

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 July 1, 2020 at 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: Jul 1, 2020 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Public Hearing 07/01/2020

Please click the link to join the webinar: <https://us02web.zoom.us/j/88019244126>

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: +13017158592,,88019244126# or +13126266799,,88019244126#

Or Telephone:

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

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

Webinar ID: 880 1924 4126

International numbers available: <https://us02web.zoom.us/j/88019244126>

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 planningboard@portlandmaine.gov

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 17, 2020

- i. MHPC Request for Review and Comment on Expansion of Portland Waterfront Historic District to include 113-115 Middle Street. The Board voted 5-0 (Naifeh and Tate absent) to recommend expansion of the Portland Waterfront National Register Historic District to include 113-115 Middle Street, based on findings that the building meets applicable National Register criteria.

3. COMMUNICATION AND REPORTS

4. PUBLIC HEARING - 5:00 PM

- i. Certificate of Appropriateness for Exterior Alterations, Building Addition and Site Alterations; 188 Vaughan Street; Gregg Lipton and Sara Crisp, Applicant.
- ii. Certificate of Appropriateness for Exterior and Site Alterations; 130A Park Street, Lori Price, Applicant.

5. CONSENT AGENDA

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

**PUBLIC HEARING
188 VAUGHAN STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: June 25, 2020
RE: July 1, 2020 **PUBLIC HEARING**

Application for: Certificate of Appropriateness for Exterior and Site Alterations,
Addition

Address: 188 Vaughan Street

Applicant: Sara Crisp and Gregg Lipton

Project Architect: Julia Tate and Matt Maiello, Scott Simons Architects

Contractors: Knickerbocker Group

Introduction

Following a June 3rd workshop, architects Matt Maiello and Scott Simon are returning for a public hearing on their proposal for exterior and site alterations at 188 Vaughan Street. As Board members will recall, the proposal calls for repair/restoration of several key remaining historic features of the former brick carriage house, demolition of a wood-framed garage addition, and construction of a new addition within the same footprint. Also proposed are site alterations including replacement of the driveway, creation of parking areas with permeable pavers and installation of new patios off the Vaughan Street and north elevations.

The final proposal reflects a number of design revisions to address questions and concerns raised by the Board at the preliminary workshop. Key changes are itemized in this report. Note that some aspects of the proposal questioned by Board members on June 3rd remain as originally proposed. Mr. Simon and Mr. Maiello are prepared to discuss their rationale for retaining these elements of the original proposal. Note also that the final submittal

includes a rendering of the renovated carriage house as viewed from Vaughan Street. Staff has included for the Board's review the John Calvin Stevens sketch of the carriage house that was referenced in the workshop—see ATTACHMENT 2. Also enclosed for reference purposes are the previous elevations provided for the June 3rd workshop—see ATTACHMENT 7.

Background

Constructed as a carriage house in the 1880's for the residence at 82 West Street (since demolished), the building was converted for residential use years ago and has house two dwelling units for at least the last several decades. The new owners intend to renovate it as a single-family dwelling.

The structure is set well back from both West and Vaughan Streets. The presence of large (now infilled) carriage door openings on the north (West Street) elevation confirms the fact that the principal façade faced West Street. With the demolition of the residence the carriage house served, the lot was likely broken up and new residences were constructed along West Street, effectively obscuring the carriage house behind. The north elevation is now viewed across the side yard of a West Street property. Given the presence of fencing, the ground floor of this elevation is largely obscured with only the upper portion of the façade visible from West.

Over time, the Vaughan Street elevation became the de facto principal façade, given the fact this elevation is the most visible (although set well back from the street) and a driveway was introduced at some point to access the building from Vaughan. The west and south elevations of the building are not readily visible from the street.

The wood-framed garage addition on the south end of the carriage house was built early in the 20th century, and partially rebuilt during renovations in the 1990's or early 2000's. Most of the original window openings in the carriage house have been modified and the existing infill within the north-facing carriage door opening is relatively recent and out of character with the original aesthetic. The second large opening on the north elevation appears to have been added later; this opening has been infilled as well. A noteworthy oriel window on the second floor of the east elevation (facing Vaughan Street) survives, and an interesting inset on the north side of the second floor, facing West Street, appears to have been a small porch. Both the JC Stevens sketch and the 1924 photo depict the north elevation's pre-renovation appearance.

As the project architect's summary indicates, the masonry structure is in poor condition, and extensive structural repairs are urgently needed for the north and south gable walls. Non-original window openings punched in the brick walls in the last century also need repairs including missing steel lintels. (Recognizing the building's precarious structural condition, the Board authorized staff on June 3rd to approve proposed masonry repairs in advance of final approval of the overall project.)

Proposed Scope of Work

The proposed scope of work remains essentially unchanged since the workshop session—only details have been revised. The project architects have provided a detailed description of the proposed scope of work, which includes removal of the later garage addition to the carriage house as well as a portion of the original rear roof and south-facing gabled dormer. In its place, a new two-story, 472 sq. ft. addition is planned, along with a small roof deck. Note that the framing of the street-facing portion of the dormer will be retained and extended to the south. In its extended form, this element will read more like a cross gable. The small deck will be located behind this extended dormer, out of view from the street. The ground floor level of the new addition, as viewed from Vaughan Street, will be set back behind the face of the second-floor level. A glazed entry door with transom is shown at this level. A note on the elevation indicates that provisions will be made for introducing a garage door opening within the wall next to the entry at some point in the future. (A divided-light transom has been added over the future opening in the latest iteration.)

The massing of the new addition has been informed by the massing of the original structure, but the architectural treatment and material palette are clearly contemporary, creating a clear distinction between new and old. Proposed exterior siding materials include flatlock copper panels, laid up in a vertical orientation. (The architect's submission includes the proposed material palette for the new addition.) The roofing of the extended dormer will be slate shingles, consistent with the original structure's existing roofing. In a more contemporary use of the material, slate will also be used to clad the exterior wall of this extension, which faces Vaughan Street. Punctuating this upper floor wall is a single, large, multi-light metal-frame window. Metal-frame, multi-light windows are proposed for all new windows where they're being introduced. While spare in detailing, the contemporary multi-light windows reference the building's original multi-light sash.

As for work proposed on the original carriage house, most of the remaining original features are to be repaired or restored. Where necessary, new headers will need to be installed over windows that were cut into the masonry without the required structural support. Extensive masonry repairs—the need for which is not necessarily evident on the exterior—will need to be undertaken as well.

On the north elevation (facing West Street), where the original carriage door openings were infilled, the infill will be replaced with window walls consisting of metal-frame, multi-light sliding French doors, that fill the entire opening. A new window is proposed to fill the wall area between two small windows within the enclosed gable. (This detail has been modified since the workshop; a panel has been introduced beneath the added window to approximate the appearance of the original door in this location.) Also, a new skylight is proposed to be installed on the north plane of the slate roof.

On the east elevation (facing Vaughan Street), the three mulled windows at the ground floor level (which are not original) will be removed and the opening extended to grade to

accommodate multi-light French bi-fold doors. These doors will access a new bluestone patio.

Repairs and some alterations are proposed for the south and west elevations of the carriage house as well. These will not be visible from the street, however, and are not subject to Board review.

Proposed site alterations include the removal of the existing asphalt driveway off Vaughan Street as well as the large asphalt parking area in front of the residence. The driveway will be replaced with parallel concrete runners and three separate “grasscrete” areas will be installed for parking. New bluestone patios are proposed off the north, east and south elevations. Given the distance from the street, it is unlikely the patios will be visible from the street.

Board Questions and Comments at June 3 Workshop

Board members appeared to be in general agreement that the overall scale, form and massing of the proposed addition were compatible with the original structure and appeared comfortable with the extension of the original dormer on the Vaughan Street elevation. As no rendering was provided, some aspects of the proposal were a bit unclear, leading to several questions for clarification. For example, Board members asked about the planar relationship of the ground floor and second floor facades (the second floor overhangs the first). There were also several questions about the architect’s rationale for some of the material and design choices. Some members of the Board questioned the material palette for the addition, especially the choice of slate as a cladding material for the dormer walls. Others supported with the proposed material palette. All agreed that the number of materials should be limited. One member encouraged the architects to consider maintaining a consistent roof overhang on both sides of the gable on the Vaughan Street elevation. Questions were raised about existing windows and whether there were any original windows that could be salvaged and repaired, rather than replaced. (The applicant indicated that other than the windows in the second-floor bay, no original or early windows remained.) The one aspect of the proposal that all Board members agreed should be reconsidered was the proposed window treatment within the gable on the north (West Street) elevation. Both the 1924 photo and the JC Stevens sketch show clearly that there was a paneled door between the two narrow windows. The project architects were encouraged to modify the proposal to better reflect the original treatment.

Final Design Revisions and Material Palette, Staff comments (*in italics*)

In response to Board feedback and based on further design development, the final proposal reflects the following design modifications and selected material palette: *(Note that staff has compared the final elevations with those included in the Board’s 6/3 packet.) The applicant presented slightly modified elevations at the meeting, but those drawings were never submitted.)*

General:

- The final submittal includes the final proposed material palette for the addition, which includes slate to match existing slate and copper cladding (Revere classic copper finish) laid up in vertically-oriented large panels. All windows and doors to be from Marvin's Signature Ultimate Series, with a clad exterior finish.

Vaughan Street (east) elevation

- A divided-lite transom has been added at the ground floor level, above the area where a future garage door opening may be created.
- At the second-floor level, the proportions of the single divided-light window appear to have changed and the "lintel" above the window has been eliminated. The left side of the window aligns with the left end of the transom window below.

As with the original proposal, the window at the second floor-level of the addition is shifted to the far end of the elevation. As shown, the left edge of the window aligns with the corresponding edge of the newly-introduced transom on the ground floor. Now that the transom has been added to the overall façade composition, the question of the position of the second-floor window might warrant further discussion. Is the current alignment appropriate? Should the second-floor window be centered over the transom?

West Street (north) elevation

- Transoms above the proposed divided-light doors within the two large ground floor openings have been eliminated. The proportions of the lights within the doors appear to have been adjusted somewhat. The width of the trim on either side of the larger opening has also been adjusted in the drawing to reflect actual conditions.
- The single window at the ground floor level is now shown as a divided-light casement.
- The window treatment within the second-floor gable has been modified. Horizontal panels have been added beneath the new center window to more closely resemble the large door opening that was originally located in this position.

In comparing the proportions of the three proposed window openings within the second-floor gable with the appearance of this area as shown in the 1924 photo and JC Stevens sketch, it appears that the three openings proportions have changed. The original flanking windows appeared to be much narrower. Staff would suggest an adjustment to better match the original design, especially as few original architectural features remain.

Staff notes that the projecting winch beam, still remaining within the gable, is not shown on the final elevations. As the retention of this original feature was discussed at

the workshop, Board members should confirm whether or not its omission from the drawings was an error.

In staff's view the presence of the proposed skylight, especially in its position immediately below the roof cupola, is unfortunate. It appears that this skylight is intended to illuminate a stairwell. Staff suggests that it be eliminated—again, as the upper portion of this elevation is the only portion visible from the street and now largely unaltered.

South and West elevations

- The final submittal reflects several modifications to the window and door openings on these two elevations, however these elevations are not subject to review given the fact they're not readily visible from a public way.

Site Improvements

- It appears there are no changes to the original proposed site plan.

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.*
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

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

Motion for Consideration

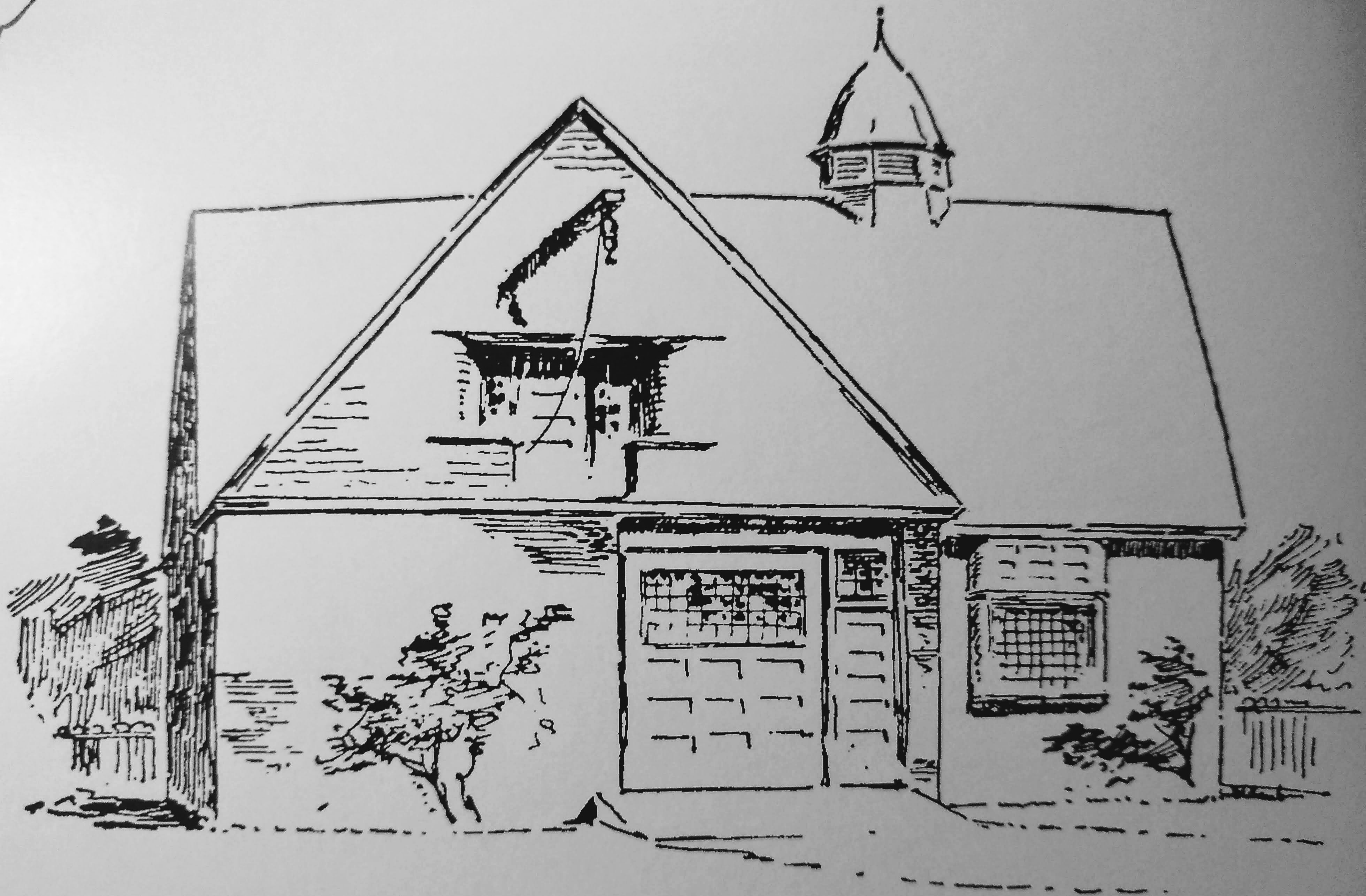
On the basis of plans and specifications submitted by the applicant for the July 1, 2020 public hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations, addition and site improvements at 188 Vaughan Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

Attachments:

1. 1924 tax photo
2. JC Stevens sketch of carriage house
3. Staff photos of existing conditions
4. Applicant cover letter and rendering
5. Final plans and elevations
6. Specifications
7. Excerpts from 6/3 proposal for reference



82
West



Stable for
Mr. Walter G. Davis.

Stevens & Cobb. Arch'ts.















15 June, 2020

Deborah Andrews, Historic Preservation Program Manager
Historic Preservation Board
609 Congress Street
Portland ME 04101

Re: 188 Vaughan Street - Public Hearing Application | 01 July, 2020

Dear Ms. Andrews,

We are pleased to submit our Revised Schematic Design level documentation for a Small Project Certificate of Appropriateness Public Hearing Review by the Historic Preservation Board. This proposal is for an alteration and addition to an existing two-family dwelling at 188 Vaughan Street, to be occupied as a single-family dwelling. Proposed work includes the gut renovation of an existing 1 ½ story masonry Carriage House in conjunction with a new 472 sf addition and related site improvements. The following drawings have been included for your review, as well as a brief Project Description below:

G000	Cover Sheet
SPR100	Existing Conditions Survey and Plot Plan
SPD100	Site Plan – Existing and Demolition
SP100	Site Plan – Proposed
AD101	Demolition – Floor Plans
AD201	Demolition – Exterior Elevations
AD202	Demolition – Reference Photographs
A101	Floor Plans
A201	Exterior Elevations
A202	Exterior Elevations
A301	Wall Section
A601	Door and Window Schedule
Attachment 1A:	Street View – From Vaughan Street (Existing)
Attachment 1B:	Street View – From West Street (Existing)
Attachment 2:	Material Palette
Attachment 3:	Windows
Attachment 4:	Lighting
Attachment 5:	Exterior Rendering

Please let us know if there are any questions on the submitted material. We look forward to reviewing with and receiving feedback from both the Historic Preservation Staff and the Board.

Sincerely,



Julia Tate, RA, LEED AP
Associate, Scott Simons Architects

project description

BACKGROUND

According to records provided by Greater Portland Landmarks as well as the Maine Historical Society, this structure is believed to have been designed by John Calvin Stevens for Walter G. Davis around 1884 as part of a larger estate at 155 Western Promenade. Though the main house of the original estate was long ago demolished, the carriage house remains and enjoys a unique situation within the overall fabric of the block. Although its original entrance was approached from West Street, the current lot configuration has principal frontage on Vaughan Street. As such, the house is nestled unusually deeply within the lot and has limited visibility from the street.

PROPOSED ADDITION

Due to the dwelling's atypical relationship to the current lot boundaries and setback guidelines, the proposed addition is limited to construction within the boundaries of the footprint of the existing legally non-conforming structure. To make way for the new addition an existing wood framed garage, an addition believed to be constructed around 1914, will be demolished in its entirety. The architect of the addition is unknown and the addition expresses a vernacular style that does not particularly relate to the original architectural characteristics of the building in form, construction type or detailing. The existing addition is also not believed to have adequate foundation support due to visible failures in the existing slab.

The proposed addition is contemporary in nature and is anticipated to be finished with a combination of slate shingles and flat seamed copper panels. The slate is intended to match the existing roof in appearance but will also be utilized as a wall cladding to express a modern extension of the existing gable profile, observed to be original to the structure. The balance of the addition massing is to be clad in flat seamed copper panels. It is intended to be recessive to the gable form and is largely hidden behind its roofline. The gable has one single, large window opening facing Vaughan Street, borrowing the proportions of the existing bay window on the existing primary carriage house gable. The existing bay window is one of only two original windows believed to remain. We will note that although the roof on the original structure was originally slate, the current slate roofing material is relatively new, having been replaced within the last 10 years.

New windows are intended to have a clean, minimal look, with divided lights that give a more historic scale to the building. The windows will be from the Marvin's Signature line, with a bronze finish and simulated divided lights as shown on the elevations.

RENOVATION AND REPAIRS

Both the interior and exterior of the existing carriage house have been significantly altered over the years in it's service as a two-family dwelling. The original garage door openings facing North Street have been infilled and all but two original windows have been replaced or infilled with new masonry.

In several locations, new windows were simply cut into the existing masonry wall. Most do not have appropriate headers or lintels, which will need to be remedied. The date of these alterations is unknown, but some of the existing windows have simulated divided lights. The new owners have removed most of the newer non-load bearing walls and finishes to expose the original structure and finishes of the carriage house. A hazardous materials analysis and report has been completed and the owners will be remediating the small amounts of material that need to be removed.

Although the existing masonry walls appear to be in good condition from the exterior, in addition to the lack of adequate structural support at the window openings, significant deterioration was discovered upon removal of the interior wall finishes. A mason has been engaged and has been working with our Structural engineer to determine the best course of action for what he recommends as emergency repairs. The current solution being evaluated is to reinforce portions of wall from within with Helifix ties; A repair detail and narrative has been provided to the Staff and will be reviewed before the repairs are undertaken. At our earlier HP Workshop, the Historic Preservation Board reviewed our requested for emergency approval to make these masonry repairs, and granted approval to proceed. The masons anticipate complete reconstruction of a section of the east and west walls will be required, as noted on the elevation drawings.

At the existing masonry openings on the north elevation, new window walls are proposed to fill the original carriage house door opening and smaller window opening. These are anticipated to match the new windows on the addition in their appearance. A new combination of windows is also proposed above these large openings, on the second floor for the master bath. The combination includes operable windows on either side, and a fixed window/door composition in the center that reflects the design of the original hay loft door from the J.C. Stevens design.

On the Vaughan Street façade, the original bay window will be removed for refurbishment and will be re-installed. The existing newer mulled window assembly centered below the original bay is to be replaced. Originally three smaller windows, each with its own jack-arch above, the existing window combination is not at all compatible with the original design. We are proposing one window opening, the same width as the original three, cut to the floor, and with a rebuilt single jack arch above. It will have bi-fold doors connecting the main living space to a new patio. In the rear, new openings and windows are proposed at the second story. While the proposed composition is asymmetrical, the overall group will remain centered on the gable and will be within the area of the masonry wall to be re-constructed. These windows are not visible from the public way. One new skylight is proposed on the North Street slope gable. Otherwise all existing trim and detail woodwork, including the cupula, will be retained and repainted.

SITE WORK

The existing paved asphalt driveway and parking area will be removed and the site will be re-landscaped. New concrete runners and reinforced grass pavers will provide additional parking for 2-4 cars. The existing iron fence along Vaughan Street will be refurbished. New paved patios are planned adjacent to the ground level Guest Bedroom, Art Studio and Dining Room. Bluestone pavers are proposed. The Art Studio patio will have a wood fenced enclosure. A Japanese style rock garden is planned adjacent to the Living Room window wall with sliding doors. A modest wood enclosure housing an electric vehicle charging station and garbage storage will be constructed adjacent to the driveway. Existing overhead power lines will remain; new buried utilities are not anticipated at this time.

APPLICABLE STANDARDS

We believe the proposed alterations meet Standards 1,2, 3, 5, 6, 7, 9 and 10 as applicable for Alterations to Contributing properties. We believe the proposed addition conforms to Standards for review of new construction related to (a) scale and form, (b) composition of principal facades and (d) other standards, as applicable. We look forward to reviewing with and receiving feedback from both the Historic Preservation Staff and the Board.



LIPTON / CRISP RESIDENCE

RENOVATION AND ADDITION

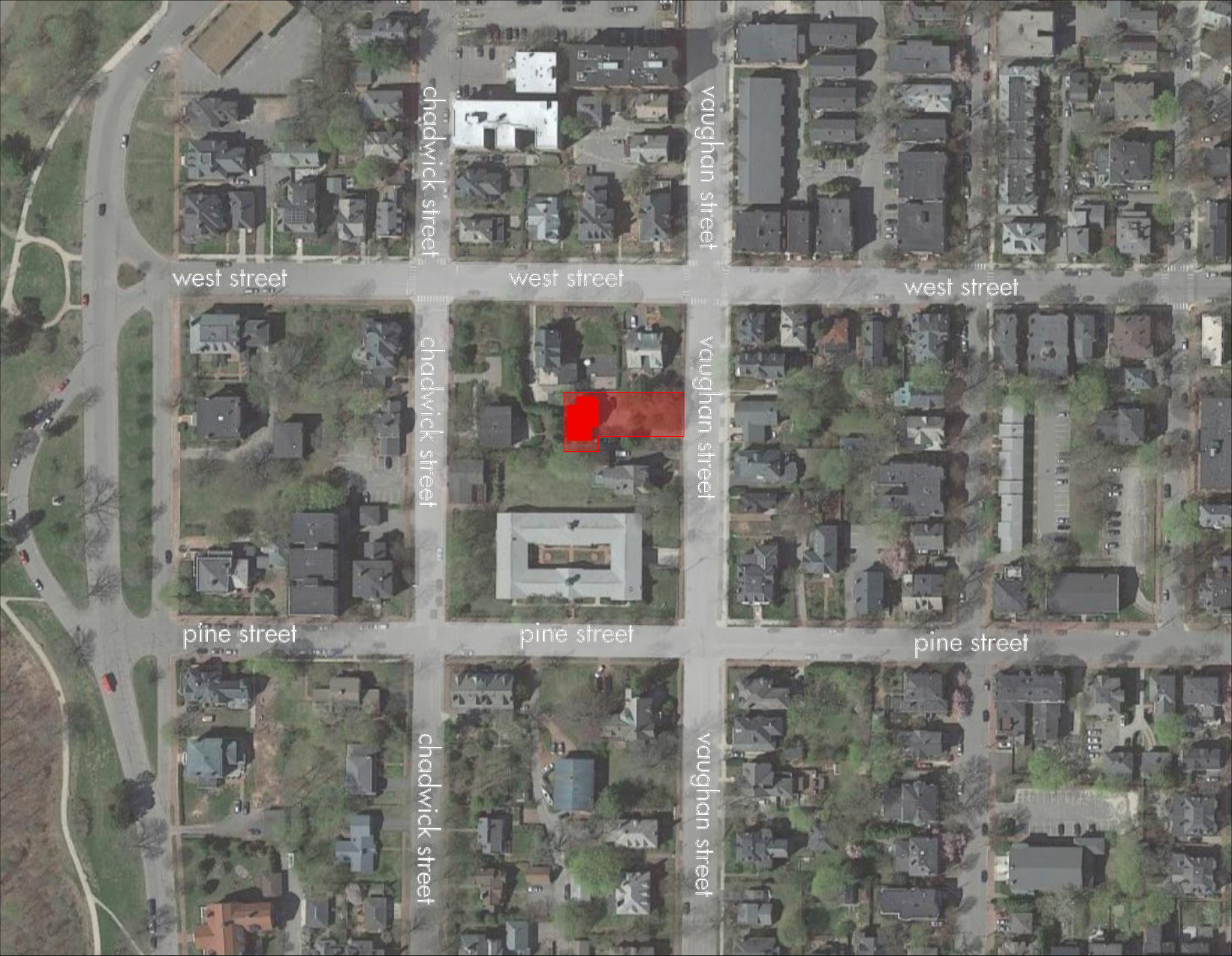
188 VAUGHAN STREET / PORTLAND, MAINE / 04102

HISTORIC PRESERVATION SUBMISSION SET / DATE OF ISSUE: APRIL 24, 2020

DRAWING LIST:

			ISSUED 2020.04.24 HP SUBMISSION	ISSUED 2020.03.06 SD PRICING SET	
					GENERAL
					- G000 COVER SHEET
					SITEWORK
					- SPR100 EXISTING CONDITIONS SURVEY AND PLOT PLAN - SPD100 SITE PLAN - EXISTING + DEMOLITION - SP 100 SITE PLAN - PROPOSED
					ARCHITECTURAL
					- AD101 DEMOLITION - FLOOR PLANS - AD102 DEMOLITION - ROOF PLAN - AD103 DEMOLITION - REFERENCE PHOTOS [INTERIOR] - AD201 DEMOLITION - EXTERIOR ELEVATIONS - AD202 DEMOLITION - REFERENCE PHOTOS [EXTERIOR]
					- A101 FLOOR PLANS - A102 ROOF PLAN - A111 REFLECTED CEILING PLANS - A121 POWER PLANS
					- A201 EXTERIOR ELEVATIONS - A202 EXTERIOR ELEVATIONS
					- A301 WALL SECTIONS AND EXTERIOR DETAILS
					- A501 VERTICAL CIRCULATION DETAILS - A521 ENLARGED FLOOR PLANS + INTERIOR ELEVATIONS - A522 ENLARGED FLOOR PLANS + INTERIOR ELEVATIONS - A523 ENLARGED FLOOR PLANS + INTERIOR ELEVATIONS
					- A601 DOOR + WINDOW SCHEDULE - EXTERIOR
					STRUCTURAL
					- S0.0 STRUCTURAL NOTES - S1.0 FOUNDATION PLAN - S1.1 FRAMING PLANS - S2.0 TYP. CONCRETE DETAILS AND SECTIONS - S2.1 CONCRETE DETAILS - S3.0 FRAMING DETAILS

LOCATION PLAN:



Tax Lot Designation: CBL 063 F003001 / MAP D8NW

GENERAL NOTES:

PROJECT TEAM:

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TBD

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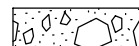
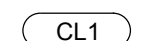
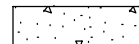
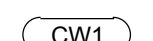
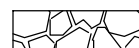
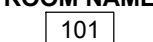
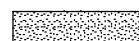
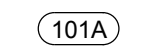
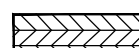
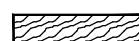
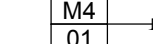
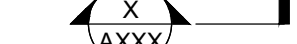
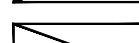
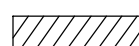
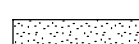
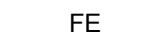
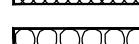
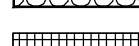
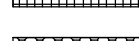
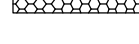
PROJECT NAME:

LIPTON / CRISP RESIDENCE

RENOVATION AND ADDITION
188 VAUGHAN STREET
PORTLAND, ME 04102

SEAL:

NOT FOR CONSTRUCTION

MATERIAL KEY		ARCHITECTURAL ABBREVIATIONS										ARCHITECTURAL SYMBOLS									
	COURSE GRAVEL	AR AB	ABUSE RESISTANT ANCHOR BOLT	D DBL	DRYER DOUBLE	GA GAL	GAUGE GALLON	MTL MAS	MATERIAL MASONRY	QT	QUART	T TEL	TREAD/TOILET TELEPHONE	FINISH MATERIAL		CL1	PROPOSED ELEVATION		TOP OF FIN. FLOOR EL. + X'-X"		
	CONCRETE	ACT ADOL	ACOUSTICAL CEILING TILE ADDITIONAL	DEF DEMO	DEFLECTION DEMOLITION	GALV GC	GALVANIZED GENERAL CONTRACTOR	MXX MECH	MAXIMUM MECHANICAL	R	RADIUS/RISER/RANGE	TEMP TAG	TEMPERATURE/TEMPERED TONGUE & GROOVE	CASEWORK TYPE		CW1					
	STONE	ADJ ADMIN	ADJACENT ADMINISTRATION	DIA DIAG	DIAMETER DIAGONAL	GL GR	GLASS GRANITE	MED MFR	MEDICAL MANUFACTURER	REC REF	RECREATION REFERENCE	TH TO	THICKNESS TOP OF	BUILDING SECTION		X XXXX					
	EARTH/COMPACT FILL	AFF ALUM	ABOVE FINISH FLOOR ALUMINUM	DR DIV	DIRECTOR/DOOR DIVISION	HD HR	HIGH DENSITY HOUR	MIN MO	MINIMUM MASONRY OPENING	REFR REINFR	REFRIGERATOR REINFORCE/REINFORCING	TV TYP	TELEVISION TYPICAL	ROOM NUMBER		ROOM NAME 101					
	GYPSUM/PLASTER	ALT APROX	ALTERNATE APPROXIMATE(LY)	DN DTL	DOWN DETAIL	HC HDWR	HOLLOW CORE HARDWARE	MOLD MISC	MOLDING MISCELLANEOUS	RESIL REV	RESILIENT REVISE/REVISION	UL UNO	UNDERWRITERS UNLESS NOTED	DOOR NUMBER		101A					
	ARCHITECT	APV ARCH	ASPHALT PAVEMENT ARCHITECT	DWG E	DRAWING EAST	HFS HGT	HALF FULL SCALE HEIGHT	MTG MTL	MOUNTING METAL	RFG RND	ROOFING ROUND	ROOM RO	ROOM ROUGH OPENING	WINDOW TYPE		NO					
	PLYWOOD	BD BF	BOARD BOTTLE FILLER	EF EJ	EAST EXPANSION JOINT	HGM HGT	HOLLOW METAL HOLD OPEN	N NIC	NORTH NOT IN CONTRACT	S S.A.F.B.	SOUTH/SINK SOUND ATTENUATION FIRE	VAR VB	VARIES VAPOR BARRIER	PARTITION TYPE		M4 01					
	FINISH WOOD	BIT BLDG	BITUMINOUS BUILDING	EL ELEV	ELEVATION ELEVATOR	HVAC HWC	HORIZONTAL HEATING, VENTILATION & AIR CONDITIONING	NL NLS	NIGHT LIGHT NOT TO SCALE	SC SD	SOLID CORE STORM DRAIN	VCT VENT	VINYL COMPOSITE TILE VENTILATOR/VENTILATION	WALL SECTION		X XXXX					
	ROUGH WOOD	BM BRG	BENCHMARK BEARING	EQU EWC	EQUAL ELECTRIC WATER COOLER	HW HYD	HOT WATER HYDRANT	OC OCFI	ON CENTER OWNER FURNISHED	SECT SF	SECTION SQUARE FOOT	VEST VR	VESTIBULE VAPOR RETARDER	REVISION REFERENCE		1					
	BLOCKING WOOD	CAB CB	CABINET CATCH BASIN	EXAM EXT	EXAMINATION EXTERIOR	INCL IND	INCLUDE/INCLUDING INSIDE DIAMETER	OZ ONCE	CONTRACTOR INSTALLED ONCE	STC STD	SOUND TRANSMISSION STANDARD	W WC	WEST / WATER / WASHER / WATER CLOSET	FIRE EXTINGUISHER, RECESSED CABINET		FE					
	CONCRETE MASONRY	CEM CF	CEMENT CUBIC FEET	FBO FCO	FURNISHED BY OWNER FLOOR CLEAN OUT	INSUL INT	INSULATE/INSULATION INTERIOR	PBL PNT	PANEL PAINT	SPF1 SQ	SPRAY FOAM INSULATION SQUARE	WIND W/O	WINDOW WITH OUT	INTERIOR ELEVATION		N XXXX E					
	BRICK MASONRY	CIRC CJ	CIRCLE/CIRCULAR CONTROL JOINT	FCE FEC	FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET	JAN JC	JANITOR JANITOR CLOSET	PC PERM	PIECE PERMANENT	STL STOR	STEEL STORAGE	WWM WFF	WELDED WIRE FABRIC WELDED WIRE MESH	FIRE EXTINGUISHER SURFACE MOUNT		FE					
	SAND/FINE GRAVEL	CLG CLO	CEILING CLOSET	CEM CMU	CONCRETE MASONRY UNIT CLEAN OUT	JT KIT	JOINT KITCHEN	PL PLAM	PLASTER PLASTIC LAMINATE	SS SUSP	STAINLESS STEEL SUSPENDED										
	DENSE PAK CELLULOSE INSULATION	COL CONC	COLUMN CONCRETE	FOS FRP	FACE OF STUD FIBERGLASS REINFORCED	LAM LAV	LAMINATE/LAMINATED LAVATORY	PLY PNT	PLYWOOD PAINT	PSF PSI	POUNDS / SQUARE FOOT POUNDS / SQUARE INCH										
	SPRAY FOAM INSULATION	CONST CORR	CONSTRUCTION CORRUGATED	FT FTG	FOOT FOOTING	LGT LIN	LIGHT LINEN	PT PTD	PREPARATION PUNDS / SQUARE FOOT PRESERVATIVE TREATED												
	BATT INSULATION	CRS CT	CERAMIC TILE CERAMIC TILE	CTV CUH	CABLE TELEVISION LINE CABINET UNIT HEATER	L.P. L.P.	LOW POINT LOW POINT	PVMT PMT	PAVEMENT PAVEMENT												
	XPS INSULATION																				
	EPS INSULATION																				

CODE SUMMARY:

Maine Uniform Building and Energy Code (MUBEC) :
2015 International Existing Building Code (IEBC)
2015 International Residential Code (IRC)
2009 International Energy Conservation Code (IECC)

ZONING NOTES:

Zone: R-4
Lot Size: 268 acres (11,318 sf)
Existing Area: 2,908 sf
Existing Height: 1 1/2 stories
Historic District: West End - Contributing

City of Portland, Maine / Code of Ordinances, Chapter 14 - Land Use:
Section 14-105
Section 14-436

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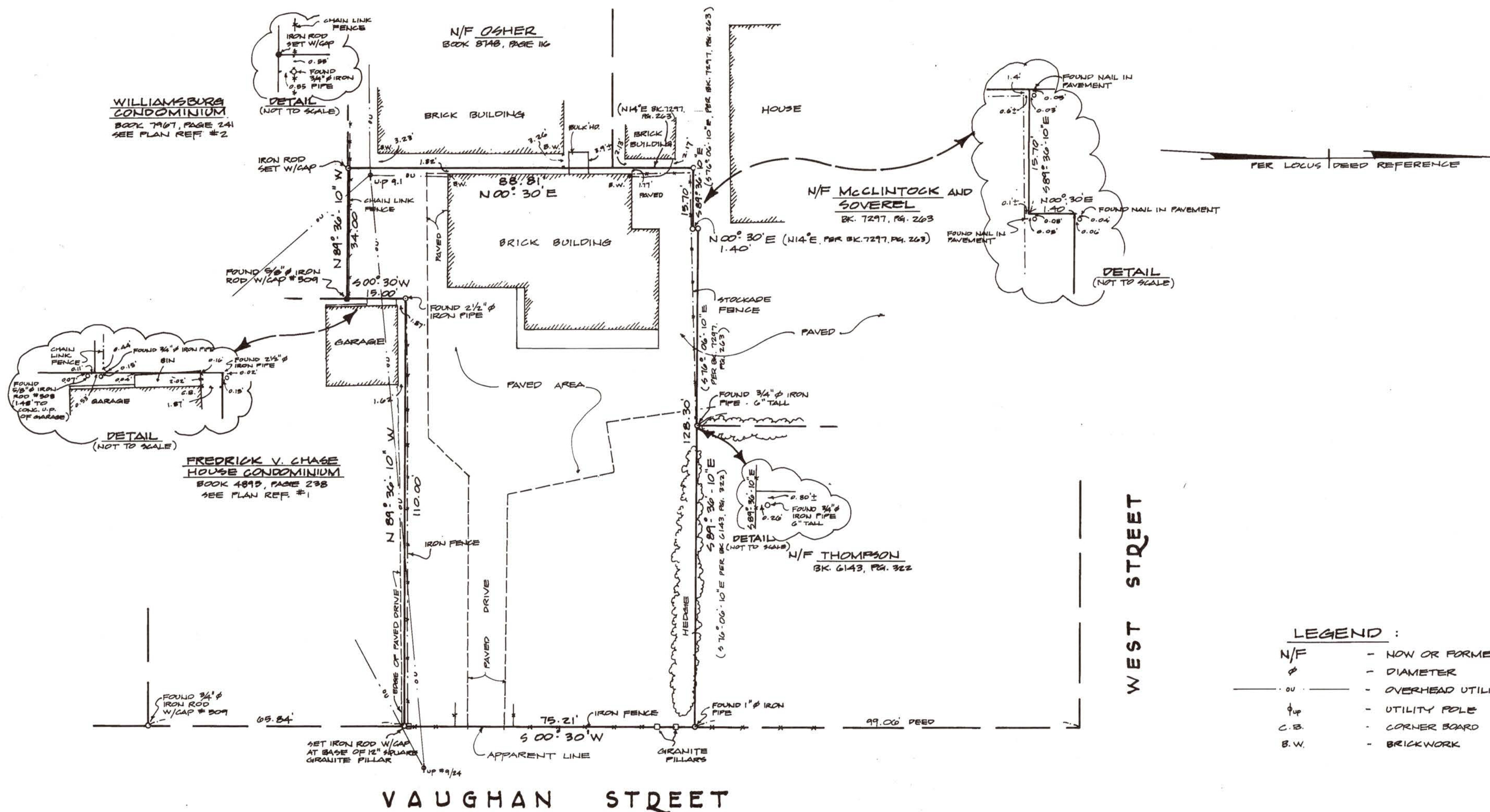
REVISION:

1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

DATE OF ISSUE:	APRIL 24, 2020
PROJECT NUMBER:	2019-0220
STATUS:	HISTORIC PRESERVATION SUBMISSION SET

COVER SHEET

G000



LEGEND :

- N/F - NOW OR FORMERLY
- φ - DIAMETER
- OU — - OVERHEAD UTILITIES
- φup - UTILITY POLE
- C.B. - CORNER BOARD
- B.W. - BRICKWORK

NOTES :

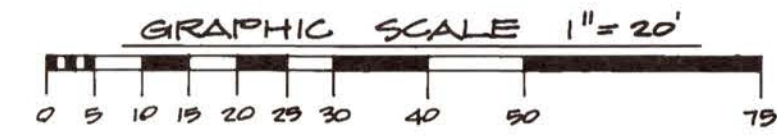
- 1 - THIS SURVEY CONFORMS TO STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS : CATEGORY I, CONDITION III.
- 2 - AREA = 11,318 SQ. FT.
- 3 - SEE ACCOMPANYING REPORT.

PLAN REFERENCES :

- 1 - "SURVEY PLAN, FREDRICK V. CHASE HOUSE, A CONDOMINIUM ON VAUGHAN STREET, PORTLAND, MAINE FOR GRAPETREE APTS." BY OWEN HASKELL, INC. OCT. 1, 1981 SHEET 1 OF 5 UNIT OWNERSHIP PLAN #12-1.
- 2 - "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR BINJFA INC. OF WILLIAMSBURG CONDOMINIUM" DEC. 18, 1986 BY H. I. & E. C. JORDAN CO. P.B. 162, P. 26.

LOCUS DEED REFERENCE :

CHARLES D. BARTLETT, JR. & ANITA T. BARTLETT
TO
GREGORY C. CARROLL
NOVEMBER 20, 1991 BOOK 9794, PAGE 181



PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR
GREGORY C. CARROLL
MAILING ADDRESS : 109 CLEAVES ST., BIDDEFORD, MAINE 04005.
PARCEL LOCATED ON VAUGHAN STREET, PORTLAND, ME.

PORTLAND - MAINE

SCALE 1" = 20' MAY 24, 1994

DOW & COULOMBE, INC.
LAND SURVEYORS & PLANNERS
13 PARK ST., SACO, MAINE 04072.

SPR100

MISC 70-12



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656

PROJECT NAME:

LIPTON / CRISP RESIDENCE

RENOVATION AND ADDITION
188 VAUGHAN STREET
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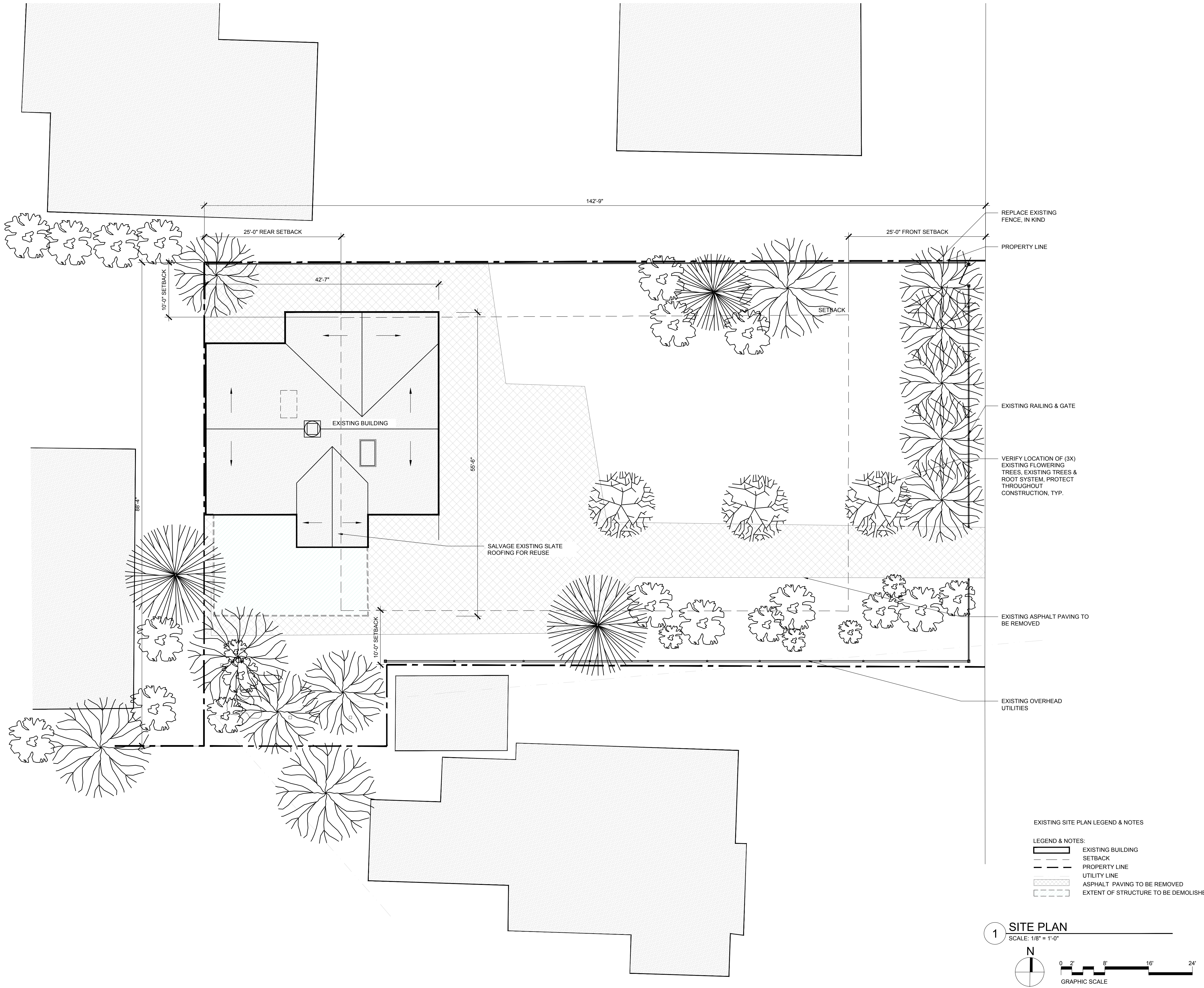
DATE OF ISSUE: APRIL 24, 2020

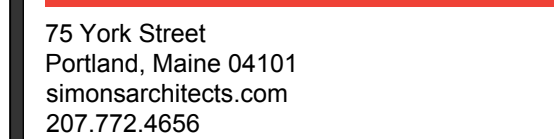
PROJECT NUMBER: 2019-0220

STATUS: HISTORIC PRESERVATION
SUBMISSION SET

EXISTING/ DEMO SITE PLAN

SPD100





75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656

PROJECT NAME: _____

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RESIDENCE

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2 DA

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DA

6 DA

DATE OF ISSUE: APRIL 24, 2011

PROJECT NUMBER: 2019-02

STATUS: HISTORIC PRESERVATION

SUBMISSION S

SITE PLAN

SP100



75 York Street
Portland, Maine 04101
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207.772.4656

PROJECT NAME:

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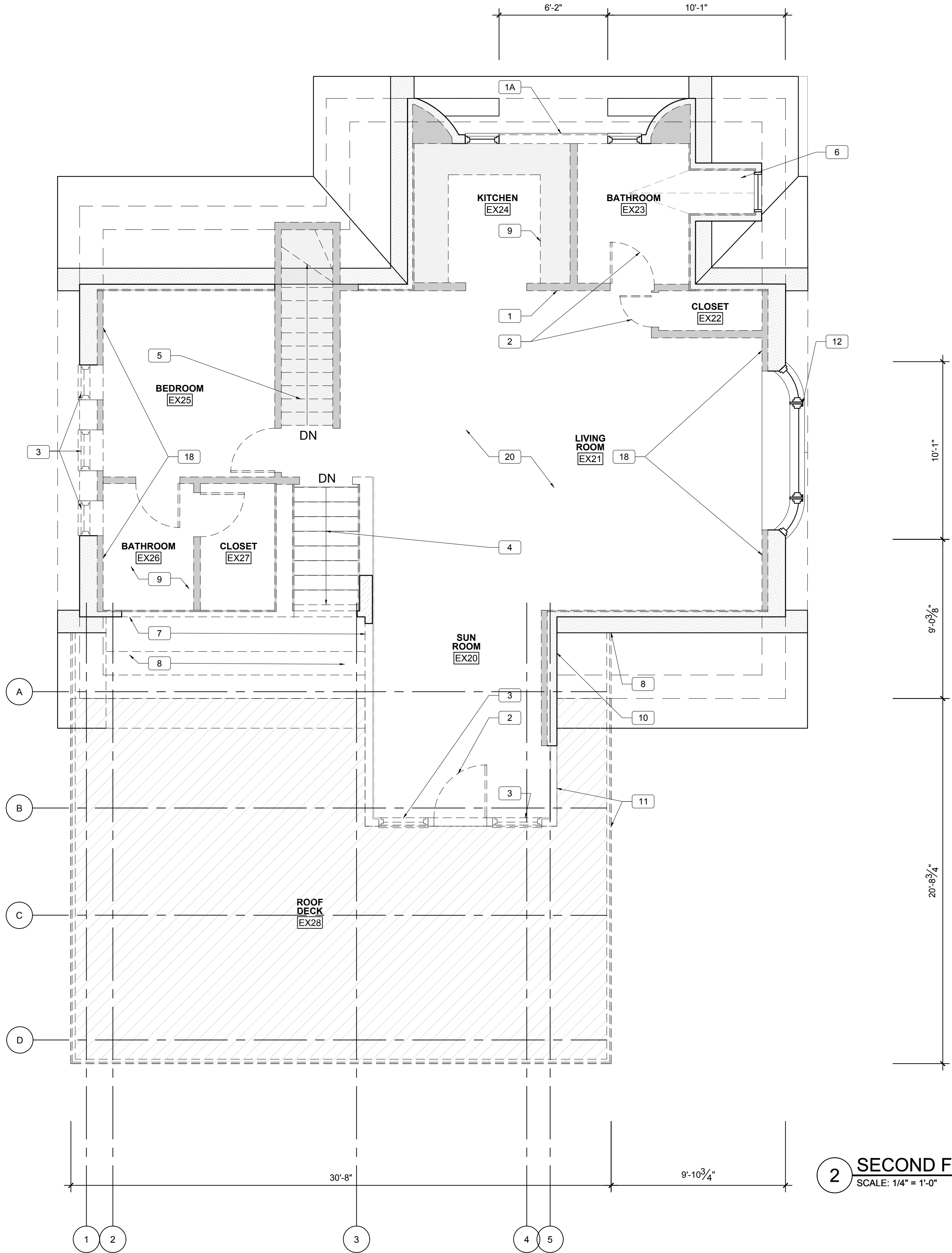
DATE OF ISSUE: APRIL 24, 2020

PROJECT NUMBER: 2019-0220

STATUS: HISTORIC PRESERVATION
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EXISTING/DEMO
FLOOR PLANS

AD101



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

GENERAL NOTES:

DEMOLITION LEGEND & NOTES:

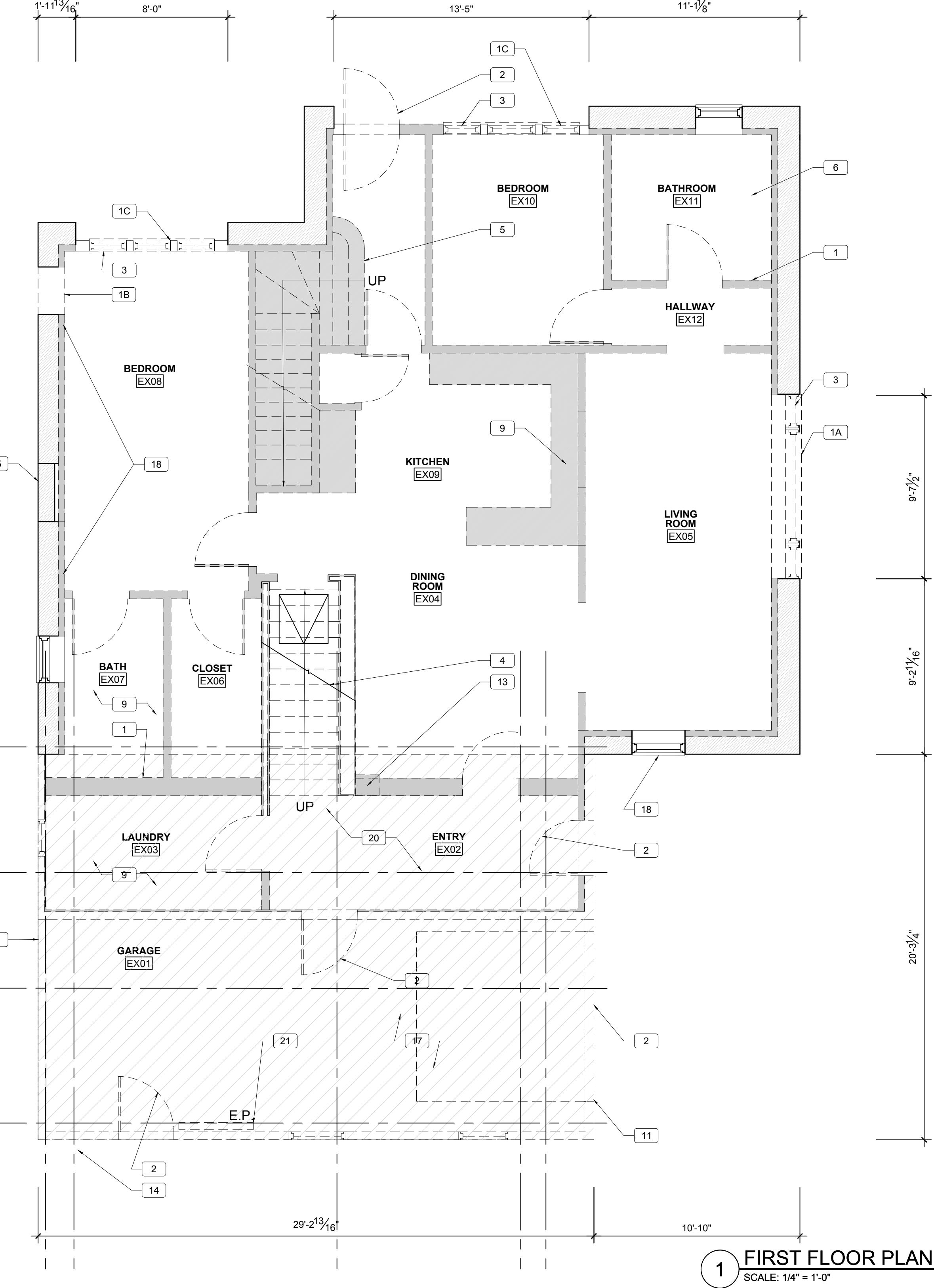
- EXISTING WALLS TO REMAIN
- PREVIOUSLY DEMOLISHED
- TO BE DEMOLISHED
- AREA TO BE DEMOLISHED

- AS NOTED, SOME DEMOLITION OF INTERIOR FINISHES + NON-STRUCTURAL PARTITION HAS BEEN COMPLETED. G.C. TO VERIFY EXTENT OF REMAINING ITEMS IN FIELD.
- VERIFY ITEMS TO BE SALVAGED W/ OWNER
- SEE AD102 + AD201 FOR EXTERIOR ELEVATION DEMO NOTES + REFERENCE PHOTOGRAPHS

KEYNOTES:

- 1 REMOVE OF EXISTING MASONRY WALL, VERIFY CONDITION OF EXT. MASONRY WALL. SEE STRUCTURAL DWG'S FOR REINFORCEMENT REQUIREMENTS TO STABILIZE SURROUNDING AREAS
- 1A EXISTING OPENING TO BE ENLARGED FOR NEW GLAZING AND/OR STRUCTURAL FRAMING + REINFORCEMENT, SEE STRUCTURAL DWG'S
- 1B CREATE NEW OPENING IN EXISTING WALL FOR INSTALLATION OF NEW GLAZING AND/OR STRUCTURAL FRAMING + REINFORCEMENT, SEE STRUCTURAL DWG'S

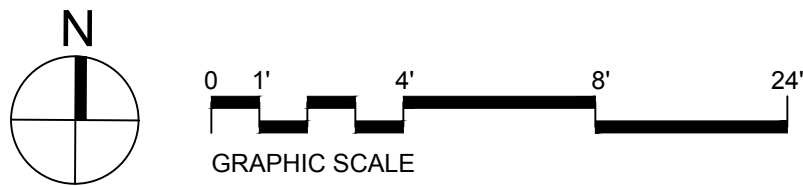
- 1C EXISTING INFILL FRAMING IN ORIGINAL OPENING TO BE REMOVED FOR THE INSTALLATION OF NEW GLAZING
- 2 DOOR TO BE REMOVED, CONFIRM ITEMS TO BE SALVAGED + REINSTALLED W/ OWNER
- 3 WINDOW TO BE REMOVED, CONFIRM ITEMS TO BE SALVAGED W/ OWNER
- 4 STAIR TO BE DEMOLISHED AND REBUILT IN SAME LOCATION, SCOPE OF G.C. TO INCLUDE FRAMING AND SUB SURFACES. FINISHED MILLWORK TO BE BY OWNER
- 5 EXISTING FLOOR TO FLOOR OPENINGS TO BE MADE SAFE UNTIL INFILL CONSTRUCTION IS IN PLACE
- 6 APPROX. LOCATION OF EXISTING PLUMBING FIXTURES AND PIPING TO BE VERIFIED IN FIELD
- 7 EXISTING FRAMING + EXTERIOR FINISHES TO BE REMOVED. MATERIALS TO BE SALVAGED, REUSE TO BE CONFIRMED W/ OWNER
- 8 PARTICULAR CARE SHALL BE TAKEN IN AREAS WHERE EXISTING SLATE ROOFING IS REMOVED OR ALTERED
- 9 FINISHED MILLWORK TO BE FURNISHED BY OWNER.

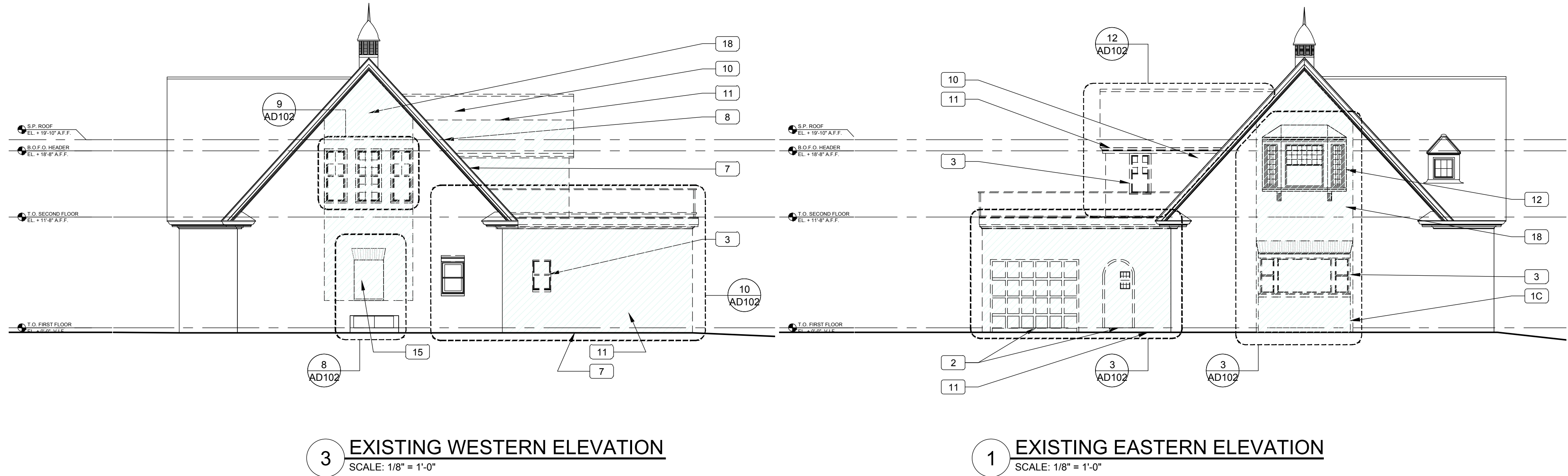
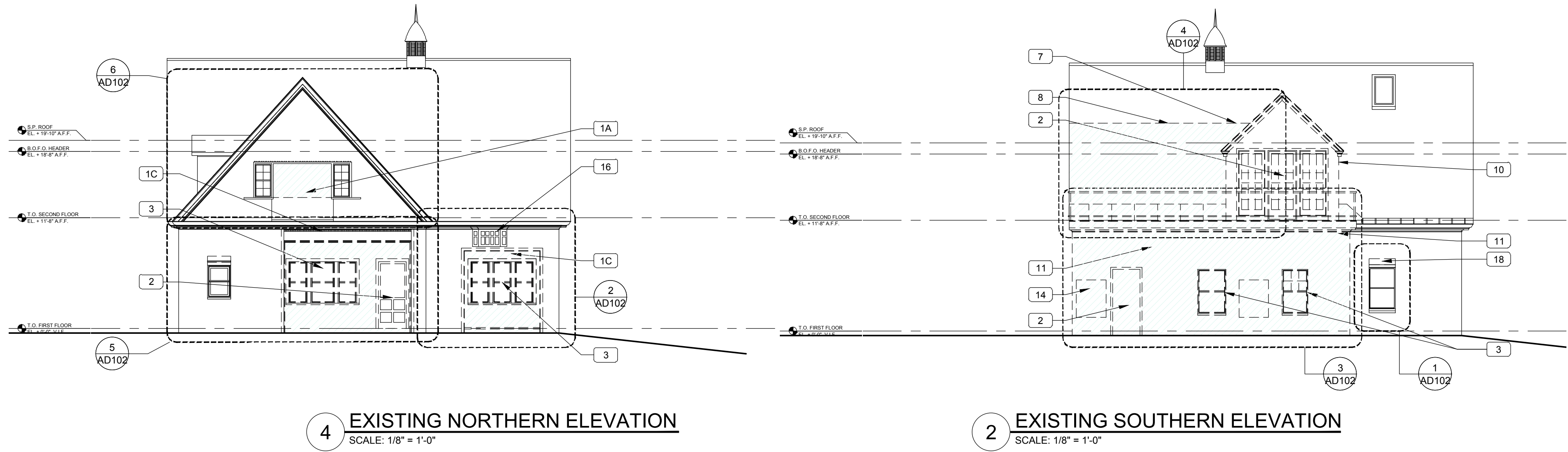


1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- 8 PARTICULAR CARE SHALL BE TAKEN IN AREAS WHERE EXISTING SLATE ROOFING IS REMOVED OR ALTERED
- 9 FINISHED MILLWORK TO BE FURNISHED BY OWNER.
- 10 EXISTING CLADDING + EXTERIOR FINISHES TO BE REMOVED, FRAMING TO REMAIN, SALVAGE + REUSE TO BE CONFIRMED W/ OWNER
- 11 EXISTING ADDITION STRUCTURE TO BE DEMOLISHED. ANY FRAMING TO REMAIN TO BE CONFIRMED BY STRUCTURAL ENGINEER + CONTRACTOR AFTER ASSESSMENT OF EXISTING CONDITIONS + CAPACITY. SUPPORT GABLE EXTENSION AS REQ'D PER STRUCTURAL DWG'S
- 12 ORIGINAL BAY WINDOW TO BE REMOVED FOR RESTORATION + INSTALLATION OF STEEL LINTEL TO BE RE-INSTALLED UPON COMPLETION OF WORK
- 13 REMOVE EXISTING MASONRY PIER, MODIFY EXISTING STEEL LINTEL ABOVE PER STRUCTURAL DWG'S
- 14 RELOCATE METERS, LOCATION TO BE COORDINATED WITH DESIGN BUILD MEP, ARCH, CONTRACTOR AND OWNER. REFER TO FLOOR PLANS
- 15 REMOVE ANOMALOUS MORTAR, REPOINT TO MATCH ADJACENT EXISTING MORTAR IN APPEARANCE AND HARDNESS
- 16 EXISTING BAY PROJECTION REMNANT TO BE RETAINED, REFURBISHED

- 17 EXISTING CONCRETE SLAB ON GRADE TO BE DEMOLISHED IN FULL. CARE SHALL BE TAKEN AT CONNECTION TO ORIGINAL STRUCTURE AND MASONRY WALLS
- 18 WHERE EXISTING MASONRY WALL ASSEMBLIES ARE FAILING, THE WALL SURROUNDING AND ANY OPENINGS SHALL BE STABILIZED. LOOSE MATERIAL IS TO BE REMOVED WITH CARE AND SALVAGED FOR RE-USE. REBUILD WALL WITH REINFORCING AS INDICATED IN STRUCTURAL DWG'S
- 19 CREATE NEW OPENING IN EXISTING ROOF FOR INSTALLATION OF NEW SKYLIGHT. SLATE ROOFING SHALL BE REMOVED WITH CARE AN SALVAGED FOR RE-USE
- 20 VARIOUS EXISTING SUB FLOOR SURFACES THROUGHOUT SHALL BE REMOVED AS REQUIRED FOR STRUCTURAL REPAIR WORK AND PREPPED FOR INSTALLATION OF NEW LEVEL SUB FLOOR ASSEMBLY
- 21 EXISTING ELECTRICAL PANEL TO BE DISCONNECTED AND REMOVED. NEW ELECTRICAL PANEL LOCATION AND CAPACITY TO BE DETERMINED BY MEP, AND COORDINATED WITH ARCHITECT





GENERAL NOTES:

DEMOLITION LEGEND & NOTES:

	EXISTING WALLS TO REMAIN
	PREVIOUSLY DEMOLISHED
	TO BE DEMOLISHED
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0 2' 8' 16' 24'
1/8" = 1' - 0"

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LIPTON / CRISP
RESIDENCE

RENOVATION AND ADDITION
188 VAUGHAN STREET
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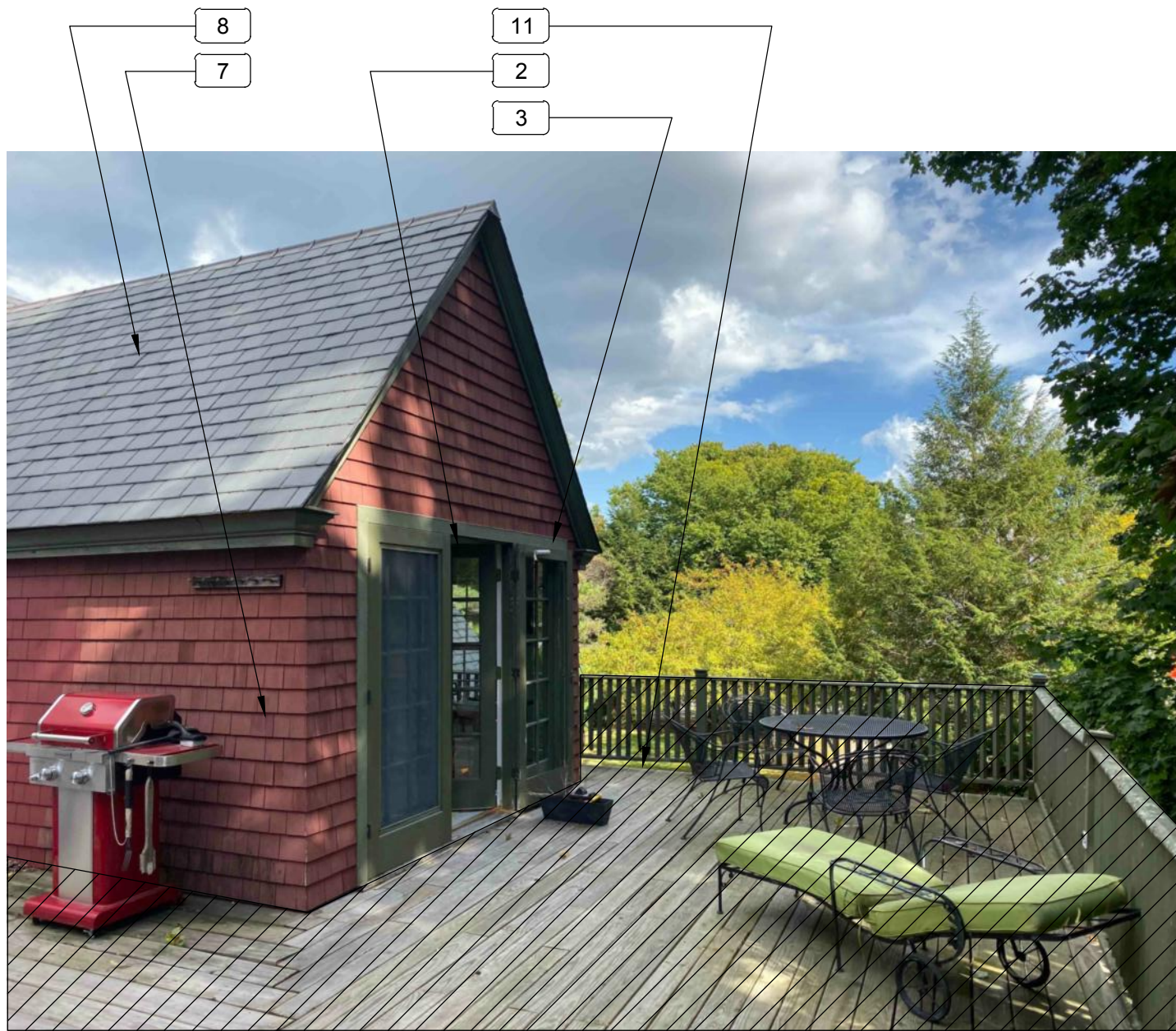
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ELEVATIONS

AD201



12 VIEW OF SECOND FLOOR DECK



9 WESTERN VIEW OF GABLE



6 SOUTHERN VIEW OF BAY WINDOW
SCALE: 1/4" = 1'-0"



3 EASTERN OVERALL VIEW



11 NOTHERN VIEW OF GARAGE



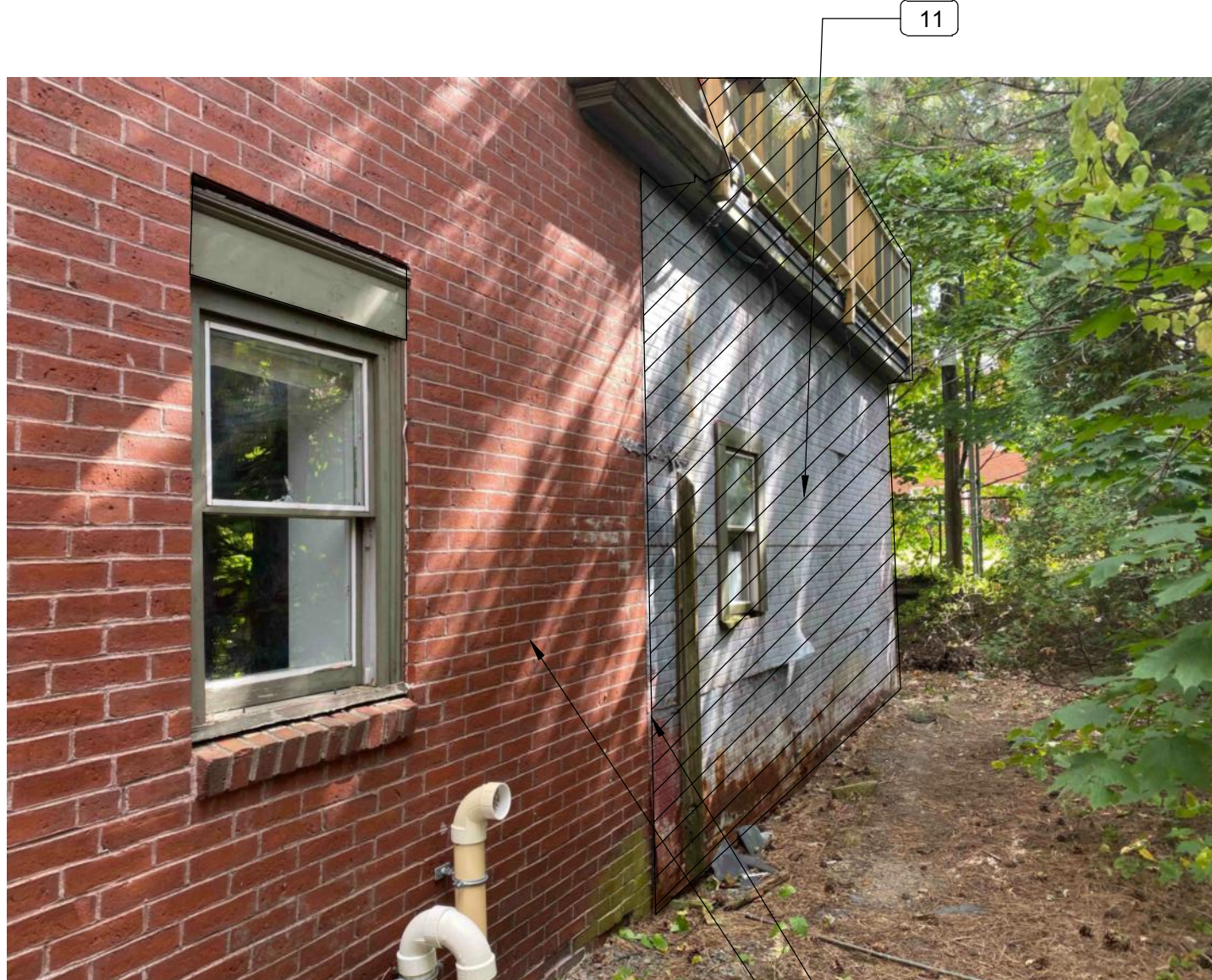
8 WESTERN BULK HEAD VIEW



5 SOUTHERN VIEW OF OPENING 2



2 SOUTHERN VIEW OF OPENING 1



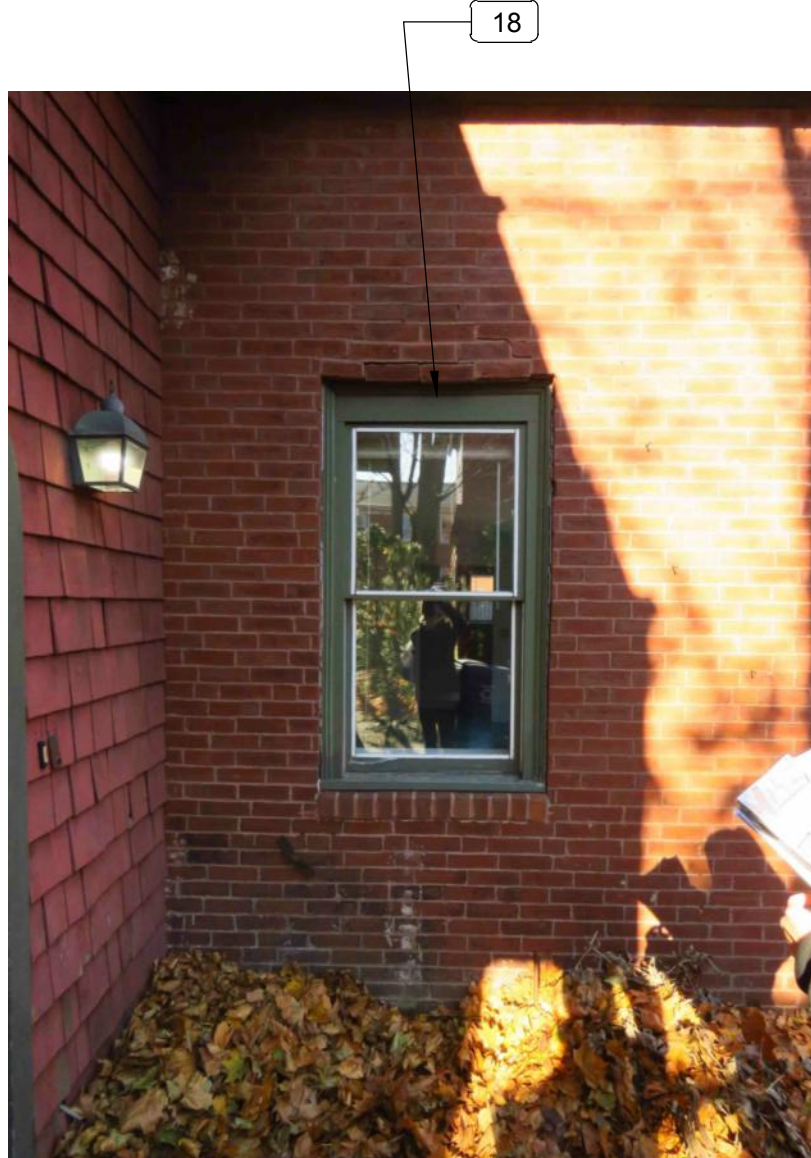
10 VIEW TOWARDS GARAGE



7 VIEW OF EXISTING FENCE



4 VIEW OF ROOF TO BE REMOVED



1 WINDOW AT KITCHEN VIEW

DEMOLITION LEGEND & NOTES:
EXISTING WALLS TO REMAIN
PREVIOUSLY DEMOLISHED
TO BE DEMOLISHED
AREA TO BE DEMOLISHED

- AS NOTED, SOME DEMOLITION OF INTERIOR SURFACES + NON-STRUCTURAL PARTITION HAS BEEN COMPLETED. G.C. TO VERIFY EXTENT OF REMAINING ITEMS IN FIELD.
- VERIFY ITEMS TO BE SALVAGED W/ OWNER
- SEE AD102 + AD201 FOR EXTERIOR ELEVATION DEMO NOTES + REF. PHOTOGRAPHS
- REFERENCE DEMOLITION KEYNOTES ON SHEET AD101 AND AD201

1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

PROJECT NAME:

LIPTON / CRISP
RESIDENCE

RENOVATION AND ADDITION
188 VAUGHAN STREET
PORTLAND, ME 04102

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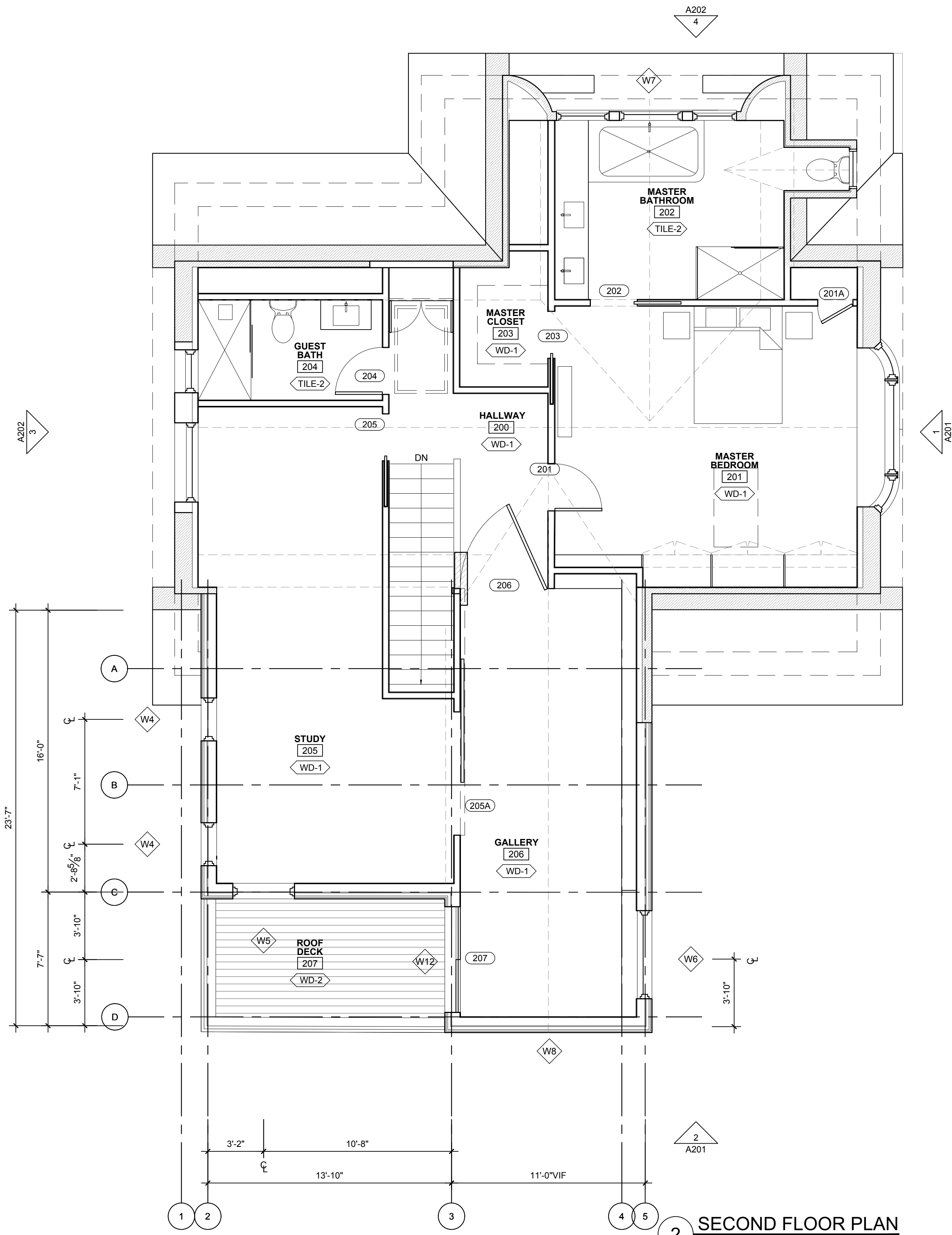
DATE OF ISSUE: JUNE 15, 2020

PROJECT NUMBER: 2019-0220

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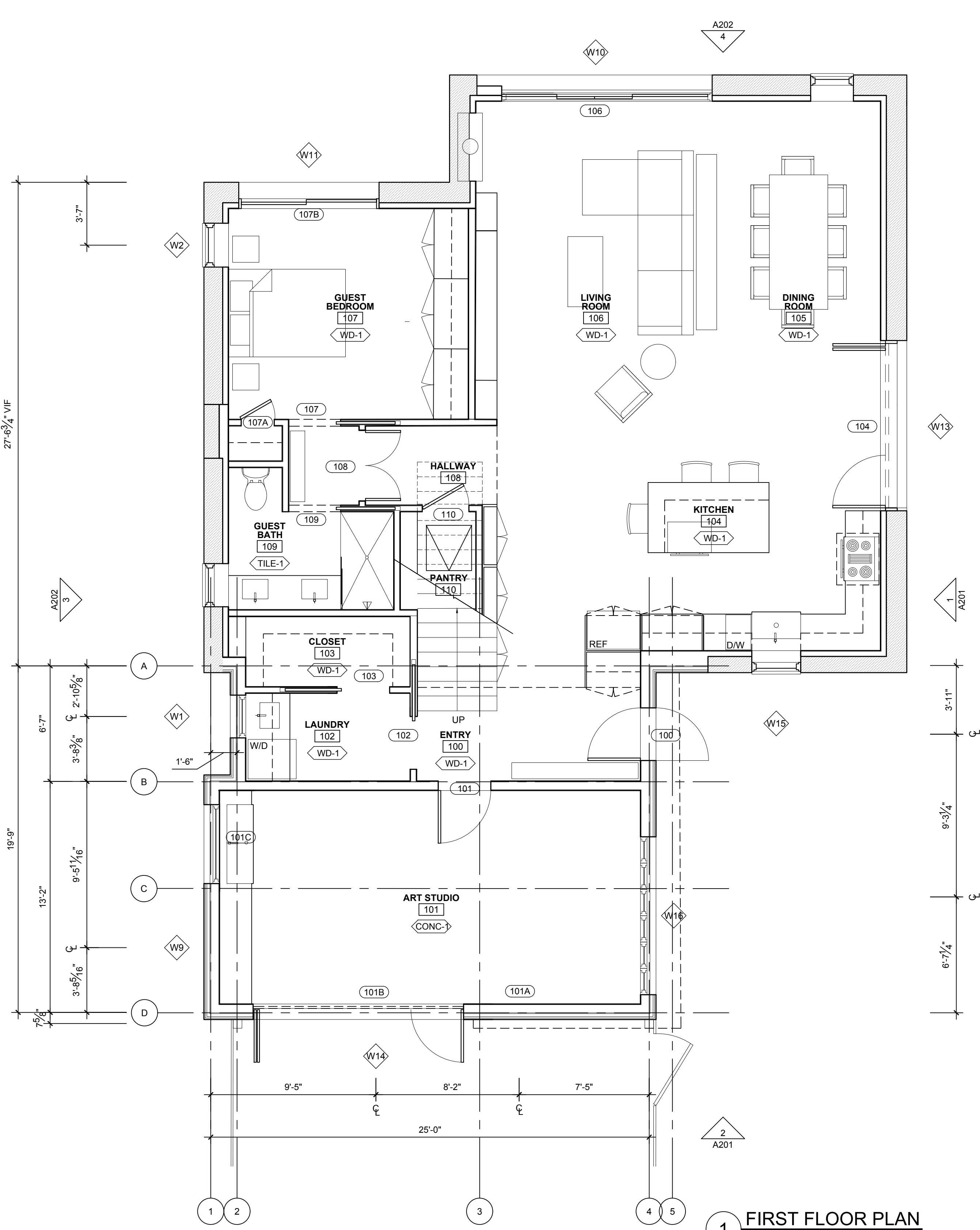
PROPOSED FLOOR
PLANS

A101



2 SECOND FLOOR PLAN

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



1 FIRST FLOOR PLAN

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

FLOOR PLAN KEYNOTES:

FLOOR PLAN LEGEND & NOTES:

EXISTING WALLS TO REMAIN

- EXTENT OF ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION WALL AND TO CENTERLINE OF ROUGH OPENING. INTERIOR DIMENSIONS ARE TO CENTERLINE OF FRAMING UNO
- PROVIDE BLOCKING IN WALL FOR MILLWORK TO BE FURNISHED BY OWNER, REFER TO SHEETS A521 - A524
-

W-01 (1 OR 2) - EXT. WALL (TYPE 1 + 2)

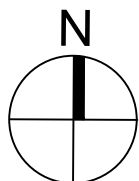
- 3/4" GYPSUM WALL BOARD
- 2X8 WOOD STUD W/ 7 3/4" DENSE PACK CELLULOSE INSULATION
- 5/8" WOOD SHEATHING W/ INTEGRAL AIR BARRIER (ZIP SYSTEM)
- 2" POLYISO RIGID INSULATION
- VERTICAL DRAINAGE MATRIX
- EXT. SIDING TYPE 1 OR TYPE 2

W-02 - INT. PLUMBING/POCKET DOOR WALLS

- 3/4" GYPSUM WALL BOARD
- 2X8 WOOD STUD W/ DENSE PACK CELLULOSE WHERE NOTED
- 1/2" GYPSUM WALL BOARD

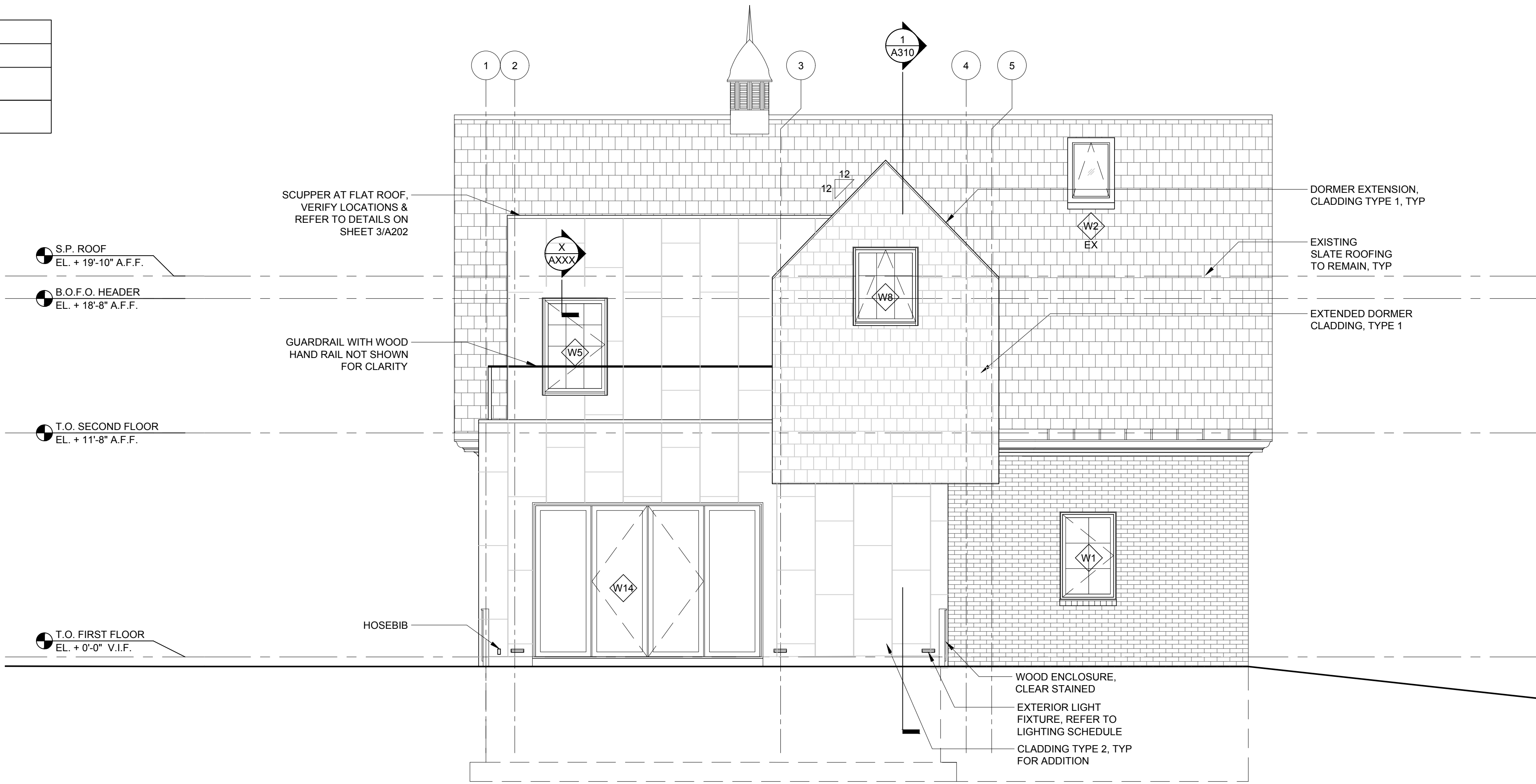
W-03 OR (TYPE A) - TYPICAL INT. WALL

- 3/4" GYPSUM WALL BOARD
- 2X4 WOOD STUD W/ DENSE PACK CELLULOSE WHERE NOTED
- (TYPE A) INCLUDE 3/4" PLYWOOD
- 1/2" GYPSUM WALL BOARD

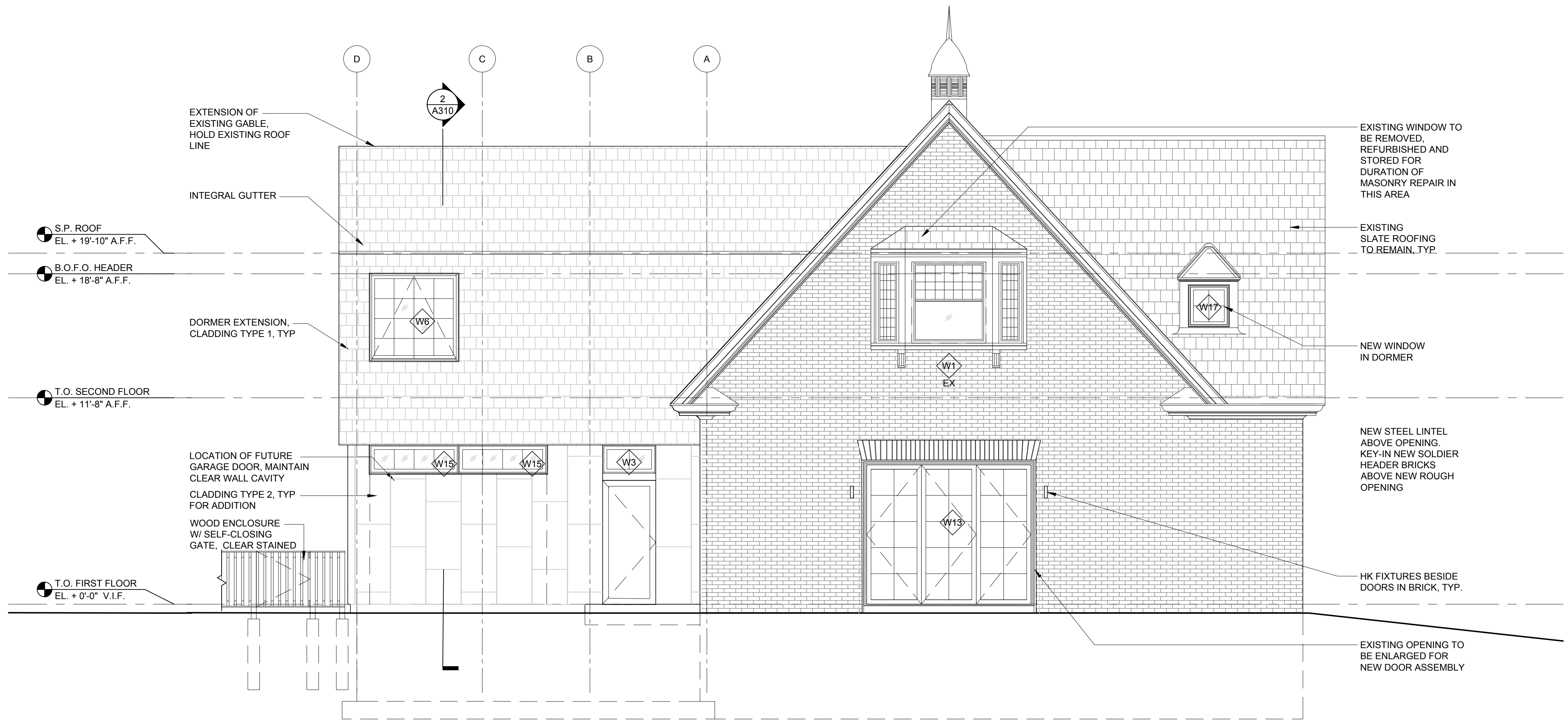


EXTERIOR MATERIAL FINISH SCHEDULE				
MARK	MATERIAL	DESCRIPTION	COLOR / FINISH	NOTES
TYPE 1	SLATE SHINGLE	3/8" THICK, SIZE AND EXPOSURE TO MATCH EXISTING	GRAYSON	--
TYPE 2	METAL PANEL	REVERE COPPER SIDING - CLASSIC COPPER 24" x 46"	CLASSIC COPPER	--

SEE SPECIFICATIONS FOR MANUFACTURER INFORMATION AND FURTHER DETAIL.



2 SOUTHERN ELEVATION
SCALE: 1/4" = 1'-0"



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



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PROJECT NAME:
**LIPTON / CRISP
RESIDENCE**

RENOVATION AND ADDITION
188 VAUGHAN STREET
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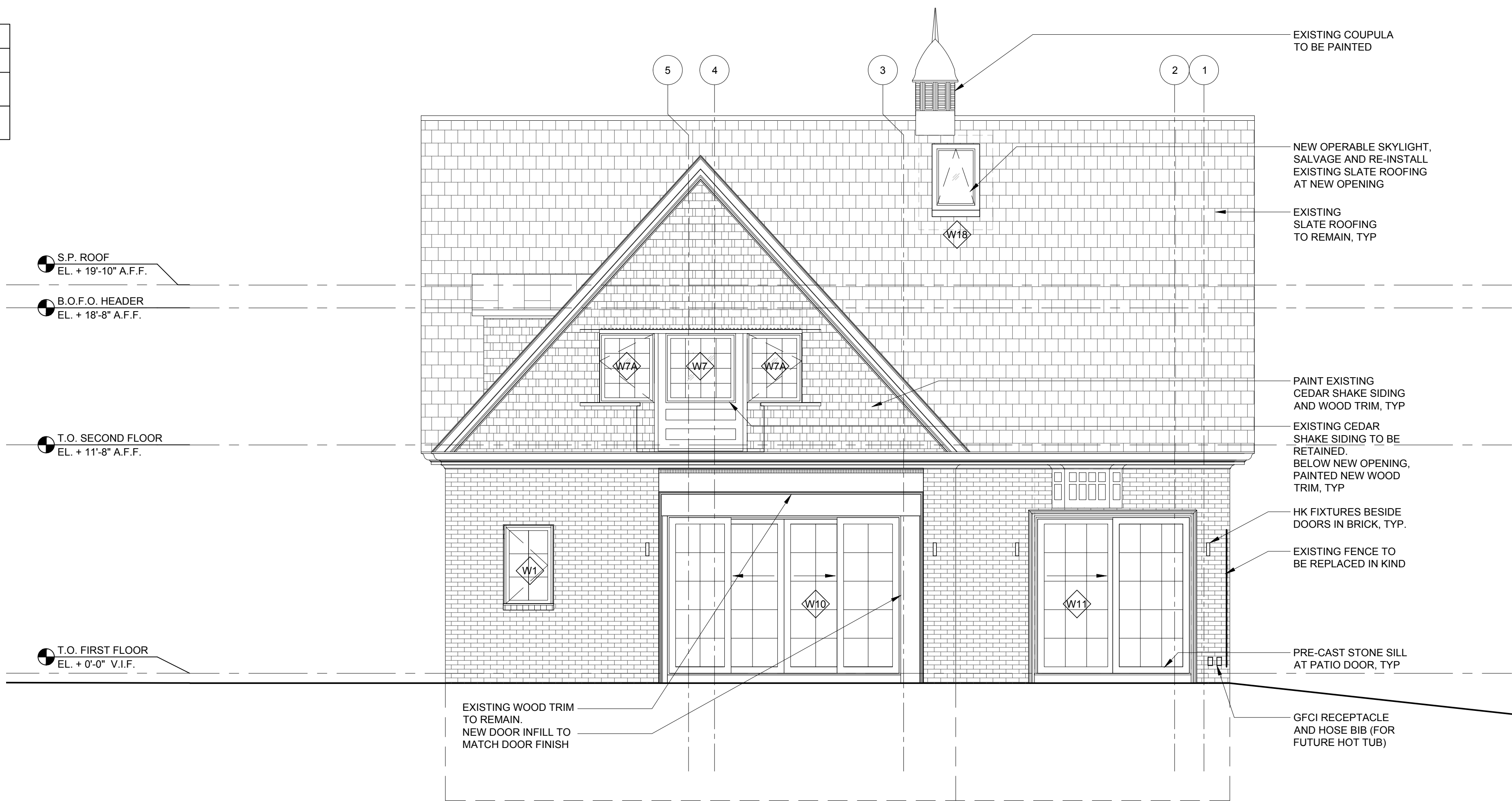
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**EXTERIOR
ELEVATIONS**

A201

EXTERIOR MATERIAL FINISH SCHEDULE				
MARK	MATERIAL	DESCRIPTION	COLOR / FINISH	NOTES
TYPE 1	SLATE SHINGLE	$\frac{3}{8}$ " THICK, SIZE AND EXPOSURE TO MATCH EXISTING	GRAYSON	--
TYPE 2	METAL PANEL	REVERE COPPER SIDING - CLASSIC COPPER 24" x 46"	CLASSIC COPPER	--

SEE SPECIFICATIONS FOR MANUFACTURER INFORMATION AND FURTHER DETAIL.



4 **NORTHERN ELEVATION**
SCALE: 1/4" = 1'-0"



3 **WESTERN ELEVATION**
SCALE: 1/4" = 1'-0"



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**EXTERIOR
ELEVATIONS**

A202

PROJECT NAME:

LIPTON / CRISP
RESIDENCE

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STATUS: HISTORIC PRESERVATION
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WALL SECTIONS

A310

ROOF ASSEMBLY 2- SLATE (R-50, MIN.)

- INTERIOR FINISHES AS SCHEDULED
- 1X2 WOOD FURRING (SERVICE DISTRIBUTION CAVITY)
- 'SMART' VAPOR VARIABLE AIR BARRIER MEMBRANE, CONTINUOUSLY SEALED AND SUPPORTED
- ROOF FRAMING (EXISTING OR PER STRUCTURAL DRAWINGS) W/ 10"
- DENSEPACK CELLULOSE INSULATION (TBC)
- SHEATHING (EXISTING OR 5/8" SHEATHING W/ INTEGRAL AIR AND WEATHER BARRIER, FULLY TAPED AND SEALED)
- VAPOR PERMEABLE AIR BARRIER MEMBRANE AND ICE SHIELD
- 3" CONTINUOUS GPS RIGID INSULATION, INSTALLED IN 2 LAYERS WITH STAGGERED SEAMS, TAPED AT AIR SPACE
- PT WOOD PURLINS (2" MIN. AIR SPACE)
- 1/2" PLYWOOD SHEATHING
- ROOF UNDERLAYMENT MEMBRANE
- SLATE CLADDING (TYPE 1), MECHANICALLY FASTENED

ROOF ASSEMBLY 2- SLATE (R-50, MIN.)

- INTERIOR FINISHES AS SCHEDULED
- 1X2 WOOD FURRING (SERVICE DISTRIBUTION CAVITY)
- 'SMART' VAPOR VARIABLE AIR BARRIER MEMBRANE, CONTINUOUSLY SEALED AND SUPPORTED
- ROOF FRAMING (EXISTING OR PER STRUCTURAL DRAWINGS) W/ 10"
- DENSEPACK CELLULOSE INSULATION (TBC)
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- PT WOOD PURLINS (2" MIN. AIR SPACE)
- 1/2" PLYWOOD SHEATHING
- ROOF UNDERLAYMENT MEMBRANE
- SLATE CLADDING (TYPE 1), MECHANICALLY FASTENED

WALL ASSEMBLY 2 - SLATE (R-32, MIN.)

- INTERIOR FINISHES AS SCHEDULED
- 1X2 WOOD FURRING (SERVICE DISTRIBUTION CAVITY)
- 'SMART' VAPOR VARIABLE AIR BARRIER MEMBRANE, CONTINUOUSLY SEALED AND SUPPORTED
- 2X6 STUD FRAMING W/ DENSE PACK CELLULOSE INSULATION
- 1/2" SHEATHING W/ INTEGRAL AIR AND WEATHER BARRIER, FULLY TAPED AND SEALED
- 2" CONTINUOUS RIGID MINERAL WOOL INSULATION
- 1X2 PT WOOD FURRING (VENTILATING TO ROOF)
- SLATE CLADDING (TYPE 1), MECHANICALLY FASTENED

WALL ASSEMBLY 2 - SLATE (R-32, MIN.)

- INTERIOR FINISHES AS SCHEDULED
- 1X2 WOOD FURRING (SERVICE DISTRIBUTION CAVITY)
- 'SMART' VAPOR VARIABLE AIR BARRIER MEMBRANE, CONTINUOUSLY SEALED AND SUPPORTED
- 2X6 STUD FRAMING W/ DENSE PACK CELLULOSE INSULATION
- 1/2" SHEATHING W/ INTEGRAL AIR AND WEATHER BARRIER, FULLY TAPED AND SEALED
- 2" CONTINUOUS RIGID MINERAL WOOL INSULATION
- 1X2 PT WOOD FURRING (VENTILATING TO ROOF)
- SLATE CLADDING (TYPE 1), MECHANICALLY FASTENED

WALL ASSEMBLY 3 - COPPER CLADDING (R-32, MIN.)

- INTERIOR FINISHES AS SCHEDULED
- 1X2 WOOD FURRING (SERVICE DISTRIBUTION CAVITY)
- 'SMART' VAPOR VARIABLE AIR BARRIER MEMBRANE, CONTINUOUSLY SEALED AND SUPPORTED
- 2X6 STUD FRAMING W/ DENSE PACK CELLULOSE INSULATION
- 1/2" SHEATHING W/ INTEGRAL AIR AND WEATHER BARRIER, FULLY TAPED AND SEALED
- 2" CONTINUOUS RIGID INSULATION
- 1X2 PT WOOD BATTENS
- COPPER CLADDING, MECHANICALLY FASTENED

WALL ASSEMBLY 3 - COPPER CLADDING (R-32, MIN.)

- INTERIOR FINISHES AS SCHEDULED
- 1X2 WOOD FURRING (SERVICE DISTRIBUTION CAVITY)
- 'SMART' VAPOR VARIABLE AIR BARRIER MEMBRANE, CONTINUOUSLY SEALED AND SUPPORTED
- 2X6 STUD FRAMING W/ DENSE PACK CELLULOSE INSULATION
- 1/2" SHEATHING W/ INTEGRAL AIR AND WEATHER BARRIER, FULLY TAPED AND SEALED
- 2" CONTINUOUS RIGID INSULATION
- 1X2 PT WOOD BATTENS
- COPPER CLADDING, MECHANICALLY FASTENED

TYPICAL SLAB CONSTRUCTION

- 4" CONC. SLAB WITH RADIANT HEAT
- VAPOR BARRIER
- 4" RIGID INSULATION
- 12" CRUSHED STONE

TYPICAL SLAB CONSTRUCTION

- 4" CONC. SLAB WITH RADIANT HEAT
- VAPOR BARRIER
- 4" RIGID INSULATION
- 12" CRUSHED STONE

HEADER/SILL AT BRICK

SCALE: 3" = 1'-0"

4

HEADER/SILL AT SHINGLES

SCALE: 3" = 1'-0"

3

OVERHANG WALL SECTION 2

SCALE: 3/4" = 1'-0"

2

OVERHANG WALL SECTION 1

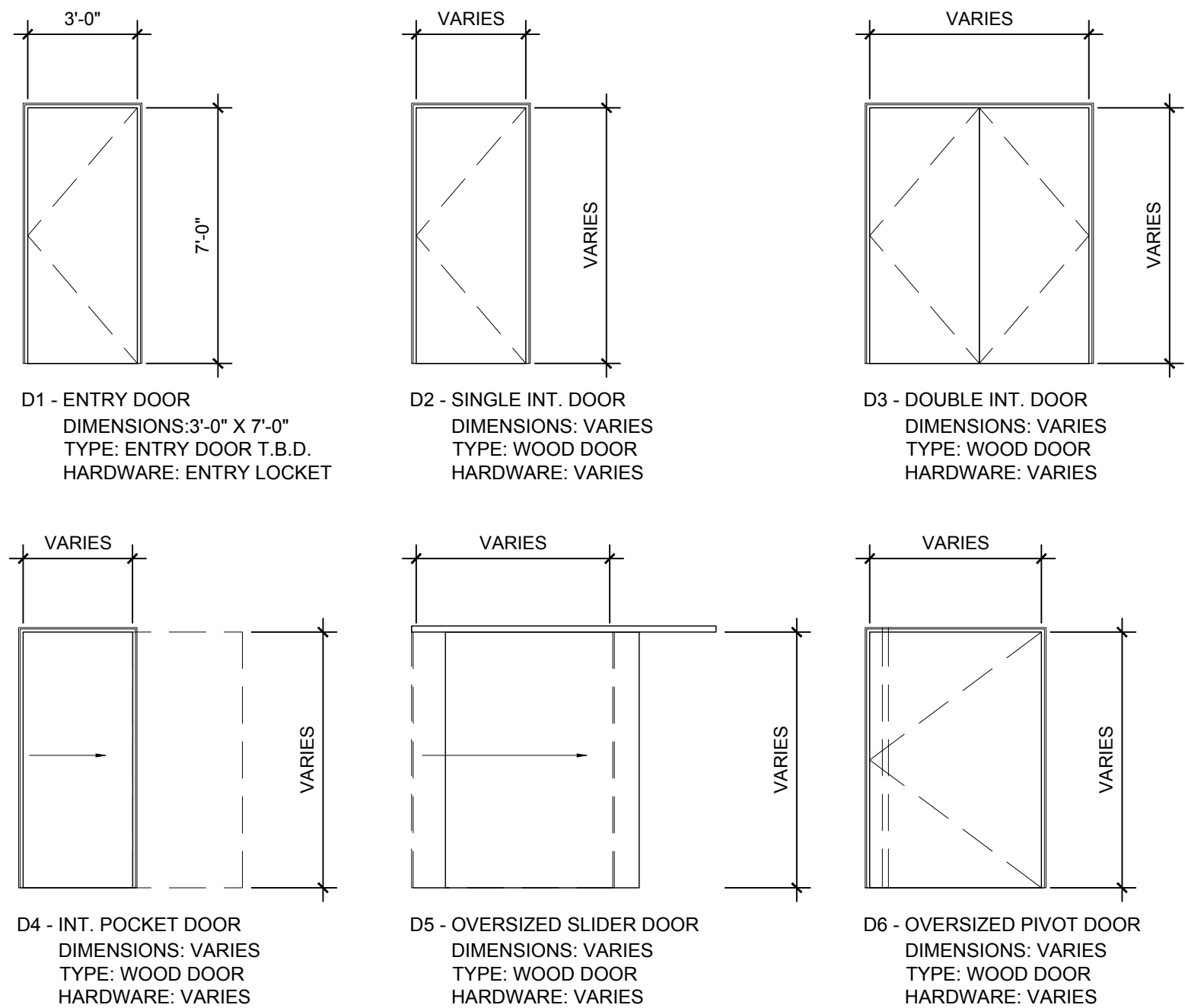
SCALE: 3/4" = 1'-0"

1

WINDOW SCHEDULE								
MARK	MANU	MODEL	TYPE	FRAME SIZE		HEAD HEIGHT AFF TO H.H.	WINDOW SHADE	REMARKS
				HEIGHT	WIDTH			
W1	MARVIN - SIGNATURE ULTIMATE	UCA3048	CASEMENT	47 1/2"	30"	7'-0"		VERIFY EXISTING R.O., WINDOW TO FIT IN EXISTING OPENING
W2	MARVIN - SIGNATURE ULTIMATE	UCA3036	CASEMENT	39 1/2"	30"	7'-0"		
W3	MARVIN - SIGNATURE ULTIMATE	UCAPO3618	CASEMENT PICTURE	17 1/2"	36"	9'-0"		
W4	MARVIN - SIGNATURE ULTIMATE	UCA3060	CASEMENT	59 1/2"	30"	7'-0"		
W5	MARVIN - SIGNATURE ULTIMATE	UCA4060	CASEMENT	59 1/2"	40"	7'-0"		
W6	MARVIN - SIGNATURE ULTIMATE	UAWN6060	AWNING	59 1/2"	59"	7'-0"		
W7	MARVIN - SIGNATURE ULTIMATE	UCAPO4040	CASEMENT PICTURE	39 1/2"	40"	7'-0"		
W7A	MARVIN - SIGNATURE ULTIMATE	UCA3240	CASEMENT	39 1/2"	32"	7'-0"		
W8	MARVIN - SIGNATURE ULTIMATE	UAWN4048	AWNING	47 1/2"	40"	9'-0"		
W9	MARVIN - SIGNATURE ULTIMATE	UAWN5618	AWNING	17 1/2"	56"	7'-0"		
W10	MARVIN - SIGNATURE ULTIMATE		SLIDING FRENCH DOOR	143"	95 1/2"	8'-0"		VERIFY EXISTING R.O., WINDOW TO FIT IN EXISTING OPENING
W11	MARVIN - SIGNATURE ULTIMATE		SLIDING FRENCH DOOR	96 1/2"	95 1/2"	8'-0"		VERIFY EXISTING R.O., WINDOW TO FIT IN EXISTING OPENING
W12	MARVIN - SIGNATURE ULTIMATE		SLIDING FRENCH DOOR	72 1/2"	86"	7'-0"		
W13	MARVIN - SIGNATURE ULTIMATE		BI-FOLDING DOOR	115 1/2"	95 1/2"	8'-0"		
W14	MARVIN - SIGNATURE ULTIMATE		BI-FOLDING DOOR	143"	95 1/2"	8'-0"		
W15	MARVIN - SIGNATURE ULTIMATE	UAWNPO6018	AWNING PICTURE	17 1/2"	60"	8'-0"		
W16	MARVIN - SIGNATURE ULTIMATE	UAWN5660	AWNING	59 1/2"	58"	7'-0"		
W17	MARVIN - SIGNATURE ULTIMATE	UAWN2628	AWNING	27 1/2"	27"	7'-0"		VERIFY EXISTING R.O., WINDOW TO FIT IN EXISTING OPENING
W18	SKYLIGHT							

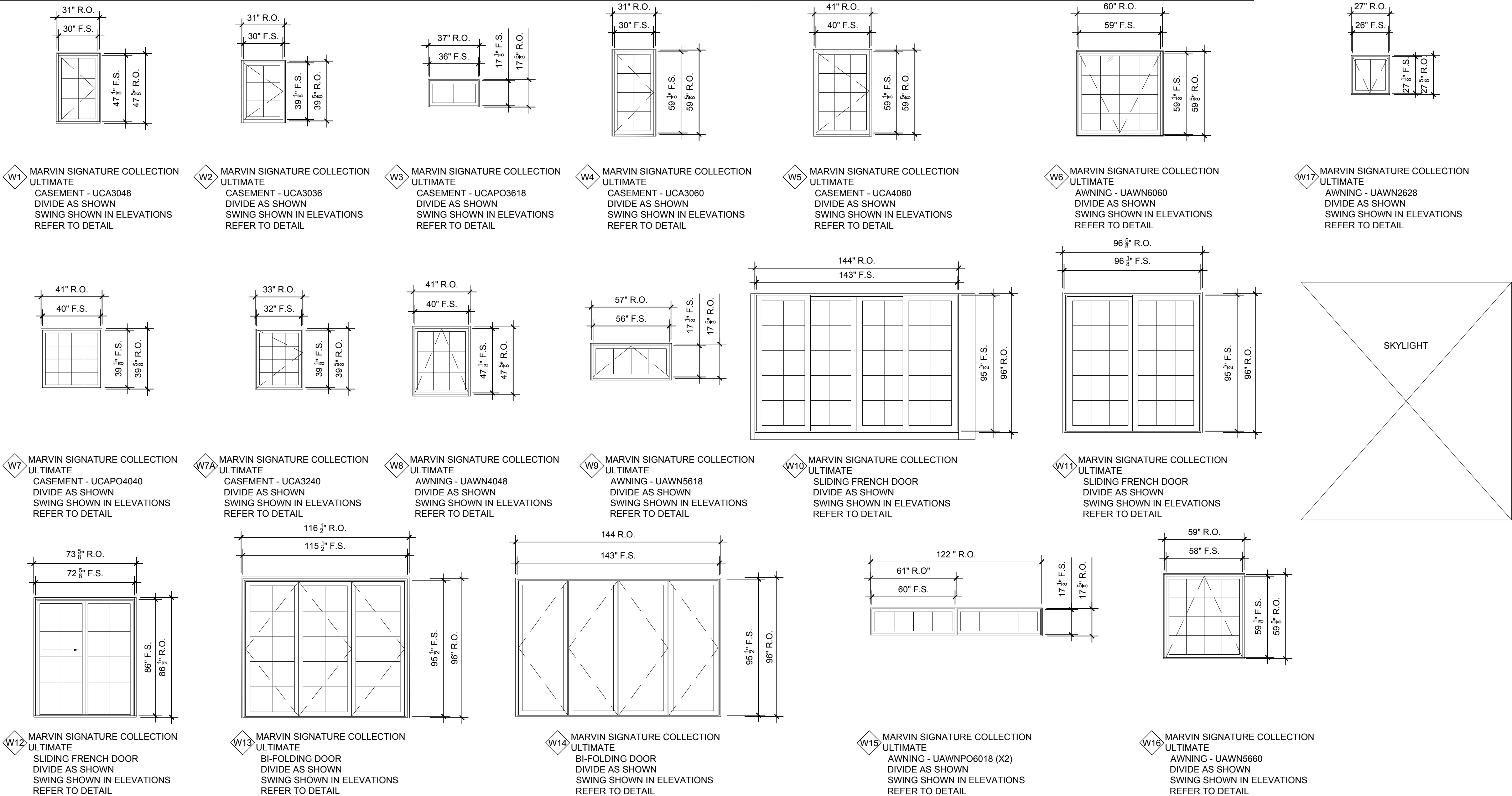
DOOR SCHEDULE									
MARK	TYPE	SIZE			MATERIAL	HARDWARE	NOTES		
		WIDTH	HEIGHT	THICKNESS					
LEVEL 1									
100	D1	3'-0"	7'-0"	1-3/4"	WOOD	ENTRY LOCK			
101	D2	3'-0"	7'-0"	1-3/4"	WOOD	ENTRY LOCK		INSULATED WOOD DOOR	
101A	D1	3'-0"	8'-0"	1-3/4"	WOOD	ENTRY LOCK			
101B		BY WINDOW MANUFACTURER, SEE A601 TYPE W14							
101C	D3	5'-0"	7'-0"	1-3/8"	WOOD	PASSAGE			
102	D4	2'-8"	7'-0"	1-3/8"	WOOD	POCKET			
103	D4	2'-8"	7'-0"	1-3/8"	WOOD	POCKET			
104		BY WINDOW MANUFACTURER, SEE A601, TYPE W13							
106		BY WINDOW MANUFACTURER, SEE 601, TYPE W10							
107	D4	2'-8"	7'-0"	1-3/8"	WOOD	POCKET/PRIVACY			
107A	D2	2'-6"	7'-0"	1-3/8"	WOOD	PASSAGE			
107B		BY WINDOW MANUFACTURER, SEE A601 TYPE W11							
108	D3	5'-0"	7'-0"	1-3/8"	WOOD	PASSAGE			
109	D4	2'-8"	7'-0"	1-3/8"	WOOD	POCKET/PRIVACY			
110	D2	2'-8"	7'-0"	1-3/8"	WOOD	PASSAGE			
LEVEL 2									
201	D1	3'-0"	7'-0"	1-3/8"	WOOD	PRIVACY			
201A	D1	2'-0"	7'-0"	1-3/8"	WOOD	PASSAGE			
202	D1	2'-0"	7'-0"	1-3/8"	WOOD	POCKET/PRIVACY			
203	D1	2'-0"	7'-0"	1-3/8"	WOOD	PASSAGE			
204	D2	4'-0"	7'-0"	1-3/8"	WOOD	PRIVACY			
205	D4	2'-0"	7'-0"	1-3/8"	WOOD	POCKET			
205A	D5	6'-0"	7'-0"	1-3/8"	WOOD	PASSAGE		OVERSIZED SLIDING DOOR	
206	D6	6'-0"	7'-0"	1-3/8"	WOOD	PASSAGE		OVERSIZED PIVOT DOOR	
207		BY WINDOW MANUFACTURER, SEE 601 TYPE W12							

- GENERAL WINDOW NOTES:
- ALL ELEVATIONS TAKEN FROM EXTERIOR VIEW.
 - DIMENSIONS ARE FRAME SIZE UNLESS OTHERWISE INDICATED.
 - INDICATES TEMPERED GLAZING.
 - IN ALL OPERABLE WINDOWS & DOORS, CHEVRON POINTS TO HINGED EDGE.
- SHADE NOTES:
- A. SHADE TO BE MOTORIZED URBANSHADE SYSTEM BY MECHOSHADE, OR APPROVED EQUAL.
- B. SHADECLOTH: TBD, SELECTED BY ARCHITECT
- C. MOUNT: JAMB-MOUNTED
- D. FASCIA: SQUARE
- E. COLOR: WHITE
- RETRACTABLE BUG SCREEN AT SLIDING DOORS + FRENCH DOORS
 - EXISTING WINDOWS NOT ELEVATED HERE - REFER TO SHEETS AD201, A201 + A202
 - CLARIFY FRAME OPENING VS. R.O



2 DOOR LEGEND

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



1 WINDOW LEGEND

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



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PROJECT NAME:

LIPTON / CRISP RESIDENCE

RENOVATION AND ADDITION
188 VAUGHAN STREET
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WINDOW & DOOR SCHEDULES/DETAILS

A601

LIPTON / CRISP RESIDENCE

RENOVATION AND ADDITION

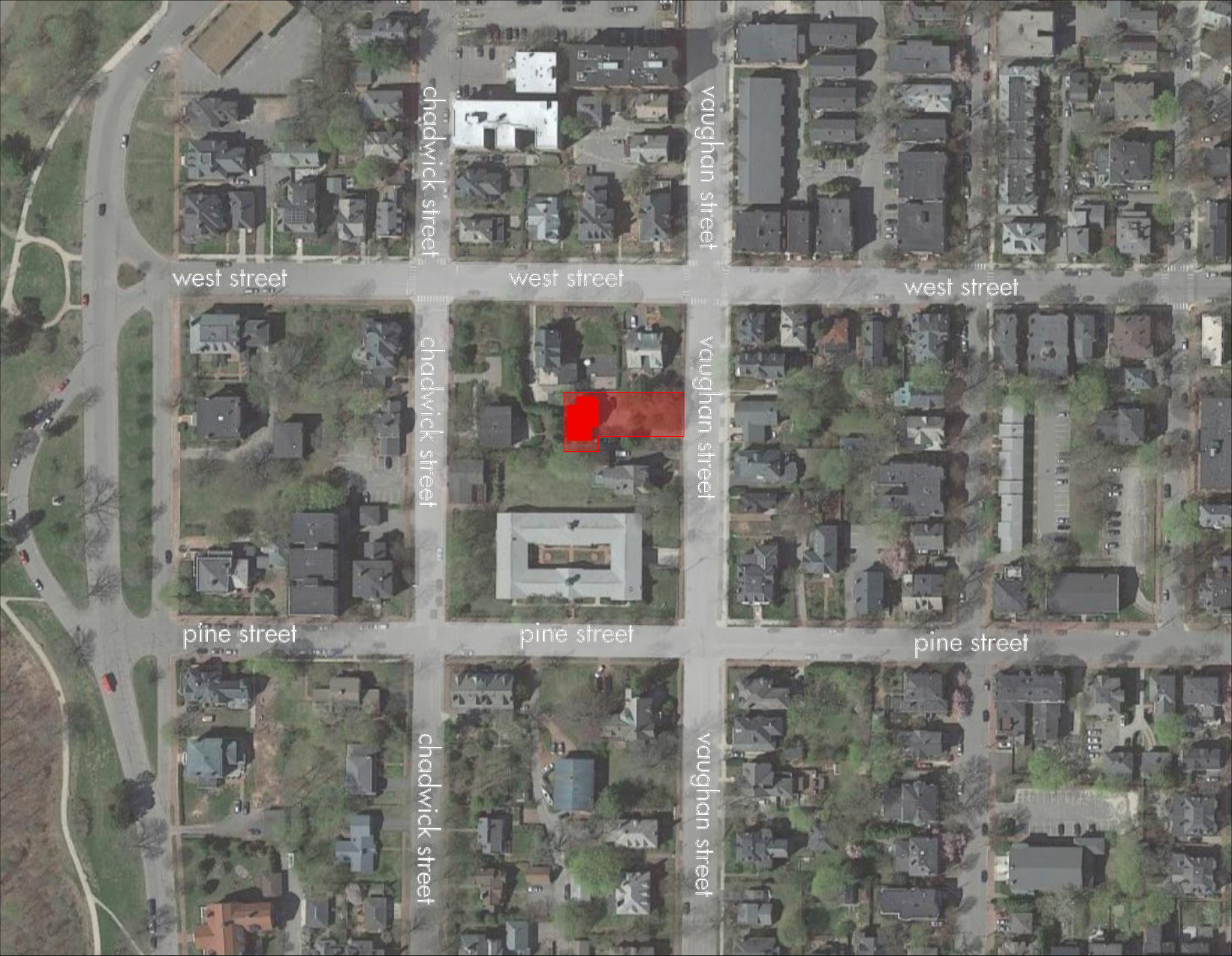
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DRAWING LIST:

			ISSUED 2020.04.24 HP SUBMISSION	ISSUED 2020.03.06 SD PRICING SET	
					GENERAL
					- G000 COVER SHEET
					SITEWORK
					- SPR100 EXISTING CONDITIONS SURVEY AND PLOT PLAN - SPD100 SITE PLAN - EXISTING + DEMOLITION - SP 100 SITE PLAN - PROPOSED
					ARCHITECTURAL
					- AD101 DEMOLITION - FLOOR PLANS - AD102 DEMOLITION - ROOF PLAN - AD103 DEMOLITION - REFERENCE PHOTOS [INTERIOR] - AD201 DEMOLITION - EXTERIOR ELEVATIONS - AD202 DEMOLITION - REFERENCE PHOTOS [EXTERIOR]
					- A101 FLOOR PLANS - A102 ROOF PLAN - A111 REFLECTED CEILING PLANS - A121 POWER PLANS
					- A201 EXTERIOR ELEVATIONS - A202 EXTERIOR ELEVATIONS
					- A301 WALL SECTIONS AND EXTERIOR DETAILS
					- A501 VERTICAL CIRCULATION DETAILS - A521 ENLARGED FLOOR PLANS + INTERIOR ELEVATIONS - A522 ENLARGED FLOOR PLANS + INTERIOR ELEVATIONS - A523 ENLARGED FLOOR PLANS + INTERIOR ELEVATIONS
					- A601 DOOR + WINDOW SCHEDULE - EXTERIOR
					STRUCTURAL
					- S0.0 STRUCTURAL NOTES - S1.0 FOUNDATION PLAN - S1.1 FRAMING PLANS - S2.0 TYP. CONCRETE DETAILS AND SECTIONS - S2.1 CONCRETE DETAILS - S3.0 FRAMING DETAILS

LOCATION PLAN:



Tax Lot Designation: CBL 063 F003001 / MAP D8NW

GENERAL NOTES:

PROJECT TEAM:

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LANDSCAPE ARCHITECT:
TBD

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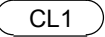
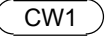
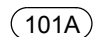
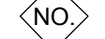
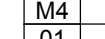
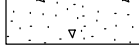
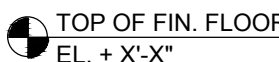
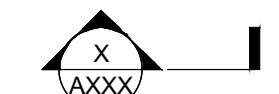
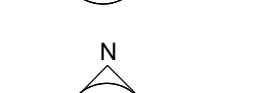
PROJECT NAME:

LIPTON / CRISP RESIDENCE

RENOVATION AND ADDITION
188 VAUGHAN STREET
PORTLAND, ME 04102

SEAL:

NOT FOR CONSTRUCTION

MATERIAL KEY	ARCHITECTURAL ABBREVIATIONS	ARCHITECTURAL SYMBOLS
 COURSE GRAVEL	AR ABUSE RESISTANT AB ANCHOR BOLT ACT ACOUSTICAL CEILING TILE ADOL ADDITIONAL ADJ ADJACENT ADMIN ADMINISTRATION AFF ABOVE FINISH FLOOR ALUM ALUMINUM ALT ALTERNATE AP ACCESS PANEL APROX APPROXIMATE(LY) APV ASPHALT PAVEMENT ARCH ARCHITECT	FINISH MATERIAL  CL1 CASEWORK TYPE  CW1 ROOM NUMBER  ROOM NAME 101 DOOR NUMBER  101A WINDOW TYPE  NO PARTITION TYPE  M4 01 REVISION REFERENCE  1 FIRE EXTINGUISHER, RECESSED CABINET  FE FIRE EXTINGUISHER SURFACE MOUNT  FE DETAIL  X XXXX NEW DOOR  X XXXX
 CONCRETE	BD BOARD BF BOTTLE FILLER B.O. BOTTOM OF BIT BITUMINOUS BLDG BUILDING BLKG BLOCKING BM BENCHMARK BRG BEARING BTW BETWEEN CAB CABINET CB CATCH BASIN CEM CEMENT CF CUBIC FEET CG CORNER GUARD CIRC CIRCLE/CIRCULAR CJ CONTROL JOINT CL CENTER LINE CLG CEILING CLO CLOSET CMU CONCRETE MASONRY UNIT COL CLEAN OUT COLUMN FL FLOOR CONC CONCRETE CONST CONSTRUCTION CONT CONTINUE, CONTINUOUS CORR CORRUGATED COORD COORDINATED CRS CERAMIC TILE CTV CABLE TELEVISION LINE CUH CABINET UNIT HEATER CY CUBIC YARD	PROPOSED ELEVATION  TOP OF FIN. FLOOR EL. + X'-X" BUILDING SECTION  X XXXX BUILDING ELEVATION  X XXXX WALL SECTION  X XXXX INTERIOR ELEVATION  N XXXX E COLUMN REFERENCE LINE  X NEW DOOR  X XXXX
 STONE	D DBL DOUBLE DEFL DEFLECTION DEMO DEMOLITION DF DRINKING FOUNTAIN DIA DIAMETER DIAG DIAGONAL DIM DIMENSION DR DIRECTOR/DOOR DIV DIVISION DN DOWN DTL DETAIL DWG DRAWING E EAST EA EACH EF EXHAUST FAN EJ EXPANSION JOINT EL ELEVATION ELEV ELEVATOR ELEC ELECTRICAL/ELECTRICAL EQ EQUAL EWC ELECTRIC WATER COOLER EXAM EXAMINATION EXIST EXISTING EXT EXTERIOR FBO FURNISHED BY OWNER FCO FLOOR CLEAN OUT FD FLOOR DRAIN FCP FIRE CONTROL PANEL FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FEC/SR FEC, SEMI RECESSED FEC FULLY RECESSED FG FIBERGLASS FIN FINISH FL FLOOR FOS FACE OF STUD FRP FIBERGLASS REINFORCED FT FOOT FTG FOOTING F.O. FACE OF	QUART  QUART RADIUS/RISER/RANGE  R RD ROOF DRAIN REC RECREATION RECT RECTANGLE REF REFERENCE REQD REQUIRED REFR REFRIGERATOR REINFR REINFORCE/REINFORCING RESIL RESILIENT REV REVISE/REVISION RFG ROOFING RM ROOM RND ROUND RO ROUGH OPENING S SOUTH/SINK SAN SANITARY S.A.F.B. SOUND ATTENUATION FIRE BATT(S) (BRACKET) SC SOLID CORE SD STORM DRAIN SECT SECTION SF SQUARE FOOT SHT SHEET SIM SIMILAR SPEC SPECIFICATION(S) SPF1 SPRAY FOAM INSULATION SQ SQUARE STC SOUND TRANSMISSION COEFFICIENT STD STANDARD STL STEEL STOR STORAGE SS STAINLESS STEEL SUSP SUSPENDED T TREAD/TOILET TEL TELEPHONE TEMP TEMPERATURE/TEMPERED T&G TONGUE & GROOVE TH THICKNESS TO TOP OF TV TELEVISION TYP TYPICAL UL UNDERWRITERS LABORATORIES UNO UNLESS NOTED OTHERWISE UTIL UTILITIES VAR VARIES VB VAPOR BARRIER VCT VINYL COMPOSITE TILE VENT VENTILATOR/VENTILATION VERT VERTICAL VEST VESTIBULE VR VAPOR RETARDER W WEST / WATER / WASHER / WIDTH WI WITH WC WATER CLOSET WD WOOD WIND WINDOW W/O WITH OUT WWF WELDED WIRE FABRIC WWM WELDED WIRE MESH
 EARTH/COMPACT FILL	GA GALLON GAL GALV GC GENERAL CONTRACTOR GL GLASS GR GRANITE GWB GYPSUM WALL BOARD GYP GYPSUM HD HIGH DENSITY HR HOUR HC HOLLOW CORE HDWR HARDWARE HFS HALF FULL SCALE HGT HEIGHT HM HOLLOW METAL HO HOLD OPEN HORZ HORIZONTAL HTG HEATING HTG HEATING, VENTILATION & AIR CONDITIONING HW HOT WATER HYD HYDRANT H.P. HIGH POINT INCL INCLUDE/INCLUDING ID INSIDE DIAMETER INCH INCH INSUL INSULATE/INSULATION INT INTERIOR INV INVERT JAN JANITOR JC JANITOR CLOSET JOINT KIT KITCHEN LAM LAMINATE/LAMINATED LAV LAVATORY LC COATED LEAD LF LINEAR FOOT LGT LIGHT LIN LINEN L.P. LOW POINT MTRL MATERIAL MAS MASONRY MAX MAXIMUM MECH MECHANICAL MED MEDICAL MFR MANUFACTURER MGR MANAGER MH MANHOLE MIN MINIMUM MISC MISCELLANEOUS MO MASONRY OPENING MOLD MOLDING MR MOISTURE RESISTANT MTD MOUNTED MTG MOUNTING MTL METAL N NORTH NATL NATURAL NIC NOT IN CONTRACT NL NIGHT LIGHT NO NUMBER NTS NOT TO SCALE OC ON CENTER OFCI OWNER FURNISHED CONTRACTOR INSTALLED ONCE PNL PANEL PNT PAINT PART BD PART BOARD PC PERIMETER PL PLATE PLAS PLASTER PLAM PLASTIC LAMINATE PLYWD PLYWOOD PNT PAINT POLY POLYURETHANE PREP PREPARATION PSF POUNDS / SQUARE FOOT PSI POUNDS / SQUARE INCH PRES PRESERVATIVE TREATED PTD PAINTED PVMT PAVEMENT	REVISION REFERENCE  1 FIRE EXTINGUISHER, RECESSED CABINET  FE FIRE EXTINGUISHER SURFACE MOUNT  FE DETAIL  X XXXX NEW DOOR  X XXXX

CODE SUMMARY:

Maine Uniform Building and Energy Code (MUBEC) :
2015 International Existing Building Code (IEBC)
2015 International Residential Code (IRC)
2009 International Energy Conservation Code (IECC)

ZONING NOTES:

Zone: R-4
Lot Size: 268 acres (11,318 sf)
Existing Area: 2,908 sf
Existing Height: 1 1/2 stories
Historic District: West End - Contributing

City of Portland, Maine / Code of Ordinances, Chapter 14 - Land Use:
Section 14-105
Section 14-436

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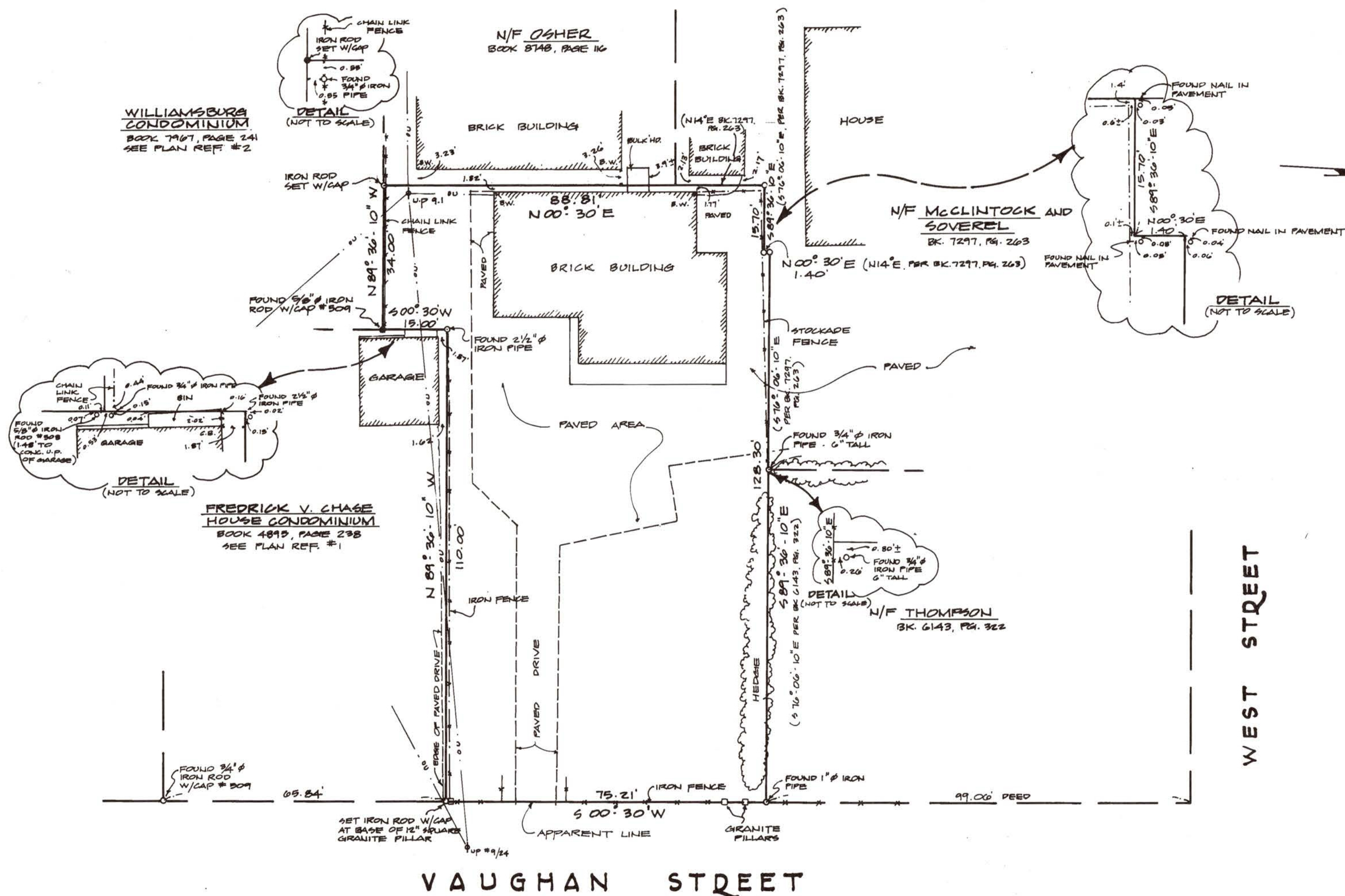
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1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

DATE OF ISSUE:	APRIL 24, 2020
PROJECT NUMBER:	2019-0220
STATUS:	HISTORIC PRESERVATION SUBMISSION SET

COVER SHEET

G000



NOTES :

- 1 - THIS SURVEY CONFORMS TO STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS : CATEGORY I, CONDITION III.
- 2 - AREA = 11,318 SQ. FT.
- 3 - SEE ACCOMPANYING REPORT.

PLAN REFERENCES :

- 1 - "SURVEY PLAN, FREDRICK V. CHASE HOUSE, A CONDOMINIUM ON VAUGHAN STREET, PORTLAND, MAINE FOR GRAPETREE APTS." BY OWEN HASKELL, INC. OCT. 1, 1981 SHEET 1 OF 5 UNIT OWNERSHIP PLAN #12-1.
- 2 - "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR BINJFA INC. OF WILLIAMSBURG CONDOMINIUM" DEC. 18, 1986 BY H. I. & E. C. JORDAN CO. P.B. 162, PG. 26.

LOCUS DEED REFERENCE :

CHARLES D. BARTLETT, JR. & ANITA T. BARTLETT
TO
GREGORY C. CARROLL
NOVEMBER 20, 1991 BOOK 9794, PAGE 181

PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR

GREGORY C. CARROLL

MAILING ADDRESS : 109 CLEAVES ST., BIDDEFORD, MAINE 04005.
PARCEL LOCATED ON VAUGHAN STREET, PORTLAND, ME.

PORTLAND - MAINE

SCALE 1" = 20'

MAY 24, 1994

DOW & COULOMBE, INC.
LAND SURVEYORS & PLANNERS
13 PARK ST., SACO, MAINE 04072.

SPR100

MISC 70-12



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656

PROJECT NAME:

LIPTON / CRISP
RESIDENCE

RENOVATION AND ADDITION
188 VAUGHAN STREET
PORTLAND, ME 04102

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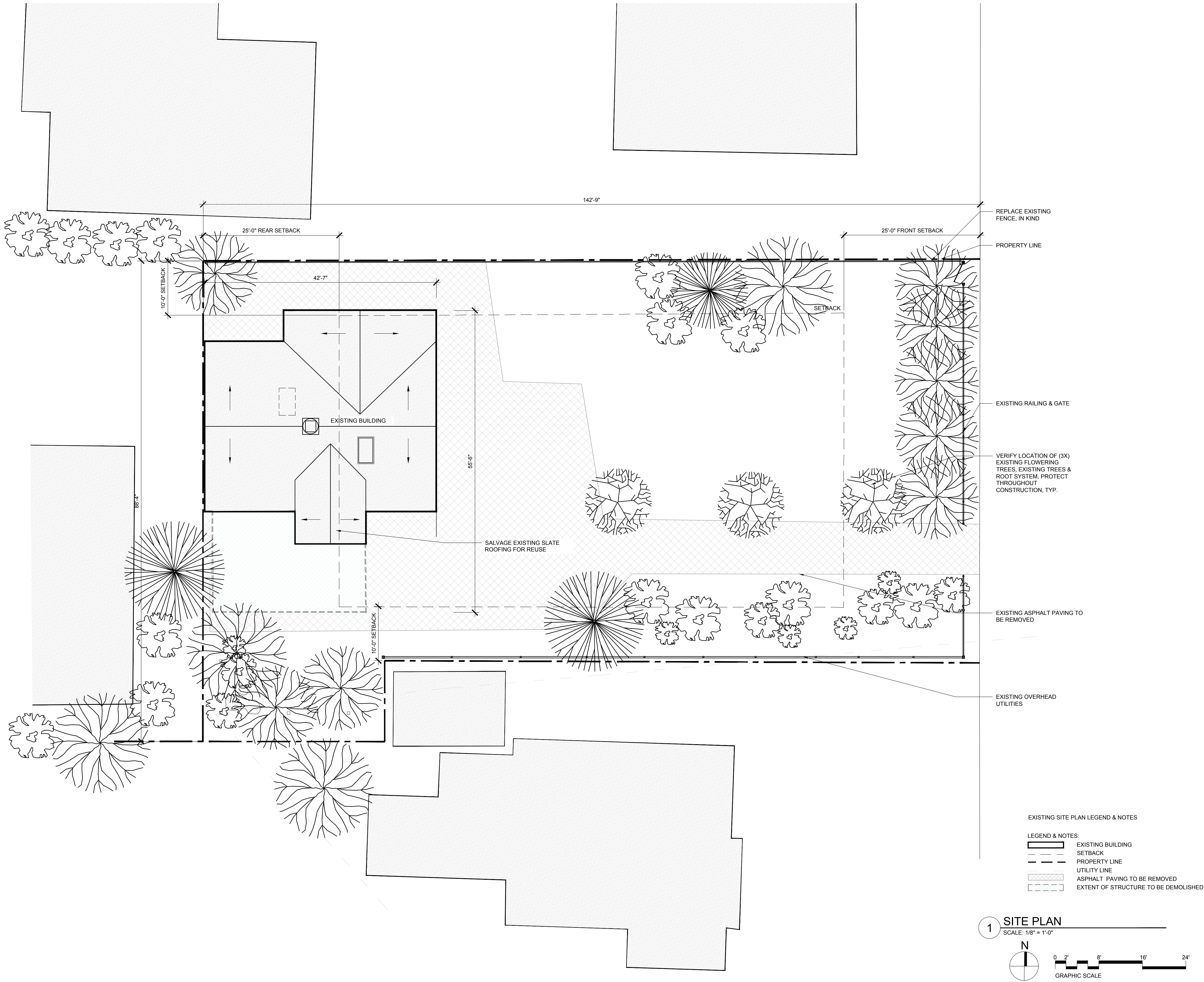
DATE OF ISSUE: APRIL 24, 2020

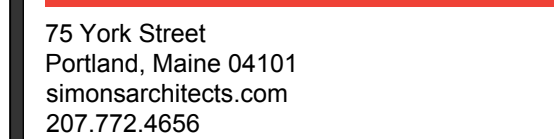
PROJECT NUMBER: 2019-0220

STATUS: HISTORIC PRESERVATION
SUBMISSION SET

EXISTING/ DEMO
SITE PLAN

SPD100





75 York Street
Portland, Maine 04101
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207.772.4656

PROJECT NAME: _____

LIPTON / CRISP
RESIDENCE

RENOVATION AND ADDITION
188 VAUGHAN STREET
PORTLAND, ME 04102

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DA

6 DA

DATE OF ISSUE: APRIL 24, 2011

PROJECT NUMBER: 2019-02

STATUS: HISTORIC PRESERVATION

SUBMISSION S

SITE PLAN

SP100

PROJECT NAME:

LIPTON / CRISP RESIDENCE

RENOVATION AND ADDITION
188 VAUGHAN STREET
PORTLAND, ME 04102

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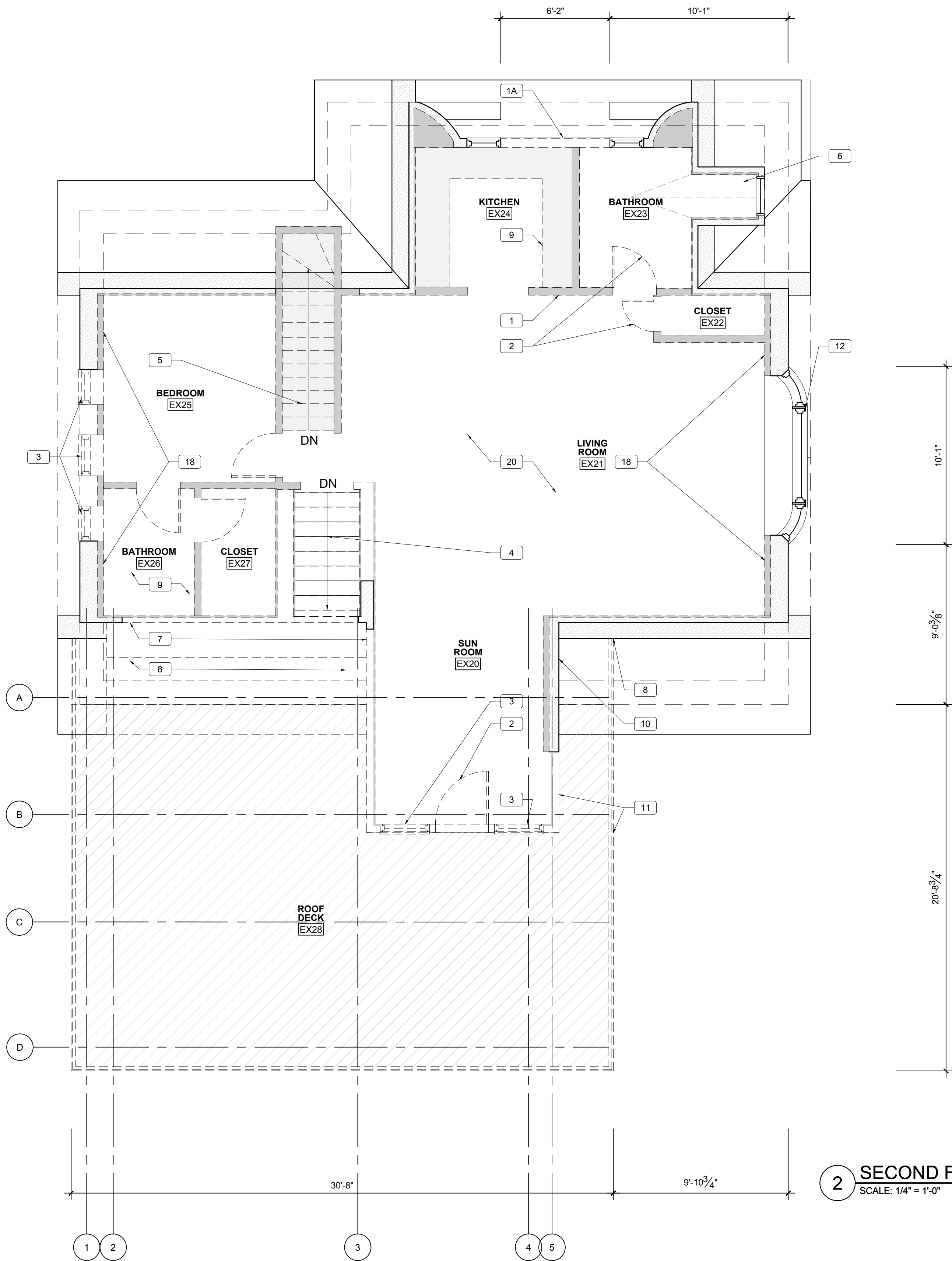
DATE OF ISSUE: APRIL 24, 2020

PROJECT NUMBER: 2019-0220

STATUS: HISTORIC PRESERVATION
SUBMISSION SET

EXISTING/DEMO FLOOR PLANS

AD101



2 SECOND FLOOR PLAN

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

GENERAL NOTES:

DEMOLITION LEGEND & NOTES:

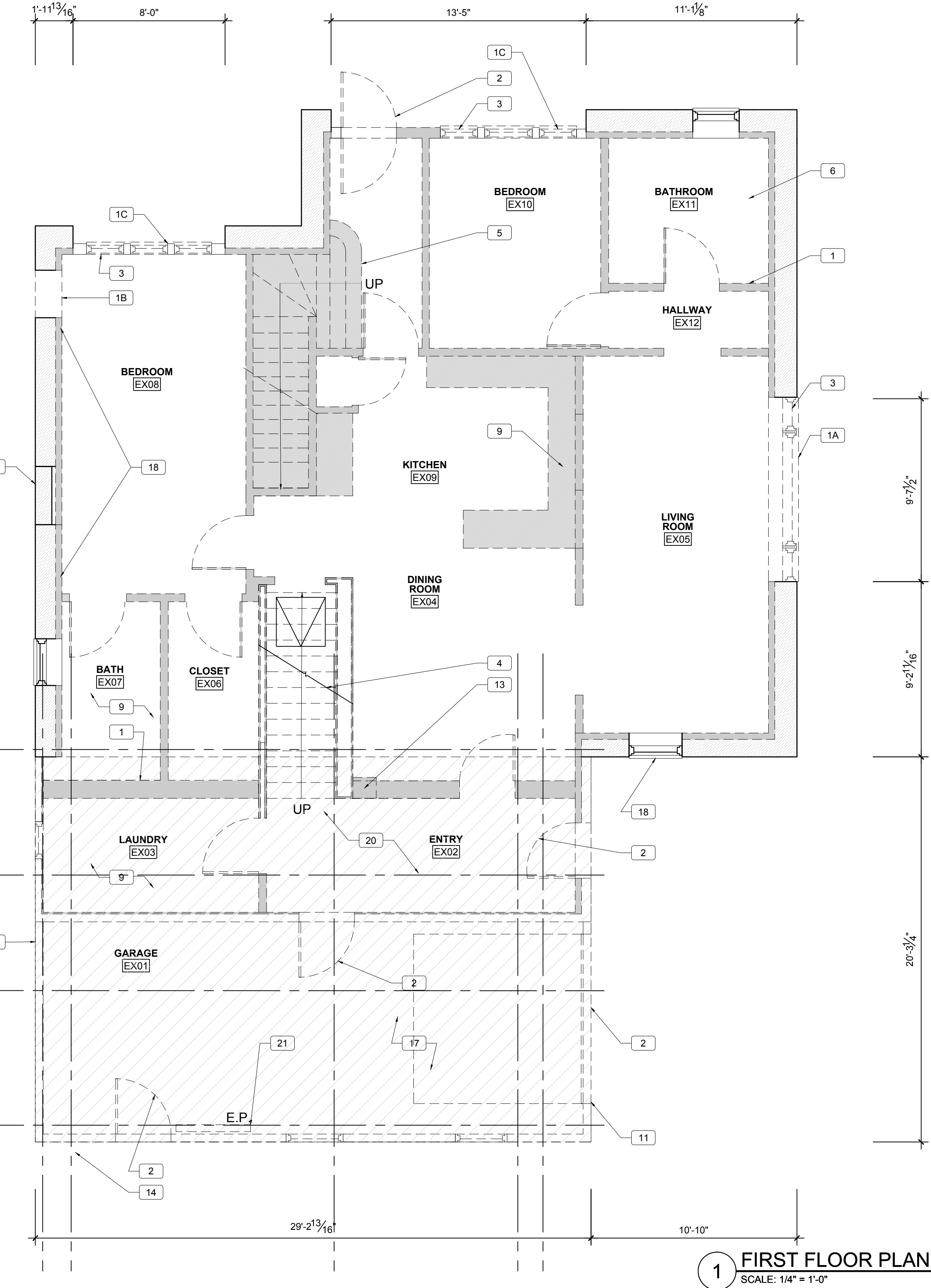
- EXISTING WALLS TO REMAIN
- PREVIOUSLY DEMOLISHED
- TO BE DEMOLISHED
- AREA TO BE DEMOLISHED

- AS NOTED, SOME DEMOLITION OF INTERIOR FINISHES + NON-STRUCTURAL PARTITION HAS BEEN COMPLETED. G.C. TO VERIFY EXTENT OF REMAINING ITEMS IN FIELD.
- VERIFY ITEMS TO BE SALVAGED W/ OWNER
- SEE AD102 + AD201 FOR EXTERIOR ELEVATION DEMO NOTES + REFERENCE PHOTOGRAPHS

KEYNOTES:

- 1 REMOVE OF EXISTING MASONRY WALL, VERIFY CONDITION OF EXT. MASONRY WALL. SEE STRUCTURAL DWG'S FOR REINFORCEMENT REQUIREMENTS TO STABILIZE SURROUNDING AREAS
- 1A EXISTING OPENING TO BE ENLARGED FOR NEW GLAZING AND/OR STRUCTURAL FRAMING + REINFORCEMENT, SEE STRUCTURAL DWG'S
- 1B CREATE NEW OPENING IN EXISTING WALL FOR INSTALLATION OF NEW GLAZING AND/OR STRUCTURAL FRAMING + REINFORCEMENT, SEE STRUCTURAL DWG'S

- 1C EXISTING INFILL FRAMING IN ORIGINAL OPENING TO BE REMOVED FOR THE INSTALLATION OF NEW GLAZING
- 2 DOOR TO BE REMOVED, CONFIRM ITEMS TO BE SALVAGED + REINSTALLED W/ OWNER
- 3 WINDOW TO BE REMOVED, CONFIRM ITEMS TO BE SALVAGED W/ OWNER
- 4 STAIR TO BE DEMOLISHED AND REBUILT IN SAME LOCATION, SCOPE OF G.C. TO INCLUDE FRAMING AND SUB SURFACES. FINISHED MILLWORK TO BE BY OWNER
- 5 EXISTING FLOOR TO FLOOR OPENINGS TO BE MADE SAFE UNTIL INFILL CONSTRUCTION IS IN PLACE
- 6 APPROX. LOCATION OF EXISTING PLUMBING FIXTURES AND PIPING TO BE VERIFIED IN FIELD
- 7 EXISTING FRAMING + EXTERIOR FINISHES TO BE REMOVED. MATERIALS TO BE SALVAGED, REUSE TO BE CONFIRMED W/ OWNER
- 8 PARTICULAR CARE SHALL BE TAKEN IN AREAS WHERE EXISTING SLATE ROOFING IS REMOVED OR ALTERED
- 9 FINISHED MILLWORK TO BE FURNISHED BY OWNER.

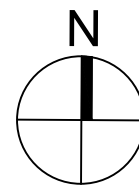


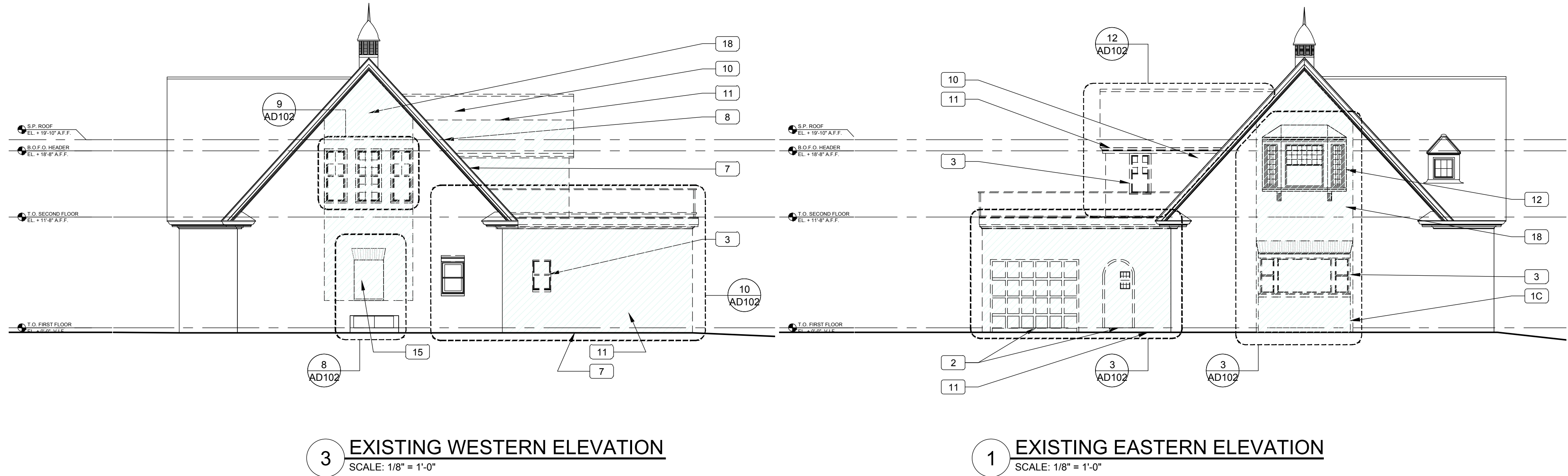
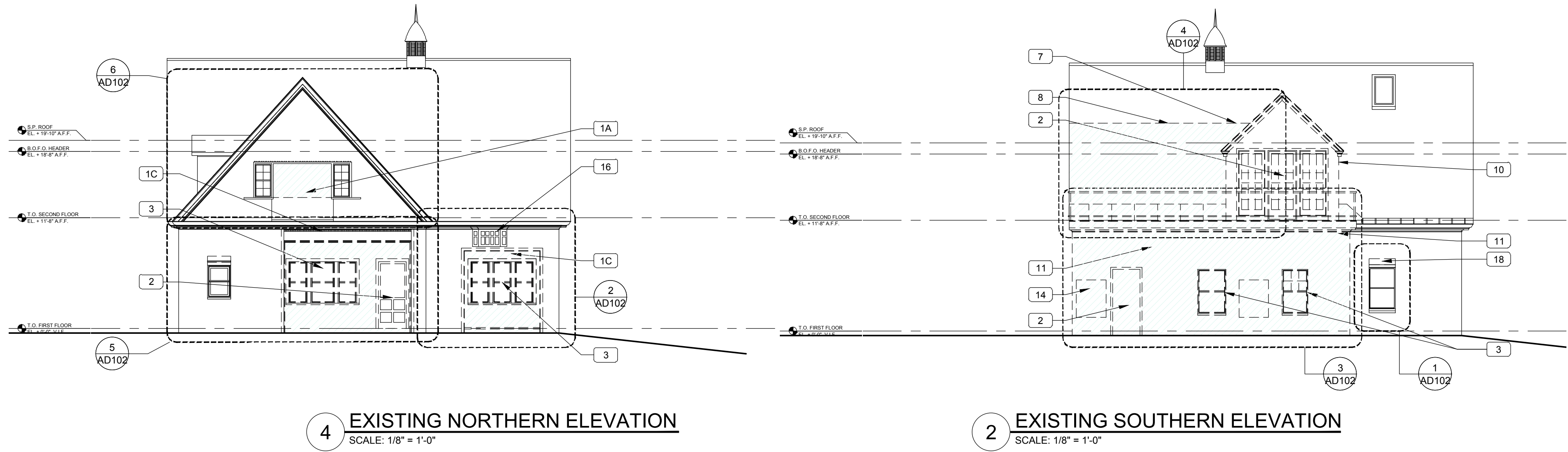
1 FIRST FLOOR PLAN

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

- 8 PARTICULAR CARE SHALL BE TAKEN IN AREAS WHERE EXISTING SLATE ROOFING IS REMOVED OR ALTERED
- 9 FINISHED MILLWORK TO BE FURNISHED BY OWNER.
- 10 EXISTING CLADDING + EXTERIOR FINISHES TO BE REMOVED, FRAMING TO REMAIN, SALVAGE + REUSE TO BE CONFIRMED W/ OWNER
- 11 EXISTING ADDITION STRUCTURE TO BE DEMOLISHED. ANY FRAMING TO REMAIN TO BE CONFIRMED BY STRUCTURAL ENGINEER + CONTRACTOR AFTER ASSESSMENT OF EXISTING CONDITIONS + CAPACITY. SUPPORT GABLE EXTENSION AS REQ'D PER STRUCTURAL DWG'S
- 12 ORIGINAL BAY WINDOW TO BE REMOVED FOR RESTORATION + INSTALLATION OF STEEL LINTEL TO BE RE-INSTALLED UPON COMPLETION OF WORK
- 13 REMOVE EXISTING MASONRY PIER, MODIFY EXISTING STEEL LINTEL ABOVE PER STRUCTURAL DWG'S
- 14 RELOCATE METERS, LOCATION TO BE COORDINATED WITH DESIGN BUILD MEP, ARCH, CONTRACTOR AND OWNER. REFER TO FLOOR PLANS
- 15 REMOVE ANOMALOUS MORTAR, REPOINT TO MATCH ADJACENT EXISTING MORTAR IN APPEARANCE AND HARDNESS
- 16 EXISTING BAY PROJECTION REMNANT TO BE RETAINED, REFURBISHED

- 17 EXISTING CONCRETE SLAB ON GRADE TO BE DEMOLISHED IN FULL. CARE SHALL BE TAKEN AT CONNECTION TO ORIGINAL STRUCTURE AND MASONRY WALLS
- 18 WHERE EXISTING MASONRY WALL ASSEMBLIES ARE FAILING, THE WALL SURROUNDING AND ANY OPENINGS SHALL BE STABILIZED. LOOSE MATERIAL IS TO BE REMOVED WITH CARE AND SALVAGED FOR RE-USE. REBUILD WALL WITH REINFORCING AS INDICATED IN STRUCTURAL DWG'S
- 19 CREATE NEW OPENING IN EXISTING ROOF FOR INSTALLATION OF NEW SKYLIGHT. SLATE ROOFING SHALL BE REMOVED WITH CARE AN SALVAGED FOR RE-USE
- 20 VARIOUS EXISTING SUB FLOOR SURFACES THROUGHOUT SHALL BE REMOVED AS REQUIRED FOR STRUCTURAL REPAIR WORK AND PREPPED FOR INSTALLATION OF NEW LEVEL SUB FLOOR ASSEMBLY
- 21 EXISTING ELECTRICAL PANEL TO BE DISCONNECTED AND REMOVED. NEW ELECTRICAL PANEL LOCATION AND CAPACITY TO BE DETERMINED BY MEP, AND COORDINATED WITH ARCHITECT





GENERAL NOTES:

DEMOLITION LEGEND & NOTES:

	EXISTING WALLS TO REMAIN
	PREVIOUSLY DEMOLISHED
	TO BE DEMOLISHED
	AREA TO BE DEMOLISHED

- AS NOTED, SOME DEMOLITION OF INTERIOR FINISHES + NON-STRUCTURAL PARTITION HAS BEEN COMPLETED. G.C. TO VERIFY EXTENT OF REMAINING ITEMS IN FIELD.
- VERIFY ITEMS TO BE SALVAGED W/ OWNER
- SEE AD102 + AD201 FOR EXTERIOR ELEVATION DEMO NOTES + REFERENCE PHOTOGRAPHS

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0 2' 8' 16' 24'
1/8" = 1' - 0"

PROJECT NAME:

LIPTON / CRISP
RESIDENCE

RENOVATION AND ADDITION
188 VAUGHAN STREET
PORTLAND, ME 04102

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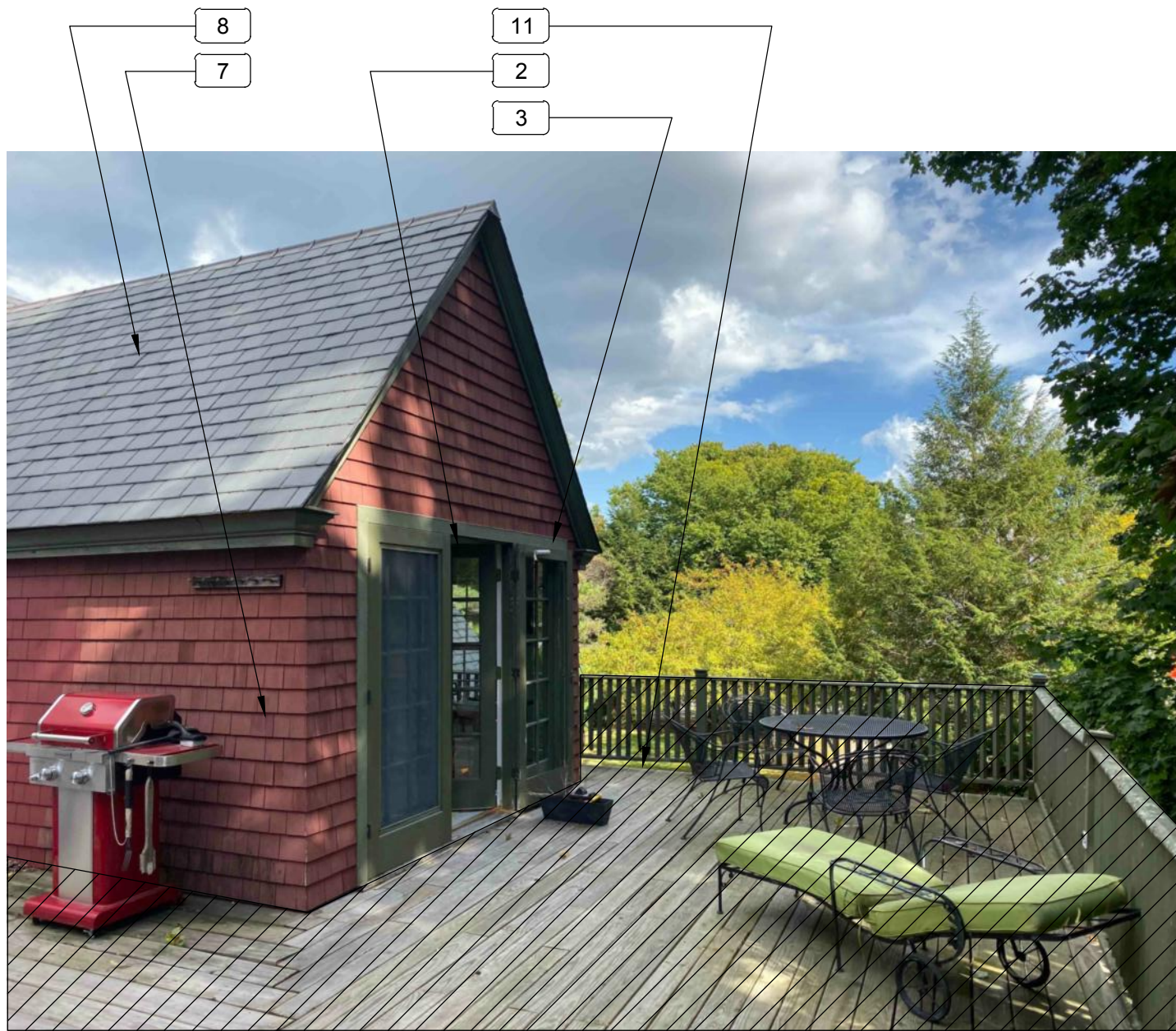
DATE OF ISSUE: APRIL 24, 2020

PROJECT NUMBER: 2019-0220

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EXISTING/DEMO
ELEVATIONS

AD201



12 VIEW OF SECOND FLOOR DECK



9 WESTERN VIEW OF GABLE



6 SOUTHERN VIEW OF BAY WINDOW
SCALE: 1/4" = 1'-0"



3 EASTERN OVERALL VIEW



11 NOTHERN VIEW OF GARAGE



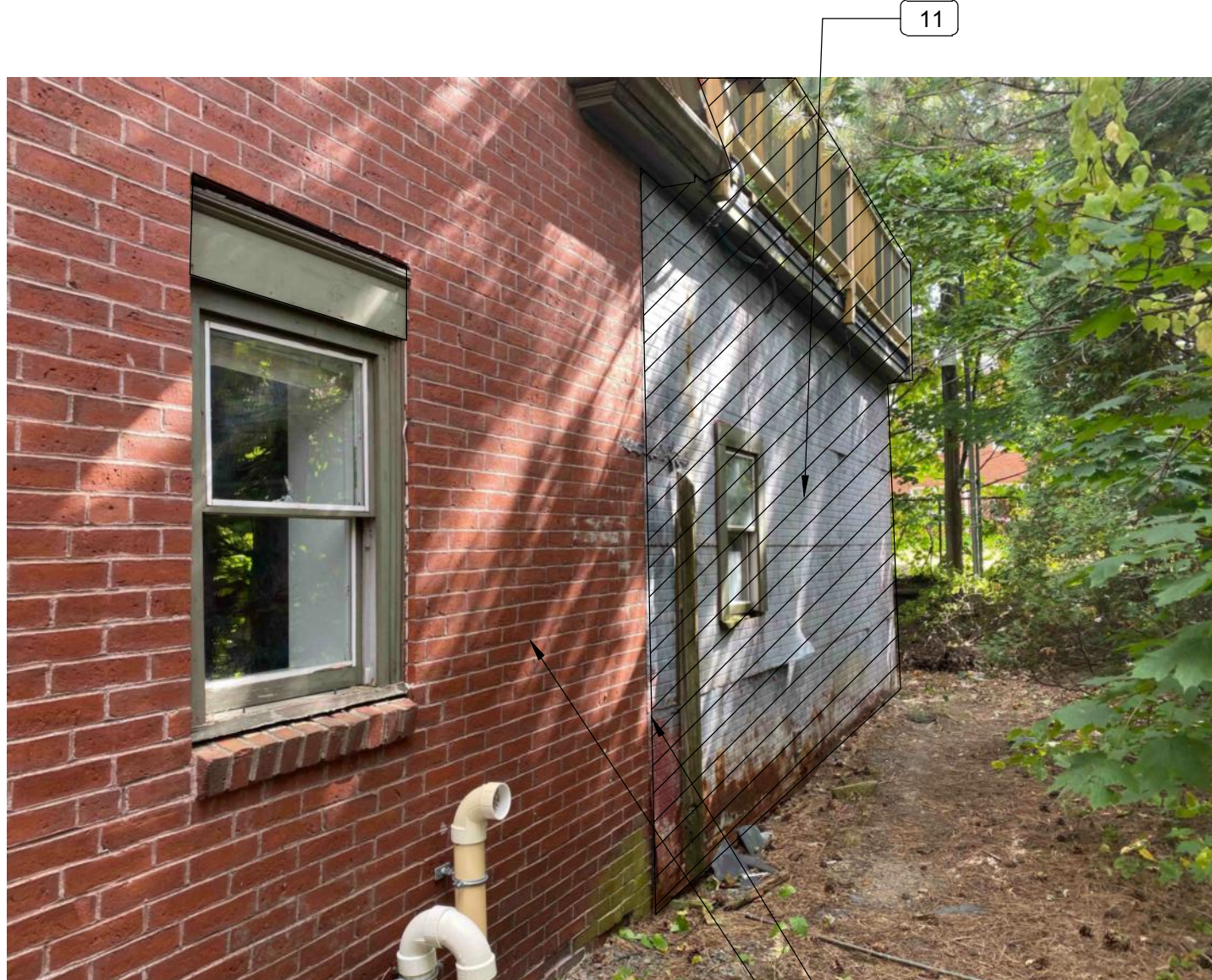
8 WESTERN BULK HEAD VIEW



5 SOUTHERN VIEW OF OPENING 2



2 SOUTHERN VIEW OF OPENING 1



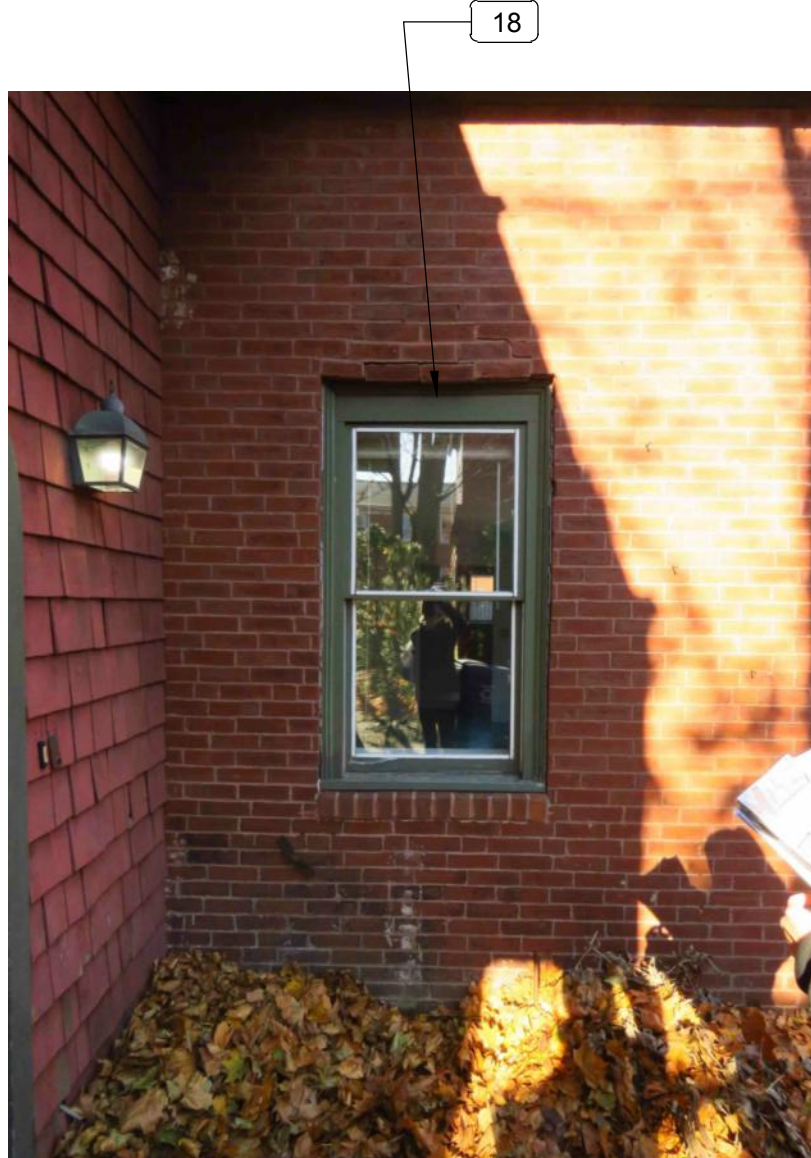
10 VIEW TOWARDS GARAGE



7 VIEW OF EXISTING FENCE



4 VIEW OF ROOF TO BE REMOVED



1 WINDOW AT KITCHEN VIEW

DEMOLITION LEGEND & NOTES:
EXISTING WALLS TO REMAIN
PREVIOUSLY DEMOLISHED
TO BE DEMOLISHED
AREA TO BE DEMOLISHED

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- VERIFY ITEMS TO BE SALVAGED W/ OWNER
- SEE AD102 + AD201 FOR EXTERIOR ELEVATION DEMO NOTES + REF. PHOTOGRAPHS
- REFERENCE DEMOLITION KEYNOTES ON SHEET AD101 AND AD201

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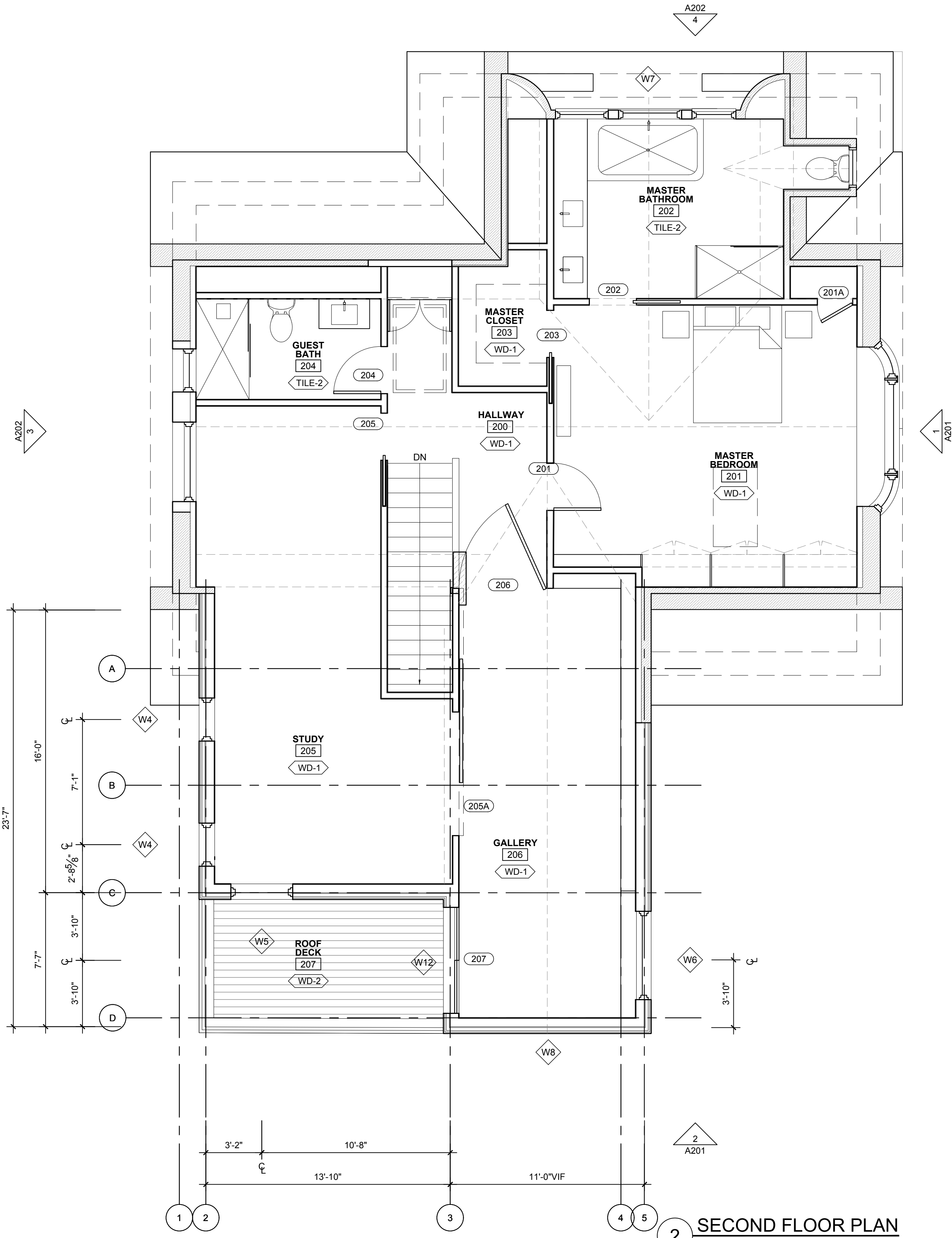
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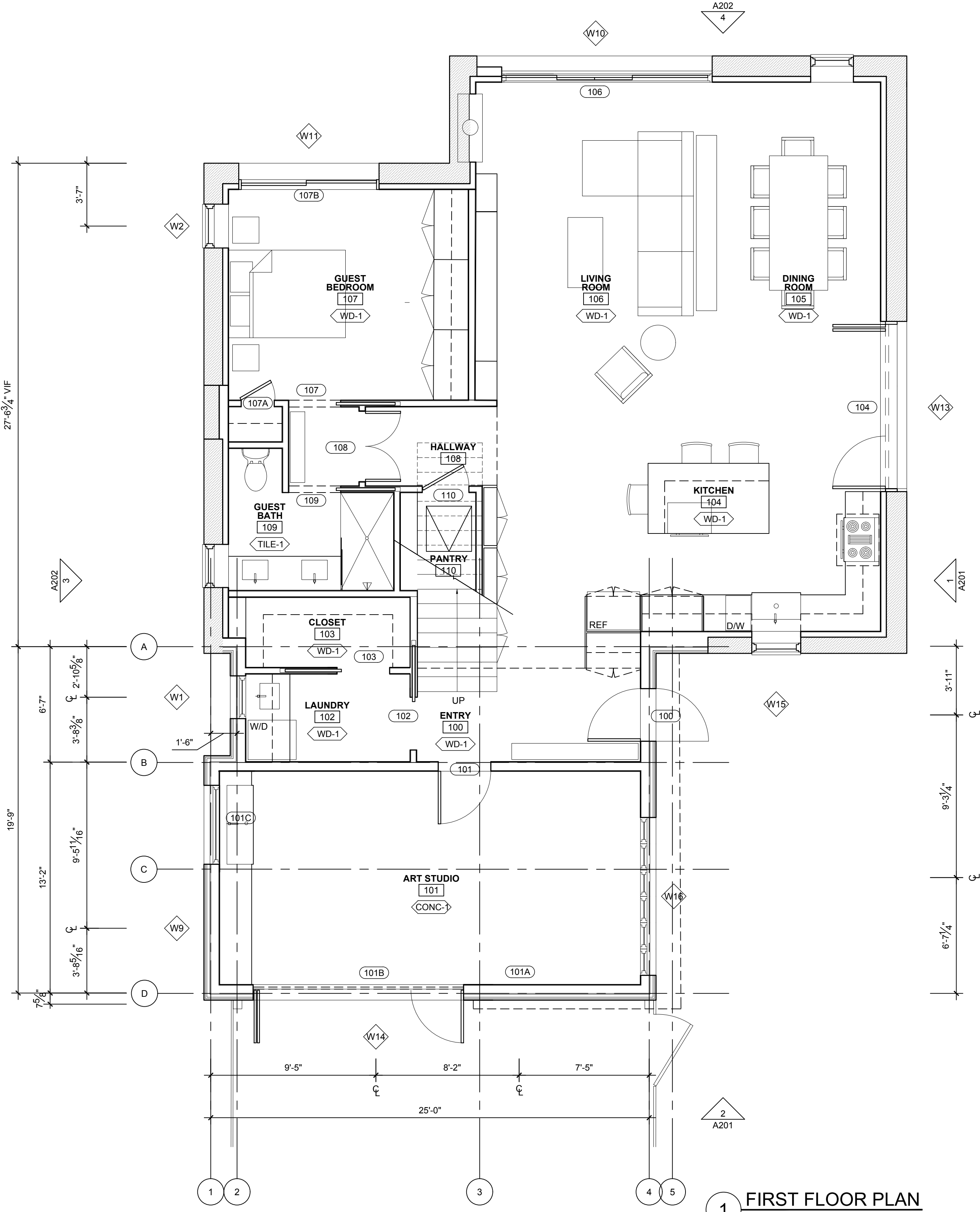
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PROJECT NUMBER: 2019-0220
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**PROPOSED FLOOR
PLANS**

A101



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



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

FLOOR PLAN KEYNOTES:

FLOOR PLAN LEGEND & NOTES:
EXISTING WALLS TO REMAIN

- EXTENT OF ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION WALL AND TO CENTERLINE OF ROUGH OPENING. INTERIOR DIMENSIONS ARE TO CENTERLINE OF FRAMING UNO
- PROVIDE BLOCKING IN WALL FOR MILLWORK TO BE FURNISHED BY OWNER, REFER TO SHEETS A521 - A524
-

W-01 (1 OR 2) - EXT. WALL (TYPE 1 + 2)

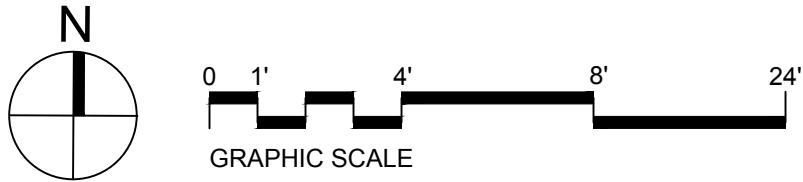
- 3/4" GYPSUM WALL BOARD
- 2X8 WOOD STUD W/ 7 3/4" DENSE PACK CELLULOSE INSULATION
- 5/8" WOOD SHEATHING W/ INTEGRAL AIR BARRIER (ZIP SYSTEM)
- 2" POLYISO RIGID INSULATION
- VERTICAL DRAINAGE MATRIX
- EXT. SIDING TYPE 1 OR TYPE 2

W-02 - INT. PLUMBING/POCKET DOOR WALLS

- 3/4" GYPSUM WALL BOARD
- 2X8 WOOD STUD W/ DENSE PACK CELLULOSE WHERE NOTED
- 1/2" GYPSUM WALL BOARD

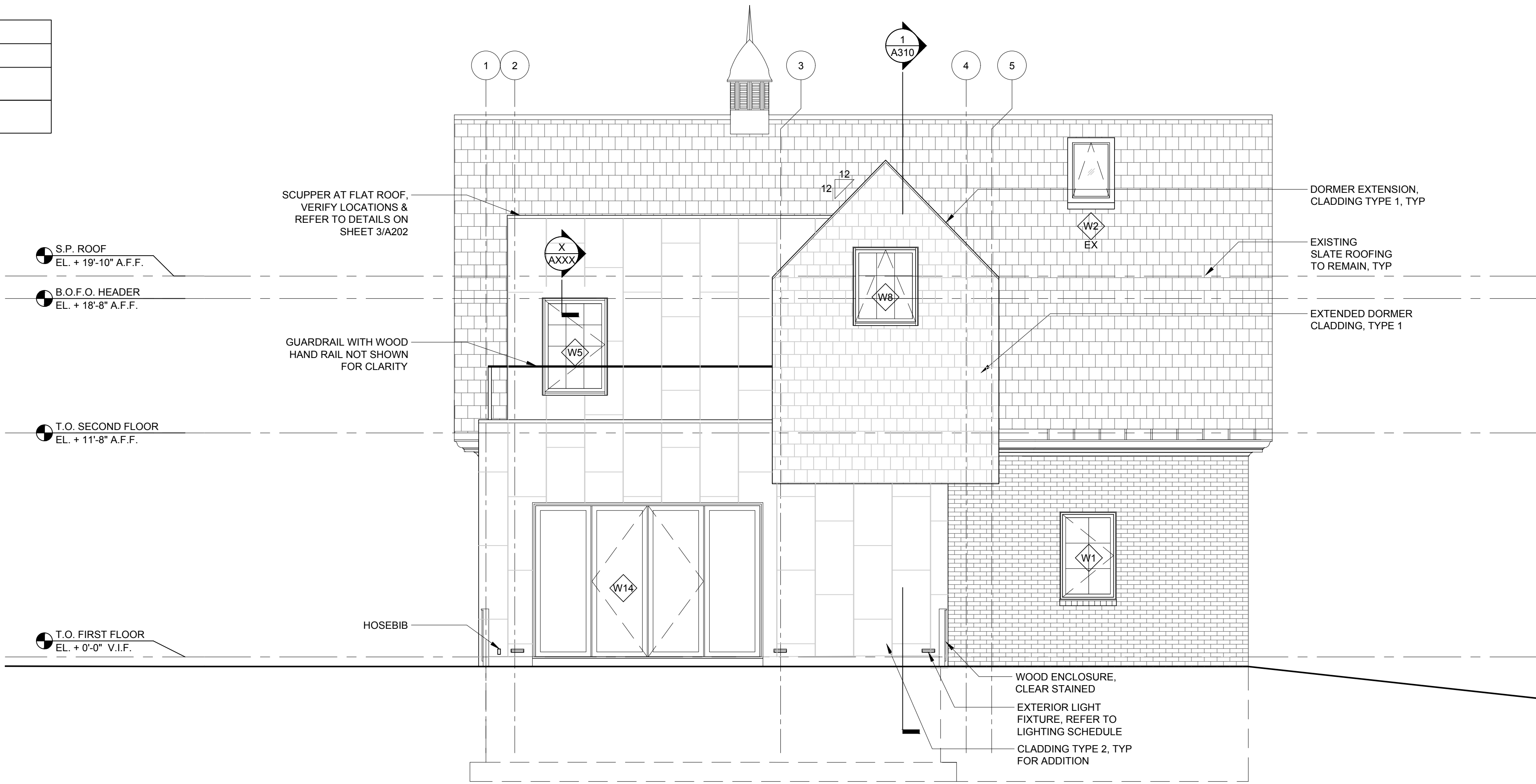
W-03 OR (TYPE A) - TYPICAL INT. WALL

- 3/4" GYPSUM WALL BOARD
- 2X4 WOOD STUD W/ DENSE PACK CELLULOSE WHERE NOTED
- (TYPE A) INCLUDE 3/4" PLYWOOD
- 1/2" GYPSUM WALL BOARD

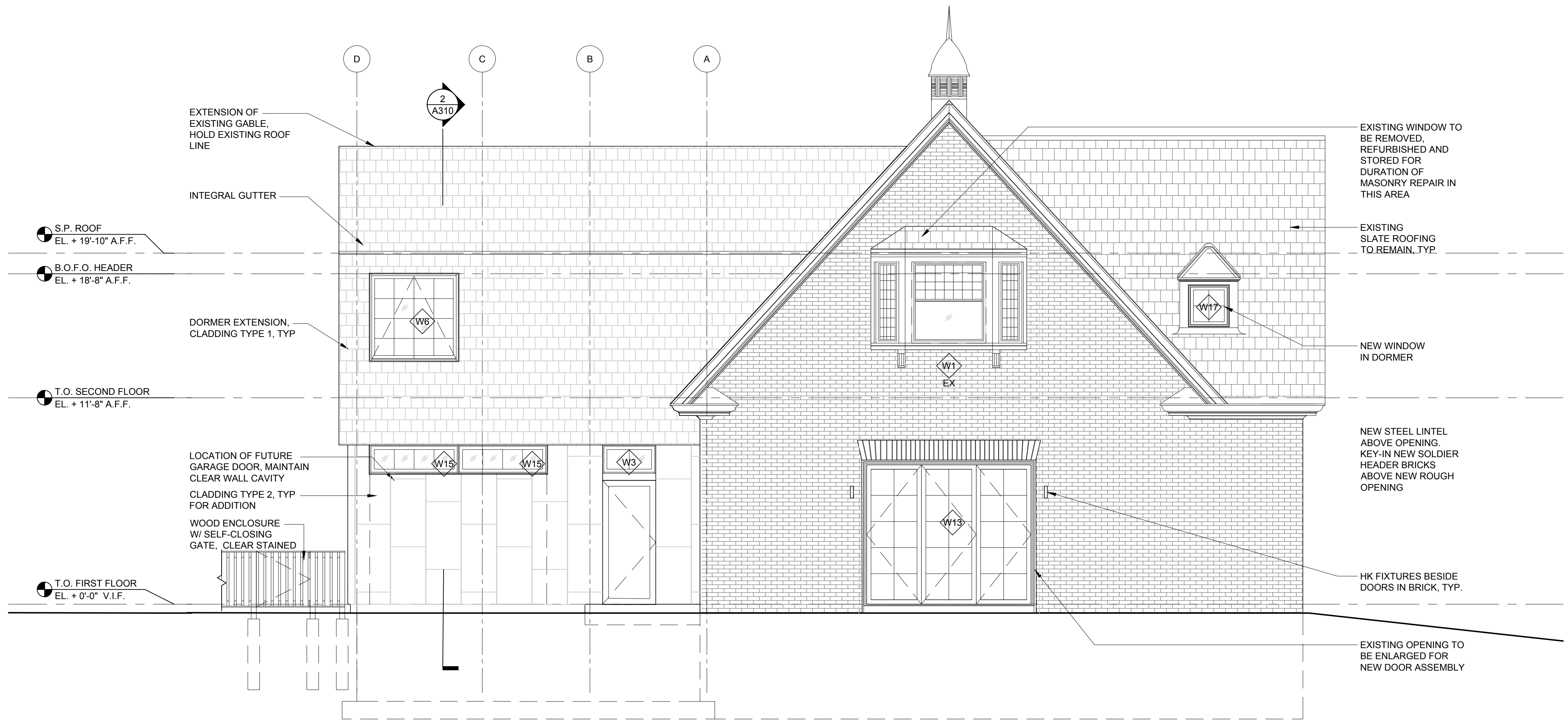


EXTERIOR MATERIAL FINISH SCHEDULE				
MARK	MATERIAL	DESCRIPTION	COLOR / FINISH	NOTES
TYPE 1	SLATE SHINGLE	3/8" THICK, SIZE AND EXPOSURE TO MATCH EXISTING	GRAYSON	--
TYPE 2	METAL PANEL	REVERE COPPER SIDING - CLASSIC COPPER 24" x 46"	CLASSIC COPPER	--

SEE SPECIFICATIONS FOR MANUFACTURER INFORMATION AND FURTHER DETAIL.



2 SOUTHERN ELEVATION
SCALE: 1/4" = 1'-0"



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



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656

PROJECT NAME:
**LIPTON / CRISP
RESIDENCE**

RENOVATION AND ADDITION
188 VAUGHAN STREET
PORTLAND, ME 04102

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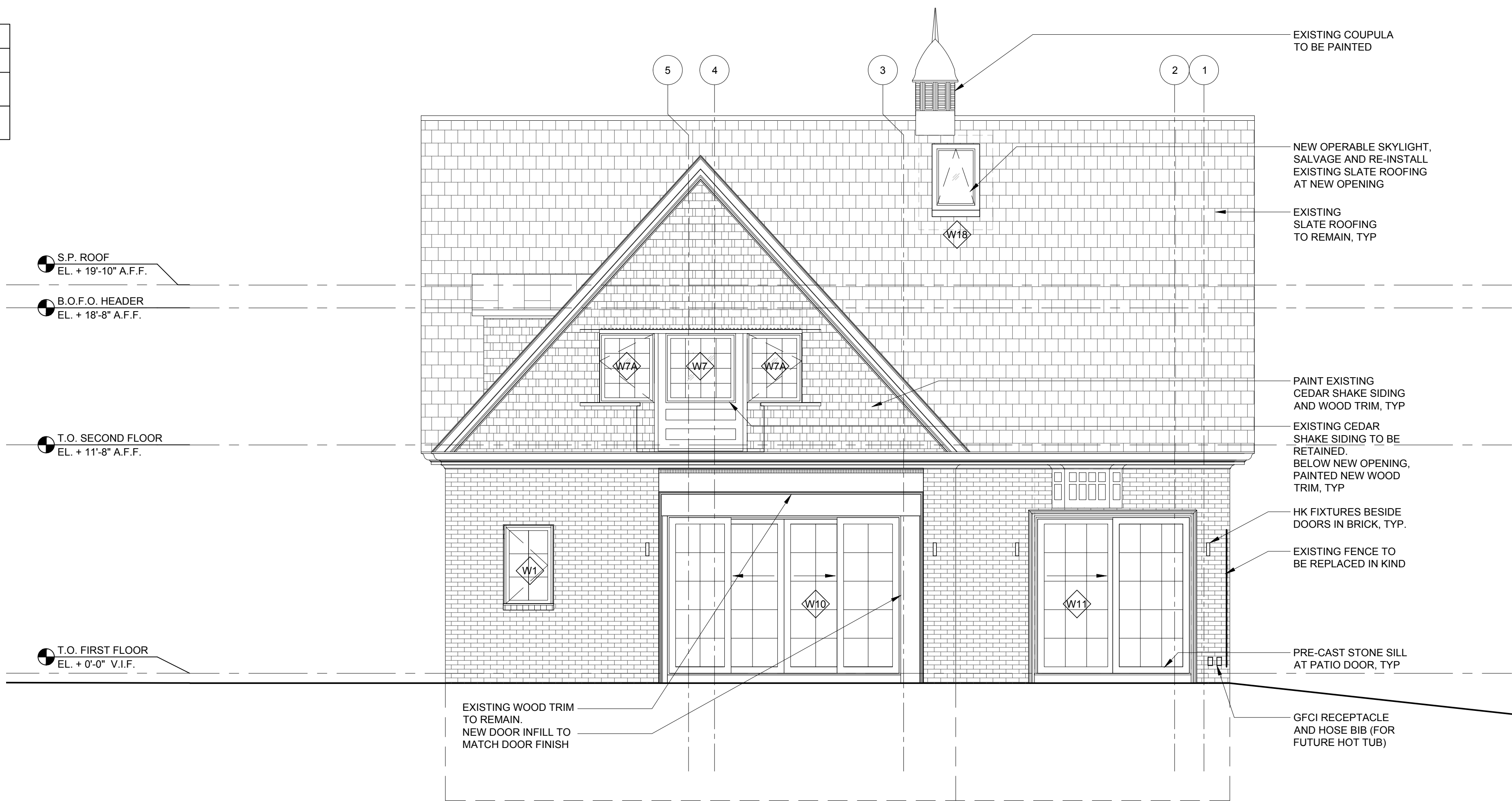
DATE OF ISSUE: JUNE 15, 2020
PROJECT NUMBER: 2019-0220
STATUS: HISTORIC PRESERVATION SUBMISSION SET

**EXTERIOR
ELEVATIONS**

A201

EXTERIOR MATERIAL FINISH SCHEDULE				
MARK	MATERIAL	DESCRIPTION	COLOR / FINISH	NOTES
TYPE 1	SLATE SHINGLE	$\frac{3}{8}$ " THICK, SIZE AND EXPOSURE TO MATCH EXISTING	GRAYSON	--
TYPE 2	METAL PANEL	REVERE COPPER SIDING - CLASSIC COPPER 24" x 46"	CLASSIC COPPER	--

SEE SPECIFICATIONS FOR MANUFACTURER INFORMATION AND FURTHER DETAIL.



4 **NORTHERN ELEVATION**
SCALE: 1/4" = 1'-0"



3 **WESTERN ELEVATION**
SCALE: 1/4" = 1'-0"



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DATE OF ISSUE: JUNE 15, 2020
PROJECT NUMBER: 2019-0220
STATUS: HISTORIC PRESERVATION SUBMISSION SET

**EXTERIOR
ELEVATIONS**

A202

PROJECT NAME:

LIPTON / CRISP
RESIDENCE

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PORTLAND, ME 04102

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DATE OF ISSUE: JUNE 15, 2020

PROJECT NUMBER: 2019-0220

STATUS: HISTORIC PRESERVATION
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WALL SECTIONS

A310

ROOF ASSEMBLY 2- SLATE (R-50, MIN.)

- INTERIOR FINISHES AS SCHEDULED
- 1X2 WOOD FURRING (SERVICE DISTRIBUTION CAVITY)
- 'SMART' VAPOR VARIABLE AIR BARRIER MEMBRANE, CONTINUOUSLY SEALED AND SUPPORTED
- ROOF FRAMING (EXISTING OR PER STRUCTURAL DRAWINGS) W/ 10"
- DENSEPACK CELLULOSE INSULATION (TBC)
- SHEATHING (EXISTING OR 5/8" SHEATHING W/ INTEGRAL AIR AND WEATHER BARRIER, FULLY TAPED AND SEALED)
- VAPOR PERMEABLE AIR BARRIER MEMBRANE AND ICE SHIELD
- 3" CONTINUOUS GPS RIGID INSULATION, INSTALLED IN 2 LAYERS WITH STAGGERED SEAMS, TAPED AT AIR SPACE
- PT WOOD PURLINS (2" MIN. AIR SPACE)
- 1/2" PLYWOOD SHEATHING
- ROOF UNDERLAYMENT MEMBRANE
- SLATE CLADDING (TYPE 1), MECHANICALLY FASTENED

ROOF ASSEMBLY 2- SLATE (R-50, MIN.)

- INTERIOR FINISHES AS SCHEDULED
- 1X2 WOOD FURRING (SERVICE DISTRIBUTION CAVITY)
- 'SMART' VAPOR VARIABLE AIR BARRIER MEMBRANE, CONTINUOUSLY SEALED AND SUPPORTED
- ROOF FRAMING (EXISTING OR PER STRUCTURAL DRAWINGS) W/ 10"
- DENSEPACK CELLULOSE INSULATION (TBC)
- SHEATHING (EXISTING OR 5/8" SHEATHING W/ INTEGRAL AIR AND WEATHER BARRIER, FULLY TAPED AND SEALED)
- VAPOR PERMEABLE AIR BARRIER MEMBRANE AND ICE SHIELD
- 3" CONTINUOUS GPS RIGID INSULATION, INSTALLED IN 2 LAYERS WITH STAGGERED SEAMS, TAPED AT AIR SPACE
- PT WOOD PURLINS (2" MIN. AIR SPACE)
- 1/2" PLYWOOD SHEATHING
- ROOF UNDERLAYMENT MEMBRANE
- SLATE CLADDING (TYPE 1), MECHANICALLY FASTENED

WALL ASSEMBLY 2 - SLATE (R-32, MIN.)

- INTERIOR FINISHES AS SCHEDULED
- 1X2 WOOD FURRING (SERVICE DISTRIBUTION CAVITY)
- 'SMART' VAPOR VARIABLE AIR BARRIER MEMBRANE, CONTINUOUSLY SEALED AND SUPPORTED
- 2X6 STUD FRAMING W/ DENSE PACK CELLULOSE INSULATION
- 1/2" SHEATHING W/ INTEGRAL AIR AND WEATHER BARRIER, FULLY TAPED AND SEALED
- 2" CONTINUOUS RIGID MINERAL WOOL INSULATION
- 1X2 PT WOOD FURRING (VENTILATING TO ROOF)
- SLATE CLADDING (TYPE 1), MECHANICALLY FASTENED

WALL ASSEMBLY 2 - SLATE (R-32, MIN.)

- INTERIOR FINISHES AS SCHEDULED
- 1X2 WOOD FURRING (SERVICE DISTRIBUTION CAVITY)
- 'SMART' VAPOR VARIABLE AIR BARRIER MEMBRANE, CONTINUOUSLY SEALED AND SUPPORTED
- 2X6 STUD FRAMING W/ DENSE PACK CELLULOSE INSULATION
- 1/2" SHEATHING W/ INTEGRAL AIR AND WEATHER BARRIER, FULLY TAPED AND SEALED
- 2" CONTINUOUS RIGID MINERAL WOOL INSULATION
- 1X2 PT WOOD FURRING (VENTILATING TO ROOF)
- SLATE CLADDING (TYPE 1), MECHANICALLY FASTENED

WALL ASSEMBLY 3 - COPPER CLADDING (R-32, MIN.)

- INTERIOR FINISHES AS SCHEDULED
- 1X2 WOOD FURRING (SERVICE DISTRIBUTION CAVITY)
- 'SMART' VAPOR VARIABLE AIR BARRIER MEMBRANE, CONTINUOUSLY SEALED AND SUPPORTED
- 2X6 STUD FRAMING W/ DENSE PACK CELLULOSE INSULATION
- 1/2" SHEATHING W/ INTEGRAL AIR AND WEATHER BARRIER, FULLY TAPED AND SEALED
- 2" CONTINUOUS RIGID INSULATION
- 1X2 PT WOOD BATTENS
- COPPER CLADDING, MECHANICALLY FASTENED

WALL ASSEMBLY 3 - COPPER CLADDING (R-32, MIN.)

- INTERIOR FINISHES AS SCHEDULED
- 1X2 WOOD FURRING (SERVICE DISTRIBUTION CAVITY)
- 'SMART' VAPOR VARIABLE AIR BARRIER MEMBRANE, CONTINUOUSLY SEALED AND SUPPORTED
- 2X6 STUD FRAMING W/ DENSE PACK CELLULOSE INSULATION
- 1/2" SHEATHING W/ INTEGRAL AIR AND WEATHER BARRIER, FULLY TAPED AND SEALED
- 2" CONTINUOUS RIGID INSULATION
- 1X2 PT WOOD BATTENS
- COPPER CLADDING, MECHANICALLY FASTENED

TYPICAL SLAB CONSTRUCTION

- 4" CONC. SLAB WITH RADIANT HEAT
- VAPOR BARRIER
- 4" RIGID INSULATION
- 12" CRUSHED STONE

TYPICAL SLAB CONSTRUCTION

- 4" CONC. SLAB WITH RADIANT HEAT
- VAPOR BARRIER
- 4" RIGID INSULATION
- 12" CRUSHED STONE

HEADER/SILL AT BRICK

SCALE: 3" = 1'-0"

4

HEADER/SILL AT SHINGLES

SCALE: 3" = 1'-0"

3

OVERHANG WALL SECTION 2

SCALE: 3/4" = 1'-0"

2

OVERHANG WALL SECTION 1

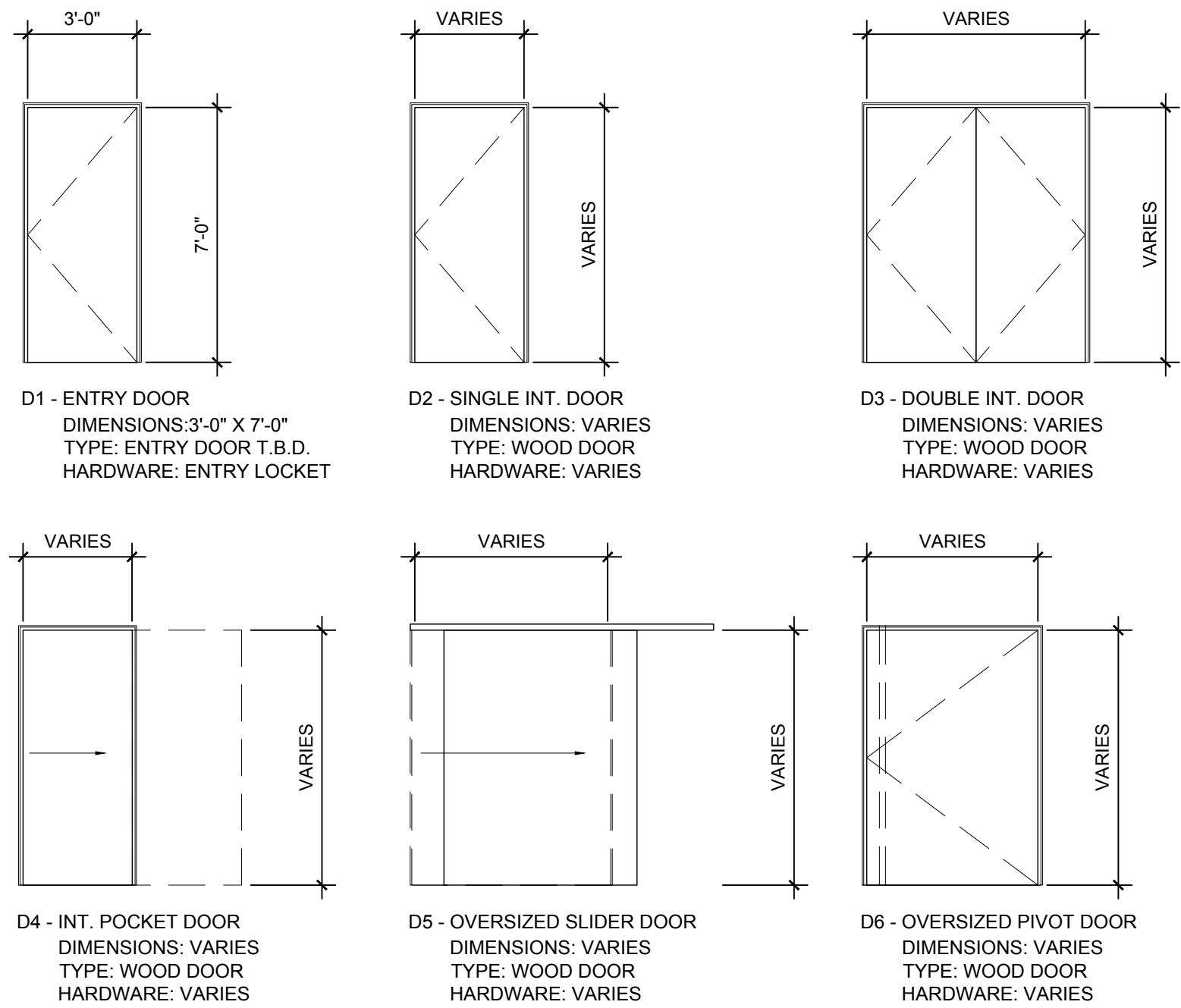
SCALE: 3/4" = 1'-0"

1

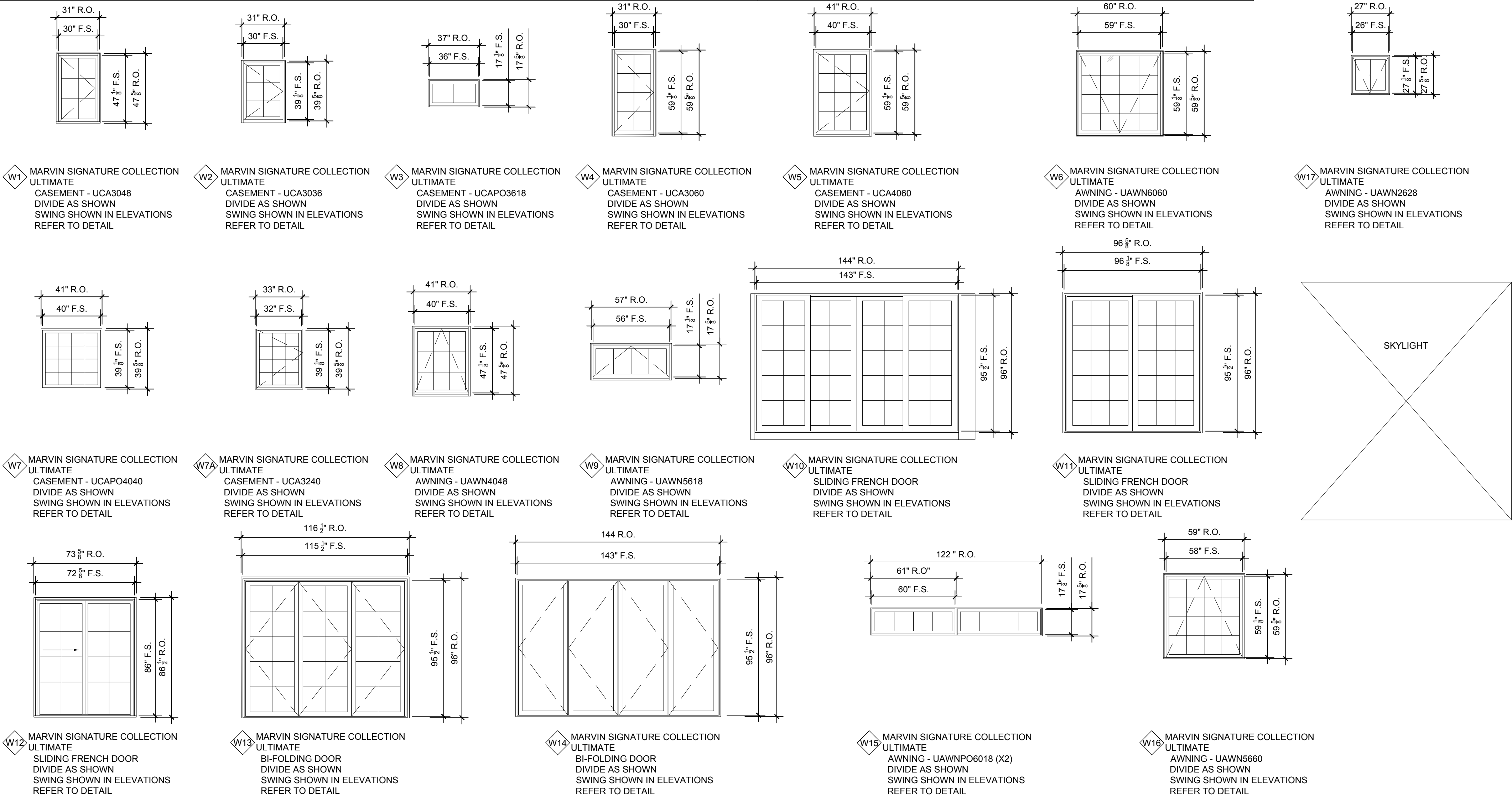
WINDOW SCHEDULE								
MARK	MANU	MODEL	TYPE	FRAME SIZE		HEAD HEIGHT AFF TO H.H.	WINDOW SHADE	REMARKS
				HEIGHT	WIDTH			
W1	MARVIN - SIGNATURE ULTIMATE	UCA3048	CASEMENT	47 1/2"	30"	7'-0"		VERIFY EXISTING R.O., WINDOW TO FIT IN EXISTING OPENING
W2	MARVIN - SIGNATURE ULTIMATE	UCA3036	CASEMENT	39 1/2"	30"	7'-0"		
W3	MARVIN - SIGNATURE ULTIMATE	UCAPO3618	CASEMENT PICTURE	17 1/2"	36"	9'-0"		
W4	MARVIN - SIGNATURE ULTIMATE	UCA3060	CASEMENT	59 1/2"	30"	7'-0"		
W5	MARVIN - SIGNATURE ULTIMATE	UCA4060	CASEMENT	59 1/2"	40"	7'-0"		
W6	MARVIN - SIGNATURE ULTIMATE	UAWN6060	AWNING	59 1/2"	59"	7'-0"		
W7	MARVIN - SIGNATURE ULTIMATE	UCAPO4040	CASEMENT PICTURE	39 1/2"	40"	7'-0"		
W7A	MARVIN - SIGNATURE ULTIMATE	UCA3240	CASEMENT	39 1/2"	32"	7'-0"		
W8	MARVIN - SIGNATURE ULTIMATE	UAWN4048	AWNING	47 1/2"	40"	9'-0"		
W9	MARVIN - SIGNATURE ULTIMATE	UAWN5618	AWNING	17 1/2"	56"	7'-0"		
W10	MARVIN - SIGNATURE ULTIMATE		SLIDING FRENCH DOOR	143"	95 1/2"	8'-0"		VERIFY EXISTING R.O., WINDOW TO FIT IN EXISTING OPENING
W11	MARVIN - SIGNATURE ULTIMATE		SLIDING FRENCH DOOR	96 1/2"	95 1/2"	8'-0"		VERIFY EXISTING R.O., WINDOW TO FIT IN EXISTING OPENING
W12	MARVIN - SIGNATURE ULTIMATE		SLIDING FRENCH DOOR	72 1/2"	86"	7'-0"		
W13	MARVIN - SIGNATURE ULTIMATE		BI-FOLDING DOOR	115 1/2"	95 1/2"	8'-0"		
W14	MARVIN - SIGNATURE ULTIMATE		BI-FOLDING DOOR	143"	95 1/2"	8'-0"		
W15	MARVIN - SIGNATURE ULTIMATE	UAWNPO6018	AWNING PICTURE	17 1/2"	60"	8'-0"		
W16	MARVIN - SIGNATURE ULTIMATE	UAWN5660	AWNING	59 1/2"	58"	7'-0"		
W17	MARVIN - SIGNATURE ULTIMATE	UAWN2628	AWNING	27 1/2"	27"	7'-0"		VERIFY EXISTING R.O., WINDOW TO FIT IN EXISTING OPENING
W18	SKYLIGHT							

DOOR SCHEDULE								
MARK	TYPE	SIZE			MATERIAL	HARDWARE	NOTES	
		WIDTH	HEIGHT	THICKNESS				
LEVEL 1								
100	D1	3'-0"	7'-0"	1-3/4"	WOOD	ENTRY LOCK		
101	D2	3'-0"	7'-0"	1-3/4"	WOOD	ENTRY LOCK		INSULATED WOOD DOOR
101A	D1	3'-0"	8'-0"	1-3/4"	WOOD	ENTRY LOCK		
101B		BY WINDOW MANUFACTURER, SEE A601 TYPE W14						
101C	D3	5'-0"	7'-0"	1-3/8"	WOOD	PASSAGE		
102	D4	2'-8"	7'-0"	1-3/8"	WOOD	POCKET		
103	D4	2'-8"	7'-0"	1-3/8"	WOOD	POCKET		
104		BY WINDOW MANUFACTURER, SEE A601, TYPE W13						
106		BY WINDOW MANUFACTURER, SEE 601, TYPE W10						
107	D4	2'-8"	7'-0"	1-3/8"	WOOD	POCKET/PRIVACY		
107A	D2	2'-6"	7'-0"	1-3/8"	WOOD	PASSAGE		
107B		BY WINDOW MANUFACTURER, SEE A601 TYPE W11						
108	D3	5'-0"	7'-0"	1-3/8"	WOOD	PASSAGE		
109	D4	2'-8"	7'-0"	1-3/8"	WOOD	POCKET/PRIVACY		
110	D2	2'-8"	7'-0"	1-3/8"	WOOD	PASSAGE		
LEVEL 2								
201	D1	3'-0"	7'-0"	1-3/8"	WOOD	PRIVACY		
201A	D1	2'-0"	7'-0"	1-3/8"	WOOD	PASSAGE		
202	D1	2'-0"	7'-0"	1-3/8"	WOOD	POCKET/PRIVACY		
203	D1	2'-0"	7'-0"	1-3/8"	WOOD	PASSAGE		
204	D2	4'-0"	7'-0"	1-3/8"	WOOD	PRIVACY		
205	D4	2'-0"	7'-0"	1-3/8"	WOOD	POCKET		
205A	D5	6'-0"	7'-0"	1-3/8"	WOOD	PASSAGE		OVERSIZED SLIDING DOOR
206	D6	6'-0"	7'-0"	1-3/8"	WOOD	PASSAGE		OVERSIZED PIVOT DOOR
207		BY WINDOW MANUFACTURER, SEE 601 TYPE W12						

- GENERAL WINDOW NOTES:
- ALL ELEVATIONS TAKEN FROM EXTERIOR VIEW.
 - DIMENSIONS ARE FRAME SIZE UNLESS OTHERWISE INDICATED.
 - INDICATES TEMPERED GLAZING.
 - IN ALL OPERABLE WINDOWS & DOORS, CHEVRON POINTS TO HINGED EDGE.
- SHADE NOTES:
- A. SHADE TO BE MOTORIZED URBANSHADE SYSTEM BY MECHOSHADE, OR APPROVED EQUAL.
- B. SHADECLOTH: TBD, SELECTED BY ARCHITECT
- C. MOUNT: JAMB-MOUNTED
- D. FASCIA: SQUARE
- E. COLOR: WHITE
- RETRACTABLE BUG SCREEN AT SLIDING DOORS + FRENCH DOORS
 - EXISTING WINDOWS NOT ELEVATED HERE - REFER TO SHEETS AD201, A201 + A202
 - CLARIFY FRAME OPENING VS. R.O



2 DOOR LEGEND
SCALE: 1/4" = 1'-0"



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



75 York Street
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PROJECT NAME:

LIPTON / CRISP
RESIDENCE

RENOVATION AND ADDITION
188 VAUGHAN STREET
PORTLAND, ME 04102

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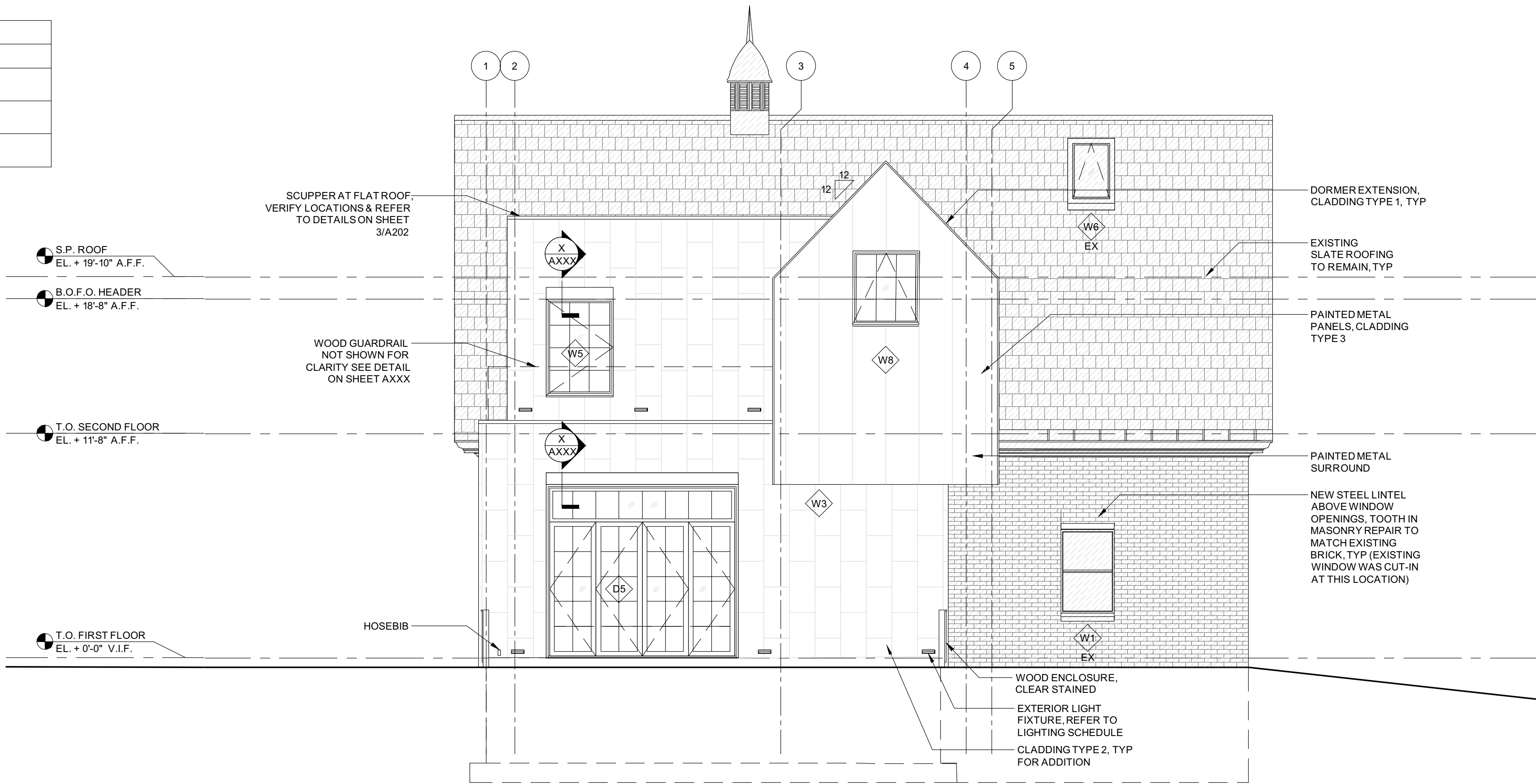
DATE OF ISSUE: JUNE 15, 2020
PROJECT NUMBER: 2019-0220
STATUS: HISTORIC PRESERVATION
SUBMISSION SET

WINDOW & DOOR
SCHEDULES/DETAILS

A601

EXTERIOR MATERIAL FINISH SCHEDULE				
MARK	MATERIAL	DESCRIPTION	COLOR / FINISH	NOTES
TYPE 1	SLATE SHINGLE	3/8" THICK, SIZE AND EXPOSURE TO MATCH EXISTING	GRAYSON	--
TYPE 2	METAL PANEL	FLAT LOCK METAL PANEL, VERTICALLY ORIENTED, VARIABLE WIDTH / HEIGHT: 9" - 14" x 24" - 48"	GRAPESKIN - TECU OXID	--
TYPE 3	METAL PANEL	MINI-BATTON METAL PANEL	ZINC - GRAPHITE	--

SEE SPECIFICATIONS FOR MANUFACTURER INFORMATION AND FURTHER DETAIL.



2 SOUTHERN ELEVATION
SCALE: 1/4" = 1'-0"



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



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RENOVATION AND ADDITION
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DATE OF ISSUE: APRIL 24, 2020
PROJECT NUMBER: 2019-0220
STATUS: HISTORIC PRESERVATION SUBMISSION SET

**EXTERIOR
ELEVATIONS**

A201

EXTERIOR MATERIAL FINISH SCHEDULE				
MARK	MATERIAL	DESCRIPTION	COLOR / FINISH	NOTES
TYPE 1	SLATE SHINGLE	$\frac{3}{8}$ " THICK, SIZE AND EXPOSURE TO MATCH EXISTING	GRAYSON	--
TYPE 2	METAL PANEL	FLAT LOCK METAL PANEL, VERTICALLY ORIENTED, VARIABLE WIDTH / HEIGHT: 9" - 14" x 24" - 48"	GRAPESKIN - TECU OXID	--
TYPE 3	METAL PANEL	MINI-BATTON METAL PANEL	ZINC - GRAPHITE	--

SEE SPECIFICATIONS FOR MANUFACTURER INFORMATION AND FURTHER DETAIL.



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



3 **WESTERNELEVATION**
SCALE: 1/4" = 1'-0"



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DATE OF ISSUE: APRIL 24, 2020
PROJECT NUMBER: 2019-0220
STATUS: HISTORIC PRESERVATION SUBMISSION SET

**EXTERIOR
ELEVATIONS**

A202

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
130A PARK STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: June 26, 2020
RE: July 1, 2020 **PUBLIC HEARING** – Final Review of Exterior and Site Alterations

Address: 130A Park Street – Carriage House

Applicant: Lori Price

Project Architects: Rachel Conly, James Gauthier, Rachel Conly Design LLC

Introduction

Rachel Conly of Rachel Conly Design LLC has requested a public hearing with the Board on a revised proposal for exterior and site alterations at 130A Park Street, the two-story carriage house that sits behind 130 Park Street. On behalf of owner Lori Price, Ms. Conly presented preliminary drawings for a workshop on April 22, 2020, at which Board members were generally positive toward the proposed rehab of the single family residence. There were questions and concerns about some of proposed alterations, and the new, more detailed plans provided for the public hearing address a number of those issues.

Board members will recall that some original window and door openings are proposed to be altered or eliminated, and some new openings are also proposed, but the revised proposal has somewhat fewer window alterations and additions, in response to Board feedback and research regarding life safety requirements. The detailed plans still include changes to window and door infill for the large carriage house door opening on the south face, glazed windows replacing the original louvers in the central rooftop lantern or cupola, low fencing to enclose parking and a front yard area, and a rooftop deck over the one-story ell on the west side of the building.

Ms. Conly provided a summary of the revised proposals, and a detailed landscape proposal is included, with proposed site alterations similar to those presented in conceptual plans discussed at the workshop. The packet also includes more information on structural plans and window details. Staff is including a 1924 photo, and some pages from the workshop

drawings. Once again, Ms. Conly will be joined on the project by architect James Gauthier.

April Workshop and Board Comments

For the workshop on April 22 Ms. Conly presented plans that left the basic form of the carriage house intact; proposed changes to windows, the doors, the cupola, fencing, and a rooftop deck on the rear ell were prompted by the move to use all of the interior space as finished living spaces. Notable proposed alterations that affected the exterior included:

South:

- The eastern window (to the right of the carriage doors) on the south elevation was proposed to become an entry door, with the transom preserving the arch of the original window opening.
- Large double doors with multi-paned glazing were proposed to replace the garage door, with the arched transom above the doors to become multi-paned windows.
- Removal of the small brick appendage on the south face
- Operable windows were proposed to replace the louvers in the rooftop cupola – all sides.
- A new sliding glass door in the south wall of the one-story western ell, would open to the private yard
- A deck on the roof of the one-story west ell, to be accessed from the second floor of the carriage house.
- Wood deck railings were proposed at 42” high, with horizontal wood slats below the rail on the north and west, planters at the northwest corner, and glass below the railing on the south end, overlooking the yard.

North:

- On the north elevation, facing the parking lot behind St. Luke’s Cathedral, two new windows were proposed on the second floor, matching the original center window in size and configuration.

East:

- On the east side behind the Shalom House additions, the existing door was proposed to be filled in, as is an existing window in the center of the second floor.
- Three new windows were proposed for the second floor of the east wall, two high, horizontally oriented, and one casement sized for egress. All three are contemporary in their approach, with no divisions.
- A skylight was proposed on the east slope of the roof.

West:

- The existing window in the west wall of the first floor was proposed to be eliminated, with a new horizontally-oriented high window to replace it.

Site:

- The existing stockade privacy fence was to be replaced, except removed entirely where the existing fence returns to meet the south wall of the carriage house. Horizontal wood slats were proposed, and a lower, more open fence proposed to continue around the parking area.

Board Comments:

Board members focused primarily on the north and south elevations and the site alterations, as they are the two most visible sides. Except for perhaps the front (southeast) corner of the side nearest Park Street, visibility is minimal of the east and west faces of the carriage house, and Board members were encouraged by staff give primary consideration to the south and north sides. Some general questions generated by the proposed concepts included:

- Have egress and life safety requirements been fully explored? These details might affect the need for new windows, their location and size.

Further conversations with City plan reviewers could alter the preliminary plans for windows and doors.

- What are the structural implications of the renovations, which include completely replacing the second floor framing and the addition of wide new windows?

Consultations with structural consultants will take place before final plans are generated for a public hearing.

- How much will fencing and other landscape alterations surround the building and alter the views? Who is responsible for the existing fences on the north and east sides of the building?

A landscape designer is being added to the team, and a landscape plan will be submitted for a public hearing.

- To what extent are the open setting – designed to be accessed for the storage of carriages – and the overall utilitarian character of the property, key characteristics that should be protected, as the building is adapted to enhance its qualities as a residence?

Board members offered a number of specific comments regarding original material and character-defining features:

- In openings that are to be infilled, the brick should be recessed slightly, and not toothed-in, preserving the memory of the window or door.
- Board members agreed that it was important to maintain the four-part geometry of the upper arched window in the large carriage house opening, and the diagonal board panel above the ground floor doors.

- There was a range of Board comments on how to distinguish new windows and doors from old ones, and how to balance differentiation with a design vocabulary that relates to original features. For instance, there were questions about how to divide the new entrance doors on the south face to express some relationship to the original design language without venturing into a false sense of history.
- Board members mostly favored retaining the louvered faces of the cupola, and not installing operable windows in their places. The original louvered feature was judged to be important to the character of the carriage house. It was unclear whether a way could be found to satisfy the owner's desire for light and air and still maintain the look of the original feature.
- The Board was generally receptive to the guardrail treatments on the roof deck, though it was suggested that perhaps the visibility could be minimized further, and maybe the transition from glass barrier to wood could be moved to the back (west) side, wrapping the glass around the southwest corner.
- Ms. Conly was asked whether roof drainage had been considered; details had not been developed yet.
- Some questions were raised about the possibly awkward transition from the new 6' high privacy fence for the private yard to the lower, more open fence proposed to enclose the parking area.
- Questions were also raised concerning the enclosed parking area, and the extent to which the visibility and openness of the original south building façade would be lost if fencing surrounded the southeast corner of the property.

Proposal for July 1 Public Hearing

Please see Ms. Conly's summary of design changes since the April workshop. Staff notes that the treatment of proposed new windows and doors is simple and undivided. New skylights are only on the east and west roof planes, so they are not anticipated to be visible.

Staff Comments

Though some questions may persist about the treatment of new and old features, staff and the Board support the continued adaptation of this property for residential use, as it helps ensure continued stewardship of the notable structure. Design development has moved in a more consistently contemporary approach to new interventions, thus clearly differentiating new windows and doors from those relatively few window openings on the north and south faces where an existing old window is to be replaced with a new unit employing the original pattern of divisions. Staff hopes the Board will discuss the contemporary approach to the overall design, which is consistent and clearly of its own time, but possibly at the cost of a strong integrated relationship between new alterations and original character.

Among the Board questions that were raised at the workshop and may warrant further discussion in response to the revised proposal are:

- Cupola Openings: The owner would prefer to have operable windows in place of the

original louvers. Board members appeared to prioritize original material, and the existing appearance of the cupola as a character-defining feature expressing the utilitarian roots of the structure.

- Staff notes that a note on the elevation drawing states that the cupola is to be refurbished. Ms. Conly clarified that the owner would like to eliminate the louvers.
- Fencing: The parking area has been reduced to one vehicle, but the fencing enclosing it would affect the open quality of the front façade. Several Board members commented on the original situation of the carriage house, and its very nature as a building that was built for a specific purpose – one that required an easy approach.

A number of design questions raised at the workshop have been resolved by further developing the structural and landscape plans, and by consulting with City staff about code requirements. Therefore, fewer new windows are required on the north and east faces. Some other details may still need to be clarified:

- Window specifications can be reviewed in detail by staff before ordering, for such things as double-hung windows having half screens.
- Other window details such the relationship to the masonry openings may need to be clarified. The intent is to retain and / or reproduce the brick mould exterior trim.
- Roof drainage off the west ell and the roof deck appears to sheet off the drip edge on the western roof edge.
- On the south elevation drawing fiberglass gutters have been added to the fascia. This will help break up the existing broad fascia, which most likely had an original gutter or crown. It is unclear how this will be treated in the rakes of the south gable at the middle of the roof.
- A light is shown on the site plan renderings, mounted on the post to be constructed of granite blocks that will anchor the southeast corner of the fencing. No cut sheet is available yet for the fixture.
- Additional ground mounted up-lighting may be proposed, but no other exterior lighting is specified at this time. Building codes may require some additional lighting at exterior doors.

Applicable Standards of Review

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

properties shall be discouraged.

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

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

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

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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the July 1, 2020 public hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations and site improvements at 130A Park Street meet (fail to meet) the historic preservation ordinance's Standards for Review of Alterations (subject to the following conditions.....)

Attachments

1. Architect's project description
2. Architect's slides, with photos, existing plans, proposed plans, proposed elevations, etc.
3. 1924 tax photo – detail
4. Pages from 4/22/20 workshop

RACHEL ONLY DESIGN LLC

PROJECT SUMMARY FOR HISTORIC BOARD REVIEW OF 130A PARK STREET RENOVATION 2020.6.25

In follow up to our Historic Board Workshop on April 22nd, for renovations of an existing carriage house located at 130A Park Street, we have made revisions to our project proposal. The revisions seek to address comments and questions shared by the board during the workshop, while also satisfying our client's preferences. In addition to the revisions, the current proposal is further along in its development as a whole, and includes more details and information about the structure and landscape. Below is a summary list of key changes and progress.

South Elevation

- Carriage House Doors
 - The diagonal board detailing of the panel above the carriage house door opening will be maintained.
 - Muntins will be used to maintain a 4 panel rhythm in the proposed arched window above the door opening.
- Per owner's request, we have maintained our proposal for operable glazing on all 4 sides of the cupola. This was reviewed and preliminarily approved with Jason Grant (Life Safety) and Jeannie Bourke (Plan Review Leader).

RACHEL ONLY DESIGN LLC

North Elevation

- There are no longer new window openings proposed on the north elevation. New windows will be installed in existing openings only. This was reviewed and preliminarily approved with Jason Grant (Life Safety) and Jeannie Bourke (Plan Review Leader).

East Elevation

- Brick infill areas will be recessed 1" to maintain an impression of the original opening.
- The number of proposed windows on the east elevation has been reduced. This was reviewed and preliminarily approved with Jason Grant (Life Safety) and Jeannie Bourke (Plan Review Leader). Due to proposal for sprinklers, egress windows are not required.
- Window F was moved to slide it away from the southeast corner.

Other Exterior Elements

- We will install gutters and open face downspouts to help manage bulk water on site, and protect brick. Please see exterior elevations.
- The glass and wooden rooftop guardrails are not as visibly high as previously anticipated due to a strategy change for structural reinforcement of the existing framing. The parapet height remains the same as is existing. Please see exterior elevations.
- Per owner's request, three more skylights were added (for a total of 4) to provide ventilation and light for each bedroom.

Landscape Elements

- A 3D model was developed to help illustrate visibility of the carriage house and the primary elements of the southern façade. Fencing and plants are kept low at the southeast corner to achieve this, while also providing security per client's request.

RACHEL CONLY DESIGN LLC

- Fencing, the roof top wooden guardrail and planter boxes will match in material and finish. The plan is to use an unfinished lpe or Mahogany that will gray naturally in time. Please see model and landscape reference images.
- Existing fencing between the Carriage House and the Shalom House, on the north side, is shown as being replaced to match the new wood fencing. This is dependent on coordination with the Shalom House.
- The glass guardrail at the roof top deck will now wrap the southwest corner for a more pleasing transition. Recessed or deck mounted "U" channels will support the glass.
- The cantilevered, sliding auto gate, and pedestrian gate, will be made of aluminum with a black finish.
- Per owner's request, the proposal now includes one car spot instead of two. Parking on site has been preliminarily approved per Christina Stacey in Zoning.
- Per owner's request, evergreens were added to the north side of the building.
- A combination of paving materials will be used throughout the site to delineate outdoor spaces and circulation. Brick will be used for the autocourt, peastone for the garden terrace and granite slabs for walking paths .

Rachel Conly
Principal
Rachel Conly Design LLC

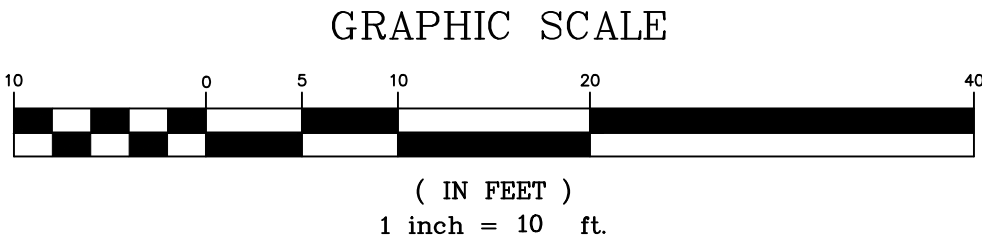
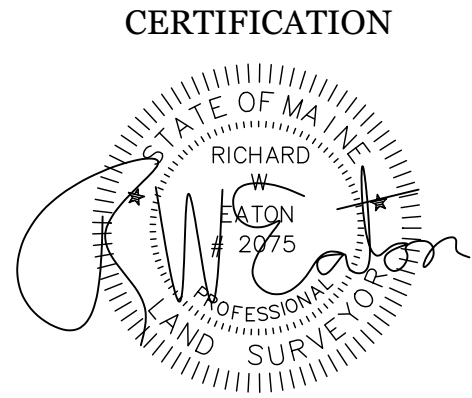


PROPOSAL FOR 130 A PARK STREET CARRIAGE HOUSE RENOVATION PREPARED FOR HISTORIC BOARD REVIEW

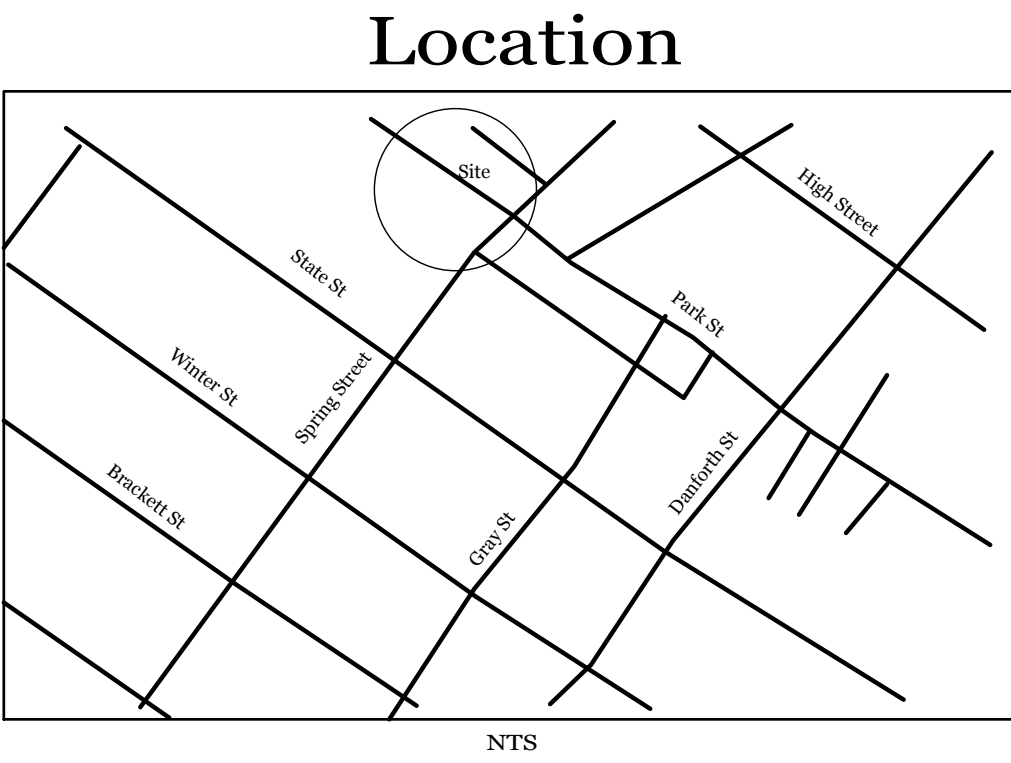
TITLE PAGE
EXISTING SURVEY
SUMMARY PAGE
PROPOSED ARCHITECTURAL DRAWINGS
PROPOSED STRUCTURAL DRAWINGS
PROPOSED LANDSCAPE
PROPOSED PHOTOSHOP COMPARISON IMAGES

PAGE 1
PAGES 2
PAGE 3
PAGES 4-9
PAGES 10-14
PAGE 15-22
PAGES 23-26

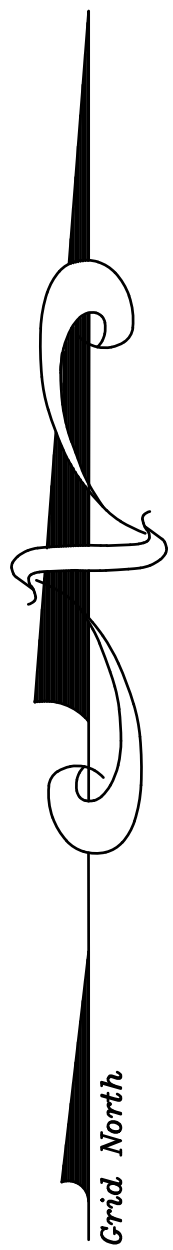
130 A PARK STREET EXISTING SURVEY



- Notes:
- 1) Total Area 3,600 Square Feet Or 0.08 Acres
 - 2) Tax Map 45 Lot A 004
 - 3) Zone B-3



- LEGEND
- 5/8" Rebar Set With Cap
 - Rebar/Iron Pipe Found
 - ⊕ Utility Pole
 - N.F. Now or Formerly
 - 1324/98 Book & Page
 - Stockade Fence



130 A PARK STREET

Plan Reference:

- 1) Plan For Weston Associates, Spring St By Morton & Rose Associates Dated September 14, 1979 And Recorded in Plan Book 125 Page 9
- 2) 1882 Revaluation Plan 39 By William Goodwin Recorded In Plan Book 5 Page 45
- 3) Plan Of A Division Of Lots Belonging To Park Street Proprietors Dated April 1838 By James Hall
- 4) Street Right Of Way Sheet On File At Engerring Vault

R. W. EATON ASSOCIATES
LAND SURVEYING & REAL ESTATE

58 PLEASANT STREET, WESTBROOK, MAINE 04092

PHONE: 207-854-2402 FAX: 856-7167 E-MAIL: RWEATON@MAINE.RR.COM

May 23rd, 2019

Boundary Survey With Existing Conditions

Land Located at: 130A Park Street
Portland, Maine 04101

Land Owned By: Lori Price
Address: 235 NE First Street Apt. 315
Delray Beach, Florida 33444

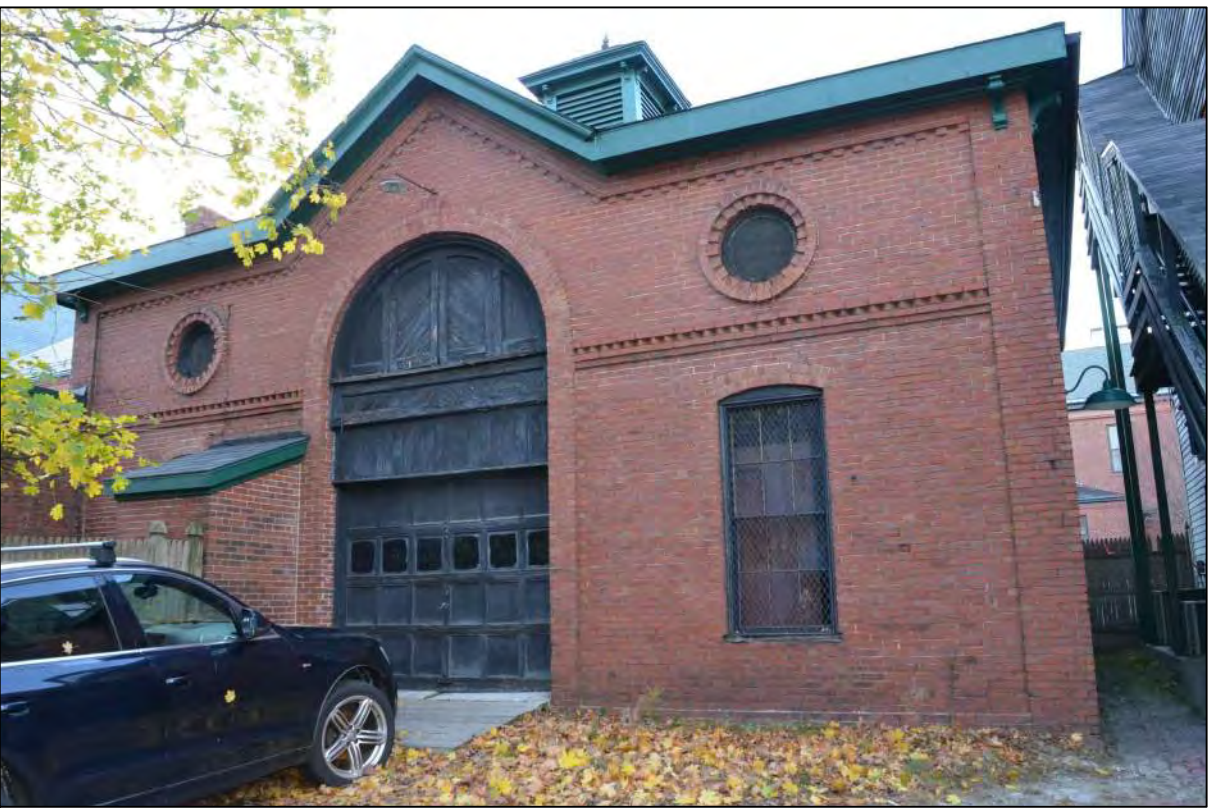
Deed Reference: Book 35680 Page 150

SCALE: 1:10
DRAWN BY: R.W.E.
CHECKED BY: R.W.E.
CAD FILE: 719.DWG
PROJ #: 719
ORIG DATE: 05-23-19
0 REV DATE: 00-00-00
1 REV DATE: 00-00-00
2 REV DATE: 00-00-00
3 REV DATE: 00-00-00

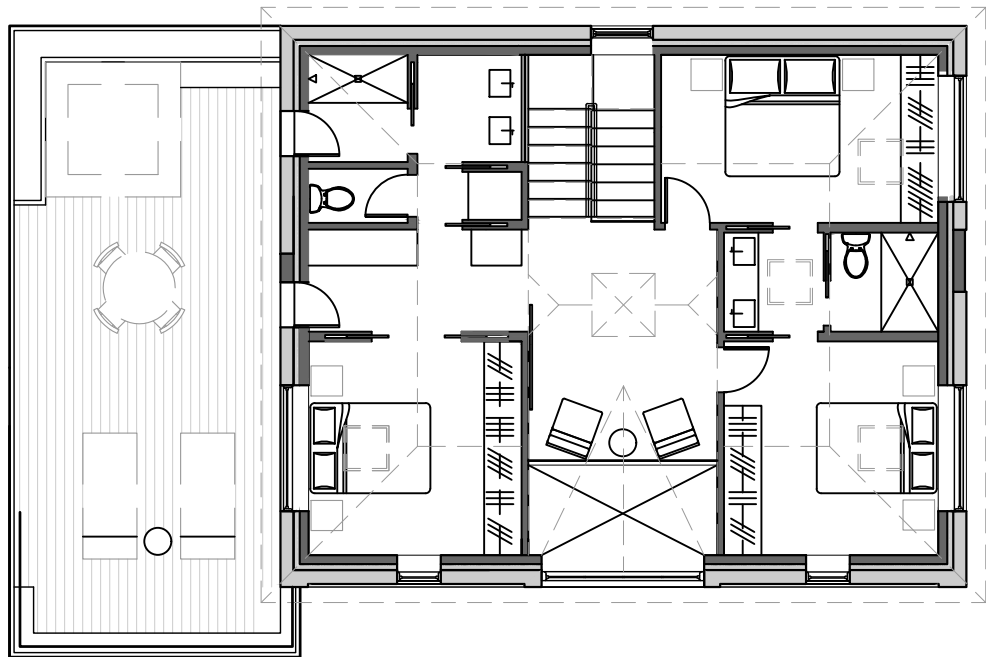
SUMMARY
PAGE



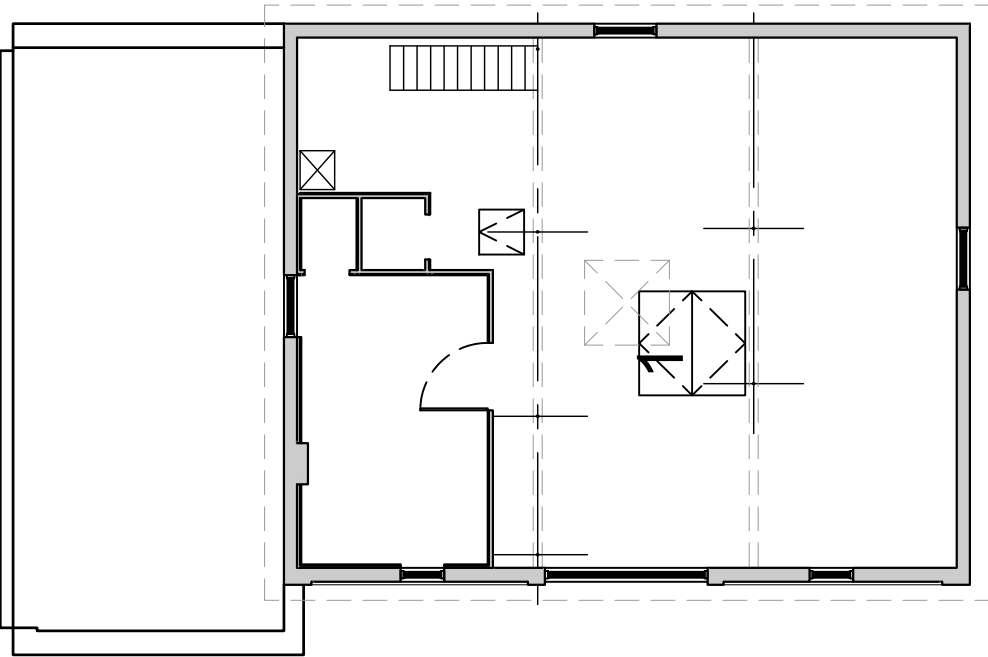
EXISTING NORTH ELEVATION



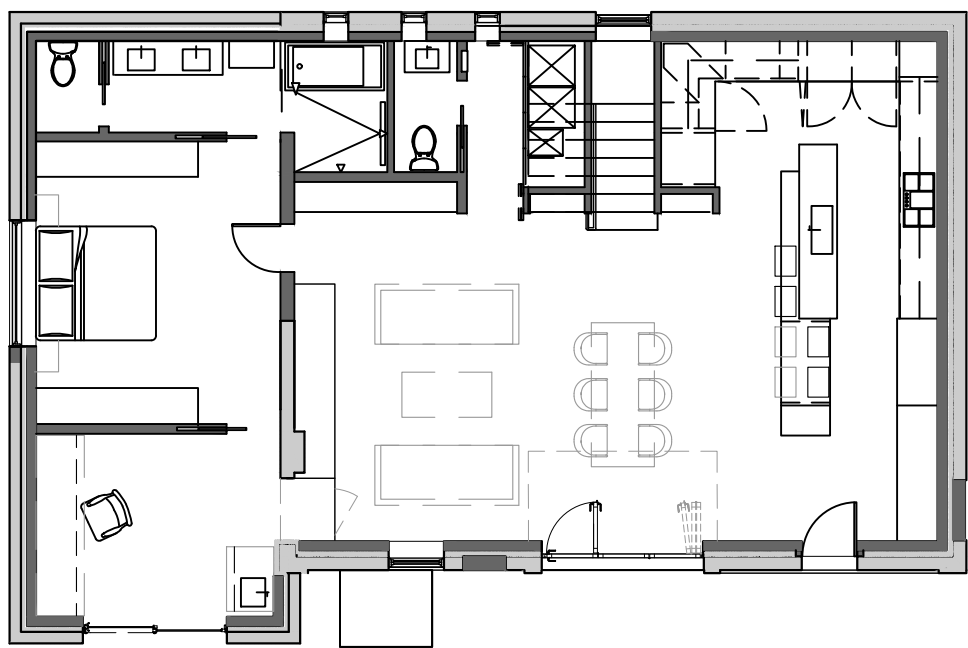
EXISTING SOUTH ELEVATION



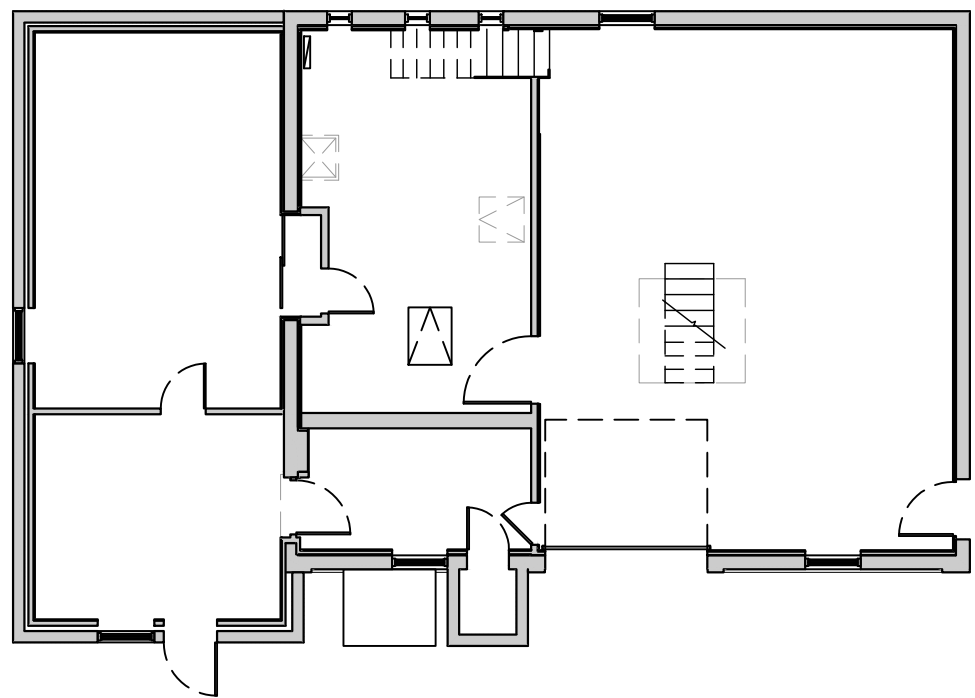
PROPOSED SECOND FLOOR PLAN
3/32"=1'-0"



EXISTING SECOND FLOOR PLAN
3/32"=1'-0"



PROPOSED FIRST FLOOR PLAN
3/32"=1'-0"

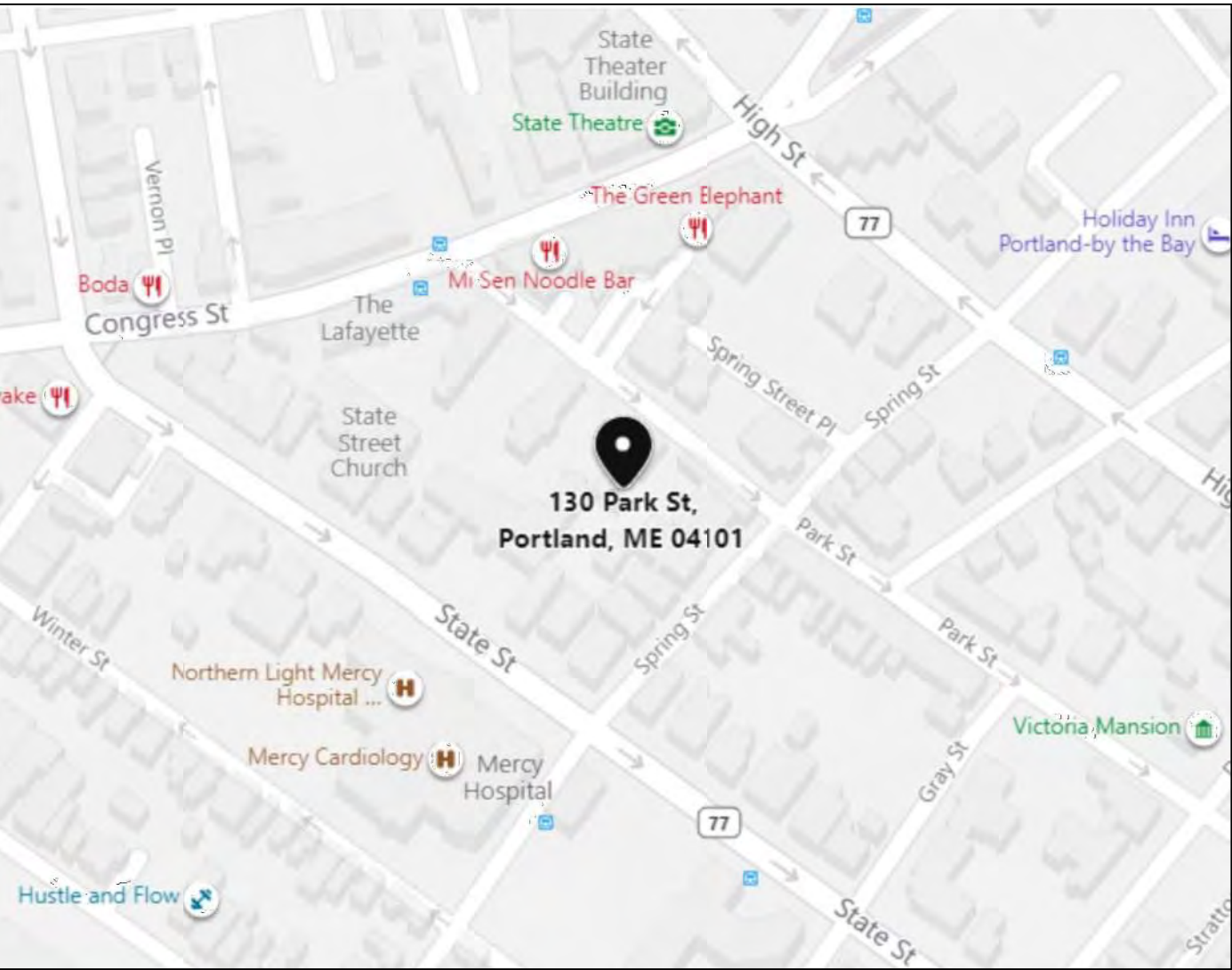


EXISTING FIRST FLOOR PLAN
3/32"=1'-0"

PROJECT SUMMARY

PROJECT CONSISTS OF A COMPLETE INTERIOR RENOVATION OF AN EXISTING C. 1850 1-1/2 STORY SINGLE FAMILY DWELLING. EXISTING MULTI-WYTHE BRICK STRUCTURE ORIGINALLY SERVED AS A CARRIAGE HOUSE. THERE IS ALSO A LOW-SLOPE ROOFED SINGLE STORY ADDITION. LITTLE WORK HAS BEEN DONE IN THE PAST TO CREATE HABITABLE SPACE. THE ADDITION HAS SOME BASIC FINISHES AND THE CARRIAGE HOUSE IS UNFINISHED. SCOPE OF WORK INCLUDES COMPLETE DEMOLITION OF EXISTING INTERIOR FLOOR AND PARTITION FRAMING AND REPLACEMENT WITH NEW, AS WELL AS ALL NEW ELECTRICAL, MECHANICAL, & PLUMBING UTILITIES. SEVERAL EXISTING WINDOWS ARE PROPOSED TO BE REPLACED WITH NEW INSULATED GLASS UNITS TO REPLICATE HISTORIC PROFILES. NEW WINDOWS AND DOORS WILL BE OF CONTEMPORARY DESIGN. EXISTING OVERHEAD GARAGE DOOR TO BE REPLACED WITH FOLDING GLASS DOOR. NEW NFPA-D SPRINKLER SYSTEM TO BE PROVIDED.

IECC 2009		
B3 - DOWNTOWN BUSINESS ZONE, LOT 045 A004001 , EXISTING CONFORMING USE, MAX LOT COVERAGE 100%.		
R-VALUES	REQUIRED	PROVIDED
WOOD WALLS:	R-20	R-20
CEILING:	R-49	R-51
FLOOR:	R-30	R-50
WINDOW VALUES:	U-VALUE: 0.2530, SHGC: 0.42, VLT: 0.73	



LOCATION MAP
NO SCALE

Rachel Conly Design LLC
115 Island Avenue
Peaks Island, Maine 04108
207.766.5625
www.rachelconlydesign.com

DATE	NOTES	
	SCHEMATIC REVIEW	REVIEW
2020.04.13		
2020.05.26		
2020.06.23		

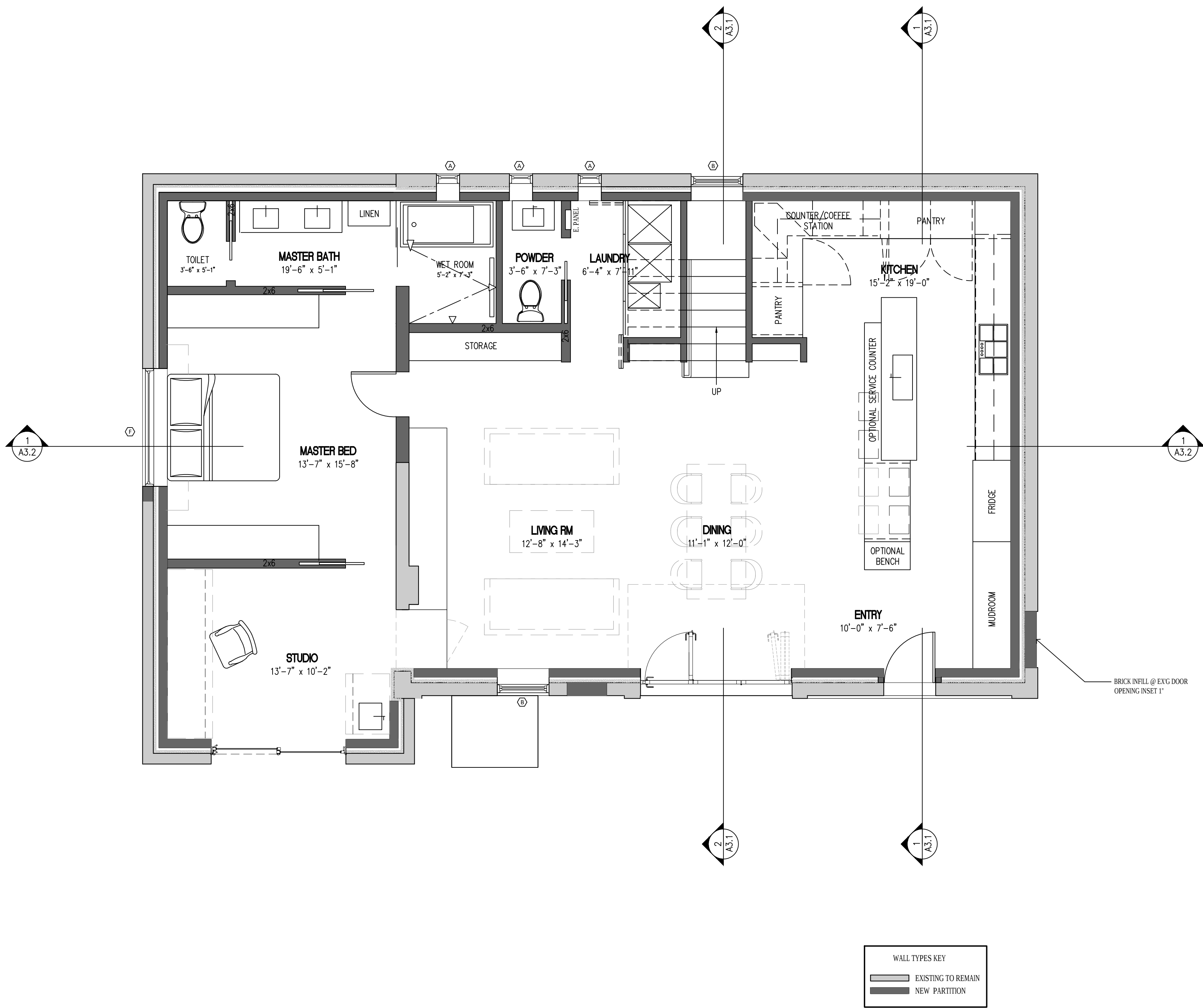
PROJECT
Renovations to
130A Park Street
Portland, Maine

PROJECT SUMMARY
G-1.0



DRAFT ONLY
-NOT FOR
CONSTRUCTION

PROPOSED
FIRST FLOOR



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

4

FIRST FLOOR PLAN

A-1.1

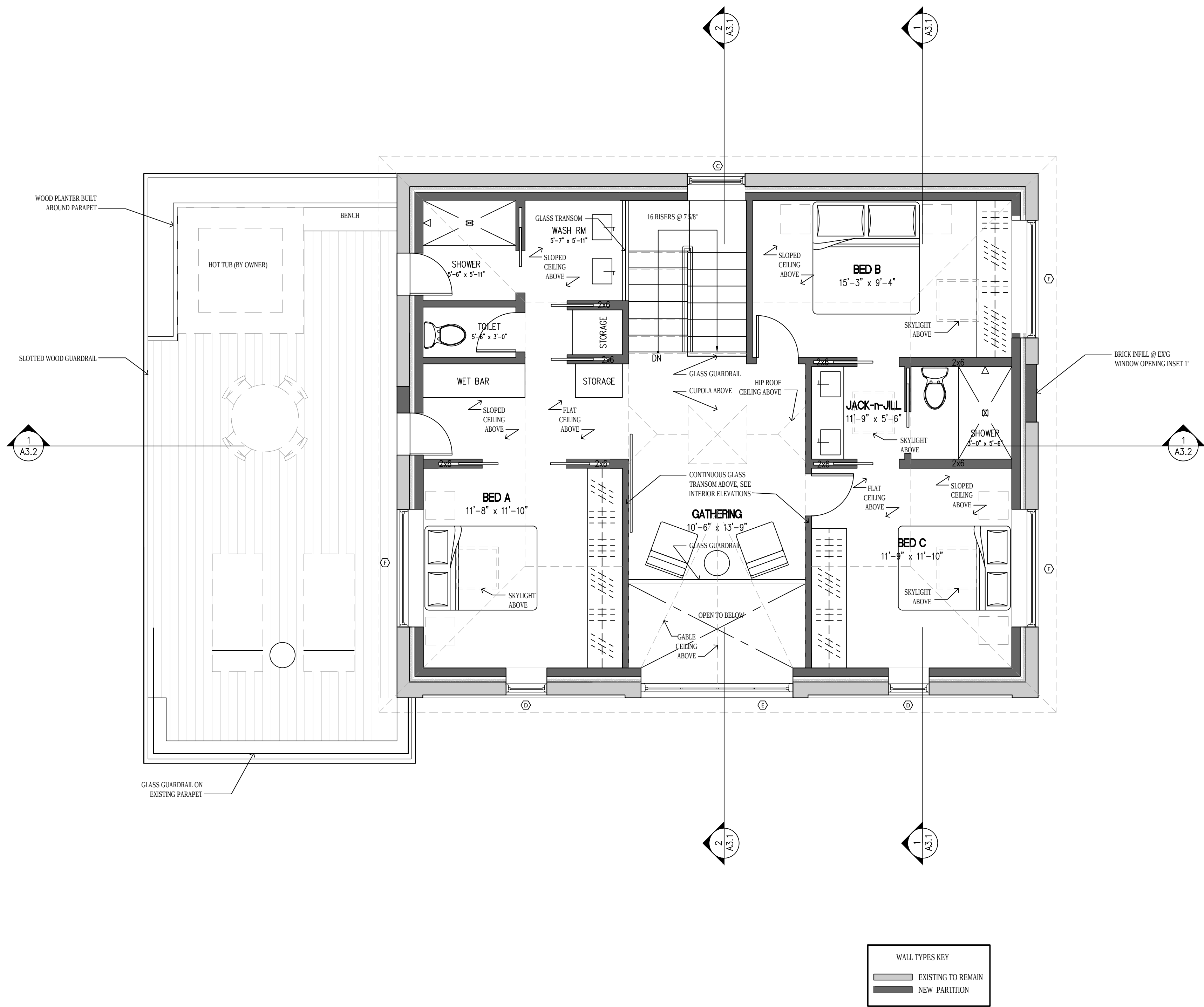
PROJECT
Renovations to
130A Park Street
Portland, Maine

DATE	NOTES
2020.04.13	SCHEMATIC REVIEW
2020.05.26	REVIEW
2020.06.23	HISTORIC PRESERVATION BOARD REVIEW

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PROPOSED
SECOND FLOOR



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

5

SECOND FLOOR PLAN

A-1.2

PROJECT

Renovations to
130A Park Street
Portland, Maine

DATE

2020.04.13

2020.05.26

2020.06.23

NOTES

SCHEMATIC REVIEW

REVIEW

HISTORIC PRESERVATION BOARD REVIEW

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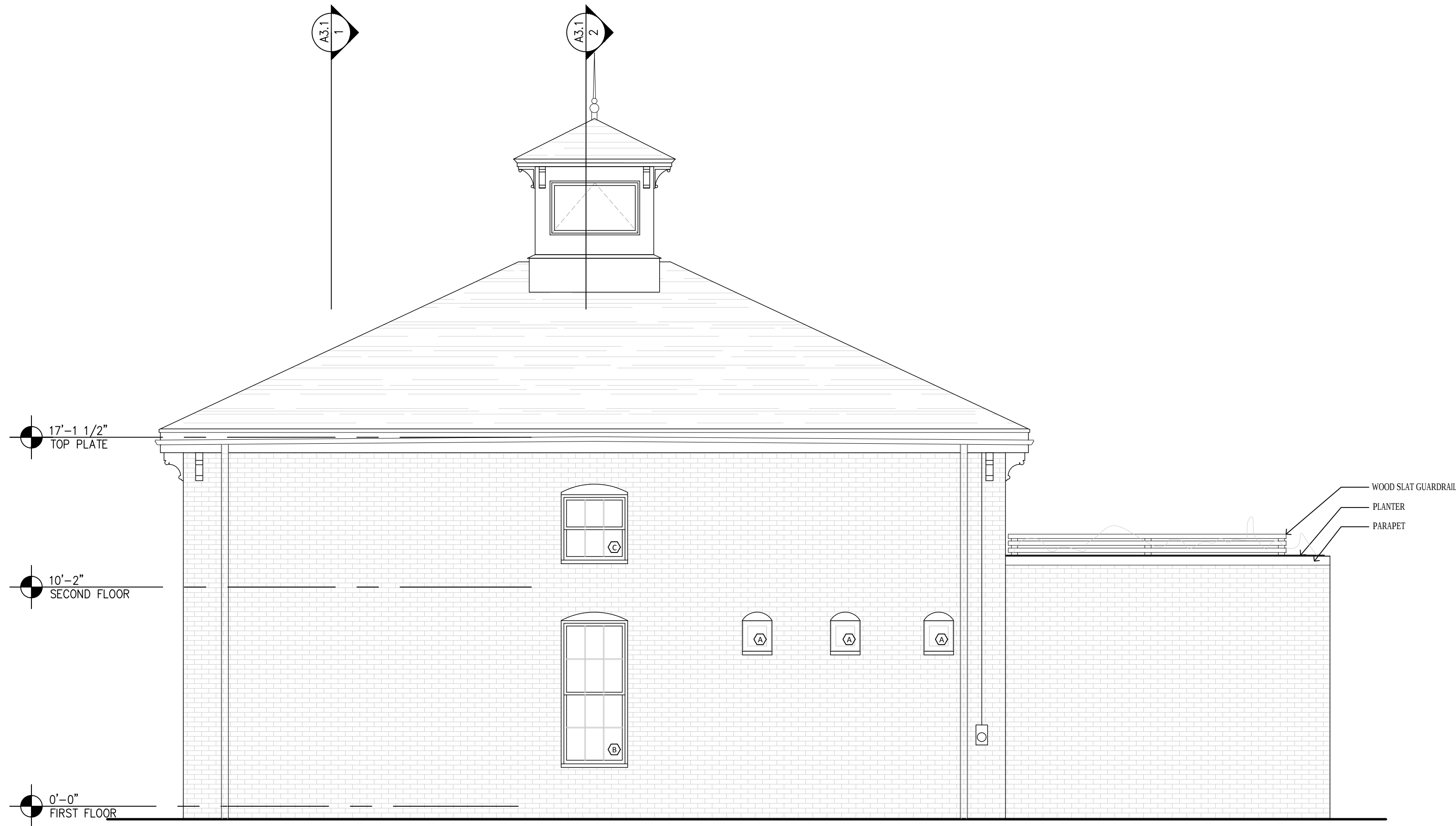
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PROPOSED
NORTH & SOUTH
ELEVATIONS



2 NORTH ELEVATION
1/4"=1'-0"

ELEVATION NOTES

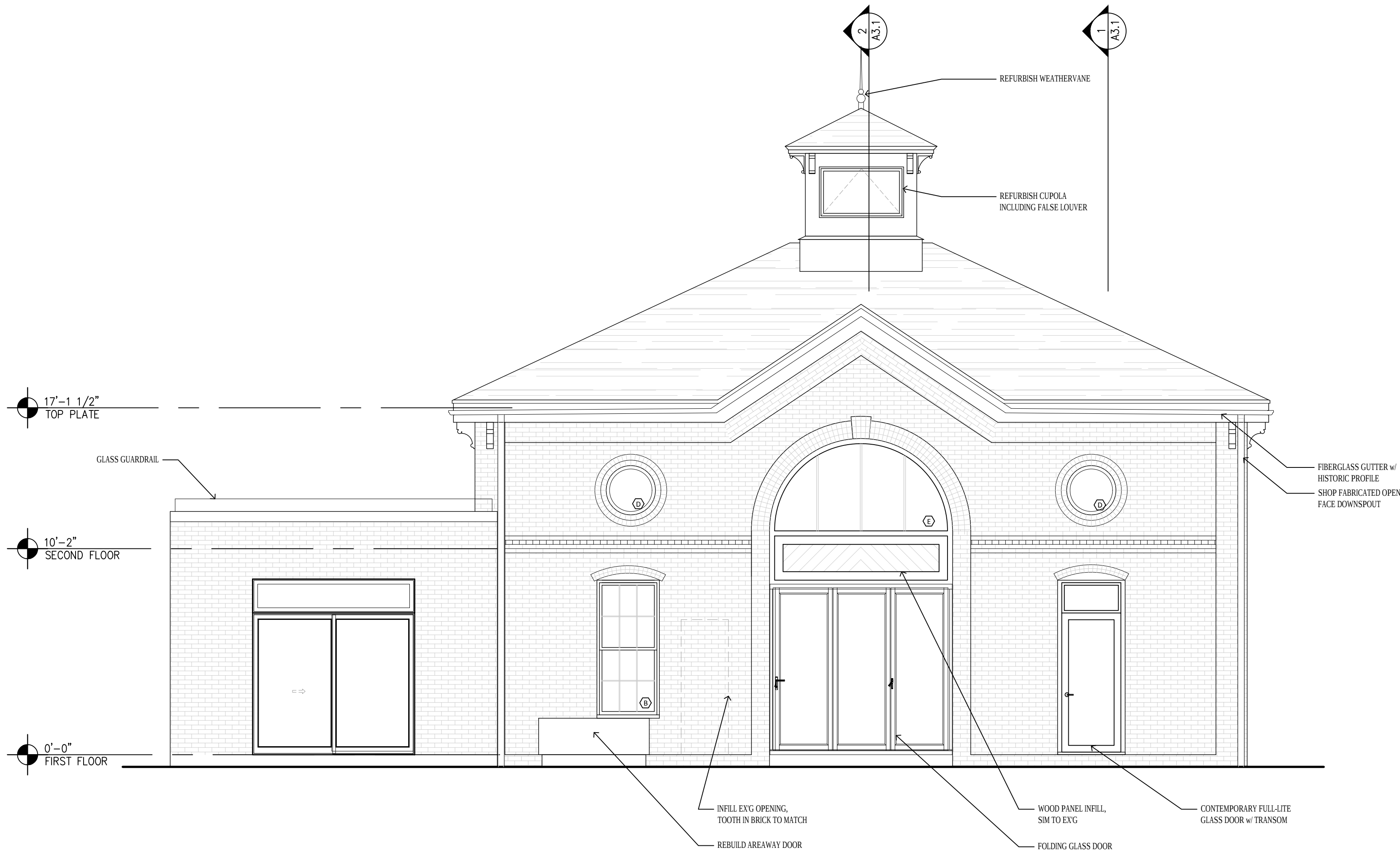
ALL GUTTERS, FLASHING, COPINGS & OTHER MEANS OF DEFLECTING BULK WATER AWAY FROM BUILDING TO BE INSPECTED AND ENSURED FUNCTIONAL. SPLASH BACK FROM GROUND ADJACENT TO BUILDING TO BE PREVENTED WITH STONE DRAINAGE BED OR SIMILAR.

RAKE-OUT AND REPOINT DETERIORATED MORTAR JOINTS PER ASTM E2260 GUIDE FOR REPOINTING HISTORIC MASONRY.

MATCH EXISTING MORTAR STRENGTH, HARDNESS, COLOR, & TEXTURE AS CLOSELY AS POSSIBLE.

NEW MORTAR SHALL HAVE SIMILAR OR LOWER COMPRESSIVE STRENGTH AND HIGHER VAPOR PERMEABILITY THAN THE EXISTING BRICK.

REFER TO U.S. PARK SERVICE PRESERVATION BRIEF #2 "REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS."



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

6

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PROJECT
Renovations to
130A Park Street
Portland, Maine

NORTH & SOUTH
ELEVATIONS
A-2.1

PROPOSED EAST & WEST ELEVATIONS/
PROPOSED WINDOW SCHEDULE

T - TEMPERED SAFETY GLASS REQ'D AT WINDOWS & DOORS w/ :

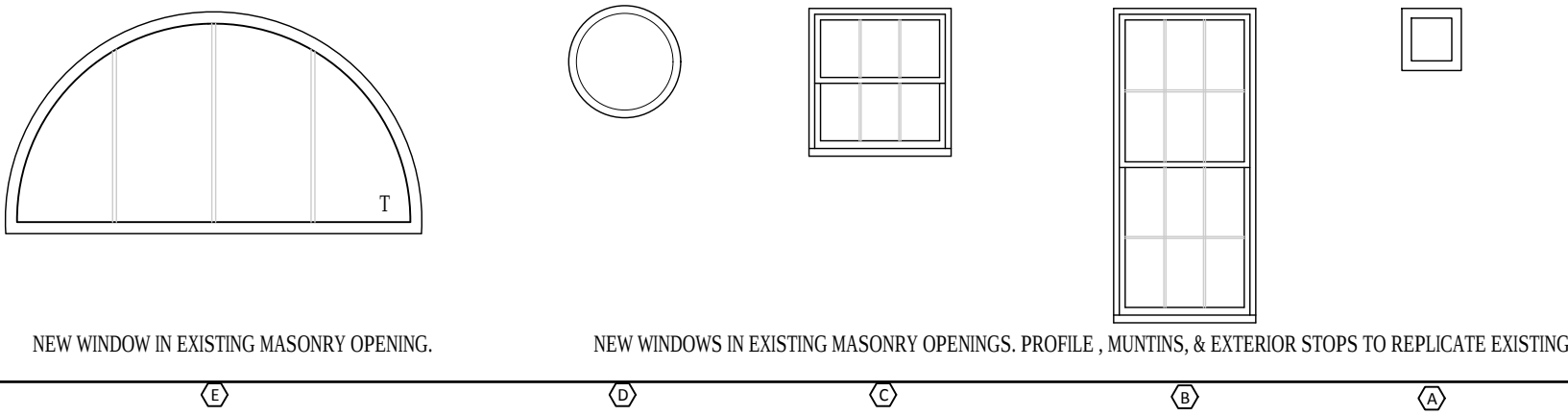
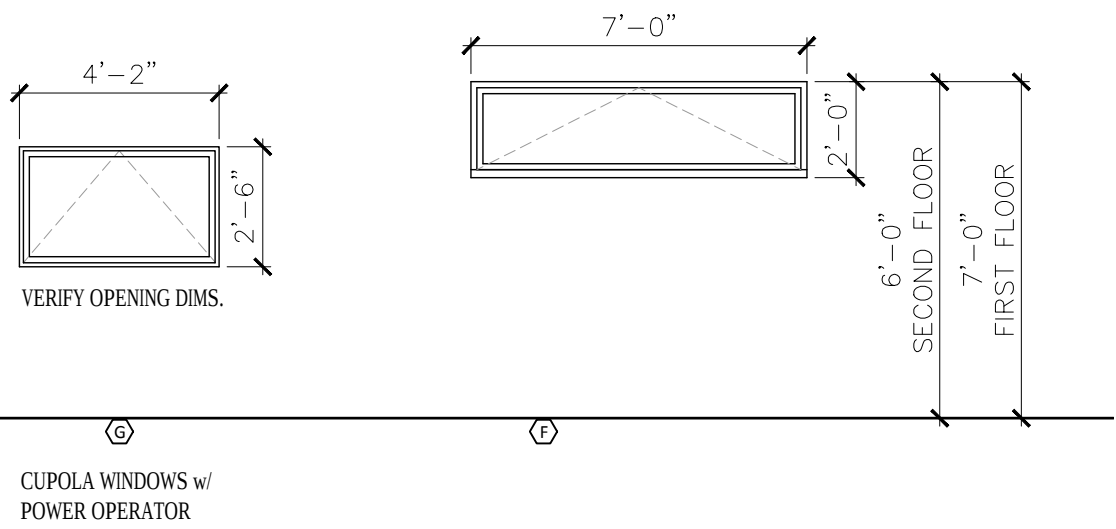
- GLASS AREA > 9 S.F. &
- BOTTOM OF GLASS <18" A.F.F. &
- TOP OF GLASS >36" A.F.F. &
- WALKING SURFACE WITHIN 36".

NOTE: WINDOW MANUFACTURER'S SPECIFICATIONS/SHOP DRAWINGS TO BE REVIEWED BY ARCHITECT PRIOR TO PLACING ORDER.

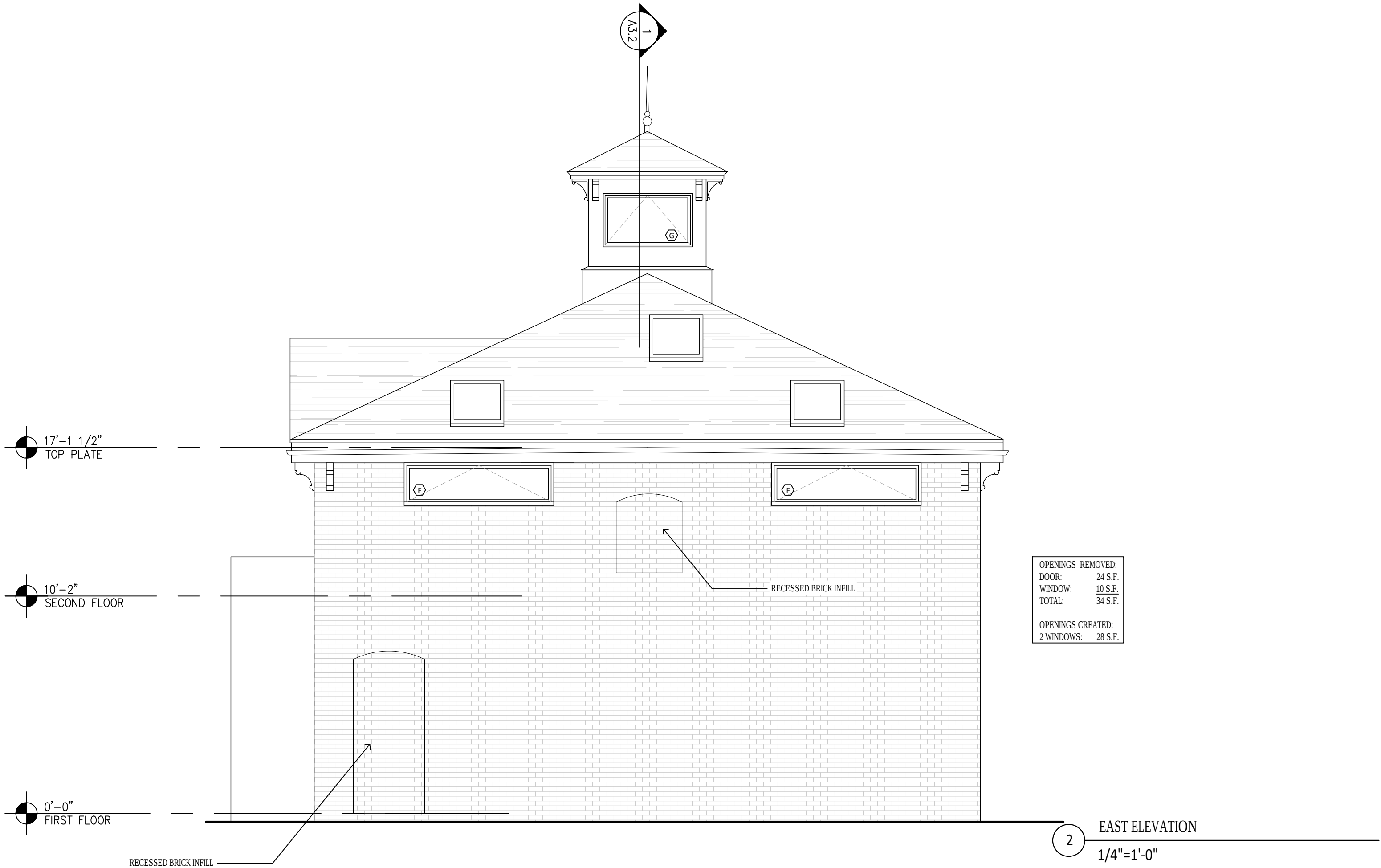
WINDOW BASIS OF DESIGN:

MARVIN "SIGNATURE ULTIMATE G2 DOUBLE HUNG " & FIXED UNITS. PINE FRAME & SASH w/ ALUMINUM EXTERIOR CLADDING. COLOR: EBONY. INTERIOR FACTORY PRIMED. LOW-E2 ARGON GLAZING, SIMULATED DIVIDED LITE GRILLES. SCREENS, MASONRY BRACKETS.

MARVIN "SIGNATURE ULTIMATE AWNING" UNITS. PINE FRAME & SASH w/ ALUMINUM EXTERIOR CLADDING. COLOR: EBONY. INTERIOR FACTORY PRIMED. LOW-E2 ARGON GLAZING, SCREENS, MASONRY BRACKETS.

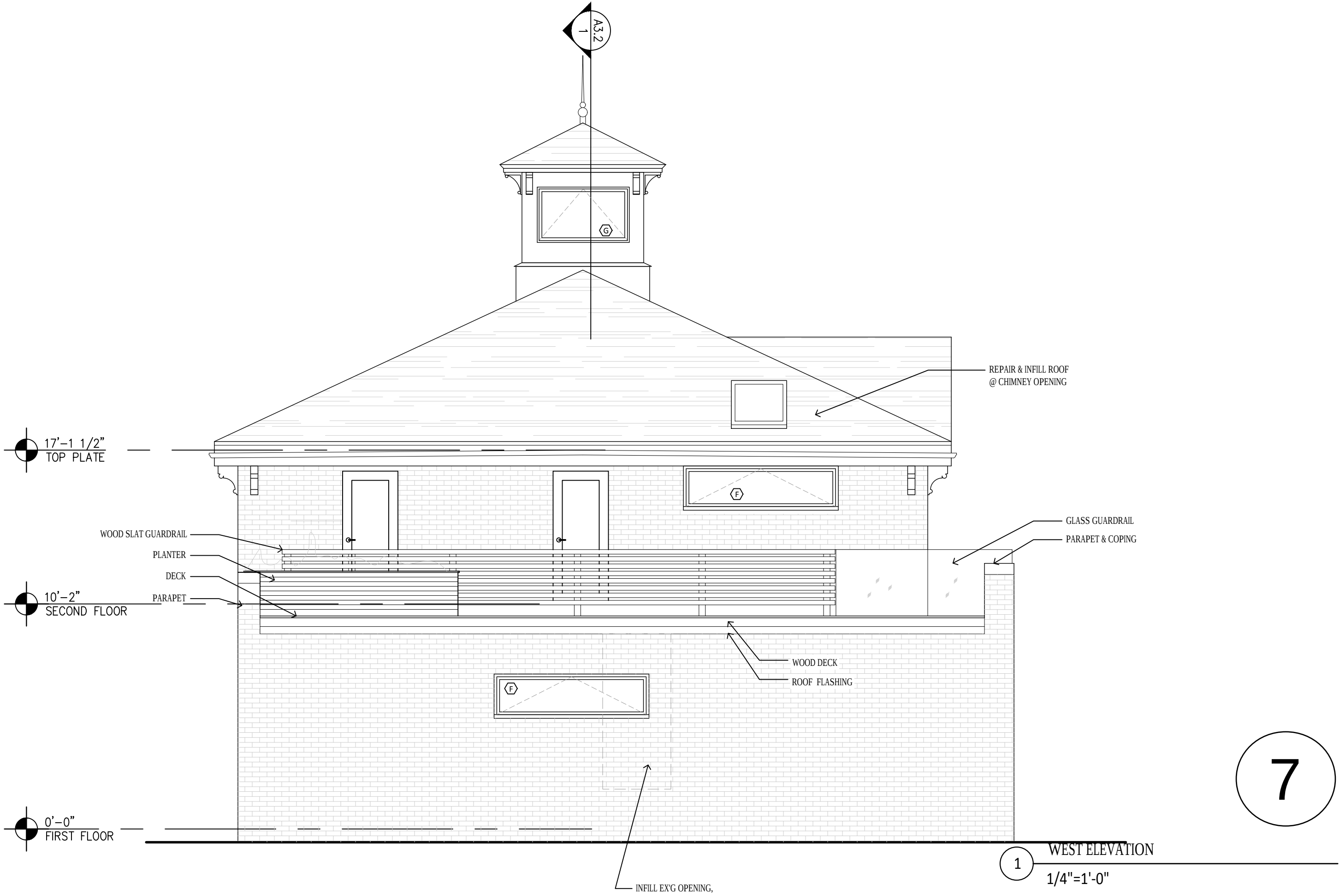


3 WINDOW ELEVATIONS
1/4"=1'-0"



OPENINGS REMOVED:
DOOR: 24 S.F.
WINDOW: 10 S.F.
TOTAL: 34 S.F.
OPENINGS CREATED:
2 WINDOWS: 28 S.F.

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



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

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2020.06.23	HISTORIC PRESERVATION BOARD REVIEW

PROJECT
Renovations to
130A Park Street
Portland, Maine

EAST & WEST
ELEVATIONS
A-2.2

PROPOSED
NORTH/SOUTH SECTIONS
AT STAIR AND KITCHEN

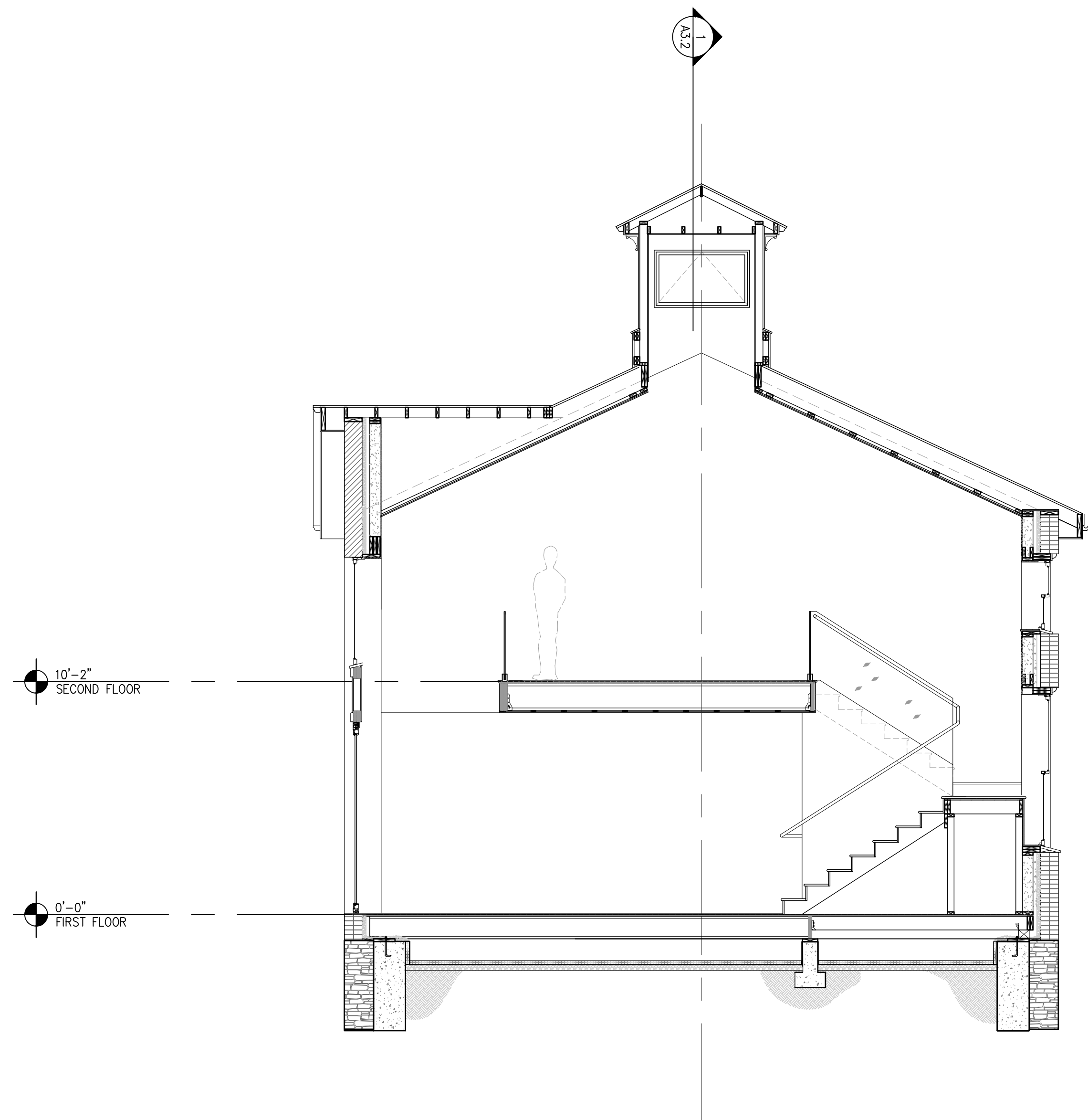
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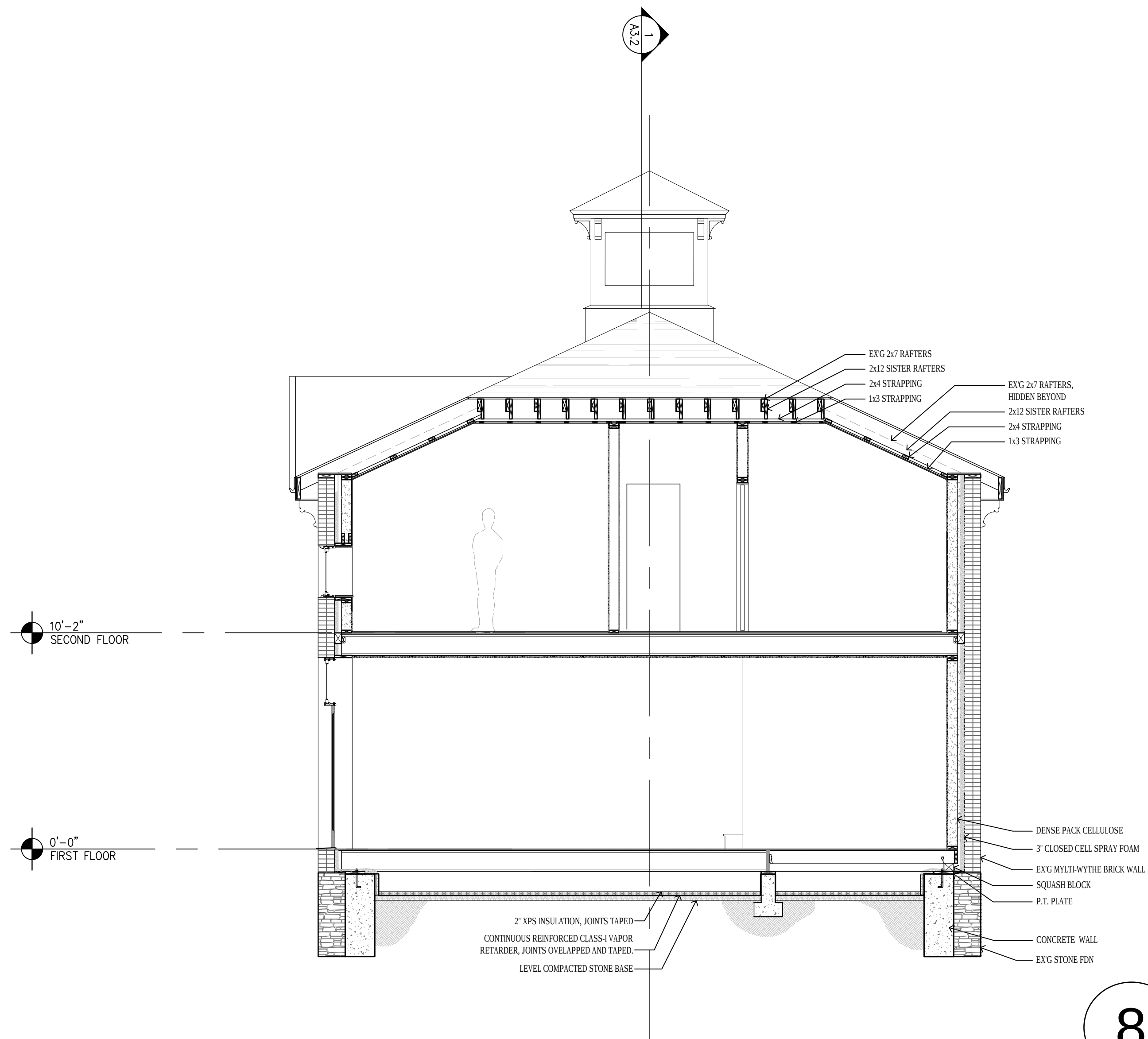
DATE	NOTES	SCHEMATIC REVIEW	
		2020.04.13	REVIEW
2020.05.26	REVIEW	2020.06.23	HISTORIC PRESERVATION BOARD REVIEW

PROJECT
Renovations to
130A Park Street
Portland, Maine

BUILDING
SECTIONS
A-3.1



2 NORTH SOUTH SECTION @ STAIR
1/4"=1'-0"



1 NORTH SOUTH SECTION @ KITCHEN
1/4"=1'-0"

PROPOSED
WEST/EAST SECTION

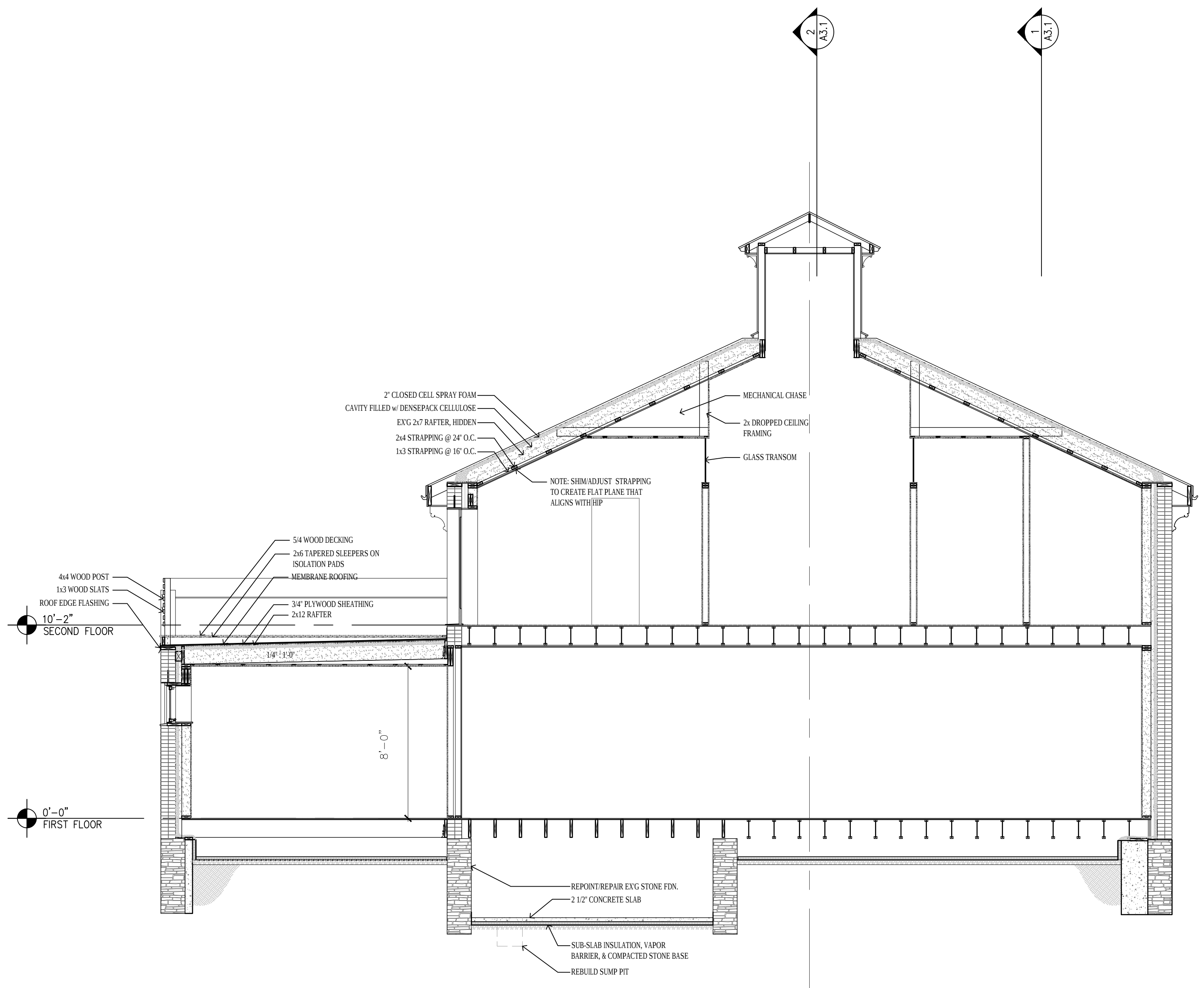
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DATE	NOTES
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2020.05.26	REVIEW
2020.06.23	HISTORIC PRESERVATION BOARD REVIEW

PROJECT
Renovations to
130A Park Street
Portland, Maine

BUILDING
SECTIONS
A-3.2



1 WEST/EAST SECTION
1/4"=1'-0"

PROPOSED FIRST FLOOR
FRAMING & FOUNDATION PLAN

NOTES:
1.) GENERAL:
A. STRUCTURAL DESIGN IS PER 2015 IRC AND REFERENCED STANDARDS.
B. NOTIFY ENGINEER IF ANY FIELD CONDITIONS DIFFER FROM THOSE SHOWN IN THE DRAWINGS.
C. ASSUMED FOUNDATION ALLOWABLE BEARING PRESSURE 1,500 PSF PER IRB TABLE R401.4.1.
D. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONAL INFORMATION AND BUILDING ENVELOPE INFORMATION NOT SHOWN ON STRUCTURAL DRAWINGS.

2.) MASONRY:
A. A FULL ASSESSMENT OF THE CONDITION OF THE MASONRY SHALL BE COMPLETED BY A QUALIFIED PARTY AND SUBMITTED TO ARCHITECT AND ENGINEER PRIOR TO MASONRY WORK. PROBE MASONRY WALL TO VERIFY WYTHE THICKNESS AND GAP BETWEEN WYTHES.
B. REPOINT MASONRY WITH MORTAR TO MATCH EXISTING MORTAR CONSIDERING COLOR, TEXTURE, SAND, PERMEABILITY, TOOLING, AND HARDNESS. EXTENTS AND QUANTITIES OF REPOINTING TO BE AGREED PRIOR TO WORK WITH ARCHITECT.
C. PREPARE A 24" X 24" TEST PANEL FOR REVIEW BY ARCHITECT PRIOR TO EXECUTING THE REPOINTING.
D. REMOVE EXISTING MORTAR TO A DEPTH 2-1/2 TIMES THE WIDTH OF THE JOINT PLUS ANY LOOSE OR DISINTEGRATED MORTAR. REMOVE AND REINSTALL ANY LOOSE BRICKS, FERROUS MATERIAL, OR BRICKS DAMAGED BY GRINDING. BRUSH JOINT FACES AND FLUSH WITH WATER. MAINTAIN DAMP JOINT SURFACES DURING REPOINTING. REPOINT WALL USING APPROVED MORTAR TYPE IN 1/4" LAYERS OVER HARDENED MORTAR. RETEMPERING MORTAR (ADDING WATER) IS NOT PERMITTED. TOOL JOINT TO MATCH EXISTING PROFILE. REMOVE MORTAR DEBRIS WITH NATURAL OR NYLON BRISTLED BRUSH AND WASH WALLS WITH ONLY WATER AND A NATURAL OR NYLON BRISTLED BRUSH.
E. REPLACE ANY CRACKED OR LOOSE BRICKS. REPAIR CRACKED MORTAR PER THE REPOINTING PROCEDURE ABOVE.
F. PROVIDE DUST PROTECTION WHERE MECHANICAL GRIDING OR REMOVAL IS EMPLOYED.
G. NEW ANCHORS IN EXISTING MASONRY TO BE EPOXY-TYPE WITH SCREEN. PERFORM TEST ANCHORAGE TO VERIFY PROPER INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

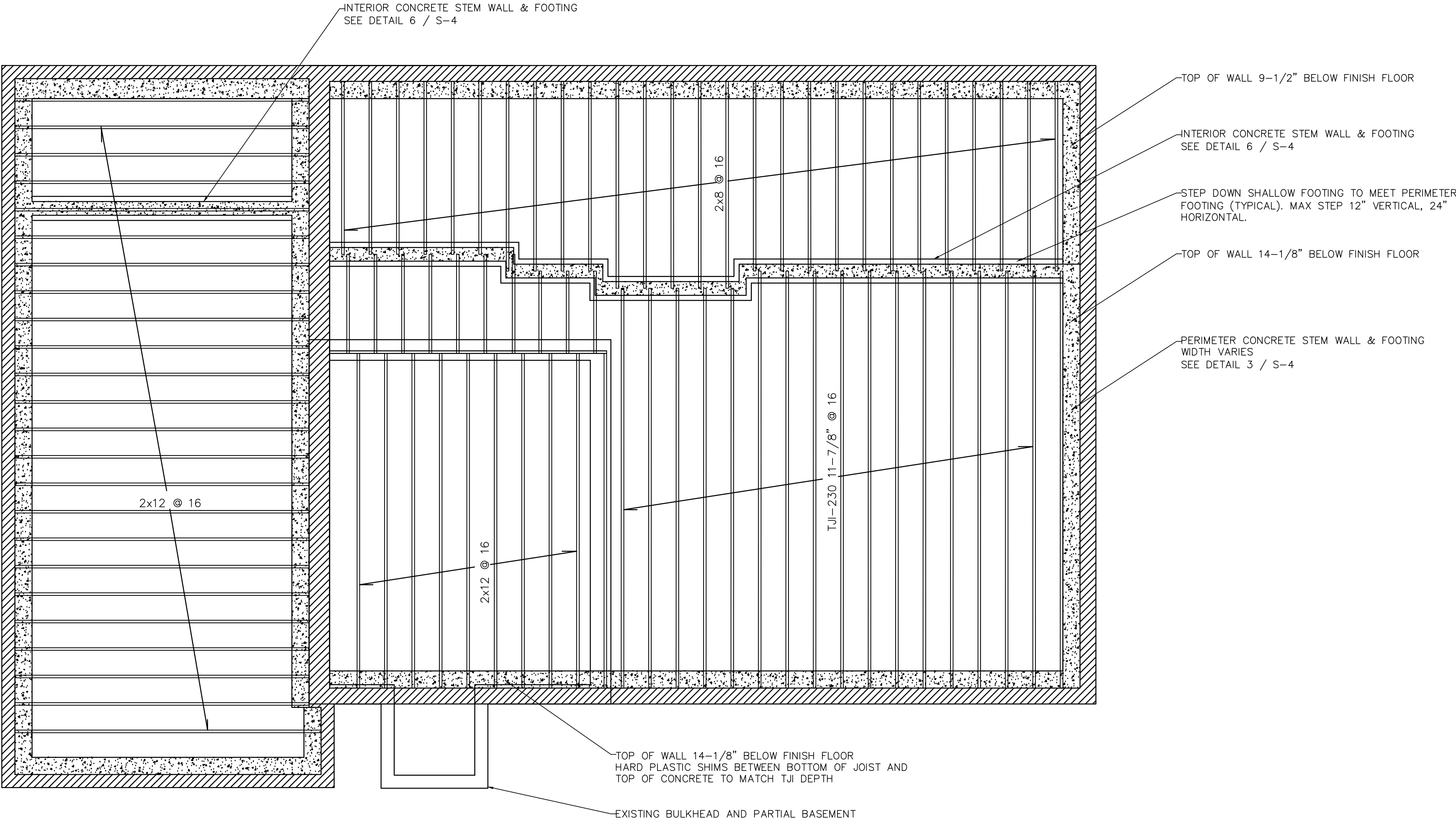
3.) CONCRETE:
A. ALL NEW CONCRETE TO BE 4,000 PSI.
B. REINFORCEMENT TO MEET ASTM A615.
C. CONCRETE SHALL NOT BE PLACED IN WATER OR FROZEN GROUND.
D. MINIMUM CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:
I. SURFACES CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH, 3"
II. FORMED SURFACES IN CONTACT WITH EARTH OR EXPOSED TO WEATHER:
#5 BARS AND SMALLER, 1 1/2"; #6 THROUGH #11 BARS, 2"
III. SURFACES NOT IN CONTACT WITH EARTH OR EXPOSED TO WEATHER: WALLS, SLABS, AND JOISTS #11 AND SMALLER, 1"; BEAMS, GIRDERS, AND COLUMNS; ALL REINFORCEMENT, 1 1/2"

4.) ROT AND RUST RESISTANCE:
A. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY, AND ARE LESS THAN 8" FROM THE EXPOSED GROUND, SHALL BE OF A ROT RESISTANT MATERIAL. PROVIDE CAPILLARY BREAK IN ALL CASES.
B. ALL WOOD JOISTS, OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR, WHEN CLOSER THAN 18", OR WOOD GIRDERS WHEN CLOSER THAN 12" TO THE EXPOSED GROUND, SHALL BE OF A ROT RESISTANT MATERIAL.
C. ALL EXTERIOR DECK/STAIR FRAMING/DECKING TO BE OF ROT RESISTANT WOOD.
D. ALL EXTERIOR AND BASEMENT HARDWARE TO BE SIMPSON Z-MAX (OR EQUIVALENT), OR STAINLESS STEEL

4.) TYPICAL HOUSE HEADERS, GIRDERS, AND SUPPORTS:
A. VERIFY ASSUMED JOIST ORIENTATIONS IN FIELD.
B. ALL GIRDERS & HEADERS TO BE SUPPORTED BY (1) 2X4 JACK, UNLESS OTHERWISE NOTED. (2) JACKS UNDER EACH END OF EXTERIOR HEADERS, UNLESS OTHERWISE SPECIFIED.
C. NOTED GIRDER & HEADER LENGTHS ARE APPROXIMATE.
D. VERIFY INTERIOR LOAD-BEARING WALL ASSUMPTIONS IN FIELD.
E. ALL LOADS MUST BE CARRIED TO FOUNDATION/FOOTINGS WITH SOLID BLOCKING/POSTS. ADDITIONAL POSTS/FOOTINGS MAY BE REQUIRED IN BASEMENT IF NEW LOAD BEARING HEADER & GIRDER JACKS DO NOT LAND DIRECTLY OVER EXISTING FOUNDATION OR FOOTINGS. CONSULT ENGINEER IF ADDITIONAL POSTS AND FOOTINGS ARE NECESSARY.

5.) STRUCTURAL STEEL:
A. STRUCTURAL STEEL SHAPES SHALL CONFORM TO THE FOLLOWING, UNLESS NOTED OTHERWISE: STEEL PLATES, SHAPES, AND BARS: ASTM A36; WIDE-FLANGE SECTIONS: ASTM A992; HOLLOW STRUCTURAL SECTIONS (HSS): ASTM A500 GR. C; PIPES: ASTM A53 GR. B.

TYPICAL FASTENER SCHEDULE	
SILL PLATE TO FOUNDATION	1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER; 9" MIN. EMBEDMENT
ROOF SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 8d @ 6" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS)
WALL SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD
FLOOR SHEATHING	12d RING OR SPIRAL NAILS @ 6" O.C. EDGE / 12" O.C. FIELD
POST BASES TO CONCRETE	SIMPSON TYPE ABU, or ABW
POST CAPS	SIMPSON BC OR LC (MATCH POST SIZE)
JOIST ON SILL, TOP PLATE, OR GIRDER	SIMPSON LUS HANGER OR 4 - 8d (TOENAILED) WHEN BEARS ON SUPPORT
BRIDGING / BLOCKING TO JOIST	2 - 8d (TOENAILED)
BLOCKING TO SILL / TOP PLATE	3 - 16d (TOENAILED)
LEDGER STRIP TO BEAM	3 - 16d (FACENAILED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (TOENAILED)
BAND / RIM JOIST TO JOIST	3 - 16d (ENDNAILED)
RIM JOIST TO SILL / TOP PLATE	2 - 16d PER FOOT
TOP PLATE TO TOP PLATE	2 - 16d PER FOOT
TOP PLATES AT INTERSECTION	4 - 16d EACH SIDE
STUD TO STUD	1 - 16d @ 12" O.C.
HEADER TO HEADER	16d @ 8" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD	2 - 16d
BOTTOM PLATE TO JOIST OR BLOCKING	2 - 16d PER FOOT
RAFTER TO TOP PLATE	SIMPSON H1 HURRICANE TIE
CEILING JOIST TO TOP PLATE	2 - 8d (TOENAILED)
BLOCKING TO RAFTER	2 - 8d EACH END
BAND JOIST TO RAFTER	2 - 16d EACH END
SLOPED/SKEWED RAFTER HANGERS AT RIDGE/HIP BEAMS	SIMPSON LSU



FIRST FLOOR FRAMING / FOUNDATION PLAN

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www.dovetailME.com

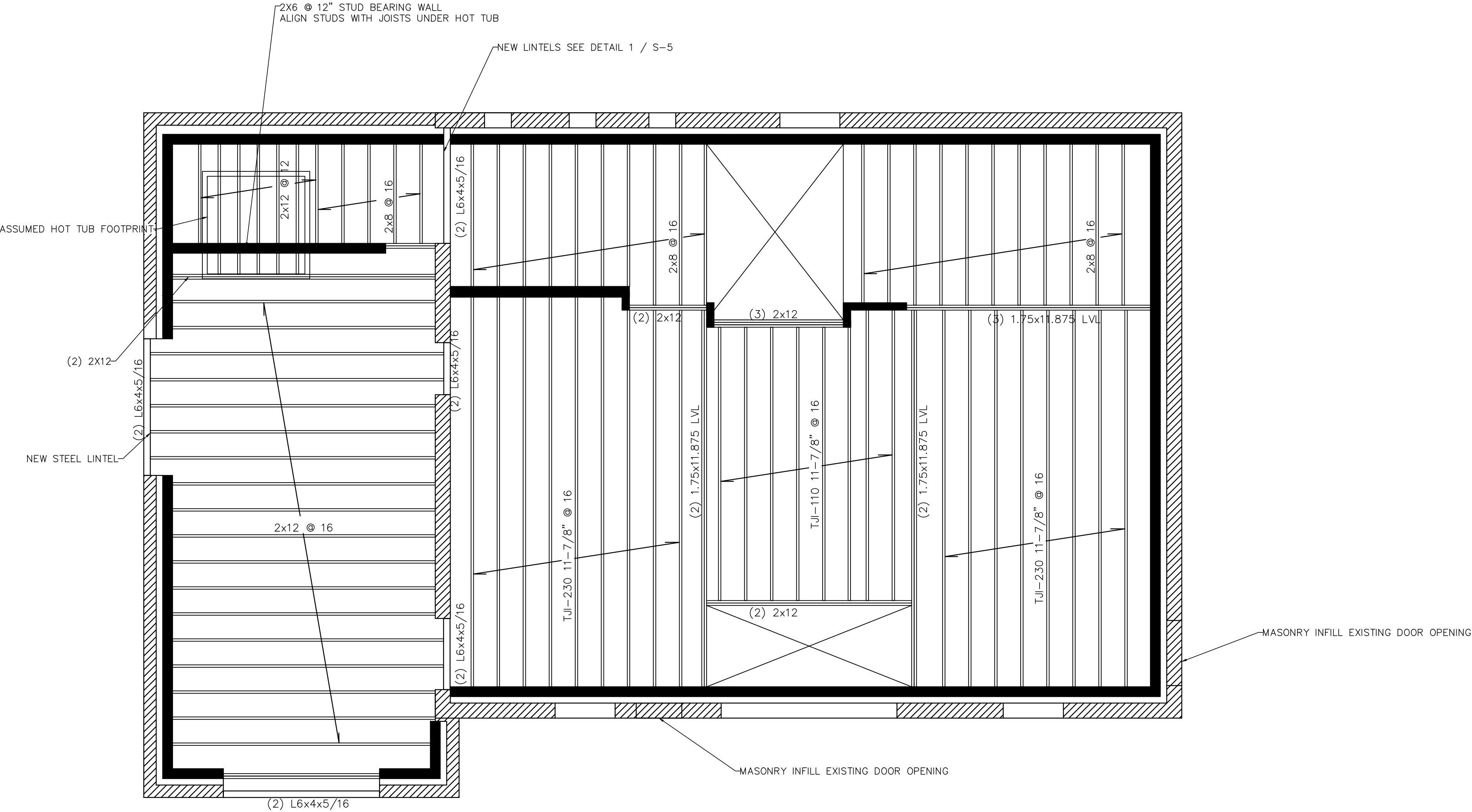
DATE	NOTES
2020.05.31	SCHEMATIC REVIEW
2020.06.22	HISTORIC SUBMISSION

PROJECT
Renovations to
130A Park Street
Portland, Maine

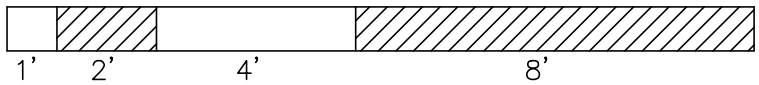
FIRST FLOOR FRAMING
& FOUNDATION PLAN

S-1

PROPOSED SECOND FLOOR
FRAMING & LOW ROOF PLAN



SECOND FLOOR FRAMING / LOW ROOF PLAN



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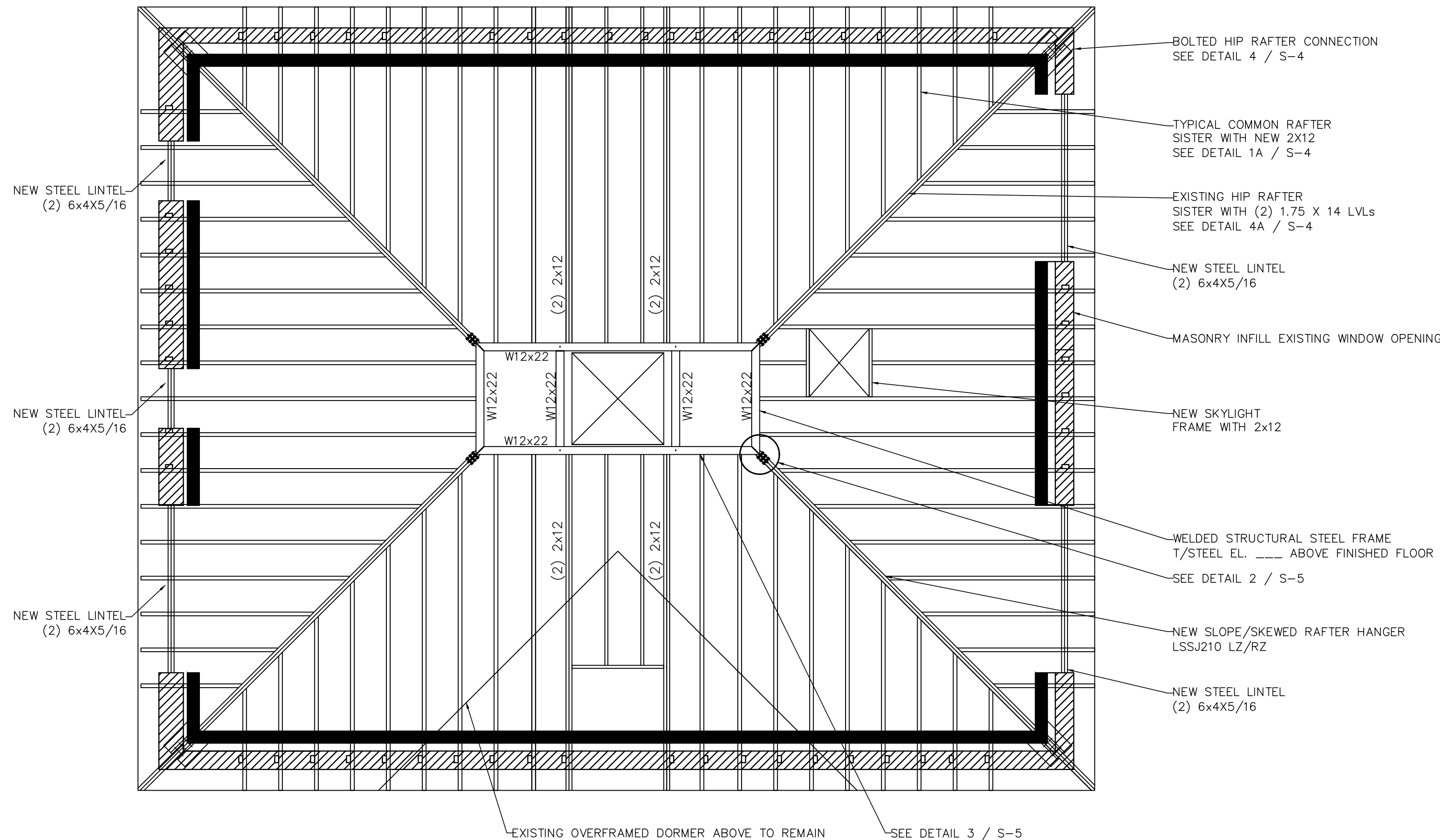
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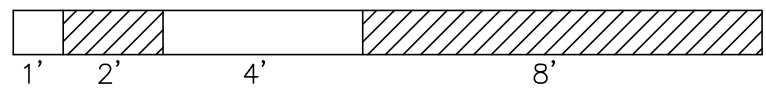
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SECOND FLOOR / LOW
ROOF FRAMING
S-2

PROPOSED MAIN ROOF
FRAMING PLAN



MAIN ROOF FRAMING PLAN



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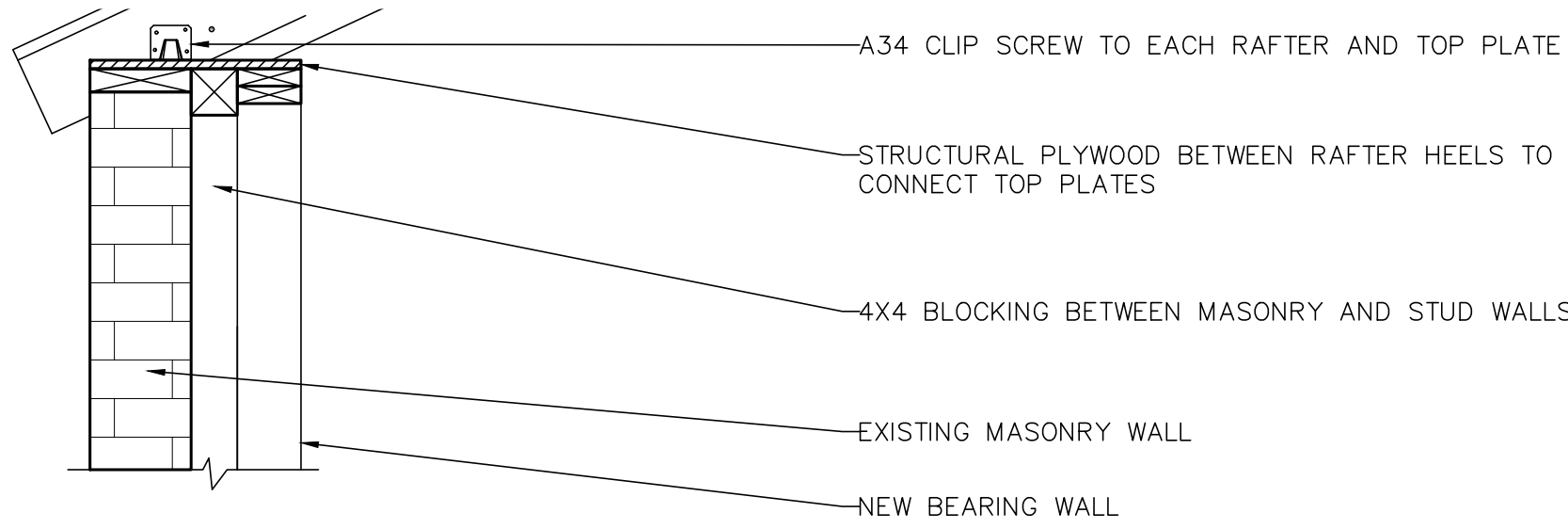
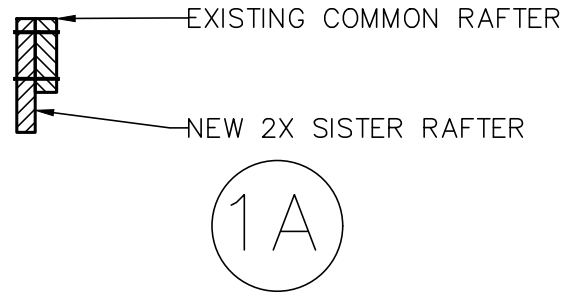
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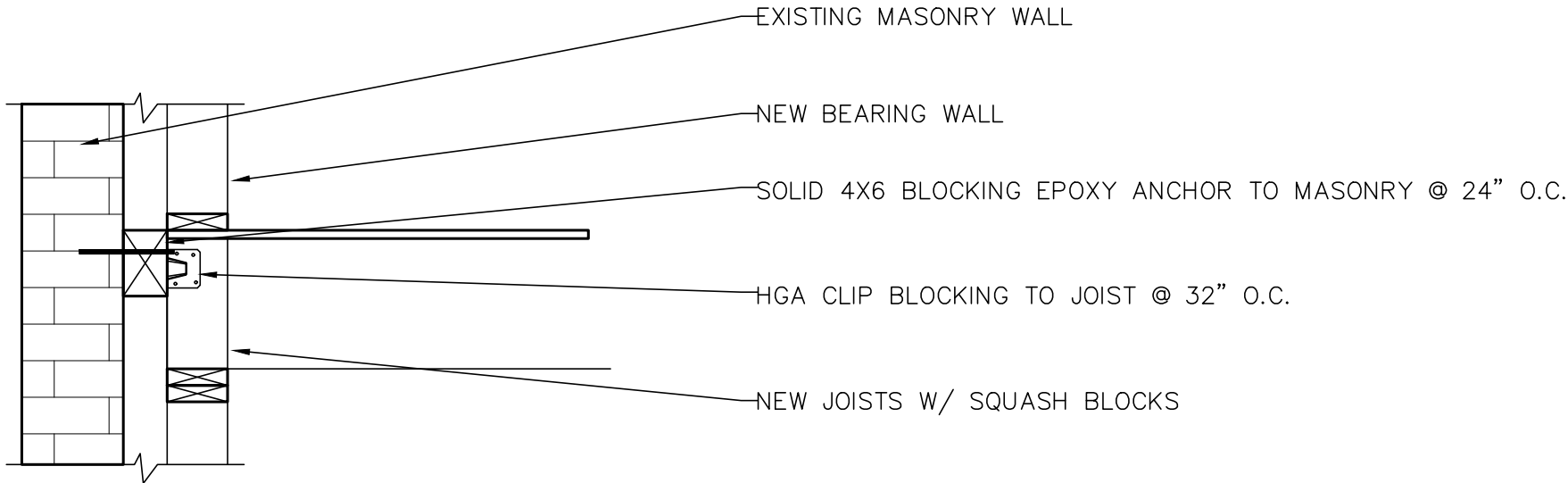
MAIN ROOF
FRAMING

S-3

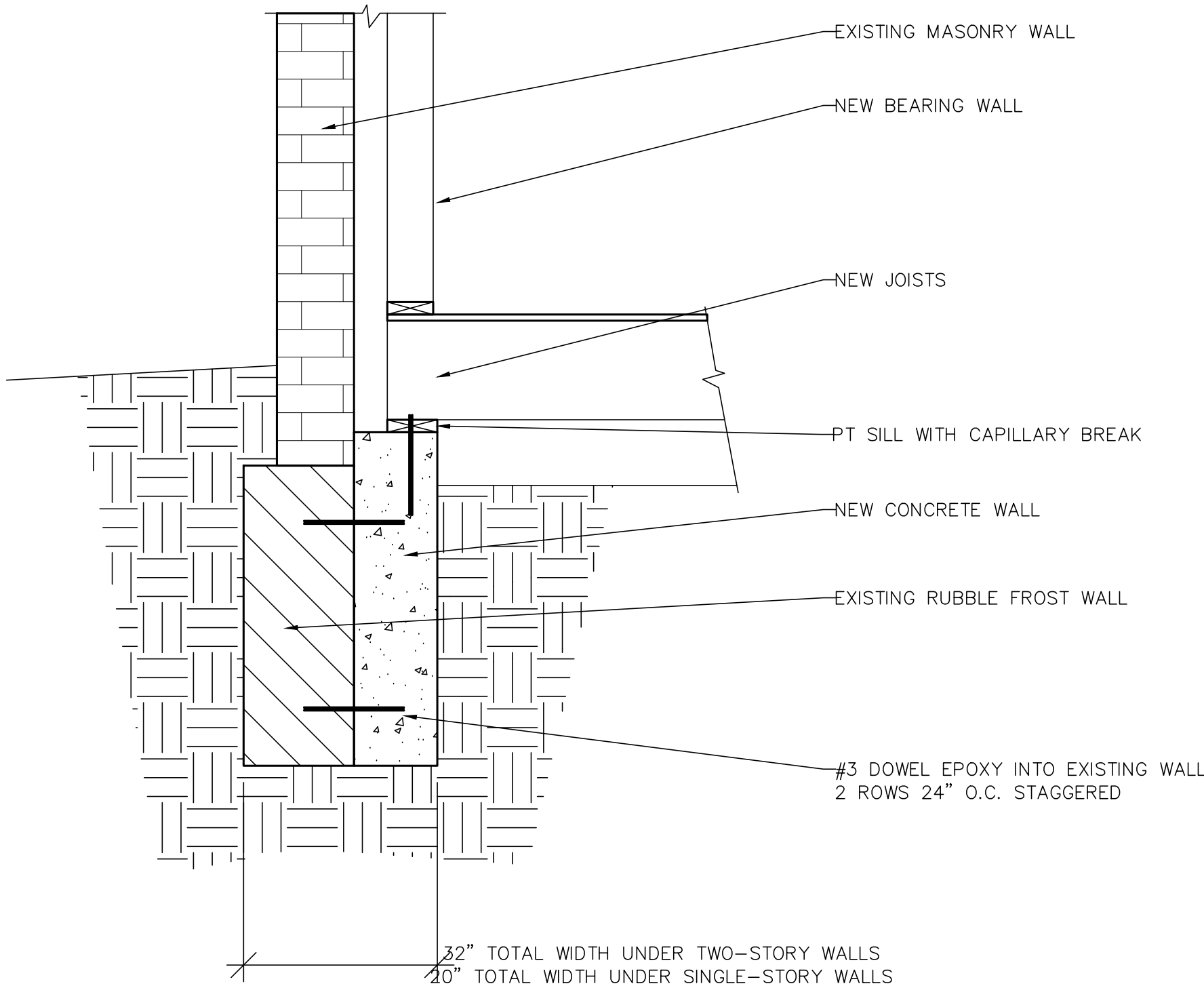
STRUCTURAL DETAILS



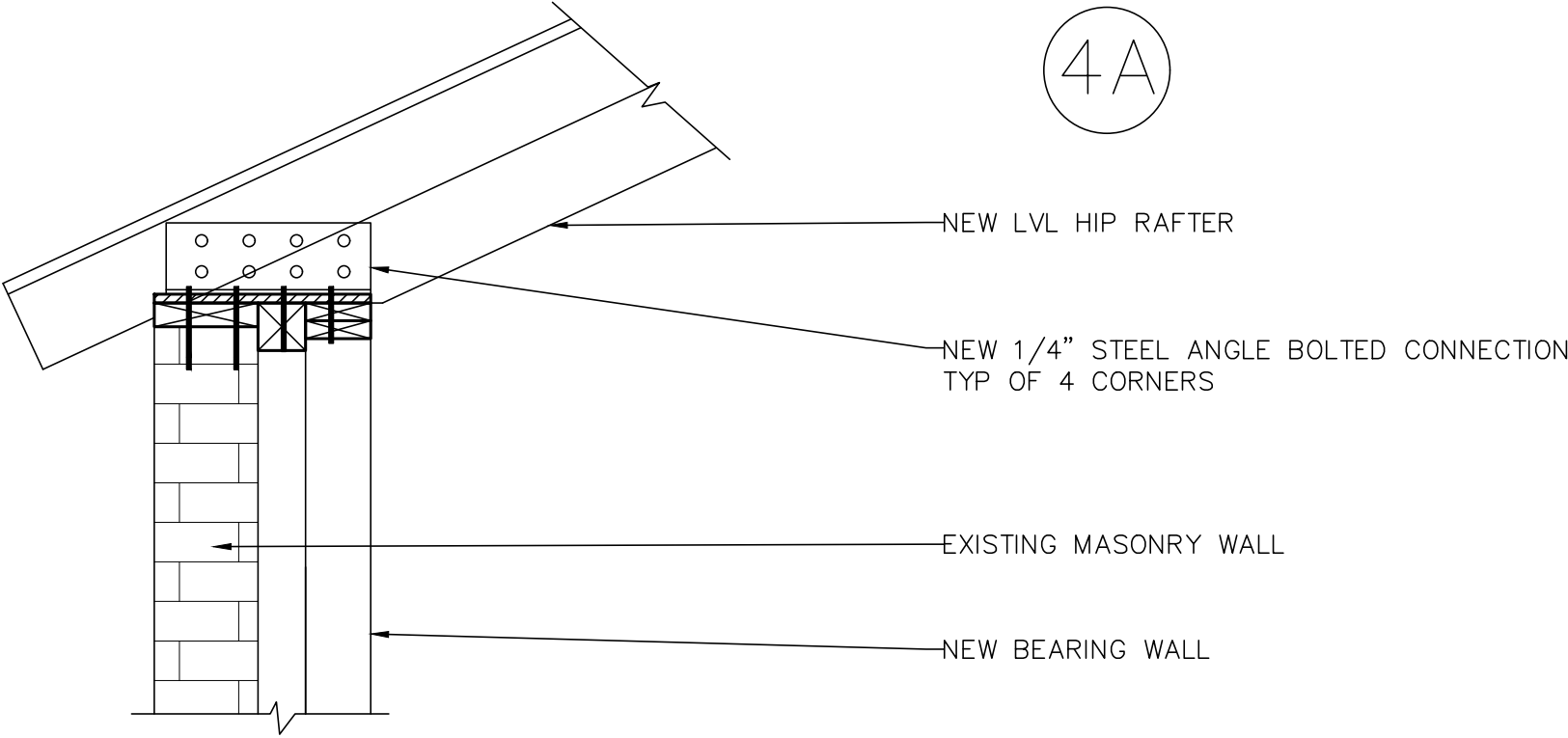
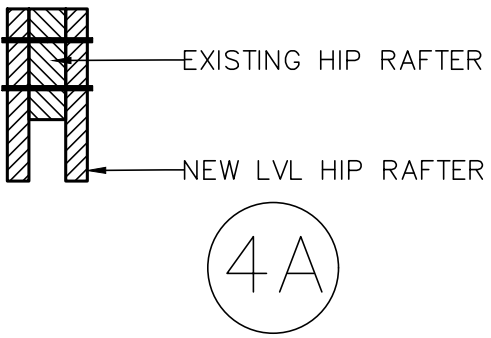
1 TYPICAL PERIMETER RAFTER BEARING DETAIL
3/4" = 1'-0"



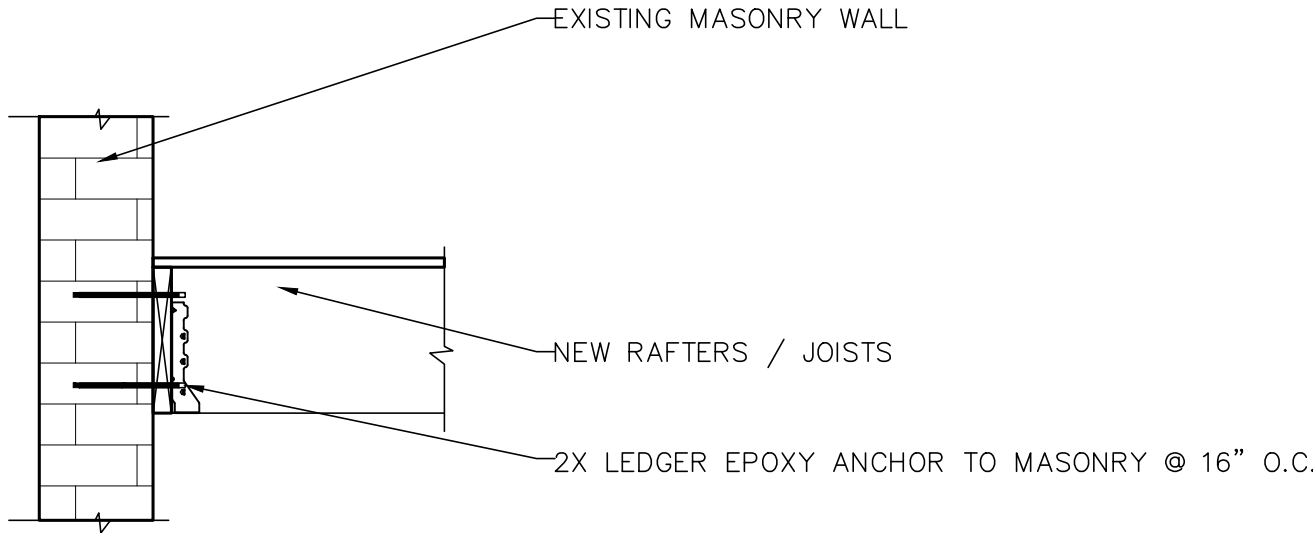
2 TYPICAL PERIMETER JOIST BEARING DETAIL
3/4" = 1'-0"



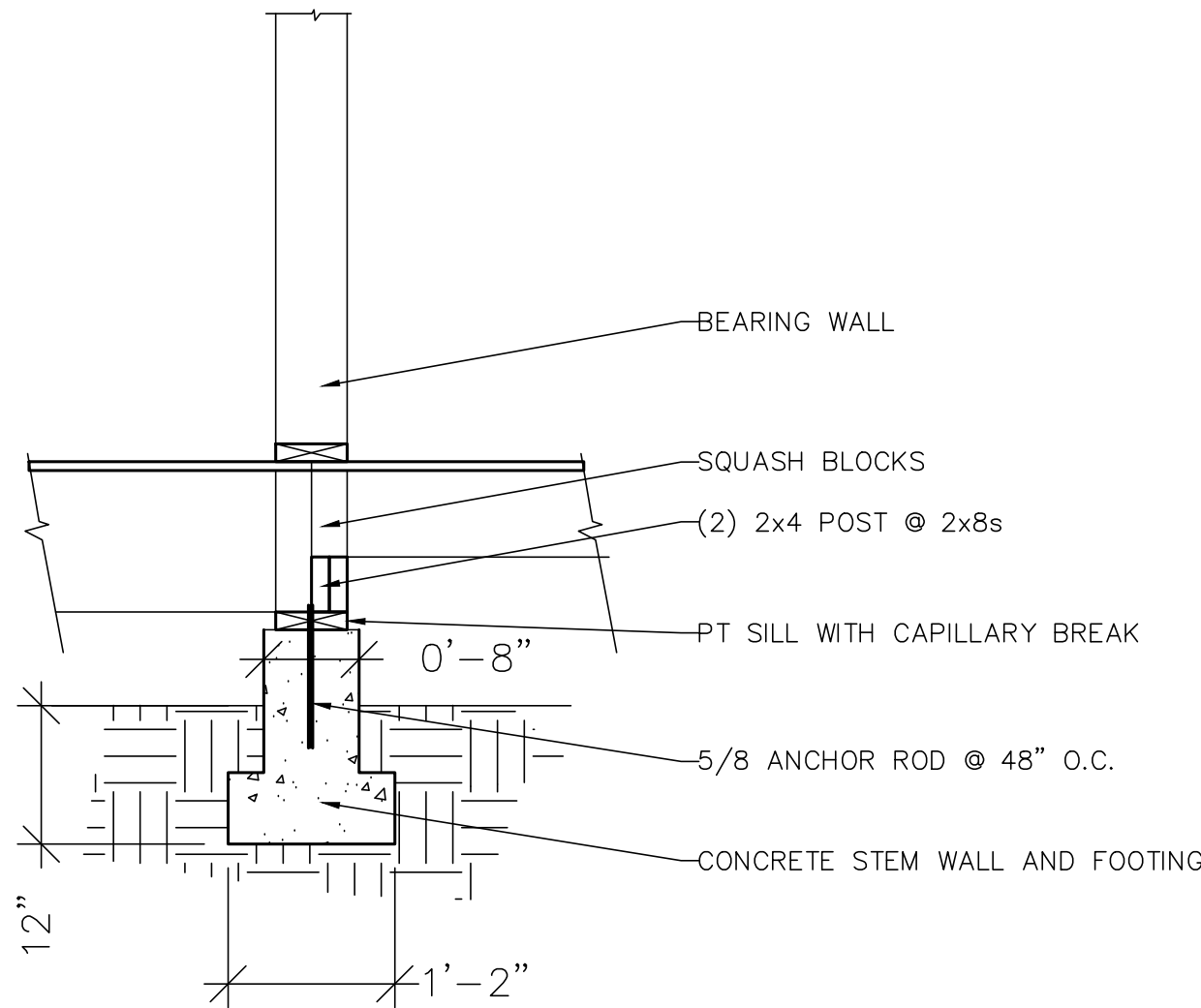
3 TYPICAL PERIMETER FOOTING DETAIL
3/4" = 1'-0"



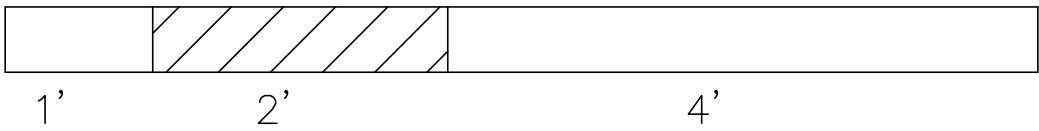
4 TYPICAL HIP RAFTER BEARING DETAIL
3/4" = 1'-0"



5 TYPICAL INTERIOR JOIST / RAFTER BEARING DETAIL
3/4" = 1'-0"



6 TYPICAL INTERIOR FOOTING DETAIL
3/4" = 1'-0"



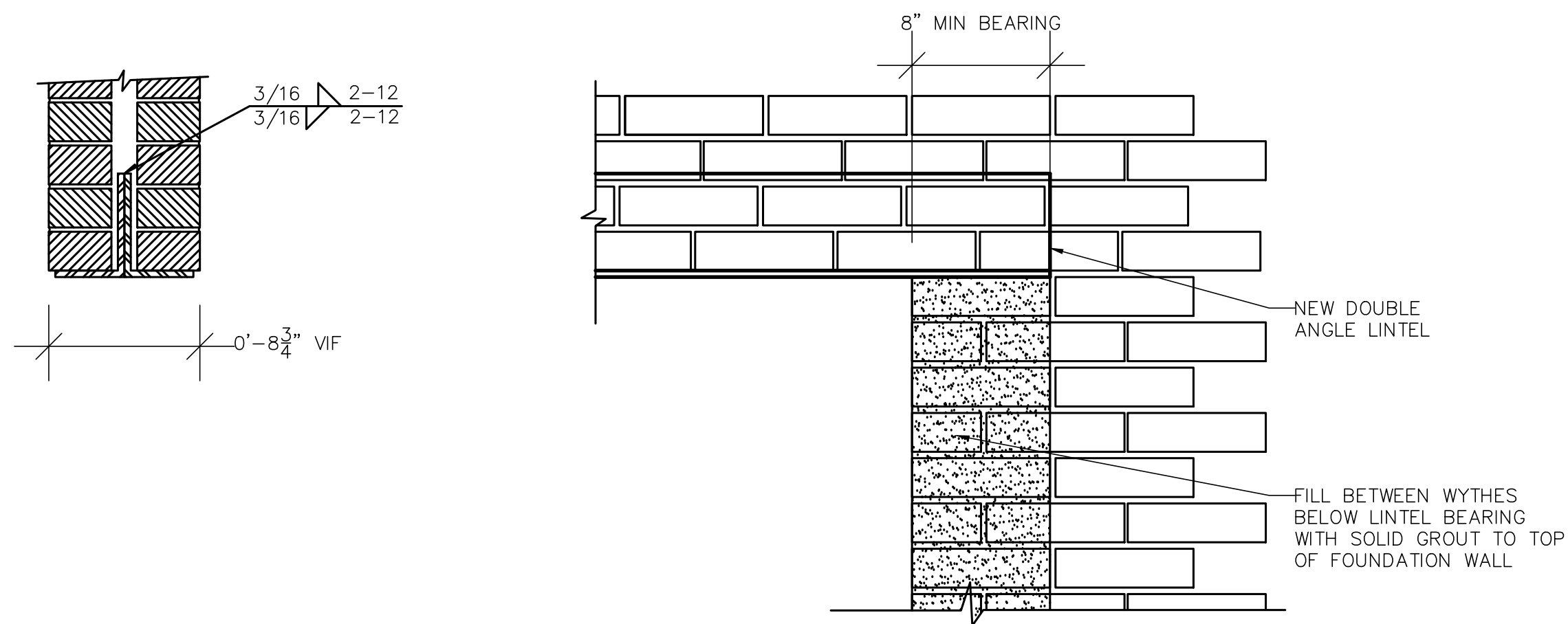
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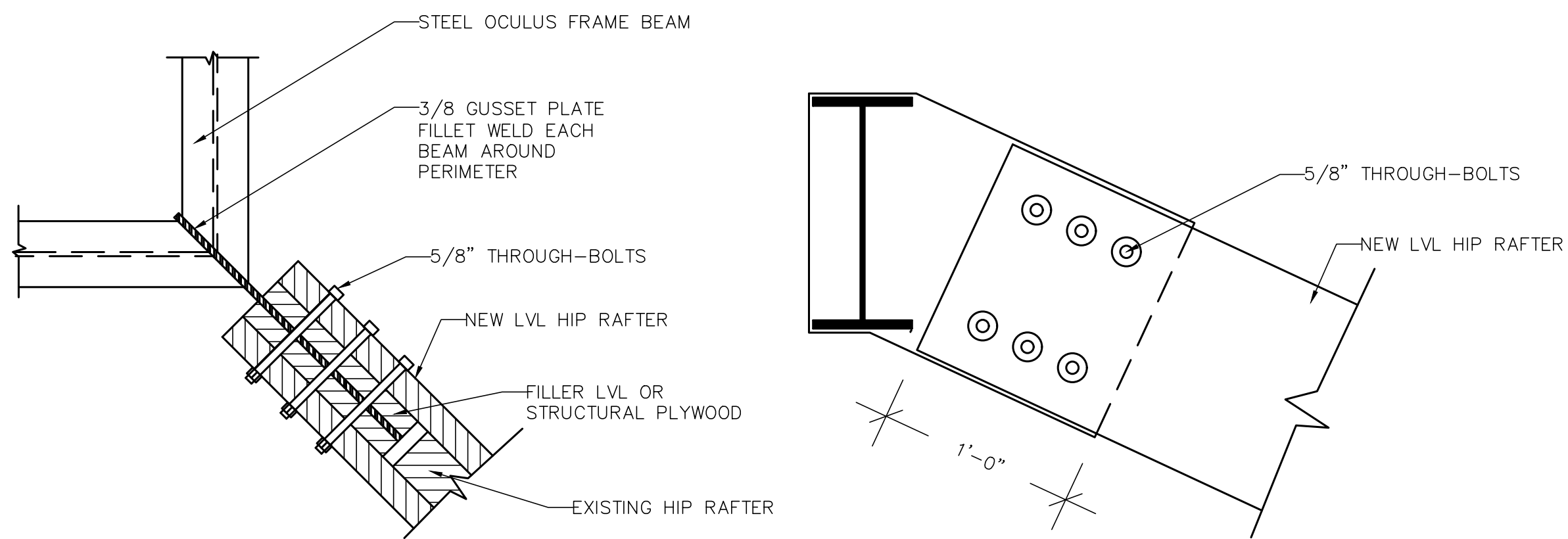
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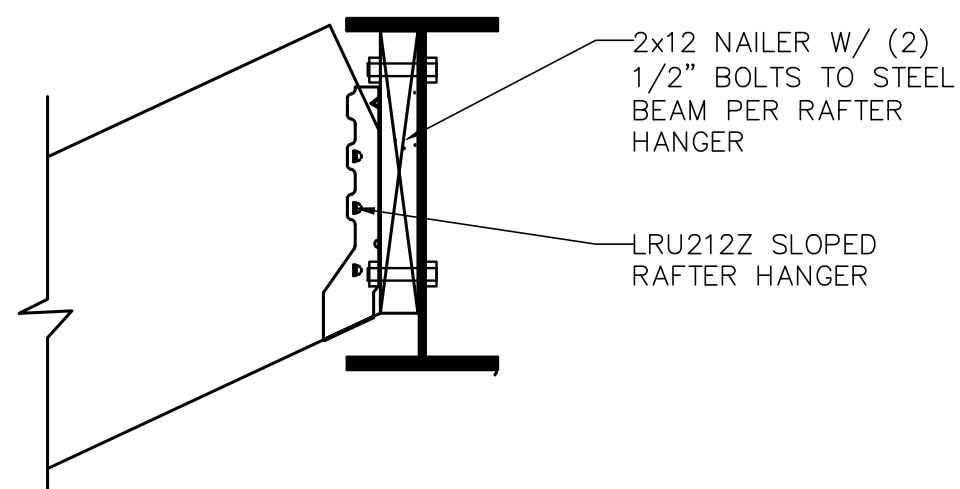
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Renovations to
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1 TYPICAL NEW MASONRY LINTEL DETAIL
1-1/2" = 1'-0"



2 STEEL OCULUS FRAME HIP RAFTER GUSSET DETAIL
1-1/2" = 1'-0"



3 TYPICAL SLOPED RAFTER HANGER AT STEEL OCULUS FRAME
1-1/2" = 1'-0"

STRUCTURAL DETAILS

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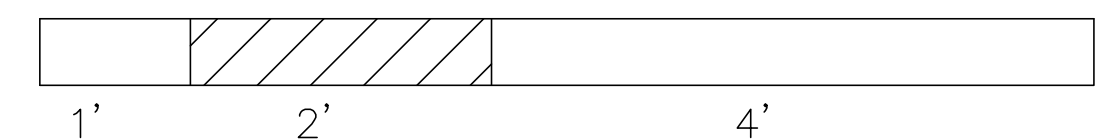
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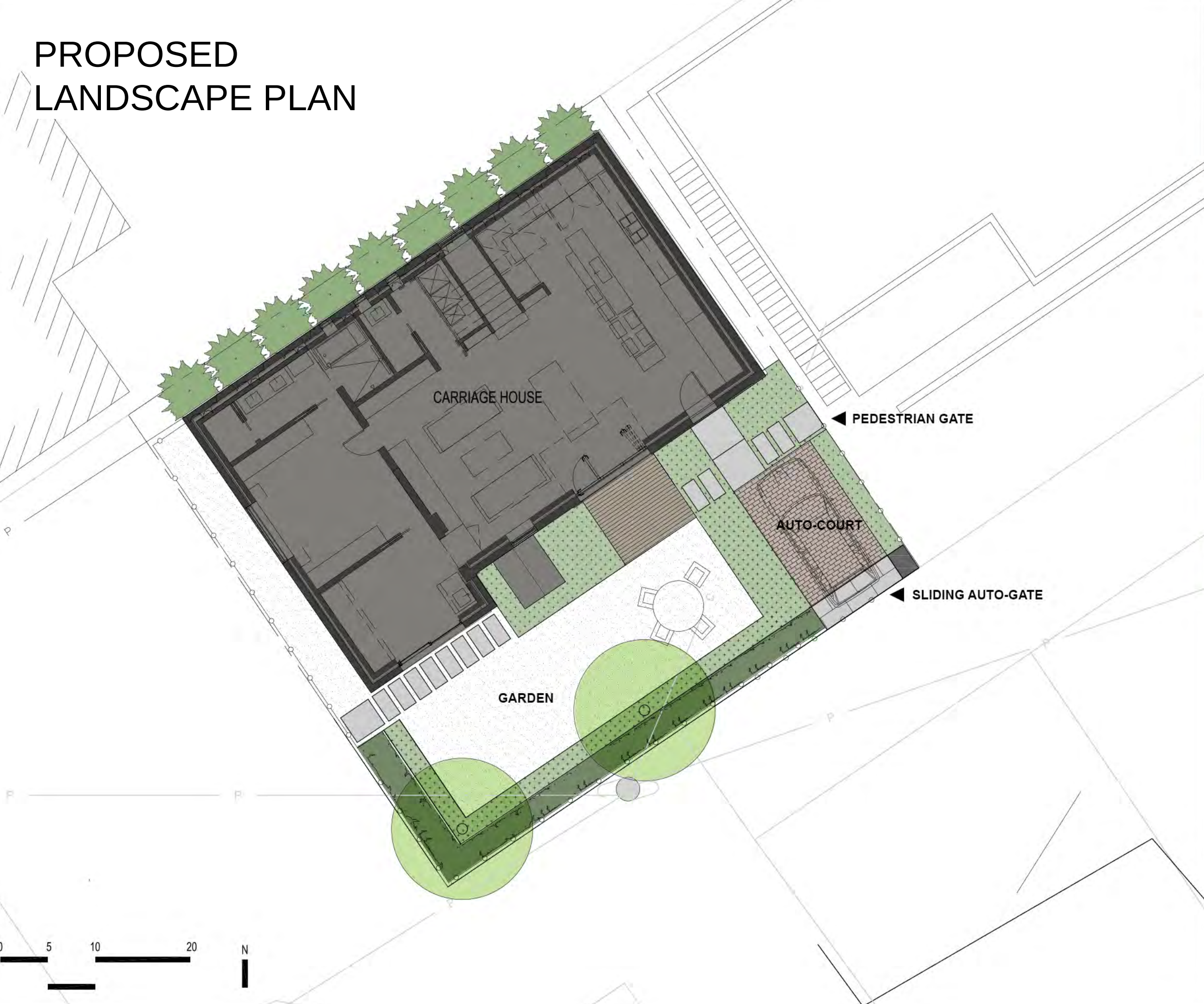
PROJECT
Renovations to
130A Park Street
Portland, Maine

STRUCTURAL
DETAILS

S-5



PROPOSED LANDSCAPE PLAN

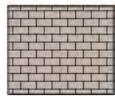


SYMBOLS LEGEND

HARDSCAPE



PEASTONE PAVING



BRICK PAVING



GRANITE PAVING



WOOD DECK



4'-6' TALL IPE FENCE



GRANITE POST

PLANTS



PROPOSED DECIDUOUS TREE



PROPOSED EVERGREEN TREE



PROPOSED HEDGE



PERENNIAL PLANTING BED

PROPOSED LANDSCAPE PLAN RENDERING



TRASH /
RECYCLING

FIRE-PIT /

PRIVACY HEDGE
INSIDE WOOD
SLAT FENCE

LIVING TERRACE /
GARDEN

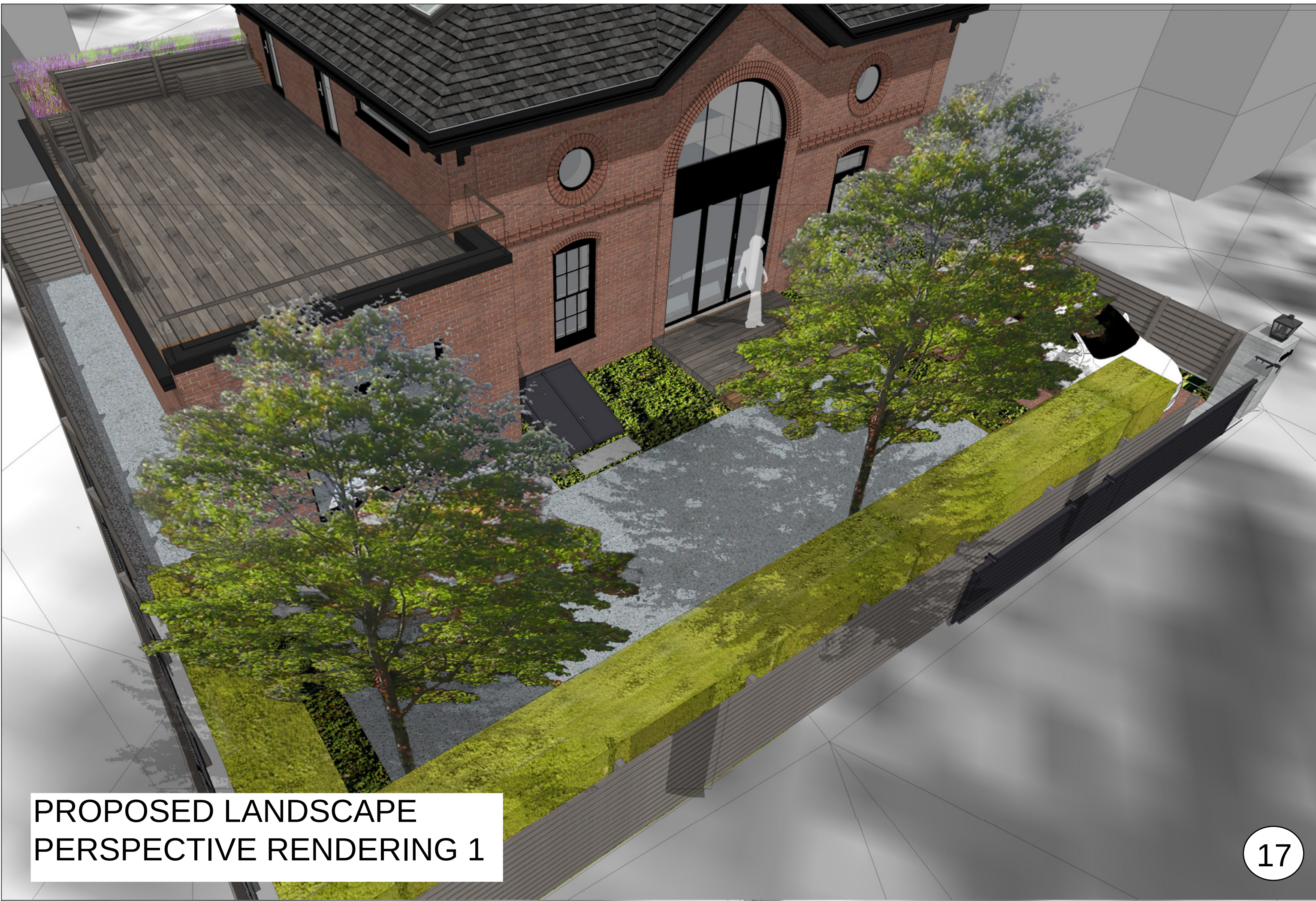
CAR-COURT

PEDESTRIAN
GATE

CORNER ADDRESS POST W/ SLIDING GATE

130A | PARK STREET
LANDSCAPE PERSPECTIVE RENDERING
SCALE: 1:10
DATE: 20.06.23

soren deniord design studio
43 wellood road
portland, ME 04103
t: 207.400.2450
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www.sorendeniord.com



PROPOSED LANDSCAPE
PERSPECTIVE RENDERING 1

PROPOSED LANDSCAPE
PERSPECTIVE RENDERING 2





PROPOSED LANDSCAPE
PERSPECTIVE RENDERING 3

PROPOSED LANDSCAPE
MATERIALS 1



BRICK



PEASTONE



GRANITE SLAB

PROPOSED LANDSCAPE MATERIALS 2



WEATHERED WOOD FENCE (+/- 1 YEAR)



WEATHERED WOOD FENCE (+/- 1 YEAR)



NEW WOOD FENCE

GROUND PLANE



Pachysandra



Ephemeral Bulbs (i.e. allium)



Hay Scented Fern



Lowbush Blueberry



Sages

UNDERSTORY



Hornbeam Hedge



Winterberry Holly



Evergreen Hedge



Lilacs



Highbush Blueberry

OVERSTORY



Stewartia



Armstrong (upright) Maple



Honey Locust



Chestnut Tree



Birch

PROPOSED PLANTINGS



PROPOSED VIEW FROM PARK STREET 1







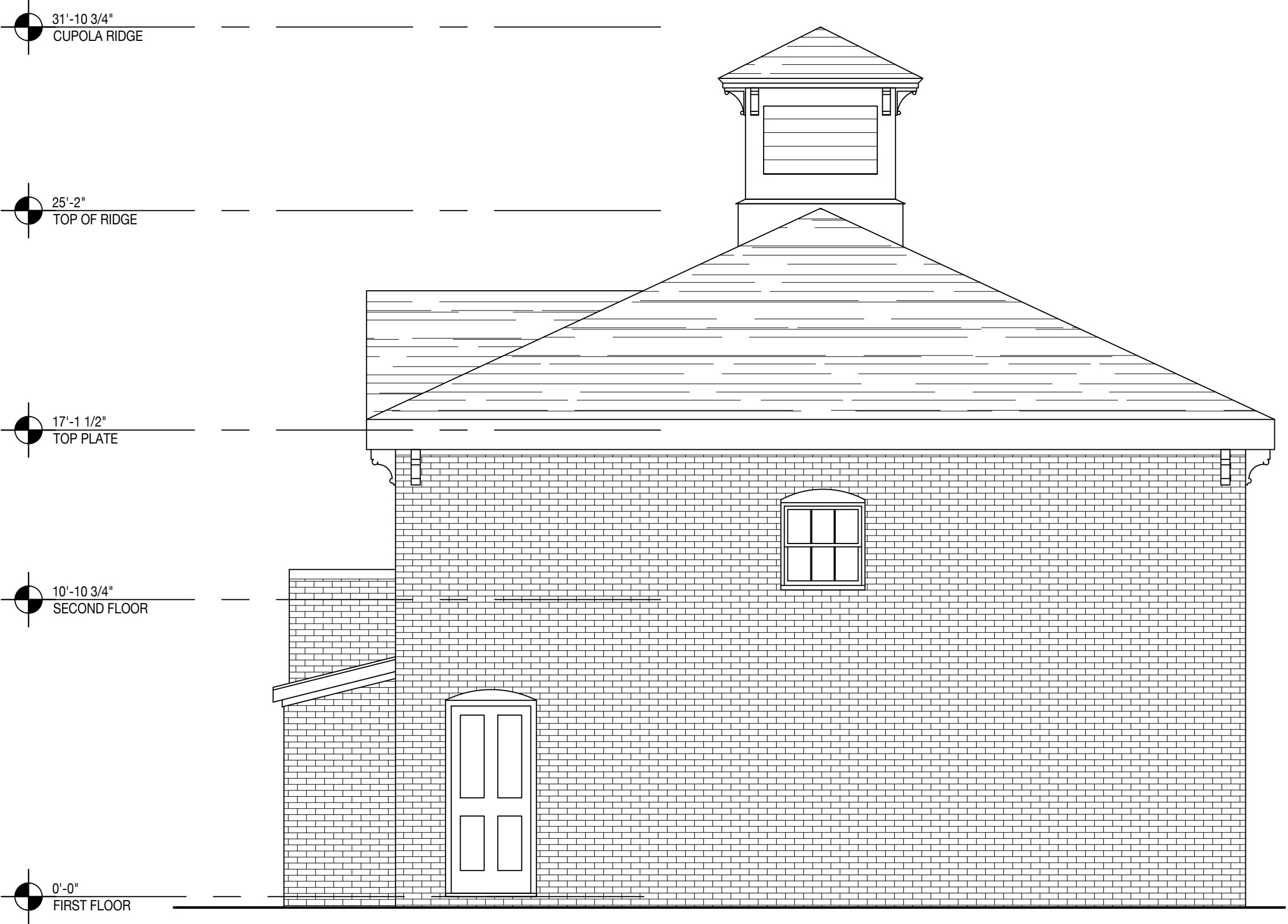


30-Park.

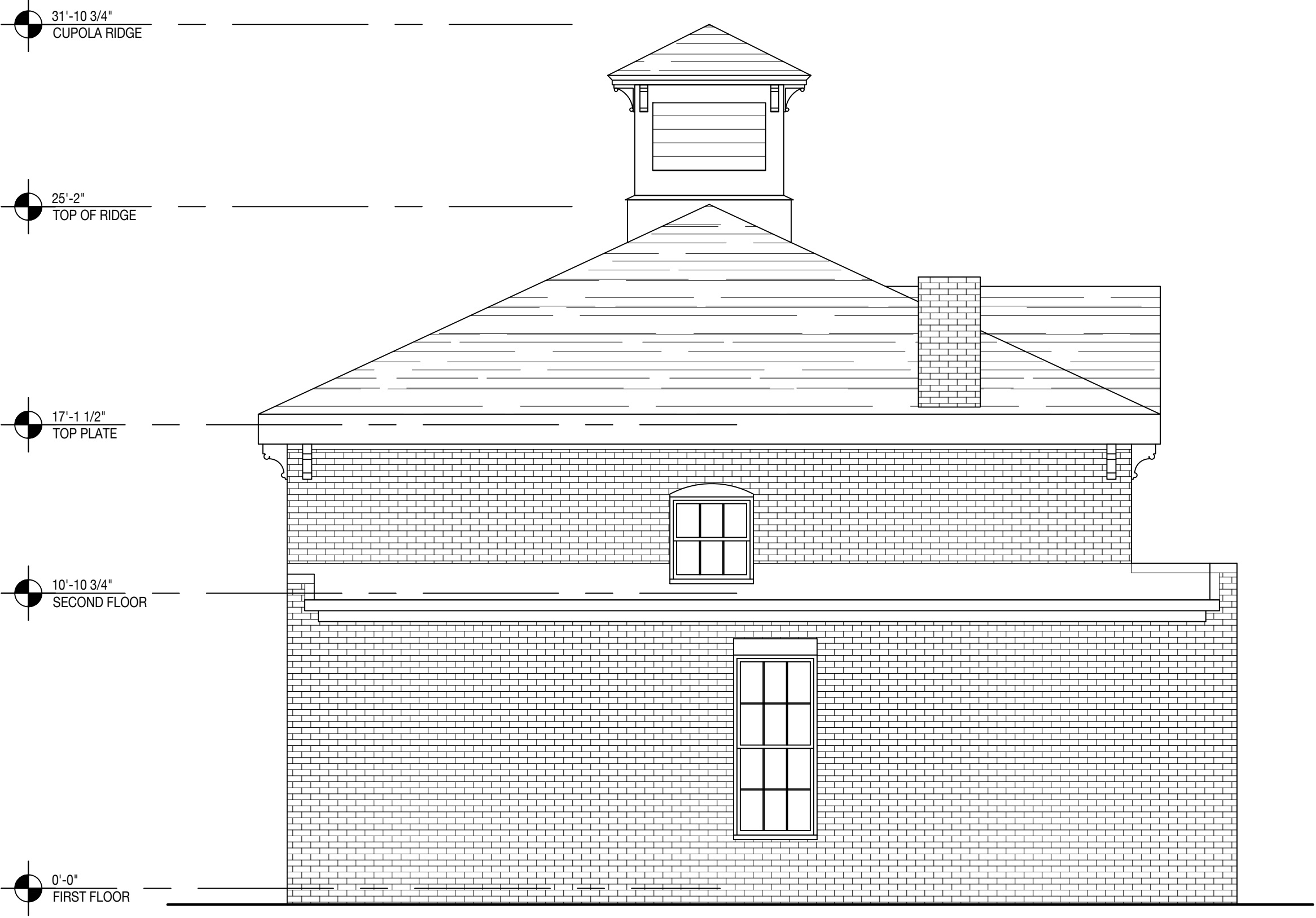




130 A PARK STREET EXISTING CONDITIONS:
EAST AND WEST ELEVATIONS



2 EXISTING EAST ELEVATION
1/4"=1'-0"



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

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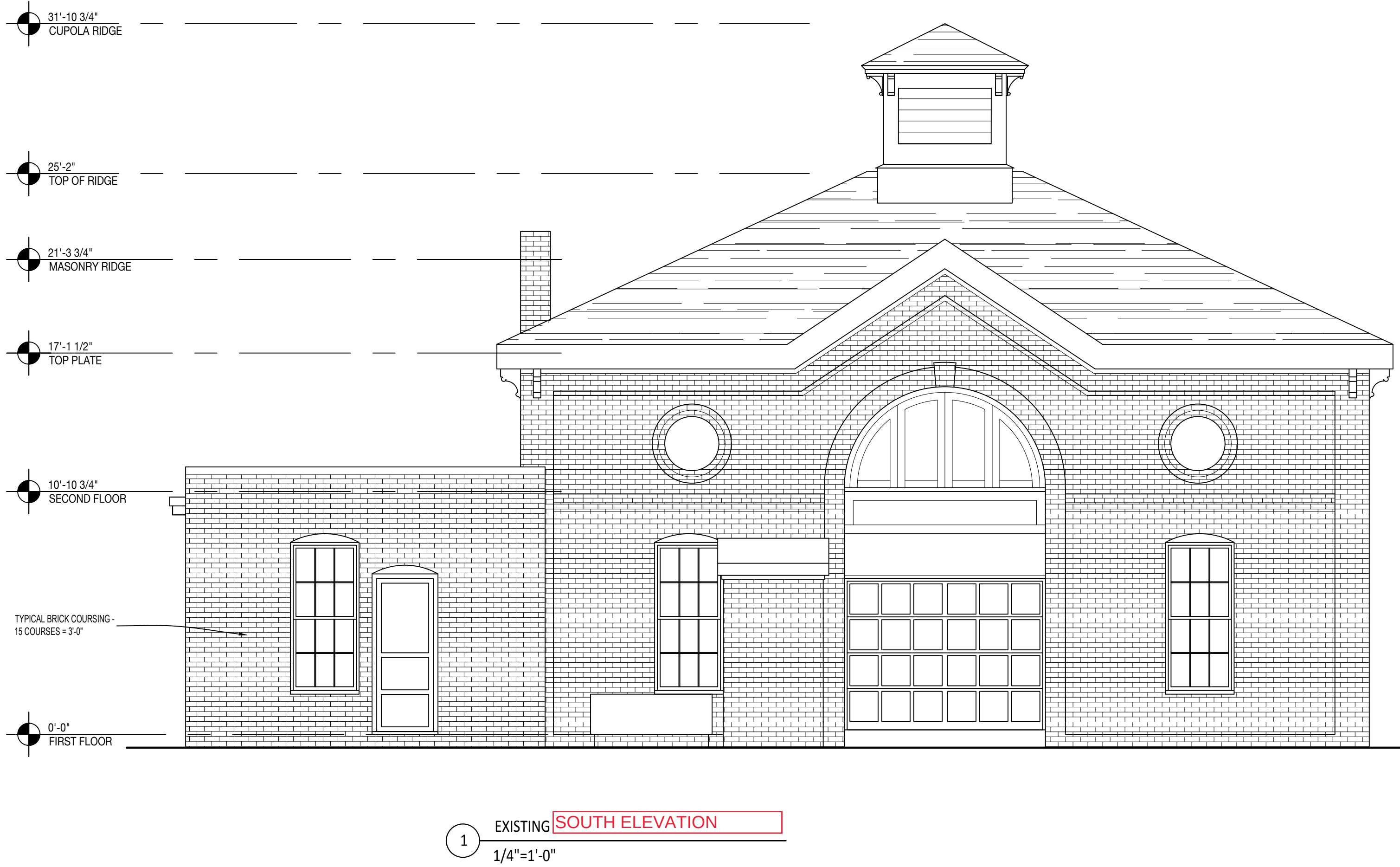
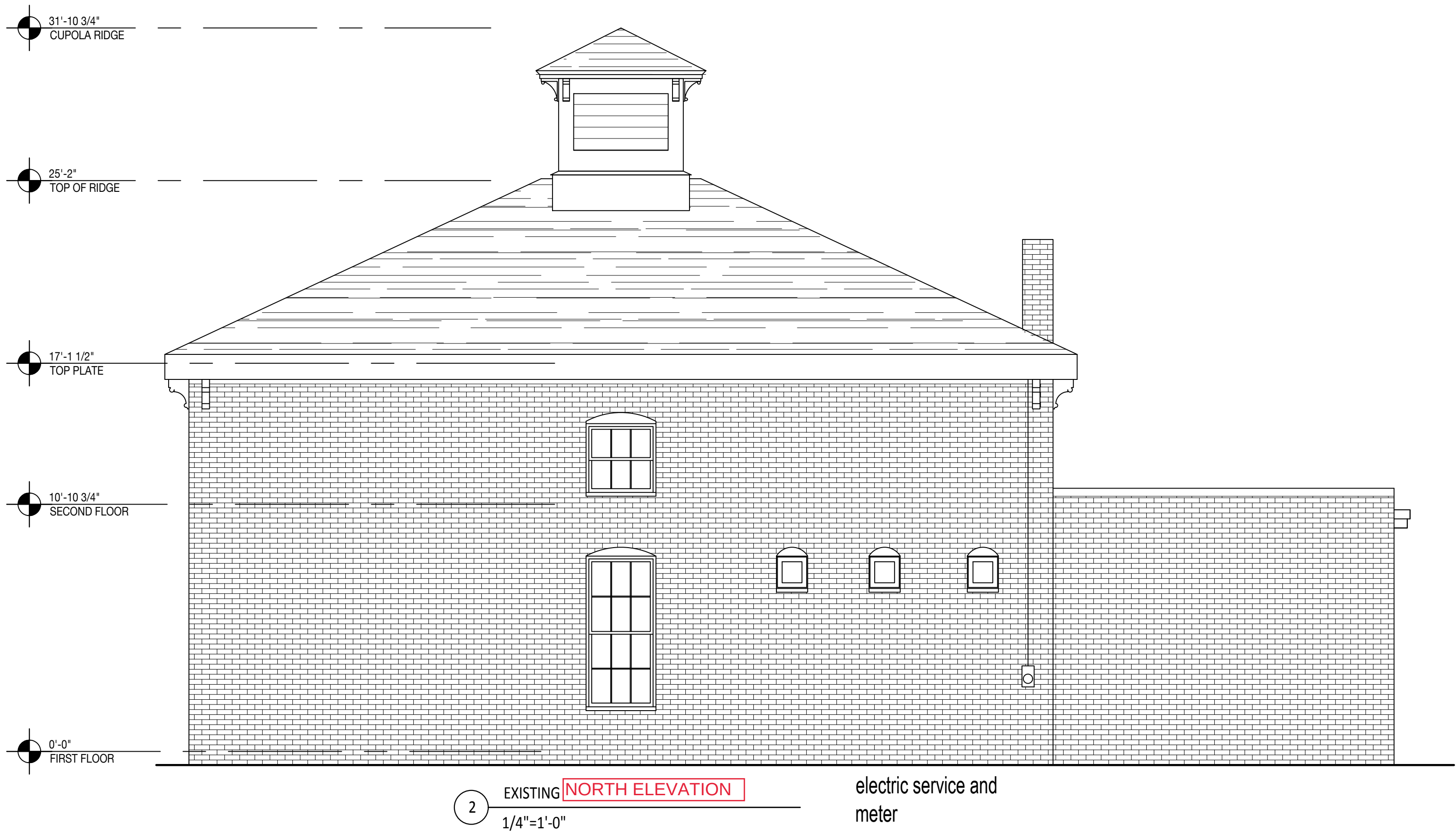
Rachel Conly Design LLC
115 Island Avenue
Peaks Island, Maine 04108
207.766.5625
www.rachelconlydesign.com

DATE	NOTES
2019.09.30	Existing Conditions

PROJECT
130A PARK STREET
PORTLAND, ME

EXISTING
NORTH/SOUTH
ELEVATIONS
X-2.1

130 A PARK STREET EXISTING CONDITIONS:
NORTH AND SOUTH ELEVATIONS



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DATE	NOTES
2019.09.30	Existing Conditions

PROJECT
130A PARK STREET
PORTLAND, ME

EXISTING
EAST/WEST
ELEVATIONS
X-2.1