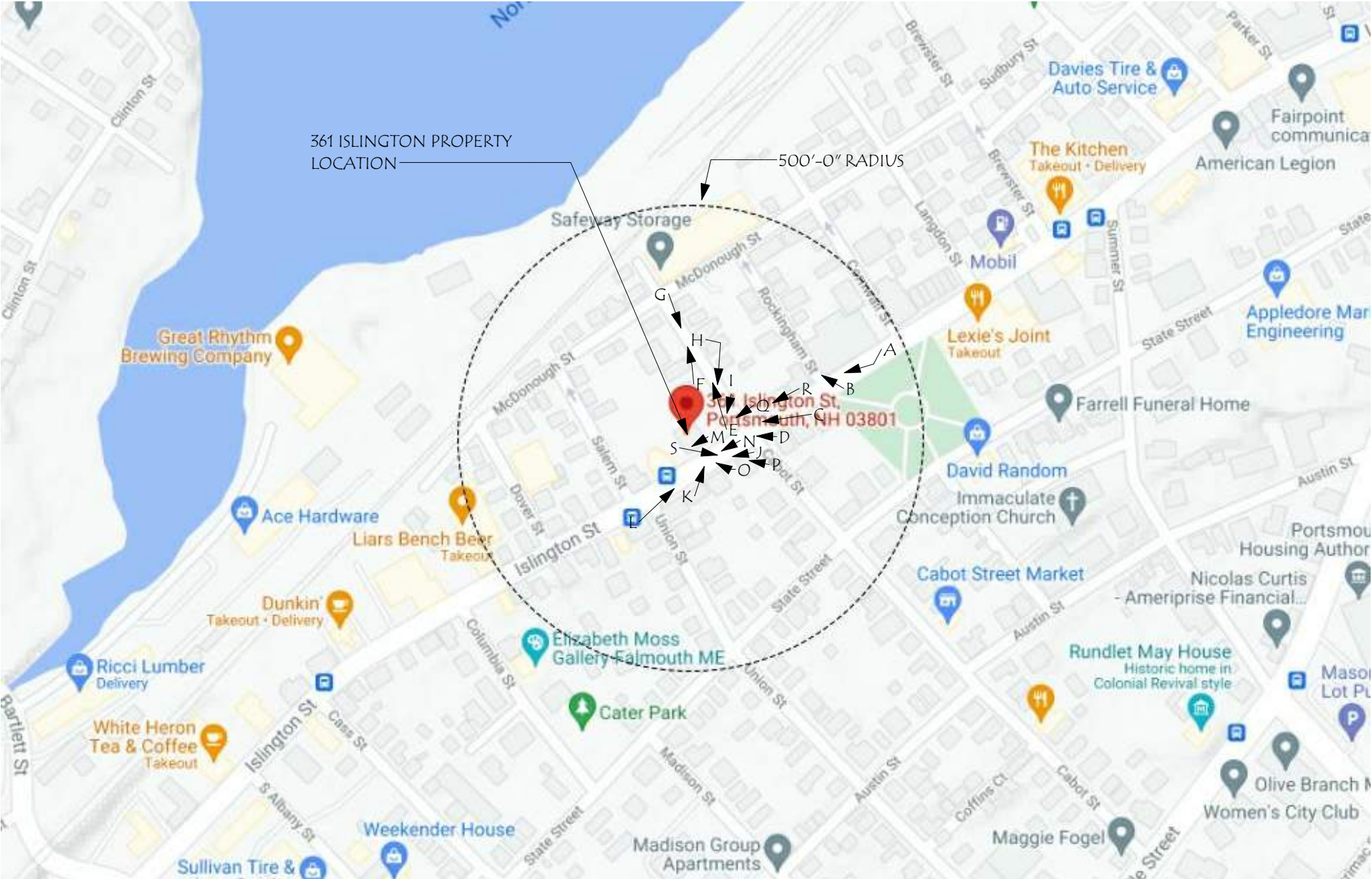


GENERAL PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF A SINGLE LOT ON THE CORNER OF ISLINGTON STREET AND CABOT STREET. THE LOT CURRENTLY CONTAINS A FORMER GAS STATION THAT INCLUDES A SINGLE STRUCTURE WITH AN EXISTING CANOPY. THERE WILL BE MINOR MODIFICATIONS TO THE EXTERIOR OF THE STRUCTURE TO ACCOMMODATE FENESTRATION AND KITCHEN EQUIPMENT.

ZONING SUMMARY:

ZONING DISTRICT: CD4-L2  
LOT SIZE: 15,114  
BUILDING HEIGHT: 35'-0" ALLOWED  
GROUND FLOOR ABOVE SIDEWALK: 3'-0"  
MIN GROUND STORY HEIGHT: 11'0"



PROJECT NO. 2021069

361 ISLINGTON - HDC  
COVER SHEET

WORKSESSION JULY 2021



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A - ISLINGTON STREET



B - ISLINGTON STREET



C - ISLINGTON STREET



D - ISLINGTON STREET



E - CABOT STREET



F - CABOT STREET



G - CABOT STREET



H - CABOT STREET



I - CABOT STREET

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# 361 ISLINGTON - HDC

CONTEXT PHOTOS

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J - ISLINGTON STREET



K - ISLINGTON STREET



L - ISLINGTON STREET



M - ISLINGTON STREET



N - ISLINGTON STREET



O - ISLINGTON STREET



P - ISLINGTON STREET



Q - ISLINGTON STREET



R - ISLINGTON STREET



S - 361 ISLINGTON STREET

PROJECT NO. 2021069

# 361 ISLINGTON - HDC

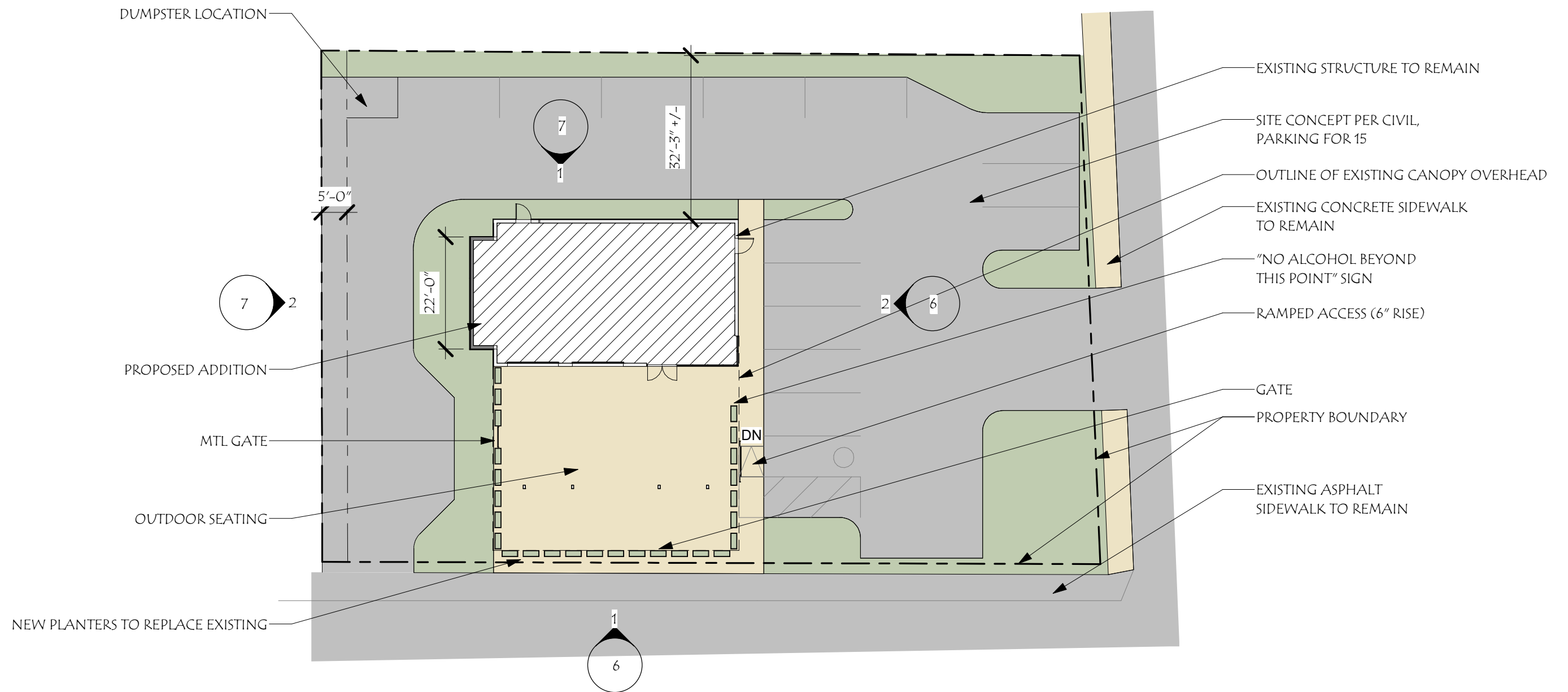
CONTEXT PHOTOS

WORKSESSION JULY 2021



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# 1 CONCEPT SITE PLAN

SCALE: 3/64" = 1'-0"

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## 361 ISLINGTON - HDC SITE PLAN

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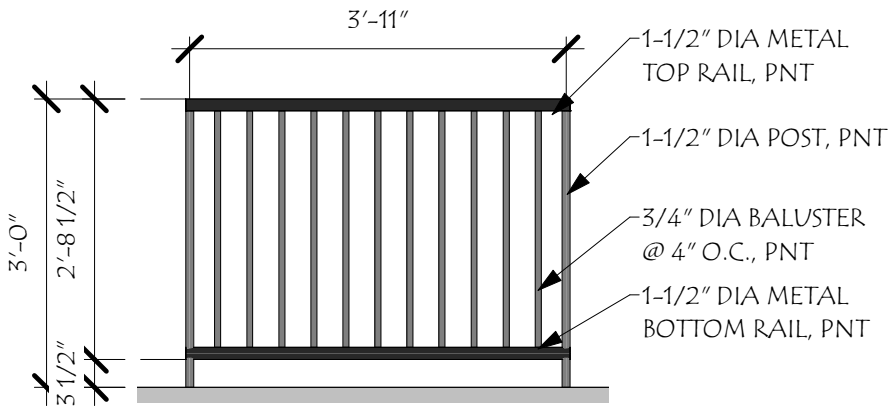
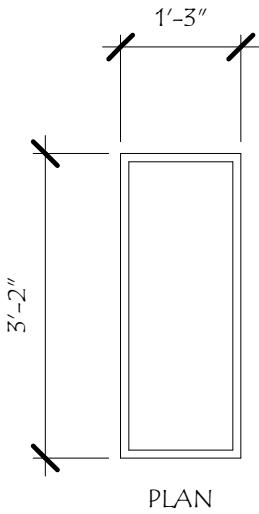
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IMAGE OF PROPOSED PLANTER

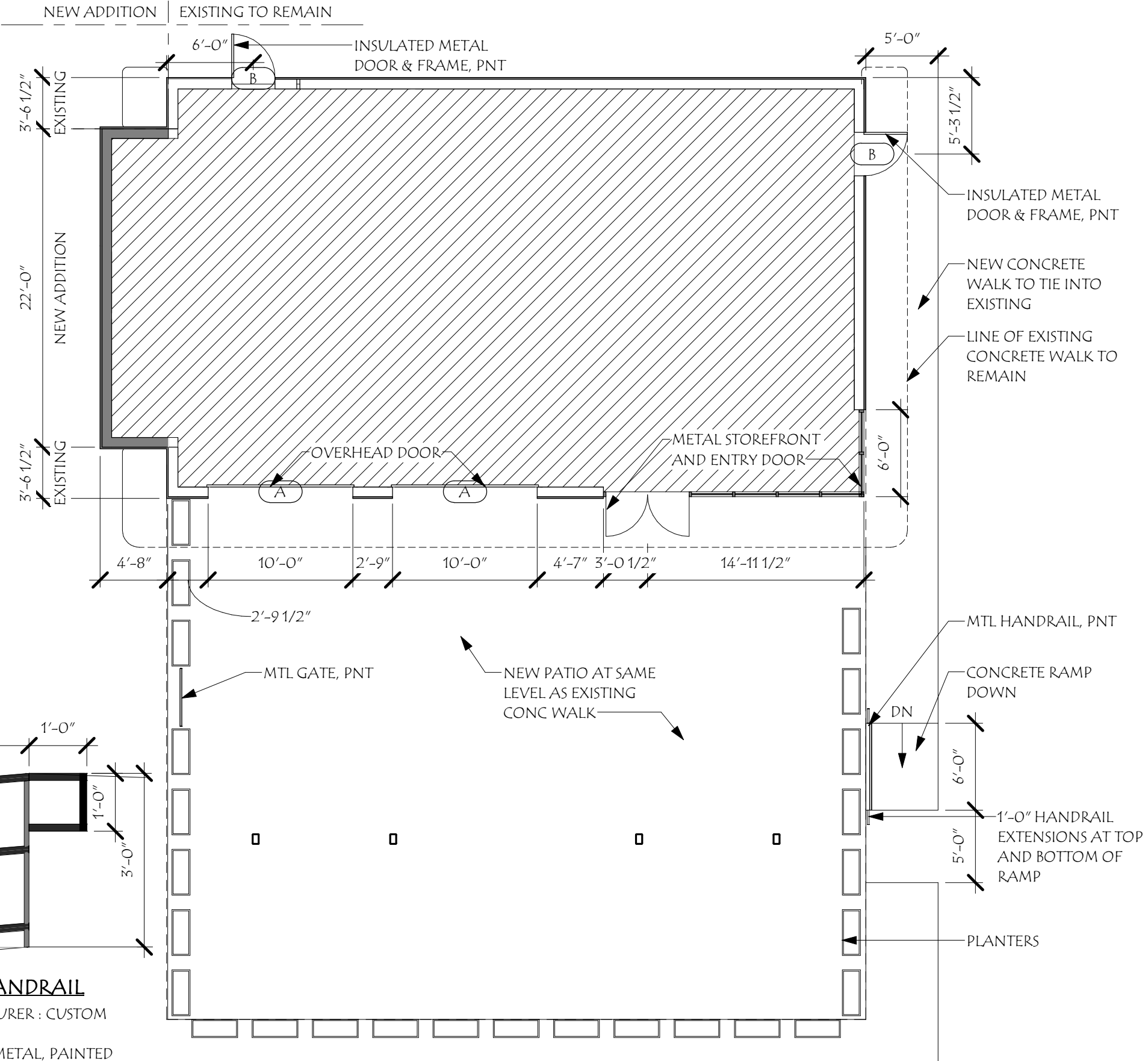
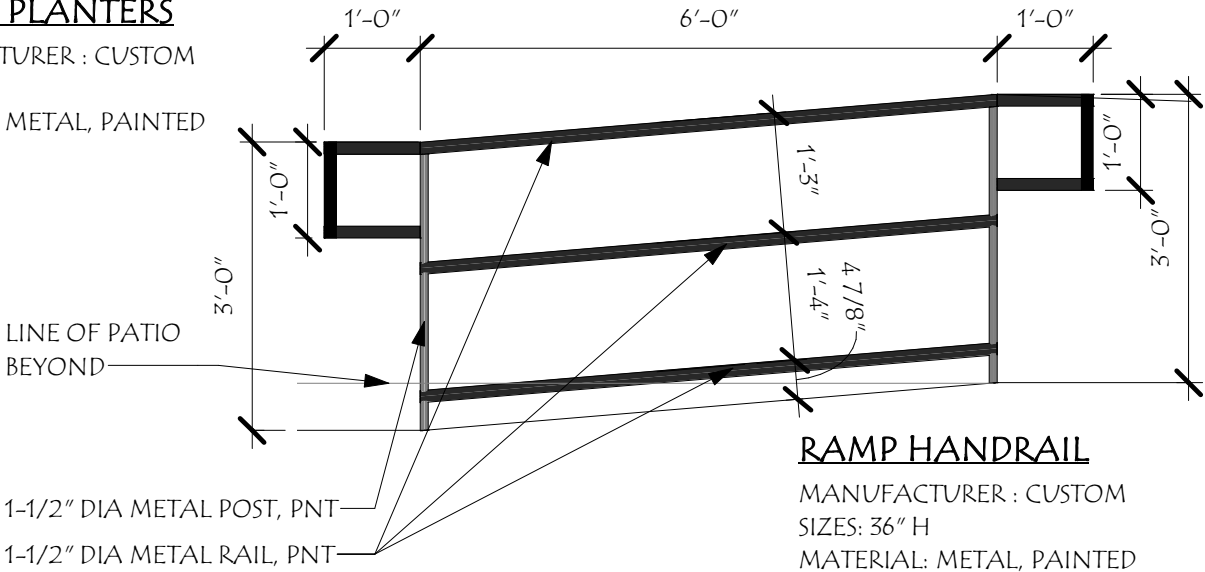
**PLANTER**

MANUFACTURER : POTTERY BARN OR APPROVED EQUAL  
 SIZES: 38" X 15" X 16.5"H  
 MATERIAL: HANDMADE FROM A MIXTURE OF POLYESTER RESIN, STONE, SAND AND POWDERED STONE



**GATE @ PLANTERS**

MANUFACTURER : CUSTOM  
 SIZES: 36" H  
 MATERIAL: METAL, PAINTED



PROJECT NO. 2021069

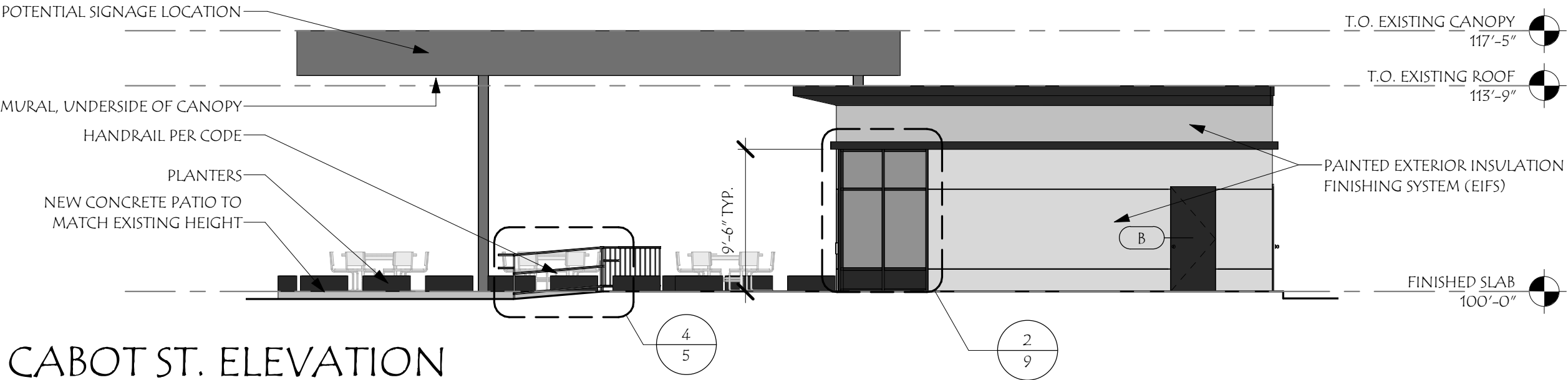
**361 ISLINGTON - HDC**  
 FIRST FLOOR PLAN

WORKSESSION JULY 2021



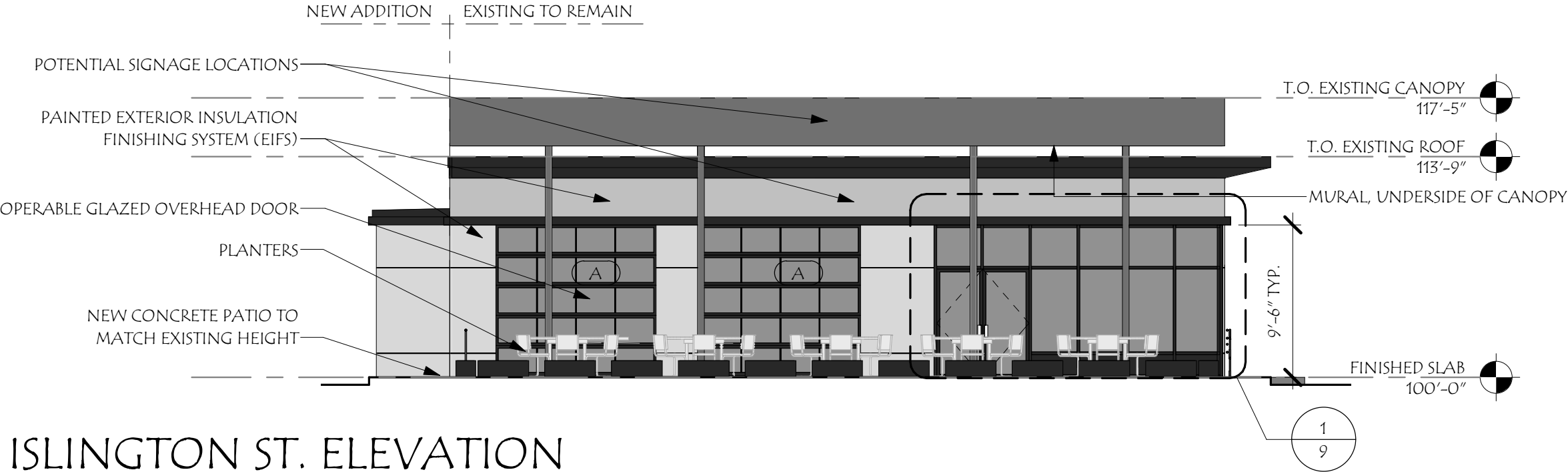
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NOTE:  
FURNITURE SHOWN FOR SCALE ONLY



2 CABOT ST. ELEVATION

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



1 ISLINGTON ST. ELEVATION

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

PROJECT NO. 2021069

361 ISLINGTON - HDC

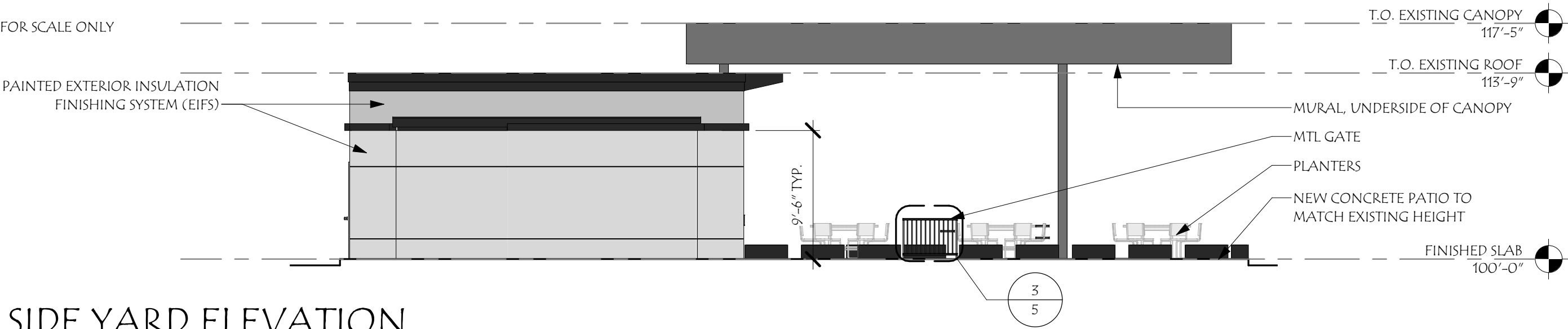
EXTERIOR ELEVATIONS

WORKSESSION JULY 2021



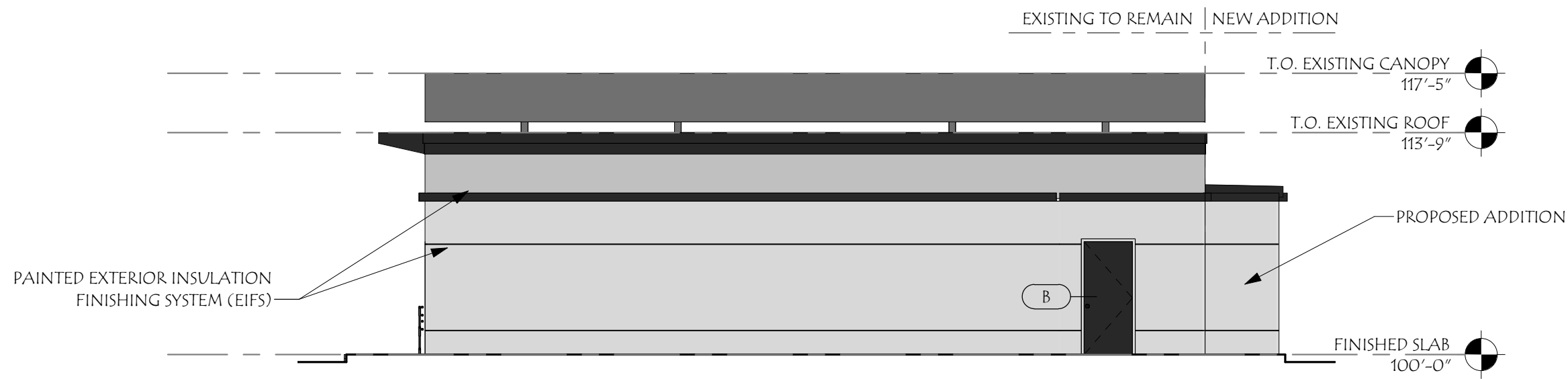
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NOTE:  
FURNITURE SHOWN FOR SCALE ONLY



2 SIDE YARD ELEVATION

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



1 REAR YARD ELEVATION

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

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361 ISLINGTON - HDC  
EXTERIOR ELEVATIONS

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EXAMPLE OF EIFS MATERIAL



### HOW IT WORKS

Outsulation systems typically consist of the following components, as determined by code and performance requirements.

#### DRYVIT/TREMCO APPROVED WATER-RESISTIVE BARRIER:

Seamlessly protects sheathing or substrate from incidental moisture and eliminates air infiltration

- Liquid applied
- Continuous or monolithic
- Includes Backstop NT®, Securock® ExoAir® 430

#### DRYVIT/TREMCO APPROVED FLASHING SYSTEM:

Seamlessly protects openings in the building envelope from moisture

- Includes AquaFlash® or Dymonic® 100

#### ADHESIVE / DRAINAGE MEDIUM:

Vertical notches allow drainage of incidental moisture

- Adheres insulation board to the Air-and Water-Resistive Barrier

#### FINISH COAT:

Blend of 100 percent acrylic copolymers, natural aggregates and UV resistant pigments

- Easy to maintain
- Available in many textures and limitless color options
- Offer multiple aesthetic options
- Options for increased hydrophobicity, flexibility and mildew and fade resistance

#### CONTINUOUS INSULATION:

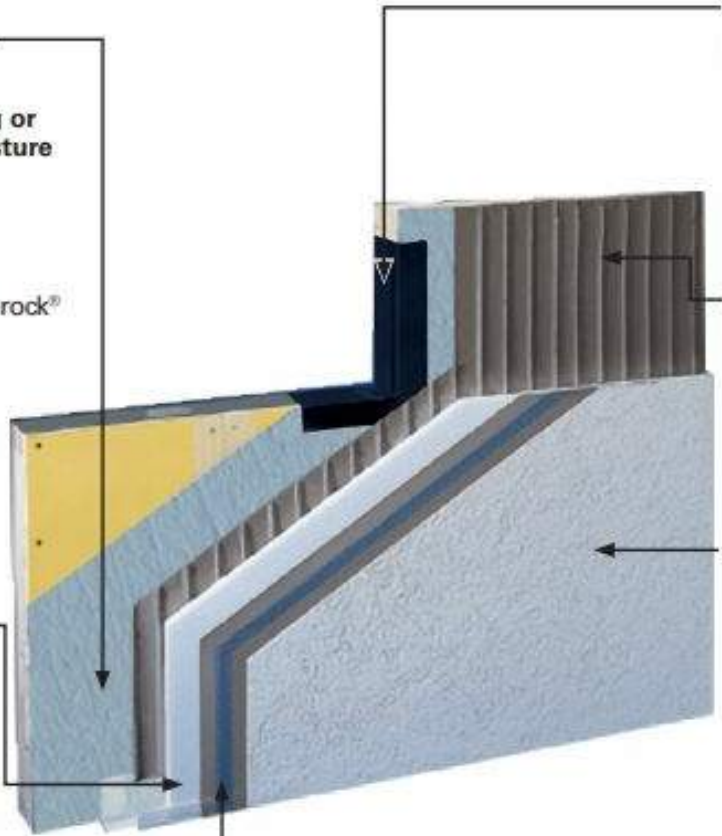
Absorbs expected building movement and enhances energy efficiency

- Eliminates thermal bridging in framed construction
- Meets CI requirements for all zones per ASHRAE 90.1-2010
- Available in both EPS (expanded polystyrene) and XPS (extruded polystyrene)
- Available in various thicknesses and can fully meet wall insulation requirements

#### BASE COAT AND REINFORCING MESH:

Combine to provide the primary weather barrier and impact resistance

- Mesh embedded in base coat
- Various weights of mesh available, depending on impact resistance required



### PROPOSED EXTERIOR MATERIAL

DRYVIT OUTSULATION OR APPROVED EQUAL

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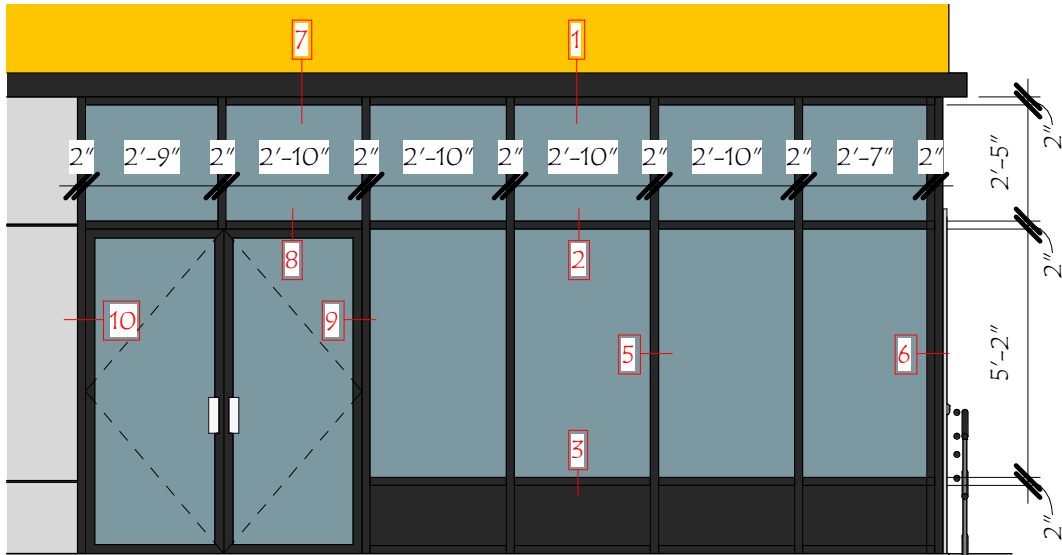
361 ISLINGTON - HDC  
EXTERIOR DETAILS

WORKSESSION JULY 2021



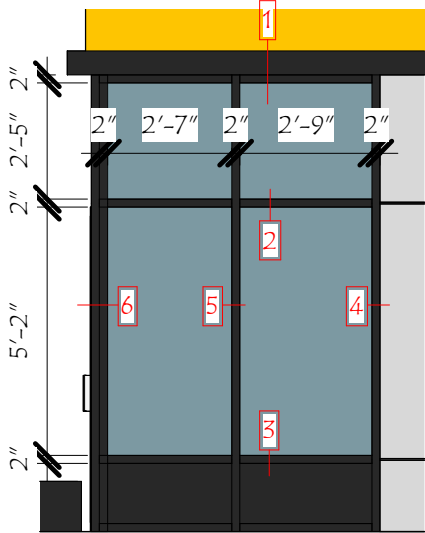
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STOREFRONT ELEVATION #1

MANUFACTURER : KAWNEER STOREFRONT WINDOW OR APPROVED EQUAL  
SIZES: SEE SKETCH  
MATERIAL: METAL & GLASS



STOREFRONT ELEVATION #2

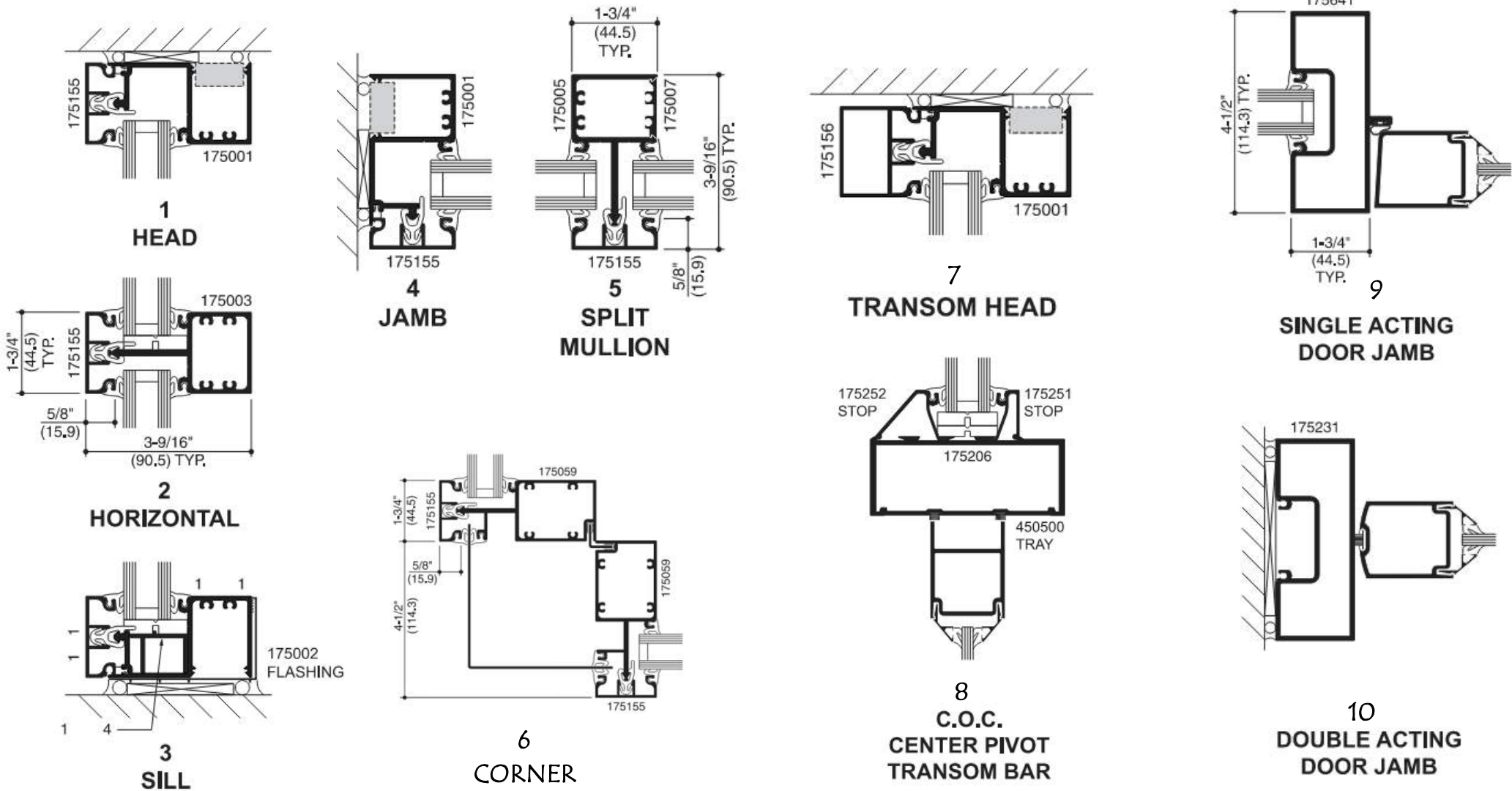
MANUFACTURER : KAWNEER STOREFRONT WINDOW OR APPROVED EQUAL  
SIZES: SEE SKETCH  
MATERIAL: METAL & GLASS



EnCORE® Framing System

Key Features Include:

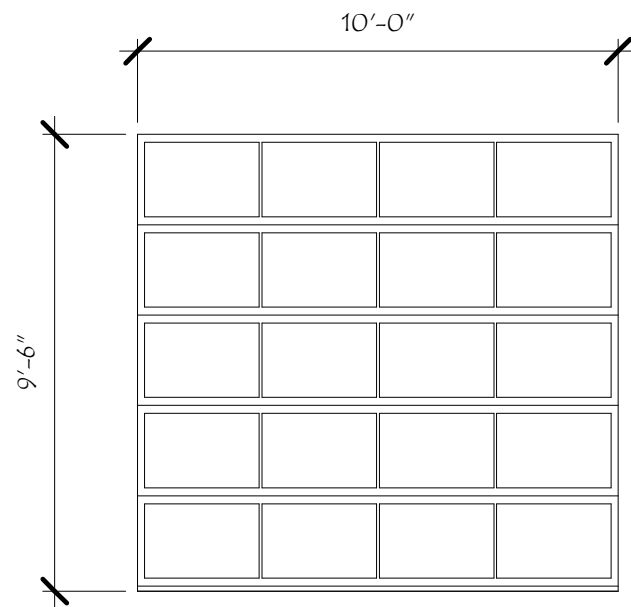
- Economical
- 1-3/4" (44.5) sightline with a 3-9/16" (90.5), 4-1/2" (114.3) or 6" (152.4) depth
- Front or Center (4-1/2") glass plane applications
- Outside glazed
- Screw Spline, Shear Block or Type-B fabrication
- SSG option
- Infill options up to 1-1/8" (28.6)
- Thermal break via. Polymer glazing clip
- Permanodic® anodized finishes in 7 standard choices
- Painted finishes in 42 standard choices and unlimited custom choices



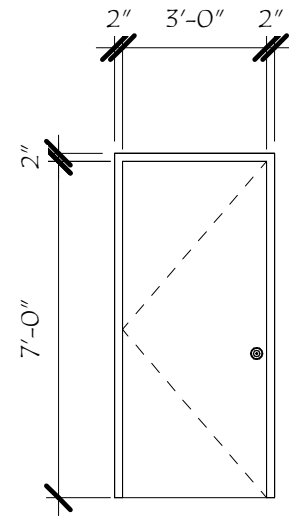
NOT FOR CONSTRUCTION

361 ISLINGTON - HDC  
PROJECT ADDRESS

Revisions:	#	Description	Date	
SCALE:	1/4" = 1'-0"	Author	Checker	2021069
	DRAWN BY:			07/15/21
	CHECKED BY:			
	PROJECT NO.:			
TITLE:	DATE:			
	7/16/2021 8:53:52 AM			
EXTERIOR DETAILS	9			



TYPE A – OVERHEAD DOOR COMPANY MODEL 9920  
(OR APPROVED EQUAL)  
PANEL THICKNESS 1 3/4"  
MATERIAL: INSULATED ALUMINUM  
STANDARD FINISH: POWDERCOATED OR ANODIZED  
GLAZING: CLEAR

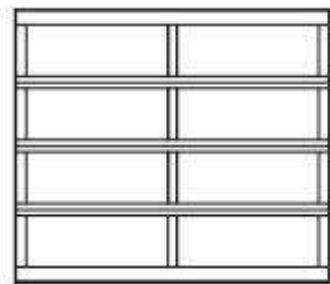


TYPE B – TRUDOOR HOLLOW METAL DOOR  
(OR APPROVED EQUAL)  
DOOR =  
LOCATION: EXTERIOR  
TYPE: FLUSH  
MATERIAL: INSULATED METAL, PAINTED  
FRAME =  
PROFILE: DOUBLE RABBIT  
LOCATION: EXTERIOR  
MATERIAL: HOLLOW METAL, PAINTED



Specifications			
Level	Heavy Duty, SDI Level 2 – 18-Gauge Steel Face Sheets – (16 Ga. Available)	Core	Rigid Honeycomb Core or Polystyrene Core
Door Thickness	1-3/4" Standard	Handing	Non-Handed Design; Reversible Hinge Plates
Sizes	Standard Widths up to 4'0", Heights to 8'0" (Custom Sizes Available)	Edges	Square Hinge and Lock Edges (Beveled Edges Available) – Full Height, Epoxy Filled Mechanical Interlock Edges
Reinforcements	Heavy Gauge Door Closer and Hinge Reinforcements	Channels	14-Gauge Inverted Top and Bottom Channels, Optional Flush Top Cap
Door Finish	Factory-Applied, Baked-On, Rust Inhibiting Gray Primer (No Special Color Options) – Not intended to be a finish coat. It is recommended that finish paint (topcoat) be applied after installation	Standard Preps	161 (cylindrical lock), 86 Edge (mortise lock), Deadbolt, RPD (blank edge, panic reinforced)
Optional Preps	Continuous Hinge Application (Undersized Width), Exit Device Trim, Deadbolts, Lite and Louver Cutouts	ANSI Standards	Meets or Exceeds Standards for ANSI 250.4 and ANSI 250.8
Fire-Rating	Optional – WHI / ITS up to 3-hour Fire-Rating, Positive Pressure and "S" Smoke included	Approvals	Florida Product Approved FL-13884 or FL-14237
Buy American Act Compliance	Meets Buy American Act – Made in USA	Mfg. Hinge/Lock Locations	Steelcraft, Baron, Ceco, Curries, Mesker, Republic, Pioneer, Deansteel, Custom Locations

DOOR TYPES



Model 9920 (521)\*  
Heavy-duty frame

- Wide, heavy-duty rails and stiles
- An array of frame finishes and special custom options
- Door sizes up to 26' 2" wide by 20' 1" high
- Joint seal between sections for additional weather-resistance
- Wind load and impact rated door Door can be built to withstand a variety of wind conditions
- Optional polyurethane insulation for rails and stiles up to 18'2" wide

\* Section height varies dependent on door height.  
† R-value: Overhead Door Corporation uses a calculated door section R-value for our insulated doors.



EXAMPLE OF DOOR INSTALLATION

Specialty Glass

- Laminated White – privacy
- Low E Glass\*\* – thermal efficiency
- Tempered Glass – enhanced safety
- Tinted Glass\*\* – color options: Green, Gray, Bronze

CLEAR GLASS



Double Strength DSB\*\* (Standard)



Obscure



Satin Etched



Gray Tint



Green Tint

Glass alternatives

- Clear Lexan® Polycarbonate\*\* – shatter resistant
- Multi Wall Polycarbonate – superior strength with UV protection; color options: Clear, White, Bronze
- Plexiglas® Acrylic\*\* – shatter resistant
- Impact Clear and Frosted Polycarbonate - 0.250" minimum

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Revisions:	Description	Date
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	10