

Consultant:

Revision:

- 1 | ADDENDUM 1 | 2015.10.19
- 2 | REVISION | 2015.11.25

Architect of Record:

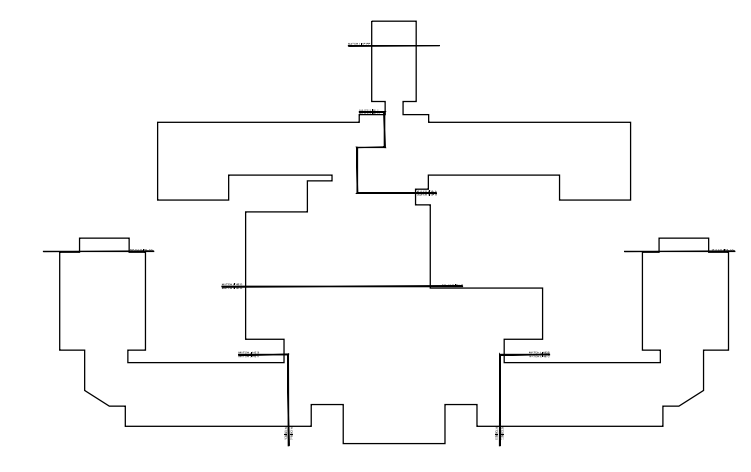


Drawn: SEA

Checked: PRR

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

Key Plan:



Project Name:

LORING HOUSE

1125 Brighton Avenue
Portland, ME 04102

Sheet Name:

Building Elevations

Project Number:

14165

Issue Date:

November 25, 2015

Sheet Number:

A4.03

ELEVATION - 15

ELEVATION - 16

ELEVATION - 17

ELEVATION - 18

ELEVATION - 19

ELEVATION - 20

ELEVATION - 21

KEY TO SYMBOLS

- [Pattern] EXISTING BRICK MASONRY TO REMAIN, REFER TO NOTES.
- [Pattern] REPAIR BRICK MASONRY
- [Pattern] REPOINT BRICK MASONRY.
- [Symbol] WINDOW TYPE DESIGNATION, REFER TO A3.21 FOR WINDOW ELEVATIONS.

GENERAL NOTES

- A. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD.
- B. CLEAN WASH BUILDING PER SPECIFICATIONS. WASH TO INCLUDE BUT NOT LIMITED TO AROUND WINDOWS, CORNICES, SILLS, STAIRS, PORCHES & MASONRY.
- C. REFER TO DRAWING A2.01 FOR SITE PLAN.
- D. REFER TO DRAWINGS A2.01a - A2.01e FOR FLOOR PLANS AND UNIT LOCATIONS.
- E. PROVIDE METAL FLASHINGS AND COUNTER FLASHINGS AS REQUIRED FOR ALL PENETRATIONS THROUGH ROOF.
- F. PROVIDE NEW METAL CORNING AT ROOF PARAPET.
- G. PROVIDE NEW ASPHALT SHINGLE ROOFING AND ICE AND WATER SHIELD.
- H. REPAIR DAMAGED SLATE SHINGLE ROOFING. PROVIDE ICE AND WATER SHIELD. SEE ROOF PLAN.
- I. PROVIDE NEW LOW VOC JOINT SEALANT ALONG INTERIOR AND EXTERIOR PERIMETERS OF ALL EXISTING MASONRY OPENINGS THROUGHOUT.

KEY NOTES

1. PROVIDE NEW EPDM MEMBRANE ROOFING SYSTEM OVER NEW TAPERED RIGID INSULATION AS SHOWN.
2. PROVIDE NEW ENERGY STAR RATED HISTORICALLY APPROVED WINDOW SYSTEMS WITH INSULATED FRAMES AND LOW-E INSULATED GLAZING OVERALL U-VALUE OF 0.40. WHERE EXISTING AUTOMATIC DOOR CONTROLS EXIST, RECONNECT TO NEW STOREFRONT DOOR SYSTEMS.
3. REMOVE EXISTING AND PROVIDE NEW THERMALLY BROKEN STOREFRONT SYSTEMS WITH INSULATED FRAMES AND LOW-E INSULATED GLAZING OVERALL U-VALUE OF 0.40. WHERE EXISTING AUTOMATIC DOOR CONTROLS EXIST, RECONNECT TO NEW STOREFRONT DOOR SYSTEMS.
4. SCRAPE LOOSE PAINT, SAND, PRIME AND PROVIDE TWO NEW COATS OF PAINT AT CLIPBOARD SIDING TRIM BOARDS, REFER TO SPECIFICATIONS.
5. PROVIDE NEW PANELLED EXTERIOR INSULATED DOORS, SEE DOOR SCHEDULE.
6. PROVIDE NEW ENERGY STAR EXTERIOR MOUNTED LIGHT FIXTURES IN EXISTING LOCATIONS, CONNECT TO EXISTING WIRING AND CONTROLS.
7. PROVIDE NEW SITE-BUILDING SECURITY SYSTEM.
8. REMOVE AND REPLACE SPALLED FACE BRICK.
9. REPOINT AREA OF MORTAR.
10. REPLACE AREA OF CRACKED MASONRY.
11. SCRAPE LOOSE PAINT, SAND, PRIME AND PROVIDE TWO NEW COATS OF FINISH PAINT, WHERE OPEN CRACKS OR JOINTS ARE ENCOUNTERED. SCRAPE PAINT BACK A FEW INCHES FROM THE OPENING. REMOVE OLD CAULK AND EXAMINE FOR ANY SIGNS OF WOOD DECAY OR LOSS OF CONNECTION (RUSTED FASTENERS). APPLY WATER REPELLANT WOOD PRESERVATIVE THAT CAN BE PAINTED, PRIME PAINT, INSTALL NEW CAULKING, AND PROVIDE TWO NEW COATS OF FINISH PAINT. REFER TO SPECIFICATIONS.
12. REPLACE AREA OF DAMAGED SIDING AND/OR TRIM TO MATCH AND REPAINT TO MATCH EXISTING COLOR (IE SOFFIT, FASCIA BOARDS, ETC).
13. REMOVE PAINT/CAULK FROM BRICK.
14. REPOINT MISMATCHED MORTAR COLOR.
15. REPLACE MISSING BRICK.
16. REMOVE BEEHIVE.
17. REMOVE MOSS, REPOINT.
18. REMOVE VEGETATION.
19. REPLACE WOOD TRIM AT JAMBS, HEAD AND WINDOW SURROUND.
20. REMOVE PIPING AND REPLACE BRICK.
21. REMOVE METAL AND REPLACE BRICK.
22. REPAIR COPPER FLASHING.
23. REPLACE SEALANT.
24. PROVIDE NEW COPPER DOWNSPOUT, MATCH EXISTING GAUGE AND PROFILE.
25. PROVIDE REPURPOSED SLATE SHINGLES TO MATCH EXISTING.
26. REPAIR COPPER GUTTER.
27. REMOVE SMALL TREE INCLUDING ROOT SYSTEM.
28. PROVIDE NEW ICE AND WATER SHIELD AND NEW ASPHALT SHINGLE ROOFING SYSTEM AT EDGE ROOF AREA.
29. SCRAPE AND PAINT EXPOSED UNLIT SURFACES.