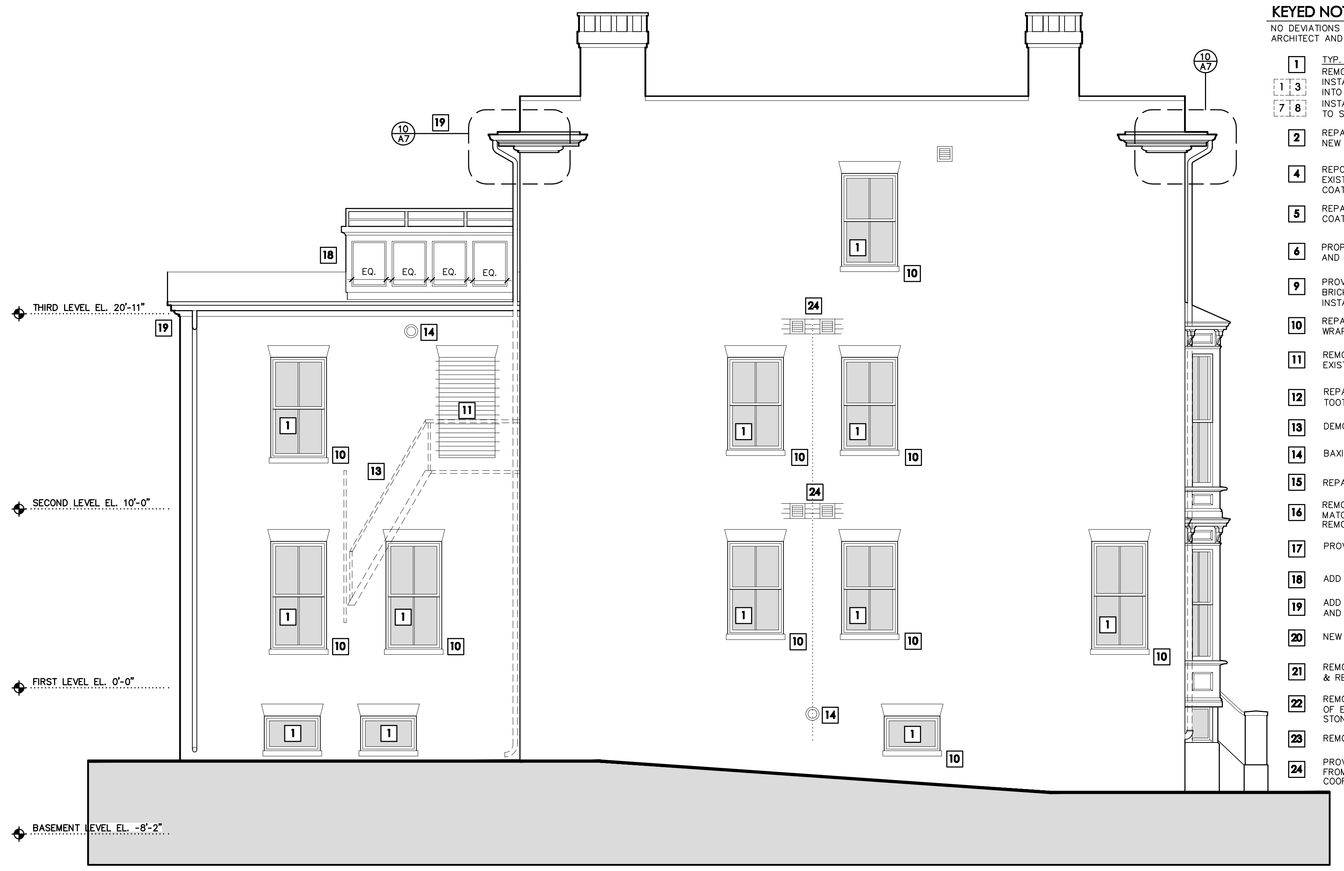


1 NORTH ELEVATION

0 1' 5' 10' 20'

KEYED NOTES

NO DEVIATIONS ALLOWED WITHOUT CONSENT OF THE ARCHITECT AND THE HISTORIC PRESERVATOIN COMMITTEE

1 TYP. AT ALL WINDOWS U.N.O.:
REMOVE EXIST. WINDOW/BALANCES
INSTALL NEW D.H. WINDOW TO FIT
3 INTO EXIST. MASONRY OPENING
7 8 INSTALL PAINTED WOOD BRICKMOLD
TO SEAL IN WINDOW

2 REPAIR EX. STAINED GLASS SASHES- INSTALL NEW BALANCES AND STORM WINDOW

4 REPOINT EXIST. BRICK RISERS
EXIST. SLATE TREADS TO REMAIN
COAT RISERS TO MATCH PARGED CHEEK WALLS

5 REPAIR EXIST. PARGED CHEEK WALLS
COAT WITH SAND TEXTURED LATEX FINISH

6 PROPOSED PAINTED STEEL CURVED PIPE RAILS AND BRICK NEWELS

9 PROVIDE NEW MASONRY OPENING- TOOTH IN BRICKS FOR FINISHED JAMB
INSTALL NEW WINDOW/DOOR

10 REPAIR/REPLACE ALL WOOD SILLS-
WRAP IN PREFINISHED METAL

11 REMOVE EXIST. WINDOW- PROVIDE BRICK TO MATCH EXISTING- RECESS BRICK IN 1", LEAVE STONE LINTEL

12 REPAIR EXIST. CHISELED MASONRY OPENING
TOOTH IN BRICK TO MATCH EXIST.

13 DEMO EXIST. FIRE ESCAPES

14 BAXI BOILER ROUND EXHAUST VENT

15 REPAIR EXIST. DOORS AND HARDWARE

16 REMOVE EXIST. DOOR AND STEPS. PROVIDE BRICK TO MATCH EXIST.- TOOTH IN BRICKS AT JAMBS, REMOVE EXIST. BRICK LINTEL

17 PROVIDE CASEMENT EGRESS WINDOW

18 ADD NEW EXTERIOR AREA OF REFUGE BALCONY

19 ADD NEW PREFINISHED METAL GUTTER SYSTEM AND CORRUGATED DOWNSPOUT

20 NEW REAR ENTRY PORCH

21 REMOVE EXIST. "DOG HOUSE" TYPE BASEMENT DOOR & REPLACE WITH PTD. METAL BULKHEAD DOORS

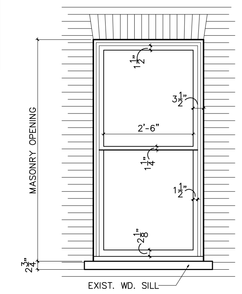
22 REMOVE EXIST. WINDOW WELLS, BRICK UP SILL OF EXIST. WINDOWS TO ABOVE GRADE, ADD NEW STONE SILL TO MATCH EXIST.

23 REMOVE EXIST. CHIMNEY

24 PROVIDE ALUM. RECT. GRILLE FOR EXHAUST FROM BATHROOM VENT/KITCHEN VENT- COORD. SIZE WITH BRICK COURSING

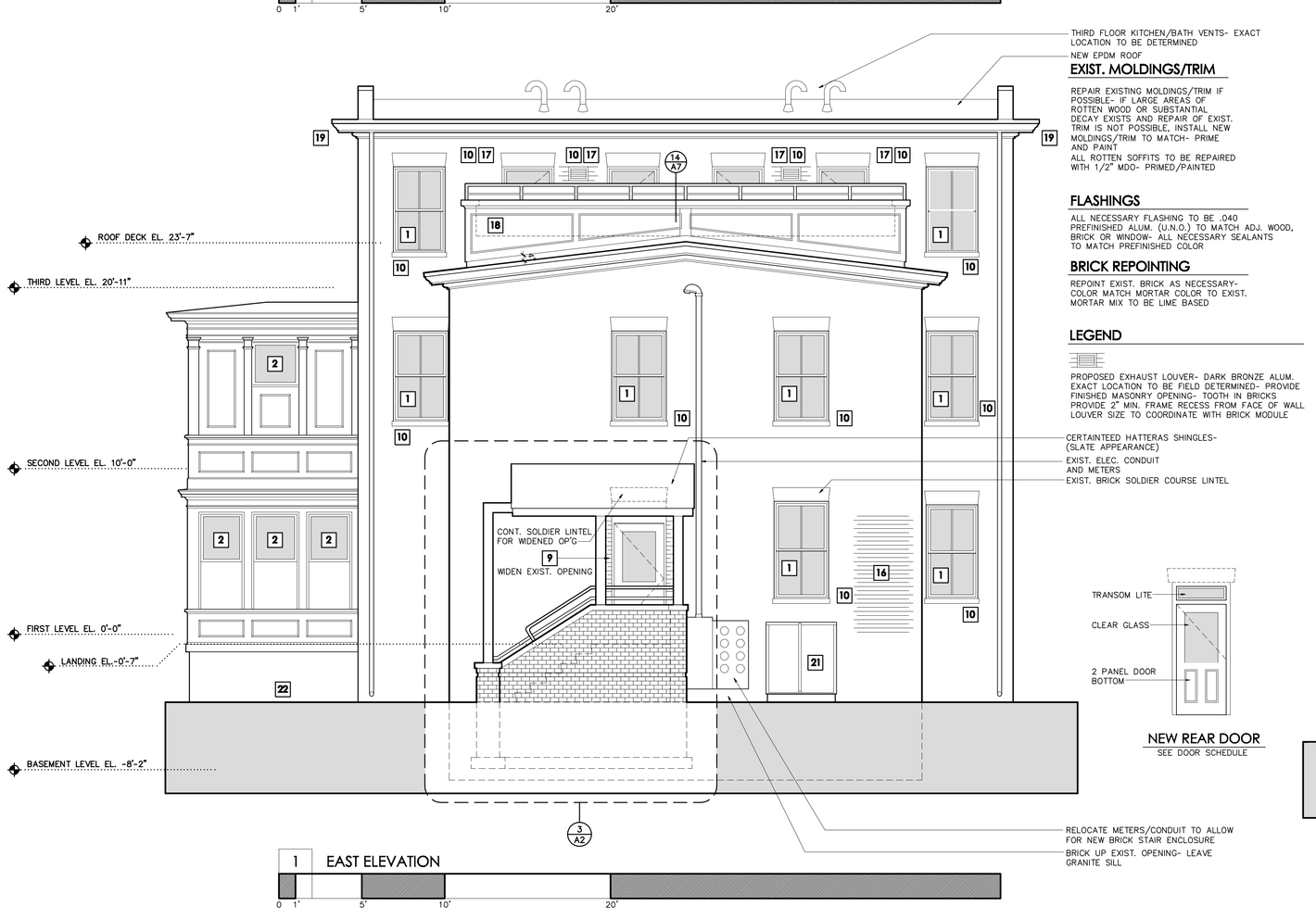
2 WEST (FRONT) ELEVATION

0 1' 5' 10' 20'



5 EXIST. SASH DIMENSIONS

SCALE: 1/2" = 1'-0"



EXIST. MOLDINGS/TRIM

REPAIR EXISTING MOLDINGS/TRIM IF POSSIBLE- IF LARGE AREAS OF ROTTEN WOOD OR SUBSTANTIAL DECAY EXISTS AND REPAIR OF EXIST. TRIM IS NOT POSSIBLE, INSTALL NEW MOLDINGS/TRIM TO MATCH- PRIME AND PAINT
ALL ROTTEN SOFFITS TO BE REPAIRED WITH 1/2" MDO- PRIMED/PAINTED

FLASHINGS

ALL NECESSARY FLASHING TO BE .040 PREFINISHED ALUM. (U.N.O.) TO MATCH ADJ. WOOD, BRICK OR WINDOW- ALL NECESSARY SEALANTS TO MATCH PREFINISHED COLOR

BRICK REPOINTING

REPOINT EXIST. BRICK AS NECESSARY- COLOR MATCH MORTAR COLOR TO EXIST. MORTAR MIX TO BE LIME BASED

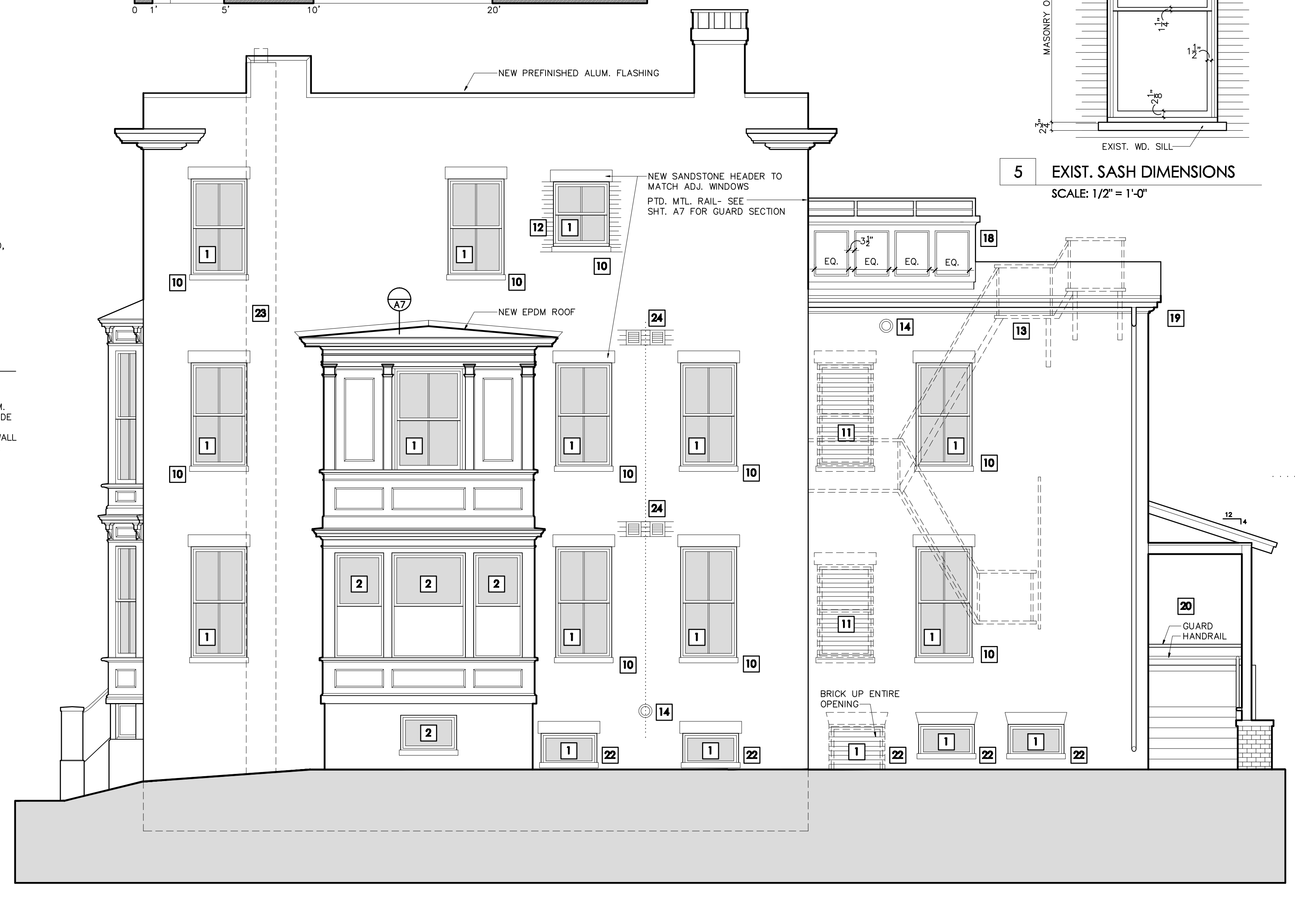
LEGEND

PROPOSED EXHAUST LOUVER- DARK BRONZE ALUM. EXACT LOCATION TO BE FIELD DETERMINED- PROVIDE FINISHED MASONRY OPENING- TOOTH IN BRICKS PROVIDE 2" MIN. FRAME RECESS FROM FACE OF WALL LOUVER SIZE TO COORDINATE WITH BRICK MODULE

NEW REAR DOOR
SEE DOOR SCHEDULE

1 EAST ELEVATION

0 1' 5' 10' 20'



2 SOUTH ELEVATION

0 1' 5' 10' 20'

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201-203 State Street Condominiums

Condominium Conversion, Portland, Maine

december 18, 2009

▶ BUILDING ELEVATIONS
exist. window dims.

PERMIT SET

A5