

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



Julia Sheridan, Chair
Ian Jacob
Joy Naifeh
Robert O'Brien
Penny Pollard
Julia Tate
John Turk

AGENDA

HISTORIC PRESERVATION BOARD MEETING

On Wednesday, January 15, 2020, the Portland Historic Preservation Board will meet at 5:00 in Room 209 of City Hall to review the following items. (Public comments are taken at all meetings):

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 18, 2019

- i. Certificate of Appropriateness for Rooftop Additions; 215 Commercial Street; Granite Face, LLC., Applicant. The Board voted 5-2 (Sheridan and Tate opposed) to approve the proposed rear sixth floor dormer, the front sixth floor inverted dormer, the circulation core addition, window additions on the fifth and sixth floors (east elevation) and alterations to siding, skylights and roofing - all aspects of the application with the exception of proposed fifth floor infill dormers, which were taken up in a separate vote. The Board voted 3-4 (Jacob, Naifeh, Pollard and Sheridan opposed) on your proposal to construct fifth-floor infill dormers between the front gabled dormers. As the proposal failed to gain support from a majority of the Board, this portion of the application was denied.

3. COMMUNICATION AND REPORTS

4. WORKSHOP - 5:00 PM

- i. Preliminary Review of Proposed Site Alterations, Building Rehabilitation and New Construction within the Portland Company Historic District; 58 Fore Street; Portland Foreside Development Company, Applicant.

BREAK FOR DINNER - MEETING RESUMES AT 7:00 P.M.

5. PUBLIC HEARING

- i. Certificate of Appropriateness for Exterior Alterations and Additions; 153 State Street; Daniel St. Peter, Applicant.

6. WORKSHOP, CONTINUED

- i. Preliminary Review of Proposed Exterior and Site Alterations; 75 State Street; Seventy-Five State Street, Applicant.
- ii. Preliminary Review of Proposed Exterior Alterations. 10 Exchange Street; 10 Exchange Properties, LLC.

7. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
58 FORE STREET, PORTLAND COMPANY HISTORIC DISTRICT

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: January 10, 2020
RE: January 15, 2019 **WORKSHOP – Block Two, Fifth Workshop**

Address: 58 Fore Street
 Portland Company Historic District

Applicant: Portland Foreside Development Company
 Kevin Costello and Casey Prentice, Principals
 David Senus, Project Manager

Project Architect, Block 2: Henry Moss, Bruner/Cott Architects

Project Architect, Abutting New Construction: Derek Johnson, Perkins +Will Architects

Landscape Architect: Michael Boucher, Michael Boucher Landscape Architecture

Introduction

A fifth and final workshop has been scheduled to review Portland Foreside Development Company's development plans for "Block 2" of their 58 Fore Street property. Block 2 encompasses the entire Portland Company Historic District with the exception of Building 12, which is located on Block 1. The Historic Preservation Board's review authority extends to all construction activity proposed within the boundaries of the Portland Company Historic District, including alterations and additions to the historic structures, all site alterations and all infill construction. And because all or portions of new buildings proposed immediately east and west of the Portland Company complex fall within the boundary of the historic district, this new construction must be reviewed and approved by the Historic Preservation Board as well. The new structures subject to review include:

- an office building on Block 1, the east elevation of which is in the district;
- new rowhouses immediately east of the Fore Street embankment buildings (these are entirely within the district boundary);
- a stair tower accessing the site from Fore Street east of the proposed townhouses; and
- a new parking garage at the east end of the historic district, the west elevation of

which is within the district boundary. The second-floor level of the garage features residential units facing the Portland Company complex.

In its review of the office building and parking garage, the Board should bear in mind that the bulk of these buildings fall outside the historic district. As such, the Board's principal area of concern should be those portions within the district boundary itself that face the historic Portland Company complex.

Review Schedule and Focus of Upcoming Workshop

The focus of Wednesday's workshop will be on those aspects of the plan that were highlighted by the Board at the December 4th workshop as warranting reconsideration (e.g. the treatment of the "grand stair", plans for interpreting the history of the site, etc.) and on the new construction proposed to the east and west of the historic complex. While general renderings of the new construction were presented at the last workshop, additional information has been submitted for Wednesday's workshop, including more detailed elevations and renderings and illustrations of the proposed material palette. Plans for the rowhouses immediately east of Building 16 will be presented as well. (This will be the first time the Board has seen the design of the rowhouses.) With more detailed plans for these outstanding elements, the Board should be in a better position to provide informed comment. **ATTACHMENT 1** addresses the specific aspects of the plan that Mr. Moss plans to present at the upcoming workshop.

Note that the applicant has requested to move forward to a public hearing at the Board's next meeting (January 22nd). Given the schedule, the project consultants have now submitted the level of detail required for final review and approval, especially with respect to the proposed alterations and additions to the historic structures, the site treatment and the infill construction between Buildings 24 and 16. This detailed documentation is enclosed as **ATTACHMENT 4**. Unless Board members have specific questions about any of the drawings in **ATTACHMENT 4**, Mr. Moss will not be reviewing these drawings in detail at the upcoming workshop. The detailed elevations, wall sections and details are being forwarded now to provide Board members adequate time to review them prior to the public hearing on January 22nd.

In terms of design development, Mr. Moss has indicated that the designs for the new structures at the east end of Block 2 (the rowhouses, the stair tower and the parking garage's west façade treatment) are still under discussion by the two architectural firms working on the project and are therefore subject to change and/or refinement. After receiving input from the Board on Wednesday, they will continue with design development. As such, any decision by the Historic Preservation Board on January 22nd on the overall application may very well include a condition of approval requiring final design review of this portion of the overall plan.

Outstanding Topics for Discussion

Following is a brief description of the project elements that Mr. Moss will be reviewing on Wednesday. Staff has noted any changes to previous iterations of these elements. Staff comments, where applicable, appear under each topic heading.

Design of Grand Staircase

In previous workshops, both the Historic Preservation Board and Planning Board have expressed concerns about the proposed treatment of the grand staircase leading to the entrance plaza, finding that the design was not consistent with the stated purpose of the public access easement in that it was not sufficiently gracious in scale to encourage pedestrian access from Fore Street.

With the latest submission, the consultant team has returned to a design that is generally consistent with that shown as part of the Master Development Plan. **Page 2 of ATTACHMENT 1** compares the three iterations of the stairs presented over time. The project consultants have provided numerous views of the current iteration of the stairs and approach from Fore Street, which are helpful in visualizing their relationship to the complex, plaza and Fore Street sidewalk.

The stairs consist of three flights of steps separated by wide landings. The width of the stairway increases as it descends to the plaza below and is flanked by granite cheekwalls. Simple railings are positioned at the far edges of the stairs. As shown, the cheekwalls are in a light granite that matches the ground floor of Building 1 and the steps are darker gray granite. Landings feature granite pavers. A simple cable railing is shown along the Fore Street sidewalk edge in this location. A single planting bed is shown in this configuration.

Note that the new stair design has necessitated the relocation of the door into Building 24 to the building's north elevation. Also note that a granite cheekwall is shown immediately abutting the base of Building 24. Apparently, the fieldstone base of Building 24 is too unstable to be exposed.

In staff's view consideration should be given to introducing granite benches, such as those proposed elsewhere on the plan, against the two retaining walls within the staircase. This would provide a scaling element and additional amenity without compromising the overall design concept for the stairs.

Interpretation of Portland Company History

See the narrative in **ATTACHMENT 2** as well as **page 9, ATT. 1** for Mr. Moss's description of the proposed approach to interpretation of the site, including the material palette for signs, etc. At the request of the consultant hired to develop an interpretive program for the site, the description of the approach is still general as the consultant's plans are still under development. Mr. Moss does indicate, however, that a series of building plaques

are proposed which will identify the purpose of each building, in addition to a plaque/panel in some location(s) on the site discussing the history and significance of the Portland Company.

At next week's public hearing, the Board may elect to condition its approval subject to the requirement that the history of the complex be conveyed through an on-site, readily accessible interpretive program consisting of physical markers/panels/plaques or equivalent and that the Historic Preservation Board review and approval such interpretative fixtures.

Site Furnishings

MBLS Landscape Architects have provided details for all proposed site furnishings as well as a site plan indicating their location within the historic district—see **pages 10-13, ATT. 1**.

Paving Design and Material Palette

Similarly, MBLA has provided additional detail regarding the proposed paving material palette and paving pattern—see **pages 14-19, ATT. 1**.

Site Lighting and Architectural Lighting

Proposed site lighting is addressed on **pages 20-23, ATT 1**. The general approach to site lighting has been discussed in previous workshops, but the latest submission includes a detailed plan and specifications for the individual fixtures.

Staff notes that in the applicant's submittal to the Planning Board for Building 1A (the office building), plans show architectural accent lighting on each of the building's elevations, including the west elevation facing the plaza and Portland Company complex. This is not indicated on the lighting plans provided to the Historic Preservation Board. Given that different architectural firms, as well as a lighting consultant, are all working on the project at the same time, some lack of coordination is inevitable. The fact that the office building is proposed to feature exterior architectural lighting, however, has a bearing on the visual relationship between the new and old buildings that flank the plaza. As of this writing, it is not clear whether architectural lighting is proposed for the façade of Building 2 or 6A. This should be confirmed at the workshop.

New Rowhouses east of Building 16 – Design, Materials

Four rowhouses are proposed to be constructed east of Building 16 along the Fore Street embankment. As noted above, drawings and material specifications for this component of the overall project are being shown for the first time. See **pages 24-25, ATT. 1** for elevations and proposed material palette.

As shown, the west elevation of the townhouse group is separated a few feet from the east wall of Building 16. An elevated bridge is located in this intermediate space. The alley-facing elevation of the townhouses is at the same plane as the front wall of Building

16. The building is five stories tall as viewed from the alley (three stories on Fore) and features four garage doors at ground level. Proposed exterior materials include a combination of natural wood and opaque stained gray wood. The siding appears to be tongue-and-groove and is laid up in a combination of vertical and horizontal orientation.

Large, two-story openings are featured above the ground floor level. Floor breaks are expressed in these openings and the windows are divided to reinforce the vertical proportions. Above the third-floor level, the siding/window pattern shifts again and the grey siding terminates altogether at the fifth-floor level.

The west elevation of the townhouses is shown in an axonometric view on **page 31**. As shown, this elevation features few window openings in a somewhat random pattern. (The relationship of the elevated bridge to the abutting buildings is also illustrated on this page.)

As noted above, Mr. Moss has indicated that the design for the townhouses is still not finalized, as is the case for the other new structures at the eastern boundary of the historic district. Board input is sought at this stage of design development.

In staff's view, given the fact that several individual structures converge at this relatively tight northeast corner of the historic district, the visual relationship of the individual components warrants careful consideration. As shown, each structure has its own aesthetic expression and material palette and their convergence leads to a level of visual complexity that is not altogether successful. Staff is not suggesting that the same material palette or design expression be employed throughout, but the relationship of the various elements needs further study.

Design and Material Palette for Specific Added or Reinterpreted Features, including:

- **Bridges**
The three bridges over the narrow alleyway adjacent to Fore Street feature a heavy railroad truss design, with thinner metal pickets inboard of the trusses. See **page 24**. The bridge connecting Building 2 and 6A, however, has a more solid treatment (diagonal tongue-and-groove siding) with punched openings, consistent with its current appearance—see **page 37**.
- **Mechanical screening**
The screening treatment for the mechanicals closest to Fore Street differs from that proposed elsewhere. The screening close to Fore Street consists of closely spaced vertical pickets that relates to the character of the more open picket design of the railing atop the brick retaining wall immediately adjacent to this mechanical screen. See **pages 27, 31-32**.
The mechanical screen above Building 2/3 consists of horizontal metal slats, closely spaced. See **pages 31-32**.

- Building 2's west façade entry and infill treatment
Although discussed in considerable detail at previous workshops, details of the wood infill and fixed doors are provided on **page 29**.
- Building 6A steel entry canopy
See page 30.
- **Masonry repairs.**
Detailed elevations showing areas and types of repair proposed are provided on **pages 33-34**. It is expected that any project approval will include a condition stipulating staff review of masonry test patches, etc.
- Building 2 dormers
A dormer section and details are provided on **page 35**. Proposed exterior materials are shown on **page 27**.
- Building 6A and 6B additions
The proposed material palette is shown on **page 36**.
- Building 12 material palette
This information is presented for the purposes of illustrating the relationship of the palette to other buildings within the historic district, however Building 12 is not part of the application currently under review. Final details will be reviewed by the Board at a later date. **See page 38.**
- Block 1, Building 1A (office building)
The design and material palette proposed for the office building remain unchanged from the previous workshop, but additional renderings and façade sections have been provided that better illustrate the effect of material and planar changes at the upper facade (See **pages 39-41**.) At the last workshop, there had been some discussion of perhaps rethinking the ground floor fenestration on the east elevation facing the plaza. That has not been pursued. The fenestration consists of large, undivided storefront windows set behind a colonnade of heavy granite piers. One possible addition that might warrant consideration would be the introduction of shallow, projecting steel canopies set within each of the ground floor openings on this elevation, or at least at the entry bays. This would provide a more human scale element without sacrificing the contemporary architectural vocabulary.
- Block 4, stair tower and west elevation of garage
The last three pages of **ATTACHMENT 1 (pages 42-44)** address the portion of Block 4's development that is within the boundary of the Portland Company Historic District—the curved steel-and-glass stair tower and the west elevation of

the proposed parking garage which includes residential units at the second-floor level.

Although the design of the garage/residential structure's west elevation is consistent with what was presented at the last workshop, the latest submission better illustrates the intended character of this frontage. In staff's view, the proposed material palette is appropriate for its context, as the weathering steel cladding and metal I-beams reinforce the industrial character of the Portland Company complex.

The design of the curved stair tower appears to be less resolved at this time. Note that the drawings vary somewhat with respect to the weight of the vertical steel members, the treatment at the top of stairs, etc. Staff understands from Mr. Moss that this element of the plan—indeed all of the contributing elements at the east end of the district-- are still under discussion by the project architects. As staff notes above, this area of the overall development warrants careful consideration and some level of coordination.

- **Building 4 Structural Remnant**

In addition to the number of individual new structures that converge at the northeast corner of the district is the vestige of Building 4's structural system-- **see page 43**. The character and relative visual prominence of this key artifact should be factored into the discussion of how all the elements in this corner come together and are treated.

Staff notes that the latest renderings of Building 4 show the top portion sheathed and enclosed. This adds a visual weight to the structure that is not consistent with the open nature of the exposed structural system below. Staff also questions the introduction of a deck at the second-floor level, which extends over only a portion of the structure's overall width. In staff's view, leaving the exposed structural system without any cladding at the top and without the introduction of a deck would simplify its presence, strengthen its presence and eliminate some of the visual complexity in this corner of the complex.

Applicable Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*

- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (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.*
- (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.*
- (8) *Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

ATTACHMENTS

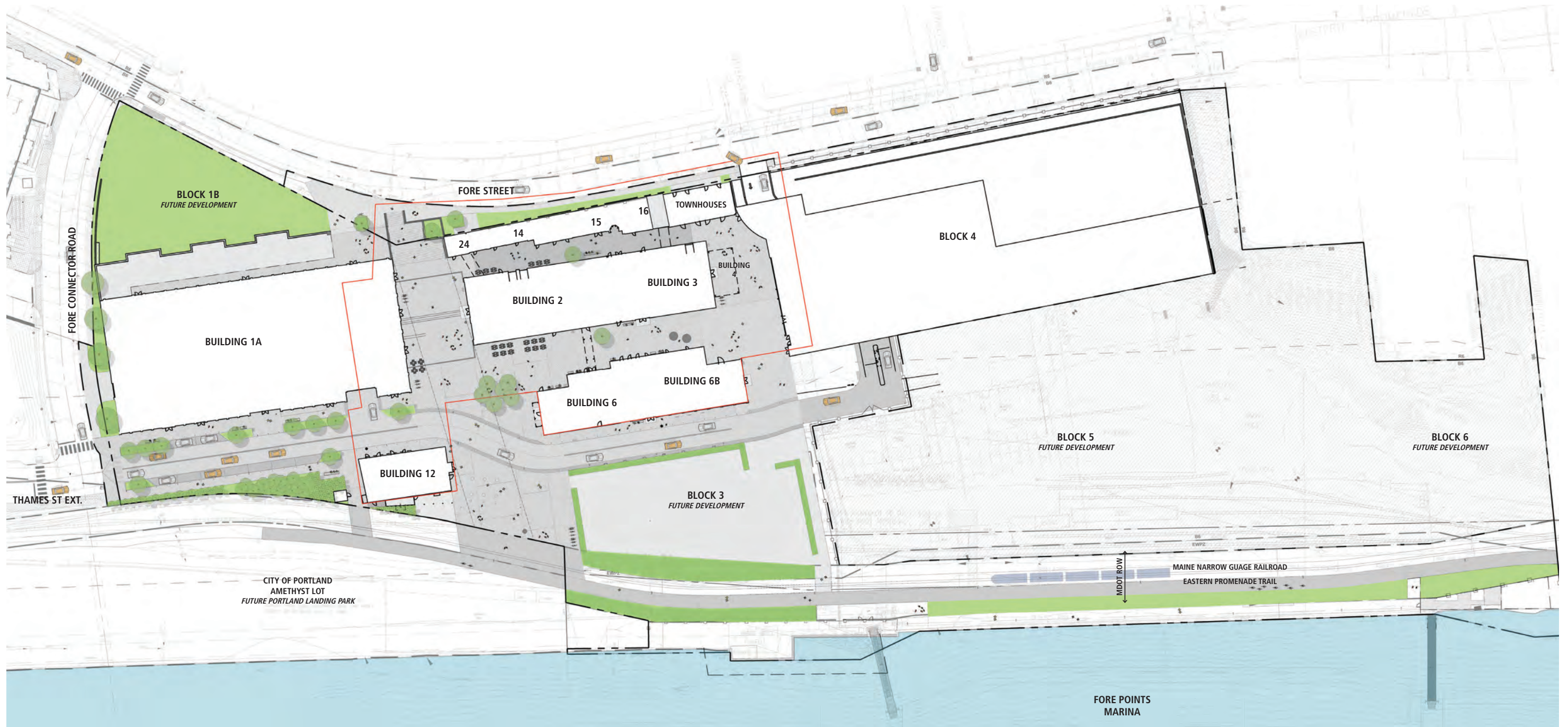
1. Presentation materials for 1/15 workshop
2. Narrative re: proposed site interpretation
3. List of design development drawings provided as of 1/2/20
4. Design Development plans, elevations, wall sections, etc.

58 FORE STREET PORTLAND COMPANY HISTORIC DISTRICT BLOCK 2

Embankment Buildings 24/14/15/16
Building 6A/6B
Building 2/3/4
Building 12

PORTLAND HISTORIC PRESERVATION BOARD

CURRENT SITE PLAN





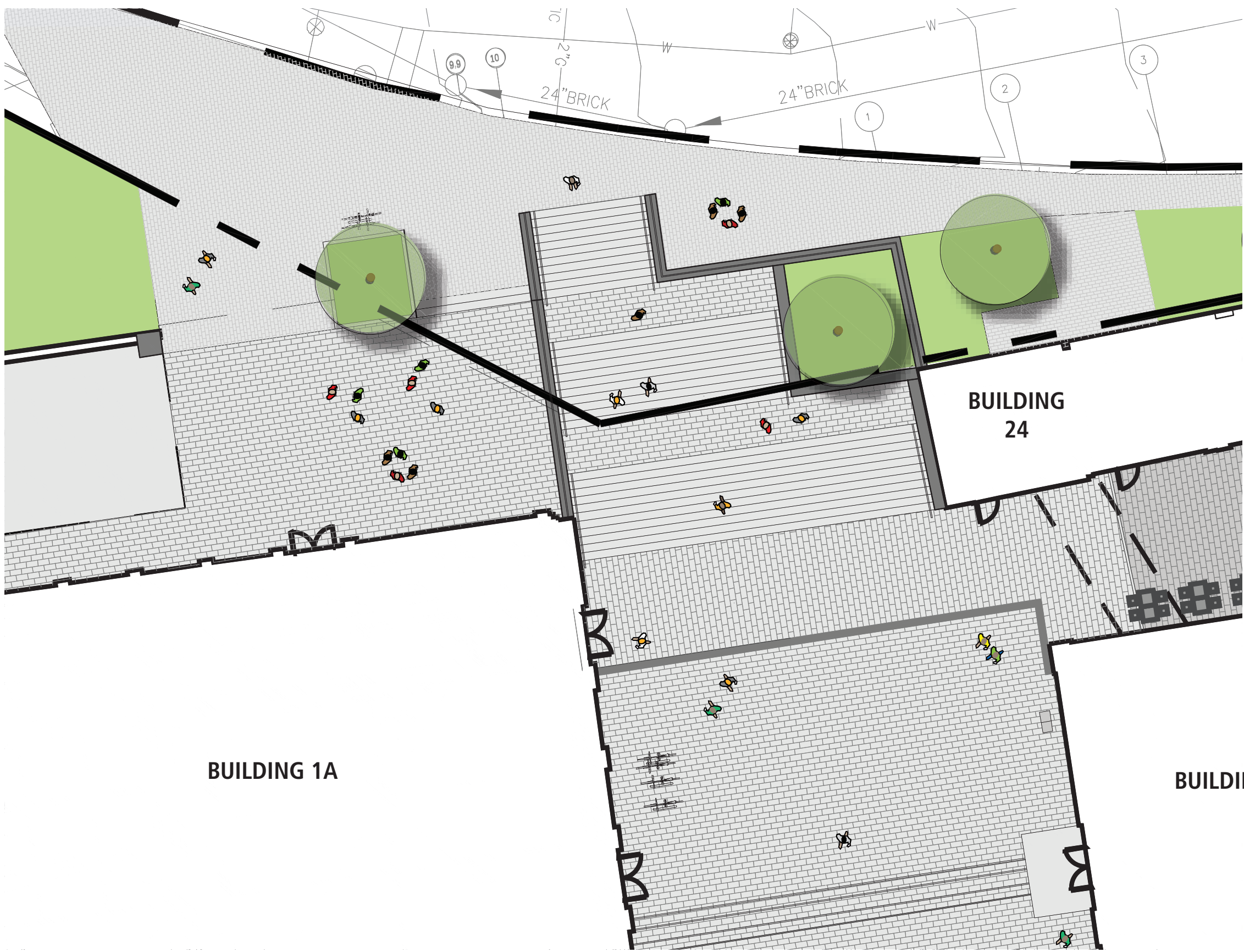
MASTER DEVELOPMENT PLAN, 2016

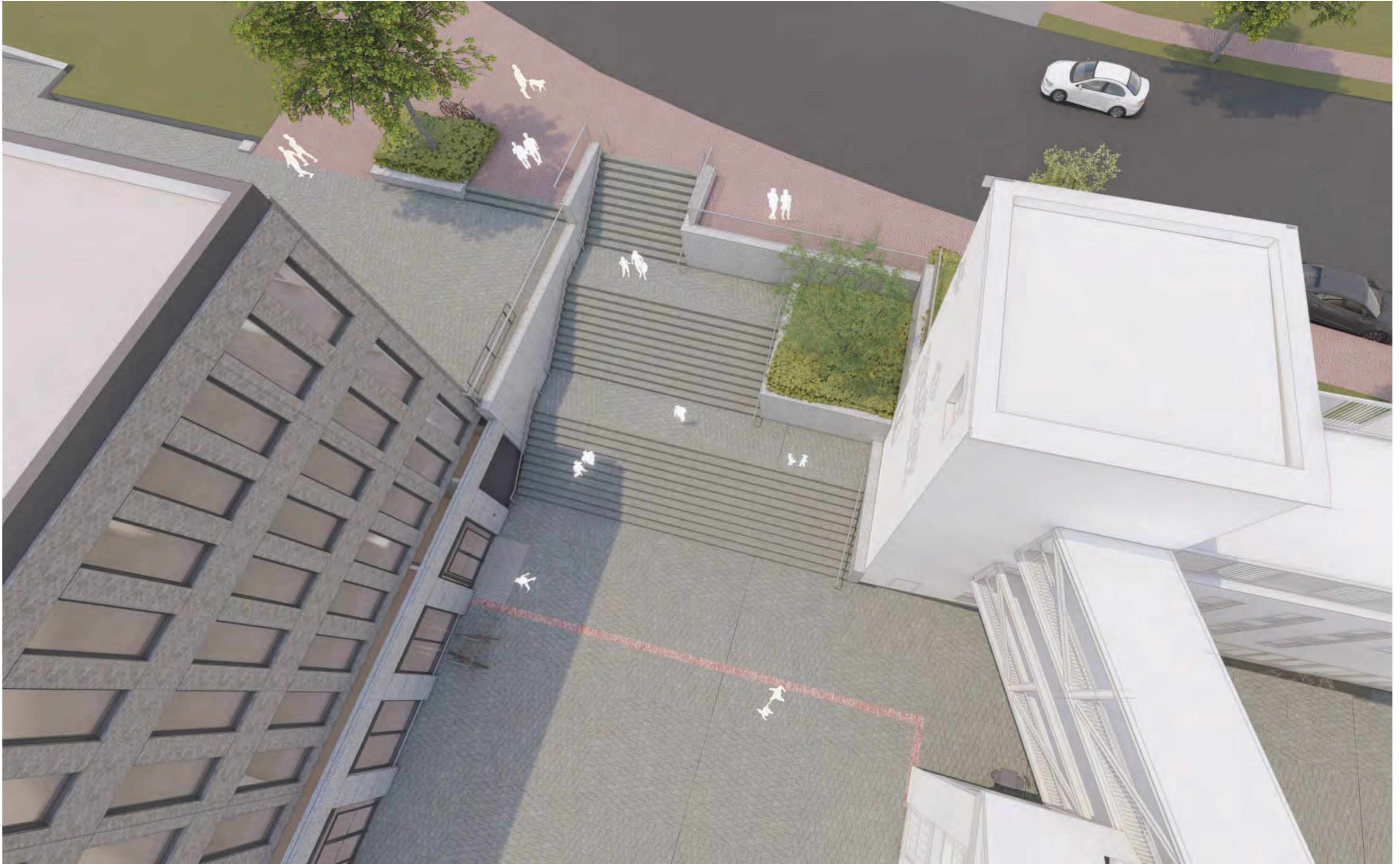


SUBMITTED DESIGN, 2019



NEW DESIGN, 2020





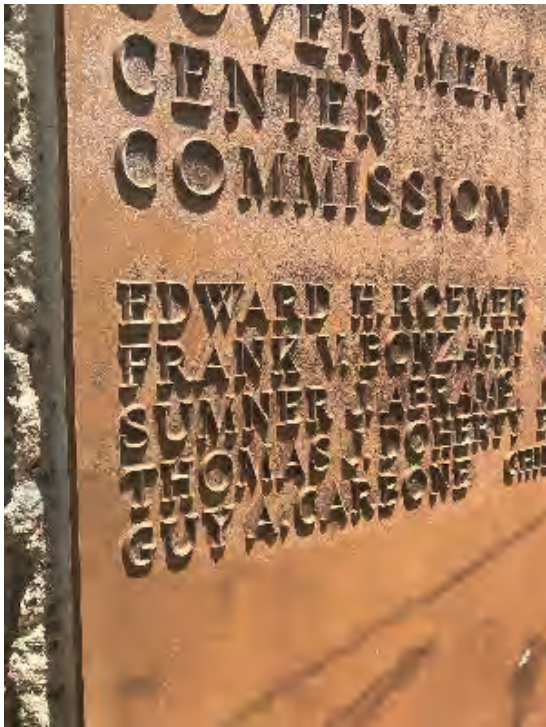








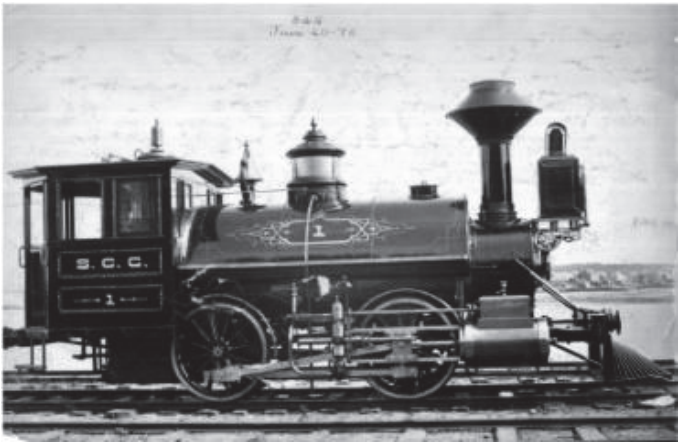
PORTLAND COMPANY - INTERPRETIVE APPROACHES



John Poor and Overall Site Development



Scale of Manufactures



Building Interiors and People



Portland Foreside Development
Portland, Maine

HISTORIC DISTRICT

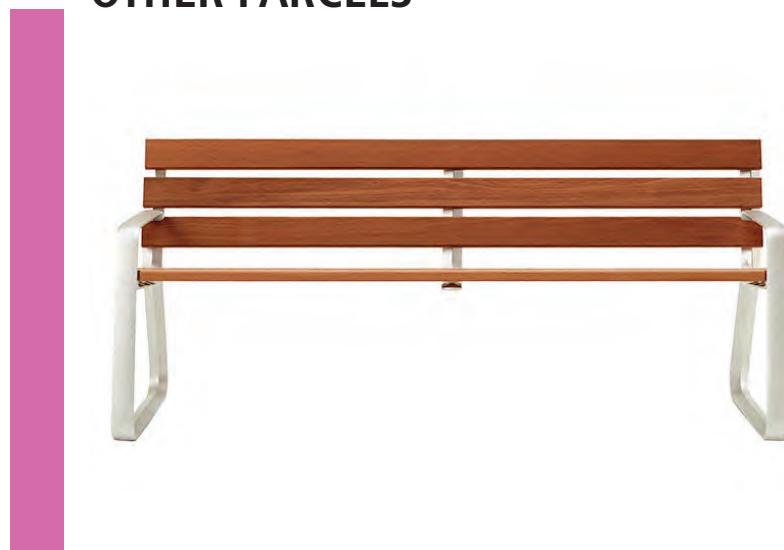


CAST ALUMINUM WOOD BENCH
MONTSENY BENCH
ESCOFET
SINGLE BENCH AND DOUBLE BENCH



MONOLITHIC SOLID GRANITE BENCH
15' LONG

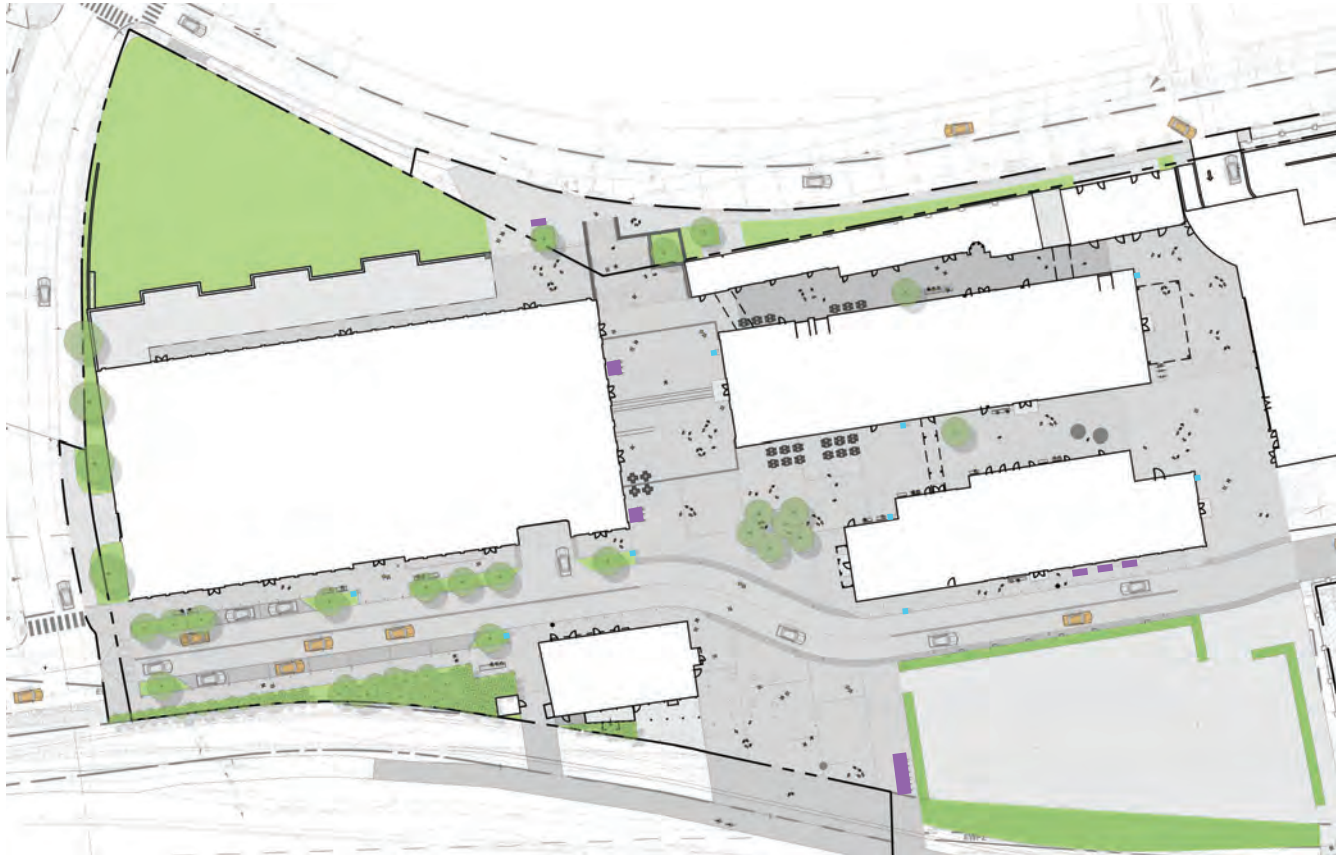
OTHER PARCELS



WOOD BENCH
FGP BENCH
LANDSCAPE FORMS
BACKED, 70" LONG



FURNISHINGS - BIKE RACKS, RECEPTACLES



STEEL DOUBLE WASTE RECEPTACLE

manufacturer Landscape Forms
product name Select System
finish Mercury



LOOP STYLE BIKE RACK

manufacturer MMCITE
product name Lot Limit

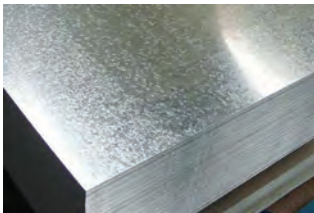


CITY OF PORTLAND STANDARD BIKE RACK

manufacturer Dero
product name Bike Hitch



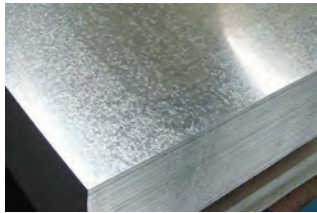
Helio Bollard
Forms+Surfaces
41" height
Painted "Galvanized Steel" finish
non-illuminated bollard



FINISH



Helio Bollard
Forms+Surfaces
41" height
Painted "Galvanized Steel" finish
illuminated bollard with 360 degree light distribution

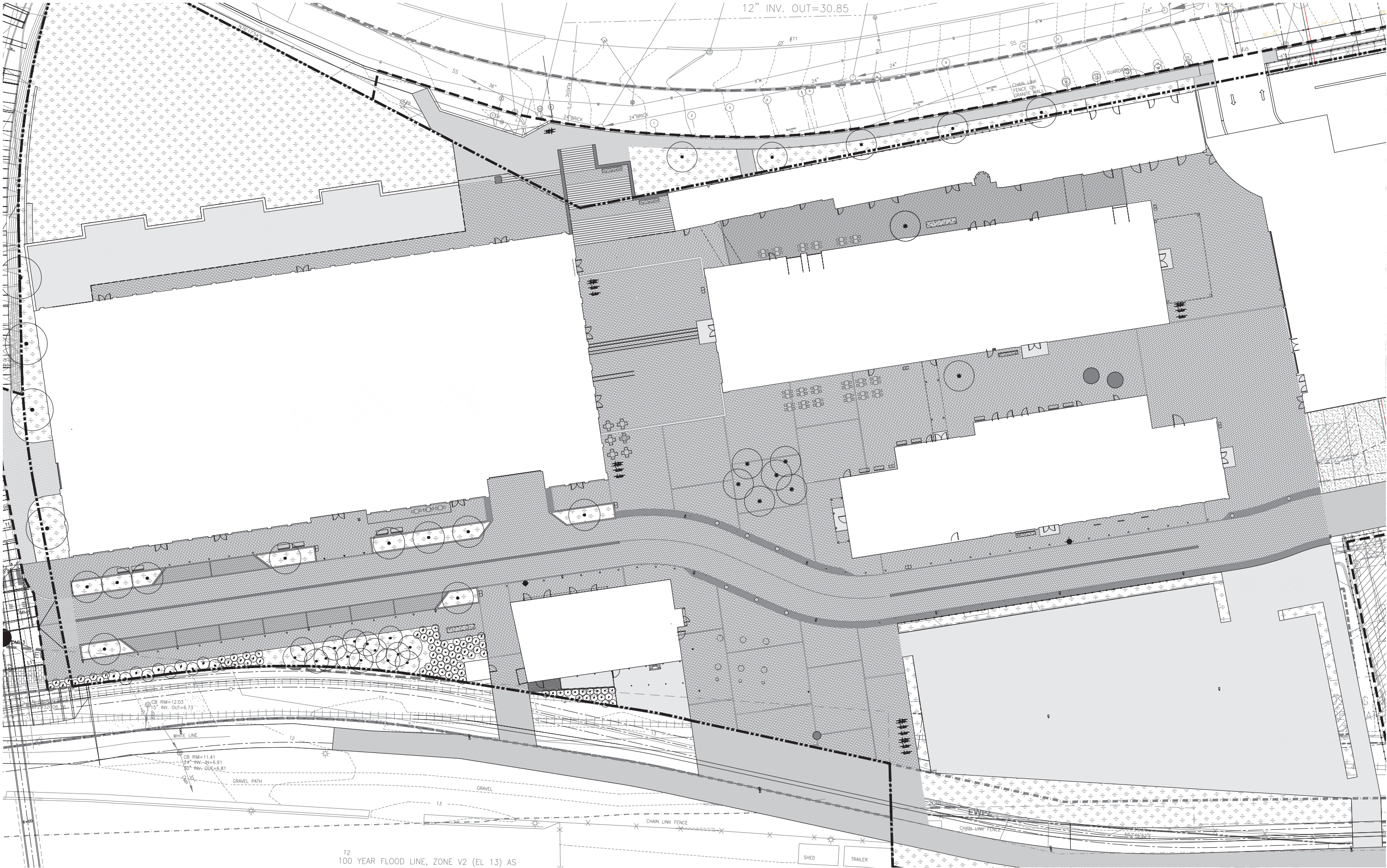


FINISH

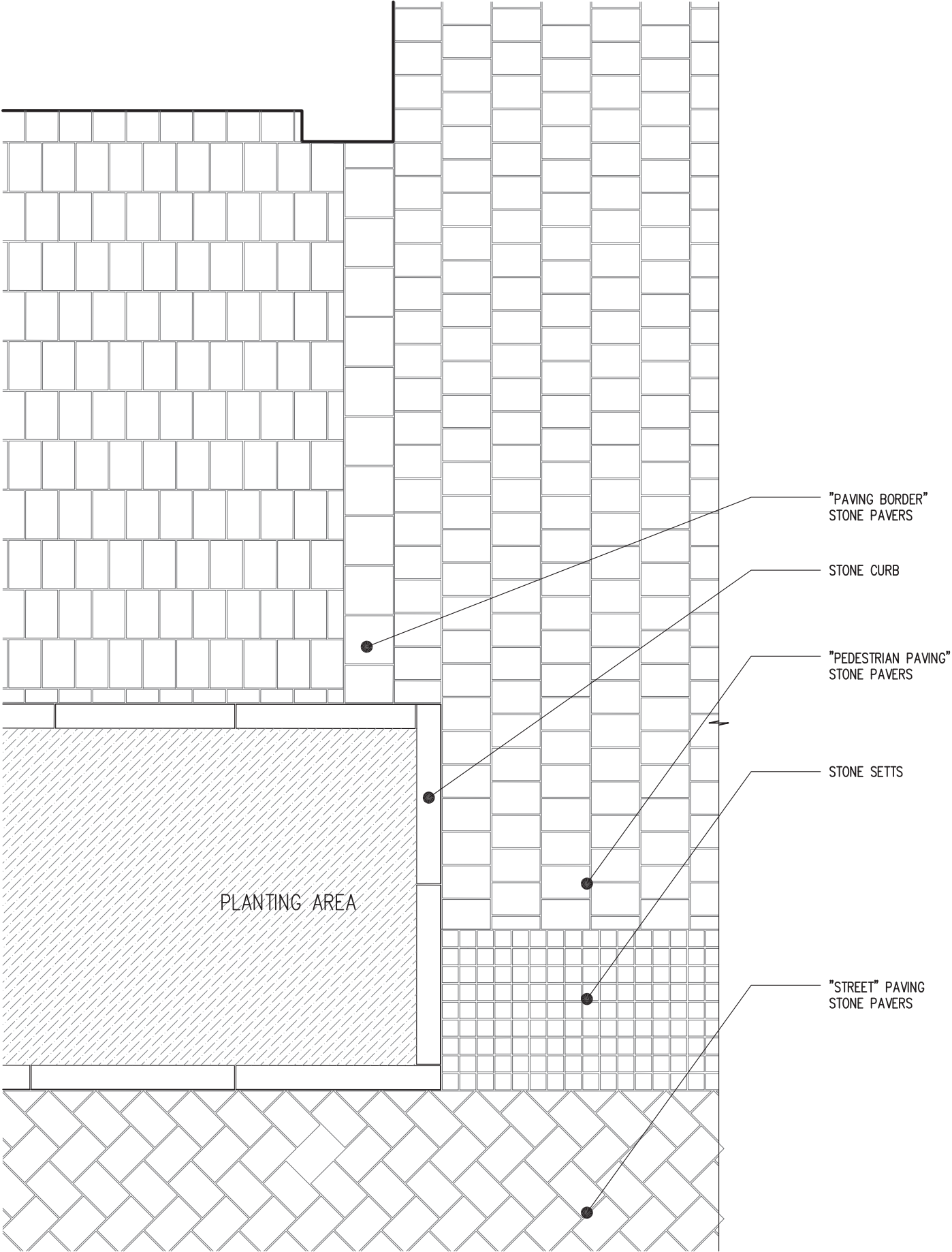


STONE BOLLARD
18" height
solid stone round bollard

EXAMPLE

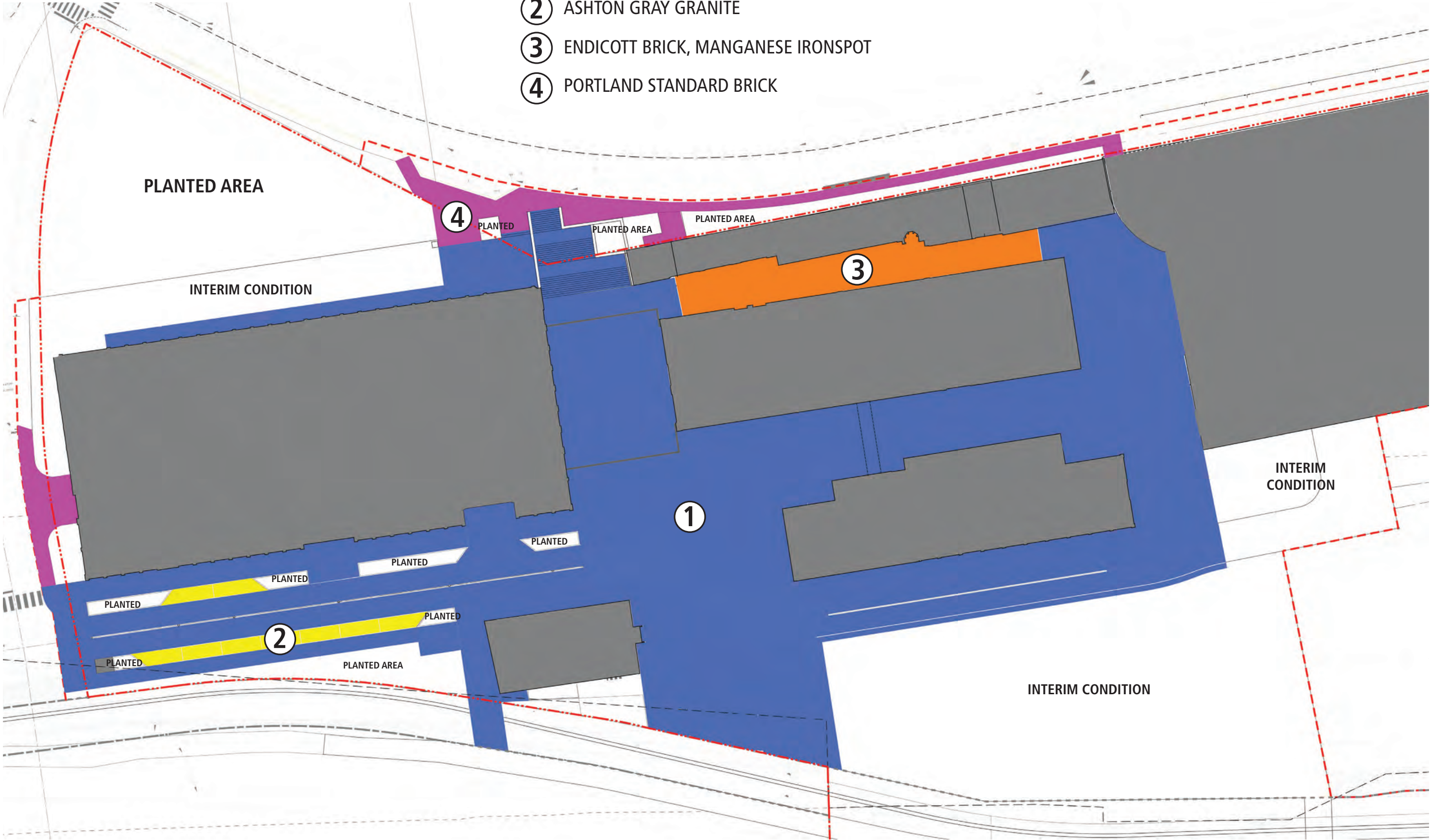


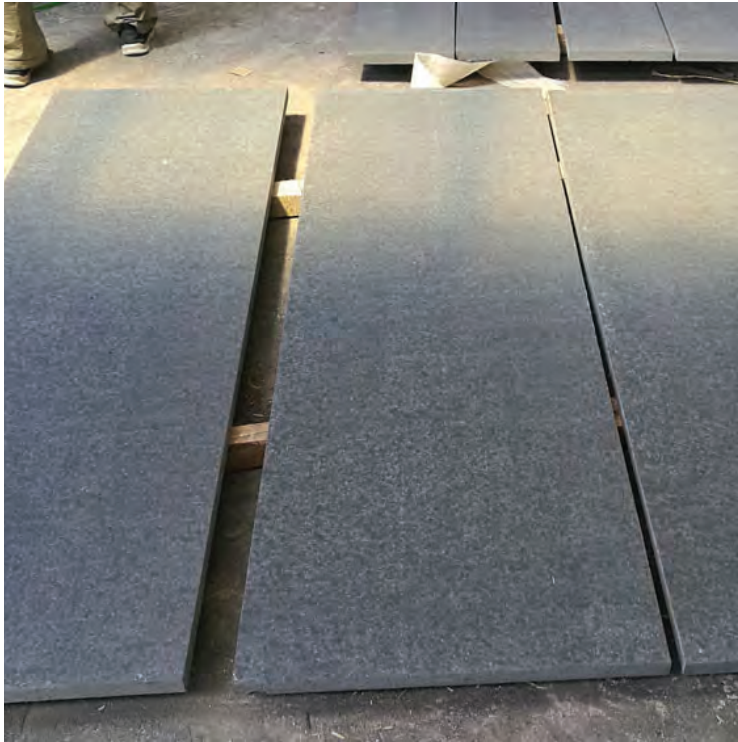






- ① MUSKOGEE BLACK GRANITE
- ② ASHTON GRAY GRANITE
- ③ ENDICOTT BRICK, MANGANESE IRONSPOT
- ④ PORTLAND STANDARD BRICK





① MUSKOGEE BLACK GRANITE
GROUND PLANE (PRIMARY)



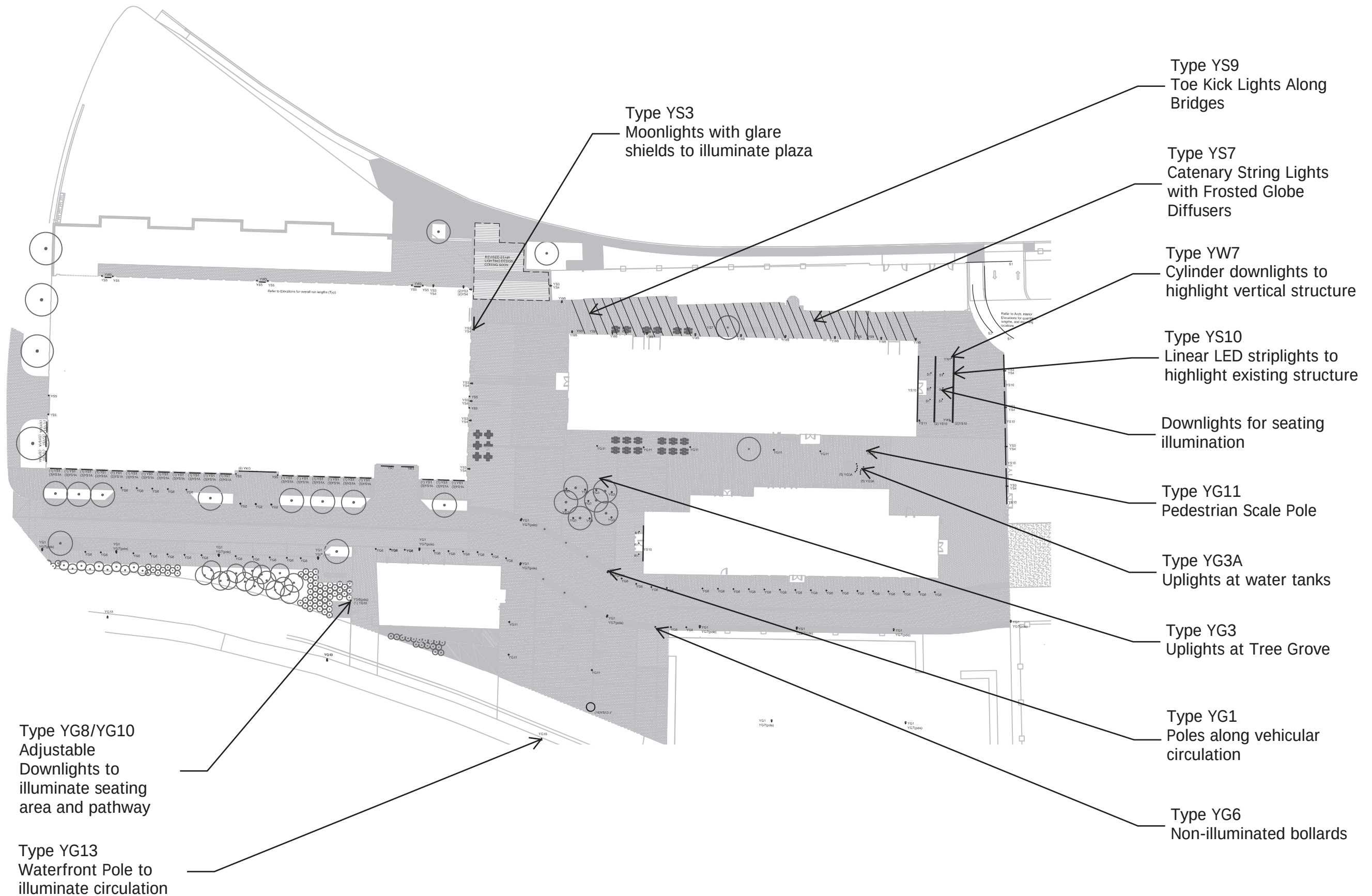
② ASHTON GRAY GRANITE
STREET PARKING



③ ENDICOTT BRICK - MANGANESE IRONSPOT
NARROW ALLEY



④ PORTLAND STANDARD BRICK
SIDEWALKS

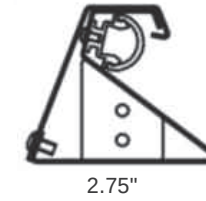
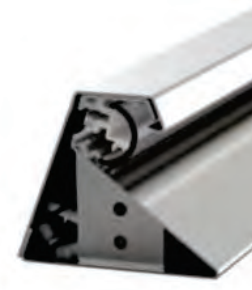




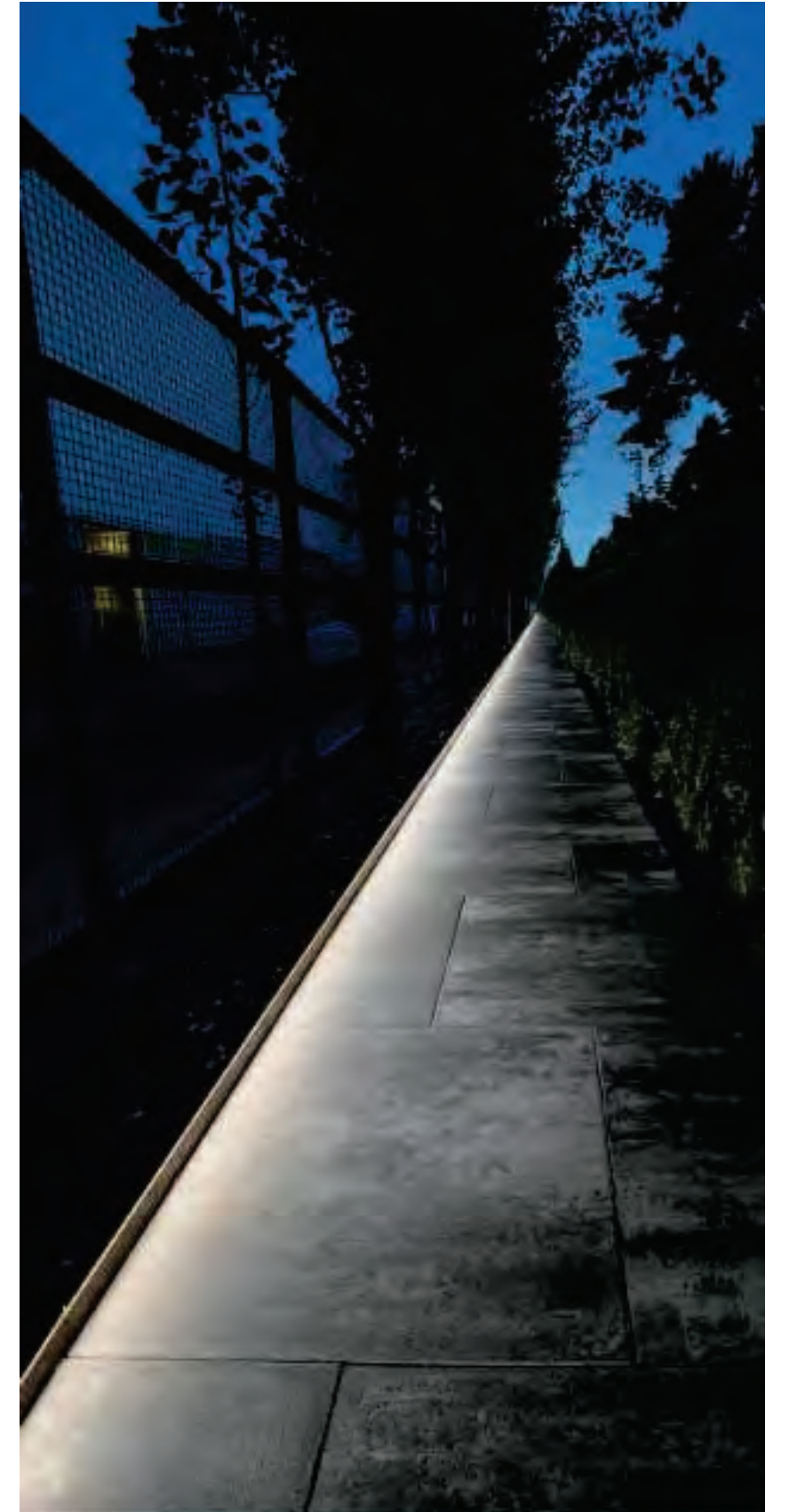
Type YG13
Waterfront Pole



Type YG1
Wood poles along vehicular circulation



Type YG11
Pedestrian Scale Pole



Type YS9
Toe Kick Lights Along Bridges



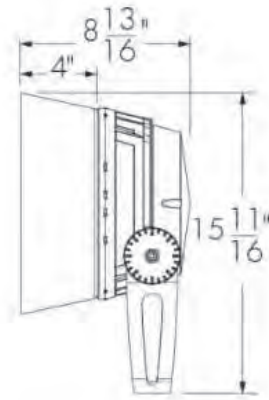
Type YS7 Inspiration Image



Type YS7
Catenary String
Lights with Frosted
Globe Diffusers



Type YW7
Cylinder downlights
to highlight vertical
structure



Type YS3/YG10
Moonlights with glare shields to
illuminate plaza and seating
area/path (shield shown in line
drawing above)

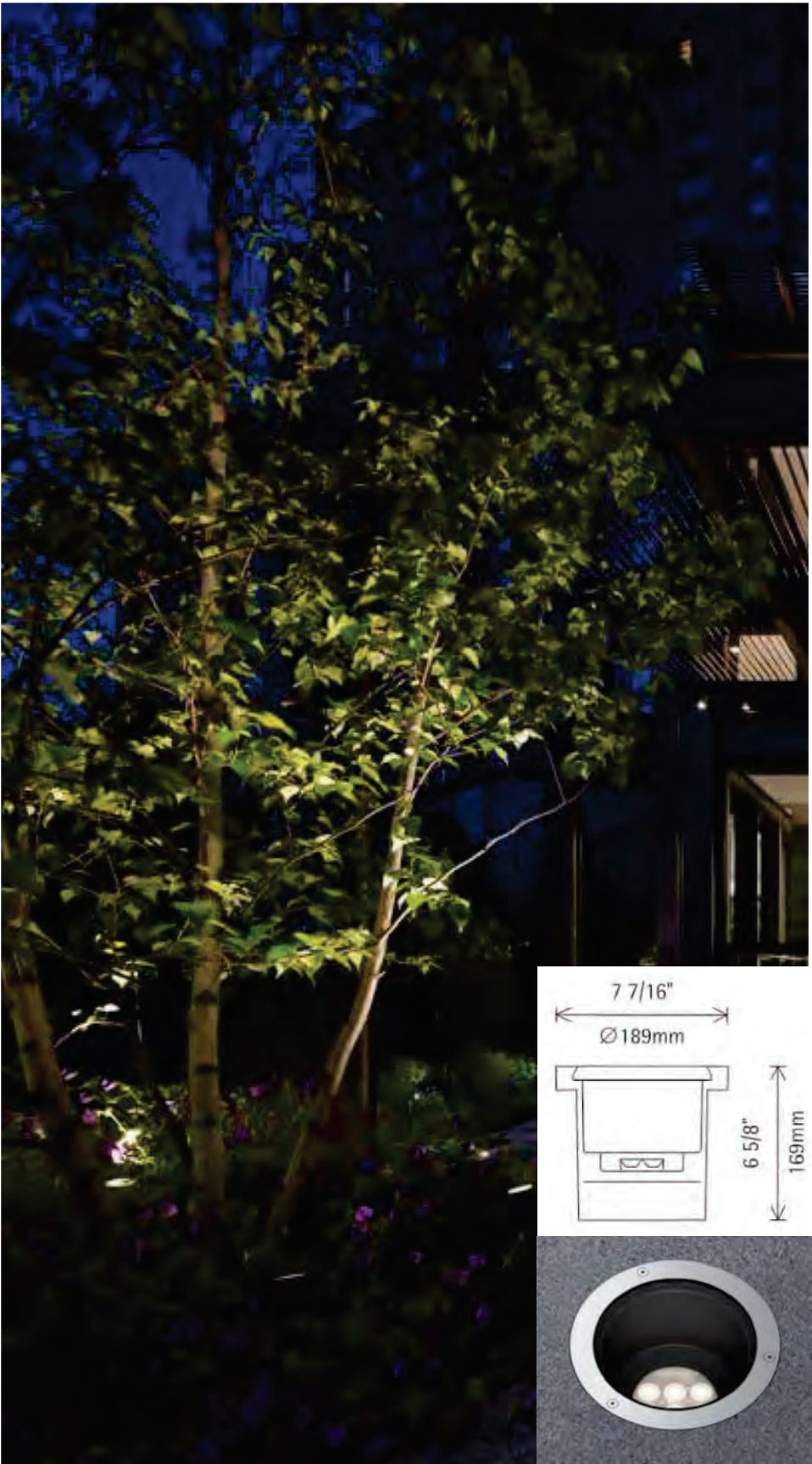


Type YS10
Striplights to
highlight existing
structure



Type YG6
Structural bollards (shown illuminated)

Type YG3 Tree Uplights



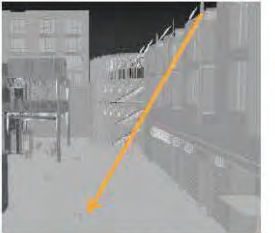
Tree Uplights Inspiration Image

Block 2 Building 4



- Linear LED uplights illuminating existing trusses
- Surface mounted downlights illuminating furniture and circulation
- Column mounted downlights providing vertical illumination
- Adjustable accent illuminating existing structure

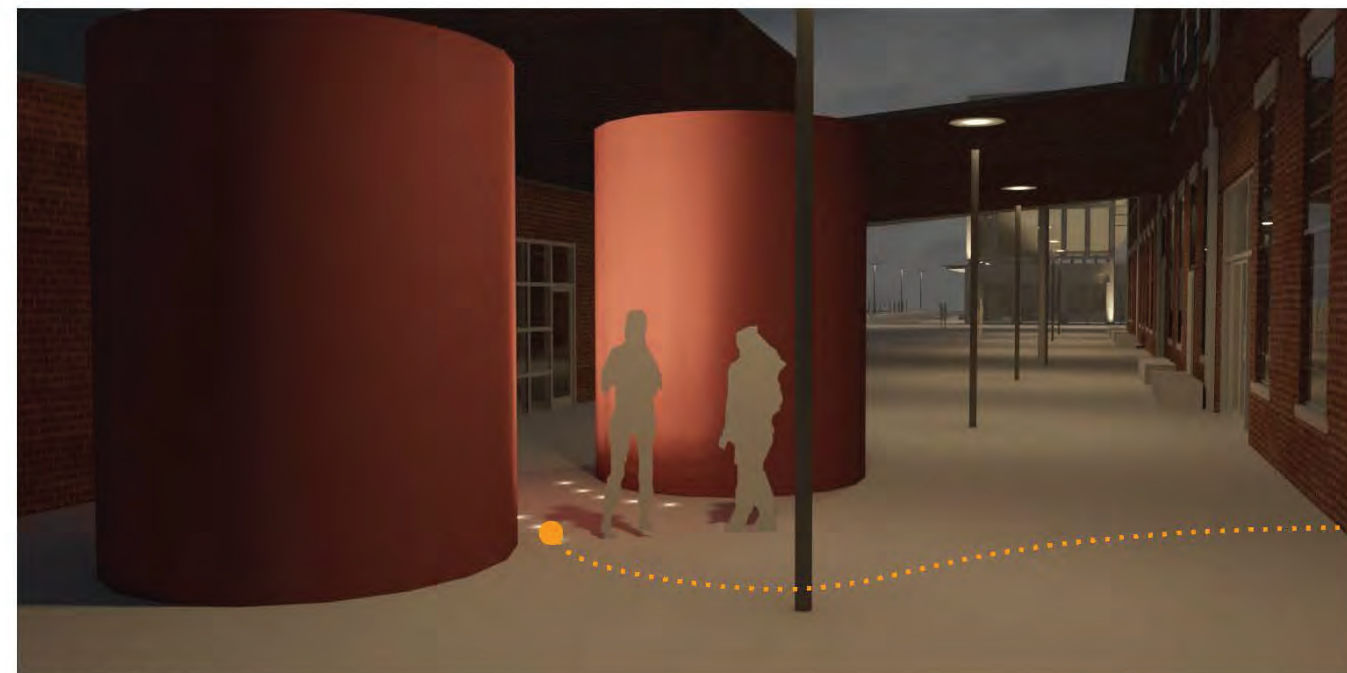
Block 4 Moonlighting + Garage Doors



Aiming diagram

- Moonlights pooling light into circulation space of plaza
- Linear surface mounted or recessed fixtures washing front of garage door bays

Block 2 Boiler and Water Tank Feature Lighting



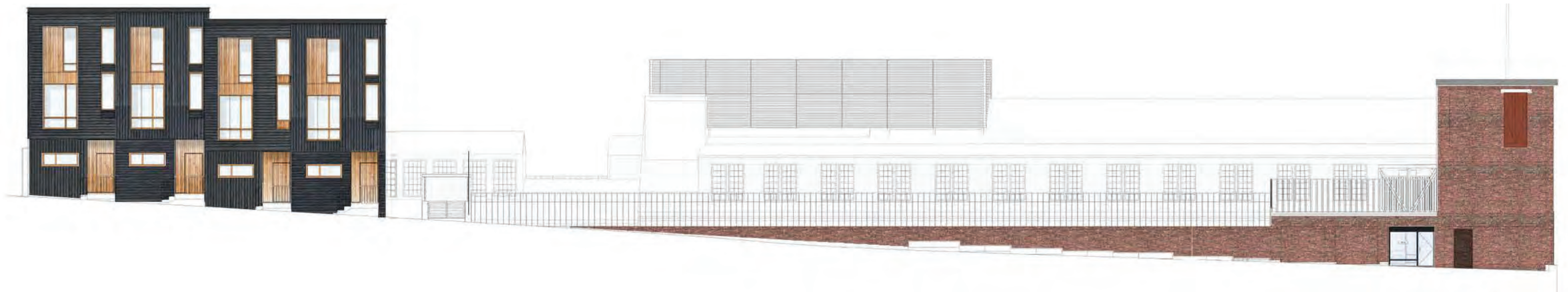
View towards Block 1



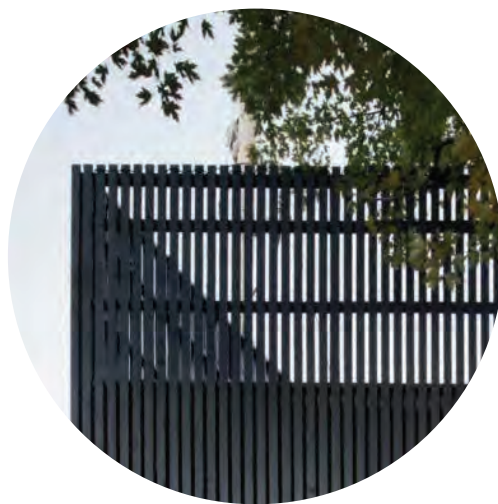
Reference Image

- In ground recessed uplights curving along inner face of water tanks

EMBANKMENT BUILDINGS - MATERIALS PALETTE



WOOD SIDING
A MIX OF NATURAL WOOD AND OPAQUE STAINED GRAY WOOD FOR THE TOWNHOUSES.



RAILING
METAL SCREENING AND PROTECTIVE RAILING ALONG FORE STREET AND MECH ENCLOSURE ABOVE 14.



BLACK ALUMINUM STOREFRONT
CONTEMPORARY GLASS STOREFRONT IN EXISTING MASONRY WILL SERVE AN ENTRY FROM FORE STREET.



RESTORED BRICK
Masonry remaining at Building 24, Building 15, and Building 16 will be repaired.



BUILDING 24

All window trim and door frames at building 24 will match existing colors.

BUILDING 14

VERTICAL T&G

HORIZONTAL CLAPBOARD

BUILDING 15

All window trim and door frames at buildings 14 - 15 will be painted black.

BUILDING 16

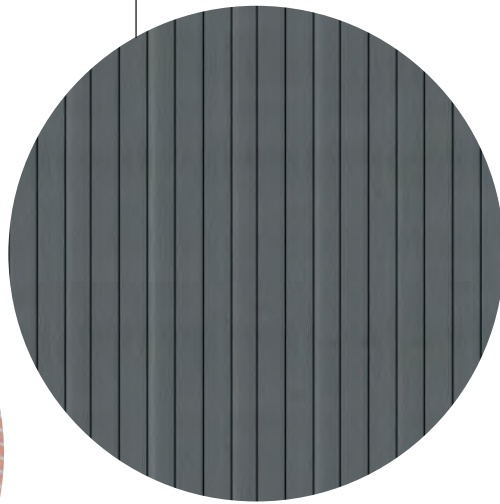
All window trim and louvers will be painted red. Large entrance storefront in existing opening to be black.

TOWNHOUSE



RESTORED BRICK

Masonry remaining at Building 24, Building 15, and Building 16 will be repaired.



VERTICAL AND HORIZONTAL T&G SIDING WITH GREY OPAQUE STAIN



BLACK ALUMINUM STOREFRONT WITH METAL INFILL PANELS



THREE-TAB ASPHALT SHINGLE PITCHED ROOF



BLACK ALUMINUM INFILL PANELS
CONTEMPORARY STOREFRONT IN EXISTING MASONRY WILL HAVE ALUMINUM INFILL PANELS IN FRONT OF STRUCTURAL COLUMNS.



WOOD SIDING

A MIX OF NATURAL WOOD AND OPAQUE STAINED GRAY WOOD FOR THE TOWNHOUSES.

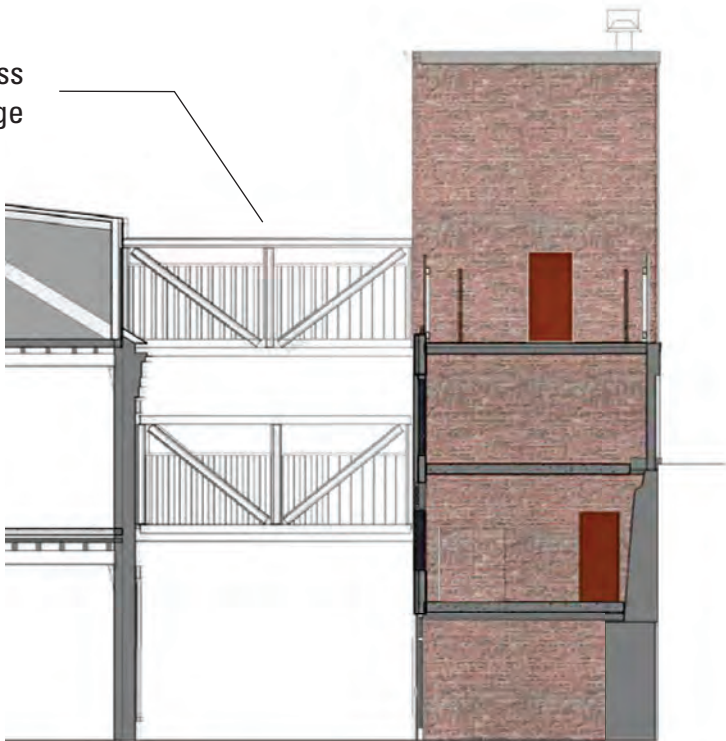
BUILDING 24 - MATERIALS PALETTE

Doors and windows that restored or replaced in kind will be painted red to match existing.

Existing double door to be replaced by windows of equal dimension.



Railroad truss pedestrian bridge



RESTORED BRICK
Masonry remaining at Building 24, Buidling 15, and Building 16 will be repaired.



PAINTED SIGNAGE
PAINTED SIGNAGE WILL BE RESTORED.



RAILROAD TRUSS
Painted railroad truss bridges with corrugated metal roofs and internal picket railings.

BUILDING 2/3 - MATERIALS PALETTE



DOOR TYPES
A Entry Door
B Service Door
C Garage Door

**STEEL CHANNEL LINTELS
OVER ENLARGED OPENINGS**



RESTORED BRICK
Masonry remaining at Building 2/3 will be repaired.



MECHANICAL ENCLOSURE
50% Open Horizontal Louver Vision Screen



HORIZONTAL T&G SIDING WITH GREY OPAQUE STAIN

BUILDING 2/3 - MATERIALS PALETTE



RAILROAD TRUSS
Painted railroad truss bridges with corrugated metal roofs and internal picket railings.

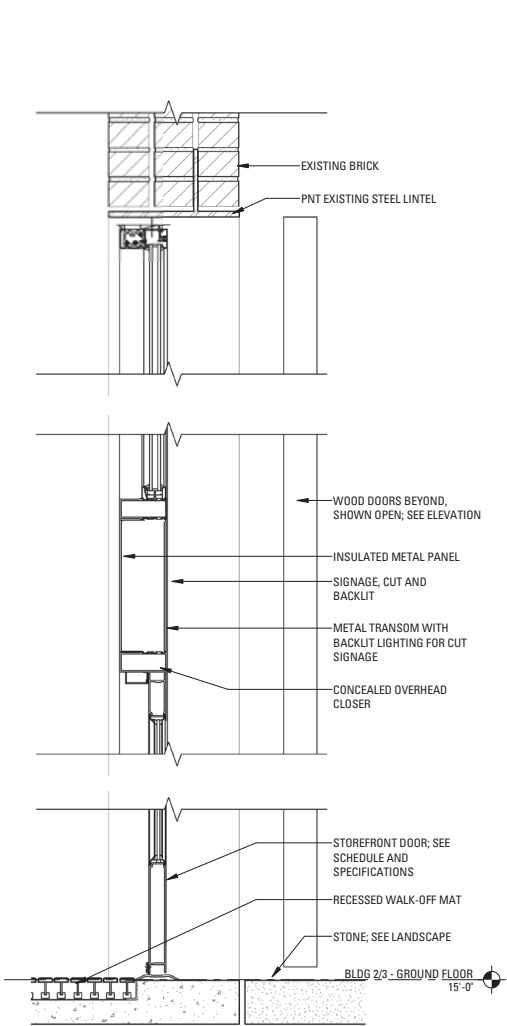


WOOD DOORS & INFILL
Painted red wood outer doors and rebuilt wood infill reference previously existing wood infill at oversized openings.

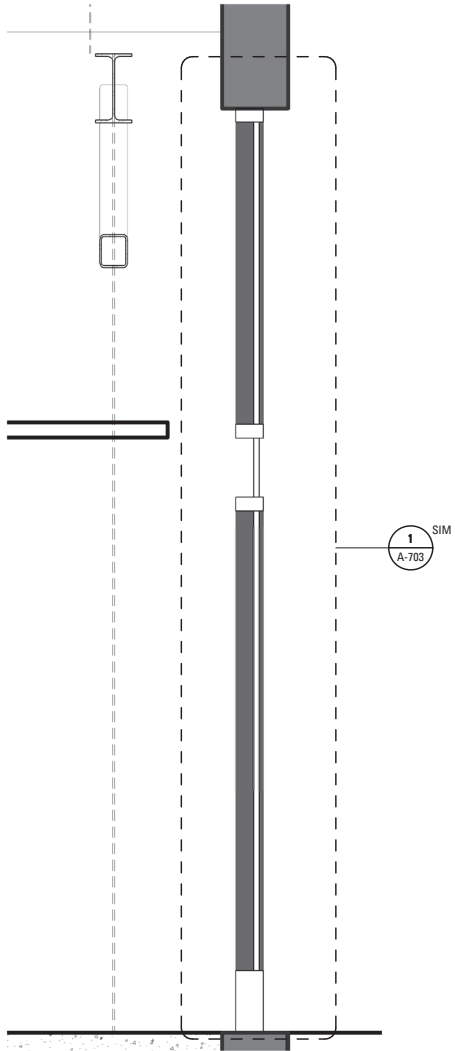


RESTORED BRICK
Masonry remaining at Building 2/3 will be repaired.

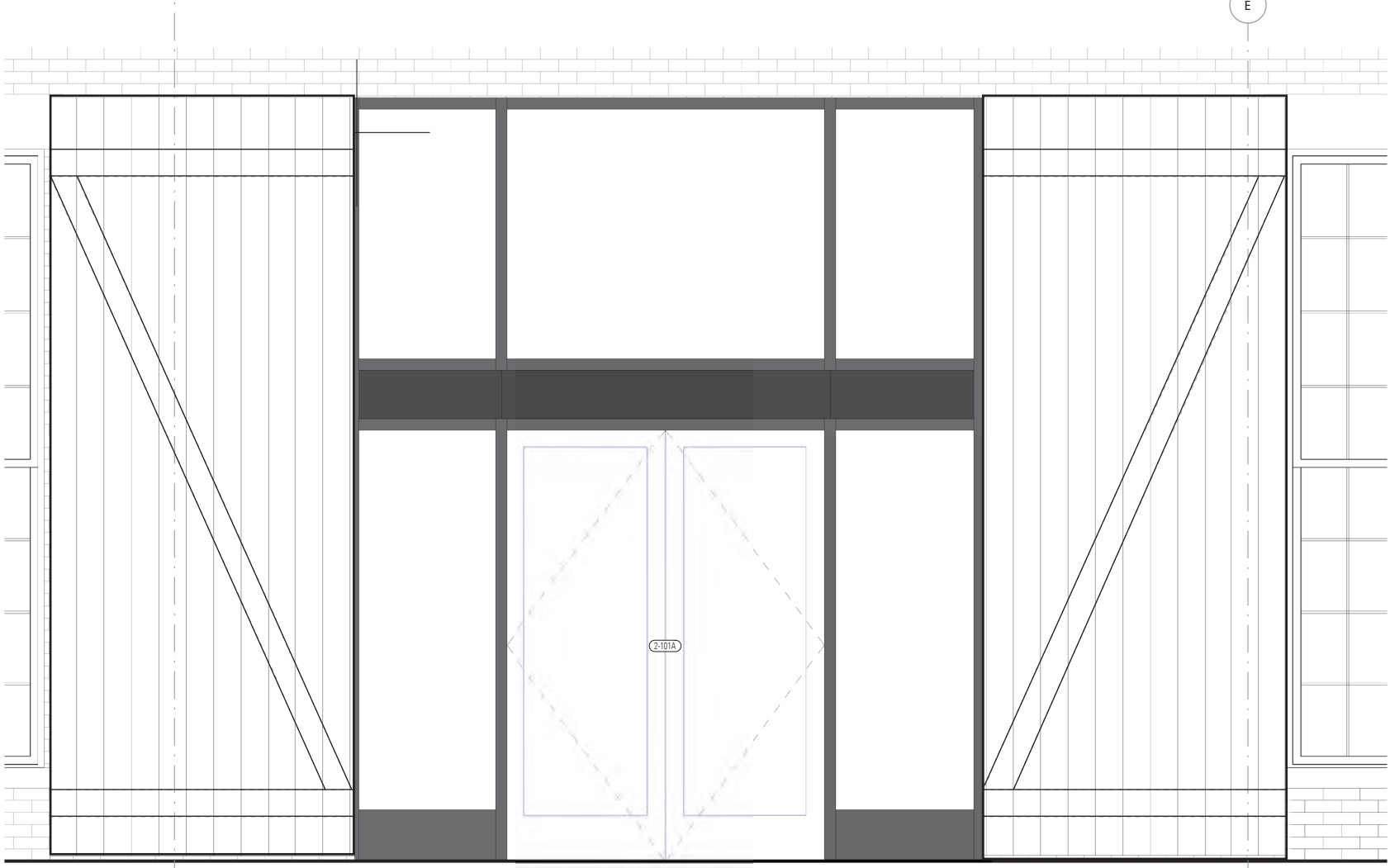
BUILDING 2 - WEST FACADE ENTRY DETAILS



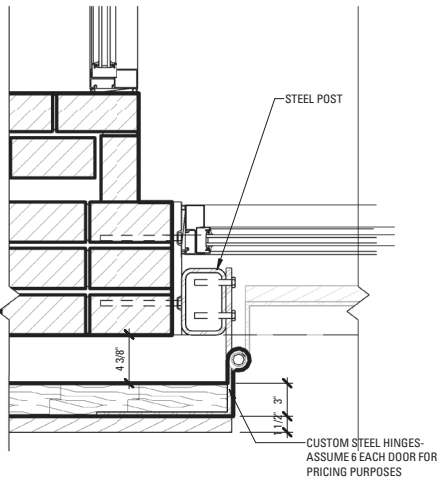
1 A - BLDG 2- SECTION DETAIL - @ ENTRY
SCALE: 1 1/2" = 1'-0"



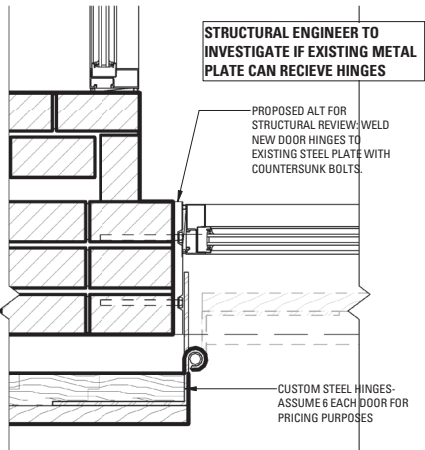
6 BUILDING 2- ENTRY - SECTION @ VESTIBULE
SCALE: 3/4" = 1'-0"



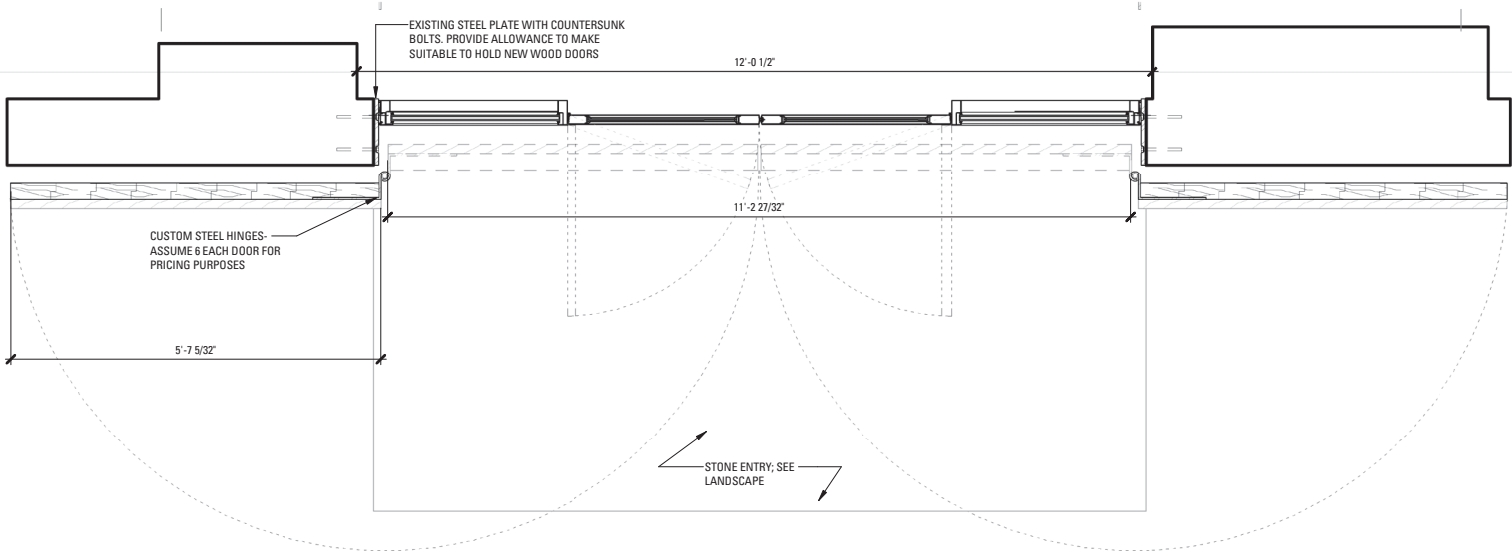
3 BUILDING 2 - WEST ELEVATION ENTRY DOORS
SCALE: 3/4" = 1'-0"



5 A - BLDG 2 - ENTRY DOOR HINGE DETAIL - BASIS OF DESIGN
SCALE: 1 1/2" = 1'-0"

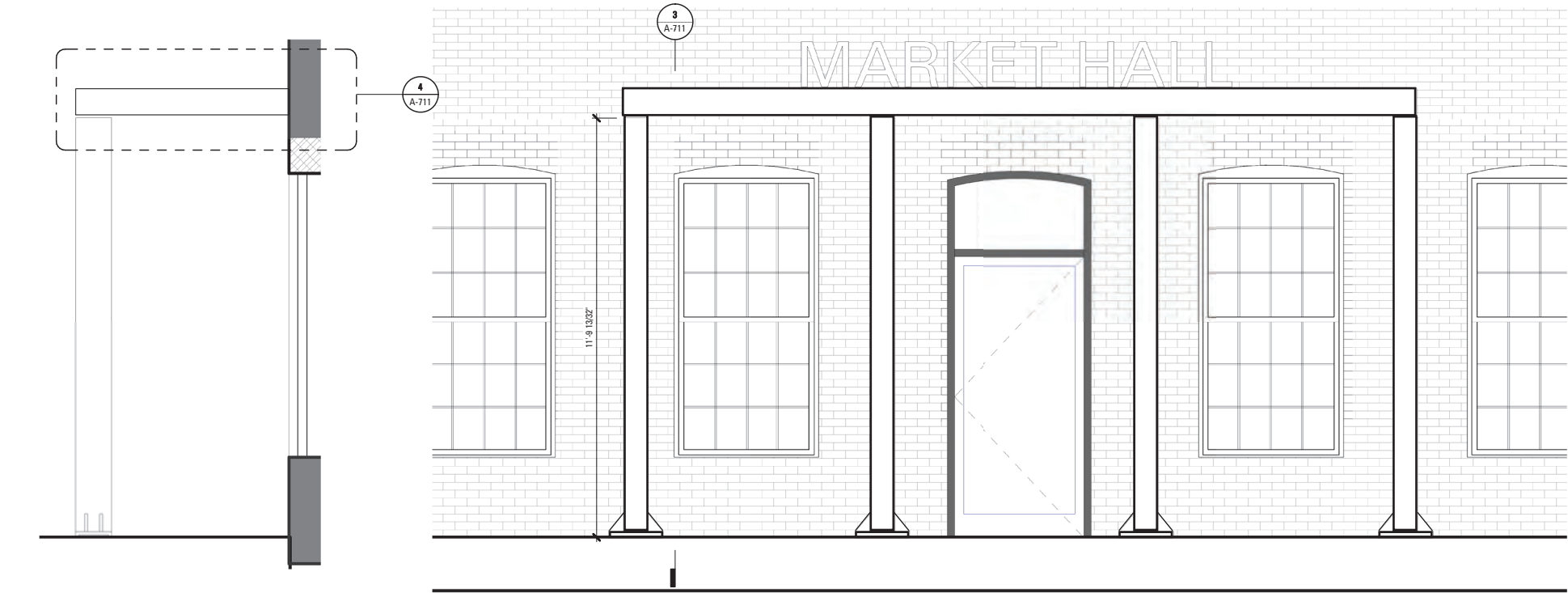


4 A - BLDG 2 - ENTRY DOOR HINGE DETAIL - ALT
SCALE: 1 1/2" = 1'-0"



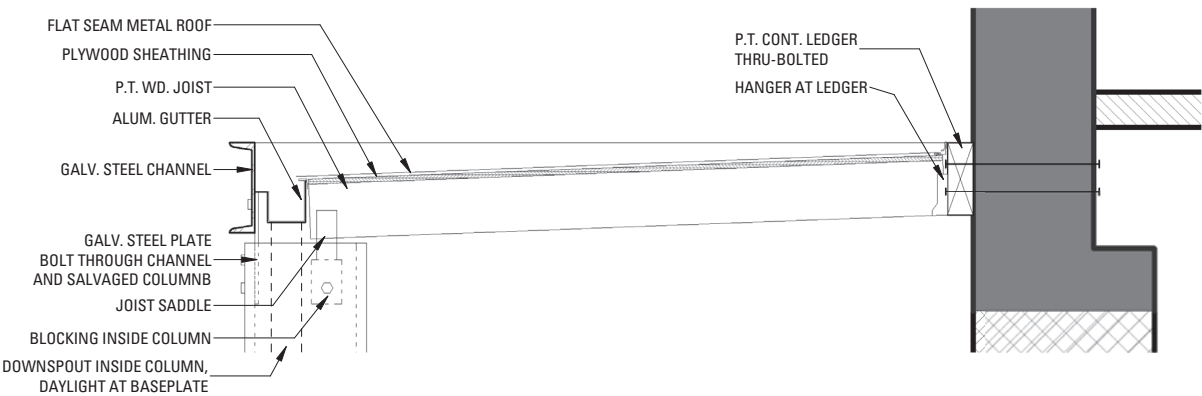
2 A - BLDG 2 - ENTRY DOOR PLAN DETAIL
SCALE: 3/4" = 1'-0"

BUILDING 6A - ENTRY CANOPY

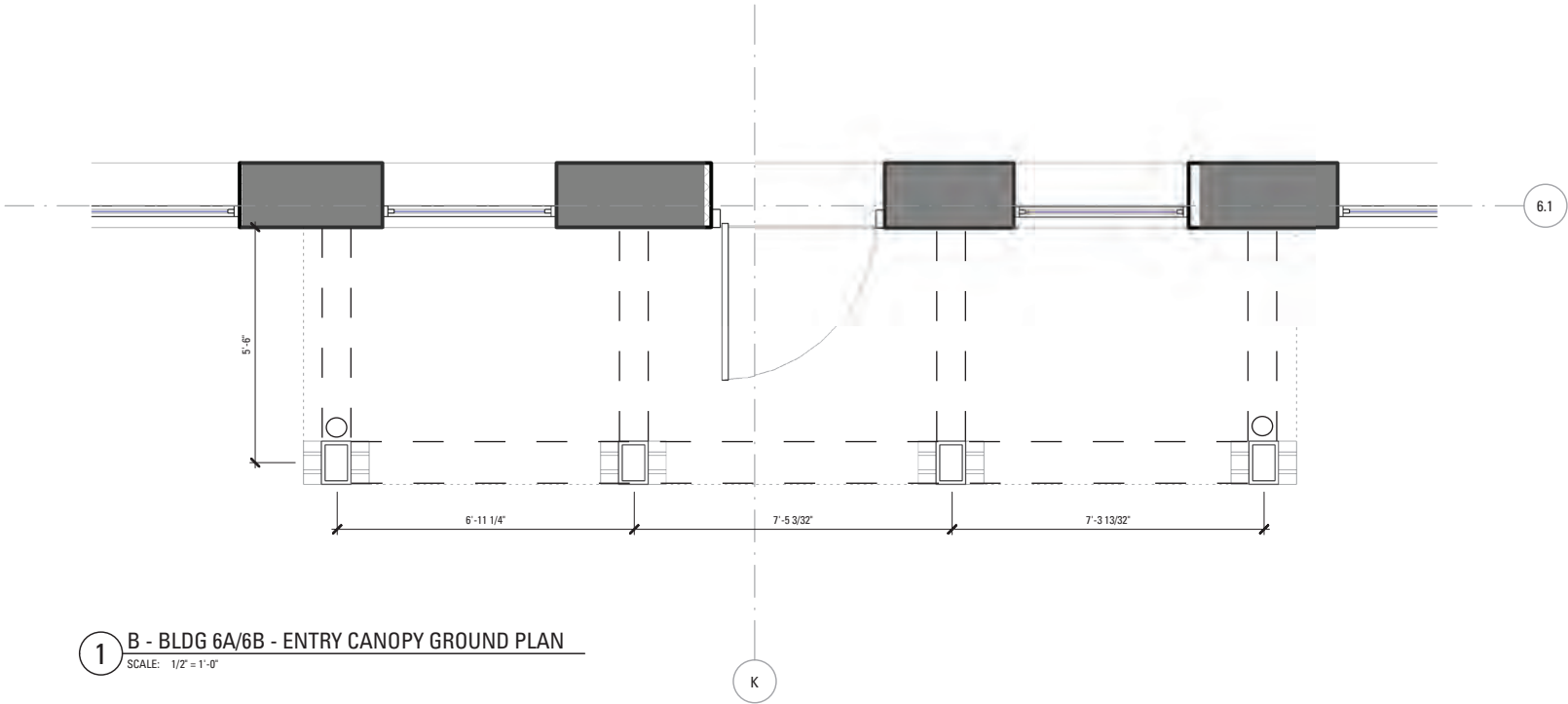


3 B - BLDG 6A - SECTION
SCALE: 1/2" = 1'-0"

2 B - BLDG 6A - ELEVATION
SCALE: 1/2" = 1'-0"

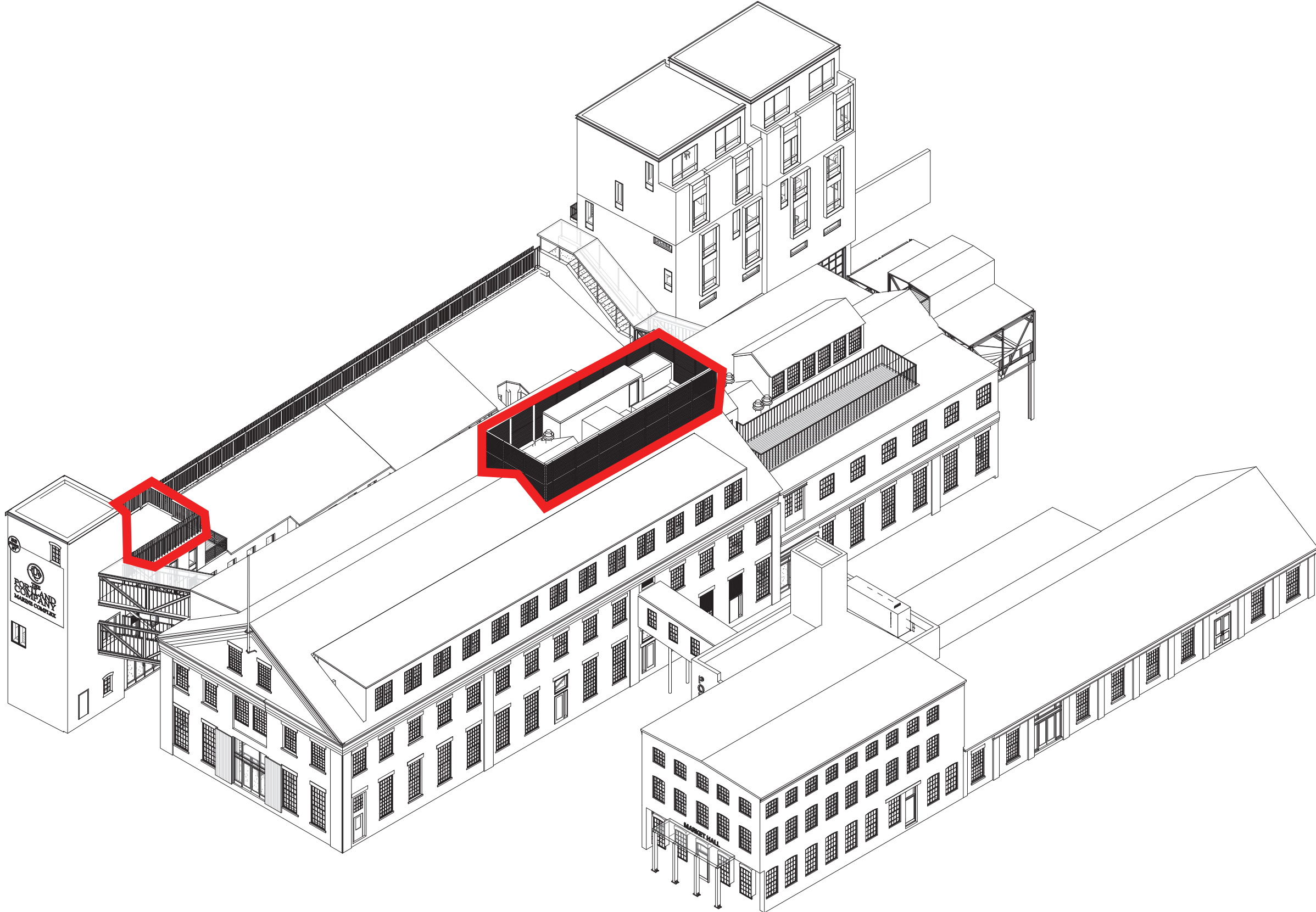


4 ENTRY CANOPY SECTION DETAIL
SCALE: 1" = 1'-0"

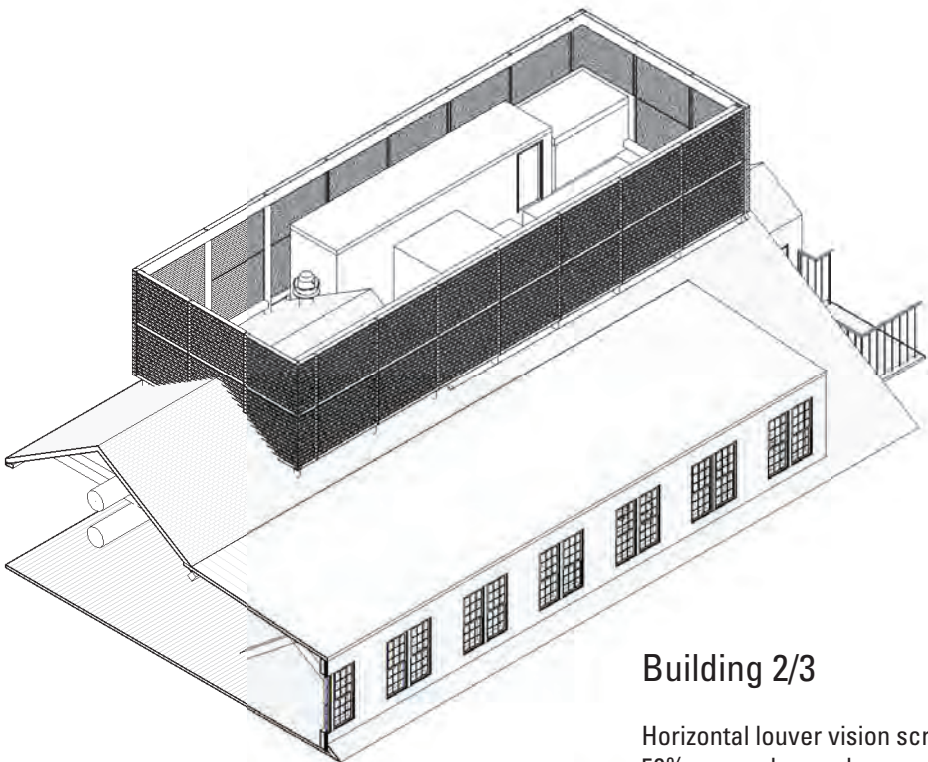


1 B - BLDG 6A/6B - ENTRY CANOPY GROUND PLAN
SCALE: 1/2" = 1'-0"

MECHANICAL ENCLOSURES - KEY AXON



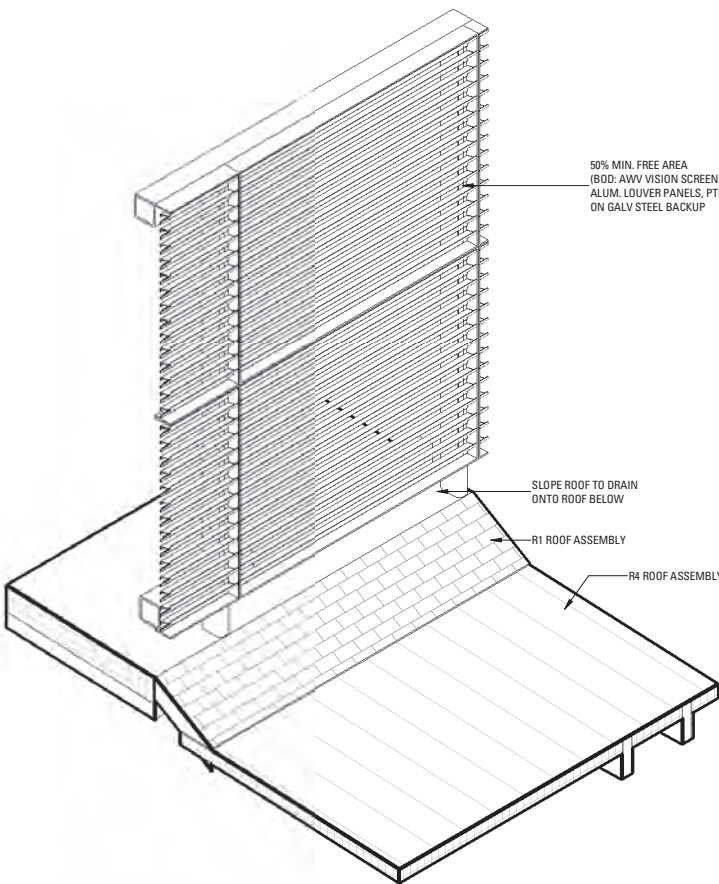
MECHANICAL ENCLOSURE DETAILS



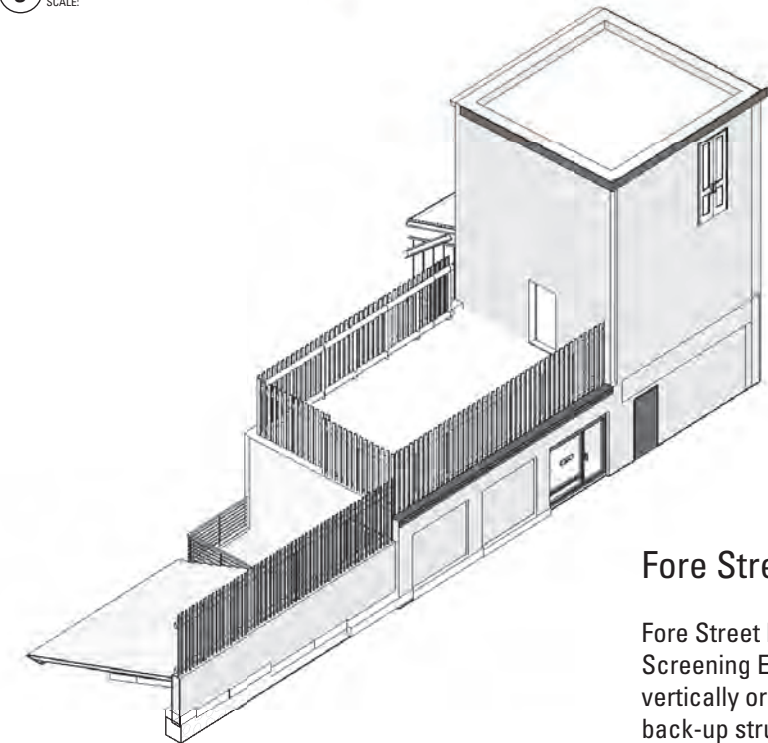
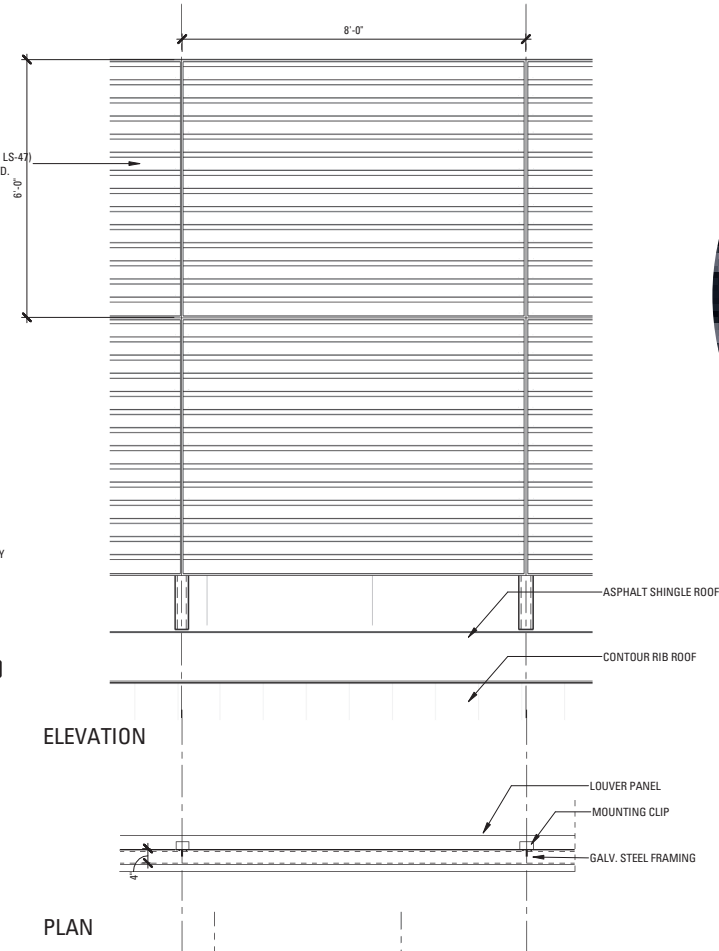
3 A - BLDG 2/3 - MECHANICAL ENCLOSURE OVERALL
SCALE:

Building 2/3

Horizontal louver vision screen,
50% open, charcoal grey.



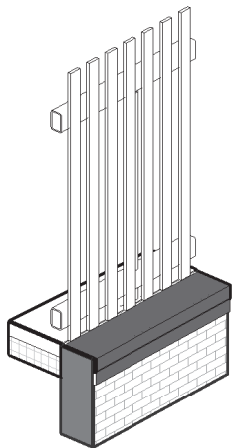
AXON



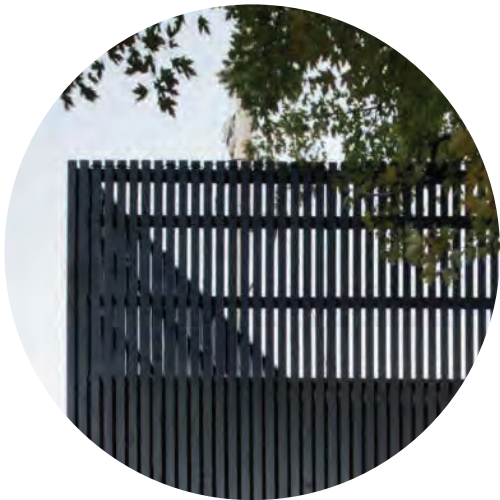
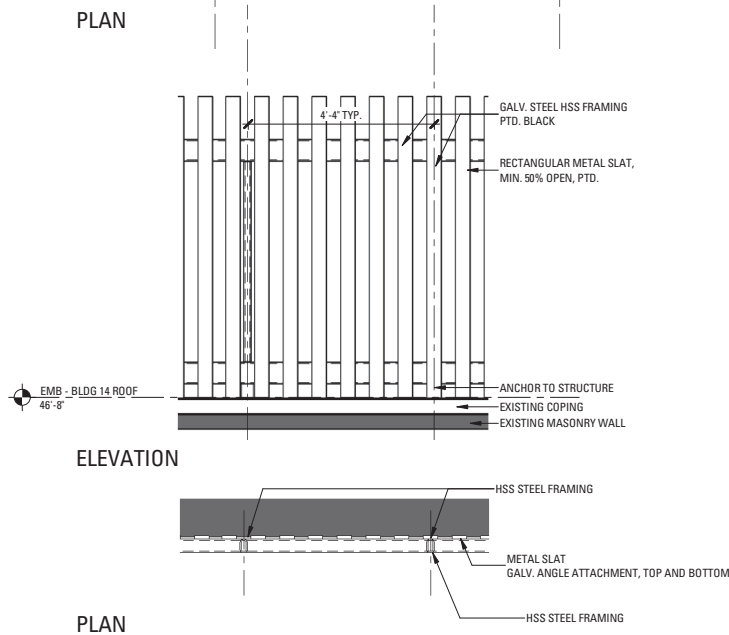
9 C - BLDG 14 - MECHANICAL ENCLOSURE OVERALL
SCALE:

Fore Street

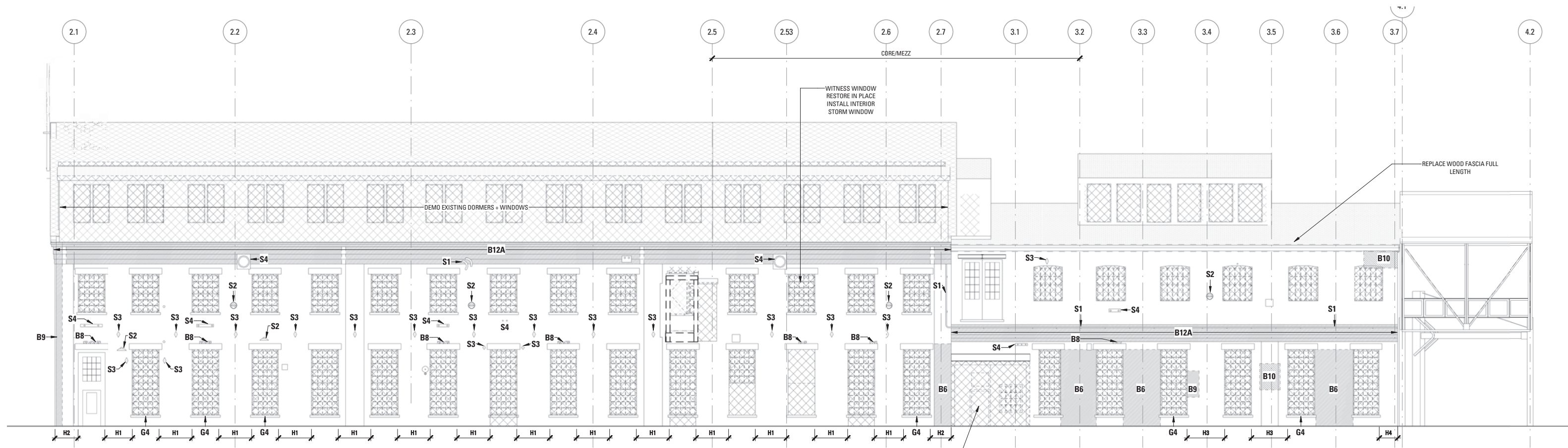
Fore Street Railing and Building 14 Mechanical
Screening Enclosure will be constructed of
vertically oriented black metal slats, with a
back-up structural system visible from Fore
Street. Slats will range from 2" wide at the
railing to 4-6" wide at the mechanical screen,
with a minimum of a 4" spacing between.



AXON

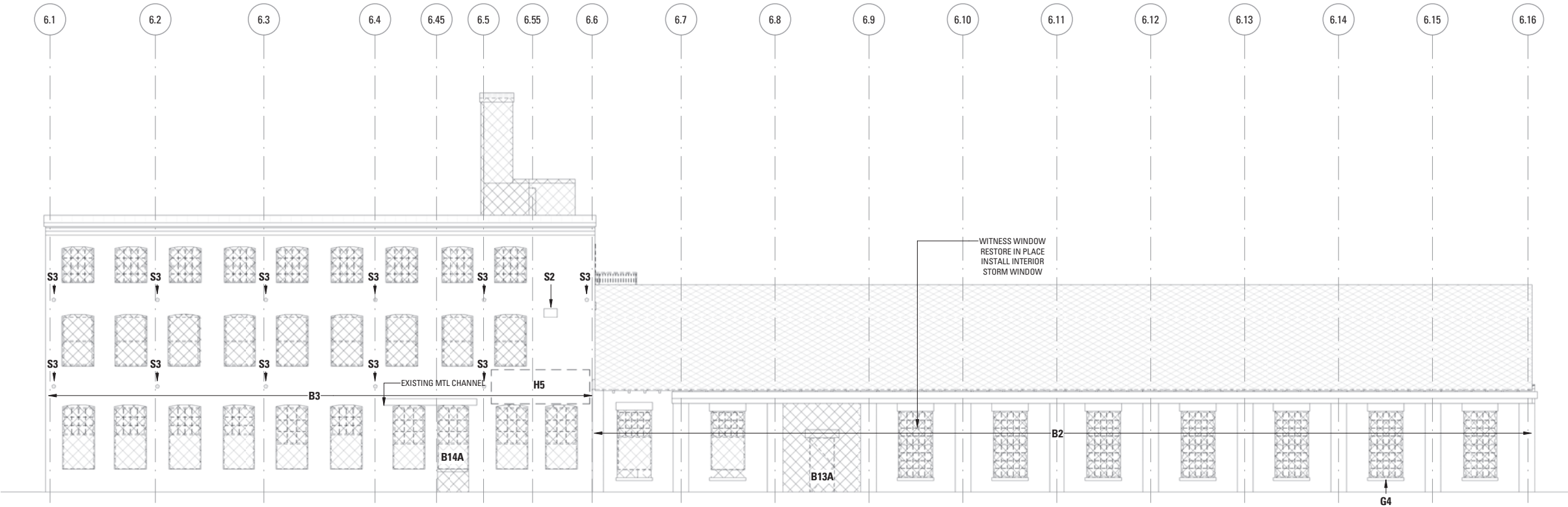


MASONRY REPAIRS

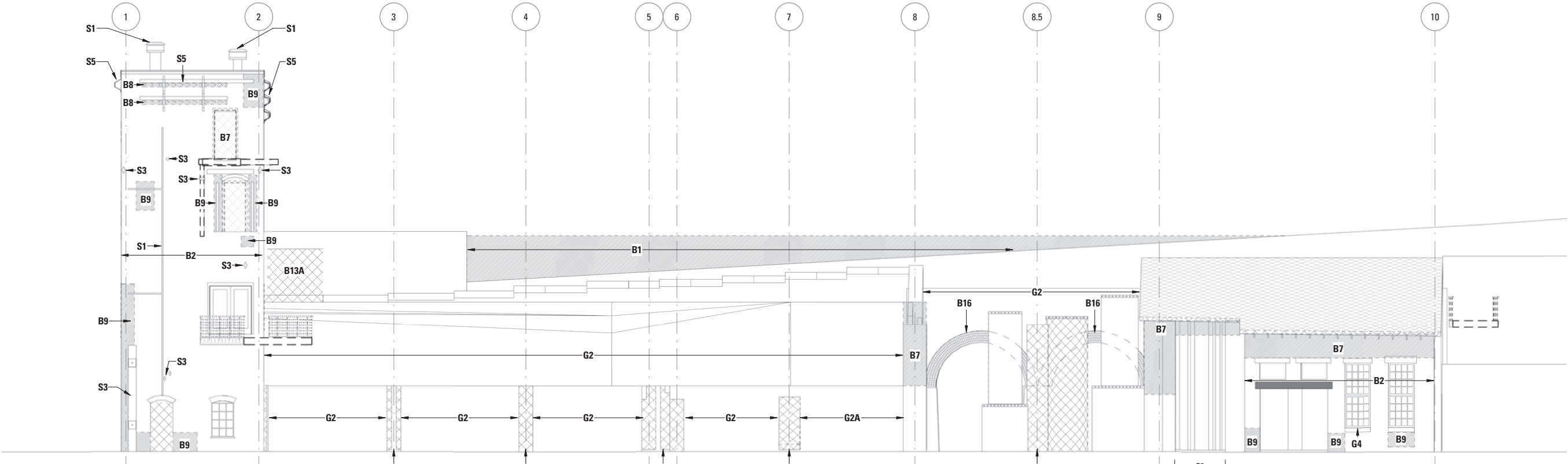


Building 2/3 - South Elevation

MASONRY REPAIRS

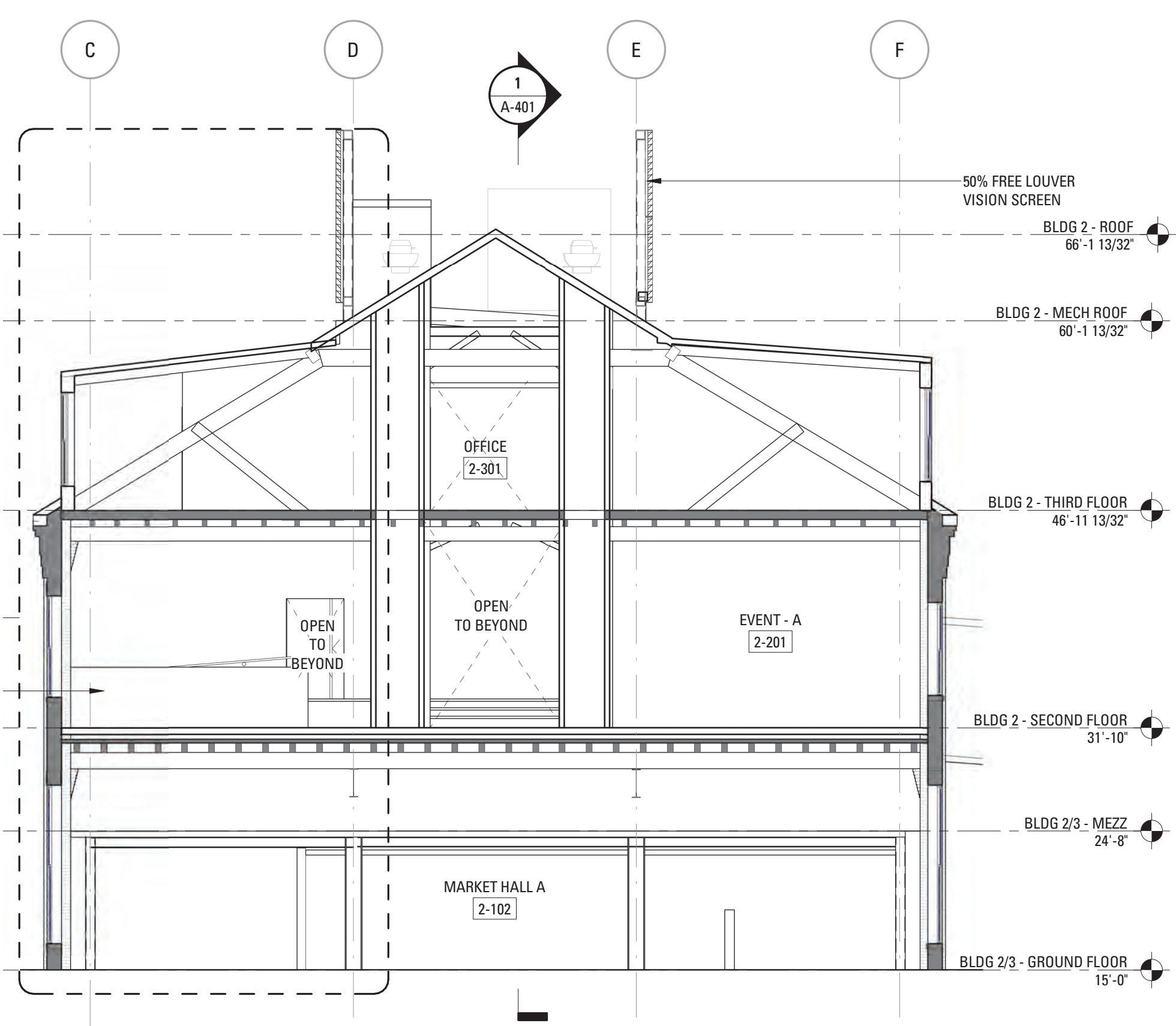


Building 6 - South Elevation

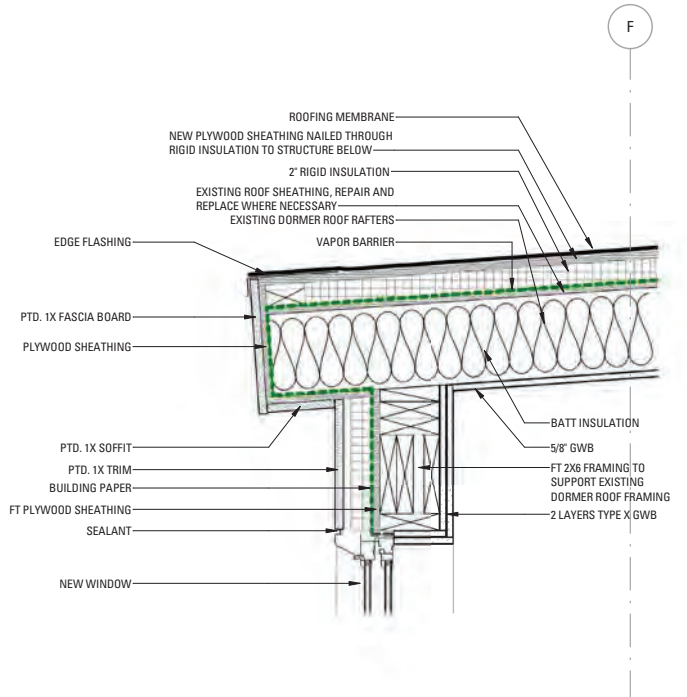


Building 24 - South Elevation

BUILDING 2 DORMER SECTION AND DETAILS

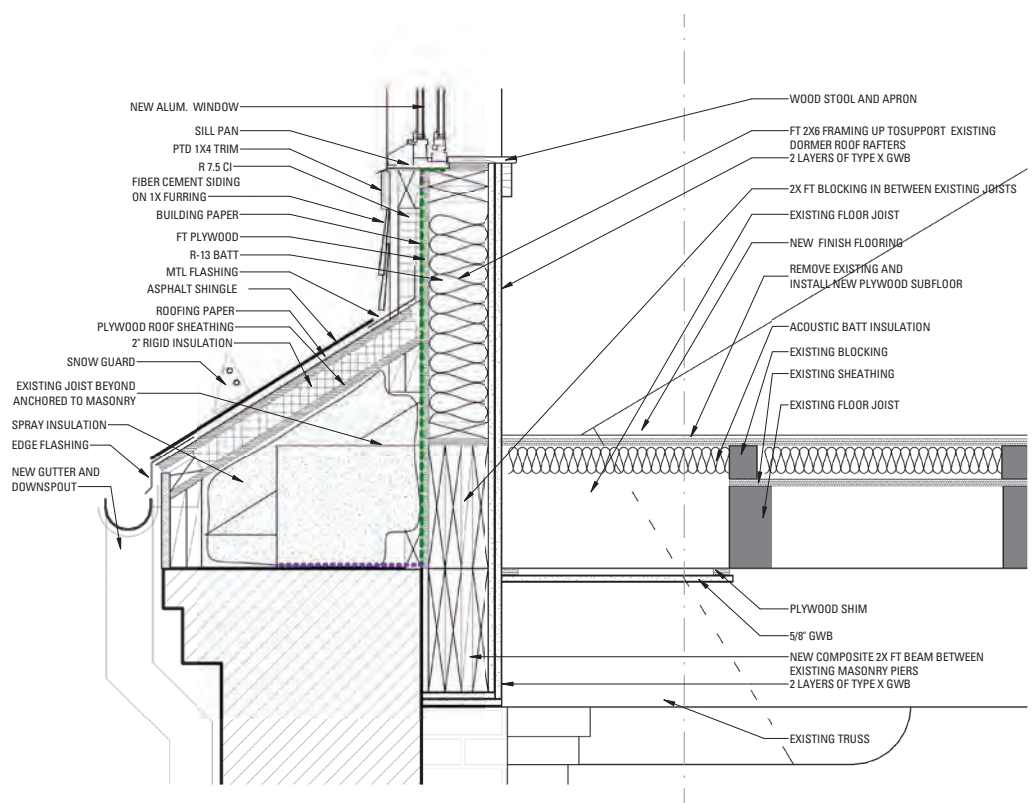


Building 2 - North/South Section



1 A - BLDG 2/3 - TYP. ROOF AND EAVE AT DORMER
SCALE: 1 1/2" = 1'-0"

Building 2/3 - TYP. Roof and Eave at Dormer



Building 2/3 - Sill at Dormer

BUILDING 6A/6B - MATERIALS PALETTE

Windows and doors being replaced in kind or occupying existing openings in Building 6 will be painted red.

New storefronts in the addition will be black to match the new storefront entries at 6A and 6B.

ASPHALT SHINGLE ROOF

STANDING SEAM METAL ROOF

BERRIDGE CLASSIC SHINGLES

LAPPED FIBER CEMENT PANEL EXPOSED FASTENERS WITH VERTICAL TRIM

EXISTING STEEL LINTEL TO REMAIN

RESTORED BRICK COLUMN
PRECAST CONCRETE BASE
NEW STOREFRONT

VERTICAL WOOD SIDING, PAINTED

Service doors will be painted red to match the siding.

Doors and storefronts at new additions will be painted black.

Contemporary storefronts and windows inserted into brick openings will be painted black.

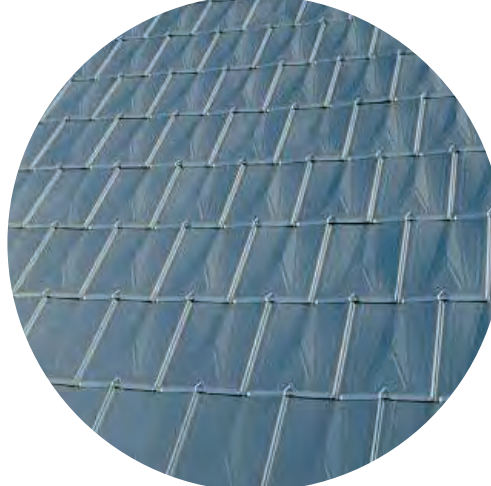
Salvaged Cast-Iron Columns and Canopy



RESTORED BRICK
THE CORNER OF BUILDING 6 WILL BE EXPOSED AND RESTORED.



PAINTED T&G SIDING
NOTE: A RANGE OF RED PAINT COLORS, MEANT TO REPLICATE AND COMPLEMENT THE EXISTING RED PAINT VISIBLE TODAY, WILL BE SELECTED FOR WINDOW FRAMES, REPLACEMENT AND SALVAGED DOORS, CLAPBOARD AND TONGUE & GROOVE SIDING.



BERRIDGE CLASSIC SHINGLE
METALLIC ZINC-LITE



FIBER CEMENT BOARD
CONTEMPORARY LARGED SCALED LAPPED SIDING, WITH "BOARD AND BATTEN" STYLE VERTICAL TRIM DETAIL, PAINTED BLACK

BUILDING 6A/6B - MATERIALS PALETTE



Contemporary doors
inserted into brick openings
will be painted black.

Salvaged Cast-Iron
Columns and Canopy



PAINTED T&G SIDING
DIAGONAL T&G SIDING TAKES A CUE
FROM THE INFILL SIDING FOUND
THROUGHOUT THE SITE.



FIBER CEMENT BOARD
CONTEMPORARY LARGED SCALED
LAPPED SIDING, WITH "BOARD AND
BATTEN" STYLE VERTICAL TRIM
DETAIL, PAINTED BLACK

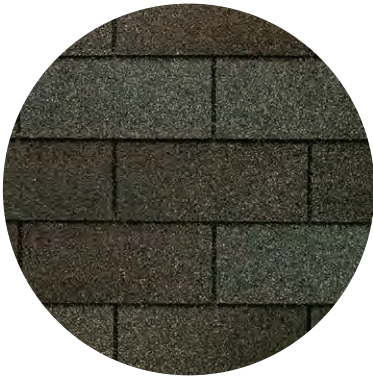


RESTORED BRICK

BUILDING 12 - MATERIALS PALETTE



METAL PANELS AND METAL ROOF
AT DORMERS



THREE-TAB ASPHALT SHINGLE
AT PITCHED ROOF



METAL SIDING AND ROOF AT
SECONDARY ENTRANCE.



BLACK GRANITE UNDER
FIRST FLOOR WINDOWS



BLACK METAL PANEL



WOOD FEATURE WALL +
DOOR AT MAIN ENTRANCE

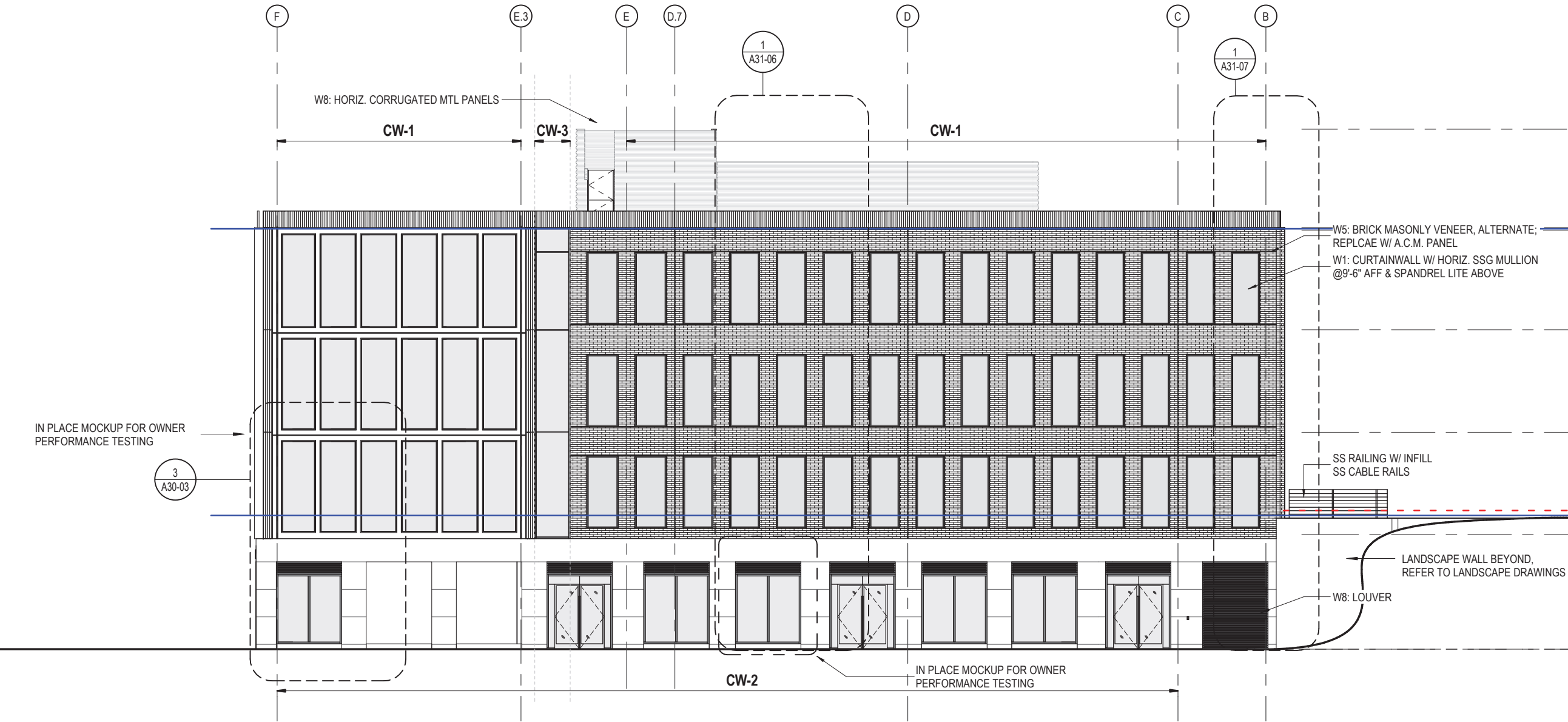


GRAY BRICK WITH MODERN
STOREFRONT WINDOWS +
DOORS

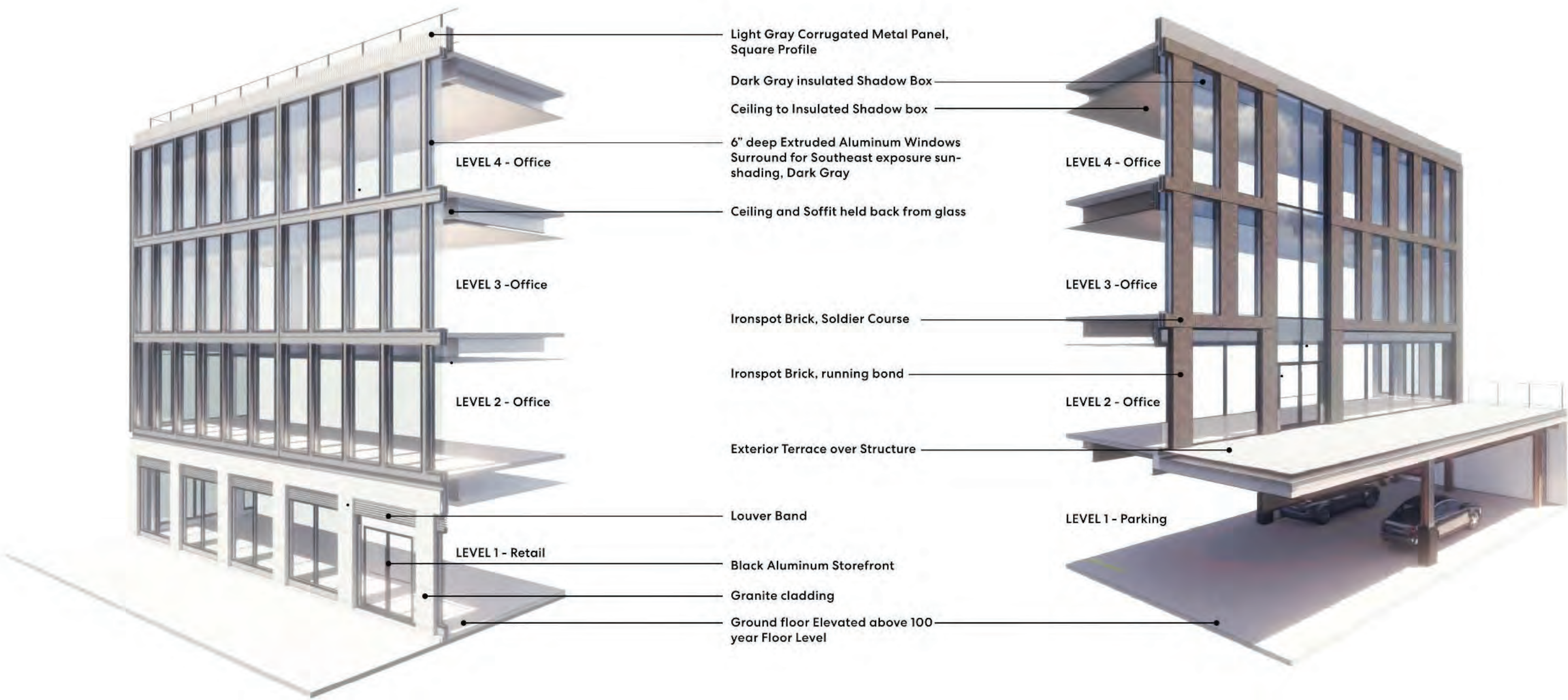


SALVAGED HISTORIC RED BRICK

BUILDING 1A - EAST ELEVATION



BUILDING 1A - MATERIALS PALETTE



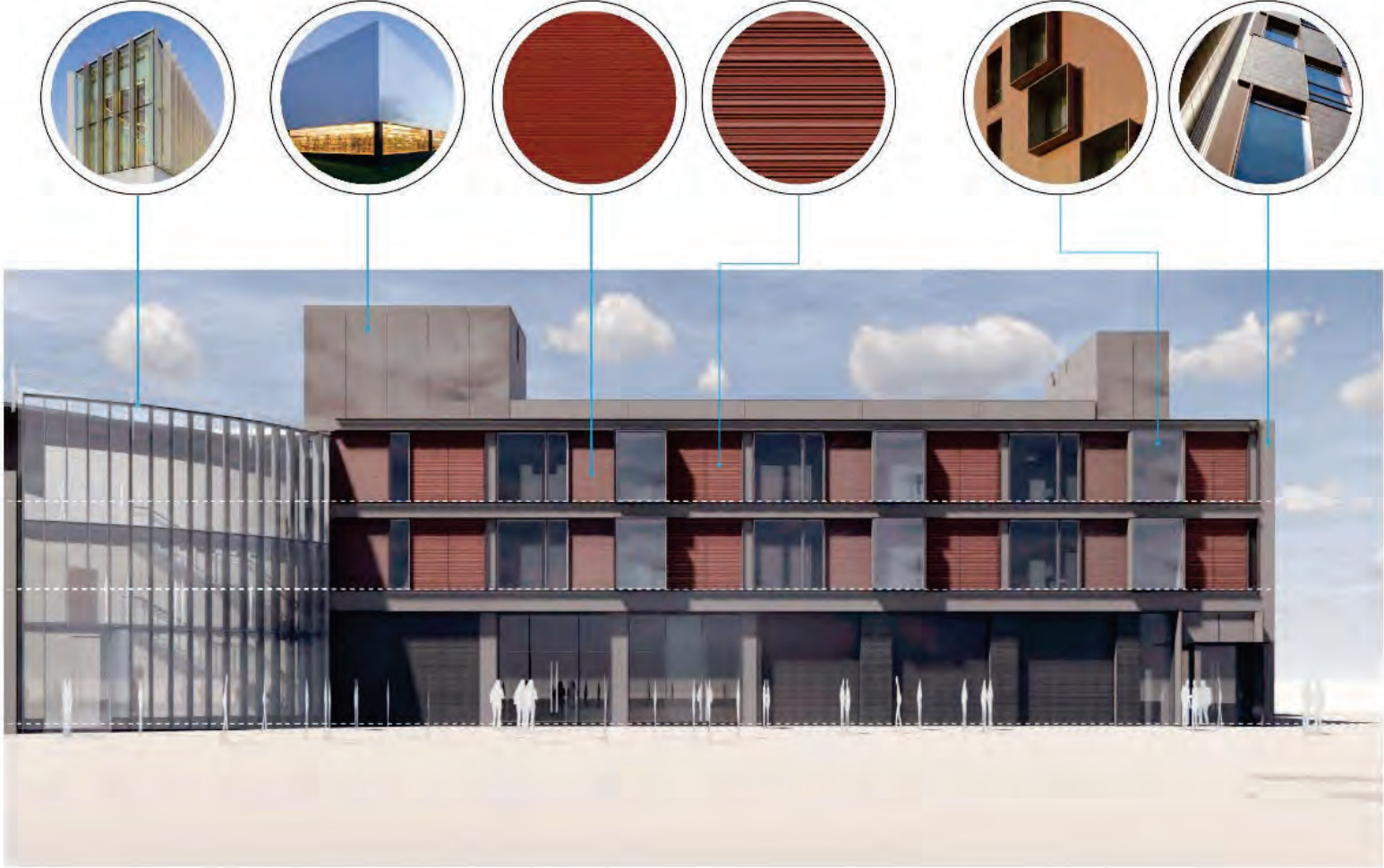
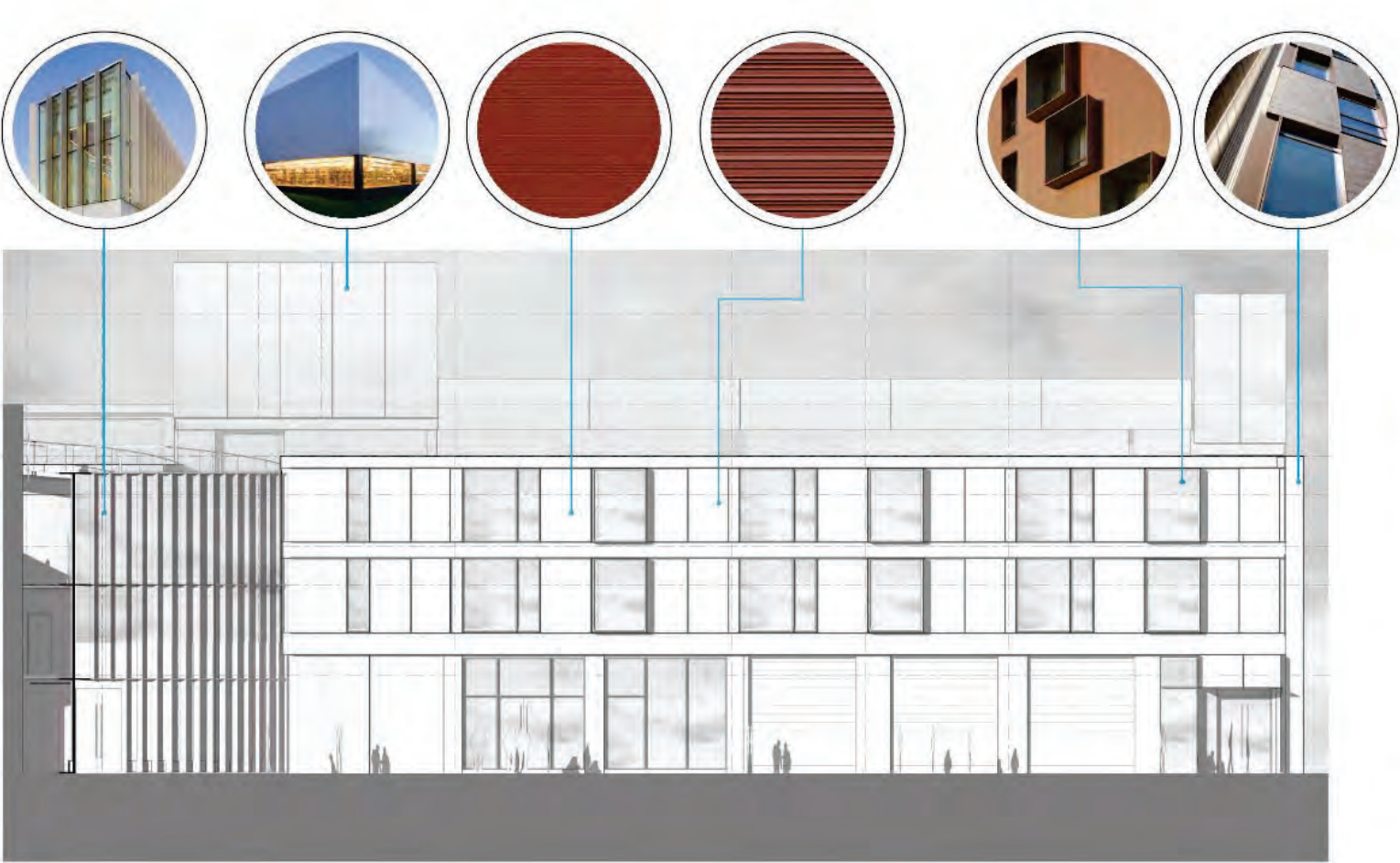
Southeast Facing Facade Section

Northwest Facing Facade Section

BUILDING 1A - SOUTHEAST CORNER



BLOCK 4 - WEST ELEVATION



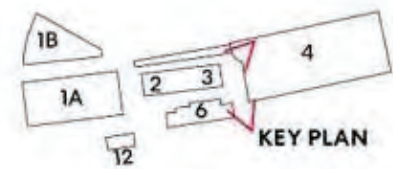
BUILDING 4 - MATERIALS PALETTE



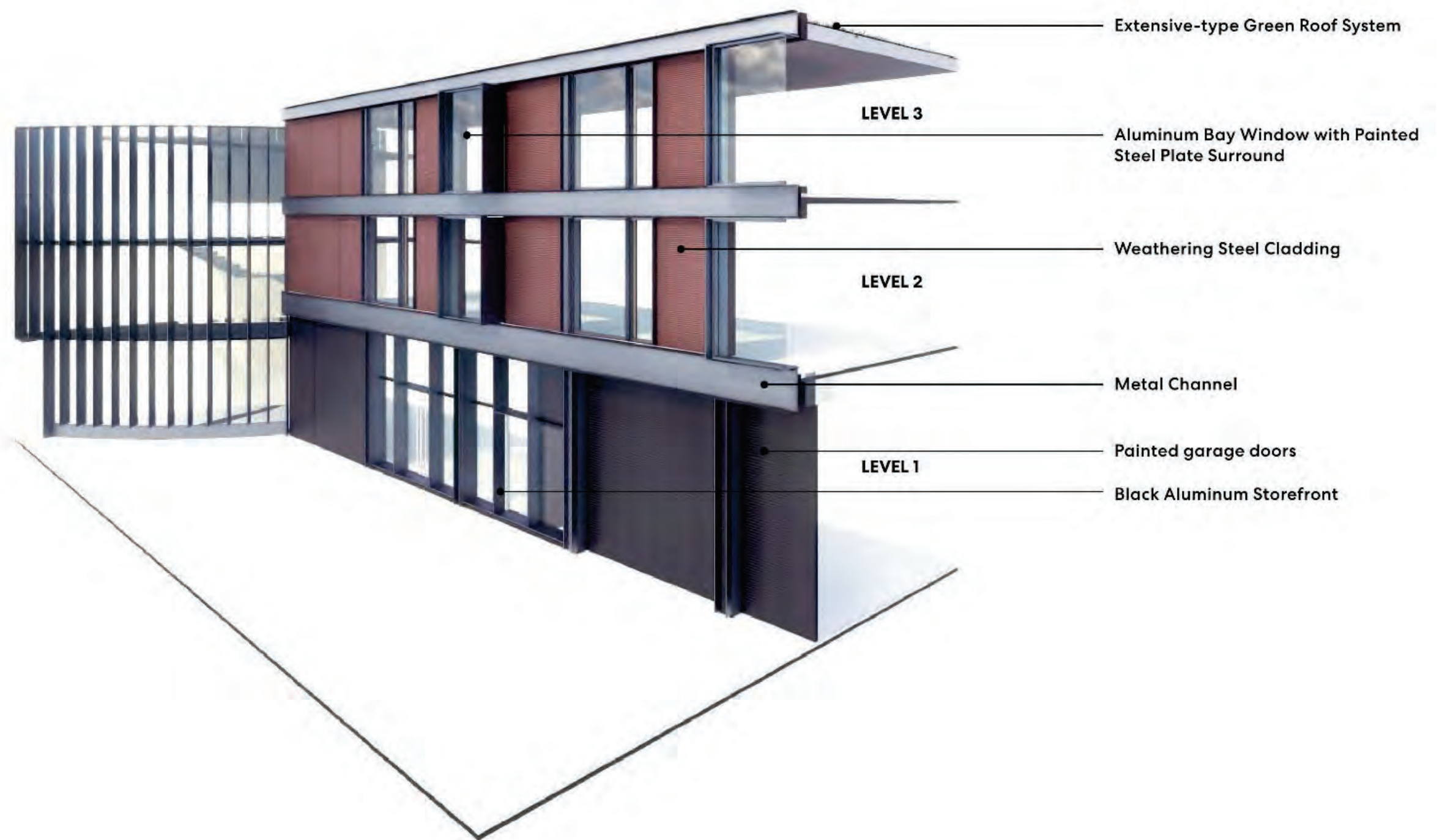
North View Toward Block Two and Block Four



View from Block 4 Lobby



BUILDING 4 - MATERIALS PALETTE



Southwest Facing Facade Section

Portland Historic Preservation Board Portland Company Historic District

January 15 Workshop for 'Block 2' and Building 12

Interpretive Approaches

Summary

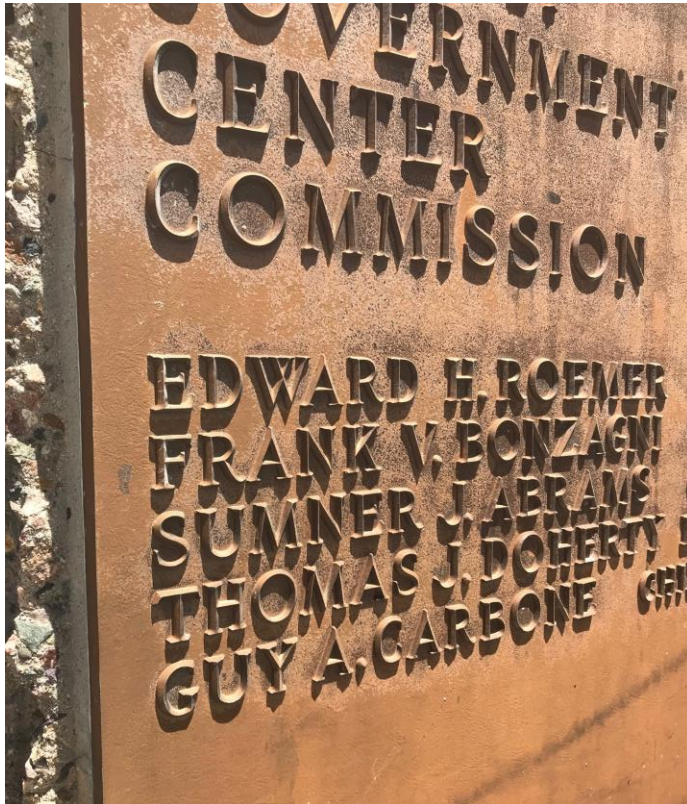
At the December 4, 2019 Workshop the PHPB emphasized the need for interpretive material that could explain the origin of the site's manufacturing history and the effect of its location on the infrastructure and development of the city's waterfront. The Portland Foreside Development Company and their design team understood that this could inform and direct visitors' attention to the site's past development history with a centrally located explanatory plaque mounted externally. This initial explanation will embrace and complement the aim to communicate materiality and scale viscerally at the seawall and with salvaged artifacts. Next, it will provide a framework for points of recognition that humanize the passage of time through photographs of Portland Company workers mounted in the locations the pictures depict.



Portland Company parade float, 1886

Explanatory Wall Plaque- Overall Site History

John Poor's initiative to connect the port of Portland to Montreal via rail transformed the city's waterfront infrastructure. His creation of the Portland Company introduced heavy manufacturing of parts and overall assembly of locomotives in the 1840's and continued to expand the range and sophistication of machine products to include marine engineering, automobiles, elevators, and cast-iron boilers that still function in Portland buildings. The Portland Foreside Development Company commissioned a historical study that tells the story of the Portland Company in detail with maps and photographs that can be available electronically.



Cast iron wall plaque, a physical example for explanatory site history.

Place Names

Portland Foreside Development Company and their design team have begun to explore how place names within the Portland Company Historic District can reinforce local history by introducing references to key features of the site and its history into everyday speech. Place names are yet to be decided and await coordination with an overall interpretive approach.

Possible reference locations include-

- The new stair at Fore Street beneath the large Portland Company sign on Building 24
- The large plaza connecting Fore Street to the waterside east of Buildings 2 and 6A
- Site area enclosed between Buildings 3 and 6B where salvaged boiler and tank are mounted behind the reconstructed bridge
- The narrow passage between Building 2 and the embankment buildings that back onto the wall at Fore Street

Building Names and Numbers

Individual buildings will retain the Portland Company's numbering system with painted numbers and historic use/names prominently displayed on the exterior

- **Building 1: Erecting Shop, 1918**, original site location marked in plaza pavement
- **Building 2: Machine Shop, c. 1847**
- **Building 3: Machine Shop, c. 1847 and 1895**
- **Building 4: 1895**, one bay
- **Building 6: Blacksmith & Tank Shop, 1883; 1896-1904**
- **Building 12: Pattern Storehouse Addition, 1895** moved and reconstructed 2021
- **Building 14: Former Drafting Room and Storehouse location, 1858-64**
- **Buildings 15 & 16: Boiler Houser and Brass Foundry, 1858-64; 1864-71**
- **Building 24: Vault, c. 1905 and 1924**

Illustrative Images

John Poor's initiative to connect the port of Portland to Montreal via rail transformed the city's waterfront with fill at the cove to allow construction and rail lines that coincided with today's Commercial Street. The elevation of Fore Street required a massive granite retaining wall. This seawall is visible within Embankment Buildings 15 and 16.



Portland Company site and Munjoy Hill, 1935

Material Connections

The scale and physicality of the Portland Company's manufactures are important to communicate both pictorially and with direct contact with the boiler in Building 15, the stones in seawall surfaces within the embankment buildings, and salvaged artefacts strategically located throughout the site.



Sulfite digester assembled in Building 6



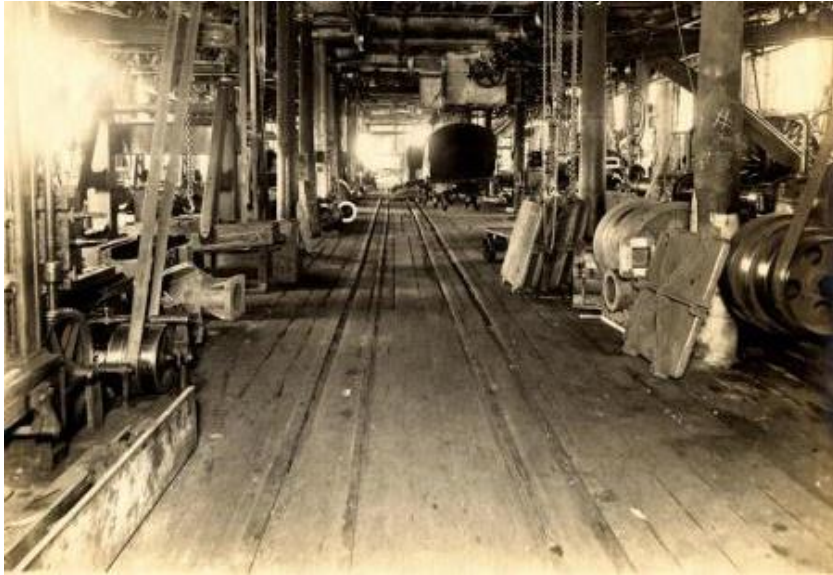
Tank, boilers, vaults and seawall in Building 15



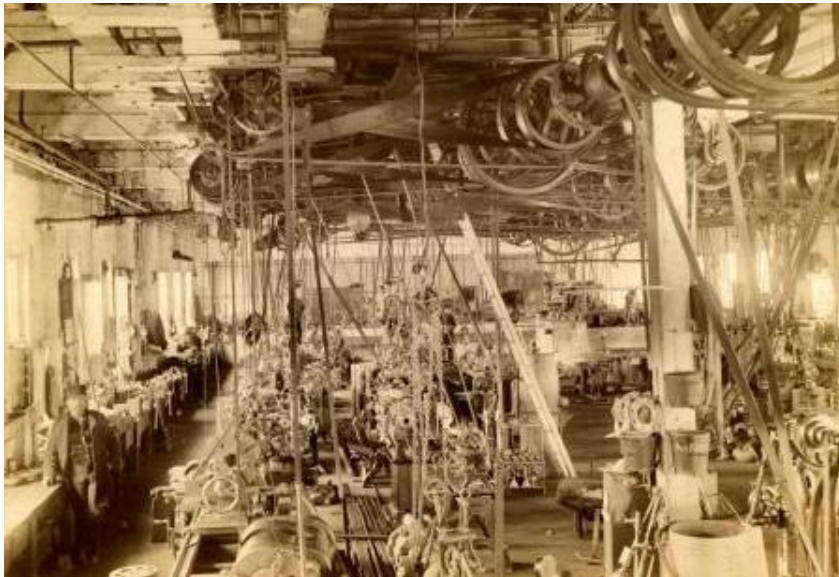
Crane hoist and cars at entrance yard

Points of Recognition- Portland People and the Passage of Time

The third kind of insight the buildings' rehabilitation will try to elicit is recognition of past occupants and their activities in the exact location of today's viewer. The medium for this is photographic. Images can vary in scale according to location. Large-scale images can be placed on glazed vestibule surfaces, direct applications on brick walls and steel doors both indoors and at the exterior. Smaller images can be in more intimate interior locations, sometimes alongside related artifacts- wooden pattern molds for example.



Building 2 standard & narrow gauge rails



Building 3- 2nd Floor ordnance manufacture, WWI



Building 2/3 foundry employees, 1887



Building 6 ordnance shell crates and workers, 1917



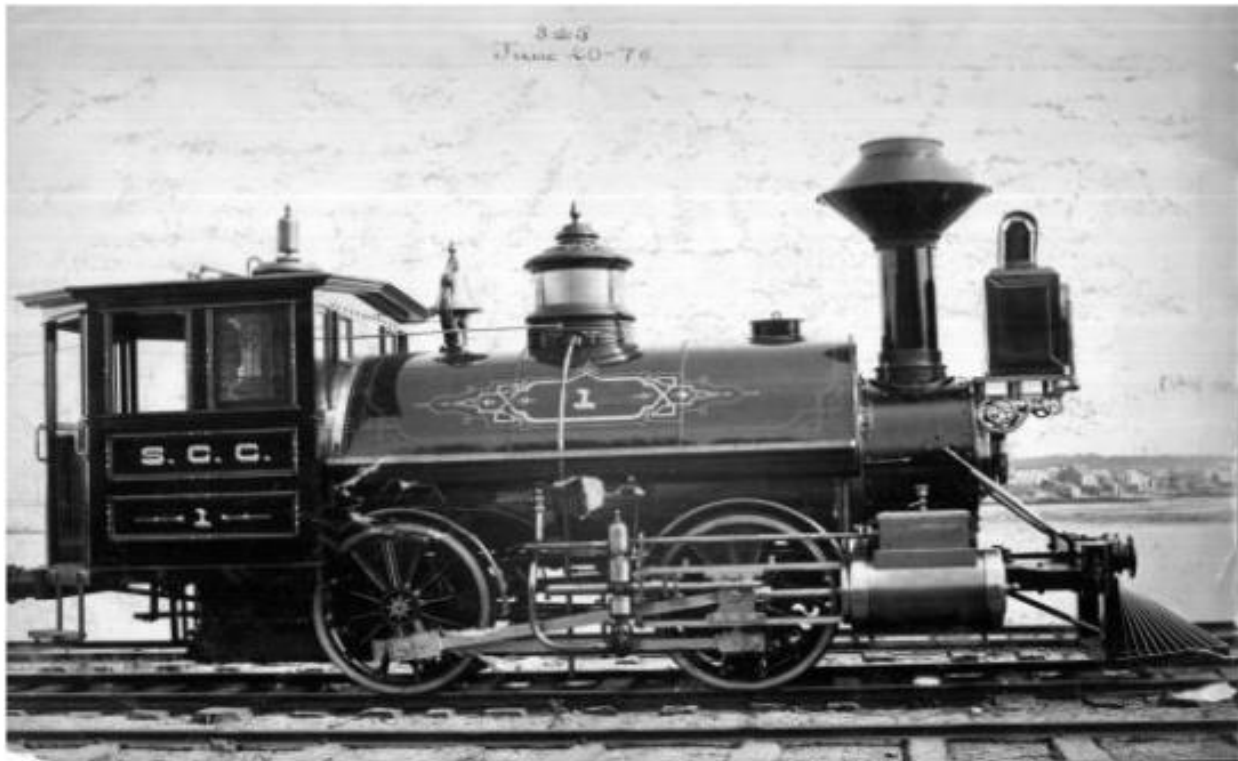
Building 3 women employees, WWI



Blacksmith shop employees at Building 14, 1887



Building 6- WWI Ordnance Shells Production



58 Fore Street – Block 2

Material Required for Final Historic Preservation Board Public Hearing

Site Treatment:

- Material specifications, inc. paver types, colors, sizes
 - Shown in “02A-MBLA Site Plans.pdf” file.
- Specifications for specific features: site lighting, bollards, bike racks, benches, planters, etc.
 - Shown in “02B-Site Plan Cut-sheets.pdf” file.
- Final site plan and details for grand stair treatment, entrance off Fore Street
 - Shown in “02A-MBLA Site Plans.pdf” file.
 - See also graphics on sheet A-100 (page 9) in “01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf”.
- Detail for fencing along Fore Street retaining wall
 - Shown in “02A-MBLA Site Plans.pdf” file.

Bridges:

- Detailed elevations, and specifications for the three proposed bridges, inc. railing design for open bridges
 - Elevations and material specifications for the three proposed bridges are shown on sheets A-301 (page 61), A-302 (page 62), A-311 (page 63), A-312 (page 64), A-321 (page 65), and A-322 (page 66) in “01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf”.

Proposed Alterations/Additions to Historic Structures (Buildings 2, 3, 6A, 6B, 16, 24):

- Wall sections (to understand planar relationships), scaled elevations, exterior materials and specifications for key added or altered elements, including:
 - New roof dormers – Bldg.2
 - Wall sections shown on details 4/A-401 (page 69), 5/A-501 (page 73), and 1 and 2/A-701 (page 83) in “01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf”.
 - Scaled elevations shown on sheets A-301 (page 61) and A-302 (page 62) in “01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf”.
 - Exterior materials and specifications shown on the scaled elevations and wall sections listed above. Wall construction details shown on sheets A-500 (page 72) in “01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf”.
 - New or modified entrances, storefront openings, vents, etc. – Bldgs. 2 & 3
 - Wall sections shown on sheets A-501 (page 73), A-570 (page 76), detail 6/A-701 (page 83), and sheet A-703 (page 85) in “01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf”.
 - Scaled elevations shown on sheets A-301 (page 61) and A-302 (page 62) in “01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf”.
 - Exterior materials and specifications shown on the scaled elevations and wall sections listed above.
 - New shed addition off north elevation of Building 6B
 - Wall sections shown on sheet A-411 (page 70) in “01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf”.

- Scaled elevations shown on detail 1/A-311 (page 63) and 1/A-312 (page 64) in "01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf".
 - Exterior materials and specifications shown on the scaled elevations and wall sections listed above. Wall construction details shown on sheets A-500 (page 72) in "01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf".
- New elevator/stair tower off north elevation of Building 6A
 - Wall sections shown on sheet A-411 (page 70) in "01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf".
 - Scaled elevations shown on sheets A-311 (page 63) and A-312 (page 64) in "01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf".
 - Exterior materials and specifications shown on the scaled elevations and wall sections listed above. Wall construction details shown on sheets A-500 (page 72) in "01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf".
- New canopy off west elevation of Building 6A
 - Wall sections shown on sheet A-711 (page 86) in "01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf".
 - Scaled elevation shown on detail 2/A-311 (page 63) in "01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf".
 - Exterior materials and specifications shown on the scaled elevations and wall sections listed above.
- Exterior Lighting
 - Fixture cut sheets and schedule shown in "05A-Level 3 Site Application_Lam Fixture Cuts.pdf" and "05B-Level 3 Site Application_Lam Fixture Schedule.pdf" files.

Building 4 – Remnant of Structural System:

- Details, including finish, ground treatment, lighting, etc.
 - Finish details shown on scaled elevations shown on sheet A-301 (page 61) and A-302 (page 62); wall section shown on detail 1/A-401) in "01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf".
 - Ground treatment shown on "02A-MBLA Site Plans.pdf" file.
 - Lighting information forthcoming on 1/6/2020 submission.

Building 1A (new construction):

- Elevations, wall sections, material palette, details, exterior lighting, etc. – only renderings have been provided to date
 - See "03-Perkins + Will document.pdf" file

Block 4 (stair tower and garage):

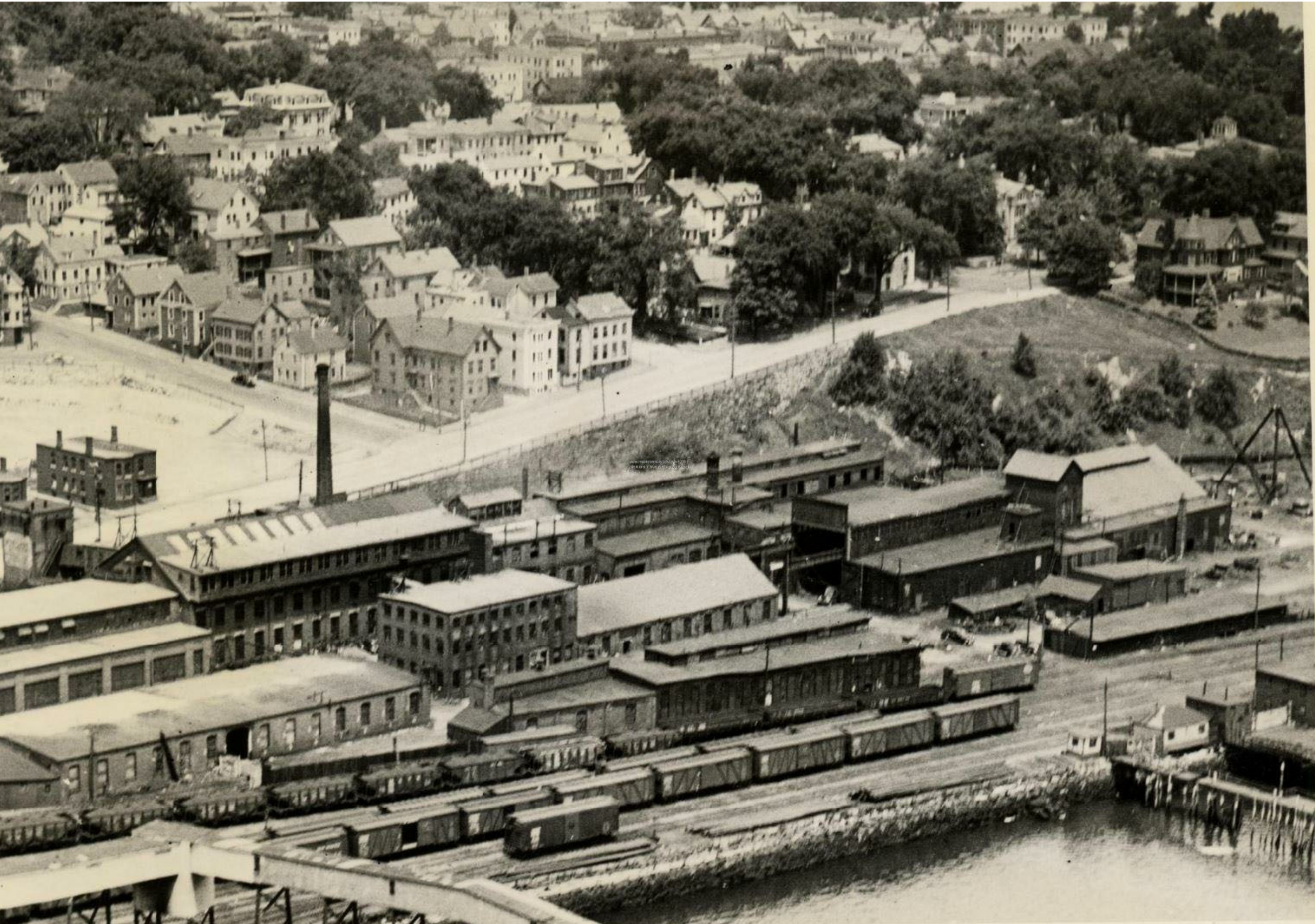
- Elevations, wall sections, material palette, details, exterior lighting, etc. – only renderings have been provided to date
 - See "03-Perkins + Will document.pdf" file

Townhouses east of Building 16:

- Elevations, wall sections, material palette, details, exterior lighting, etc. – only 1 partial rendering has been shown to date
 - Elevations - See sheet A-331 (elevations) – page 67 in "01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf".
 - Wall section - See detail 1/A-400 (wall section) – page 68 in "01-Portland Foreside Block 2 DD Set - Architectural Drawings.pdf".
 - Material palette, details, and exterior lighting to come in 1/6/2020 submission.

Outstanding Concerns of the Historic Preservation Board as of December 4 Workshop

- Treatment of grand staircase. Board members were not supportive of design presented and noted that the stair design shown as part of the Master Development Plan was more consistent with the importance of this key entry point into the complex. The new design also features tall retaining walls on either side of the 14' wide stairs as viewed from the plaza itself. Board members did not support the tall retaining walls, finding them imposing.
 - Shown in "02A-MBLA Site Plans.pdf" file.
- Building 1A - Board members supported the overall simplicity of the design but noted that it failed to take any cues from the industrial vocabulary of its context. The base treatment, in particular, was patterned after historic structures on Commercial Street and Middle Street which is not the context here.
 - See "03-Perkins + Will document.pdf" file.
- Block 4's Glass Stairwell and Garage Base, Townhouse - Board members questioned how the various building elements in this zone relate to each other and to the historic complex immediately west of it. Based on the very limited information provided at the workshop (including only a partial rendering of the townhouse element) it was difficult to provide substantive feedback.
 - See "03-Perkins + Will document.pdf" file.
- Interpretive Program - While there was support for various elements retained or provided to suggest the scale and nature of operations at the Portland Company, Board members argued that the history and significance of the Portland Company should be explained in written form (perhaps an interpretive panel) in one or more publicly accessible locations within the complex or at gateways to the complex.
 - See updated program found in "04- PCo Interpretive 4.pdf" file.
- Level of Detail Provided - Board members have indicated throughout the preliminary review process that the applicant's final submission will need to include more detailed elevations, wall sections, material specifications and other applicable specifications, consistent with the Board's standard requirements for a public hearing.
 - See all documents submitted.



PROJECT ADDRESS

58 FORE STREET
PORTLAND, ME 04101

PORTLAND FORESIDE
BLOCK 2
DESIGN DEVELOPMENT

CIVIL			
C-001	SITE PLAN		
ARCHITECTURAL			
G-000	ABBREVIATIONS & SYMBOLS	A-411	B - BLDG 6A/6B - SECTIONS
G-001	SITE SURVEY	A-421	C - EMBANKMENT - SECTIONS
G-002	CODE KEY PLAN & SUMMARY	A-431	D - TOWNHOUSE - SECTIONS
G-003	CODE PLANS - BLDG 2/3/4, BLDG 14, 15, 16, 24	A-500	TYP EXTERIOR DETAILS
G-004	CODE PLANS & SECTION - BLDG 6A/6B	A-501	A - BLDG 2/3 - WALL SECTIONS
G-005	CODE PLANS - TOWNHOUSES	A-502	A - BLDG 2/3 - WALL SECTIONS
G-007	CODE ELEVATIONS	A-560	TYP WINDOW DETAILS
		A-570	BUILDING 2/3 ENTRY STOREFRONT DETAILS
A-100	SITE PLAN	A-600	STAIR TYPE 1 DETAILS
D-101	DEMOLITION PLAN - A - BLDG 2/3/4 - GROUND FLOOR	A-601	STAIR TYPE 2 DETAILS
D-102	DEMOLITION PLAN - A - BLDG 2/3/4 - SECOND FLOOR	A-602	VERTICAL CIRCULATION - A - BLDG 2/3
D-103	DEMOLITION PLAN - A - BLDG 2/3/4 - THIRD FLOOR	A-603	VERTICAL CIRCULATION - A - BLDG 2/3
D-104	DEMOLITION PLAN - A - BLDG 2/3/4 - ROOF	A-610	VERTICAL CIRCULATION - B - BLDG 6A/6B
D-111	DEMOLITION PLAN - B - BLDG 6A/6B - GROUND FLOOR	A-621	VERTICAL CIRCULATION - C - EMBANKMENT
D-112	DEMOLITION PLAN - B - BLDG 6A/6B - SECOND FLOOR	A-701	EXTERIOR DETAILS - A - BLDG 2/3/4
D-113	DEMOLITION PLAN - B - BLDG 6A/6B - THIRD FLOOR	A-702	EXTERIOR DETAILS - A - BLDG 2/3/4
D-114	DEMOLITION PLAN - B - BLDG 6A/6B - ROOF	A-703	A - BLDG 2 - WEST FACADE ENTRY DETAILS
D-121	DEMOLITION PLAN - C - EMBANKMENT - GROUND FLOOR	A-711	B - BLDG 6A - ENTRY CANOPY
D-301	DEMOLITION & MASONRY REPAIR - A - BLDG 2/3/4	A-900	PARTITION TYPES & FINISH SCHEDULE
D-302	DEMOLITION & MASONRY REPAIR - A - BLDG 2/3/4	A-901	WINDOW TYPES & EXTERIOR GLAZING
D-311	DEMOLITION & MASONRY REPAIR - B - BLDG 6A/6B	A-902	DOOR SCHEDULE
D-312	DEMOLITION & MASONRY REPAIR - B - BLDG 6A/6B	A-903	INTERIOR DETAILS
D-321	DEMOLITION & MASONRY REPAIR - C - EMBANKMENT		
D-322	DEMOLITION & MASONRY REPAIR - C - EMBANKMENT		
D-501	SALVAGED EQUIPMENT		
D-801	DEMOLITION & MASONRY REPAIR INTERIOR ELEVATIONS		
D-802	DEMOLITION & MASONRY REPAIR INTERIOR ELEVATIONS		
D-811	DEMOLITION & MASONRY REPAIR INTERIOR ELEVATIONS		
A-101	A - BLDG 2/3/4 - GROUND FLOOR PLAN		
A-102	A - BLDG 2/3/4 - MEZZANINE PLAN		
A-103	A - BLDG 2/3/4 - SECOND FLOOR PLAN		
A-104	A - BLDG 2/3/4 - THIRD FLOOR PLAN		
A-105	A - BLDG 2/3/4 - ROOF PLAN		
A-111	B - BLDG 6A/6B - GROUND FLOOR PLAN		
A-112	B - BLDG 6A/6B - SECOND FLOOR PLAN		
A-113	B - BLDG 6A/6B - THIRD FLOOR PLAN		
A-114	B - BLDG 6A/6B - ROOF PLAN		
A-121	C - EMBANKMENT - GROUND FLOOR PLAN		
A-122	C - EMBANKMENT - SECOND FLOOR PLAN		
A-123	C - EMBANKMENT - THIRD FLOOR PLAN		
A-124	C - EMBANKMENT - BLDG 14 ROOF		
A-125	C - EMBANKMENT - BLDG 24 ROOF PLAN		
A-131	D - TOWNHOUSES - ALLEY LEVEL PLAN		
A-132	D - TOWNHOUSES - BASEMENT 2 PLAN		
A-133	D - TOWNHOUSES - BASEMENT 1 PLAN		
A-134	D - TOWNHOUSES - GROUND FLOOR PLAN		
A-135	D - TOWNHOUSES - SECOND FLOOR PLAN		
A-136	D - TOWNHOUSES - THIRD FLOOR PLAN		
A-137	D - TOWNHOUSES - ROOF PLAN		
A-201	A - BLDG 2/3/4 - GROUND FLOOR RCP		
A-202	A - BLDG 2/3/4 - MEZZANINE RCP		
A-203	A - BLDG 2/3/4 - SECOND FLOOR RCP		
A-204	A - BLDG 2/3/4 - THIRD FLOOR RCP		
A-211	B - BLDG 6A/6B - GROUND FLOOR RCP		
A-212	B - BLDG 6A/6B - SECOND FLOOR RCP		
A-213	B - BLDG 6A/6B - THIRD FLOOR RCP		
A-221	C - EMBANKMENT - GROUND FLOOR RCP		
A-222	C - EMBANKMENT - SECOND FLOOR RCP		
A-223	C - EMBANKMENT - THIRD FLOOR RCP		
A-300	BUILDING 2/3 PERSPECTIVES + AXONS		
A-301	A - BLDG 2/3/4 EXTERIOR ELEVATIONS		
A-302	A - BLDG 2/3/4 EXTERIOR ELEVATIONS		
A-311	B - BLDG 6A/6B EXTERIOR ELEVATIONS		
A-312	B - BLDG 6A/6B EXTERIOR ELEVATIONS		
A-321	C - EMBANKMENT EXTERIOR ELEVATIONS		
A-322	C - EMBANKMENT EXTERIOR ELEVATIONS		
A-331	D - TOWNHOUSE EXTERIOR ELEVATIONS		
A-400	SITE SECTIONS		
A-401	A - BLDG 2/3 - SECTIONS		

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STRUCTURAL

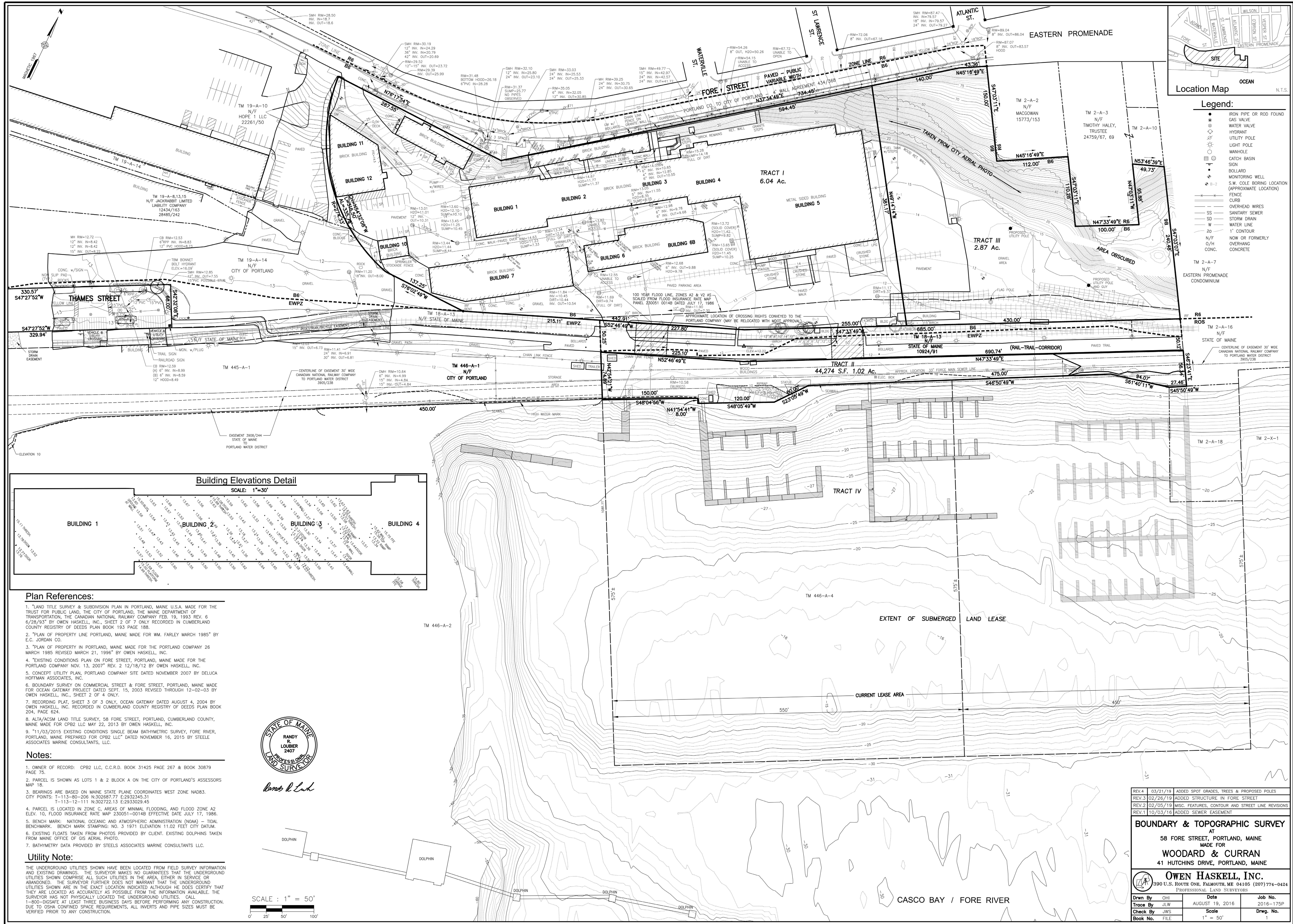
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Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date	DECEMBER 20, 2019
Scale	
Project Number	
Drawn By	Author

SITE SURVEY

G-001

ABBREVIATIONS

#	NUMBER OR POUND	CU	CUBIC
&.+	AND	CUH	CABINET UNIT HEATER
'G	ING	CW	CURTAIN WALL, COLD WATER
@	AT	D	DEPTH, DEEP
A/C	AIR CONDITION, (ER), (ING)	DA	DOUBLE ACTING
AAC	AUTOCLATED AERATED CONCRETE	DB	DECBEL
AB	AIR BARRIER	DBL	DOUBLE
ACCESS	ACCESSIBLE	DEFL	DEFLECTION
ACT	ACOUSTICAL CEILING TILE, PANEL, OR PLANK	DEMO	DEMOLISH, DEMOLITION
AD	AREA DRAIN, ACCESS DOOR	DEPR	DEPRESSED
ADA	AMERICANS WITH DISABILITIES ACT	DF	DRINKING FOUNTAIN
ADD	ADDENDUM	DIA	DIAMETER
ADH	ADHERE, ADHESIVE	DIAG	DIAGONAL, DIAGRAM
ADJ	ADJUSTABLE	DIM	DIMENSION
AFF	ABOVE FINISH FLOOR	DISP	DISPENSER
AGG	AGGREGATE	DIV	DIVISION
AIA	AMERICAN INSTITUTE OF ARCHITECTS	DN	DOWN
ALUM	ALUMINUM	DO	DITTO (REPEAT)
ANC	ANCHOR	DP	DAMPPROOFING
ANG	ANGLE (STEEL)	DR	DRAIN, DRAINAGE
ANGL	ANGLE (DEGREES)	DRWG	DRAWING
ANOD	ANODIZED	DTL	DETAIL
APPD	APPROVED	DW	DISHWASHER
APPROX	APPROXIMATELY	DWR	DRAWER
ARCH	ARCHITECTURAL	E	EAST
ASPH	ASPHALT	EA	EACH
ASSY	ASSEMBLY	EB	EXPANSION BOLT
AUTO	AUTOMATIC	EFS	EXTERIOR INSULATION AND FINISH SYSTEM
AVB	AIR AND VAPOR BARRIER	EJ	EXPANSION JOINT
BALUST	BALUSTER, BALUSTRADE	EL	ELEVATION (GRADE)
BAR	BARRIER	ELEC	ELECTRICAL
BD	BOARD	ELEV	ELEVATION (FACADE), ELEVATOR
BDRM	BEDROOM	EMER	EMERGENCY
BF	BOARD FOOT	ENCL	ENCLOSURE
BIT	BITUMINOUS	EOS	EDGE OF SLABEDGE OF SLAB
BLDG	BUILDING	EP	ELECTRICAL PANEL
BLK	BLOCK	EPDM	ETHYLENE PROPYLENE DIENE M-CLASS ROOFING
BM	BEAM	EQ	EQUAL, EQUIPMENT, EQUIP
BOT	BOTTOM	ETR	EXISTING TO REMAIN
BRG	BEARING	EWC	EPOXY WALL COATING
BRK	BRICK	EX	EXIST
BRKT	BRACKET	EXCAV	EXCAVATE
BRZ	BRONZ	EXG	EXISTING
BSMT	BASEMENT	EXH	EXHAUST
BTN	BULLETIN	EXP	EXPOSED
BTU	BRITISH THERMAL UNITS	EXPAN	EXPANDED, EXPANSION
BTWN	BETWEEN	EXT	EXTERIOR
BYND	BEYOND	EXTR	EXTRUSION
C	CHANNEL (STRUCTURAL SHAPE), DEGREES CELSIUS	F	DEGREES FAHRENHEIT
CAB	CABINET	FA	FIRE ALARM
CARR	CARRIAGE	FAB	FABRICATE, FABRICATION
CB	CATCH BASIN	FAR	FLOOR AREA RATIO
CB	CONCRETE BLOCK	FB	FLAT BAR
CBU	CEMENTITIOUS BACKER UNIT	FBD	FIBERBOARD
CDM	CAVITY DRAINAGE MESH	FBR	FIBER
CEM	CEMENT, CEMENTITIOUS	FCO	FLOOR CLEANOUT
CER	CERAMIC	FD	FLOOR DRAIN
CFL	COUNTERFLASH	FDN	FOUNDATION
CFMF	COLD FORM METAL FRAMING	FE	FIRE EXTINGUISHER
CFT	CUBIC FOOT	FEC	FIRE EXTINGUISHER CABINET
CHKBD	CHALKBOARD	FF	FINISHED FLOOR, FOIL-FACED
CI	CAST IRON	FF&E	FIXTURES FURNISHINGS & EQUIPMENT
CIP	CAST IN PLACE	FGL	FIBERGLASS
CIR	CIRCLE	FH	FIRE HYDRANT
CJ	CONTROL JOINT	FHC	FIRE HOSE CABINET
CL	CENTERLINE	FIL	FILLER, FILLET
CLG	CEILING	FIN	FINISH
CLKG	CAULKING	FIXT	FIXTURE
CLOS	CLOSET	FL	FLOOR
CLR	CLEAR OR CLEARANCE	FLEX	FLEXIBLE
CMU	CONCRETE MASONRY UNIT	FLTR	FILTER
CNCL	CONCEAL, CONCEALED	FLUOR	FLUORESCENT
CNTR	COUNTER	FM	FIRE MAIN, FACTORY MUTUAL COMPANY
CO	CLEAN OUT	FO	FACE OF
COL	COLUMN	FOC	FACE OF CONCRETE
COMB	COMBINE, COMBINATION	FOS	FACE OF STUD
COMP	COMPRESS (IBLE)	FOW	FACE OF WALL
COMPO	COMPOSITION, COMPOSITE	FPL	FIRE PLACE
CONC	CONCRETE	FPMG	FIREPROOFING
COND	CONDITION	FRM	FRAME
CONF	CONFERENCE	FRPF	FIREPROOF
CONN	CONNECT (ION) (OR)	FS	FULL SIZE
CONST	CONSTRUCTION	FSTOP	FIRESTOP
CONT	CONTINUOUS	FT	FEET, FOOT
CONTR	CONTRACTOR	FT2	SQUARE FEET
CORR	CORRIDOR, CORRUGATED	FT3	CUBIC FEET
CPR	COPPER	FTG	FOOTING
CPT	CARPET	FUR	FURRED, FURRING
CR	COLD ROLLED	FURN	FURNISH, FURNITURE
CRS	COURSE (S)	FUT	FUTURE
CSB	CASING BEAD	GA	GAUGE
CSMT	CASEMENT	GALV	GALVANIZED
CT	CERAMIC TILE	GB24	GRAB BAR WITH LENGTH IN INCHES
CTR	CENTER	GC	GENERAL CONTRACTOR
CTSX	COUNTERSINK, COUNTERSUNK		

GFI	GROUND FAULT INTERRUPTED
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED POLYESTER
GL	GLASS, GLAZING, GLAZED
GLF	GLASS FIBER
GND	GROUND
GRAN	GRANITE
GRD	GRADE (GRADING)
GSKT	GASKET
GT	GROUT
GVB	GYPSUM VENEER BASE
GVL	GRAVEL
GWB	GYPSUM WALLBOARD, BACKING BOARD
GYP	GYPSUM
H	HIGH
HB	HOSE BIB
HC	HOLLOW CORE
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HEX	HEXAGON
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HANDRAIL, HOUR
HS	HALF SIZE, HEAT STRENGTHENED
HT	HEIGHT
HTG	HEATING
HVAC	HEATING, VENTILATING & AIR CONDITIONING
ID	INSIDE DIAMETER
IGU	INSULATING GLASS UNIT
IN	INCH, INCHES
IN2	SQUARE INCHES
IN3	CUBIC INCHES
INCAN	INCANDESCENT
INCL	INCLUDE, INCLUDED
INSUL	INSULATE, INSULATED, INSULATION
INT	INTERIOR
INTUM	INTUMESCENT
INV	INVERT
IPS	INSIDE PIPE SIZE
JAN	JANITOR
JB	JUNCTION BOX
JST	JOIST
JT	JOINT
KG	KILOGRAM
KIT	KITCHEN
KPL	KICKPLATE
KW	KILOWATT
KWH	KILOWATT HOUR
L	LENGTH
LA	LIQUID APPLIED
LAD	LADDER
LAG	LAG BOLT
LAM	LAMINATE, LAMINATED
LAT	LATERAL
LAV	LAVATORY
LB	POUND
LC	LEAD COATED
LCC	LEAD COATED COPPER
LGL	LAMINATED GLASS
LGMF	LIGHT GAGE METAL FRAMING
LH	LEFT HAND
LINOL	LINOLEUM
LANDG	LANDING
LNTL	LINTEL
LP	LOW POINT
LT	LIGHT
LT WT	LIGHT WEIGHT
LVL	LAMINATED VENEER LUMBER
LVR	LOUVER
LWC	LIGHT WEIGHT CONCRETE
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MBD	MARKERBOARD
MDF	MEDIUM DENSITY FIBER
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDIUM
MED C	MEDICINE CABINET
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOULDING
MNRL	MINERAL
MO	MASONRY OPENING
MOD	MODULAR, MODULE

MOP24	MOP HOLDER WITH LENGTH IN INCHES
MOS	MOSAIC
MR	MOISTURE RESISTANT
MRB	MARBLE
MTD	MOUNTED
MTL	METAL
MULL	MULLION
MWK	MILLWORK
N	NORTH
N/A	NOT APPLICABLE
NATL	NATURAL
NEC	NATIONAL ELECTRICAL CODE
NF	NEAR FACE
NIC	NOT IN CONTRACT
NMTL	NON-METALIC
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL, OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND, OVER HEAD
OPG	OPENING
OPP	OPPOSITE
OPR	OPERABLE, OPERATED
OSB	ORIENTED STRANDBOARD
OVFL	OVERFLOW
OVHD	OVERHEAD
OZ	OUNCE (S)
PAR	PARALLEL (TO)
PARTBD	PARTICLE BOARD
PATT	PATTERN (ED)
PC	PREFCAST CONCRETE
PCP	PORTLAND CEMENT PLASTER
PE	POLYETHYLENE, PROFESSIONAL ENGINEER
PEO	PEDESTAL, PEDESTRIAN
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PG	PAGE
PIF	PRESSURE INJECTED PILE
PJS	PREFORMED JOINT SEALANT
PKG	PARKING
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLYWD	PLYWOOD
PM	PRESSED METAL
PNL	PANEL
PNT	PAINT, PAINTED
POL	POLISHED
PORT	PORTLAND
POS	POSITION
PR	PAIR
PREFAB	PREFABRICATE, PREFABRICATED
PROJ	PROJECTION
PROT	PROTECTIVE, PROTECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT, PRESSURE TREATED
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PV	PHOTOVOLTAIC
PVMT	PAVEMENT
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RA	RIGHT ANGLE, RETURN AIR
RAD	RADIUS
RAD EN	RADIATOR ENCLOSURE
RAS	RUBBERIZED ASPHALT SHEET
RB	RUBBER BASE
RBR	RUBBER
RBT	RABBET
RCF	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REC	RECESSED
REF	REFERENCE
REFR	REFRIGERATE, REFRIGERATOR
REG	REGISTER
REINF	REINFORCE, REINFORCED
REQ	REQUIRE
RESIL	RESILIENT
RESIN	RESINOUS
RESIST	RESIST (ANT)
RET	RETAIN OR RETURN
REV	REVISION, REVISE, REVISED
RH	RIGHT HAND, RELATIVE HUMIDITY
RLV	RELIEVE, RELIEVING
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
RVL	RAIN WATER LEADER
S	SOUTH
S4S	SURFACED 4 SIDES
SA	SELF-ADHERED

SAB	SOUND ATTENUATION BLANKET
SALV	SALVAGE
SCHED	SCHEDULE
SCRN	SCREEN
SCUP	SCUPPER
SCW	SOLID CORE WOOD
SD	STORM DRAIN, SOAP DISPENSER
SDG	SIDING
SDPF	SOUNDPROOF
SEAL	SEALANT
SECT	SECTION
SG	SPANDREL GLASS
SGS	SILICONE GLAZING SEALANT
SH	SHELVES, SHELF
SHT	SHEET
SHTG	SHEATHING
SIL	SILICONE
SIM	SIMILAR
SJ	SEISMIC JOINT
SLDG	SIDING
SLT	SIDELIGHT
SLV	SLEEVE
SMJ	STONE JOINT MODULE
SNR	SANITARY NAPKIN RECEPTACLE
SPAN	SPANDREL
SPEC	SPECIFICATION
SPF	SPRAY POLYURETHANE FOAM
SPR	SPRINKLER
SQ	SQUARE
SS, SST	STAINLESS STEEL
SSGS	STRUCTURAL SILICONE GLAZING SEALANT
SSK	SERVICE SINK
SSM	SOLID SURFACE MATERIAL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STAIR
STRUCT	STRUCTURE, STRUCTURAL
SVFC	SHEET VINYL FLOOR COVERING
T&G	TUNGUE AND GROOVE
T/D	TELEPHONE/DATA
TD	TRENCH DRAIN
TELE	TELEPHONE
TEMP	TEMPORARY, TEMPERED, TEMPERATURE
THK	THICK, THICKNESS
THRU	THROUGH
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOL	TOLERANCE
TOS	TOP OF STEEL
TPD	TOILET PAPER DISPENSER
TYP	TYPICAL
UD	UNIT DIMENSION
UHPC	ULTRA HIGH PERFORMANCE CONCRETE
UL	UNDERWRITERS' LABORATORIES
UO	UNDERSIDE OF
UON	UNLESS OTHERWISE NOTED
UR	URINAL
US-GVB	UNDERSLAB GAS & VAPOR BARRIER
VAC	VACUUM
VB	VAPOR BARRIER
VENT	VENTILATE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VNR	VENEER
VP	VISION PANEL
W/	WITH
W/O	WITH OUT
WO	WOOD
WIN	WINDOW
WPT	WORKING POINT
WR	WATER RESISTANT
WT	WEIGHT
WTF	WATER FAUCET
WTR	WATER
WWF	WELED WIRE FABRIC
X	INDICATES TIMES OR BY

SYMBOLS

DRAWING TITLE

EXTERIOR ELEVATION KEY

INTERIOR ELEVATION KEY

BUILDING SECTION MARKER

WALL SECTION MARKER

DETAIL AREA MARKER

DETAIL SECTION MARKER

STRUCTURAL GRID LINE

VERTICAL ELEVATION KEY (ELEV)

SPOT ELEVATION W/TARGET (PLAN)

REVISION CLOUD AND REVISION TAG

ROOM TAG

AREA TAG

DOOR TAG

EXTERIOR CURTAINWALL / WINDOW TAG

CASEWORK TAG (STANDARD)

CASEWORK TAG (BOXED)

FURNITURE TAG

WALL TYPE TAG

INTERIOR GLAZING TAG

DIMENSION (1/32" TOLERANCE)

GLASS OR MIRROR

CEILING OR FLOOR THRESHOLD

CENTERLINE

MATCH LINE

HINGE SIDE OF OPERABLE OPENING

ALIGN SURFACES

BLDG ENTRANCE / BLDG EXIT

EQUIPMENT TAG

RAILING TAG

STAIR TAG

PATTERN ORIGIN

DIMENSION (EXISTING CONDITIONS)

WINDOW ROLLER SHADE

MATERIALS

EARTH

CONCRETE

GRAVEL OR RUBBLE

GYPSUM BOARD

MASONRY - BRICK OR RUBBLE

MASONRY - CONCRETE BLOCK

WOOD - FINISH - END GRAIN

WOOD - FINISH - FACE (VY GRAIN DIRECTION AND VENEER PATTERNS W ARCHITECT)

WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)

WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)

INSULATION - RIGID

INSULATION - BATT

ACOUSTIC TILE, PANEL, OR PLANK

PLYWOOD

CUT STONE

PARTICLE BOARD OR FIBERBOARD

VAPOR PERMEABLE WEATHER BARRIER

VARIABLE VAPOR PERMIABLE AIR BARRIER

SHINGLE VENTILATED UNDERLAYMENT

WATERPROOF MEMBRANE OR ROOFING MEMBRANE

UNDERSLAB VAPOR BARRIER

1 MATERIALS LEGEND

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

2 SYMBOLS LEGEND

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

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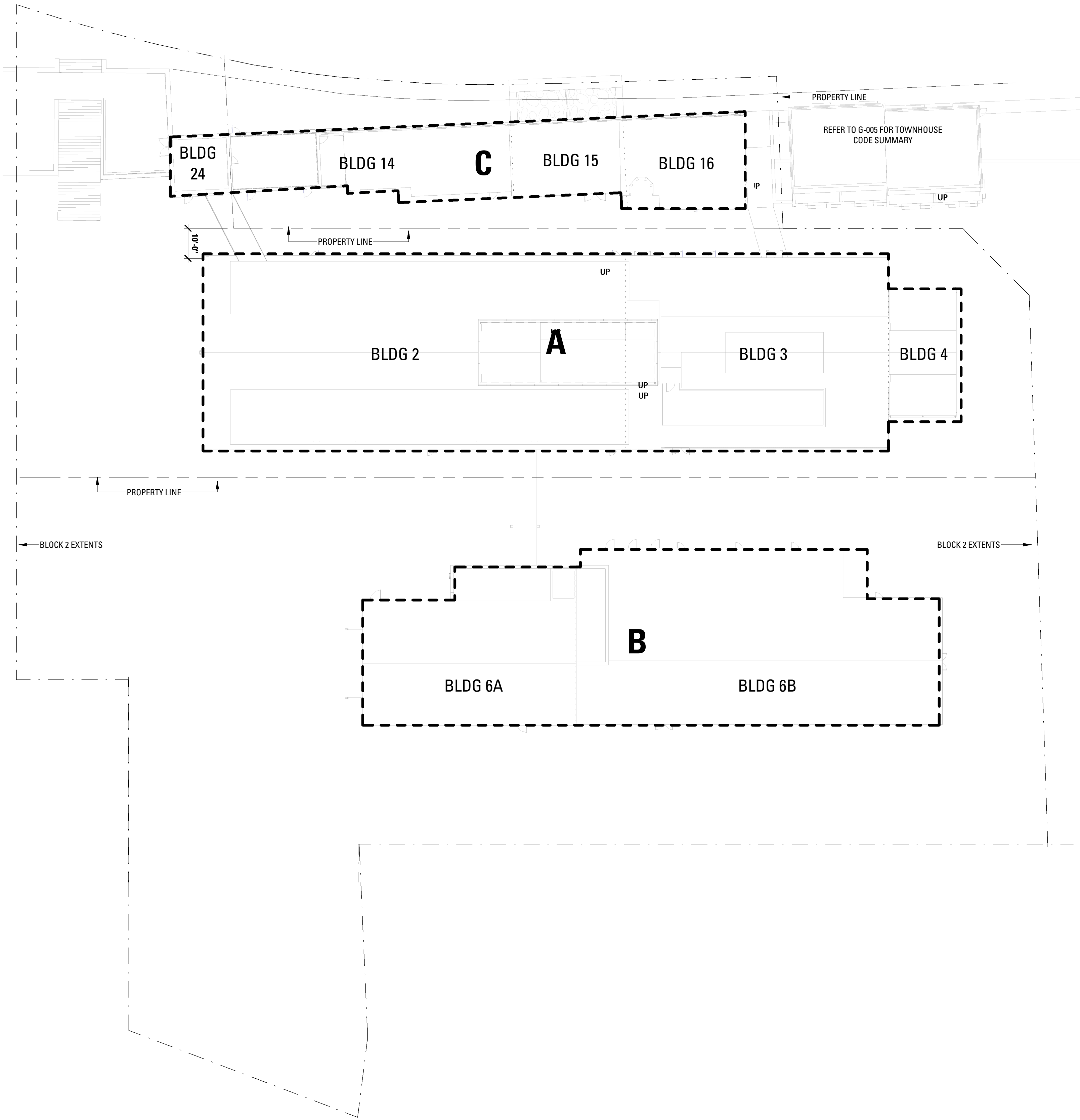
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date	DECEMBER 20, 2019
Scale	1 1/2" = 1'-0"
Project Number	
Drawn By	Author

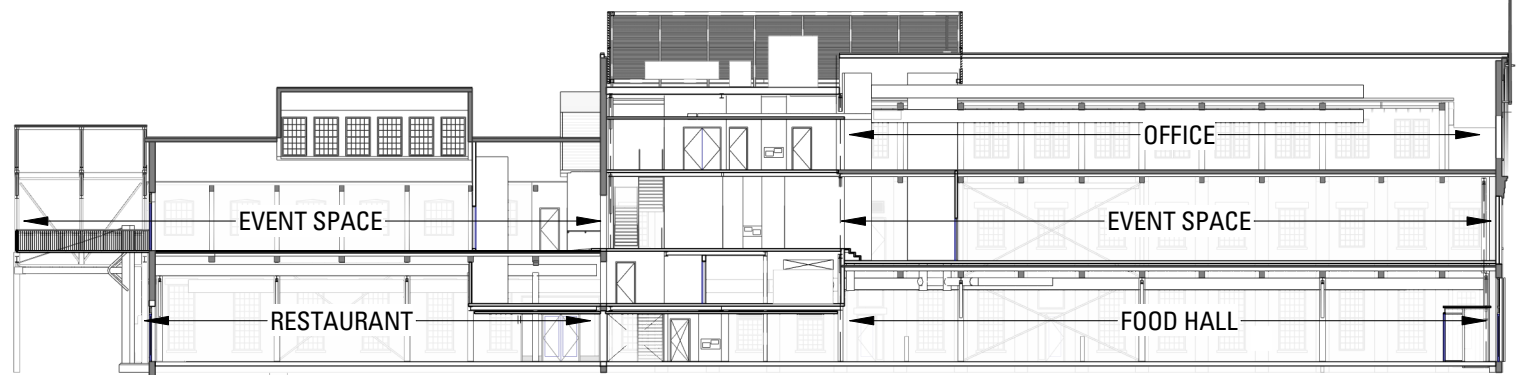
ABBREVIATIONS & SYMBOLS

G-000

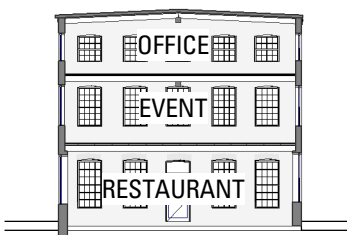


BLOCK 2 KEY PLAN

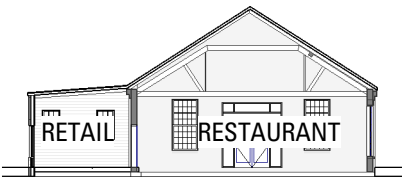
PROJECT DATA		BLOCK 2, GROUP A, HISTORIC BUILDINGS 2, 3, 4 (CONT'D)		BUILDING ELEMENT FIRE RESISTANCE RATINGS		CONSTRUCTION:	
PROJECT LOCATION:	58 FORE STREET, PORTLAND, ME 04101 BLOCK 2 DEVELOPMENT	FLOOR AREAS	GROUND FLOOR MEZZANINE SECOND FLOOR THIRD FLOOR TOTAL	14,110 SF 3,789 SF 14,725 SF 8,730 SF 41,354 SF	BUILDING ELEMENT FIRE RESISTANCE RATINGS	CONSTRUCTION	SHAFTS ELEVATOR MACHINE/ CONTROLS NON-SPRINKLERED ELECTRICAL ROOM EMERGENCY GENERATOR ROOM EMERGENCY ELECTRICAL ROOM DRY TYPE TRANSFORMER ROOM > 35,000 V DRY TYPE TRANSFORMER ROOM > 112.5 KVA HORIZONTAL EXIT BOILER ROOM WHERE LARGEST PIECE OF EQUIPMENT IS > 15 PSI AND 10 HP FURNACE ROOM WHERE ANY EQUIPMENT IS > 400,000 BTU PER HOUR INPUT
AUTHORITY HAVING JURISDICTION:	PERMITTING & INSPECTIONS DEPARTMENT, CITY OF PORTLAND						1 HOUR 2 HOUR 2 HOUR 2 HOUR 2 HOUR 3 HOUR 1 HOUR 2 HOUR SMOKE TIGHT
PROJECT DESCRIPTION:	MAINE OFFICE OF THE STATE FIRE MARSHAL RENOVATION OF COMPLEX OF HISTORIC BUILDINGS OF THE PORTLAND COMPANY. SEE PROJECT DESCRIPTIONS OF EACH BUILDING.						SMOKE TIGHT
APPLICABLE CODES		MINIMUM INTERIOR WALL & CEILING FINISH REQ'S (PER ASTM E84 OR UL 723)		OCCUPANCY CLASSIFICATION		EXIT ENCLOSURES	
BUILDING	MUBC – MAINE UNIFORM BUILDING CODE, AN AMENDED VERSION OF THE 2015 INTERNATIONAL BUILDING CODE (IBC). MUEBC – MAINE UNIFORM EXISTING BUILDING CODE, AN AMENDED VERSION OF THE 2015 INTERNATIONAL EXISTING BUILDING CODE. PORTLAND MUNICIPAL CODE CHAPTER 6	OCCUPANCY CLASSIFICATION	EXIT ENCLOSURES	CORRIDORS, EXIT ACCESS, STAIRWAYS, RAMPS	ROOMS AND ENCLOSED SPACES		
FIRE	PORTLAND MUNICIPAL CODE CHAPTER 10 NFPA 1, UNIFORM FIRE CODE, 2006 EDITION AS ADOPTED BY THE RULES OF THE STATE FIRE MARSHAL NFPA 1, UNIFORM FIRE CODE, 2015 EDITION AS ADOPTED BY THE MUBC NFPA 101, LIFE SAFETY CODE, 2009 EDITION AS ADOPTED AND AMENDED BY THE RULES OF THE STATE FIRE MARSHAL	A-2, A-3 B S-2	B B C	B C C	B C C		
PLUMBING	MAINE STATE PLUMBING CODE, AN AMENDED VERSION OF THE 2015 UNIFORM PLUMBING CODE (UPC)						
MECHANICAL	2013 ASHRAE 62.1, VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY						
ELECTRICAL	2014 NFPA 70, NATIONAL ELECTRIC CODE						
ENERGY	MUBEC – MAINE UNIFORM BUILDING AND ENERGY CODE, AN AMENDED VERSION OF THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE						
ELEVATOR	MAINE ELEVATOR & TRAMWAY RULES & LAWS, AN AMENDED VERSION OF THE 2013 ASME A.17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS						
ACCESSIBILITY:	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2009 ICC A117.1, ACCESSIBLE AND USABLE BUILDINGS AND F FACILITIES						
OTHER:	NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES AND STANDARDS, AS REFERENCED BY THE ABOVE CODES AND THE RULES OF THE STATE FIRE MARSHAL						
GENERAL CODE SUMMARY		BLOCK 2, GROUP B, BUILDING 6A/6B		BUILDING ELEMENT FIRE RESISTANCE RATINGS		CONSTRUCTION:	
PROJECT DESCRIPTION: CHANGE OF USE OF A 3-STORY EXISTING BUILDING CONTAINING INDUSTRIAL, FACTORY, AND BUSINESS USE, WHICH IS CURRENTLY BEING USED FOR TEMPORARY SPECIAL ASSEMBLY EVENTS. THE PROPOSED USES INCLUDE OFFICE AND ASSEMBLY SPACE. THE PROJECT WILL ALSO INCLUDE A BUILDING ADDITION, WHICH IS A MECHANICAL/STORAGE MEZZANINE.		PROJECT DESCRIPTION: CHANGE OF USE OF A 3 STORY EXISTING BUILDING CONTAINING INDUSTRIAL, FACTORY, AND BUSINESS USE TO OFFICE, RETAIL, AND ASSEMBLY SPACE.		SHAFTS ELEVATOR MACHINE/ CONTROLS NON-SPRINKLERED ELECTRICAL ROOM EMERGENCY GENERATOR ROOM EMERGENCY ELECTRICAL ROOM DRY TYPE TRANSFORMER ROOM > 35,000 V DRY TYPE TRANSFORMER ROOM > 112.5 KVA HORIZONTAL EXIT BOILER ROOM WHERE LARGEST PIECE OF EQUIPMENT IS > 15 PSI AND 10 HP FURNACE ROOM WHERE ANY EQUIPMENT IS > 400,000 BTU PER HOUR INPUT		1 HOUR 2 HOUR 2 HOUR 2 HOUR 2 HOUR 3 HOUR 1 HOUR 2 HOUR SMOKE TIGHT	
USE & OCCUPANCY CLASSIFICATION: CLASSIFICATION ASSEMBLY (GROUP A-2) ASSEMBLY (GROUP A-3) BUSINESS (GROUP B) STORAGE (GROUP S-2)		USE & OCCUPANCY CLASSIFICATION: CLASSIFICATION ASSEMBLY (GROUP A-2) ASSEMBLY (GROUP A-3) BUSINESS (GROUP B) RETAIL (GROUP M) STORAGE (GROUP S-2)		FLOOR GROUND FLOOR SECOND FLOOR THIRD FLOOR ALL FLOORS		USE RESTAURANT EVENT SPACE OFFICES VARIETY STORES MEP/BACK OF HOUSE	
TYPE OF CONSTRUCTION		TYPE OF CONSTRUCTION:		MINIMUM INTERIOR WALL & CEILING FINISH REQ'S (PER ASTM E84 OR UL 723)		OCCUPANCY CLASSIFICATION	
CONSTRUCTION TYPE THE PROJECT WILL BE APPLYING FOR A COMPLIANCE ALTERNATIVE TO ADDRESS THE OVERALL CONSTRUCTION TYPE OF THE BUILDING RELATIVE TO THE ASSEMBLY USE AND OCCUPANT LOAD ON THE SECOND FLOOR (EXCEEDS THE 300 PERSON LIMIT AT THE SECOND FLOOR PER TYPE IIBB CONSTRUCTION). THE COMPLIANCE ALTERNATIVE WILL COMMIT TO A 1-HOUR FLOOR/CEILING ASSEMBLY BETWEEN THE FIRST AND SECOND FLOOR, WITH SUPPORTING CONSTRUCTION THROUGHOUT THE FIRST FLOOR.		CONSTRUCTION TYPE IIBB, III (200)		EXIT ENCLOSURES		CORRIDORS, EXIT ACCESS, STAIRWAYS, RAMPS	
FIRE PROTECTION THE BUILDING WILL BE PROVIDED WITH A NEW SPRINKLER SYSTEM COMPLYING WITH NFPA 13. THE BUILDING WILL BE PROVIDED WITH A NEW VOICE EVACUATION FIRE ALARM SYSTEM COMPLYING WITH NFPA 72.		FIRE PROTECTION THE BUILDING WILL BE PROVIDED WITH A NEW SPRINKLER SYSTEM COMPLYING WITH NFPA 13. THE BUILDING WILL BE PROVIDED WITH A NEW VOICE EVACUATION FIRE ALARM SYSTEM COMPLYING WITH NFPA 72.		ROOMS AND ENCLOSED SPACES		INTERIOR FLOOR FINISH	
NUMBER OF STORIES 3 STORIES, WITH MEZZANINE.		NUMBER OF STORIES 3 STORIES		A-2 M S-2		B B C	
BUILDING HEIGHT 43'-9" ABOVE GRADE		BUILDING HEIGHT 36'-0" ABOVE GRADE		C C C		C C C	
THE PROJECT INCLUDES THE ADDITION OF A MEZZANINE ABOVE THE FIRST FLOOR. THE MEZZANINE IS REQUIRED TO MEASURE LESS THAN 1/3 THE AREA OF THE ROOM TO WHICH IT IS OPEN TO (MUBC 505.2.1 AND NFPA 101 8.6.9.2.1). THE MEZZANINE MEASURES 3,789 SF, REQUIRING THE FIRST FLOOR TO HAVE AN OPEN AREA OF AT LEAST 11,367 SF.		FLOOR AREAS GROUND FLOOR SECOND FLOOR THIRD FLOOR TOTAL		10,135 SF 3,625 SF 3,620 SF 17,380 SF		INTERIOR FLOOR COVERING MATERIALS TO COMPLY WITH DOC FF-1 PILL TEST (CPSC 16 CFR PART 1630), MUBC 804.4.1. NEW FLOOR FINISHES AND COVERINGS OF A TRADITIONAL TYPE, SUCH AS WOOD, VINYL, LINOLEUM, AND RESILIENT FLOOR COVERING MATERIAL NOT COMPOSED OF FIBERS ARE PERMITTED THROUGHOUT (MUBC 804.1 EXCEPTION).	



C - BLDG 2/3 - USE SUMMARY

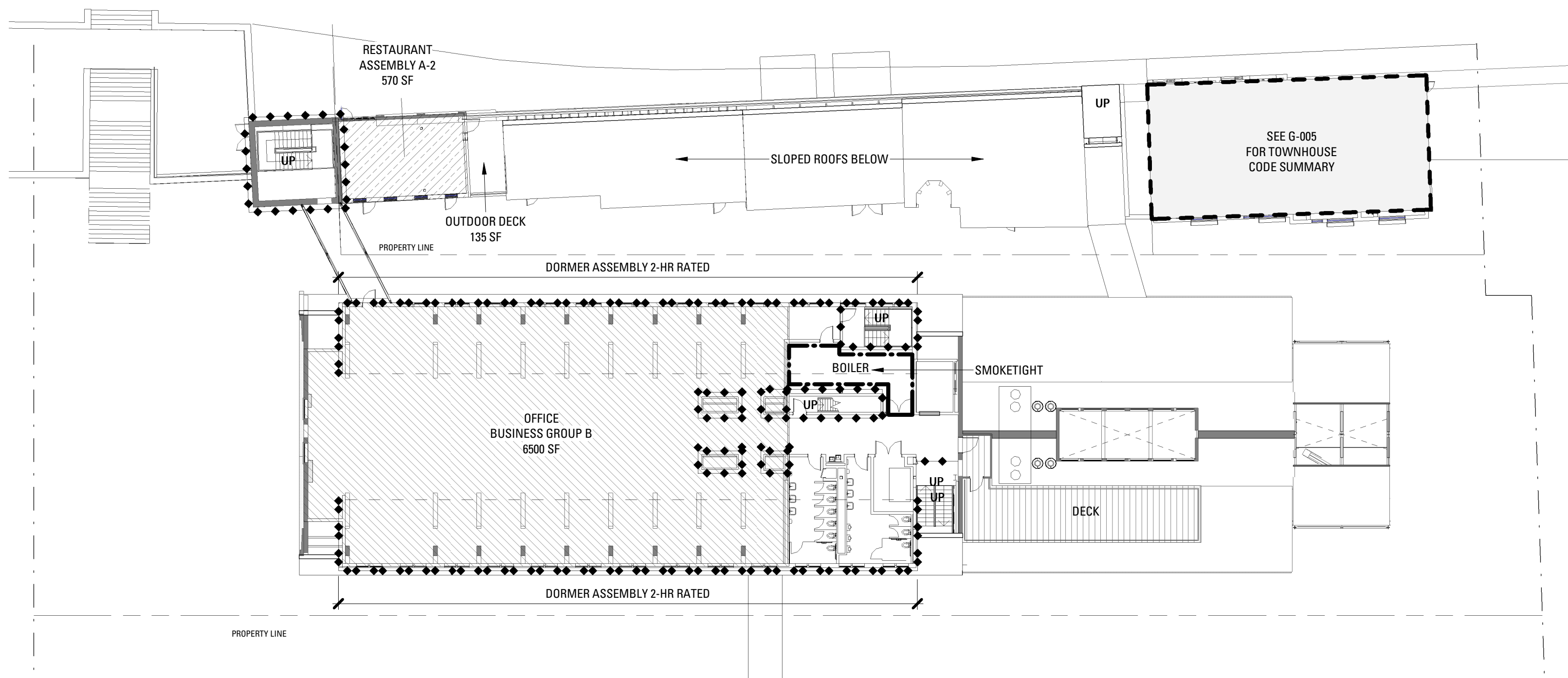


B - BLDG 6A - USE SUMMARY

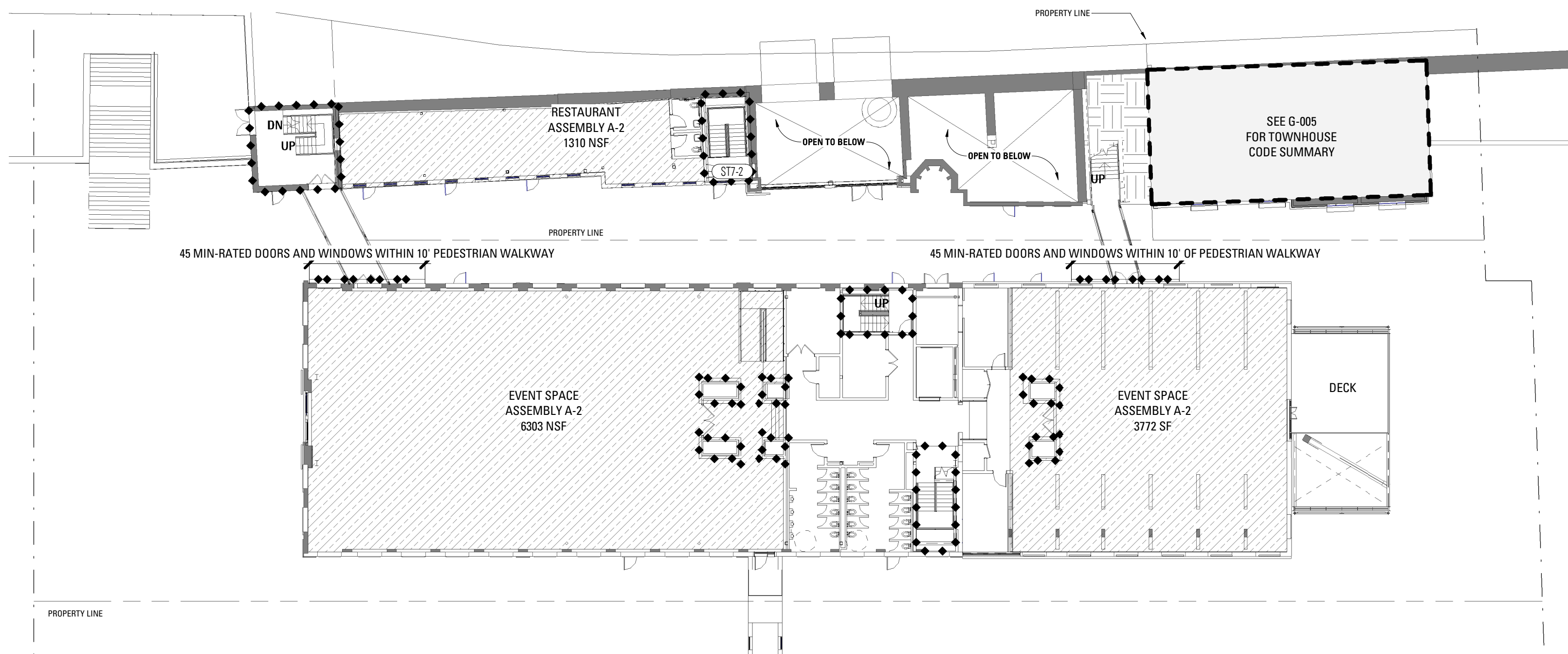


B - BLDG 6B - USE SUMMARY

Rev.	Date	Remarks



3 BLDG 2/3 AND EMBANKMENT - THIRD LEVEL - CODE PLAN
SCALE: 3/64" = 1'-0"



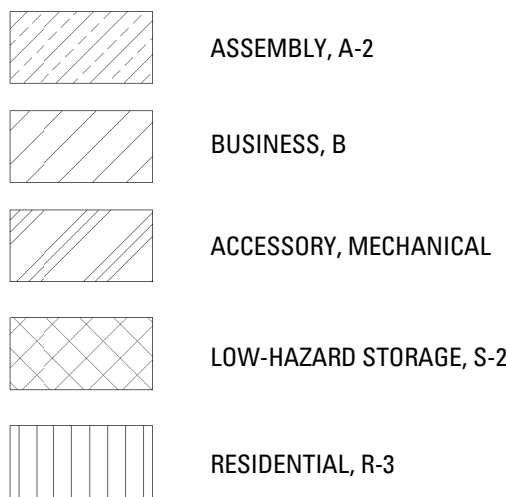
2 BLDG 2/3 AND EMBANKMENT - SECOND LEVEL - CODE PLAN
SCALE: 3/64" = 1'-0"

A BLDG 2, 3, 4, 24

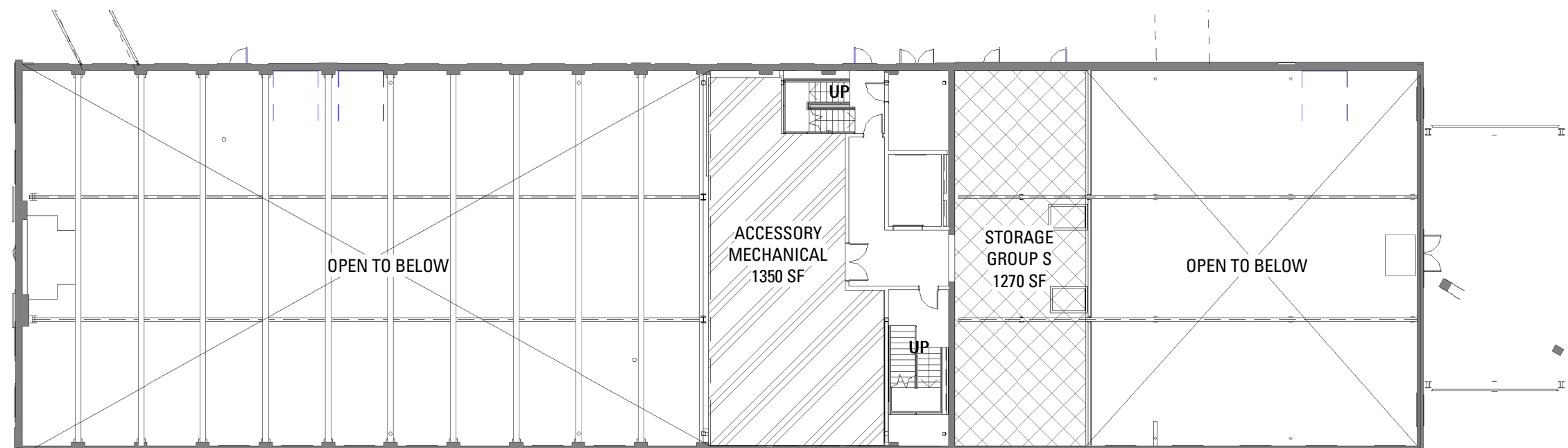
	USE GROUP	FUNCTION	LOAD FACTOR	AREA	OCC
GROUND LEVEL	ASSEMBLY A-2	ASSEMBLY UNCONC.	15 NET	11430 NSF	762
	BUSINESS B (ASSEMBLY <50)	ASSEMBLY CONC.	7 NET	300 NSF	42
SECOND LEVEL	ASSEMBLY A-2	ASSEMBLY UNCONC.	15 NET	10075 NSF	671
THIRD LEVEL	ASSEMBLY A-2	ASSEMBLY UNCONC.	15 NET	715 NSF	47
	BUSINESS B	OFFICE	100 GROSS	6500 GSF	65

C BLDG 14, 15, 16

	OCCUPANCY	FUNCTION	LOAD FACTOR	AREA	OCCUPANTS
GROUND LEVEL	ASSEMBLY A-2	ASSEMBLY UNCONC.	15 NET	1880 NSF	125
	BUSINESS B	ASSEMBLY UNCONC.	15 NET	1060 NSF	70
	MECHANICAL	MECHANICAL	300 GROSS	300 GSF	1
SECOND LEVEL	ASSEMBLY A-2	ASSEMBLY UNCONC.	15 NET	1310 NSF	87
THIRD LEVEL	ASSEMBLY A-2	ASSEMBLY UNCONC.	15 NET	570 NSF	38

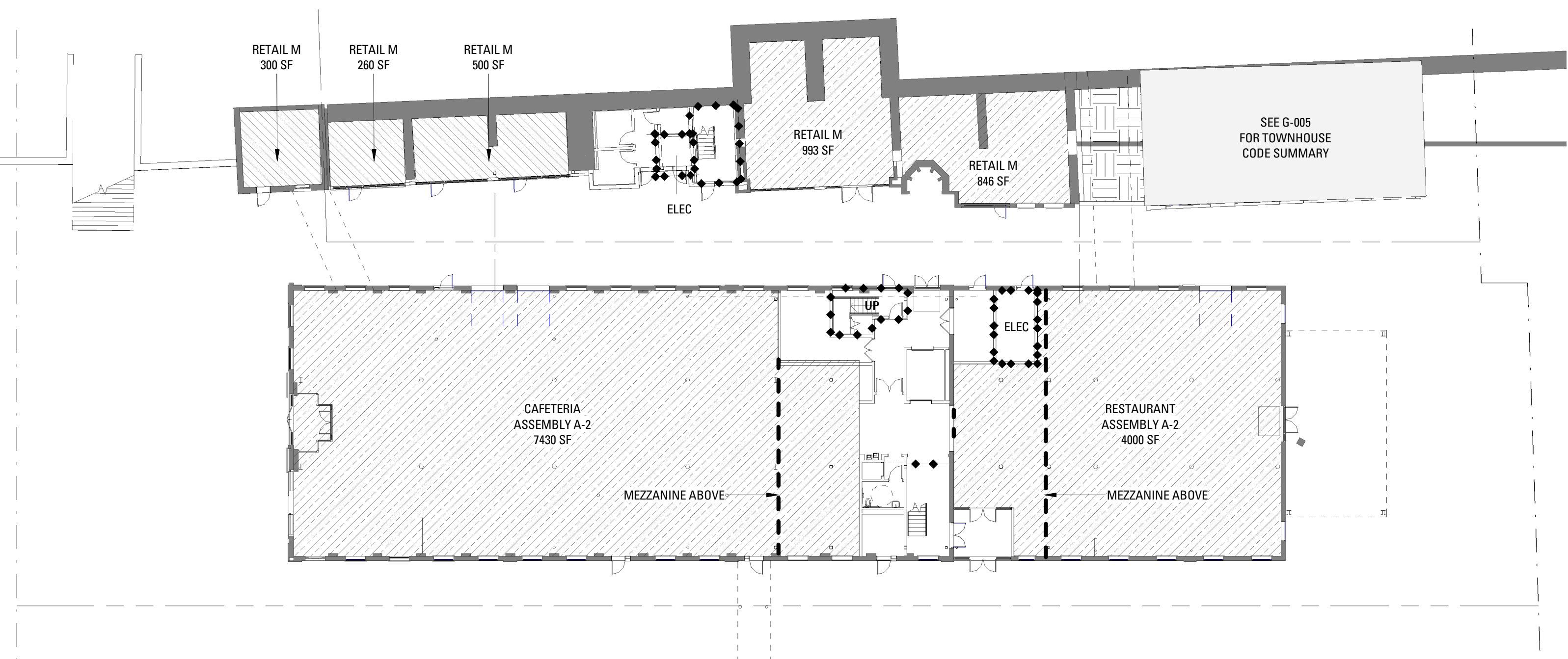


OCCUPANCY LEGEND



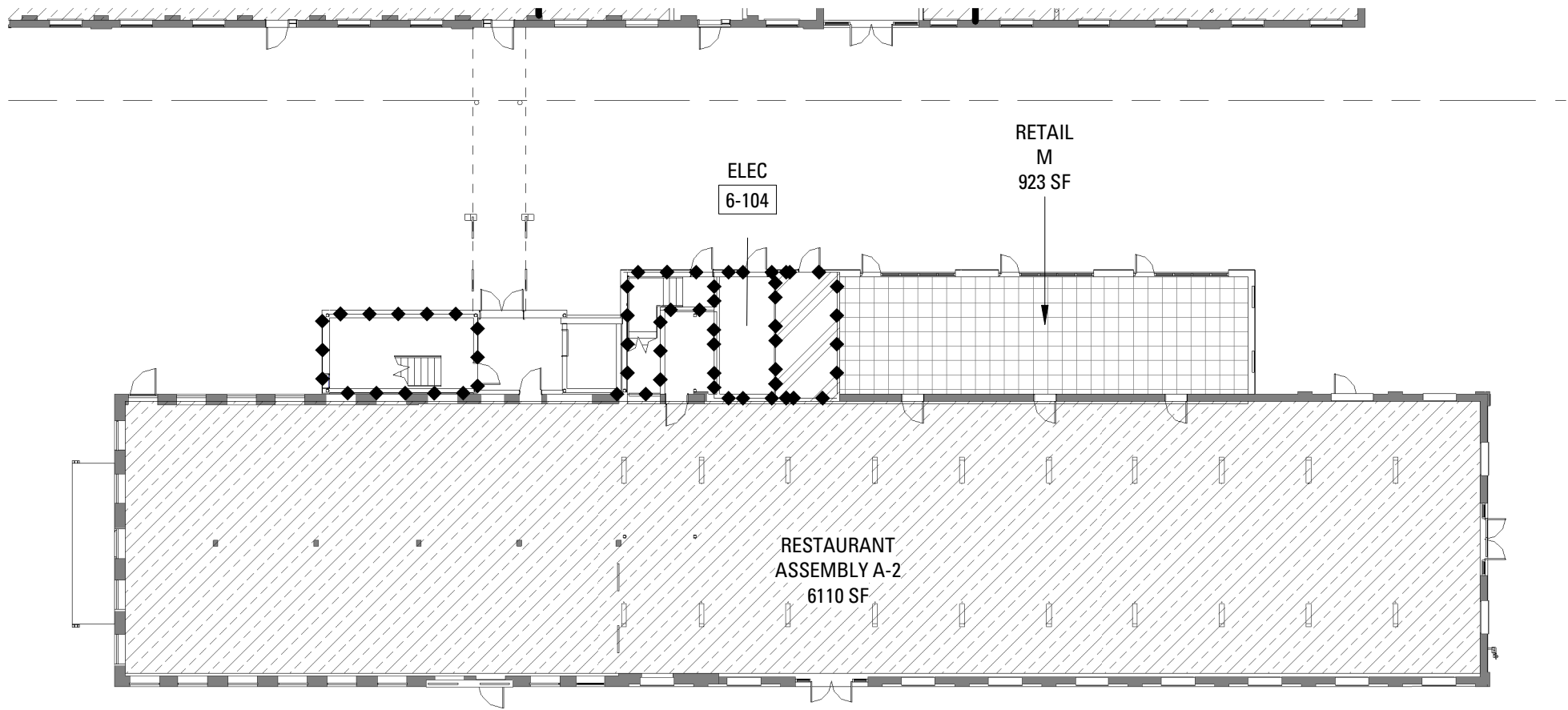
OCCUPIED MEZZANINE AREA: 2620 NSF
OCCUPIED FLOOR SERVED BELOW 11430 NSF
MEZZANINE AREA = 23% OF AREA SERVED

BLDG 2/3 - MEZZANINE - CODE PLAN

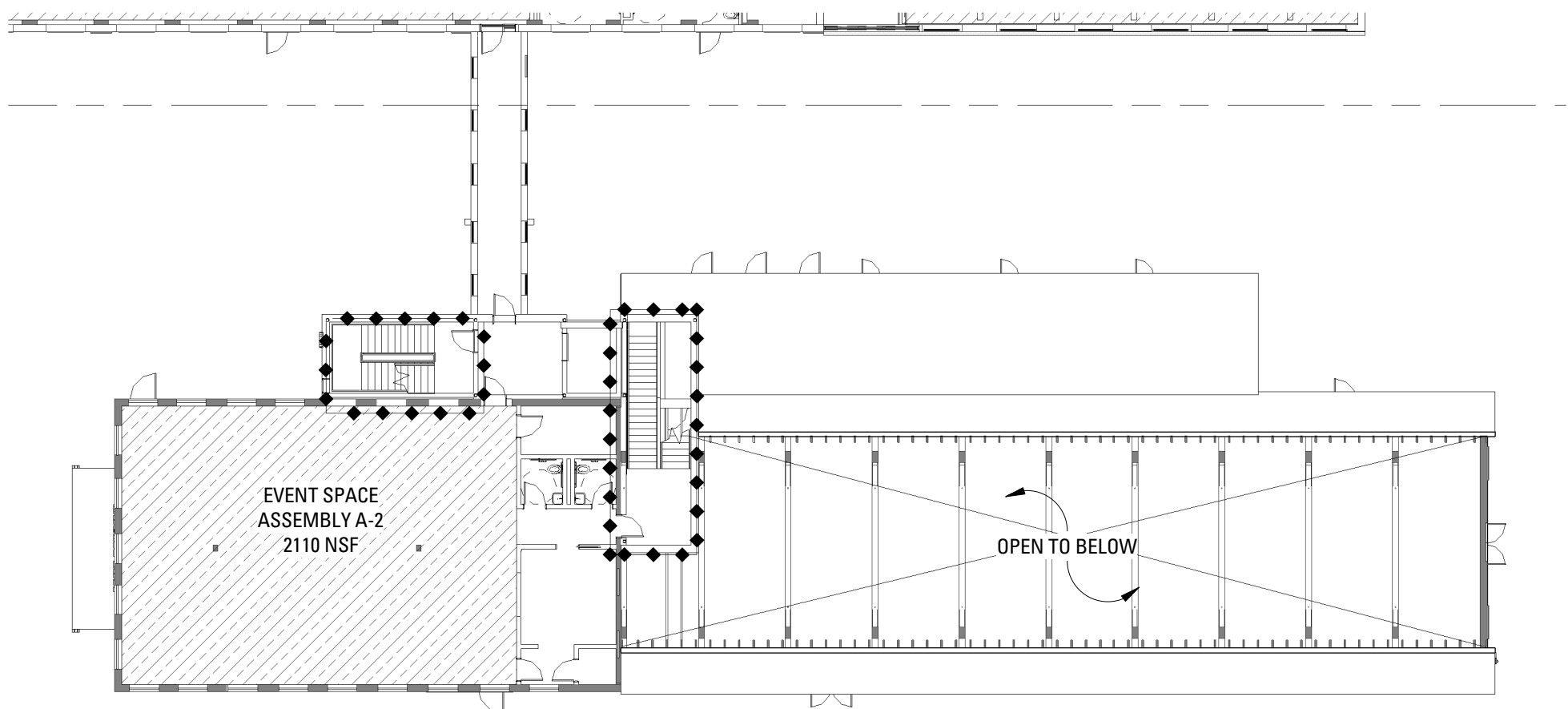


1 BLDG 2/3 AND EMBANKMENT - GROUND LEVEL - CODE PLAN
SCALE: 3/64" = 1'-0"

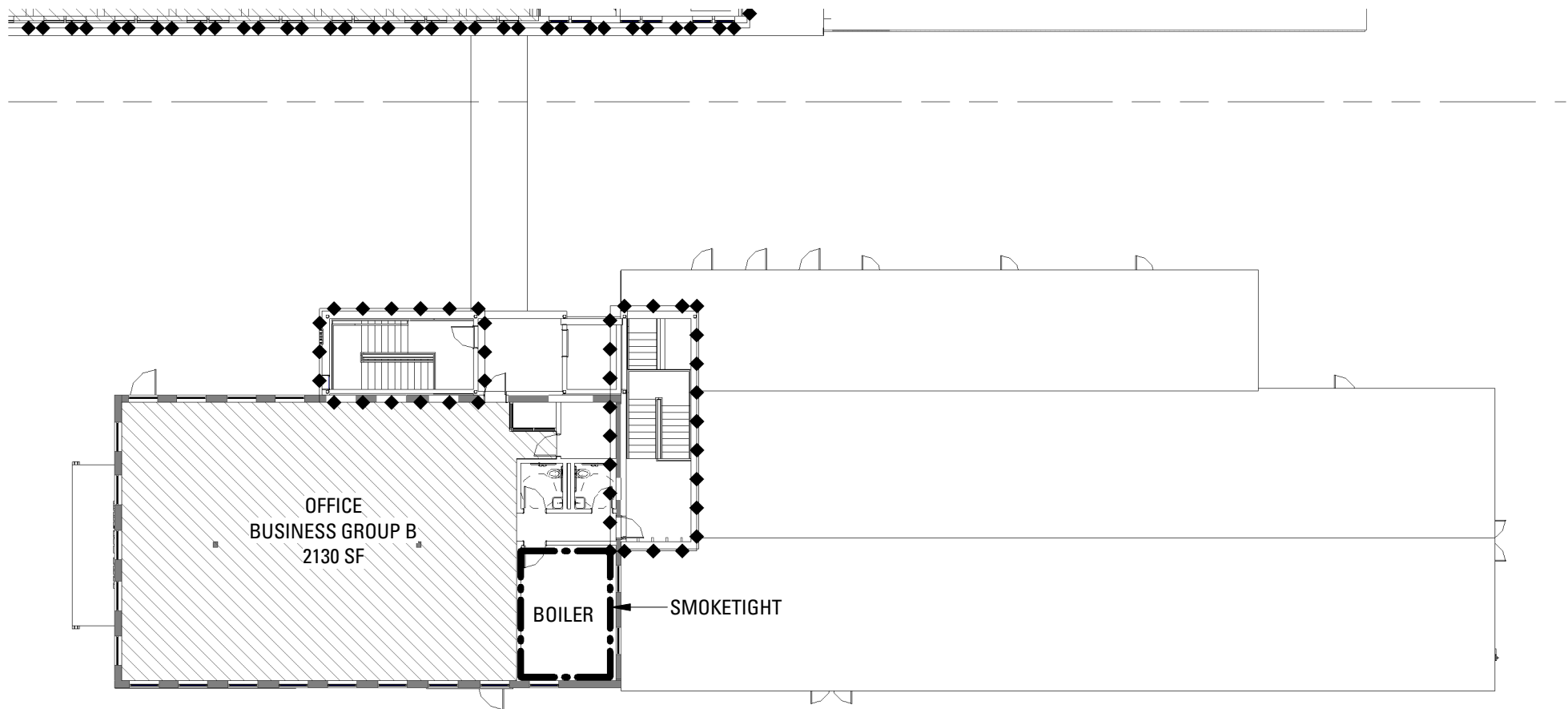
Rev.	Date	Remarks



1 BLDG 6A/6B - GROUND LEVEL - CODE PLAN
SCALE: 3/64" = 1'-0"



2 BLDG 6A/6B - SECOND LEVEL - CODE PLAN
SCALE: 3/64" = 1'-0"



3 BLDG 6A/6B - THIRD LEVEL - CODE PLAN
SCALE: 3/64" = 1'-0"

B BLDG 6A, 6B					
	USE GROUP	FUNCTION	LOAD FACTOR	AREA	OCC
GROUND LEVEL	ASSEMBLY A-2	ASSEMBLY UNCONC.	15 NET	6110 NSF	407
	BUSINESS B	ASSEMBLY UNCONC.	15 NET	900 NSF	60
	MECHANICAL	MECHANICAL	300 GROSS	160 GSF	1
SECOND LEVEL	ASSEMBLY A-2	ASSEMBLY UNCONC.	15 NET	2110 NSF	140
THIRD LEVEL	BUSINESS B	OFFICE	100 GROSS	2130 GSF	21

ASSEMBLY, A-2

RETAIL, M

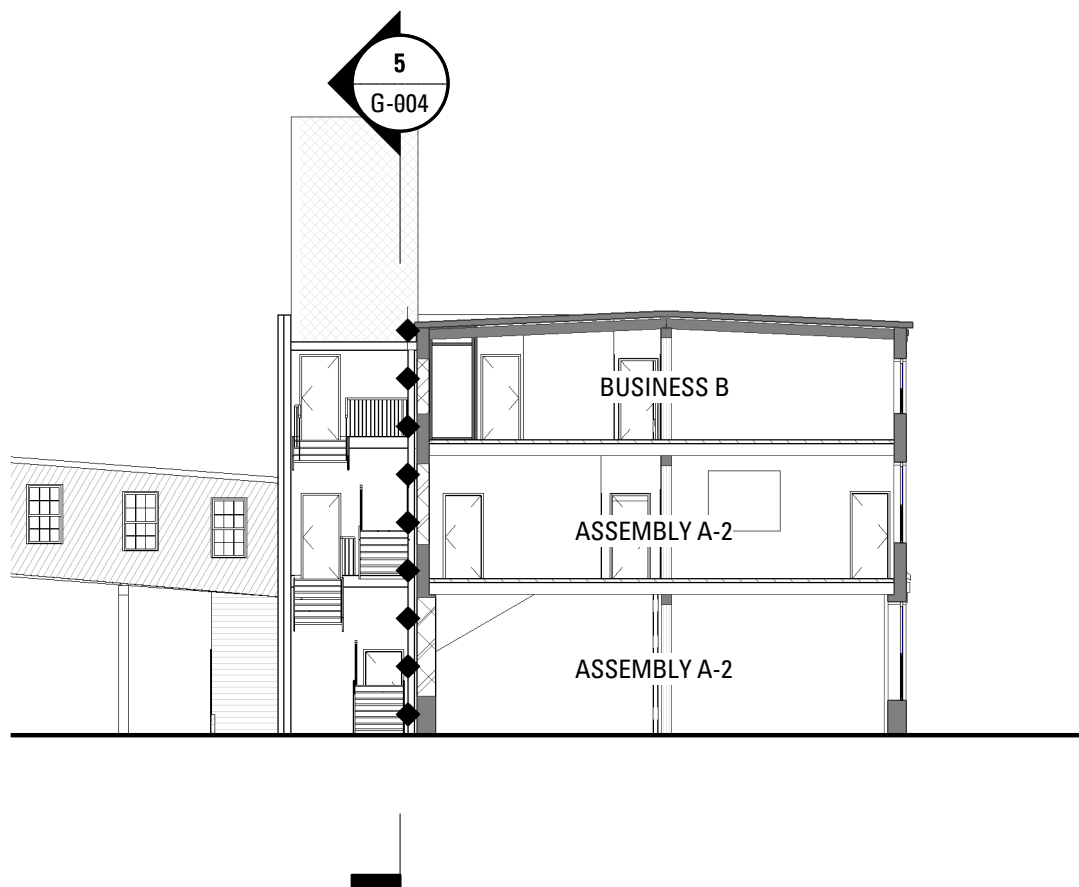
BUSINESS, B

ACCESSORY, MECHANICAL

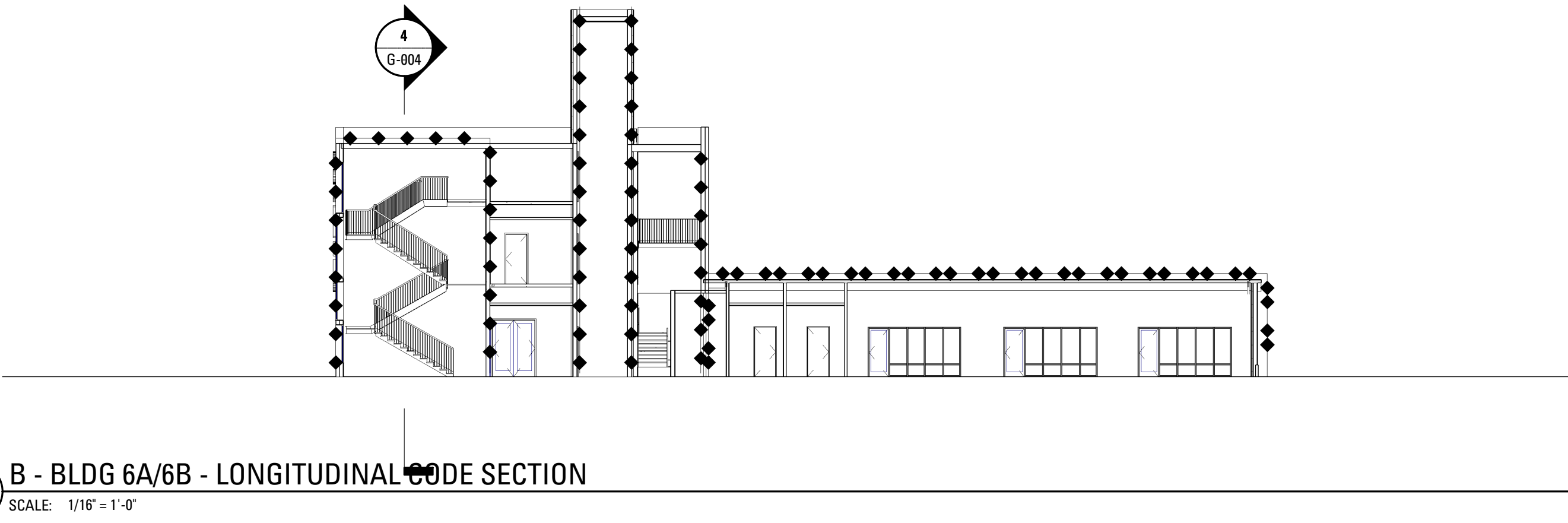
LOW-HAZARD STORAGE, S-2

OCCUPANCY LEGEND 1

SCALE: 1/16" = 1'-0"

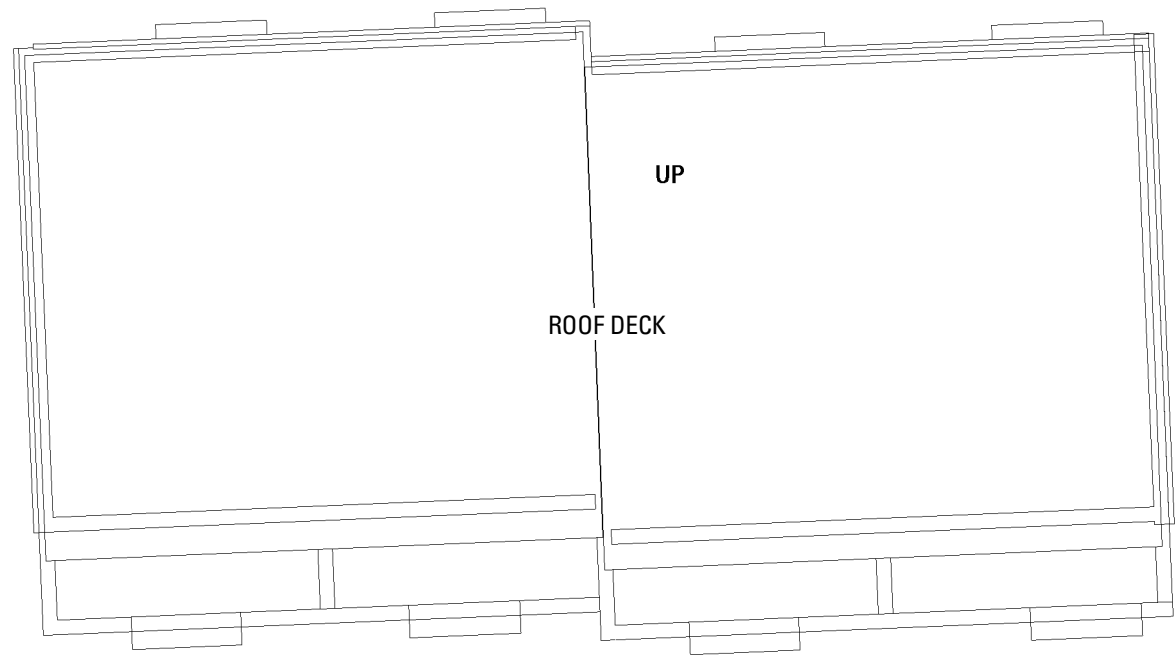


4 B - BLDG 6A/6B - CODE SECTION
SCALE: 1/16" = 1'-0"

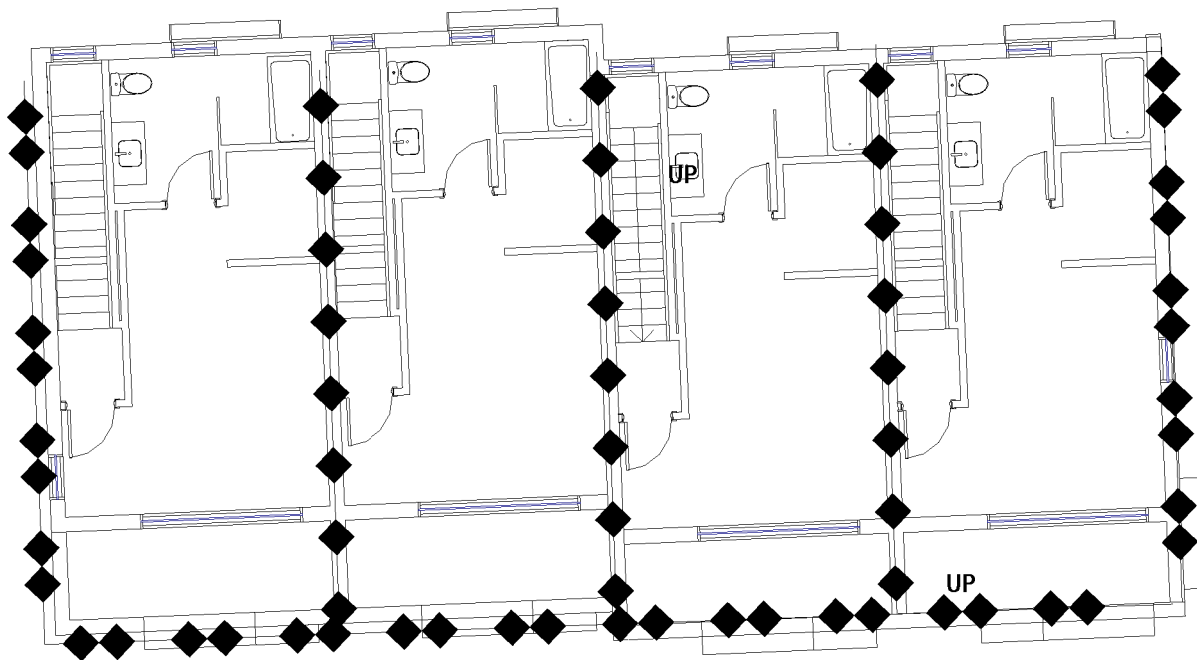


5 B - BLDG 6A/6B - LONGITUDINAL CODE SECTION
SCALE: 1/16" = 1'-0"

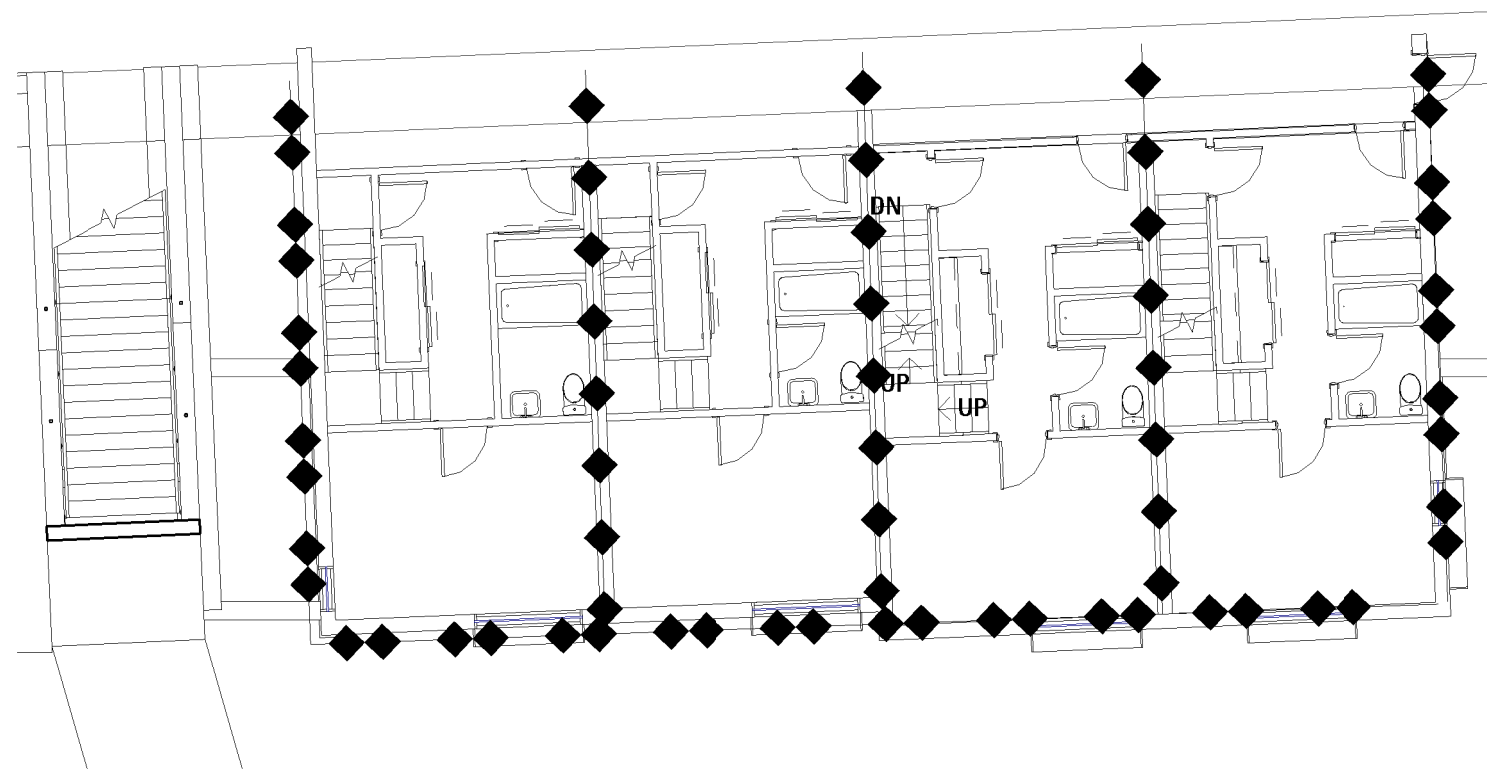
Rev.	Date	Remarks



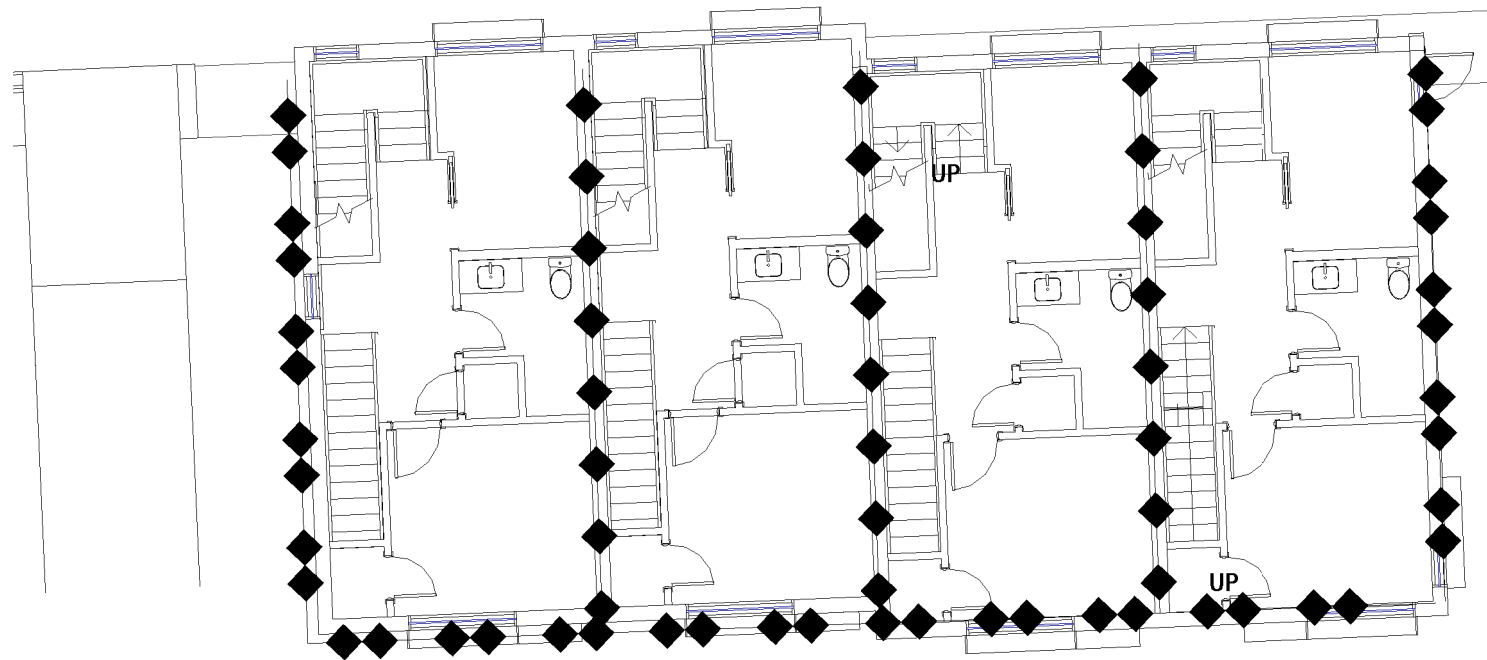
5 ROOF LEVEL
SCALE: 3/32" = 1'-0"



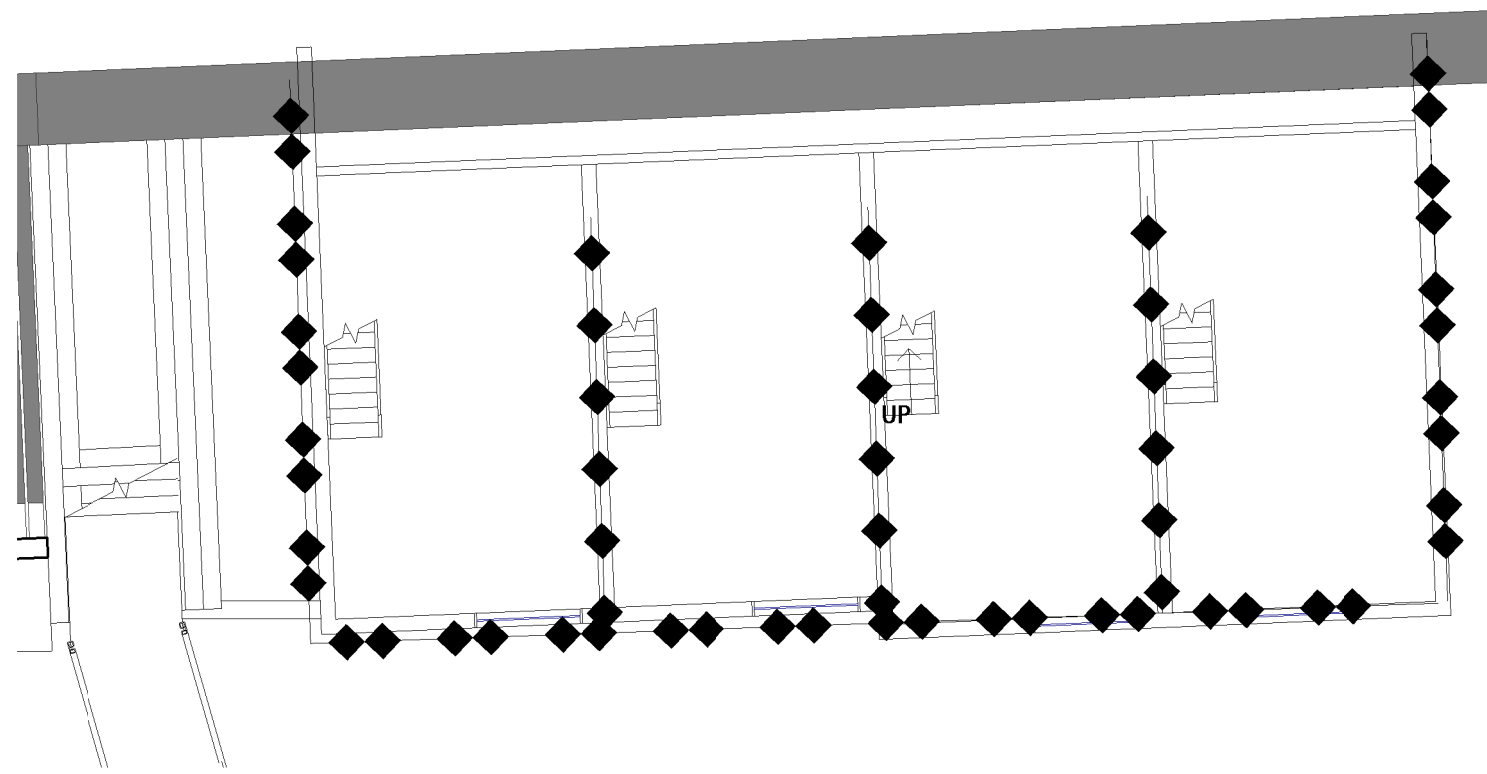
2 THIRD LEVEL
SCALE: 3/32" = 1'-0"



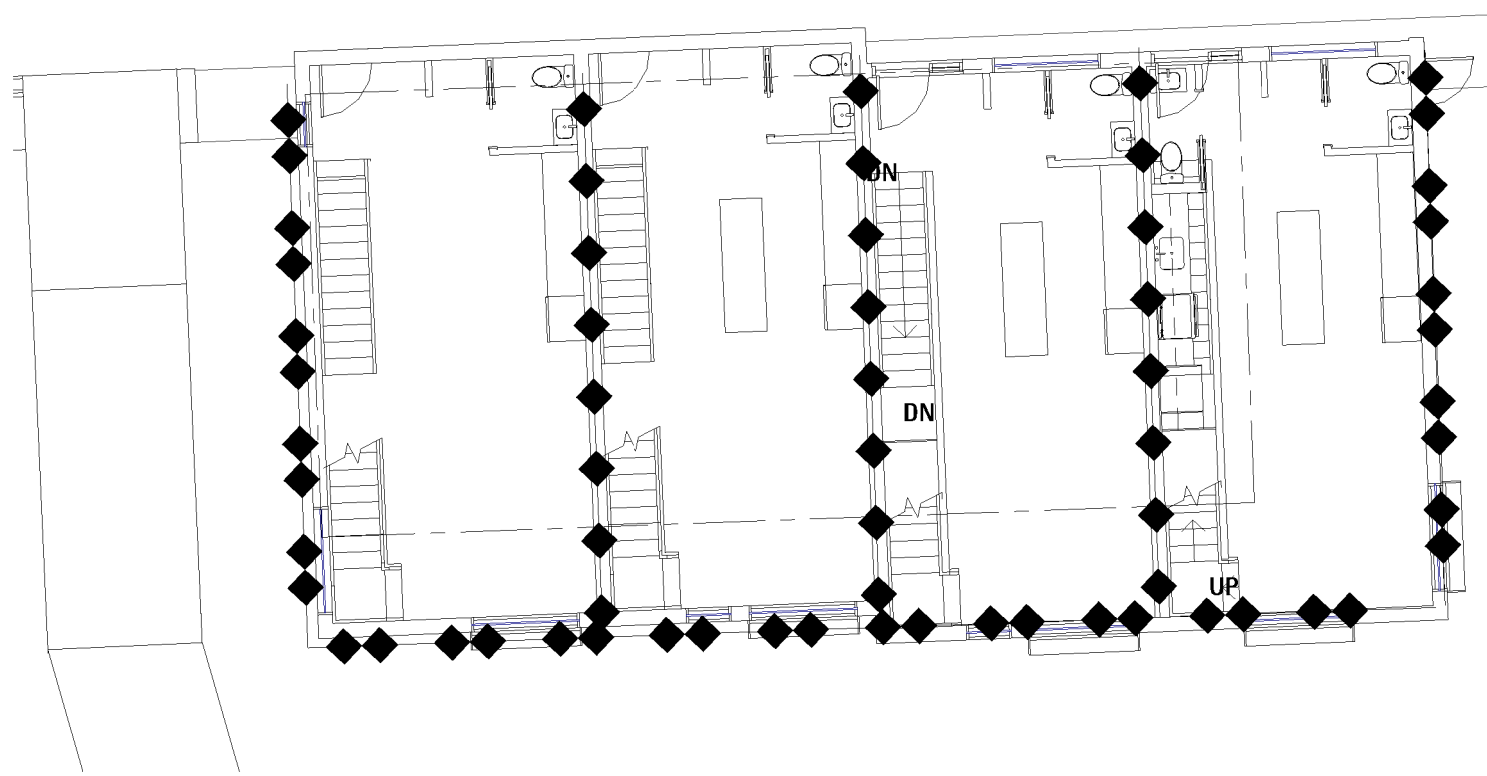
4 BASEMENT 1 LEVEL
SCALE: 3/32" = 1'-0"



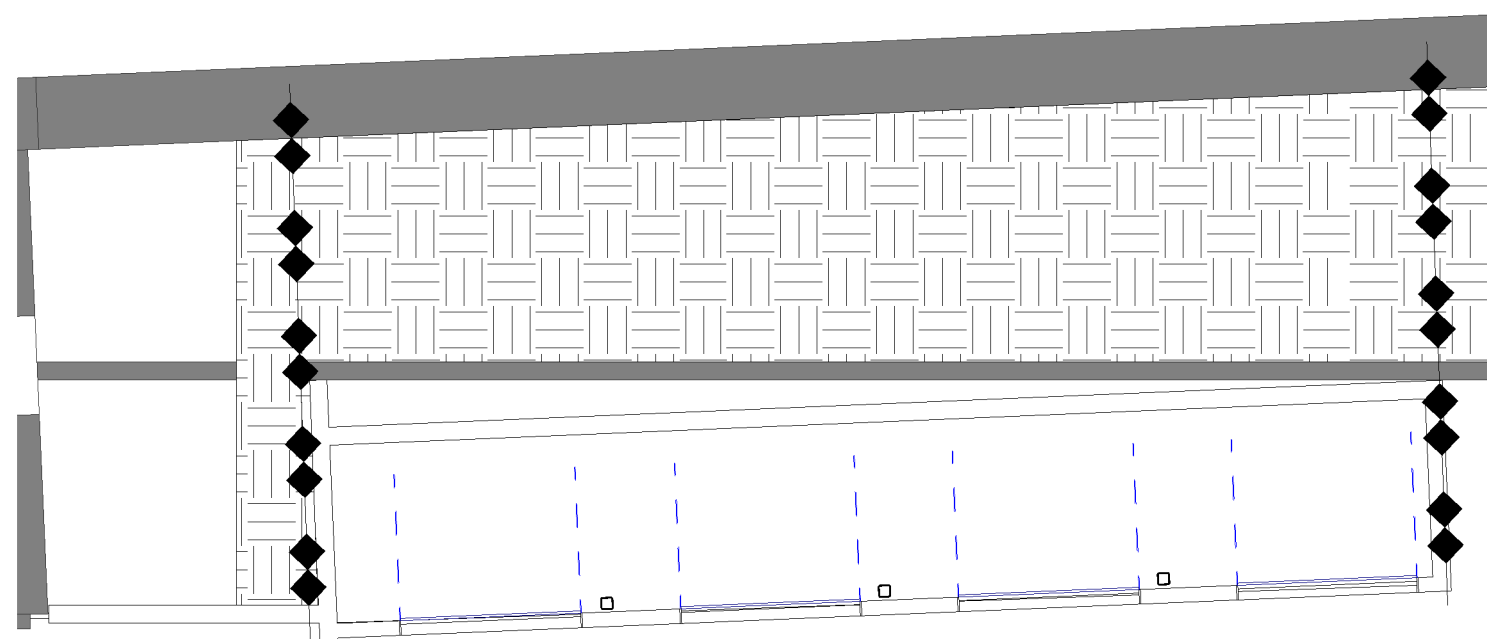
1 SECOND LEVEL
SCALE: 3/32" = 1'-0"



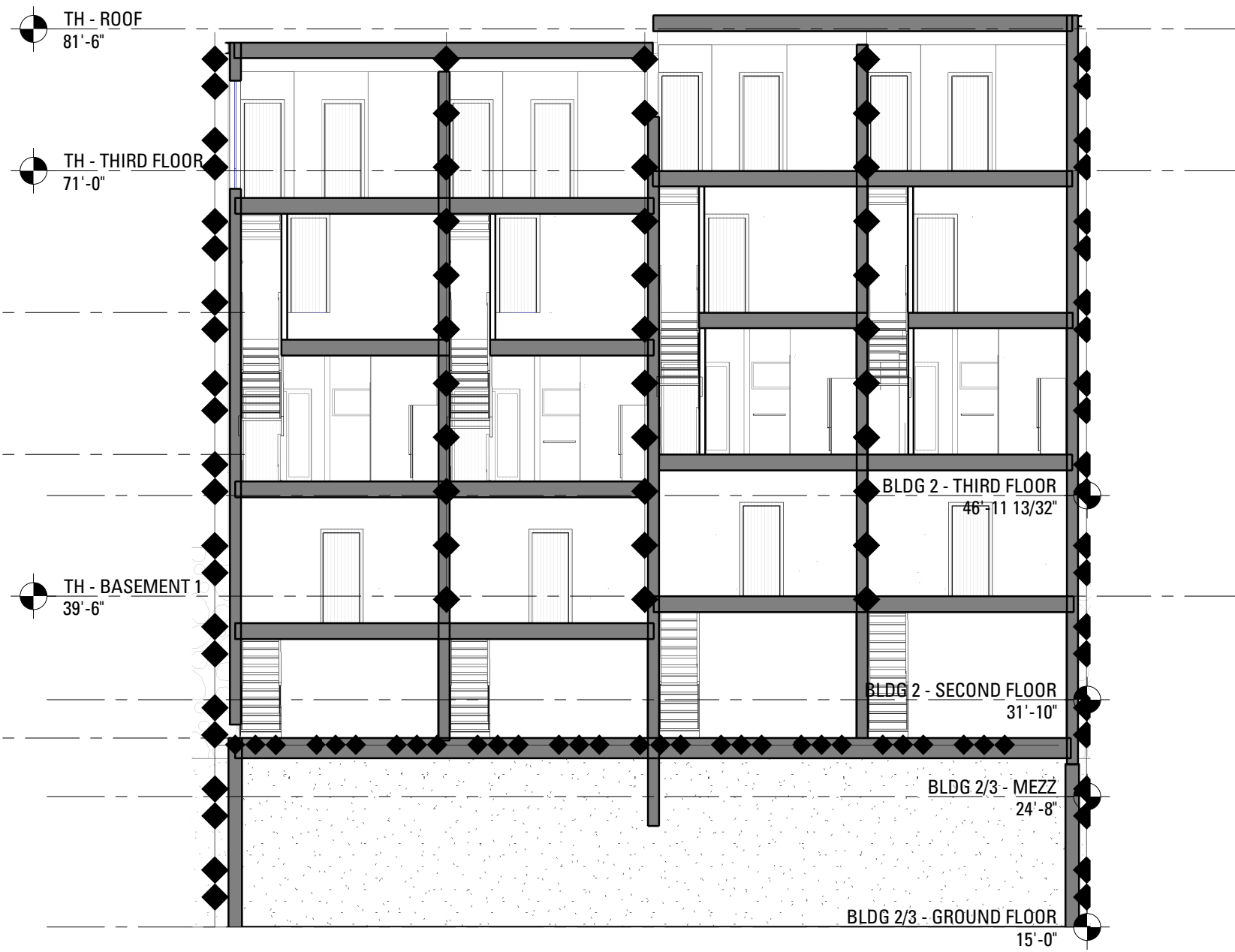
7 BASEMENT 2 LEVEL
SCALE: 3/32" = 1'-0"



3 GROUND LEVEL
SCALE: 3/32" = 1'-0"



6 ALLEY LEVEL
SCALE: 3/32" = 1'-0"



8 SECTION
SCALE: 3/32" = 1'-0"

PROJECT DATA

PROJECT LOCATION:	58 FORE STREET, PORTLAND, ME 04101 BLOCK 2 DEVELOPMENT
AUTHORITY HAVING JURISDICTION:	PERMITTING & INSPECTIONS DEPARTMENT, CITY OF PORTLAND MAINE OFFICE OF THE STATE FIRE MARSHAL
PROJECT DESCRIPTION:	RENOVATION OF COMPLEX OF HISTORIC BUILDINGS OF THE PORTLAND COMPANY. SEE PROJECT DESCRIPTIONS OF EACH BUILDING.

APPLICABLE CODES

BUILDING	MUBC - MAINE UNIFORM BUILDING CODE, AN AMENDED VERSION OF THE 2015 INTERNATIONAL BUILDING CODE (IBC). MUEBC - MAINE UNIFORM EXISTING BUILDING CODE, AN AMENDED VERSION OF THE 2015 INTERNATIONAL EXISTING BUILDING CODE. PORTLAND MUNICIPAL CODE CHAPTER 6
FIRE	PORTLAND MUNICIPAL CODE CHAPTER 10 NFPA 1, UNIFORM FIRE CODE, 2006 EDITION AS ADOPTED BY THE RULES OF THE STATE FIRE MARSHAL NFPA 1, UNIFORM FIRE CODE, 2015 EDITION AS ADOPTED BY THE MUBC NFPA 101, LIFE SAFETY CODE, 2009 EDITION AS ADOPTED AND AMENDED BY THE RULES OF THE STATE FIRE MARSHAL
PLUMBING	MAINE STATE PLUMBING CODE, AN AMENDED VERSION OF THE 2015 UNIFORM PLUMBING CODE (UPC)
MECHANICAL	2013 ASHRAE 62.1, VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY
ELECTRICAL	2014 NFPA 70, NATIONAL ELECTRIC CODE
ENERGY	MUBEC - MAINE UNIFORM BUILDING AND ENERGY CODE, AN AMENDED VERSION OF THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE
ELEVATOR	MAINE ELEVATOR & TRAMWAY RULES & LAWS, AN AMENDED VERSION OF THE 2013 ASME A.17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS
ACCESSIBILITY:	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2009 ICC A117.1, ACCESSIBLE AND USABLE BUILDINGS AND F FACILITIES
OTHER:	NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES AND STANDARDS, AS REFERENCED BY THE ABOVE CODES AND THE RULES OF THE STATE FIRE MARSHAL

GENERAL CODE SUMMARY

BLOCK 2, GROUP D, TOWNHOUSES

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF A 6 STORY MIXED USE BUILDING CONTAINING ASSEMBLY AND
RESIDENTIAL TOWNHOUSES.

USE & OCCUPANCY CLASSIFICATION:	FLOOR	USE
CLASSIFICATION	SITE GRADE	RESTAURANT
ASSEMBLY (GROUP A-2)	BASEMENT 2 - THIRD FLOOR	APARTMENTS
RESIDENTIAL (GROUP R-2)	ALL FLOORS	MEP/BACK OF HOUSE
STORAGE (GROUP S-2)		

TYPE OF CONSTRUCTION

CONSTRUCTION TYPE	IA AND VA, I (332) AND V (111) BUILDING CONSISTS OF PODIUM CONSTRUCTION PER MUBC 510.2. REQUIRING TWO (2) FLOORS OF TYPE IA CONSTRUCTIONS WITH THE UPPER LEVELS CONSTRUCTED OF TYPE VA CONSTRUCTION.
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FIRE PROTECTION	THE BUILDING WILL BE PROVIDED WITH A NEW SPRINKLER SYSTEM COMPLYING WITH NFPA 13. THE BUILDING WILL BE PROVIDED WITH A NEW FIRE ALARM SYSTEM COMPLYING WITH NFPA 72.
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NUMBER OF STORIES	6 STORIES
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BUILDING HEIGHT	66'-3 3/16" ABOVE GRADE (70' LIMIT FOR TYPE VA)
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BUILDING ELEMENT FIRE RESISTANCE RATINGS CONSTRUCTION:

SHAFTS	2 HOUR
ELEVATOR MACHINE/ CONTROLS	2 HOUR
NON-SPRINKLERED ELECTRICAL ROOM	2 HOUR
EMERGENCY GENERATOR ROOM	2 HOUR
EMERGENCY ELECTRICAL ROOM	2 HOUR
DRY TYPE TRANSFORMER ROOM > 35,000 V	3 HOUR
DRY TYPE TRANSFORMER ROOM > 112.5 KVA	1 HOUR
HORIZONTAL EXIT	2 HOUR
BOILER ROOM WHERE LARGEST PIECE OF EQUIPMENT IS > 15 PSI AND 10 HP	SMOKE TIGHT
FURNACE ROOM WHERE ANY EQUIPMENT IS > 400,000 BTU PER HOUR INPUT	SMOKE TIGHT

MINIMUM INTERIOR WALL & CEILING FINISH REQ'S (PER ASTM E84 OR UL 723)

OCCUPANCY CLASSIFICATION	EXIT ENCLOSURES	CORRIDORS, STAIRWAYS, RAMPS	EXIT ACCESS, ROOMS AND ENCLOSED SPACES
A-2	B	B	C
R-2	C	C	C
S-2	C	C	C

INTERIOR FLOOR FINISH
INTERIOR FLOOR COVERING MATERIALS TO COMPLY WITH DOC FF-1 PILL TEST (CPSC 16 CFR
PART 1630), MUBC 804.4.1. NEW FLOOR FINISHES AND COVERINGS OF A TRADITIONAL TYPE,
SUCH AS WOOD, VINYL, LINOLEUM, AND RESILIENT FLOOR COVERING MATERIAL NOT
COMPOSED OF FIBERS ARE PERMITTED THROUGHOUT (MUBC 804.1 EXCEPTION).

Bruner/Cott
ARCHITECTS

225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

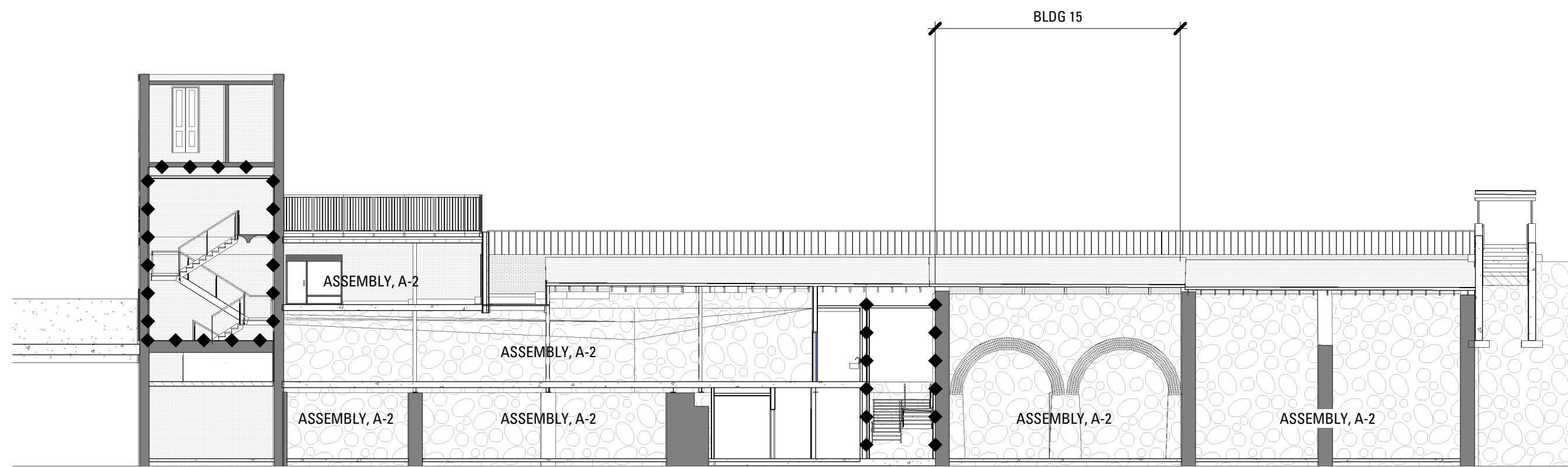
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

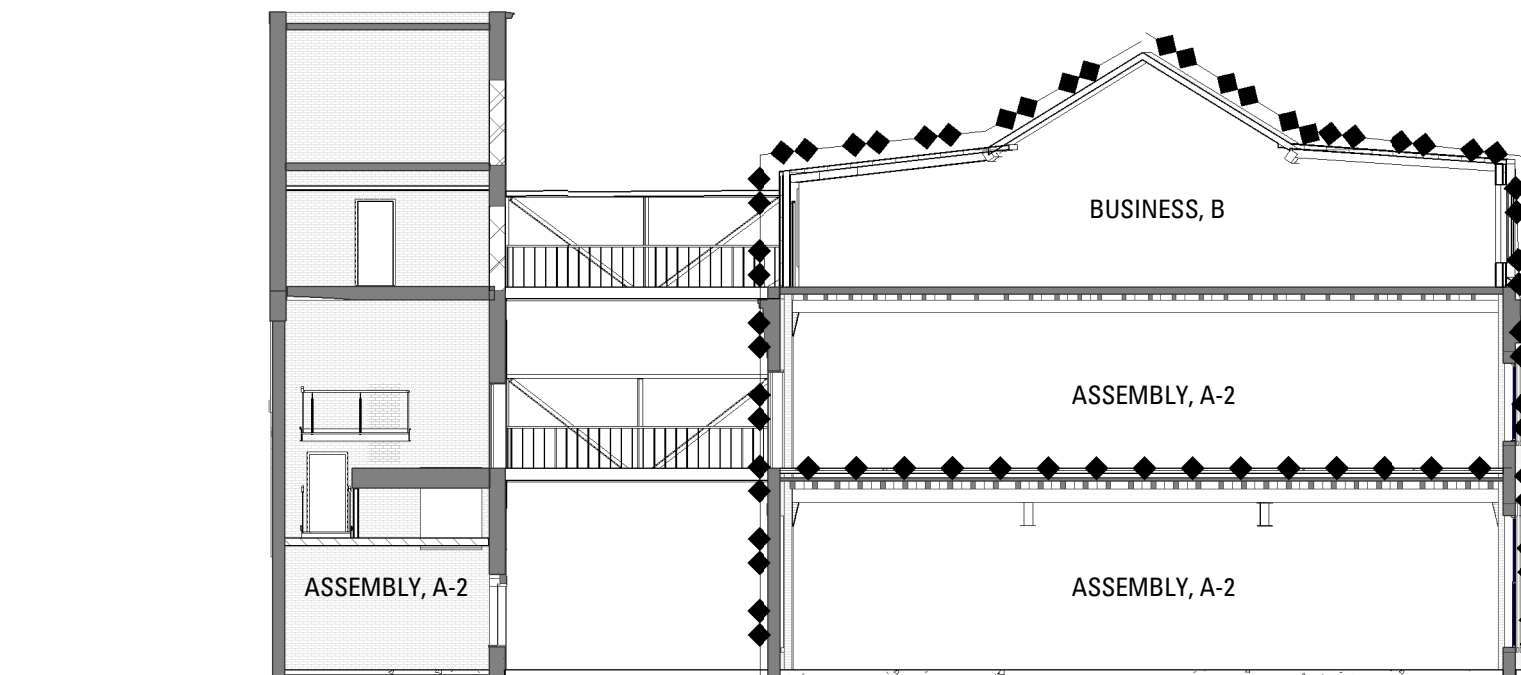
Date	DECEMBER 20, 2019
Scale	3/32" = 1'-0"
Project Number	
Drawn By	Author

CODE PLANS - TOWNHOUSES

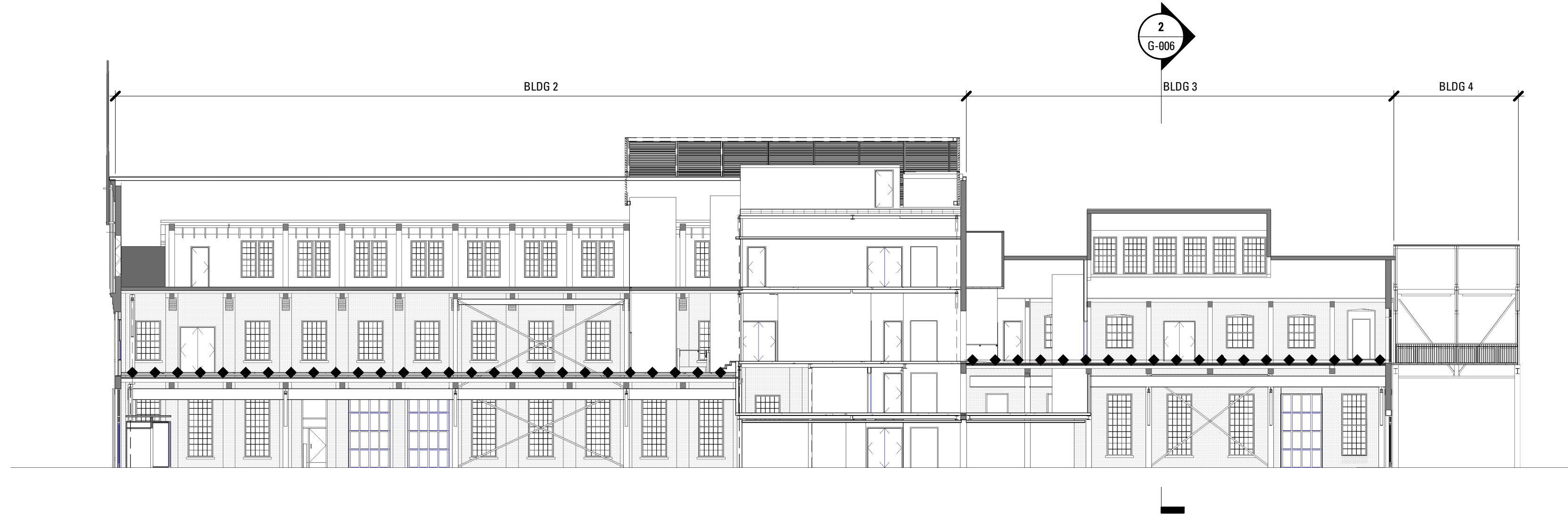
G-005



1 BLOCK 2 - C/D - EMBANKMENT - CODE SECTION
SCALE: 1/16" = 1'-0"



6 A - BLDG 2 / BLDG 24 - CODE SECTION
SCALE: 1/16" = 1'-0"



3 Section 7 1
SCALE: 1/16" = 1'-0"

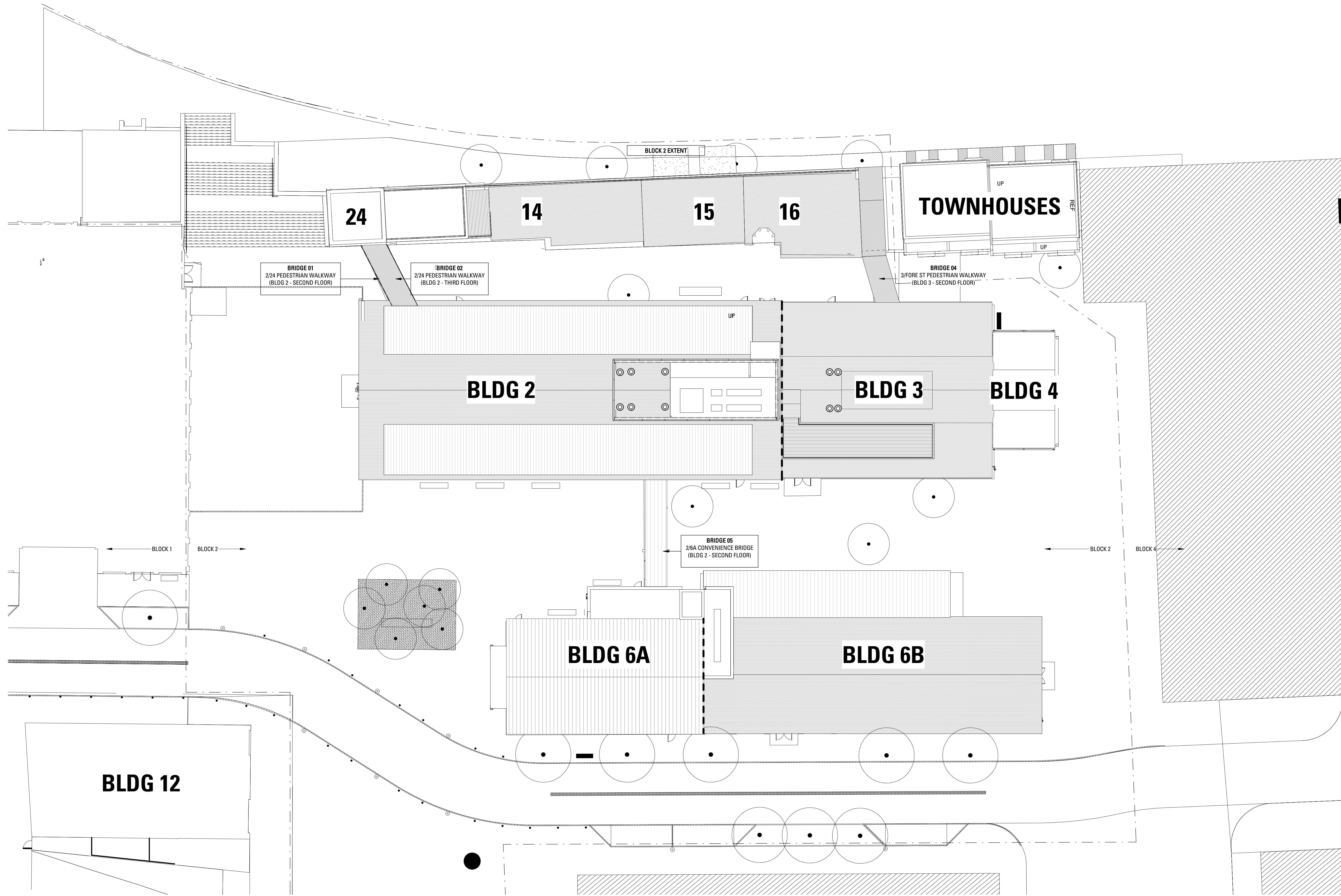


2 BLOCK 2 - A - BLDG 3 - CODE SECTION
SCALE: 1/16" = 1'-0"

Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date: DECEMBER 20, 2019
Scale: 1/16" = 1'-0"
Project Number:
Drawn By: Author

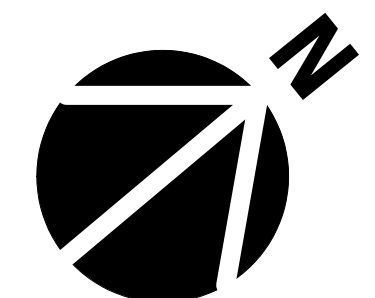


Rev.	Date	Remarks

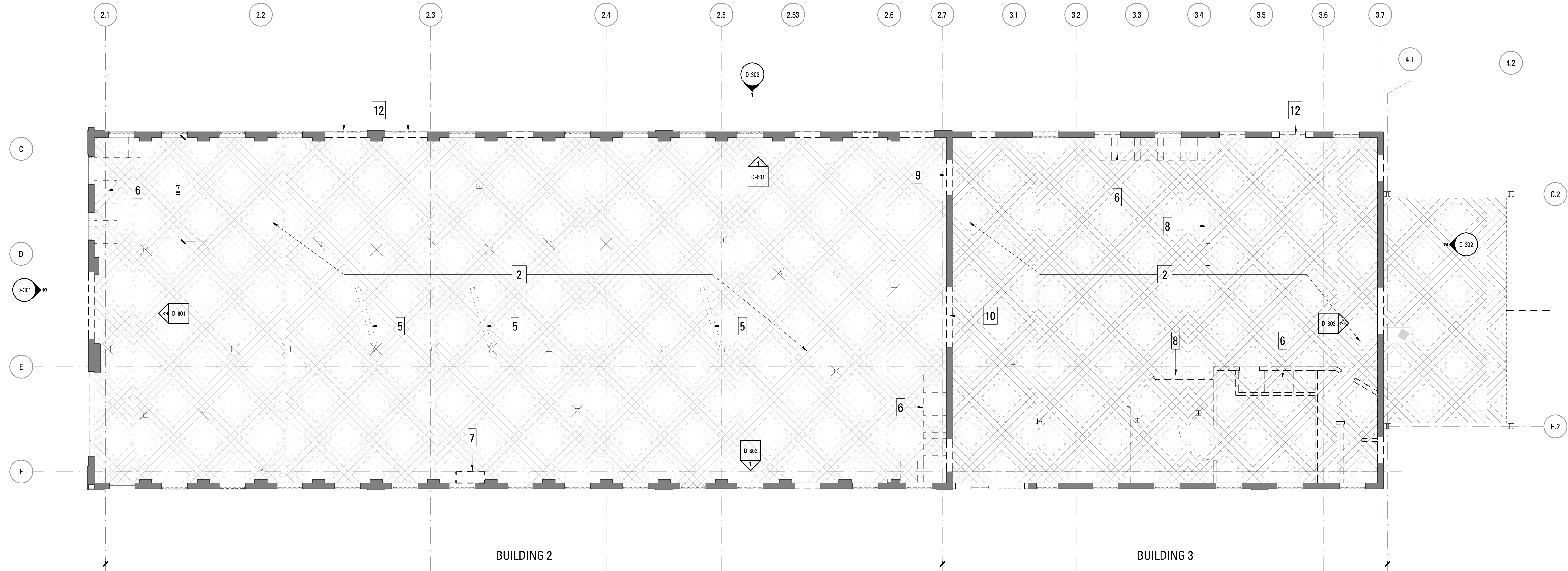
PORTLAND FORESIDE BLOCK 2

Date: DECEMBER 20, 2019
Scale: 1/16" = 1'-0"
Project Number:
Drawn By: Author

SITE PLAN



A-100



DEMOLITION GENERAL NOTES

- A. THE INTENT OF DEMOLITION IS TO DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING ELEMENTS NECESSARY TO CONSTRUCT NEW WORK INDICATED IN THE CONSTRUCTION DOCUMENTS. THE ITEMS NOTED ON THIS DRAWING ARE MEANT TO REPRESENT TYPICAL ITEMS WHICH ARE TO BE REMOVED. SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL CONSULTANTS RESPECTIVE DEMOLITION REQUIREMENTS. CONTRACTOR TO PROVIDE ANY ADDITIONAL GENERAL DEMOLITION WORK REQUIRED BY ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL CONSULTANT WORK, BUT NOT NECESSARILY SHOWN ON THE DEMOLITION PLAN.
- B. PROTECT ALL EXISTING CONSTRUCTION TO REMAIN. AT AREAS WHERE EXISTING CONSTRUCTION IS TO BE PARTIALLY DEMOLISHED EMPLOY APPROPRIATE TECHNIQUES TO ENSURE CLEAN CUTS AND MINIMUM DISRUPTION TO EXISTING REMAINING ADJACENT SURFACES. UNLESS DETAILED OR SCHEDULED OTHERWISE, ALL AREAS AFFECTED BY DEMOLITION WORK SHALL BE PATCHED AND/OR REPAIRED TO MATCH EXISTING ADJACENT SURFACES AND FINISHES. REPAIR AFFECTED AREAS AS REQUIRED TO RECIEVE NEW WORK.
- C. COMPLY WITH SAFETY REQUIREMENTS FOR DEMOLITION OF GENERAL CONSTRUCTION STANDARDS AS ADOPTED BY THE STATE OF MAINE.
- D. ALL DEMOLITION SHALL CONFORM TO ALL APPLICABLE LOCAL, CITY AND FEDERAL CODES, STANDARDS AND ORDINANCES.
- E. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS AND FURNISHINGS THROUGHOUT THE BUILDING. NOT ALL REFUSE AND DEBRIS HAVE NECESSARILY BEEN, NOR WILL BE, REMOVED BY THE OWNER PRIOR TO THE START OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL REFUSE AND DEBRIS THROUGHOUT BUILDINGS.
- F. REMOVE ALL GUTTERS AND DOWNSPOUTS, PIPING, WIRING, CONDUITS, HANGERS, ELECTRICAL, MECHANICAL, PLUMBING, HEATING AND VENTILATION EQUIPMENT UNLESS OTHERWISE NOTED. COORDINATE ALL DEMOLITION WORK WITH UTILITY COMPANIES. SERVICES ARE TO BE SAFELY CUTOFF, CAPPED TO SOURCE AND MADE SAFE BY ASSOCIATED TRADES. PATCH HOLES LEFT BEHIND.
- G. REMOVE ALL EXISTING LIGHT FIXTURES, ELECTRICAL WIRING, SWITCHES AND OUTLETS.
- H. PROVIDE SHORING AND BRACING AS REQUIRED PER THE CONTRACT SPECIFICATIONS.
- I. FOR BIDDING PURPOSES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND BECOME FAMILIAR WITH THE PROJECT SCOPE.

- J. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE INSIDE AND OUTSIDE OF LIMIT OF WORK LINE DUE TO CONTRACT OPERATIONS.
- K. THE LOCATION OF UNDERGROUND UTILITIES IS DIAGRAMMATIC ONLY AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES BEFORE COMMENCING WORK
- L. THE CONTRACTOR IS RESPONSIBLE FOR GENERAL DEMOLITION WORK AND SHALL COORDINATE ANY AND ALL HAZARDOUS MATERIAL REMOVAL WITH THE OWNER. ALL HAZARDOUS MATERIAL REMOVAL WILL BE PERFORMED BY A LICENSED HAZMAT REMOVAL CONTRACTOR. COORDINATE WORK WITH THE BUILDING AND SITE ABATEMENT PACKAGE.
- M. CONTRACTORS SHALL FIELD INSPECT ALL DEMOLITION WORK PRIOR TO REMOVAL, TO ENSURE SUCH REMOVAL DOES NOT IMPAIR STRUCTURAL INTEGRITY OF THE EXISTING BUILDING. IF THE INSPECTION INDICATES THAT THE STRUCTURAL INTEGRITY MAY BE IMPAIRED, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY.
- N. REMOVE EXISTING FINISHES AS REQUIRED TO INSTALL NEW FINISHES, UNLESS NOTED TO REMAIN AND BE PRESERVED. COORDINATE WITH ARCHITECTURAL, STRUCTURAL, MEPPF DRAWINGS FOR NEW WORK. PREPARE SURFACES TO RECEIVE NEW FINISH PER FINISH MANUFACTURER'S PRINTED INSTRUCTIONS. SEE FINISH SCHEDULE FOR NEW FINISHES.
- O. REMOVE ALL FENCING UNLESS OTHERWISE NOTED. VERIFY EXTENT IN FIELD.
- P. FOR SCOPE OF WINDOW AND DOOR INTERIOR AND EXTERIOR CASINGS, SILLS AND TRIM, SEE WINDOW AND DOOR SCHEDULES.

DEMOLITION KEY NOTES

- 1. SALVAGE (4) CAST IRON COLUMNS FOR RE-USE.
- 2. REMOVE EXISTING CONCRETE SLAB ON GRADE IN ITS ENTIRETY. COORDINATE WITH STRUCTURAL.
- 3. REMOVE FULL FLOOR ASSEMBLY.
- 4. REMOVE EXISTING FLOORING ND SUBFLOOR TO EXISTING PURLINS.
- 5. REMOVE CRANE ARM.
- 6. REMOVE WOOD STAIRS.
- 7. REMOVE SPRINKLER ROOM CABINET AND ASSOCIATED EQUIPMENT.
- 8. REMOVE INTERIOR CONSTRUCTION AS SHOWN BY A DASHED LINE INCLUDING BUT NOT LIMITED TO: DOORS & FRAMES, FURRING, WOOD PARTITIONS, CMU PARTITIONS, AND TOILET PARTITIONS DOWN TO EXISTING FLOOR SUBSTRATE.
- 9. REMOVE DOOR.
- 10. PROTECT STEEL DOOR FOR RE-USE. CLEAN AND SALVAGE SLIDING DOOR TRACK.
- 11. REMOVE PARTITION.
- 12. REMOVE MASONRY WALL IN PREPARATION FOR NEW OVERHEAD GARAGE DOOR. SEE ELEVATIONS FOR EXTENTS.
- 13. REMOVE UNDERSIDE BRACING AT ALL TRUSSES.
- 14. REMOVE DORMER STRUCTURES, INCLUDING WINDOWS, WALLS, AND ROOF ASSEMBLY.
- 15. REMOVE ROOF ASSEMBLY TO STRUCTURE.
- 16. <<<NOTE ON DORMER DEMO>>>
- 17. REMOVE HEADHOUSE IN ENTIRETY.
- 18. REMOVE ROOF ASSEMBLY AND STRUCTURE.
- 19. SEE DEMO ELEVATIONS FOR MASONRY REPAIR SCOPE.

DEMOLITION LEGEND

- EXISTING TO BE REMOVED
- █ EXISTING TO REMAIN
- ▨ REMOVE FLOOR OR ROOF ASSEMBLY
- NOT IN CONTRACT UON
- ⊗ COLUMN TO BE REMOVED
- ○ EXISTING COLUMN TO REMAIN
- ▤ REPOINT MASONRY AS REQUIRED
- ▥ REPLACE EXISTING MASONRY
- ▦ PATCH/REPAIR EXISTING MASONRY
- ▧ REBUILD MASONRY
- ▨ CLEAN MASONRY

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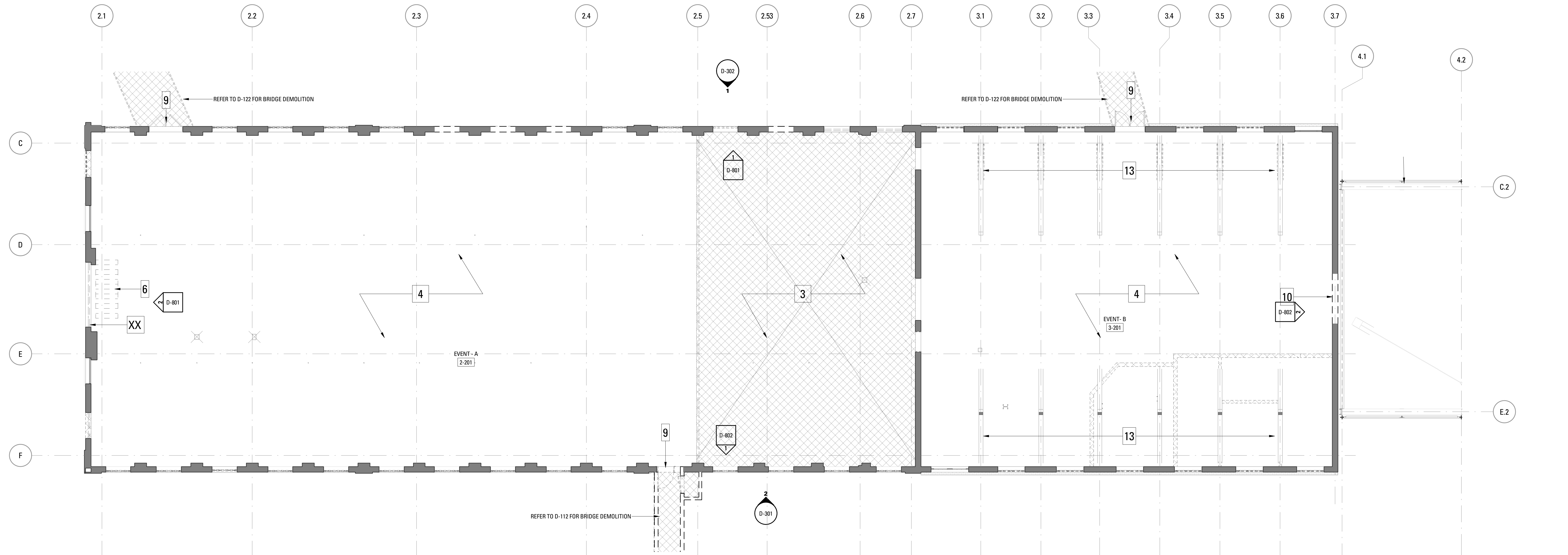
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PORTLAND FORESIDE BLOCK 2

Date	DECEMBER 20, 2019
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Project Number	
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DEMOLITION PLAN - A - BLDG 2/3/4 - GROUND FLOOR

D-101



DEMOLITION GENERAL NOTES

- A. THE INTENT OF DEMOLITION IS TO DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING ELEMENTS NECESSARY TO CONSTRUCT NEW WORK INDICATED IN THE CONSTRUCTION DOCUMENTS. THE ITEMS NOTED ON THIS DRAWING ARE MEANT TO REPRESENT TYPICAL ITEMS WHICH ARE TO BE REMOVED. SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL CONSULTANTS RESPECTIVE DEMOLITION REQUIREMENTS. CONTRACTOR TO PROVIDE ANY ADDITIONAL GENERAL DEMOLITION WORK REQUIRED BY ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL CONSULTANT WORK, BUT NOT NECESSARILY SHOWN ON THE DEMOLITION PLAN.
- B. PROTECT ALL EXISTING CONSTRUCTION TO REMAIN. AT AREAS WHERE EXISTING CONSTRUCTION IS TO BE PARTIALLY DEMOLISHED EMPLOY APPROPRIATE TECHNIQUES TO ENSURE CLEAN CUTS AND MINIMUM DISRUPTION TO EXISTING REMAINING ADJACENT SURFACES. UNLESS DETAILED OR SCHEDULED OTHERWISE, ALL AREAS AFFECTED BY DEMOLITION WORK SHALL BE PATCHED AND/OR REPAIRED TO MATCH EXISTING ADJACENT SURFACES AND FINISHES. REPAIR AFFECTED AREAS AS REQUIRED TO RECIEVE NEW WORK.
- C. COMPLY WITH SAFETY REQUIREMENTS FOR DEMOLITION OF GENERAL CONSTRUCTION STANDARDS AS ADOPTED BY THE STATE OF MAINE.
- D. ALL DEMOLITION SHALL CONFORM TO ALL APPLICABLE LOCAL, CITY AND FEDERAL CODES, STANDARDS AND ORDINANCES.
- E. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS AND FURNISHINGS THROUGHOUT THE BUILDING. NOT ALL REFUSE AND DEBRIS HAVE NECESSARILY BEEN, NOR WILL BE, REMOVED BY THE OWNER PRIOR TO THE START OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL REFUSE AND DEBRIS THROUGHOUT BUILDINGS.
- F. REMOVE ALL GUTTERS AND DOWNSPOUTS, PIPING, WIRING, CONDUITS, HANGERS, ELECTRICAL, MECHANICAL, PLUMBING, HEATING AND VENTILATION EQUIPMENT UNLESS OTHERWISE NOTED. COORDINATE ALL DEMOLITION WORK WITH UTILITY COMPANIES. SERVICES ARE TO BE SAFELY CUTOFF, CAPPED TO SOURCE AND MADE SAFE BY ASSOCIATED TRADES. PATCH HOLES LEFT BEHIND.
- G. REMOVE ALL EXISTING LIGHT FIXTURES, ELECTRICAL WIRING, SWITCHES AND OUTLETS.
- H. PROVIDE SHORING AND BRACING AS REQUIRED PER THE CONTRACT SPECIFICATIONS.
- I. FOR BIDDING PURPOSES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND BECOME FAMILIAR WITH THE PROJECT SCOPE.

- J. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE INSIDE AND OUTSIDE OF LIMIT OF WORK LINE DUE TO CONTRACT OPERATIONS.
- K. THE LOCATION OF UNDERGROUND UTILITIES IS DIAGRAMMATIC ONLY AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES BEFORE COMMENCING WORK
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- M. CONTRACTORS SHALL FIELD INSPECT ALL DEMOLITION WORK PRIOR TO REMOVAL, TO ENSURE SUCH REMOVAL DOES NOT IMPAIR STRUCTURAL INTEGRITY OF THE EXISTING BUILDING. IF THE INSPECTION INDICATES THAT THE STRUCTURAL INTEGRITY MAY BE IMPAIRED, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY.
- N. REMOVE EXISTING FINISHES AS REQUIRED TO INSTALL NEW FINISHES, UNLESS NOTED TO REMAIN AND BE PRESERVED. COORDINATE WITH ARCHITECTURAL, STRUCTURAL, MEPPF DRAWINGS FOR NEW WORK. PREPARE SURFACES TO RECEIVE NEW FINISH PER FINISH MANUFACTURER'S PRINTED INSTRUCTIONS. SEE FINISH SCHEDULE FOR NEW FINISHES.
- O. REMOVE ALL FENCING UNLESS OTHERWISE NOTED. VERIFY EXTENT IN FIELD.
- P. FOR SCOPE OF WINDOW AND DOOR INTERIOR AND EXTERIOR CASINGS, SILLS AND TRIM, SEE WINDOW AND DOOR SCHEDULES.

DEMOLITION KEY NOTES

1. SALVAGE (4) CAST IRON COLUMNS FOR RE-USE.
2. REMOVE EXISTING CONCRETE SLAB ON GRADE IN ITS ENTIRETY. COORDINATE WITH STRUCTURAL.
3. REMOVE FULL FLOOR ASSEMBLY.
4. REMOVE EXISTING FLOORING ND SUBFLOOR TO EXISTING PURLINS.
5. REMOVE CRANE ARM.
6. REMOVE WOOD STAIRS.
7. REMOVE SPRINKLER ROOM CABINET AND ASSOCIATED EQUIPMENT.
8. REMOVE INTERIOR CONSTRUCTION AS SHOWN BY A DASHED LINE INCLUDING BUT NOT LIMITED TO: DOORS & FRAMES, FURRING, WOOD PARTITIONS, CMU PARTITIONS, AND TOILET PARTITIONS DOWN TO EXISTING FLOOR SUBSTRATE.
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10. PROTECT STEEL DOOR FOR RE-USE. CLEAN AND SALVAGE SLIDING DOOR TRACK.
11. REMOVE PARTITION.
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14. REMOVE DORMER STRUCTURES, INCLUDING WINDOWS, WALLS, AND ROOF ASSEMBLY.
15. REMOVE ROOF ASSEMBLY TO STRUCTURE.
16. <<NOTE ON DORMER DEMO>>
17. REMOVE HEADHOUSE IN ENTIRETY.
18. REMOVE ROOF ASSEMBLY AND STRUCTURE.
19. SEE DEMO ELEVATIONS FOR MASONRY REPAIR SCOPE.

DEMOLITION LEGEND

- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- REMOVE FLOOR OR ROOF ASSEMBLY
- NOT IN CONTRACT UON
- COLUMN TO BE REMOVED
- EXISTING COLUMN TO REMAIN
- REPOINT MASONRY AS REQUIRED
- REPLACE EXISTING MASONRY
- PATCH/REPAIR EXISTING MASONRY
- REBUILD MASONRY
- CLEAN MASONRY

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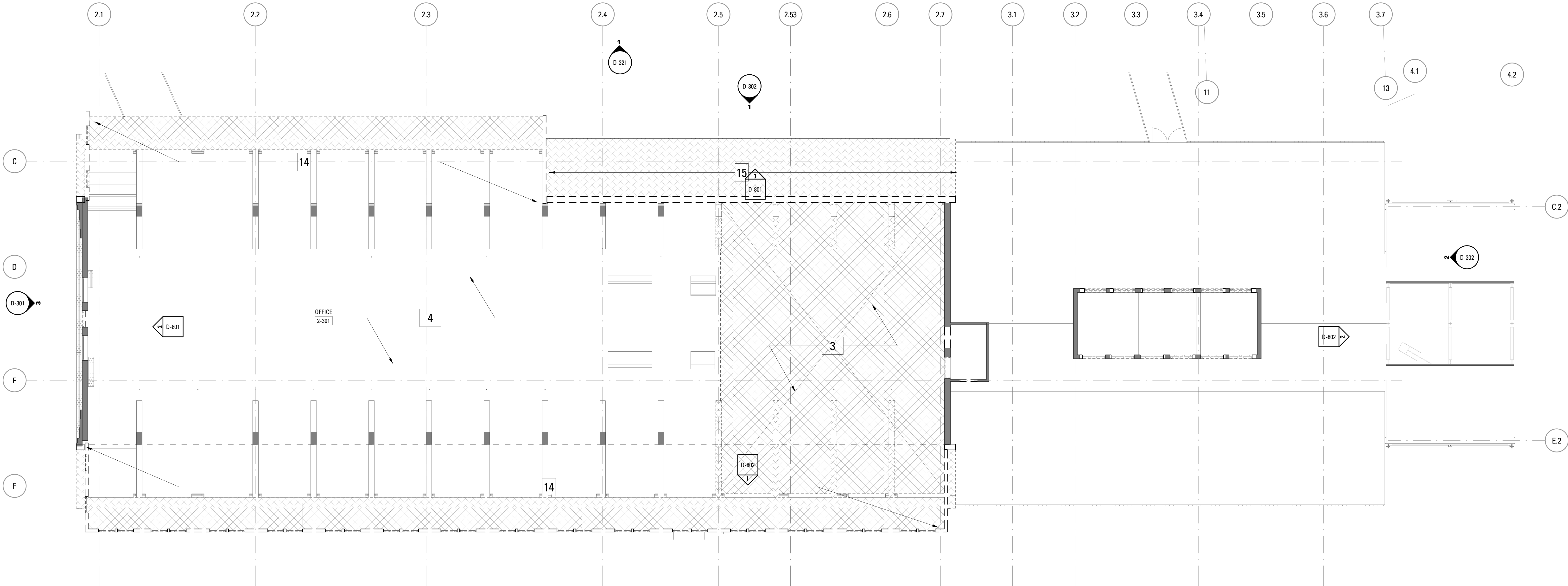
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PORTLAND FORESIDE BLOCK 2

Date	DECEMBER 20, 2019
Scale	As indicated
Project Number	
Drawn By	Author

DEMOLITION PLAN - A - BLDG 2/3/4 - SECOND FLOOR

D-102



DEMOLITION GENERAL NOTES

- A. THE INTENT OF DEMOLITION IS TO DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING ELEMENTS NECESSARY TO CONSTRUCT NEW WORK INDICATED IN THE CONSTRUCTION DOCUMENTS. THE ITEMS NOTED ON THIS DRAWING ARE MEANT TO REPRESENT TYPICAL ITEMS WHICH ARE TO BE REMOVED. SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL CONSULTANTS RESPECTIVE DEMOLITION REQUIREMENTS. CONTRACTOR TO PROVIDE ANY ADDITIONAL GENERAL DEMOLITION WORK REQUIRED BY ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL CONSULTANT WORK, BUT NOT NECESSARILY SHOWN ON THE DEMOLITION PLAN.

B. PROTECT ALL EXISTING CONSTRUCTION TO REMAIN. AT AREAS WHERE EXISTING CONSTRUCTION IS TO BE PARTIALLY DEMOLISHED EMPLOY APPROPRIATE TECHNIQUES TO ENSURE CLEAN CUTS AND MINIMUM DISRUPTION TO EXISTING REMAINING ADJACENT SURFACES. UNLESS DETAILED OR SCHEDULED OTHERWISE, ALL AREAS AFFECTED BY DEMOLITION WORK SHALL BE PATCHED AND/OR REPAIRED TO MATCH EXISTING ADJACENT SURFACES AND FINISHES. REPAIR AFFECTED AREAS AS REQUIRED TO RECIEVE NEW WORK.

C. COMPLY WITH SAFETY REQUIREMENTS FOR DEMOLITION OF GENERAL CONSTRUCTION STANDARDS AS ADOPTED BY THE STATE OF MAINE.
- D. ALL DEMOLITION SHALL CONFORM TO ALL APPLICABLE LOCAL, CITY AND FEDERAL CODES, STANDARDS AND ORDINANCES.

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F. REMOVE ALL GUTTERS AND DOWNSPOUTS, PIPING, WIRING, CONDUITS, HANGERS, ELECTRICAL, MECHANICAL, PLUMBING, HEATING AND VENTILATION EQUIPMENT UNLESS OTHERWISE NOTED. COORDINATE ALL DEMOLITION WORK WITH UTILITY COMPANIES. SERVICES ARE TO BE SAFELY CUTOFF, CAPPED TO SOURCE AND MADE SAFE BY ASSOCIATED TRADES. PATCH HOLES LEFT BEHIND.

G. REMOVE ALL EXISTING LIGHT FIXTURES, ELECTRICAL WIRING, SWITCHES AND OUTLETS.

H. PROVIDE SHORING AND BRACING AS REQUIRED PER THE CONTRACT SPECIFICATIONS.

I. FOR BIDDING PURPOSES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND BECOME FAMILIAR WITH THE PROJECT SCOPE.
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O. REMOVE ALL FENCING UNLESS OTHERWISE NOTED. VERIFY EXTENT IN FIELD.

P. FOR SCOPE OF WINDOW AND DOOR INTERIOR AND EXTERIOR CASINGS, SILLS AND TRIM, SEE WINDOW AND DOOR SCHEDULES.

DEMOLITION KEY NOTES

1. SALVAGE (4) CAST IRON COLUMNS FOR RE-USE.

2. REMOVE EXISTING CONCRETE SLAB ON GRADE IN ITS ENTIRETY. COORDINATE WITH STRUCTURAL.

3. REMOVE FULL FLOOR ASSEMBLY.

4. REMOVE EXISTING FLOORING ND SUBFLOOR TO EXISTING PURLINS.

5. REMOVE CRANE ARM.

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10. PROTECT STEEL DOOR FOR RE-USE. CLEAN AND SALVAGE SLIDING DOOR TRACK.

11. REMOVE PARTITION.

12. REMOVE MASONRY WALL IN PREPARATION FOR NEW OVERHEAD GARAGE DOOR. SEE ELEVATIONS FOR EXTENTS.

13. REMOVE UNDERSIDE BRACING AT ALL TRUSSES.

14. REMOVE DORMER STRUCTURES, INCLUDING WINDOWS, WALLS, AND ROOF ASSEMBLY.

15. REMOVE ROOF ASSEMBLY TO STRUCTURE.

16. <<<NOTE ON DORMER DEMO>>>
17. REMOVE HEADHOUSE IN ENTIRETY.

18. REMOVE ROOF ASSEMBLY AND STRUCTURE.

19. SEE DEMO ELEVATIONS FOR MASONRY REPAIR SCOPE.

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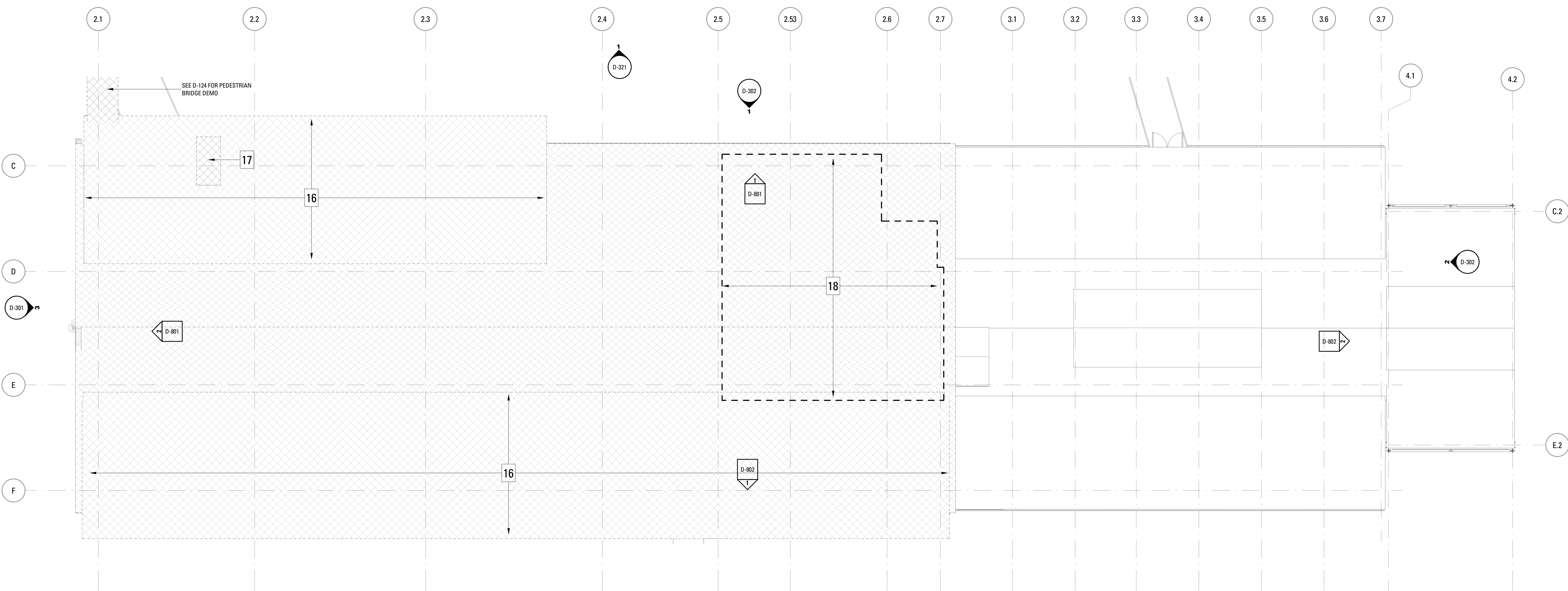
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Project Number

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DEMOLITION PLAN - A - BLDG 2/3/4 - THIRD FLOOR

D-103



1 BUILDING 2/3 - ROOF DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES

- A. THE INTENT OF DEMOLITION IS TO DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING ELEMENTS NECESSARY TO CONSTRUCT NEW WORK INDICATED IN THE CONSTRUCTION DOCUMENTS. THE ITEMS NOTED ON THIS DRAWING ARE MEANT TO REPRESENT TYPICAL ITEMS WHICH ARE TO BE REMOVED. SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL CONSULTANTS RESPECTIVE DEMOLITION REQUIREMENTS. CONTRACTOR TO PROVIDE ANY ADDITIONAL GENERAL DEMOLITION WORK REQUIRED BY ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL CONSULTANT WORK, BUT NOT NECESSARILY SHOWN ON THE DEMOLITION PLAN.
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- H. PROVIDE SHORING AND BRACING AS REQUIRED PER THE CONTRACT SPECIFICATIONS.
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DEMOLITION KEY NOTES

- SALVAGE (4) CAST IRON COLUMNS FOR RE-USE.
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DEMOLITION LEGEND

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- REMOVE FLOOR OR ROOF ASSEMBLY
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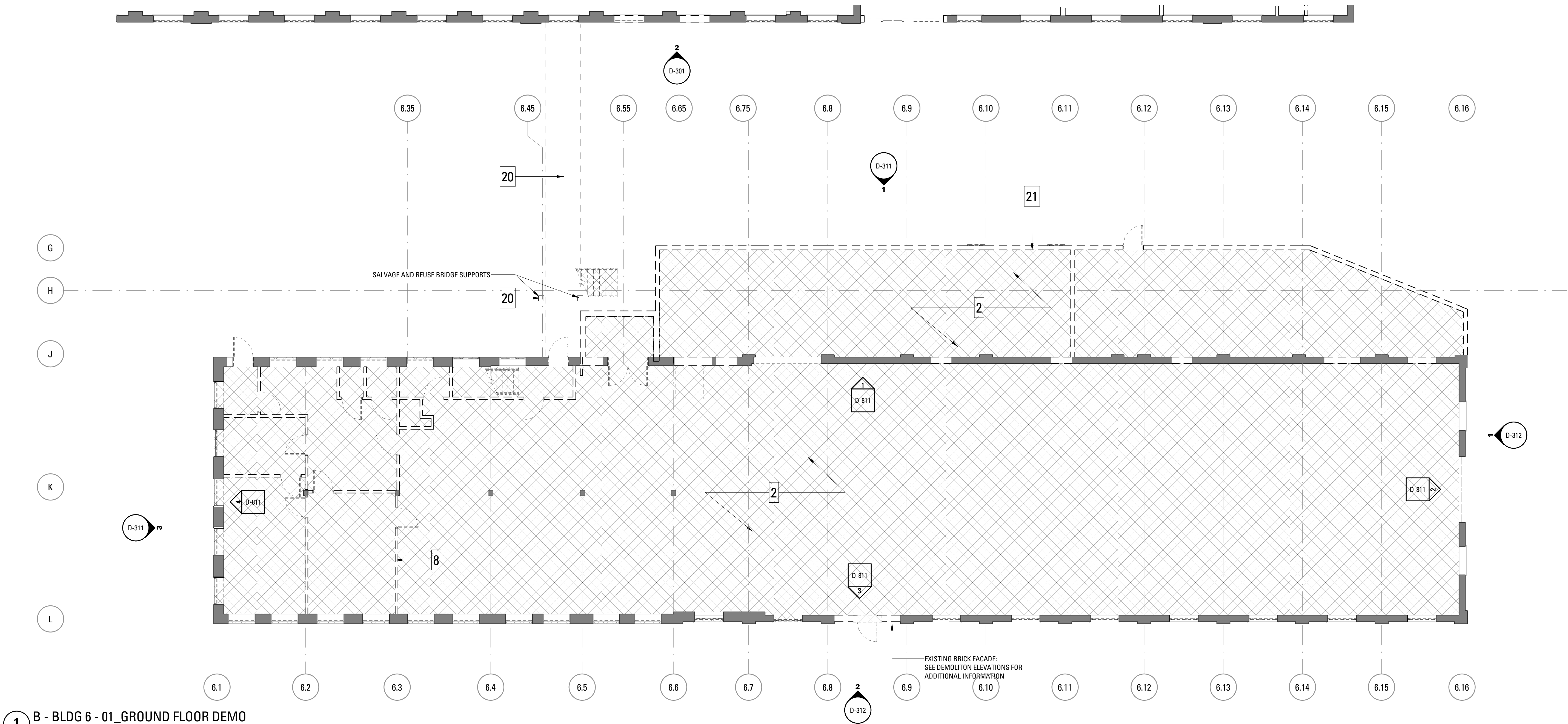
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Drawn By: Author

DEMOLITION PLAN - A - BLDG 2/3/4 - ROOF

D-104



1 B - BLDG 6 - 01_GROUND FLOOR DEMO
SCALE: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES

- A. THE INTENT OF DEMOLITION IS TO DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING ELEMENTS NECESSARY TO CONSTRUCT NEW WORK INDICATED IN THE CONSTRUCTION DOCUMENTS. THE ITEMS NOTED ON THIS DRAWING ARE MEANT TO REPRESENT TYPICAL ITEMS WHICH ARE TO BE REMOVED. SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL CONSULTANTS RESPECTIVE DEMOLITION REQUIREMENTS. CONTRACTOR TO PROVIDE ANY ADDITIONAL GENERAL DEMOLITION WORK REQUIRED BY ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL CONSULTANT WORK, BUT NOT NECESSARILY SHOWN ON THE DEMOLITION PLAN.
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- L. THE CONTRACTOR IS RESPONSIBLE FOR GENERAL DEMOLITION WORK AND SHALL COORDINATE ANY AND ALL HAZARDOUS MATERIAL REMOVAL WITH THE OWNER. ALL HAZARDOUS MATERIAL REMOVAL WILL BE PERFORMED BY A LICENSED HAZMAT REMOVAL CONTRACTOR. COORDINATE WORK WITH THE BUILDING AND SITE ABATEMENT PACKAGE.
- M. CONTRACTORS SHALL FIELD INSPECT ALL DEMOLITION WORK PRIOR TO REMOVAL, TO ENSURE SUCH REMOVAL DOES NOT IMPAIR STRUCTURAL INTEGRITY OF THE EXISTING BUILDING. IF THE INSPECTION INDICATES THAT THE STRUCTURAL INTEGRITY MAY BE IMPAIRED, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY.

DEMOLITION KEY NOTES

1. SALVAGE (4) CAST IRON COLUMNS FOR RE-USE.
2. REMOVE EXISTING CONCRETE SLAB ON GRADE IN ITS ENTIRETY. COORDINATE WITH STRUCTURAL.
3. REMOVE FULL FLOOR ASSEMBLY.
4. REMOVE FINISH FLOORING AND SUBFLOORING TO TONGUE AND GROOVE DECKING.
5. REMOVE CRANE ARM.
6. REMOVE WOOD STAIRS.
7. REMOVE SPRINKLER ROOM CABINET AND ASSOCIATED EQUIPMENT.
8. REMOVE INTERIOR CONSTRUCTION AS SHOWN BY A DASHED LINE INCLUDING BUT NOT LIMITED TO: DOORS & FRAMES, FURRING, WOOD PARTITIONS, CMU PARTITIONS, AND TOILET PARTITIONS DOWN TO EXISTING FLOOR SUBSTRATE.
9. REMOVE DOOR.
10. PROTECT STEEL DOOR FOR RE-USE. CLEAN AND SALVAGE SLIDING DOOR TRACK.
11. REMOVE PARTITION.
12. REMOVE MASONRY WALL IN PREPARATION FOR NEW OVERHEAD GARAGE DOOR. SEE ELEVATIONS FOR EXTENTS.
13. REMOVE UNDERSIDE BRACING AT ALL TRUSSES.
14. REMOVE DORMER STRUCTURES, INCLUDING WINDOWS, WALLS, AND ROOF ASSEMBLY.
15. REMOVE ROOF OF ASSEMBLY TO STRUCTURE.
16. CUT BACK EXISTING DORMER. COODINATE WITH ARCHITECTURAL PLANS. RETAIN STRUCTURE AS NOTED IN STRUCTURAL DWGS.
17. REMOVE HEADHOUSE IN ENTIRETY.
18. REMOVE ROOF ASSEMBLY AND STRUCTURE.
19. SEE DEMO ELEVATIONS FOR MASONRY REPAIR SCOPE.
20. REMOVE PEDESTRIAN BRIDGE IN ENTIRETY. SALVAGE WOODEN BRIDGE SUPPORT AS INDICATED D-500.
21. REMOVE EXISTING SHED IN ITS ENTIRETY.
22. REMOVE EXTERIOR STAIR IN ENTIRETY.

DEMOLITION LEGEND

- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- REMOVE FLOOR OR ROOF ASSEMBLY
- NOT IN CONTRACT UON
- COLUMN TO BE REMOVED
- EXISTING COLUMN TO REMAIN
- REPOINT MASONRY AS REQUIRED
- REPLACE EXISTING MASONRY
- PATCH/REPAIR EXISTING MASONRY
- REBUILD MASONRY
- CLEAN MASONRY

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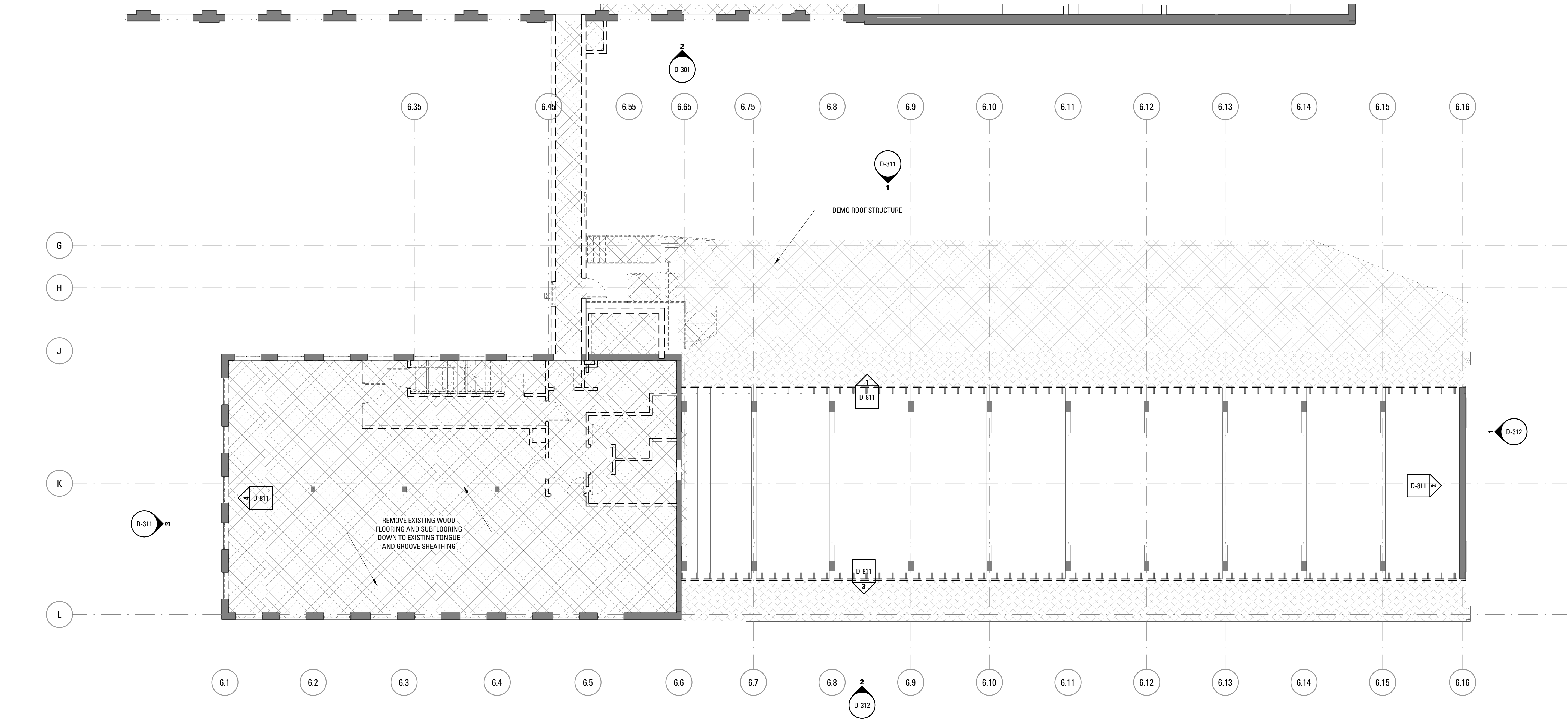
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date: DECEMBER 20, 2019
Scale: As indicated
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DEMOLITION PLAN - B - BLDG 6A/6B - GROUND FLOOR

D-111



1 BUILDING 6 - SECOND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES

- A. THE INTENT OF DEMOLITION IS TO DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING ELEMENTS NECESSARY TO CONSTRUCT NEW WORK INDICATED IN THE CONSTRUCTION DOCUMENTS. THE ITEMS NOTED ON THIS DRAWING ARE MEANT TO REPRESENT TYPICAL ITEMS WHICH ARE TO BE REMOVED. SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL CONSULTANTS RESPECTIVE DEMOLITION REQUIREMENTS. CONTRACTOR TO PROVIDE ANY ADDITIONAL GENERAL DEMOLITION WORK REQUIRED BY ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL CONSULTANT WORK, BUT NOT NECESSARILY SHOWN ON THE DEMOLITION PLAN.

B. PROTECT ALL EXISTING CONSTRUCTION TO REMAIN. AT AREAS WHERE EXISTING CONSTRUCTION IS TO BE PARTIALLY DEMOLISHED EMPLOY APPROPRIATE TECHNIQUES TO ENSURE CLEAN CUTS AND MINIMUM DISRUPTION TO EXISTING REMAINING ADJACENT SURFACES. UNLESS DETAILED OR SCHEDULED OTHERWISE, ALL AREAS AFFECTED BY DEMOLITION WORK SHALL BE PATCHED AND/OR REPAIRED TO MATCH EXISTING ADJACENT SURFACES AND FINISHES. REPAIR AFFECTED AREAS AS REQUIRED TO RECEIVE NEW WORK.

C. COMPLY WITH SAFETY REQUIREMENTS FOR DEMOLITION OF GENERAL CONSTRUCTION STANDARDS AS ADOPTED BY THE STATE OF MAINE.
- D. ALL DEMOLITION SHALL CONFORM TO ALL APPLICABLE LOCAL, CITY AND FEDERAL CODES, STANDARDS AND ORDINANCES.

E. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS AND FURNISHINGS THROUGHOUT THE BUILDING. NOT ALL REFUSE AND DEBRIS HAVE NECESSARILY BEEN, NOR WILL BE, REMOVED BY THE OWNER PRIOR TO THE START OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL REFUSE AND DEBRIS THROUGHOUT BUILDINGS.

F. REMOVE ALL GUTTERS AND DOWNSPOUTS, PIPING, WIRING, CONDUITS, HANGERS, ELECTRICAL, MECHANICAL, PLUMBING, HEATING AND VENTILATION EQUIPMENT UNLESS OTHERWISE NOTED. COORDINATE ALL DEMOLITION WORK WITH UTILITY COMPANIES. SERVICES ARE TO BE SAFELY CUTOFF, CAPPED TO SOURCE AND MADE SAFE BY ASSOCIATED TRADES. PATCH HOLES LEFT BEHIND.

G. REMOVE ALL EXISTING LIGHT FIXTURES, ELECTRICAL WIRING, SWITCHES AND OUTLETS.

H. PROVIDE SHORING AND BRACING AS REQUIRED PER THE CONTRACT SPECIFICATIONS.

I. FOR BIDDING PURPOSES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND BECOME FAMILIAR WITH THE PROJECT SCOPE.
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O. REMOVE ALL FENCING UNLESS OTHERWISE NOTED. VERIFY EXTENT IN FIELD.

P. FOR SCOPE OF WINDOW AND DOOR INTERIOR AND EXTERIOR CASINGS, SILLS AND TRIM, SEE WINDOW AND DOOR SCHEDULES.

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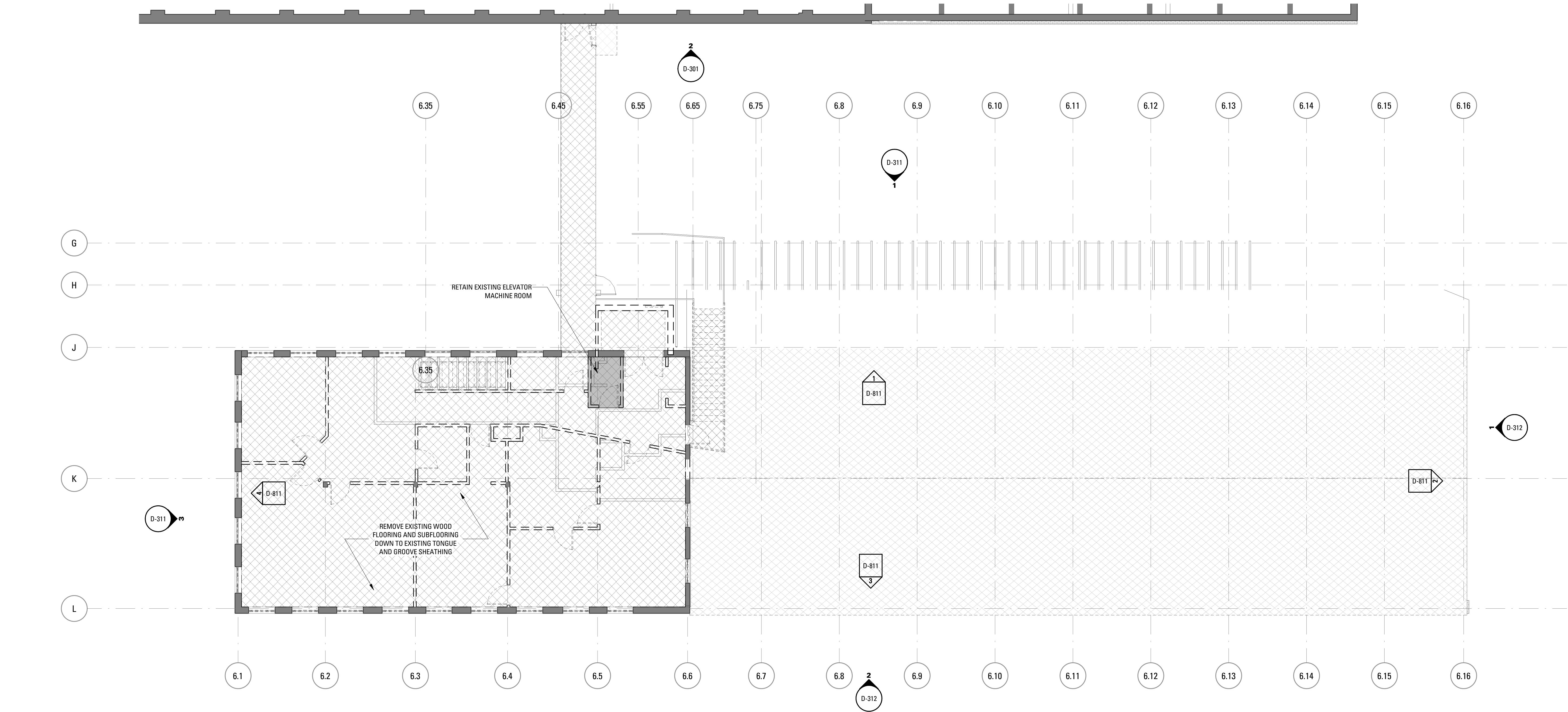
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PORTLAND FORESIDE BLOCK 2

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Project Number	
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DEMOLITION PLAN - B - BLDG 6A/6B - SECOND FLOOR

D-112



1 B - BLDG 6 - 03 THIRD FLOOR DEMO
SCALE: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES

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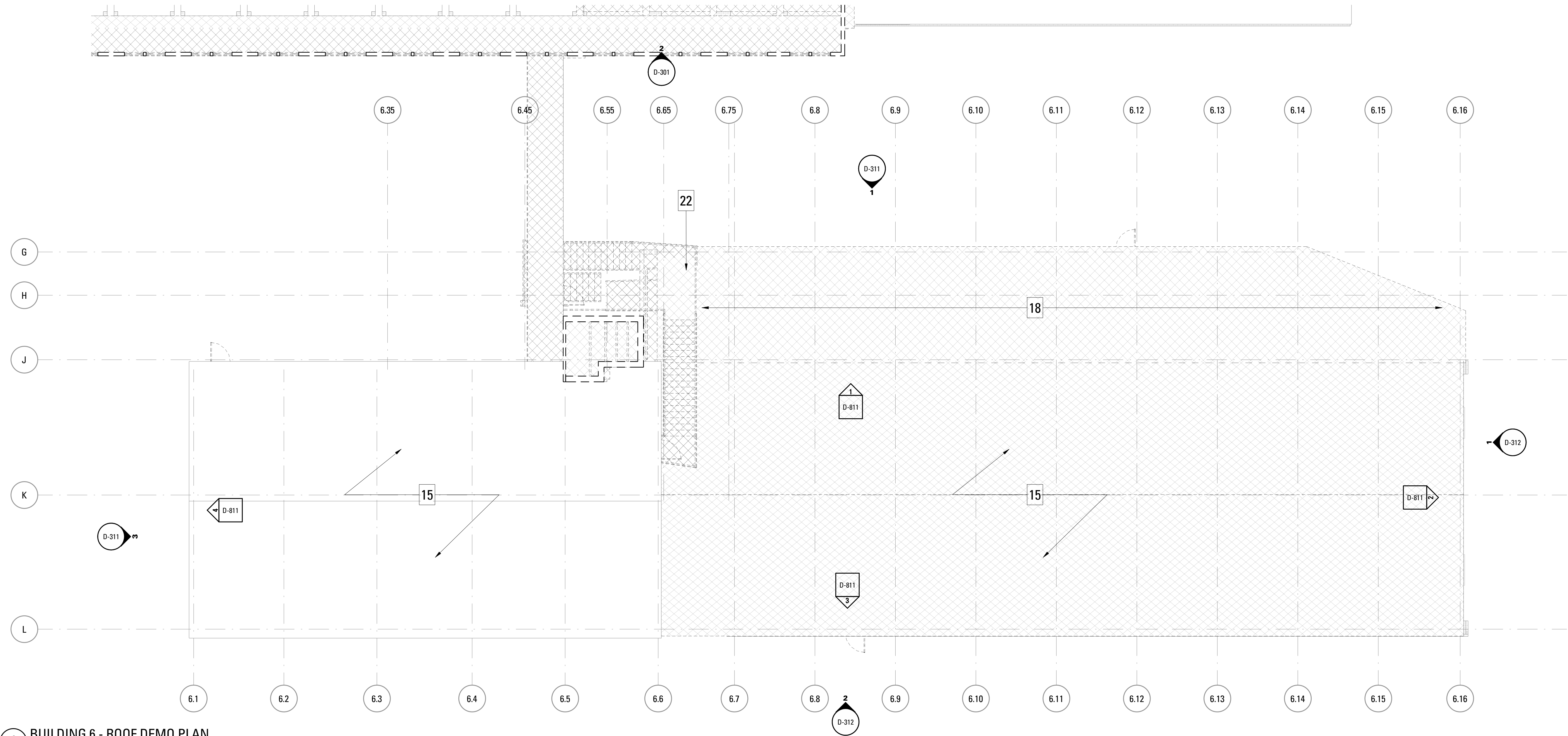
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DEMOLITION PLAN - B - BLDG 6A/6B - THIRD FLOOR

D-113



1 BUILDING 6 - ROOF DEMO PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES

- A. THE INTENT OF DEMOLITION IS TO DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING ELEMENTS NECESSARY TO CONSTRUCT NEW WORK INDICATED IN THE CONSTRUCTION DOCUMENTS. THE ITEMS NOTED ON THIS DRAWING ARE MEANT TO REPRESENT TYPICAL ITEMS WHICH ARE TO BE REMOVED. SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL CONSULTANTS RESPECTIVE DEMOLITION REQUIREMENTS. CONTRACTOR TO PROVIDE ANY ADDITIONAL GENERAL DEMOLITION WORK REQUIRED BY ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL CONSULTANT WORK, BUT NOT NECESSARILY SHOWN ON THE DEMOLITION PLAN.
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- F. REMOVE ALL GUTTERS AND DOWNSPOUTS, PIPING, WIRING, CONDUITS, HANGERS, ELECTRICAL, MECHANICAL, PLUMBING, HEATING AND VENTILATION EQUIPMENT UNLESS OTHERWISE NOTED. COORDINATE ALL DEMOLITION WORK WITH UTILITY COMPANIES. SERVICES ARE TO BE SAFELY CUTOFF, CAPPED TO SOURCE AND MADE SAFE BY ASSOCIATED TRADES. PATCH HOLES LEFT BEHIND.
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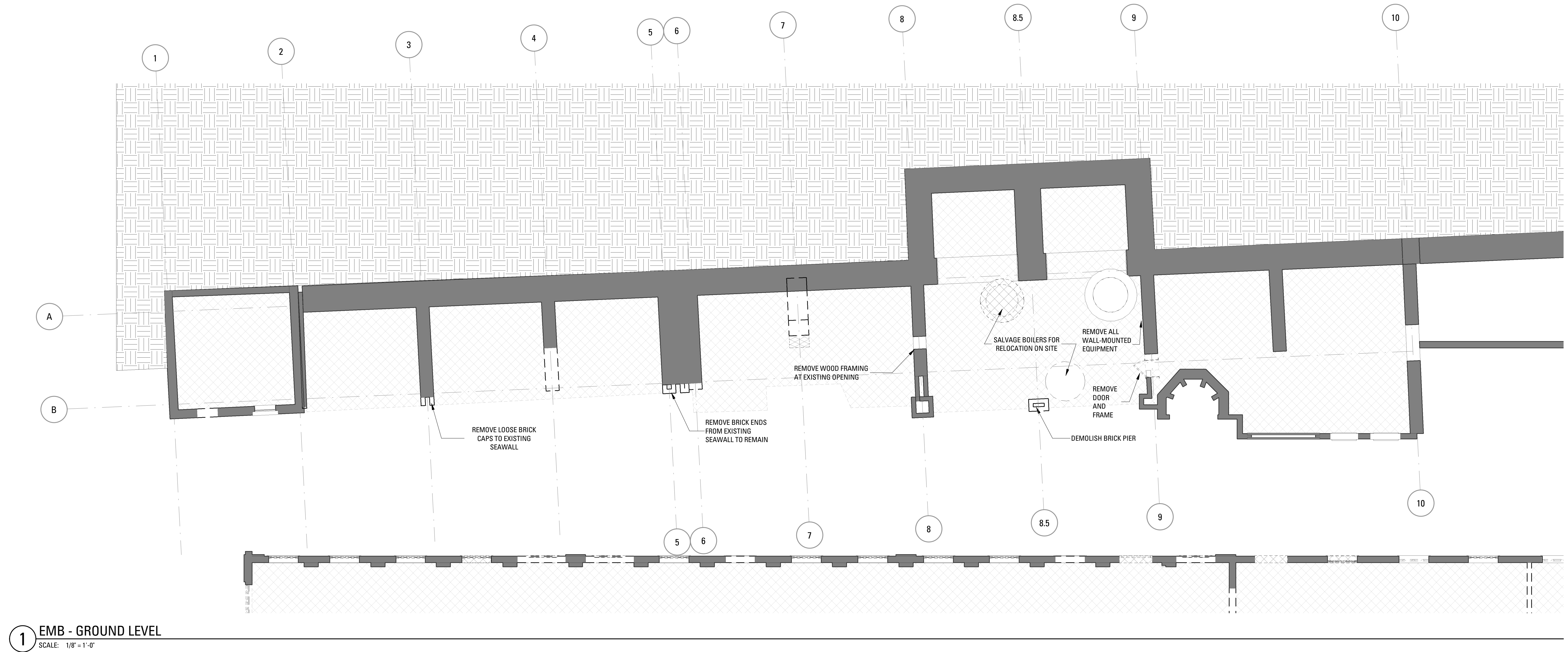
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PORTLAND FORESIDE BLOCK 2

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DEMOLITION PLAN - B - BLDG 6A/6B - ROOF

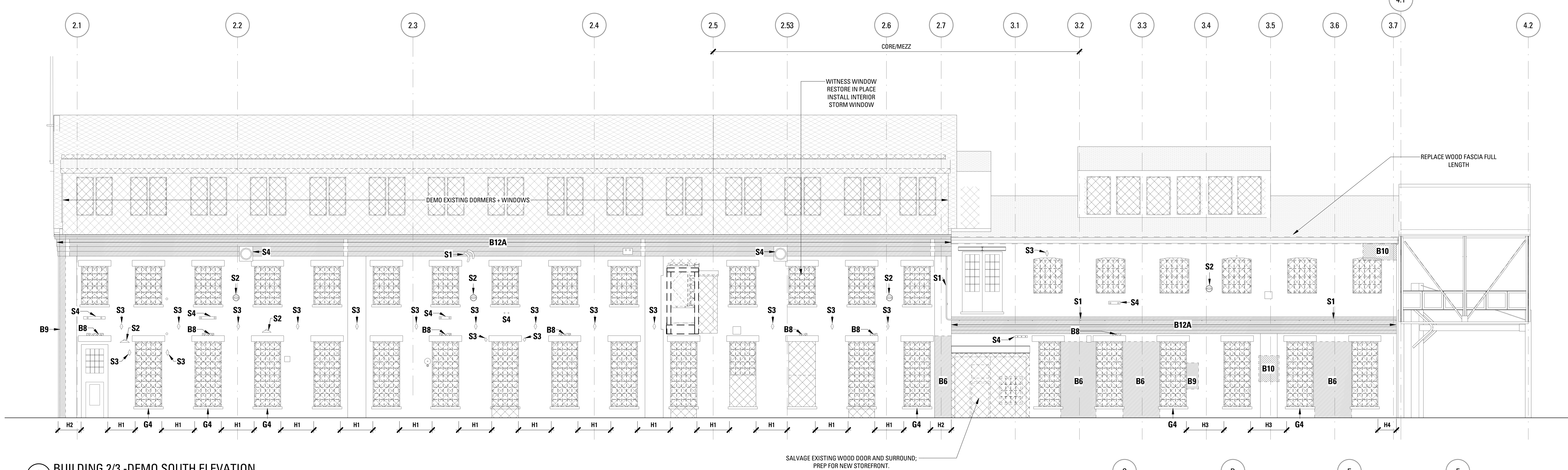
D-114



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PORTLAND FORESIDE BLOCK 2

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2 BUILDING 2/3 - DEMO SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES ALL BUILDINGS

1. FOR ALL HATCHED WINDOWS + BOARDED OPENINGS- ASSUME EXISTING WINDOW FRAME AND SASHES TO BE REMOVED. SALVAGE GLASS PANE AND SET ASIDE FOR REUSE OF SALE. PREPARE EXPOSED MASONRY OPENING TO RECEIVE NEW ALUMINUM WINDOW FRAME WITH SASH.
2. REMOVE EXISTING WINDOW FRAME AND SASHES AT ALL PROPOSED NEW OPENINGS. CAREFULLY REMOVE GRANITE SILL AND BRICK MASONRY SPANDREL BETWEEN SILL AND FOUNDATION. SALVAGE SILL FOR REUSE AS DOOR THRESHOLD IN PAVING. PREPARE MASONRY OPENING TO RECEIVE NEW DOOR AND TRANSLUM LITE FRAME INCLUDING BRICK RETURNS WHERE SPANDREL REMOVED. SEE PROPOSED ELEVATIONS FOR CLARIFICATION.
3. REBUILD GLAZED MONITOR/CUPOLA WITH PITCHED ROOF ABOVE BUILDING 3 (12 WINDOWS). ASSUME RETENTION OF EXISTING FRAMING WITH TIMBER REPAIRS AND NEW ALUMINUM IGU WINDOWS.

DEMOLITION LEGEND

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- EXISTING TO REMAIN
- DEMO EXISTING
- COLUMN TO BE REMOVED
- EXISTING COLUMN TO REMAIN
- PATCH/REPAIR EXISTING MASONRY AS REQUIRED
- REBUILD MASONRY AS REQUIRED
- CLEAN MASONRY AS REQUIRED
- REMOVE FLASHING

MASONRY REPAIR NOTES

GENERAL

INSTALL HELIFIX ANCHORS ANGLED DOWN AT HEADER JOINTS. RETAIN CAST IRON TIE-ROD PLATES. REMOVE PAINT WITH PROSOCO POWER STRIP WB. CUT OUT CENTER OF JOINTS FOR REPOINTING WITH 1/4" GRINDER THEN HAND CHISEL TO CLEAR. REMOVE PENETRATIONS AND ATTACHMENTS. REPAIR/REBUILD/RECONSTRUCT DESIGNATED AREAS OF BRICKWORK. REPOINT BRICK AND GRANITE. CLEAN BRICK WALLS AND GRANITE LINTELS & SILLS WITH PROSOCO ENVIROKLEAN EK RESTORATION CLEANER. APPLY WATER REPELLENT PROSOCO SL-100 ONTO ALL BRICK FAÇADE AREAS. POINT UPPER AREAS OF SEAWALL TO SECURE LOOSE STONES.

HELIFIX ANCHORAGE

- H1. BUILDING 2: INSTALL HELIFIX ANCHORS AT 20" ON CENTER, 8 COURSES APART VERTICALLY.
- H2. BUILDING 2 CORNER PANELS: INSTALL HELIFIX ANCHORS AT 16" ON CENTER, 8 COURSES APART VERTICALLY.
- H3. BUILDING 3: INSTALL HELIFIX ANCHORS AT 16" ON CENTER, 8 COURSES APART VERTICALLY.
- H4. BUILDING 3 CORNER PANELS: INSTALL HELIFIX ANCHORS AT 16" ON CENTER, 8 COURSES APART VERTICALLY.
- H5. BUILDING 6A: INSTALL HELIFIX ANCHORS AT 20" ON CENTER, 8 COURSES APART VERTICALLY IN AREA 6'X12' ON SOUTH FAÇADE.
- H6. BUILDING 24: INSERT HELIFIX ANCHORS IN 9" WEST WALL AT 12" ON CENTER, 8 COURSES APART VERTICALLY FOR 2 STORIES AFTER REPOINTING/RESETING EXISTING BRICK ON SW CORNER. ASSUME VERTICAL AREA OF 2'X16'.

BRICK MASONRY

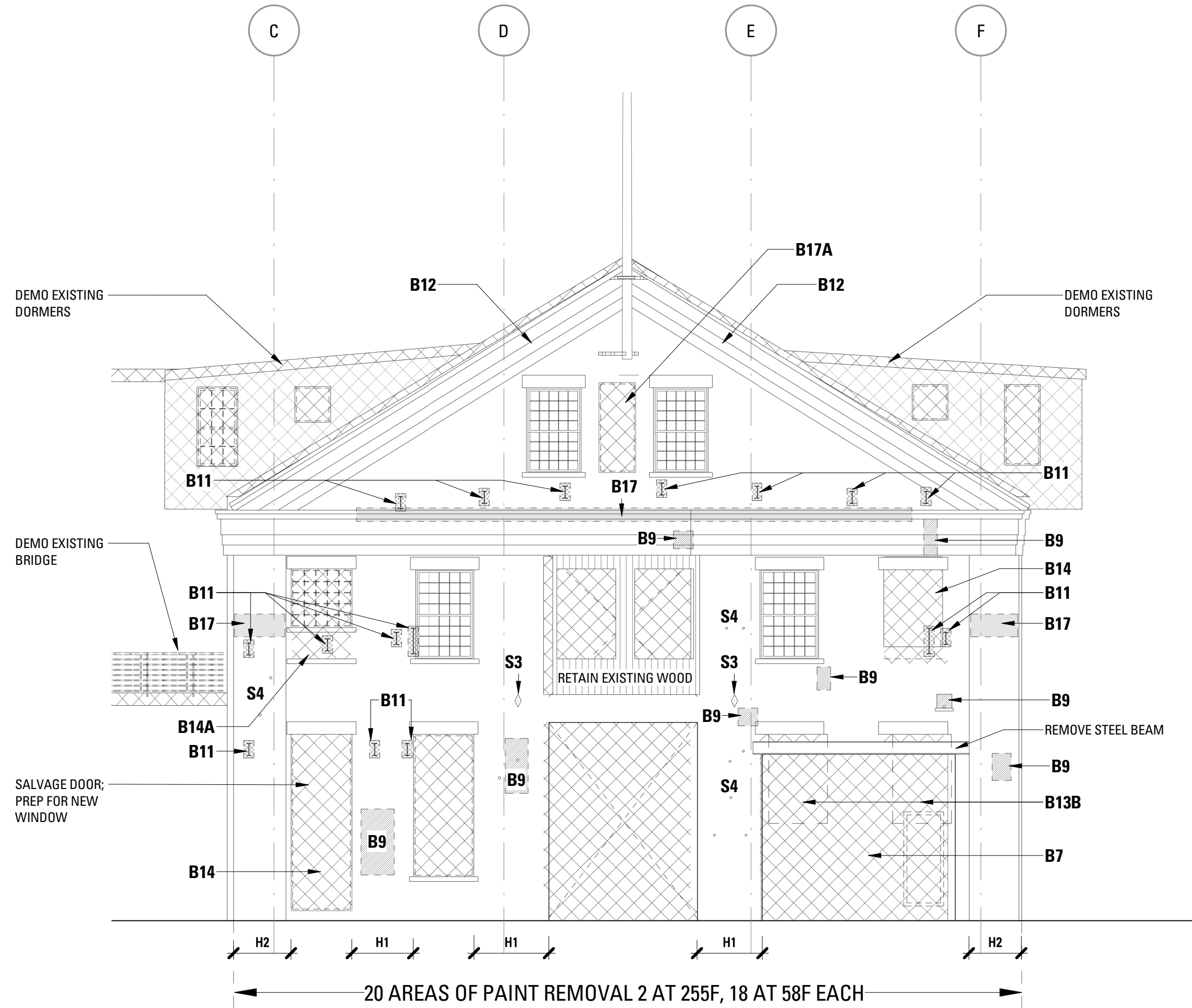
- B1. RECONSTRUCT BRICK WALL ALONG FORE STREET WITH RECESSED PANEL AND GRANITE COPING TO MATCH EXISTING PANELS ADJACENT TO BUILDING 24.
- B2. 100% OF BRICK FAÇADE. CUT OUT EXISTING POINTING MORTAR TO DEPTH 1 1/2" X JOINT HEIGHT AND REPOINT BRICK AND GRANITE JOINTS.
- B3. 50% OF BRICK FAÇADE. CUT OUT EXISTING POINTING MORTAR TO DEPTH 1 1/2" X JOINT HEIGHT AND REPOINT BRICK AND GRANITE JOINTS.
- B4. 20% OF BRICK FAÇADE. CUT OUT EXISTING POINTING MORTAR TO DEPTH 1 1/2" X JOINT HEIGHT AND REPOINT BRICK AND GRANITE JOINTS.
- B5. BUILDING 16: REPOINT EXPOSED CHIMNEY BRICK TO SECURE INDIVIDUAL BRICKS ROUGHLY AS FOUND.
- B6. REMOVE EXISTING FACE-BRICK PANEL. SALVAGE BRICK FOR REUSE. CUT BACK EXISTING IRON ANCHORS AND INSTALL NEW ANCHORS. CONSTRUCT NEW FACE-BRICK PANEL TO MATCH ORIGINAL IN SIZE, COLOR, TEXTURE, AND COURSING.
- B7. TAKE DOWN FULL WALL THICKNESS AND REBUILD AS ORIGINAL WITH NEW ANCHORS AND FACE BRICK TO MATCH ADJACENT AREAS.
- B7A. INFILL OPENING TO MAKE ONE FLAT, CONTINUOUS WALL SURFACE IN MATCHING BRICK OR FIELDSTONE.
- B8. REMOVE PVC VENT TUBES. STITCH IN SALVAGED BRICK TO MATCH ADJACENT.
- B9. REMOVE ALL FRACTURED BRICK AND REBUILD AREA IN BRICK TO MATCH ADJACENT WALL.
- B10. REMOVE AREA OF MORTAR PATCH. STITCH IN NEW BRICK TO MATCH ADJACENT WALL.
- B11. REMOVE EMBEDDED CUT STEEL I-BEAM. STITCH IN BRICK TO MATCH ADJACENT AREAS.
- B12. REBUILD CORBELLED BRICK CORNICE TO MATCH ORIGINAL PROFILE WITH BRICK TO MATCH ADJACENT WALL. ASSUME FOUR COURSES OF FULL WALL DEPTH.
- B12A. REBUILD CORBELLED BRICK CORNICE ON BUILDING 3 TO MATCH ORIGINAL PROFILE WITH BRICK TO MATCH ADJACENT WALL. ASSUME 6 COURSES OF 9" WALL DEPTH IN INDICATED AREAS.
- B13. FORM NEW WINDOW OPENING IN EXISTING WALL. INSTALL NEW STEEL CHANNEL LINTEL AND PRECAST SILL.
- B13A. FORM NEW ENTRANCE OPENING SURROUND WITH CONTINUOUS BRICK AND STEEL CHANNEL LINTEL.
- B13B. FORM NEW ENTRANCE OPENING SURROUND WITH CONTINUOUS BRICK AND RETAIN EXISTING GRANITE LINTEL.
- B14. REMOVE BRICK INFILL FROM ORIGINAL WINDOW/DOOR OPENING. RECONSTRUCT BRICK JAMBS. INSTALL SALVAGED, UNBROKEN GRANITE SILL.
- B14A. REMOVE BRICK INFILL FROM ORIGINAL WINDOW OPENING. RECONSTRUCT BRICK JAMBS TO RESTORE OPENING.
- B14B. REMOVE STEEL BEAM. RECONSTRUCT BRICK WALL WITH WINDOW OPENINGS AT ORIGINAL SIZE. INSTALL SALVAGED GRANITE SILLS.
- B15. 20% REPOINT INTERIOR BRICK ELEVATION.
- B16. 100% REPOINT INTERIOR BRICK ELEVATION INCLUDING BRICK VAULTS.
- B17. REMOVE FLASHING AND ROOFING MASTIC FROM BUILDING 1 PROFILE. RECONSTRUCT CORBELLED BRICK COURSE. APPROX. 50' LONG.

STONE MASONRY

- G1. REMOVE EXISTING GRANITE SILL AND BRICK SPANDREL PANEL. CREATE JAMBS AT NEW OPENING TO CONTINUE ALIGNMENT WITH BRICKS ABOVE. INSTALL NEW 4" X 14" FLAT GRANITE THRESHOLD.
- G2. POINT OPEN JOINTS IN SEAWALL TO SECURE ANY LOOSE STONES THAT COULD BE MOVED BY HAND.
- G2A. PATCH FIELDSTONE HOLES IN MATCHING STONE AND MORTAR. 8 EA. AT 12" X 12" X 12"; 2 EA. AT 24" X 36" X 24" THICK
- G3. CUT BACK END OF FIELDSTONE BUTTRESS WALL FULL-HEIGHT AND REPOINT TO MAKE ALL STONES SECURE.
- G4. REPAIR BROKEN GRANITE SILL AT CRACK WITH GRAY EPOXY MORTAR.

SURFACE ATTACHMENTS

- S1. REMOVE ALL PENETRATING PIPES, RUNS OF SURFACE PIPES AND PIPE SUPPORTS.
- S2. REMOVE ALL WALL-MOUNTED LIGHT FIXTURES.
- S3. LEAVE ALL CAST IRON TIE-ROD PLATES INTACT. CHECK FOR CORROSION AND TENSION.
- S4. LEAVE CAST IRON PLATES, BELL AND FAN HOUSINGS WHERE SECURE.
- S5. REMOVE WOOD INSULATOR BEAMS FROM BUILDING 24.
- S6. REMOVE PAINT OR GRAFFITI.



3 BUILDING 2/3 - DEMO WEST ELEVATION
SCALE: 1/8" = 1'-0"

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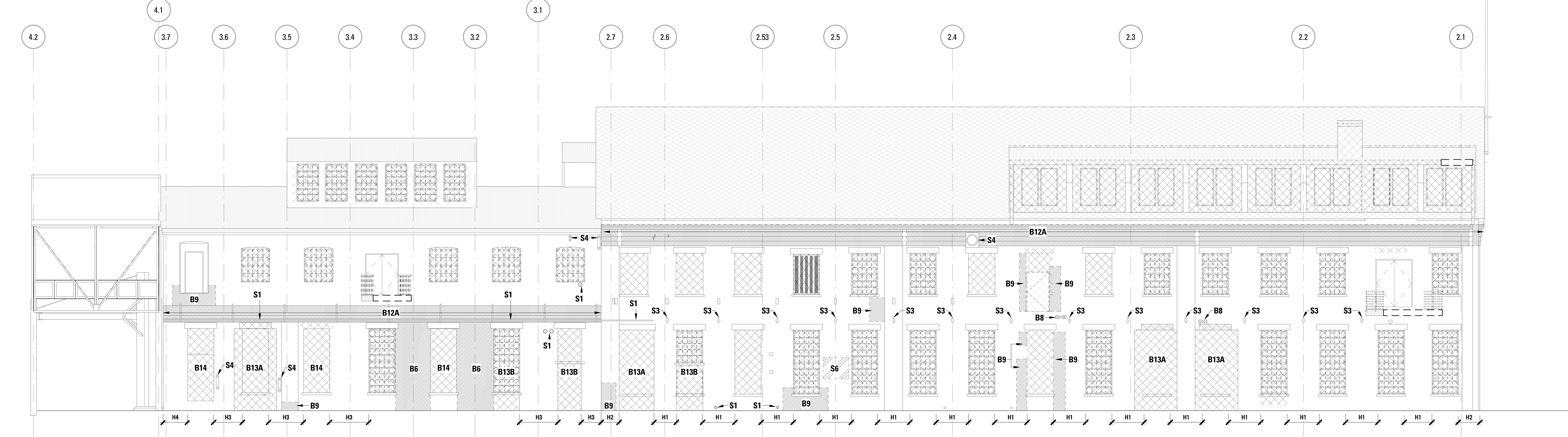
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date	DECEMBER 20, 2019
Scale	As indicated
Project Number	
Drawn By	Author

DEMOLITION & MASONRY REPAIR - A - BLDG 2/3/4

D-301



1 Building 2/3 - DEMO NORTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES ALL BUILDINGS

- 1 FOR ALL HATCHED WINDOWS + BOARDED OPENINGS- ASSUME EXISTING WINDOW FRAME AND SASHES TO BE REMOVED. SALVAGE GLASS PANES AND SET ASIDE FOR REUSE OF SALE. PREPARE EXPOSED MASONRY OPENING TO RECEIVE NEW ALUMINUM WINDOW FRAME WITH SASH.
- 2 REMOVE EXISTING WINDOW FRAME AND SASHES AT ALL PROPOSED NEW OPENINGS. CAREFULLY REMOVE GRANITE SILL AND BRICK MASONRY SPANDREL BETWEEN SILL AND FOUNDATION. SALVAGE SILL FOR REUSE AS DOOR THRESHOLD IN PAVING. PREPARE MASONRY OPENING TO RECEIVE NEW DOOR AND TRANSOM LITE FRAME INCLUDING BRICK RETURNS WHERE SPANDREL REMOVED. SEE PROPOSED ELEVATIONS FOR CLARIFICATION.
- 3 REBUILD GLAZED MONITOR/CUPOLA WITH PITCHED ROOF ABOVE BUILDING 3 (12 WINDOWS). ASSUME RETENTION OF EXISTING FRAMING WITH TIMBER REPAIRS AND NEW ALUMINUM IGU WINDOWS.

DEMOLITION LEGEND

- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- DEMO EXISTING
- COLUMN TO BE REMOVED
- EXISTING COLUMN TO REMAIN
- PATCH/REPAIR EXISTING MASONRY AS REQUIRED
- REBUILD MASONRY AS REQUIRED
- CLEAN MASONRY AS REQUIRED
- REMOVE FLASHING

MASONRY REPAIR NOTES

GENERAL

INSTALL HELIFIX ANCHORS ANGLED DOWN AT HEADER JOINTS. RETAIN CAST IRON TIE-ROD PLATES. REMOVE PAINT WITH PROSOCCO POWER STRIP WB. CUT OUT CENTER OF JOINTS FOR REPOINTING WITH 1/4" GRINDER THEN HAND CHISEL TO CLEAR. REMOVE PENETRATIONS AND ATTACHMENTS. REPAIR/REBUILD/RECONSTRUCT DESIGNATED AREAS OF BRICKWORK. REPOINT BRICK AND GRANITE. CLEAN BRICK WALLS AND GRANITE LINTELS & SILLS WITH PROSOCCO ENVIROKLEAN EK RESTORATION CLEANER. APPLY WATER REPELLENT PROSOCCO SL-100 ONTO ALL BRICK FAÇADE AREAS. POINT UPPER AREAS OF SEAWALL TO SECURE LOOSE STONES.

HELIFIX ANCHORAGE

- H1. BUILDING 2: INSTALL HELIFIX ANCHORS AT 20" ON CENTER, 8 COURSES APART VERTICALLY.
- H2. BUILDING 2 CORNER PANELS: INSTALL HELIFIX ANCHORS AT 16" ON CENTER, 8 COURSES APART VERTICALLY.
- H3. BUILDING 3: INSTALL HELIFIX ANCHORS AT 16" ON CENTER, 8 COURSES APART VERTICALLY.
- H4. BUILDING 3 CORNER PANELS: INSTALL HELIFIX ANCHORS AT 16" ON CENTER, 8 COURSES APART VERTICALLY.
- H5. BUILDING 6A: INSTALL HELIFIX ANCHORS AT 20" ON CENTER, 8 COURSES APART VERTICALLY IN AREA 6'X12' ON SOUTH FAÇADE.
- H6. BUILDING 24: INSERT HELIFIX ANCHORS IN 9" WEST WALL AT 12" ON CENTER, 8 COURSES APART VERTICALLY FOR 2 STORIES AFTER REPOINTING/RESETTING EXISTING BRICK ON SW CORNER. ASSUME VERTICAL AREA OF 2'X16'.

BRICK MASONRY

- B1. RECONSTRUCT BRICK WALL ALONG FORE STREET WITH RECESSED PANEL AND GRANITE COPING TO MATCH EXISTING PANELS ADJACENT TO BUILDING 24.
- B2. 100% OF BRICK FAÇADE. CUT OUT EXISTING POINTING MORTAR TO DEPTH 1 1/2 X JOINT HEIGHT AND REPOINT BRICK AND GRANITE JOINTS.
- B3. 50% OF BRICK FAÇADE. CUT OUT EXISTING POINTING MORTAR TO DEPTH 1 1/2 X JOINT HEIGHT AND REPOINT BRICK AND GRANITE JOINTS.
- B4. 20% OF BRICK FAÇADE. CUT OUT EXISTING POINTING MORTAR TO DEPTH 1 1/2 X JOINT HEIGHT AND REPOINT BRICK AND GRANITE JOINTS.
- B5. BUILDING 16: REPOINT EXPOSED CHIMNEY BRICK TO SECURE INDIVIDUAL BRICKS ROUGHLY AS FOUND.
- B6. REMOVE EXISTING FACE-BRICK PANEL. SALVAGE BRICK FOR REUSE. CUT BACK EXISTING IRON ANCHORS AND INSTALL NEW ANCHORS. CONSTRUCT NEW FACE-BRICK PANEL TO MATCH ORIGINAL IN SIZE, COLOR, TEXTURE, AND COURSING.
- B7. TAKE DOWN FULL WALL THICKNESS AND REBUILD AS ORIGINAL WITH NEW ANCHORS AND FACE BRICK TO MATCH ADJACENT AREAS.
- B7A. INFILL OPENING TO MAKE ONE FLAT, CONTINUOUS WALL SURFACE IN MATCHING BRICK OR FIELDSTONE.
- B8. REMOVE PVC VENT TUBES. STITCH IN SALVAGED BRICK TO MATCH ADJACENT.
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- B10. REMOVE AREA OF MORTAR PATCH. STITCH IN NEW BRICK TO MATCH ADJACENT WALL.
- B11. REMOVE EMBEDDED CUT STEEL I-BEAM. STITCH IN BRICK TO MATCH ADJACENT AREAS.
- B12. REBUILD CORBELLED BRICK CORNICE TO MATCH ORIGINAL PROFILE WITH BRICK TO MATCH ADJACENT WALL. ASSUME FOUR COURSES OF FULL WALL DEPTH.
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- B13A. FORM NEW ENTRANCE OPENING SURROUND WITH CONTINUOUS BRICK AND STEEL CHANNEL LINTEL.
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- B14. REMOVE BRICK INFILL FROM ORIGINAL WINDOW/DOOR OPENING. RECONSTRUCT BRICK JAMBS. INSTALL SALVAGED, UNBROKEN GRANITE SILL.
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- B14B. REMOVE STEEL BEAM. RECONSTRUCT BRICK WALL WITH WINDOW OPENINGS AT ORIGINAL SIZE. INSTALL SALVAGED GRANITE SILLS.
- B15. 20% REPOINT INTERIOR BRICK ELEVATION.
- B16. 100% REPOINT INTERIOR BRICK ELEVATION INCLUDING BRICK VAULTS.
- B17. REMOVE FLASHING AND ROOFING MASTIC FROM BUILDING 1 PROFILE. RECONSTRUCT CORBELLED BRICK COURSE. APPROX. 50' LONG.

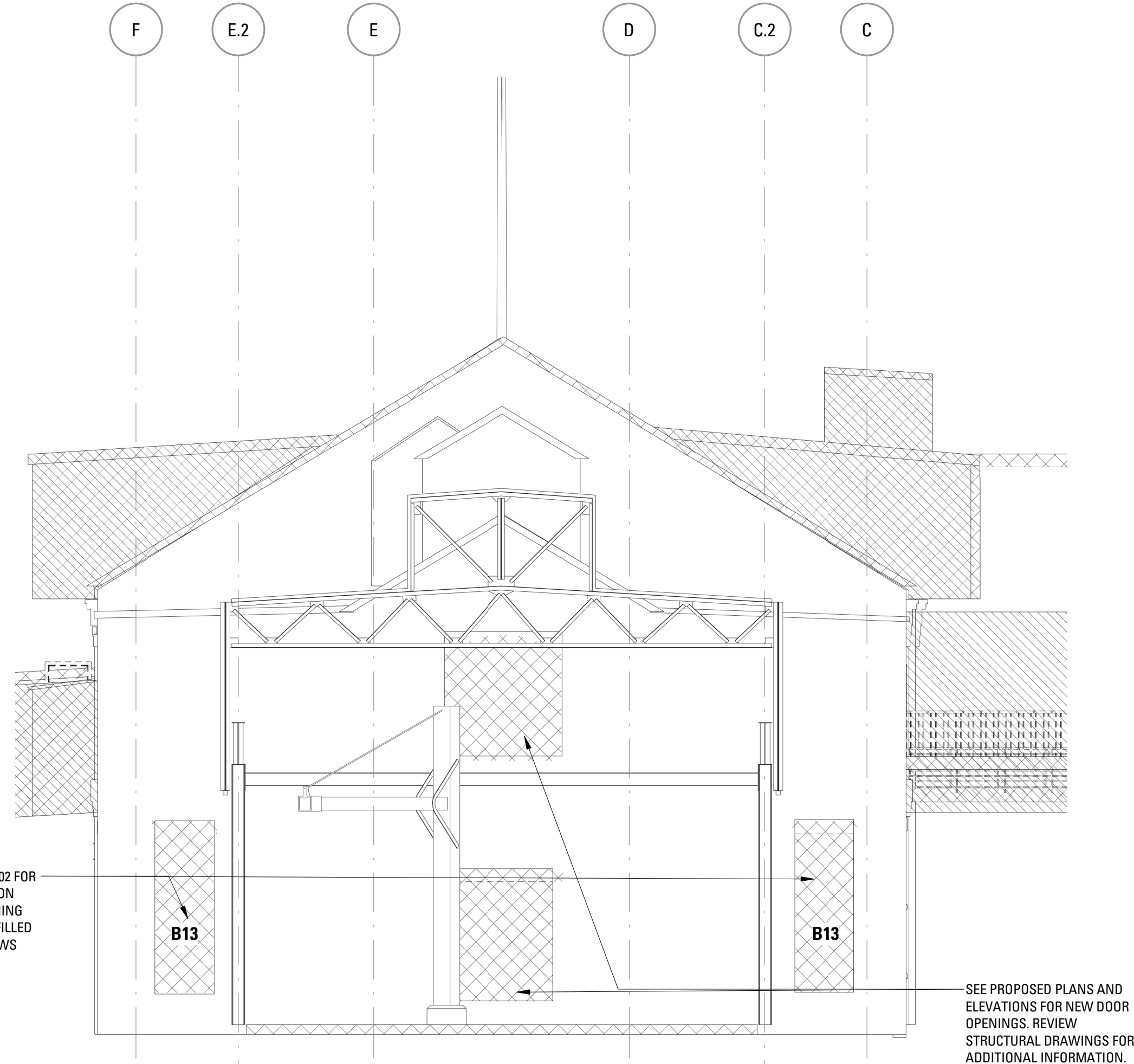
STONE MASONRY

- G1. REMOVE EXISTING GRANITE SILL AND BRICK SPANDREL PANEL. CREATE JAMBS AT NEW OPENING TO CONTINUE ALIGNMENT WITH BRICKS ABOVE. INSTALL NEW 4" X 14" FLAT GRANITE THRESHOLD.
- G2. POINT OPEN JOINTS IN SEAWALL TO SECURE ANY LOOSE STONES THAT COULD BE MOVED BY HAND.
- G2A. PATCH FIELDSTONE HOLES IN MATCHING STONE AND MORTAR. 8 EA. AT 12"X12"X12"; 2 EA. AT 24"X36"X24" THICK
- G3. CUT BACK END OF FIELDSTONE BUTTRESS WALL FULL-HEIGHT AND REPOINT TO MAKE ALL STONES SECURE.
- G4. REPAIR BROKEN GRANITE SILL AT CRACK WITH GRAY EPOXY MORTAR.

SURFACE ATTACHMENTS

- S1. REMOVE ALL PENETRATING PIPES, RUNS OF SURFACE PIPES AND PIPE SUPPORTS.
- S2. REMOVE ALL WALL-MOUNTED LIGHT FIXTURES.
- S3. LEAVE ALL CAST IRON TIE-ROD PLATES INTACT. CHECK FOR CORROSION AND TENSION.
- S4. LEAVE CAST IRON PLATES, BELL AND FAN HOUSINGS WHERE SECURE.
- S5. REMOVE WOOD INSULATOR BEAMS FROM BUILDING 24.
- S6. REMOVE PAINT OR GRAFFITI.

2 BUILDING 2/3-DEMO EAST ELEVATION
SCALE: 1/8" = 1'-0"



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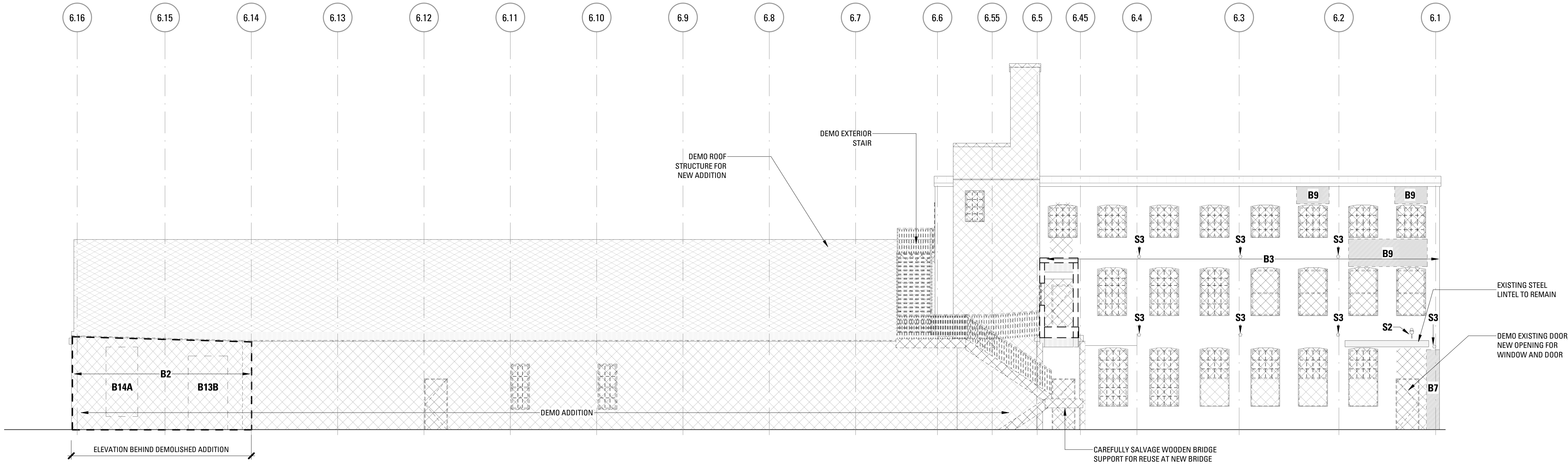
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date	DECEMBER 20, 2019
Scale	As indicated
Project Number	
Drawn By	Author

DEMOLITION & MASONRY REPAIR - A - BLDG 2/3/4

D-302



1 BUILDING 6 - DEMO NORTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES ALL BUILDINGS

1. FOR ALL HATCHED WINDOWS + BOARDED OPENINGS- ASSUME EXISTING WINDOW FRAME AND SASHES TO BE REMOVED. SALVAGE GLASS PANES AND SET ASIDE FOR REUSE OF SALE. PREPARE EXPOSED MASONRY OPENING TO RECEIVE NEW ALUMINUM WINDOW FRAME WITH SASH.
2. REMOVE EXISTING WINDOW FRAME AND SASHES AT ALL PROPOSED NEW OPENINGS. CAREFULLY REMOVE GRANITE SILL AND BRICK MASONRY SPANDREL BETWEEN SILL AND FOUNDATION. SALVAGE SILL FOR REUSE AS DOOR THRESHOLD IN PAVING. PREPARE MASONRY OPENING TO RECEIVE NEW DOOR AND TRANSOM LITE FRAME INCLUDING BRICK RETURNS WHERE SPANDREL REMOVED. SEE PROPOSED ELEVATIONS FOR CLARIFICATION.
3. REBUILD GLAZED MONITOR/CUPOLA WITH PITCHED ROOF ABOVE BUILDING 3 (12 WINDOWS). ASSUME RETENTION OF EXISTING FRAMING WITH TIMBER REPAIRS AND NEW ALUMINUM IGU WINDOWS.

MASONRY REPAIR NOTES

GENERAL

INSTALL HELIFIX ANCHORS ANGLED DOWN AT HEADER JOINTS. RETAIN CAST IRON TIE-ROD PLATES. REMOVE PAINT WITH PROSOCO POWER STRIP WB. CUT OUT CENTER OF JOINTS FOR REPOINTING WITH 1/4" GRINDER THEN HAND CHISEL TO CLEAR. REMOVE PENETRATIONS AND ATTACHMENTS. REPAIR/REBUILD/RECONSTRUCT DESIGNATED AREAS OF BRICKWORK. REPOINT BRICK AND GRANITE. CLEAN BRICK WALLS AND GRANITE LINTELS & SILLS WITH PROSOCO ENVIROKLEAN EK RESTORATION CLEANER. APPLY WATER REPELLENT PROSOCO SL-100 ONTO ALL BRICK FAÇADE AREAS. POINT UPPER AREAS OF SEAWALL TO SECURE LOOSE STONES.

HELIFIX ANCHORAGE

- H1. BUILDING 2: INSTALL HELIFIX ANCHORS AT 20" ON CENTER, 8 COURSES APART VERTICALLY.
- H2. BUILDING 2 CORNER PANELS: INSTALL HELIFIX ANCHORS AT 16" ON CENTER, 8 COURSES APART VERTICALLY.
- H3. BUILDING 3: INSTALL HELIFIX ANCHORS AT 16" ON CENTER, 8 COURSES APART VERTICALLY.
- H4. BUILDING 3 CORNER PANELS: INSTALL HELIFIX ANCHORS AT 16" ON CENTER, 8 COURSES APART VERTICALLY.
- H5. BUILDING 6A: INSTALL HELIFIX ANCHORS AT 20" ON CENTER, 8 COURSES APART VERTICALLY IN AREA 6'X12' ON SOUTH FAÇADE.
- H6. BUILDING 24: INSERT HELIFIX ANCHORS IN 9" WEST WALL AT 12" ON CENTER, 8 COURSES APART VERTICALLY FOR 2 STORIES AFTER REPOINTING/RESETING EXISTING BRICK ON SW CORNER. ASSUME VERTICAL AREA OF 2'X16'.

BRICK MASONRY

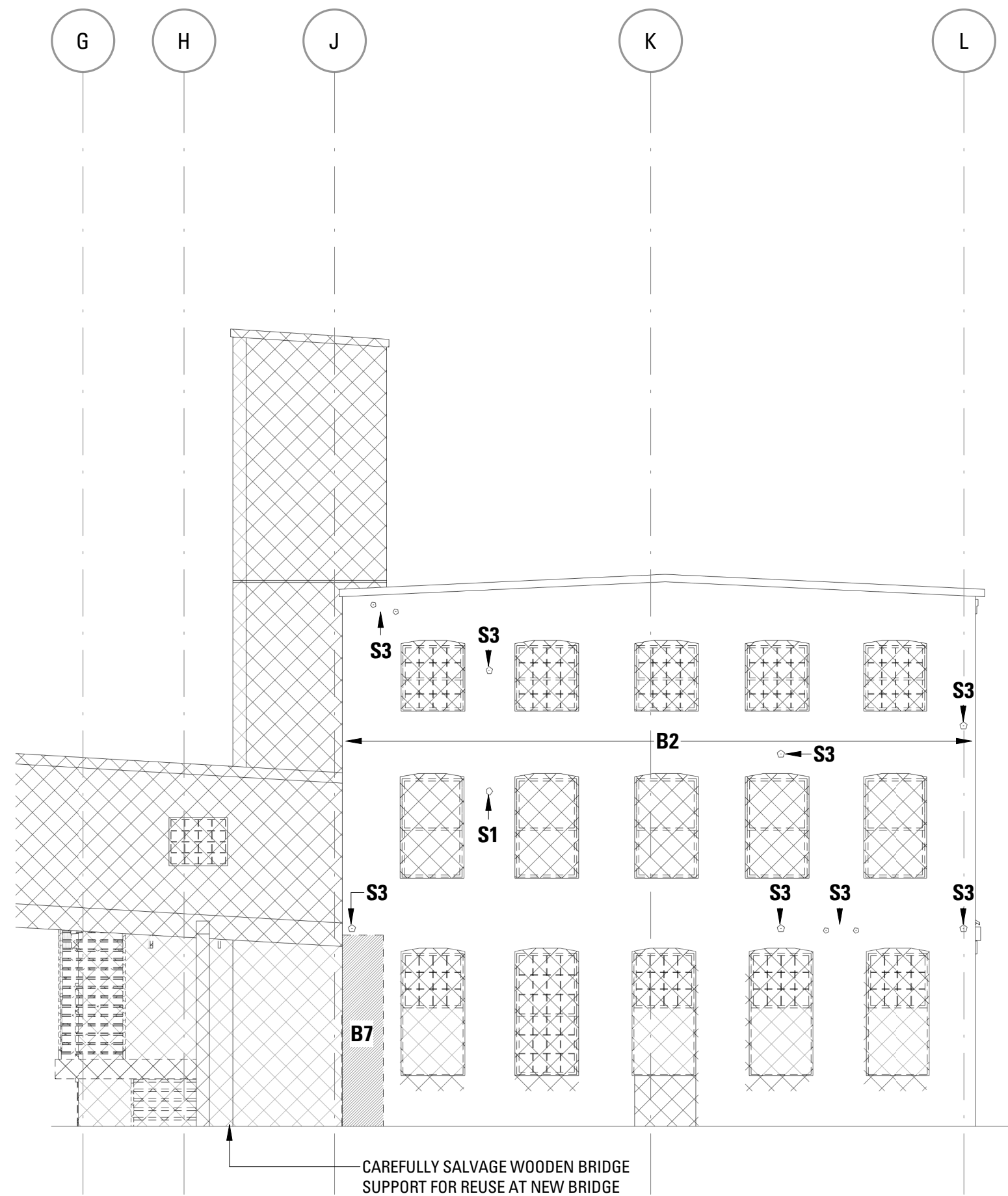
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- B2. 100% OF BRICK FAÇADE. CUT OUT EXISTING POINTING MORTAR TO DEPTH 1 1/2" X JOINT HEIGHT AND REPOINT BRICK AND GRANITE JOINTS.
- B3. 50% OF BRICK FAÇADE. CUT OUT EXISTING POINTING MORTAR TO DEPTH 1 1/2" X JOINT HEIGHT AND REPOINT BRICK AND GRANITE JOINTS.
- B4. 20% OF BRICK FAÇADE. CUT OUT EXISTING POINTING MORTAR TO DEPTH 1 1/2" X JOINT HEIGHT AND REPOINT BRICK AND GRANITE JOINTS.
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- B6. REMOVE EXISTING FACE-BRICK PANEL. SALVAGE BRICK FOR REUSE. CUT BACK EXISTING IRON ANCHORS AND INSTALL NEW ANCHORS. CONSTRUCT NEW FACE-BRICK PANEL TO MATCH ORIGINAL IN SIZE, COLOR, TEXTURE, AND COURSING.
- B7. TAKE DOWN FULL WALL THICKNESS AND REBUILD AS ORIGINAL WITH NEW ANCHORS AND FACE BRICK TO MATCH ADJACENT AREAS.
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- B8. REMOVE PVC VENT TUBES. STITCH IN SALVAGED BRICK TO MATCH ADJACENT.
- B9. REMOVE ALL FRACTURED BRICK AND REBUILD AREA IN BRICK TO MATCH ADJACENT WALL.
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- B12. REBUILD CORBELLED BRICK CORNICE TO MATCH ORIGINAL PROFILE WITH BRICK TO MATCH ADJACENT WALL. ASSUME FOUR COURSES OF FULL WALL DEPTH.
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- B15. 20% REPOINT INTERIOR BRICK ELEVATION.
- B16. 100% REPOINT INTERIOR BRICK ELEVATION INCLUDING BRICK VAULTS.
- B17. REMOVE FLASHING AND ROOFING MASTIC FROM BUILDING 1 PROFILE. RECONSTRUCT CORBELLED BRICK COURSE. APPROX. 50' LONG.

STONE MASONRY

- G1. REMOVE EXISTING GRANITE SILL AND BRICK SPANDREL PANEL. CREATE JAMBS AT NEW OPENING TO CONTINUE ALIGNMENT WITH BRICKS ABOVE. INSTALL NEW 4" X 14" FLAT GRANITE THRESHOLD.
- G2. POINT OPEN JOINTS IN SEAWALL TO SECURE ANY LOOSE STONES THAT COULD BE MOVED BY HAND.
- G2A. PATCH FIELDSTONE HOLES IN MATCHING STONE AND MORTAR. 8 EA. AT 12"X12"X12" ; 2 EA. AT 24"X36"X24" THICK.
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- G4. REPAIR BROKEN GRANITE SILL AT CRACK WITH GRAY EPOXY MORTAR.

SURFACE ATTACHMENTS

- S1. REMOVE ALL PENETRATING PIPES, RUNS OF SURFACE PIPES AND PIPE SUPPORTS.
- S2. REMOVE ALL WALL-MOUNTED LIGHT FIXTURES.
- S3. LEAVE ALL CAST IRON TIE-ROD PLATES INTACT. CHECK FOR CORROSION AND TENSION.
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- S5. REMOVE WOOD INSULATOR BEAMS FROM BUILDING 24.
- S6. REMOVE PAINT OR GRAFFITI.



3 BUILDING 6 - DEMO WEST ELEVATION
SCALE: 1/8" = 1'-0"

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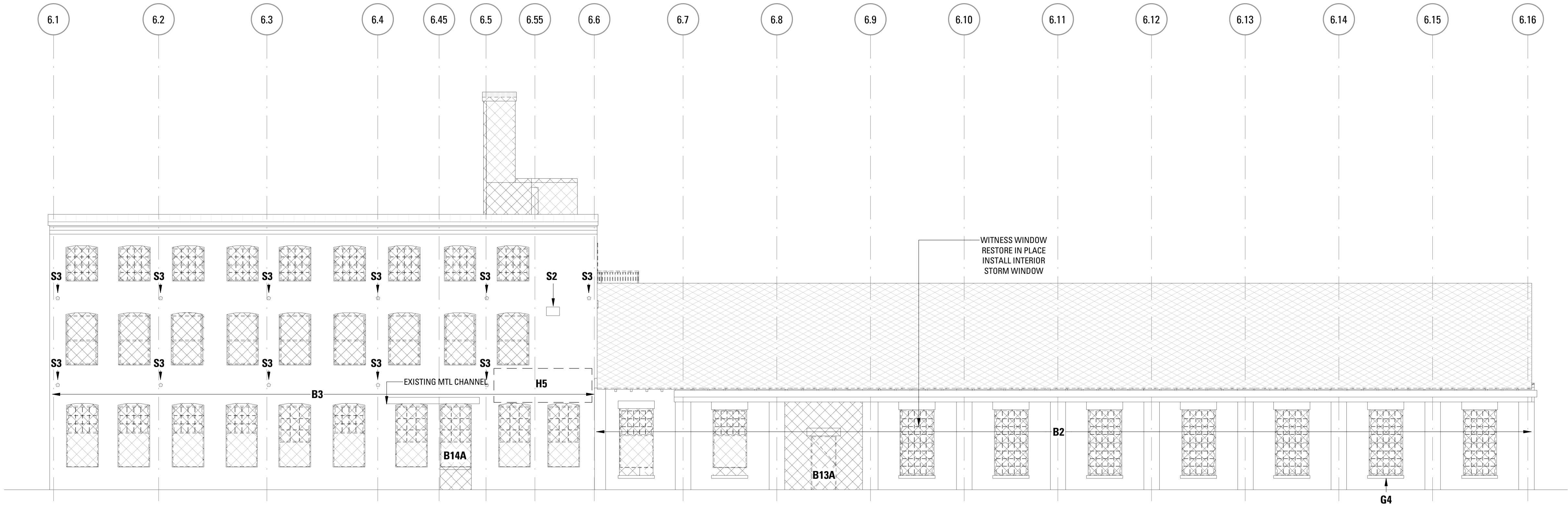
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date	DECEMBER 20, 2019
Scale	As indicated
Project Number	
Drawn By	Author

DEMOLITION & MASONRY REPAIR - B - BLDG 6A/6B

D-311



2 BUILDING 6- DEMO SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES ALL BUILDINGS

- 1 FOR ALL HATCHED WINDOWS + BOARDED OPENINGS- ASSUME EXISTING WINDOW FRAME AND SASHES TO BE REMOVED. SALVAGE GLASS PANES AND SET ASIDE FOR REUSE OF SALE. PREPARE EXPOSED MASONRY OPENING TO RECEIVE NEW ALUMINUM WINDOW FRAME WITH SASH.
- 2 REMOVE EXISTING WINDOW FRAME AND SASHES AT ALL PROPOSED NEW OPENINGS. CAREFULLY REMOVE GRANITE SILL AND BRICK MASONRY SPANDREL BETWEEN SILL AND FOUNDATION. SALVAGE SILL FOR REUSE AS DOOR THRESHOLD IN PAVING. PREPARE MASONRY OPENING TO RECEIVE NEW DOOR AND TRANSOM LITE FRAME INCLUDING BRICK RETURNS WHERE SPANDREL REMOVED. SEE PROPOSED ELEVATIONS FOR CLARIFICATION.
- 3 REBUILD GLAZED MONITOR/CUPOLA WITH PITCHED ROOF ABOVE BUILDING 3 (12 WINDOWS). ASSUME RETENTION OF EXISTING FRAMING WITH TIMBER REPAIRS AND NEW ALUMINUM IGU WINDOWS.

DEMOLITION LEGEND

- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- ▨ DEMO EXISTING
- ⊗ COLUMN TO BE REMOVED
- ○ EXISTING COLUMN TO REMAIN
- ▨ PATCH/REPAIR EXISTING MASONRY AS REQUIRED
- ▨ REBUILD MASONRY AS REQUIRED
- ▨ CLEAN MASONRY AS REQUIRED
- ▨ REMOVE FLASHING

MASONRY REPAIR NOTES

GENERAL

INSTALL HELIFIX ANCHORS ANGLED DOWN AT HEADER JOINTS. RETAIN CAST IRON TIE-ROD PLATES. REMOVE PAINT WITH PROSOCO POWER STRIP WB. CUT OUT CENTER OF JOINTS FOR REPOINTING WITH 1/4" GRINDER THEN HAND CHISEL TO CLEAR. REMOVE PENETRATIONS AND ATTACHMENTS. REPAIR/REBUILD/RECONSTRUCT DESIGNATED AREAS OF BRICKWORK. REPOINT BRICK AND GRANITE. CLEAN BRICK WALLS AND GRANITE LINTELS & SILLS WITH PROSOCO ENVIROKLEAN EK RESTORATION CLEANER. APPLY WATER REPELLENT PROSOCO SL-100 ONTO ALL BRICK FAÇADE AREAS. POINT UPPER AREAS OF SEAWALL TO SECURE LOOSE STONES.

HELIFIX ANCHORAGE

- H1. BUILDING 2: INSTALL HELIFIX ANCHORS AT 20" ON CENTER, 8 COURSES APART VERTICALLY.
- H2. BUILDING 2 CORNER PANELS: INSTALL HELIFIX ANCHORS AT 16" ON CENTER, 8 COURSES APART VERTICALLY.
- H3. BUILDING 3: INSTALL HELIFIX ANCHORS AT 16" ON CENTER, 8 COURSES APART VERTICALLY.
- H4. BUILDING 3 CORNER PANELS: INSTALL HELIFIX ANCHORS AT 16" ON CENTER, 8 COURSES APART VERTICALLY.
- H5. BUILDING 6A: INSTALL HELIFIX ANCHORS AT 20" ON CENTER, 8 COURSES APART VERTICALLY IN AREA 6'X12' ON SOUTH FAÇADE.
- H6. BUILDING 24: INSERT HELIFIX ANCHORS IN 9" WEST WALL AT 12" ON CENTER, 8 COURSES APART VERTICALLY FOR 2 STORIES AFTER REPOINTING/RESETTING EXISTING BRICK ON SW CORNER. ASSUME VERTICAL AREA OF 2'X16'.

BRICK MASONRY

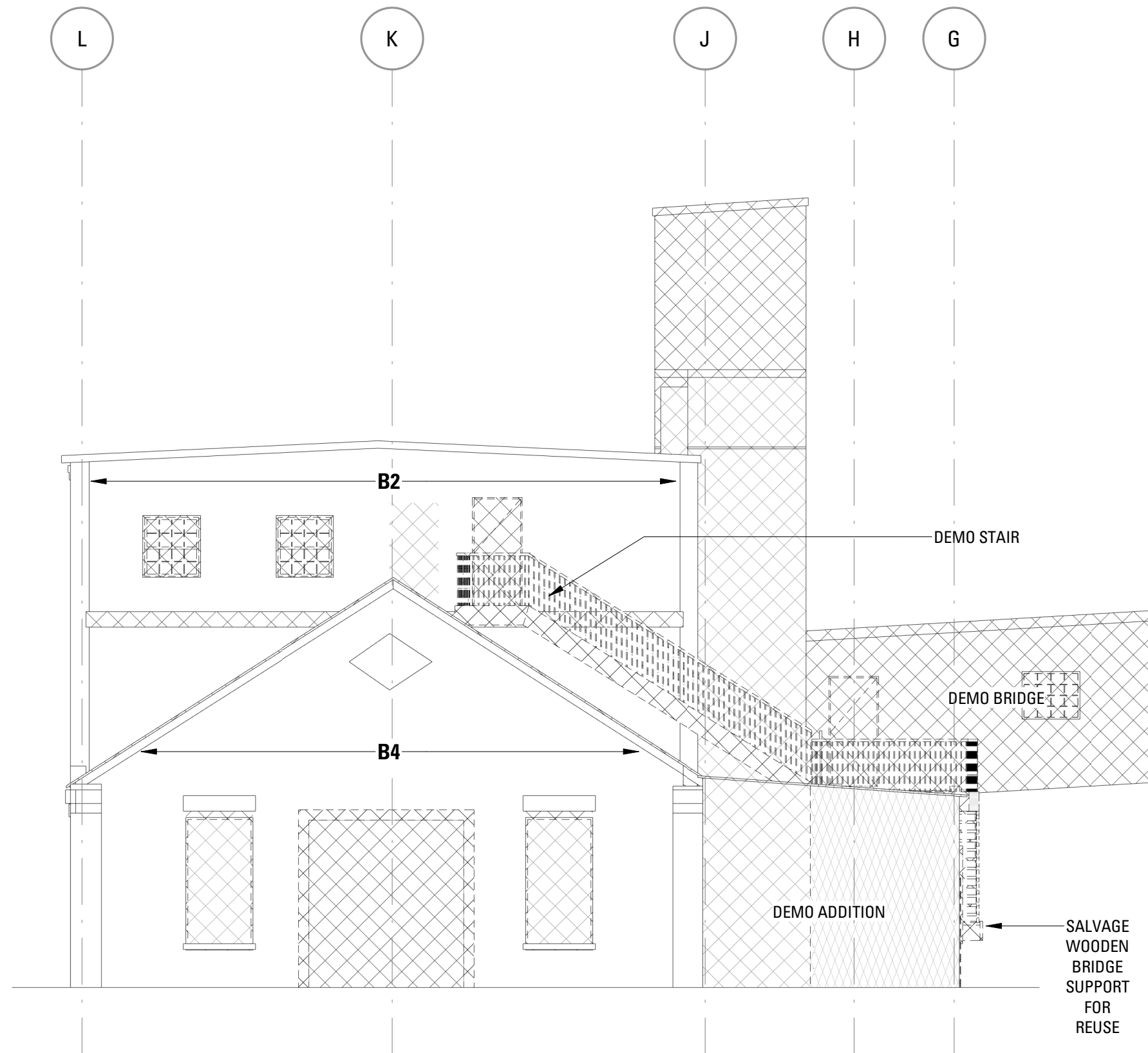
- B1. RECONSTRUCT BRICK WALL ALONG FORE STREET WITH RECESSED PANEL AND GRANITE COPING TO MATCH EXISTING PANELS ADJACENT TO BUILDING 24.
- B2. 100% OF BRICK FAÇADE. CUT OUT EXISTING POINTING MORTAR TO DEPTH 1 1/2" X JOINT HEIGHT AND REPOINT BRICK AND GRANITE JOINTS.
- B3. 50% OF BRICK FAÇADE. CUT OUT EXISTING POINTING MORTAR TO DEPTH 1 1/2" X JOINT HEIGHT AND REPOINT BRICK AND GRANITE JOINTS.
- B4. 20% OF BRICK FAÇADE. CUT OUT EXISTING POINTING MORTAR TO DEPTH 1 1/2" X JOINT HEIGHT AND REPOINT BRICK AND GRANITE JOINTS.
- B5. BUILDING 16: REPOINT EXPOSED CHIMNEY BRICK TO SECURE INDIVIDUAL BRICKS ROUGHLY AS FOUND.
- B6. REMOVE EXISTING FACE-BRICK PANEL. SALVAGE BRICK FOR REUSE. CUT BACK EXISTING IRON ANCHORS AND INSTALL NEW ANCHORS. CONSTRUCT NEW FACE-BRICK PANEL TO MATCH ORIGINAL IN SIZE, COLOR, TEXTURE, AND COURSING.
- B7. TAKE DOWN FULL WALL THICKNESS AND REBUILD AS ORIGINAL WITH NEW ANCHORS AND FACE BRICK TO MATCH ADJACENT AREAS.
- B7A. INFILL OPENING TO MAKE ONE FLAT, CONTINUOUS WALL SURFACE IN MATCHING BRICK OR FIELDSTONE.
- B8. REMOVE PVC VENT TUBES. STITCH IN SALVAGED BRICK TO MATCH ADJACENT.
- B9. REMOVE ALL FRACTURED BRICK AND REBUILD AREA IN BRICK TO MATCH ADJACENT WALL.
- B10. REMOVE AREA OF MORTAR PATCH. STITCH IN NEW BRICK TO MATCH ADJACENT WALL.
- B11. REMOVE EMBEDDED CUT STEEL I-BEAM. STITCH IN BRICK TO MATCH ADJACENT AREAS.
- B12. REBUILD CORBELLED BRICK CORNICE TO MATCH ORIGINAL PROFILE WITH BRICK TO MATCH ADJACENT WALL. ASSUME FOUR COURSES OF FULL WALL DEPTH.
- B12A. REBUILD CORBELLED BRICK CORNICE ON BUILDING 3 TO MATCH ORIGINAL PROFILE WITH BRICK TO MATCH ADJACENT WALL. ASSUME 6 COURSES OF 9" WALL DEPTH IN INDICATED AREAS.
- B13. FORM NEW WINDOW OPENING IN EXISTING WALL. INSTALL NEW STEEL CHANNEL LINTEL AND PRECAST SILL.
- B13A. FORM NEW ENTRANCE OPENING SURROUND WITH CONTINUOUS BRICK AND STEEL CHANNEL LINTEL.
- B13B. FORM NEW ENTRANCE OPENING SURROUND WITH CONTINUOUS BRICK AND RETAIN EXISTING GRANITE LINTEL.
- B14. REMOVE BRICK INFILL FROM ORIGINAL WINDOW/DOOR OPENING. RECONSTRUCT BRICK JAMBS. INSTALL SALVAGED, UNBROKEN GRANITE SILL.
- B14A. REMOVE BRICK INFILL FROM ORIGINAL WINDOW OPENING. RECONSTRUCT BRICK JAMBS TO RESTORE OPENING.
- B14B. REMOVE STEEL BEAM. RECONSTRUCT BRICK WALL WITH WINDOW OPENINGS AT ORIGINAL SIZE. INSTALL SALVAGED GRANITE SILLS.
- B15. 20% REPOINT INTERIOR BRICK ELEVATION.
- B16. 100% REPOINT INTERIOR BRICK ELEVATION INCLUDING BRICK VAULTS.
- B17. REMOVE FLASHING AND ROOFING MASTIC FROM BUILDING 1 PROFILE. RECONSTRUCT CORBELLED BRICK COURSE. APPROX. 50' LONG.

STONE MASONRY

- G1. REMOVE EXISTING GRANITE SILL AND BRICK SPANDREL PANEL. CREATE JAMBS AT NEW OPENING TO CONTINUE ALIGNMENT WITH BRICKS ABOVE. INSTALL NEW 4" X 14" FLAT GRANITE THRESHOLD.
- G2. POINT OPEN JOINTS IN SEAWALL TO SECURE ANY LOOSE STONES THAT COULD BE MOVED BY HAND.
- G2A. PATCH FIELDSTONE HOLES IN MATCHING STONE AND MORTAR. 8 EA. AT 12" X 12" X 12"; 2 EA. AT 24" X 36" X 24" THICK
- G3. CUT BACK END OF FIELDSTONE BUTTRESS WALL FULL-HEIGHT AND REPOINT TO MAKE ALL STONES SECURE.
- G4. REPAIR BROKEN GRANITE SILL AT CRACK WITH GRAY EPOXY MORTAR.

SURFACE ATTACHMENTS

- S1. REMOVE ALL PENETRATING PIPES, RUNS OF SURFACE PIPES AND PIPE SUPPORTS.
- S2. REMOVE ALL WALL-MOUNTED LIGHT FIXTURES.
- S3. LEAVE ALL CAST IRON TIE-ROD PLATES INTACT. CHECK FOR CORROSION AND TENSION.
- S4. LEAVE CAST IRON PLATES, BELL AND FAN HOUSINGS WHERE SECURE.
- S5. REMOVE WOOD INSULATOR BEAMS FROM BUILDING 24.
- S6. REMOVE PAINT OR GRAFFITI.



1 BUILDING 6 - DEMO EAST ELEVATION
SCALE: 1/8" = 1'-0"

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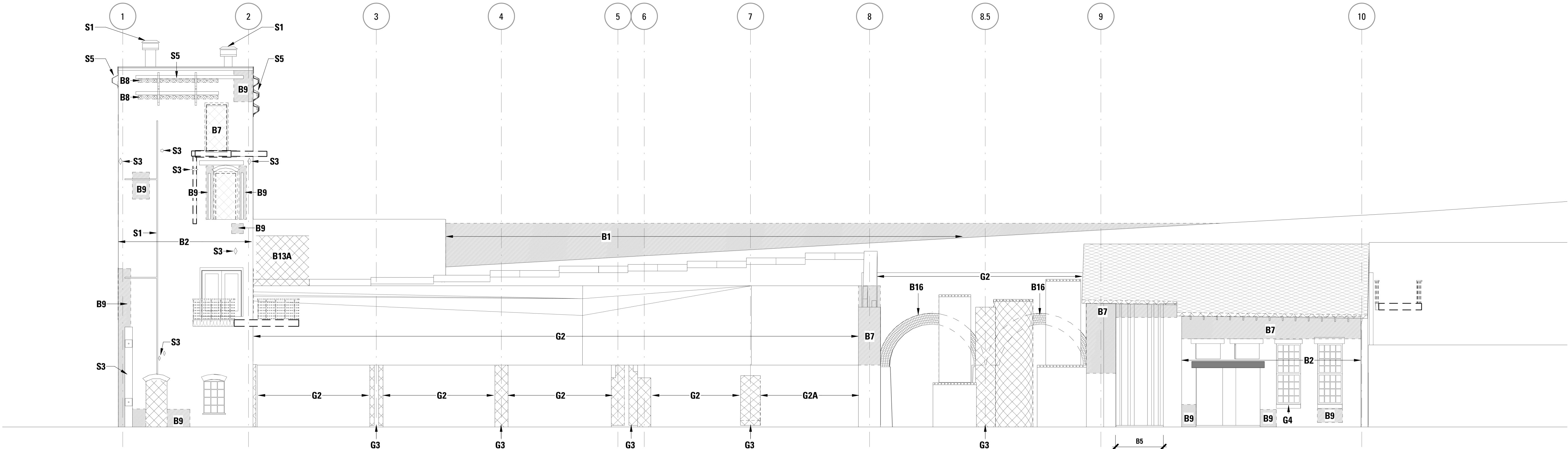
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date	DECEMBER 20, 2019
Scale	As indicated
Project Number	
Drawn By	Author

DEMOLITION & MASONRY REPAIR - B - BLDG 6A/6B

D-312



1 DEMOLITION SOUTH ELEVATION - C - BLDG 24/14/15/16
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES ALL BUILDINGS

1. FOR ALL HATCHED WINDOWS + BOARDED OPENINGS- ASSUME EXISTING WINDOW FRAME AND SASHES TO BE REMOVED. SALVAGE GLASS PANEES AND SET ASIDE FOR REUSE OF SALE. PREPARE EXPOSED MASONRY OPENING TO RECEIVE NEW ALUMINUM WINDOW FRAME WITH SASH.
2. REMOVE EXISTING WINDOW FRAME AND SASHES AT ALL PROPOSED NEW OPENINGS. CAREFULLY REMOVE GRANITE SILL AND BRICK MASONRY SPANDREL BETWEEN SILL AND FOUNDATION. SALVAGE SILL FOR REUSE AS DOOR THRESHOLD IN PAVING. PREPARE MASONRY OPENING TO RECEIVE NEW DOOR AND TRANSOM LITE FRAME INCLUDING BRICK RETURNS WHERE SPANDREL REMOVED. SEE PROPOSED ELEVATIONS FOR CLARIFICATION.
3. REBUILD GLAZED MONITOR/CUPOLA WITH PITCHED ROOF ABOVE BUILDING 3 (12 WINDOWS). ASSUME RETENTION OF EXISTING FRAMING WITH TIMBER REPAIRS AND NEW ALUMINUM IGU WINDOWS.

DEMOLITION LEGEND

- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- DEMO EXISTING
- COLUMN TO BE REMOVED
- EXISTING COLUMN TO REMAIN
- PATCH/REPAIR EXISTING MASONRY AS REQUIRED
- REBUILD MASONRY AS REQUIRED
- CLEAN MASONRY AS REQUIRED
- REMOVE FLASHING

MASONRY REPAIR NOTES

GENERAL

INSTALL HELIFIX ANCHORS ANGLED DOWN AT HEADER JOINTS. RETAIN CAST IRON TIE-ROD PLATES. REMOVE PAINT WITH PROSOCO POWER STRIP W/B. CUT OUT CENTER OF JOINTS FOR REPOINTING WITH 1/4" GRINDER THEN HAND CHISEL TO CLEAR. REMOVE PENETRATIONS AND ATTACHMENTS. REPAIR/REBUILD/RECONSTRUCT DESIGNATED AREAS OF BRICKWORK. REPOINT BRICK AND GRANITE. CLEAN BRICK WALLS AND GRANITE LINTELS & SILLS WITH PROSOCO ENVIROKLEAN EK RESTORATION CLEANER. APPLY WATER REPELLENT PROSOCO SL-100 ONTO ALL BRICK FAÇADE AREAS. POINT UPPER AREAS OF SEAWALL TO SECURE LOOSE STONES.

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- H2. BUILDING 2: CORNER PANELS: INSTALL HELIFIX ANCHORS AT 16" ON CENTER, 8 COURSES APART VERTICALLY.
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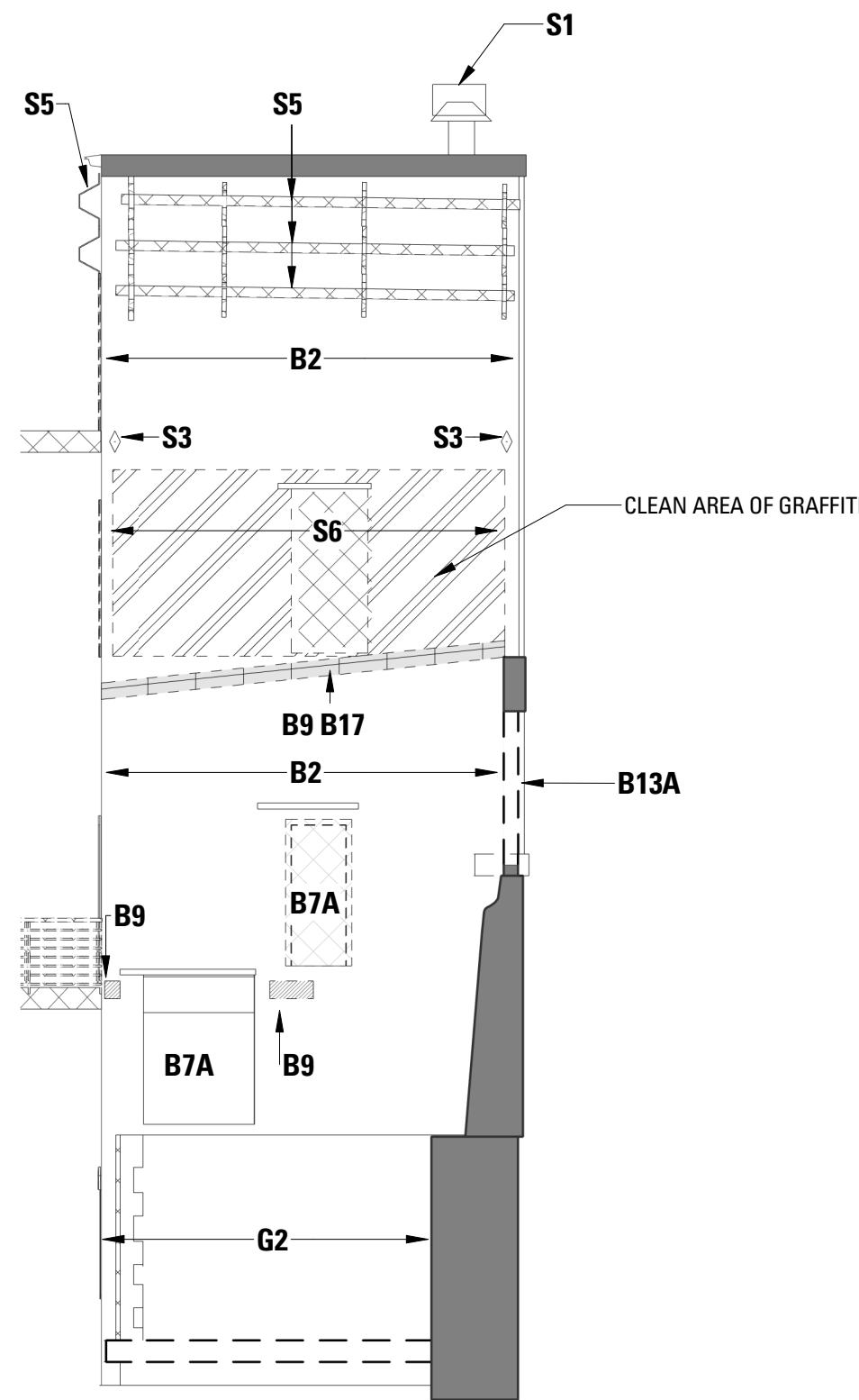
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2 DEMOLITION EAST ELEVATION - C - BLDG 24
SCALE: 1/8" = 1'-0"

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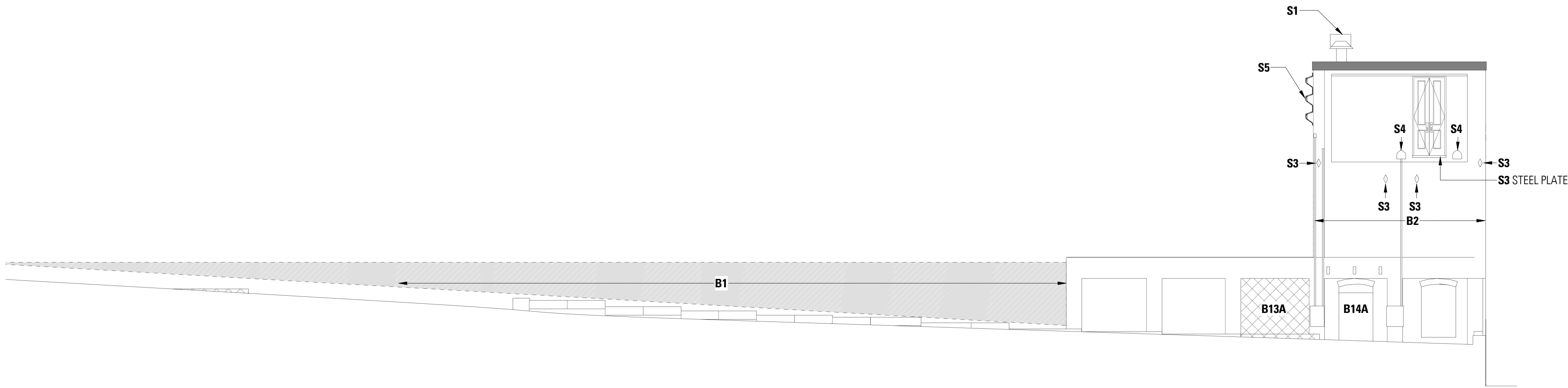
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date	DECEMBER 20, 2019
Scale	As indicated
Project Number	
Drawn By	Author

DEMOLITION & MASONRY REPAIR - C - EMBANKMENT

D-321



1 EMBANKMENT - DEMOLITION NORTH ELEVATION - FORE STREET
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES ALL BUILDINGS

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MASONRY REPAIR NOTES

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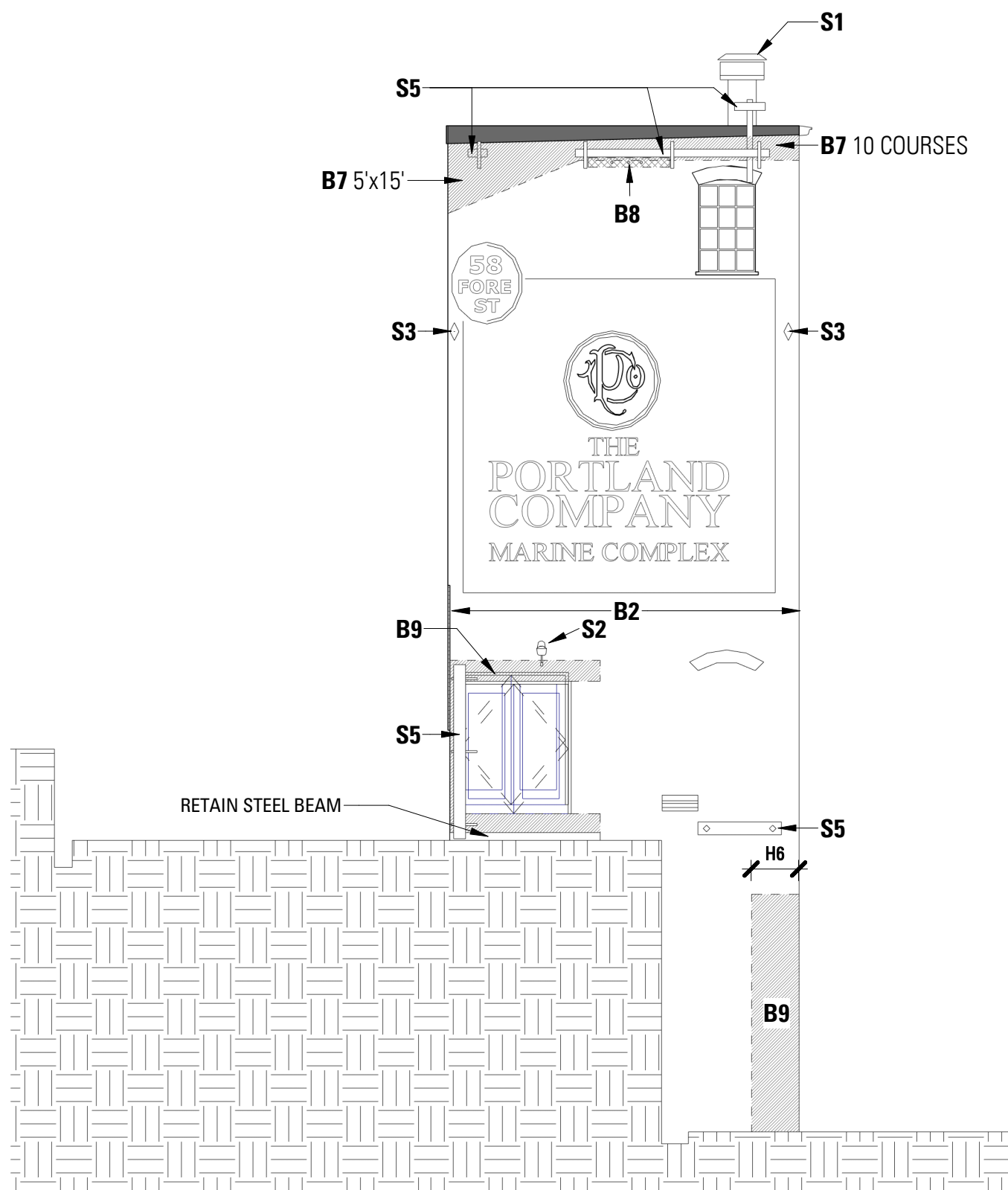
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STONE MASONRY

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SURFACE ATTACHMENTS

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- S6. REMOVE PAINT OR GRAFFITI.



2 EMBANKMENT - DEMOLITION WEST ELEVATION
SCALE: 1/8" = 1'-0"

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DEMOLITION & MASONRY REPAIR - C - EMBANKMENT

D-322

BUILDING 2/3



BLDG 2/3: STEEL SWING DOOR
SECOND FLOOR



BLDG 2: REBUILD WOOD DOORS & SALVAGE METAL BRACES
SOUTH ELEVATION, SECOND FLOOR



BLDG 2: WOOD DOORS & BRACES
SOUTH ELEVATION, SECOND FLOOR



BLDG 2: WITNESS WINDOW, NORTH FACADE
ONE WINDOW AT NORTH FACADE TO BE PRESERVED IN PLACE.
PROVIDE INTERIOR STORM WINDOW.



BLDG 3: STEEL SLIDING DOOR, SECOND FLOOR, EAST ELEVATION

REMOVE WOOD STRUCTURE AND MISCELLANEOUS EQUIPMENT. CAREFULLY REMOVE AND PROTECT STEEL SLIDING DOOR FOR RE-INSTALLATION.



DOOR HINGE DETAIL



BLDG 3: DOOR HINGES, (6)

BUILDING 6A/6B



BLDG 6A: ELEVATOR MACHINERY
THIRD FLOOR

SALVAGE MACHINERY WITHIN ENCLOSURE, DEMOLISH EXISTING ENCLOSURE. ASSUME NEW GLASS ENCLOSURE, SEE PLANS.



BLDG 6A: STEEL DOORS
THIRD FLOOR



BLDG 6A (FROM BLDG 7): CAST IRON
COLUMNS FOR USE AT ENTRY CANOPY



BLDG 6 BRIDGE: WOOD BRIDGE SUPPORT



BLDG 6B: WITNESS WINDOW

ONE WINDOW TO BE PRESERVED IN PLACE PROVIDE INTERIOR STORM WINDOW.

BUILDING 15

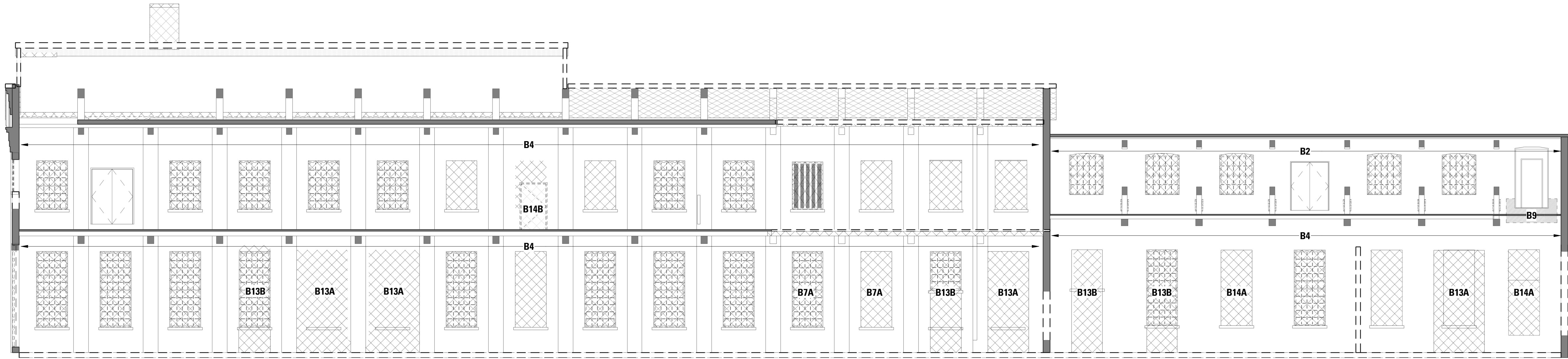
RELOCATE REMAIN IN PLACE



BLDG 15: WATER TANK AND BOILERS

Rev.	Date	Remarks

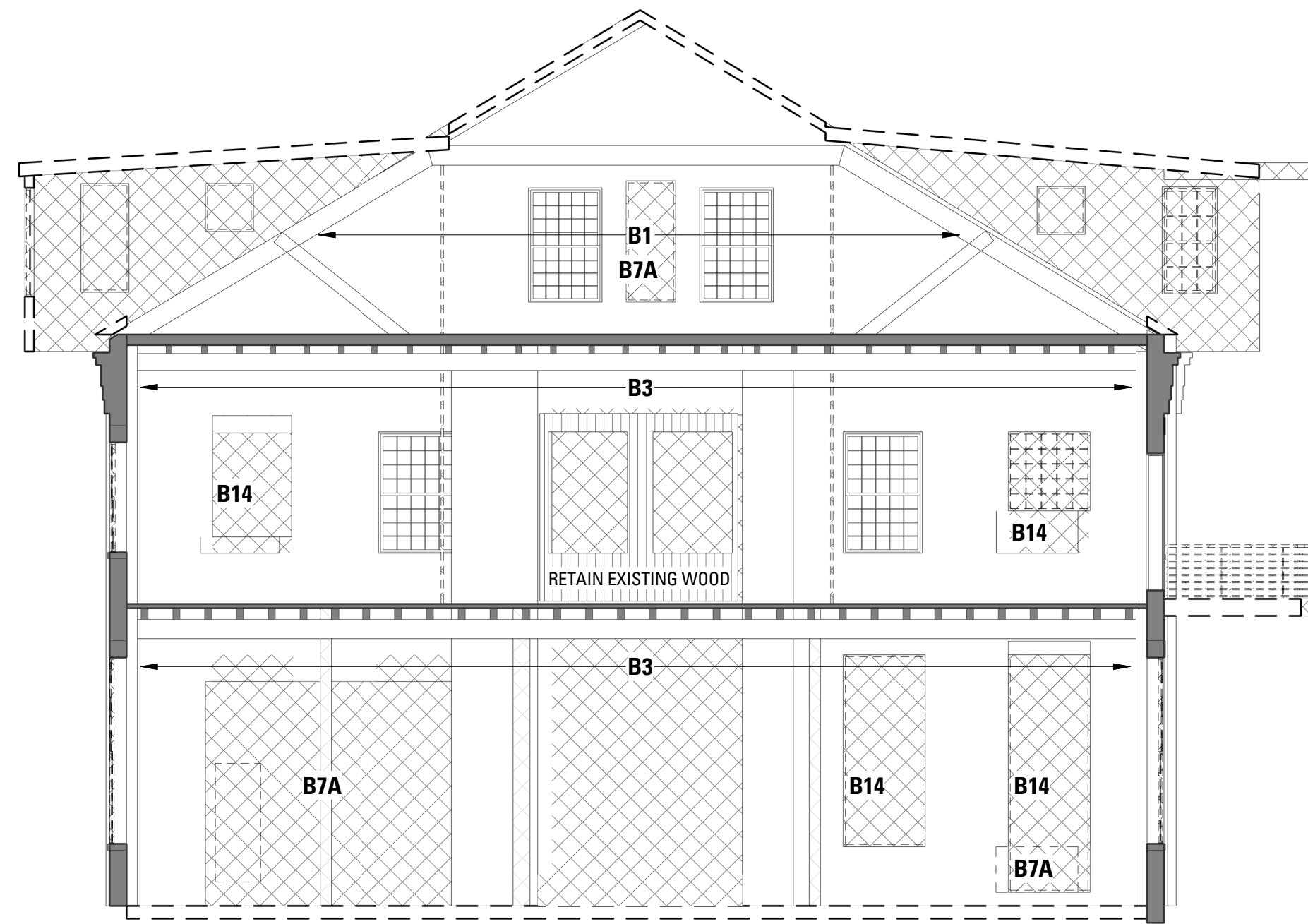
PORTLAND FORESIDE BLOCK 2



1 A - BLDG 2/3 - NORTH INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 2 - INTERIOR

- BRICK INTERIOR WALLS (NORTH, SOUTH, WEST, AND EAST)**
- AFTER REMOVAL OF ALL SURFACE-ATTACHED FIXTURES, REMOVE LOOSE PAINT FROM BRICK WITH LOW PRESSURE BLAST TO ACHIEVE INTACT SURFACE. LEGALLY DISPOSE OF PAINT AND BLAST MEDIUM AS LEAD-CONTAINING MATERIAL.
 - CUT OUT EXISTING JOINTS TO DEPTH 1 1/2" JOINT HEIGHT FOR REPOINTING @ 20% OF SURFACE AREA.
 - ALLOW FOR REBUILDING/REINFORCEMENT OF TOTAL 30 EA. TRUSS SUPPORT LOCATIONS ON INTERIOR WALLS OF 1ST AND 2ND FLOORS.
 - ALLOW FOR 20 EA. 12"x18" AREAS FOR BRICK REPLACEMENT/REPAIR FOR FACE WYTHE.
 - SEAL REPAIRED, PAINT-INTACT WALLS WITH CLEAR MATTE MASONRY SEALER.
 - DO NOT STRIP PAINT FROM GRANITE LINTEL AT LARGE DOORWAY TO BUILDING 3.



2 A - BLDG 2 - WEST INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 3 - INTERIOR

- BRICK INTERIOR WALLS (NORTH, SOUTH, WEST, AND EAST)**
- ALLOW FOR REBUILDING IMMEDIATE BRICK SURROUNDS TO 12 TRUSS CONNECTIONS AT EXTERIOR WALLS.
 - REINFORCE ROTATIONAL FRACTURE IN BRICK WALL AT SE CORNER OF EAST INTERIOR WITH 3"x3"x1/4" STEEL PLATE EPOXY BOLTED TO WALL.
 - AFTER REMOVAL OF ALL SURFACE-ATTACHED FIXTURES, REMOVE LOOSE PAINT FROM BRICK WITH LOW PRESSURE BLAST TO ACHIEVE INTACT PAINT SURFACE. LEGALLY DISPOSE OF PAINT AND BLAST MEDIUM AS LEAD-CONTAINING MATERIAL.
 - CUT OUT EXISTING JOINTS TO DEPTH 1 1/2" JOINT HEIGHT FOR REPOINTING @ 50% OF SURFACE AREA ON 1ST FLOOR AND 100% OF INTERIOR WALL SURFACES ON 2ND FLOOR.
 - ALLOW FOR 20 EA. 12"x18" AREAS FOR BRICK REPLACEMENT/REPAIR FOR FACE WYTHE.
 - SEAL REPAIRED, PAINT-INTACT WALLS WITH CLEAR MATTE MASONRY SEALER.

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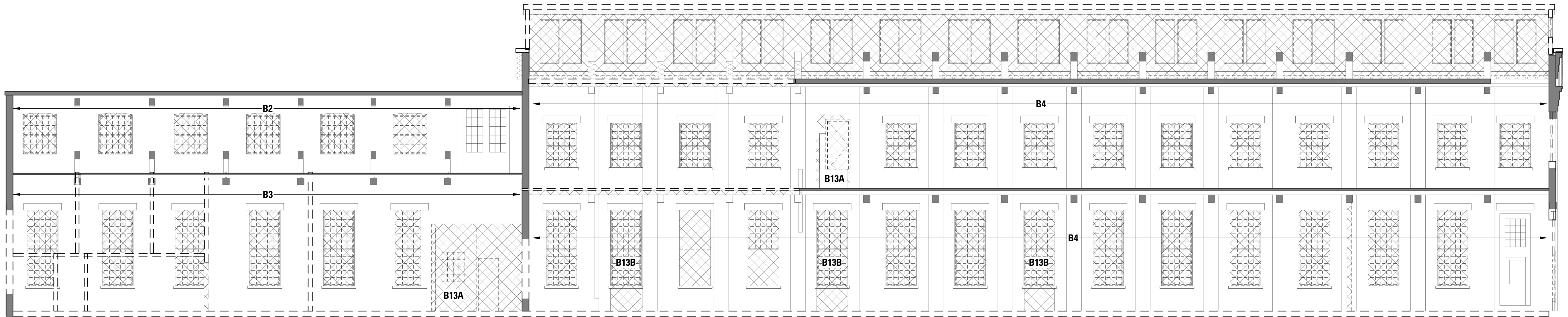
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

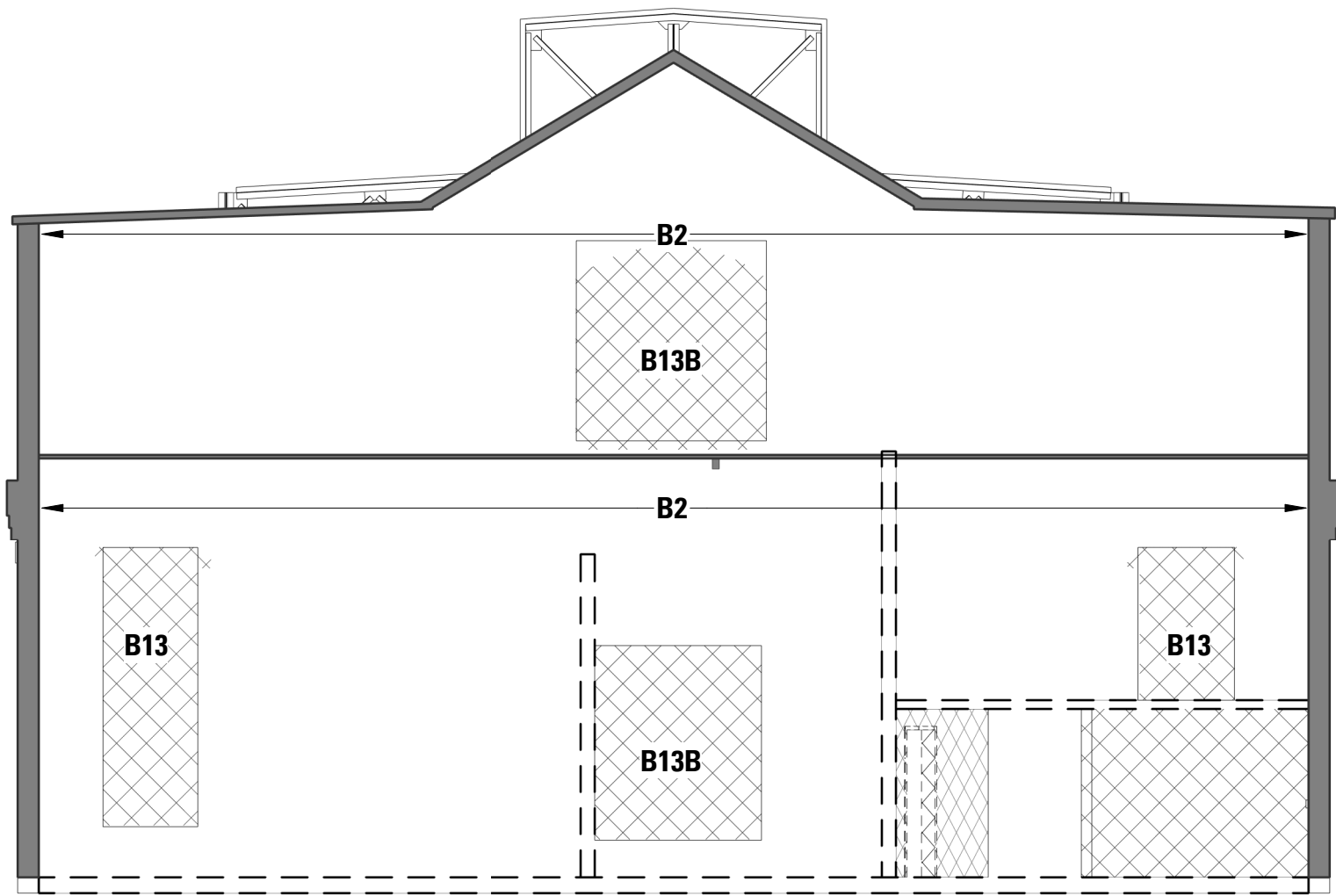
Date: DECEMBER 20, 2019
Scale: As indicated
Project Number:
Drawn By: Author

DEMOLITION & MASONRY REPAIR INTERIOR ELEVATIONS

D-801



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



2 A - BLDG 3 - EAST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 2 - INTERIOR

- BRICK INTERIOR WALLS (NORTH, SOUTH, WEST, AND EAST)**
- AFTER REMOVAL OF ALL SURFACE-ATTACHED FIXTURES, REMOVE LOOSE PAINT FROM BRICK WITH LOW PRESSURE BLAST TO ACHIEVE INTACT SURFACE. LEGALLY DISPOSE OF PAINT AND BLAST MEDIUM AS LEAD-CONTAINING MATERIAL.
 - CUT OUT EXISTING JOINTS TO DEPTH 1 1/2" JOINT HEIGHT FOR REPOINTING @ 20% OF SURFACE AREA.
 - ALLOW FOR REBUILDING/REINFORCEMENT OF TOTAL 30 EA. TRUSS SUPPORT LOCATIONS ON INTERIOR WALLS OF 1ST AND 2ND FLOORS.
 - ALLOW FOR 20 EA. 12"x18" AREAS FOR BRICK REPLACEMENT/REPAIR FOR FACE WYTHE.
 - SEAL REPAIRED, PAINT-INTACT WALLS WITH CLEAR MATTE MASONRY SEALER.
 - DO NOT STRIP PAINT FROM GRANITE LINTEL AT LARGE DOORWAY TO BUILDING 3.

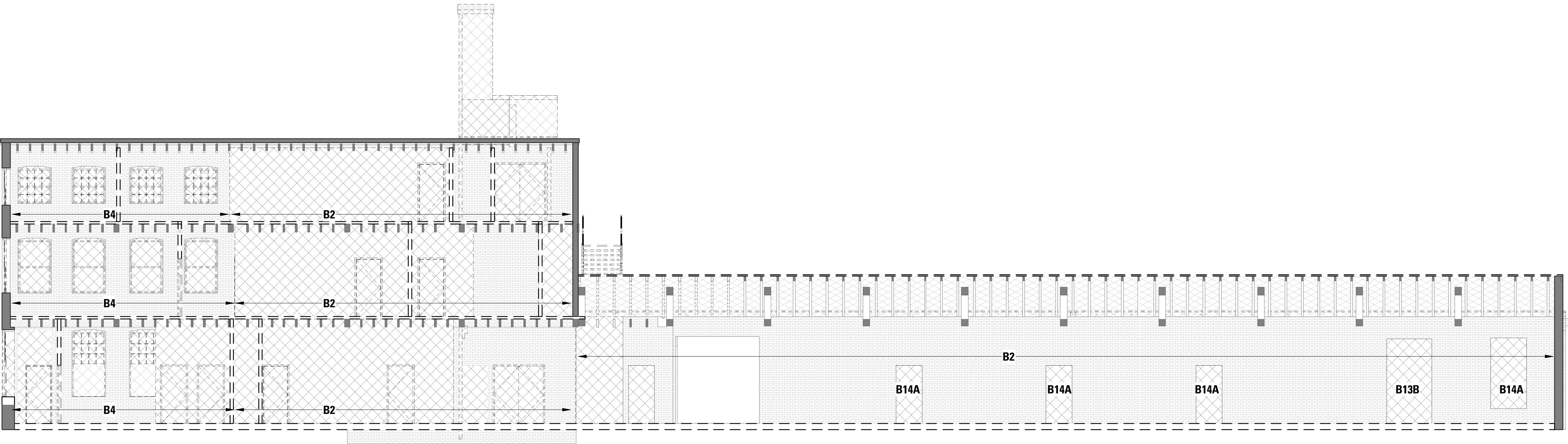
BUILDING 3 - INTERIOR

- BRICK INTERIOR WALLS (NORTH, SOUTH, WEST, AND EAST)**
- ALLOW FOR REBUILDING IMMEDIATE BRICK SURROUNDS TO 12 TRUSS CONNECTIONS AT EXTERIOR WALLS.
 - REINFORCE ROTATIONAL FRACTURE IN BRICK WALL AT SE CORNER OF EAST INTERIOR WITH 3"x3"x 1/2" STEEL PLATE EPOXY BOLTED TO WALL.
 - AFTER REMOVAL OF ALL SURFACE-ATTACHED FIXTURES, REMOVE LOOSE PAINT FROM BRICK WITH LOW PRESSURE BLAST TO ACHIEVE INTACT PAINT SURFACE. LEGALLY DISPOSE OF PAINT AND BLAST MEDIUM AS LEAD-CONTAINING MATERIAL.
 - CUT OUT EXISTING JOINTS TO DEPTH 1 1/2" JOINT HEIGHT FOR REPOINTING @ 50% OF SURFACE AREA ON 1ST FLOOR AND 100% OF INTERIOR WALL SURFACES ON 2ND FLOOR.
 - ALLOW FOR 20 EA. 12"x18" AREAS FOR BRICK REPLACEMENT/REPAIR FOR FACE WYTHE.
 - SEAL REPAIRED, PAINT-INTACT WALLS WITH CLEAR MATTE MASONRY SEALER.

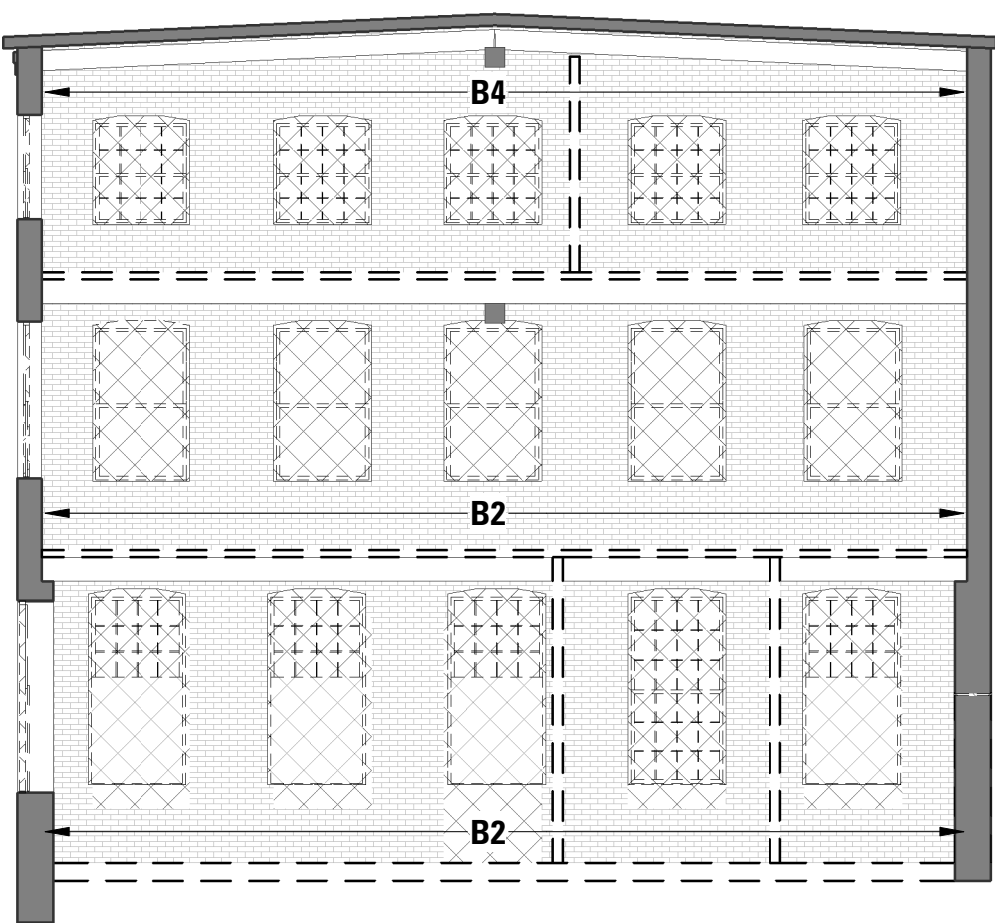
Rev.	Date	Remarks

BUILDING 6B/6A - INTERIOR

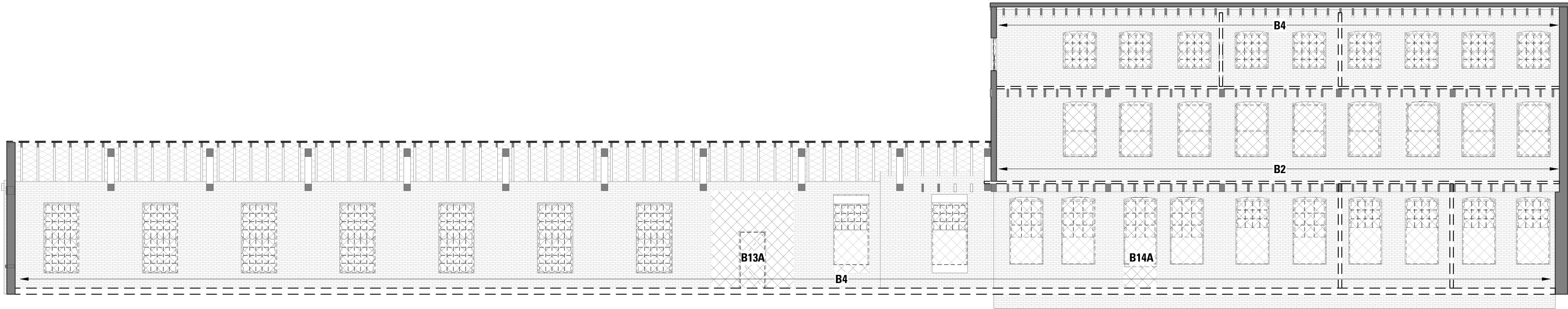
- BRICK INTERIOR WALLS (NORTH, SOUTH, WEST, AND EAST 6A)
- 1 1ST FLOOR: AFTER REMOVAL OF ALL SURFACE-ATTACHED FIXTURES, REMOVE LOOSE PAINT FROM BRICK WITH LOW PRESSURE BLAST TO ACHIEVE INTACT SURFACE. LEGALLY DISPOSE OF PAINT AND BLAST MEDIUM AS LEAD-CONTAINING MATERIAL.
 - 2 2ND AND 3RD FLOORS: REPOINT EXISTING INTERIOR BRICK WALLS AT 20% CLEAN OF DUST AND SEAL.
 - 3 CUT OUT EXISTING JOINTS TO DEPTH 1 1/2" JOINT HEIGHT FOR REPOINTING @ 20% OF SURFACE AREA.
 - 4 ALLOW FOR 10 EA. 12"X18" AREAS FOR BRICK REPLACEMENT/REPAIR FOR INTERIOR WYTHE FACE.
 - 5 ASSUME THAT EAST WALL WILL BE STRIPPED TO ALLOW INSPECTION OF TIMBER STRUCTURE, REINFORCED WITH WOOD, INSULATED, AND FINISHED INTERNALLY WITH PLASTERBOARD. RE-CLAD EXTERNALLY WITH PAINTED HARVEY CEMENTBOARD CLAPBOARDS.



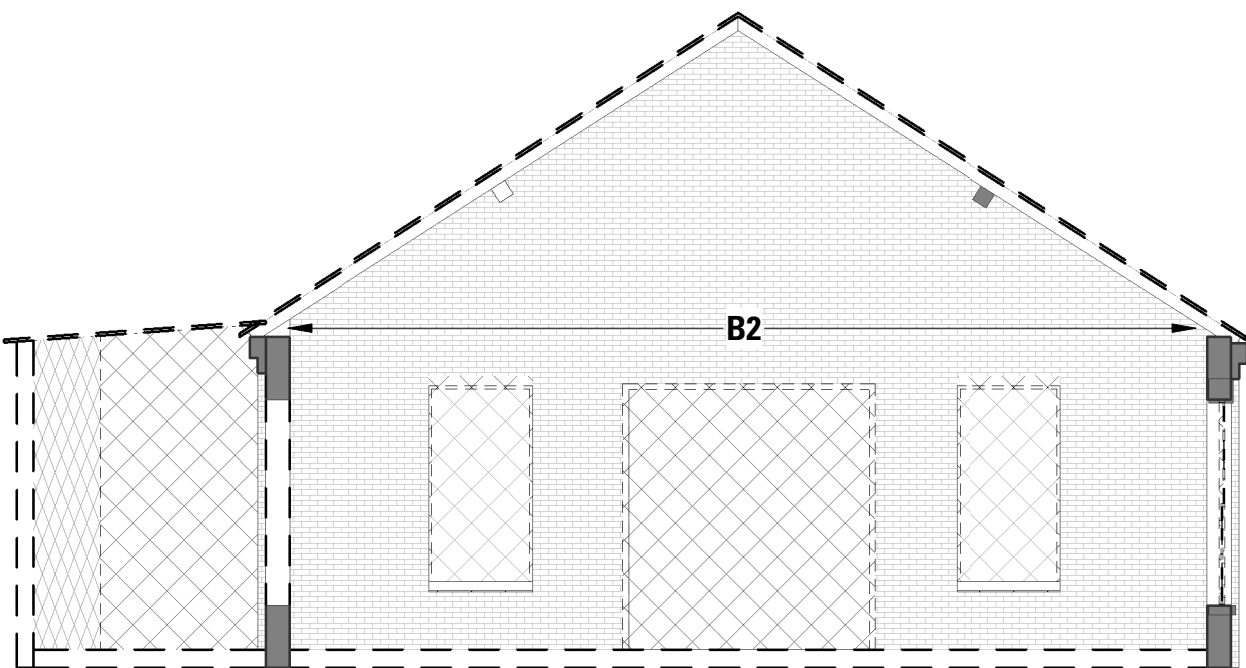
1 B - BLDG 6A/6B - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 B - BLDG 6A - WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 B - BLDG 6A/6B - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 B - BLDG 5B - EAST ELEVATION
SCALE: 1/8" = 1'-0"

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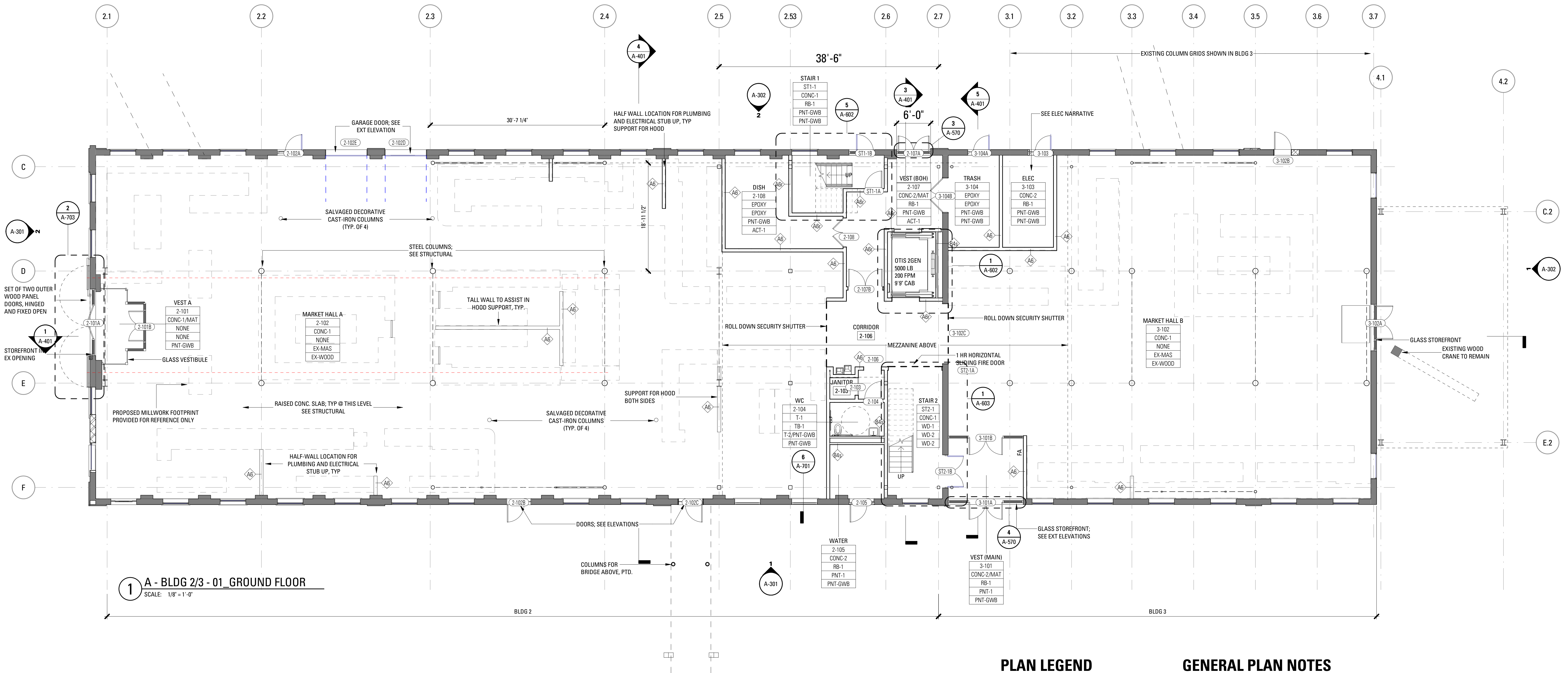
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date: DECEMBER 20, 2019
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DEMOLITION & MASONRY REPAIR INTERIOR ELEVATIONS

D-811



PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- NEW STRUCTURE/SLAB INFILL
- NEW DOOR
- MTL GUTTER/DOWNSPOUT

GENERAL PLAN NOTES

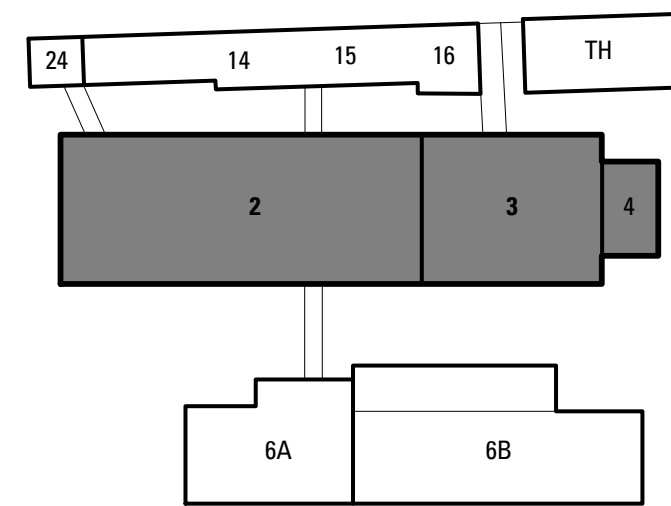
- GC TO VERIFY FIELD CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY. ASSUME ALL ITEMS TO BE NEW UNLESS OTHERWISE NOTED.
- ALL NEW DOOR FRAMES SHOULD BE 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
- PIPE, DUCT, AND COLUMN ENCLOSURES SHALL BE CONSTRUCTED TO BE AS MINIMAL AS POSSIBLE. MAINTAIN ALL FIRE SEPARATIONS BETWEEN SPACES AND AS DEFINED ON CODE DIAGRAM.
- COORDINATE FINISHES WITH FINISH SCHEDULE.
- REFER TO EXTERIOR ELEVATIONS FOR WINDOW TAGS. ALL WINDOWS ARE TO BE REPLACED UNLESS OTHERWISE NOTED.
- COORDINATE WITH RATED WALLS / SPACES SHOWN ON SHEETS G-001, G-100, AND G-101.
- REFER TO RCP'S FOR COMMON AREA AND SITE LIGHTING.
- PROVIDE FIRE EXTINGUISHERS IN ALL SPACES PER NFPA 10 REQUIREMENTS.
- ASSUME STAIRS TO BE METAL PANEL PICKET RAIL.
- SEE ELEVATIONS FOR VENT LOCATIONS. REVIEW WITH MECHANICAL DRAWINGS.
- REMOVE EXISTING ROOFING AND SUBSTRATE DOWN TO EXISTING SHEATHING. INSTALL NEW PLYWOOD SHEATHING, ROOFING PAPER AND ROOF AS SCHEDULED.
- INSTALL SNOW GUARDS AT ALL SLOPED ROOFS.

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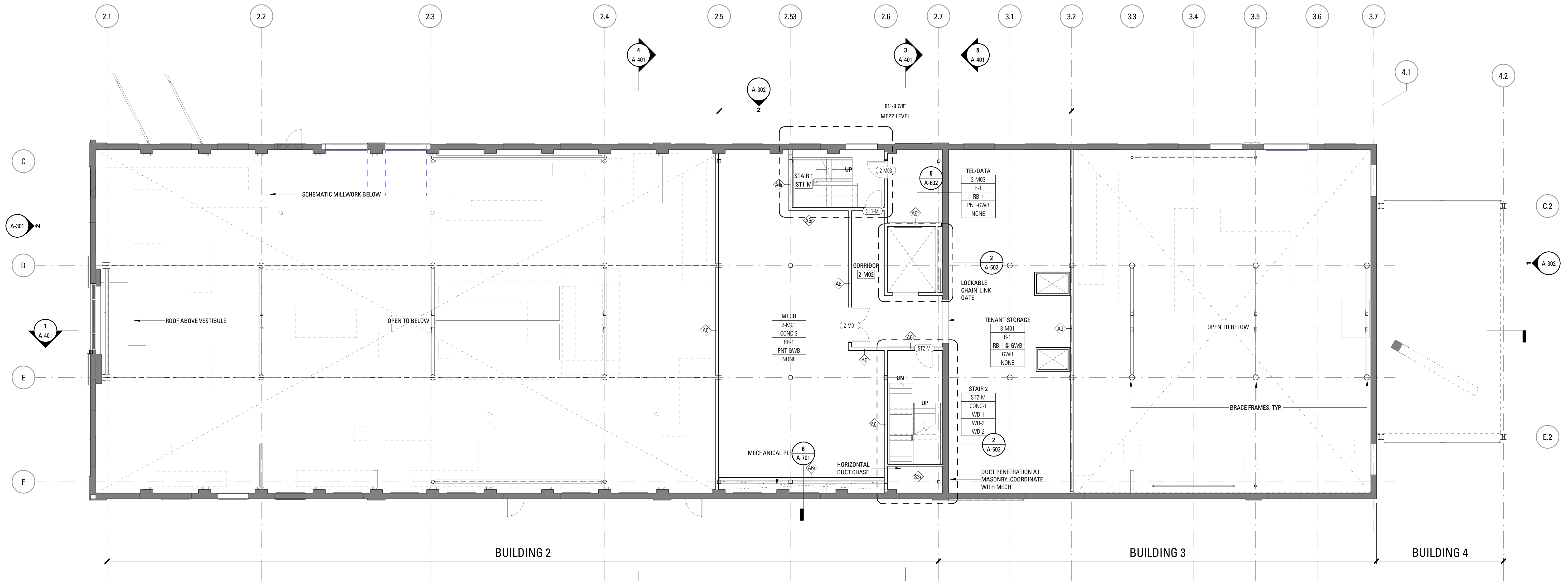
PORTLAND FORESIDE BLOCK 2

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A - BLDG 2/3/4 - GROUND FLOOR PLAN

A-101



1 A - BLDG 2/3 - 02_MEZZANINE
SCALE: 1/8" = 1'-0"

PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- NEW STRUCTURE/SLAB INFILL
- NEW DOOR
- MTL GUTTER/DOWNSPOUT

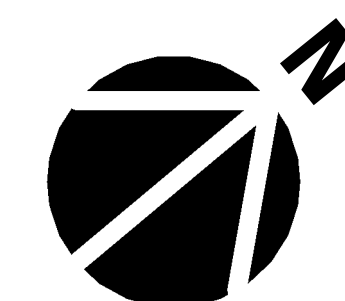
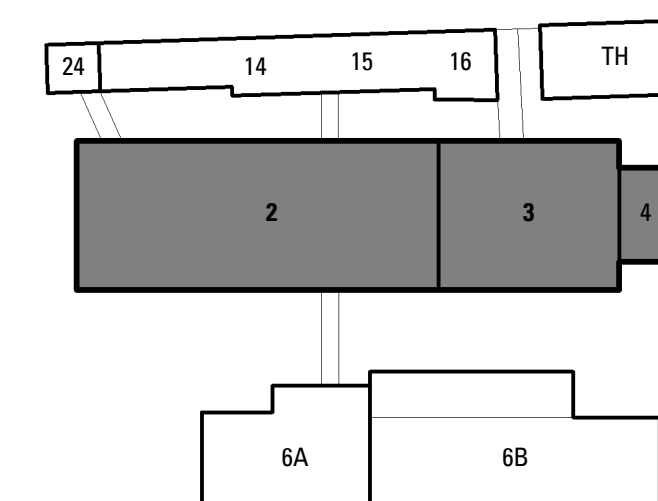
GENERAL PLAN NOTES

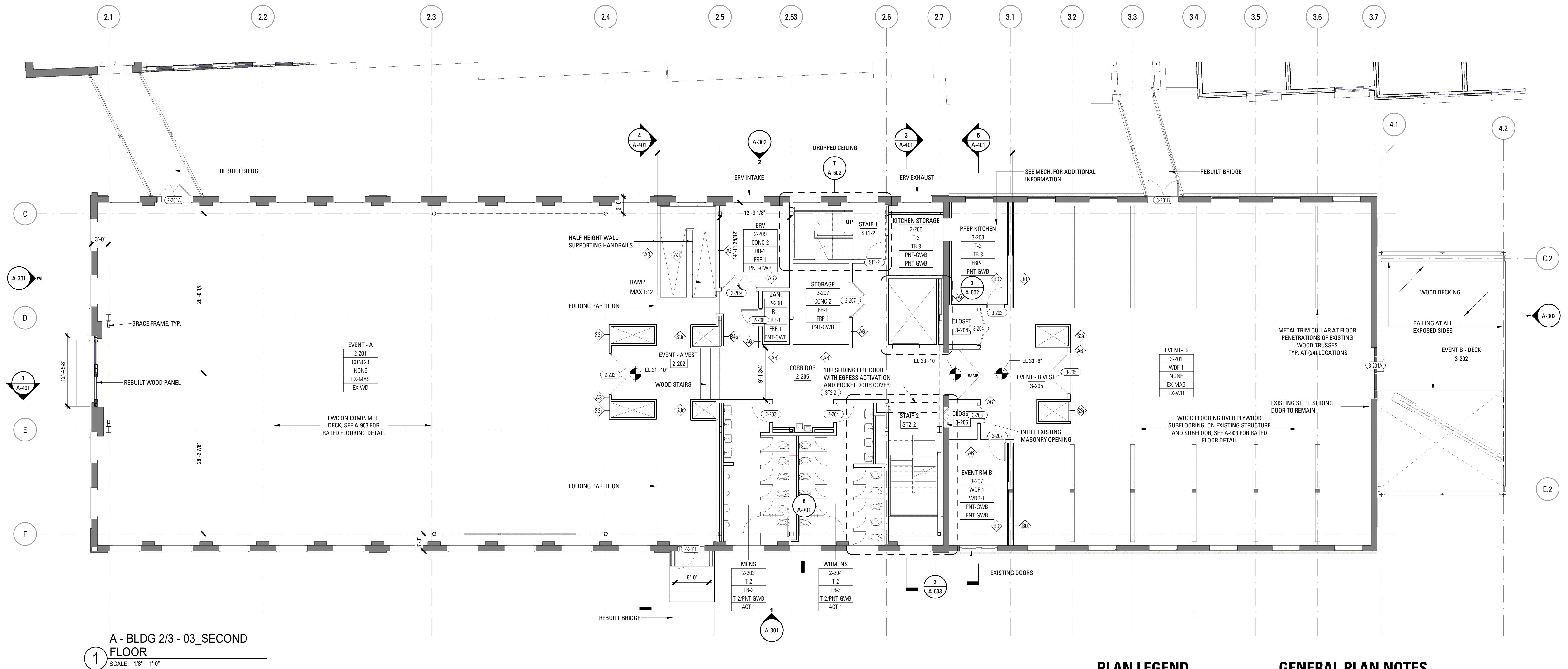
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- COORDINATE WITH RATED WALLS / SPACES SHOWN ON SHEETS G-001, G-100, AND G-101
- REFER TO RCP'S FOR COMMON AREA AND SITE LIGHTING.
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- ASSUME STAIRS TO BE METAL PANEL PICKET RAIL.
- SEE ELEVATIONS FOR VENT LOCATIONS. REVIEW WITH MECHANICAL DRAWINGS.
- REMOVE EXISTING ROOFING AND SUBSTRATE DOWN TO EXISTING SHEATHING. INSTALL NEW PLYWOOD SHEATHING, ROOFING PAPER AND ROOF AS SCHEDULED.
- INSTALL SNOW GUARDS AT ALL SLOPED ROOFS

Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

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Scale: As indicated
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PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- NEW STRUCTURE/SLAB INFILL
- NEW DOOR
- MTL GUTTER/DOWNSPOUT

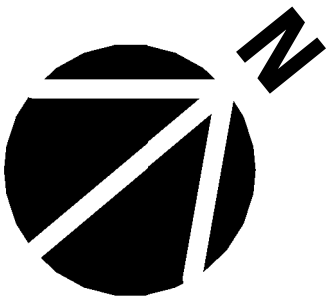
GENERAL PLAN NOTES

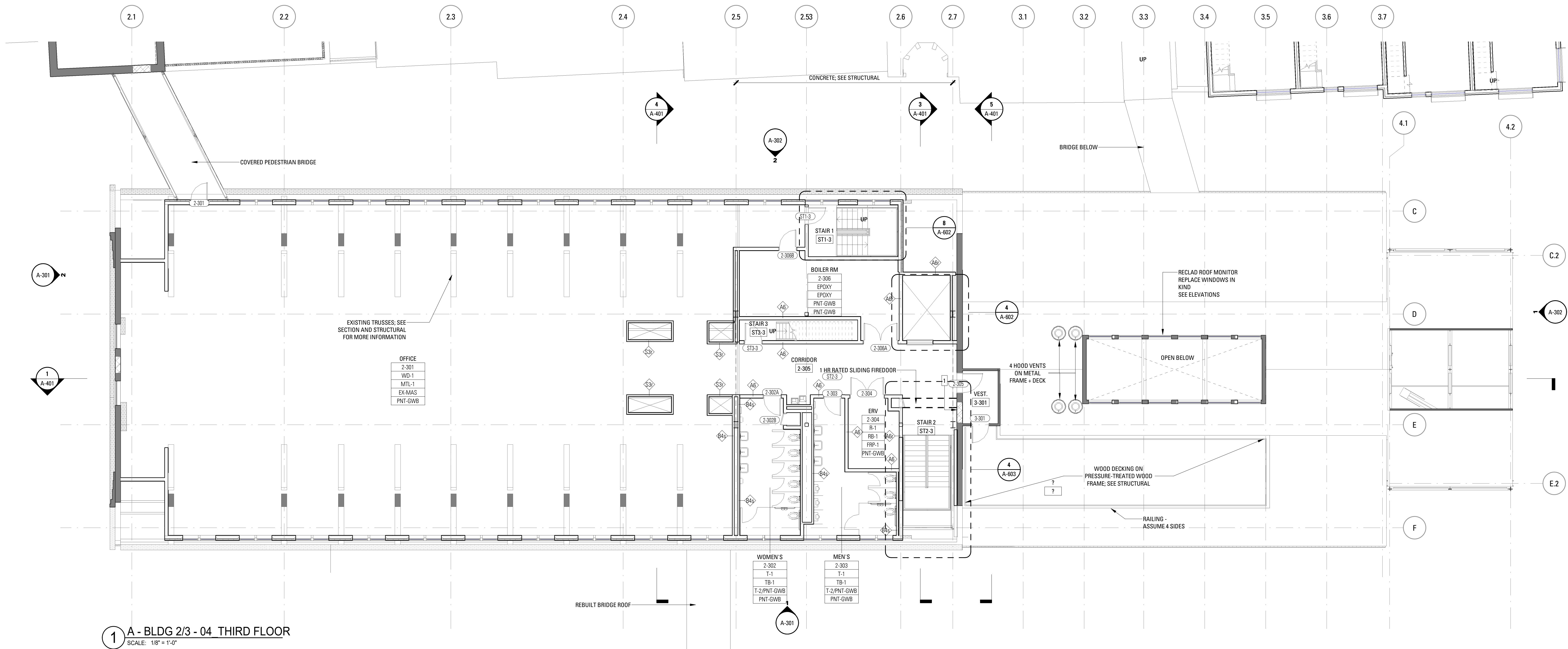
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- INSTALL SNOW GUARDS AT ALL SLOPED ROOFS.

Rev.	Date	Remarks

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PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- NEW STRUCTURE/SLAB INFILL
- NEW DOOR
- MTL GUTTER/DOWNSPOUT

GENERAL PLAN NOTES

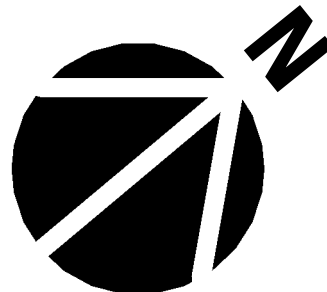
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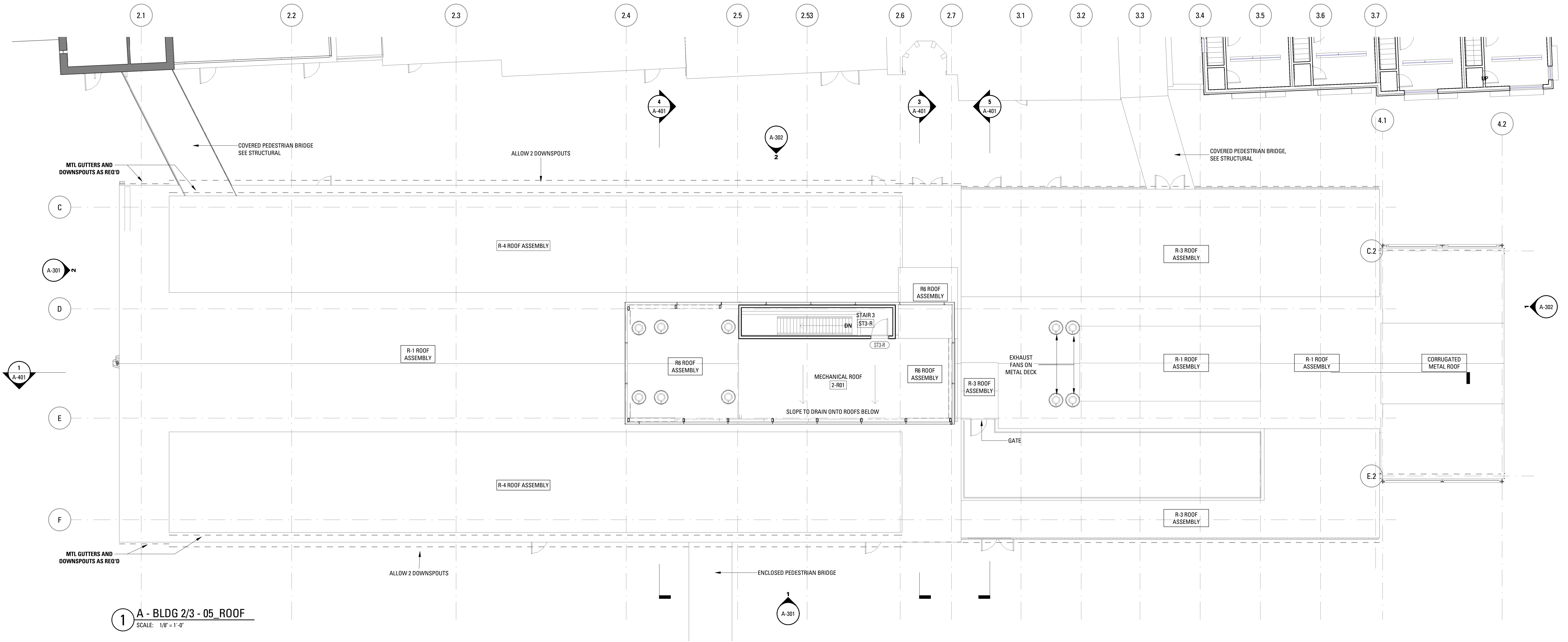
PORTLAND FORESIDE BLOCK 2

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A - BLDG 2/3/4 - THIRD FLOOR PLAN

A-104



PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- NEW STRUCTURE/SLAB INFILL
- NEW DOOR
- MTL GUTTER/DOWNSPOUT

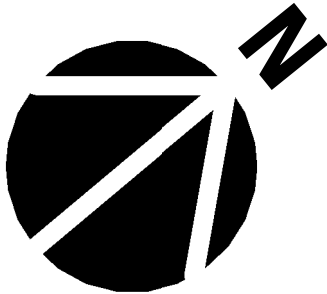
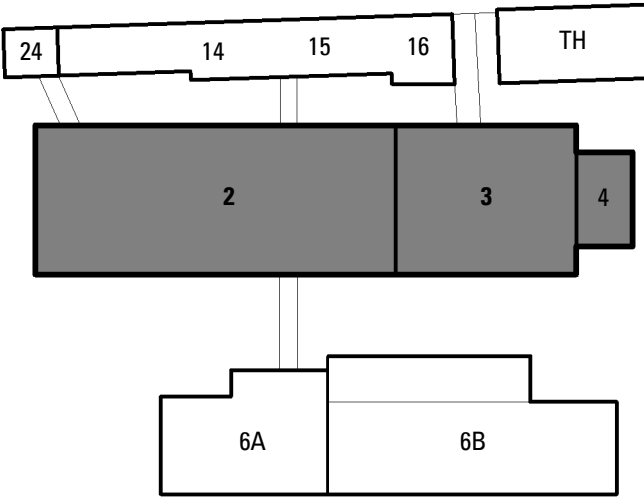
GENERAL PLAN NOTES

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- INSTALL SNOW GUARDS AT ALL SLOPED ROOFS

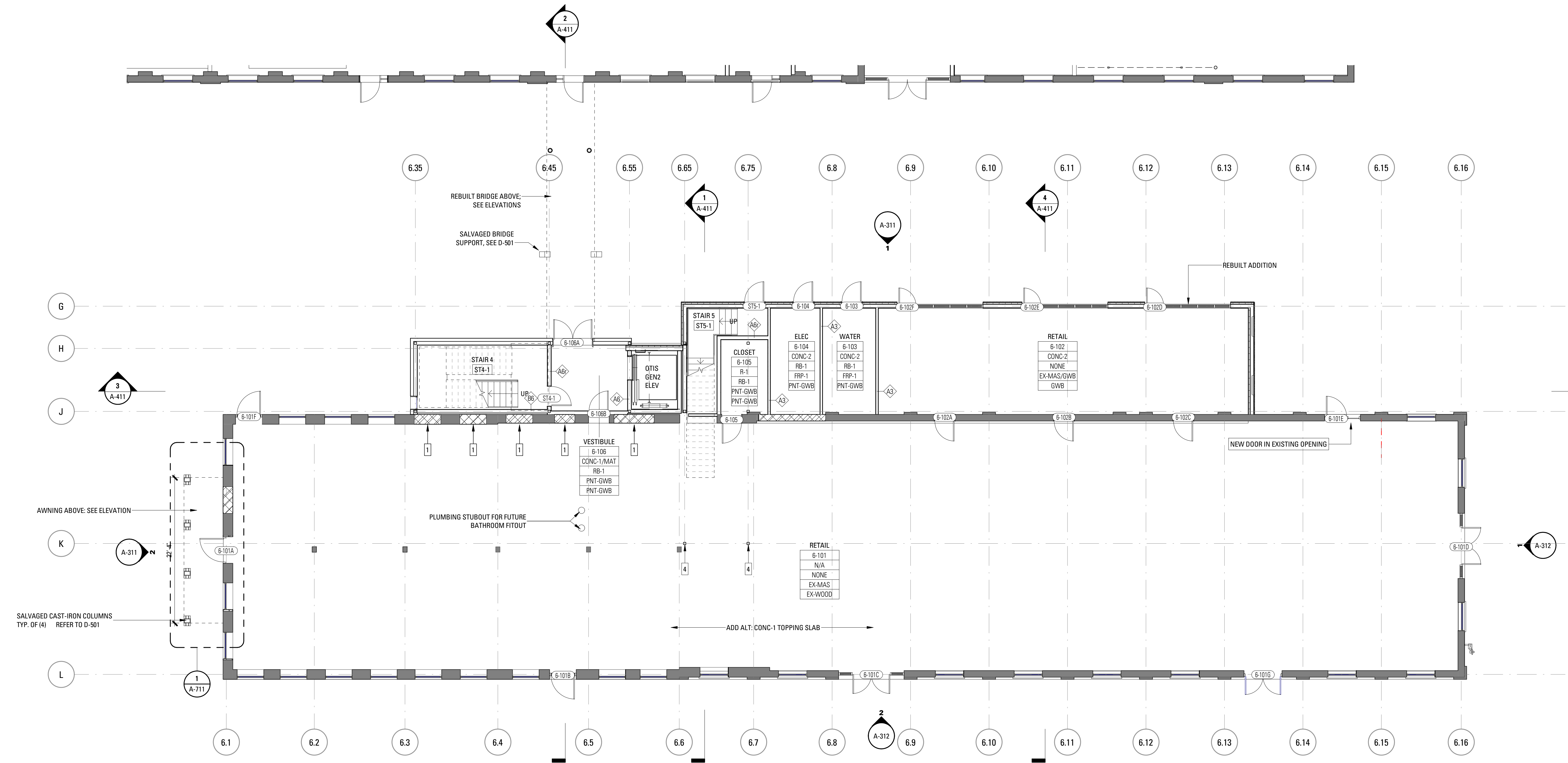
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

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Drawn By	Author



A - BLDG 2/3/4 - ROOF PLAN



1 B - BLDG 6 - 01_GROUND FLOOR
SCALE: 1/8" = 1'-0"

BUILDING 6A/6B NOTES

- MASONRY INFILL AT EXISTING OPENING.
- PLUMBING STUBOUTS FOR FUTURE TENANT RESTROOM FITOUT
- BASIS OF DESIGN FOR GROUND FLOOR RETAIL SPACE DOES NOT INCLUDE FINISH FLOORING, ADD. ALTERNATE FOR POLISHED CONCRETE TOPPING SLAB.
- NEW STRUCTURAL FRAMING FOR STAIR. REFER TO STRUCTURAL DRAWINGS.

FINISH PLAN NOTES

- REFER TO REFLECTED CEILING PLANS AND DETAILS FOR EXTENT OF GWB SOFFITS AND/OR SPECIAL CEILING MATERIAL LOCATIONS.
- ALL EXISTING DOORS AND DOOR FRAMES SHALL BE PAINTED OR CLEAR SEALED TO MATCH EXISTING. COORDINATE WITH DRAWINGS.

ROOM FINISH LEGEND

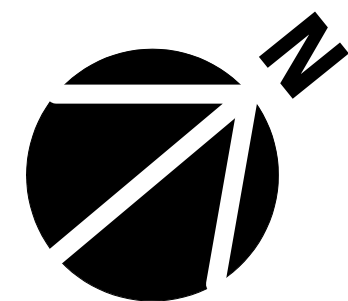
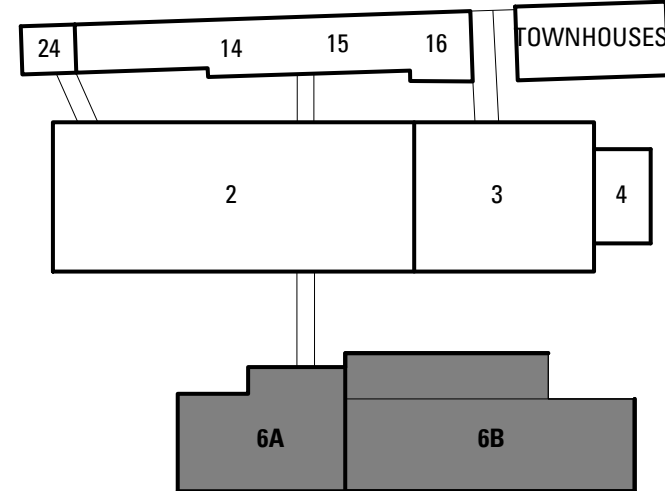
OFFICE	ROOM NAME
313	ROOM NUMBER
C-1	FLOOR
B-1	BASE
P-1	WALL
ACT-1	CEILING

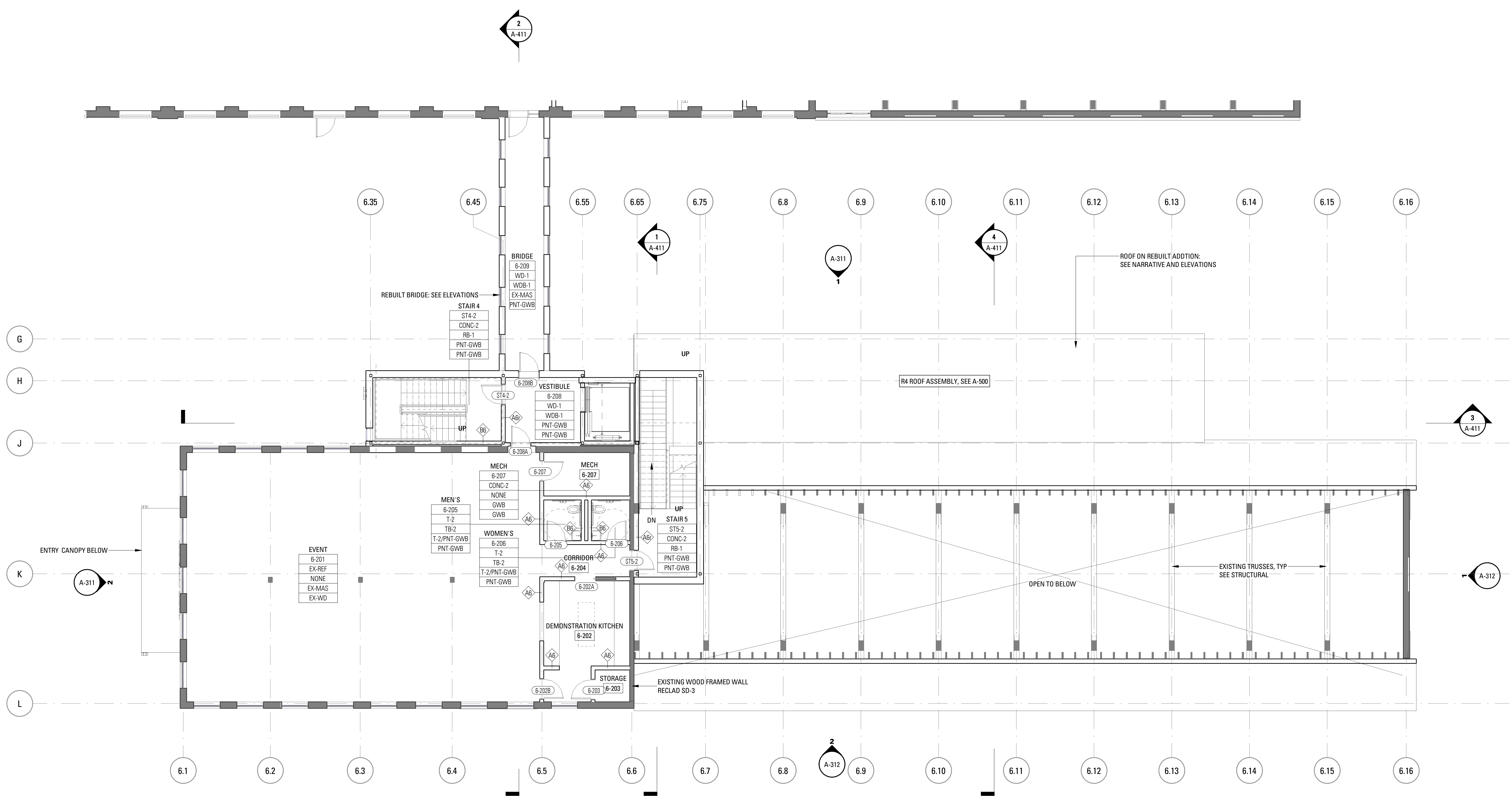
PLAN LEGEND

	NEW CONSTRUCTION
	EXISTING TO REMAIN
	NEW STRUCTURE/SLAB INFILL
	NEW DOOR
	MTL GUTTER/DOWNSPOUT

GENERAL PLAN NOTES

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- ASSUME STAIRS TO BE METAL PANEL PICKET RAIL.
- SEE ELEVATIONS FOR VENT LOCATIONS. REVIEW WITH MECHANICAL DRAWINGS.
- REMOVE EXISTING ROOFING AND SUBSTRATE DOWN TO EXISTING SHEATHING. INSTALL NEW PLYWOOD SHEATHING, ROOFING PAPER AND ROOF AS SCHEDULED.
- INSTALL SNOW GUARDS AT ALL SLOPED ROOFS





A B - BLDG 6 - 02 SECOND FLOOR
SCALE: 1/8" = 1'-0"

PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- NEW STRUCTURE/SLAB INFILL
- NEW DOOR
- MTL GUTTER/DOWNSPOUT

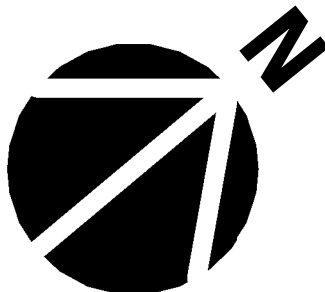
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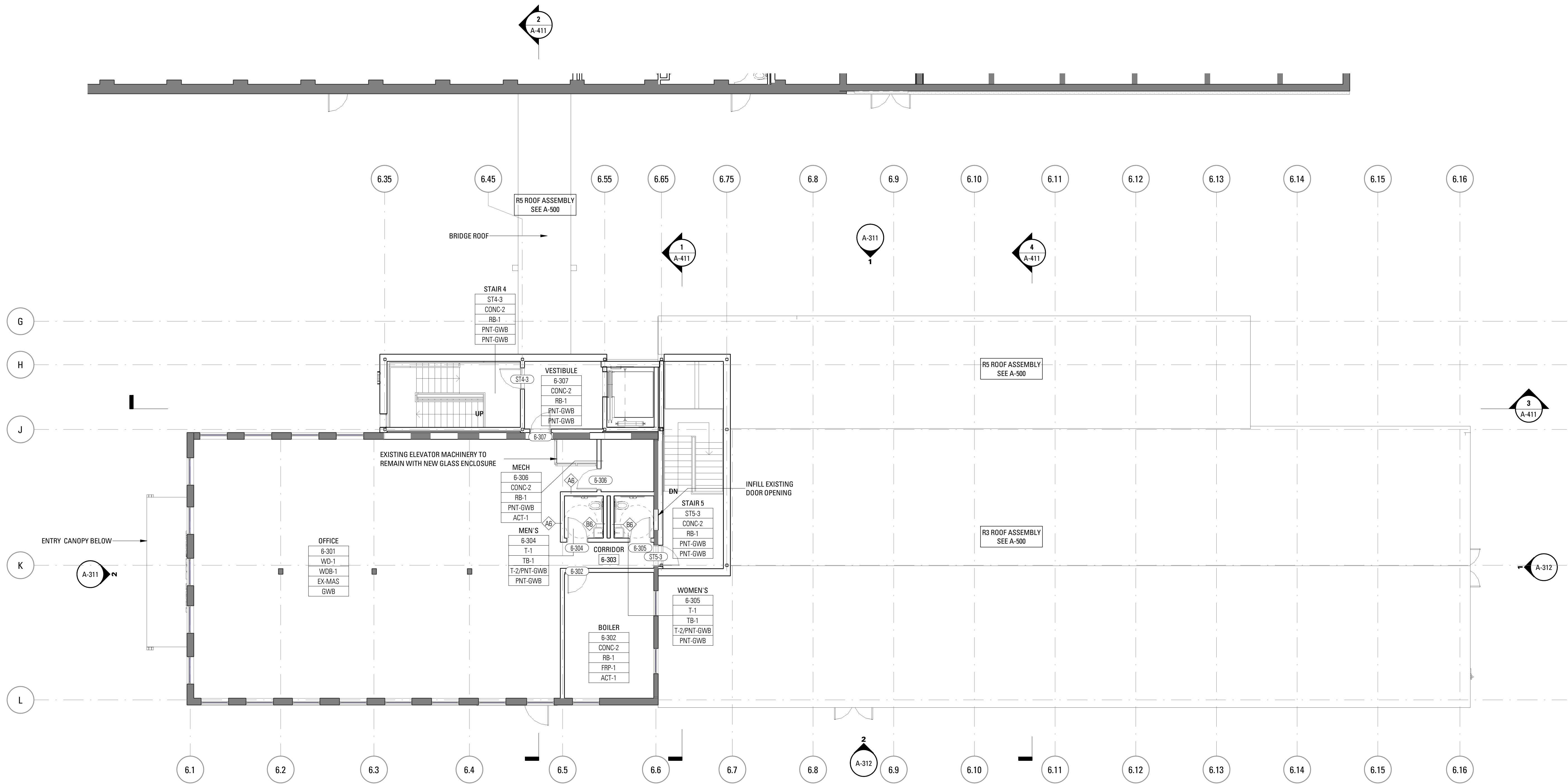
Rev.	Date	Remarks

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B - BLDG 6A/6B - SECOND FLOOR PLAN



A B - BLDG 6 - 03_THIRD FLOOR

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

PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- NEW STRUCTURE/SLAB INFILL
- NEW DOOR
- MTL GUTTER/DOWNSPOUT

GENERAL PLAN NOTES

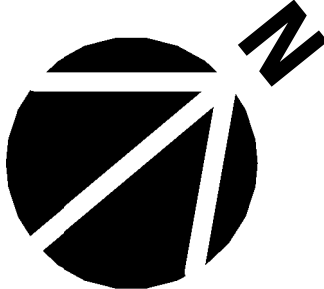
- GC TO VERIFY FIELD CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY. ASSUME ALL ITEMS TO BE NEW UNLESS OTHERWISE NOTED.
- ALL NEW DOOR FRAMES SHOULD BE 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
- PIPE, DUCT, AND COLUMN ENCLOSURES SHALL BE CONSTRUCTED TO BE AS MINIMAL AS POSSIBLE. MAINTAIN ALL FIRE SEPARATIONS BETWEEN SPACES AND AS DEFINED ON CODE DIAGRAMS.
- COORDINATE FINISHES WITH FINISH SCHEDULE.
- REFER TO EXTERIOR ELEVATIONS FOR WINDOW TAGS. ALL WINDOWS ARE TO BE REPLACED UNLESS OTHERWISE NOTED.
- COORDINATE WITH RATED WALLS / SPACES SHOWN ON SHEETS G-001, G-100, AND G-101.
- REFER TO RCP'S FOR COMMON AREA AND SITE LIGHTING.
- PROVIDE FIRE EXTINGUISHERS IN ALL SPACES PER NFPA 10 REQUIREMENTS.
- ASSUME STAIRS TO BE METAL PANEL PICKET RAIL.
- SEE ELEVATIONS FOR VENT LOCATIONS. REVIEW WITH MECHANICAL DRAWINGS.
- REMOVE EXISTING ROOFING AND SUBSTRATE DOWN TO EXISTING SHEATHING. INSTALL NEW PLYWOOD SHEATHING, ROOFING PAPER AND ROOF AS SCHEDULED.
- INSTALL SNOW GUARDS AT ALL SLOPED ROOFS.

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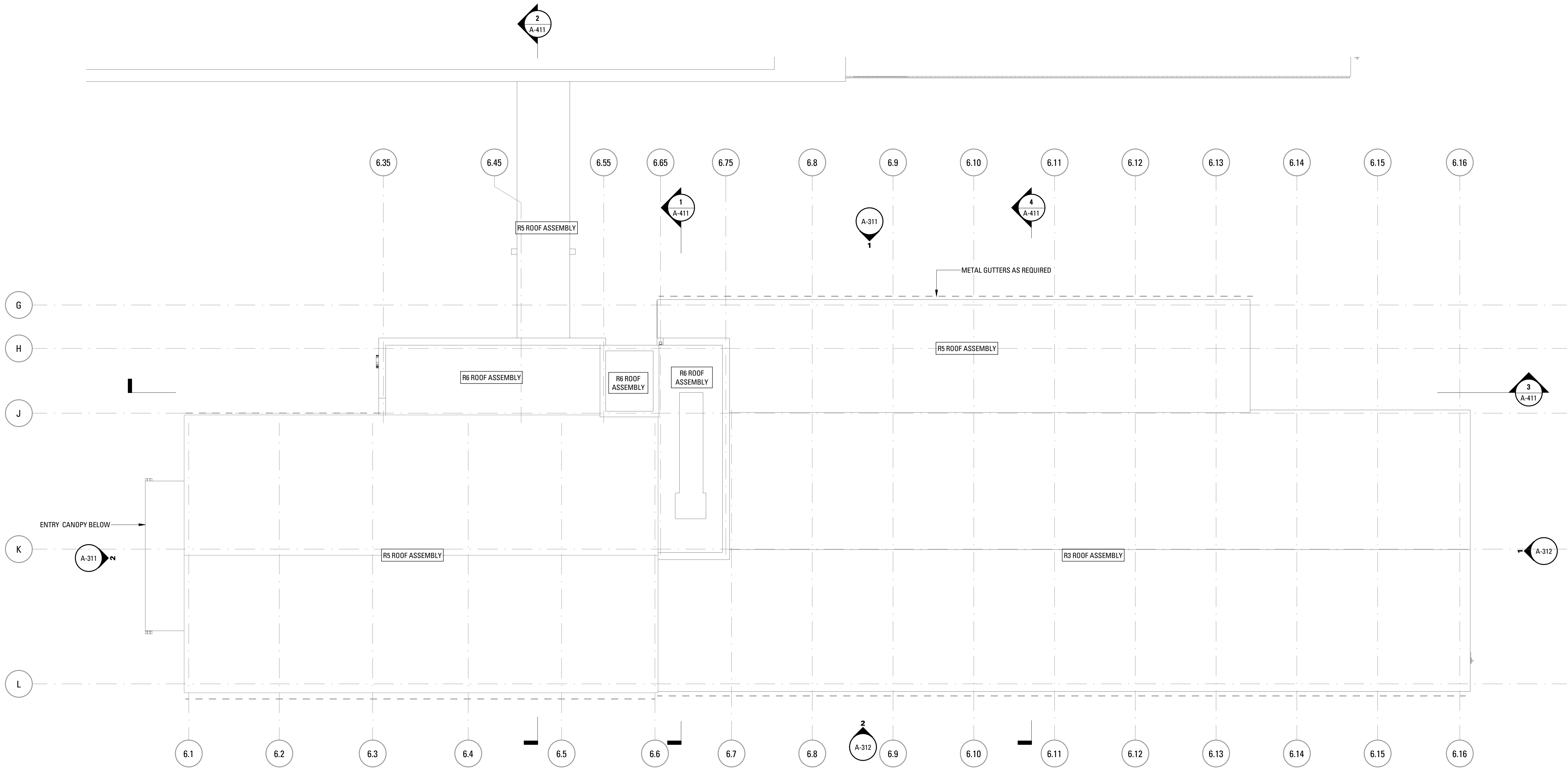
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date: DECEMBER 20, 2019
Scale: As indicated
Project Number:
Drawn By: Author



B - BLDG 6A/6B - THIRD FLOOR PLAN



1 B - BLDG 6 - 04_ROOF
SCALE: 1/8" = 1'-0"

PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- NEW STRUCTURE/SLAB INFILL
- NEW DOOR
- MTL GUTTER/DOWNSPOUT

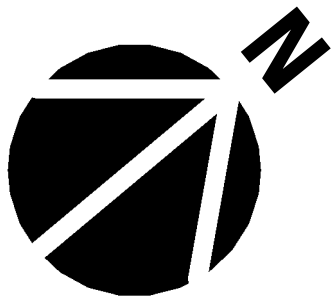
GENERAL PLAN NOTES

- GC TO VERIFY FIELD CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY. ASSUME ALL ITEMS TO BE NEW UNON AS EXISTING.
- ALL NEW DOOR FRAMES SHOULD BE 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
- PIPE, DUCT, AND COLUMN ENCLOSURES SHALL BE CONSTRUCTED TO BE AS MINIMAL AS POSSIBLE. MAINTAIN ALL FIRE SEPARATIONS BETWEEN SPACES AND AS DEFINED ON CODE DIAGRAMS.
- COORDINATE FINISHES WITH FINISH SCHEDULE.
- REFER TO EXTERIOR ELEVATIONS FOR WINDOW TAGS. ALL WINDOWS ARE TO BE REPLACED UON
- COORDINATE WITH RATED WALLS / SPACES SHOWN ON SHEETS G-001, G-100, AND G-101
- REFER TO RCP'S FOR COMMON AREA AND SITE LIGHTING.
- PROVIDE FIRE EXTINGUISHERS IN ALL SPACES PER NFPA 10 REQUIREMENTS.
- ASSUME STAIRS TO BE METAL PANEL PICKET RAIL.
- SEE ELEVATIONS FOR VENT LOCATIONS. REVIEW WITH MECHANICAL DRAWINGS.
- REMOVE EXISTING ROOFING AND SUBSTRATE DOWN TO EXISTING SHEATHING. INSTALL NEW PLYWOOD SHEATHING, ROOFING PAPER AND ROOF AS SCHEDULED.
- INSTALL SNOW GUARDS AT ALL SLOPED ROOFS

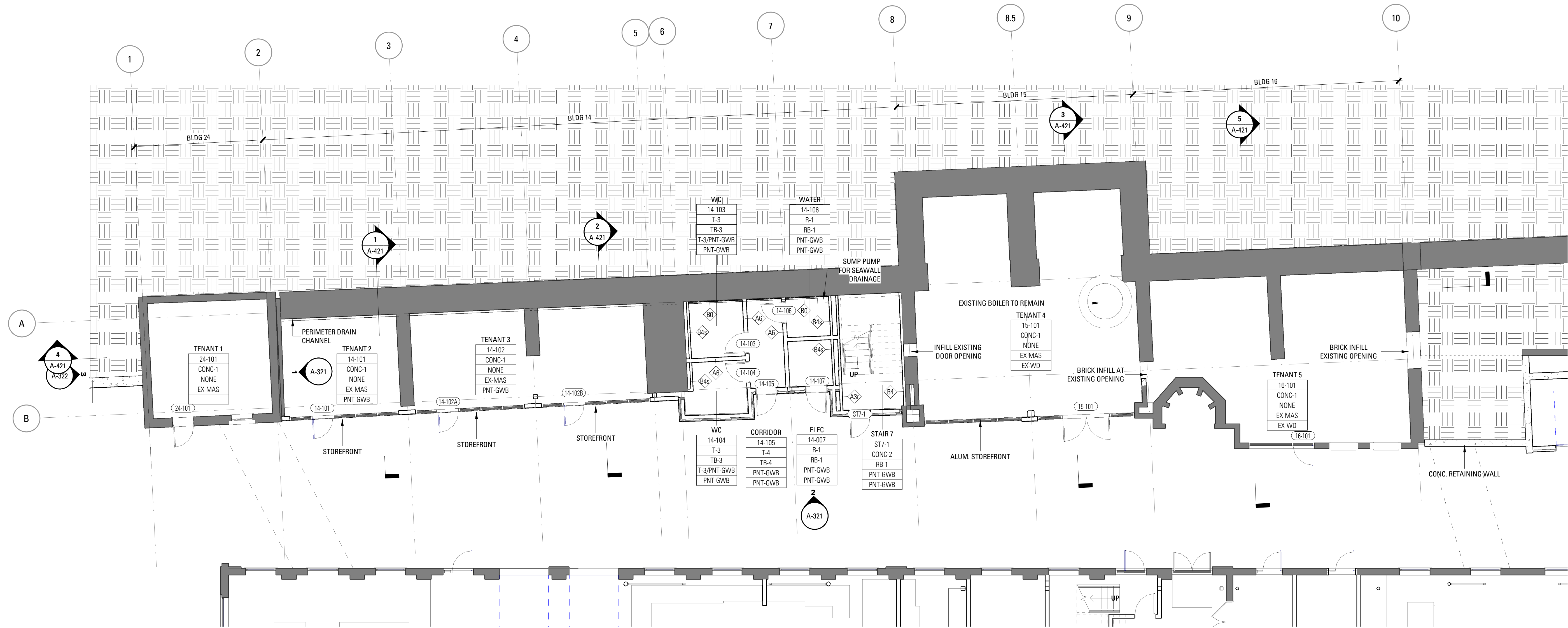
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

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Scale	As indicated
Project Number	
Drawn By	Author



B - BLDG 6A/6B - ROOF PLAN



1 C - EMB - 01 GROUND LEVEL
SCALE: 1/8" = 1'-0"

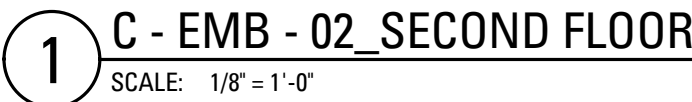
Rev.	Date	Remarks

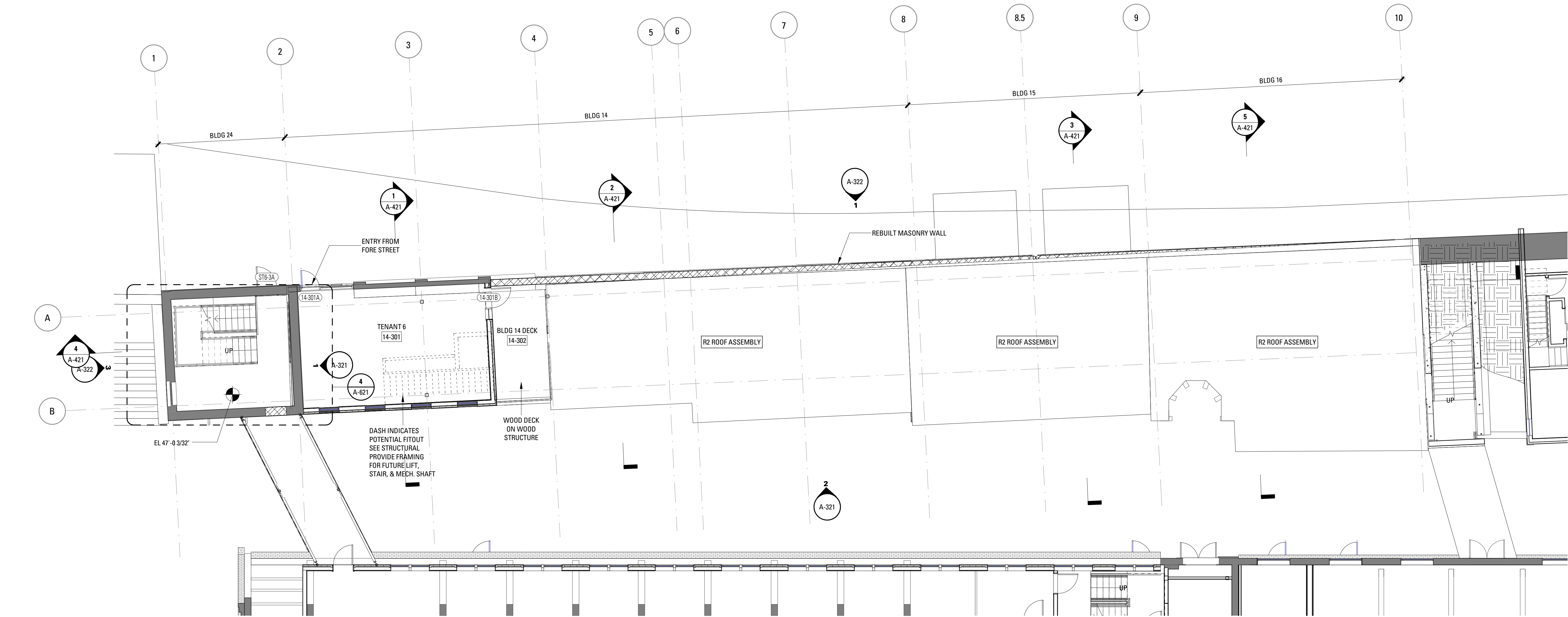
PORTLAND FORESIDE BLOCK 2

Date: DECEMBER 20, 2019
Scale: 1/8" = 1'-0"
Project Number:
Drawn By: Author

C - EMBANKMENT - GROUND FLOOR PLAN

A-121



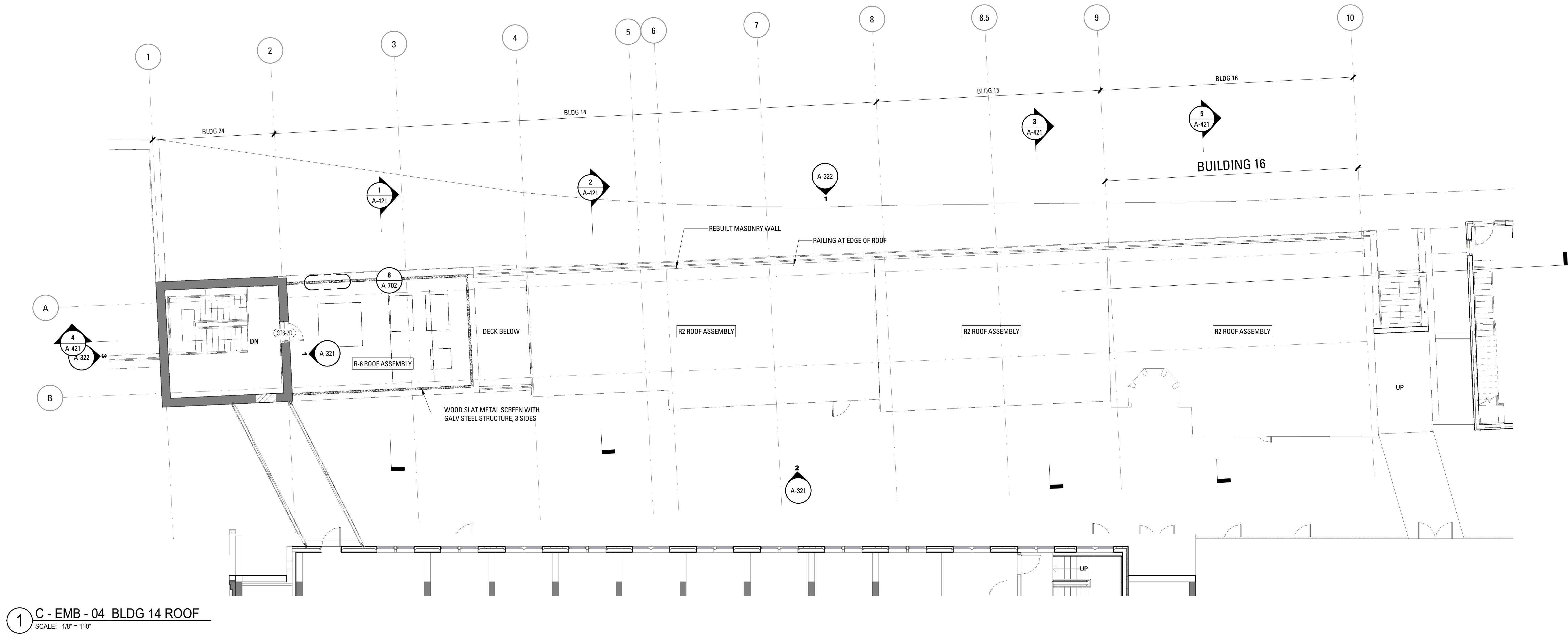


1 C - EMB - 03_THIRD FLOOR
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date: DECEMBER 20, 2019
Scale: 1/8" = 1'-0"
Project Number:
Drawn By: Author



Rev.	Date	Remarks

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Date: DECEMBER 20, 2019
Scale: 1/8" = 1'-0"
Project Number
Drawn By: Author

C - EMBANKMENT - BLDG 14 ROOF

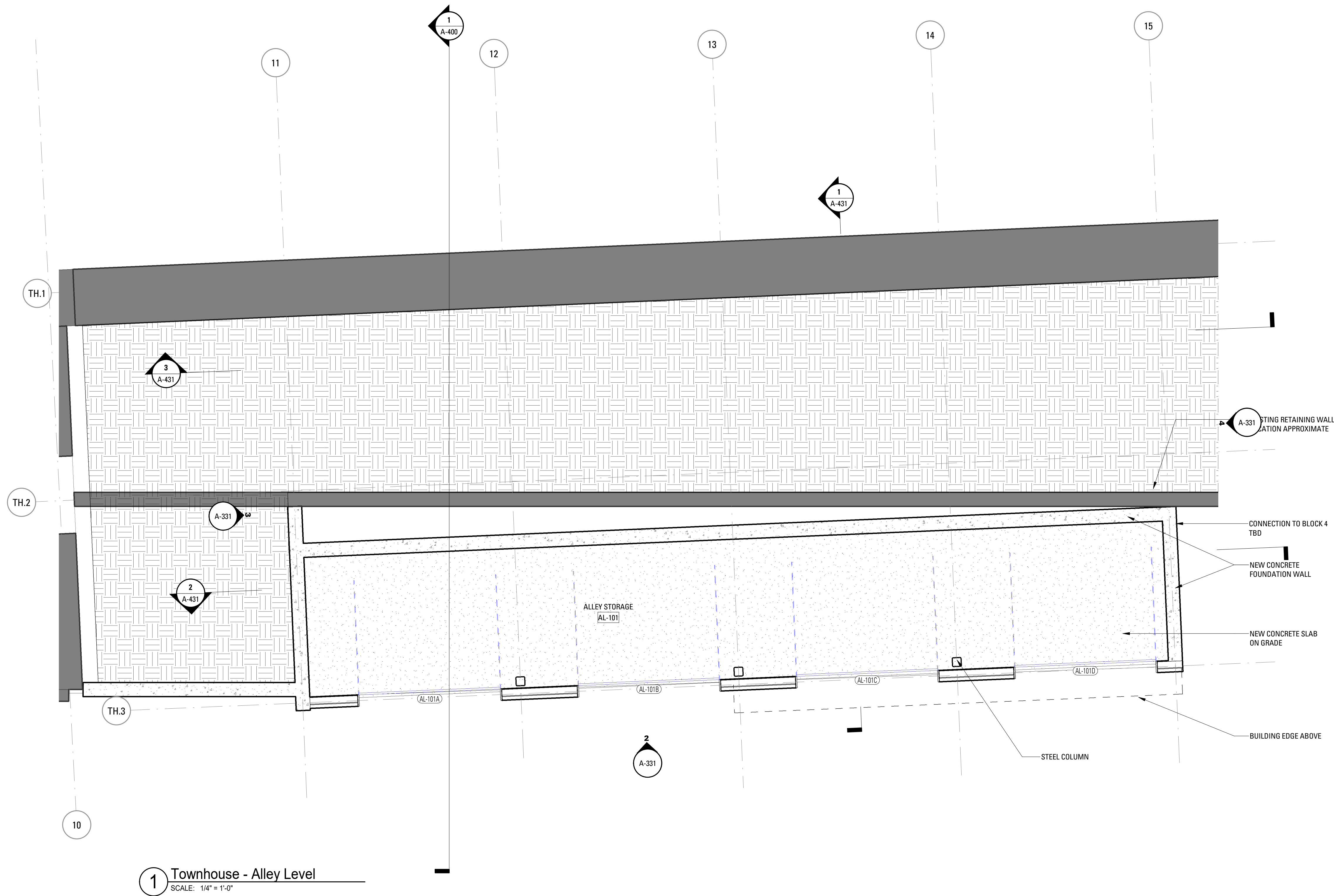
A-124



Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

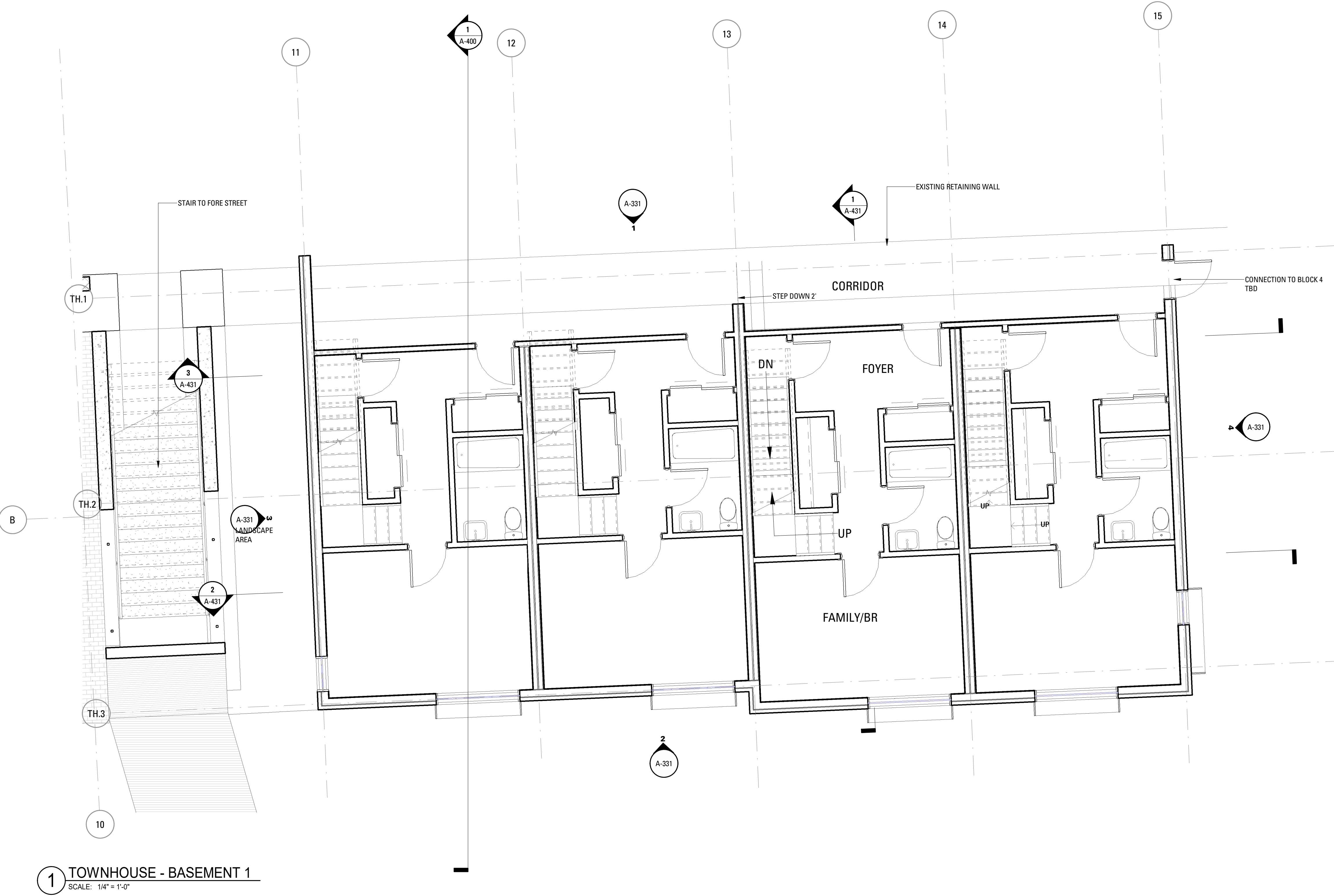
Date	DECEMBER 20, 2019
Scale	1/8" = 1'-0"
Project Number	
Drawn By	Author



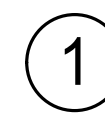
Rev.	Date	Remarks

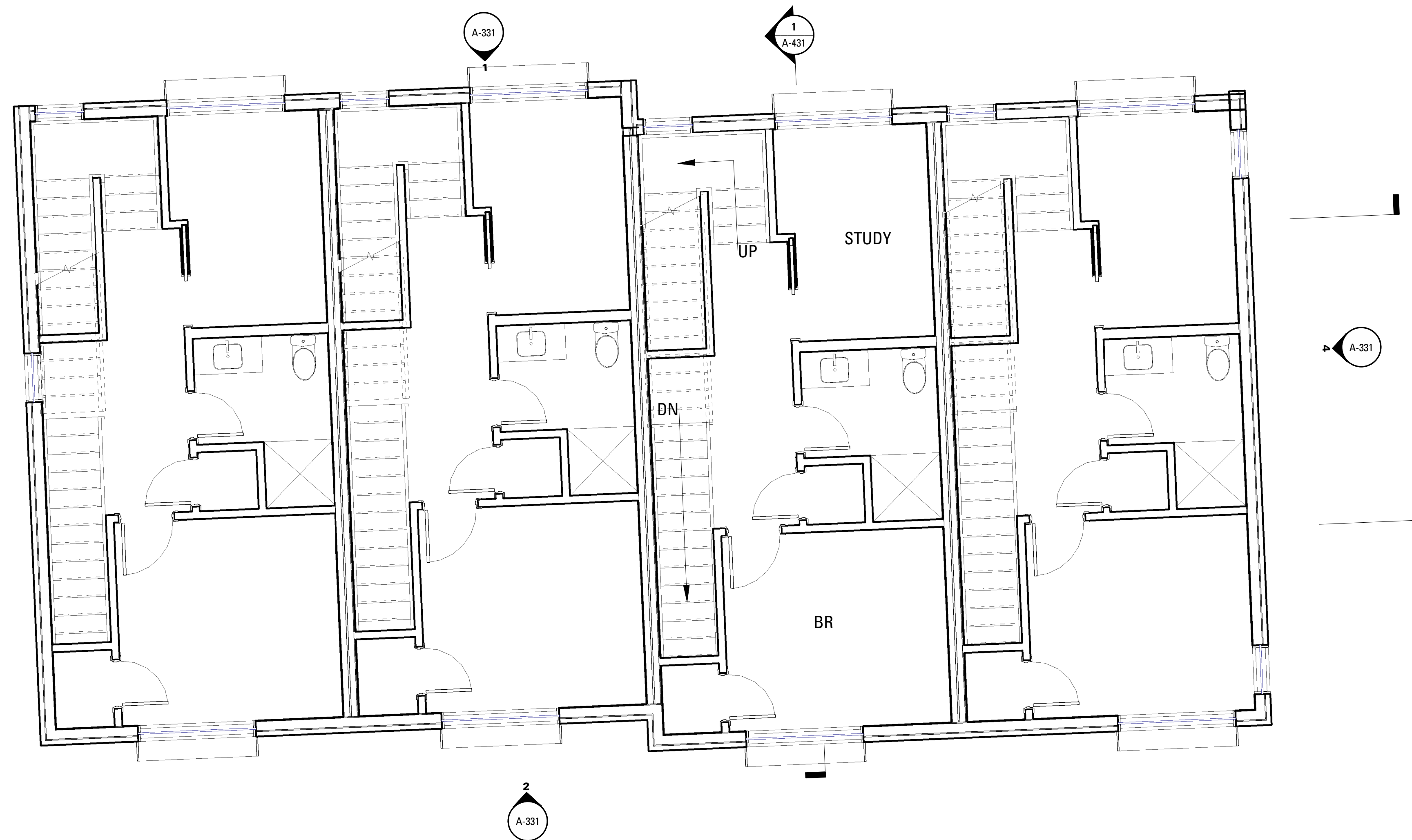
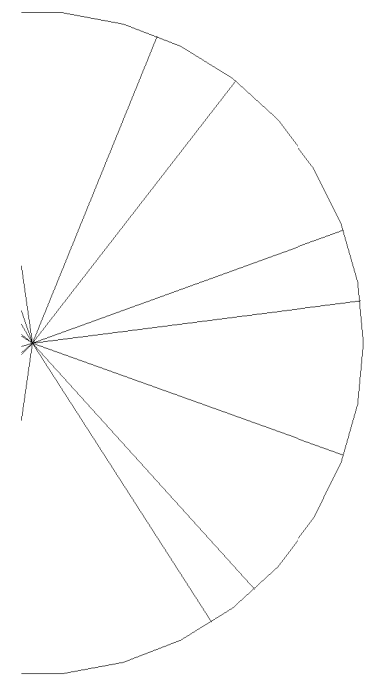
PORTLAND FORESIDE BLOCK 2

Date: DECEMBER 20, 2019
Scale: 1/4" = 1'-0"
Project Number:
Drawn By: Author



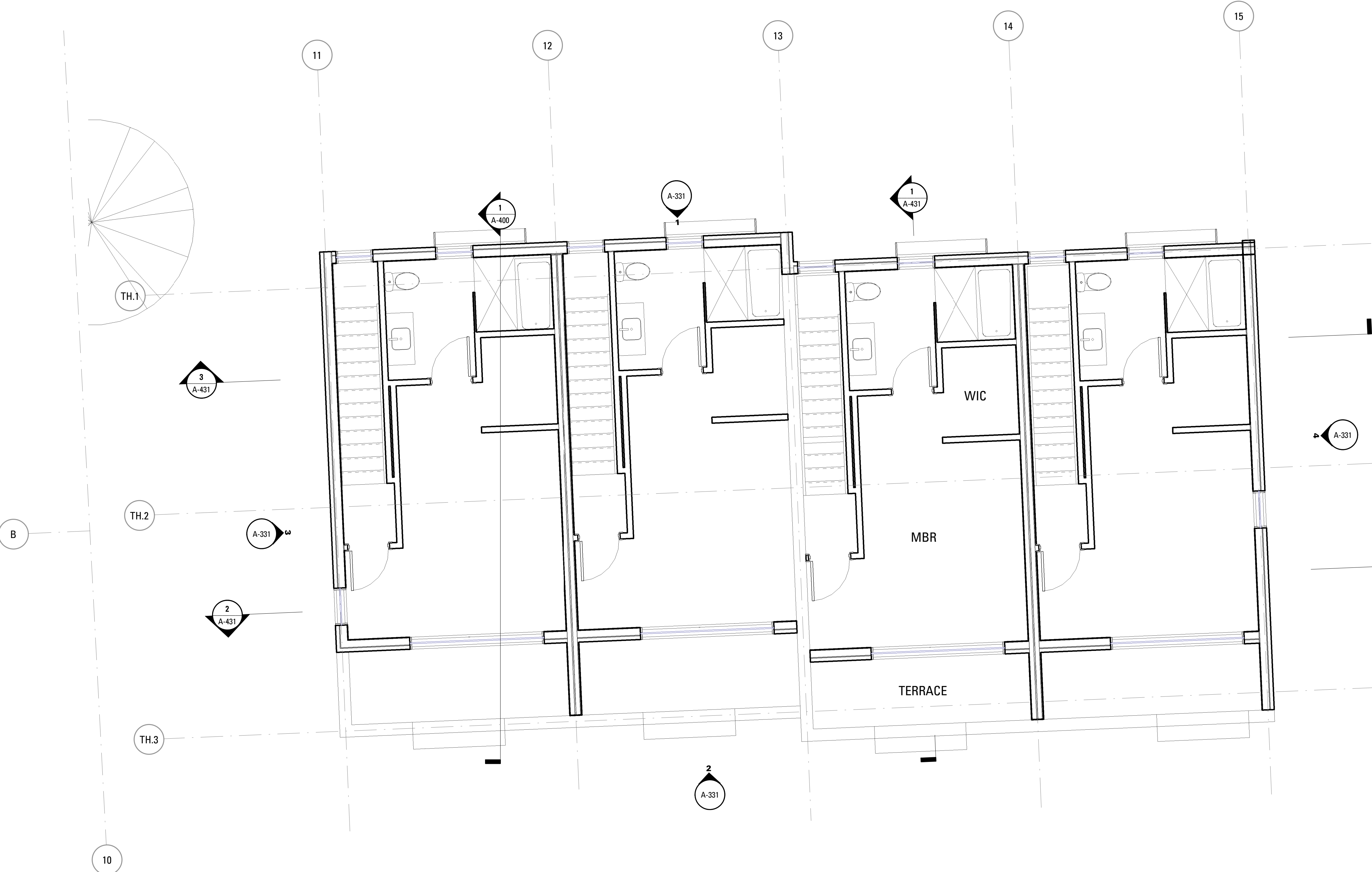
Rev.	Date	Remarks





1 TOWNHOUSE - SECOND FLOOR
SCALE: 1/4" = 1'-0"

Rev.	Date	Remarks

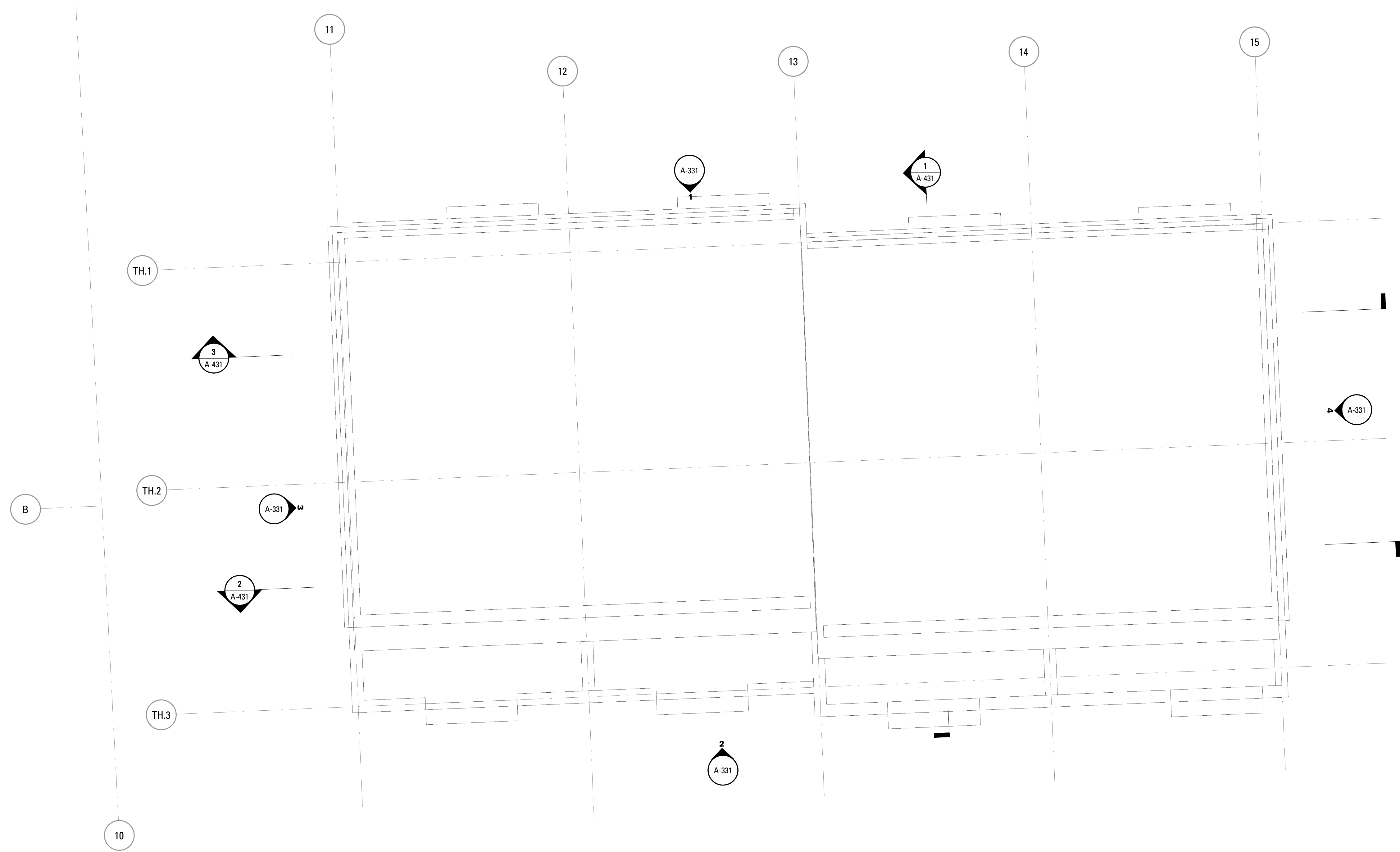


1 TOWNHOUSE - THIRD FLOOR
SCALE: 1/4" = 1'-0"

Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date	DECEMBER 20, 2019
Scale	1/4" = 1'-0"
Project Number	
Drawn By	Author

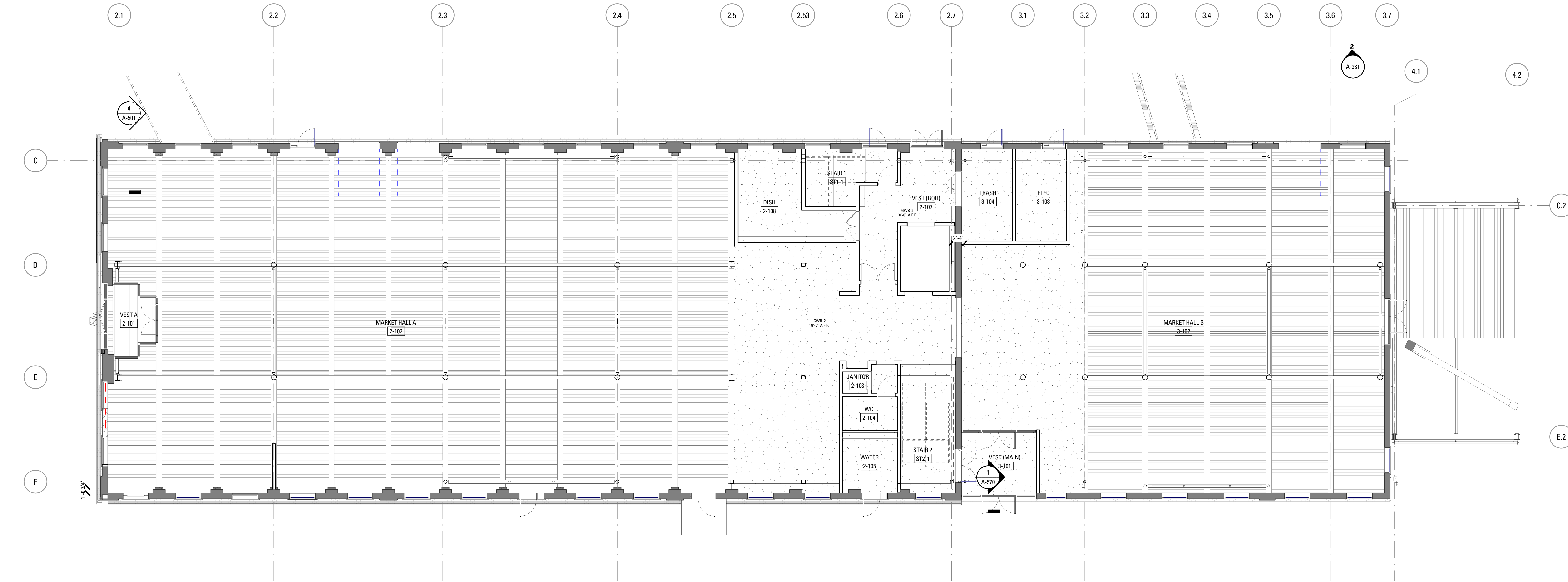


1 TOWNHOUSE - ROOF
SCALE: 1/4" = 1'-0"

Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date	DECEMBER 20, 2019
Scale	1/4" = 1'-0"
Project Number	
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1 BLDG 2/3/4 - GROUND FLOOR - RCP
SCALE: 1/8" = 1'-0"

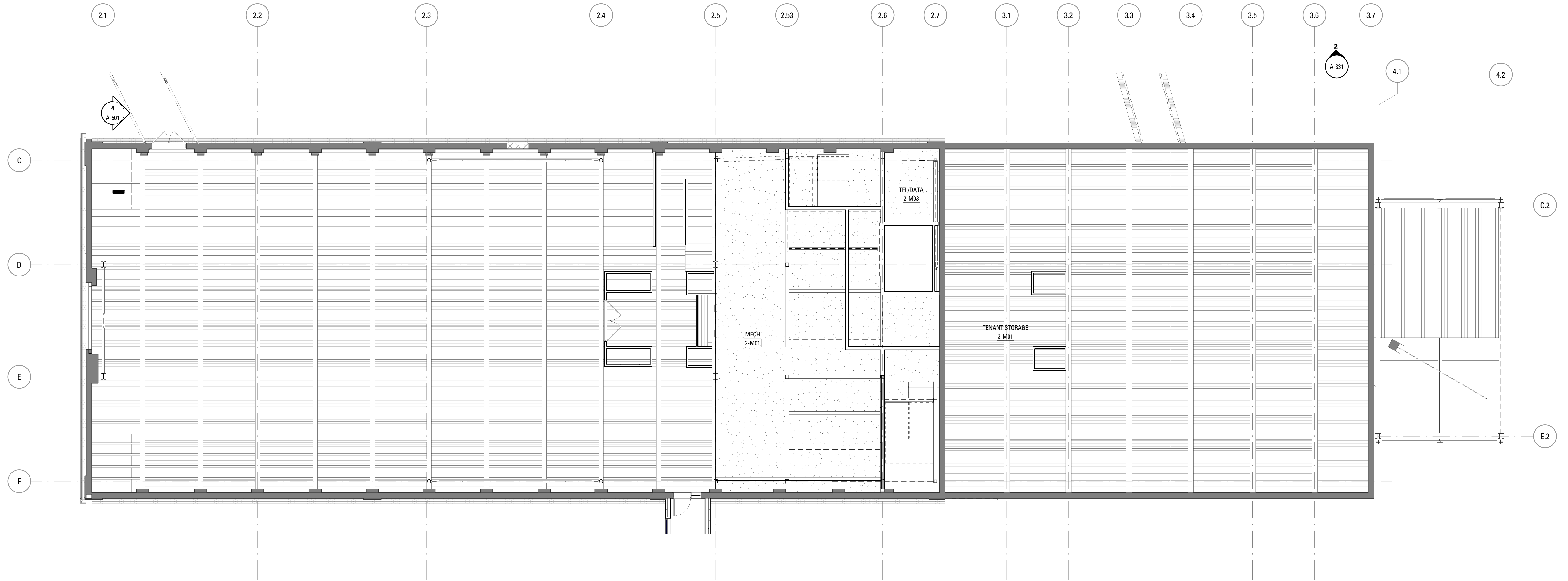
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date: DECEMBER 20, 2019
Scale: 1/8" = 1'-0"
Project Number:
Drawn By: Author

A - BLDG 2/3/4 - GROUND FLOOR RCP

A-201

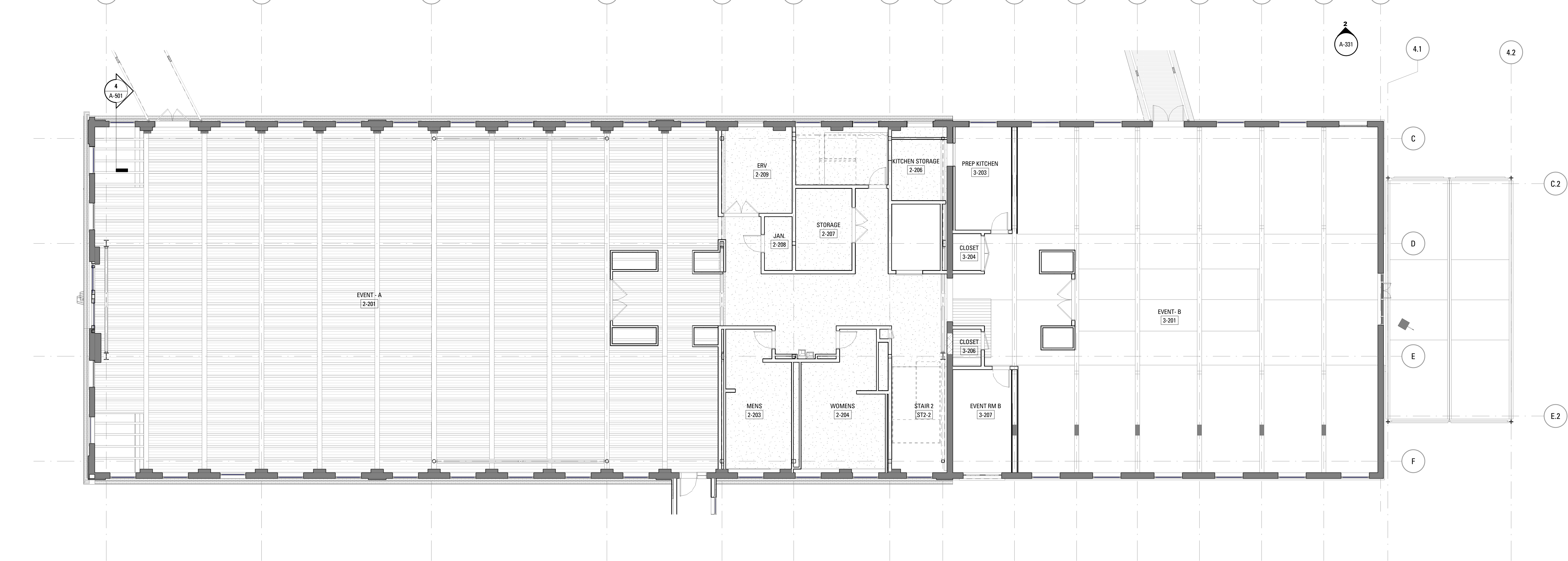


1 BLDG 2/3 - MEZZ
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks

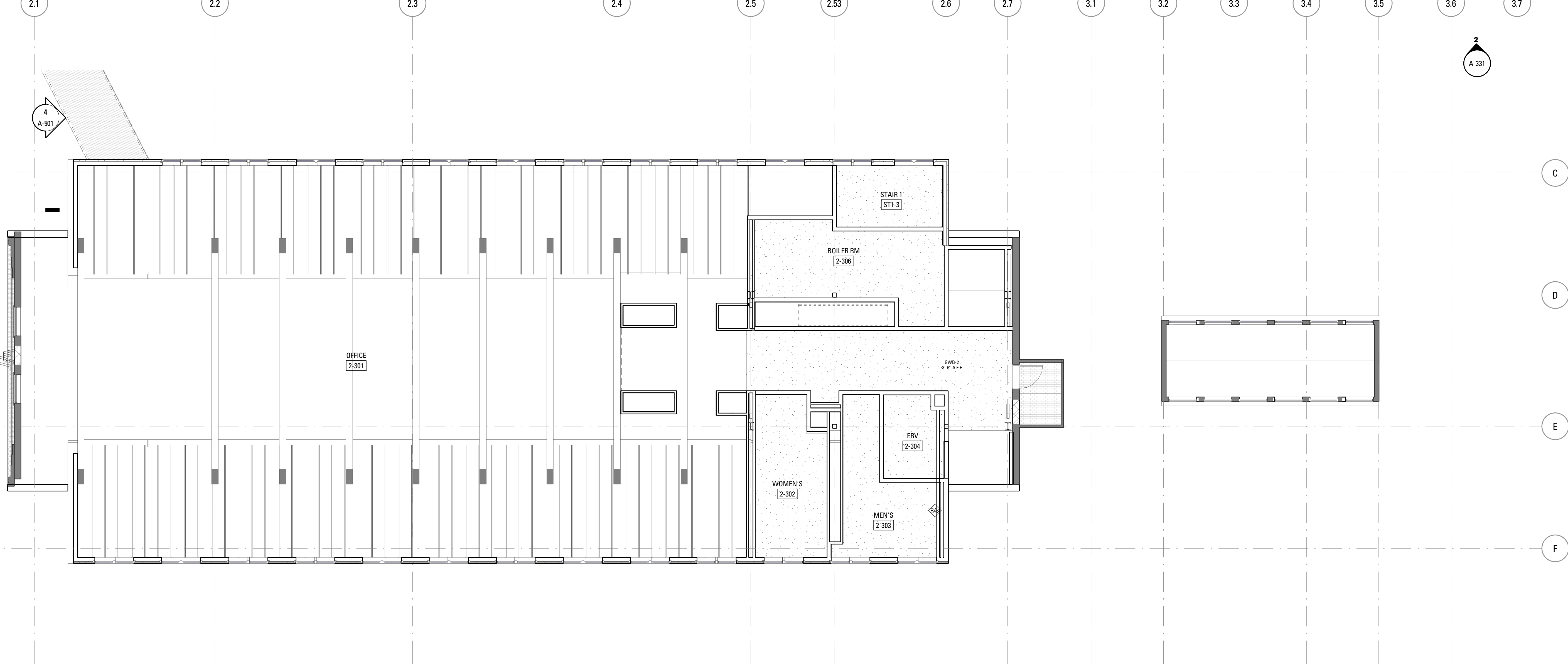
PORTLAND FORESIDE BLOCK 2

Date DECEMBER 20, 2019
Scale 1/8" = 1'-0"
Project Number
Drawn By Author



1 BLDG 2/3/4 - 02_SECOND FLOOR
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks

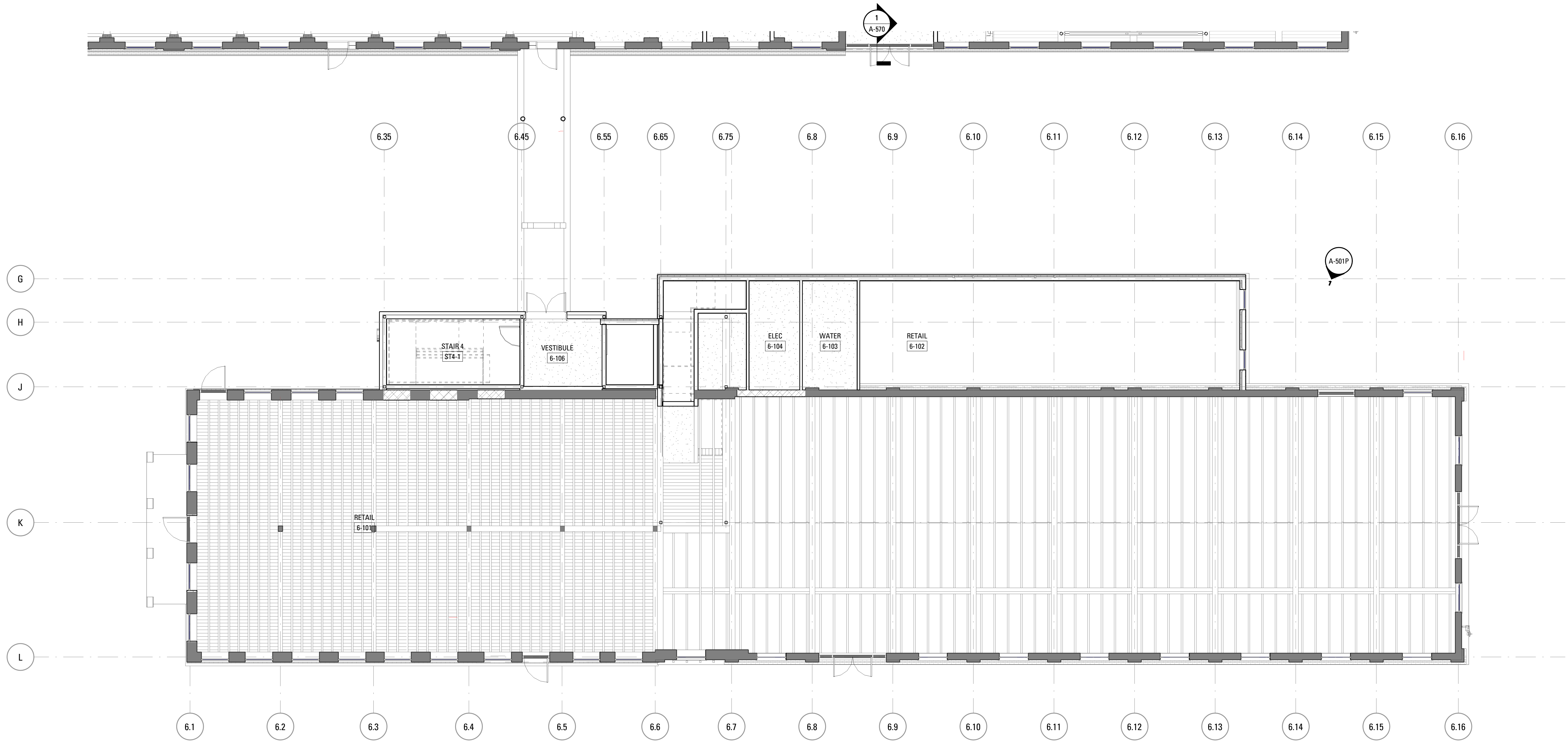


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PORTLAND FORESIDE BLOCK 2

Date: DECEMBER 20, 2019
Scale: 1/8" = 1'-0"
Project Number:
Drawn By: Author

A - BLDG 2/3/4 - THIRD FLOOR RCP

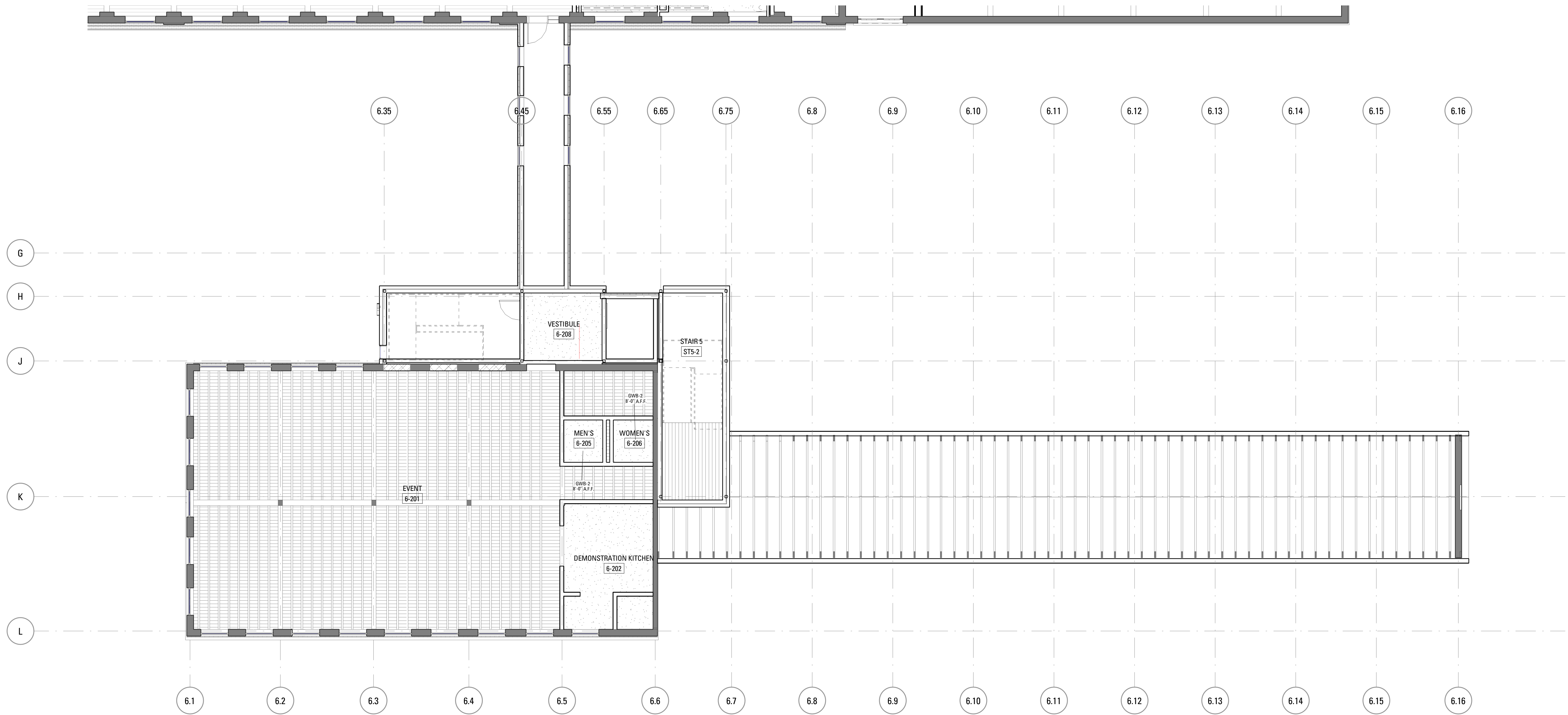


1 BLDG 6A/6B - 01_GROUND FLOOR
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date	DECEMBER 20, 2019
Scale	1/8" = 1'-0"
Project Number	
Drawn By	Author

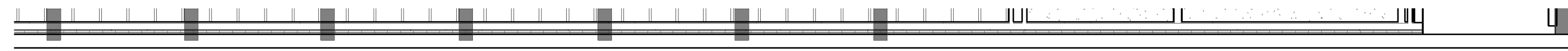


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PORTLAND FORESIDE BLOCK 2

Date DECEMBER 20, 2019
Scale 1/8" = 1'-0"
Project Number
Drawn By Author

B - BLDG 6A/6B - SECOND FLOOR RCP



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Scale 1/8" = 1'-0"
Project Number
Drawn By Author



1 EMB - GROUND FLOOR
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date DECEMBER 20, 2019
Scale 1/8" = 1'-0"
Project Number
Drawn By Author

C - EMBANKMENT - GROUND FLOOR RCP

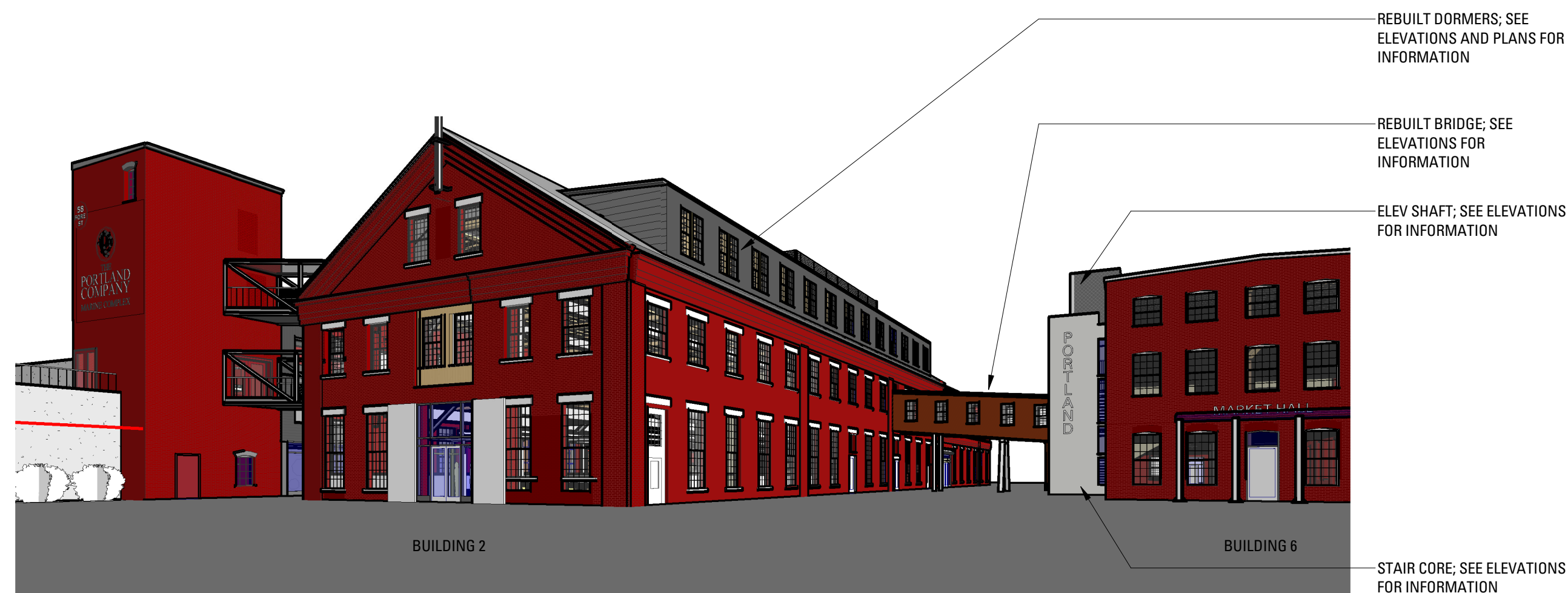
A-221



1 EMB - SECOND FLOOR
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks

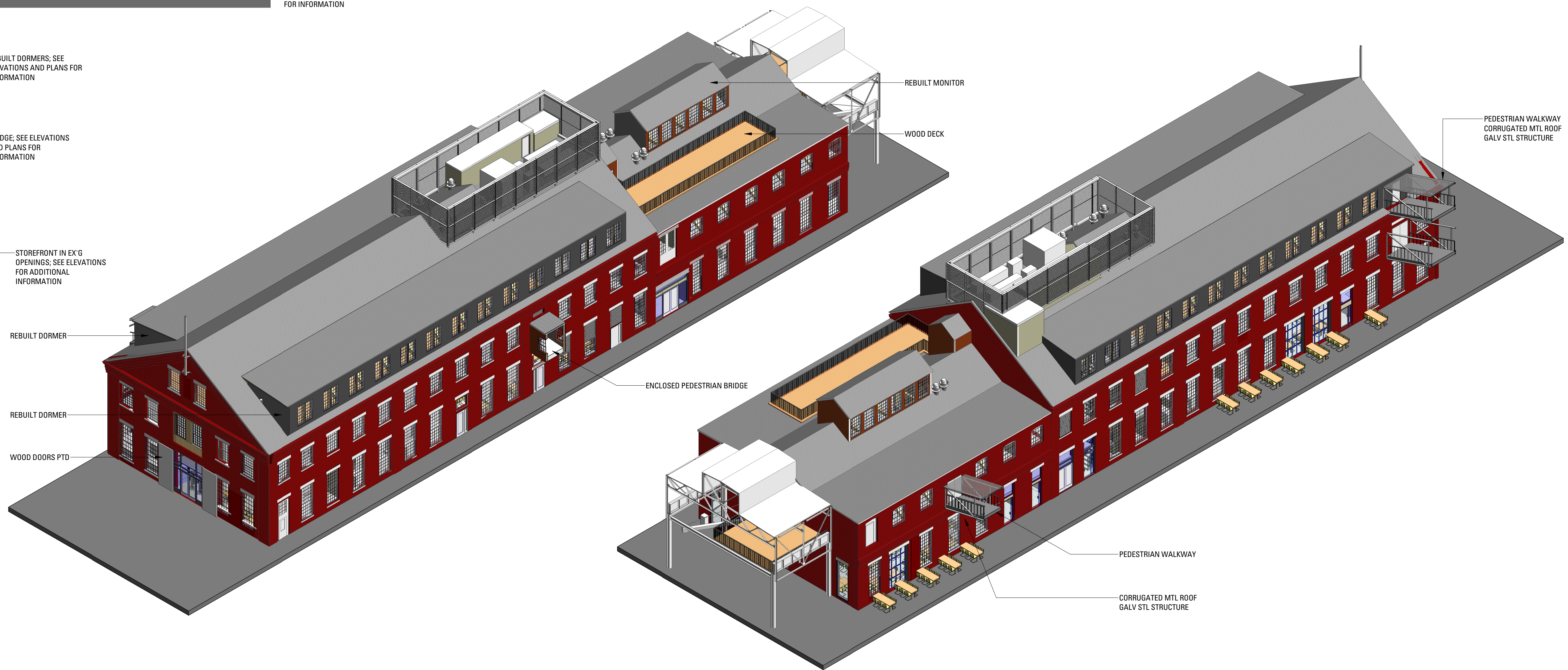




4 BUILDING 2 WEST W BLDG 6
SCALE:



3 BUILDING 2 - WEST + NORTH PERSPECTIVE
SCALE:



2 A - BLDG 2/3 AXON- SOUTH AND WEST ELEVATION
SCALE:

1 A - BLDG 2/3 AXON - NORTH AND EAST ELEVATION
SCALE:

Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

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Scale: 1" = 80'-0"
Project Number:
Drawn By: Author





1 BUILDING 2/3 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

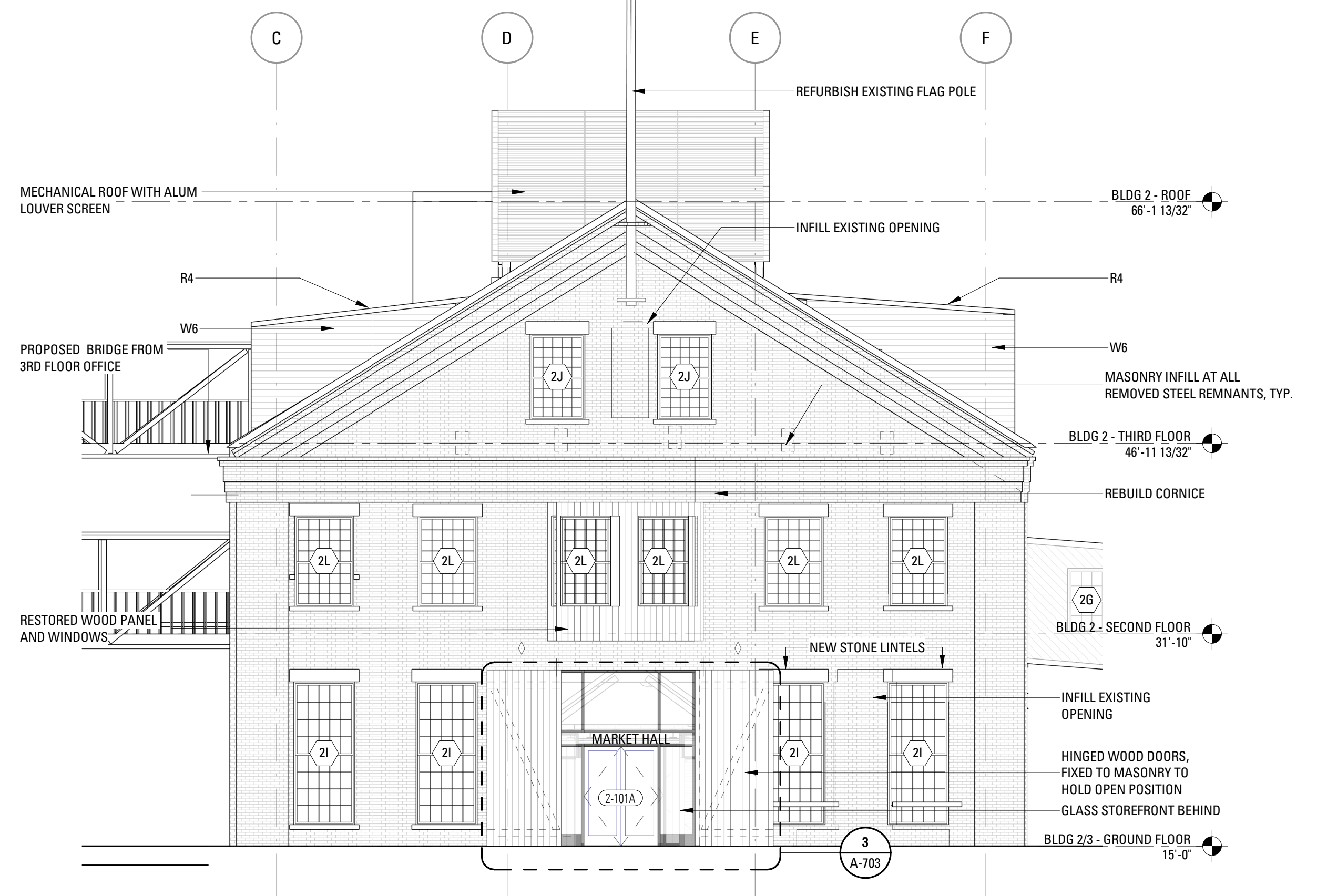
ELEVATION LEGEND

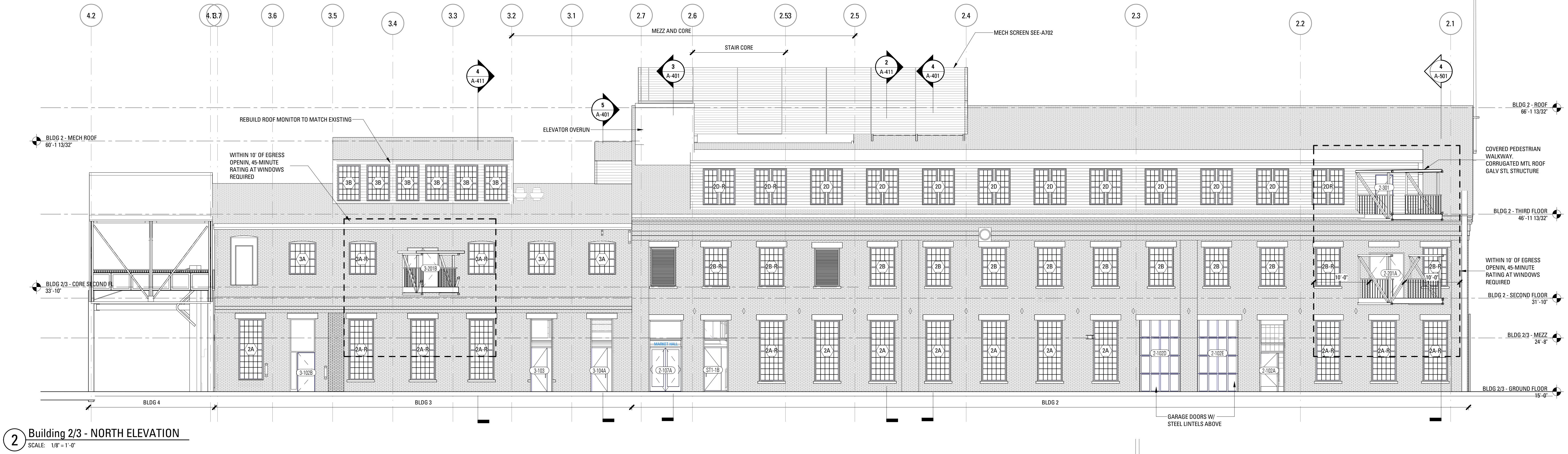
- EXISTING TO BE REMOVED
- DAMAGED SILL, SEE ALSO KEY NOTES
- CLEAN EXISTING MASONRY, SEE ALSO KEY NOTES
- PATCH/REPAIR EXISTING CONCRETE/MASONRY
- REPLACE EXISTING MASONRY
- REPOINT EXISTING MASONRY

WINDOW NOTES

All buildings

- SUPPLY AND INSTALL NEW ALUMINUM DHSS WINDOW WITH IGU IN MULTI-PANE PATTERN TO MATCH DESIGNATED CONFIGURATION (25/25, 15/15, 12/12, 12/9, 8/8, 16/20). KYNAR PAINT COLOR TO MATCH HISTORIC SAMPLE (ASSUME TWO COLORS TOTAL FOR BUILDINGS 2, 3, 6A, 6B, 24, 14, 15, 16, AND 24).
- PROVIDE NEW ALUMINUM DOOR WITH MULTI-PANED TRANSOM TO FOLLOW PANE WIDTHS IN ORIGINAL SASH (4 AND 5 PANE).
- NEW ALUMINUM MULTI-PANED WINDOW WITH IGU



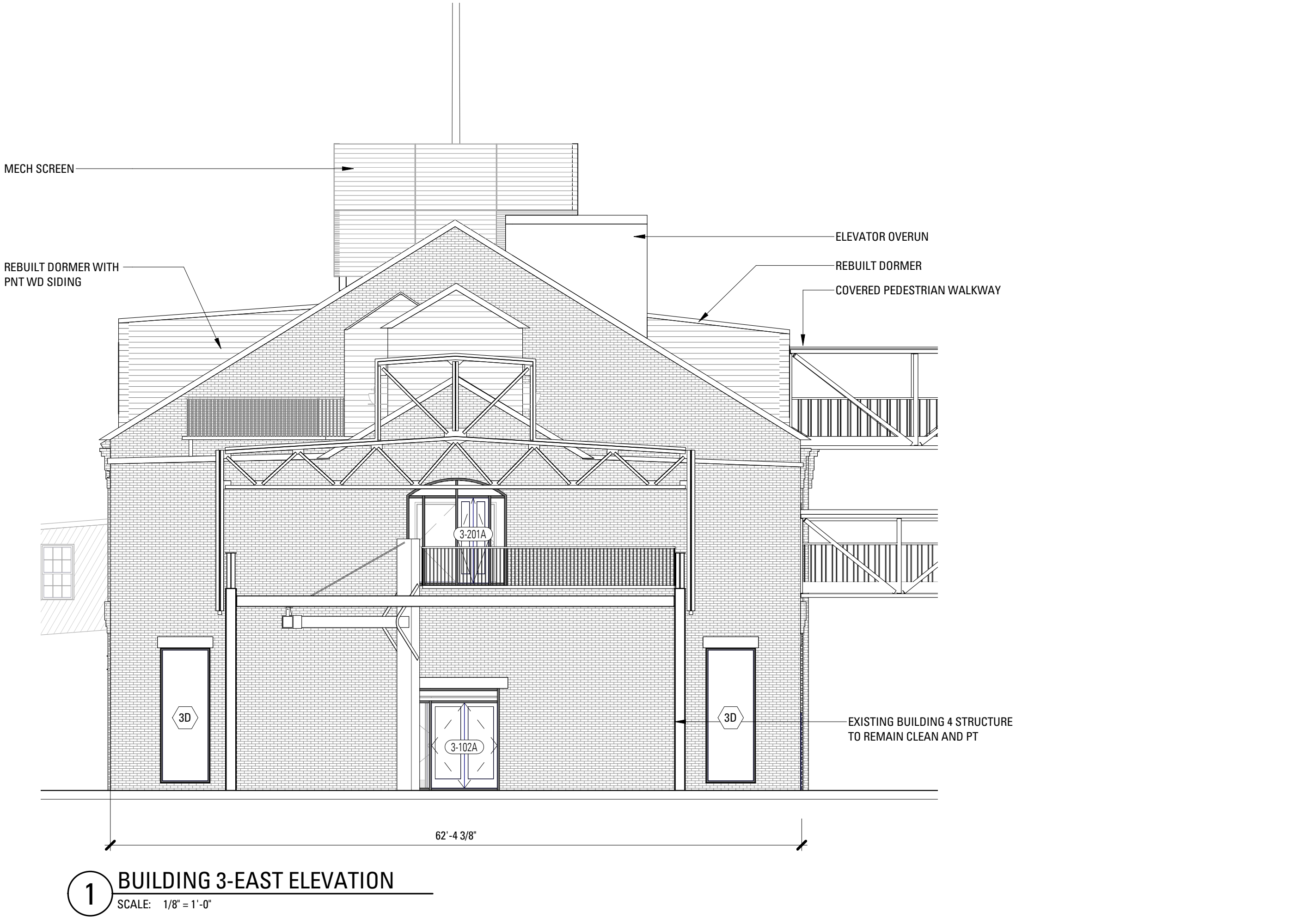


ELEVATION LEGEND

- EXISTING TO BE REMOVED
- DAMAGED SILL, SEE ALSO KEY NOTES
- CLEAN EXISTING MASONRY, SEE ALSO KEY NOTES
- PATCH/REPAIR EXISTING CONCRETE/MASONRY
- REPLACE EXISTING MASONRY
- REPOINT EXISTING MASONRY

WINDOW NOTES
All buildings

- SUPPLY AND INSTALL NEW ALUMINUM DHSS WINDOW WITH IGU IN MULTI-PANE PATTERN TO MATCH DESIGNATED CONFIGURATION (25/25, 15/15, 12/12, 12/9, 8/8, 16/20). KYNAR PAINT COLOR TO MATCH HISTORIC SAMPLE (ASSUME TWO COLORS TOTAL FOR BUILDINGS 2, 3, 6A, 6B, 24, 14, 15, 16, AND 24).
- PROVIDE NEW ALUMINUM DOOR WITH MULTI-PANED TRANSOM TO FOLLOW PANE WIDTHS IN ORIGINAL SASH (4 AND 5 PANES).
- NEW ALUMINUM MULTI-PANED WINDOW WITH IGU



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Scale: As indicated
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A - BLDG 2/3/4 EXTERIOR ELEVATIONS

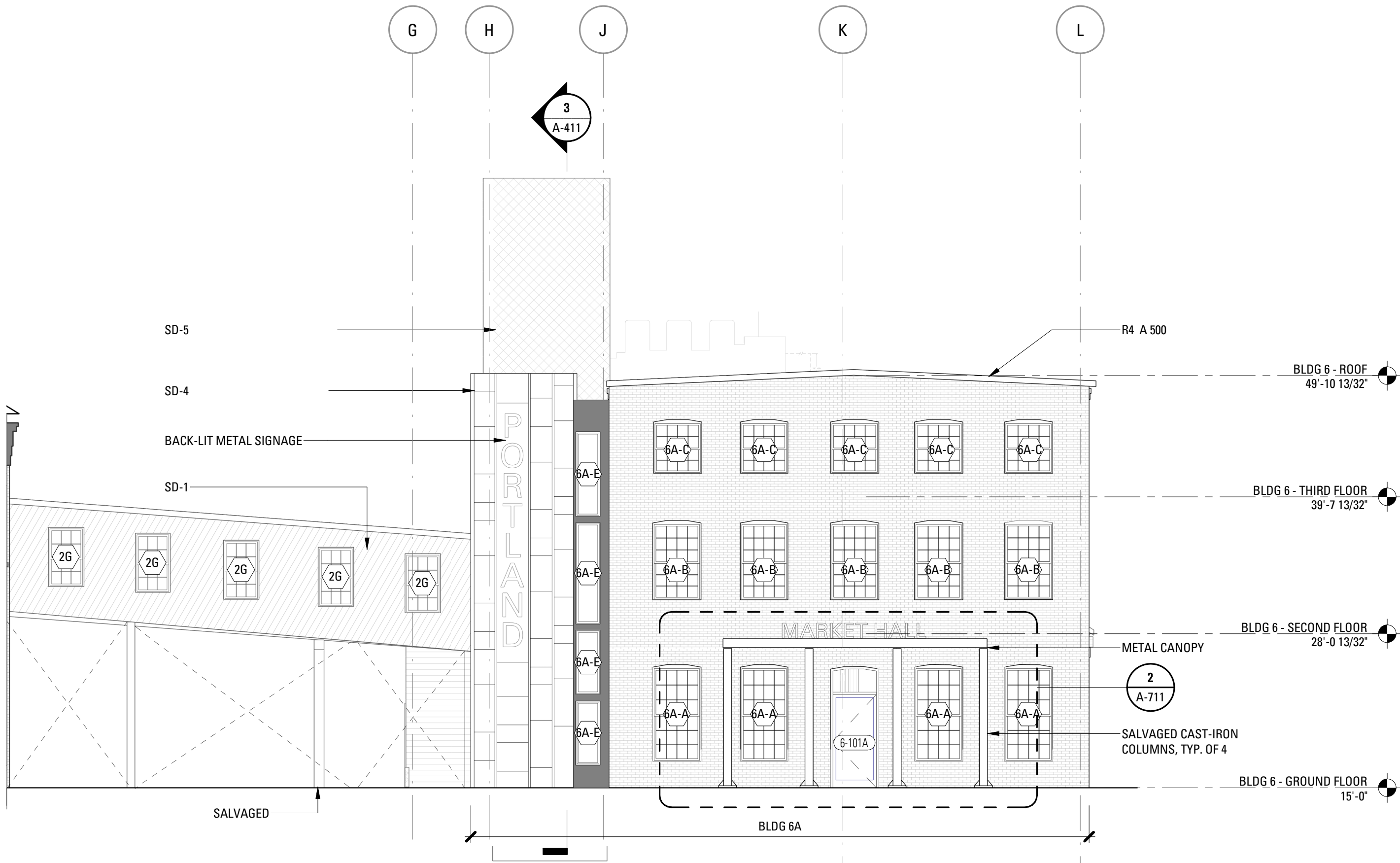
A-302

MATERIAL LEGEND

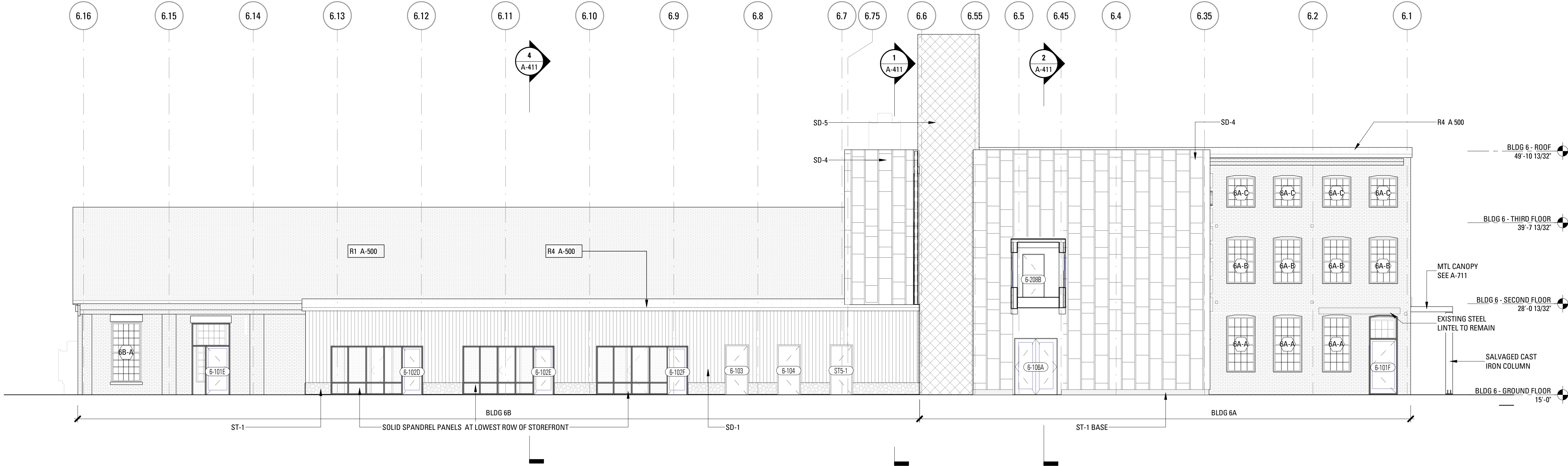
- SD-1 WOOD SHIPLAP SIDING - VERTICAL
- SD-2 WOOD SHIPLAP SIDING - 45 DEGREE
- SD-3 WOOD SHIPLAP SIDING - HORIZONTAL
- SD-4 LAPPED FIBER CEMENT BOARD W/ METAL TRIM
- SD-5 BERRIDGE SHINGLES
- SD-6 FIBER CEMENT CLAPBOARD
- ST-1 PRE-CAST CONCRETE BASE. ADD ALT GRANITE BASE

ELEVATION LEGEND

- EXISTING TO BE REMOVED
- DAMAGED SILL, SEE ALSO KEY NOTES
- CLEAN EXISTING MASONRY, SEE ALSO KEY NOTES
- PATCH/REPAIR EXISTING CONCRETE/MASONRY
- REPLACE EXISTING MASONRY
- REPOINT EXISTING MASONRY



2 BUILDING 6 - WEST ELEVATION
SCALE: 1/8" = 1'-0"

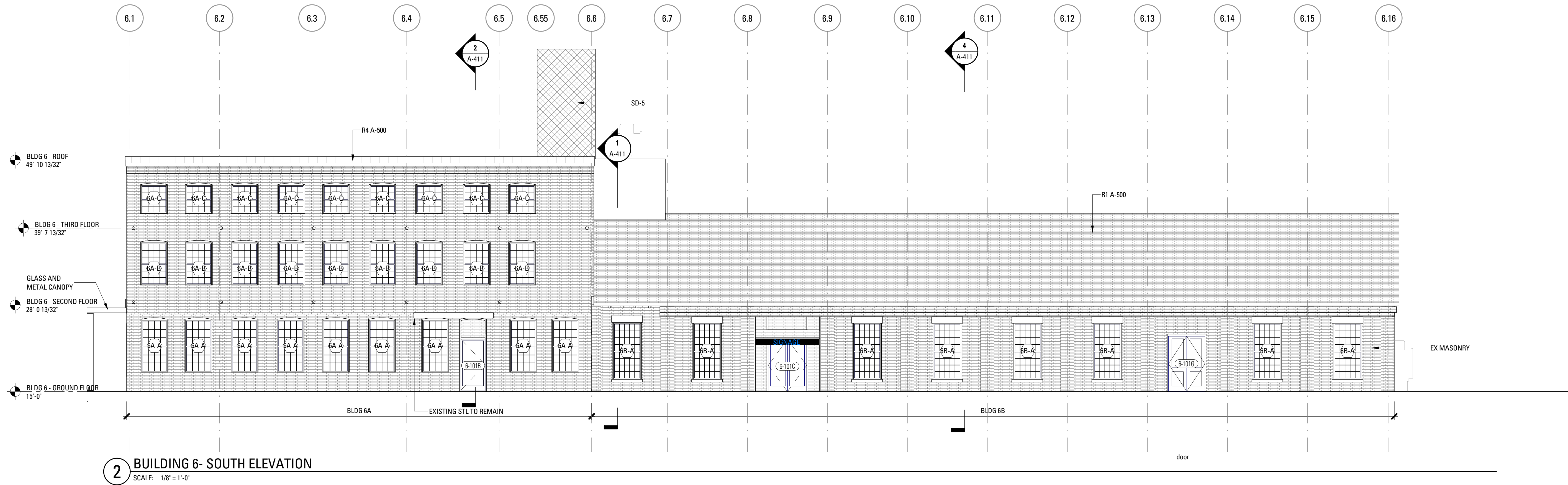


1 BUILDING 6 _ NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date DECEMBER 20, 2019
Scale As indicated
Project Number
Drawn By Author



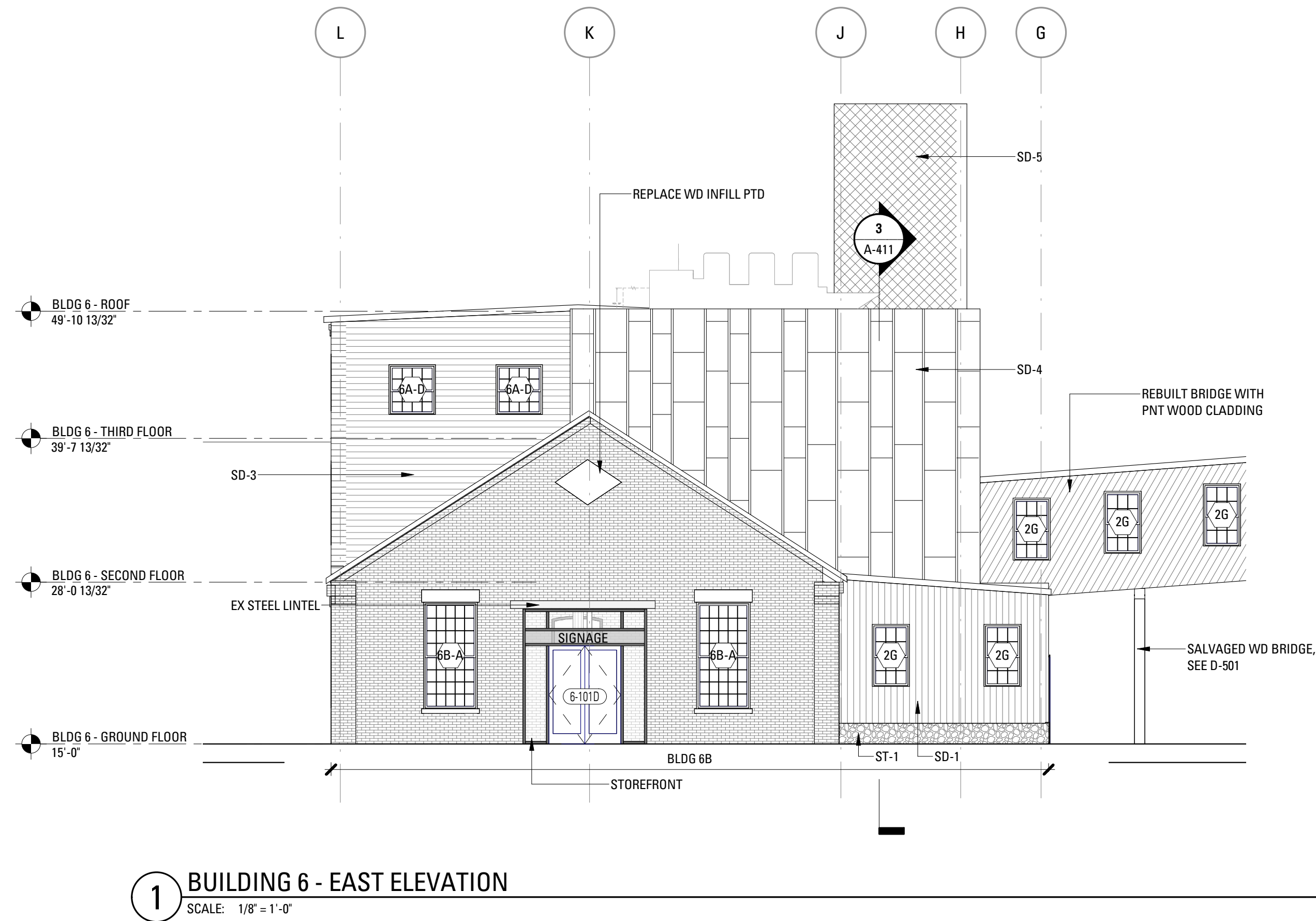
ELEVATION LEGEND

- EXISTING TO BE REMOVED
- DAMAGED SILL, SEE ALSO KEY NOTES
- CLEAN EXISTING MASONRY, SEE ALSO KEY NOTES
- PATCH/REPAIR EXISTING CONCRETE/MASONRY
- REPLACE EXISTING MASONRY
- REPOINT EXISTING MASONRY

WINDOW NOTES

All buildings

- SUPPLY AND INSTALL NEW ALUMINUM DHSS WINDOW WITH IGU IN MULTI-PANE PATTERN TO MATCH DESIGNATED CONFIGURATION (25/25; 15/15; 12/12; 12/8; 8/8; 16/20). KYNAR PAINT COLOR TO MATCH HISTORIC SAMPLE (ASSUME TWO COLORS TOTAL FOR BUILDINGS 2, 3, 6A, 6B, 24, 14, 15, 16, AND 24).
- PROVIDE NEW ALUMINUM DOOR WITH MULTI-PANED TRANSOM TO FOLLOW PANE WIDTHS IN ORIGINAL SASH (4 AND 5 PANES).
- NEW ALUMINUM MULTI-PANED WINDOW WITH IGU



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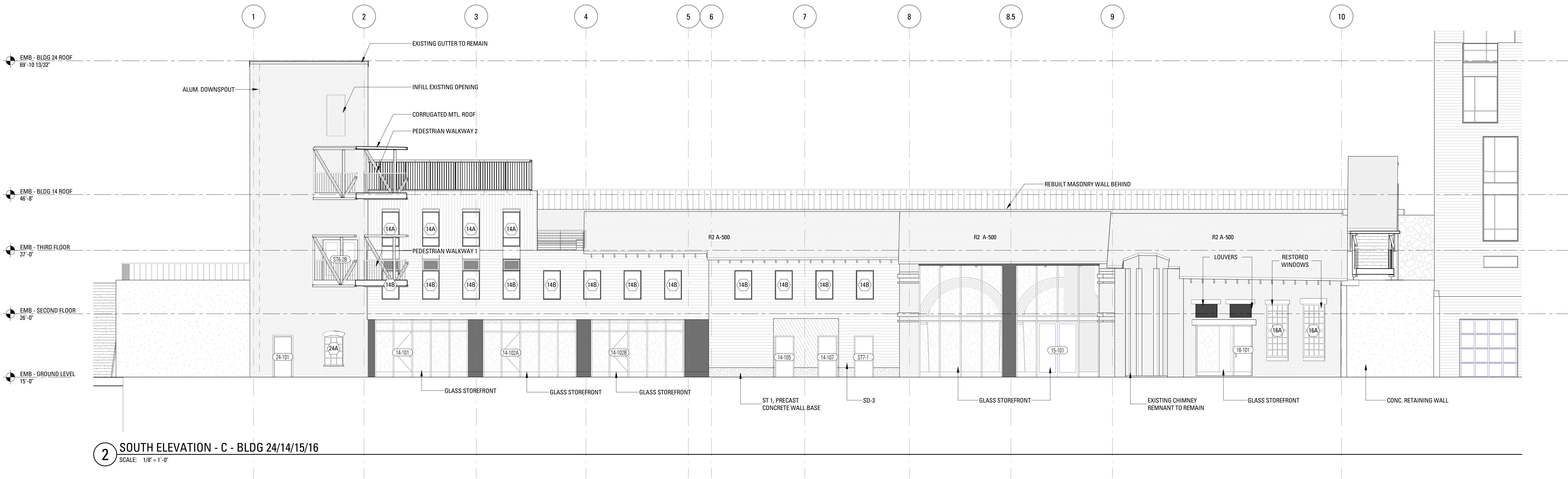
Rev.	Date	Remarks

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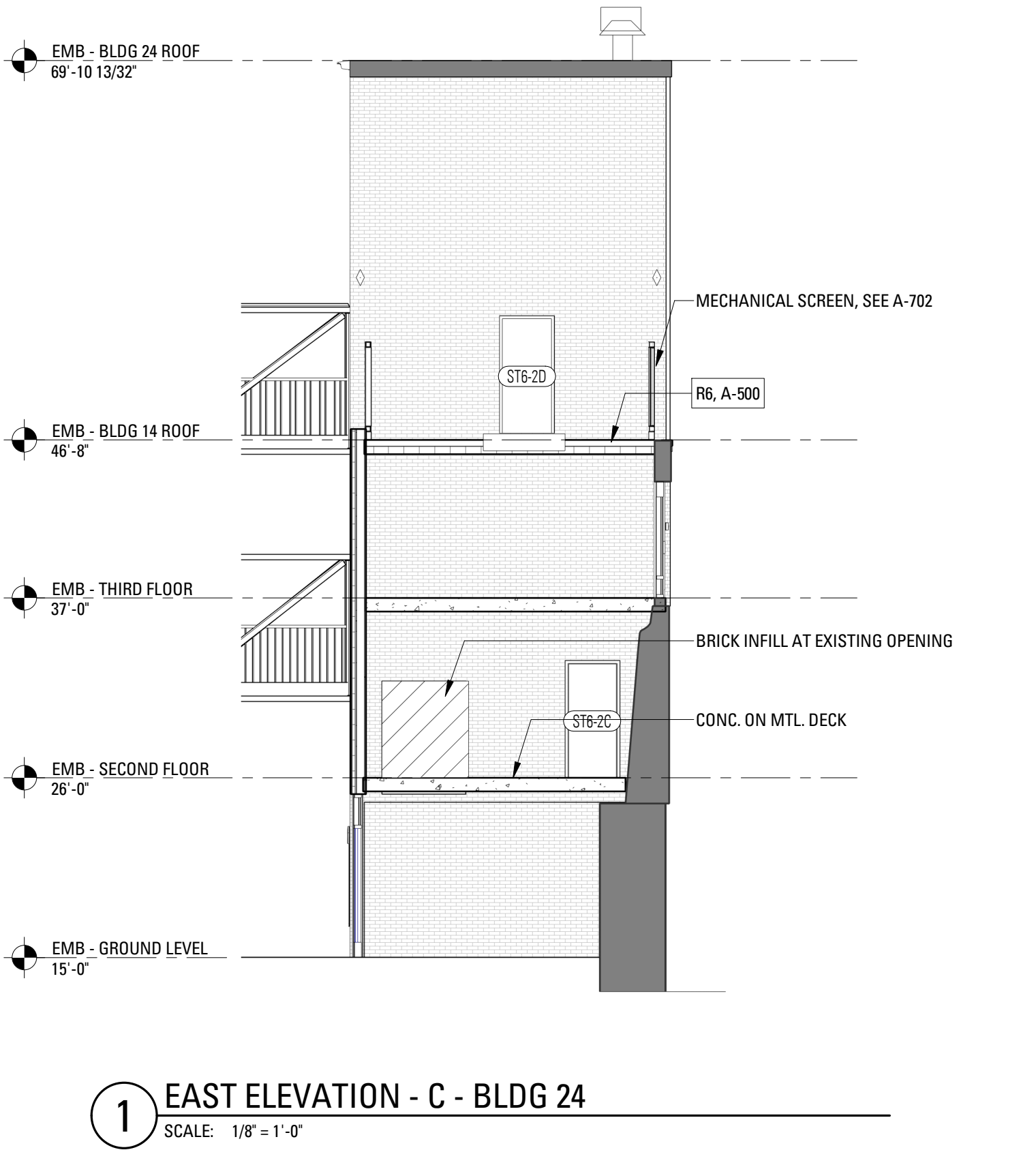
B - BLDG 6A/6B EXTERIOR ELEVATIONS

A-312



MATERIAL LEGEND

- SD-1 WOOD SHIPLAP SIDING - VERTICAL
- SD-2 WOOD SHIPLAP SIDING - 45 DEGREE
- SD-3 WOOD SHIPLAP SIDING - HORIZONTAL
- SD-4 LAPPED FIBER CEMENT BOARD W/ METAL TRIM
- SD-5 BERRIDGE SHINGLES
- SD-6 FIBER CEMENT CLAPBOARD
- ST-1 PRE-CAST CONCRETE BASE. ADD ALT GRANITE BASE



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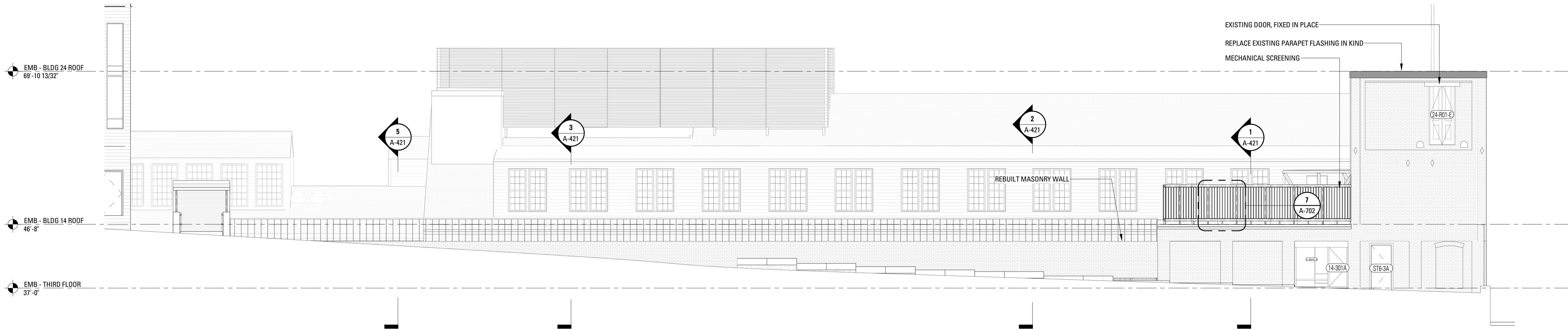
Rev.	Date	Remarks

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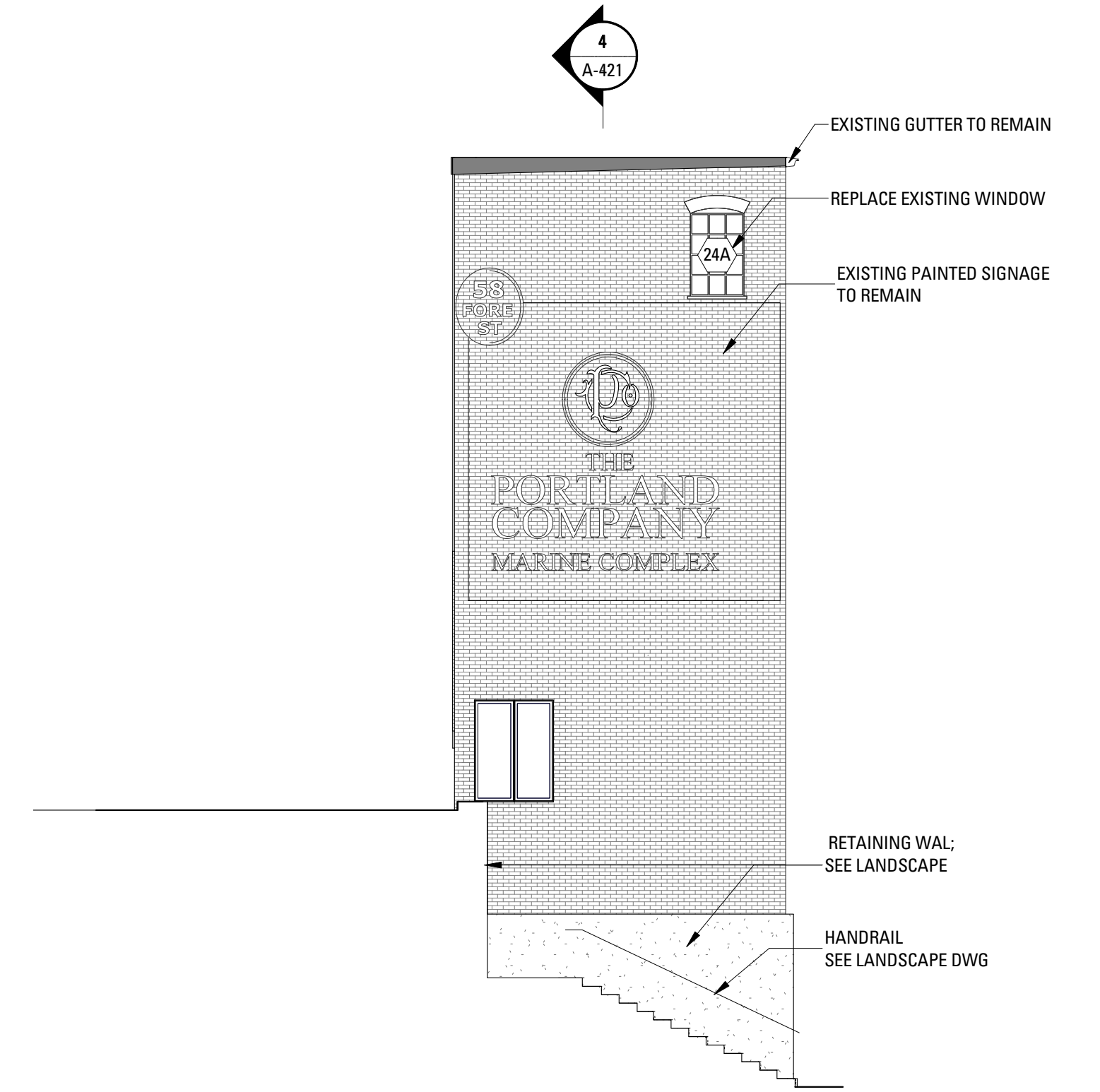
Date DECEMBER 20, 2019
Scale As indicated
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Drawn By Author

C - EMBANKMENT EXTERIOR ELEVATIONS

A-321



1 NORTH ELEVATION - C - BLDG 24/14/15/16
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - C - BLDG 24
SCALE: 1/8" = 1'-0"

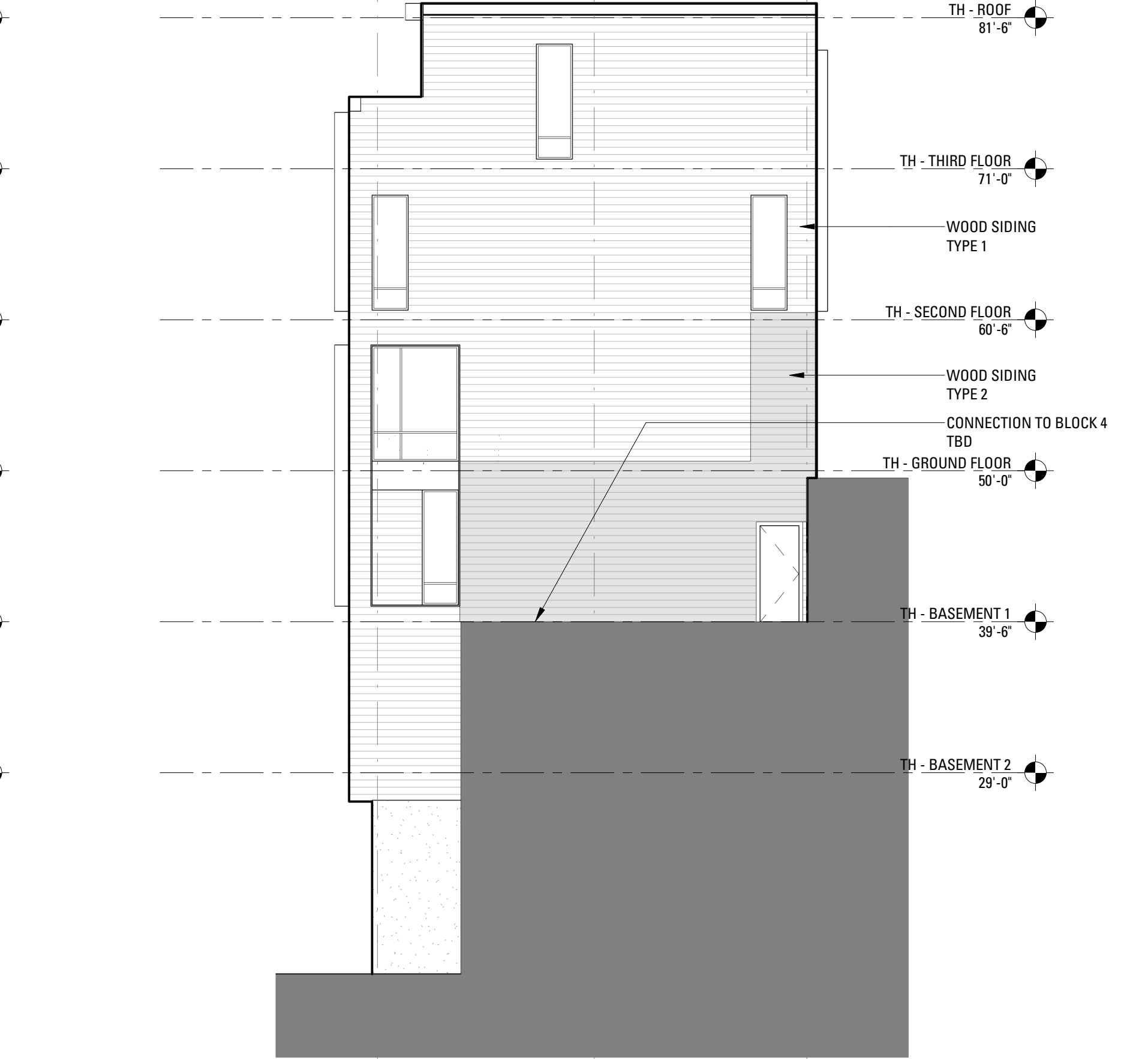
Rev.	Date	Remarks



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



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

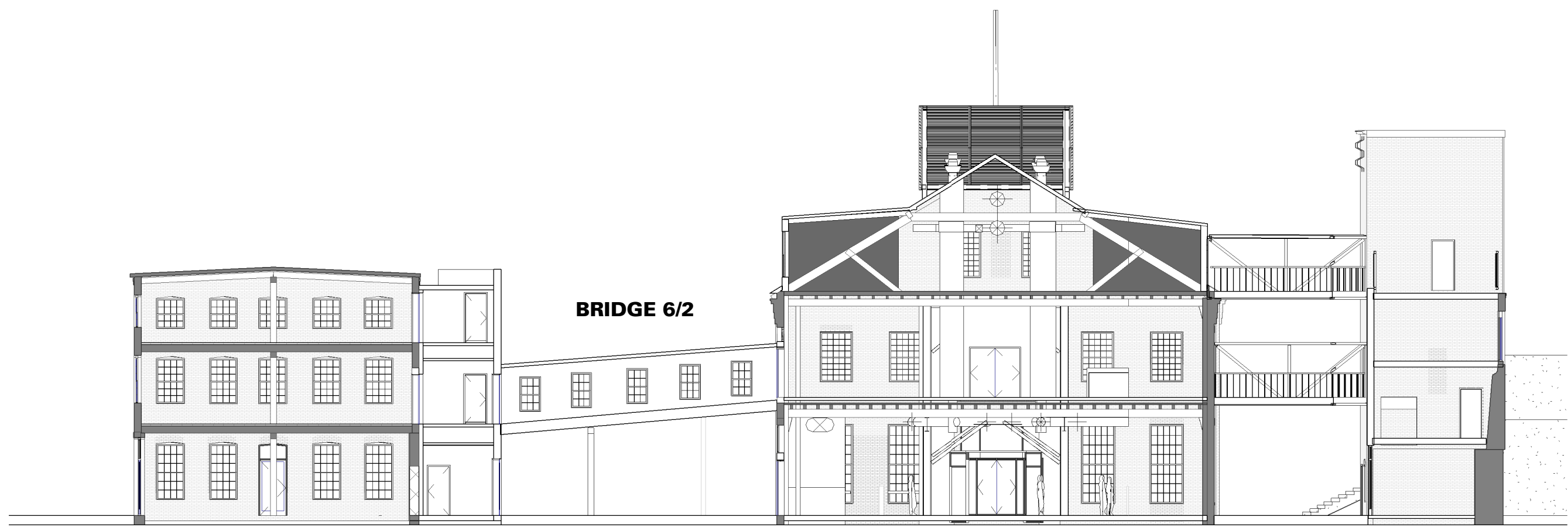


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

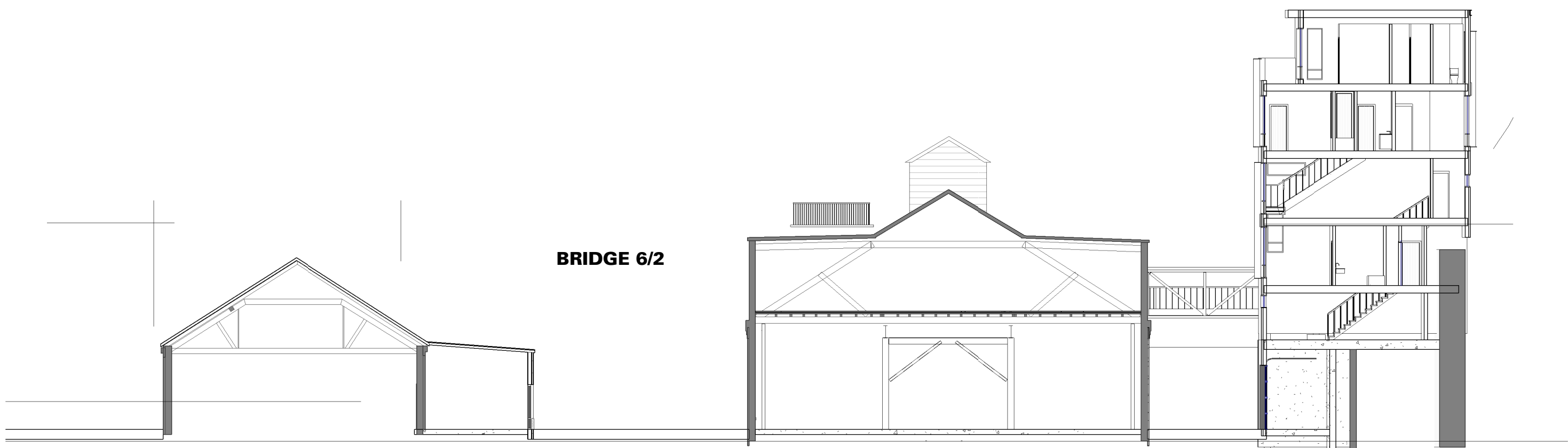
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

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Scale: 1/8" = 1'-0"
Project Number:
Drawn By: Author



2 SITE SECTION - SOUTH/NORTH AT BRIDGES
SCALE: 1/16" = 1'-0"

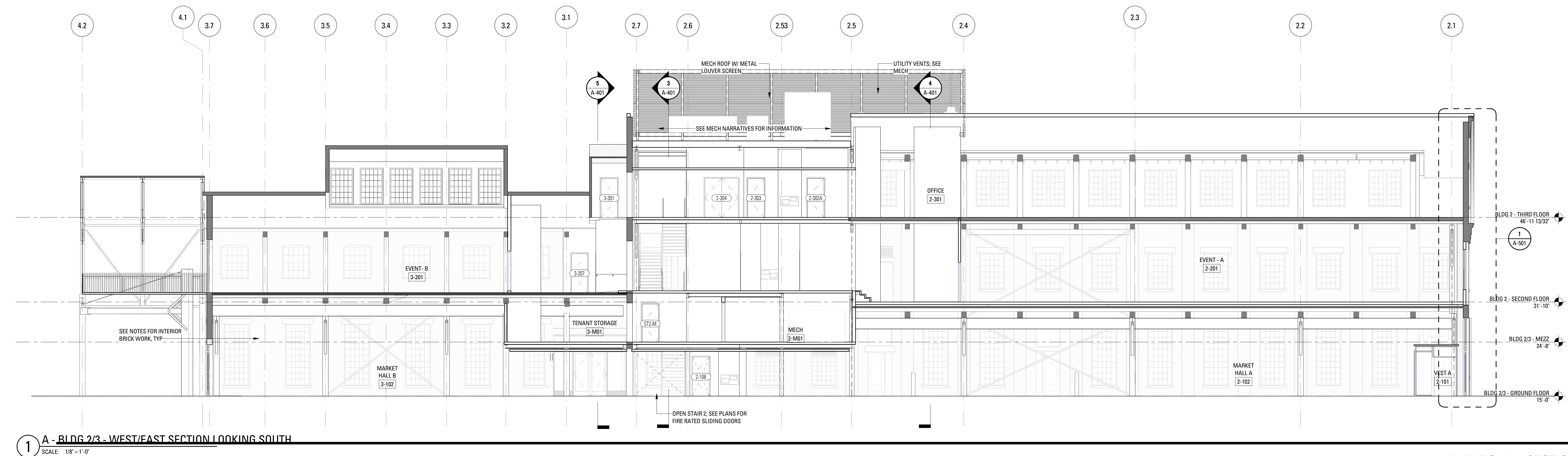
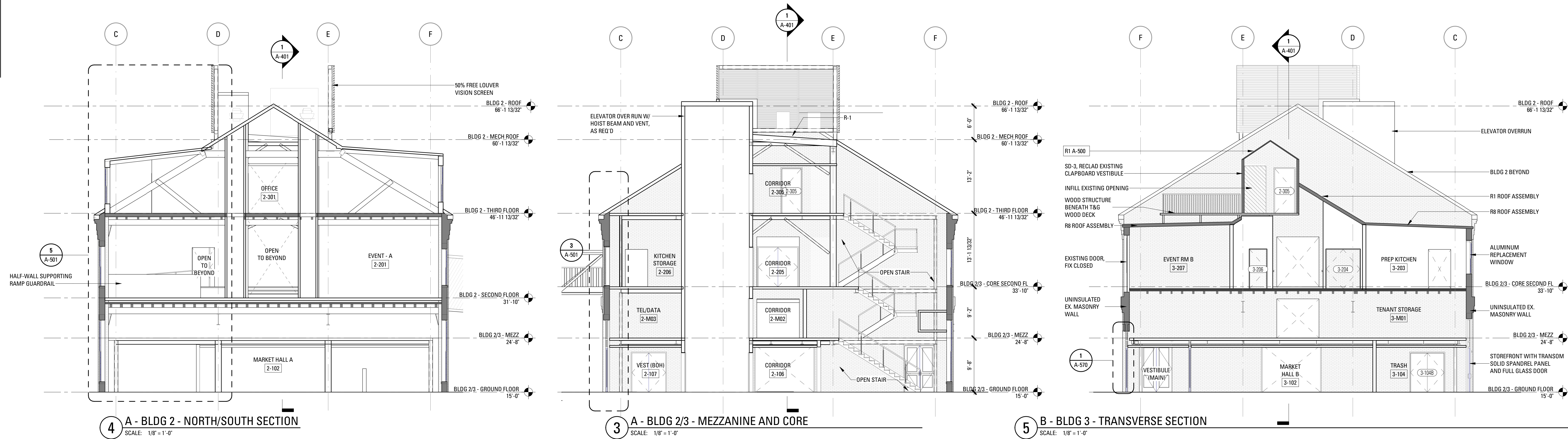


1 SITE SECTION - SOUTH/NORTH
SCALE: 1/16" = 1'-0"



4 SITE SECTION - SOUTH/NORTH1
SCALE: 1/16" = 1'-0"

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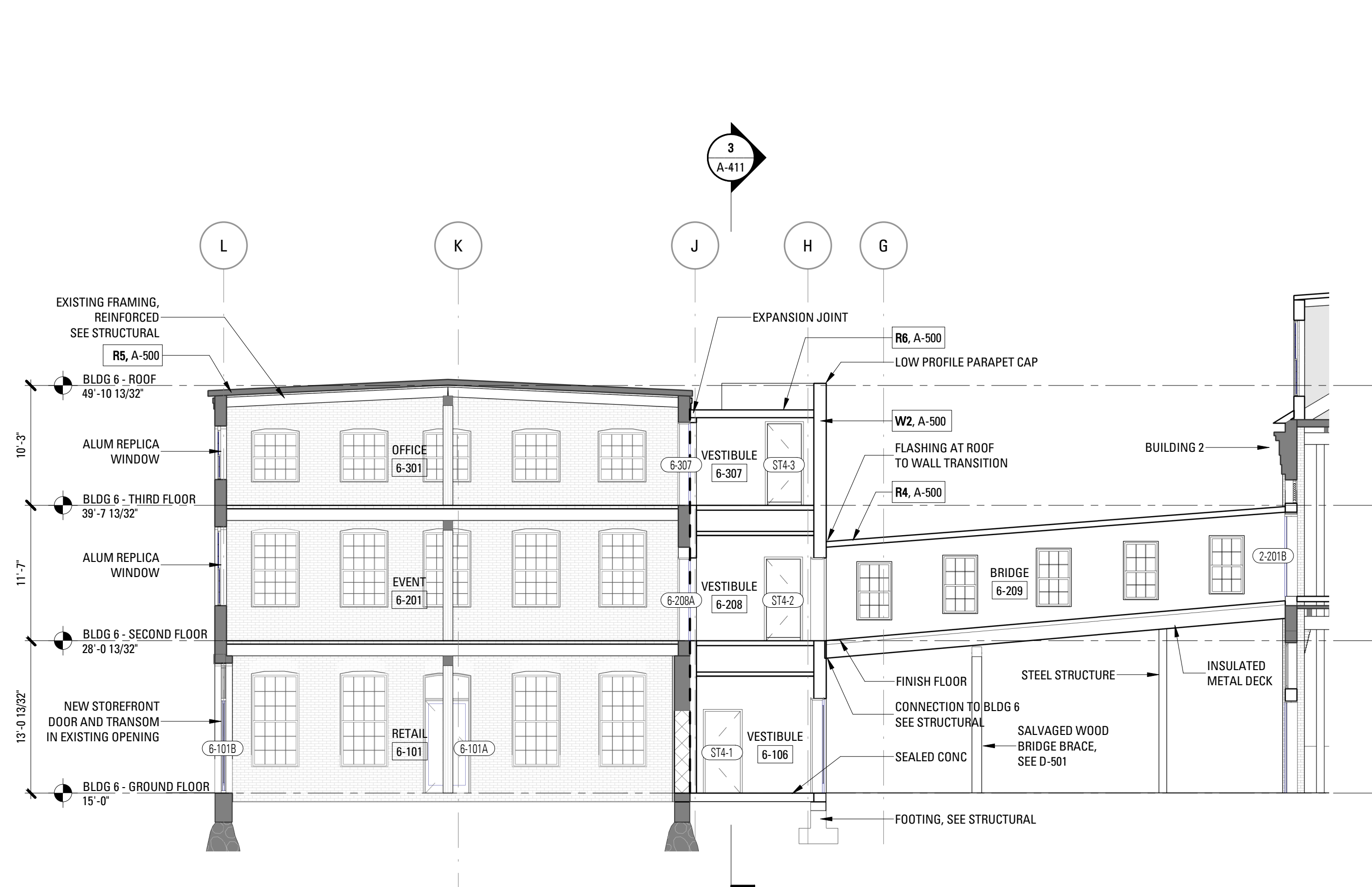
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

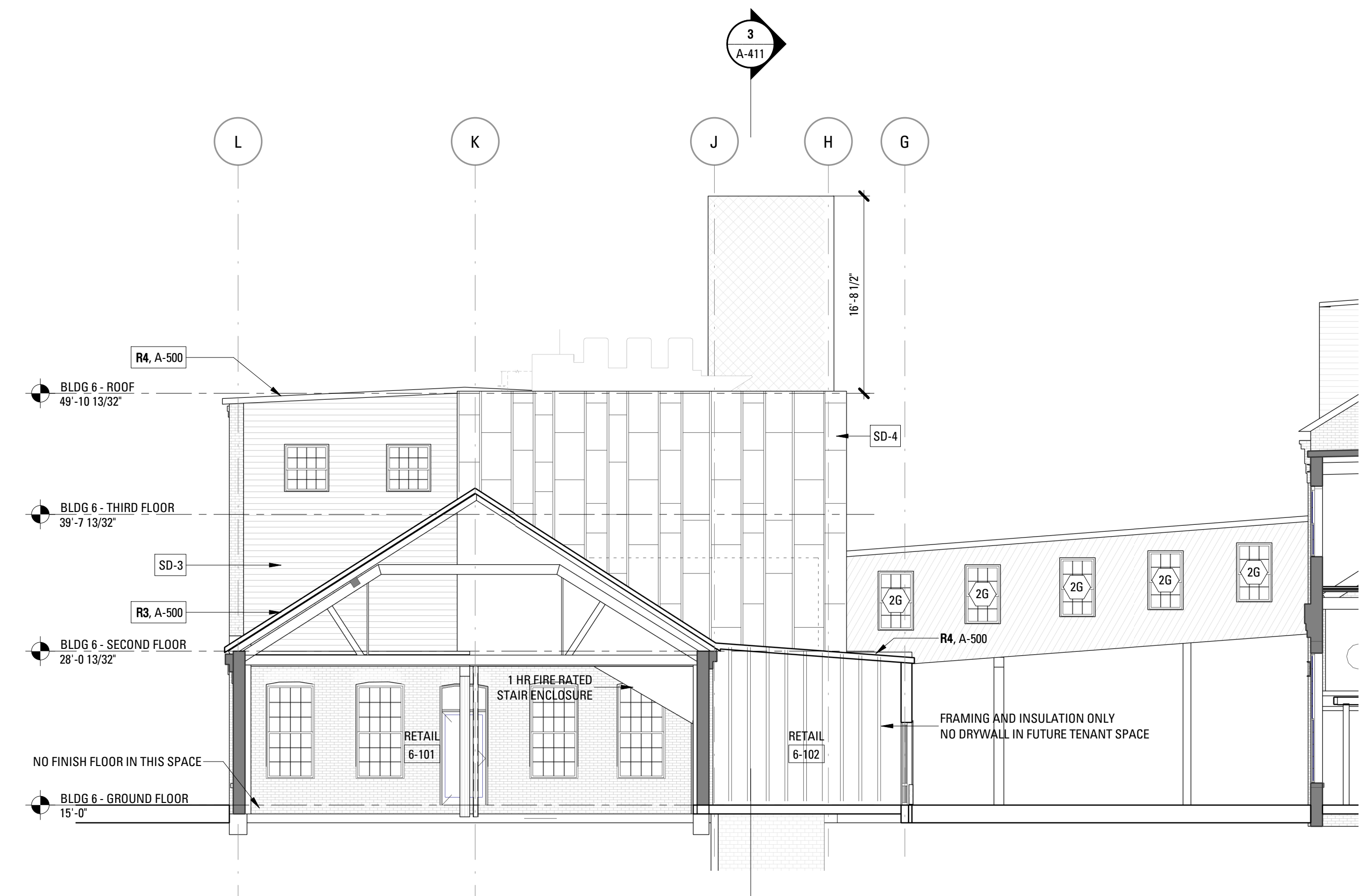
Date: DECEMBER 20, 2019
Scale: 1/8" = 1'-0"
Project Number:
Drawn By: Author

A - BLDG 2/3 - SECTIONS

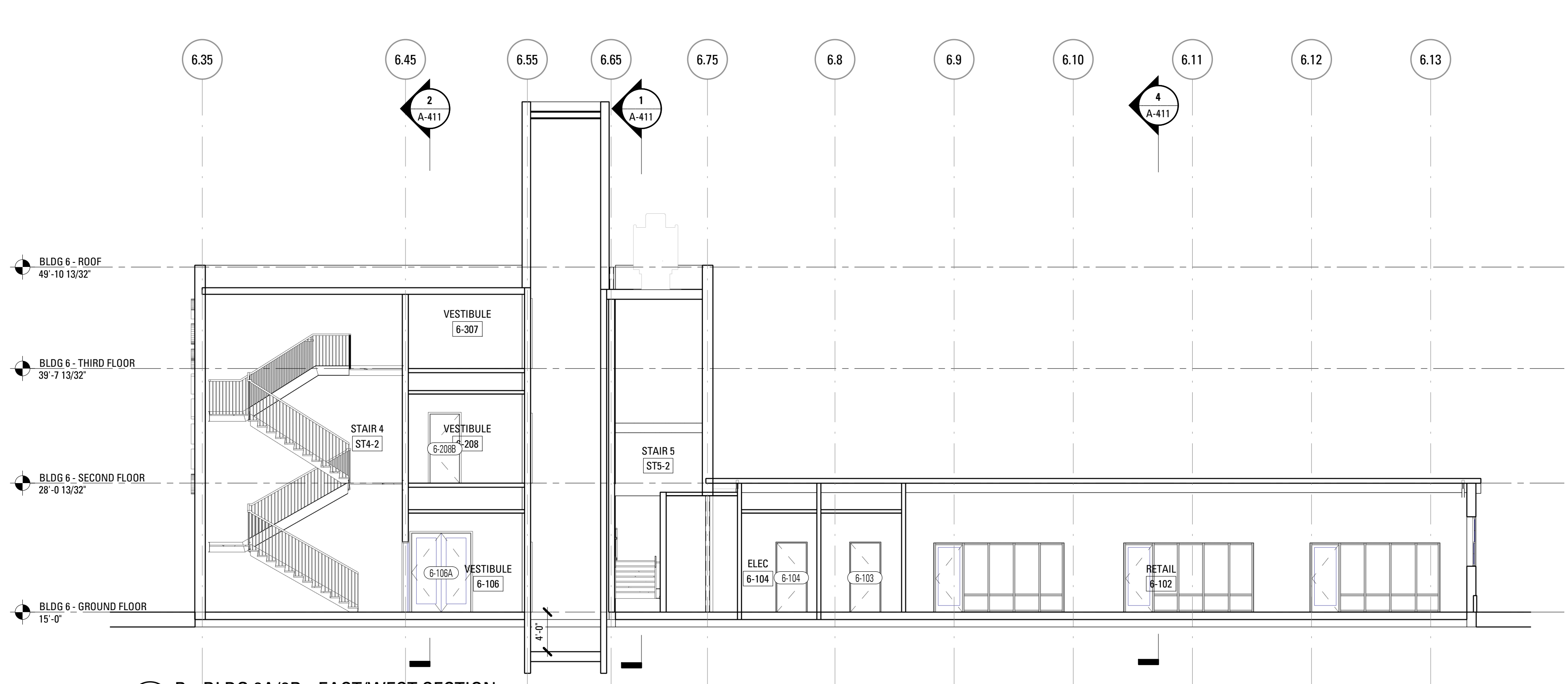
A-401



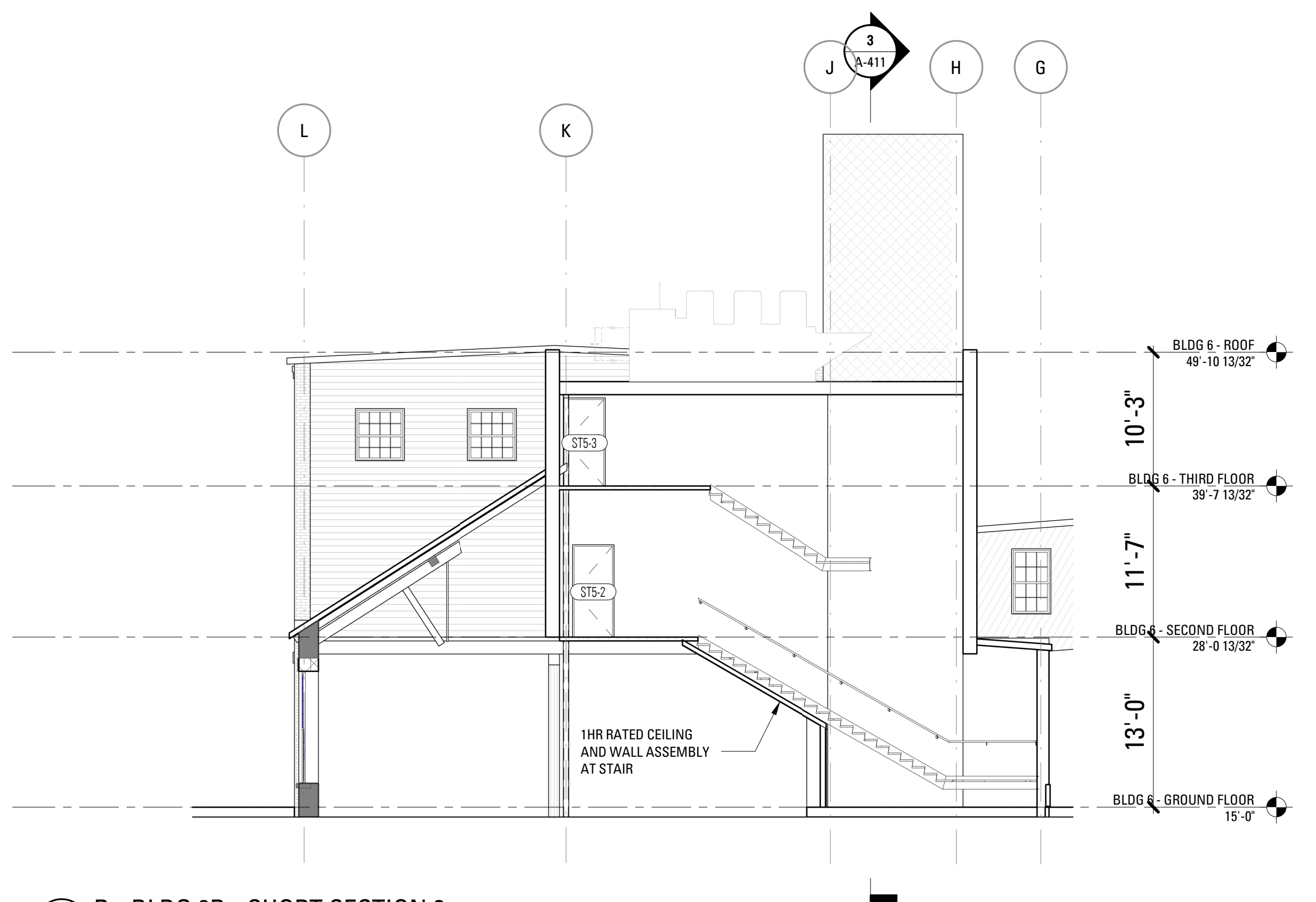
2 BUILDING 6A - N/S SECTION
SCALE: 1/8" = 1'-0"



4 BUILDING 6B - N/S SECTION
SCALE: 1/8" = 1'-0"



3 B - BLDG 6A/6B - EAST/WEST SECTION
SCALE: 1/8" = 1'-0"



1 B - BLDG 6B - SHORT SECTION 2
SCALE: 1/8" = 1'-0"

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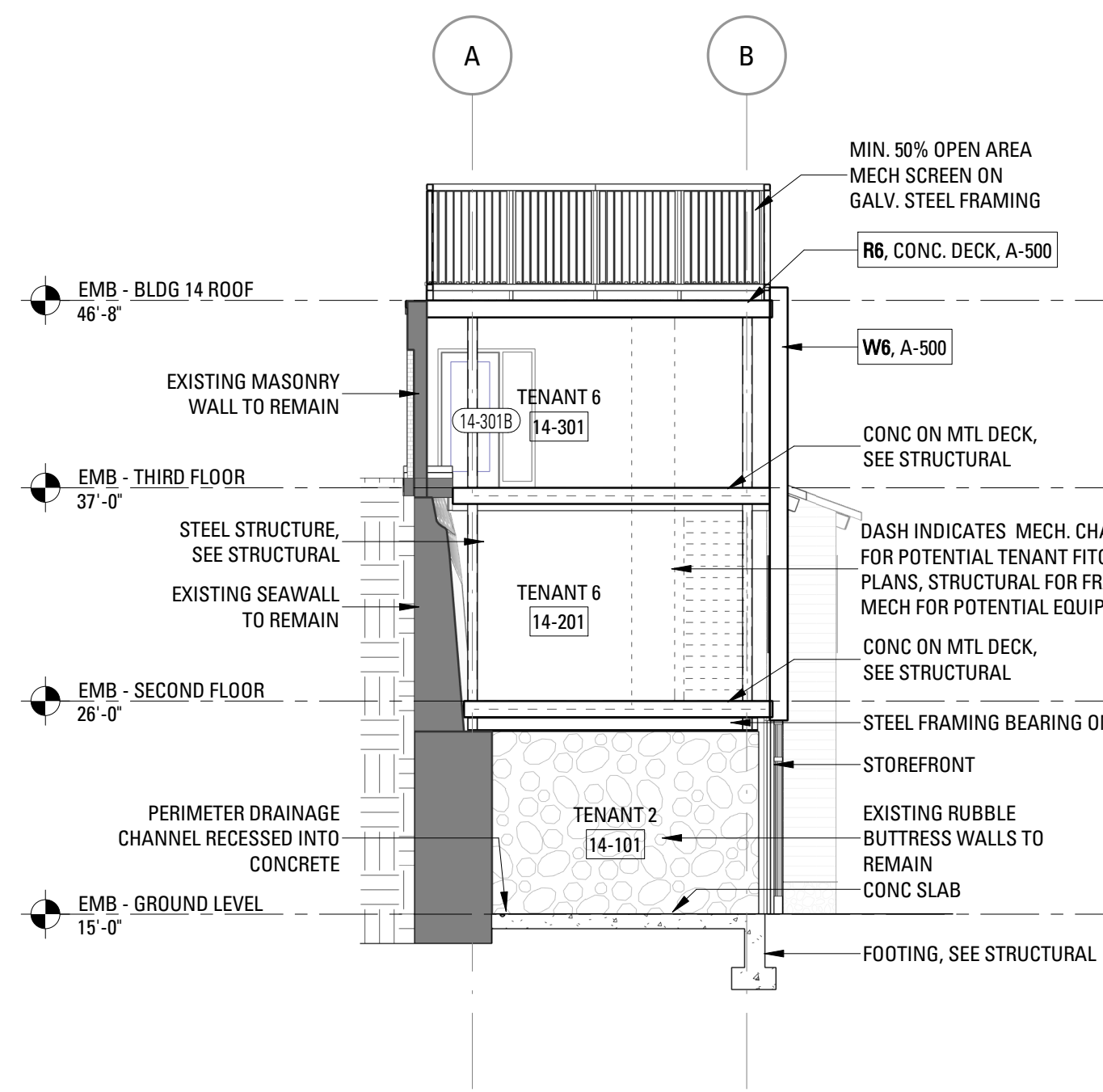
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

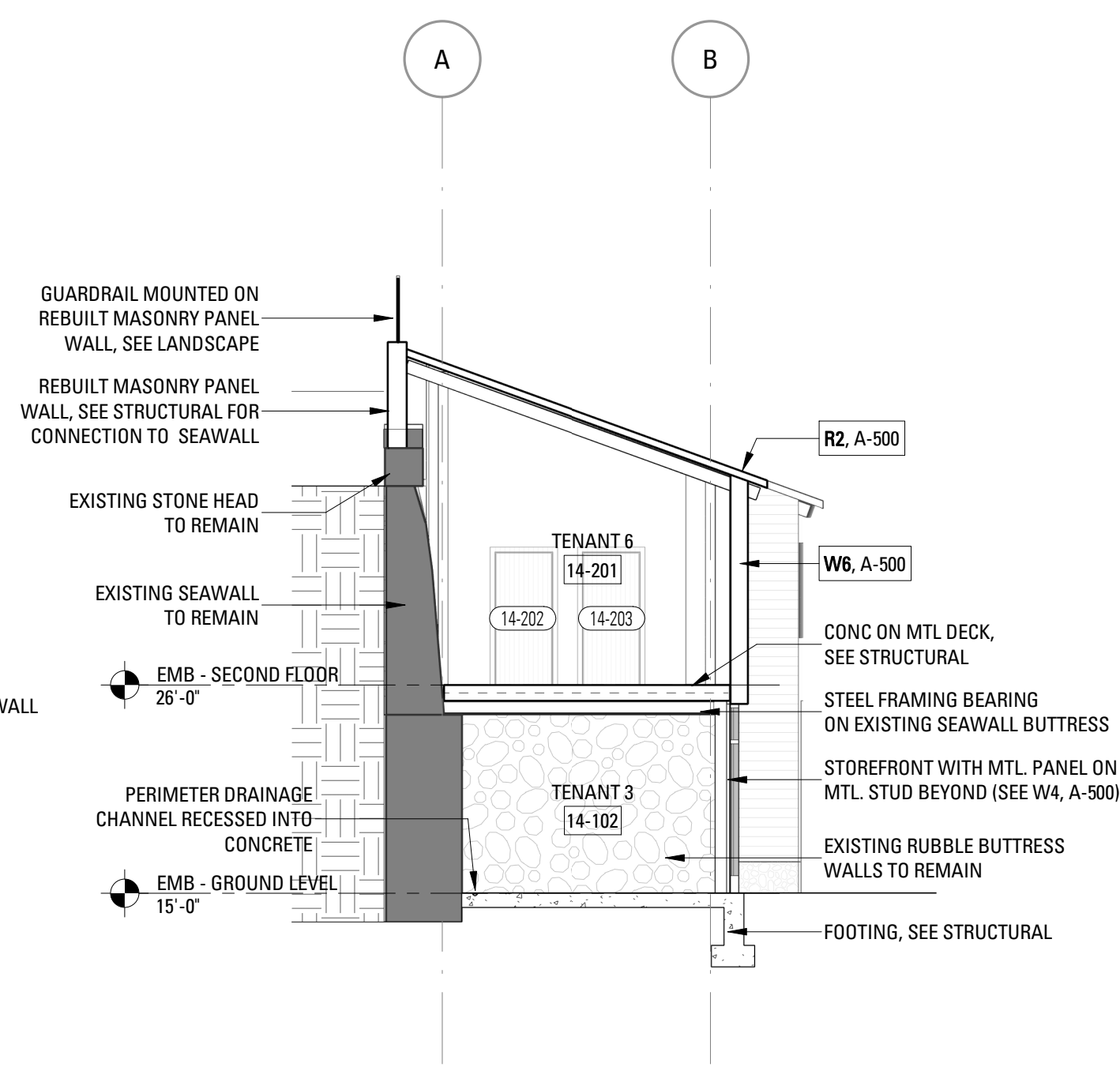
Date: DECEMBER 20, 2019
Scale: 1/8" = 1'-0"
Project Number:
Drawn By: Author

B - BLDG 6A/6B - SECTIONS

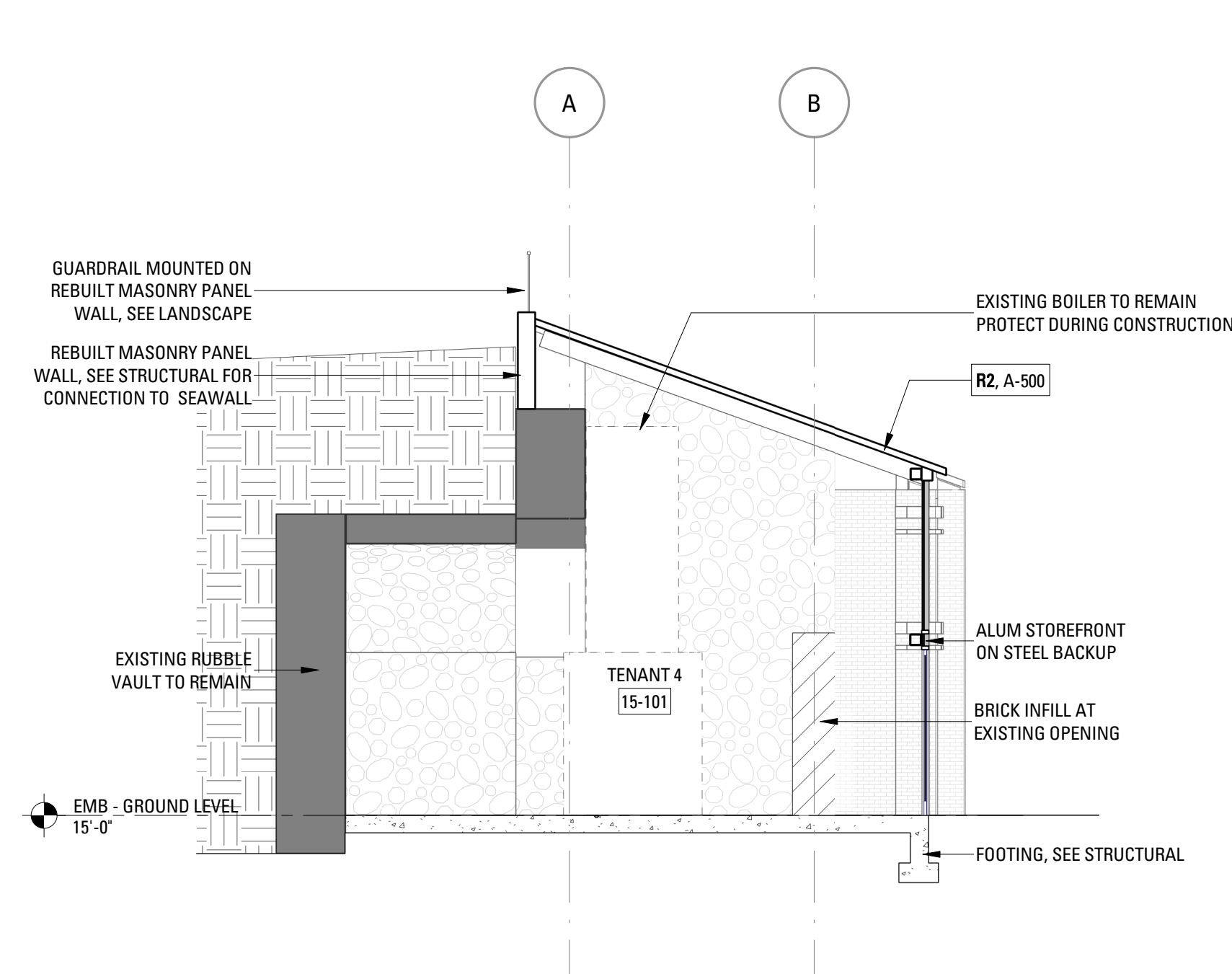
A-411



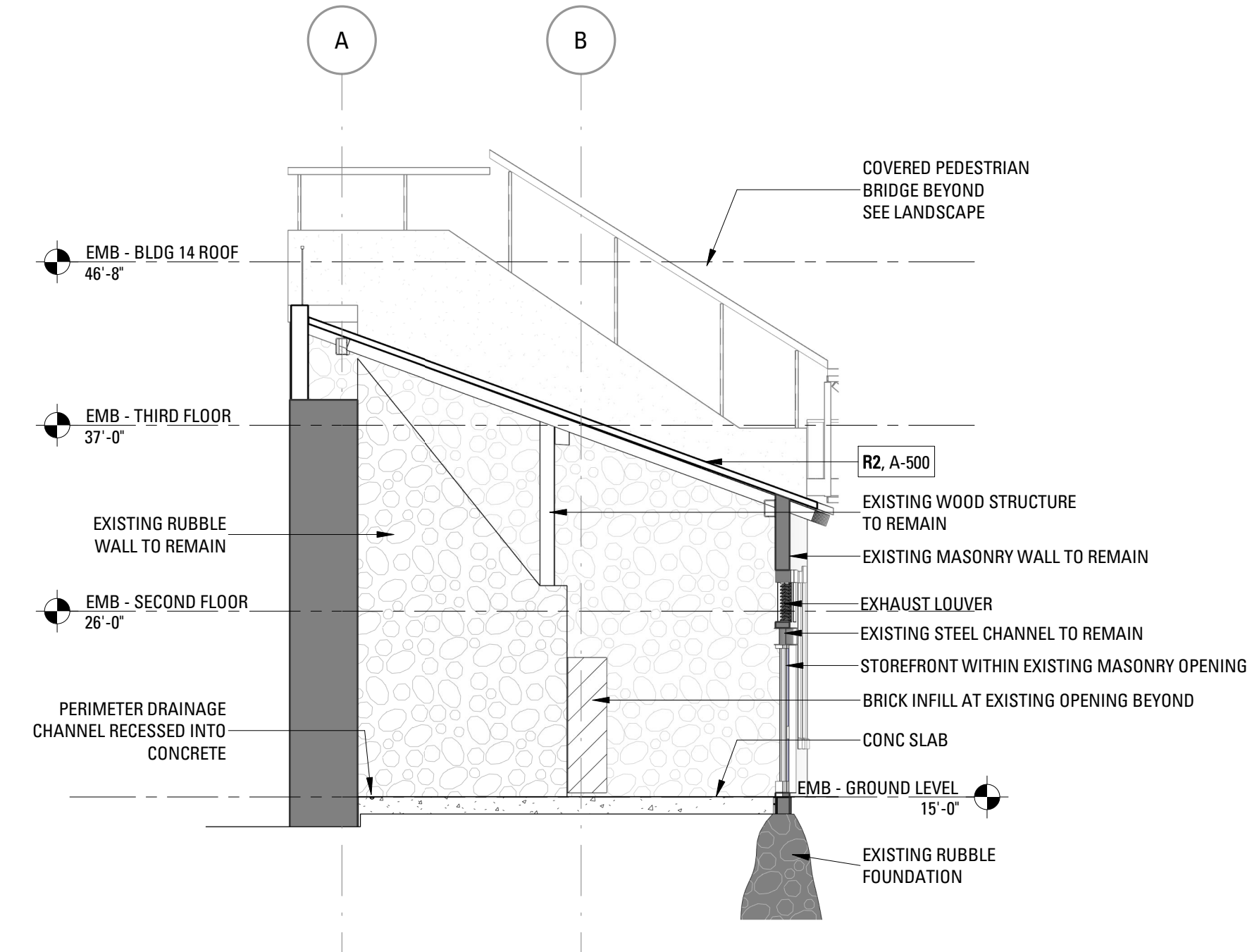
1 C - BLDG 14 - N-S SECTION
SCALE: 1/8" = 1'-0"



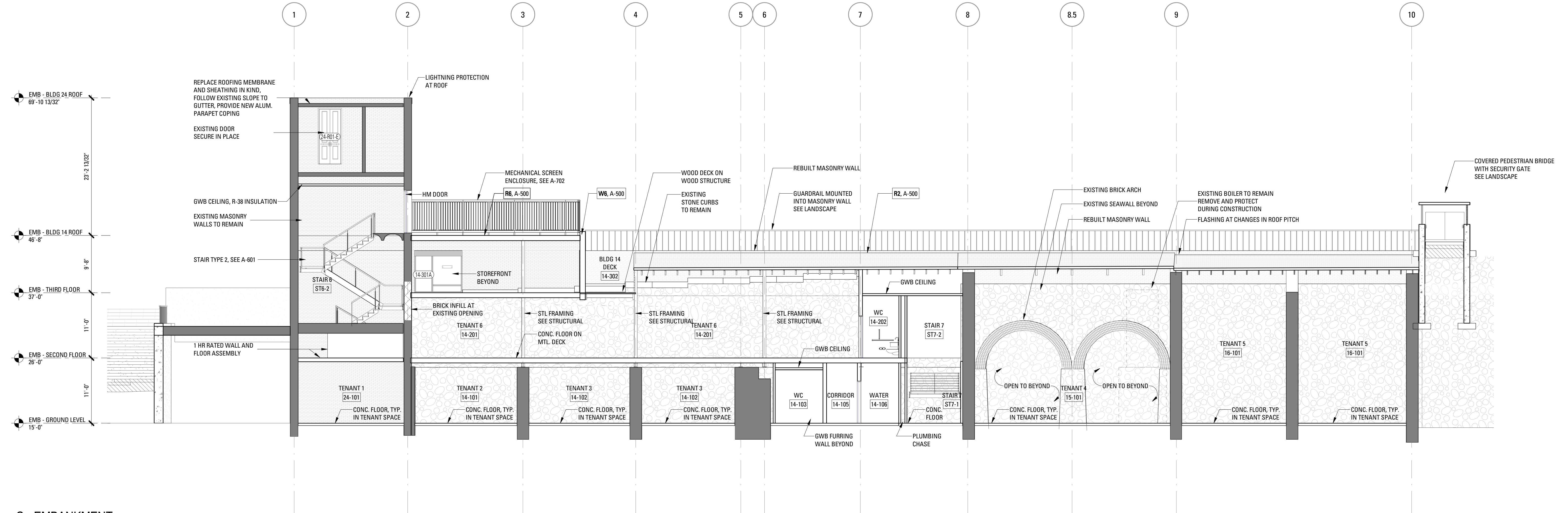
2 C - BLDG 14 - N-S SECTION 2
SCALE: 1/8" = 1'-0"



3 C - BLDG 15 - N-S SECTION
SCALE: 1/8" = 1'-0"



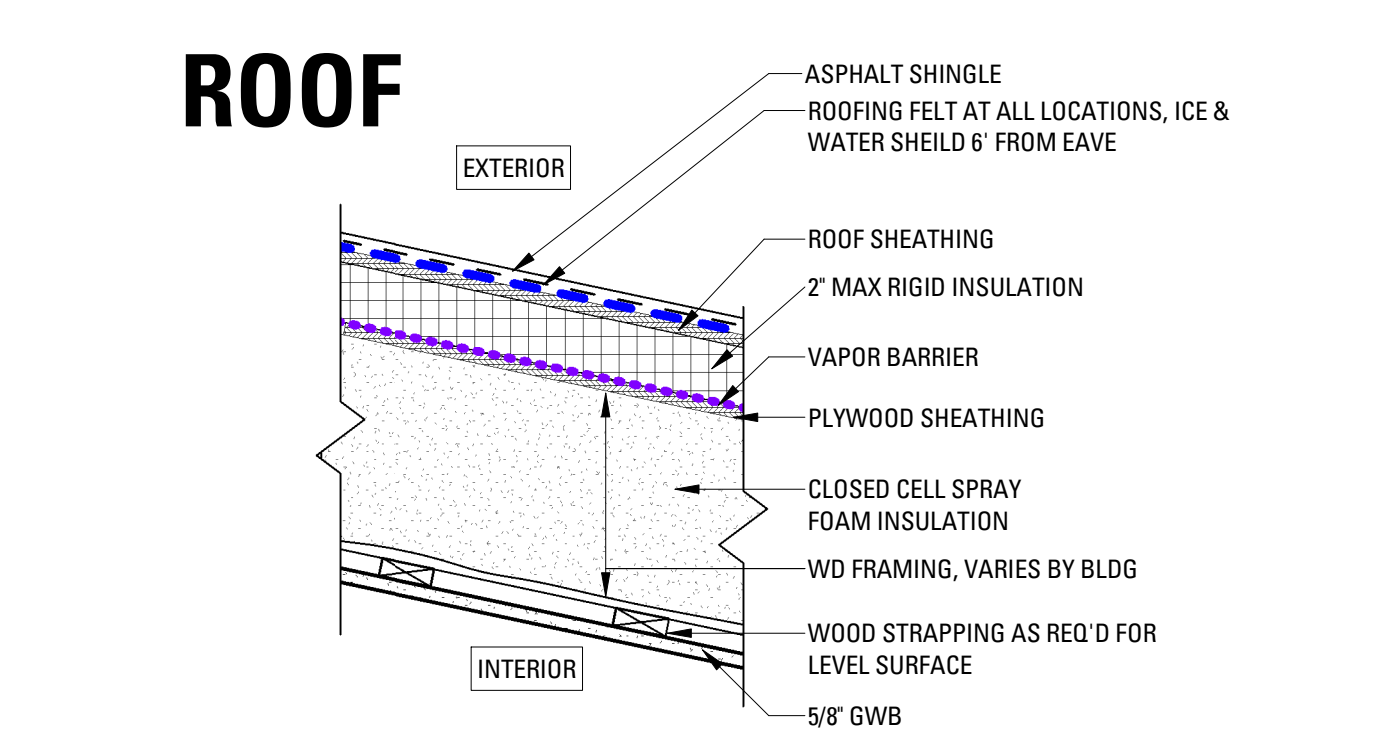
5 C - BLDG 16 - N-S SECTION
SCALE: 1/8" = 1'-0"



4 C - EMBANKMENT - LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

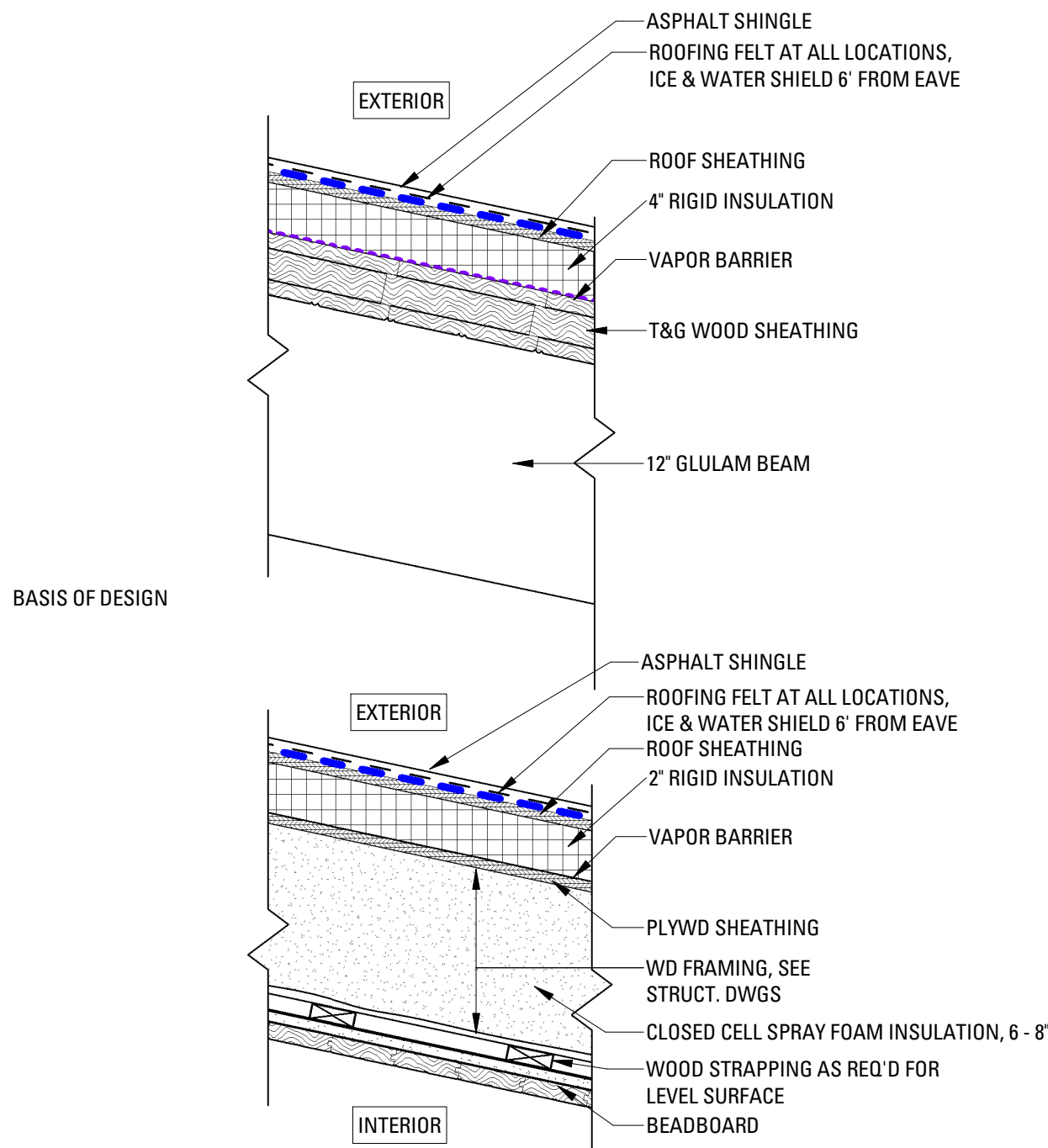
Rev.	Date	Remarks

ROOF



R1 SLOPED SHINGLE HISTORIC ROOF - DRYWALL INTERIOR, R-38
SCALE: 1 1/2" = 1'-0"

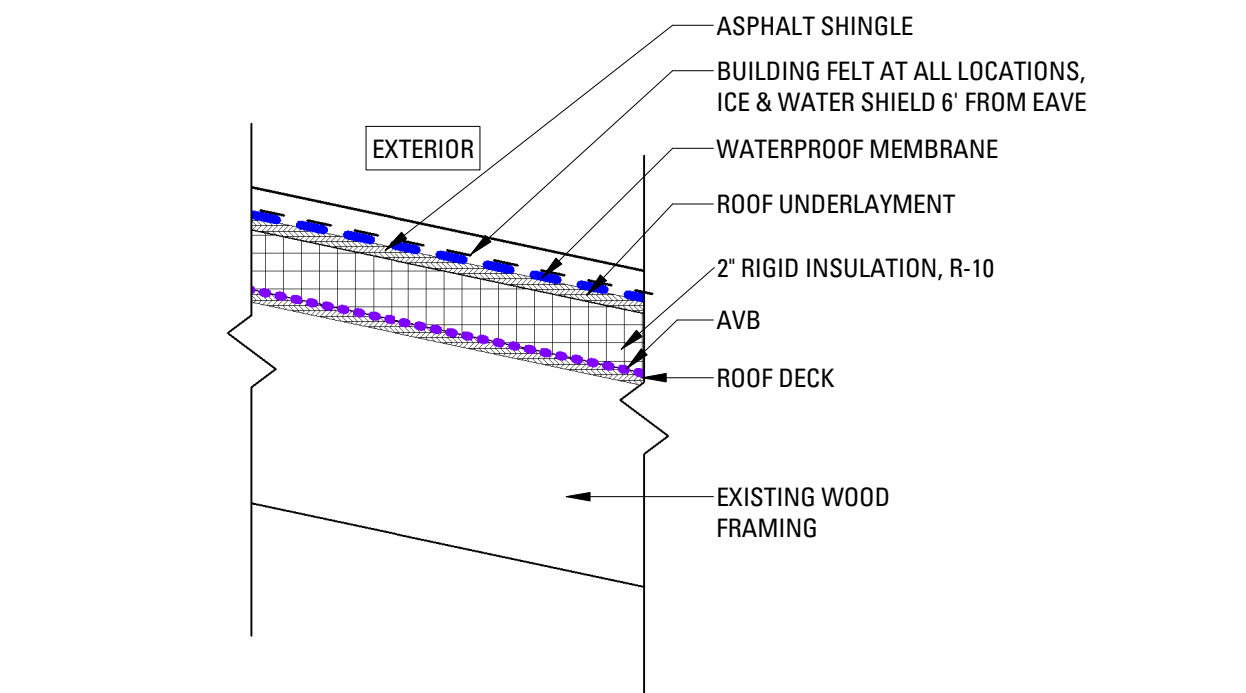
BLDG 2/3 MAIN ROOF (OFFICE)



DEDUCT ALTERNATE: INSULATED BEADBOARD FINISH

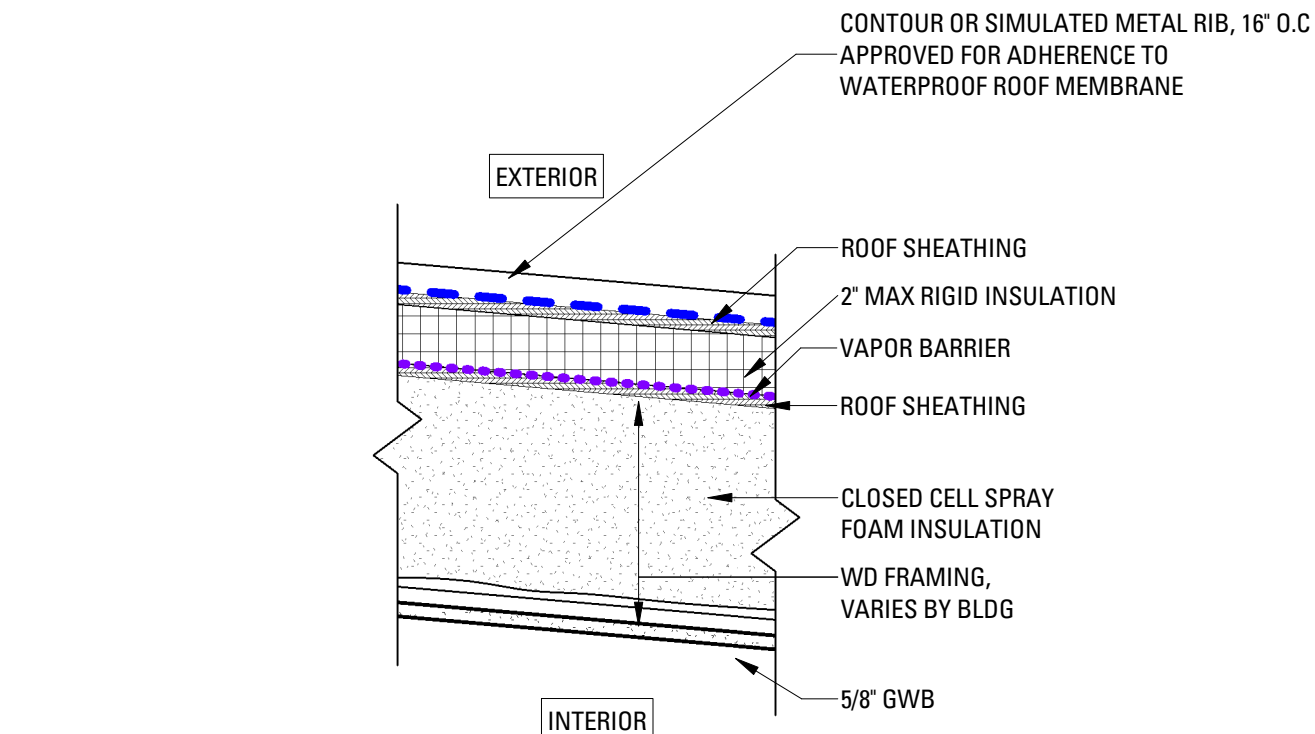
R2 SLOPED SHINGLE HISTORIC ROOF - NEW EXPOSED STRUCTURE, R-10
SCALE: 1 1/2" = 1'-0"

BLDG 14 (SLOPED PORTION), BLDG 15



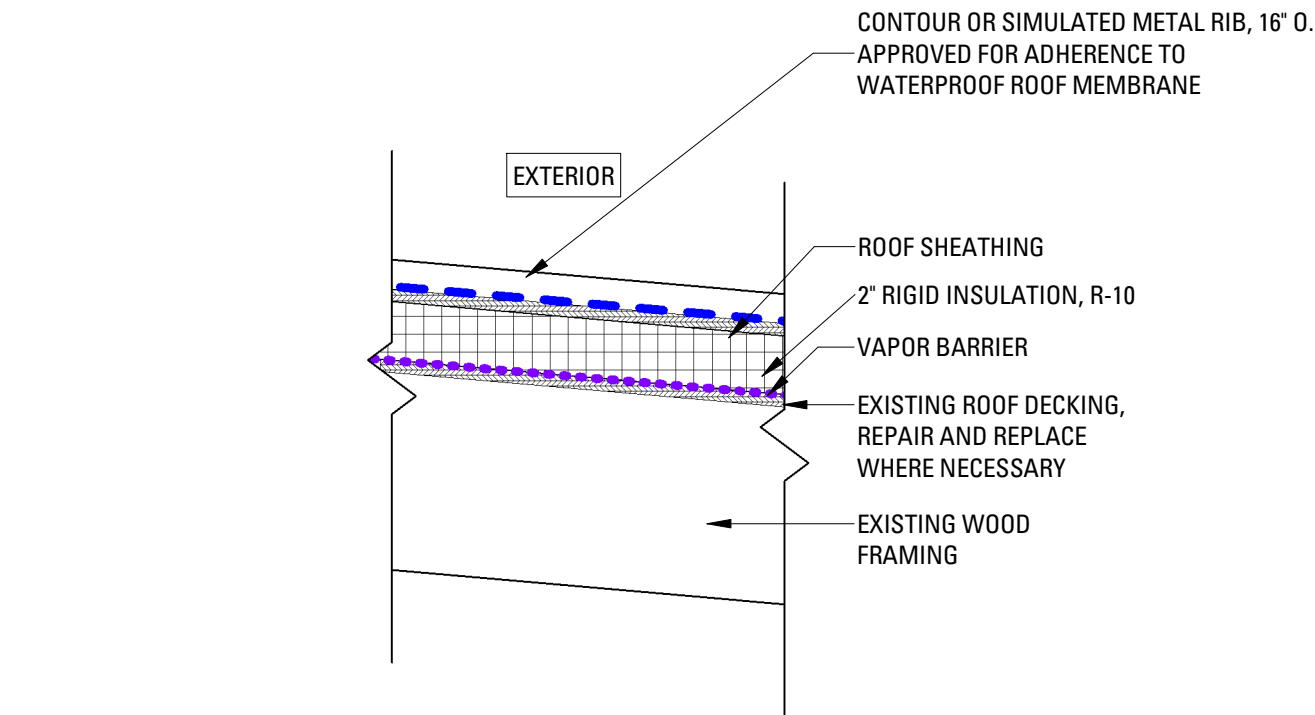
R3 SLOPED SHINGLE HISTORIC ROOF - EX. EXPOSED STRUCTURE, R-10
SCALE: 1 1/2" = 1'-0"

BLDG 16, BLDG 6B



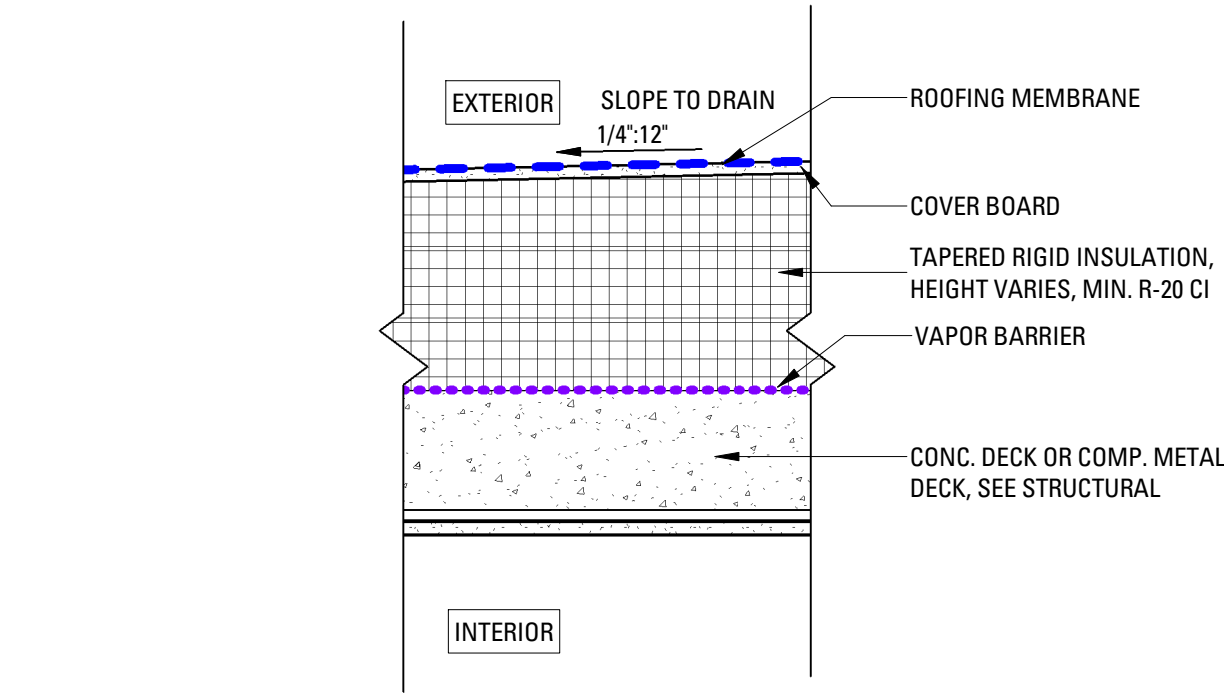
R4 LOW SLOPE RUBBER ROOF W/ CONTOUR RIB, R-38
SCALE: 1 1/2" = 1'-0"

BLDG 2/3 DORMER (2-HR RATED), BLDG 6A REPLACEMENT, BLDG 6B ADDITION, ENCLOSED CONVENIENCE BRIDGE BTWN BLDG 2/3 & BLDG 6 ADD ALT. STANDING SEAM METAL ROOFING



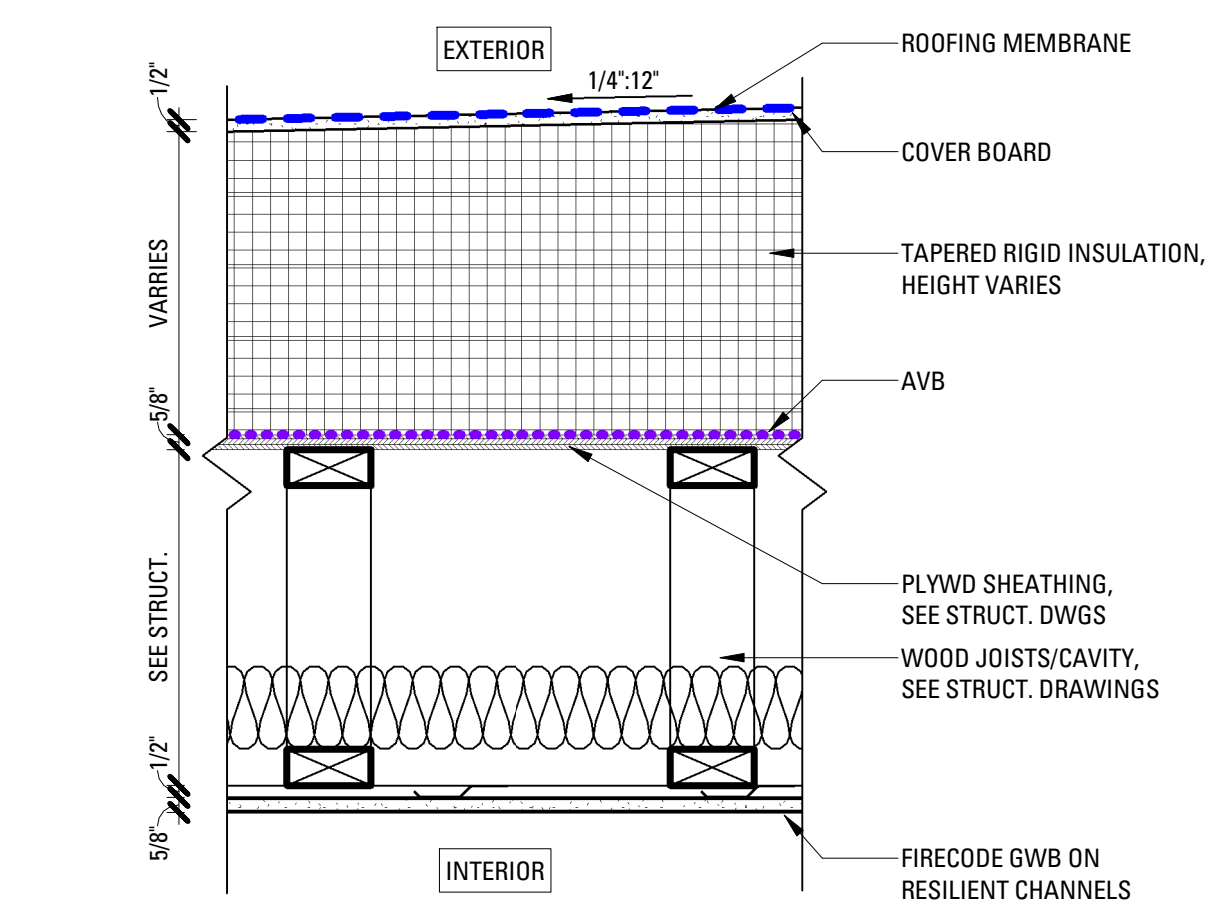
R5 LOW SLOPE RUBBER ROOF W/ CONTOUR RIB - HISTORIC, R-10
SCALE: 1 1/2" = 1'-0"

BLDG 3 MONITOR, BLDG 3 EXISTING ROOF (OVER EVENT SPACE)



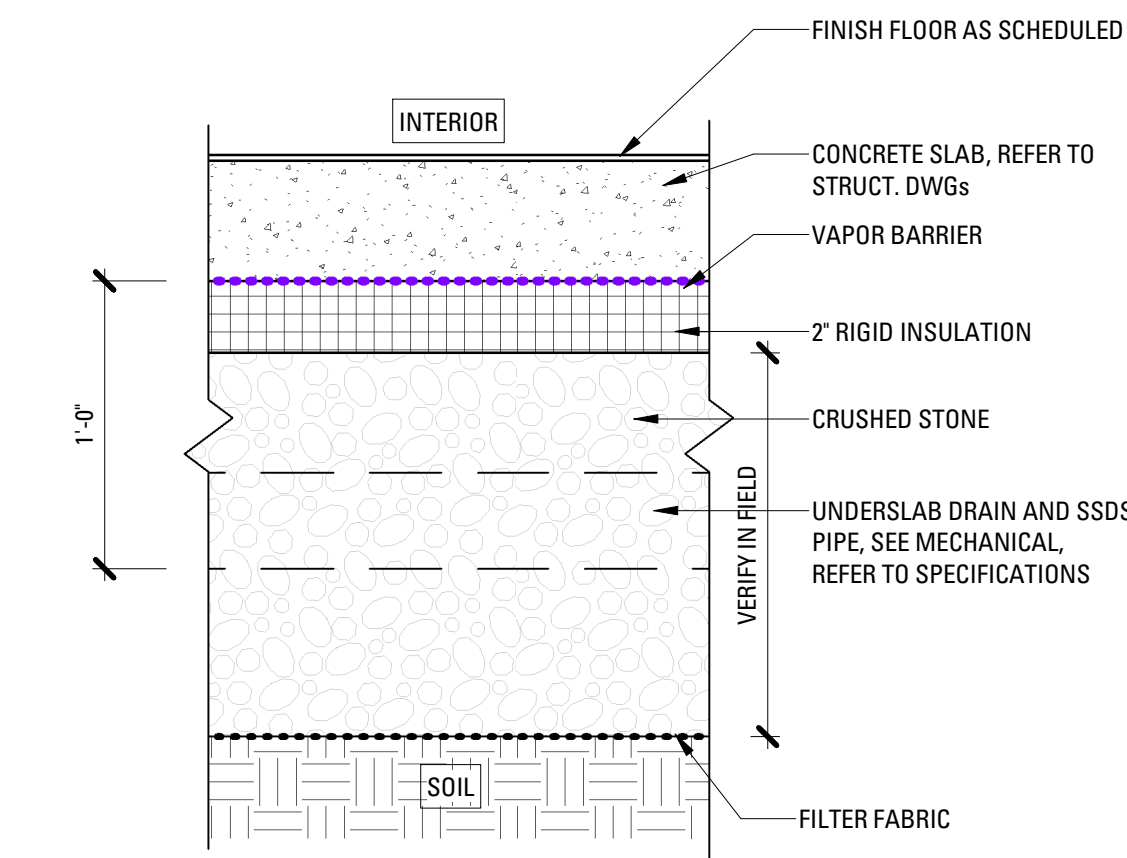
R6 TYP. FLAT MEMBRANE ROOF, R-20 CI
SCALE: 1 1/2" = 1'-0"

MECHANICAL ROOF AREAS AT BLDG 14, BLDG 2/3, BLDG 6A

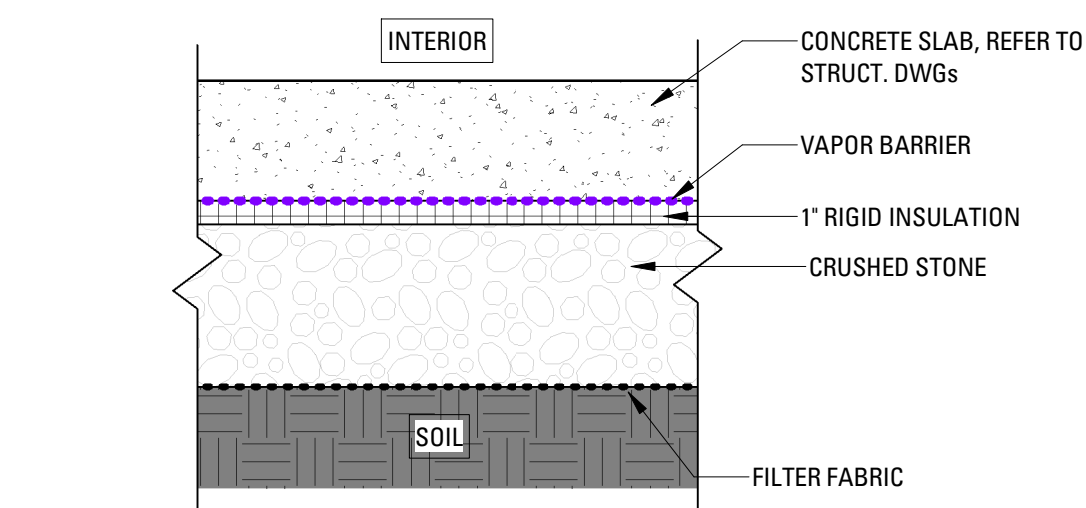


R7 TYP. ROOF AT TOWNHOUSE
SCALE: 1 1/2" = 1'-0"

FOUNDATION

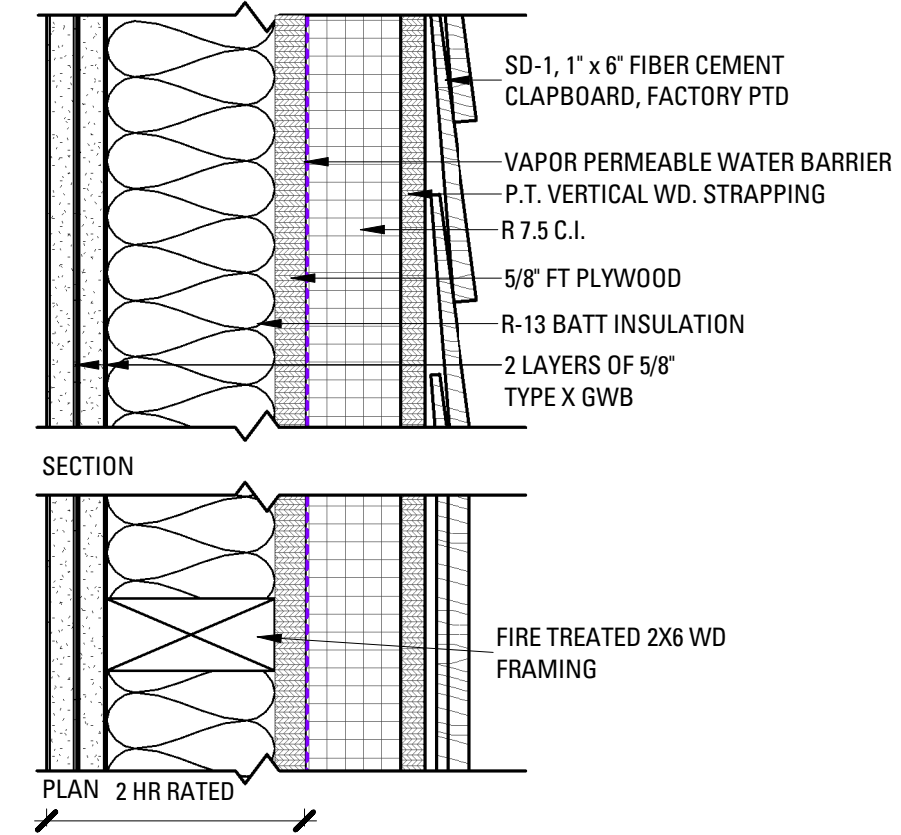


F1 TYP. SLAB BLDG 2/3
SCALE: 1 1/2" = 1'-0"

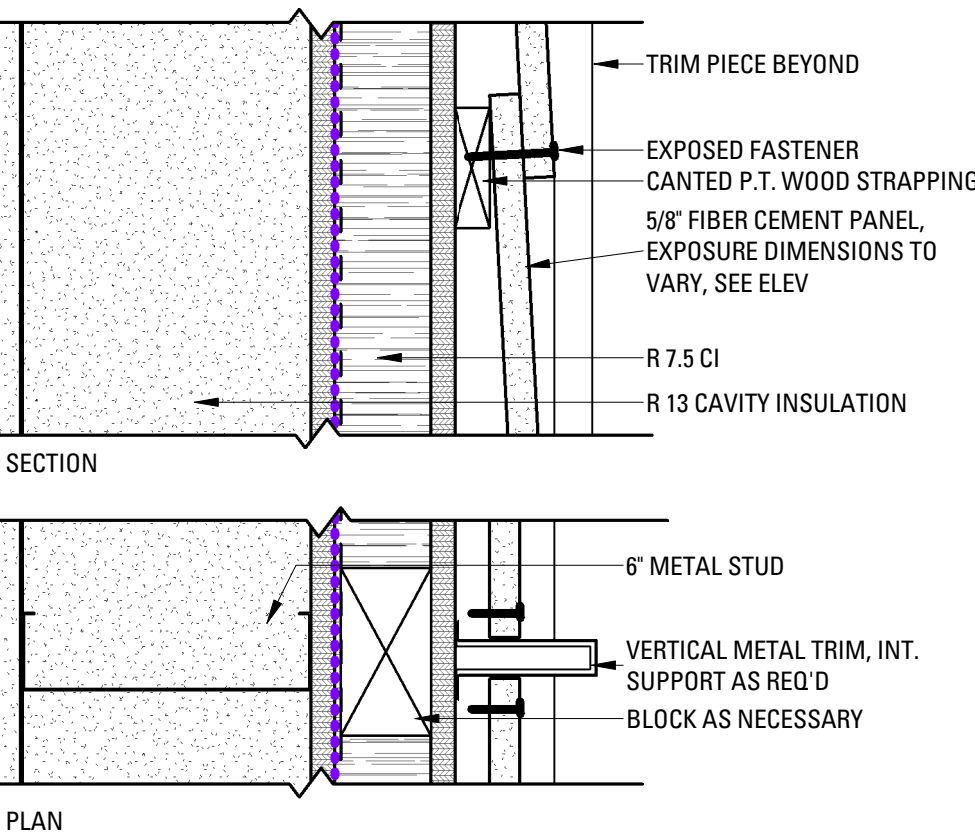


F2 TYP. SLAB EMBANKMENT BLDGS
SCALE: 1 1/2" = 1'-0"

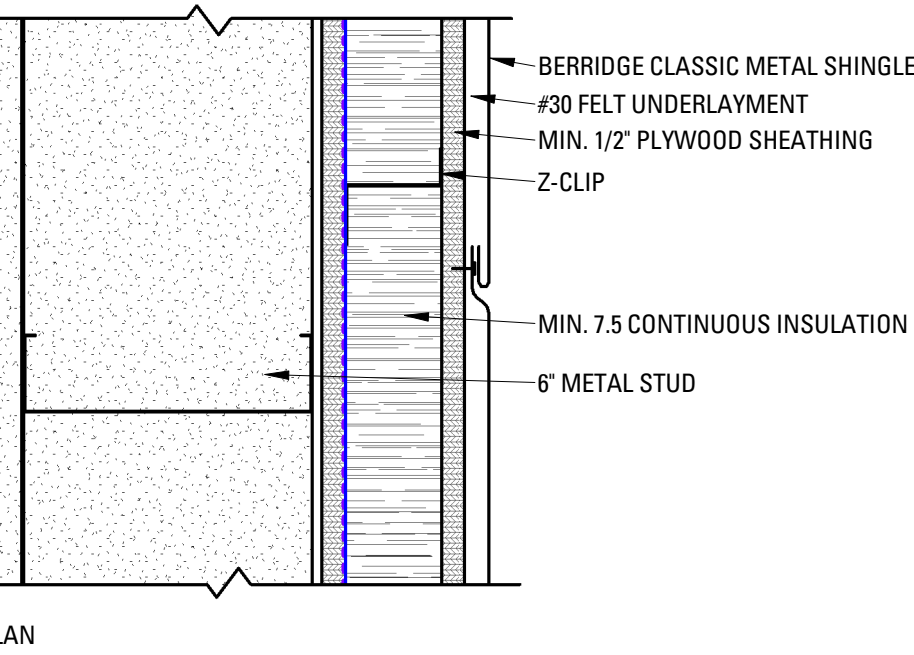
WALLS



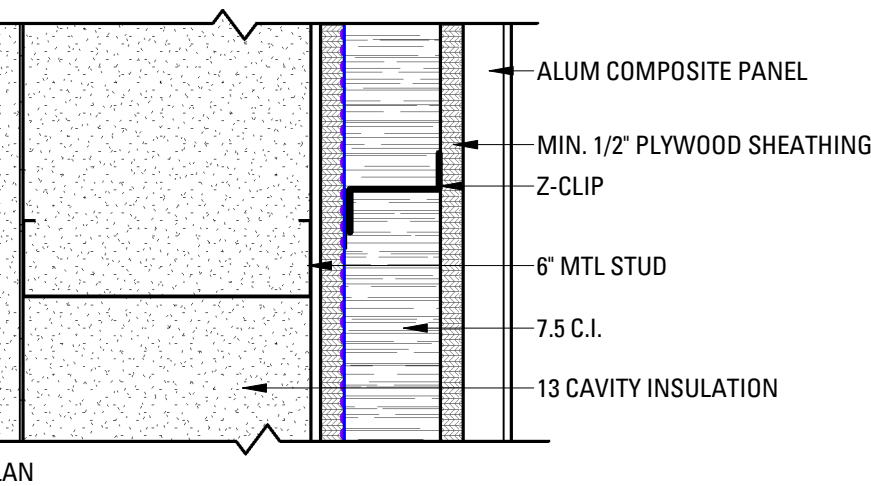
W1 BLDG 2 2-HR RATED CLAPBOARD DORMER
SCALE: 3" = 1'-0"



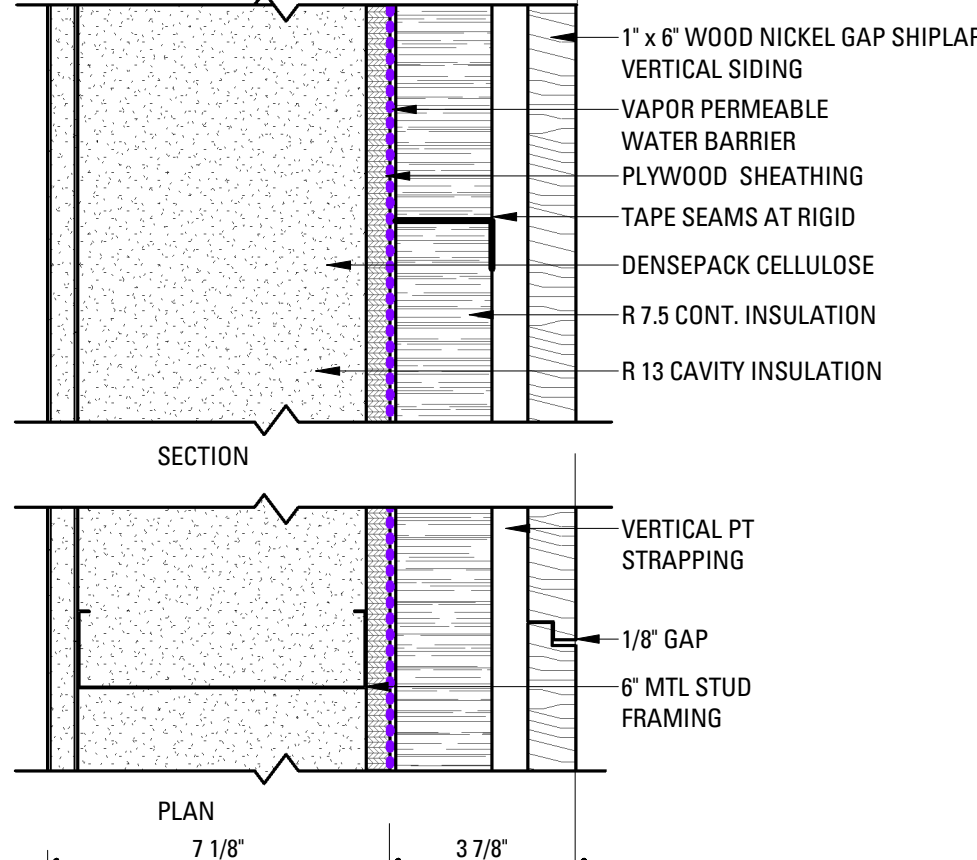
W2 BLDG 6A NEW ADDITION
SCALE: 3" = 1'-0"



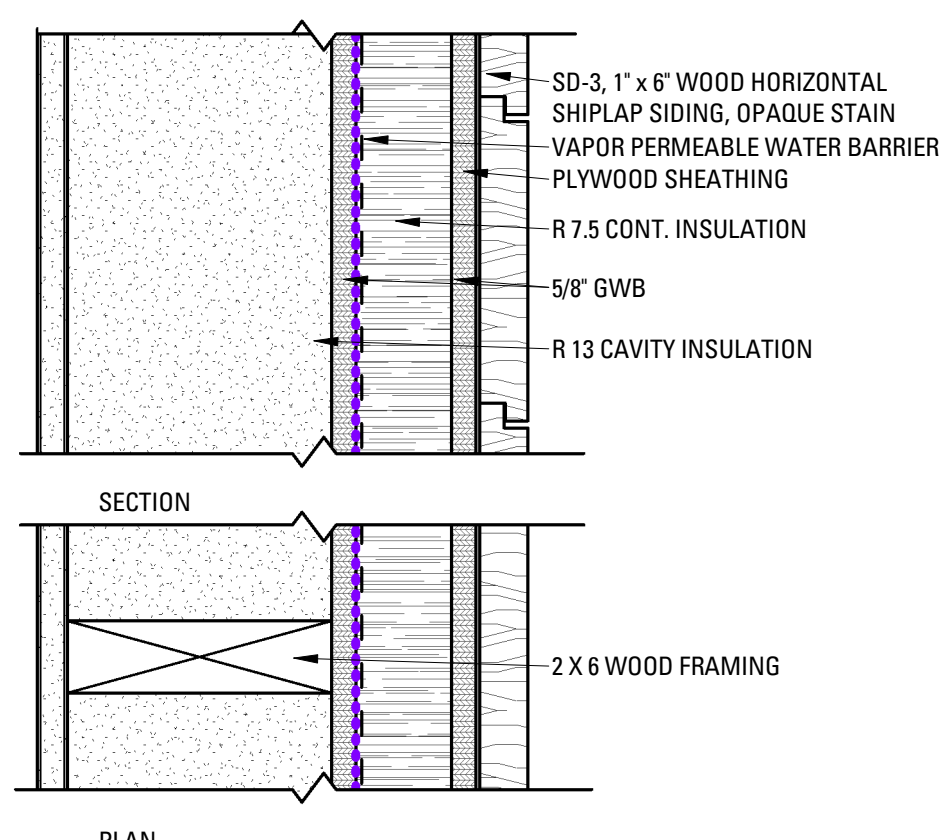
W3 BLDG 6 MTL SHINGLE AT ELEVATOR SHAFT
SCALE: 3" = 1'-0"



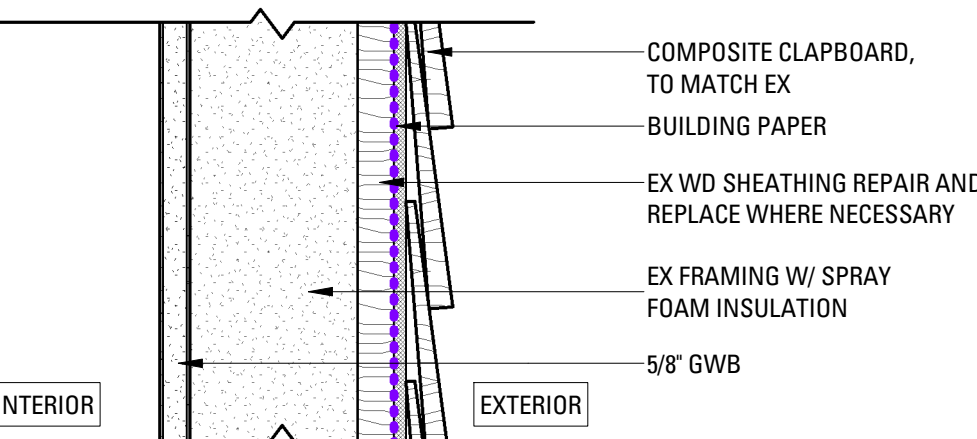
W4 BLDG 14 MTL PANEL ON MTL STUD
SCALE: 3" = 1'-0"



W5 BLDG 6B REPLACEMENT ADDITION
SCALE: 3" = 1'-0"



W6 BLDG 14 CLAPBOARD SIDING
SCALE: 3" = 1'-0"



W7 BLDG 3 MONITOR
SCALE: 3" = 1'-0"

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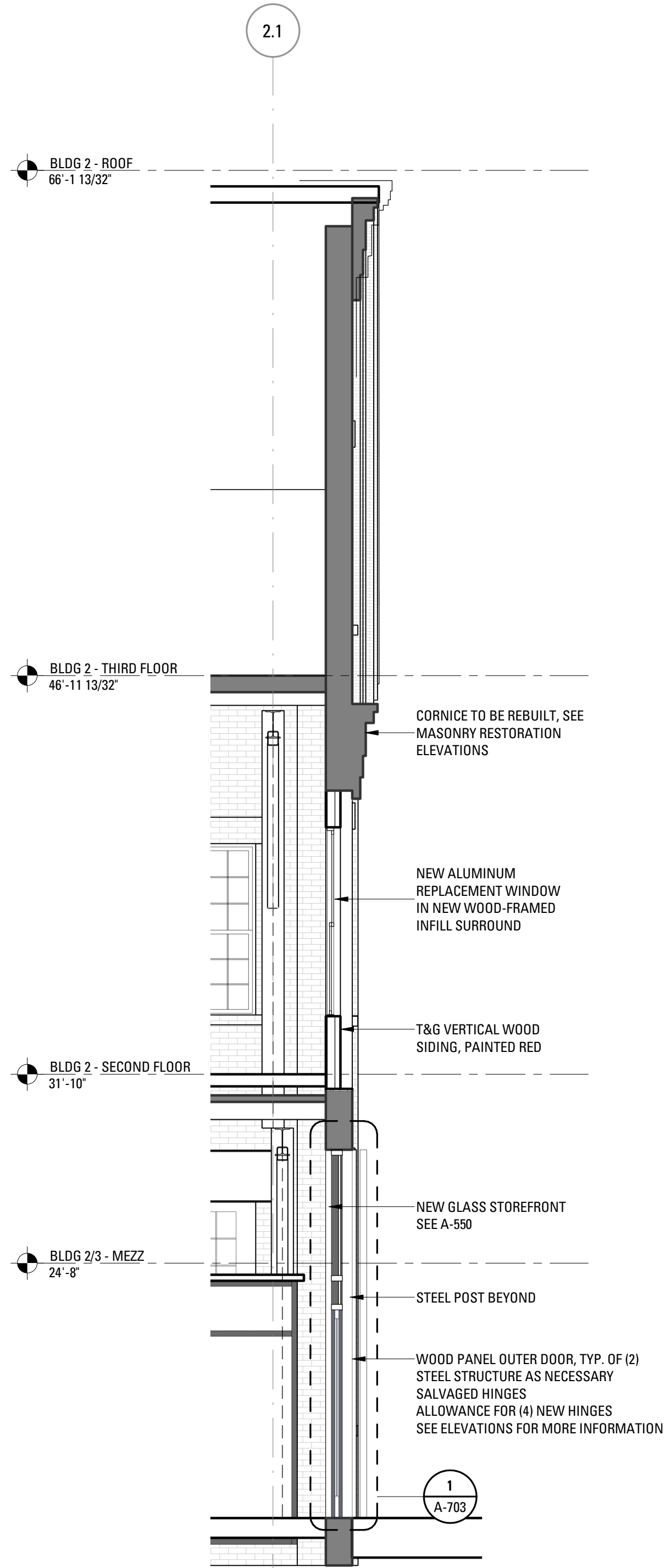
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PORTLAND FORESIDE BLOCK 2

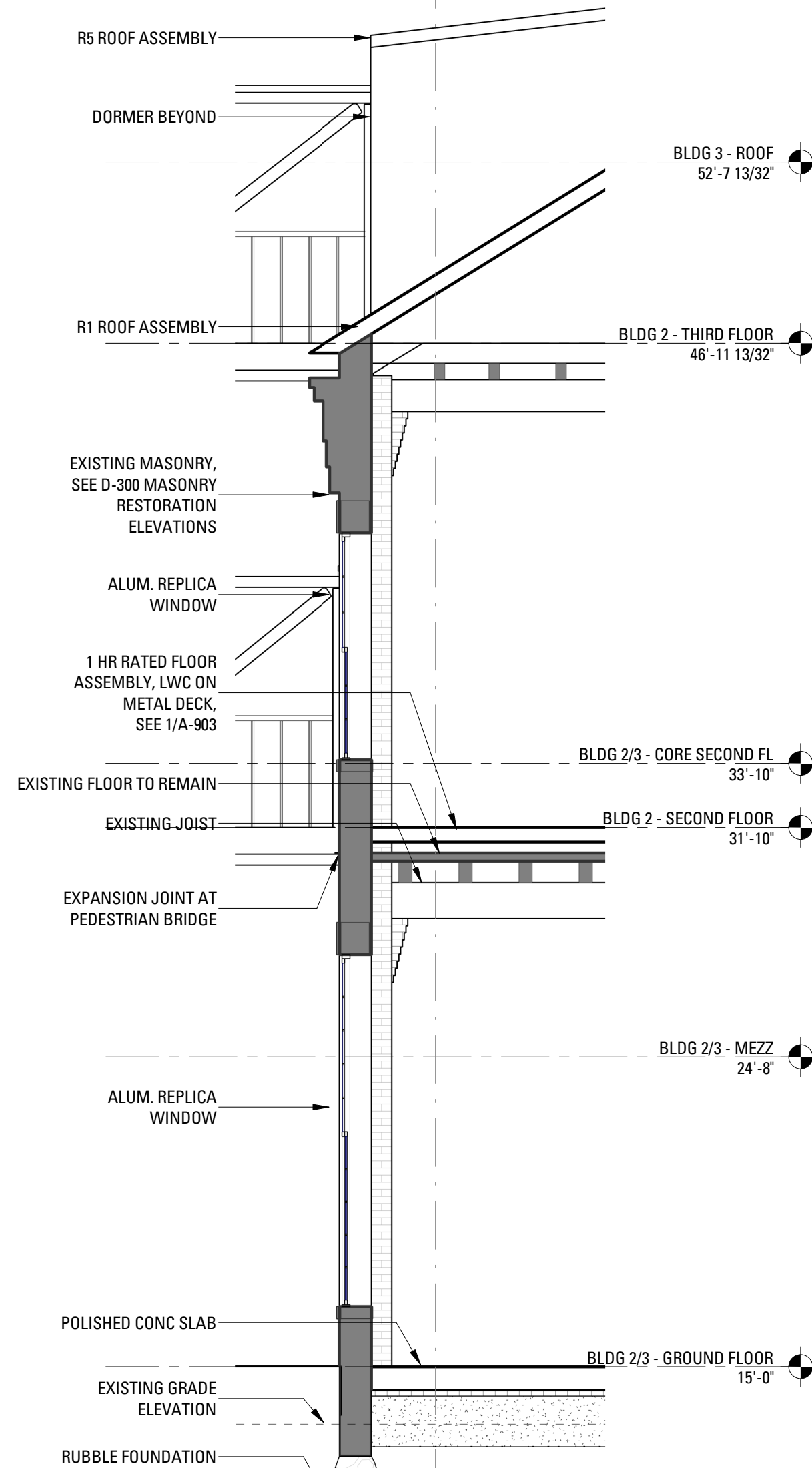
Date: DECEMBER 20, 2019
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TYP EXTERIOR DETAILS

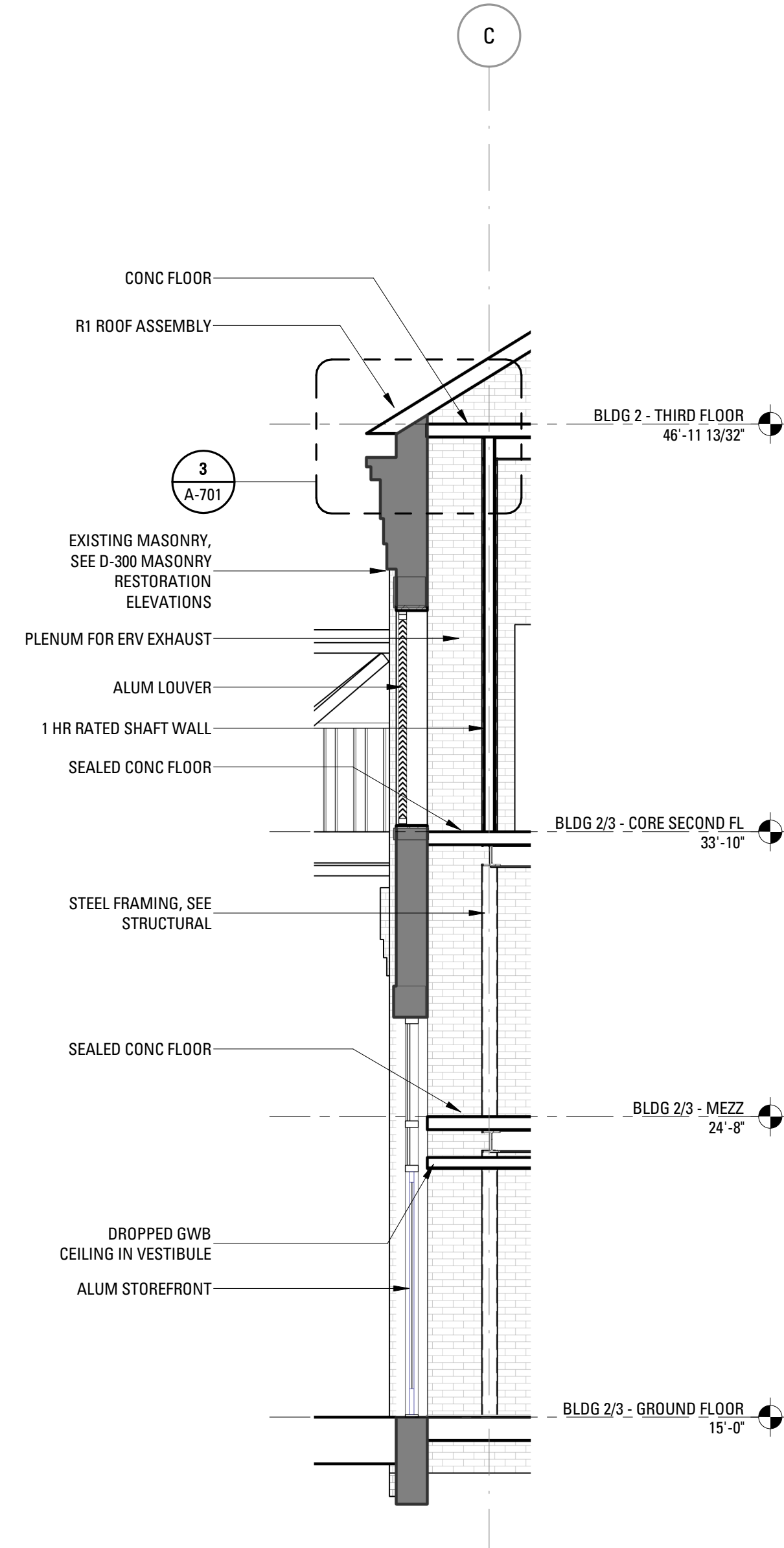
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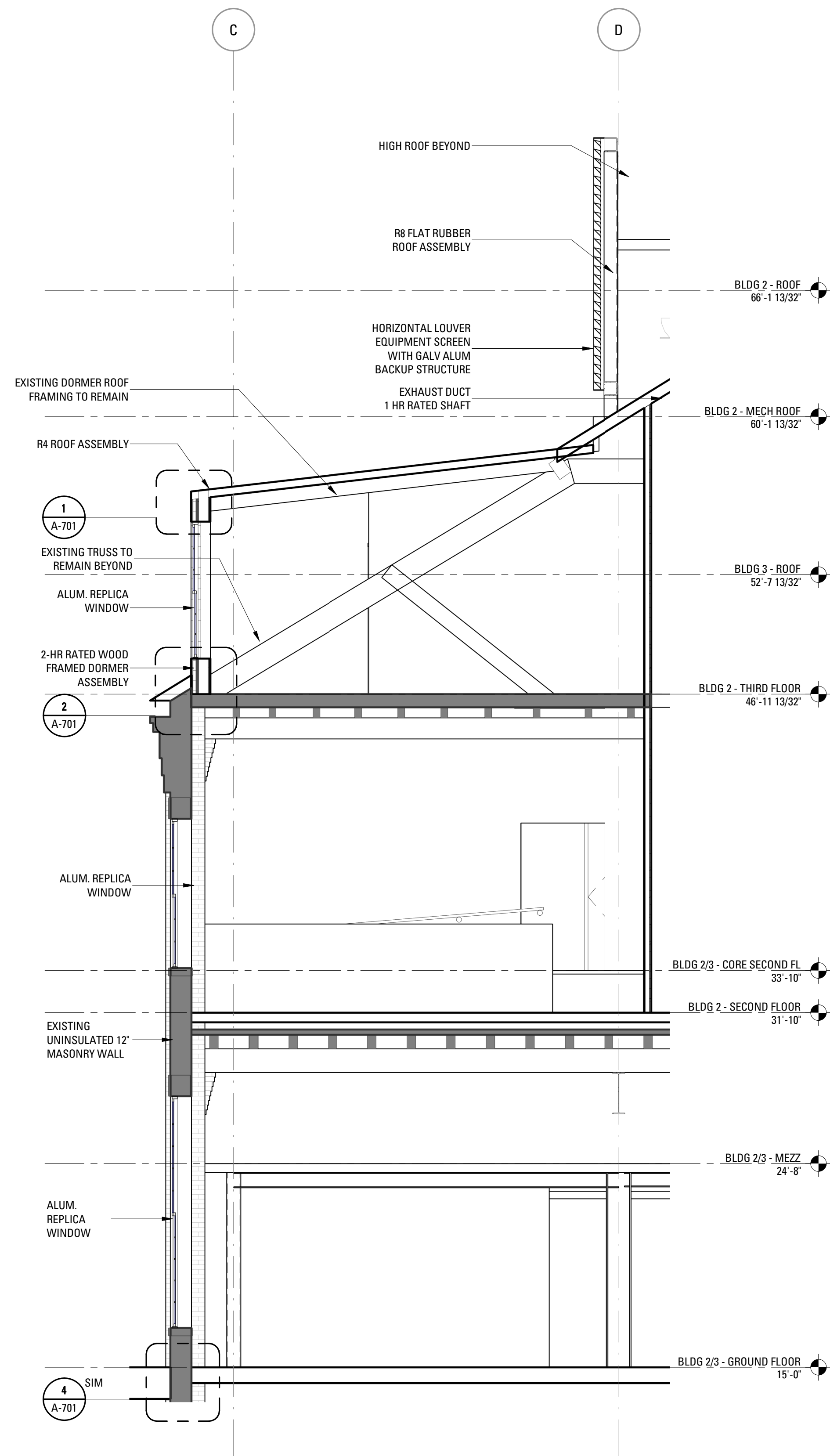
1 A - BLDG 2/3 - W/E SECTION - MARKET HALL ENTRY
SCALE: 1/4" = 1'-0"



4 A - BLDG 2/3 - EXISTING MASONRY AT WOOD TRUSS
SCALE: 1/4" = 1'-0"



3 A - BLDG 2/3 - TYP. EXISTING MASONRY
SCALE: 1/4" = 1'-0"

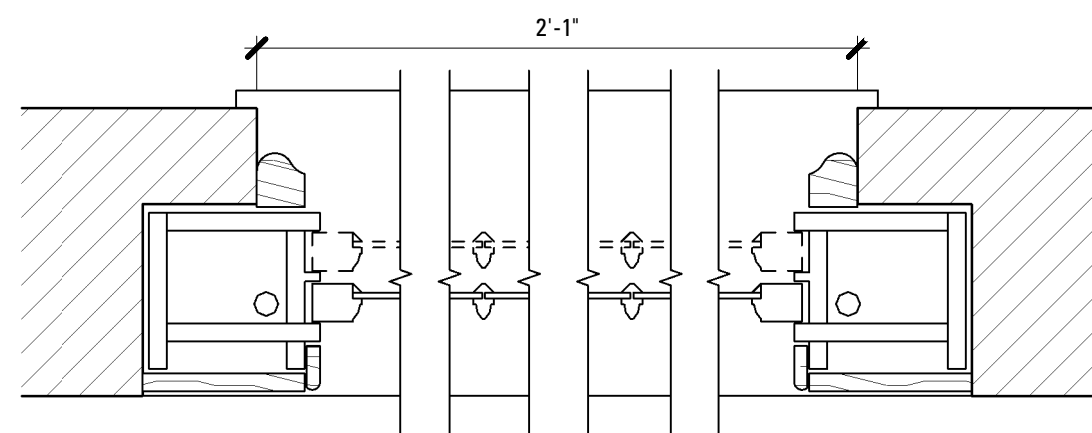


5 A - BLDG 2/3 - SECTION @ DORMER
SCALE: 1/4" = 1'-0"

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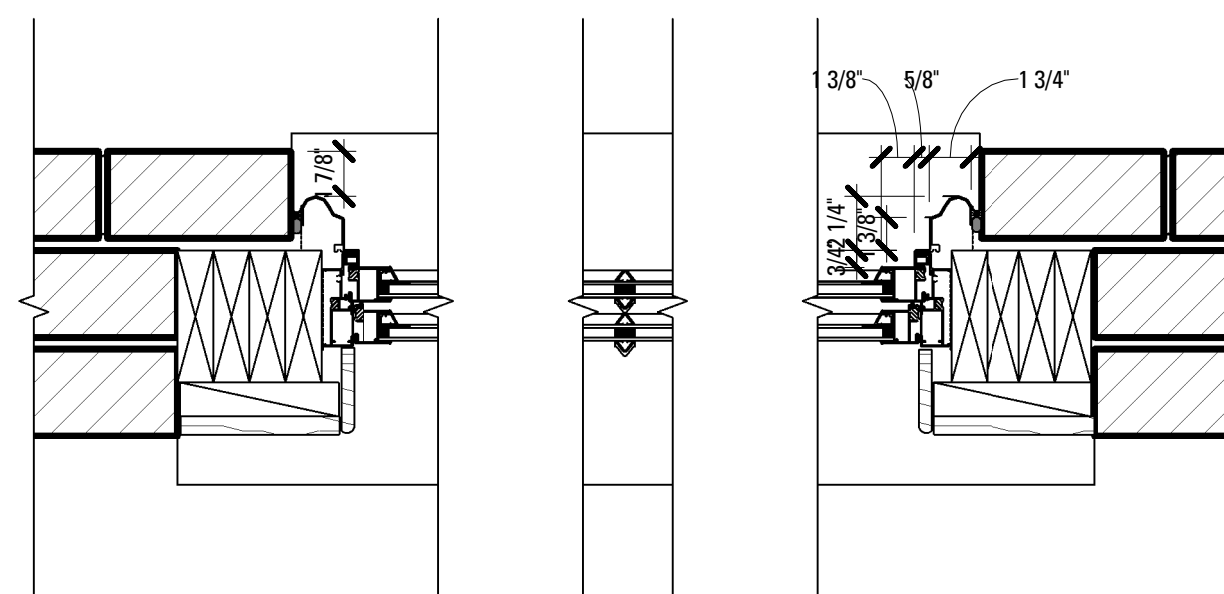
EXTERIOR



INTERIOR

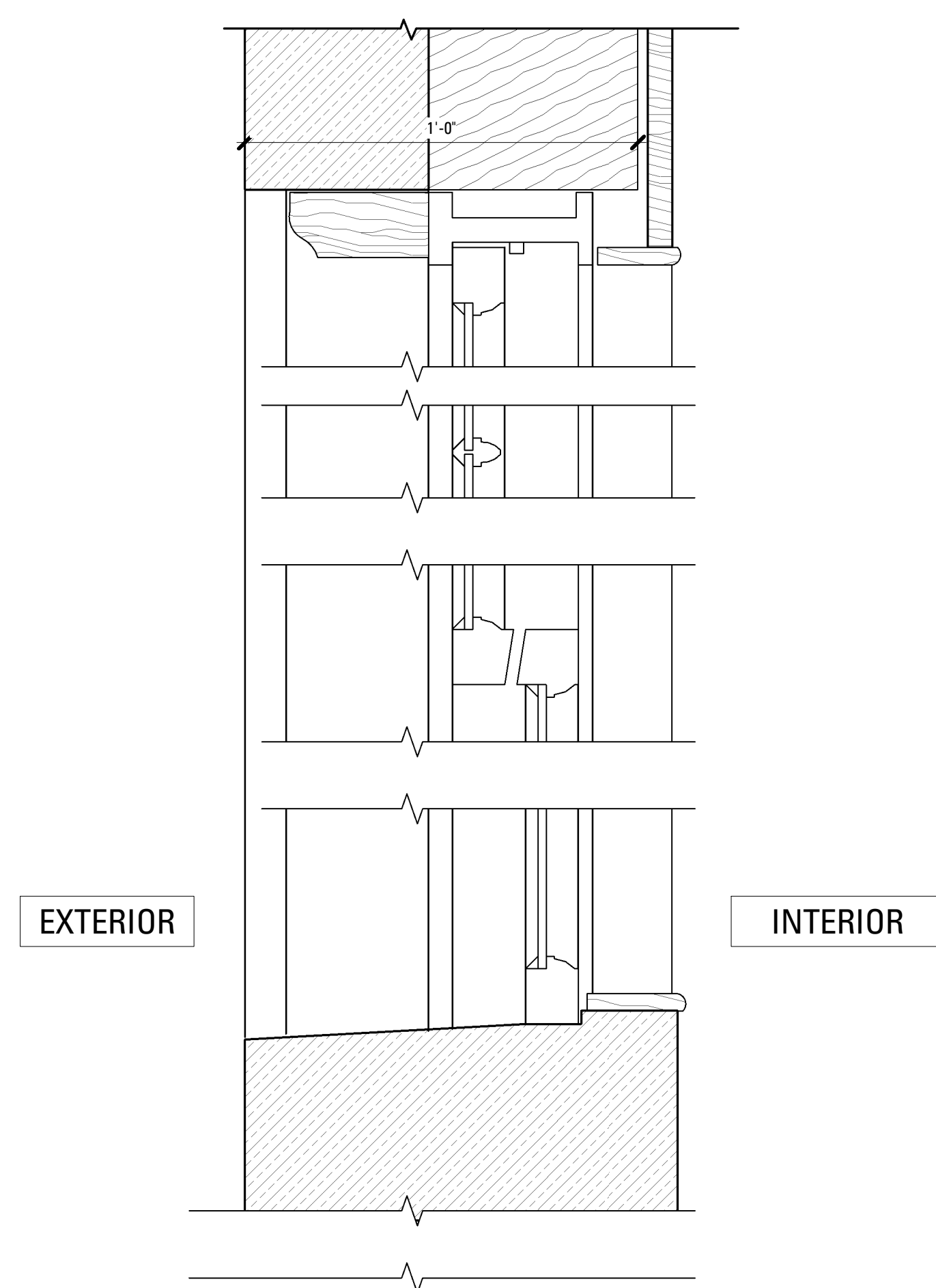
1 TYP. EXISTING WINDOW JAMB AT BLDG 2/3 - PLAN
SCALE: 1 1/2" = 1'-0"

EXTERIOR



INTERIOR

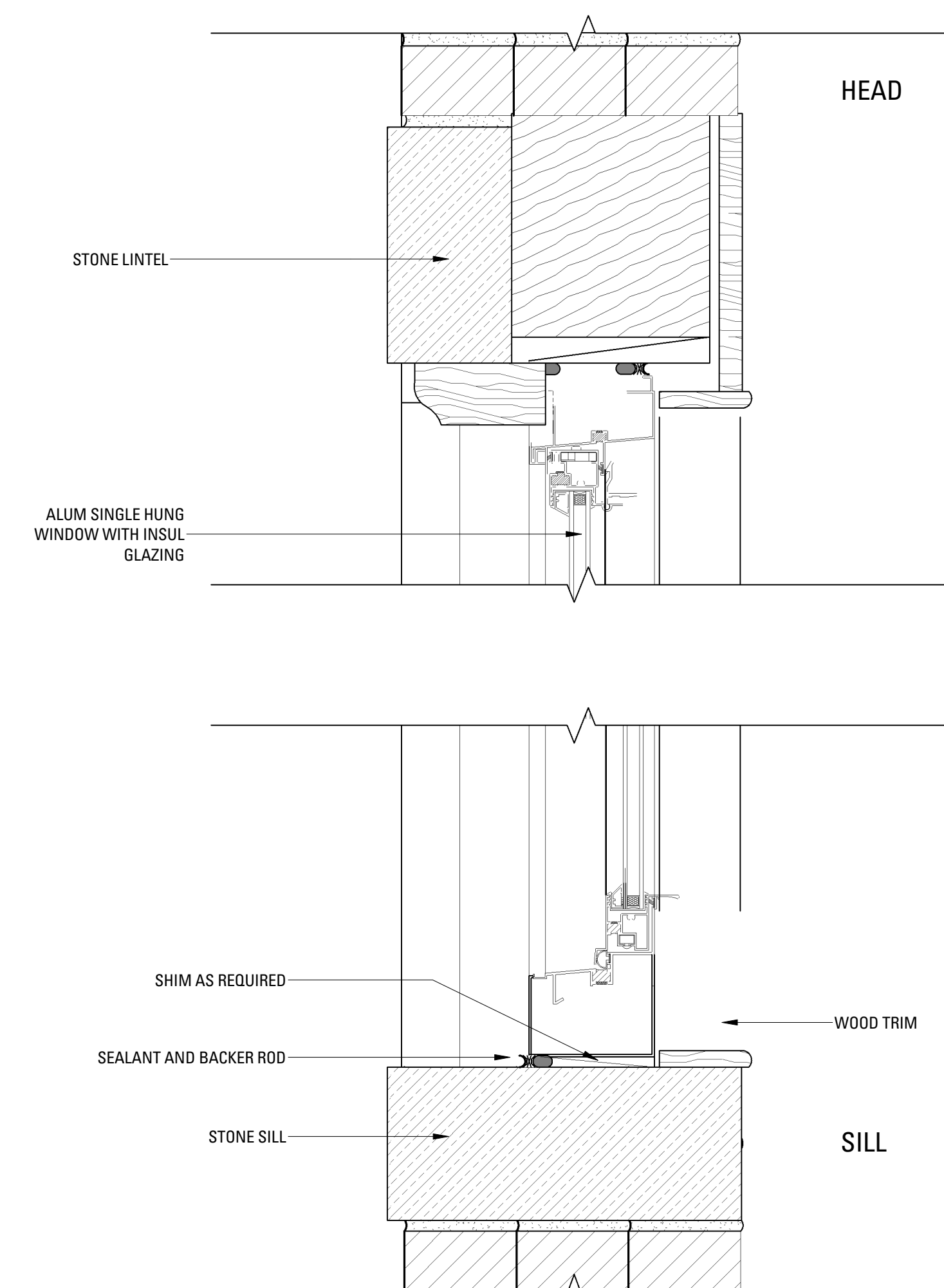
3 TYP. REPLACEMENT WINDOW JAMB @ BLDG 2/3 - PLAN
SCALE: 1 1/2" = 1'-0"



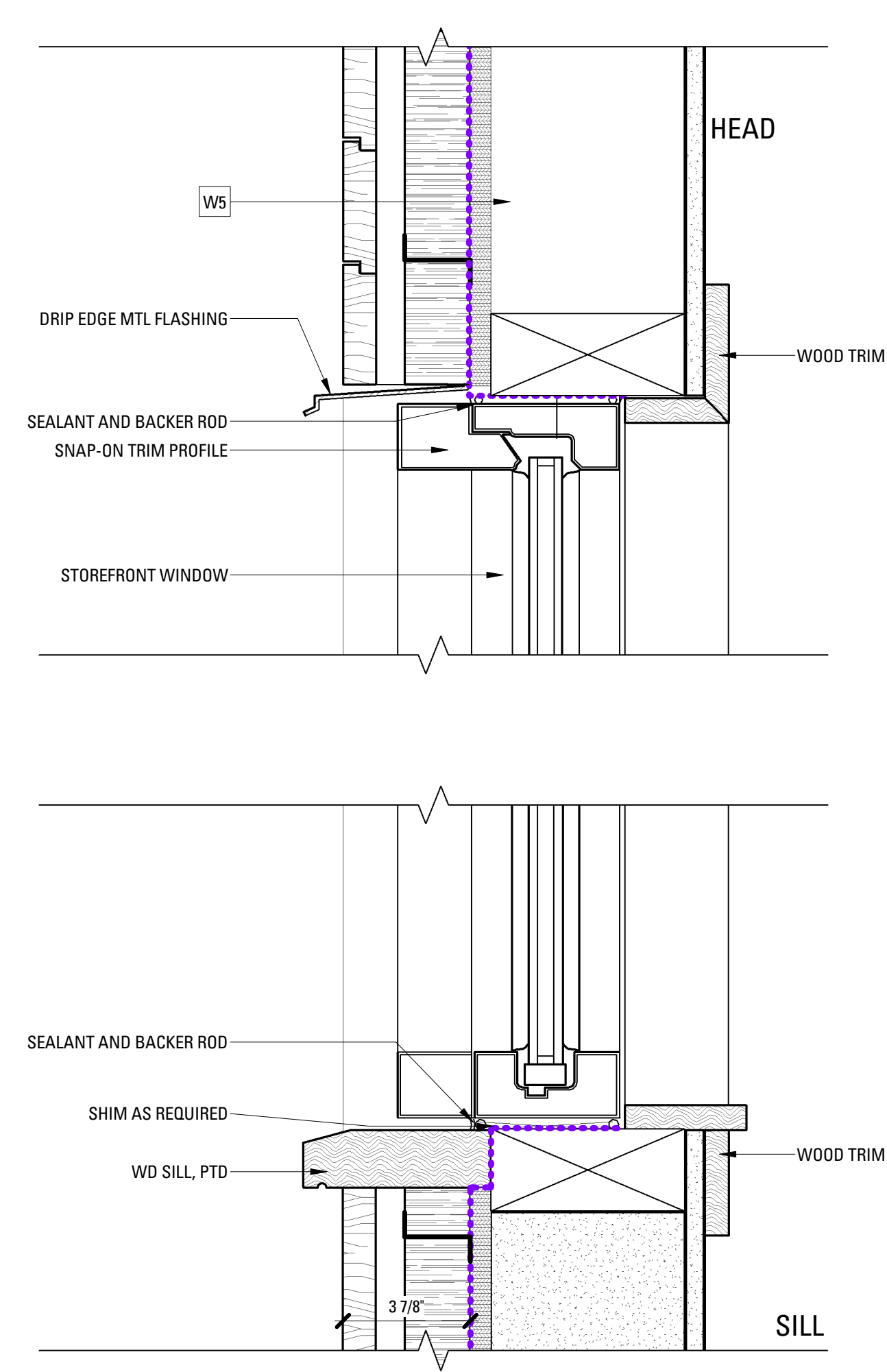
EXTERIOR

INTERIOR

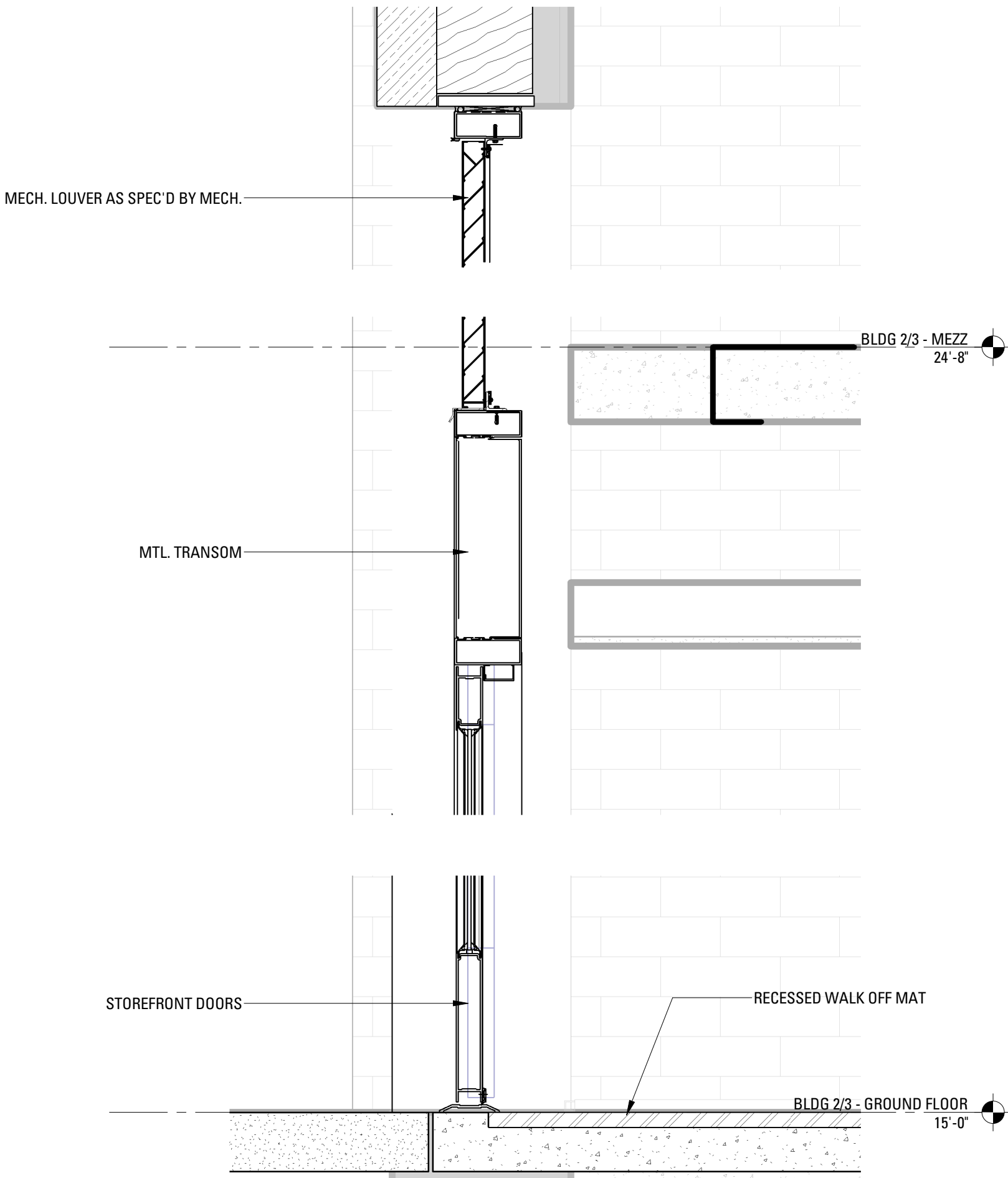
2 TYP. EXISTING WINDOW HEAD AND SILL AT BLDG 2/3 - SECTION
SCALE: 3" = 1'-0"



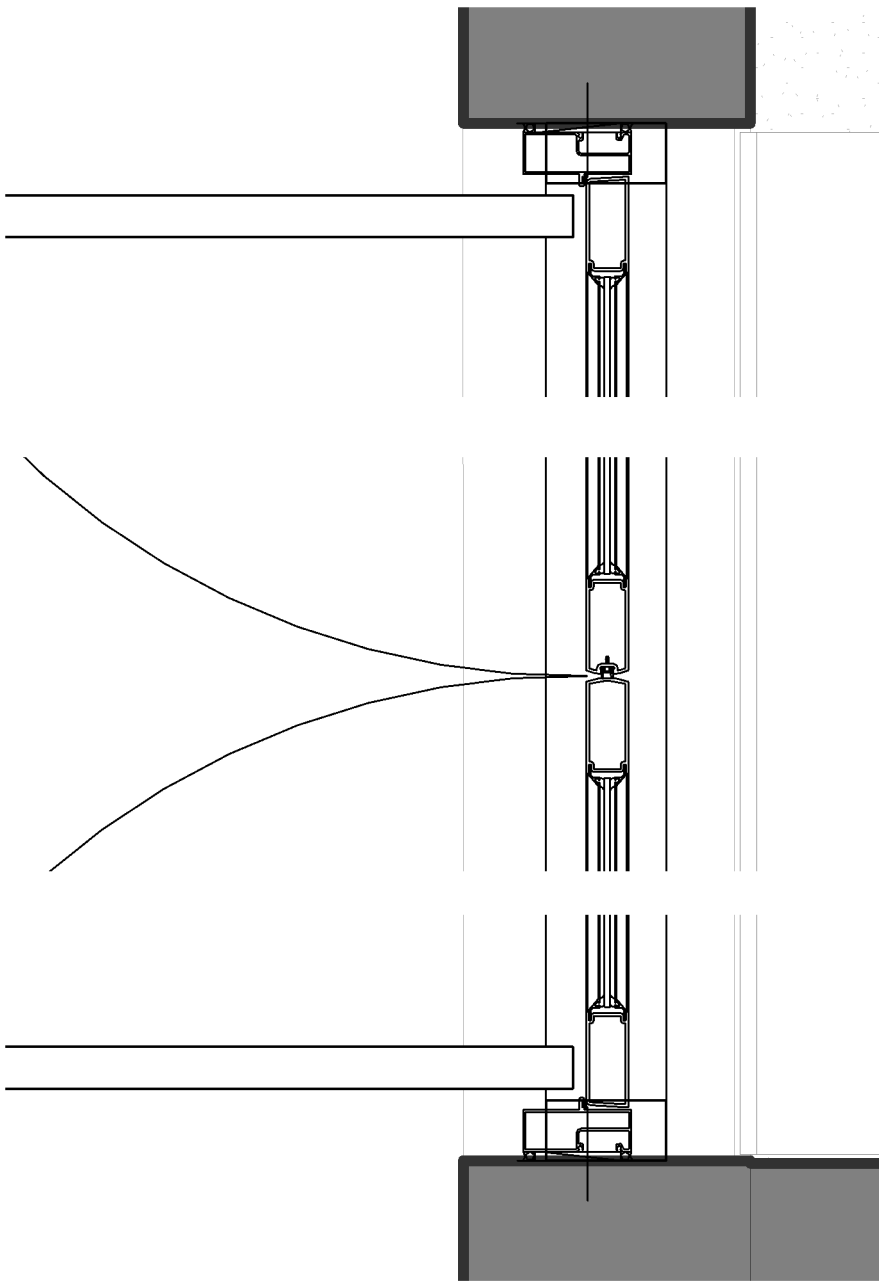
4 TYP REPLACEMENT WINDOW HEAD & SILL AT BLDG 2/3 - SECTION
SCALE: 3" = 1'-0"



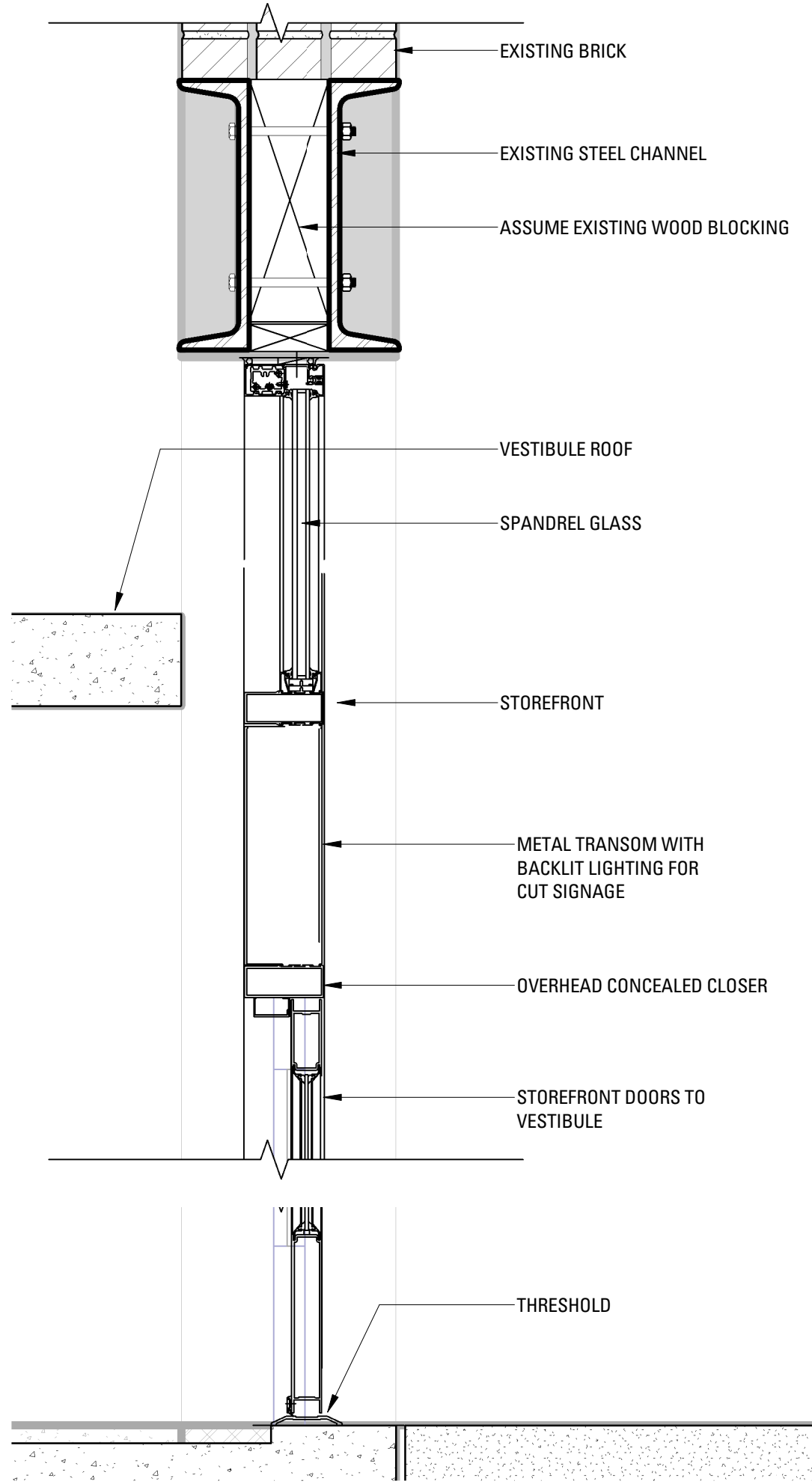
5 TYP NEW STOREFRONT WINDOW HEAD & SILL AT BLDG 14
SCALE: 3" = 1'-0"



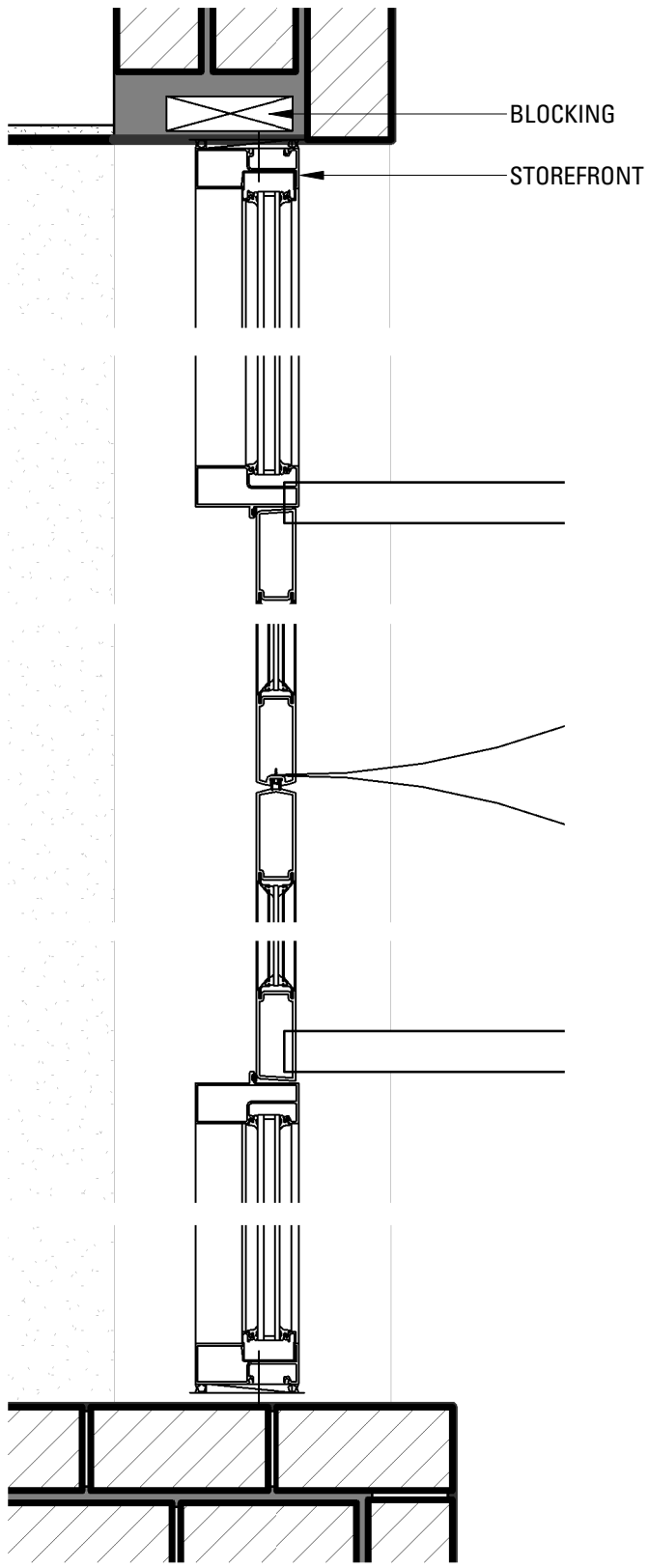
6 A - BLDG 2/3 - MEZZANINE AND CORE - TYP. STORERONT ENTRY WITH LOUVER
SCALE: 1 1/2" = 1'-0"



3 A - BLDG 2/3 - 01_GROUND FLOOR - TYP. STOREFRONT ENTRY JAMB
SCALE: 1 1/2" = 1'-0"



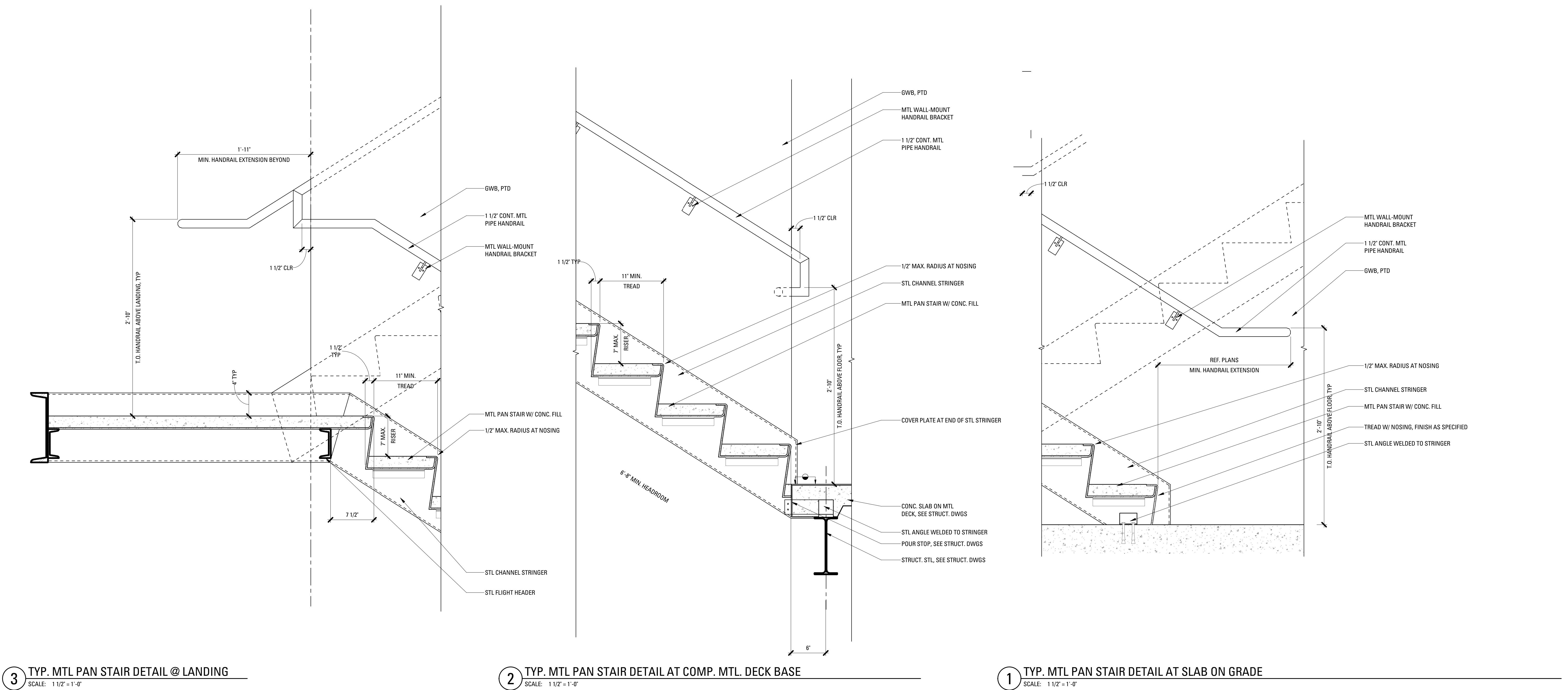
1 BUILDING 3 - SOUTH ENTRANCE SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



4 A - BLDG 2/3 - SOUTH ENTRANCE STOREFRONT JAMB
SCALE: 1 1/2" = 1'-0"

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TYPICAL STAIR TYPE 1

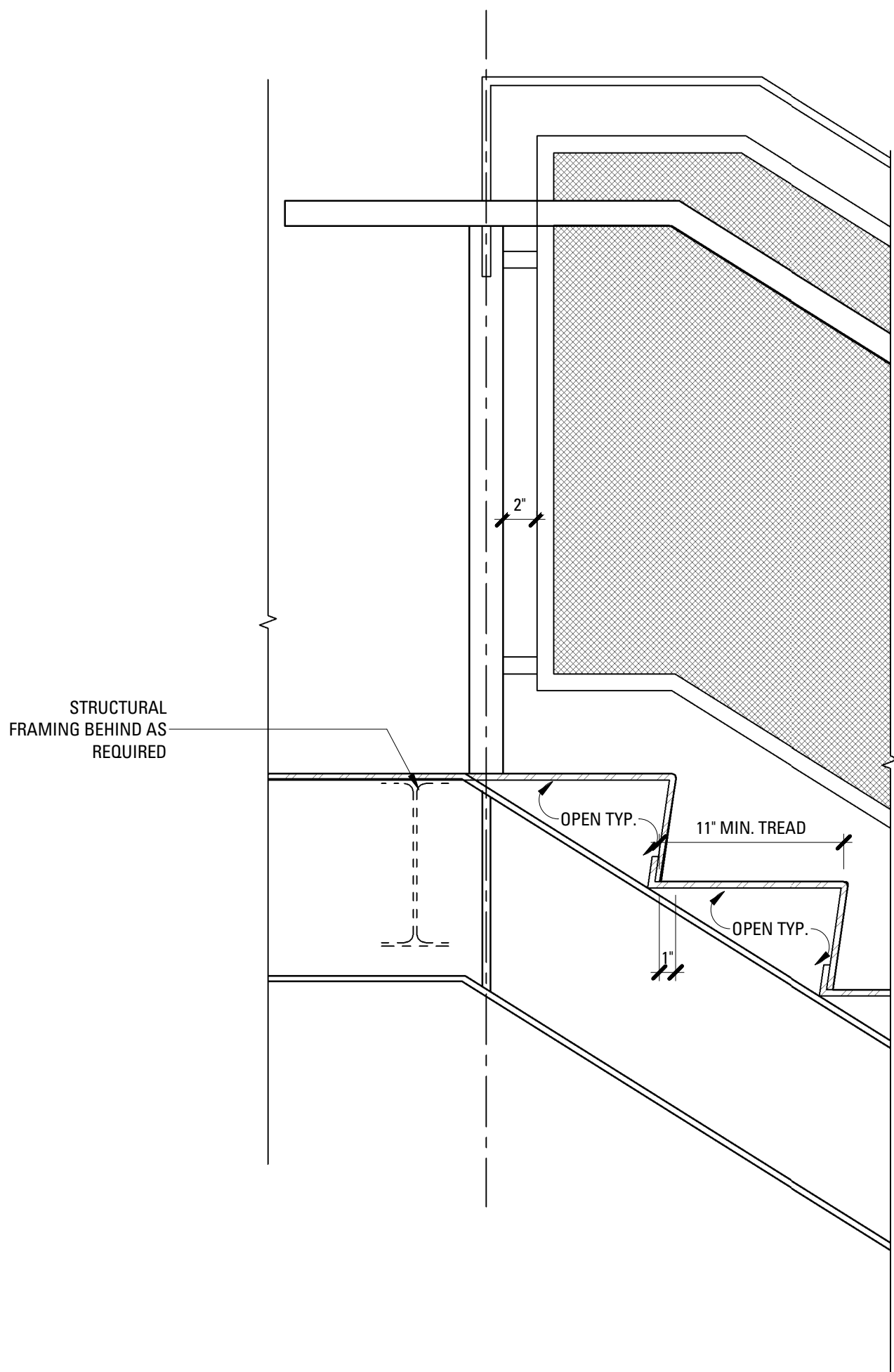


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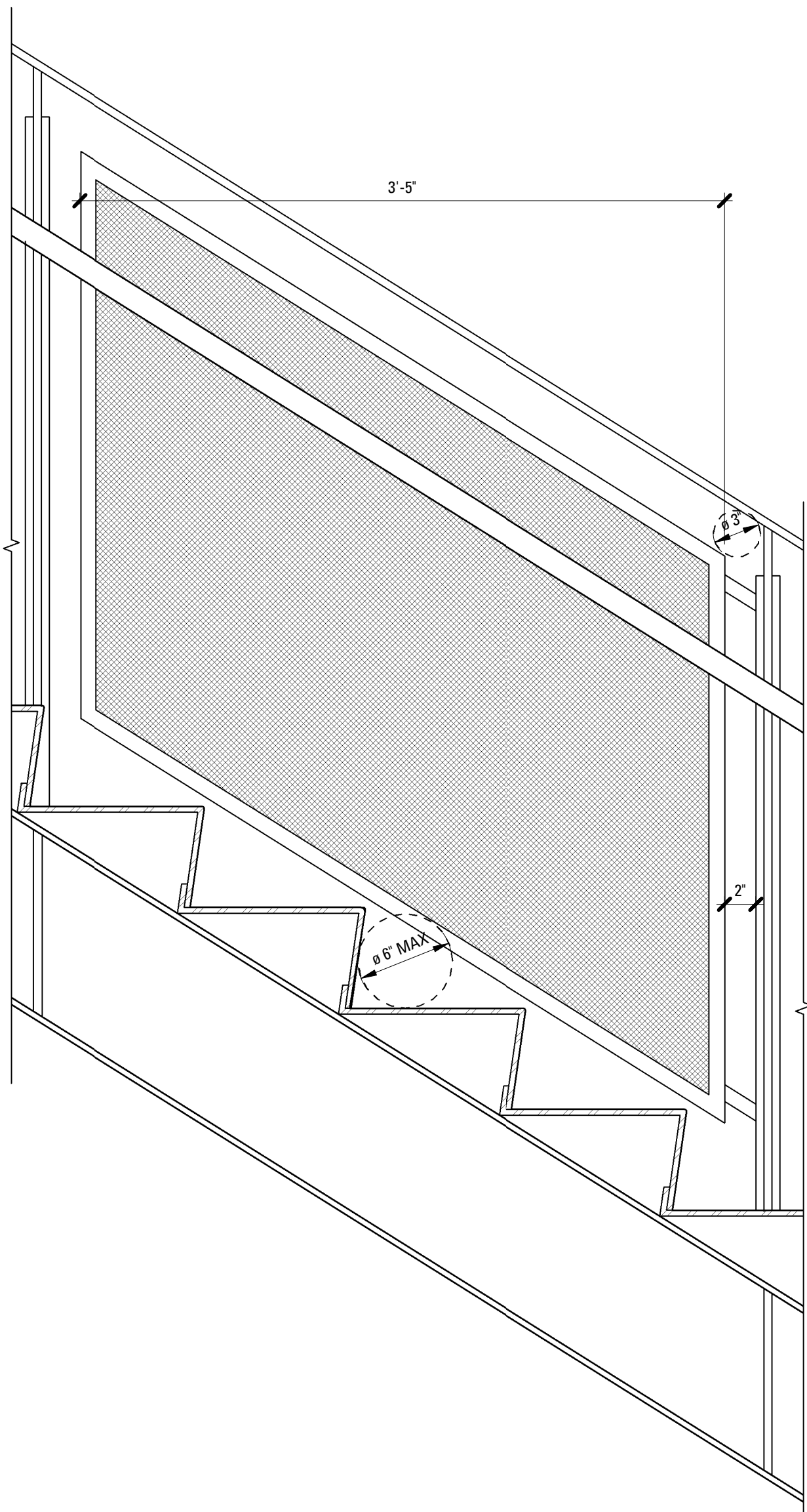
PORTLAND FORESIDE BLOCK 2

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Scale	1 1/2" = 1'-0"
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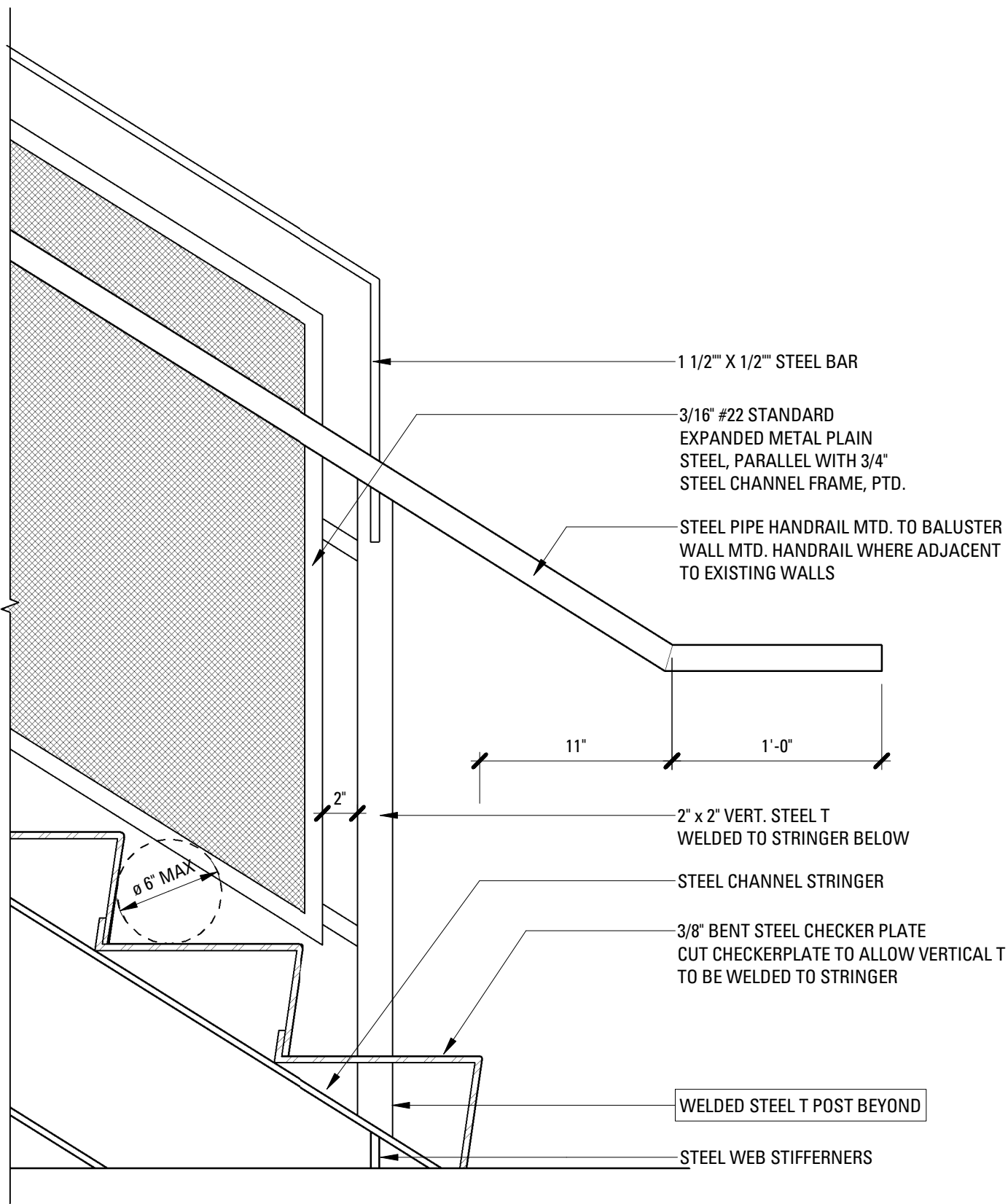
TYPICAL STAIR TYPE 2



1 TYP. STEEL STAIR - TOP - STAIR 2, 6
SCALE: 1 1/2" = 1'-0"



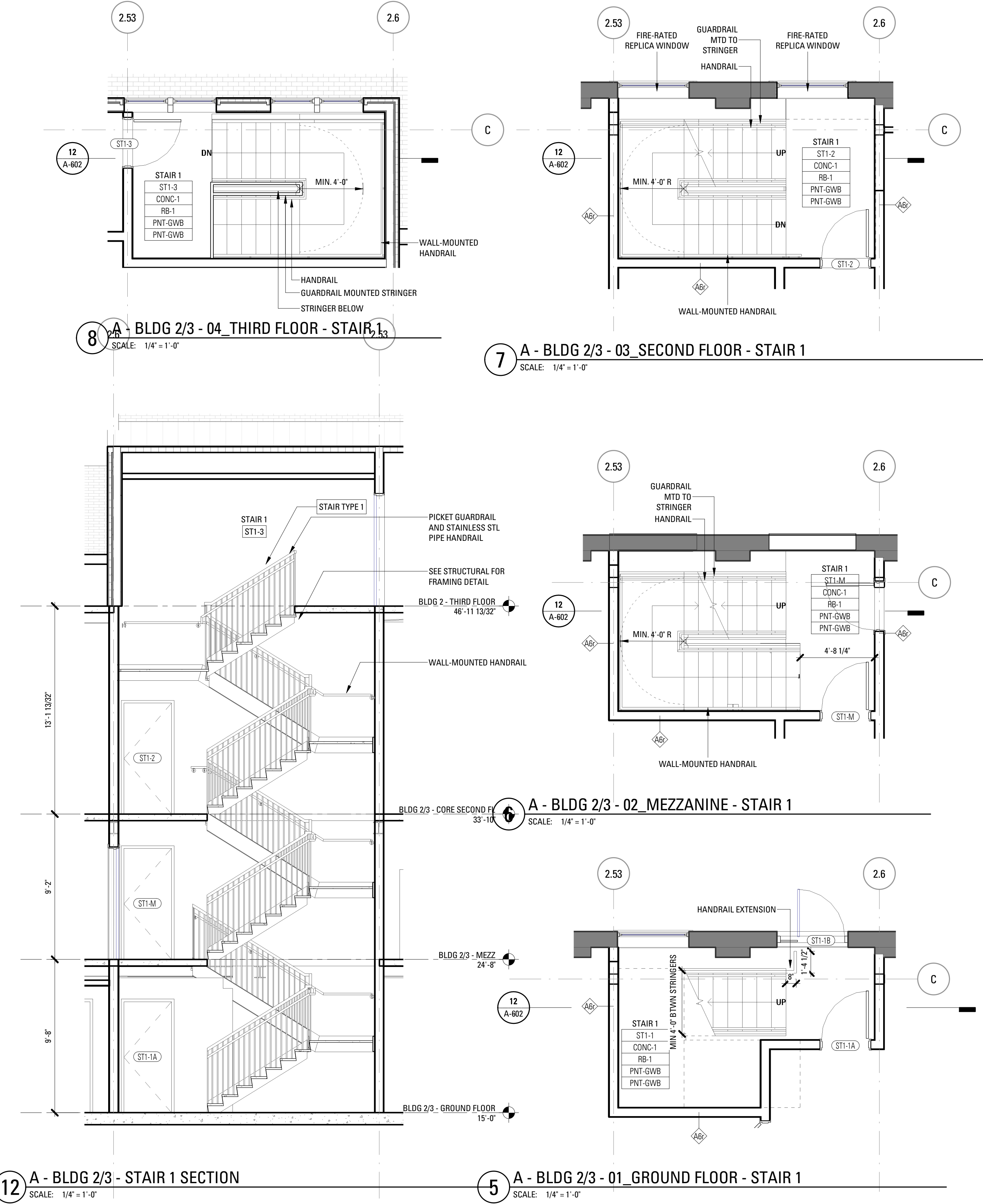
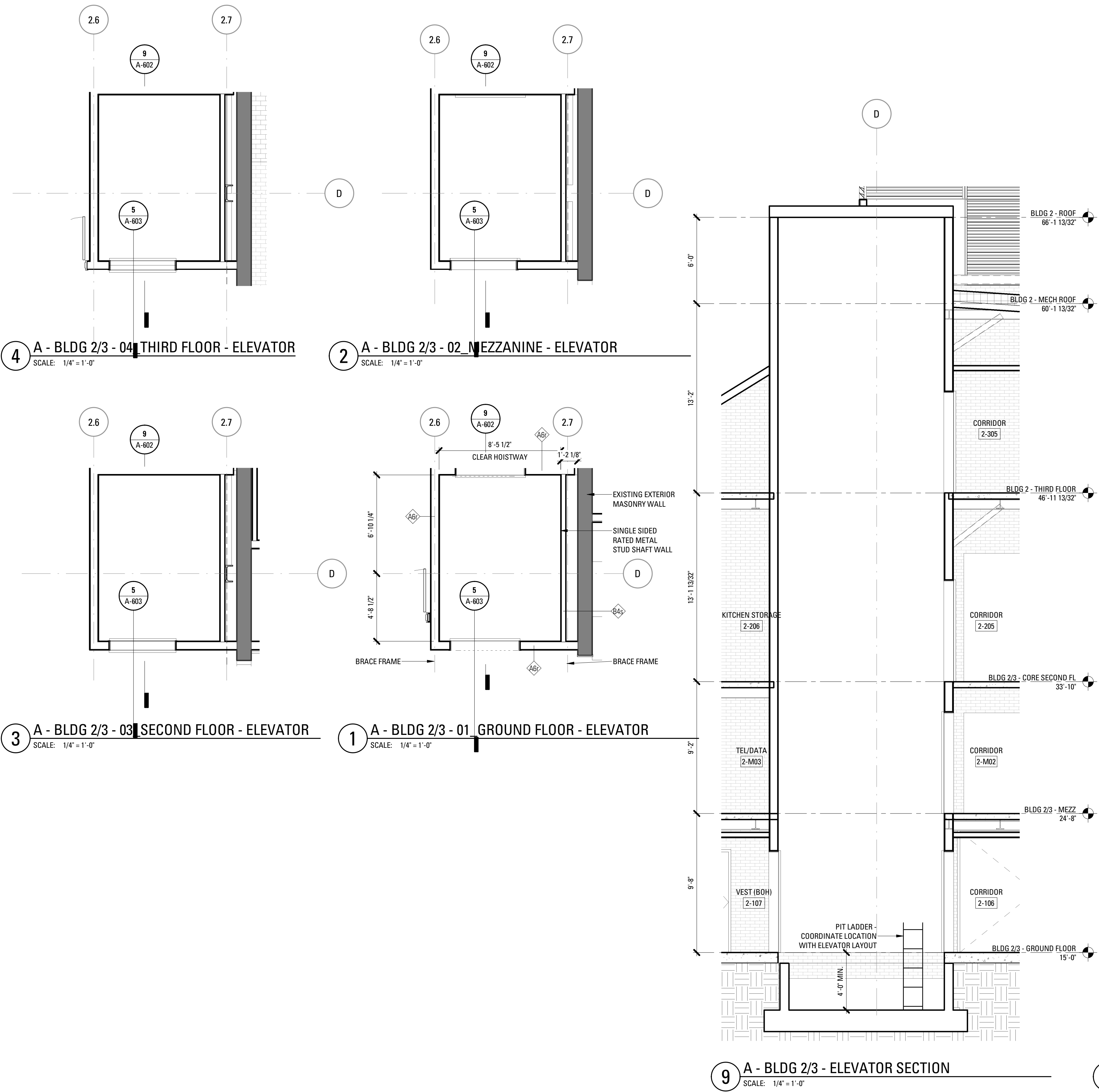
3 TYP. STEEL STAIR - MID - STAIR 2, 6
SCALE: 1 1/2" = 1'-0"



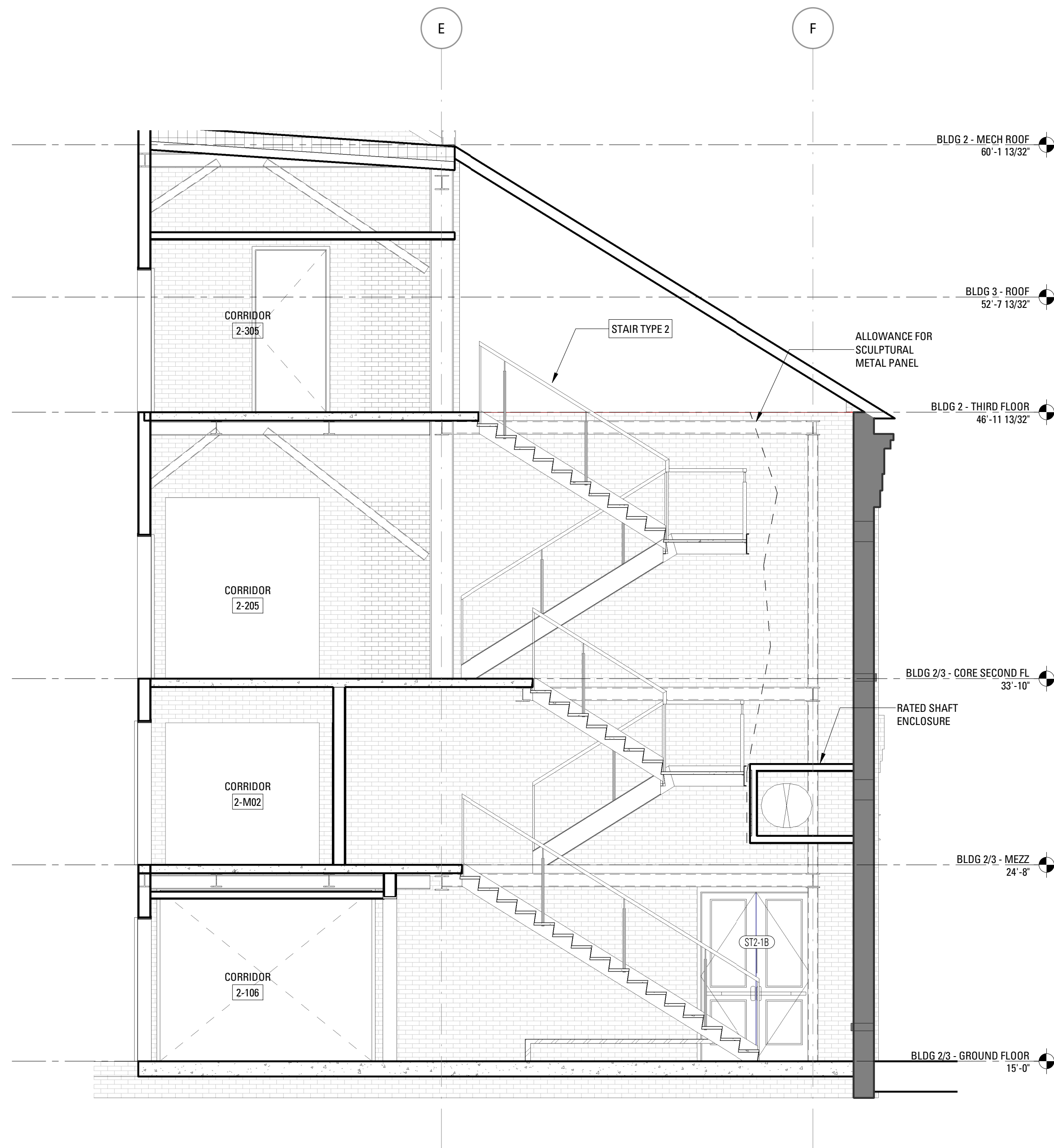
2 TYP. STEEL STAIR - BOTTOM - STAIR 2, 6
SCALE: 1 1/2" = 1'-0"

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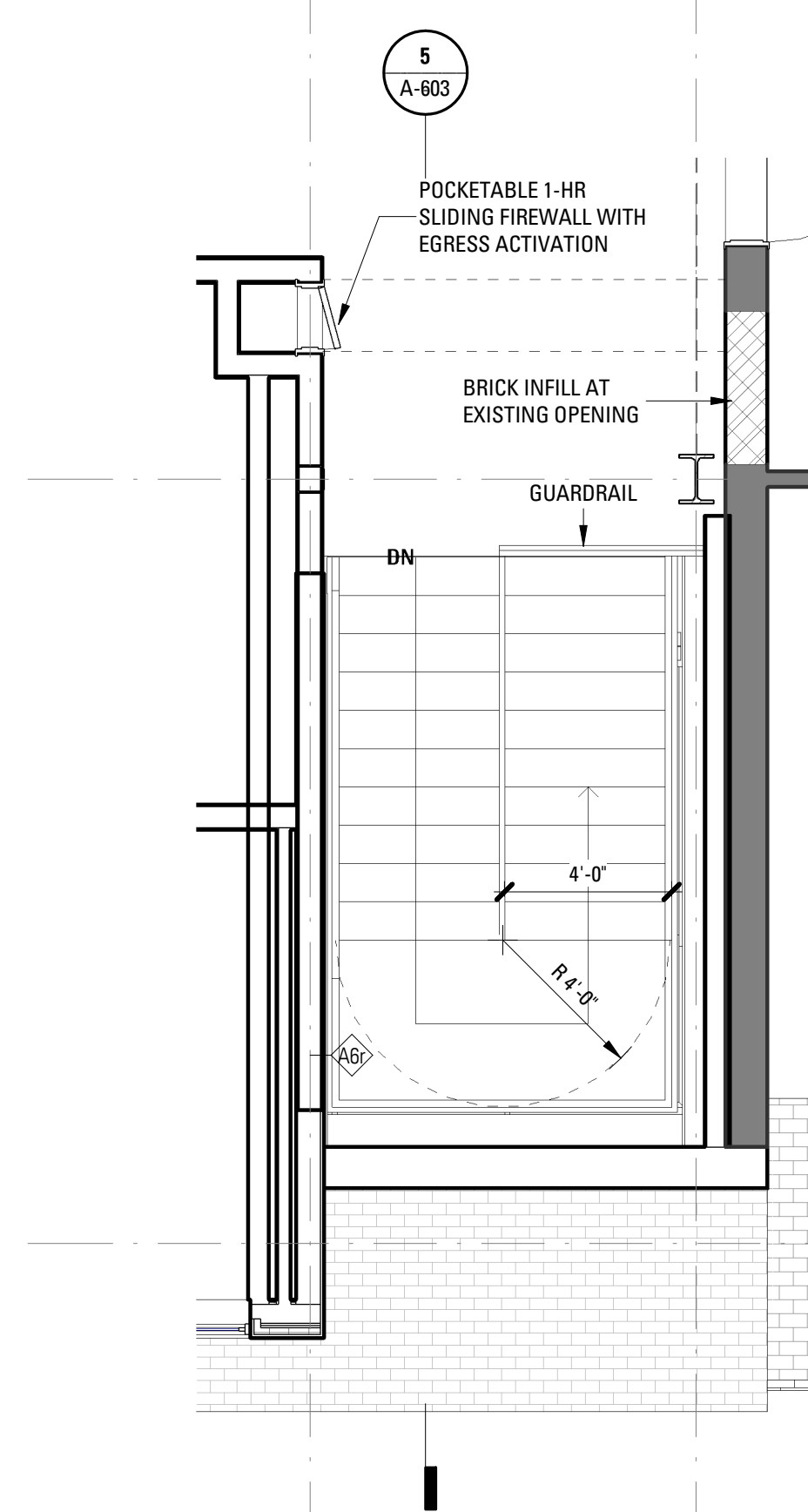
Date	DECEMBER 20, 2019
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Project Number	
Drawn By	Author



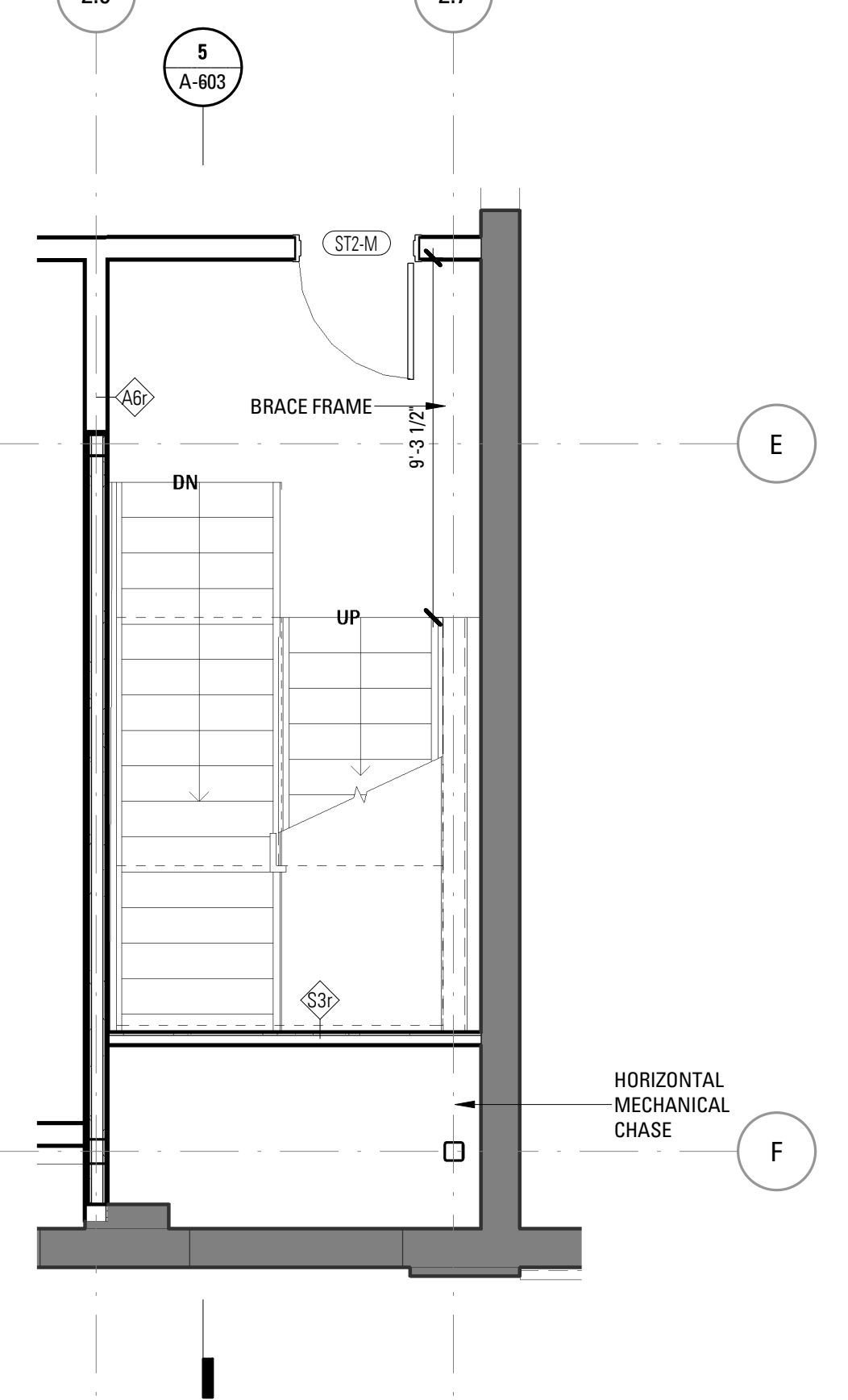
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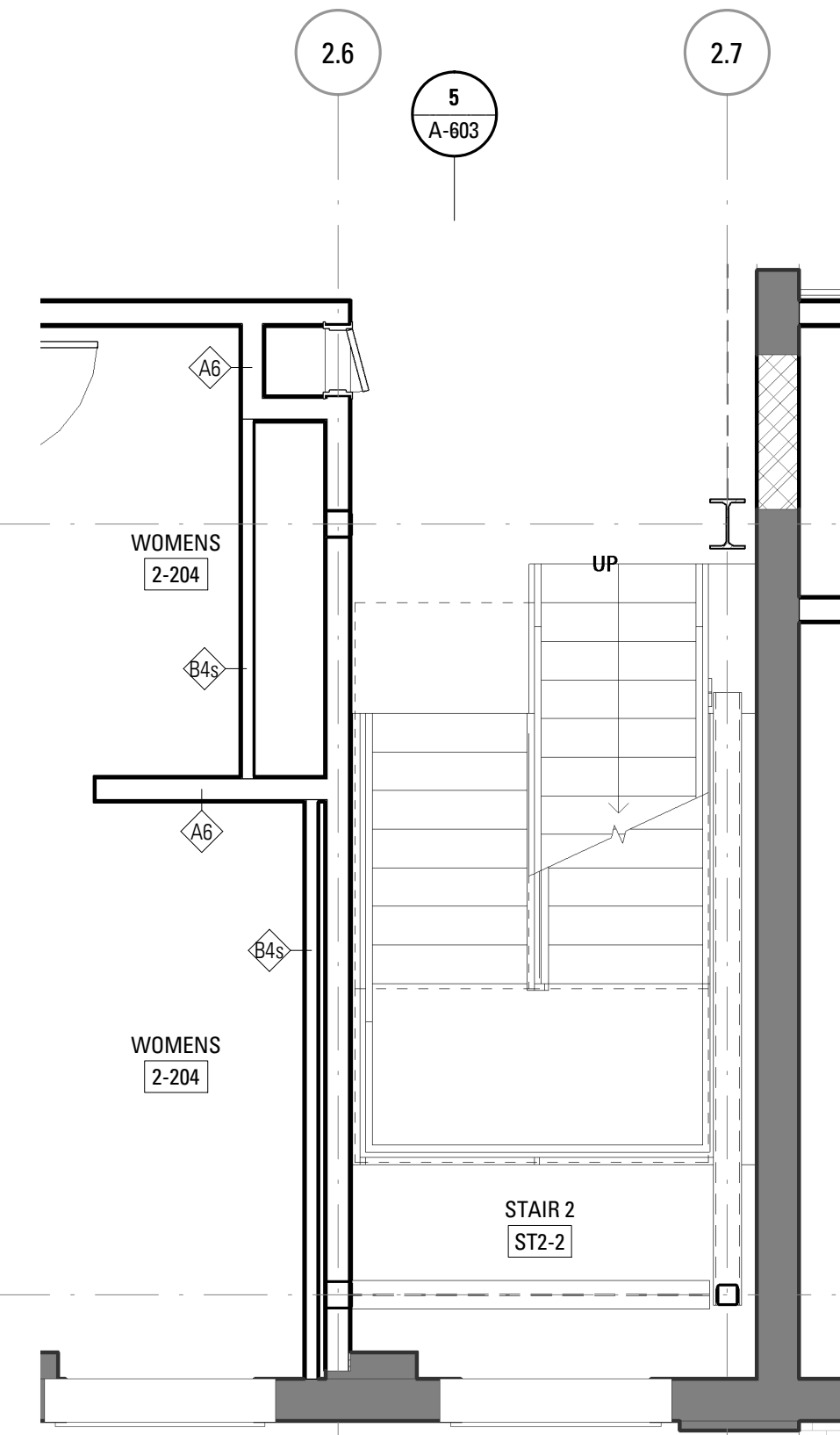
5 A - BLDG 2/3 - STAIR 2 - SECTION
SCALE: 1/4" = 1'-0"



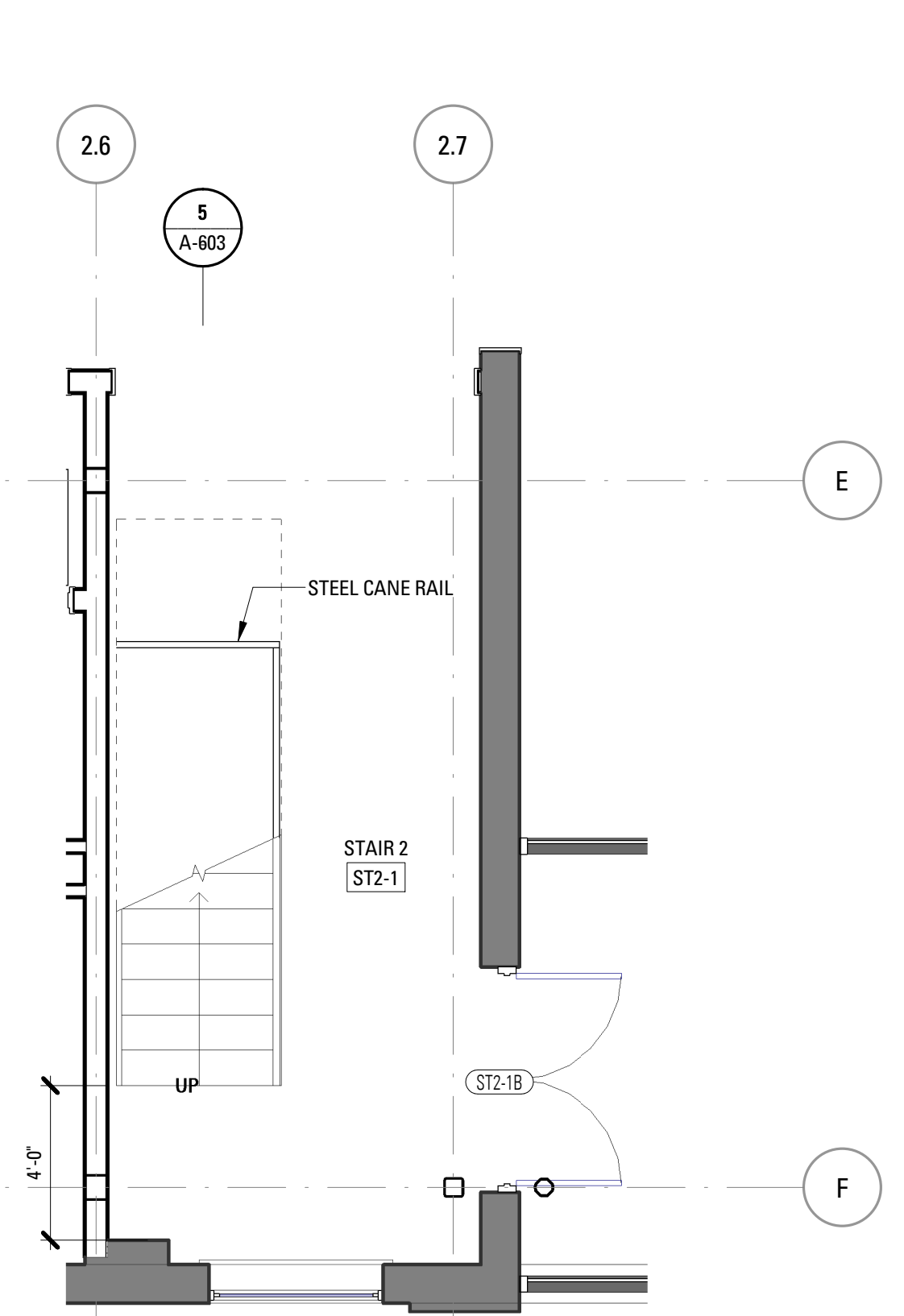
4 A - BLDG 2/3 - 04_THIRD FLOOR - STAIR 2
SCALE: 1/4" = 1'-0"



2 A - BLDG 2/3 - 02_MEZZANINE - STAIR 2
SCALE: 1/4" = 1'-0"



3 A - BLDG 2/3 - 03_SECOND FLOOR - STAIR 2
SCALE: 1/4" = 1'-0"

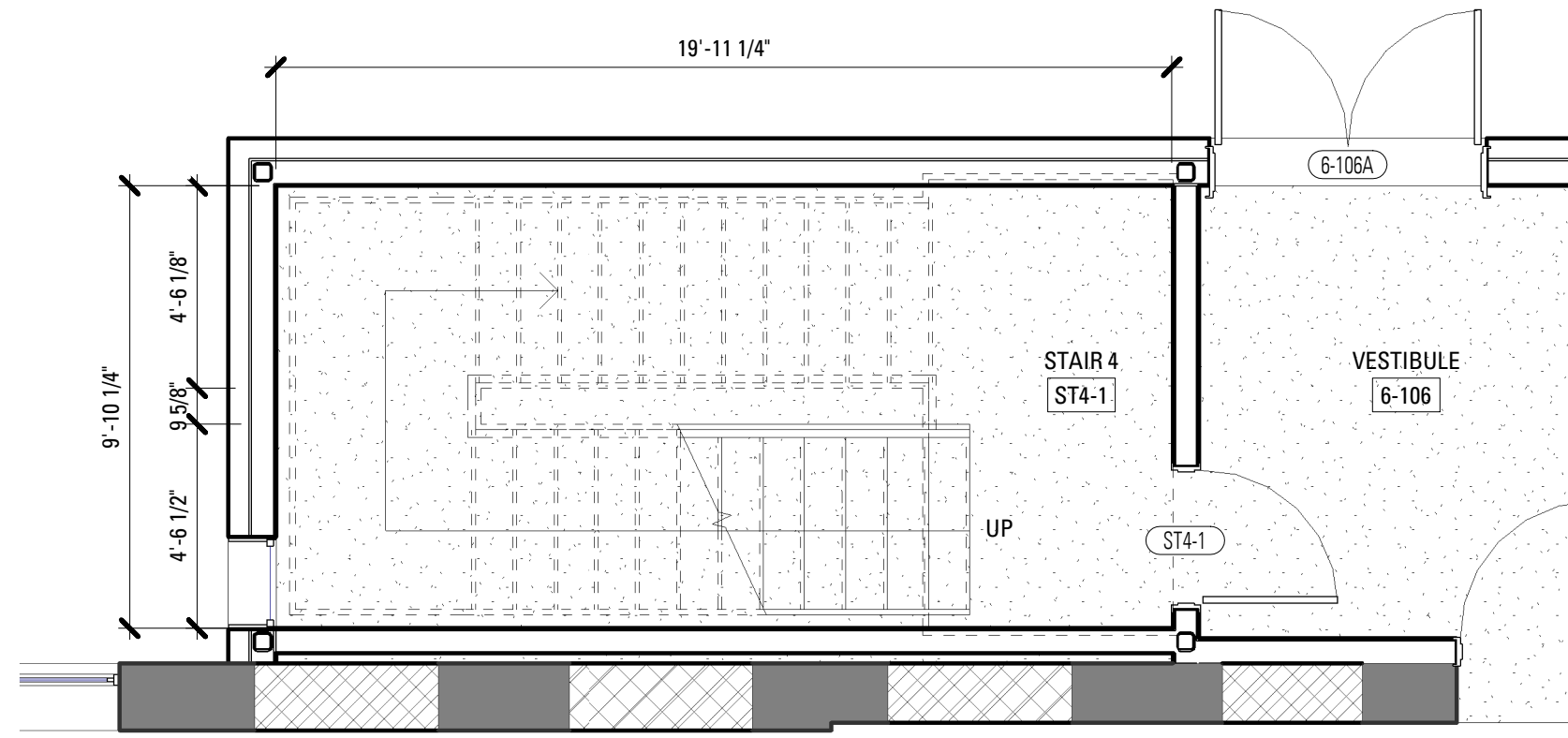


1 A - BLDG 2/3 - 01_GROUND FLOOR - STAIR 2
SCALE: 1/4" = 1'-0"

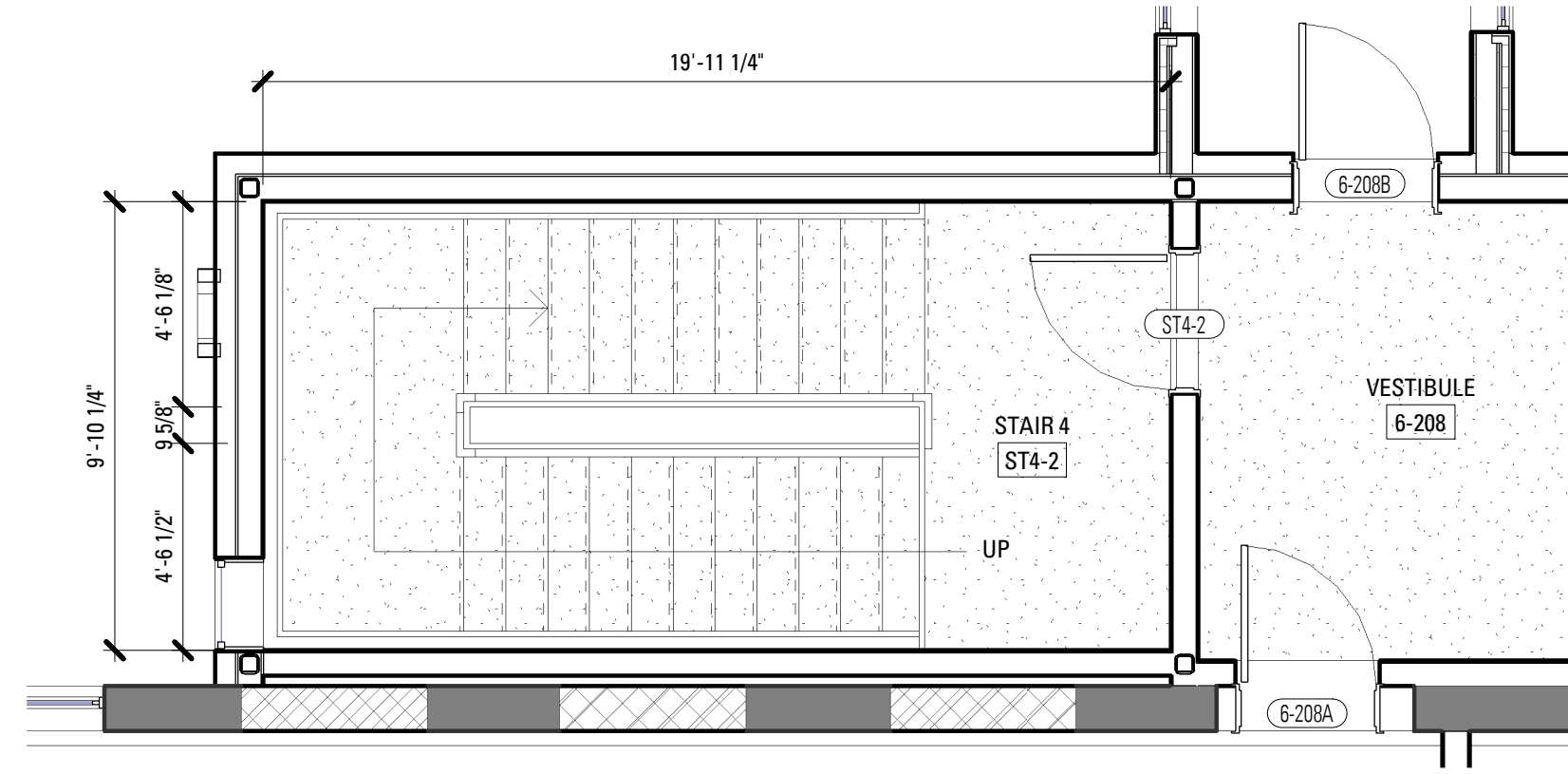
Rev.	Date	Remarks

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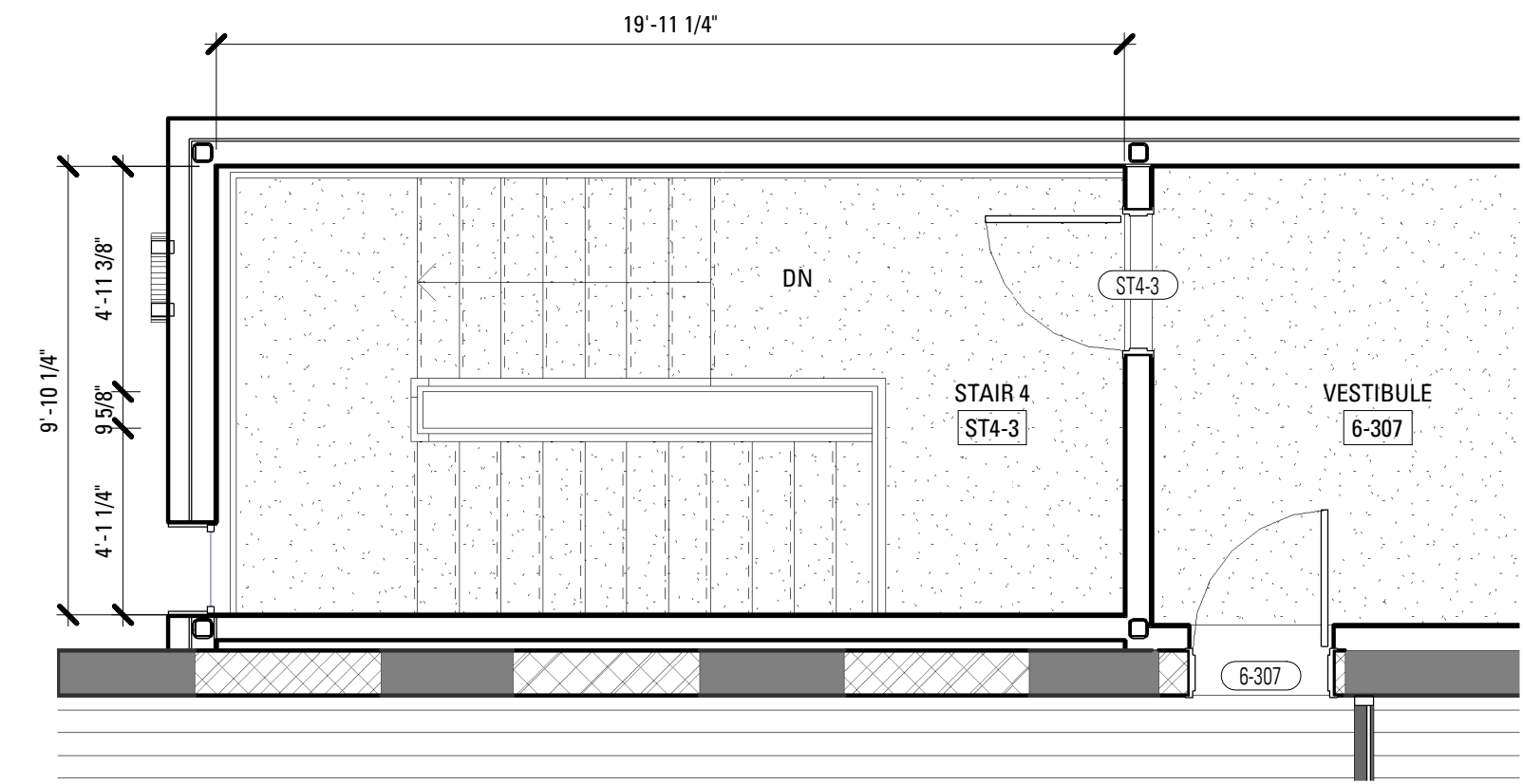
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Drawn By: Author



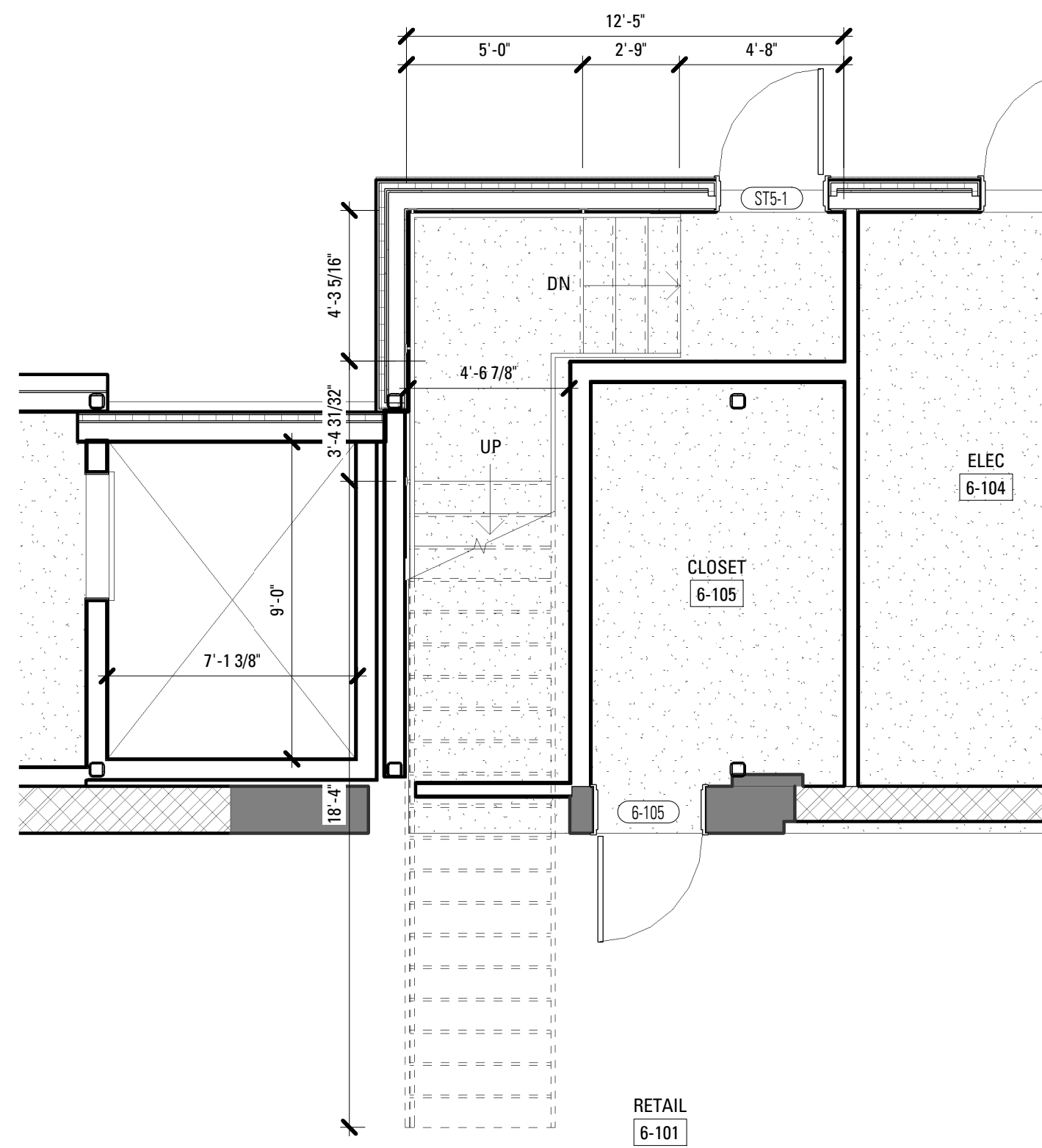
8 GROUND FLOOR - BLDG 6A/6B - STAIR 4
SCALE: 1/4" = 1'-0"



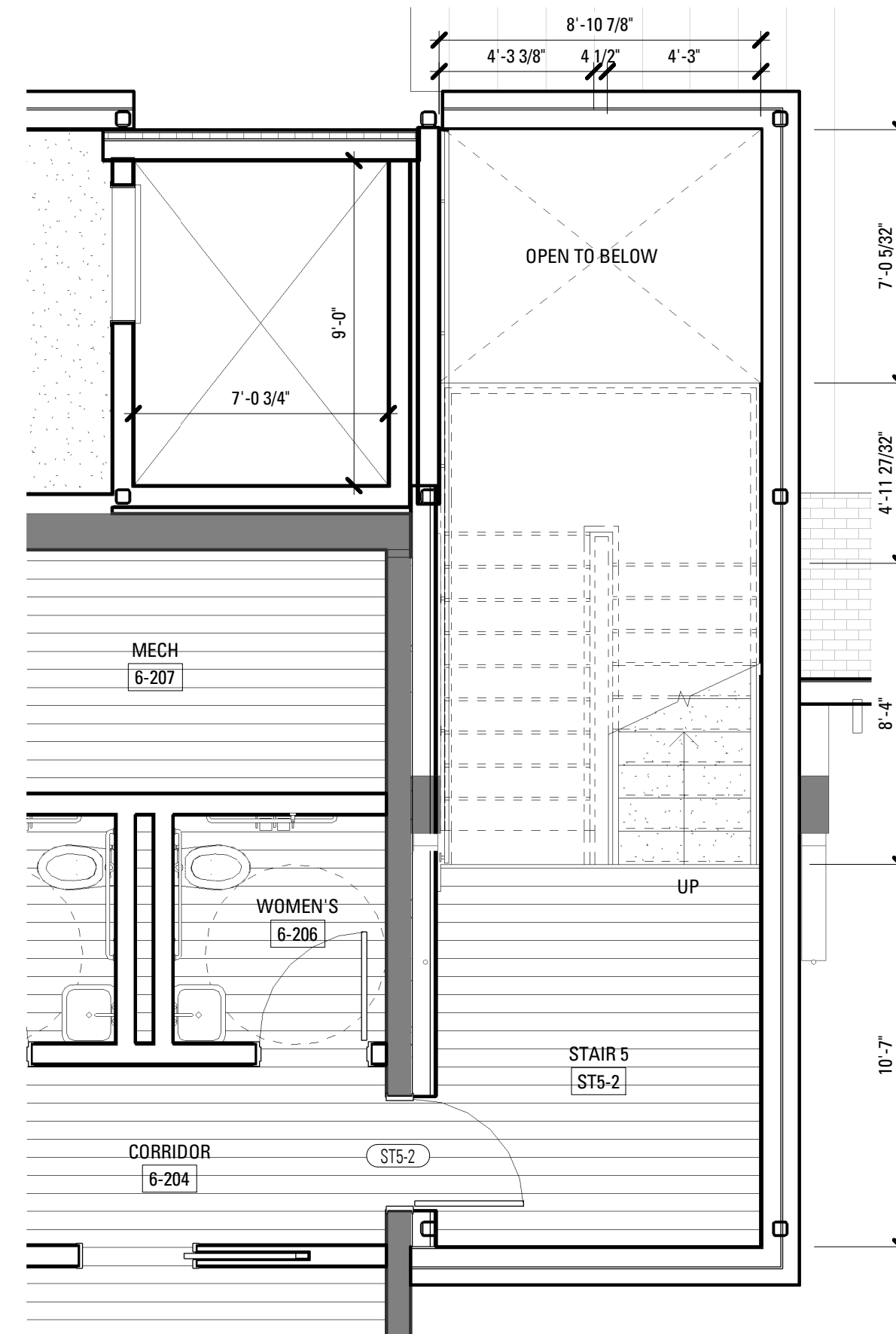
1 SECOND FLOOR - BLDG 6A/6B - STAIR 4
SCALE: 1/4" = 1'-0"



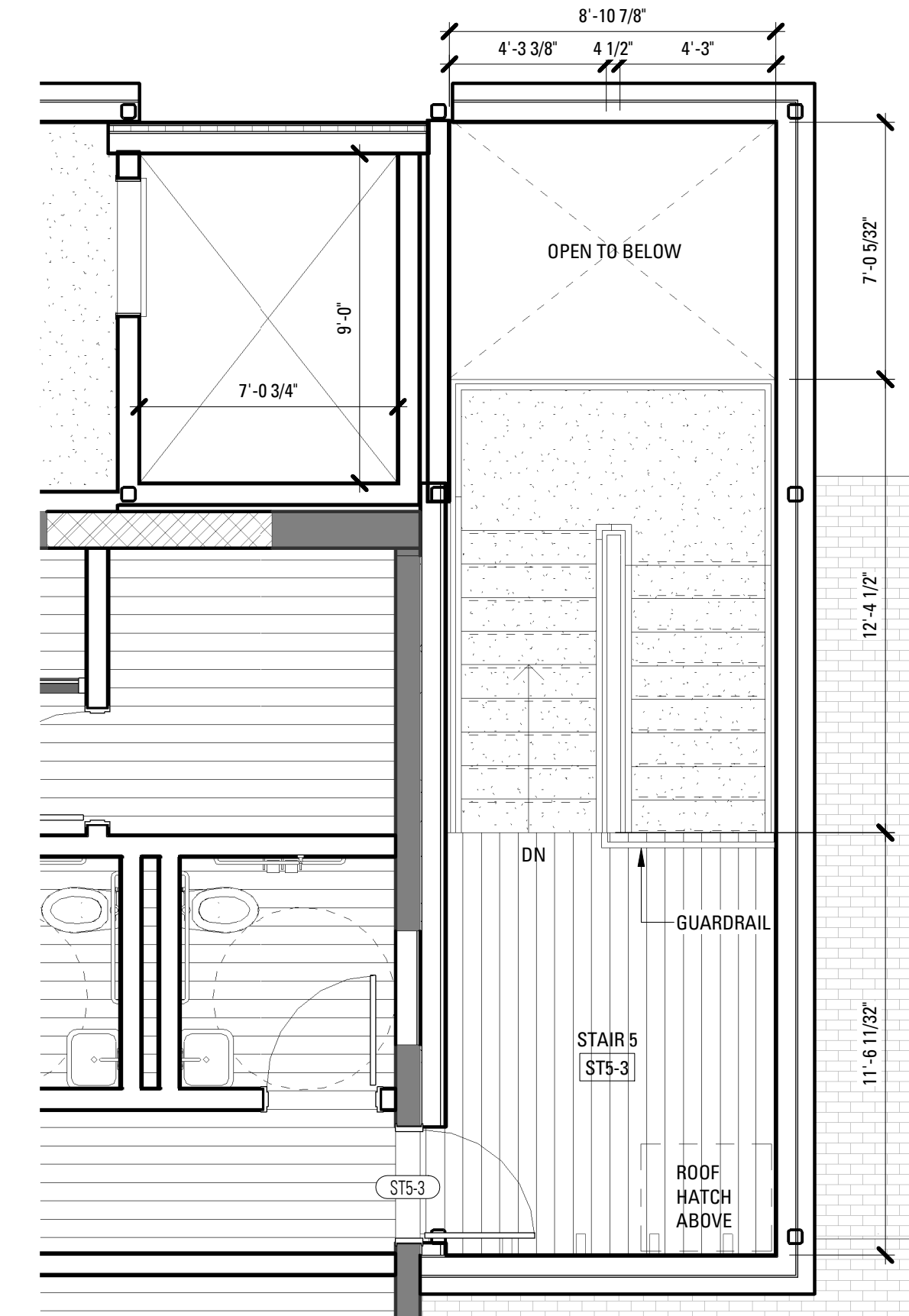
2 THIRD FLOOR - BLDG 6A/6B - STAIR 4
SCALE: 1/4" = 1'-0"



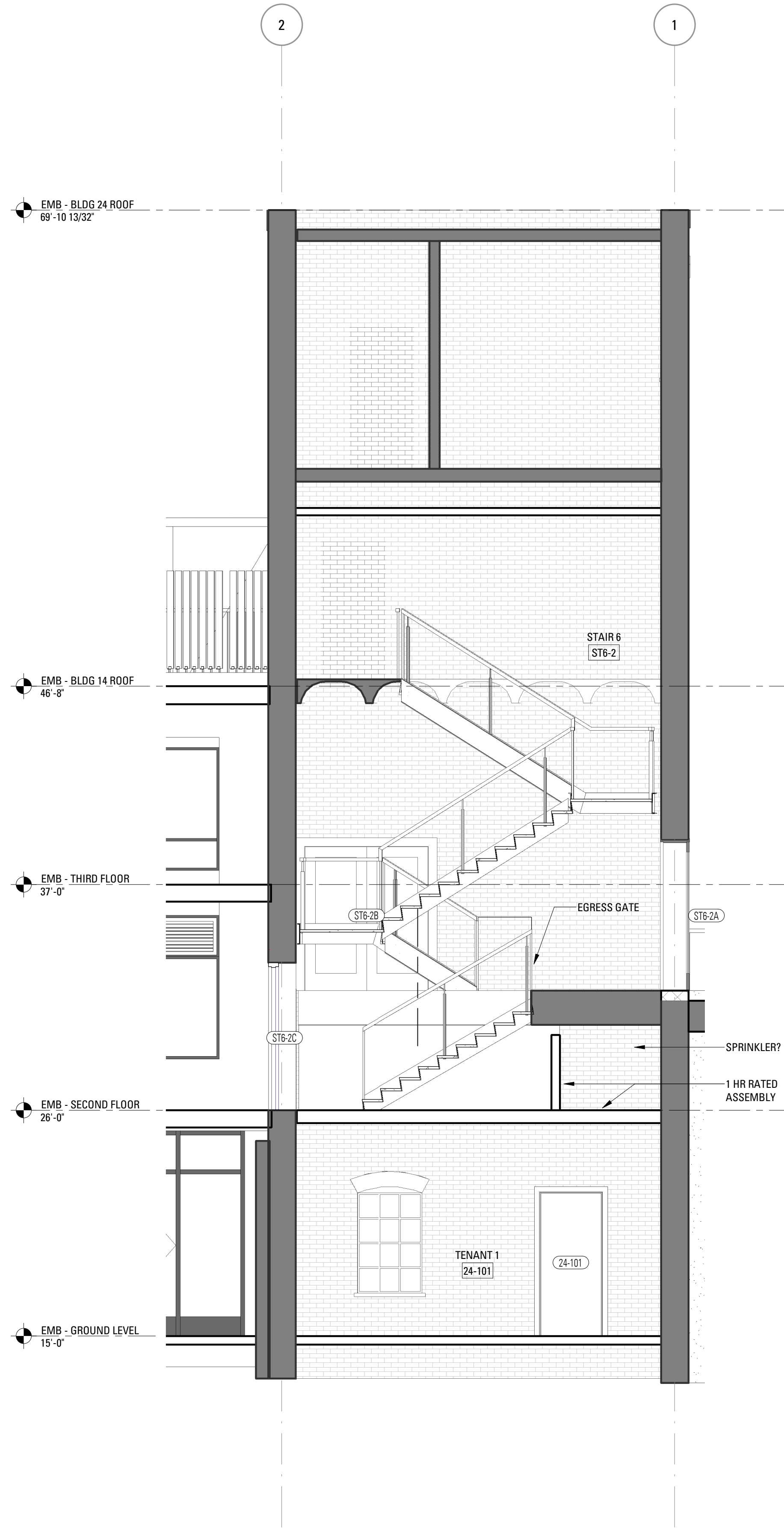
3 GROUND FLOOR - BLDG 6A/6B - STAIR 5
SCALE: 1/4" = 1'-0"



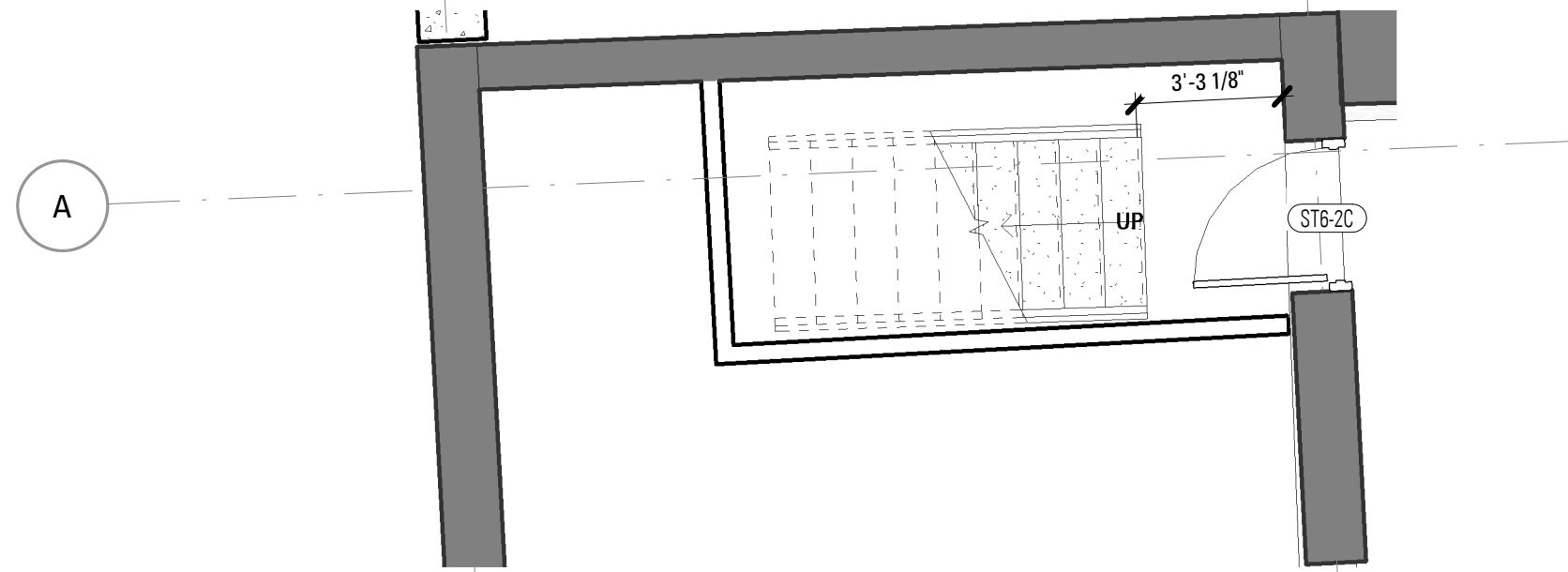
4 SECOND FLOOR - BLDG 6A/6B - STAIR 5
SCALE: 1/4" = 1'-0"



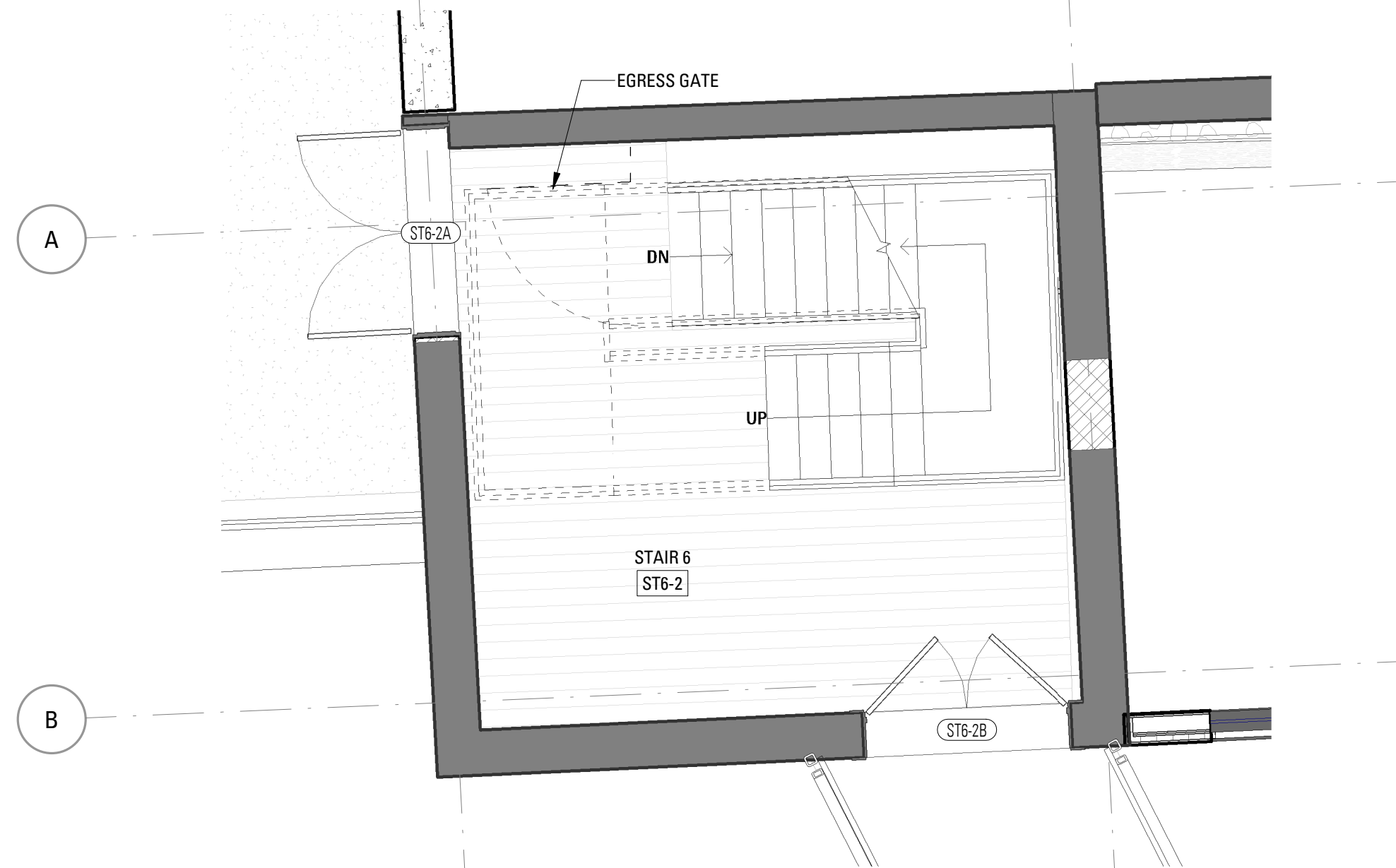
5 BLDG 6 - THIRD FLOOR
SCALE: 1/4" = 1'-0"



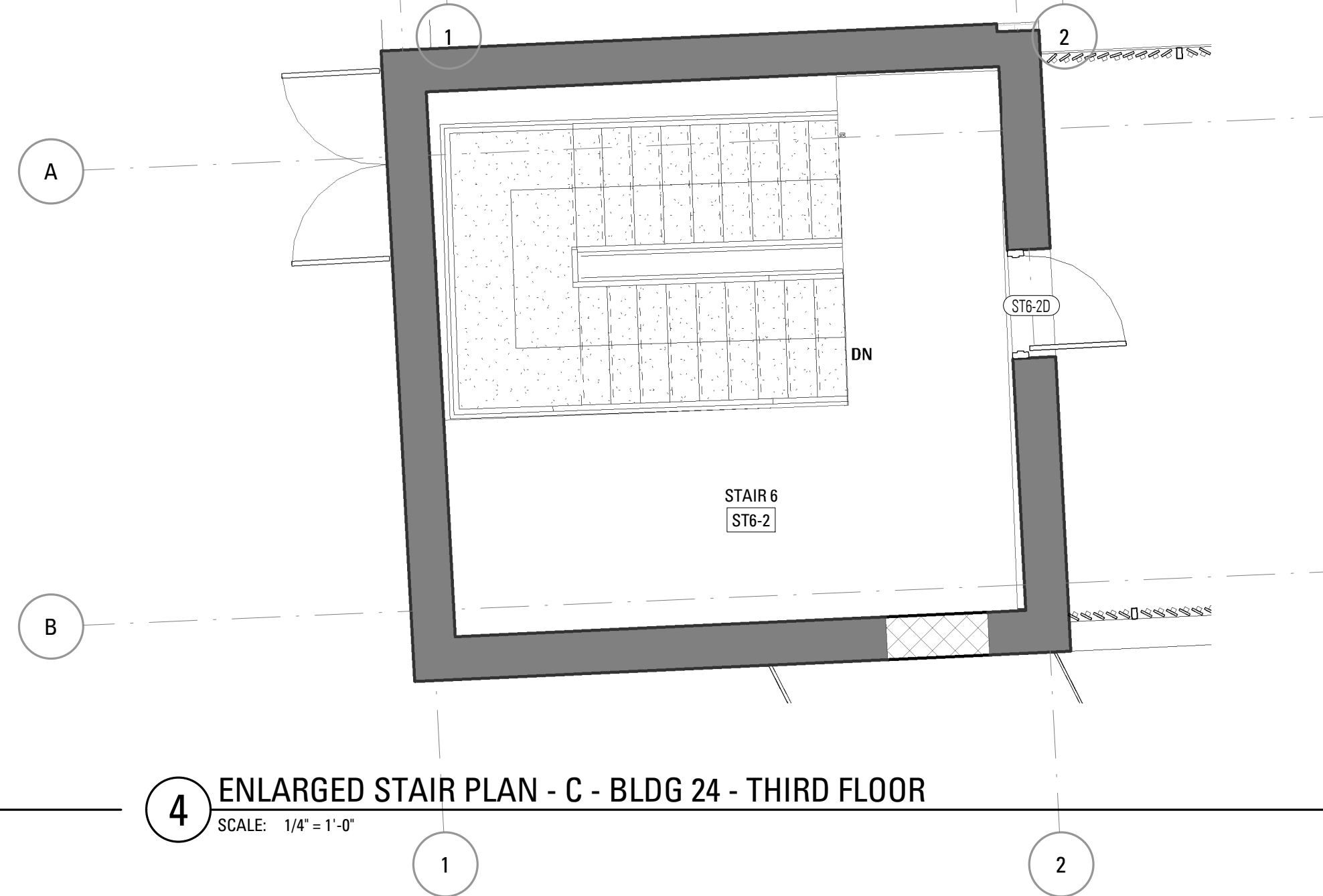
1 ENLARGED STAIR SECTION - C - BLDG 24 - EGRESS STAIR 1
SCALE: 1/4" = 1'-0"



2 ENLARGED STAIR PLAN - C - BLDG 24 - SECOND FLOOR
SCALE: 1/4" = 1'-0"

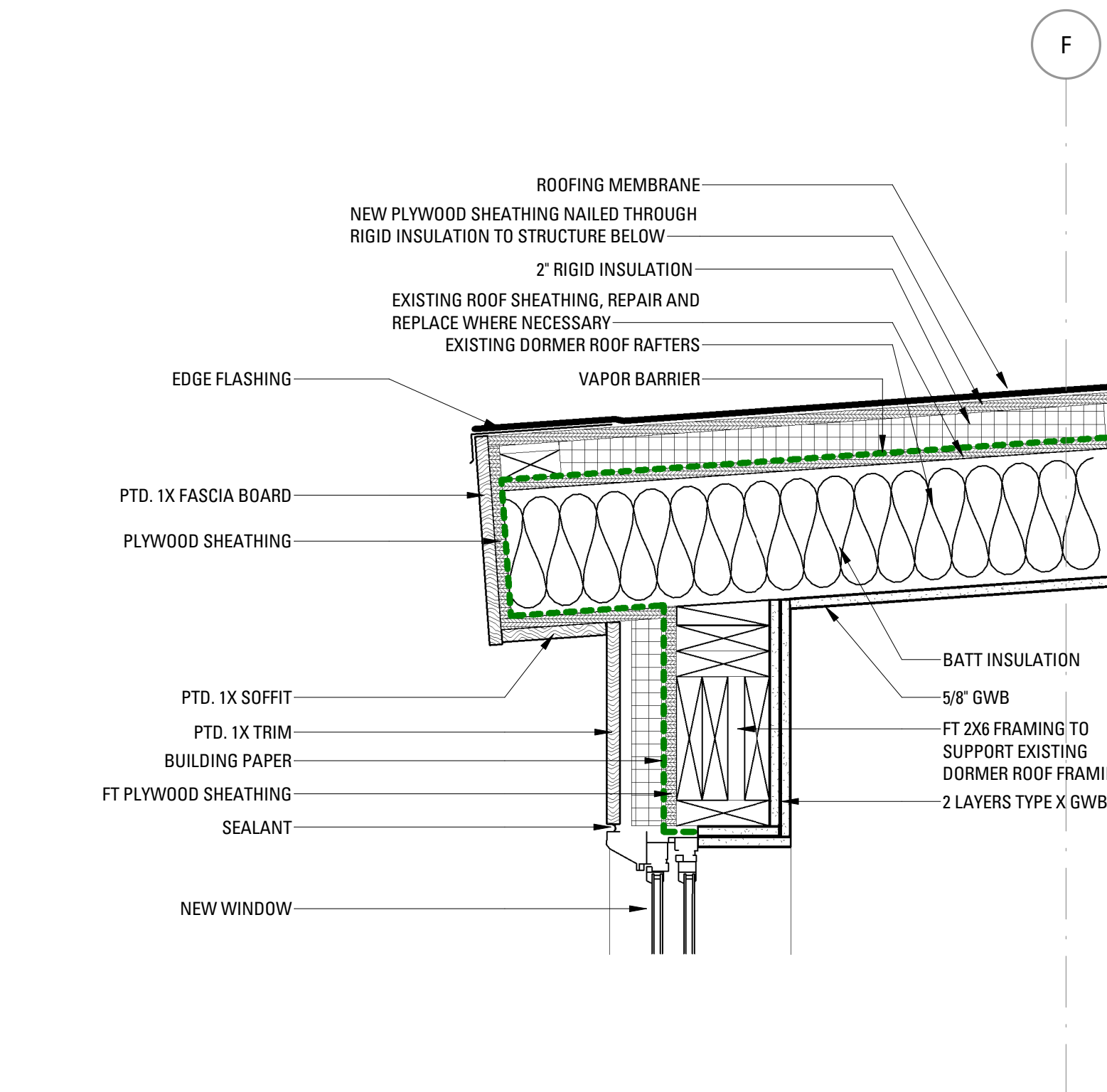


3 ENLARGED STAIR PLAN - C - BLDG 24 - DISCHARGE LEVEL
SCALE: 1/4" = 1'-0"

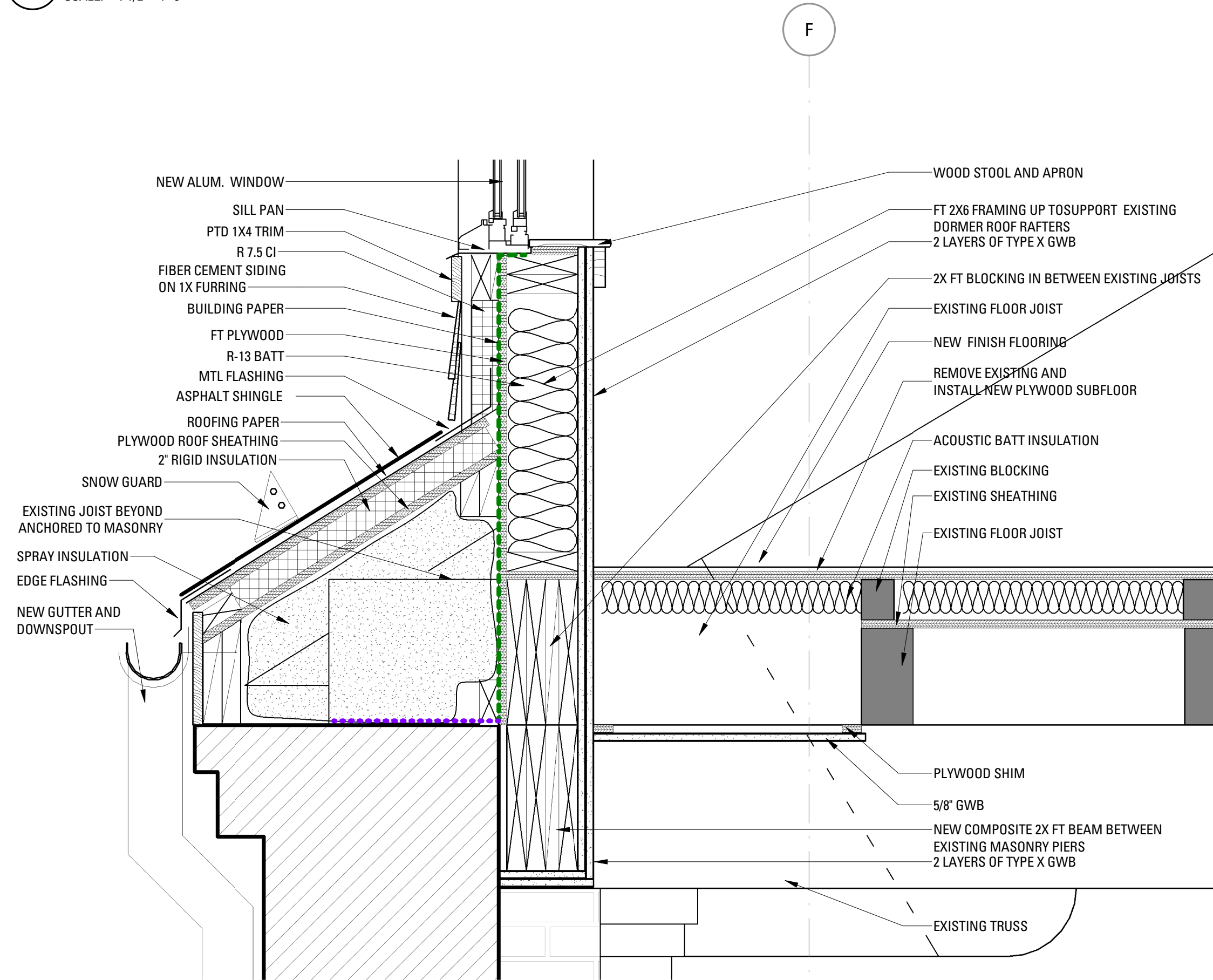


4 ENLARGED STAIR PLAN - C - BLDG 24 - THIRD FLOOR
SCALE: 1/4" = 1'-0"

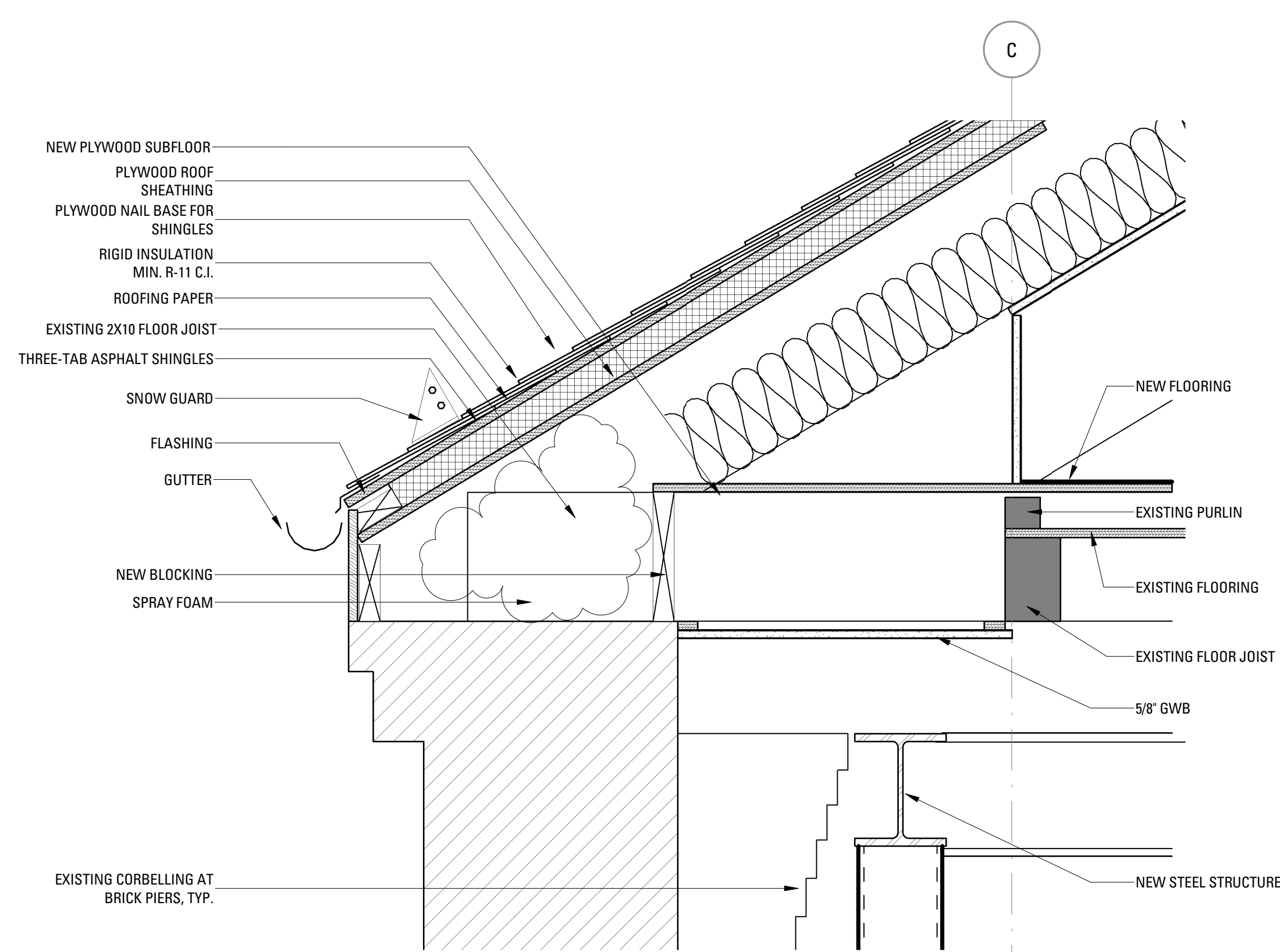
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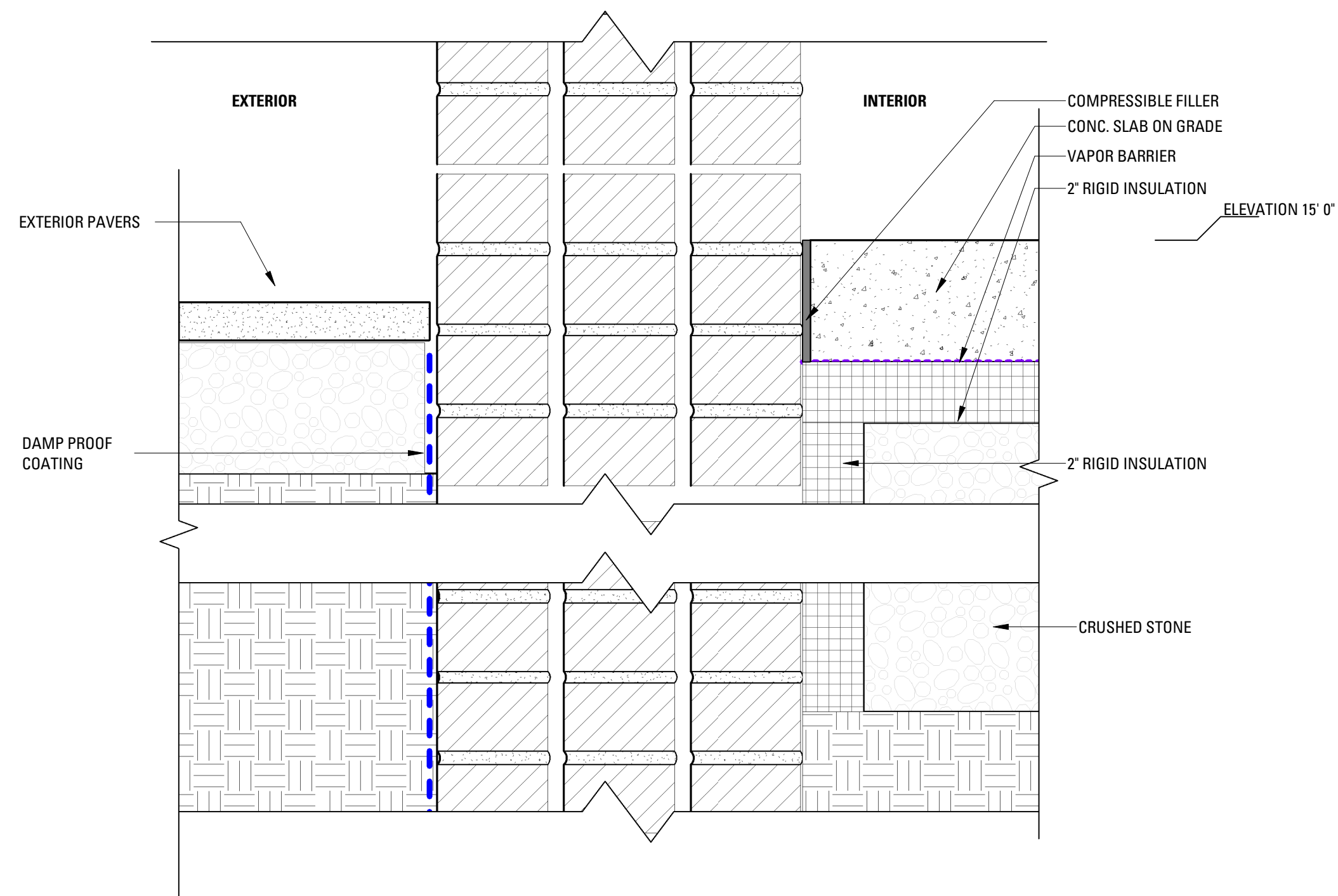
1 A - BLDG 2/3 - TYP. ROOF AND EAVE AT DORMER
SCALE: 1 1/2" = 1'-0"



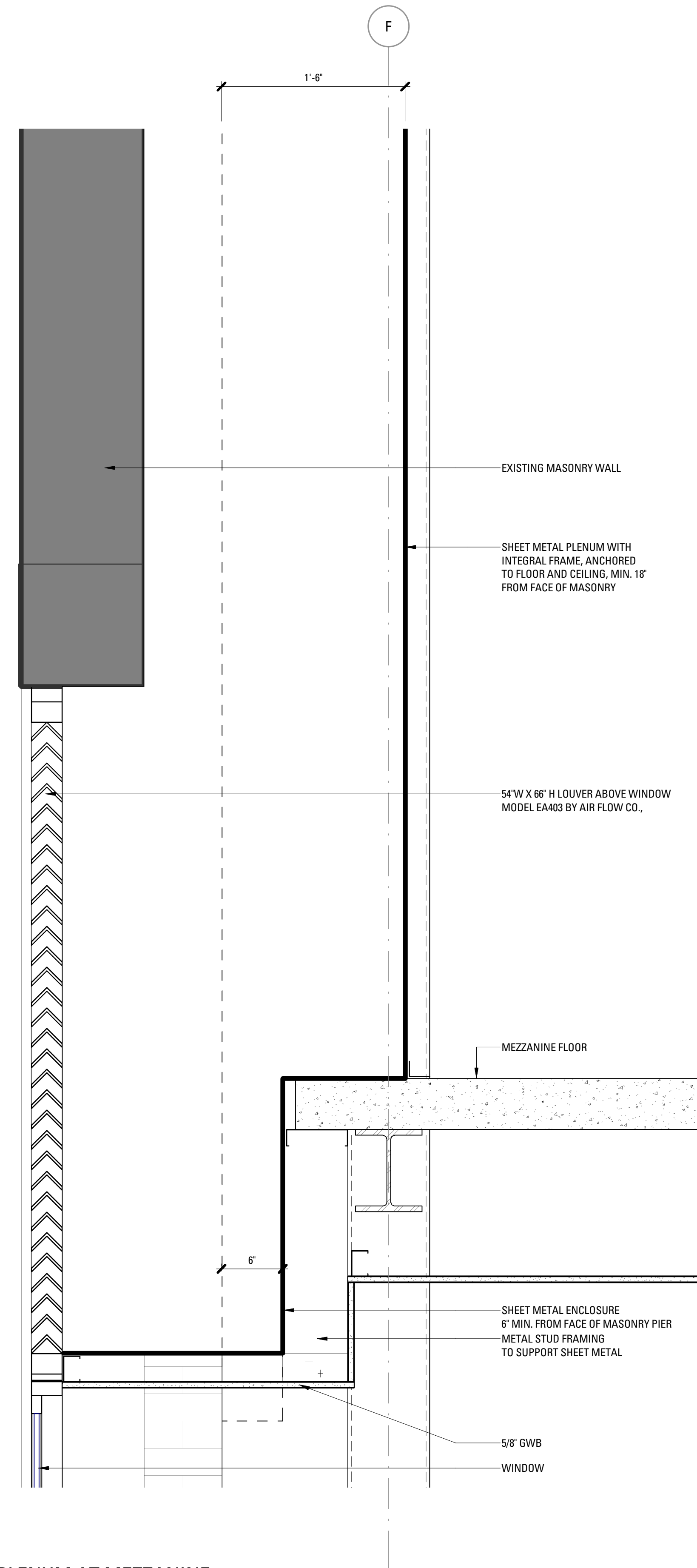
2 A - BLDG 2/3 - SILL AT DORMER
SCALE: 1 1/2" = 1'-0"



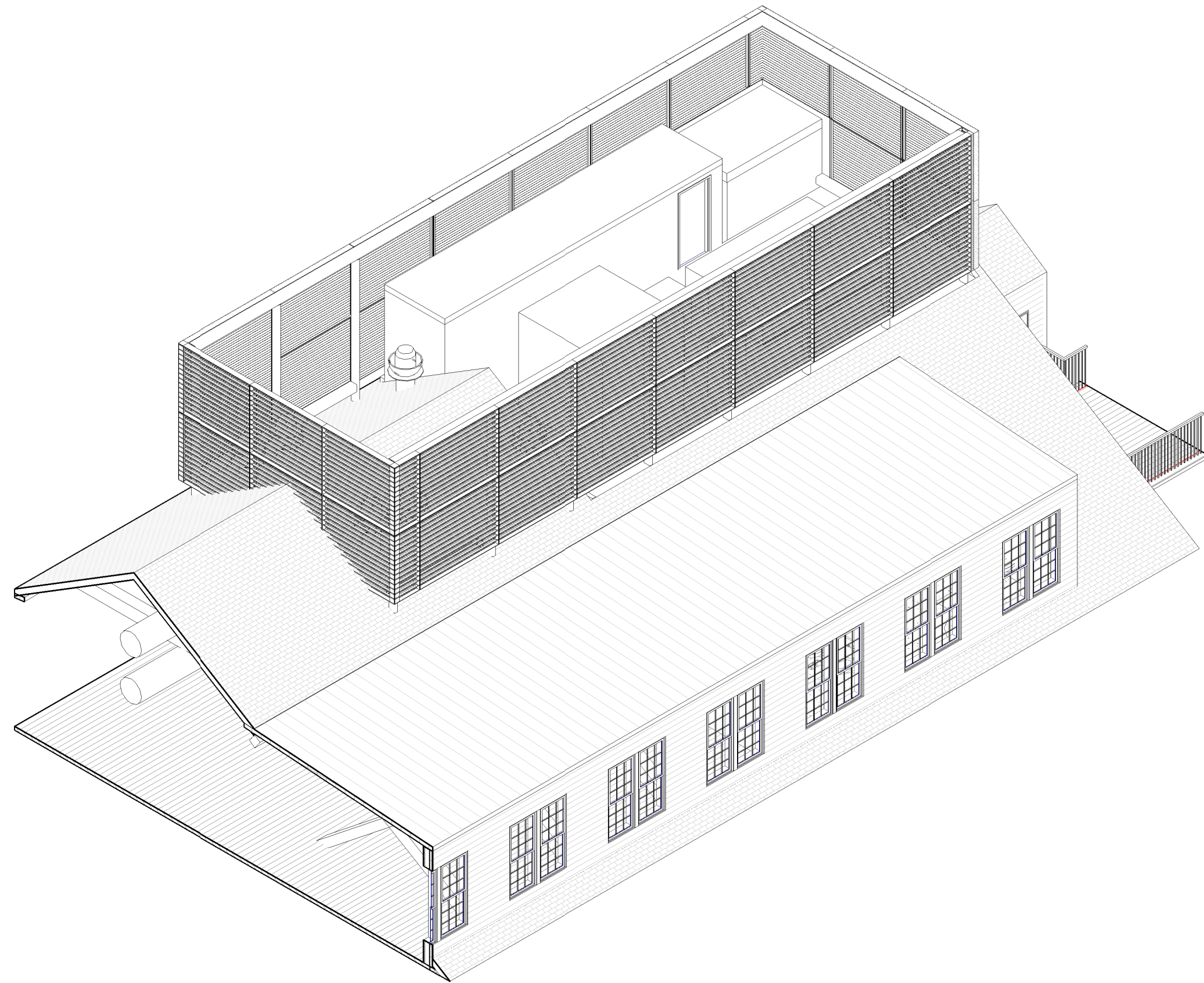
3 A - BLDG 2/3 - ROOF AND EAVE AT NEW CORE/MEZZ
SCALE: 1 1/2" = 1'-0"



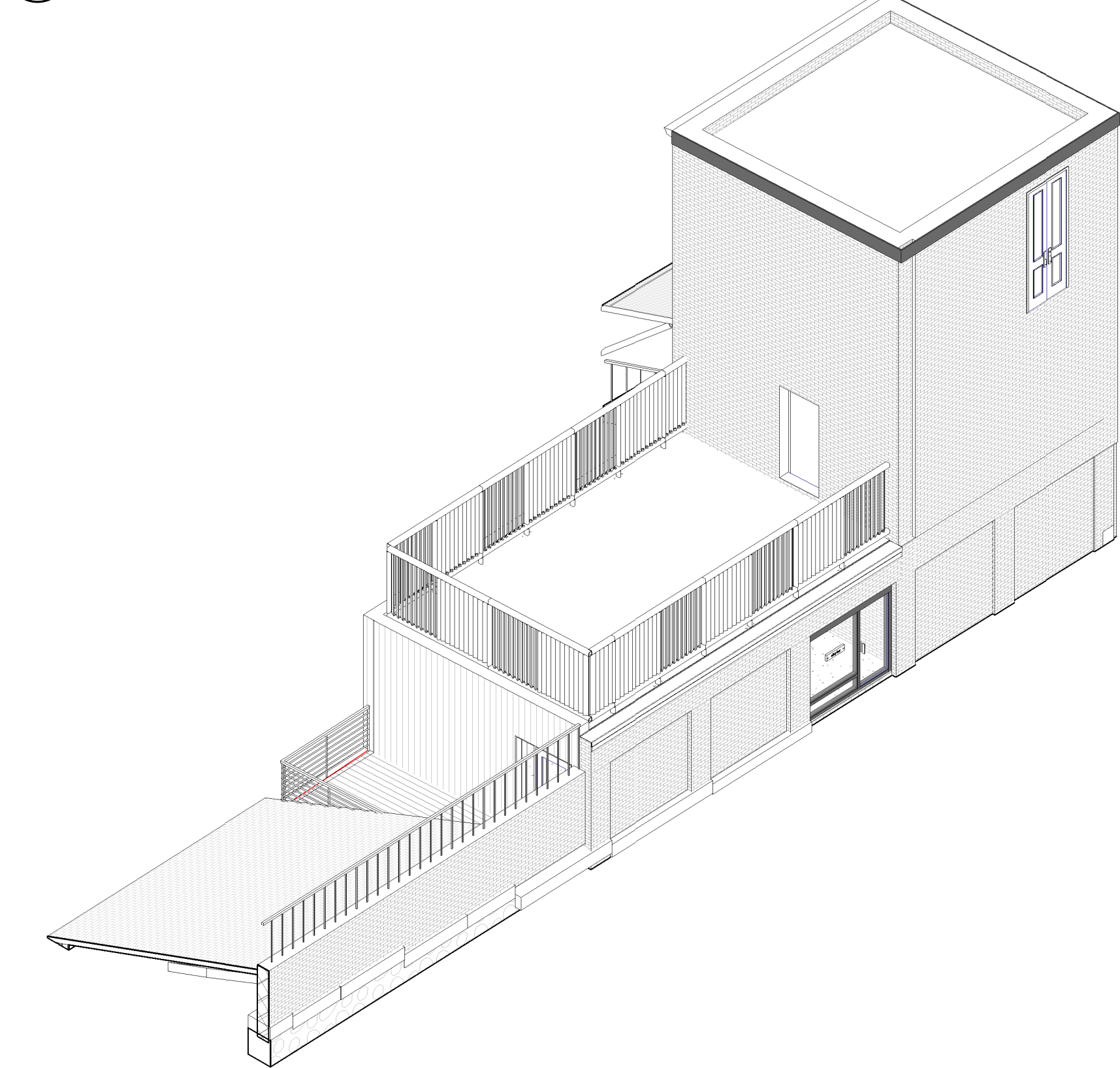
4 A - BLDG 2/3 - TYP. FOUNDATION DETAIL AT EXISTING MASONRY
SCALE: 3" = 1'-0"



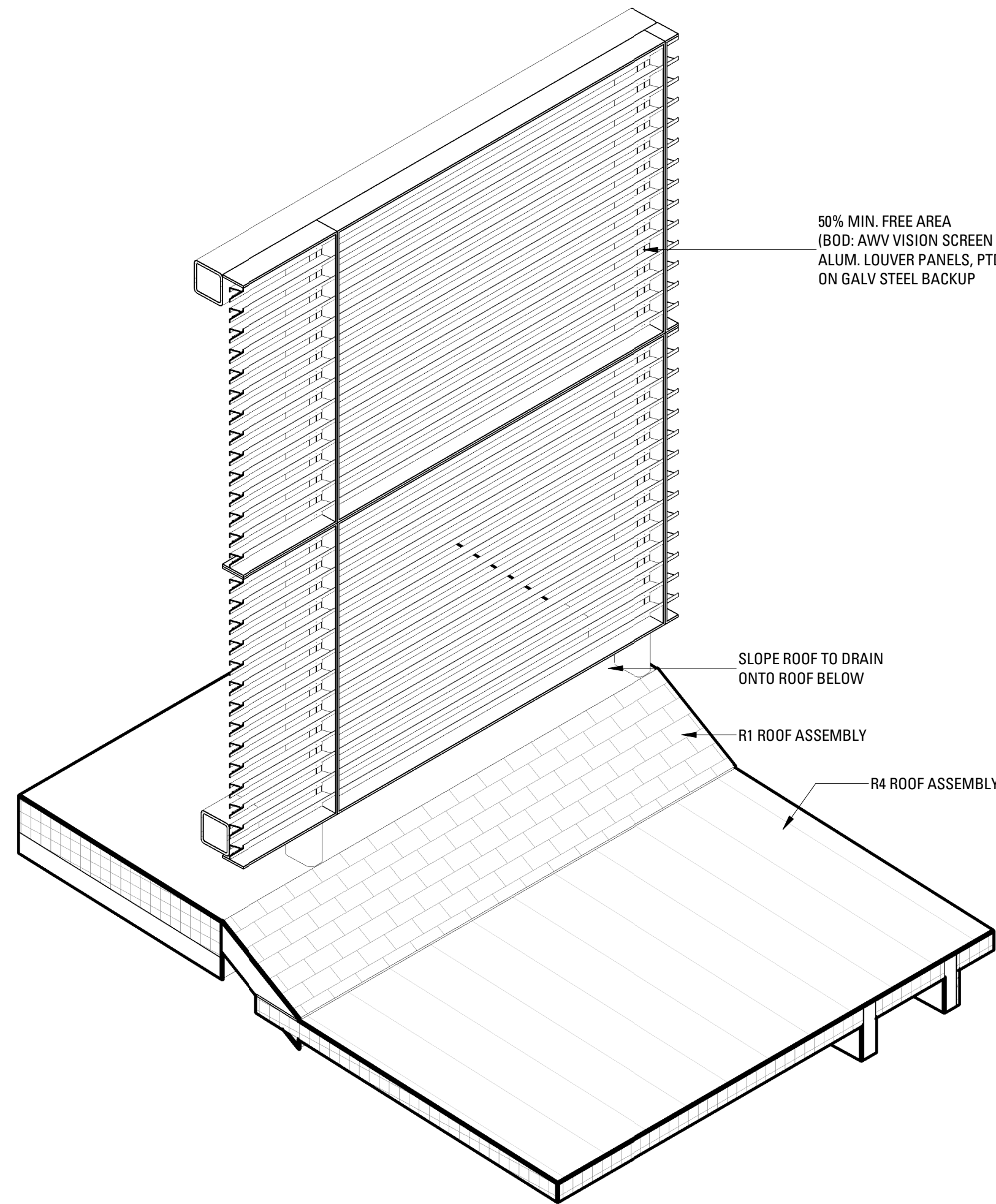
6 A - BLDG 2/3 - PLENUM AT MEZZANINE
SCALE: 1 1/2" = 1'-0"



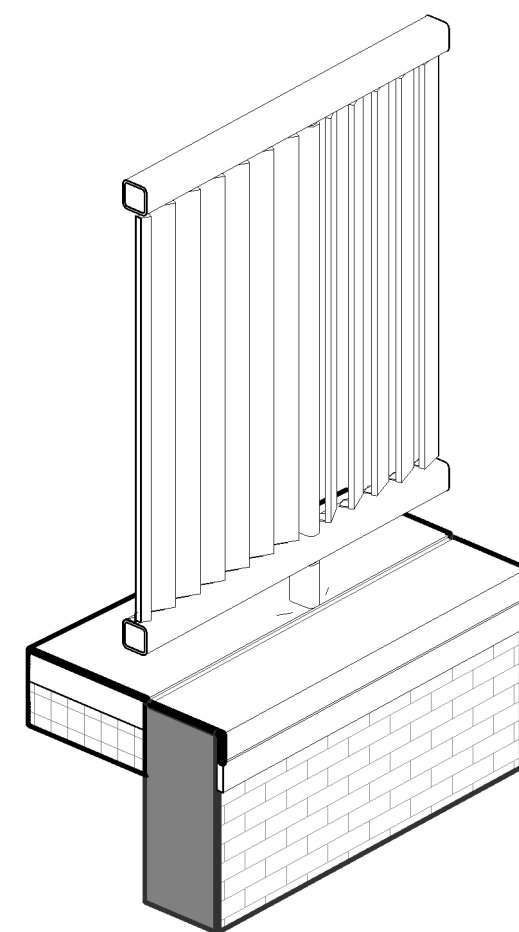
3 A - BLDG 2/3 - MECHANICAL ENCLOSURE OVERALL
SCALE:



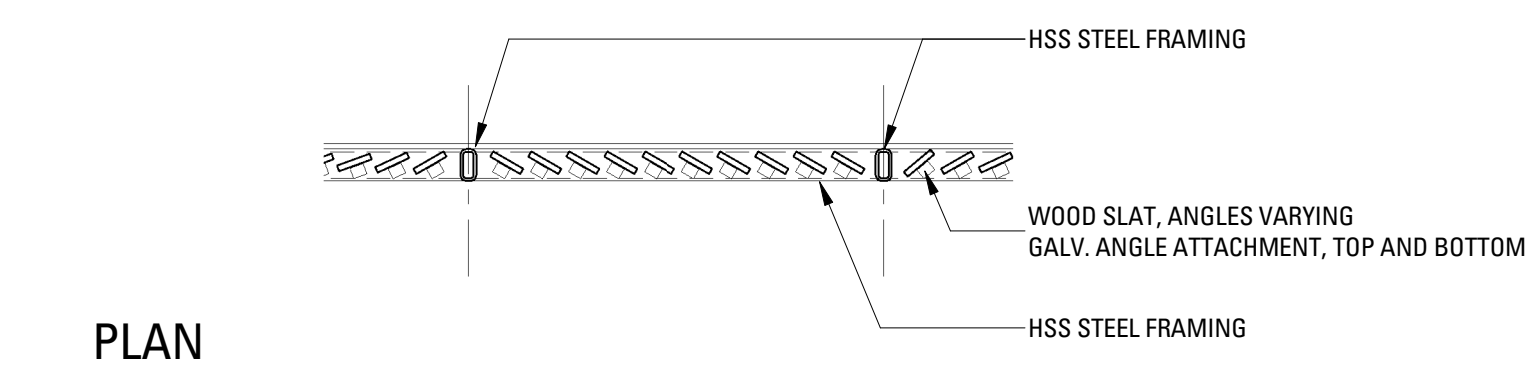
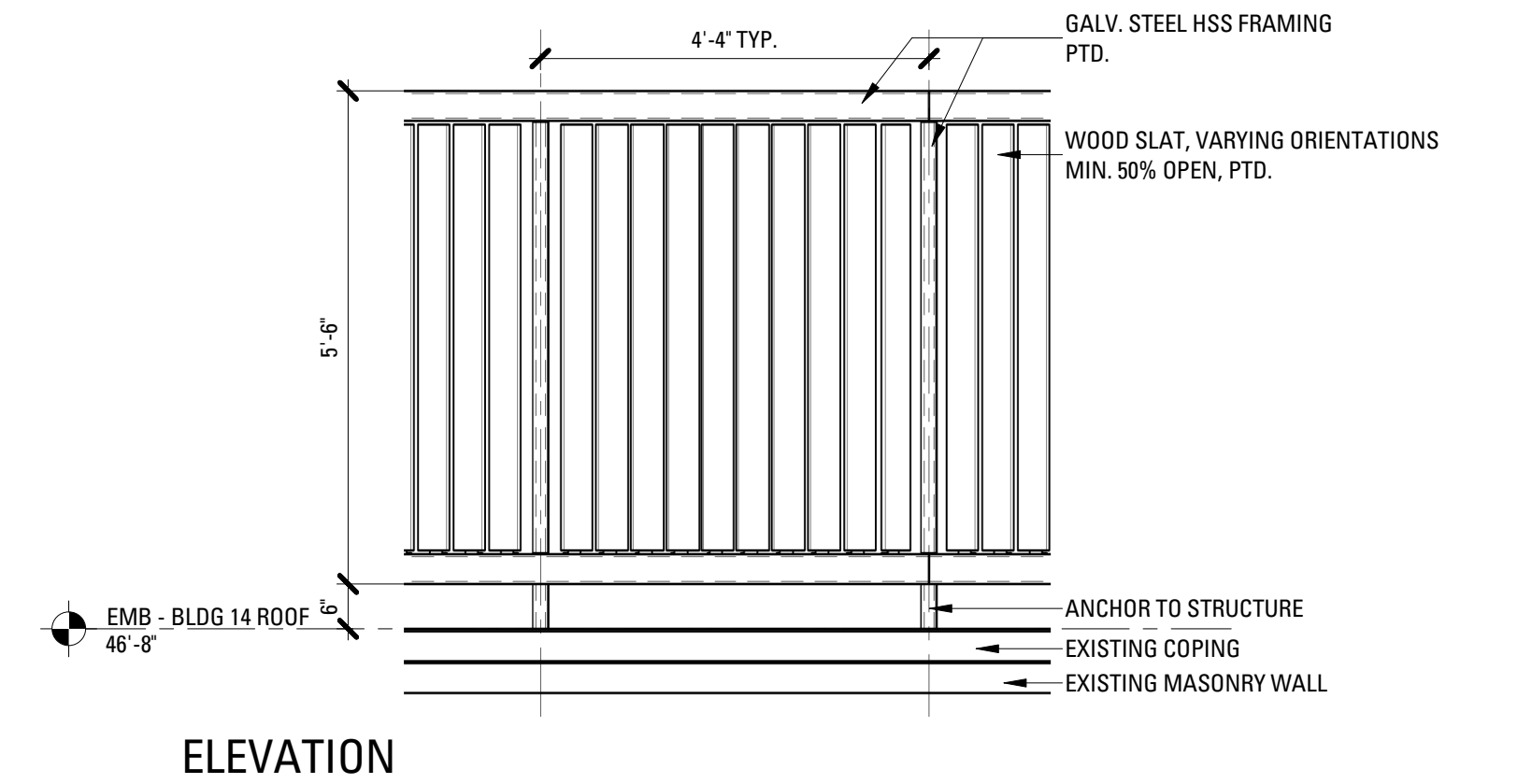
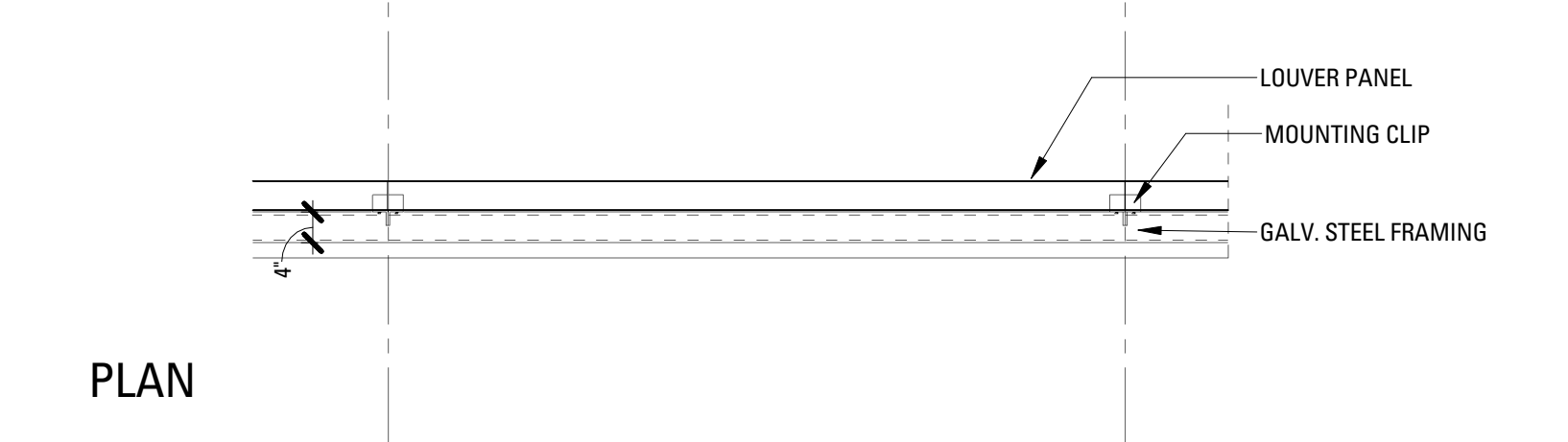
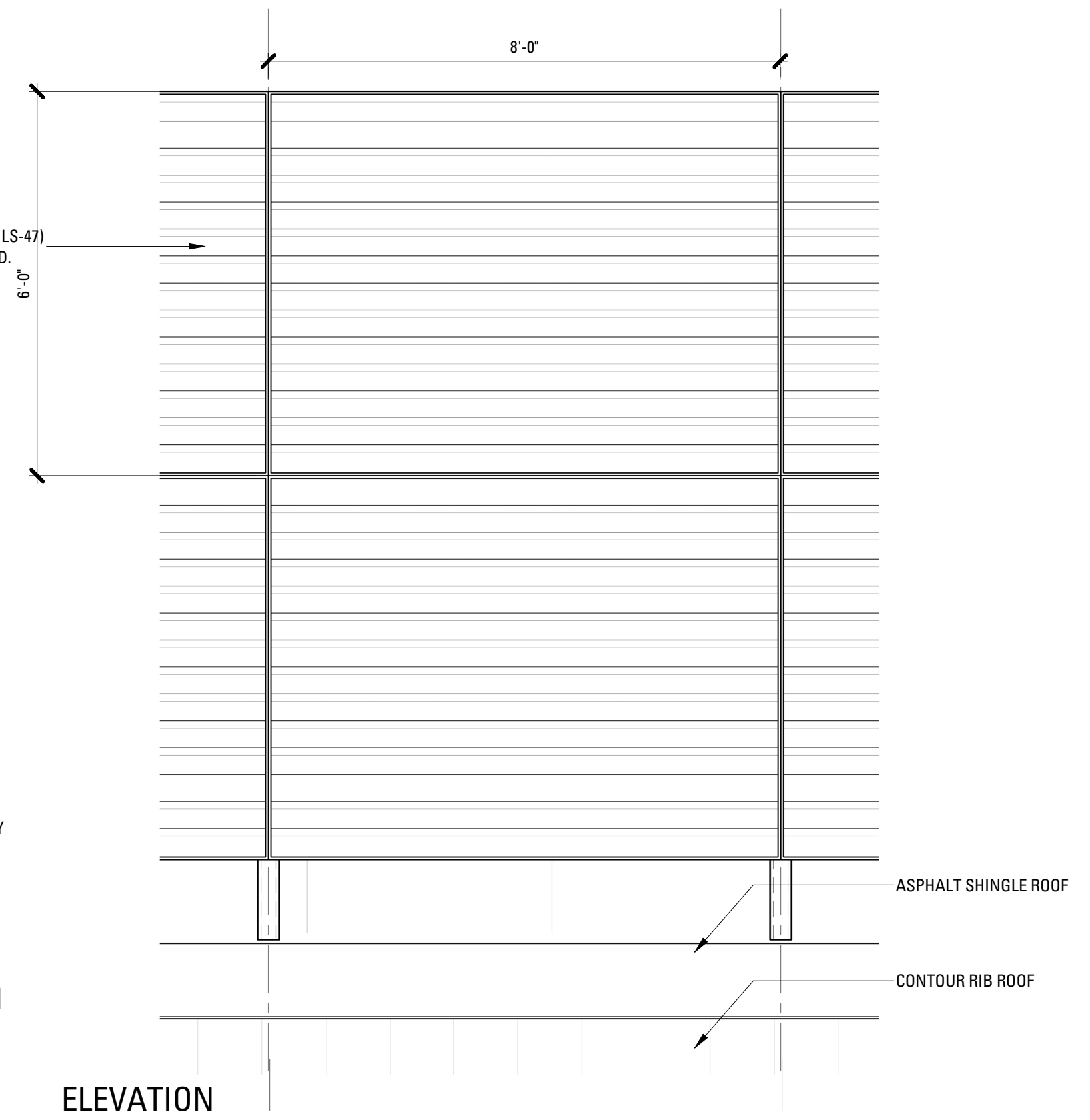
9 C - BLDG 14 - MECHANICAL ENCLOSURE OVERALL
SCALE:



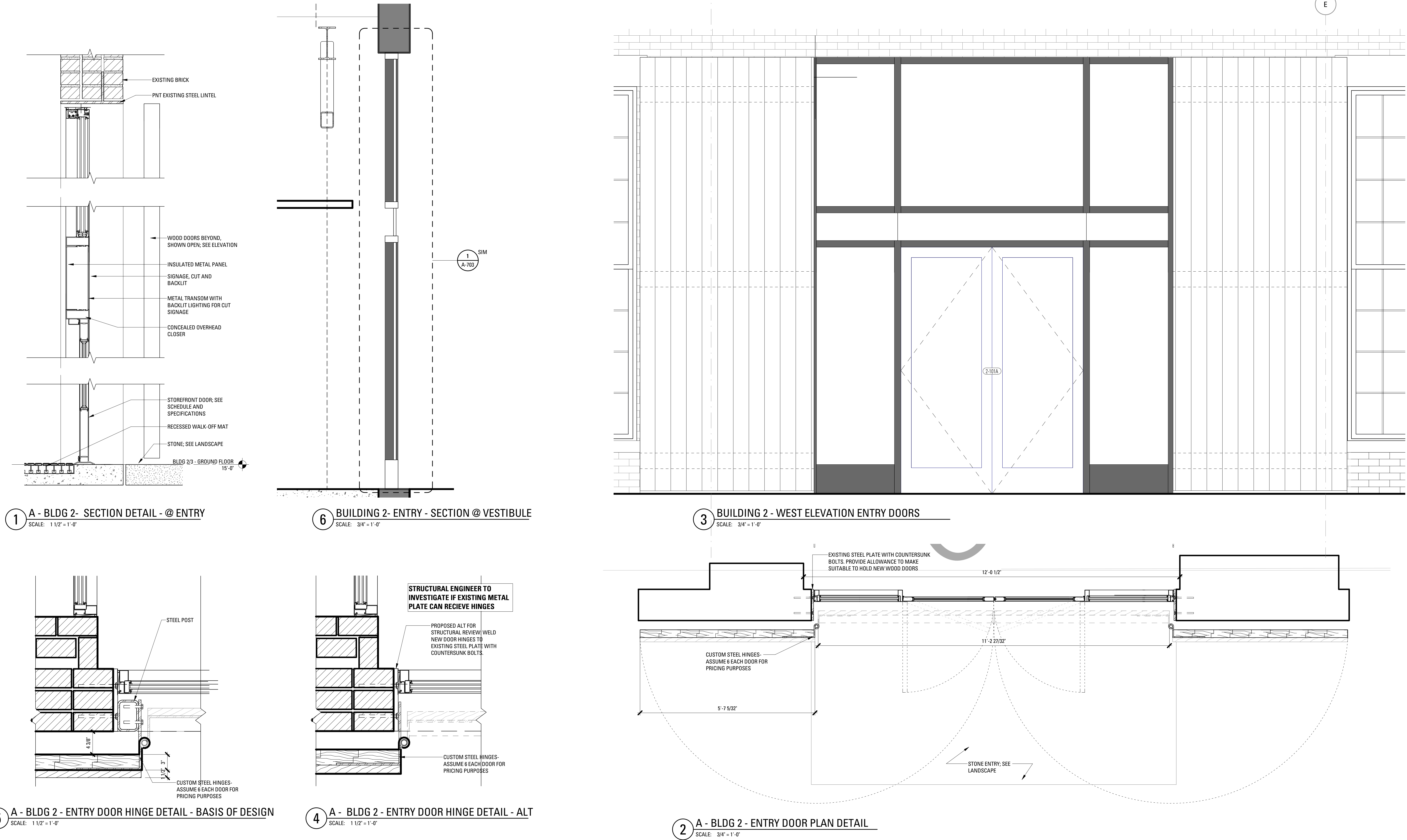
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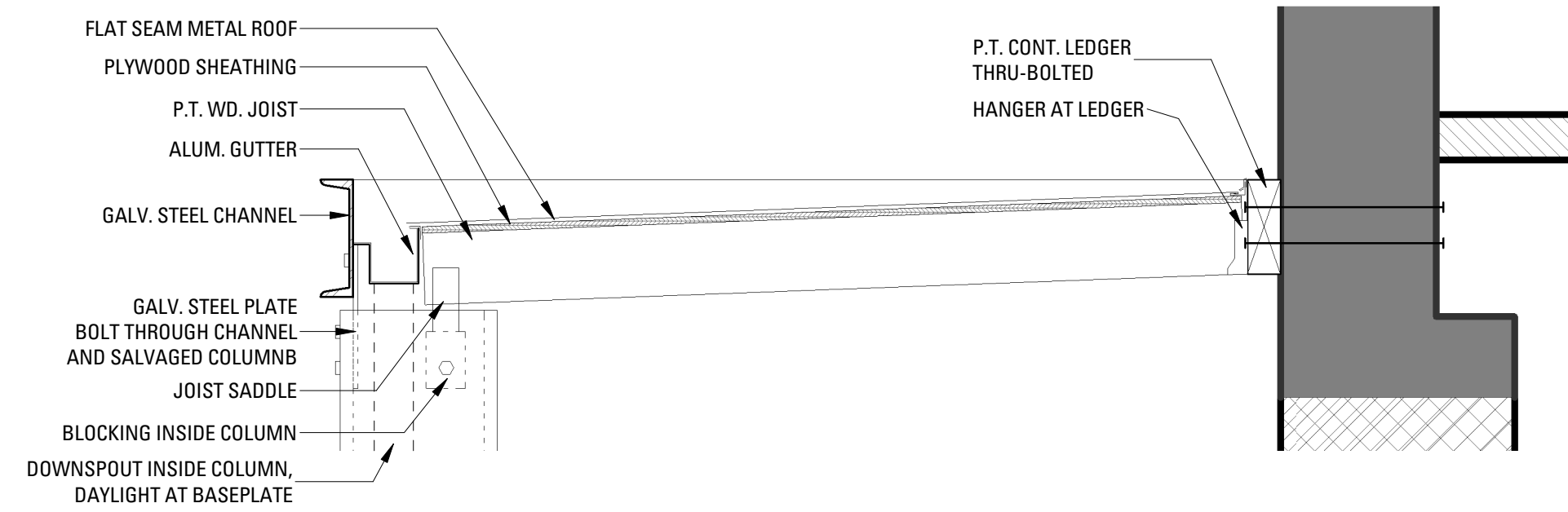


AXON

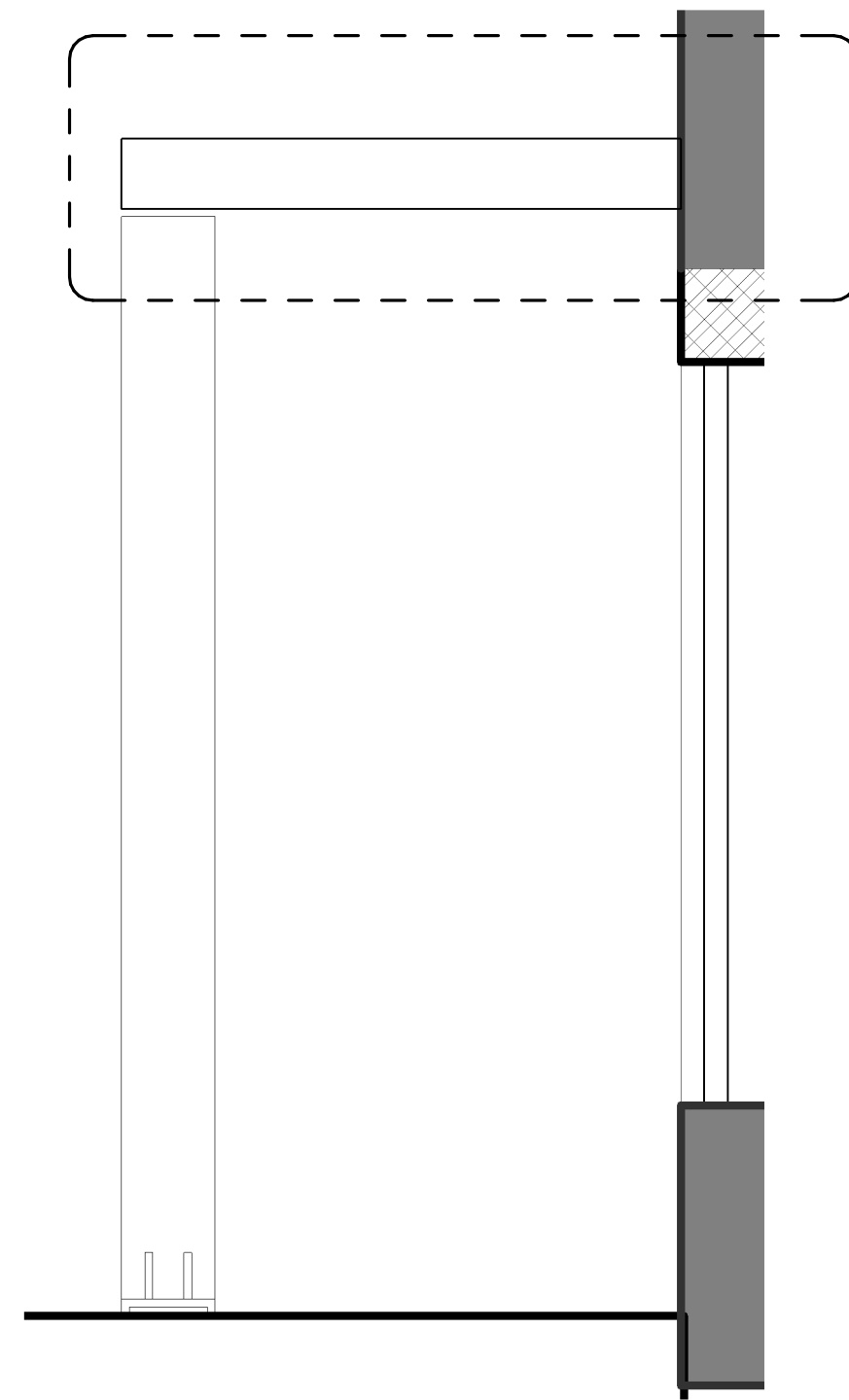


Rev.	Date	Remarks

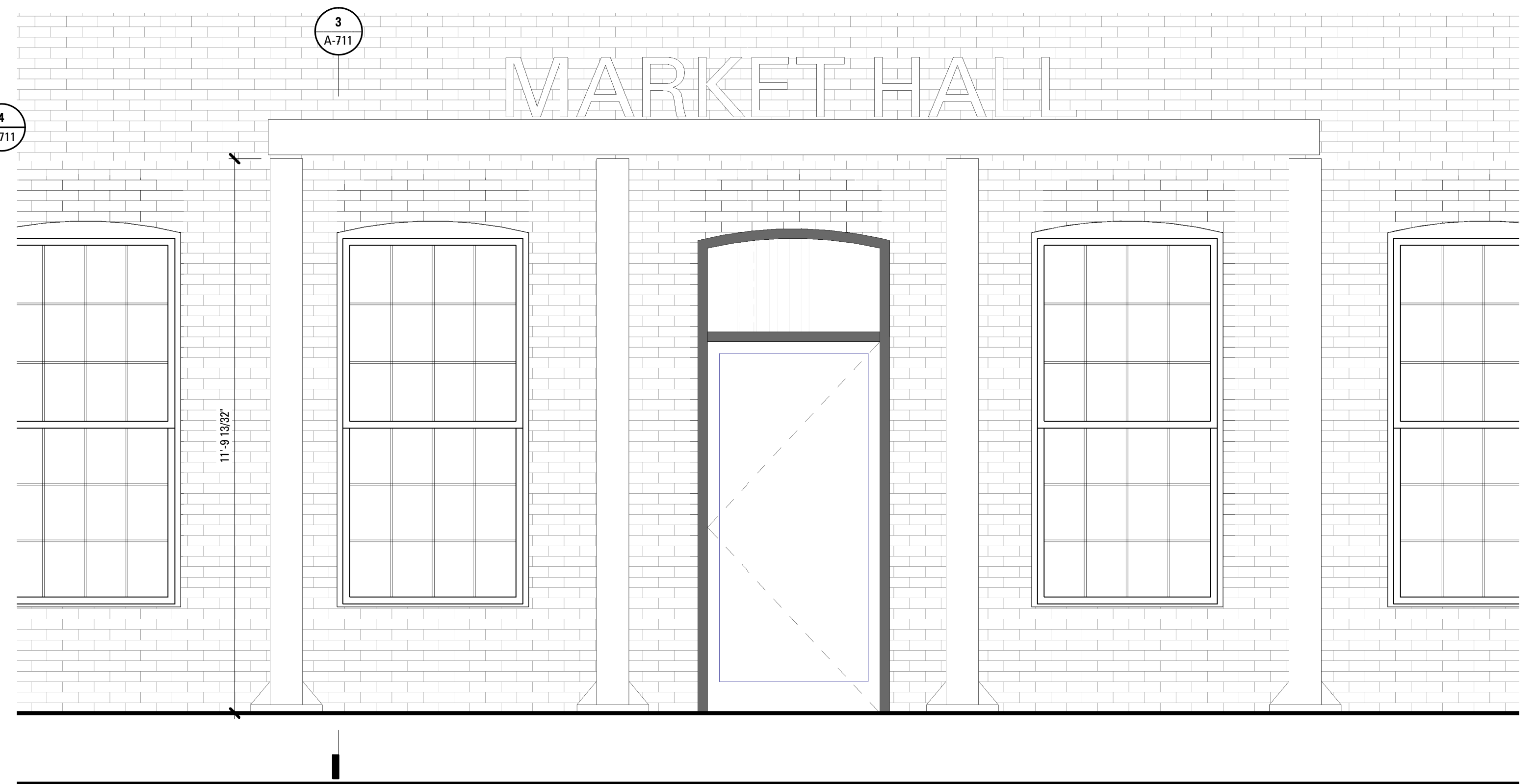




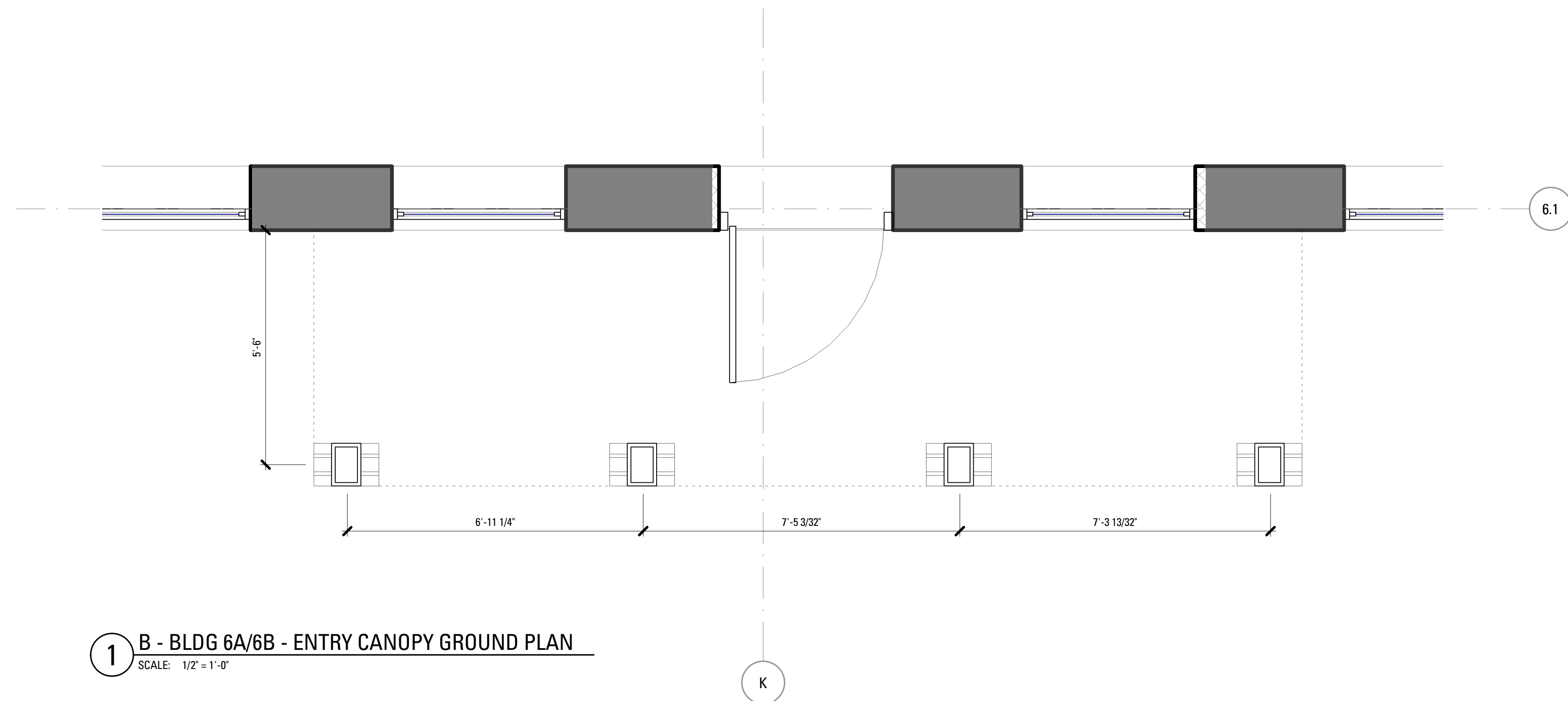
4 ENTRY CANOPY SECTION DETAIL
SCALE: 1" = 1'-0"



3 B - BLDG 6A - SECTION
SCALE: 1/2" = 1'-0"



2 B - BLDG 6A - ELEVATION
SCALE: 1/2" = 1'-0"



1 B - BLDG 6A/6B - ENTRY CANOPY GROUND PLAN
SCALE: 1/2" = 1'-0"

Rev.	Date	Remarks

HEAD

CEILING

PLAN

BASE

UNDERSIDE OF STRUCTURE

PROVIDE CASING BEAD WHERE EXPOSED TO VIEW

CEILING RUNNER

DEFLECTION ALLOWANCE

INSULATION WHERE SCHEDULED BELOW

SUSPENDED CEILING WHERE SCHEDULED

METAL STUDS

5/8" GYPSUM BOARD

FLOOR RUNNER

TOP OF SLAB

A

GYPSUM BOARD PARTITION

TYPE	STUD	RATING	INSUL	STC	WIDTH
A3	3 5/8"	-	-	40-44	4 7/8"
A3r	3 5/8"	-	-	40-44	4 7/8"
A4s	3 1/2"	-	3" SAB	35	4 3/4"
A6	6"	-	-	40-44	7 1/4"
A6r	6"	1-HR	3" SAB	40-44	-
A6s	5 1/2"	-	3" SAB	36	6 3/4"

HEAD

CEILING

PLAN

BASE

UNDERSIDE OF STRUCTURE

PROVIDE CASING BEAD WHERE EXPOSED TO VIEW

CEILING RUNNER

DEFLECTION ALLOWANCE

INSULATION WHERE SCHEDULED BELOW

SUSPENDED CEILING WHERE SCHEDULED

METAL STUDS

5/8" GYPSUM BOARD

FLOOR RUNNER

TOP OF SLAB

B

SINGLE-SIDED GYPSUM BOARD PARTITION

TYPE	STUD	RATING	INSUL	STC	WIDTH
B0	1 5/8"	-	-	-	1 1/2"
B4	3 1/2"	-	-	-	4 1/8"
B4s	3 1/2"	-	3" SAB	-	4 1/8"
B6	6"	-	-	40-44	6 5/8"

HEAD

CEILING

PLAN

BASE

UNDERSIDE OF STRUCTURE

PROVIDE CASING BEAD WHERE EXPOSED TO VIEW

CEILING RUNNER

DEFLECTION ALLOWANCE

INSULATION WHERE SCHEDULED BELOW

SUSPENDED CEILING WHERE SCHEDULED

METAL STUDS

5/8" GYPSUM BOARD UL TYPE SCX

1" GYPSUM LINER PANEL UL TYPE SLX

FLOOR RUNNER

TOP OF SLAB

S

1 HR RATED SHAFT WALL UL U415A

TYPE	STUD	RATING	INSUL	STC	WIDTH
S3r	3 5/8"	1-HR	1.5" SAB	45	4 1/8"

C3r

PARTITION TYPE-GROUP

STUD / CORE THICKNESS

(E.G. 3" = 3 5/8")

MODIFIER:

r=RATED

s=SOUND ATTENUATION BLANKET

t=THERMAL INSULATION

u=RATED WITH SAB

NOTES

- ALL PARTITIONS NOT LABELED SHALL BE TYPE 'A'.
- ALL PARTITIONS SHALL RECEIVE LEVEL 4 PLASTER FINISH, UNLESS NOTED OTHERWISE.
- AT WALLS WITH TILE FINISH, SUBSTITUTE TILE BACKER BOARD FOR 5/8" GWB.
- STAGGER JOINTS WHERE MULTIPLE LAYERS OF GWB ARE REQUIRED.
- REFER TO LIFE SAFETY SHEETS (IG-003 AND G-004) FOR LOCATIONS OF REQUIRED FIRE RATED PARTITIONS.
- ALL RATED PARTITION ASSEMBLIES TO BE CONTINUOUS TO UNDERSIDE OF RATED STRUCTURE ABOVE.
- ALL BLOCKING TO BE FIRE RATED.
- ALL DIMENSIONS ON FLOOR PLANS TO FACE OF PARTITION ASSEMBLY (E.G. FACE OF OUTER LAYER OF GWB), NOT NECESSARILY FACE OF FINISH.

FINISH MATERIALS SCHEDULE - INTERIOR				
FINISH GROUP	FINISH KEY	FINISH DESCRIPTION	COLOR	FINISH SPECIFICATION
BASE	EPOXY	SLIP-RESISTANT TEXTURED EPOXY	TBD	
BASE	RB-1	RESILIENT BASE	TBD	
BASE	TB-1	BASE BATHROOM TILE BASE	TBD	\$\$/SF ALLOWANCE
BASE	TB-2	EVENT SPACE BATHROOM TILE BASE	TBD	\$10\$/SF ALLOWANCE
BASE	TB-3	CORRIDOR TILE BASE	TBD	4" CONCRETE-LOOK PORCELAIN TILE BASE
BASE	WDB-1	WOOD BASE	PTD	1x6SOLID HDWD BASE, PTD FINISH
CEILING	ACT-1	ACOUSTIC CEILING TILE		
CEILING	EX-WD	EXISTING WOOD	N/A	
CEILING	PNT-GWB	GYPSUM WALLBOARD	PTD	LEVEL 4 FINISH
FLOOR	CONC-1	POLISHED CONCRETE	TBD	LIGHT SAND EXPOSURE
FLOOR	CONC-2	SEALED CONCRETE	TBD	
FLOOR	EPOXY	SLIP-RESISTANT TEXTURED EPOXY	TBD	
FLOOR	EX-REF	REFINISH EXISTING	N/A	
FLOOR	T-1	BASE BATHROOM TILE	TBD	\$\$/SF ALLOWANCE
FLOOR	T-2	EVENT SPACE BATHROOM TILE	TBD	\$10\$/SF ALLOWANCE
FLOOR	T-3	KITCHEN TILE	TBD	\$10\$/SF ALLOWANCE
FLOOR	WDF-1	ENGINEERED WOOD FLOORING	TBD	6" WIDE T&G PRE-FINISHED WOOD FLOOR
WALL	EX-MAS	EXISTING MASONRY	N/A	SEE D-800 SHEETS FOR INTERIOR MASONRY REPAIR AND FINISHING
WALL	PNT-GWB	GYPSUM WALLBOARD	PTD	LEVEL 4 FINISH

Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

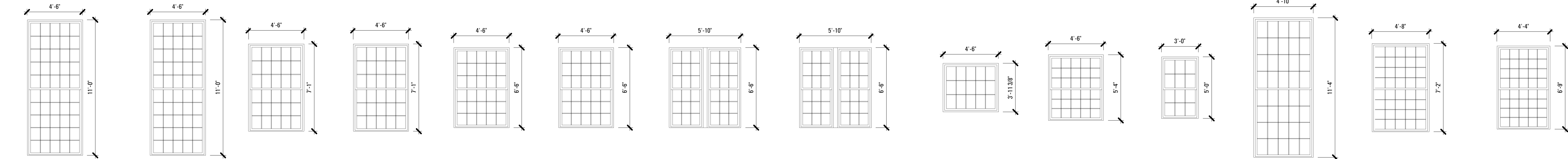
DateDECEMBER 20, 2019

Scale1 1/2" = 1'-0"

Project Number

Drawn ByAuthor

PARTITION TYPES & FINISH SCHEDULE



TYPE 2A
BUILDING 2

TYPE 2A-R
FIRE RATED

TYPE 2B

TYPE 2B-R
FIRE RATED

TYPE 2C

TYPE 2C-R
FIRE RATED

TYPE 2D

TYPE 2D-R
FIRE RATED

TYPE 2E

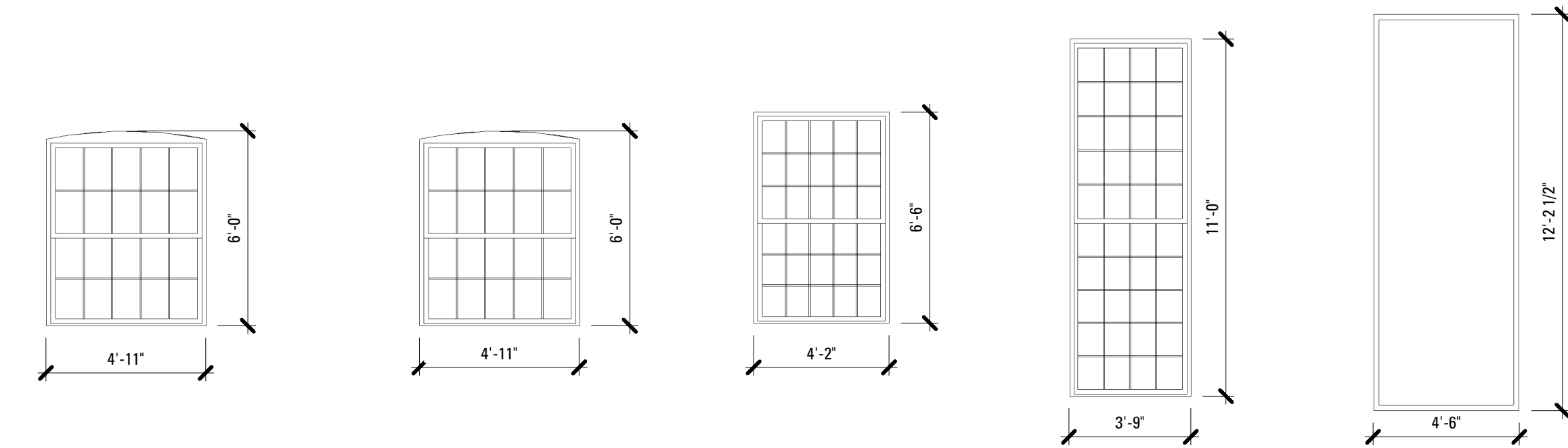
TYPE 2F

TYPE 2G

TYPE 2I

TYPE 2J

TYPE 2L



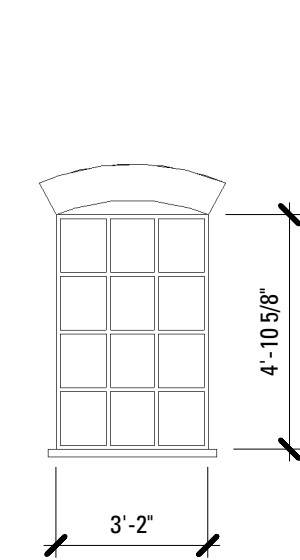
TYPE 3A
BUILDING 3

TYPE 3A-R
FIRE RATED

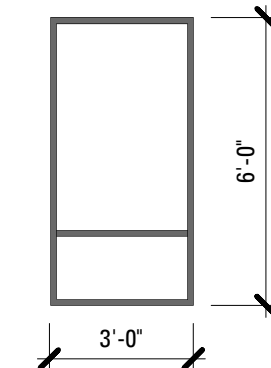
TYPE 3B

TYPE 3C

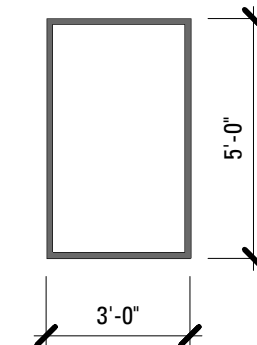
TYPE 3D



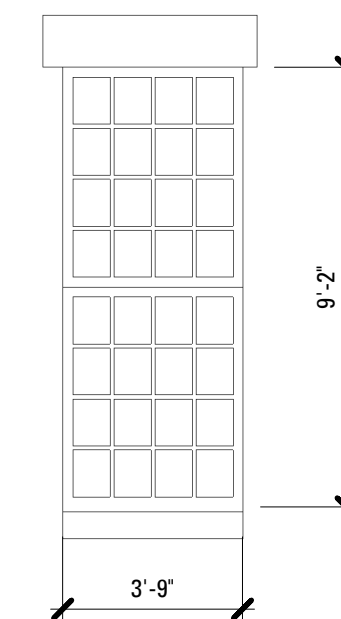
TYPE 24A
BUILDING 24



TYPE 14A
BUILDING 14

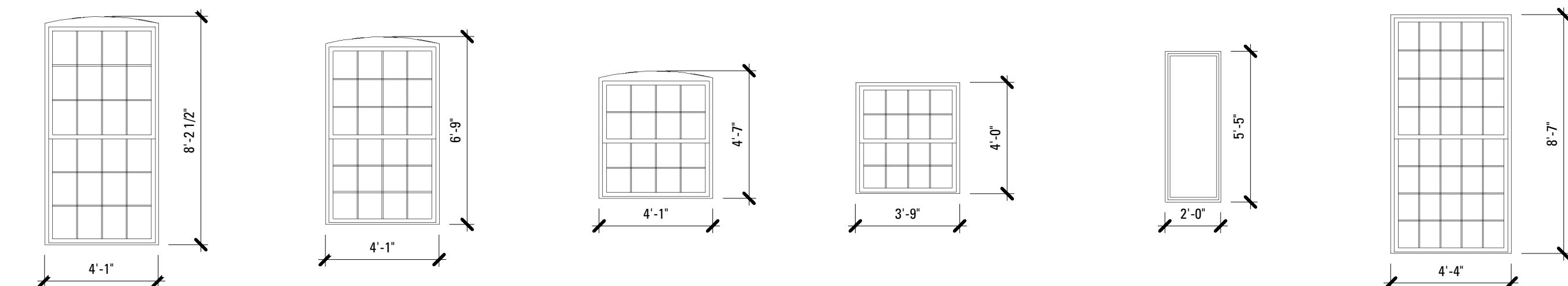


TYPE 14B



TYPE 16A
BUILDING 16

***ALL DIMENSIONS
ARE TO BE VERIFIED
IN FIELD AND
CONFIRMED WITH
EXISTING
OPENINGS.**



TYPE 6A-A
BUILDING 6A / 6B

TYPE 6A-B

TYPE 6A-C

TYPE 6A-D

TYPE 6A-E

TYPE 6B-A

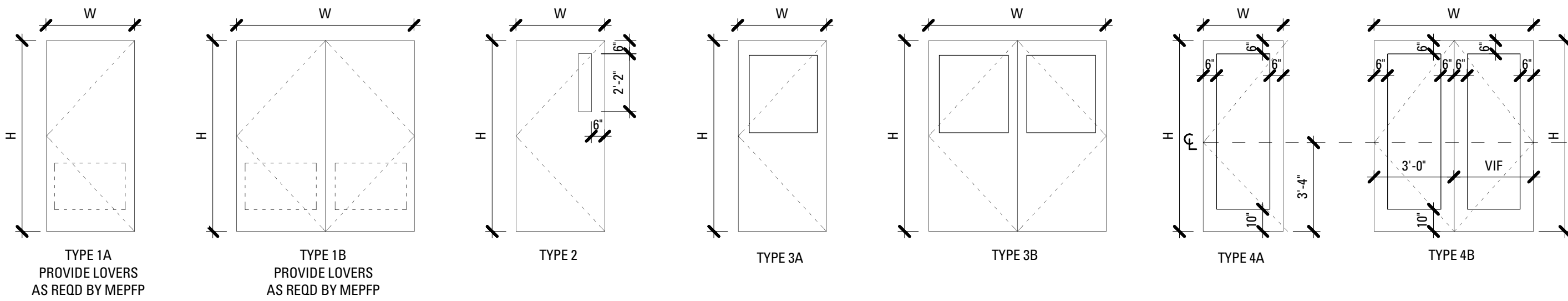
Rev.	Date	Remarks

DOOR SCHEDULE											
DOOR NO.	ROOM NO.	ROOM NAME	DOOR				FRAME	GENERAL		DOOR AND FRAME TYPE	
			WIDTH	HEIGHT	THICKNESS	MAT'L		MAT'L	RATING (WALL)		HARDWARE
BLDG 2/3 - GROUND FLOOR											
2-101A	2-101	VEST A	5'-9 31/32"	7'-10 3/4"	1 3/4"	ALUM			4.0	4B, ALUM	
2-101B	2-101	VEST A	5'-4 1/2"	7'-8 1/4"	1 3/4"	ALUM			4.0	4B, ALUM	
2-102A	2-102	MARKET HALL A	2'-11 1/4"	5'-11 28/32"	1 3/4"	HM			5.0	4A, ALUM	
2-102B	2-102	MARKET HALL A	3'-0"	8'-0"	1 3/4"	HM	HM		5.0	4A, ALUM	
2-102C	2-102	MARKET HALL A	3'-0"	7'-9"	1 3/4"	HM	HM		5.0	4A, ALUM	
2-102D	2-102	MARKET HALL A	7'-2"	13'-0"	1 1/2"	HM			12.0		
2-102E	2-102	MARKET HALL A	7'-2"	13'-0"	1 1/2"	HM			12.0		
2-103	2-103	JANITOR	3'-0"	7'-0"	1 3/4"	HM	HM		2.0	1A, HM1	
2-104	2-104	WC	3'-0"	7'-0"	1 3/4"	HM	HM		6.0	1A, HM1	
2-105	2-105	WATER	3'-0"	6'-8"	1 3/4"	HM	ALUM		3.0	1A, HM1	
2-106	2-106	CORRIDOR	3'-0"	7'-0"	1 3/4"		HM			---, HM1	
2-107A	2-107	VEST (BOH)	5'-6 5/8"	7'-9 3/4"	1 3/4"				5.0	4B, ALUM	
2-107B	2-107	VEST (BOH)	6'-0"	7'-0"	1 3/4"		HM		2.0	3B, ALUM	
2-108	2-108	DISH	5'-0"	7'-0"	1 3/4"		HM		2.0	1B, HM2	
3-101A	3-101	VEST (MAIN)	5'-11 1/2"	7'-10 3/4"	1 3/4"				4.0	4B, ALUM	
3-101B	3-101	VEST (MAIN)	5'-11 1/2"	7'-10 3/4"	1 3/4"				4.0	4B, ALUM	
3-102A	3-102	MARKET HALL B	5'-11 3/32"	7'-8 1/4"	1 3/4"				5.0	4B, ALUM	
3-102B	3-102	MARKET HALL B	7'-2"	13'-0"	1 1/2"				12.0		
3-102C	3-102	MARKET HALL B	10'-5 1/4"	8'-5"	1 3/4"		HM		11.0		
3-103	3-103	ELEC	2'-9 1/2"	7'-10 3/4"	1 3/4"			1 HR	3.0	1A, HM1	
3-104A	3-104	TRASH	2'-9 1/2"	7'-10 3/4"	1 3/4"				2.0	1A, HM1	
3-104B	3-104	TRASH	6'-0"	7'-0"	1 3/4"		HM		2.0	1B, HM2	
3-201A	3-201	EVENT- B	2'-9 5/32"	7'-8 1/4"	1 3/4"				5.0	4B, ALUM	
ST1-1A	ST1-1	STAIR 1	3'-0"	7'-0"	1 3/4"		HM	1 HR	1.0	2, HM1	
ST1-1B	ST1-1	STAIR 1	3'-0"	7'-8 1/4"	1 3/4"			1 HR	1.0	2, HM1	
ST2-1A	ST2-1	STAIR 2	9'-3 9/32"	8'-0"	1 3/4"		HM	1 HR	10.0		
ST2-1B	ST2-1	STAIR 2	5'-6"	8'-4"	1 3/4"			1 HR	1.0	3B, ALUM	
BLDG 6 - GROUND FLOOR											
6-101A	6-101	RETAIL	3'-8"	7'-10 3/4"	1 3/4"				4.0	4A, ALUM	
6-101B	6-101	RETAIL	3'-8"	7'-8 1/4"	1 3/4"				5.0	4A, ALUM	
6-101C	6-101	RETAIL	5'-9 1/2"	7'-10 3/4"	1 3/4"				4.0	4B, ALUM	
6-101F	6-101	RETAIL	3'-8"	7'-8 1/4"	1 3/4"				5.0	4A, ALUM	
6-102A	6-101	RETAIL	3'-0"	7'-0"	1 3/4"		HM		2.0	1A, HM1	
6-102B	6-101	RETAIL	3'-0"	7'-0"	1 3/4"		HM		2.0	1A, HM1	
6-102C	6-101	RETAIL	3'-0"	7'-0"	1 3/4"		HM		2.0	1A, HM1	
6-102D	6-102	RETAIL	2'-8 1/4"	6'-9 1/2"	1 3/4"				5.0	4A, ALUM	
6-102E	6-102	RETAIL	2'-8 1/4"	6'-9 1/2"	1 3/4"				5.0	4A, ALUM	
6-102F	6-102	RETAIL	2'-8 1/4"	6'-9 1/2"	1 3/4"				5.0	4A, ALUM	
6-103	6-103	WATER	3'-0"	7'-0"	1 3/4"		HM		3.0	1A, HM1	
6-104	6-104	ELEC	3'-0"	7'-0"	1 3/4"		HM	1 HR	3.0	1A, HM1	
6-105	6-105	CLOSET	3'-0"	7'-0"	1 3/4"		HM		2.0	1A, HM1	
6-106A	6-106	VESTIBULE	6'-0"	8'-0"	1 3/4"		HM		4.0	4B, ALUM	
6-106B	6-106	VESTIBULE	3'-0"	7'-0"	1 3/4"		HM		2.0	3A, HM1	
ST4-1	ST4-1	STAIR 4	3'-0"	7'-0"	1 3/4"		HM	1 HR	1.0	2, HM1	
ST5-1	ST5-1	STAIR 5	3'-0"	7'-0"	1 3/4"		HM	1 HR	1.0	2, HM1	
EMB - GROUND LEVEL											
6-101D	6-101	RETAIL	5'-9 1/2"	7'-10 3/4"	1 3/4"				4.0	4B, ALUM	
6-101E	6-101	RETAIL	3'-2 1/4"	6'-10 3/4"	1 3/4"				5.0	4A, ALUM	
14-101	14-101	TENANT 2	3'-0 1/2"	6'-11 1/2"	1 3/4"				5.0	4A, ALUM	
14-102A	14-102	TENANT 3	3'-0 1/2"	6'-10 1/2"	1 3/4"				5.0	4A, ALUM	
14-102B	14-102	TENANT 3	3'-0 1/2"	6'-11 1/2"	1 3/4"				5.0	4A, ALUM	
14-103	14-103	WC	3'-0"	7'-0"	1 3/4"		HM		6.0	1A, HM1	
14-104	14-104	WC	3'-0"	7'-0"	1 3/4"		HM		6.0	1A, HM1	
14-105	14-105	CORRIDOR	3'-0"	7'-0"	1 3/4"		HM		2.0	3A, HM1	
14-106	14-106	WATER	3'-0"	7'-0"	1 3/4"		HM		3.0	1A, HM1	
14-107	14-007	ELEC	3'-0"	7'-0"	1 3/4"		HM	1 HR	3.0	1A, HM1	
15-101	15-101	TENANT 4	7'-0 1/2"	9'-7 1/16"	1 3/4"				4.0	4B, ALUM	
16-101	16-101	TENANT 5	2'-11 1/4"	7'-10 5/16"	1 3/4"				5.0	4A, ALUM	
24-101	24-101	TENANT 1	3'-0"	7'-0"	1 3/4"		WD		5.0	4A, ALUM	
AL-101A			10'-0"	10'-0"	1 1/2"				12.0		
AL-101B			10'-0"	10'-0"	1 1/2"				12.0		
AL-101C			10'-0"	10'-0"	1 1/2"				12.0		
AL-101D			10'-0"	10'-0"	1 1/2"				12.0		
ST7-1	ST7-1	STAIR 7	3'-0"	7'-0"	1 3/4"		HM	1 HR	1.0	2, HM1	

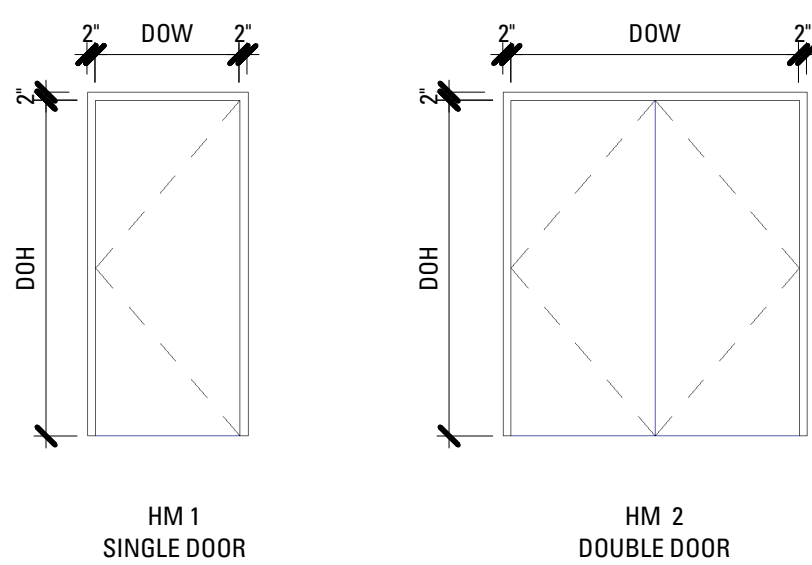
DOOR SCHEDULE KEY:

MATERIAL		FINISH	
AL	ALUMINUM	AA	ANODIZED ALUMINUM
HM	HOLLOW METAL	G	GALVANIZED + PAINT
WD	WOOD (SOLID CORE)	PNT	PAINT

DOOR TYPES



DOOR FRAME TYPES



HARDWARE NOTES:

SET	TITLE	SPECIFICATIONS	SET	TITLE	SPECIFICATIONS
1.0	EGRESS	3-4 HINGES, EXIT DEVICE, CLOSER, SMOKE SEAL, GASKET, DOOR STOP, PASSAGE SET, KICK PLATE	7.0	INTERIOR SLIDING DOOR	OVERHEAD, IN-WALL SLIDING HARDWARE, NO LOCK, WOOD STOP
2.0	BACK OF HOUSE	3-4 HINGES, CLOSER, DOOR STOP, STOREROOM SET, KICK PLATE	8.0	DOOR TO REMAIN - FIX IN PLACE	SCRAPE AND PAINT EXISTING DOOR, FIX IN PLACE, SEAL
3.0	ELECTRICAL/MECHANICAL	3-4 HINGES, CLOSER, SMOKE SEAL, GASKET, DOOR STOP, STOREROOM SET, KICK PLATE	9.0	+ NOT USED +	
4.0	PRIMARY EXTERIOR ENTRY VESTIBULE	CONTINUOUS HINGE, EXIT DEVICE, AUTOMATIC OPENER, THRESHOLD, GASKET, DEAD BOLT LOCK, KICK PLATE	10.0	HORIZONTAL SLIDING FIRE DOOR (WON-DOOR)	WON-DOOR CROSS CORRIDOR SERIES, OR EQUAL
5.0	OTHER EXTERIOR ENTRY	CONTINUOUS HINGE, EXIT DEVICE, THRESHOLD, DEAD BOLT LOCK, KICK PLATE	11.0	ROLL-DOWN SECURITY SHUTTER	CORNELL SECURITY GRILLE, OR EQUAL
6.0	RESTROOM - SINGLE OCCUPANT	3-4 HINGES, CLOSER, GASKET, DOOR STOP, PRIVACY SET, KICK PLATE	12.0	GARAGE DOOR	OVERHEAD DOOR ALUMINUM GLASS DOORS, OR EQUAL
6.5	RESTROOM - MULTIPLE OCCUPANT	3-4 HINGES, CLOSER, GASKET, DOOR STOP, PUSH-PULL HARDWARE, KICK PLATE			

Bruner/Cott
ARCHITECTS

225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

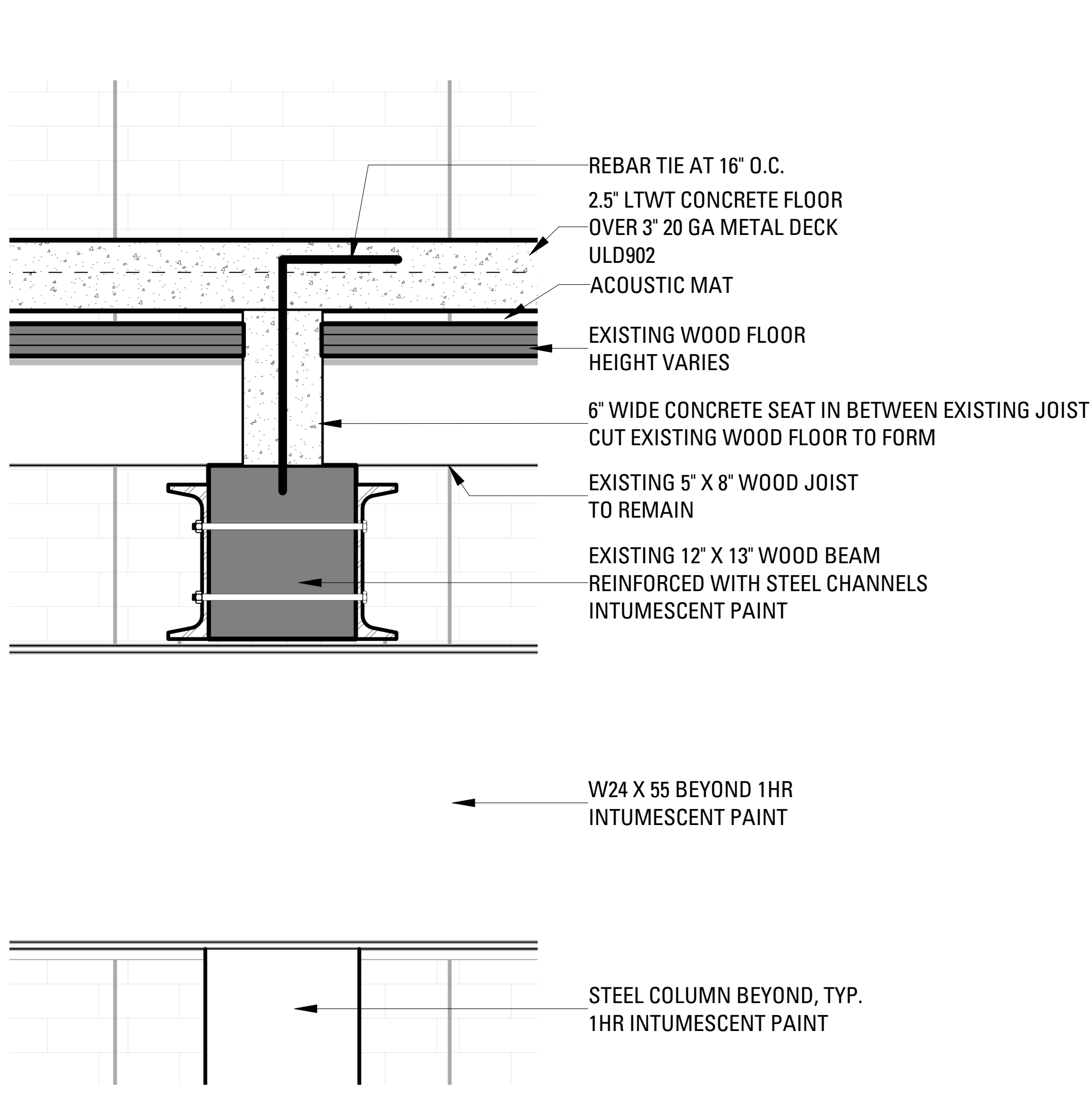
Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

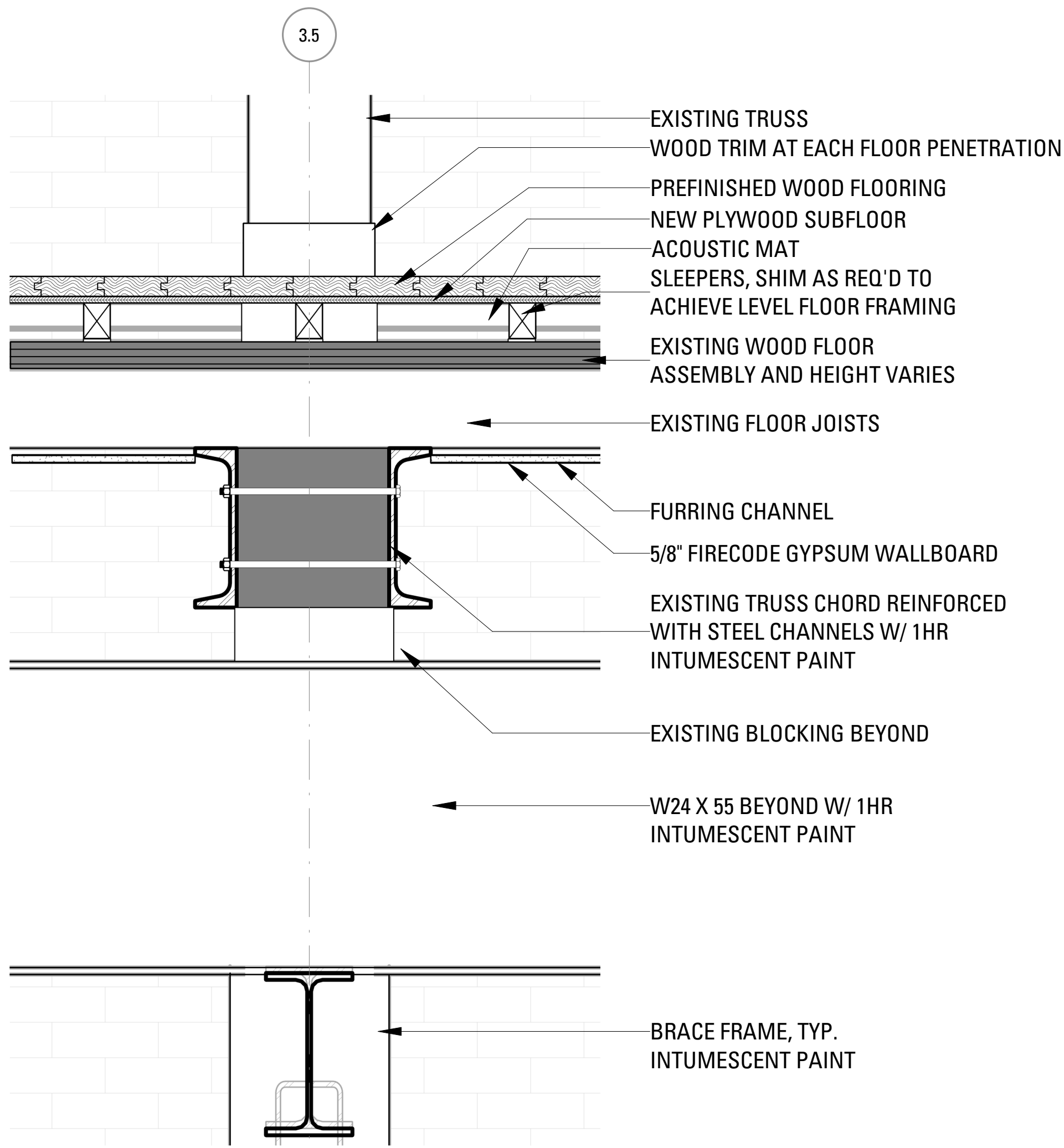
Date	DECEMBER 20, 2019
Scale	As indicated
Project Number	
Drawn By	Author

DOOR SCHEDULE

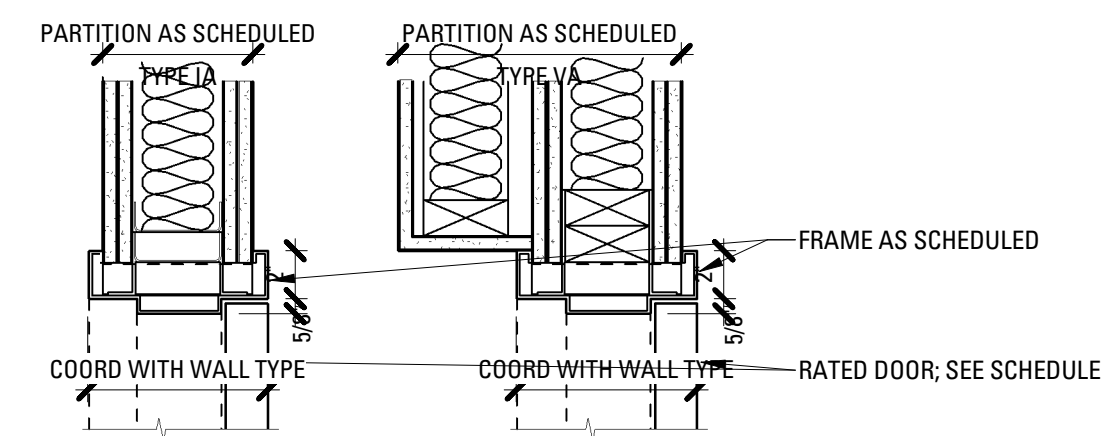
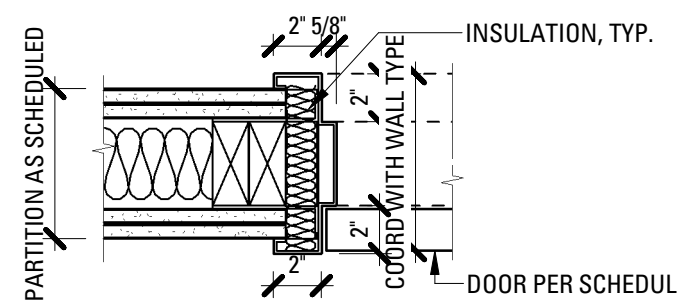
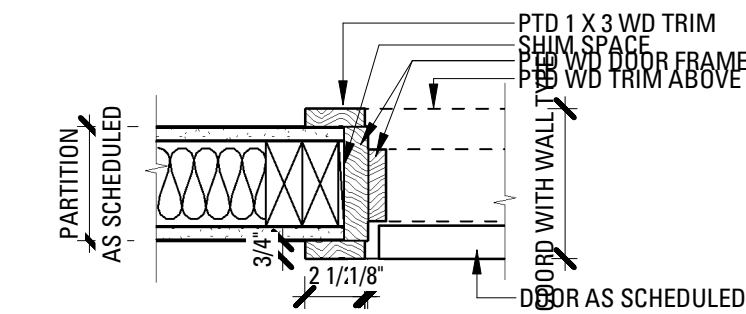
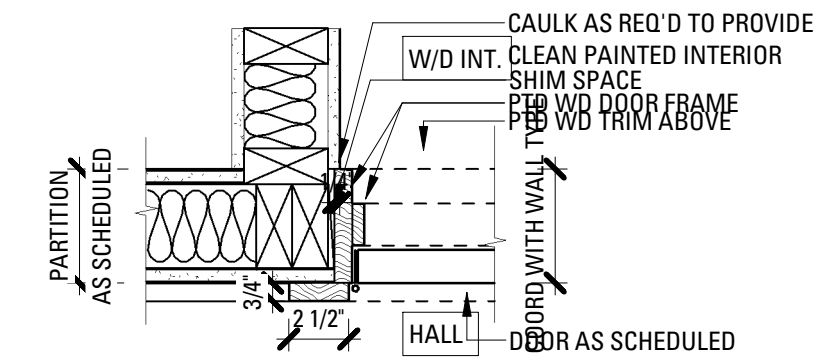
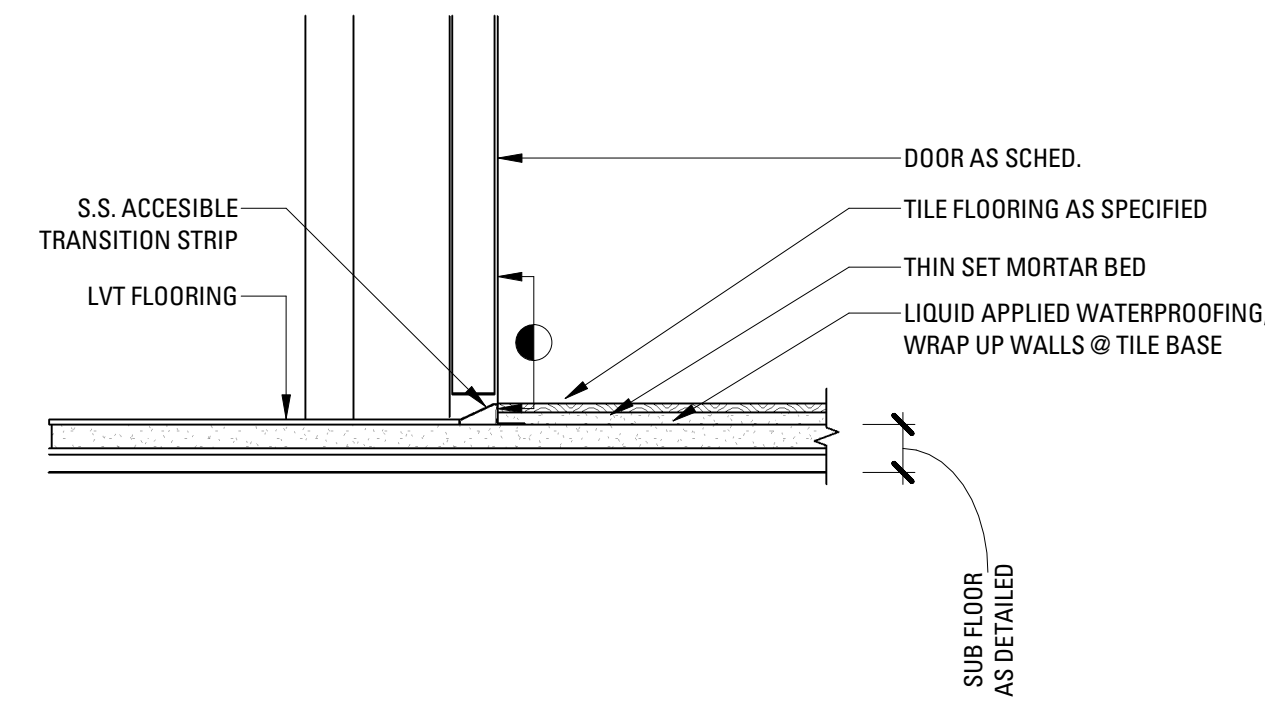
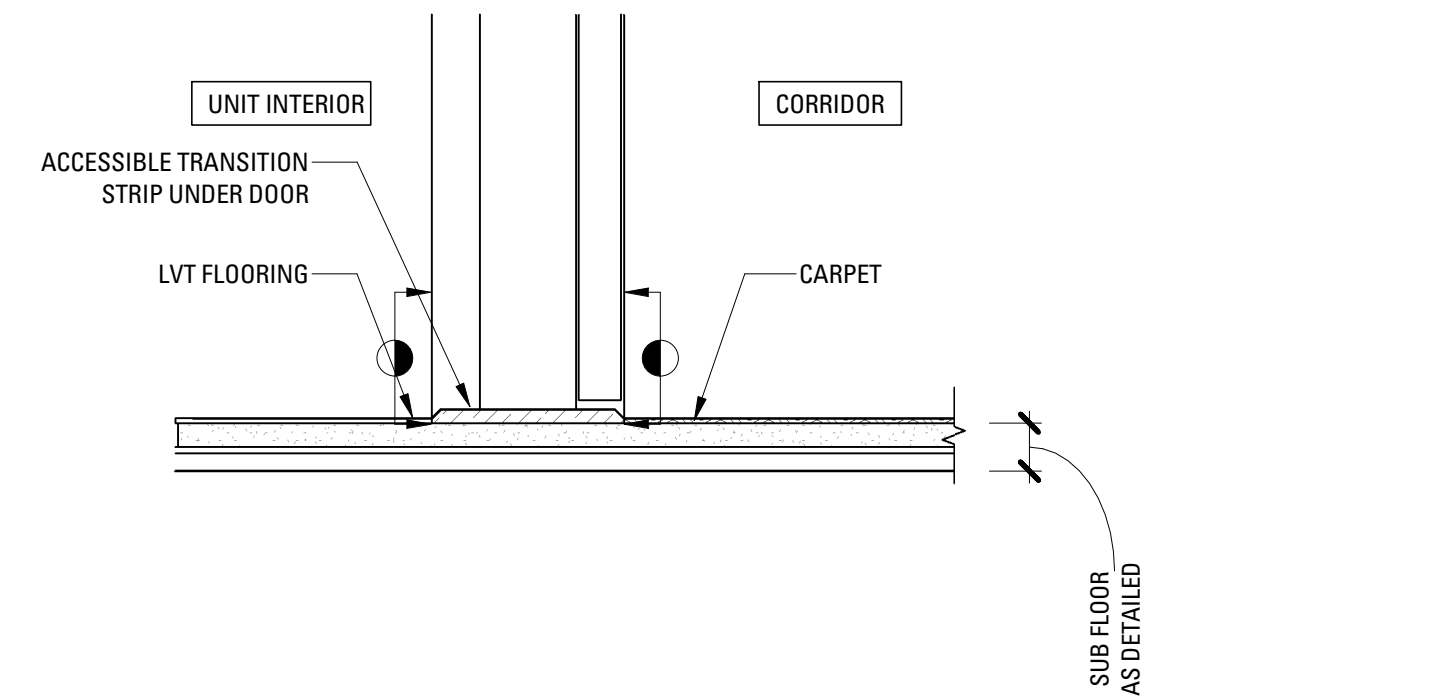
A-902



1 TYP. 1-HR RATED FLOOR ASSEMBLY AT BLDG 2 SECOND FLOOR
SCALE: 1 1/2" = 1'-0"



2 TYP. 1-HR RATED FLOOR ASSEMBLY AT BLDG 3 SECOND FLOOR
SCALE: 1 1/2" = 1'-0"



3 TYPICAL DOOR DETAILS
SCALE: 1 1/2" = 1'-0"

Rev.	Date	Remarks

PORTLAND FORESIDE BLOCK 2

Date	DECEMBER 20, 2019
Scale	1 1/2" = 1'-0"
Project Number	
Drawn By	Author

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
153 STATE STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: December 10, 2020
RE: December 15, 2020 **PUBLIC HEARING – Final Review of Proposed
Alterations and Additions – Phase 1**

Address: 153 State Street

Applicant: Daniel St. Peter

Introduction

Dan St. Peter is requesting a final review for alterations to his property at 153 State Street, including adding a porch to the south side, adding windows to the north and south sides and the west (front) end, replacing existing windows, adding additional skylights, demolishing a rear addition of undetermined age, and extending the original block of the house and roof. The Board conducted a preliminary review of this first phase of exterior alterations at a workshop on November 6, 2019.

Mr. St. Peter bought the property, formerly known as The Deanery, from the Episcopal Diocese in 2016. The 1836 house is the last remaining wood-framed Greek Revival structure on State Street. It sits between St. Luke's Episcopal Cathedral and the Diocese's Offices at Loring House on the south side, and State Street Church to the north. Over the past two years Mr. St. Peter has consulted with HP staff on numerous occasions as he embarked on interior renovations that included ambitious structural work to stabilize the roof. With staff approval he also erected a fence at the rear boundary that improved security for both his property and St. Luke's. In the coming year Mr. St. Peter wants to continue renovating the single family home, and eventually will rebuild a rear ell, once the structurally inadequate present ell is demolished.

The applicant has supplied a summary of the presently proposed phase of improvements, with drawings including elevations and roof plans. He also provided photographs of existing conditions and several historic images of the house. Staff added additional photos

to the packet, including the 1924 tax assessor's photo, some historic photos, and a number of drawings first presented at the November 6 Workshop.

Subject Property

With the exception of the removal of the south porch – which matched the extant porch on the north front corner, the State Street appearance of this significant building – sometimes called “The Deanery” - has changed little over the years. The ordered still mostly symmetrical façade presents a full pedimented gable to the street, with very regular fenestration. Siding on the front is smooth, flush matched boards, while on the other faces clapboards cover the walls. On the north side, the rear part of the entry porch is enclosed by a vestibule.

The two-story rear ell which is proposed for demolition has a lower roof than the main block, but on the south side there is no set back, making the house appear to extend quite deeply into the property. On the south a driveway separates the property from Loring House. Where there was once a porch on the front corner, there is now a gas meter with bollards, and further back a low bulkhead provides basement access, while even further back a small modern entry porch and stairs lead into the rear ell. High in the middle of the south main roof plane there is a single skylight, with a domed sash, that is visible from State Street.

November 6 Workshop

At the November workshop Board members were unanimous in approaching the proposed alterations with caution, citing the importance of preserving the significant integrity that remains in the historic fabric of the property. Comments repeatedly mentioned essential characteristics of this prime example of Greek Revival architecture: order, consistency of patterns, proportion, simplicity, symmetry. Supportive and appreciative of Mr. St. Peter's efforts to preserve the house, the Board was protective of the front façade and the features most visible from State Street. Proposed alterations were not ruled out, but considered in regards to the adherence of the new plans to the design principles expressed in the existing fabric, and the likelihood of any departures to blend harmoniously and / or recessively rather than disrupting and competing with the building's composition.

Front Gable Window:

Due to structural repairs carried out inside in the last several years, the existing original single attic window has a post just inside it – centered under the ridge and visible from the exterior through the window. Mr. St. Peter would rather not block the window off from the inside (light would be welcome in the third floor living space,) and he proposed some alternate schemes for pairs of windows symmetrically placed on either side of the center. Some Board members seemed open to considering properly proportioned pairs that fit appropriately in the pediment, but several others preferred leaving the original

composition unchanged and avoiding introducing new openings, even if it meant blocking the window off from the inside. The applicant hopes to avoid complicated header support systems to keep the window in place and eliminate the recently added post.

State Street Church Side – North:

Additional windows were proposed above the existing porch, and also further back. Layout and sizes of proposed windows appeared to be influenced by interior wall and room layouts. Citing the regularity and order of the front façade, and of Greek Revival fenestration in general, Board members asked for a more regular pattern of windows, with the size consistent with the west (front) elevation.

South Porch:

Mr. St. Peter proposed to recreate the original porch (partially visible in historic photos) that matched the one on the north side, except he would set it back 12' from the front corner. Though the plans did not show stairs from the proposed porch to the ground, Mr. St. Peter proposed to locate them at the rear end of the porch, toward the back yard. An existing gas meter near the front corner would be screened by plantings and the proposed porch would cover the existing bulkhead providing basement access. Mr. St. Peter also mentioned that he has discussed with HP staff and with Diocese in the Loring House next door the need for a metal gate across the driveway to improve security for the two properties; this would be located twelve feet back from the front of the house as well, aligning with the front of the proposed porch.

Board members supported the recreation of the porch, and referred to the strict order and symmetry of the original design in urging that the porch be moved or extended to the front corner of the block to match the north porch in the original position.

The proposed elevation also showed two new doors onto the porch. There was some questioning as to the need for two doors, and concern over whether there would be confusion about where the primary entrance to the house will be. (Staff believes the applicant intends to keep the primary entrance at the existing door from the north porch.) Members of the Board recommended further study of the porch details and the various entrances, but there was broad support for the concept of a porch beginning at the front corner of the house, like the original one.

South Side Bay and New Windows:

Mr. St. Peter's proposed south elevation showed two existing first floor windows being changed to three narrower units mullied together. On the second floor he proposed a projecting box bay over the porch roof, replacing two existing double-hung windows aligned over the existing first floor windows. Board members preferred keeping the existing window pattern of two separate double-hung units, and did not support ganging three windows together.

Most Board members were willing to consider a shallow bay on the second floor, but not all were comfortable with the idea and there was some disagreement on whether a square

“box” bay or a more Italianate bay with angled sides might be preferred.

Replacement of Existing Windows:

Mr. St. Peter proposed to replace the existing double-hung windows from the inside, which is gutted down to the studs, with Pella Architectural Series windows, leaving exterior trim intact. Several Board members expressed possible support for replacement of the existing windows, with several conditions:

- Close evaluation of the existing windows confirms they are in bad condition
- A very close visual match is proposed for the proposed replacement units
- There would not be a noticeable loss of daylight opening and the relationship to the exterior trim and wall surface would remain essentially the same as it is now.

Existing Porch – North Side:

No major changes were proposed, except re-using an old door in place of the one currently in the opening. The railings and stairs to the sidewalk are not original; no indication was given about a proposed replacement program. Board members had no objections to the re-use of the salvaged six-panel wood door.

Granite Curbing:

Mr. St. Peter proposed a low granite curb around the front garden, at the edge of the sidewalk and returning down the south side – similar to curbing recently installed next door at Loring House. This will enhance and contain a planting bed and make it possible to raise the garden grade just enough to fully cover the lower foundation made of rubble – the top of which is currently exposed. The Board had no concerns about the proposed curbing.

Extend Roof Line:

The roof of the existing rear ell is lower than the main roof. It appears the main block of the house was extended by 5’ at some point in the past, and a narrow section of shed roof covers it, sloping toward the rear from the rear end wall of the main block. Mr. St. Peter proposed to recreate the gable end wall at the location of the 5’ extension, and extend the main roof over it. The rear ell is to be demolished in the future, and reconfiguring the main block of the house as a simple rectangle would eliminate the 5’ section of shed roof on the rear.

Though this proposal involves extending the original block of the house by five feet, alterations including a partial foundation have already occurred in the past. No objections were raised by Board members to the permanent extension of the main block of the house and the continuation of the roof.

Skylights:

Mr. St. Peter proposed to replace the single bubble-topped skylight with a larger, low profile unit, and add two more close to it toward the rear of the roof. The owner plans to

maintain the existing slate roof. No objections were raised to low-profile skylights as proposed.

Demolition of Rear Ell:

In the next year Mr. St. Peter wants to demolish the rear ell, which has structural issues that are stressing the rear wall of the front block. Board members raised no concerns about the demolition.

Additional Work – Future Phases:

Not included in the current review:

- Mr. St. Peter would like to replace the existing rear ell with a new addition that would be stepped back from the rear corner (southeast) of the main house. He would like to move parking toward the rear, and possible park cars on the first level of the future rear addition.
- In cooperation with the churches on either side of his property, Mr. St. Peter plans to design appropriate metal picket fences across the driveways, with gates to provide vehicular and pedestrian access and open pickets to maintain open views. The relationship of the north fence and gate to the existing north porch and State Street Church needs further study, but staff has reviewed an open picket fence across the south driveway.

Proposal for 1-15-2020 Public Hearing

The applicant has prepared a summary scope of work outlining the various aspects of this renovation phase. In brief:

- The skylights and main roof plan are unchanged from the November 6 review.
- The plan to extend the main building and main roof by five feet are unchanged since November.
- Mr. St. Peter has included two alternate elevations showing a two window plan for the attic gable, and a triangular window plan inspired by the Conroy Tulley Walker Funeral Home at 172 State Street. It shows a pair of triangular windows in the pediment, each one partially covered by louvered shutters.
- Two alternate window arrangements are shown for the north wall facing State Street Church; one has an additional window and greater symmetry. Unlike the November version, all windows are the same size as the existing windows on the front façade, and the two that are currently on the north wall.
- Two alternate versions of the proposed south elevation are provided. The first shows a porch similar to the north porch, starting at the front corner, but extending the full length of the side. The second version has the porch beginning 12' back from the front corner, like the earlier workshop submission. (Note that drawing 10 is the same as #9 but without the notes, and #12 is the same as #11, without the notes.)
- The south elevations show two different bay sizes on the second floor – a 10' wide version and a 16' wide version. The 10' bay (drawings 9 and 10) has two windows

aligned above the first floor windows, like the currently existing second floor windows.

- Mr. St. Peter has also given the Board the option of either a shallow bay (approximately 3' deep projection) or the full depth of the porch (5' deep.)
- As in the drawings reviewed at the November workshop, Mr. St. Peter shows two doors onto the south porch, each corresponding to old boarded over openings he found in the framing after opening the walls inside.

Staff Comments

Mr. St. Peter's work to remediate years of deferred maintenance while adapting the building for compatible, sustainable use into the future has the support of staff and the Board. In November the Board repeatedly emphasized the importance of the building and its strong expression of the Greek Revival style. It comes as no surprise that Board members want plans that work with the character-defining patterns, proportions, and relationships that communicate the style's principles of order, balance, simplicity, and proportion. To maintain the building's historic integrity, alterations that might make subtle departures from the rigid norms in place need to be away from the most visible face of the property, and need to utilize a similar design vocabulary to be in harmony with existing original characteristics.

Staff notes:

Front Attic Window:

Staff sensed that a majority of Board members would prefer to see no change to composition of the front façade, even if it necessitates some way of treating the glass in the single attic window to obscure the post. If a two window solution is to have a chance of being compatible the windows must be smaller yet still proportionally correct (width to height,) and must avoid overcrowding the pediment. Staff believes the large triangular windows would introduce a major change that does not seem appropriate; the scale and grandeur of the nearby funeral home are in contrast to the simplicity of the Deanery.

Additional North Windows

Board members all thought the north wall could accommodate additional windows, provided the new windows match the common size and style of the front and other faces, and are arranged in a rational pattern. Two alternates are supplied, with the second (drawing #7) having an additional unit and a more regular pattern. The north side facing State Street Church is a secondary face yet can clearly be seen at the same time as the front. It need not be as regular as the front composition, but the Board will be asked to judge how much departure can be successful on the side without appearing overly haphazard.

South Porch:

Staff is uncertain whether a significant number of Board members could support a recreated porch beginning 12' back from the front, but there appeared to be broader support for a close match to the original one, beginning near the front corner of the house and restoring the original symmetry. It is also uncertain whether the Board would be favorably disposed toward the porch extending the entire length of the south side, but staff believes an end-to-end porch could be a successful compromise.

- It may be that the arrangement of the doors deserves further study, particularly the double door on the back end of the porch, and greater certainty about the future primary entrance – believed to be at the north porch.
- The Board favors keeping the two first floor windows just beyond the middle of the porch as they currently are sized and located – rather than making the change to a triple mull as in the November drawing – and staff agrees.
- Details on railings, stairs, and skirting will need to be reviewed – perhaps by staff.
- Beginning the porch near the front corner of the building would probably necessitate some gas line work.

South Bay Window – Second Floor:

If the Board finds that a second floor bay might be a compatible addition, staff believes a shallow, 10' wide box bay would be the most sensitive and recessive way to add one. Trim and siding details probably need to be clarified in more detailed drawings or descriptions.

Extension of Roof and Rear Gable by Five Feet:

Although this part of the proposal further alters the original form of the structure, it was begun at some point in the past. On November 6 the Board appeared comfortable with this change, and since it can be accomplished without an obvious change to what will be seen and remedies an awkward roof configuration, staff agrees.

Window Replacements:

Staff visited the site December and found that most of the windows are in poor to fair condition. There are existing aluminum storm windows, painted black. During the site visit Mr. St. Peter showed how, with the wall entirely open on the interior, an insert window could be installed behind the existing exterior stop, and sized so the sash and glass size could be maximized. The result would be a similar relationship to the exterior trim and wall, but this may need some further clarification - to fully understand how the window would sit on the existing wood exterior sill, for example. Mr. St. Peter is planning to demonstrate the replacement for the Board on January 15, with a window sample.

At the November workshop a number of Board members stated they could support window replacements, provided the replacements are a very close visual match. A few raised the possibility of restoring the front windows, where (possibly) no new windows might be added. Mr. St. Peter would definitely prefer to replace all of the existing windows to match the new windows proposed, and provide all of the openings with the same appearance and energy performance.

With the range of windows available today, a close visual match can probably be achieved but details will need to be scrutinized – perhaps by staff – before windows can be finally approved. Details such as the dimensions of window parts like stiles and rails may be impossible to match exactly, without using custom made wood windows. New windows will not look like old painted wood windows endowed with the character that only years of weathering and many coats of paint can provide. Staff believes Mr. St. Peter is proposing windows clad in aluminum – a choice the Board will want to consider.

Staff is comfortable with the possibility of all new windows, and is willing to work with the applicant on the details of specifications and installation. The questions raised by window replacements start with the threshold questions such as how likely is it that the sash are actually the original ones? In the case of at least some of the windows, it is quite possible sash have been replaced long ago. In a more general sense, there is the question of whether a rehab project like the applicants brings with it some latitude in the degree of updating that can be incorporated. Despite a significant degree of enduring historic integrity at the property, staff notes that the condition of the windows is equal to or worse than at numerous other properties where replacement has been approved.

Other Proposals:

Staff is comfortable with the addition of granite curbing, the change to the skylights, and the demolition of the rear ell – as it appears the Board is as well.

Applicable Review Standards

- (1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*

- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the January 15, 2020 public hearing and information included in the accompanying staff report, the Board finds that the **proposed alterations and additions at 153 State Street meet (fail to meet)** the historic preservation ordinance review standards for review of alterations (subject to the following conditions.....)

Attachments:

- 1. Attachment 1 – Applicant’s scope of work
- 2. Attachment 2 – Applicant’s drawings
- 3. Attachment 3 - Applicant’s photos
- 4. Attachment 4 – Staff photos
- 5. Attachment 5 – Additional historic views

153 STATE STREET

Applicant's Summary – January 15, 2020

The following drawings were created based on my take away, from the November 6, 2019 workshop.

- 1)Front yard curbing.
- 2)Front door porch revert to original.
- 3)Replacing existing skylight and adding two additional skylights.
- 4)Adding a window on State Street Church side, on second floor, at front corner of house that matches existing windows.
- 5) Extending existing roofline 5 ft to have a continuous roofline so that the previously existing addition is incorporated with the rest of the house.
- 6)Demolishing the L at the rear of the house. With the understanding it will be addressed at a later date, in phase two.

After our meeting on November 6 2019, per your recommendations, I have made the following design alterations.

1)The single window on the front gable posed a structural obstacle. I have come up with 3 proposals.

a) In drawing #2, two windows of the same size as existing window on either side of the center structural post.

b) In drawing #3, two partially louvered shuttered triangle windows as represented at the Walker Funeral Home(172 State Street) which was proposed at the workshop.

c) In drawing #4, removing the window in it's entirety.

(My preference would be B)

2)On the side of the house adjacent to State Street Church (drawing #5) I have 2 proposals.

a) as agreed upon the new window toward the front of the house will match all existing windows. In addition I am proposing three new windows that will also match existing windows. This design was drawn with respect to your recommendations and the structural limitations of the building please refer to drawing #6.

b) In drawing #7, I am proposing four new windows that will match existing windows but will be more balanced as requested. For this I would need to move two structural posts.

(My preference is option A.)

3) On the side of the house adjacent to St Luke's (drawing #8). As discussed with replacing a formerly existing porch I have taken your suggestions and have come up with the following 2 proposals.

a) In drawing #9 a porch the length of the house with a second story bump out. This proposal would interfere with an already approved security gate for St Luke's between the two properties.

b). In drawing #11 a shorter porch also with a second story bump out starting 12ft from front of house which would not interfere with St Luke's gate. The bump out would be wider by 6 ft with windows that would be 2 ft taller. (The gate provides much needed security for both properties.)

(My preference is option B.)

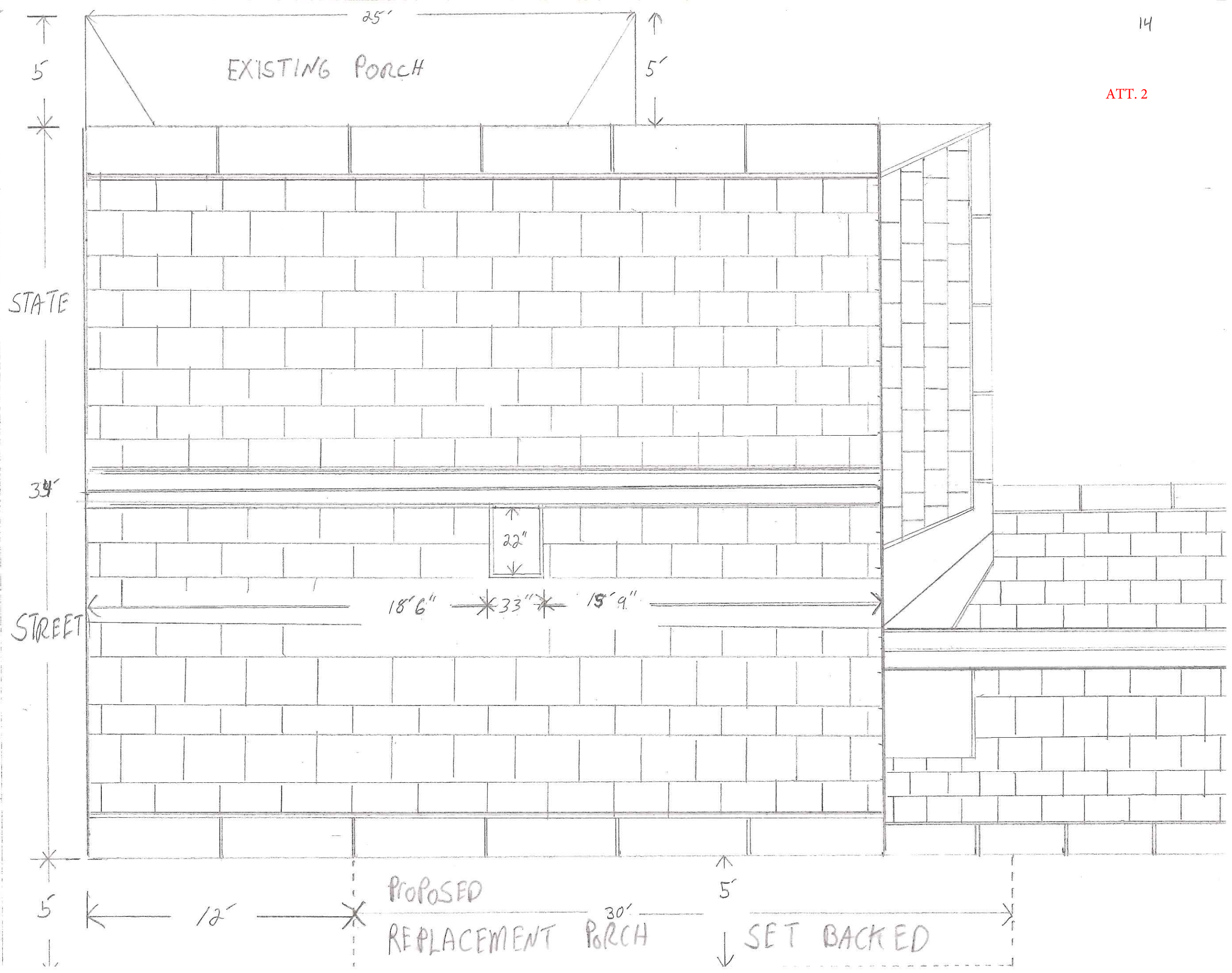
4) Also on the St Luke side I am proposing 2 options for how far the bump out would extend, drawing #13.

a) 3 ft which is approximately half the width of the porch.

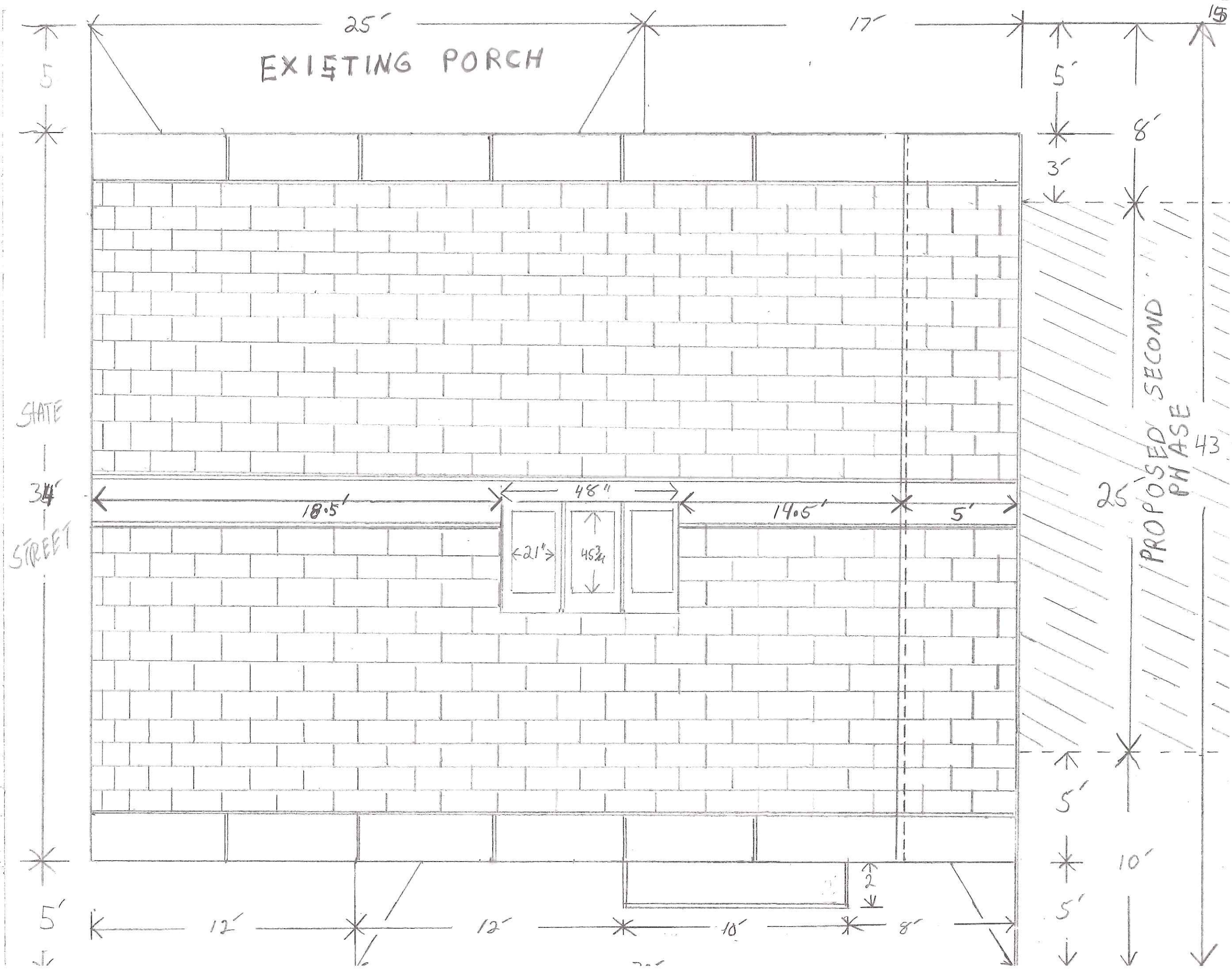
b) 5 ft which is the entire width.

(My preference is option B.)

EXISTING AS OF
2020



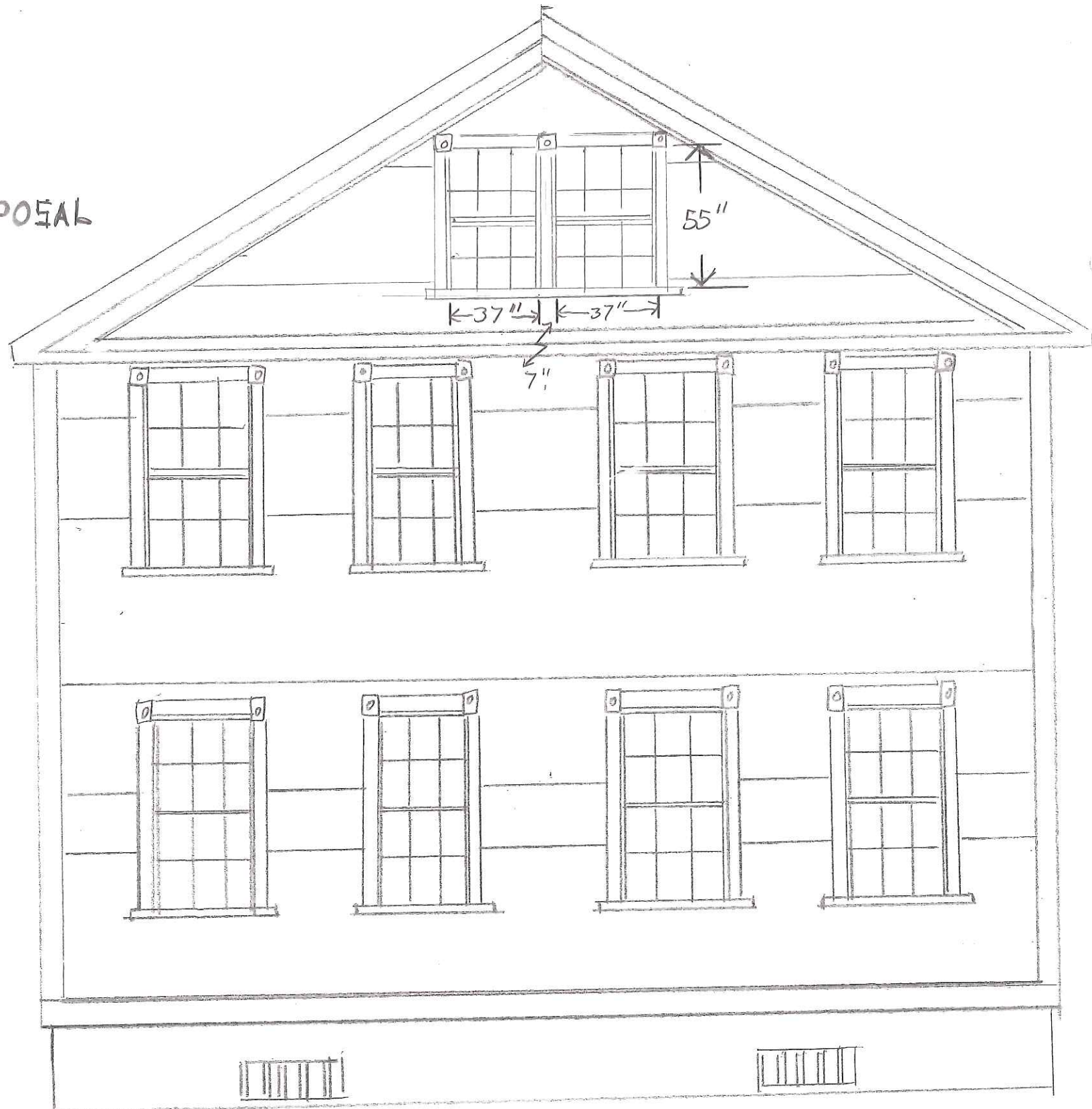
PROPOSED



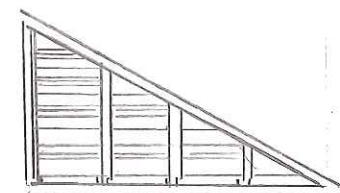
EXISTING AS OF
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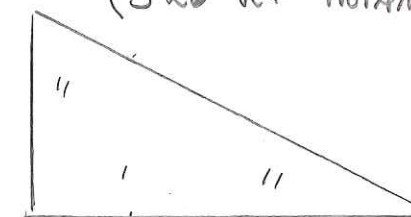
TWO WINDOW PROPOSAL



172 STATE STREET
CONROY-TULLY WALKER
FUNERAL HOME
GABLE END ON
153 STATE STREET



LOUVERED SHUTTERS
(3'x6' RT. TRIANGLE)



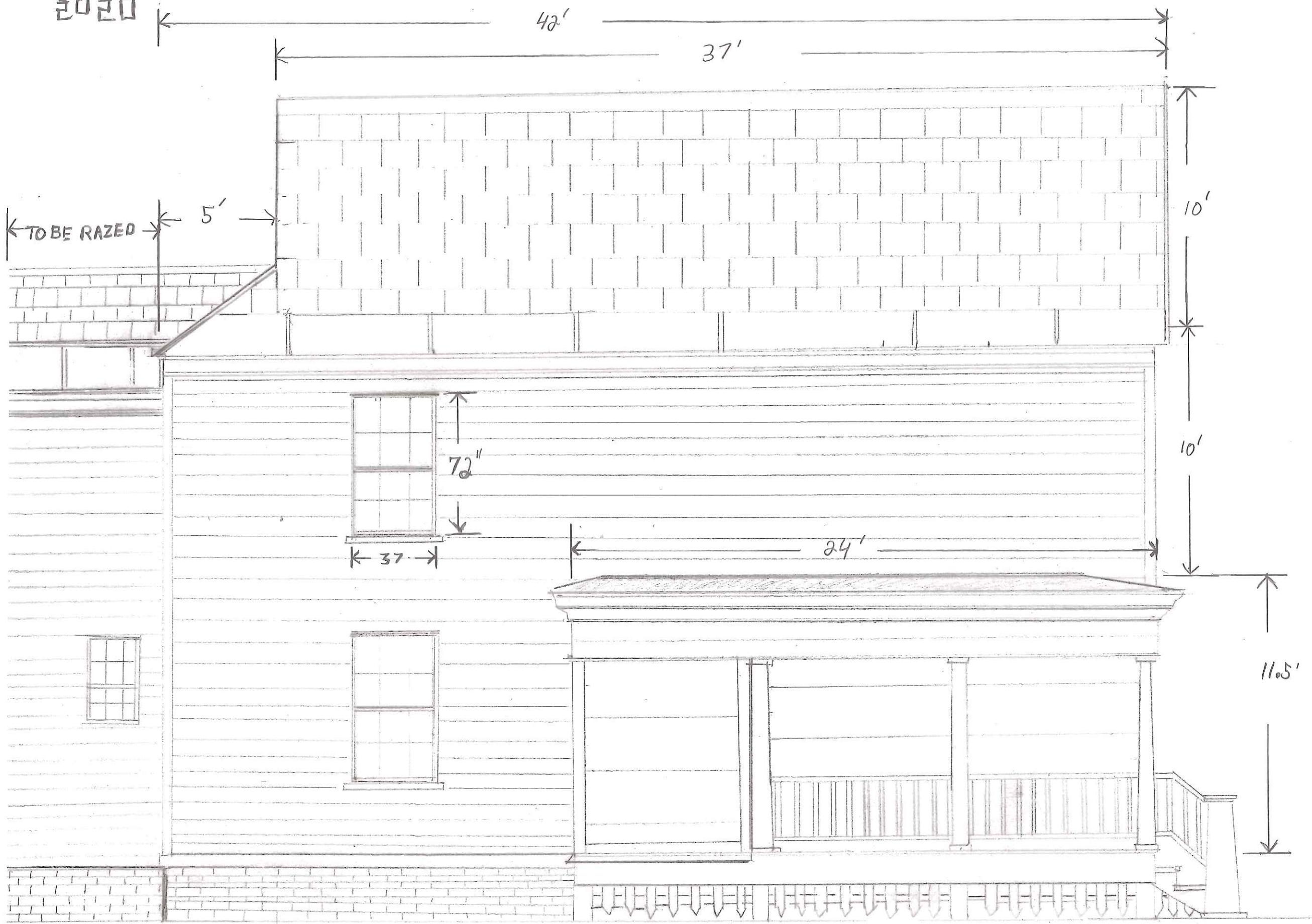
WINDOW
(4'x8' RT. TRIANGLE)

PLEASE DRAW IN ANY SUGGESTIONS

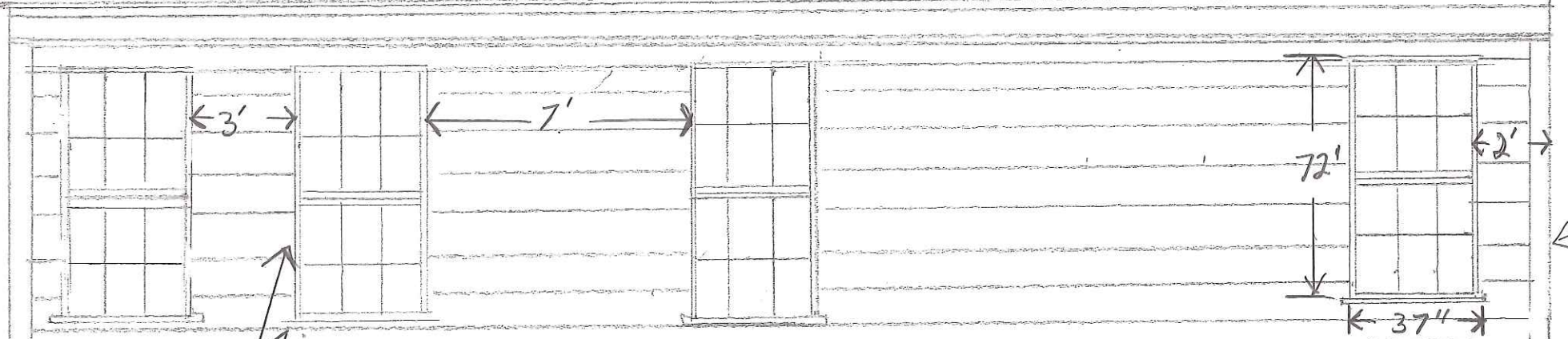
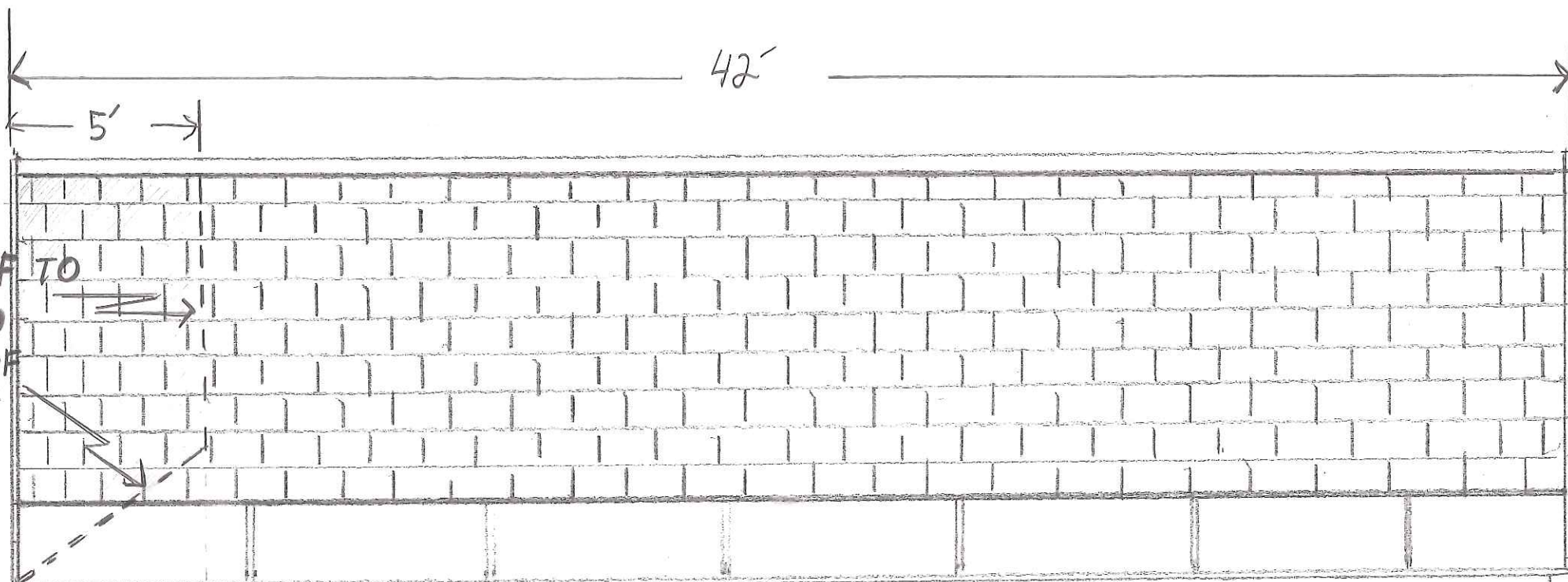
WINDOW REMOVED



EXISTING AS OF
2020



PROPOSED 5' EXTENSION OF EXISTING ROOF TO REPLACE SHED STYLE ROOF OF PRE-EXISTING ADDITION.



ALL WINDOW ARE THE SAME SIZE & STYLE AS THOSE ON THE FRONT OF HOUSE.

EXISTING WINDOW POSITION

THESE TWO WINDOWS CANNOT BE SEEN, DO TO VESTIBULE AT DISTAL END OF PORCH



THIS IS VISUALLY
BALANCED BUT
POSES TWO
MAJOR STRUCTURAL
OBSTACLES

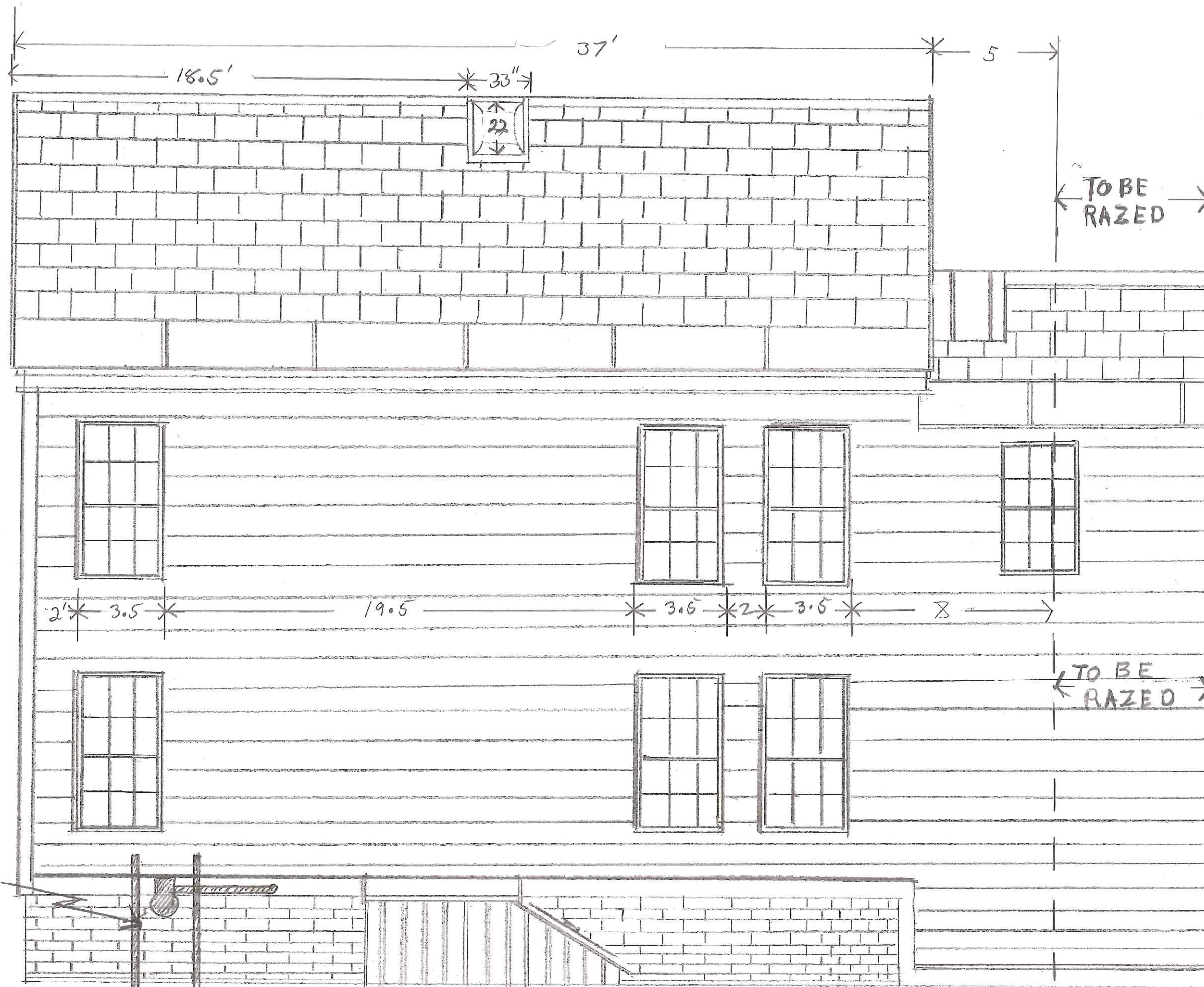


ALL WINDOW ARE THE
SAME SIZE & STYLE
AS THOSE ON THE FRONT
OF HOUSE.

EXISTING AS OF 2020

ALL 6 WINDOW ARE
SAME SIZE & STYLE
AS THOSE ON THE
FRONT OF HOUSE

GAS LINE



SAME DISTANCE FROM
STATE STREET AS
ORIGINAL SKYLIGHT IS NOW

PROPOSED:

- 1) 3 SKYLIGHTS EACH $\frac{1}{3}$ RD LARGER
THEN ORIGINAL...
- 2) REPLACE FORMER PORCH THE
ENTIRE LENGTH OF HOUSE.
(THIS INTERFERES WITH LORING
HOUSE SECURITY GATE))
- 3) 10' or 14' Bump OUT ABOVE PORCH.
WINDOWS ARE THE SAME SIZE AS
FRONT OF HOUSE (HERE SHOWS A
TWO WINDOW Bumpout 10') I CAN
ALSO SEE A THREE WINDOW LOOK
AS WELL 14'.
- 4) Bumpout could BE EITHER
 $\frac{1}{2}$ ^{ish} THE PORCH WIDTH (3') or
FULL PORCH WIDTH (5').
- 5) KEEP SMALL REMNANT OF
WINDOW FROM RAZED PORTION.
THIS WINDOW IS BLOCKED FROM
VIEW BY THE Bumpout.
- 6) ALL 6 WINDOWS ARE THE
SAME STYLE & SIZE AS
THOSE ON FRONT OF HOUSE





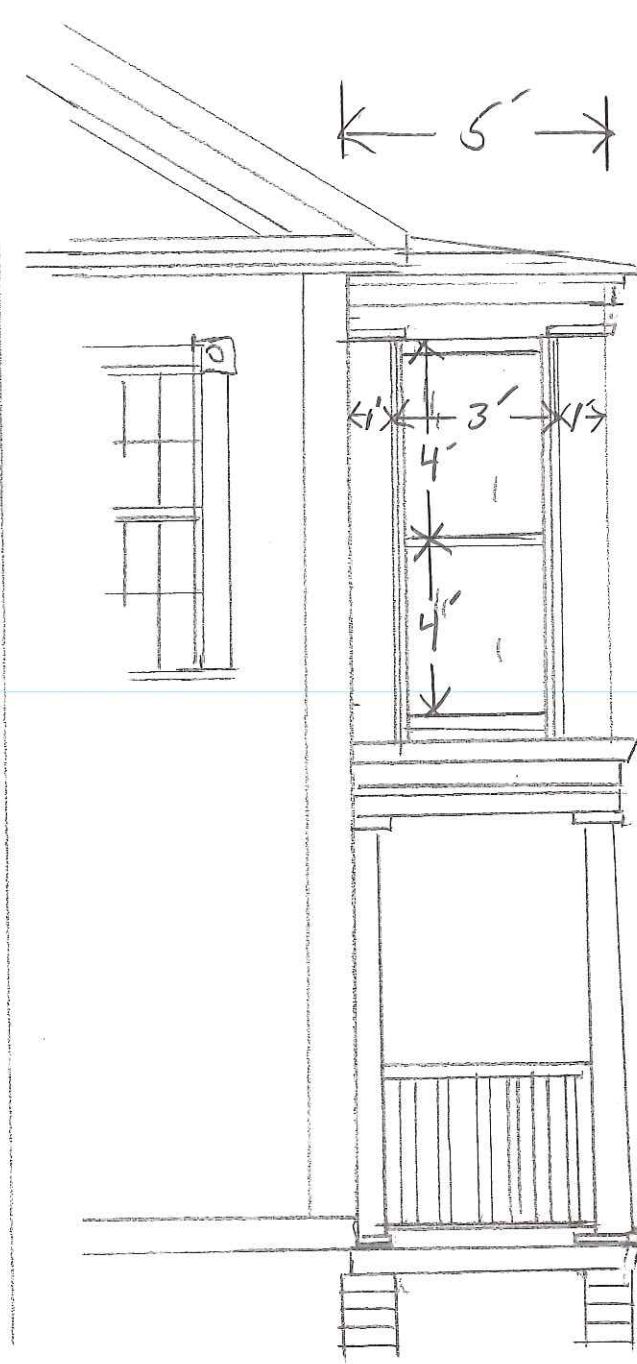
SAME DISTANCE FROM
STATE STREET AS
ORIGINAL SKYLIGHT IS NOW



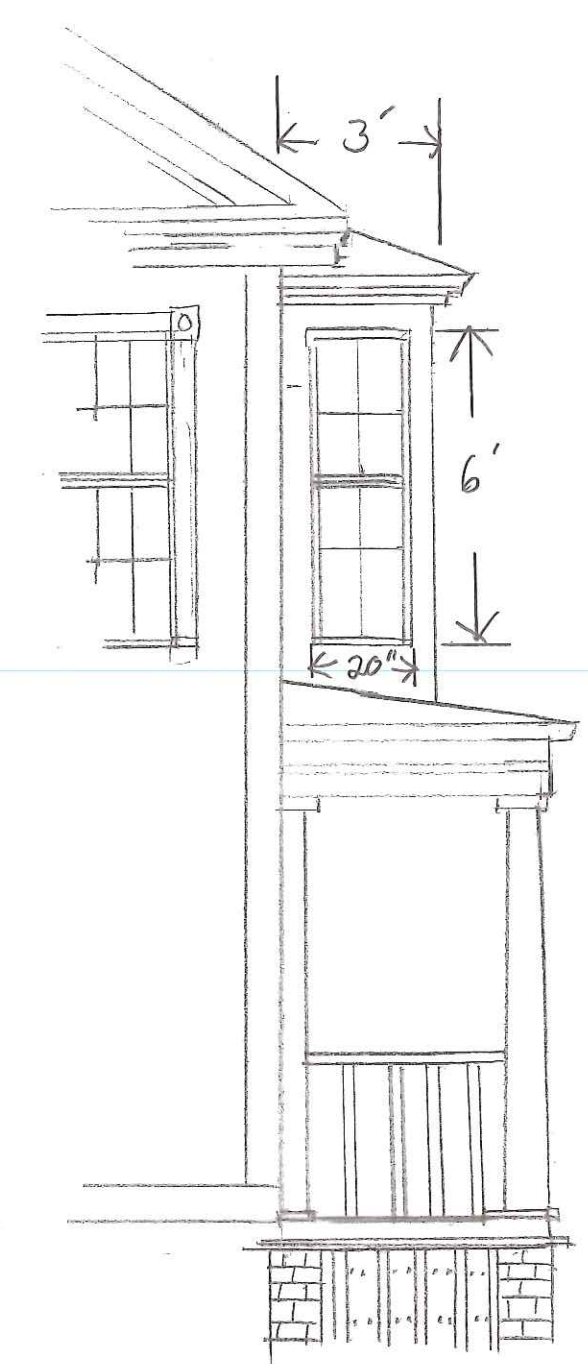
PROPOSED:

- 1) 3 SKYLIGHTS EACH $\frac{1}{3}$ RD LARGER THEN ORIGINAL...
- 2) REPLACE FORMER POUCH 12' BACK, THIS SET BACK ALLOWS FOR LOZING HOUSE SECURITY GATE.
- 3) 16' Bump out ABOVE POUCH. WINDOWS ARE SAME WIDTH AS ALL OTHERS BUT 2' TALLER.
- 4) Bump out CAN BE EITHER $\frac{1}{2}$ ^{ish} THE PORCH WIDTH (3') OR FULL PORCH WIDTH (5')
- 5) KEEP SMALL REMNANT OF WINDOW FROM RAZED PORTION. (THIS WINDOW IS BLOCKED FROM STREET BY Bumpout)
- 6) THESE FOUR WINDOWS ARE THE SAME STYLE & SIZE AS THOSE ON FRONT OF HOUSE





13















🔍 🔒 longfellow apartments portland 🔄



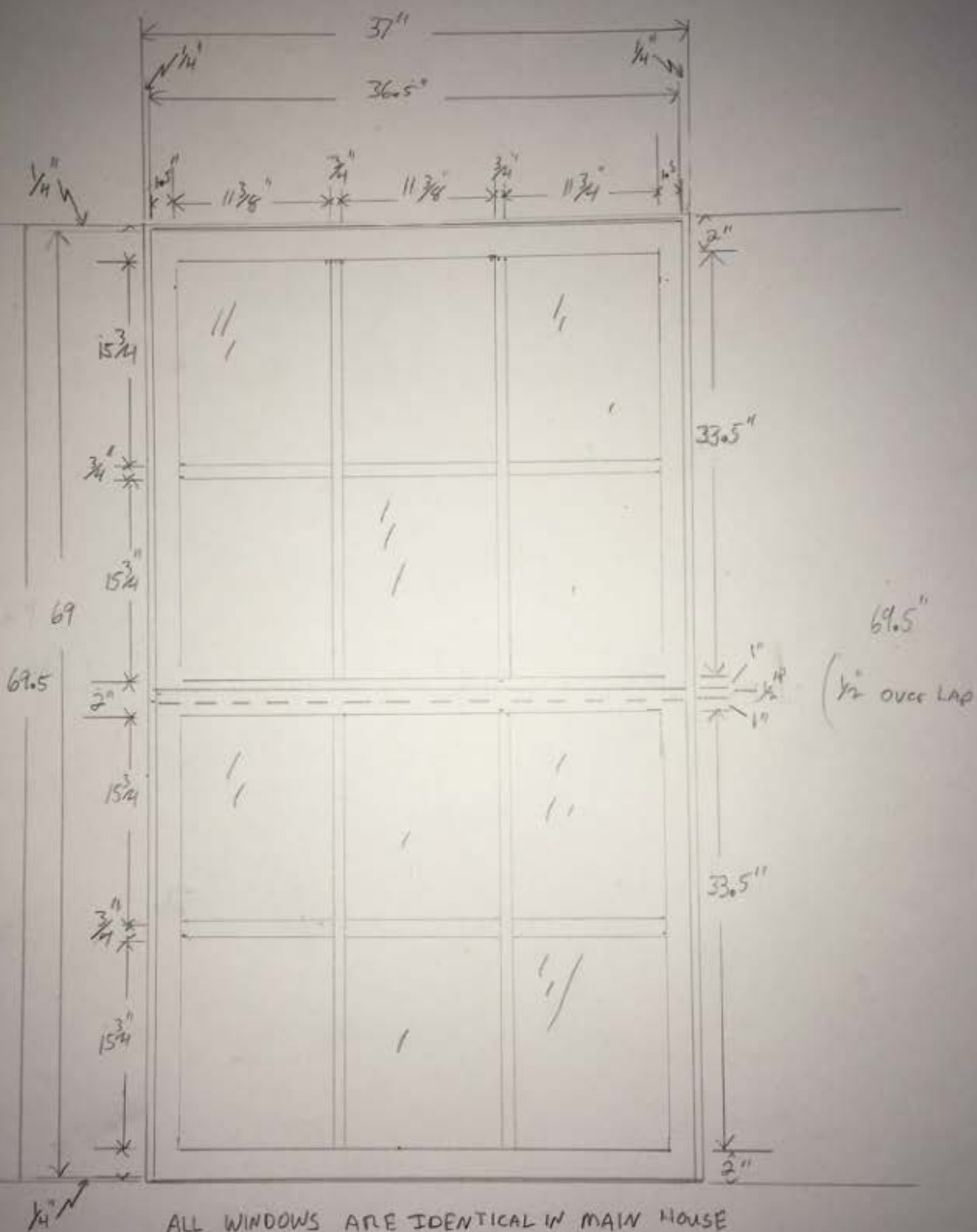








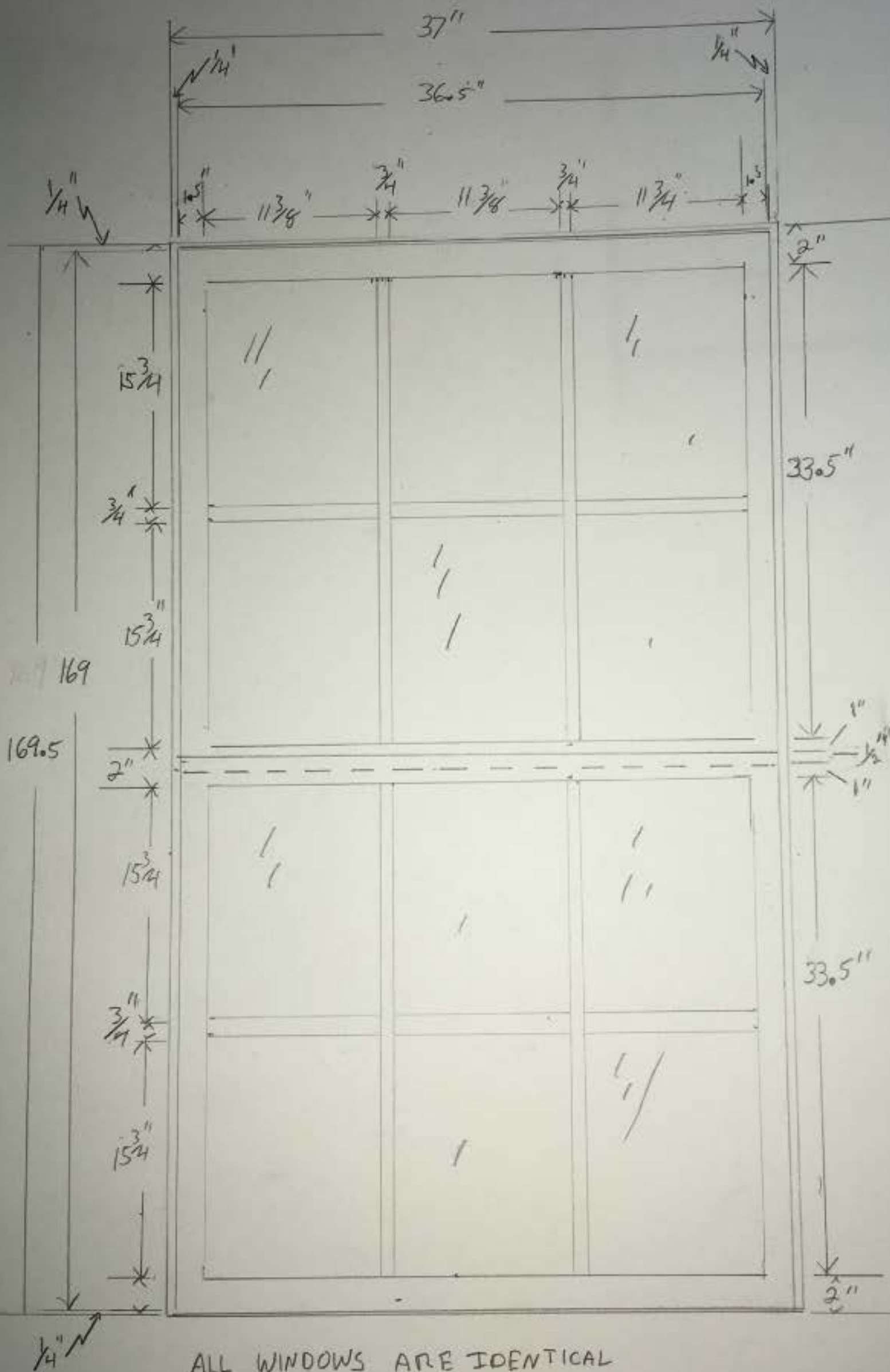




ALL WINDOWS ARE IDENTICAL IN MAIN HOUSE

WITH BOTTOM SASH OPEN, EGRESS AREA IS $31" \times 36.5" = 7.86 \text{ sq. ft.}$

WITH BOTH SASH REMOVED EGRESS AREA IS $37" \times 69" = 17.71 \text{ sq. ft.}$



















153

The Colonial House
in East
Hampton
The Museum

NO PARKING
ACCESSIBLE
RAMP
ENTRANCE





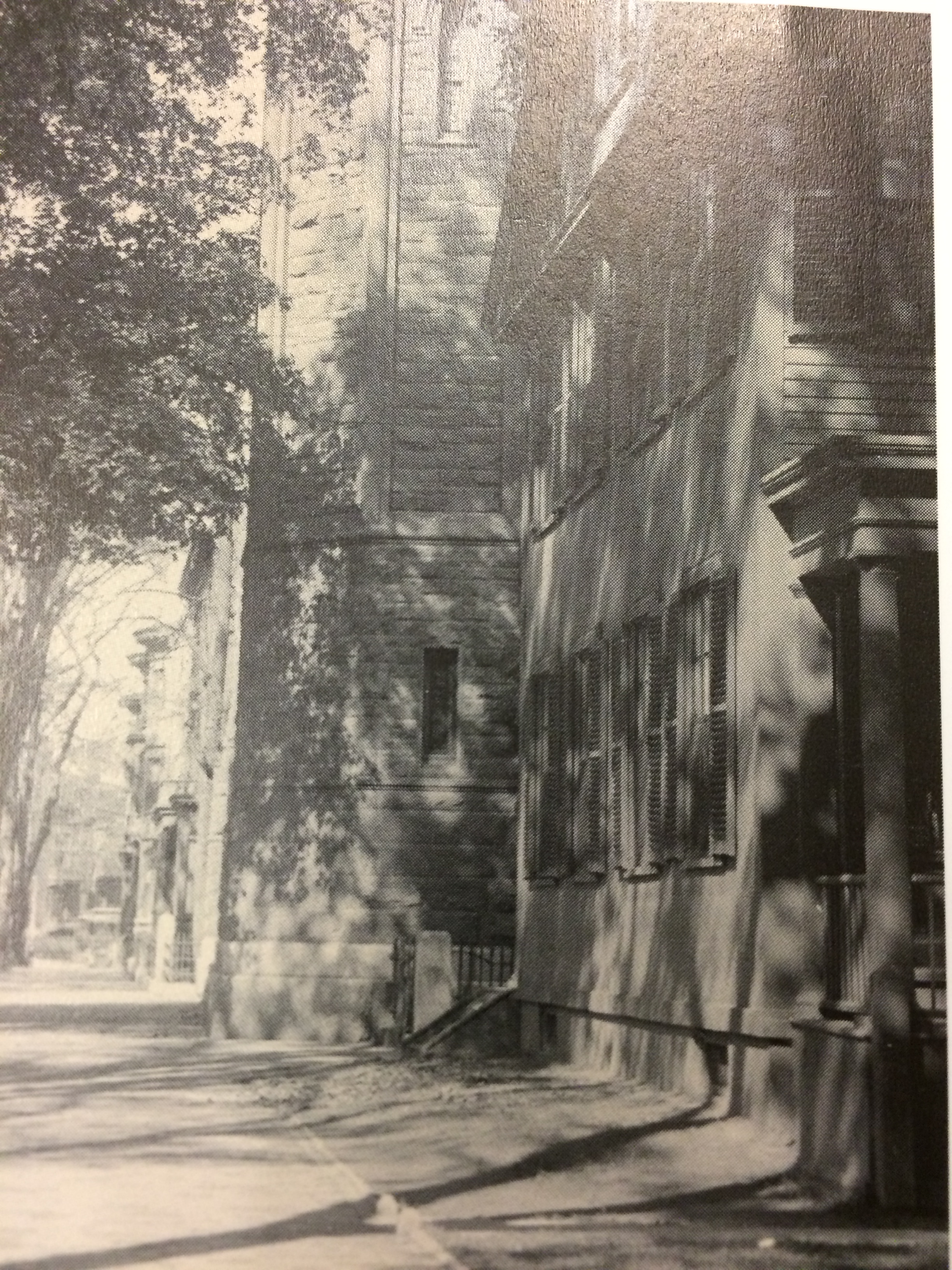
ATT. 5

143
Corte





133
State



HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
SEVENTY-FIVE STATE STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: January 10, 2020
RE: January 15, 2020 **WORKSHOP** – Preliminary Review of Canopy Replacement and Site Alterations

Address: Seventy-Five State Street (17-21 Gray Street)

Applicant: Seventy-Five State Street / Avesta Housing

Architect: Rebecca Bagley, CWS Architects

Site Planners: Sebago Technics

Contractor: Wright-Ryan Construction

Introduction

On behalf of owners Seventy-Five State Street and Avesta Housing, Rebecca Bagley of CWS Architects has requested a preliminary review for construction of a new canopy and drop off driveway at the Gray Street entrance of Seventy-Five State Street. The project proposal also includes sidewalk and ADA improvements along Gray Street (including replacing brick sidewalk with concrete for safer walking) and near the corner with State Street, as well as new plantings. Also, at the corner of State and Gray the former main entrance to the complex that faces State Street, is to be de-emphasized, with the proposed removal of a set of stairs and creation of a more enclosed patio with new metal fencing. The improvements are primarily motivated by the need for improved pedestrian safety – particularly the elderly residents, and the need to accommodate taller modern emergency vehicles safely at the entrance canopy.

Seventy-Five State Street is a large brick elderly housing complex that was built in 1975 in what was then the national Spring Street Historic District - which became part of the Western Promenade Historic District when Portland's historic preservation ordinance took effect in 1990. Because of its construction date the property is noncontributing.

Historic Preservation staff began working with the architects in 2018, when the need to replace 40-year-old windows with similar looking new windows initiated a phased renovation of much of the building. Ongoing work, including more window replacements, mechanical improvements, and interior upgrades, are being reviewed separately, and last year the Board approved a reconstruction of the multi-story greenhouse and porch stack on the rear of the central section of the complex, facing Danforth Street but set well back from the street. Staff will be involving the Board in reviews of the various future phases on an as-needed basis. A separate Level 1 site plan review of these site alterations will be conducted by Planning Department staff, and will not require Planning Board review.

Given the location and nature of the proposed work and visibility from State, Gray, and Park Streets this phase of the ongoing improvements at 75 State deserves a Board review. Ms. Bagley has supplied a brief project description, and the construction drawings include a small rendering of the proposed new canopy, and Staff has included photos from Google Earth to demonstrate the visibility of the location and existing conditions. Additional late-submitted materials were added to the packet just before publishing.

Subject Property

Seventy-five State Street is a large complex that occupies most of the block bounded by State, Gray, Park, and Danforth Streets. The West Wing – the Home for Aged Women – was built in 1975 along State Street, and the East Wing was added in 1984. In Portland's 1990 Historic Resources Inventory the architectural description states:

“Seventy-Five State Street exemplifies how a large scale 20th Century multi-family structure can blend into a historic district unobtrusively if sensitively sited and built of high quality compatible materials.” And, “The higher elevations are in the back where they are least obtrusive from the street. The windows are either tripartite with transoms or project as small greenhouses, adding diversity (and avoiding what could have been a monotonous brick wall as at 100 State Street) and still declaring itself very much a development of its own time.”

When the project was built the primary entrance faced State Street, where a wide sidewalk and setback is consistent with the rest of nearby State Street. The original entrance is approached by a wide brick walk and appears rather understated. The main reception area now faces Gray Street, where vehicle access is much easier and the entrance is central to both wings. The existing flat-roofed brick canopy is attached to the building and may date to the 1984 expansion. It is cramped and too low for modern emergency vehicles.

Proposed Project

Please see the architect's project description for a description of the canopy, which is proposed to be free-standing. Runoff will be directed to sub-surface drainage that will likely be kept from freezing by electrical means.

Existing, aging brick sidewalk on the south side of Gray Street, which has numerous uneven spots, is proposed to be replaced with more slip-resistant concrete from State Street to Park Street. An 8" wide brick border is proposed on both sides; it is unclear whether any special surface treatment is proposed for the concrete. Improved ADA ramps are shown at Park and State Streets, but the exact specifications and color of the warning panel is not specified. (Portland's Technical Manual addresses sidewalk materials in historic districts, and standards also exist for ADA warning panels.)

At the corner of State Street, the former main entrance to 75 State Street is proposed to be cut off from direct State Street access by the removal of stairs and installation of "wrought iron" fencing. Fencing details have been supplied too late for staff to comment on. The brick walk is shown as a new concrete patio bordered by brick, and a gate leads to Gray Street. A 10'x12' wrought iron pergola is shown in the re-imagined patio; details for the pergola have been received just in time to be included in the packet, but too late to be reviewed by staff.

At the Park Street end of the block, some of the planting strip along Park Street is proposed to be removed to make room for additional spaces in the adjacent parking area. It is unclear how much area will be converted to parking, and how much of a vegetative buffer will remain along Park Street.

Staff Comments

- The proposed canopy on Gray Street appears to be a compatible and welcoming addition – an improvement over the existing canopy. Renderings were received publishing the packet.
- Sidewalk material details are subject to Department of Public Works standards as part of the Level 1 site plan application, as well as being reviewed by historic preservation. Final details on a surface with improved traction and reduced tripping hazards that is compatible with the West End Historic District should be able to be resolved before the applicants return for a public hearing.
- Pergola and fence details arrived too late for staff comments, but they are included in the packet so the Board will see them before the January 15 workshop.
- The improvements proposed for the State Street corner will provide a friendlier and somewhat safer and semi-private amenity for residents, but will present a less welcoming face toward State Street. The transition of the primary entrance to Gray Street will be complete with these alterations. One of the applicant team will be available at the workshop to speak to the long-range plans for the complex.
- Staff is uncertain how much the parking lot at the Park Street end of the block is proposed to grow, and how much the planting strip along Park Street will shrink.

Applicable Standards of Review

- 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.
- 9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- 10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

Attachments

1. Architect's project summary
2. Architect's and Engineers' plans
3. Architect's renderings
4. Site Plan Details, 1-10-20
5. Staff supplied images from Google

75 State Street Greenhouse Renovation

Project Summary

75 State Street, original principal structure (West Wing – Home for Aged Women) built in 1975, East Wing Addition constructed c. 1984.

Although the building is not considered a historic structure, it is located within the Portland West End Historic District.

The project consists of the removal of the existing original brick entry canopy structure, deteriorated brick sidewalks and driveway along Gray Street, and at the State Street entry patio (formerly the main building entrance.) The existing conditions do not allow acceptable emergency vehicle access, nor ADA compliant walking surfaces for the residents of 75 State Street.

Scope of proposed new work includes a modern +/- 15' high entry canopy design of steel and glass, to allow more natural light, and brighter environment at the reception area entrance along Gray Street. The aesthetic of the entry canopy will be noticeable modern, but respectful of the existing building materials palette and scale. The new driveway and sidewalks are proposed to be constructed of concrete, with brick accents, to provide the safest possible walking surface for residents, while tying in with the surrounding brick sidewalks.

The project will be visible from State Street, Gray Street, and Park Street.



75 STATE STREET
PORTLAND, MAINE 04101

**AVESTA HOUSING -
SEVENTY-FIVE STATE
STREET: ENTRY CANOPY &
SITE**

**ROOF AND NEW
WORK PLANS**

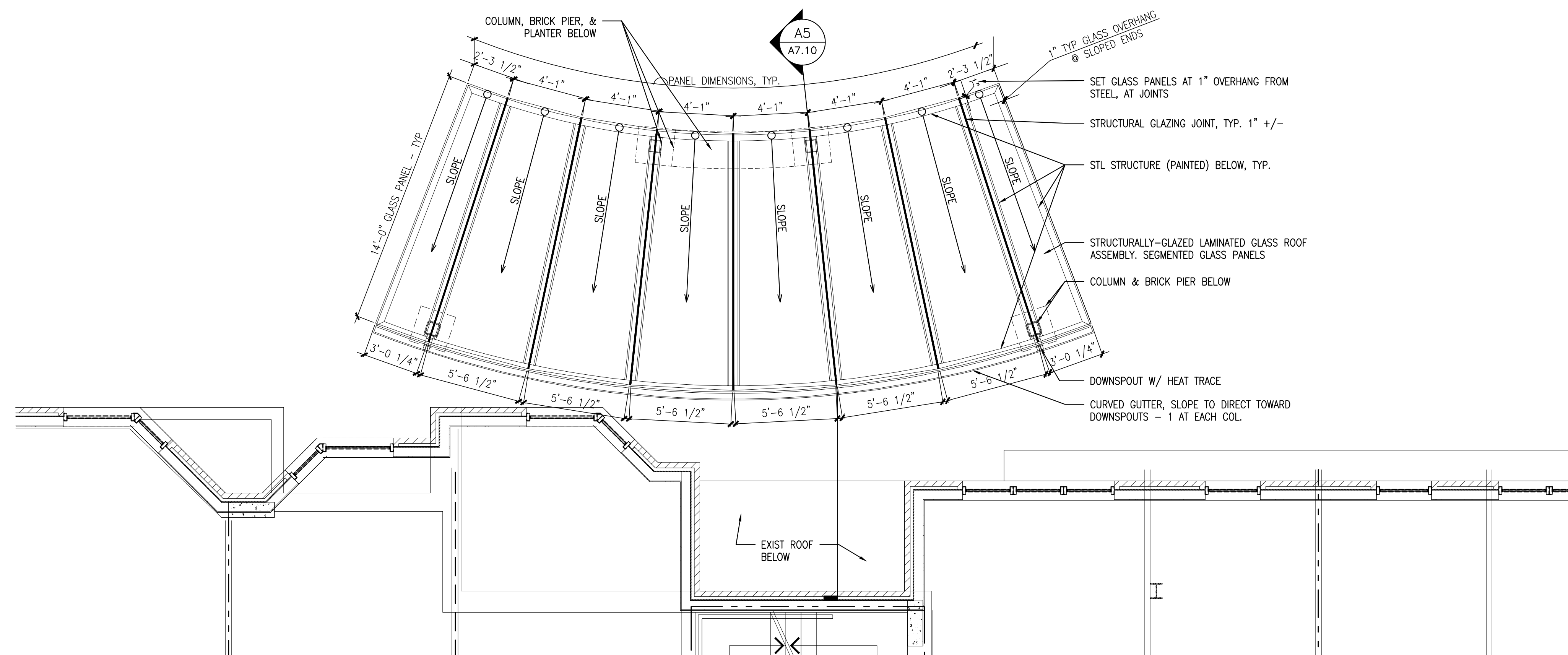
CWSPROJECTNUMBER: 18034

REVISIONS					

DRAWINGNUMBER

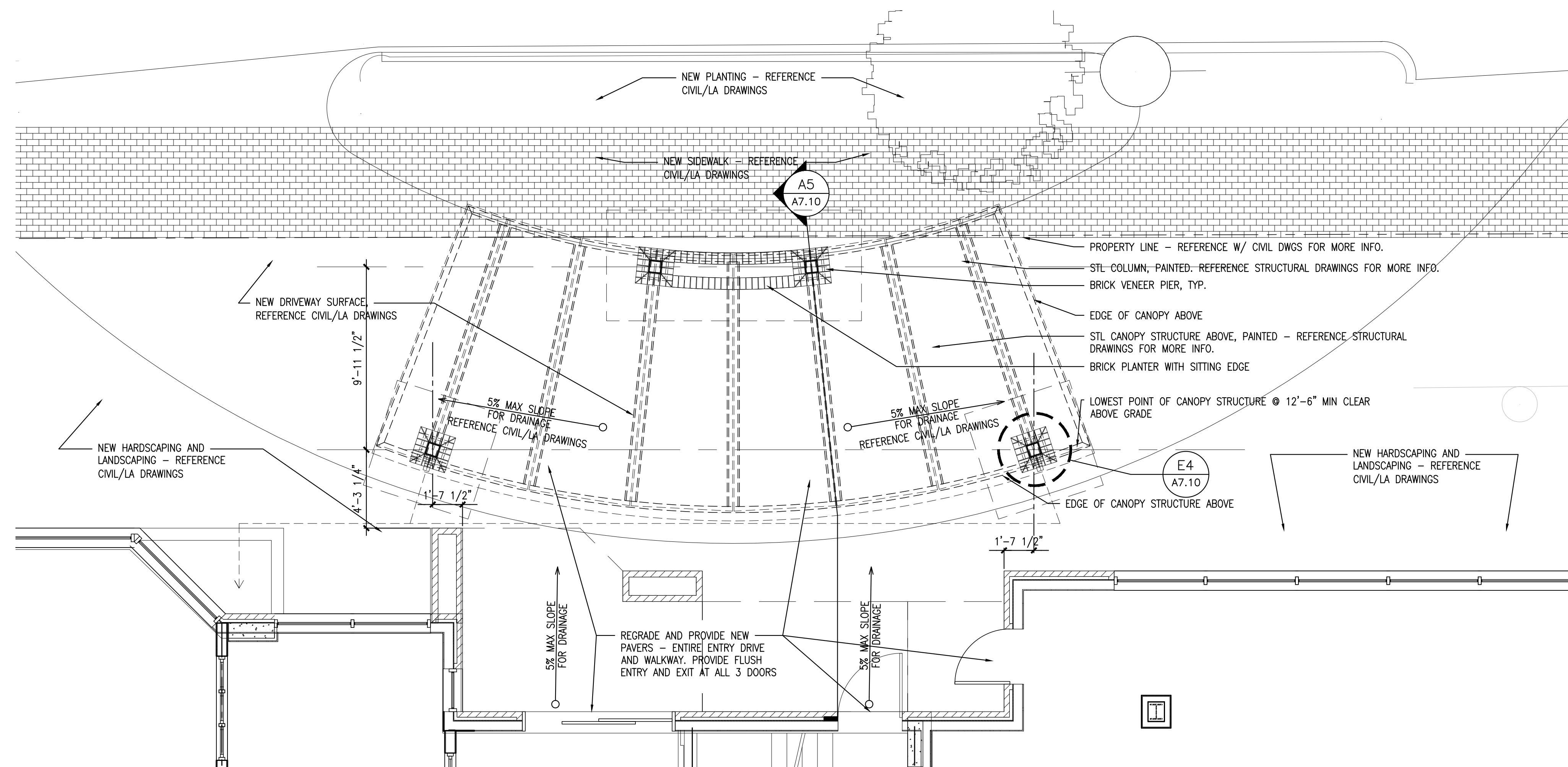
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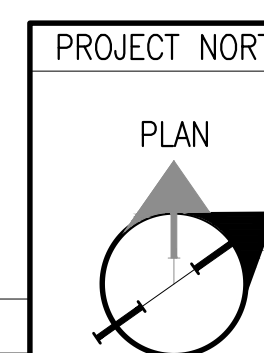
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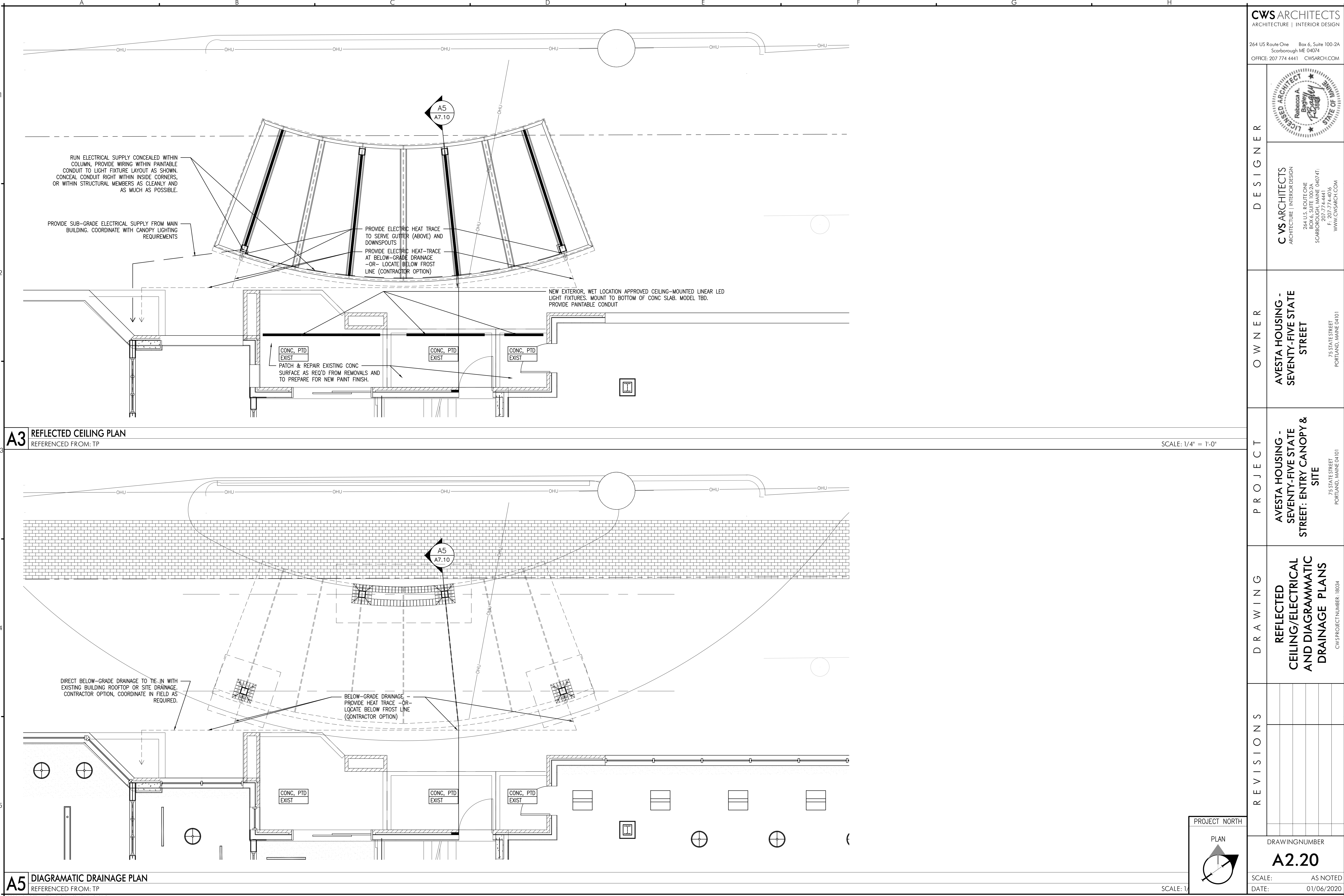
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A5	NEW WORK PLAN
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SCALE: 1/



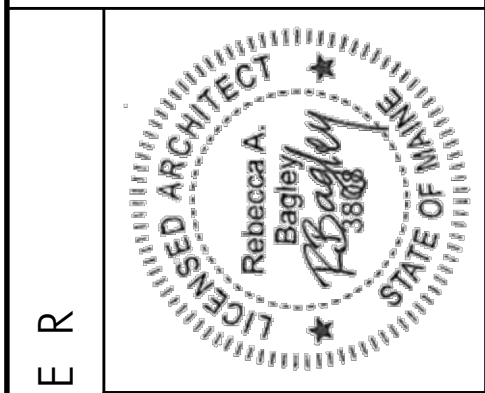


A3 REFLECTED CEILING PLAN
REFERENCED FROM: TP

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

A5 DIAGRAMMATIC DRAINAGE PLAN
REFERENCED FROM: TP

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



C VS ARCHITECTS
ARCHITECTURE | INTERIOR DESIGN
264 U.S. ROUTE ONE
BOX 6, SUITE 100-2A
SCARBOROUGH, MAINE 04074
P: 207.774.4441
F: 207.774.4016
WWW.CWSARCH.COM

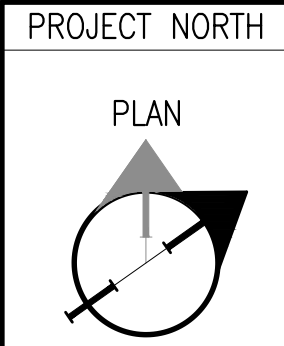
OWNER
AVESTA HOUSING -
SEVENTY-FIVE STATE
STREET
75 STATE STREET
PORTLAND, MAINE 04101

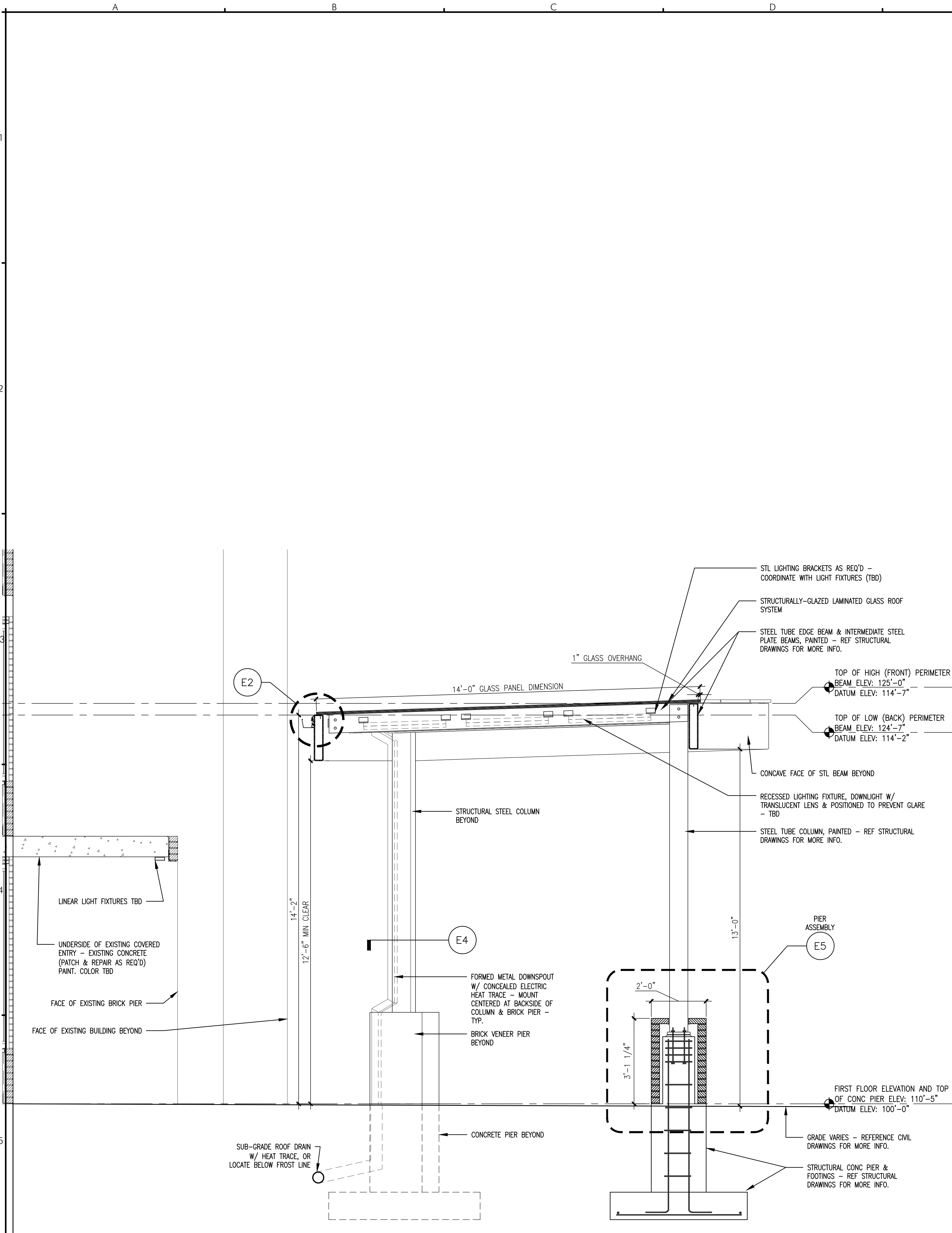
PROJECT
AVESTA HOUSING -
SEVENTY-FIVE STATE
STREET: ENTRY CANOPY &
SITE
75 STATE STREET
PORTLAND, MAINE 04101

DRAWING
REFLECTED
CEILING/ELECTRICAL
AND DIAGRAMMATIC
DRAINAGE PLANS
CWS PROJECT NUMBER: 18034

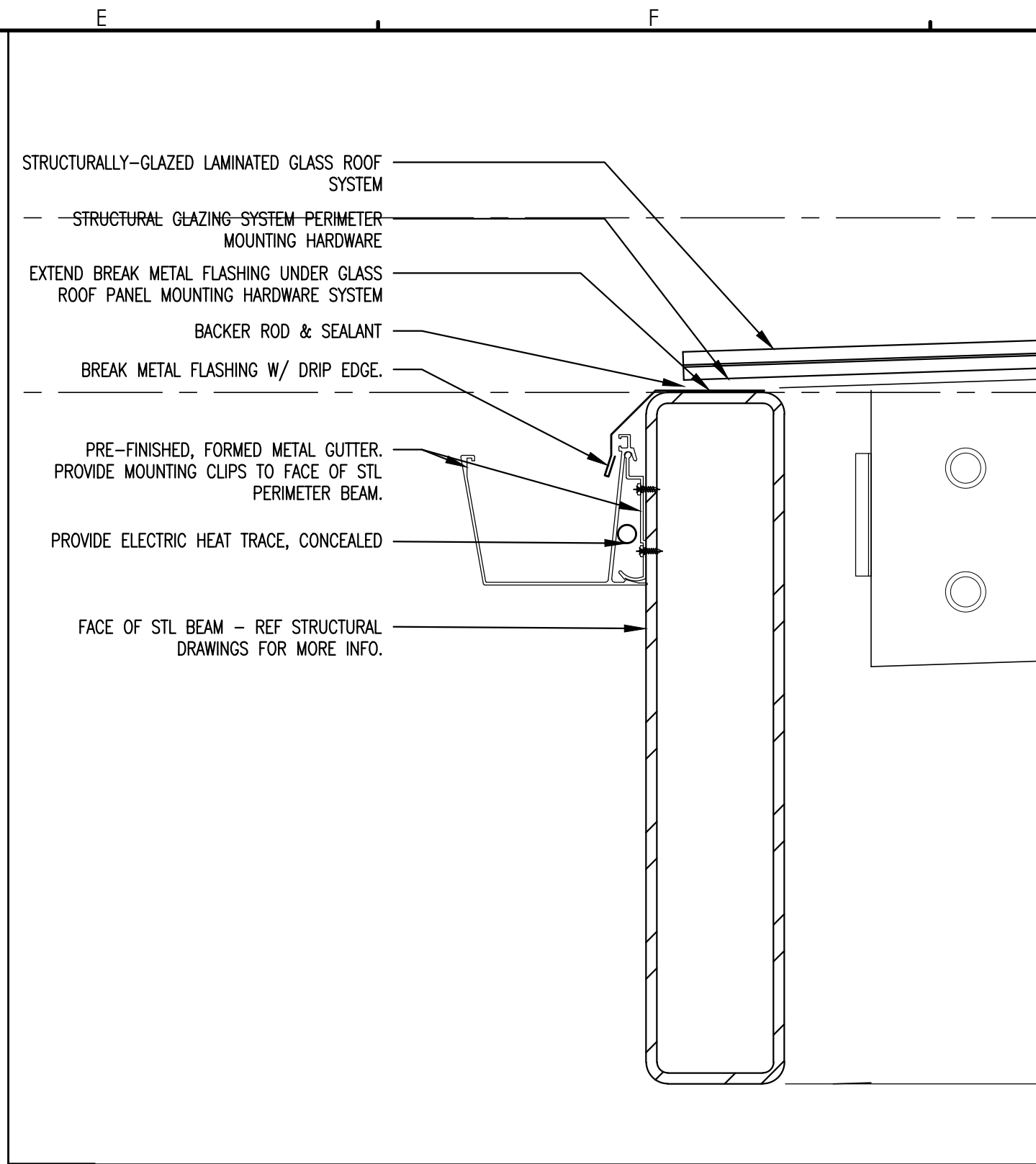
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	NO.	DESCRIPTION	DATE	BY

DRAWING NUMBER
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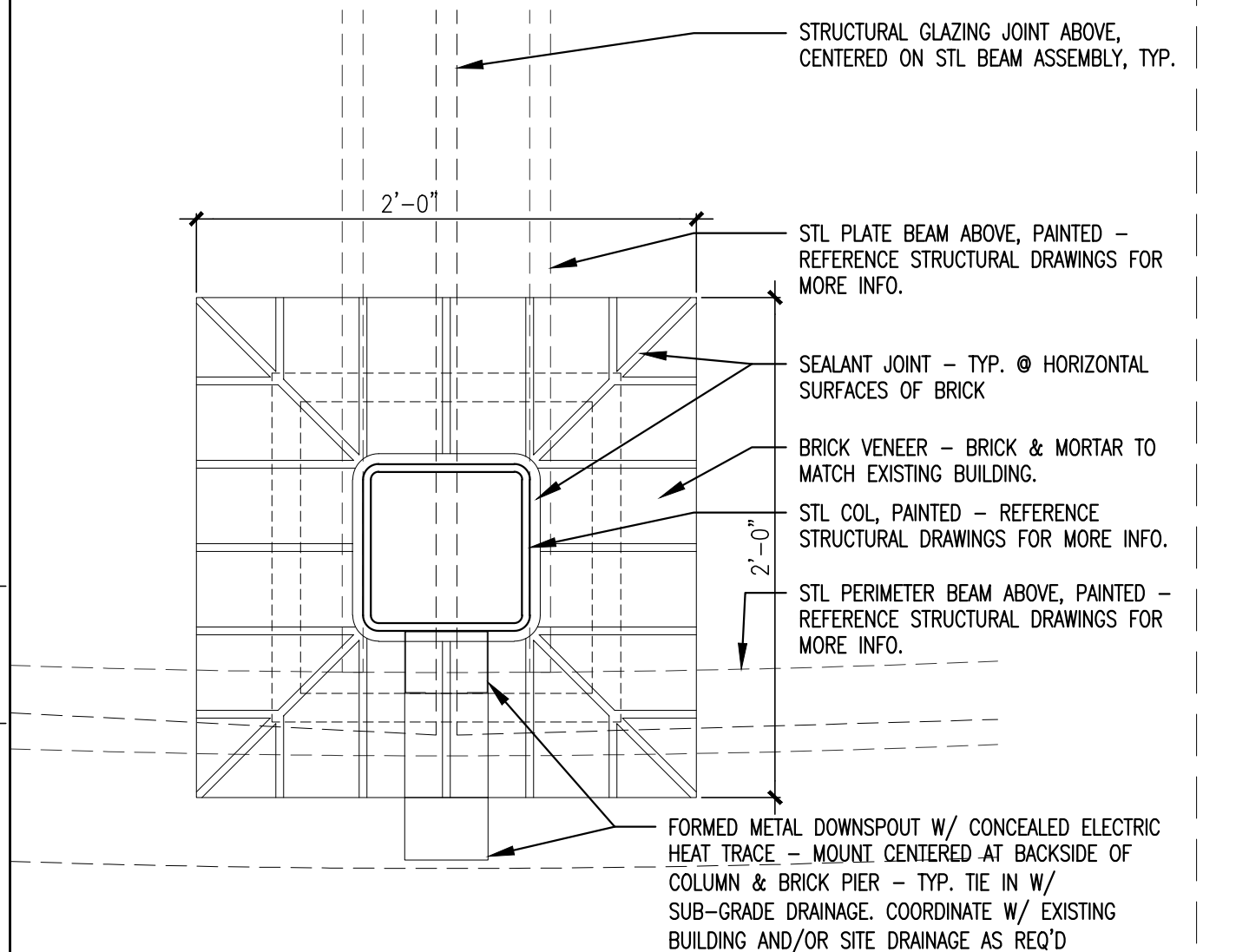




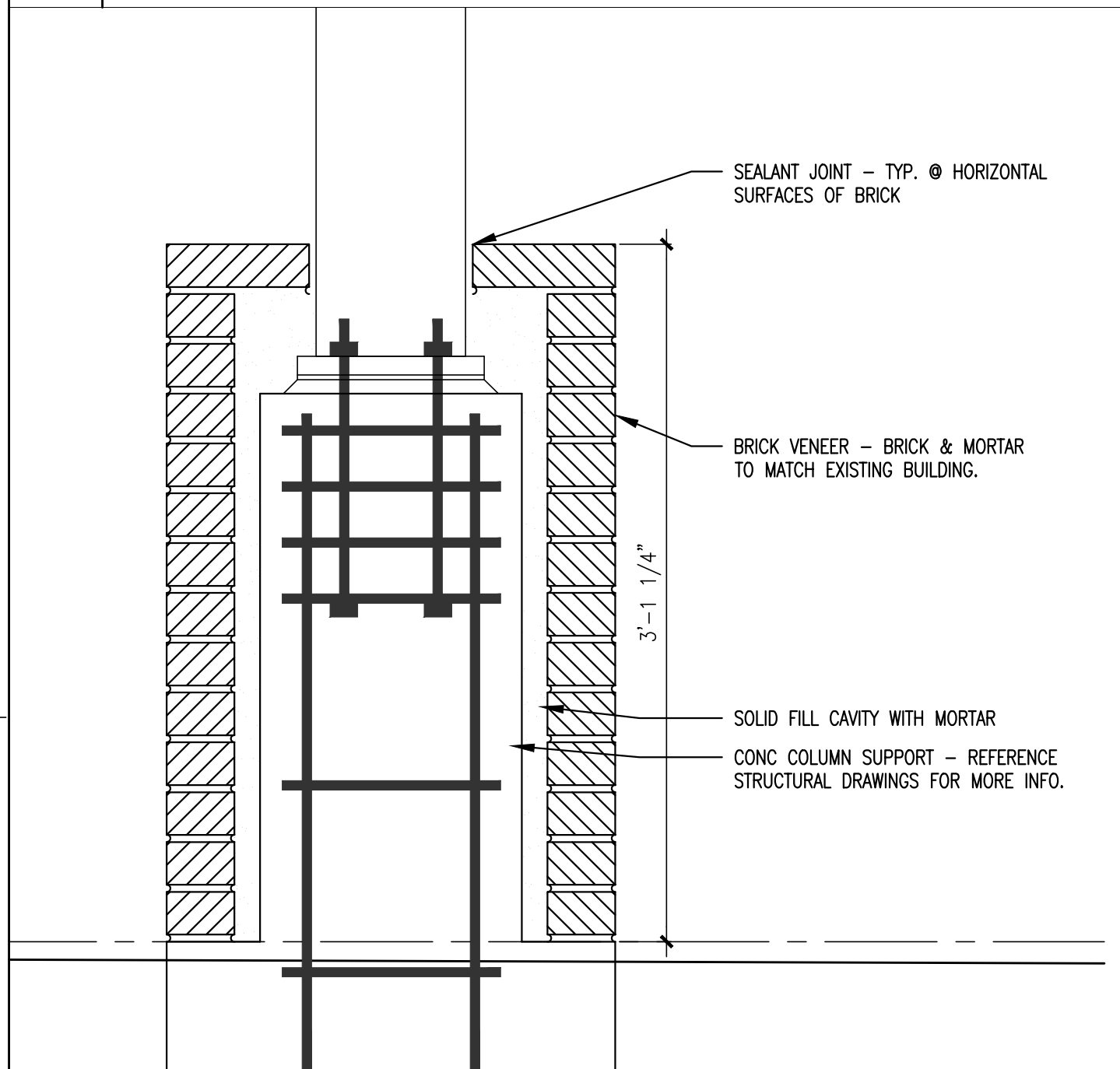
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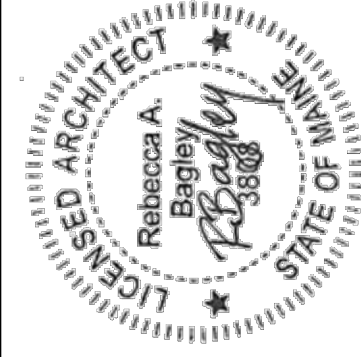
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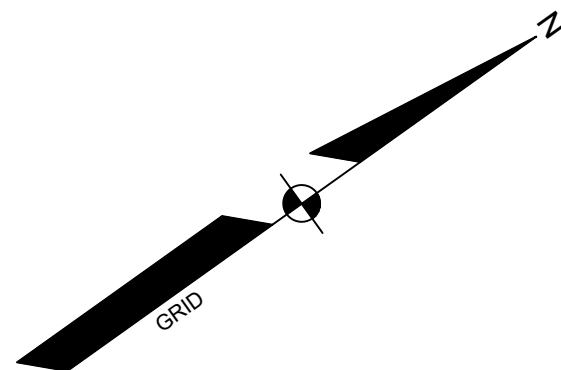
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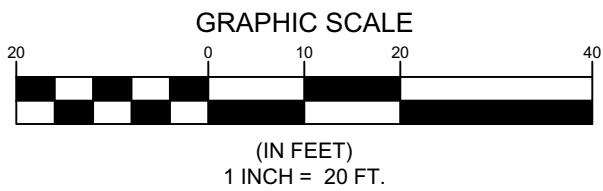
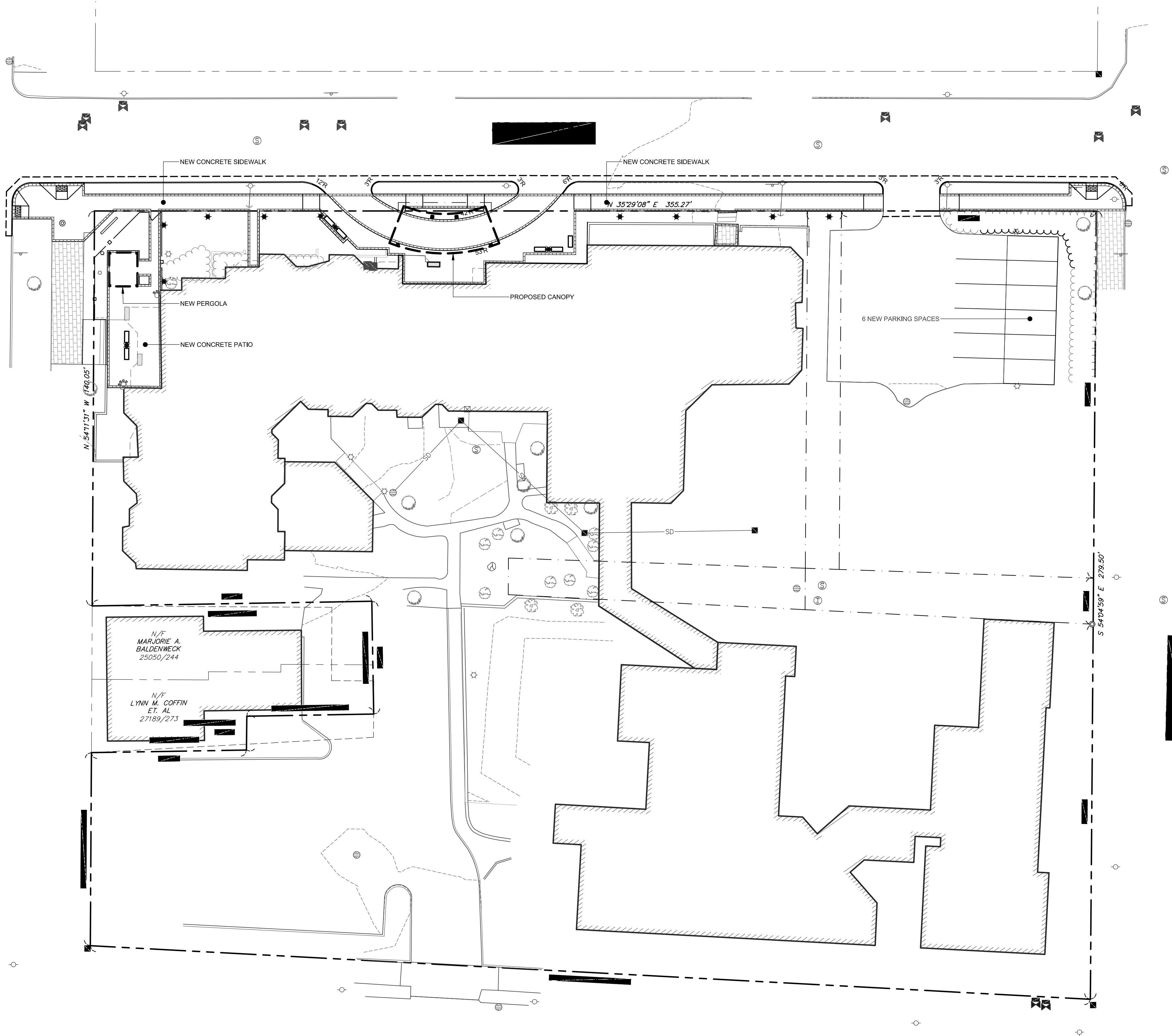
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REFERENCED FROM:
SCALE: 1 1/2" = 1'-0"



REVISIONS				



STATE STREET
(99.0 FEET WIDE)



OVERALL SITE PLAN
OF:
75 STATE STREET SITE IMPROVEMENTS
75 STATE STREET
PORTLAND, ME

FOR:
75 STATE STREET
10 DANFORTH ST
PORTLAND, ME 04101

DESIGNED	WTC
DRAWN	BVD
CHECKED	WTC
DATE	11/4/19
SCALE	1" = 20'
PROJECT	18330

SHEET 6 OF 17

SEBAGO

TECHNICS

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75 John Roberts Rd.
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South Portland, ME 04106
Tel: 207-200-2100

REV	BY	DATE	STATUS
A	WTC	11-22-19	SUBMIT FOR CITY REVIEW
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WILLIAM T. CONWAY P.L.L.C.

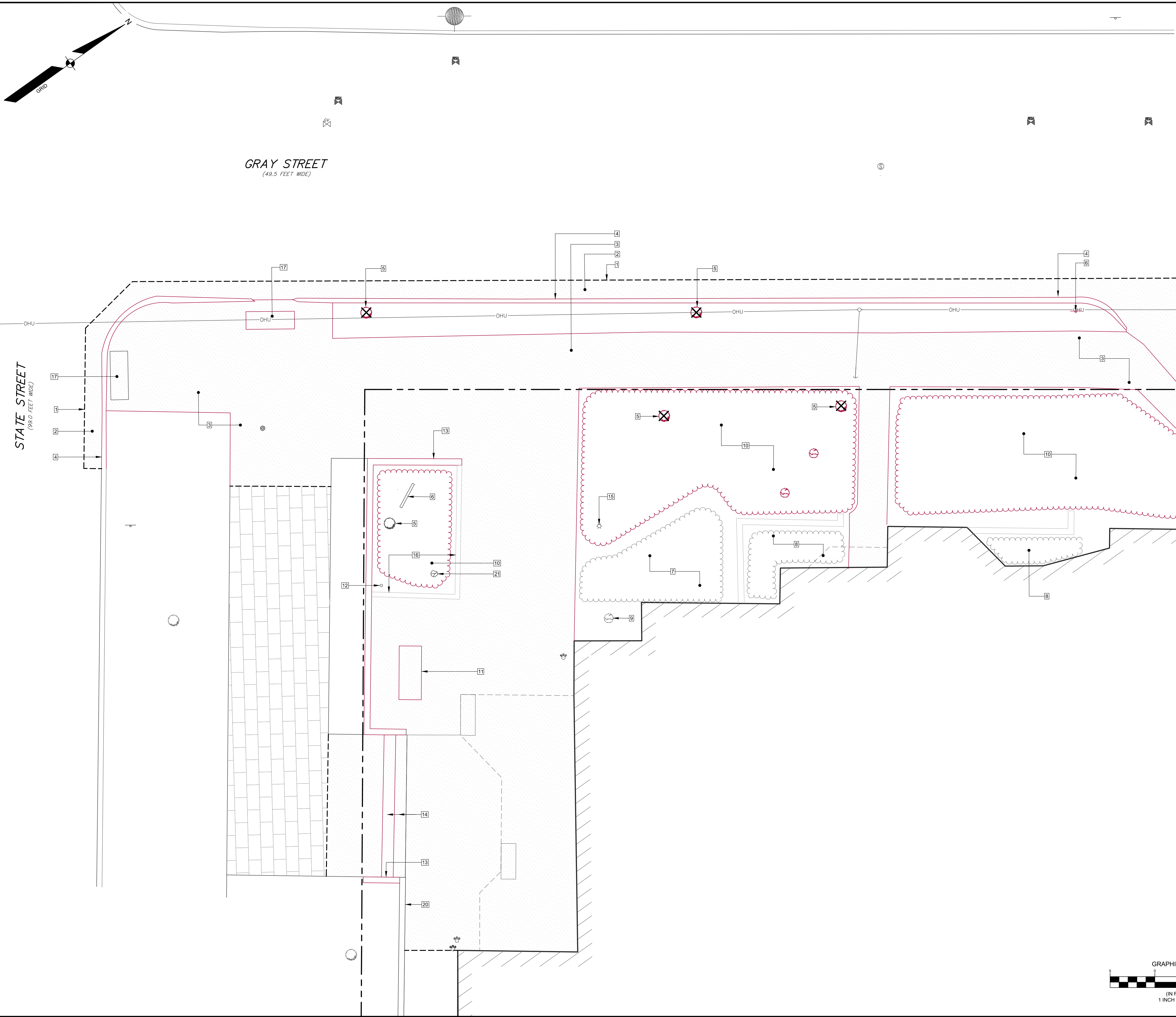
WILLIAM T. CONWAY

ARCHITECT

REGISTERED LANDSCAPE ARCHITECT

STATE OF MAINE

11/22/19



DEMOLITION KEY NOTES:

- 1 SAW CUT PAVEMENT
- 2 REMOVE ASPHALT PAVEMENT
- 3 REMOVE AND SALVAGE BRICK PAVERS. STORE IN PALLETS AND DELIVER TO CITY OF PORTLAND FACILITY ON DISTRICT ROAD.
- 4 REMOVE AND SALVAGE GRANITE CURB
- 5 REMOVE TREE
- 6 REMOVE SIGN
- 7 PACHYSANDRA TO REMAIN
- 8 IVY TO REMAIN
- 9 HOLLY SHRUB TO REMAIN
- 10 REMOVE MISCELLANEOUS PLANTS
- 11 REMOVE BENCH
- 12 FLAGPOLE TO REMAIN
- 13 REMOVE BRICK WALL
- 14 REMOVE STAIR TREADS
- 15 REMOVE LIGHT FIXTURE
- 16 REMOVE CONCRETE CURB
- 17 REMOVE ADA TACTILE SURFACE
- 18 REMOVE 4 COLUMNS AND CANOPY
- 19 REMOVE AND SALVAGE GRANITE STEPS
- 20 BRICK WALL TO REMAIN
- 21 REMOVE BOULDER
- 22 REMOVE FENCE
- 23 FENCE TO REMAIN
- 24 REMOVE OVERHEAD UTILITY

18330.DEMO.DWG, TAB DEMO1

DESIGNED
DRAWN
CHECKED
DATE
SCALE
PROJECT

WTC
BVD
WTC
11/4/19
1" = 5'
18330

DEMOLITION PLAN - AREA 1

OF:
75 STATE STREET
PORTLAND, ME

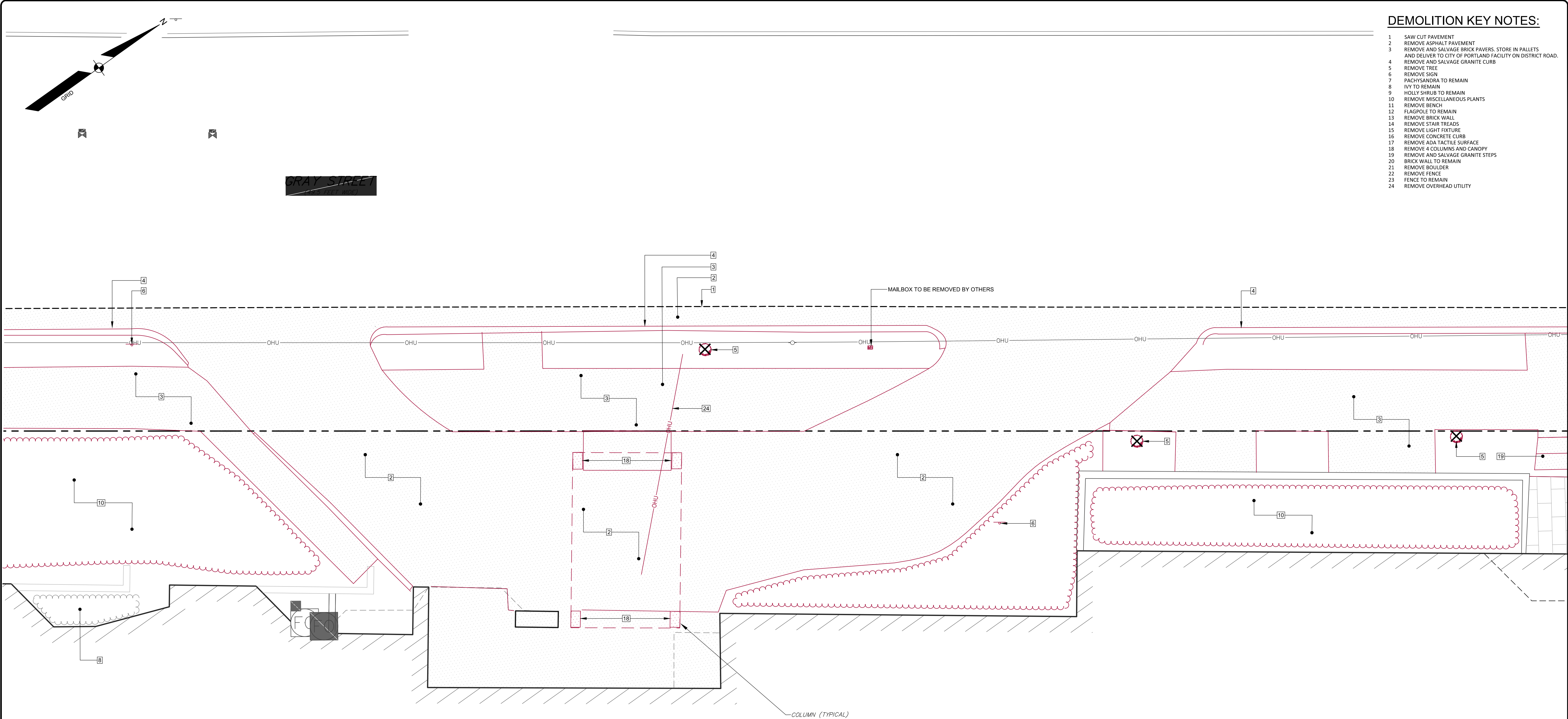
FOR:
75 STATE STREET
10 DANFORTH ST
PORTLAND, ME 04101

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T E C H N I C S
www.sebagotechnics.com
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

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WILLIAM T. CONWAY P.L.A. 018

WILLIAM T. CONWAY ARCHITECT
CONWAY ARCHITECT
WILLIAM T. CONWAY
11/22/19



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- 2 REMOVE ASPHALT PAVEMENT
- 3 REMOVE AND SALVAGE BRICK PAVERS, STORE IN PALLETS AND DELIVER TO CITY OF PORTLAND FACILITY ON DISTRICT ROAD.
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- 14 REMOVE STAIR TREADS
- 15 REMOVE LIGHT FIXTURE
- 16 REMOVE CONCRETE CURB
- 17 REMOVE ADA TACTILE SURFACE
- 18 REMOVE 4 COLUMNS AND CANOPY
- 19 REMOVE AND SALVAGE GRANITE STEPS
- 20 BRICK WALL TO REMAIN
- 21 REMOVE BOULDER
- 22 REMOVE FENCE
- 23 FENCE TO REMAIN
- 24 REMOVE OVERHEAD UTILITY

WILLIAM T. CONWAY P.L.A. 0106

11/22/19

WILLIAM T. CONWAY ARCHITECT
REGISTERED LANDSCAPE ARCHITECT
STATE OF MAINE

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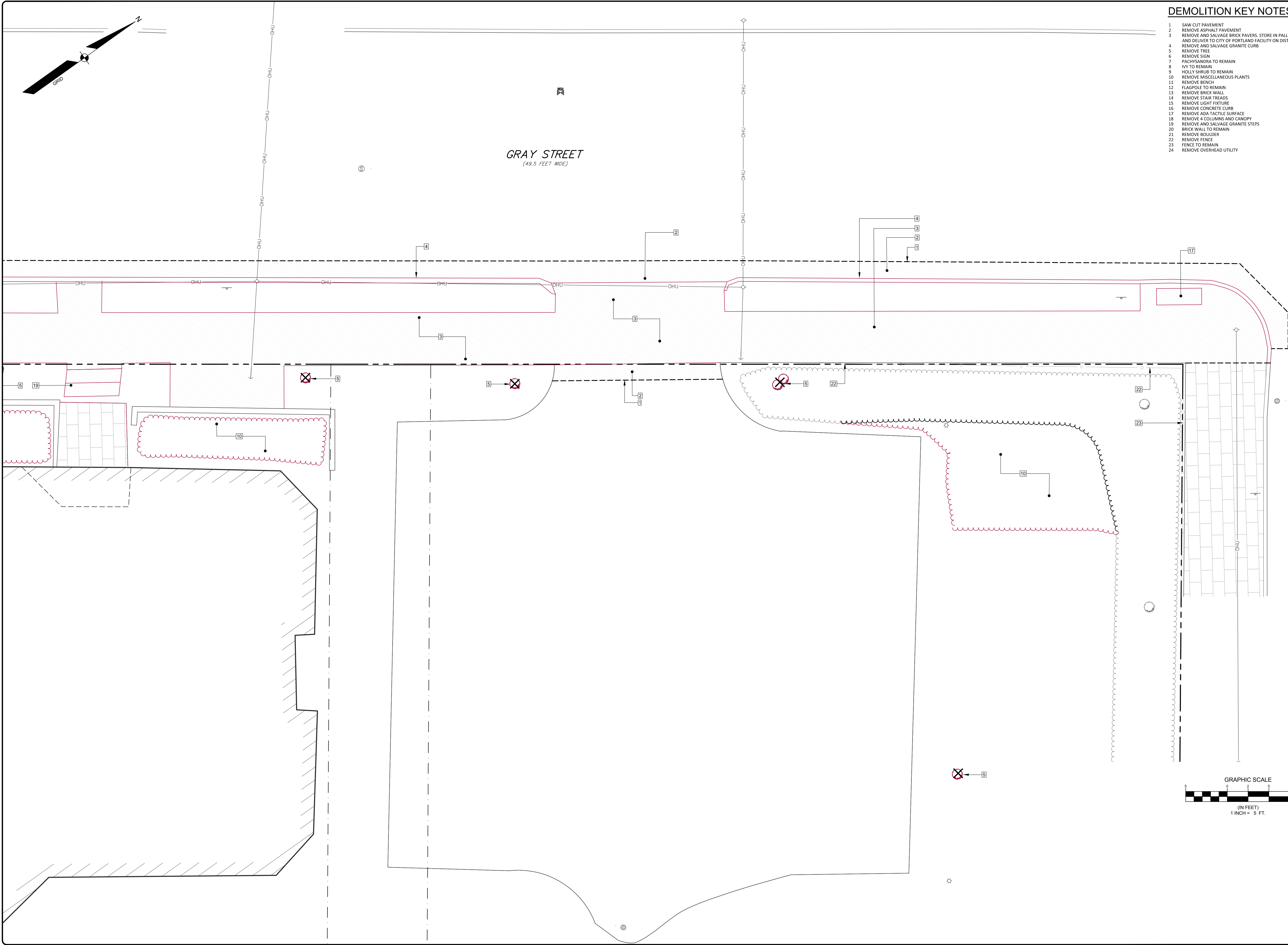
DEMOLITION PLAN - AREA 2

OF:
75 STATE STREET SITE IMPROVEMENTS
75 STATE STREET
PORTLAND, ME

FOR:
75 STATE STREET
10 DANFORTH ST
PORTLAND, ME 04101

DESIGNED	WTC
DRAWN	BVD
CHECKED	WTC
DATE	11/4/19
SCALE	1" = 5'
PROJECT	18330

18330.DEMO.dwg, TAB DEMO2



DEMOLITION KEY NOTES:

- 1 SAW CUT PAVEMENT
- 2 REMOVE ASPHALT PAVEMENT
- 3 REMOVE AND SALVAGE BRICK PAVERS. STORE IN PALLETS AND DELIVER TO CITY OF PORTLAND FACILITY ON DISTRICT ROAD.
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- 19 REMOVE AND SALVAGE GRANITE STEPS
- 20 BRICK WALL TO REMAIN
- 21 REMOVE BOULDER
- 22 REMOVE FENCE
- 23 FENCE TO REMAIN
- 24 REMOVE OVERHEAD UTILITY

18330 DEMO.dwg, TAB DEMO03

WILLIAM T. CONWAY P.L.A. 008

DESIGNED
DRAWN
CHECKED
DATE
SCALE
PROJECT

WTC
BVD
WTC
11/4/19
1" = 5'
18330

OF:
75 STATE STREET
PORTLAND, ME

FOR:
75 STATE STREET
10 DANFORTH ST
PORTLAND, ME 04101

DEMOLITION PLAN - AREA 3

75 STATE STREET SITE IMPROVEMENTS

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Suite 4A
South Portland, ME 04106
Tel. 207-260-2100

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A WTC 11-22-19 SUBMIT FOR CITY REVIEW

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EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ADJUTER LINE/R.O.W.	
	DEED LINE/R.O.W.	
	TIE LINE	
	SETBACK	
	EASEMENT	
	BUFFER	
	FLOODPLAIN	
	FLOODWAY	
	CENTERLINE	
	MONUMENT	
	IRON PILE/ROD	
	DRILL HOLE	
C1/L1	DEED CALL	C1/L1
C1/L1	CURV/E LINE NO.	C1/L1
	SOILS	
	ZONE LINE	
	ZONE LINE ON PL	
	BENCHMARK	
	BENCHMARK	
	SURVEY CONTROL	
	TP-1	
	MONITORING WELL	
	B-1	
	BORING	
	BUILDING	
	DECK/STEPS/ OVERHANG	
	EDGE WETLAND	
	WETLANDS	
	UPLANDS	
	STREAM	
	LEDGE	
	EDGE PAVEMENT	
	PAVEMENT SAWCUT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	EDGE OF WATER	
	TRELINE	
-120 - -118	CONTOURS	-120
X 120.00	SPOT GRADE	+120.00
O	CHAIN LINK FENCE	O
X	BARB WIRE FENCE	X
□	STOCKADE FENCE	□
	GUARD RAIL	
	STONE WALL	
	RETAINING WALL	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	MULCH LINE	
	BOLLARD	
	SIGN	
	RAILROAD	
	GAS	
	GAS GATE VALVE	
	GAS METER	
	GAS MANHOLE	
	WATER	
	WATER GATE VALVE	
	WATER SHUT OFF	
	HYDRANT	
	WATER MANHOLE	
	WELL	
	SANITARY SEWER	
	FM	
	SANITARY MANHOLE	
	SD	
	UNDER DRAIN	
	DRAINAGE MANHOLE	
	CATCH BASIN	
	OHU	
	UGU	
	TRANSFORMER PAD	
	ELECTRICAL MANHOLE	
	ELECTRIC METER	
	HYAC UNIT	
	TELEPHONE MANHOLE	
	LIGHT POLE	
	UTILITY POLE	
	GUY WIRE	
	DRAINAGE DITCH	
	EROSION CONTROL BLANKET	
	FILTER BARRIER	
	RRIPRAP	
	CHECK DAM	
	INLET PROTECTION BOULDER	

THE RECORD OWNER OF THE PARCEL IS 75 STATE STREET BY THE FOLLOWING DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD):
BOOK 7096, PAGE 183 DATED SEPTEMBER 30, 1987
75 STATE STREET WAS FORMERLY KNOWN AS THE HOME FOR AGED WOMEN AND ACQUIRED TITLE UNDER THE FOLLOWING DOCUMENT:
BOOK 15650, PAGE 135 DATED APRIL 9, 1987

2. THE PROPERTY IS SHOWN AS LOTS 5-11 & LOTS 13-15 ON THE CITY OF PORTLAND TAX MAP 44 AND IS LOCATED IN THE RESIDENTIAL (R6) DISTRICT.

3. SPACE AND BULK CRITERIA FOR THE RESIDENTIAL (R6) DISTRICT ARE AS FOLLOWS:
MINIMUM LOT SIZE: 1,000 SQUARE FEET PER DWELLING UNIT
MINIMUM STREET FRONTAGE: 40 FEET
MINIMUM FRONT YARD: 10 FEET
MINIMUM SIDE YARD: 20 FEET
MINIMUM REAR YARD: 10 FEET
MAXIMUM BUILDING HEIGHT: 45 FEET
* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 91,205 SQUARE FEET OR 2.09 ACRES.

5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNIQS, INC. IN NOVEMBER OF 2018.

6. PLAN REFERENCES:
A. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR THE HOME FOR AGED WOMEN" DATED APRIL 1927 BY H.I. AND E.C. JORDY.
B. "PLAN FOR THE HOME FOR AGED WOMEN, '75 STATE STREET' PORTLAND, MAINE" LAST REVISED JULY 13, 1983 BY MORTON & ROSE ASSOC. AND RECORDED AT CCRD IN PLAN BOOK 138, PAGE 58.
C. SEE WORKING PLANS FOR GRAY, STATE, DANFORTH AND PARK STREETS.

7. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

8. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AND ASPECTS OF PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

9. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.

10. PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.

12. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.

13. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.

14. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

15. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMP'S" PUBLISHED BY THE STATE OF MAINE LAND AND WATER QUALITY DIV. OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, OCTOBER 2016 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

16. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.

17. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USE PUBLIC WORKS SYSTEMS.

18. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSAS 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A CONFLICT WHICH APPEARS ON THE PROJECT WHICH APPEARS TO BE THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

19. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

20. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

21. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.

22. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.

23. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

24. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

25. WHERE THE TERMS "APPROVED EQUAL," "OTHER APPROVED," "EQUAL TO," "ACCEPTABLE" OR OTHER GENERAL, QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF SEBAGO TECHNIQS, INC.

26. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.

27. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

28. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.

29. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

30. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

31. ALL GROUND CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEER'S APPROVAL TO USE A GROUND LASER.

GRADING & EROSION NOTES

1. SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H: V) SHALL BE LINED WITH EROSION CONTROL BLANKET, OR ADDITIONAL MEASURES AS INDICATED.
2. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAJOR EROSION AND SEDIMENT CONTROL BMPs" MANUAL, PUBLISHED BY BUREAU OF LAND AND WATER OF THE U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
3. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL.
4. SEE UTILITY DRAWINGS FOR PIPE AND STRUCTURE DATA TABLES.
5. FINISHED FLOOR ELEVATION VARIES FOR GREENHOUSE COMPLEX. REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION ON STEPPED FINISH FLOOR. SEE SPOT GRADER ON SHEET CU04.

1. PROVIDE EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
2. BEFORE TREE CLEARING, REFER TO PLANS FOR WOODED BUFFER LOCATIONS. TREES SHALL NOT BE CLEARED WITHIN DESIGNATED WOODED BUFFER AREAS.
3. GRADING AND CLEARING LIMITS SHALL NOT ENCHRON ON ADJACENT PROPERTIES UNLESS NOTED OTHERWISE ON THE PLANS.
4. OPEN AREAS SHALL BE LIMITED TO AREAS BEING WORKED IN. THE AREA STRIPPED OF EXISTING VEGETATION AT ANY GIVEN TIME SHALL BE MINIMIZED AND BE PHASED WHERE PRACTICAL. SO THAT AREAS ARE REVEGETATED AND PERMANENTLY STABILIZED BEFORE ADDITIONAL AREAS ARE STRIPPED. DISTURBED AREAS SHALL BE PROTECTED BY RIPPAP, SEEING, OR OTHER MEANS OF EROSION COVER WITHIN ONE WEEK FROM THE TIME IT WAS ACTIVELY WORKED. SURFACES SHALL BE STABILIZED PRIOR TO DIRECTING STORMWATER RUNOFF TOWARD STORMWATER BMPs.

PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.

SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.

ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.

ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.

PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.

ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.

EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.

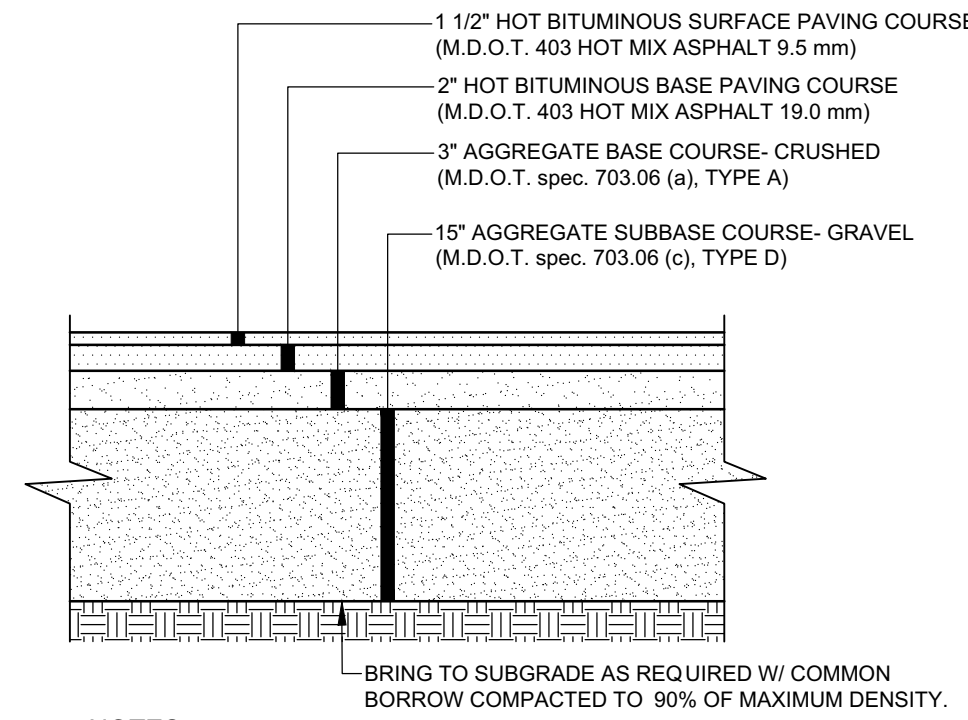
ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.

THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.

ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.

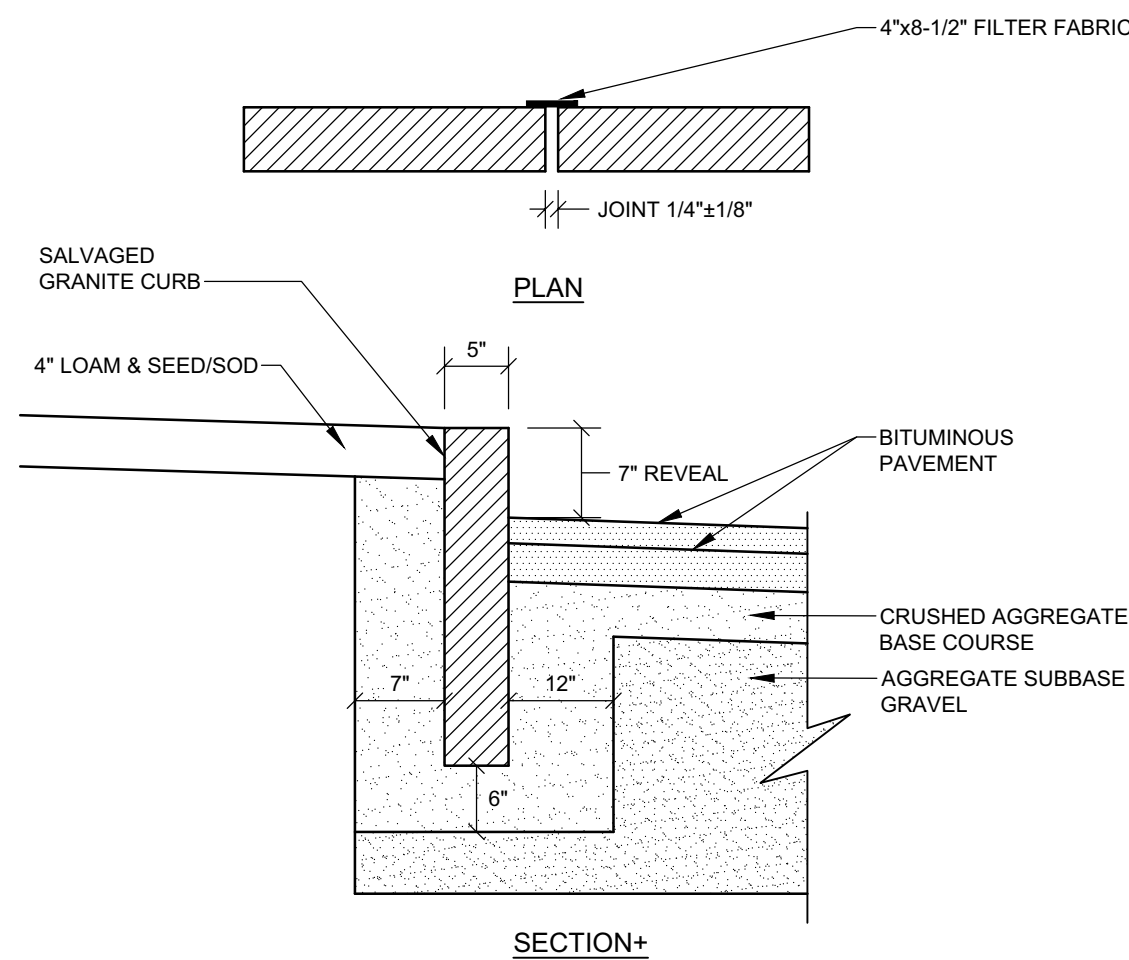
WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER

DESIGNED	WTC
DRAWN	BVD
CHECKED	WTC
DATE	11/4/2019
SCALE	1" = ##'
PROJECT	18330



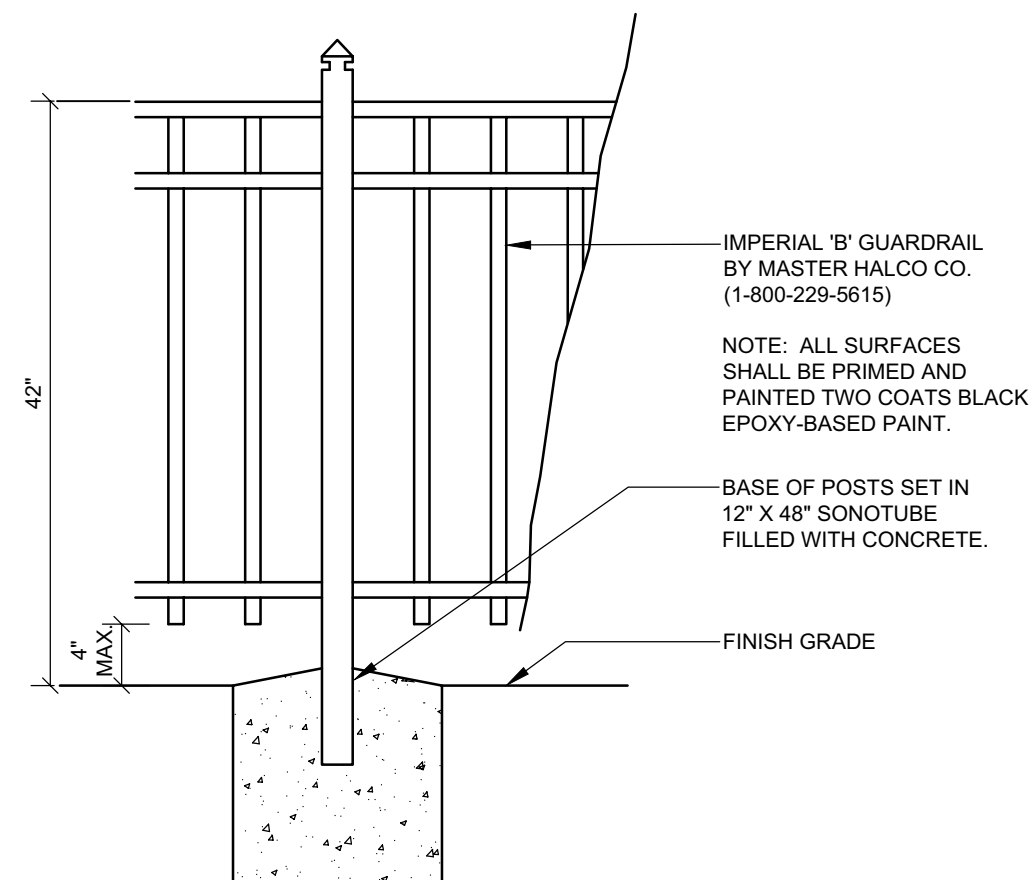
- NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

PAVED LOCAL STREET SECTION
NOT TO SCALE

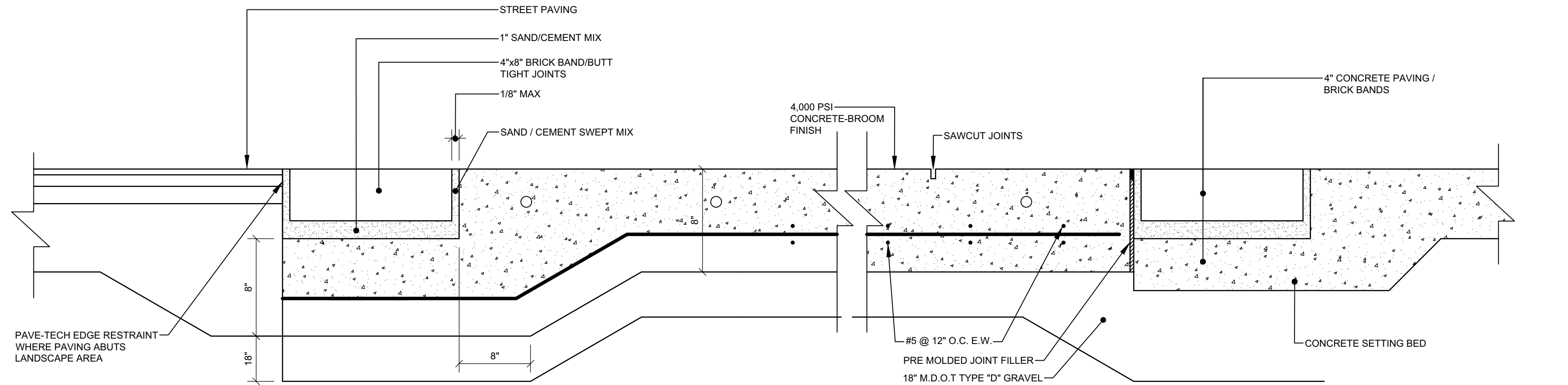


- NOTES:
1. EXCAVATION INCIDENTAL TO TO COST OF CURB
 2. SUBBASE SHALL BE COMPACTED TO A FIRM EVEN SURFACE PRIOR TO SETTING OF CURB

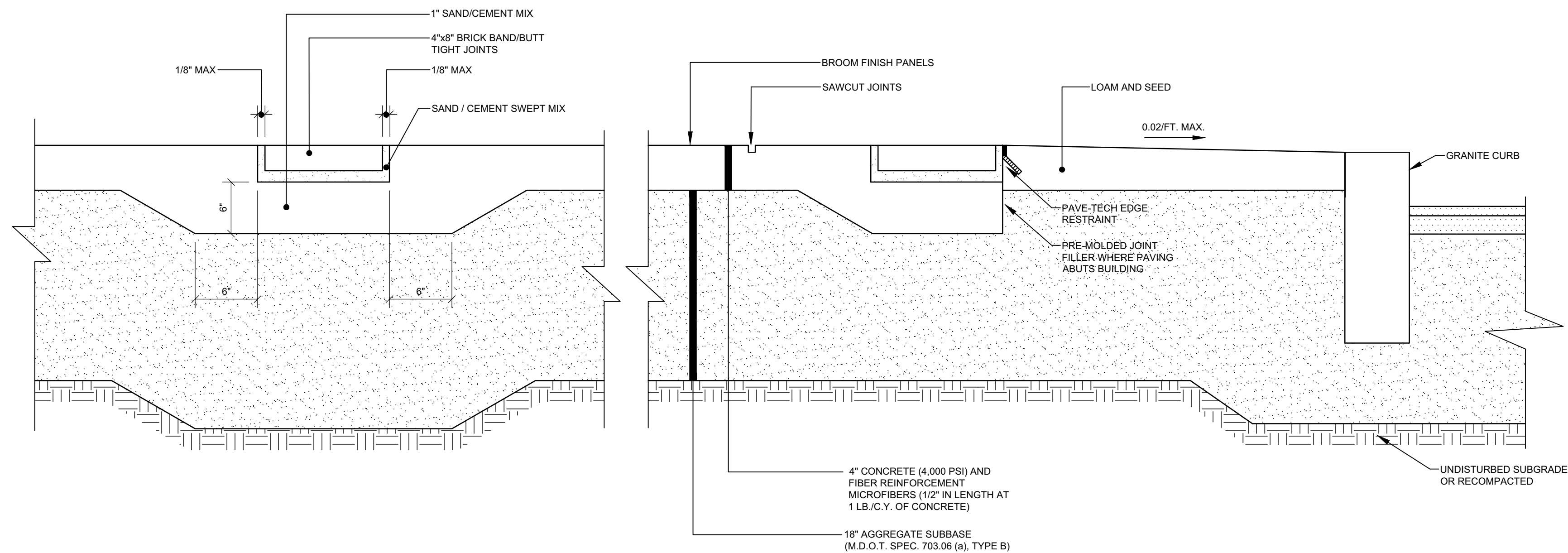
VERTICAL GRANITE CURB
NOT TO SCALE



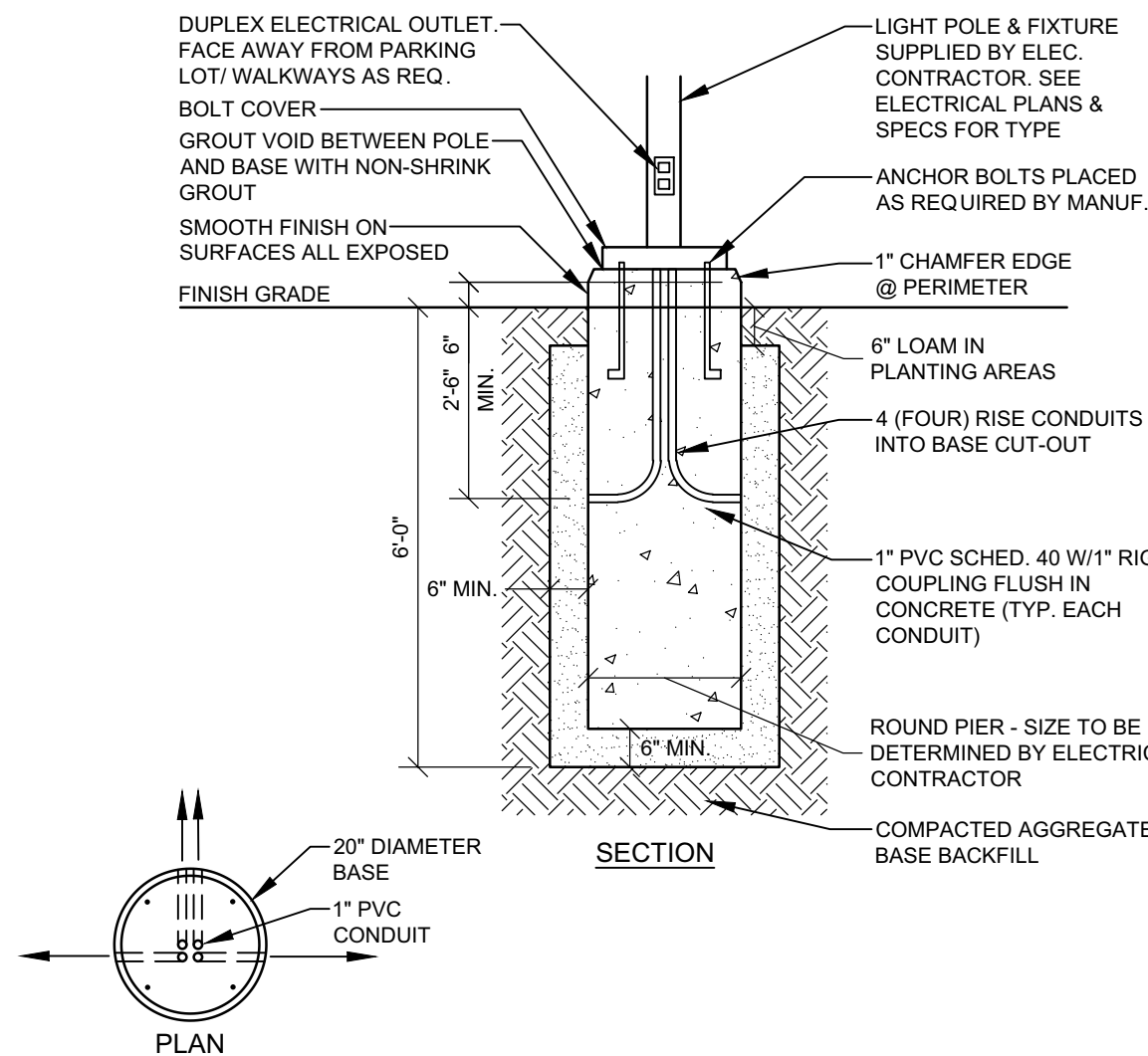
WROUGHT IRON FENCING
NOT TO SCALE



8\"/>

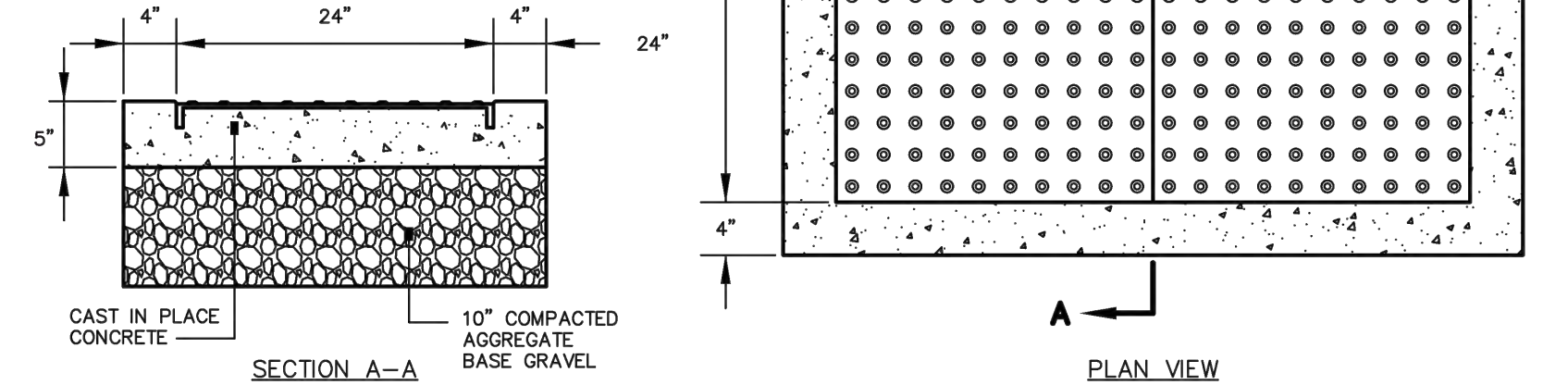


4\"/>



- NOTES:
1. CONCRETE f'c=5000 psi @ 28 DAYS WITH STEEL REINFORCEMENT
 2. CONDUIT AND ANCHOR BOLTS PLACED AS REQUIRED PROVIDED BY ELECTRICAL CONTRACTOR
 3. PROVIDE 2 COATS BITUMINOUS DAMPROOFING FOR ALL CONCRETE BELOW GRADE.
 4. INSTALL BASE 3'-0\"/>
 5. LIGHT POLE BASE AS MANUFACTURED BY SUPERIOR CONCRETE OR APPROVED EQUAL
- 20\"/>

- NOTES:
1. ALL DETECTABLE WARNING PLATES SHALL BE UNCOATED CAST IRON. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
 2. CAST IN PLACE CONCRETE SHALL MEET SPECIFICATIONS FOR MDOT CLASS A STRUCTURAL CONCRETE, MINIMUM COMPRESSIVE STRENGTH 4,000 PSI. THE EXPOSED CONCRETE BORDER SHALL RECEIVE A UNIFORM BROOM FINISH PERPENDICULAR TO THE FLOW OF PEDESTRIAN TRAFFIC.
 3. TRUNCATED DOMES SHALL BE ALIGNED IN ROWS, PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. TRUNCATED DOME BRICKS AND GRANITE PAVERS ARE NOT ALLOWED.
 4. SIZE: THE DETECTABLE WARNING PLATES SHALL EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE PLATE WIDTH + CONCRETE SHALL EXTEND THE WIDTH OF THE CURB RAMP, LANDING, OR BLENDED TRANSITION TO THE STREET.
 5. ORIENTATION: THE DETECTABLE WARNING PANEL SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE CURB LINE. THE PANEL SHALL BE ORIENTED TO THE DIRECTION OF TRAVEL AS IDENTIFIED BY THE POINT OF EGRESS.



SIDEWALK RAMP DETECTABLE WARNING PANEL
NOT TO SCALE

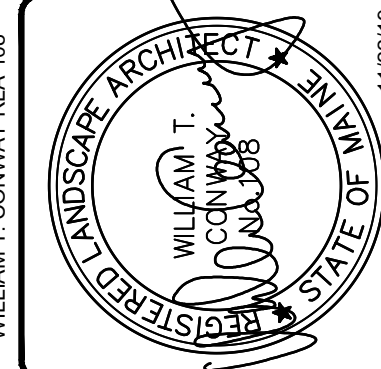
DETAILS
OF:
75 STATE STREET SITE IMPROVEMENTS
75 STATE STREET
PORTLAND, ME
FOR:
75 STATE STREET
10 DANFORTH ST
PORTLAND, ME 04101

DESIGNED	WTC
DRAWN	BVD
CHECKED	WTC
DATE	11/4/2019
SCALE	1" = ##
PROJECT	18330

SHEET17 OF 17

18330D.dwg, 7/8/22

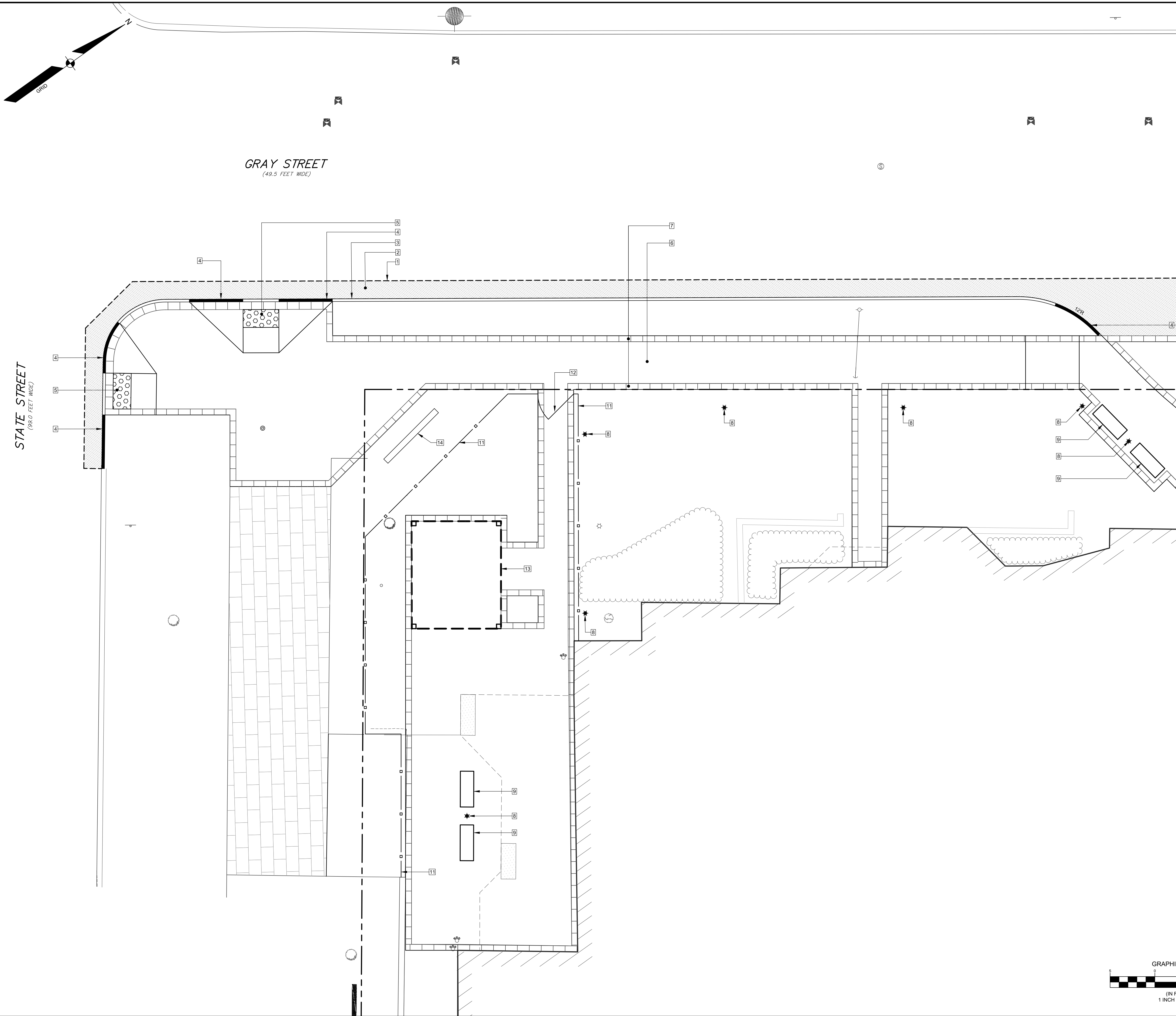
WILLIAM T. CONWAY P.L.L.C.



REV.	BY	DATE	STATUS
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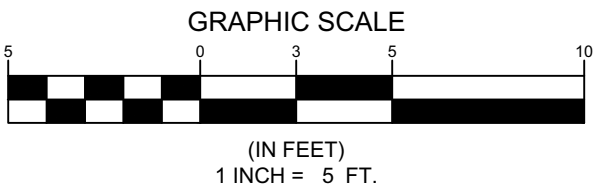
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SITE PLAN KEY NOTES:

- 1 PAVEMENT SAW CUT - SEE DEMOLITION PLANS
- 2 ASPHALT STREET PAVING
- 3 RESET SALVAGED GRANITE CURB - 7" REVEAL
- 4 TIP DOWN CURB
- 5 ADA TACTILE WARNING PANEL
- 6 4" CONCRETE PAVING
- 7 8" WIDE BRICK HEADER COURSE
- 8 PROPOSED LIGHT FIXTURE
- 9 48" BENCH
- 10 EXISTING FLAGPOLE TO REMAIN
- 11 42" WROUGHT IRON FENCE
- 12 42" X 5 FT. WIDE WROUGHT IRON GATE
- 13 10 FT. X 12 FT. WROUGHT IRON PERGOLA
- 14 PROPOSED PROJECT SIGN
- 15 PROPOSED ENTRY CANOPY
- 16 8" CONCRETE PAVING
- 17 RESET GRANITE STEPS
- 18 4" WHITE PAINTED LINES



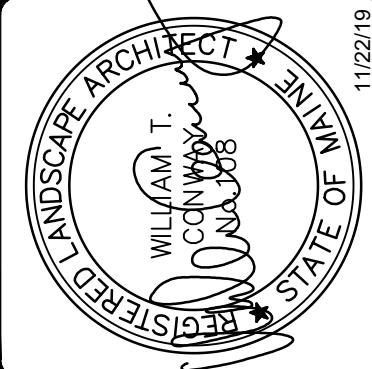
SITE PLAN - AREA 1
OF:
75 STATE STREET SITE IMPROVEMENTS
75 STATE STREET
PORTLAND, ME
FOR:
75 STATE STREET
10 DANFORTH ST
PORTLAND, ME 04101

DESIGNED	WTC
DRAWN	BVD
CHECKED	WTC
DATE	11/4/19
SCALE	1" = 5'
PROJECT	18330

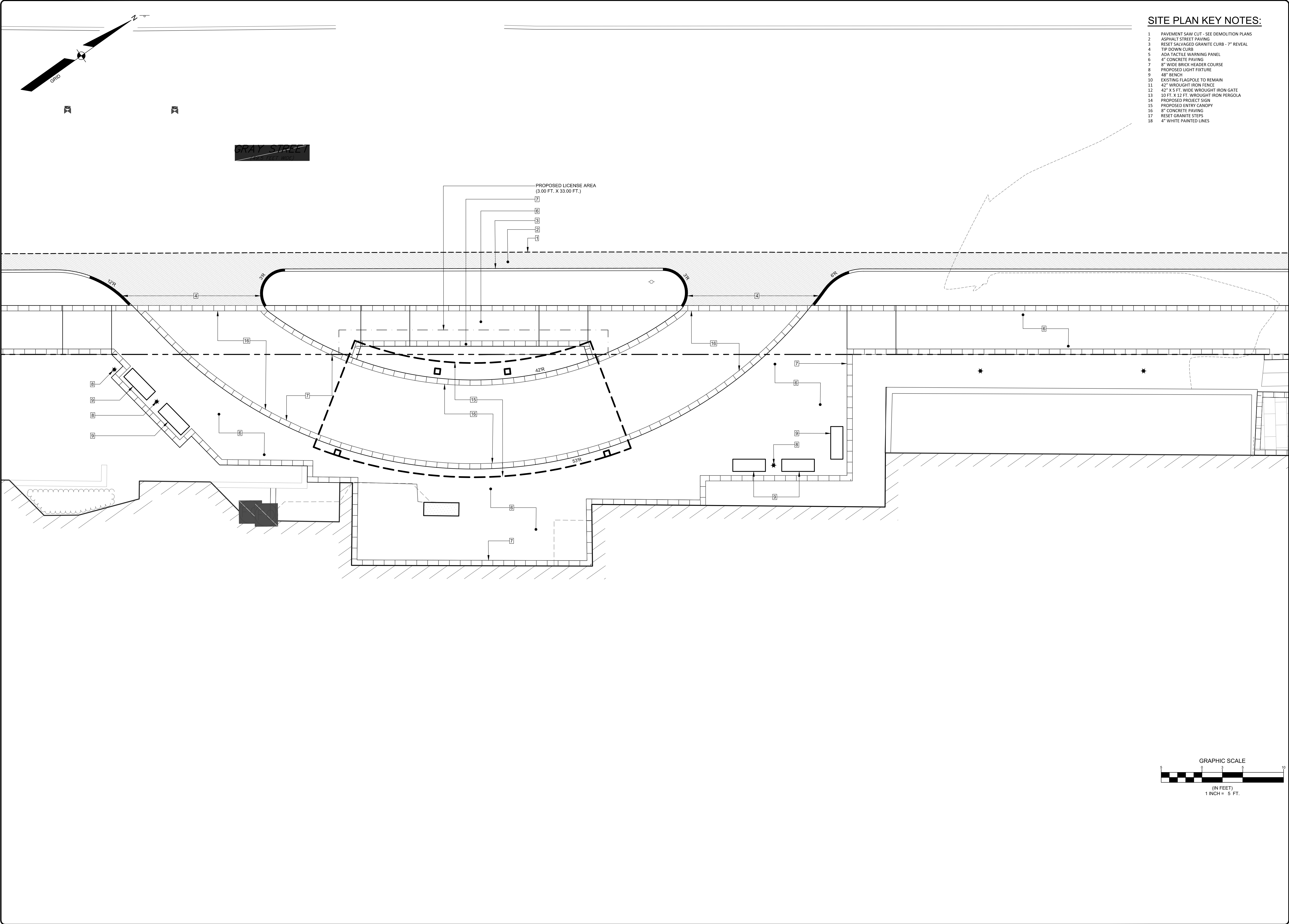
SHEET 7 OF 17

SEBAGO
T E C H N I C S
www.sebagotechnics.com
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

REV	BY	DATE	STATUS
A	WTC	11-22-19	SUBMIT FOR CITY REVIEW
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WILLIAM T. CONWAY P.E. 108



SITE PLAN KEY NOTES:

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- 17 RESET GRANITE STEPS
- 18 4" WHITE PAINTED LINES

WILLIAM T. CONWAY PLA 106

REV.	BY	DATE	STATUS
A	WTC	11-22-19	SUBMIT FOR CITY REVIEW
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Tel. 207-200-2100

SITE PLAN - AREA 2

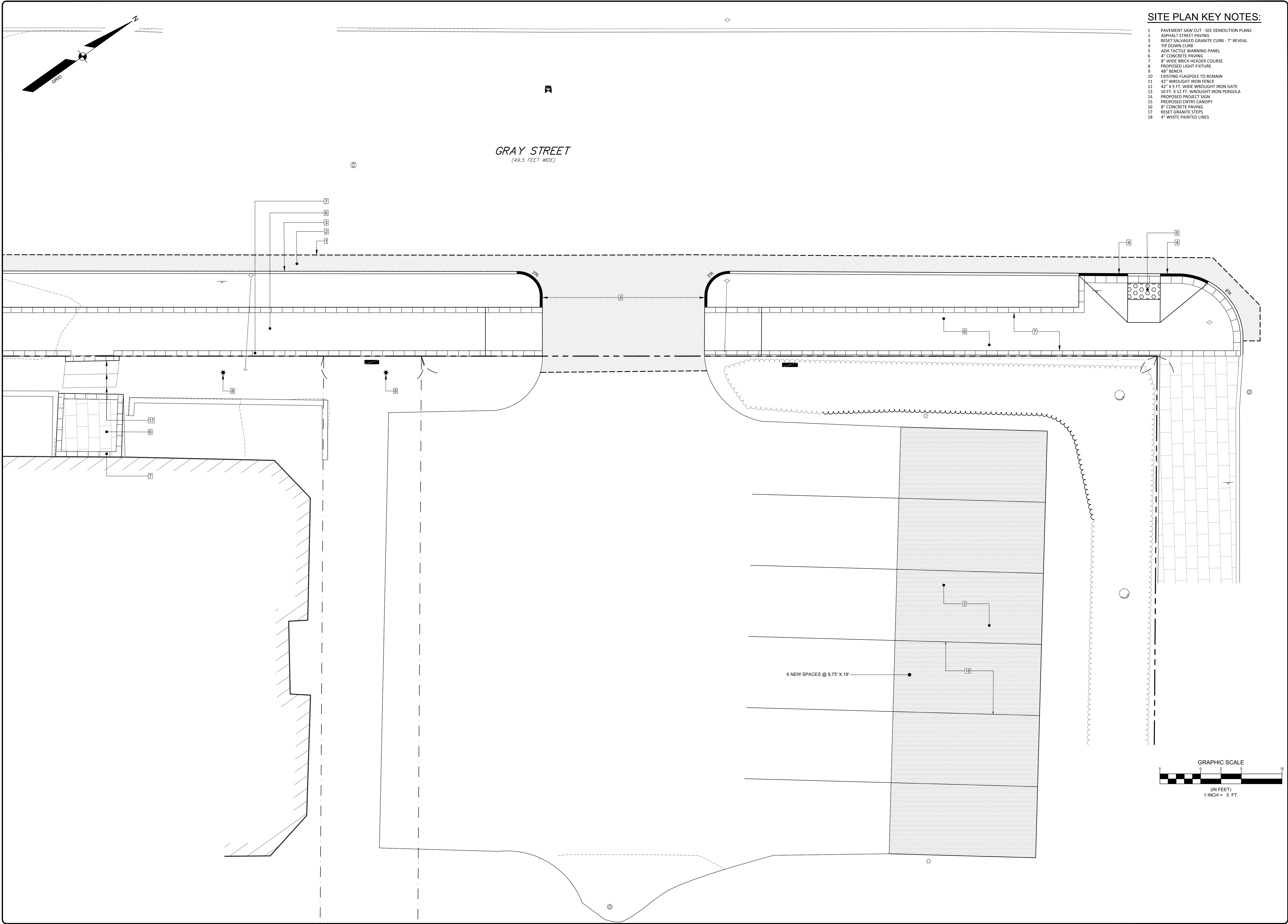
OF:
75 STATE STREET
PORTLAND, ME

FOR:
75 STATE STREET
10 DANFORTH ST
PORTLAND, ME 04101

DESIGNED	WTC
DRAWN	BVD
CHECKED	WTC
DATE	11/4/19
SCALE	1" = 5'
PROJECT	18330

SHEET 8 OF 17

18330S.dwg, TAB 52



SITE PLAN KEY NOTES:

- 1 PAVEMENT SAW CUT - SEE DEMOLITION PLANS
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- 17 RESET GRANITE STEPS
- 18 4" WHITE PAINTED LINES

WILLIAM T. CONWAY P.L.L.C.

11/22/19

REGISTERED LANDSCAPE ARCHITECT
WILLIAM T. CONWAY
No. 008
STATE OF MAINE

REV.	BY:	DATE:	STATUS:
A	WTC	11-22-19	SUBMIT FOR CITY REVIEW
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South Portland, ME 04106
Tel. 207-200-2100

SITE PLAN - AREA 3

OF:
75 STATE STREET SITE IMPROVEMENTS
75 STATE STREET
PORTLAND, ME

FOR:
75 STATE STREET
10 DANFORTH ST
PORTLAND, ME 04101

DESIGNED	WTC
DRAWN	BVD
CHECKED	WTC
DATE	11/4/19
SCALE	1" = 5'
PROJECT	18330

75 STATE STREET SITE IMPROVEMENTS

75 STATE STREET
PORTLAND, ME

APPLICANT:

75 STATE STREET
10 DANFORTH ST
PORTLAND, ME 04101

CONSTRUCTION MANAGER:

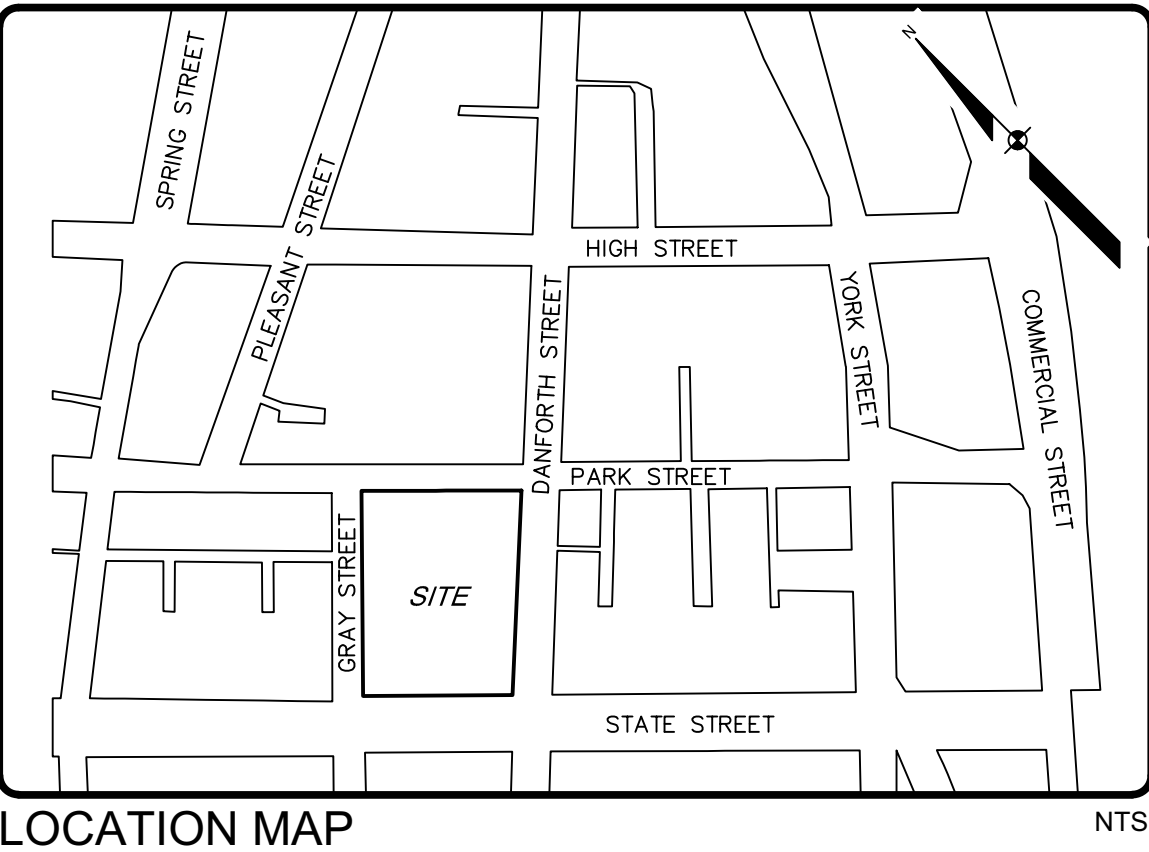
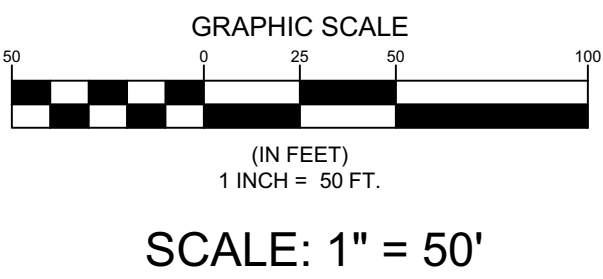
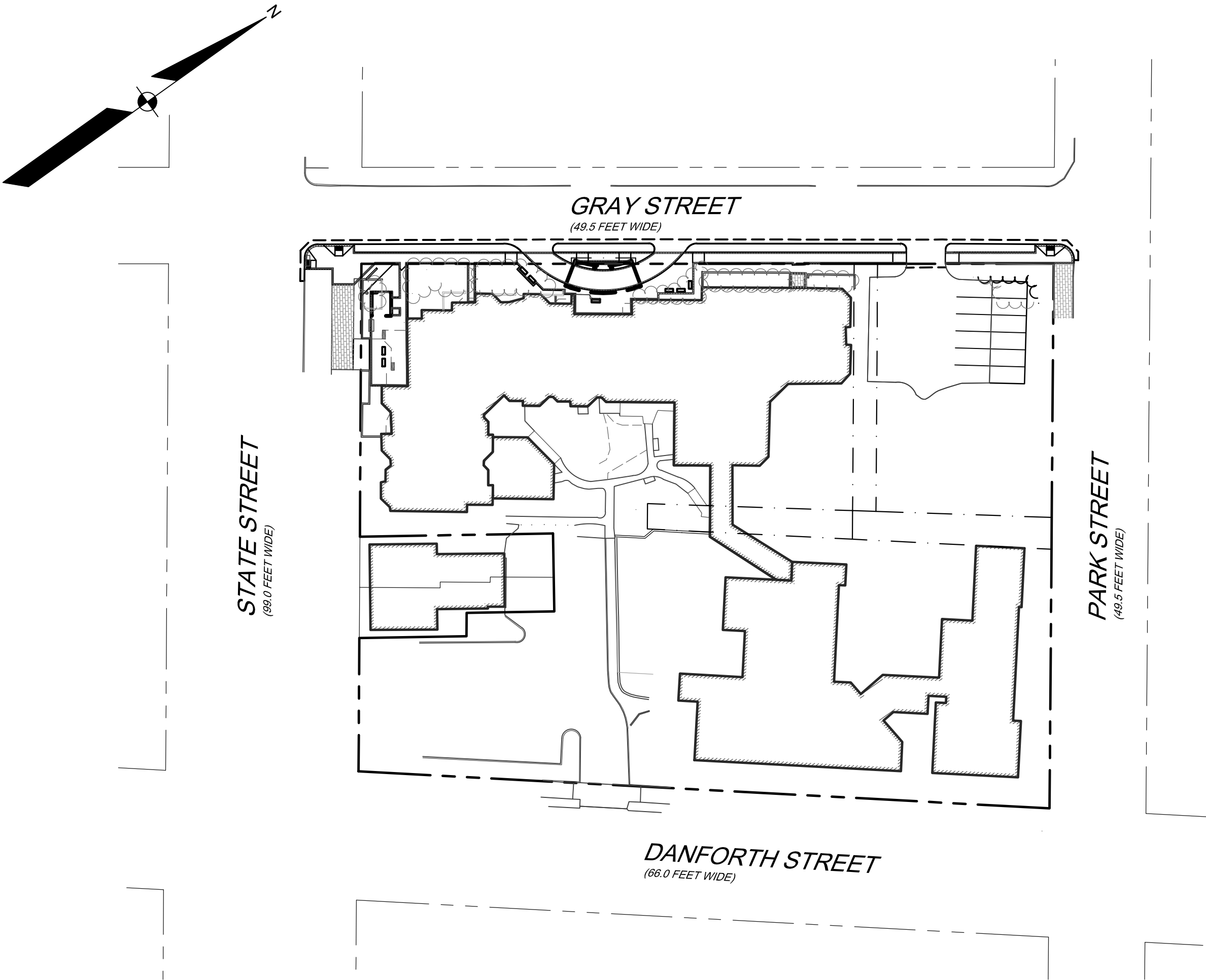
WRIGHT-RYAN
CONSTRUCTION CO.
10 DANFORTH ST
PORTLAND, ME 04101

ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:



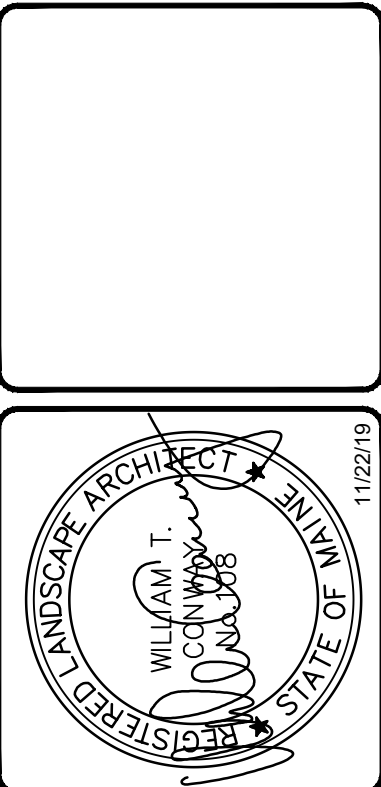
PROJECT ARCHITECT:

CWS ARCHITECTURE
264 U.S. ROUTE ONE
SCARBOROUGH, ME 04074



SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES AND LEGEND
3	DEMOLITION PLAN - AREA 1
4	DEMOLITION PLAN - AREA 2
5	DEMOLITION PLAN - AREA 3
6	OVERALL SITE PLAN
7	SITE PLAN - AREA 1
8	SITE PLAN - AREA 2
9	SITE PLAN - AREA 3
10	GRADING PLAN - AREA 1
11	GRADING PLAN - AREA 2
12	GRADING PLAN - AREA 3
13	LANDSCAPE PLAN - AREA 1
14	LANDSCAPE PLAN - AREA 2
15	LANDSCAPE PLAN - AREA 3
16	EROSION & SEDIMENTATION CONTROL NOTES
17	DETAILS

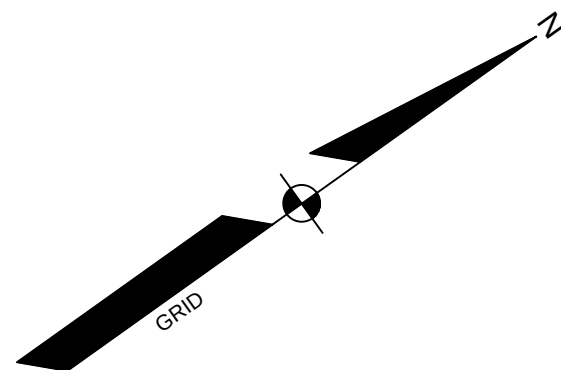


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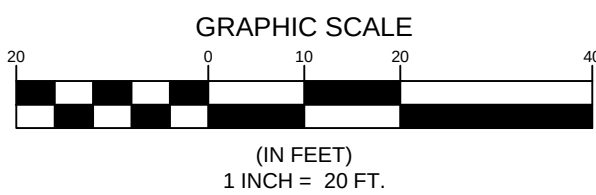
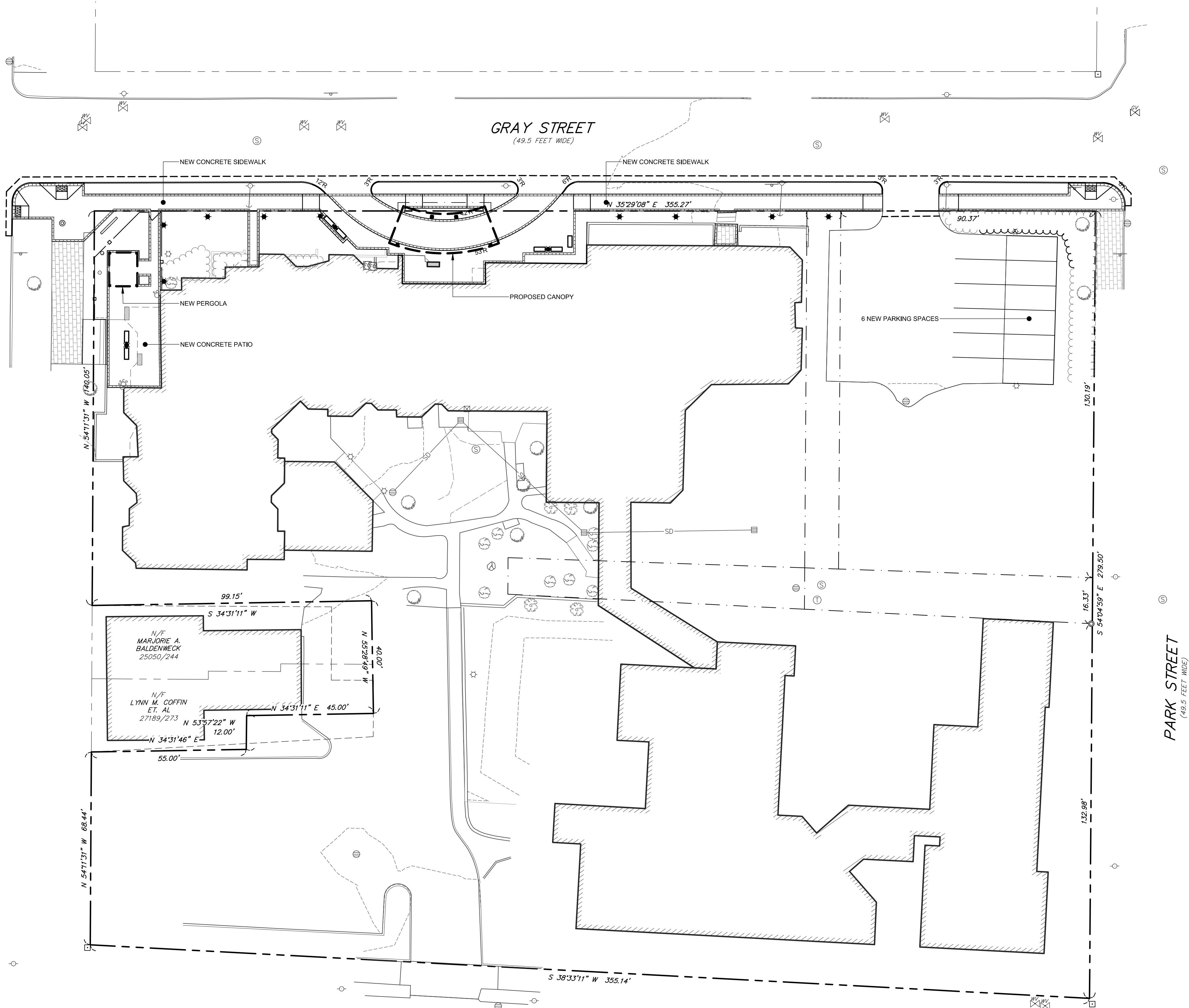


COVER SHEET	DESIGNED	WTC
OF: 75 STATE STREET SITE IMPROVEMENTS	DRAWN	BVD
75 STATE STREET	CHECKED	WTC
10 DANFORTH ST	DATE	11/4/2019
PORTLAND, ME 04101	SCALE	1" = 50'
	PROJECT	18330

DESIGNED	WTC
DRAWN	BVD
CHECKED	WTC
DATE	11/4/2019
SCALE	1" = 50'
PROJECT	18330



STATE STREET
(99.0 FEET WIDE)



OVERALL SITE PLAN
OF:
75 STATE STREET SITE IMPROVEMENTS
75 STATE STREET
PORTLAND, ME

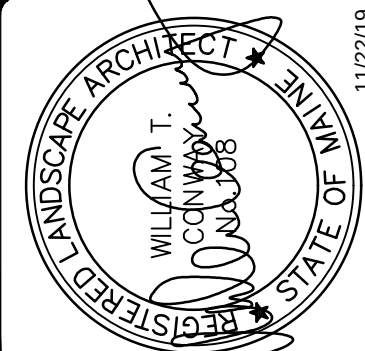
FOR:
75 STATE STREET
10 DANFORTH ST
PORTLAND, ME 04101

DESIGNED	WTC
DRAWN	BVD
CHECKED	WTC
DATE	11/4/19
SCALE	1" = 20'
PROJECT	18330

SHEET 6 OF 17

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Suite 4A
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Tel: 207-200-2100

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WILLIAM T. CONWAY PLS 108

SYMBOLS LEGEND:

XX
XXX

SECTION

XX
XXX

DETAIL

ELEVATION LEVEL

2

REVISION

A

WINDOW TYPE

100A

DOOR NUMBER

CONFERENCE ROOM
100

ROOM NAME
ROOM NUMBER

A
A6.1B

INTERIOR ELEVATION

S

CONTINUOUS BACKER ROD
AND SEALANT

XX
XXX

EXTERIOR ELEVATION

INDICATES SHEAR WALL

A

WALL TYPE

PROVIDE BLOCKING FOR ALL CABINET ASSEMBLIES AND TOILET ROOM ACCESSORIES AS REQUIRED. TYPICAL ALL WALLS ALL SPACES.

ABBREVIATIONS:

A/C	AIR CONDITIONING
ABV	ABOVE
AC	ACOUSTICAL PLASTER
ACT	ACOUSTIC CEILING TILE
ADD	ADDENDA, ADDENDUM
ADJ	ADJACENT
AFB	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
BCE	BOTTOM CHORD EXTENSION
BD	BOARD
BLP	BORROWED LIGHT PANEL
BO	BOTTOM OF
BOF	BOTTOM OF FOOTING
BOS	BOTTOM OF STEEL
BS	BOTH SIDES
BSE	BRICK SHELF ELEVATION
C	CHANNEL
CPT	CARPET
CB	CATCH BASIN, CHALKBOARD
CFM	CUBIC FEET PER MINUTE
CJ	CONTROL JOINT; CONSTRUCTION JOINT
E	CENTRAL
CMU	CONCRETE MASONRY UNIT
CT	CERAMIC TILE
CUH	CABINET UNIT HEATER
DF	DRINKING FOUNTAIN
DR	DOOR
DW	DISHWASHER
EF	EXHAUST FAN; EACH FACE
EJ	EXPANSION JOINT
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXIST	EXISTING
EXT	EXTERIOR
EXTR	EXTERIOR
FB	FLAT BAR
FBD	FURNISHED BY OTHERS
FCO	FLOOR CLEAN-OUT
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR; FAR FACE
FIN	FINISH(ED)
FIXT	PICTURE
FL	FLOOR
FO	FRAMED OPENING
FOF	FACE OF FINISH
FS	FAR SIDE
GA	GAGE, GAUGE
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GOT	GYPNUM DROP-IN TILE
G	GLASS
GWB	GYPNUM WALL BOARD
H/C	HANDICAPPED; HOLLOW CORE
HDO	HIGH DENSITY OVERLAY
HM	HOLLOW METAL
HOR	HORIZONTAL
HUR	HEAT RECOVERY UNIT
H&V	HEATING AND VENTILATING
H&V	HEATING, VENTILATING, & AIR CONDITIONING
ID	INSIDE DIAMETER
IF	INSIDE FACE
IJ	ISOLATION JOINT
INT	INTERIOR
INTR	INTERIOR
INV	INVERT
JNT	JOINT
L	ANGLE
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LIGHTING PANEL
MDO	MEDIUM DENSITY OVERLAY
MO	MASONRY OPENING
MR	MOISTURE-RESISTANT
MUA	MAKE-UP AIR
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OF	OUTSIDE FACE; OWNER FURNISHED
OPIC	OWNER FURNISHED AND INSTALLED BY CONTRACTOR
OH	OVERHEAD
OPC	OPENING
OPNG	OPENING
OPP	OPPOSITE
PA	PUBLIC ADDRESS
PAF	POWDER-ACTUATED FASTENER
P	PLATE, PROPERTY LINE
PLM	PLASTIC LAMINATE
PLAS	PLASTER
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PP	POWER PANEL (OR PUSH-PADDE)
PSF	POUNDS PER SQUARE FOOT
PS	POUNDS PER SQUARE INCH
PTD	PAINTED, PAPER TOWEL DISPENSER
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
R	RISER; RADIUS
RB	RUBBER BASE
REF	REFRIGERATOR
REFRIG	REFRIGERATOR
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
RP	REMOVABLE PANEL
RR	RUB-RAIL
SC	SOLID CORE
SP	SQUARE FOOT; SUPPLY FAN
SK	SHEAR KEY
SIM	SIMILAR
SS	STAINLESS STEEL
ST	STEEL
STL	STEEL
STD	STANDARD
STR	STRUCTURAL
STRUCT	STRUCTURAL
T	TREAD
TAB	TOP AND BOTTOM
TBM	TEMPORARY BENCHMARK
TCE	TOP CHORD EXTENSION
TJ	TIE JOINT
TO	TOP OF
TOC	TOP OF CONCRETE
TOT	TOP OF FOOTING
TOM	TOP OF MASONRY
TOP	TOP OF PIER
TOS	TOP OF STEEL; TOP OF SLAB
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TY	TYPICAL
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VF	VERIFY IN FIELD
VP	VISION PANEL
VTR	VENT THROUGH THE ROOF
VWC	VINYL WALL COVERING
W/	WITH
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE
WH	WATER HEATER
WIN	WINDOW
WLB	WALLBOARD, TYPICAL GWB
W/O	WITHOUT
WO	WINDOW OPENING
WS	WEB STIFFENER
WWF	WELDED WIRE FABRIC

GENERAL NOTES PERTAINING TO THE CONSTRUCTION AND CONSTRUCTION DOCUMENTATION:

1. THE CONTRACTOR SHALL REVIEW AND DIRECT ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND SPECIFICATIONS TO ASCERTAIN THE SCOPE OF WORK FOR EACH TRADE PRIOR TO BID. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH FEDERAL, STATE, CITY AND LOCAL BUILDING CODES AND THEIR REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS AS REQUIRED BY THE LOCAL JURISDICTIONAL AUTHORITIES FOR THIS JOB.
4. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL AND TELEPHONE ITEMS (INCLUDING PIPING, DUCTWORK, LIGHTING AND/OR CONDUIT) AND, THAT ALL REQUIRED CLEARANCES OR INSTALLATIONS FOR ABOVE EQUIPMENT ARE PROVIDED. COORDINATION SHALL BE PERFORMED PRIOR TO CONSTRUCTION.
5. THE CONTRACTORS FAILURE TO REPORT ANY DISCREPANCIES WITHIN THESE CONSTRUCTION DOCUMENTS TO THE ARCHITECT WILL NOT BE GROUNDS FOR ADDITIONAL COST OR CHANGE ORDERS.
6. IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, ALL SUCH CHANGES OR MODIFICATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PERFORMING SUCH CHANGES OR MODIFICATIONS.
7. THE CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSAL OF ALL RUBBISH AND DEBRIS FROM THE BUILDING AND THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT.

75 STATE STREET
ENTRY CANOPY & SITE
75 STATE STREET
PORTLAND, MAINE



DRAWING STATUS LIST

SHEET REFERENCE		ISSUE DESCRIPTION AND DATE						
DWG NO.	DRAWING NAME	ISSUED FOR: HISTORIC BOARD REVIEW						
TP	TITLE PAGE & DRAWING INDEX	JANUARY 6, 2020						
	CIVIL & LANDSCAPE DRAWINGS							
	EXISTING CONDITIONS PLAN (DATED 12/7/2018)							
	COVER SHEET							
	GENERAL NOTES AND LEGEND							
	DEMOLITION PLAN – AREA 1							
	DEMOLITION PLAN – AREA 2							
	DEMOLITION PLAN – AREA 3							
	OVERALL SITE PLAN							
	SITE PLAN – AREA 1							
	SITE PLAN – AREA 2							
	SITE PLAN – AREA 3							
	GRADING PLAN – AREA 1							
	GRADING PLAN – AREA 2							
	GRADING PLAN – AREA 3							
	LANDSCAPE PLAN – AREA 1							
	LANDSCAPE PLAN – AREA 2							
	LANDSCAPE PLAN – AREA 3							
	EROSION & SEDIMENTATION CONTROL NOTES							
	DETAILS							
	STRUCTURAL DRAWINGS							
S1.0	FOUNDATION PLAN, CANOPY FRAMING PLAN, & DETAILS – PROGRESS PRINT (FINAL DRAWINGS FORTHCOMING)							
	ARCHITECTURAL DRAWINGS							
AD1.10	REMOVALS PLAN							
A1.10	ROOF AND NEW WORK PLANS							
A2.20	REFLECTED CEILING/ELECTRICAL AND DIAGRAMMATIC DRAINAGE PLANS							
A7.10	SECTIONS AND DETAILS							

PROJECT TEAM:

OWNER



CONSTRUCTION MANAGER



STRUCTURAL ENGINEER





ARCHITECT / INTERIOR DESIGNER



CIVIL ENGINEER / LANDSCAPE ARCHITECT



SEVENTY FIVE STATE STREET
C/O AVESTA HOUSING
307 Cumberland Ave.
Portland, ME 04101
Tel: (207) 553-7780

264 US Route One Box 6, Suite 100-2A
Scarborough ME 04074
OFFICE: 207 774 4441 CWSARCH.COM

WRIGHT-RYAN CONSTRUCTION, INC.
10 Danforth Street
Portland, Maine 04101
(207) 773-3625 Fax (207) 773-5173

46 FOREST AVE
PORTLAND, MAINE 04101
TEL: (207) 774-46 14

75 JOHN ROBERTS RD, SUITE 4A
SOUTH PORTLAND, ME 04106
TEL: (207) 200-2100

CODE OVERVIEW:

SCOPE OF WORK IN THIS PHASE IS LIMITED TO EXTERIOR, ONLY. THE PROPOSED NEW CANOPY WILL BE A FREE-STANDING STRUCTURE.

INCLUDED FOR FERERENCE:
IBC 2015
USE GROUP: MIXED OCCUPANCY: R-4 ASSISTED LIVING FACILITY
CONSTRUCTION TYPE II(B) – UNPROTECTED, NONCOMBUSTIBLE PRIMARY STRUCTURAL FRAME, PROTECTED BY APPROVED AUTOMATIC SPRINKLER SYSTEM
SPRINKLERED: NFPA 13

HORIZONTAL SEPARATION OF OCCUPANCIES:
1 HOUR
HORIZONTAL SEPARATION OF DWELLING UNITS:
1/2 HOUR FOR FULLY-SPRINKLERED, TYPE IIB CONSTRUCTION

INCIDENTAL USE AREAS:
ROOMS OR SPACES REQUIRING 1-HOUR FIRE SEPARATION OR AUTOMATIC EXTINGUISHING:
BOILER ROOMS

TOTAL GROSS BUILDING AREA (INCLUDING ROOF & BASEMENT): 77,511 SF

IBC 2015
TABLE 503: B ALLOWABLE HEIGHT AND AREA ABOVE GRADE:
5 STORIES; 48,000 S.F. PER FLOOR

NFPA 101 – CHAPTER 31 & 39
ROOMS OR SPACES REQUIRING 2-HOUR FIRE SEPARATION AND AUTOMATIC EXTINGUISHING:
• VERTICAL EXIT ENCLOSURES GREATER THAN FOUR STORIES
• SHAFTS & ELEVATOR HOISTWAYS GREATER THAN FOUR STORIES

NOTES PERTAINING TO DESIGN-BUILD SCOPE OF WORK:

IT IS THE INTENT OF THESE DRAWINGS TO SERVE AS A BASIS OF DESIGN AND SCOPE OF WORK; HOWEVER THEY ARE NOT INTENDED TO BE ALL-INCLUSIVE. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ASSOCIATE SUBCONTRACTORS TO COMPLETE AND COORDINATE THE FULL SCOPE OF WORK IN THE FIELD. THE FOLLOWING INFORMATION IS INTENDED TO OUTLINE THE BASIC SYSTEMS AND SERVICES REQUIRING MODIFICATIONS AS PART OF THIS PROJECT.

MECHANICAL SCOPE:
N/A

ELECTRICAL SCOPE:

1. THE FINAL SCOPE OF THE ELECTRICAL WORK SHALL BE ULTIMATELY DETERMINED BY THE DESIGN-BUILD ELECTRICAL CONTRACTOR AND COORDINATED WITH THE OWNER AND ARCHITECT AS REQUIRED. AT A MINIMUM THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, EXTENSION AND/OR NEW INSTALLATIONS OF ALL ELECTRICAL LIGHTING, POWER, VOICE/DATA, AND FIRE ALARM AND DETECTION SYSTEMS, IN COMPLIANCE WITH ALL APPLICABLE CODES. THE CONTRACTOR SHALL REVIEW THE ARCHITECTURAL DRAWINGS AND COORDINATE ALL TRADE WORK WITH THE NEW ARCHITECTURAL COMPONENTS OF THE WORK. ELECTRICAL NOTING WITHIN THE DOCUMENTS ARE NOT MEANT TO IDENTIFY THE COMPLETE SCOPE OF ELECTRICAL INSTALLATIONS. THEY ARE INTENDED TO NOTE SPECIFIC NEEDS THAT HAVE BEEN DISCUSSED WITH THE OWNER AS PART OF THE PROJECTS DEVELOPMENT.

FIRE PROTECTION & SUPPRESSION SYSTEMS SCOPE:
N/A

FIRE ALARM SYSTEMS SCOPE:
N/A

CWS ARCHITECTS
ARCHITECTURE | INTERIOR DESIGN

264 US Route One Box 6, Suite 100-2A
Scarborough ME 04074
OFFICE: 207 774 4441 CWSARCH.COM

CWS ARCHITECTS
ARCHITECTURE | INTERIOR DESIGN
264 U.S. ROUTE ONE
BOX 6, SUITE 100-2A
SCARBOROUGH, MAINE 04074
F: 207-774-4441
WWW.CWSARCH.COM

AVESTA HOUSING -
SEVENTY-FIVE STATE
STREET

AVESTA HOUSING -
SEVENTY-FIVE STATE
STREET: ENTRY CANOPY &
SITE

TITLE PAGE &
DRAWING INDEX

REVISIONS

DRAWING NUMBER

TP

SCALE: AS NOTED
DATE: 01/06/2020

ISSUED: JANUARY 6 2020

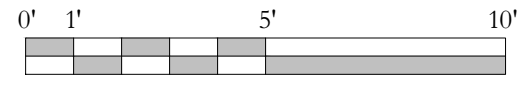
© 2019 Design Projects/USCA Architects 75 State Street/1 - Drawing/01-4 Entry Canopy/19

ISSUED FOR: HISTORIC BOARD REVIEW

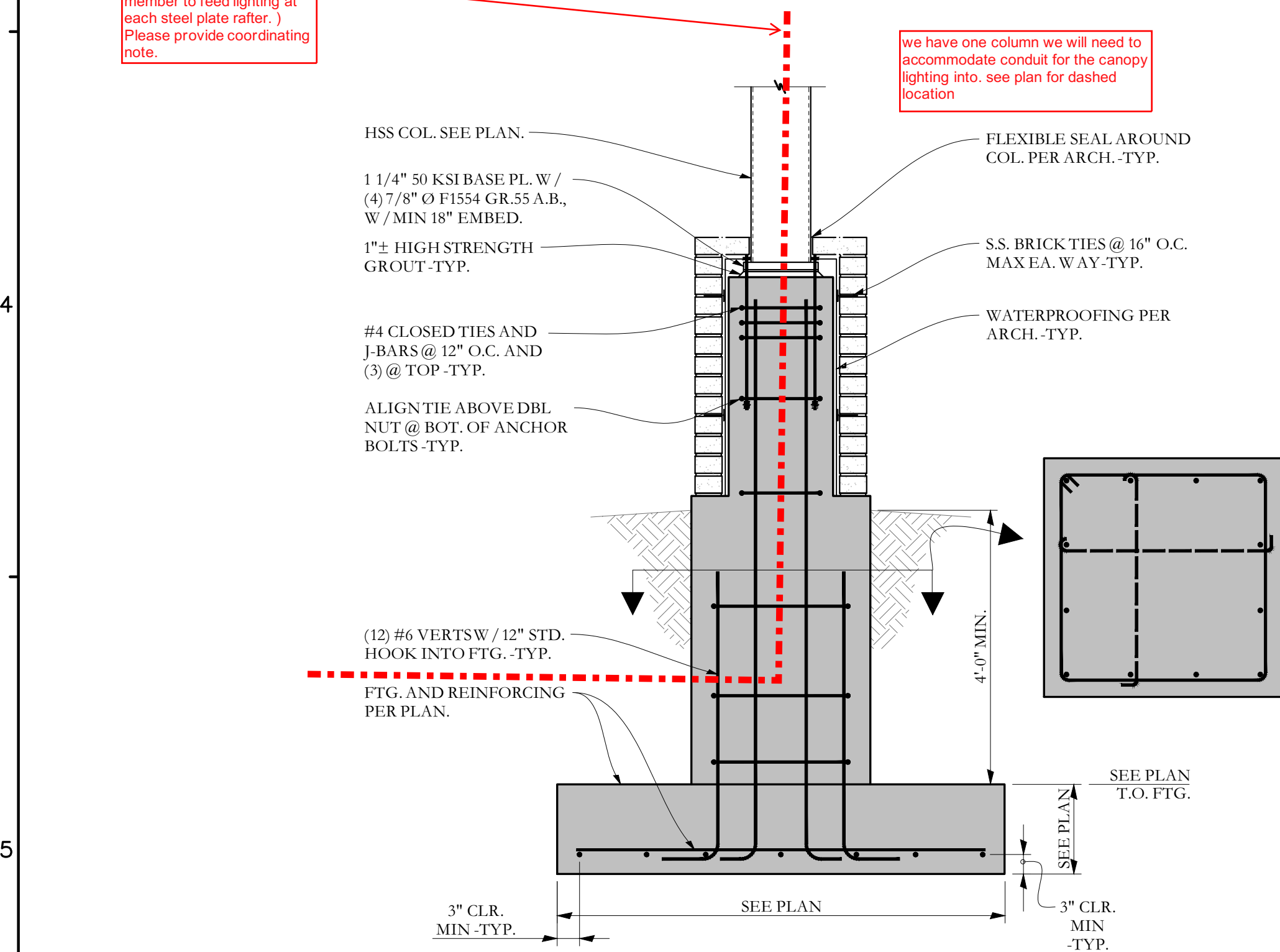
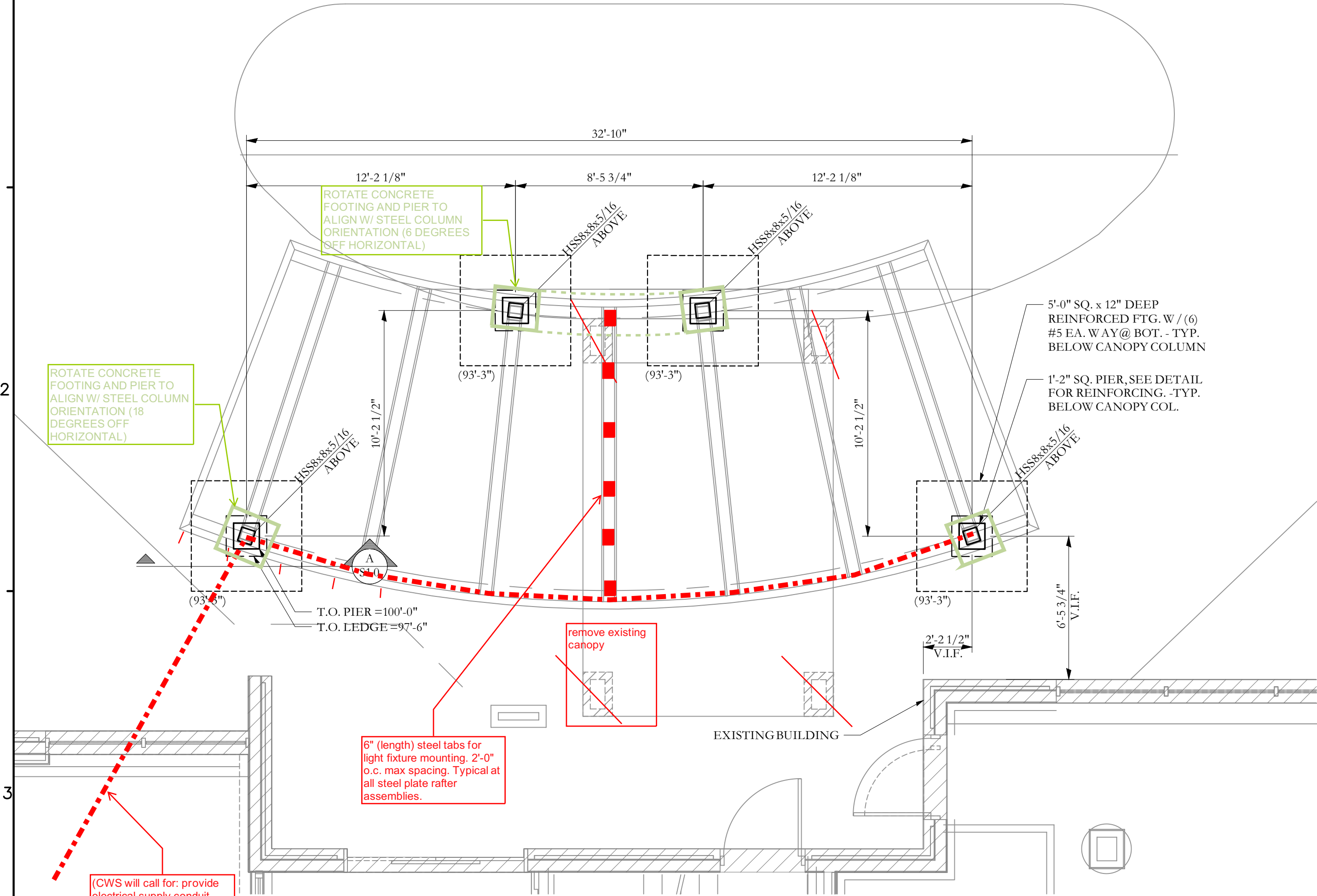
FOUNDATION PLAN

NOTES:

- SEE SHEET S0.1 FOR GENERAL STRUCTURAL NOTES AND ADDITIONAL INFORMATION
- TOPS OF ALL NEW FOOTINGS ARE 6" BELOW SLAB, UNO.
- NEW INFILL SLAB SHALL BE 4" THICK W/ FIBERMESH, THICKENED OVER FOOTINGS -TYP.
- ALL EXISTING CONDITIONS MUST BE VERIFIED IN FIELD PRIOR TO FABRICATION/ CONSTRUCTION. NOTIFY S.I. IF EXISTING CONDITIONS DIFFER FROM PLANS -TYP.



SCALE 1/4"=1'-0"

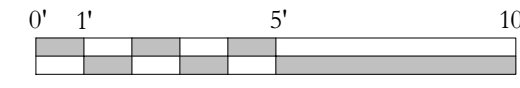


SECTION A S1.0 3/4"=1'-0

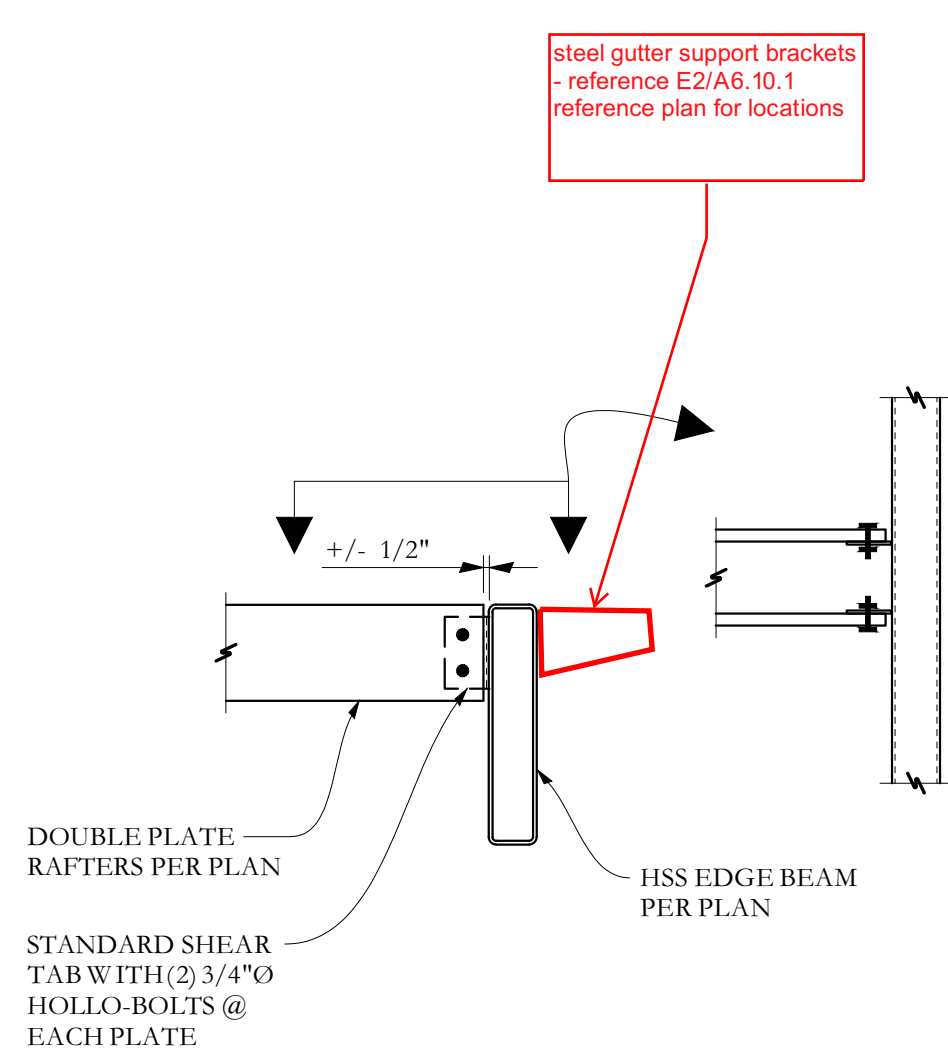
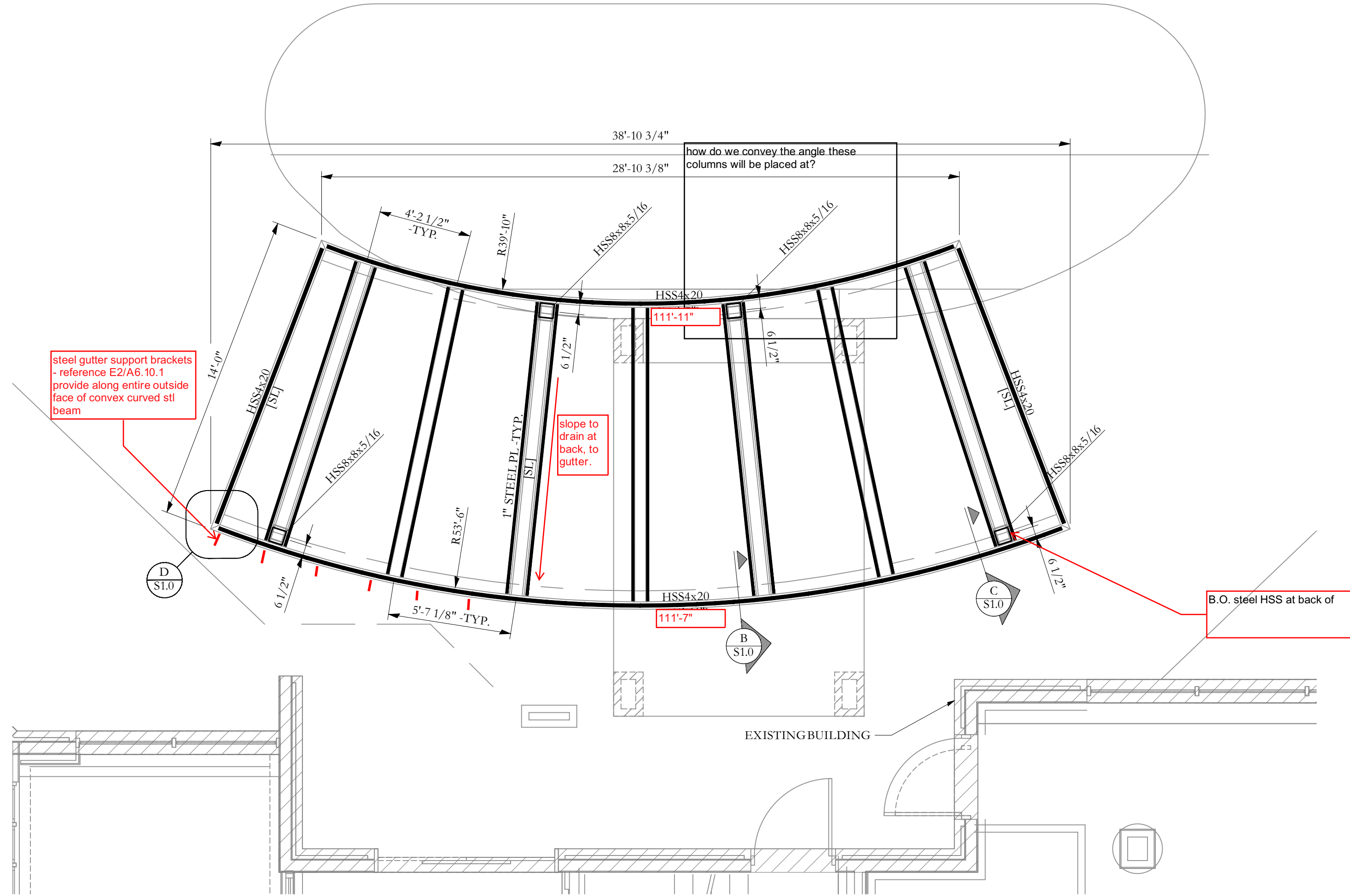
CANOPY FRAMING PLAN

NOTES:

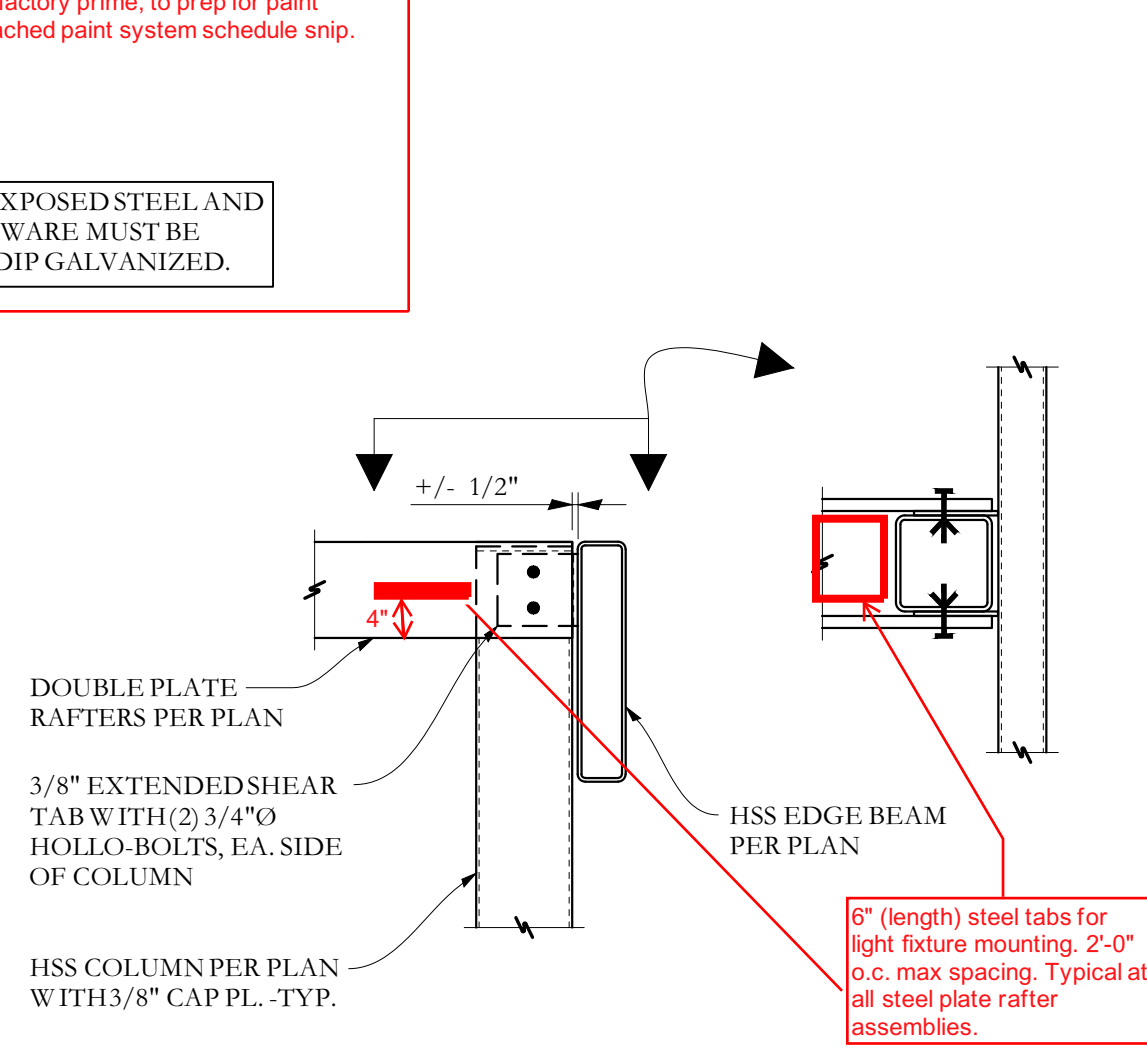
- SEE SHEET S0.1 FOR GENERAL STRUCTURAL NOTES AND ADDITIONAL INFORMATION
- T.O. STEEL BEAM ELEV = [XX-XX"]
- ALL STEEL FRAMING, CONNECTIONS, BOLTS ETC. AT EXPOSED GARAGE BELOW TO BE HOT DIP GALV.
- ALL EXISTING CONDITIONS MUST BE VERIFIED IN FIELD PRIOR TO FABRICATION/ CONSTRUCTION. NOTIFY S.I. IF EXISTING CONDITIONS DIFFER FROM PLANS -TYP.



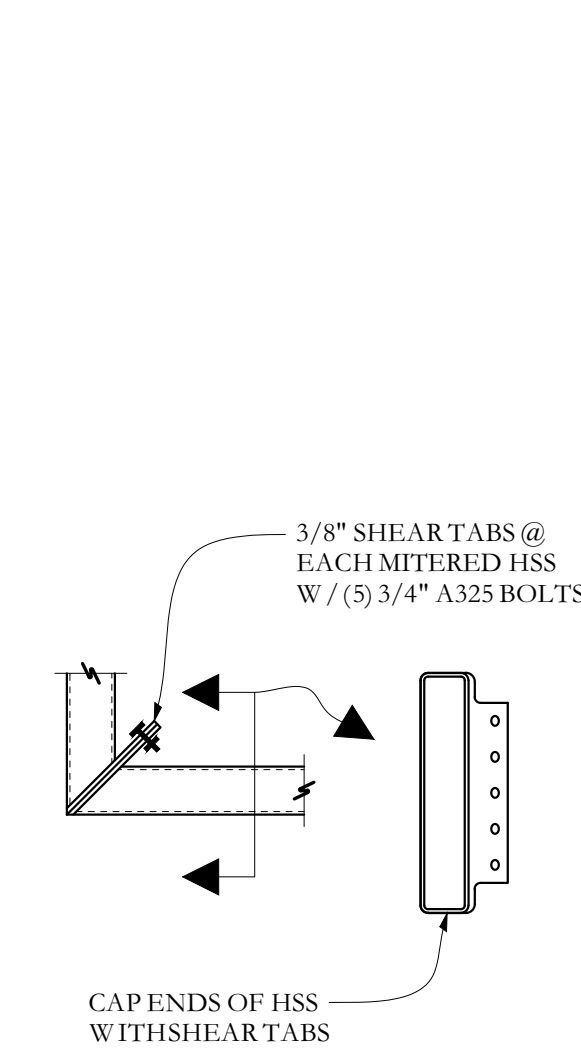
SCALE 1/4"=1'-0"



SECTION B S2.1 3/4"=1'-0

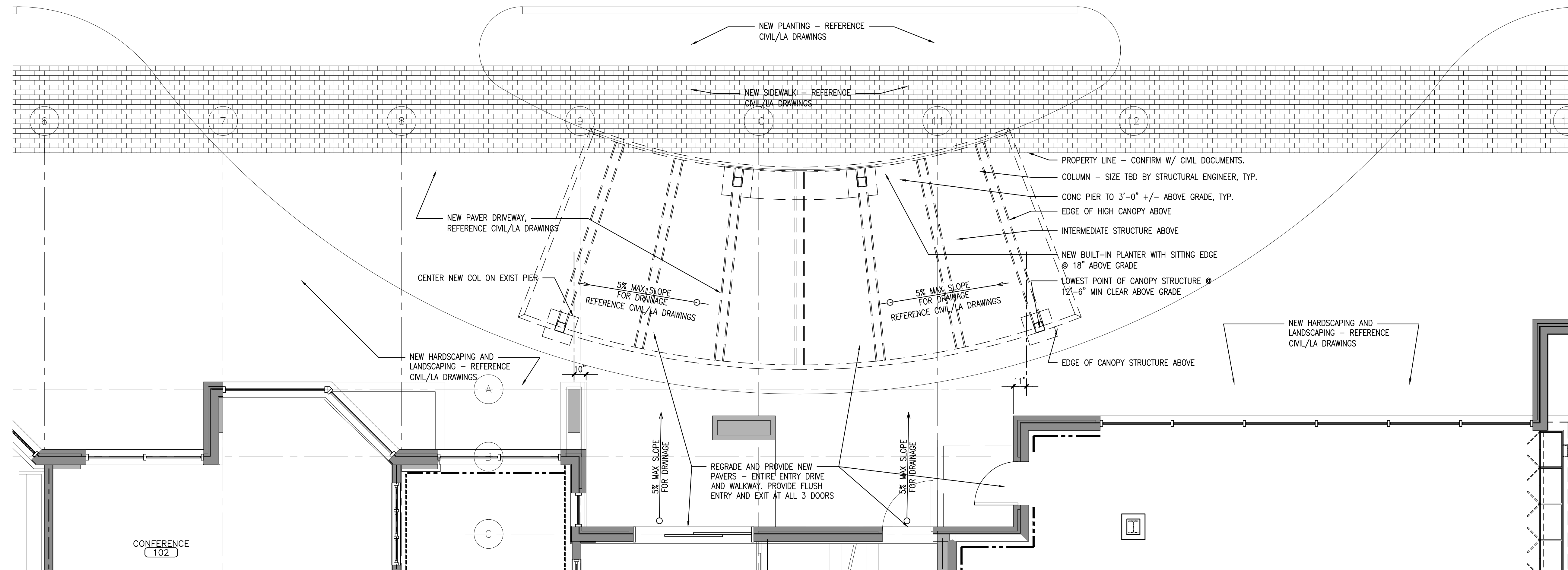


SECTION C S2.1 3/4"=1'-0



PLAN D S2.1 3/4"=1'-0

PROGRESS
NOT FOR CONSTRUCTION



PLAN



1 PERSPECTIVE 1 - STREET VIEW



2 PERSPECTIVE 2 - AERIAL VIEW



3 PERSPECTIVE 3 - AERIAL VIEW



75
STATE STREET



AVESTA
HOUSING

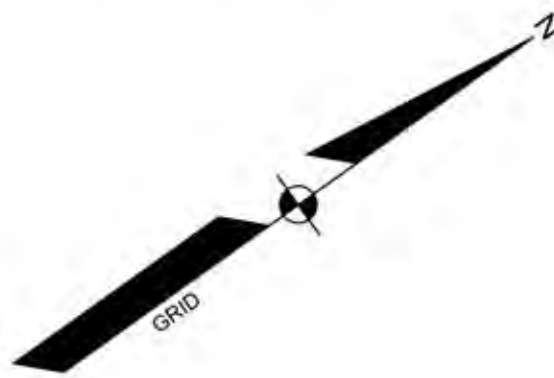


GRAY STREET ENTRY CANOPY

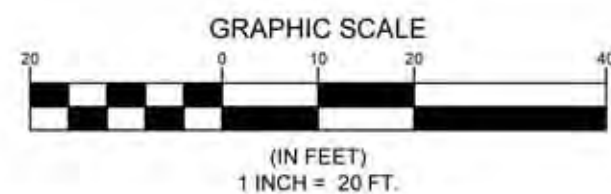
SEVENTY FIVE STATE STREET

CWS ARCHITECTS
ARCHITECTURE | INTERIOR DESIGN
ISSUED: 11/20/2019 FOR PRE-APPLICATION REVIEW





STATE STREET
(99.0 FEET WIDE)



OVERALL SITE PLAN

OF: 75 STATE STREET SITE IMPROVEMENTS

75 STATE STREET
PORTLAND, ME

FOR: 75 STATE STREET
10 DANFORTH ST
PORTLAND, ME 04101

DESIGNED	WTC
DRAWN	BVD
CHECKED	WTC
DATE	11/4/19
SCALE	1" = 20'
PROJECT	18330

SHEET 6 OF 17

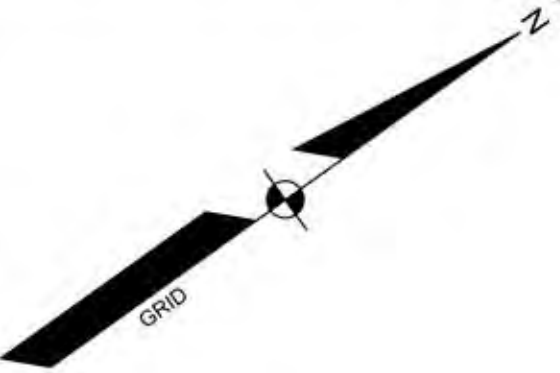
SEBAGO
TECHNICALS
WWW.SEBAGOTECHNICALS.COM

75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel: 207.200.2100

WILLIAM T. CONWAY RLA 108

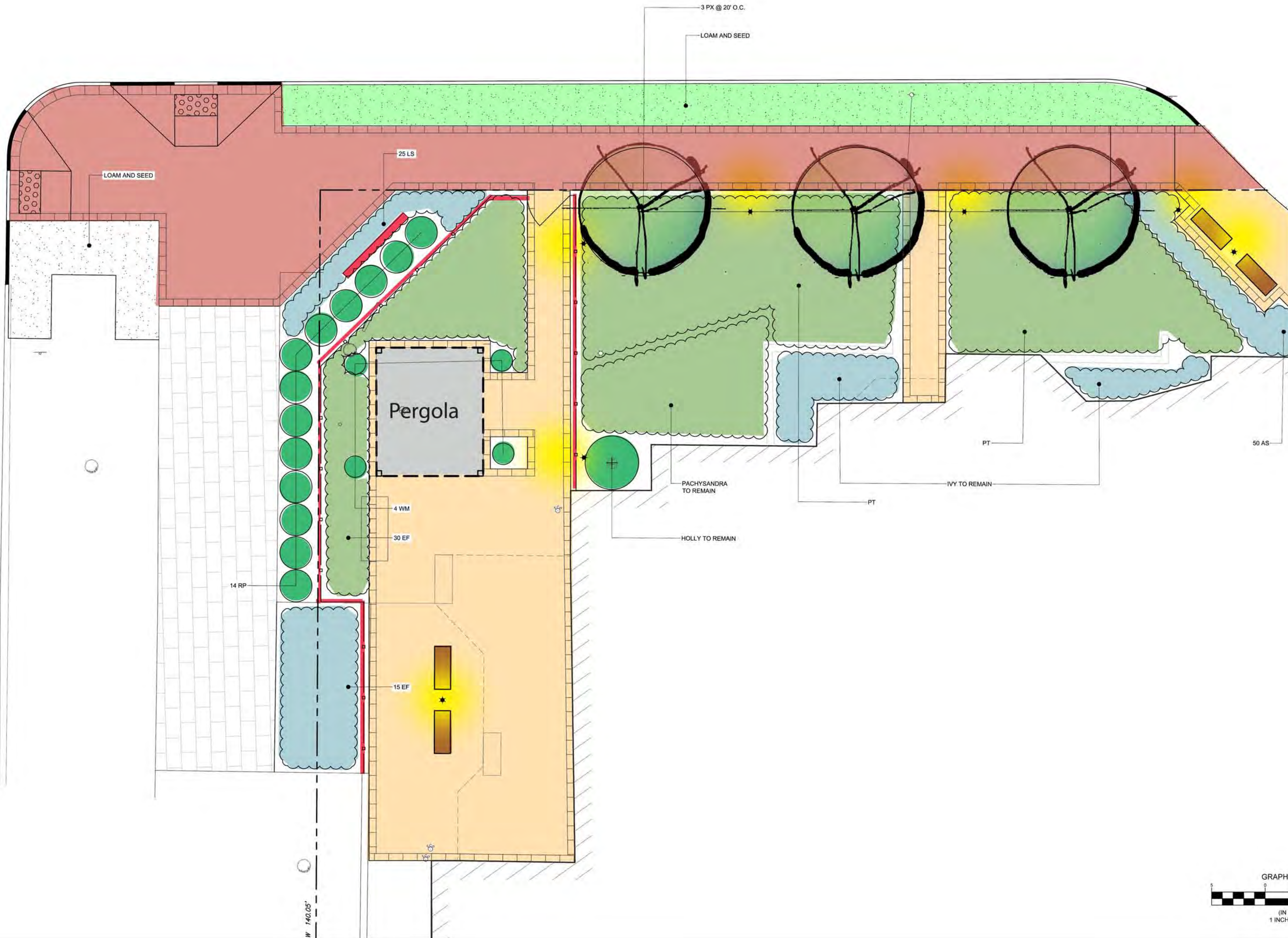


REV	DATE	STATUS
A	11-22-19	SUBMIT FOR CITY REVIEW
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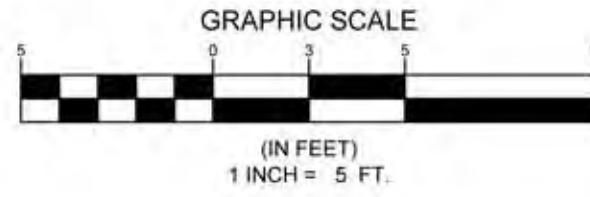
GRAY STREET
(49.5 FEET WIDE)

STATE STREET
(39.0 FEET WIDE)



PLANT SCHEDULE

KEY	BOTANICAL NAME / COMMON NAME	SIZE / REMARKS
PX	PRUNUS X 'ACCOLADE' / ACCOLADE CHERRY	3 IN. CALIPER
RP	RHODODENDRON 'WINDBEAM' / RHODODENDRON	NO. 5 CONTAINER
KN	KALMIA 'NATHAN HALE' / MOUNTAIN LAUREL	NO. 5 CONTAINER
LF	LEUCOTHOE FONTANESIANA / DROOPING LEUCOTHOE	NO. 5 CONTAINER
EF	EUONYMUS F. RADICANS / GREEN EUONYMUS	NO. 3 CONTAINER
WM	WISTERIA M. 'BLUE MOON' / WISTERIA VINE	NO. 5 CONTAINER
AS	ASTILBE A. 'BRIDAL VEIL' / BRIDAL VEIL ASTILBE	NO. 1 CONTAINER
LS	LEUCANTHEMUM S. 'BECKY' / SHASTA DAISY	NO. 1 CONTAINER
PT	PACHYSANDRA TERMINALIS / JAPANESE SPURGE	FLATS, PLANTS 6" O.C.



LANDSCAPE PLAN - AREA 1

OF: 75 STATE STREET
PORTLAND, ME

FOR: 75 STATE STREET
10 DANFORTH ST
PORTLAND, ME 04101

DESIGNED: WTC

DRAWN: BVD

CHECKED: WTC

DATE: 11/4/19

SCALE: 1" = 5'

PROJECT: 18330

SEBAGO
TECHNICALS

WWW.SEBAGOTECHNICALS.COM

75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel: 207.207.2100

18330L.dwg, TABEL1

WILLIAM T. CONWAY RLA 108

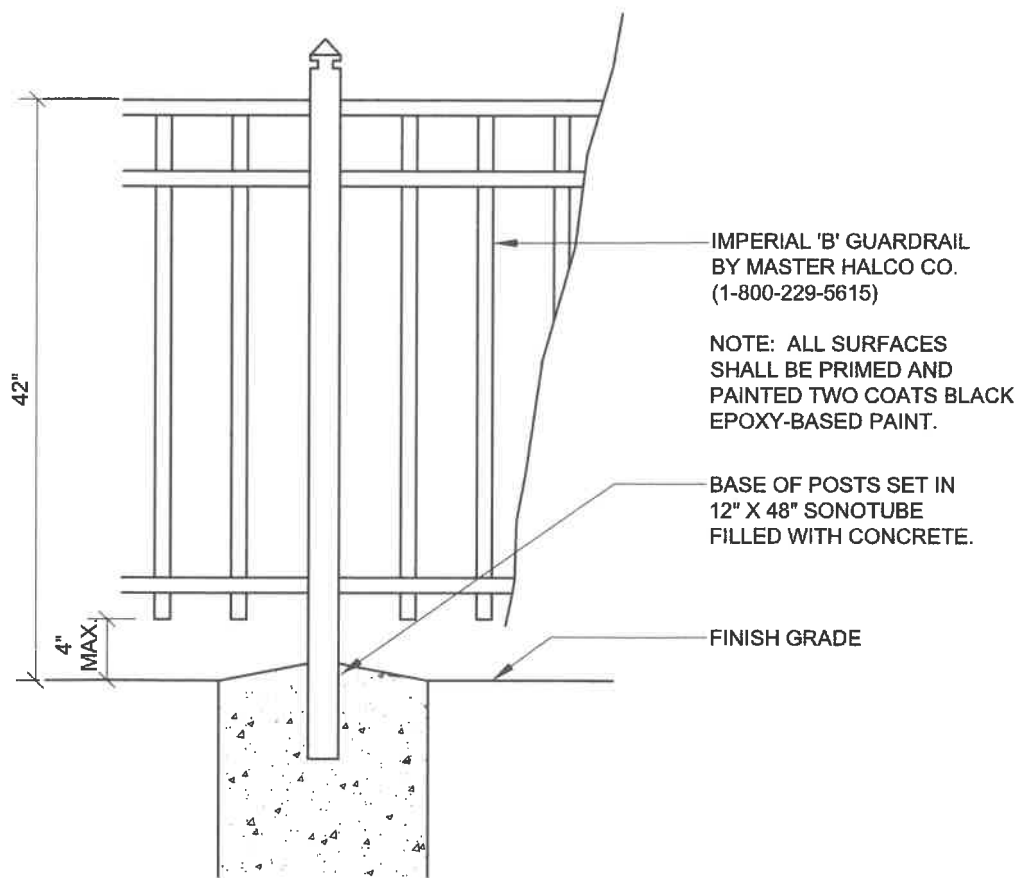
11/22/19

REGISTERED LANDSCAPE ARCHITECT
WILLIAM T. CONWAY
STATE OF MAINE

REV: A WTC 11-22-19 DATE: 11-22-19 STATUS: SUBMIT FOR CITY REVIEW

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SHEET 13 OF 17



WROUGHT IRON FENCING

NOT TO SCALE

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Deliver to

South Por... 04106

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Home Décor

Furniture

Kitchen & Dining

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Home Improve...

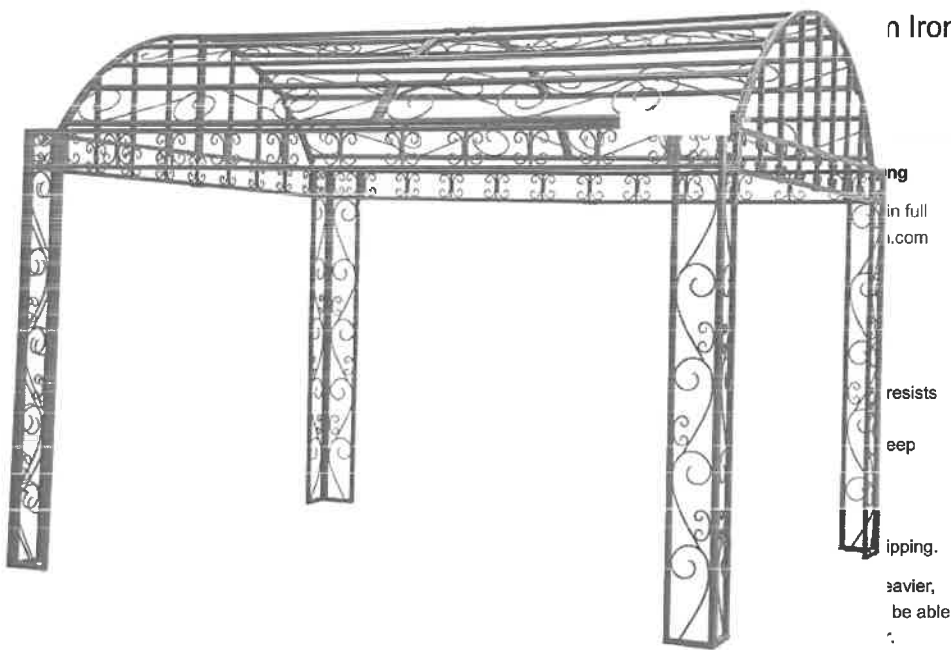
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Type:
Project Name:
Notes:

rev. 03.20.2017

TRA30 (LED)

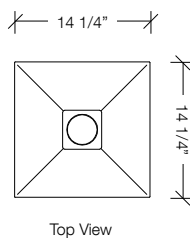
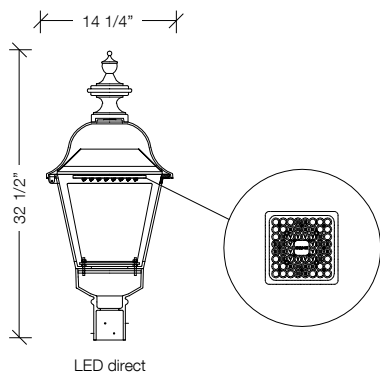
30" Traditional Luminaire

Max Weight: 35.0 lbs

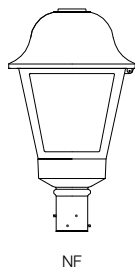
Max EPA: 2.60 sq ft

Sample	TRA30	AC	24NB-55	5K	UNV	DIR5	PEC	GENIXX	PM	NF	BBT
Ordering											
	A	B	C	D	E	F	G	H	I	J	K

DETAILS



STYLE OPTIONS



A. MODEL

TRA30 Traditional 30"

B. LENS OPTIONS

AC acrylic, clear
AF acrylic, frosted
AS acrylic, seeded
AW acrylic, white
PC polycarbonate, clear
PF polycarbonate, frosted

C. ENGINE-WATTS

24NB-55 55 Watts - LED array
36NB-80 80 Watts - LED array
48NB-110 110 Watts - LED array
60NB-136 136 Watts - LED array

D. CCT - COLOR TEMP

3K 3000K
4K 4000K
5K 5000K (std.)

E. VOLTAGE

UNV 120-277V
347 347V³
480 480V³

F. OPTICS

DIR2 type II
DIR3 type III
DIR4 type IV
DIR5 type V

G. ELECTRICAL OPTIONS

PEC photocell, button

H. CONTROL OPTIONS

GENI-XX energeni ¹

I. MOUNTING OPTIONS

PT post top
PM pendant mount ²

J. STYLE OPTIONS

NF no finial

K. COLOR

BBT basic black textured
BMT black matte textured
WHT white textured
MBT metallic bronze textured
BZT bronze textured
DBT dark bronze textured
GYS gray smooth
DPS dark platinum smooth
GNT green textured
MST metallic silver textured
MTT metallic titanium textured
OWI old world iron
RAL _____

¹ When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

² consult factory

³ 24NB - 55 only



rev. 03.20.2017

TRA30 (LED)

30" Traditional Luminaire

Max Weight: 35.0 lbs

Max EPA: 2.60 sq ft

Housing: All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal.

Construction: The upper chamber/lid shall be topped by a decorative cast aluminum finial/cap and mechanically fastened to the optical chamber. The cast multi-sided cage shall accommodate UV stabilized acrylic or polycarbonate lenses (side panels) which shall be sealed for weather tight operation.
The electrical chamber/fitter shall be aluminum, decorative fitter designed to accommodate the ballast assembly and shall mount to 3 OD x 3" H tenon and secured by three stainless steel set screws.

Fasteners: All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost).

Finish: Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

Bezel Optical System: Each luminaire is supplied with an optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. Two-piece silicone and polycarbonate foam gasket ensures a weather-proof seal around each individual LED and allows the luminaire to be rated for high-pressure hose down applications. The optical cartridge is secured to the extruded housing with fasteners and a heat pad to ensure thermal conductivity. The optics are held in place without the use of adhesives and the complete assembly is gasketed for high pressure hose down cleaning. The cartridge assembly is available in various lighting distributions using a specially designed acrylic optical lens over each LED.

Power Supply/Driver Requirements: U.L. UL1310, Class 2 and UL48 compliant

Color Rendering Index (CRI): Luminaire shall have a minimum CRI of 67 at 5000K.

Operating Environment: Shall be able to operate normally in ambient temperatures from -40°C to 40°C

LifeShield™ Circuit: Thermal circuit shall protect the luminaire from excessive temperature by interfacing with its 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range in recognition of the effect of reduced current on the internal temperature and longevity of the LEDs and other components. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure. Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point.

Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harness, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage (NEC Class 2). The device shall be located in an area of the luminaire that is protected from the elements.

Thermal circuit shall be designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers.

Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

Surge Protector: The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 825V and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

Electrical: Luminaires are equipped with LED driver(s) that accept 90 through 305

VAC, 50 Hz to 60 Hz (UNIV). Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL-217F Notice 2. All driver components supplied are component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

Agency Certification: The luminaire shall bear an NRTL label and be marked suitable for wet locations.

Limited Warranty: Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on www.beaconproducts.com for complete details and exclusions.

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

[INSTALLATIONS](#)[LA CES™](#)[CONTACT US](#)[SEARCH](#)[RELAY](#)[MY ACCOUNT](#)[ABOUT US](#)[SITE FURNISHINGS](#)**VICTOR****STANLEY®***Create a timeless moment.®*[LITTER RECEPTACLES](#)[RECYCLING STATIONS](#)[BENCHES](#)[PLANTERS](#)[BIKE RACKS & BOLLARDS](#)[TABLES](#)[SEATS](#)**C-10****CLASSIC COLLECTION**[DETAILS](#)[IMAGES](#)[DOCUMENTS](#)

A classic beauty, this bench features a gently sloping back and massive ductile iron end frames.

4, 6 or 8 ft (1.2, 1.8 or 2.4 m) lengths. Nominal 2×3 (38×63 mm) slats. Surface mount.

STANDARD

All fabricated metal components except stainless steel are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

Victor Stanley castings are genuine **DUCTILE-IRON** and carry our 10-year warranty against breakage.

OPTIONS

Wood slat seating. Maple, cherry, walnut or gray 2nd Site Systems® recycled slats for 4 and 6 ft (1.2 and 1.8 m) lengths. Intermediate armrests (bolt-on). Custom lengths are available.

PRINT

SAVE

SHARE

MATERIAL

Ductile-Iron Casting

COLORS

Standard



Optional



RAL



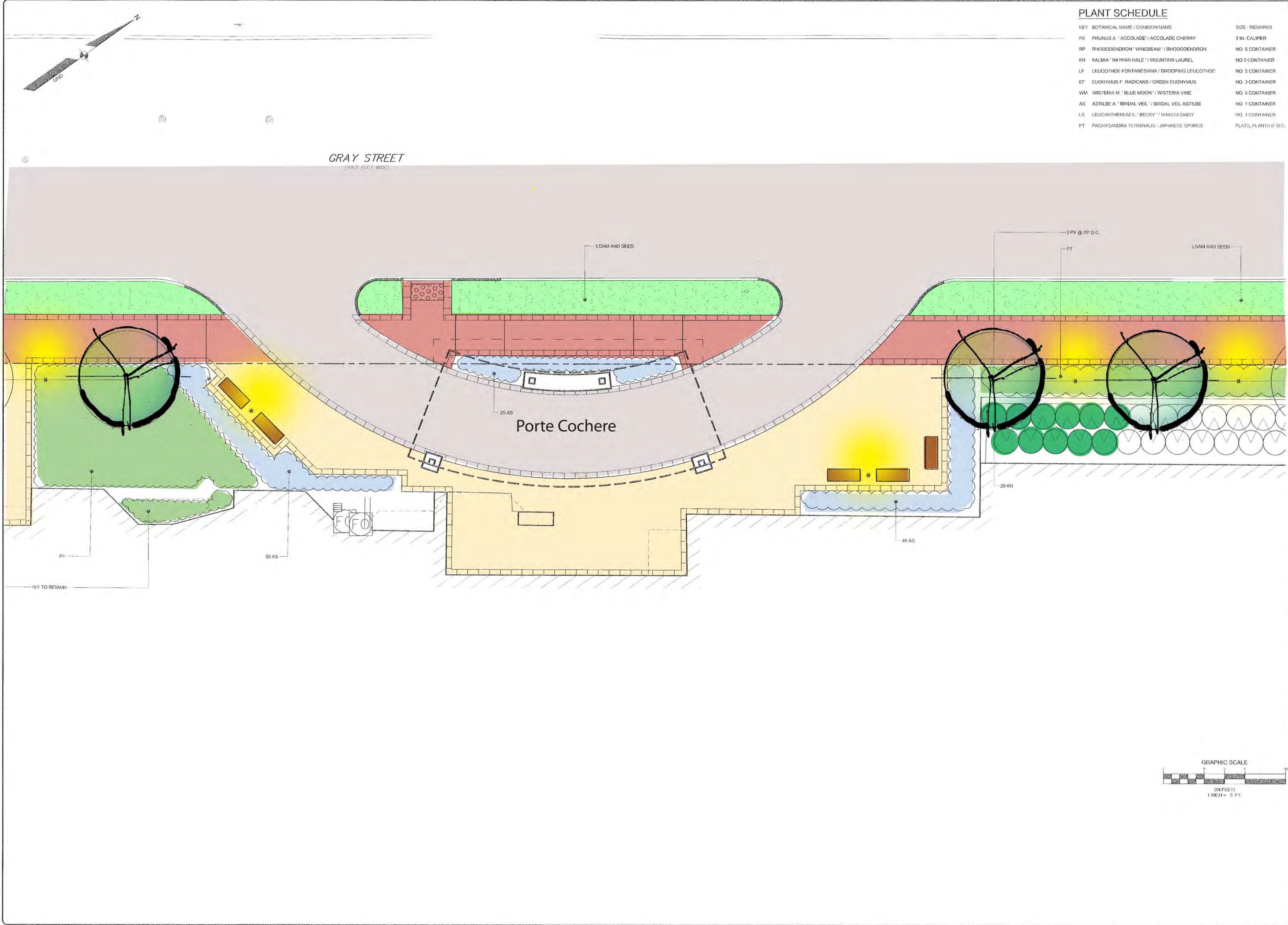
SLATS

Recycled Plastic



Wood





PLANT SCHEDULE		
KEY	BOTANICAL NAME / COMMON NAME	SIZE / REMARKS
PX	PRUNUS X 'ACCOLADE' / ACCOLADE CHERRY	3 IN. CALIPER
RP	RHODODENDRON 'WINDBEAM' / RHODODENDRON	NO. 5 CONTAINER
KN	KALMA 'NATHAN HALE' / MOUNTAIN LAUREL	NO. 5 CONTAINER
LF	LEUCOTHOE FONTANESIANA / DROOPING LEUCOTHOE	NO. 5 CONTAINER
EF	EUONYMUS F. RADICANS / GREEN EUONYMUS	NO. 3 CONTAINER
WM	WISTERIA M. 'BLUE MOON' / WISTERIA VINE	NO. 5 CONTAINER
AS	ASTILBE A. 'BRIDAL VEIL' / BRIDAL VEIL ASTILBE	NO. 1 CONTAINER
LS	LEUCANTHEMUM S. 'BECKY' / SHASTA DAISY	NO. 1 CONTAINER
PT	PACHYSANDRA TERMINALIS / JAPANESE SPURGE	FLATS, PLANTS 6" O.C.

11/22/19

WILLIAM T. CONWAY RLA 108

REV.	BY:	DATE:	STATUS:
A	WTC	11-22-19	SUBMIT FOR CITY REVIEW

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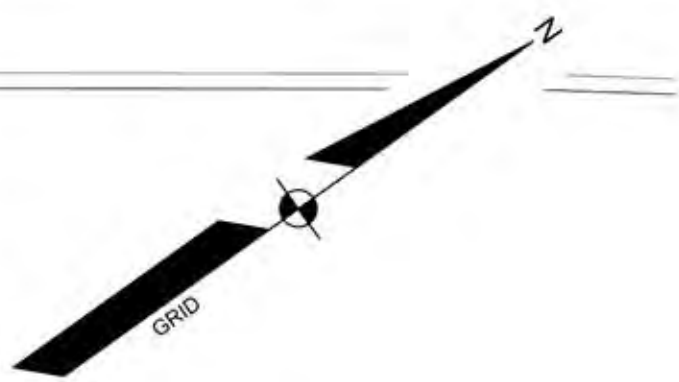
WWW.SEBAGOTECHNIQS.COM
75 John Robins Rd.
Suite 4A
South Portland, ME 04106
Tel: 207-260-2100

LANDSCAPE PLAN - AREA 2

OF:
75 STATE STREET SITE IMPROVEMENTS
FOR
75 STATE STREET
10 DANFORTH ST
PORTLAND, ME 04101

DESIGNED	WTC
DRAWN	BVD
CHECKED	WTC
DATE	11/4/19
SCALE	1" = 5'
PROJECT	18330

SHEET14 OF 17



GRAY STREET
(49.5 FEET WIDE)

2 PX @ 20' O.C.

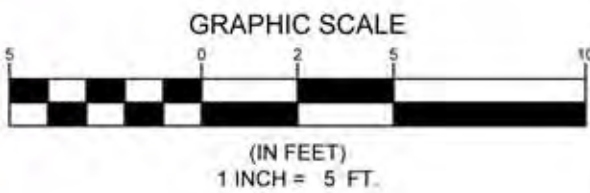
PT

13 KN

LOAM AND SEED

LOAM AND SEED

MISCELLANEOUS PLANTS TO REMAIN



PLANT SCHEDULE

KEY	BOTANICAL NAME / COMMON NAME	SIZE / REMARKS
PX	PRUNUS X 'ACCOLADE' / ACCOLADE CHERRY	3 IN. CALIPER
RP	RHODODENDRON 'WINDBEAM' / RHODODENDRON	NO. 5 CONTAINER
KN	KALMIA 'NATHAN HALE' / MOUNTAIN LAUREL	NO. 5 CONTAINER
LF	LEUCOTHOE FONTANESIANA / DROOPING LEUCOTHOE	NO. 5 CONTAINER
EF	EUONYMUS F. RADICANS / GREEN EUONYMUS	NO. 3 CONTAINER
WM	WISTERIA M. 'BLUE MOON' / WISTERIA VINE	NO. 5 CONTAINER
AS	ASTILBE A. 'BRIDAL VEIL' / BRIDAL VEIL ASTILBE	NO. 1 CONTAINER
LS	LEUCANTHEMUM S. 'BECKY' / SHASTA DAISY	NO. 1 CONTAINER
PT	PACHYSANDRA TERMINALIS / JAPANESE SPURGE	FLATS, PLANTS 6" O.C.

DESIGNED	WTC
DRAWN	BVD
CHECKED	WTC
DATE	11/4/19
SCALE	1" = 5'
PROJECT	18330

LANDSCAPE PLAN - AREA 3

OF:
75 STATE STREET
PORTLAND, ME

FOR:
75 STATE STREET
10 DANFORTH ST
PORTLAND, ME 04101

SEBAGO
TECHNICALS

WWW.SEBAGOTECHNICALS.COM

75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel: 207.200.2100

REV	BY	DATE	STATUS	SUBMIT FOR CITY REVIEW
A	WTC	11-22-19		
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WILLIAM T. CONWAY RLA 108

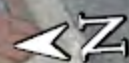
18330L.dwg, TABL3



Google Earth

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8.95 ft





ART
GALLERY
OPEN
SUNDAY
1:00 - 3:00





Google Earth

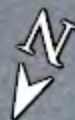
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10 ft

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7.40 ft





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7.48 ft

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
10 EXCHANGE STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: January 10, 2020
RE: January 15, 2020 **WORKSHOP – Preliminary Review of Proposed Storefront Entrance**

Address: 10 Exchange Street

Applicant: Joseph Soley, 10 Exchange Properties

Project Architect: Katherine Detmer, Archetype Architects

Introduction

On behalf of building owner Joseph Soley (10 Exchange Properties,) architect Katherine Detmer of Archetype Architects has applied for preliminary review of a new entry door to replace an existing storefront bulkhead and window at 10 Exchange Street. The goal of the project is to provide direct access from the sidewalk to the retail business within – named Freak Street. Currently, the store entrance is located off the lobby of the main building entrance. The central building entrance provides access to the upper floors as well as several basement level and ground floor businesses.

Some Board members will recall that the main entrance at 10 Exchange Street was renovated several years ago, along with the upper floors of the four unit commercial block. The 10 Exchange entrance is at the upper end of the 4-10 Exchange Street Block; Freak Street's storefront windows are actually in the third unit of the four that step up as the grade of Exchange Street climbs away from the waterfront.

In 2011 Mr. Soley applied to install a repurposed salvaged door in the same location as the current proposal – the uphill (northern) of the three bays making up the storefront windows of the unit, next to the primary 10 Exchange entrance. After a preliminary workshop and a second workshop onsite, the Board voted to deny Mr. Soley's application at a November 2, 2011 public hearing. The Board found that the proposed replacement of

original storefront material failed to meet Standards # 2, 3, and 5 of the Standards for Review of Alterations.

Ms. Detmer prepared a project description to accompany the concept drawings and renderings for the Board's preliminary feedback. If Board members respond positively to the threshold question of whether a more detailed version of the concept might be approved, fully developed plans will be prepared for a future public hearing. Staff has added to the packet several photos of existing conditions, 1924 tax photos, and an elevation prepared for the public hearing on November 2, 2011 by architect Mark Mueller, which shows the alterations as then proposed.

Subject Property

Ten Exchange Street is the third unit of a larger four unit commercial block located at the lower end of Exchange Street. The Elizabeth Thomas Estate Block, which comprises 4-10 Exchange Street, was built in 1866 immediately following the Great Fire. The architectural relationship of the four units is particularly evident on the upper stories and at the cornice line. Given the slope of Exchange Street, the individual units are stepped, with large consoles at the cornice line defining the edges of the individual units. Note also that the granite cornice above the individual ground floor storefronts is stepped as well, with a scalloped detail forming the transition between

Although the abutting storefronts in the block have been altered through previous renovations, the subject storefront may be in original condition or close to it. Some of the Corinthian capitals atop the cast iron pilasters dividing the three-bays. Notably, the original 6-lite storefront windows with corresponding 3-lite transoms remain. The bulkhead below the storefront bay proposed for renovation does have a different and rather curious configuration of recessed panels, but clearly the storefront window above with all its surrounding trim is identical to the other storefronts. Note that the width of the three individual window bays decreases as one moves up the slope of Exchange Street.

As noted above, the 10 Exchange primary entrance was renovated several years ago following a Board review. The new black double doors are aluminum, and an arched black awning obscures most of the transom windows.

Although the existing Freak Street storefront has a traditional layout and appearance indicating it might be original, close examination of the 1924 photos suggests that at least some of the units at 4-10 Exchange Street had individual entrances in the center bays of their three bay storefronts. It is difficult to tell whether the third unit – the subject area – had a center entrance, but it appears that the first two, downhill from the location of this proposal, had recessed center entrances. Though the details are difficult to discern in the the 1924 photos, it seems possible that the present storefront is the result of a long-ago renovation that has acquired a degree of significance of its own.

Proposed Alterations

Please see Ms. Detmer's project description (Attachment 1,) drawings, (Attachment 2,) and renderings (Attachment 3.) As in 2011, the building owner and tenant are anxious for the retail space to have direct access to Exchange Street. The proposal before the Board for this workshop is quite similar to the earlier concept, except that the proposed door is a new wood unit with detailing appropriate to the storefront, instead of a salvaged door from the wrong historical period.

The architect's elevations and renderings show versions of the proposed door with a new awning, and one without. At the primary 10 Exchange entrance next door, a black awning obscures most of the transom, as shown in the elevation dated 1/9/20 "with awning," and visible in recent photos.

Staff Comments

While staff understands the motivation for providing a direct entrance to the store from the sidewalk, the proposed changes deserve careful consideration. The existing storefront at the subject property retains a consistent historic character, whether or not it is actually all original material. Several of the Standards for Review of Alterations have relevance to the review of the proposed storefront changes – particularly Standard 2's injunction against "removal or alteration of any historic material or distinctive architectural features ... when possible." (Please see the Applicable Standards, below.)

That said, as noted above, the photographic evidence suggests that at least some if not all of the units in the large block may have originally had recessed entrances to the centers of the individual retail spaces. With the grade change on Exchange Street and the clear steps up from unit to unit – and what it implies for original interior floor levels - this makes some sense given what we know about historic commercial buildings. It is difficult to say whether interior spaces in the third and fourth units were aggregated long ago into a larger space, or were used as smaller units with one centralized entrance instead of individual entrances. It is also unclear how and where access was originally provided to upper floors.

Staff believes that if a new entrance is to be considered it should be in the center of the three bays of the storefront, and must be handled with sensitivity – which seems to be the intent of the architect. The proposed location in the right hand bay is immediately next to the large entrance with its double doors – an unfortunately imbalanced juxtaposition. A clear separation of the individual retail entrance from the primary entrance to upper floors would be logical. Finally, though it would be wise to be wary of basing alterations entirely on conjecture; and wary of creating a false sense of history, there may be enough evidence here and in other storefronts to justify a sensitively designed alteration.

Applicable Review Standards

- (1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Attachments:

1. Attachment 1 – Architect’s project summary
2. Attachment 2 – Architect’s package of drawings, photos and renderings
3. Attachment 3 – Architect’s photos
4. Attachment 3 – Staff photos of existing conditions
5. Attachment 3 - 1924 photos of 4-10 Exchange Street

10 Exchange Street Door Addition

Explanation of Work

The owner of the first floor of 10 Exchange Street would like to add a door to the retail space located to the left of the current entry for the property. In order to access this space as it exists now one must enter the central door at the address and walk into the shared lobby and up several steps to the retail door on the left. The proposed entry would allow retail traffic to run directly from public way into the store. Because of the change in grade between the sidewalk and the floor inside, a landing and 2 steps would be constructed within the retail space. A landing would also be provided on the exterior side setting the door back several feet and allowing the door to swing out without obstructing the sidewalk.

The design of the door would be that to match the historic façade and it would be a custom wood door with panels to match the panels on the existing storefront in size and detail. The existing storefront would be carefully measured and trim and muntin profiles would be copied in the design of the new elements.

We believe the addition of this door would allow the space to function better as retail which wants access directly to the public right-of-way. If allowed to add the door, we would want it to be as sensitive to the historic design of the existing façade as possible.

Prior to a public hearing details would be drawn up to show the design of the new entry would be in keeping with the historic façade. For the workshop we hope to get an understanding of where the Board stands on the general idea of the proposal as we understand the sensitivity of it.



1 | EXCHANGE
1/4" = 1'-0"

CUSTOM WOOD DOOR
& SIDELITE



2 | EXCHANGE W AWNING
1/4" = 1'-0"

CANVAS AWNING

Att. 2

Prepared For:

Consultant:

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

Project:
10 Exchange Street
Portland, Maine

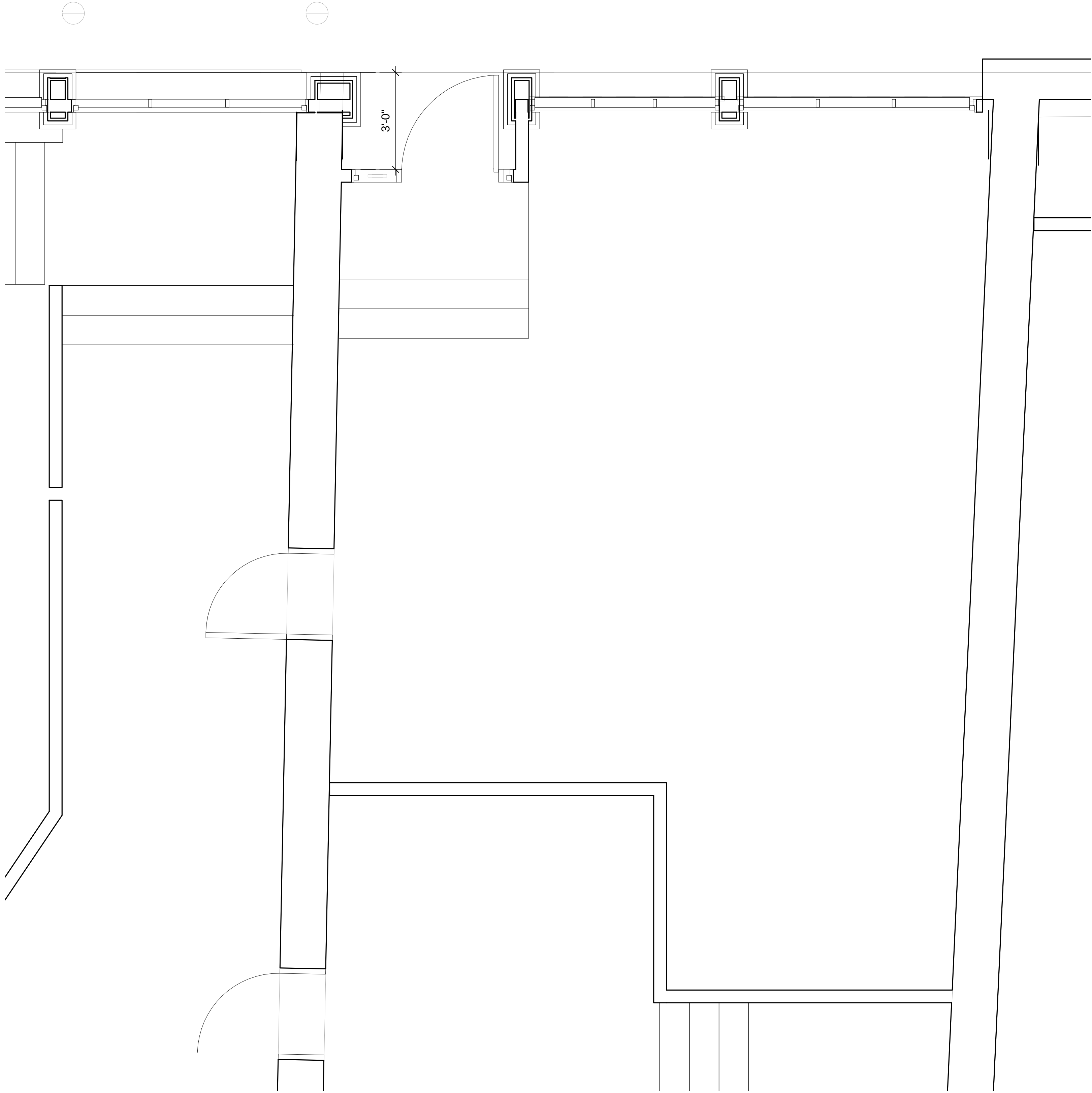
Revisions:

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

Date:
1-9-2019

BUILDING ELEVATION

A2.01



1 | 1ST FLOOR Copy 1
1/2" = 1'-0"

A1

Date: 7-24-2019

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

FLOOR PLAN

Revisions:	
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Project:

10 Exchange Street

Portland, Maine

Architect:

ARCHETYPE
architects

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

Consultant:	
-------------	--

Prepared For:

Owner

Address
City, State







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10

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THE BAR

8

THE Bar
night exchange

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INSIDE

SMOKE SHOP
INSIDE

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AVAILABLE INSIDE
AT FREAK STREET

FREAKSTREET

FREAKSTREET

OPEN

X

FREAKSTREET

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ONE COLOR PRINTING



THE BAR

THE BAR
right exchange

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SWEAT SHIRTS \$15.00
HOODIES \$25.00

X

X

FLOWER

&

CANDY

UTIL
+
BEAU
= JO

noella

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HATS
CANDY

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Tobacco Products
and Electronic Smoking
Devices to Persons
Under Twenty-One
Prohibited.

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RAW
GRENCO
AUTHORIZED
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EAGLE
TORCH
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THIS IS
OUR
WATCH

SHOP
SMALL

LY BLOWN GLASS PIPES
AVAILABLE INSIDE

T FREAK STREET

MAINE

FREAKSTREET

REAKSTREET

PORTLAND, ME
T-SHIRTS
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4 for \$20
* Please pay inside Freak Street
* May include apparel available made in

PORTLAND
MAINE
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FLOWERS & CANDY
LEATHER BAGS
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LOCALLY MADE
CANDY
FREE SAMPLES
LEATHER WOOD ME



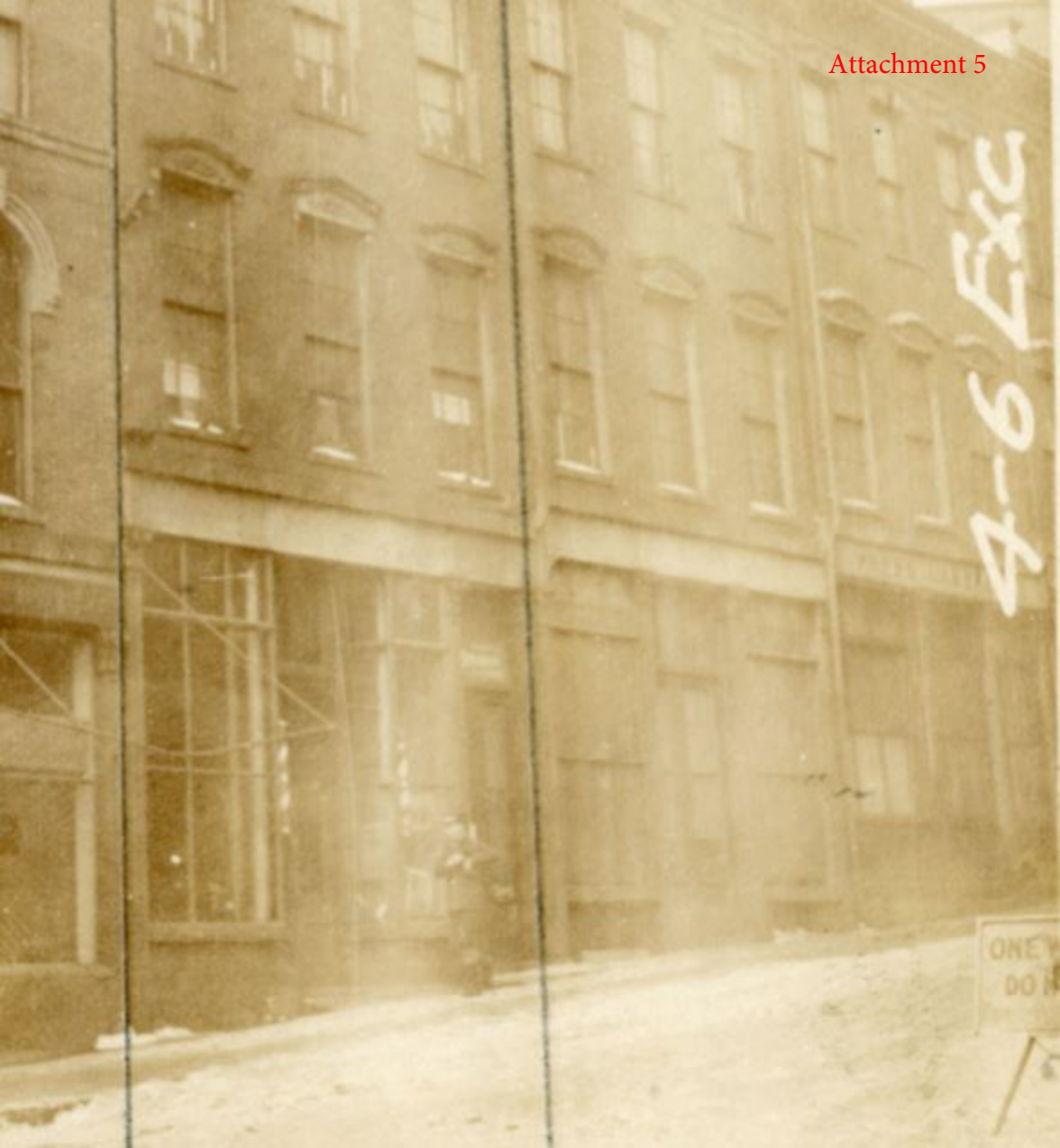
OPEN

JUUL
SOLD HERE
CBD
SOLD HERE
NEPAL

FREAKSTREET

GARS

ENTRANCE





4-6 Exc

ONE
DOOR





12-14 EXC

8