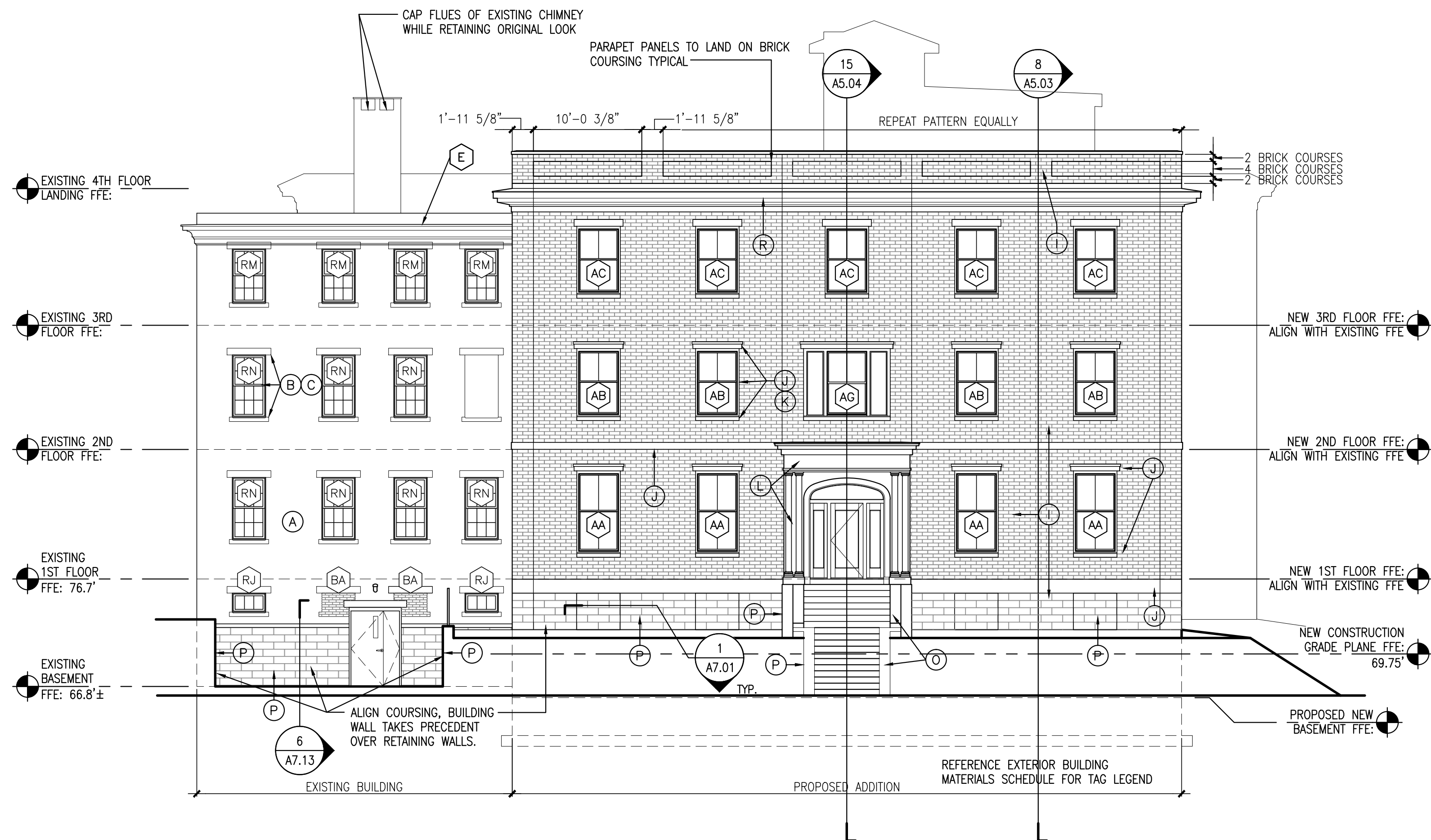


**1** PROPOSED HIGH STREET ELEVATION - EAST

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



**5** PROPOSED DANFORTH STREET ELEVATION - SOUTH

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

**BUILDING ELEVATIONS LEGEND.**

**EXISTING BUILDING**

- THE EXISTING STRUCTURE HISTORICALLY CONSISTED OF AND WILL BE RESTORED TO A FACADE THAT IS PRIMARILY A PAINTED BRICK MASONRY FACADE WITH LIMESTONE WINDOW TRIM, BANDING, COLUMNS AND DETAILING:
- A. PAINTED BRICK: A NEW PAINT SYSTEM WILL BE PROVIDED OVER THE ORIGINALLY PAINTED BRICKS IN A FASHION THAT IS CONSISTENT WITH THE REQUIREMENTS OF THE NATIONAL PARK SERVICE'S PRESERVATION STANDARDS. COLOR: CALIFORNIA PAINT, NANKEEN K-9.
  - B. EXISTING LIMESTONE - THE EXISTING LIMESTONE IS ORNATELY DETAILED AND WILL BE PRESERVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL PARK SERVICE'S PRESERVATION STANDARDS. THE COLOR AND TEXTURE OF THE EXISTING LIMESTONE WILL BE MATCHED TO NEW CAST STONE COLORS OF THE ADDITION.
  - C. EXISTING WOOD WINDOWS - THE EXISTING WOOD WINDOWS ON THE BUILDING'S PRIMARY FACADES WILL BE PRESERVED AND REPAINTED TO MATCH THE WINDOW'S ORIGINAL FINISH AND IN CONFORMANCE WITH THE NATIONAL PARK SERVICE'S PRESERVATION STANDARDS. NEW EXTERIOR STORM WINDOWS TO MATCH, WINDOW COLOR WILL BE PROVIDED ALLIED WINDOWS INC. OR EQUAL COLOR: CALIFORNIA PAINT, WILD OATS J-9.
  - D. EXISTING WOOD TRIM - THE EXISTING WOOD TRIM (PRIMARILY AT THE BUILDING'S COVERED ENTRANCES) WILL BE PRESERVED AND REPAINTED TO MATCH THE WOOD'S ORIGINAL FINISH AND IN CONFORMANCE WITH THE NATIONAL PARK SERVICE'S PRESERVATION STANDARDS. COLOR: CALIFORNIA PAINT, WILD OATS J-9.
  - E. EXISTING GALVANIZED METAL EAVES - THE EXISTING GALVANIZED METALWORK (PRIMARILY AT THE BUILDING'S EAVES) WILL BE PRESERVED AND REPAINTED TO MATCH THE EAVE'S ORIGINAL FINISH AND IN CONFORMANCE WITH THE NATIONAL PARK SERVICE'S PRESERVATION STANDARDS. COLOR: CALIFORNIA PAINT, WILD OATS J-9.
  - F. WOOD REPLACEMENT WINDOWS: ON THE WINDOWS SECONDARY FACADES (NON-PROMINENT SIDES AND REAR), THE BUILDING'S ORIGINAL WINDOWS WILL BE REPLACED WITH WOOD WINDOWS OF SIMILAR DETAILING AND PROPORTION SO AS TO MATCH THE ORIGINAL WINDOWS AND IN CONFORMANCE WITH THE NATIONAL PARK SERVICE'S PRESERVATION STANDARDS. GREEN MOUNTAIN WINDOWS, MILESTONE SERIES, COLOR: CABOT PAINTS TO MATCH CALIFORNIA PAINT, WILD OATS J-9.
  - G. BUILDING MOUNTED WALL LIGHTING AND SOFFIT DOWN LIGHTING: BUILDING MOUNTED LIGHTING WILL BE LIMITED TO ORIGINAL LIGHT LOCATIONS AND BE REPLACED WITH COMPATIBLE FIXTURES AS INDICATED.
  - H. BUILDING SIGNAGE: ORIGINAL BUILDING SIGNAGE WILL BE PRESERVED AND NEW SIGNAGE WILL BE MINIMAL AND IN KEEPING WITH THE APPROVAL OF THE HISTORIC PRESERVATION STAFF.

**BUILDING ADDITION**

- THE BUILDING ADDITION WILL INCORPORATE NEW, DURABLE MATERIALS THAT COMPLEMENT THE EXISTING BUILDING WITH CLEAN AND MORE CONTEMPORARY DETAILING:
- I. NEW BRICK VENEER - PROVIDED AS THE ADDITION'S MAIN FIELD, SELF-BEARING BRICK VENEER, 4" X 12" X 4" NOMINAL, SMOOTH FINISH, GLEN GERRY BEIGE/SPECS S42, CONCAVE JOINT WITH MORTAR COLOR: SGS (SOLOMON GRIND-CHEM SERVICES, INC.), 20HDK, BUFF.
  - J. NEW CAST STONE - THE TEXTURE OF THE EXISTING CAST STONE WILL BE MATCHED TO NEW CAST STONE COLORS OF THE ADDITION. CAST STONE WILL BE USED AT THE ADDITIONS WINDOW SILLS, HEADS AND CORNICE BAND. MGA CAST STONE, OR EQUAL. COLOR: LIGHT BUFF.
  - K. FIBERGLASS NEW CONSTRUCTION WINDOWS: THE ADDITION'S FIBERGLASS WINDOWS WILL BE OF SIMILAR DETAILING AND PROPORTION SO AS TO MATCH THE ORIGINAL WINDOWS BUT WILL HAVE A 2 OVER 2 MULLION PATTERN TO DISTINGUISH IT FROM THE ORIGINAL WINDOWS AND WILL BE PROVIDED IN CONFORMANCE WITH THE NATIONAL PARK SERVICE'S PRESERVATION STANDARDS. MARVIN ALL-ULITREX INTEGRITY FIBERGLASS SINGLE HUNG WINDOW, COLOR: BLACK (SASH AND FRAME) SET IN NEW PVC TRIM BRICK MOLD, COLOR: CALIFORNIA PAINT, NANKEEN K-9.
  - L. NEW WOOD TRIM - THE NEW WOOD TRIM (PRIMARILY AT THE BUILDING'S COVERED ENTRANCES) WILL BE PROVIDED TO COMPLEMENT THE BUILDING'S ORIGINAL PORCHES THOUGH WITH MORE CONTEMPORARY DETAILING TO DISTINGUISH IT FROM THE ORIGINAL DETAILS AND WILL BE PROVIDED IN CONFORMANCE WITH THE NATIONAL PARK SERVICE'S PRESERVATION STANDARDS. COLOR: CALIFORNIA PAINT, NANKEEN K-9.
  - M. BUILDING MOUNTED WALL LIGHTING AND SOFFIT DOWN LIGHTING: BUILDING MOUNTED LIGHTING WILL BE LIMITED TO NEW LOCATIONS AT THE REAR OF THE BUILDING'S AND BE OF COMPATIBLE DESIGN. NEW RECESSED SOFFIT LIGHTING WILL BE PROVIDED AT THE DANFORTH STREET ENTRANCE, KIRLIN FRV-12077 OR EQUAL. PARKING LIGHTING WILL BE SCREENED FROM VIEW WITH 75% OF THE FIXTURES ON MOTION SENSORS. EXTERIOR STAIR LIGHTING WILL BE RECESSED INTO THE STAIR CHEEK WALLS.
  - N. BUILDING SIGNAGE: NEW BUILDING SIGNAGE WILL BE MINIMAL AND IN KEEPING WITH THE APPROVAL OF THE HISTORIC PRESERVATION BOARD.
  - O. EXTERIOR STAIRS/CHEEK WALLS: NEW EXTERIOR STAIRS AT THE DANFORTH STREET ADDITION WILL BE CONSTRUCTED OF CAST-IN-PLACE CONCRETE, LIGHT RUBBED BROOM FINISH STEPS AND THE CHEEK WALLS WILL BE CONSTRUCTED OF CAST-IN-PLACE CONCRETE WITH A 1/8" COATING OF SILPRO CONCRETE FINISH (OR EQUAL), COLOR TO MATCH FOUNDATION MASONRY.
  - P. NEW FOUNDATION MASONRY VENEER - PROVIDED AS THE ADDITION'S FOUNDATION FIELD AND PRIMARY FACING OF THE RETAINING WALLS, SELF-BEARING DECRO-FACE CONCRETE VENEER, 8" X 24" X 4" NOMINAL, GROUND FACE FINISH, WESTBROOK BLOCK DF125, CONCAVE JOINT WITH MORTAR COLOR: SGS (SOLOMON GRIND-CHEM SERVICES, INC.), 20HDK, BUFF.
  - Q. PAINTED STEEL RAILINGS - PROVIDED AT ALL NEW AND REPLACEMENT RAIL LOCATIONS, PAINTED CUSTOM WELDED STEEL RAILS, DETAILS AS PER DRAWINGS, PAINTED. COLOR: GLOSS BLACK.
  - R. PAINTED BREAK METAL CORNICE AND COPING - PROVIDED BREAK METAL CORNICE AND PARAPET COPING, 20 GAUGE ALUMINUM, FIELD PRIMED, COLOR: CALIFORNIA PAINT, NANKEEN K-9.
  - S. FIBER CEMENT REVEAL PANEL SYSTEM - FIBER CEMENT PANEL SYSTEM, 3/8" FACTORY PRIMED / FIELD PAINTED WITH 1/2" REVEAL HORIZONTAL AND VERTICAL ALUMINUM JOINTS, JAMES HARDIE 'HARDIE REVEAL PANEL' SYSTEM, COLOR: CALIFORNIA PAINT, WILD OATS J-9.

**EXISTING BUILDING PENTHOUSE**

- THE BUILDING'S EXISTING PENTHOUSE WILL BE RE-CLAD AND INCORPORATE NEW, DURABLE SIDING AND ROOFING MATERIALS THAT COMPLEMENT THE EXISTING BUILDING WITH PERIOD APPROPRIATE COLOR AND DETAILING:
- T. STANDING SEAM VERTICAL SIDING - PROVIDED AS THE REPLACEMENT SIDING FOR THE EXISTING BUILDING'S STAIR AND ELEVATOR PENTHOUSE, FIRESTONE UNA-CLAD FACTORY FINISHED KYMAR 500 FLUOROCARBON ALUMINUM. COLOR: SANDSTONE.

**7** BUILDING ELEVATION LEGEND

SCALE: NTS

**ELM TERRACE**

68 HIGH STREET  
PORTLAND, MAINE

Project No: 09428

Drawing Title:

**BUILDING ELEVATIONS**

Scale: AS NOTED

Date: ISSUED SEPTEMBER 8, 2011

Revisions:

- △ MAINE HOUSING CONCEPT SUBMISSION 02-01-2011
- △ HISTORIC PRESERVATION SUBMISSION 03-23-2011
- △ 50% MAINEHOUSING REVIEW 04-01-2011
- △ 90% MAINEHOUSING REVIEW 06-03-2011
- △ NPS SUBMISSION 07-01-2011
- △ ISSUED SEPTEMBER 8, 2011

Drawing Number:

**A3.01**