

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



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

AGENDA

HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, May 6, 2020, 5:00 p.m. This meeting will take place using Zoom.

Virtual meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403-A, that authorizes cities and towns to conduct meetings online.

Allow your computer to install the free Zoom app to get the best meeting experience.

ZOOM MEETING INSTRUCTIONS

You are invited to a Zoom webinar.

When: May 6, 2020 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Meeting Workshop and Public Hearing

Please click the link to join the webinar: <https://us02web.zoom.us/j/87619948238>

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be un-muted by the host when it is time for public comment.

Or iPhone one-tap :

US: +13126266799,,87619948238# or +19292056099,,87619948238#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833
or +1 253 215 8782

Webinar ID: 876 1994 8238

International numbers available: <https://us02web.zoom.us/j/87619948238>

For more information on how to use Zoom, please go to:

<https://www.portlandmaine.gov/remotepud>

Public Comments will be taken for each item on the agenda and written comments should be submitted to hp@portlandmaine.gov

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. REPORTS OF DECISIONS AT THE MEETING HELD ON 4-22-2020**

- i. Final Approval of Design Details and Specifications in satisfaction of Conditions of Previous Approval; 58 FORE STREET (Block 2); Portland Foreside Development Company, Applicant. The Board voted 6-0 (Sheridan recused) to approve plans and specifications for the following details in satisfaction of outstanding conditions of approval associated with Block 2 redevelopment: a) rooftop mechanical screening above Buildings 2 and 3; b) master signage plan for Block 2; c) facade lighting for Building 2; and d) pedestrian bridge linking Building 3 and Fore Street, subject to the condition that the final design for the bridge railing system and its connection to Fore Street railing to return to Board for review and approval in conjunction with Board review of proposed townhouses east of bridge.

3. COMMUNICATION AND REPORTS

4. PUBLIC HEARING - 5:00 PM

- i. Certificate of Appropriateness for Rear Entry/Elevator Addition; 425 CONGRESS STREET; First Parish Church, Applicant.

5. WORKSHOP

- i. Preliminary Review of Proposed Building Addition and Deck over Garage; 21 ORCHARD STREET; Jonathan Fanburg, Applicant.

NOTE: THE HISTORIC PRESERVATION BOARD WILL TAKE A 15 MINUTE BREAK PRIOR TO REVIEW OF THE NEXT ITEM.

- i. Preliminary Review of Proposed Rooftop Addition and Exterior Alterations; 50 WHARF STREET; 50 Wharf, LLC., Applicant.

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

**PUBLIC HEARING
FIRST PARISH CHURCH, 425 CONGRESS STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: April 29, 2020
RE: May 6, 2020 **PUBLIC HEARING**

Application for: Certificate of Appropriateness for Removal of Existing
Rear Addition & Construction of ADA Entry Addition

Address: First Parish Church
425 Congress Street

Applicant: First Parish Church

Project Architect: Ted Oldham, with Archetype Architects

Introduction

First Parish Church, represented by project architect and parishioner Ted Oldham, is requesting final review and approval of a proposal to remove an existing addition at the rear of the church parish hall (facing Freshman Alley) and replace it with a new, larger addition that will provide ADA access to the parish hall and adjoining sanctuary. Mr. Oldham presented preliminary plans for the proposed replacement addition at a workshop in September 2019. Based on the Historic Preservation Board's favorable response to the design proposal, the church proceeded with fundraising. Now that fundraising is complete, First Parish Church is seeking final review and approval of the proposal in hopes of moving forward with construction by early summer.

Note that the design remains essentially unchanged from that presented in September. The latest submission, however, provides a much higher level of detail required for final review and approval.

Background

The proposed project represents Phase II of the First Parish Church's effort to provide ADA access to the church complex. In 2017, the church received approval from the Board to install a temporary handicap ramp in the east courtyard of the church complex. The

ramp leads to the Parish Hall's main entrance, which faces Congress, but is set back from the street. The project also entailed the replacement of the parish hall's existing double entry doors with doors of the same general design that meet ADA dimensional requirements.

The Board approved the installation of the handicap ramp subject to the condition that it would be removed by the fall of 2020 (as pledged by the church) and with the understanding that the church would be returning to the Board with a proposal for a permanent building solution prior to that time. (A conceptual plan for a permanent addition was shared with the Board in 2017, but that design solution was subsequently abandoned for the proposed design.) The applicant also pledged to make improvements to the parish hall entry stairs upon removal of the handicap ramp. (The original steps and railings had been previously altered without Board approval.)

Project Description

The project calls for removing a stair tower addition (built c. 1950) at the rear of the parish hall and constructing a new addition with ADA entrance, elevator tower and egress stairs. The new addition extends the entire width of the parish hall, stepping back slightly from the northeast corner of the parish hall to offset the addition from the original structure. The new addition is slightly deeper than the existing stair addition and the height extends 18 inches above the height of the parish hall itself. The elevator tower, located at the west side of the proposed addition, extends another 3 feet in height.

Although technically a rear addition, this addition has been designed to have its own distinct and notable architectural presence. This design approach acknowledges the importance of Freshman Alley as a frequently-traveled public way and provides a dignified ADA entrance for the parish hall and adjoining church sanctuary. The design of the addition is clean and contemporary, with the façade punctuated by a highly glazed two-story aluminum-frame entry, projecting canopy with glass ceiling and offset single-lite window openings. The proposed masonry features alternating courses of projecting brick to create the effect of horizontal banding—see detail. This masonry pattern provides texture and visual interest in a building that is otherwise spare in detail. While clearly a product of its own time and differentiated from the building to which it is attached, the addition nonetheless relates successfully to the form, scale, massing and material palette of the historic parish hall.

In front of the entry existing concrete will be cut away and a new flush semicircular concrete threshold poured. Note that there will be no attempt to accommodate the pattern of the existing concrete paving within Freshman Alley, as it is in deteriorated condition and is to be replaced in the not-so-distant future.

An 8-foot wide section of fencing with gate is proposed to be installed immediately west of the addition and set back from its face by 3 feet. This fencing will screen trash receptacles.

The low concrete retaining wall in front of the sanctuary's rear elevation is to be extended to meet the line of the fence.

Summary of September '19 Workshop

At the September workshop, Ted Oldham, an architect and member of the First Parish congregation, presented the design proposal he had developed for the ADA entrance addition. (Note that although Mr. Oldham is responsible for the proposed design, Archetype Architects has served as the architect of record for the project.)

For the initial workshop, Mr. Oldham provided a number of axonometric views and renderings of the proposed addition, shown within its existing context. Floor plans were provided as well. Although elevations, details and material specifications were not submitted for the preliminary review, the renderings were reasonably detailed and accurate to provide a clear understanding of the proposed addition and its relationship to its surrounding context.

While Board members raised several questions for clarification purposes, all members present at the workshop expressed general support for the addition as proposed, noting its compatibility with the existing structure and its potential to enliven Freshman Alley with an engaging façade.

One potential design modification Mr. Oldham was asked to explore was the possibility of adjusting the overall height of the addition so that the elevator tower needn't project. Mr. Oldham was also asked to study how the projecting brick courses would align with the tops and bottoms of window openings. In raising this question, Board members noted that attention to such details will be important in a design solution that is so clean and simple.

At the September workshop, Mr. Oldham also presented a rendering showing improvements to the historic entry stairs at the main entrance to the Parish Hall facing Congress Street. As proposed, the wood steps installed over the original granite steps were to be removed and new metal handrails installed.

Staff Comments

As of this writing, details for the fencing west of the proposed addition have not been provided. Also, the plans do not indicate the location of the proposed heat pump. While staff understands it will be hidden from view, its location should be shown. Finally, there is no detail for the threshold treatment. Staff has asked that these details be provided for the public hearing or submitted to staff for final review and approval.

These outstanding details aside, staff supports the proposal and finds that it meets Standard 9 of the historic preservation ordinance. Submission of outstanding details could be made a condition of Board approval.

Note: The applicant's final submission does not address improvements to the stairs and railing at the front entrance to the parish hall, which were included as part of the proposed scope of work at the preliminary workshop. As Board members will recall, currently there are makeshift wood railings and wood steps overlaid on the original granite steps. This work was done at some point in time without review and approval as required by the preservation ordinance. This violation should be corrected when the temporary aluminum ramp that accesses this stair landing is removed. This issue also could be addressed in a condition of approval.

Applicable Review Standards – Standards for Review of Alterations

- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (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 May 6, 2020 public hearing and information included in the accompanying staff report, the Board finds that the proposed rear addition to the First Parish Church parish hall at 425 Congress Street **meets (fails to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

Attachments:

1. Photos of existing conditions
2. Final plans, elevations and details submitted by applicant



View of Freshman Alley and the rear of the Parish House looking south. The egress stair tower will be removed and replaced with a stair tower, elevator, vestibule and canopy in Phase II.

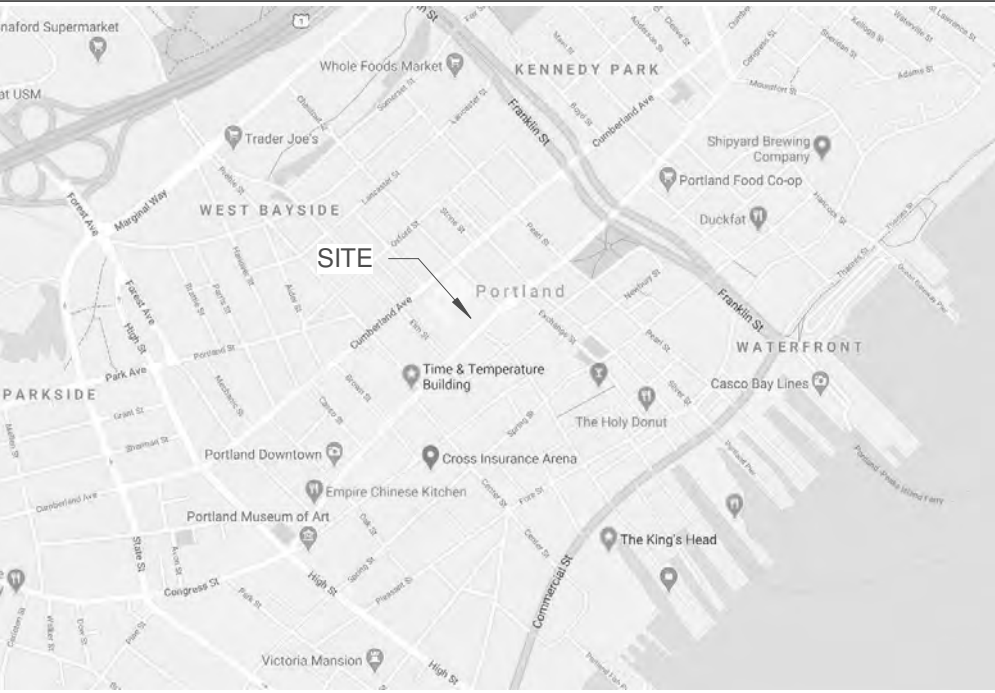
FIRST PARISH CHURCH ACCESSIBILITY PROJECT

425 CONGRESS STREET
PORTLAND, MAINE 04101

DATE OF ISSUE

SUBMITTED FOR PERMIT - 9 APRIL 2020

ARCHETYPE
ARCHITECTS



LOCATION MAP NOT TO SCALE

NEW ADDITION TOTALS - GROSS SF

FIRST FLOOR:	389 SF
SECOND FLOOR:	389 SF
THIRD FLOOR:	389 SF
TOTAL:	1,167 SF



DRAWING LIST

GENERAL		ELECTRICAL
AC1	CODE SUMMARY	E1.01 NEW FIRST FLOOR LIGHTING PLAN
		E1.02 NEW SECOND FLOOR LIGHTING PLAN
CIVIL		E1.03 NEW THIRD FLOOR LIGHTING PLAN
SP1	SITE PLAN	E2.01 NEW FIRST FLOOR POWER PLAN
		E2.02 NEW SECOND FLOOR POWER PLAN
STRUCTURAL		E2.03 NEW THIRD FLOOR POWER PLAN
S1.01	FOUNDATION PLAN	E3.01 ELECTRICAL NOTES, LEGEND & DETAILS
S1.02	SECOND FLOOR FRAMING PLAN	ED1.01 FIRST FLOOR ELECTRICAL EXISTING CONDITIONS DEMO PLAN
S1.03	THIRD FLOOR FRAMING PLAN	ED1.02 SECOND FLOOR ELECTRICAL EXISTING CONDITIONS DEMO PLAN
S1.04	ROOF FRAMING PLAN	ED1.03 THIRD FLOOR ELECTRICAL EXISTING CONDITIONS DEMO PLAN
S2.01	STRUCTURAL SECTIONS & DETAILS	ESP.00 ELECTRICAL SITE PLAN
ARCHITECTURAL DRAWINGS		
A0.01	EXISTING PLANS WITH DEMO	
A0.02	EXISTING ELEVATIONS WITH DEMO	
A1.01	NEW FLOOR PLANS	
A2.01	NEW BUILDING ELEVATIONS	
A3.01	BUILDING SECTIONS	
A3.02	PLAN & SECTION DETAILS	
A3.11	STAIR SECTIONS & DETAILS	
A4.00	WALL, FLOOR & ROOF TYPES	
A5.00	DETAILS	
A7.01	REFLECTED CEILING PLANS	
A8.01	FINISH, DOOR & WINDOW SCHEDULES	

Client:
First Parish Unitarian
Universalist Church
425 Congress Street
Portland, Maine 04101
207.773.5747

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

Structural Engineer:
Structural Design
Consulting, Inc.
2696 Lake Shore Road
Gilford, NH 03249
207.232.2964

Electrical Engineer:
Bennett Engineering
7 Bennett Drive
Freeport, ME 04032
207.865.9475

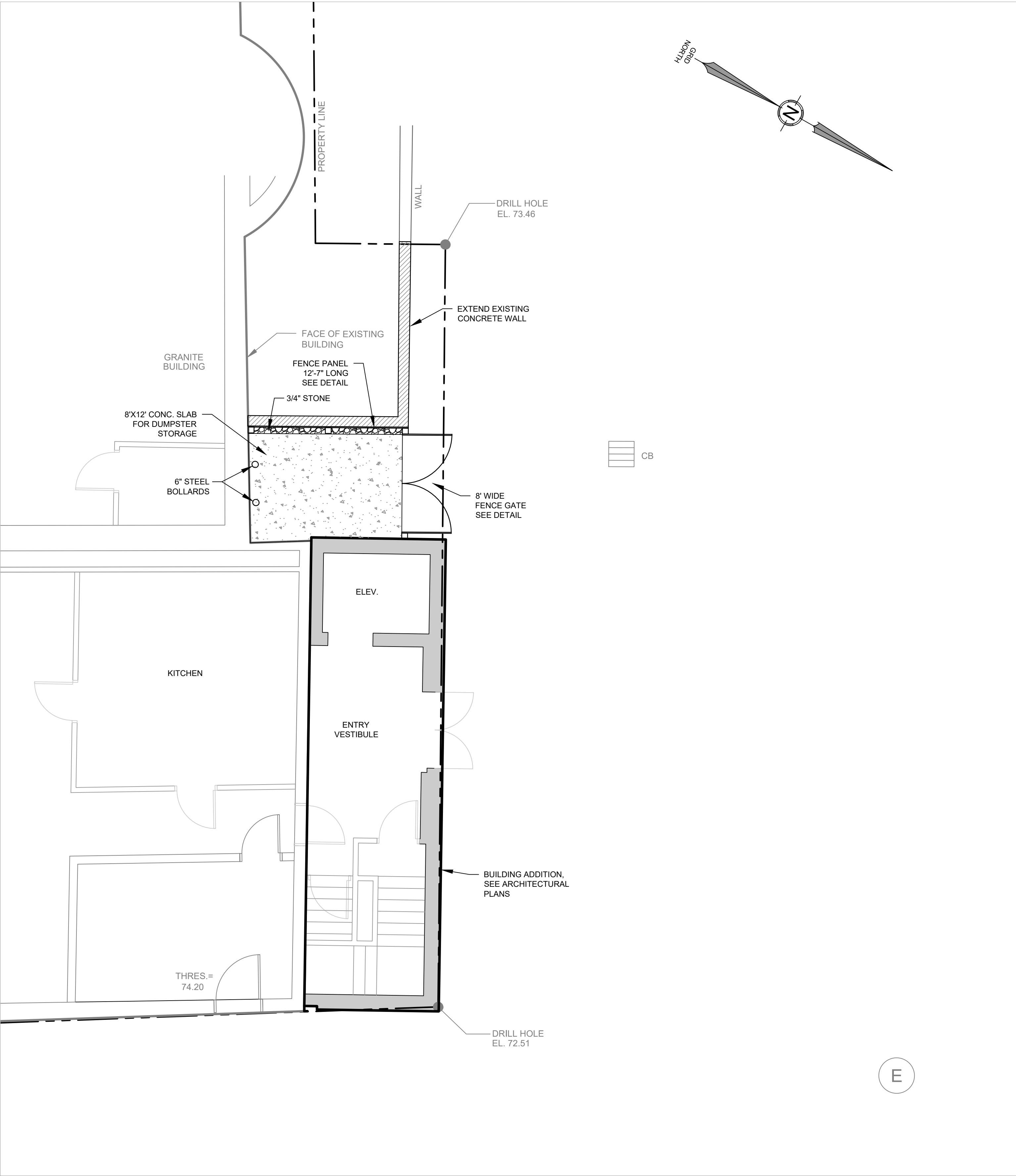
Mechanical Engineer:
-
-
-
-
-

Civil Engineer:
Terradyn Consultants LLC
565 Congress Street
Suite 310
Portland, ME 04101
207.632.9010

Surveyor:
-
-
-
-
-

Geotechnical Engineer:
Summit Geoengineering
145 Lisbon Street
Lewiston, ME 04240
207.576.3313

Landscape Architect:
-
-
-
-
-



PROJECT: FIRST PARISH CHURCH ACCESSIBILITY UPGRADE SHEET TITLE: SITE PLAN		CLIENT: FIRST PARISH CHURCH 425 CONGRESS STREET PORTLAND, MAINE 04101	
DATE: 3/24/2020		SCALE: 1"=5'	
DESIGNED: MTW		JOB NO: 1737	
FILE: 1737-B.DWG		SHEET C-1.0	

41 CAMPUS DRIVE SUITE 101 NEW GLOUCESTER, ME 04260 OFFICE: (207) 926-5111 FAX: (207) 221-1317 www.terradynconsultants.com		565 CONGRESS STREET SUITE 201 PORTLAND, ME 04102 FAX: (207) 221-1317 www.terradynconsultants.com	
TERRADYN CONSULTANTS, LLC Civil Engineering Land Planning Stormwater Design Environmental Permitting			

PERMIT DRAWING NOT FOR CONSTRUCTION			
DATE: 3/24/2020		SCALE: 1"=5'	
DESIGNED: MTW		JOB NO: 1737	
FILE: 1737-B.DWG		SHEET C-1.0	

DATE: P.E.: MICHAEL TADEMA-WIELANDT		APP'D BY	
REVISIONS		NO. DATE	

CODE SUMMARY

Applicable Codes

- MUBEC - Maine Uniform Building and Energy Code
- 2015 International Building Code - IBC (except chapters 11 and 30)
- 2009 IECC; International Energy Conservation Code
- 2018 NFPA 101 Life Safety

Accessibility Codes

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

PROJECT SUMMARY:

The First Parish Church on 425 Congress Street in Portland is an historic granite Federalist structure constructed in 1825. In 1890 an attached two-story parish hall was constructed and in 1954 a third floor was added. Now a Unitarian universalist church, it's members are addressing the need for accessibility.

The demolition of a rear vestibule on the parish hall will make way for a new entry lobby with elevator & stair composed of CMU with brick veneer. An existing parish hall stair will be demolished and infilled.

Square Footages:

CODE SUMMARY :

Chapter 3- Use and Occupancy Classification Mixed Use)

303.3 Assembly Group A-2

Commercial Kitchen

303.4 Assembly Group A-3

2nd Floor Lobby

304.1 Business Group B

Third Level Offices

Existing function room with an occupant load of 91 persons shall be considered accessory use to it's place of worship per 303.1.4

707.6

Openings in fire barrier shall be protected in accordance with Section 715. Openings shall be limited to a maximum aggregate width or 25% of length of wall, with max area of any single opening not to exceed 156 sf. Openings in exit enclosures and passageways shall comply with Sections 1022.3 and 1023.5.

- Exception 1: Openings not limited to 156 sf with automatic sprinkler systems.
- Exception 2: Openings not limited to 156 sf or 25% of length at fire door serving exit enclosure.

708 Fire Partitions

708.1 General

The following wall assemblies shall comply with this section.
Elevator lobby separation as required by Section 3006.2.

708.3 Fire-Resistance Rating

Fire partitions shall have a fire-resistance rating of not less than 1 hour.

709 Smoke Barriers

709.3 Fire-Resistance Rating

A 1-hour fire-resistance rating is required for smoke barriers.

709.4 Continuity

Smoke barriers shall form an effective membrane continuous from the top of the foundation or floor/ ceiling assembly below to the underside of the floor or roof sheathing, deck or slab above, including continuity through concealed spaces, such as those found above suspended ceilings, and interstitial structural and mechanical spaces. The supporting construction shall be protected to afford the required fire-resistance rating of the wall or floor supported in buildings of other than Type IIB, IIB or VB construction. Smoke barrier walls used to separate smoke compartments shall comply with Section 709.4.1. Smoke-barrier walls used to enclose areas of refuge in accordance with Section 1009.6.4 or to enclose elevator lobbies in accordance with Section 405.4.3, 3007.6.2, or 3008.6.2 shall comply with Section 709.4.2.

712.3.1

Provide wire or other approved device above panels to prevent vertical displacement (ceiling assembly to remain in place)

Chapter 10- Means of Egress

1004 Occupant Load

Table 1004.1.2 Maximum Floor Area Allowances per Occupant

Assembly	15 net sf. Un-concentrated
Business	100 gross sf

1004.6 Multiple Occupancies

Where a building contains two or more occupancies, the means of egress requirements shall apply to each portion of the building based on the occupancy of that space. Where two or more occupancies utilize portions of the same means of egress system, those egress components shall meet the more stringent requirements of all occupancies that are served.

1005 Means of Egress Sizing

Function	Location	Floor Area	Occupants	Req'd Egress Width (1005.1)
Assembly	Function	1,242 sf	83 x .2"	16.6"
Office	3rd Floor	2,327 sf	24 x .2"	4.8"

Notes:

1. A minimum of 2 egress or stair locations provided at each floor (36" wide doors and 44" wide stairs)

Chapter 5- General Building Heights and Areas

Table 504.3 Allowable Building Height in Feet Above Grade Plane

Assembly Group A-3	3B Construction - 55 ft
Business Group B	3B Construction - 55 ft

Table 504.4 Allowable Number of Stories Above Grade Plane

Assembly Group A-3	3B Construction - 3 stories
Business Group B	3B Construction - 4 stories

Table 506.2 Allowable Area Factor

Assembly Group A-3	3B Construction - 28,500 sf
Business Group B	3B Construction - 57,000 sf

Section 508 Mixed Use and Occupancy

508.1 General

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

Table 508.4 Required Separation of Occupancies

A	1
B	

No separation required between first floor assembly and second floor assembly per IBC 2015 TABLE 508.4 between A and A occupancies within a sprinklered building.

712.3.2

Rated access doors permitted in fire rated ceiling assemblies.

712.3.3

Ceiling membrane not required over unusable crawl spaces or unusable ceiling spaces.

713 Shaft Enclosures

(stairs, chutes, elevators, duct shafts, etc.)

713.1

Shaft enclosures to be constructed as fire barriers.

713.2

Shaft enclosures shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies in accordance with Section 711, or both.

713.4

Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Shaft enclosures shall meet the requirements of Section 703.2.1.

713.7.1

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

713.14 Elevator, Dumbwaiter and Other Hoistways

Elevator, dumbwaiter, and other hoistway enclosures shall be constructed in accordance with Section 713 and Chapter 30.

714.3 Fire-Resistance-Rated Walls

Penetrations into or through fire walls, fire barriers, smoke barrier walls and fire partitions shall comply with Sections 714.3.1 through 714.3.3. Penetrations in smoke barrier walls shall also comply with Section 714.4.4.

714.3.1 Through Penetrations

Through penetrations of fire-resistance-rated walls shall comply with Section 714.3.1.1 or 714.3.1.2.

714.3.1.1 Fire-Resistance-Rated Assemblies

Penetrations shall be installed as tested in an approved fire-resistance-rated assembly.

714.3.1.2 Through-Penetration Firestop System

Through penetrations shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479, with a minimum positive pressure differential of 0.01 inch (2.49 Pa) of water and shall have an F rating of not less than the required fire-resistance rating of the wall penetrated.

1009 Accessible Means of Egress

1009.2.1 Elevators Required.

In buildings where a required accessible floor is four or more stories above a level of exit discharge, at least one accessible means of egress shall be an elevator. (Elevator provided, but not Req'd).

1009.3 Stairways

Clear width 48". Not Required in buildings with automatic sprinkler system. Exception no. 2

Areas of refuge are not required at stairways in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

Exception no. 5

1009.8

Two-way communication system shall be provided at each elevator landing.

1009.10

Directional signage shall be provided at elevator landings.

1010 Doors, Gates and Turnstiles

1010.1.1 Size of Doors- Minimum Clear width = 32", maximum leaf width 48"

1010.1.2.1 Direction of Swing

Pivot or side-hinged swinging doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

1010.1.5

Provide a level landing on each side of door, except at exterior locations with 2% slope pitch for drainage.

1010.1.8

48" plus door width required minimum space between doors in series.

1010.1.9.11

Interior stairway means of egress doors shall be operable from both sides.

Exception 1: Stairway discharge doors shall only be locked from the opposite side.

1010.1.10

Doors serving an occupancy load of 50 or more in Group A shall be provided with panic hardware. Electrical rooms with equipment rated at 1200 amps or more will also require panic hardware.

Chapter 6- Types of Construction

Table 601 - Fire Resistance Ratings for Building Elements

Building Element	Type 3B
Primary Structural Frame	0 hour
Bearing Walls	
Exterior Walls	2 hours
Interior Walls	0 hour
Non-Bearing Walls and Partitions, Exterior	(See Table 602)
Non-Bearing Walls and Partitions, Interior	0 hour
Floor Construction and Secondary Members	0 hour
Roof Construction and Secondary Members	0 hour

Table 602- Fire Resistance Rating Requirements For Exterior Walls Based on Fire Separation Distance (non-loadbearing walls)

Fire Separation Dist.	Construction Type	Group A, B
x < 5'	All	1 hour
5' ≤ x <10'	Type 3B	1 hour
10' ≤ x < 30'	Type 3B	1 hour
x ≥ 30'	All	0 hour

602.3 Type III

Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire-retardant-treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

Table 716.5

Type of Assembly

Required Assembly Rating

Min Door Assembly Rating (hrs)

Fire Walls

3 hours

3 hours

Fire Barriers (2 Hr)

2 hours

1-1/2 hours

Other Fire Barriers

1 hour

3/4 hour

Fire Partitions

Corridor walls

1 hour/5 hour

1/3 hour

Other fire partitions

1 hour

3/4 hour

Exterior Walls

2 hours

1 1/2 hours

Smoke Barriers

1 hour

1/3 hour

716.5.3.1

Fire door assemblies shall meet requirements for smoke and draft control door assemblies

718 Concealed Spaces

717.2 Fireblocking

In combustible construction fire barriers shall be installed to cut off concealed draft openings and form a barrier between floors. Fireblocking required at:

- Mineral wool allowed in double stud walls
 - Vertically at floors and ceilings
 - Horizontal spacing not exceeding 10 feet
- Connections between horizontal and vertical spaces (soffits, dropped ceilings, etc.)
- Stairways at top and bottom of run between stringers
- Piping, vents, etc.

718.2.1.1

Batts or Blankets of Mineral Wool or Mineral Fiber

Batts or blankets of mineral wool or mineral fiber or other approved nonrigid materials shall be permitted for compliance with the 10-foot (3048 mm) horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs.

718.2.2 Concealed Wall Spaces

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

718.3.3

In other groups, draftstopping shall be installed so that horizontal floor areas do not exceed 1,000 square feet.

Exception: Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Chapter 7- Fire and Smoke Protection Features

704 Fire Rating of Structural Members

704.2 Column Protection

Where columns are required to have protection to achieve a fire-resistance rating, the entire column shall be provided individual encasement protection by protecting it on all sides for the full column height, including connections to other structural members, with materials having the required fire-resistance rating. Where the column extends through a ceiling, the encasement protection shall be continuous from the top of the foundation or floor/ceiling assembly below through the ceiling space to the top of the column.

704.3 Protection of the Primary Structural Frame Other Than Columns

Members of the primary structural frame other than columns that are required to have protection to achieve a fire-resistance rating and support more than two floors or one floor and roof, or support a load-bearing wall or a nonload-bearing wall more than two stories high, shall be provided individual encasement protection by protecting them on all sides for the full length, including connections to other structural members, with materials having the required fire-resistance rating.

704.4 Protection of Secondary Members

Secondary members that are required to have protection to achieve a fire-resistance rating shall be protected by individual encasement protection.

705 Exterior Walls

705.2.2

Projections from walls of Type III construction shall be of any approved material.

705.5 Fire Resistance Ratings

Exterior walls shall be fire-resistance-rated in accordance with Tables 601 and 602 and this section. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet (3048 mm) shall be rated for exposure to fire from the inside. The required fire-resistance rating of exterior walls with a fire separation distance of less than or equal to 10 feet (3048 mm) shall be rated for exposure to fire from both sides.

705.6 Structural Stability

Exterior walls shall extend to the height required by Section 705.11. Interior structural elements that brace the exterior wall but that are not located within the plane of the exterior wall shall have the minimum fire-resistance rating required in Table 601 for that structural element. Structural elements that brace the exterior wall but are located outside of the exterior wall or within the plane of the exterior wall shall have the minimum fire-resistance rating required in Tables 601 and 602 for the exterior wall.

720.5 Roof Insulation

The use of combustible roof insulation not complying with Sections 720.2 and 720.3 shall be permitted in any type of construction provided that insulation is covered with approved roof coverings directly applied thereto.

Chapter 8 Interior Finishes

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

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

Chapter 9- Fire Protection Systems

Table 903.2.1.3 Occupancy Related Automatic Sprinkler Requirements

Threshold	Occupant Load	Comment	
A-3	Fire area over 12,000 sf	300 or more	Required

903.2 Where Required

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

903.2.1 Group A

An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. For Group A-1, A-2, A-3 and A-4 occupancies, the automatic sprinkler system shall be provided throughout the story where the fire area containing the Group A-1, A-2, A-3 or A-4 occupancy is located, and throughout all stories from the Group A occupancy to, and including, the levels of exit discharge serving the Group A occupancy. For Group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in Section 903.2.1.5.

903.2.1.3 Group A-3

An automatic sprinkler system shall be provided for fire areas containing Group A-3 occupancies and intervening floors of the building where one of the following conditions exists:
The fire area exceeds 12,000 square feet (1115 m2).
The fire area has an occupant load of 300 or more.
The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Section 1013 Exit Signs

1013.1 Where Required

Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Section 1014 Handrails

1014.1 Where Required

Handrails serving stairways, ramps, stepped aisles and ramped aisles shall be adequate in strength and attachment in accordance with Section 1607.8. Handrails required for stairways by Section 1011.11 shall comply with Sections 1014.2 through 1014.9. Handrails required for ramps by Section 1012.8 shall comply with Sections 1014.2 through 1014.8. Handrails for stepped aisles and ramped aisles required by Section 1029.15 shall comply with Sections 1014.2 through 1014.8.

1014.2 Height

Handrail height, measured above stair tread nosings, or finish surface of ramp slope, shall be uniform, not less than 34 inches and not more than 38 inches. Handrail height of alternating tread devices and ships ladders, measured above tread nosings, shall be uniform, not less than 30 inches and not more than 34 inches.

1014.6 Handrail Extensions

Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent flight of stairs or ramp run. Where handrails are not continuous between flights, the handrails shall extend horizontally not less than 12 inches (305 mm) beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser

1015.1

Guard (rails) are required at stairs more than 30" above the floor and within 36" horizontally to the edge of the open side.

Section 1017 Exit Access Travel Distance

Table 1017.2

Occupancy	With Sprinkler System
A Function	250 ft
B Office	300 ft

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

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

705.8.5 Vertical Separation of openings

Not Required, Exceptions 1 & 2, Shall not apply to buildings three stories or less & with Automatic Sprinkler System in Accordance with 903.3.1.1

706 Fire Walls

706.1 General

Each portion of a building separated by one or more firewalls that comply with provisions of this section shall be considered a separate building.

706.2 Structural stability:

Firewalls shall have sufficient structural stability to allow collapse of construction on either side of the wall.

706.4 Fire Wall Fire-Resistance Rating

Group	Fire-Resistance Rating
A,B	3 hours per Table 706.4

706.5 Horizontal Continuity

Fire walls from exterior to exterior and extend to 18" beyond face of exterior walls.

- Exception 3: Fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing where the building on each side of the fire wall is sprinklered.

903.4 Sprinkler System Supervision and Alarms

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

903.4.2 Alarms

An approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

904.2.2 Commercial Hood and Duct Systems

Each required commercial kitchen exhaust hood and duct system required by Section 609 of the International Fire Code or Chapter 5 of the applicable state codes and statutes to have a Type I hood shall be protected with an approved automatic fire-extinguishing system installed in accordance with this code.

905.3.1 Height

Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access. STANDPIPE NOT REQUIRED

906 Portable Fire Extinguishers

906.1 Where Required

Portable fire extinguishers shall be installed in all of the following locations:
In Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies
Within 30 feet (9144 mm) of commercial cooking equipment.

TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS

	ORDINARY (Moderate) HAZARD OCCUPANCY
Minimum rated single extinguisher	2-A
Maximum floor area per unit of A	1,500 square feet
Maximum floor area for extinguisher	11,250 square feet
Maximum distance of travel to extinguisher	75 feet

706.5.1 Exterior Walls

706.5.1.1

Exterior walls on both sides of the fire wall side at the intersection of the fire wall to the exterior wall that form an angle 180 degrees or greater do not need exterior wall protection.

706.5.2 Horizontal Projecting Elements

Fire walls shall extend to the outer edge of horizontal projecting elements such as balconies, roof overhangs, canopies, marquees and similar projections that are within 4 feet (1220 mm) of the fire wall.
Exception: Horizontal projecting elements without concealed spaces, provided the exterior wall behind and below the projecting element has not less than 1-hour fire-resistance-rated construction for a distance not less than the depth of the projecting element on both sides of the fire wall. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour.

706.6 Vertical Continuity

Fire walls shall extend from foundation to a termination point at least 30 inches above both adjacent roofs.
Exception 4 : In buildings of Type 3 construction, walls shall be permitted to terminate at the underside of combustible roof sheathing or decks, provided:
1. No openings in the roof within 4 feet of the fire wall;
2. Roof is covered with minimum Class B roof covering;
3. Roof sheathing or deck is constructed of fire-retardant-treated wood for a distance of 4 feet on both sides of the fire wall.
Exception 4 : In buildings of Type 3 construction, walls shall be permitted to terminate at the underside of combustible roof sheathing or decks, provided:
1. No openings in the roof within 4 feet of the fire wall;
2. Roof is covered with minimum Class B roof covering;
3. Roof sheathing or deck is constructed of fire-retardant-treated wood for a distance of 4 feet on both sides of the fire wall.

707 Fire Barriers (shafts, exit and floor opening enclosures)

707.3.1

Shaft enclosures shall comply with Section 708.4 (2 hours)

707.3.2 Interior Exit Stairway and Ramp Construction

The fire-resistance rating of the fire barrier separating building areas from an interior exit stairway or ramp shall comply with Section 1023.1.

707.3.7 Incidental Accessory Occupancies

Fire barriers separating incidental accessory occupancies shall have a fire resistance rating of not less than that indicated in Table 508.2.5.

707.5

Fire barriers shall extend from the top of the floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above.

707.5.1

Supporting construction shall be protected to require fire resistance rating of the fire barrier supported (fireblocking is required in cavities if shaft extends through the floor level at every floor level).

906.4 Cooking Grease Fires

Fire extinguishers provided for the protection of cooking grease fires shall be of an approved type compatible with the automatic fire-extinguishing system agent and in accordance with Section 904.12.5 of the International Fire Code.

906.5 Conspicuous Location

Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

912.2.2 Existing Buildings

On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.

LICENSED ARCHITECT

DAVID LLOYD

NO. 936

STATE OF MAINE

Prepared For:

First Parish Church

Consultant:

ARCHETYPE ARCHITECTS

48 Union Wharf Portland, Maine 04101

(207) 772-6022

ARCHETYPE@ARCHETYPEPA.COM

Architect:

FIRST PARISH CHURCH

ACCESSIBILITY UPGRADE

425 Congress Street Portland, Maine 04101

Project:

CODE SUMMARY

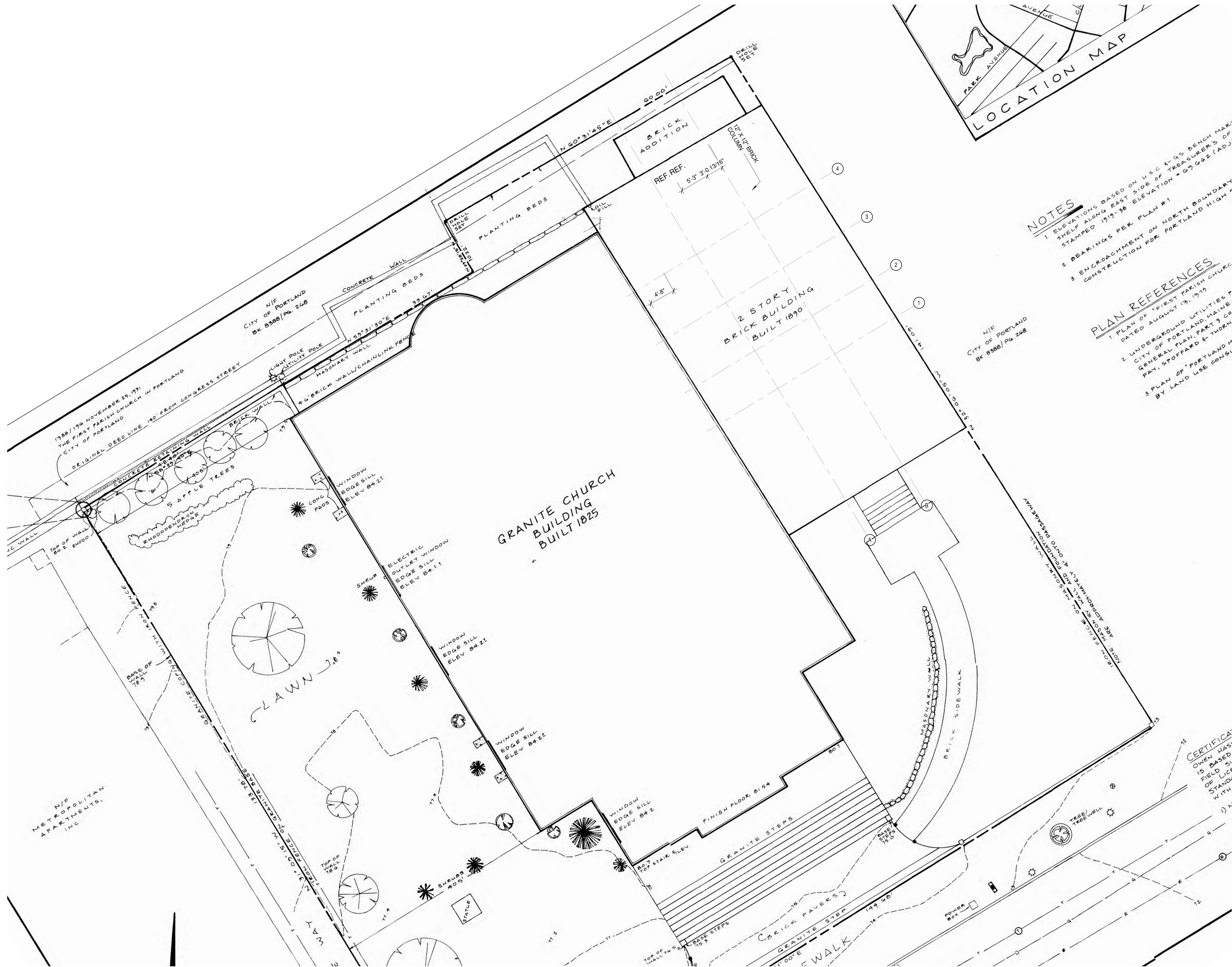
Revisions:

12" = 1'-0"

Date:

9 APR 2020

AC1



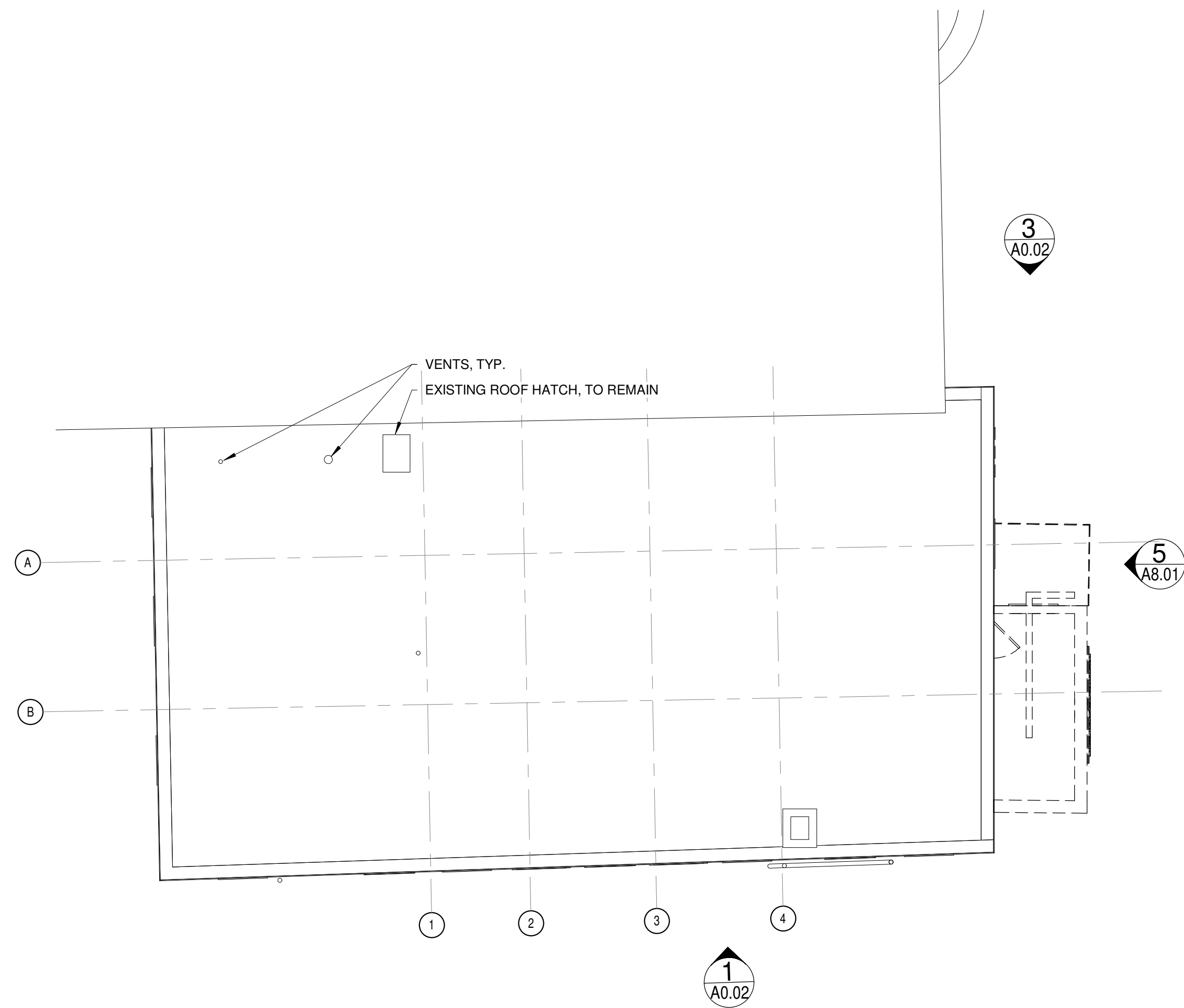
NOTES

- 1 ELEVATIONS BASED ON U.S.C. 1-45 BENCH MARK SHELF ALONG EAST SIDE OF TREASURER'S OF STAMPEL 1919-38 ELEVATION = 69.662 (ADJ)
- 2 BEARINGS PER PLAN #1
- 3 ENCROACHMENT ON NORTH BOUNDARY CONSTRUCTION FOR PORTLAND HIGH

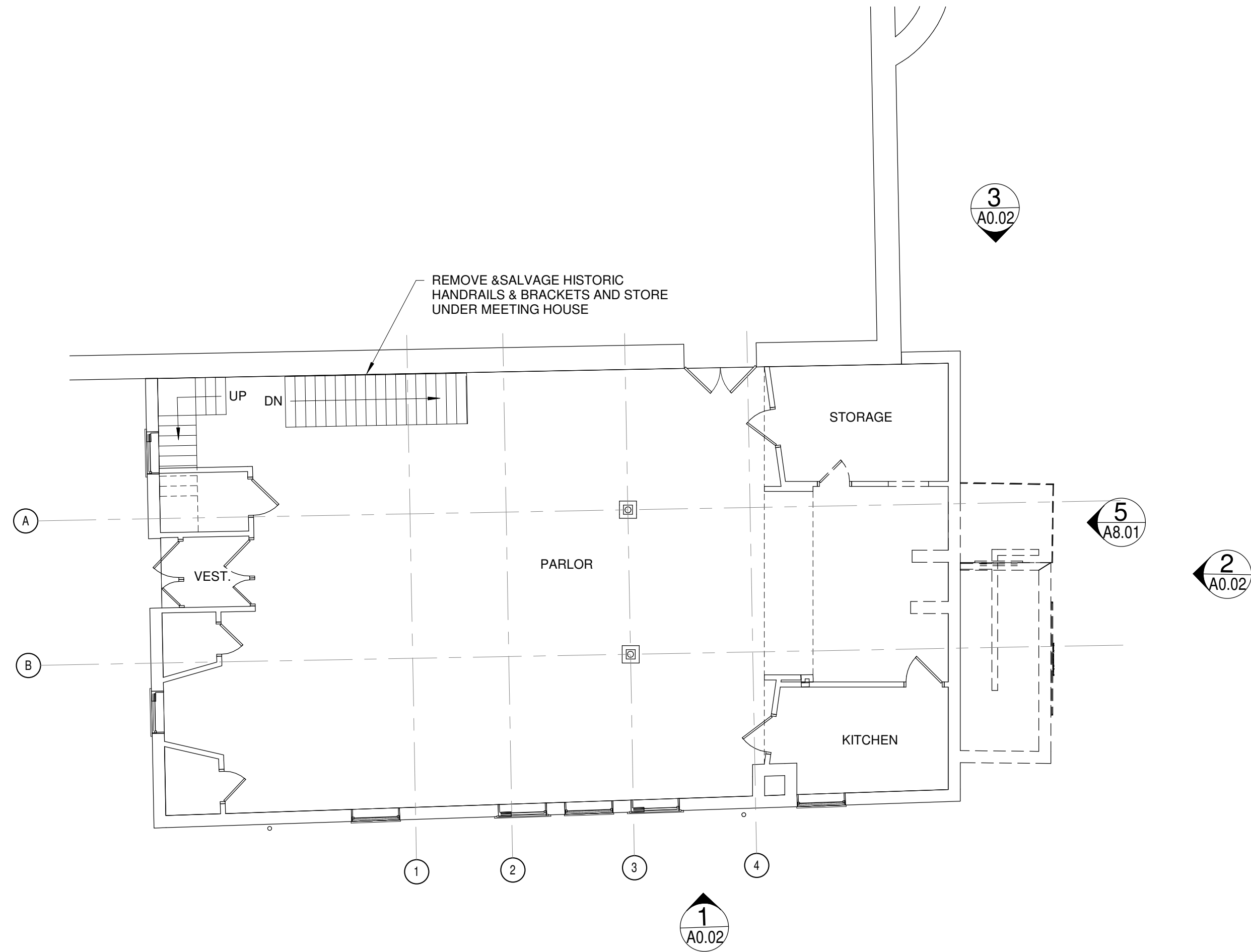
PLAN REFERENCES:

- 1 PLAN OF "FIRST PARISH CHURCH" DATED AUGUST 19, 1919
- 2 UNDERGROUND UTILITIES & CITY OF PORTLAND, MAINE GENERAL PLAN, PART 3, CO. FAY, STOFFORD & THORN
- 3 PLAN OF "PORTLAND H. BY LAND USE COM

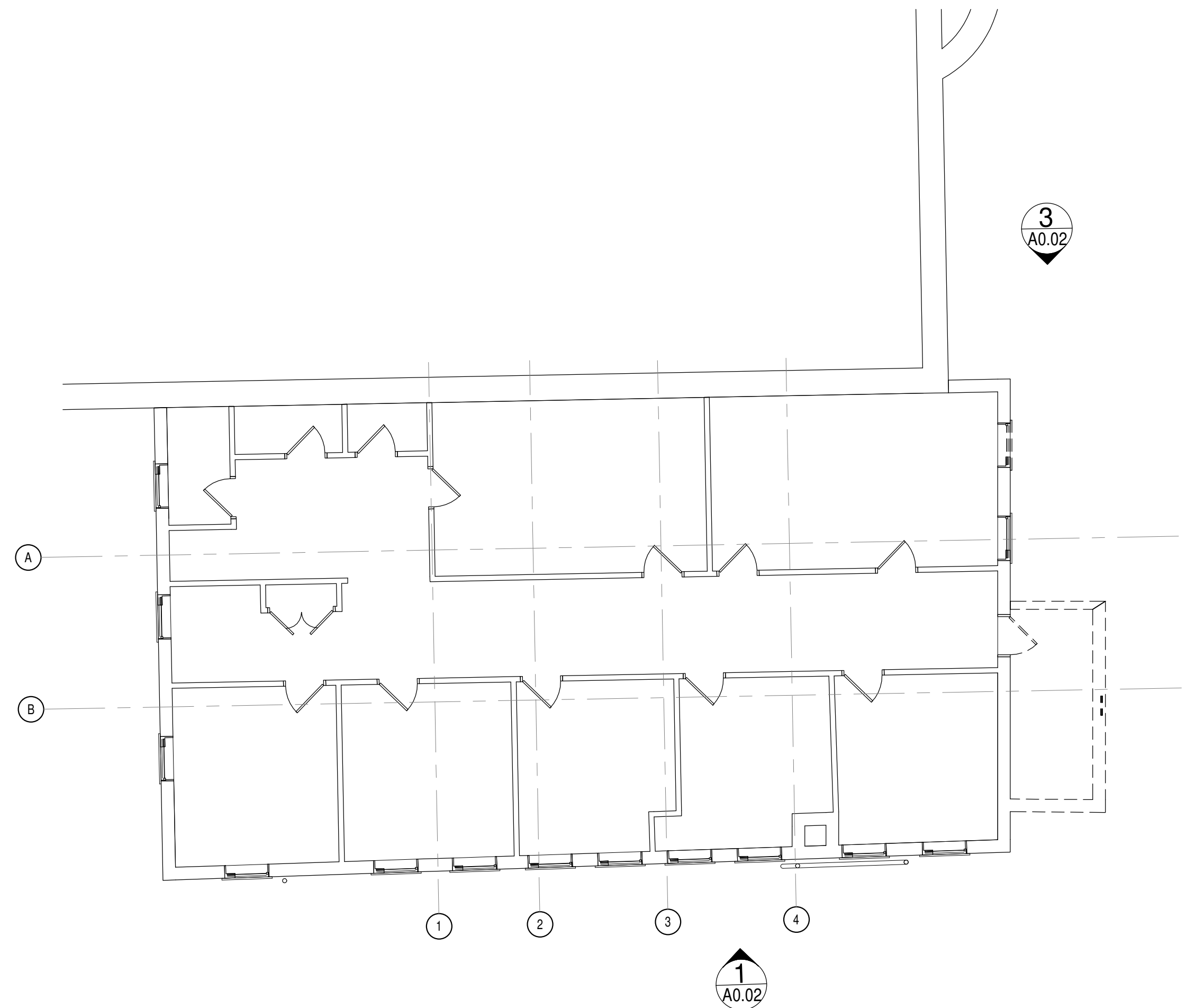
Date: 9 APR 2020		Scale: 1/8" = 1'-0"		Revisions:		Project: FIRST PARISH CHURCH ACCESSIBILITY UPGRADE 425 Congress Street Portland, Maine 04101		Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM		Consultant:		Prepared For: First Parish Church	
SP1												SITE PLAN	



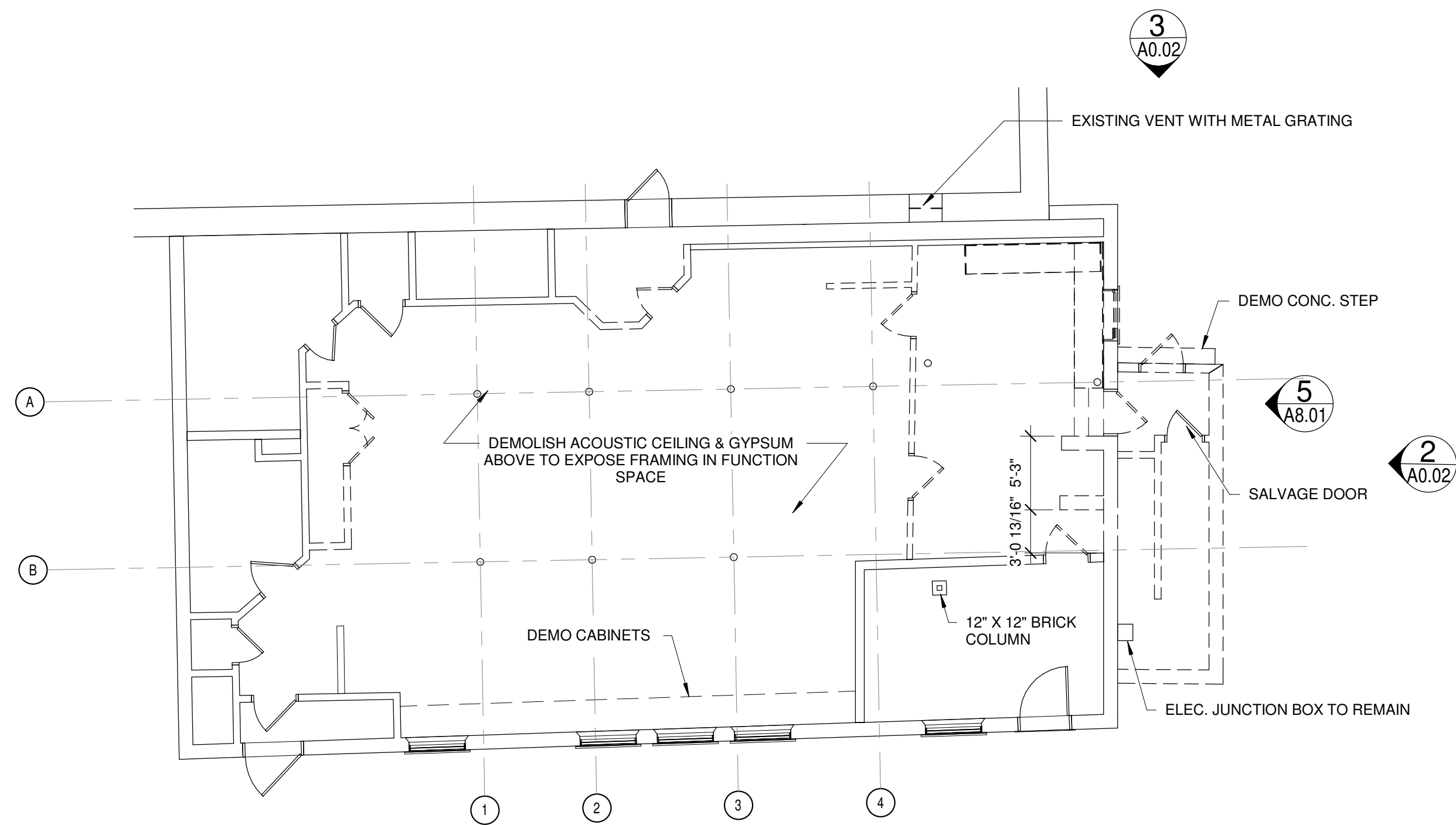
4 | EXISTING ROOF
1/8" = 1'-0"



2 | EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"

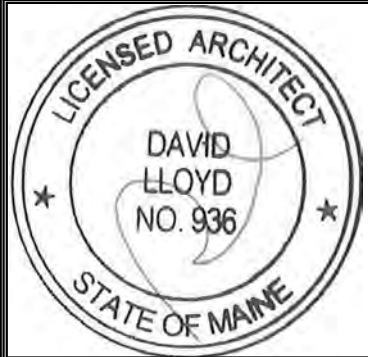
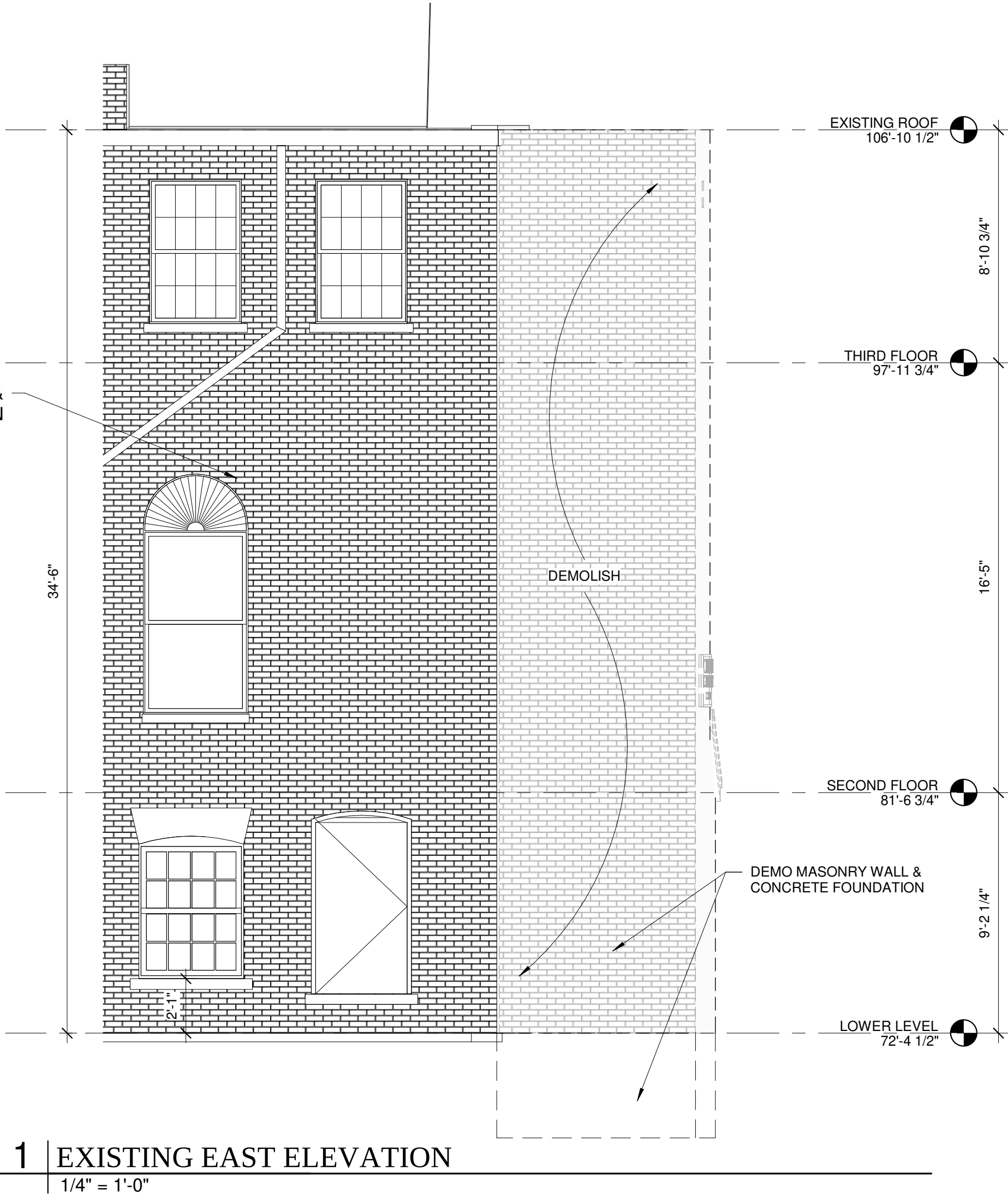
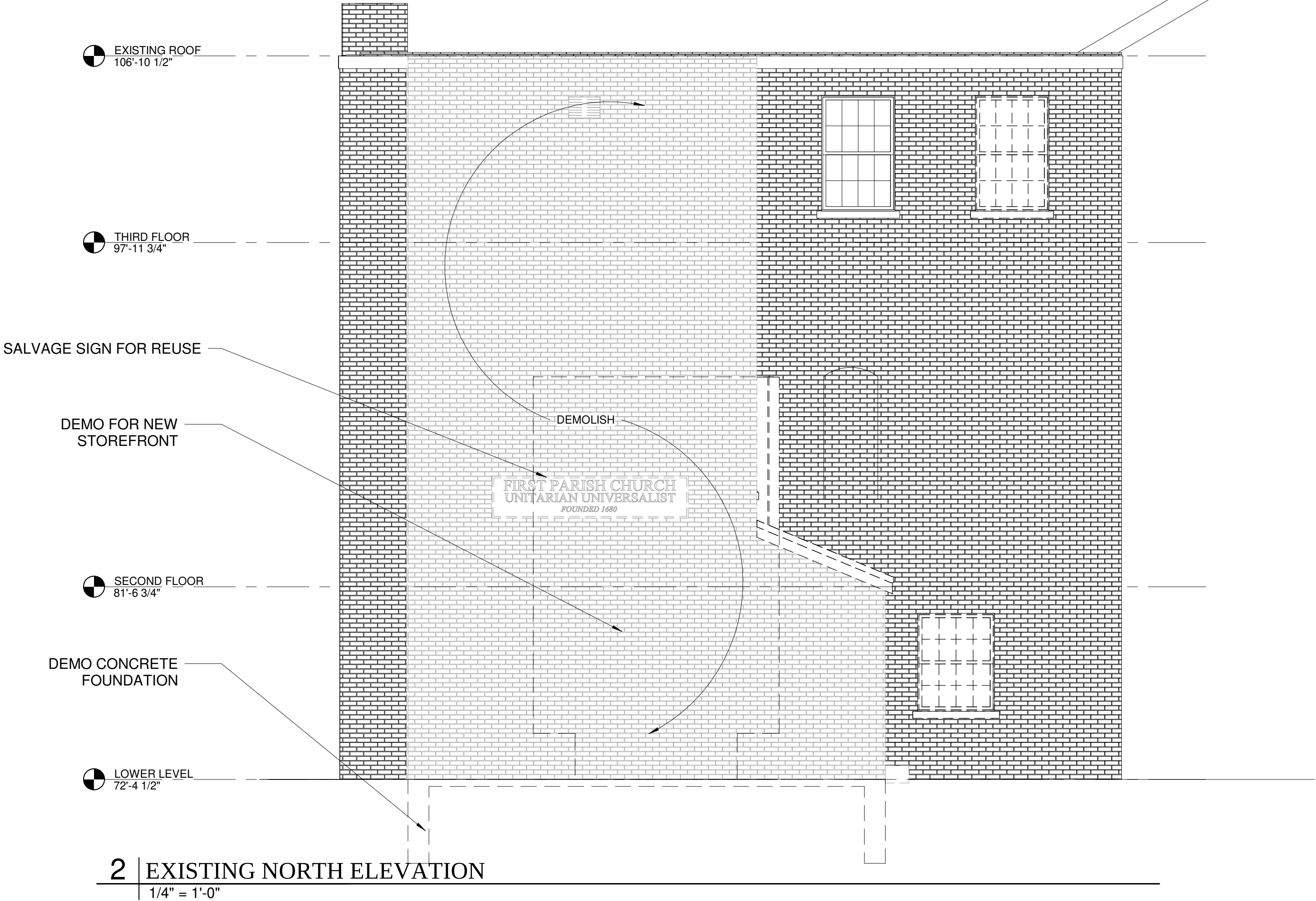
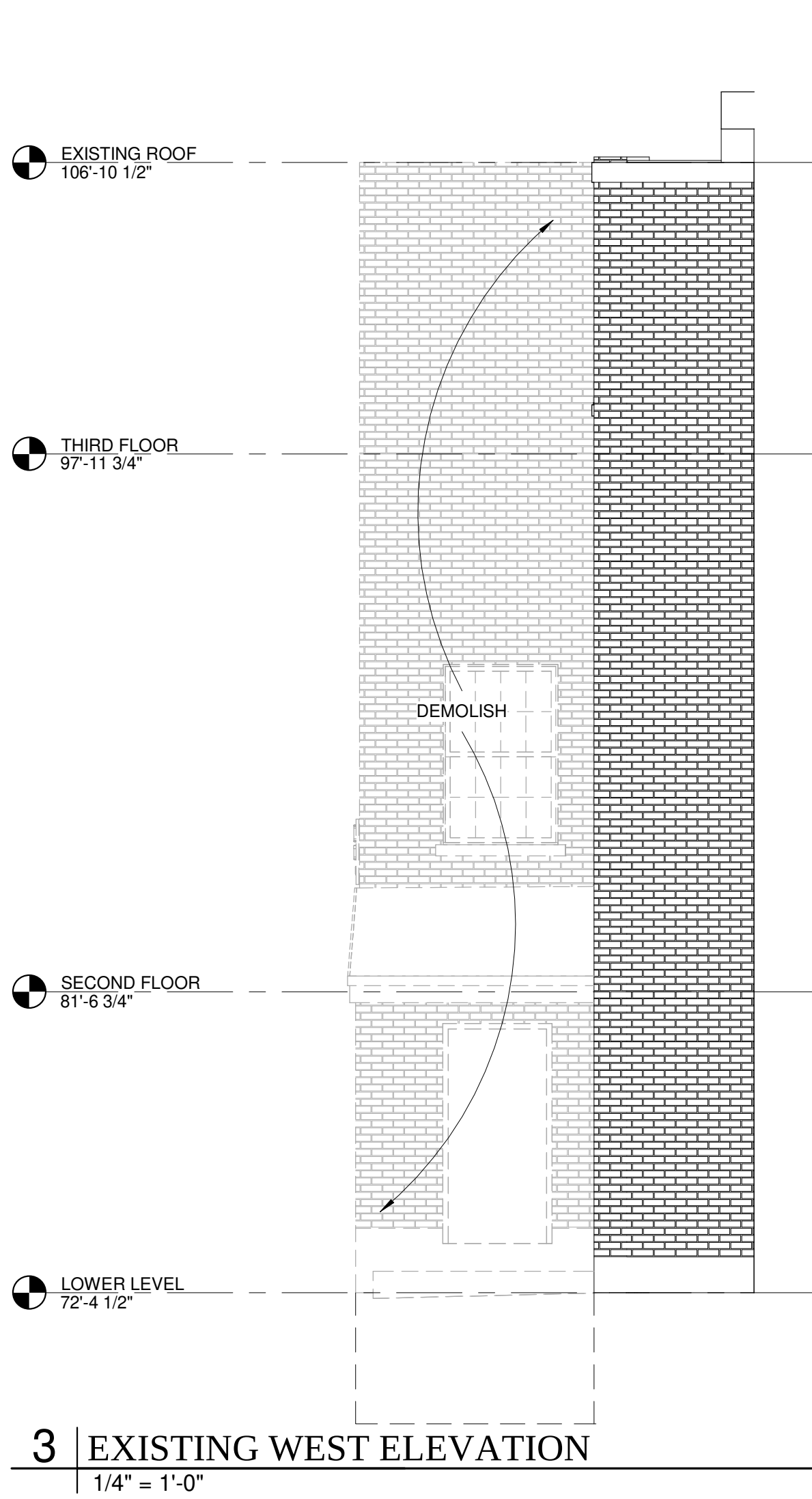


3 | EXISTING THIRD FLOOR PLAN
1/8" = 1'-0"



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

	
Prepared For: First Parish Church	
Consultant: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM	
Project: FIRST PARISH CHURCH ACCESSIBILITY UPGRADE 425 Congress Street Portland, Maine 04101	
Revisions:	
Date: 9 APR 2020	Scale: 1/8" = 1'-0"
EXISTING PLANS WITH DEMO	
A0.01	



Prepared For:

First Parish Church

Address
City, State

Consultant:

Architect:

**ARCHETYPE
ARCHITECTS**

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

Project:

FIRST PARISH CHURCH
ACCESSIBILITY
UPGRADE

425 Congress Street
Portland, Maine 04101

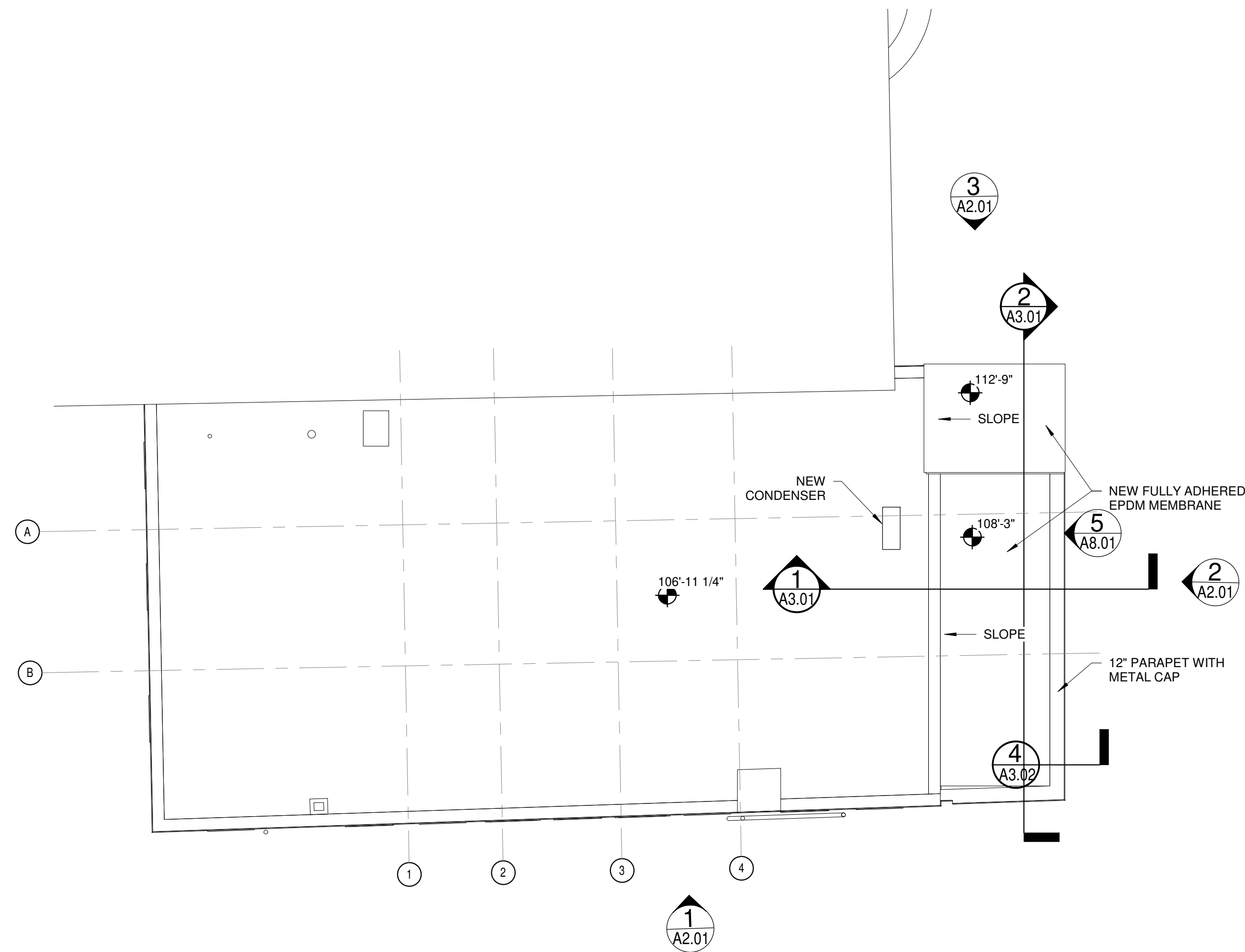
Revisions:

Date: 9 APR 2020

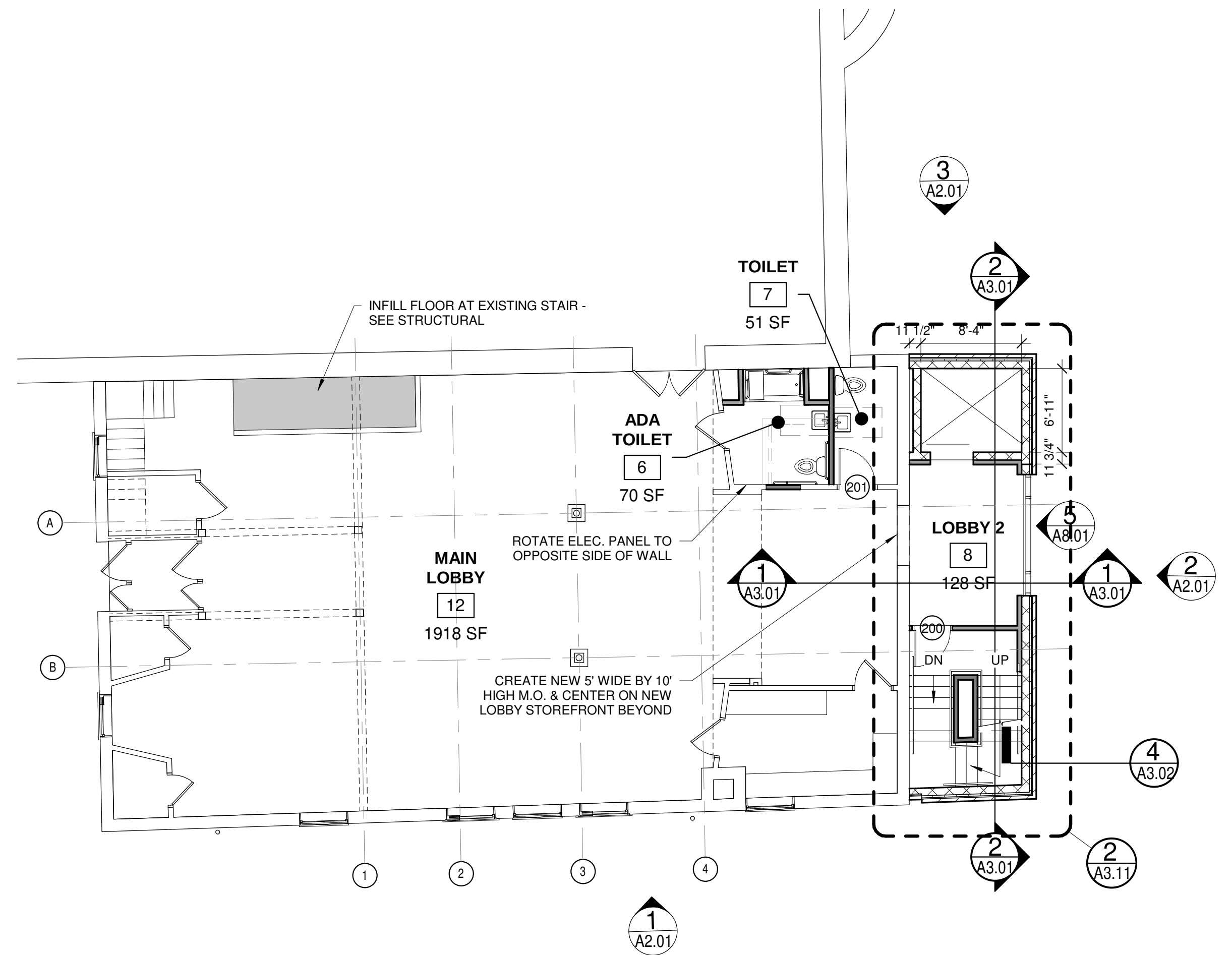
Scale: 1/4" = 1'-0"

EXISTING ELEVATIONS
WITH DEMO

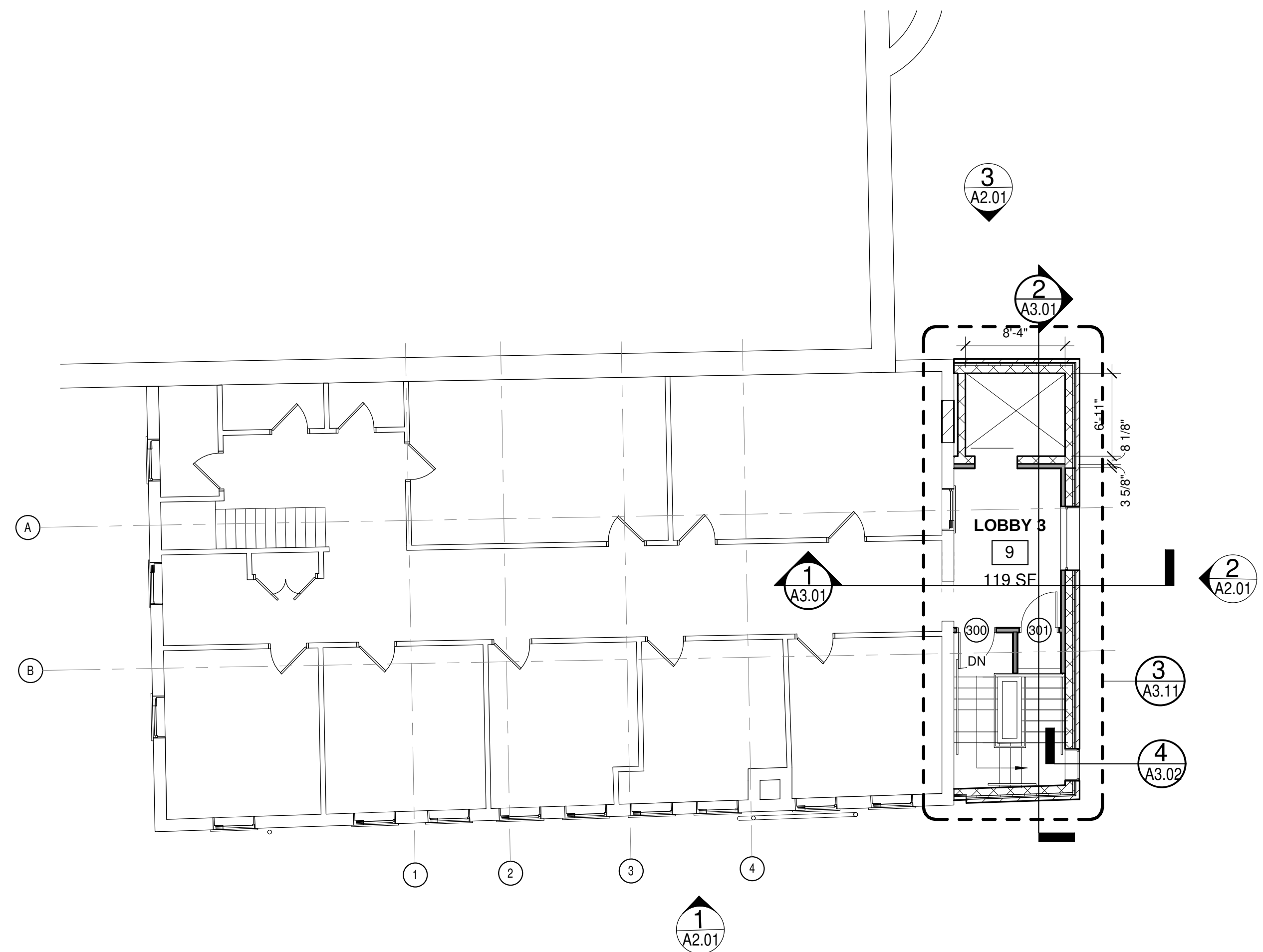
A0.02



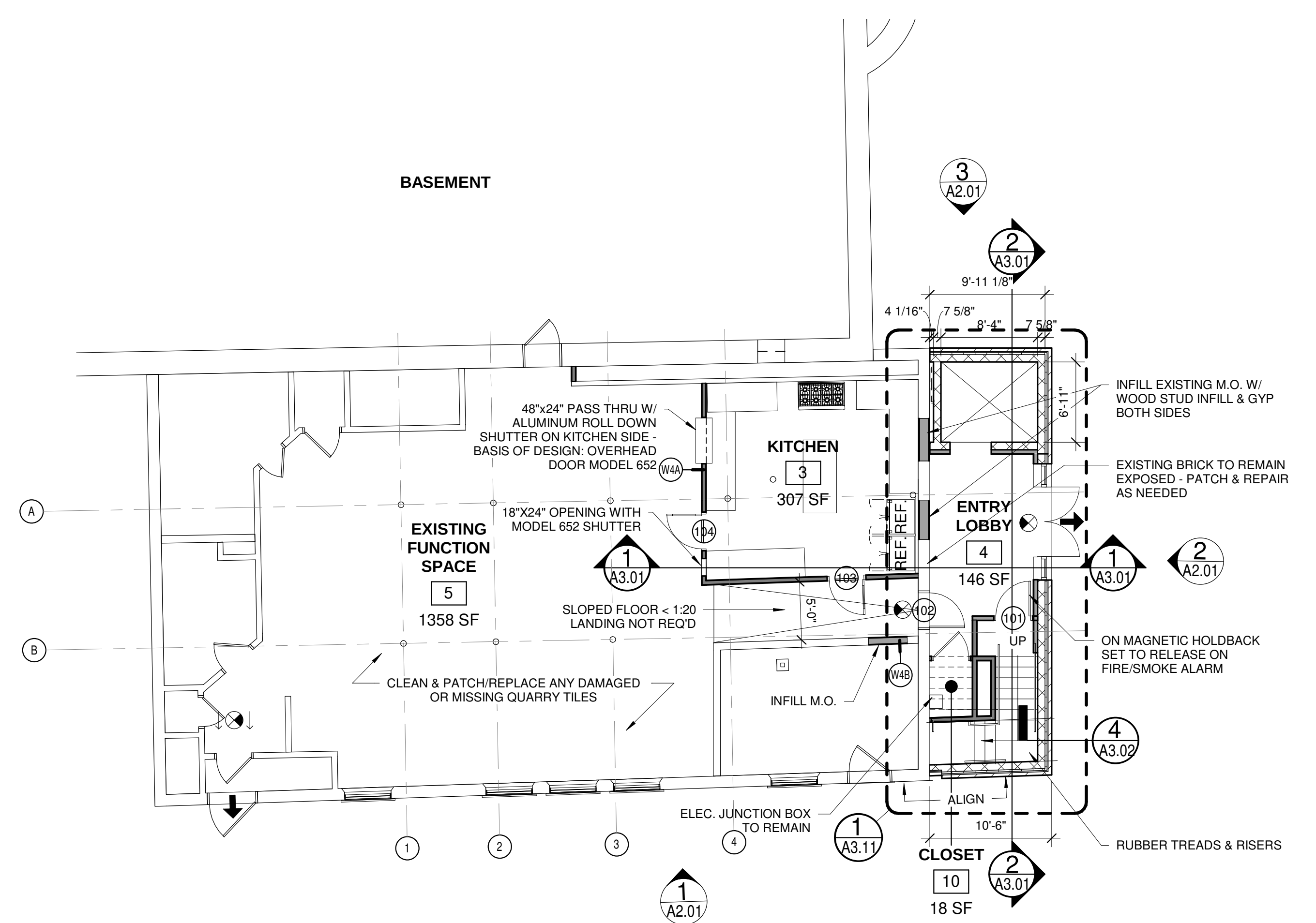
4 | NEW ROOF PLAN
1/8" = 1'-0"



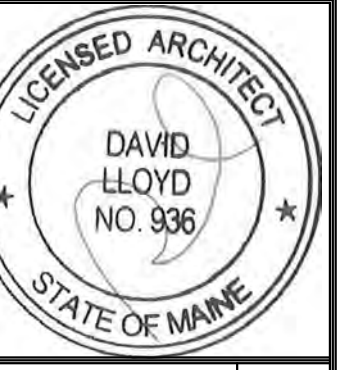
2 | NEW SECOND FLOOR PLAN
1/8" = 1'-0"



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



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



Prepared For:
First Parish Church
Address
City, State

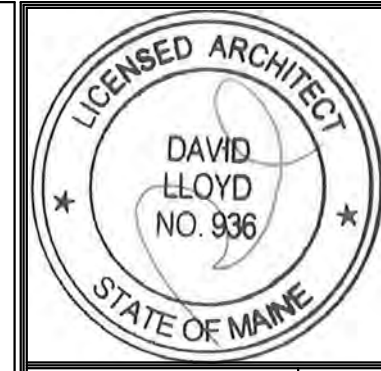
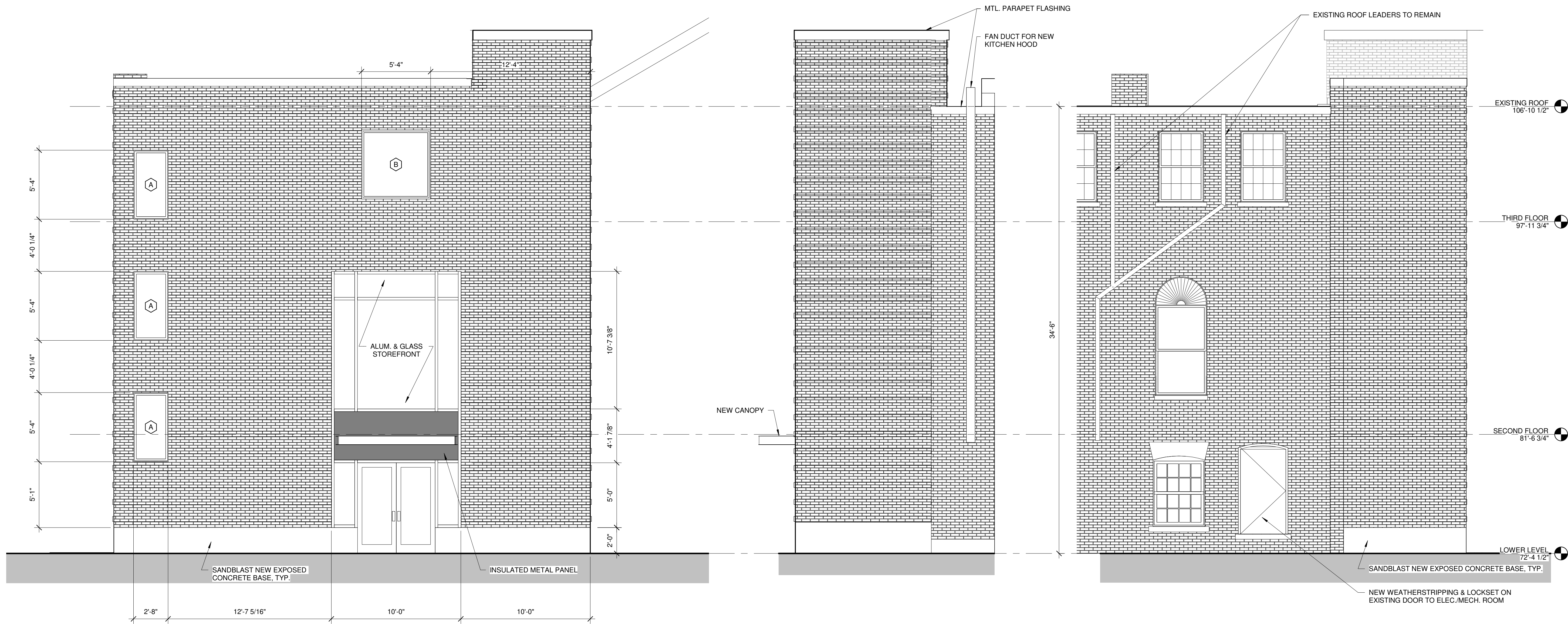
Consultant:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
**FIRST PARISH CHURCH
ACCESSIBILITY
UPGRADE**
425 Congress Street
Portland, Maine 04101

Revisions:

Date: 9 APR 2020
Scale: 1/8" = 1'-0"
NEW FLOOR PLANS

A1.01



Prepared For:
First Parish Church

Address
City, State

Consultant:

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

Project:
**FIRST PARISH CHURCH
ACCESSIBILITY
UPGRADE**
425 Congress Street
Portland, Maine 04101

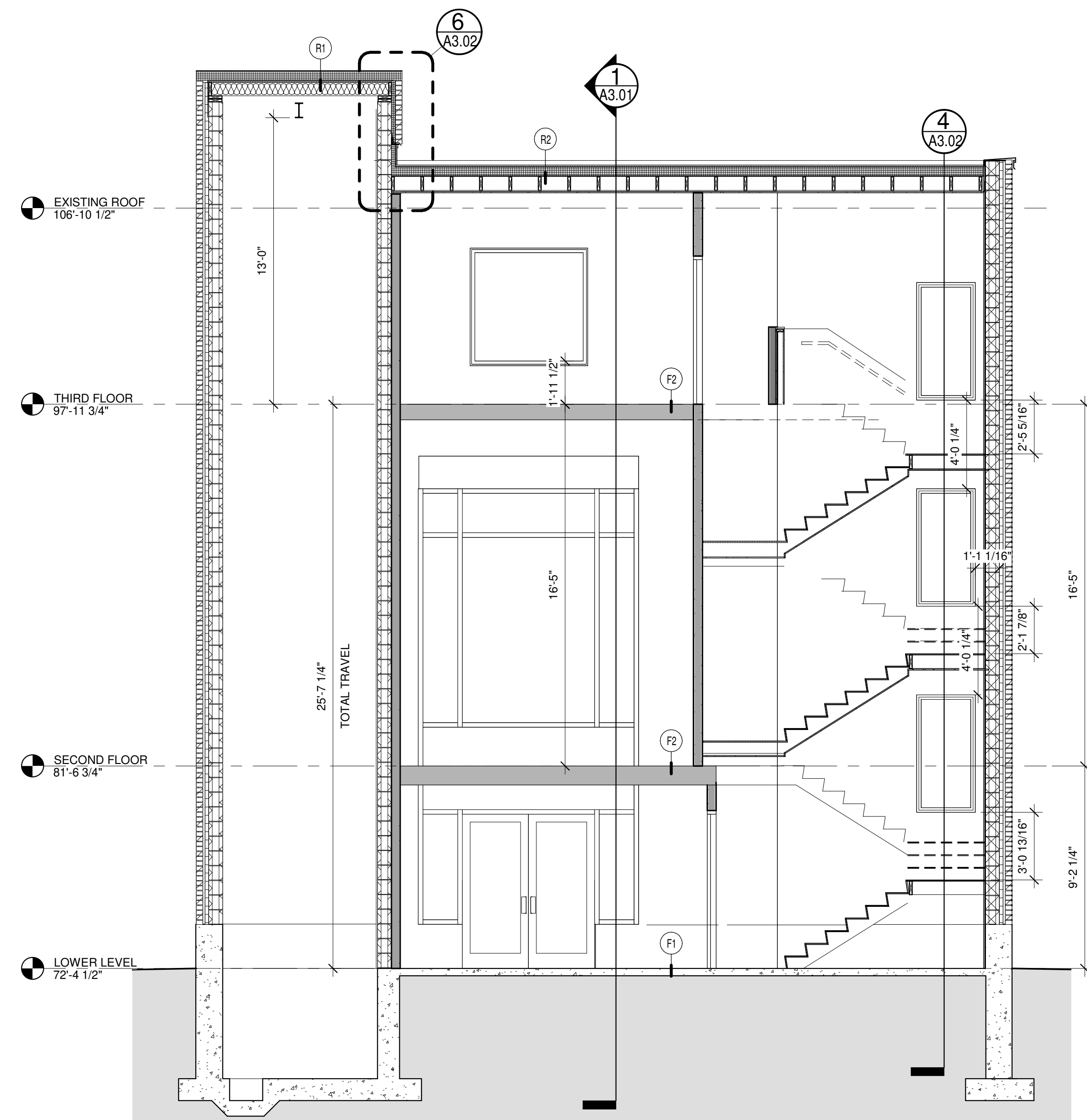
Revisions:

Date:
9 APR 2020

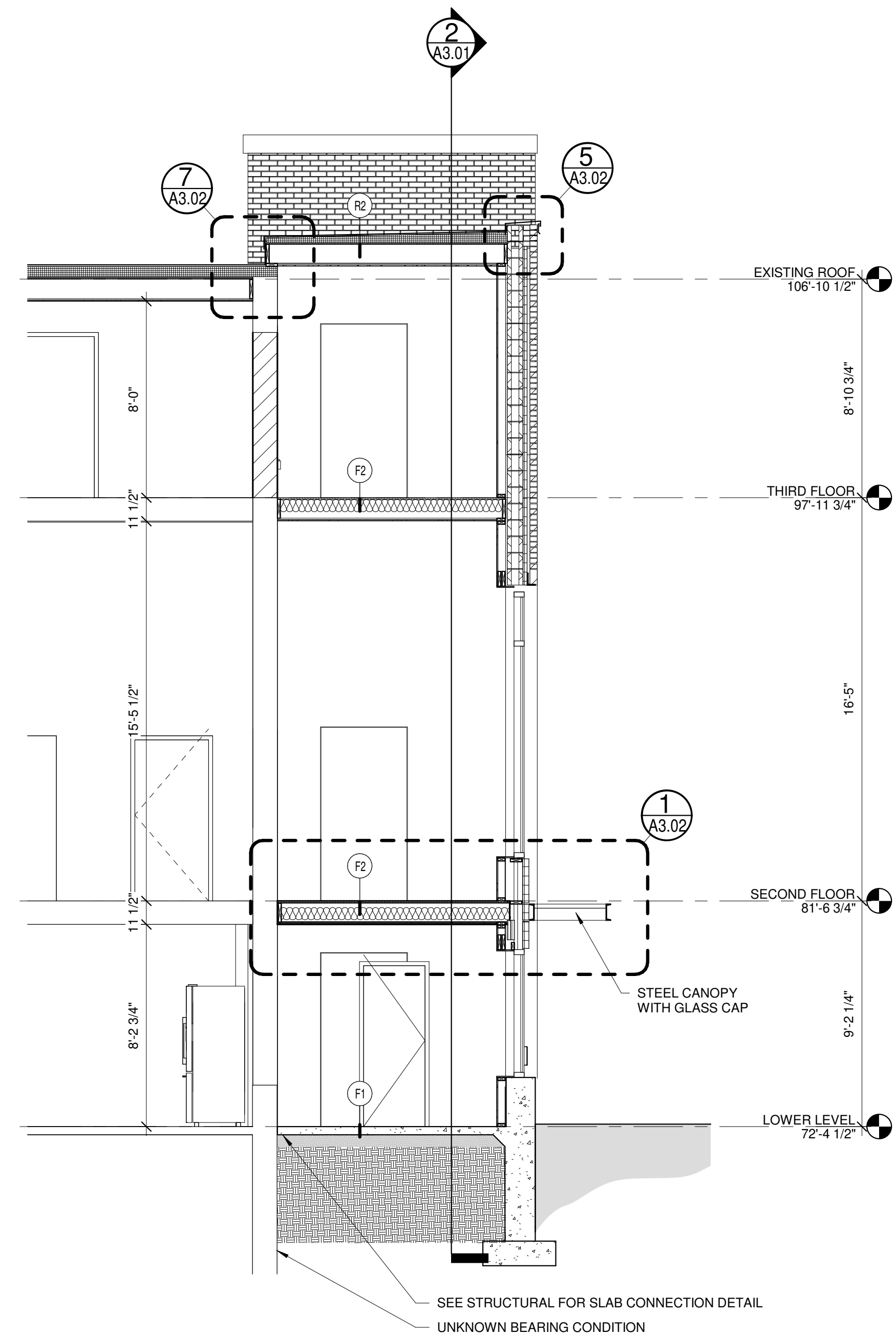
Scale:
1/4" = 1'-0"

**NEW BUILDING
ELEVATIONS**

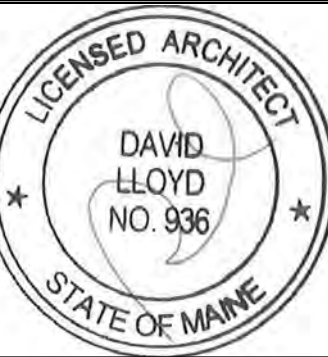
A2.01



2 | ELEVATOR/LOBBY/STAIR SECTION
1/4" = 1'-0"



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



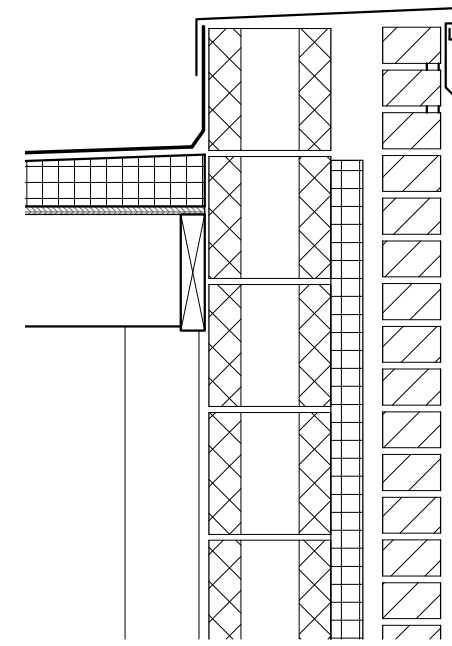
Prepared For:
First Parish Church
Address
City, State

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

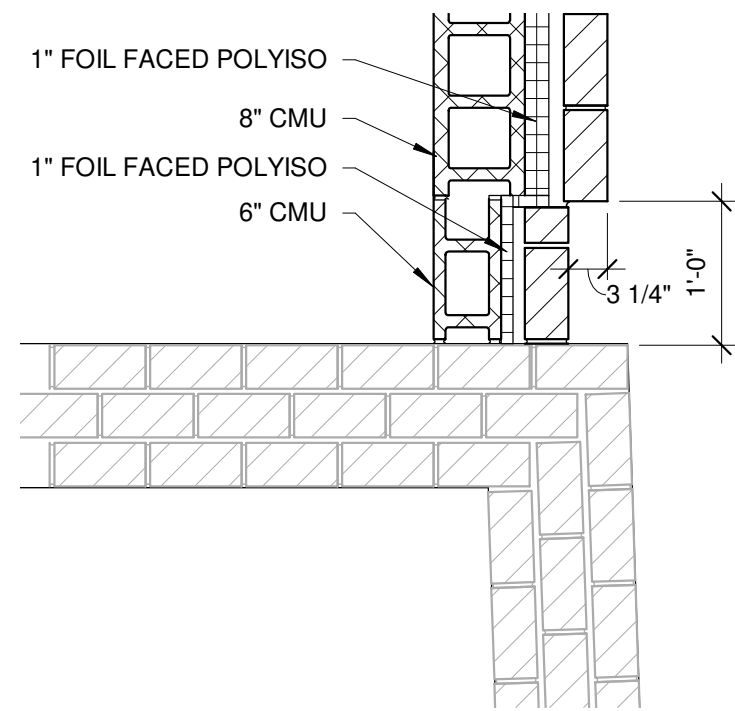
Project:
FIRST PARISH CHURCH
ACCESSIBILITY
UPGRADE
425 Congress Street
Portland, Maine 04101

Date:
9 APR 2020
Scale:
1/4" = 1'-0"
Revisions:
BUILDING SECTIONS

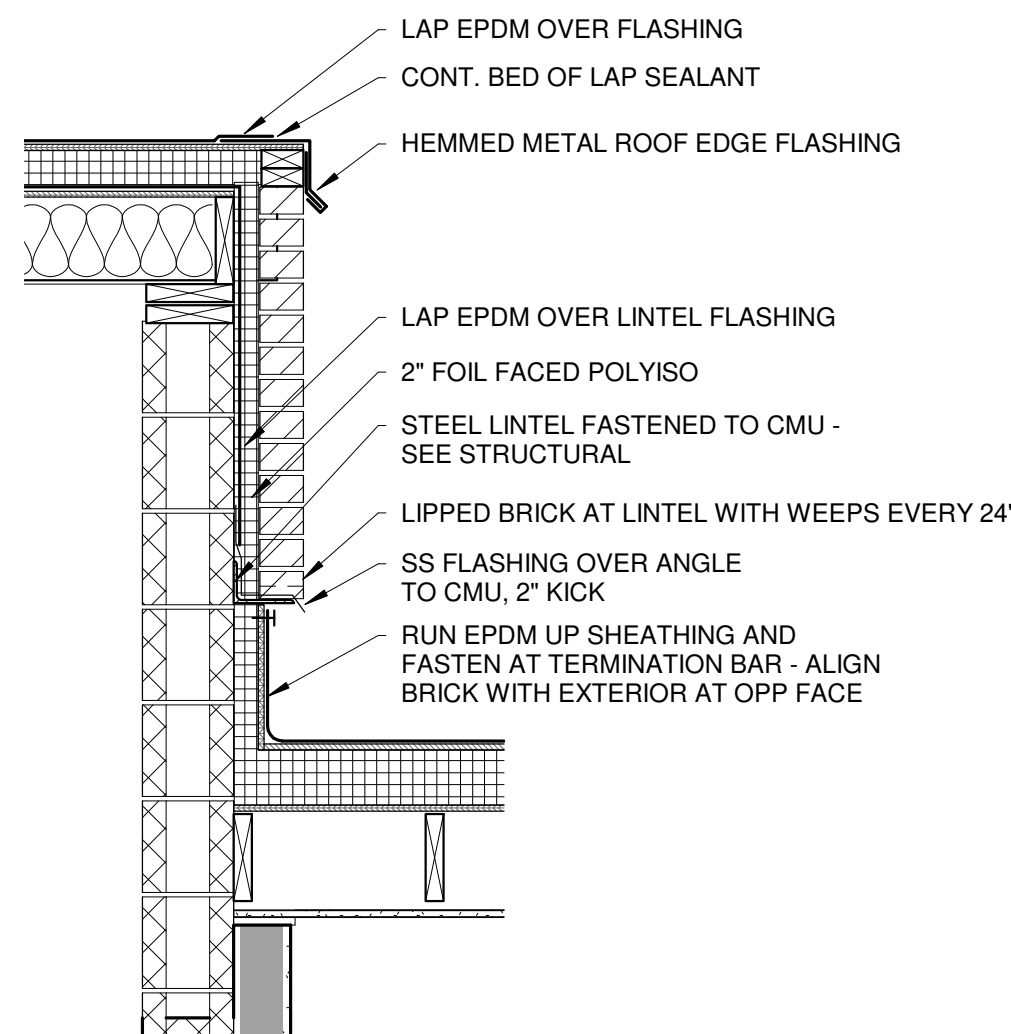
A3.01



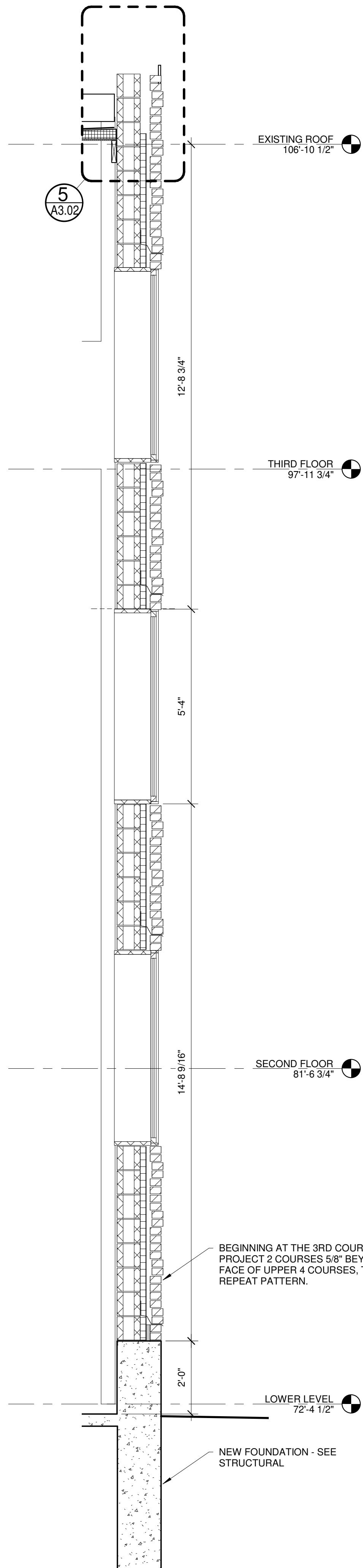
5 | PARAPET DETAIL
1" = 1'-0"



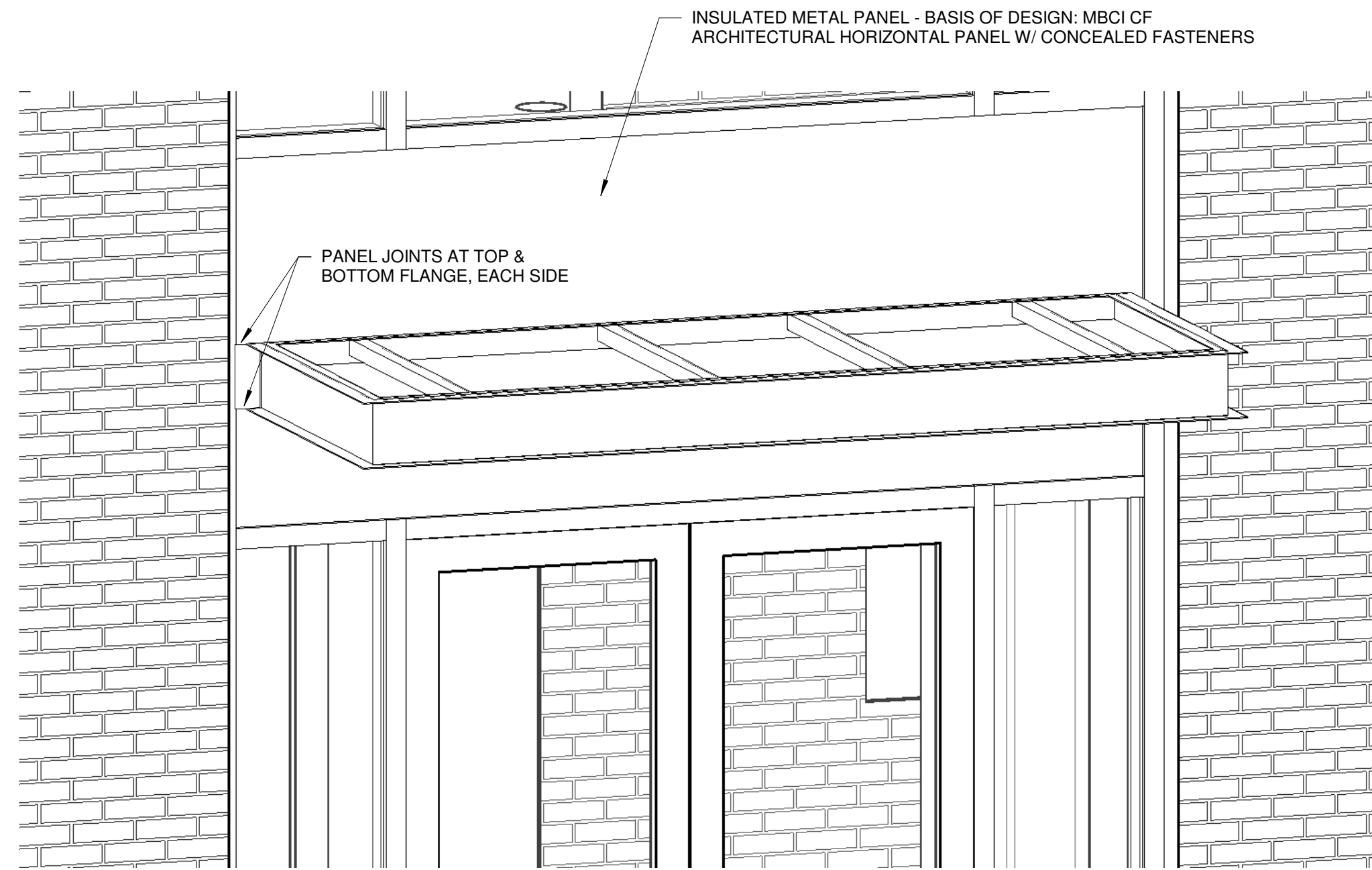
3 | NEW MASONRY DETAIL AT EXISTING
3/4" = 1'-0"



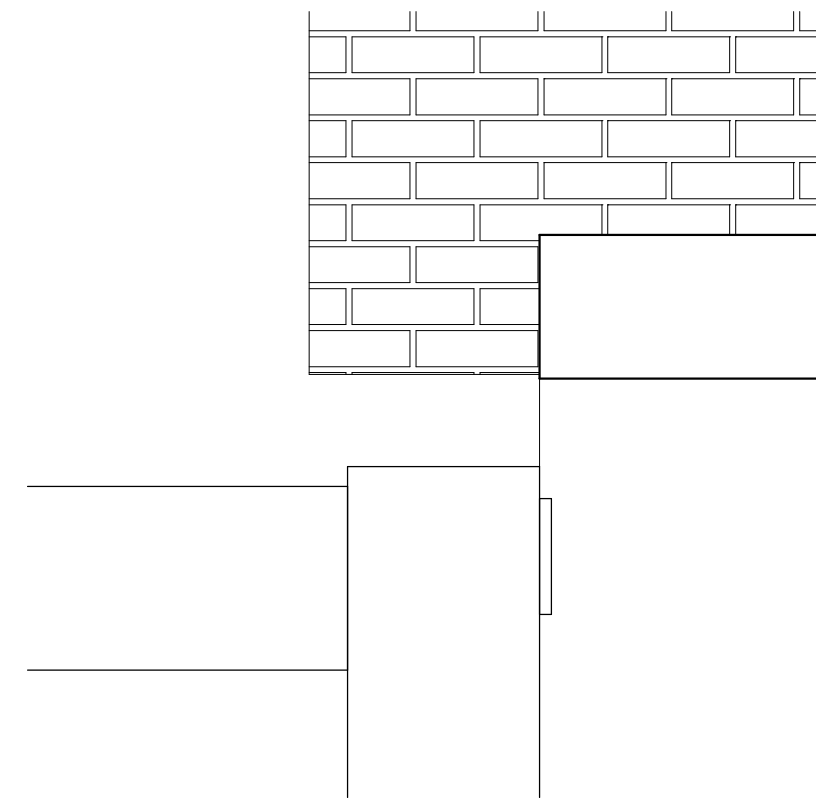
6 | DETAIL AT ELEV. SHAFT/ROOF
3/4" = 1'-0"



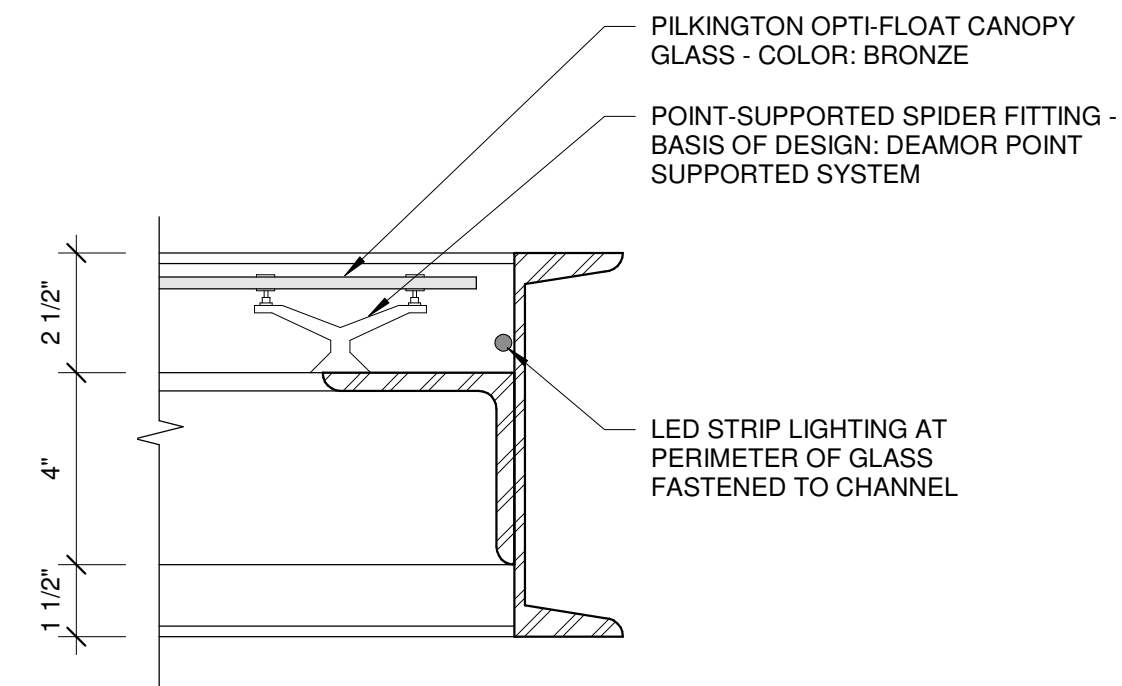
4 | TYP. BRICK WALL SECTION
1/2" = 1'-0"



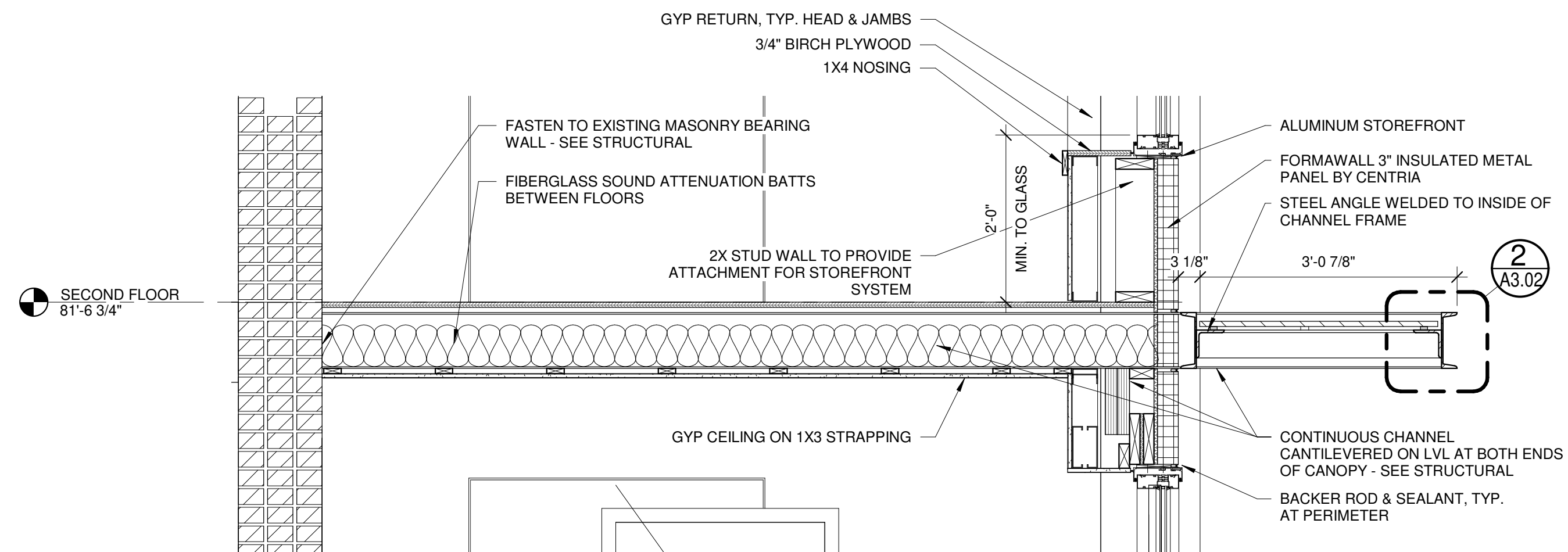
8 | CANOPY 3D
12" = 1'-0"



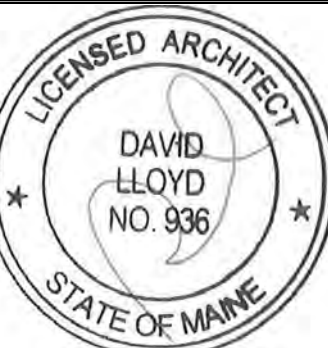
7 | NEW ROOF DETAIL AT EXISTING
1" = 1'-0"



2 | CANOPY DETAIL
3" = 1'-0"



1 | METAL CANOPY SECTION
3/4" = 1'-0"



Prepared For:
First Parish Church
Address
City, State

Consultant:

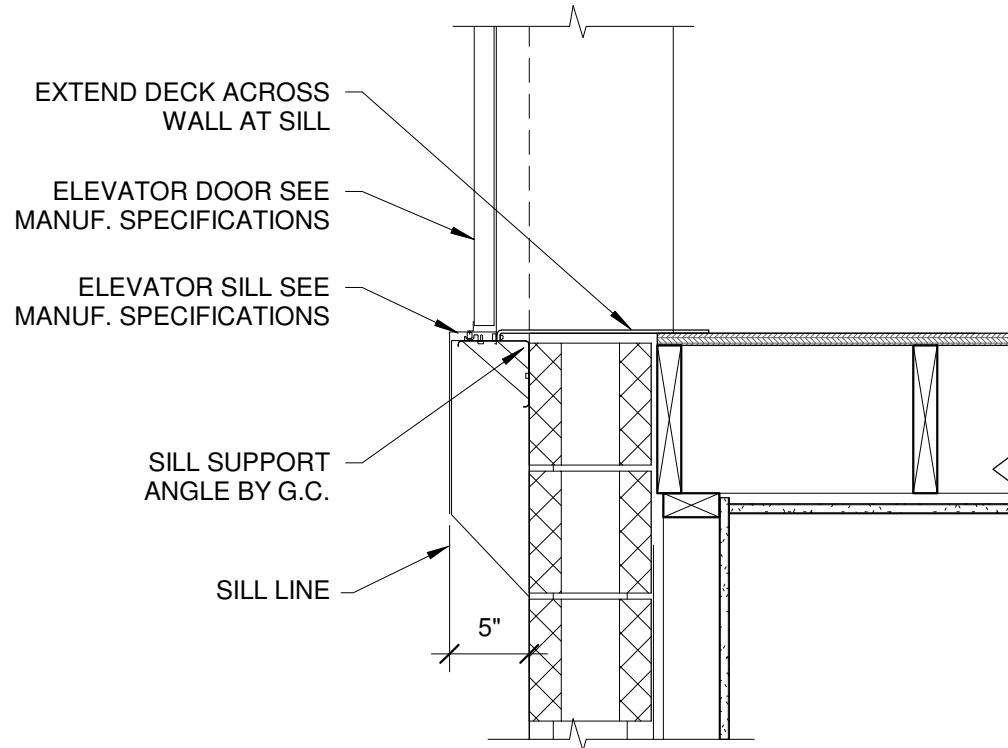
Architect:
**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
**FIRST PARISH CHURCH
ACCESSIBILITY
UPGRADE**
425 Congress Street
Portland, Maine 04101

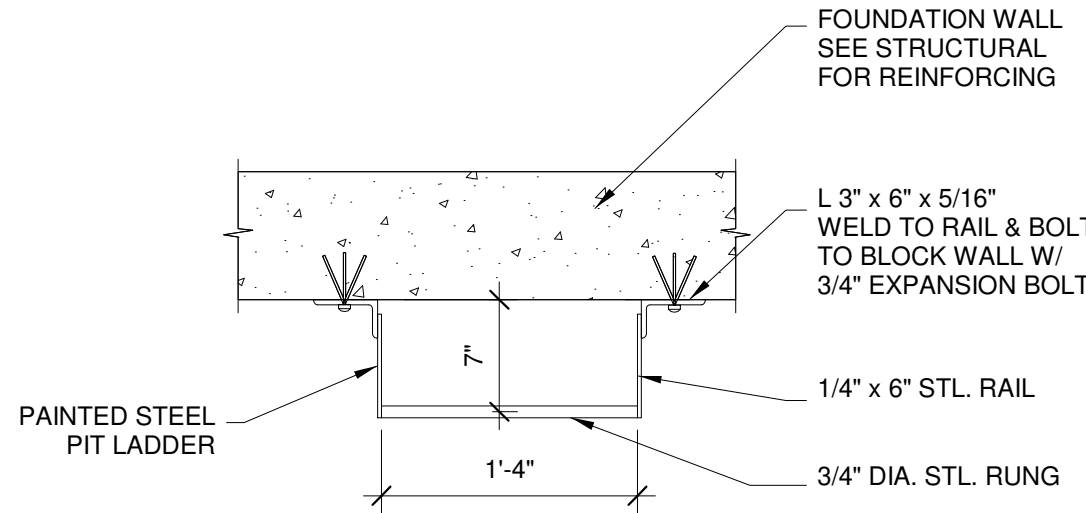
Revisions:

Date:
9 APR 2020
Scale:
As indicated
**PLAN & SECTION
DETAILS**

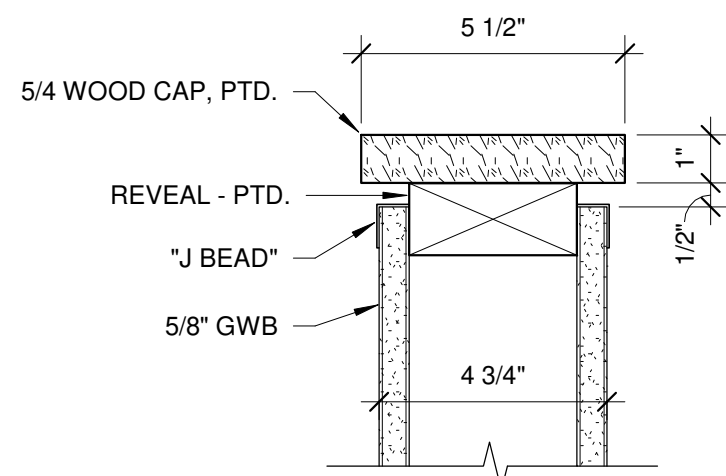
A3.02



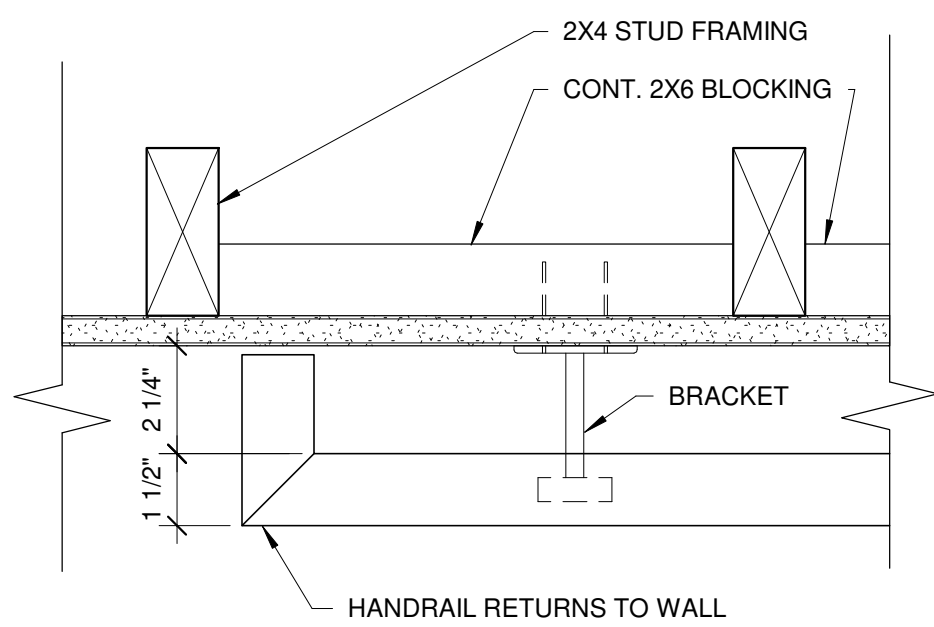
10 | ELEVATOR DOOR THRESHOLD1
1" = 1'-0"



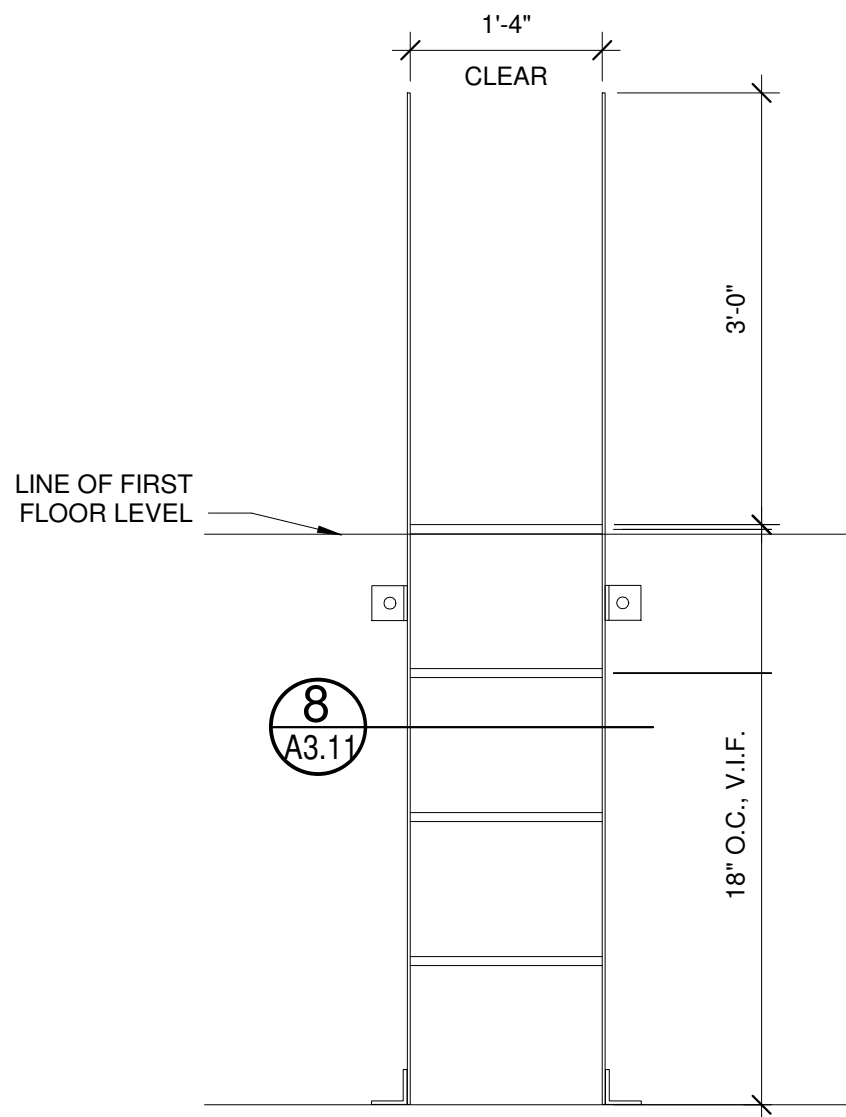
8 | ELEV. PIT LADDER PLAN
1" = 1'-0"



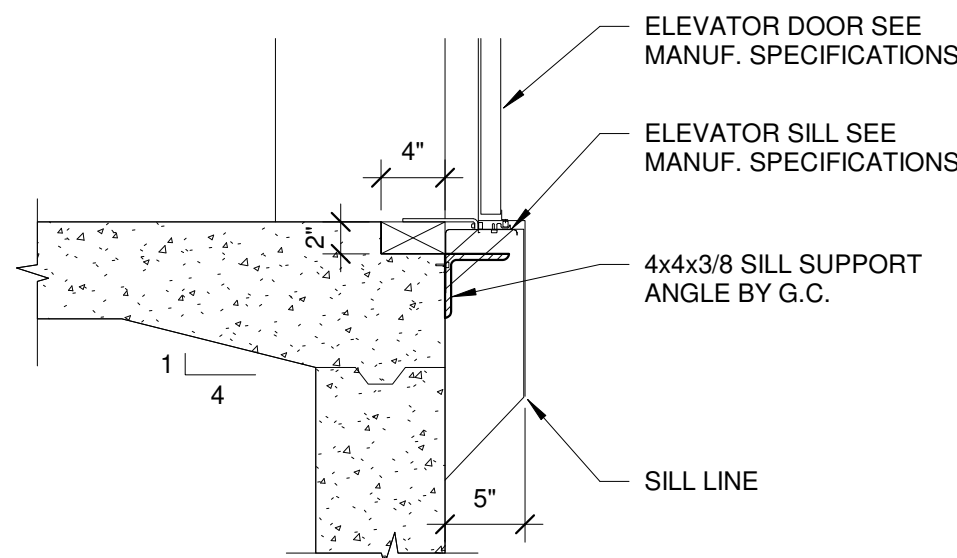
11 | STAIR WALL DETAIL
3" = 1'-0"



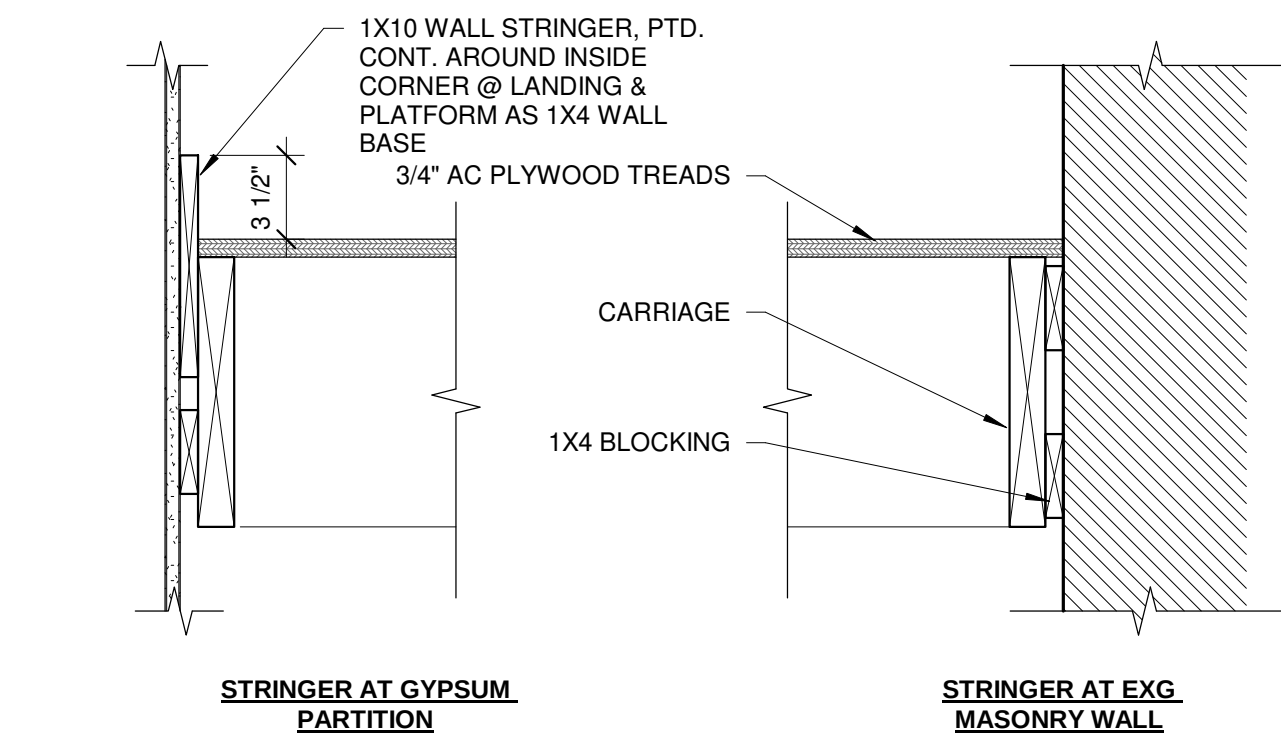
6 | HANDRAIL - WOOD - PLAN DETAIL
3" = 1'-0"



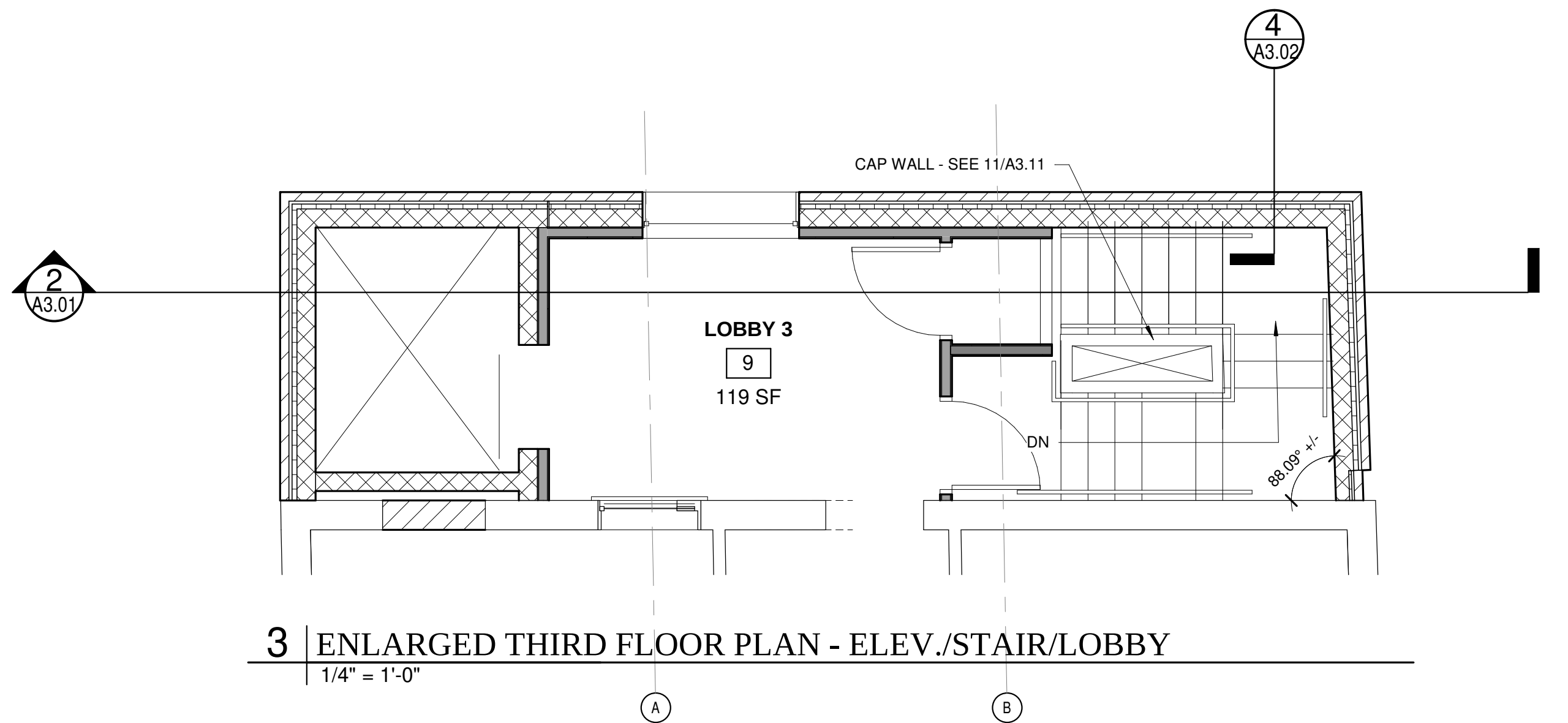
9 | ELEVATOR PIT LADDER ELEVATION1
3/4" = 1'-0"



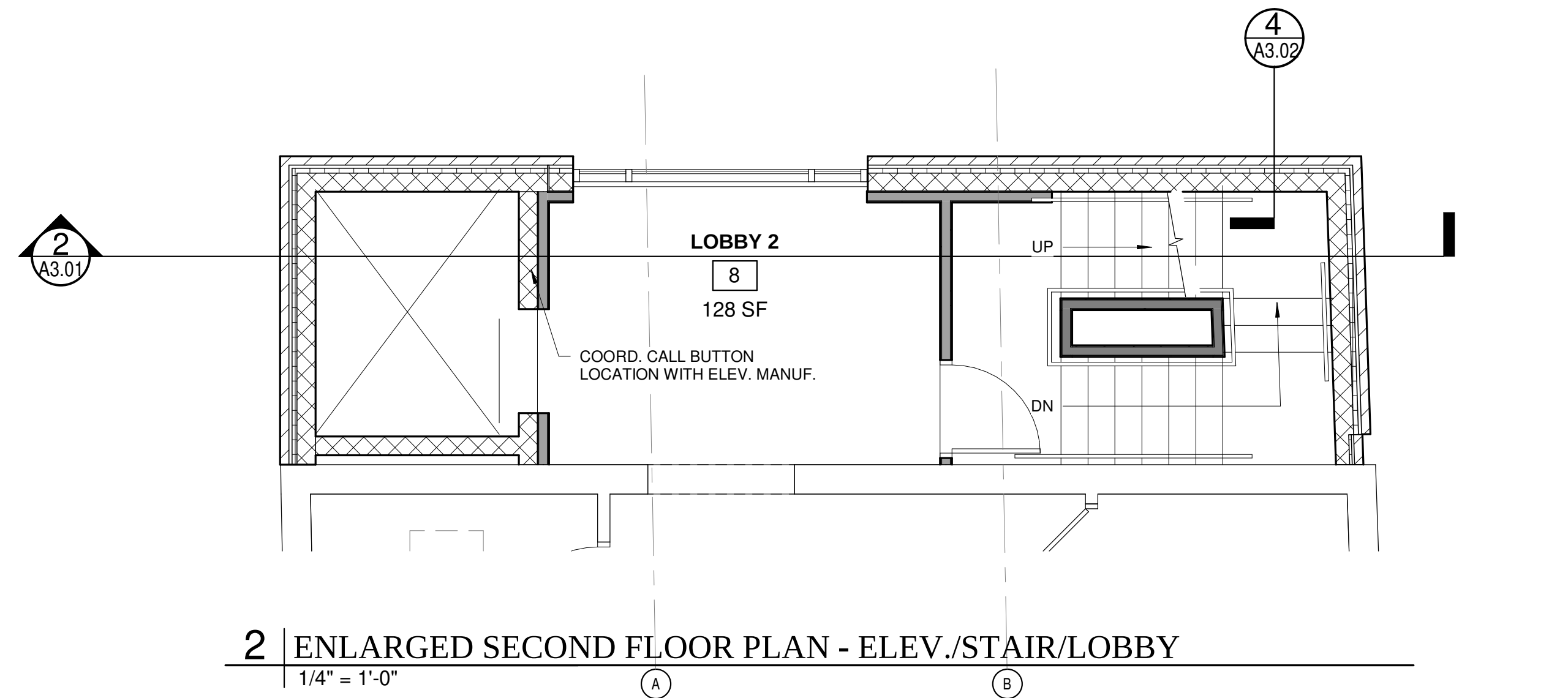
7 | ELEVATOR DOOR AT CONCRETE
1" = 1'-0"



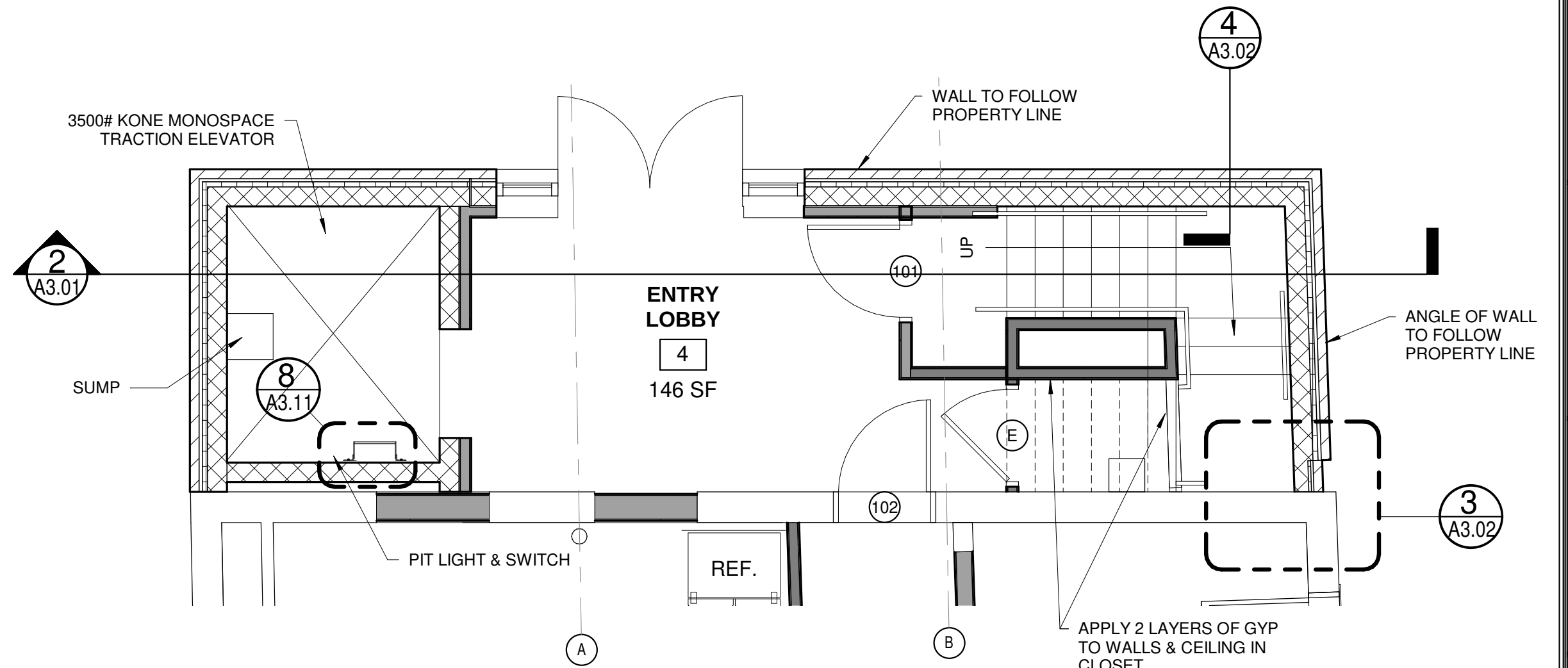
4 | STRINGER DETAIL1
1 1/2" = 1'-0"



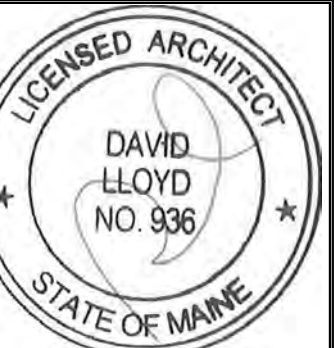
3 | ENLARGED THIRD FLOOR PLAN - ELEV./STAIR/LOBBY
1/4" = 1'-0"



2 | ENLARGED SECOND FLOOR PLAN - ELEV./STAIR/LOBBY
1/4" = 1'-0"



1 | ENLARGED FIRST FLOOR PLAN - ELEV./STAIR/LOBBY
1/4" = 1'-0"



Prepared For:
First Parish Church
Address
City, State

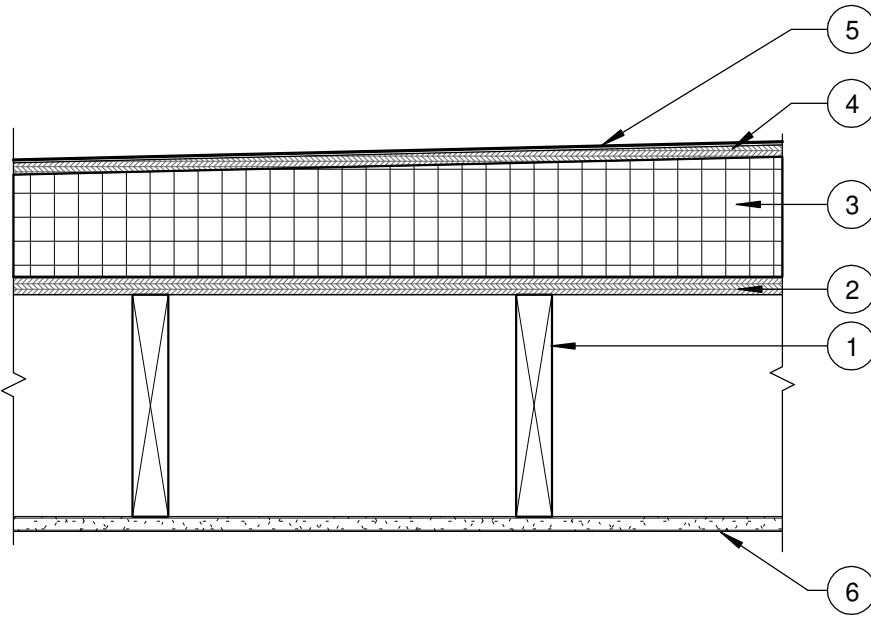
Consultant:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
FIRST PARISH CHURCH ACCESSIBILITY UPGRADE
425 Congress Street Portland, Maine 04101

Revisions:

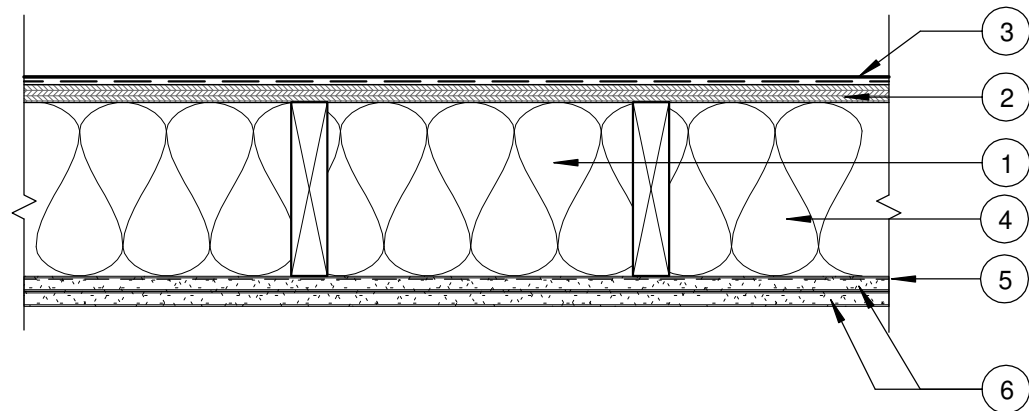
Date: 9 APR 2020
Scale: As indicated
STAIR SECTIONS & DETAILS

A3.11



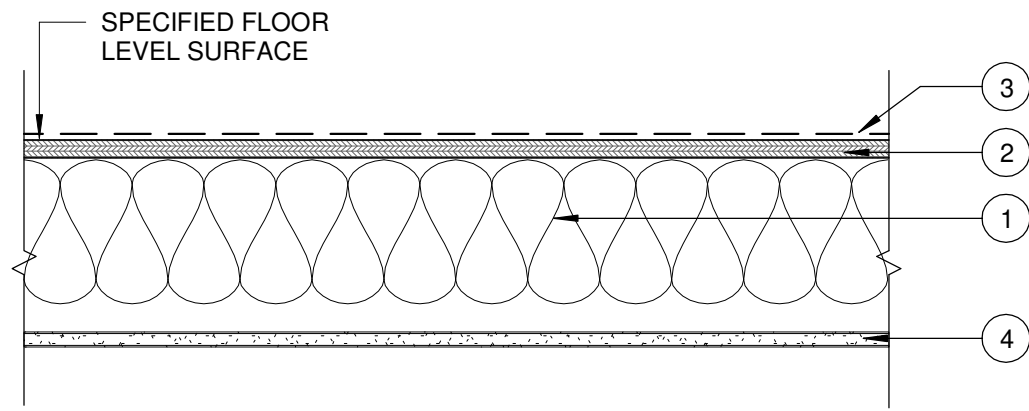
R2 | R2 - ROOF AT LOBBY

1 1/2" = 1'-0"



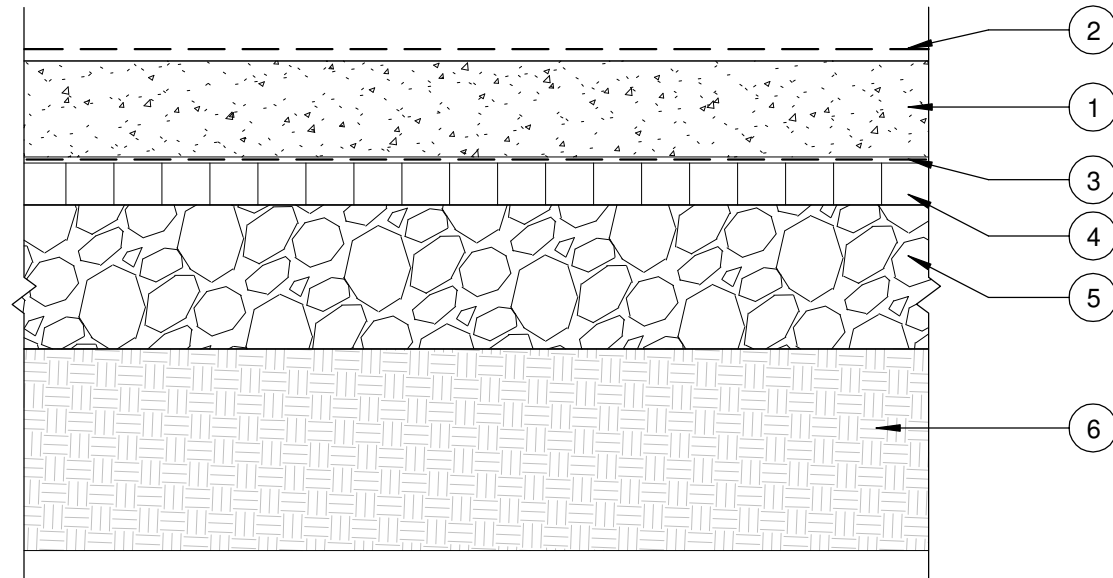
R1 | ROOF TYPE R1 - 1HR CEILING ASSEMBLY - TOP OF ELEVATOR

1 1/2" = 1'-0"



F2 | FLOOR TYPE F2 - CEILING/ FLOOR ASSEMBLY - CORRIDOR

1 1/2" = 1'-0"



FLOOR SYSTEM - SLAB ON GRADE

F1 | FLOOR TYPE F1 - SLAB ON GRADE

1 1/2" = 1'-0"

LABEL 1 HR

1 HOUR RATED CEILING/FLOOR ASSEMBLY
GA FILE NO. FC 5406
FIRE TEST: FM FC 172, 2.25.72; ITS, 8.6.98

1. **ROOF JOISTS** - 2X10 WOOD JOISTS SPACED 16" O.C. (SEE STRUCTURAL)
2. **ROOF SHEATHING** - 5/8" T&G SHEATHING ATTACH TO STRUCTURE WITH 1-1/4" HOT-DIPPED MECHANICAL FASTENERS AT 16" O.C.
3. **RIGID INSULATION** - TAPERED INSULATION TO R-30
4. **FIBERBOARD** - 1/2" H.D. FIBERBOARD (ADDED)
5. **ROOFING** - FULLY ADHERED EPDM MEMBRANE ROOFING (ADDED)
6. **GYPSON BOARD** - NOM 5/8 IN. THICK, 48 IN. WIDE GYPSON PANELS. GYPSON PANELS INSTALLED WITH LONG DIMENSION PERPENDICULAR TO FRAMING. GYPSON PANELS SECURED WITH MAX. 1 IN. LONG TYPE S BUGLE HEAD STEEL SCREWS SPACED 12 IN. OC AND LOCATED A MIN OF 1/2 IN. FROM SIDE JOINTS AND 3 IN. FROM THE END JOINTS.

LABEL 1 HR

1 HR RATED CEILING/ROOF ASSEMBLY
GA FILE No. FC4503

1. **FRAMING** - SEE STRUCTURAL
2. **ROOF SHEATHING** - 1/2" PLYWOOD
3. **ROOFING** - EPDM MEMBRANE ROOFING
4. **INSULATION** - BATT INSULATION
5. **VAPOR BARRIER** - 6 MIL. POLY VAPOR BARRIER ADHERED TO UNDERSIDE OF STUDS WITH ACOUSTICAL SEALANT. LAP SEAMS MINIMUM 6 IN.
6. **GYPSON SHEATHING** - (2) 5/8" TYPE X GYPSON WALLBOARD - BASE LAYER, APPLIED AT RIGHT ANGLES TO FRAMING WITH 1 1/4" TYPE S-12 DRYWALL SCREWS 24 IN O.C. FACE LAYER APPLIED PARALLEL TO FRAMING WITH 1 5/8" TYPE S-12 DRYWALL SCREWS ALONG EDGES AND 1 1/2" TYPE G SCREWS 12 IN O.C. ALONG FRAMING SUPPORTS. LAP LAYERS OF GYPSON 24" IN BOTH DIRECTIONS.

UNRATED CEILING/FLOOR ASSEMBLY

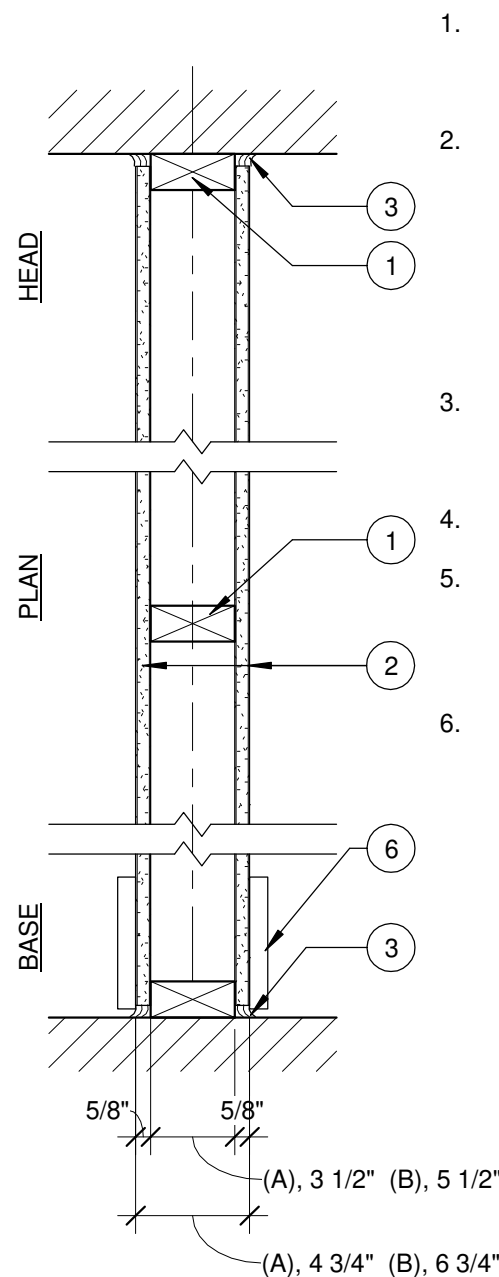
1. **WOOD JOISTS** - NOM. 2x8 WOOD JOISTS @ 24" O.C. (SEE STRUCTURAL)
2. **SUBFLOORING** -NOM 23/32 IN. THICK WOOD STRUCTURAL PANELS INSTALLED PERPENDICULAR TO TRUSSES WITH END JOINTS STAGGERED. PLYWOOD OR PANELS SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6D RINGED SHANK NAILS, SPACED 12 IN. OC ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS.
3. **FINISH FLOOR** - NOT SHOWN, SEE FINISH SCHEDULE.
4. **GYPSON SHEATHING** - (1) 5/8" TYPE X GYPSON WALLBOARD APPLIED AT RIGHT ANGLES TO WD FRAMING WITH 1 1/4" TYPE W OR TYPE S DRYWALL SCREWS 24" O.C.

FLOOR SYSTEM - SLAB ON GRADE

1. **FINISH FLOOR** - NOT SHOWN, SEE FINISH SCHEDULE.
2. **CONCRETE SLAB** - SEE STRUCTURAL FOR STRENGTH, THICKNESS AND REINFORCEMENT SPECIFICATIONS
3. **VAPOR BARRIER** - POLYETHYLENE VAPOR BARRIER SHEET WITH SEAMS OVERLAPPED AND TAPED - SEE SPECIFICATIONS
4. **RIGID INSULATION** - 1" 30 PSI EXTRUDED POLYSTYRENE - R-10 - CONTINUOUS UNDER ENTIRE SLAB
5. 6" COARSE AGGREGATE
6. COMPACTED STRUCTURAL - FILL COMPACTED TO 95% OF DRY DENSITY - SEE STRUCTURALS FOR DEPTH AND GRADATION

W4A	W4B
2x4	2x6

NON-RATED NON-BEARING PARTITION
SOUND - N/A



1. **STUDS** - WALL TYPE 'B' USES 2x4 STUDS AT 16 IN. O.C. WITH SINGLE TOP & BOTTOM PLATE.
2. **WALL TYPE 'B'** USES 2x6 STUDS AT 16 IN. O.C.
3. **TYPE X GYP BOARD** - 5/8 IN. THICK GYPSON PANELS, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSON PANELS FASTENED TO FRAMING WITH 1-1/4 IN. LONG TYPE W COARSE THREAD GYPSON PANEL STEEL SCREWS SPACED A MAX 8 IN. OC. WITH LAST SCREW 1 IN. FROM EDGE OF BOARD. WHEN USED IN WIDTHS OF OTHER THAN 48 IN., GYPSON BOARDS ARE TO BE INSTALLED HORIZONTALLY.
4. **CAULKING AND SEALANTS** - A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL, BOTH SIDES OF WALL.
5. **BLOCKING** - (NOT SHOWN) WOOD BLOCKING AS NEEDED
6. **TAPE AND COMPOUND** - (NOT SHOWN) VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

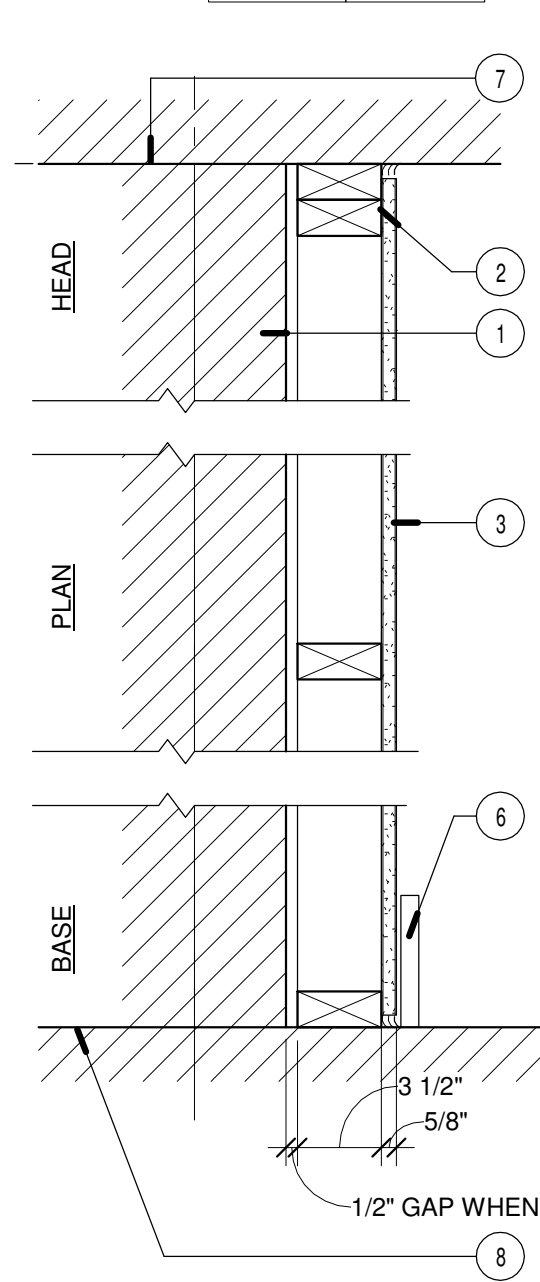
BASE - SEE FINISH SCHEDULE

W4 | INTERIOR PARTITION A=4 3/4", B=6 3/4"

1 1/2" = 1'-0"

W3A	W3B
2x4	2x6

BEARING, NON-RATED WOOD STUD WALL



1. **BACK-UP WALL** - CMU OR OTHER - REFERENCE PLAN
2. **WOOD FRAMING** - WOOD STUDS, NOM. 2 IN BY 4 IN., DOUBLE TOP PLATE AND SINGLE BASE PLATE. SEE STRUCTURAL FOR: STUD LAYOUT BRACING, AND FASTENERS. BOTTOM PLATES IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.
3. **WALL TYPE 'B'** USES 2x4 STUDS
4. **WALL TYPE 'B'** USES 2x6 STUDS
5. **WALL TYPE 'C'** USES 2x8 STUDS
6. **GYPSON BOARD** - 5/8 IN. THICK, 4 FT WIDE ATTACHED TO METAL STUDS WITH TYPE S STEEL SCREWS SPACED 8 IN. O.C. ALONG EDGES OF BOARD AND 12 IN. O.C. IN THE FIELD OF THE BOARD. JOINTS, ORIENTED VERTICALLY.
7. **BLOCKING** - (ADDED/NOT SHOWN) - WOOD BLOCKING AS NEEDED
8. **TAPE AND COMPOUND** - (ADDED/NOT SHOWN) - VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

BASE - SEE FINISH SCHEDULE
UNDERSIDE OF STRUCTURE
TOP OF STRUCTURE

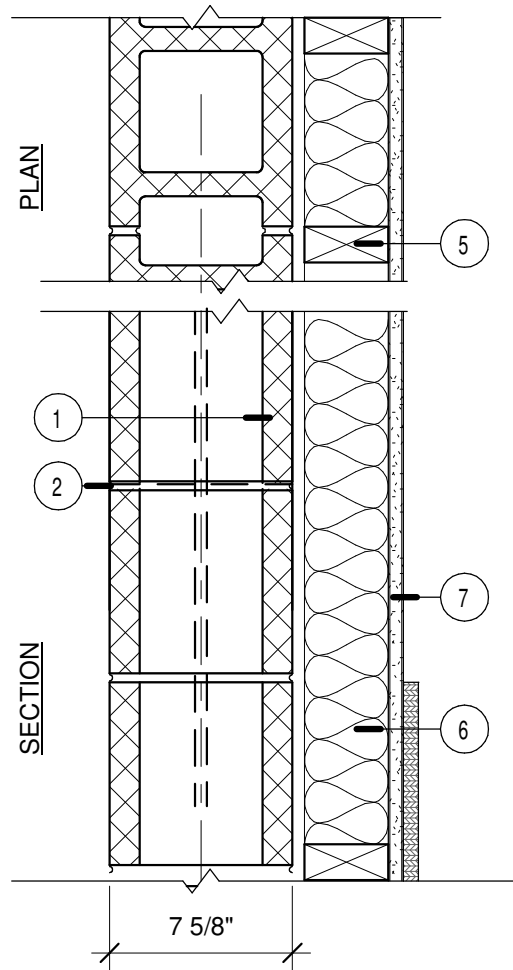
W3 | FURRED WALL

1 1/2" = 1'-0"

LABEL 2 HR

W2

2 HR BEARING FIRE BARRIER
DESIGN NUMBER - UL - U907
STC SOUND - N/A



1. **CONCRETE BLOCKS** - CLASSIFICATION D-2 (2 HR) 8" NOM. THICKNESS.
2. **MORTAR** - BLOCKS LAID IN FULL BED OF MORTAR, NOM. 3/8 IN. THICK, OF NOT LESS THAN 2-1/4 AND NOT MORE THAN 3-1/2 PARTS OF CLEAN SHARP SAND TO ONE PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND 15 PERCENT HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS STAGGERED.
3. **LOOSE MASONRY FILL** - (NOT SHOWN) - IF ALL. CORE SPACES ARE FILLED WITH LOOSE DRY EXPANDED SLAG, EXPANDED CLAY OR SHALE (ROTARY KILN PROCESS), WATER REPELLANT VERMICULITE MASONRY FILL INSULATION, OR SILICONE TREATED PERLITE LOOSE FILL INSULATION, CLASS C-3 (3 HR) CONCRETE -BLOCKS WILL PROVIDE A 4 HR FIRE RESISTANCE -RATING-
4. **REINFORCING** - SEE STRUCTURAL
5. **WOOD FRAMING** - WOOD STUDS, NOM. 2 IN BY 4 IN. DOUBLE TOP PLATE AND SINGLE BASE PLATE, SEE STRUCTURAL FOR: STUD LAYOUT BRACING, AND FASTENERS. BOTTOM PLATES IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.
6. **INSULATION** - ADDED - KRAFT-FACED FIBERGLASS BATTS FRICTION-FIT INTO STUD CAVITIES. KRAFT PAPER STAPLED TO FACE OF STUDS.
7. **TYPE X GYP BOARD** - 5/8 IN. THICK GYPSON PANELS, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSON PANELS FASTENED TO FRAMING WITH 1-1/4 IN. LONG TYPE W COARSE THREAD GYPSON PANEL STEEL SCREWS SPACED A MAX 8 IN. OC. WITH LAST SCREW 1 IN. FROM EDGE OF BOARD. WHEN USED IN WIDTHS OF OTHER THAN 48 IN., GYPSON BOARDS ARE TO BE INSTALLED HORIZONTALLY.

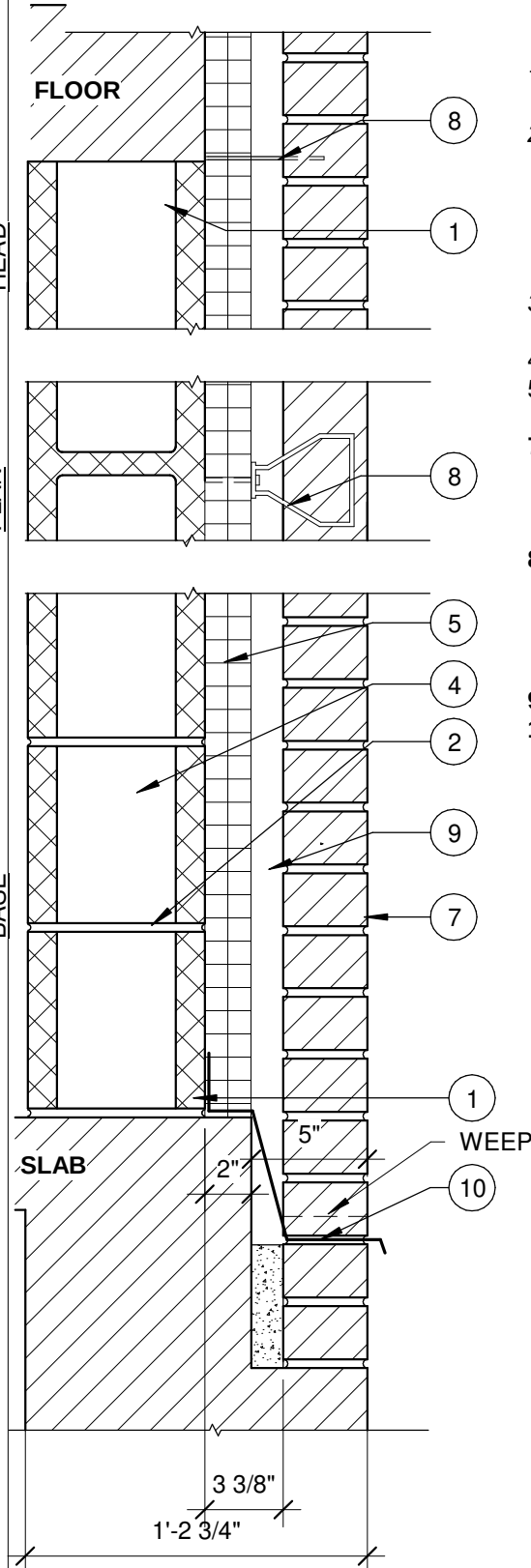
W2 | FURRING AT CMU WALL

1 1/2" = 1'-0"

LABEL 2 HR

W1

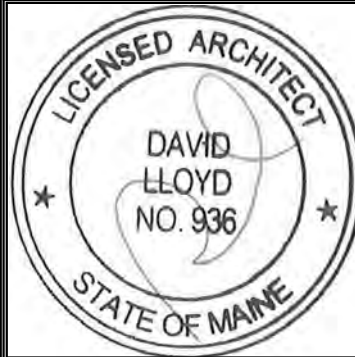
2 HR BEARING FIRE BARRIER
DESIGN NUMBER - UL - U907
STC SOUND - N/A
R VALUE = 17.5



1. **CONCRETE BLOCKS** - CLASSIFICATION D-2 (2 HR) 8" NOM. THICKNESS.
2. **MORTAR** - BLOCKS LAID IN FULL BED OF MORTAR, NOM. 3/8 IN. THICK, OF NOT LESS THAN 2-1/4 AND NOT MORE THAN 3-1/2 PARTS OF CLEAN SHARP SAND TO ONE PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND 15 PERCENT HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS STAGGERED.
3. **MOISTURE BARRIER** - SPRAY OR ROLLER APPLIED MOISTURE BARRIER
4. **REINFORCING** - SEE STRUCTURAL
5. **INSULATION** - ADDED - 2" RIGID FOIL FACED POLYISOCYANURATE INSULATION, ALL JOINTS TAPED
6. **BRICK VENEER** - ADDED - ANY TYPE OF NOM 4 IN. WIDE BRICK VENEER. WHEN BRICK VENEER IS USED, THE RATING IS APPLICABLE WITH EXPOSURE ON EITHER FACE. AIR SPACE PROVIDED BETWEEN BRICK VENEER AND SHEATHING.
7. **STAINLESS STEEL ADJUSTABLE BRICK TIES** - ADDED - TIES ATTACHED OVER SHEATHING, SCREWED THROUGH INSULATION TO CMU WITH STAINLESS STEEL SCREWS: TIES SPACED NOT MORE THAN EACH SIXTH COURSE OF BRICK AND MAX 32 IN. OC HORIZONTALLY.
8. **CAVITY** -- AIR SPACE BEHIND BRICK VENEER.
9. **WEEP/VENT** -- PROVIDE 'MORTAR NET' WEEP/VENT EVERY 24 IN.
- 10.

W1 | EXTERIOR BRICK WALL ON CMU

1 1/2" = 1'-0"



Prepared For:

First Parish Church

Address
City, State

Consultant:

Architect:

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

Project:

FIRST PARISH CHURCH
ACCESSIBILITY
UPGRADE
425 Congress Street
Portland, Maine 04101

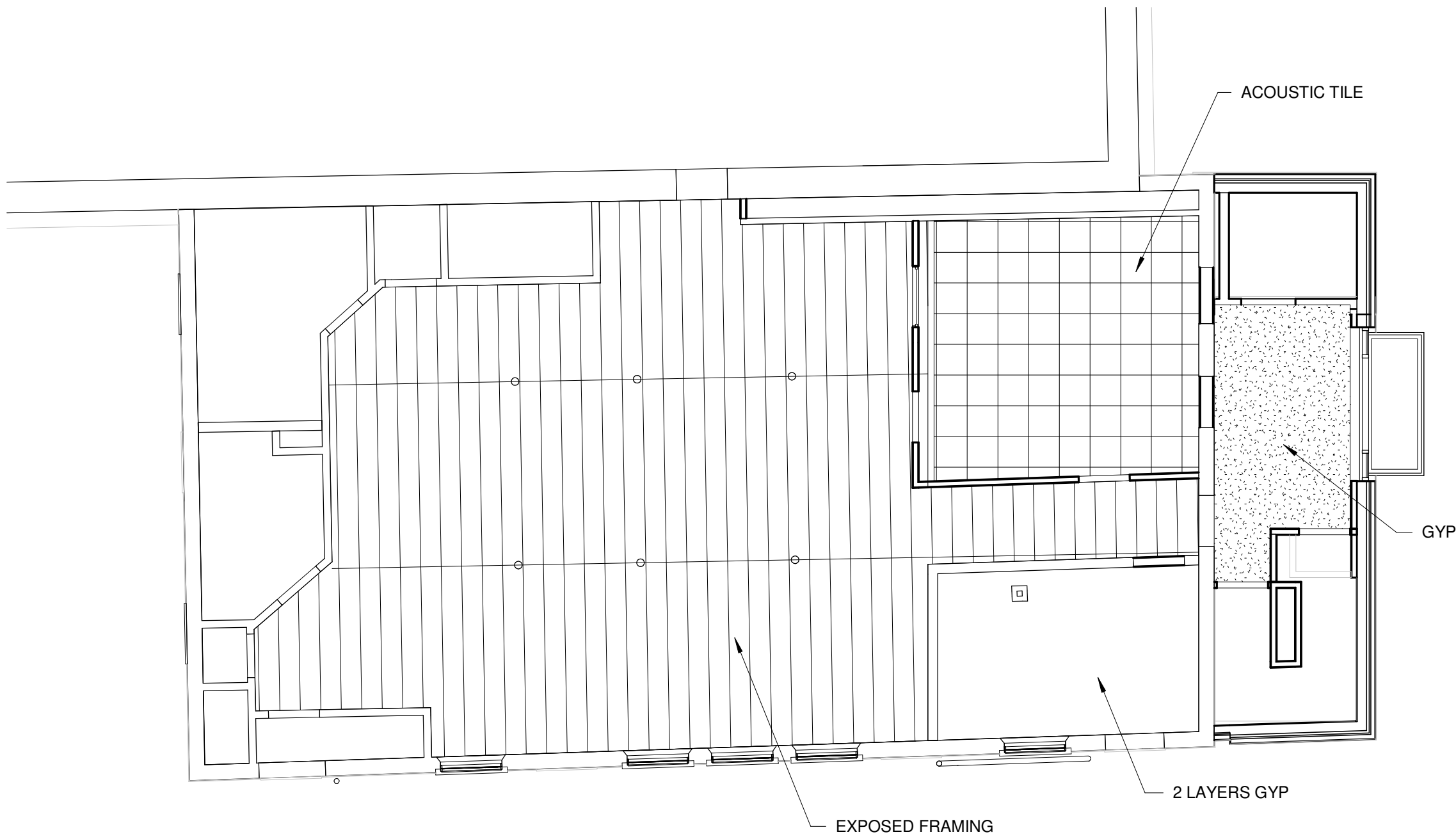
Revisions:

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

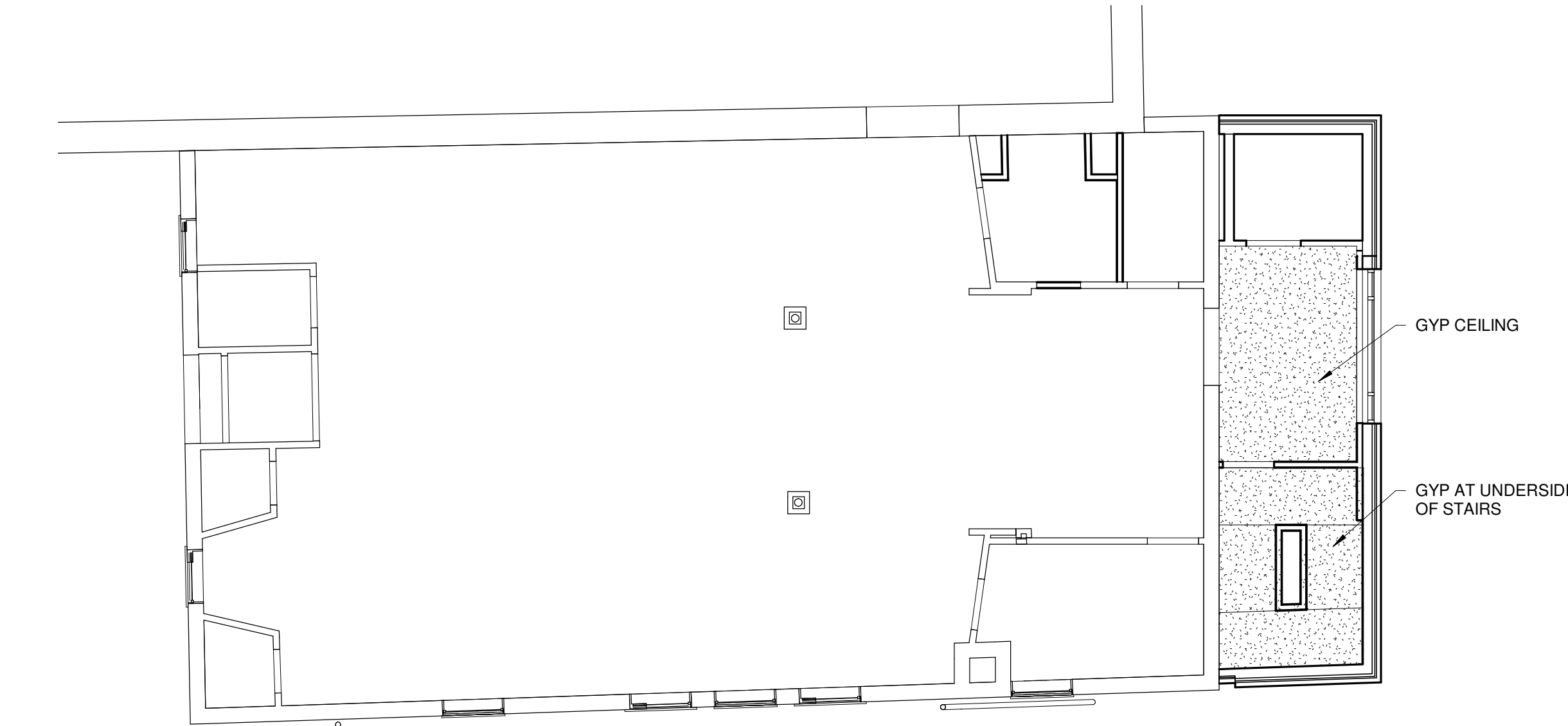
Date:
9 APR 2020

WALL, FLOOR & ROOF
TYPES

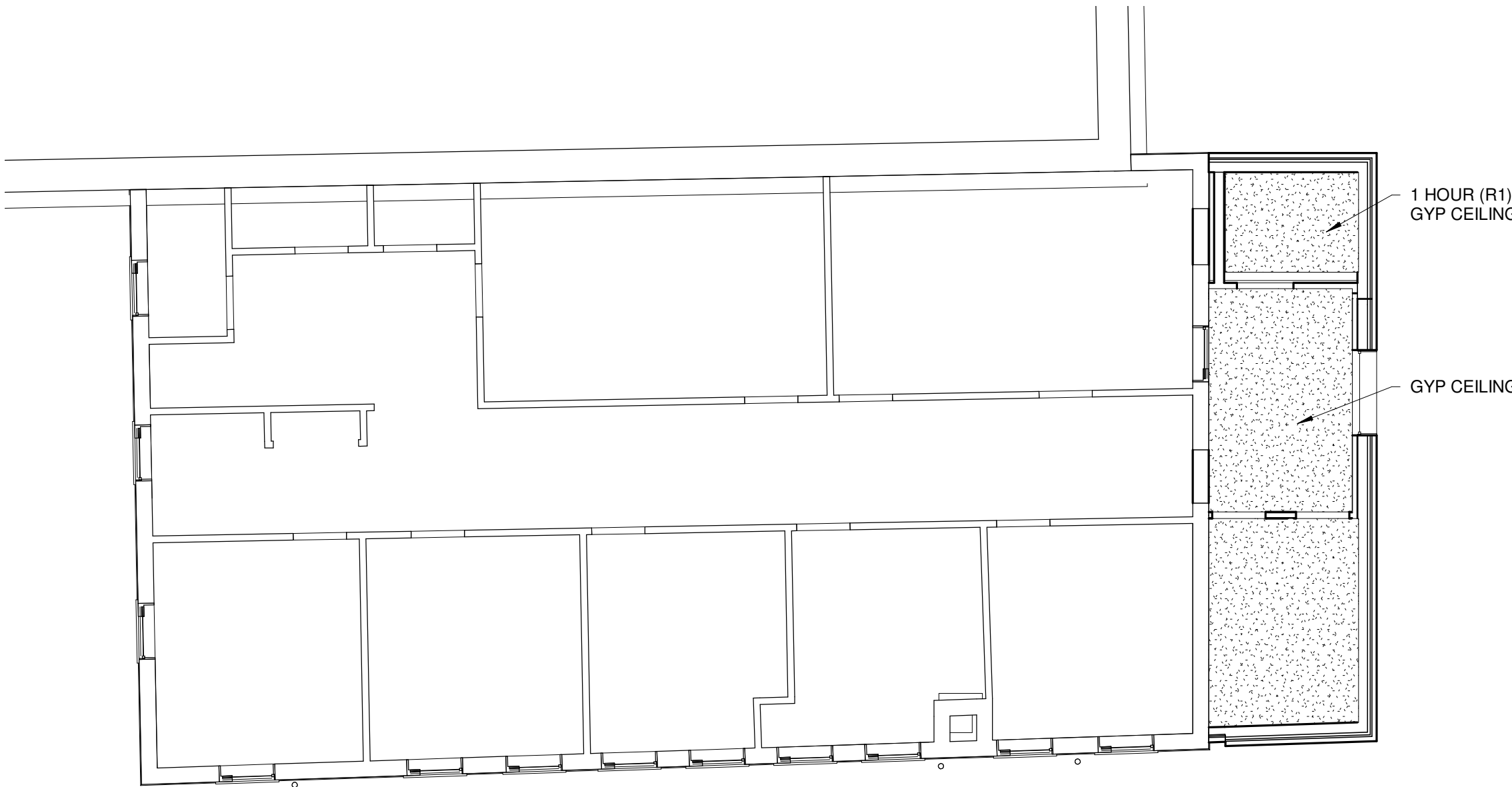
A4.00



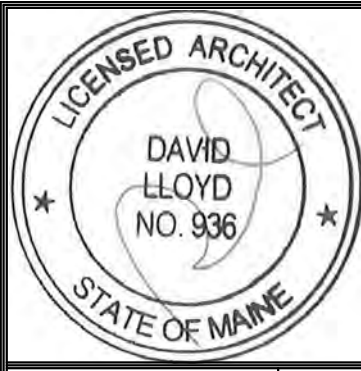
1 | FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



2 | SECOND FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



3 | THIRD FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



Prepared For:
First Parish Church
Address
City, State

Consultant:

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

Project:
**FIRST PARISH CHURCH
ACCESSIBILITY
UPGRADE**
425 Congress Street
Portland, Maine 04101

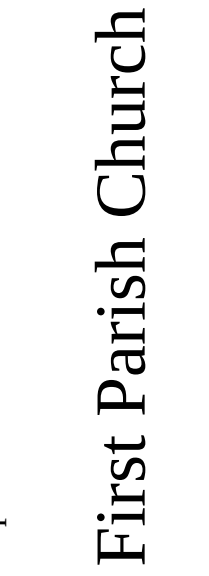
Revisions:

Date:
9 APR 2020
Scale:
1/8" = 1'-0"
**REFLECTED CEILING
PLANS**

A7.01



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



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

FIRST PARISH CHURCH
ACCESSIBILITY
UPGRADE
425 Congress Street
Portland, Maine 04101

15 JULY 2005

9 APR 2020	As indicated
------------	--------------

FINISH, DOOR & WINDOW SCHEDULES

A8.01

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
21 ORCHARD STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: April 30, 2020
RE: May 6, 2020 **WORKSHOP – Preliminary Review of Proposed 2nd floor
Addition to Sunporch & Deck Addition over Garage**

Address: 21 Orchard Street

Applicant: Jonathan Fanburg and Stephanie Gartner-Fanburg

Project Architect: Nancy Barba, Barba + Wheelock Architects

Introduction

Architect Nancy Barba, representing applicants Jonathan Fanburg and Stephanie Gartner-Fanburg, is requesting a workshop to present plans for building and deck additions at 21 Orchard Street. The proposal calls a second-floor addition to an existing sun porch off the west elevation of the house, a deck above the second-floor addition and modifications to an existing roof dormer to provide access to the deck. Also proposed is deck on the roof of the existing garage.

Ms. Barba has provided a detailed submission, including existing and proposed elevations, plans, roof plans, details and material specifications. Also enclosed are photos of other two-story sunporches on similar style buildings that have provided a point of reference for this project.

Subject Property

The residential structure at 21 Orchard was built in 1926. As such, there is no 1924 tax photo available for reference.) As the building description in the Historic Resources Inventory notes, the building is of a relatively modest scale and its Colonial Revival design is a vernacular interpretation of the style. The hipped roof has a broad shed-roofed dormer facing the street with three mulled multi-lite windows. The western roof slope features a smaller, single dormer. The façade is dominated by a Colonial Revival portico with tall pedimented gable supported by round columns. The façade departs from the classic façade composition associated with Colonial Revival façades in that the first floor features five bays and the second floor features three. Given the height of the portico, the center

window is considerably smaller than those flanking it. The exterior is clad in wood shingles with a fairly deep exposure.

Projecting from the western elevation is a one-story, hipped-roof, glassed-in sun porch. The porch features tall, mulled, multi-light sash. The exterior is shingled, consistent with the principal structure.

Like all of the residential structures on the north side of the street, the house at 21 Orchard sits atop an embankment, well above the street. At some point after the building's construction, a two-car garage was built into the embankment, to the west of the house. The garage is positioned well forward of the house. It appears that a number of garages were introduced on this side of Orchard Street during the same time period. Given their position forward of the houses themselves with concrete cheekwalls holding back the embankment on both sides, the garages are visually prominent and have undermined to a degree the intended character of development on this side of the street. The garage exterior is brick with wood trim. Located beneath of roof cornice is a continuous row of simple brackets. A 1990 photograph of the property, taken at the time of designation, showed a simple wood balustrade atop the garage roof. That has since been removed.

Proposed Scope of Work

The project calls for removing the hipped roof of the existing sunporch on the west side of the house and adding a second story. The addition will have a flat roof to accommodate a roof deck above. Access to the deck will be from an existing hipped roof dormer which will be extended toward the roof edge and the window replaced with a door.

As proposed, the expanded, two-story sunporch will feature shingles below the first-floor windows and a composite frame and panel system between the first and second floor windows. The framing of the panels aligns with the framing of the windows. Second-floor windows will match those of the first floor on the front and west elevations of the porch. Two larger, single-lite windows will be installed on the rear elevation.

The proposed deck and railing system above the second floor is set back from the edge of the roof such that the posts align with the cornerboards of the sunporch structure. The proposed railing system consists of square posts with simple caps and non-reflective glass panels between posts. The glass panels will be set within a top and bottom rail. A natural finish mahogany top rail is proposed. The elevations show a standard balustered railing adjacent to the roof. Board members should confirm whether this change is intentional or a drafting error.

The applicant's proposal also calls for the addition of a roof deck on top of the existing garage. The decks stands 6 3/8" above the roof and is framed at the edges. The 36" railing system consists of square composite posts with simple caps and a vertical cable railing strung between top and bottom rails. The top rail is natural finish mahogany.

Staff Comments

In this instance, staff is not of the opinion that a clear distinction needs to be made between the architectural treatment of the original sunroom and that of the proposed second-story addition. Here, the decision to provide a consistent architectural treatment throughout appears appropriate. The proposed addition to the sunroom, including the roof deck, and the modifications to the western roof dormer appear compatible with the existing structure and the detailing has been carefully considered throughout. Note, for example, that the deck has been set back from the roof edge in such a way that the corner posts of the railing extend directly above the corner trim boards of the addition.

The use of glass in lieu of a more traditional railing system around the roof deck is the one aspect of the proposed addition that, in staff's view, might warrant further discussion. Nontraditional railing systems have been approved for a number of projects, but typically in secondary, less visible locations. That is not the case here. That said, the glass panels are set between traditional wood posts and wood top and bottom rails, which do help integrate the proposed treatment with the overall vocabulary of the building.

Similarly, the proposed railing for the garage deck might warrant discussion. Given the proximity of the garage to the sidewalk and the consistently traditional architectural character of the surrounding context, the Board will want to consider the appropriateness of the proposed cable railing system. Here too, though, the cable railings are set between traditional wood (composite) posts.

Applicable Review Standards – Standards for Review of Alterations

- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (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. Photos of existing conditions
2. Final plans, elevations and details submitted by applicant



05/30/2012 14:08



05/30/2012 14:07



N
PAR
THIS
OF S

21



WINDOW SCHEDULE						
TAG	WIDTH	HEIGHT	HEAD HEIGHT	OPERATION	MANUFACTURER	COMMENTS
201	25 1/4"	59 1/2"	6' - 8"	DH	Marvin Windows and Doors	
202	33 1/4"	59 1/2"	6' - 8"	DH	Marvin Windows and Doors	
203	25 1/4"	59 1/2"	6' - 8"	DH	Marvin Windows and Doors	
204	33 1/4"	59 1/2"	6' - 8"	DH	Marvin Windows and Doors	
205	33 1/4"	59 1/2"	6' - 8"	DH	Marvin Windows and Doors	
206	33 1/4"	59 1/2"	6' - 8"	DH	Marvin Windows and Doors	
207	49 1/4"	59 1/2"	6' - 8"	FIXED	Marvin Windows and Doors	
208	49 1/4"	59 1/2"	6' - 8"	FIXED	Marvin Windows and Doors	

RENOVATION & ADDITION TO FANBURG-GARTNER RESIDENCE

ISSUED FOR: OWNER REVIEW 04 / 08 / 2020
Jonathan Fanburg & Stephanie Gartner-Fanburg
21 ORCHARD ST
PORTLAND ME 04102

ARCHITECT BARBA + WHEELOCK

ARCHITECTURE, SUSTAINABILITY, PRESERVATION
18 PLEASANT STREET
PORTLAND, ME 04101
PH: 201-772-2722
<http://www.barbawheelock.com/>

STRUCTURAL Albert Putnam Associates LLC

183 Park Row
Brunswick, Maine
PH: 201-729-6230
<https://www.albertputnamassociates.com/>

SHEET LIST		
ISSUED	SHEET	SHEET NAME
GENERAL		
☒	G100	TITLE SHEET, GENERAL NOTES, DRAWING LIST
ARCHITECTURAL - EXISTING		
☐	AX101	PARTIAL HOUSE PLANS - SUNROOM
☐	AX102	PARTIAL HOUSE PLANS - SUNROOM
☐	AX201	ELEVATIONS
☐	AX901	3D VIEW
REMOVALS DRAWINGS		
☒	AD301	REMOVALS SECTION
ARCHITECTURAL - HOUSE		
☒	A101	PARTIAL HOUSE PLANS - SUNROOM
☒	A102	PARTIAL HOUSE PLANS - SUNROOM
☒	A201	ELEVATIONS
☒	A202	ELEVATIONS
☒	A301	SECTION
☒	A401	WINDOW DETAILS
☒	A402	HOUSE DETAILS
☒	A403	HOUSE DETAILS
☒	A404	HOUSE DETAILS
☒	A901	3D VIEW - SUNPORCH
☒	A902	3D VIEW - SUNPORCH

SHEET LIST		
ISSUED	SHEET	SHEET NAME
ARCHITECTURAL - GARAGE		
☒	A110	GARAGE ROOF PLAN & DETAILS
☒	A210	GARAGE ELEVATION
☒	A211	GARAGE ELEVATION
☒	A310	SECTION THROUGH GARAGE
☒	A410	GARAGE DETAILS
☒	A910	3D VIEW - GARAGE
STRUCTURAL		
☒	S100	STRUCTURAL GENERAL NOTES
☒	S101	STRUCTURAL FRAMING PLANS
☒	S102	STRUCTURAL FRAMING PLANS
☒	S103	GARAGE FRAMING PLANS
☒	S201	STRUCTURAL DETAILS
☒	—	ISSUED FOR
☐	—	NOT ISSUED

DOOR SCHEDULE					
TAG	WIDTH	HEIGHT	THICKNESS	COMMENTS	
200 A	2' - 8"	6' - 8"	1 3/8"	INTERIOR FULL LITE DOOR W/ SHADES	
200 B	2' - 8"	6' - 8"	1 3/8"	INTERIOR FULL LITE DOOR W/ SHADES	
301 A	2' - 8"	6' - 6"	1 3/4"	HALF LITE EXTERIOR DOOR	

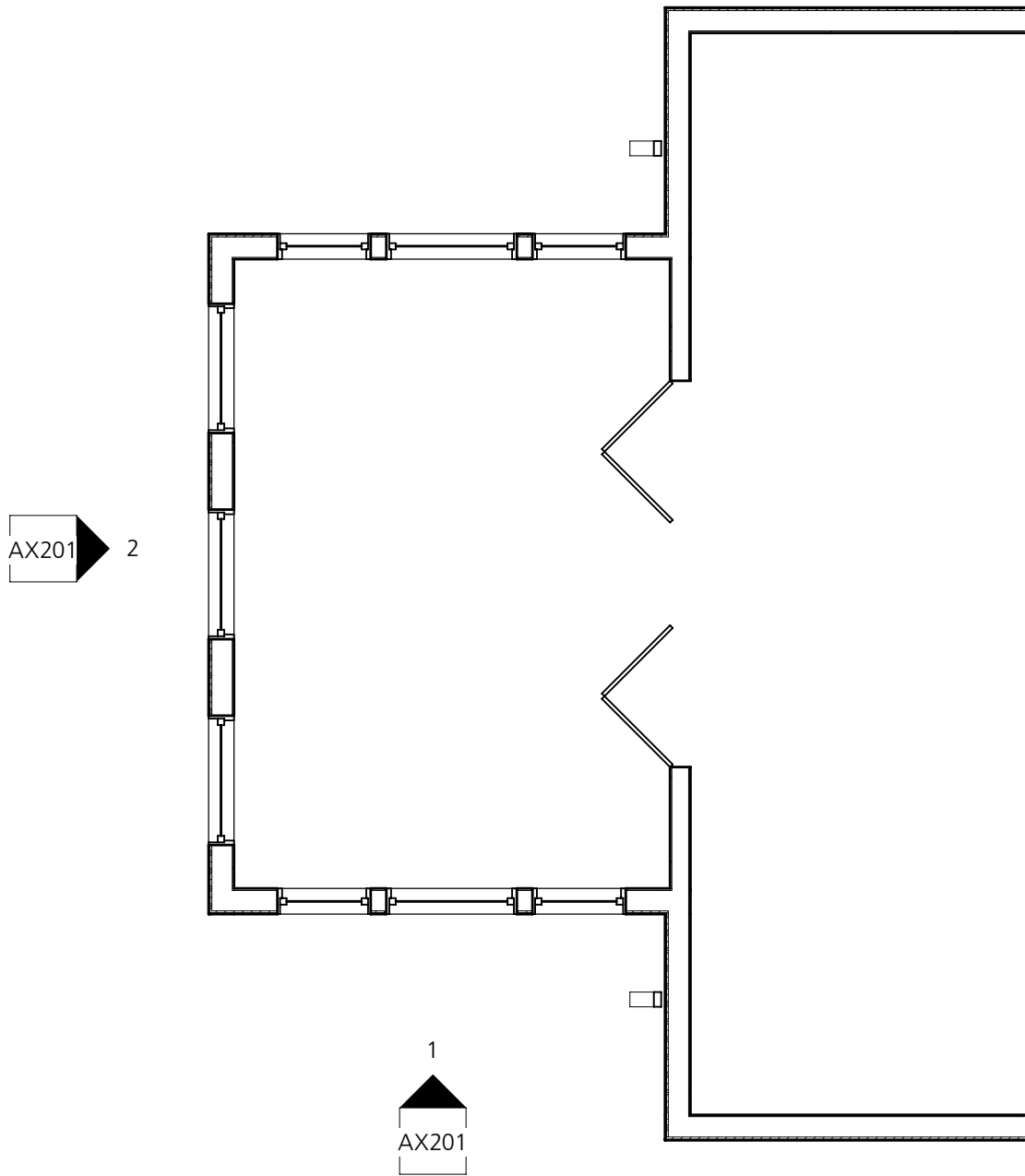
BARBA + WHEELOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION
456 CAPISIC STREET
PORTLAND, MAINE 04102
207.772.2722
WWW.BARBAWHEELOCK.COM

NOT FOR
CONSTRUCTION

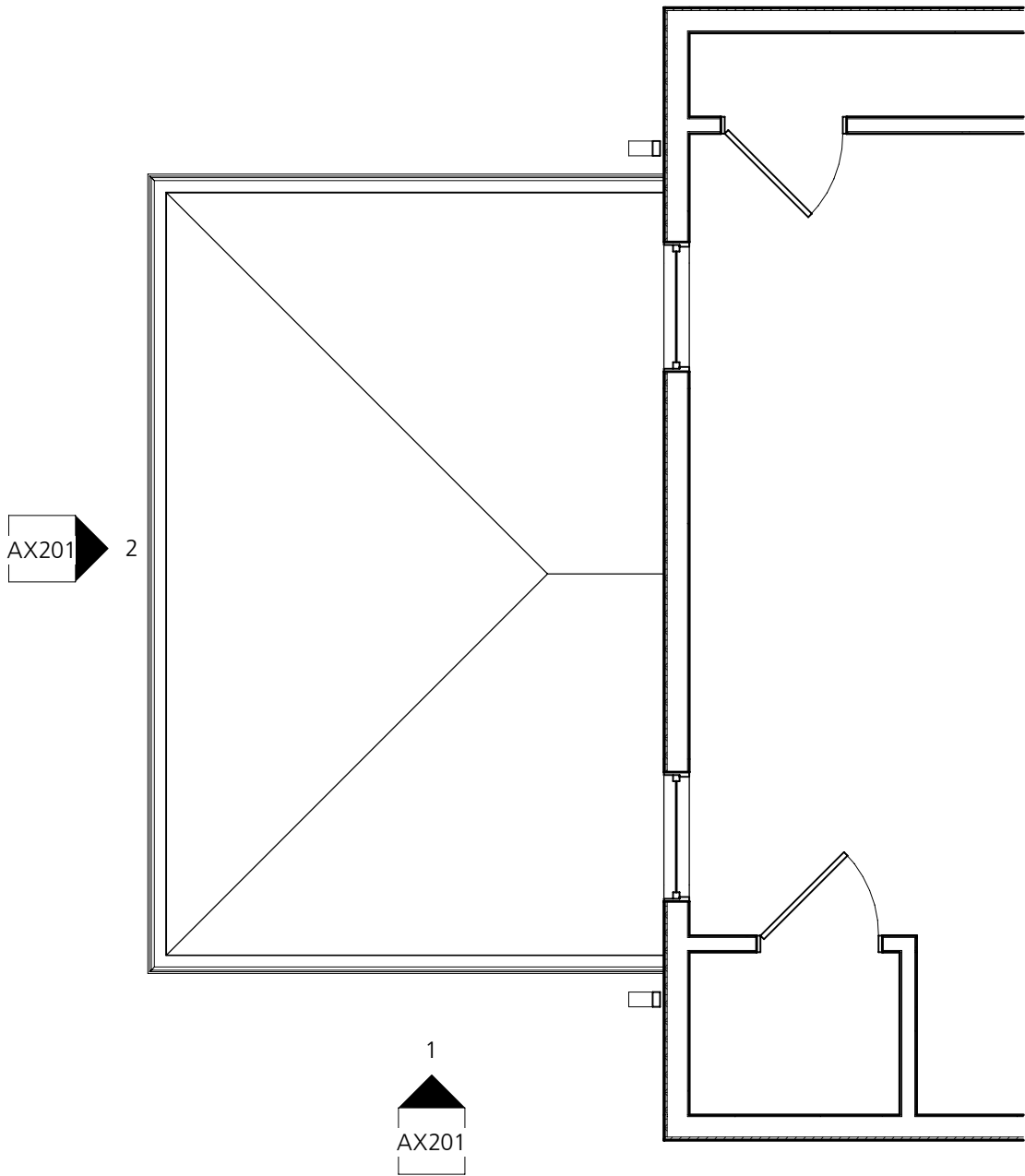
RENOVATION & ADDITION TO
FANBURG-GARTNER
RESIDENCE
Jonathan Fanburg & Stephanie Gartner-Fanburg
21 ORCHARD ST
PORTLAND ME 04102

TITLE SHEET, GENERAL
NOTES, DRAWING LIST
ISSUED FOR/REVISION:
OWNER REVIEW
SHEET SIZE:
11" x 17"
DATE:
04 / 08 / 2020
DRAWN BY:
Barba + Wheelock
Copyright 2020

Fanburg
21 Orchard
G100



1	EXISTING FIRST FLOOR PLAN
AX101	1/4" = 1'-0"



2	EXISTING SECOND FLOOR PLAN
AX101	1/4" = 1'-0"



PARTIAL HOUSE PLANS -
SUNROOM
ISSUED FOR/REVISION:
OWNER REVIEW
DRAWN BY:
Barba + Wheelock
DATE:
04 / 08 / 2020
Copyright 2020

RENOVATION & ADDITION TO
FANBURG-GARTNER
RESIDENCE
Jonathan Fanburg & Stephanie Gartner-Fanburg
21 ORCHARD ST
PORTLAND ME 04102

NOT FOR
CONSTRUCTION

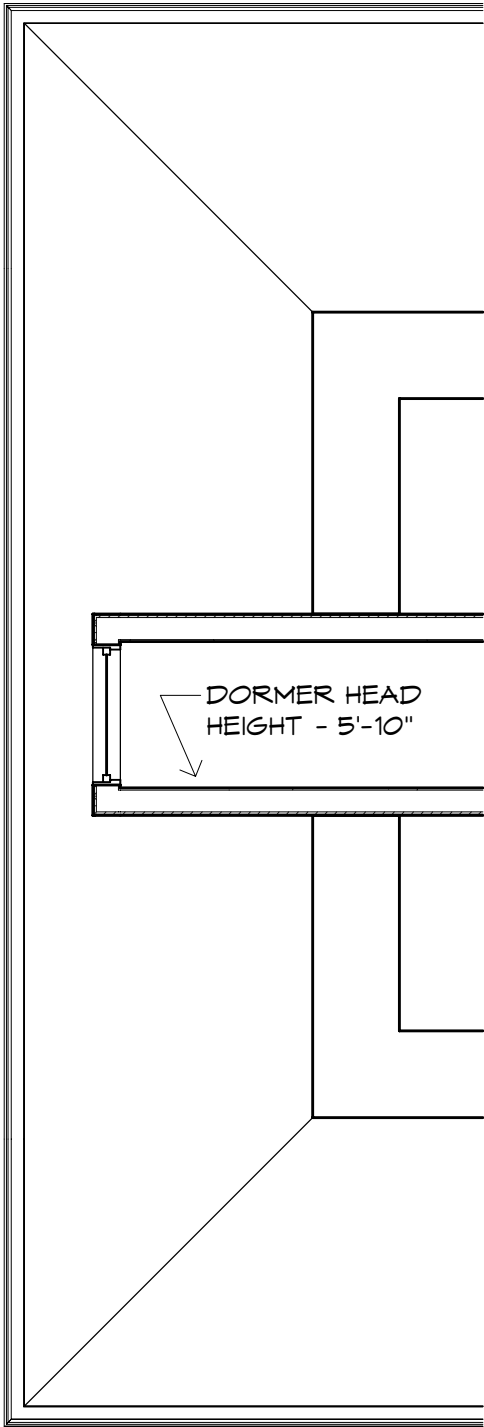
BARBA + WHEELLOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION
456 CAPISIC STREET
PORTLAND, MAINE 04102
207.772.2722
WWW.BARBAWHEELLOCK.COM

Fanburg
21 Orchard
AX101

AX201

2

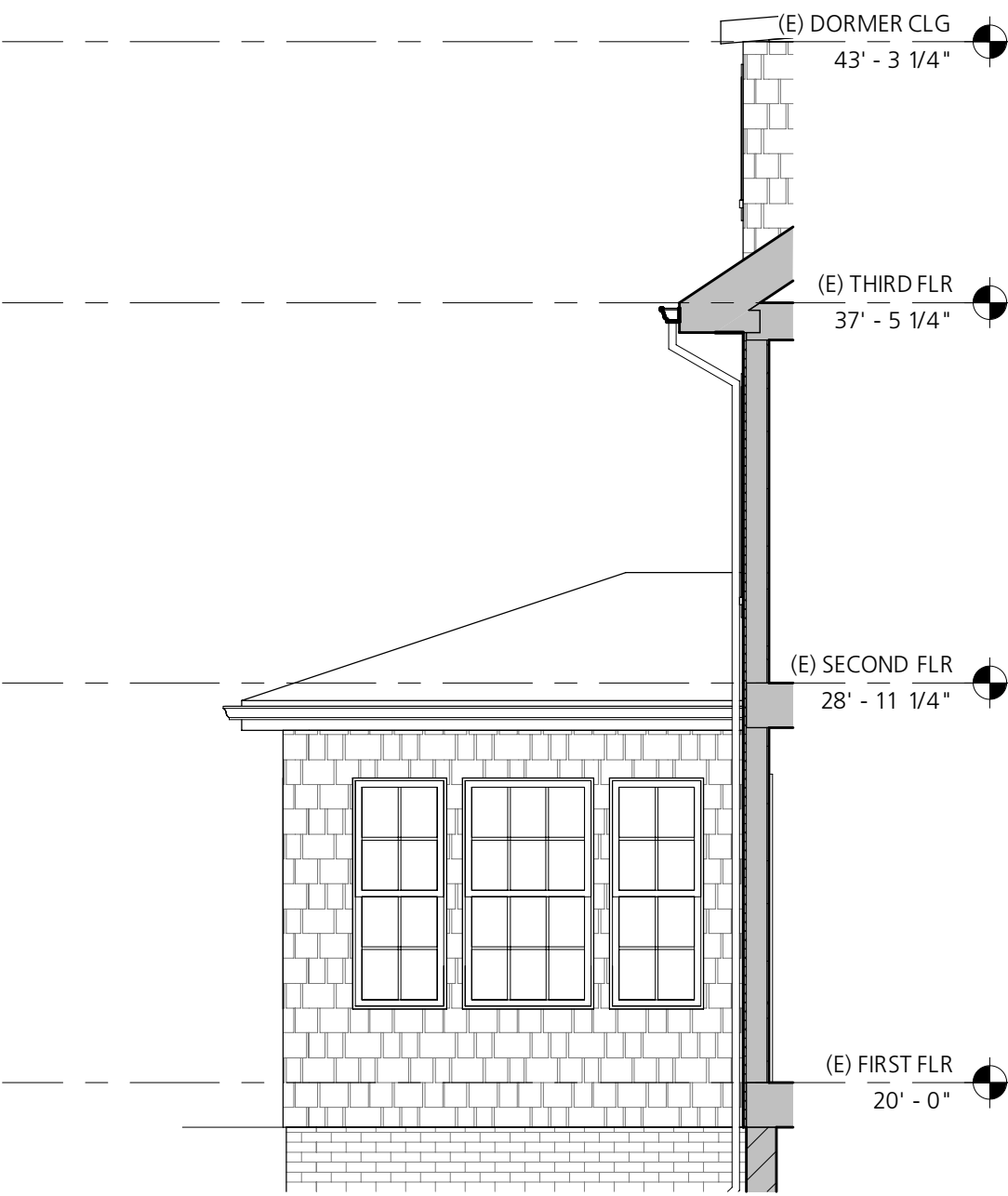
1
AX201



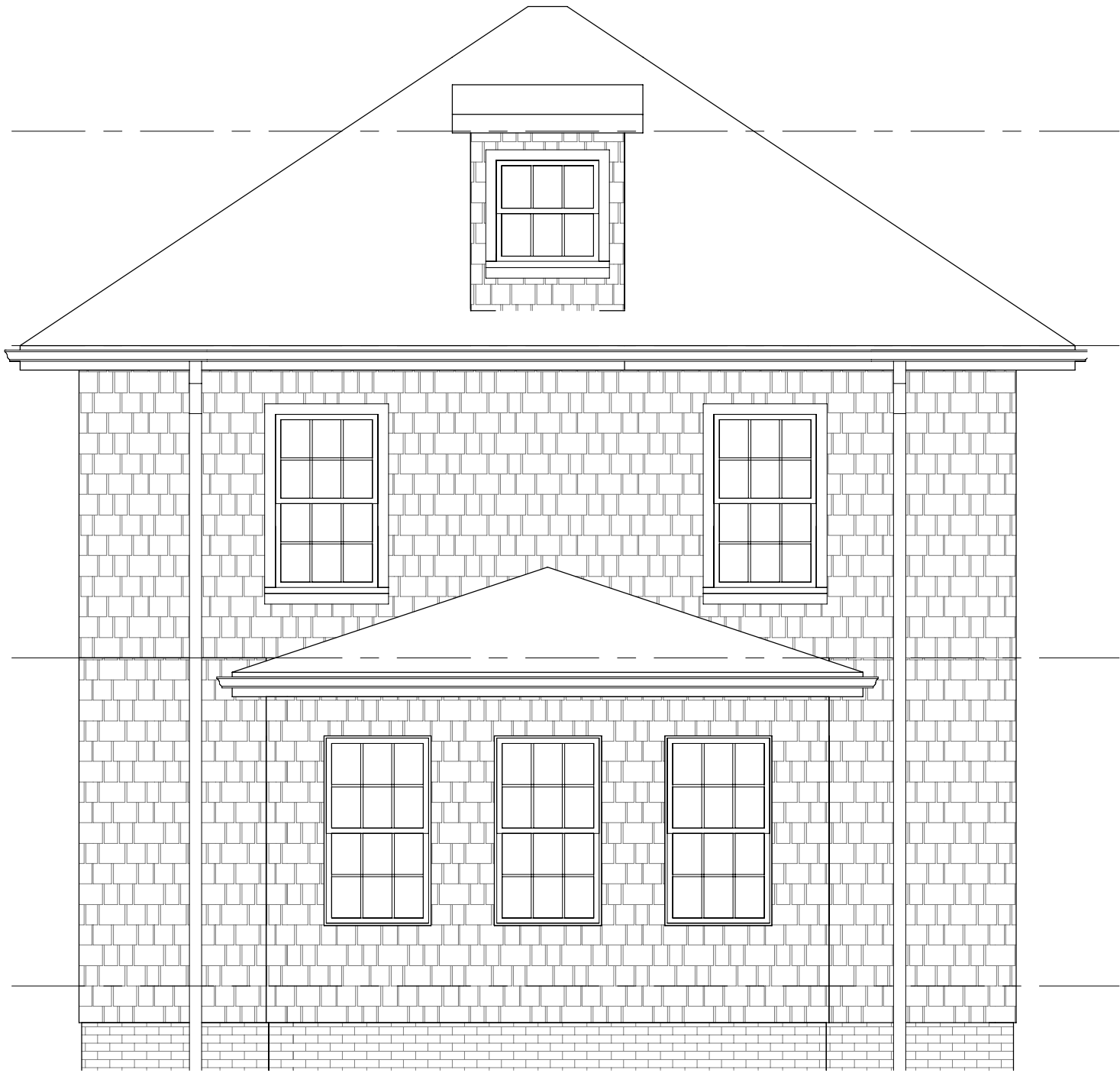
1	EXISTING THIRD FLOOR PLAN
AX102	1/4" = 1'-0"

2	EXISTING GARAGE ROOF PLAN
AX102	1/4" = 1'-0"





1	EXISTING SE ELEVATION
AX201	1/4" = 1'-0"



2	EXISTING SW ELEVATION
AX201	1/4" = 1'-0"





3D VIEW

SHEET SIZE:
11" x 17"
DATE:
04 / 08 / 2020

RENOVATION & ADDITION TO
FANBURG-GARTNER
RESIDENCE

Jonathan Fanburg & Stephanie Gartner-Fanburg
21 ORCHARD ST
PORTLAND ME 04102

ISSUED FOR/REVISION:
OWNER REVIEW
DRAWN BY:
Barba + Wheelock
Copyright 2020

Fanburg
21 Orchard

AX901

BARBA+WHEELOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION
456 CAPISC STREET
PORTLAND, MAINE 04102
207.772.2722
WWW.BARBAWHEELOCK.COM

NOT FOR
CONSTRUCTION

LEGEND: REMOVALS & SALVAGE

SEE ALSO - NOTES SPECIFIC TO EACH FLOOR IN VARIOUS LOCATIONS

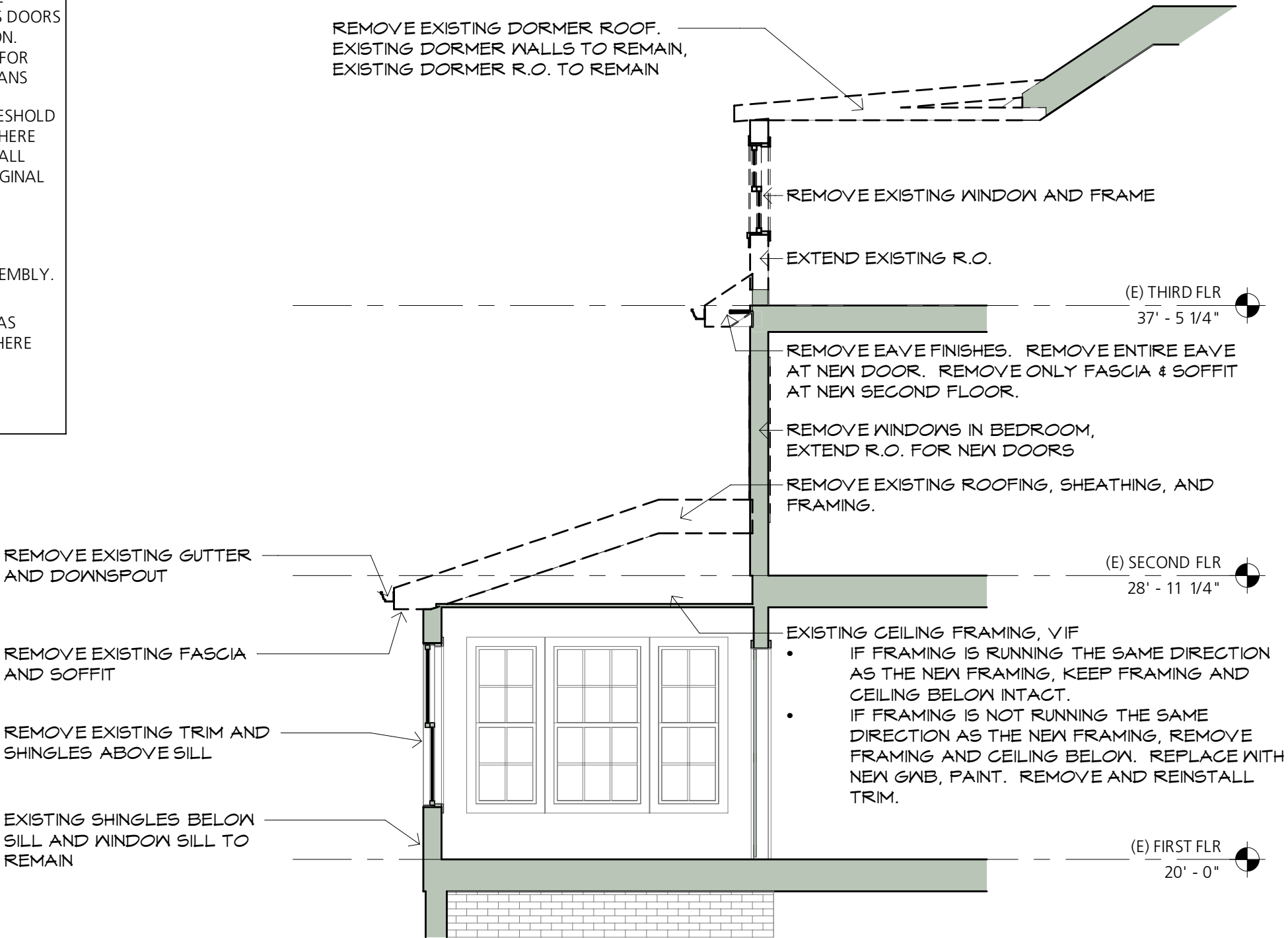
REMOVE PARTITION AND/OR EXTERIOR WALL ASSEMBLY TO EXTENT INDICATED. INCLUDES DOORS & DOOR FRAMES LOCATED WITHIN PARTITION. THICKNESS VARY. FOR PORTIONS REMOVED FOR FUTURE DOOR INSTALLATION, SEE FLOOR PLANS

REMOVE DOOR, HARDWARE, FRAME, & THRESHOLD (AS INDICATED BY DOOR REMOVAL TYPE) WHERE REMOVAL TYPE IS NOT SPECIFIED, SALVAGE ALL "ORIGINAL" COMPONENTS & TAG WITH ORIGINAL LOCATION. STORE PER OWNER DIRECTIVE.

REFER TO KEY NOTES FOR DESCRIPTION OF REMOVALS AS ANNOTATED BY NUMBER.

REMOVE EXISTING SLAB / FLOOR / ROOF ASSEMBLY.

REMOVE WINDOW, HARDWARE, & FRAME, (AS INDICATED BY WINDOW REMOVAL TYPE) WHERE REMOVAL TYPE IS NOT SPECIFIED.



1

AD301

REMOVALS SECTION

1/4" = 1'-0"

0'

6"

1'

2'

4'

6'

BARBA+WHEELOCK

ARCHITECTURE SUSTAINABILITY PRESERVATION

456 CAPISIC STREET
PORTLAND, MAINE 04102
207.772.2722
WWW.BARBAWHEELOCK.COM

NOT FOR CONSTRUCTION

RENOVATION & ADDITION TO
FANBURG-GARTNER
RESIDENCE
Jonathan Fanburg & Stephanie Gartner-Fanburg
21 ORCHARD ST.
PORTLAND ME 04102

REMOVALS SECTION

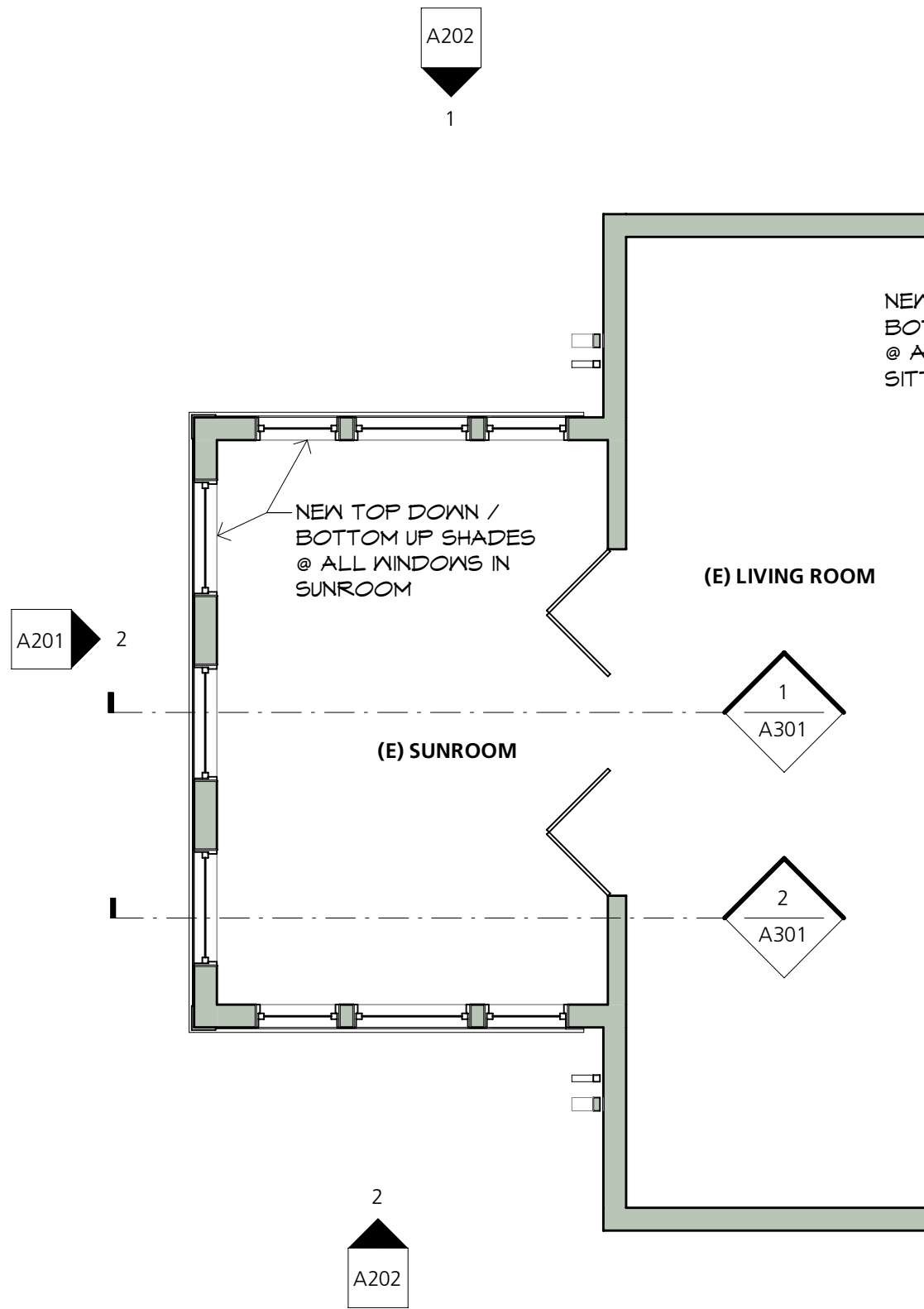
ISSUED FOR/REVISION:
OWNER REVIEW
DRAWN BY:
Barba + Wheelock
Copyright 2020

SHEET SIZE:
11" x 17"
DATE:
04 / 08 / 2020

Fanburg
21 Orchard

AD301

PRINTED ON: 8/9/2020 2:23:34 PM

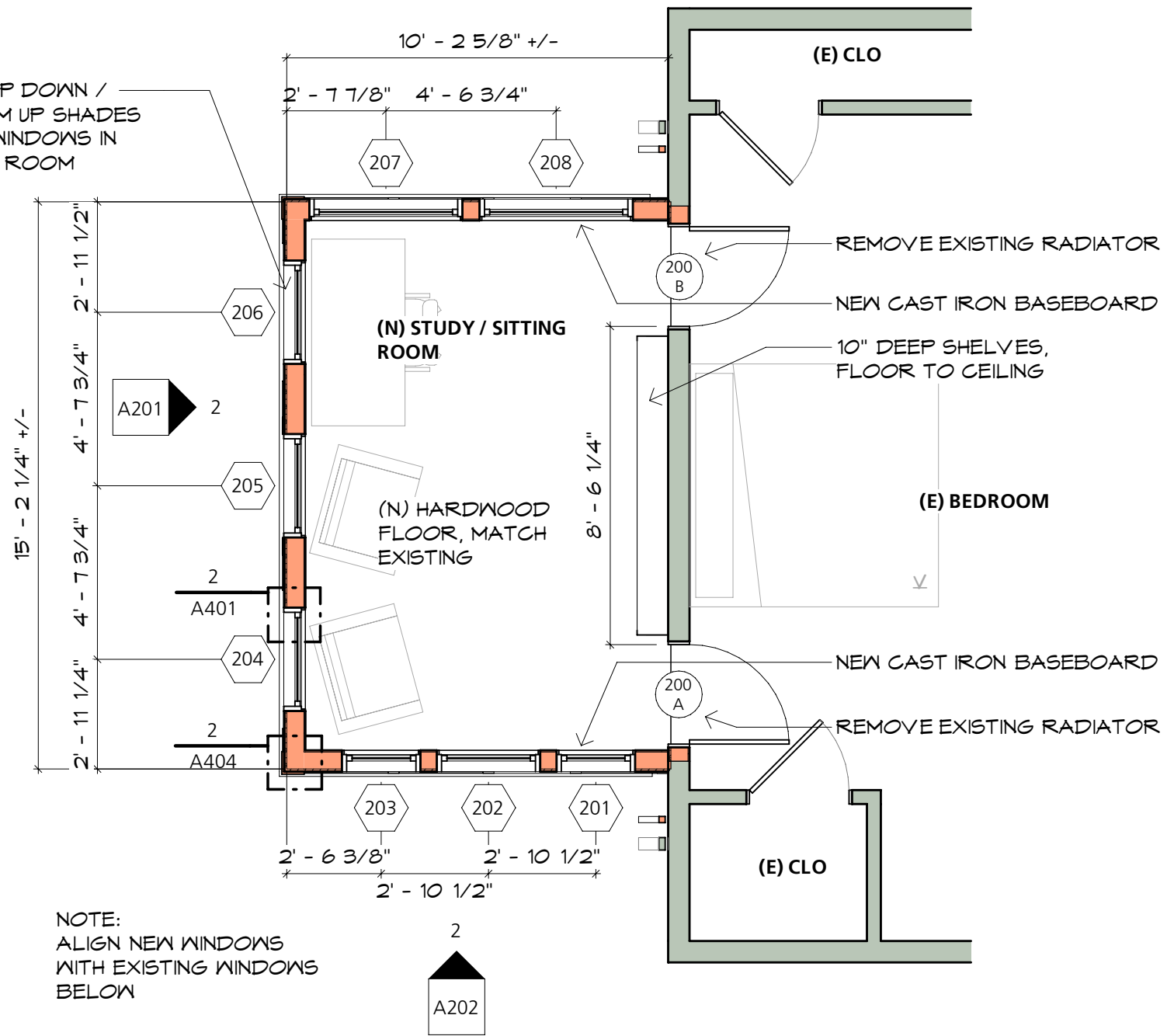


1
A101

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

0' 6" 1' 2' 4' 8'



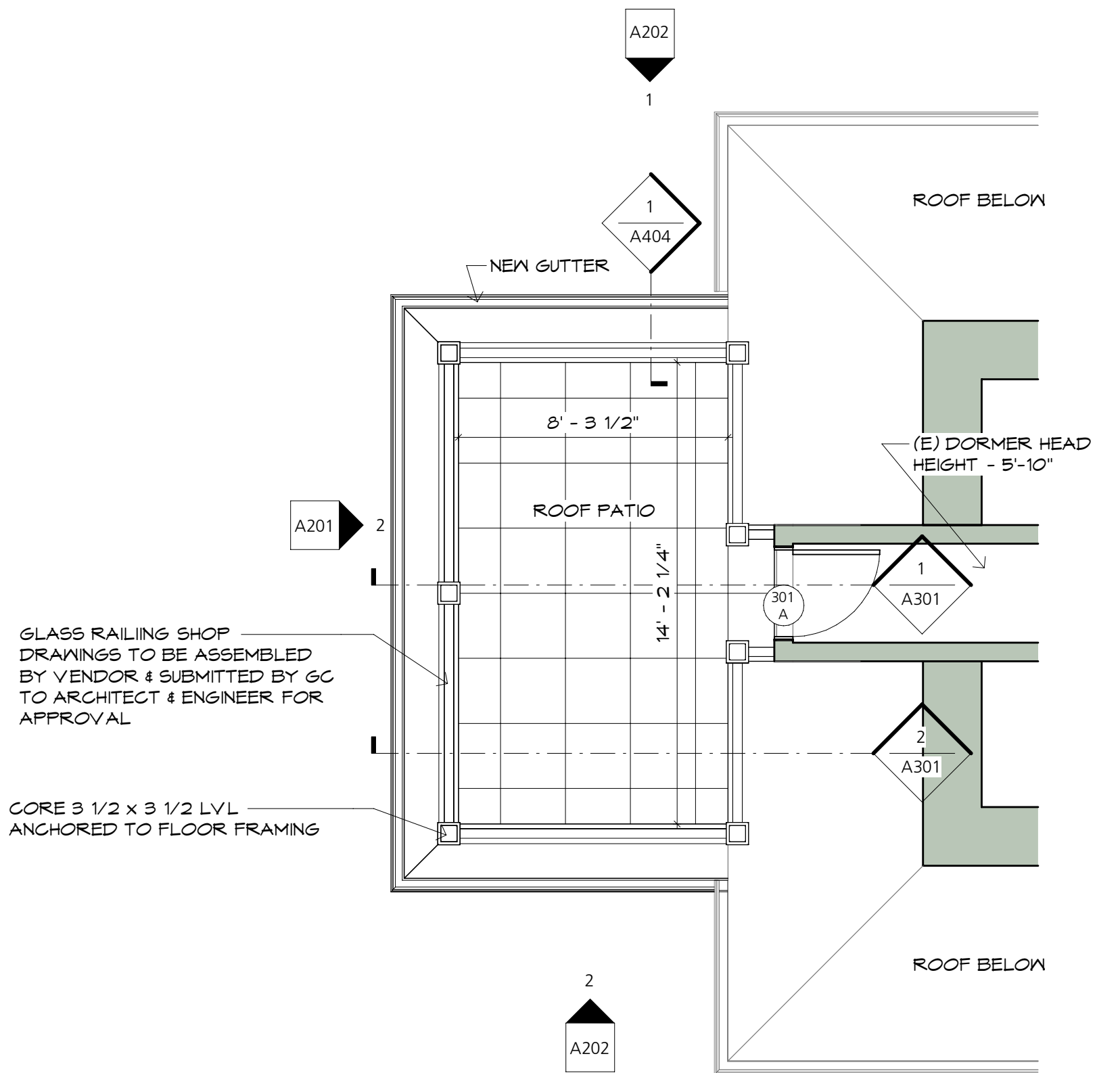
2
A101

PROPOSED SECOND FLOOR PLAN

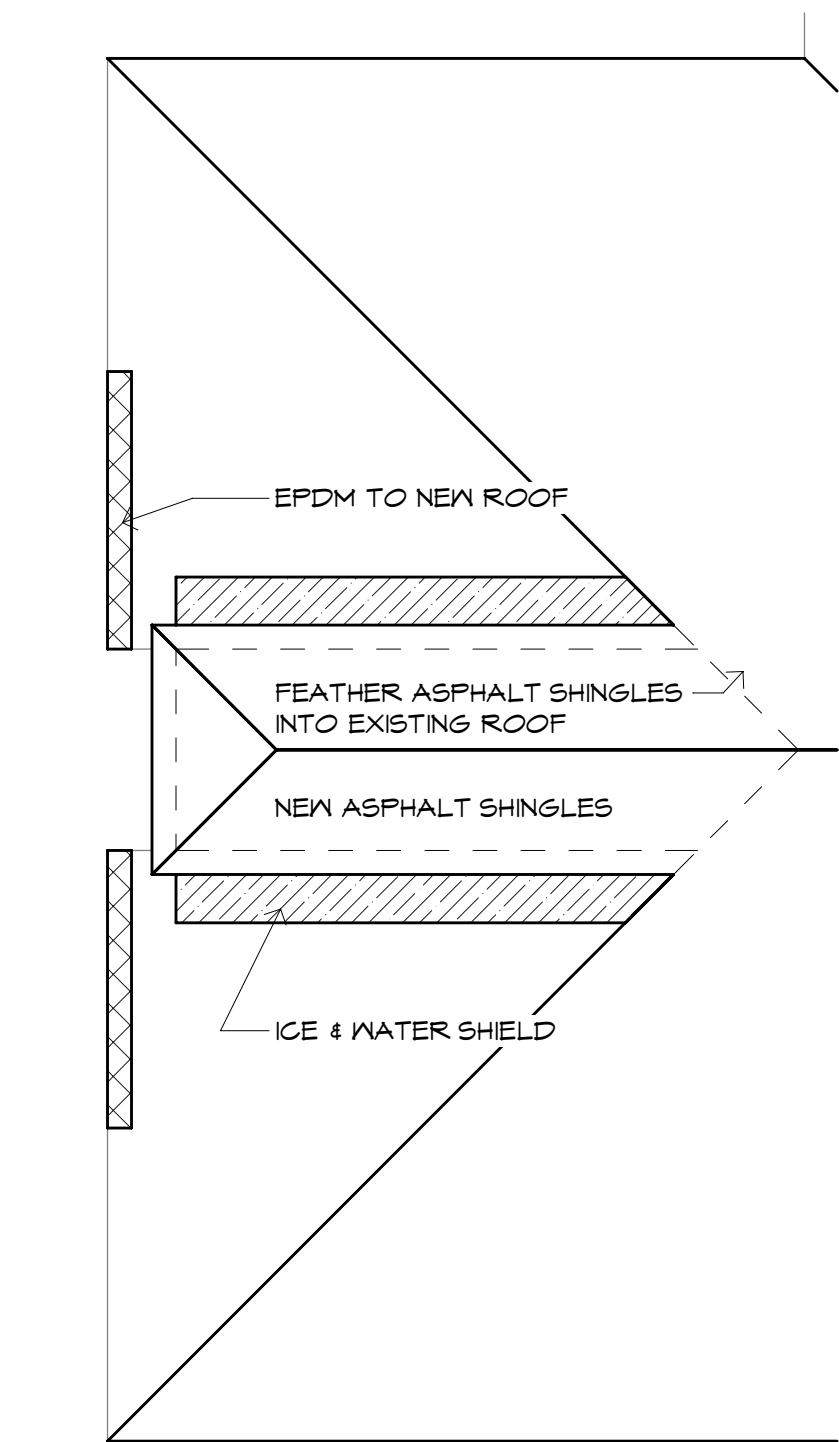
1/4" = 1'-0"

0' 6" 1' 2' 4' 8'

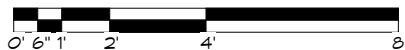




1	PROPOSED THIRD FLOOR PLAN
A102	1/4" = 1'-0"



2	DORMER ROOF PLAN
A102	1/4" = 1'-0"



BARBA+WHEELOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION
 456 CAPISIC STREET
 PORTLAND, MAINE 04102
 207.772.2722
 WWW.BARBAWHEELOCK.COM

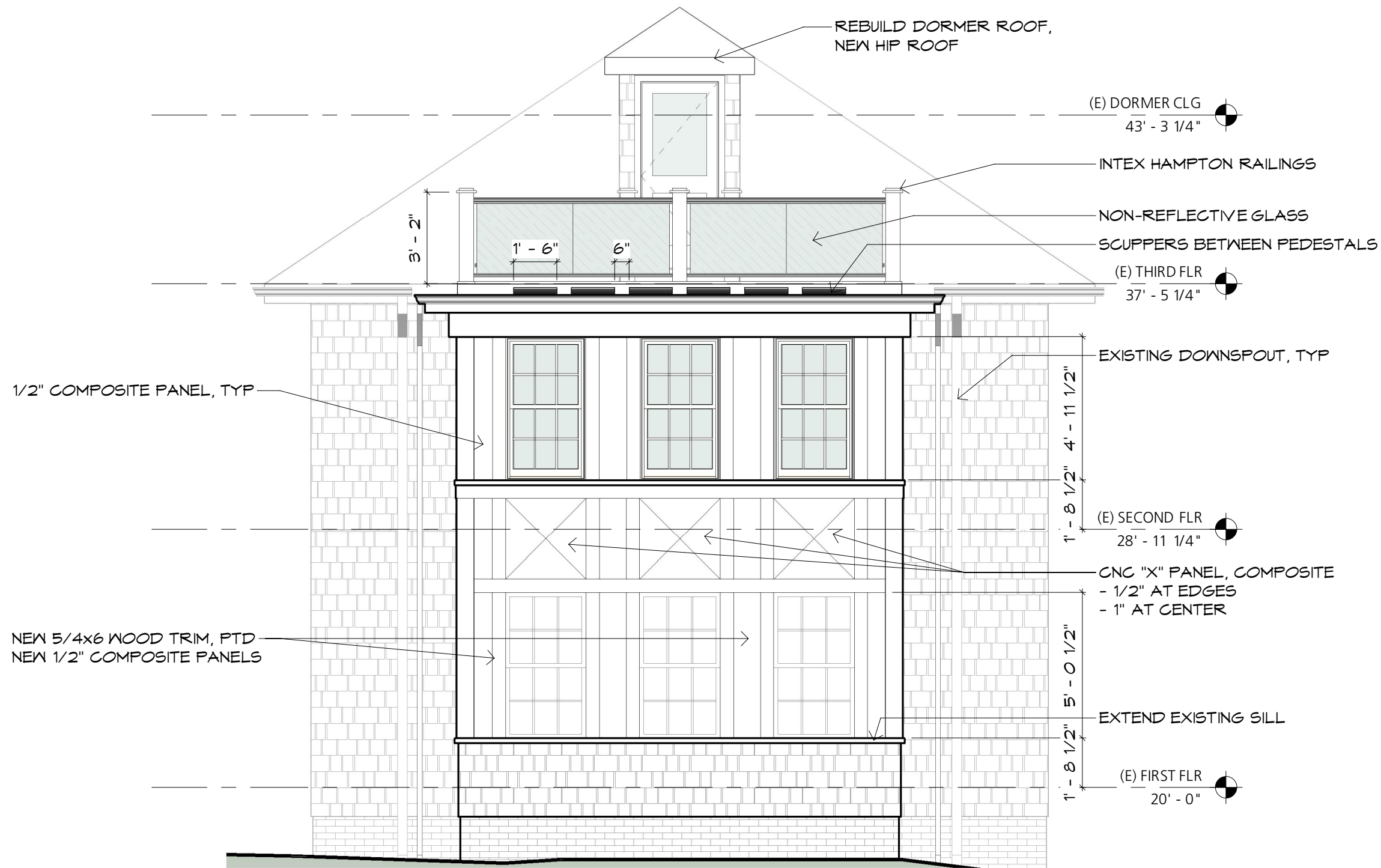
NOT FOR
 CONSTRUCTION

RENOVATION & ADDITION TO
 FANBURG-GARTNER
 RESIDENCE
Jonathan Fanburg & Stephanie Gartner-Fanburg
 21 ORCHARD ST
 PORTLAND ME 04102

PARTIAL HOUSE PLANS -
 SUNROOM
ISSUED FOR/REVISION:
 OWNER REVIEW
 DATE: 04 / 08 / 2020
 DRAWN BY:
 Barba + Wheelock
 Copyright 2020

Fanburg
 21 Orchard

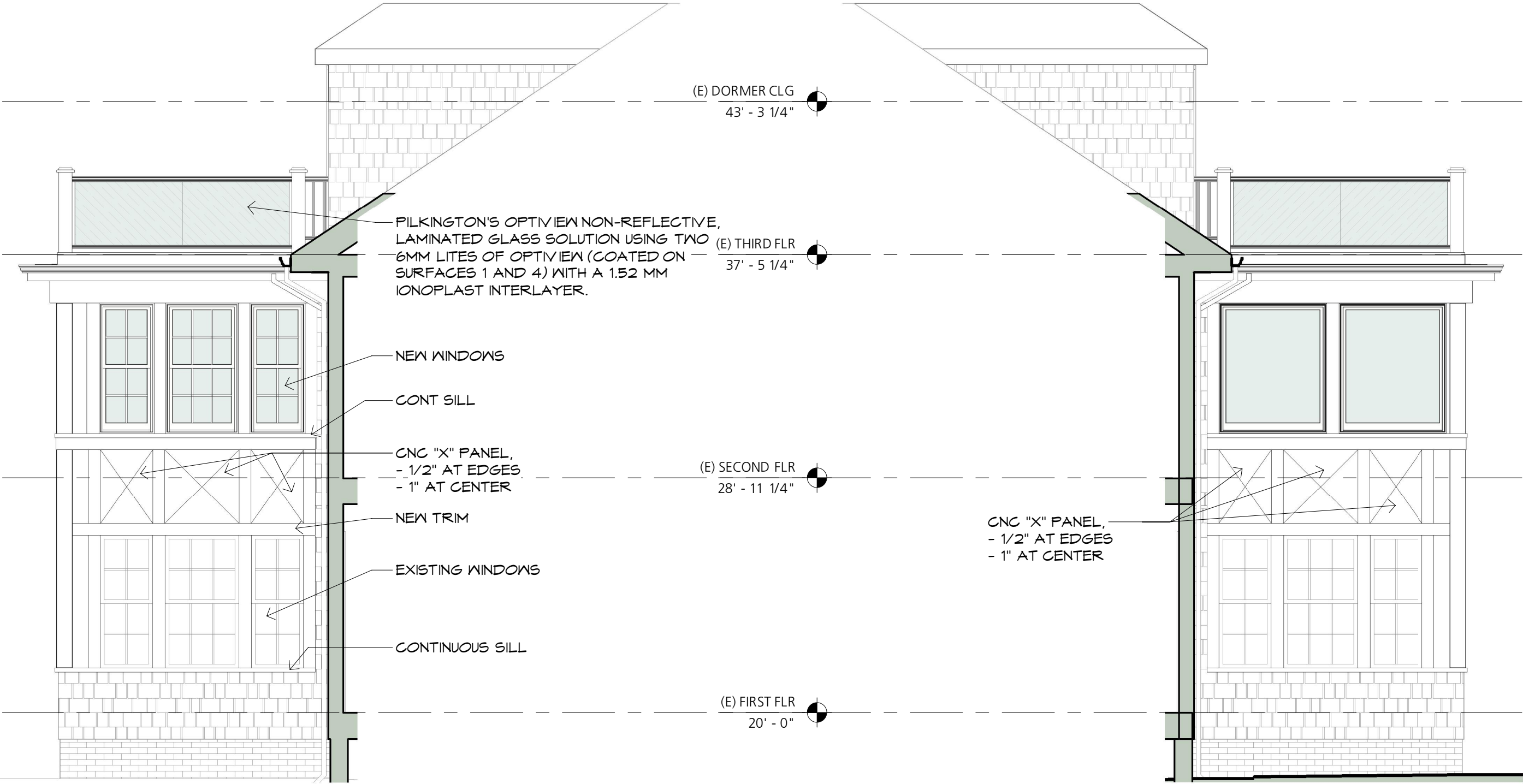
A102



2 PROPOSED SW ELEVATION(SIDE)

A201 1/4" = 1'-0"





2 PROPOSED SE ELEVATION (FRONT)
A202 1/4" = 1'-0"

1 PROPOSED NW ELEVATION (REAR)
A202 1/4" = 1'-0"

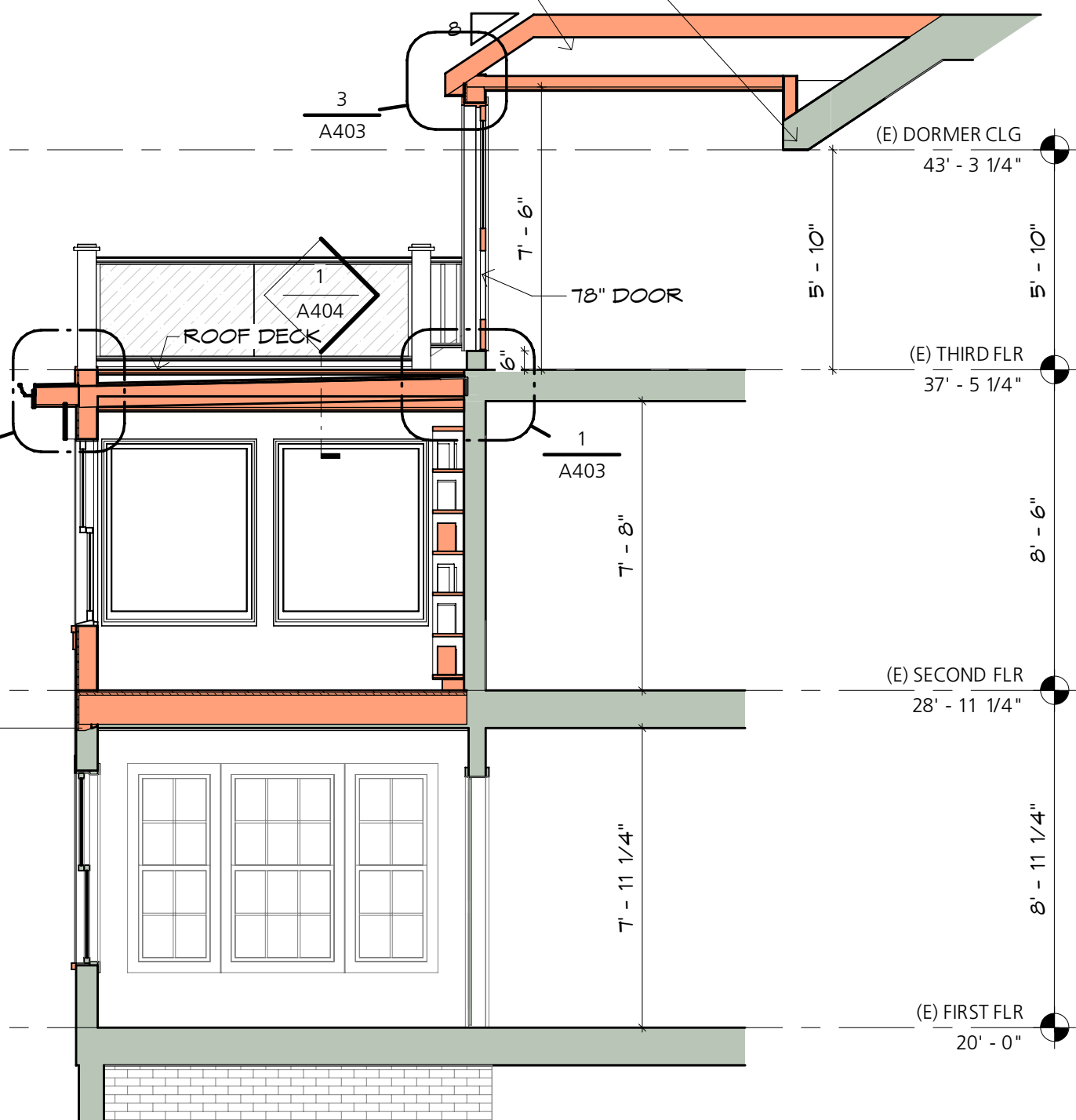
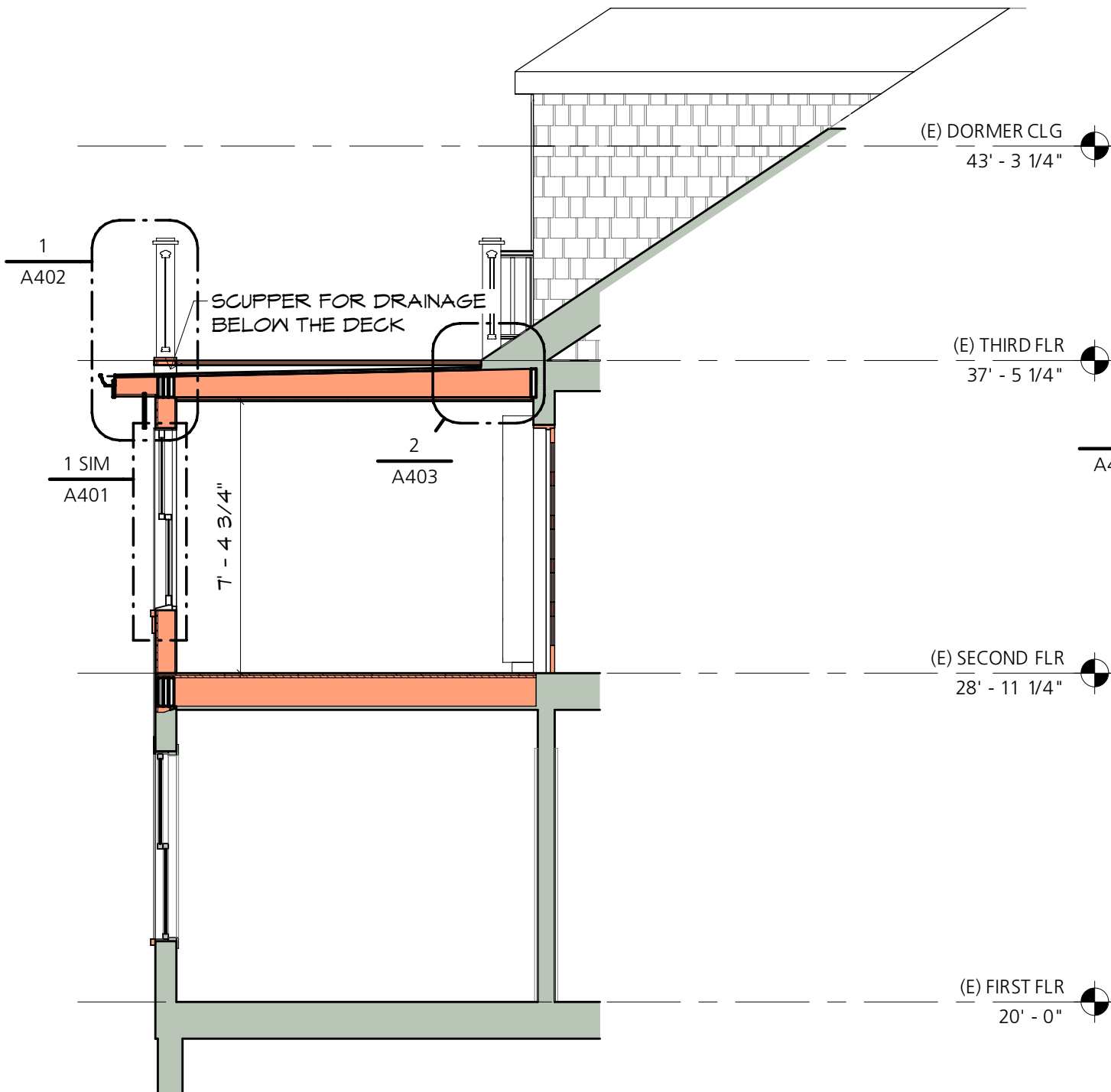
BARBA+WHEELOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION
456 CAPRIC STREET
PORTLAND, MAINE 04102
207.772.2722
WWW.BARBAWHEELOCK.COM

NOT FOR
CONSTRUCTION

RENOVATION & ADDITION TO
FANBURG-GARTNER
RESIDENCE
Jonathan Fanburg & Stephanie Gartner-Fanburg
21 ORCHARD ST
PORTLAND ME 04102

ELEVATIONS
SHEET SIZE:
11" x 17"
DATE:
04 / 08 / 2020
ISSUED FOR/REVISION:
OWNER REVIEW
DRAWN BY:
Barba + Wheelock
Copyright 2020

Fanburg
21 Orchard
A202
PRINTED ON: 4/9/2020 2:23 PM



2 SECTION THROUGH SUNROOM

A301 1/4" = 1'-0"

0' 6" 1' 2' 4' 8'

1 SECTION THROUGH SUNROOM / DORMER

A301 1/4" = 1'-0"

0' 6" 1' 2' 4' 8'

BARBA+WHELOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION

456 CAPISC STREET
PORTLAND, MAINE 04102
207.772.2722
WWW.BARBAWHELOCK.COM

NOT FOR CONSTRUCTION

**RENOVATION & ADDITION TO
FANBURG-GARTNER
RESIDENCE**

Jonathan Fanburg & Stephanie Gartner-Fanburg
21 ORCHARD ST
PORTLAND ME 04102

SECTION

ISSUED FOR/REVISION:
OWNER REVIEW
DRAWN BY:
Barba + Wheelock
Copyright 2020

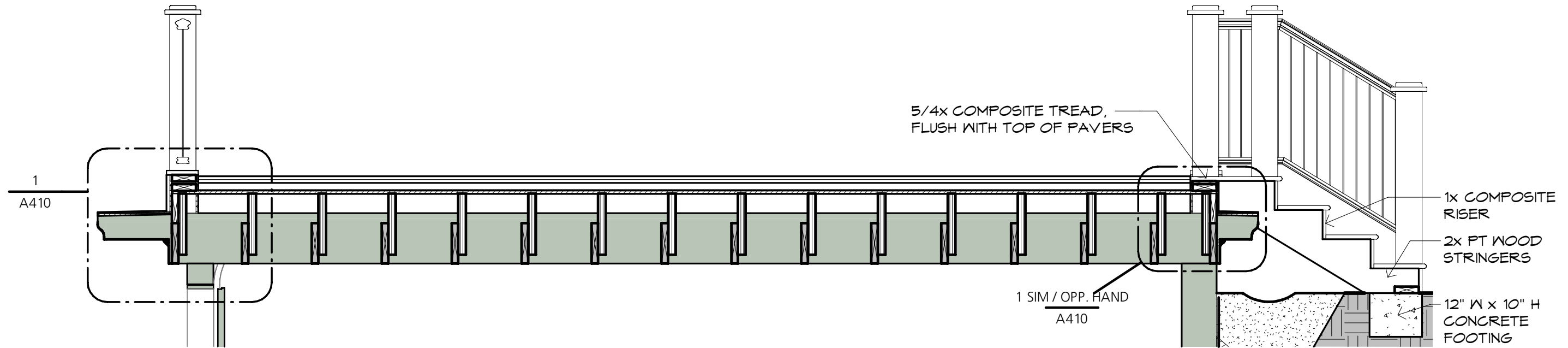
SHEET SIZE:
11" x 17"

DATE:
04 / 08 / 2020

Fanburg
21 Orchard

A301

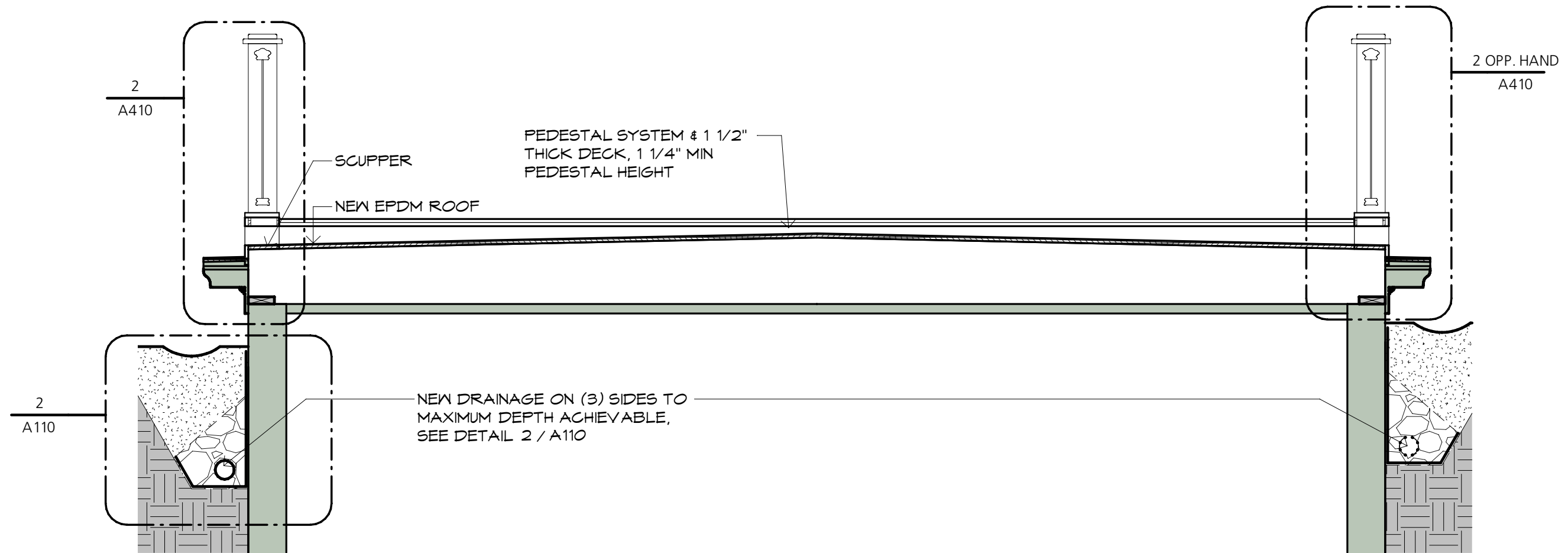
PRINTED ON: 4/9/2020 2:43 PM



2 SECTION THROUGH GARAGE B-B

A310 1/2" = 1'-0"

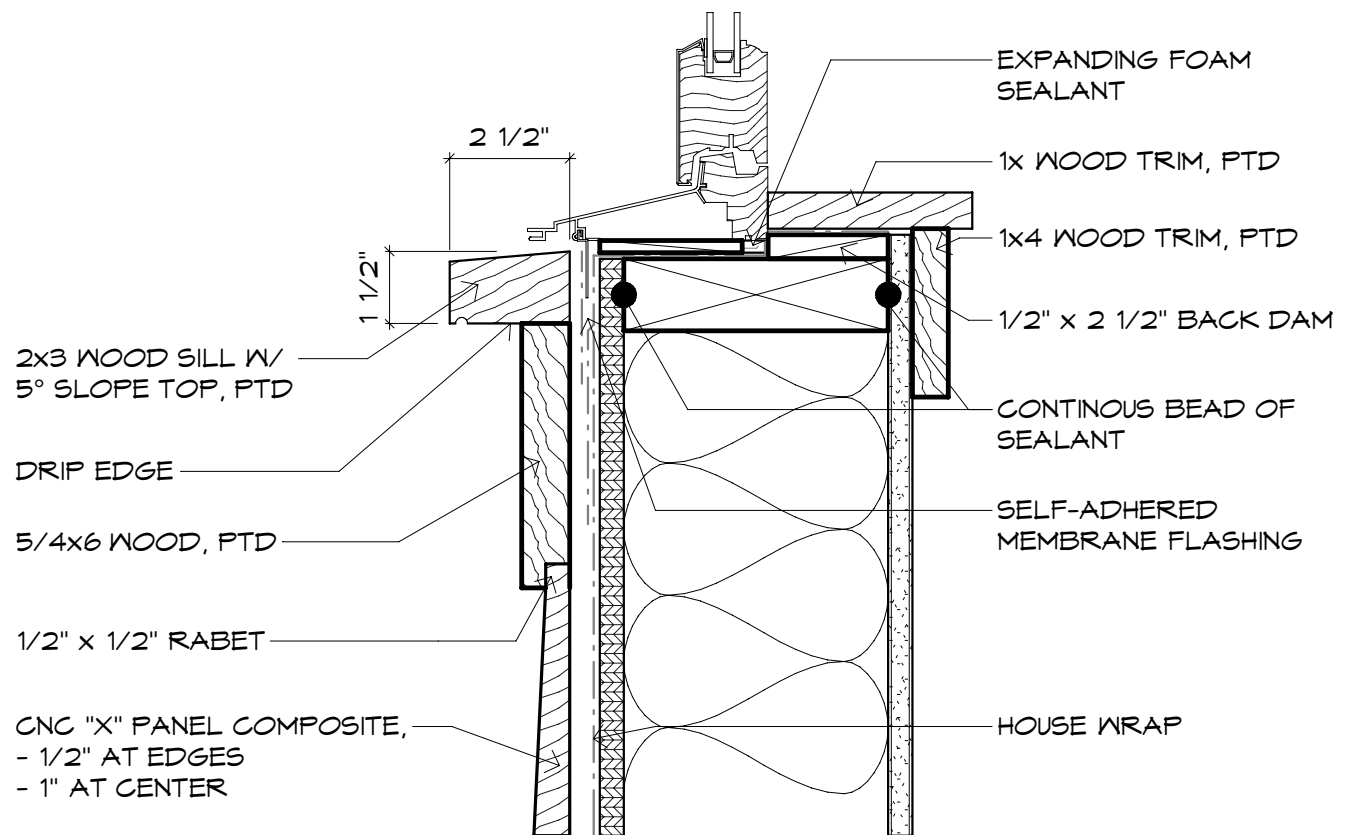
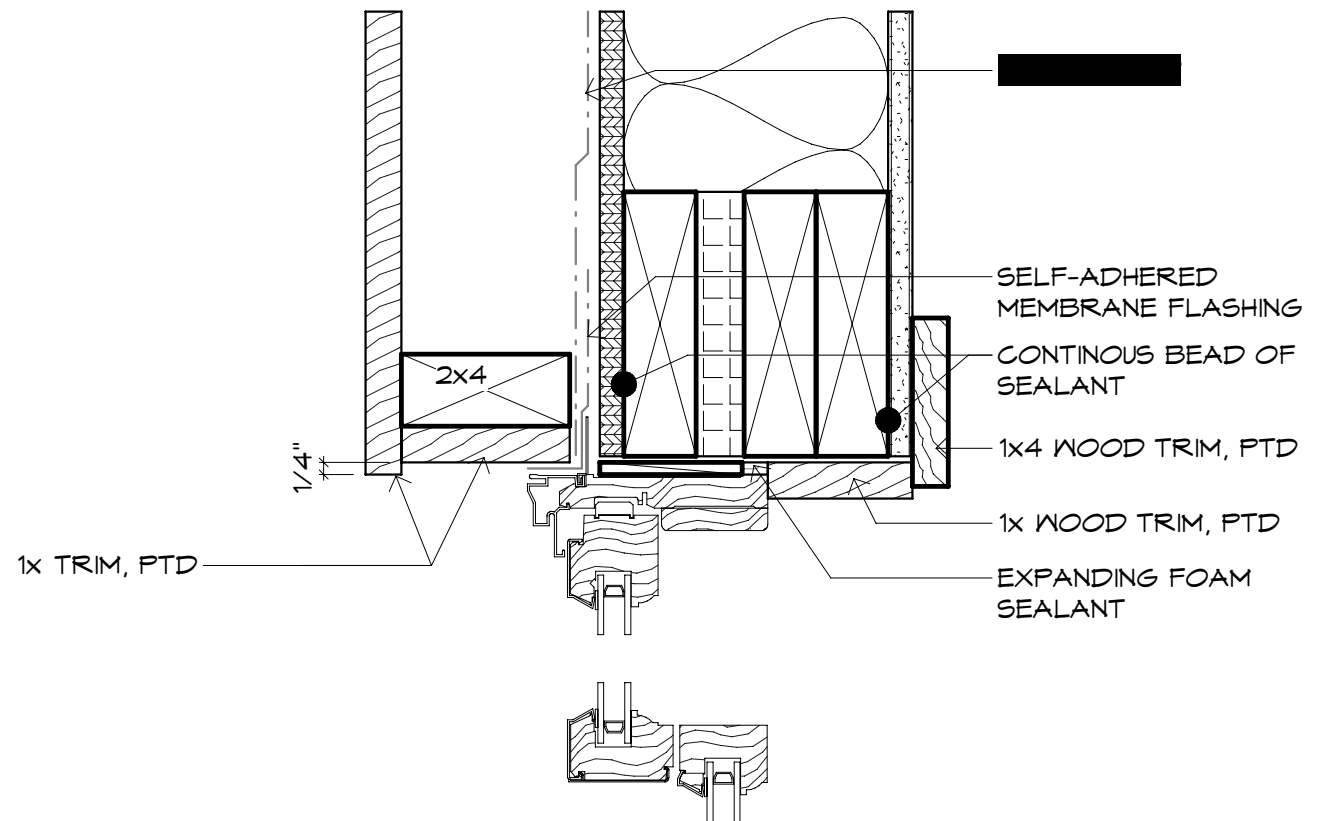
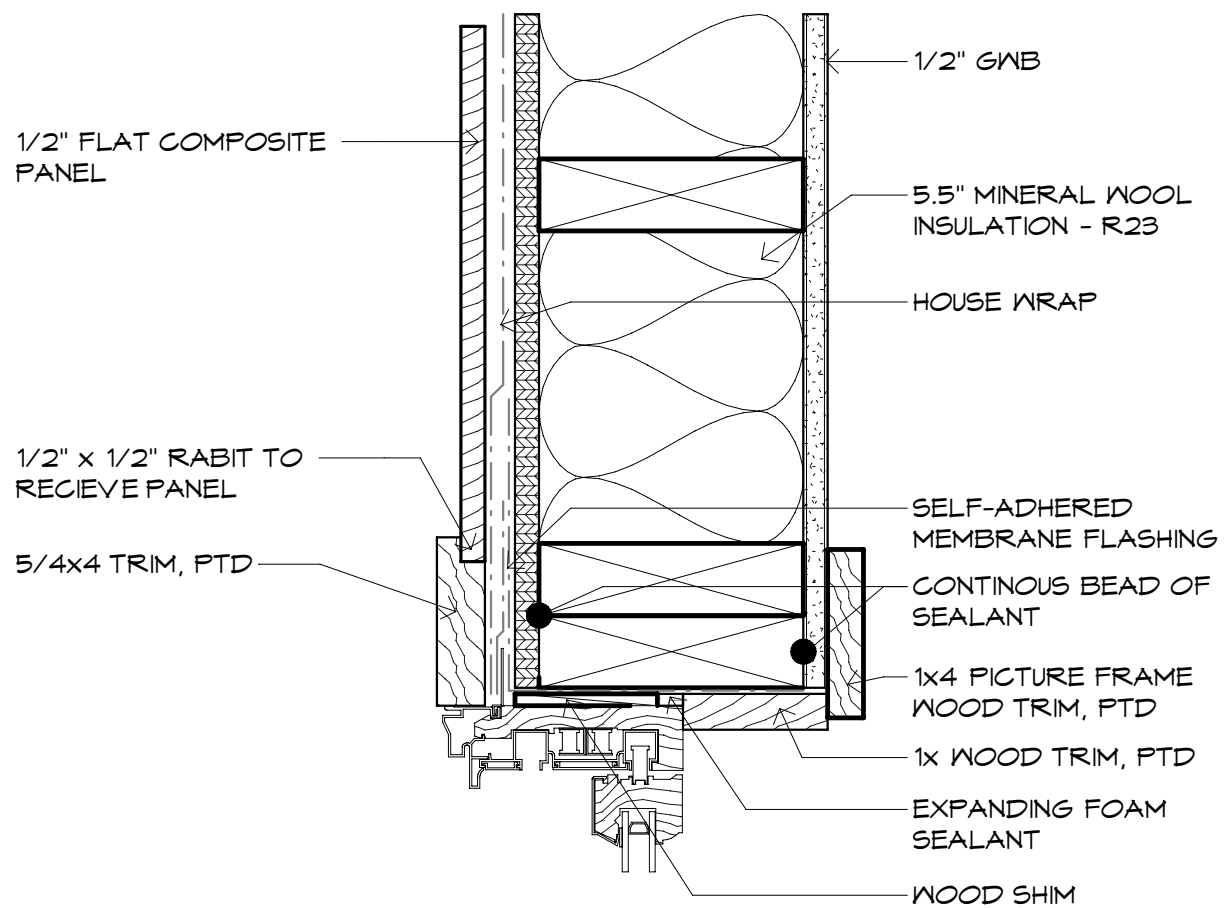
0' 3" 6" 1' 2' 4'



1 SECTION THROUGH GARAGE A-A

A310 1/2" = 1'-0"

0' 3" 6" 1' 2' 4'



2 TYP DETAIL @ WINDOW JAMB

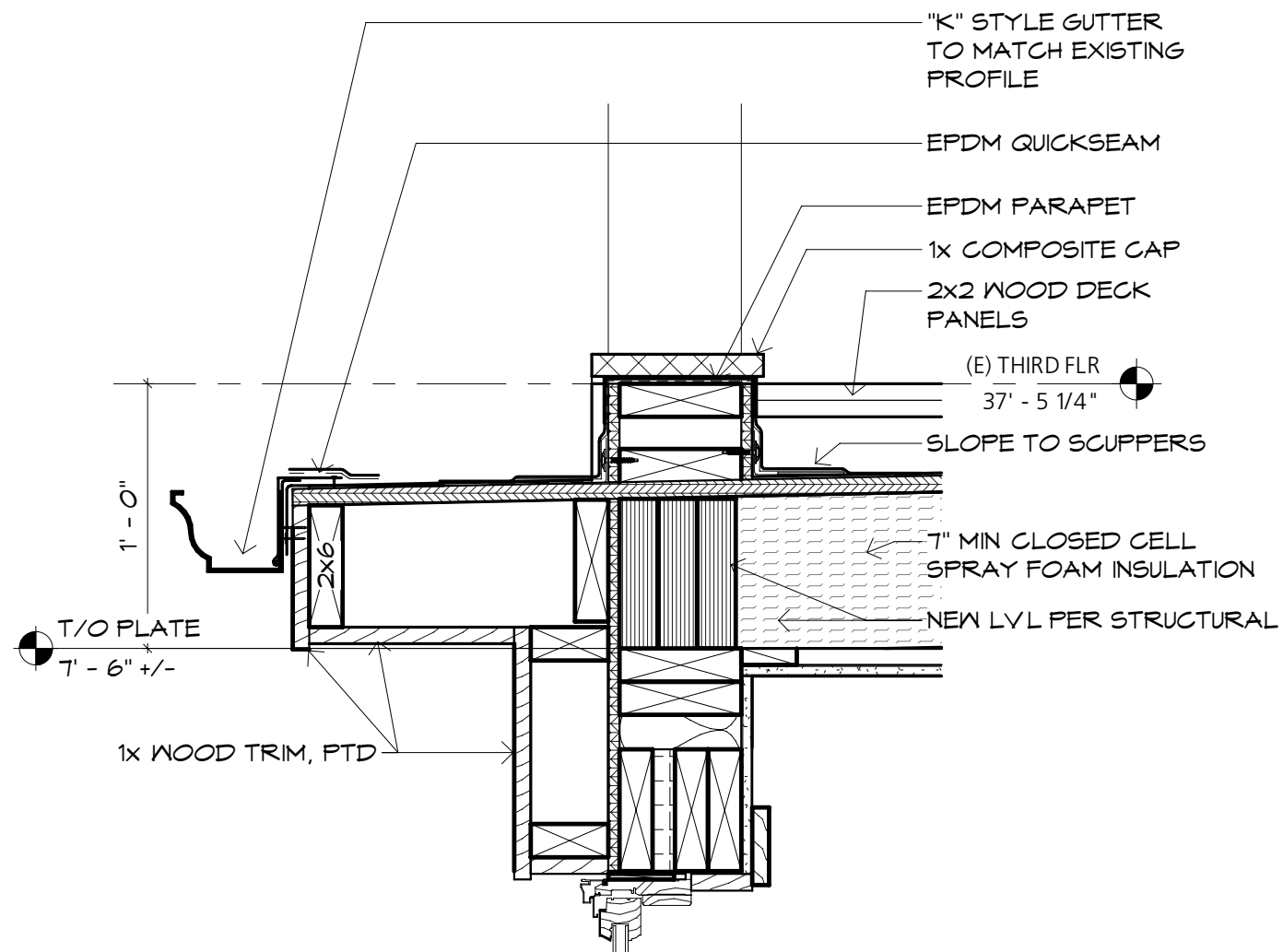
A401 3" = 1'-0"

0' 5" 1" 2" 4" 8"

1 TYP DETAIL @ WINDOW HEAD/SILL

A401 3" = 1'-0"

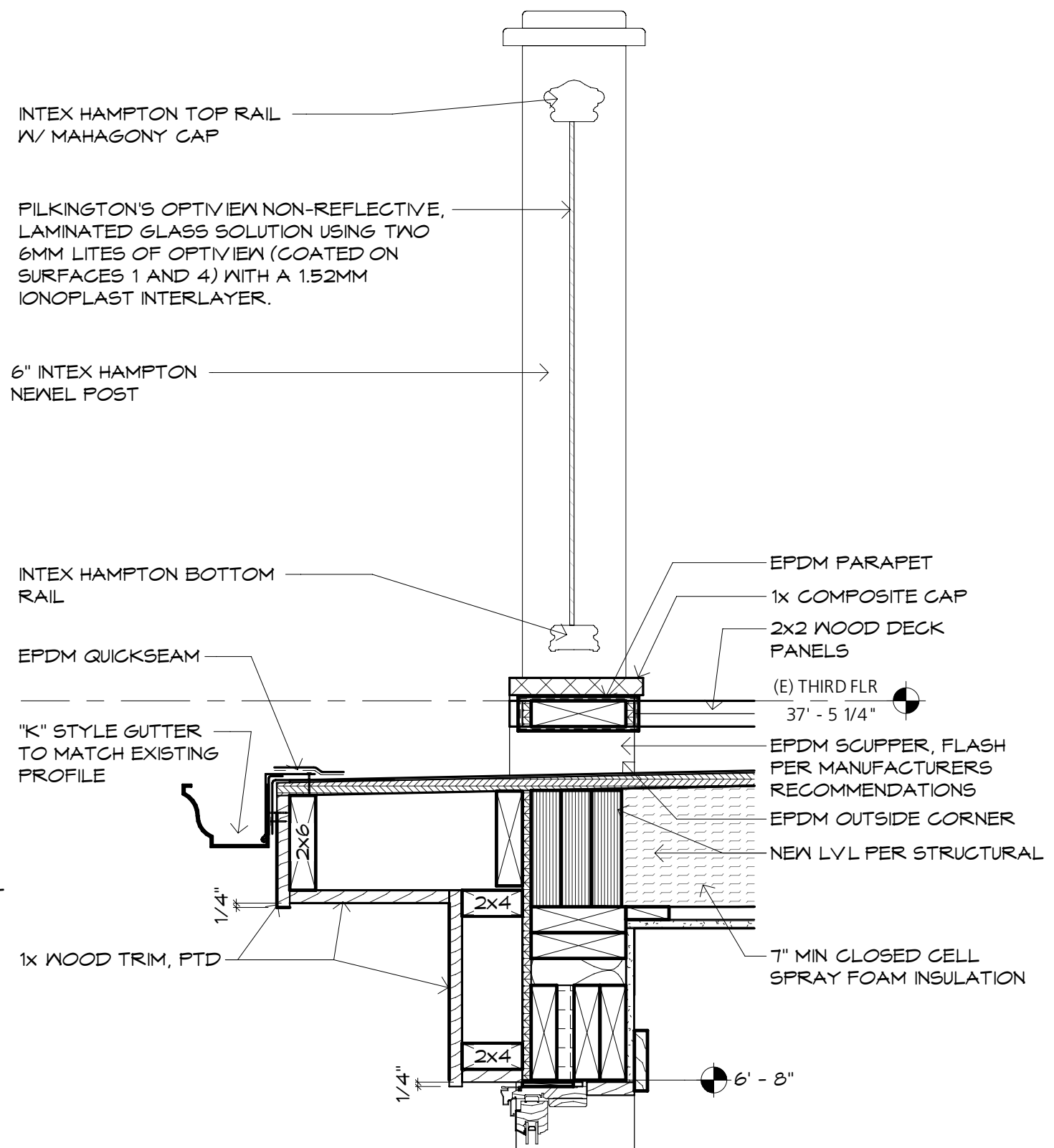
0' 5" 1" 2" 4" 8"



2 SECTION DETAIL @ PARAPET

A402 1 1/2" = 1'-0"

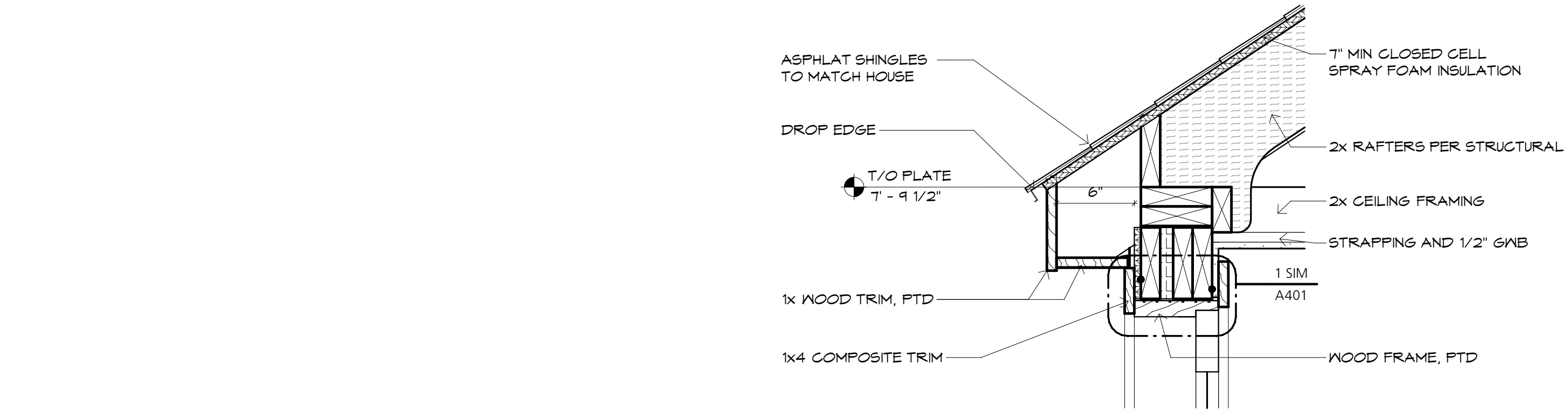
0' 1" 2" 4" 8" 1' 1'-4"



1 TYP SECTION @ EAVE

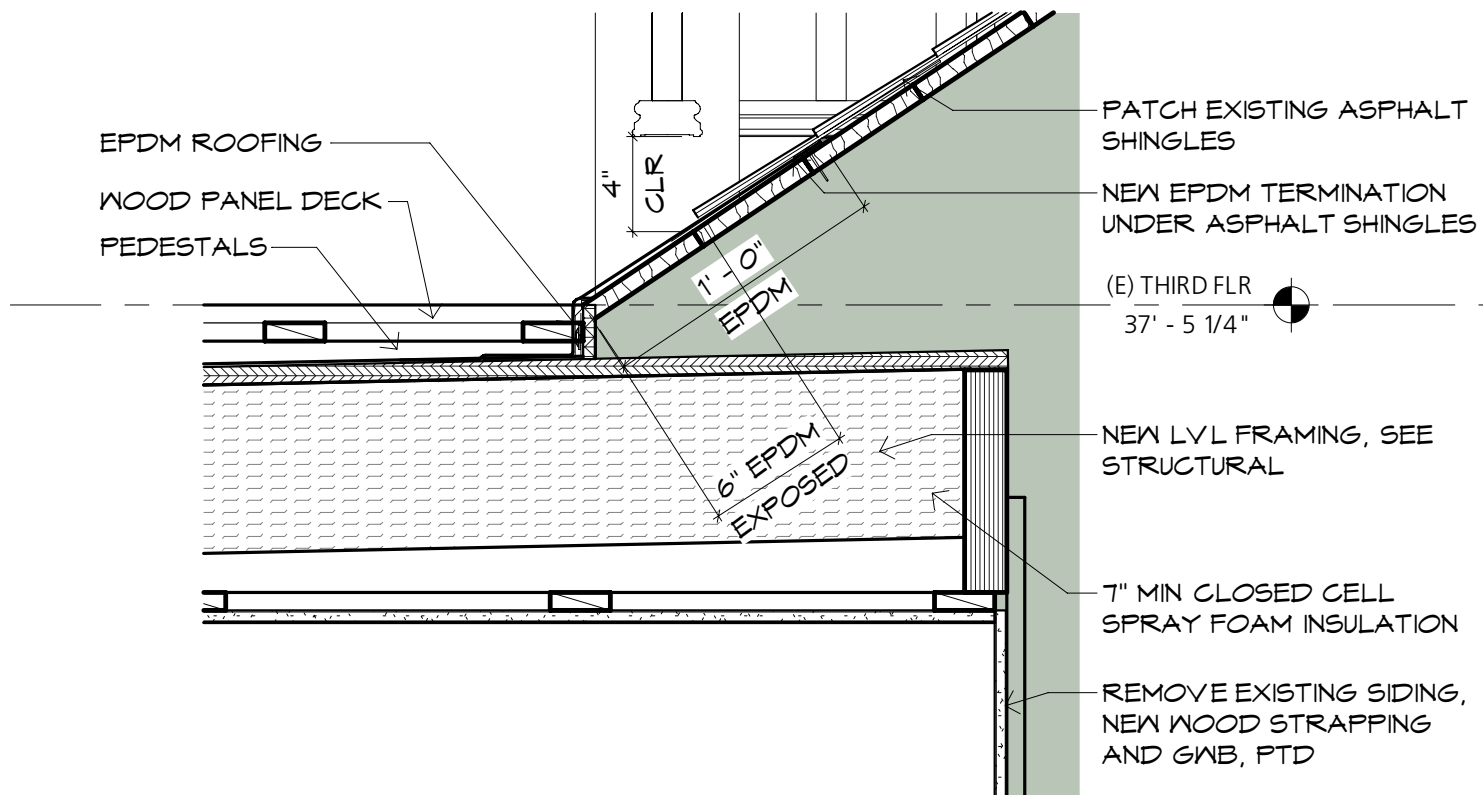
A402 1 1/2" = 1'-0"

0' 1" 2" 4" 8" 1' 1'-4"



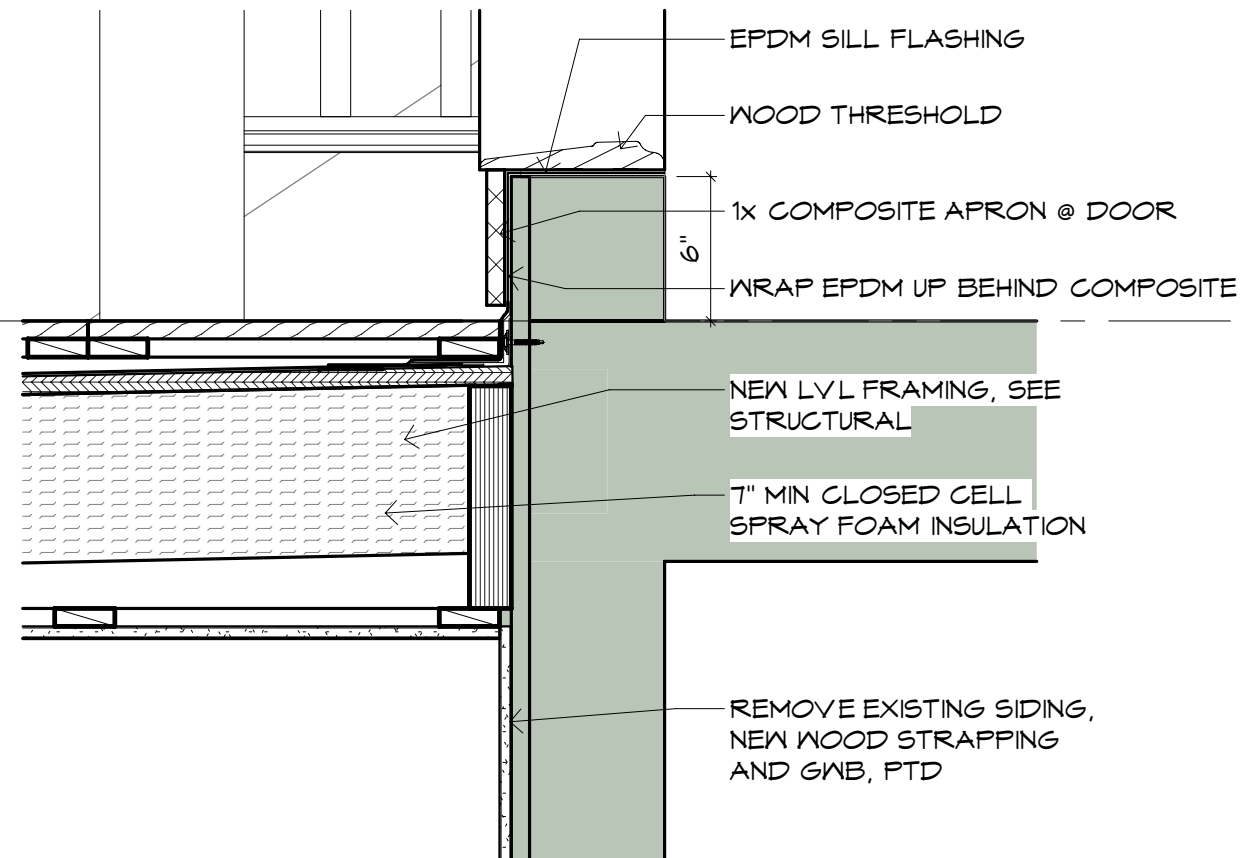
3 SECTION DETAIL @ DORMER EAVE

A403 1 1/2" = 1'-0" 0' 1" 2" 4" 8" 1' 1'-4"



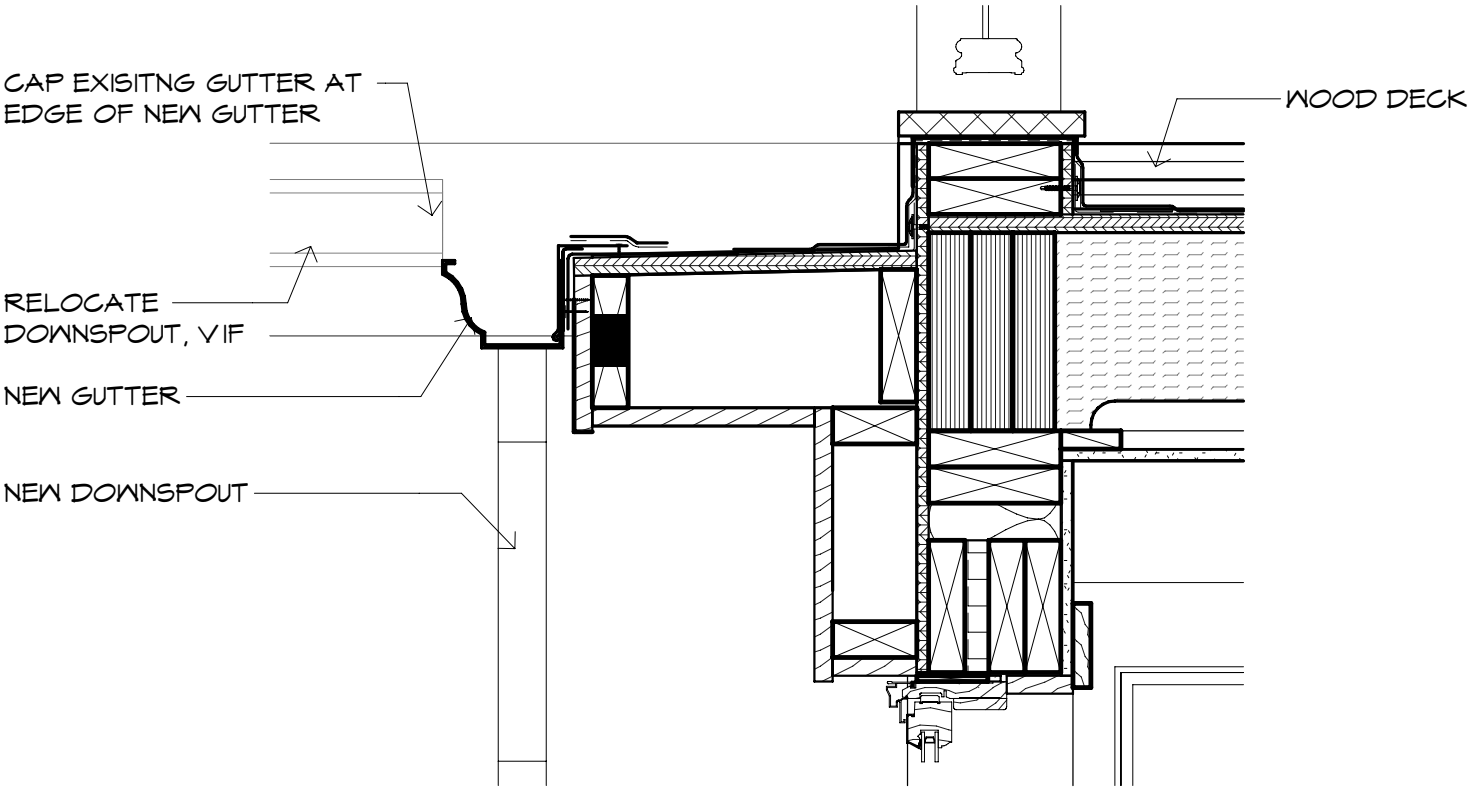
2 SECTION DETAIL @ NEW TO EXISITNG ROOF

A403 1 1/2" = 1'-0" 0' 1" 2" 4" 8" 1' 1'-4"

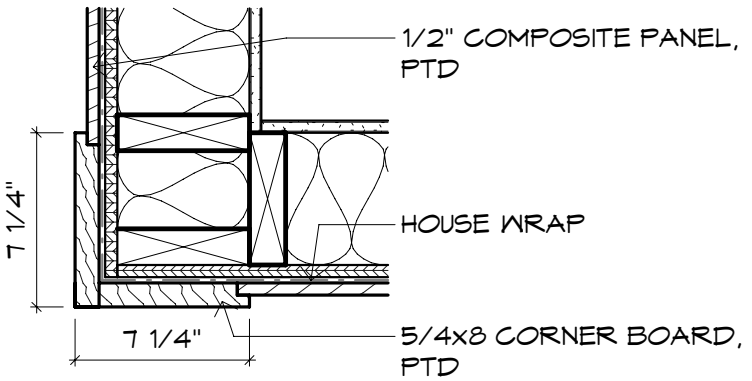


1 SECTION DETAIL @ DOOR

A403 1 1/2" = 1'-0" 0' 1" 2" 4" 8" 1' 1'-4"



1	SECTION DETAIL @ NEW TO EXISTING
A404	1 1/2" = 1'-0"



2	PLAN DETAIL @ CORNER BOARD
A404	1 1/2" = 1'-0"



1
A901

3D VIEW OF SUNPORCH ADDITION FROM GARAGE ROOF

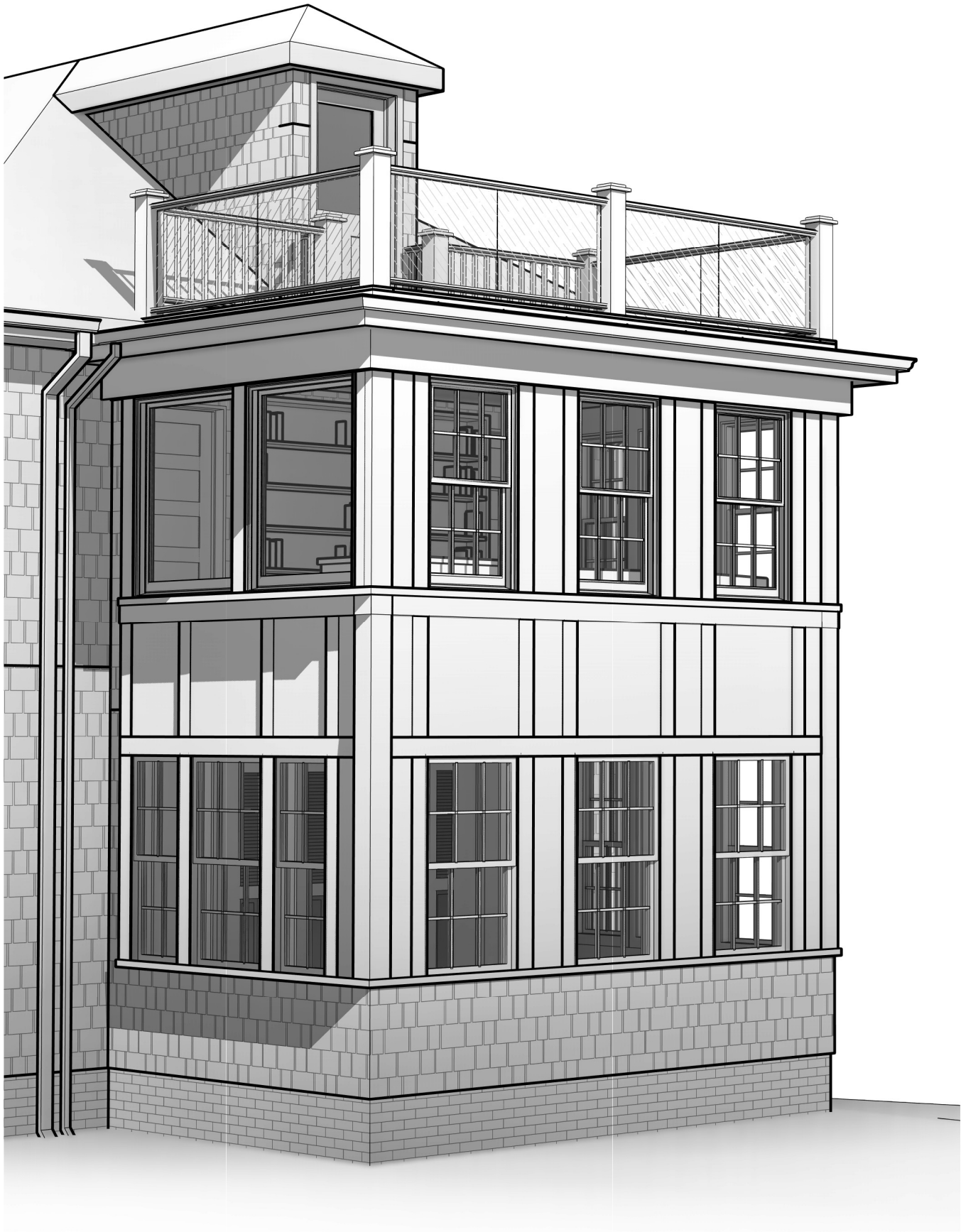
BARBA+WHEELOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION
456 CAPSIC STREET
PORTLAND, MAINE 04102
207.772.2722
WWW.BARBAWHEELOCK.COM

NOT FOR
CONSTRUCTION

**RENOVATION & ADDITION TO
FANBURG-GARTNER
RESIDENCE**
Jonathan Fanburg & Stephanie Gartner-Fanburg
21 ORCHARD ST
PORTLAND ME 04102

3D VIEW - SUNPORCH
ISSUED FOR/REVISION:
OWNER REVIEW
DRAWN BY:
Barba + Wheelock
Copyright 2020
DATE:
04 / 08 / 2020

Fanburg
21 Orchard
A901



3D VIEW - SUNPORCH

SHEET SIZE:
11" x 17"
DATE:
04 / 08 / 2020

ISSUED FOR/REVISION:
OWNER REVIEW
DRAWN BY:
Barba + Wheelock
Copyright 2020

RENOVATION & ADDITION TO
FANBURG-GARTNER
RESIDENCE

Jonathan Fanburg & Stephanie Gartner-Fanburg
21 ORCHARD ST
PORTLAND ME 04102

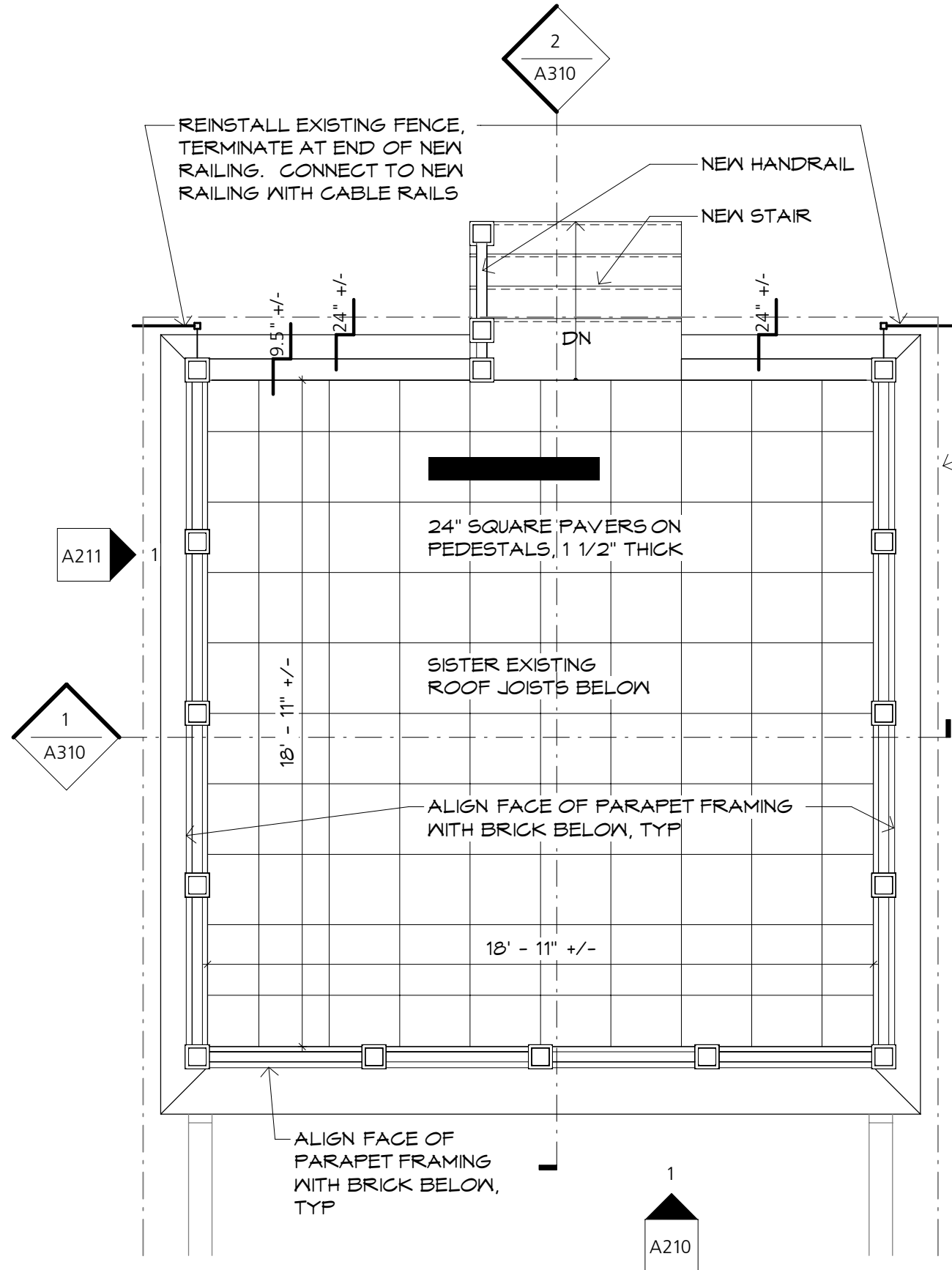
BARBA+WHEELOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION

456 CAPRIC STREET
PORTLAND, MAINE 04102
207.772.2722
WWW.BARBAWHEELOCK.COM

NOT FOR
CONSTRUCTION

Fanburg
21 Orchard

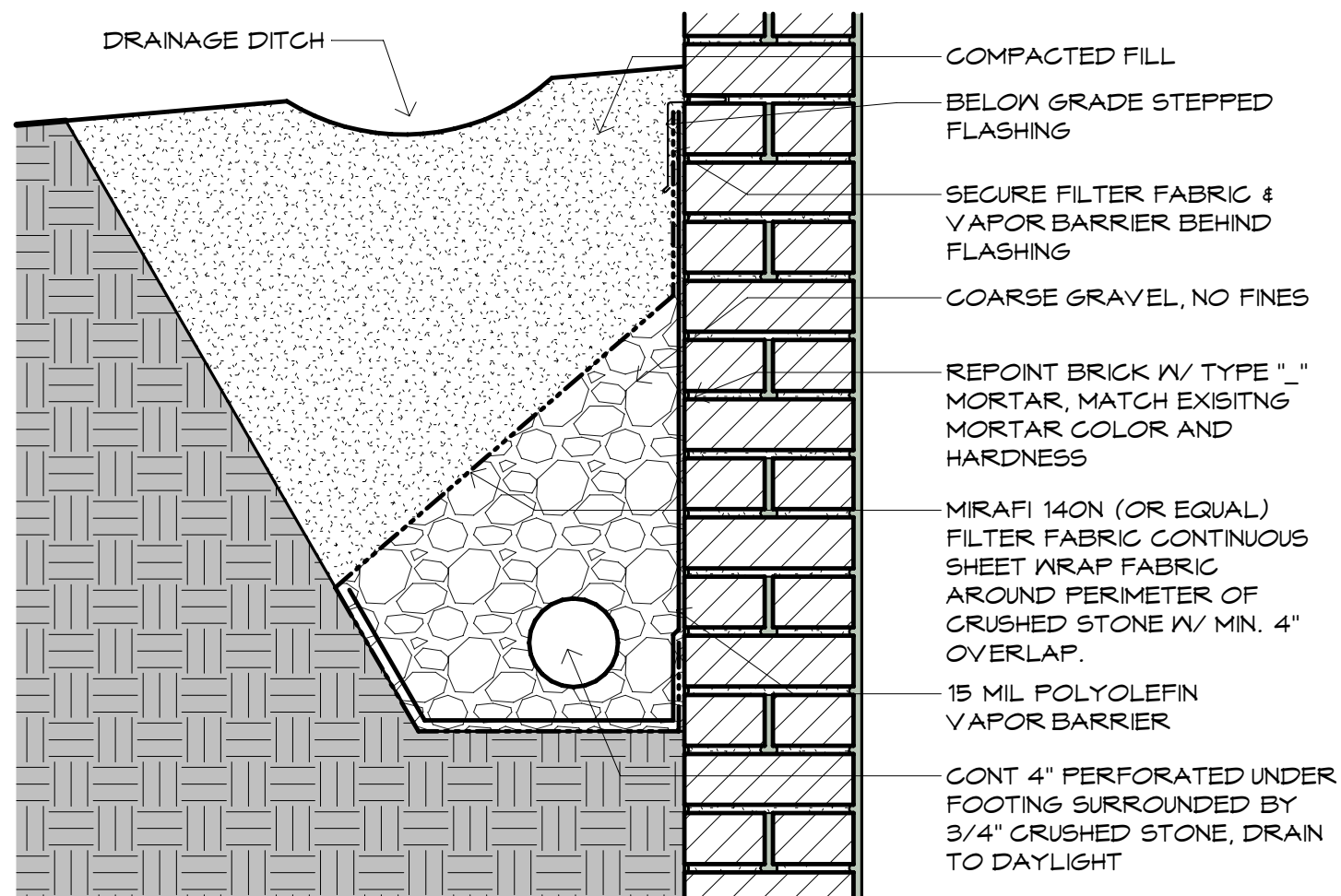
A902



1 PROPOSED GARAGE ROOF PLAN
A110 1/4" = 1'-0"

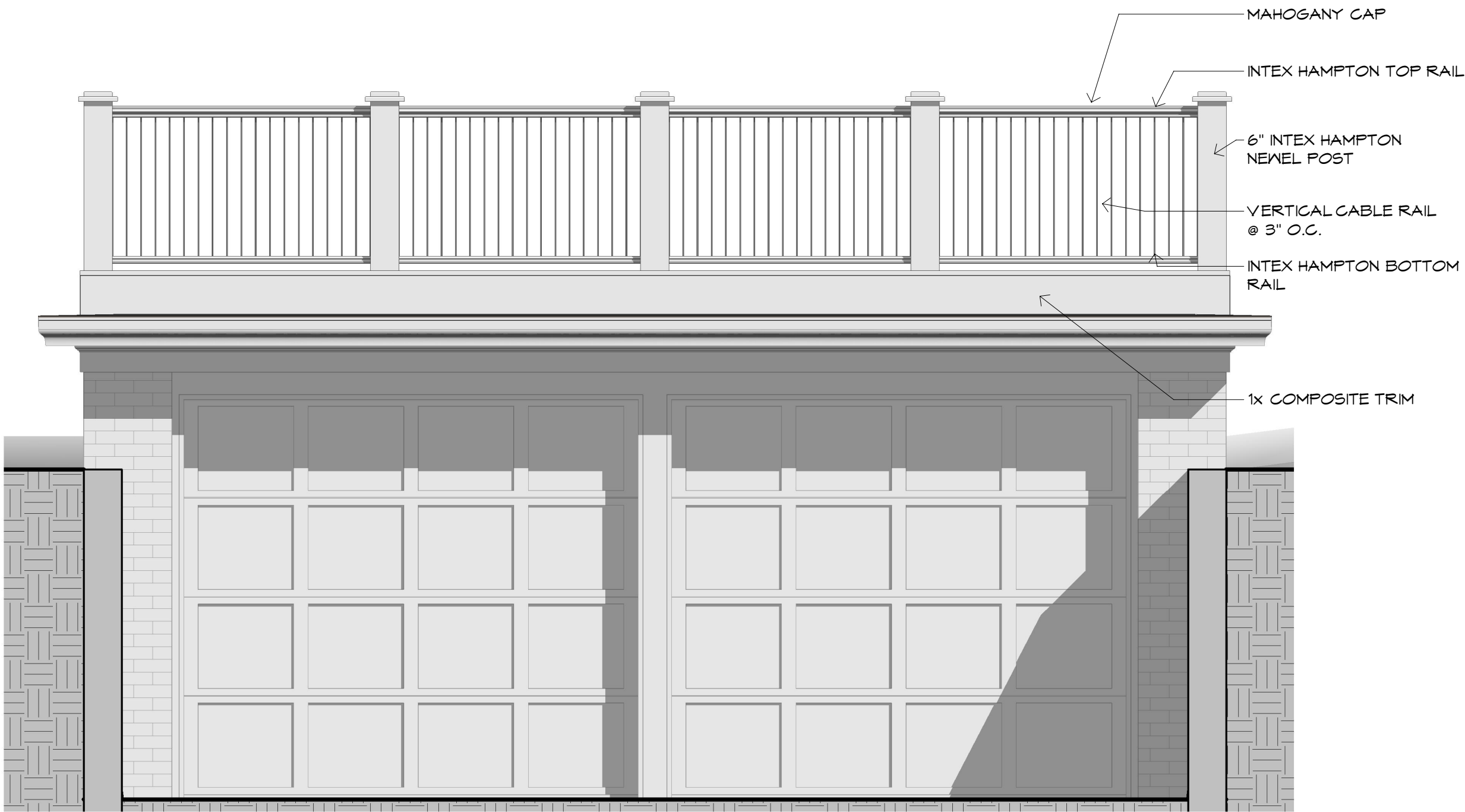


NEW DRAINAGE ON (3) SIDES TO MAXIMUM DEPTH ACHIEVABLE, SEE DETAIL 2 / A110

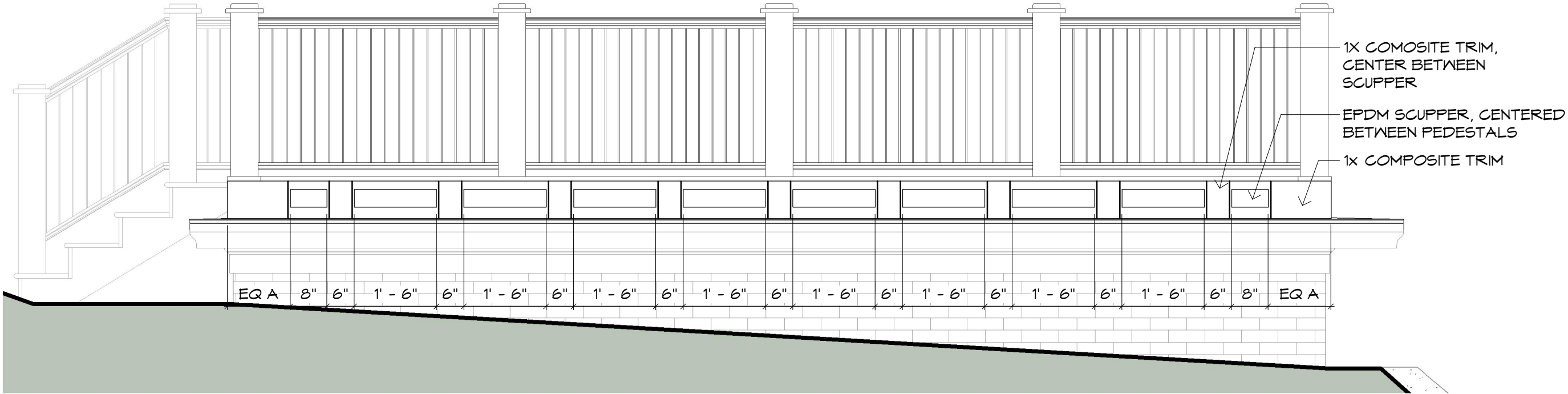


2 TYP SECTION @ GARAGE DRAINAGE
A110 1 1/2" = 1'-0"





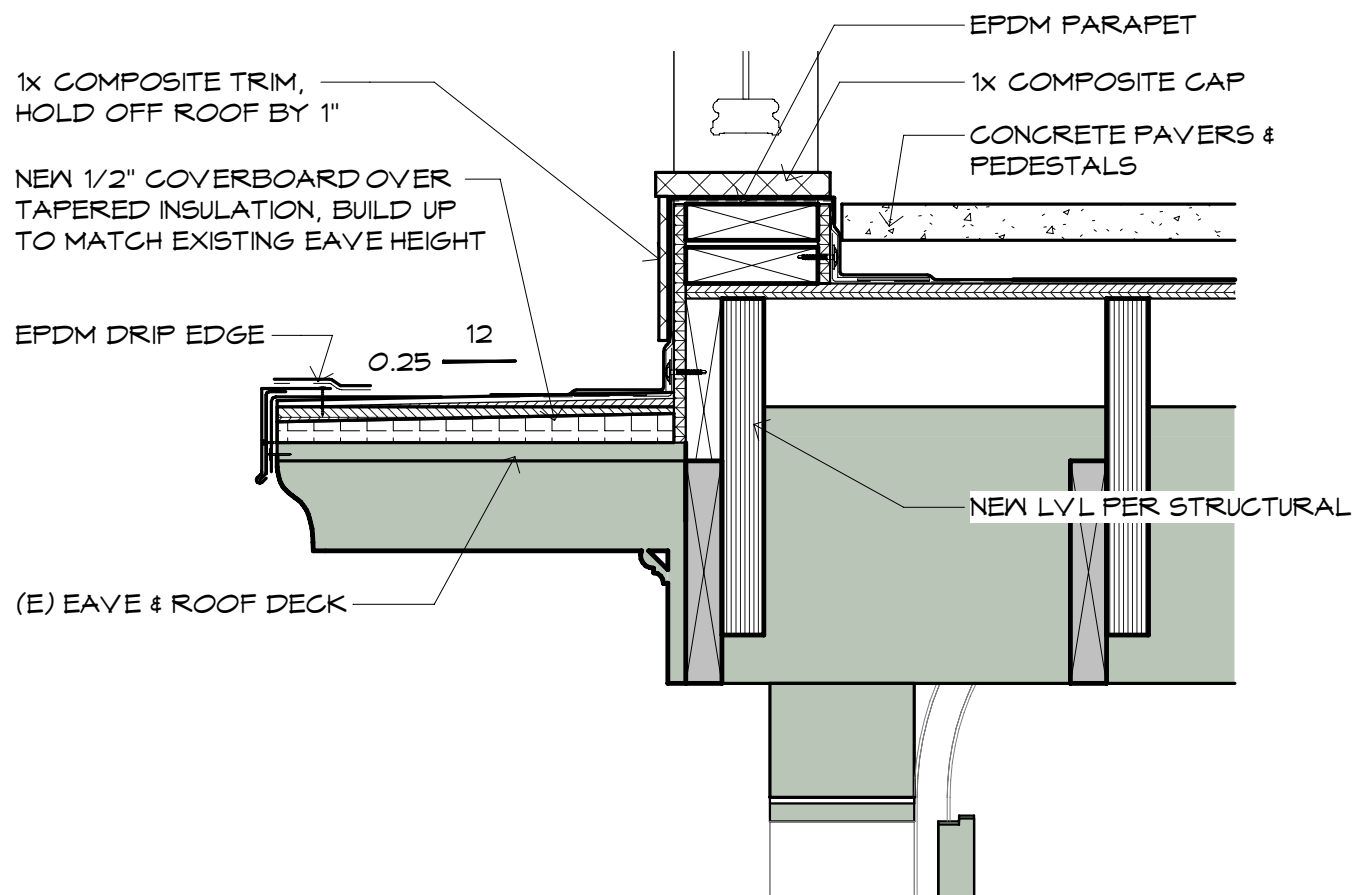
1	PROPOSED GARAGE STREET ELEVATION
A210	1/2" = 1'-0"



1	GARAGE SIDE ELEVATION
A211	

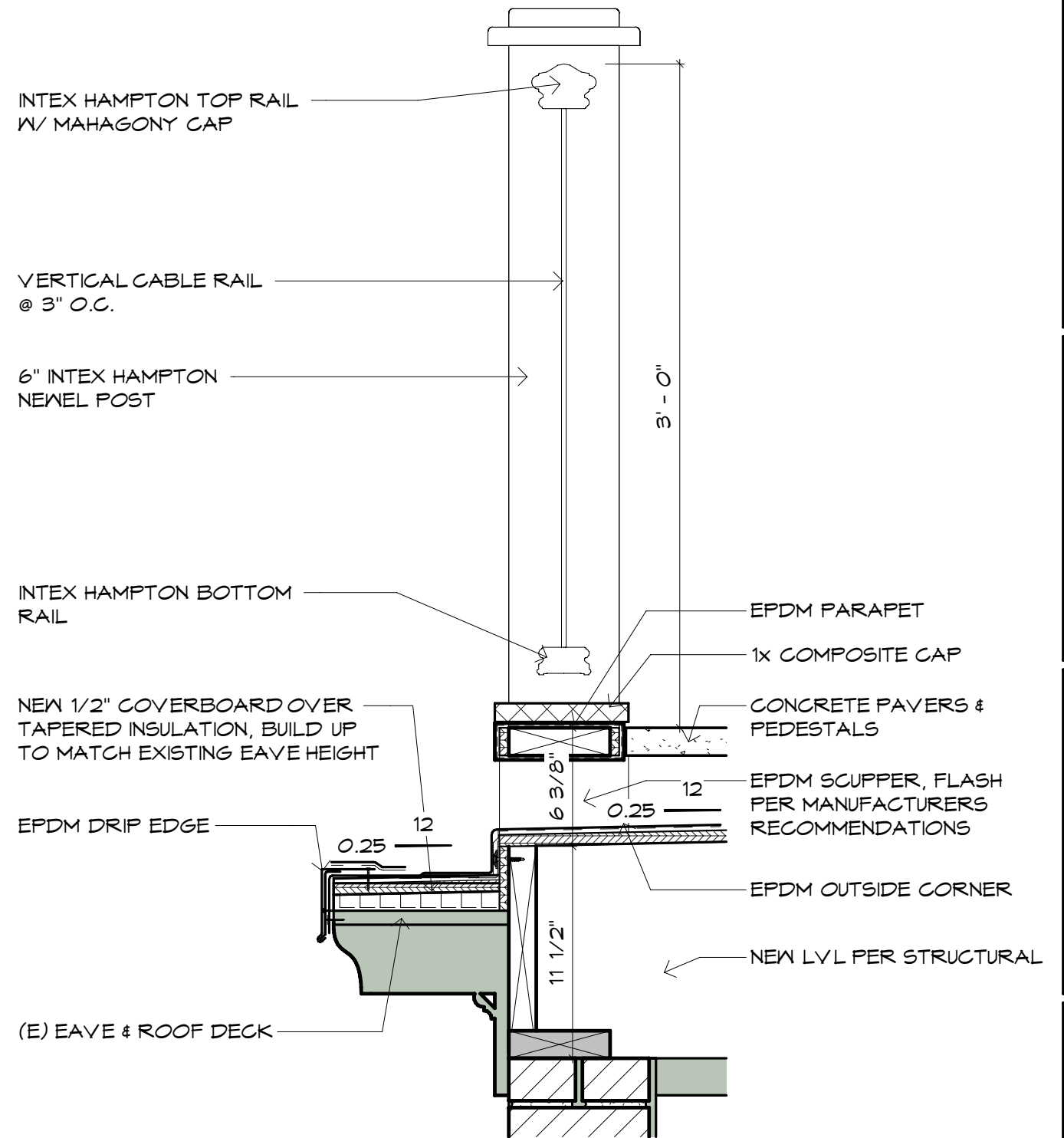
1/2" = 1'-0"

0' 3" 6" 1' 2' 4'



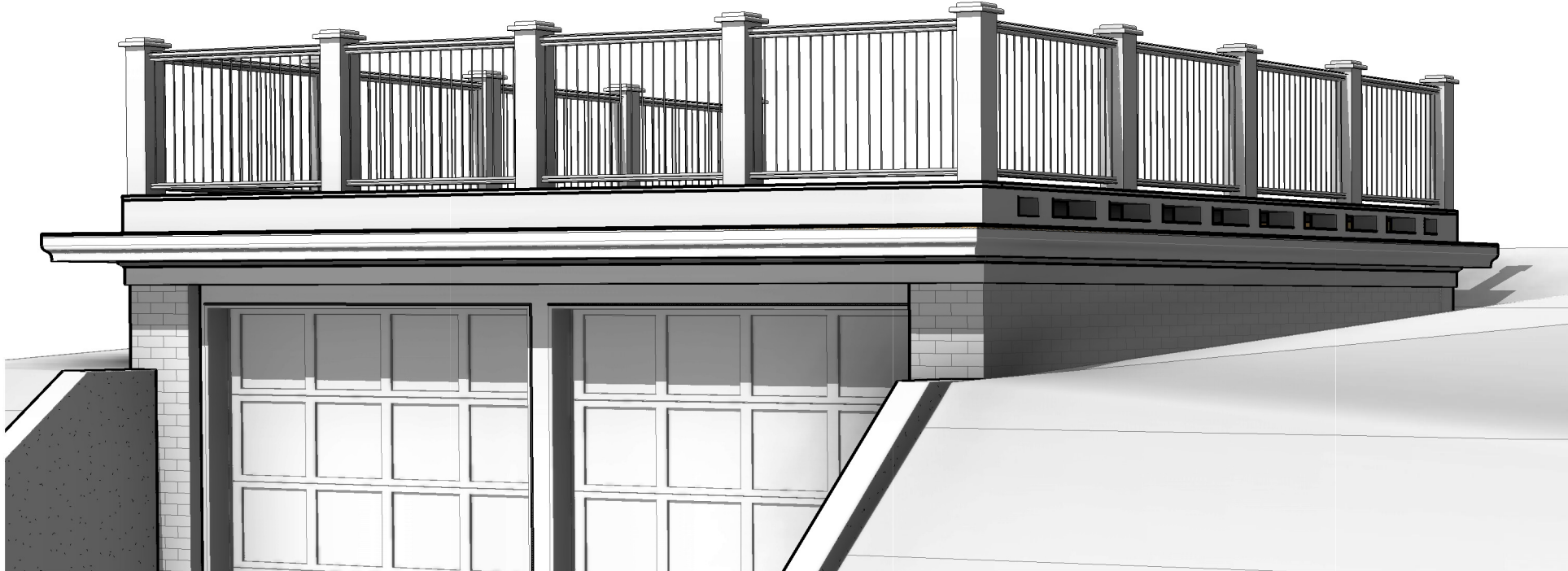
1 SECTION AT FRONT EAVE

A410 1 1/2" = 1'-0" 0' 1" 2" 4" 8" 1' 1'-4"



2 TYPICAL SECTION @ GARAGE SCUPPER

A410 1 1/2" = 1'-0" 0' 1" 2" 4" 8" 1' 1'-4"



NOT FOR
CONSTRUCTION

**RENOVATION & ADDITION TO
FANBURG-GARTNER
RESIDENCE**
Jonathan Fanburg & Stephanie Gartner-Fanburg
21 ORCHARD ST.
PORTLAND ME 04102

3D VIEW - GARAGE

ISSUED FOR/REVISION:
OWNER REVIEW
DRAWN BY:
Barba + Wheelock
Copyright 2020
DATE:
04 / 08 / 2020

Fanburg
21 Orchard

A910

STRUCTURAL ENGINEER'S NOTES

GENERAL NOTES:

1.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
2.

THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING ALL PHASES OF ERECTION AND CONSTRUCTION.
3.

DETAILS SHOWN AS "TYPICAL " APPLY TO ALL SIMILAR CONDITIONS.
4.

SPECIFICATION OF FIRE-RESISTENT, WATERPROOFING, INSULATION, FINISHES, ELECTRICAL, MECHANICAL AND ALL SPECIFICATION OF FIRE-RESISTENT, WATERPROOFING, INSULATION, FINISHES, ELECTRICAL, MECHANICAL AND ALL OTHER 'NON-STRUCTURAL' ELEMENTS IN THE BUILDING IS THE RESPONSIBILITY OF OTHERS. UNLESS SPECIFICALLY DIMENSIONED ON THE DRAWINGS, G.C. COORDINATE THE PLACEMENT OF STRUCTURAL MEMBERS IN CONFORMANCE WITH THE ARCHITECTURAL DRAWINGS AND/OR APPLICABLE CODE REQUIREMENTS.
5.

GC COORDINATE INSTALLATION OF FINISH CONTROL JOINTS WITH STRUCTURAL COMPONENTS.
6.

DESIGN AND DETAILING OF ALL MASONRY IS THE RESPONSIBILITY OF OTHERS UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.
7.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ADEQUATELY PROTECT ALL MATERIALS AND ASSEMBLIES DURING CONSTRUCTION. G.C. VERIFY MOISTURE CONTENT OF ALL SUB BASE MATERIALS BEFORE INSTALLATION OF FINISHES; INSTALL ALL FINISHES PER MANUFACTURERS' INSTRUCTIONS.
8.

DESIGN OF STAIR ASSEMBLIES, HANDRAILS, GUARDRAILS AND SIMILAR ASSEMBLIES AND THE ADEQUACY OF THE SUPPORTING STRUCTURE IS THE RESPONSIBILITY OF OTHERS.

STRUCTURAL DESIGN DATA:

1.

REFERENCE CODES:

•

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS (2015)
2.

FLOOR LIVE LOADS = 40 PSF
3.

ROOF LOAD DATA:

•

GROUND SNOW LOAD (Pg): 50 PSF

•

FLAT ROOF SNOW LOAD (Pf): 46.2 PSF

•

EXPOSURE FACTOR (Ce): 1.0

•

IMPORTANCE FACTOR (I): 1.0

•

THERMAL FACTOR (Ct) = 1.1
4.

WIND DESIGN DATA:

•

BASIC WIND SPEED: 100 MPH (3-SECOND GUST)

•

IMPORTANCE FACTOR: 1.0

•

OCCUPANCY CATEGORY: II

•

EXPOSURE: C

STRUCTURAL ROUGH CARPENTRY/FRAMING NOTES:

1.

ALL EXTERIOR WALL CONSTRUCTION IS 2x6 @ 16" WHEN SUPPORTING FRAMING AT 16". STUDS ALIGN WITH FRAMING. LOCATE PLATE BUTT JOINTS OVER STUDS. ALL TOP PLATES MUST SPLICE MIN 48" WITH (2) ROWS 16d NAILS STAGGERED AT 6" OC. WEAWE CORNERS WITH (4)-16d NAILS.
2.

ANCHOR RODS MUST ENGAGE THE FULL THICKNESS OF THE 2x BOTTOM PLATE (NUT AND WASHER ABOVE).
3.

ALL STRUCTURAL MEMBERS MUST BE CONTINUOUS. LOCATE SPLICES OVER BEARING, U.N.O.
4.

POSTS (2-2x4 AND LARGER) AND JACK STUDS REQUIRE MATCHING BLOCKING STUDS BELOW FLOOR SHEATHING DOWN TO FOUNDATION WALL OR LVL BEAMS. IF A POST IS NOT SPECIFIED BELOW A BEAM INTERSECTING A BEARING WALL (BEAM POCKET), PROVIDE CRIPPLE STUDS BELOW BEAM EQUAL TO OR GREATER THAN THE WIDTH OF THE BEAM (EXAMPLE: 3.5" WIDE LVL REQUIRES (3)-2x CRIPPLE STUDS BELOW = 4.5" WIDE)
5.

INSTALL ENGINEERED FRAMING PRODUCTS PER MANUFACTURER'S INSTRUCTIONS.
6.

CONNECTION HARDWARE IN CONTACT WITH PRESERVATIVE-TREATED LUMBER AND USED IN AN INTERIOR ENVIRONMENT SHALL BE HOT DIPPED GALVANIZED (SIMPSON Z-MAX), OR STAINLESS STEEL WITH MATCHING FASTENERS. CONNECTION HARDWARE IN CONTACT WITH PRESERVATIVE-TREATED LUMBER AND/OR USED IN AN EXTERIOR ENVIRONMENT (INCLUDING HARDWARE IN VENTED SOFFITS) SHALL BE STAINLESS STEEL WITH MATCHING FASTENERS. SEE SIMPSON CATALOG FOR HARDWARE INSTALLATION INSTRUCTIONS, INCLUDING REQUIRED NAIL SIZES.
7.

ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 2005 EDITION. UNLESS NOTED OTHERWISE, ALL WOOD FRAMING SHALL BE FASTENED IN ACCORDANCE WITH 2009 IBC, SECTION 2304.9
8.

FRAMING GRADES:

a.

PRESERVATIVE TREATED 2x FRAMING LUMBER (PT) SHALL BE #2 AND BETTER SOUTHERN YELLOW PINE TREATED IN ACCORDANCE WITH AWPAC3B "EXTERIOR, ABOVE GROUND." WOOD CLOSER THAN 8", OR IN CONTACT WITH GRADE, SHALL BE TREATED IN ACCORDANCE WITH AWPAC4 "GROUND CONTACT, GENERAL USE." ARCHITECTURALLY EXPOSED TIMBER MAY REQUIRE ALTERNATE SPECIES AND/OR TREATMENT - REFERENCE DRAWINGS.

b.

LUMBER (CONCEALED 2x STUDS, JOISTS, RAFTERS) SHALL BE #2 AND BETTER S.P.F. LESS THAN 19% MOISTURE CONTENT UP TO 13'-6" TALL WALLS

c.

LAMINATED VENEER LUMBER (LVL) - 2.0 E, 3100 Fb, 285 Fv

d.

PARALLAM (PSL) - 2.0E AS MANUFACTURED BY TRUS JOIST. PT PSL SHALL BE TREATED WITH WATERBORNE TREATMENT SUITABLE FOR GROUND CONTACT.
9.

SHEATHING:

a.

EXTERIOR WALLS: MIN. 1/2" EXPOSURE 1. 10d AT 4" O.C. AT PANEL EDGES (ADD BLOCKING AT ALL PANEL EDGES) 8" O.C. WITHIN PANEL U.N.O. NOTE: NAILS DRIVEN INTO PT FRAMING MEMBERS SHALL BE HAND NAILED AND HOT DIPPED GALV. GALV GUN NAILS ARE NOT AN ACCEPTABLE SUBSTITUTE WITHOUT PRIOR ENGINEER APPROVAL.

b.

FLOOR: 23/32" ADVANTECH INSTALLED WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS. ADHESIVE: 0.25" BEAD OF POLYURETHANE OR SOLVENT-BASED ADHESIVE APPLIED TO CLEAN, DRY FLOOR JOIST. FASTENER: 8d RING SHANK NAIL (10d FOR THICKNESS > 0.75") OR APPROVED SCREW. FASTENER SPACING: 6" O.C. AT EDGES, 12" O.C. WITHIN PANEL

c.

ROOF: MIN. 5/8" ADVANTECH INSTALLED WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS. RING SHANK 8d AT 6" O.C. AT PANEL EDGES, 12" OC WITHIN PANEL.

d.

NAIL HEAD MUST BE DRIVEN FLUSH. SHTG WITH OVERDRIVEN NAILS MUST BE REFASTENED.
10.

ALL BUILT-UP BEAMS AND COLUMNS SHALL BE NAILED AS FOLLOWS (U.N.O.):

•

COLUMNS, KING/JACK STUDS: 2-10d NAILS AT 8" O.C.

•

BEAMS LESS THAN 12" DEEP: 2-16d NAILS AT 12" O.C. IN EACH PLY

•

BEAMS DEEPER THAN 12" (INCLUDING 12"): 3-16d NAILS AT 12" O.C. IN EACH PLY (SIDE-LOADED BEAMS MAY REQUIRE ADDITIONAL CONNECTIONS - SEE FRAMING DETAILS)
11.

DRILLED EPOXY ANCHORS SHALL BE A316 SS THREADED ROD WITH SIMPSON 'AT' EPOXY. BLOW HOLES FREE OF DUST AND INSTALL PER MANUFACTURER'S INSTRUCTIONS, TYP U.N.O.; DRILLED MECHANICAL ANCHORS SHALL BE GALVANIZED SIMPSON 1/2" 'TITEN' ANCHOR (UNLESS NOTED SS WITHIN DRAWINGS). INTERIOR RSS SCREWS SHALL BE CLIMATEK COATED AND MANUFACTURED BY GRK FASTENER. EXTERIOR RSS SCREWS SHALL BE STAINLESS STEEL.

BARBA+WHELOCK

ARCHITECTURE SUSTAINABILITY PRESERVATION

456 CAPISC STREET

PORTLAND, MAINE 04102

207.772.2722

WWW.BARBAWHELOCK.COM

NOT FOR CONSTRUCTION

STRUCTURAL

Albert Putnam Associates LLC

183 Park Row

Brunswick, Maine

PH: 207-729-6230

RENOVATION & ADDITION TO

FANBURG-GARTNER

RESIDENCE

Jonathan Fanburg & Stephanie Gartner-Fanburg

21 ORCHARD ST

PORTLAND ME 04102

STRUCTURAL GENERAL NOTES

ISSUED FOR/REVISION:

OWNER REVIEW

DRAWN BY:

Barba + Wheelock

Copyright 2020

SHEET SIZE:

11" x 17"

DATE:

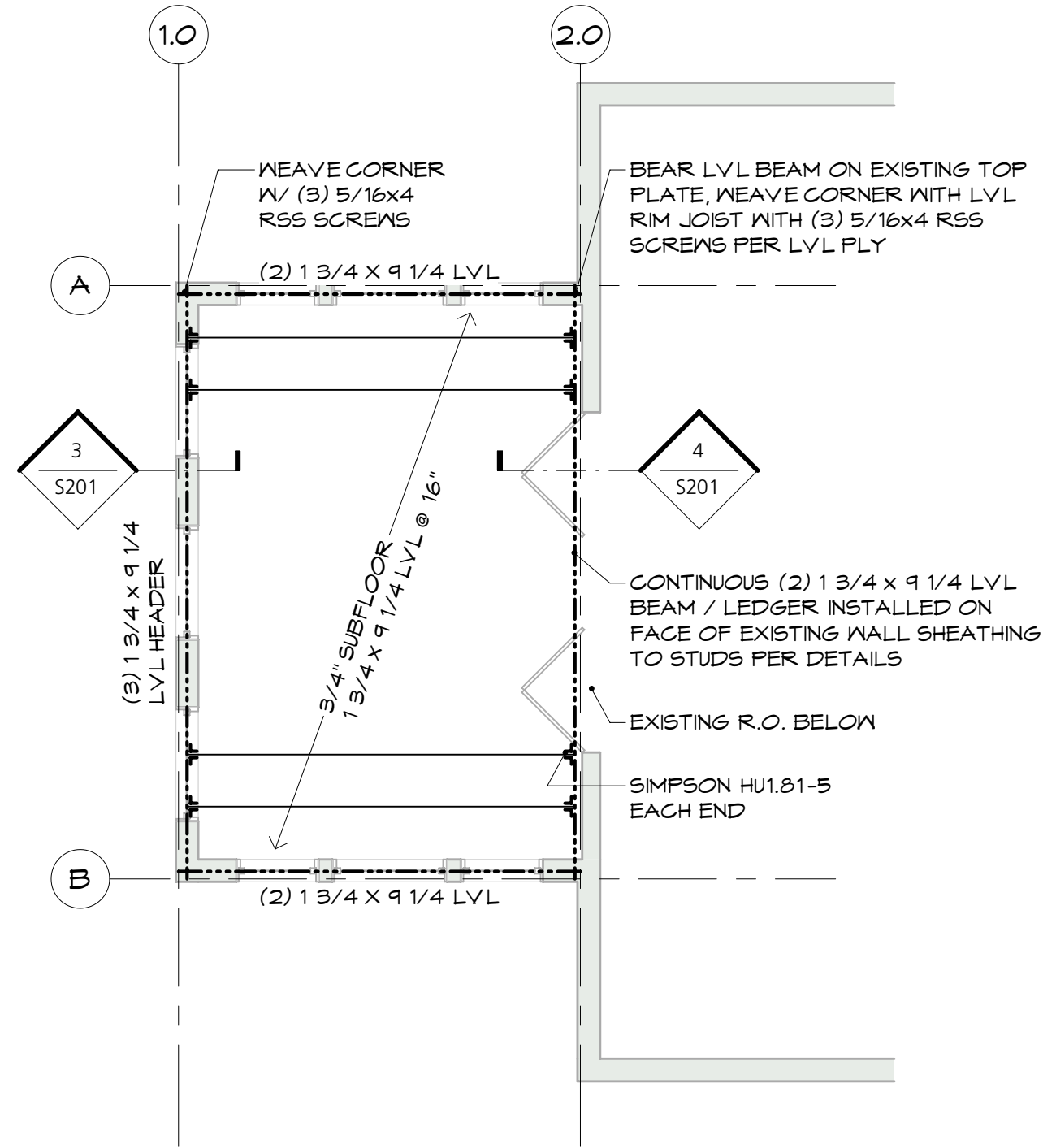
04 / 08 / 2020

Fanburg

21 Orchard

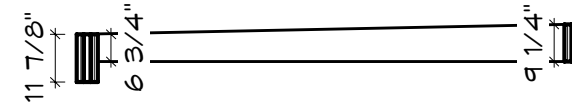
S100

PRINTED ON: 8/9/2023 2:45 PM



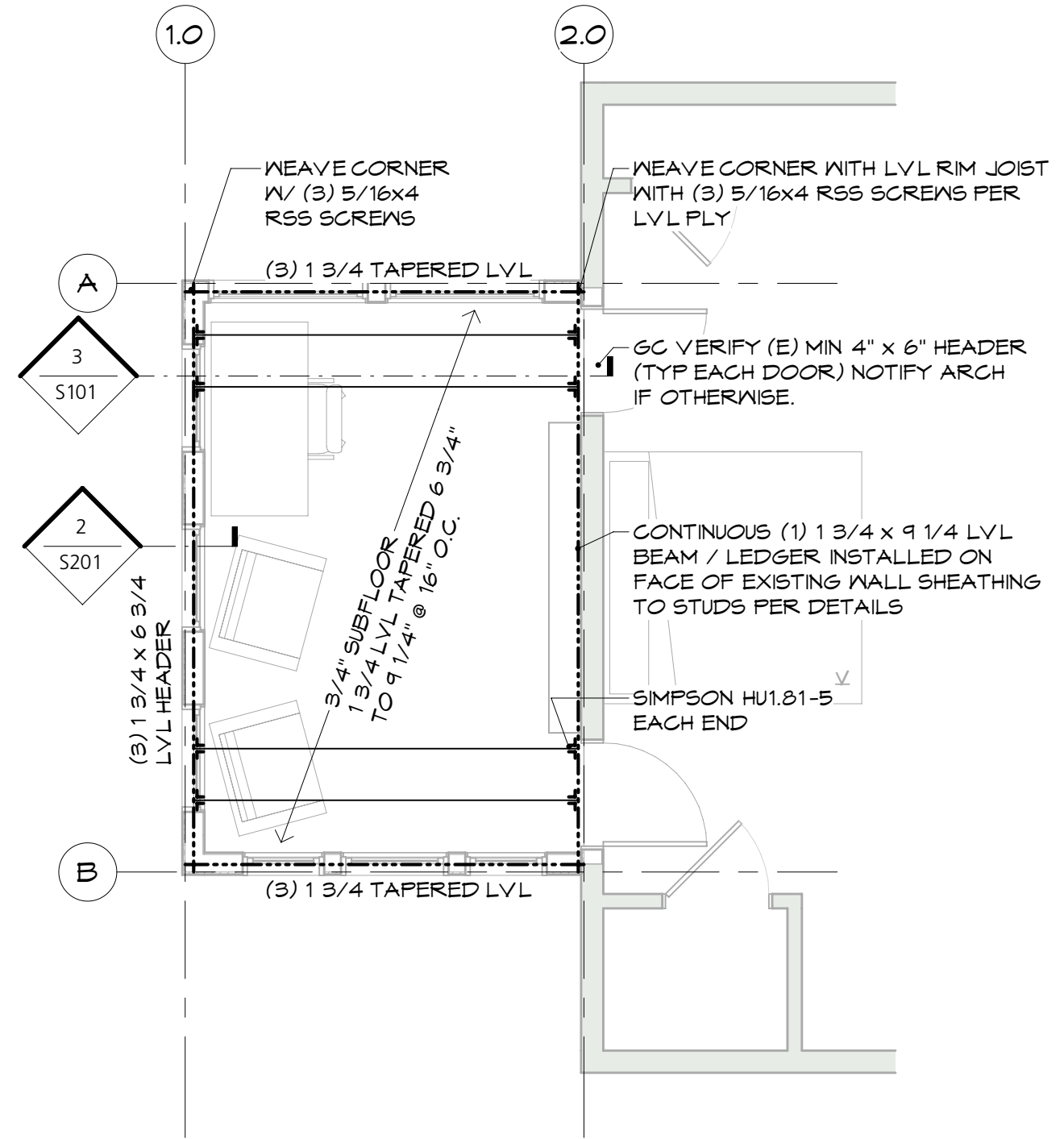
1 SECOND FLOOR FRAMING PLAN

S101 1/4" = 1'-0"



3 SECTION AT TAPERED LVL

S101 1/4" = 1'-0"



2 ROOF FRAMING PLAN

S101 1/4" = 1'-0"

1

S102

DORMER FRAMING PLAN

1/4" = 1'-0"

0'

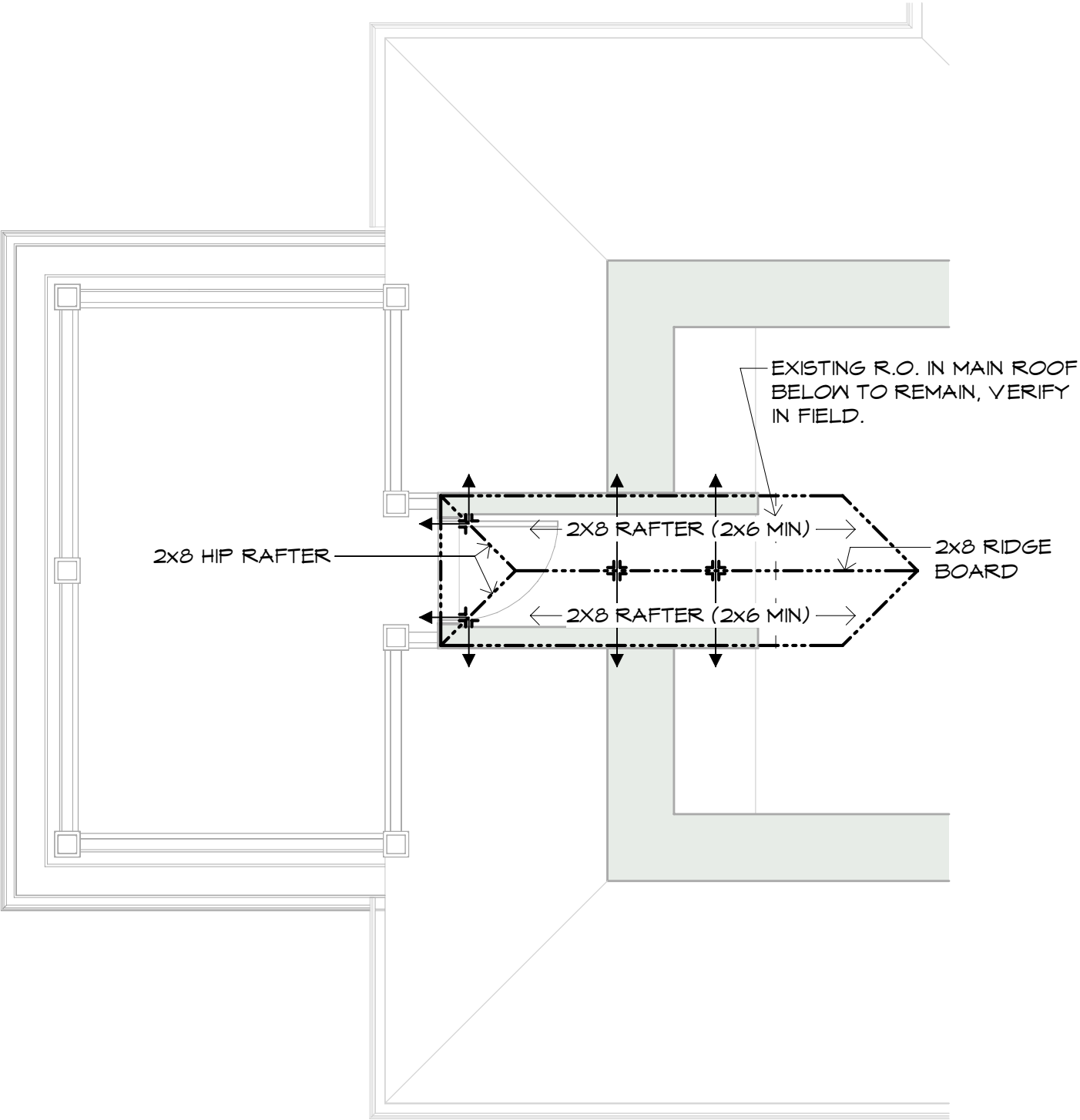
6"

1'

2'

4'

8'



STRUCTURAL

Albert Putnam Associates LLC

183 Park Row

Brunswick, Maine

PH: 201-729-6230

BARBA+WHEELOCK

ARCHITECTURE SUSTAINABILITY PRESERVATION

456 CAPSIC STREET

PORTLAND, MAINE 04102

207.772.2722

WWW.BARBAWHEELLOCK.COM

RENOVATION & ADDITION TO

FANBURG-GARTNER

RESIDENCE

Jonathan Fanburg & Stephanie Gartner-Fanburg

21 ORCHARD ST

PORTLAND ME 04102

STRUCTURAL FRAMING PLANS

SHEET SIZE:
11" x 17"

ISSUED FOR/REVISION:
OWNER REVIEW

DATE:
04 / 08 / 2020

DRAWN BY:
Barba + Wheelock

Copyright 2020

Fanburg

21 Orchard

S102

NOT FOR

CONSTRUCTION

PRINTED ON: 4/8/2020 2:45 PM

2

S103

SECTION AT GARAGE ROOF

1/4" = 1'-0"

0'

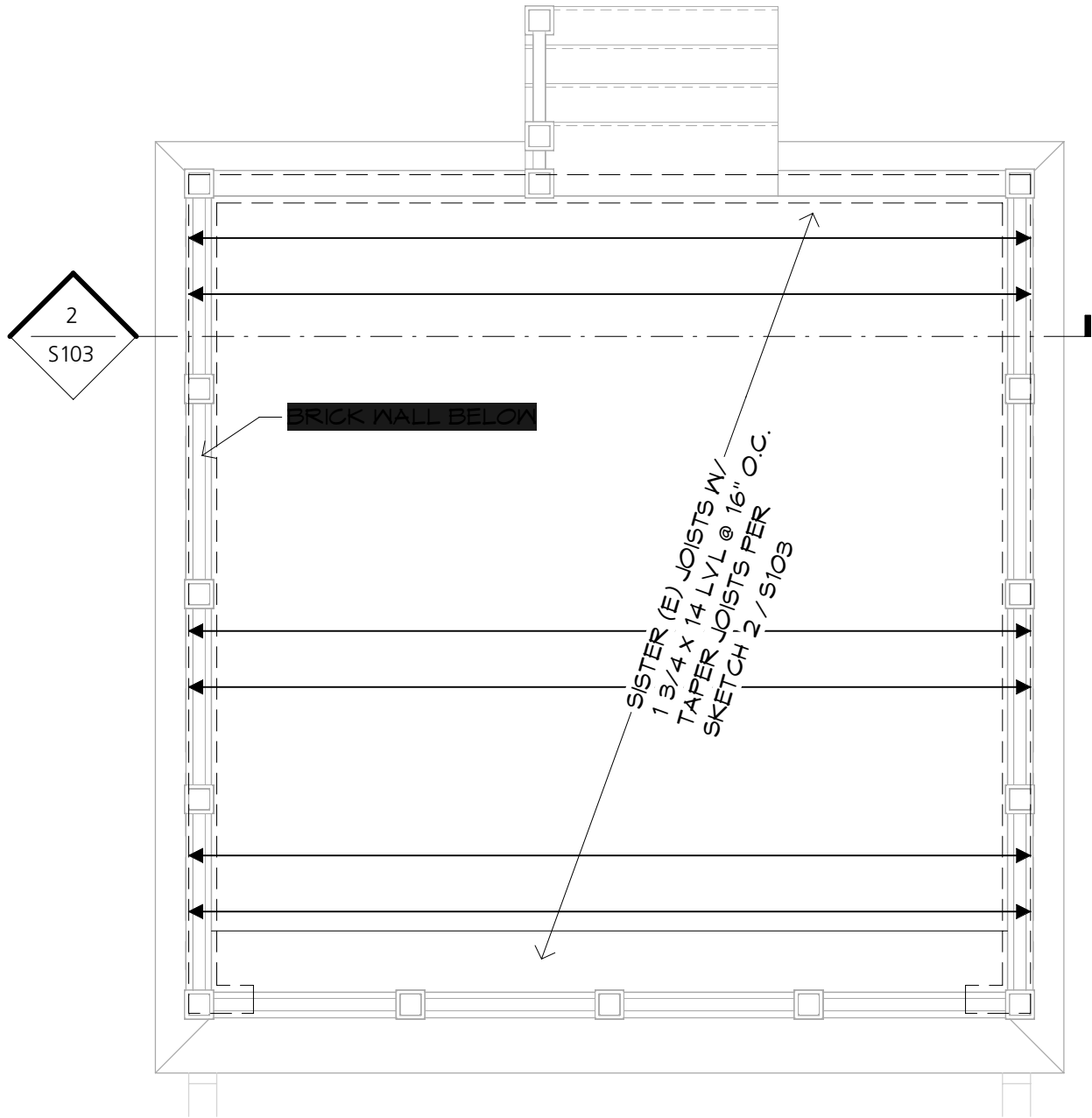
6"

1'

2'

4'

8'



1

S103

GARGE ROOF FRAMING PLAN

1/4" = 1'-0"

0'

6"

1'

2'

4'

8'

3

S103

STRUCTURAL DETAIL @ GARAGE

1 1/2" = 1'-0"

0'

1"

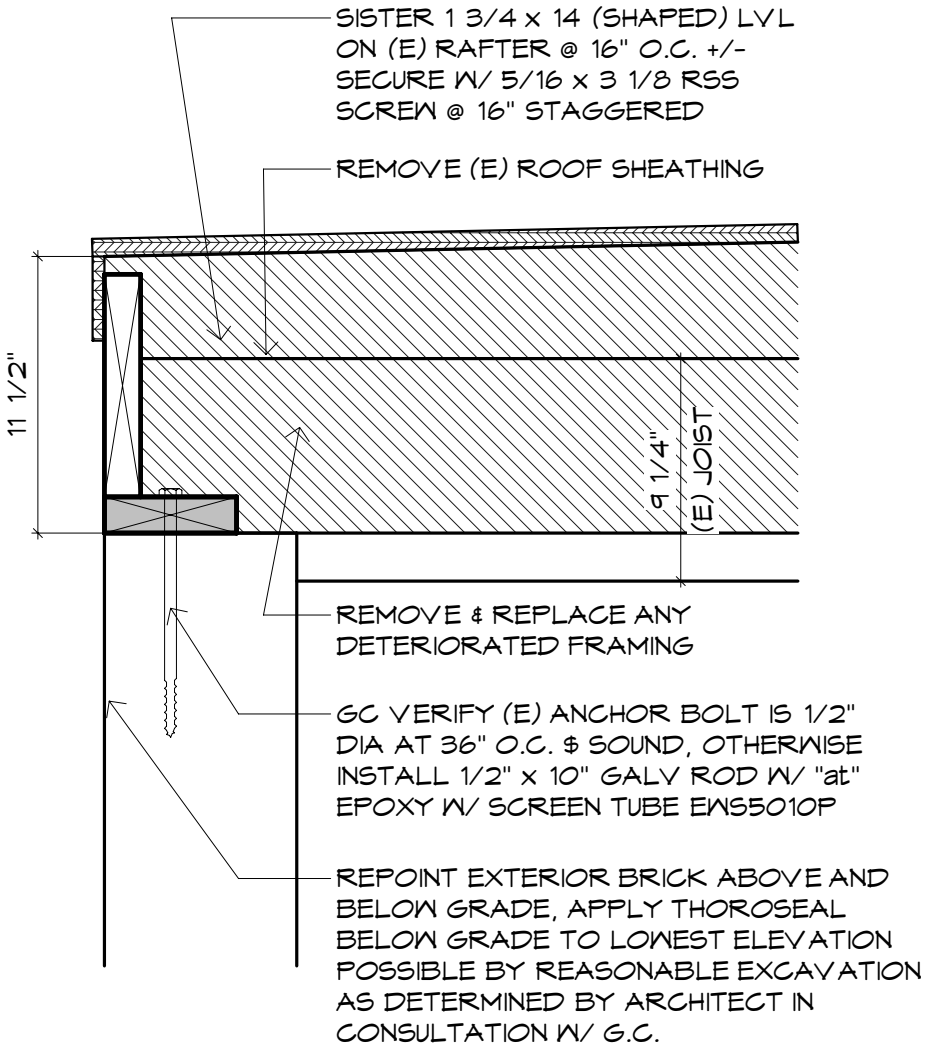
2"

4"

8"

1'

1'-4"



BARBA+WHEELOCK

ARCHITECTURE SUSTAINABILITY PRESERVATION

456 CAPISIC STREET
PORTLAND, MAINE 04102
207.772.2722
WWW.BARBAWHEELOCK.COM

NOT FOR CONSTRUCTION

STRUCTURAL

Albert Putnam Associates LLC

183 Park Row
Brunswick, Maine
PH: 207-729-6230

RENOVATION & ADDITION TO
FANBURG-GARTNER
RESIDENCE

Jonathan Fanburg & Stephanie Gartner-Fanburg
21 ORCHARD ST
PORTLAND ME 04102

GARAGE FRAMING PLANS

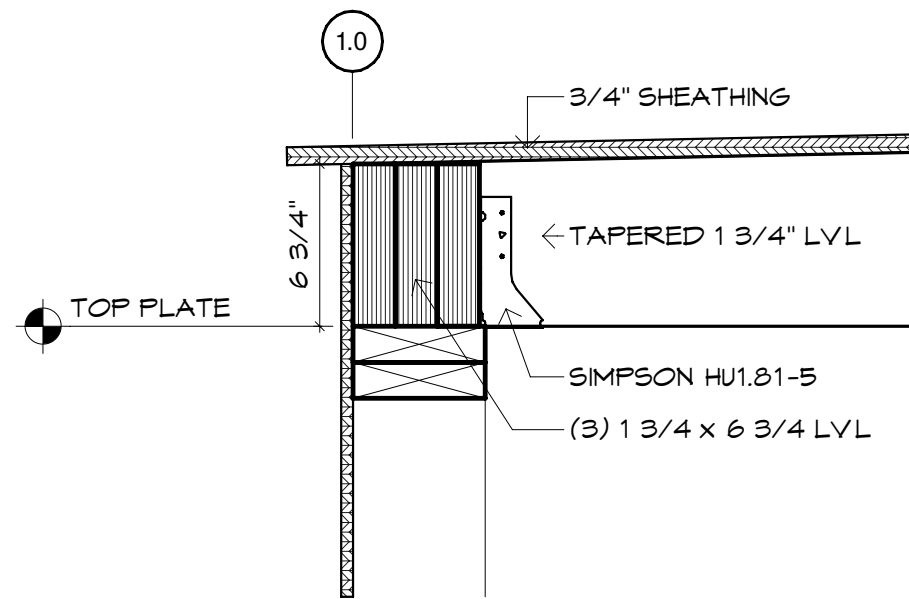
ISSUED FOR/REVISION:
OWNER REVIEW
DRAWN BY:
Barba + Wheelock
Copyright 2020

SHEET SIZE:
11" x 17"
DATE:
04 / 08 / 2020

Fanburg
21 Orchard

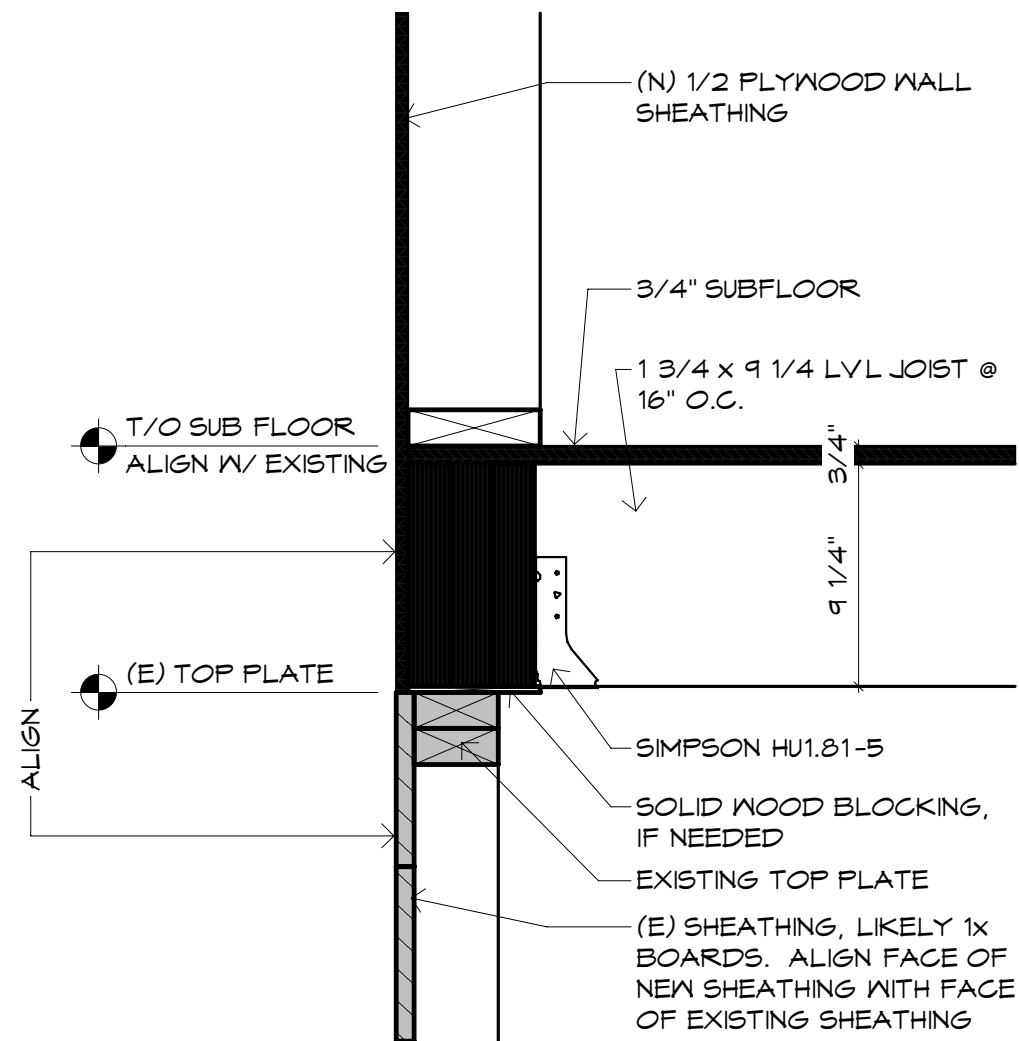
S103

PRINTED ON: 8/9/2023 2:19 PM



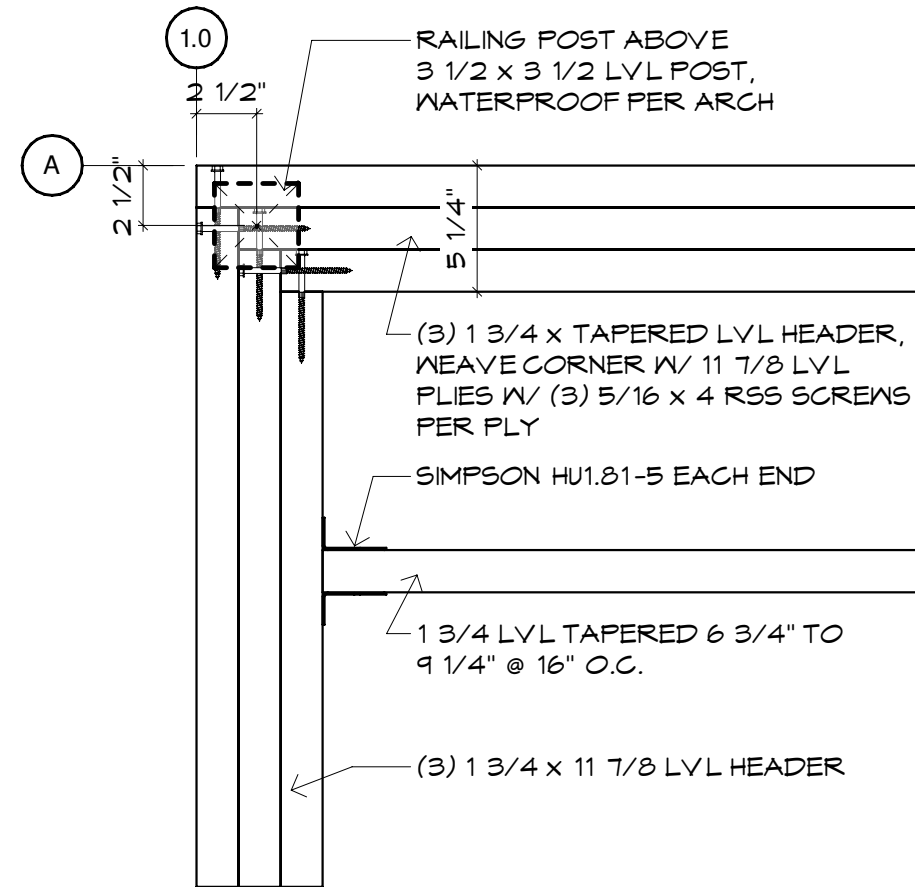
2 STRUCTURAL DETAIL @ ROOF

S201 1 1/2" = 1'-0"



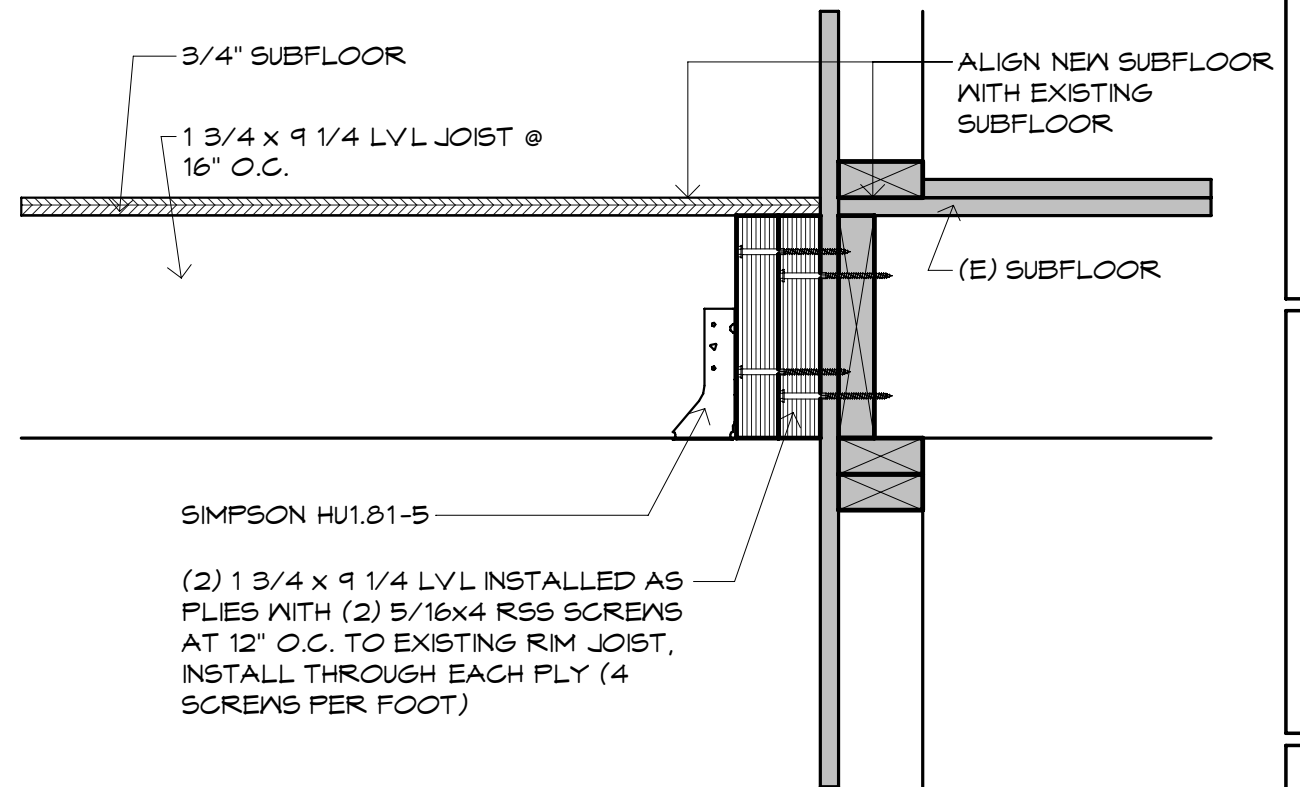
3 STRUCTURAL DETAIL @ SECOND FLOOR RIM

S201 1 1/2" = 1'-0"



1 STRUCTURAL DETAIL @ LVL CORNER

S201 1 1/2" = 1'-0"



4 STRUCTURAL DETAIL @ LEDGER

S201 1 1/2" = 1'-0"



RAILING STYLE - GARAGE:

- COMPOSITE POSTS & RAILS W/ CONCEALED CONNECTIONS
- MAHOGANY TOP RAIL
- VERTICAL CABLE RAILS
- PAINTABLE

RAILING STYLE - HOUSE:

- COMPOSITE POSTS & RAILS W/ CONCEALED CONNECTIONS
- NON-REFLECTIVE GLASS PANELS
- PAINTABLE



RENOVATION & ADDITION TO
FANBURG-GARTNER
RESIDENCE

BARBA+WHEELLOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION

04 / 08 / 2020

IMAGE BOARD

A1

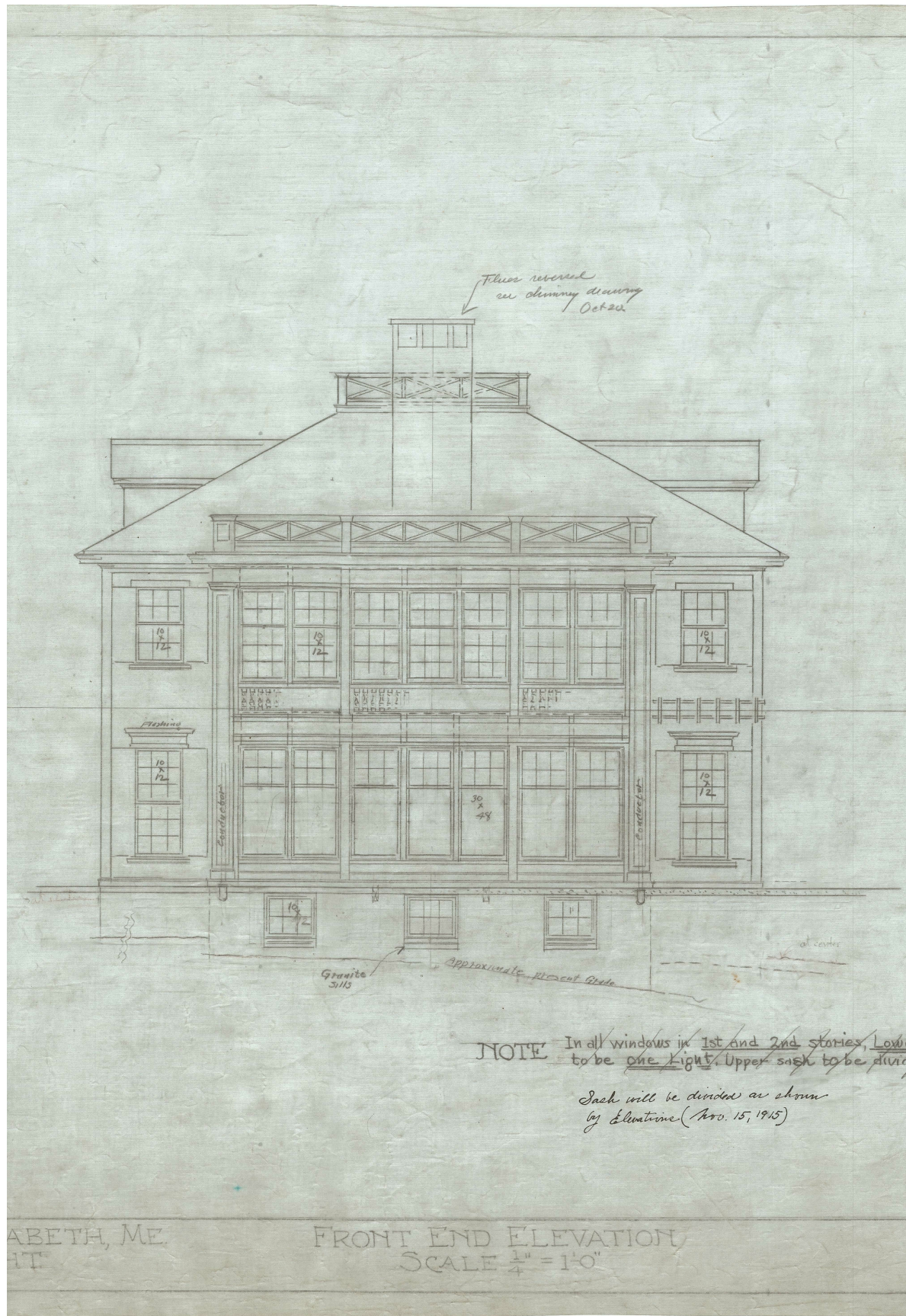


DECK STYLE HOUSE:

- WOOD PANELS ON PEDESTALS

DECK STYLE GARAGE:

- PAVERS PANELS ON PEDESTALS



John Calvin Stevens design Circa 1915
Cape Elizabeth, ME

TWO STORY SUN PORCH AND
THIRD FLOOR ROOF BALUSTRADE

RENOVATION & ADDITION TO
FANBURG-GARTNER
RESIDENCE

BARBA+WHELOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION

04 / 08 / 2020

A3

IMAGE BOARD



John Calvin Stevens design Circa 1915
Cape Elizabeth, ME



TWO STORY SUN PORCH AND
THIRD FLOOR ROOF BALUSTRADE

RENOVATION & ADDITION TO
FANBURG-GARTNER
RESIDENCE

BARBA+WHEELOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION

04 / 08 / 2020

A4

IMAGE BOARD



29 Orchard St | 21 Orchard Street



Chadwick Street



29 Bowdoin Street

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
50 WHARF STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: May 1, 2020
RE: May 6, 2020 **WORKSHOP**

Application for: Certificate of Appropriateness for Exterior Alterations and Rooftop Deck
Address: 50 Wharf Street
Applicant: Brian Hanson
Property Owner: Wharf Properties LLC
Project Architect: Ryan Senatore

Introduction

Architect Ryan Senatore and applicant Brian Hanson are requesting preliminary review for a program of exterior alterations at 50 Wharf Street. The subject building, which is classified as a non-contributing structure in the Portland Waterfront Historic District, is a much-altered, one-story, former warehouse structure with frontage on Wharf and Union Streets. The building houses several retail/restaurant tenants and Mr. Hanson owns the business occupying all of the Wharf Street frontage, Independent Ice Company. Included in the current proposal are façade alterations facing Wharf Street:

- An enlarged storefront window near the east entrance, to increase consistency with other storefront windows
- The addition of a door in the existing storefront opening near the middle of the frontage,) and
- Construction of a rooftop deck at the eastern end, with enclosed access and exterior egress stairs.

As part of earlier renovation projects by previous building owners, in 2005 and 2009, the facades of 50 Wharf Street moved toward greater consistency and order, with the installation of several matching storefront windows. In 2018 the Board reviewed a number of alterations to the Wharf Street elevation in conjunction with renovation of interior spaces. Not all of the 2018 proposals were carried out, but the pattern of reestablishing a consistent aesthetic continued.

For the workshop on May 6, Mr. Senatore has submitted a cover letter, plans and elevations, photos of existing conditions, and renderings of the proposed additions and alterations. Staff has added recent photos of existing conditions, and older photos of the former appearance. Also included are pages from the Standards for New Construction.

Subject Property, Noncontributing Status, Previous Renovations

As noted above, the former warehouse at the corner of Wharf and Union is identified as a noncontributing building in the Portland Waterfront Historic District inventory. Records indicate that it was built sometime after 1882, replacing five wooden buildings. The building's original appearance can be surmised by looking at its south elevation (facing Commercial Street). Though all of the windows have been bricked in on this side, the segmental arch hood outlines and stone sills remain. Two of these arched openings remain on the Wharf Street elevation as well. Beyond these few remaining details, the building has been thoroughly altered through numerous rounds of renovations. For the Board's interest, staff has enclosed several photographs of the building over time.

Renovations undertaken since the historic preservation ordinance went into effect have focused on providing more visual consistency or cohesion to the exterior where possible. Although noncontributing buildings may be demolished as of right, the ordinance nonetheless includes review standards for proposed alterations to noncontributing buildings. The standards are intended to 1) ensure that any renovations not exacerbate the visual discord with the surrounding neighborhood; and 2) where practicable, guide projects to a more compatible relationship with the surrounding context. (See full text of review standards below.)

In 2005, the Board reviewed a proposal for exterior alterations to the right side of the Union Street façade. In that review, an effort was made to provide a consistent appearance for the two former garage door openings. In 2009, another owner proposed a series of alterations to the left side of the Union Street façade and the Wharf Street elevation. That project addressed all but the easternmost end of the Wharf Street elevation and included the removal of various elements of architectural salvage that had been applied to the building exterior over time (see photos) and the installation of a consistent storefront system across the façade. Again, the Board's goal in the review was to provide more visual cohesion to the building.

The 2018 alterations included alterations to the existing recessed entrance at the east end of the building and removal of the awning there; also, implementation of a lighting and signage program and removal of a fence along the façade. In 2018 the middle storefront window was proposed as a door with an exterior ramp, but amended plans reduced the scope to just storefront windows matching the others. Also omitted from the proposed scope of the 2018 work and not executed, were the removal of the low brick wall at the eastern end and installation of glazed overhead doors in place of two storefront windows.

Proposed Alterations

The proposed alterations and installations are itemized in the introduction to this report and have been summarized by Mr. Senatore in his cover letter. Mr. Senator has provided elevations as well as computer-generated renderings of the proposed work. The most substantial addition proposed is the addition of a rooftop deck with enclosed stairs over most of the eastern half of the low-pitched gable roof. Staff notes that while the deck structure, railing system, and stair tower all feature black metal components and the slatted wood skirt below the deck is proposed as black painted wood, the pergola proposed above the deck is to be natural wood.

The new door proposed near the middle of the façade differs from the 2018 proposal because the interior program has changed since then. It is now proposed as an entrance for staff, not patrons, and does not include a ramp outside for accessibility, only stairs. The concrete stairs are to be colored with charcoal dye, and the railing is a simple black pipe.

Note that the architect's submittal does not include an elevation drawing of existing conditions. The Board will need to compare the photos of existing conditions with the proposed elevation.

Staff Comments and Questions for Consideration

- Board members may want to consider Mr. Senator's assertion that the massing of the deck and pergola, beginning at the front (street) edge of the roof and not set back at all, enhances the streetscape of Wharf Street by reinforcing the predominant street wall of two or more stories – for approximately half the length of the roof.
- Staff suggests the Board consider the choice of naturally finished wood for the proposed pergola, and whether a painted finish, not necessarily black but still fitting an industrial aesthetic, might be a better choice given the context.
- A more detailed rendering or elevation would be useful to fully show the relationship between the new stair tower, pergola, and the historic but eclectically altered building immediately to the east.
- Commercial code requires a guard rail at 42" on the deck, but perhaps consideration could be given to a rail and balustrade ending 36" above the deck with a higher horizontal element to meet the guardrail requirement.
- Staff notes that the deck and pergola will help hide some but not all of the existing rooftop mechanical equipment. Though the Board may not be in a position to require it, would it be possible to explore incorporating more screening into an extension of the rooftop construction?
- It appears that the rear egress stairs are proposed to descend outside the property boundary behind 50 Wharf Street, in the alley behind the Commercial Street buildings. Have the implications been explored, to be certain this will be possible in terms of legal permissions and code requirements?
- On the plans the enclosed stairs are marked "Phase Two." Will the applicants explain the phasing plan at the workshop?
- Staff notes there appear to be no plans to make the new roof deck accessible.

Applicable Review Standards

As the subject property is classified as a non-contributing structure, the proposed alterations shall be reviewed under the ordinance's Standards for Review of Noncontributing Structures.

- (a) In considering an application for a certificate of appropriateness involving alteration(s) to a noncontributing structure the standards for review of alterations set forth in section 14-650 shall apply as applicable. The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the historic preservation board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.*
- (b) In considering an application for a certificate of appropriateness involving comprehensive redesign of a noncontributing structure, the standards for review of construction set forth in section 14-651 shall apply. (See Attachment 6.)*

Attachments:

1. Applicant's project description
2. Applicant's photos of building paired with renderings of proposed construction
3. Plans and elevations
4. Recent photos supplied by staff
5. Photos of the building in past years
6. Pages from Standards for New Construction

January 13, 2020

Deb Andrews

Historic Preservation Program Manager
389 Congress Street
4th Floor
Portland, ME 04101

Re: 50 Wharf Street

Deb,

Please see the attached submission for the Historic Board Review for the proposed renovations to 50 Wharf Street. The project includes installation of a new storefront window in an enlarged masonry opening to match the adjacent existing windows, a new service entry door within an existing storefront windows, with a new landing and step. Note we did get Historic Board approval for a similar project recently at this door but with a different scope of work. We are also proposing to add a rooftop deck with two egress stairs and a pergola. The design of the deck consists of a steel frame deck structure with exposed members to enhance the industrial aesthetic of the existing building. We have placed a natural finished wood pergola on top of the new deck which also reflects the raw material aesthetic and the exposed wood framing within the existing building. The existing building is a long one story facade on Wharf Street which is not the dominant street wall found on Wharf Street. Most of Wharf Street is defined by multi story structures on both sides creating an intimate street experience. We believed that adding the roof deck and pergola will help enhance the pedestrian streetscape experience by providing vertical massing to the existing one story structure, further extending the typical Wharf Street wall massing.

We are very excited to present this project to the City and strengthen the Wharf Street, streetscape. We look forward to presenting the project at the upcoming Historic Review Board meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Senatore", is positioned above the typed name.

Ryan Senatore, AIA LEED-AP

Principal

50 WHARF STREET
PORTLAND, MAINE

JANUARY 13, 2020



1 VIEW LOOKING SOUTH ON WHARF STREET (BEFORE)
N.T.S.

50 WHARF STREET PORTLAND, MAINE

JANUARY 13, 2020



1 VIEW LOOKING SOUTH ON WHARF STREET
N.T.S.

RYANSENATORE **ARCHITECTURE**

50 WHARF STREET PORTLAND, MAINE

JANUARY 13, 2020



1 VIEW LOOKING EAST ON UNION STREET (BEFORE)
N.T.S.

PROGRESS PRINT ONLY
Not for Construction

50 WHARF STREET PORTLAND, MAINE

JANUARY 13, 2020



1 VIEW LOOKING EAST ON UNION STREET
N.T.S.

RYAN SENATORE **ARCHITECTURE**

PROGRESS PRINT ONLY
Not for Construction

50 WHARF STREET PORTLAND, MAINE

JANUARY 13, 2020



1 VIEW LOOKING EAST ON WHARF STREET (BEFORE)
N.T.S.

RYAN SENATORE **ARCHITECTURE**

PROGRESS PRINT ONLY
Not for Construction

50 WHARF STREET PORTLAND, MAINE

JANUARY 13, 2020



1 VIEW LOOKING EAST ON WHARF STREET
N.T.S.

RYAN SENATORE **ARCHITECTURE**

PROGRESS PRINT ONLY
Not for Construction

50 WHARF STREET
PORTLAND, MAINE

JANUARY 13, 2020

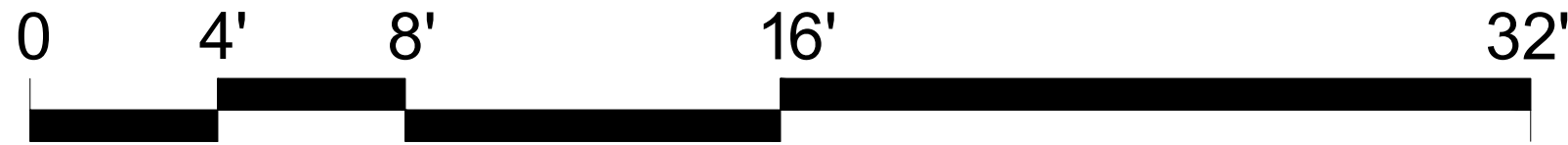
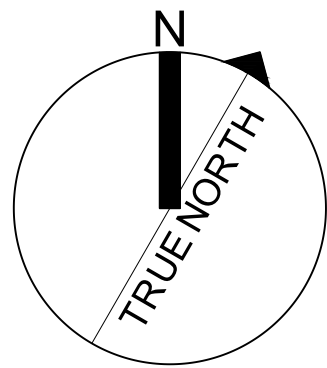


1 VIEW LOOKING SOUTH ON WHARF STREET
N.T.S.

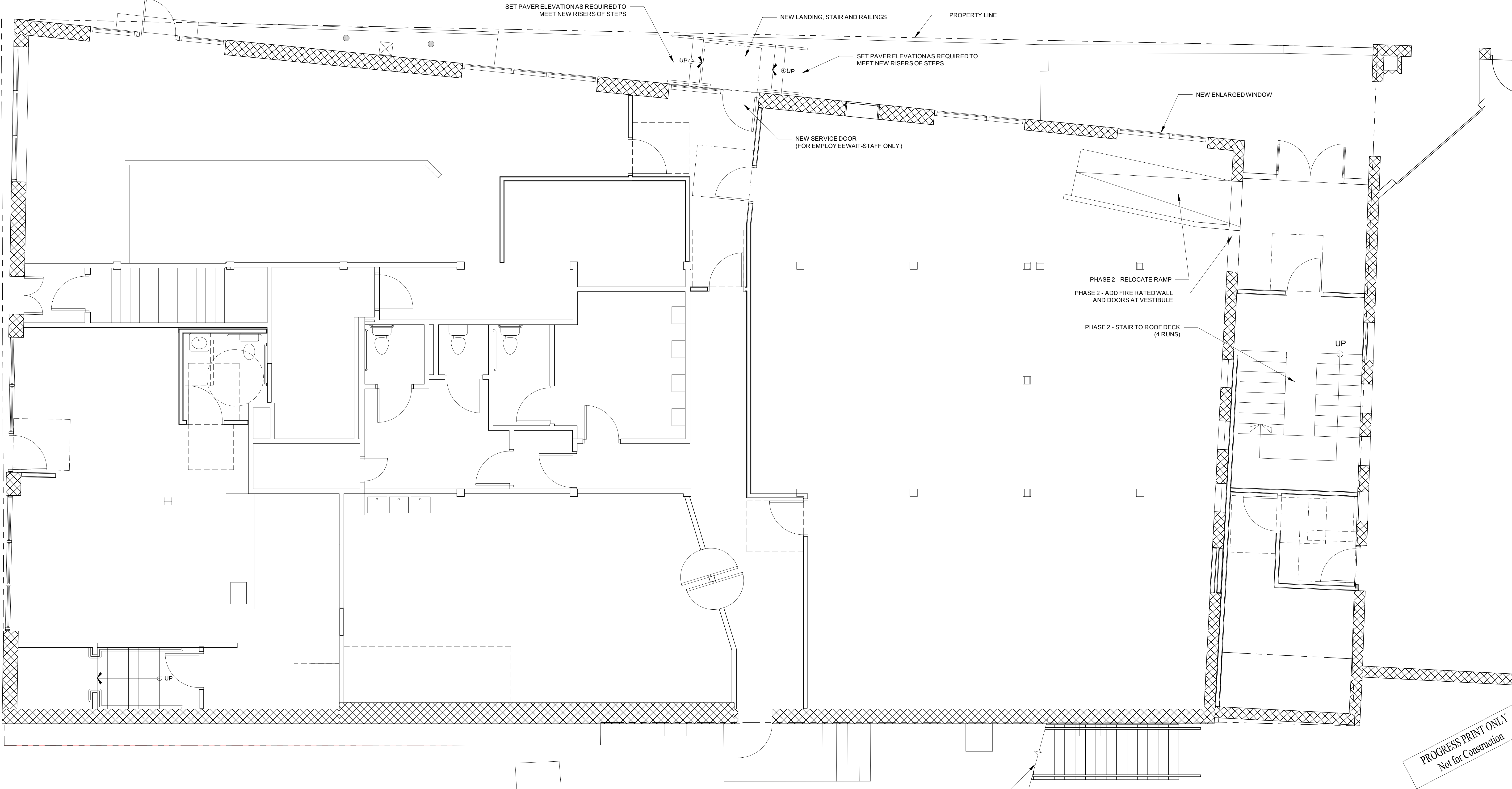
PROGRESS PRINT ONLY
Not for Construction

50 WHARF STREET
PORTLAND, MAINE

JANUARY 13, 2020



WHARF STREET

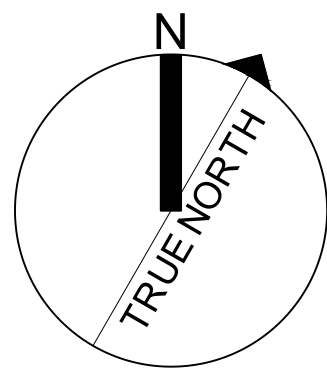


1 FIRST FLOOR PLAN
1/4" = 1'-0"

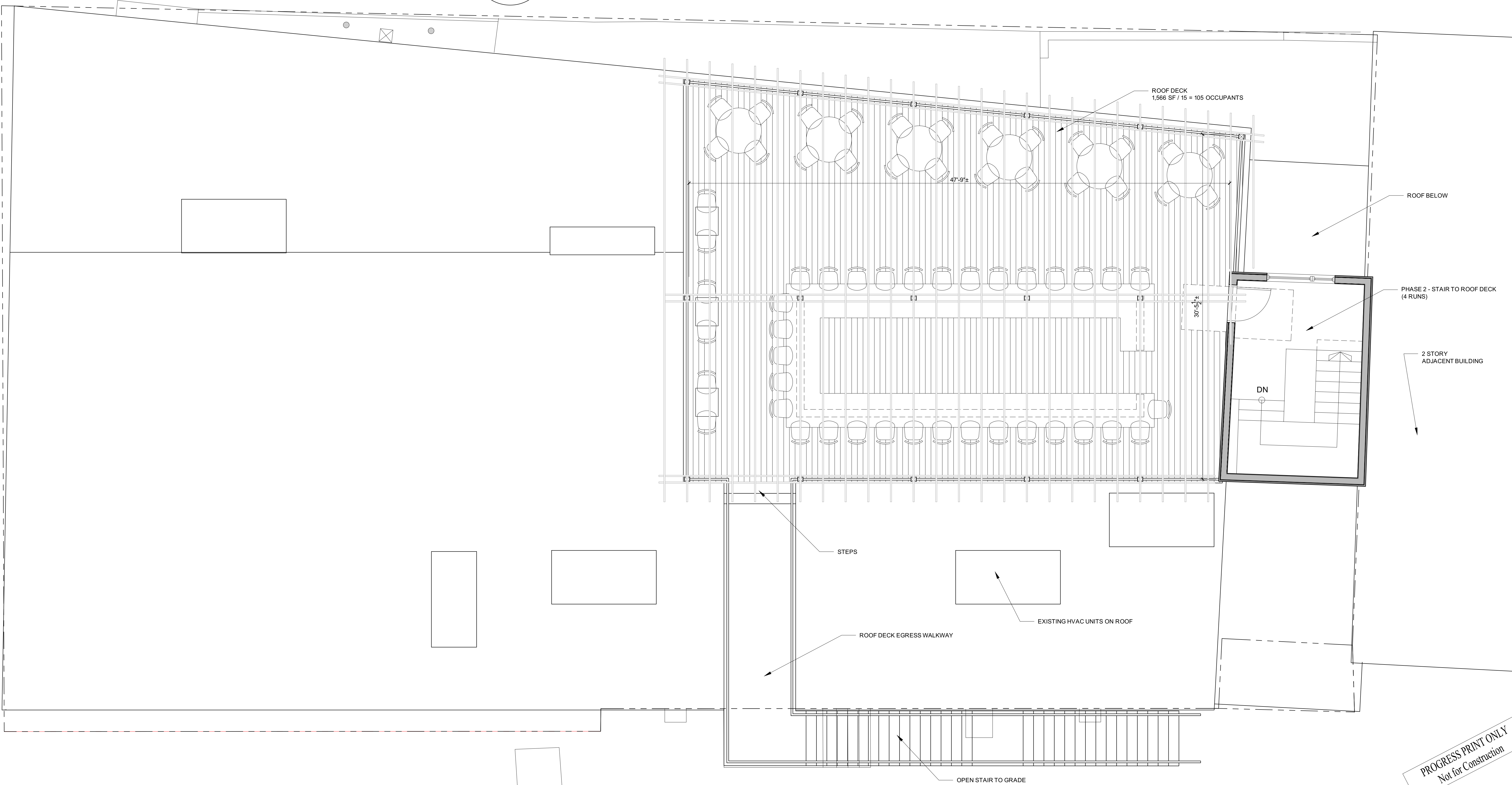
PROGRESS PRINT ONLY
Not for Construction

50 WHARF STREET
PORTLAND, MAINE

JANUARY 13, 2020



WHARF STREET

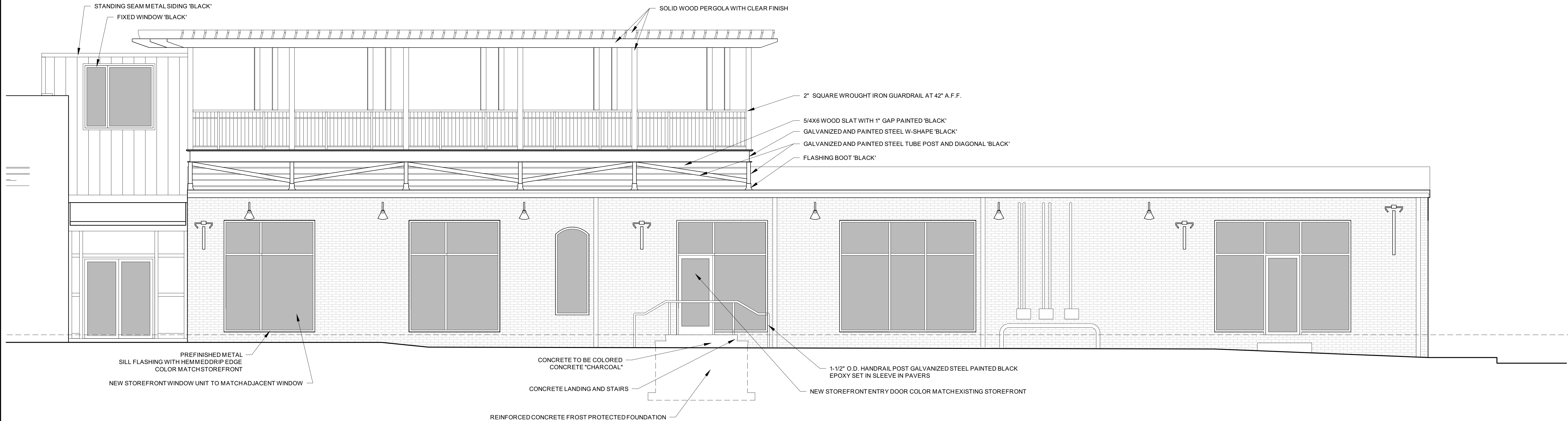


1 ROOF DECK FLOOR PLAN
1/4" = 1'-0"

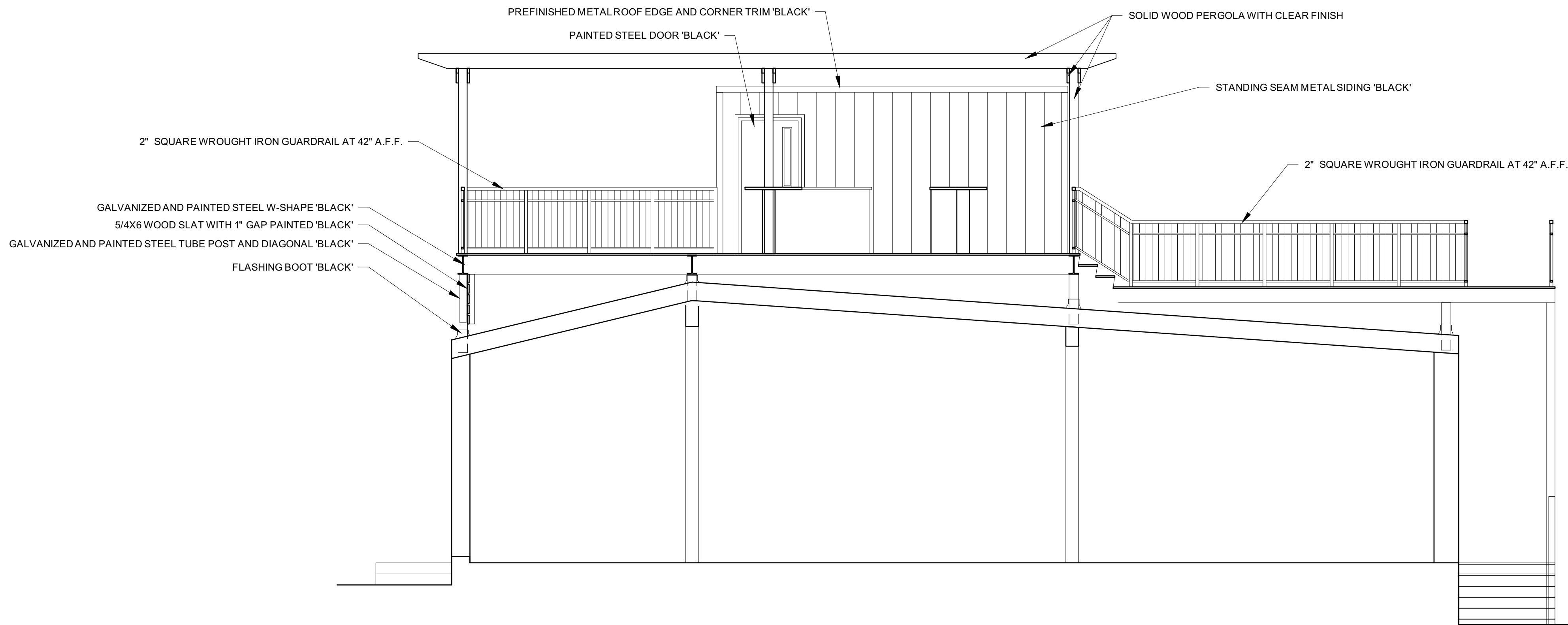
PROGRESS PRINT ONLY
Not for Construction

50 WHARF STREET
PORTLAND, MAINE

JANUARY 13, 2020



2 WHARF STREET (NORTH) EXTERIOR ELEVATION
1/4" = 1'-0"



1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction



WHARF ST

ONE WAY

WELL-MADE DRINKS
HONEST FOOD
WARM HEARTED SERVICE

FOR LEASE
750± SF
RETAIL/OFFICE SPACE
JOIN ROYALE LUNCH BAR
BOULDS COMPANY 207 772 1333

ROYALE
LUNCH BAR

ROYALE
LUNCH BAR



WHARF ST

ONE WAY

INDEPENDENT

GOOD COMPANY

WELL-MADE

HO...





WHISKEYS
WORLDLY & LOCAL

MAINE
ALES

TOYOTA TUNDRA

3C 9998

SHELL FIT-UP
UNION STREET
PORTLAND, MAINE



RYAN SENATORE
ARCHITECTURE
565 CONGRESS STREET
PORTLAND, MAINE 04101
207-850-6414
rsaseniorearchitecture.com

CONSULTANTS:

REVISIONS:

DATE: 20 FEBRUARY 2018

PROJECT No. 1778

DRAWN BY: RRT, RJS, JPF

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
PHOTOS



4 EXISTING VIEW LOOKING EAST ON WHARF STREET



2 EXISTING VIEW LOOKING WEST ON WHARF STREET

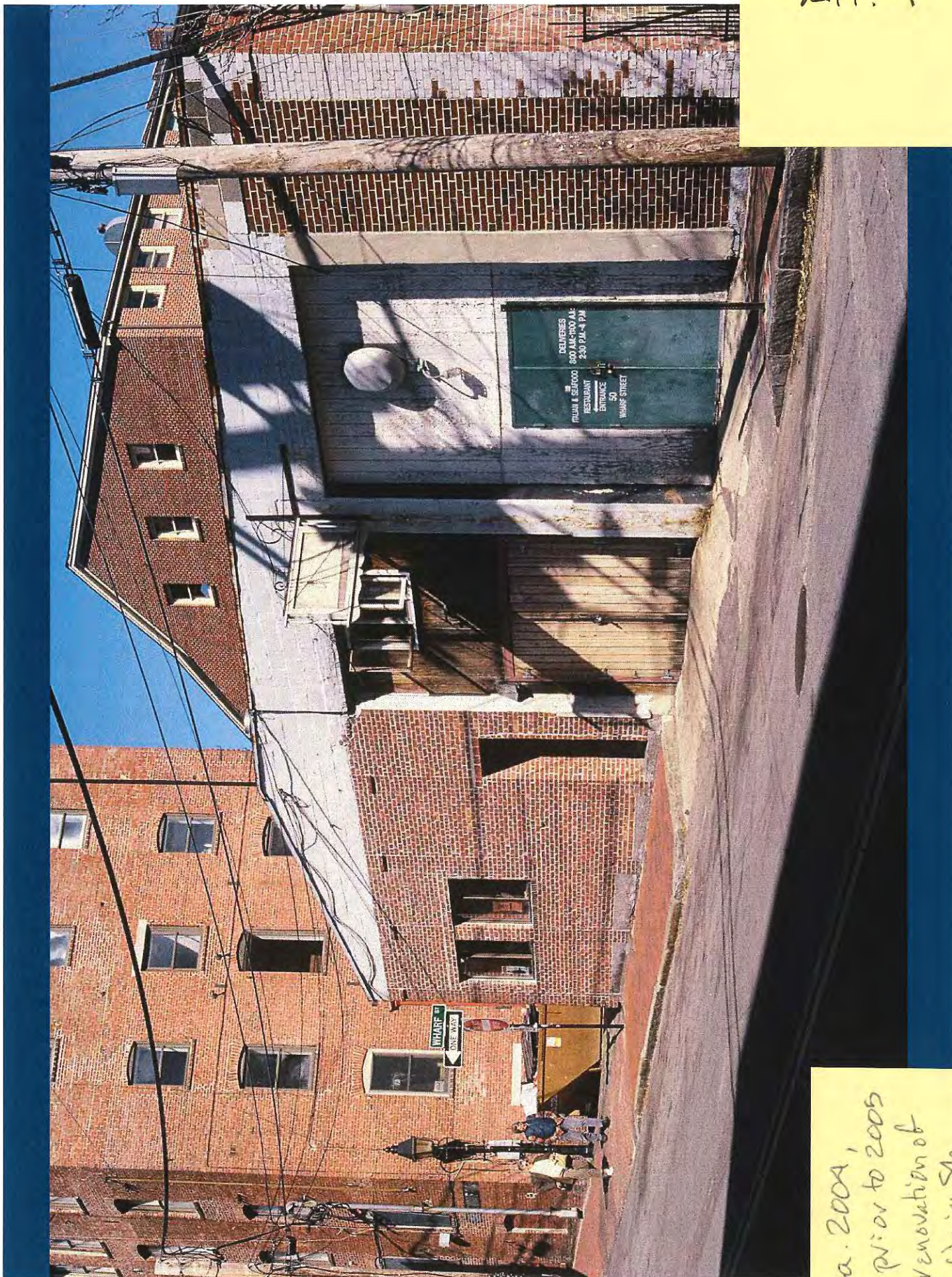


3 EXISTING VIEW LOOKING SOUTH ON WHARF STREET

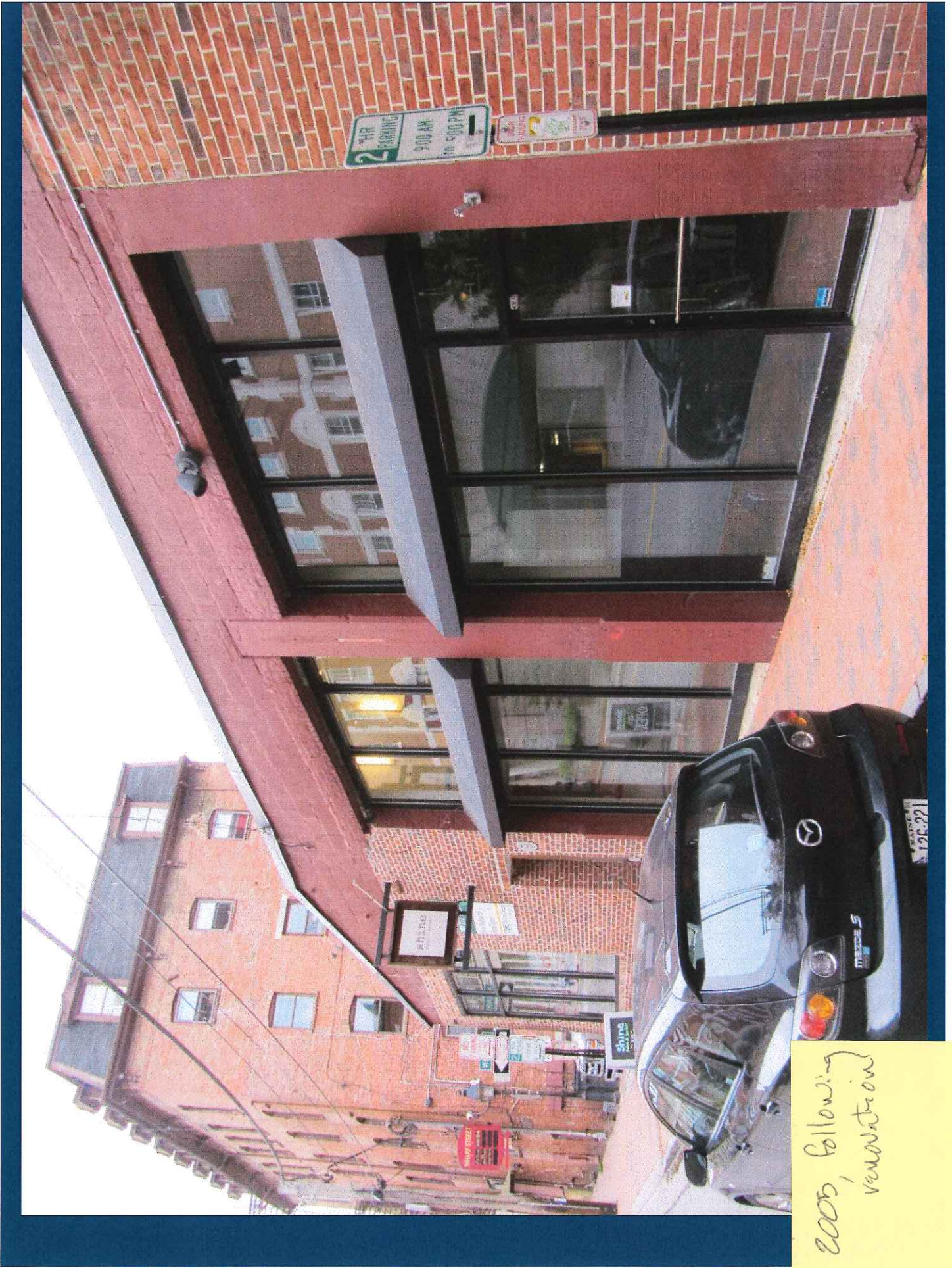


1 EXISTING VIEW FROM UNION STREET

Att. 4



ca. 200A,
prior to 2005
renovation of
Union St.
elevation

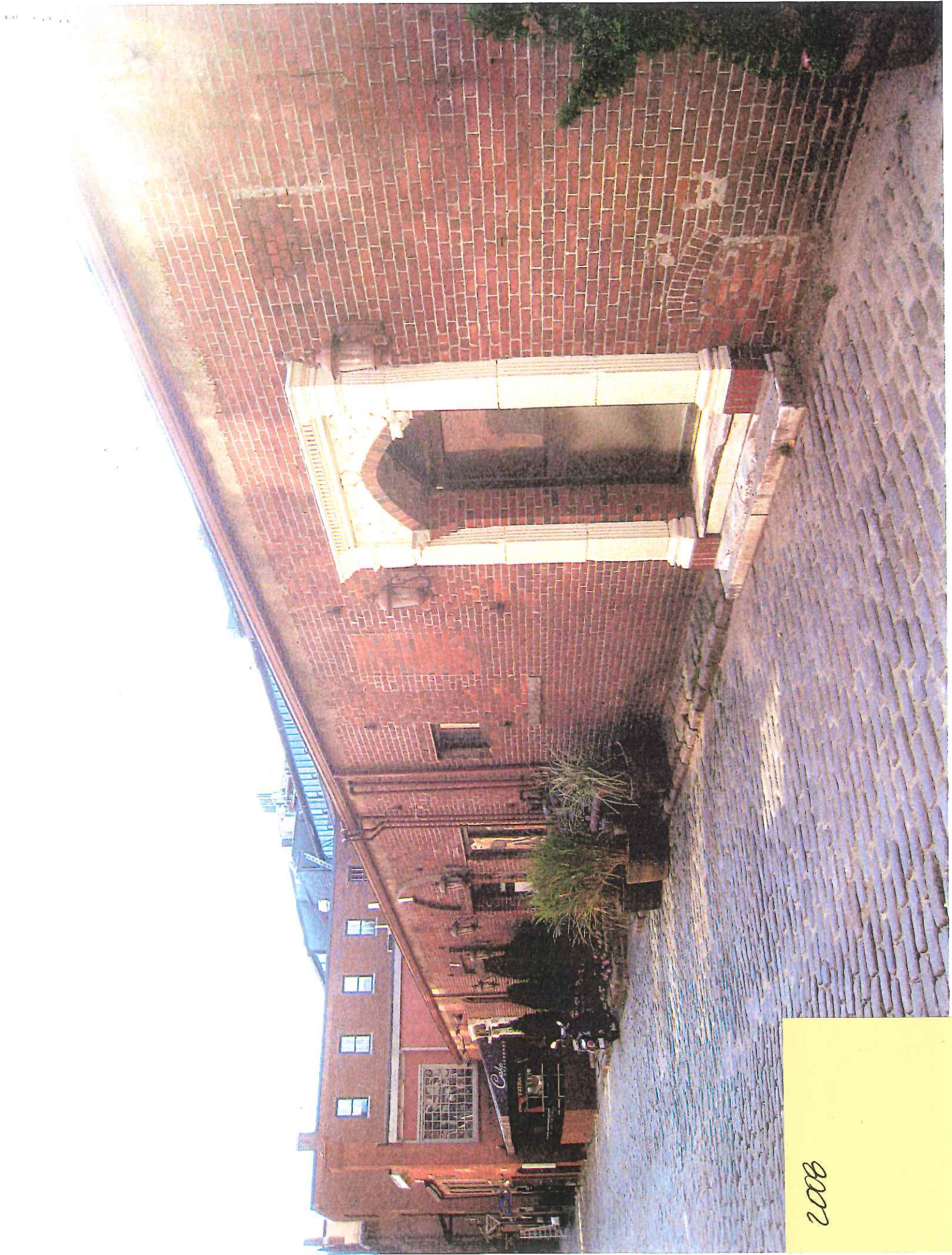


2005, following renovation

Att. # 3



2008, prior to
2009 renovation
of balance of Union
St. elevation and
Wharf St. elevation.



2002



FOR LEASE
1-800-7-0377-5F
Call for information/lease
properties with potential
invest, equipment and busi-
ness with potential
lease space.
CALL FOR MORE INFORMATION
CALL 1-800-7-0377-5F
CBRE | Real Estate

2008



2010, prior to
railing installation

STANDARDS: REVIEW OF CONSTRUCTION

5

New Construction Standards

Preamble

The placement of a new building or building addition into an existing historic context presents design problems often quite different from those for new construction on open sites. The challenge, simply put, is one of designing a building which is both distinct from and compatible with the buildings that surround it.

Striking a balance between continuity and change is especially important within historic districts. On the one hand, a commitment to historic preservation should not stifle dynamic, creative contemporary architecture. On the other hand, ill-conceived new construction can easily diminish the visual qualities which led to an historic district's special designation.

The purpose of the following standards is to provide guidance in 1) identifying the visual qualities of a given site's context and 2) assessing whether or not a proposed design is likely to compliment that context. The replacement of historic fabric with new construction can, especially in the aggregate, alter the appreciation of an area as a historic district. Therefore, new construction in such a setting must be carried out with extreme care and respect for that context.

The central idea behind good design in a historic context is a simple one. To a large degree, the scale, mass, orientation and articulation of an infill building or addition should be compatible with that of the buildings that surround it. Broadly stated, compatibility refers to the recognition of patterns and characteristics which exist in a given setting, and a responsiveness in new design or renovation which respects these established patterns and characteristics. Although similarity of design is one way or achieving compatibility in a historic context, a creative and distinctly contemporary

design response is both permitted and encouraged. The modern designer is allowed the freedom of individual expression -- within parameters established by the new building's context.

While a specific solution for a given setting cannot be anticipated in a simple set of guidelines, there are a number of building characteristics which can be used to gauge visual compatibility of new construction in an existing context. These characteristics are:

Scale and Form

Height.
Width.
Proportion of principal facades.
Roof shapes.
Scale of the structure.

Composition of Principal Facades

Proportion of openings.
Rhythm of solids to voids in facades.
Rhythm of entrance porch and other projections.
Relationship of materials, texture and color.
Signs, canopies and awnings.

Relationship to the street

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

these sites should fill the gap in the street wall with a design that strongly reinforces and is compatible with the features and patterns of adjacent buildings.

The second photo shows a vacant parcel on the south side of Fore Street, flanked by the Mariner's Church and the Boothby Square block, and across the street from the former Armory. While the overall height of the surrounding buildings is fairly consistent, the scale of the buildings varies considerably, as do rooflines, roof shapes and building materials. The gable ends of the Armory, the Mariner's Church and the end building of the Boothby Block, create unusual and distinctive profiles both from the street and on the skyline that is unique in the Old Port. Also, the width of buildings varies from single bay commercial blocks to the broad expanse of Mariner's Church.

The complexity and diversity of this setting offers much more flexibility and unique opportunities for infill development than the Commercial Street sites. There are not as many consistent, strong characteristics to focus design options, but rather a diversity of characteristics to challenge the designer. A new building on this site could, and perhaps should, be quite different from one erected on a Commercial Street site because of the more diverse context.

Both of these examples are from commercial areas. Variations in context, sometimes dramatic, occur within residential neighborhoods as well, as the following two streetscapes in the West End illustrate. The mansard-roofed houses on Cushman Street exhibit a remarkable homogeneity, as evidenced in uniform setbacks; scale; rooflines; projecting bays, dormers and steps; and degree of ornamentation (see photo on following page). A proposal for a new house in this context should recognize the homogeneity of building characteristics and should be designed to integrate with and contribute to the strong unified character of the district. A design of contrasting patterns would be more difficult to accommodate in this context.

The second photograph shown on the following page showing houses and churches on State Street contrasts dramatically with Cushman Street. Houses are larger, of many disparate styles, with larger sideyards and front yards. What unifies this streetscape is the high quality design and materials, dynamic roof shapes, and many irregular projections such as gables, turrets, bay windows, porches and chimneys. There is much more room for variety and creativity in this setting. Scale, setback, high level of detail, and overall design quality serve as the principal contextual cures for a new building design in this instance.



South side of Fore Street.