

41 Hutchins Drive  
Portland, Maine 04102  
800.426.4262 | www.woodardcurran.com

**WOODARD & CURRAN**  
COMMITMENT & INTEGRITY DRIVE RESULTS

THIS DOCUMENT IS THE PROPERTY OF WOODARD & CURRAN, INC. AND ITS CLIENT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. REPRODUCTION OR DISTRIBUTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.

REV	DESCRIPTION	DATE

DESIGNED BY: XXX  
CHECKED BY: XXX  
DRAWN BY: JBC

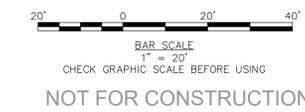
**SITE PLAN**

477 CONGRESS HOTEL  
PORTLAND, MAINE

HRI PROPERTIES  
812 GRAVIER STREET, SUITE 200  
NEW ORLEANS, LA 70112

JOB NO.: 0232868.00  
DATE: FEBRUARY 2020  
SCALE: 1" = 20'  
SHEET: 2 OF 3

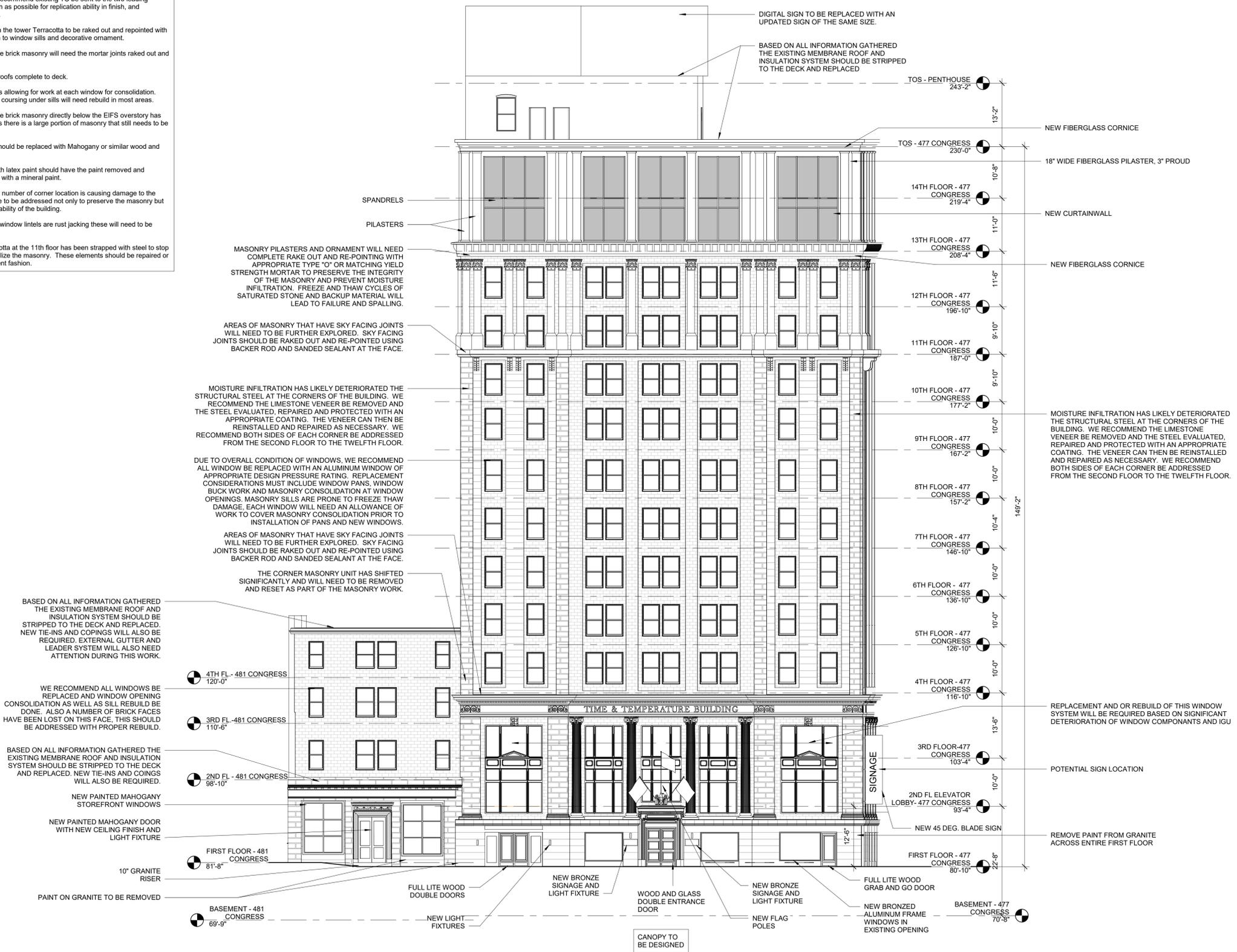
**C-200**



C:\Users\leoulouba\OneDrive - Woodard & Curran\OneDrive - Woodard & Curran\Projects\0232868.00\Archetype - Time Temp Building\Civil\0232868.00-C-200.dwg, Feb. 26, 2021 - 4:26pm, JCOULOMBE

**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**

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

Project:  
**TIME & TEMPERATURE HOTEL**  
477 Congress Street  
Portland, Maine

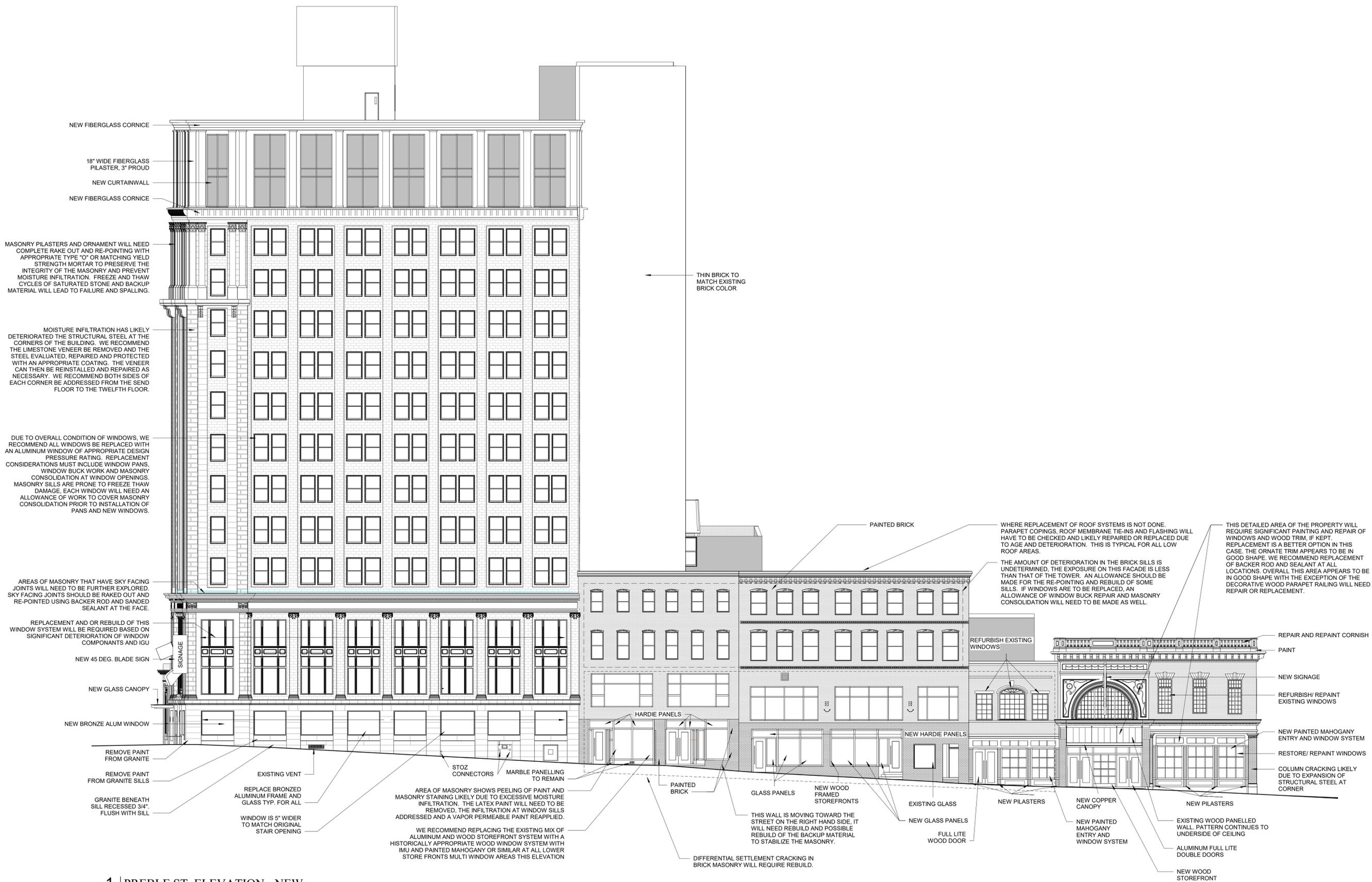
Scale:  
3/32" = 1'-0"

Revisions:

**CONGRESS ST ELEVATION**

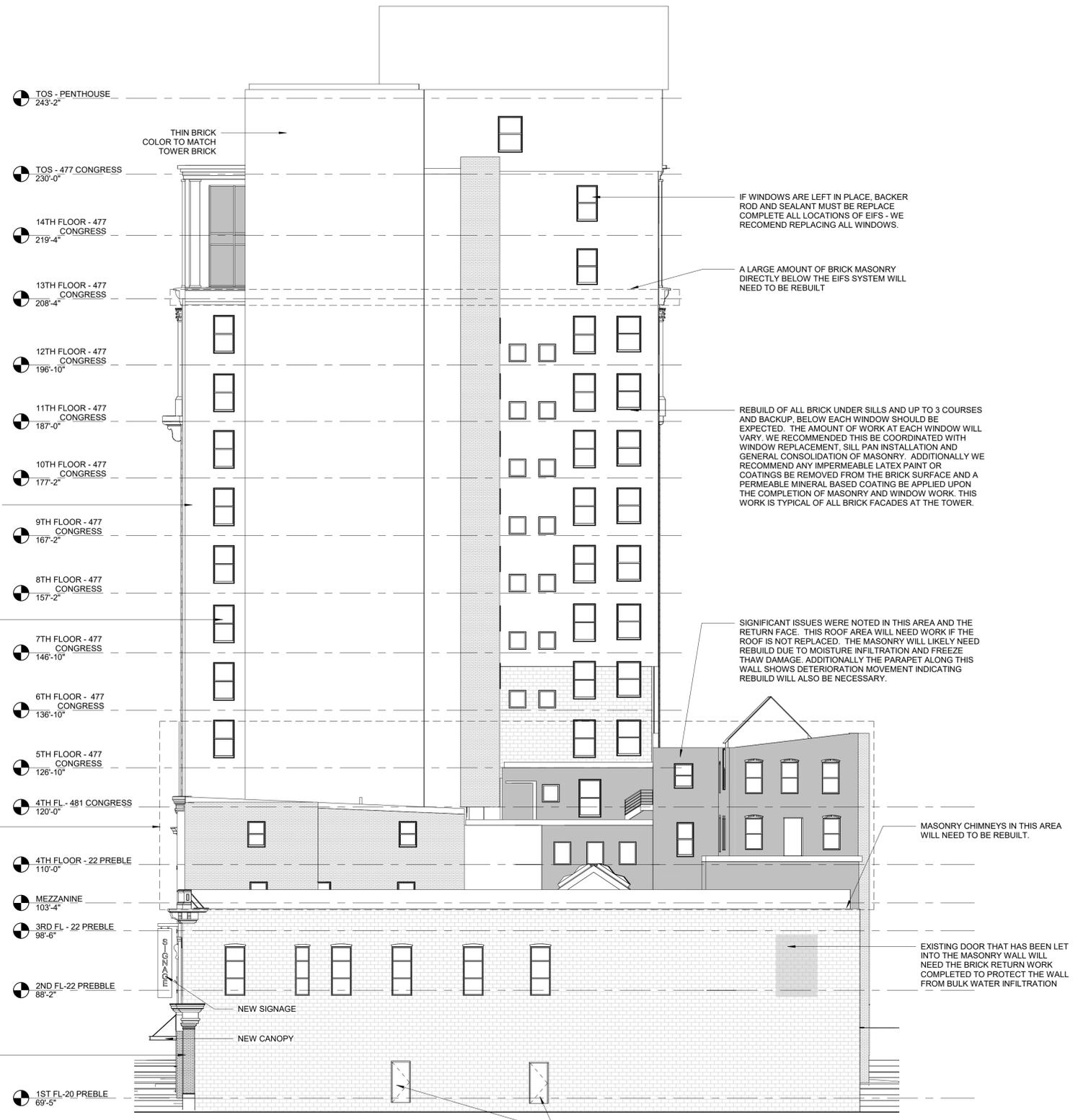
Date:  
07 MAY, 2021

**A4.21**



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

Prepared For:	<b>PRESIDIUM</b>
Consultant:	<b>ARCHETYPE ARCHITECTS</b> 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056
Project:	<b>TIME &amp; TEMPERATURE HOTEL</b> 477 Congress Street Portland, Maine
Revisions:	
Date:	07 MAY, 2021
Scale:	3/32" = 1'-0"
	<b>PREBLE ST. ELEVATION</b>
	<b>A4.22</b>



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

Prepared For:  
**PRESIDIUM**

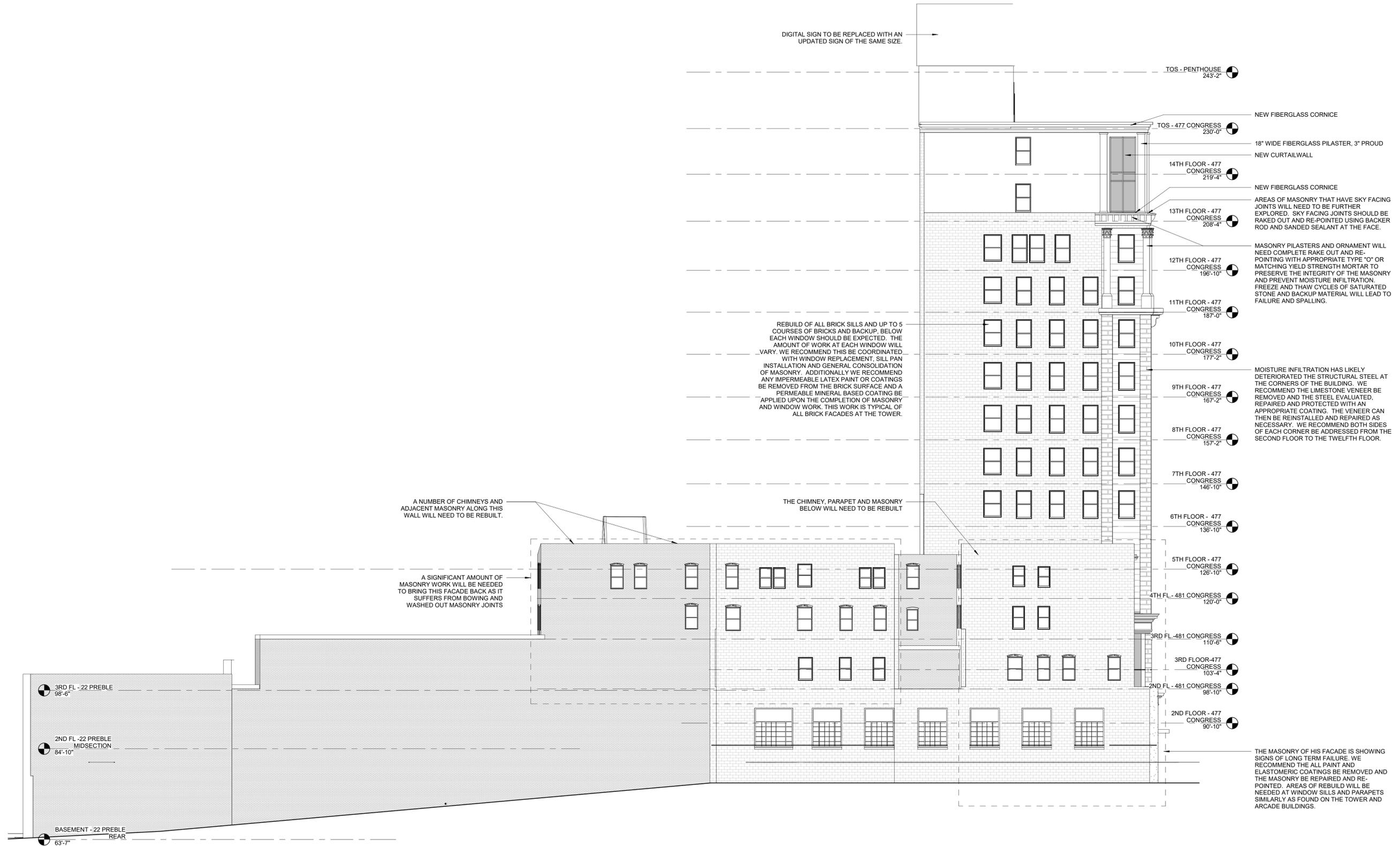
Consultant:  
**ARCHETYPE ARCHITECTS**  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Project: **TIME & TEMPERATURE HOTEL**  
477 Congress Street Portland, Maine

Revisions:  
Scale: 3/32" = 1'-0"  
Date: 07 MAY, 2021

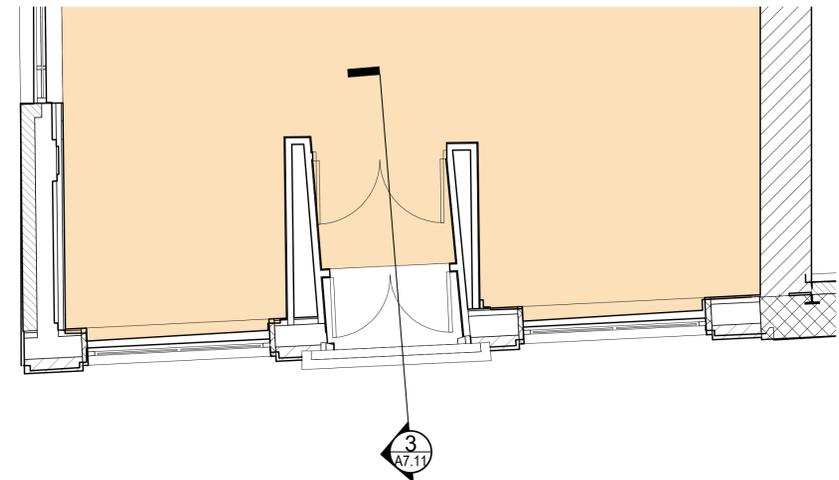
**NORTH ELEVATIONS**

**A4.23**





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

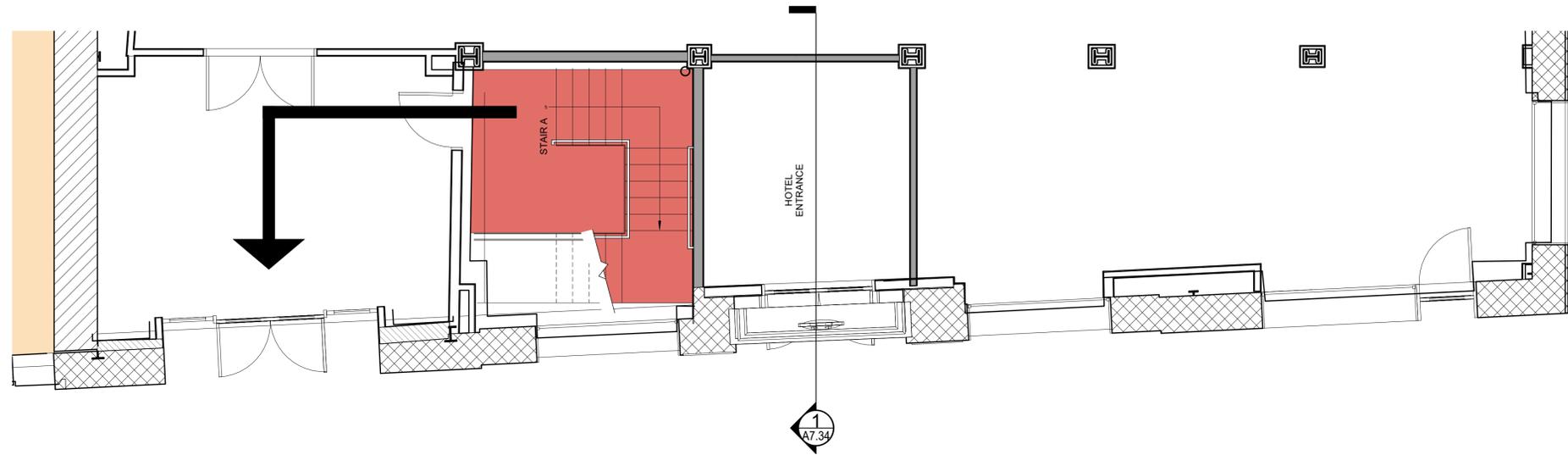


**2 | FIRST FLOOR CONGRESS STREET BANK - NEW**  
1/4" = 1'-0"



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

Prepared For:	<b>PRESIDIUM</b>
Consultant:	<b>ARCHETYPE ARCHITECTS</b>
Architect:	<b>ARCHETYPE ARCHITECTS</b> 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056
Project:	<b>TIME &amp; TEMPERATURE HOTEL</b> 477 Congress Street Portland, Maine
Revisions:	
Date:	07 MAY, 2021
Scale:	1/4" = 1'-0"
<b>CONGRESS STREET DETAILS - NEW</b>	
<b>A7.11</b>	



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:

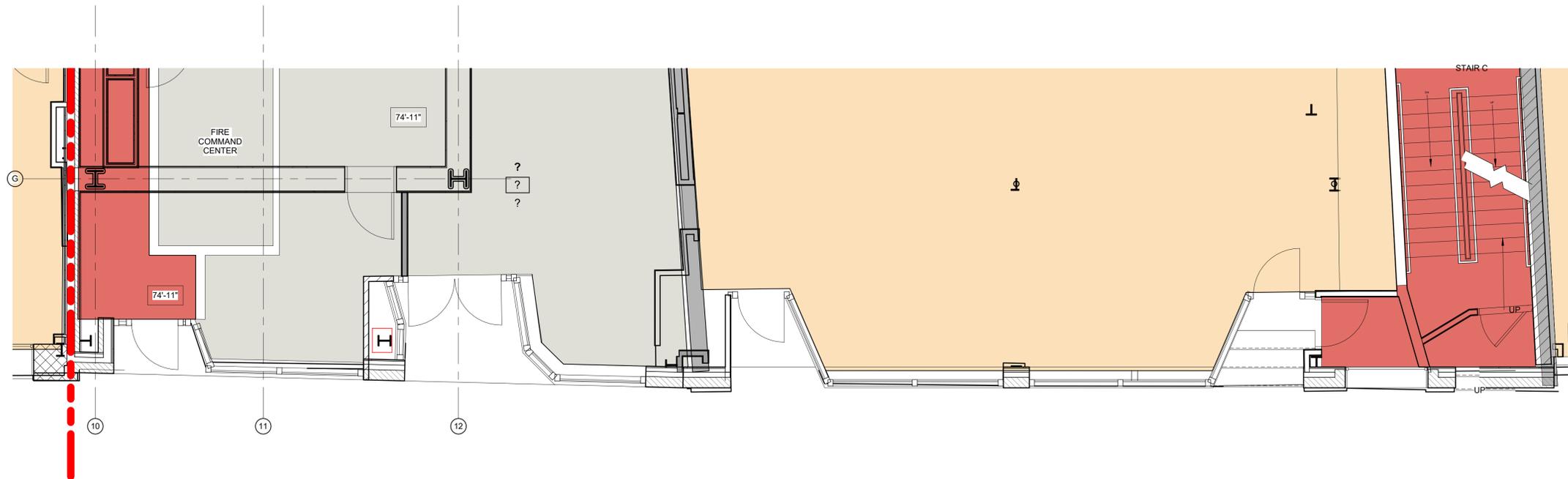
Architect:  
**ARCHETYPE ARCHITECTS**  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Project: **TIME & TEMPERATURE HOTEL**  
477 Congress Street  
Portland, Maine

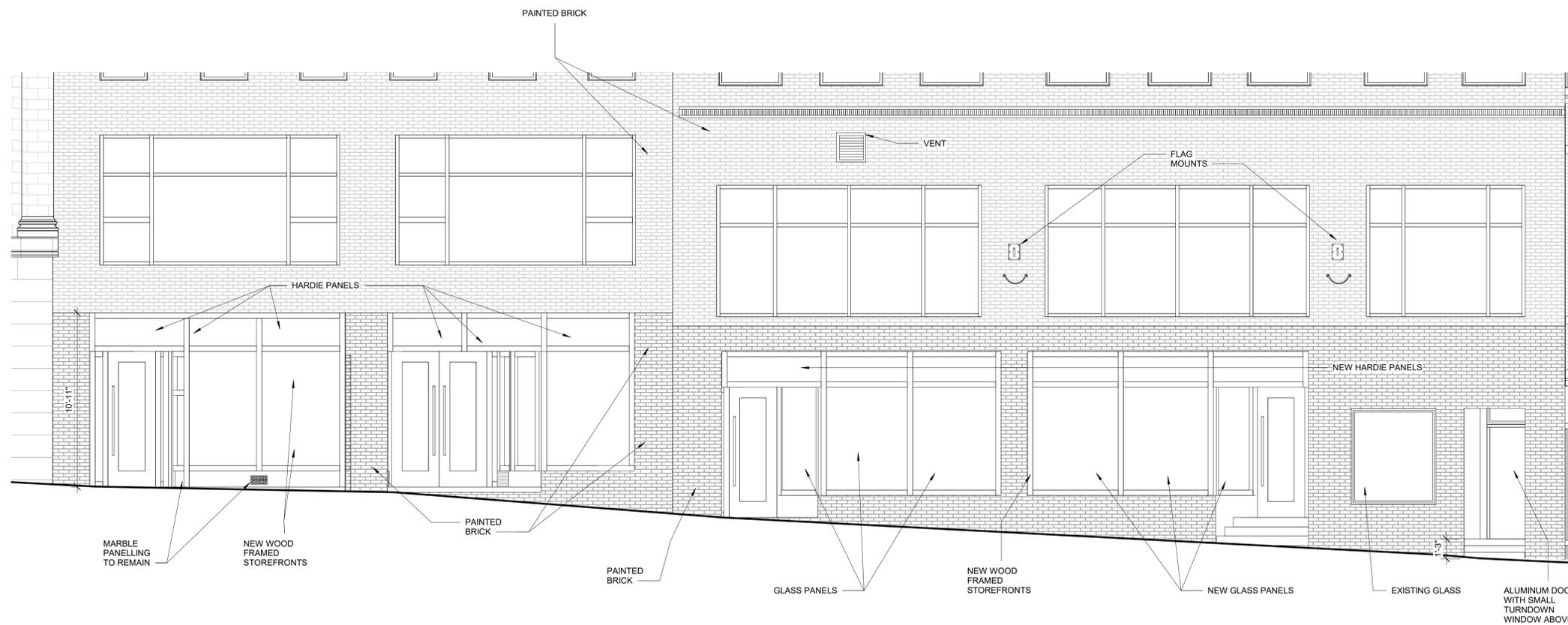
Revisions:

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:  
**PRESIDIUM**

Consultant:

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

Project:  
**TIME & TEMPERATURE HOTEL**  
477 Congress Street  
Portland, Maine

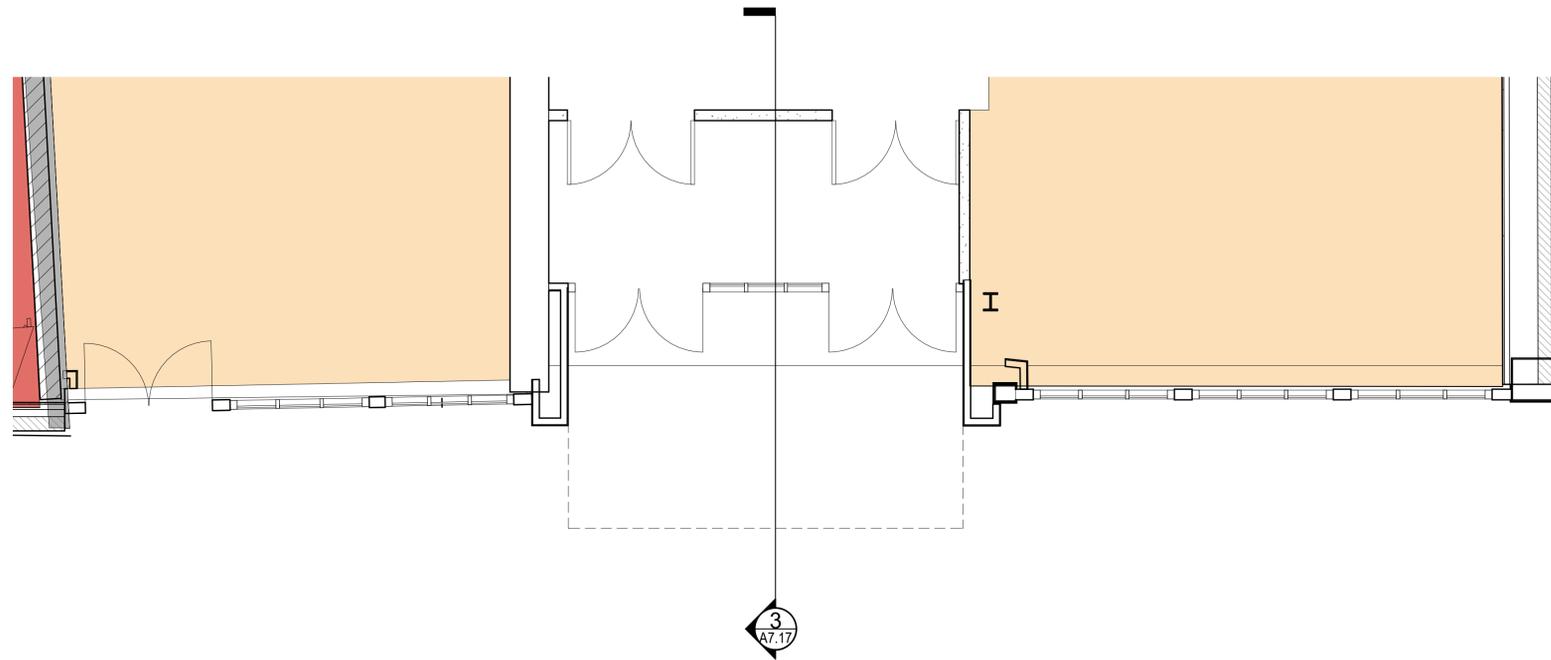
Revisions:

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

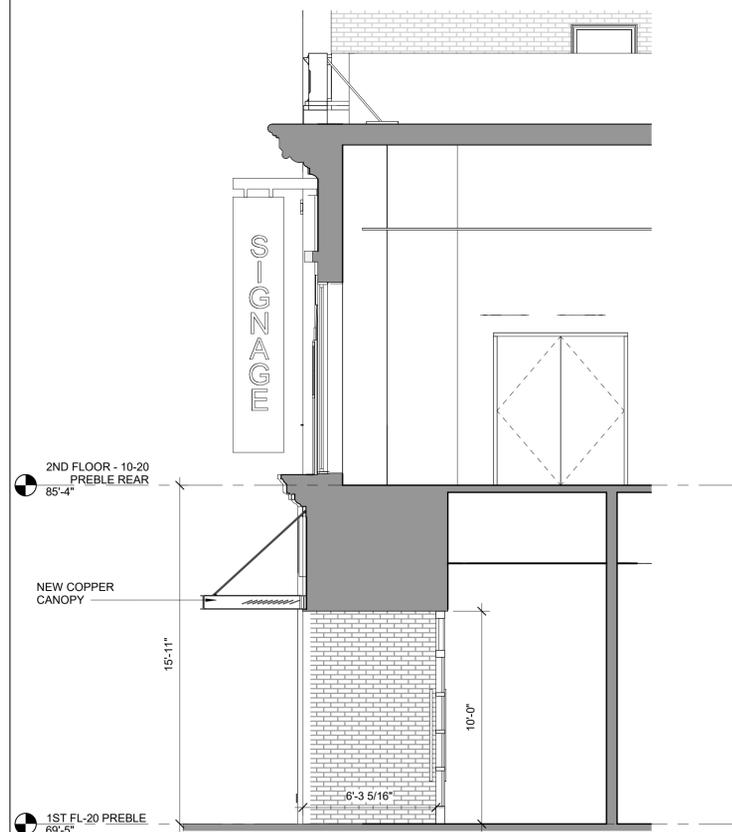
Date: 07 MAY, 2021

**PREBLE STREET  
DETAILS - NEW**

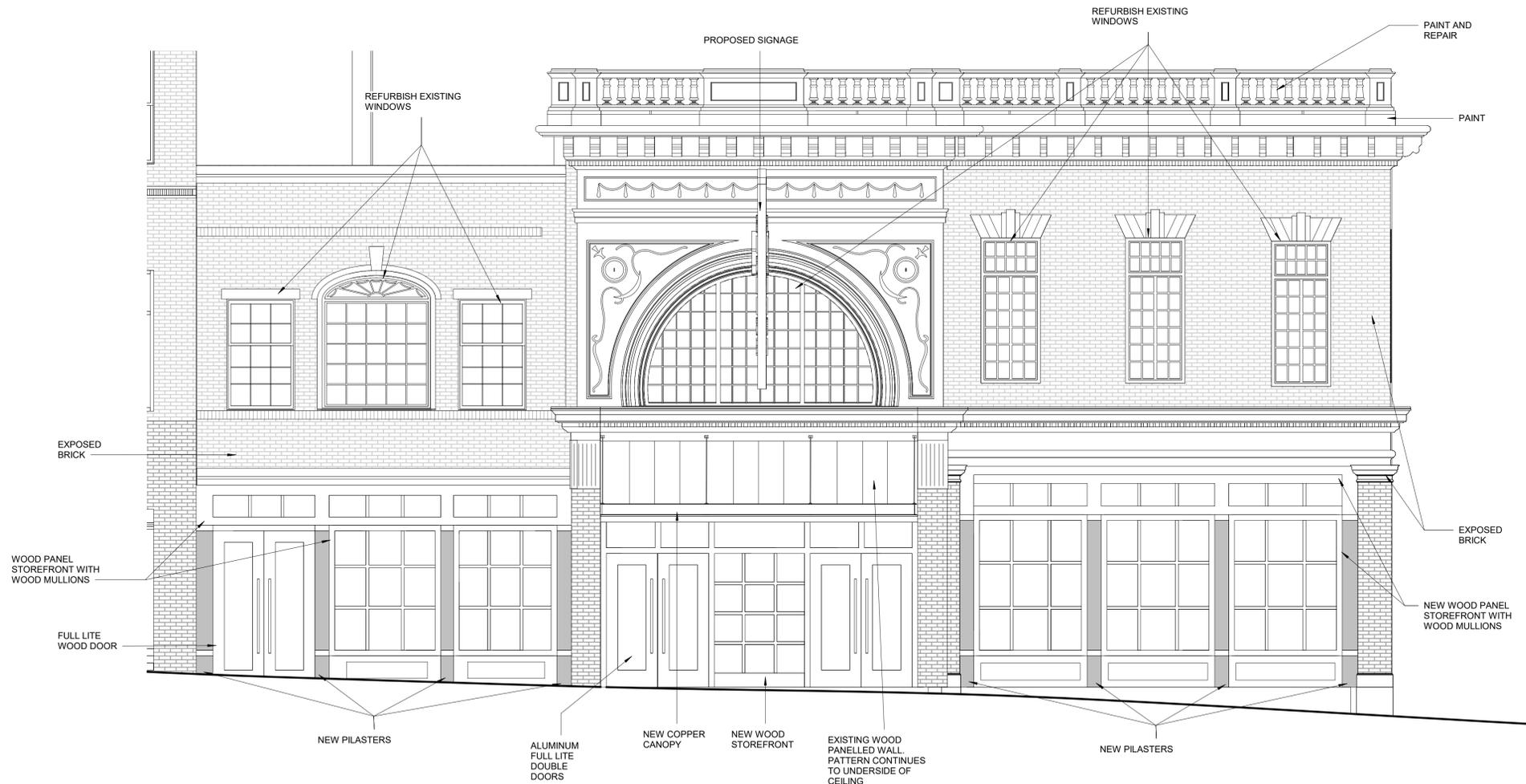
**A7.16**



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:  
**PRESIDIUM**

Consultant:

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

Project: **TIME & TEMPERATURE HOTEL**  
477 Congress Street  
Portland, Maine

Revisions:

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

Date: 07 MAY, 2021

**PREBLE STREET  
DETAILS - NEW**

**A7.17**