

Consultant:

Revision:

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:

**Existing/Demolition  
Building Elevations**

Project Number:

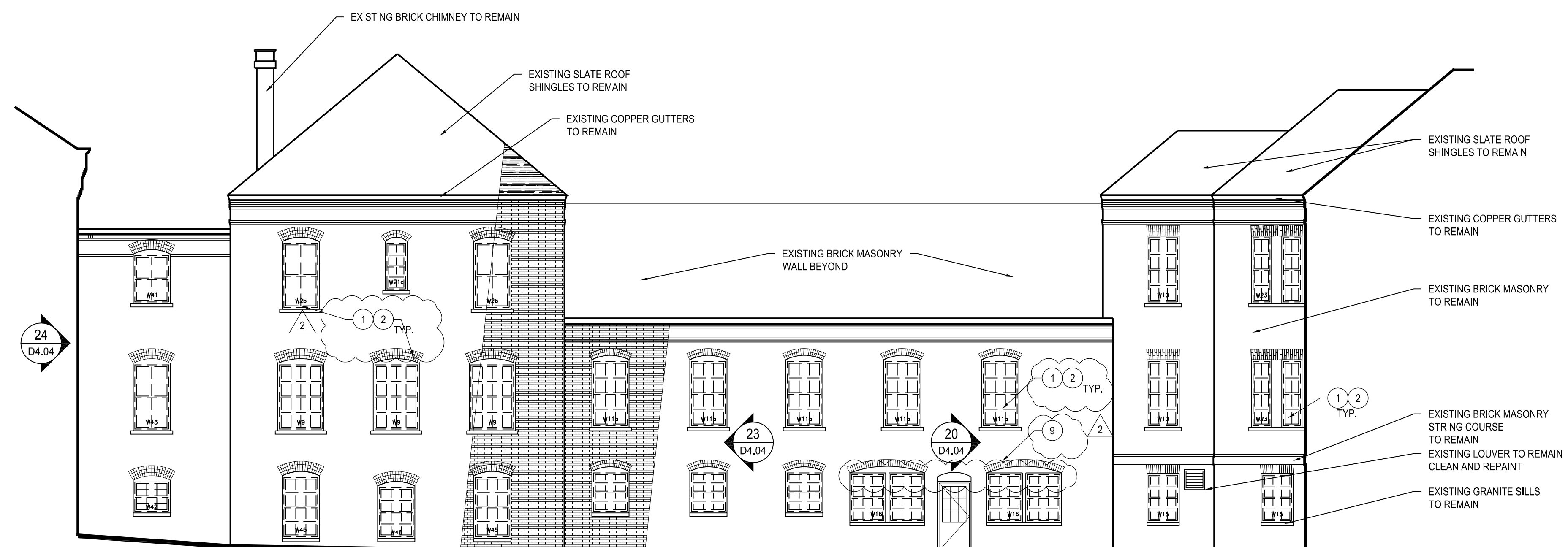
14165

Issue Date:

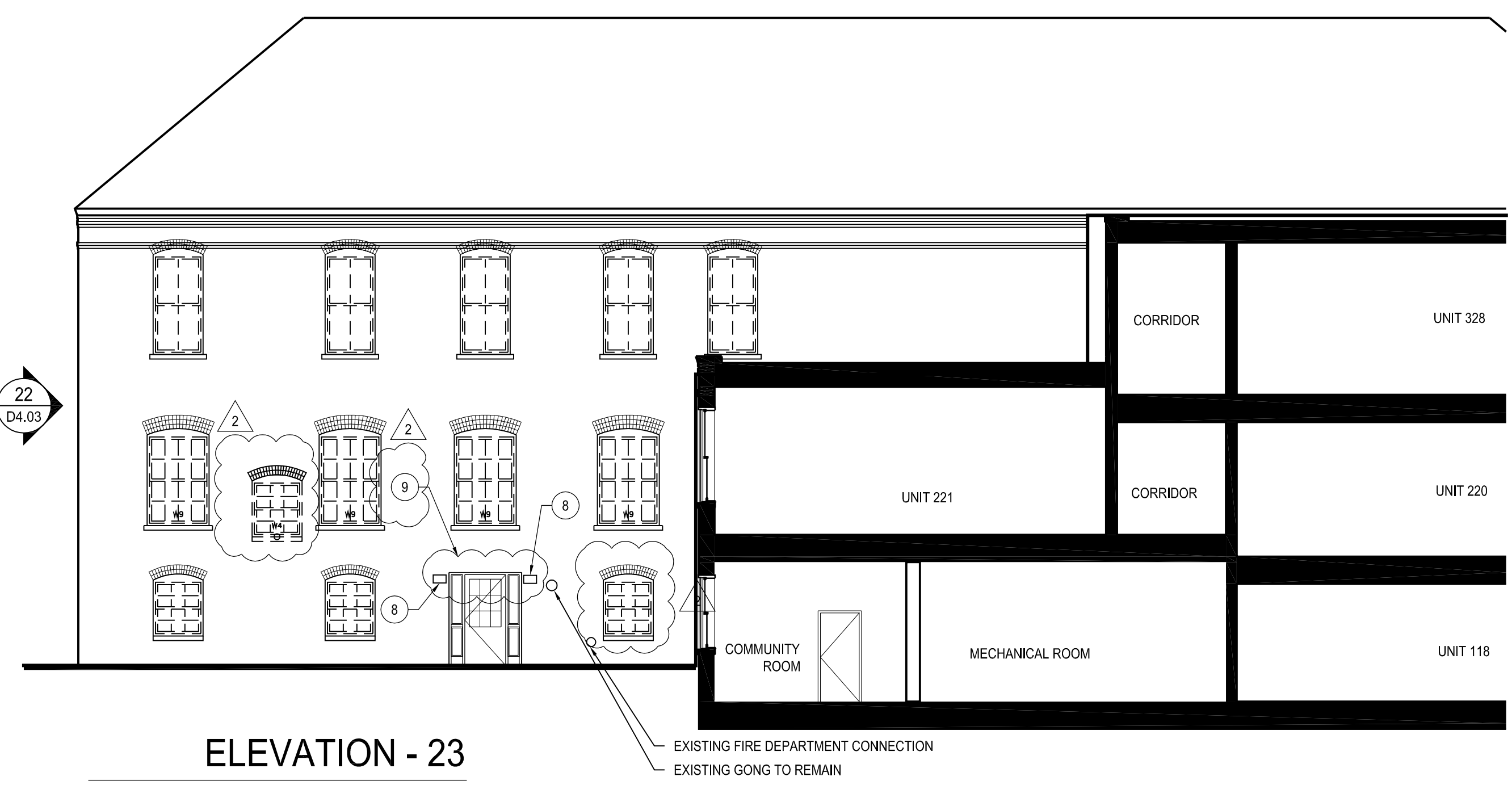
November 25, 2015

Sheet Number:

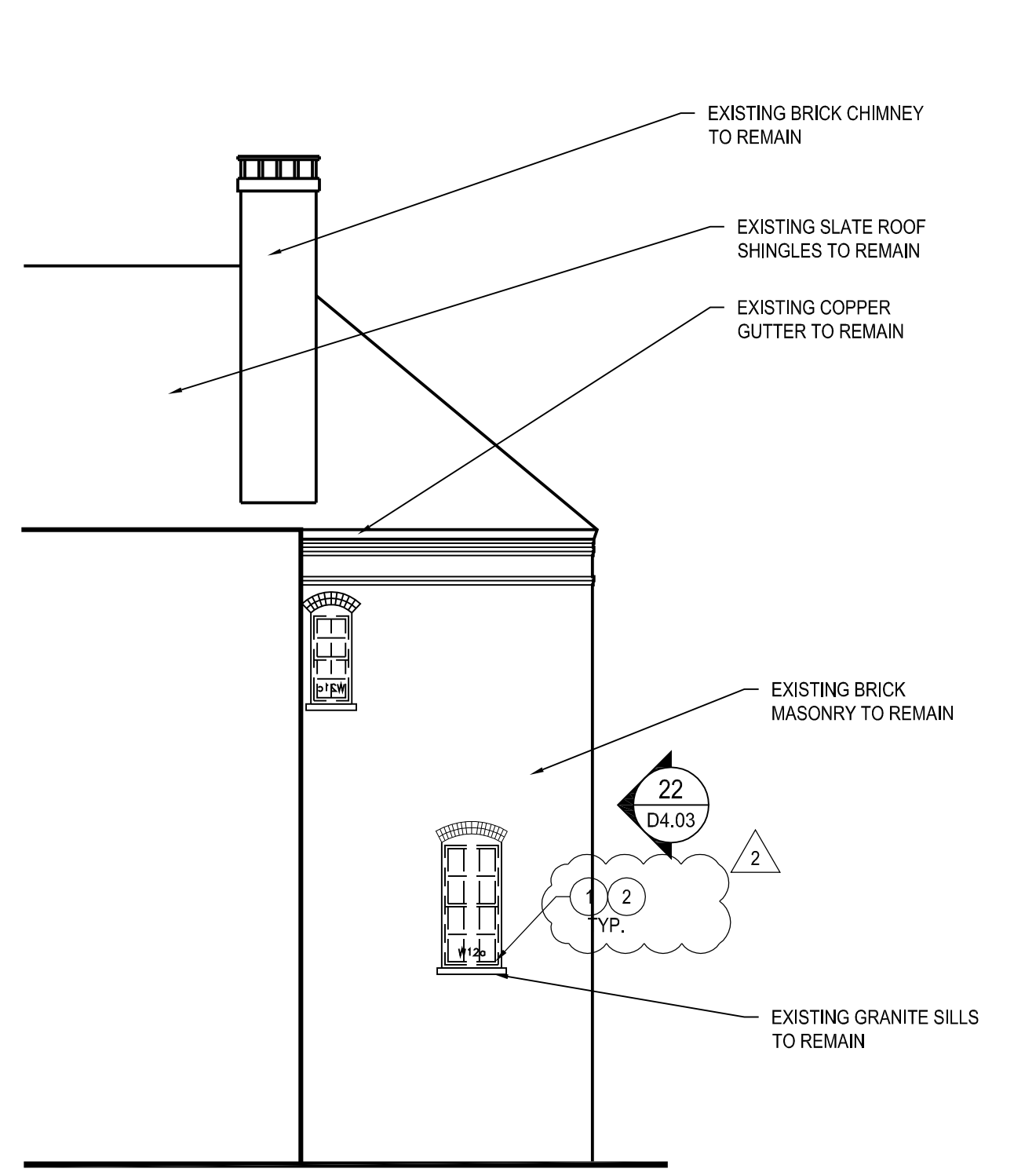
**D4.04**



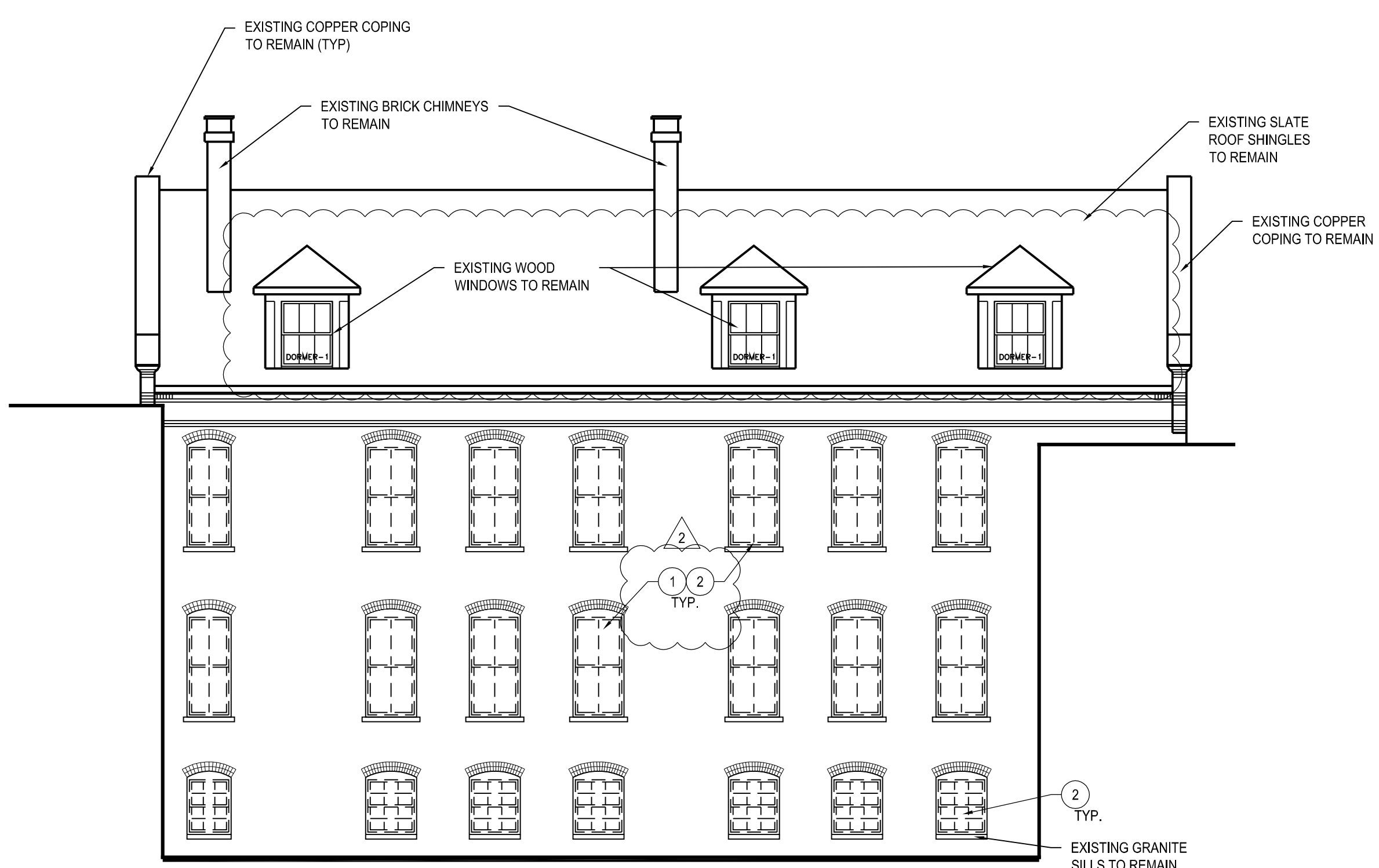
ELEVATION - 22



ELEVATION - 23

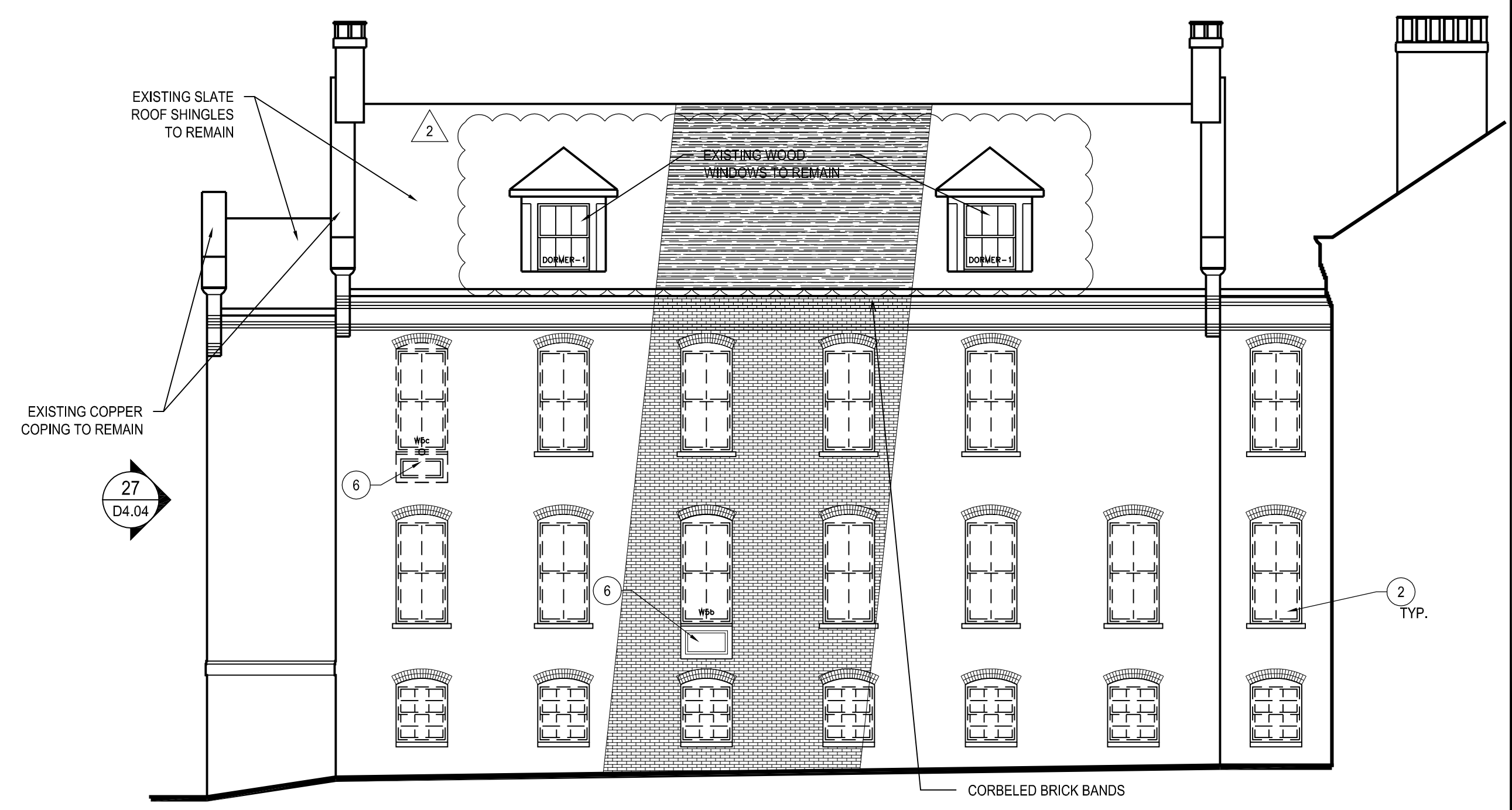


ELEVATION - 24

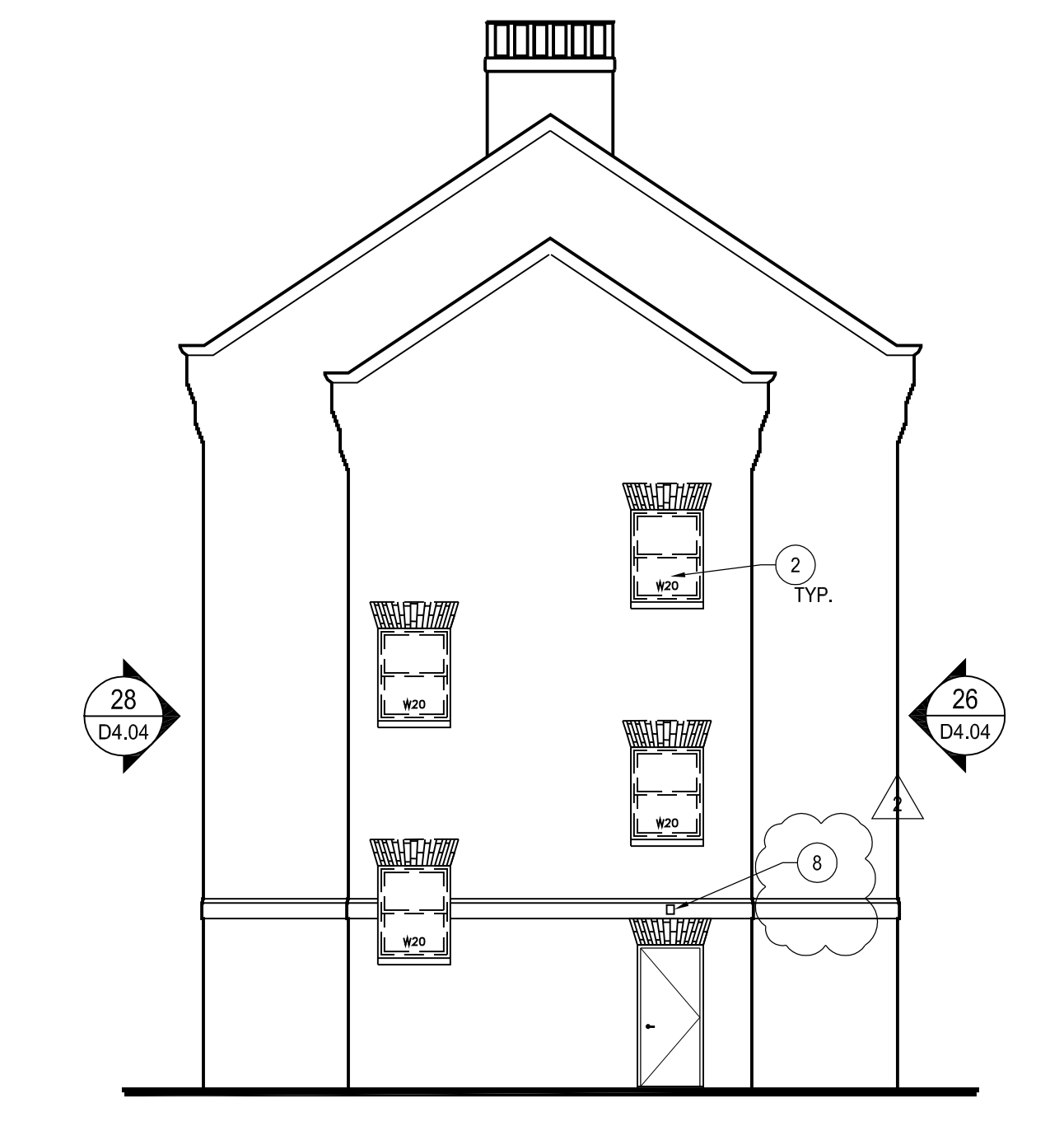
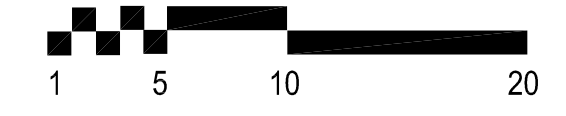


ELEVATION - 25

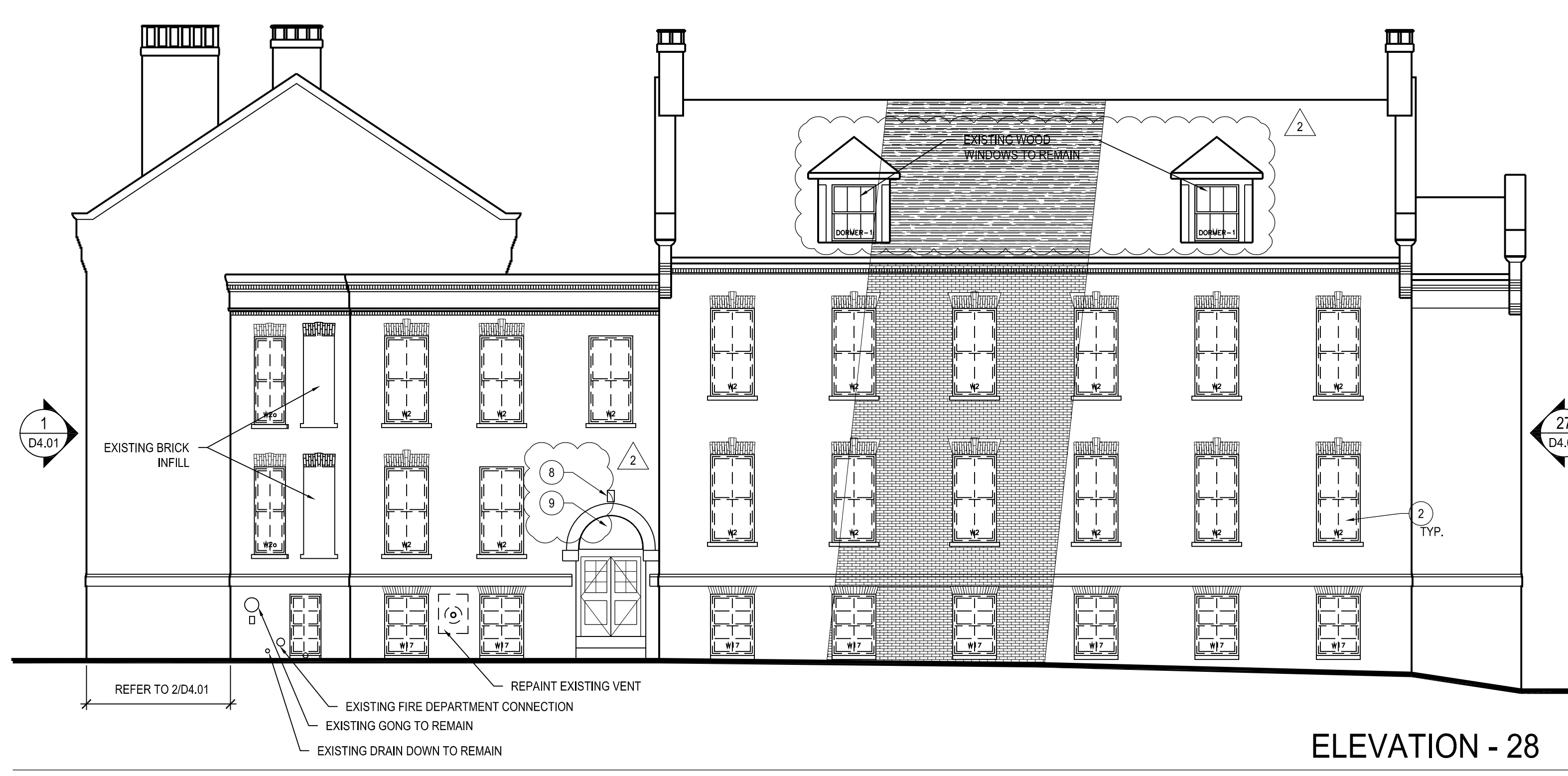
NOTE: REMOVE MOSS FROM ENTIRE FACADE



ELEVATION - 26



ELEVATION - 27



ELEVATION - 28

ELEVATION - 29

- KEY NOTES - EXTERIOR REMOVALS**
1. REMOVE EXISTING WINDOW SYSTEMS AND BLOCKING. PREP OPENING FOR NEW.
  2. REMOVE EXISTING WOOD WINDOW SILLS (EXTERIOR).
  3. REMOVE EXISTING BUILDING MOUNTED SIGN, PATCH BRICK AND/OR MORTAR JOINTS. REFER TO SPECIFICATIONS.
  4. REMOVE EXISTING WOOD RAILINGS, CONCRETE STAIR AND RAILINGS. PREP FOR NEW.
  5. EXISTING SIDEWALK VENTS TO REMAIN.
  6. SCRAPE LOOSE PAINT, SAND PRIME & 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 & 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.
  7. SCRAPE LOOSE PAINT, SAND, PRIME AND PROVIDE TWO COATS OF NEW PAINT AT WOOD CEILING BOARDS AT PORCH. REFER TO SPECIFICATIONS.
  8. REMOVE EXISTING LIGHT FIXTURE.
  9. REMOVE EXISTING CANVAS CANOPIES & SUPPORT FRAMING, INCLUDING FASTENERS. PATCH BRICK MASONRY & MORTAR JOINTS.
  10. EXISTING SNOW RAILS TO REMAIN.
  11. SCRAPE LOOSE PAINT, SAND, PRIME & PROVIDE TWO NEW COATS OF PAINT AT CLAPBOARD SIDING & TRIM BOARDS. REFER TO SPECIFICATIONS.
  12. REPOINT MORTAR JOINTS. REFER TO SPECIFICATIONS.
  13. REMOVE DAMAGED BRICK. REFER TO SPECIFICATIONS.
  14. REMOVE DAMAGED SLATE SHINGLE SIDING AT ROOF DORMERS.
  15. REMOVE EXISTING ALUMINUM COPING.
  16. REMOVE EXISTING ASPHALT SHINGLE ROOFING SYSTEM TO ROOF SHEATHING.
  17. REMOVE EXISTING TRASH CHUTE VENT.