

FRONT OF HOUSE PHASING:

CHESTNUT ST / NORTH WALL MASONRY RESTORATION.
PHASE 1, \$1.9 MILLION
 During this phase of work, the main theater's exterior masonry walls at the north elevation and the west elevation along Chestnut Street will be restored.

100% REPOINTING OF MASONRY AT NORTH AND WEST ELEVATION OF EXISTING THEATER.

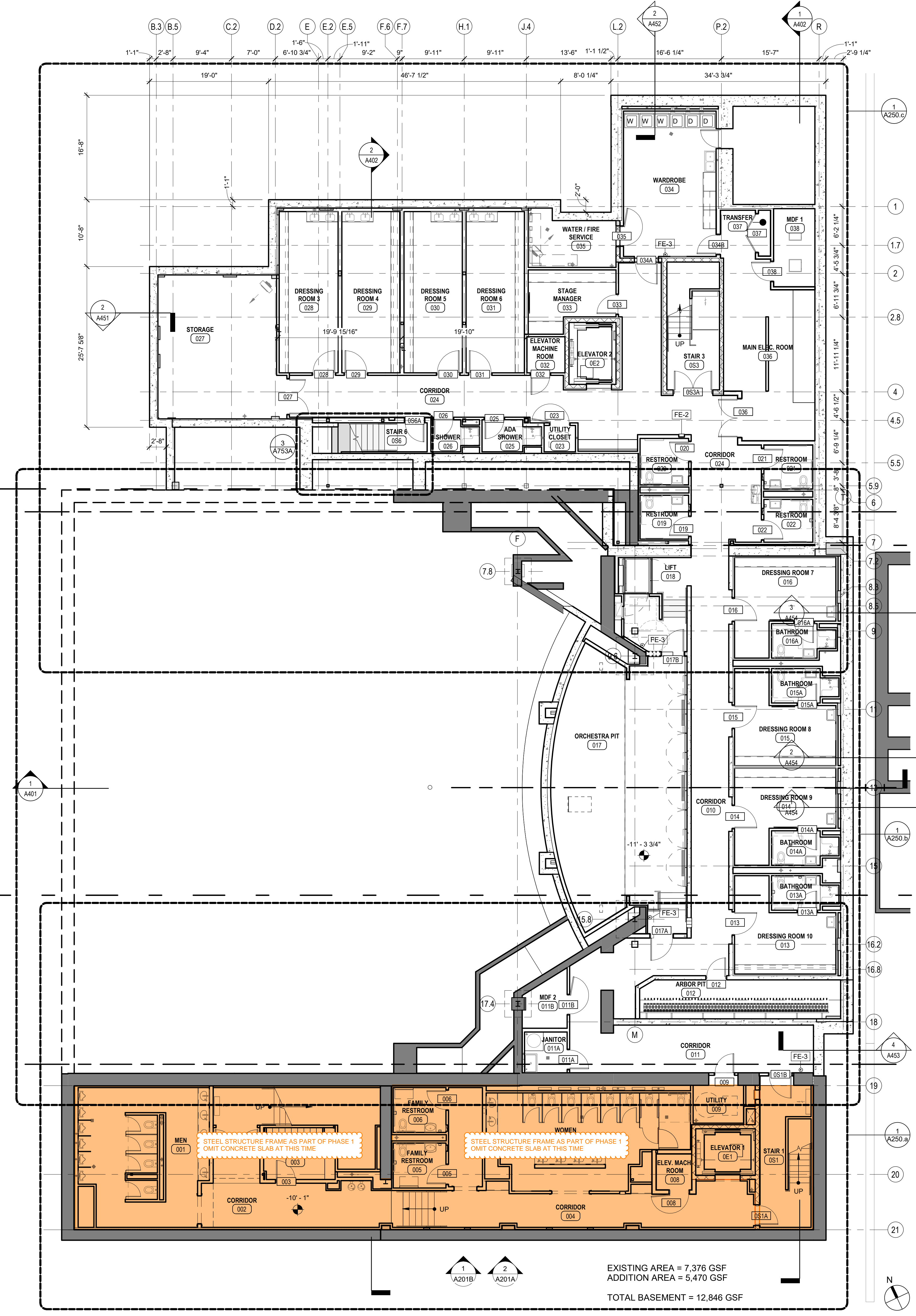
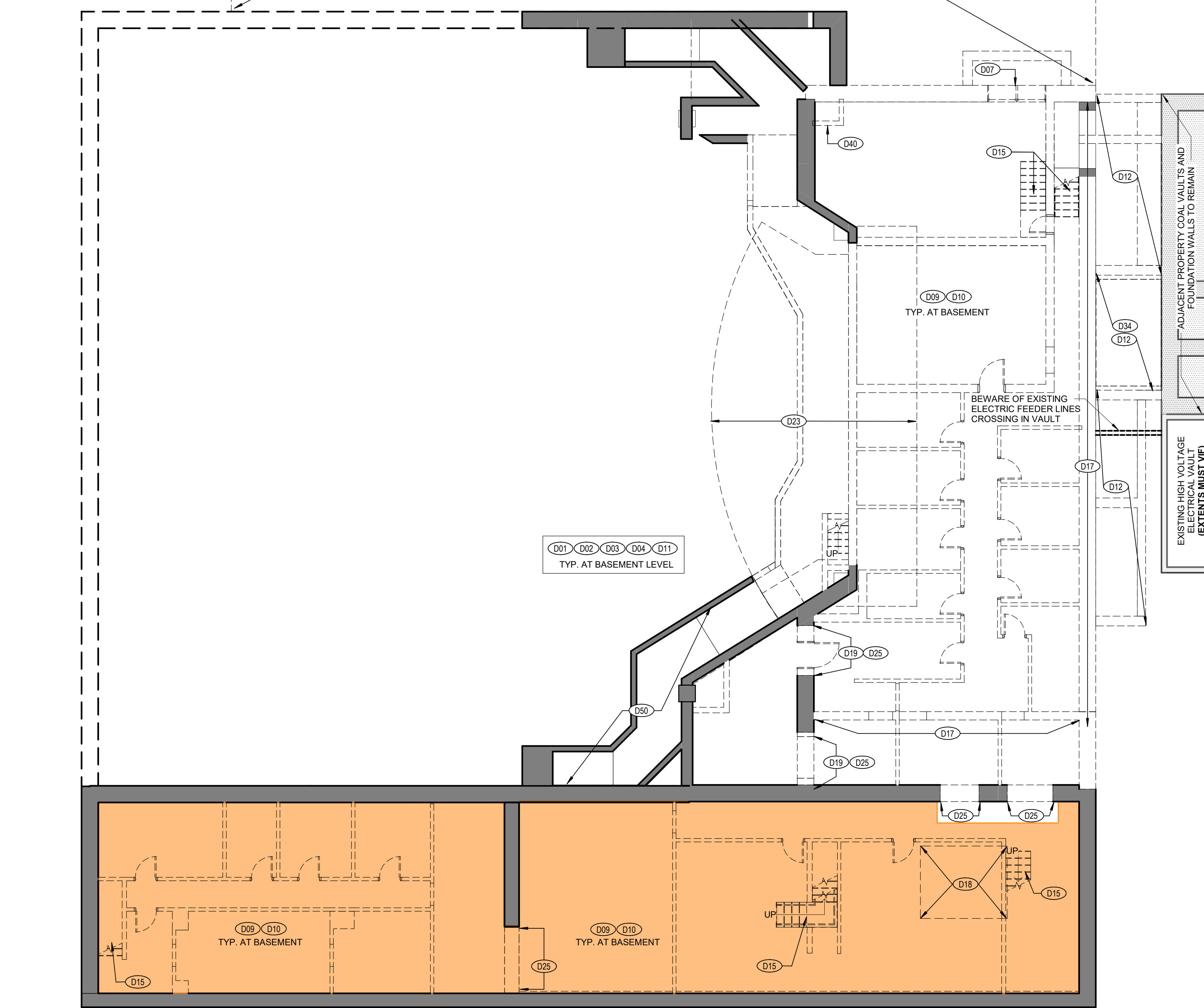
FRONT OF HOUSE PHASE 2, \$2.3 MILLION
 During this phase of work, historic materials in good condition will be removed and salvaged for later use and replication as part of the interior restoration work. There has been significant water infiltration into the building from roof leaks over the years, compromising the existing interior wood structure. All interior walls and the floor construction at all levels of the front of house building will be removed to allow for replacement. The building will be shored up and a new structural steel frame will be added to the building to bring the building up to current structural codes. A new concrete masonry unit (CMU) elevator shaft, stair shaft and new framed shaft openings will set up the new structural infrastructure work for phase 3. The roof framing will be replaced and a new temporary roofing membrane system with roof drains will be installed to make the roof weather tight. Window openings will be boarded up and made weather tight to protect the building interior from further deterioration.

DOCUMENT AND DISMANTLE STAIR BALUSTER AND STONE STAIR TREADS, RISERS AND LANDINGS FOR REUSE.
SALVAGE ANY HISTORIC WOOD CASING AND HISTORIC DECORATIVE PLASTER PROFILES.
SALVAGE WOOD INTERIOR SHUTTERS FOR REINSTALLATION.
DEMO INTERIOR FINISHES.
DEMO WALLS BACK TO EXISTING MASONRY WALLS TO REMAIN.
DEMO AND SALVAGE PRISM GLASS AT FIRST FLOOR STOREFRONT.
SHORE BUILDING.
DEMO INTERIOR FLOOR LEVELS.
REMOVE BASEMENT SLAB.
REMOVE WINDOWS AND PLYWOOD OPENINGS WEATHERTIGHT.
DEMO ROOFING MEMBRANE MATERIAL AND ROOF FRAMING.
INSTALL NEW STEEL FRAME IN FRONT OF HOUSE BUILDING.
POUR FOOTINGS FOR NEW STRUCTURAL COLUMNS.
UNDERPINNING AT EXISTING WALL FOUNDATIONS FOR ELEVATOR PIT INSTALLATION.
INSTALL MISC STEEL FOR NEW MASONRY OPENINGS.
SELECT PROPRIETARY ELEVATOR AND BUILD CMU ELEVATOR CORE.
CMU STAIR SHAFT.
INSTALL NEW METAL PAN STAIR IN NEW STAIR SHAFT.
POUR METAL PAN STAIR TREADS.
REBUILD MASONRY PARAPET.
INSTALL ROOF FRAMING, ROOF HATCH AND TEMP ROOF.
INSTALL METAL DECKING AT FLOOR 1.
POUR 1ST FLOOR CONCRETE DECK.
POUR BASEMENT STAIR SHAFT SLAB.
INSTALL ROUGH CARPENTRY FLOOR FRAMING AT FLOORS 2-3.
ADD SHIPS LADDER TO ROOF.
TEMPORARY ROOF DRAINS.
RELOCATE TEMPORARY POWER FROM EXISTING SERVICE.

FRONT OF HOUSE PHASE 3, \$2.3 MILLION
 During this phase of work, new structural wood floor framing will be installed within the steel frame provided under phase 2 creating the new floor levels throughout the front of house building. A new metal pan stair will be installed within the CMU stair shaft and several smaller run metal pan stairs will be installed between floor level changes to allow for access to all levels of the front of house building. The exterior masonry restoration will begin under this phase of work and new windows and storefront will be installed to continue to work towards maintaining a weather tight building envelope. This work will set up the next phase of construction for the interior fitout and finish of the space. Work under this phase will include setting-up the interior structural systems required to support the future marquee and blade sign.

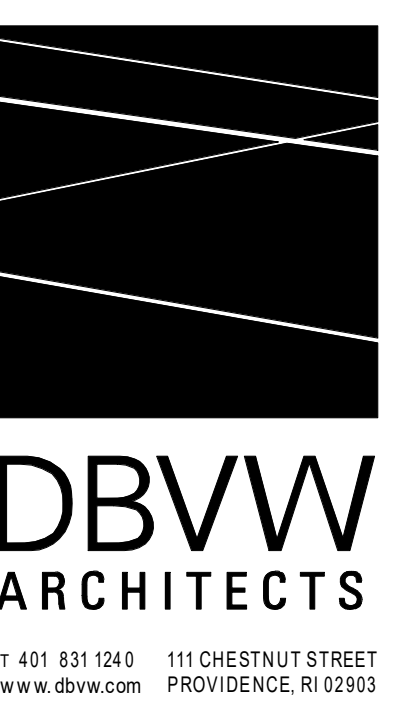
PREP STRUCTURE FOR FUTURE MARQUEE.
EXTERIOR MASONRY RESTORATION.
EXTERIOR CAST STONE REPAIRS AND REPLACEMENT.
EXTERIOR WINDOWS.
EXTERIOR STOREFRONTS.
FABRICATE AND INSTALL NEW MARQUEE.

ALTERNATE:
FABRICATE AND INSTALL BLADE SIGN.
RESTORE PAINTED SIGN AT MASONRY WALL.



2 BASEMENT DEMOLITION PLAN
 1/8" = 1'-0"

1 BASEMENT PLAN
 1/8" = 1'-0"



FOR REFERENCE ONLY NOT FOR CONSTRUCTION



VICTORY THEATRE RENOVATIONS
 87 Suffolk Street,
 Holyoke MA 01040
 Massachusetts International Festival of the Arts

NO	DATE	DESCRIPTION

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 DBVW ARCHITECTS, INC.
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 DATE: 12/09/2024
 DRAWN BY: MVG / TH
 JOB NO: 1517
 SCALE: As indicated

DEMO & PROPOSED BASEMENT PLANS

A200
 98% CD SET

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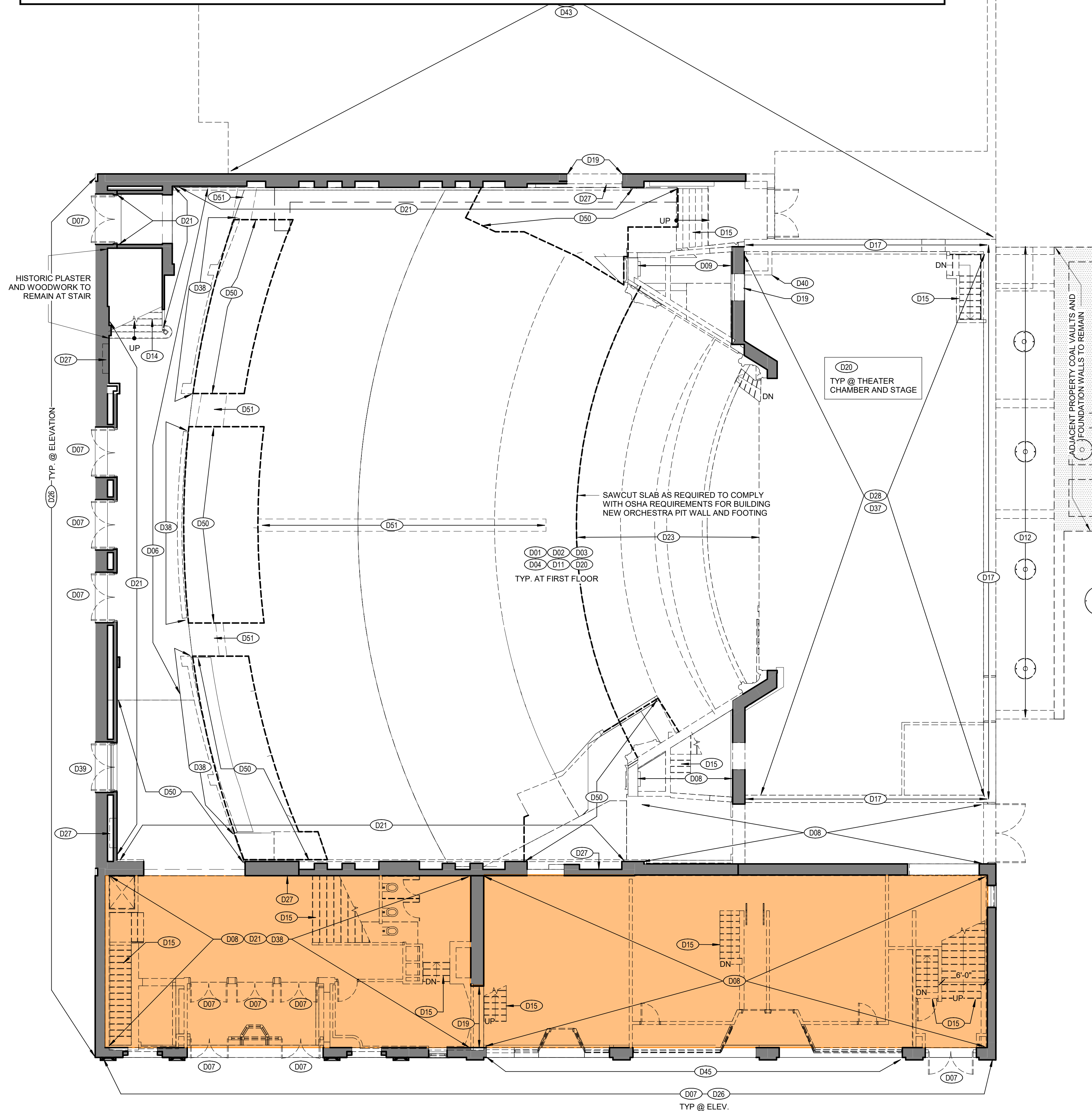
100% REPOINTING OF MASONRY AT NORTH AND WEST ELEVATION OF EXISTING THEATER.

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 During this phase of work, historic materials in good condition will be removed and salvaged for later use and replication as part of the interior restoration work. There has been significant water infiltration into the building from roof leaks over the years, compromising the existing interior wood structure. All interior walls and the floor construction at all levels of the front of house building will be removed to allow for replacement. The building will be shored up and a new structural steel frame will be added to the building to bring the building up to current structural codes. A new concrete masonry unit (CMU) elevator shaft, stair shaft and new framed shaft openings will set up the new structural infrastructure work for phase 3. The roof framing will be replaced and a new temporary roofing membrane system with roof drains will be installed to make the roof weather tight. Window openings will be boarded up and made weather tight to protect the building interior from further deterioration.

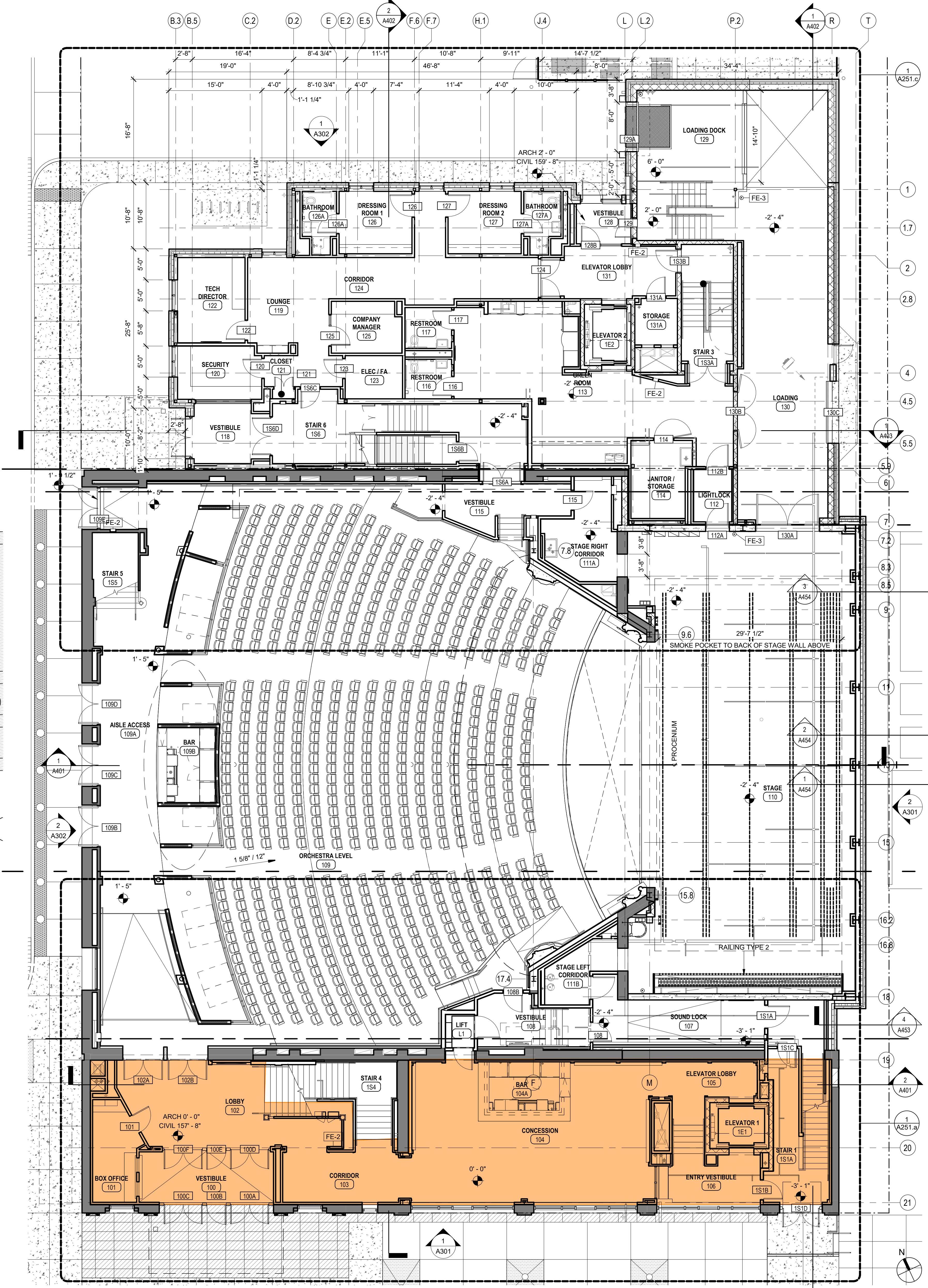
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PREP STRUCTURE FOR FUTURE MARQUEE, EXTERIOR MASONRY RESTORATION, EXTERIOR CAST STONE REPAIRS AND REPLACEMENT, EXTERIOR WINDOWS, EXTERIOR STOREFRONTS, FABRICATE AND INSTALL NEW MARQUEE

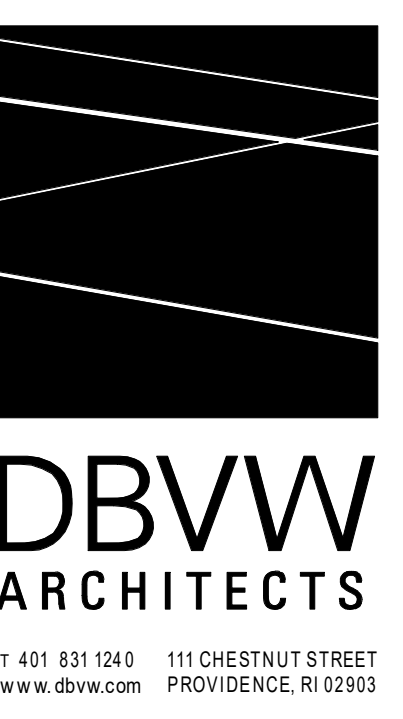
ALTERNATE: FABRICATE AND INSTALL BLADE SIGN RESTORE PAINTED SIGN AT MASONRY WALL



2 FIRST FLOOR DEMOLITION PLAN
 1/8" = 1'-0"



1 FIRST FLOOR PLAN
 1/8" = 1'-0"



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DEMO & PROPOSED
 FIRST FLOOR PLANS

A201
 98% CD SET

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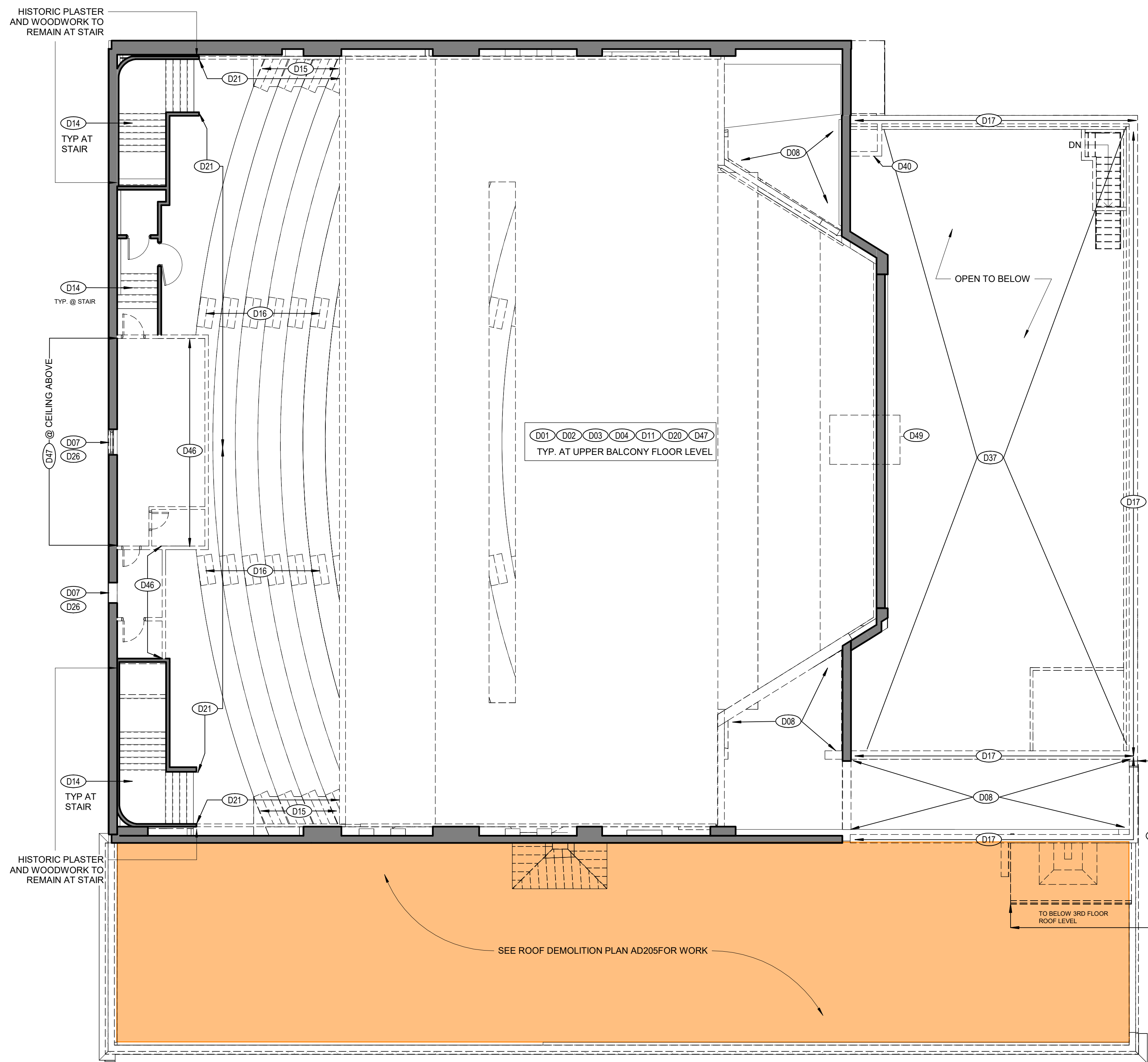
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DEMO INTERIOR FINISHES.
DEMO WALLS BACK TO EXISTING MASONRY WALLS TO REMAIN.
DEMO AND SALVAGE PRISM GLASS AT FIRST FLOOR STOREFRONT.
SHORE BUILDING.
DEMO INTERIOR FLOOR LEVELS.
REMOVE BASEMENT SLAB.
REMOVE WINDOWS AND PLYWOOD OPENINGS WEATHERTIGHT.
DEMO ROOFING MEMBRANE MATERIAL AND ROOF FRAMING.
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POUR FOOTINGS FOR NEW STRUCTURAL COLUMNS.
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CMU STAIR SHAFT.
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TEMPORARY ROOF DRAINS.
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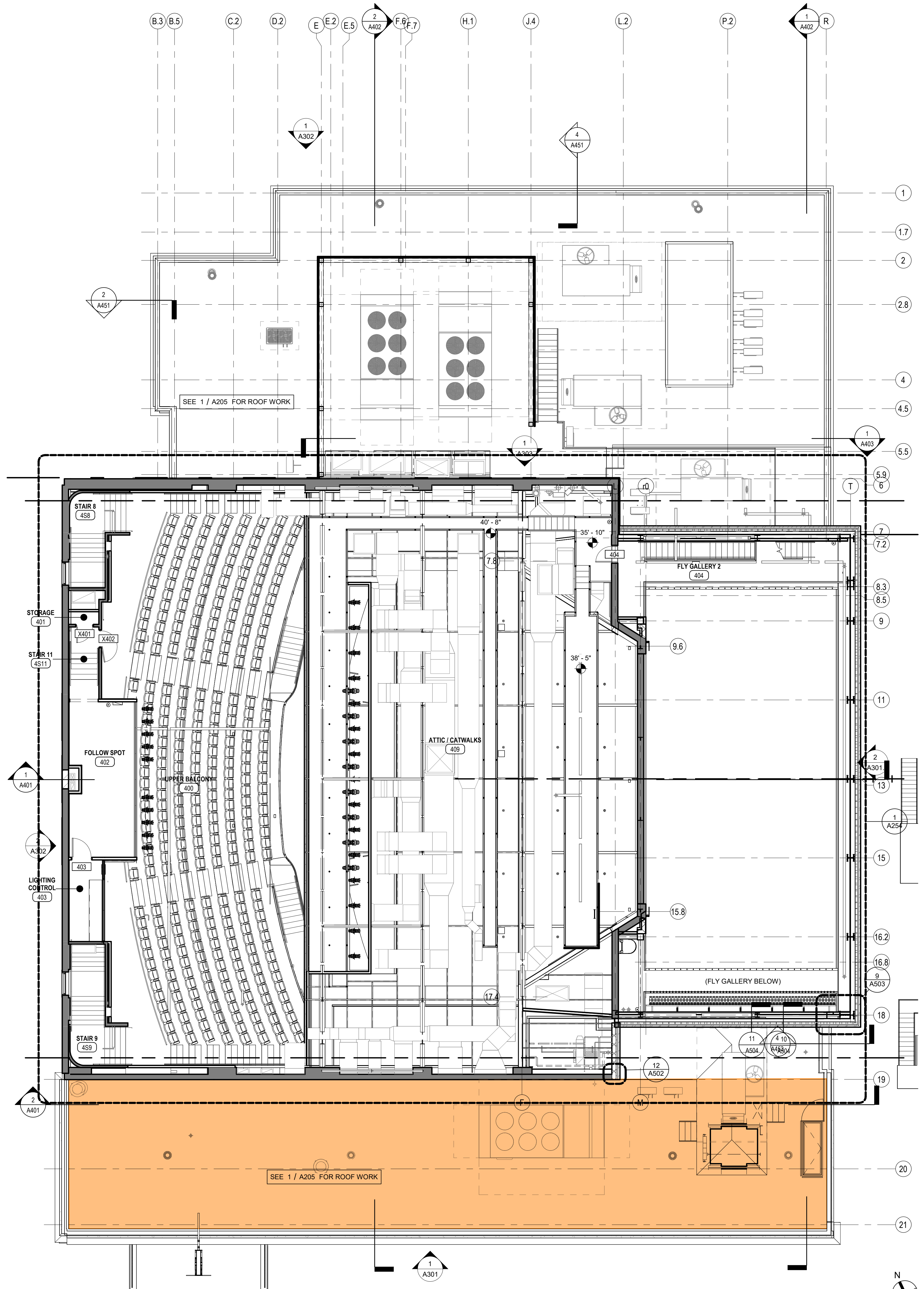
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PREP STRUCTURE FOR FUTURE MARQUEE.
EXTERIOR MASONRY RESTORATION.
EXTERIOR CAST STONE REPAIRS AND REPLACEMENT.
EXTERIOR WINDOWS.
FABRICATE AND INSTALL NEW MARQUEE

ALTERNATE:
FABRICATE AND INSTALL BLADE SIGN
RESTORE PAINTED SIGN AT MASONRY WALL



2 BALCONY LEVEL DEMOLITION PLAN
 1/8" = 1'-0"



1 BALCONY LEVEL FLOOR PLAN
 1/8" = 1'-0"

PROJECTION BOOTH 428 NSF
 AUDITORIUM (UPPER BALCONY) 2743 NSF



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VICTORY THEATRE
 RENOVATIONS
 87 Suffolk Street,
 Holyoke MA 01040
 Massachusetts International
 Festival of the Arts

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DEMO & PROPOSED
 BALCONY LEVEL
 FLOOR PLANS

A204

98% CD SET

FRONT OF HOUSE PHASING:

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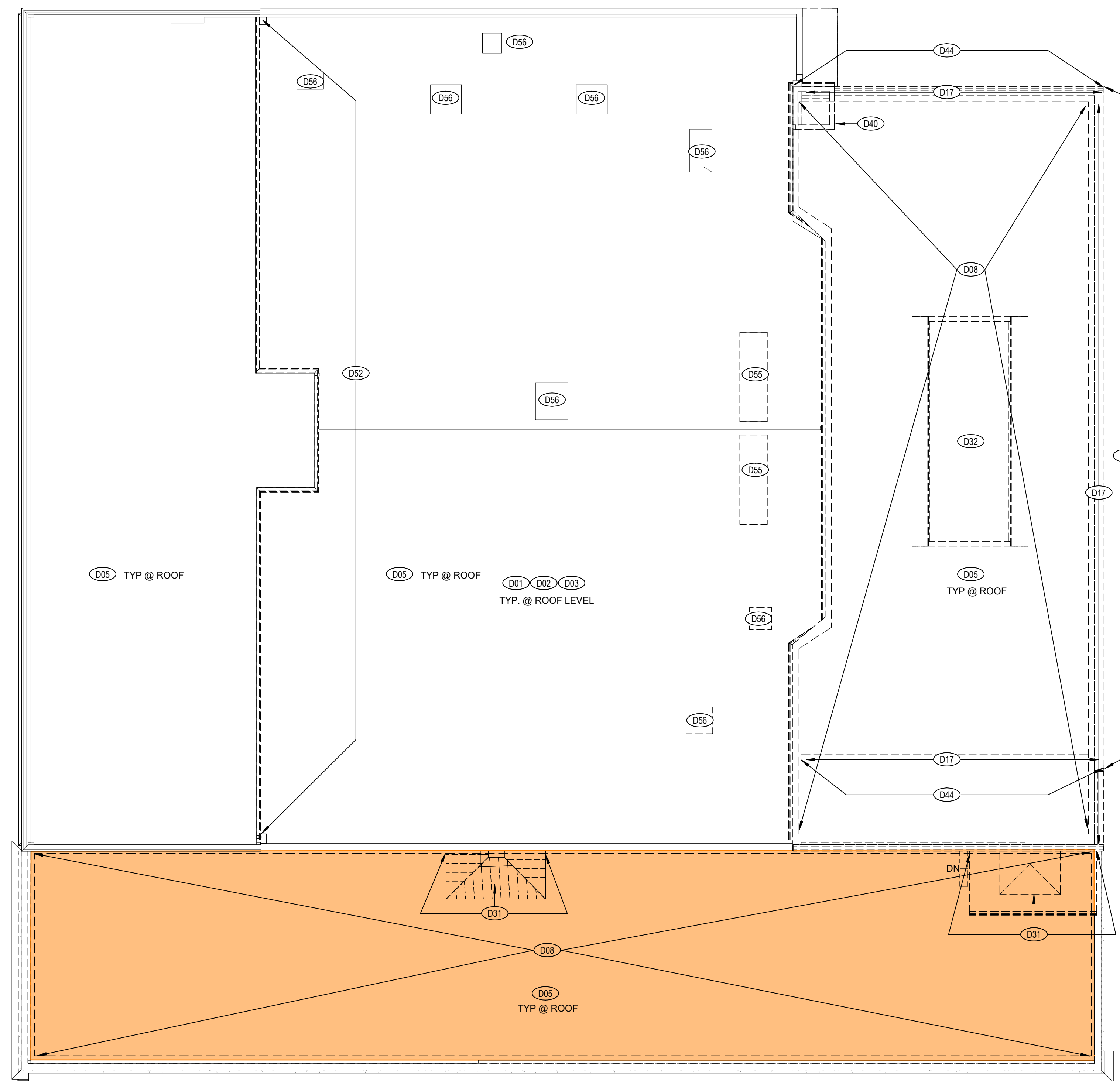
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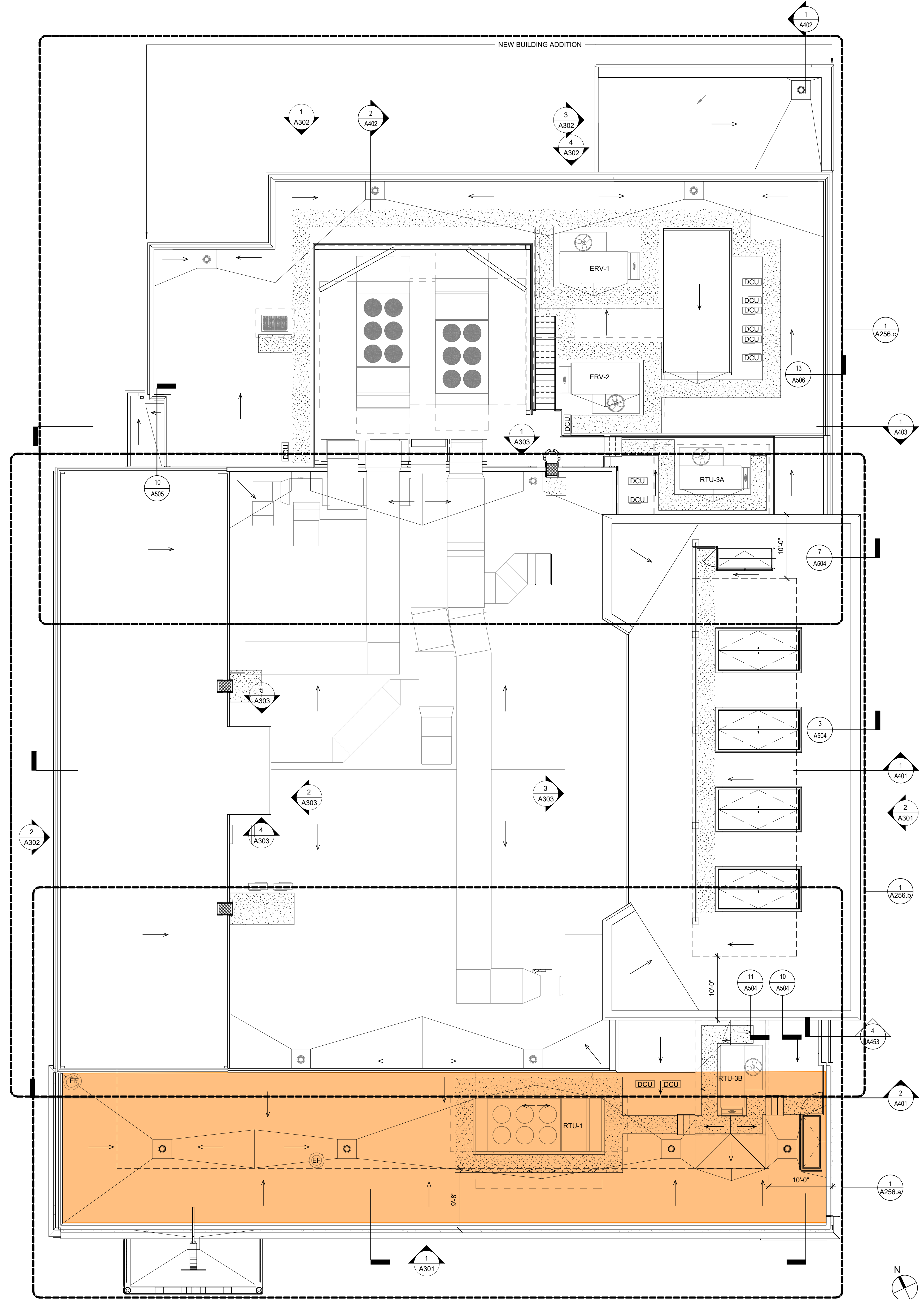
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EXTERIOR MASONRY RESTORATION.
EXTERIOR CAST STONE REPAIRS AND REPLACEMENT.
EXTERIOR WINDOWS.
EXTERIOR STOREFRONTS.
FABRICATE AND INSTALL NEW MARQUEE

ALTERNATE:
FABRICATE AND INSTALL BLADE SIGN
RESTORE PAINTED SIGN AT MASONRY WALL



2 ROOF DEMOLITION PLAN
 1/8" = 1'-0"



1 ROOF PLAN
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DEMO & PROPOSED ROOF PLANS

A205

98% CD SET

FRONT OF HOUSE PHASING:

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100% REPOINTING OF MASONRY AT NORTH AND WEST ELEVATION OF EXISTING THEATER.

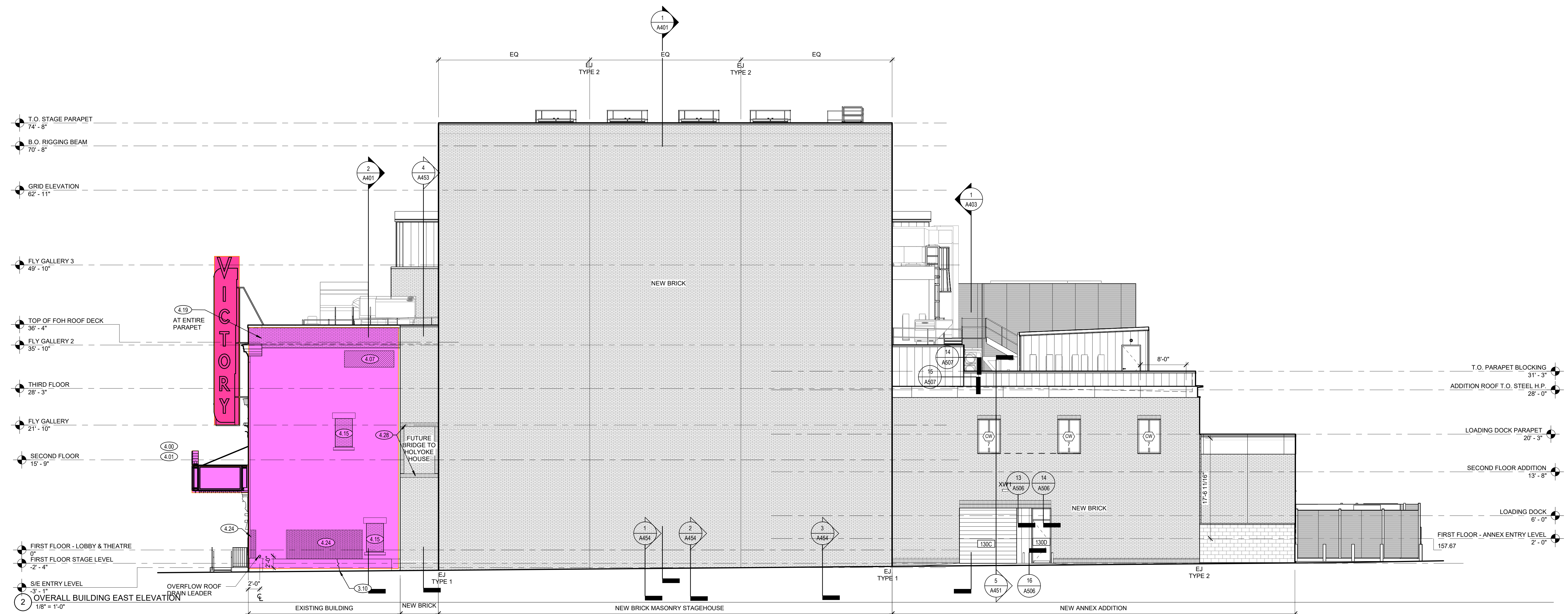
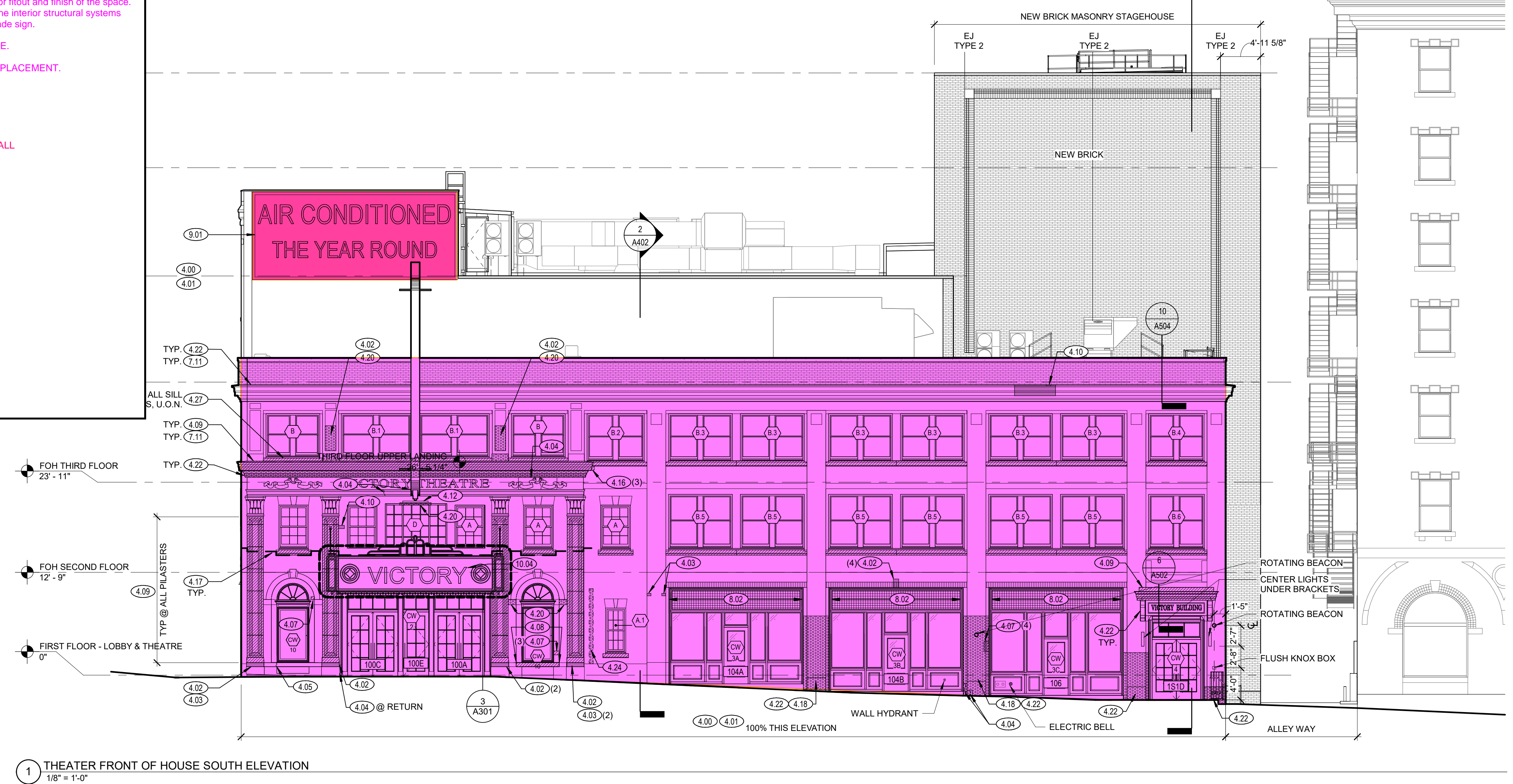
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ALTERNATE:
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EXTERIOR ELEVATIONS

A301

FRONT OF HOUSE PHASING:

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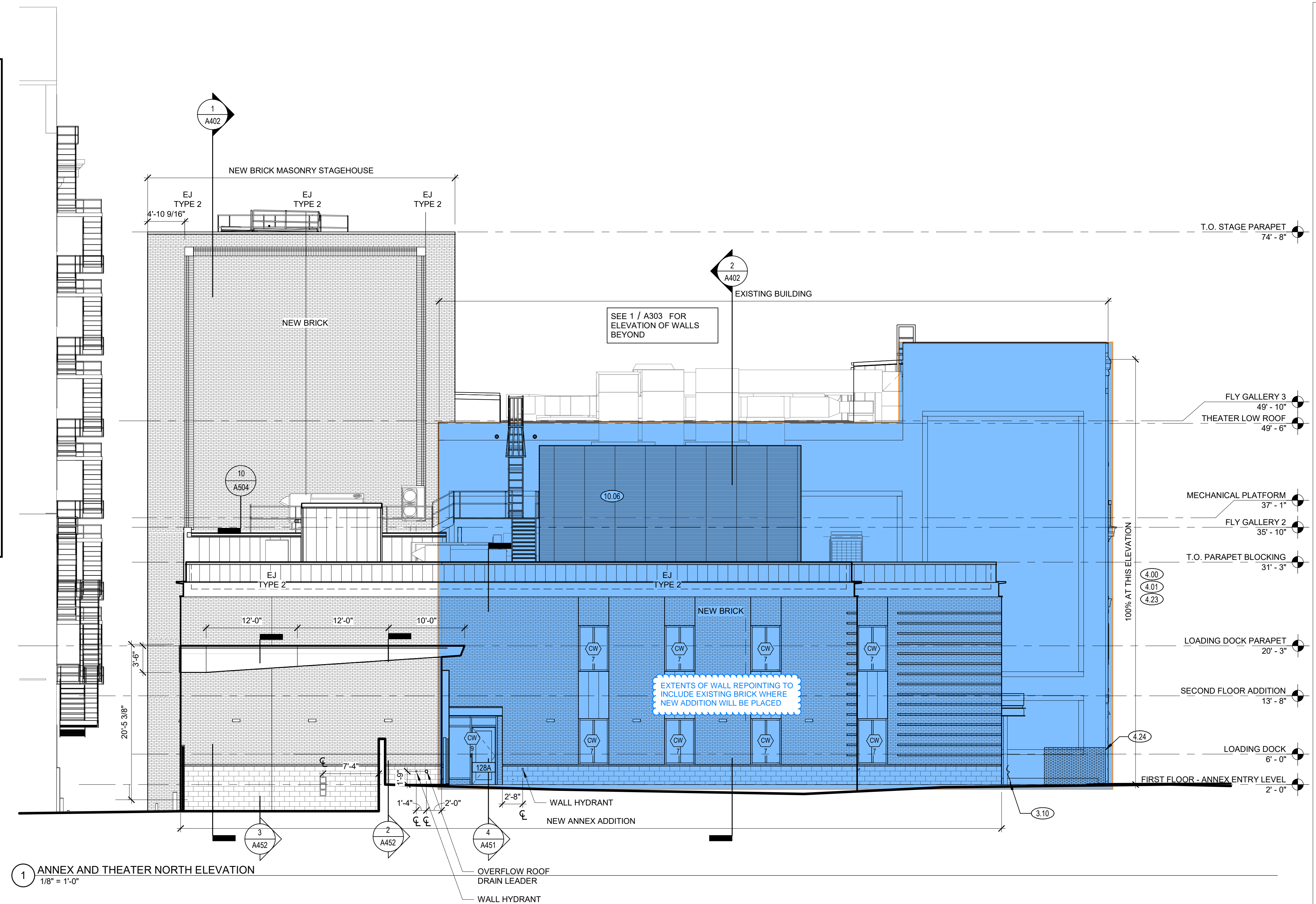
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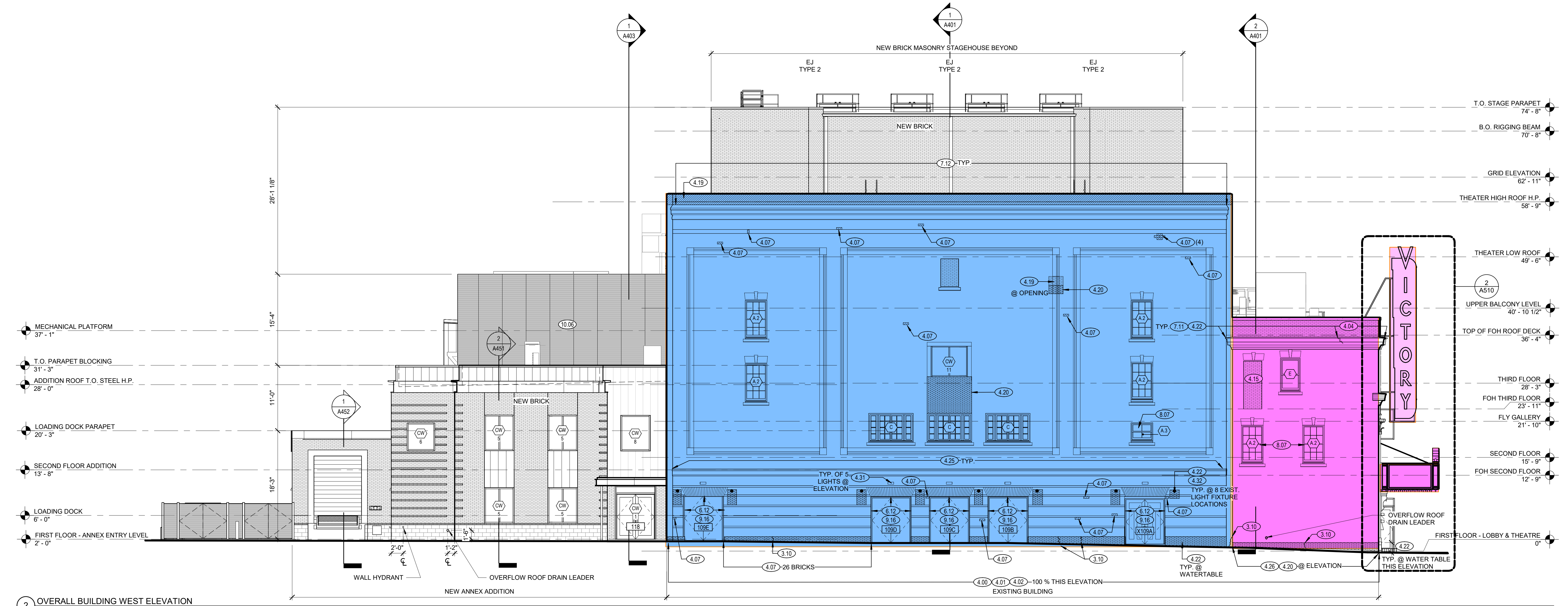
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FABRICATE AND INSTALL BLADE SIGN
RESTORE PAINTED SIGN AT MASONRY WALL



1 ANNEX AND THEATER NORTH ELEVATION
 1/8" = 1'-0"



2 OVERALL BUILDING WEST ELEVATION
 1/8" = 1'-0"

FOR REFERENCE ONLY NOT FOR CONSTRUCTION



VICTORY THEATRE RENOVATIONS
 87 Suffolk Street,
 Holyoke MA 01040
 Massachusetts International Festival of the Arts

NO	DATE	DESCRIPTION

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 DATE: 12/09/2024
 DRAWN BY: MVG
 JOB NO: 1517
 SCALE: As indicated

EXTERIOR ELEVATIONS

A302

98% CD SET