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4. 276 State Street

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6. Consent Item

Documents: [CONSENT ITEM - UNE CAMPUS.PDF](#)

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Scott Benson, Chair
Bruce Wood, Vice Chair
Glenn Harmon
Ted Oldham
Penny Pollard
Julia Sheridan
John Turk

HISTORIC PRESERVATION BOARD AGENDA
April 15, 2015, 5:00 p.m. - Room 209, Portland City Hall

Public comment is taken at all meetings.

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATIONS AND REPORTS**
- 3. REPORT OF DECISIONS OF APRIL 1, 2015**
There were no decisions, as the meeting consisted of a workshop item only.
- 4. PUBLIC HEARING**
 - i. Certificate of Appropriateness for Rooftop Alterations; 276 STATE STREET; Brad and Colleen Brazell, Applicant.
 - ii. Certificate of Appropriateness for Exterior Rehabilitation, including Window Replacement; 181 BRACKETT STREET; LearningWorks, Applicant.
- 5. CONSENT AGENDA**
 - i. Request to amend previously-approved plans for annex addition; UNE CAMPUS, STEVENS AVENUE (Vicinity of Alumni Hall); UNE, Applicant.

Contact the Department of Planning and Urban Development, Planning Division, 874-8726 for further information. To access agenda materials on-line, please visit the following web address on or after the Friday preceding the meeting date: <http://www.portlandmaine.gov/AgendaCenter>

4/6/15

To: Deb Andrews

From: Paula Guillemette Agopian

Re: 58 Fore Street/The Portland Co.

At the April 1st workshop with The Historic Preservation Comm. I was educated, enlightened and encouraged by the true and genuine sense of concern and sensitivity toward this precious "diamond in the rough" at 58 Fore Street. I envision a future destination site for now and future generations. This is not just Portland's history, it belongs to our Pre-Civil War history as a nation. (A National Treasure)

We need to seize every opportunity, which can only be done collaboratively between property owners, city, state and federal interests. I look forward to witnessing how the process unfolds and moves forward with the entities/participants that can make it possible to protect and preserve this precious piece of our past. I know in my heart and soul we can make it work together! May you all be guided to make the right decisions necessary.

Sincerely,

A handwritten signature in black ink, reading "Paula Agopian". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Paula Guillemette Agopian

Cc: Mayor Brennan & City Councilors

Historic Preservation Chair, Rick Romano & Board Members

City of Portland Planning Board Chair, Stuart G. O'Brien & Board Members

City of Portland Planning Dept., Alex Jaegerman & Christine Grimando

Greater Portland Landmarks, Hillary Bassett, Director

MHNO Andrea Meyhaver, Pres. & Board Members

CPB2 LLC, Jim Brady

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

**PUBLIC HEARING
276 STATE STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: April 9, 2015

RE: April 15, 2015 Public Hearing - Review of Proposed Rooftop Addition

Address: 276 State Street, unit 3

Property Owners: Colleen and Brad Brazell

Project Architect: Mark Sengelmann and Paxton Hornbostel, ALPHAarchitects

Introduction

Architects Mark Sengelmann and Paxton Hornbostel appeared at a March 4, 2015 workshop on behalf of property owners Colleen and Brad Brazell, to present plans for two rooftop dormers at 276 State Street. The architects are returning on April 15 for a public hearing, with plans that have been revised in response to Board feedback. Board members will recall that the proposed gabled dormer facing Grant Street and shed dormer on the opposite side of the building inspired comments that focused on the visual impact of the proposed attic expansion. Because 276 State Street is a well preserved, largely unaltered example of John Calvin Stevens' residential architecture, the Board was clearly concerned about the changes that would result to the roof lines and overall appearance of the property.

Mr. Sengelmann has submitted an updated project description revised drawings and renderings to illustrate and make clear how the design proposal has been altered to reduce the impact on the historic house.

Subject Property

The George E. Dow house was designed as a single-family home by John Calvin Stevens for a prominent dentist in 1887. It is now a three-unit condominium, and a contributing structure in the Deering Street Historic District. The brick and slate exterior of this fairly simple and restrained Queen Anne style residence is largely unchanged, except for the addition of recently updated storm windows, some skylights that were already present in 1924, and a fire escape on the rear (visible from Grant Street.) The front porch roof balustrade has been removed since 1924. It is worth noting that the slate roof, complete with finials at ridge terminations, is

extant, as well as the slate siding on the existing south dormer.

Board Response at March 4, 2015 Workshop

Many of the comments at the workshop focused on the goal of making the highly visible north side gable dormer as compatible with, and sensitive to the Stevens design as possible. The March 4 proposal for the north dormer mimics the appearance and detailing of the existing, original south dormer which surrounds a chimney. But Board members asked that the north dormer be scaled back and narrowed, to have a smaller, lower presence that would intersect the main roof below the ridge - as the original south dormer does. Though this would impact the amount of interior space created by the proposed dormer, the Board thought it important that the otherwise authentically detailed proposed north dormer be smaller. John Calvin Stevens' original sketches demonstrate that he considered a dormer for this location, which was not part of the final built design, and the Board wished to see a proposal similar in scale to Stevens' unconsummated idea.

The Board's response to the proposed south shed dormer and balcony was more skeptical, and no member could support it as proposed. Members thought it out of character with the roof and the house in general, and because of the certainty that it would be visible from a small section of State Street they objected. They feared that adding a visible shed dormer behind the existing, character defining gable dormer would clutter the view of the original forms. Board members clearly thought the ideal roof addition for the south side would be completely invisible from street and sidewalk, but several expressed a willingness to consider a scaled-back design with very limited visibility.

The owners of the condominium were also represented on March 4 by their contractor, who echoed the statements of the architects that the attic expansion with a small balcony attached to the south shed dormer was very important to the owners.

Revised Proposal

Once again, Mr. Sengelmann's description and drawings convey his concept quite clearly, and how the adjustments made in response to the workshop comments have changed the anticipated appearance. The drawings submitted demonstrate how the reduction in width of the proposed north dormer has reduced its mass and its footprint on the original roof plane.

The architects' latest proposal for the south dormer shows a reduction in visual impact, but not complete invisibility. Both the dormer face and the edge have been pulled back to reduce what can be seen beyond the existing original dormer and chimney. In the case of both dormers, and as with the original proposal, the finishes and materials are chosen to fit in with the existing palette.

Staff Comments

Staff believes the Board may find the revised north dormer proposal compatible with the historic original structure. More details will be required concerning the windows proposed for its face, and members may want to discuss the choice of casement windows and any stylistic details that might assure visual compatibility.

In the case of the south shed dormer and balcony, the Board must grapple with whether the limited visibility of the proposed alteration is acceptable. The architects and owners appear to feel they have reduced the size and visibility of the construction as much as they can, without sacrificing the benefits of the attic expansion. The owners no doubt feel these proposed alterations will improve the livability of their condo. A central question for the Board is whether, as in Standard for Review of Alterations # 1, this would be a "compatible use ... which requires minimal alteration to the character-defining features of the structure...." Mr. Sengelmann argues that only from a short stretch of State Street will the view shown in rendering F-13 be visible, and only when the mature street trees are leafless. Nonetheless, the Board must decide whether this is acceptable.

Mr. Sengelmann's question concerning the non-reviewability of those parts of a project not visible at all has been answered to the satisfaction of staff. Any surfaces not visible are not subject to review:

"In the case of either alteration of a structure (other than a landmark) or of construction within a district, a certificate of appropriateness shall not be required where the department determines that the proposed exterior changes to a structure are not readily visible at pedestrian heights, when viewed at any height between four (4) and six (6) feet from any open space or street. Where a certificate of appropriateness is required for such changes, it shall be limited to those portions of the structure or structures so visible." (Section 14-635.(e), Historic Preservation Ordinance

Where the visibility of part of a proposed alteration has been demonstrated, staff is confident that the historic preservation department and board have the authority to review it. Therefore, the compatibility of those parts of the proposed alterations that are visible must be found acceptable by the Board in order to grant a certificate of appropriateness.

Applicable Review Standards

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

Attachments

- 1. Architect's revised project description
- 2. Architect's plans, renderings, and photographs

Updated Project Description 276 State Street

4-7-2015



View from State Street

Following the February 26th Historic Preservation Workshop, we made significant modifications to the designs of the north and south dormers. We reviewed these modifications with staff on April 2nd and were encouraged by staff to submit for approval at a public hearing.

The dormer on the north elevation (Grant Street façade) has been reduced in height and width to be more in keeping with John Calvin Stevens original sketch. As a result the upper level $\frac{3}{4}$ bath has been eliminated. Exterior detailing and materials match the existing south facing bisected dormer. This dormer will be the most visible of the alterations proposed and as such has been designed with a great deal of sensitivity to the original historical design and its character.



Original John Calvin Stevens Front Elevation Sketch

PA\Residential\14012 - Brazell Unit #3\Docs\Historic Narrative #2.doc

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The new dormer on the south elevation (driveway façade), has been pulled back 1'-0" as requested and angled on each side 30 degrees to create additional useable space for the upper level of the unit. The deck has been reduced to 3' x 8' and is now 2'-7" back from the original position. The result is an addition that is invisible from the near side of State Street and barely visible from a narrow viewpoint on the far side of State Street only for a 6 month period when the leaves are not on the existing large street trees.

We have requested a clarification from Corporation Council regarding 'visibility from a public way'. Our contention is that the HP Board can only rule on the part of the proposed addition that is visible from a public way and therefore can not rule on the portions of the project that are not visible. We hope to have this central issue resolved prior to the public hearing April 15, 2015.

The detailing and colors of the south dormer are intended to match the existing slate roof to minimize any ability to appreciate the new construction when viewed from the extremely narrow viewpoint on the far side of State Street. The close proximity of the building to its southern neighbor and the placement of the new shed dormer behind a distinctive original dormer provide sufficient screening to block the new dormer's view from State Street. The new dormer does not touch the adjacent existing dormer or the hipped roof of the bay window to the opposite side. Finally Staff recommended that the Deck railing be unobtrusive black metal railing.



Original John Calvin Stevens South Elevation Sketch

With reference to the City of Portland Code of Ordinances Section 14-650: Standards for review of alteration:

- (1) The existing structure was originally designed as a single family dwelling. The structure has been converted to three condominium units, but remains residential in use. The proposed project will extend the uppermost condo (third level) into the attic space of the roof. This alteration maintains the existing and original residential use and therefore meets this requirement.
- (2) The proposed project will not remove, alter or destroy any distinguishing original qualities or character of the structure and therefore meets this requirement.

PA\Residential\14012 - Brunell Unit #5\Docs\Historic Narrative #2.doc

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- (3) By basing the design of the proposed project on 1. existing details and features original to the structure and 2. on historical drawings of the original design, the proposed project has a very strong historical basis and avoids the use conjectural features and elements altogether and therefore meets this requirement.
- (4) Not applicable
- (5) The proposed project treats all distinctive features, finishes, and construction techniques with sensitivity and therefore meets this requirement.
- (6) The general contractor selected for this project will be made aware of this requirement.
- (7) The general contractor selected for this project will be made aware of this requirement.
- (8) The general contractor selected for this project will be made aware of this requirement.
- (9) Where contemporary designs have been utilized, they are compatible with the size, scale, color, material and character of the original structure and do not destroy any significant materials that characterize the structure. This project therefore meets this requirement.
- (10) Once constructed, should this proposed project be removed, the essential form and integrity of the historic property would remain unimpaired and therefore meets this requirement.



Existing South facing Bisected Dormer

Respectfully submitted,

ALPHAarchitects

Mark Sengelmann NCARB
Maine Licensed Architect

P:\Residential\14012- Brazell Unit #3\Docs\Historic Narrative #2.doc

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276 State Street



Original Sketch from near side of State St

4-7-15



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F-1

276 State Street



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Invisible Dormer from near side of State St

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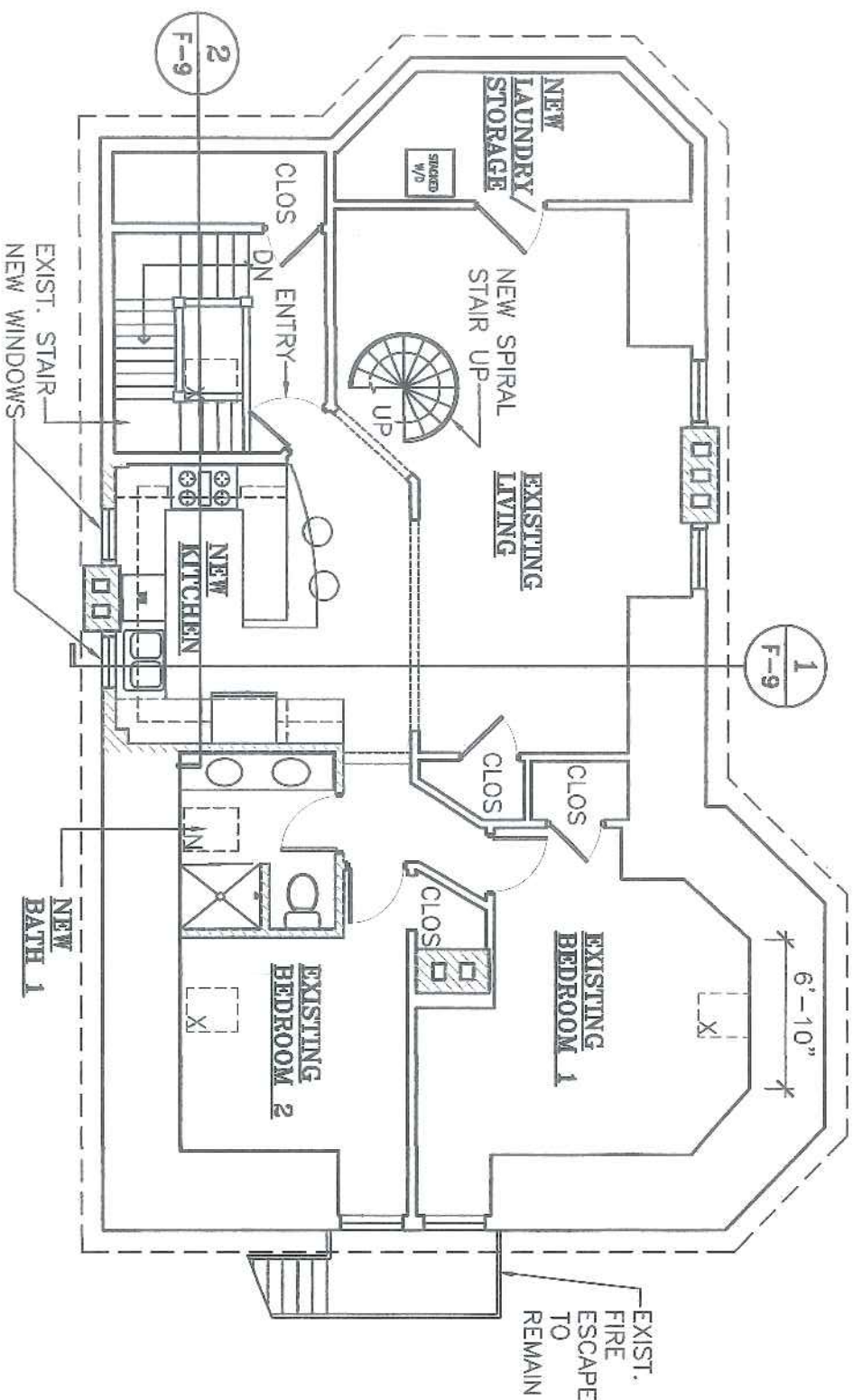
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F-2



3RD FLOOR PLAN 'F'
SCALE: 1" = 8'-0"



4-7-15



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276 State Street



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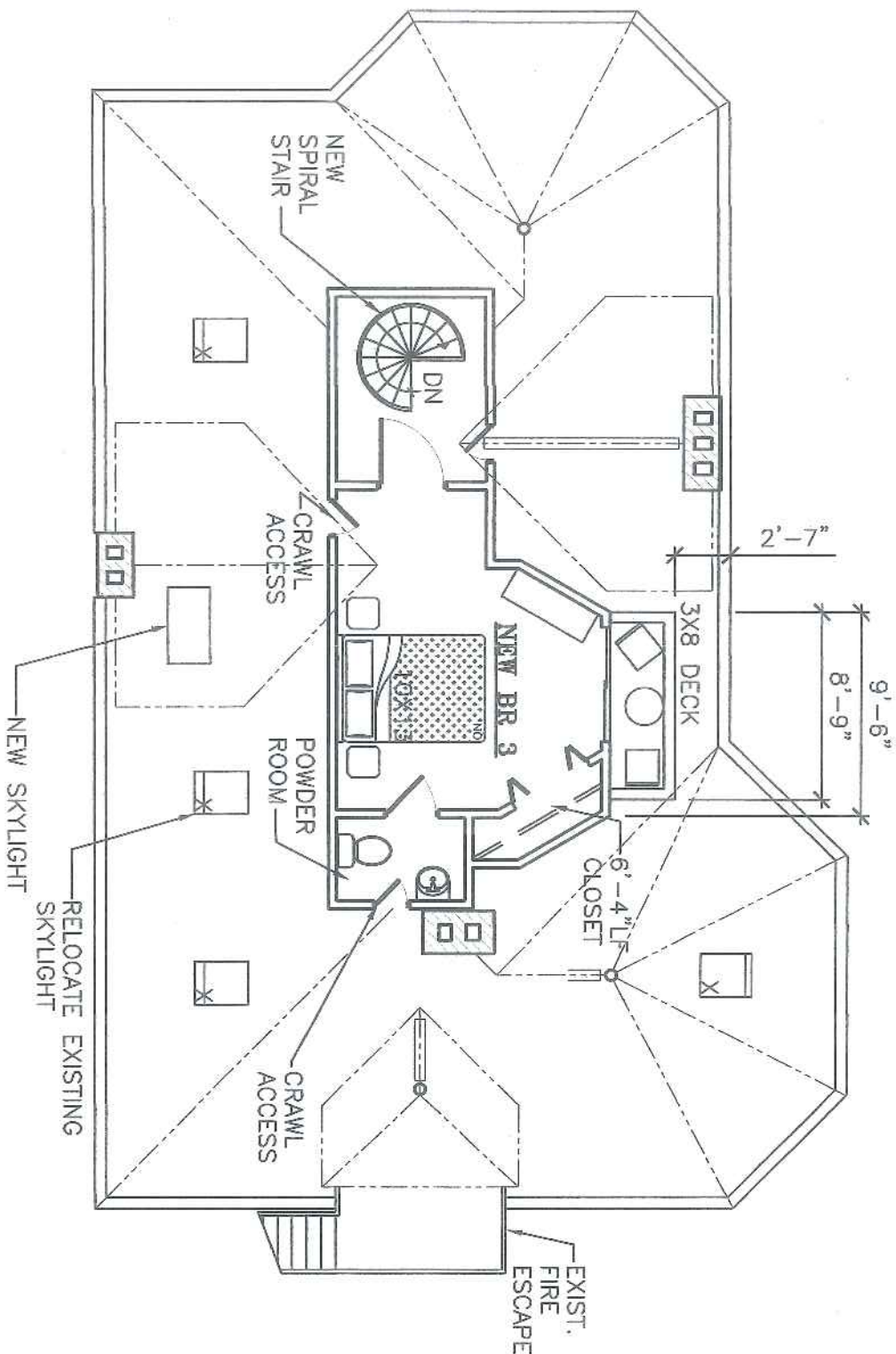
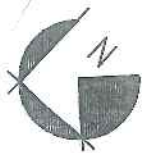
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4th Floor
PLAN

F-4

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4TH FLOOR PLAN 'F'
SCALE: 1" = 8'-0"

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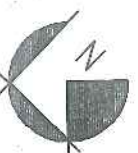
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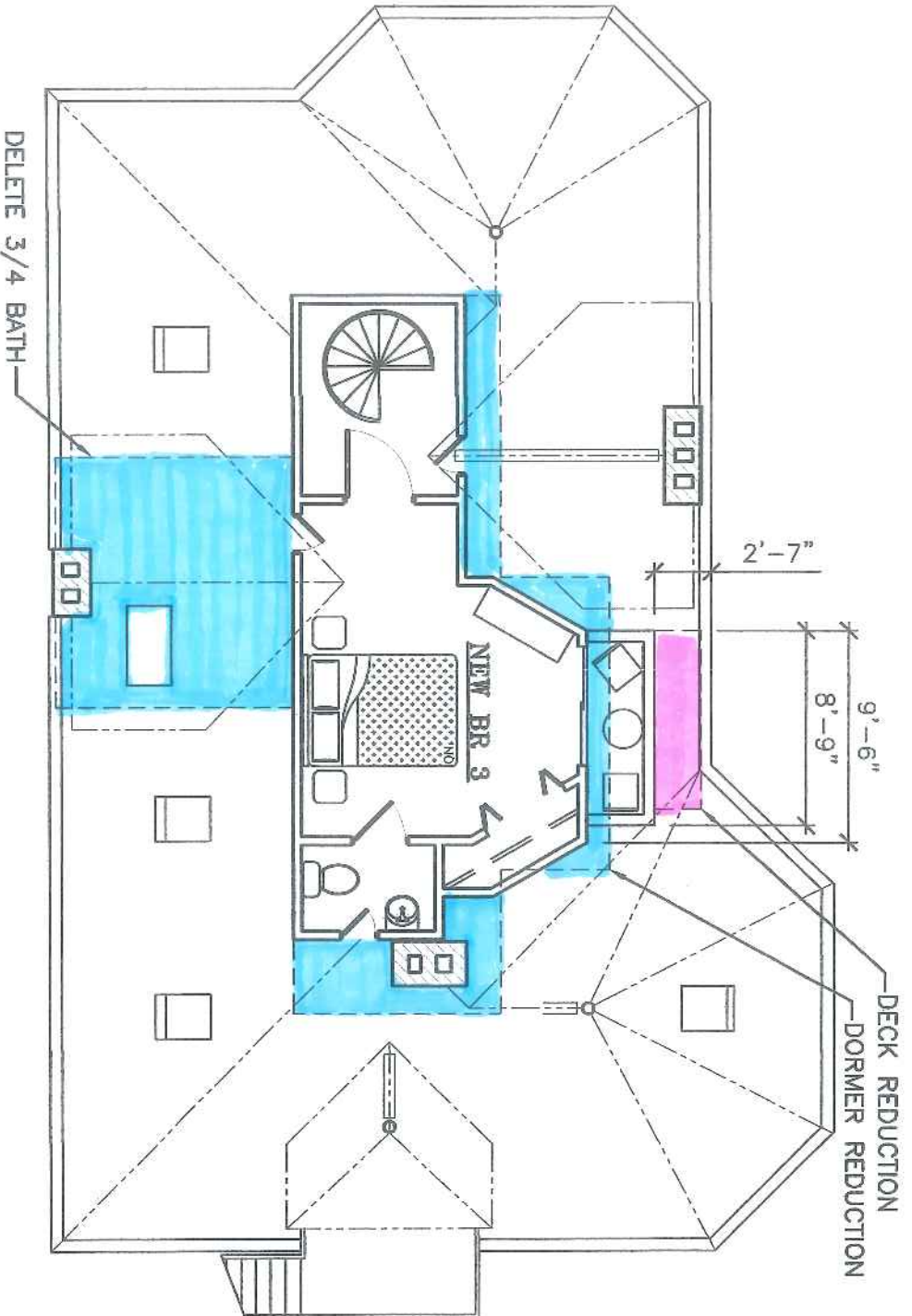
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4TH FLOOR PLAN 'F'

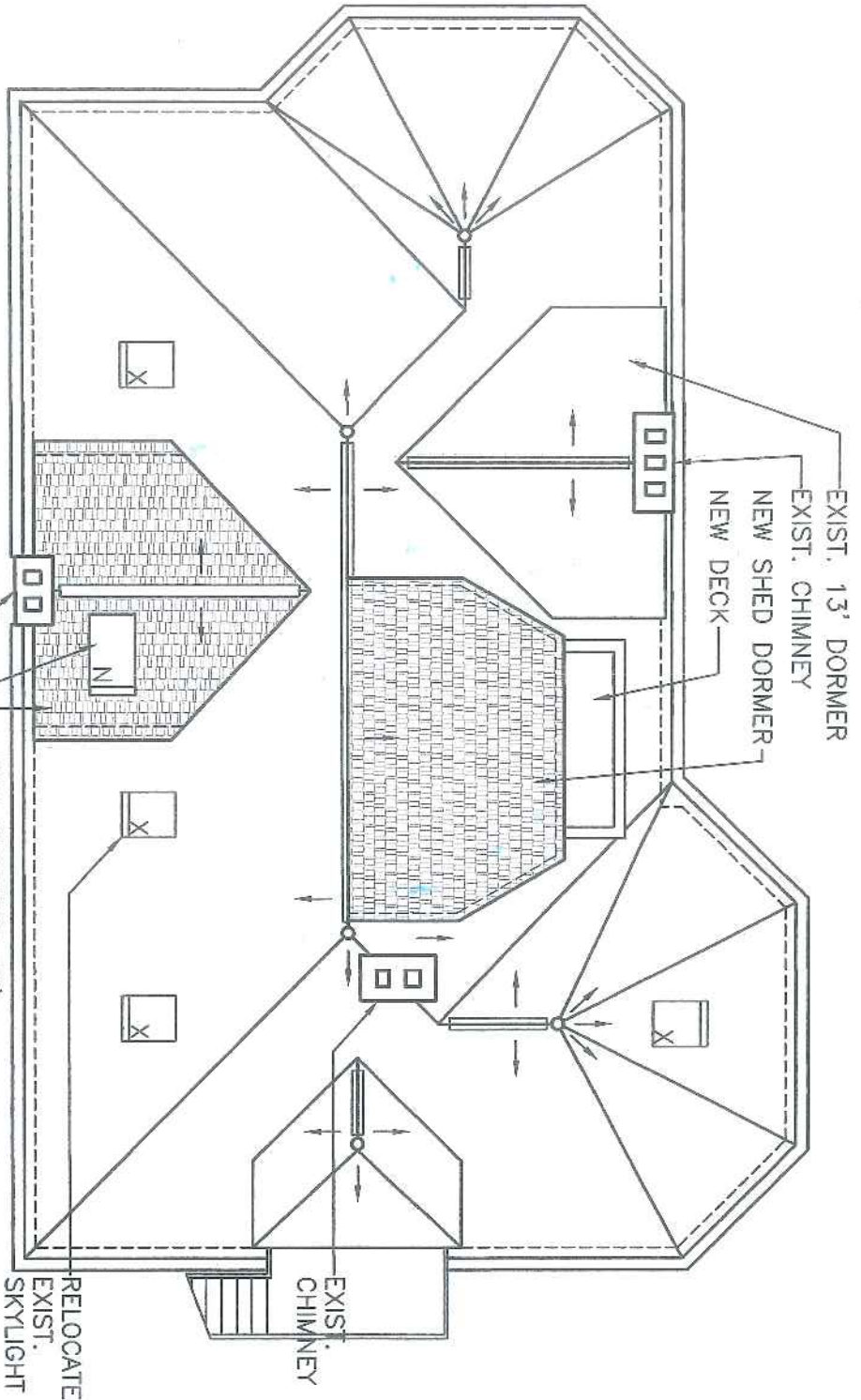
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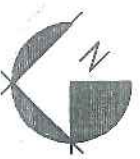


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ROOF PLAN 'F'
SCALE: 1" = 8'-0"



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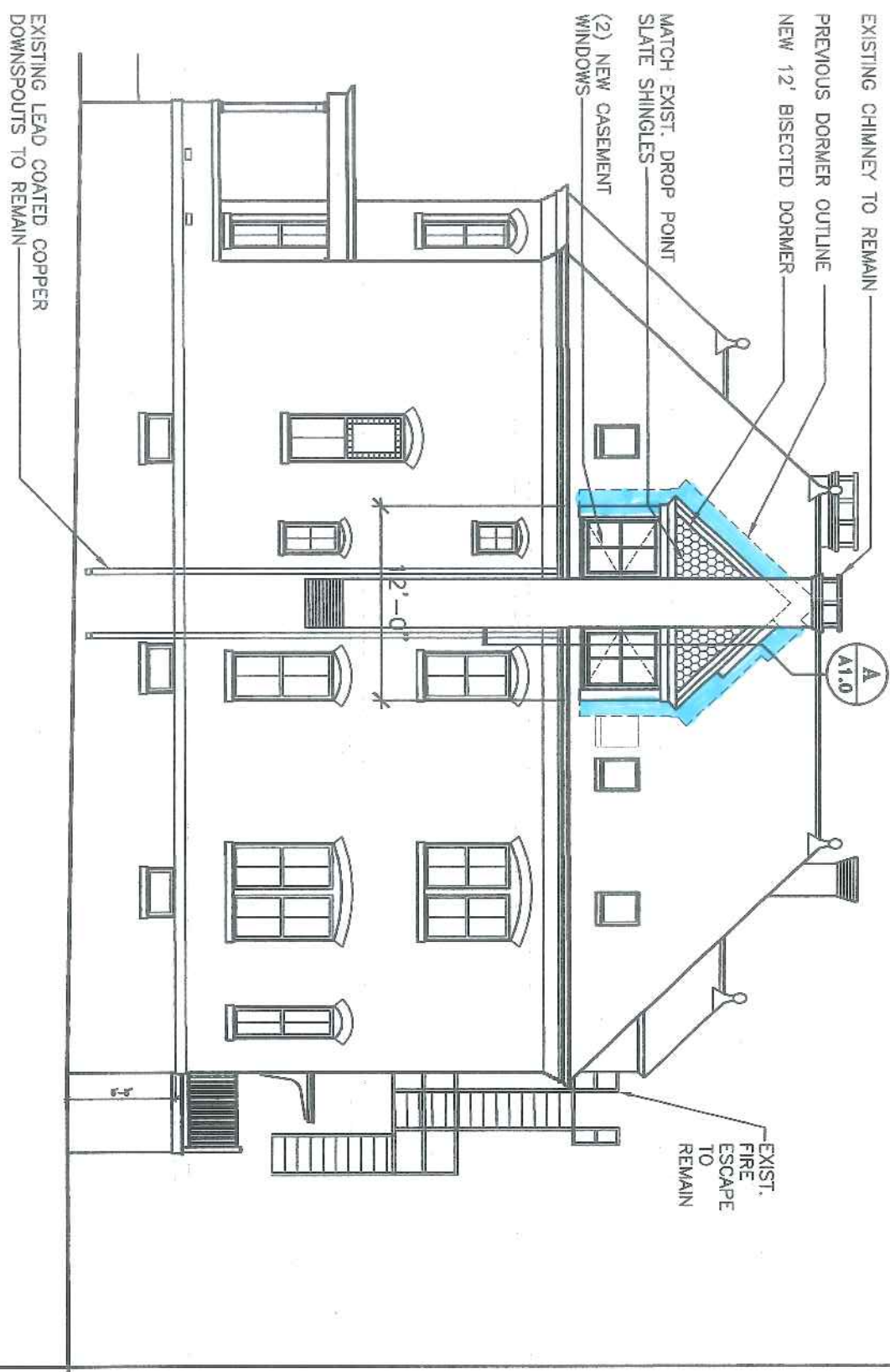
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276 State Street



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GRANT STREET ELEVATION
SCALE: 1" = 10'-0"

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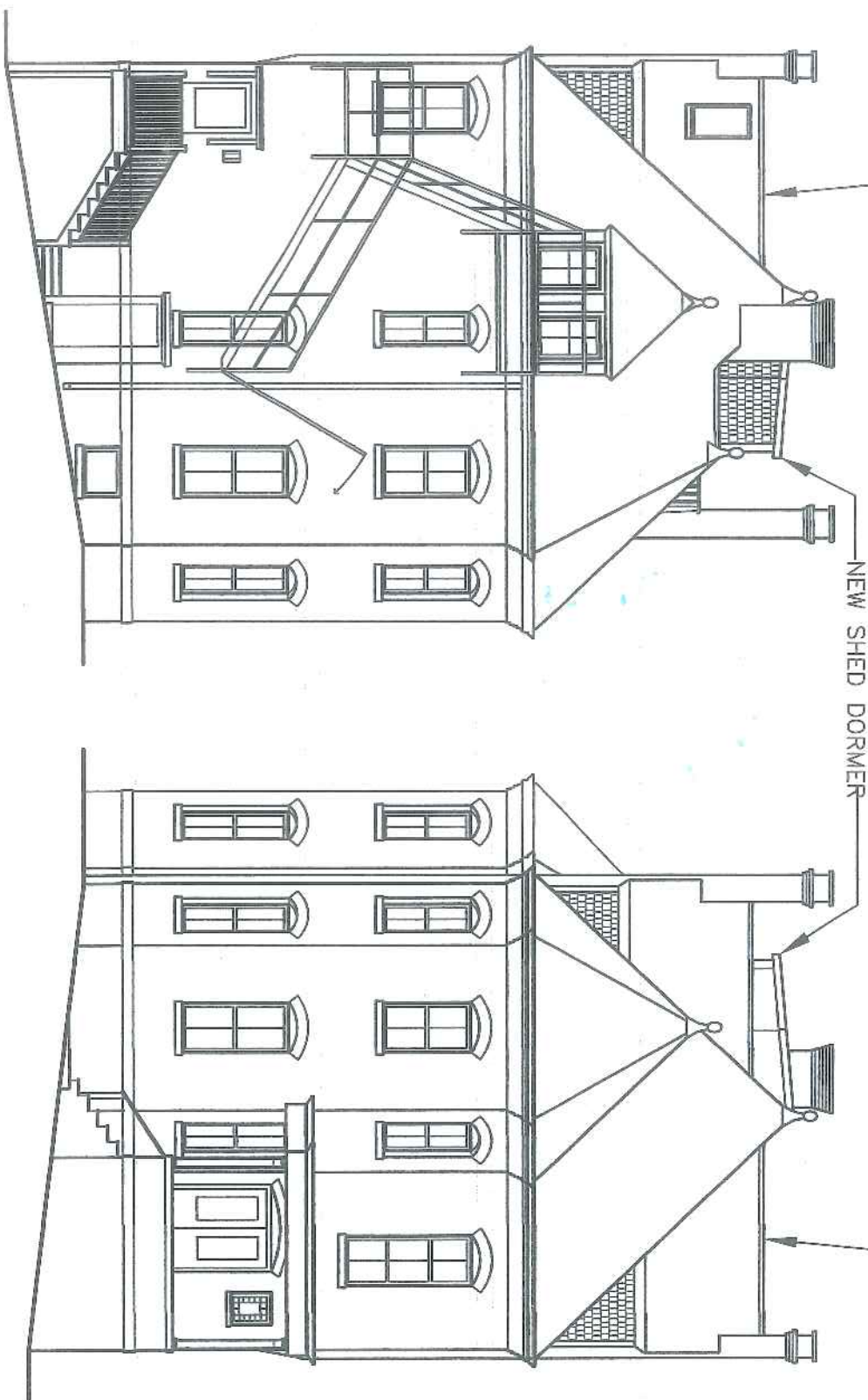
GRANT STREET ELEVATION
F-6

276 State Street

NEW BISECTED
DORMER

NEW SHED DORMER

NEW BISECTED
DORMER



REAR STREET ELEVATION

SCALE: 1" = 10'-0"

STATE STREET ELEVATION

SCALE: 1" = 10'-0"

4-7-15



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REAR ELEVATIONS

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DORMER SIDE ELEVATIONS
AND SECTIONS

F-9

276 State Street



Enlarged View from State St

4-7-15



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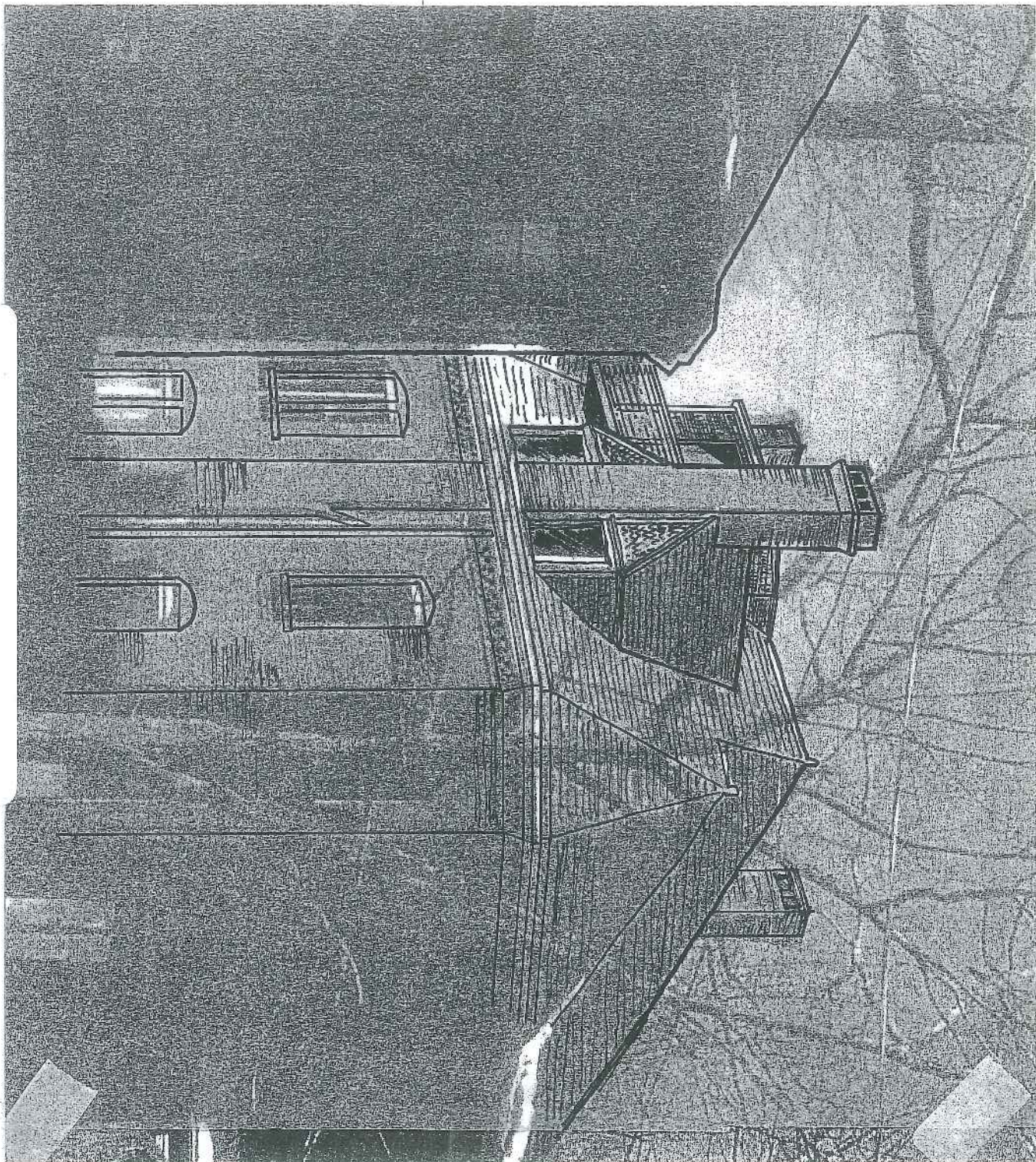
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276 State Street



Enlarged Revised Dormer from State St

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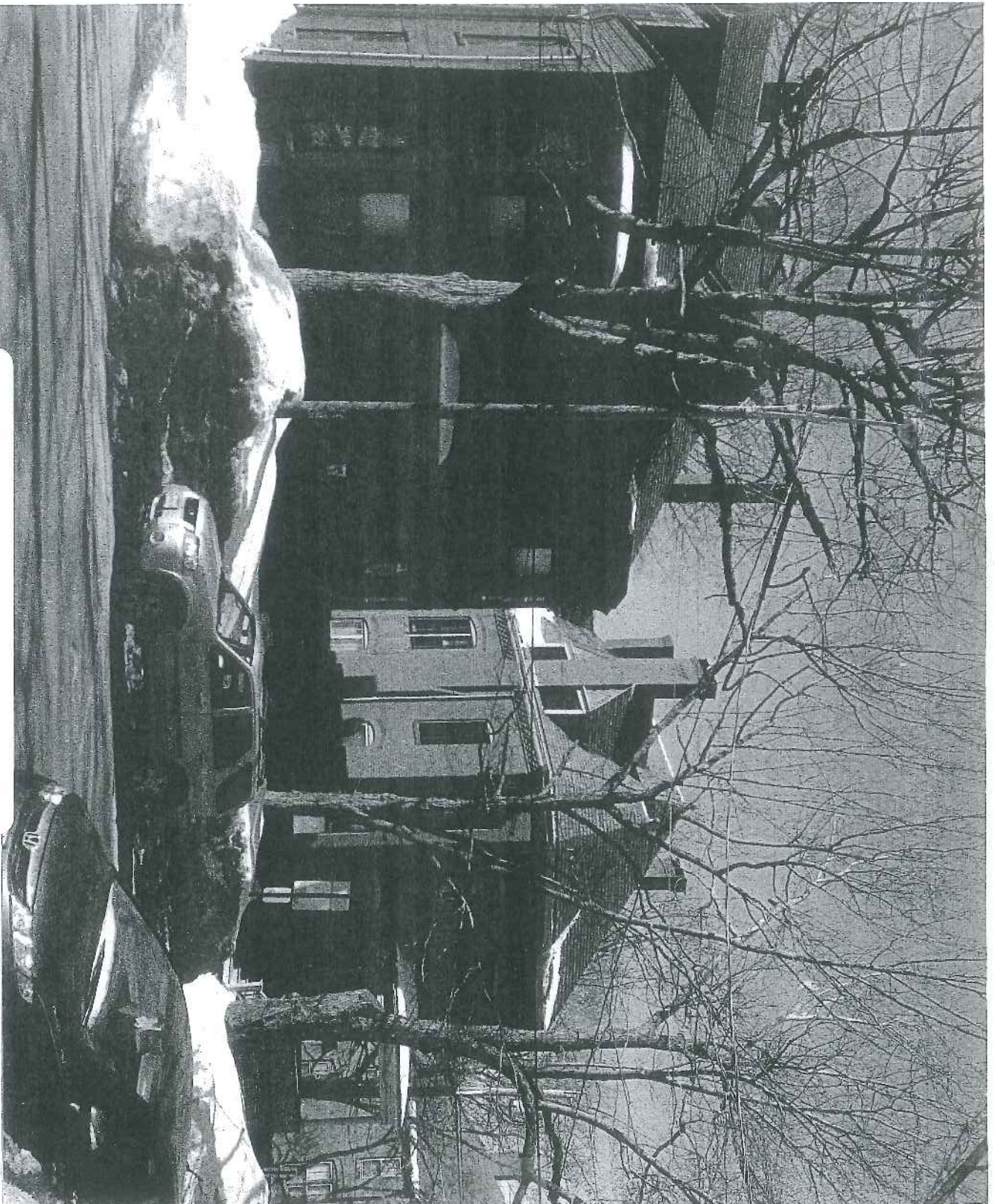
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View from State St

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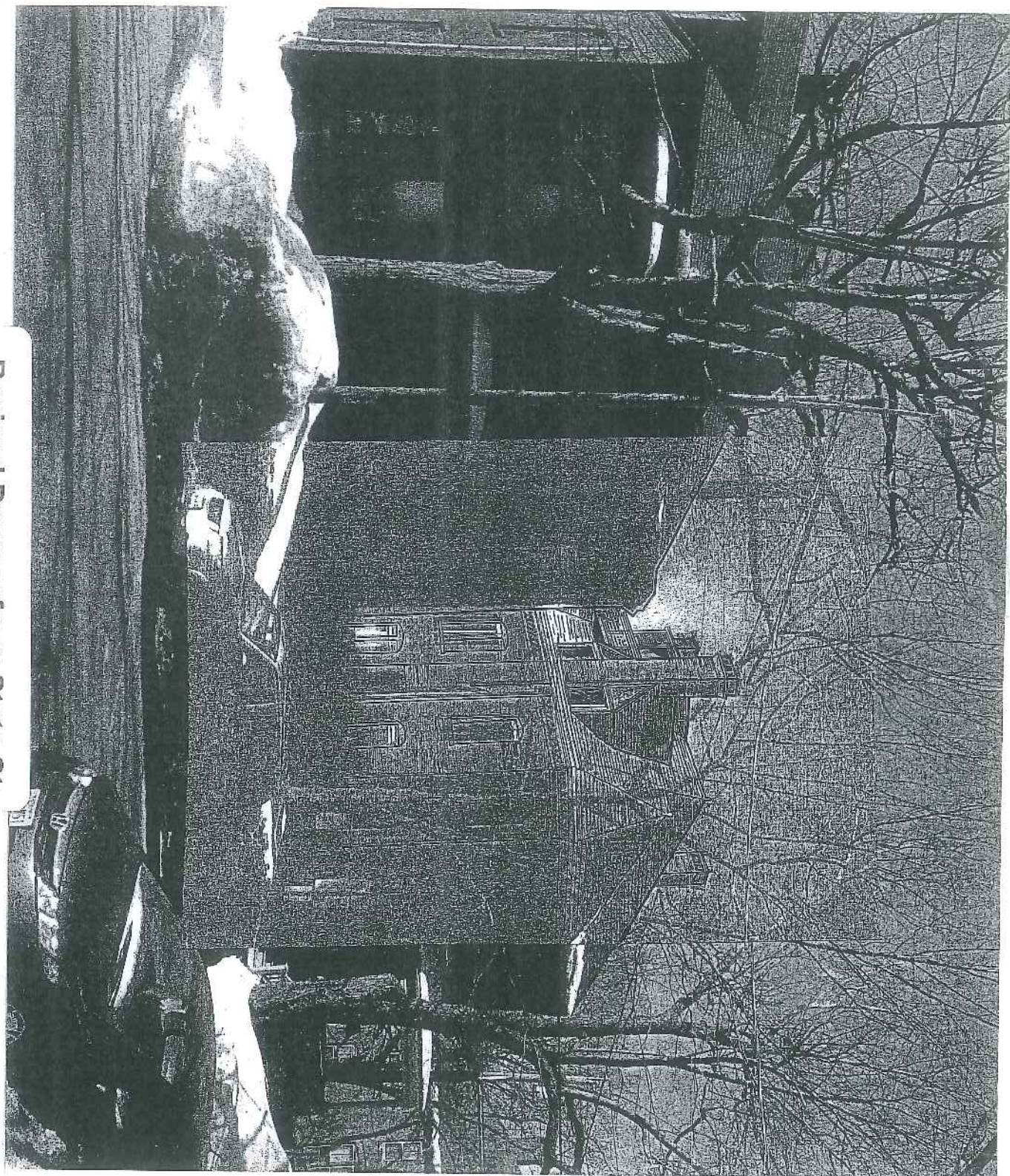
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276 State Street



Revised Dormer from State St

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F-13

276 State Street



View from State St and Grant St

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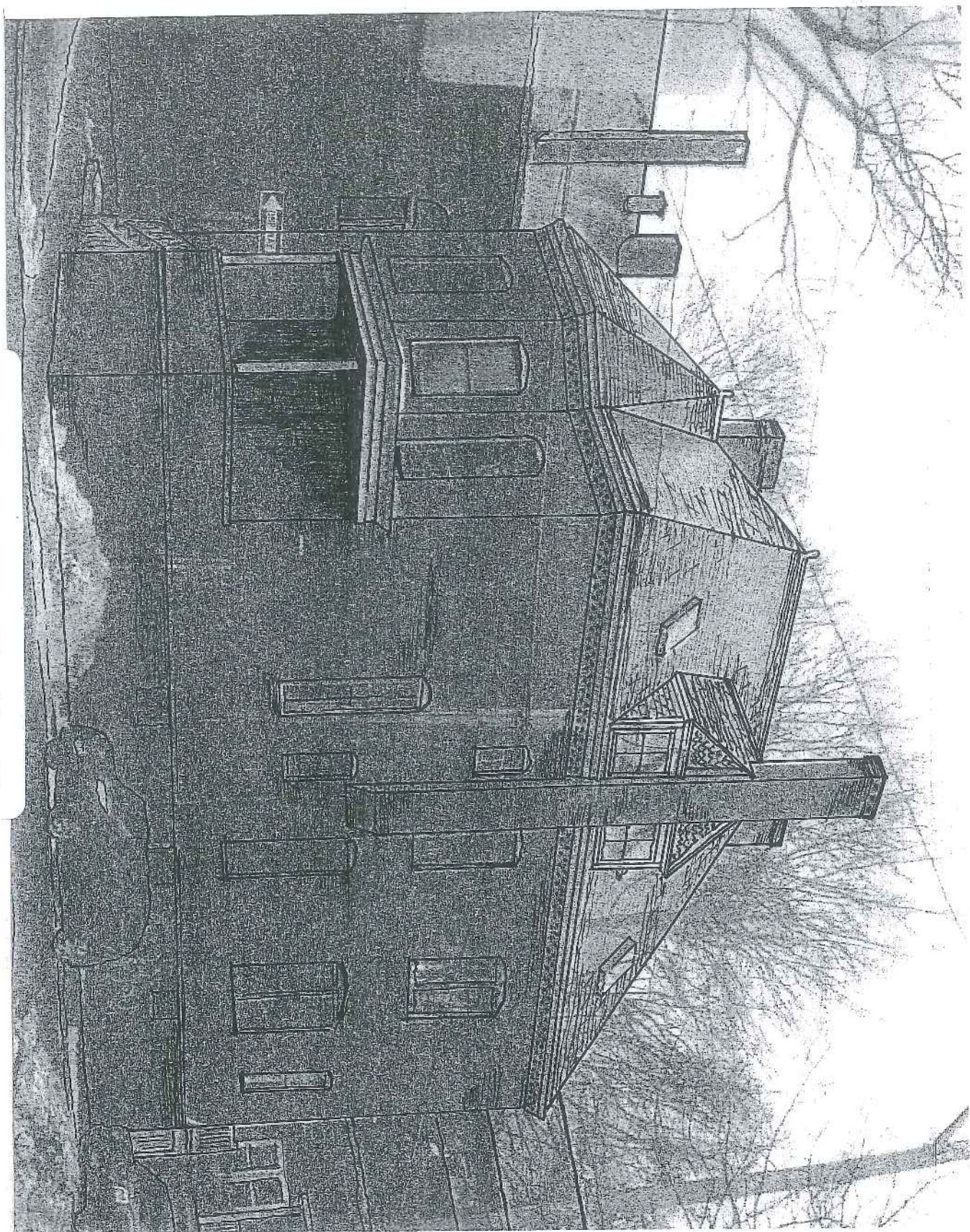
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276 State Street



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Proposed Dormer State St and Grant St

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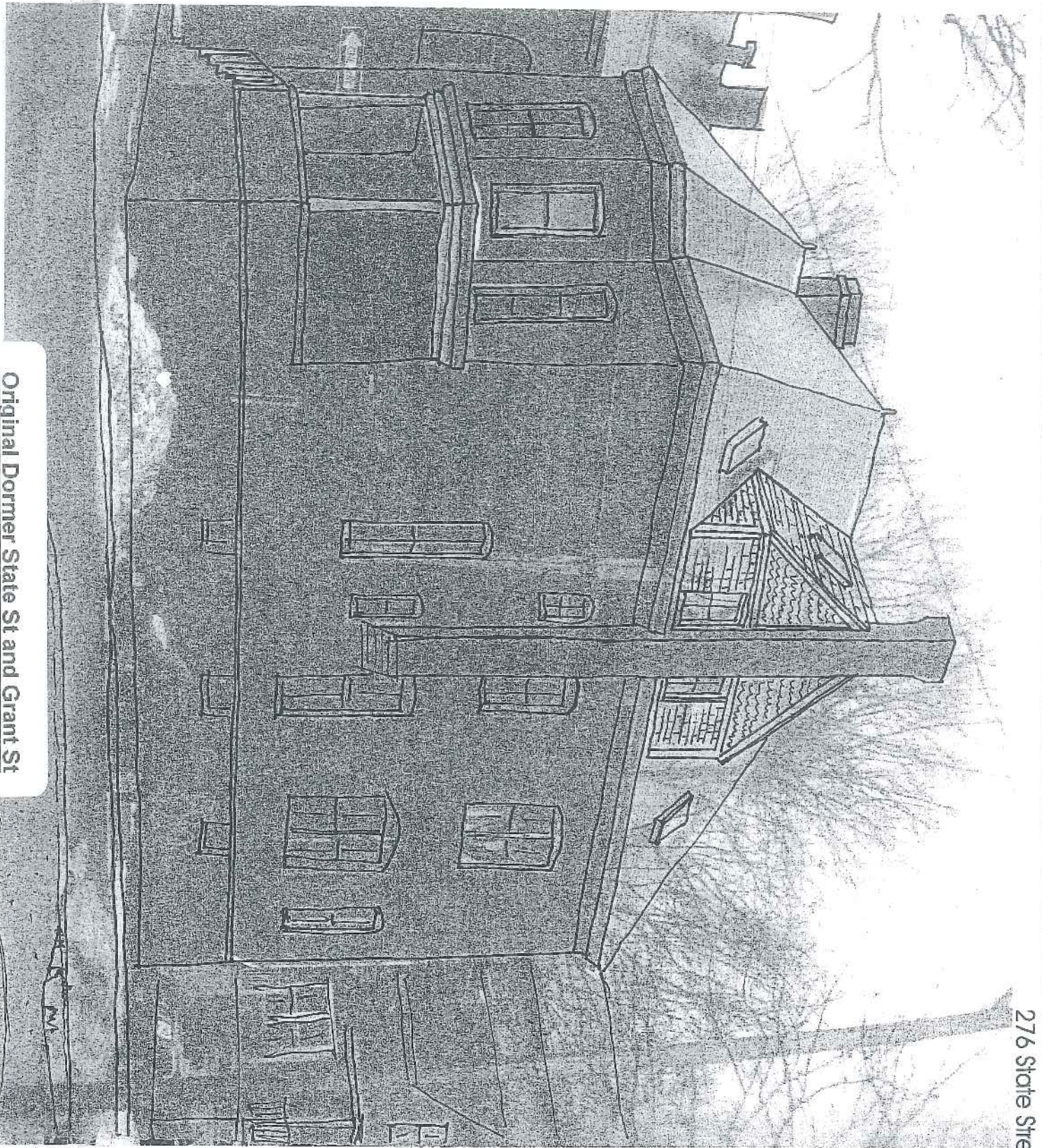
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F-15

276 State Street



Original Dormer State St and Grant St

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

**PUBLIC HEARING
181 BRACKETT STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: April 9, 2015

RE: April 15, 2015 PUBLIC HEARING

Application For: Certificate of Appropriateness for Comprehensive, Phased Rehabilitation

Address: 181 Brackett Street, Brooks Bakery Building

Applicant: Learning Works

Architects: Harry Hepburn and Ian Parlin, of Briburn Architects

Introduction

Ian Parlin and Harry Hepburn of Briburn Architects have applied for a certificate of appropriateness for a comprehensive rehabilitation of 181 Brackett Street, on behalf of Learning Works, the building's owner. Learning Works, a non-profit social service and educational agency, is the successor to Portland West Neighborhood Planning Council, which acquired the building in 1993. Prior occupants of the building included various commercial establishments. Despite years of deferred maintenance which is evident in its current condition, the property remains one of the most handsomely detailed and significant buildings in the immediate neighborhood. Although it has deteriorated, and ill-conceived alterations have been made to various parts of 181 Brackett, notably the storefront, its essential character remains visible in its basic shape and detailing.

The owners have been considering renovation of the building for some time, and have obtained enough financing to embark on Phase 1 of the program. Briburn Architecture was engaged to help assess the many needs of the property and create strategies and plans for the work. Staff has visited the site and met with the architects. All agreed that the initial phase of work would have to be focused primarily on addressing serious deterioration of the building envelope – addressing roof, gutter, window, and trim issues from the third floor up, in order to forestall further degradation. Also included in the proposed Phase 1 is a renewal of the storefront and entry – a discrete, high visibility project that would greatly enhance the appearance of the property.

This proposal includes all three phases, with drawings, photos, and product information submitted by the architects. Mr. Parlin also submitted a written amendment to the plans, dated 4/7/15, describing several possible changes to the submitted details. The exact timing of later phases will depend on costs and funding; however, it is hoped the owners intend to vigorously pursue funding to complete the rehab project in the next several years. Phase 2 includes proposed changes to the street-facing doors and windows in the wood, barn-like section at the rear of the property. This section was originally a one-story concrete block garage, added to the property at some point in the last century; a second floor was approved by the HP Board in 2000. Construction was not completed as approved, and an outstanding violation persists in the current street-facing windows and doors.

Subject Property and Current Condition

The Brooks Bakery building is a well built, brick, Second Empire commercial building that was part of an early commercialization of this Brackett Street neighborhood when the bakery was built in 1867. The slate shingles on the mansard have been replaced with asphalt shingles but the wood cornice with its salvageable paired brackets survives in poor to fair condition. Character-defining masonry details include arch-topped window openings with keystones, corner quoins, a granite string course, and dentils below the eaves. A two-story, gable-roofed, brick section runs back from the three-story main structure, with plainer detailing, though window openings have segmental arches.

Both the semi-circular and segmentally arched windows have been altered, with the arches filled in with panels, and rectangular aluminum storm windows have been installed on the exterior. All of the doors and windows at the storefront have been partially filled in and/or replaced with inappropriate styled units. On the driveway side of the building some of the first floor openings have been altered to change the size, or to install a door or window. Much of the wood eave trim on both of the front two brick sections is damaged, and the roofing appears to be in poor condition. Over the years poorly executed, inappropriate renovations and indiscriminate installations of wires, conduits, venting, meters and other mechanical equipment have accumulated to create sadly blighted facades, especially on the front and driveway side. Repointing work on the brick is needed throughout the property.

The rearmost section reads like an attached wood barn; it was enlarged after November, 2000, when the Board approved the second floor addition. The addition still has an unfinished appearance, and the windows and doors facing Brackett Street do not conform to the approved plans. In 2010 the Board denied an after-the-fact application for the work as completed, and required that the façade be returned to its previous condition – which featured a large garage door. The restoration of the garage door was never done. In recent conversations with the architects staff suggested the Board might respond favorably to an alternate proposal for the façade, provided the composition and details were compatible with the character of the property.

Proposed Work

The title page of the architects' plans lists the work proposed for each phase, and some detailed specifications and product sheets are included. Perhaps the review of this large, multi-phased project should begin with reviewing the priorities proposed, and the general

approach to rehabilitation. As the Board moves into discussion of material choices the alternative materials proposed must be evaluated first in terms of the maintenance of the historic appearance of the building, and secondarily in regards to practicality and economics. More detailed specifications may need to be reviewed by staff or Board as the project progresses. Staff has learned from the architects that \$150,000 is currently in place to carry out Phase 1 of the program - \$70,000 of which is CDBG funding that must be spent in 2015. The project has not gone out to bid, so it is possible that cost reconciliation might alter the phasing schedule.

Among the details in the Description of Work that should be noted are:

- Proposed trim replacement material is a workable, paintable composite.
- Proposed windows are arch-top (where appropriate,) aluminum-clad, full units by Trimline.
- Existing gutters on the bakery building appear to be brown, K-style, aluminum, which the plan proposes to remove, retain, and replace after roofing and trim work is completed.
- Roofing shingles proposed for the mansard are Certainteed Hatteras, which mimics a slate-like appearance fairly well.
- Flashing, drip edge, and metal roof materials for mansard, and cornice work are not specified.
- Only the mansard windows in the front section are proposed to be replaced in Phase 1; most of the window replacements are proposed for Phase 2.
- Work on the windows and doors on the street face of the rear section (where the outstanding violation exists) is proposed for Phase 2.
- Storefront work is proposed for Phase 1, including an approximate recreation of the original appearance using aluminum clad, arch-topped windows, and new doors.
- Phase 1 includes replacement of the brick and concrete accessibility ramp, with a metal pipe rail, at the front entrance.
- Some repointing work will be needed in Phase 1, in conjunction with other work, and on the chimneys that are in poor condition. Much more repointing, as well as some repair of badly altered masonry openings, is proposed for Phase 2.
- Phase 2 includes installation of new windows on the north side of the two story brick building, facing West End Place, that are not visible at all from the street.

Staff Comments

This overdue rehabilitation has the potential to bring new life to one of the two most significant buildings in the Brackett Street neighborhood (the other being the "People's Building" at 155 Brackett. As noted above, the Board will no doubt examine material choices as well as phasing prioritization – though there can be no argument that the work must begin with the roof and other critical parts of the envelope that are in poor condition. The choice to use CDBG funding for the storefront restoration in Phase 1 seems well justified, given the present appearance and the opportunity to project a new life for the building. At the same time, to approve the plan as proposed, the Board must be comfortable with delaying the much needed reworking of the nonconforming façade

of the rear, wood section. Given the financial challenges of running a non-profit social service agency, staff wishes there were better ways to ensure that the follow-through will be there to see this project completed, and the future of the building secured.

In addition to more general review of alternative materials such as: clad windows, aluminum gutters (existing) and composite trim, the Board will probably wish to pay particular attention to the windows and doors in the storefront. Staff questions whether storefront windows should be clad as proposed (like other window replacements,) or if painted wood would be more appropriate for a more historic street appearance.

Applicable Ordinance Review Standards

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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 4-15-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed rehabilitation of 181 Brackett Street **meets (fails to meet)** the historic preservation ordinance review standards, (subject to the following conditions.....)

Attachments:

1. Architects' plans
2. Architects' Detailed Phasing and Description of Work
3. Architects' written Amendment to Application
4. Product information submitted by architects
5. Additional photos supplied by staff
6. 1924 Tax photo of property
7. 1990 photo of property



LEARNINGWORKS

181 BRACKETT STREET, PORTLAND, MAINE

DETAILED PHASING PLAN & DESCRIPTION OF WORK

PHASE 1 - ROOFING & WINDOWS

MANSARD ROOF: STRIP ALL EXISTING ROOFING, UNDERLAYMENT AND FLASHING FROM LOW-SLOPE ROOF OVER CORNICE, AND STEEP-SLOPE PORTION OF MANSARD ROOF. REPLACE ANY DAMAGED/ROTTING SHEATHING WITH EXTERIOR GRADE PLYWOOD TO MATCH THICKNESS OF EXISTING ADJACENT SHEATHING MATERIAL. REPLACE ANY DAMAGED/ROTTING WOODWORK/TRIM WITH COMPOSITE TRIM MATERIAL TO EXACTLY MATCH PROFILES OF EXISTING. ASSESS CONDITION OF STRUCTURE WHERE EXPOSED DUE TO REPLACEMENT OF EXTERIOR ELEMENTS, NOTIFY ARCHITECT/OWNER'S REP OF ANY SIGNS OF STRUCTURAL DAMAGE TO WOOD FRAMING MEMBERS OR MASONRY. REPLACE DAMAGED/ROTTING EXTERIOR WOOD TRIM AT MANSARD ROOF TRANSITION WITH COMPOSITE TRIM MATERIAL TO EXACTLY MATCH SIZE AND PROFILES OF EXISTING. INSTALL SELF-ADHERED WATERPROOF ROOFING UNDERLAYMENT CONTINUOUS FROM EDGE OF EAVE AT CORNICE, UP FACE OF STEEP-SLOPED MANSARD ROOF TO TRIM BAND AT ROOF SLOPE TRANSITION AND OVER SIDES OF DORMER WALLS. INSTALL METAL Drip-EDGE AND METAL ROOFING OVER LOW-SLOPE ROOF OVER CORNICE TURNED UP FACE OF MANSARD ROOF AND FLASHED OVER TOP EDGE. INSTALL NEW ASPHALT SHINGLES TO STEEP-SLOPE PORTION OF MANSARD ROOF (CERTAINTED WATERFAS, 18" X 36" FIBERGLASS REINFORCED ASPHALT SHINGLE WITH 8" EXPOSURE). INSTALL NEW WOOD/COMPOSITE MATERIAL TRIM AT SIDES OF DORMER WALLS AND AT CORNERS OF ROOF. FASTEN ALL NEW TRIM WITH STAINLESS STEEL FASTENERS OR COMPOSITE SCREWS WITH PLUGS.

REPOINT MASONRY AS REQUIRED ON (4) CHIMNEYS OF 3-STORY BUILDING-MORTAR TO MATCH ORIGINAL.

3RD FLOOR WINDOWS: REPLACE (10) WINDOWS ON 3RD FLOOR OF 3-STORY BUILDING. REMOVE EXISTING STORM WINDOWS AND ORIGINAL WOOD WINDOWS INCLUDING FULL FRAME AND WEIGHT POCKETS. REPLACE WITH CUSTOM ALUMINUM-CLAD WOOD WINDOWS TO MATCH EXISTING SIGHTLINES AS CLOSELY AS POSSIBLE. SIMULATED DIVIDED LIGHTS. REMOVE EXTERIOR WOOD WINDOW SILLS AND REPLACE WITH COMPOSITE MATERIAL. REPLACE ALL EXTERIOR WOOD WINDOW TRIM WITH COMPOSITE TRIM MATERIAL TO EXACTLY MATCH SIZE AND PROFILES OF EXISTING. REPAINT ALL EXTERIOR TRIM (NEW AND EXISTING) AT CORNICE, THIRD FLOOR WINDOWS, AND MANSARD ROOF IN DARK COLOR (LOW CONTRAST WITH BRICKWORK) TO BE DETERMINED BY ARCHITECT AND AS APPROVED BY PORTLAND HISTORIC PRESERVATION BOARD.

REMOVE EXISTING GUTTERS TO ALLOW WORK TO ROOF IDENTIFIED ABOVE. RE-INSTALL GUTTERS ON (4) SIDES OF ROOF WITH (4) DOWNSPOUTS, (2) EACH ON NORTH AND SOUTH SIDES OF BUILDING WITH ELBOW ABOVE GROUND AND DIVERSERS AT GROUND LEVEL TO DIRECT WATER AWAY FROM BUILDING.

HIP ROOF: ASSESS CONDITION OF LOW-SLOPE HIP PORTION OF MANSARD ROOF. REPLACE PER ABOVE IF REQUIRED. PHOTOS DATED 10/30/14 APPEAR TO SHOW SHINGLES IN GOOD CONDITION.

GABLE ROOF: 2-STORY BUILDING: STRIP ALL EXISTING ROOFING, UNDERLAYMENT AND FLASHING FROM BOTH PITCHES OF ROOF. REPLACE ANY DAMAGED/ROTTING SHEATHING WITH EXTERIOR GRADE PLYWOOD TO MATCH THICKNESS OF EXISTING ADJACENT MATERIAL. REPLACE ANY DAMAGED/ROTTING WOODWORK/TRIM WITH COMPOSITE TRIM MATERIAL TO EXACTLY MATCH PROFILES OF EXISTING. ASSESS CONDITION OF STRUCTURE WHERE EXPOSED DUE TO REPLACEMENT OF EXTERIOR ELEMENTS, NOTIFY ARCHITECT/OWNER'S REP OF ANY SIGNS OF STRUCTURAL DAMAGE TO WOOD FRAMING MEMBERS OR MASONRY. INSTALL SELF-ADHERED WATERPROOF ROOFING UNDERLAYMENT IN TWO COURSES (8" TOTAL WIDTH) AT EAVES, ONE COURSE (6" WIDTH) AT RADES AND AROUND SKYLIGHTS AND OTHER PENETRATIONS. INSTALL 30LB ROOFING FELT OVER REMAINED OF ROOF. INSTALL METAL Drip-EDGE AND STEP FLASHING AT ABUTMENT WITH 3-STORY BRICK BUILDING. INSTALL NEW ASPHALT SHINGLE ROOFING (3-TAB FIBERGLASS REINFORCED ASPHALT SHINGLE).

REMOVE AND REPLACE ALL EXTERIOR WOOD TRIM ON LOWER ROOF: EAVE, SOFFIT, FASCIA. REPLACE WITH COMPOSITE TRIM TO MATCH ORIGINAL PROFILES. REPAINT ALL EXTERIOR TRIM AT CORNICE IN DARK COLOR (LOW CONTRAST WITH BRICKWORK) TO BE DETERMINED BY ARCHITECT AND AS APPROVED BY PORTLAND HISTORIC PRESERVATION BOARD.

INSTALL NEW GUTTER ON (2) SIDES OF ROOF WITH (2) DOWNSPOUTS, (1) EACH ON NORTH AND SOUTH SIDES OF BUILDING WITH ELBOW ABOVE GROUND AND DIVERSERS AT GROUND LEVEL TO DIRECT WATER AWAY FROM BUILDING.

REPOINT MASONRY AT TOP OF WALL WHERE DAMAGED BY WATER INFILTRATION. REPLACE ANY DAMAGED BRICK WITH NEWSALVAGED BRICK TO MATCH EXISTING.

PRIOR TO COMMENCING ANY MASONRY WORK ON BUILDING EXTERIOR CONDUCT ANALYSIS OF ORIGINAL MORTAR TO DETERMINE COMPOSITION AND STRENGTH. NEW MORTAR FOR POINTING AND BEDDING NEW/REPLACEMENT/REPAIRED BRICKWORK TO MATCH EXISTING MORTAR AS CLOSELY AS POSSIBLE IN TERMS OF COLOR, COMPOSITION AND STRENGTH. CONTRACTOR TO BUILD A TEST PANEL FOR HPB APPROVAL OF BRICK AND MORTAR.

NEW STOREFRONT & ENTRY: AT (2) 7'-0" 1/4-WIDE ARCHED OPENINGS REMOVE ALL WINDOWS, WOOD FRAMED & FINISHED WALL AND BRICK INFILL BELOW WINDOW SILLS TO 8" ABOVE GRADE. REPLACE WITH NEW ALUMINUM-CLAD WOOD FIXED WINDOWS TO MATCH ORIGINAL DESIGN: FULL HEIGHT, TRIPARTITE WINDOW WITH paneled WOOD INFILL BELOW SILL HEIGHT WHERE ORIGINAL BULKHEAD WINDOWS WERE LOCATED. MODIFY EXISTING CEILINGS TO SLOPE UP TO ORIGINAL WINDOW HEAD HEIGHT.

REMOVE SINGLE DOOR, SURROUNDING INFILL AND 18" SIGN FROM CENTRAL ARCHED OPENING. REPLACE WITH FIXED DOUBLE DOOR PANELS AND TRANSOM WINDOW ABOVE TO MATCH ORIGINAL LAYOUT. INSULATE BEHIND DOOR PANELS AND FINISH INTERIOR TO BLEND WITH ADJACENT FINISHES.

REPLACE FULLY-GLAZED DOORS AT CURRENT MAIN ENTRY WITH PART-GLAZED DOORS AND SIDELIGHTS. DOORS TO BE CUSTOM WOOD AS DETAILED IN DRAWINGS. COORDINATE NEW HARDWARE REQUIREMENTS WITH OWNER'S REP.

REPLACE FULLY-GLAZED DOOR AT STAIR EXIT WITH PART-GLAZED DOOR. DOOR TO BE CUSTOM WOOD AS DETAILED IN DRAWINGS. COORDINATE NEW HARDWARE REQUIREMENTS WITH OWNER'S REP.

ENTRY RAMP: DEMO EXISTING CONCRETE AND BRICK ENTRY RAMP. EXCAVATE AND INSTALL NEW POURED CONCRETE FROST WALLS AND FOOTINGS TO DEFINE EXTENT OF NEW RAMP TO MATCH SIZE OF EXISTING. POUR NEW CONCRETE RAMP AT 1:12 PITCH WITH LEVEL LANDING AT TOP AND BOTTOM. FACE CONCRETE FROST WALLS AND RAMP SURFACE WITH BRICK PAVERS. INSTALL NEW PAINTED METAL PIPE RAIL.

AT DOOR ON SOUTH SIDE OF 2-STORY BRICK BUILDING: FILL VOID SPACE BETWEEN DOOR FRAME AND WALL WITH SPRAY FOAM INSULATION. INSTALL NEW SHEATHING OVER FRAMING, WRB AND PAINTED COMPOSITE MATERIAL TRIM AROUND DOOR. PROVIDE SEALANT BETWEEN TRIM AND MASONRY.

PHASE 2 - WINDOW REPLACEMENT & MASONRY REPAIR

2ND FLOOR WINDOWS: REPLACE (12) WINDOWS ON 2ND FLOOR OF 3-STORY BUILDING. REMOVE EXISTING STORM WINDOWS AND ORIGINAL WOOD WINDOWS INCLUDING FULL FRAME AND WEIGHT POCKETS. REPLACE WITH CUSTOM ALUMINUM-CLAD WOOD ARCH-TOP WINDOWS TO MATCH EXISTING SIGHTLINES AS CLOSELY AS POSSIBLE. SIMULATED DIVIDED LIGHTS AND BRICKMOLD.

REPLACE (3) WINDOWS ON 1ST FLOOR OF 3-STORY BUILDING. REMOVE EXISTING STORM WINDOWS AND (1) ORIGINAL WOOD WINDOW AND (2) NON-ORIGINAL WINDOWS IN ORIGINAL DOOR OPENINGS, INCLUDING FULL FRAME AND WEIGHT POCKETS. RE-BUILD WALL, FRAMING AND INTERIOR FINISHES AS REQUIRED TO FRAME NEW WINDOW OPENINGS AND PREP TO RECEIVE NEW BRICK INFILL BELOW SILLS. REPLACE WITH CUSTOM ALUMINUM-CLAD WOOD WINDOWS TO MATCH EXISTING/ORIGINAL SIGHTLINES AS CLOSELY AS POSSIBLE. SIMULATED DIVIDED LIGHTS AND BRICKMOLD.

REPLACE (11) WINDOWS ON 1ST AND 2ND FLOORS OF 2-STORY BUILDING. REMOVE EXISTING 'REPLACEMENT' WINDOWS AND ORIGINAL WOOD WINDOWS INCLUDING FULL FRAME AND WEIGHT POCKETS. REPLACE WITH CUSTOM ALUMINUM-CLAD WOOD WINDOWS TO MATCH ORIGINAL SIGHTLINES AS CLOSELY AS POSSIBLE. SIMULATED DIVIDED LIGHTS AND BRICKMOLD.

CREATE (4) NEW WINDOW OPENINGS ON NORTH SIDE OF 2-STORY BUILDING. INSTALL (4) NEW WINDOWS TO MATCH REPLACEMENT WINDOWS. REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS. NEW OPENINGS TO ALIGN WITH BRICK COURSING AND MATCH DIMENSIONS OF EXISTING MASONRY OPENINGS ADJACENT. TOOTH-IN SALVAGED BRICKS AT JAMBS TO AVOID EXPOSURE OF CUT BRICK ENDS. MODIFY INTERIOR FINISHES AS REQUIRED, PROVIDE NEW PAINTED WOOD TRIM AT INTERIOR.

AT ALL NEW/REPLACEMENT WINDOWS REPAIR INTERIOR FINISHES AS REQUIRED AND REPAINT HEAD, JAMB & SILL RETURNS AND INTERIOR TRIM FOR UNIFORM, FINISHED APPEARANCE.

PRIOR TO COMMENCING ANY MASONRY WORK ON BUILDING EXTERIOR CONDUCT ANALYSIS OF ORIGINAL MORTAR TO DETERMINE COMPOSITION AND STRENGTH. NEW MORTAR FOR POINTING AND BEDDING NEW/REPLACEMENT/REPAIRED BRICKWORK TO MATCH EXISTING MORTAR AS CLOSELY AS POSSIBLE IN TERMS OF COLOR, COMPOSITION AND STRENGTH. CONTRACTOR TO BUILD A TEST PANEL FOR HPB APPROVAL OF BRICK AND MORTAR.

REPLACE DAMAGED BRICK AND REPOINT AS REQUIRED ON ALL SIDES OF BRICK BUILDINGS - MORTAR TO MATCH ORIGINAL, WHERE POSSIBLE. REPLACEMENT BRICK TO BE SALVAGED FROM NEW OPENINGS CREATED IN NORTH WALL OF 2-STORY BUILDING.

TOOTH-IN NEWSALVAGED BRICK AT JAMBS OF DOOR INSTALLED IN ORIGINAL WINDOW OPENING ON SOUTH SIDE OF 2-STORY BUILDING TO AVOID EXPOSURE OF CUT BRICK ENDS. INFILL WITH BRICK (2) BOARDS UP ORIGINAL DOOR OPENINGS ON SOUTH SIDE OF 3-STORY BUILDING BELOW NEW REPLACEMENT WINDOWS. RECESS BRICKWORK 1/2" BACK FROM FACE OF ORIGINAL BRICK. USE ALL NEW BRICK BEDDED AND POINTED WITH MORTAR TO MATCH ORIGINAL.

SCRAPE/BRUSH PAINTED MASONRY AT FIRST FLOOR STREETFRONT TO REMOVE ALL LOOSE/FLAKING PAINT. REPAINT ONLY PREVIOUSLY PAINTED MASONRY WITH LOW-CONTRACT COLOR TO BE DETERMINED BY DETERMINED BY ARCHITECT AND AS APPROVED BY PORTLAND HISTORIC PRESERVATION BOARD.

WOOD BUILDING: REMOVE EXISTING DOUBLE EXTERIOR DOORS AND (2) WINDOWS ABOVE ON WEST SIDE OF WOOD BUILDING. REMOVE EXISTING EXTERIOR OSB SHEATHING AND INSPECT FRAMING FOR SIGNS OF DAMAGE/DECAY. REPLACE AS REQUIRED. FRAME NEW SINGLE OPENING AND INSTALL NEW DOUBLE EXTERIOR DOOR WITH TRANSOM LIGHT. INSTALL NEW EXTERIOR SHEATHING AND WRB, FINISH WITH NEW WOOD CLAPBOARD SIDING TO MATCH EXISTING.

PHASES 3A, 3B MAY OCCUR INDEPENDENTLY AND NON-SEQUENTIALLY WITH EACH OTHER

PHASE 3A - REPAIRS TO WOOD BUILDING

SCOPE OF INTERIOR WORK DEPENDENT ON OUTCOME OF DISCUSSIONS WITH CODE ENFORCEMENT OFFICIALS.

- PRIME/PAINT WALLS, CEILINGS, DOORS, WINDOWS AND TRIM AS APPLICABLE THROUGHOUT 3RD FLOOR.
- DEMO ALL EXISTING BATHROOM FIXTURES
- INSTALL NEW SINK AND TOILET
- VERIFY INTEGRITY OF ALL INTERIOR FINISHES, REPAIR AS NEEDED
- ANY CEILINGS IN BAD SHAPE TO BE REPLACED WITH ACT BELOW
- NEW WINDOWS, PAINTING PER OTHER SCOPES
- NEW WASHP
- UPGRADE ELECTRICAL AS REQUIRED
- UPGRADE FIRE ALARM SYSTEM AS REQUIRED
- INSULATE EXTERIOR WALLS AND ROOF

PHASE 3B - INTERIOR RENOVATIONS 3RD FLOOR

SCOPE OF INTERIOR WORK DEPENDENT ON OUTCOME OF DISCUSSIONS WITH CODE ENFORCEMENT OFFICIALS.

- PRIME/PAINT WALLS, CEILINGS, DOORS, WINDOWS AND TRIM AS APPLICABLE THROUGHOUT 3RD FLOOR.
- DEMO ALL EXISTING BATHROOM FIXTURES
- INSTALL NEW SINK AND TOILET
- VERIFY INTEGRITY OF ALL INTERIOR FINISHES, REPAIR AS NEEDED
- ANY CEILINGS IN BAD SHAPE TO BE REPLACED WITH ACT BELOW
- NEW WINDOWS, PAINTING PER OTHER SCOPES
- NEW WASHP
- UPGRADE ELECTRICAL AS REQUIRED
- UPGRADE FIRE ALARM SYSTEM AS REQUIRED
- INSULATE EXTERIOR WALLS AND ROOF

*PHASING SUBJECT TO CONTRACTOR PRICING AND OWNER FUNDING

SYMBOL LEGEND	
	DETAIL NUMBER BUILDING SECTION DRAWING NUMBER
	DETAIL NUMBER CALL OUT DRAWING NUMBER
	CENTERLINE
	DOOR TAG
	ELEVATION INDICATOR
	ELEVATION TAG
	ELEVATION TAG
	NORTH ARROW
	REVISION
Room name 101	ROOM TAG WITH NUMBER
	STRUCTURAL GRID BUBBLE
	WALL TAG
	WINDOW TAG

DRAWING LIST	
NUMBER	SHEET TITLE
A001	COVER SHEET
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A201	ELEVATIONS
A202	ELEVATIONS & WINDOW SCHEDULE
A401	STOREFRONT DETAILS
A402	ARCH WINDOW DETAILS
A403	3RD FLOOR WINDOW DETAILS
A501	DOOR SCHEDULE
A601	EXISTING CONDITIONS PHOTOGRAPHS

CONSULTANTS:

REVISIONS:

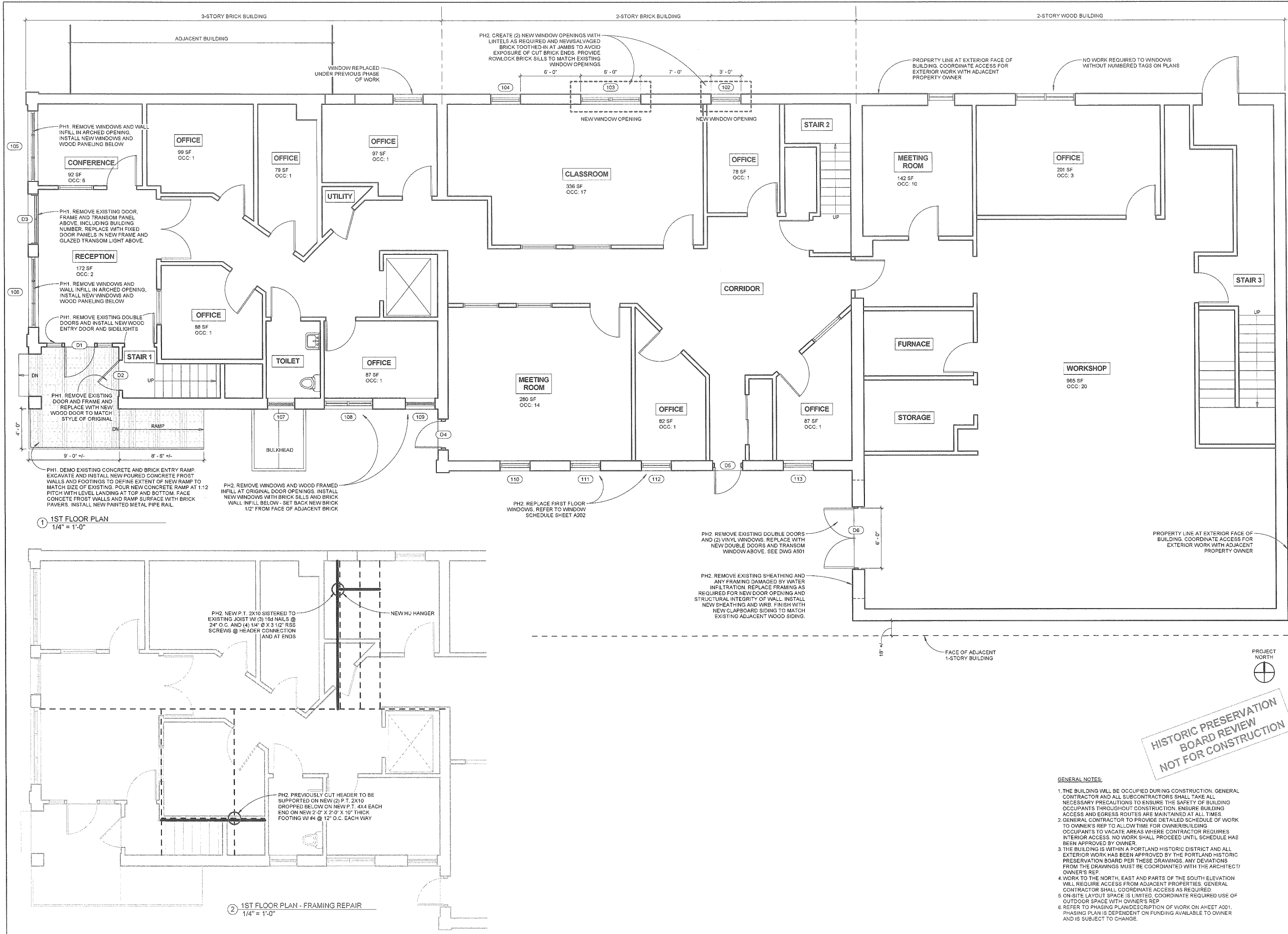
ISSUED: 04/01/15
PROJECT NO: 1503
DRAWN BY: RIP
CHECKED BY: HWH
SHEET TITLE:
COVER SHEET

A001

LEARNINGWORKS

181 BRACKETT STREET, PORTLAND, MAINE

BIRBURN
architecture for life
2005-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-2835-2836-2837-2838-2839-2840-2841-2842-2843-2844-2845-2846-2847-2848-2849-2850-2851-2852-2853-2854-2855-2856-2857-2858-2859-2860-2861-2862-2863-2864-2865-2866-2867-2868-2869-2870-2871-2872-2873-2874-2875-2876-2877-2878-2879-2880-2881-2882-2883-2884-2885-2886-2887-2888-2889-2890-2891-2892-2893-2894-2895-2896-2897-2898-2899-2900-2901-2902-2903-2904-2905-2906-2907-2908-2909-2910-2911-2912-2913-2914-2915-2916-2917-2918-2919-2920-2921-2922-2923-2924-2925-2926-2927-2928-2929-2930-2931-2932-2933-2934-2935-2936-2937-2938-2939-2940-2941-2942-2943-2944-2945-2946-2947-2948-2949-2950-2951-2952-2953-2954-2955-2956-2957-2958-2959-2960-2961-2962-2963-2964-2965-2966-2967-2968-2969-2970-2971-2972-2973-2974-2975-2976-2977-2978-2979-2980-2981-2982-2983-2984-2985-2986-2987-2988-2989-2990-2991-2992-2993-2994-2995-2996-2997-2998-2999-3000-3001-3002-3003-3004-3005-3006-3007-3008-3009-3010-3011-3012-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LEARNINGWORKS
181 BRACKETT STREET, PORTLAND, MAINE

BR BURN
architecture for life
2015-2016

CONSULTANTS:

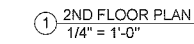
REVISIONS:

HISTORIC PRESERVATION
BOARD REVIEW
NOT FOR CONSTRUCTION

- GENERAL NOTES:
1. THE BUILDING WILL BE OCCUPIED DURING CONSTRUCTION. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF BUILDING OCCUPANTS THROUGHOUT CONSTRUCTION. ENSURE BUILDING ACCESS AND EGRESS ROUTES ARE MAINTAINED AT ALL TIMES.
 2. GENERAL CONTRACTOR TO PROVIDE DETAILED SCHEDULE OF WORK TO OWNER'S REP TO ALLOW TIME FOR OWNER/BUILDING OCCUPANTS TO VACATE AREAS WHERE CONTRACTOR REQUIRES INTERIOR ACCESS. NO WORK SHALL PROCEED UNTIL SCHEDULE HAS BEEN APPROVED BY OWNER.
 3. THE BUILDING IS WITHIN A PORTLAND HISTORIC DISTRICT AND ALL EXTERIOR WORK HAS BEEN APPROVED BY THE PORTLAND HISTORIC PRESERVATION BOARD PER THESE DRAWINGS. ANY DEVIATIONS FROM THE DRAWINGS MUST BE COORDINATED WITH THE ARCHITECT/OWNER'S REP.
 4. WORK TO THE NORTH, EAST AND PARTS OF THE SOUTH ELEVATION WILL REQUIRE ACCESS FROM ADJACENT PROPERTIES. GENERAL CONTRACTOR SHALL COORDINATE ACCESS AS REQUIRED.
 5. ON-SITE LAYOUT SPACE IS LIMITED. COORDINATE REQUIRED USE OF OUTDOOR SPACE WITH OWNER'S REP.
 6. REFER TO PHASING PLAN/DESCRIPTION OF WORK ON SHEET A101. PHASING PLAN IS DEPENDENT ON FUNDING AVAILABLE TO OWNER AND IS SUBJECT TO CHANGE.

ISSUED: 06/01/15
PROJECT No: 1503
DRAWN BY: RJP
CHECKED BY: HWH
SHEET TITLE:
FIRST FLOOR
PLAN

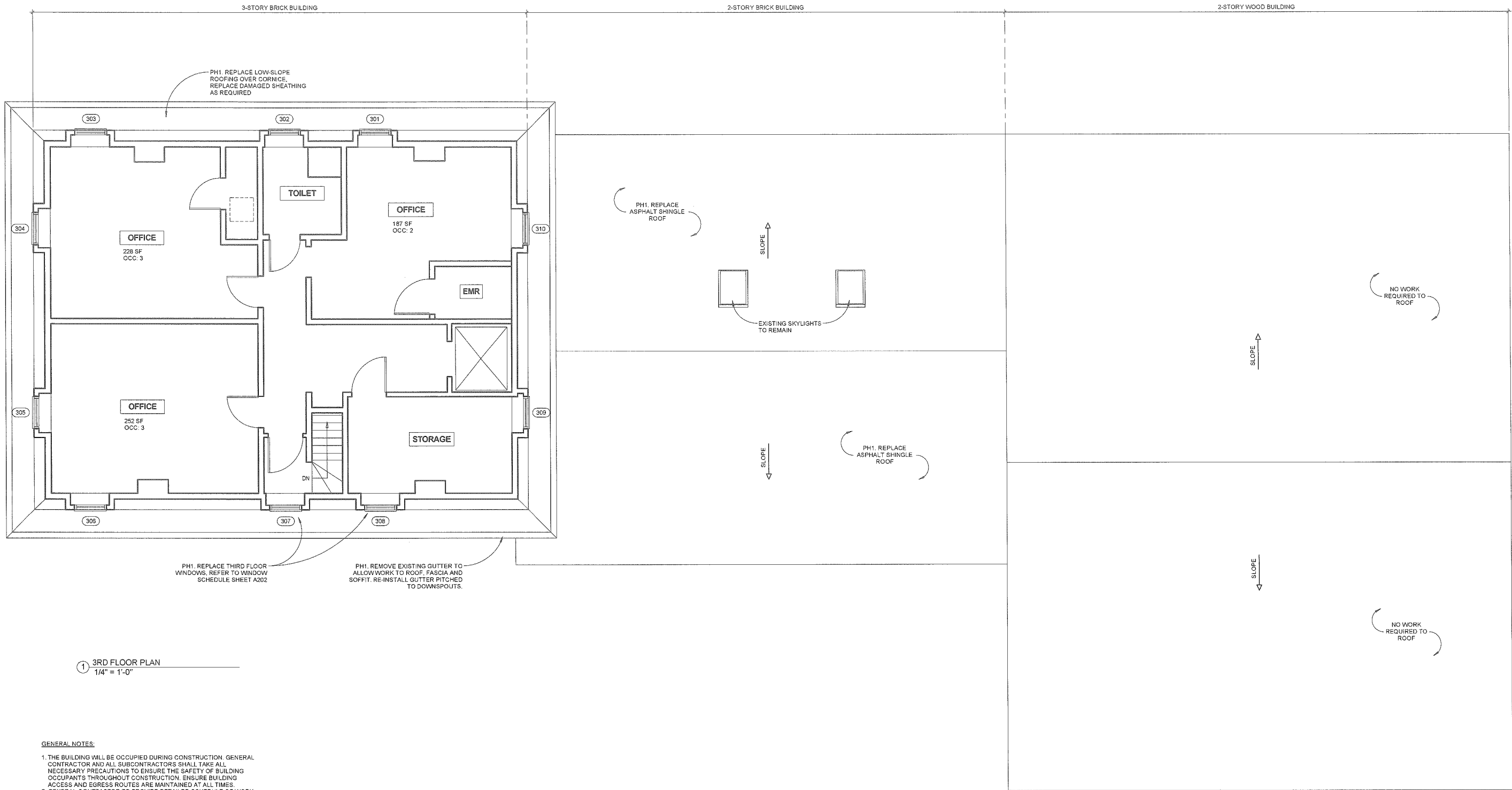
A101



1. THE BUILDING WILL BE OCCUPIED DURING CONSTRUCTION. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF BUILDING OCCUPANTS THROUGHOUT CONSTRUCTION. ENSURE BUILDING ACCESS AND EGRESS ROUTES ARE MAINTAINED AT ALL TIMES.
2. GENERAL CONTRACTOR TO PROVIDE DETAILED SCHEDULE OF WORK TO OWNER'S REP TO ALLOW TIME FOR OWNER/BUILDING OCCUPANTS TO VACATE AREAS WHERE CONCTOR WORK REQUIRES INTERIOR ACCESS. OWNER SHALL PROCEED UNTIL SCHEDULE HAS BEEN APPROVED BY OWNER.
3. THE BUILDING IS WITHIN A PORTLAND HISTORIC DISTRICT AND ALL EXTERIOR WORK HAS BEEN APPROVED BY THE PORTLAND HISTORIC COMMISSION. ANY WORK BEYOND THE EXTERIOR OF THE DISTRICT FROM THE DRAWINGS MUST BE COORDINATED WITH THE ARCHITECT/ OWNER'S REP.
4. WORK TO THE NORTH, EAST AND PARTS OF THE SOUTH ELEVATION WILL REQUIRE ACCESS FROM ADJACENT PROPERTIES. GENERAL CONTRACTOR SHALL COORDINATE ACCESS AS REQUIRED.
5. ON-SITE LAYOUT SPACE IS LIMITED. COORDINATE REQUIRED USE OF OUTDOOR SPACE WITH OWNER'S REP.
6. BUDGET TO COMPLETION OF ALL WORK ON SHEET A001. PHASING PLAN IS DEPENDENT ON FUNDING AVAILABLE TO OWNER AND IS SUBJECT TO CHANGE.



A102



1 3RD FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

1. THE BUILDING WILL BE OCCUPIED DURING CONSTRUCTION. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF BUILDING OCCUPANTS THROUGHOUT CONSTRUCTION. ENSURE BUILDING ACCESS AND EGRESS ROUTES ARE MAINTAINED AT ALL TIMES.
2. GENERAL CONTRACTOR TO PROVIDE DETAILED SCHEDULE OF WORK TO OWNER'S REP TO ALLOW TIME FOR OWNER/BUILDING OCCUPANTS TO VACATE AREAS WHERE CONTRACTOR REQUIRES INTERIOR ACCESS. NO WORK SHALL PROCEED UNTIL SCHEDULE HAS BEEN APPROVED BY OWNER.
3. THE BUILDING IS WITHIN A PORTLAND HISTORIC DISTRICT AND ALL EXTERIOR WORK HAS BEEN APPROVED BY THE PORTLAND HISTORIC PRESERVATION BOARD PER THESE DRAWINGS, ANY DEVIATIONS FROM THE DRAWINGS MUST BE COORDINATED WITH THE ARCHITECT/ OWNER'S REP.
4. WORK TO THE NORTH, EAST AND PARTS OF THE SOUTH ELEVATION WILL REQUIRE ACCESS FROM ADJACENT PROPERTIES. GENERAL CONTRACTOR SHALL COORDINATE ACCESS AS REQUIRED.
5. ON-SITE LAYOUT SPACE IS LIMITED. COORDINATE REQUIRED USE OF OUTDOOR SPACE WITH OWNER'S REP.
6. REFER TO PHASING PLAN/DESCRIPTION OF WORK ON SHEET A001. PHASING PLAN IS DEPENDENT ON FUNDING AVAILABLE TO OWNER AND IS SUBJECT TO CHANGE.



HISTORIC PRESERVATION
BOARD REVIEW
NOT FOR CONSTRUCTION

LEARNINGWORKS
181 BRACKETT STREET, PORTLAND, MAINE

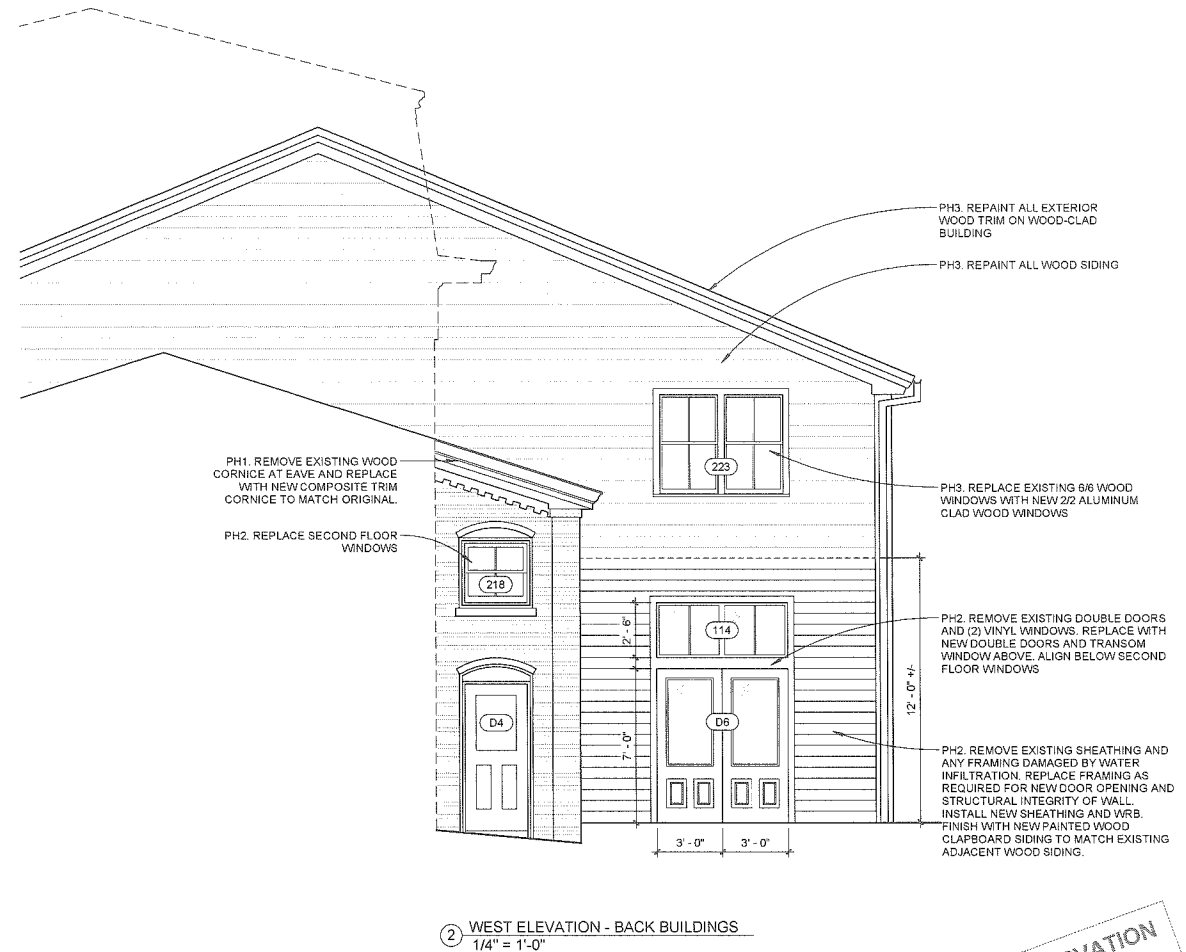
BR BURN
architecture for life
20 New Street, Portland, ME 04101-3040

CONSULTANTS:

REVISIONS:

ISSUED: 04/01/15
PROJECT No: 1503
DRAWN BY: RIP
CHECKED BY: HWH
SHEET TITLE:
THIRD FLOOR
PLAN

A103



HISTORIC PRESERVATION
BOARD REVIEW
NOT FOR CONSTRUCTION

LEARNINGWORKS
181 BRACKETT STREET, PORTLAND, MAINE

BR BURN
Architecture for life
20 New St. Portland, ME 04101-3740

CONSULTANTS:

REVISIONS:

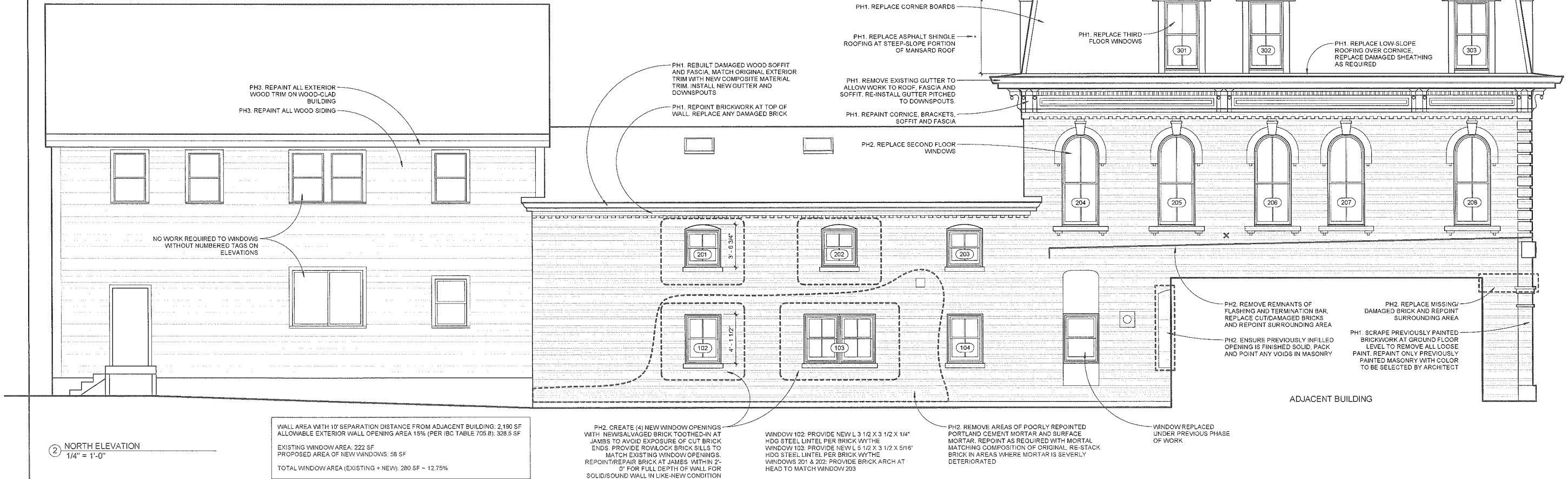
ISSUED: 04/01/15
PROJECT No: 1503
DRAWN BY: RIP
CHECKED BY: HWH
SHEET TITLE:
ELEVATIONS

A201

WINDOW SCHEDULE						
MARK	M.O. WIDTH	M.O. HEIGHT	TYPE	DESCRIPTION	TRIM	DETAIL REF
102	3'-0"	4'-1 1/2"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN NEW M.O. - MATCH WIN 104	BULLNOSE BRICKMOLD	A404
103	6'-0"	4'-1 1/2"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN NEW M.O. - MATCH WIN 104	BULLNOSE BRICKMOLD	A404
104	4'-1 1/2"	4'-1 1/2"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A404
105	6'-0"	8'-2"	FIXED PICTURE WINDOW ELLIPTICAL TOP - 3/3 SDL	NEW WINDOW TO MATCH ORIGINAL HISTORIC DESIGN	BULLNOSE BRICKMOLD	A401
106	6'-9"	8'-2"	FIXED PICTURE WINDOW ELLIPTICAL TOP - 3/3 SDL	NEW WINDOW TO MATCH ORIGINAL HISTORIC DESIGN	BULLNOSE BRICKMOLD	A401
107	3'-0"	6'-11"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING M.O. - MATCH EXISTING	BULLNOSE BRICKMOLD	
108	5'-0"	6'-8"	(2) MULLED DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING M.O. - SIM TO WIN 107	BULLNOSE BRICKMOLD	
109	3'-0"	6'-9"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING M.O. - SIM TO WIN 107	BULLNOSE BRICKMOLD	
110	3'-0"	3'-11"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A404
111	3'-0"	3'-11"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A404
112	3'-0"	3'-11"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A404
113	3'-0"	3'-11"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A404
114	6'-0"	2'-6"	FIXED	NEW WINDOW IN NEW WOOD FRAMED OPENING	NONE	
201	3'-0"	3'-2"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN NEW M.O. - MATCH WIN 203	BULLNOSE BRICKMOLD	A404
202	3'-0"	3'-2"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN NEW M.O. - MATCH WIN 203	BULLNOSE BRICKMOLD	A404
203	3'-0"	3'-2"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A404
204	3'-1 1/2"	7'-9"	DOUBLE HUNG ARCH TOP - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A402
205	3'-1 1/2"	7'-9"	DOUBLE HUNG ARCH TOP - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A402
206	3'-1 1/2"	7'-9"	DOUBLE HUNG ARCH TOP - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A402
207	3'-1 1/2"	7'-9"	DOUBLE HUNG ARCH TOP - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A402
208	3'-1 1/2"	7'-9"	DOUBLE HUNG ARCH TOP - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A402
209	3'-1 1/2"	7'-9"	DOUBLE HUNG ARCH TOP - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A402
210	3'-1 1/2"	7'-9"	DOUBLE HUNG ARCH TOP - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A402
211	3'-1 1/2"	7'-9"	DOUBLE HUNG ARCH TOP - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A402
212	3'-1 1/2"	7'-9"	DOUBLE HUNG ARCH TOP - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A402
213	3'-1 1/2"	7'-9"	DOUBLE HUNG ARCH TOP - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A402
214	3'-1 1/2"	7'-9"	DOUBLE HUNG ARCH TOP - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A402
215	3'-1 1/2"	7'-9"	DOUBLE HUNG ARCH TOP - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A402
216	3'-1 1/2"	7'-9"	DOUBLE HUNG ARCH TOP - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A402
217	3'-1 1/2"	7'-9"	DOUBLE HUNG ARCH TOP - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A402
218	3'-4"	3'-2"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A404
219	3'-0"	3'-6"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A404
220	3'-0"	3'-2"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A404
221	3'-0"	3'-6"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A404
222	3'-0"	3'-2"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING M.O.	BULLNOSE BRICKMOLD	A404
223	5'-8"	4'-6"	(2) MULLED DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING WOOD FRAMED OPENING	NONE	
301	2'-11"	5'-9"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING WOOD FRAMED OPENING	NONE	A403
302	2'-11"	5'-9"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING WOOD FRAMED OPENING	NONE	A403
303	2'-11"	5'-9"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING WOOD FRAMED OPENING	NONE	A403
304	2'-11"	5'-9"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING WOOD FRAMED OPENING	NONE	A403
305	2'-11"	5'-9"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING WOOD FRAMED OPENING	NONE	A403
306	2'-11"	5'-9"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING WOOD FRAMED OPENING	NONE	A403
307	2'-11"	5'-9"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING WOOD FRAMED OPENING	NONE	A403
308	2'-11"	5'-9"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING WOOD FRAMED OPENING	NONE	A403
309	2'-11"	5'-9"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING WOOD FRAMED OPENING	NONE	A403
310	2'-11"	5'-9"	DOUBLE HUNG - 2/2 SDL	NEW WINDOW IN EXISTING WOOD FRAMED OPENING	NONE	A403

NOTES:

1. ALL WINDOW ROUGH OPENING SIZES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
2. ALL REPLACEMENT WINDOWS TO BE CUSTOM ALUMINUM-CLAD WOOD MATCHING SIGHTLINES AND PROFILES OF ORIGINAL WINDOWS AS CLOSELY AS POSSIBLE.
3. SIMULATED DIVIDED LIGHTS TO BE 7/8" WIDTH WITH "PUTTY GLAZED" PROFILE TO EXTERIOR AND SPACER BAR BETWEEN GLAZING.
4. ALL WINDOWS TO BE DOUBLE-GLAZED WITH HIGH VLT: 70+.



LEARNINGWORKS
181 BRACKETT STREET, PORTLAND, MAINE

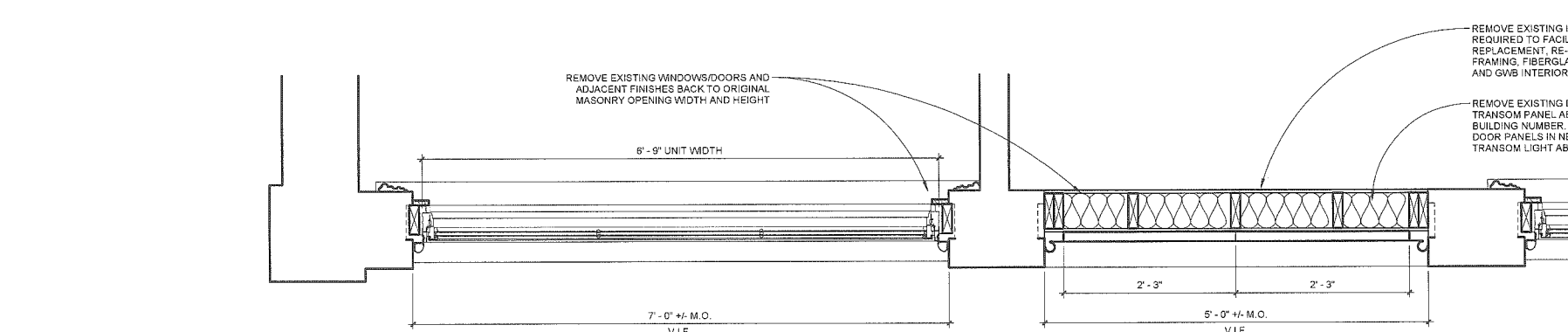
BRIBURN
architecture for life
20 Main St, Portland, ME 04101

CONSULTANTS:

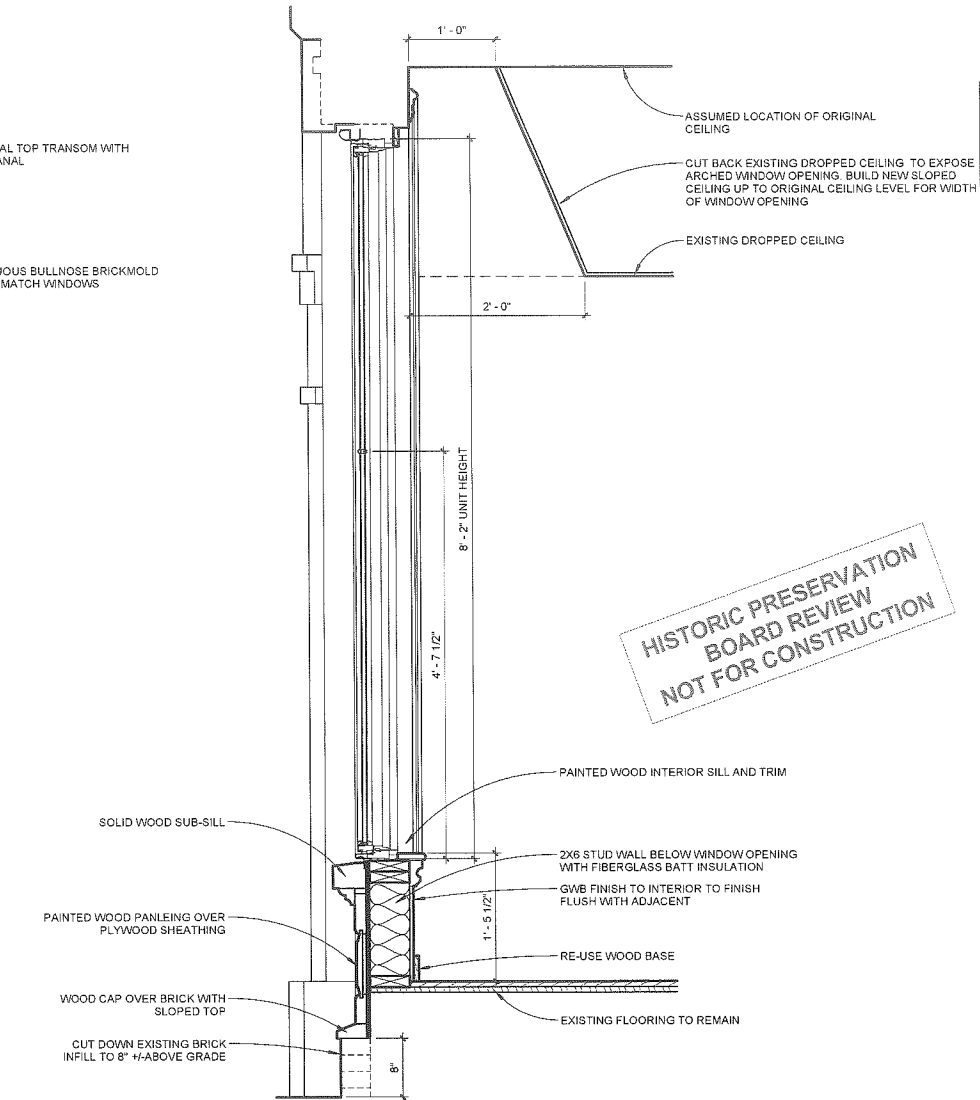
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ISSUED: 04/01/15
PROJECT No: 1503
DRAWN BY: RIP
CHECKED BY: HW
SHEET TITLE:
ELEVATIONS &
WINDOW
SCHEDULE

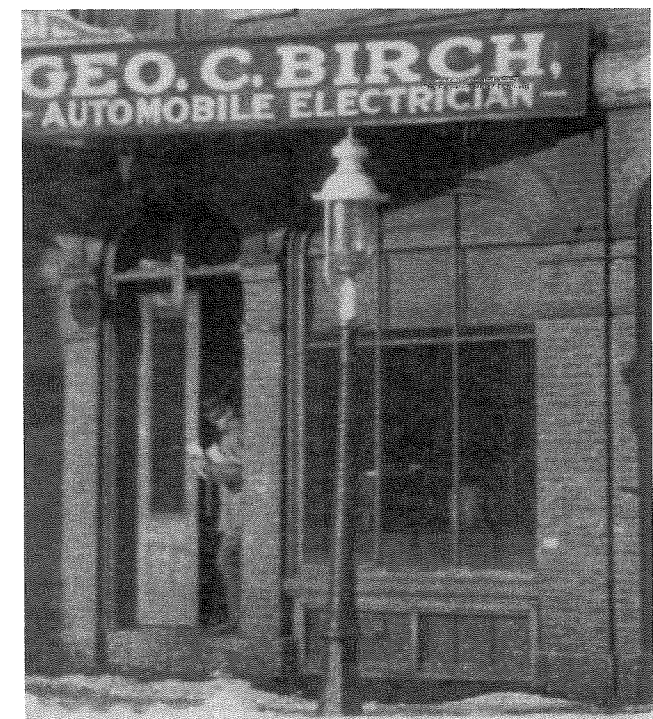
A202



① STOREFRONT
1" = 1'-0"



HISTORIC PRESERVATION
BOARD REVIEW
NOT FOR CONSTRUCTION



LEARNINGWORKS
181 BRACKETT STREET, PORTLAND, MAINE

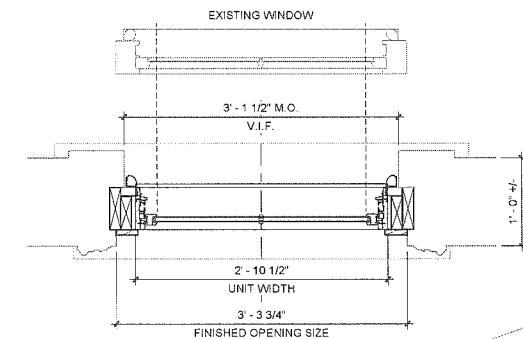
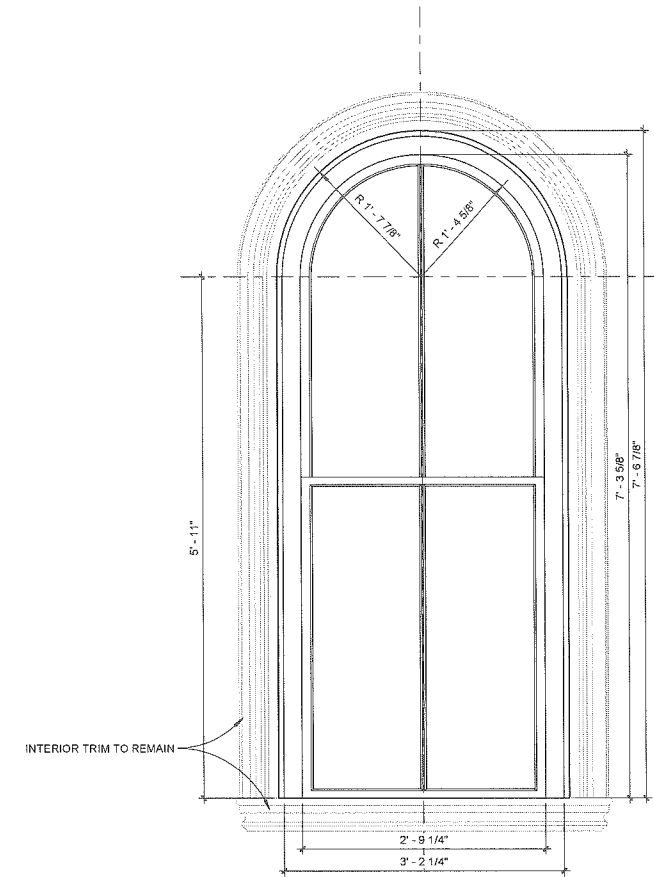
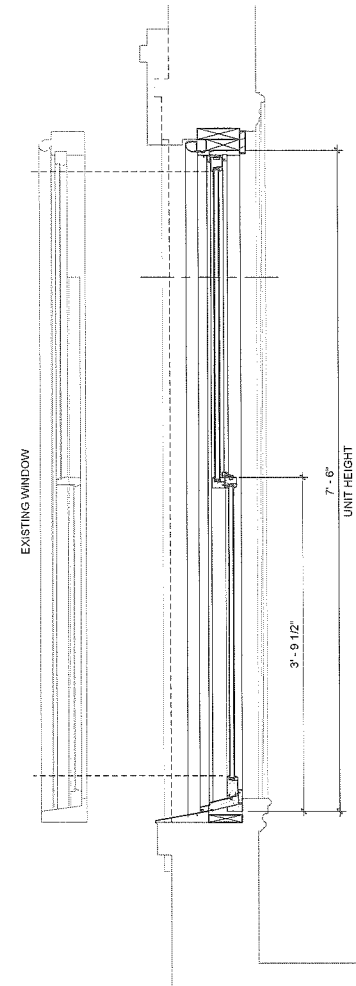
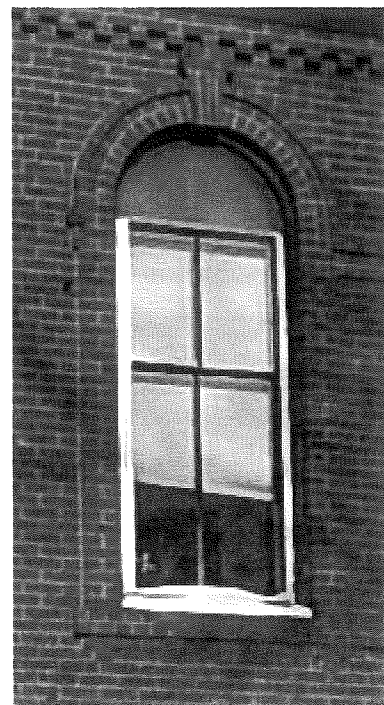
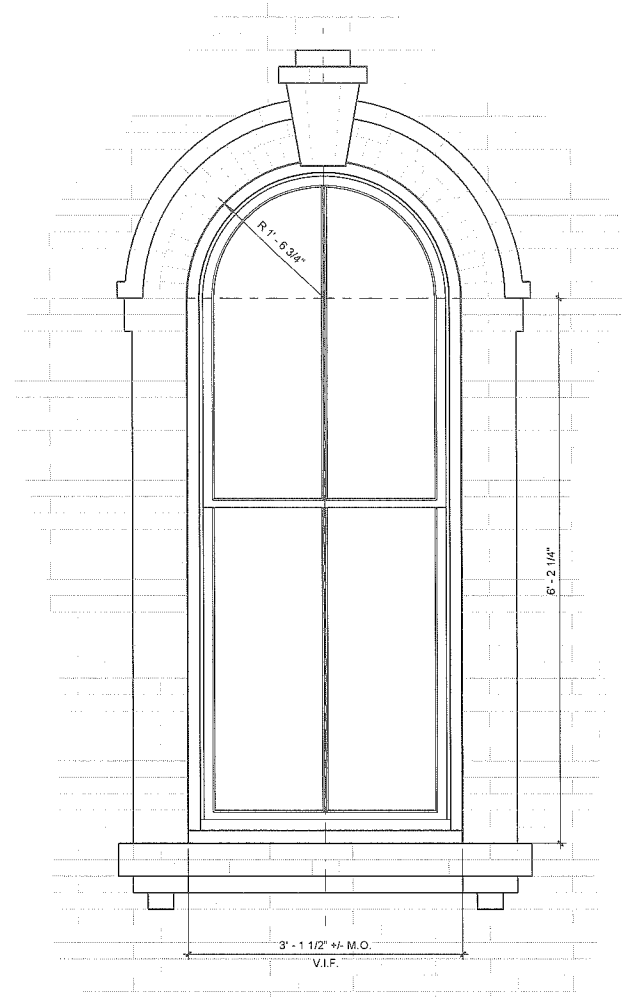
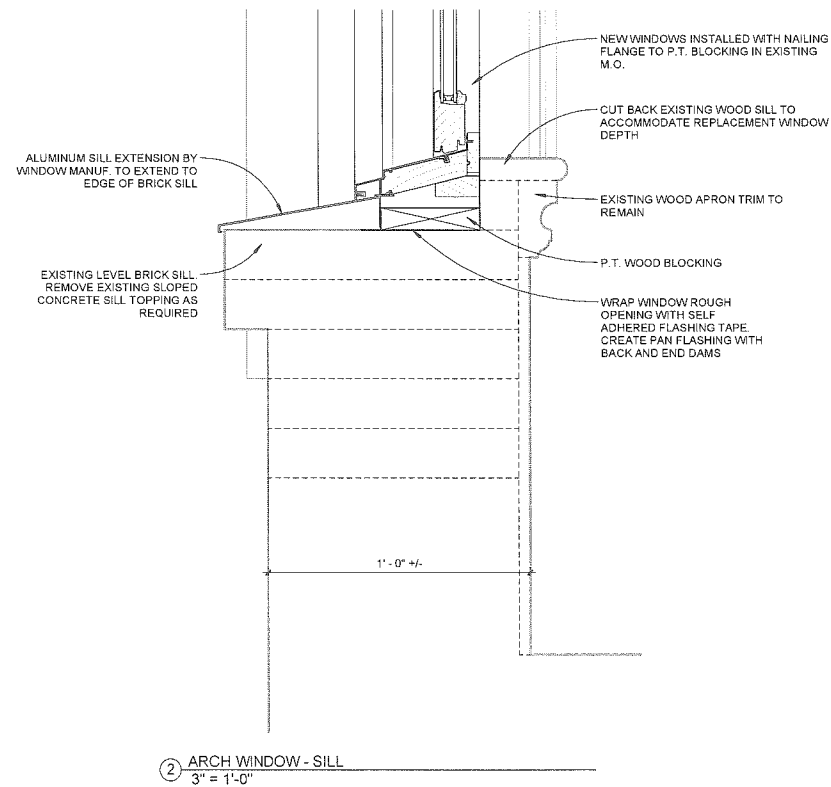
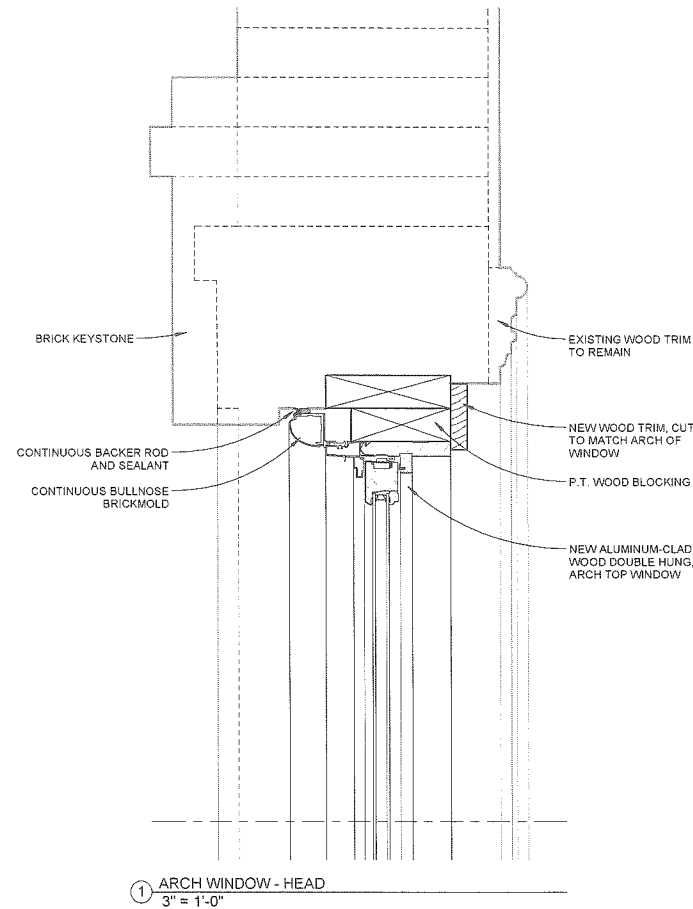
BURN
Architecture for life
2010-2011 LEED Platinum Certified

CONSULTANTS:

REVISIONS:

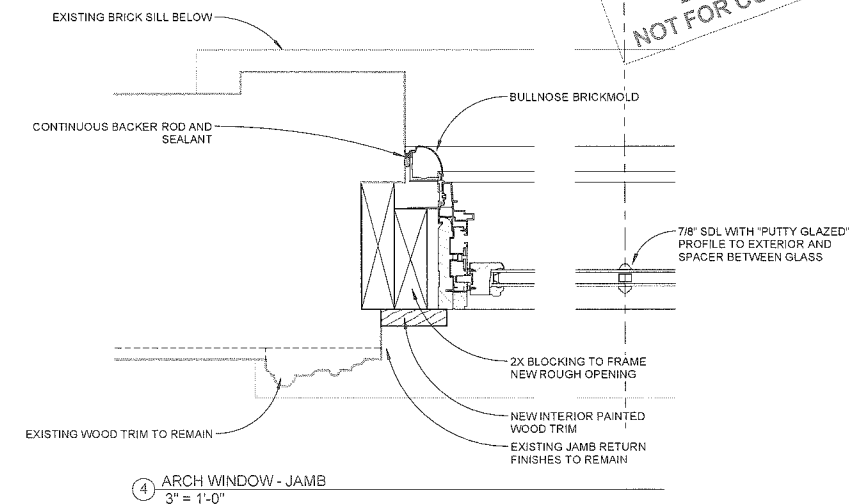
ISSUED: 06/01/15
PROJECT No: 1503
DRAWN BY: R/P
CHECKED BY: HWH
SHEET TITLE:
STOREFRONT
DETAILS

A401



GENERAL NOTES:

1. REMOVE EXISTING STORM WINDOWS AND ORIGINAL WOOD WINDOWS INCLUDING FULL FRAME AND WEIGHT POCKETS. REPLACE WITH CUSTOM ALUMINUM-CLAD WOOD ARCH-TOP WINDOWS TO MATCH EXISTING SIGHTLINES AS CLOSELY AS POSSIBLE, SIMULATED DIVIDED LIGHTS AND BRICKMOLD.
2. GC TO VERIFY ALL DIMENSIONS IN THE FIELD AND COORDINATE NEW WINDOW SIZES ACCORDINGLY.



HISTORIC PRESERVATION
BOARD REVIEW
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LEARNINGWORKS
181 BRACKETT STREET, PORTLAND, MAINE

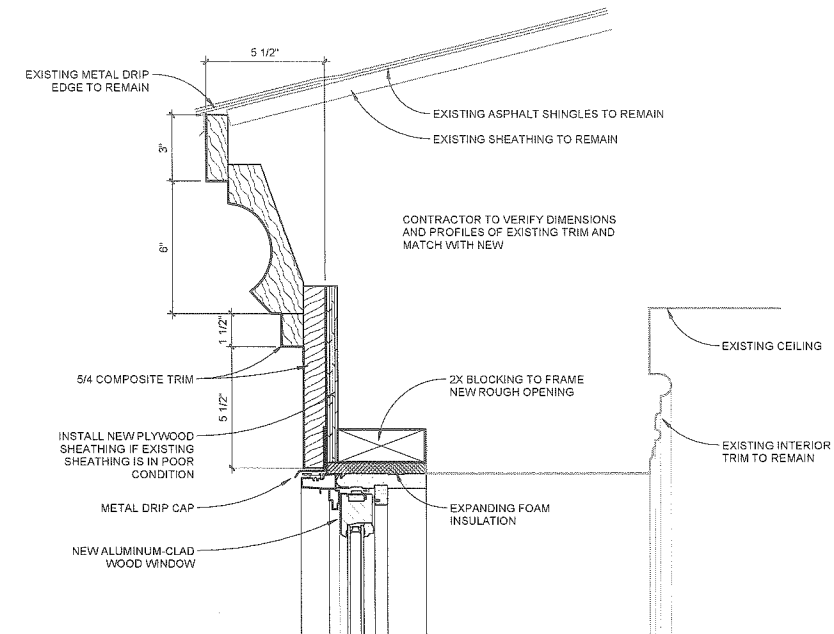
BR BURN
architecture for life
25 Maine St. Portland, ME 04103

CONSULTANTS:

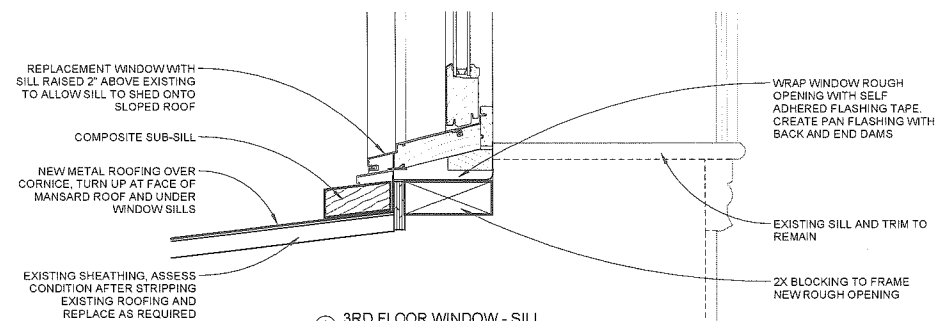
REVISIONS:

ISSUED: 04/01/15
PROJECT No: 1503
DRAWN BY: RIP
CHECKED BY: HWH
SHEET TITLE:
ARCH WINDOW
DETAILS

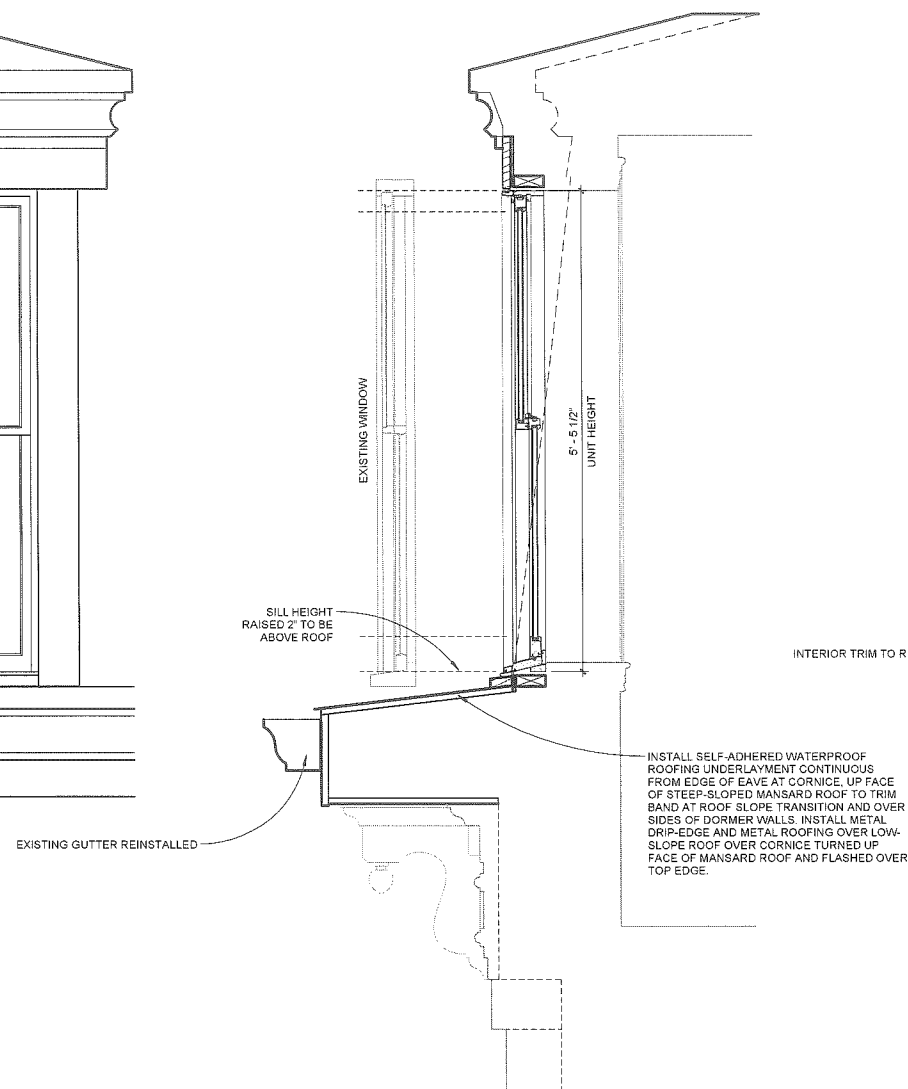
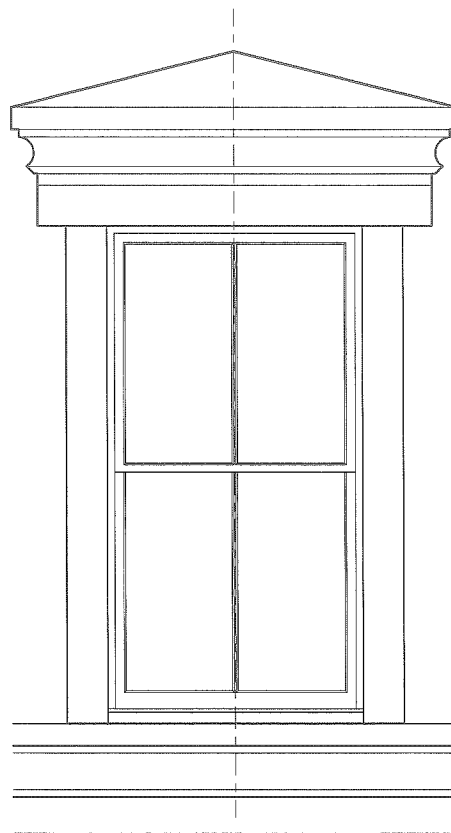
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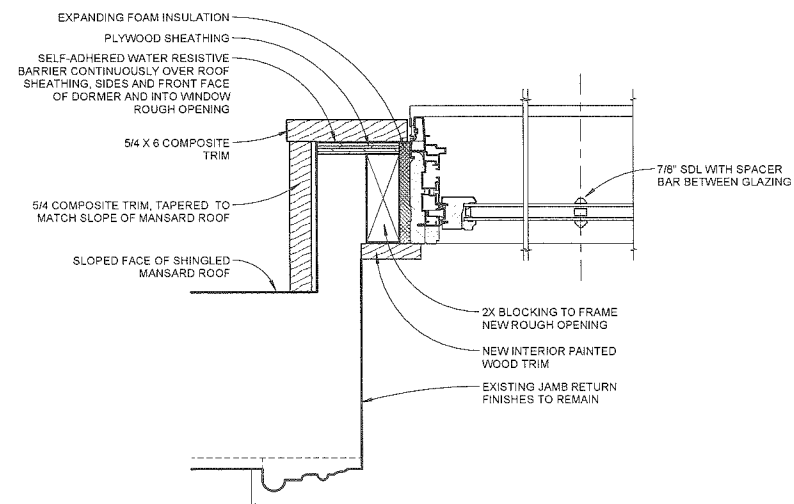
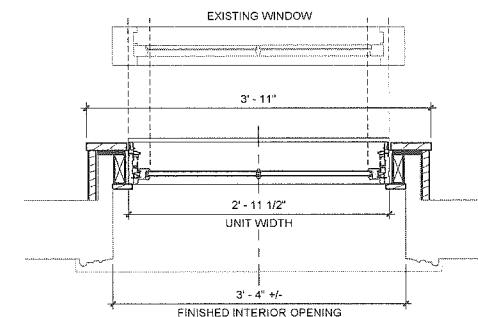
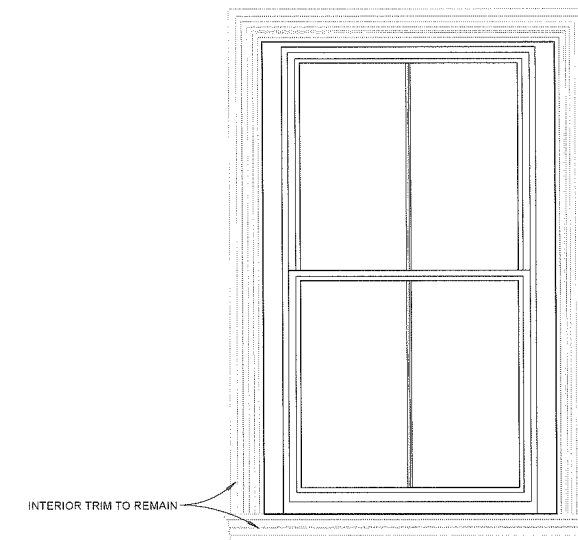
① 3RD FLOOR WINDOW - HEAD
3" = 1'-0"



② 3RD FLOOR WINDOW - SILL
3" = 1'-0"



③ 3RD FLOOR WINDOW DETAILS
1" = 1'-0"



④ 3RD FLOOR WINDOW - JAMB
3" = 1'-0"

HISTORIC PRESERVATION
BOARD REVIEW
NOT FOR CONSTRUCTION

LEARNINGWORKS

181 BRACKETT STREET, PORTLAND, MAINE

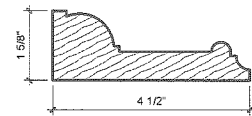
BR BURN
architecture for life
25 Main St. Portland, ME 04101

CONSULTANTS:

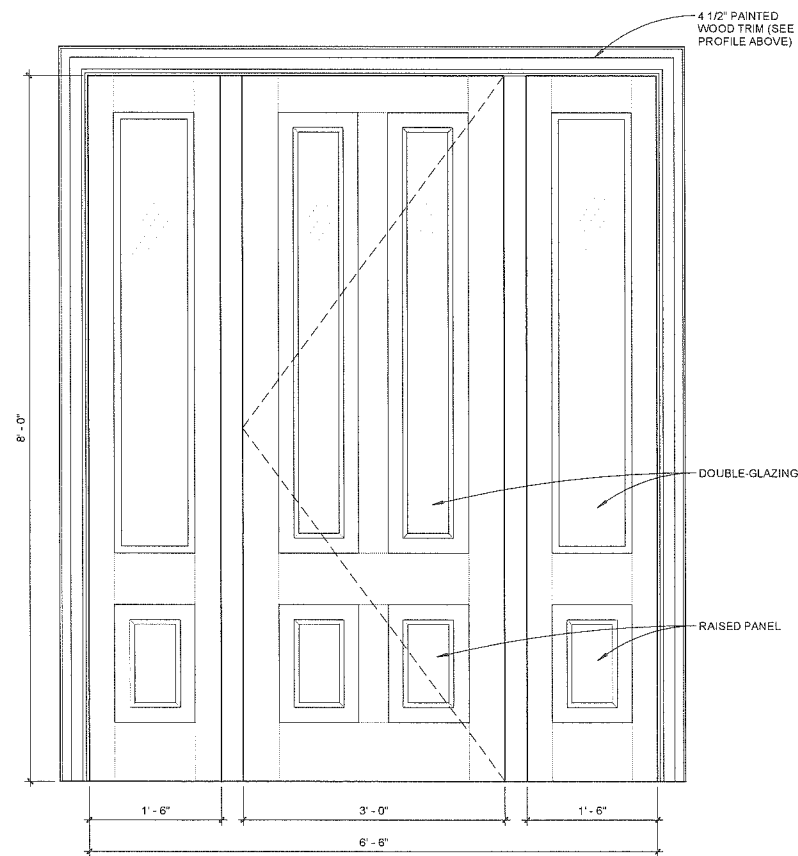
REVISIONS:

ISSUED: 04/01/15
PROJECT No: 1503
DRAWN BY: RJP
CHECKED BY: HWH
SHEET TITLE:
3RD FLOOR
WINDOW DETAILS

A403

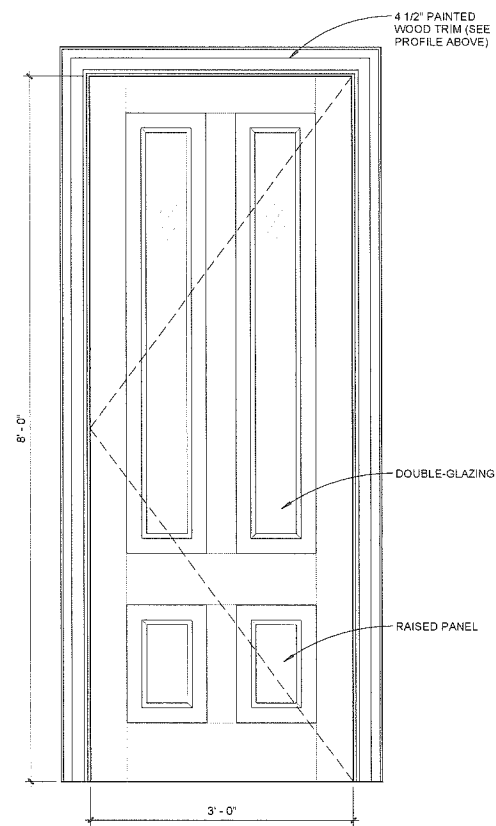


① EXTERIOR DOOR CASING
6\"/>



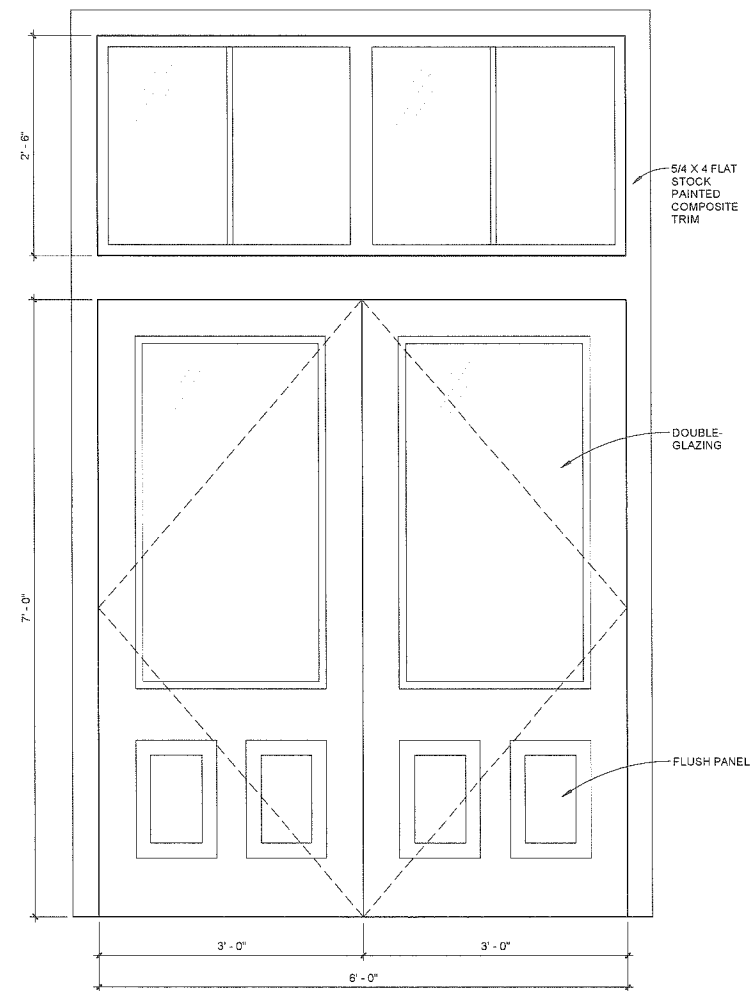
D1

JELD-WEN - CUSTOM CLAD-WOOD GLASS PANEL EXTERIOR DOOR WITH SIDELIGHTS
MODEL A110
CUSTOM COLOR PAINT FACTORY FINISH



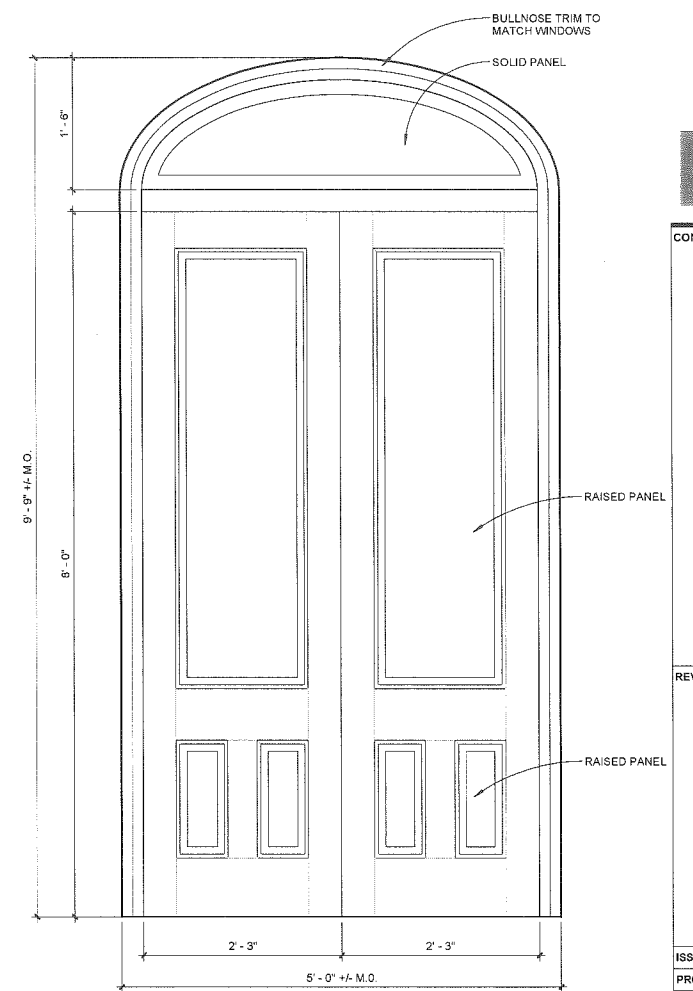
D2

JELD-WEN - CUSTOM CLAD-WOOD GLASS PANEL EXTERIOR DOOR
MODEL A110
CUSTOM COLOR PAINT FACTORY FINISH



D6

JELD-WEN - CUSTOM CLAD-WOOD GLASS PANEL EXTERIOR DOOR
CUSTOM COLOR PAINT FACTORY FINISH



D4

JELD-WEN - CUSTOM CLAD-WOOD EXTERIOR DOOR
INOPERABLE DOOR PANELS (NO HARDWARE)
ELLIPTICAL TOP TRANSOM WITH SOLID PANEL (NO GLAZING)
CUSTOM COLOR PAINT FACTORY FINISH

HISTORIC PRESERVATION
BOARD REVIEW
NOT FOR CONSTRUCTION

LEARNINGWORKS

181 BRACKETT STREET, PORTLAND, MAINE

ERBURN
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20 State St | Portland, ME 04101 | 207.633.4400

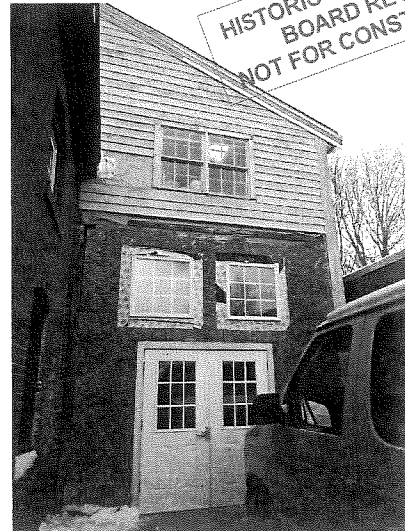
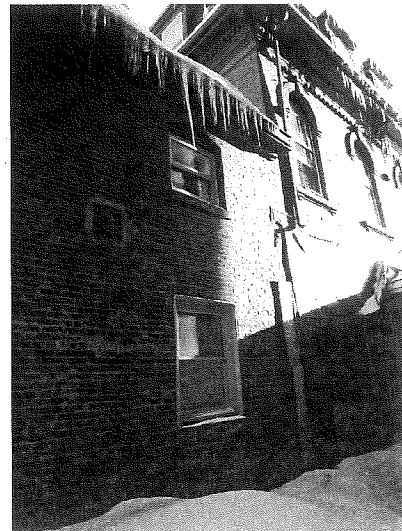
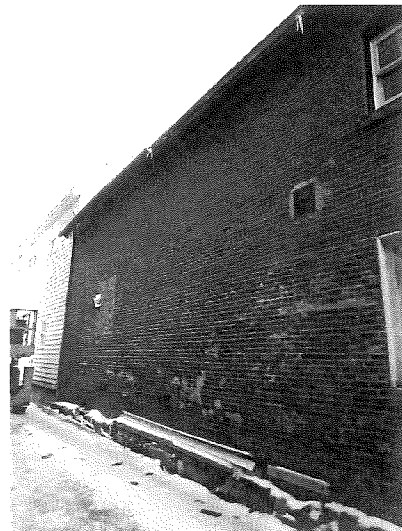
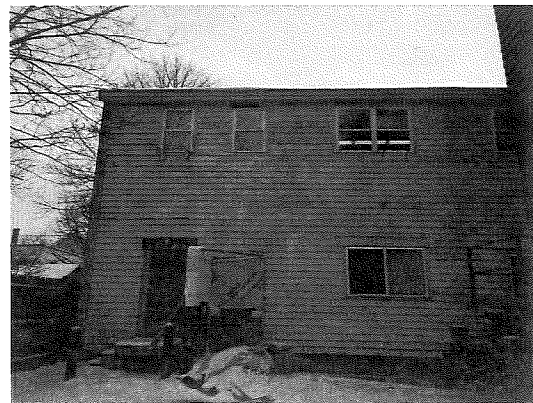
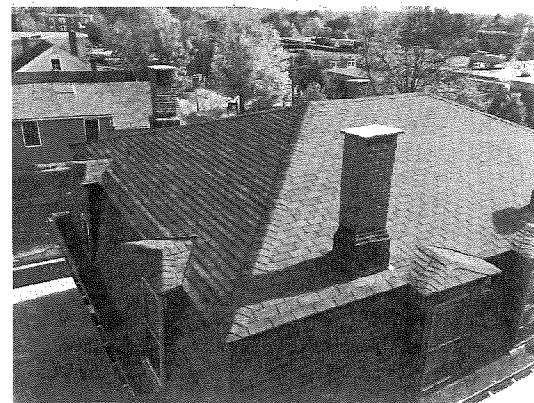
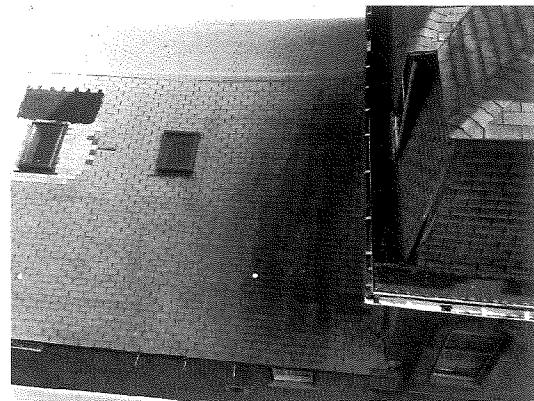
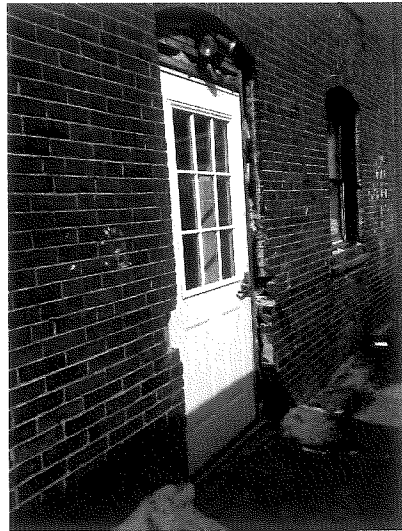
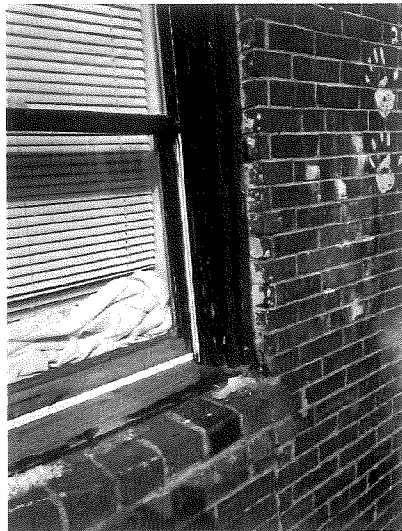
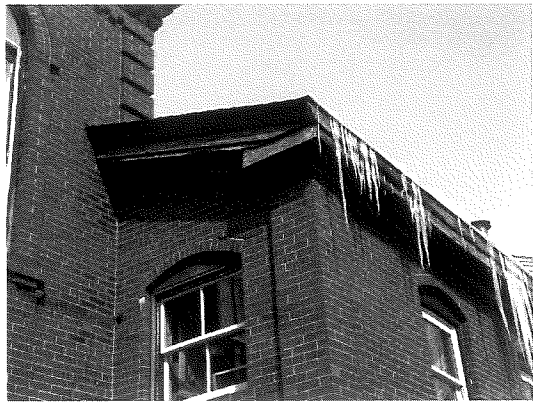
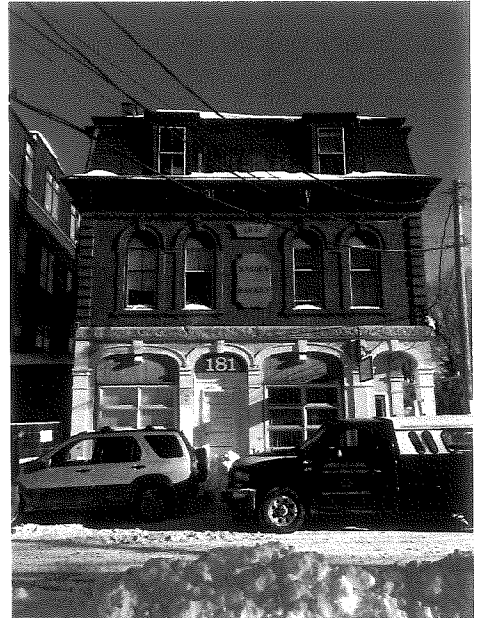
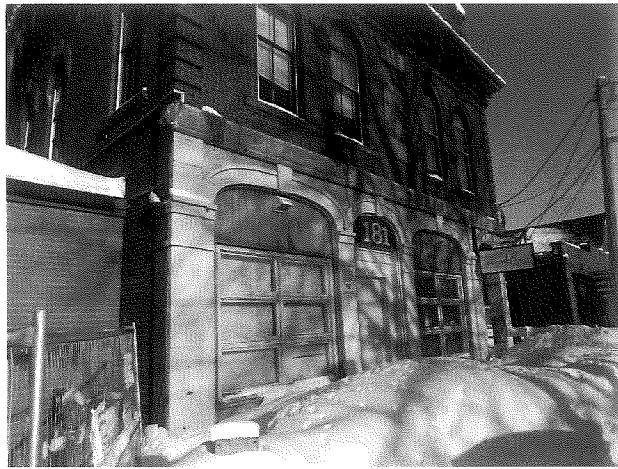
CONSULTANTS:

REVISIONS:

ISSUED: 04/01/15
PROJECT No: 1503
DRAWN BY: RJP
CHECKED BY: HWH
SHEET TITLE:
DOOR SCHEDULE

A501

DOOR LEGEND
1\"/>



HISTORIC PRESERVATION
BOARD REVIEW
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LEARNINGWORKS
181 BRACKETT STREET, PORTLAND, MAINE

BRIBURN
architecture for life
20 Main Street, Portland, ME 04101, Tel: 774-4400

CONSULTANTS:

REVISIONS:

ISSUED: 04/01/15
PROJECT No: 1503
DRAWN BY: RHP
CHECKED BY: HWK
SHEET TITLE:
EXISTING
CONDITIONS
PHOTOGRAPHS

A601

Historic Preservation Certificate of Appropriateness – LearningWorks, 181 Brackett Street

Date: April 9, 2015
Project: LearningWorks Office Building - 181 Brackett Street
To: Rob Wiener

Subject: Project Phasing and Description of Work

DETAILED PHASING PLAN & DESCRIPTION OF WORK

Phase 1 – Roofing & Windows

- Mansard Roof:** strip all existing roofing, underlayment and flashing from low-slope roof over cornice, and steep-slope portion of mansard roof. Replace any damaged/rotting sheathing with exterior grade plywood to match thickness of existing adjacent sheathing material. Replace any damaged/rotting woodwork/trim with composite trim material to exactly match profiles of existing. Assess condition of structure where exposed due to replacement of exterior elements, notify architect/owner's rep of any signs of structural damage to wood framing members or masonry. Replace damaged/rotting exterior wood trim at mansard roof transition with composite trim material to exactly match size and profiles of existing. Install self-adhered waterproof roofing underlayment continuous from edge of eave at cornice, up face of steep-sloped mansard roof to trim band at roof slope transition and over sides of dormer walls. Install metal drip-edge and metal roofing over low-slope roof over cornice turned up face of mansard roof and flashed over top edge. Install new asphalt shingles to steep-slope portion of mansard roof (certainteed hatteras, 18" x 36" fiberglass reinforced asphalt shingle with 8" exposure). Install new wood/composite material trim at sides of dormer walls and at corners of roof. Fasten all new trim with stainless steel fasteners or composite screws with plugs.
- repoint masonry as required on (4) chimneys of 3-story building– mortar to match original
- 3rd floor windows:** replace (10) windows on 3rd floor of 3-story building. Remove existing storm windows and original wood windows including full frame and weight pockets. Replace with custom aluminum-clad wood windows to match existing sightlines as closely as possible, simulated divided lights. Remove exterior wood window sills and replace with composite material. Replace all exterior wood window trim with composite trim material to exactly match size and profiles of existing.
- repaint all exterior trim (new and existing) at cornice, third floor windows, and mansard roof in dark color (low contrast with brickwork) to be determined by architect and as approved by portland historic preservation board.
- remove existing gutters to allow work to roof identified above. Re-install gutters on (4) sides of roof with (4) downspouts, (2) each on north and south sides of building with elbow above ground and diverters at ground level to direct water away from building.
- Hip Roof:** assess condition of low-slope hip portion of mansard roof, replace per above if required. Photos dated 10/30/14 appear to show shingles in good condition
- Gable Roof 2-Story Building:** strip all existing roofing, underlayment and flashing from both pitches of roof. Replace any damaged/rotting sheathing with exterior grade plywood to match thickness of existing adjacent material. Replace any damaged/rotting woodwork/trim with composite trim material to exactly match profiles of existing. Assess condition of structure where exposed due to replacement of exterior elements, notify architect/owner's rep of any signs of structural damage to wood framing members or masonry. Install self-adhered waterproof roofing underlayment in two courses (6' total width) at eaves, one course (3' width) at rakes and around skylights and other penetrations. Install 30lb roofing felt over remained of roof. Install metal drip-edge and step flashing at abutment with 3-story brick building. Install new asphalt shingle roofing (3-tab fiberglass reinforced asphalt shingle).
- remove and replace all exterior wood trim on lower roof: eave, soffit, fascia. Replace with composite trim to match original profiles. Repaint all exterior trim at cornice in dark color (low contract with brickwork) to be determined by architect and as approved by portland historic preservation board.



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- install new gutter on (2) sides of roof with (2) downspouts, (1) each on north and south sides of building with elbow above ground and diverters at ground level to direct water away from building.
- repoint masonry at top of wall where damaged by water infiltration. Replace any damaged brick with new/salvaged brick to match existing.
- prior to commencing any masonry work on building exterior conduct analysis of original mortar to determine composition and strength. New mortar for pointing and bedding new/replacement/repared brickwork to match existing mortar as closely as possible in terms of color, composition and strength. Contractor to build a test panel for hpb approval of brick and mortar.

·**New Storefront & Entry:** at (2) 7'-0" +/- wide arched openings remove all windows, wood framed & finished wall and brick infill below window sills to 8" above grade. Replace with new aluminum-clad wood fixed windows to match original design: full height, tripartite window with paneled wood infill below sill height where original bulkhead windows were located. Modify existing ceilings to slope up to original window head height.

·remove single door, surrounding infill and '181' sign from central arched opening. Replace with fixed double door panels and transom window above to match original layout. Insulate behind door panels and finish interior to blend with adjacent finishes.

·replace fully-glazed doors at current main entry with part-glazed doors and sidelights. Doors to be custom wood as detailed in drawings. Coordinate new hardware requirements with owner's rep.

·replace fully-glazed door at stair exit with part-glazed door. Door to be custom wood as detailed in drawings. Coordinate new hardware requirements with owner's rep.

·**Entry Ramp:** demo existing concrete and brick entry ramp. Excavate and install new poured concrete frost walls and footings to define extent of new ramp to match size of existing. Pour new concrete ramp at 1:12 pitch with level landing at top and bottom. Face concrete frost walls and ramp surface with brick pavers. Install new painted metal pipe rail.

·at door on south side of 2-story brick building: fill void space between door frame and wall with spray foam insulation, install new sheathing over framing, wrb and painted composite material trim around door. Provide sealant between trim and masonry.

Phase 2 – Window Replacement & Masonry Repair

·**2nd Floor Windows:** replace (12) windows on 2nd floor of 3-story building. Remove existing storm windows and original wood windows including full frame and weight pockets. Replace with custom aluminum-clad wood arch-top windows to match existing sightlines as closely as possible, simulated divided lights and brickmold.

·replace (3) windows on 1st floor of 3-story building. Remove existing storm windows and (1) original wood window and (2) non-original windows in original door openings, including full frame and weight pockets. Re-build wall framing and interior finishes as required to frame new window openings and prep to receive new brick infill below sills.

Replace with custom aluminum-clad wood windows to match existing/original sightlines as closely as possible, simulated divided lights and brickmold.

·replace (11) windows on 1st and 2nd floors of 2-story building. Remove existing 'replacement' windows and original wood windows including full frame and weight pockets. Replace with custom aluminum-clad wood windows to match original sightlines as closely as possible, simulated divided lights and brickmold.

·create (4) new window openings on north side of 2-story building, install (4) new windows to match replacement windows. Refer to structural drawings/specifications. New openings to align with brick coursing and match dimensions of existing masonry openings adjacent. Tooth-in salvaged bricks at jambs to avoid exposure of cut brick ends. Modify interior finishes as required, provide new painted wood trim at interior.

·at all new/replacement windows repair interior finishes as required and repaint head, jamb & sill returns and interior trim for uniform, finished appearance.

·prior to commencing any masonry work on building exterior conduct analysis of original mortar to determine composition and strength. New mortar for pointing and bedding new/replacement/repared brickwork to match existing



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mortar as closely as possible in terms of color, composition and strength. Contractor to build a test panel for hpb approval of brick and mortar.

- replace damaged brick and repoint as required on all sides of brick buildings – mortar to match original. Where possible, replacement brick to be salvaged from new openings created in north wall of 2-story building.
- tooth-in new/salvaged brick at jambs of door installed in original window opening on south side of 2-story building to avoid exposure of cut brick ends.
- infill with brick (2) boarded up original door openings on south side of 3-story building below new replacement windows. Recess brickwork ½" back from face of original brick, use all new brick bedded and pointed with mortar to match original.
- scrape/brush painted masonry at first floor streetfront to remove all loose/flaking paint. Repaint only previously painted masonry with low-contrast color to be determined by architect and as approved by portland historic preservation board.

·**Wood Building:** remove existing double exterior doors and (2) windows above on west side of wood building. Remove existing exterior osb sheathing and inspect framing for signs of damage/decay, replace as required. Frame new single opening and install new double exterior door with transom light. Install new exterior sheathing and wrb, finish with new wood clapboard siding to match existing.

Phases 3a, 3b may occur independently and non-sequentially with each other

Phase 3a – Repairs to Wood Building

- scrape, prime, and repaint all siding and trim on all (4) sides of wood building
- scrape, prime, and repaint all existing wood windows of wood building.
- replace existing 6/6 wood windows on south elevation with new 2/2 aluminum clad wood windows.

Phase 3b – Interior Renovations 3rd Floor

- scope of interior work dependent on outcome of discussions with code enforcement officials
- prime/paint walls, ceilings, doors, windows and trim as applicable throughout 3rd floor
- demo all existing bathroom fixtures
- install new sink and toilet
- verify integrity of all interior finishes, repair as needed
- any ceilings in bad shape to be replaced with act below
- new windows, painting per other scopes
- new ashp
- upgrade electrical as required
- upgrade fire alarm system as required
- insulate exterior walls and roof

*phasing subject to contractor pricing and owner funding

Historic Preservation Certificate of Appropriateness – LearningWorks, 181 Brackett Street

Date: April 7, 2015
Project: LearningWorks Office Building - 181 Brackett Street
To: Rob Wiener

Subject: Amendment to Application

Below is a list of minor changes to the application submitted on April 1:

DOOR D3 – The submitted drawings depict the replacement of the original front entry door with a fixed, false door panel. It is now our intention to reinstate an operable door in this location that will match the proportions of what is currently drawn. The door will have two operable leaves, each with two raised panels at the bottom and a glass panel at the top. Above the double doors will be an elliptical transom window.

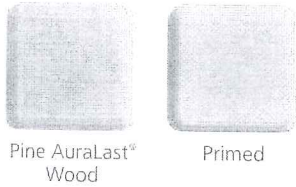
WINDOWS 108 & 109 – These two openings were originally doors, and currently have small windows that are in a small (87 square foot) office. The submitted drawings depict the small existing windows being replaced with larger windows that match the size of the existing window 107 which is approximately 3' wide by 6'-6" high. The owner feels that having three large windows of that size in a small office is excessive and would prefer to see smaller windows remain in this location. We would like to discuss with the board what our options are for replacing the existing windows, that are in poor condition, with new windows that meet the owners needs and fit appropriately with the building.

WINDOWS IN 2-STORY BRICK BUILDING – All windows in the 2-story brick building will be replaced, the existing windows are a combination of wood and vinyl units, none of which are believed to be original to the building. The submitted drawings depict these windows being replaced with 2/2 double-hung units with SDLs. In the interest of reducing costs for the owner we would like to propose installing double-hung windows without SDLs.

EXTERIOR

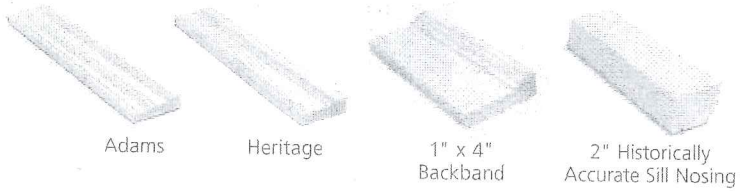
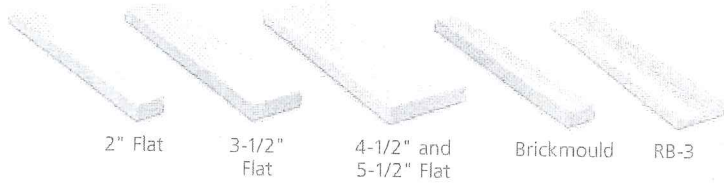
ATTACH. 4

Exterior Wood Species

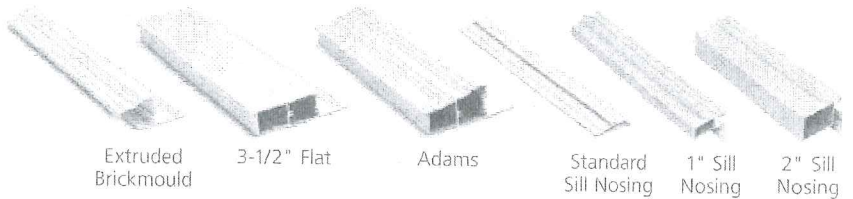


Trim Options

Primed Wood



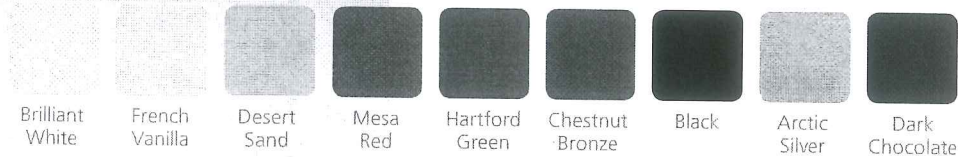
Clad



Clad Colors

Our windows and patio doors with clad-wood exteriors feature protective metal cladding with a baked-on finish that doesn't need to be repainted over time. We provide a number of clad color options, so you can pick a finish that will complement your home.

Standard Clad Colors



Anodized Colors

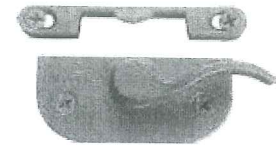
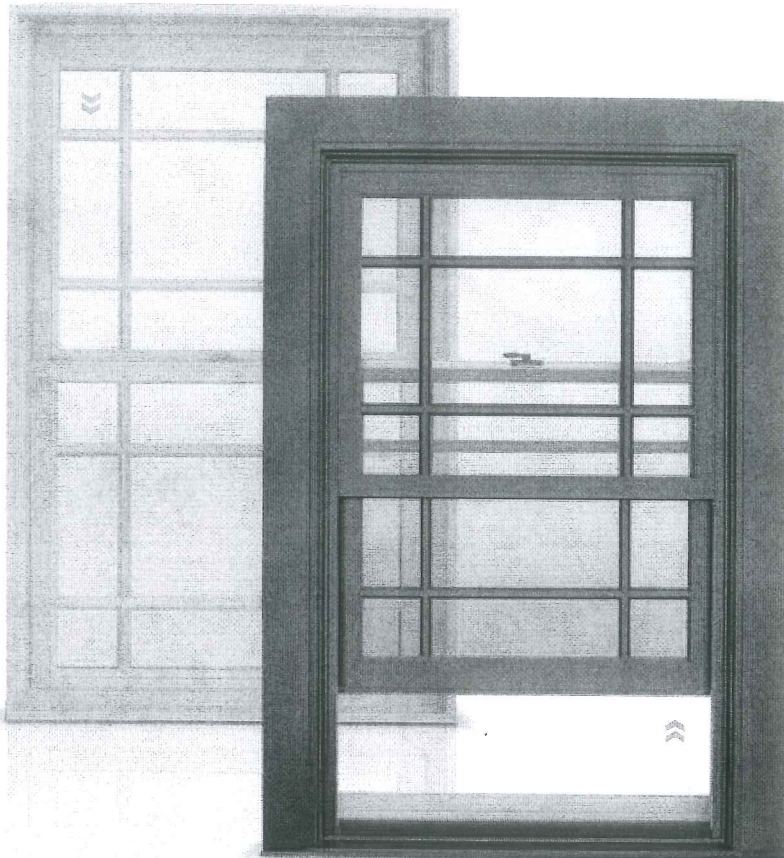


Optional Colors

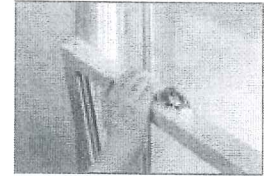


Actual colors may vary from the samples displayed.

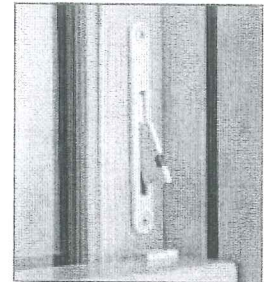
DOUBLE-HUNG WINDOWS



Sashlock



Sash tilt in for easy cleaning.



Window Opening Control Device:
Available with optional window opening control device in matching hardware finish.

These windows are best suited to traditional architectural styles. Double-hung windows feature an upper and lower sash that slide vertically past each other in a single frame. Both sashes tilt in for convenient cleaning.

Standard Hardware Finishes



White



Desert Sand



Chestnut Bronze

Optional Hardware Finishes



Brushed Chrome



Polished Brass



Antique Brass

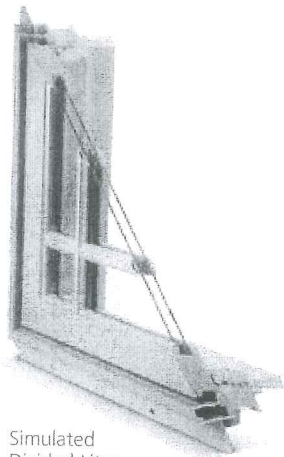


Oil-Rubbed Bronze

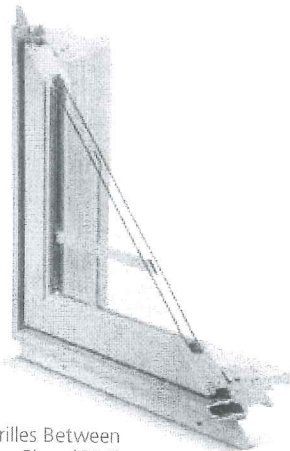
Actual colors may vary from the samples displayed.

DIVIDED LITES

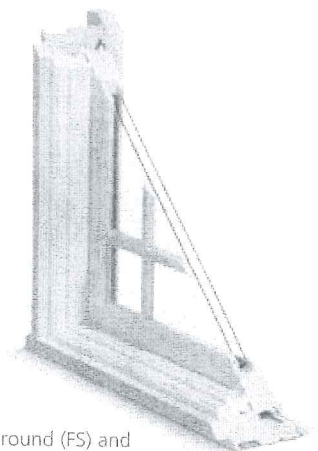
Add architectural interest to your JELD-WEN® Sitaline EX windows with one of our divided lite options. These options include simulated divided lites (SDL) for an authentic look, full-surround wood grilles (FS) that can be removed for easy cleaning, and maintenance-free grilles between the glass (GBG).



Simulated
Divided Lites
(SDL)



Grilles Between
the Glass (GBG)



Full-Surround (FS) and
Knocked-Down (KD)
removable wood grilles

Simulated Divided Lites (SDL)

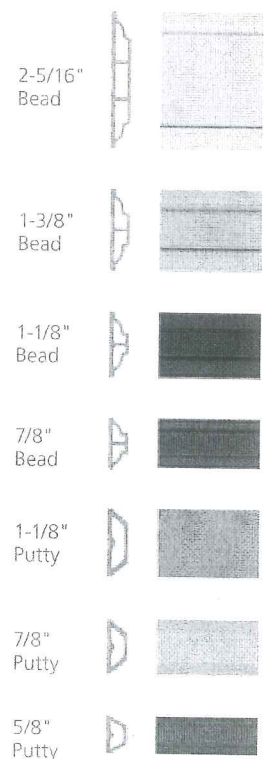
To achieve an authentic look, select our simulated divided lites (SDL). They feature grilles that are permanently attached to the exterior glass (aluminum for clad-wood exteriors, wood for primed wood exteriors), wood grilles adhered to the interior glass, and optional Light Brown or Silver shadow bars that are placed between the two panes of insulating glass. Grilles are available in 7/8", 1-1/8" and 1-3/8" sizes. We also offer 2-5/16" grilles for the classic look of a checkrail.

Grilles Between the Glass (GBG)

With grilles between the glass, you'll enjoy the look of divided lites without any upkeep. They are placed between the two panes of insulating glass. Select 5/8" flat or 23/32" or 1" contour metal grilles in any of our standard clad colors.

Full-Surround Wood Grilles (FS)

Our full-surround wood grilles can be removed for easy cleaning. Choose from 1-1/8", 1-3/8" or 7/8" grilles that are positioned on the interior glass surface.

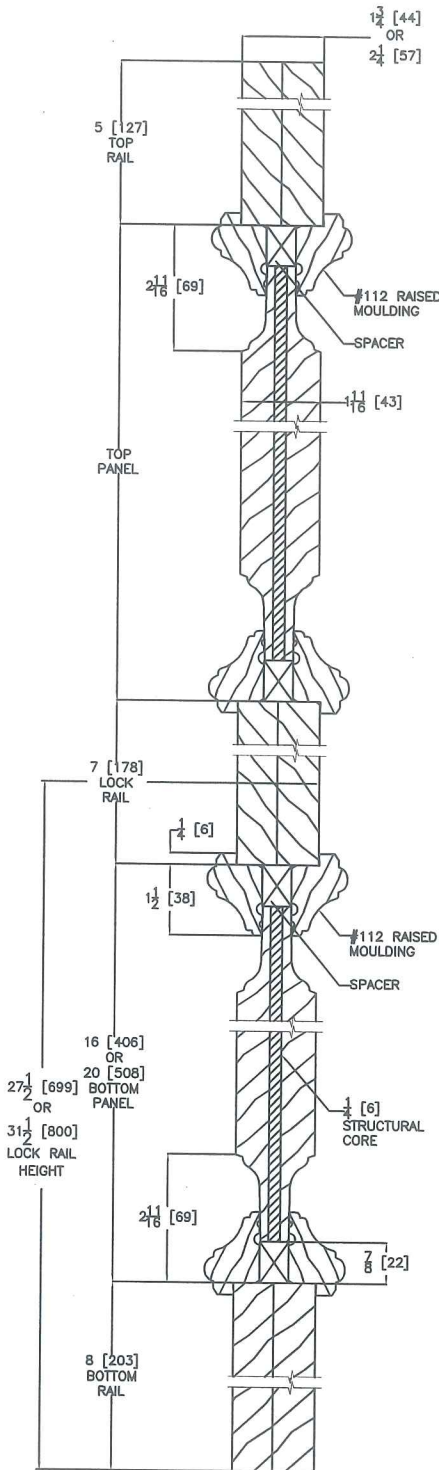


ELEVATION NOTES

Door Size = Book Size Before Prefit
Daylight Opening (DLO) = Visible Glass
Values in brackets [] are millimeter conversions.
(CARVING OPTIONAL)

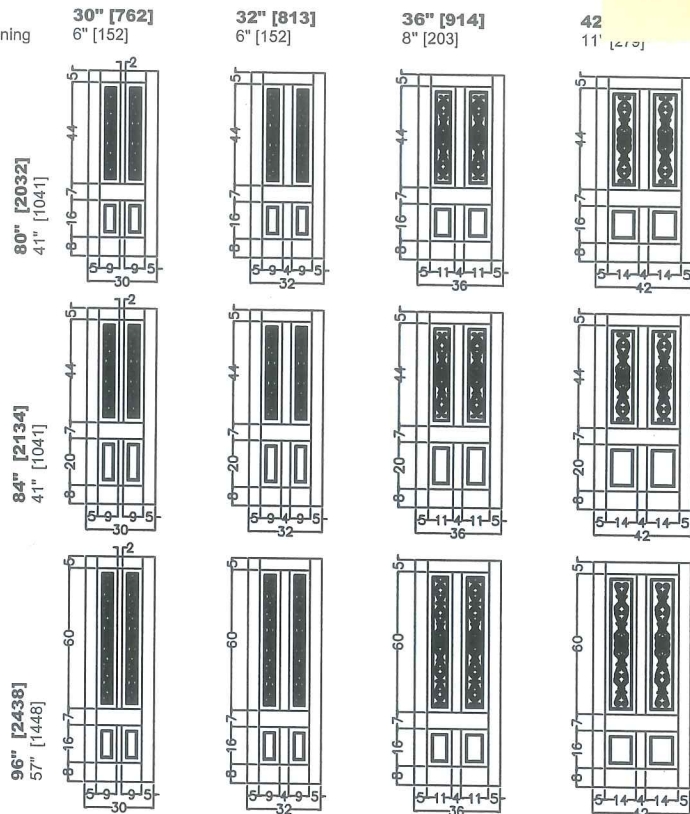
DOOR CROSS-SECTION

Moulding Profile = 112
Panel Profile = Double Hip
See 110 Cross Section sheet for more detail.

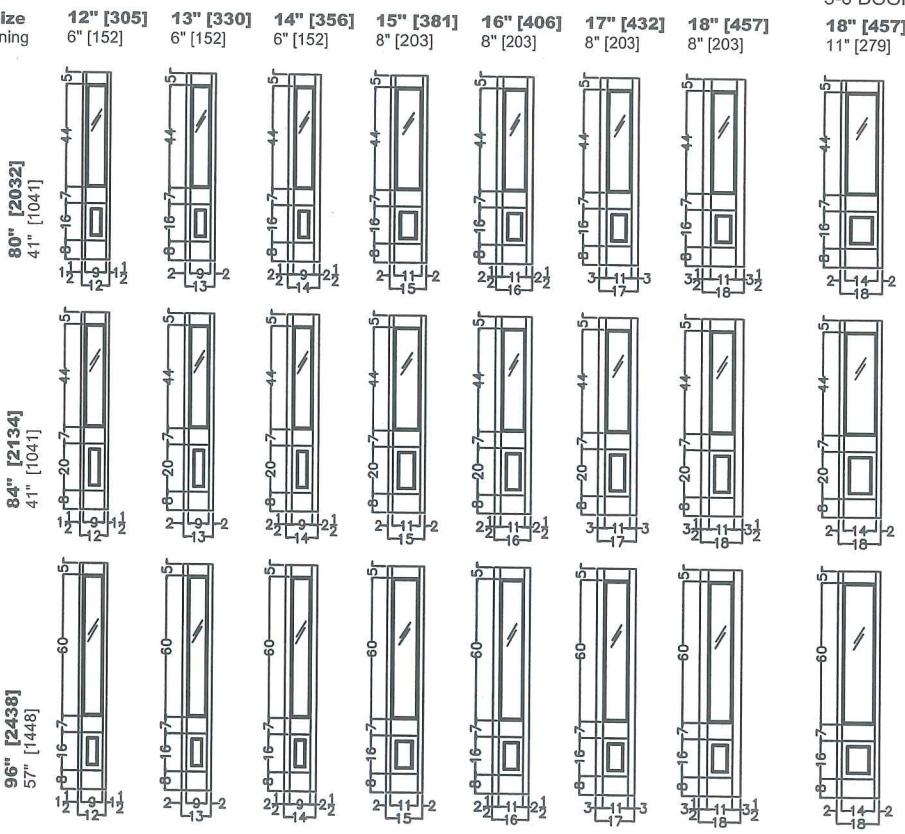


VERTICAL DOOR CROSS SECTION

Door Size
Daylight Opening



Sidelight Size
Daylight Opening



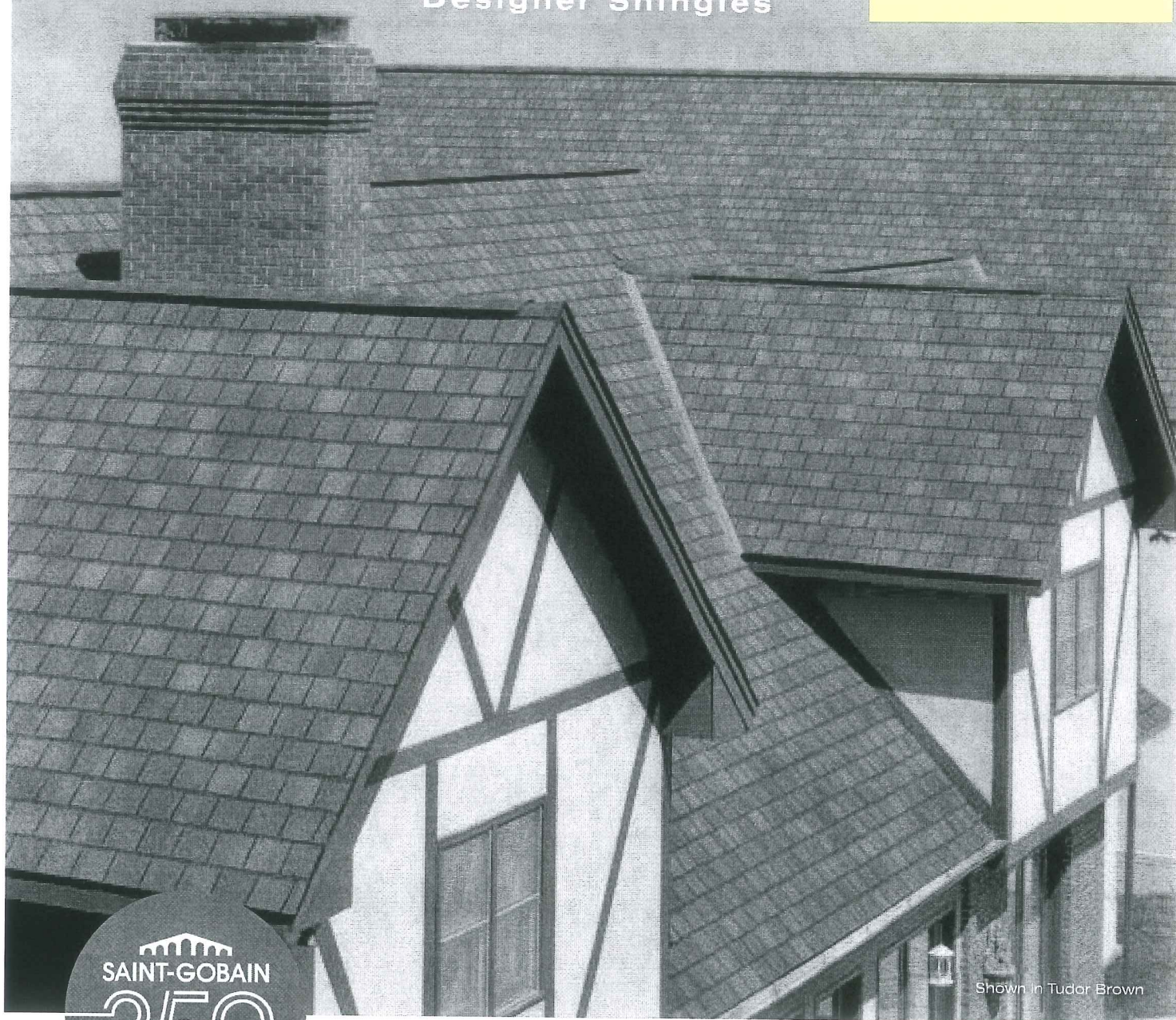
SPECIAL
SIDELIGHT
TO MATCH
3-6 DOOR

CertainTeed

Hatteras®

Designer Shingles

ATTACH. 4



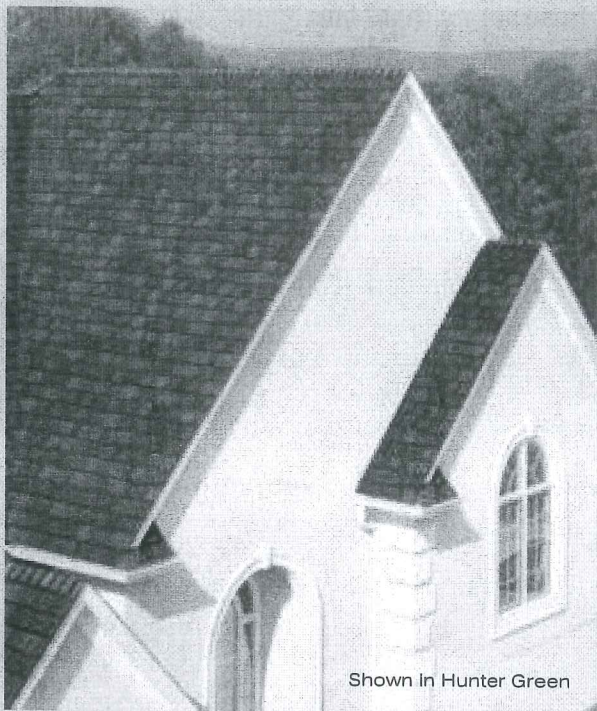
Shown in Tudor Brown



Est. 1665

CertainTeed
SAINT-GOBAIN

Hatteras®



Shown in Hunter Green

hurricane strength & a whirlwind design

The sweeping lines and rich color palette of Hatteras designer shingles hide a deep inner strength that stands up to 110 mph winds and comes out looking great.

oversized protection

Hatteras' premium oversized construction (18" x 36") is one of the largest shingles you can buy and its extra-heavy mat and dual self-sealing strips made with an aggressive sealant formulation combine to make Hatteras as big on performance as it is on looks.

a natural palette

When you install Hatteras, you install the color palette of nature's coasts, from Cottage Red and Hunter Green to Weathered Wood.

with
STREAK Fighter®

specifications

- Oversized extra-heavy fiber glass mat with dual stripes of CertaSeal Plus advanced modified sealant
- Deep shadow lines create look of natural slate
- 235 lbs. per square

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389

warranty

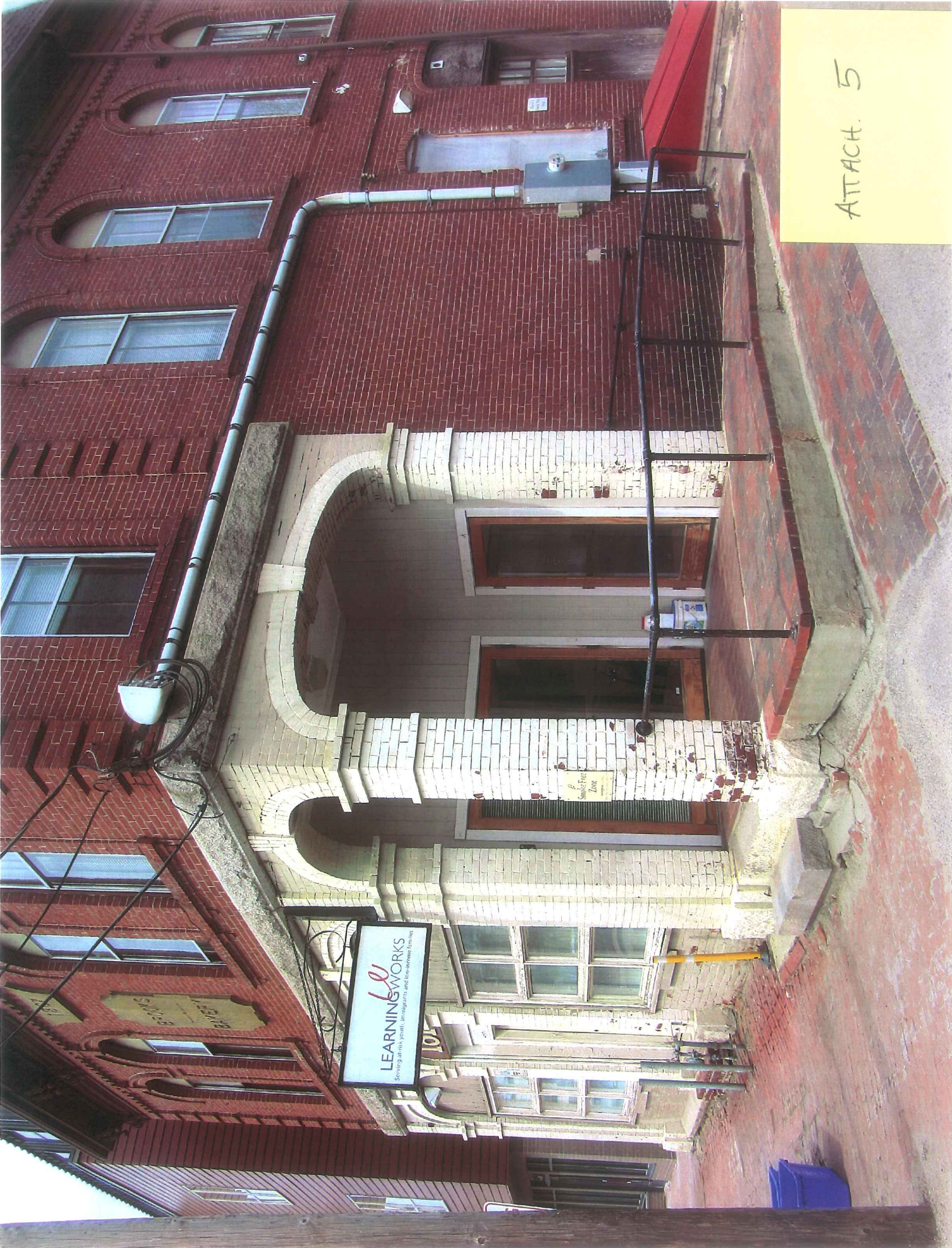
- Lifetime limited transferable warranty against manufacturing defects
- 10-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required warranty

STREAK Fighter®

See actual warranty for specific details and limitations.

ATTACH. 4





ATTACH. 5

LEARNINGWORKS
Serving at-risk, youth, immigrants and low-income families

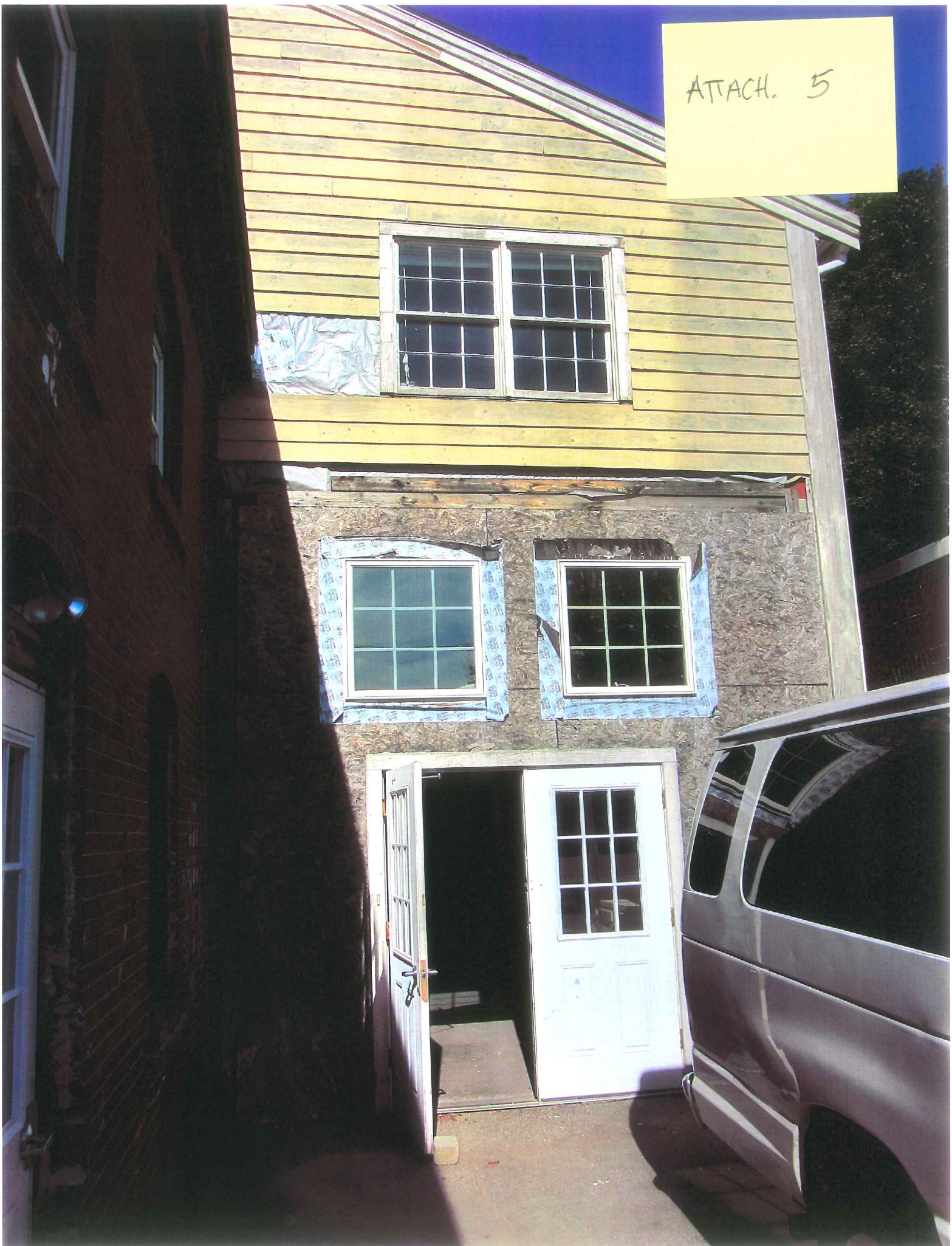
ATTACH. 5



ATTACK. 5



ATTACH. 5





ATTACH. 6

45-F-38

181
Bro



ATTACH. 7



UNIVERSITY OF
NEW ENGLAND

Biddeford Campus
11 Hills Beach Road
Biddeford, ME 04005
(207) 283-0171 T

Portland Campus
716 Stevens Avenue
Portland, ME 04103
(207) 797-7261 T

April 9, 2015

Deb Andrews
Historic Preservation Manager
Portland City Hall
389 Congress St.
Portland, ME 04101

Dear Deb;

Re: Alumni Hall Renovation – Certificate of Appropriateness

Dear Deb,

The University of New England is excited to be renovating Alumni Hall. As you know, it is our signature building and represents the historic significance of our campus and the institution. To that end we have struggled with the balance to preserve the historical aesthetic of the building and match the required program to be contained within the renovated facility. This conflict has caused us to re-evaluate the design several times.

As you recall, we initially started with a two story addition on the rear of Alumni, and upon review, we all agreed this option was not appropriate. We then looked to reduce the scale of the addition, while minimizing the impact to the required program, AND maintaining the historical aesthetic. We revised the design to decrease the massing and impact the addition had on Alumni Hall. This revised design included a section of flat roof on the addition, and it was presented to the Historic Preservation Board, HPB, on March 18, 2015. This revised design addressed the concerns that the HPB had expressed in our previous workshops and was unanimously approved by the HPB.

This revised design was then presented to the University of New England's Board of Trustees on March 20, 2015. While they appreciated the efforts of the redesign, they were not able to approve the flat roof on the addition, and asked that we go back to the drawing board and seek alternatives to the design that would allow for the roof of the addition to remain peaked as it currently exists, without increasing the mass of the addition. This revised design is attached for your review.



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Biddeford, ME 04005
(207) 283-0171

Portland Campus
716 Stevens Avenue
Portland, ME 04103
(207) 797-7261

As you can see, in this new design the roof line of the addition is now peaked, yet remains at a height similar to the existing structure. This was achieved by relocating both the second egress stair and the elevator within the masonry portion of Alumni Hall. Additionally, as a result of this redesign, we were able to further reduce the size of the connectors of the addition to Alumni Hall and Abplanalp Library.

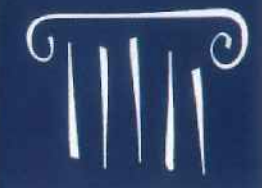
We believe that this design is consistent with the previous approval of the HPB and even more closely meets their stated opinions of the design. We respectfully request that this redesign be approved as a de minimis change to the previous approval we received on March 18, 2015.

Should you have any questions, please feel free to contact me at 207.602.2253.

Thank you

A handwritten signature in dark ink, reading "alan thibeault", with a stylized, sweeping line above the name.

Alan Thibeault
Assistant Vice President for Planning



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ARCHITECTURE



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ARCHITECTURE



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CONSTRUCTION

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**UNIVERSITY OF
NEW ENGLAND**
PORTLAND, MAINE

ALUMNI HALL RENOVATION

FIRST FLOOR PLAN

Project Number 14525

April 09, 2015

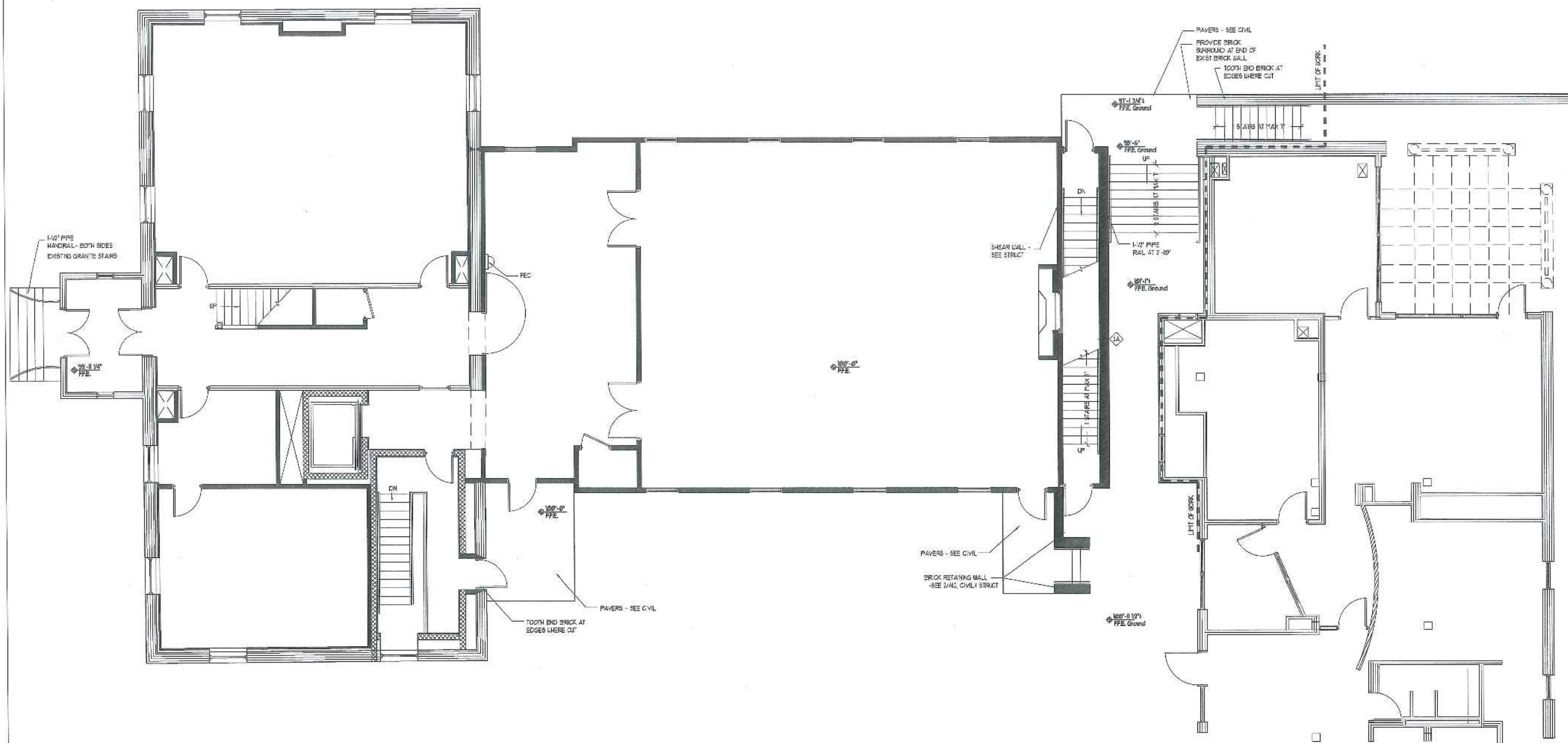
own by JP TS SM AR

checked by LAS

412

A1.2

1114



1 FIRST FLOOR PLAN



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NEW ENGLAND

Allied Engineering
Structural Mechanical Electrical Commissioning



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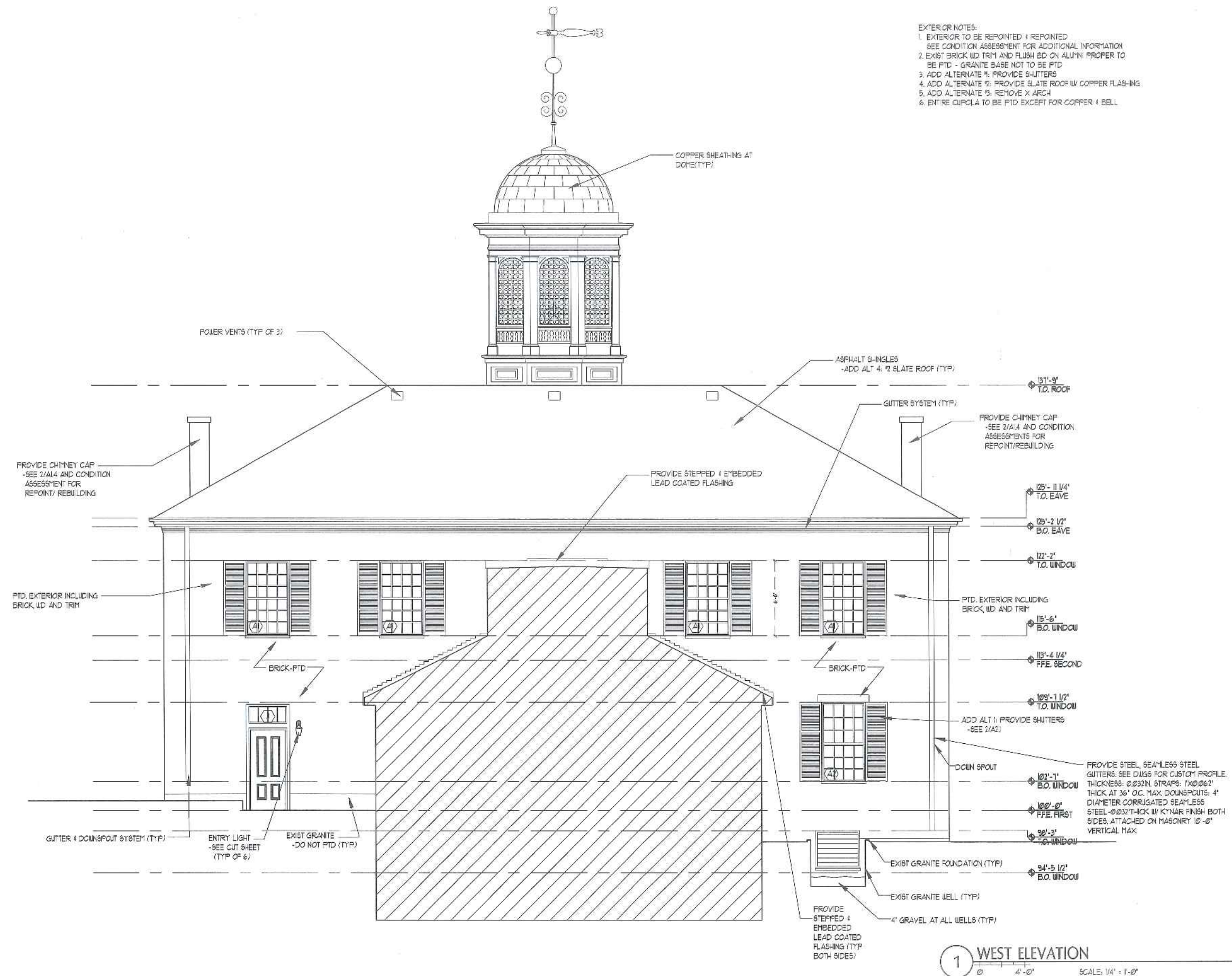
**UNIVERSITY OF
NEW ENGLAND**
PORTLAND, MAINE

ALUMNI HALL RENOVATION EXTERIOR ELEVATIONS

Project Number	14525
Due Date	April 07, 2015
Owned by	JP TS SM AR
Checked by	LAS

A2.2

AS NOTED





65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
info@portcityarch.com
WWW.PORTCITYARCH.COM



Allied Engineering
Structural Mechanical Electrical Commissioning



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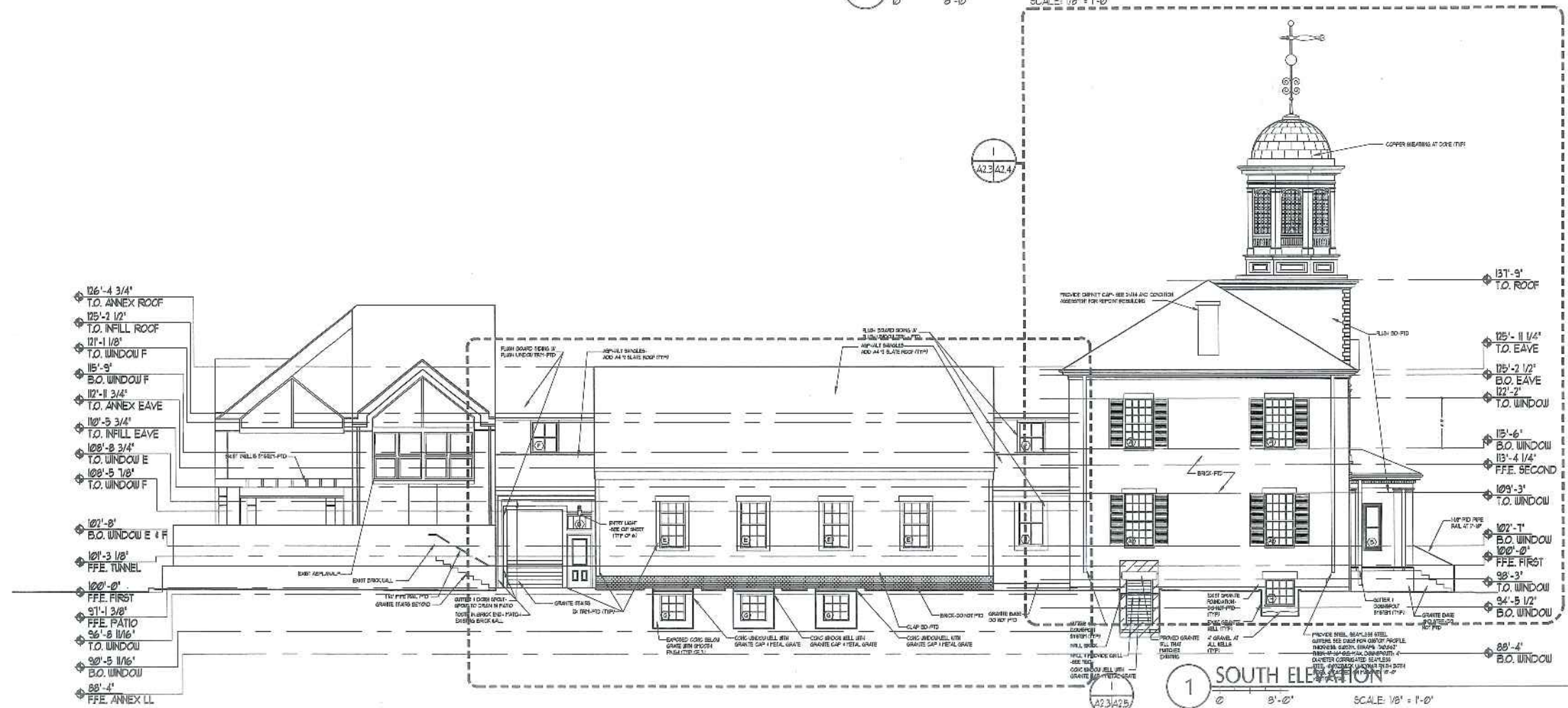
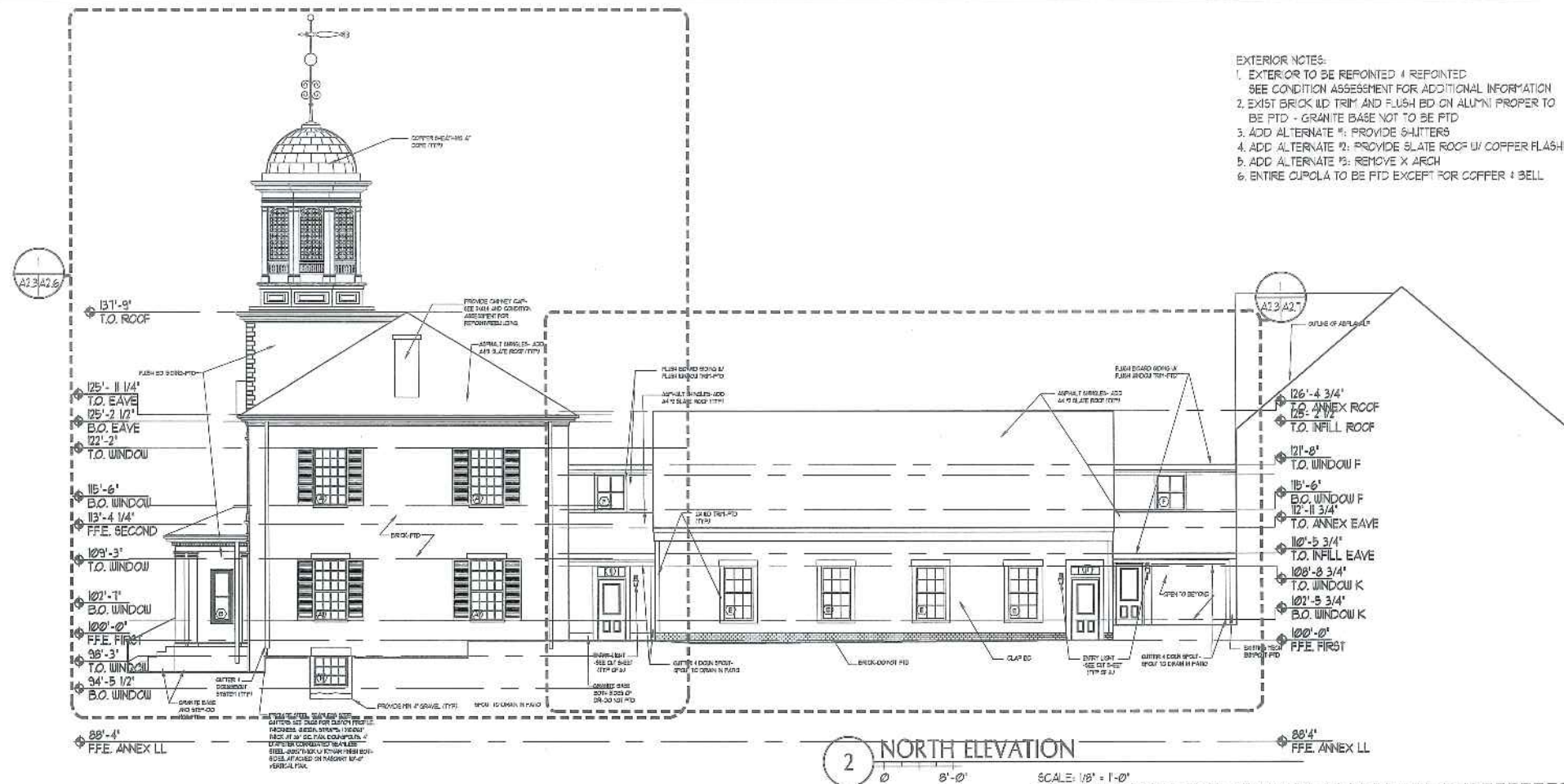
**UNIVERSITY OF
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PORTLAND, MAINE

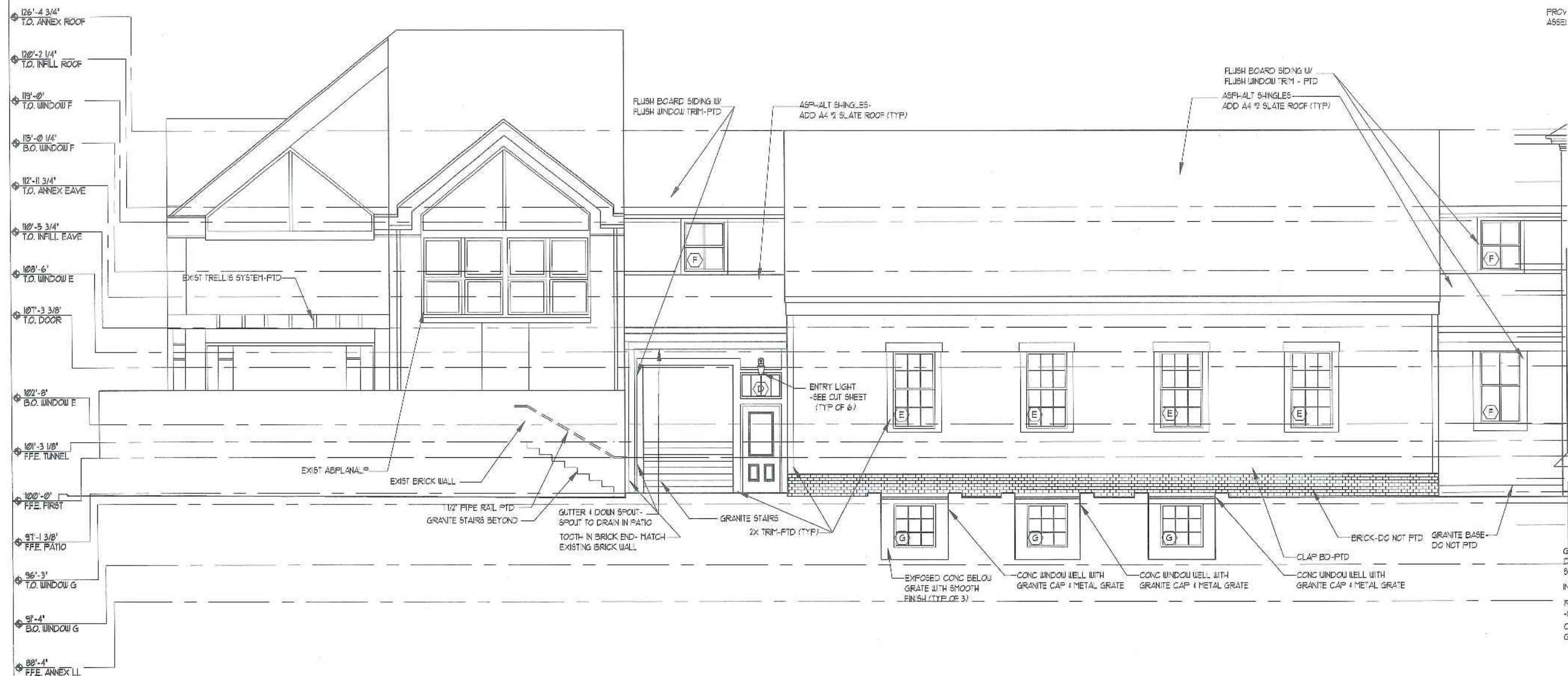
**ALUMNI HALL
RENOVATION
EXTERIOR
ELEVATIONS**

Project Number	14525
Effective Date	April 07, 2015
Approved by	JP TS SM AR
Checked by	LAS

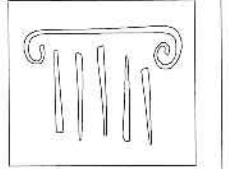
A2.3

1c AS NOTED





- EXTERIOR NOTES:
1. EXTERIOR TO BE REPOINTED & REPOINTED
 2. SEE CONDITION ASSESSMENT FOR ADDITIONAL INFORMATION
 3. EXIST BRICK MD TRIM AND FLUSH BD ON ALUMNI PROPER TO BE PTD - GRANITE BASE NOT TO BE PTD
 4. ADD ALTERNATE 1: PROVIDE SHUTTERS
 5. ADD ALTERNATE 2: PROVIDE SLATE ROOF W/ COPPER FLASHING
 6. ADD ALTERNATE 3: REMOVE X ARCH
 7. ENTIRE CUPOLA TO BE PTD EXCEPT FOR COFFER & BELL



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REVISIONS		
No.	Description	Date

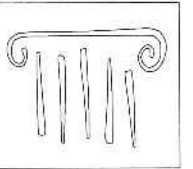
UNIVERSITY OF
NEW ENGLAND
PORTLAND, MAINE

**ALUMNI HALL
RENOVATION
EXTERIOR
ELEVATIONS**

Project Number 14525
Date April 07, 2015
Drawn by JP TS SM AR
Checked by LAS

A2.5
Scale AS NOTED

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



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REVISIONS

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PORTLAND, MAINE

ALUMNI HALL RENOVATION

EXTERIOR ELEVATIONS

Project Number	14525
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Date April 07, 2015

Drawn by JP TS SM AR

A2.7

Scale: AS NOTED

