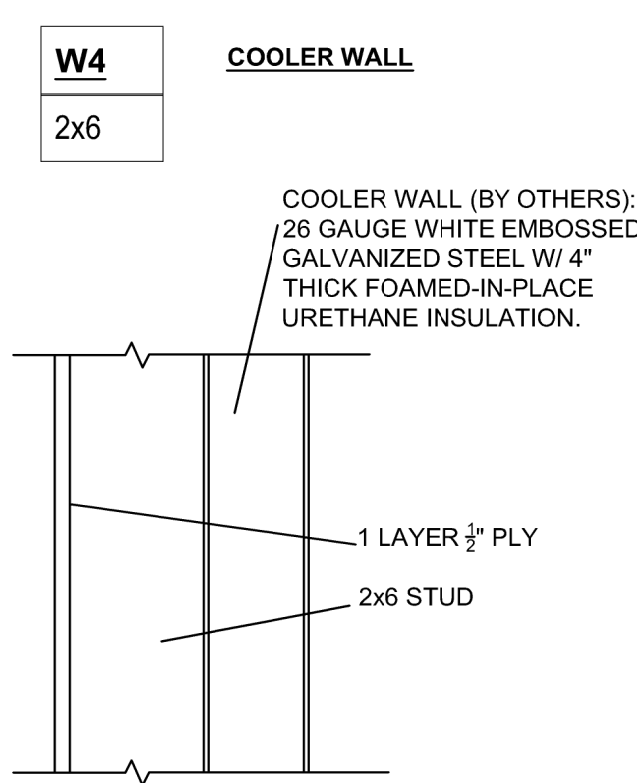
1 | W1 A&B - PART.
1 1/2" = 1'-0"



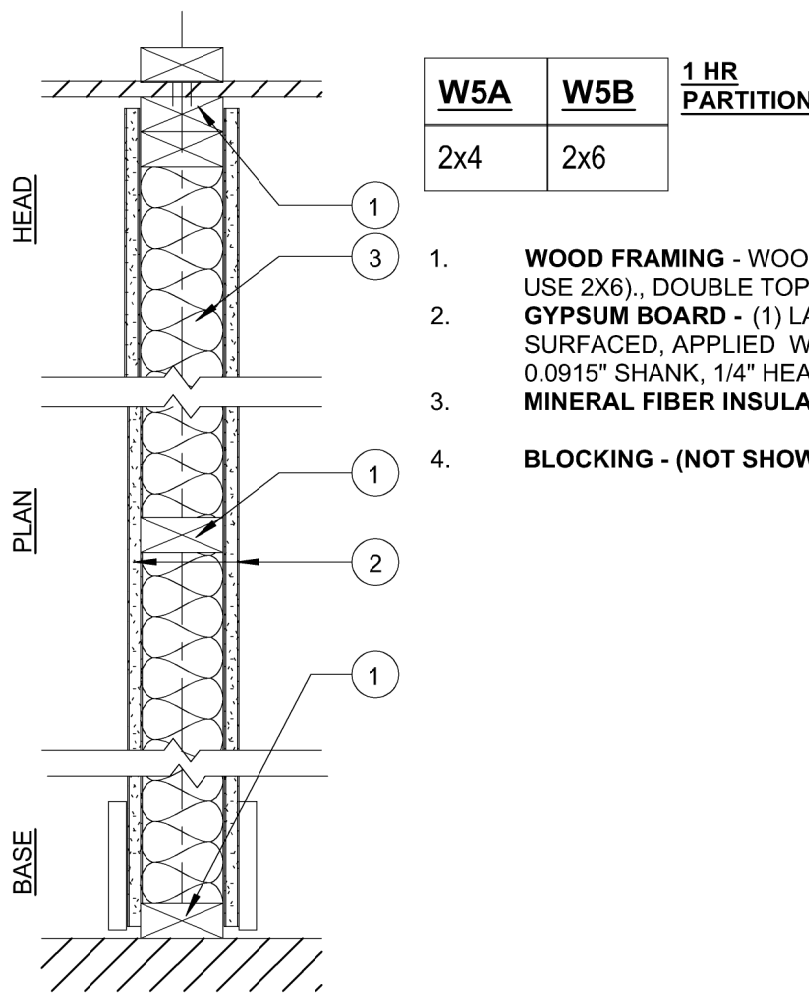
2 | W2
1 1/2" = 1'-0"



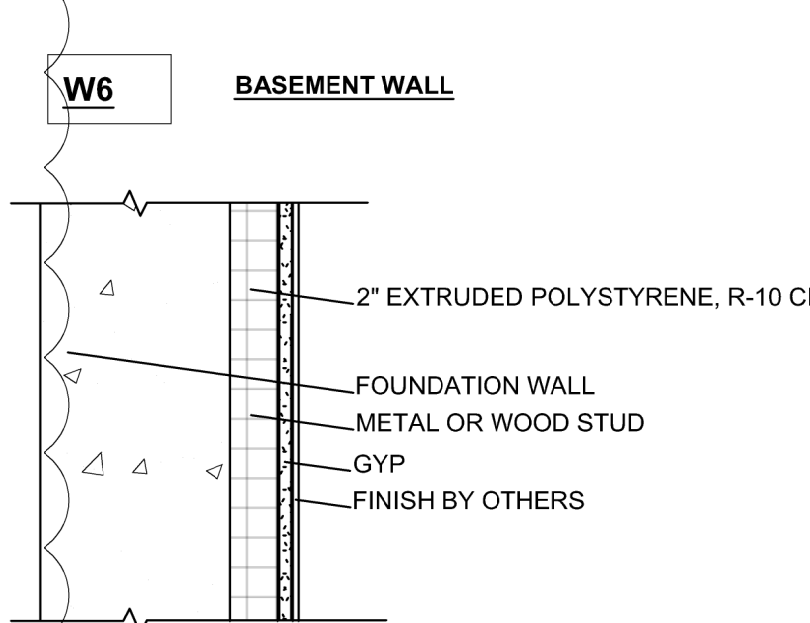
3 | W3
1 1/2" = 1'-0"



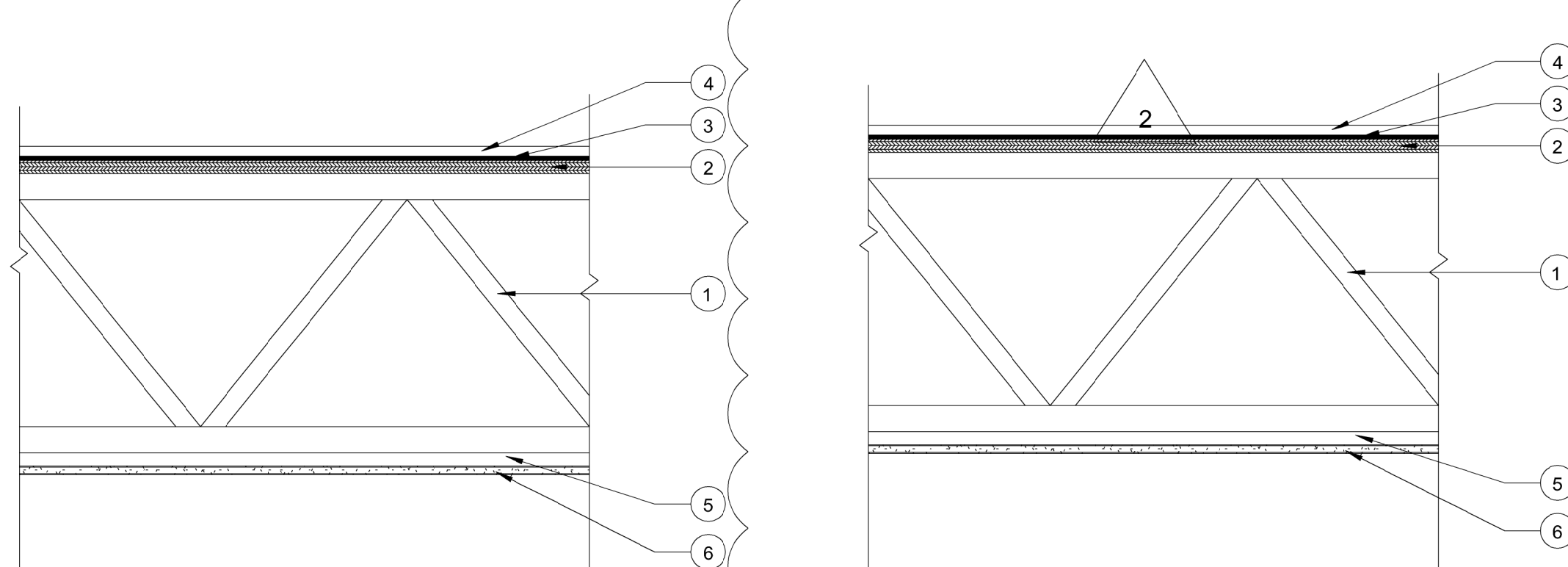
4 | W4 A&B - PART.
1 1/2" = 1'-0"



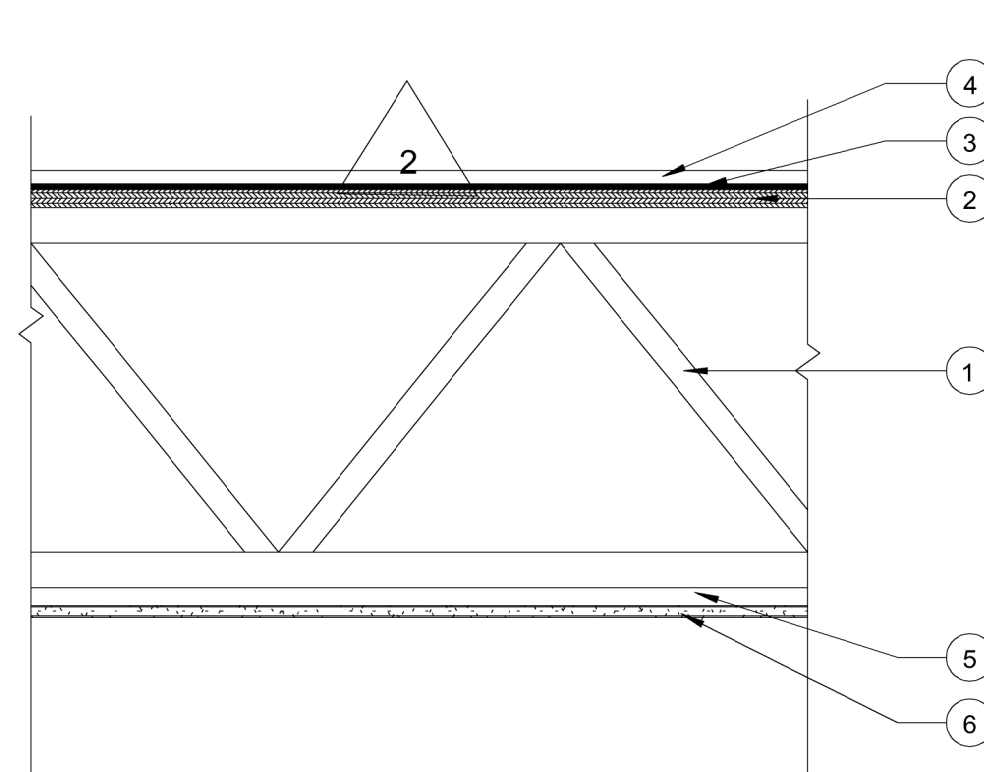
5 | W5 A&B - PART.
1 1/2" = 1'-0"



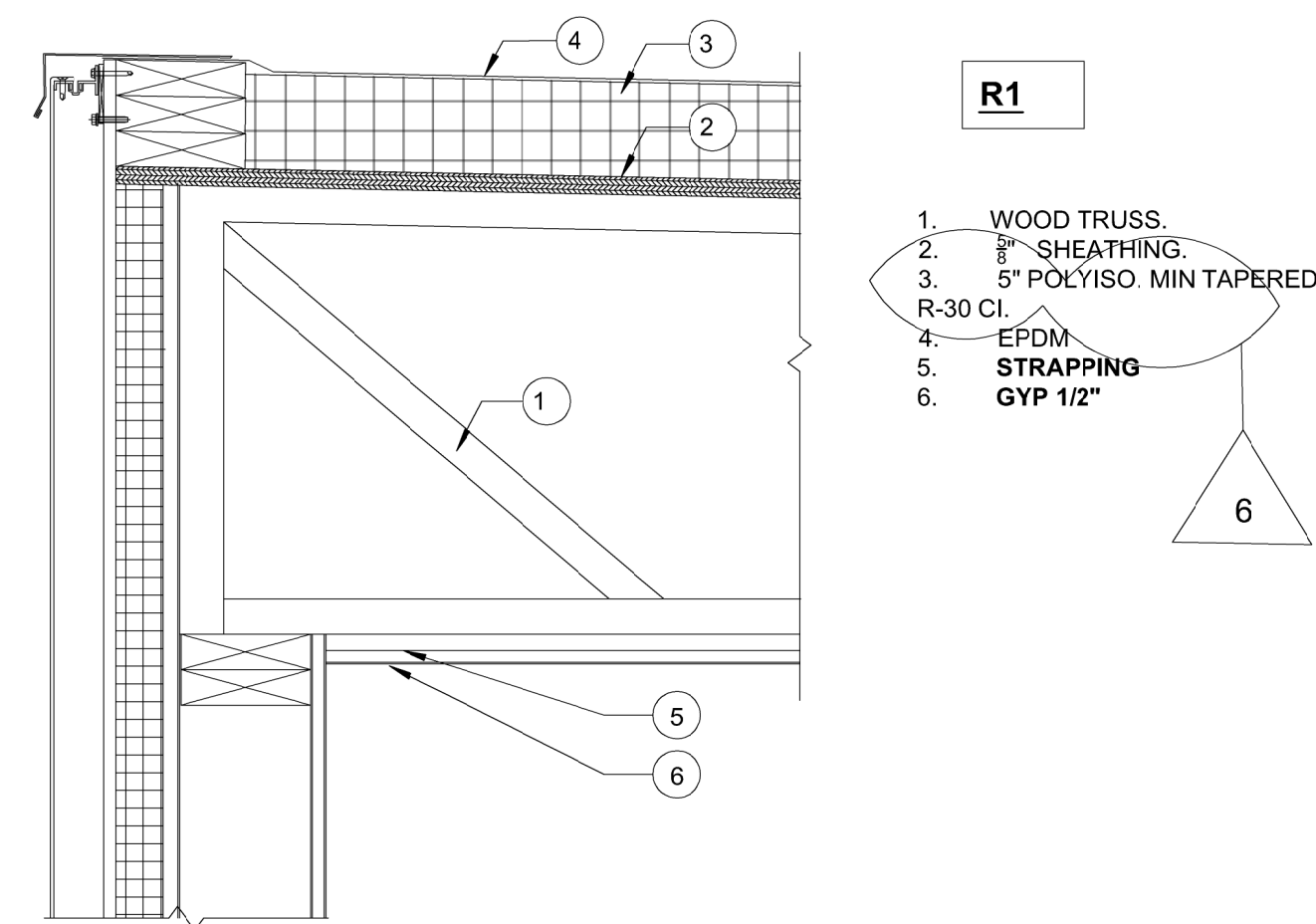
6 | BASEMENT WALL
1 1/2" = 1'-0"



6 | FLOOR TYPE F1 - WOOD TRUSS FLOOR
WITH GYP CEILING
1 1/2" = 1'-0"



7 | FLOOR TYPE F2 - WOOD TRUSS
FLOOR WITH GYP CEILING
1 1/2" = 1'-0"



8 | ROOF TYPE R1 - WOOD TRUSS FLOOR WITH GYP CEILING
1 1/2" = 1'-0"



Prepared For:
84 COMMERCIAL STREET
PORTLAND, ME

Consultant:

Architect:
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ARCHITECTS**
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Project:
DRY DOCK

Portland, ME

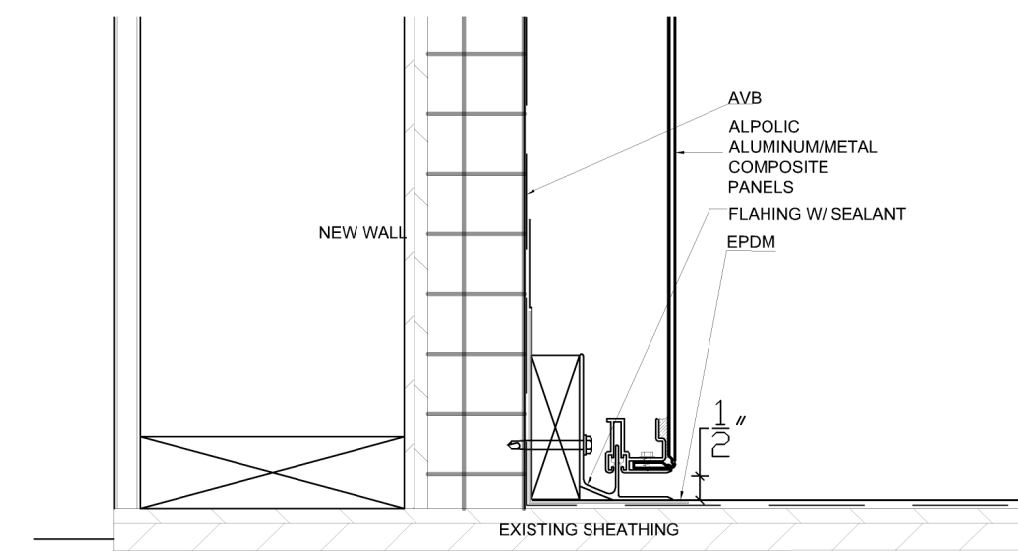
Revisions:
1. BUILDING PERMIT 10-11-2019
2. RESPONSE TO STATE FIRE MARSHAL 11-26-2019
3. BUILDING PERMIT RESUBMISSION 12-20-2019
4. BUILDING PERMIT RESUBMISSION 1-14-2020
5. TENANT FIT-UP 2-10-2020
6. 2021 IECC - 09-15-2023

Date:
7-17-2019

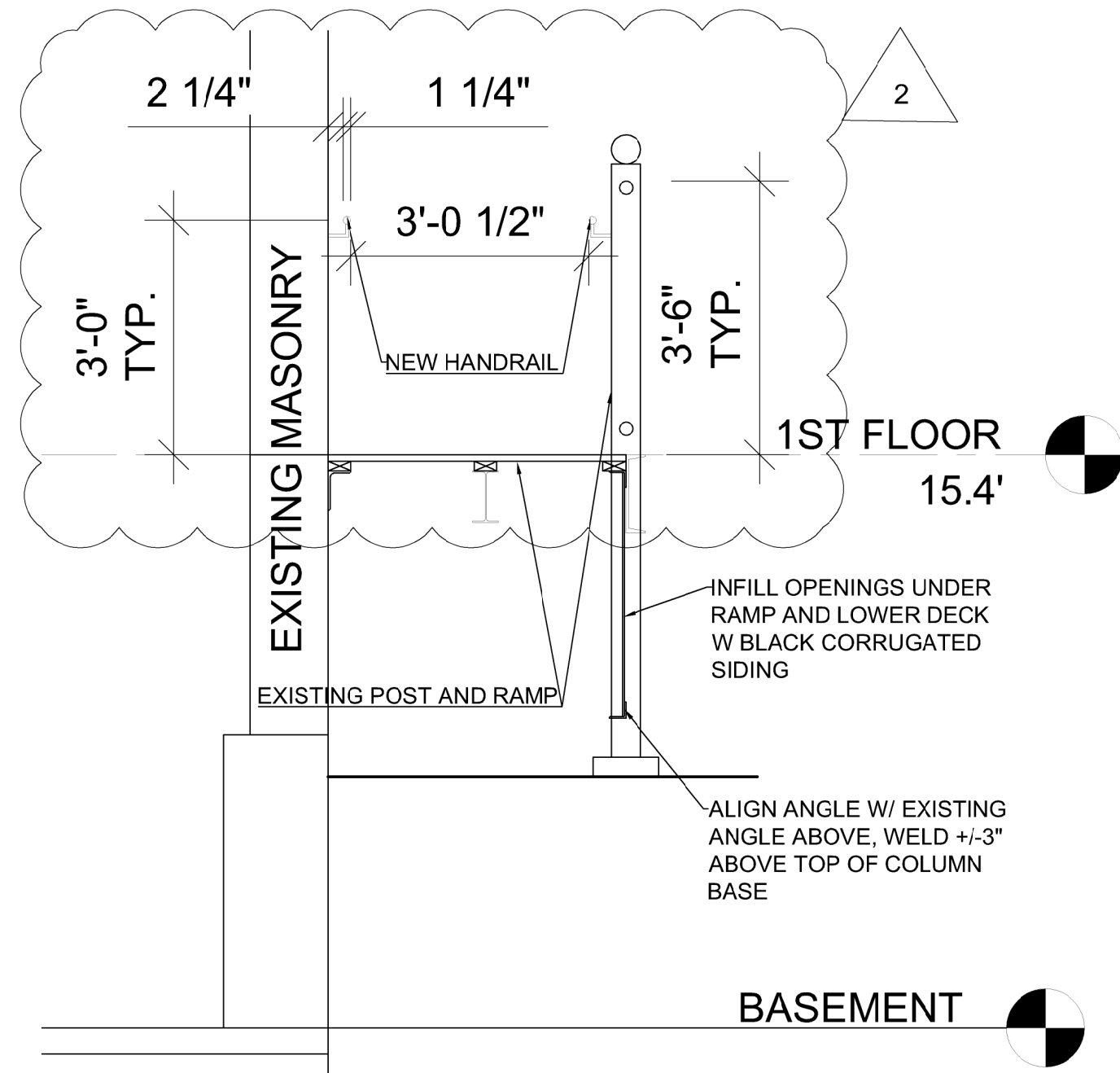
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WALL TYPES

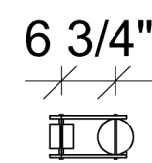
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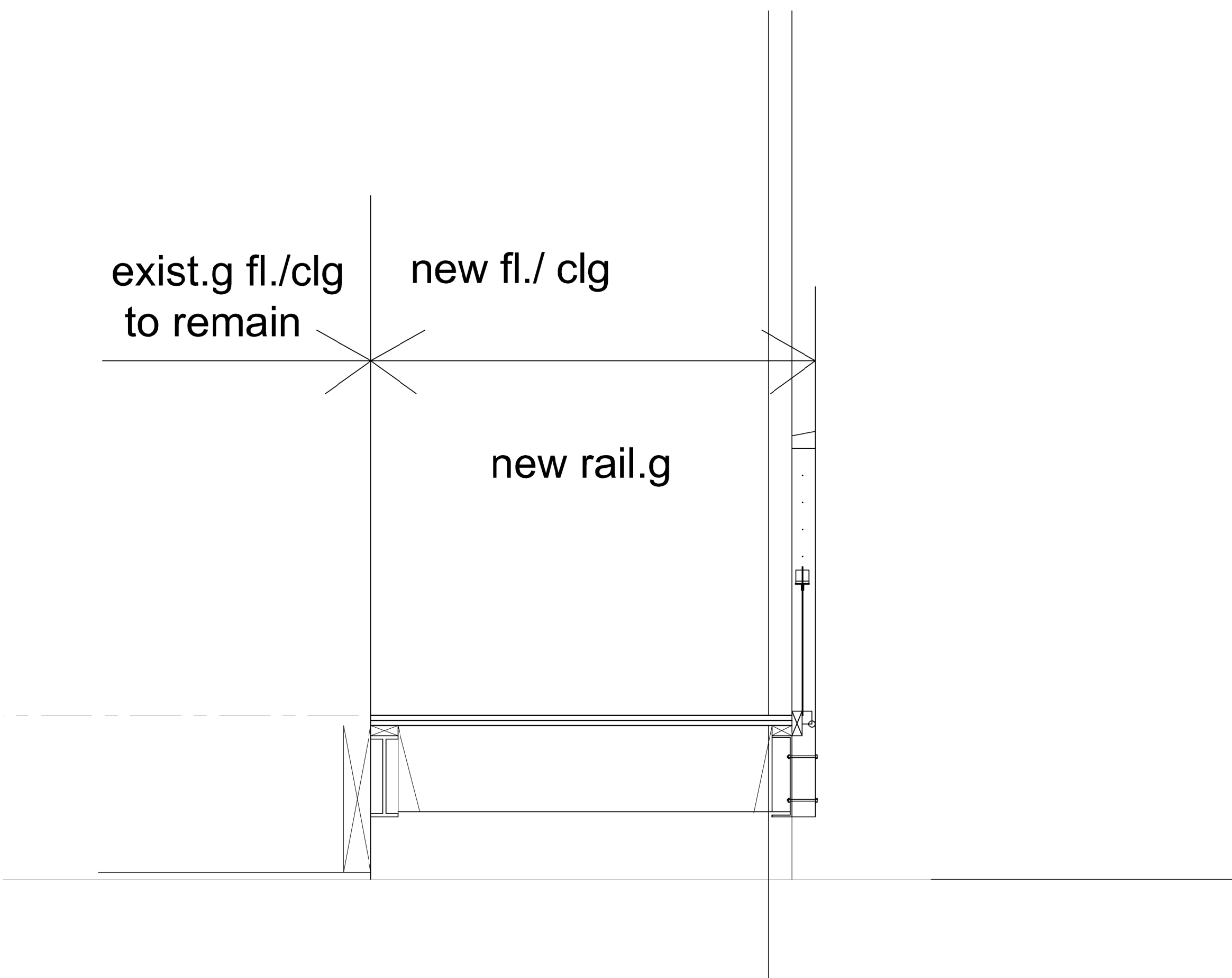
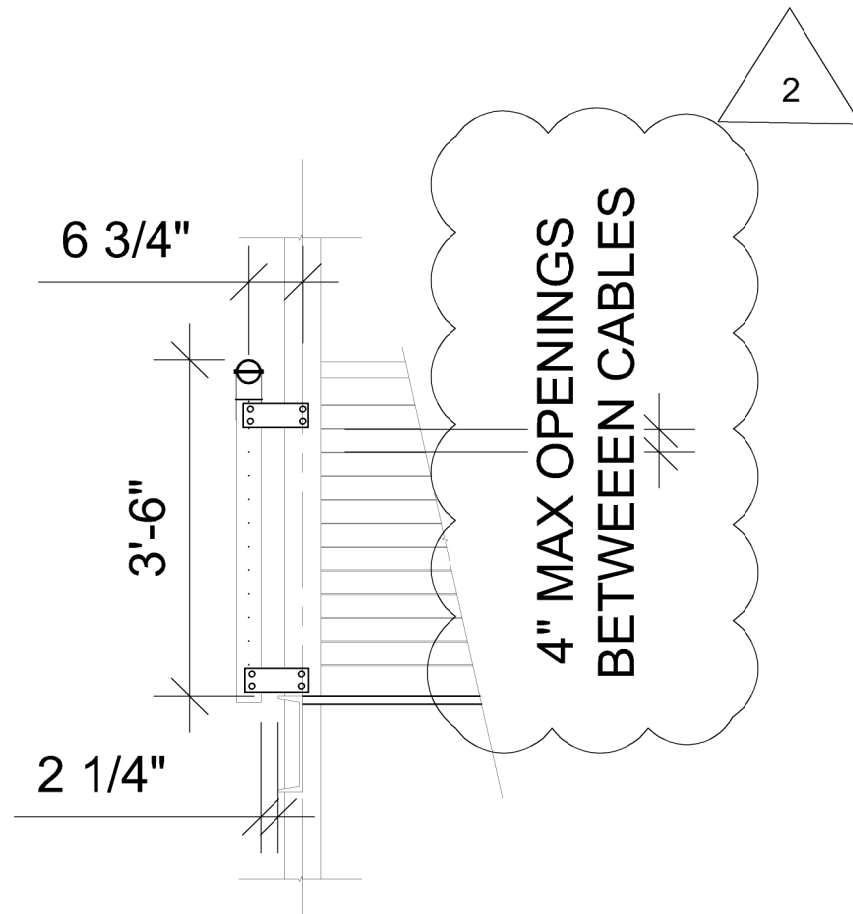
1 NEW WALL - EXISTING ROOF
OVERLAP
3" = 1'-0"



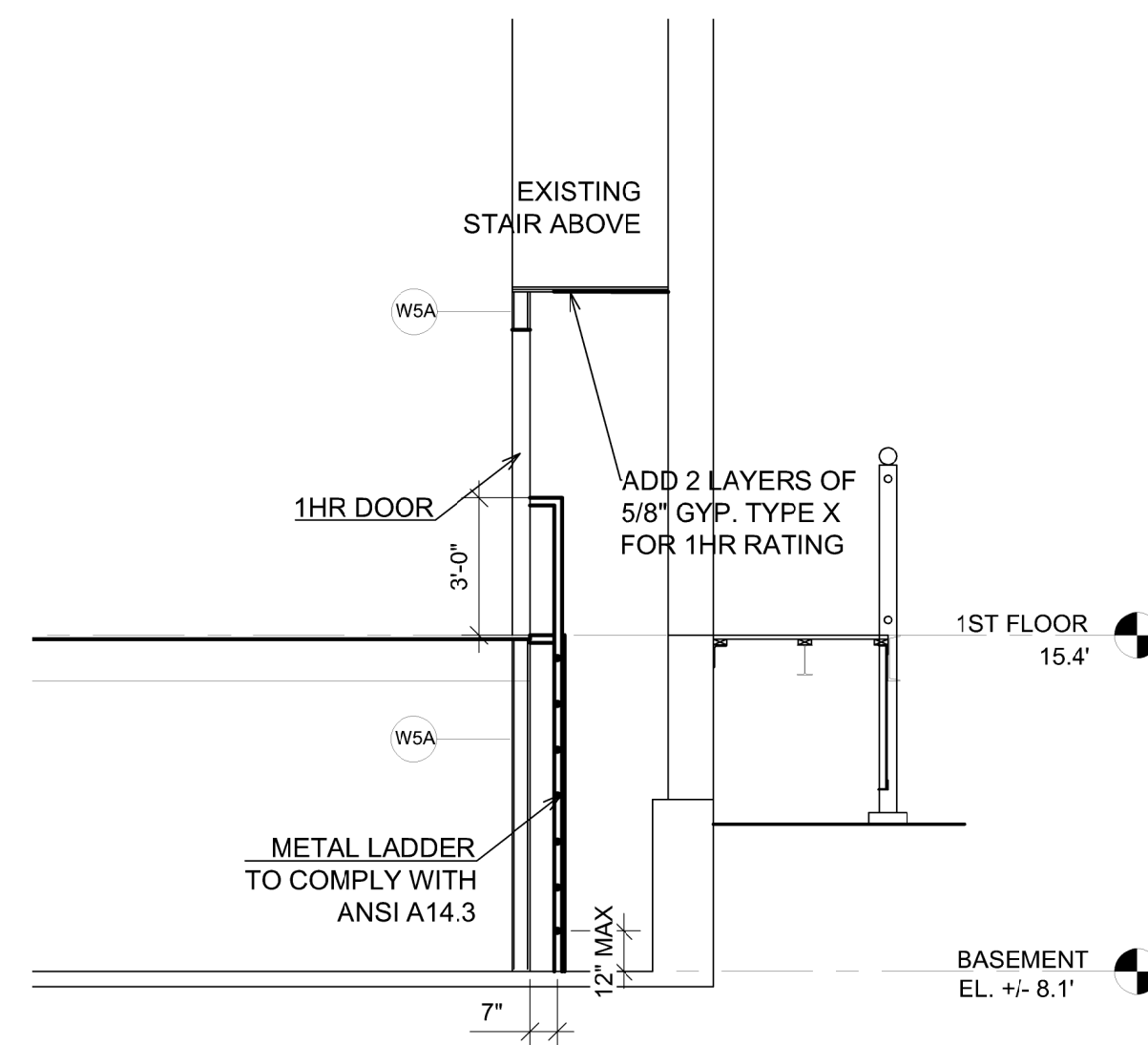
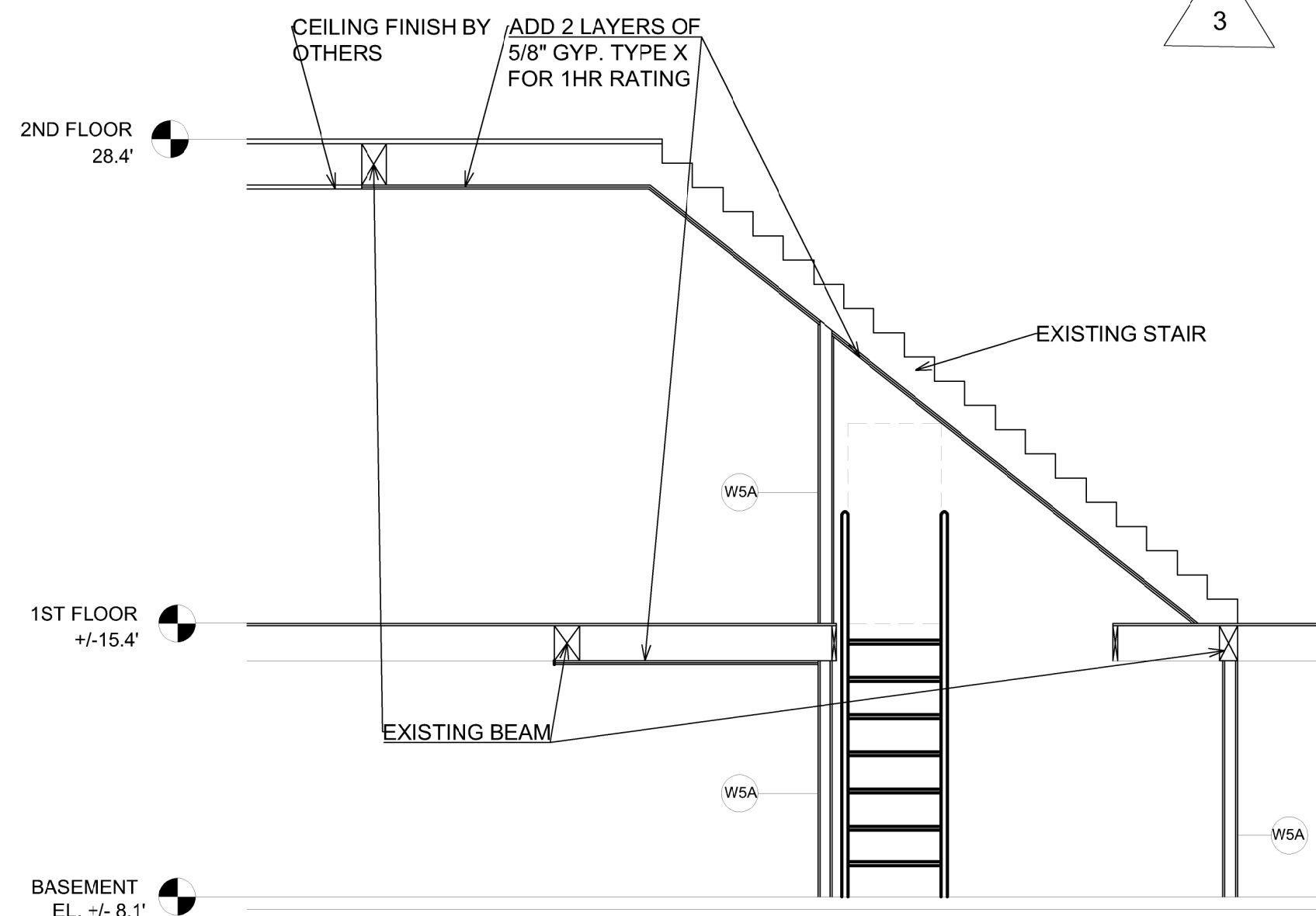
2 RAMP SECTION
1/2" = 1'-0"



3 RAILING DETAIL
1/2" = 1'-0"



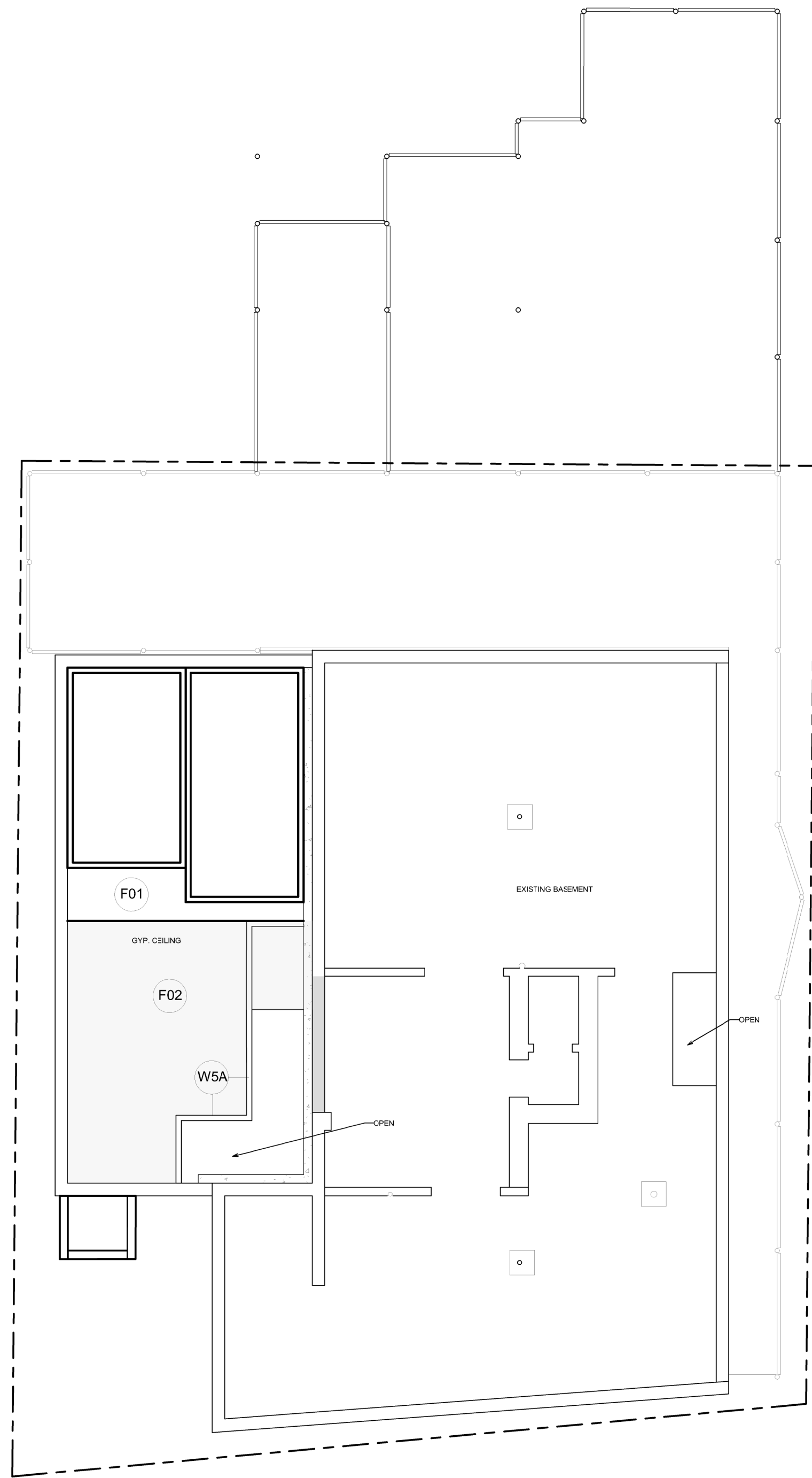
4 INTERIOR RAILING DETAIL
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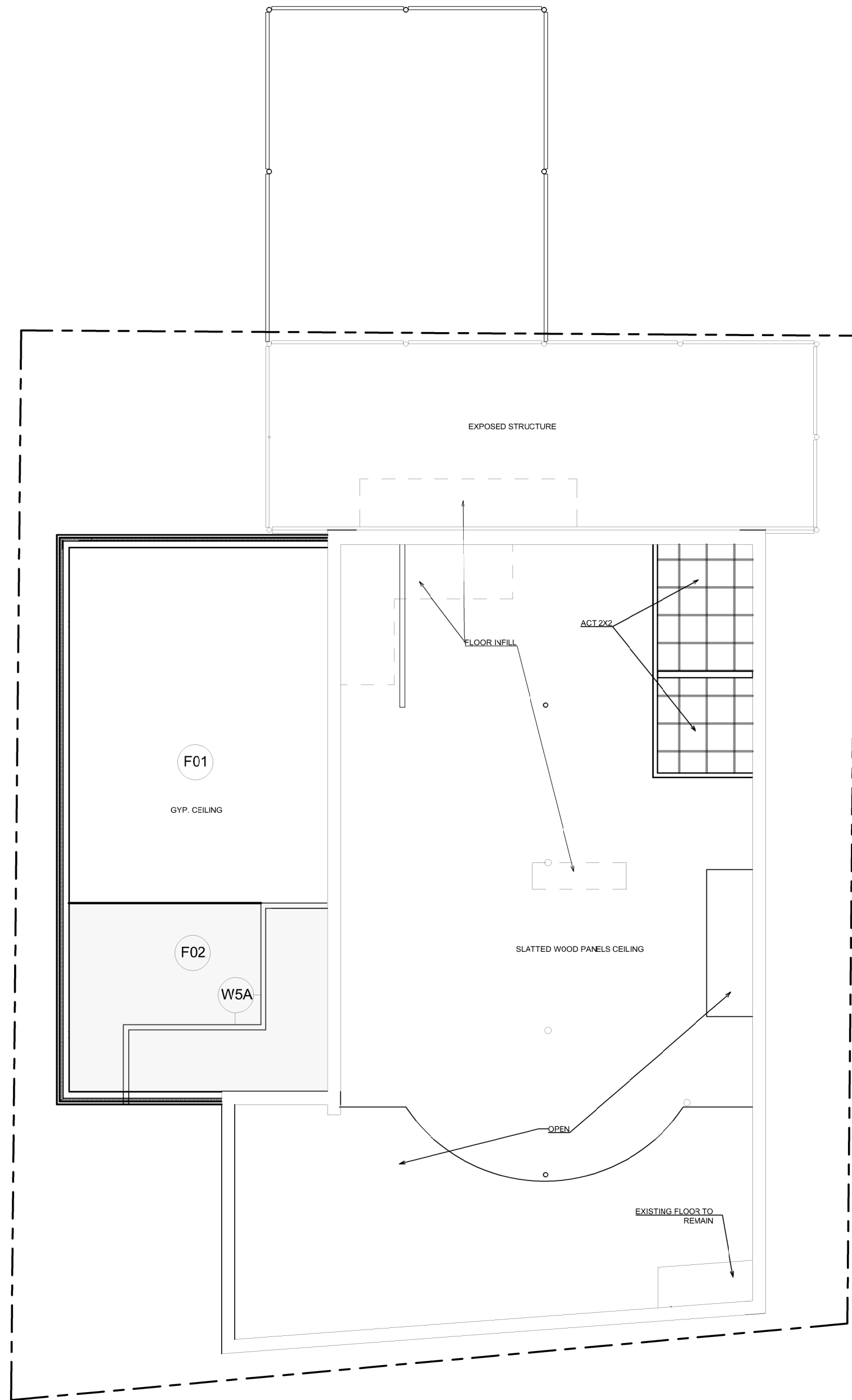
5 EXISTING STAIR SECTION
1/4" = 1'-0"

6 LADDER SECTION
1/4" = 1'-0"

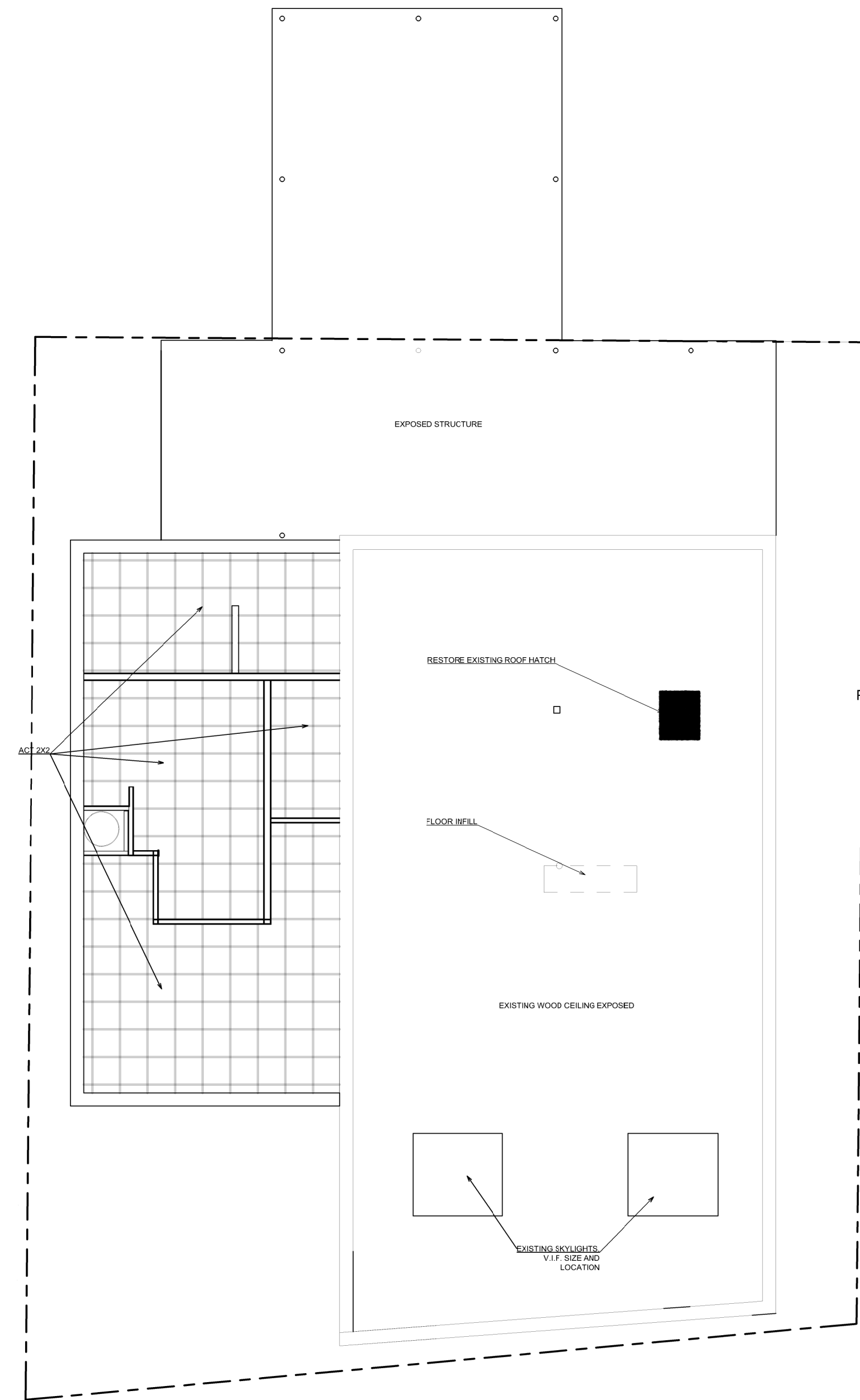
Prepared For:	84 COMMERCIAL STREET P.O. Box 7486 Portland, ME 04112
Consultant:	Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM
Project:	DRY DOCK Portland, ME
Revisions:	Scale: AS indicated
Date: 11-15-2019	DETAILS
BUILDING PERMIT 10-11-2019 1. RESPONSE TO STATE FIRE MARSHAL 11-26-2019 2. BUILDING PERMIT RESUBMISSION 12-20-2019 3. BUILDING PERMIT RESUBMISSION 1-14-2020	
A5.00	



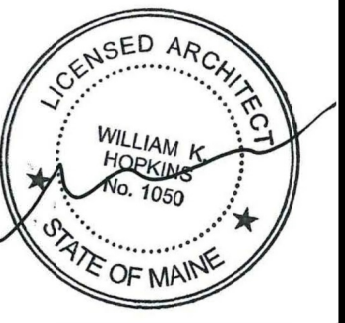
1 | RCP - BASEMENT
1/8" = 1'-0"



2 | RCP - 1ST FLOOR
1/8" = 1'-0"



3 | RCP - 2ND FLOOR
1/8" = 1'-0"



Prepared For:
84
COMMERCIAL
STREET

Consultant:

Architect:
**ARCHETYPE
ARCHITECTS**
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(207) 775-6022 ARCHETYPE@ARCHETYPEPA.COM

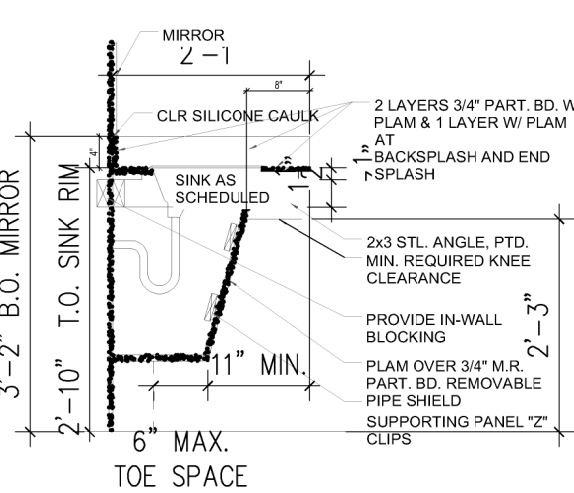
Project:
DRY DOCK

Revisions:
2. BUILDING PERMIT RESUBMISSION
12-20-2019
3. BUILDING PERMIT RESUBMISSION
1-14-2020

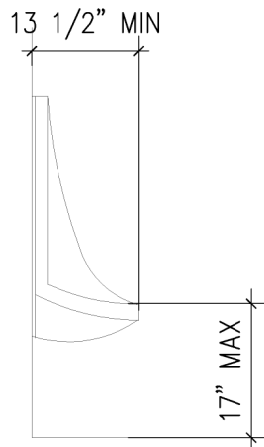
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12-20-2019
RCP

Scale:
As indicated

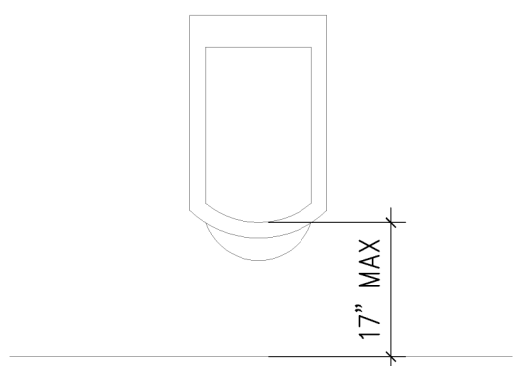
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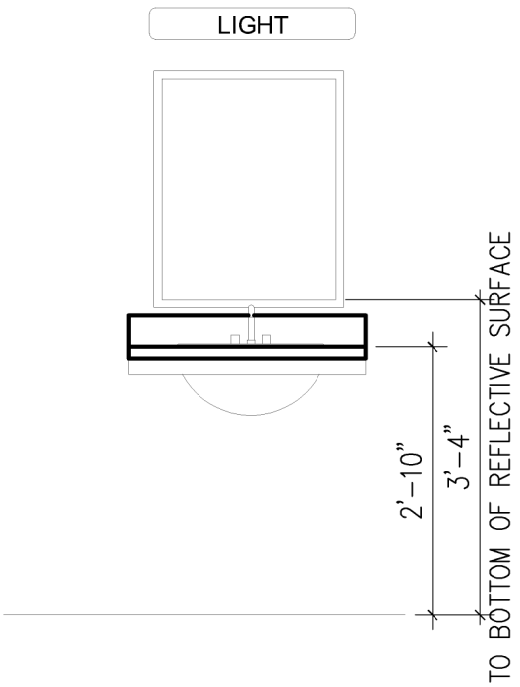
ADA LAV SECTION



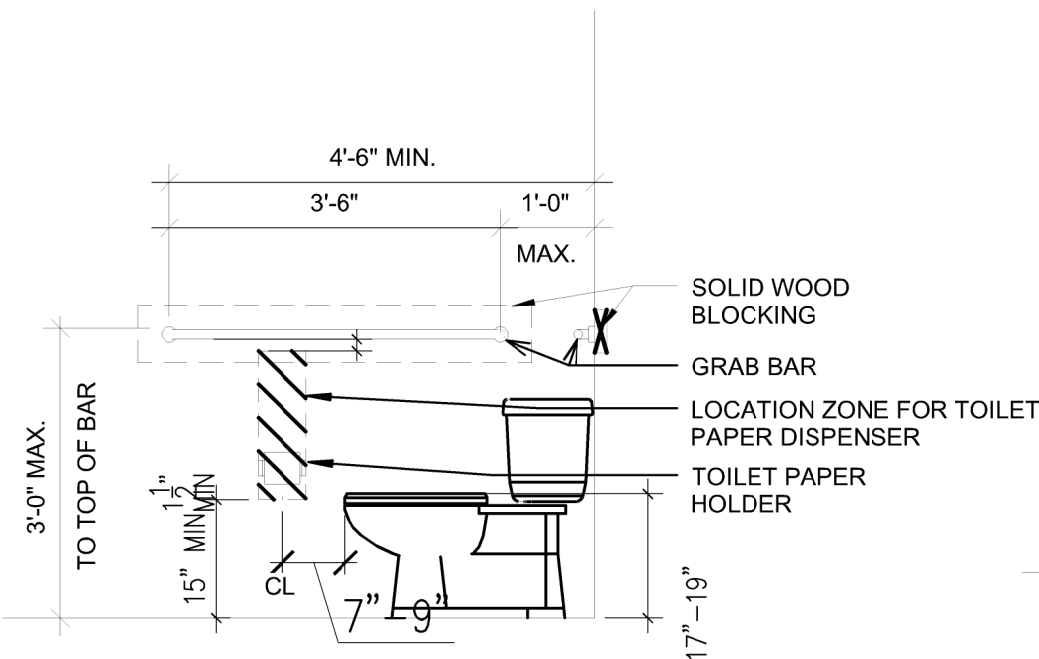
ADA URINAL SECTION



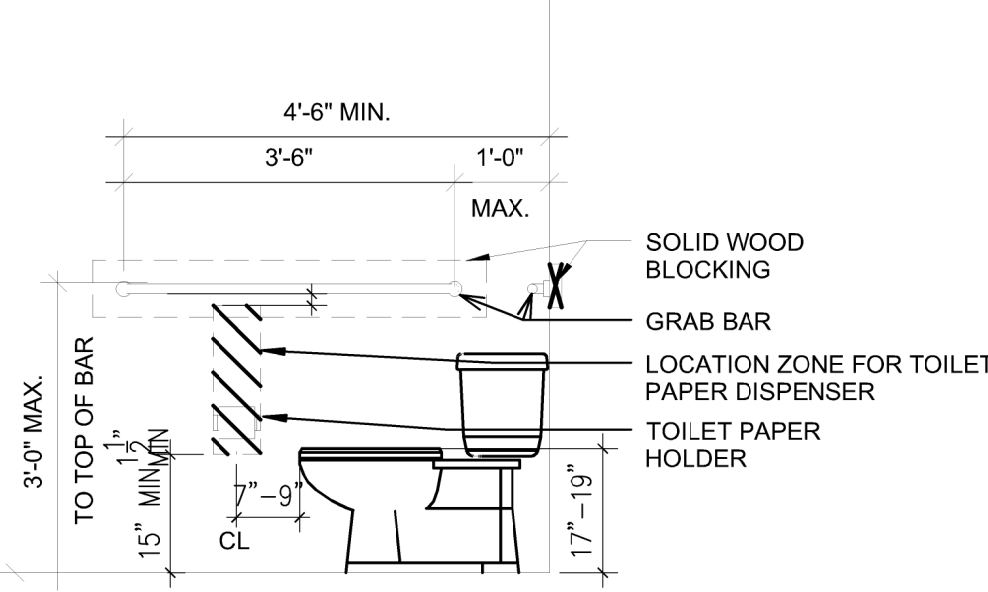
ADA URINAL FRONT ELEVATION



ADA LAV FRONT ELEVATION



ADA WC SIDE WALL ELEVATION



ADA WC SIDE WALL ELEVATION

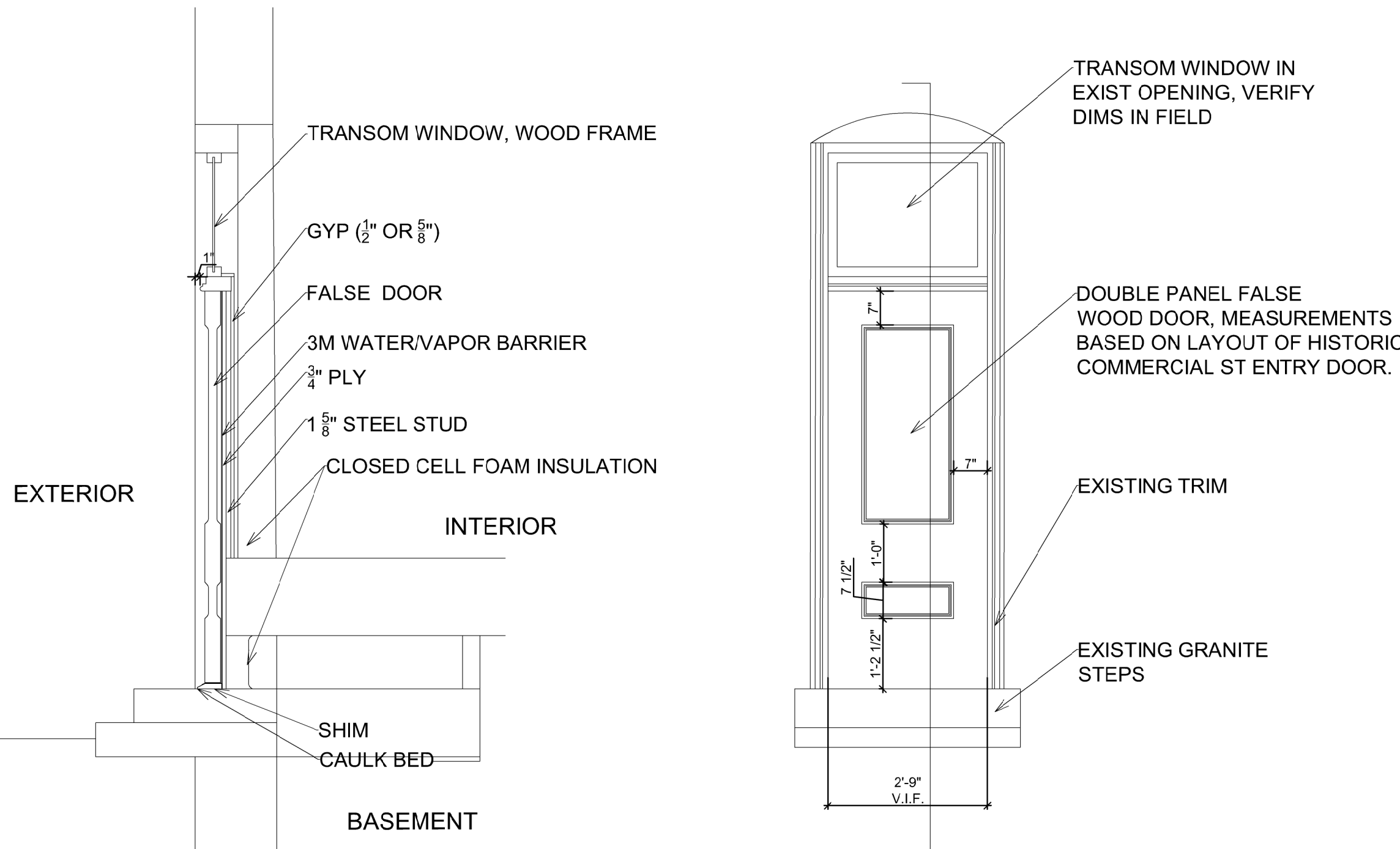
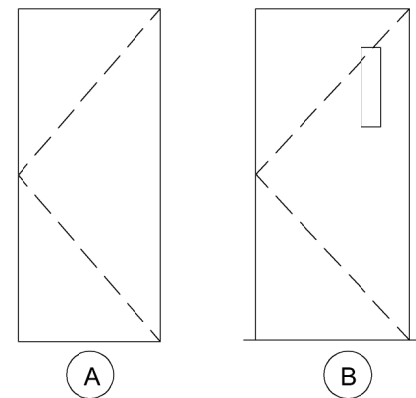
Prepared For:	84 COMMERCIAL SPRINT PORTLAND, ME 04101
Consultant:	
Architect:	ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHTYPE@ARCHTYPEPA.COM
Project:	DRY DOCK Portland, ME
Revisions:	BUILDING PERMIT 10-11-2019 1. RESPONSE TO STATE FIRE MARSHAL 11-26-2019 2. BUILDING PERMIT RESUBMISSION 12-20-2019 3. BUILDING PERMIT RESUBMISSION 1-14-2020
Date:	7-17-2019
Scale:	As indicated
BATHROOM DETAILS	
A6.10	

DOOR SCHEDULE									
DOOR No.	LOCATION	SIZE		DOOR LEAF		DOOR FRAME	CLOSER	REMARKS	
		WIDTH	HEIGHT	TYPE	MATERIAL	MATERIAL			
2	BASEMENT								
	001	BASEMENT STAIR			B	HM	HM	YES	1HR
2	1ST FLOOR								
	101	KITCHEN ENTRANCE			A	HM	HM	YES	INSULATED, PANIC HARDWARE
	102	KITCHEN TO DINING ROOM			B	WOOD	WOOD	YES	
	103	MALE BATHROOM	3'-0"	7'-0"	A	WOOD	WOOD	YES	
	104	FEMALE BATHROOM			A	WOOD	WOOD	YES	
	105	KITCHEN STAIR			A	WOOD	WOOD	YES	
	106	EXISTING BASEMENT	V.I.F.	V.I.F.	A	HM	HM	YES	1HR, AUTHORIZED ACCESS ONLY, STORAGE HARDWARE SET
	2ND FLOOR								
201	FEMALE BATHROOM	3'-0"	7'-0"	A	WOOD	WOOD	YES		
202	MALE BATHROOM			A	WOOD	WOOD	YES		
203	OFFICE/STORAGE			A	WOOD	WOOD	YES		
204	DECK				GLASS	ALUM.	YES		

NOTES

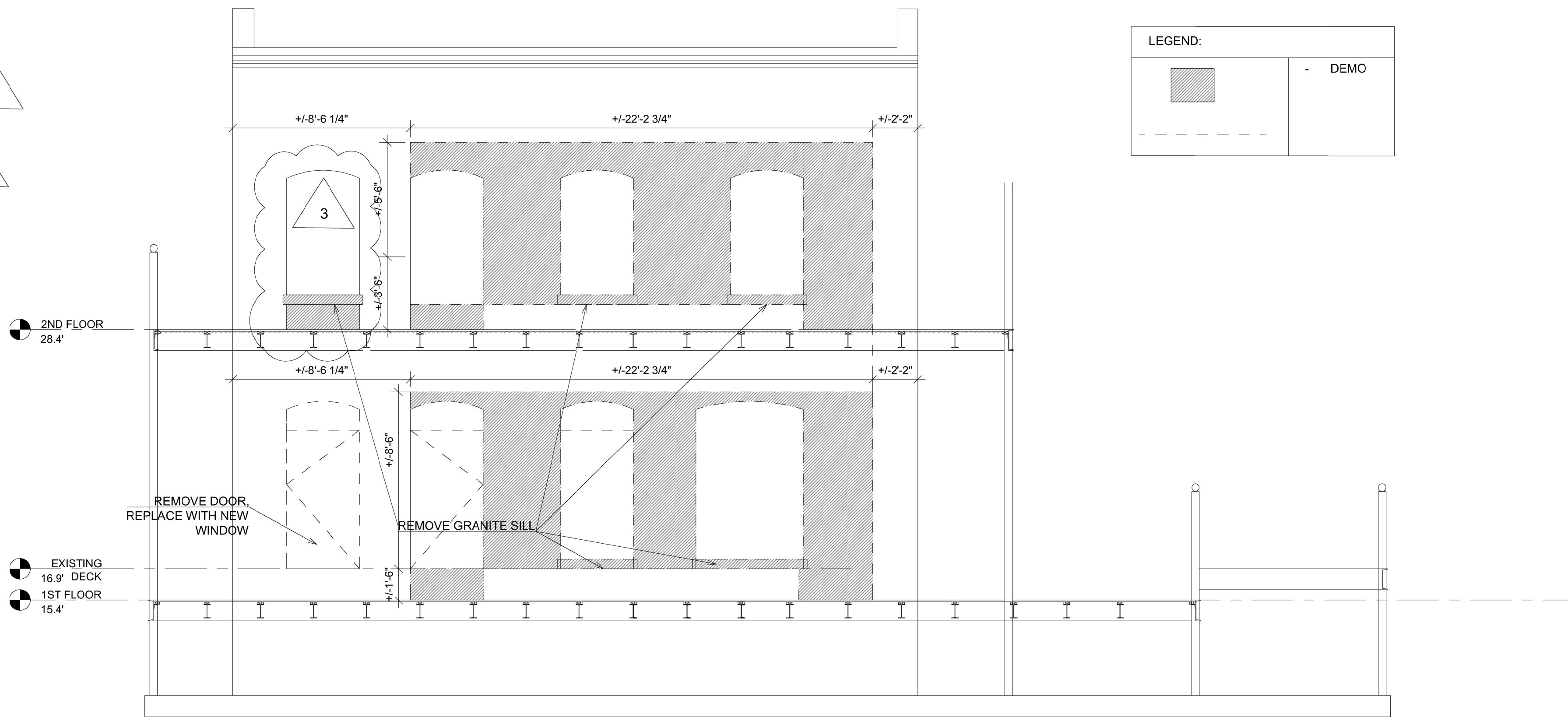
- ALL RATED DOORS TO HAVE CLOSERS, SMOKE SEALS, AND DOOR SWEEPS, FIRE RATED GLAZING, DOOR VISION PANEL SIZE <100 SQ. IN.
- ALL EXTERIOR DOORS TO HAVE CLOSERS, WEATHERSTRIPPING, AND DOOR SWEEPS
- ALL DOORS ARE TO BE PAINT-GRADE, U.N.O.
- ALL NEW FIXED WINDOWS AND STOREFRONT U 0.34 MAX. OPERABLE WINDOWS U 0.42 MAX. ENTRANCE DOORS U 0.63 MAX. FIXED WINDOWS SHGC 0.38, FOR OPERABLE WINDOWS SHGC 0.34.

LEAF TYPE

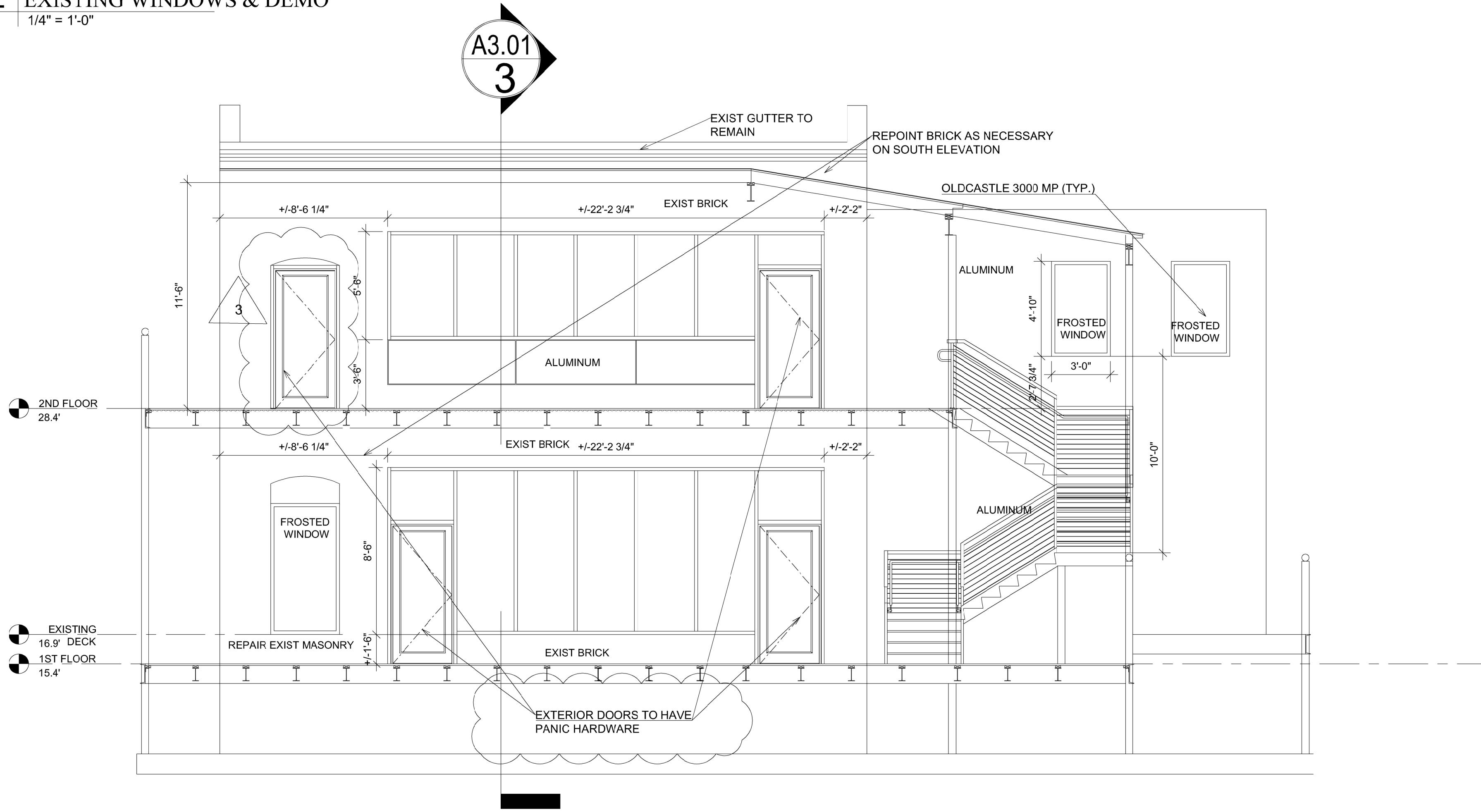


3 FALSE DOOR @ EXIST OPENING
1/2" = 1'-0"

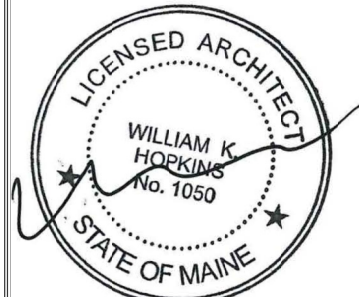
2 EXISTING WINDOWS & DEMO
1/4" = 1'-0"



2 EXISTING WINDOWS & DEMO
1/4" = 1'-0"



1 NEW STOREFRONT ELEVATION
1/4" = 1'-0"



Prepared For: 84 COMMERCIAL
PROJECT
Portland, ME 04112

Consultant:

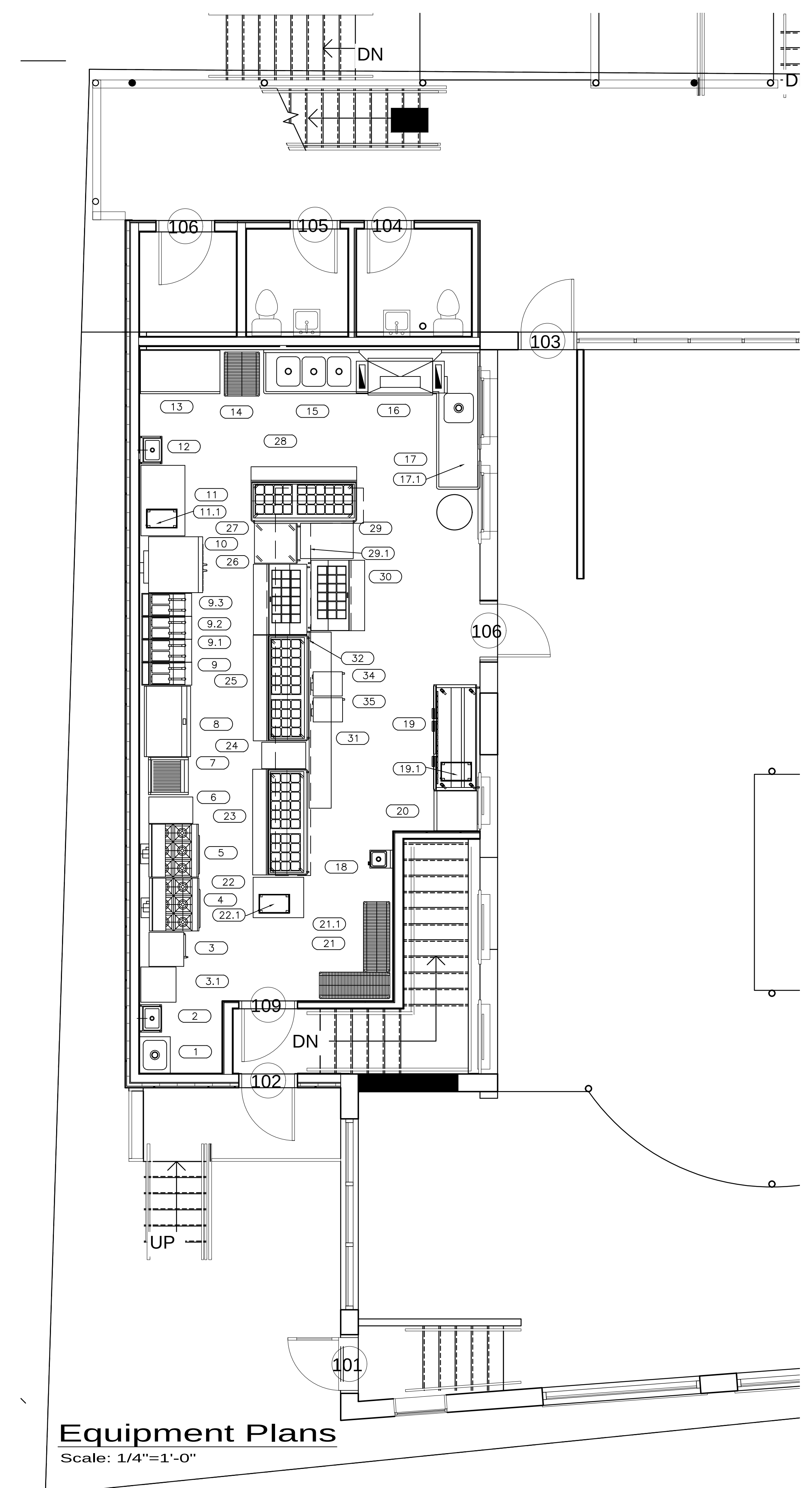
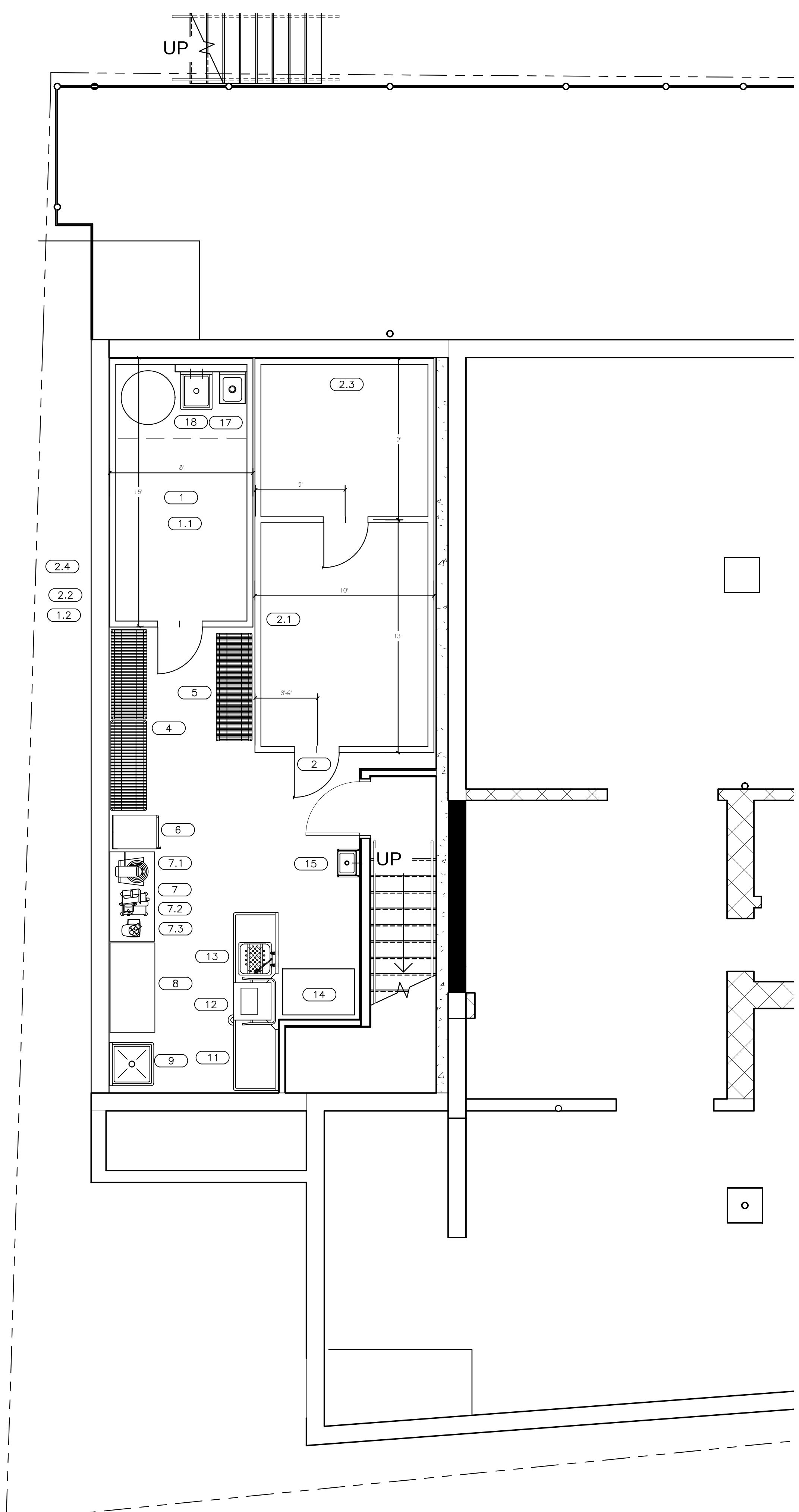
Architect: **ARCHETYPE ARCHITECTS**
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: DRY DOCK
Portland, ME

Revisions:
BUILDING PERMIT 10-11-2019
1. RESPONSE TO STATE FIRE
MARSHAL 11-26-2019
2. BUILDING PERMIT RESUBMISSION
12-20-2019
3. BUILDING PERMIT RESUBMISSION
1-14-2020
6-2021 REC C - 09-15-2023

Date: 7-17-2019
Scale: As indicated
DOOR & WINDOW SCHEDULE

A8.00



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

General Notes

C. Caprara
Food Service Equipment
Winthrop, ME 04364
800-300-4305
www.caprara.com

FAR & ABOVE THE BEST

C. CAPRARA
FOOD SERVICE EQUIPMENT

No.	Revision/Issue	Date

Dry Dock
Portland, ME

Equipment Plans

Date	Sheet
1/20/19 lmq	1.1
Rev	
Rev	

Preliminary Schedule

Sheet

1.2

Page 106



HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
84 COMMERCIAL STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: September 27, 2018
RE: October 3, 2018 **PUBLIC HEARING**

Application for: Certificate of Appropriateness for Proposed Exterior Alterations,
Building Additions and Site Alterations
Address: 84 Commercial Street
Applicants: Dry Dock, 84 Commercial Street LLC
Property Owner: 84 Commercial Street LLC
Project Architect: Bill Hopkins, Archetype

Introduction

Architect Bill Hopkins, representing 84 Commercial Street LLC., is requesting a public hearing and final decision regarding his proposal for exterior building alterations, two building additions, modifications to existing rear decks and site alterations at 84 Commercial Street. The public hearing follows two preliminary workshops on the project.

Mr. Hopkins has submitted a modified proposal for the public hearing as well as a list of the most recent design changes. Modifications were made in response to input from Board members at the second workshop, held on September 19th. Note that the final submission includes a rendering of the complex as viewed straight-on from Maine Wharf. It does not include revised floor plans, wall sections or details. These have been requested of the project architect.

For reference purposes, staff has enclosed a copy of the elevations and renderings presented at the last workshop.

Summary of Board Comments at 9/19 Workshop

Because the Board provided feedback on the overall scope of work at the initial (July 11) workshop, much of the Board's discussion on September 19th focused on design modifications made since the first workshop. A common theme among their comments about specific aspects

of the proposal, however, was a concern about the cumulative effect of the various proposed alterations and additions and the potential for these changes to overwhelm or distract from the designated historic resource. Their requests for additional modifications all appeared to stem from a desire to simplify the composition and massing of additions, eliminate extraneous, or visually distracting features and treat like-elements in a consistent manner.

Following is a summary of specific questions and concerns raised by the Board:

- Discontinued Use of Existing Front Entrance: Board members did not support removing the front door and replacing it with glass, as shown in the submitted elevation. Nor did Board members support the installation of barriers on the front steps to discourage access. Members noted that the main entrance of the subject structure is the key architectural focal point of the building and that it would be inappropriate to render it obsolete. Acknowledging that the tenant preferred relocating the main entrance to the west elevation, the Board noted that its role was to ensure that the project met the ordinance standards and encourage a compatible reuse solution. Board members were reminded that Standard #1 requires that a compatible use be found “which requires minimal alteration to the character-defining features of the structure.”
- Proposed Entrance Treatment, West Elevation: Board members expressed concern about the pergola-like structure proposed to highlight the entrance on the west elevation. Board members found the proposed treatment architecturally heavy and exaggerated. They also noted that it diminishes the prominence of the historic main entrance and shifts the directional expression of the existing building. They suggested that lighter support posts be used and the overall treatment toned down. Members also suggested that the same architectural vocabulary be used for the entrance surround as is used for the deck railings.
- Second Floor Deck: Concerns were raised about the proposed width of the second-floor rear deck and the fact that it extended beyond the outside edges of the existing structure. Although Board members acknowledged that the decks currently exceed the width of the building, they found the addition of a second-floor roof canopy over the deck to be visually distracting. Board members noted that these projections contributed to a general concern about the cumulative effect of the proposed alterations and additions and the potential for undermining the architectural integrity of the existing building. Board members recommended that, at a minimum, the outside edge of the roof/canopy be pulled back and confine it to the area width of the existing building.
- Position of Elevator Enclosure on East Side: Board members requested that the elevator enclosure be pulled back from the southeast corner of the building to simplify the massing of the addition.

- Exterior Materials for Building Additions: Board members favored using the same metal siding material and color palette (dark gray) for the exteriors of both additions.
- Fencing/Gate and Retaining wall at Sidewalk Edge of Proposed Courtyard: Board members did not support the installation of fencing at the sidewalk edge, because it cluttered and complicated the overall building complex. Board members noted that interior lighting within the highly glazed retail addition would likely discourage vagrancy in this area and indicated that if a gate was found to be needed, it could be considered at a later time. Board members also recommended lowering the side door of the existing building's ell to grade to eliminate the raised landing. Steps leading to the lowered door could be provided inside the building.
- Rear decks. One Board member noted that the rendering of the rear decks and canopies was likely misleading, as it depicted the decks and canopies as having a very light visual appearance. In reality, the decks and canopy will likely need to be heavier to provide the necessary structural support, etc. The project architects were encouraged to provide more accurate renderings with the second submission. The consultants were also asked to consider what exterior lighting would be proposed for the rear decks.
- Alignment of Kitchen Addition Windows: It was noted that the second-floor windows on the kitchen addition did not appear to align exactly with the tops (or bottoms) of the existing building's second floor windows. The architect was asked to adjust the alignment.
- Deck Railing Types. Some Board members questioned the proposal to introduce different railing types for the first and second floor decks and recommended that a cable railing be used throughout.

Final Design Revisions

Along with the revised elevations and renderings, Mr. Hopkins has provided an itemized list of design changes made since the last workshop—see Attachment 1. At the request of the Board and staff, the final submission includes a rendering of the full east elevation as viewed from straight-on.

Staff notes one additional design change not included on Mr. Hopkins' list. A number of the large storefront windows on the east elevation of the retail addition have been replaced with narrower windows.

Staff Comments

The final proposal appears to respond to the concerns and suggestions expressed by Board members at the most recent workshop. In staff's view, the modifications succeed in quieting

down the overall complex and eliminating the most distracting elements that threatened to undermine the historic integrity of the designated historic structure.

As of this writing, no wall sections, details or updated floor plans or site plan have been provided with the submission. Staff will inquire about the status of these outstanding documents in hopes they are submitted in advance of the public hearing. If not, staff recommends that any approval of the project be made subject to the condition that the additional drawings be submitted for final staff review and approval.

While signage has not been discussed in detail during the review, the applicant is reminded that any new signage will require separate review and approval. Any general input from the Board regarding the character, scale, number or placement of signs in the enclosed drawings would be welcome.

Applicable Review Standards

Given the nature of the project, the Board will be reviewing the proposed additions under the Standards for Review of Alterations and the Standards for Review of New Construction

Standards for Review of Alterations

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

Standards for Review of Construction

In considering a certificate of appropriateness involving new construction *[including additions]*, the historic preservation board shall consider the following compatibility factors as may be applicable to the context of the proposed construction.

Scale and Form

Height
Width

Proportions of principal facades
Roof Shapes
Scale of the structure

Compositions of Principal Facades

Proportion of Openings
Rhythm of solids to voids in facades
Rhythm of entrance porch and other projections
Relationship of materials, texture and color
Presence of signs, canopies and awnings

Relationship to the Street

Walls of continuity
Rhythm of spacing and structures on streets
Directional expression of principal elevations

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the October 3, 2018 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations, building additions and site alterations at 84 Commercial Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations and Standards for Review of New Construction **(subject to the following conditions.....)**

Attachments:

1. E-mail from Architect Bill Hopkins listing latest revisions
2. Revised elevations and renderings and specifications
3. 9/19 elevations and renderings



Deb Andrews <dga@portlandmaine.gov>

ATT. 1

RE: Dry Dock submission

1 message

Bill Hopkins <hopkins@archetypepa.com>
To: Deb Andrews <dga@portlandmaine.gov>

Thu, Sep 27, 2018 at 12:21 PM

Deb,

The following changes have been made to the drawings.

1. Front door is shown as is
2. Gate removed on commercial street
3. Exit door at ATM location shown at grade
4. Kitchen door noted as hollow metal
5. Kitchen and retail additions shown with same color
6. Mullions eliminated on retail windows
7. Bump out at southeast corner of kitchen addition removed. East wall shown as flush.
8. Roof at southwest corner of exterior roof removed
9. Roof modified for items 6 and 7 Cable rail noted on all guard and hand rails
10. West elevation shown as is

The attached drawings are also being uploaded to where ever it is things need to be uploaded to.

Thanks

Bill

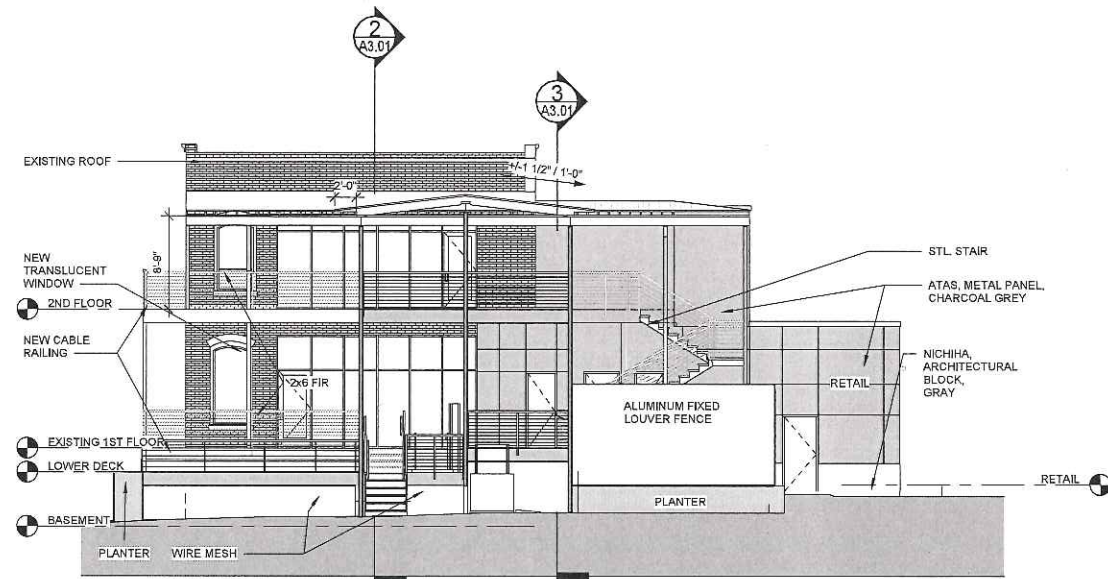
**Bill Hopkins, Architect**

48 Union Wharf | Portland, ME 04101
207.772.6022 office | 207.671.9194 cell

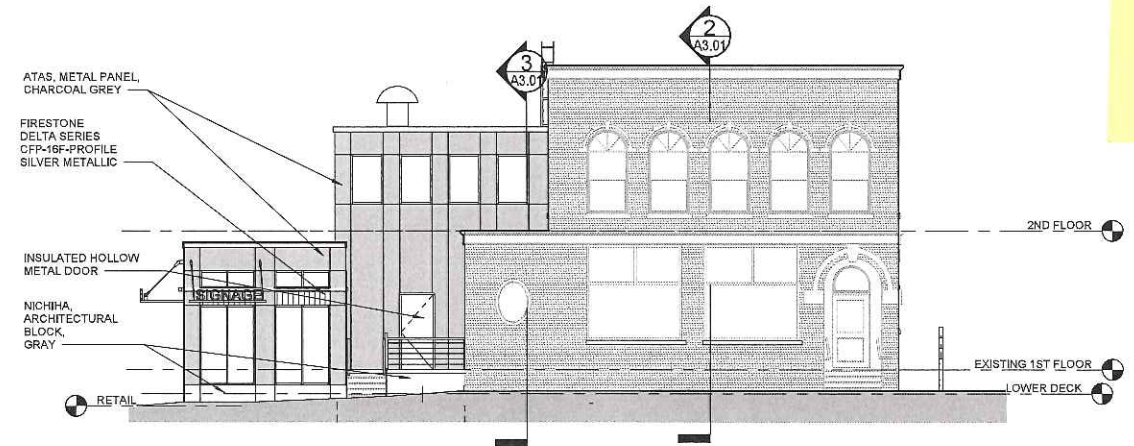
hopkins@archetypepa.com
<http://www.archetype-architects.com>

From: Deb Andrews [mailto:dga@portlandmaine.gov]
Sent: Thursday, September 27, 2018 9:58 AM
To: Bill Hopkins
Subject: Dry Dock

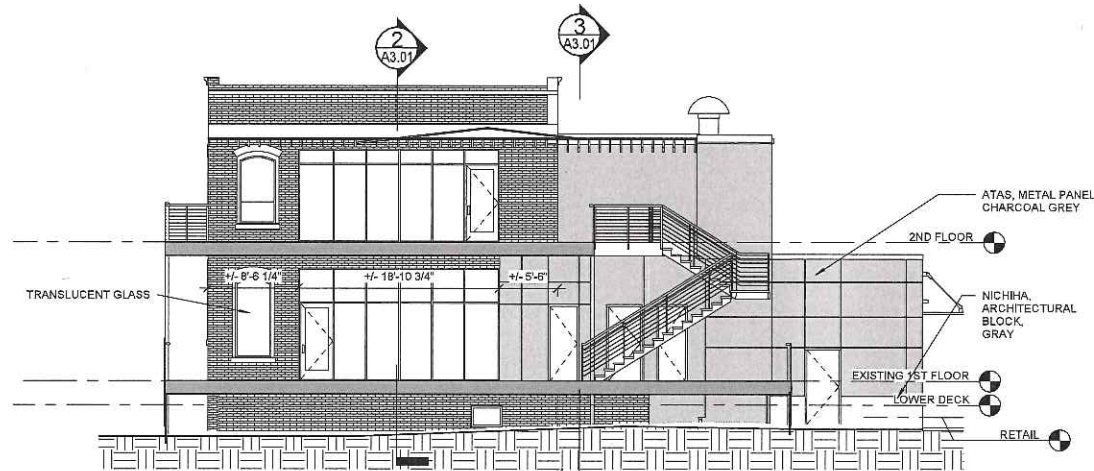
ATT. 2
FINAL
PROPOSAL



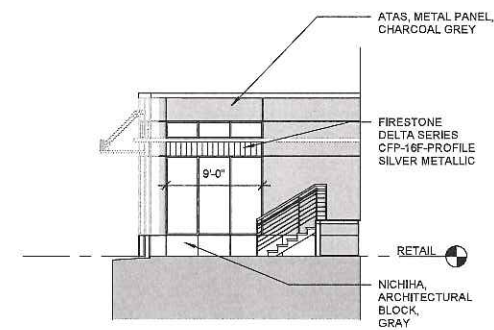
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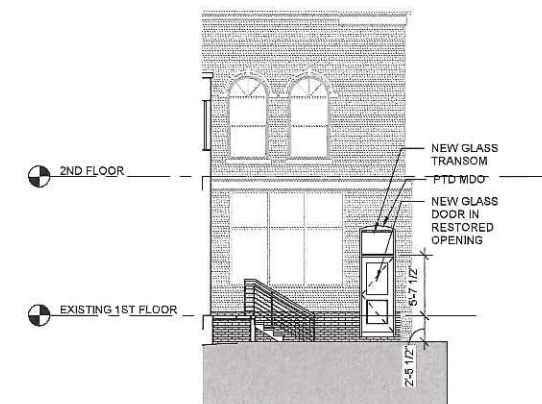
2 | NORTH ELEVATION
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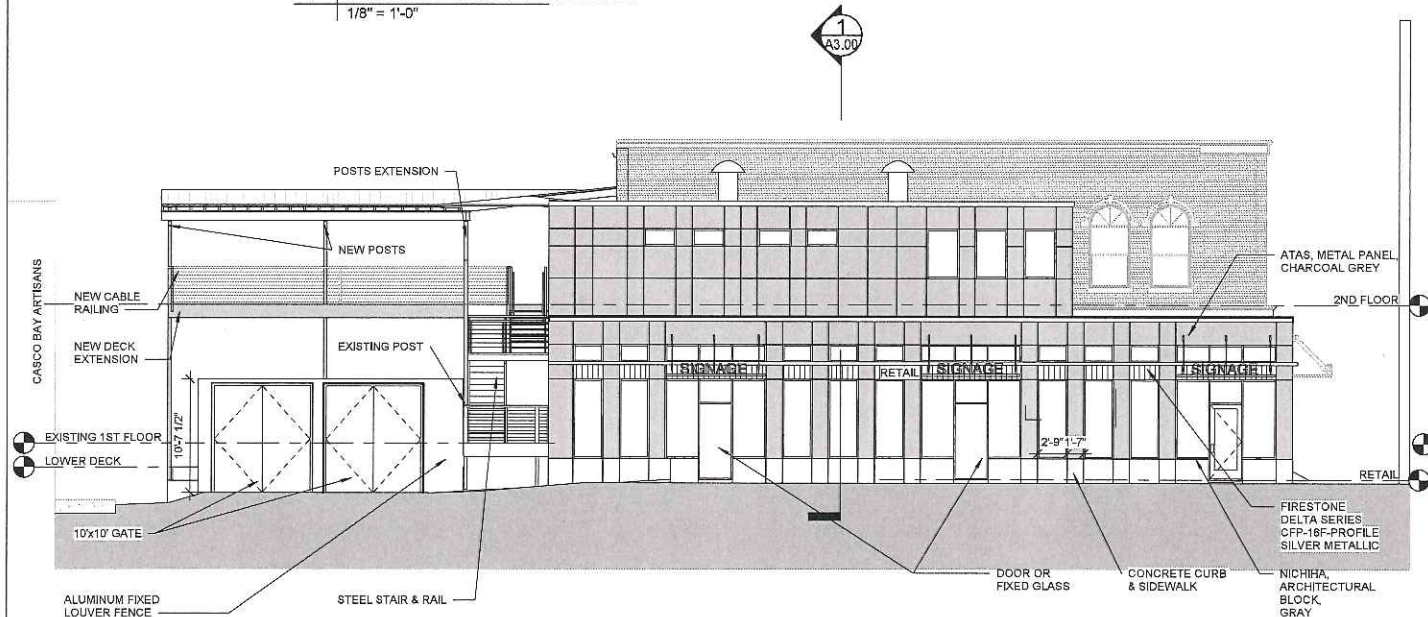
7 | UPPER DECK ELEVATION
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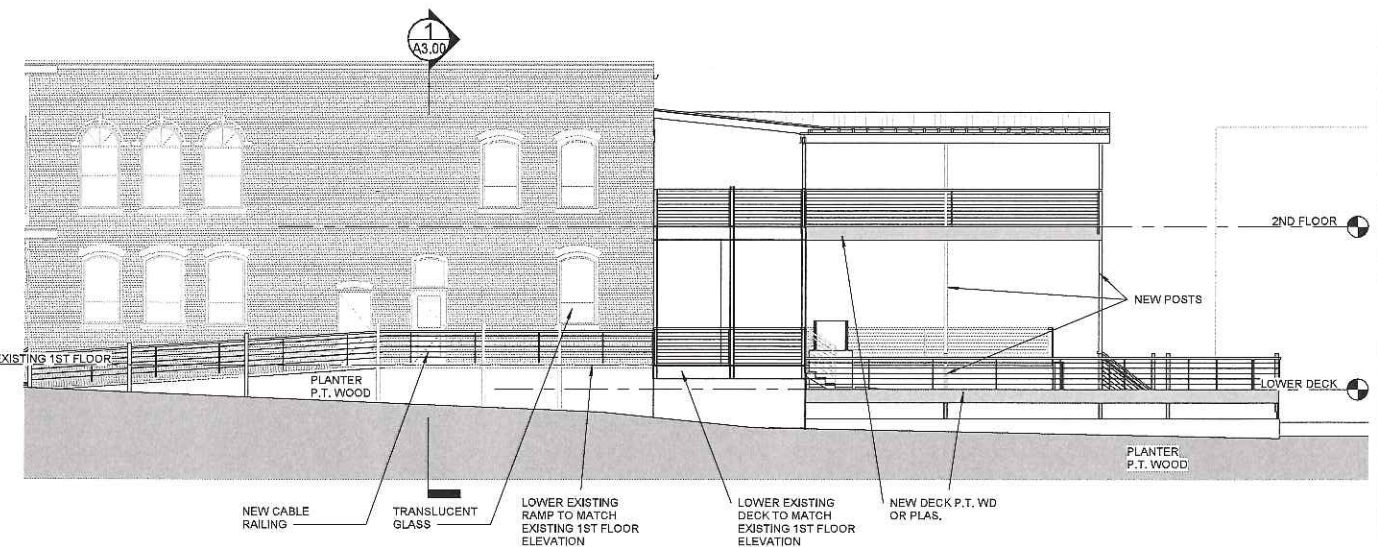
8 | WEST ELEVATION RETAIL
1/8" = 1'-0"



4 | EAST ELEVATION EXISTING BUILDING
1/8" = 1'-0"



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



6 | WEST ELEVATION
1/8" = 1'-0"

84
COMMERCIAL
STREET

Architect:
**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
(207) 772-4022 ARCHTYPE@ARCHTYPEPA.COM

Project:
DRY DOCK
Portland, ME

Submission:
TO CITY OF
PORTLAND

Date:
9-27-2018
Scale:
1/8" = 1'-0"
BUILDING
ELEVATIONS

A2.00











ATT. 3

9/19

ELEVATIONS -
RENDERINGS

84
COMMER
STREE

Architect:
ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 771-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
DRY DOCK

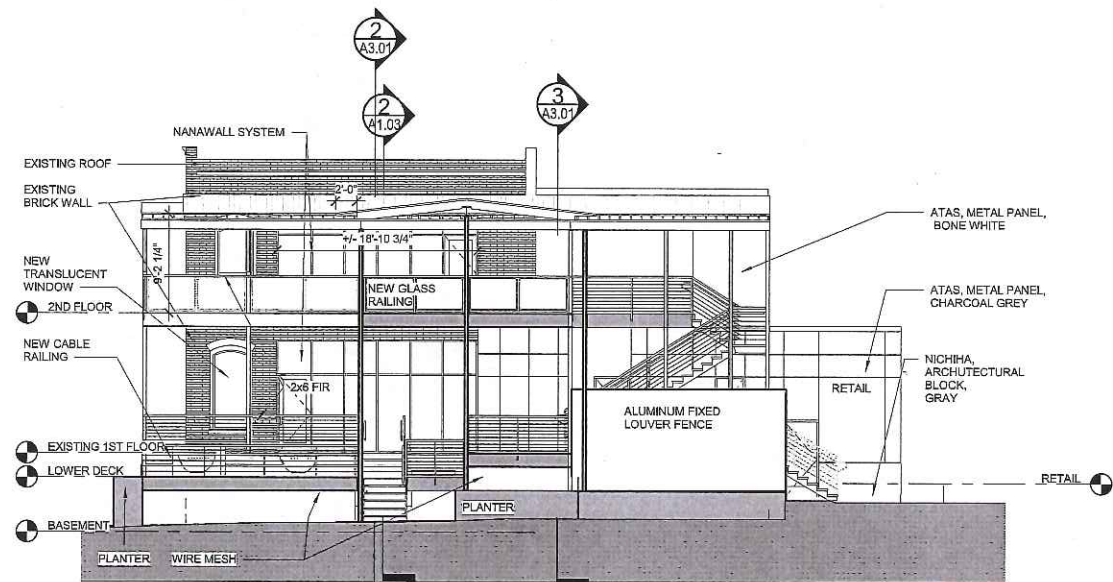
Portland, ME

Submission:
TO CITY OF
PORTLAND

Scale:
BUILDING
ELEVATIONS

Date:
8/17/2018

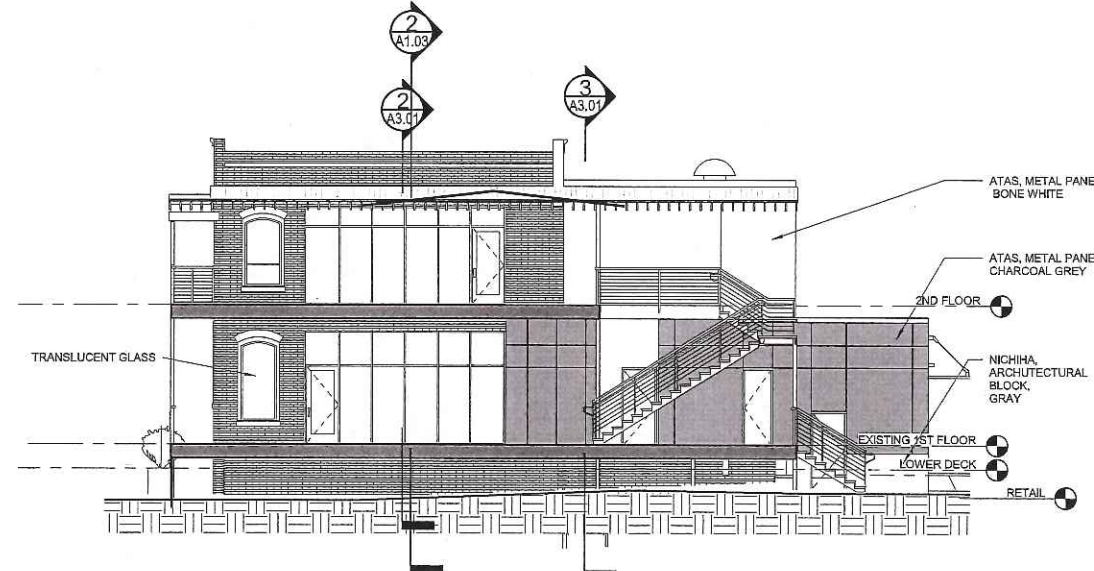
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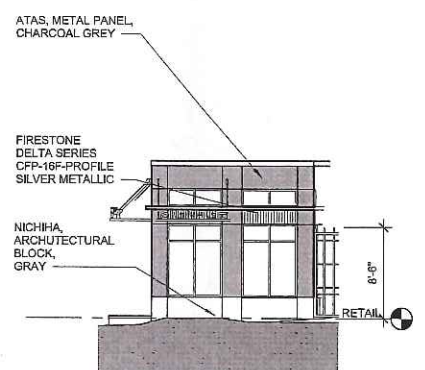
1 | SOUTH ELEVATION
1/8" = 1'-0"



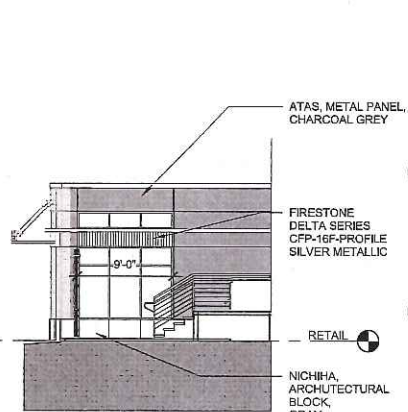
2 | NORTH ELEVATION
1/8" = 1'-0"



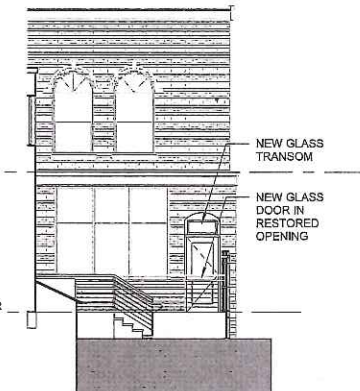
7 | UPPER DECK ELEVATION
1/8" = 1'-0"



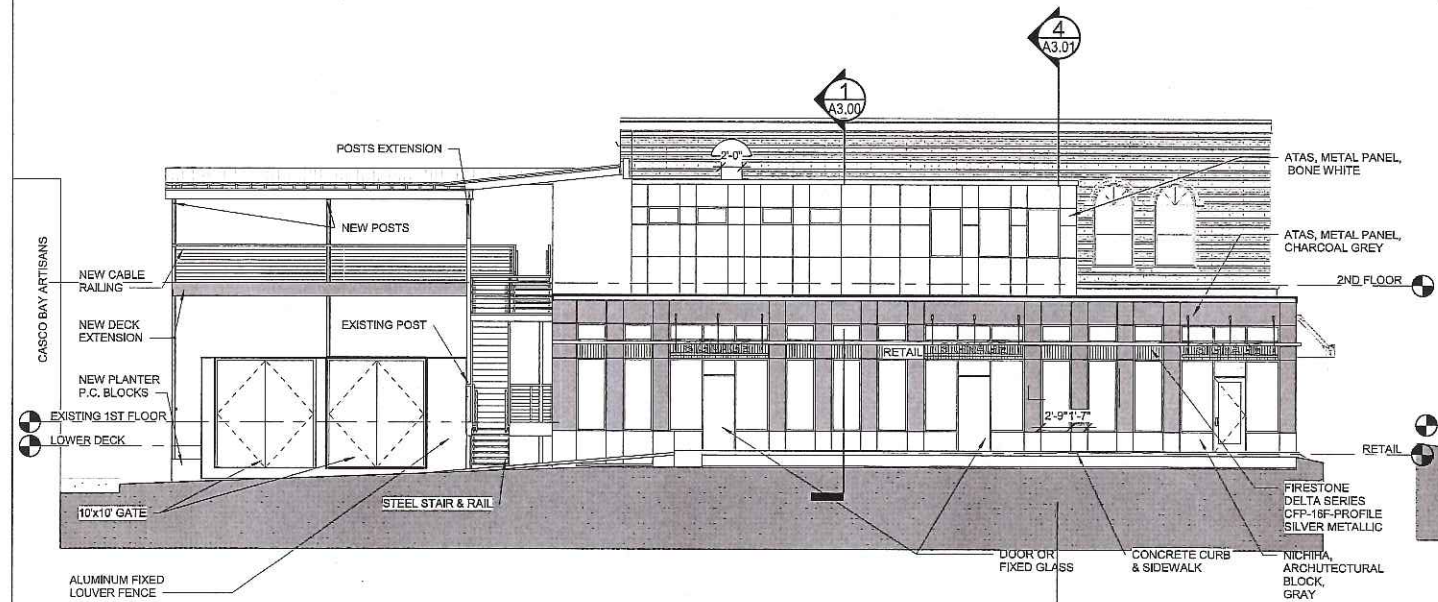
3 | RETAIL FRONT ELEVATION
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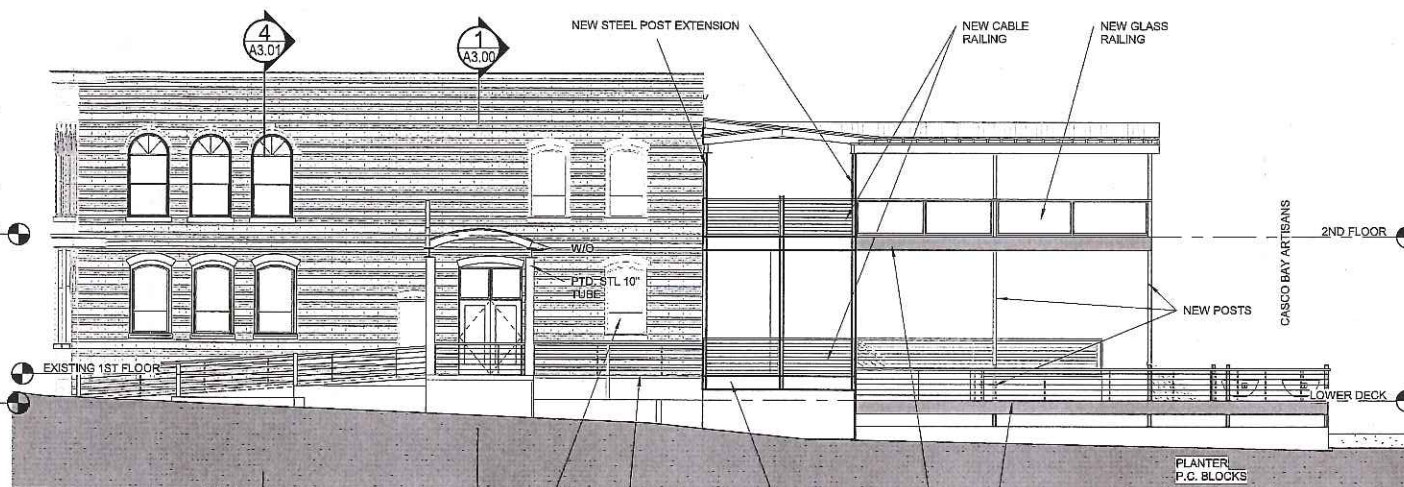
8 | EAST RETAIL SIDE ELEVATION
1/8" = 1'-0"



4 | SOUTHWEST ELEVATION
1/8" = 1'-0"



5 | WEST ELEVATION
1/8" = 1'-0"



6 | EAST ELEVATION
1/8" = 1'-0"



CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

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Bruce Wood, Vice Chair
Ian Jacob
Robert O'Brien
Penny Pollard
Julia Tate
John Turk

November 6, 2018

Bill Hopkins
Archetype, PA
48 Union Wharf
Portland, Maine

Redfern Properties
PO Box 8816
Portland, Maine 04104

Re: Proposed Exterior Alterations and Additions; 84 Commercial Street

Dear Mr. Hopkins:

On October 3, 2018, the City of Portland's Historic Preservation Board voted 7-0 to approve your application, submitted on behalf of property owner Dry Dock LLC., for a Certificate of Appropriateness for exterior alterations and additions at 84 Commercial Street. Approval was made on the basis of revised plans and specifications submitted for the 10/3/18 public hearing.

Approval was made subject to the following conditions:

- *Number, placement and treatment of canopies on retail addition to be given further study once the number of tenant spaces is determined. Final elevations and details to be submitted to staff for review and approval.*
- *Details of any exterior lighting to be submitted to staff for review and approval.*
- *Master sign plan to be developed for retail addition to serve as a guide for future tenant signage. Sign plan to address sign placement, etc. Sign plan to be submitted to staff for approval.*
- *Doors on dumpster addition to be full height. All trim to match siding color.*
- *Kitchen door and trim (at rear of courtyard) to be painted out to match siding color.*
- *Detail of door leading from east elevation of existing Dry Dock building to courtyard to be submitted to staff for review and approval.*

Construction to be carried out as shown on the plans and specifications submitted for the 10/3/18 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior

to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah Andrews". The signature is stylized with a large, looped "D" and a cursive "A".

Deborah Andrews
Historic Preservation Program Manager

Cc: Katherine Detmer, Archetype
Dry Dock LLC.

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
84 COMMERCIAL STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: March 15, 2019
RE: March 20, 2019 **Public Hearing** – Review of Amended Plans for Building Addition and Exterior Alterations

Address: 84 Commercial Street
Applicants: Dry Dock, 84 Commercial Street LLC
Property Owner: 84 Commercial Street LLC
Project Architect: Bill Hopkins, Archetype Architects

Introduction

Architect Bill Hopkins, representing 84 Commercial Street LLC, is returning to the Board with a revised proposal for a building addition and exterior alterations to the Dry Dock building at 84 Commercial Street. Board members will recall that the applicant received approval last October for construction of two building additions (a kitchen/office addition and a retail addition), expansion of existing rear decks and other related exterior and site alterations. At a workshop on February 20, 2019, Mr. Hopkins presented a significantly scaled-back version of the first design, with design revisions prompted by the recently adopted Waterfront development moratorium.

The elimination of the entire retail addition on the east side of the property and the moratorium mandated limitations on the floor area allowed in the kitchen addition mean the new kitchen block will be a more visible structure on the same footprint, that can only enclose part of the second story as floor space. Board comments at the February workshop focused primarily on enhancing the utilitarian addition as a suitable complement to the original brick building.

Revised renderings are enclosed as ATTACHMENT 1. Revised floor plans, site plan and elevations are enclosed as ATTACHMENT 2. For reference purposes, staff has enclosed both excerpts from the originally-approved plans and the plans presented in February - see ATTACHMENTS 3 and 4.

Background

When the Historic Preservation Board approved Mr. Hopkins' design proposal for the two

additions last October, the development team had not yet submitted their site plan application for the project. In December, the developer applied for site plan review, but found they were unable to move forward with the review due to the recently imposed waterfront moratorium that applies to all pending or proposed projects involving non-marine-related uses.

Following discussion with the Planning Authority, a decision was made to allow the applicant to move forward with an application for a scaled-back project which would include the construction of the kitchen addition and a portion of the addition's originally-approved second floor to provide ADA-compliant bathrooms for the restaurant, but not the retail addition to the east. These aspects of the original proposal were determined not to conflict with the terms of the moratorium, which is intended to prevent the creation or expansion of non-marine-related uses. Under the agreement, the square footage of the new addition must not exceed the square footage of the Dry Dock building's storage space in the basement, which has had to be vacated due to regular flooding.

It is unclear at this time whether the applicant will choose (or be allowed) to pursue other aspects of the originally-approved project once the moratorium has ended and any new land use regulations are put in place for the waterfront. As such, the Board should review the enclosed proposal as a final, complete project, rather than the first stage of a larger project.

Revised Proposal Presented at February 20 Workshop

In the revised plans, the retail addition was eliminated altogether, exposing the east elevation of the kitchen addition to full view. The kitchen addition had the same footprint as before, but included only a portion of its originally-proposed second floor. (The area on the second-floor area will be occupied by new bathrooms.) The second-floor fenestration was modified as well, with the windows facing Commercial Street being revised to a series of horizontal openings. The treatment of the addition's Commercial Street ground floor façade remained as originally approved. Recessively colored fiber-cement panel siding was proposed, with simple coping at the roof edge.

A number of the originally proposed exterior alterations to the existing structure were included in the revised program. While expansion of the decks is not allowed under the moratorium, the applicant proposes to drop the level of the first-floor deck as originally proposed, add the roof over the existing second-floor deck, move the stair connecting the two levels and replace the railings with new cable railings. The rear elevation of the existing building will also be opened up and infilled with glazing as originally planned.

On the Commercial Street side, it was expected that the blocked side entry to the single-story projecting bay would be infilled with a new door and transom as originally proposed. It was assumed that the ATM machine currently in front of this entry would be removed, though the images supplied showed the ATM still in place. (Apparently the door was no

longer thought to be required to meet codes.)

Board Comments – February 20 Workshop

Several Board members expressed regret that the approved plans with the retail addition on the east (Fall 2018) could not be realized; all acknowledged that the design of the kitchen addition becomes much more critical in the absence of the retail addition because it is so much more visible than proposed last Fall, and must relate solely to the original restaurant building, not to the contemporary retail addition as well. Comments (paraphrased by staff) focused primarily on the east and north (Commercial Street) faces of the kitchen addition and the adjacent east face of the brick block:

- Board members made clear they expected to see the ATM removed and the door restored on the east side of the restaurant, regardless of the interior floor plan.
- Mr. Hopkins noted in his presentation that the exit door from the kitchen addition (facing Commercial Street) would be moved to the east end of that face, not remain where shown in the workshop packet next to the one-story bump out on the brick restaurant.
- In response to a Board question about the possibility of lowering the street facing exit door, the architect said it would have to remain at the interior floor level because of the projected height of storm flooding, and because the interior floor layout would not permit interior stairs – thus exterior stairs would still be necessary.
- It was suggested that the above mentioned exterior stairs facing Commercial Street be constructed of all metal instead of having a tall concrete base for the landing like the exposed foundation. Metal stairs and landing were suggested to reduce their size, and convey a more industrial or warehouse aesthetic for the utilitarian kitchen addition.
- It was suggested that the site area in front of the addition be improved and defined in some way to allow one to sense the difference between semi-public, privately owned site and the public right-of-way.
- In terms of the massing of the addition, Mr. Hopkins confirmed that the height of the addition was the same as in the plans approved last year. Because of the prohibition on increasing floor area, however, the front section of the addition was proposed as only one story high.
- There was concern on the part of several Board members that the addition should be a well-defined, simple mass to complement the restaurant. Members hoped to see the addition being a full two stories in the front section – with quiet, simple geometry. (There was doubt as to whether a net increase in floor area would be allowed under the moratorium, so changing the second floor faces toward the street would depend on the area given up in the basement and the ability to shift the floor plan upstairs.)
- The Board wanted to see the relationship between the addition and the older restaurant further explored and strengthened – through some combination of materiality, tonal palette, and architectural details such as greater verticality in the

windows.

- The exact color of the fiber-cement cladding was deemed worthy of study, but in general, a subdued, matte finish was favored – contrasting with the restaurant, but recessive in nature.

Revised Proposal for 3-20-19 Public Hearing

The revised proposal for consideration on March 20 responds to a number of the Board's concerns:

- The ATM is to be removed, and the east door from the restaurant is to be reintroduced.
- The street-facing exit door from the kitchen addition has been moved to the east corner, and the landing and stairs are proposed in simple black metal.
- The block of the new addition is a simple rectangle, with only the front section to be enclosed interior space (for the bathrooms.) On the second floor the rear section is open to the sky, with open "windows" facing east and south serving as scuppers to drain the roof.
- Most of the windows facing the street match the height and vertical orientation of the existing windows on the east wall of the old restaurant building.
- On the north, street-facing façade, three of the second floor windows are vertically oriented, and aligned with the existing windows on the second floor, east side of the restaurant. The bathrooms, now in the northeast corner of the addition's second floor, still have small, high windows that are more horizontally oriented though their width matches the patterning of the larger windows.

Staff Comments

As noted in the staff memo for February 20, although most of the elements proposed in the revised plan were part of the original approved plan, the elimination of the retail addition substantially changes the overall visual relationship of the kitchen addition to the existing Dry Dock building and to its larger context. When the elimination of the retail addition made the proposed kitchen addition fully exposed and visually prominent, more consideration was needed of the massing, tonality, cladding, and fenestration. And although windows are not necessary for the kitchen on the addition's ground floor level, the absence of windows on the first floor of the east elevation affects the overall design expression. As noted in February, the Board should not consider the possibility of a future retail addition when reviewing the revised proposal, as it is unclear whether the applicant will ultimately pursue that component of the project, even if forthcoming regulations allow it.

Wednesday's review is a public hearing, so the Board is being asked consider whether the current proposal meets the ordinance review standards in terms of achieving compatibility with its context. Overall, the proposal before the Board for the March 20 public hearing incorporates changes addressing a number of Board concerns, but some questions may

H:\Team Drives\PUD - Planning\0 Packets for PB and HP\Historic Preservation\HP Packets (2019)\3-20-19\3-20-19 Commercial 84 addition & alterations, PH\MEMO - 3-20-19 Commercial 84 Dry Dock revised proposal PH.docx - 4 -

remain on details.

- The massing of the addition is improved with the simple rectangular shape.
- On the first floor of the east elevation, the addition has only the patterning of the fiber-cement panels to add visual interest. Would Board members prefer to see additional design elements, or is the quiet pattern the most appropriate?
- On the second floor of the addition, one high window on the front face changes the pattern of the three larger windows on that face. Would it be preferable to leave the small window out of the front face, and just present the three larger windows on that elevation?
- The small plaza in front of the addition is shown with pavers that contrast with the public brick sidewalk (no specification or sample has been supplied.) Note that on the site plan (Sheet A1.00) the pavers are shown correctly, extending to the front corner of the building. In the renderings the pavers do not extend all the way to the front sidewalk; staff believes the site plan shows the design intent.
- Staff has asked the architects to bring samples of the Nichiha siding, to aid the Board discussion of the tonality of the finish.

The proposed alterations to the rear decks and stairs were approved as part of the proposal last year – these elements are unchanged, with the footprint and the railings not changing in the current proposal. The applicants still plan to add a roof over the second floor deck, as in the original proposal.

Applicable Review Standards

Given the nature of the project, the Board will be reviewing the proposed additions under the Standards for Review of Alterations and the Standards for Review of New Construction

Standards for Review of Alterations

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

Standards for Review of Construction

In considering a certificate of appropriateness involving new construction [*including additions*], the historic preservation board shall consider the following compatibility factors as may be applicable to the context of the proposed construction.

Scale and Form

Height

Width

Proportions of principal facades

Roof Shapes

Scale of the structure

Compositions of Principal Facades

Proportion of Openings

Rhythm of solids to voids in facades

Rhythm of entrance porch and other projections

Relationship of materials, texture and color

Presence of signs, canopies and awnings

Relationship to the Street

Walls of continuity

Rhythm of spacing and structures on streets

Directional expression of principal elevations

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the March 20, 2019 public hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations, building addition and site alterations at 84 Commercial Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations (subject to the following conditions.....)

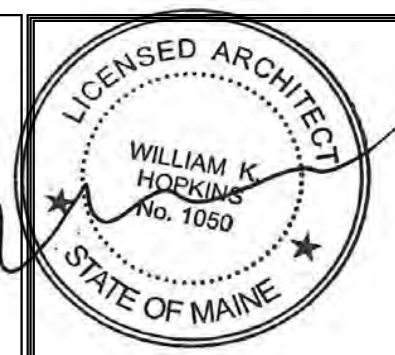
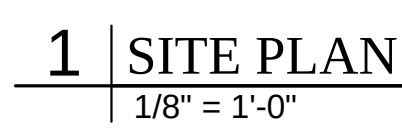
Attachments:

1. Revised renderings
2. Revised floor plans and site plan
3. Excerpts from the February 20 workshop proposal
4. Excerpts from original approved proposal









Prepared For:

84
COMMERCIAL
STREET

Consultant:

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

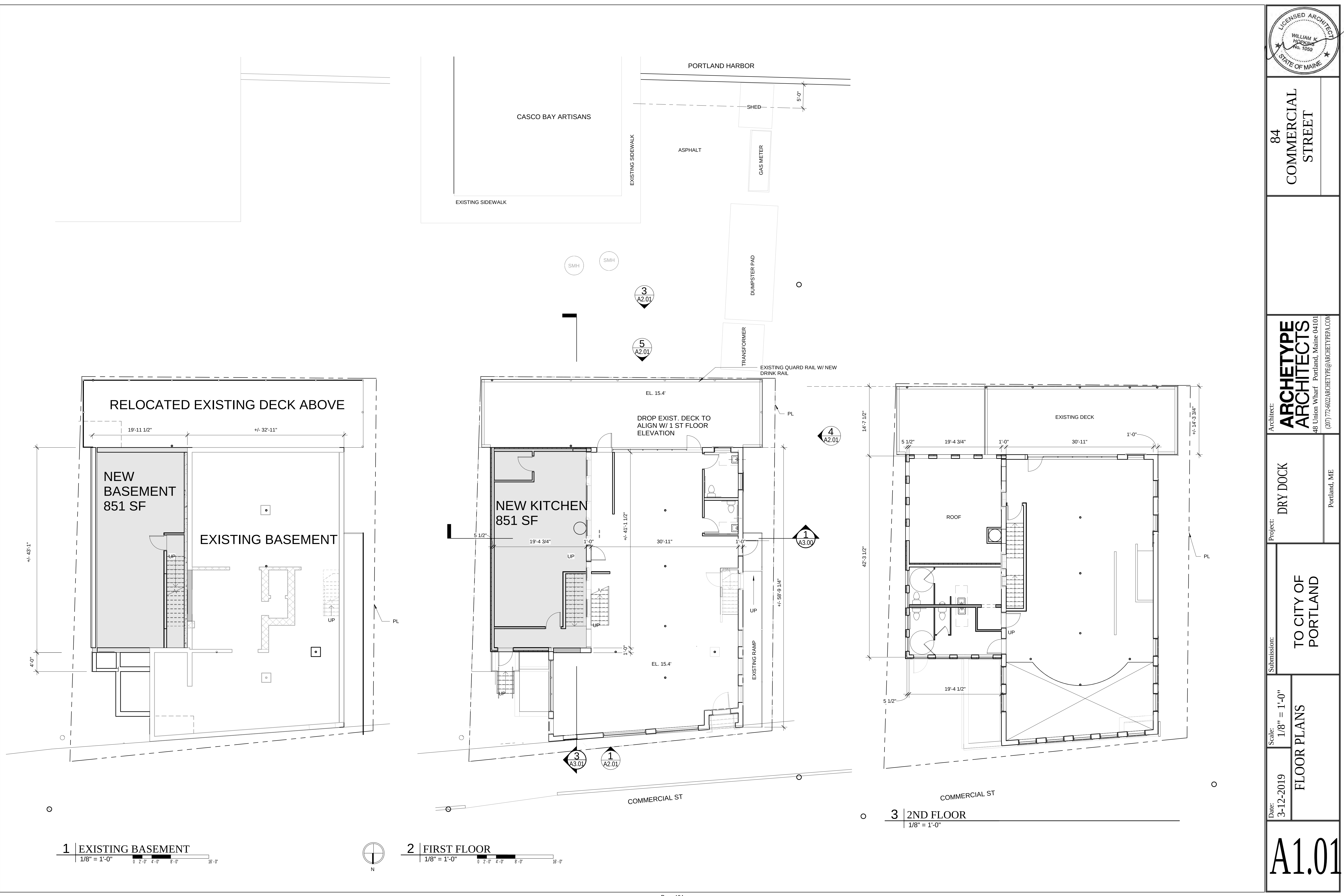
DRY DOCK

Portland, ME

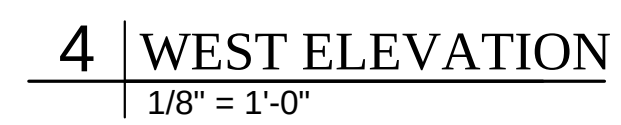
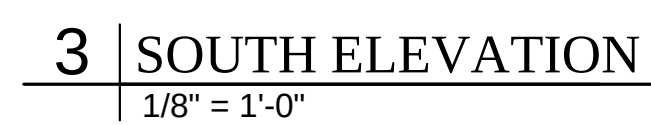
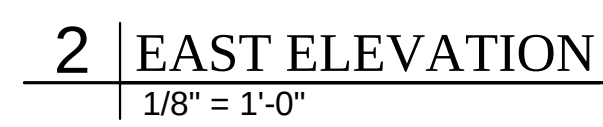
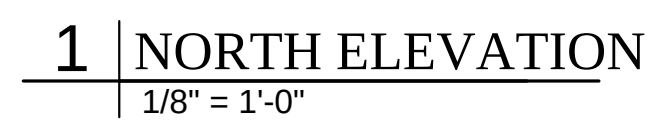
LEVEL II SITE
SUBMISSION

Date:	3-12-2019
Scale:	1/8" = 1'-0"

SITE PLAN



84 COMMERCIAL STREET	
Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM	
Project:	DRY DOCK
Submission:	TO CITY OF PORTLAND
Date: 3-12-2019	Scale: 1/8" = 1'-0"
FLOOR PLANS	
A1.01	



**ARCHETYPE
ARCHITECTS**
18 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

DRY DOCK

TO CITY OF
PORTLAND

12-2019	1/8" = 1'-0"
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BUILDING ELEVATIONS WITH WINDOWS

A2.01

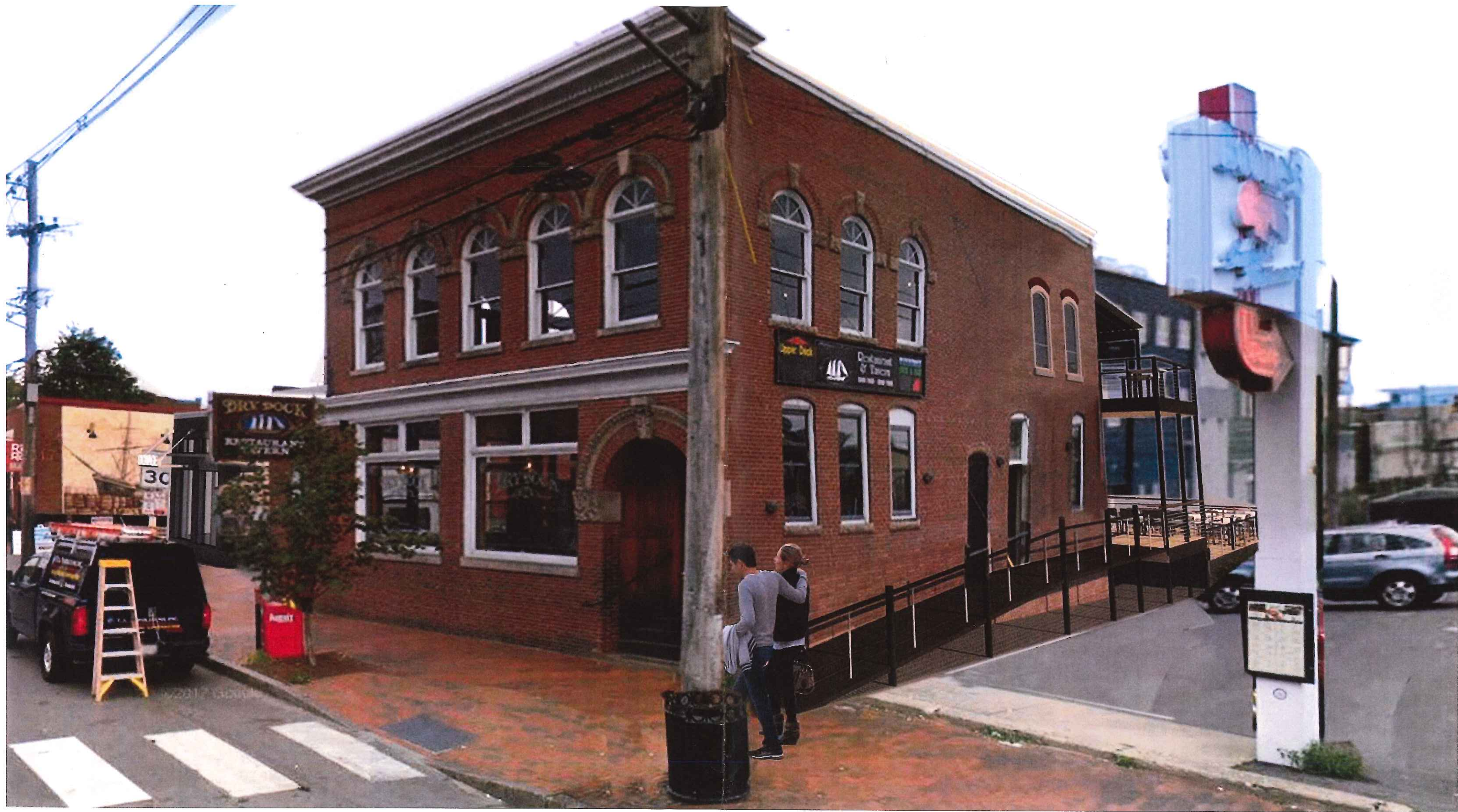














CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

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Robert O'Brien
Penny Pollard
Julia Tate
John Turk

November 18, 2019

Katherine Detmer
Archetype, PA
48 Union Wharf
Portland, Maine 04101

Re: 84 Commercial Street – Amended Kitchen Proposal for Addition and Alterations

Dear Katherine:

On March 20, 2019, Portland's Historic Preservation Board unanimously approved your application submitted on behalf of Drydock, LLC for amended plans for a kitchen addition and other alterations at 84 Commercial Street. Approval was based on the application materials submitted for the March 20, 2019 public hearing and is subject to the following conditions:

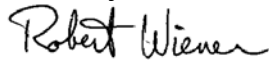
- Approved with the understanding that all conditions of approval attached to the March 20, 2019 HP Board approval are met in the revised plans dated 10/11/19 submitted for a building permit. The conditions of the Board review required HP staff review of final details for:
 - - the new kitchen door for the addition, to be set back in the opening like the windows
 - - the reconstructed faux door to replace the existing ATM
 - - all further changes to bathroom floor plans, windows, and exterior cladding patterns
 - - the ramp, the railing, and the skirting below, on the west face
 - - the reduction of the roof over the rear deck, to be cut back to not project beyond the building corner
- The door to the kitchen addition which faces Commercial Street is to be recessively painted and shall be set back in the opening like the windows.

All improvements shall be carried out as shown on the materials submitted for the public hearing on 3/20/19, except as to comply with the conditions above. Changes to the approved plans or specifications, and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing

the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

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

Sincerely,

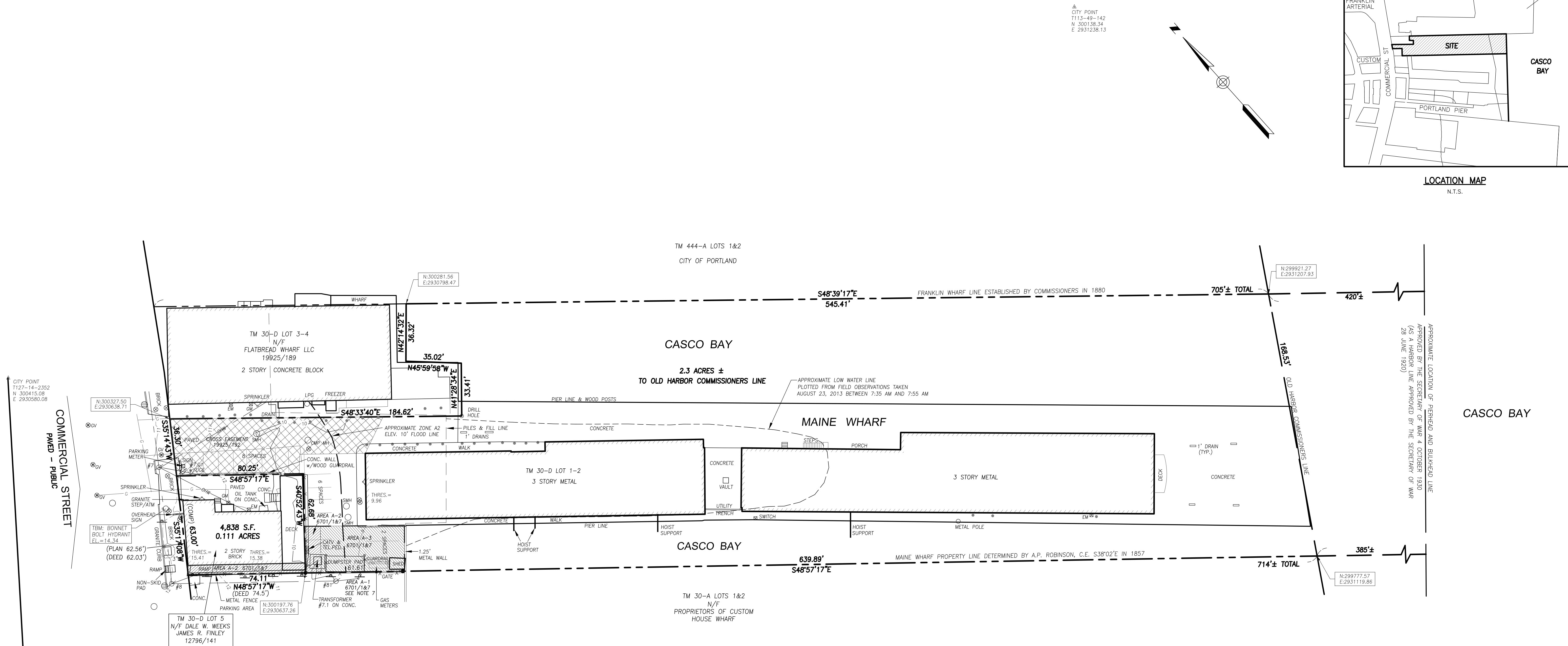
A handwritten signature in cursive script that reads "Robert Wiener".

Robert Wiener

Historic Preservation Compliance Coordinator

Cc: Deb Andrews, Historic Preservation Program Manager

Date:



SURVEY DESCRIPTION

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDING THEREON SITUATED ON THE EASTERLY SIDE OF COMMERCIAL STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY SIDELINE OF COMMERCIAL STREET AT THE
SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF FLATBREAD WHARF LLC
RECORDED IN 1925/189 AS SHOWN ON "EXISTING CONDITIONS PLAN AT MAINE
WHARF 68 COMMERCIAL STREET, PORTLAND, MAINE MADE FOR RECORD OWNER
MAINE WHARF, LLC" DATED MAY 2, 2013 BY OWEN HASKELL, INC. AND RECORDED
IN THE REGISTRY OF DEEDS IN PLAN BOOK 213, PAGE 357;

THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY AND
EASTERLY LINE OF LAND OF SAID FLATBREAD WHARF, LLC:

S 48°33'40" E 184.62 FEET;
N 41°28'34" E 33.41 FEET;
N 45°59'58" W 35.02 FEET;
N 42°14'32" E 36.32 FEET TO THE FRANKLIN WHARF LINE ESTABLISHED BY
COMMISSIONERS IN 1880 AND LAND NOW OR FORMERLY OF THE CITY OF
PORTLAND;

THENCE, S 48°39'17" E ALONG THE SAID FRANKLIN WHARF LINE 965 FEET, MORE OR LESS, TO THE APPROXIMATE LOCATION OF THE PIERHEAD AND BULKHEAD LINE APPROVED BY THE SECRETARY OF WAR 4 OCTOBER 1930;

THENCE SOUTHERLY ALONG THE SAID APPROXIMATE LOCATION OF THE PIERHEAD AND BULKHEAD LINE 165 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF PROPRIETORS OF CUSTOM HOUSE WHARF;

THENCE, N 48°57'17" W ALONG THE NORTHERLY LINE OF LAND OF SAID PROPRIETORS OF CUSTOM HOUSE WHARF 1,025 FEET, MORE OR LESS, TO THE EASTERLY LINE OF LAND NOW OR FORMERLY OF DALE W. WEEKS & JAMES R. FINLEY RECORDED IN 12796/141;

THENCE, N 40°52'43" E ALONG THE EASTERLY LINE OF SAID WEEKS & FINLEY
62.68 FEET TO THE EASTERLY CORNER OF LAND OF WEEKS & FINLEY;

THENCE, S 48°57'17" W ALONG THE NORTHERLY LINE OF LAND OF WEEKS &
FINLEY 80.25 FEET TO THE EASTERLY SIDELINE OF SAID COMMERCIAL STREET.

THENCE, N 35°14'43" E ALONG THE EASTERLY SIDELINE OF COMMERCIAL STREET
36.30 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

1. OWNER OF RECORD: MAINE WHARF, LLC, P.O. BOX 535, BUXTON, MAINE, C.C.R.D. BOOK 30741 PAGE 150.
2. PROPERTY IS SHOWN AS LOTS 1-2 BLOCK D ON CITY OF PORTLANDS ASSESSORS MAP 30.
3. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE NAD83 CITY POINTS T113-49-142 AND T127-14-2352 USED.
4. THE PROPERTY IS PARTIALLY IN FLOODED ZONE A2 ELEVATION 10 PER FIRM PLAN NUMBER 230051-0014 B DATED JULY 17, 1986.
5. THIS SURVEY WAS DONE WITH THE BENEFIT OF AN OWNER'S POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED JUNE 17, 2013.
6. THE SURVEYED PROPERTY IS SUBJECT TO THE FOLLOWING UTILITY EASEMENTS:

CENTRAL MAINE POWER COMPANY 31200/224
NORTHERN NEW ENGLAND TELEPHONE 32202/133&134
7. AREA A-1, AREA A-2 AND AREA A-3 ARE AREAS OF AGREEMENTS AND EASEMENTS REFERENCED IN DEED BOOK 6701/1 AND 6701/7.

PLAN REFERENCES

1. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR MAINE WHARF ASSOCIATES, LAND TITLE SURVEY, DATED 3 DEC. 1989, REVISED THROUGH JUNE 29, 1995 BY E.C. JORDAN SURVEYORS.
2. BOUNDARY SURVEY/SITE PLAN AT 68 COMMERCIAL ST., PORTLAND, MAINE FOR WHARF HOLDINGS, LAND DATED JAN. 13, 2003 BY BACK BAY BOUNDARY, INC. LAND SURVEYING.
3. EXISTING CONDITIONS PLAN AT MAINE WHARF 68 COMMERCIAL STREET, PORTLAND, MAINE MADE FOR RECORD OWNER MAINE WHARF, LLC DATED MAY 2, 2013 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 213 PAGE 357.
4. SITE DEVELOPMENT PLAN OF MAINE WHARF PIER EXTENSION 68-76 COMMERCIAL STREET, PORTLAND, MAINE 04101 FOR MAINE WHARF, LLC DATED 9/02/14 REVISED THROUGH 4/22/15 BY SEBAGO TECHNICS.

CERTIFICATE

OWEN HASKELL, INC. CERTIFIES TO BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE _____

JOHN W. SWAN. PLS NO. 1038

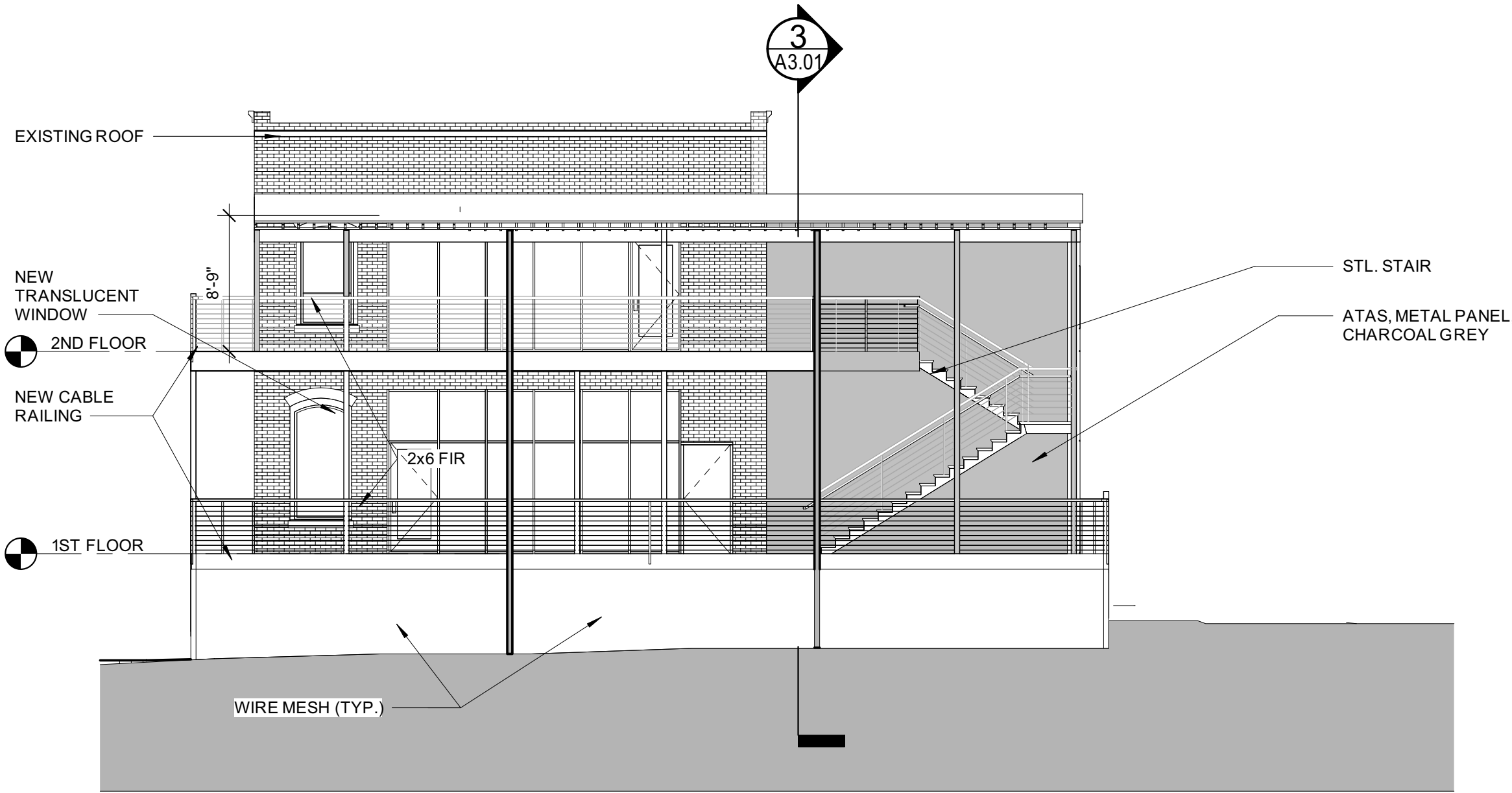
REV. 1	08-29-18	TOPOGRAPHIC & BOUNDARY OF TM 30-D LOT 5	
PLAN OF LAND AT MAINE WHARF 68-72 COMMERCIAL STREET, PORTLAND, MAINE MADE FOR RECORD OWNER MAINE WHARF, LLC			
 OWEN HASKELL, INC. 390 U.S. ROUTE ONE, PALMOUTH, ME 04105 (207) 774-0424 PROFESSIONAL LAND SURVEYORS			
Drawn By	RRL	Date	Job No.
Trace By	JLW	JUNE 3, 2015	2012-197P
Check By	JWS	Scale	Drwg. No.
Book No.	1153	1" = 30'	AB



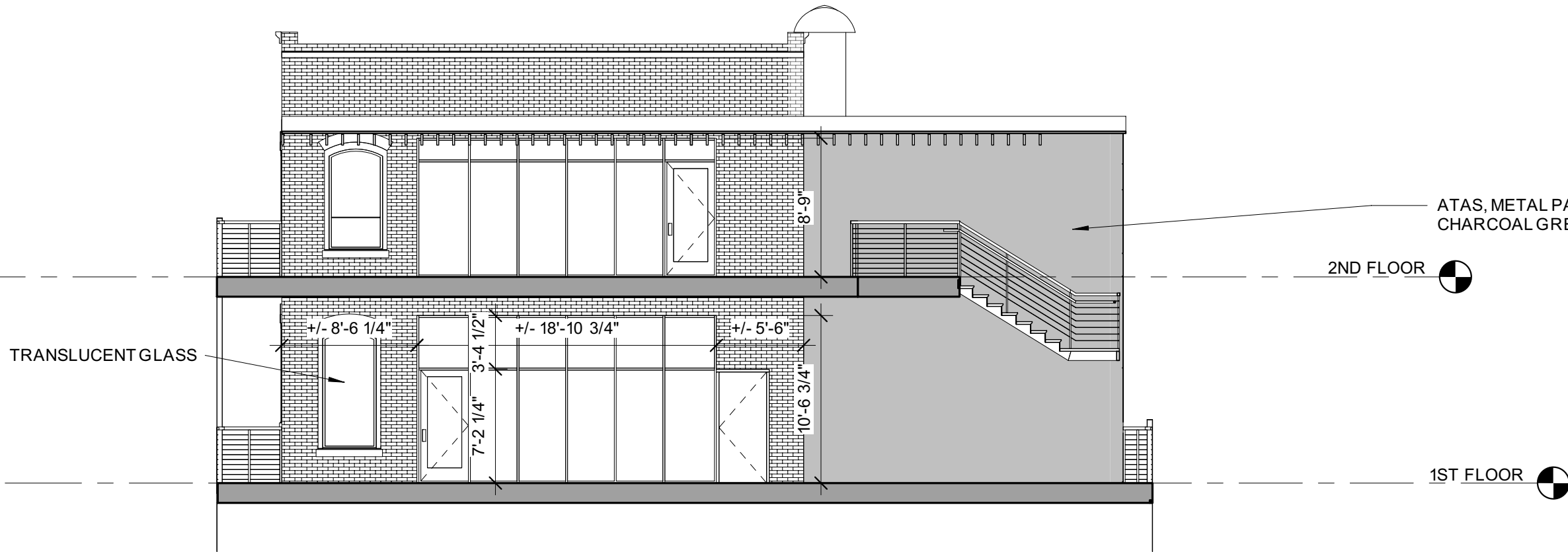
Approved for Historic Preservation
Certificate of Appropriateness
11/18/19
Date:



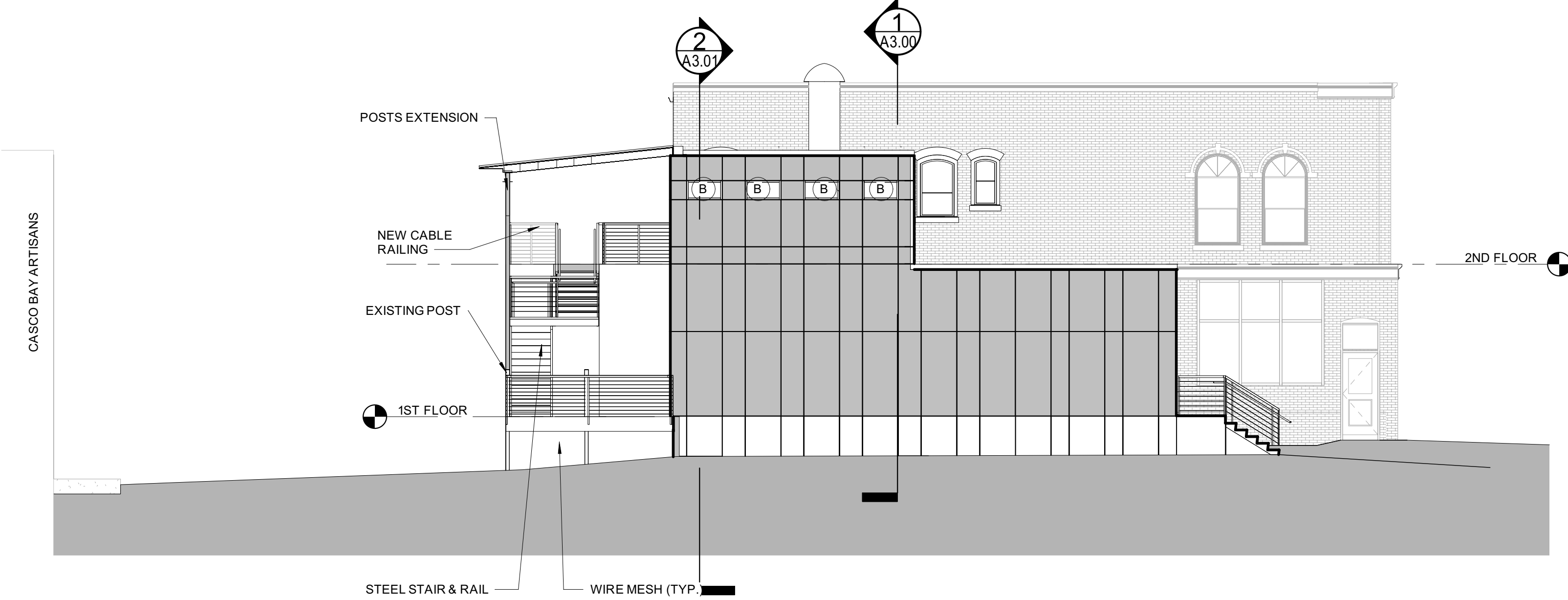
1 | NORTH ELEVATION
1/8" = 1'-0"



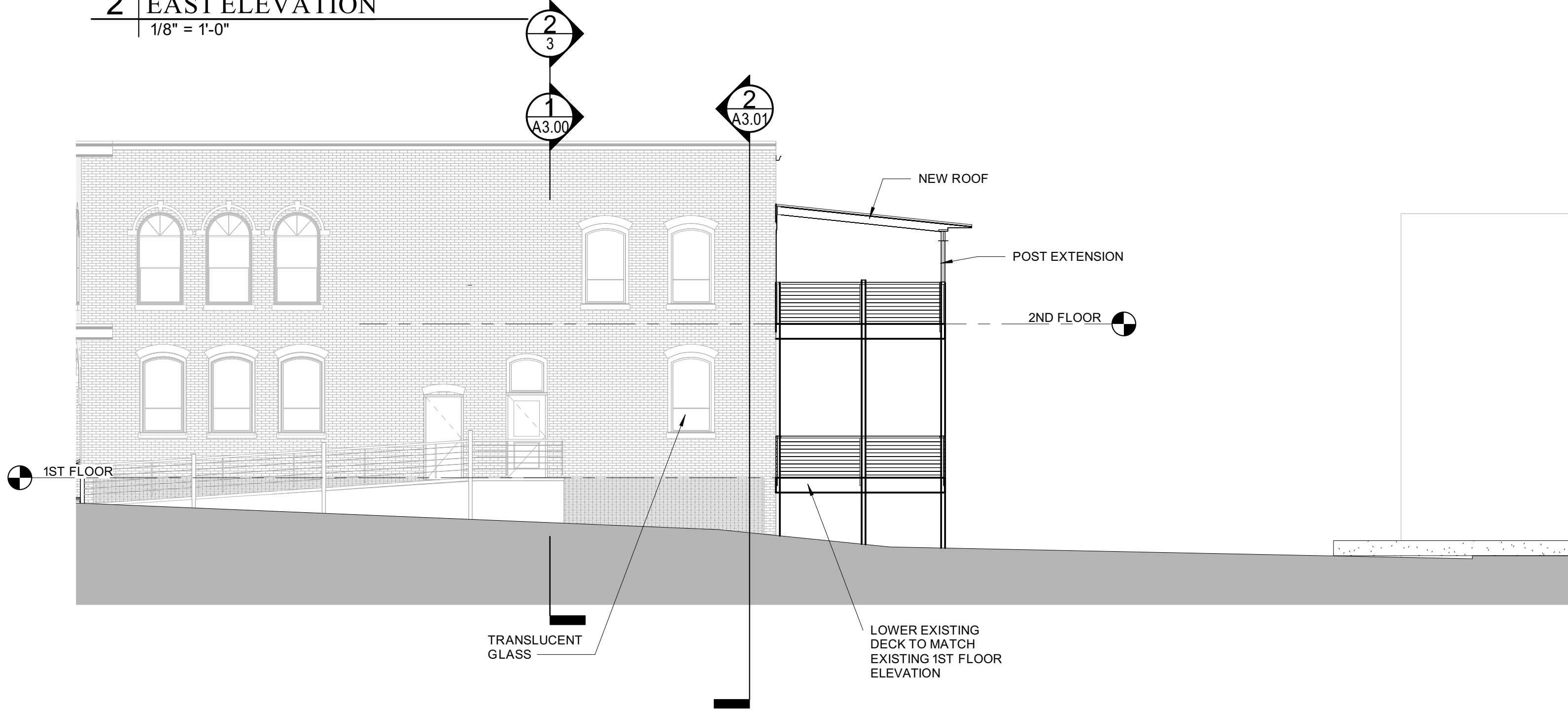
3 | SOUTH ELEVATION
1/8" = 1'-0"



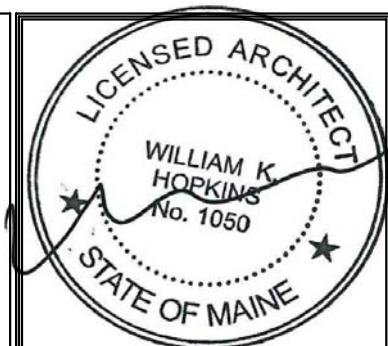
5 | UPPER DECK ELEVATION
1/8" = 1'-0"



2 | EAST ELEVATION
1/8" = 1'-0"



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



84
COMMERCIAL
STREET

Architect:
**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
(207)772-4022 ARCHETYPE@ARCHETYPEPA.COM

Project:
DRY DOCK
Portland, ME

Submission:
**LEVEL II SITE
SUBMISSION**

Date:
1-30-2019
Scale:
1/8" = 1'-0"
**BUILDING
ELEVATIONS**

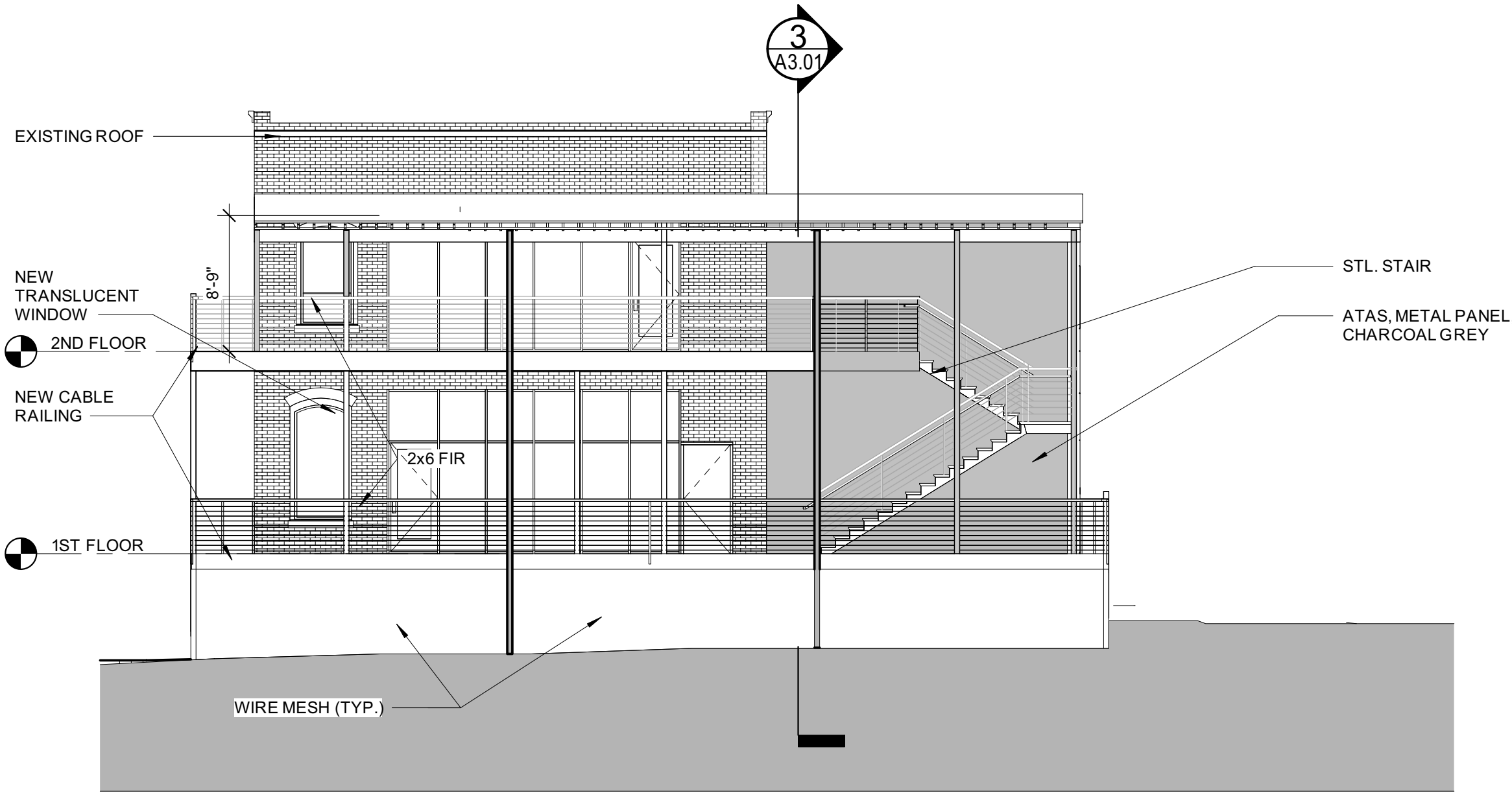
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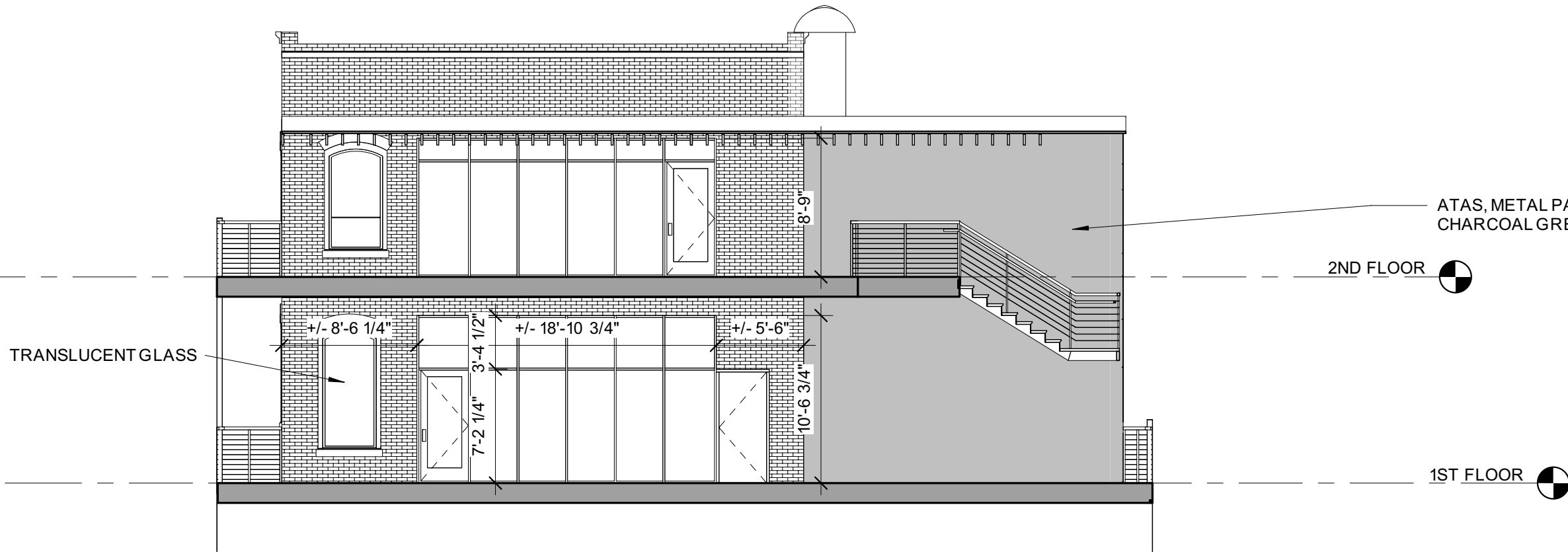
Approved for Historic Preservation
Certificate of Appropriateness
11/18/19
Date:



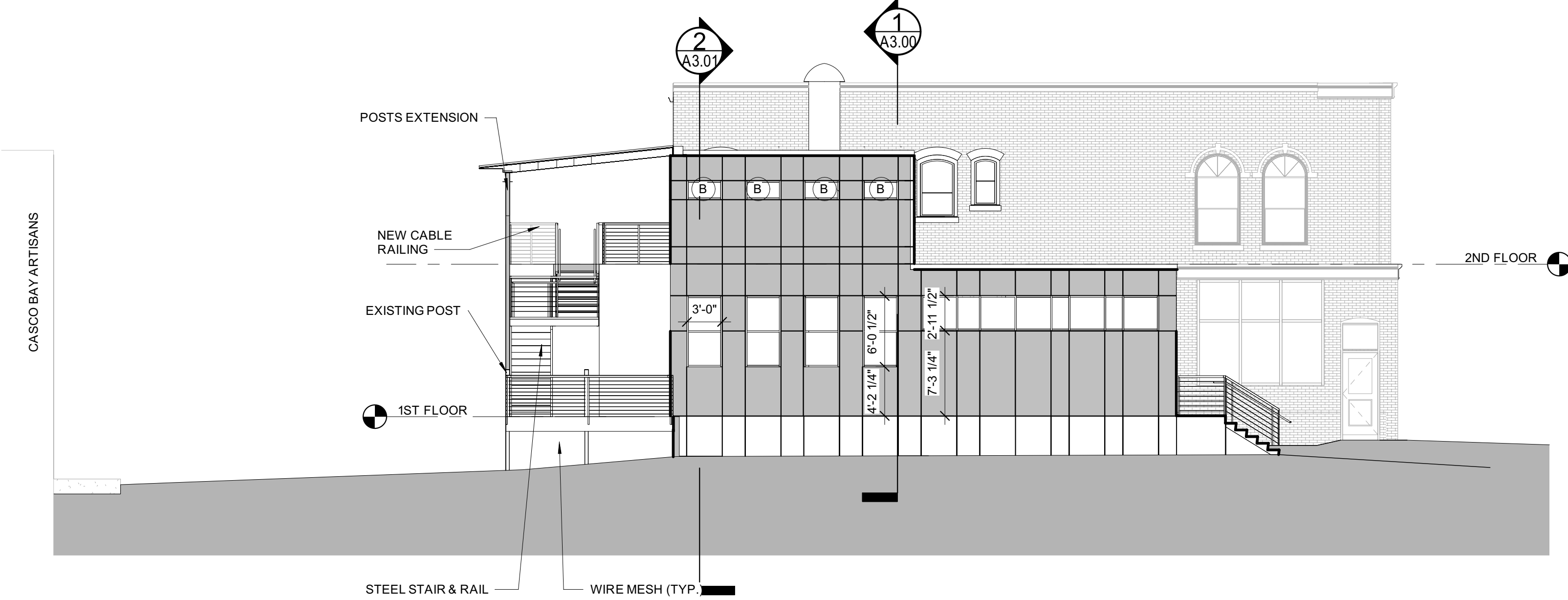
1 | NORTH ELEVATION
1/8" = 1'-0"



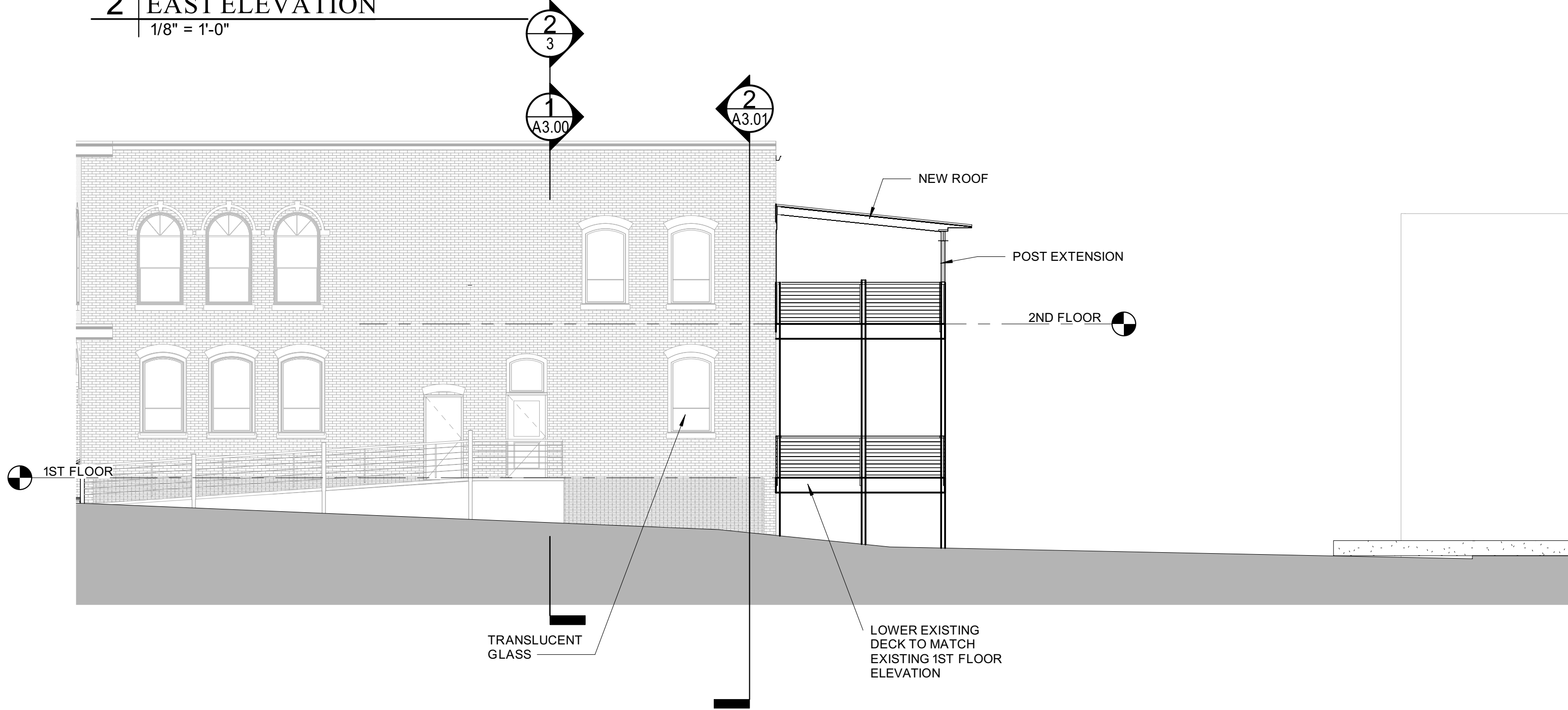
3 | SOUTH ELEVATION
1/8" = 1'-0"



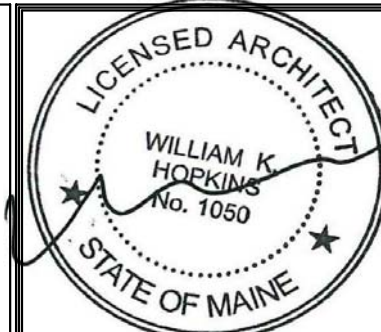
5 | UPPER DECK ELEVATION
1/8" = 1'-0"



2 | EAST ELEVATION
1/8" = 1'-0"



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



84
COMMERCIAL
STREET

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

Project:
DRY DOCK

Portland, ME

Submission:
LEVEL II SITE
SUBMISSION

Date:
1-30-2019
Scale:
1/8" = 1'-0"
BUILDING
ELEVATIONS WITH
WINDOWS

A2.01



Approved for Historic Preservation
Certificate of Appropriateness

11/18/19

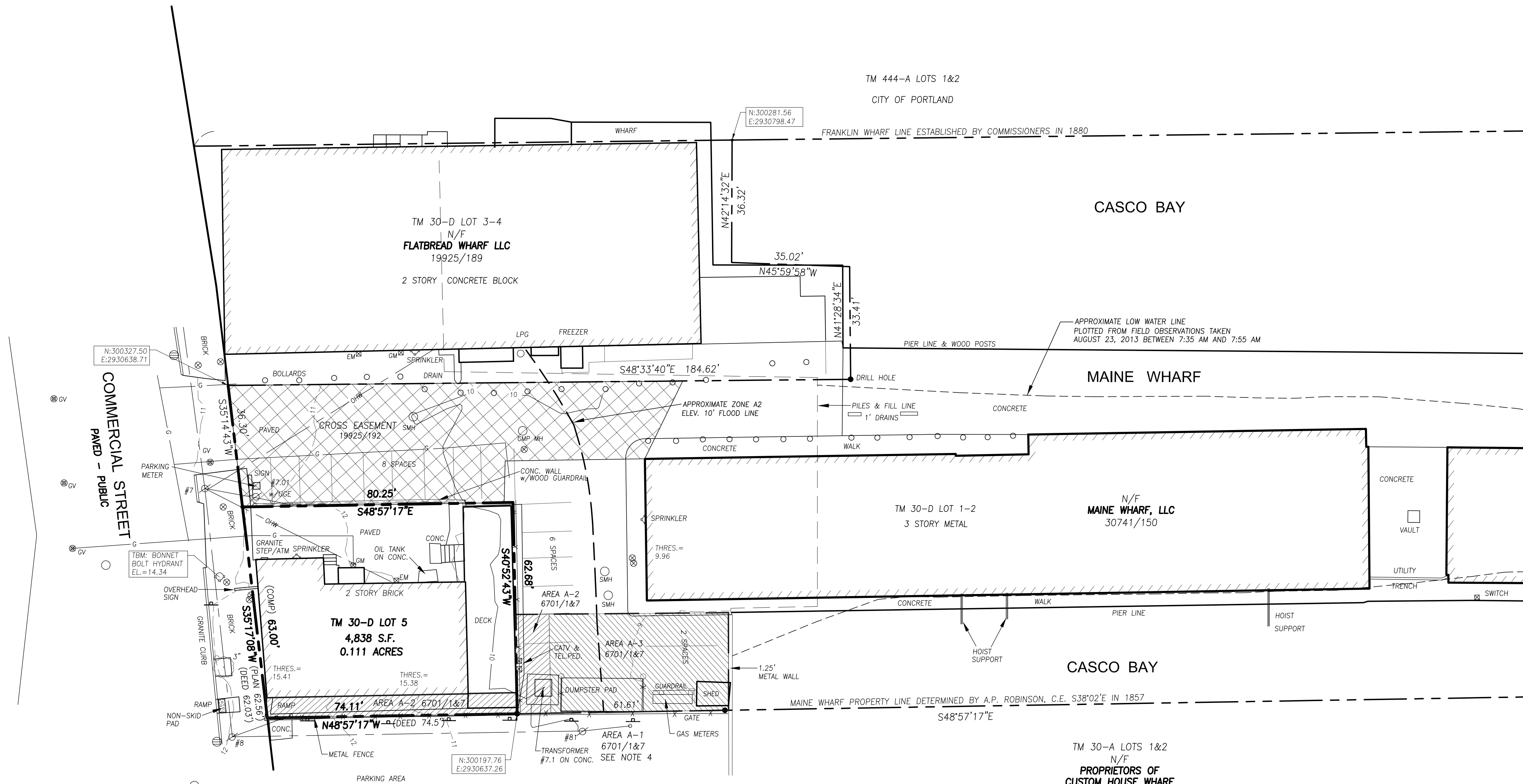
Date: _____

f	Addition, SF			Total:
	Interior	Deck	Interior	
	21 24		851	2975
1	21 24		851	3716
3	21 24		413	3115
Total:	6372	0	2115	



Approved for Historic Preservation
Certificate of Appropriateness
11/18/19
Date:

▲ CITY POINT
1127-14-2352
N 300415.08
E 2930580.08

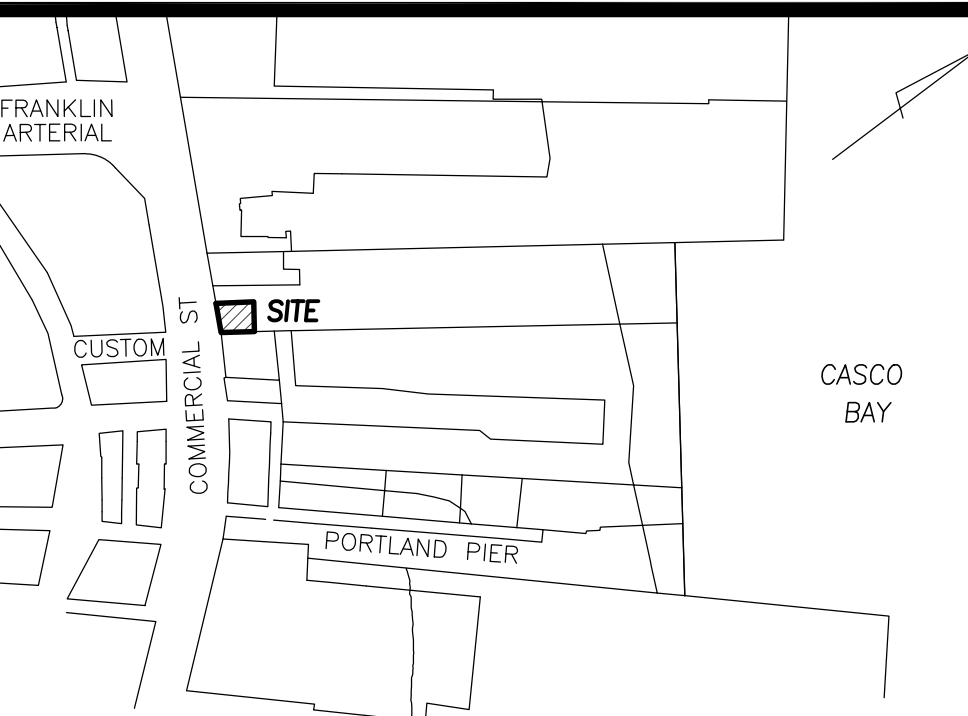
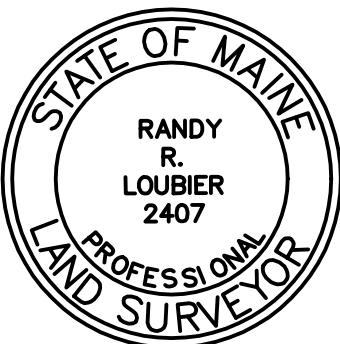


CERTIFICATE

OWEN HASKELL, INC. CERTIFIES TO BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

11/15/18
DATE

Randy R. Loubier
RANDY R. LOUBIER, PLS NO. 2407



LOCATION MAP N.T.S.

LEGEND

- | | |
|-------------------------|------------------------|
| ● CAPPED IRON FOUND | —x—x— FENCE |
| ⊗ WATER VALVE | —=—= CURB |
| ⊙ GAS VALVE | —OHV— OVERHEAD WIRES |
| ⊙ BOLLARD | —G— GAS LINE |
| ⊙ UTILITY POLE | N/F NOW OR FORMERLY |
| ⊙ MANHOLE | 000/000 DEED BOOK/PAGE |
| ⊙ CATCH BASIN | |
| ⊙ SIGN | |
| ⊙ HYDRANT | |
| ⊙ GAS OR ELECTRIC METER | |

PLAN REFERENCES

1. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR MAINE WHARF ASSOCIATES, LAND TITLE SURVEY, DATED 3 DEC. 1989, REVISED THROUGH JUNE 29, 1995 BY E.C. JORDAN SURVEYORS.
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5. PLAN OF LAND AT MAINE WHARF, 68-72 COMMERCIAL STREET, PORTLAND, MAINE MADE FOR RECORD OWNER MAINE WHARF, LLC JUNE 3, 2015, REV. 2 NOV. 13, 2018 BY OWEN HASKELL, INC.

GENERAL NOTES

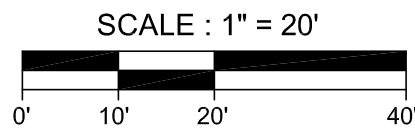
1. OWNER OF RECORD: 84 COMMERCIAL ST. LLC, P.O. BOX 535 BUXTON ME 04093, C.C.R.D. BOOK 33057/6
2. PROPERTY IS SHOWN AS LOT 5 BLOCK D ON CITY OF PORTLAND'S ASSESSORS MAP 30.
3. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE NAD83 CITY POINTS 1113-49-142 AND 1127-14-2352 USED.
4. AREA A-1, AREA A-2 AND AREA A-3 ARE AREAS OF AGREEMENTS AND EASEMENTS REFERENCED IN DEED BOOK 6701/1 AND 6701/7.
5. ELEVATIONS ARE BASED ON CITY DATUM. BENCHMARK USED IS A USC&GS DISK AT 17 COMMERCIAL STREET ELEVATION=14.50.

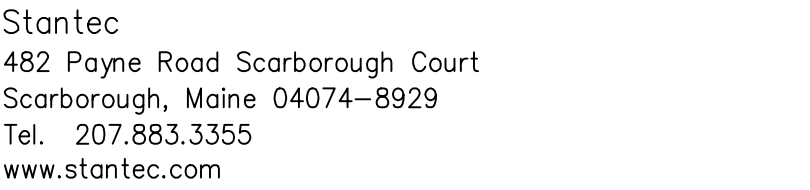
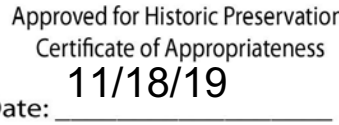
UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DISSAAT AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

Plan of Land
At
Maine Wharf
84 Commercial Street, Portland, Maine
Made for Record Owner
84 Commercial Street, LLC
P.O. Box 535 Buxton, Maine 04093

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, UNIT 10, FALMOUTH, MAINE 04105
DRAWN BY: RRL / JLV DATE: NOV. 15, 2018 JOB NO. 2012-197-P
CHECKED BY: RRL SCALE: 1" = 20' DRWG. NO. 1





Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing – any errors or omissions shall be reported to Stantec without delay.

The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

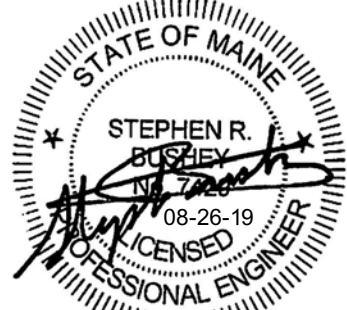
City Approval



	Revised	by	Y/M/D
7. REVISED PER CITY COMMENTS AND RESUBMITTED TO CITY	CDD	SRB	19/08/26
6. REVISED AND RESUBMITTED TO CITY	CDD	SRB	19/07/31
5. REVISED PER CITY COMMENTS	PBF	SRB	19/05/07
4. REVISED PER CITY STAFF COMMENTS	CDD	SRB	19/04/16
3. REVISED AND RESUBMITTED TO CITY FOR REVIEW	CDD	SRB	19/03/27
2. REVISED AND RESUBMITTED TO CITY FOR REVIEW	CDD	SRB	19/02/05
1. REVISED AND RESUBMITTED TO CITY AS LEVEL APPLICATION	CDD	SRB	19/01/04

File Name: 84_commercial_base	CDD	SRB	SRB	18.11.16
	DWN.	CHKD.	DSGN.	DATE

Permit-Seal



Client/Project
84 COMMERCIAL STREET LLC

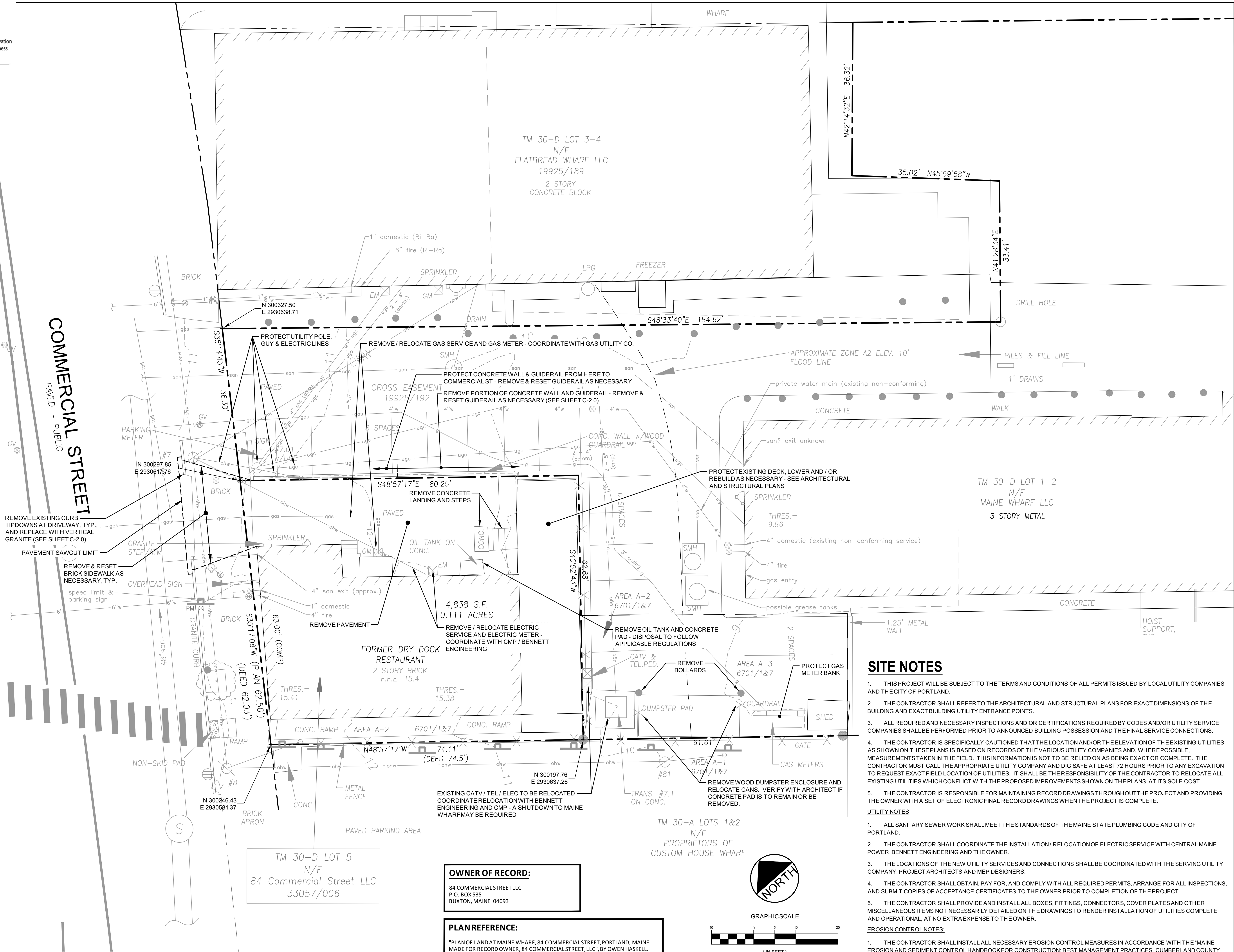
BUILDING ADDITION
84 COMMERCIAL STREET
PORTLAND, MAINE

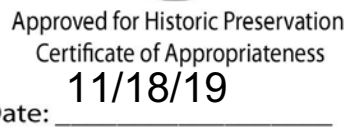
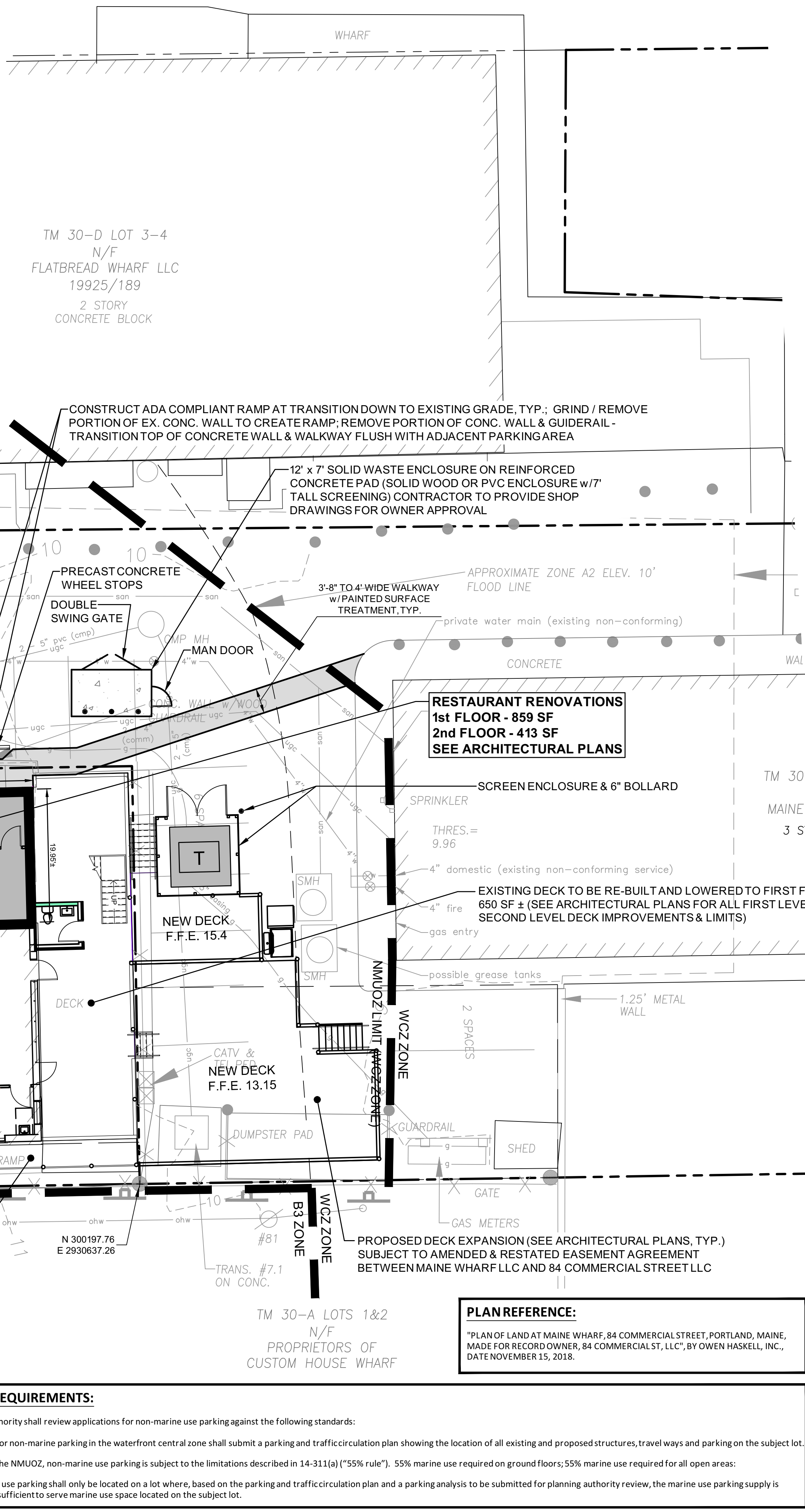
Title
EXISTING CONDITIONS &
REMOVALS PLAN

Project No.	Scale
GP #3553	1" = 10'

Sheet

C-1.0



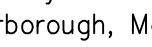
[illegible]

WCI Waterfront Commercial Zone Summary Dimensional and Parking Requirements			
Requirement	Existing	Provided	
Minimum Lot Size	None	4,838 SF	
Minimum Frontage Along Commercial Street	75'	63.0' (EXISTING)	
Minimum Lot Width within the NUJ02	Fifty (50) feet measured parallel with Commercial Street and such lot width shall be continuous for the full depth of the lot located within the NUJ02	63.0'	
Front Yard	None	0.6'	
Side Yard	None	1.0'	
Rear Yard	None	0'	
Sellback from Pier Edge	Any new building proposed to be larger than three-hundred (300) square feet, and located more than 35 feet from the southerly sideline of Commercial Street, shall provide no less than fifteen (15) feet of first floor to ceiling vertical clearance to promote marine industrial use potential. New buildings less than three-hundred (300) square feet or additions to existing multi-story buildings are exempt from this provision but shall provide the maximum ground floor clearance practicable.	UNCHANGED	
Maximum Lot Coverage	100%	< 100%	
Maximum Building Height	50' Except as provided in (h) below, a structure in the waterfront central zone shall provide no more than three habitable floor; however, typical rooftop appendances and/or enclosed or open mechanical installations shall be allowed over the third floor.	35' + EXISTING (UNCHANGED)	
Minimum Ground Floor Clearance	Any new building proposed to be larger than three-hundred (300) square feet, and located more than 35 feet from the southerly sideline of Commercial Street, shall provide no less than fifteen (15) feet of first floor to ceiling vertical clearance to promote marine industrial use potential. New buildings less than three-hundred (300) square feet or additions to existing multi-story buildings are exempt from this provision but shall provide the maximum ground floor clearance practicable.	EXEMPT	
New Non-marine Use Building Exception for Uddle Floors and Minimum Ground Floor Clearance	Notwithstanding provisions (f) and (g) above, for new non-marine use buildings permitted within NUJ02, four (4) usable floors are allowed and ground floor clearance minimums do not apply.	N/A	
Parking	Not Applicable	Not Applicable	

- Development Standards:
 - Maximum setback for new development on lots with seventy-five (75) or more feet of Commercial Street frontage:

Any new non-marine development constructed subject to this provision which is located on a lot with seventy-five (75) or more feet of frontage along the Commercial Street right of way shall be located with its front facade no further than thirty-five feet (35) from the southerly sideline of the Commercial Street right of way, furthermore, the development shall orient its front facade and its primary pedestrian entrance toward Commercial Street and no vehicular circulation or parking may occupy the land or pier area between the front facade of the building and Commercial Street. Non-marine development subject to this provision on lots with less than seventy-five feet of frontage along the Commercial Street right of way, changes of use within existing buildings, and/or building additions of less than 5,000 square feet of new development to existing buildings are exempt from the maximum setback provisions established herein.

8	REVISED DECK BATHROOM STAIR LOCATION AND RESUBMITTED	CDD	9/08/17
7	REVISED PER CITY COMMENTS AND RESUBMITTED	CDD	9/08/26
6	REVISED PER CITY COMMENTS TO CITY	CDD	9/07/31
5	REVISED PER CITY COMMENTS	PRF	9/05/07
4	REVISED PER CITY STAFF COMMENTS	CDD	9/05/07
3	REVISED AND RESUBMITTED TO CITY FOR REVIEW	CDD	9/03/27
2	REVISED AND RESUBMITTED TO CITY FOR REVIEW	CDD	9/02/25
1	RESUBMITTED TO CITY AS LEVEL 1 APPLICATION	CDD	9/01/10
Revision			By
			YYMMDD



Stantec

Stantec
482 Payne Road Scarborough Court
Scarborough, Maine 04074-8929
Tel. 207.883.3355
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing – any errors or omissions shall be reported to Stantec without delay.

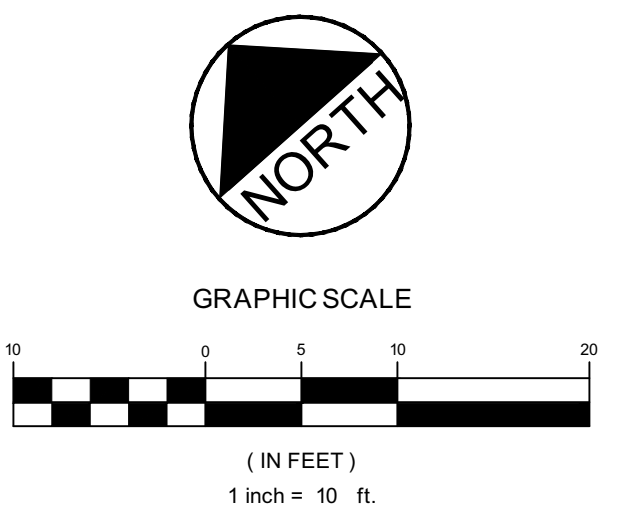
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City Approval

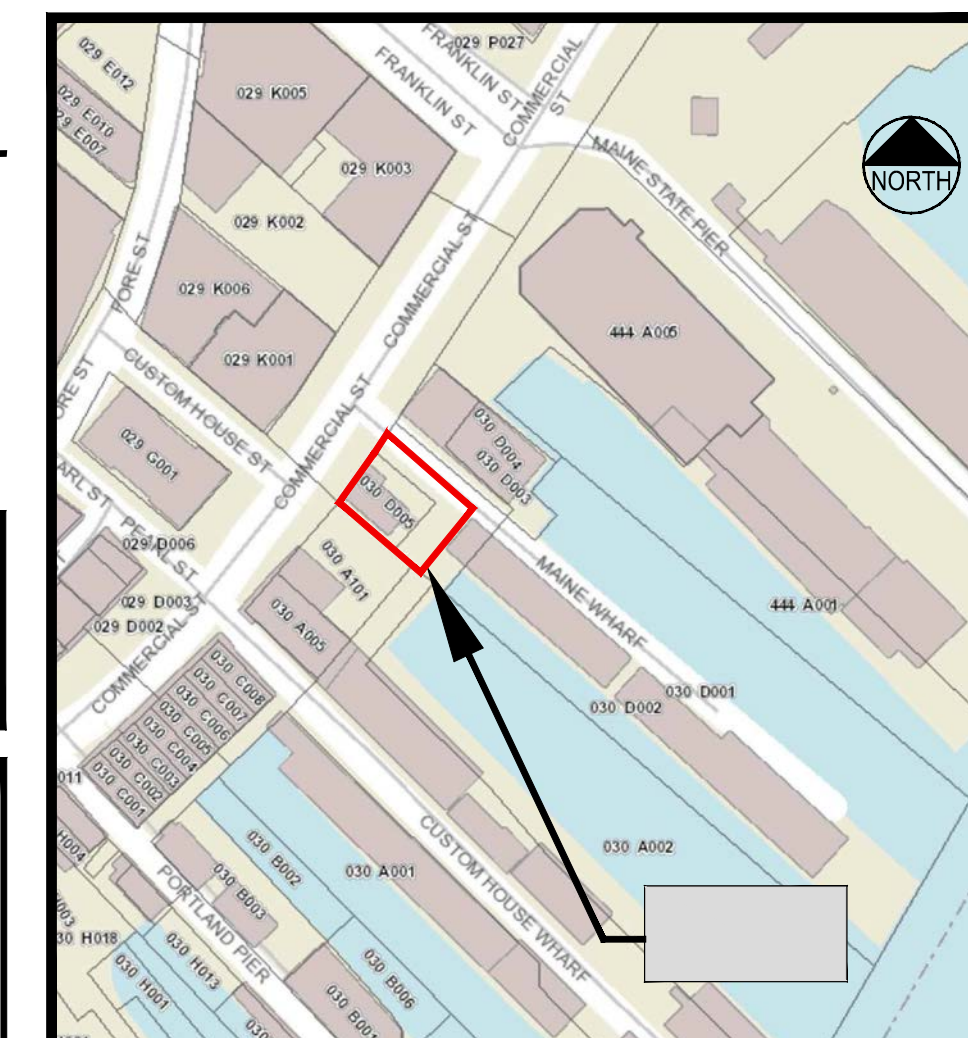


Relationships. Responsiveness. Results.
www.gorillpalmer.com
207.772.2515

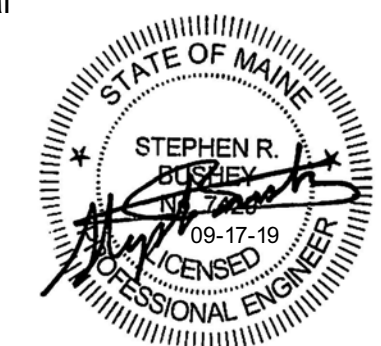
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OWNER OF RECORD:
84 COMMERCIAL STREET LLC
P.O. BOX 535
BUXTON, MAINE 04093



File Name: 84_commercial_base	CDD	SRB	SRB	18.11.16
	DWN.	CHKD.	DSGN.	DATE



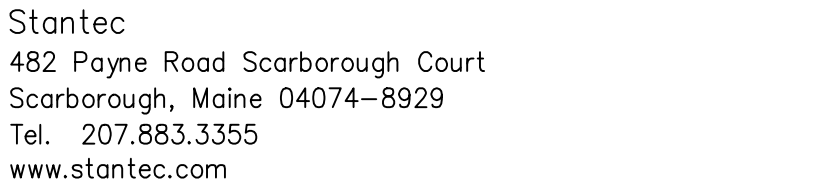
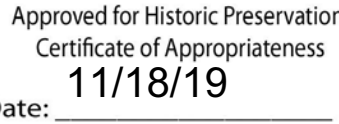
Client/Project
84 COMMERCIAL STREET LLC

BUILDING ADDITION
84 COMMERCIAL STREET
PORTLAND, MAINE

Title
SITE PLAN

Project No.	Scale
GP #3553	1" = 10'

Sheet

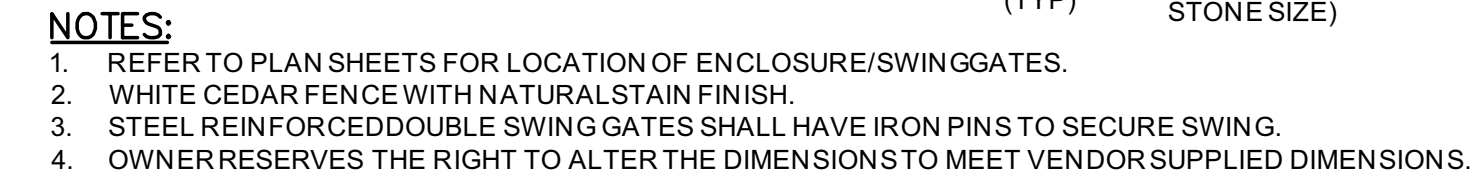
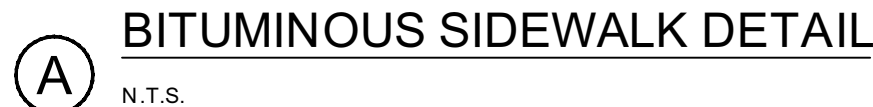


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City Approval



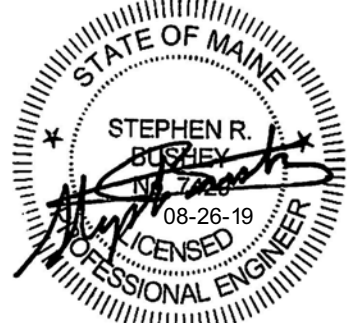
DUMPSTER PAD & FENCE ENCLOSURE DETAIL
N.T.S.



7	REVISED PER CITY COMMENTS AND RESUBMITTED	DD	SAB	19/08/27
6	REVISED AND RESUBMITTED TO CITY	DD	SAB	19/07/31
5	REVISED PER CITY COMMENTS	PBF	SAB	19/05/07
4	REVISED PER CITY STAFF COMMENTS	DD	SAB	19/04/16
3	REVISED AND RESUBMITTED TO CITY FOR REVIEW	DD	SAB	19/03/27
2	REVISED AND RESUBMITTED TO CITY FOR REVIEW	DD	SAB	19/02/05
1	RESUBMITTED TO CITY AS LEVEL 1 APPLICATION	DD	SAB	19/01/10
By				Aspld.
Revision				YY MM DD

File Name: 84_commercial_details	CDD	SRB	SRB	18.11.16
	DWN.	CHKD.	DSGN.	DATE

Permit-Seal



Client/Project
84 COMMERCIAL STREET LLC

BUILDING ADDITION
84 COMMERCIAL STREET
PORTLAND,MAINE

Title
DETAILS

Project No.	Scale
GP #3553	N.T.S.

Sheet



Approved for Historic Preservation
Certificate of Appropriateness
11/18/19

Date:

GENERAL NOTES

- DETAILS SHOWN ON THESE DRAWINGS ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- BRACE BUILDING UNTIL STRUCTURAL ELEMENTS NECESSARY FOR STABILITY HAVE BEEN INSTALLED. THESE ELEMENTS INCLUDE: ROOF DECK, FLOOR DECK, SHEAR WALLS, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION.
- CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY PROPOSED CHANGES, DEVIATIONS OR SUBSTITUTIONS FROM DIMENSIONS, MATERIALS OR EQUIPMENT SHOWN ON THESE DRAWINGS AND MAKE ONLY THOSE CHANGES ACCEPTED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION BETWEEN THE STRUCTURAL DRAWINGS AND THE DRAWINGS OF OTHER DISCIPLINES TO INCLUDE THE LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY.

FOUNDATION RELATED EARTHWORK

- GENERAL:
1. THESE NOTES COVER EXCAVATING, BACKFILLING, AND COMPACTING WITHIN BUILDING FOOTPRINT AND TO FIVE FEET AROUND BUILDING PERIMETER.

- SUBMITTALS FOR REVIEW:
1. SUBMIT SIEVE ANALYSIS AND MOISTURE DENSITY CURVE FOR EACH MATERIAL AND EACH SOURCE TO BE USED.

- EXCAVATION:
1. EXCAVATE SUBSOIL REQUIRED FOR BUILDING FOUNDATIONS. HAND TRIM EXCAVATIONS. REMOVE LOOSE MATERIAL.
2. NOTIFY ENGINEER A MINIMUM OF 48 HOURS PRIOR TO EXCAVATIONS TO SCHEDULE A REVIEW OF NATIVE SOIL CONDITIONS. FOOTINGS HAVE BEEN DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 3000 PSF.
3. COMPACT DISTURBED LOAD BEARING SOIL IN DIRECT CONTACT WITH FOOTINGS TO ORIGINAL BEARING CAPACITY.
4. PLACE A MINIMUM OF 6" CRUSHED STONE BENEATH FOOTINGS IF STANDING WATER IS ENCOUNTERED IN EXCAVATIONS.
5. CORRECT UNAUTHORIZED EXCAVATION AT NO COST TO OWNER.
6. FILL OVER EXCAVATED AREAS UNDER STRUCTURE BEARING SURFACES WITH SUITABLE WELL-DRAINED MATERIAL, APPROVED BY ENGINEER, IN 6" LIFTS. COMPACT TO 98% STANDARD PROCTOR.

- BACKFILL AND COMPACTION
1. USE UNFROZEN AND UNSATURATED MATERIALS.
2. BACKFILL SYSTEMATICALLY, AS EARLY AS POSSIBLE, TO ALLOW MAXIMUM TIME FOR NATURAL SETTLEMENT. DO NOT BACKFILL OVER POROUS, WET, FROZEN, OR SPOONY SUBGRADE SURFACES.
3. PLACE FILL MATERIAL IN EQUAL CONTINUOUS LAYERS NOT EXCEEDING 8 INCHES OF COMPACTED DEPTH FOR HAND HELD COMPACTION EQUIPMENT AND A MAXIMUM OF 12 INCHES COMPACTED DEPTH FOR VIBRATORY ROLLERS. COMPACT IN ACCORDANCE WITH BACKFILL REQUIREMENTS AT END OF THIS SECTION.
4. EMPLOY PLACEMENT METHOD SO NOT TO DISTURB OR DAMAGE FOUNDATIONS OR FOUNDATION PERIMETER DRAINAGE.
5. MAINTAIN OPTIMUM MOISTURE CONTENT OF BACKFILL MATERIALS TO ATTAIN REQUIRED COMPACTION DENSITY.
6. BACKFILL AGAINST SUPPORTED FOUNDATION WALLS.
7. BACKFILL SIMULTANEOUSLY ON EACH SIDE OF FOUNDATION WALLS NOT DESIGNED FOR RETAINAGE OF SOIL ON ONE SIDE.
8. PERFORM LABORATORY MATERIAL TESTS IN ACCORDANCE WITH ASTM D1557.
9. PERFORM IN PLACE COMPACTION TESTS IN ACCORDANCE WITH ASTM D2922

- MATERIALS
- A. STRUCTURAL FILL
- | SIEVE DESIGNATION | %PASSING BY WEIGHT |
|-------------------|--------------------|
| 4 INCH | 100 |
| 3 INCH | 90-100 |
| 1/4 INCH | 25-90 |
| NO. 40 | 0-30 |
| NO. 200 | 0-5 |
- B. FINE GRANULAR FILL
- | SIEVE DESIGNATION | % PASSING BY WEIGHT |
|-------------------|---------------------|
| 2 INCH | 100 |
| 1 1/2 INCH | 90-100 |
| NO. 4 | 30-60 |
| NO. 100 | 0-12 |
| NO. 200 | 0-6 |
- C. CRUSHED STONE: M&DOT STANDARD SPECIFICATION 703.22 "UNDERDRAIN BACKFILL TYPE C" (CRUSHED)
- D. UNDERDRAIN SAND: M&dot STANDARD SPECIFICATION 703.22 TYPE B "UNDERDRAIN AGGREGATE"
- E. SUITABLE NATIVE SOIL: ON SITE SAND OR GRAVEL REASONABLY FREE OF LOAM, SILT, CLAY, OR ORGANIC MATTER.

- BACKFILL REQUIREMENTS
- A. FILL WITHIN BUILDING ENVELOPE:
1. MATERIAL: STRUCTURAL FILL
2. COMPACTION: 95% MODIFIED PROCTOR
3. TESTING: EVERY OTHER LIFT; EVERY 1000 SQUARE FEET
- B. BACKFILL ALONG EXTERIOR OF BUILDING:
1. MATERIAL: STRUCTURAL FILL
2. COMPACTION: 90% MODIFIED PROCTOR.
- C. GRAVEL BELOW SLABS:
1. MATERIAL: STRUCTURAL FILL, FINE GRANULAR FILL
2. COMPACTION: 95% MODIFIED PROCTOR
3. TESTING: EVERY 1000 SQUARE FEET.

CAST-IN-PLACE CONCRETE

- GENERAL
1. CODES AND STANDARDS: COMPLY WITH THE PROVISIONS OF THE LATEST EDITIONS OF:
- A. ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
- B. ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
- C. ACI 305 "HOT WEATHER CONCRETING"
- D. ACI 306 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING"
- E. ACI 308 "STANDARD PRACTICE FOR CURING CONCRETE"

- SUBMITTALS
1. SHOP DRAWINGS: INDICATE REINFORCEMENT SIZES, SPACINGS, LOCATIONS, AND QUANTITIES, BENDING AND CUTTING SCHEDULES, SUPPORTING AND SPACING.
2. DESIGN DATA: SUBMIT MIX DESIGNS A MINIMUM OF FIVE WORKING DAYS PRIOR TO PLACING CONCRETE. INCLUDE TECHNICAL DATA SHEETS ON ANY ADMIXTURES TO BE USED. INCLUDE EITHER TRIAL MIX DESIGNS OR HISTORIC FIELD DATA FOR APPROVAL IN ACCORDANCE WITH ACI 318, CHAPTER 5.

- CONCRETE REINFORCING
1. REINFORCEMENT: ASTM A615/A615M; 60 KSI YIELD STRENGTH, DEFORMED STEEL BARS.
2. WELDED PLAIN WIRE FABRIC: ASTM A185.
3. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS: SIZED AND SHAPED FOR SUPPORT OF REINFORCING; PLASTIC TIPPED OR NON-CORRODING FOR SUPPORTS EXPOSED TO WEATHER. FOREIGN MATERIAL SUCH AS WOOD OR OTHER UNSUITABLE MATERIAL SHALL NOT BE USED.
4. FABRICATE CONCRETE REINFORCEMENT IN ACCORDANCE WITH CRSI MANUAL OF PRACTICE, ACI 301 AND ACI 318.
5. CONCRETE CLEAR COVER FOR REINFORCING, UNLESS NOTED OTHERWISE
- | | 3" | 2" | 3/4" |
|---|----|----|------|
| A. BOTTOM OF FOOTINGS AND SLABS ON GRADE: | | | |
| B. SIDES OF FOOTINGS: FOUNDATION WALLS: | | | |
| C. FACES OF WALLS OTHER THAN THOSE NOTED ABOVE: | | | |

- CONCRETE MATERIALS
1. CEMENT: ASTM C150, NORMAL-TYPE I PORTLAND TYPE.
2. FINE AND COURSE AGGREGATES: ASTM C33
3. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE.
4. AIR ENTRAINMENT ADMIXTURE: ASTM C260
5. FIBER REINFORCING: TYPE III SYNTHETIC VIRGIN HOMOPOLYMER POLYPROPYLENE FIBERS CONFORMING TO ASTM C1116
6. CONCRETE STRENGTH AT 28 DAYS:
- | | PSI | SLUMP |
|--|----------|-------|
| A. FOOTINGS, PIERS AND FOUNDATION WALLS: | 3000 PSI | 4±1 |
| B. INTERIOR SLABS ON GRADE: | 3000 PSI | 4±1 |
| C. EXTERIOR SLAB: | 4500 PSI | 4±1 |
7. MIX AND DELIVER IN ACCORDANCE WITH ASTM C94.
8. ADD AIR ENTRAINING AGENT TO CONCRETE MIX FOR CONCRETE EXPOSED TO EXTERIOR. PROVIDE AIR ENTRAINMENT OF 5 TO 7% BY VOLUME.
9. NO CHLORIDE OR OTHER UNAUTHORIZED ADMIXTURES SHALL BE USED.

- INSERTS, EMBEDDED COMPONENTS AND OPENINGS
1. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
2. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENINGS, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.
3. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL, AND PLUMB.
4. PLACE JOINT FILLER AT PERIMETER OF FLOOR SLAB, PENETRATIONS AND ISOLATION JOINTS.
5. WET SETTING OF COMPONENTS, INCLUDING ANCHOR RODS AND REINFORCING, IS NOT PERMITTED.

- EXECUTION
1. CONCRETE FORMS SHALL BE CLEAN AND FREE FROM DEBRIS.
2. APPLY FORM RELEASE AGENT TO FORMWORK PRIOR TO PLACING FORM ACCESSORIES AND REINFORCEMENT.
3. COAT INSIDE OF UNTREATED FORMS WITH WATER PRIOR TO USE.
4. DO NOT DAMAGE CONCRETE DURING STRIPPING.
5. OBTAIN APPROVAL PRIOR TO FORMING OPENINGS IN STRUCTURAL MEMBERS NOT INDICATED ON THE DRAWINGS.
6. PROVIDE BRACING TO ENSURE STABILITY OF CONCRETE.
7. DO NOT REMOVE FORMS OR BRACING UNTIL CONCRETE HAS GAINED SUFFICIENT STRENGTH TO CARRY ITS OWN WEIGHT AND ANY IMPOSED LOADS.
8. CLEAN FORMS AS ERECTION PROCEEDS, TO REMOVE FOREIGN MATTER
9. REMOVE FORMWORK PROGRESSIVELY AND IN ACCORDANCE WITH CODE REQUIREMENTS.
10. PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
11. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
12. DO NOT WELD CROSSING REINFORCEMENT BARS FOR ASSEMBLY EXCEPT AS PERMITTED BY ARCHITECT/ENGINEER.
13. SPACE REINFORCEMENT BARS WITH MINIMUM CLEAR SPACING IN ACCORDANCE WITH ACI 318.
14. MAINTAIN CONCRETE COVER AROUND REINFORCEMENT IN ACCORDANCE WITH ACI 318.
15. PREPARE PREVIOUSLY PLACED CONCRETE BY CLEANING WITH STEEL BRUSH AND APPLYING BONDING AGENT.
16. COMPLY WITH ACI CODES AND PLACE CONCRETE CONTINUOUSLY BETWEEN PREDETERMINED EXPANSION, CONTROL AND CONSTRUCTION JOINTS. DO NOT BREAK OR INTERRUPT SUCCESSIVE POURS CREATING COLD JOINTS.
17. PLACE FLOOR SLABS IN SAW CUT PATTERN INDICATED.
18. SLOPED SLABS-ON-GRADE LEVEL.

- FLOOR FINISHING
1. FINISH CONCRETE FLOOR SURFACES IN ACCORDANCE WITH ACI 301 AND ACI 302.1.
2. UNIFORMLY SPREAD, SCREED, AND FLOAT CONCRETE.
3. WOOD FLOAT SURFACES RECEIVING TILE WITH FULL BED SETTING SYSTEM.
4. STEEL TROWEL SURFACES RECEIVING CARPETING, RESILIENT FLOORING, SEAMLESS FLOORING, THIN SET TILE, OR REMAINING EXPOSED TO VIEW IN FINISHED CONSTRUCTION.
5. REFER TO SPECIFICATIONS FOR FLOOR FINISH TOLERANCES
6. IN AREAS WITH FLOOR DRAINS, MAINTAIN FLOOR LEVEL AT WALLS AND SLOPE SURFACES UNIFORMLY TO DRAINS.

- CURING
1. IMMEDIATELY AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.
2. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE BUT NOT LESS THAN 7 DAYS.

- ERECTION TOLERANCES
1. INSTALL REINFORCEMENT WITHIN TOLERANCES REQUIRED BY ACI 318.

- TESTING
1. PERFORM FIELD TESTING IN ACCORDANCE WITH ACI 301 AND ACI 318.
2. SAMPLE CONCRETE AND MAKE ONE SET OF FOUR CYLINDERS TO BE TESTED AT AN INDEPENDENT TESTING LABORATORY. THE SAMPLES SHALL BE TAKEN FROM ONE CONCRETE TRUCK AND LABELED WITH DATE, TRUCK NUMBER, AND LOCATION OF PLACEMENT. THE CYLINDERS SHALL BE TESTED AS FOLLOWS: 1 AT 7 DAYS; 2 AT 28 DAYS, THE LAST AT 56 DAYS, IF REQUIRED. TEST CYLINDERS SHALL BE TAKEN AT LEAST ONE PER PLACEMENT OR AT THE FOLLOWING INCREMENTS:
- A. RETAINING WALLS AND FOOTINGS: EVERY 50 CUBIC YARDS
- B. ISOLATED FOOTINGS: EVERY 25 CUBIC YARDS
- C. SLABS: EVERY 50 CUBIC YARDS
3. FIELD TESTING: PERFORMED BY A GRADE I ACI FIELD TESTING TECHNICIAN
4. FIELD TESTING SHALL BE PAID FOR BY OWNER.
5. MEASURE SLUMP AND TEMPERATURE FOR EACH COMPRESSIVE STRENGTH CONCRETE SAMPLE.
6. MEASURE AIR CONTENT IN AIR ENTRAINED CONCRETE FOR EACH COMPRESSIVE STRENGTH CONCRETE SAMPLE.

- RELATED ITEMS
1. FORM RELEASE AGENT: COLORLESS MINERAL OIL NOT CAPABLE OF STAINING CONCRETE OR IMPAIRING NATURAL BONDING CHARACTERISTICS OF COATING INTENDED FOR USE ON CONCRETE.
2. SLAB EDGE JOINT FILLER: ASTM D1751, PREMOLDED ASPHALTIC BOARD, 1/2 INCH THICK.

WOOD FRAMING AND SHEATHING

- GENERAL:
1. UNLESS OTHERWISE SPECIFIED, EACH PIECE OF LUMBER SHALL BEAR THE GRADE MARK, STAMP, OR OTHER IDENTIFYING MARKS INDICATING GRADES OF MATERIALS, AND RULES OR STANDARDS UNDER WHICH PRODUCED. SUCH IDENTIFYING MARKS ON A MATERIAL SHALL BE IN ACCORDANCE WITH THE RULE OR STANDARD UNDER WHICH THE MATERIAL IS PRODUCED, INCLUDING REQUIREMENTS FOR QUALIFICATIONS AND AUTHORITY OF THE INSPECTION ORGANIZATION, USAGE OF AUTHORIZED IDENTIFICATIONS, AND INFORMATION INCLUDED IN THE IDENTIFICATION. THE INSPECTION AGENCY FOR LUMBER SHALL BE APPROVED BY THE BOARD OF REVIEW, AMERICAN LUMBER STANDARDS COMMITTEE, TO GRADE SPECIES USED.
2. PROTECT LUMBER AND OTHER PRODUCTS FROM DAMPNESS BOTH DURING AND AFTER DELIVERY AT THE SITE. PILE PLYWOOD AND LUMBER IN STACKS IN SUCH A MANNER AS TO PROVIDE ADEQUATE AIR CIRCULATION AND TO PREVENT WARPING. LOCATE STACKS IN WELL DRAINED AREAS, SUPPORTED AT LEAST 6 INCHES ABOVE GRADE AND COVER WITH WELL VENTILATED SHEDS HAVING FIRMLY CONSTRUCTED OVERHANGING ROOF AS WELL AS SUFFICIENT END WALL TO PROTECT LUMBER FROM DRIVING RAIN.
3. STORE SEASONED MATERIALS IN DRY PORTIONS OF THE BUILDING.
4. PROTECT SHEET MATERIALS FROM CORNERS BREAKING AND DAMAGING SURFACES WHILE UNLOADING.

- LUMBER MATERIALS:
1. NOMINAL SIZES ARE INDICATED EXCEPT AS INDICATED BY DETAILED DIMENSIONS. PROVIDE ACTUAL SIZES AS REQUIRED BY PRODUCT STANDARD 20, DEPARTMENT OF COMMERCE.
2. PROVIDE DRESSED LUMBER UNLESS NOTED OTHERWISE.
3. LUMBER GRADES:

- A. 2X4 AND 2X6 BEARING WALLS, INTERIOR AND EXTERIOR LOCATIONS:
- i. SPECIES AND GRADE: SPRUCE-PINE-FIR NO. 2 OR BETTER AS GRADED BY NLGA OR NELMA MEETING THE FOLLOWING MINIMUM ALLOWABLE STRESS CRITERIA:
- | | |
|-----------------|-----------------|
| F _b | = 775 PSI |
| F _v | = 135 PSI |
| F _{cl} | = 1150 PSI |
| F _c | = 425 PSI |
| E | = 1,400,000 PSI |
- ii. MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19%
- B. 2x8 BEARING WALLS, STRUCTURAL FLOOR AND ROOF FRAMING
- i. SPECIES AND GRADE: SPRUCE-PINE-FIR NO. 1/NO. 2 AS GRADED BY NLGA MEETING THE FOLLOWING MINIMUM ALLOWABLE STRESS CRITERIA:
- | | |
|-----------------|-----------------|
| F _b | = 875 PSI |
| F _v | = 135 PSI |
| F _{cl} | = 1000 PSI |
| F _c | = 335 PSI |
| E | = 1,100,000 PSI |
- ii. MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19%
- C. PRESSURE TREATED LUMBER
- i. SPECIES AND GRADE: SOUTHERN PINE NO. 2 AS GRADED BY SPIB
- D. MISCELLANEOUS LUMBER- PROVIDE WOOD FOR SUPPORT OR ATTACHMENT OF THE WORK INCLUDING NON-BEARING PARTITIONS, CANT STRIPS, BUCKS, WALLERS, BLOCKING, FURRING, GROUNDS, STRIPPING AND SIMILAR MEMBERS.
- SPECIES AND GRADE: SPRUCE-PINE-FIR STUD GRADE AS GRADED BY NELMA
- E. LAMINATED VENEER LUMBER (LVL) - LAMINATED DOUGLAS FIR OR SOUTHERN PINE (MICROLAM BY TRUS-JOIST OR APPROVED EQUIVALENT) MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
- i. F_b (BENDING STRESS) = 2,600 PSI
- ii. F_v (HORIZONTAL SHEAR STRESS) = 285 PSI
- iii. F_c (COMPRESSION PERPENDICULAR TO GRAIN) = 750 PSI
- iv. E (MODULUS OF ELASTICITY) = 2,000,000 PSI

- SHEATHING MATERIALS:
1. ROOF SHEATHING: 5/8" APA RATED SHEATHING, 40/20 SPAN RATING; EXPOSURE DURABILITY 1
2. WALL SHEATHING: 1/2" APA RATED SHEATHING, 32/16 SPAN RATING; EXPOSURE DURABILITY 1

- ACCESSORIES:
1. FASTENERS: GALVANIZED STEEL FOR EXTERIOR, HIGH HUMIDITY, AND TREATED WOOD LOCATIONS, PLAIN FINISH ELSEWHERE. FURNISH ITEMS OF ROUGH HARDWARE, METAL CONNECTORS, BOLTS, ETC., REQUIRED TO COMPLE THE WORK. BOLTS, NUTS AND WASHERS SHALL BE HOT DIPPED GALVANIZED STEEL.
2. STRUCTURAL FRAMING CONNECTORS: JOIST HANGERS: GALVANIZED STEEL, SIZED TO SUIT FRAMING CONDITIONS. MANUFACTURED BY SIMPSON STRONG TIE OR APPROVED EQUIVALENT.
3. SILL GASKET ON TOP OF FOUNDATION WALL: PLATE WIDTH, 1/4", THICK CLOSED CELL FOAM FROM CONTINUOUS ROLLS.

- WOOD TREATMENT:
1. WOOD PRESERVATIVE (PRESSURE TREATMENT): AWPA U1
- A. USE CATEGORY UC2 FOR INTERIOR CONSTRUCTION NOT IN CONTACT WITH THE GROUND.
- B. USE CATEGORY UC3B FOR EXTERIOR CONSTRUCTION NOT IN CONTACT WITH THE GROUND.
- C. USE CATEGORY UC4a FOR ITEMS IN CONTACT WITH THE GROUND.
2. ALL WOOD TO BE USED IN PERMANENT CONSTRUCTION THAT IS IN CONTACT WITH CONCRETE, MASONRY, WATER, GROUND, LEFT EXPOSED TO THE WEATHER, AND AS INDICATED ON THE DRAWINGS SHALL BE PRESSURE TREATED AGAINST DECAY. PRESERVATIVES SHALL BE COMPATIBLE WITH MATERIALS WITH WHICH THEY WILL BE USED.

- EXECUTION:
1. ALL FASTENING SHALL COMPLY WITH THE NATIONAL FOREST AND PAPER ASSOCIATION NATIONAL DESIGN SPECIFICATION OR THE "RECOMMENDED FASTENING SCHEDULE" IN THE 2009 INTERNATIONAL BUILDING CODE UNLESS NOTED OTHERWISE ON THE CONTRACT DRAWINGS.
2. PLACE MEMBERS LEVEL AND PLUMB, IN THE CORRECT POSITION. BLOCKING SHALL BE OF THE SIZE AND SHAPE TO CARRY THE REQUIRED LOADING.
3. CONSTRUCT FRAMING MEMBERS FULL LENGTH, WITHOUT SPLICES.
4. PLACE SILL GASKET DIRECTLY ON FOUNDATION.
5. CURB ROOF OPENINGS EXCEPT WHERE CURBS ARE PROVIDED. CONSTRUCT CURB MEMBERS OF SINGLE PIECES FOR EACH SIDE. FORM CORNERS BY ALTERNATING LAPPING SIDE MEMBERS.
6. POST AND COLUMNS FROM HEADERS AND BEAMS SHALL BEAR CONTINUOUSLY TO THE CONCRETE FOUNDATIONS, INCLUDING BLOCKING IN INTERSTITIAL FLOOR AND ROOF SPACES. BLOCKING SHALL BE OF THE SIZE AND SHAPE TO CARRY THE REQUIRED LOADING.
7. ALL BOTTOM BEARING PLATES, FOR STUD WALLS OR BEAM BEARING SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS SPACED AT 4'-0" OC, UNLESS NOTED OTHERWISE. ONE ANCHOR SHALL BE LOCATED WITHIN 8" OF ALL BUILDING CORNERS (BOTH SIDES), ALL WALL TERMINATIONS AND EACH SIDE OF JOINTS IN SILL PLATES. A MINIMUM OF TWO (2) ANCHORS SHALL BE INSTALLED PER EA. PIECE FOUNDATION PLATE.
8. ALL BEARING WALLS SHALL BE BLOCKED AT 4'-0" ON CENTER VERTICALLY.
9. INSTALL ROOF SHEATHING WITH LONGER EDGE PERPENDICULAR TO FLOOR FRAMING WITH END JOINTS STAGGERED. SECURE SHEET EDGES OVER FIRM BEARING.
10. INSTALL SHEATHING IN COMBINATION SIMPLE SPAN AND TWO SPAN CONTINUOUS.
11. SECURE WALL SHEATHING PERPENDICULAR TO WALL STUDS, WITH ENDS STAGGERED, OVER FIRM BEARING.
12. PLACE BUILDING PAPER OVER WALL SHEATHING, WEATHER LAP JOINTS AND END LAPS, STAPLE IN PLACE.
13. USE SHEATHING CLIPS BETWEEN SHEETS BETWEEN ROOF FRAMING MEMBERS. INSTALL SOLID EDGE BLOCKING BETWEEN SHEETS AS INDICATED ON PLANS.
14. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

- TOLERANCES:
1. FRAMING MEMBERS: 1/4" INCH FROM TRUE POSITION MAXIMUM.

METAL PLATE CONNECTED WOOD TRUSSES

- SUBMITTALS
1. SHOP DRAWINGS: INDICATE SIZES AND SPACING OF TRUSSES AND ASSOCIATED COMPONENTS, WEB AND CHORD SIZES, PLATE SIZES, FASTENER DESCRIPTIONS AND SPACINGS, LOADS AND TRUSS CAMBERS, AND FRAMED OPENINGS. SUBMIT DESIGN CALCULATIONS, INCLUDING DEFLECTIONS.
2. PRODUCT DATA: PROVIDE TRUSS CONFIGURATIONS, BEARING AND ANCHOR DETAILS, BRIDGING AND BRACING.
3. LAYOUT PLAN INDICATING THE TRUSS DESIGN LOCATIONS AND TRUSS TO TRUSS CONNECTIONS.
4. ALL SHOP DRAWINGS AND CALCULATIONS SHALL BE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED, WHO WILL BE CONSIDERED THE RESPONSIBLE DESIGN ENGINEER OF THE PREFABRICATED WOOD TRUSS SYSTEM. DRAWINGS WILL NOT BE REVIEWED UNTIL THEY ARE STAMPED.
5. REVIEW OF TRUSS SUBMITTALS BY THE ENGINEER SHALL BE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT AND SHALL NOT INDICATE APPROVAL OF THE DESIGN OF THE TRUSS OR ITS COMPONENTS. REVIEW OF THE SHOP DRAWINGS SHALL BE LIMITED TO THE FOLLOWING:
- A. VERIFICATION OF CORRECT LOADING USED BY THE TRUSS ENGINEER.
- B. REVIEW OF THE TRUSS REACTIONS AND VERIFICATION THAT THE BUILDING ELEMENTS ARE ADEQUATE TO SUPPORT THE TRUSS REACTIONS AS DETERMINED BY THE TRUSS ENGINEER.
- C. REVIEW OF DEFLECTIONS AS CALCULATED BY THE TRUSS ENGINEER FOR SUITABILITY IN THE OVERALL BUILDING CONFIGURATION.
- D. DIMENSIONS WILL BE REVIEWED FOR CONFORMANCE WITH THE BEARING LOCATIONS AS INDICATED ON THE PROJECT DRAWINGS.
6. MODIFICATIONS TO PREVIOUSLY SUBMITTED SHOP DRAWINGS SHALL BE RE-SUBMITTED FOR ADDITIONAL REVIEW. THE COST OF ADDITIONAL REVIEW OF MODIFIED SHOP DRAWINGS SHALL BE PAID BY THE CONTRACTOR UNLESS THE CHANGES WERE REQUESTED BY THE ENGINEER, THE OWNER, OR THE OWNER'S REPRESENTATIVE.

- GENERAL
1. DESIGN TRUSSES TO LOADINGS AND CONFIGURATIONS AS SHOWN ON CONTRACT DRAWINGS WITH TOTAL LOAD DEFLECTION LIMITED TO 1/240 OF THE SPAN, INCLUDING CEILING LOAD, AND LIVE LOAD DEFLECTION LIMITED TO 1/360 OF THE SPAN FOR ROOF TRUSSES
2. TRUSS DESIGN, FABRICATION, AND INSTALLATION: IN ACCORDANCE WITH TPI 1 AND BCSI 1-06.
3. MANUFACTURER: COMPANY SPECIALIZING IN MANUFACTURING PRODUCTS SPECIFIED IN THIS SECTION WITH MINIMUM FIVE YEARS DOCUMENTED EXPERIENCE AND APPROVED BY TPI.
4. DESIGN TRUSSES UNDER DIRECT SUPERVISION OF PROFESSIONAL ENGINEER EXPERIENCED IN DESIGN OF THIS WORK AND LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED.
5. WOOD MEMBERS: MINIMUM MEMBER SIZE FOR TOP AND BOTTOM CHORDS OF ROOF TRUSSES SHALL BE 2x6, MINIMUM MEMBER SIZE FOR WEB MEMBERS SHALL BE 2x4, MINIMUM STRESS VALUES SHALL MEET THE VALUES OF SPRUCE-PINE-FIR NO. 1/ NO. 2, STUD GRADE. LUMBER IS NOT ACCEPTABLE, 19 PERCENT MAXIMUM AND 7 PERCENT MINIMUM MOISTURE CONTENT, FINGER SCARFING NOT PERMITTED.
6. STEEL PLATE CONNECTORS:
- A. TPI 1, SECTION 6; HOT DIP GALVANIZED; DIE STAMPED WITH INTEGRAL TEETH; SIZED AS DETERMINED BY TRUSS ENGINEER
7. TRUSS BRIDGING: TYPE, SIZE AND SPACING RECOMMENDED BY TRUSS ENGINEER, TRUSS MANUFACTURER AND TPI.

- ABBREVIATIONS
1. WOOD BLOCKING, SUPPORT MEMBERS, FRAMING FOR OPENINGS: SPECIES AND GRADE SHALL MEET THE REQUIREMENTS OF SPRUCE-PINE-FIR-SOUTH NO. 2 OR BETTER, 19 PERCENT MAXIMUM AND 7PERCENT MINIMUM MOISTURE CONTENT.
2. FASTENERS: FASTENERS: ELECTRO GALVANIZED STEEL FOR HIGH HUMIDITY AND TREATED WOOD LOCATIONS, UNFINISHED STEEL ELSEWHERE.
3. BEARING PLATES: ELECTRO-GALVANIZED WHERE REQUIRED.

- FABRICATION
1. FABRICATE TRUSSES TO ACHIEVE STRUCTURAL REQUIREMENTS SPECIFIED.
2. BRACE WOOD TRUSSES FOR SUPPORT IN ACCORDANCE WITH WTCa/TPI - BCSI 1-06.
3. FURNISH BOTTOM AND TOP CHORD EXTENSIONS AS INDICATED ON DRAWINGS.
4. FRAME SPECIAL SIZED OPENINGS IN WEB FRAMING AS DETAILED.

- EXECUTION
1. VERIFY SUPPORTS AND OPENINGS ARE READY TO RECEIVE TRUSSES.
2. COORDINATE PLACEMENT OF BEARING AND SUPPORT ITEMS.
3. INSTALL TRUSSES IN ACCORDANCE WITH WTCa/TPI BCSI 1-06.
4. SET MEMBERS LEVEL AND PLUMB, IN CORRECT POSITION.
5. MAKE PROVISIONS FOR ERECTION LOADS, AND FOR SUFFICIENT TEMPORARY BRACING TO MAINTAIN STRUCTURE PLUMB, AND IN INDICATED ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRACING.
6. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF ARCHITECT/ENGINEER.
7. COORDINATE PLACEMENT OF DECKING SHEATHING WITH WORK OF THIS SECTION.

- ERECTION TOLERANCES
1. FRAMING MEMBERS: 1/2 INCH MAXIMUM, FROM INDICATED POSITION.

STRUCTURAL STEEL

- SUBMITTALS FOR REVIEW
1. SHOP DRAWINGS: INDICATE PROFILES, SIZES, SPACING, LOCATIONS OF STRUCTURAL MEMBERS, DECKING, OPENINGS, ATTACHMENTS, AND FASTENERS. SHOW ALL CONNECTION DETAILS. PROVIDE DESIGN CALCULATIONS NOT DETAILED ON DRAWINGS. INDICATE WELDED CONNECTIONS WITH AWS A2.4 WELDING SYMBOLS. INDICATE NET WELD LENGTHS.

- SUBMITTALS FOR INFORMATION
1. MANUFACTURER'S MILL CERTIFICATE: CERTIFY THAT PRODUCTS MEET OR EXCEED SPECIFIED REQUIREMENTS.
2. MILL TEST REPORTS: SUBMIT INDICATING STRUCTURAL STRENGTH, DESTRUCTIVE AND NON-DESTRUCTIVE TEST ANALYSIS.
3. WELDERS CERTIFICATES: CERTIFY WELDERS EMPLOYED ON THE WORK, VERIFYING AWS QUALIFICATION WITHIN THE PREVIOUS 12 MONTHS.

- QUALITY ASSURANCE
1. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISI CODE OF STANDARD PRACTICE.
2. FABRICATOR AND ERECTOR: COMPANY SPECIALIZING IN PERFORMING THE WORK OF THIS SECTION WITH MINIMUM FIVE YEARS EXPERIENCE.

- MATERIALS
1. STRUCTURAL STEEL WIDE FLANGE MEMBERS: ASTM A992
2. ANGLES, CHANNELS, PLATE AND OTHER HOT ROLLED SHAPES: ASTM A36
3. STRUCTURAL TUBING: ASTM A500, GRADE B.
4. BOLTS, NUTS, AND WASHERS: MINIMUM 1/4" DIAMETER ASTM A325 BOLTS, ASTM A563 NUTS WITH HARDENED WASHERS, GALVANIZED TO ASTM A153 FOR GALVANIZED STRUCTURAL MEMBERS. ASTM A490 BOLTS REQUIRED WHERE NOTED ON DRAWINGS.
5. ANCHOR BOLTS: ASTM A-307 FOR HEADED BOLT ASTM A-36 FOR THREADED ROD
6. WELDING MATERIALS: AWS D1.1; TYPE REQUIRED FOR MATERIALS BEING WELDED.
7. GROUT: NON-SHRINK TYPE, PRE-MIXED COMPOUND CONSISTING OF NON-METALLIC AGGREGATE CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7,000 PSI AT 28 DAYS AS MANUFACTURED BY FIVE STAR PRODUCTS, INC., FAIRFIELD, CT, OR APPROVED EQUIVALENT.

- ERECTION
1. ALLOW FOR ERECTION LOADS, AND FOR SUFFICIENT TEMPORARY BRACING TO MAINTAIN STRUCTURE SAFE, PLUMB, AND IN TRUE ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRACING.
2. FIELD WELD COMPONENTS INDICATED ON DRAWINGS AND SHOP DRAWINGS.
3. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF ARCHITECT/ENGINEER.
4. AFTER ERECTION, PRIME WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED, EXCEPT SURFACES TO BE IN CONTACT WITH CONCRETE.
5. GROUT UNDER BASE PLATES.

BASIS OF DESIGN	
BUILDING CODE	2015 INTERNATIONAL BUILDING CODE
DESIGN LOADS:	
ROOF DEAD LOAD	10 PSF TRUSS TOP CHORD 10 PSF TRUSS BOTTOM CHORD
ROOF LIVE LOAD	SNOW LOAD GOVERNS
FLOOR DEAD LOAD	10 PSF TRUSS TOP CHORD 10 PSF TRUSS BOTTOM CHORD
FLOOR LIVE LOAD	100 PSF 150 PSF AT KITCHEN
ROOF SNOW LOAD	
GROUND SNOW LOAD, P _g	50 PSF
SNOW EXPOSURE FACTOR, C _e	1.0
SNOW LOAD IMPORTANCE FACTOR, I	1.0
SNOW LOAD THERMAL FACTOR, C _t	1.0
SNOW LOAD THERMAL FACTOR, C _t	1.2 AT DECK AND DECK ROOF

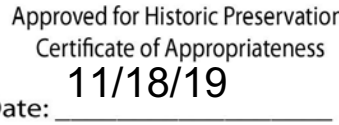
WIND LOAD	
BASIC WIND SPEED	118 MPH
WIND LOAD IMPORTANCE FACTOR, I	1.0
WIND EXPOSURE	D
WIND DESIGN PRESSURE (MLFRS)	PER ASCE 7-10
WIND DESIGN PRESSURE (COMPONENTS AND CLADDING)	PER ASCE 7-10

EARTHQUAKE DESIGN DATA	
SEISMIC IMPORTANCE FACTOR	1.0
OCCUPANCY CATEGORY	II
MAPPED SPECTRAL RESPONSE, S _s	0.240
MAPPED SPECTRAL RESPONSE, S ₁	0.078
SITE CLASS	D
SPECTRAL RESPONSE COEFFICIENT, S _{ds}	0.256
SPECTRAL RESPONSE COEFFICIENT, S _{d1}	0.125
SEISMIC DESIGN CATEGORY	B
BASIC SEISMIC-FORCE RESISTING SYSTEM	STRUCTURAL STEEL SYSTEM NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE

RESPONSE MODIFICATION FACTOR, R	3
SEISMIC RESPONSE COEFFICIENT, C _s	0.085
DESIGN BASE SHEAR	41.7 KIPS (ULTIMATE)
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE
MISCELLANEOUS	
ALLOWABLE SOIL BEARING CAPACITY	3000 PSF* (TO BE FIELD VERIFIED PRIOR TO FOUNDATION CONSTRUCTION)

ABBREVIATIONS		(NOTE: NOT ALL ABBREVIATIONS ARE USED)	
A.R.	ANCHOR ROD	LLV	LONG LEG VERTICAL
AFF	ABOVE FINISHED FLOOR	LVL	LAMINATED VENEER LUMBER
AL	ALUMINUM	MAX	MAXIMUM
ARCH	ARCHITECT / ARCHITECTURAL	MIN	MINIMUM
B.O.	BOTTOM OF	NS	NEAR SIDE
BRG	BEARING	NTS	NOT TO SCALE
C	CENTERLINE	OC	ON CENTER
C.I.	CONTROL / CONSTRUCTION JOINT	P#	PIER MARK
CMU	CONCRETE MASONRY UNIT	PL or P	PLATE
CONT	CONTINUOUS	PSF	POUNDS PER SQUARE FOOT
DIA or Ø	DIAMETER	PSI	POUNDS PER SQUARE INCH
DM	DRAWING	PT	PRESSURE TREATED
EF	EACH FACE	REINF.	REINFORCED / REINFORCING
ELEV	ELEVATION	SIM.	SIMILAR
EMBED	EMBEDMENT	STD.	STANDARD
ES	EACH SIDE	T/CONC	TOP OF CONCRETE
F	EACH WAY	T/PIER	TOP OF PIER ELEVATION
EQ	EQUAL	T/SLAB	TOP OF SLAB ELEVATION
EX	EXISTING	T/STL	TOP OF STEEL ELEVATION
F#	FOOTING MARK	TWE	TOP OF WALL ELEVATION
FS	FACE SIDE	TYP.	TYPICAL
FTG	FOOTING	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VERIF.	VERIFY IN FIELD
LLH	LONG LEG HORIZONTAL	W.P.	WORKING POINT

DRAWING LEGEND			
	NORTH ARROW		CONCRETE
	ELEVATION TARGET		COMPACTED STRUCTURAL FILL
	SECTION NUMBER DRAWING NUMBER		FINE GRANULAR FILL
	SLOPE DIRECTION AND MAGNITUDE		3/4" CRUSHED STONE
	ROOF PITCH		UNDISTURBED SUBGRADE
			LEDGE / ROCK

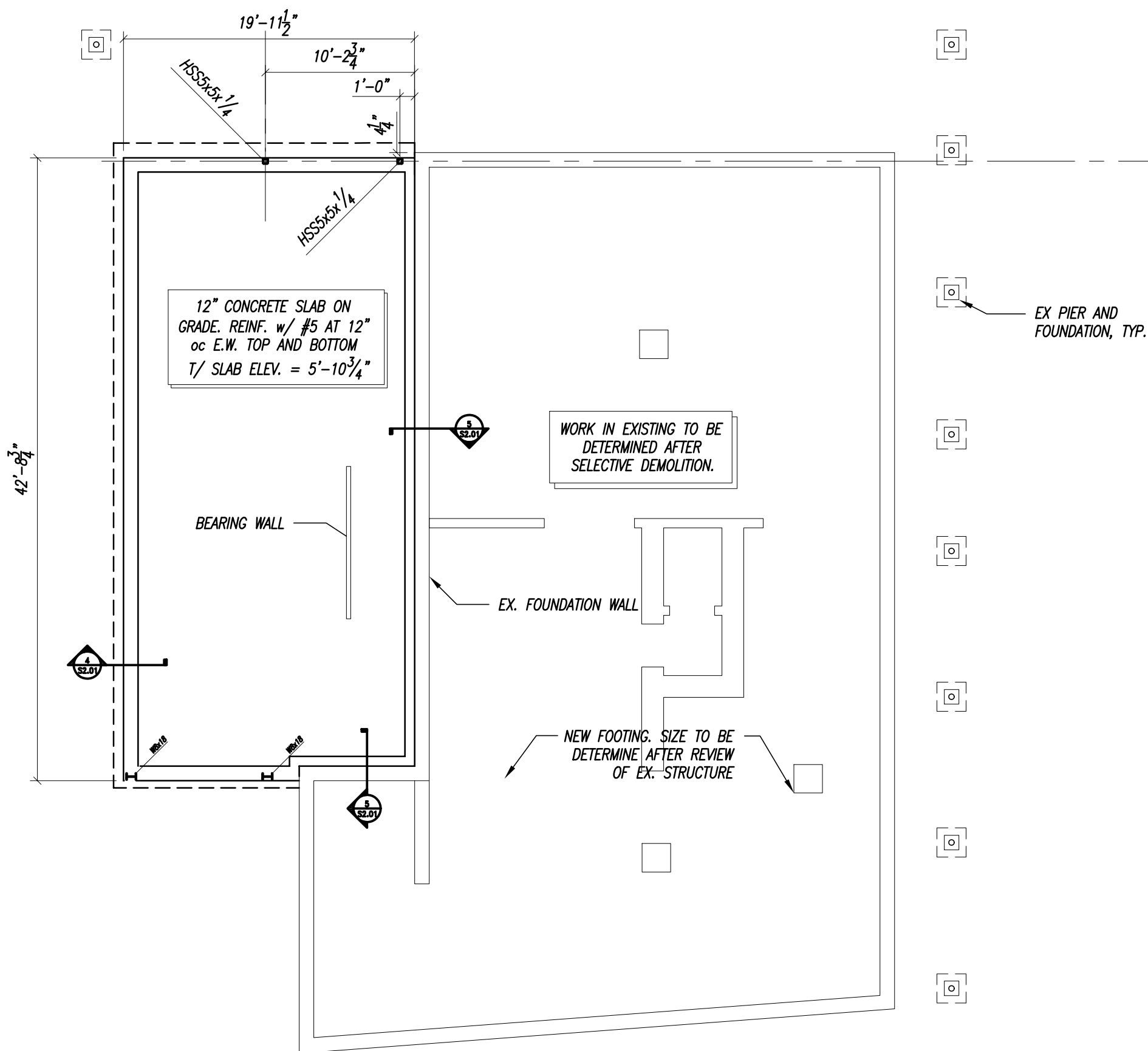
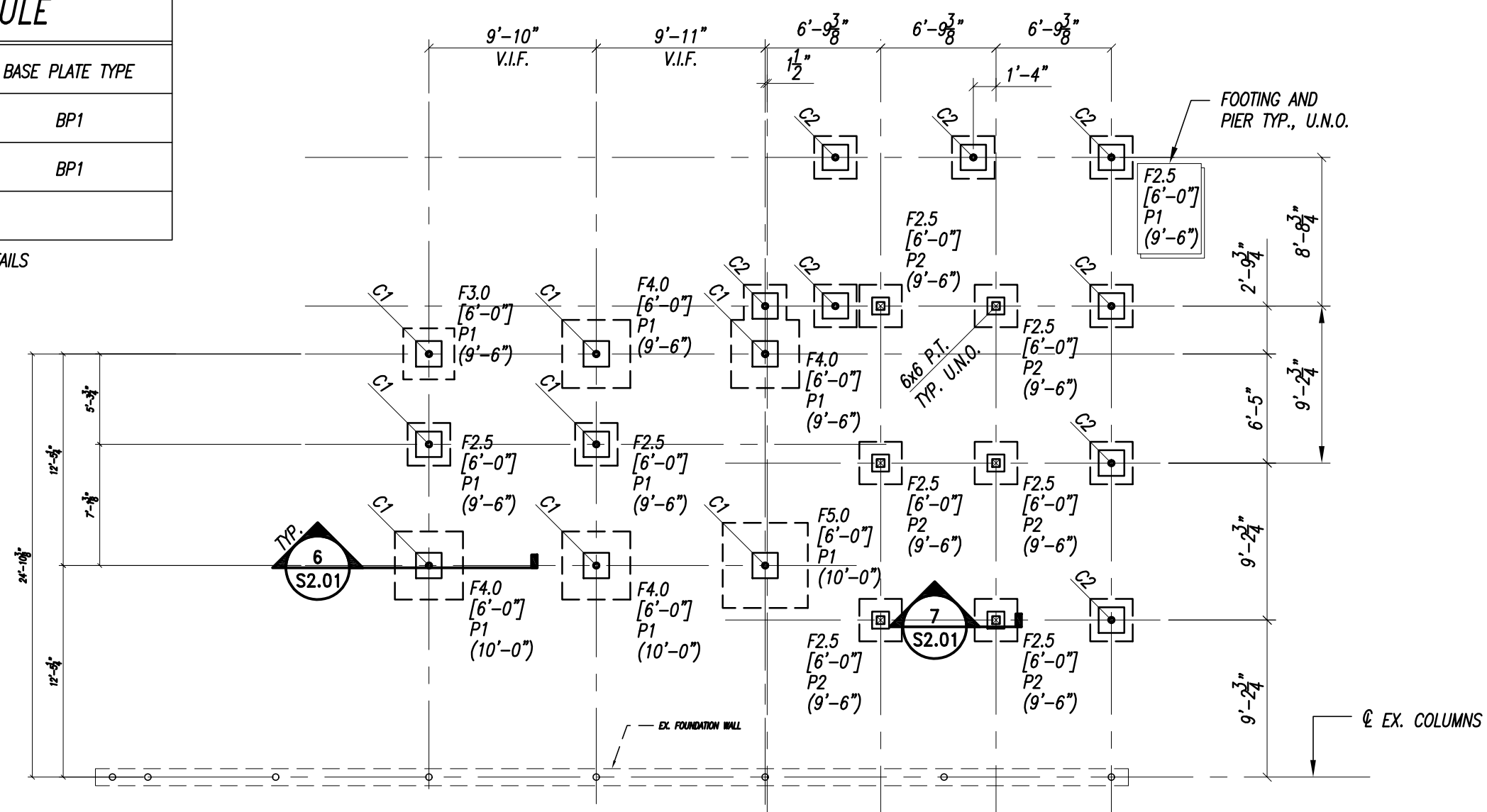


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FOOTING SCHEDULE		
PLAN MARK	FOOTING SIZE	REINFORCING
F2.5		(4) #4's EACH WAY (B)
F3.0	3'-0" x 3'-0" x 1'-0" THICK	(4) #4's EACH WAY (B)
F4.0	4'-0" x 4'-0" x 1'-0" THICK	(5) #5s EACH WAY (B)
F5.0	5'-0" x 5'-0" x 1'-0" THICK	(7) #5s EACH WAY (B)

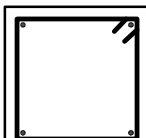
COLUMN SCHEDULE		
PLAN MARK	COLUMN SIZE	BASE PLATE TYPE
C1	HSS4.500x0.375	BP1
C2	HSS4.500x0.237	BP1

NOTE: SEE SHEET S202 FOR BASE PLATE DETAILS

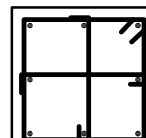


PIER SCHEDULE			
PLAN MARK	DIMENSIONS	VERTICAL REINFORCING	TIES
P1	1'-6"x1'-6"	(4) #6's	#3's AT 12" oc TYPE A
P2	1'-0"x1'-0"	(4) #5's	#3's AT 12" oc TYPE A

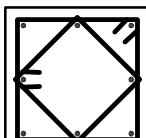
NOTE: PROVIDE (3) #3 TIES WITHIN TOP 5" OF PIER AROUND ANCHOR RODS



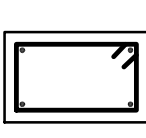
TYPE A



TYPE 6



TYPE C



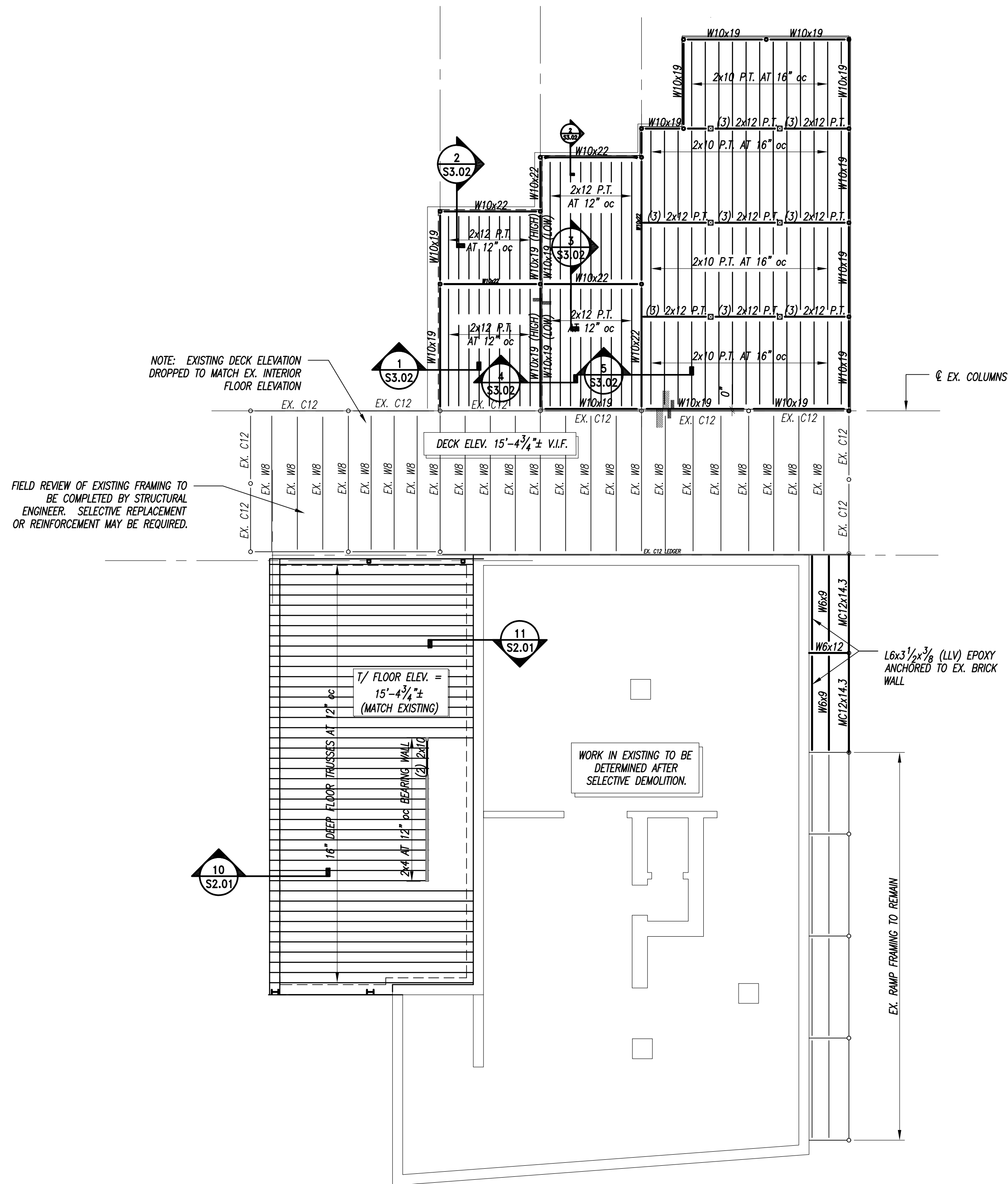
TYPE D

FOUNDATION PLAN

$$1/8 = 1'-0''$$

PLAN NOTES:

1. SEE PLAN FOR TOP OF SLAB ELEVATION.
2. SEE PLAN TOP OF FOUNDATION WALL ELEVATION
3. REFER TO PLAN FOR TOP OF SHELF ELEVATIONS
4. [xxx-y-y"] INDICATES TOP OF FOOTING ELEVATION.
5. FOOTINGS SHALL BEAR A MINIMUM OF 5'-0" BELOW GRADE FOR FROST PROTECTION, U.N.O.
6. ALL FOOTINGS SHALL BE CENTERED ON CENTERLINE OF WALL, PIPE OR COLUMN, U.N.O.
7. STEP FOOTINGS BELOW PIPING AND CONDUIT AS REQUIRED TO PENETRATE THROUGH WALL, NOT FOOTING.
8. SEE DETAIL 1/52.1 FOR TYPICAL WALL REINFORCING AT CORNERS AND INTERSECTIONS.
9. SEE 2/52.1 FOR TYPICAL FOUNDATION WALL CONSTRUCTION/CONTRACTION JOINT DETAILS.
10. PROVIDE SLEEVES THROUGH WALLS FOR PIPING AND CONDUIT. COORDINATE SLEEVE SIZES, QUANTITIES AND LOCATIONS WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. SEE DETAIL 3/52.1 FOR TYPICAL WALL PENETRATION DETAIL.
11. PROVIDE 1/4" REINFORCING WALL STEEL
12. C.I. INDICATES SLAB CONTROL JOINT. SAW CUT TO A DEPTH OF 1/4 SLAB THICKNESS WITHIN 24 HOURS OF CONCRETE PLACEMENT.

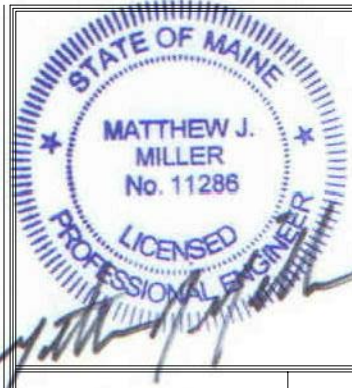


FIRST FLOOR FRAMING PLAN

$$1/8^n = 1'-0^n$$

PLAN NOTES:

1. SEE PLAN FOR TOP OF FLOOR ELEVATION. COORDINATE w/ ARCHITECTURAL DRAWINGS.
2.



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Revisions:

Scale:

Date: 23 SEPT. 2019

Date: 23

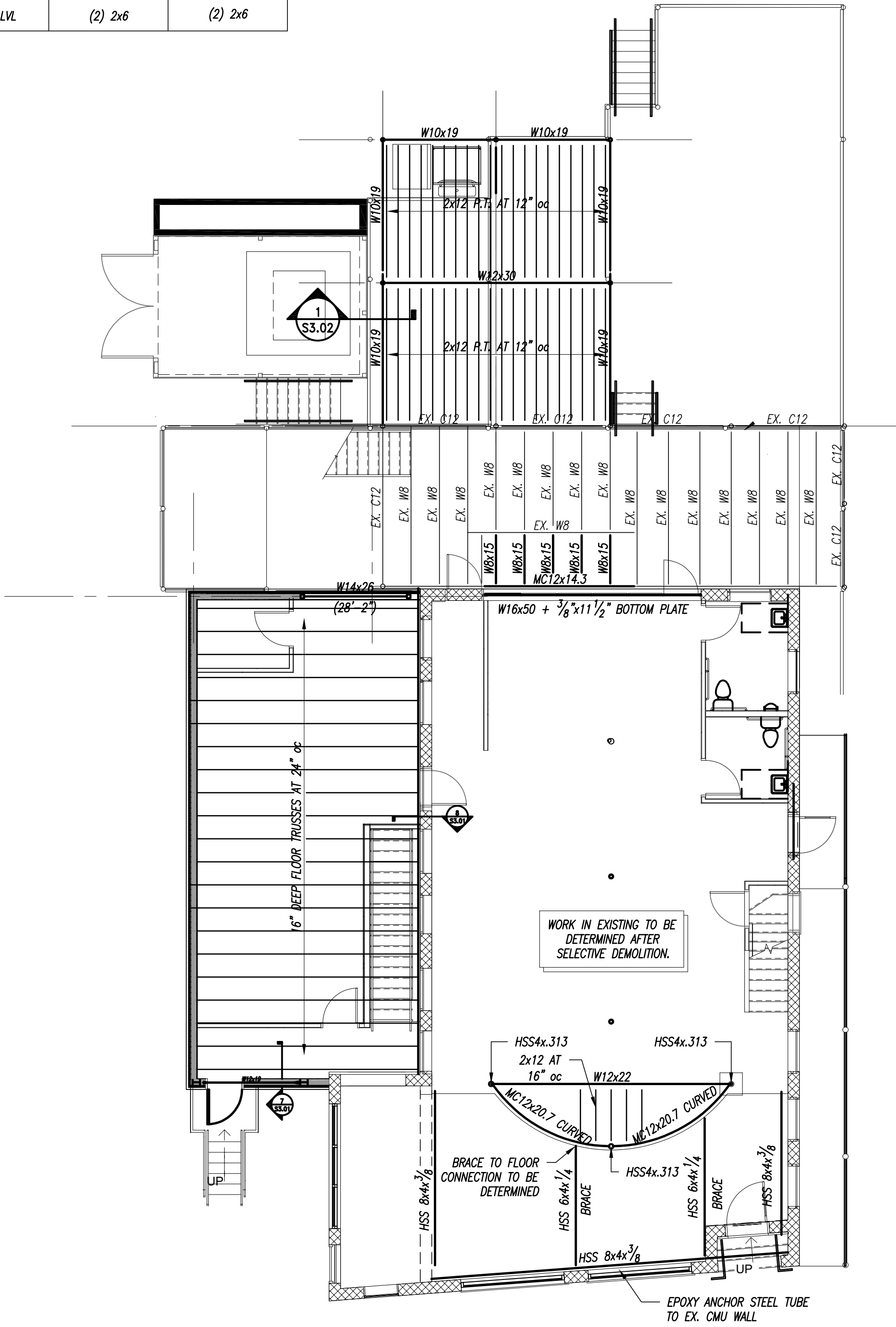
FOUNDATION AND FIRST FLOOR FRAMING PLANS

\$1.01



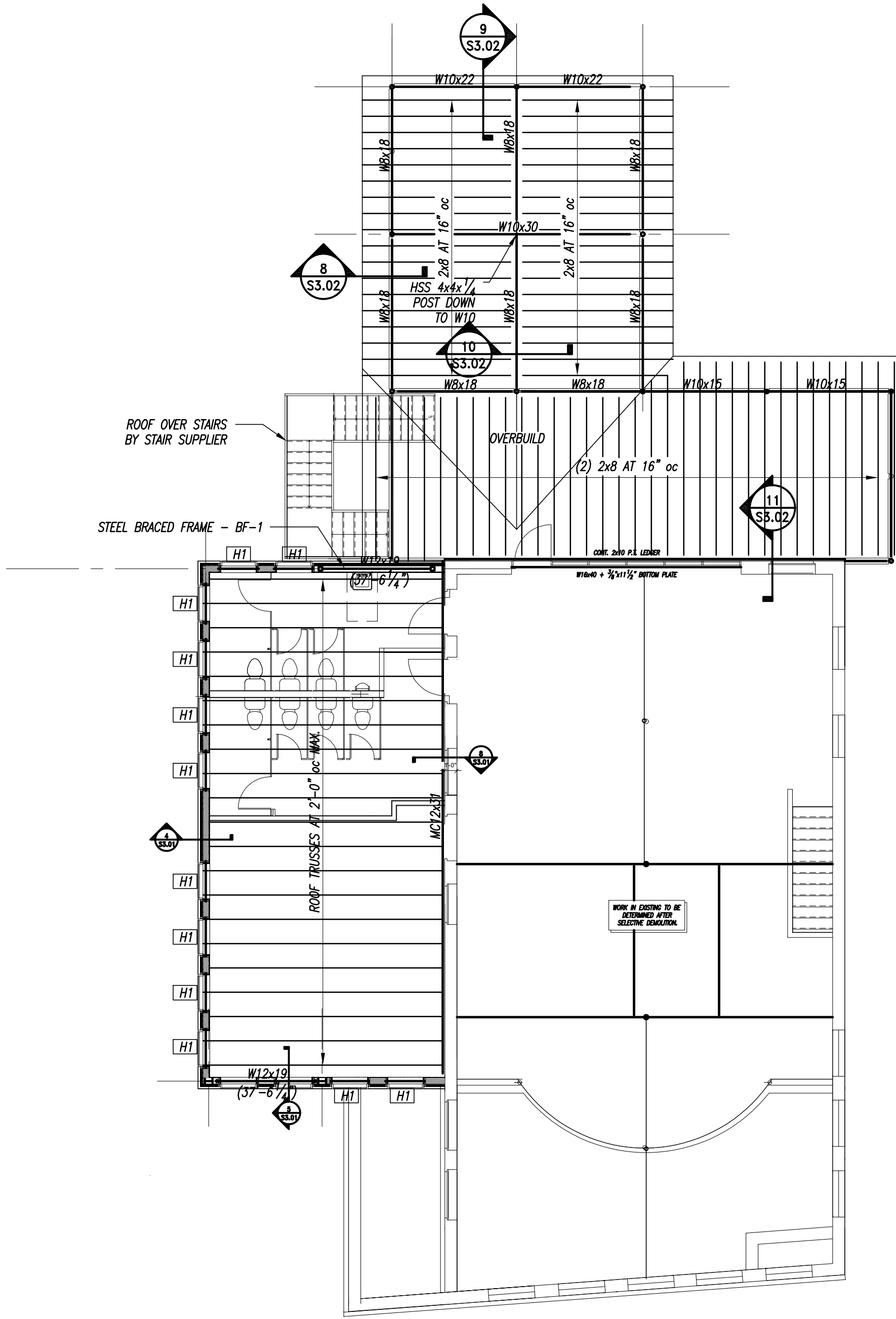
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HEADER SCHEDULE			
PLAN MARK	HEADER SIZE	JACK STUDS EA. END (U.N.O.)	KING STUDS EA. END (U.N.O.)
[H1]	(3) 2x6	(1) 2x6	(2) 2x6
[H2]	(3) 2x8	(2) 2x6	(2) 2x6
[H3]	(2) 1 3/4"x9 1/2" LVL	(2) 2x6	(2) 2x6



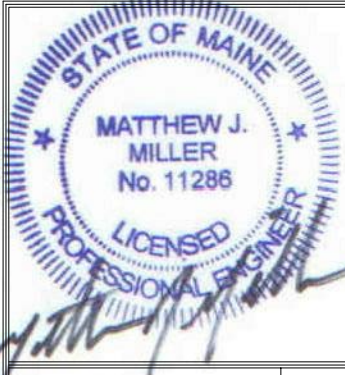
SECOND FLOOR AND LOW ROOF FRAMING PLAN

1/8" = 1'-0"



ROOF FRAMING PLAN

1/8" = 1'-0"



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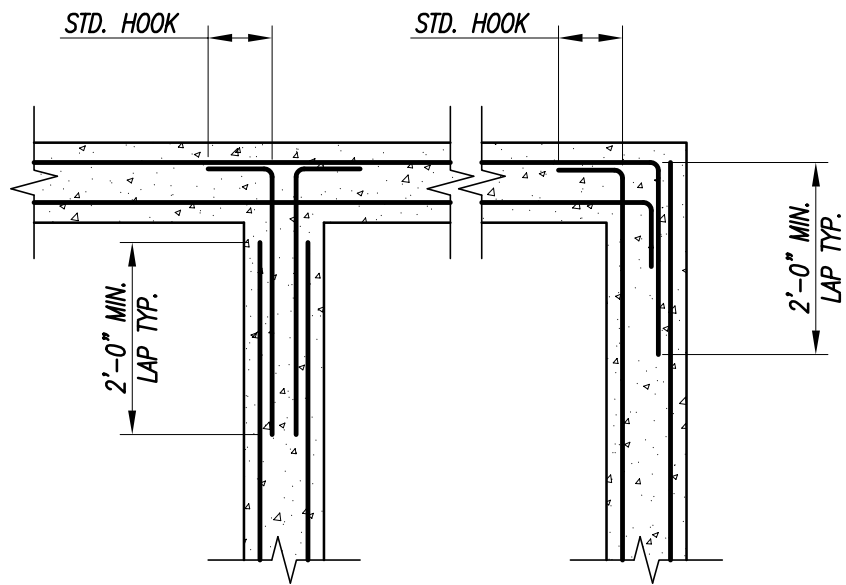
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PARTIAL FOUNDATION
PLAN

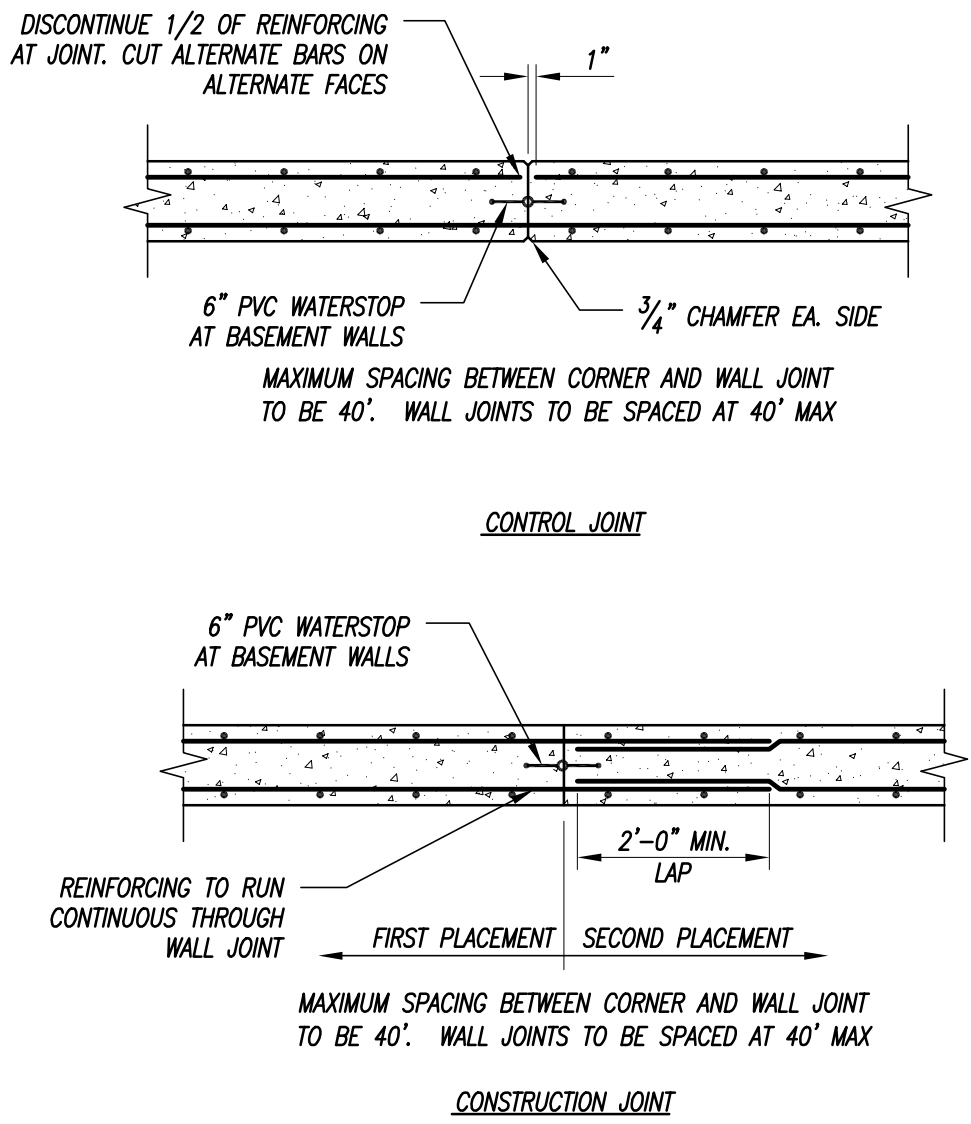
S1.02



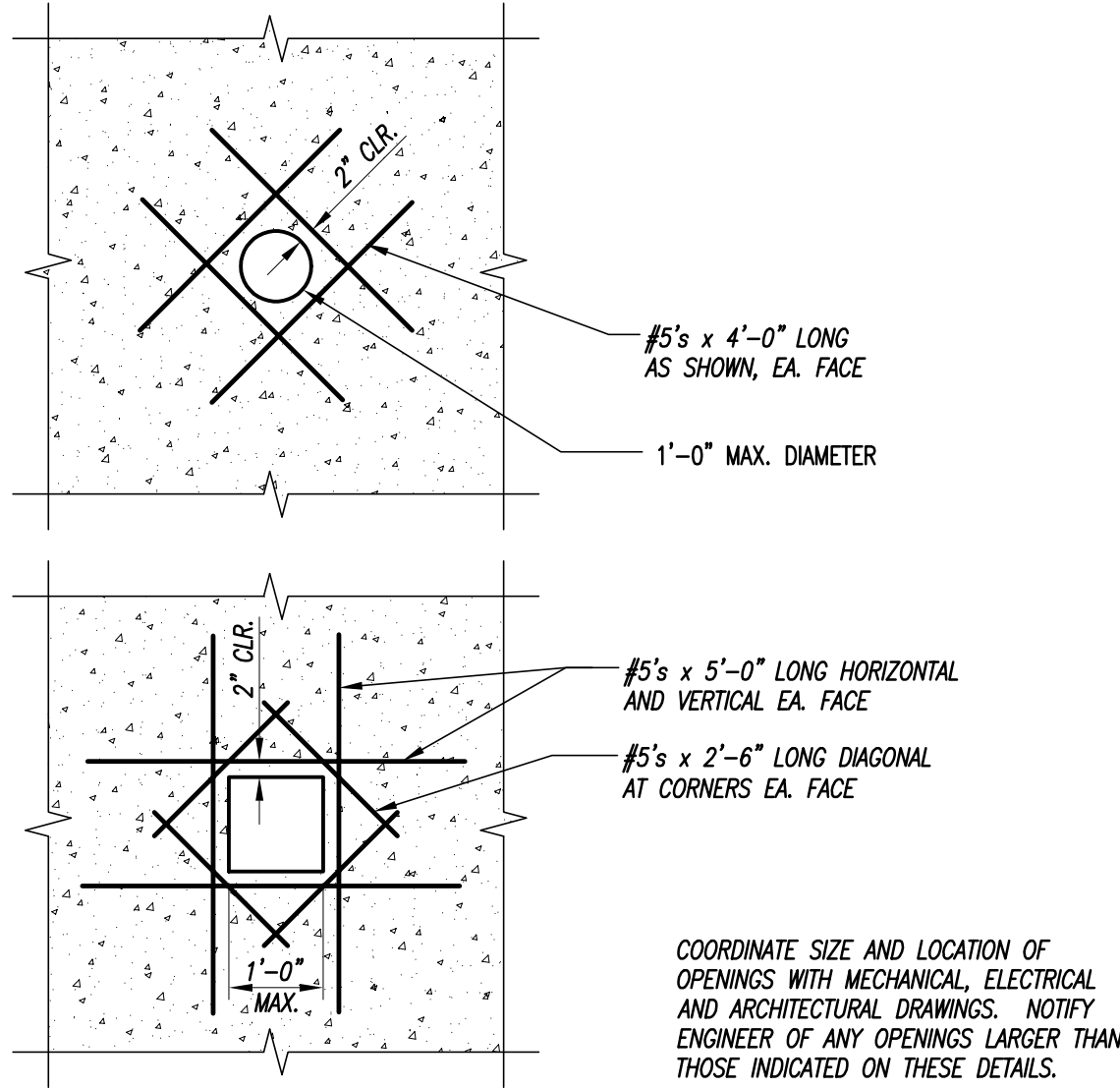
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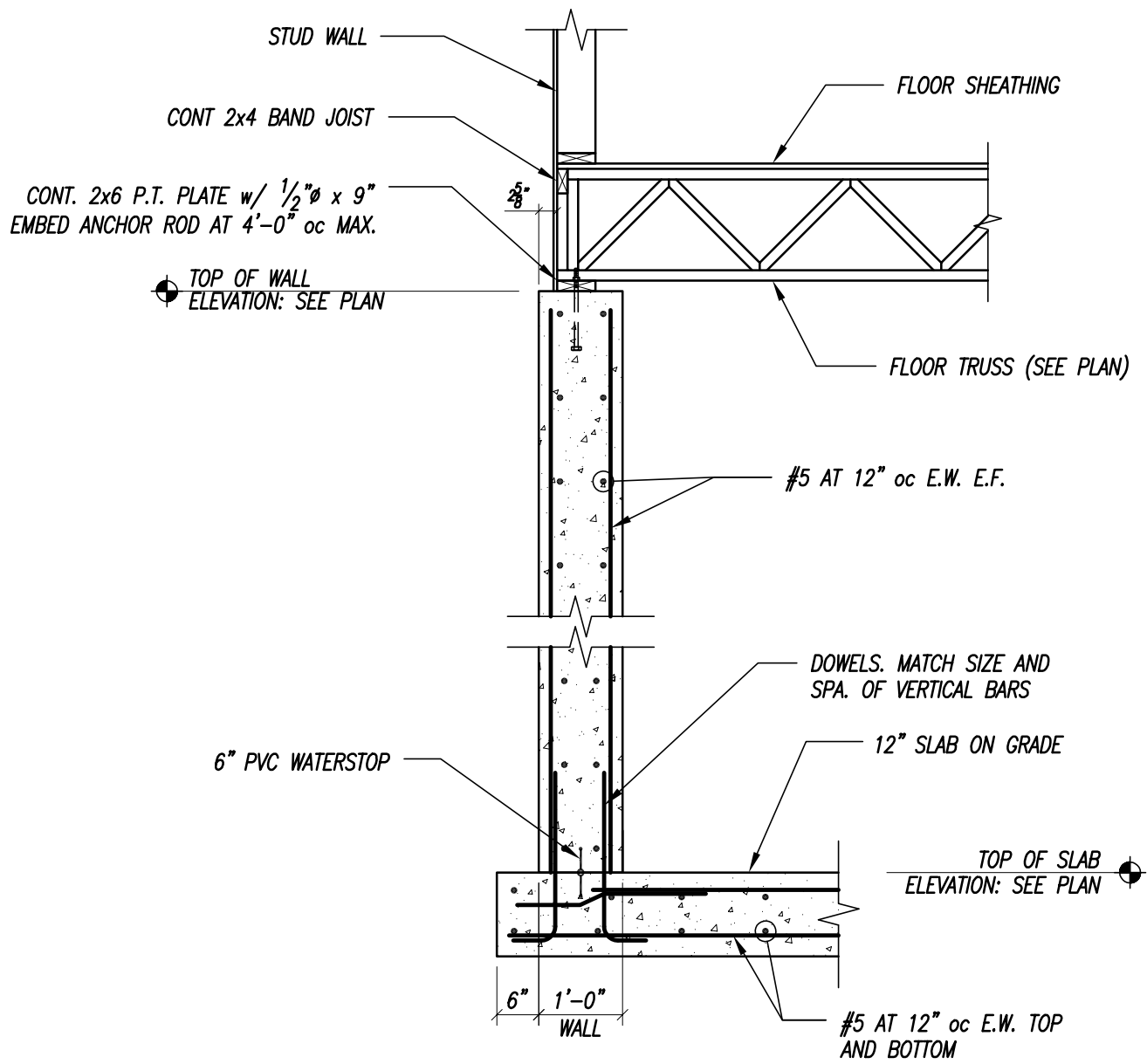
1 TYPICAL CORNER/INTERSECTION REINFORCING
1/2" = 1'-0"



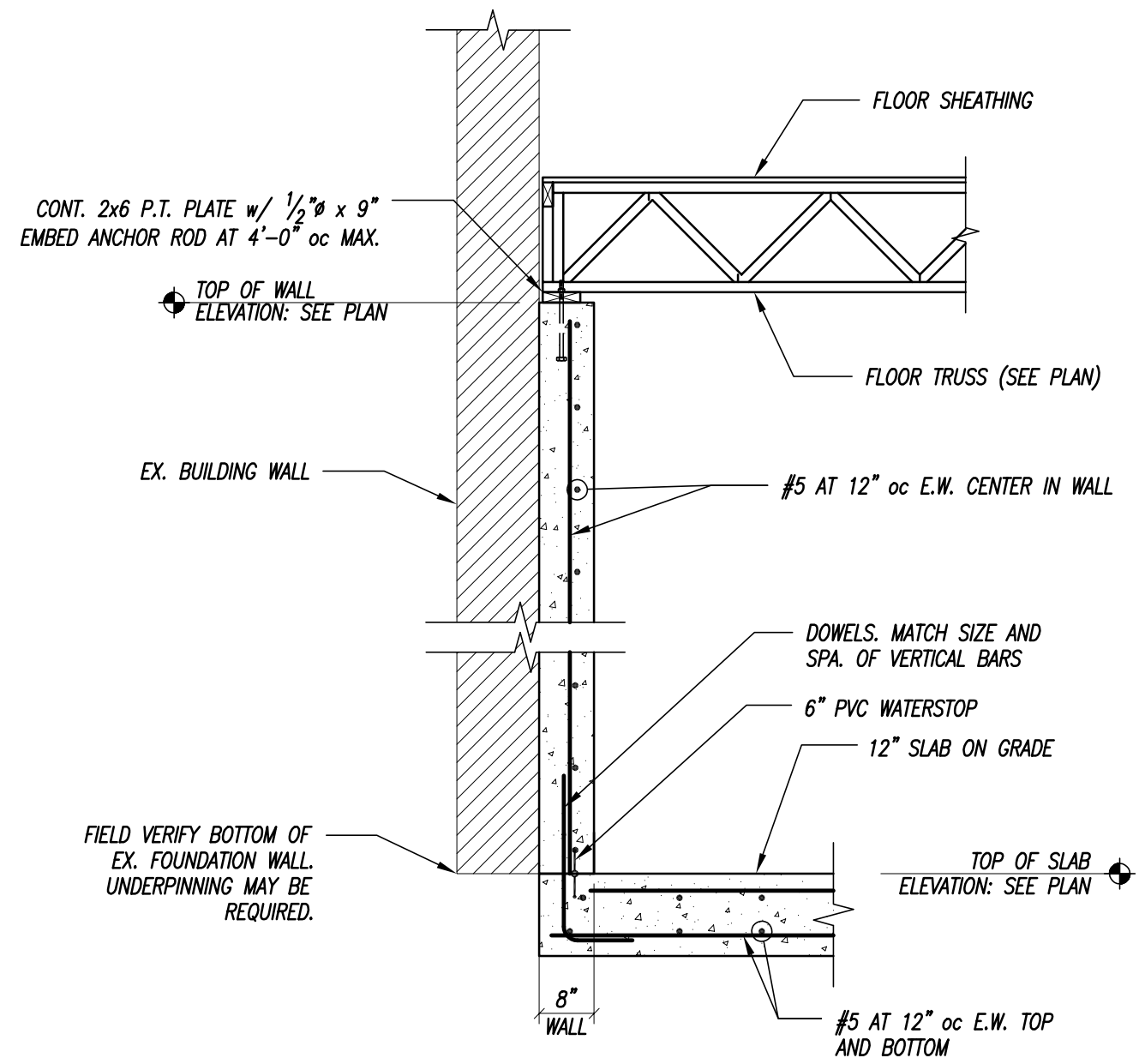
2 TYPICAL WALL JOINT DETAILS
1/2" = 1'-0"



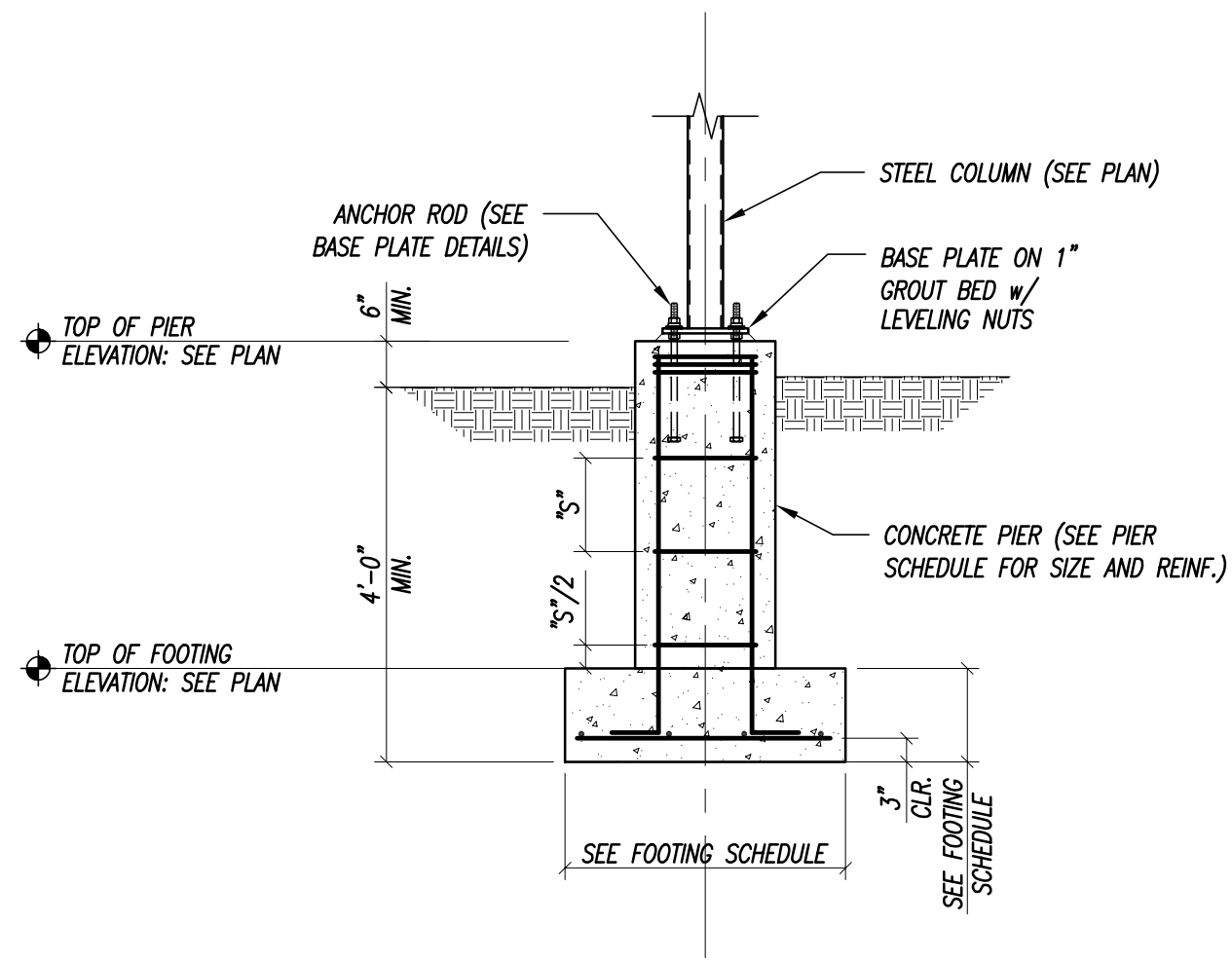
3 TYPICAL WALL PENETRATION DETAIL
1/2" = 1'-0"



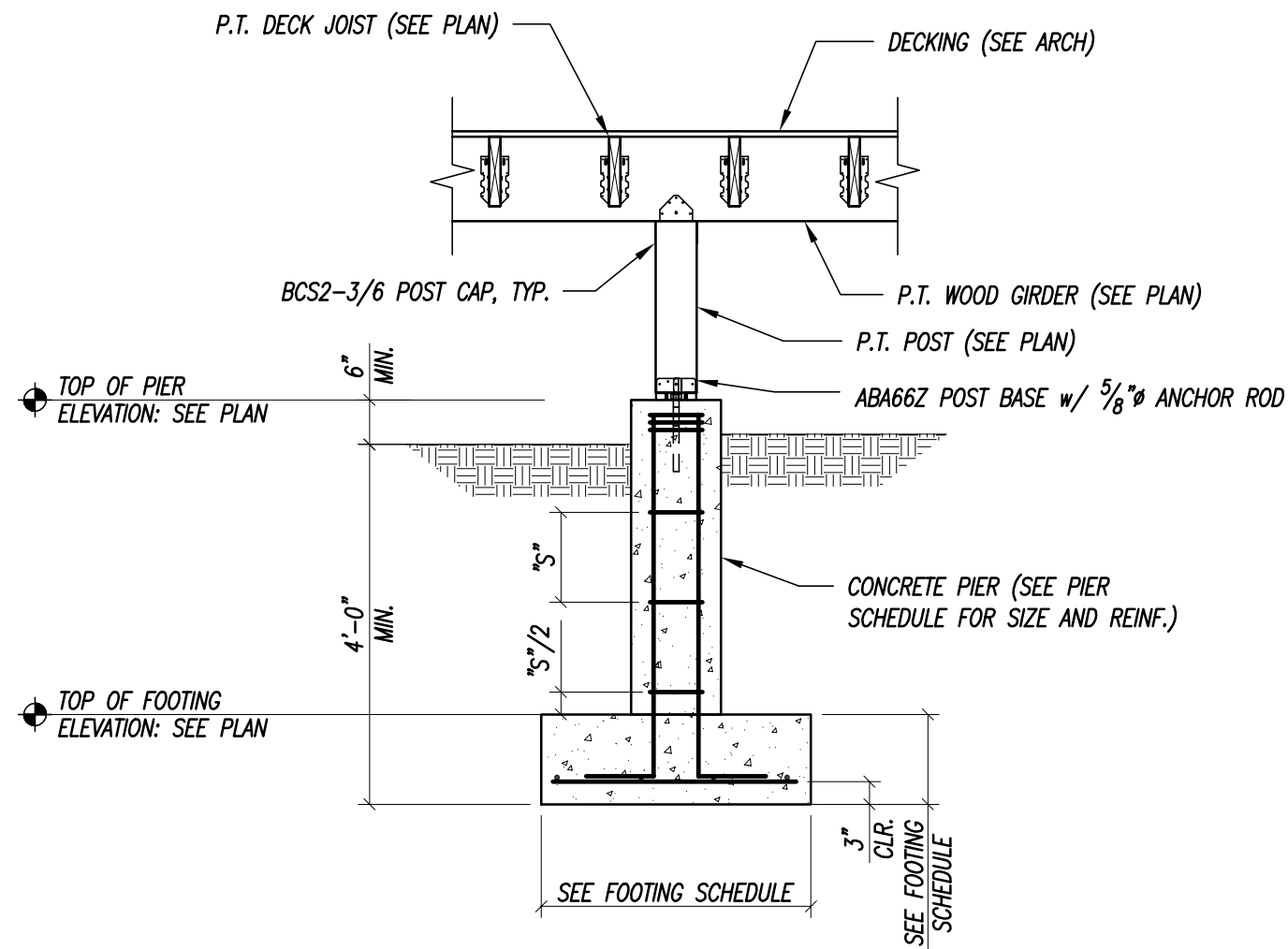
4 SECTION
1/2" = 1'-0"



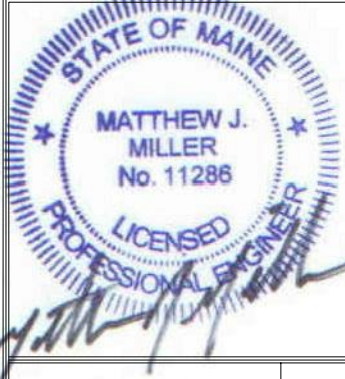
5 SECTION
1/2" = 1'-0"



6 SECTION
1/2" = 1'-0"



7 SECTION
1/2" = 1'-0"



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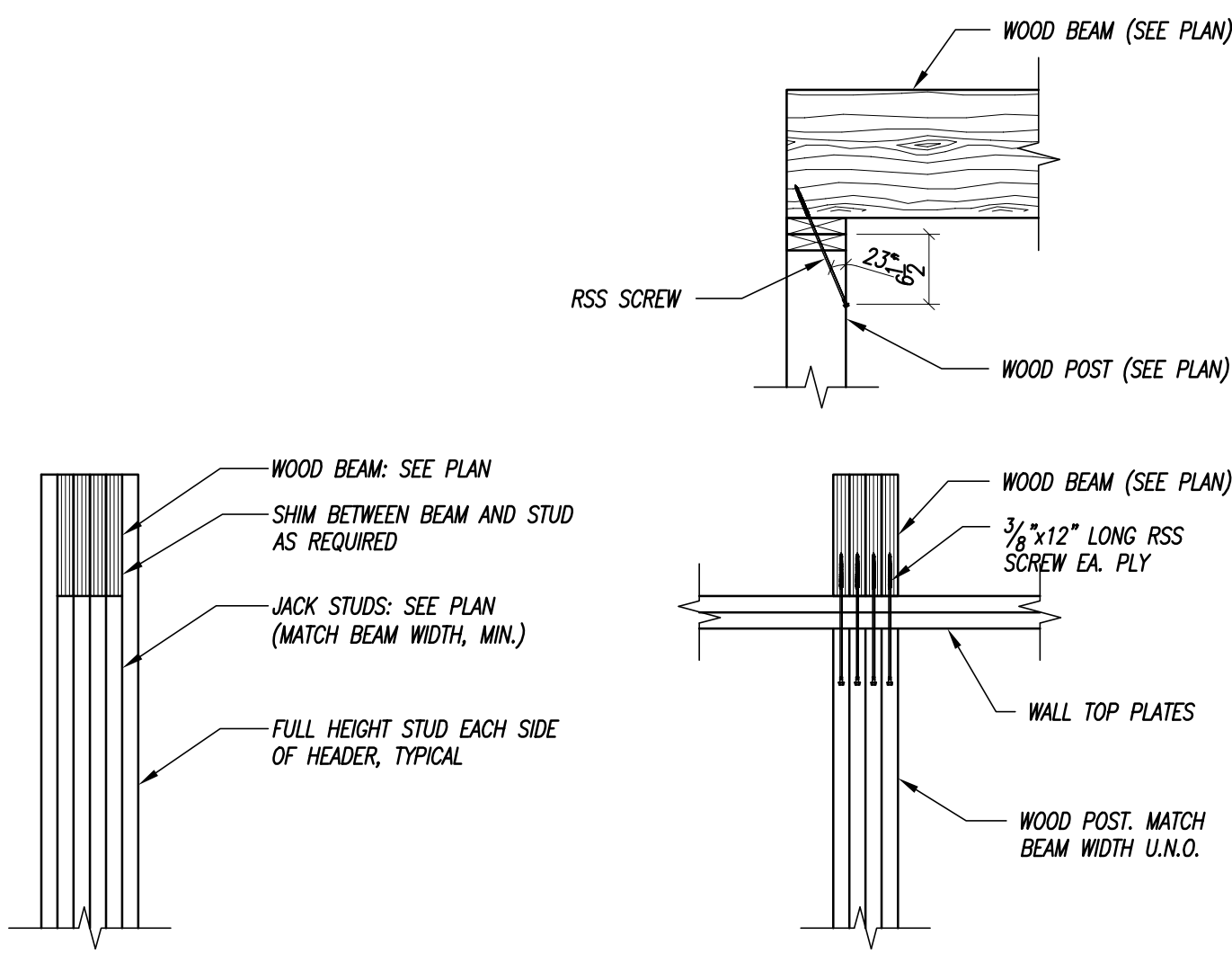
Revisions:

Date: 23 SEPT. 2019
Scale: AS NOTED
FOUNDATION SECTIONS
AND DETAILS

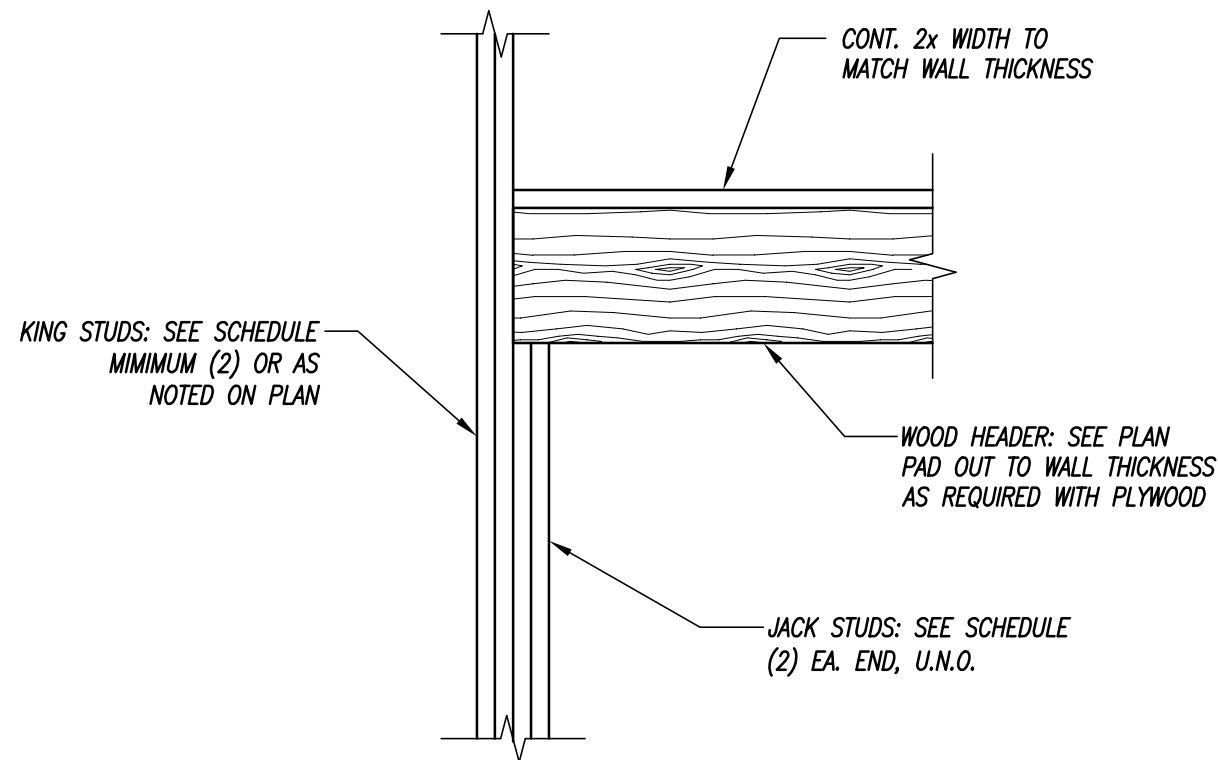
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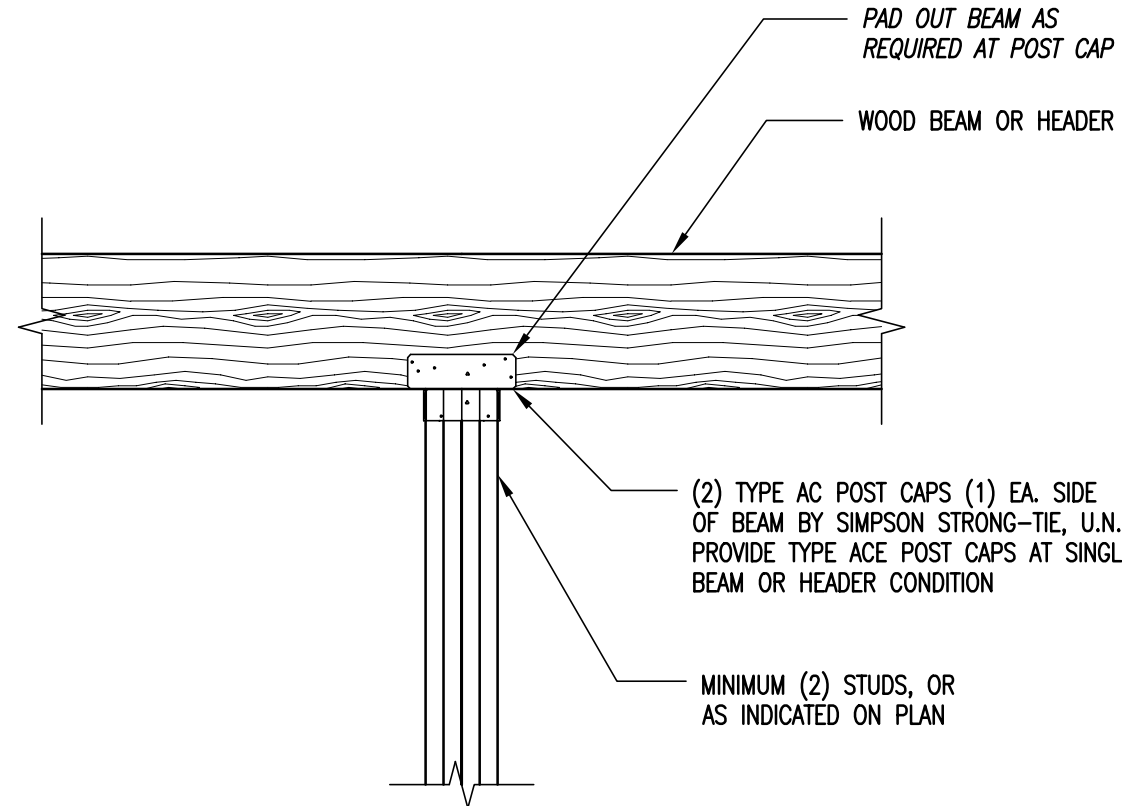
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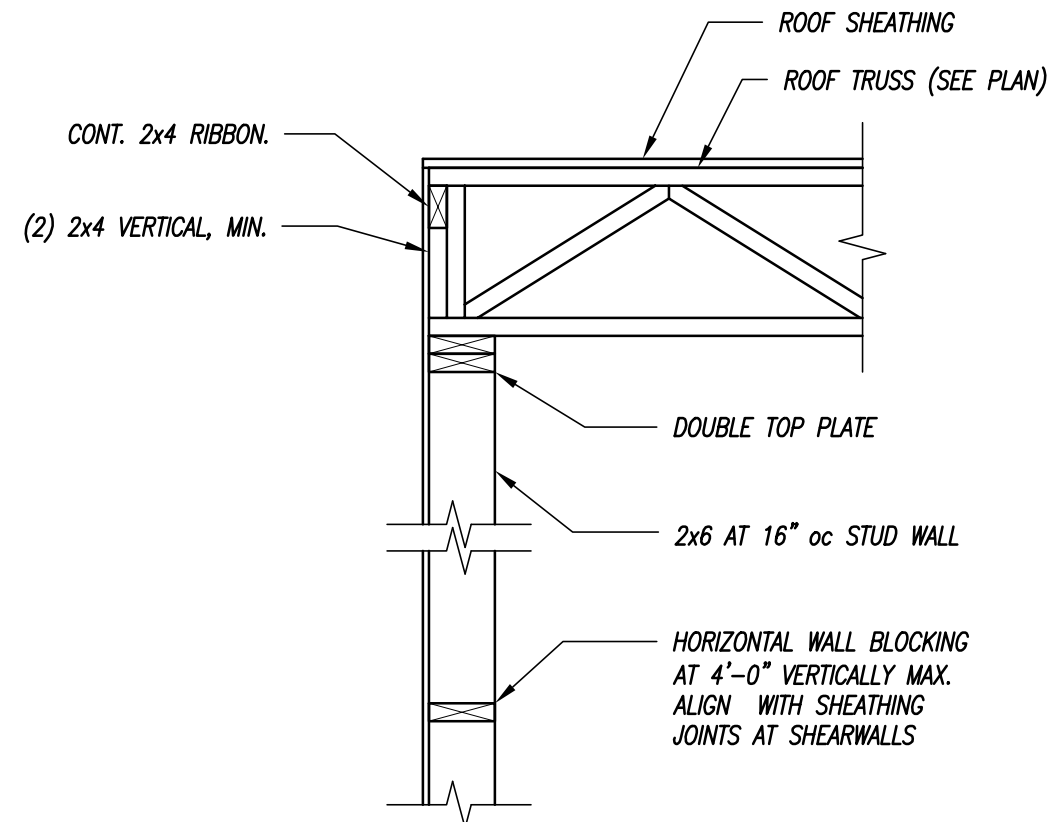
1 BEAM BEARING PERPENDICULAR TO WALL
3/4" = 1'-0"



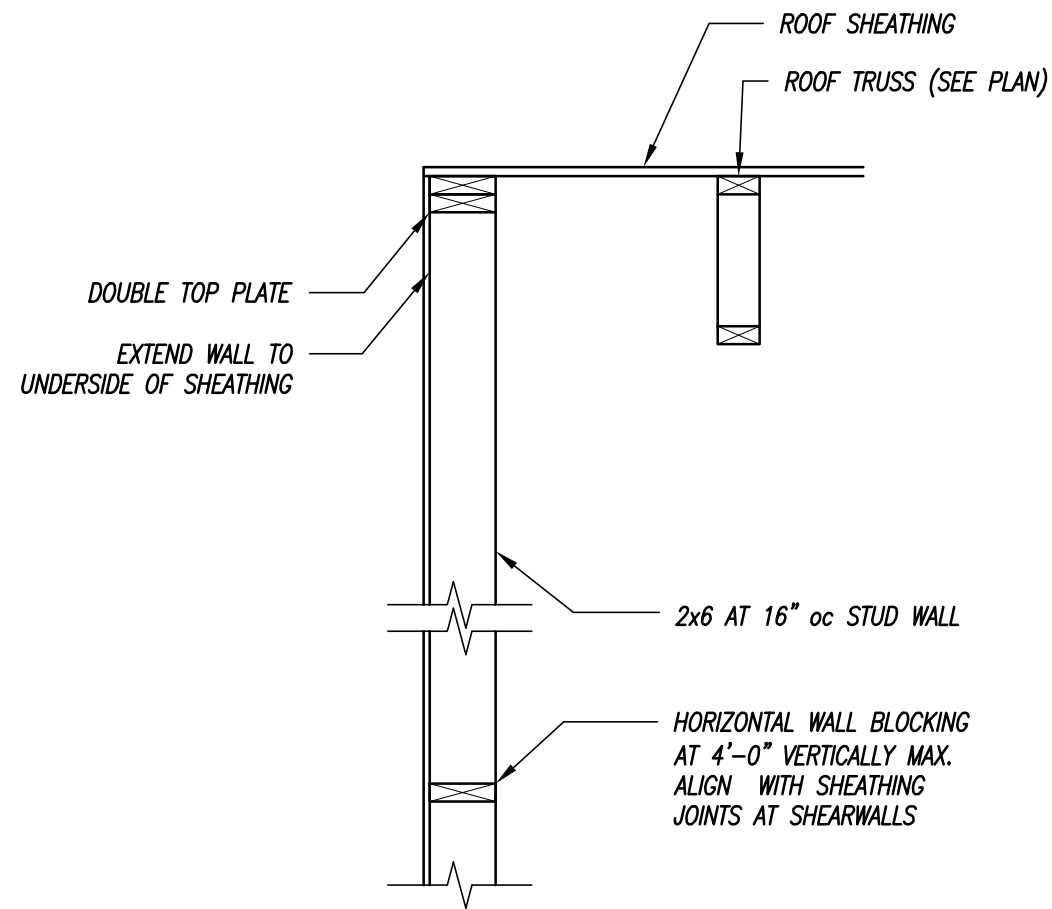
2 TYPICAL BEAM/HEADER DETAIL
3/4" = 1'-0"



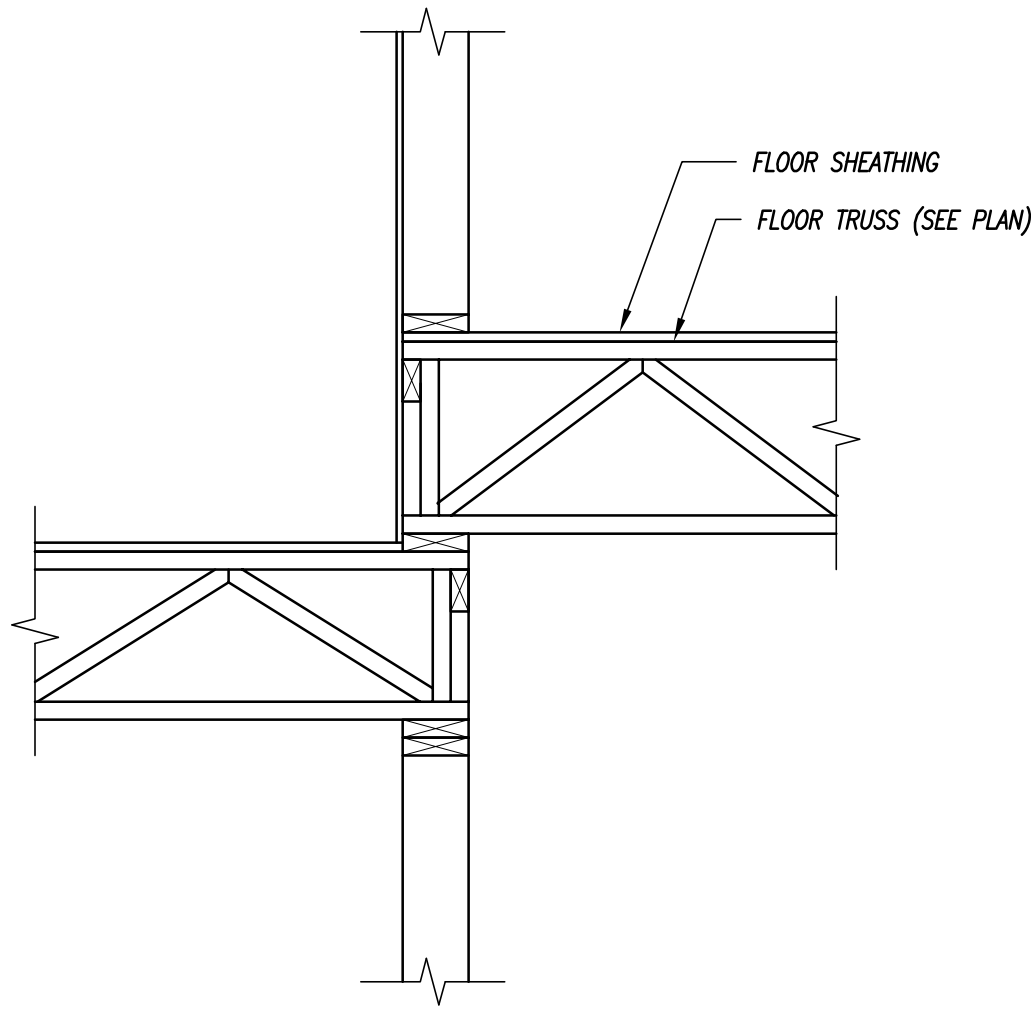
3 TYPICAL BEAM TO WOOD COLUMN DETAIL
3/4" = 1'-0"



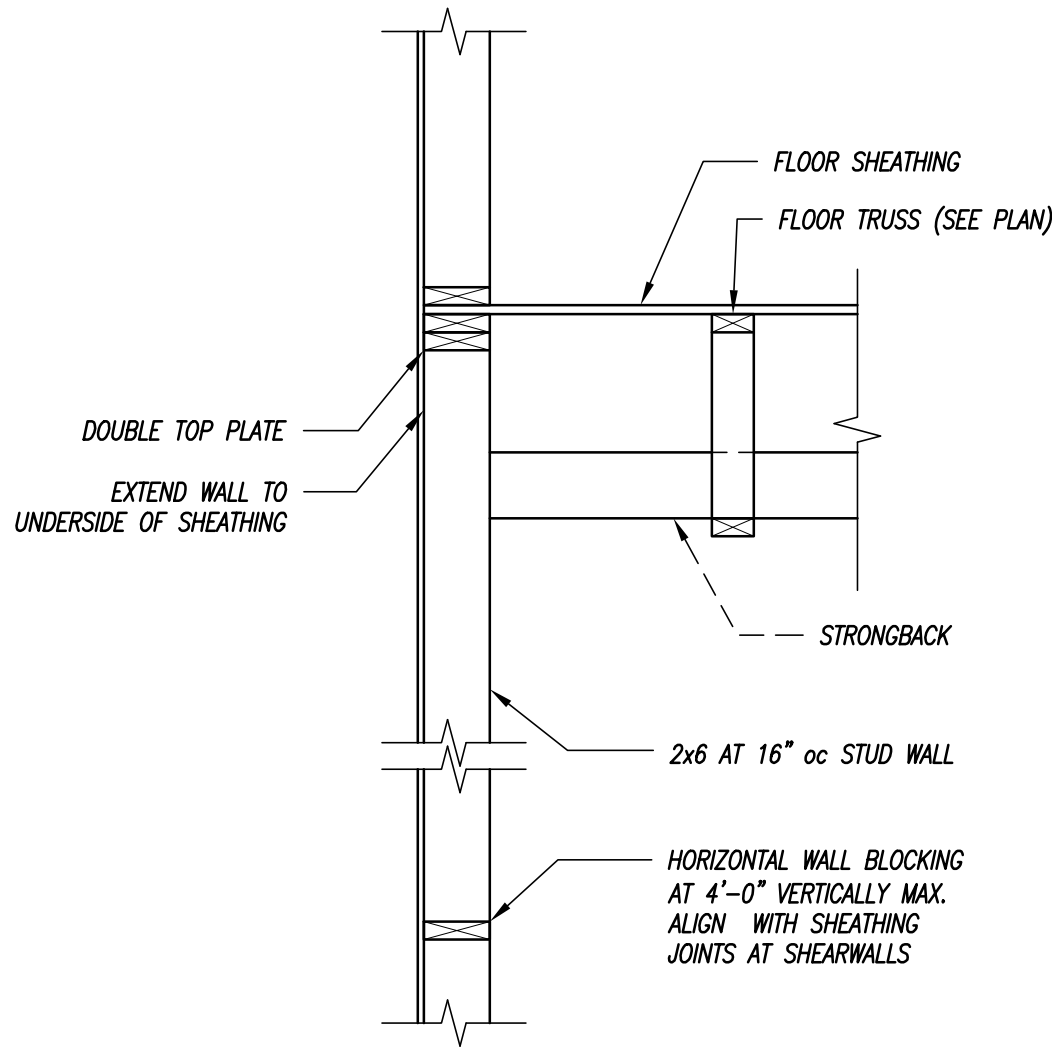
4 SECTION
3/4" = 1'-0"



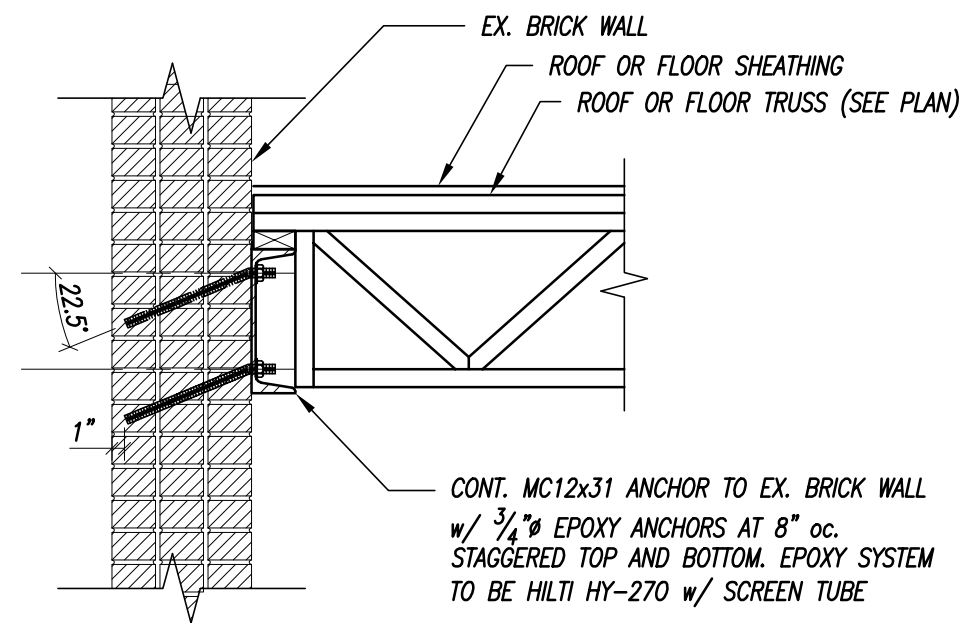
5 SECTION
3/4" = 1'-0"



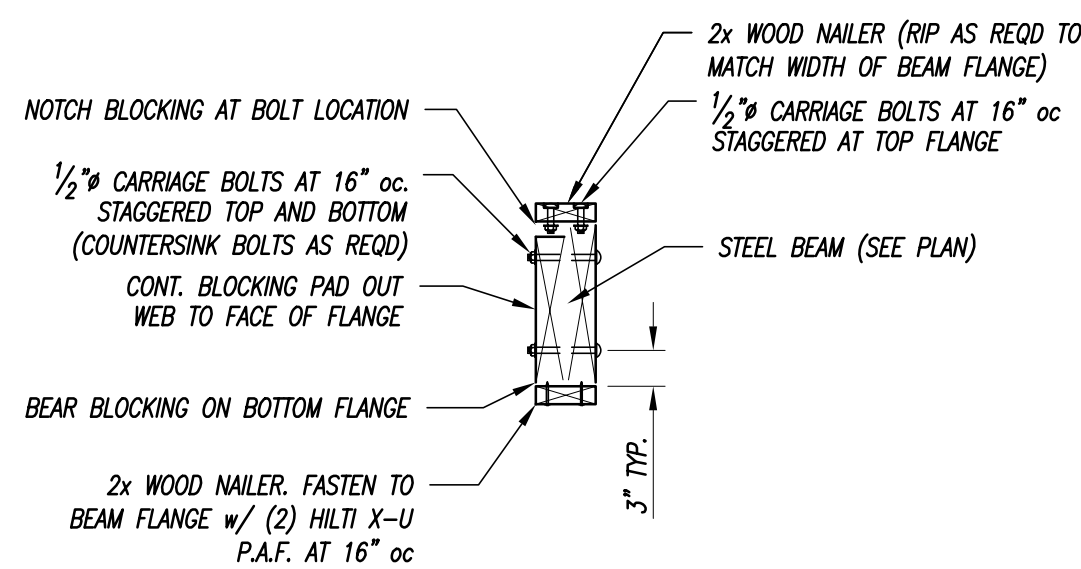
6 SECTION
3/4" = 1'-0"



7 SECTION
3/4" = 1'-0"

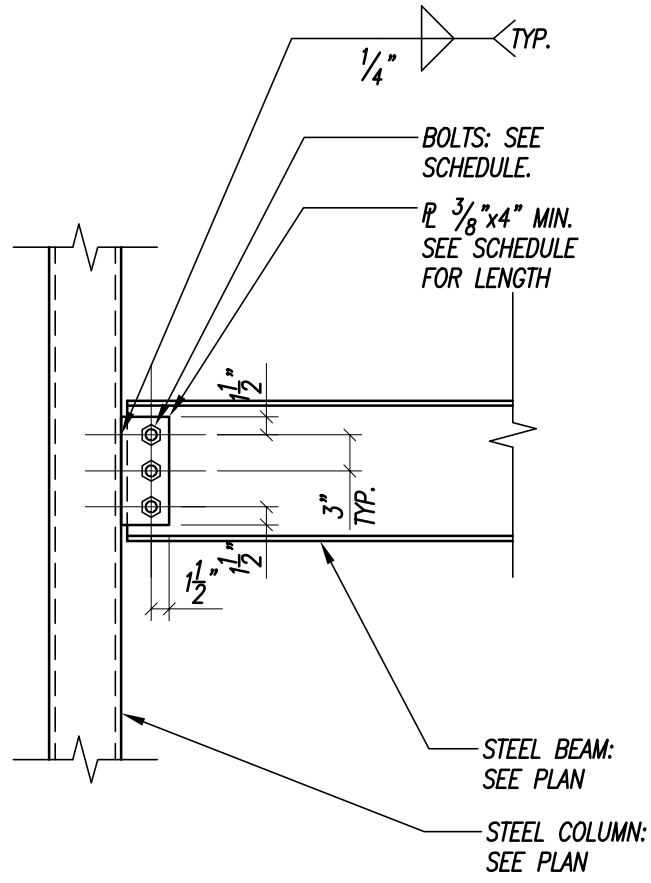


8 SECTION
3/4" = 1'-0"

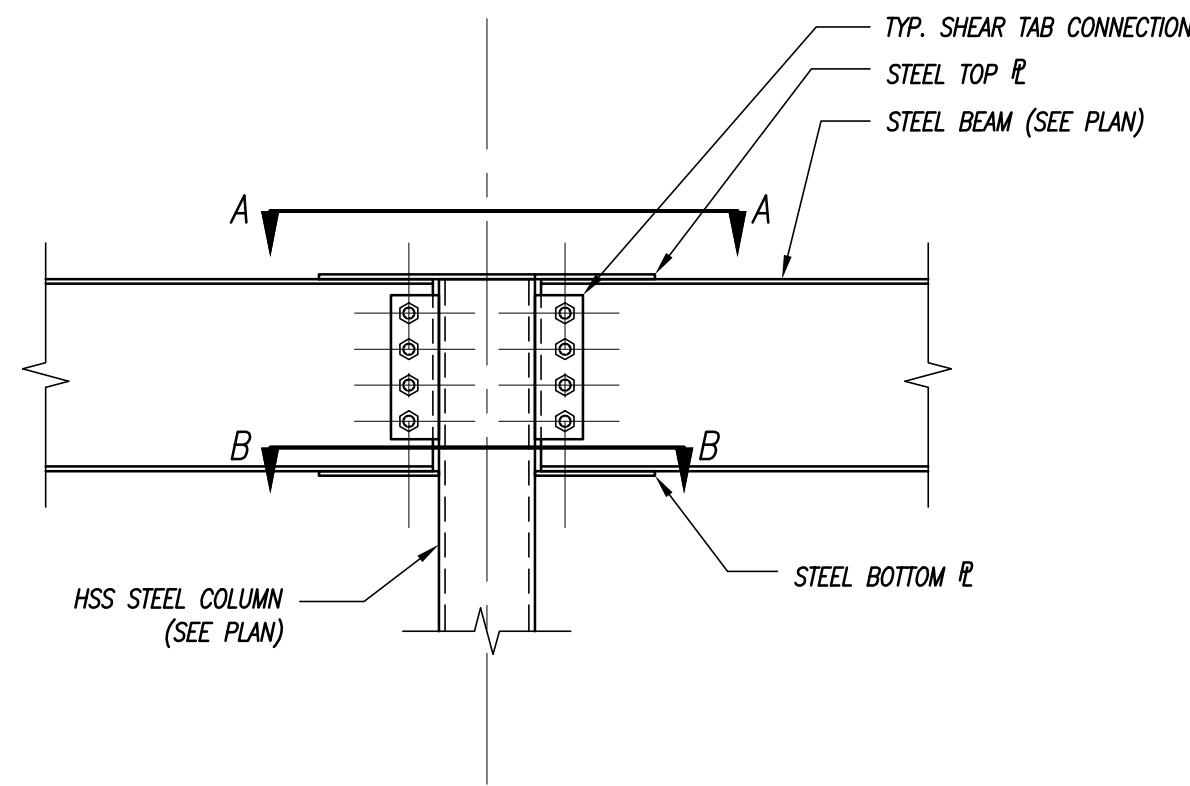


9 SECTION
3/4" = 1'-0"

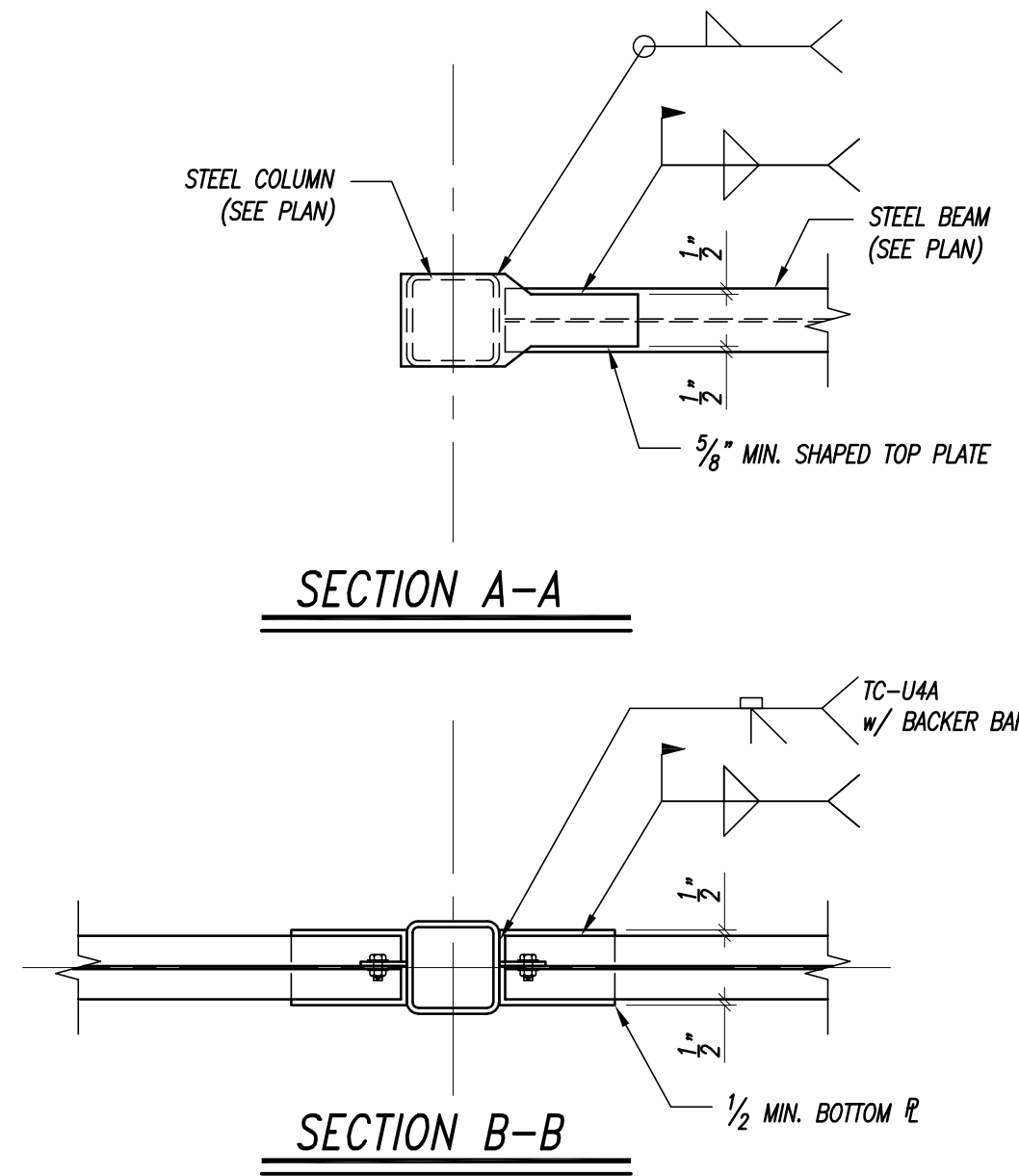
CONNECTION SCHEDULE		
BEAM SIZE	MINIMUM NUMBER OF 3/4" dia. A325-N BOLTS	MINIMUM PLATE LENGTH
W8	2	6
W10	2	6
W12	3	9



10 TYPICAL BEAM TO COLUMN CONNECTION
3/4" = 1'-0"



11 TYPICAL MOMENT CONNECTION
3/4" = 1'-0"



STATE OF MAINE
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Revisions:

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Scale:

AS NOTED

FRAMING SECTIONS AND DETAILS

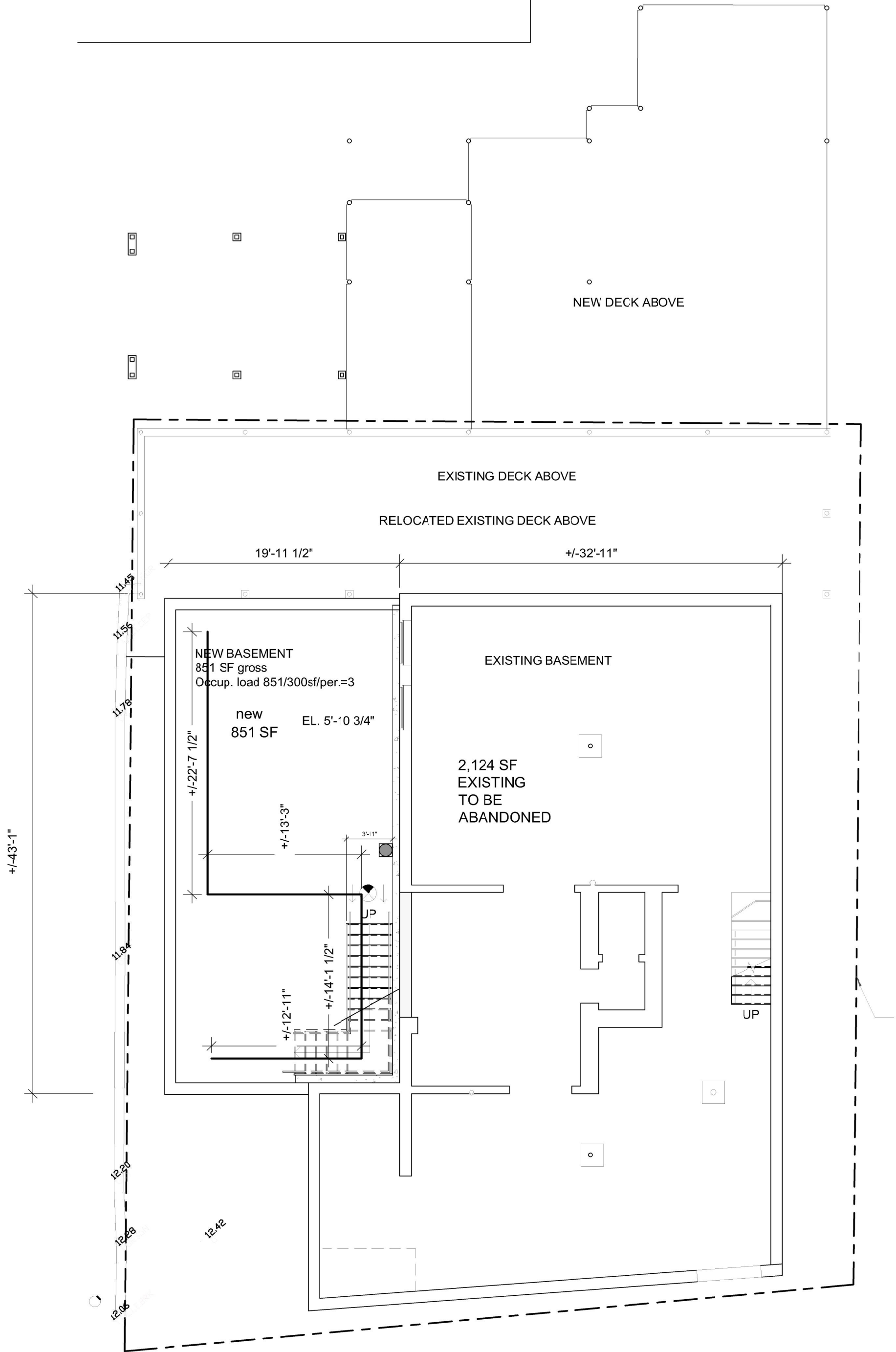
S3.01

Page 163

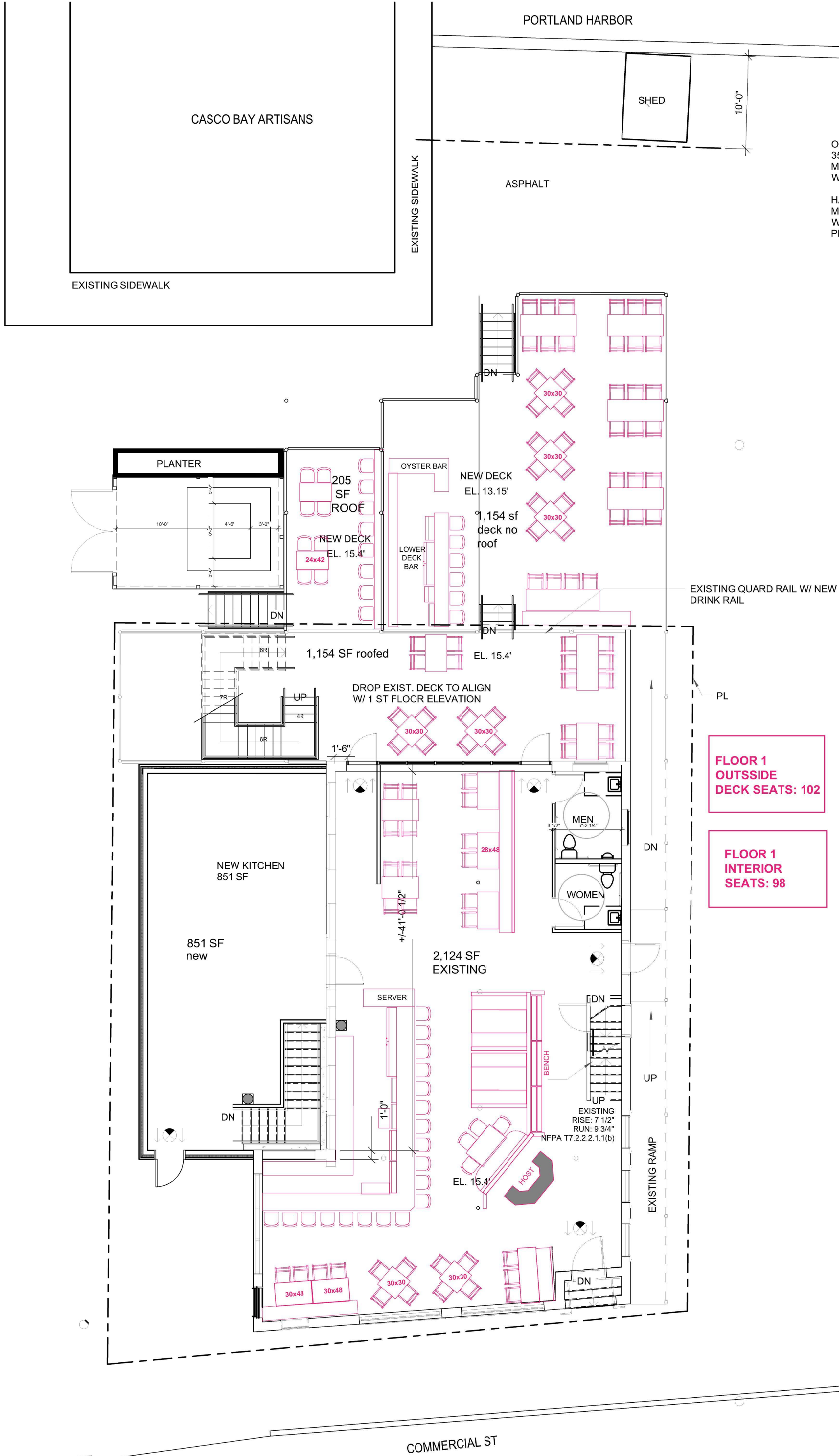


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Date:

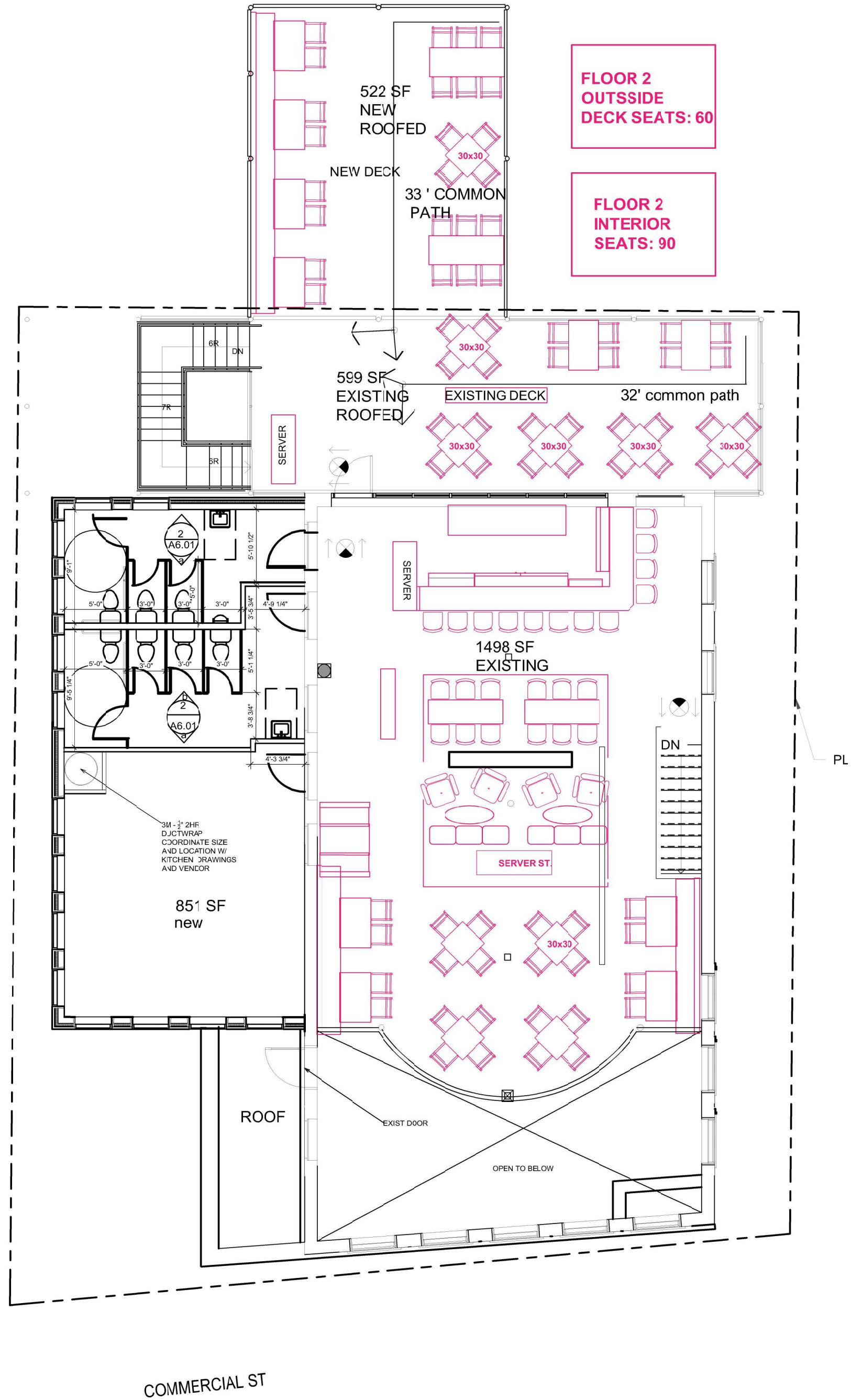
FIRE EXTINGUISHER	
EXIT ENTRANCE	
EXIT ENTRANCE	



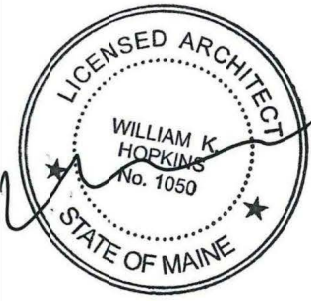
1 BASEMENT PLAN
1/8" = 1'-0"



2 FIRST FLOOR
1/8" = 1'-0"



3 2ND FLOOR
1/8" = 1'-0"



Prepared For:
84 COMMERCIAL STREET

Consultant:

Architect:
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Project:
DRY DOCK

Submission:
BUILDING PERMIT 10-11-2019

Date:
10-11-2019

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

LIFE SAFETY

LS1.1



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Date:

CHAPTER 3: BUILDING BLOCKS

LONG DIMENSION
PERPENDICULAR TO
DIRECTION OF TRAVEL
1/2"
PREDOMINANT
DIRECTION OF TRAVEL
FIG. 302.3 -
OPENINGS IN FLOOR OR
GROUND SURFACES

FIG. 303.2 -
VERTICAL CHANGES IN
LEVEL
FIG. 303.3 -
BEVELED CHANGES IN
LEVEL

FIG. 306.2 -
TCE CLEARANCE
FIG. 306.3 -
KNEE CLEARANCE

FIG. 307.2 -
LIMITS OF PROTRUDING
OBJECTS

FIG. 308.2.1 -
UNOBSTRUCTED
FORWARD REACH

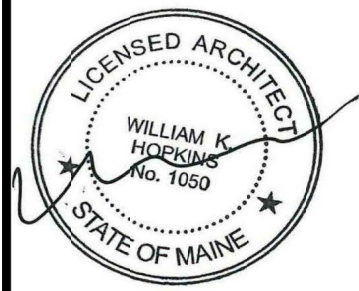
FIG. 308.2.2 -
OBSTRUCTED HIGH
FORWARD REACH

FIG. 308.3.1 -
UNOBSTRUCTED SIDE
REACH

FIG. 308.3.2 -
OBSTRUCTED SIDE
REACH

FIRE EXTINGUISHING
CABINET MOUNTING
HEIGHT

NOTE: ALL REFERENCES ARE TO
THE 2010 ADA STANDARDS FOR
ACCESSIBLE DESIGN
UNLESS NOTED OTHERWISE



CHAPTER 4: ACCESSIBLE ROUTES

FIG. 404.2.4.1 -
MANUEVERING CLEARNACE
AT SWING DOOR
(A) FRONT APPROACH-
PULL SIDE

(B/C) FRONT APPROACH,
PUSH SIDE

(D) HINGE APPROACH,
PULL SIDE

(E) HINGE APPROACH,
PULL SIDE

(F/G) HINGE APPROACH,
PULL SIDE

(H/I) LATCH APPROACH,
PULL SIDE

(J/K) LATCH APPROACH,
PUSH SIDE

FIG. 404.2.6
TWO DOORS IN A SERIES

(REF. 407.2.2)
TO HIGHEST OPERABLE PART
FIG. 407.2.2.2
HEIGHT OF ELEV.
VISIBLE SIGNALS

FIG. 407.2.2.2
SIZE OF ELEV. VISIBLE
SIGNALS

FIG. 407.2.3.1
TACTILE CHARACTERS ON
ELEV. HOISTWAY ENTRANCES

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

FIG. 505.4.
HANDRAIL HEIGHT
(A) STAIRS
(B) RAMPS

PER NFPA 101
HANDRAIL
CLEARANCE

FIG. 505.6
HANDRAIL CROSS SECTION

FIG. 505.7
HANDRAIL CROSS SECTION

FIG. 505.10.1
TOP AND BOTTOM HANDRAIL
EXTENSIONS AT RAMPS

FIG. 505.10.2
TOP HANDRAIL
EXTENSION AT
STAIRS

FIG. 505.10.3
BOTTOM HANDRAIL
EXTENSION AT
STAIRS

CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES

FIG. 602.5
DRINKING FOUNTAIN SPOUT
LOCATION

FIG. 604.2
WATER CLOSET LOCATION

FIG. 604.3.1
SIZE OF CLEARANCE FOR WATER
CLOSET

FIG. 604.4
HEIGHT TO TOP OF SEAT
CLOSET

FIG. 604.5.1
SIDE WALL GRAB BAR
FOR WATER CLOSET
* TO TOP OF GRAB BAR

FIG. 604.5.2
REAR WALL GRAB BAR
FOR WATER CLOSET

FIG. 604.7
TOILET PAPER DISPENSER
LOCATION

FIG. 605.2
HEIGHT OF URINALS

FIG. 604.8.1.1
WHEELCHAIR ACCESSIBLE TOILET
COMPARTMENTS
(A) WALL-HUNG WATER CLOSET
(B) FLOOR-MOUNTED WATER
CLOSET

FIG. 604.8.1.4
TOILET COMPARTMENT TOES
CLEARANCE
(A) ELEVATION
(B) PLAN

FIG. 604.8.1.2
TOILET
COMPARTMENT
DOORS

FIG. 606.3 -
HEIGHT OF LAVATORIES
AND SINKS

FIG. 607.2
CLEARANCE FOR BATHTUBS

FIG. 607.4.2
GRAB BARS FOR BATHTUB
WITH REMOVABLE IN-TUB
SEATS

FIG. 607.4.1
GRAB BARS FOR
BATHTUB WITH
PERMANENT SEATS

FIG. 608.2.1
TRANSFER-TYPE
SHOWER
COMPARTMENT

FIG. 608.2.2
STANDARD ROLL-IN-TYPE
SHOWER COMPARTMENT

FIG. 608.2.3
ALTERNATE ROLL-IN-TYPE
SHOWER COMPARTMENT

FIG. 608.3.1
GRAB BARS IN
TRANSFER-TYPE
SHOWERS

FIG. 608.3.2
GRAB BARS IN ROLL-IN-TYPE
(A) STANDARD ROLL-IN-TYPE SHOWER
(B) ROLL-IN-TYPE SHOWER WITH SEAT
(C) ALTERNATE ROLL-IN-TYPE SHOWER

FIG. 608.3.5.1
CONTROLS IN
TRANSFER-TYPE
SHOWERS

FIG. 608.3.5.2
CONTROLS IN ROLL-IN
TYPE SHOWERS

FIG. 609.3
SPACING OF
GRAB BARS

FIG. 609.2
SIZE OF GRAB BARS
(A) CIRCULAR
(B) AND (C) NON CIRCULAR

FIG. 610.2
BATHTUB SEAT
(A) REMOVABLE IN-TUB SEAT SECTION AND PLAN
(B) PERMANENT SEAT SECTION AND PLAN

FIG. 610.3.1
RECTANGULAR SHOWER
COMPARTMENT SEAT

FIG. 610.3.2
L-SHAPED SHOWER
COMPARTMENT SEAT

Prepared For:

Consultant:

Architect:

Project:

Revisions:
BUILDING PERMIT - 10-11-2019

Scale:
As indicated

Date:
10-11-2019

ACCESSIBILITY
STANDARDS

AS1.1

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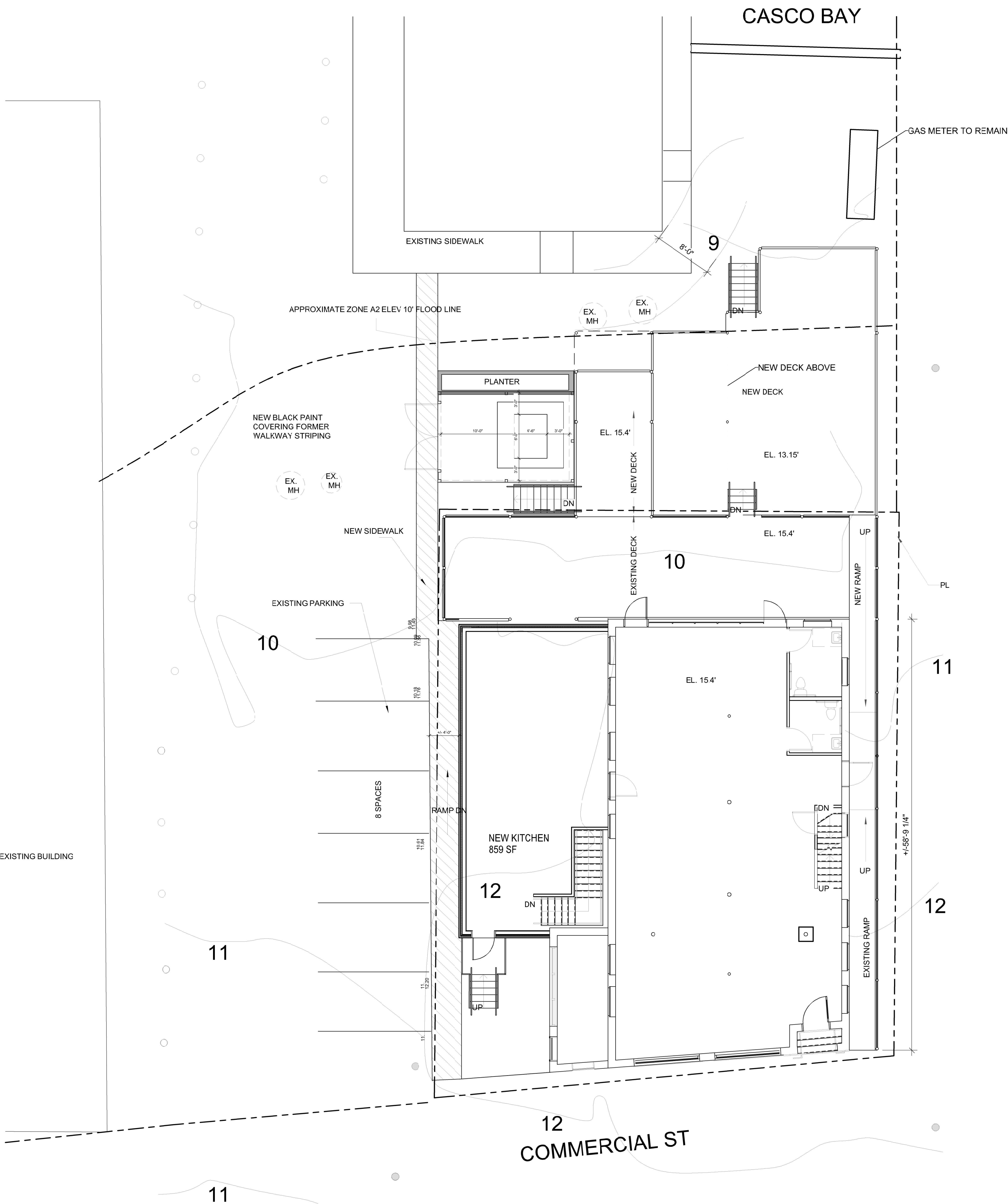
DRY DOCK

Portland, ME

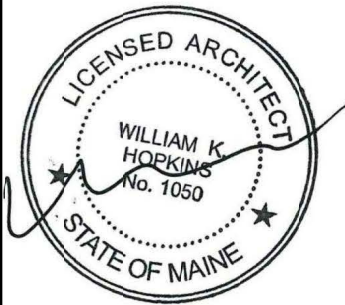


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1 | SITE PLAN
1/8" = 1'-0"



Prepared For:
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STREET

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DRY DOCK
Portland, ME

Revisions:
BUILDING PERMIT 10-11-2019

Date:
10-11-2019
Scale:
1/8" = 1'-0"
SITE PLAN

A1.00

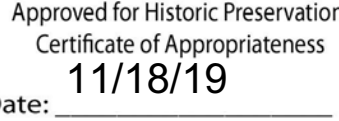


Architectural floor plan of the basement level. The plan shows a large rectangular area with a dashed boundary. Inside, there is a section labeled "NEW BASEMENT 851 SF" on the left and a larger section labeled "EXISTING BASEMENT" on the right. Above the basement, there is a "RELOCATED EXISTING DECK ABOVE" and a "NEW DECK ABOVE" to the right. Stairs are shown with "UP" labels. Dimensions are provided: "19'-11 1/2\"

[illegible]

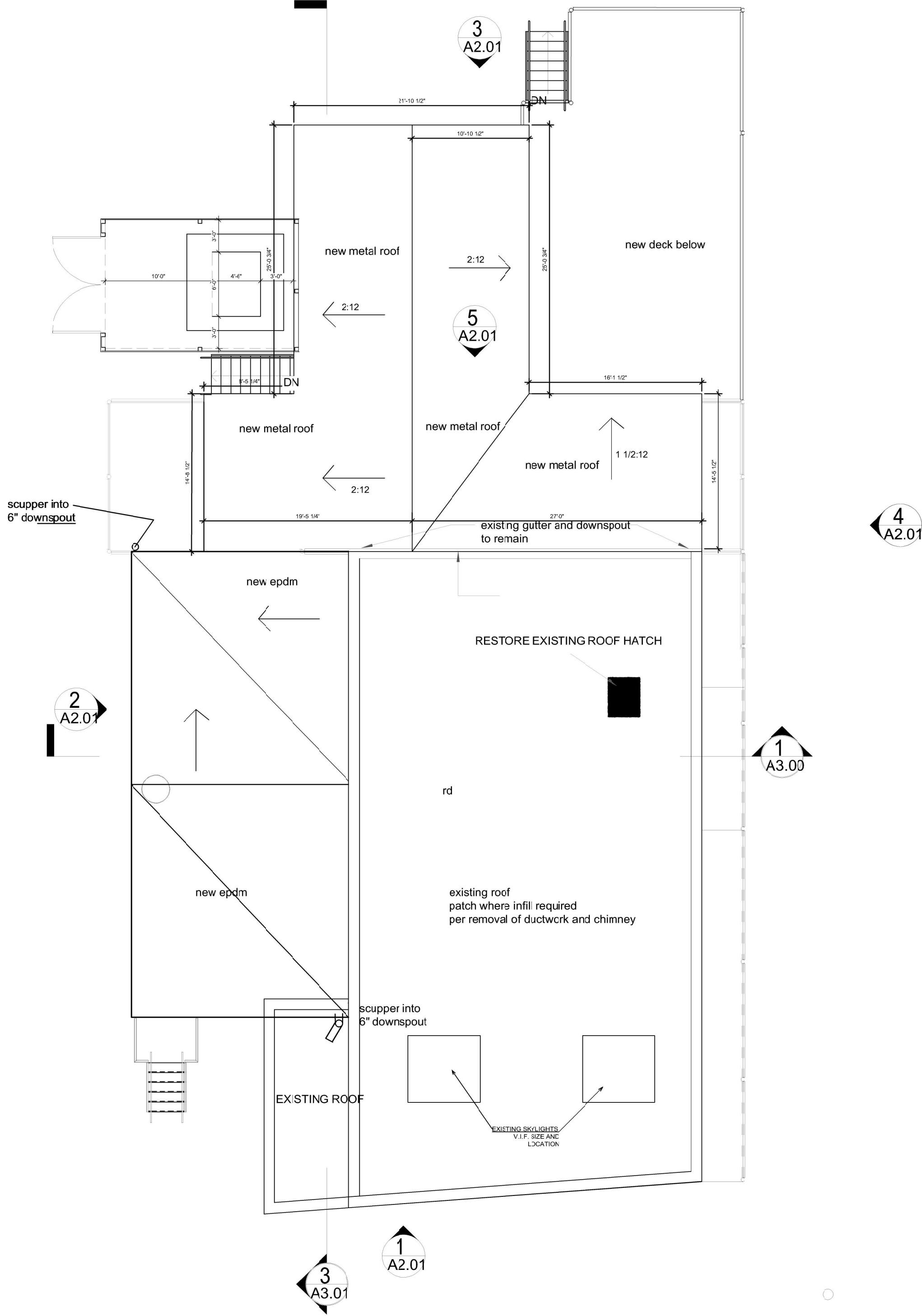
3 | FLOOR PLAN DETAIL



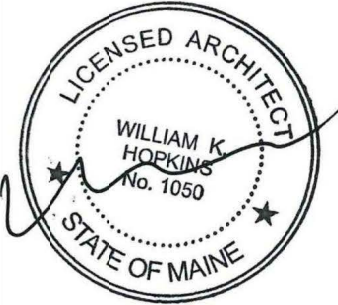




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1 | ROOF PLAN
1/8" = 1'-0"



Prepared For:
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Consultant:

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Project:
DRY DOCK

Portland, ME

Revisions:

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Date:
10-11-2019

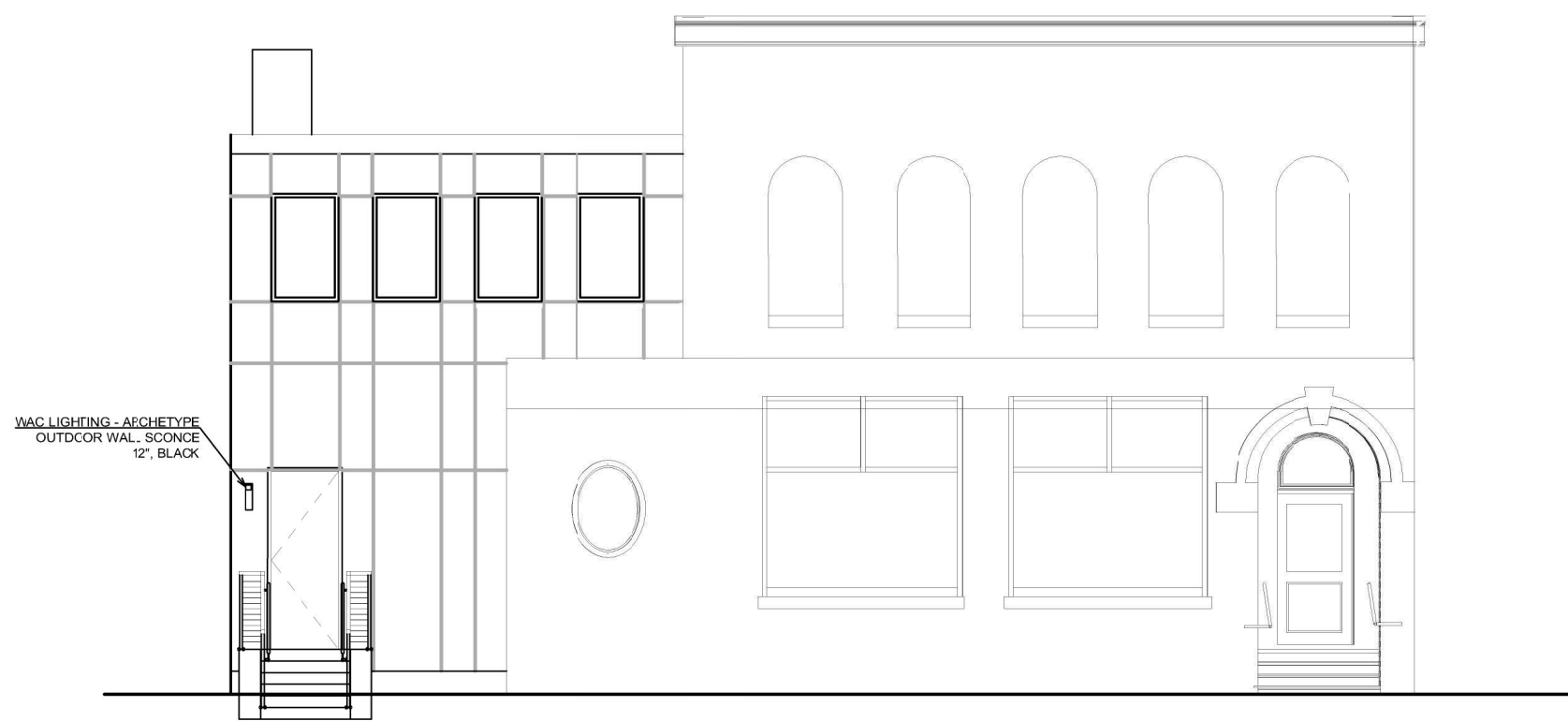
Scale:
1/8" = 1'-0"

ROOF PLAN

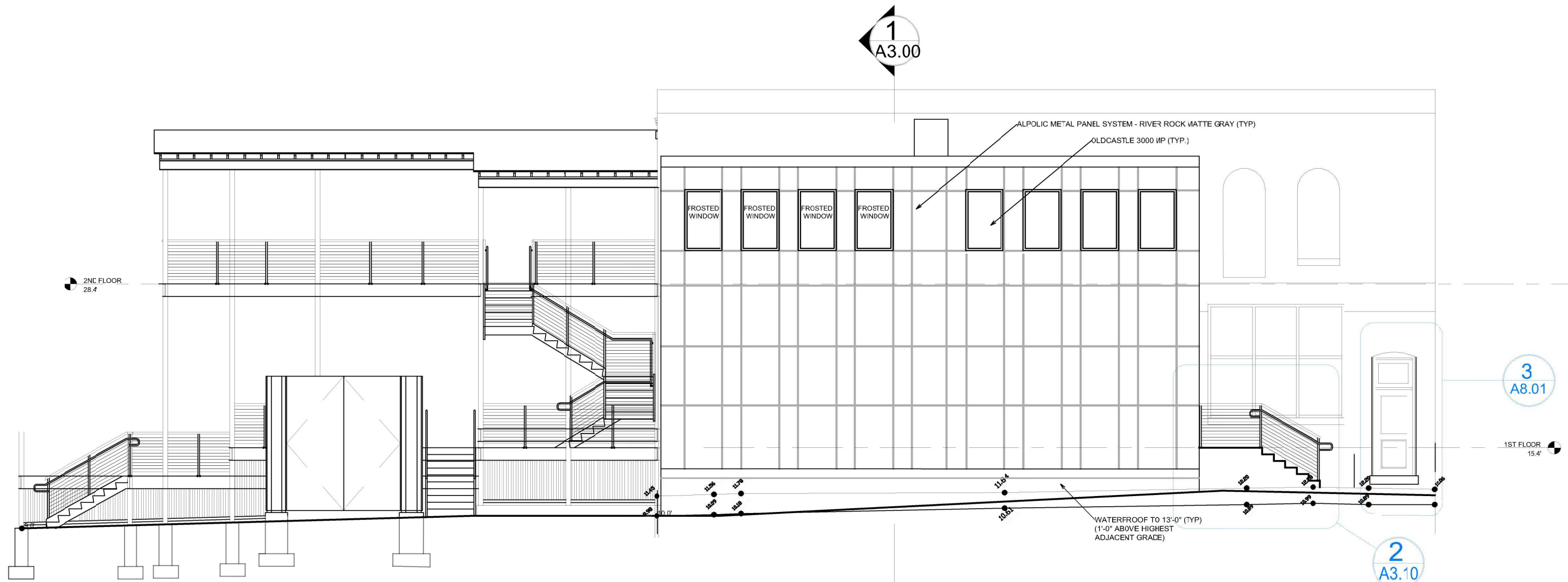
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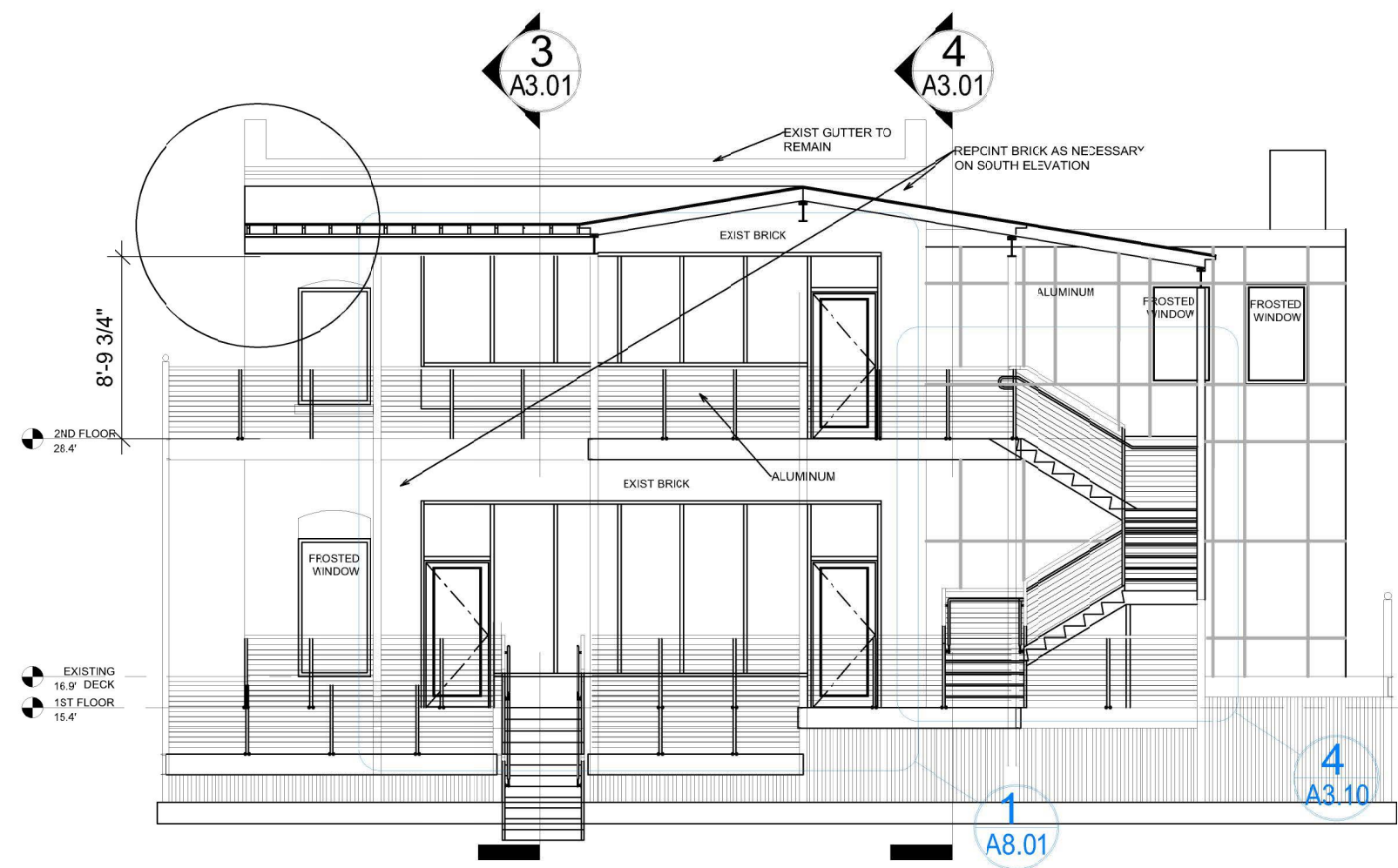
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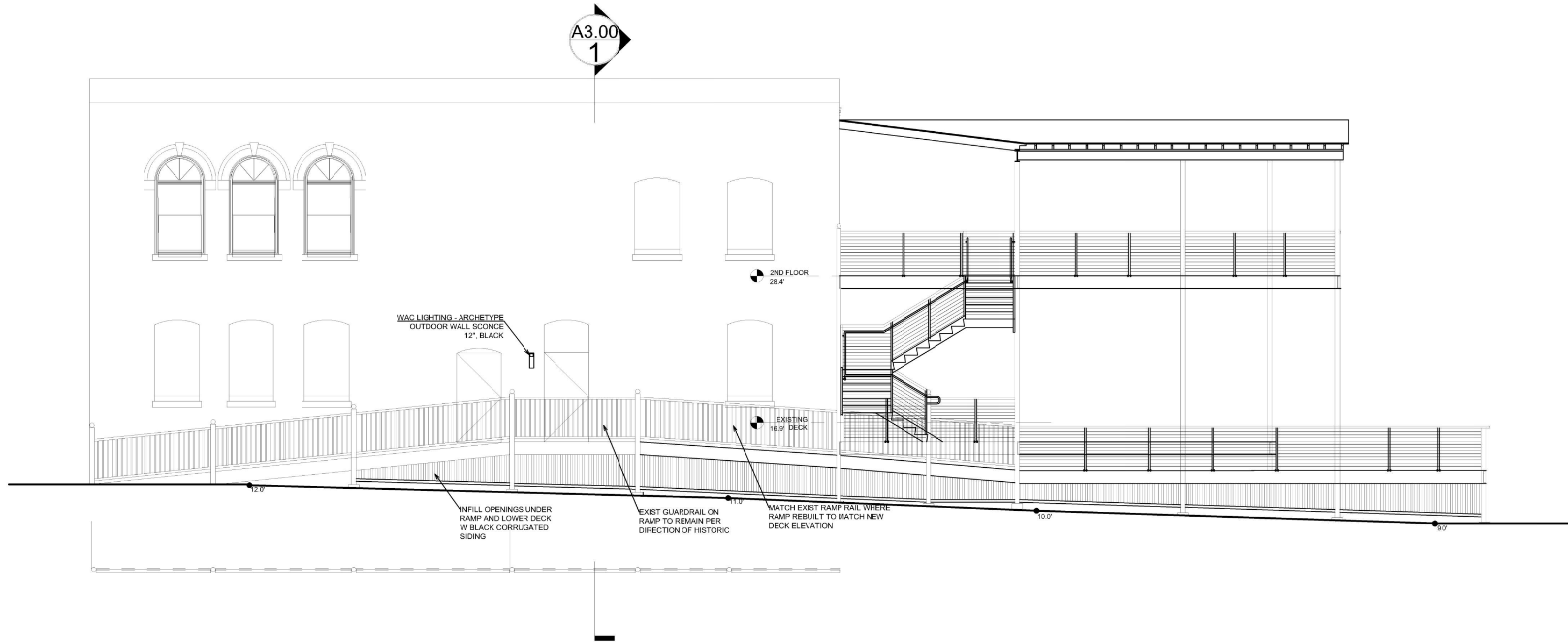
1 | NORTH ELEVATION
1/8" = 1'-0"



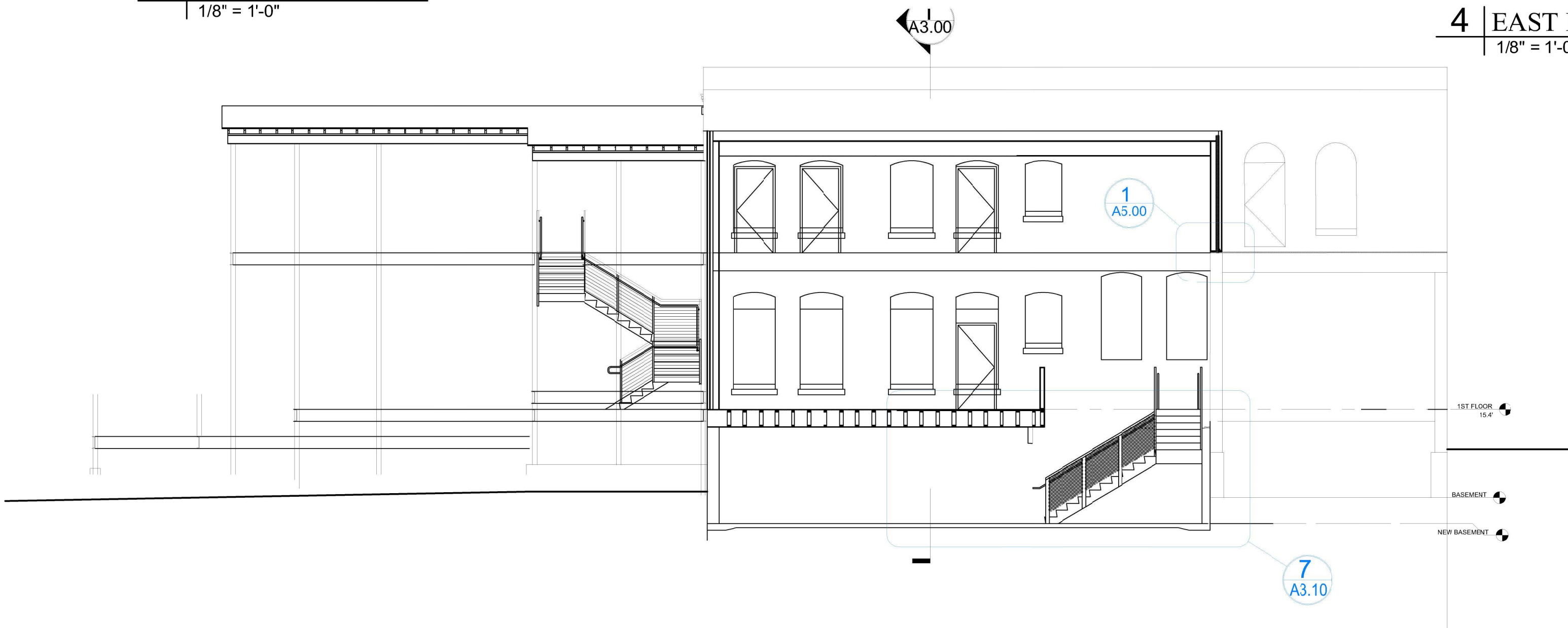
2 | WEST ELEVATION
1/8" = 1'-0"



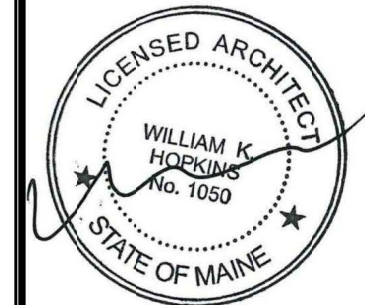
3 | SOUTH ELEVATION
1/8" = 1'-0"



4 | EAST ELEVATION
1/8" = 1'-0"



5 | EXISTING WALL ELEVATION
1/8" = 1'-0"



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COMMERCIAL
STREET

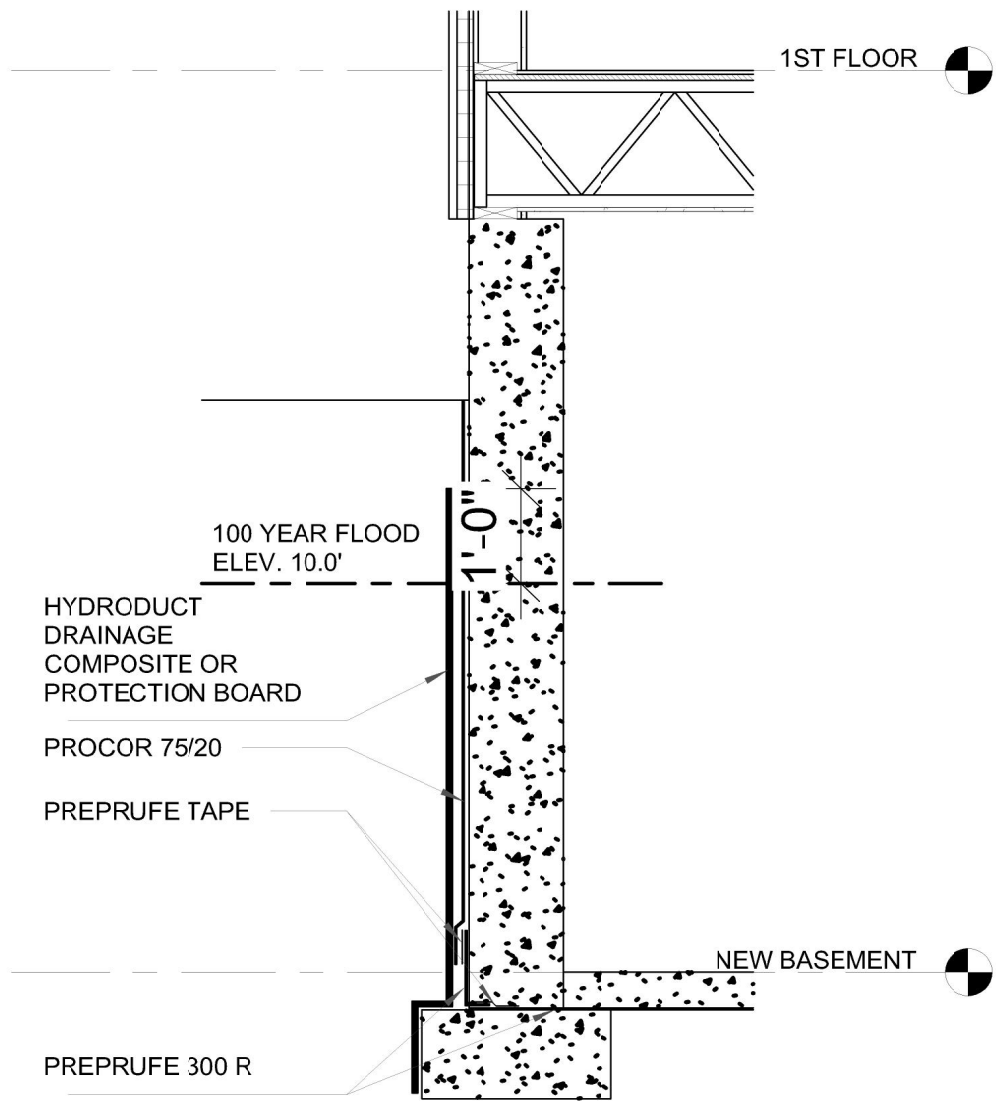
Consultant:
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ARCHITECTS
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(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
DRY DOCK
Portland, ME

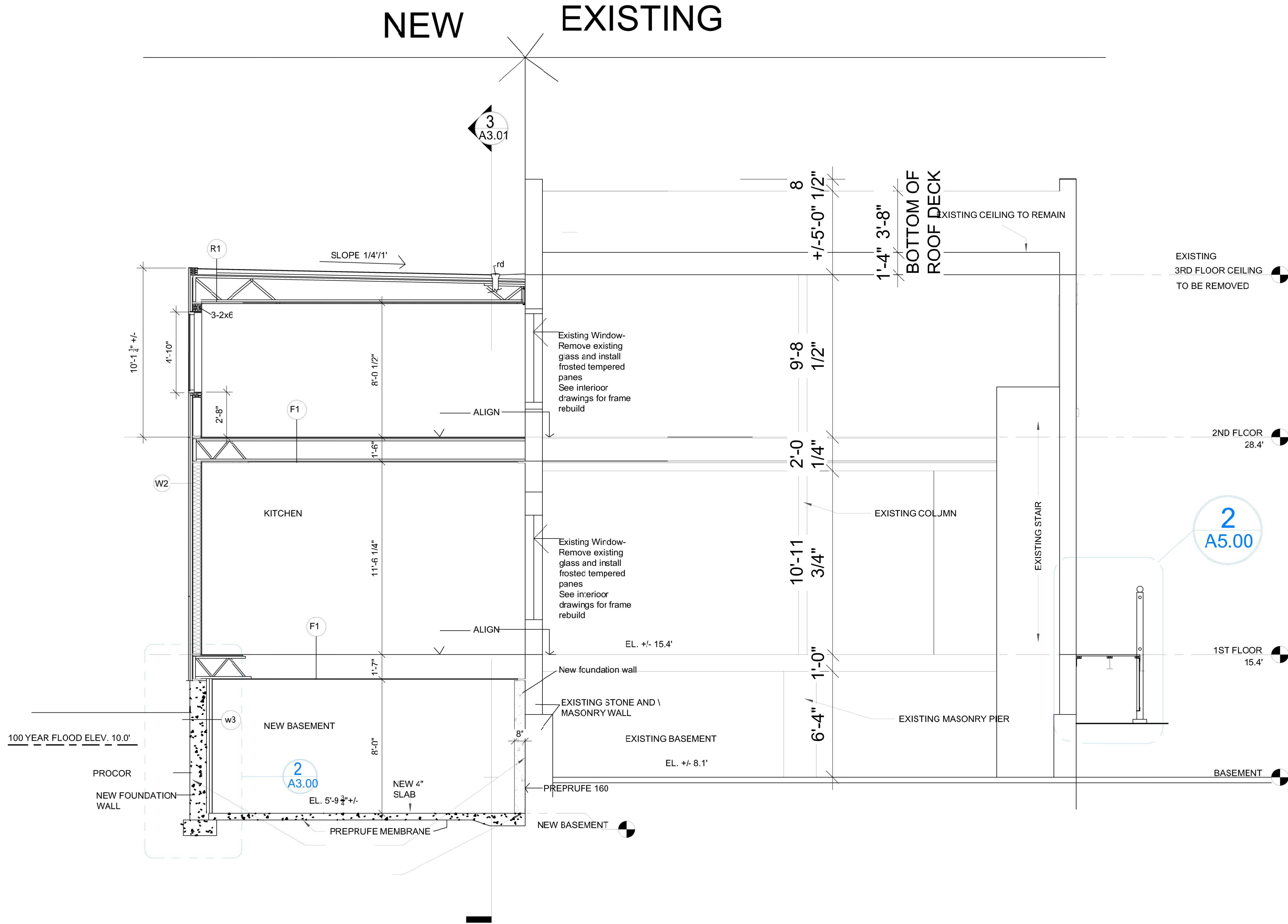
Revisions:
BUILDING PERMIT 10-11-2019

Date:
10-11-2019
Scale:
1/8" = 1'-0"
BUILDING
ELEVATION

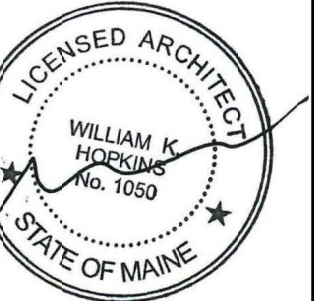
A2.01



2 FOUNDATION DETAIL
1/2" = 1'-0"



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



Prepared For: 84
COMMERCIAL
STREET

Consultant:

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

Project:

DRY DOCK

Portland, ME

Revisions:

BUILDING PERMIT 10-11-2019

Scale:

As indicated

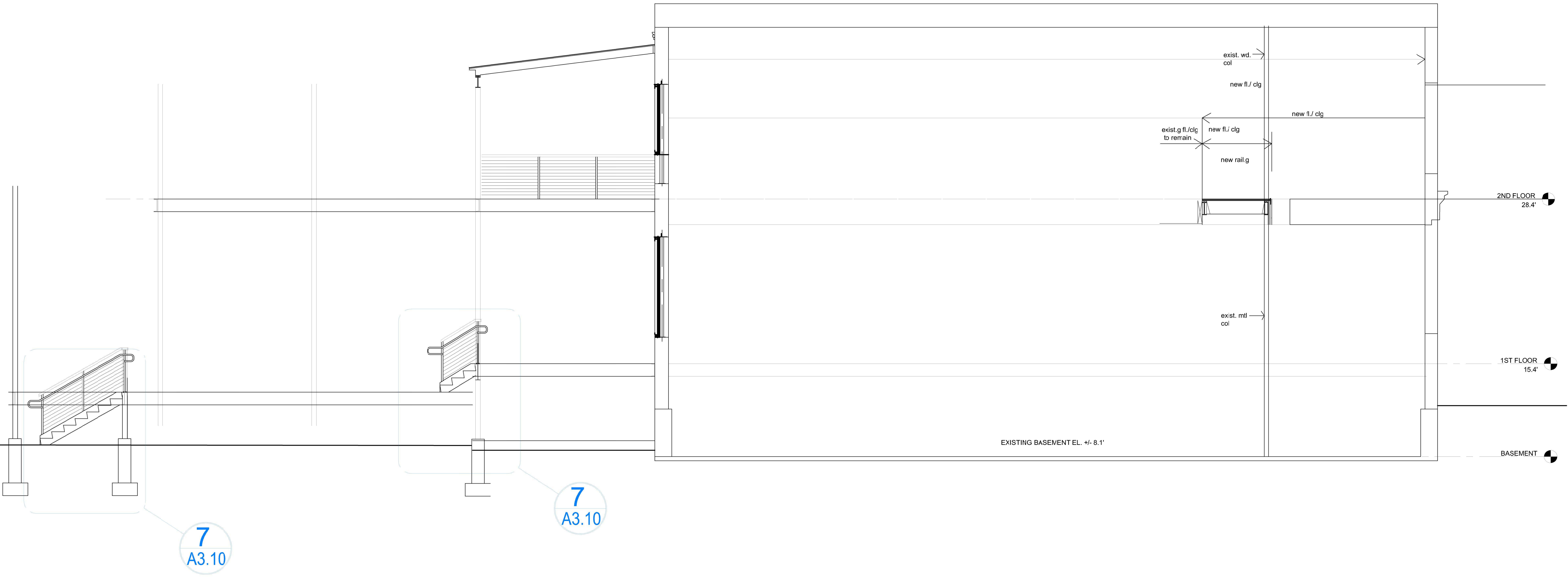
Date:
10-11-2019

BUILDING SECTION

A3.00



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11/18/19
Date:



1 | BUILDING SECTION
1/8" = 1'-0"



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84
COMMERCIAL
STREET

Consultant:

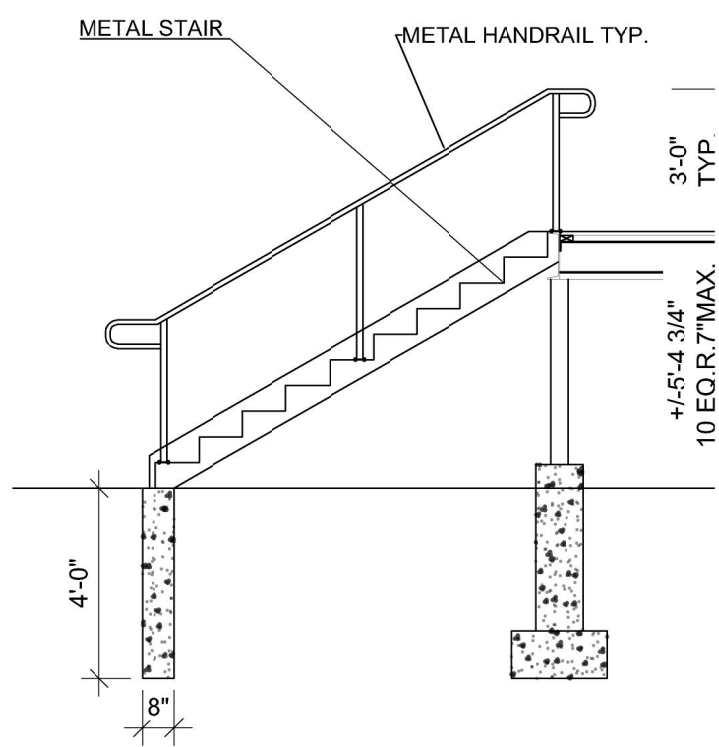
Architect:
**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
DRY DOCK

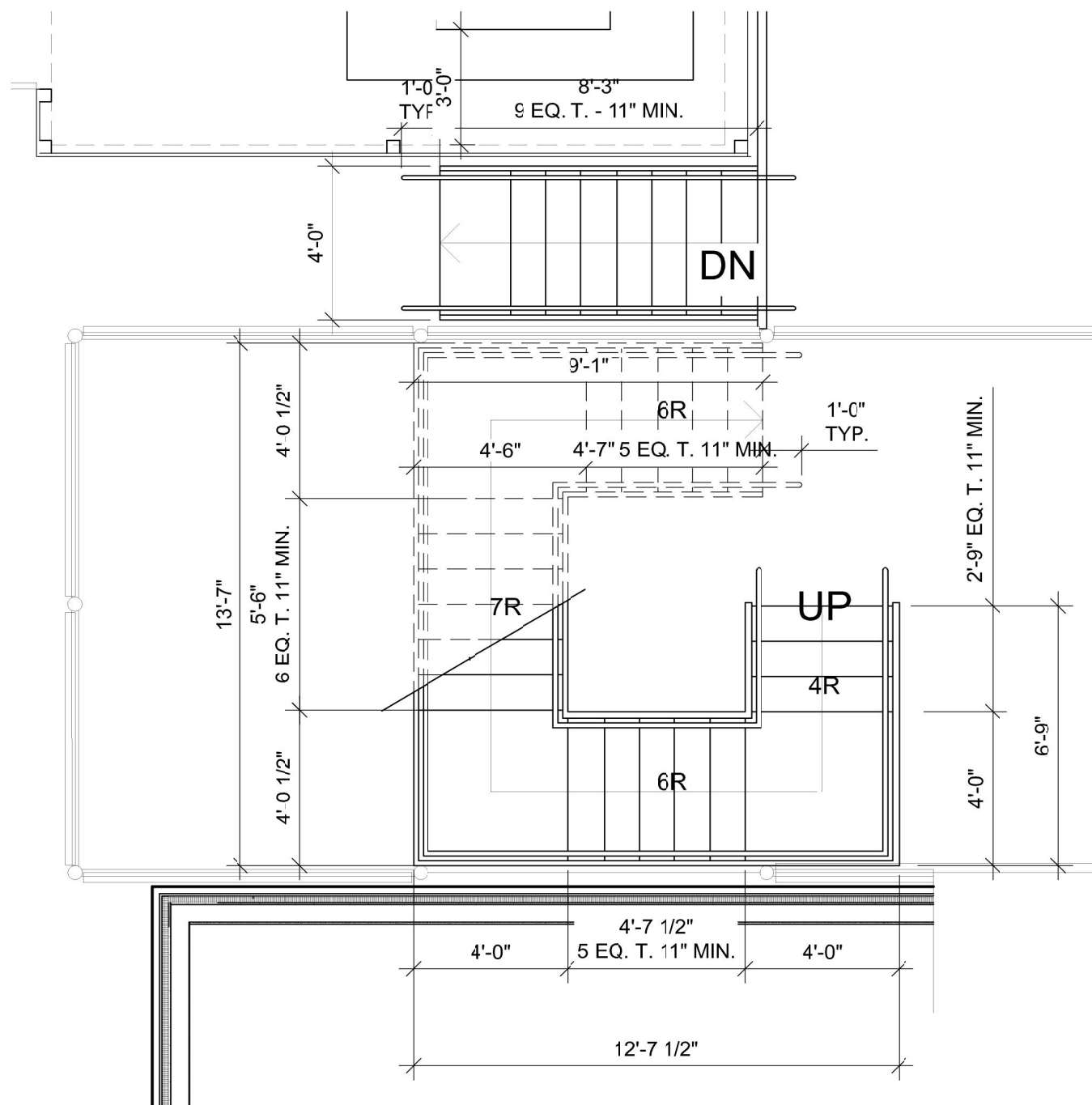
Revisions:
BUILDING PERMIT 10-11-2019

Date: 7-17-2019
Scale: 1/8" = 1'-0"
BUILDING SECTIONS

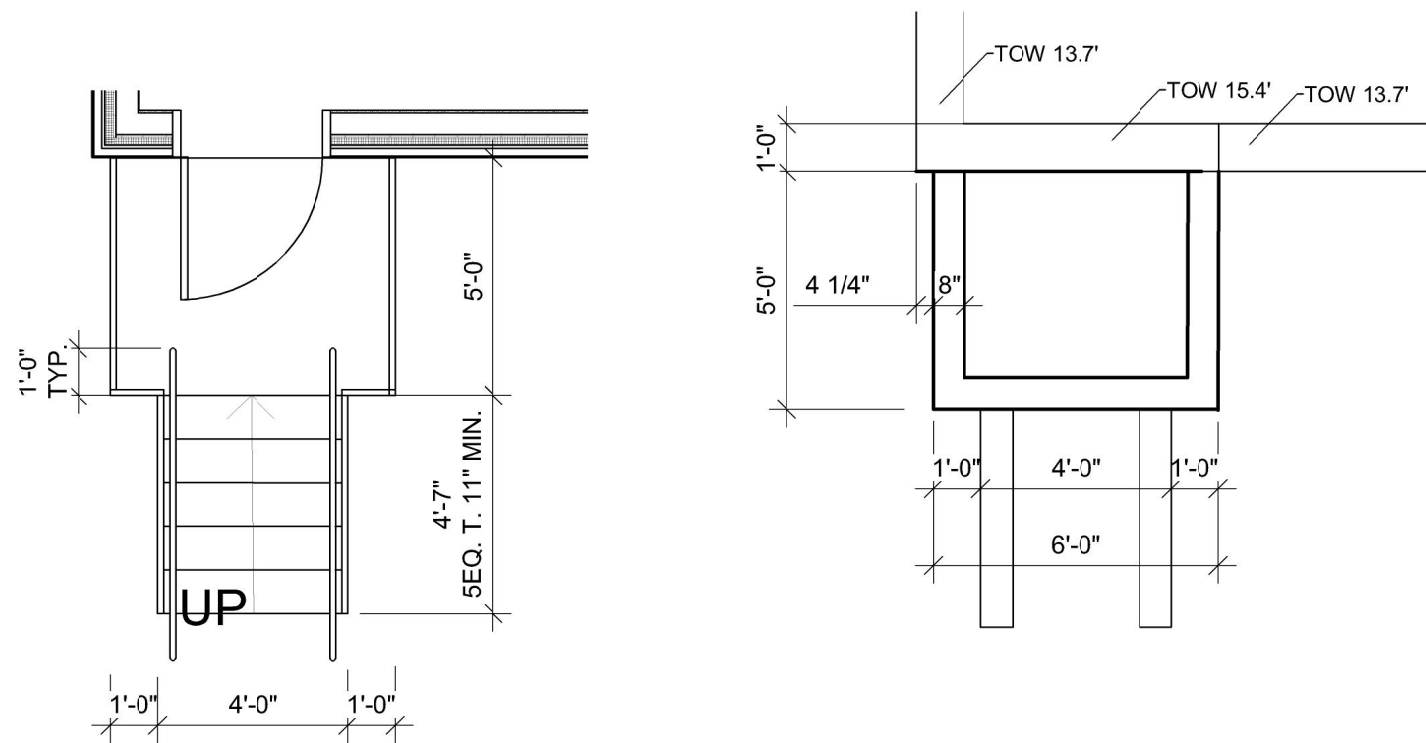
A3.01



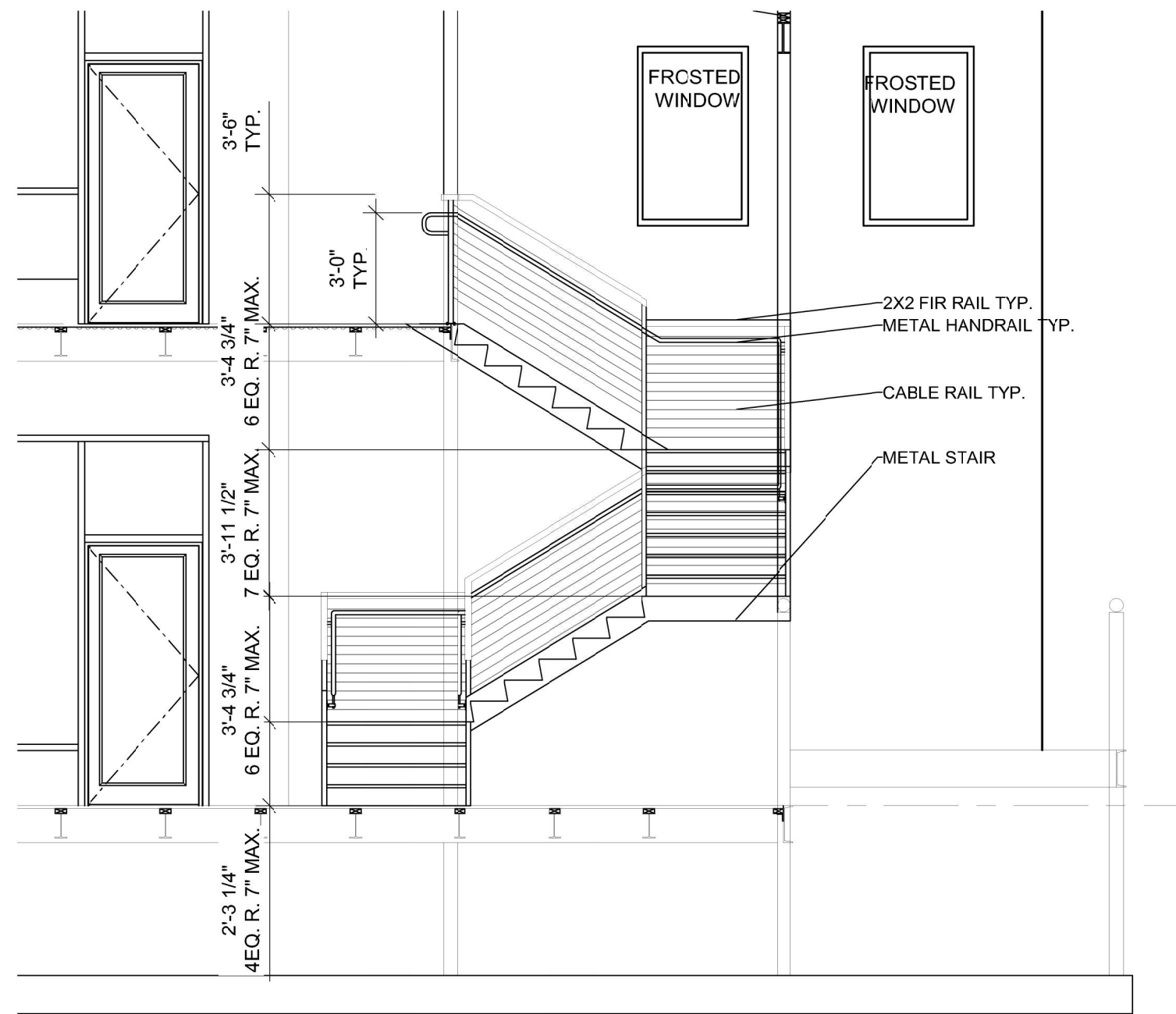
5 | LOWER DECK STAIR SECTION



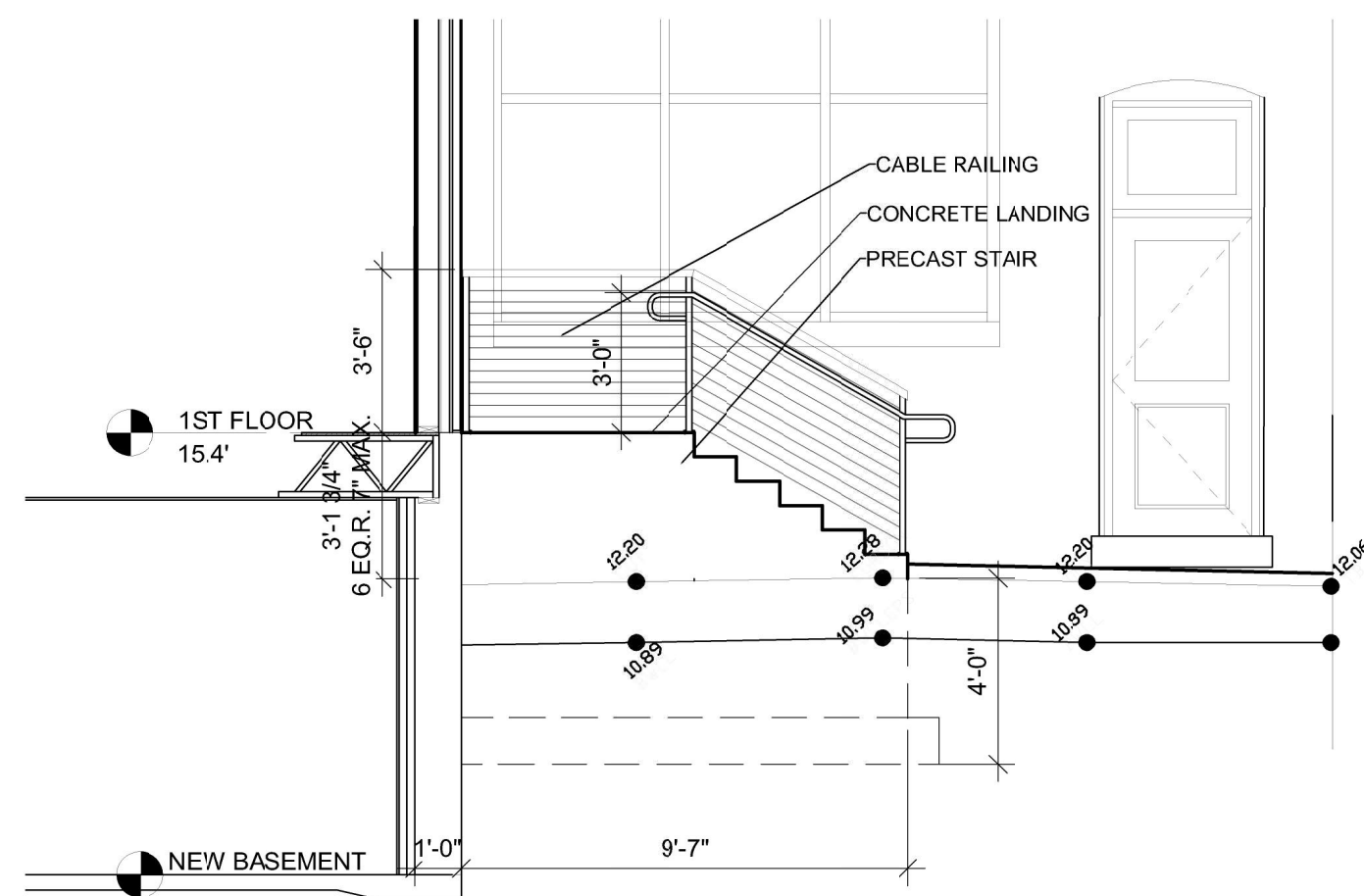
3 | NEW EXTERIOR STAIR



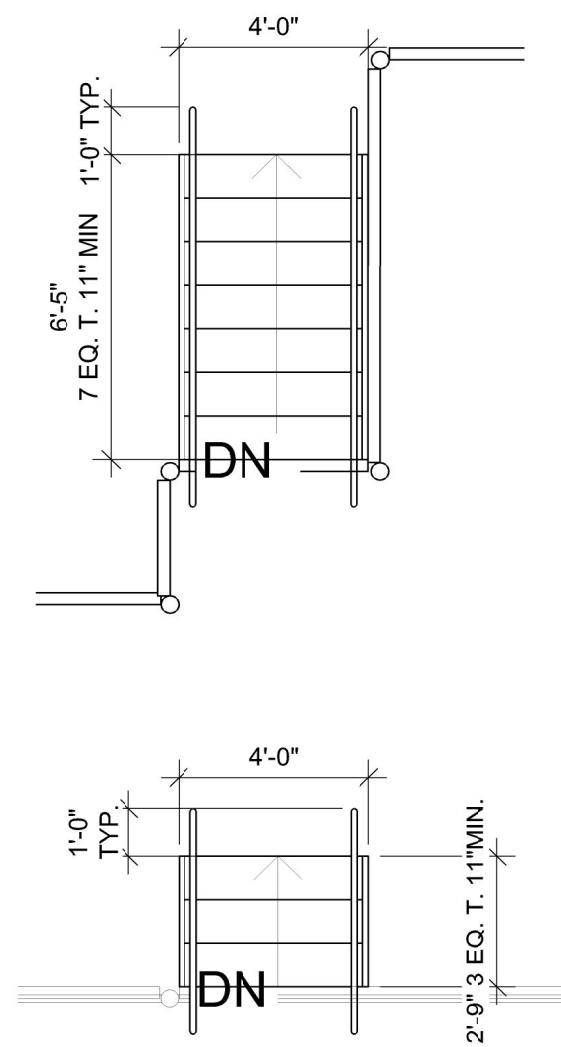
1 | KITCHEN ENTRANCE



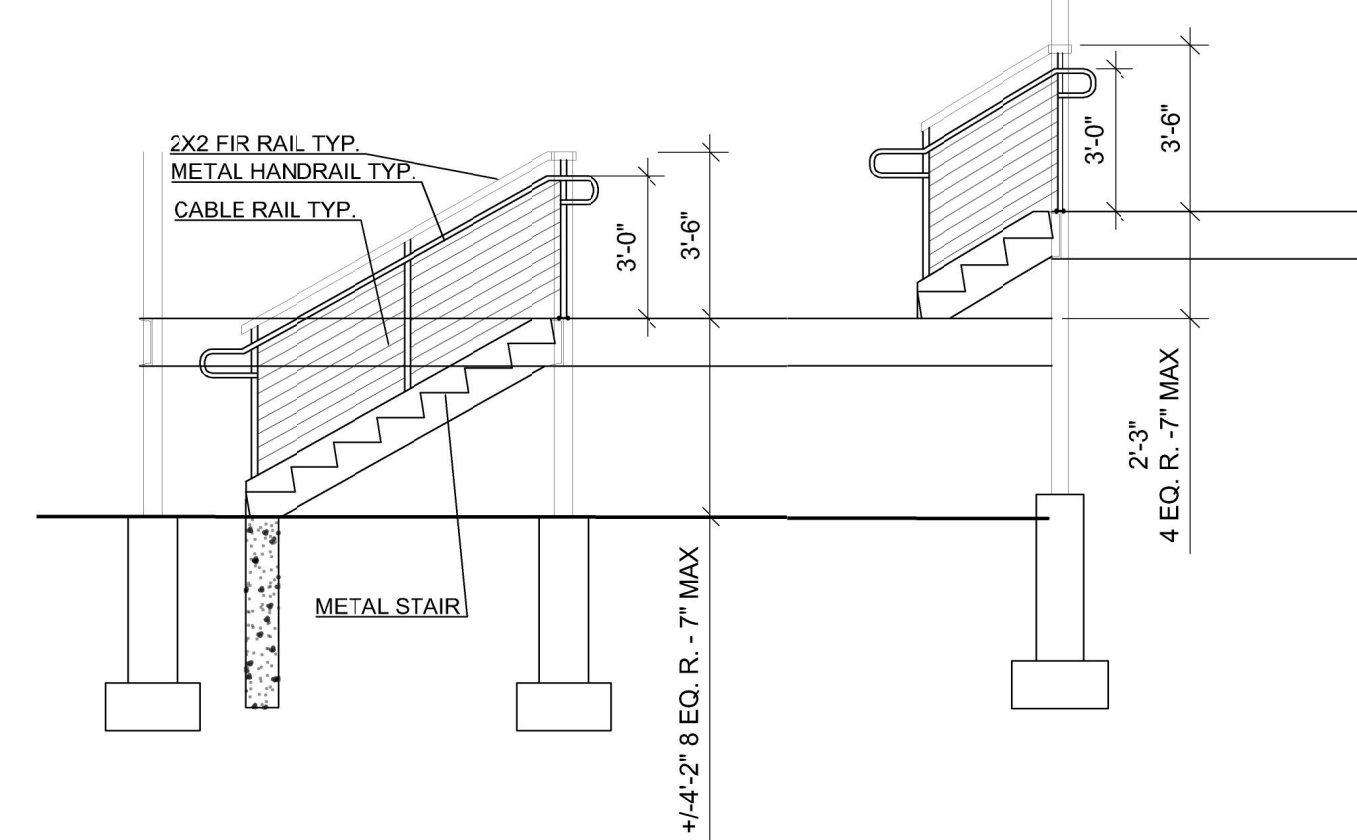
4 | NEW EXTERIOR STAIR ELEVATION



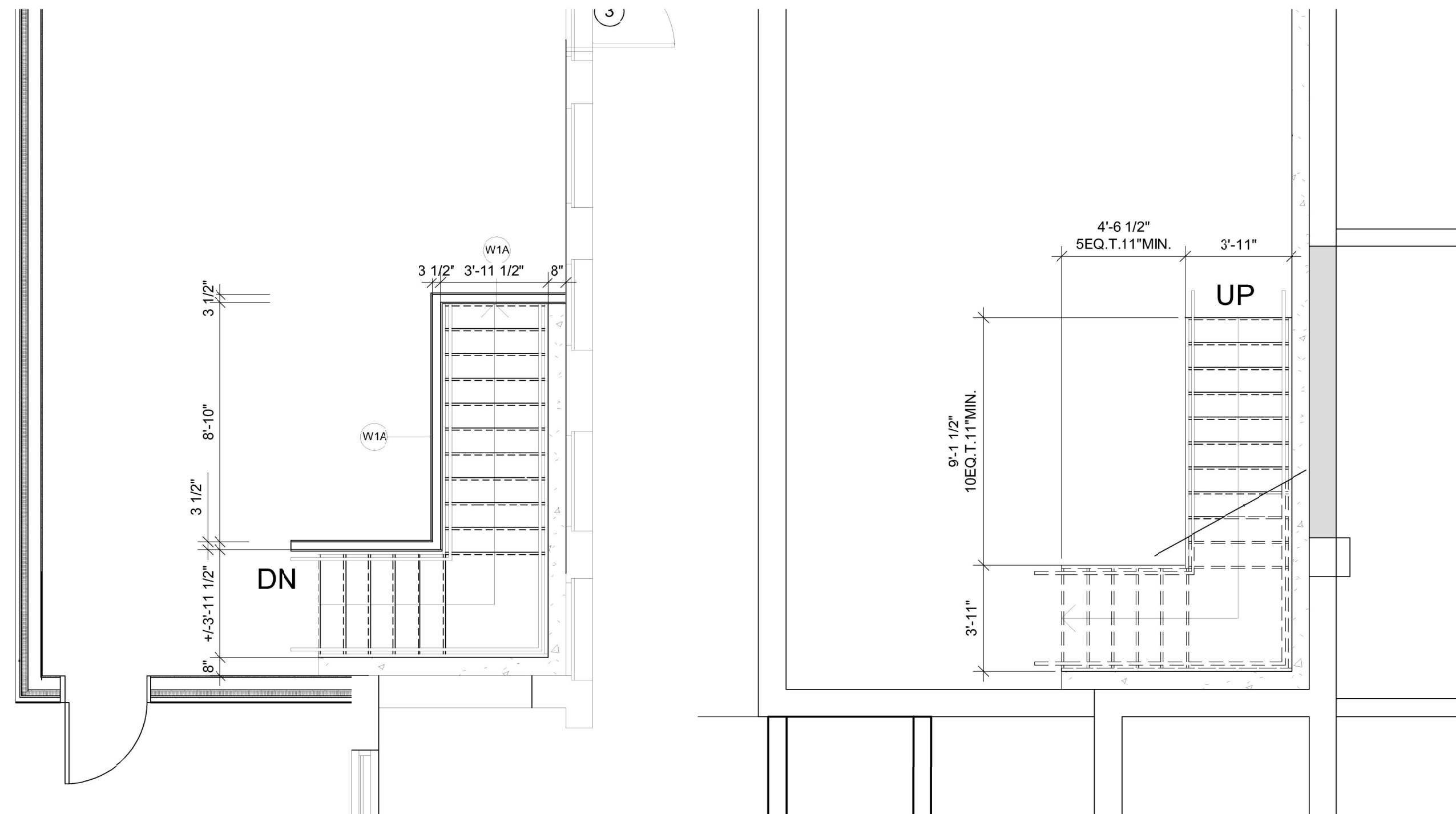
2 | KITCHEN STAIR SECTION



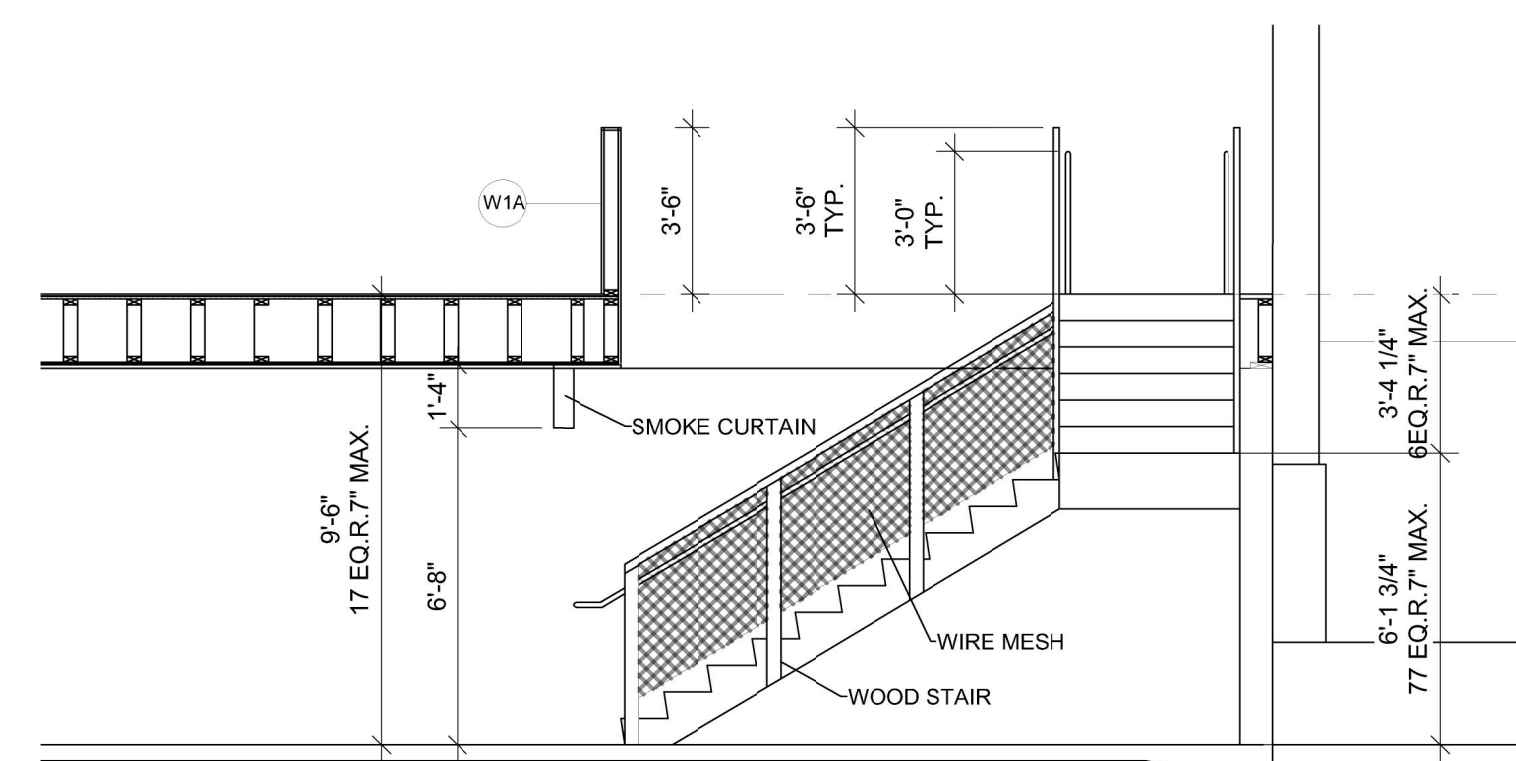
6 | LOWER DECK STAIRS



7 | LOWER DECK STAIR SECTIONS



8 | NEW BASEMENT STAIR



7 | NEW BASEMENT STAIR SECTION

84
COMMERCIAL
STREET

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Portland, ME

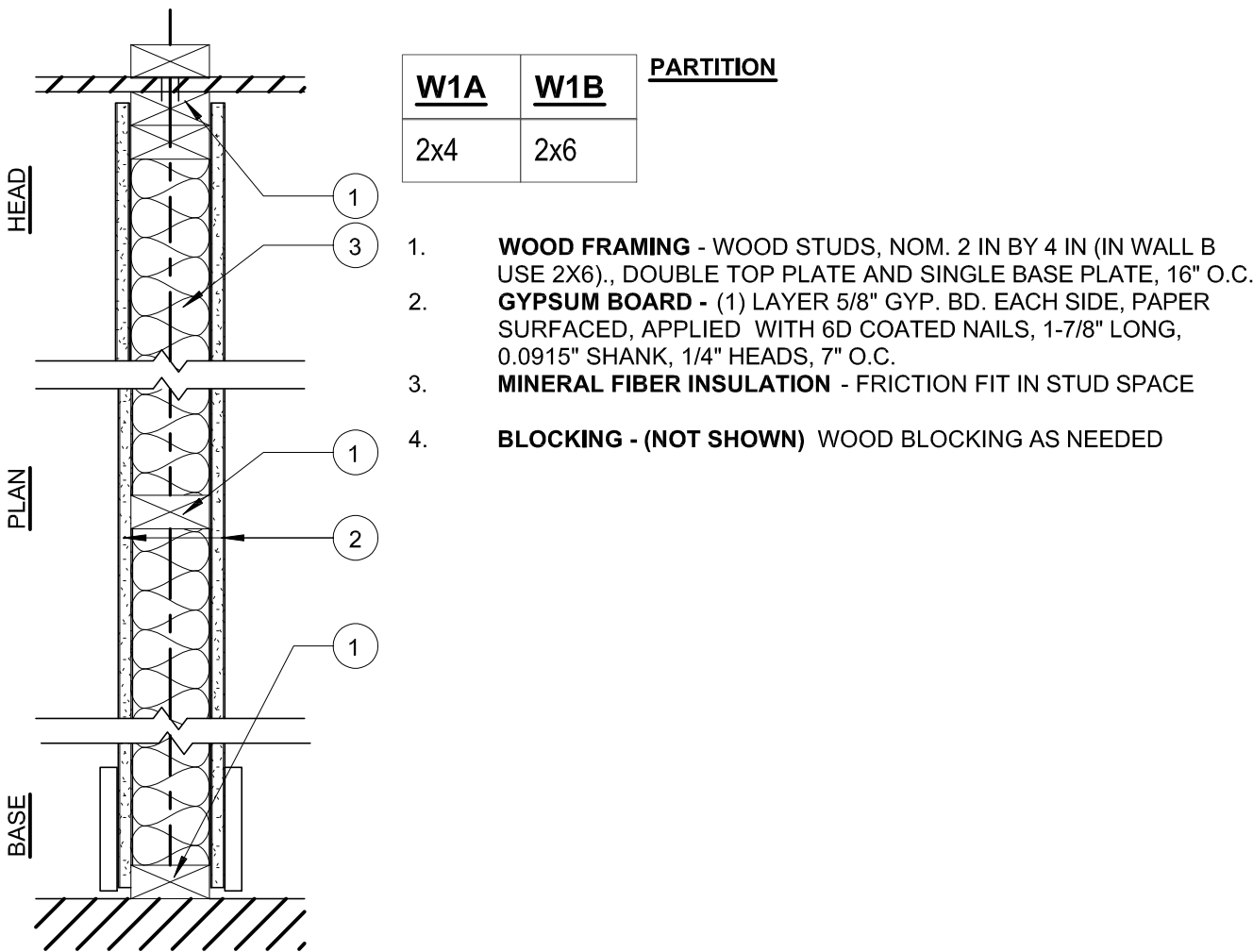
Submission:
TO CITY OF
PORTLAND

Date:
10-11-2019
Scale:
1/2" = 1'-0"

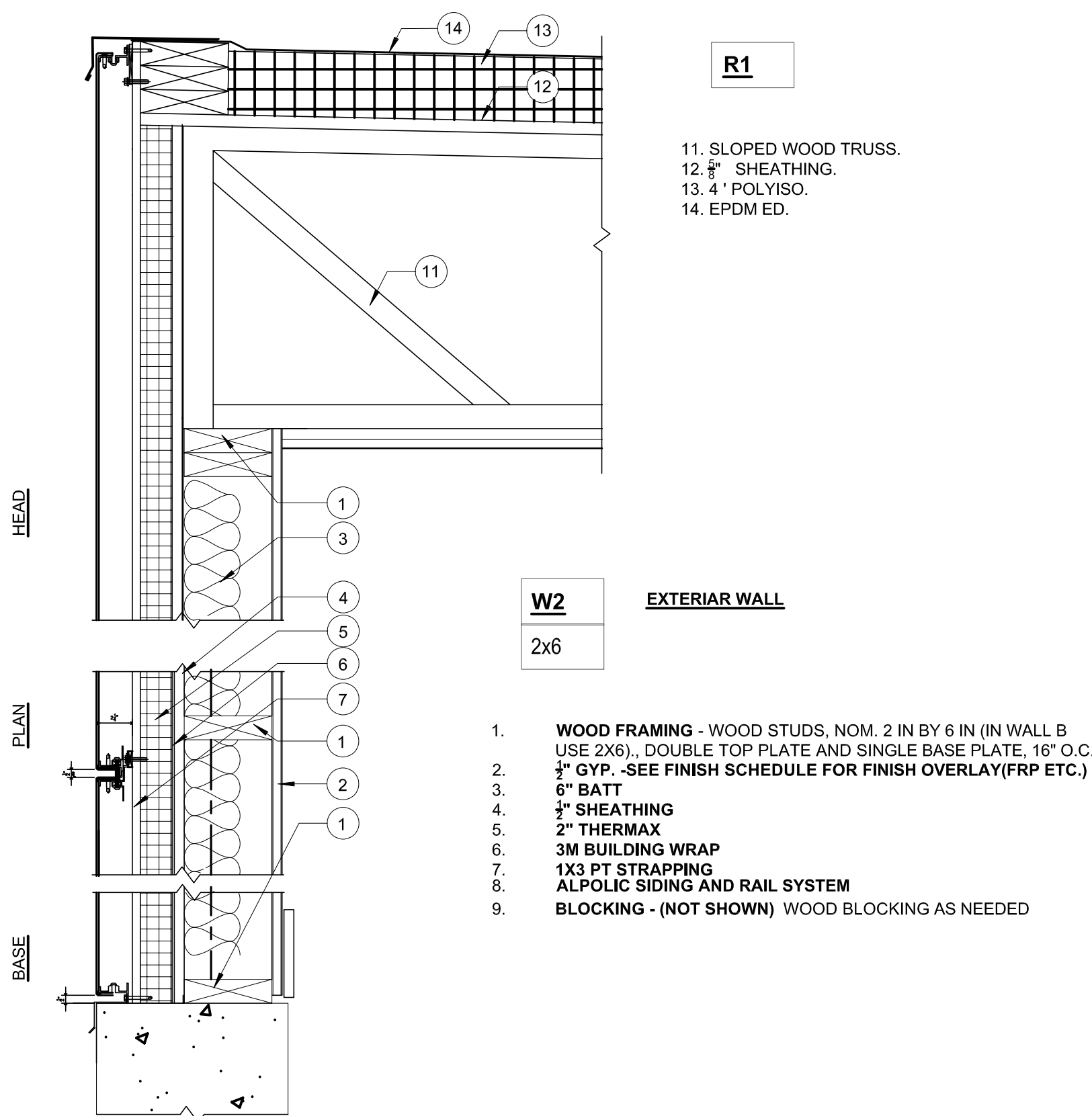
STAIR DETAILS
A3.10



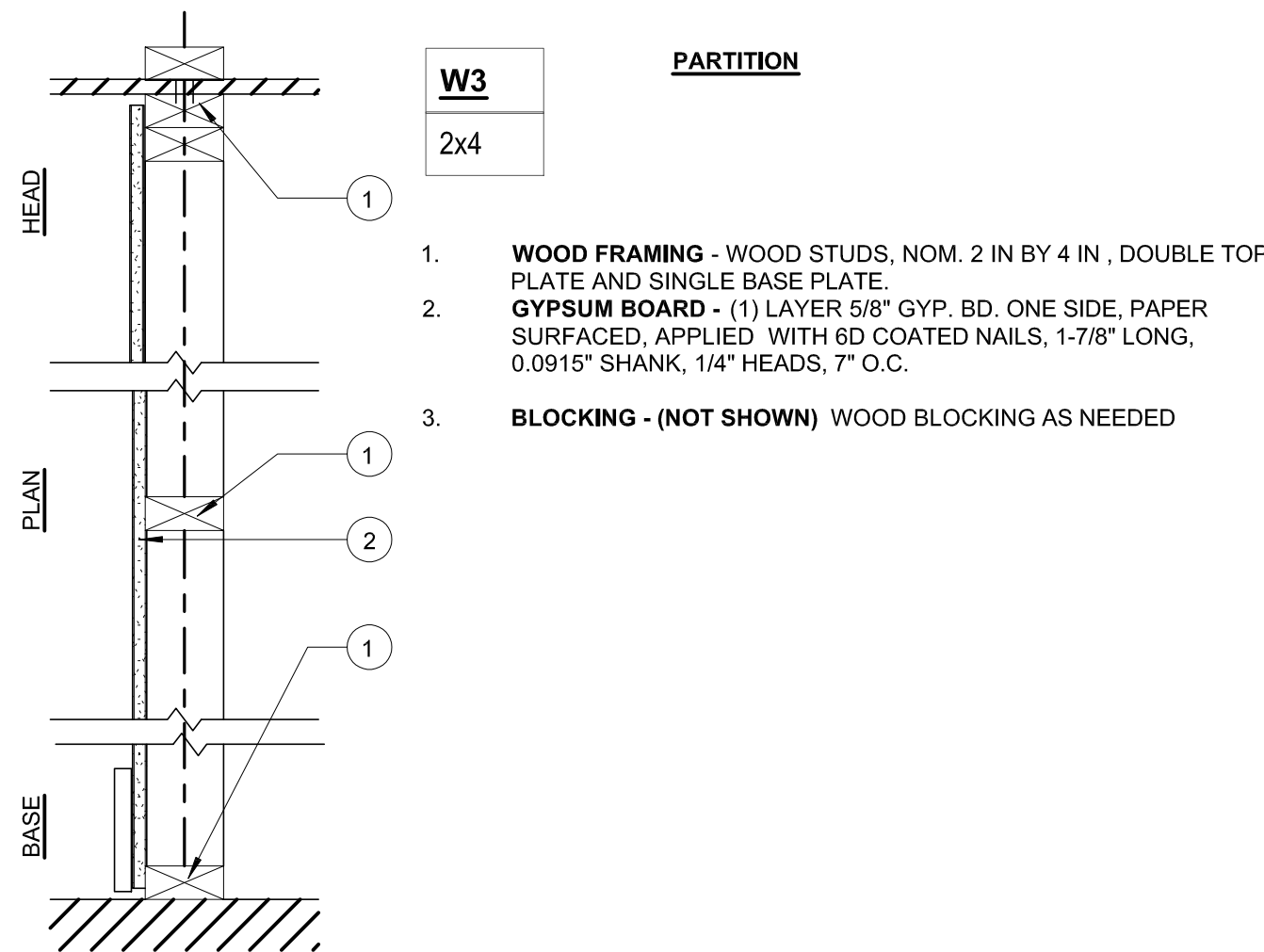
Date:



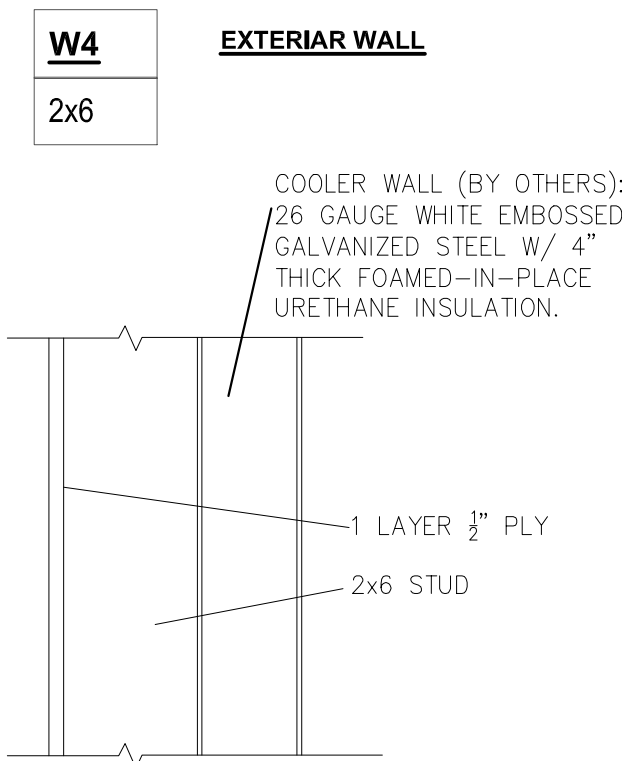
1 | W1 A&B - PART.
1 1/2" = 1'-0"



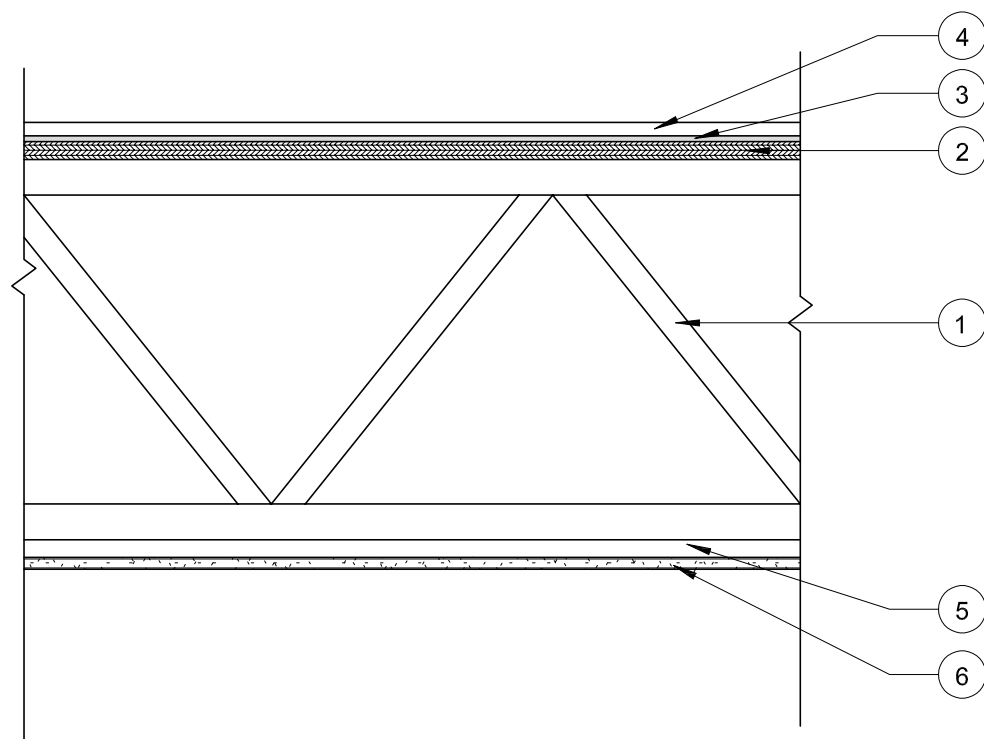
2 | W2
1 1/2" = 1'-0"



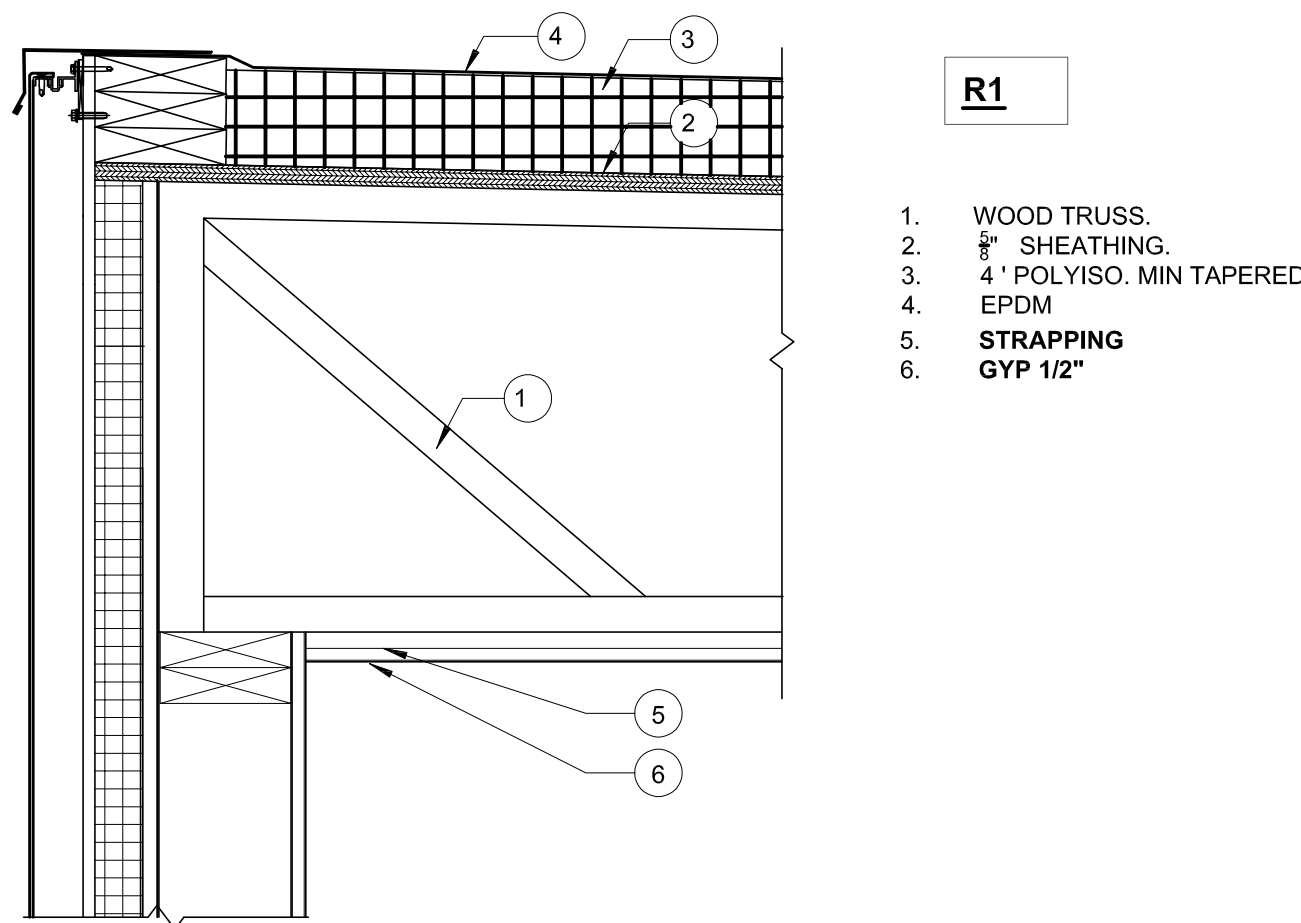
3 | W3
1 1/2" = 1'-0"



4 | W4 A&B - PART.
1 1/2" = 1'-0"



5 | FLOOR TYPE F1 - WOOD TRUSS FLOOR WITH GYP CEILING
1 1/2" = 1'-0"



6 | ROOF TYPE R1 - WOOD TRUSS FLOOR WITH GYP CEILING
1 1/2" = 1'-0"



Prepared For:

Consultant:

Architect:
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Project:
DRY DOCK
Portland, ME

Revisions:
BUILDING PERMIT 10-11-2019

Scale:
1 1/2" = 1'-0"
Date:
7-17-2019
WALL TYPES,
FLOOR TYPES

A4.00



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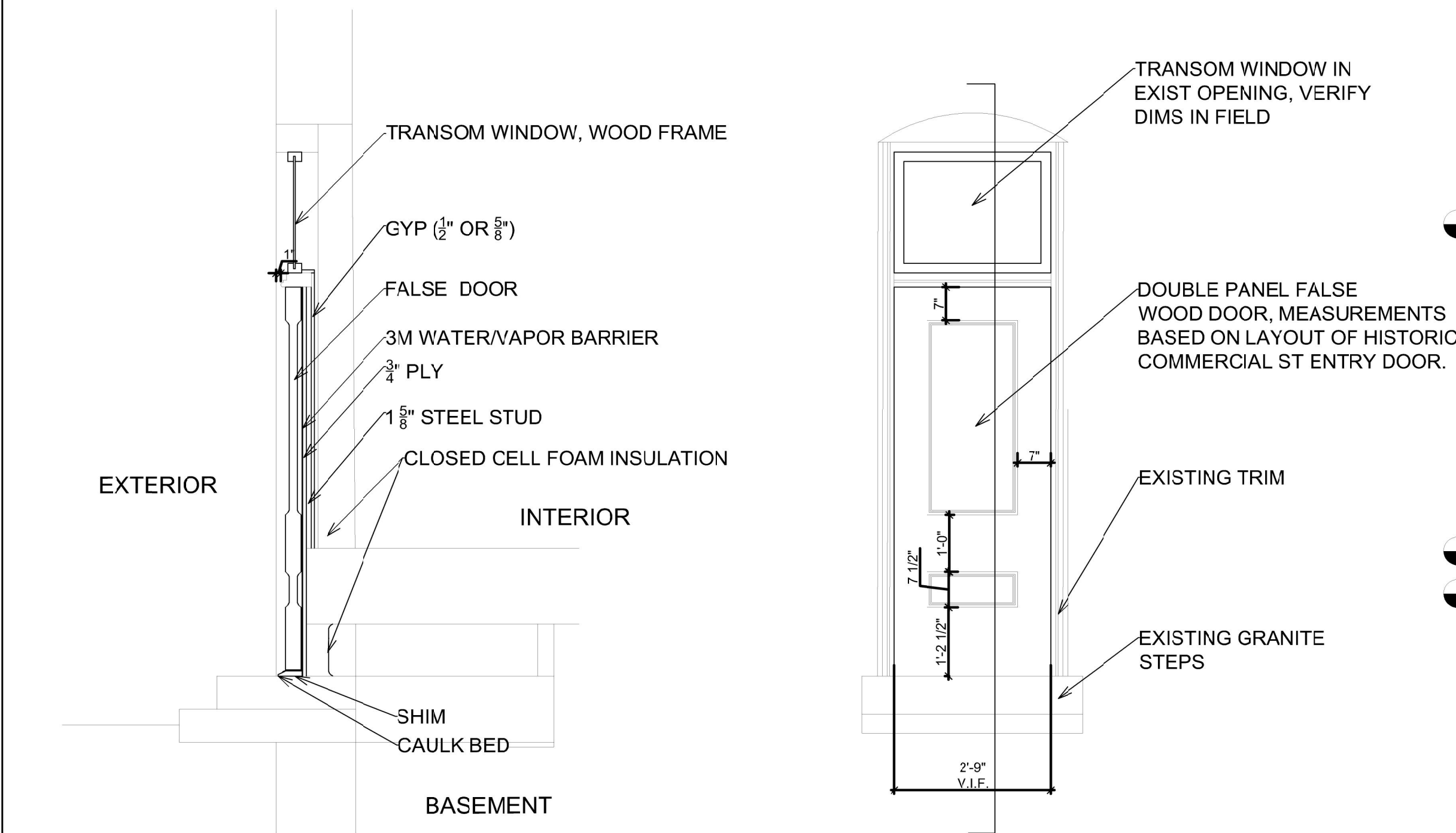
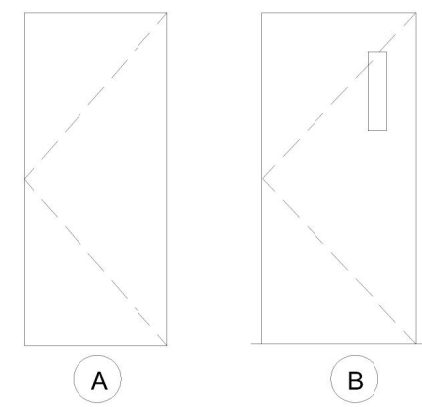
Date:

DOOR SCHEDULE								
LOCATION	SIZE		DOOR LEAF		DOOR FRAME	CLOSER	REMARKS	
	WIDTH	HEIGHT	TYPE	MATERIAL	MATERIAL			
KITCHEN ENTRANCE			A	HM	HM	YES	INSULATED	
KITCHEN TO DINING ROOM			B	WOOD	WOOD	YES		
MALE BATHROOM			A	WOOD	WOOD	YES		
104 FEMALE BATHROOM			A	WOOD	WOOD	YES		
2ND FLOOR								
201 FEMALE BATHROOM			A	WOOD	WOOD	YES		
202 MALE BATHROOM			A	WOOD	WOOD	YES		
203 OFFICE/STORAGE			A	WOOD	WOOD	YES		

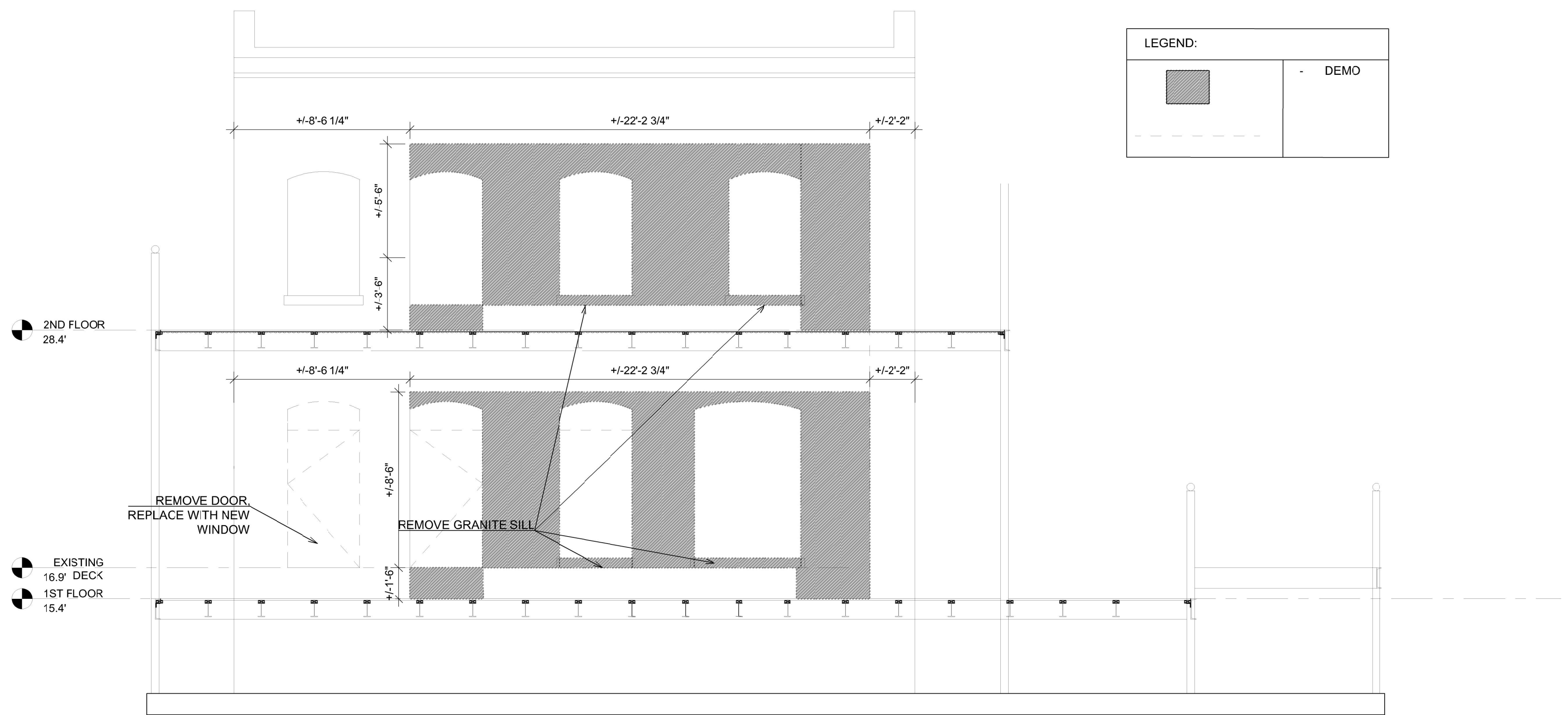
NOTES

- ALL RATED DOORS TO HAVE CLOSERS, SMOKE SEALS, AND DOOR SWEEPS
- ALL EXTERIOR DOORS TO HAVE CLOSERS, WEATHERSTRIPPING, AND DOOR SWEEPS
- ALL DOORS ARE TO BE PAINT-GRADE, U.N.O.
- ALL UNIT ENTRY DOORS TO HAVE SPRING HINGES IN LIEU OF CLOSERS

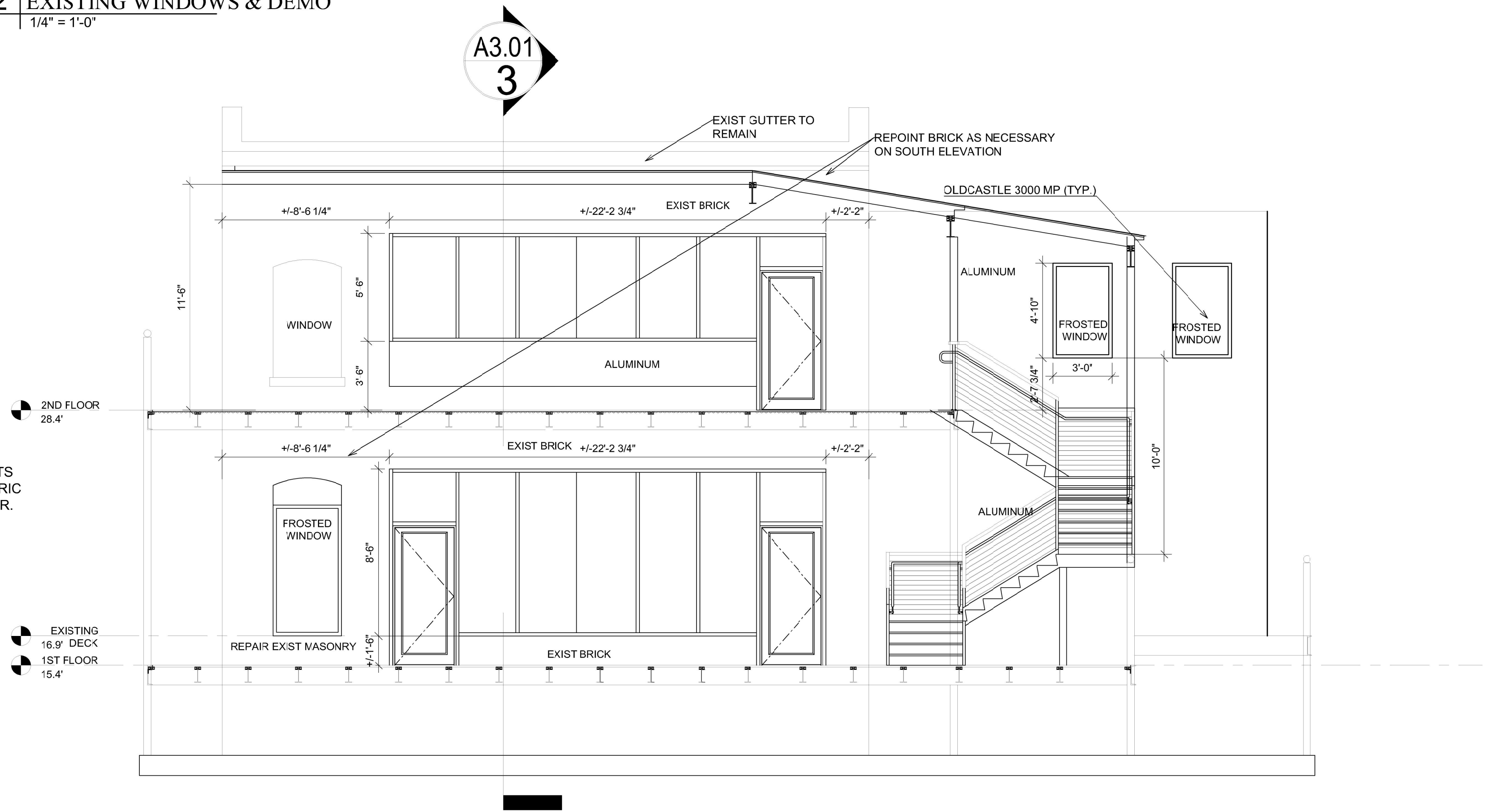
LEAF TYPE



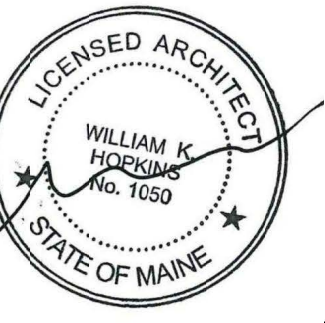
3 | FALSE DOOR @ EXIST OPENING
1/2" = 1'-0"



2 | EXISTING WINDOWS & DEMO
1/4" = 1'-0"



1 | NEW STOREFRONT ELEVATION
1/4" = 1'-0"



Prepared For:
84
COMMERCIAL
SOUTH STREET
PORTLAND, ME 04101

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Project:
DRY DOCK
Portland, ME

Revisions:
BUILDING PERMIT 10-11-2019

Scale: As indicated
Date: 7-17-2019
DOOR & WINDOW
SCHEDULE

A8.01



**LAND, MAINE
PERSERVATION BOARD**

Approved for Historic Preservation
Certificate of Appropriateness

11/18/19

Date: _____

Julia Sheridan, Chair
Bruce Wood, Vice Chair
Ian Jacob
Robert O'Brien
Penny Pollard
Julia Tate
John Turk

November 18, 2019

Katherine Detmer
Archetype, PA
48 Union Wharf
Portland, Maine 04101

Re: 84 Commercial Street – Amended Kitchen Proposal for Addition and Alterations

Dear Katherine:

On March 20, 2019, Portland's Historic Preservation Board unanimously approved your application submitted on behalf of Drydock, LLC for amended plans for a kitchen addition and other alterations at 84 Commercial Street. Approval was based on the application materials submitted for the March 20, 2019 public hearing and is subject to the following conditions:

- Approved with the understanding that all conditions of approval attached to the March 20, 2019 HP Board approval are met in the revised plans dated 10/11/19 submitted for a building permit. The conditions of the Board review required HP staff review of final details for:
 - - the new kitchen door for the addition, to be set back in the opening like the windows
 - - the reconstructed faux door to replace the existing ATM
 - - all further changes to bathroom floor plans, windows, and exterior cladding patterns
 - - the ramp, the railing, and the skirting below, on the west face
 - - the reduction of the roof over the rear deck, to be cut back to not project beyond the building corner
- The door to the kitchen addition which faces Commercial Street is to be recessively painted and shall be set back in the opening like the windows.

All improvements shall be carried out as shown on the materials submitted for the public hearing on 3/20/19, except as to comply with the conditions above. Changes to the approved plans or specifications, and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing



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11/18/19

ork, conditions are encountered which prevent completing the approved work, or additional or alternative work, you must apply for and receive a Certificate of or Non-Applicability PRIOR to undertaking additional or alternative work.

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

Sincerely,

Robert Wiener

Historic Preservation Compliance Coordinator

Cc: Deb Andrews, Historic Preservation Program Manager





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



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: October 13, 2023
RE: 192 Danforth Street – PUBLIC HEARING – Door and Railing Replacement
PROJECT ID: HPBR-002668-2023
MEETING: October 18, 2023

Owner: Elizabeth and Peter Hawkes
Architect: Andrew Hyland, Port City Architects

A sign announcing the Historic Preservation Board's meeting on October 18, 2023 was posted at the property on October 6, 2023. A legal ad was published in the Portland Press Herald on October 6, 2023 and October 7, 2023, and 38 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Remove existing non-original double doors and deteriorated metal railing. Replace existing double doors with new single door and sidelights based on remnants of original door at townhouse in question and at adjacent row houses of same plan. Install new steps and railing designed to be compatible with the Greek Revival character of the row house.

SUMMARY OF HISTORIC CONTEXT

192 Danforth Street is part of the Hamblen Block, a set of four Greek Revival row houses built in 1835 by Nathaniel and Eli Hamblen. The row houses are all three-and-a-half stories tall in brick with brownstone lintels and water tables. All four houses were built to be identical with the exception of additional windows in the side facades of the end units. Since the original construction, the buildings have all been modified in different ways, including different campaigns of painting the masonry, removal of decorative cast iron faux balconies, and alterations to the front doors. 192 Danforth has had the most significant change to the doors in that the single door with sidelights was reconfigured to double doors, as shown in the 1924 tax photo. The tax photo also shows that 188 and 194 appear to have had the doors replaced with a single light door. Since then, the other three row houses have had six panel doors reinstalled, though with some variety in the panel

configuration. All four row houses have also experienced alterations to their railings and steps.



Figure 1: Map of West End Historic District showing location of 192 Danforth Street with yellow star.



Figure 2: 1924 Tax Photo of 192 Danforth Street
(<https://www.mainememory.net/record/45562/image/46261>).



Figure 3: 1924 Tax Photo of 192 Danforth Street, detail.

The Hamblen Block was listed on the National Register in 1983, and designated as a local Landmark in 1990. The National Register Nomination is included for reference (Attachment 2).

In 1997, the Hamblen block was incorporated into the West End Historic District as part of the combining of the Western Promenade and Spring Street Historic Districts. Additional information on the West End Historic District can be found on the city website:

<https://www.portlandmaine.gov/665/Historic-Districts>

STAFF COMMENTS

The applicant is proposing to replace an existing pair of double doors with a new single door and sidelight based on the design of doors evident at the other three row houses.

Before discussing the design of the proposed door and sidelights, the Board should answer the threshold question of whether the existing double doors are significant in their own right. If significant, they should be retained. However, if the Board were to find that they are not significant, it would be appropriate to consider replacement doors.

The 1924 tax photo shows these doors or a pair of a similar design in place at 192 Danforth. The photo also shows that, distinct from the other three houses, 192 had a very heavy balustrade installed. These elements can also be seen quite clearly in the early 20th century photograph provided by the applicant. The balustrade in conjunction with the double doors could indicate that in the late 19th century, 192 Danforth received a small Italianate inspired redesign of the primary

entrance. The applicant also suggested to staff that these elements may also have been salvaged by a prior owner and used in a more informal rehabilitation of the building entrance. Unfortunately, there's no clear evidence of when exactly the change was made and for what reason.

Typically, staff would encourage the Board to consider how the change in the doorway may have attained significance in its own right, speaking to the evolution of the building. However, in this particular case the Board should also consider the individual significance of the Hamblen Block. The National Register nomination, which would have also been the basis for the local Landmark designation in 1990, speaks to the rarity of the Hamblen Block as an example of a collection of early Greek Revival row houses that have survived remarkably intact, indicating a brief period of significance of 1835. In fact, the double doors at 192 Danforth are called out as one of the few significant alterations that detract from the Greek Revival character of the buildings. Of course, the West End Historic District has a much longer period of significance, with contributing buildings of many different styles from across several decades.

Staff would also note that 192 Danforth lost its heavy Italianate balustrade sometime before 1982, having been replaced with the metal pipe railing which is now severely deteriorated and dangerous. The loss of the balustrade does detract from the sense of the double doors as being part of an intentional updating of the style of the rowhouse.

Should the Board find that the double doors do not contribute to the significance of the Hamblen Block or the West End Historic District, then it would be appropriate to discuss the design of the proposed new door. The applicant has chosen to model the proposal off of the door, sidelights and balustrade off of those found at 188 Danforth. The door and sidelight at 188 appear to have been present prior to the National Register designation in 1983, but the existing balustrade would have been reviewed and approved by the Historic Preservation Program after 1990.

The proposed door, sidelights, and railing are based on documentation of the adjacent buildings of the same design, evidence found at the existing altered opening, and are designed to generally be in keeping with the Greek revival character.

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	The building will retain its current residential use.

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
For Board Deliberation	The applicant is proposing to remove a set of double-doors. The Board should determine whether these doors have historic significance in their own right and be retained. Otherwise, the applicant is not proposing to remove or destroy any historic fabric.

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	The applicant is proposing to introduce a new single door with sidelights, replacement stairs, and railing based on evidence found on the building and adjacent buildings of the same date and design.

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
For Board Deliberation	The Board should determine whether the existing double doors have historic significance in their own right and should be retained.

Standard 6	
Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.	
Standard Met?	Staff Comments
For Board Deliberation	Applicability of this standard will depend on whether the Board finds that the existing doors are significant. The applicant is proposing to replace the existing doors, and in the process to reuse as much of the original trim as possible, including the mullions that separated the sidelights from the door. However, if the Board were to find the existing door significant, then they should be repaired rather than replaced.

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-002668-2023 for Door and Railing Replacement at 192 Danforth 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 – 1-4 & 6.

ATTACHMENTS

1. Applicant Materials
2. Hamblen Block National Register Nomination

CITY OF PORTLAND
Planning & Urban Development Department

HISTORIC PRESERVATION APPLICATION SUBMISSION CHECKLIST Please submit each document as a separate PDF file Please confirm by electronically checking the boxes to the left		
To supplement your application, please submit the following items <i>as applicable to your project</i>. Keep in mind that the written project description that you provide the Historic Preservation Board and staff, is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s), additions, and/or infill construction.		
GENERAL APPLICATION DOCUMENTS		
Yes ☒	N/A ☐	Project Description Cover Letter with detailed project description
Yes ☒	N/A ☐	Completed Checklist for Historic Preservation review (this document)
Yes ☐	N/A ☒	Evidence of Right, Title and Interest Deeds, leases or purchase and sales agreements
PLANS, etc.		
Yes ☒	N/A ☐	Exterior photographs of property (required for all applications). Include a general streetscape view, view of entire building, and close-ups of project area.
Yes ☒	N/A ☐	Sketches or elevation drawings at a minimum 1/4" scale.
Yes ☐	N/A ☒	Details or wall sections, where applicable.
Yes ☐	N/A ☒	Floor plans, where applicable.
Yes ☐	N/A ☒	Site Plan, where applicable, showing relative location of adjacent structures.
Yes ☐	N/A ☒	Catalog cuts or product information (e.g. proposed windows, doors, fencing).
Yes ☒	N/A ☐	Materials – list all visible exterior materials.

192 Danforth Street

Project Summary



Peter Hawkes (Owner of 192 Danforth Street) comes to the board for the replacement of his Front Entry door and stair/railing system. Over the years, Peter has attempted to continually repair the entry threshold from water damage. The current double door does not seal properly and allows water to penetrate into the building. The continual water damage has rotted out the door threshold and the stairs themselves. He would like to replace the double door to the original single door with a sidelight on each side.

The photo from the early 1900's shows the double door and not a single door, but all surrounding doors on the rowhouse are single doors. The original trim is still there that separated the sidelights from the door but were removed and pushed to the edges of the double door – See attached photos. The photo shows a very thick railing system. The railing systems have been changed over time and currently are a rusting out iron rail system which is not safe. The stair treads and risers are inconsistent and do not meet code.

The project would consist of a reconstruction of the single door entry. – See proposed elevation. It would be consistent with the other entries on the block. The original trim would be preserved or rebuilt to match if not able to be salvaged. The solid core door will be a custom-made mahogany door while the frames and trim will be of white pine. The stile will be white oak and the railing system will be made of mahogany.



Original Photo from the early 1900's



Current Front Entry



Current Front Entry

Original Sidelight
Trim piece

Door Threshold
continually being
repaired

Original Sidelight
Trim piece

Iron railing in
disrepair

Current Front Entry





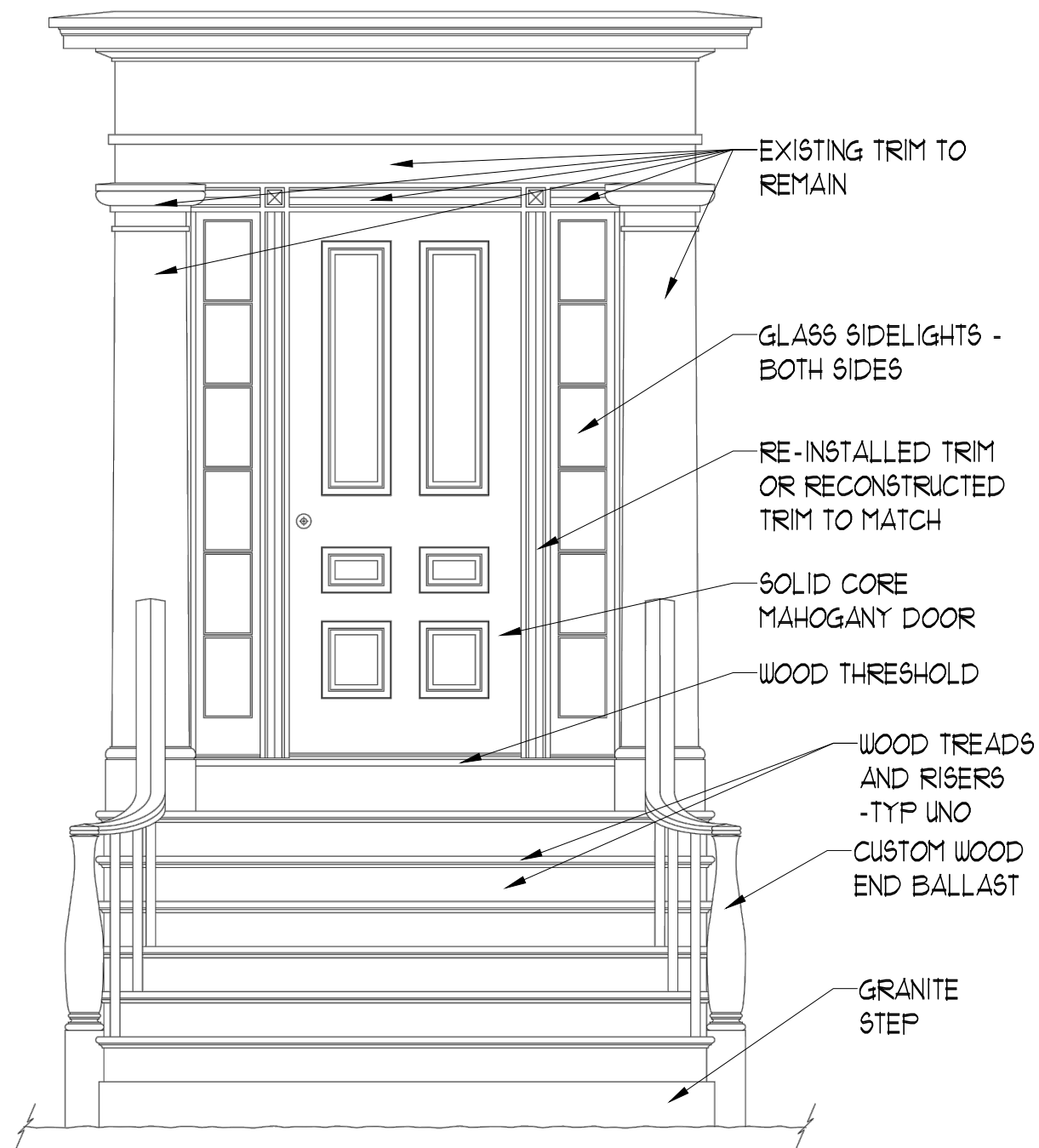
Neighbor's Front Entry



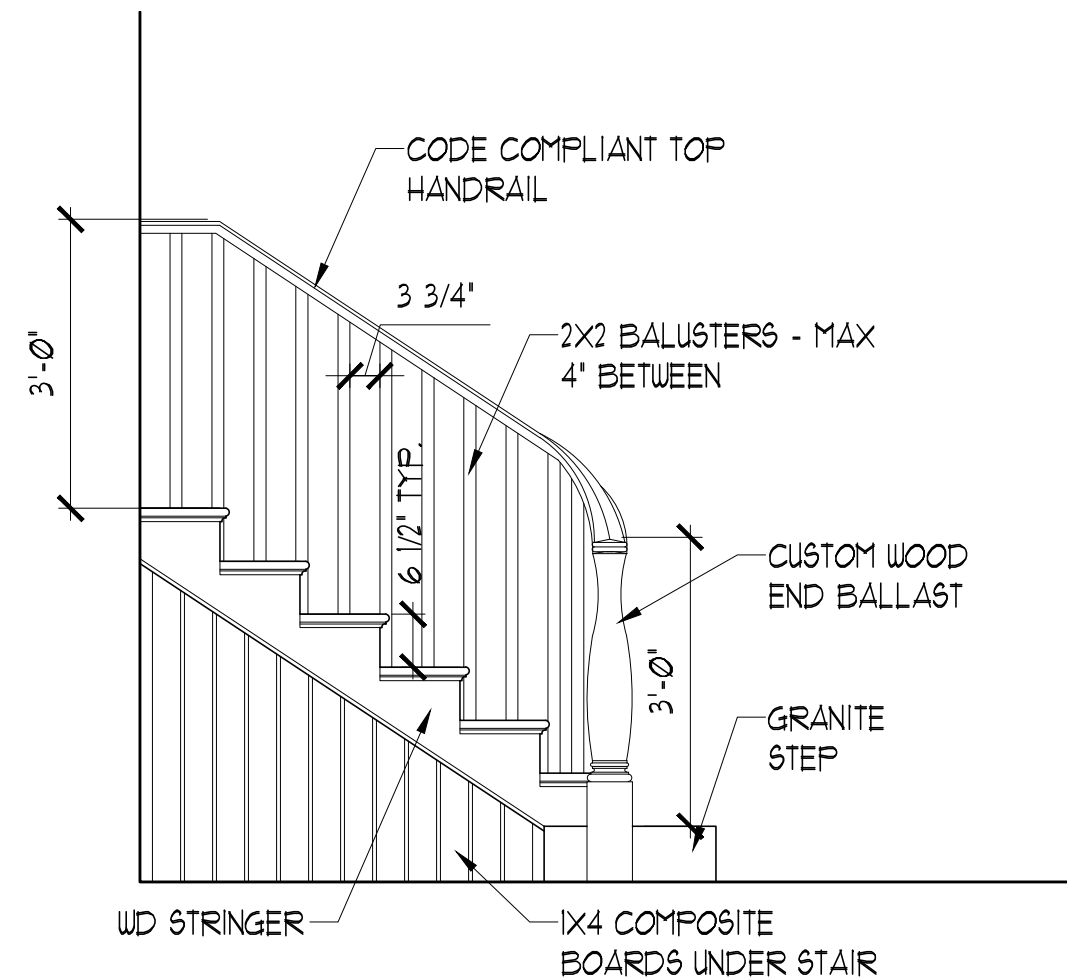
Neighbor's Front Entry



Neighbor's Front Entry



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



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

6783 1001-0012
JUN 20 1983

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only
received JUN 20 1983
date entered

1. Name

historic Hamblen Block or Hamblen's Row

and/or common

2. Location

street & number 188-194 Danforth Street N/A not for publication

city, town Portland, N/A vicinity of congressional district

state Maine code 23 county Cumberland code 005

3. Classification

Category	Ownership	Status	Present Use	
☐ district	☐ public	☒ occupied	☐ agriculture	☐ museum
☒ building(s)	☒ private	☐ unoccupied	☐ commercial	☐ park
☐ structure	☐ both	☐ work in progress	☐ educational	☒ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment	☐ religious
☐ object	☐ in process	☐ yes: restricted	☐ government	☐ scientific
	☐ being considered	☒ yes: unrestricted	☐ industrial	☐ transportation
	N/A	☐ no	☐ military	☐ other:

4. Owner of Property

name Various (see continuation sheet)

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Cumberland County Registry of Deeds

street & number

city, town Portland, state Maine

6. Representation in Existing Surveys

title N/A has this property been determined eligible? N/A yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Hamblen Block (1835) consists of four adjacent brick row-houses of almost identical configuration. Each is three-and-one-half stories tall above a half-story basement, the common foundation being of field-stone with granite trim. Their pitched roofs are asphalt and/or slate shingled, shielded by parapets, and prominently separated by party-wall projections, each of which abuts two chimnies. The block's gable ends are flat, unornamented, and irregularly fenestrated.

The four facades retain a sharp and quite uniform appearance, although inspection reveals small idiosyncracies of later date. Each is three-bayed with entrance hall to the right, the doorways framed by simple Greek Revival surrounds. Two of the entries (nos. 188 and 194) retain their original sidelights. One original door (no. 192) has been replaced by Victorian double doors, with an iron railing replacing the original wooden bannister.

Each facade window has a brownstone sill and lintel. Fenestration is as follows: short, double-sash on the basement and top half-stories, full double-sash on the first floor, and triple sash on the second floor. Number 190 is the exception, the second-story windows having been reduced to double-sash length (date unknown). About one-third of the windows retain their original 6/6 and 6/6/6 glass (3/3 in the half-stories).

The brickwork is painted on all elevations save for the rear walls of the two middle units (nos. 190 and 192). The facade windows had shutters as late as 1924.

An ornamental iron-work balcony that originally extended across the entire facade, below the second-story windows, was long ago removed. A few iron supports remain as evidence.

Small yards for each unit extend to the block's rear. The rear elevation is plain but regularly fenestrated. The windows are segmentally arched with brick lintels. A one-story brick ell extends to the rear of number 188.

The interiors are simply ornamented in the Greek Revival manner, with original doors, railings, mantels, etc.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400–1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500–1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600–1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700–1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800–1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☐ 1900–	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates	1835	Builder/Architect	Unknown
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Statement of Significance (in one paragraph)

Portland's Hamblen Block is one of the two oldest surviving units of brick Greek Revival row-houses in the state. The type is extremely uncommon in Maine generally, the few other examples, with the exception of the Samuel True Block (1835–36) in Bangor, being confined to Park Street in Portland.

Portland's Park Street row-houses, including the notable Park Place Row, were constructed exclusively in the late 1840's, more than a decade after the Hamblen Block. While Park Place Row is the largest and perhaps most decorative of the city's rows, its originally uniform facade is interrupted at two points by later Victorian bays. Except for the most minor changes, notably the replacement of one door and certain window sashes, the Hamblen Block remains completely uniform.

Bangor's True Block, dating from the same year as the Hamblen, has experienced numerous exterior alterations and is in poor physical condition.

The Hamblen Block is named for its developers, Nathaniel and Eli Hamblen, who financed numerous other rows and double-houses during Portland's westward expansion.

9. Major Bibliographical References

Portland City Guide, American Guide Series. Portland, 1940.

10. Geographical Data

Acree of nominated property 1/4

Quadrangle name Portland West

Quadrangle scale 1:24000

UMT References

A 19 398080 4833390
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

Assessor's Map 57, Lots K6, K7, K8, K9

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title Gregory K. Clancey, Architectural Historian

organization Me. Historic Preservation Commission date 4/83

street & number 55 Capitol Street telephone 207-289-2132

city or town Augusta state Maine

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title S.H.P.O.

date

5/20/83

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date

7/21/83

for Albion Bryn
Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Hamblen Block

Item number 4

Page 2

188 Danforth Street - Greater Portland Landmarks, Inc.

190 Danforth Street - Horace Gilmore

192 Danforth Street - Fr. Reginald Goan

194 Danforth Street - Sallie Ullman

All properties are occupied by owners.



Hamblen Block
188-194 Danforth Street
Portland, Cumberland, Maine
Gregory K. Clancey 4/83
Me. Historic Preservation Comm.
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