

MARK
MUELLER
ARCHITECTS

INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION

REVISED: JUNE 17, 2016
MAY 20, 2016

62 INDIA STREET

A-1.1

UNIT TABULATION:

COMMERCIAL:

UNIT A	1,616 sq ft
UNIT B	1,947 sq ft
UNIT C	1,888 sq ft

RESIDENTIAL:

SECOND FLOOR:

UNIT 1	2 BR	1,387 sq ft
UNIT 2	1 BR	1,002 sq ft
UNIT 3	1 BR	1,351 sq ft
UNIT 4	3 BR	1,703 sq ft
UNIT 5	2 BR	1,196 sq ft
UNIT 6	2 BR	1,415 sq ft
UNIT 7	1 BR	1,197 sq ft
UNIT 8	2 BR	1,160 sq ft
UNIT 9	1 BR	785 sq ft

THIRD FLOOR:

UNIT 10	2 BR	1,387 sq ft
UNIT 11	1 BR	1,002 sq ft
UNIT 12	1 BR	1,351 sq ft
UNIT 13	3 BR	1,648 sq ft
UNIT 14	LOFT	676 sq ft
UNIT 15	3 BR	1,797 sq ft
UNIT 16	1 BR	1,197 sq ft
UNIT 17	2 BR	1,414 sq ft
UNIT 18	2 BR	1,173 sq ft
UNIT 19	1 BR	785 sq ft

FOURTH FLOOR:

UNIT 20	2 Br	1,387 sq ft
UNIT 21	1 BR	1,002 sq ft
UNIT 22	1 BR	1,360 sq ft
UNIT 23	3 BR	1,507 sq ft
UNIT 24	LOFT	676 sq ft
UNIT 25	3 BR	1,797 sq ft
UNIT 26	1 BR	1,138 sq ft
UNIT 27	1 BR	1,121 sq ft
UNIT 28	2 BR	1,382 sq ft
UNIT 29	1 BR	846 sq ft

AREA CALCULATION:

COMMERCIAL	6,648 sqft
RESIDENTIAL	43,253 sqft
TOTAL NET	49,901 sqft
INCLUDES CIRCULATION	

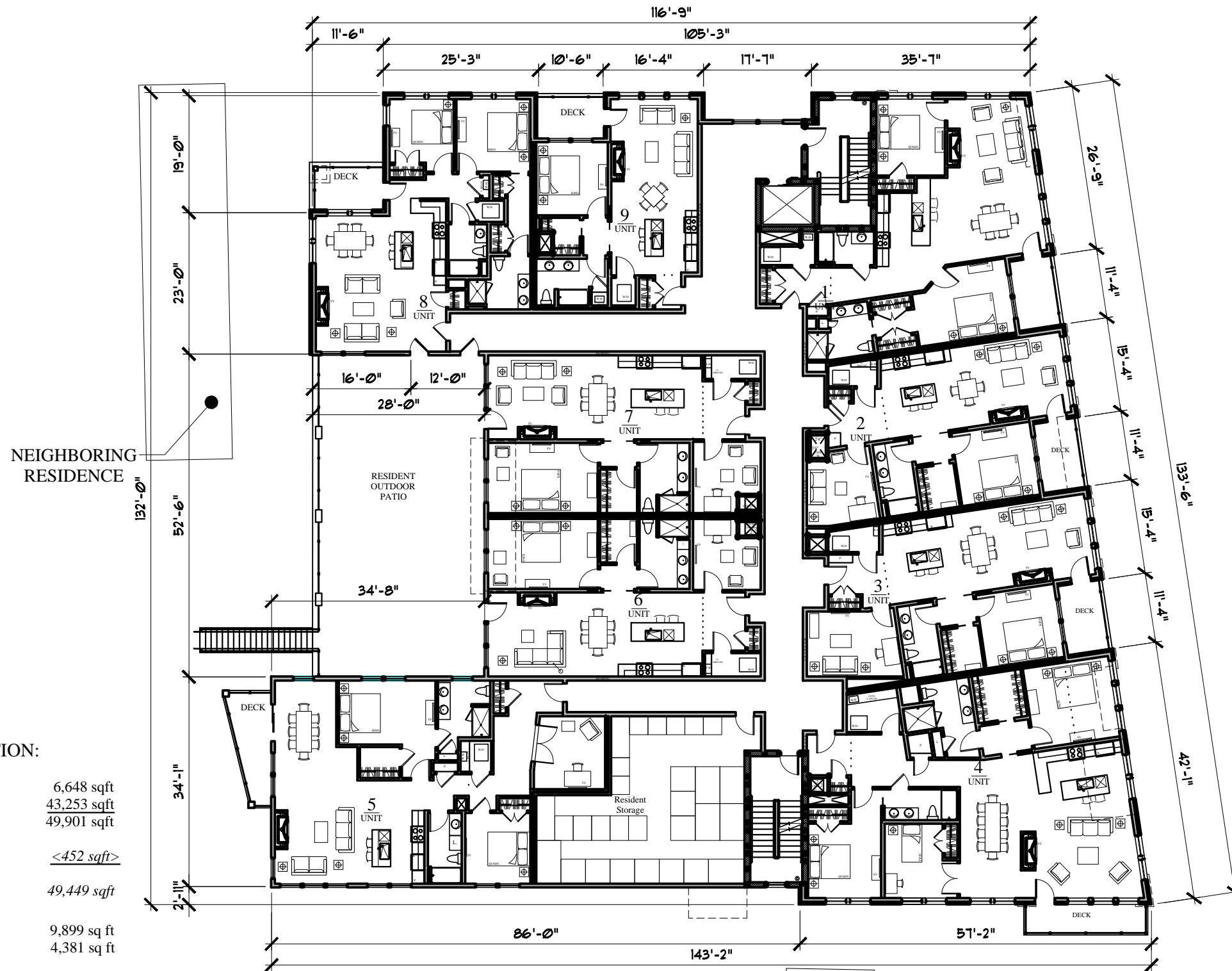
Residential Area
Reduction (May 20, 2016)
REVISED TOTAL AREA

<452 sqft>
49,449 sqft

PARKING	9,899 sq ft
DECKS	4,381 sq ft

INCLUDES ROOF DECKS

LIVING AREAS:	
SECOND FLOOR	14,529 sq ft
THIRD FLOOR	14,454 sq ft
FOURTH FLOOR	14,270 sq ft



SECOND LEVEL PLAN
SCALE: 1"=20'-0"



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THIRD LEVEL PLAN
SCALE: 1"=20'-0"



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A-1.3
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FOURTH LEVEL PLAN
SCALE: 1"=20'-0"



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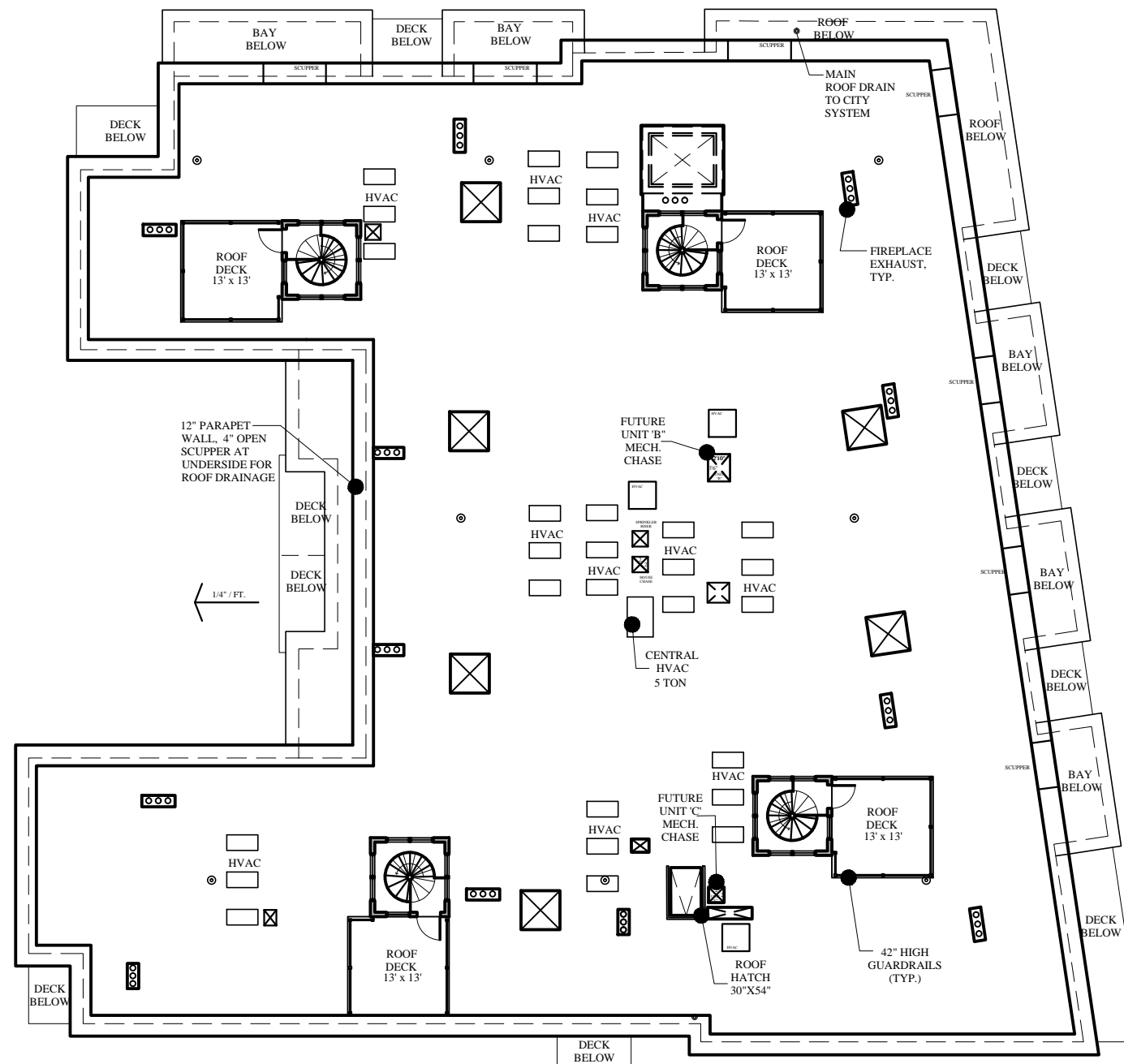
INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION

NEIGHBORING
BUILDING

A-1.4

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62 INDIA STREET



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



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62 INDIA STREET



India Street

1/8"=1'-0"

- A** BRICK VENEER
'OLD PORT' BLEND, MEDIUM RANGE FLASH
MORIN BRICK IN AUBURN MAINE
- B** 10" CEMENTITIOUS SIDING
W/ METAL SIDING CORNERS
- C** BRICK ENTABLATURE:
COURSES: (4) CORBEL
: (2) VERTICAL COURSING
- D** MASONRY PIERS:
BRICK: 'OLD PORT' BLEND
TO MATCH THE MAIN BUILDING
- E** GRANITE SILL:
THICKNESS: 4"
FACE: ROCK FACE
TOP SURFACE: HONED
COLOR: DEER ISLE
- F** MIXED USE FACADE FENESTRATION: WINDOWS
MATERIAL: ALUMINUM
FRAMES: 2 1/2" X 4 1/2"
COLOR: CHARCOAL
GLASS: CLEAR, 82% VLT, CENTER SET GLASS
- G** MIXED USE FACADE FENESTRATION: DOORS
SIMILAR TO WINDOWS
DOORS: STYLE AND RAIL TYPE
GLASS: CLEAR, TRANSOMS AND FLANKING GLASS PANEL
- H** RESIDENTIAL WINDOWS:
MANUFACTURE: PELLA
SERIES: 450 PRO-LINE
STYLE: METAL CLAD DOUBLE HUNG W/ SDL
MOULDINGS: METAL
BRICK VENEER~ 1 1/2" BRICKMOLD
SIDING: ~3 1/2" BRICKMOLD
SILLS: 2"
GLASS: LOW 'E' 72% VLT, CENTER GLASS
- I** METAL CANOPY:
MATERIAL: ALUMINUM, PRE-WEATHERED GALVALUME
FINISH: PAINTED KYNAR, LOW GLOSS
THICKNESS: 30 MIL.
EXTENTS: (3) SIDES, WOOD FIBER CORE
CEILING SET W/IN METAL FRAME
- J** EXTERIOR DECKS:
GUARDRAILS: ALUM. NEWEL POSTS
AND BALUSTERS
LIGHTING: LOW WALL MOUNT
5 WATT LED FIXTURE, TYP. ALL DECKS
'V' GROOVE VINYL CEILING W/ CLOSURE TRIM (DARK)



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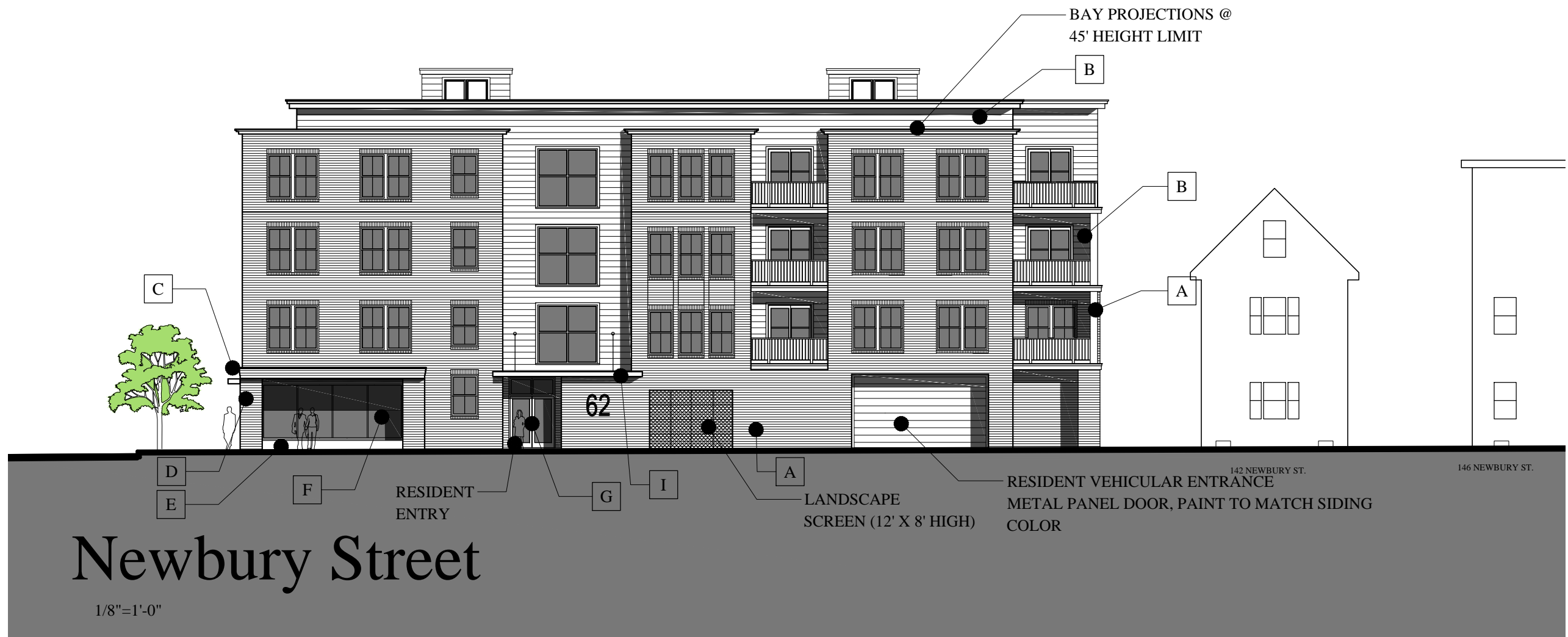
INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION

AMENDMENTS PER PORTLAND HISTORIC
PRESERVATION COMMITTEE

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62 INDIA STREET

A-2.0



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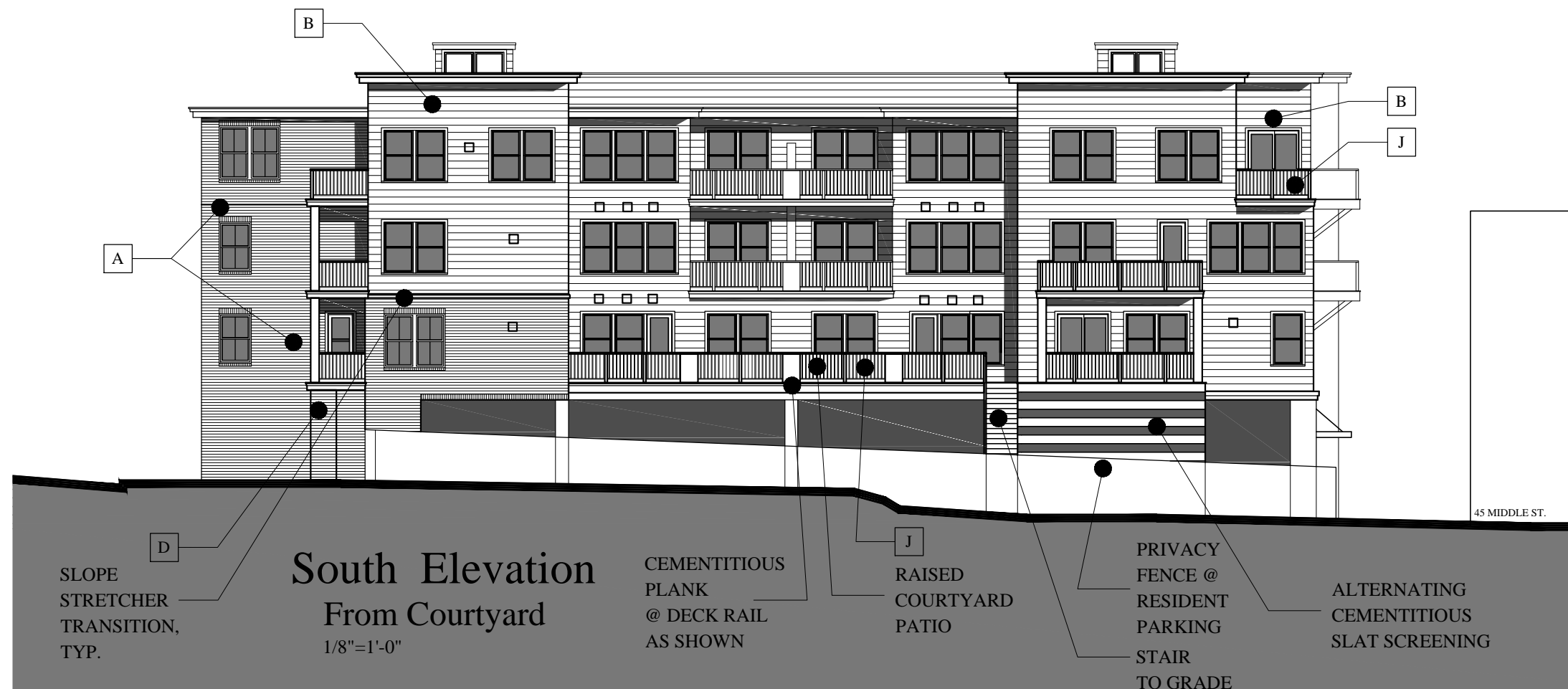
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A-2.1

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62 INDIA STREET

A-2.2



MIDDLE STREET

CURRENTLY A
VACANT LOT:
SPACE AND BULK
ALLOWANCE
OF NEW INDIA
STREET ZONING

PROPOSED
BUILDING

NEWBURY STREET

ST.
PETERS

FEDERAL STREET

96 INDIA

100 INDIA



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REVISIONS AS PER HISTORIC PRESERVATION

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A-2.4

62 INDIA STREET