

191 PINE STREET

PORTLAND, MAINE



RELEVANT CODES

INTERNATIONAL BUILDING CODE 2009 OCCUPANCY R-2 (RESIDENTIAL) CONSTRUCTION TYPE 3	REFERENCE	NFPA 101 – 2009 OCCUPANCY – RESIDENTIAL	REFERENCE	NFPA 101 – 2009	REFERENCE
EXCEPTION 1 COMPLY WITH NFPA 101	705.2	CHAPTER 31 EXISTING APARTMENT BUILDING		5) EXISTING APARTMENT DOORS WITH NEW SELF CLOSURES	
CHAPTER 11 HISTORIC BUILDINGS		BUILDING FULL SPRINKLER SYSTEM NFPA 13R, SUPERVISED		6) N/A	
EXISTING STAIRS AND RAILINGS ACCEPTED	1103.9	FIRE ESCAPE ON WEST ELEVATION TO REMAIN		7) ½ HOUR BETWEEN DWELLING UNITS NOTE: EXISTING PLASTER ACCEPTED BY BEN WALLACE P.F.D.	
EXISTING STAIRS AND RAILINGS ACCEPTED	1105.11	FIRE ESCAPE ON EAST ELEVATION TO BE REMOVED		EMERGENCY LIGHTING PROVIDED	31.2.9
ONE HOUR ASSEMBLIES AS REQUIRED BY CODE NOT REQUIRED WITH EXISTING WOOD AND PLASTER ASSEMBLIES.	1103.7	PORTABLE FIRE EXTINGUISHERS NOT REQUIRED	30.3.5.12	EXIT SIGNAGE NOT REQUIRED	31.2.10
OCCUPANCY SEPARATION NOT REQUIRED	1105.4	SINGLE EXIT EXCEPTION	31.2.4.3	PROVIDE FIRE ALARM IN COMPLIANCE WITH SECTION 9.6	31.3.4.1.1
CARRIAGE HOUSE SHALL HAVE NFPA 13D FIRE SUPPRESSION SYSTEM PER THE CITY OF PORTLAND		1) MAINE BUILDING PROTECTED BY APPROVED SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ALLOWANCE WITH 31.3.5		INITIATION BY MANUAL MEANS NOT REQUIRED	31.3.4.2.2
		2) N/A		SMOKE ALARMS PROVIDED	31.3.4.5
		3) TRAVEL DISTANCE FROM ENTRY DOOR OF ANY DWELLING UNIT TO EXIT, DOES NOT EXCEED 35 FEET			
		4) EXIT STAIRWAY SEPARATED FROM REST OF BUILDING WITH MINIMUM 1 HOUR RATING NOTE: EXISTING PLASTER WALLS INSPECTED/ APPROVED BY BEN WALLACE OF P.F.D. PER IBC 1103.7			
				<u>Total Units – 7</u>	

DRAWING LIST

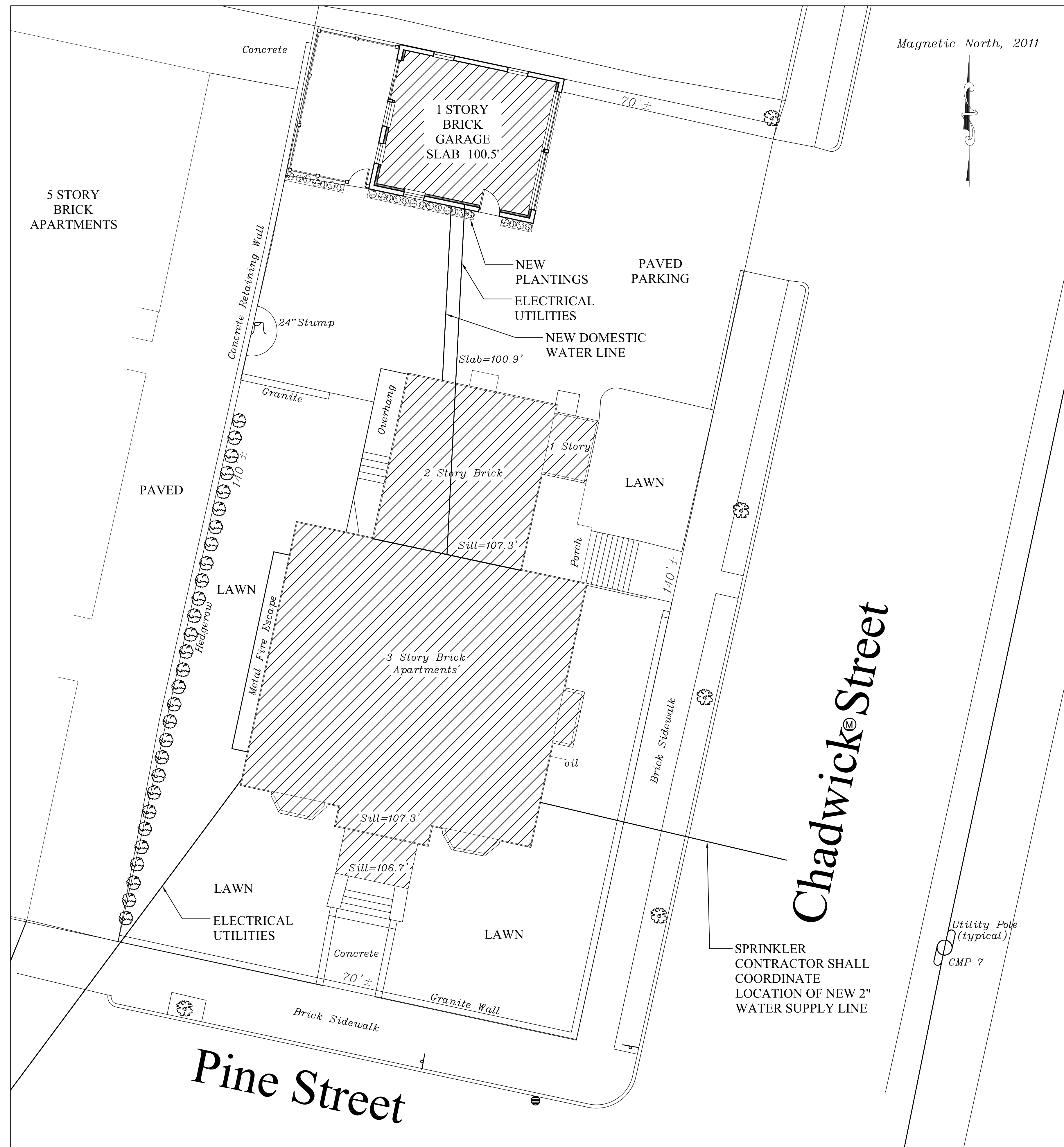
ARCHITECTURAL DRAWINGS
A0.1 SITE PLAN
A0.2 EXISTING FLOOR PLANS
A0.3 EXISTING FLOOR PLANS
A1.0 MAIN HOUSE PLANS
A1.1 FIRST FLOOR PLANS AND INTERIOR ELEVATIONS
A1.2 SECOND FLOOR PLANS AND INTERIOR ELEVATIONS
A1.3 THIRD FLOOR PLANS AND INTERIOR ELEVATIONS
A1.4 FOURTH FLOOR PLANS, INTERIOR ELEVATIONS
A1.5 SECTIONS
A1.6 ROOF PLAN
A2.0 TOWNHOUSE PLANS
A2.1 FLOOR PLANS AND INTERIOR ELEVATIONS
A3.0 CARRIAGE HOUSE PLANS
A3.1 FIRST AND SECOND FLOOR PLANS, STRUCTURAL PLANS AND INTERIOR ELEVATIONS
A3.2 SECTIONS AND EXTERIOR ELEVATIONS
A4.0 EXTERIOR ELEVATIONS
A4.1 EXTERIOR ELEVATIONS
A5.0 SCHEDULES
A5.1 DOOR AND FINISH SCHEDULES
A5.2 WINDOW SCHEDULE

CONTACTS

Developer: Vickery Pine, LLC 255 Western Prom Portland, ME 04102 (617) 877-0697 Jason Vickery	Architect: Archetype Architects 48 Union Wharf Portland, ME 04101 (207) 772-6022 David Lloyd, Archt.	Structural Engineer: Structural Design Consulting Inc. 22 Oakmont Drive Old Orchard Beach, ME (207) 934-8038 David Tetreault, Eng.
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PHASES

PHASE 1 – MAIN HOUSE – COMMON SPACES AND APARTMENT #5 TOWNHOUSE – ALL CARRIAGE HOUSE – ALL
PHASE 2 – MAIN HOUSE – APARTMENTS #'S 1,2,3&4



Magnetic North, 2011

SCALE: 1:100

Worksheet For Jason Vickery
 191 Pine Street, Portland, Maine
 April 21, 2011
 By James D. Nadeau, LLC
 1" = 10'
 JDN Job#2111215

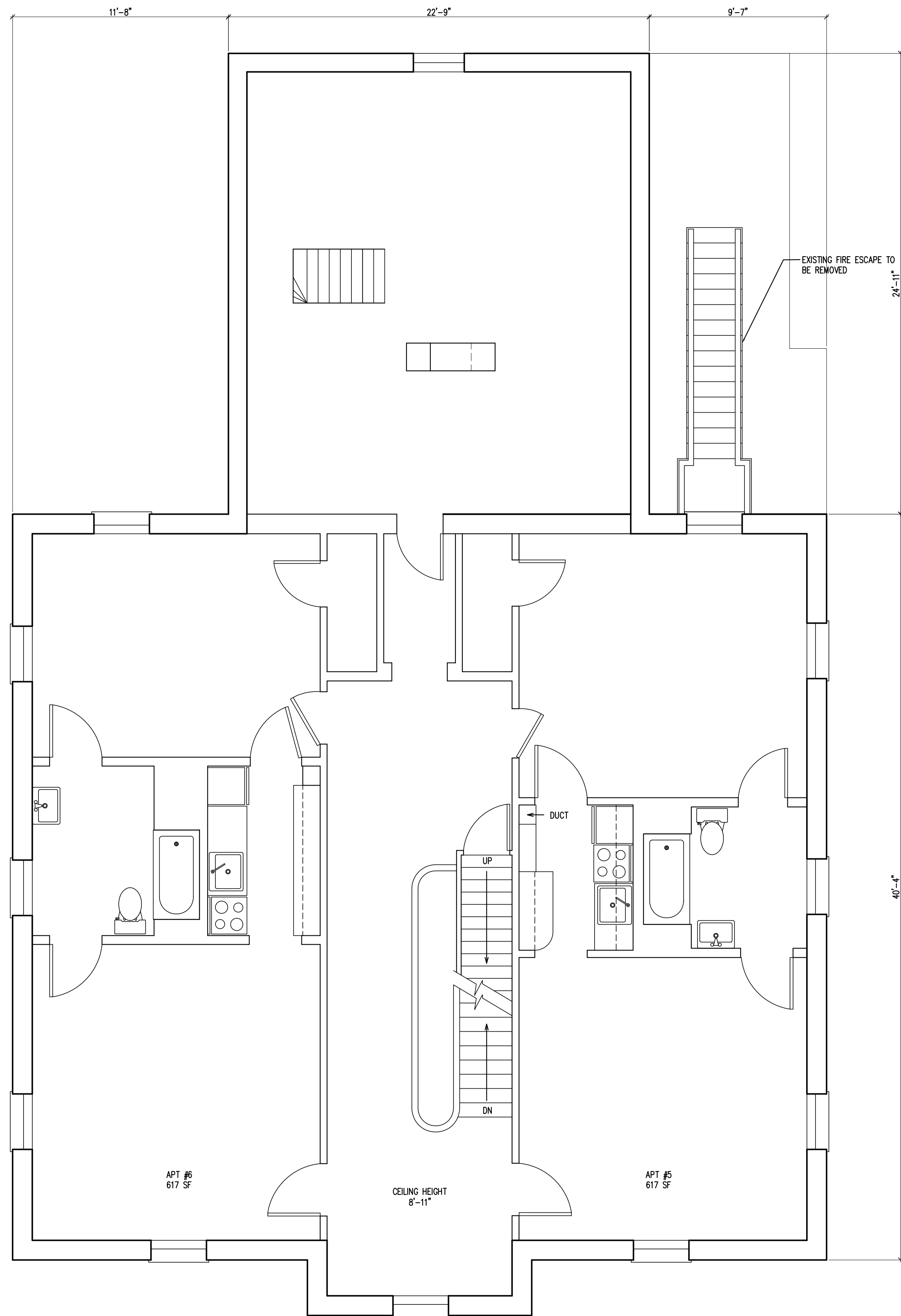
Approximate boundary lines based on plan entitled "ALTA/ACSM Land Title Survey (Urban) Made For Stephen G. Strong & Geraldine A. Strong", dated January 7, 1999, last revised February 9, 2004 by Dou & Coulombe, Inc., Saco, ME, recorded February 18, 2004 at the Cumberland County Registry of Deeds (CCRD) in Plan Book 204, Page 65 & CCRD Deed Book 27973, Page 186.

Elevations based on an assumed datum.

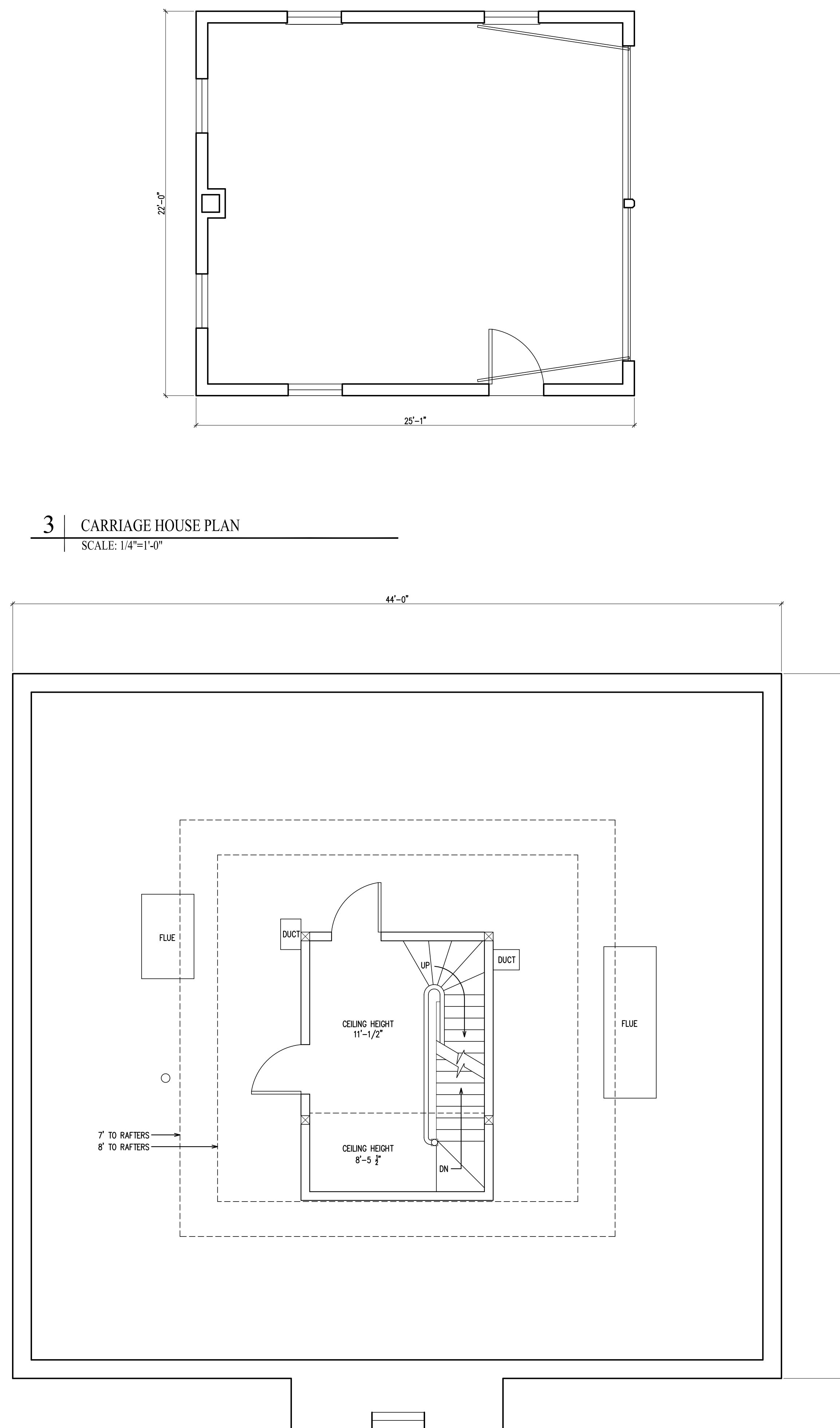
For office use only - NOT A FINAL PLAN.
 See "PNTS" layer for descriptions.

This office does not certify to the accuracy of boundary lines. This office also has not performed any records research pertaining to boundary lines, encumbrances and/or appurtenances.
 This Is Not A Boundary Survey

Owner:	VICKERY PINE, LLC 255 Western Prom Portland, ME 04102	
Consulting Engineer:	Structural Design Consultants, Inc 22 Oakmont Drive Old Orchard Beach, ME 04064	
Architect:	 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	
Project:	191 PINE STREET PORTLAND, MAINE	
Revisions:		
Date:	09 July 2012	
Scale:	1:100	
SITE PLAN		
A0.1		

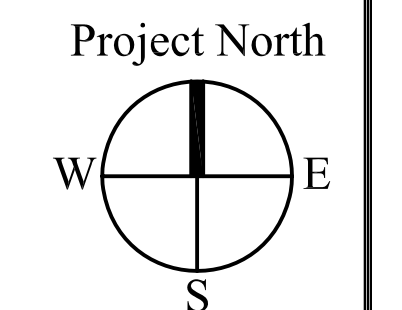
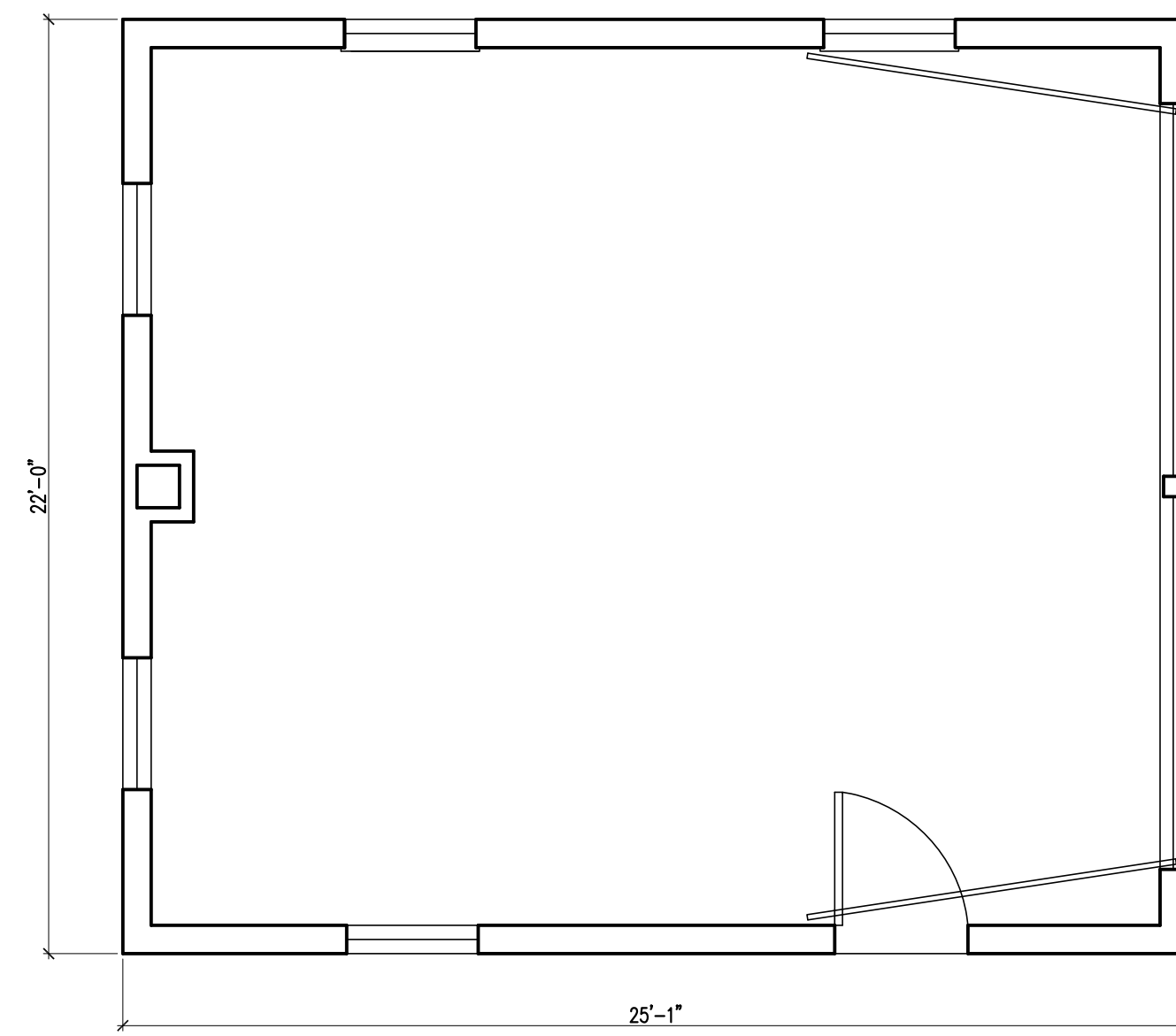


1 | THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



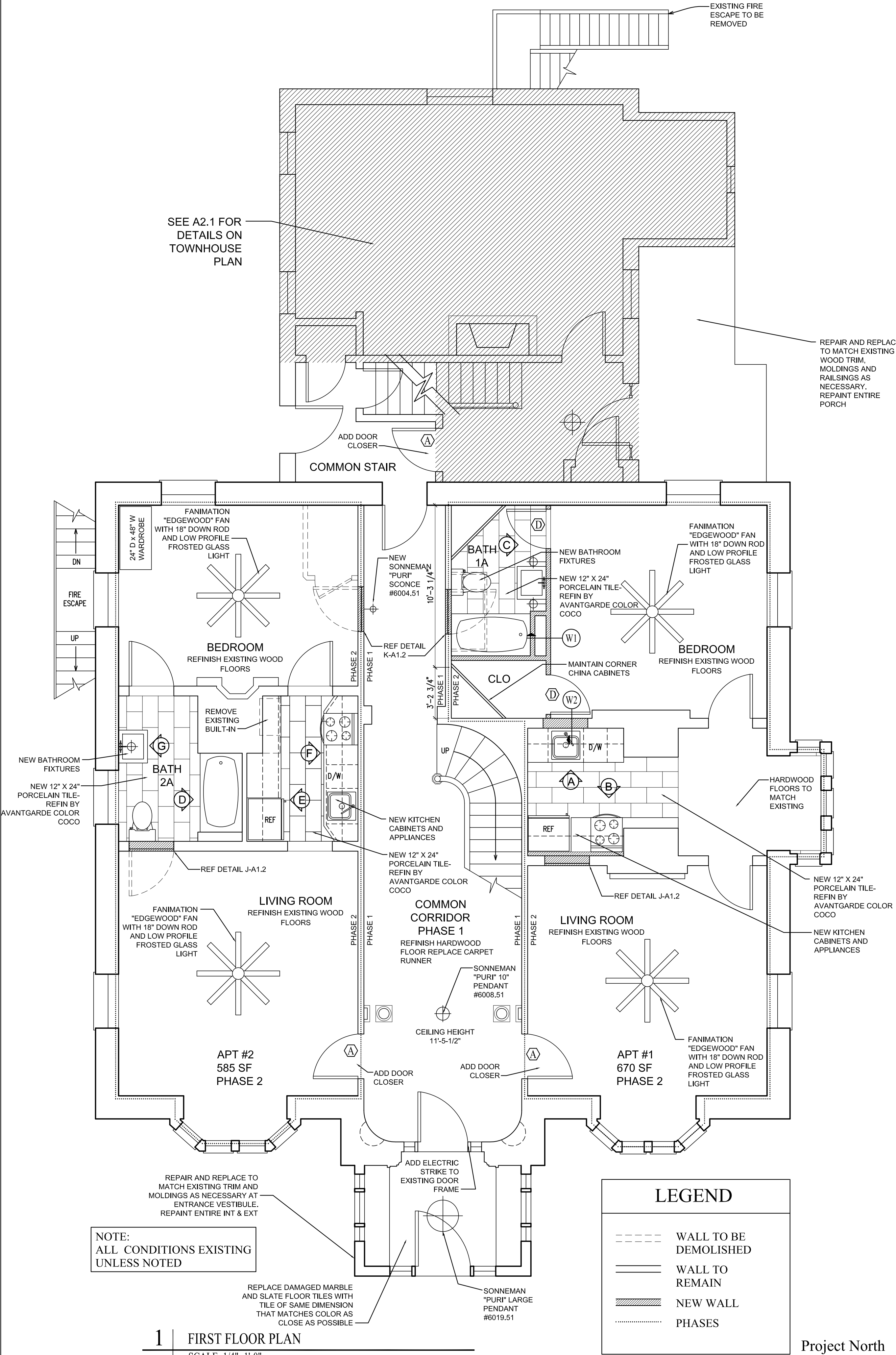
2 | FOURTH FLOOR PLAN
SCALE: 1/4"=1'-0"

3 | CARRIAGE HOUSE PLAN
SCALE: 1/4"=1'-0"

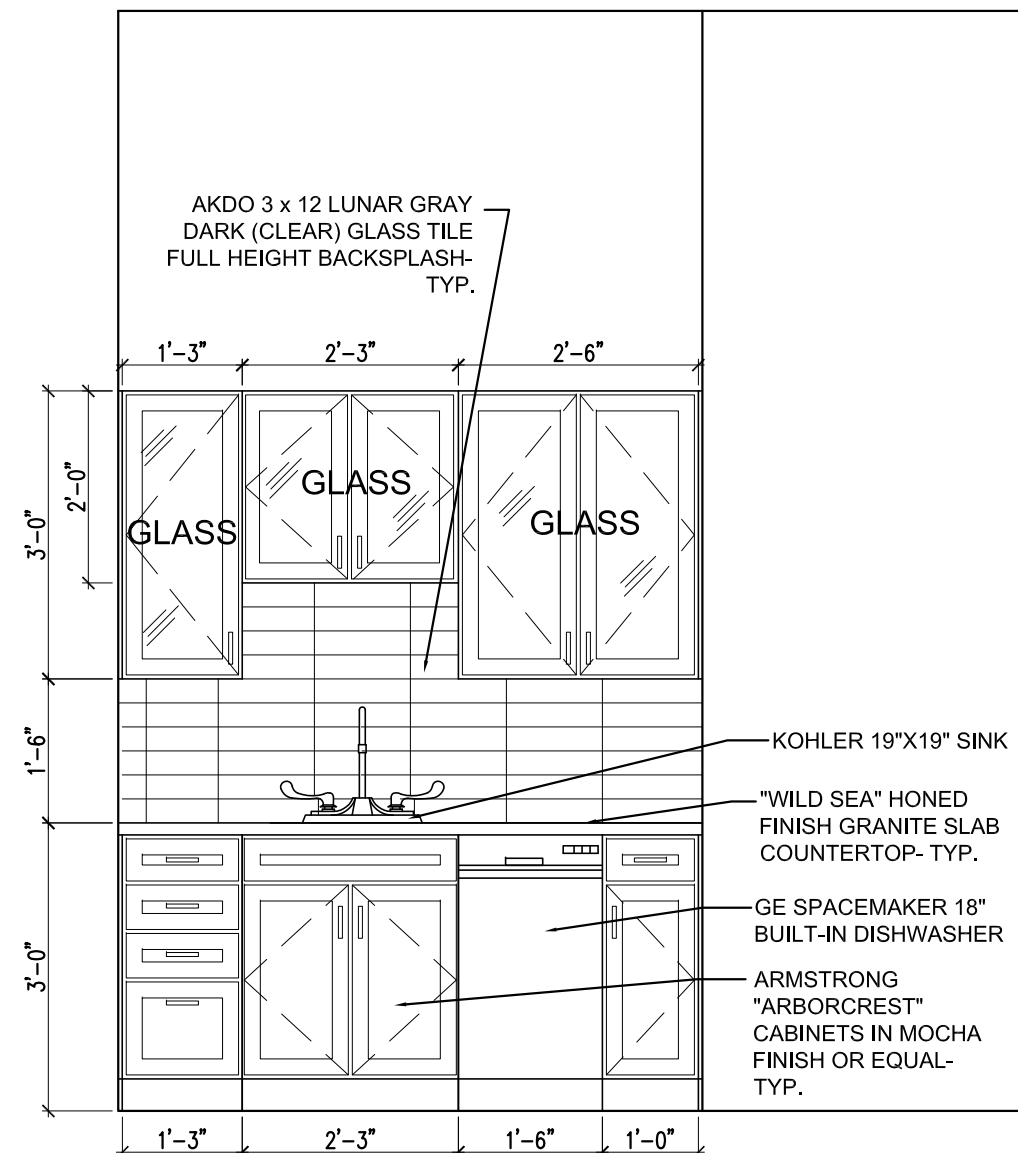


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Revisions:	
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Scale:	1/4" = 1'-0"
AS BUILT FLOOR PLANS	
A0.3	

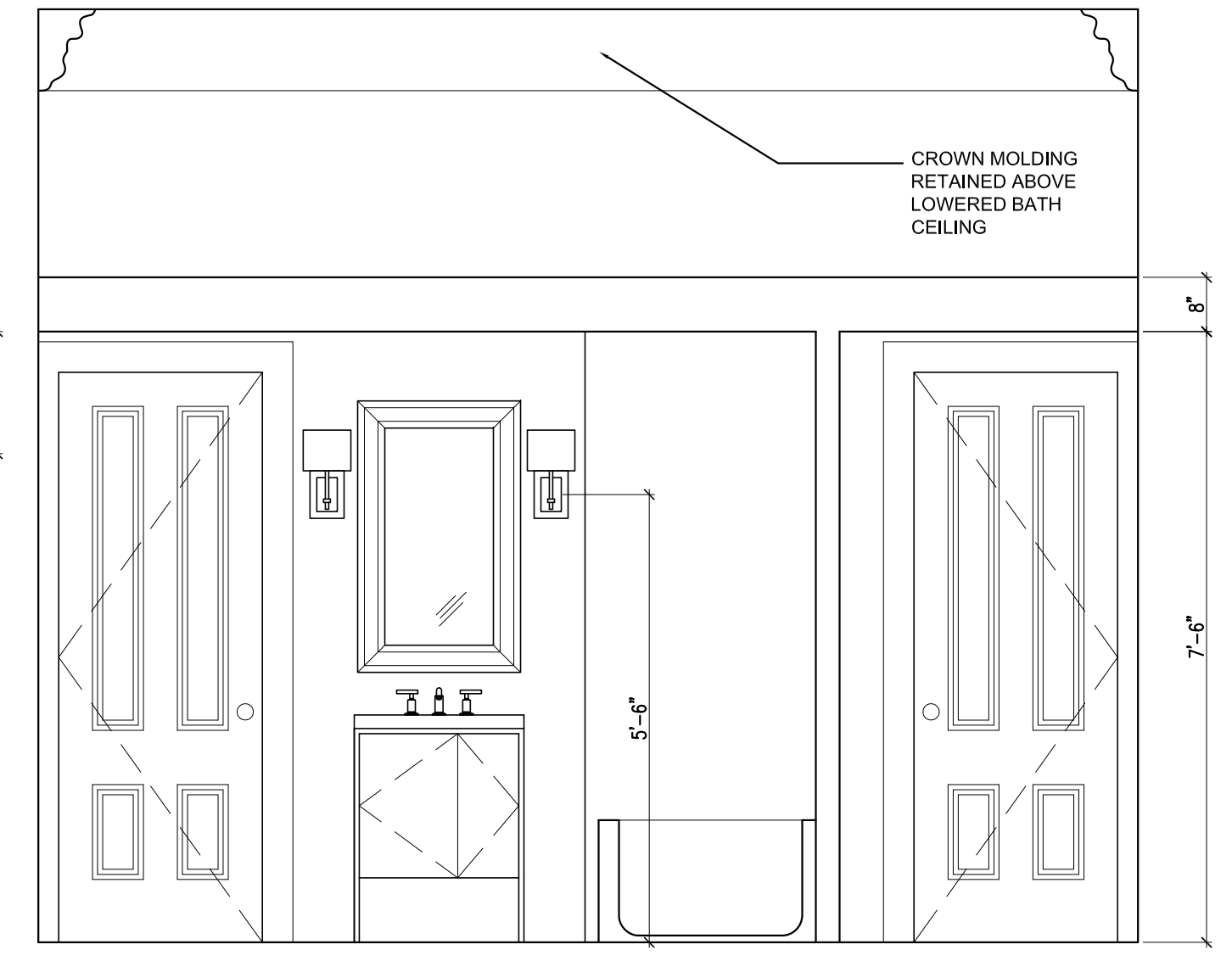
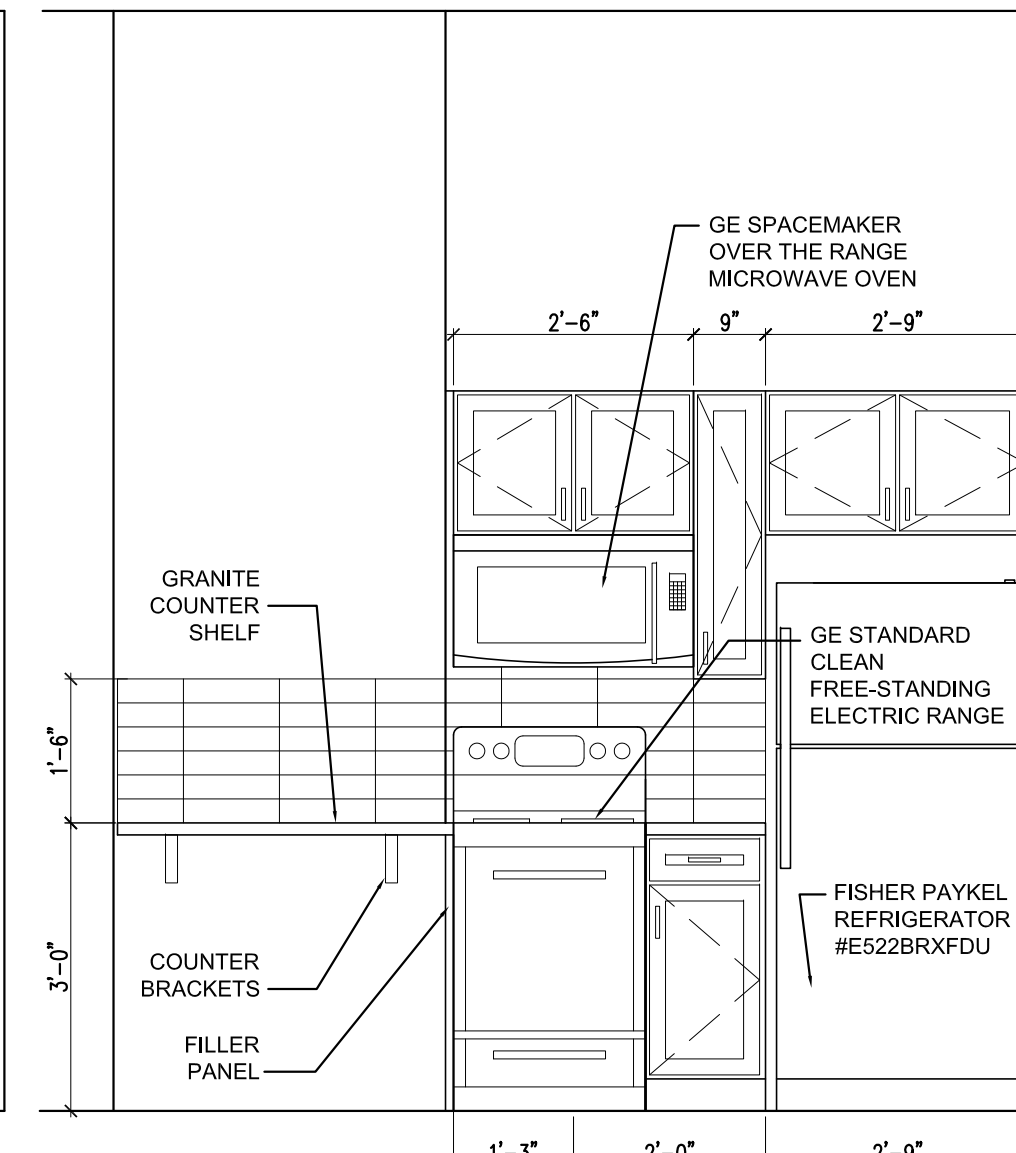
SEE A2.1 FOR DETAILS ON TOWNHOUSE PLAN



NOTE: WALL CABINETS ARE 12" DEEP AND BASE CABINETS ARE 24" DEEP



NOTE: WALL CABINETS ARE 12" DEEP AND BASE CABINETS ARE 24" DEEP

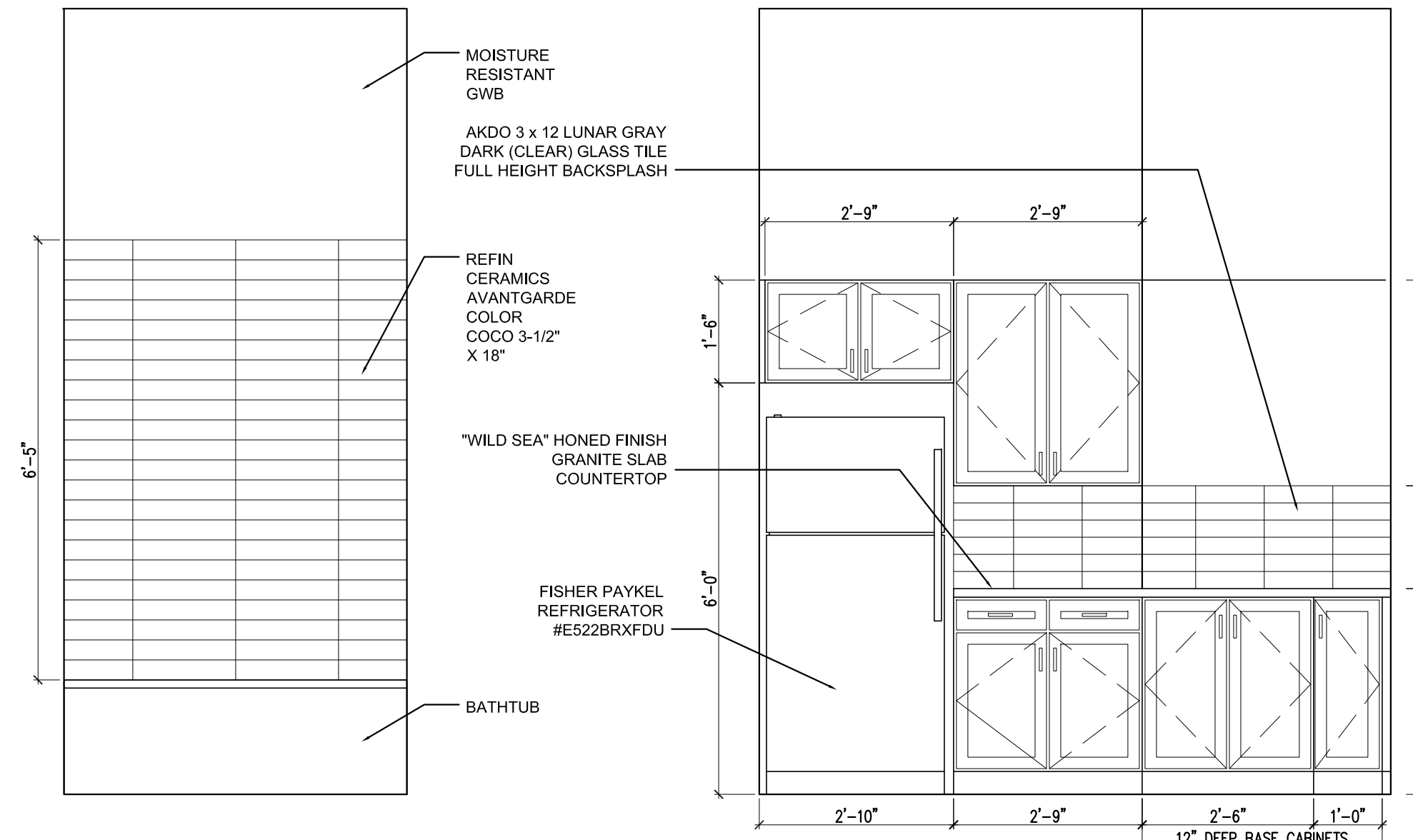


A | UNIT #1 KITCHEN ELEVATION
1/2"=1'-0"

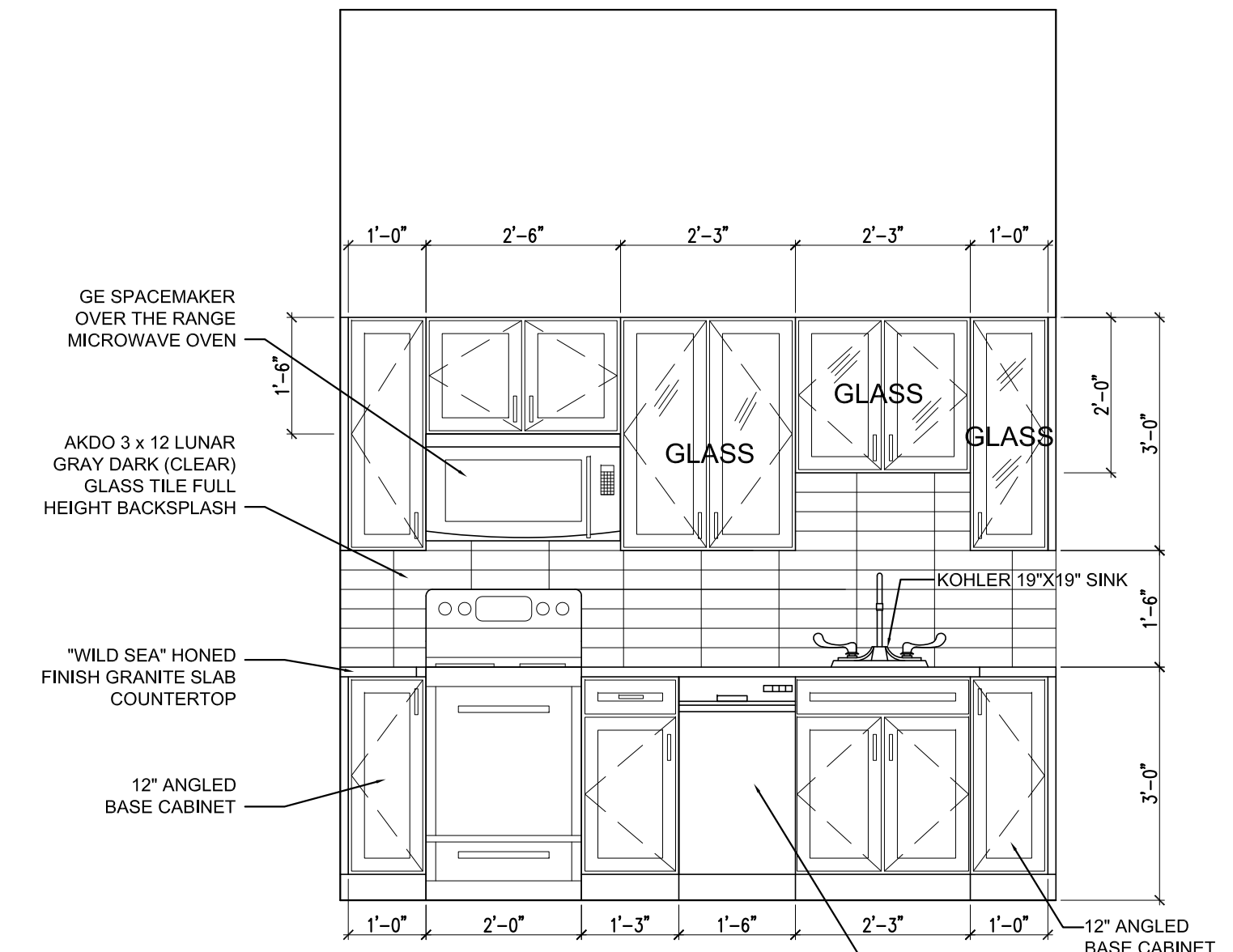
B | UNIT #1 KITCHEN ELEVATION
1/2"=1'-0"

C | UNIT #1 BATHROOM A1 ELEVATION
1/2"=1'-0"

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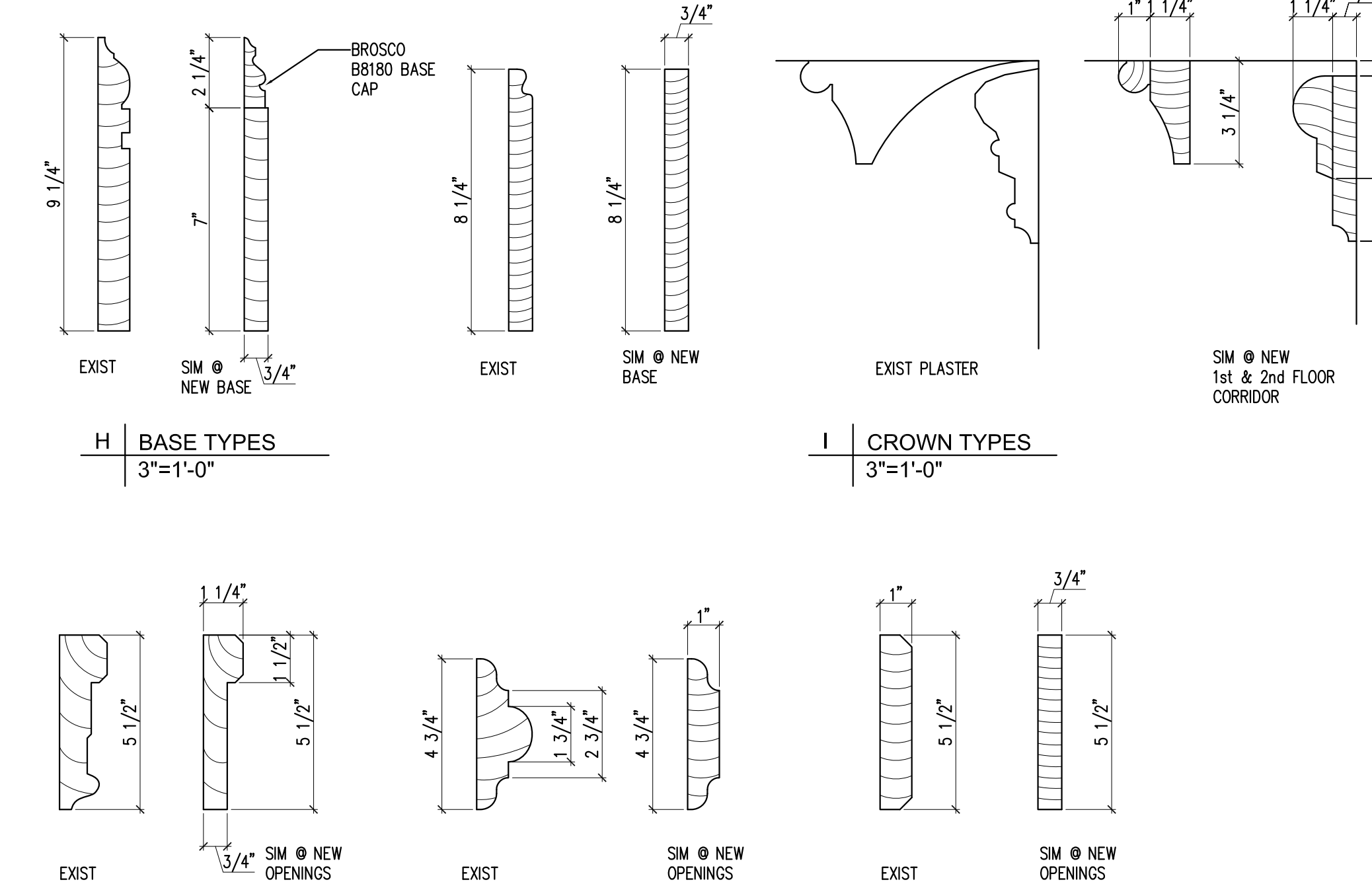
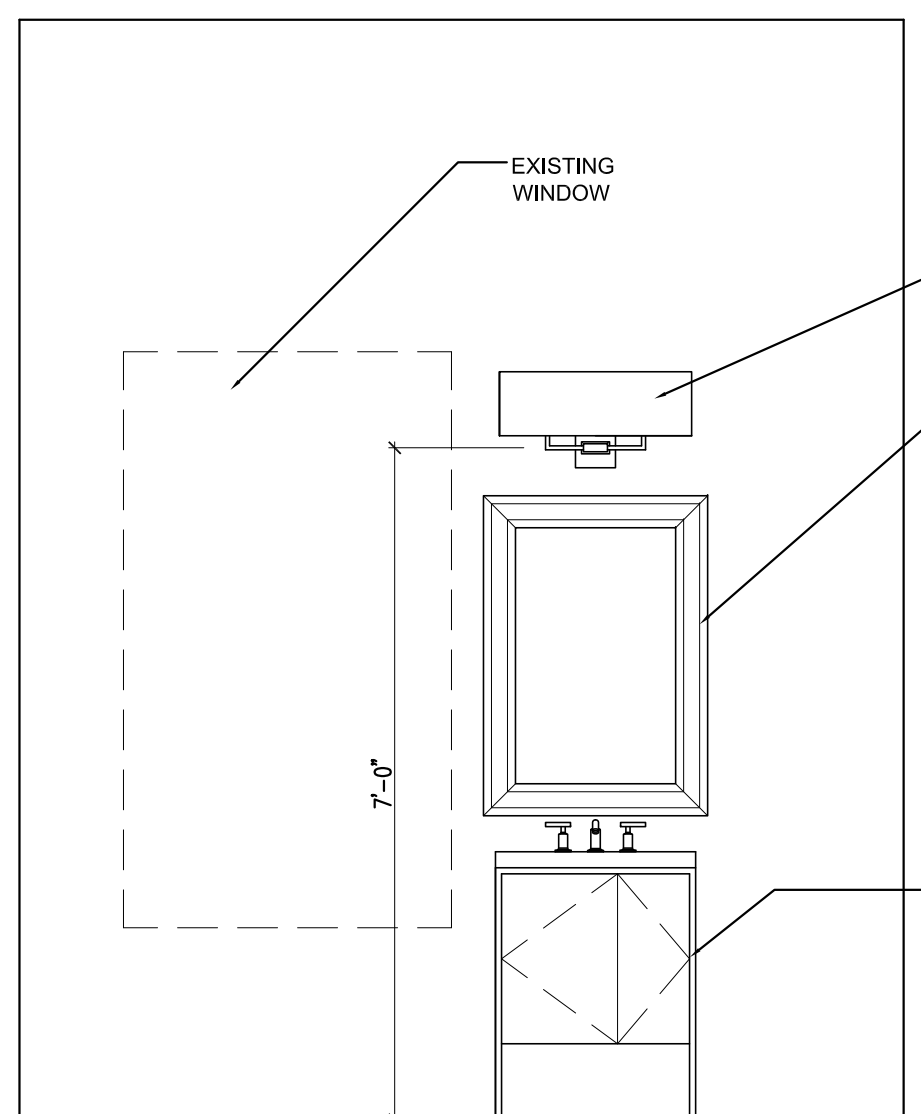
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D | TYPICAL SHOWER SURROUND
1/2"=1'-0"

E | UNIT #2 KITCHEN ELEVATION
1/2"=1'-0"

F | UNIT #2 KITCHEN ELEVATION
1/2"=1'-0"



G | UNIT #2 BATH 2A VANITY ELEVATION
1/2"=1'-0"

J | CASEING TYPES
3"=1'-0"

Owner: VICKERY PINE, LLC

255 Western Prom
Portland, ME 04102

Construction Manager:
shinberg
CONSULTING, LLC

Consulting Engineer:

Structural Design Consultants, Inc

22 Oakmont Drive
Old Orchard Beach, ME 04064

Architect:

ARCHETYPE
architects

48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:

191 PINE STREET
PORTLAND, MAINE

MAIN HOUSE
FIRST FLOOR PLAN

Revisions:

AS NOTED

Scale:

Date:

09 July 2012

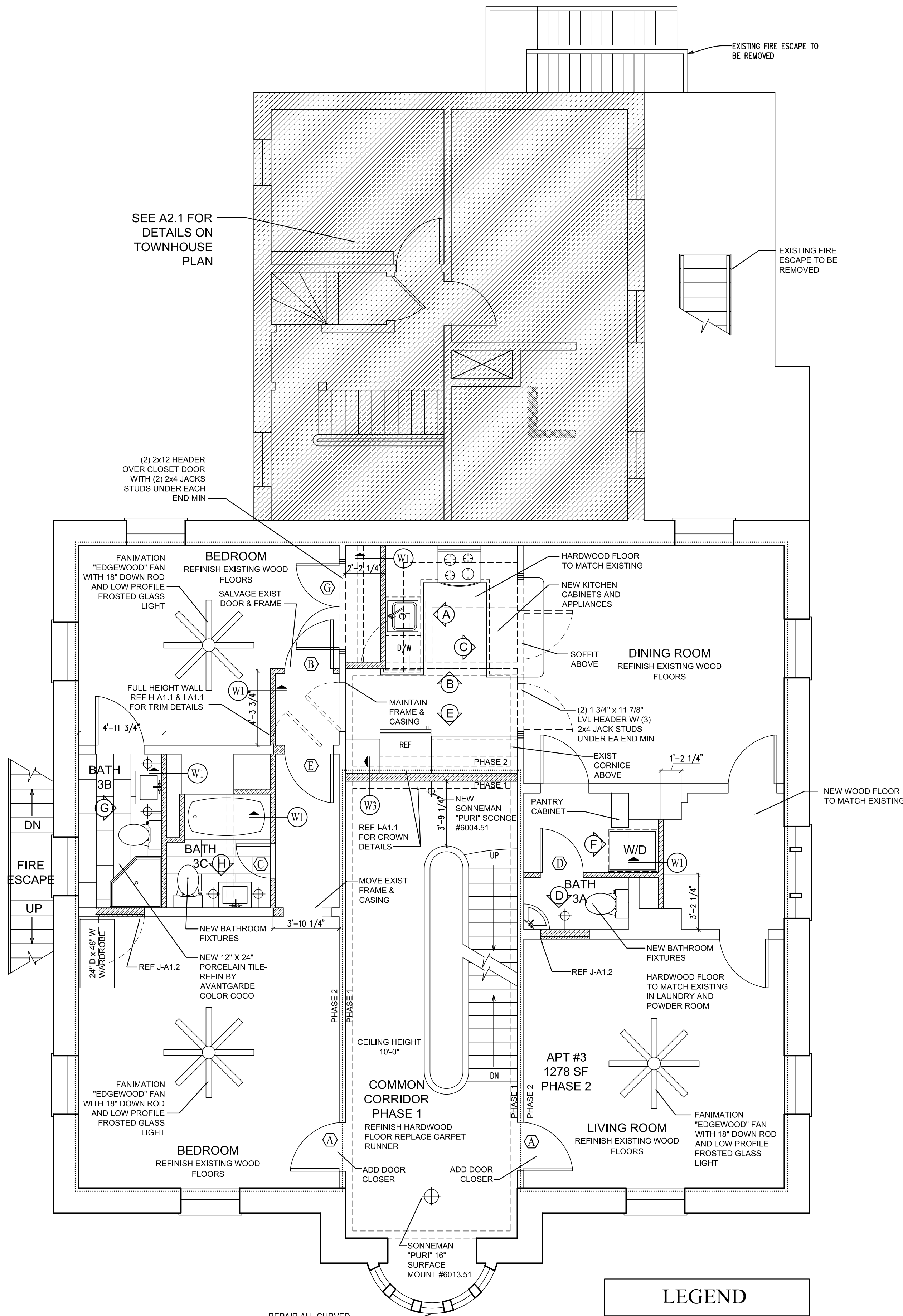
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Date:

09 July 2012

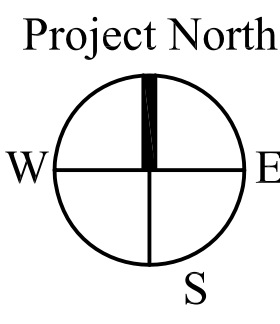
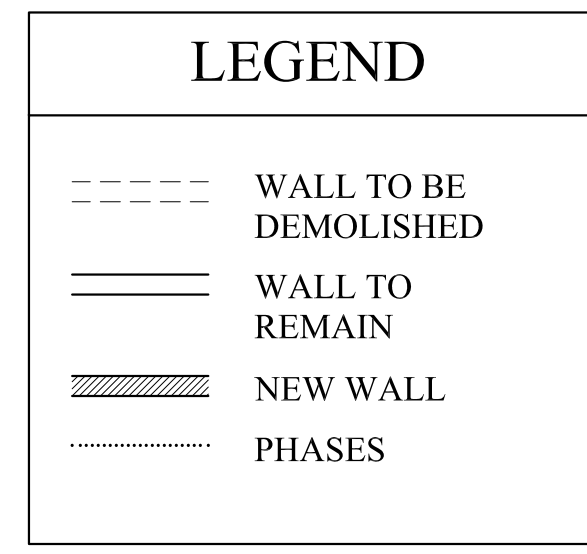
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A1.1

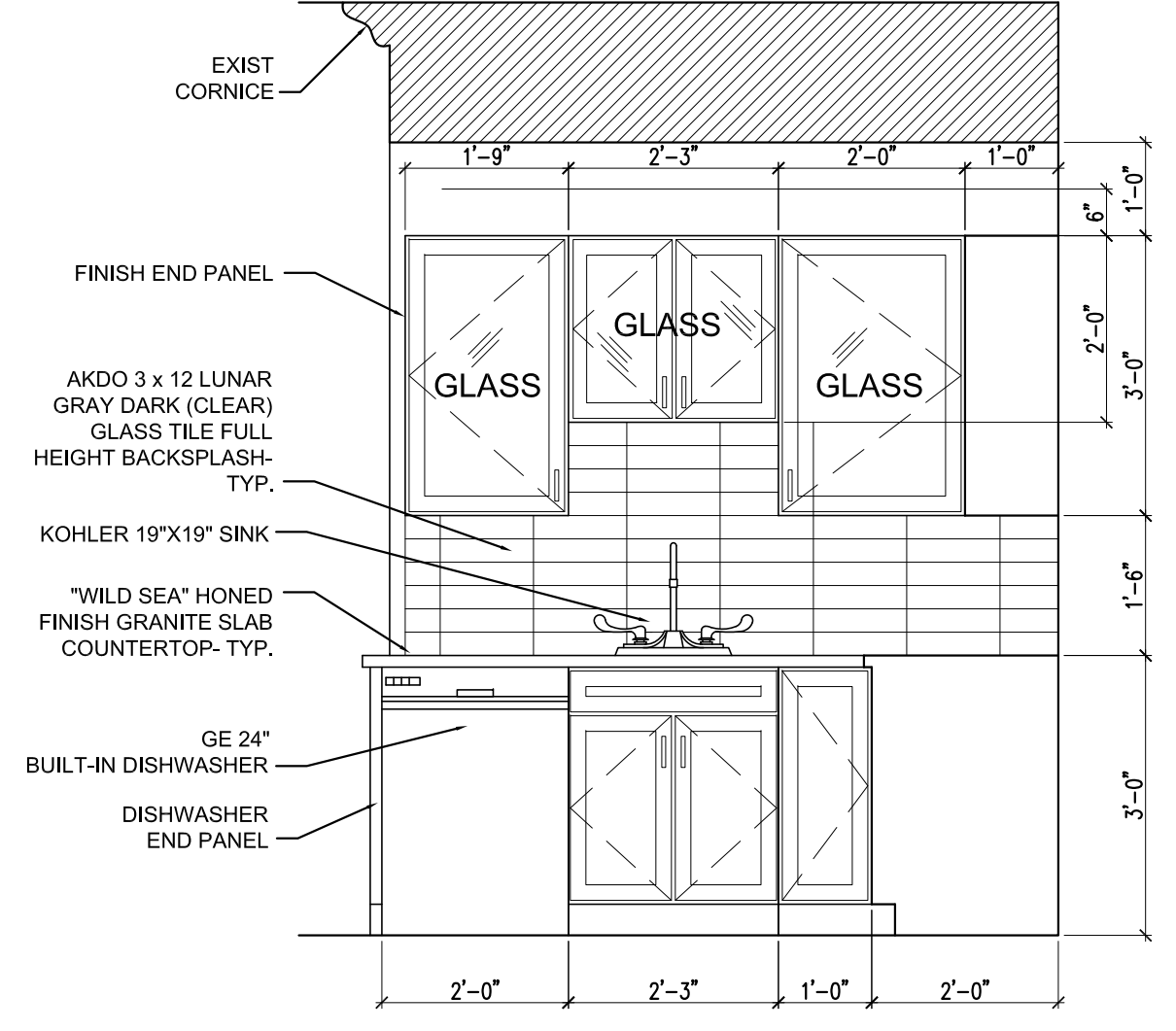


NOTE:
ALL CONDITIONS EXISTING
UNLESS NOTED

1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

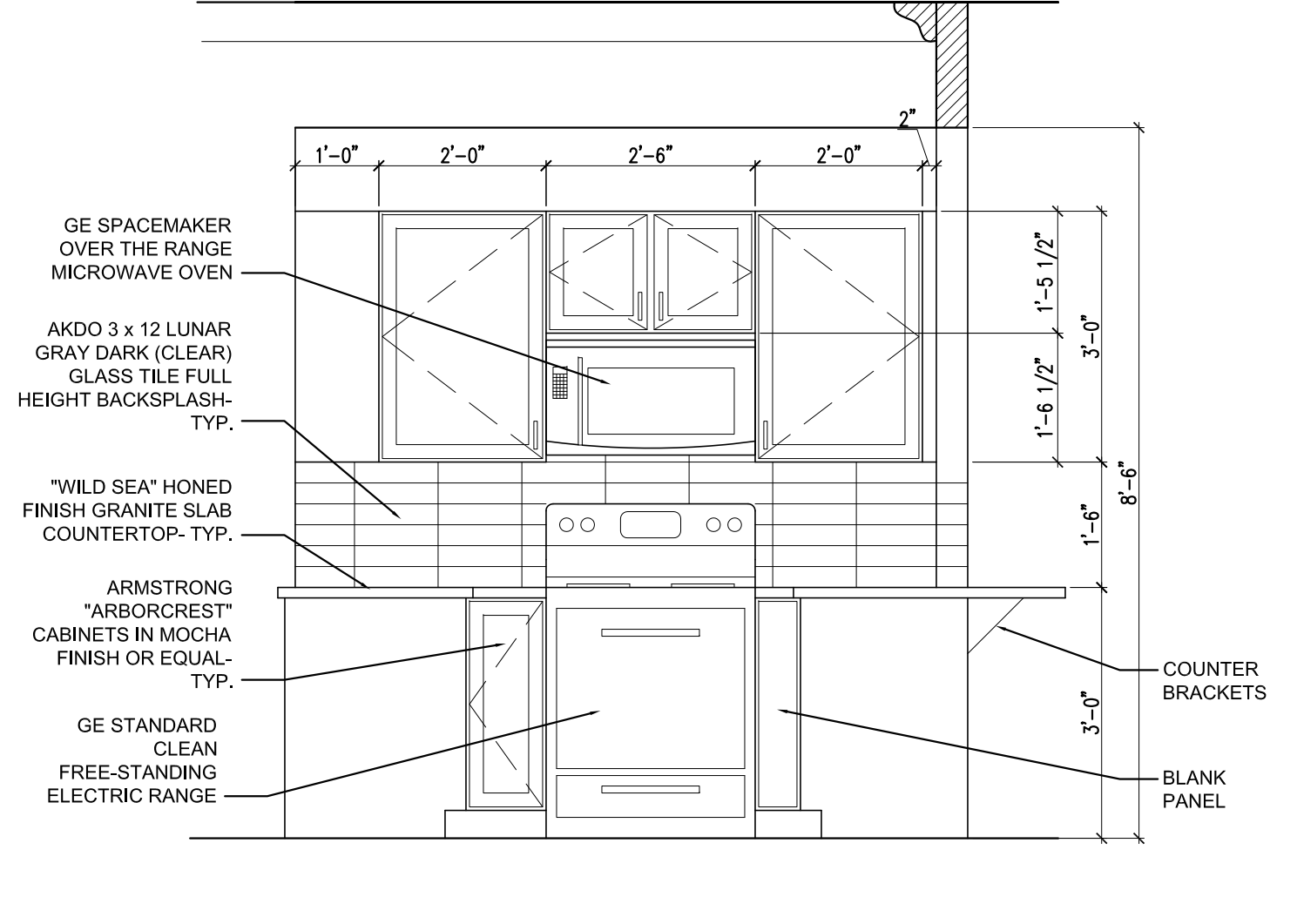


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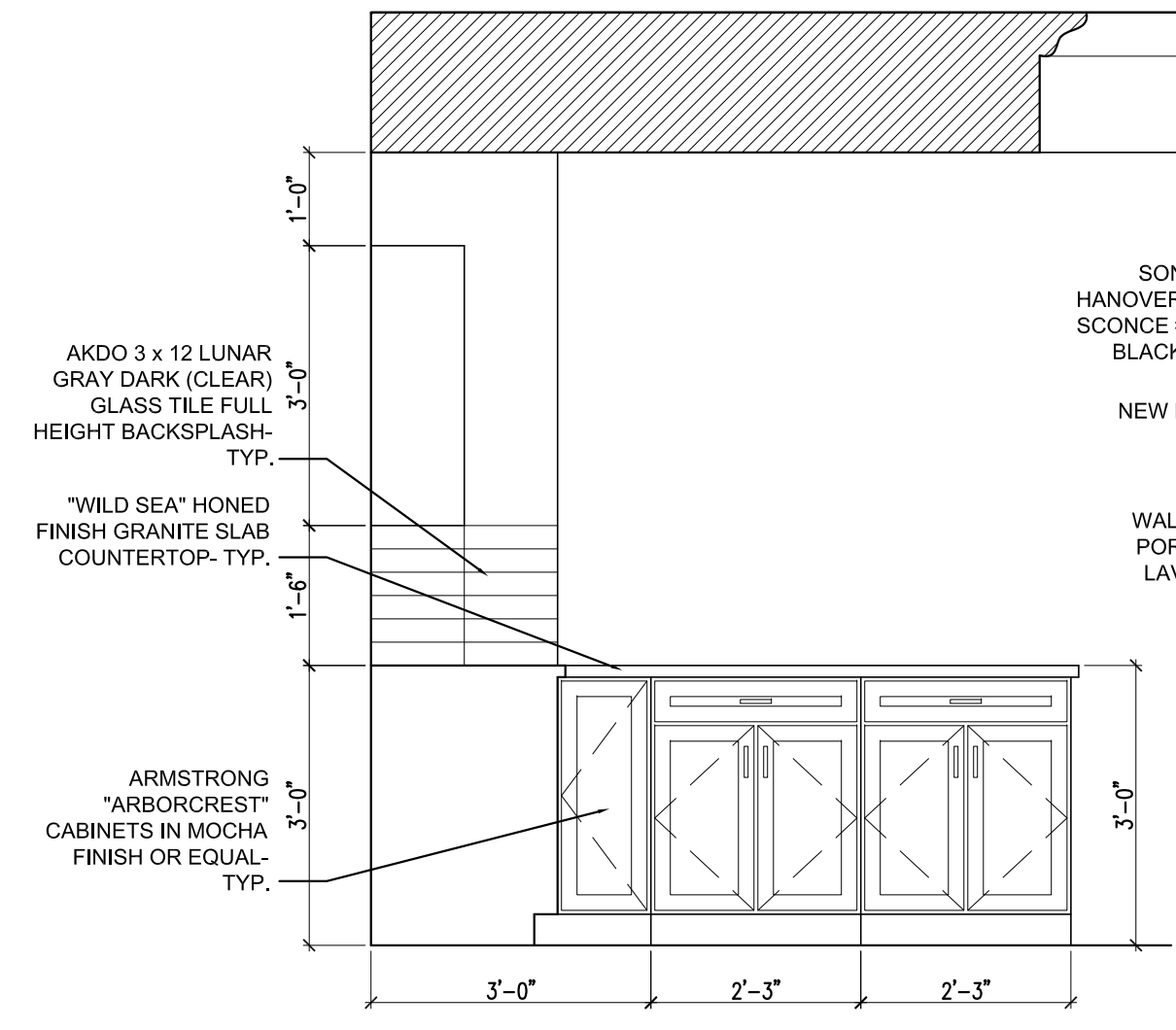


A UNIT #3 KITCHEN ELEVATION
1/2"=1'-0"

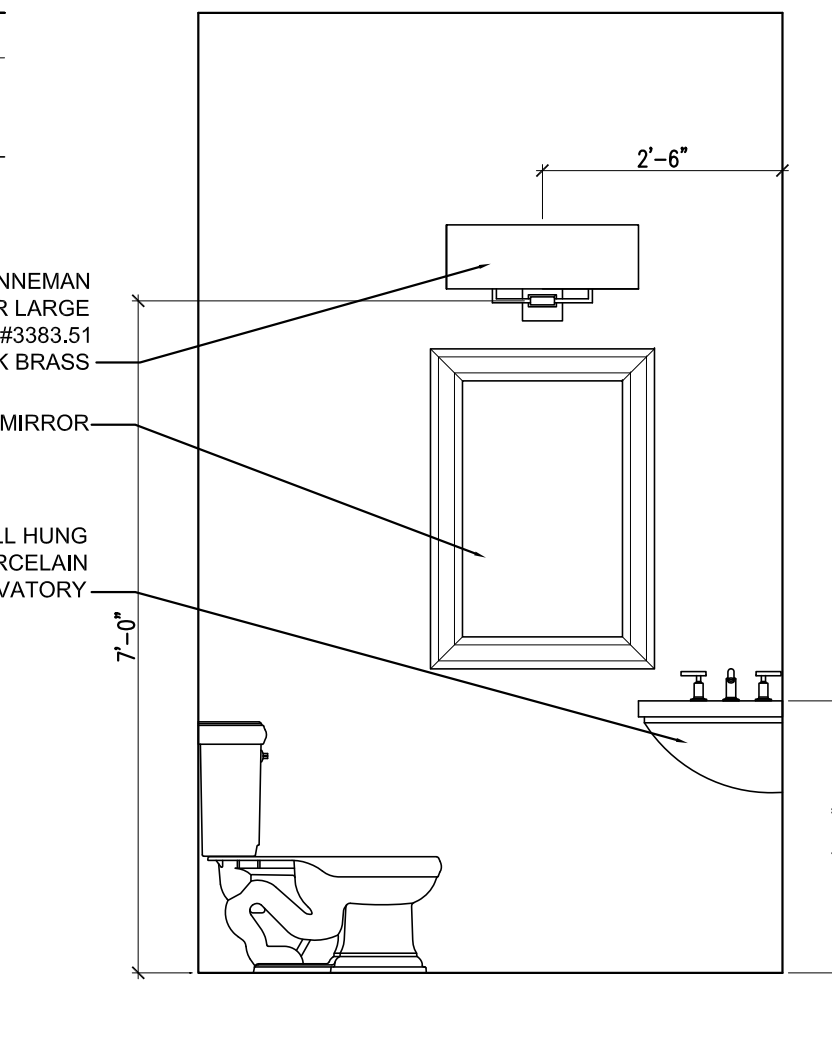
NOTE:
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B UNIT #3 KITCHEN ELEVATION
1/2"=1'-0"

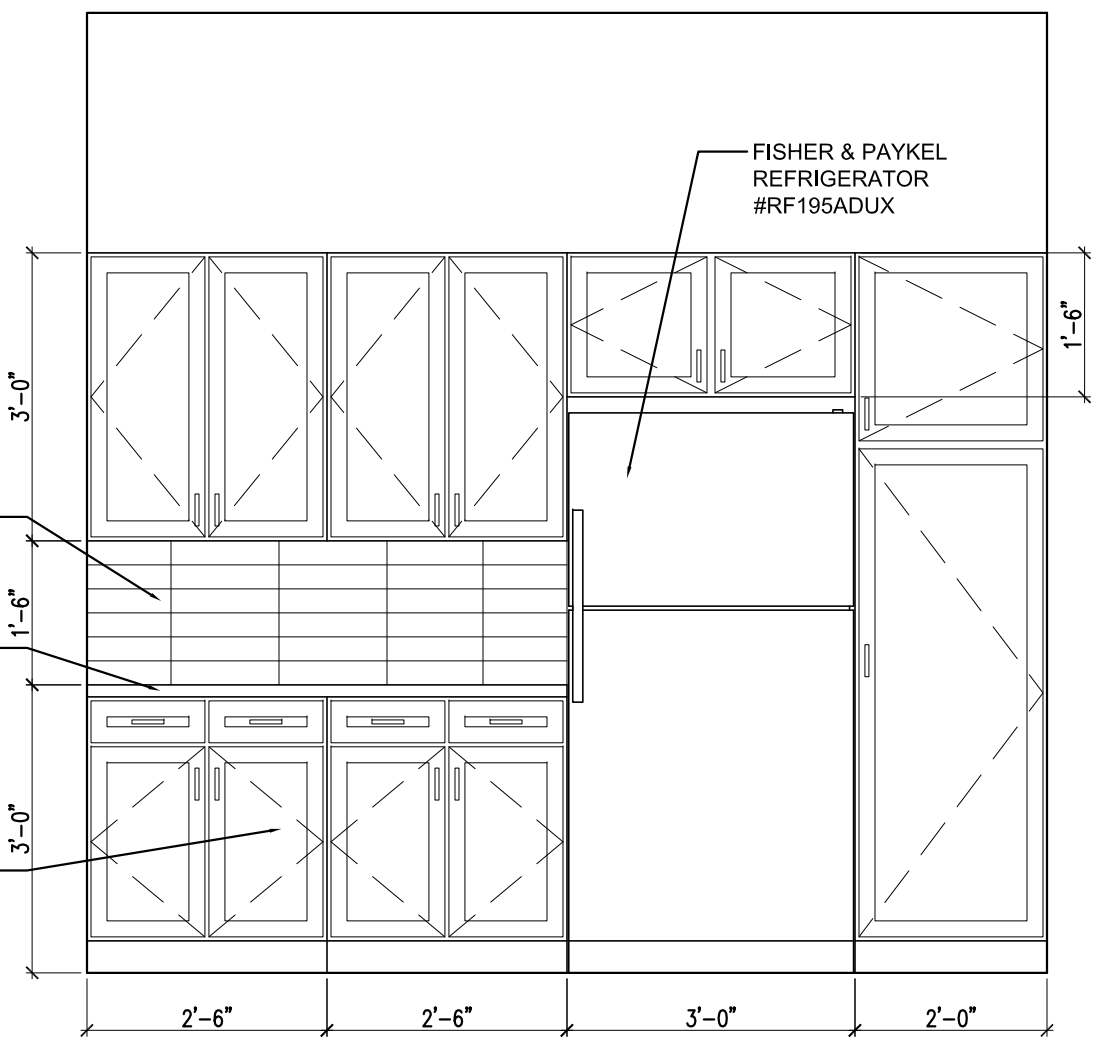


C UNIT #3 KITCHEN ELEVATION
1/2"=1'-0"

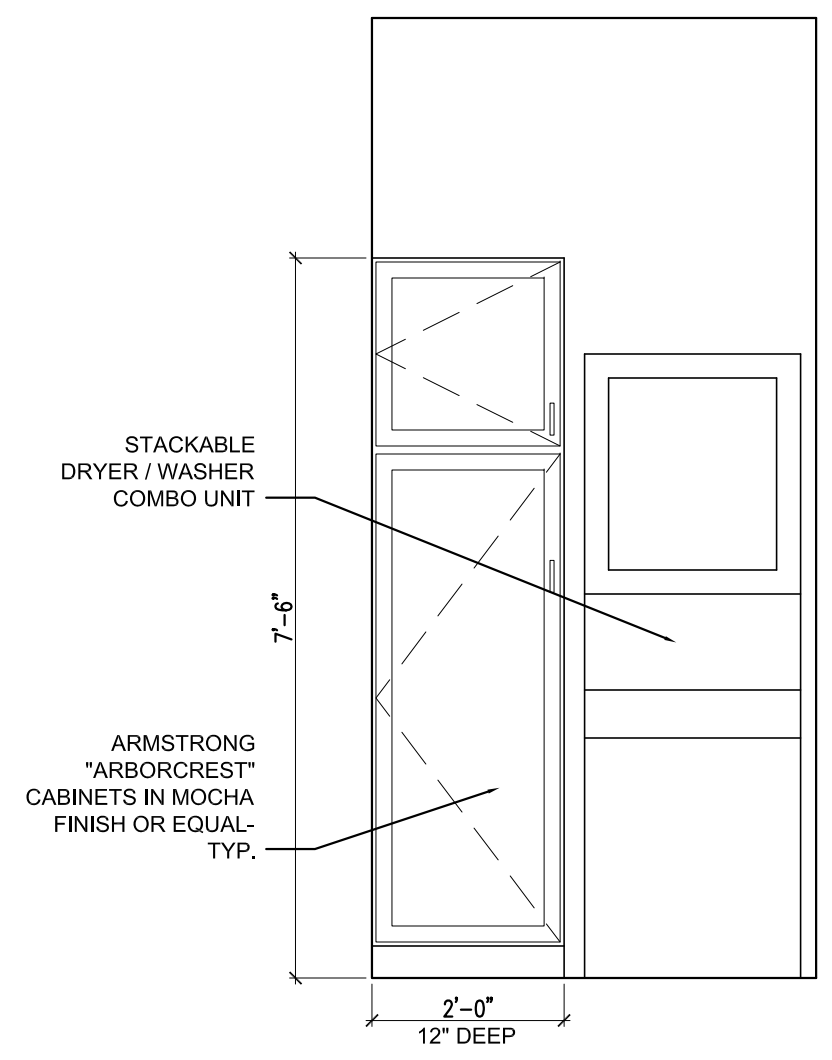


D UNIT #3 BATH 3A VANITY ELEVATION
1/2"=1'-0"

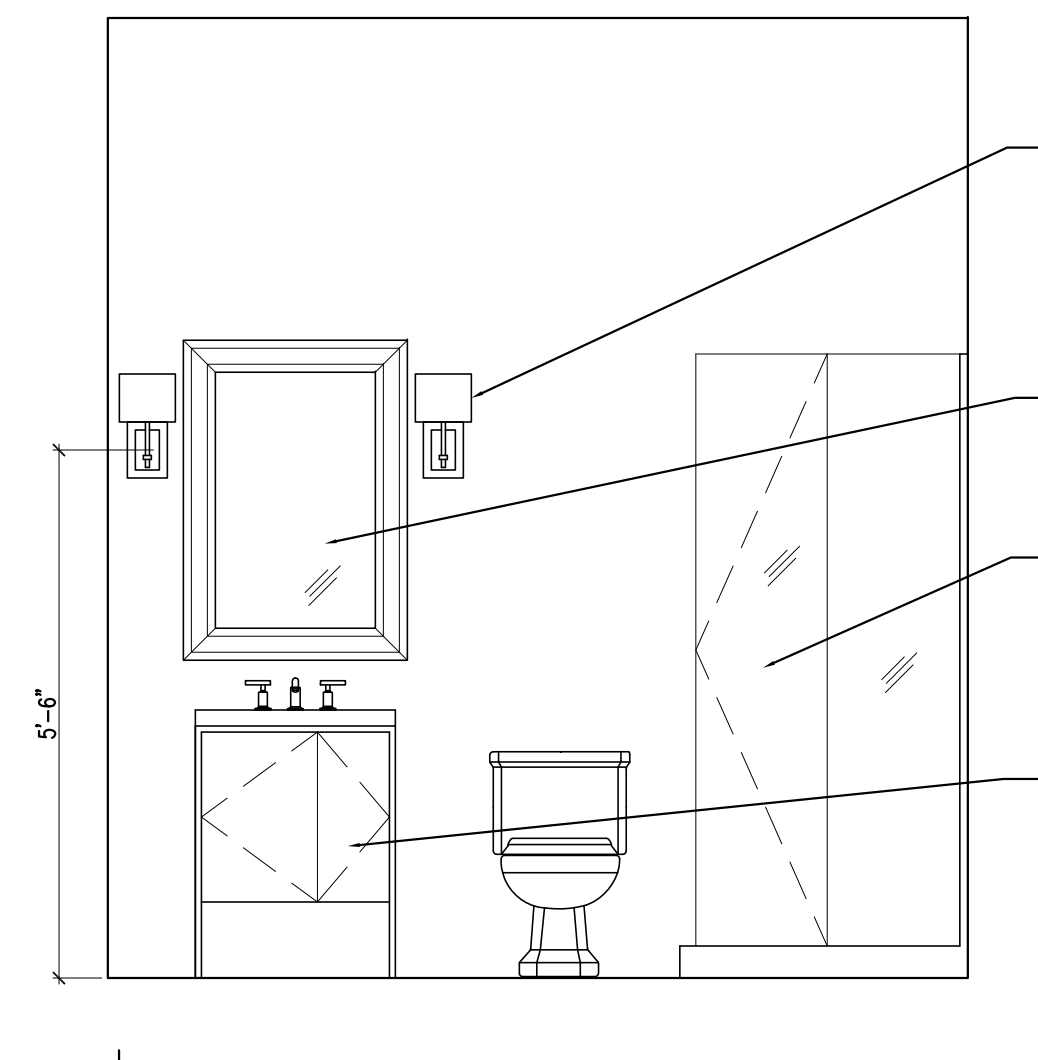
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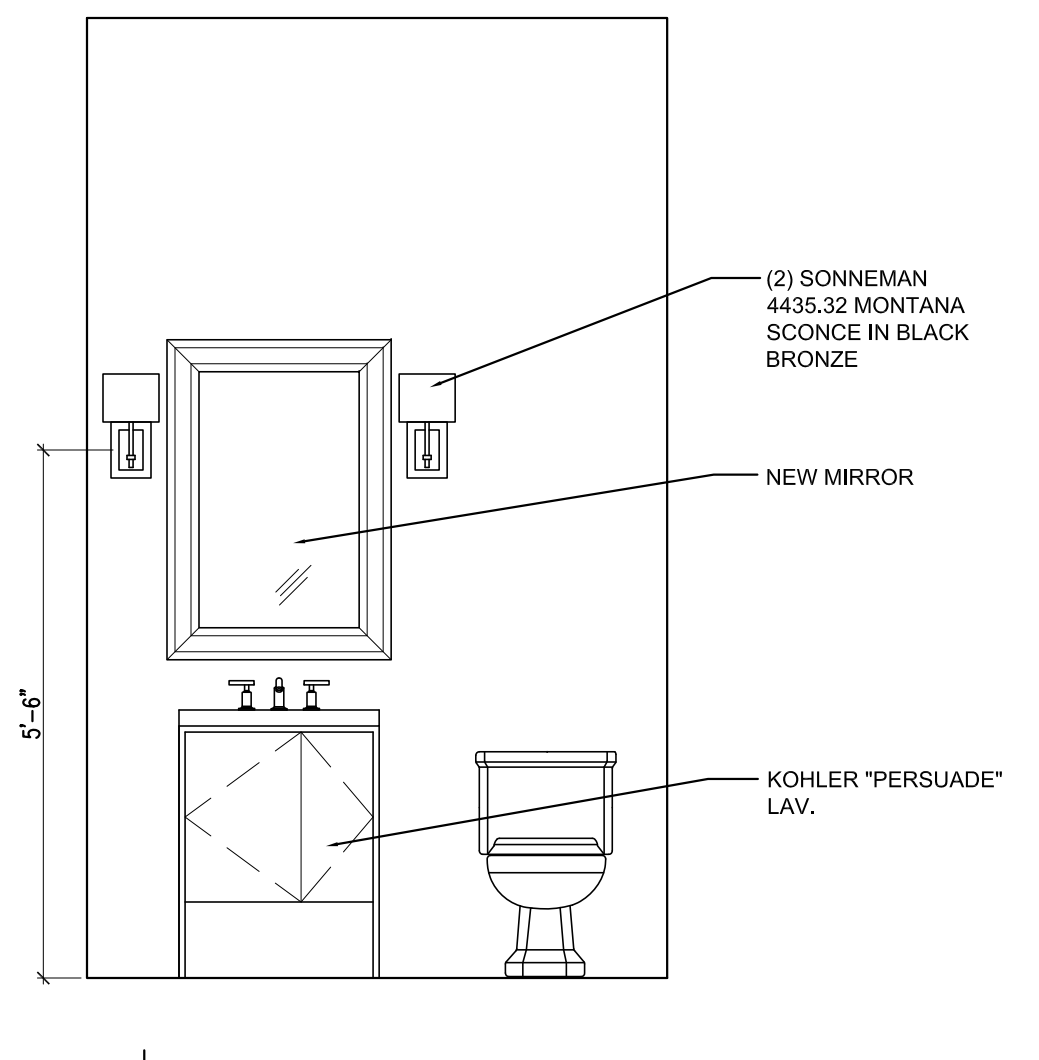
E UNIT #3 KITCHEN ELEVATION
1/2"=1'-0"



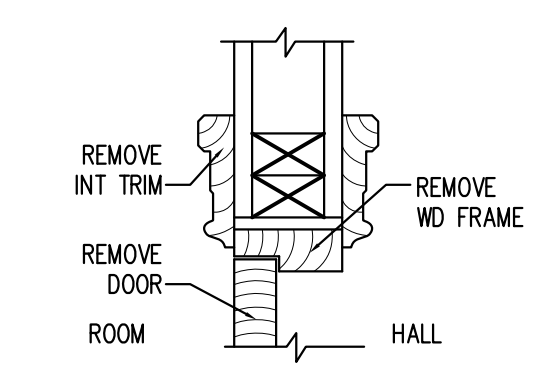
F UNIT #3 LAUNDRY ELEVATION
1 1/2"=1'-0"



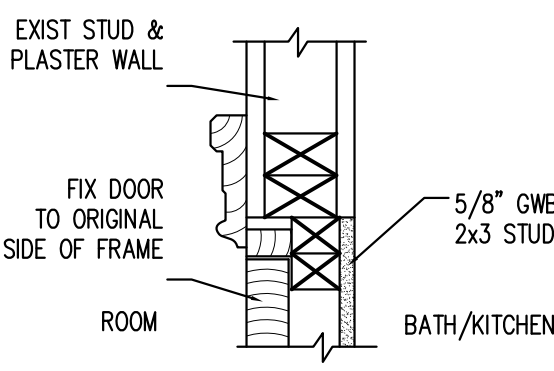
G UNIT #3 BATHROOM 3B ELEVATION
1 1/2"=1'-0"



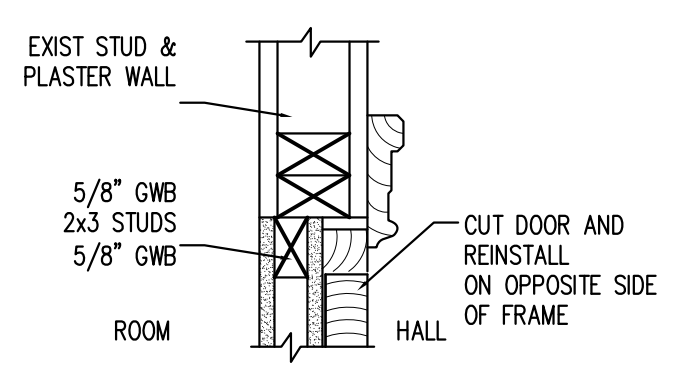
H UNIT #3 BATHROOM 3C ELEVATION
1 1/2"=1'-0"



I TYP EXIST JAMB
1 1/2"=1'-0"



J INFILL JAMB FIXED DOOR
1 1/2"=1'-0"



K INFILL JAMB FIX DOOR OPPOSITE SIDE
1 1/2"=1'-0"

Owner: VICKERY PINE, LLC
255 Western Prom
Portland, ME 04102
Construction Manager: **shinberg**
CONSULTANTS, LLC

Consulting Engineer: Structural Design Consultants, Inc
22 Oakmont Drive
Old Orchard Beach, ME 04064

Architect: **ARCHETYPE** architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project: 191 PINE STREET
PORTLAND, MAINE

Revisions:

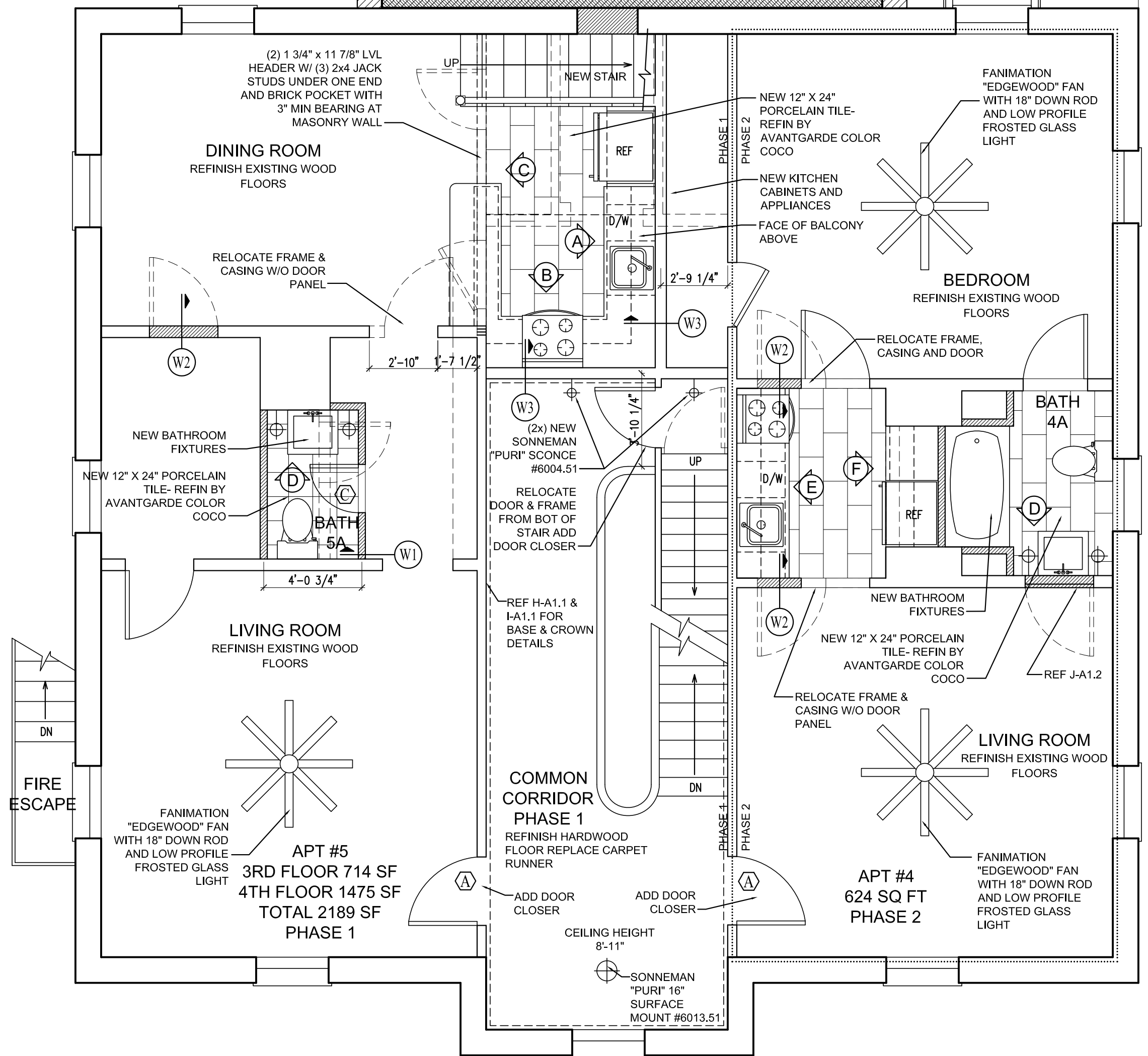
Scale: AS NOTED

Date: 09 July 2012

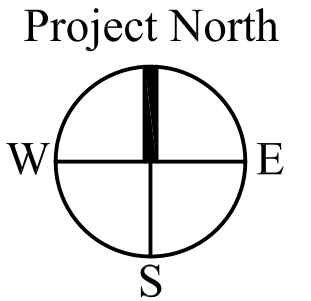
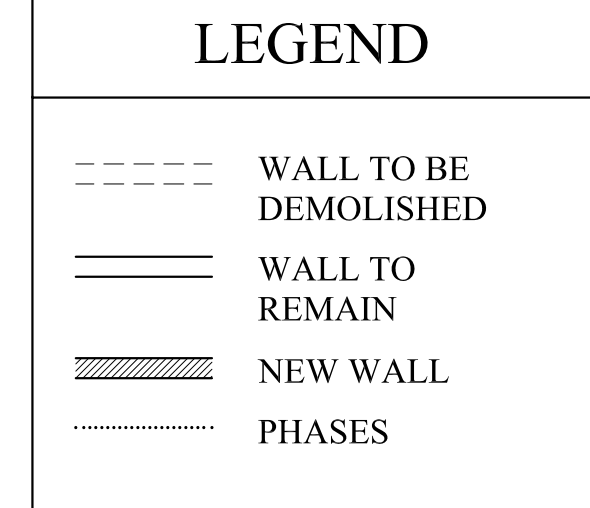
MAIN HOUSE
SECOND FLOOR PLAN
A1.2

SEE A2.1 FOR
DETAILS ON
TOWNHOUSE
PLAN

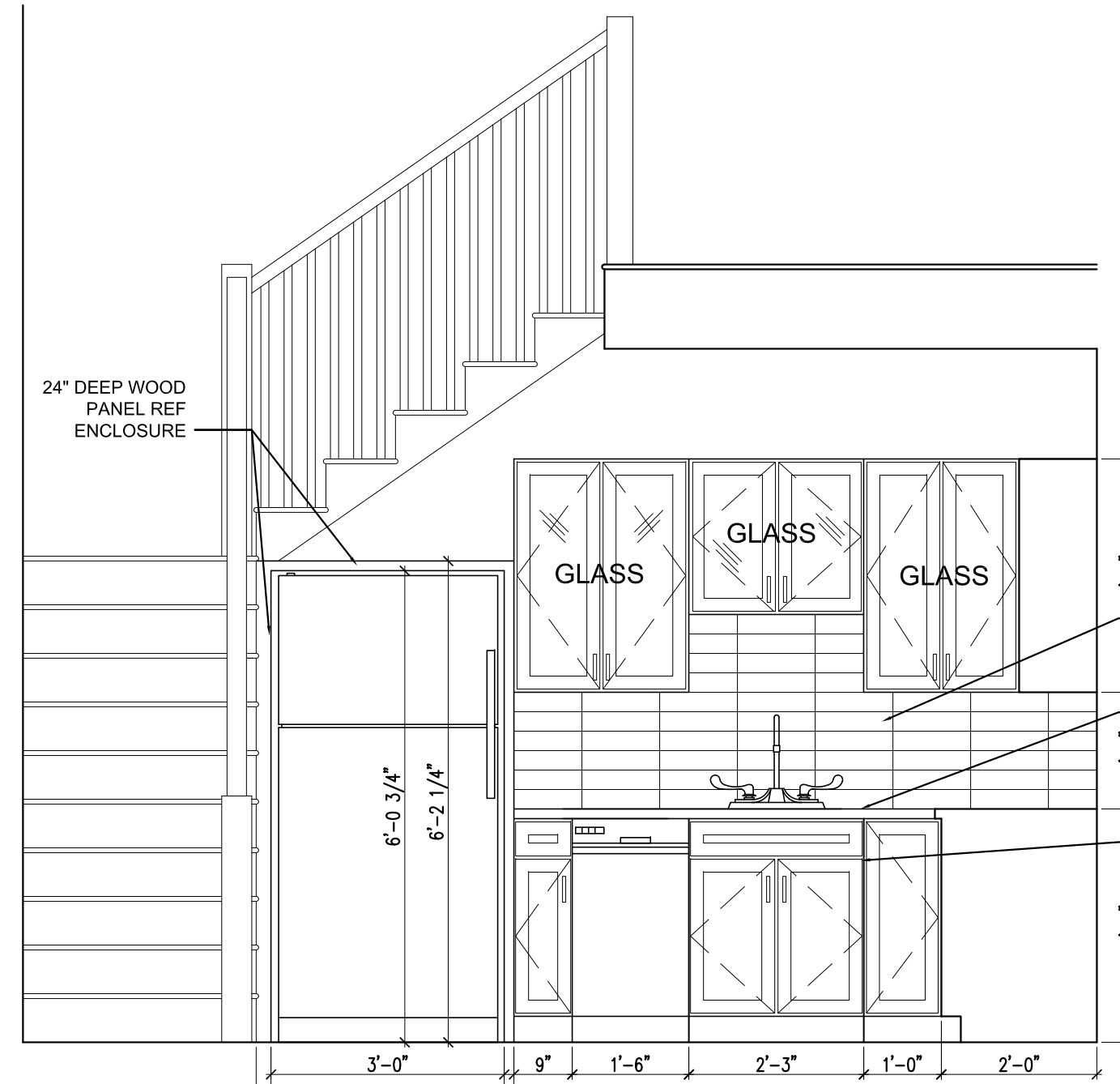
EXISTING FIRE ESCAPE TO
BE REMOVED



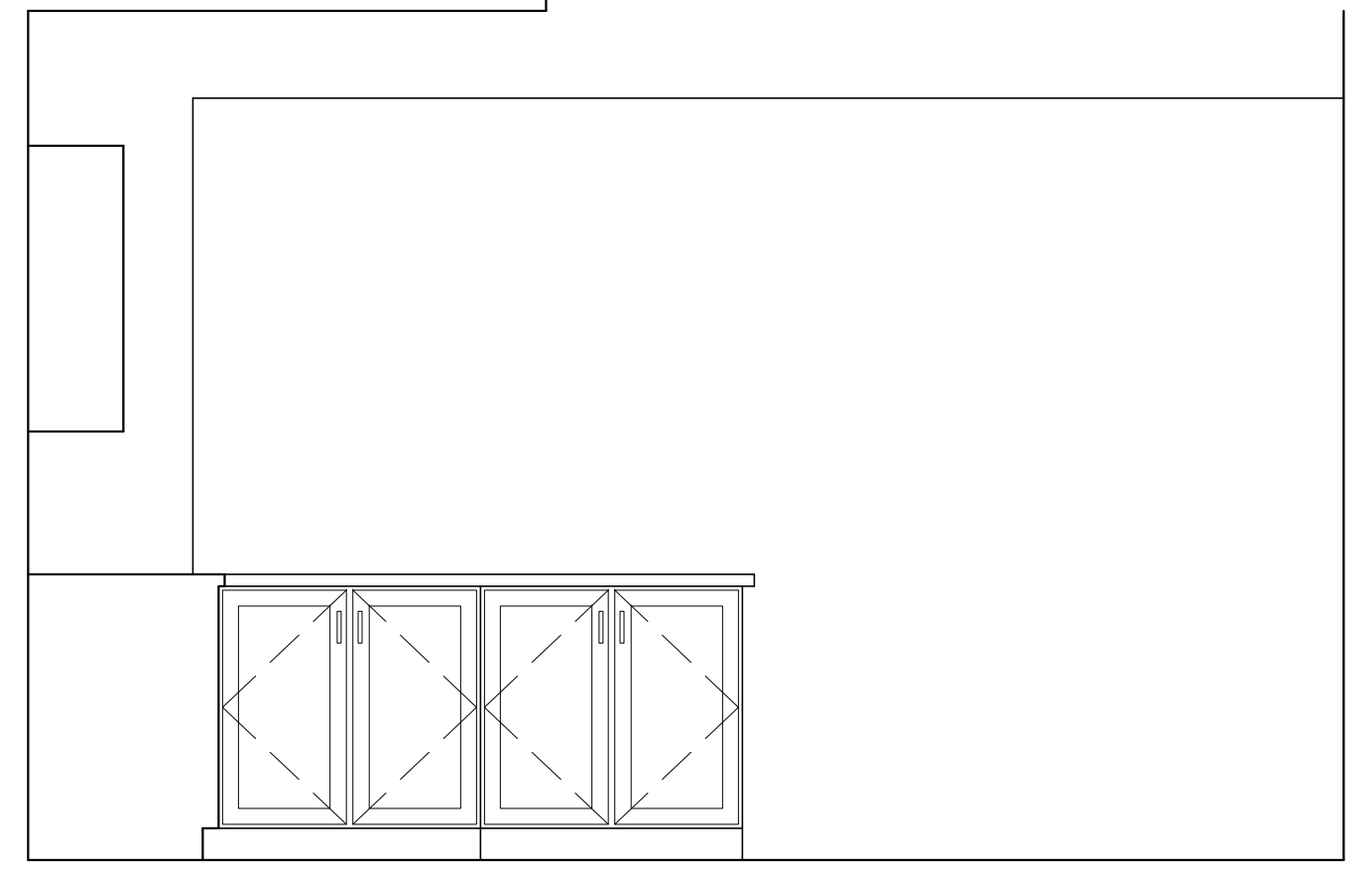
NOTE:
ALL CONDITIONS EXISTING
UNLESS NOTED



1 | THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

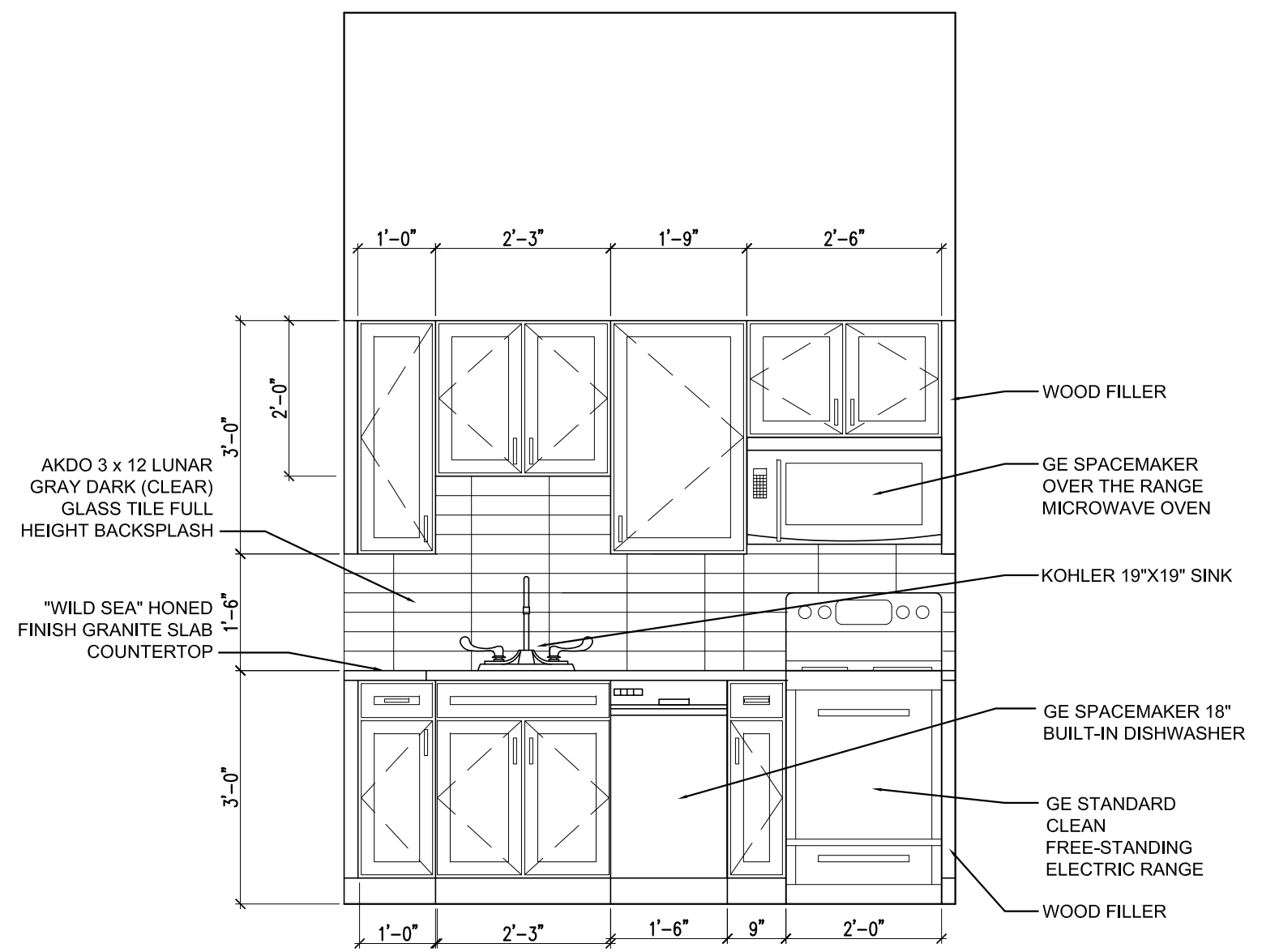


A | UNIT #5 KITCHEN ELEVATION
1/2"=1'-0"

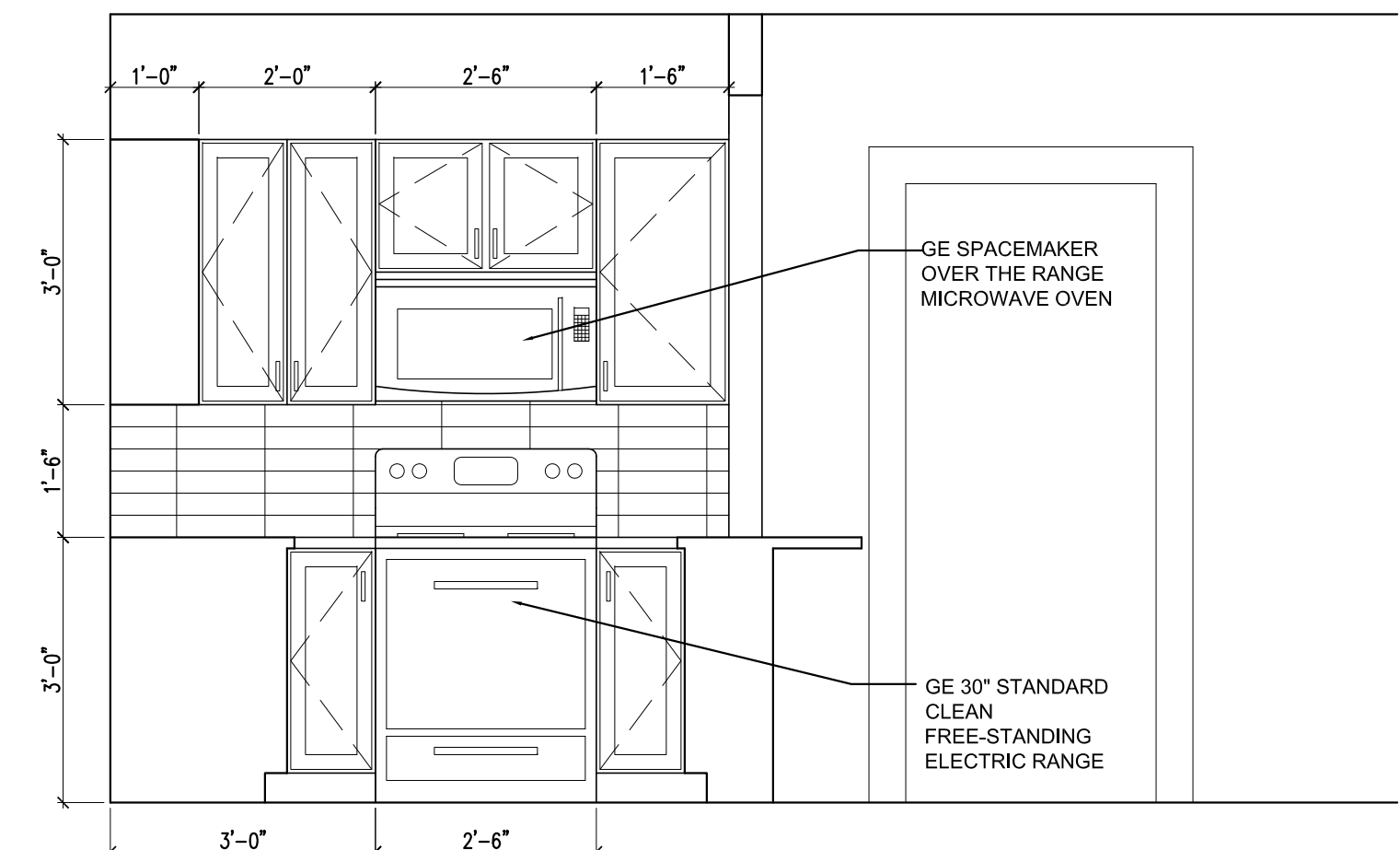


C | UNIT #5 KITCHEN ELEVATION
1/2"=1'-0"

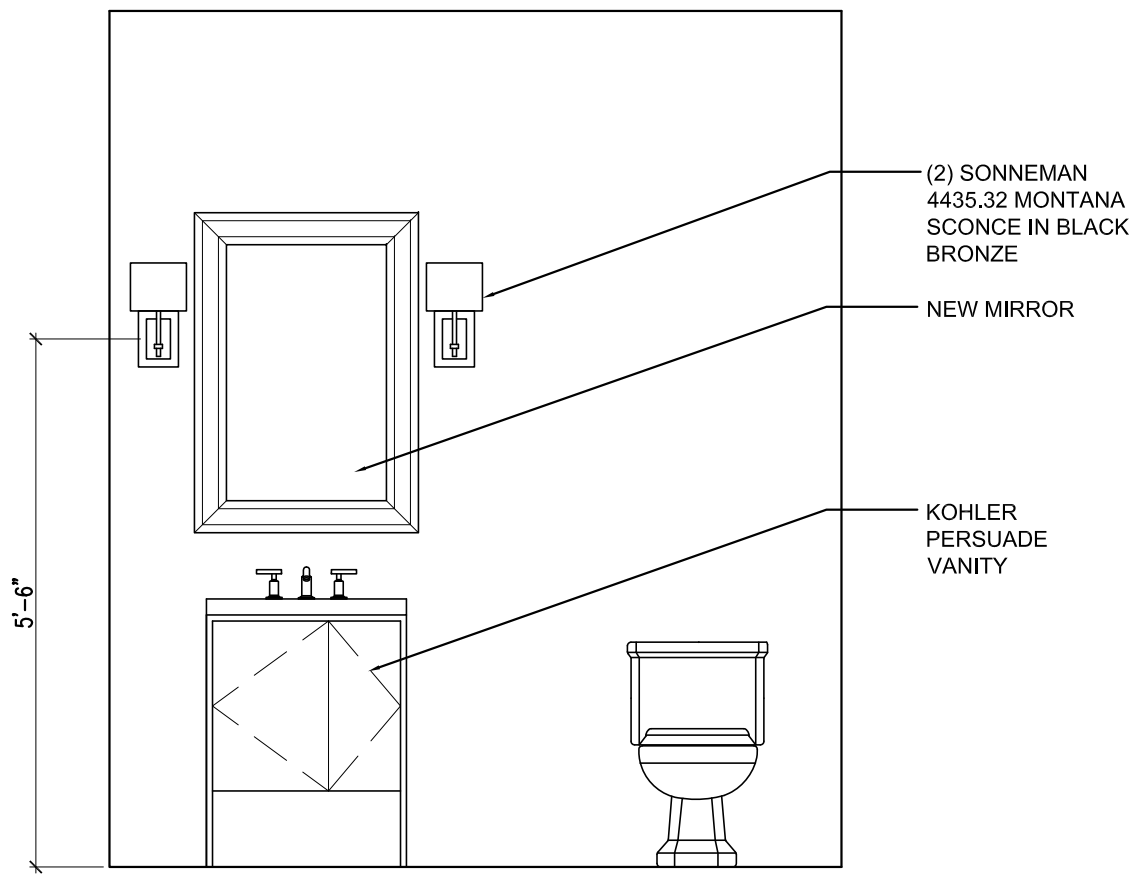
NOTE:
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ARE 24" DEEP UNLESS NOTED



E | UNIT #4 KITCHEN ELEVATION
1/2"=1'-0"

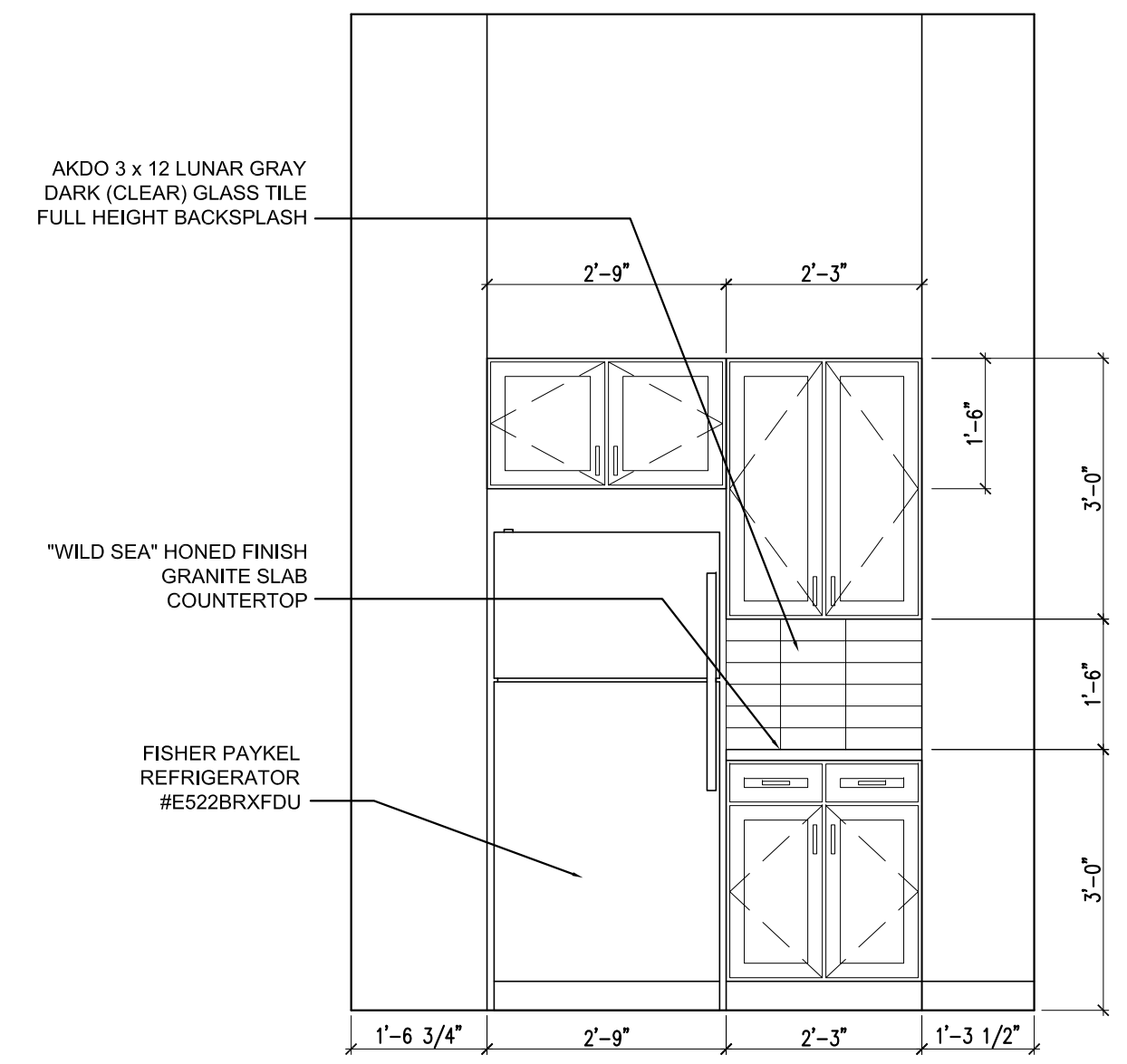


B | UNIT #5 KITCHEN ELEVATION
1/2"=1'-0"



D | UNIT #4 BATH 4A & 5A VANITY ELEVATION
1/2"=1'-0"

NOTE:
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BASE CABINETS ARE 24" DEEP



F | UNIT #4 KITCHEN ELEVATION
1/2"=1'-0"

Owner: VICKERY PINE, LLC
255 Western Prom
Portland, ME 04102
Construction Manager: **shinberg**
CONSULTING ENGINEERS, LLC

Consulting Engineer: Structural Design Consultants, Inc
22 Oakmont Drive
Old Orchard Beach, ME 04064

Architect: **ARCHETYPE** architects
48 Union Wharf Portland, Maine 04101
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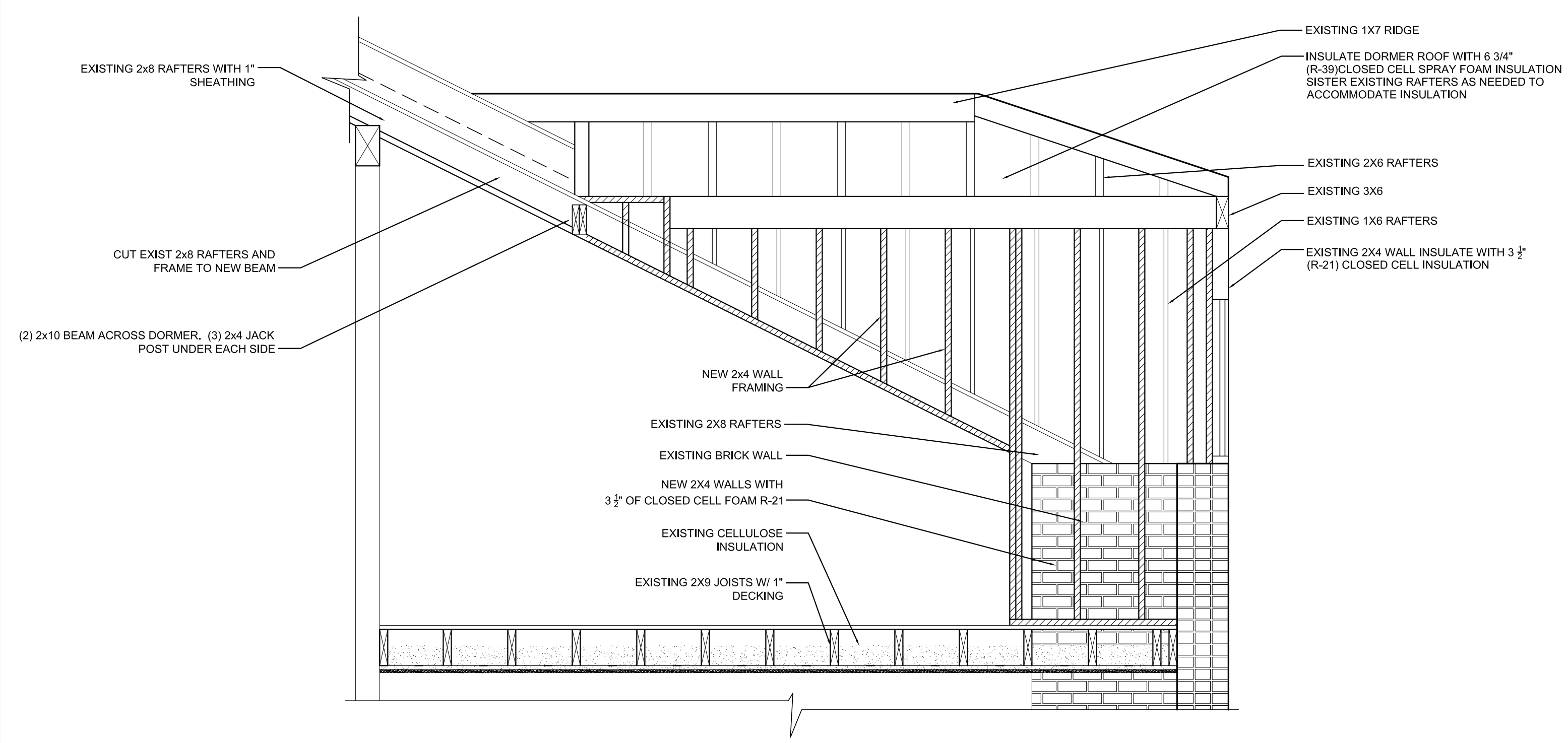
Project: 191 PINE STREET
PORTLAND, MAINE

Revisions:

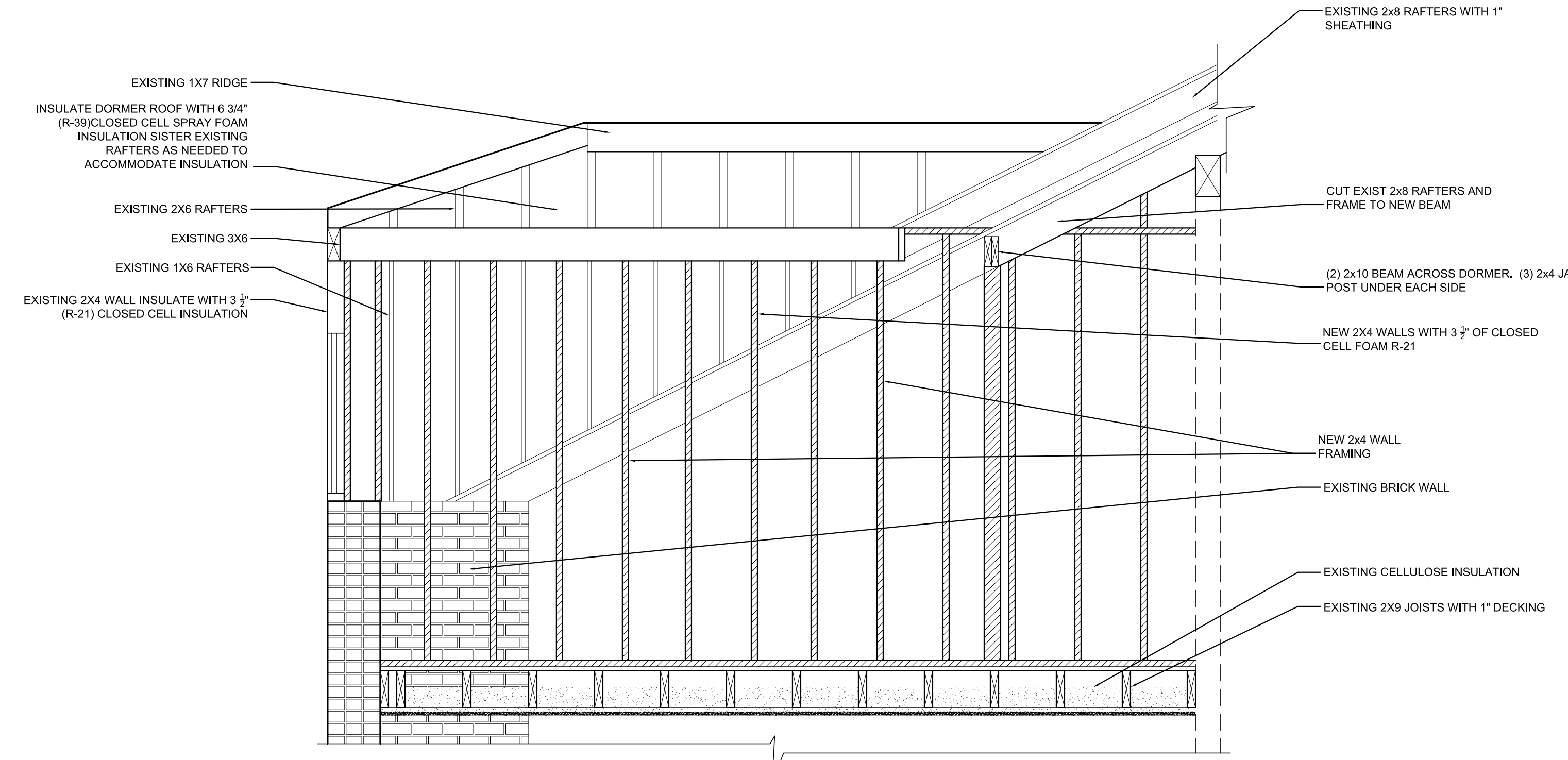
Scale: AS NOTED

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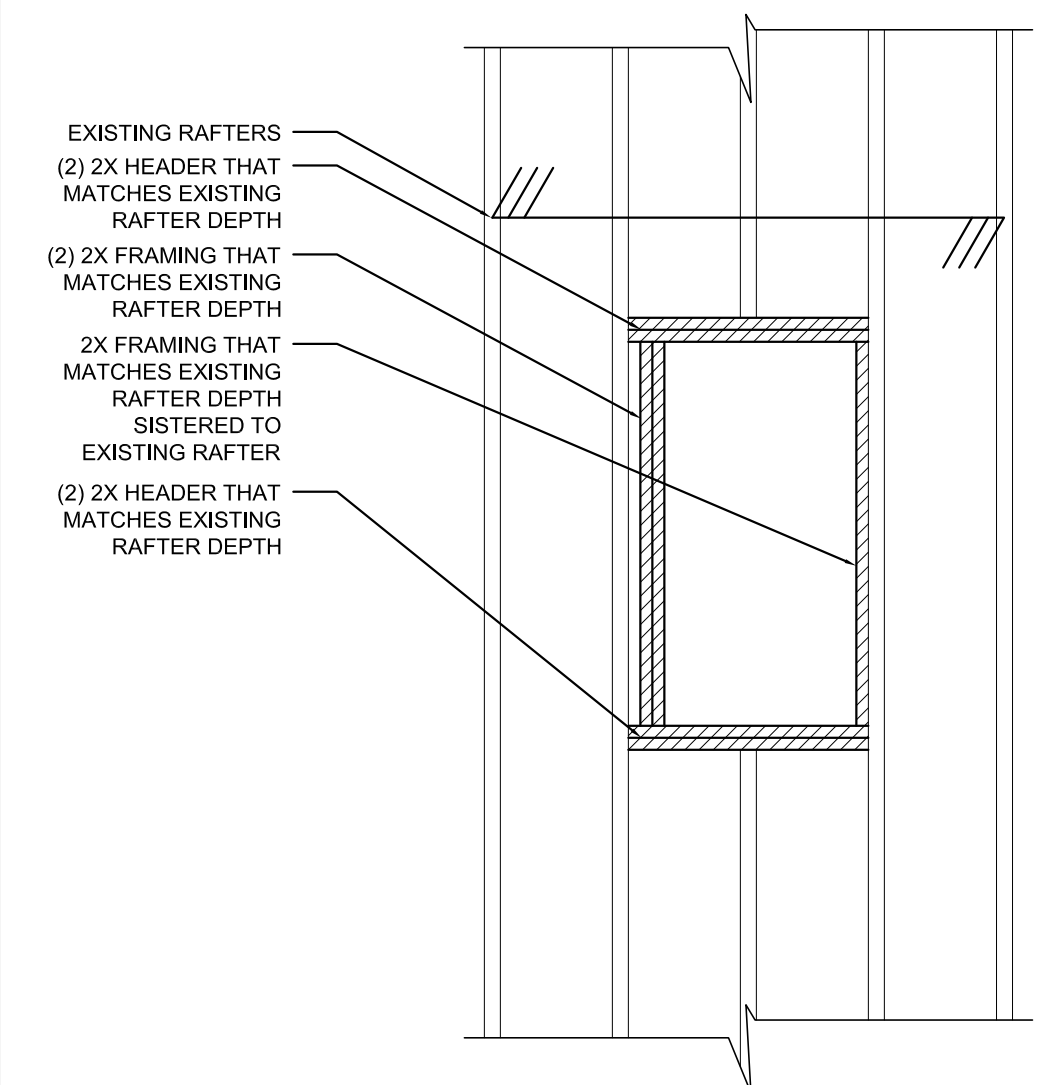
MAIN HOUSE
THIRD FLOOR PLAN
A1.3



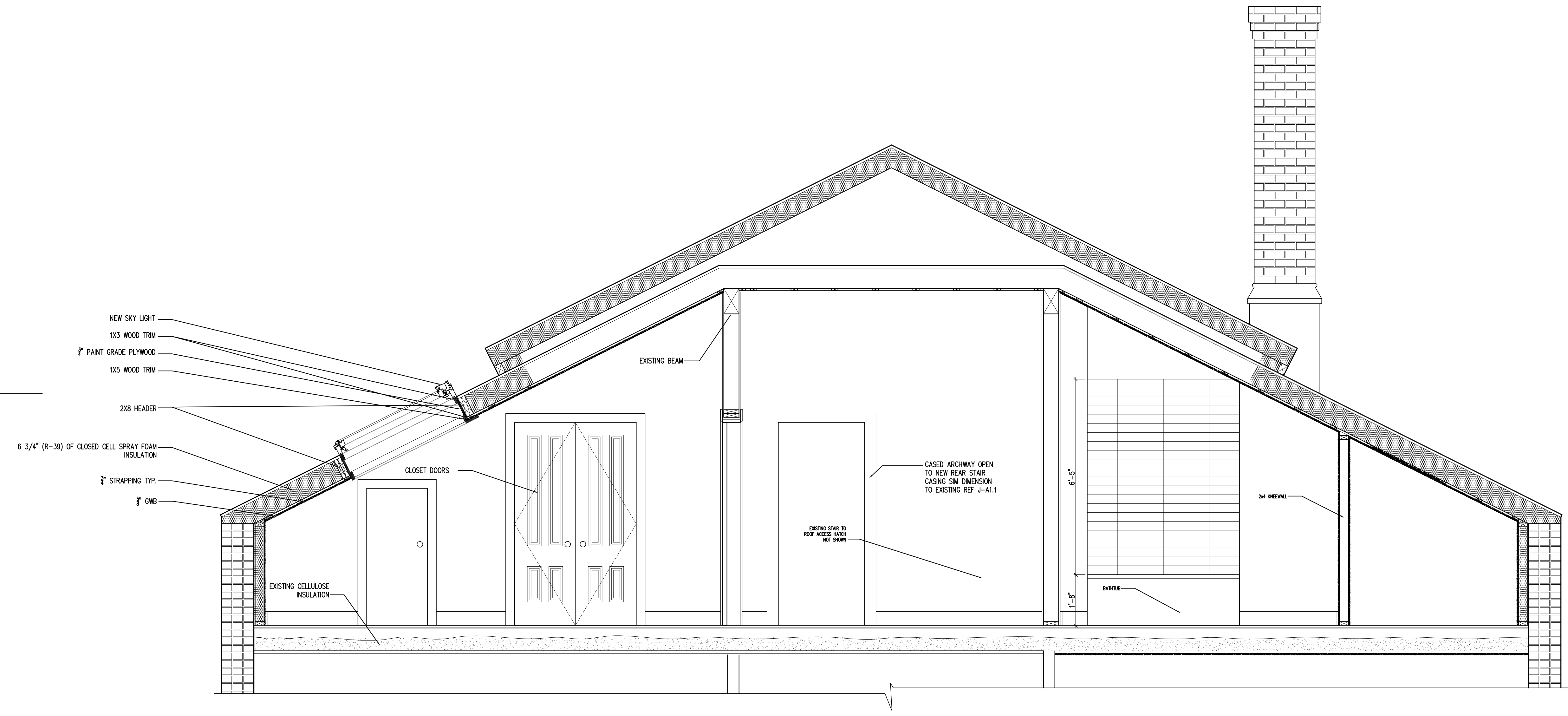
4 | 4th FLOOR DORMER SECTION
1/2" = 1'-0"



2 | 4th FLOOR DORMER SECTION
1/2" = 1'-0"



3 | SKYLITE FRAMING DETAIL
1/2" = 1'-0"



1 | 4th FLOOR SECTION
1/2" = 1'-0"

Owner: **VICKERY PINE, LLC**
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Construction Manager: **shinberg CONSULTING, LLC**

Consulting Engineer: **Structural Design Consultants, Inc**
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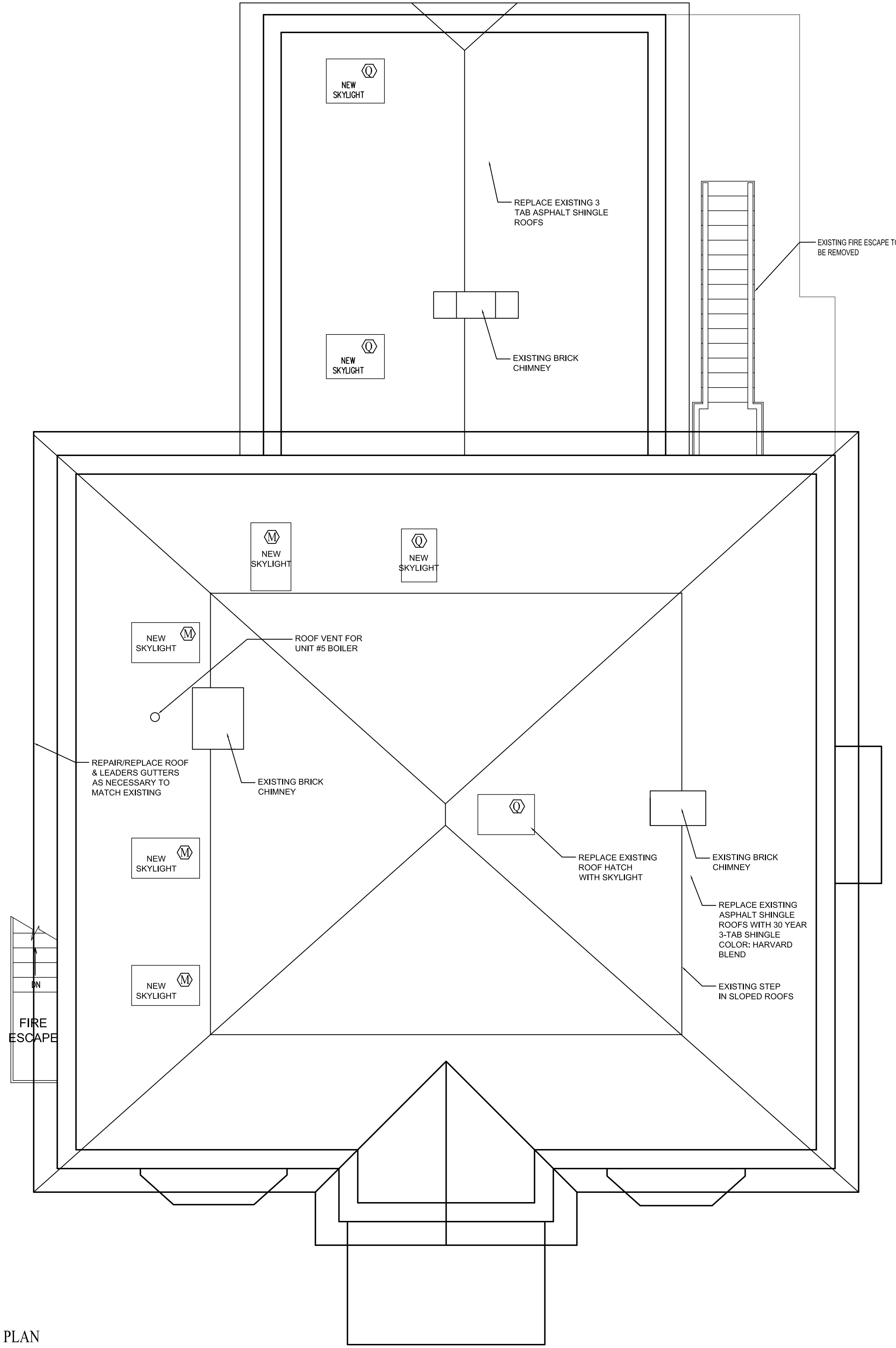
Project: **191 PINE STREET**
PORTLAND, MAINE

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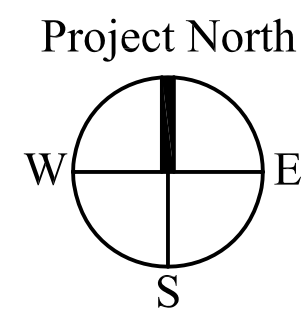
Date: 09 July 2012 Scale: AS NOTED

MAIN HOUSE SECTIONS

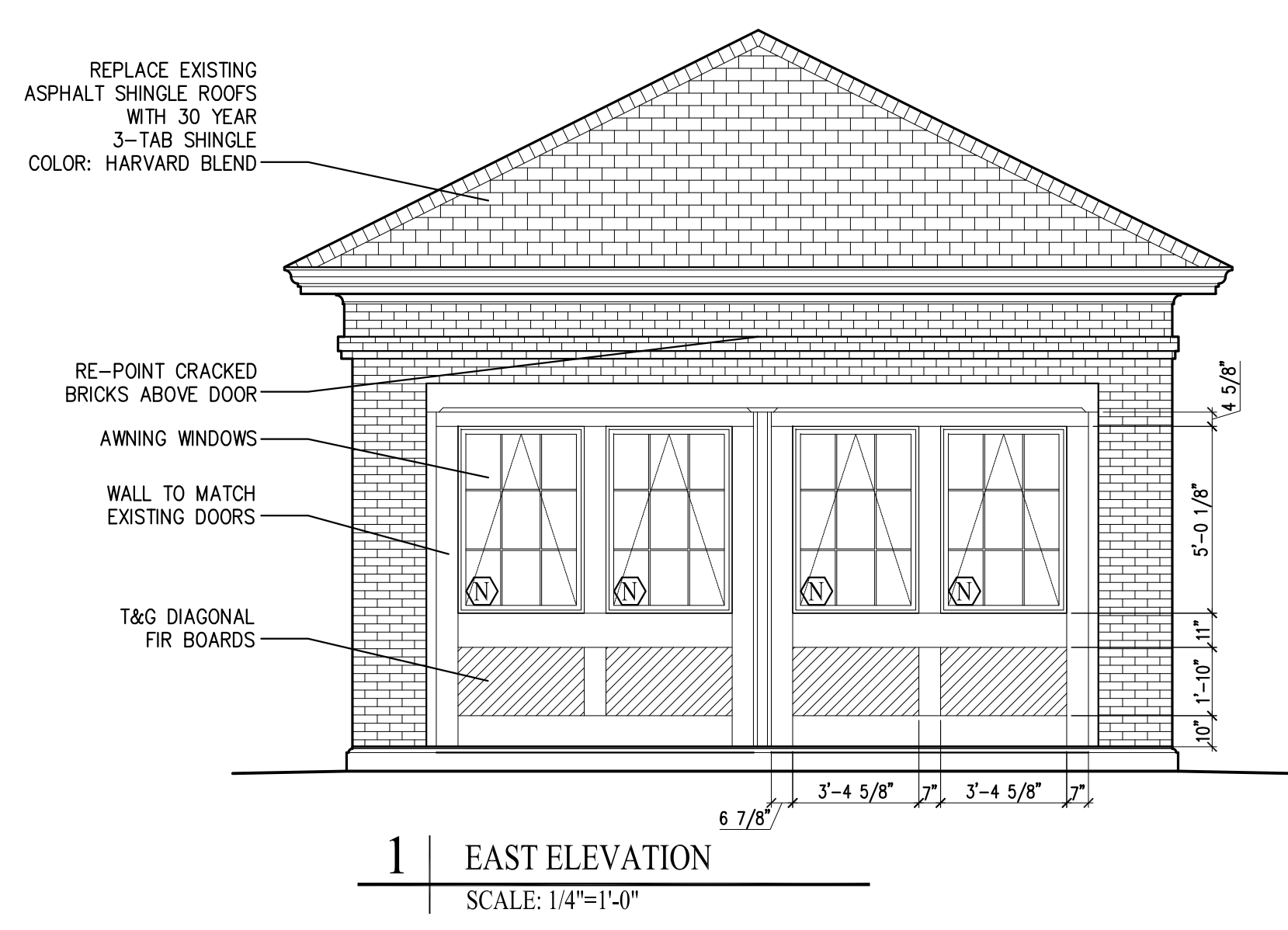
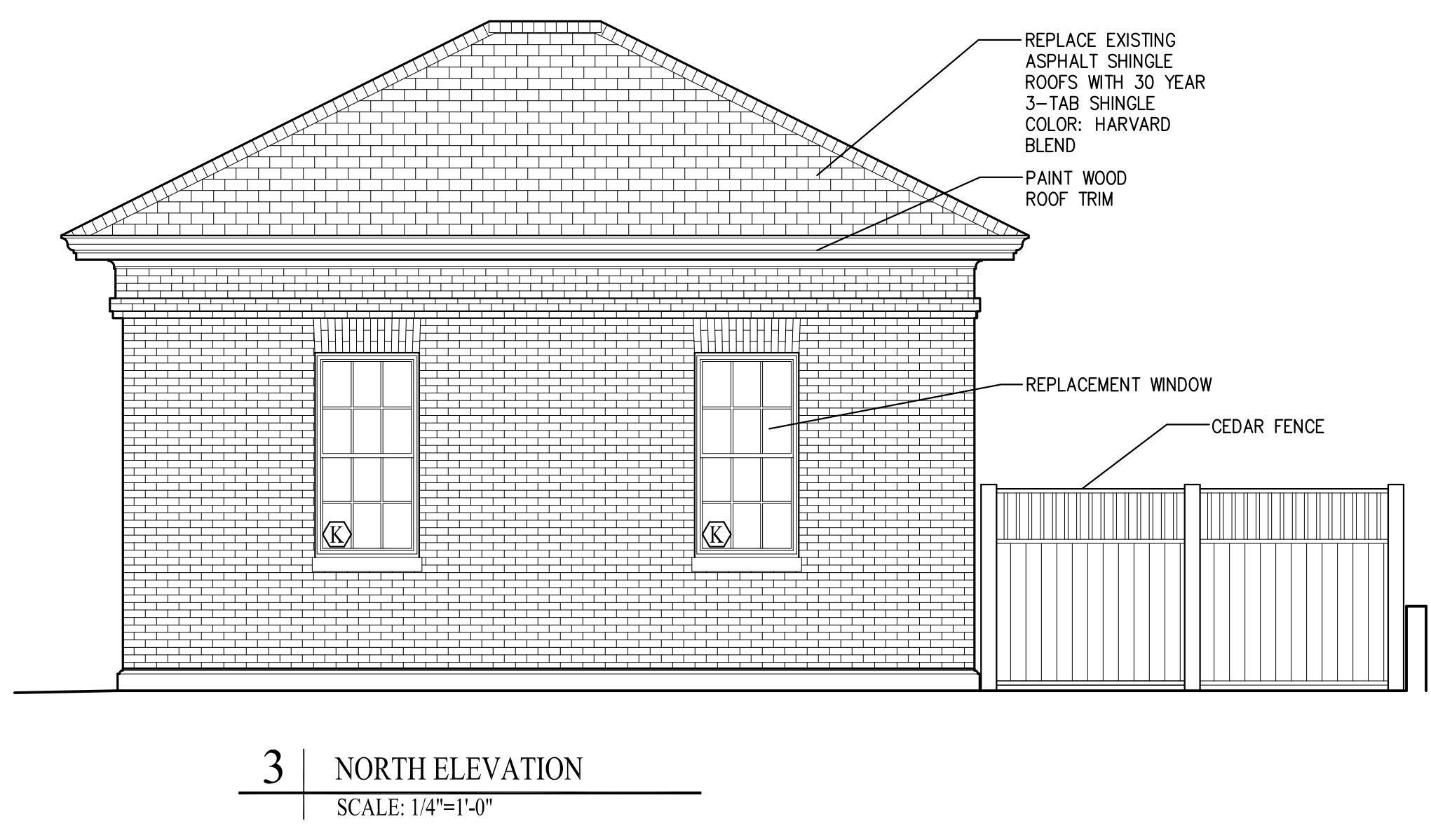
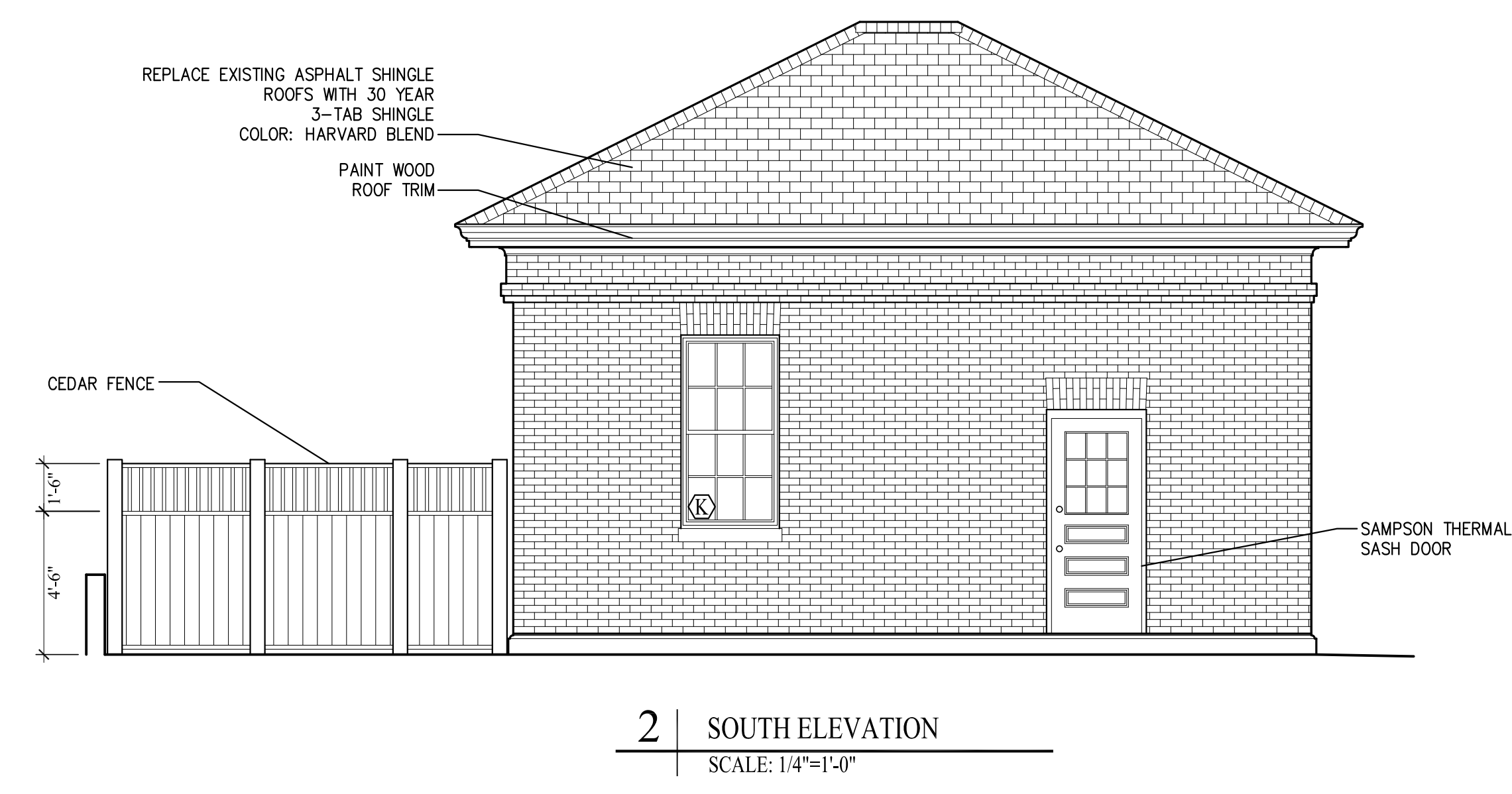
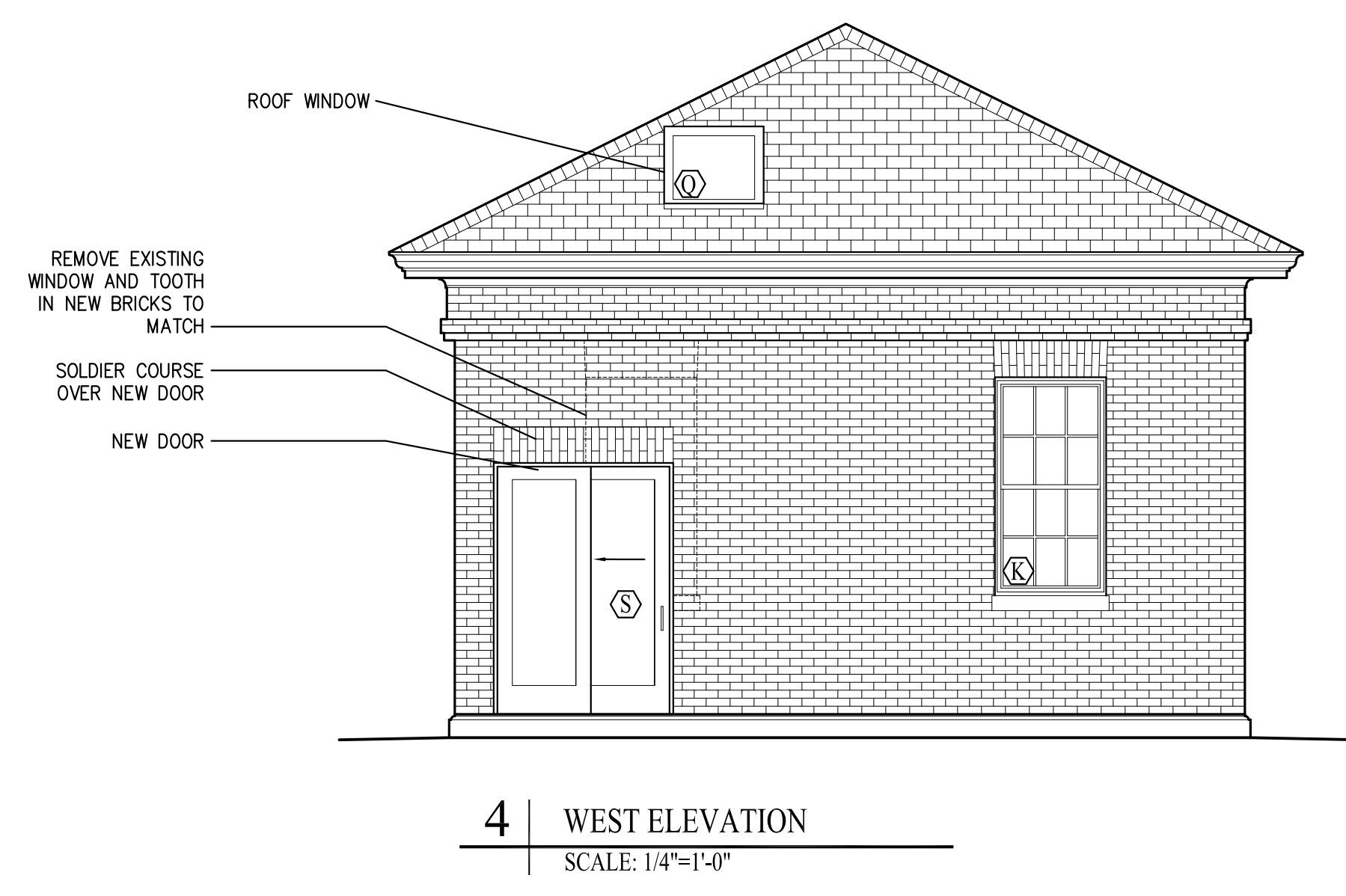
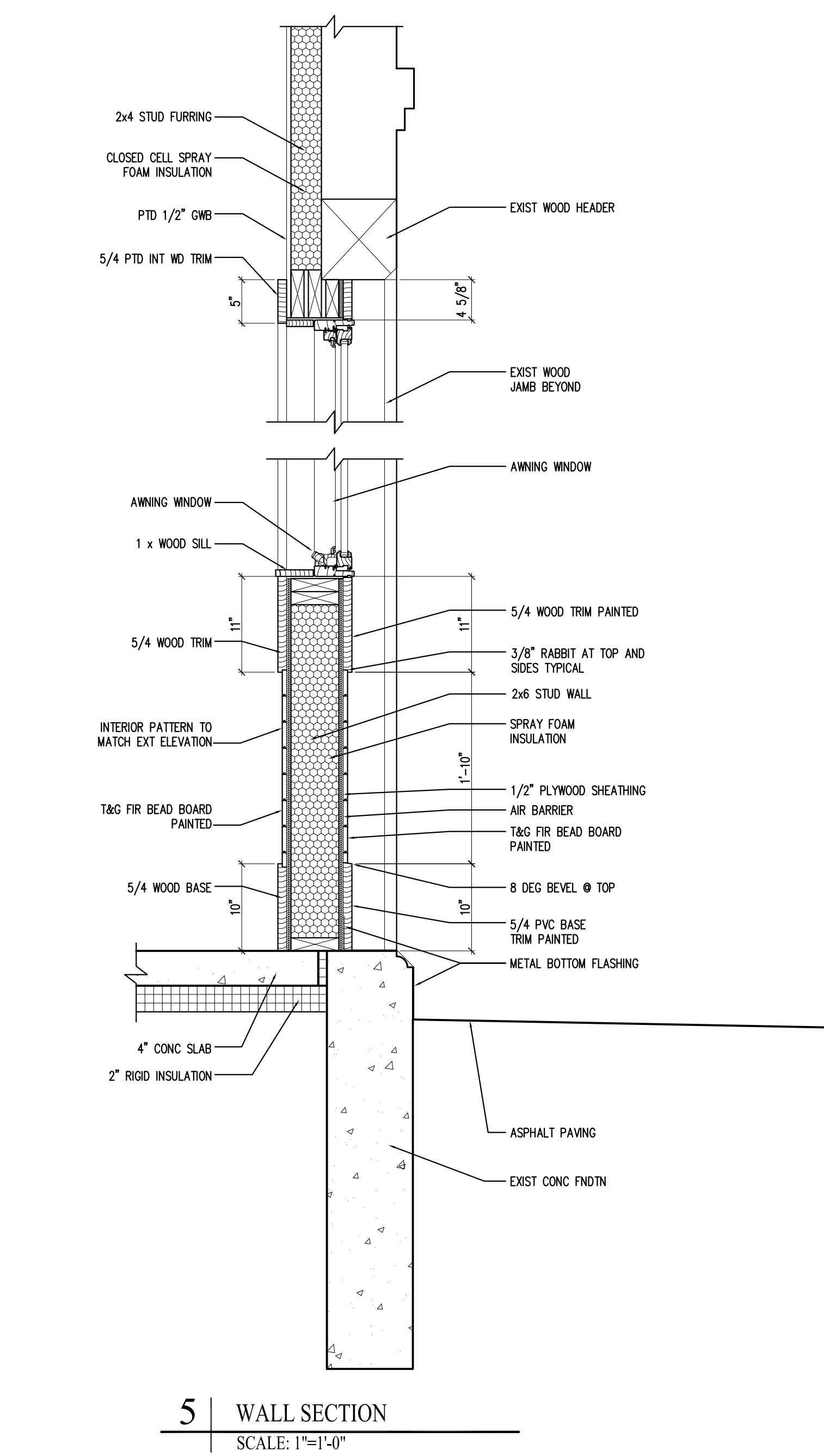
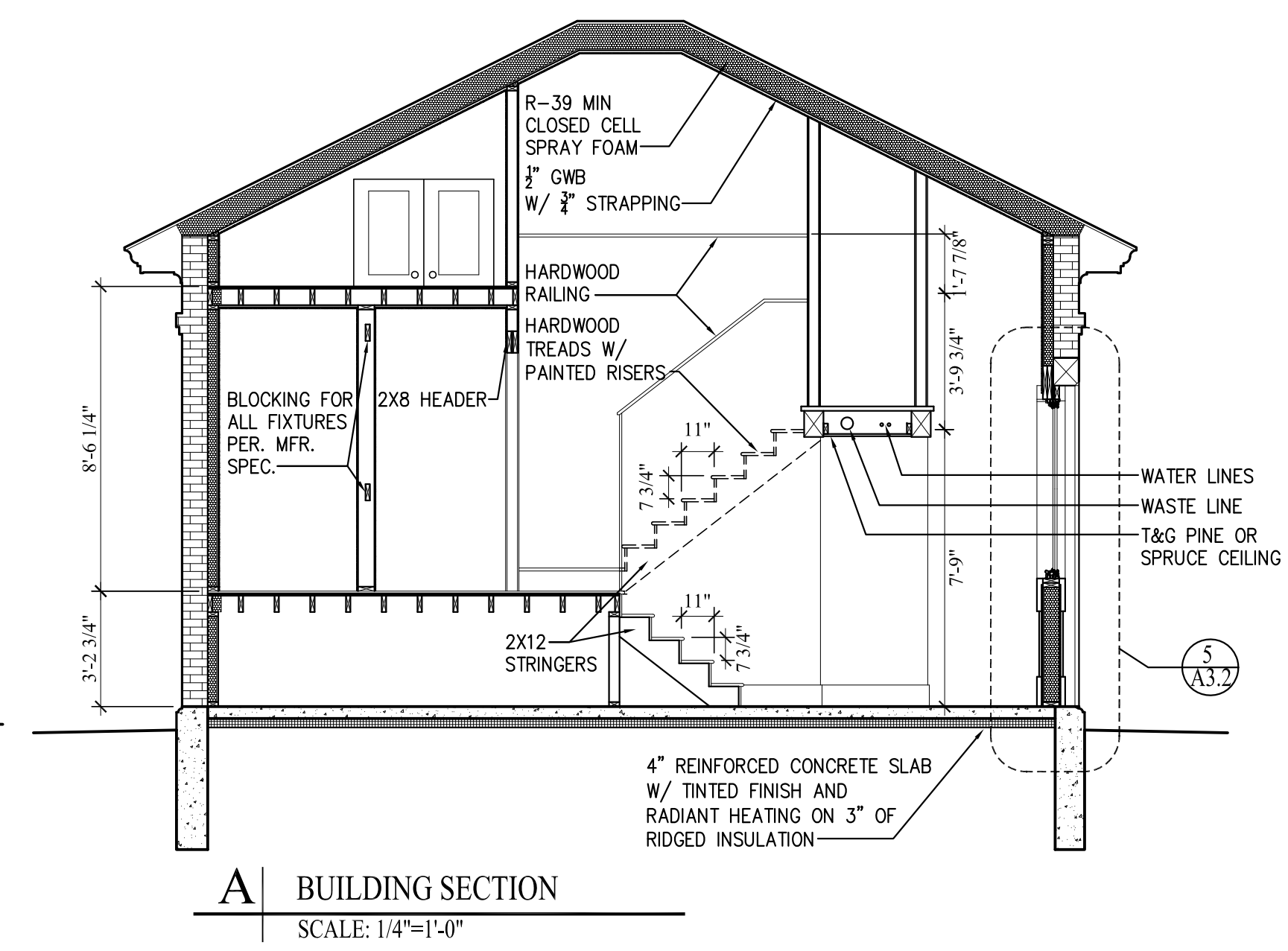
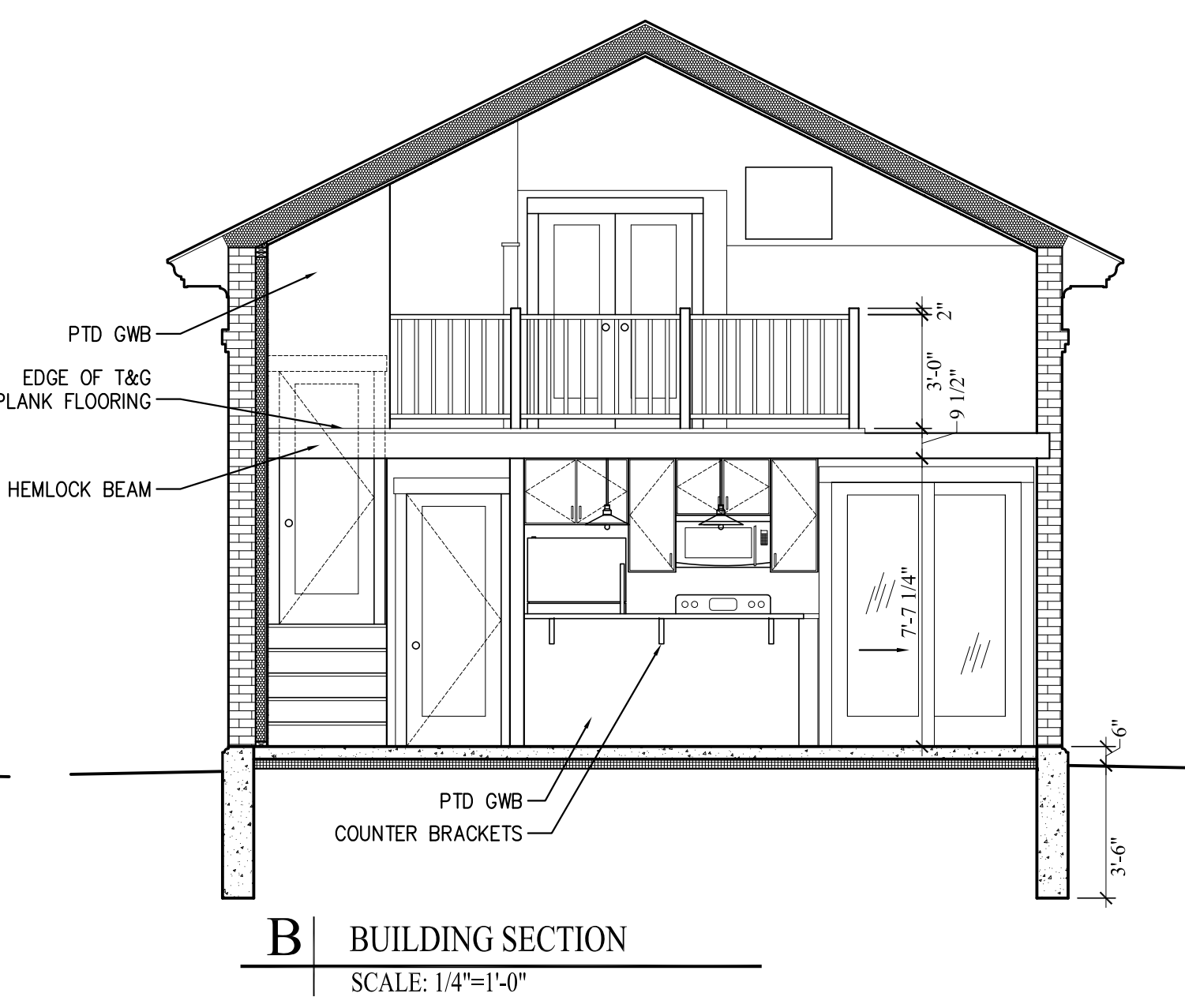
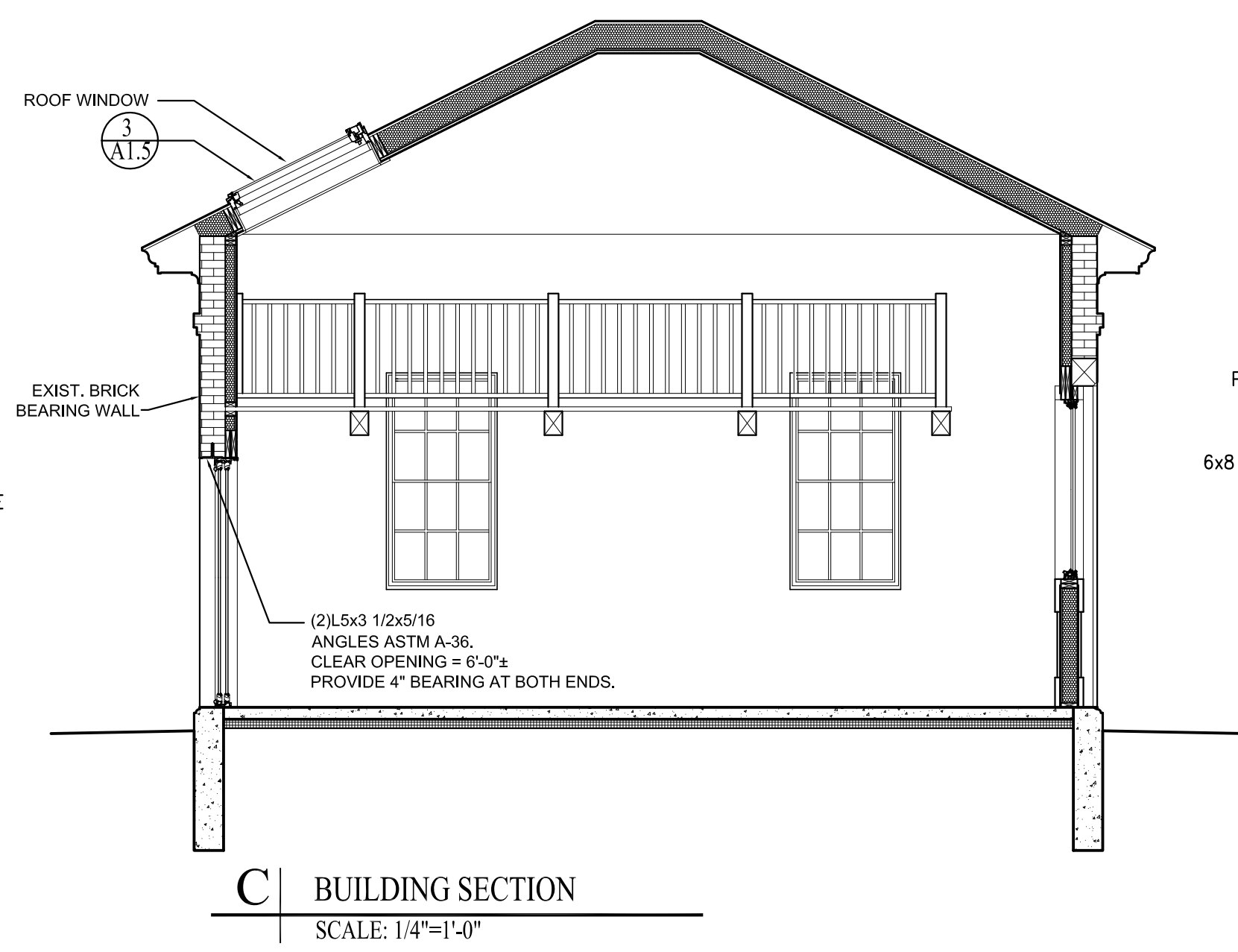
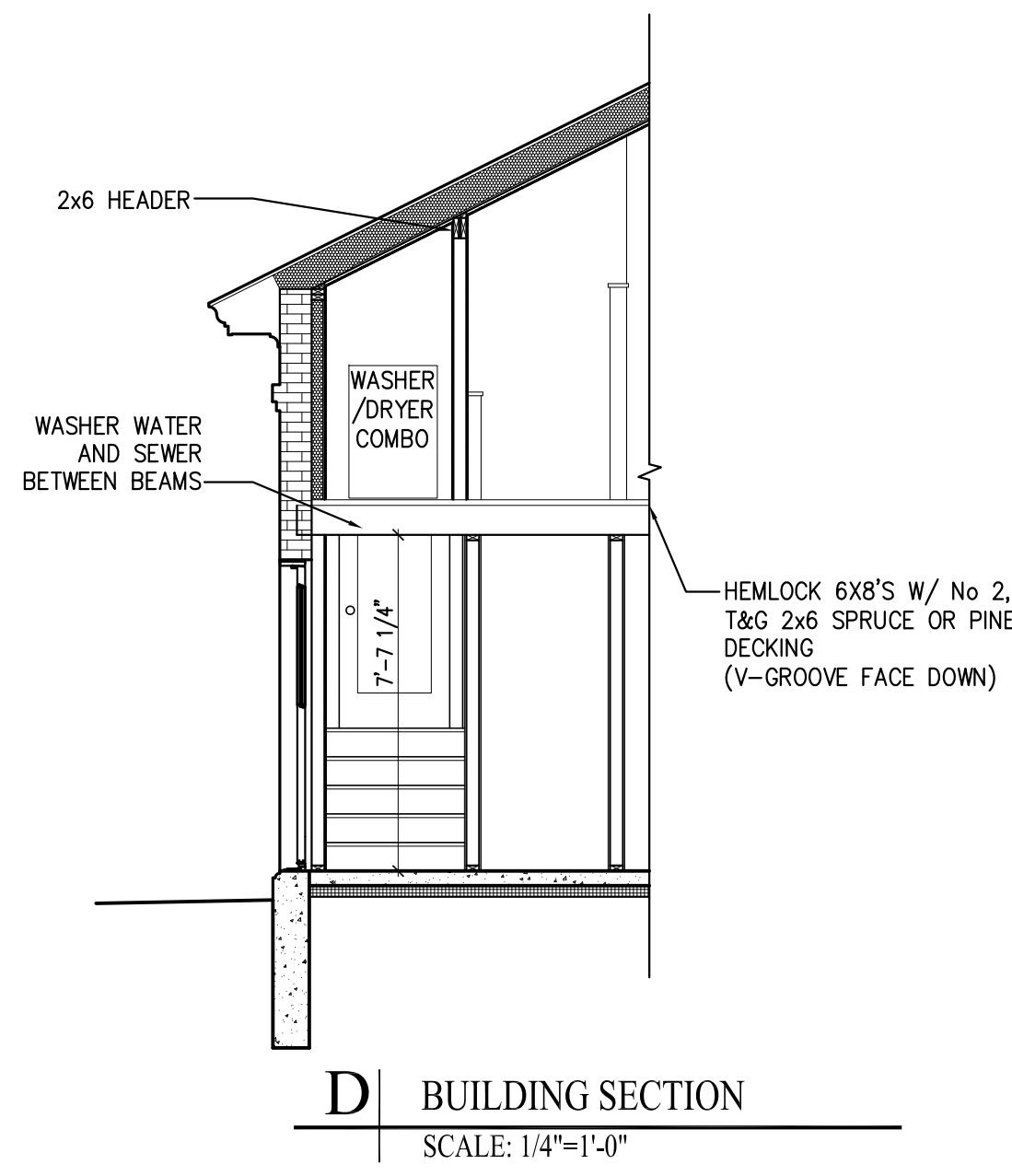
A1.5



1 | ROOF PLAN
SCALE: 1/4"=1'-0"



	ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	191 PINE STREET PORTLAND, MAINE	Project:
Revisions:	Date: 09 July 2012		
Scale: AS NOTED	MAIN HOUSE ROOF PLAN		
Owner: VICKERY PINE, LLC 255 Western Prom Portland, ME 04102 Construction Manager:		Consulting Engineer: Structural Design Consultants, Inc 22 Oakmont Drive Old Orchard Beach, ME 04064	
		A1.6	



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Architect: **ARCHETYPE architects**
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project: 191 PINE STREET
PORTLAND, MAINE

Revisions:

Date: 09 July 2012
Scale: AS NOTED

ELEVATIONS AND SECTIONS

A3.2



1 | SOUTH ELEVATION
SCALE: NTS

- REPLACE EXISTING ASPHALT SHINGLE ROOFS WITH 30 YEAR 3-TAB SHINGLE COLOR: HARVARD BLEND
- REPAIR SASH AND FRAME AND INSTALL INSUL GLAZING IN EXISTING SASH
- REPAIR/REPLACE ROOF & LEADERS GUTTERS AS NECESSARY TO MATCH EXISTING
- REPAIR ALL EXTERIOR TRIM
- REMOVE ALL PAINT OVERSPRAY FROM BRICK BY MEANS WITHOUT DAMAGING MASONRY
- REMOVE ALL LOOSE CEMENT PARGE AND APPLY NEW PARGE TO TOP OF ALL WINDOW SILLS & HORIZONTAL TRIM SURFACES. PROVIDE POSITIVE SLOPE TO DRAIN WATER AWAY.
- REPAIR AND REPLACE TO MATCH EXISTING TRIM AND MOLDINGS AS NECESSARY AT ENTRANCE VESTIBULE. REPAINT ENTIRE INT & EXT
- REPAIR & REPAINT WOOD EXTERIOR DOOR AND TRANSOM
- REPAIR/REPLACE ROOF & LEADERS GUTTERS AS NECESSARY TO MATCH EXISTING
- SPOT REPOINT SOUTH ELEVATION 10% MORTAR COLOR AND TYPE TO MATCH EXISTING



2 | EAST ELEVATION
SCALE: NTS

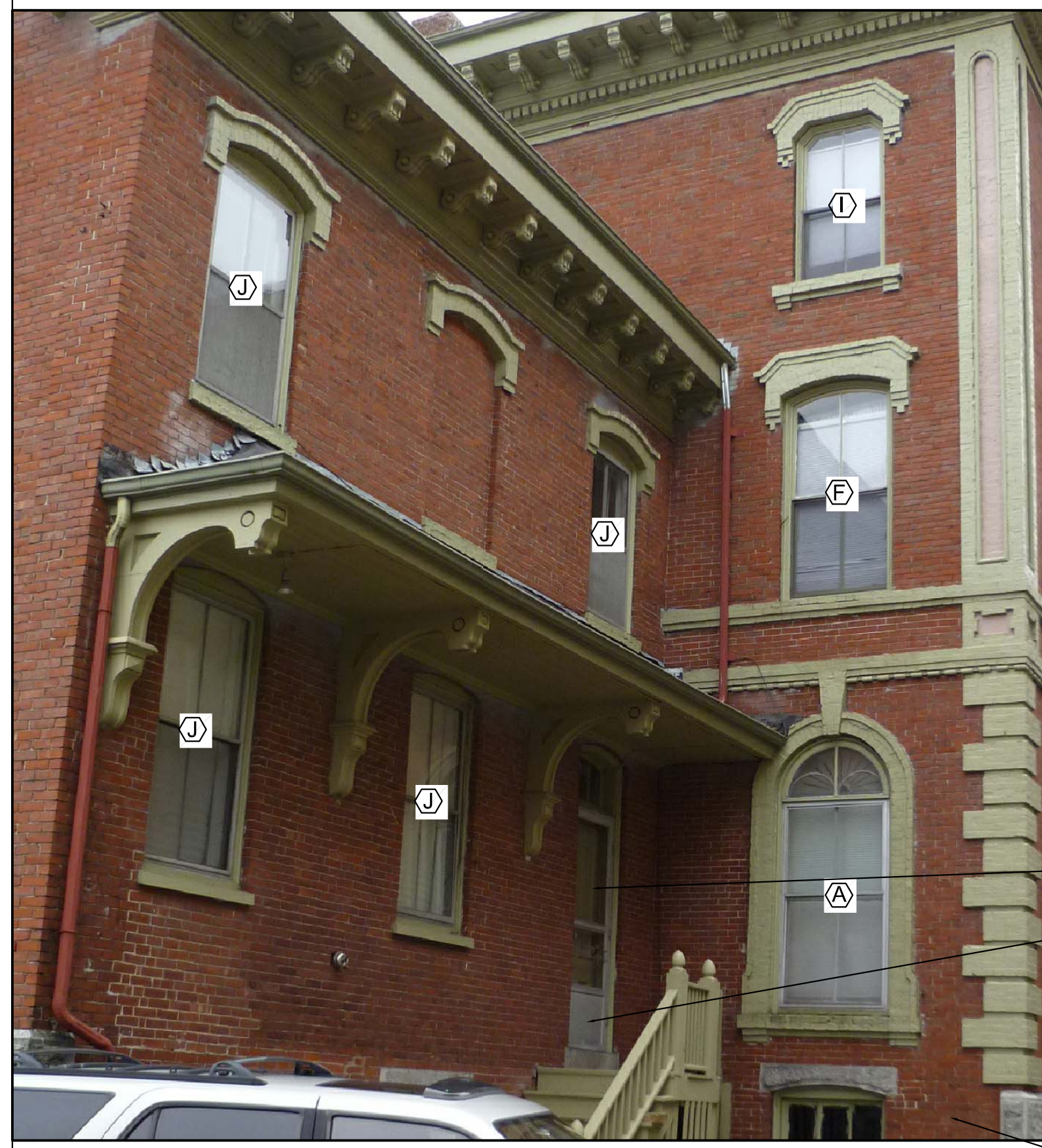
- SPOT REPOINT EAST ELEVATION 10% MORTAR COLOR AND TYPE TO MATCH EXISTING
- REPAIR SASH AND FRAME OF BASEMENT WINDOWS TYP AND REPAINT
- REPAIR AND REPLACE TO MATCH EXISTING WOOD TRIM, MOLDINGS AND RAILINGS AS NECESSARY. REPAINT ENTIRE PORCH

- RE-POINT CHIMNEYS AND REPAIR / REPLACE FLASHING AS NECESSARY
- REPLACE EXISTING ASPHALT SHINGLE ROOFS WITH 30 YEAR 3-TAB SHINGLE COLOR: HARVARD BLEND
- EXISTING FIRE ESCAPE TO BE REMOVED
- REPAIR & REPAINT WOOD EXTERIOR DOOR, SIDELITES AND TRANSOM
- REPLACE STORM DOORS WITH NEW ALUMINUM STORM DOOR. PAINTED TO MATCH BUILDING TRIM COLOR



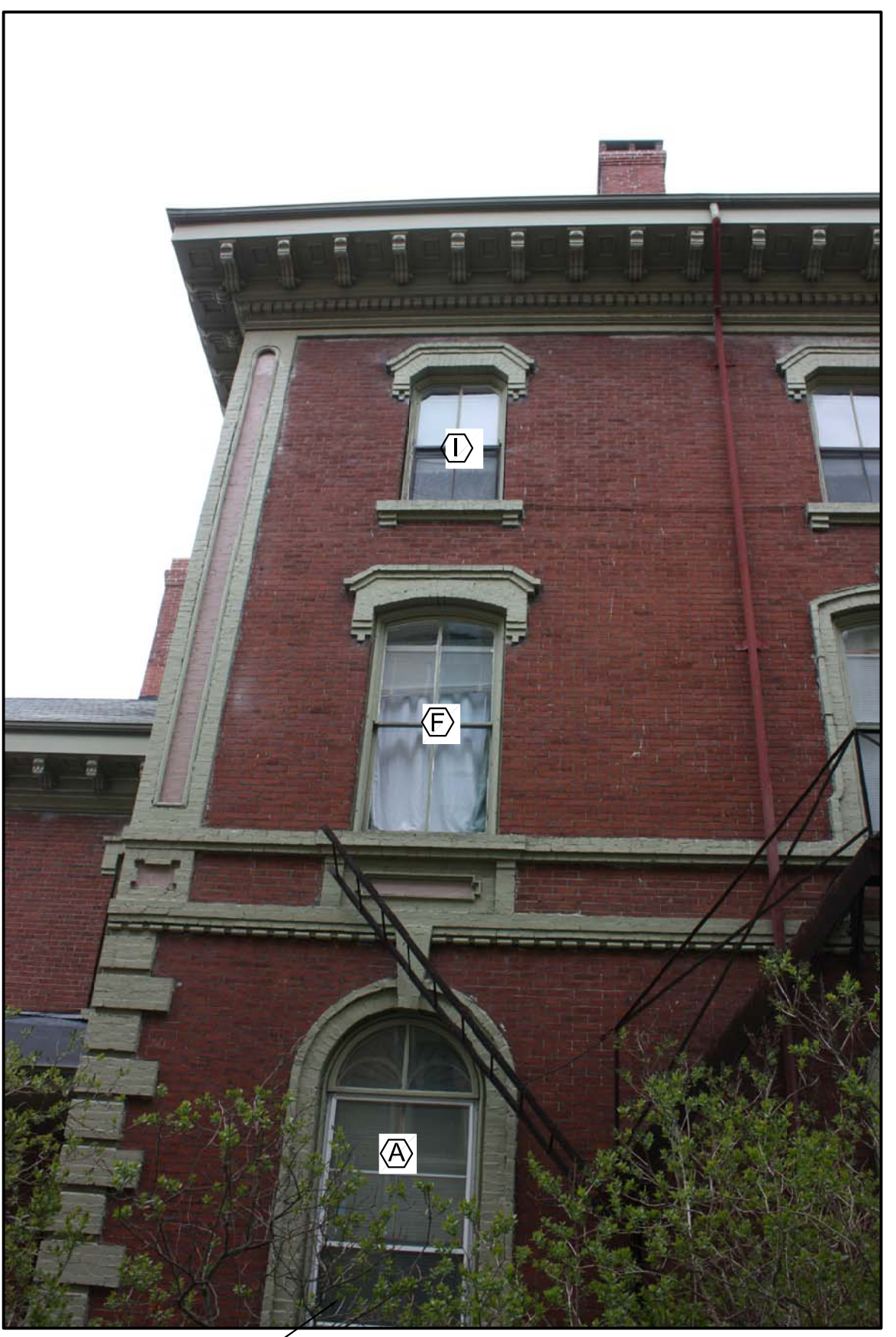
3 | NORTH EAST ELEVATION
SCALE: NTS

- REMOVE ALL PAINT OVERSPRAY FROM BRICK BY MEANS WITHOUT DAMAGING MASONRY
- REPOINT NORTH ELEVATION 80% MORTAR COLOR AND TYPE TO MATCH EXISTING
- REMOVE DOGHOUSE ENCLOSURE. REPAIR AND REPAINT PAIR OF EXISTING WOOD DOORS BEHIND. REMOVE ROOF FLASHING AND CLEAN TAR FROM BRICK AND WINDOW SILL



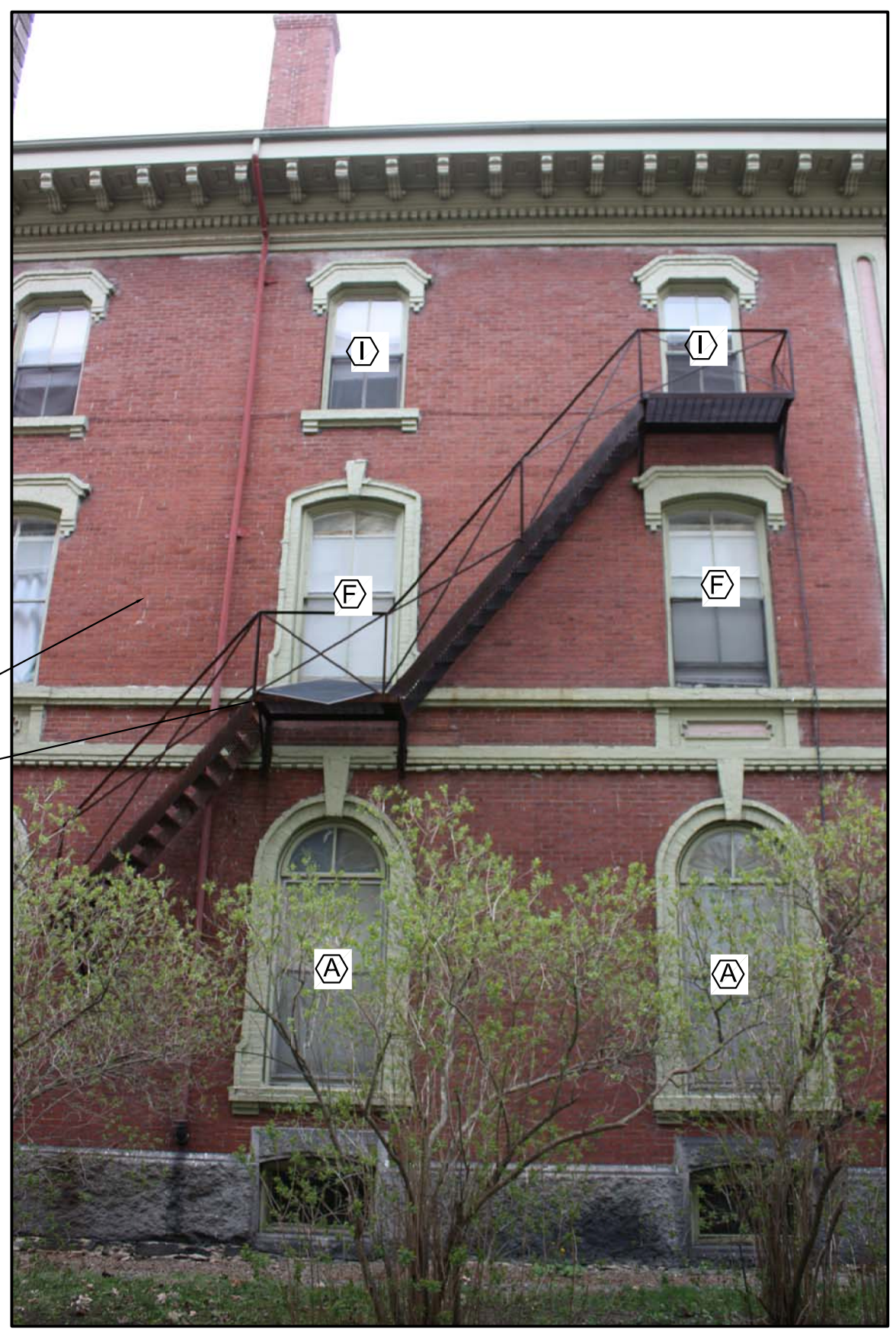
4 | NORTH WEST ELEVATION
SCALE: NTS

- REPAIR & REPAINT WOOD EXTERIOR DOOR AND TRANSOM
- REPLACE STORM DOORS WITH NEW ALUMINUM STORM DOOR PAINTED TO MATCH BUILDING TRIM COLOR
- VENT 2 NAT GAS BOILERS THROUGH THIS AREA OF BRICK MASONRY WALL. PAINT TO MATCH BRICK



5 | WEST ELEVATION (A)
SCALE: NTS

- VENT 2 NAT GAS BOILERS THROUGH CENTER BASEMENT WINDOW SASH (BELOW THIS WINDOW)



6 | WEST ELEVATION (B)
SCALE: NTS

- SPOT REPOINT WEST ELEVATION 10% MORTAR COLOR AND TYPE TO MATCH EXISTING
- EXISTING STEEL FIRE ESCAPE TO BE REMAIN

Owner:
VICKERY PINE, LLC
255 Western Prom
Portland, ME 04102
Construction Manager:
shinberg
CONSULTING, LLC

Consulting Engineer:
Structural Design Consultants, Inc.
22 Oakmont Drive
Old Orchard Beach, ME 04064

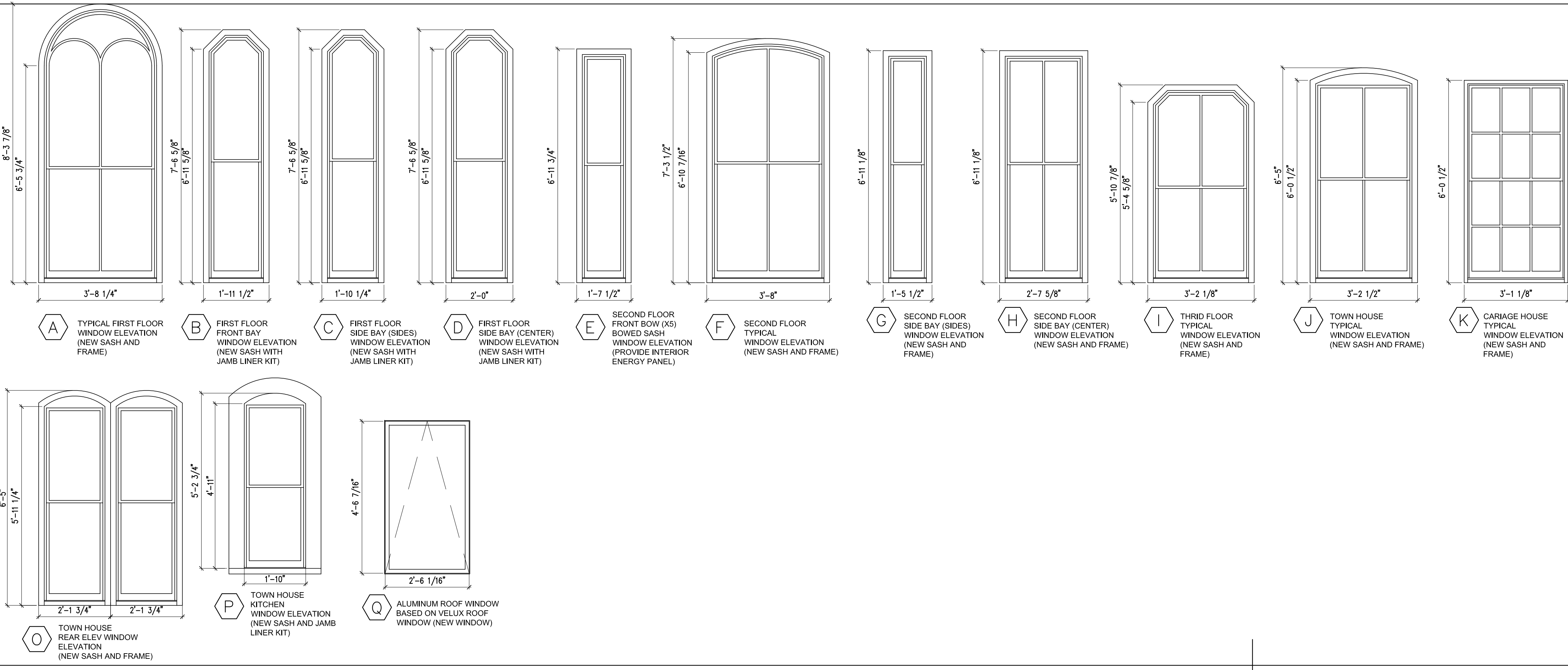
Architect:
ARCHETYPE
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Project:
191 PINE STREET
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EXTERIOR ELEVATIONS

A4.1

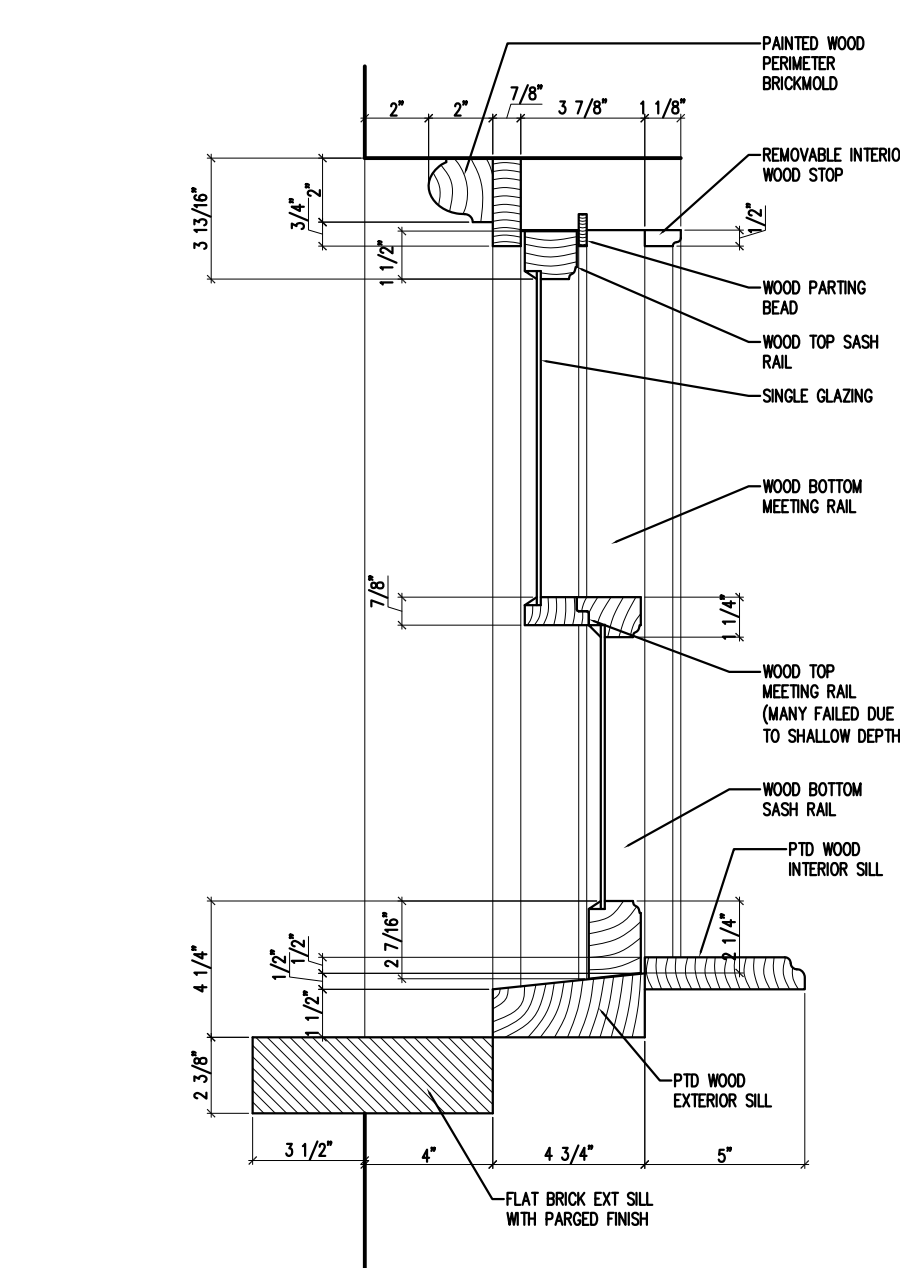


TYPICAL DOUBLE HUNG WINDOW NOTE: THIN MEETING RAIL WILL BE INCREASED PER WIND MANUF RECOM TO AVOID FAILURE DUE TO INCREASED GLASS WEIGHT.

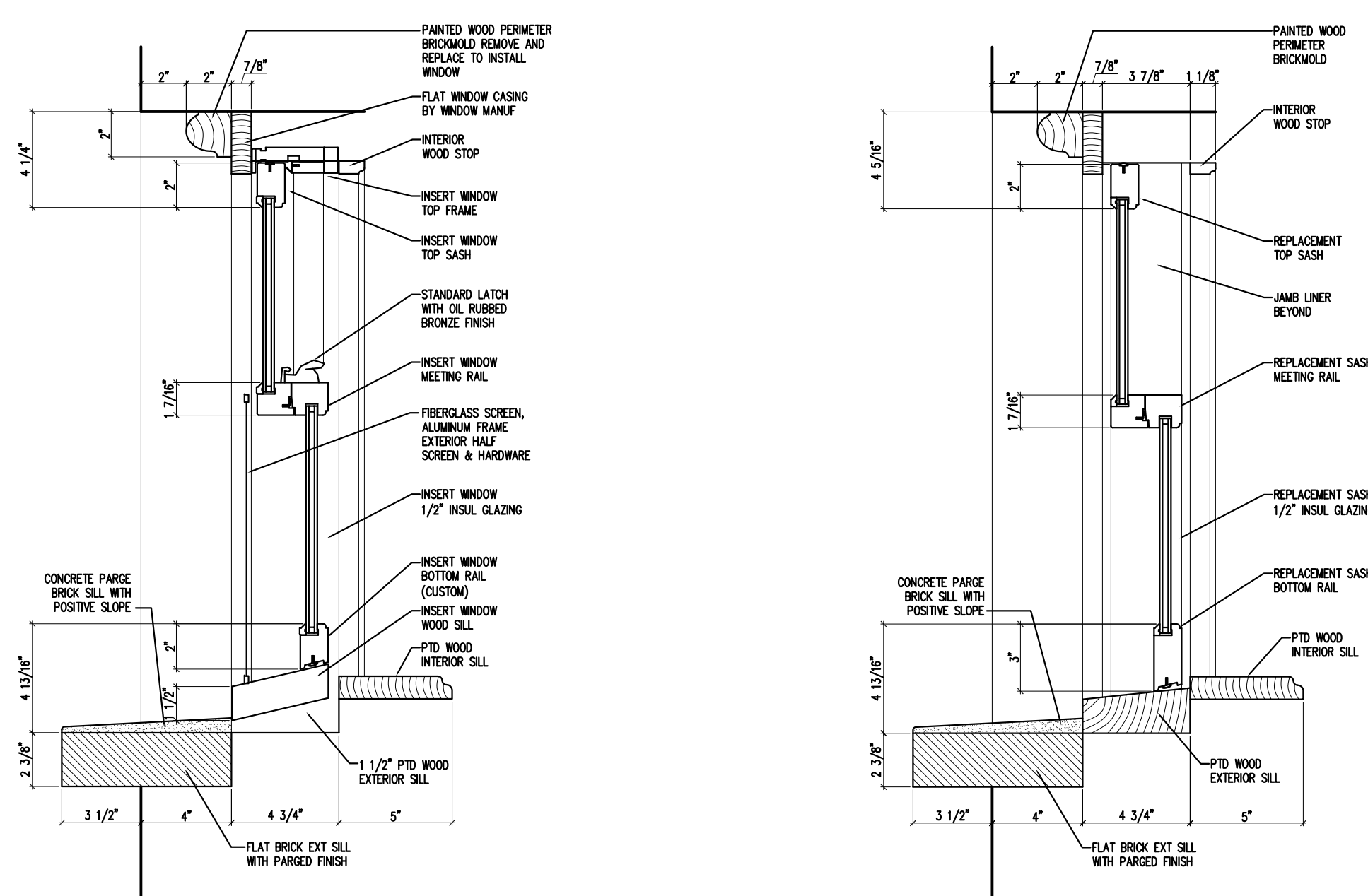
Owner: VICKERY PINE, LLC
255 Western Prom
Portland, ME 04102
Construction Manager: **shinberg** CONSULTING, LLC

Consulting Engineer: Structural Design Consultants, Inc.
22 Oakmont Drive
Old Orchard Beach, ME 04064

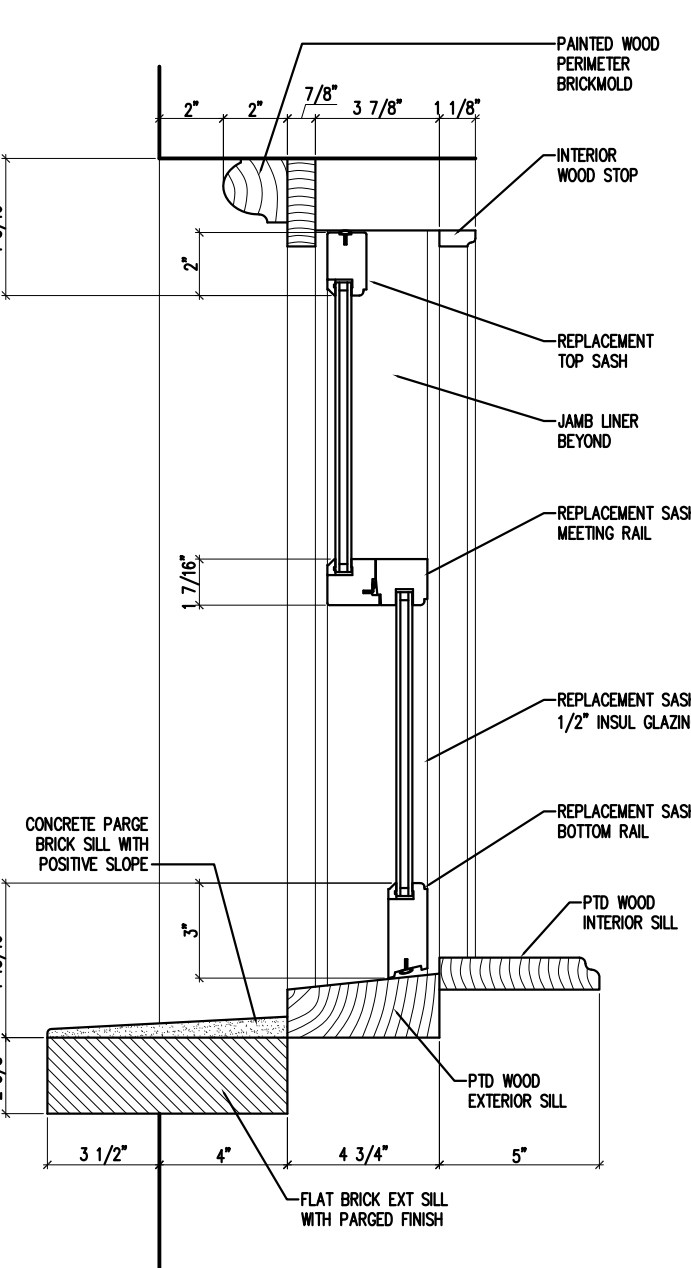
Architect: **ARCHITECTS**
architects
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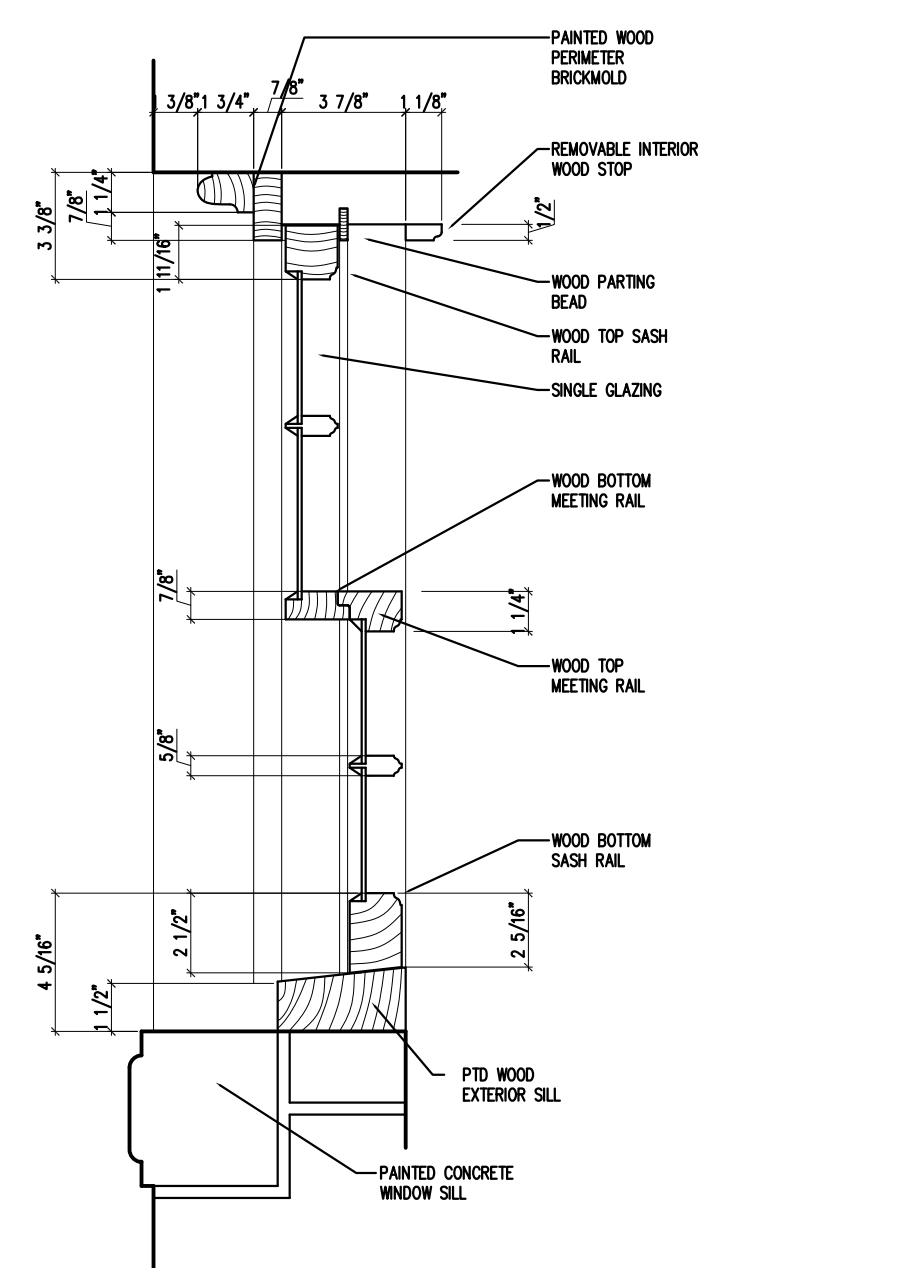
EXIST HEAD/SILL HOUSE
2"=1'-0"



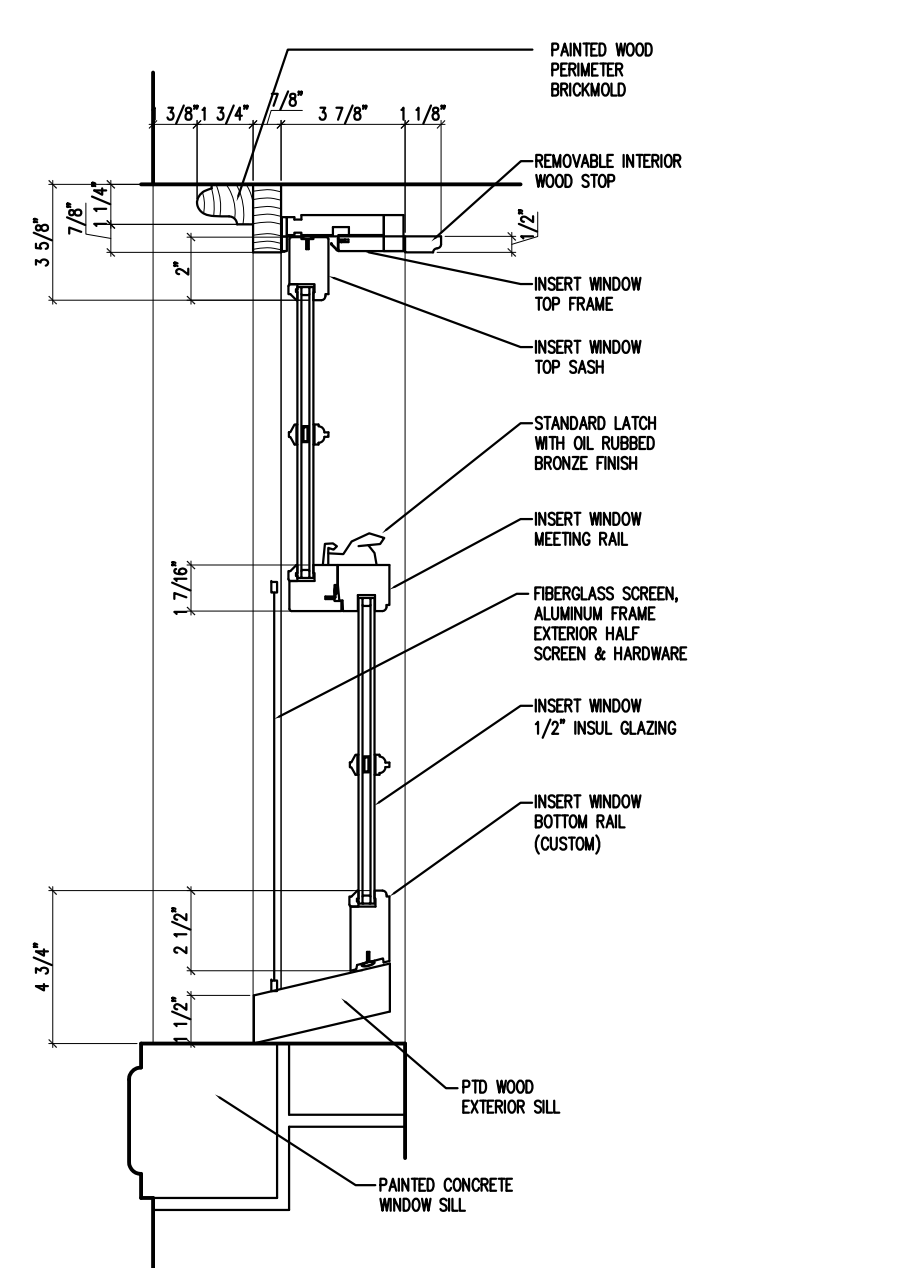
SASH & FRAME HOUSE
2"=1'-0"



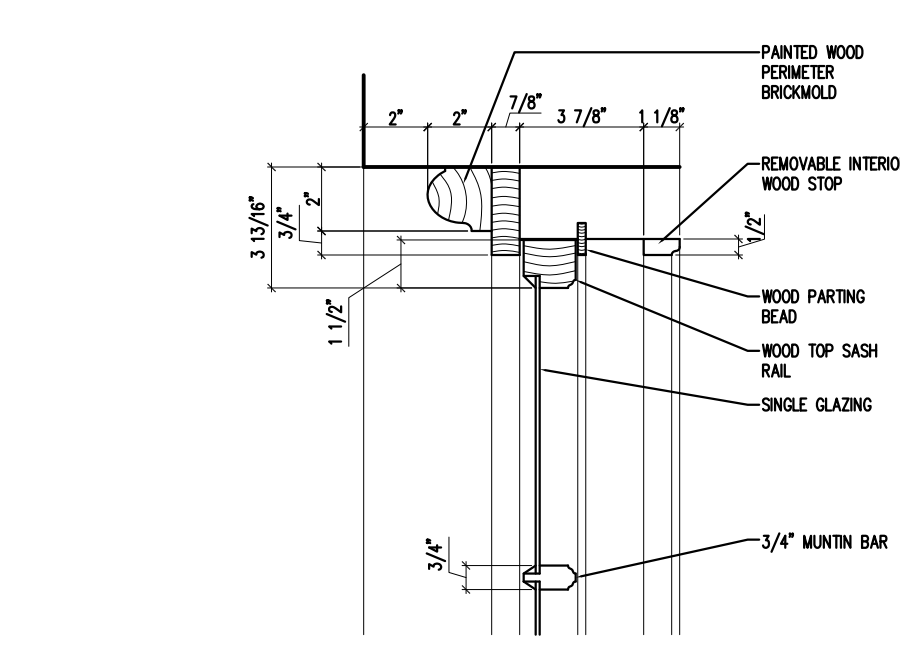
SASH & JAMB LINER HOUSE
2"=1'-0"



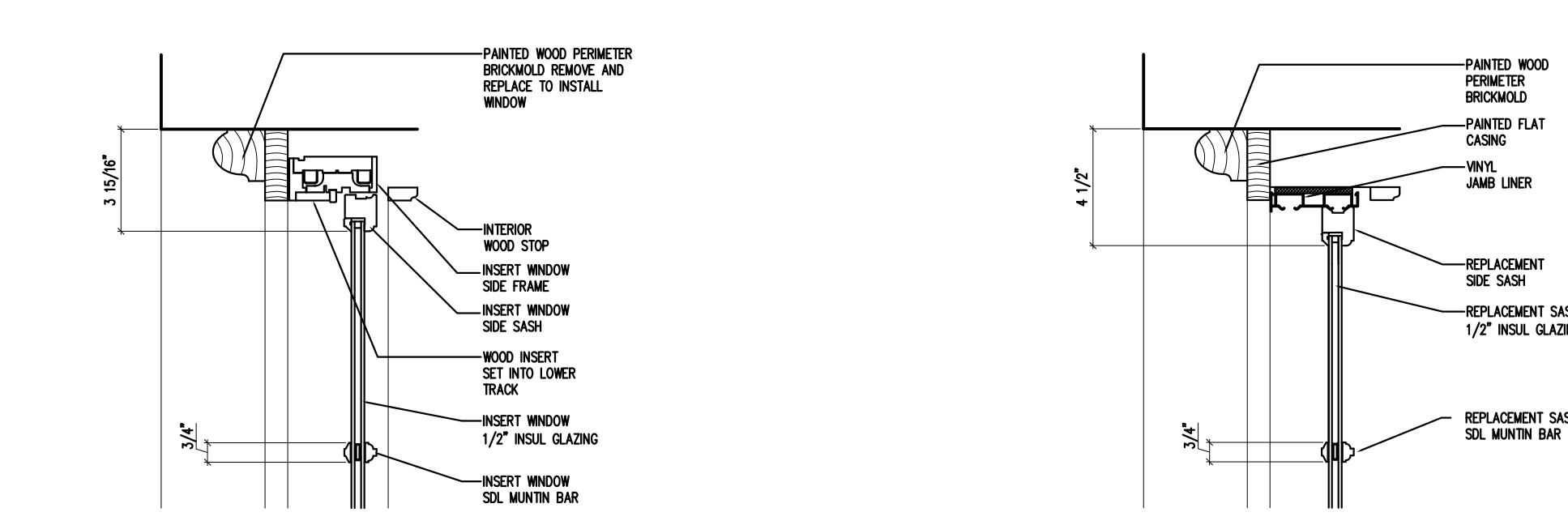
EXIST HEAD/SILL CARRIAGE HS
2"=1'-0"



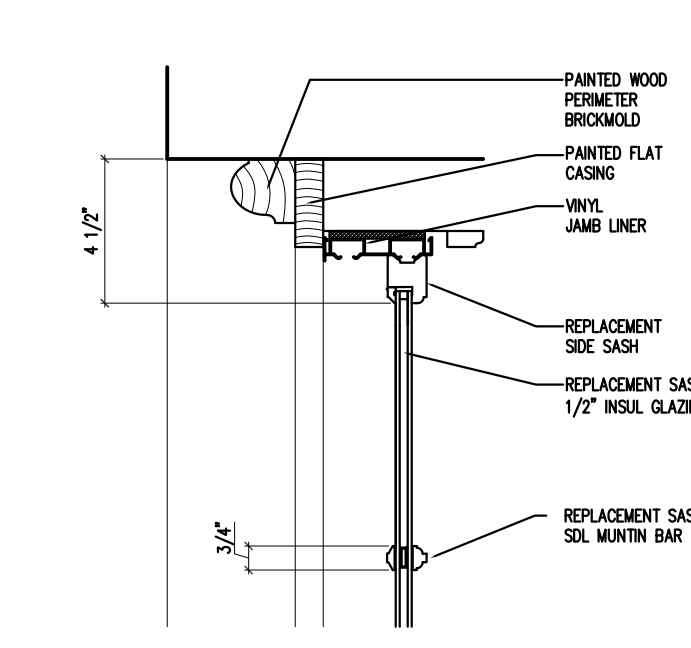
SASH & FRAME CARRIAGE HS
2"=1'-0"



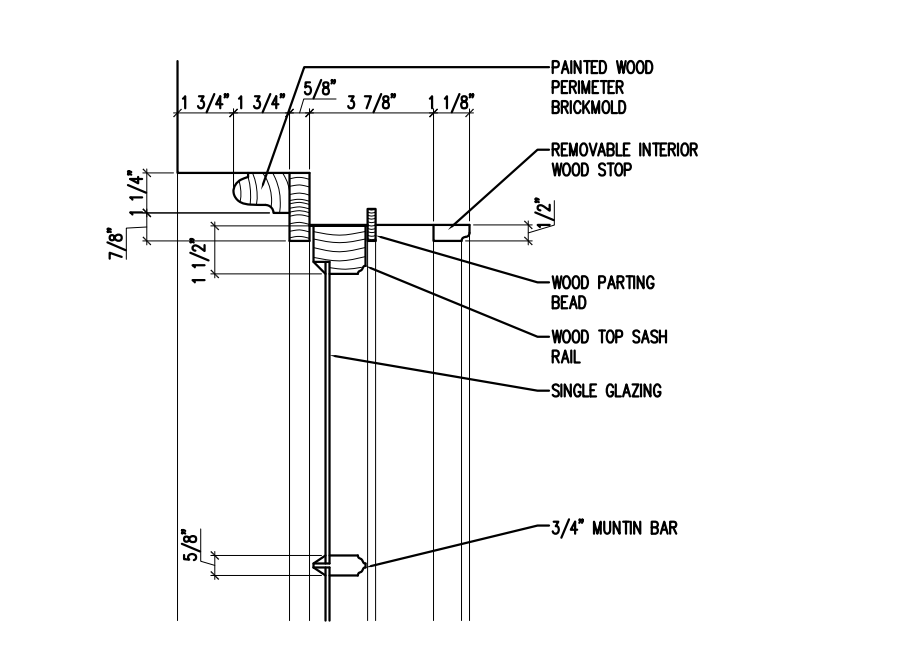
EXIST JAMB HOUSE
2"=1'-0"



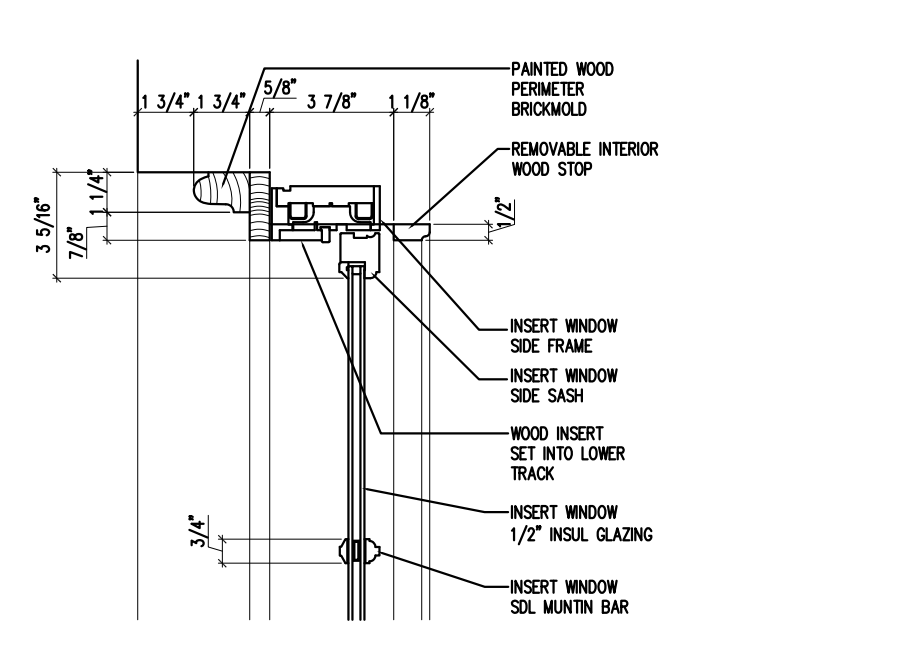
SASH & FRAME HOUSE
2"=1'-0"



SASH & JAMB LINER HOUSE
2"=1'-0"



EXIST JAMB CARRIAGE HS
2"=1'-0"



SASH & FRAME CARRIAGE HS
2"=1'-0"

Project: 191 PINE STREET
PORTLAND, MAINE

Revisions:

06/01/2012	Dimension Revisions
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Date: 09 July 2012
Scale: N/A

WINDOW SCHEDULES
A5.2