



LEARNINGWORKS

181 BRACKETT STREET, PORTLAND, MAINE

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BIRBURN
architecture for life
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DETAILED PHASING PLAN & DESCRIPTION OF WORK

PHASE 1 – ROOFING & WINDOWS

- **MANSARD ROOF:** STRIP ALL EXISTING ROOFING, UNDERLAYMENT AND FLASHING FROM LOW-SLOPE ROOF OVER CORNICE, AND STEEP-SLOPE PORTION OF MANSARD ROOF. REPLACE ANY DAMAGED/ROTTING SHEATHING WITH EXTERIOR GRADE PLYWOOD TO MATCH THICKNESS OF EXISTING ADJACENT SHEATHING MATERIAL. REPLACE ANY DAMAGED/ROTTING WOODWORK/TRIM WITH COMPOSITE TRIM MATERIAL TO EXACTLY MATCH PROFILES OF EXISTING. ASSESS CONDITION OF STRUCTURE WHERE EXPOSED DUE TO REPLACEMENT OF EXTERIOR ELEMENTS, NOTIFY ARCHITECT/OWNER'S REP OF ANY SIGNS OF STRUCTURAL DAMAGE TO WOOD FRAMING MEMBERS OR MASONRY. REPLACE DAMAGED/ROTTING EXTERIOR WOOD TRIM AT MANSARD ROOF TRANSITION WITH COMPOSITE TRIM MATERIAL TO EXACTLY MATCH SIZE AND PROFILES OF EXISTING. INSTALL SELF-ADHERED WATERPROOF ROOFING UNDERLAYMENT CONTINUOUS FROM EDGE OF EAVE AT CORNICE, UP FACE OF STEEP-SLOPED MANSARD ROOF TO TRIM BAND AT ROOF SLOPE TRANSITION AND OVER SIDES OF DORMER WALLS. INSTALL METAL DRIP-EDGE AND METAL ROOFING OVER LOW-SLOPE ROOF OVER CORNICE TURNED UP FACE OF MANSARD ROOF AND FLASHED OVER TOP EDGE. INSTALL NEW ASPHALT SHINGLES TO STEEP-SLOPE PORTION OF MANSARD ROOF (CERTAINTED HATTERAS, 18" X 36" FIBERGLASS REINFORCED ASPHALT SHINGLE WITH 8" EXPOSURE). INSTALL NEW WOOD/COMPOSITE MATERIAL TRIM AT SIDES OF DORMER WALLS AND AT CORNERS OF ROOF. FASTEN ALL NEW TRIM WITH STAINLESS STEEL FASTENERS OR COMPOSITE SCREWS WITH PLUGS.
 - REPOINT MASONRY AS REQUIRED ON (4) CHIMNEYS OF 3-STORY BUILDING – MORTAR TO MATCH ORIGINAL.
- **3RD FLOOR WINDOWS:** REPLACE (10) WINDOWS ON 3RD FLOOR OF 3-STORY BUILDING. REMOVE EXISTING STORM WINDOWS AND ORIGINAL WOOD WINDOWS INCLUDING FULL FRAME AND WEIGHT POCKETS. REPLACE WITH CUSTOM ALUMINUM-CLAD WOOD WINDOWS TO MATCH EXISTING SIGHTLINES AS CLOSELY AS POSSIBLE. SIMULATED DIVIDED LIGHTS. REMOVE EXTERIOR WOOD WINDOW SILLS AND REPLACE WITH COMPOSITE MATERIAL. REPLACE ALL EXTERIOR WOOD WINDOW TRIM WITH COMPOSITE TRIM MATERIAL TO EXACTLY MATCH SIZE AND PROFILES OF EXISTING. REPAINT ALL EXTERIOR TRIM (NEW AND EXISTING) AT CORNICE, THIRD FLOOR WINDOWS, AND MANSARD ROOF IN DARK COLOR (LOW CONTRAST WITH BRICKWORK) TO BE DETERMINED BY ARCHITECT AND AS APPROVED BY PORTLAND HISTORIC PRESERVATION BOARD.
 - REMOVE EXISTING GUTTERS TO ALLOW WORK TO ROOF IDENTIFIED ABOVE. RE-INSTALL GUTTERS ON (4) SIDES OF ROOF WITH (4) DOWNSPOUTS. (2) EACH ON NORTH AND SOUTH SIDES OF BUILDING WITH ELBOW ABOVE GROUND AND DIVERTERS AT GROUND LEVEL TO DIRECT WATER AWAY FROM BUILDING.
- **HIP ROOF:** ASSESS CONDITION OF LOW-SLOPE HIP PORTION OF MANSARD ROOF. REPLACE PER ABOVE IF REQUIRED. PHOTOS DATED 10/30/14 APPEAR TO SHOW SHINGLES IN GOOD CONDITION.
- **GABLE ROOF 2-STORY BUILDING:** STRIP ALL EXISTING ROOFING, UNDERLAYMENT AND FLASHING FROM BOTH PITCHES OF ROOF. REPLACE ANY DAMAGED/ROTTING SHEATHING WITH EXTERIOR GRADE PLYWOOD TO MATCH THICKNESS OF EXISTING ADJACENT MATERIAL. REPLACE ANY DAMAGED/ROTTING WOODWORK/TRIM WITH COMPOSITE TRIM MATERIAL TO EXACTLY MATCH PROFILES OF EXISTING. ASSESS CONDITION OF STRUCTURE WHERE EXPOSED DUE TO REPLACEMENT OF EXTERIOR ELEMENTS, NOTIFY ARCHITECT/OWNER'S REP OF ANY SIGNS OF STRUCTURAL DAMAGE TO WOOD FRAMING MEMBERS OR MASONRY. INSTALL SELF-ADHERED WATERPROOF ROOFING UNDERLAYMENT IN TWO COURSES (6" TOTAL WIDTH) AT EAVES, ONE COURSE (3" WIDTH) AT RAKES AND AROUND SKYLIGHTS AND OTHER PENETRATIONS. INSTALL 30LB ROOFING FELT OVER REMAINDER OF ROOF. INSTALL METAL DRIP-EDGE AND STEP FLASHING AT ABUTMENT WITH 3-STORY BRICK BUILDING. INSTALL NEW ASPHALT SHINGLE ROOFING (3-TAB FIBERGLASS REINFORCED ASPHALT SHINGLE).
 - REMOVE AND REPLACE ALL EXTERIOR WOOD TRIM ON LOWER ROOF: EAVE, SOFFIT, FASCIA. REPLACE WITH COMPOSITE TRIM TO MATCH ORIGINAL PROFILES. REPAINT ALL EXTERIOR TRIM AT CORNICE IN DARK COLOR (LOW CONTRAST WITH BRICKWORK) TO BE DETERMINED BY ARCHITECT AND AS APPROVED BY PORTLAND HISTORIC PRESERVATION BOARD.
 - INSTALL NEW GUTTER ON (2) SIDES OF ROOF WITH (2) DOWNSPOUTS. (1) EACH ON NORTH AND SOUTH SIDES OF BUILDING WITH ELBOW ABOVE GROUND AND DIVERTERS AT GROUND LEVEL TO DIRECT WATER AWAY FROM BUILDING.
 - REPOINT MASONRY AT TOP OF WALL WHERE DAMAGED BY WATER INFILTRATION. REPLACE ANY DAMAGED BRICK WITH NEW/SALVAGED BRICK TO MATCH EXISTING.
 - PRIOR TO COMMENCING ANY MASONRY WORK ON BUILDING EXTERIOR CONDUCT ANALYSIS OF ORIGINAL MORTAR TO DETERMINE COMPOSITION AND STRENGTH. NEW MORTAR FOR POINTING AND BEDDING NEW/REPLACEMENT/REPAIRED BRICKWORK TO MATCH EXISTING MORTAR AS CLOSELY AS POSSIBLE IN TERMS OF COLOR, COMPOSITION AND STRENGTH. CONTRACTOR TO BUILD A TEST PANEL FOR HPB APPROVAL OF BRICK AND MORTAR.

- **NEW STOREFRONT & ENTRY:** AT (2) 7'-0" +/- WIDE ARCHED OPENINGS REMOVE ALL WINDOWS, WOOD FRAMED & FINISHED WALL AND BRICK INFILL BELOW WINDOW SILLS TO 8" ABOVE GRADE. REPLACE WITH NEW ALUMINUM-CLAD WOOD FIXED WINDOWS TO MATCH ORIGINAL DESIGN: FULL HEIGHT, TRIPARTITE WINDOW WITH paneled wood infill below sill height where ORIGINAL BULKHEAD WINDOWS WERE LOCATED. MODIFY EXISTING CEILING TO SLOPE UP TO ORIGINAL WINDOW HEAD HEIGHT.
 - REMOVE SINGLE DOOR, SURROUNDING INFILL AND '181' SIGN FROM CENTRAL ARCHED OPENING. REPLACE WITH FIXED DOUBLE DOOR PANELS AND TRANSOM WINDOW ABOVE TO MATCH ORIGINAL LAYOUT. INSULATE BEHIND DOOR PANELS AND FINISH INTERIOR TO BLEND WITH ADJACENT FINISHES.
 - REPLACE FULLY-GLAZED DOORS AT CURRENT MAIN ENTRY WITH PART-GLAZED DOORS AND SIDELIGHTS. DOORS TO BE CUSTOM WOOD AS DETAILED IN DRAWINGS. COORDINATE NEW HARDWARE REQUIREMENTS WITH OWNER'S REP.
 - REPLACE FULLY-GLAZED DOOR AT STAIR EXIT WITH PART-GLAZED DOOR. DOOR TO BE CUSTOM WOOD AS DETAILED IN DRAWINGS. COORDINATE NEW HARDWARE REQUIREMENTS WITH OWNER'S REP.
- **ENTRY RAMP:** DEMO EXISTING CONCRETE AND BRICK ENTRY RAMP. EXCAVATE AND INSTALL NEW POURED CONCRETE FROST WALLS AND FOOTINGS TO DEFINE EXTENT OF NEW RAMP TO MATCH SIZE OF EXISTING. POUR NEW CONCRETE RAMP AT 1:12 PITCH WITH LEVEL LANDING AT TOP AND BOTTOM. FACE CONCRETE FROST WALLS AND RAMP SURFACE WITH BRICK PAVERS. INSTALL NEW PAINTED METAL PIPE RAIL.
 - AT DOOR ON SOUTH SIDE OF 2-STORY BRICK BUILDING: FILL VOID SPACE BETWEEN DOOR FRAME AND WALL WITH SPRAY FOAM INSULATION. INSTALL NEW SHEATHING OVER FRAMING, WRB AND PAINTED COMPOSITE MATERIAL TRIM AROUND DOOR. PROVIDE SEALANT BETWEEN TRIM AND MASONRY.

PHASE 2 – WINDOW REPLACEMENT & MASONRY REPAIR

- **2ND FLOOR WINDOWS:** REPLACE (12) WINDOWS ON 2ND FLOOR OF 3-STORY BUILDING. REMOVE EXISTING STORM WINDOWS AND ORIGINAL WOOD WINDOWS INCLUDING FULL FRAME AND WEIGHT POCKETS. REPLACE WITH CUSTOM ALUMINUM-CLAD WOOD WINDOWS TO MATCH EXISTING SIGHTLINES AS CLOSELY AS POSSIBLE. SIMULATED DIVIDED LIGHTS AND BRICKMOLD.
 - REPLACE (3) WINDOWS ON 1ST FLOOR OF 3-STORY BUILDING. REMOVE EXISTING STORM WINDOWS AND (1) ORIGINAL WOOD WINDOW AND (2) NON-ORIGINAL WINDOWS IN ORIGINAL DOOR OPENINGS, INCLUDING FULL FRAME AND WEIGHT POCKETS. RE-BUILD WALL FRAMING AND INTERIOR FINISHES AS REQUIRED TO FRAME NEW WINDOW OPENINGS AND PREP TO RECEIVE NEW BRICK INFILL BELOW SILLS. REPLACE WITH CUSTOM ALUMINUM-CLAD WOOD WINDOWS TO MATCH EXISTING/ORIGINAL SIGHTLINES AS CLOSELY AS POSSIBLE. SIMULATED DIVIDED LIGHTS AND BRICKMOLD.
 - REPLACE (11) WINDOWS ON 1ST AND 2ND FLOORS OF 2-STORY BUILDING. REMOVE EXISTING REPLACEMENT WINDOWS AND ORIGINAL WOOD WINDOWS INCLUDING FULL FRAME AND WEIGHT POCKETS. REPLACE WITH CUSTOM ALUMINUM-CLAD WOOD WINDOWS TO MATCH ORIGINAL SIGHTLINES AS CLOSELY AS POSSIBLE. SIMULATED DIVIDED LIGHTS AND BRICKMOLD.
 - CREATE (4) NEW WINDOW OPENINGS ON NORTH SIDE OF 2-STORY BUILDING. INSTALL (4) NEW WINDOWS TO MATCH REPLACEMENT WINDOWS. REFER TO STRUCTURAL DRAWINGS/SPECIFICATIONS. NEW OPENINGS TO ALIGN WITH BRICK COURSING AND MATCH DIMENSIONS OF EXISTING MASONRY OPENINGS ADJACENT. TOOTH-IN SALVAGED BRICKS AT JAMBS TO AVOID EXPOSURE OF CUT BRICK ENDS. MODIFY INTERIOR FINISHES AS REQUIRED. PROVIDE NEW PAINTED WOOD TRIM AT INTERIOR.
 - AT ALL NEW/REPLACEMENT WINDOWS REPAIR INTERIOR FINISHES AS REQUIRED AND REPAINT HEAD, JAMB & SILL RETURNS AND INTERIOR TRIM FOR UNIFORM, FINISHED APPEARANCE.
 - PRIOR TO COMMENCING ANY MASONRY WORK ON BUILDING EXTERIOR CONDUCT ANALYSIS OF ORIGINAL MORTAR TO DETERMINE COMPOSITION AND STRENGTH. NEW MORTAR FOR POINTING AND BEDDING NEW/REPLACEMENT/REPAIRED BRICKWORK TO MATCH EXISTING MORTAR AS CLOSELY AS POSSIBLE IN TERMS OF COLOR, COMPOSITION AND STRENGTH. CONTRACTOR TO BUILD A TEST PANEL FOR HPB APPROVAL OF BRICK AND MORTAR.
 - REPLACE DAMAGED BRICK AND REPOINT AS REQUIRED ON ALL SIDES OF BRICK BUILDINGS – MORTAR TO MATCH ORIGINAL. WHERE POSSIBLE, REPLACEMENT BRICK TO BE SALVAGED FROM NEW OPENINGS CREATED IN NORTH WALL OF 2-STORY BUILDING.
 - TOOTH-IN NEW/SALVAGED BRICK AT JAMBS OF DOOR INSTALLED IN ORIGINAL WINDOW OPENING ON SOUTH SIDE OF 2-STORY BUILDING TO AVOID EXPOSURE OF CUT BRICK ENDS.
 - INFILL WITH BRICK (2) BOARDED UP ORIGINAL DOOR OPENINGS ON SOUTH SIDE OF 3-STORY BUILDING BELOW NEW REPLACEMENT WINDOWS. RECESS BRICKWORK 1/2" BACK FROM FACE OF ORIGINAL BRICK. USE ALL NEW BRICK BEDDED AND POINTED WITH MORTAR TO MATCH ORIGINAL.
 - SCRAPE/BRUSH PAINTED MASONRY AT FIRST FLOOR STREETFRONT TO REMOVE ALL LOOSE/FLAKING PAINT. REPAINT ONLY PREVIOUSLY PAINTED MASONRY WITH LOW-CONTRAST COLOR TO BE DETERMINED BY ARCHITECT AND AS APPROVED BY PORTLAND HISTORIC PRESERVATION BOARD.

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

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

PHASE 3A – REPAIRS TO WOOD BUILDING

- SCRAPE, PRIME, AND REPAINT ALL SIDING AND TRIM ON ALL (4) SIDES OF WOOD BUILDING
- SCRAPE, PRIME, AND REPAINT ALL EXISTING WOOD WINDOWS OF WOOD BUILDING.
- REPLACE EXISTING 6/6 WOOD WINDOWS ON SOUTH ELEVATION WITH NEW Z/2 ALUMINUM CLAD WOOD WINDOWS.

PHASE 3B – INTERIOR RENOVATIONS 3RD FLOOR

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

*PHASING SUBJECT TO CONTRACTOR PRICING AND OWNER FUNDING

**HISTORIC PRESERVATION
BOARD REVIEW
NOT FOR CONSTRUCTION**

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

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

CONSULTANTS:

REVISIONS:

ISSUED: 04/01/15
PROJECT No: 1503
DRAWN BY: RJP
CHECKED BY: HWK
SHEET TITLE:
COVER SHEET

A001