

1. Legal Ad

Documents: [1-6-16 LEGAL AD.PDF](#)

2. Agenda

Documents: [1-6-16 AGENDA.PDF](#)

3. HP Memo - 273 Congress Street

Documents: [HP MEMO - 273 CONGRESS STREET.PDF](#)

4. HP Memo - 121 Center Street

Documents: [HP MEMO - 121 CENTER STREET.PDF](#)

**LEGAL ADVERTISEMENT
HISTORIC PRESERVATION BOARD
CITY OF PORTLAND
Public comments are taken at all meetings.**

On **Wednesday, January 6, 2016** at **5:00** p.m., Room 209, 2nd Floor, City Hall, the Portland Historic Preservation Board will meet in Room 209, City Hall, to review the following items. (Public comments will be taken at this meeting):

1. PUBLIC HEARING

- i. Nomination of Reed School for Designation as Local Landmark; Nominated by HP Board members Glenn Harmon and Bruce Wood.
- ii. Certificate of Appropriateness for Exterior Alterations; 273 CONGRESS STREET; East End Lofts, Applicant.

2. WORKSHOP

- i. Preliminary Review of Proposed Exterior Alterations and Building Addition (2nd Workshop; 121 CENTER STREET (Corner of Center and Free Streets); Valerie Levy, Applicant.

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

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

UPDATED

HISTORIC PRESERVATION BOARD AGENDA

January 6, 2016, 5:00 p.m.

Room 209, 2nd Floor, 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 DECEMBER 9, 2015:**
 - i. Certificate of Appropriateness for Sign Installation; 511 Congress Street; Roberta Alexander, Applicant. *The Board voted 7-0 to approve, subject to conditions.*
- 4. PUBLIC HEARING**
 - i. Certificate of Appropriateness for Exterior Alterations; 273 CONGRESS STREET; East End Lofts, Applicant.
- 5. WORKSHOP**
 - i. Preliminary Review of Proposed Exterior Alterations and Building Addition (2nd Workshop; 121 CENTER STREET (Corner of Center and Free Streets); Valerie Levy, Applicant.
- 6. CONSENT AGENDA**

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/historic.htm>

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

**PUBLIC HEARING
273 CONGRESS STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: December 30, 2015

RE: January 6, 2016 **Public Hearing** – Final Review of Proposed Exterior Alterations

Address: 273 Congress Street (former location of Angela Adams)
India Street Historic District

Applicant: East End Lofts LLC.

Architect: Evan Carroll, Bild Architecture

Introduction

Architect Evan Carroll, representing East End Lofts LLC, is returning to the Board for a public hearing on revised plans for alterations to the mixed use structure at 273 Commercial Street. On December 9, 2015, Mr. Carroll and applicant Keven Dwyer appeared before the Board for a workshop on preliminary plans. Feedback offered at the workshop was generally favorable to the project, with some specific concerns focused on the Congress Street face and the face overlooking the deep front garden of the Etz Chaim Synagogue. At the conclusion of the workshop Board members unanimously agreed to review the project in a public hearing in early January, rather than delegating the final review to staff.

Board members will recall that the subject structure, which formerly housed Angela Adams' retail store, is located in the recently-designated India Street Historic District. The new owners of the building propose to retain a retail or other commercial use in the ground floor storefront (tenant yet to be determined) and convert the balance of the building into studio condominiums. The proposed exterior alterations are associated with its conversion to studio units.

Subject Structure

The original, and still evident, residential brick structure at 273 Congress was constructed circa 1865 in the Italianate style. In 1923, as this portion of Congress Street was transitioning to an increasingly commercial corridor, a single-story commercial addition was added to the front of the building. At about the same time a third story was added to the original two-story

residence, resulting in the current odd appearance of the roofline. Since that time, several other building additions have been introduced, mainly at the rear of the building.

Given the closeness of the neighboring building to the west, the accumulated rear additions and alterations are not readily visible on this side. On the east side of the building, the deep setback of the Etz Chaim Synagogue allows for greater visibility of 273 Congress' rear additions, although the dark metal siding and landscaping within the synagogue's front garden help blunt the view.

Original Proposal, and Board Comments from December 9 Workshop

The most visible proposed alterations reviewed at the workshop were the Congress Street face (labeled "east" in the architect's drawings,) and the "north" face, overlooking the synagogue garden next door:

Congress Street elevation

- Above the storefront parapet, addition of a galvanized steel cable railing to accommodate a proposed rooftop deck
- On the front elevation of the original house, replacement of two windows with doors to provide access from two separate units onto the deck
- Installation of a galvanized steel vertical screen or partition on top of the proposed deck to provide privacy for the two unit owners. Note that the barrier is shifted to one side of the center projecting bay.
- Selective repair and repointing of masonry on front elevation
- Installation of two vents on front elevation, second floor level

Synagogue-facing elevation

- Enlargement of several existing window openings to accommodate 9' x 10' combination awning/fixed window units
- Installation of vents

On December 9 the Board offered some clear direction to protect the remaining character of the front (Congress Street) façade:

- There was consensus that the obsolete fire escape, unnecessary for life safety, should be removed.
- There was unanimous discomfort with the proposed off-center, solid partition between the two parts of the front rooftop deck.
- Board members suggested that the partition be the same height as the deck railing, despite the compromise of privacy for the two future owners. Centering the dividing rail would be awkward because of the significant, centered window assemblage.
- Most members expressed a desire to see a painted railing in a recessive color, rather than the proposed galvanized rail with a composite wood cap rail.
- While members were comfortable with the replacement of two front windows with doors to provide deck access, some conditions were noted: the full width and height of the masonry opening should be utilized, including the arched top; and details should recall the windows.

- Because of the highly visible location of the proposed deck, the entire Board suggested that covenants be written into the condo association bylaws to try to ensure that the decks would not become cluttered with an unsightly accumulation of paraphernalia.
- With only spot repointing (as needed) proposed for the brick façade, it was noted that staff will have to review test patches to ensure a good mortar and joint match.

Board comments on the long side facing the Synagogue focused primarily on the proposed window alterations and the wall finishes (metal siding and brick.)

- Some members questioned the choice of windows with a commercial appearance, rather than a more residential-looking style and type.
- The scale of the large windows was discussed, with some members questioning it, and some more comfortable with the contribution that size makes to a more contemporary, commercial appearance.
- It was suggested that despite the style of the proposed window program, the effect of the lights and activities of multiple tenants would enliven the façade and its relationship to the garden.
- Several Board members favored a window pattern that was not overly ordered, as being more appropriate for the feel of this building. (Some of the proposed windows are aligned, while others are not.)
- Board members desired as much order and grouping in the layout of the various wall vents as possible.
- There were some Board comments concerning the presence of both metal siding and brick on this building face. While a color change for the siding was raised as a possibility, it seems unlikely due to a lack of Board consensus, lack of inclination on the part of the architect and applicants, technical difficulty, and budget concerns.

Proposed Scope of Work - Revised

Project architect Evan Carroll has provided a summary of the design changes made in response to the December workshop. A number of the Board's concerns have been addressed in the revised plans. As was the case with the workshop, staff suggests the Board need not review the alterations to the elevations labeled west and south by the architect (the rear of the building and the side facing downtown,) neither of which is readily visible.

Excerpts from Staff Comments for December 9, 2015 Workshop:

Although the building at 273 Congress has been substantially altered and expanded over time, it still retains vestiges of its original residential form and architectural character. Also, the building complex, with its obvious later storefront addition, provides tangible evidence of the fact that this section of Congress Street transitioned during the early 20th century from a largely residential corridor to an increasingly commercial one. For these reasons, the building is important to the story of the India Street neighborhood and was classified a contributing structure in the India Street Historic District inventory.

Given the number and nature of significant alterations already made to this building, including the application of contemporary metal siding on the exposed west elevation, it is perhaps less sensitive to change than would be the case for a more intact historic structure. That said care should be taken not to further erode its remaining historic character. Also, any new exterior

alterations should be integrated with existing features to provide a level of visual coherence. The visual prominence of the building (it is within clear view as one travels north on India towards Congress) warrants careful consideration of the proposed renovation.

Regarding the proposed window replacement on the east elevation, while the proposed large window units will no doubt make the small interior spaces feel larger and provide generous views of the abutting garden, the visual impact on the abutting garden should be considered as well. Also, the Board should consider whether the proposed windows will make this east elevation more visually prominent than it warrants. The fact that the east wall features two different exterior materials compromises the ability to provide a cohesive appearance to this exposed elevation. Perhaps mulled double hung windows would be a more recessive solution in this context.

Staff Comments and Questions

In his revisions Mr. Carroll has responded to a number of the Board's concerns about the proposed roof deck and the fire escape. Though the proposed low railing separating the two sections of deck is not centered, it is inconspicuous because it is not solid, and it matches the rest of the railing in design and color. At the time of the workshop, lighting for the deck had not been designed. Though fixtures have yet to be chosen, the architect has followed the Board's recommendation in specifying hidden lighting, mounted to the back of the low parapet and illuminating only the roof deck surface. Perhaps detailed specifications or shop drawings of the access doors that are proposed for the two front window openings should be submitted for a final review, but the intent of the Board appears to have been followed.

Staff notes that the "north" elevation, facing the synagogue, appears to be unchanged from the December 9 submission in any significant way (except for at the front roof deck,) prompting the Board to decide whether they are comfortable enough with the window program as proposed. The window changes proposed for this wall may balance order, coherence and modern style in a way the Board finds appropriate, or the Board may wish to discuss anew the possibility of a more "residential" layout of openings, scale, and window styles. A detail sheet is included in the plans, showing relationships between windows and wall coverings.

Mr. Carroll notes that the locations of mechanical vents are as ordered as possible. Staff suggests that perhaps colors and profiles of vents should be reviewed to ensure their visual impact is minimized.

Applicable Review Standards

Although the subject building is classified as a contributing building within the district, it has undergone significant previous alterations that have compromised its historic character. Accordingly, the following Standard for Review of Alterations to or Redesign of Noncontributing Structures is instructive in this instance:

- (a) The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the historic preservation board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.

And from the Standards for Review of Alterations to Historic Buildings:

- (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.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.
- (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 1-6-16 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed alterations at 273 Congress Stree **meet (fail to meet)** the historic preservation ordinance review standards, specifically Standards....., (subject to the following conditions.....)

Attachments:

1. Applicant's submission, including project description, photos of existing conditions, demo plans, elevations, details

273 Congress, East End Lofts

Submission of Revised & Additional Information

Summary of Design changes in response to Historic Preservation Workshop

	Description	Reference
1	Proposal initially included a 6' tall partition between the two patios. Proposal now included only a railing between front patios.	Attached renderings, A2.1
2	Railings on patio were initially proposed to be galvanized finish with a wood composite arm rest. Proposal now calls for painted finish to match other metals on building, and no arm rest.	Attached renderings, A8.2
3	Patio doors were initially proposed to have un-arched tops with transom infill. Doors will have arched top rails that are custom made for the existing arched masonry openings.	Attached renderings, A2.1
4	Fire escape will be removed from front of building as part of the proposed renovation.	A2.1
5	Patio lighting fixture has not yet been chosen but fixture will be of the pathway light or aisle light style, and will be mounted below parapet to light patio surface only.	
6	HVAC vents are shown on elevations and roof plan. Grouping of vents is not always feasible as some vents are intakes and others are exhausts. Vents have been located in an orderly manner to the highest degree possible.	A1.2, A2.1
7	Condo bylaws will be written to restrict height of objects left on patios.	

Renderings of patio railings and doors can be found on the following pages.





Existing view of front façade



Proposed view of front façade



Existing view of front façade



Proposed view of front façade

EAST END LOFTS

273 CONGRESS STREET

PORTLAND, MAINE

BID SET

12/16/2015

GENERAL NOTES

- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
 - CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS PRIOR TO PERFORMANCE OF ANY WORK.
 - CONTRACTORS AND SUBCONTRACTORS SHALL INSTALL ALL MATERIALS AS PER THE CONSTRUCTION DOCUMENTS AND THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
 - INSTALLERS MUST BE TRAINED AND EXPERIENCED IN THE APPLICATION/INSTALLATION OF THE PRODUCTS/MATERIALS THAT THEY ARE INSTALLING.
 - PRODUCTS/MATERIALS MUST BE APPLIED/INSTALLED/USED IN CONDITIONS AS ALLOWED BY THE MANUFACTURER.
 - PRODUCTS/MATERIALS MUST BE APPLIED/INSTALLED/USED IN COORDINATION WITH ALL OTHER WORK CONDUCTED ON SITE.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- ANY DEVIATIONS WHATSOEVER FROM THE DRAWINGS AND/OR SPECIFICATIONS ARE NOT ALLOWED WITHOUT THE OWNER'S WRITTEN PERMISSION. FAILURE TO PROCURE SUCH WRITTEN AUTHORIZATION PLACES ALL RESPONSIBILITY FOR THE VARIATION ON THE CONTRACTOR.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND THE OWNER SHALL BE RESPONSIBLE FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. EXCEPTION: THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE SITE AND BUILDING PERMITS.
- THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY REGULATING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN AN APPROVED AND LEGAL MANNER.
- DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND THE ARCHITECTS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
- COORDINATE ALL MECHANICAL & ELECTRICAL DEVICES SO THEY DO NOT CONFLICT W/ ARCHITECTURAL FEATURES.
- DIMENSIONS SHOWN ON DRAWINGS ARE TAKEN FROM FACE OF GYPSUM WALLBOARD UNLESS OTHERWISE NOTED.



SUBMITTAL & SHOP DRAWING NOTES

- THE CONTRACTOR SHALL PRESENT SUBMITTALS WITH COLOR SAMPLES TO THE ARCHITECT FOR ALL INTERIOR AND EXTERIOR FINISHES AND HARDWARE, INCLUDING BUT NOT LIMITED TO:
 - PAINT COLORS AND LUSTER CATEGORIES
 - EXTERIOR CLADDING AND FLASHING MATERIALS
 - ROOFING MATERIALS
 - INTERIOR WALL FINISHES
 - FLOOR FINISHES
 - WINDOWS
 - DOORS, FRAMES, AND HARDWARE
 - LIGHT FIXTURES
 - PLUMBING FIXTURES
 - DECKING MATERIALS
 - LIBRARY LADDER
 - JOINT SEALANTS
 - INSULATION
 - RESIDENTIAL CASEWORK
 - SECURITY SYSTEM
- THE CONTRACTOR SHALL PRESENT SHOP DRAWINGS TO THE ARCHITECT FOR ALL PRE-FABRICATED ASSEMBLIES, INCLUDING BUT NOT LIMITED TO:
 - WOOD AND METAL RAILINGS
 - METAL STRUCTURAL ELEMENTS
 - WINDOW ASSEMBLIES
 - STAIRS & RAILINGS
 - DOOR ASSEMBLIES
- THE CONTRACTOR SHALL PRESENT SUBMITTALS WITH CUT SHEETS TO THE ARCHITECT FOR ALL INSTALLED PRODUCTS, INCLUDING BUT NOT LIMITED TO:
 - MECHANICAL SYSTEMS
 - USER CONTROLS
 - LIGHT FIXTURES
 - PLUMBING FIXTURES
 - RESIDENTIAL APPLIANCES
 - MAILBOXES
- SUBSTITUTION OF 'EQUAL PRODUCTS' IS ACCEPTABLE, BUT ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. THE SUBSTITUTION REQUEST SHOULD BE ACCOMPANIED BY A SUBMITTAL OF THE MANUFACTURER'S LITERATURE. THE ARCHITECT SHALL STRIVE TO REPLY TO THE REQUEST WITHIN TEN (10) BUSINESS DAYS, BUT SHALL BE ALLOWED FIFTEEN (15) BUSINESS DAYS TO PROVIDE A RESPONSE.

PROJECT CONTACTS

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DRAWING LIST

G1.0	TITLE SHEET	X
G1.1	OUTLINE SPECIFICATIONS	X
G1.2	LIFE SAFETY PLANS	X
G1.3	CODE REVIEW	X
C1.0	CIVIL COVER SHEET EXISTING CONDITIONS & TOPOGRAPHIC SURVEY BOUNDARY SURVEY EXISTING CONDITIONS AND REMOVALS PLAN	
C2.0	SITE LAYOUT, UTILITY, AND GRADING PLAN	
1 OF 1	SUBMISSION PLAT	
C3.0	SITE DETAILS	
D1.1	DEMOLITION PLANS	X
D2.1	DEMO ELEVATIONS	X
S1.0	GENERAL NOTES AND DETAILS	X
S1.1	FRAMING PLANS	X
A1.0	WALL ASSEMBLIES	X
A1.1	FLOOR PLANS	X
A1.2	ROOF PLAN	
A2.1	ELEVATIONS	X
A3.1	BUILDING SECTION	X
A4.1	ENLARGED FLOOR PLANS	X
A4.2	INTERIOR ELEVATIONS	X
A4.3	INTERIOR ELEVATIONS	X
A6.1	SCHEDULES	X
A6.2	FINISH SCHEDULE	X
A8.1	DETAILS	X
A8.2	DETAILS	X
M1.0	MECHANICAL FLOOR PLANS	

BID SET
12/16/2015

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bild
ARCHITECTURE

12/16/15

PROJECT NO.
15019

PROJECT NAME
EAST END LOFTS

PORTLAND, ME 04101

REVISIONS

1
2
3
4
5

BID SET

DRAWN BY
AEW

SHEET TITLE

TITLE SHEET

ISSUE DATE
12/16/15

SHEET SCALE

AS NOTED

G

1.0

OUTLINE SPECIFICATIONS

SECTION 024110 - SELECTIVE DEMOLITION

- 1.1 FIELD CONDITIONS
- A. HAZARDOUS MATERIALS: CONTRACTOR TO NOTIFY ARCHITECT UPON DISCOVERY OF ANY HAZARDOUS MATERIALS. HAZARDOUS MATERIALS TO BE REMOVED IN ACCORDANCE WITH LOCAL AUTHORITY HAVING JURISDICTION.

1.2 PREPARATION

- A. REFRIGERANT: REMOVE ACCORDING TO 40 CFR 82.
- 1.3 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS
- A. UTILITY SHUT OFF: BY OWNER.

SECTION 033545 - POLISHED CONCRETE FINISHING

- 1.1 PRODUCTS
- A. PENETRATING LIQUID FLOOR TREATMENT.
- 1.2 POLISHING
- A. LEVEL 2: LOW SHEEN, 400 GRT.

SECTION 040120.65 - BRICK MASONRY REPAIR

1.1 MATERIALS

- A. BRICKWORK AND REPOINTING SHALL BE DONE IN A MANNER SO AS TO MAINTAIN THE CONTINUITY OF THE CURRANT BRICKWORK.
- B. CEMENTitious MATERIALS: PORTLAND CEMENT AND LIME MASONRY CEMENT, OR MORTAR CEMENT.
- C. SAND WHERE MORTAR IS EXPOSED: MATCHING SAND IN EXISTING MORTAR.
- D. BRICK PATCHING COMPOUND.
- 1.2 EXECUTION
- A. CONTRACTOR TO CONSTRUCT A SAMPLE AREA MOCK UP OF BRICK REPAIR. MOCK UP TO BE REVIEWED BY ARCHITECT PRIOR TO PROCEEDING WITH FINAL BRICKWORK.
- B. ABANDONED ANCHORS REMOVED AND HOLES PATCHED.
- C. BRICKS REMOVED AND REPLACED.
- D. STEEL UNCOVERED DURING THE WORK PAINTED WITH ANTI-RUST COATING.
- E. BRICK PATCHED WITH BRICK PATCHING COMPOUND. EXISTING PATCHES REMOVED AND REPLACED.
- G. FINAL CLEANING PERFORMED ONLY IF OVERALL CLEANING OCCURS BEFORE REPAIR WORK.

SECTION 055000 - METAL FABRICATIONS

1.1 PRODUCTS

- A. MATERIALS: STEEL PLATES, SHAPES, AND BARS.
- B. MISCELLANEOUS FRAMING AND SUPPORTS: GALVANIZED WHERE INDICATED.
- C. METAL: HOLLOW STRUCTURAL STEEL.
1. FINISH: EPOXY COATED TO MATCH EXISTING WINDOW FRAMES.
- D. GALVANIZED STEEL ROD GUARD INFILL AT PATIO RAILINGS.
- E. LOOSE STEEL UNITS, PRIMED USING ZINC-RICH PRIMER AT EXTERIOR WALLS.
- F. ANCHOR BOLTS, STEEL PIPE SLEEVES, SLOTTED-CHANNEL INSERTS, AND WEDGE-TYPE INSERTS CAST INTO CONCRETE OR BUILT INTO UNIT MASONRY.
- G. 1/2" X 1/2" WIRE MESH, 0.2500 WIRE DIAMETER.
1. MANUFACTURER: MANICHOUS OR APPROVED EQUAL.

SECTION 061000 - ROUGH CARPENTRY

1.1 GENERAL

- A. WOOD PRODUCTS: GENERAL
1. DIMENSION LUMBER FRAMING.
- B. MAXIMUM MOISTURE CONTENT OF LUMBER: 15 PERCENT.
- C. WOOD-PRESERVATIVE-TREATED LUMBER:
1. ITEMS IN CONTACT WITH ROOFING OR WATERPROOFING.
2. ITEMS IN CONTACT WITH CONCRETE OR MASONRY.
3. FLOOR PLATES INSTALLED OVER CONCRETE SLABS OR GRADE.
- D. FIRE-RETARDANT-TREATED MATERIALS:
1. INTERIOR TYPE, A UNLESS OTHERWISE INDICATED, NON-LOAD-BEARING INTERIOR PARTITIONS.
- CONSTRUCTION, STUD, OR NO. 3 GRADE.
1. APPLICATION: ALL INTERIOR PARTITIONS.
2. SPECIES: ANY SPECIES.
- F. JOISTS, RAFTERS, AND OTHER FRAMING:
- CONSTRUCTION, STUD, OR NO. 3 GRADE.
1. SPECIES: HEM-FIR (NORTH), SOUTHERN PINE, DOUGLAS FIR/LARCH/L MIXED SOUTHERN PINE, SPRUCE-PINE-FIR, DOUGLAS FIR-SOUTH, HEM-FIR, OR DOUGLAS FIR LARCH (NORTH).
- G. FASTENERS: HOT-DIP GALVANIZED STEEL WHERE EXPOSED TO WEATHER, IN GROUND CONTACT, IN CONTACT WITH TREATED WOOD, OR IN AREA OF HIGH RELATIVE HUMIDITY.
- H. METAL FRAMING ANCHORS:
1. HOT-DIP GALVANIZED STEEL FOR INTERIOR LOCATIONS.
- I. MISCELLANEOUS MATERIALS:
1. SILL SEALER GASKETS: NITROGEN FOAM.
2. FLEXIBLE FLASHING.
3. ADHESIVES: LOW VOC.
4. WATER-REPELLENT PRESERVATIVE.

1.2 INSTALLATION

- A. FURRING TO REPAIR GYPSUM BOARD: 1-BY-2-INCH NOMINAL SIZE FURRING AT 16 INCHES O.C.
- B. INTERIOR PARTITIONS FRAMING: 2-BY-6-INCH NOMINAL, 2-BY-4-INCH NOMINAL, AND 2-5/8-INCH NOMINAL SIZE WOOD STUDS AT 16 INCHES O.C.
- C. STAIR FRAMING: LAMINATED-VENEER LUMBER, PARALLEL-STRAND LUMBER, OR SOLID LUMBER.

SECTION 061600 - SHEATHING

1.1 MATERIALS

- A. WALL SHEATHING:
1. PLYWOOD: EXTERIOR, STRUCTURAL, 1/2 INCH THICK.
- B. PARAPET SHEATHING:
1. PLYWOOD: EXTERIOR, STRUCTURAL, 1/2 INCH THICK.
- C. SUBFLOORING AND UNDERLAYMENT:
1. PLYWOOD COMBINATION

- SURFACE UNDERLAYMENT: EXTERIOR, STRUCTURAL, C-P FLUGED, 28X32 INCH THICK.
- D. SHEET PILING: 60-MIL- (1.5-MM) THICK EPDM.
- C. PROTECTION SHEET.
- D. SUBSTRATE BOARD: TYPE X GYPSUM BOARD.
- E. ROOF INSULATION: EXTRUDED-POLYSTYRENE BOARD.
1. TAPERED INSULATION: 1/4 INCH PER 12 INCHES.
- F. ROOF PAVERS: SELF-LEVELING, LIGHTWEIGHT CONCRETE.

1.3 INSTALLATION

- A. ROOF INSULATION: ADHERED.
- B. COVER BOARD: LOOSELY LAID.
- C. HOOFING MEMBRANE: MECHANICALLY FASTENED.
- D. SEAMS: TAPE.

SECTION 064300 - WOOD STAIRS

1.1 GENERAL

- D. GRADE: PREMIUM.
- E. FINISHES FOR STAIR PARTS: AS FOLLOWS:
1. TREADS: TRANSPARENT.
2. RISERS: TRANSPARENT.
- 1.2 SHOP FINISHING
- F. GRAB-BAR GRADE AS WOODWORK.
- 1.3 DECORATIVE PAINTINGS
1. AXOYS RAILING SYSTEM AS MANUFACTURED BY SIMPLE STAR.
2. ACCESSORIES: HEMLOCK BLOCK & HAND RAILS, HEMLOCK BASE RAIL, 20 SATIN BLACK POWDER-COATED METAL BALUSTERS, PIVOTING BALUSTER CONNECTORS AND HAND RAIL CONNECTORS, 90 DEGREE RETURN, RAIL CONNECTORS, AND WALL BRACKETS.

SECTION 064320 - ROLLING WOOD LADDER

- 1.1 ROLLING LIBRARY LADDER:
- A. ROLLING LIBRARY LADDER AS MANUFACTURED BY CUSTOM SERVICE HARDWARE OR APPROVED EQUAL.
- FINISH: RED OAK WOOD.
- 1.2 ACCESSORIES:
- A. WHEEL STYLE: BLACK.
- B. ROLLER TYPE: ROLLING.
- C. RAIL: STRAIGHT RAIL.
- D. RAIL BRACKETS: HORIZONTAL STYLE.
- E. RAIL STOPS: REGULAR.
- F. SPECIALTY TOOLS: SPOKE KIT.
- G. FINISH: BLACK.

SECTION 064600 - WOOD TRIM

- 1.1 INTERIOR STANDING AND RUNNING TRIM FOR OPAQUE FINISH:
- A. GRADE: PREMIUM.
- B. WOOD SPECIES: POPLAR, EASTERN WHITE PINE, SUGAR PINE, OR WESTERN WHITE PINE.
- C. EXTENT: ALL WOOD TRIM SHOP FINISHED.

SECTION 072100 - THERMAL INSULATION

1.1 MATERIALS

- A. INSULATION:
1. GLASS-FIBER BLENKET: KRAFT FACED AS MANUFACTURED BY OWENS CORNING OR APPROVED EQUAL.
2. EXTRUDED POLYSTYRENE RIGID FOAM INSULATION 2" THICK, FOAMULAR 150 AS MANUFACTURED BY OWENS CORNING OR APPROVED EQUAL.
3. BLOWN-IN CELLULOSE INSULATION, DENSE PACKED, R-50.
4. INSULATED WALL SHEATHING, 2 1/2" THICK, R-BOARD AS MANUFACTURED BY ALUSI OR APPROVED EQUAL.
- B. AUXILIARY INSULATING MATERIALS:
1. INSULATION FASTENERS.

SECTION 072110 - FOAMED-IN-PLACE INSULATION

1.1 MATERIALS

- A. OPEN-CELL SPRAY POLYURETHANE FOAM: MINIMUM DENSITY OF 0.4 LB/CU. FT.
- B. GREAT STUFF LOW EXPANSION SPRAY FOAM AS MANUFACTURED BY DOW OR APPROVED EQUAL.

SECTION 072500 - WEATHER BARRIERS

1.1 MATERIALS

- A. BUILDING PAPER: NO. 15 ASPHALT-SATURATED ORGANIC FELT.
- B. BUILDING WRAP.
- C. BUILDING WRAP TAPE.
- D. FLEXIBLE FLASHING: BUTYL RUBBER OR RUBBERIZED ASPHALT.
- E. DRAINAGE MATERIAL.

SECTION 072600 - VAPOR BARRIERS

1.1 MATERIALS

- A. POLYETHYLENE VAPOR BARRIERS: 6-MIL- THICK SHEET.

SECTION 073210 - CONCRETE ROOF TILES

1.1 CONCRETE PAVERS

- A. MANUFACTURER: TILE TECH PAVERS OR APPROVED EQUAL.
- B. COLOR TO BE SELECTED FROM MANUFACTURERS FULL RANGE.
- 1.2 ADJUSTABLE HYBRID PEDESTAL SYSTEM
- A. MANUFACTURER: TILE TECH PAVERS OR APPROVED EQUAL.

SECTION 074210 - METAL SIDING

1.1 PERFORMANCE REQUIREMENTS

- A. STRUCTURAL PERFORMANCE: ASTM E 1592.
1. WIND LOADS: AS INDICATED ON DRAWINGS.
2. OTHER DESIGN LOADS: AS INDICATED ON DRAWINGS.
3. DEFLECTION LIMITS: 1/160.
- B. AIR INFILTRATION: ASTM E 283.
- C. WATER PENETRATION: ASTM E 331.
- D. EXPOSED-FASTENER LAP-SEAM METAL WALL PANELS:
1. PROFILE: CORRUGATED.
2. MATERIAL: STEEL.
3. EXTERIOR FINISH: GALVANIZED.
- E. ACCESSORIES: FLASHING AND TRIM.
- 1.2 INSTALLATION
- F. WATER-TIGHT INSTALLATION: SEALANT OR TAPE AT JOINTS.

SECTION 075320 - ETHYLENE-PROPYLENE-DIENE-MONOIMER (EPDM) ROOFING

1.1 WARRANTY

- A. MANUFACTURERS MATERIALS AND WORKMANSHIP WARRANTY: 10 YEARS.

1.2 MATERIALS

- A. EPDM ROOFING: NON-REINFORCED, 45 MILS THICK.
- B. SHEET FLASHING: 60-MIL- (1.5-MM) THICK EPDM.
- C. PROTECTION SHEET.
- D. SUBSTRATE BOARD: TYPE X GYPSUM BOARD.
- E. ROOF INSULATION: EXTRUDED-POLYSTYRENE BOARD.
1. TAPERED INSULATION: 1/4 INCH PER 12 INCHES.
- F. ROOF PAVERS: SELF-LEVELING, LIGHTWEIGHT CONCRETE.

1.3 INSTALLATION

- A. ROOF INSULATION: ADHERED.
- B. COVER BOARD: LOOSELY LAID.
- C. HOOFING MEMBRANE: MECHANICALLY FASTENED.
- D. SEAMS: TAPE.

SECTION 076200 - SHEET METAL FLASHING AND TRIM

1.1 PERFORMANCE REQUIREMENTS

- A. SHEET METAL: STANDARD FOR FLASHING AND TRIM: SMANVAS ARCHITECTURAL SHEET METAL MANUAL.

1.2 MATERIALS

- A. SHEET METALS:
1. ALUMINUM SHEET: MILL.
2. METALLIC-COATED STEEL SHEET:
- a. MILL PHOSPHATIZED.
- b. COIL-COATED FINISH: TWO-COAT FLUOROPOLYMER.
- B. UNDERLAYMENT: FELT, SYNTHETIC UNDERLAYMENT, OR SELF-ADHERING, HIGH-TEMPERATURE SHEET.

1.3 PRODUCTS

- A. MANUFACTURED THROUGH-WALL FLASHING WITH COUNTERFLASHING.
- B. MANUFACTURED REGLETS: WITH COUNTERFLASHING.
- C. FORMED ROOF FABRICATIONS: INCLUDING CORINGS, BASE FLASHING, COUNTERFLASHING, FLASHING RECEIVERS, ROOF-PENETRATION FLASHING AND PARAPET CAPS.

SECTION 076200 - JOINT SEALANTS

1.1 JOINT SEALANTS

- A. SILICONE JOINT SEALANTS BY DOW CORNING OR APPROVED EQUAL.
- B. NONSTAINING SILICONE JOINT SEALANTS BY DOW CORNING OR APPROVED EQUAL.
- C. URETHANE JOINT SEALANTS BY TREMCO OR APPROVED EQUAL.
- D. BUTYL JOINT SEALANTS BY TREMCO OR APPROVED EQUAL.
- E. LATEX JOINT SEALANTS BY TREMCO OR APPROVED EQUAL.
- F. JOINT SEALANT BACKER ROD.

SECTION 081000 - DOORS

1.1 UNIT ENTRY DOORS

- A. FLUSH PANEL, MINERAL CORE.
- B. THICKNESS: 1-3/4".
- C. FINISH: CLEAR PANEL BIRCH.
- 45 MINUTE FIRE RATING.
- D. MANUFACTURER: MASONITE OR APPROVED EQUAL.
- INSULATED STEEL ENTRY DOORS.
- A. FLUSH PANEL, HD STEEL.
- B. COLOR TO BE SELECTED FROM MANUFACTURERS FULL RANGE.
- C. MANUFACTURER: MASONITE OR APPROVED EQUAL.
- D. PROVIDE: WITH T-65 TRANSOM WINDOW WITH THERMALLY BROKEN, DOUBLE PANE, LOW-E GLAZING.
- INTERIOR DOORS.
- A. 1-3/8" THICK, MINERAL CORE.
- B. SELECT SERIES, RIVERSIDE SMOOTH, 5 PANEL DOOR AS MANUFACTURED BY MASONITE OR APPROVED EQUAL.

1.2 INSULATION

- C. FINISH: FACTORY PRIMED, PAINT PT-2.
- 1.4 CUSTOM HINGED PATIO DOORS.
- A. MATERIAL: ALUMINUM CLAD.
- R. FINISHES:
1. EXTERIOR: DARK BRONZE.
2. INTERIOR: CLEAR WOOD.
- C. PANEL STYLE: SRI.
- D. GLAZING: THERMALLY BROKEN, DOUBLE PANE, LOW-E COATING.
- E. MANUFACTURER: EAGLE WINDOWS OR APPROVED EQUAL.
- 1.5 SLIDING ENTRY BATH DOORS.
- A. 1-3/8" THICK, MINERAL CORE.
- B. LITE DOOR AS MANUFACTURED BY MASONITE OR APPROVED EQUAL.
- C. FINISH: FACTORY PRIMED, PAINT PT-2.
- D. GLAZING: SATIN ETCH.

SECTION 081210 - DOOR FRAMES

1.1 HOLLOW METAL FRAMES

- A. FIRE RATED FRAMES COMPLYING WITH NFPA 80 AND LISTED AND LABELED BY A QUALIFIED TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- B. INTERIOR FRAMES: STANDARD-DUTY, SDI 250.8, LEVEL 1.
- C. EXTERIOR FRAMES: HEAVY-DUTY SDI 250.8, LEVEL 2.
- D. MANUFACTURER: LITE FRAMES BY CLIMAX OR APPROVED EQUAL.
- E. FINISH: FACTORY PRIMED AND FIELD FINISHED.
- 1.2 POCKET DOOR FRAME
- A. COMMERCIAL GRADE POCKET DOOR FRAME BY JOHNSON HARDWARE OR EQUAL.
- 1.3 WOOD FRAME
- A. PRIMED FINGER JOINTED BY MASONITE OR APPROVED EQUAL.

SECTION 081700 - DOOR HARDWARE

1.1 HARDWARE SET 01:

- A. PEEP HOLE.
- B. (3) HINGES.
- C. LDD-V SOFT CLOSE DAMPER (MORTISE TYPE) AS MANUFACTURED BY LAMCON.
- D. STRIKE.
- E. DOOR STOP.
- F. SINGLE CYLINDER DEADBOLT LOCKSET.
- G. H. THROW-BOLT LATCH ASSEMBLY.
- I. LEVER.
- J. COMMERCIAL GRADE HARDWARE AS MANUFACTURED BY SCHLAGE OR APPROVED EQUAL.

L. FINISH: SATIN CHROME

1.2 HARDWARE SET 02:

- A. POCKET DOOR FRAME.
1. ALUMINUM TRACK.
2. TRACK HANGER.
3. DOOR GUIDE.
4. MANUFACTURER: JOHNSON HARDWARE OR APPROVED EQUAL.
- B. PRIVACY LATCH, SATIN NICKEL AS MANUFACTURED BY SCHLAGE OR APPROVED EQUAL.
- 1.3 HARDWARE SET 03:
- A. (3) HINGES.
- B. PRIVACY LOCKSET.
- C. CORES.
- D. MANUFACTURER: SCHLAGE OR APPROVED EQUAL.
- E. FINISH: SATIN NICKEL.
- 1.4 HARDWARE SET 04:
- A. (3) HINGES.
- B. PASSAGE CORES.
- C. MANUFACTURER: SCHLAGE OR APPROVED EQUAL.
- D. FINISH: SATIN NICKEL.
- 1.5 HARDWARE SET 05:
- A. (2) HANDSERS.
- B. (2) WHEELS - METAL VKT.
- C. TRACK.
- D. WALL MOUNTED ADJUSTABLE GUIDE.
- E. HOOK LOCK.
- F. BARN DOOR HANDLE.
- G. MANUFACTURER: INDUSTRIAL STAG AS MANUFACTURED BY RUSTICA OR APPROVED EQUAL.
- H. FINISH: RAW STEEL.
- 1.6 HARDWARE SET 06:
- A. KEYED ENTRY ONLY WITH PANIC BAR EXIT.
- B. PANIC HARDWARE BY GRAINGER OR APPROVED EQUAL.
- 1.7 HARDWARE SET 07:
- A. (3) HINGES, BLACK FINISH.
- B. ESCUTCHEON PLATE, SQUARE STYLE, BLACK FINISH.
- C. HANDLE, ATHENS STYLE, BLACK FINISH.
- D. HARDWARE AS MANUFACTURED BY EAGLE WINDOW OR APPROVED EQUAL.
- 1.8 DOOR BELL:
- A. ULCOR WIRELESS DOOR CHIME W/ GLASS/METAL DESIGN, MODEL #RWS021003N AS MANUFACTURED BY HONEYWELL OR APPROVED EQUAL.

SECTION 085000 - WINDOWS

1.1 WARRANTY

- A. WINDOWS: 10 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.
- B. MANUFACTURER: KAWNEER OR APPROVED EQUAL.
- C. FINISH: CLEAR ANODIZED.
- 1.2 WINDOW PERFORMANCE REQUIREMENTS
- A. SEE WINDOW SCHEDULE ON DRAWINGS A6.1 FOR PERFORMANCE REQUIREMENTS.
- 1.3 ACCESSORIES:
- A. INSECT SCREENS: AT EACH OPERABLE EXTERIOR SASH, WITH ALUMINUM FRAMES AND WITHOUT WICKETS.

SECTION 085200 - GYPSUM BOARD

1.1 INTERIOR GYPSUM BOARD:

1. GYPSUM WALLBOARD.
2. GYPSUM BOARD, TYPE X.
3. GYPSUM CEILING BOARD.
4. MOLD-RESISTANT GYPSUM BOARD.
- 1.2 TILE-BACKING PANELS:
- A. GLASS-MAT, WATER-RESISTANT BACKING BOARD.

SECTION 085300 - INTERIOR FINISHES

1.1 FINISHES

- A. HARDWOOD FLOOR:
1. NORWAY PUMPKIN PINE, 1 1/2" FINISHED FACED.
- B. CUSTOM TILE:
1. CT-1: 12"x24" RAMOSA CO. OR ICE W/ TEC GROUT IN MIST.
2. CT-2: 3"x6" WHITE GLOSS SUBWAY TILE W/ TEC GROUT IN MIST.
3. CT-3: WHITE BRIGHT WHITE PENNY ROUNDS W/ TEC GROUT IN MIST.
4. CT-4: 3" RAMOSA COMPANION TILE COLOR ICE W/ TEC GROUT IN MIST.
5. CT-5: 12"x24 HAZE 1697, UNPOISHED, AS MANUFACTURED BY IMAGICA OR APPROVED EQUAL. PROVIDE WITH ACCUCOLOR EPX EPOXY GROUT AS MANUFACTURED BY TEC OR APPROVED EQUAL. GROUT COLOR TO BE SELECTED FROM MANUFACTURERS FULL RANGE.
6. CT-6: 6"x6" UPTOWN TAURE BAK, AS MANUFACTURED BY IMAGICA OR APPROVED EQUAL. PROVIDE WITH ACCUCOLOR EPX EPOXY GROUT AS MANUFACTURED BY TEC OR APPROVED EQUAL. COLOR TO BE SELECTED FROM MANUFACTURERS FULL RANGE.
7. PROVIDE 4" CORIAN TRANSITION AT BATH/HOOF ENTRY THRESHOLD.
- C. CARPET TILE:
1. SIZE: 19.7" X 19.7".
2. MATERIAL: CUT PILE, NYLON.
3. BRUSHED CONCRETE MIX MODEL #100018.
- BRUSHED LIMESTONE AS MANUFACTURED BY INTERFACE OR APPROVED EQUAL.
3. PROVIDE WITH MANUFACTURER RECOMMENDED ADHESIVE.
- D. RUBBER SHEET FLOORING:
1. ARCADE RUBBER SHEET FLOORING AS MANUFACTURED BY JOHNSONITE OR APPROVED EQUAL. COLOR TO BE SELECTED FROM MANUFACTURERS FULL RANGE.
2. PROVIDE WITH MANUFACTURER APPROVED ADHESIVE.
- E. RESILIENT WALL BASE:
1. 4" RUBBER WALL BASE AS MANUFACTURED BY JOHNSONITE OR APPROVED EQUAL. COLOR TO BE SELECTED FROM MANUFACTURERS FULL RANGE.
2. PROVIDE WITH MANUFACTURER APPROVED ADHESIVE.
- F. STAIRS MANAGEMENT SYSTEMS:
1. VINYL STAIR TREAD WITH INTEGRATED RISER AS MANUFACTURED BY JOHNSONITE OR APPROVED EQUAL. BAMBOO TEXTURE ON TREADS, SMOOTH TEXTURE ON RISERS.

- a. COLOR: 55 SILVER GRAY, COLOR PALETTE A.
2. NOSING: FLEXIBLE VINYL STAIR NOSING AS MANUFACTURED BY JOHNSONITE OR APPROVED EQUAL.
- a. PROFILE: MTSN-XXX.
- b. COLOR: 55 SILVER GRAY, COLOR PALETTE A.
3. PROVIDE WITH MANUFACTURER APPROVED ADHESIVE.
- G. FIBERGLASS REINFORCED PANELS (FRP):
1. MANUFACTURER: FIBERLITE BY NUDO OR APPROVED EQUAL.
2. COLOR: WHITE.
3. FINISH: EMBOSSED.
- D. PAINT:
1. PT-1: BENJAMIN MOORE SIMPLY WHITE OC-117 - AURA ZERO VOC PAINT, EGGSHELL, SATIN FINISH, OR APPROVED EQUAL. TWO PRIME COATS, TWO FINISH COATS.
2. PT-2: BENJAMIN MOORE SIMPLY WHITE OC-117 - AURA ZERO VOC PAINT, SEMI-GLOSS, SATIN FINISH, TWO PRIME COATS, TWO FINISH COATS.
3. PT-3: EPOXY PRIMER W/ SEAGLARD MPEPOXY FINISH COAT AS MANUFACTURED BY SHERWIN WILLIAMS OR APPROVED EQUAL. COLOR TO MATCH EXISTING WINDOW FRAME.
4. BENJAMIN MOORE - AURA ZERO VOC PAINT, EGGSHELL, SATIN FINISH. COLOR TO BE SELECTED BY OWNER.

SECTION 102800 - TOILET, BATH, AND LAUNDRY ACCESSORIES

- 1.1 MEDICINE CABINET:
- A. VERANDA 40" W X 30" H RECESSED CABINET BY KOHLER OR APPROVED EQUAL.
- 1.2 SHOWER DOOR:
- A. LEVITY SLIDING GLASS SHOWER DOOR AS MANUFACTURED BY KOHLER OR APPROVED EQUAL.
1. SIZE: 62" X 47-5/8".
2. FINISH: BRIGHT POLISHED SILVER.
- 1.3 COMBINATION TUB/SHOWER DOOR:
- A. LEVITY SLIDING GLASS BATH DOOR AS MANUFACTURED BY KOHLER OR APPROVED EQUAL.
1. SIZE: 62" X 59-5/8".
2. FINISH: BRIGHT POLISHED SILVER.

SECTION 105520 - MAILBOXES

- 1.1 WALL MOUNTED MAILBOX
- A. VERSATILE 42X10X10 FULLY ADA COMPLIANT MAILBOX AS MANUFACTURED BY AF FLORENCE OR APPROVED EQUAL.
- B. FINISH: SILVER SPECK.

SECTION 113100 - RESIDENTIAL APPLIANCES

1.1 APPLIANCES

- A. RANGE:
1. MANUFACTURER: GE PROFILE MODEL #PGS9305JSS OR APPROVED EQUAL.
2. SIZE: 30" WIDE.
3. FINISH: STAINLESS STEEL.
- B. RANGE HOOD:
1. 30" STAINLESS STEEL, UNDER CABINET HOOD, 160 CFM, MODEL #403004 AS MANUFACTURED BY BROWNS OR APPROVED EQUAL.
- C. DISHWASHER:
1. MANUFACTURER: GE PROFILE MODEL #PWS1860SS OR APPROVED EQUAL.
2. SIZE: 18" WIDE.
3. FINISH: STAINLESS STEEL.
- D. REFRIGERATOR:
1. MANUFACTURER: GE PROFILE MODEL #PNS20KSHSS OR APPROVED EQUAL.
2. SIZE: 66 1/2" X 29 3/4" X 35 1/4".
3. FINISH: STAINLESS STEEL.
- E. STACKED WASHER & DRYER:
1. NOT IN CONTRACT.

SECTION 122410 - WINDOW TREATMENTS

1.1 INTERIOR ROLLER WINDOW SHADES

- A. PROVIDE ALLOWANCE FOR RS 500 ROLLER SHADES AS MANUFACTURED BY HUNTER DOUGLAS CONTRACT OR APPROVED EQUAL.
- B. FABRIC TO BE SELECTED FROM MANUFACTURERS FULL RANGE.

SECTION 123530 - RESIDENTIAL CASEWORK

1.1 ARCHITECTURAL CASEWORK:

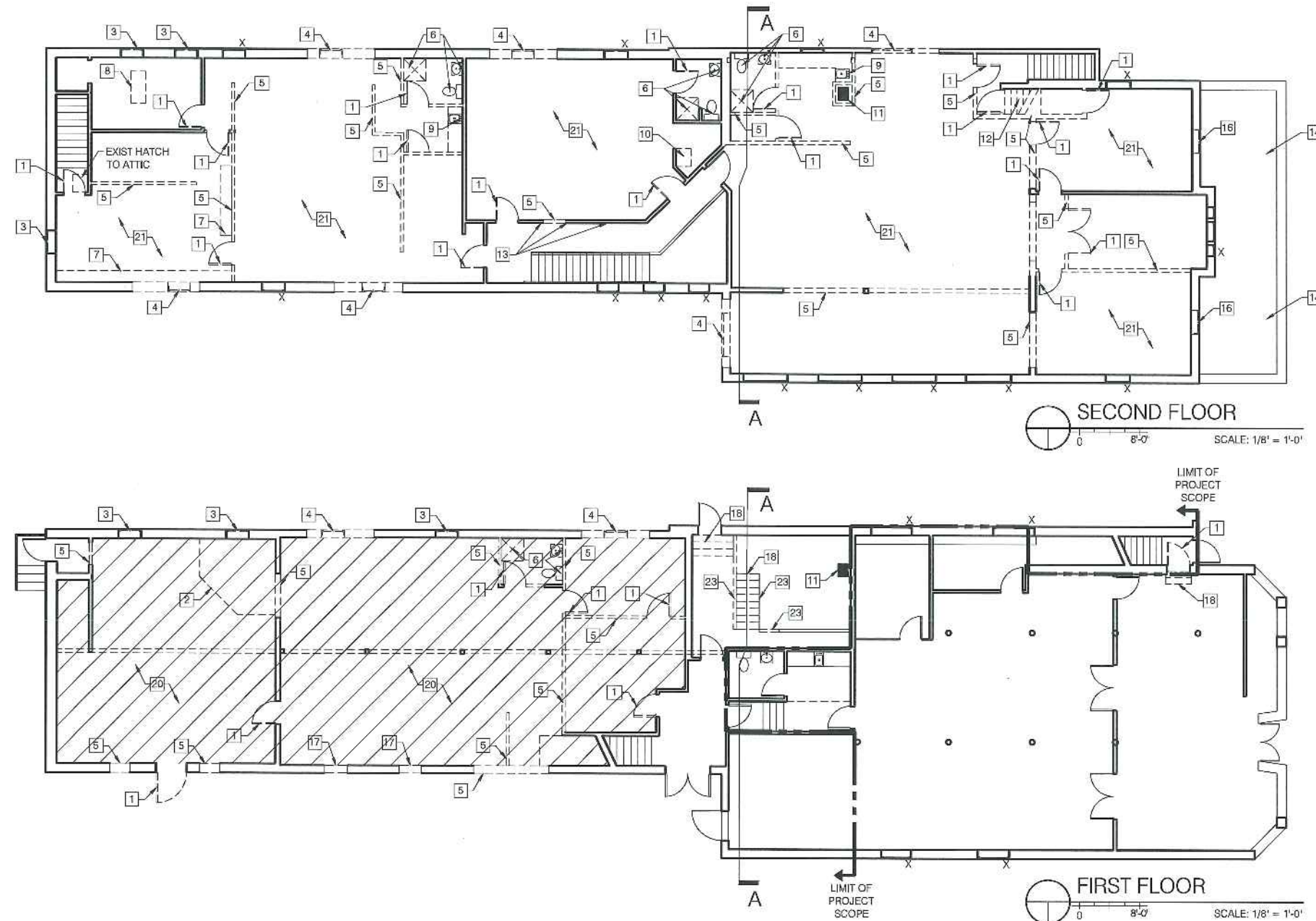
- A. KITCHEN CABINETS:
1. MANUFACTURED BY TICO OR APPROVED EQUAL. PAINTED - WHITE, SHAKER STYLE DOOR FACES.
- B. BATHROOM CABINETS:
1. MANUFACTURED BY TICO OR APPROVED EQUAL. STAINED MINWAX WEATHERED OAK OVER RED OAK VENEER, FLAT PANEL DOOR.
- 1.2 COUNTERTOPS:
- A. LEATHER PRACEVA GRANITE, KASHMIR GRANITE, OR EQUAL.
- 1.3 HARDWARE:
- A. PROVIDE AN \$1,000 ALLOWANCE FOR HARDWARE TO BE SELECTED BY OWNER.

SECTION 224100 - RESIDENTIAL PLUMBING FIXTURES

1.1 PLUMBING FIXTURES

- A. KITCHEN SINK:
1. STERLING MCALLISTER 24"X18"X8" OR APPROVED EQUAL.
- B. BATHROOM SINK:
1. KOHLER VERTICYL RECTANGULAR UNDERMOUNT SINK OR APPROVED EQUAL.
2. COLOR: WHITE.
- C. POWDER ROOM WALL MOUNTED SINK (UNIT #10):
1. FLANT COLLECTION MODEL #LC0850 AS MANUFACTURED BY ELITE SINKS OR APPROVED EQUAL.
2. FINISH: WHITE.
- D. SHOWER PAN (TYPICAL):
1. 42" X 48" TILE-BASIN SHOWER PAN W/ CENTER DRAIN AS MANUFACTURED BY KBR'S HARD CORE OR APPROVED EQUAL.
2. FINISH: WHITE.
3. PROVIDE WITH SANIPLUS PUMP.
- 1.2 PLUMBING FAUCETS:
- H. SINGLE HOLE KITCHEN FAUCET, SIMPLICITY MODEL K-597-CP W/ PULL DOWN SPRAYHEAD AS MANUFACTURED BY KOHLER OR APPROVED EQUAL.
2. FINISH: POLISHED CHROME.
- I. CONTO LAVORATORY CENTERSET, S-SIZE AS MANUFACTURED BY GROHE OR APPROVED EQUAL.
2. FINISH: CHROME.
- J. PEDESTAL SINK FAUCET (UNIT #10):
1. CONTO LAVORATORY CENTERSET, S-SIZE AS MANUFACTURED BY GROHE OR APPROVED EQUAL.
2. FINISH: CHROME.
- D. DOG WASH FAUCET:
1. BED PAN CLEANSER ASSEMBLY W/ ATMOSPHERIC VACUUM BREAKER, SELF-CLOSING HANDLE AND WALL HOOK, MODEL NUMBER 7880.191 AS MANUFACTURED BY AMERICAN STANDARD OR APPROVED EQUAL.
2. FINISH: POLISHED CHROME.
- 1.3 SHOWER FIXTURES:
- A. SHOWER HEAD:
1. STILLNESS/PURIST CONTEMPORARY HANDS-SHOWER KIT MODEL #K-9059 AS MANUFACTURED BY KOHLER OR APPROVED EQUAL.
2. FINISH: POLISHED CHROME.
- B. SHOWER RIM:
1. PURIST RITE-TEMP PRESSURE-BALANCING VALVE TRIM W/ EVER HANDLE MODEL #K-114601-4-CP AS MANUFACTURED BY KOHLER OR APPROVED EQUAL.
2. FINISH: POLISHED CHROME.
- C. TUB FAUCET:
1. PURIST WALL-MOUNT NON-DIVERTER BATH SPOUT, 90-DEGREES MODEL #K-14427 AS MANUFACTURED BY KOHLER OR APPROVED EQUAL.
2. FINISH: POLISHED CHROME.
- E. TUB DRAIN:
1. CLEARFLO 1-1/2" CONTOURED POP-UP DRAIN AND OVERFLOW MODEL #K-7147-AP-CP AS MANUFACTURED BY KOHLER OR APPROVED EQUAL.
2. FINISH: POLISHED CHROME.

- DRAIN AS MANUFACTURED BY KBR'S HARD CORE OR APPROVED EQUAL.
- E. SHOWER PAN (UNIT #6):
1. 36" X 36" TILE-BASIN SHOWER PAN W/ CENTER DRAIN AS MANUFACTURED BY KBR'S HARD CORE OR APPROVED EQUAL.
- F. DOGBIKE WASH PAN:
1. CUSTOM 41" X 78" BARRIER FREE SHOWER PAN W/ END DRAIN AS MANUFACTURED BY KBR'S HARD CORE OR APPROVED EQUAL.
2. SLOPE PAN MIN 1/4" PER FOOT IN DIRECTION OF DRAIN.
- G. COMBINATION TUB/SHOWER:
1. KOHLER ARCHER 67" BATH MODEL K-19451-A OR APPROVED EQUAL.
2. FINISH: WHITE.
- H. TOILETS:
1. KOHLER CIMARRON COMFORT HEIGHT AND ELONGATED BOWL 2 PIECE.
2. FINISH: WHITE.
- I. PUMP TOILET (UNIT #3):
1. REAR DISCHARGE TOILET W/ ELONGATED BOWL AND TANK AS MANUFACTURED BY SANIFLO OR APPROVED EQUAL.
2. FINISH: WHITE.
3. PROVIDE WITH SANIPLUS PUMP.
- 1.2 PLUMBING FAUCETS:
- H. KITCHEN FAUCET:
1. SINGLE HOLE KITCHEN FAUCET, SIMPLICITY MODEL K-597-CP W/ PULL DOWN SPRAYHEAD AS MANUFACTURED BY KOHLER OR APPROVED EQUAL.
2. FINISH: POLISHED CHROME.
- I. BATHROOM FAUCET:
1. CONTO LAVORATORY CENTERSET, S-SIZE AS MANUFACTURED BY GROHE OR APPROVED EQUAL.
2. FINISH: CHROME.
- J. PEDESTAL SINK FAUCET (UNIT #10):
1. CONTO LAVORATORY CENTERSET, S-SIZE AS MANUFACTURED BY GROHE OR APPROVED EQUAL.
2. FINISH: CHROME.
- D. DOG WASH FAUCET:
1. BED PAN CLEANSER ASSEMBLY W/ ATMOSPHERIC VACUUM BREAKER, SELF-CLOSING HANDLE AND WALL HOOK, MODEL NUMBER 7880.191 AS MANUFACTURED BY AMERICAN STANDARD OR APPROVED EQUAL.
2. FINISH: POLISHED CHROME.
- 1.3 SHOWER FIXTURES:
- A. SHOWER HEAD:
1. STILLNESS/PURIST CONTEMPORARY HANDS-SHOWER KIT MODEL #K-9059 AS MANUFACTURED BY KOHLER OR APPROVED EQUAL.
2. FINISH: POLISHED CHROME.
- B. SHOWER RIM:
1. PURIST RITE-TEMP PRESSURE-BALANCING VALVE TRIM W/ EVER HANDLE MODEL #K-114601-4-CP AS MANUFACTURED BY KOHLER OR APPROVED EQUAL.
2. FINISH: POLISHED CHROME.
- C. TUB FAUCET:
1. PURIST WALL-MOUNT NON-DIVERTER BATH SPOUT, 90-DEGREES MODEL #K-14427 AS MANUFACTURED BY KOHLER OR APPROVED EQUAL.
2. FINISH: POLISHED CHROME.
- E. TUB DRAIN:
1. CLEARFLO 1-1/2" CONTOURED POP-UP D



GENERAL DEMOLITION NOTES:

- REMOVE WALLS AS NOTED ON PLANS. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL.
- UNLESS OTHERWISE NOTED, REMOVE DOORS, BASE, TRIM, ELECTRICAL ITEMS, SURFACE MOUNTED ITEMS AND INTERIOR CLEARSTORY WINDOWS. UNLESS NOTED OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.
- CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IF EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND / OR REMOVAL OF HAZARDOUS MATERIALS. ANY ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THESE EFFORTS IF ENCOUNTERED.

- UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.

GENERAL MECHANICAL NOTES:

- DEMO EXISTING AIR SIDE SYSTEMS INCLUDING ROOF TOP UNITS AND ASSOCIATIVE DUCTWORK, GRILLES, DIFFUSERS, RE-HEATANT PIPING, AND APPURTENANCES INCLUDING EQUIPMENT IN ATTIC.
- DOMESTIC HOT WATER AND HEATING HOT WATER SYSTEMS WILL BE REWORKED AS PART OF DESIGN-BUILD SERVICES PROVIDED BY CONTRACTOR AND IN COORDINATION W/ OWNER AND DESIGN TEAM.

GENERAL PLUMBING NOTES:

- PLUMBING DRAINAGE AND SANITARY VENTING TO BE REWORKED AS PART OF DESIGN-BUILD SERVICES PROVIDED BY CONTRACTOR AND IN COORDINATION W/ OWNER AND DESIGN TEAM.

GENERAL ELECTRICAL NOTES:

- ELECTRICAL POWER, DATA, SECURITY AND CABLE TV TO BE REWORKED AS PART OF DESIGN-BUILD SERVICES PROVIDED BY CONTRACTOR AND IN COORDINATION W/ OWNER AND DESIGN TEAM.

[X] DEMOLITION KEYNOTES:

- REMOVE EXISTING DOOR AND FRAME.
- COMPLETELY REMOVE EXISTING STORAGE PLATFORM.
- REMOVE EXISTING WINDOW AND PREP ROUGH OPENING FOR REPLACEMENT WINDOW.
- REMOVE EXISTING WINDOW. ENLARGE AND PREP ROUGH OPENING FOR NEW WINDOW.
- DEMO EXISTING WALL ASSEMBLY.
- DEMO EXISTING BATH FIXTURES INCLUDING SHOWER, SINK, AND TOILET.
- DEMO EXISTING SHELF.
- EXISTING SKYLIGHT TO REMAIN.
- DEMO EXISTING KITCHEN SINK, COUNTER, AND CABINETRY.
- REMOVE EXISTING ATTIC ACCESS HATCH.
- DEMO EXISTING BRICK CHIMNEY. COORDINATE WITH MECHANICAL CONTRACTOR TO RE-VENT EXISTING BOILER THRU MECHANICAL ROOM SIDEWALL.
- PARTIALLY REMOVE EXISTING STAIR ASSEMBLY INCLUDING RISERS, TREADS, STRINGERS, AND HANDRAILS.
- REMOVE EXISTING CLEARSTORY WINDOWS.
- REMOVE EXISTING ROOFING INCLUDING INSULATION AND EPDM.
- REMOVE EXISTING HALF WALL.
- REMOVE EXISTING WINDOW. PREP ROUGH OPENING TO ACCOMMODATE NEW CUSTOM PATIO DOOR.
- REMOVE EXISTING BRICK INFILL. MODIFY EXISTING WALL ASSEMBLY & PREP NEW ROUGH OPENING FOR NEW WINDOW OR DOOR. EXISTING LINTEL TO REMAIN AT NEW WINDOW.
- DEMO EXISTING STAIRS INCLUDING TREADS, RISERS, & STRINGERS.
- EXISTING WOOD BEAMS TO REMAIN.
- HATCHED AREA: EXISTING RADIANT SYSTEM TO BE RE-USED IN UNITS #1 AND #2. CONTRACTOR TO REVIEW FEASIBILITY OF RE-ZONING EXISTING RADIANT WITH MECHANICAL ENGINEER AND ARCHITECT. CONTRACTOR TO DETERMINE FEASIBILITY OF INSTALLING NEW RADIANT EITHER ABOVE OR BELOW EXISTING SLAB IN UNIT #3.
- REMOVE EXISTING FINISHED FLOORING.
- REMOVE & SALVAGE EXISTING KITCHEN APPLIANCES.
- REMOVE EXISTING RAILINGS AND GUARDRAILS.

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12/16/16

PROJECT NO.
15019
PROJECT NAME
EAST END LOFTS
PORTLAND, ME 04101

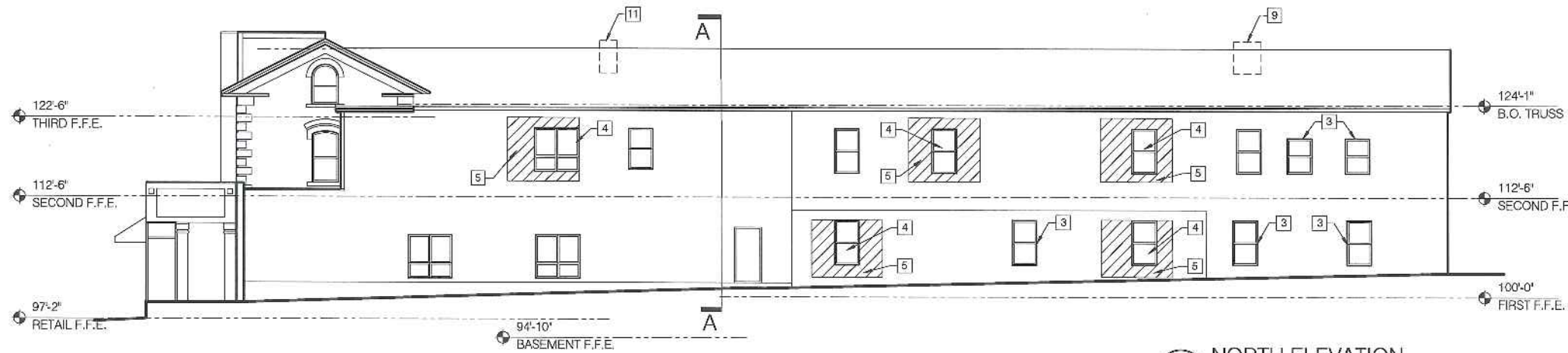
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ISSUE DATE
12/16/15
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EAC
SHEET TITLE
DEMOLITION PLANS

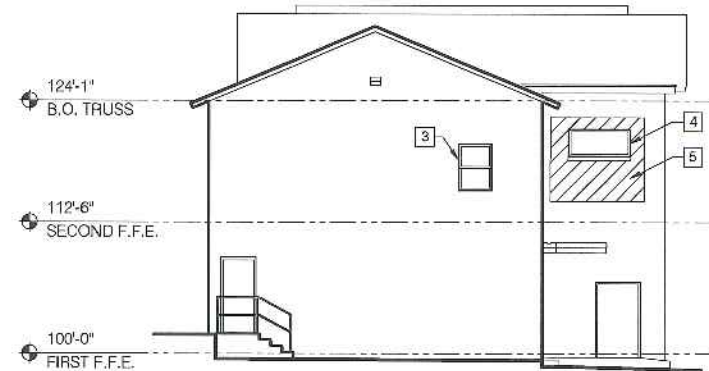
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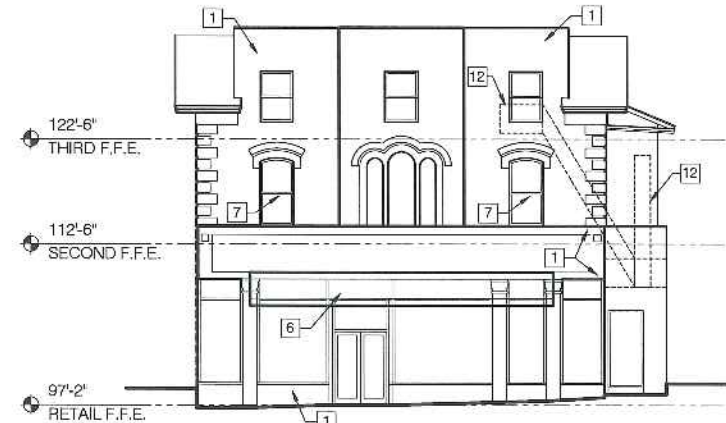
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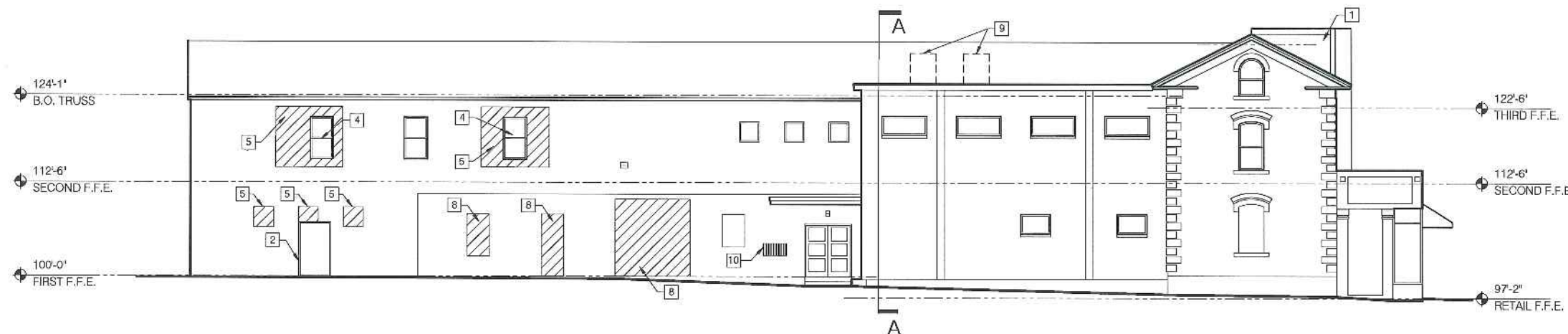
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

GENERAL DEMOLITION NOTES:

- REMOVE WALLS AS NOTED ON PLANS. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS. CONSULT WITH THE ARCHITECT FOR APPROVAL.
 - UNLESS OTHERWISE NOTED, REMOVE DOORS, BASE, TRIM, ELECTRICAL ITEMS, SURFACE MOUNTED ITEMS AND INTERIOR CLEARSTORY WINDOWS. UNLESS NOTED OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.
 - CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE), PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND / OR REMOVAL OF HAZARDOUS MATERIALS. ANY ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THESE EFFORTS IF ENCOUNTERED.
 - UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.

DEMOLITION KEYNOTES:

- DEMO MASONRY AS NECESSARY TO REPAIR EXISTING DAMAGED BRICKWORK (SEE STRUCTURAL).
- REMOVE EXISTING DOOR AND FRAME.
- REMOVE EXISTING WINDOW AND PREP ROUGH OPENING FOR REPLACEMENT WINDOW.
- REMOVE EXISTING WINDOW, ENLARGE AND PREP ROUGH OPENING FOR NEW WINDOW.
- DEMO EXISTING WALL ASSEMBLY TO ACCOMMODATE NEW CONSTRUCTION.
- REMOVE EXISTING AWNING FABRIC. AWNING FRAME TO REMAIN.
- REMOVE EXISTING WINDOW. RE-FRAME & PREP ROUGH OPENING TO ACCOMMODATE NEW CUSTOM DOOR.
- REMOVE EXISTING BRICK INFILL. MODIFY EXISTING WALL ASSEMBLY TO CREATE NEW ROUGH OPENING FOR NEW WINDOW/DOOR. EXISTING LINTEL TO REMAIN AT NEW WINDOW LOCATION.
- REMOVE EXISTING ROOF TOP MECHANICAL UNITS.
- EXISTING BIKE RACK TO REMAIN.
- DEMO EXISTING BRICK CHIMNEY. COORDINATE WITH MECHANICAL CONTRACTOR TO RE-VENT EXISTING BOILER THRU MECHANICAL ROOM SIDEWALL.
- REMOVE EXISTING FIRE ESCAPE. PATCH BRICKWORK AND CLADDING FOR A COMPLETE AND CLEAN REMOVAL.

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PORTLAND, ME 04101

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3	3
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SHEET TITLE

DEMO ELEVATIONS

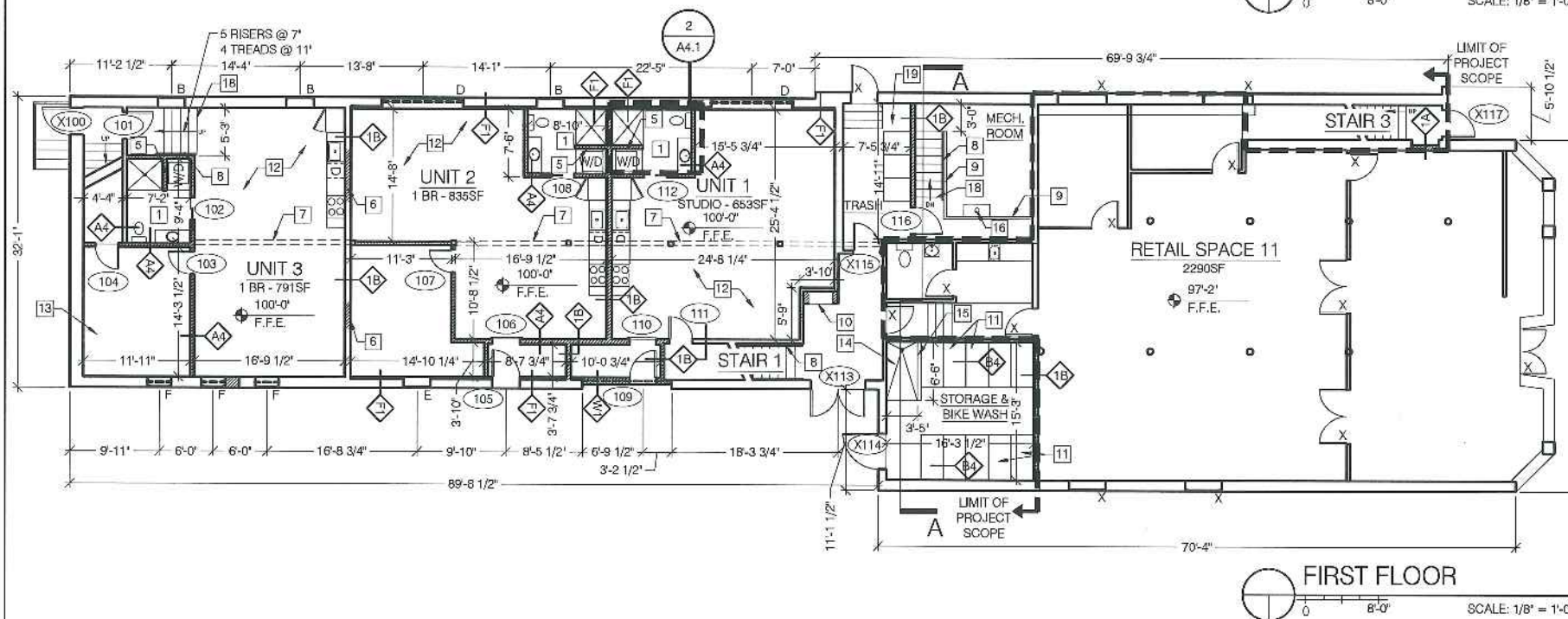
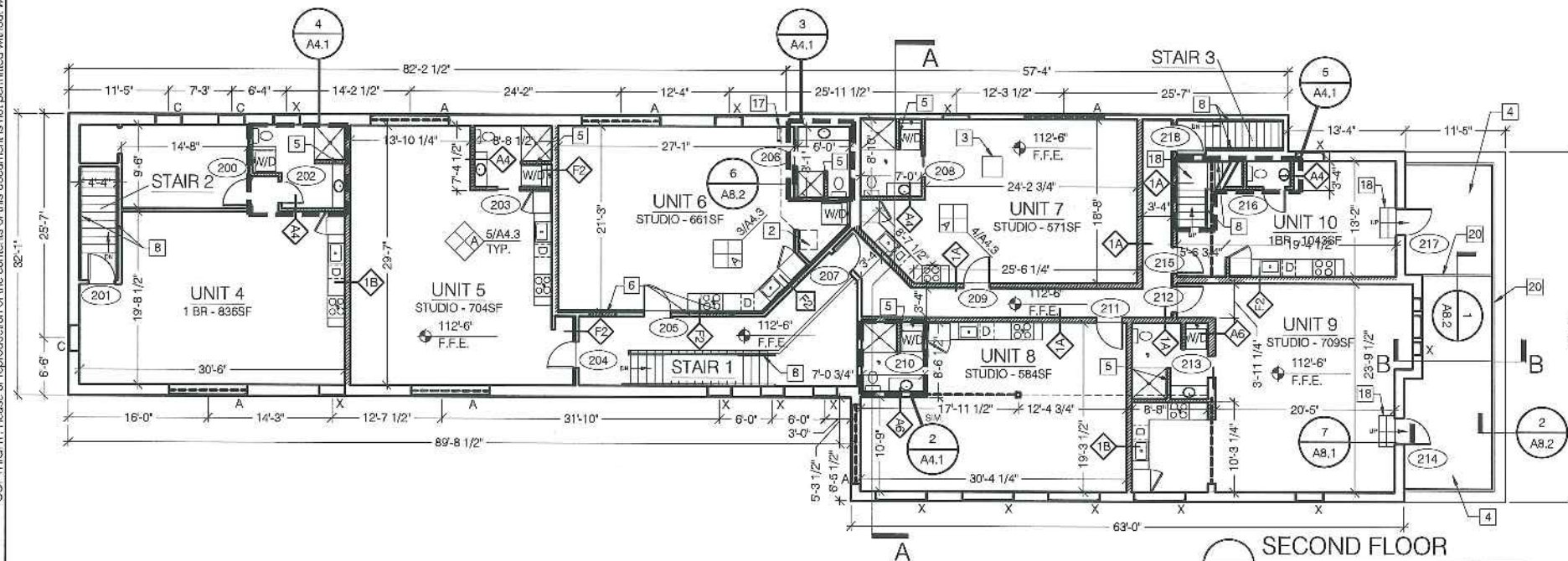
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SHEET SCALE
1/8" = 1'-0"

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KEY

--- STRUCTURAL SPAN

/// NEW WALL PARTITION

GENERAL NOTES:

- PATCH AND REPAIR ANY DAMAGE CAUSED BY DEMOLITION TO MATCH ADJACENT FINISHES.
- NEW BRICK AND SPLIT FACED CMU TO MATCH EXISTING SIZE AND COURSING PATTERNS. TOOTH NEW BRICK AND SPLIT FACED CMU INTO EXISTING BRICK PATTERN.
- PAINT AND RE-INSTALL EXISTING FIN TUBE COVERS.
- INFILL, PATCH, AND PAINT CEILING TO MATCH SURROUNDING FINISH AT LOCATIONS OF REMOVED HVAC DIFFUSERS AND GRILLES.
- CLEAN AND PREPARE SURFACES TO RECEIVE NEW FINISHES. PAINT ALL EXISTING AND NEW EXPOSED SURFACES INCLUDING GYPSUM WALLBOARD AT FLOORS AND CEILINGS, TRIM, RAILINGS, ETC.
- FINAL FINISHES TO BE SELECTED BY OWNER.
- PATCH FLOORS AT LOCATIONS WHERE EXISTING WALLS HAVE BEEN REMOVED. ENSURE THAT SUBFLOOR IS FLUSH AND LEVEL PRIOR TO INSTALLING FLOOR FINISHES.
- WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.

GENERAL MECHANICAL NOTES:

- HEATING HOT WATER AND DOMESTIC HOT WATER SYSTEMS TO BE REWORKED AS PART OF DESIGN-BUILD SERVICES PROVIDED BY CONTRACTOR AND IN COORDINATION W/ OWNER AND DESIGN TEAM.
- COORDINATE RE-ZONING AND INSTALLATION OF NEW RADIANT HEATING IN UNITS #1-3.

GENERAL PLUMBING NOTES:

- PLUMBING DRAINAGE AND SANITARY VENTING TO BE REWORKED AS PART OF DESIGN-BUILD SERVICES PROVIDED BY CONTRACTOR AND IN COORDINATION W/ OWNER AND DESIGN TEAM.
- PLUMBING FIXTURES TO BE SELECTED BY OWNER.

GENERAL ELECTRICAL NOTES:

- ELECTRICAL POWER, DATA, SECURITY AND CABLE TV TO BE REWORKED AS PART OF DESIGN-BUILD SERVICES PROVIDED BY CONTRACTOR AND IN COORDINATION W/ OWNER AND DESIGN TEAM.

KEYNOTES:

- CONSTRUCT A NEW RAISED FLOOR CONSISTING OF 2x10 JOISTS @ 12" O.C. AND 7/8" FLOOR SHEATHING IN BATHROOM OVER THE EXISTING SLAB TO ACT AS PLUMBING PIPE CHASE.
- INFILL, PATCH, & PAINT EXISTING ATTIC ACCESS HATCH OPENING TO MATCH SURROUNDING CONSTRUCTION AND FINISHES.
- PATCH FRAMING & INFILL FLOOR SHEATHING SO AS TO MATCH SURROUNDING CONSTRUCTION AND FINISHES AT LOCATION OF ORIGINAL CHIMNEY.
- RE-ROOF PATIO. INSTALL NEW TAPERED RIGID INSULATION SLOPED TO DRAIN. INSTALL EPDM MEMBRANE, ADJUSTABLE SUPPORT PADS, AND CONCRETE PAVERS.
- PROVIDE TUB/SHOWER ACCESS PANEL CONSTRUCTED OF GYP. BD.
- INFILL, PATCH, AND PAINT EXISTING OPENING SO AS TO MATCH SURROUNDING CONSTRUCTION AND FINISH.
- CLEAN AND REMOVE ANY PAINT AND JOINT COMPOUND FROM EXISTING WOOD BEAMS.
- INSTALL NEW 36" HIGH HANDRAIL.
- INSTALL NEW 42" HIGH GUARDRAIL.
- NEW RECESSED MAILBOX.
- 2'-6" WIDE X 6'-0" DEEP X 8'-0" TALL WIRE MESH STORAGE UNITS.
- POLISH EXISTING CONCRETE SLAB. DO NOT DISTURB SLAB AS EXISTING RADIANT SYSTEM WILL BE REUSED.
- PATCH AND REPAIR CRACK IN EXISTING CONCRETE SLAB.
- DOG/BIKE WASH W/ CUSTOM SHOWER BASE. TILE SHOWER ENCLOSURE W/ CT-5 TO CEILING.
- 48" HIGH WOOD FRAMED HALF WALL W/ WHITE COHIAN CAP.
- RETROFIT EXISTING BOILER WITH A NEW COAXIAL VENT AND ADAPTOR PLATE, REDUCI THRU MECHANICAL ROOM SIDEWALL.
- ROLLING LIBRARY LADDER.
- CONSTRUCT NEW STAIR ASSEMBLY.
- EXTEND AND RE-FRAME EXISTING PLATFORM.
- NEW EPOXY COATED HOLLOW STRUCTURAL STEEL RAILING W/ CABLE RODS.
- 1X WOOD SHELVING - PAINTED PT-2

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FLOOR PLANS

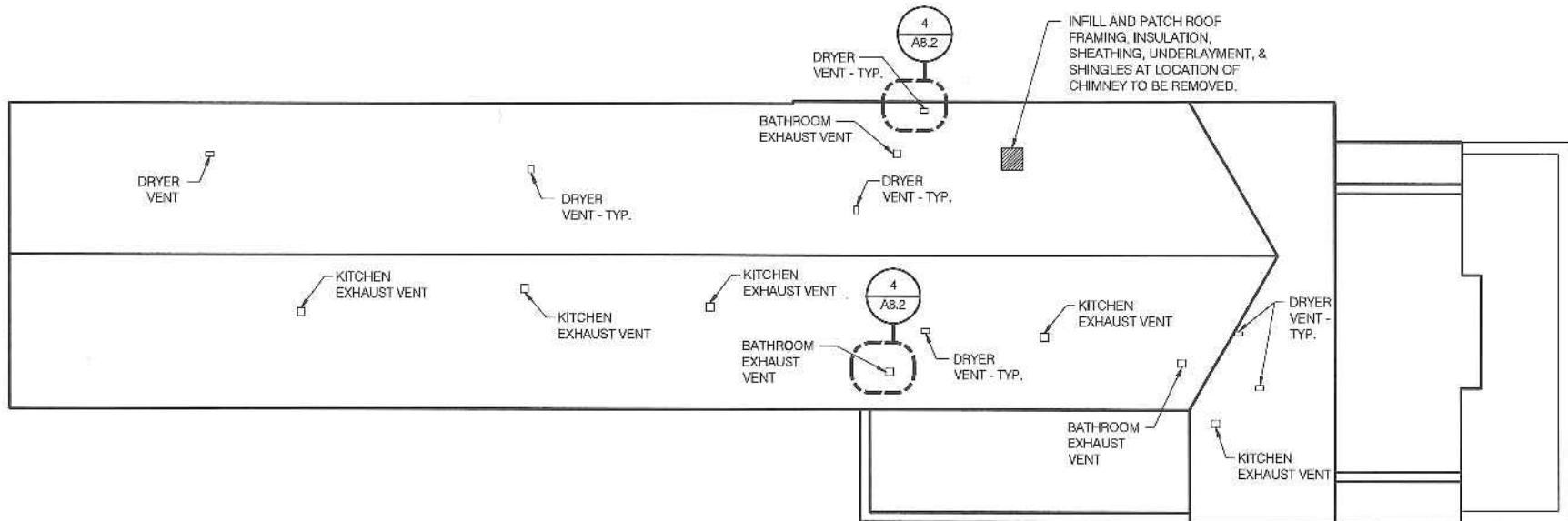
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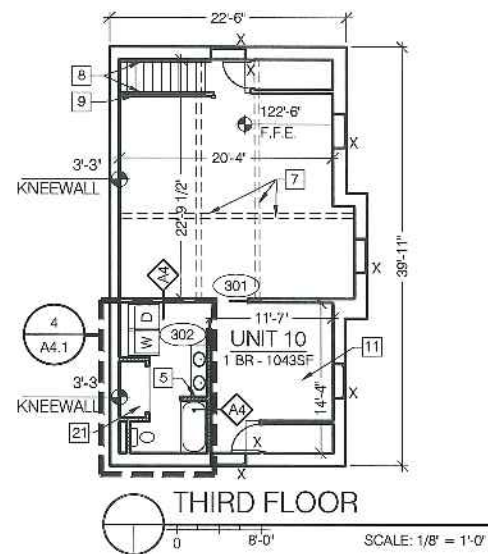
SHEET SCALE
1/8" = 1'-0"

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



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

GENERAL NOTES:

- PATCH AND REPAIR ANY DAMAGE CAUSED BY DEMOLITION TO MATCH ADJACENT FINISHES.
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- FINAL FINISHES TO BE SELECTED BY OWNER.
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- COORDINATE RE-ZONING AND INSTALLATION OF NEW RADIANT HEATING IN UNITS #1-3.

GENERAL PLUMBING NOTES:

- PLUMBING DRAINAGE AND SANITARY VENTING TO BE REWORKED AS PART OF DESIGN-BUILD SERVICES PROVIDED BY CONTRACTOR AND IN COORDINATION W/ OWNER AND DESIGN TEAM.

- PLUMBING FIXTURES TO BE SELECTED BY OWNER.

GENERAL ELECTRICAL NOTES:

- ELECTRICAL POWER, DATA, SECURITY AND CABLE TV TO BE REWORKED AS PART OF DESIGN-BUILD SERVICES PROVIDED BY CONTRACTOR AND IN COORDINATION W/ OWNER AND DESIGN TEAM.

KEYNOTES:

- CONSTRUCT A NEW RAISED FLOOR CONSISTING OF 2x10 JOISTS @ 12" O.C. AND 7/8" FLOOR SHEATHING IN BATHROOM OVER THE EXISTING SLAB TO ACT AS PLUMBING PIPE CHASE.
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- PROVIDE TUB/SHOWER ACCESS PANEL CONSTRUCTED OF GYP. BD.
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- PATCH AND REPAIR CRACK IN EXISTING CONCRETE SLAB.
- DOG/BIKE WASH W/ CUSTOM SHOWER BASE, TILE SHOWER ENCLOSURE W/ CT-5 TO CEILING.
- 48" HIGH WOOD FRAMED HALF WALL W/ WHITE CORIAN CAP.
- RE-ROOF EXISTING BOILER WITH A NEW COAXIAL VENT AND ADAPTOR PLATE. RE-DUCT THRU MECHANICAL ROOM SIDEWALL.
- ROLLING LIBRARY LADDER.
- CONSTRUCT NEW STAIR ASSEMBLY.
- EXTEND AND RE-FRAME EXISTING PLATFORM.
- NEW EPOXY COATED HOLLOW STRUCTURAL STEEL RAILING W/ CABLE RODS.
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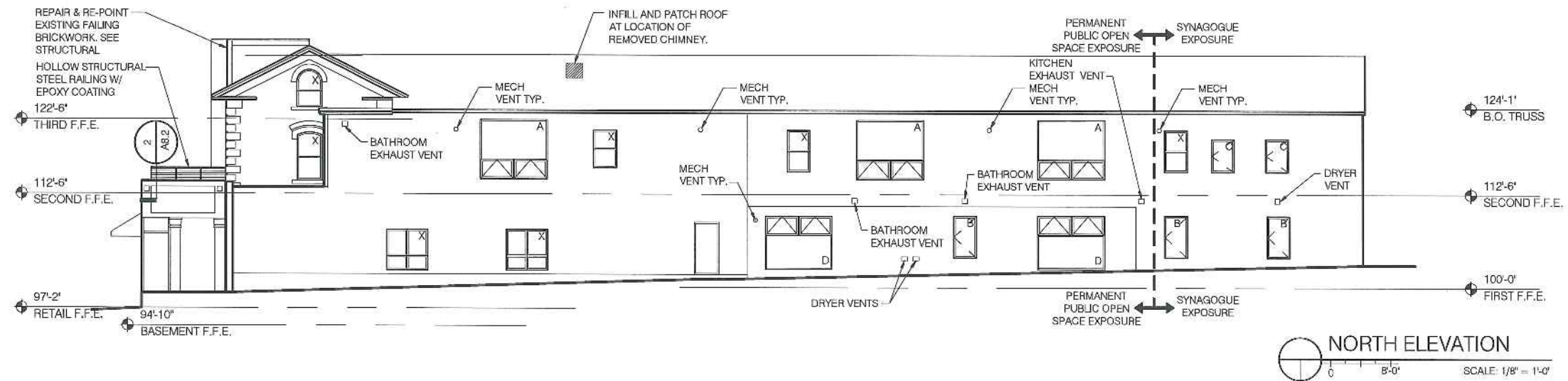
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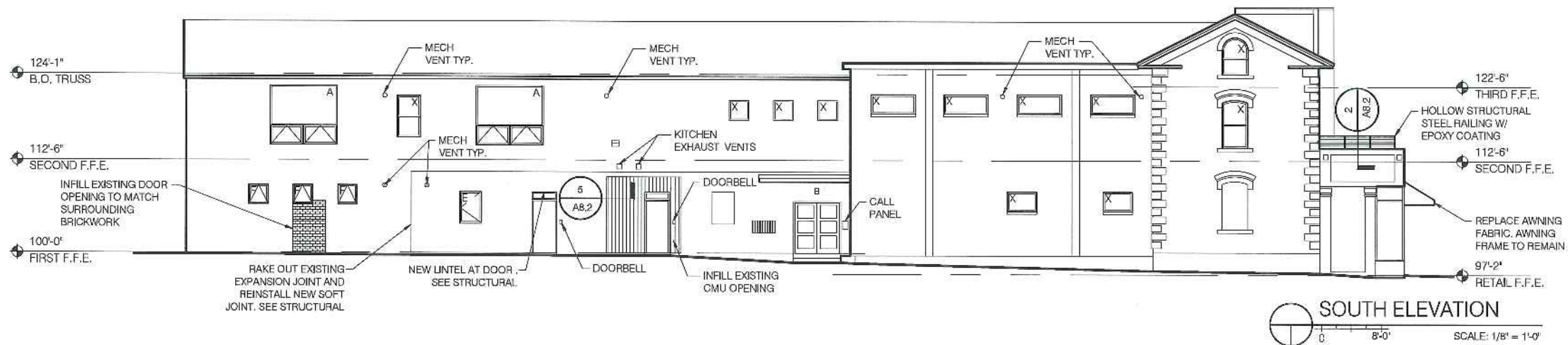
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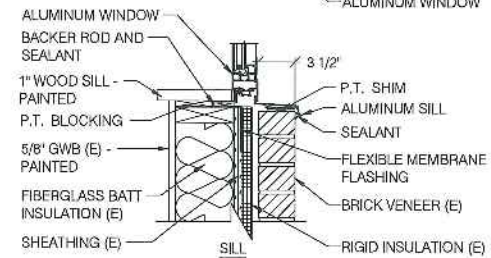
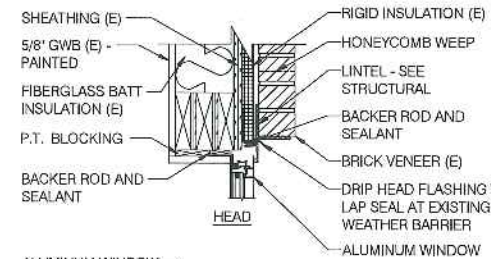
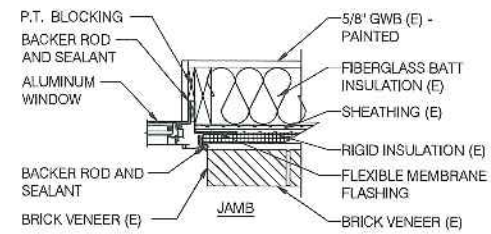
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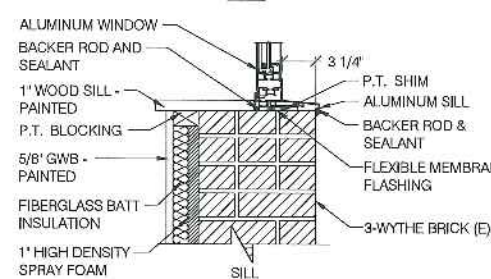
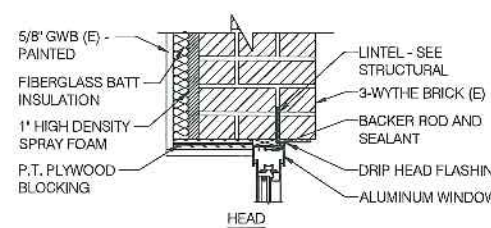
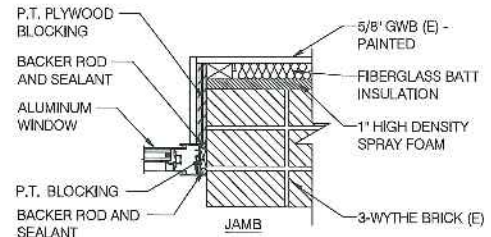


Elevation	Separation Distance	Elevation Exposure	NFPA 13 Sprinkler?	Protected Opening?	Allowable Opening Area	Wall Area Per Story	Existing Opening Area Per Story (by rough opening)	Existing Opening Area Per Story (by rough opening)	% of Existing Opening Area	% of New Opening	% of Coating Area
West (Primary)	30 or greater	Parking lot	yes	no	No Limit	n/a	n/a	n/a	n/a	n/a	n/a
West (Storage/Dog Wash)	30 or greater	Parking lot	yes	no	No Limit	n/a	n/a	n/a	n/a	n/a	n/a
South (Primary)	15 to less than 20	Alley Way	yes	no	75%	976	57.6	150	6%	15%	21%
South (House)	10 to less than 15	Alley Way	yes	no	45%	696	85.3	0	12%	0%	12%
East (Retail)	30 or greater	Public Way (Congress St)	yes	no	No Limit	n/a	n/a	n/a	n/a	n/a	n/a
East (House)	30 or greater	Public Way (Congress St)	yes	no	No Limit	n/a	n/a	n/a	n/a	n/a	n/a
North (Garden)	30 or greater	Permanent Public Open Space	yes	no	No Limit	n/a	n/a	n/a	n/a	n/a	n/a
North (Synagogue)	0 to less than 3	Existing Synagogue	yes	no	Not Permitted	304.5	46.5	0	15%	0%	15%
North (Retail)	30 or greater	Permanent Public Open Space	yes	no	No Limit	n/a	n/a	n/a	n/a	n/a	n/a

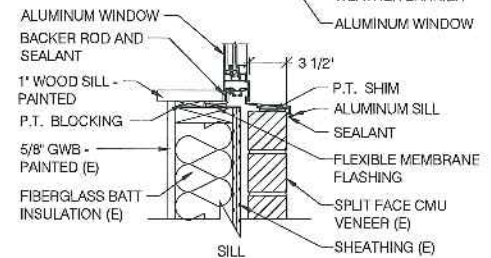
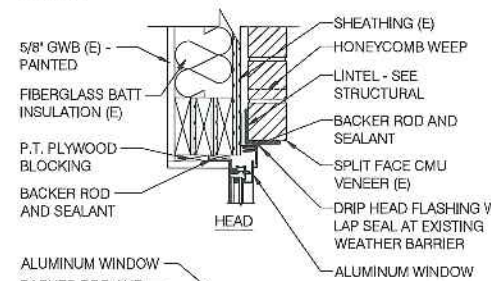
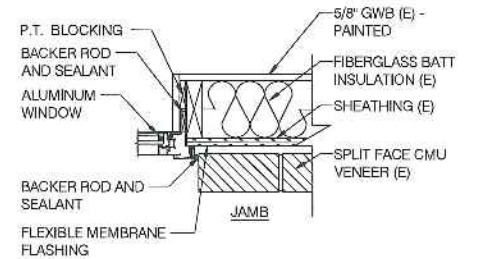




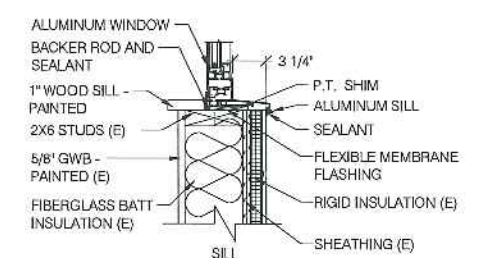
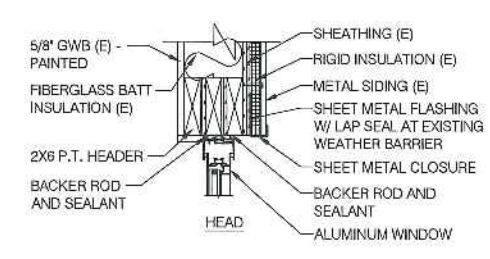
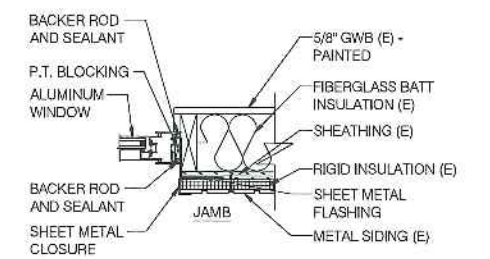
1 WINDOW DETAILS @ BRICK VENEER
SCALE: 1 1/2" = 1'-0"



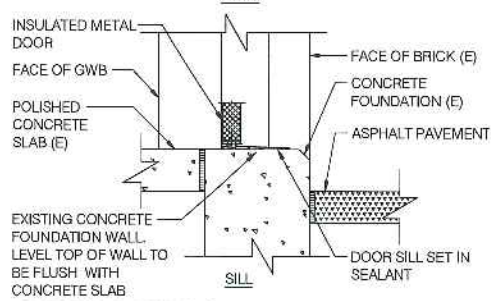
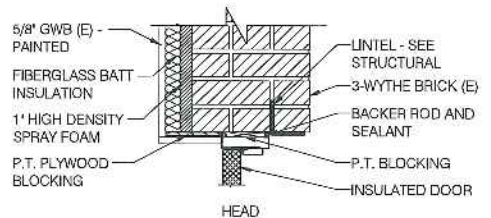
2 WINDOW DETAILS @ 3 WYTHE BRICK
SCALE: 1 1/2" = 1'-0"



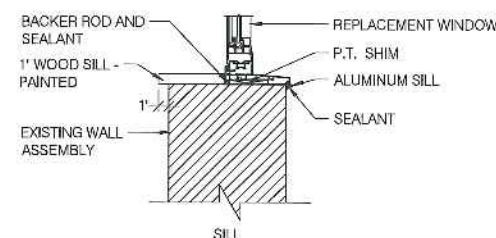
3 WINDOW DETAILS SPLIT FACE VENEER
SCALE: 1 1/2" = 1'-0"



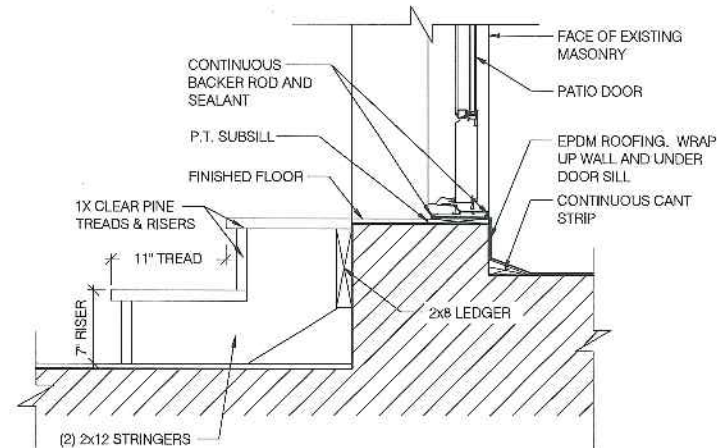
4 WINDOW DETAILS @ METAL SIDING
SCALE: 1 1/2" = 1'-0"



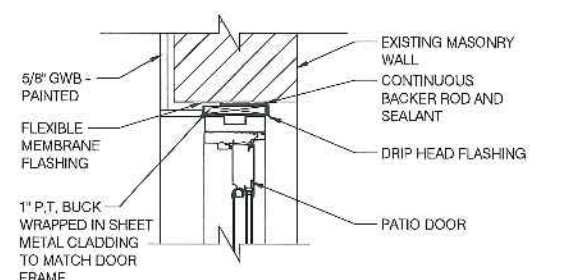
5 DOOR DETAILS @ 3 WYTHE BRICK
SCALE: 1 1/2" = 1'-0"



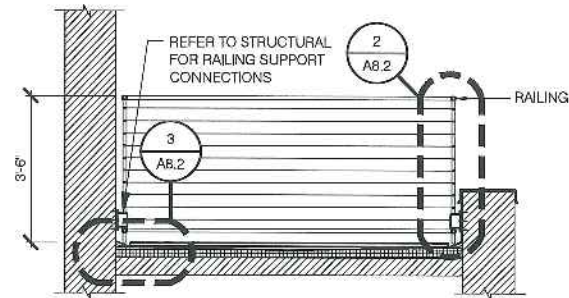
6 REPLACEMENT WINDOW SILL DTL - TYP.
SCALE: 1 1/2" = 1'-0"



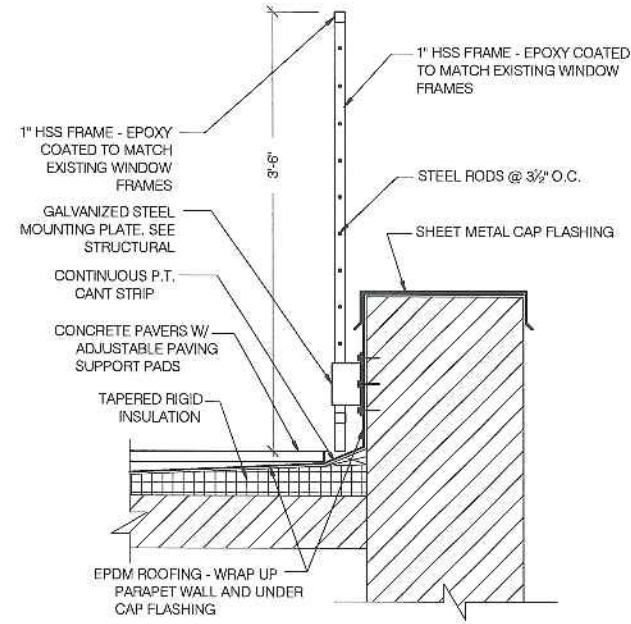
7 DOOR SILL @ PATIO
SCALE: 1 1/2" = 1'-0"



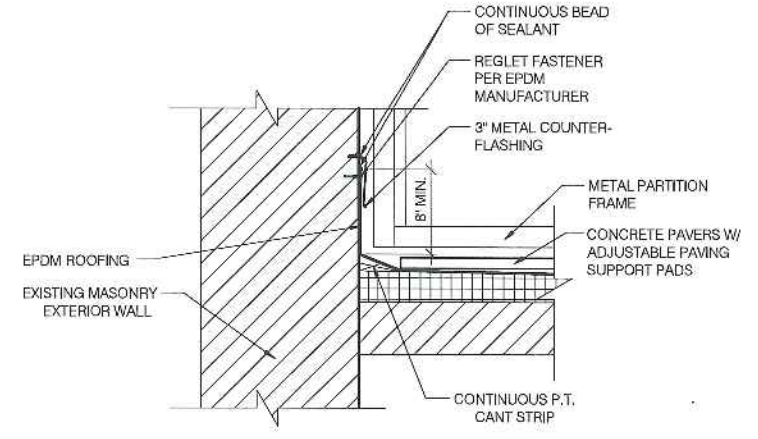
8 DOOR HEAD @ PATIO
SCALE: 1 1/2" = 1'-0"



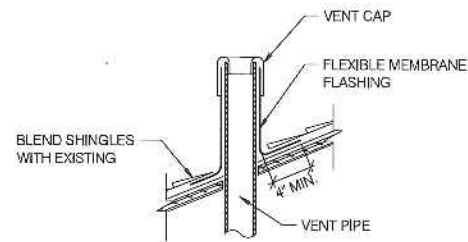
1 PATIO SECTION B-B
SCALE: 1/2" = 1'-0"



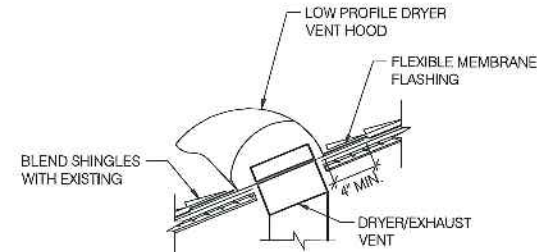
2 PARAPET - RAILING DETAIL
SCALE: 1 1/2" = 1'-0"



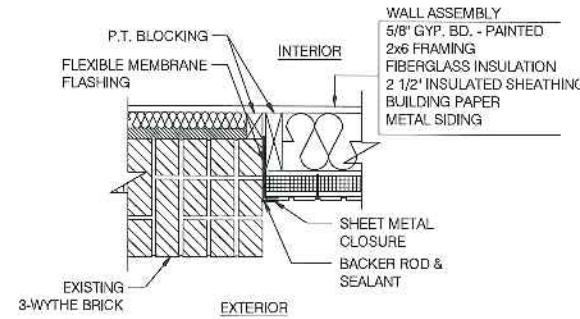
3 ROOF FLASHING DETAIL
SCALE: 1 1/2" = 1'-0"



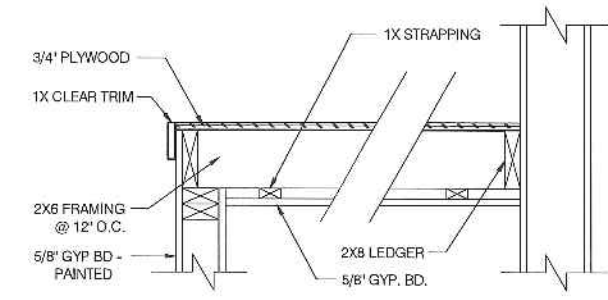
3 ROOF PENETRATION DETAIL
SCALE: 1 1/2" = 1'-0"



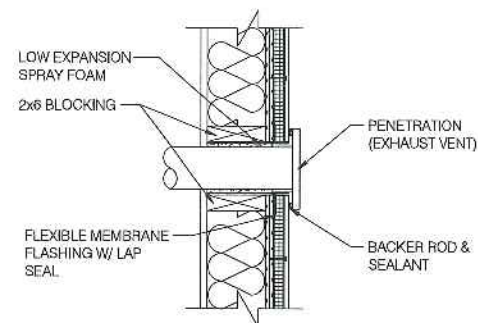
4 ROOF VENT DETAIL
SCALE: 1 1/2" = 1'-0"



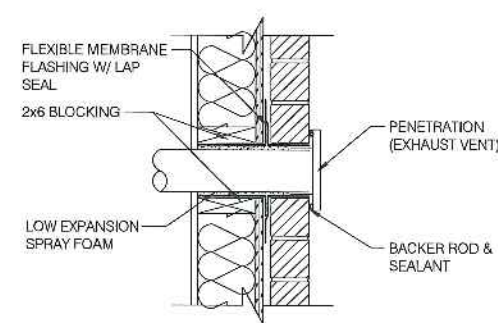
5 WALL TRANSITION DETAIL
SCALE: 1 1/2" = 1'-0"



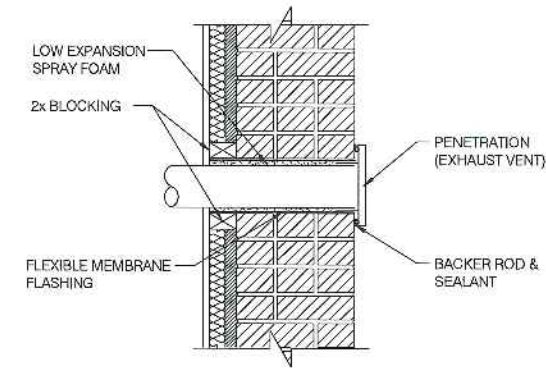
6 EQUIPMENT PLATFORM DETAIL
SCALE: 1 1/2" = 1'-0"



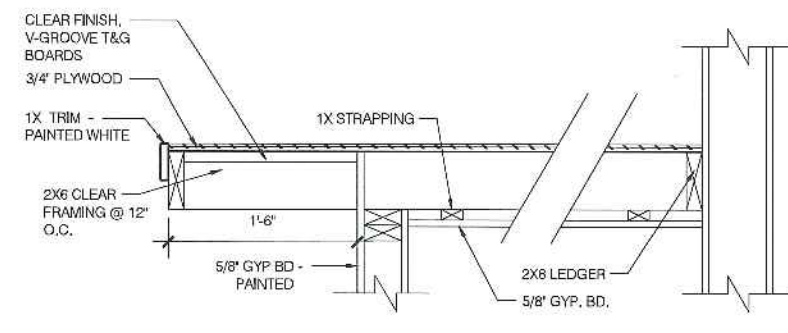
7 PENETRATION AT METAL SIDING
SCALE: 1 1/2" = 1'-0"



8 PENETRATION AT VENEER
SCALE: 1 1/2" = 1'-0"



9 PENETRATION AT 3-WYTHE
SCALE: 1 1/2" = 1'-0"



10 STORAGE MEZZANINE DETAIL
SCALE: 1 1/2" = 1'-0"

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

**WORKSHOP
121 CENTER STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: December 28, 2015

RE: January 6, 2016 **2nd Workshop** – Preliminary Review of Proposed Exterior Renovation and Building Addition

Address: 121 Center Street

Applicant: Valerie Levy

Architect: Jocelyn Boothe, WBRC Architects

Introduction

Architect Jocelyn Boothe is returning to the Board for a second workshop to present a revised proposal for the renovation and expansion of the commercial block at 121 Center Street. A preliminary workshop was held on December 9th.

Located at the corner of Center and Free Streets, the building is classified as a “noncontributing” structure within the Congress Street Historic District. As Board members will recall the building is currently occupied by Asylum, a venue for concerts and events. The goal of the project is to expand the event spaces, add pre-function/flex space, enhance the experience of concert-goers, provide improved accessibility and generally upgrade the interior and exterior appearance of the building. Although the current owners of Asylum will continue to operate the facility, a name change is proposed in conjunction with the renovation.

Along with revised elevations and perspective views, Ms. Boothe has provided a written summary of the design revisions made since the preliminary workshop. As you will note, a number of the modifications have been made in response to suggestions from the Board. Others, in particular the treatment of the main entrance, reflect the wishes of the client and the architect’s desire to establish a consistent design vocabulary for the remodeled building.

Summary of First Workshop

At the December 9 workshop, Board members were generally supportive of the scale and massing of the proposed addition and welcomed the introduction of more glazing on the Free

Street façade. Board members did, however, raise a number of questions and concerns about various aspects of the design, including:

- Treatment of building corner at Center and Free
Board members noted that by highlighting the corner, one would reasonably assume that the doorway at the corner was the main entrance to the venue when in reality it was a secondary exit only. Board members suggested that the corner be downplayed if the door was to remain an exit only.
- Treatment of the Center Street façade
Related to the Board's recommendation to downplay the corner, Board members recommended that the solid brick façade on Center Street continue to the corner, as it does now.
- Signage
Board members raised questions about the variety of signs proposed and noted that the various signs confused one as to the identity of the business. If the desire is to market the revamped venue as Free Street Live, perhaps retaining the prominent Asylum sign should be reconsidered, notwithstanding the distinctive nature of the sign. If the Asylum sign is to be retained, Board members preferred that the individual letters be spaced as they currently are, rather than consolidated over the Center Street building entrance. Also, secondary signs, such as that at the VIP entrance on Free Street, should read as secondary.
- Entrance at east end of Free Street facade
To provide more visual interest at pedestrian level on Free Street, Board members recommended that this entranceway be widened and given more visual prominence. Given interior constraints, it was understood that the expansion would likely be minimal.
- Main entrance on Center Street
Several Board members noted the current arched entryway is representative of the building's 1960's period of construction and suggested that consideration be given to retaining the feature rather than replacing it. Staff noted, however, that the building is classified as a noncontributing structure and as such, the applicant has license to pursue a comprehensive remodeling program.
- Window glazing
Board members expressed some reservations about the proposed glazing, as the product is designed to become tinted and reflective during the day. Board members noted that clear glass was generally encouraged in historic districts and in the Pedestrian Activities District. Board members requested more information about the product and suggested that an alternative system for providing shade be considered.

- Treatment of north end of Center Street façade.

Board members noted that there was not a sufficient visual distinction between the main building entrance and the entrance to the sports bar. They recommended that the canopy and/or entry in front of the sports bar be modified to read as secondary to the main building entrance. To provide more visual interest when approaching the building from Congress, Board members suggested that perhaps a window could be introduced on the north elevation. This would give the sports bar more prominence as well.

Revised Proposal

Ms. Boothe has provided a detailed written description of the design modifications made since the first workshop. As such, there is no need to repeat the information here.

Staff Comments

In staff's view the proposal has evolved considerably and is largely responsive to the questions and concerns raised by the Board at the initial workshop.

As you will note, the project architect and client have elected to replace the existing main entry on Center Street with a treatment that relates architecturally to other elements of the new building design. While several Board members expressed an interest in retaining the original entrance design, replacing the entrance is certainly allowable within the standards for review of noncontributing structures and, in staff's view, is an acceptable solution.

A noteworthy element of the revised design is the incorporation of several design features that are suggestive of the building's use as a music venue. The punched vertical window openings on the Center Street façade, the staggered pattern of the masonry panels flanking the main entrance, the horizontal light strips, and the variable width openings within the entrance canopies all reinforce a musical theme.

Staff notes that the question of signage and building identity has been resolved. The client has elected to remove the Asylum sign altogether and clearly identify the building as Free Street Live. Also, a clear hierarchy of entrances and signage has been established. Signs for the sports bar and VIP entrance consist of stenciled letters on the glass at the respective entries; by removing the signs from the canopies, these secondary entries do not compete with the main entrance. The main entrance on Center Street is now highlighted by its distinctive angled canopy and panelized entrance surround. This canopy design is echoed on the Free Street façade as well.

In staff's view, a couple aspects of the new design appear unresolved. First is the presence of vertical panels or "accent medallions" along the ground floor of the Free Street façade. While staff understands that these are intended to continue the pattern of projecting brick piers to the west and to pick up on the window mullions above, their relationship to these elements is not clear or convincing. Also, staff suggests that further consideration be given to the added window on the north elevation. As depicted, it does not appear to be sufficiently integrated with the rest of the design and calls attention to the previous infill.

In reviewing the latest plans, staff encourages Board members to give careful consideration to the proposed signage/lighting proposal. Note that plans call for three internally illuminated

building signs, three internally illuminated event display boxes located next to the entrances on Center Street, architectural strip lighting on the upper and lower building walls facing Center street and LED tape lighting under the canopies and upper cornice. It appears from the plans that the under-canopy and cornice tape lighting is intended to change colors. In addition to these exterior lighting elements, a video projection is proposed for a section of the 2nd and 3rd floor windows on Free Street. Given the number and variety of elements proposed, it is appropriate to consider the cumulative effect of the proposed signage and lighting scheme and its compatibility with the surrounding context. While the renovated building can certainly support a contemporary sign/lighting solution and the building will likely benefit from further animation, the overall impact of the numerous elements warrants careful review, as any approval may set a precedent for future applications. Also, with respect to the internally illuminated display boxes proposed adjacent to the Center Street entrances, staff notes that this is the first time this type of display fixture has been proposed in a historic district. Board members are encouraged to inquire about the visual character of the displays, the intervals at which the displays will change, etc. and decide whether this type of fixture is appropriate in this downtown context.

Applicable Review Standards

The following ordinance standards are applicable in the review of this project:

Sec. 14-651.5 Standards for review of alterations to or redesign of noncontributing structures.

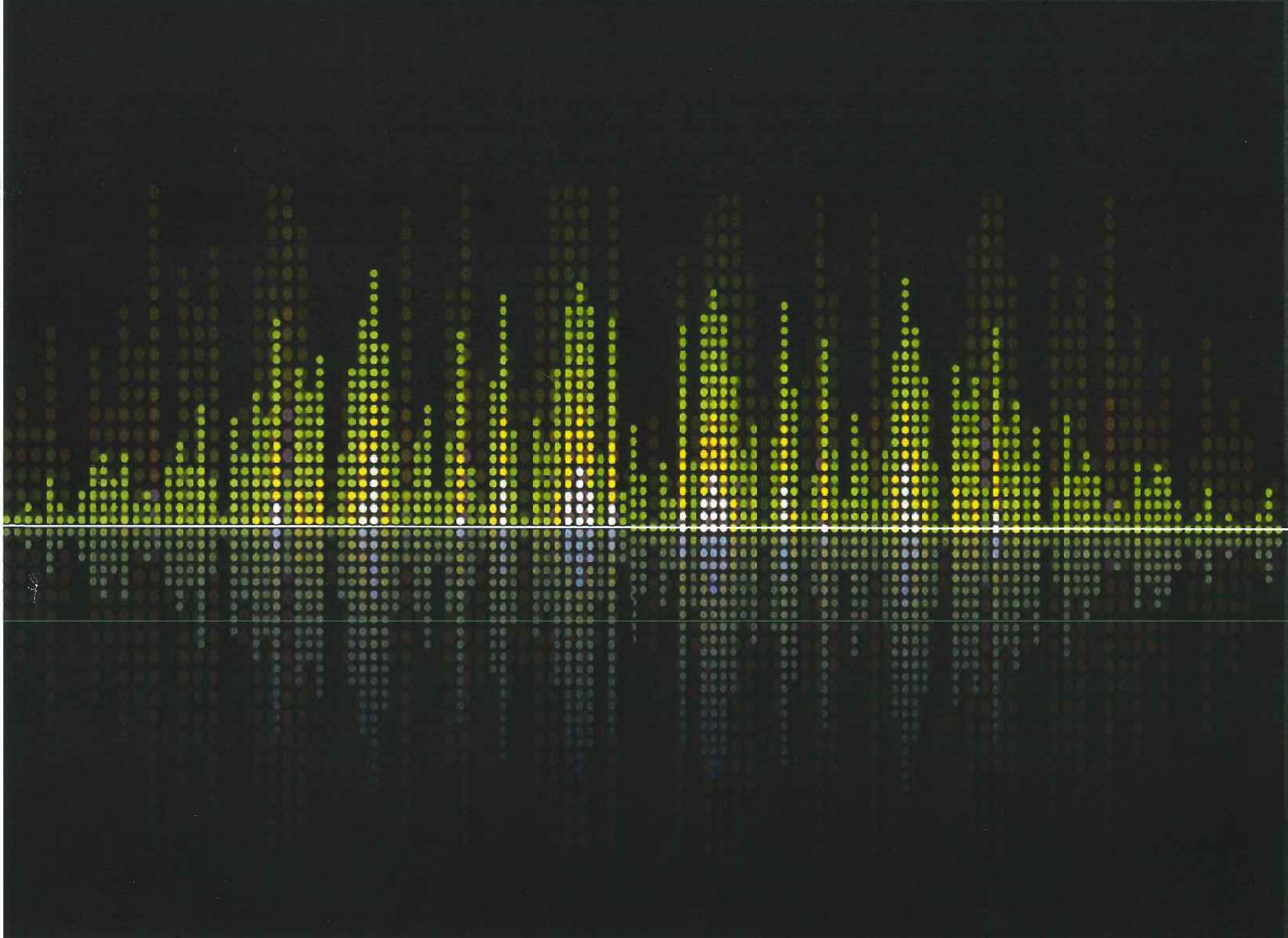
- (a) In considering an application for a certificate of appropriateness involving alteration(s) to a noncontributing structure the standards for review of alteration shall apply as applicable. The intent of the review shall be to ensure no further erosion of any existing architectural character of the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

Sec. 14-652.5 Standards for review of signage

The historic preservation ordinance's sign standard and guidelines are illustrated in the *Historic Resources Design Manual*. Note that the standards address number of signs, sign lighting, etc.

Attachments:

1. Applicant's December 21, 2015 submission, including written summary of design revisions, computer-generated images, elevations, product specifications and cut sheets



FREE STREET LIVE

ASYLUM

CERTIFICATE OF APPROPRIATENESS

APPLICATION BOOK

REVISION 1

DECEMBER 21ST, 2015

WBRC 
ARCHITECTS • ENGINEERS

Following a productive Historic Board workshop session on December 9th, the Architect and Owners have endeavored to revise the exterior design based on the feedback received from the board. While the revised design is demonstrated in full on the following pages, the main revisions are listed below for clarity:

Free Street Façade

- Storefront mullion pattern changed to follow the rhythm of the brick columns
- 12" deep mullion extensions added to vertical mullions as shown to accentuate the pattern
- Classic Bronze mullion color selected to stand out against Silversmith colored metal panels and canopies
- 'Free Street Live' sign added to Free Street façade
- Masonry accent medallions added to street level to carry expression of mullions from above.
- Angle introduced in canopy to start wide over VIP door and reduces to be flush with brick pier towards Center Street.
- Variable width openings introduced in canopy towards Center Street to act as a pergola and to better activate the streetscape with shadows and views to the windows above

VIP Entry

- Entry widened by approximately 4 feet
- Entry height raised
- VIP sign removed from above canopy and etched onto sidelight instead

Center / Free Street Corner Stair Tower

- Glass circulation/egress stair tower was reduced to avoid confusion as an entry
- Brick wall was reintroduced along Center Street
- Storefront wall was moved towards Free Street to align with other walls on this façade (current storefront sits back from street)
- Metal panel added to storefront to maintain relationship to adjacent windows
- Punched openings provided in stair tower

Center Street Upper Level Façade

- Metal panel removed from wall under canopy
- Horizontal strip lights added to wall starting at the corner and fading out towards Free Street. The lights wrap the corner and fade out the other direction as well. The lights work to highlight the building sign, as well as act as a beacon from the Monument Square side of the building, from where the activity of Free Street is not visible.

Center Street Façade

- A series of punch windows has been added to the Center street façade, which start small and grow as they approach to storefront on Free Street Main Entry. The windows are varying in size and undulate to create the sense of motion along the previously inactive façade.

Main Entry

- Entry arch removed and replaced with taller angled walls of a masonry material. Masonry will be 12" x 48" of a light polished material to help the entry stand out. The pattern of the masonry undulated to tie in the motion expressed elsewhere in the design.
- Angled canopy introduced over entry door. Canopy starts at 5' deep and extends to egress door while reducing in width.
- Variable width openings introduced in canopy towards the egress door to act as a pergola and to better activate the streetscape with shadows and to relate to the canopy on Free Street
- Angled wire supports added to canopy
- Horizontal strip lights added above canopy to accentuate entry and tie in to lights on high roof above.
- Back lit display cases added under canopy adjacent to entry to advertise upcoming shows

Sports Bar Entry

- Back lit display case added to show menu and/or upcoming sports events
- Canopy extended and angled back towards wall over display case to provide coverage and relate to main entry and VIP entry
- Angled wire supports added to canopy
- 'Sports' sign removed from canopy and etched onto glass instead
- Storefront added to Lancaster Lane corner of sports bar to activate corner
- Metal panel removed from above canopy so as to not compete with main entry height

PROJECT UPDATE

Free Street Live - Event Space Renovation

December 21st, 2016



CURRENT EXTERIOR DESIGN



DESIGN PRESENTED AT DECEMBER 9TH WORKSHOP

The Historic Board noted in the December 9th workshop session that two options would be acceptable for this project in regards to the Center Street façade: to maintain the façade as it currently stands or to fully renovate the façade to change the character entirely. Pursuant to the request of the Historic Board, an exterior design option which maintained the existing building façade along Center Street was developed and reviewed with the client. Both the client and the Architect feel strongly that this is not the best direction for this project and have chosen to pursue the revised exterior design presented in the package. The reasons for this revised Center Street façade are as follows:

Regarding the existing 'ASYLUM' Signage:

It is the goal of the clients to re-brand the venue, and to be able to host weddings and conferences in addition to musical acts. The existing name of the venue 'Asylum' is not conducive towards this marketing goal. The Historic Board rightly noted that maintaining the ASYLUM letters, while introducing new re-branding signage was confusing and as such, the letters have been removed from the façade in the proposed design. It is the goal of the architect to find a location on the interior of the building to display some of the letters as they hold nostalgic significance to the owners and the community.

Regarding the existing arched entry:

The existing arched entry does not relate to the revised exterior design in either form or scale, especially with the removal of the circular ASYLUM signs. It was noted at the workshop, that the main entry location was confusing due to an issue of proportional scale. To ameliorate this condition, the arched entry has been removed and replaced with a taller and more pronounced entry of contrasting colored material. Additionally, a large canopy has been added over the entry with a sign, display boards and lights. This entry now clearly stands out as the main entry point from the building and helps to balance the busy façade along Free Street.

Regarding the existing brick wall:

The Historic Board noted an appreciation for the simplicity of the existing design and a desire to maintain the brick façade along Center Street without any new openings. With the revision to the main entry as well as the addition and renovation to the Free Street façade, the existing brick wall no longer fit with the design aesthetic of the building and seemed to separate the new entry from the very open façade on Free Street. It is the desire of the client to allow light into the building, as well as to activate the streetscape and allow views out from the venue. To this end, a series of punch windows has been added to the Center street façade, which start small and grow as they approach to storefront on Free Street.

ALTERNATE OPTION REVIEWED

Free Street Live - Event Space Renovation

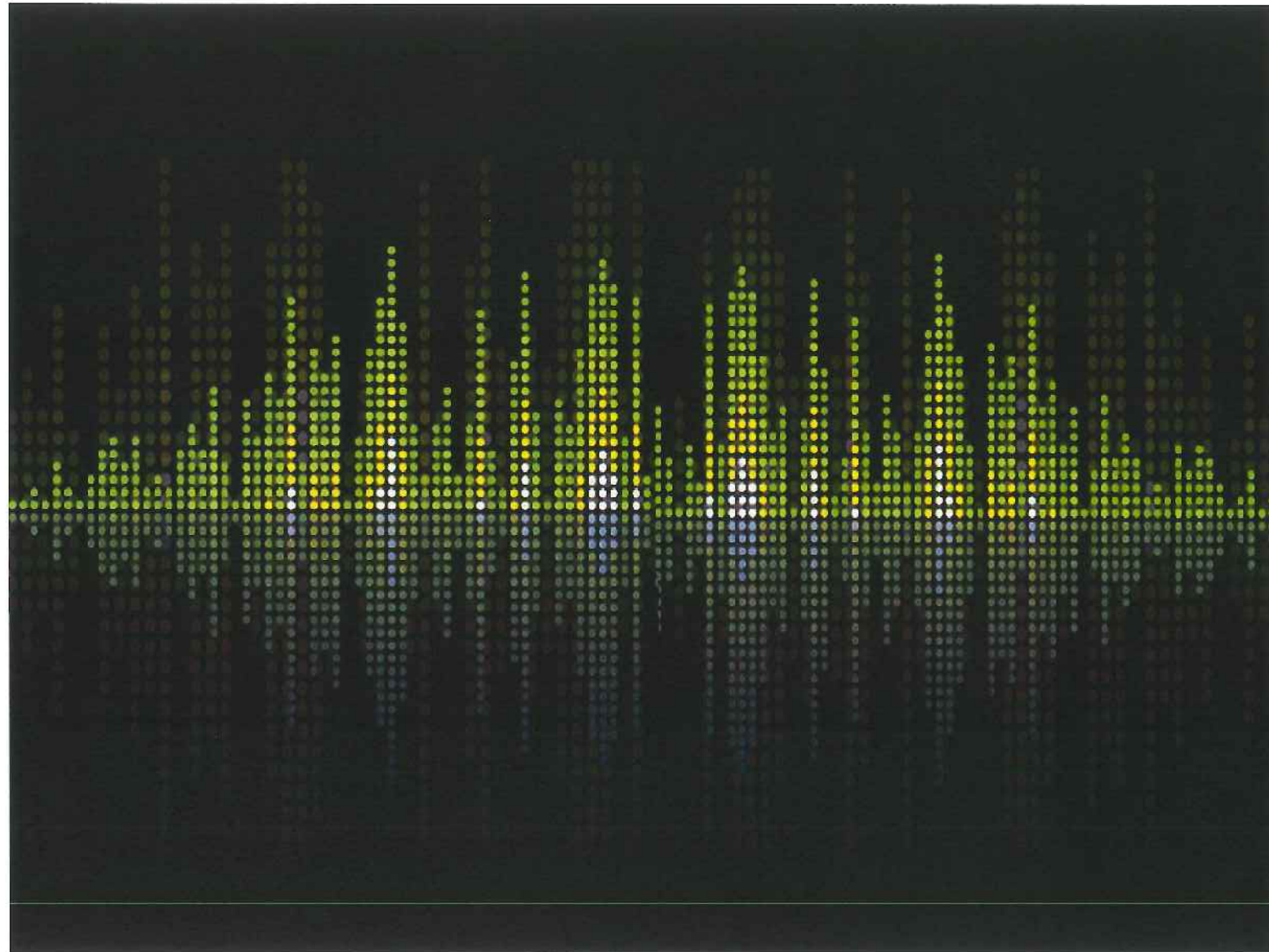
December 21st, 2016



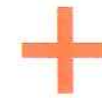
CURRENT EXTERIOR DESIGN



DESIGN OPTION REVIEWED AND DISCARDED



MUSICAL FREQUENCY



ARCHITECTURAL RHYTHM

DESIGN CONCEPT

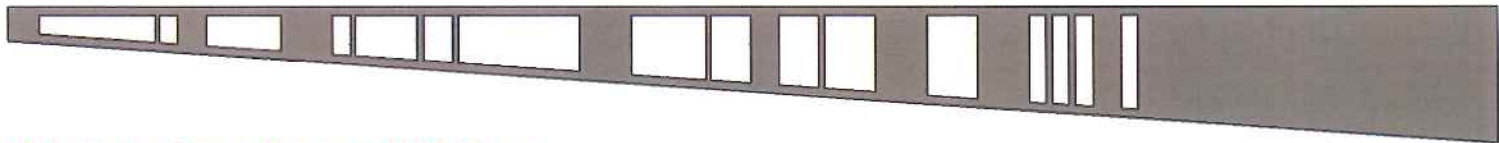
Frequency graphic by Kennet Holivia

Column Image from <http://marlenmartinez.pbworks.com/w/page/87665365/Rhythm>

MAIN ENTRY MASONRY PANELS

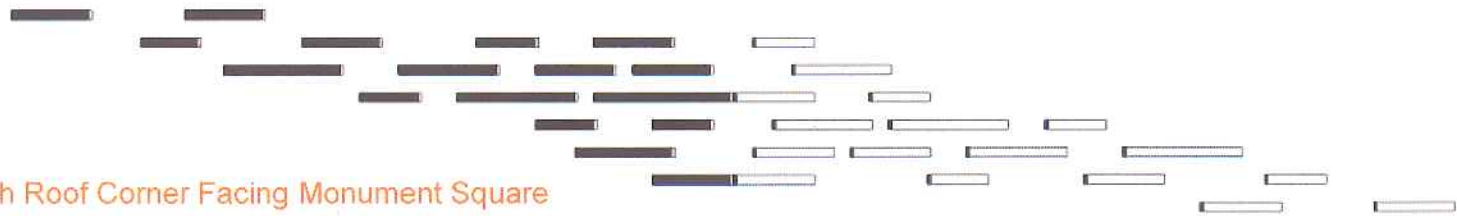


ENTRY CANOPIES



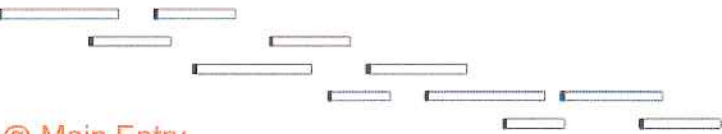
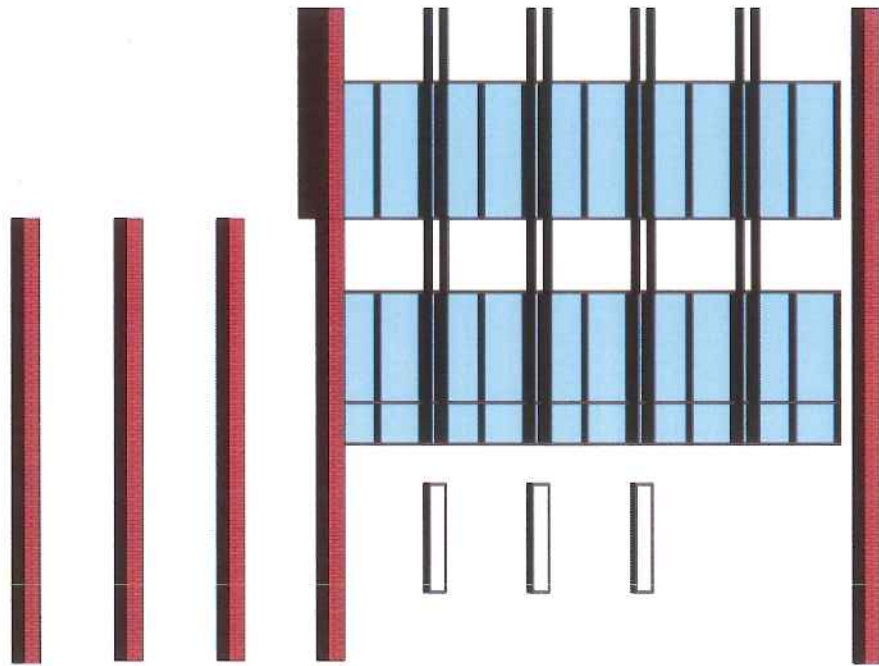
@ Main Entry, Sports Entry and VIP Entry

HORIZONTAL STRIP LIGHTS



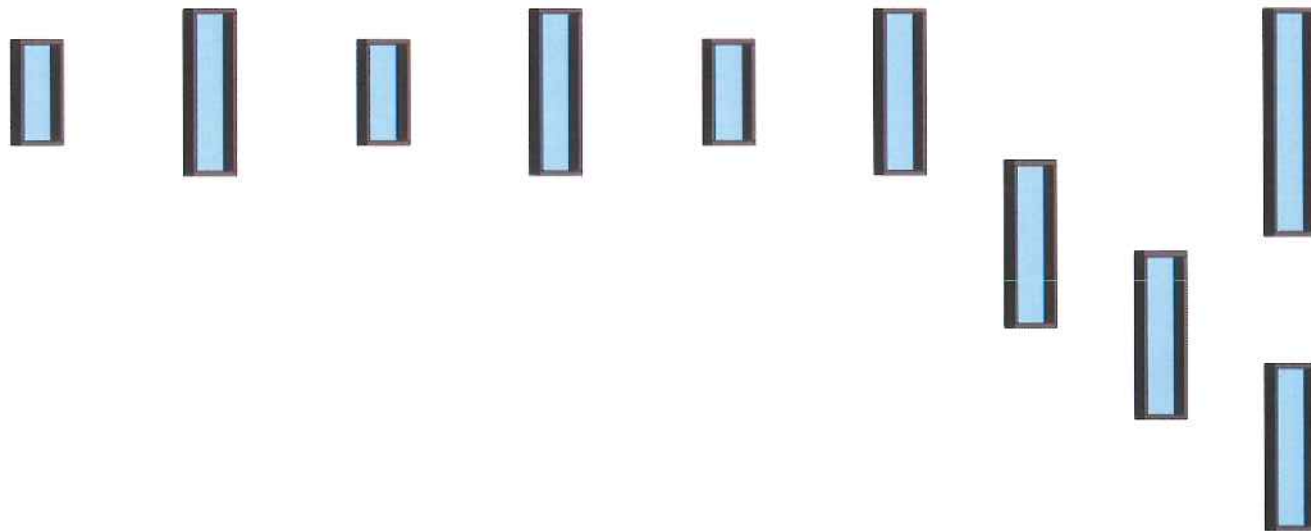
@ High Roof Corner Facing Monument Square

FREE STREET COLUMNS AND MULLIONS

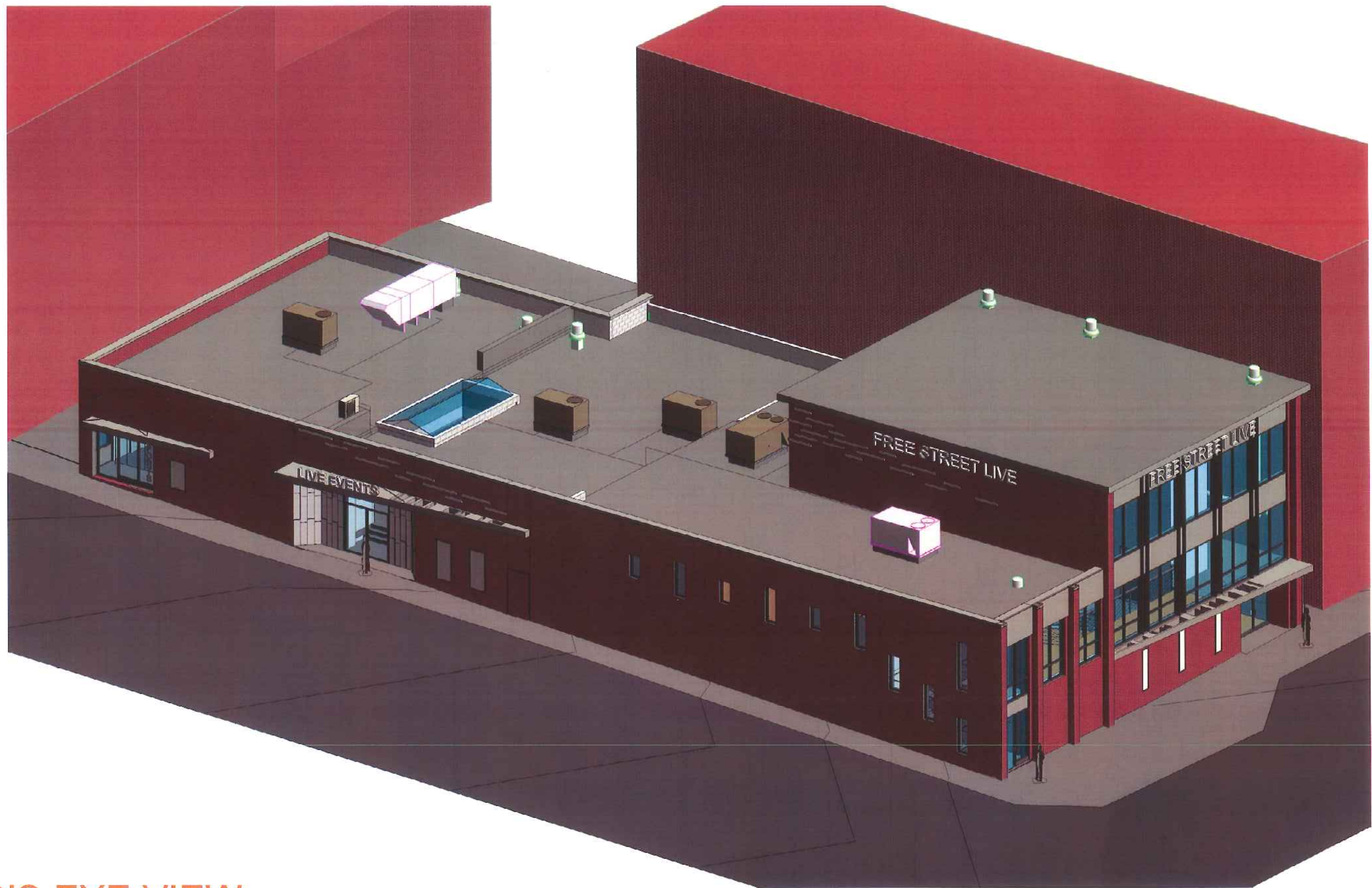


@ Main Entry

CENTER STREET PUNCHED WINDOWS



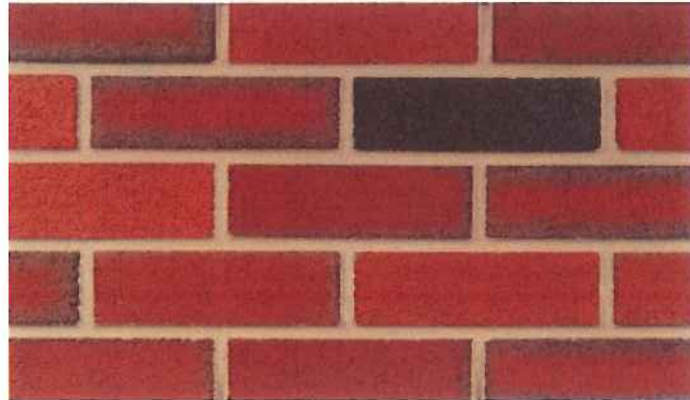
DESIGN CONCEPT ELEMENTS



BIRD'S EYE VIEW

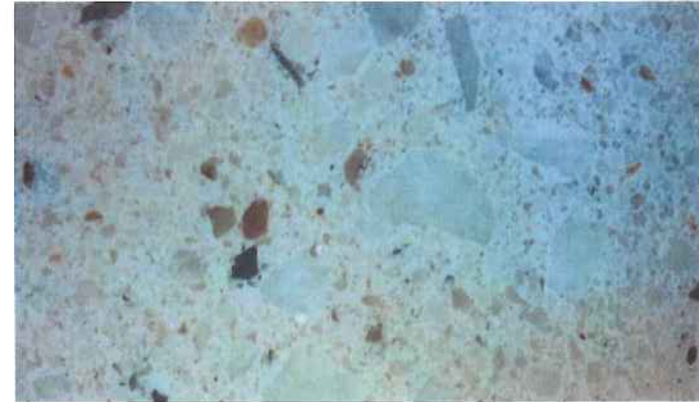
Free Street Live - Event Space Renovation
December 21st, 2016

TYPICAL BRICK



Bedford Matt 12" Norman Brick
To Match Existing

MAIN ENTRY MASONRY



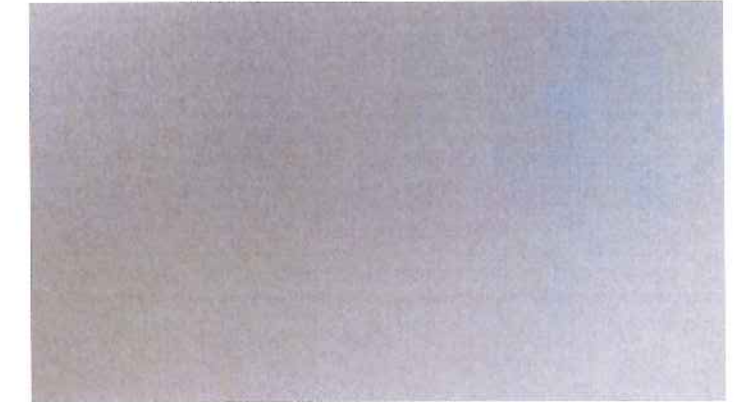
12" x 48" Concrete Panels: Genest
Mirra-Tex Plus ground face polished block in Opal color.

STOREFRONT MULLIONS



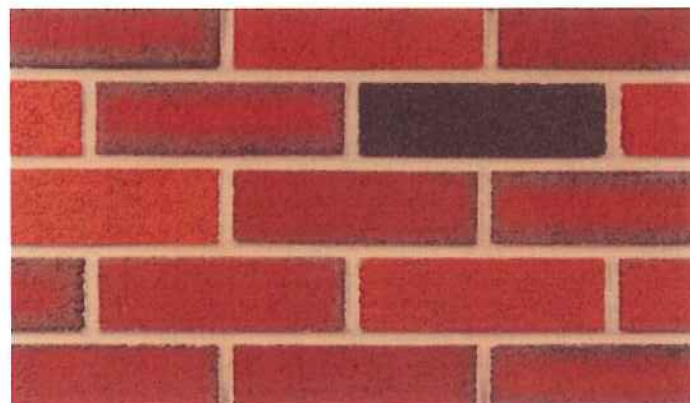
Basis of Design:
Kawneer Trifab VersaGlaze
451/451T Framing System
2" sightline, 4 1/2" depth
12" mullion extension at verticals-
Color ATAS 01 Classic Bronze

METAL PANEL & CANOPIES



Color ATAS 28 Silversmith

BRICK @ UPPER WALL



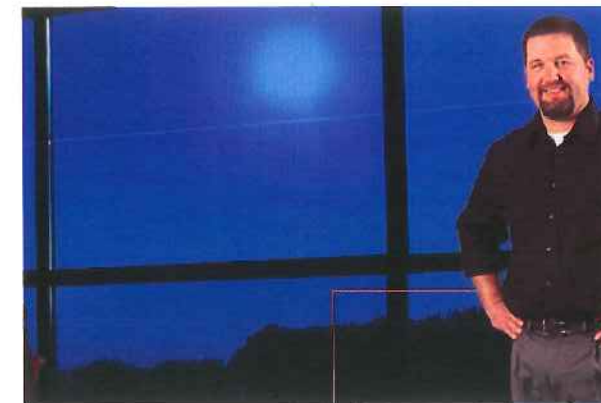
EFIS or Thin Brick
To Minimize Deflection over Event
Space, Color To Match Existing

FENCE @ ALLEY



Classic Bronze Color
Emergency Egress, Locked Entry

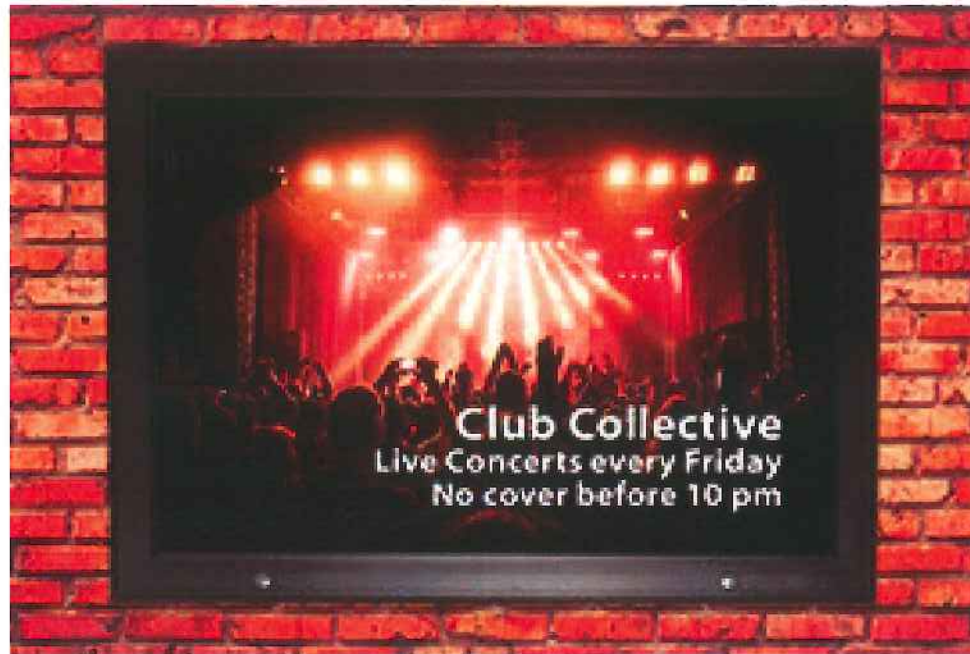
GLAZING



Electrochromic or PDLC Smart Glass on all exterior glazing
Will provide the ability to control glare and solar heat gain without visible
shades on the windows. Will maintain the view to the exterior and into the
venue from the street

EXTERIOR MATERIALS

LIT DISPLAY BOXES



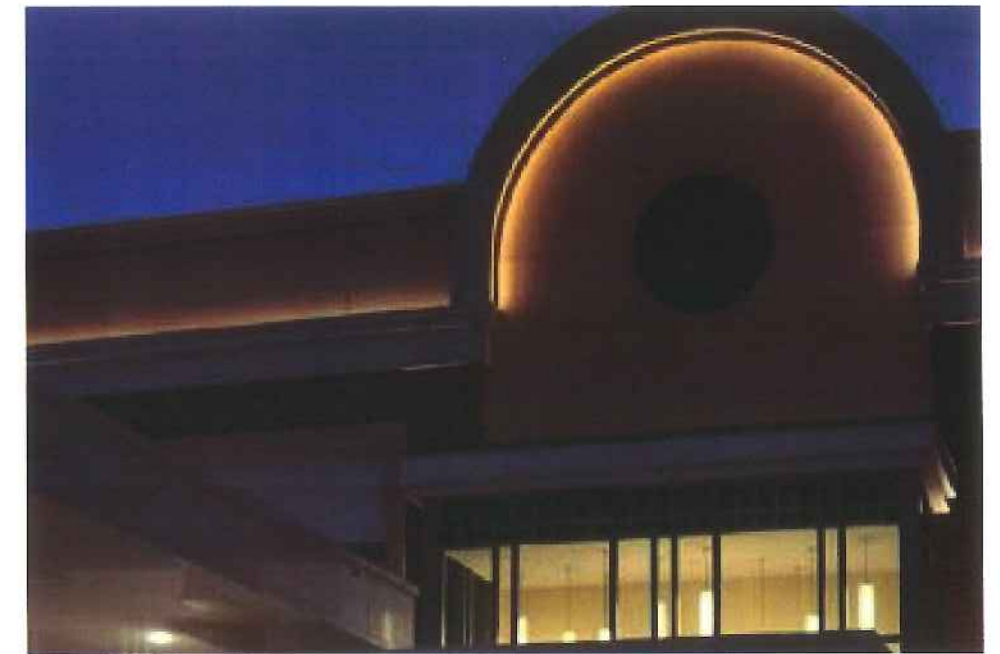
1 @ Sports Bar Entry
2 @ Main Entry

PROJECTION LOCATION



@ Elevator Shaft

EXTERIOR COLOR CHANGING LED TAPE



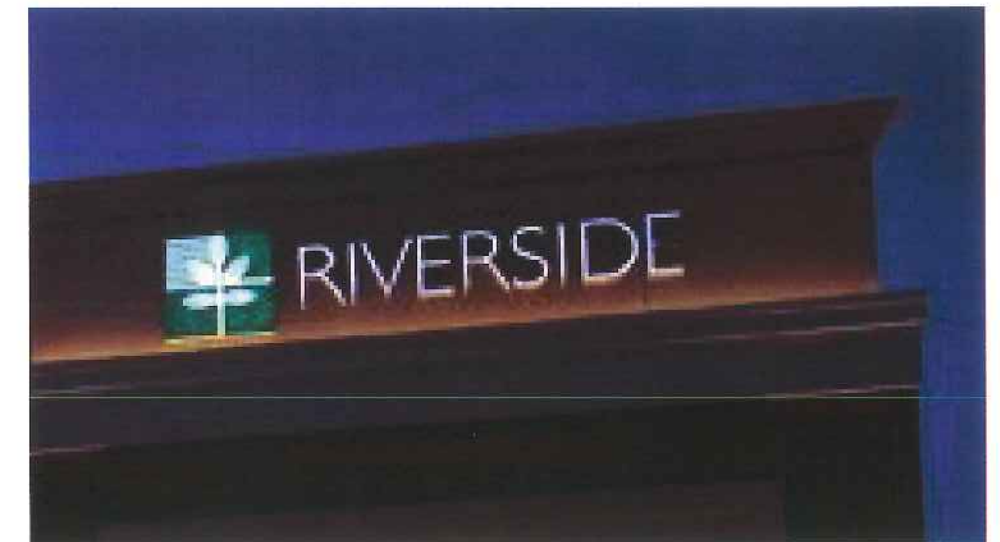
EMERGENCY WALL PACKS



HORIZONTAL STRIP LIGHTS



INTERNALLY LIT SIGNS



24" High at Upper Roof
18" High at Main Entry

LIGHTING

Free Street Live - Event Space Renovation

December 21st, 2016





BUILDING MASSING - VIEW FROM CIVIC CENTER

Free Street Live - Event Space Renovation
December 21st, 2016





BUILDING MASSING - VIEW FROM CENTER STREET

Free Street Live - Event Space Renovation
December 21st, 2016



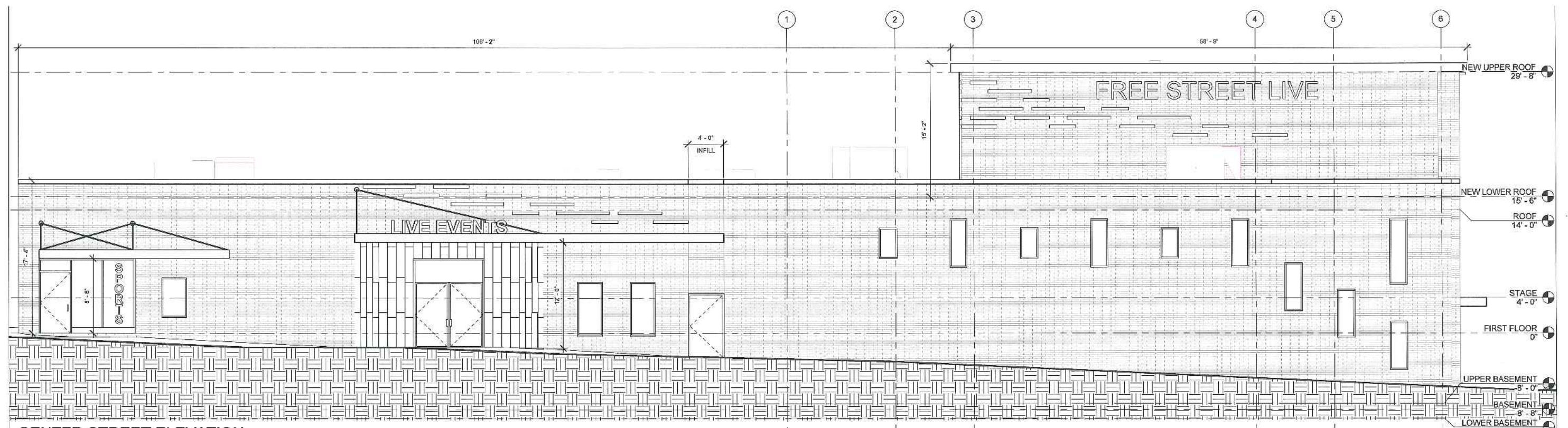


BUILDING MASSING - VIEW FROM FREE STREET

Free Street Live - Event Space Renovation

December 21st, 2016





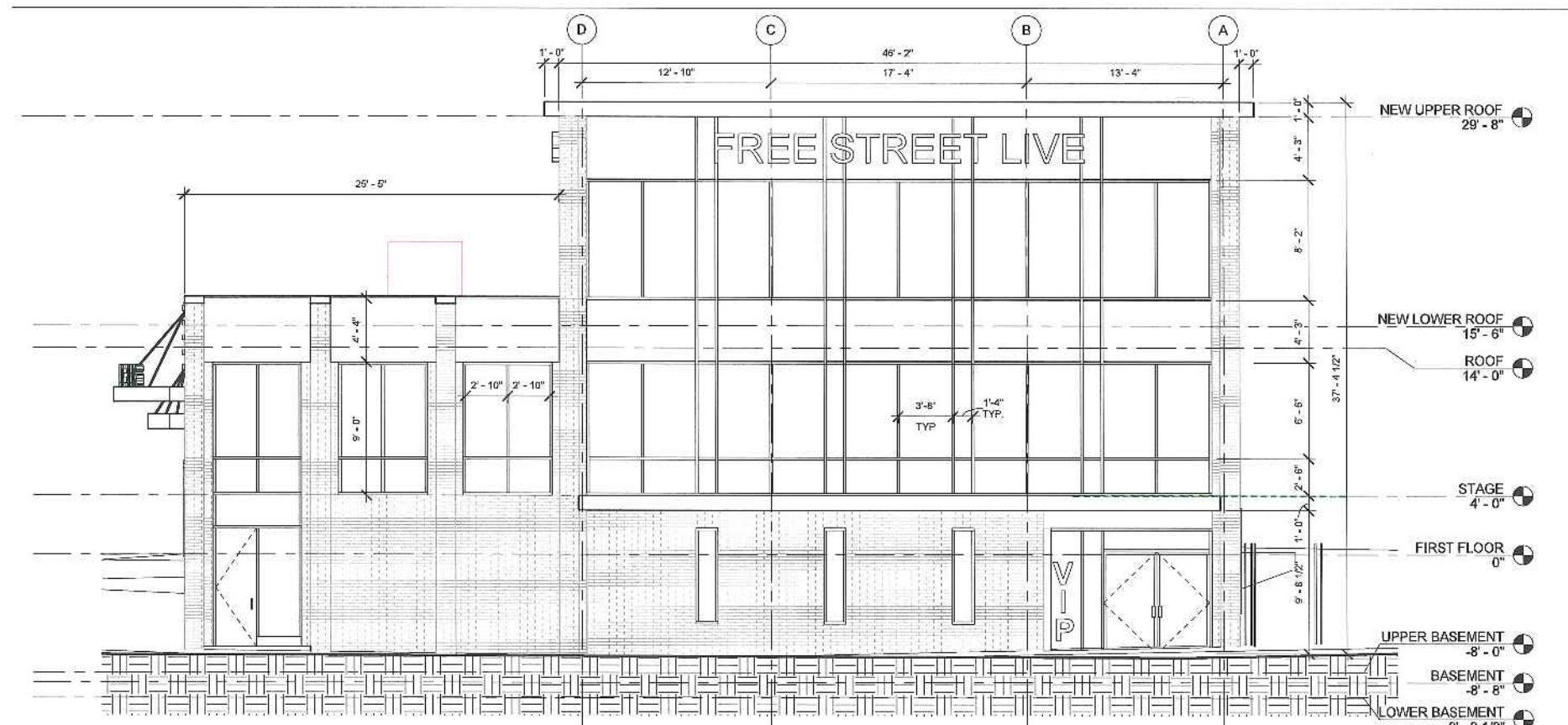
BUILDING ELEVATION - CENTER STREET

Free Street Live - Event Space Renovation

December 21st, 2016



MAIN ENTRY



BUILDING ELEVATION - FREE STREET

Free Street Live - Event Space Renovation

December 21st, 2016

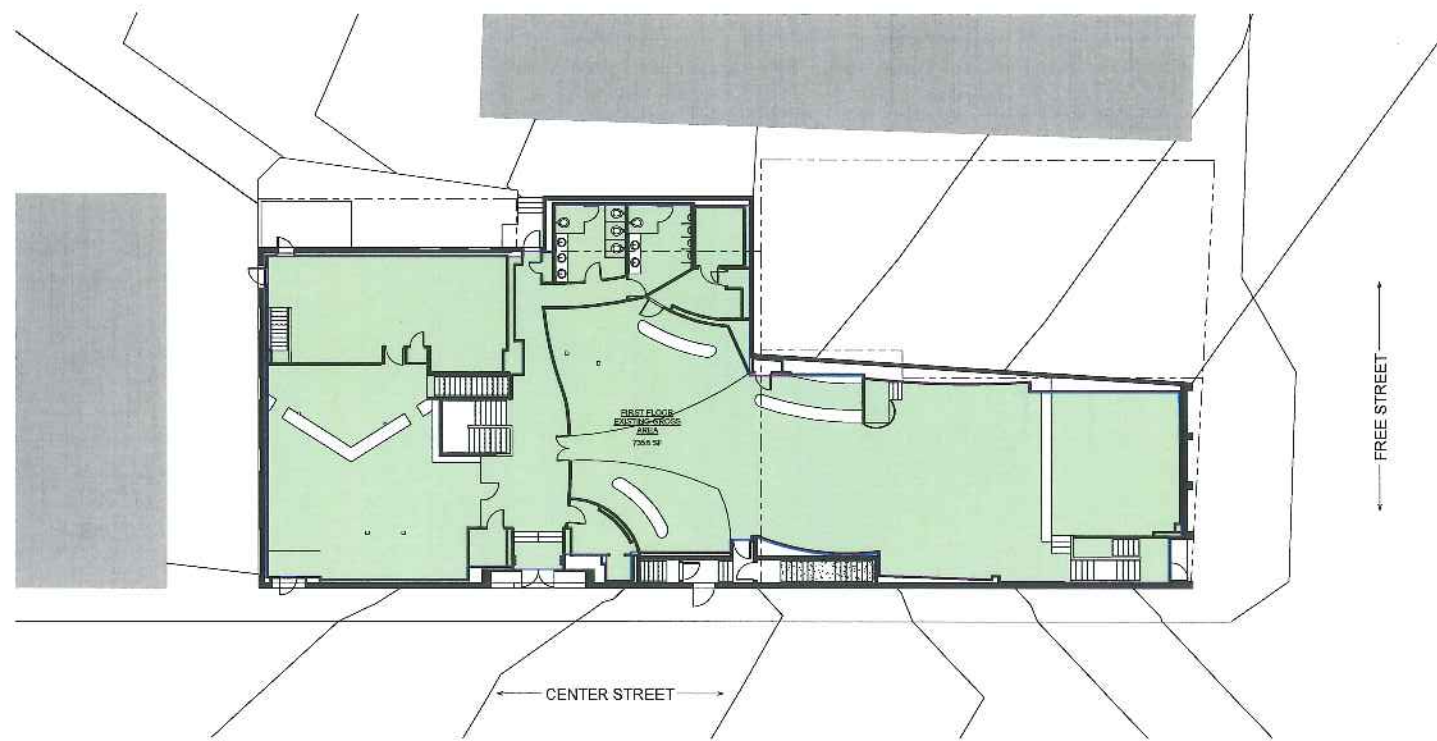


VIP ENTRY

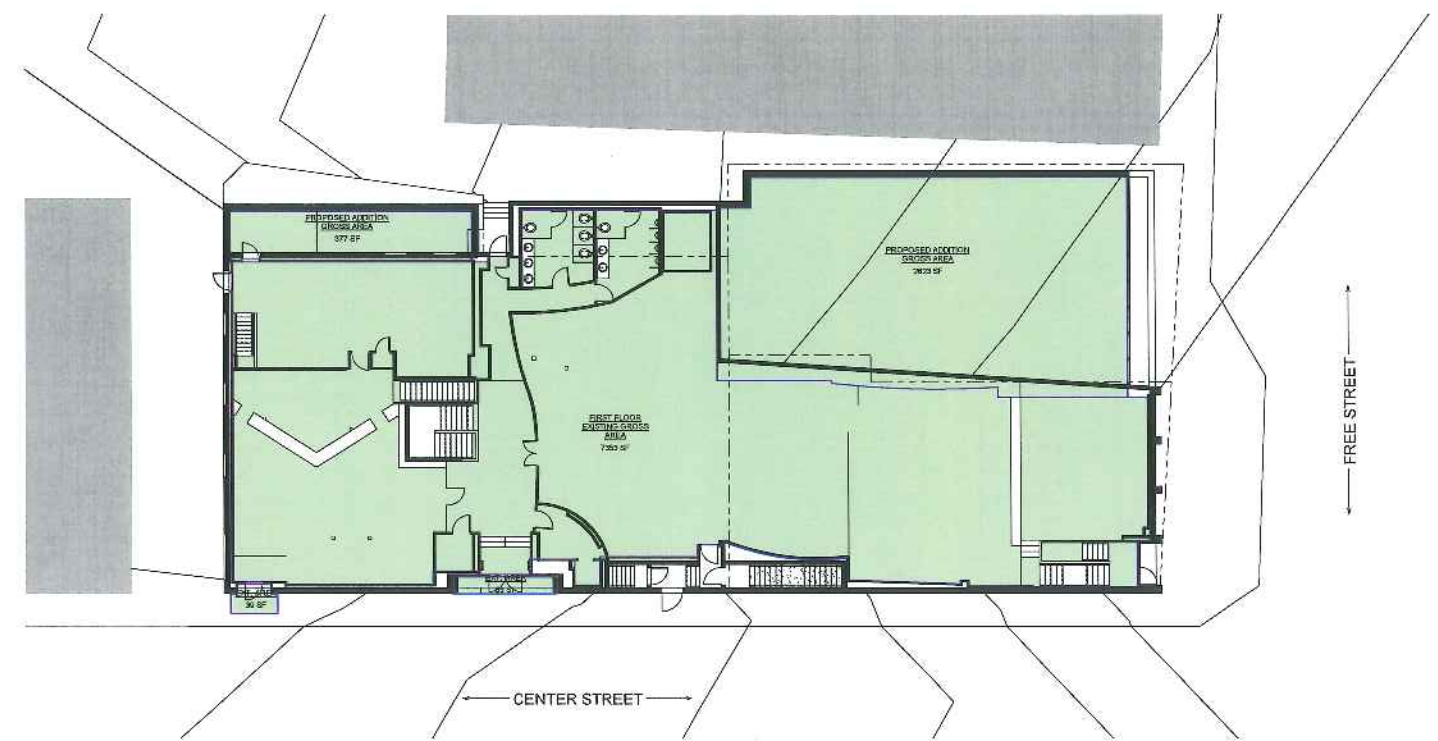


Free Street Live - Event Space Renovation

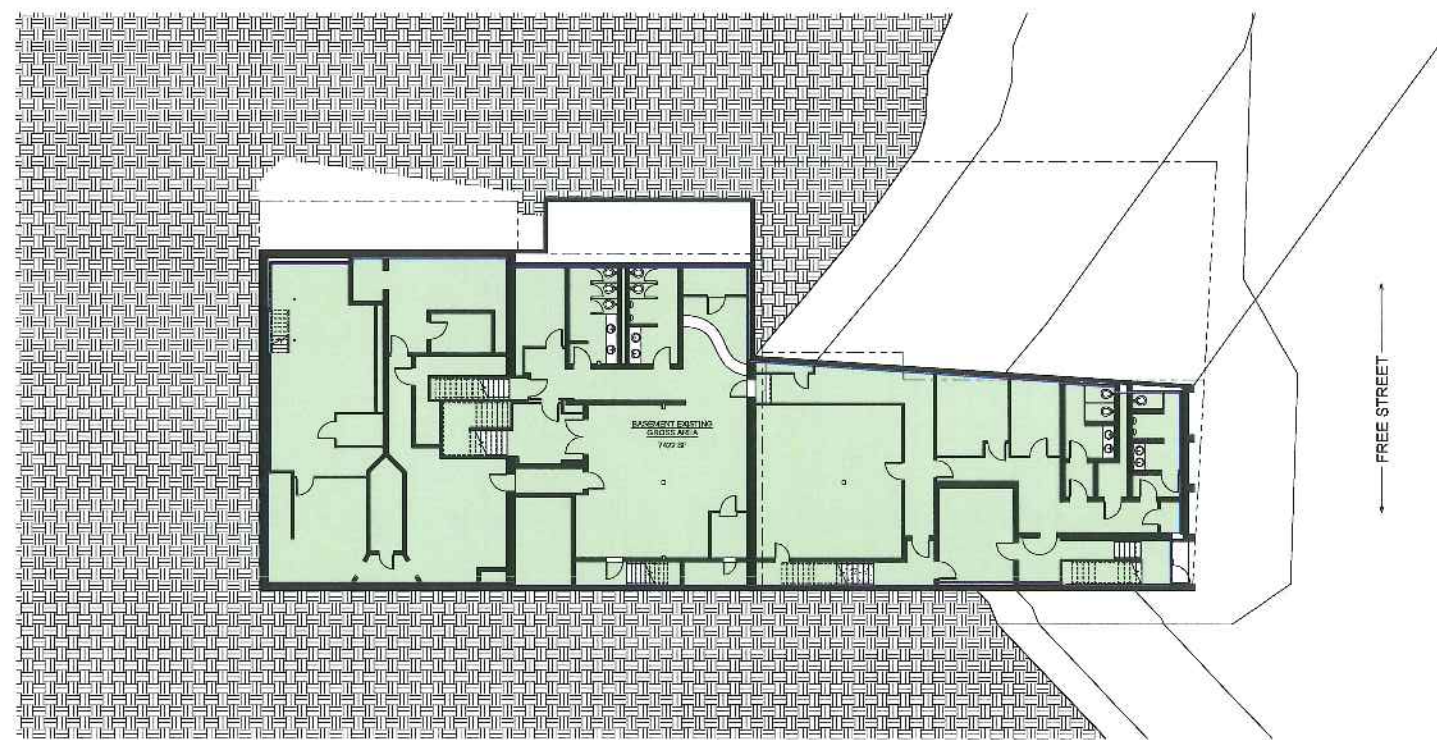
December 21st, 2016



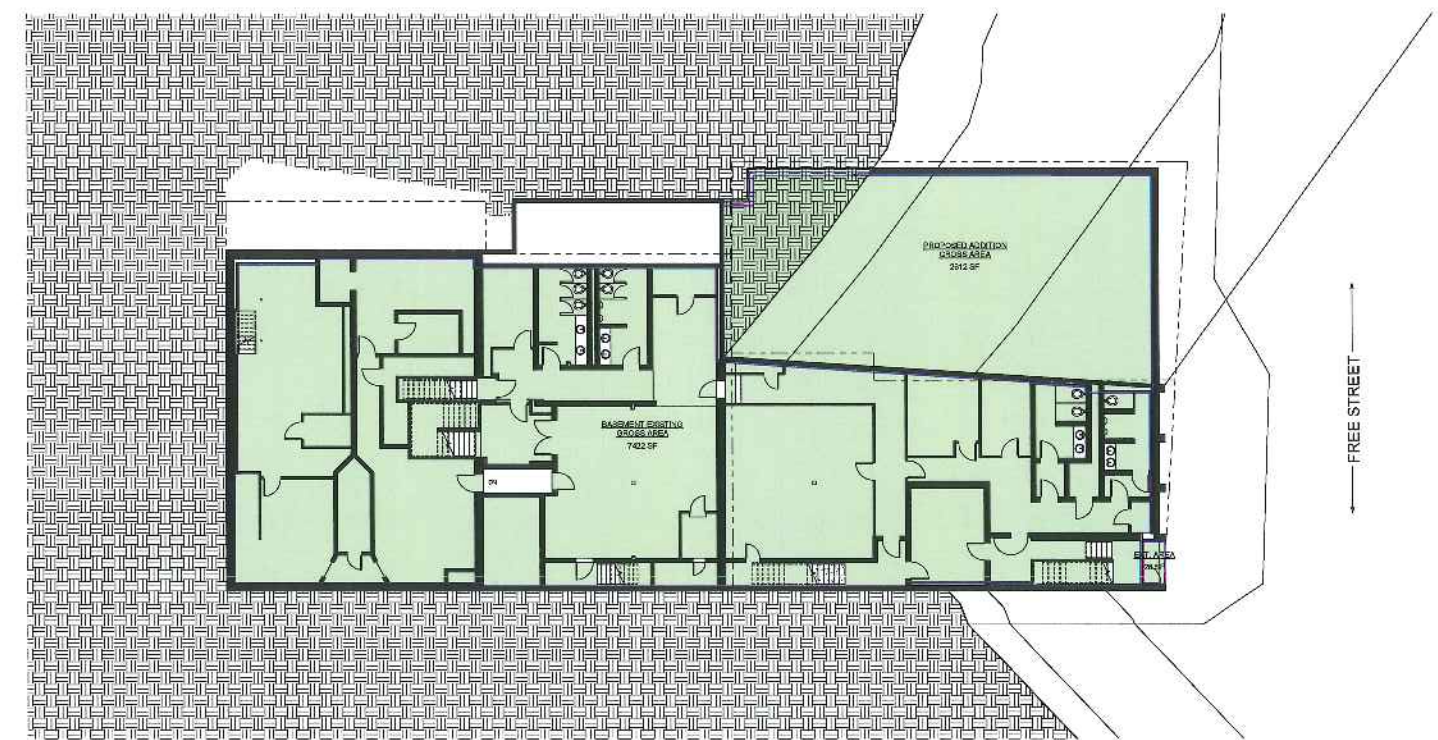
EXISTING FIRST FLOOR - GROSS BUILDING AREA



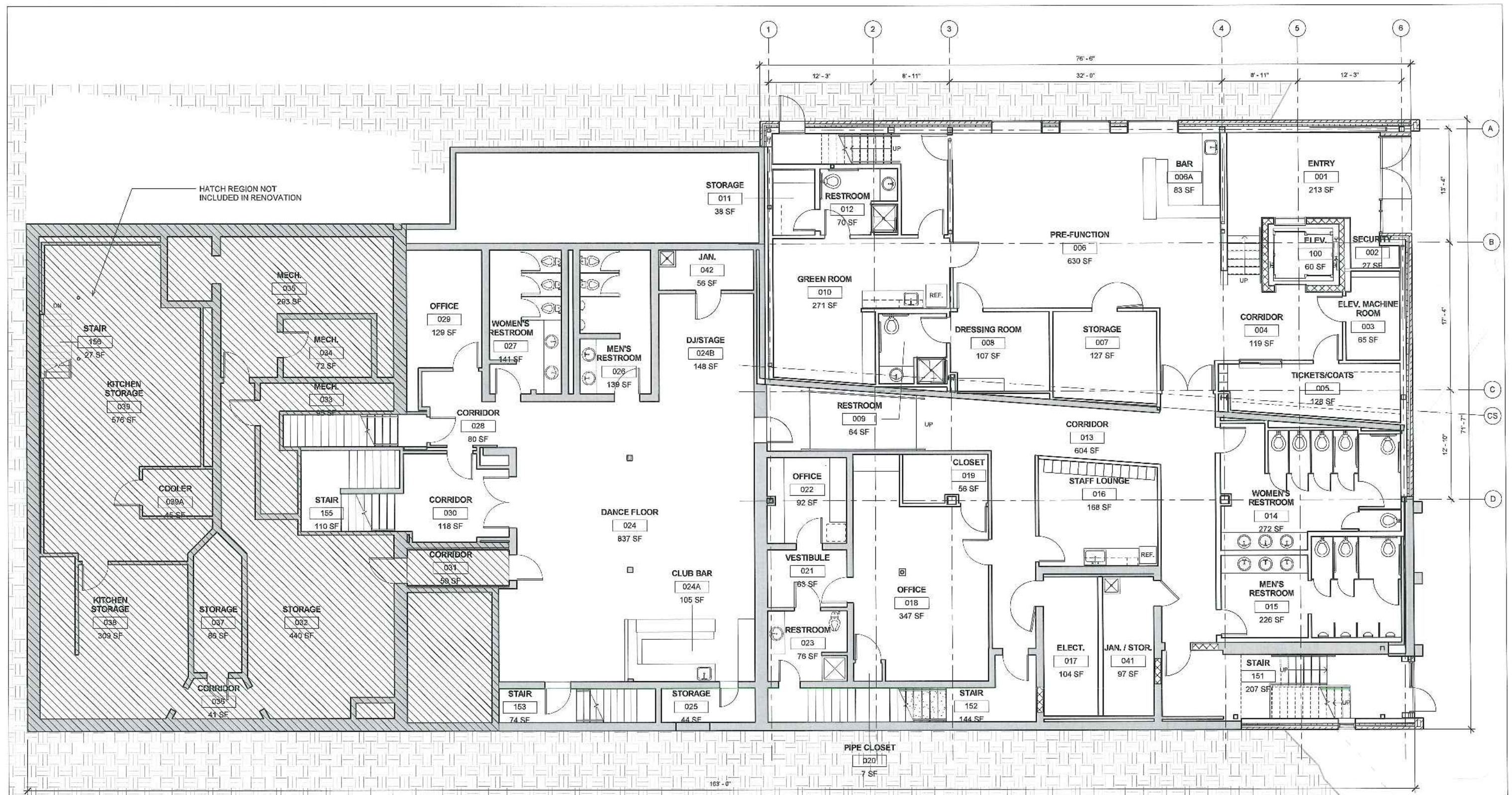
PROPOSED FIRST FLOOR - GROSS BUILDING AREA



EXISTING BASEMENT - GROSS BUILDING AREA

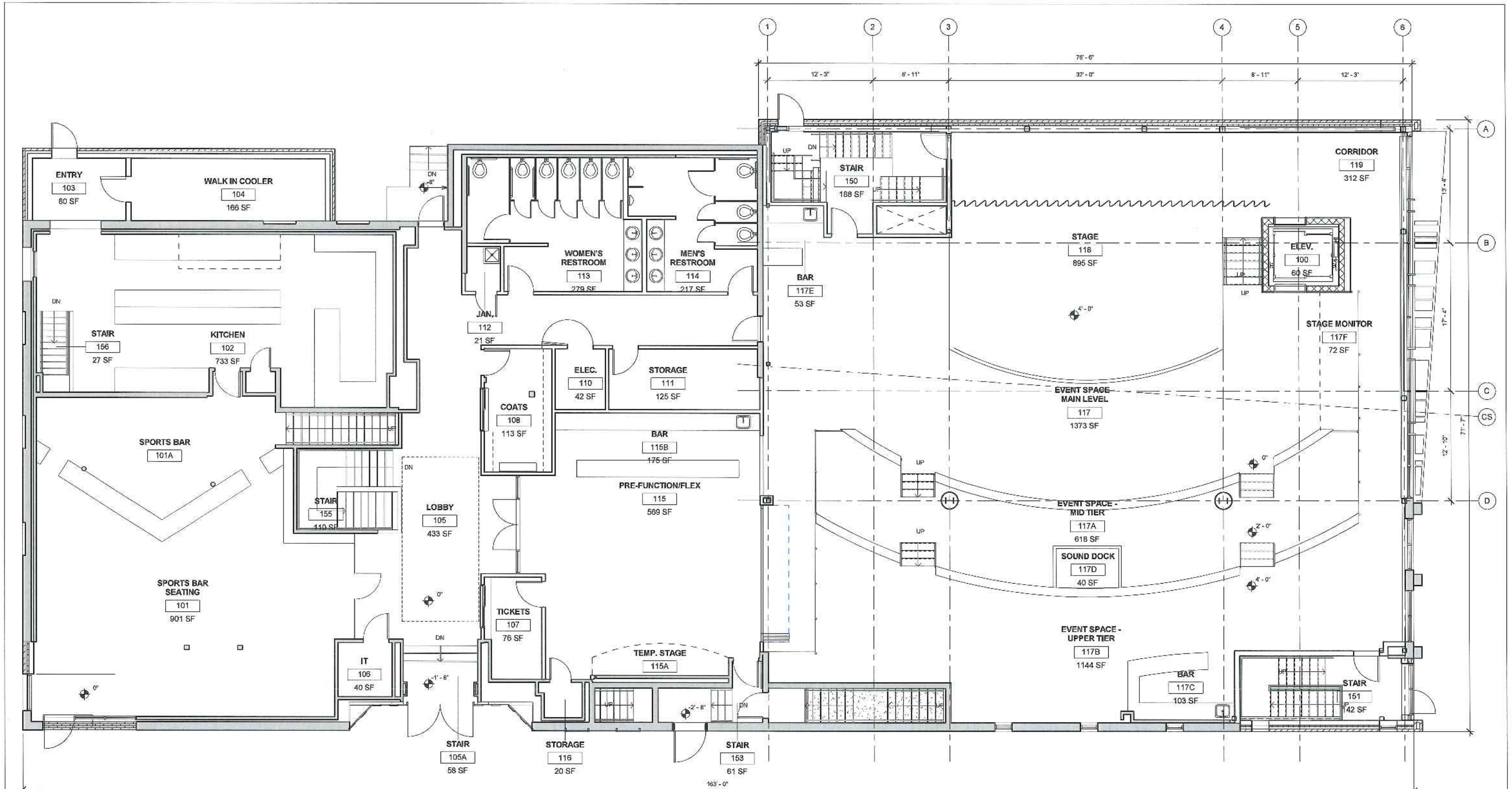


PROPOSED BASEMENT - GROSS BUILDING AREA

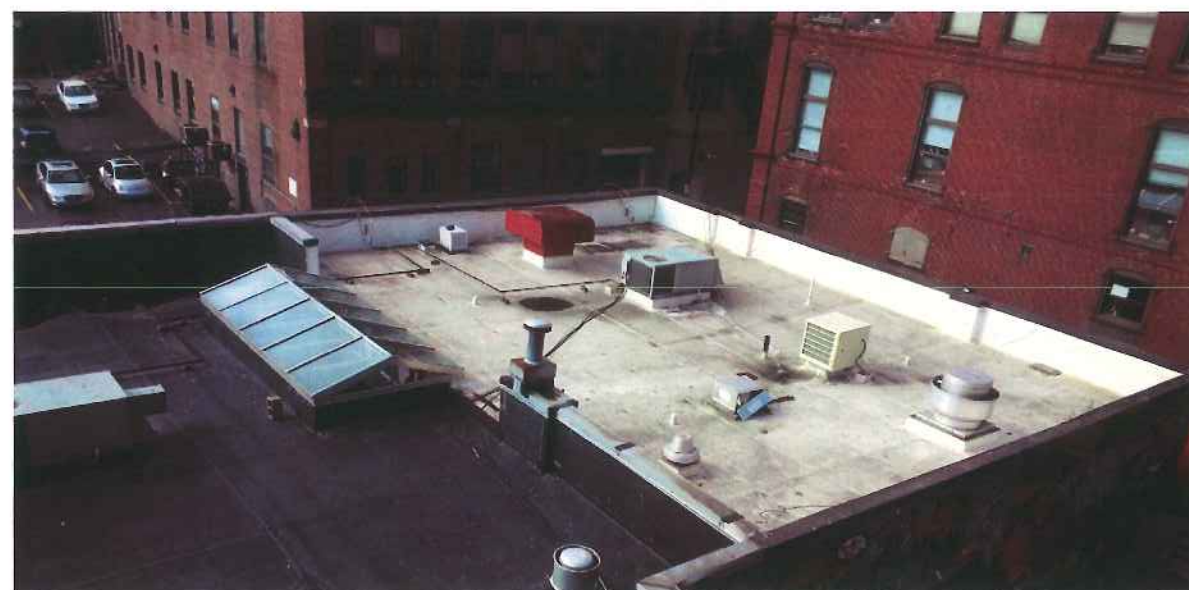


BASEMENT PLAN

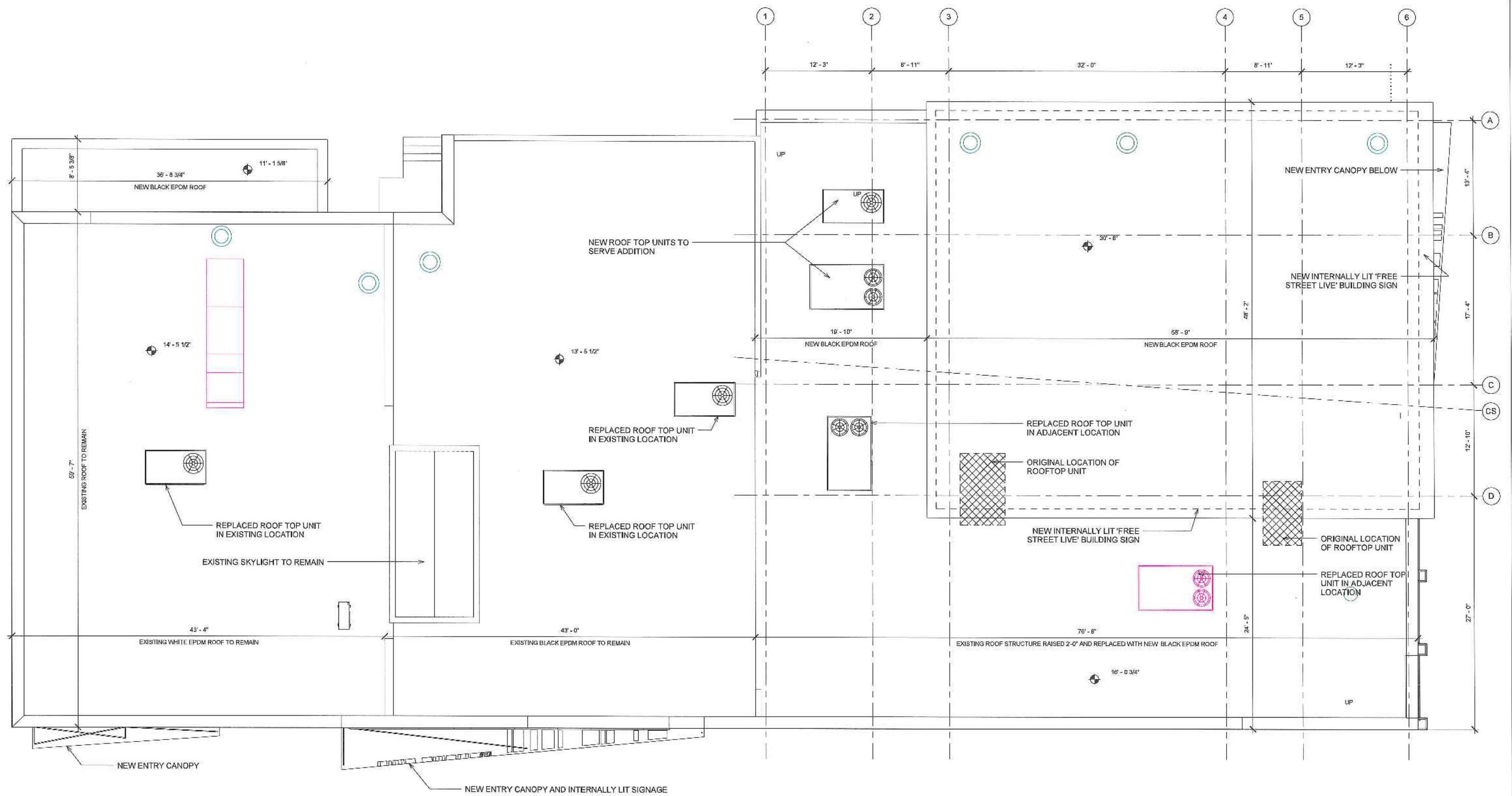
Free Street Live - Event Space Renovation
December 21st, 2016



FIRST FLOOR PLAN



Free Street Live - Event Space Renovation
December 21st, 2016



ROOF PLAN