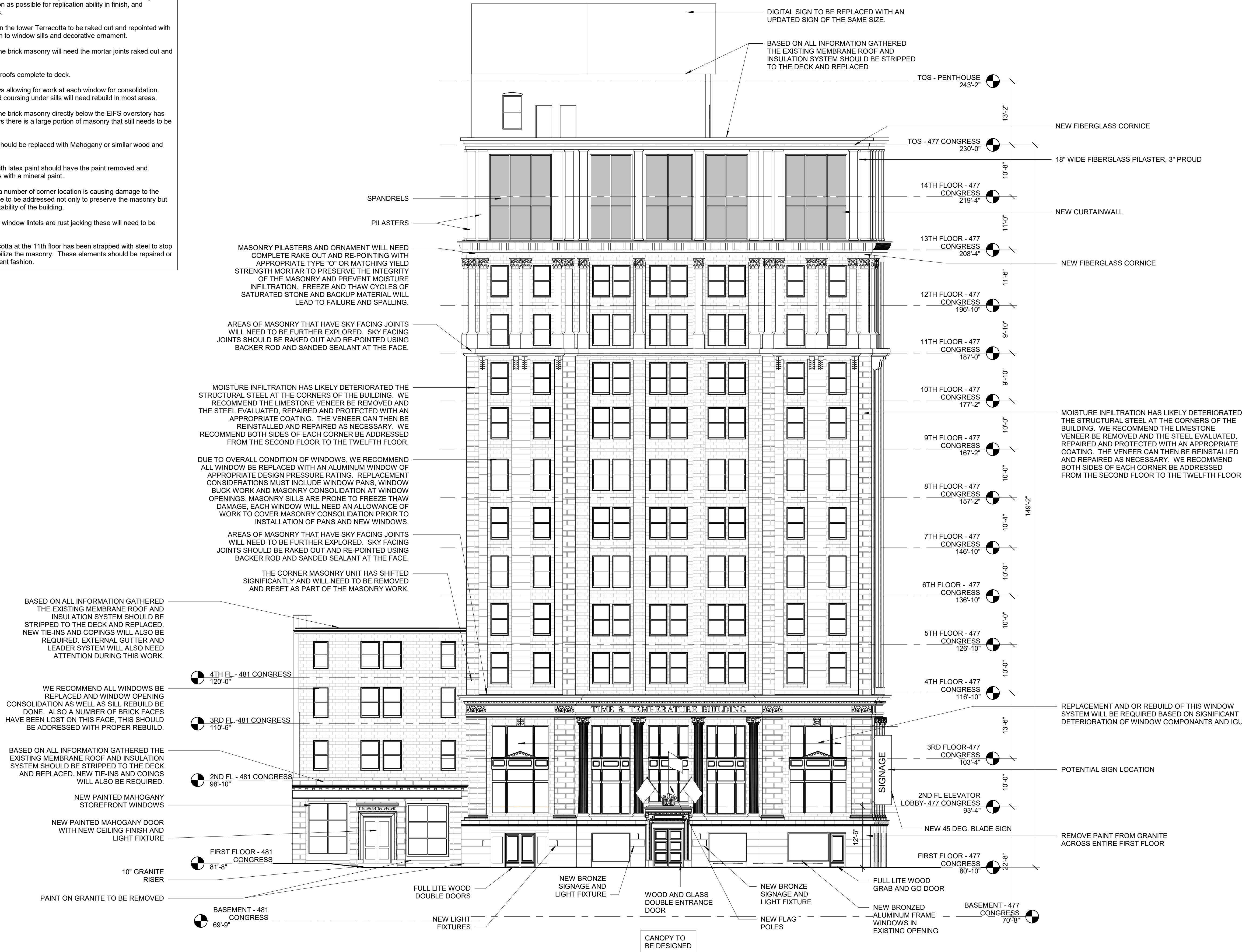


Preliminary General Notes:

1. Terracotta cladding is difficult to work with and expensive to replace. Skilled masons must be used to ensure existing pieces are protected and new work is placed properly. We recommend existing TC be sent to the two leading manufacturers as soon as possible for replication ability in finish, and deliverable schedules.
2. All masonry joints in the tower Terracotta to be raked out and repointed with special attention given to window sills and decorative ornament.
3. A large portion of the brick masonry will need the mortar joints raked out and repointed.
4. Replace all EPDM roofs complete to deck.
5. Replace all windows allowing for work at each window for consolidation. Brick window sills and coursing under sills will need rebuild in most areas.
6. A large portion of the brick masonry directly below the EIFS overstory has been rebuilt, it appears there is a large portion of masonry that still needs to be rebuilt.
7. Wood storefronts should be replaced with Mahogany or similar wood and IGU windows.
8. All bricks coated with latex paint should have the paint removed and repainted after repairs with a mineral paint.
9. Structural Steel in a number of corner location is causing damage to the masonry, this will have to be addressed not only to preserve the masonry but to ensure structural stability of the building.
10. A number of steel window lintels are rust jacking these will need to be replaced.
11. Decorative Terracotta at the 11th floor has been strapped with steel to stop deterioration and stabilize the masonry. These elements should be repaired or replaced in a permanent fashion.



2 | CONGRESS ST - ELEVATION - NEW
3/32" = 1'-0"

Prepared For:

PRESIDIUM

Consultant:

Architect:

ARCHETYPE
ARCHITECTS

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Project:

TIME &
TEMPERATURE
HOTEL

477 Congress Street
Portland, Maine

Revisions:

Scale:

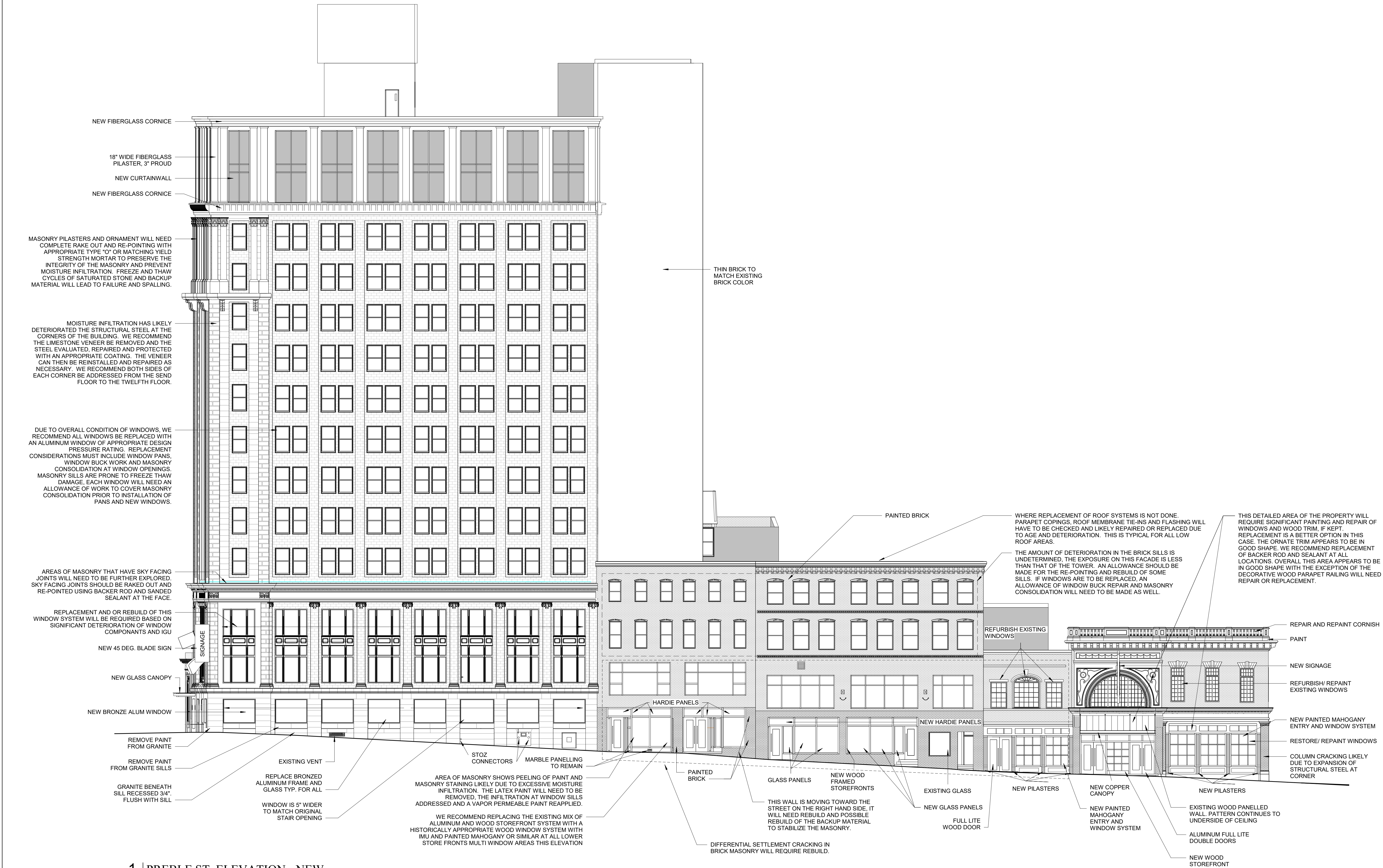
3/32" = 1'-0"

Date:

07 MAY, 2021

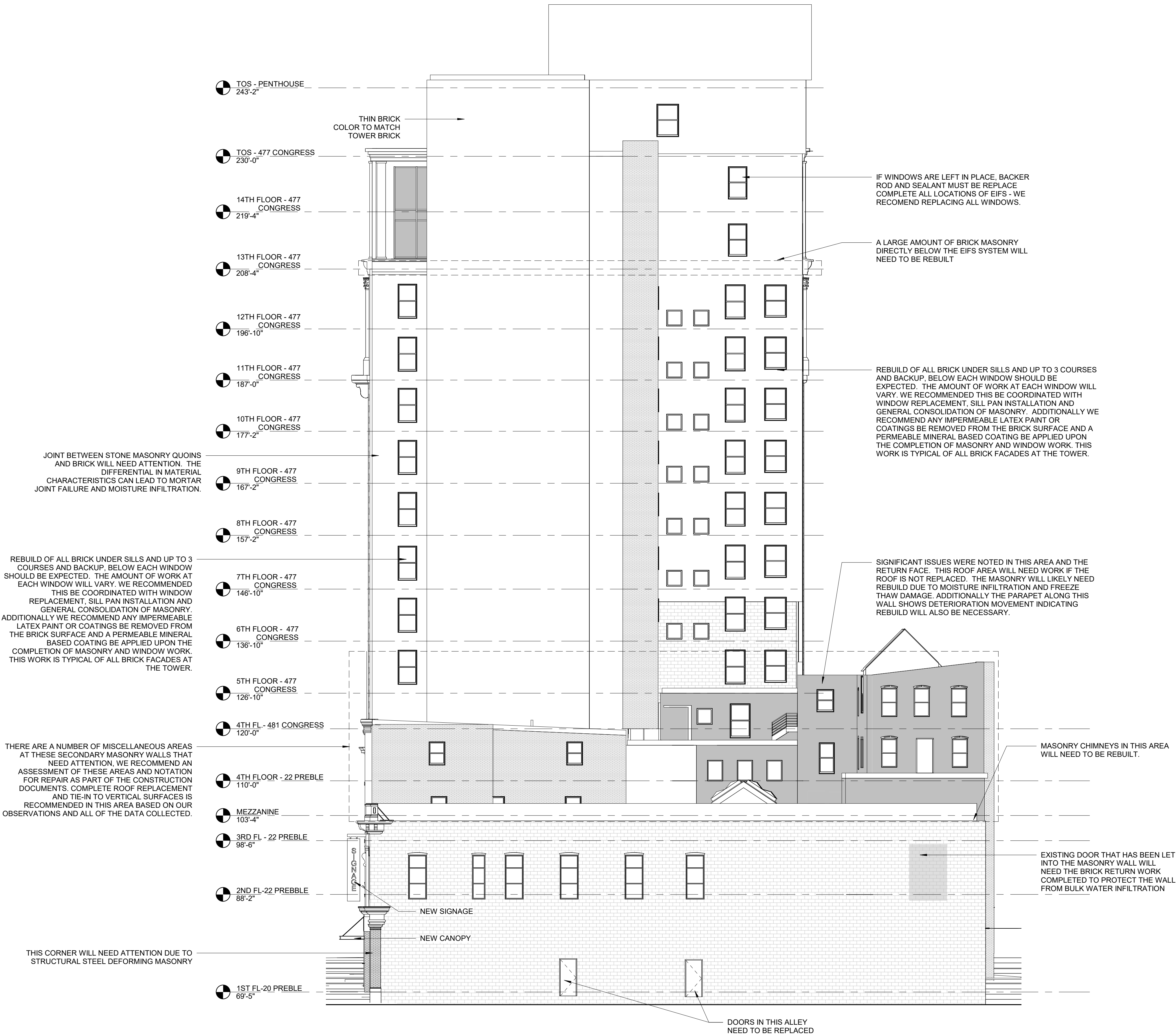
CONGRESS ST
ELEVATION

A4.21



1 | PREBLE ST. ELEVATION - NEW
3/32" = 1'-0"

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Project:		TIME & TEMPERATURE HOTEL 477 Congress Street Portland, Maine	
Revisions:			
Date:	07 MAY, 2021	Scale:	3/32" = 1'-0"
		PREBLE ST. ELEVATION	
		A4.22	



1 | NORTH ELEVATION NEW
3/32" = 1'-0"

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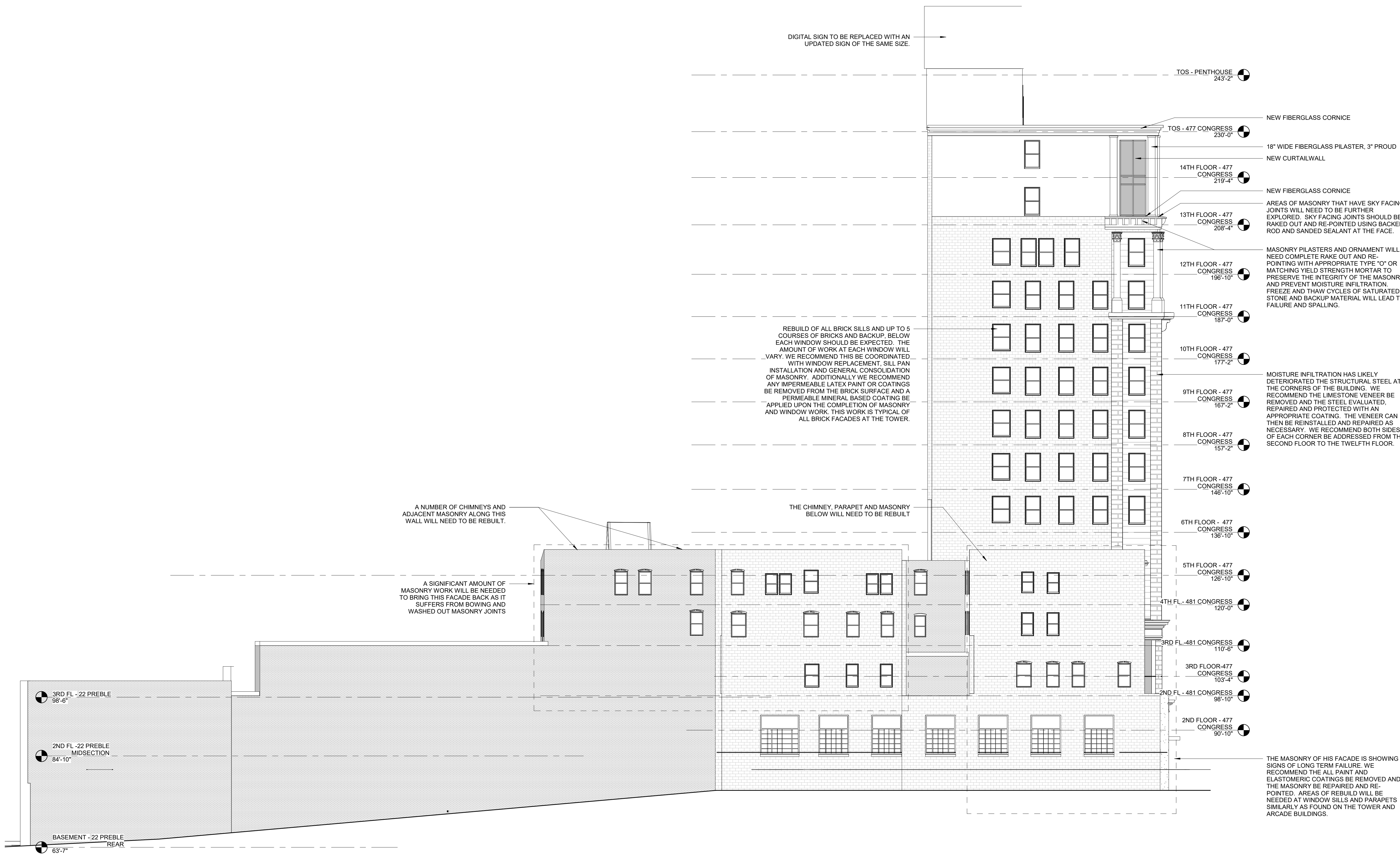
Revisions:

Scale:
3/32" = 1'-0"

Date:
07 MAY, 2021

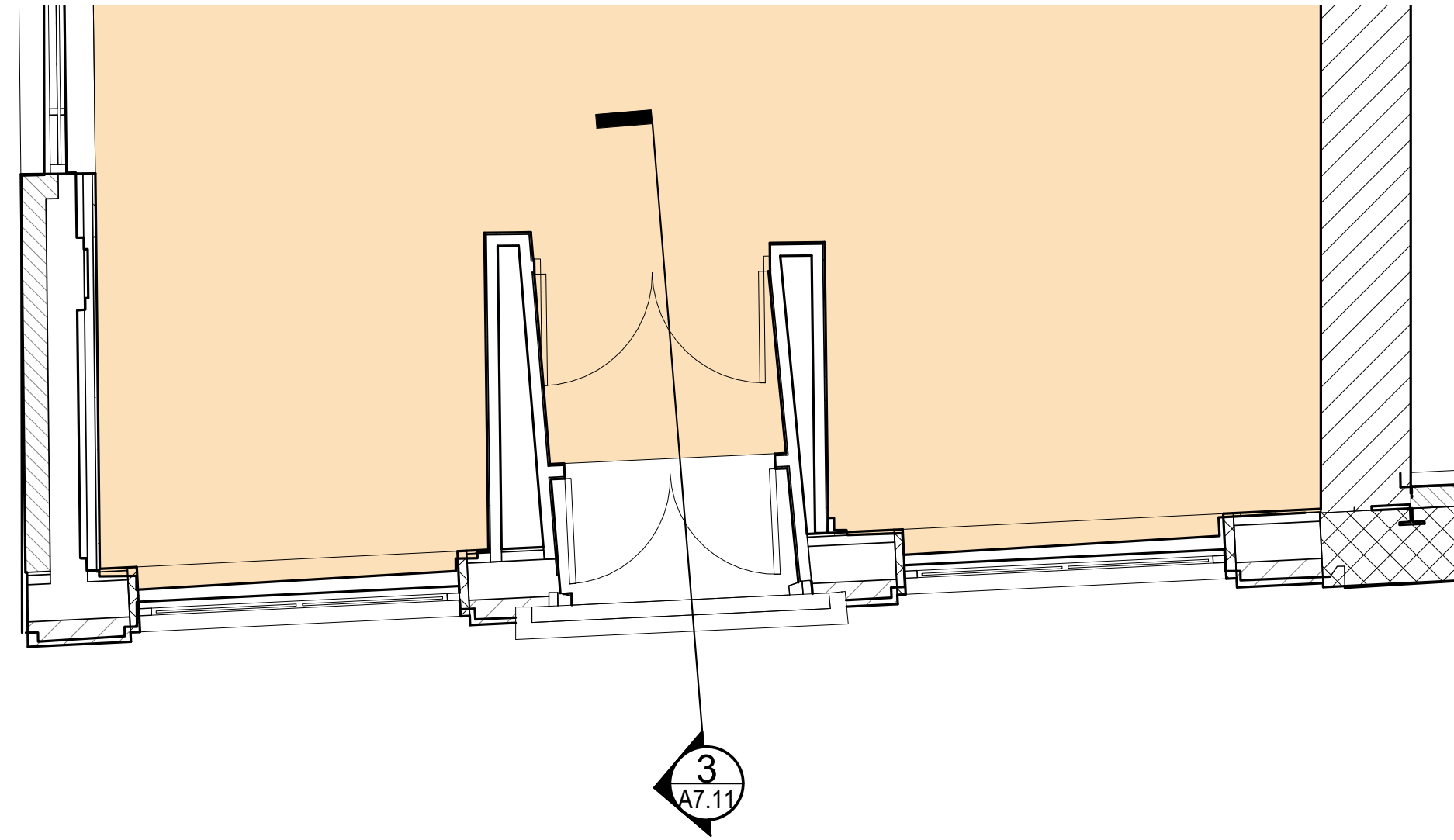
NORTH ELEVATIONS

A4.23





3 | BANK ENTRANCE SECTION
1/4" = 1'-0"



2 | FIRST FLOOR CONGRESS STREET BANK - NEW
1/4" = 1'-0"



1 | CONGRESS STREET FIRST FLOOR BANK ELEVATION - NEW
1/4" = 1'-0"

Prepared For:
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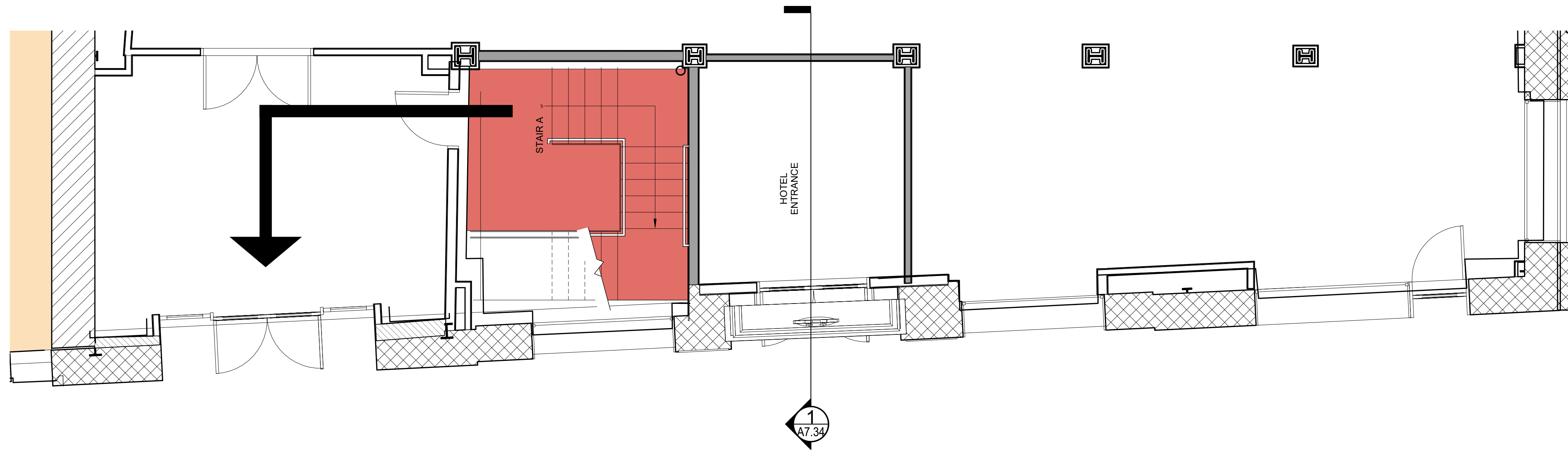
Revisions:

Date:
07 MAY, 2021

Scale:
1/4" = 1'-0"

CONGRESS STREET
DETAILS - NEW

A7.11



2 | FIRST FLOOR CONGRESS STREET TOWER - NEW
1/4" = 1'-0"



1 | CONGRESS STREET FIRST FLOOR TOWER ELEVATION - NEW
1/4" = 1'-0"

Prepared For:
PRESIDIUM

Consultant:

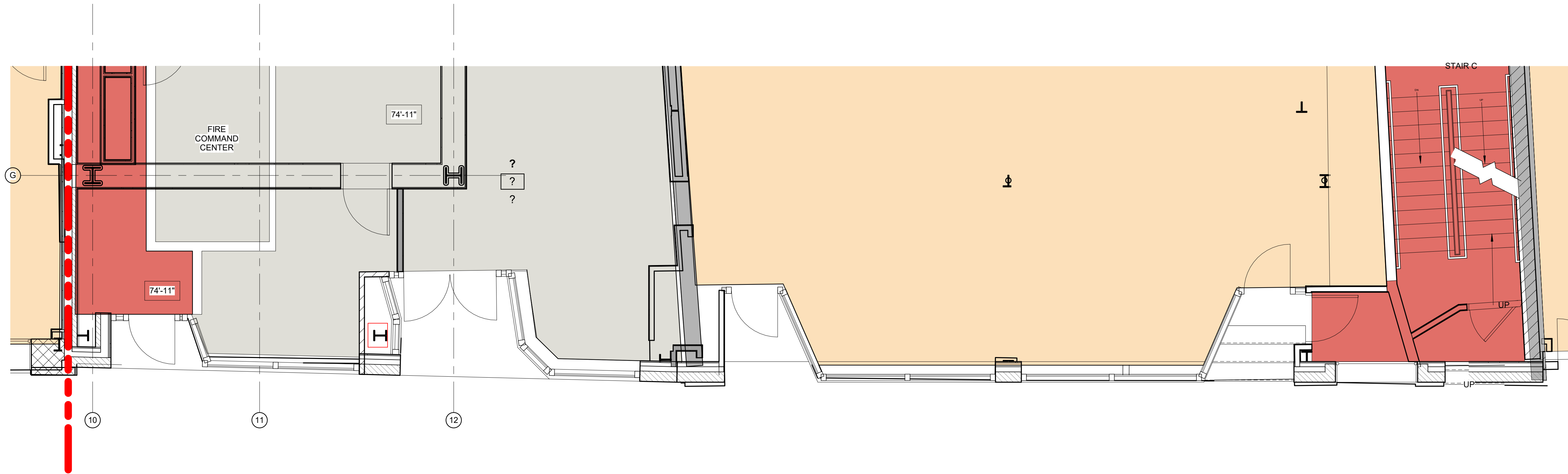
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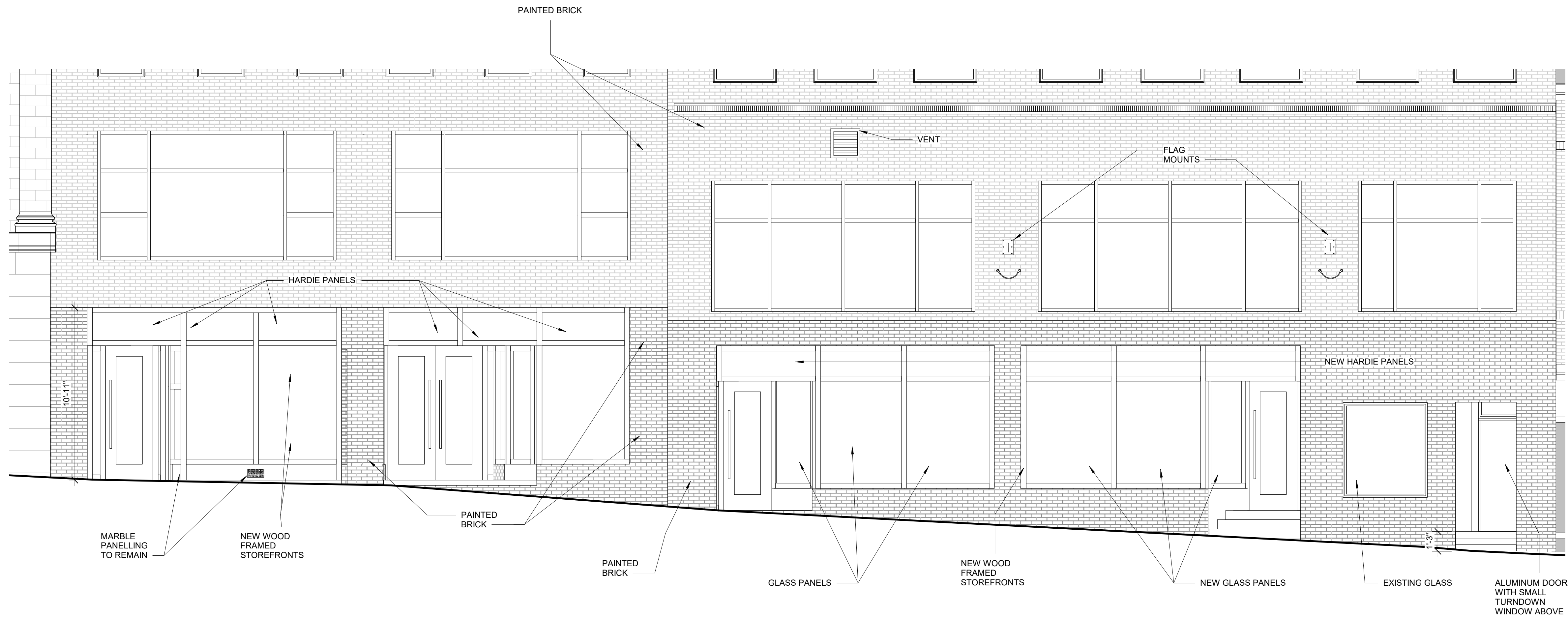
Revisions:

Date:
07 MAY, 2021
Scale:
1/4" = 1'-0"
**CONGRESS STREET
DETAILS - NEW**

A7.12



2 | FIRST FLOOR PREBLE STREET ANNEX 2 - NEW
1/4" = 1'-0"



1 | PREBLE STREET FIRST FLOOR ANNEX 2 ELEVATION - NEW
1/4" = 1'-0"

Prepared For:
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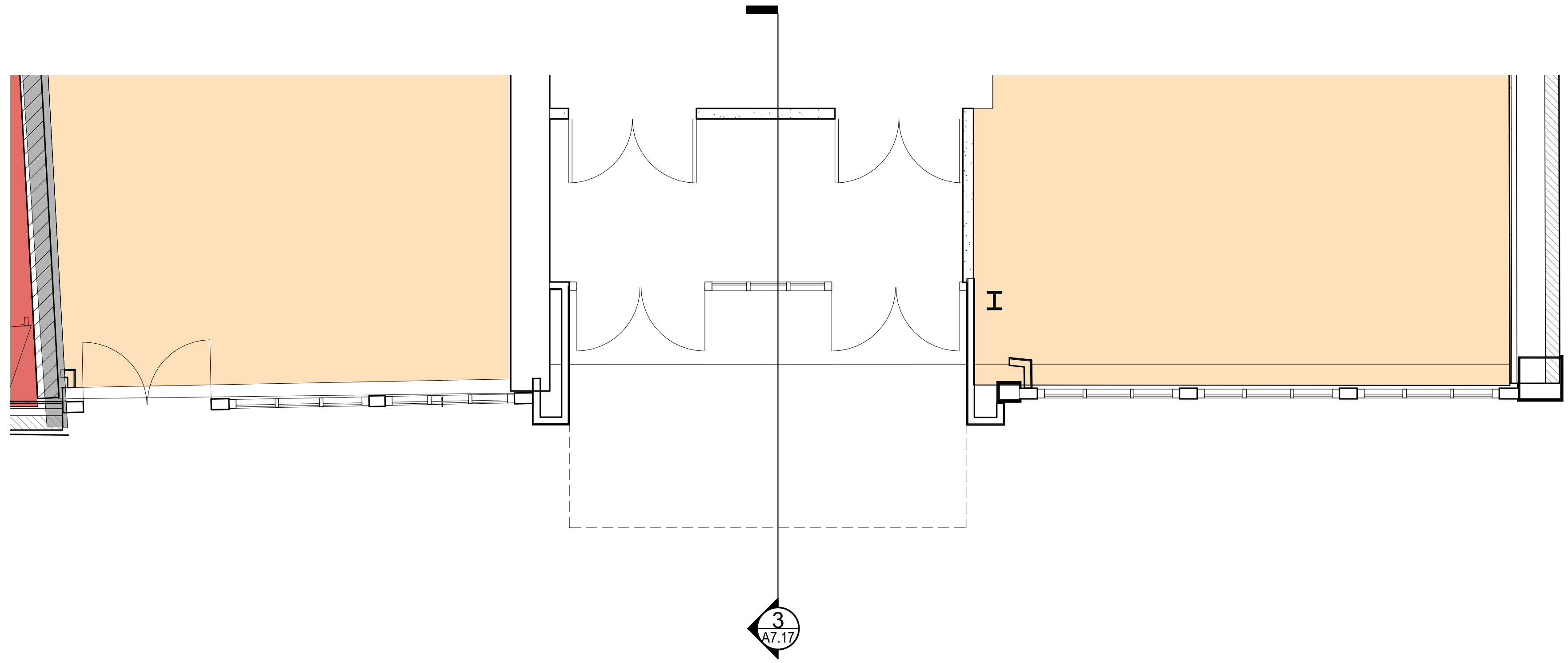
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07 MAY, 2021

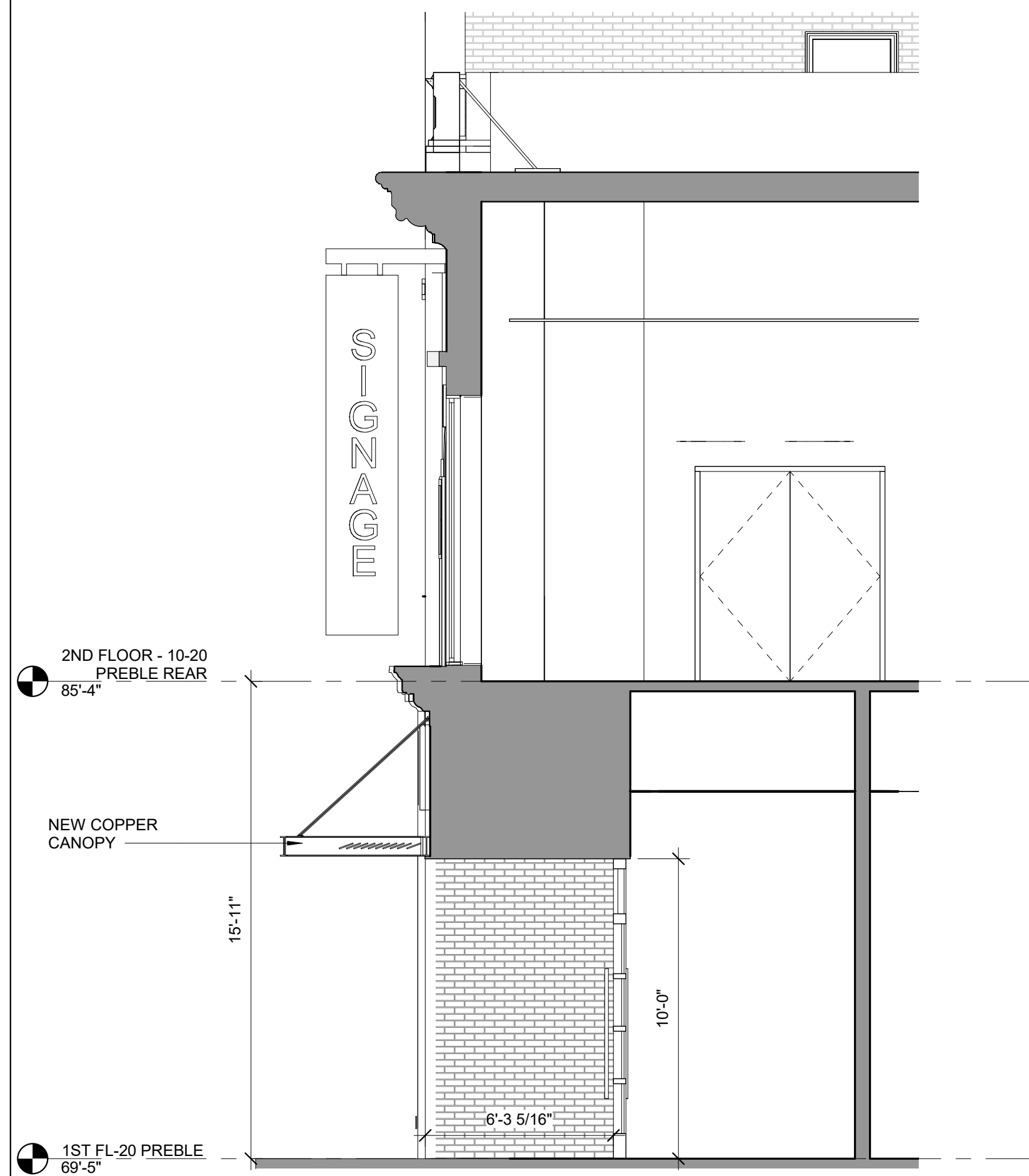
Scale:
1/4" = 1'-0"

**PREBLE STREET
DETAILS - NEW**

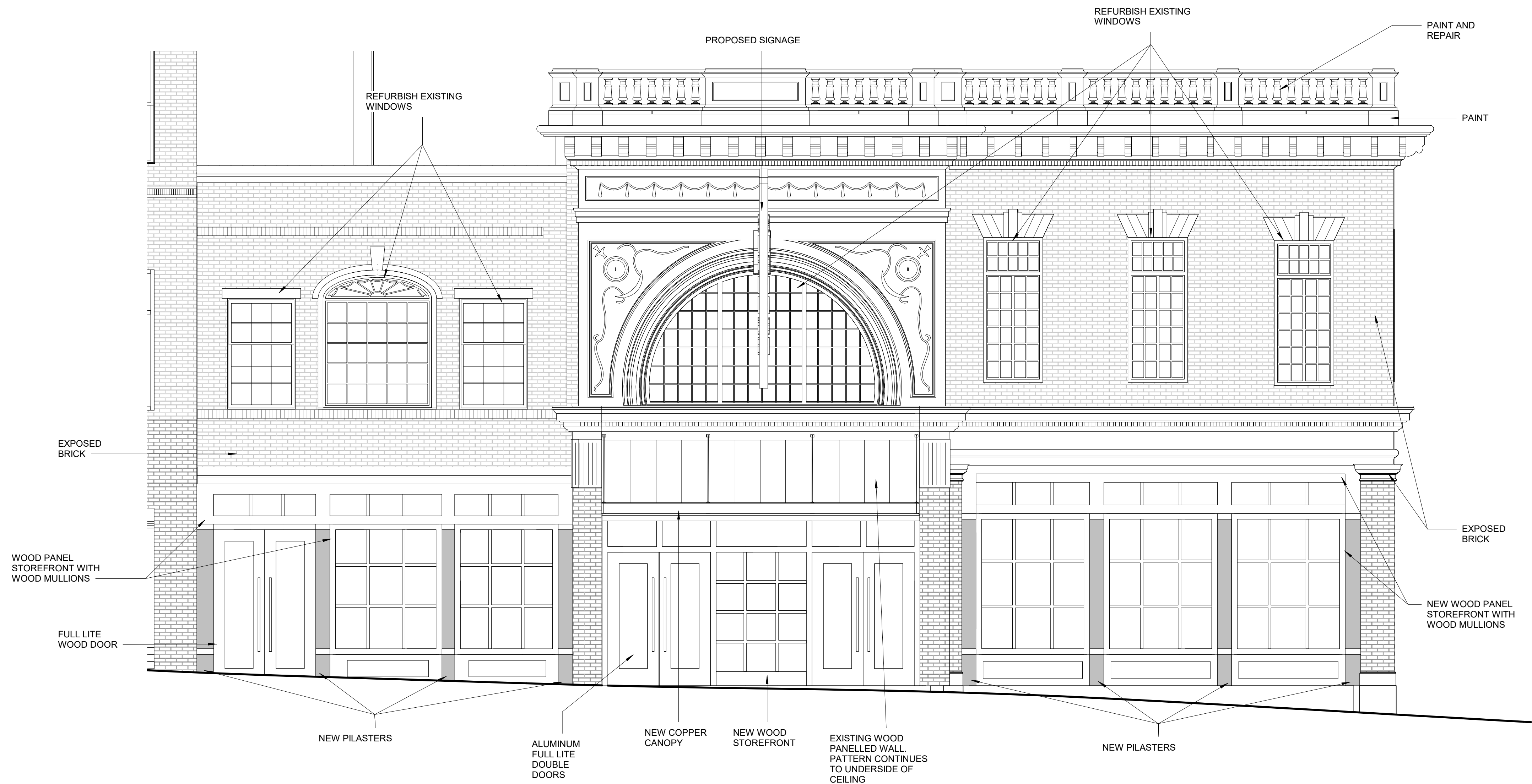
A7.16



2 FIRST FLOOR PREBLE STREET ANNEX - NEW
1/4" = 1'-0"



3 22 PREBLE ENTRANCE SECTION
1/4" = 1'-0"



1 PREBLE STREET FIRST FLOOR ANNEX ELEVATION - NEW
1/4" = 1'-0"

Prepared For:
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Scale:
1/4" = 1'-0"

**PREBLE STREET
DETAILS - NEW**

A7.17