



RENOVATIONS to the HAYFORD BLOCK/BELFAST OPERA HOUSE

PROJECT:

RENOVATIONS TO HAYFORD BLOCK/
BELFAST OPERA HOUSE
BELFAST, MAINE

ARCHITECT:

GERALD WEINAND, ARCHITECT, INC.
ROCKLAND, MAINE
207.975.3945
gwdesign@roadrunner.com

STRUCTURAL ENGINEER:

RANDY SCAMFER, P.E.
WARREN, MAINE

GENERAL CONTRACTOR

MAINE COAST CONSTRUCTION
CAMDEN, MAINE

MECHANICAL:

NAME
COMPANY
CITY, MAINE

ELECTRICAL:

MARK CLEAVES
MAC ELECTRIC
BELFAST, MAINE

HEATING

JAMES MOODY
JIM'S BURNER SERVICE
BEFLAST, MAINE

PLUMBING

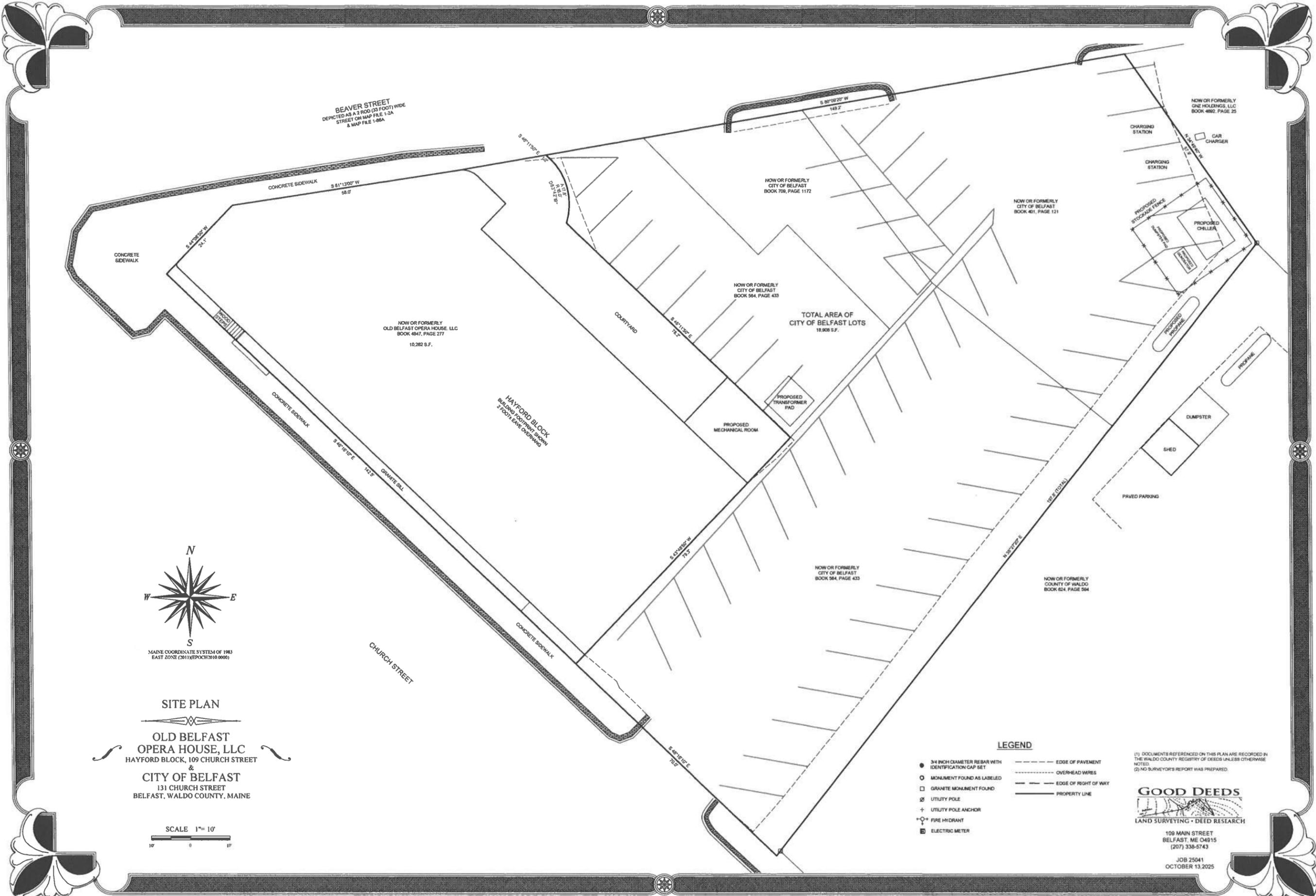
JEFF LINDLOFF
COASTAL PLUMBING
CITY, MAINE

THEATRE SOUND/LIGHTING:

NOAH COLE
STONE MOUNTAIN SYSTEMS
CITY, MAINE

ACOUSTIC:

JONATHAN BICKOFF
WSDG
HIGHLAND, NY



BEAVER STREET
 DEPICTED AS A 2 ROD (33 FOOT) WIDE
 STREET ON MAP FILE 1-2A
 & MAP FILE 1-88A

CONCRETE
 SIDEWALK

CONCRETE SIDEWALK
 S 81°13'00" W
 58.07'

S 44°05'59" W
 26.17'

NOW OR FORMERLY
 OLD BELFAST OPERA HOUSE, LLC
 BOOK 4847, PAGE 277
 10,282 S.F.

HAYFORD BLOCK
 BUILDING FOOTPRINT SHOWN
 7-FOOT WALK-OVERWALK

NOW OR FORMERLY
 CITY OF BELFAST
 BOOK 709, PAGE 1172

NOW OR FORMERLY
 CITY OF BELFAST
 BOOK 584, PAGE 433

TOTAL AREA OF
 CITY OF BELFAST LOTS
 18,908 S.F.

PROPOSED
 MECHANICAL ROOM

PROPOSED
 TRANSFORMER
 PAD

NOW OR FORMERLY
 CITY OF BELFAST
 BOOK 584, PAGE 433

NOW OR FORMERLY
 CITY OF BELFAST
 BOOK 481, PAGE 121

NOW OR FORMERLY
 GAE HOLDINGS, LLC
 BOOK 4882, PAGE 25

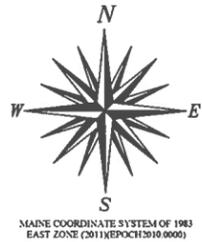
CHARGING
 STATION

CHARGING
 STATION

PROPOSED
 STORAGE FENCE

PROPOSED
 CHILLER

PROPOSED
 PROPRANE



SITE PLAN

OLD BELFAST
 OPERA HOUSE, LLC
 HAYFORD BLOCK, 109 CHURCH STREET
 &
 CITY OF BELFAST
 131 CHURCH STREET
 BELFAST, WALDO COUNTY, MAINE



LEGEND

- 3/4 INCH DIAMETER REBAR WITH IDENTIFICATION CAP SET
- MONUMENT FOUND AS LABELED
- GRANITE MONUMENT FOUND
- ⊕ UTILITY POLE
- + UTILITY POLE ANCHOR
- ⊕ FIRE HYDRANT
- ⊕ ELECTRIC METER
- EDGE OF PAVEMENT
- OVERHEAD WIRES
- EDGE OF RIGHT OF WAY
- PROPERTY LINE

(1) DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
 (2) NO SURVEYOR'S REPORT WAS PREPARED.

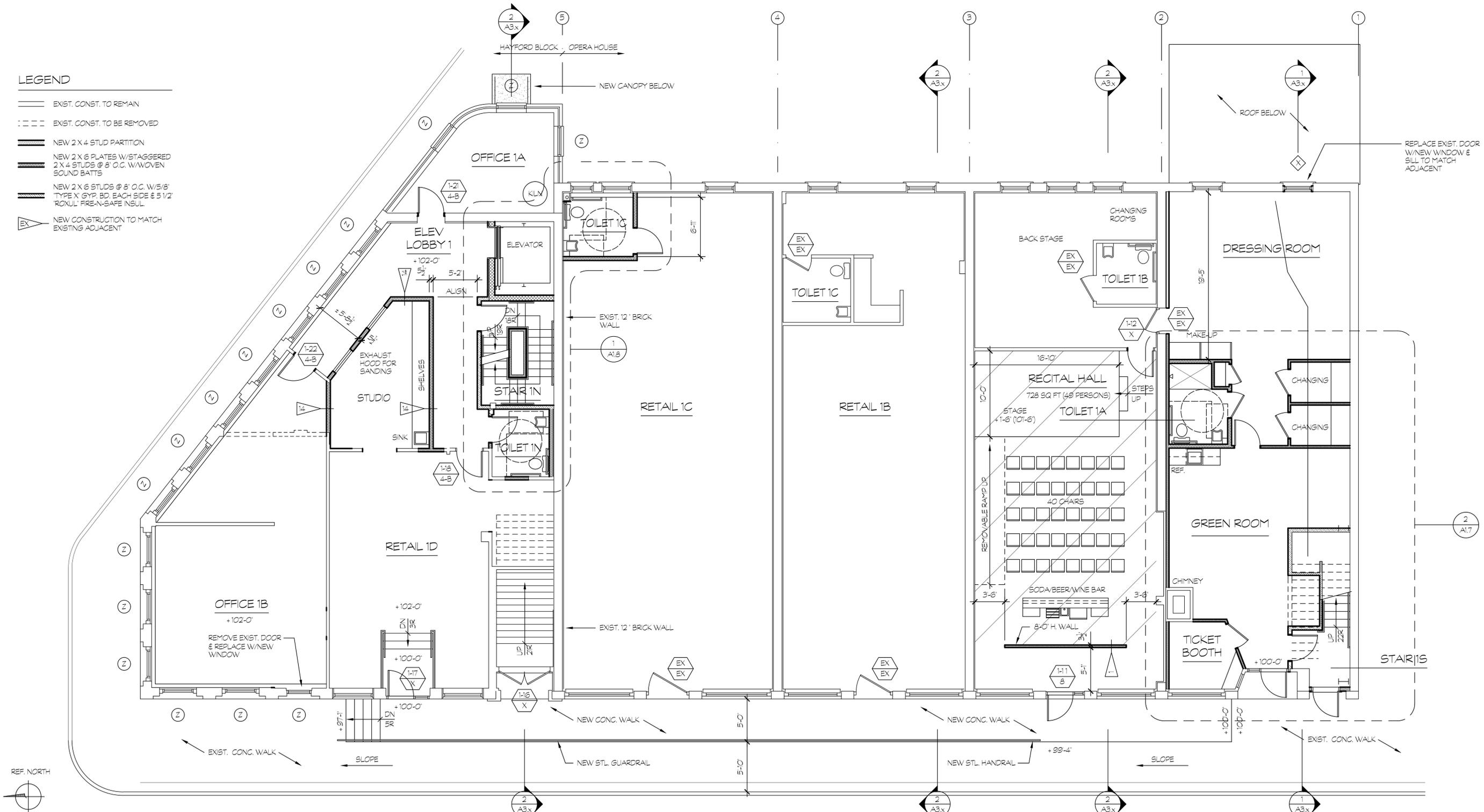
GOOD DEEDS
 LAND SURVEYING • DEED RESEARCH

109 MAIN STREET
 BELFAST, ME 04815
 (207) 338-5743

JOB 25041
 OCTOBER 13, 2025

LEGEND

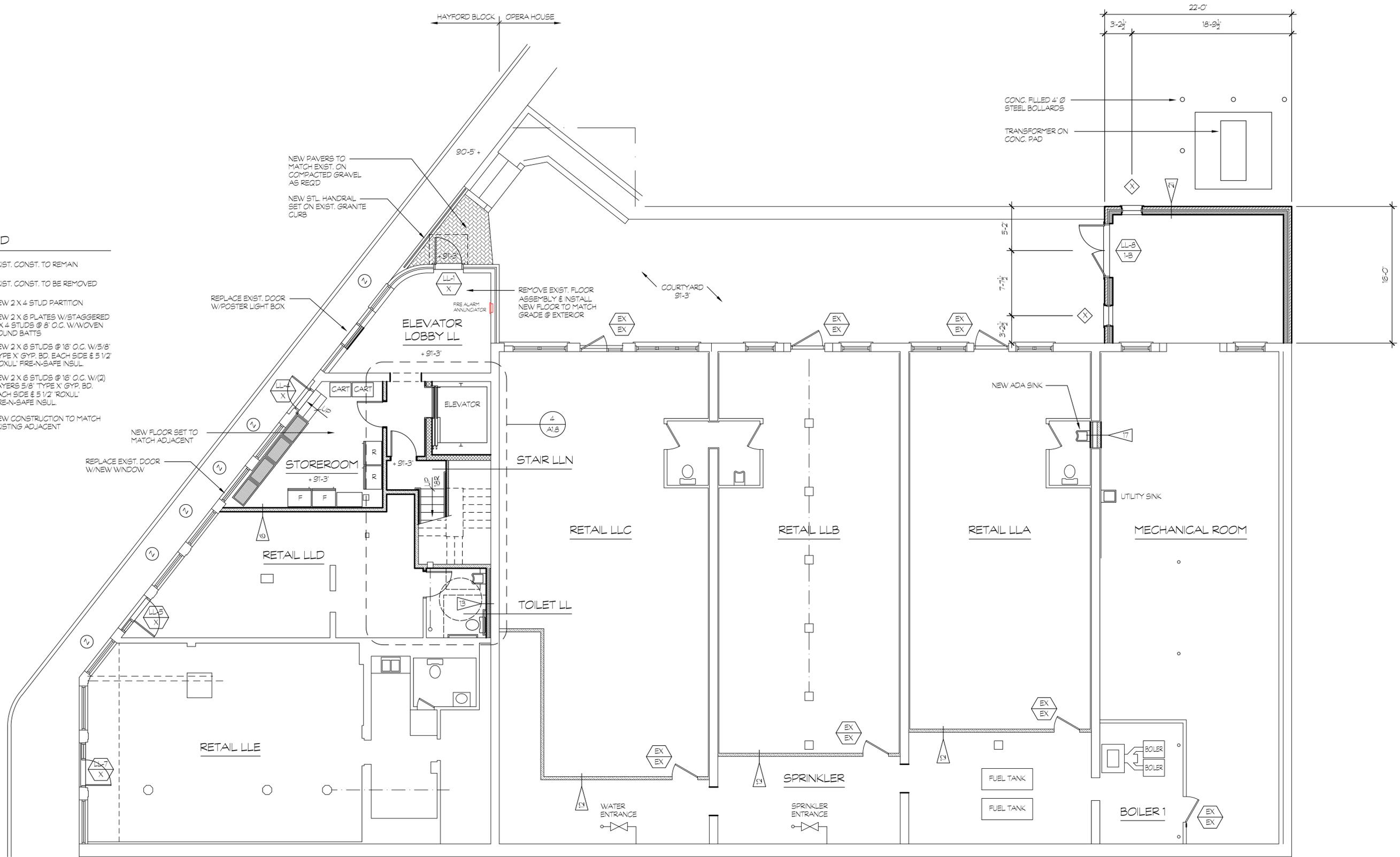
- EXIST. CONST. TO REMAIN
- - - EXIST. CONST. TO BE REMOVED
- ▬ NEW 2 X 4 STUD PARTITION
- ▬ NEW 2 X 6 PLATES W/STAGGERED 2 X 4 STUDS @ 8' O.C. W/WOVEN SOUND BATTS
- ▬ NEW 2 X 6 STUDS @ 8' O.C. W/5/8" TYPE 'X' GYP. BD. EACH SIDE & 5 1/2" ROXUL FIRE-N-SAFE INSUL.
- ▲ NEW CONSTRUCTION TO MATCH EXISTING ADJACENT



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- EXIST. CONST. TO REMAIN
- - - EXIST. CONST. TO BE REMOVED
- ▬ NEW 2 X 4 STUD PARTITION
- ▬ NEW 2 X 6 PLATES W/STAGGERED 2 X 4 STUDS @ 8' O.C. W/WOVEN SOUND BATTS
- ▬ NEW 2 X 6 STUDS @ 16' O.C. W/5/8" TYPE 'X' GYP. BD. EACH SIDE & 5 1/2" 'ROXUL' FIRE-N-SAFE INSUL.
- ▬ NEW 2 X 6 STUDS @ 16' O.C. W/(2) LAYERS 5/8" TYPE 'X' GYP. BD. EACH SIDE & 5 1/2" 'ROXUL' FIRE-N-SAFE INSUL.
- EX NEW CONSTRUCTION TO MATCH EXISTING ADJACENT



1 LOWER LEVEL PLAN
SCALE: 3/16" = 1'-0"

GERALD WEINAND ARCHITECT
 26 GROVE STREET, ROCKLAND, ME 07875-3545 | gweinand@geraldweinand.com

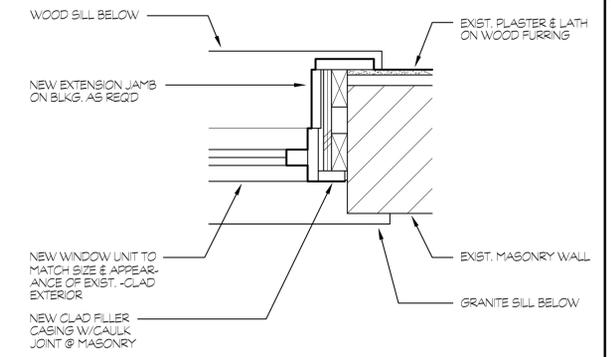
RENOVATIONS TO THE HAYFORD BLOCK BELFAST OPERA HOUSE
 CHURCH STREET BELFAST, ME

LOWER LEVEL PLAN

DATE	20 OCT 2025
REV.	N TOWN REVIEW
JOB NO.	242

SHEET NO. **A1.6**
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LEGEND			
A	NEW CONCRETE SIDEWALK & RETAINING WALL	R	REMOVE EXST. PANEL & INSTALL NEW WINDOW TO MATCH
B	NEW STEEL GUARDRAIL (PAINT)	S	REMOVE EXST. DOOR & INSTALL NEW WINDOW TO MATCH
C	NEW CONCRETE STEPS TO EXIST SIDEWALK	T	NEW STONE SILL TO MATCH EXST.
D	NEW STEEL HANDRAIL (PAINT)	U	REPLACE EXST. WINDOWS W/NEW UNITS
E	REMOVE EXST. WOOD STAIR	V	REMOVE EXST. WINDOW & REPLACE W/NEW DOOR
F	REPLACE EXST. DOOR W/NEW WOOD DOOR	W	NEW STEEL LADDER
G	REPLACE EXST. DOOR(S) W/NEW STOREFRONT DOOR/SIDE LIGHT	X	NEW WOOD PANEL TO MATCH EXST.
H	NEW PAINTED STEEL DOORS FOR NEW STAGE LIFT	Y	NEW SPANDREL TO MATCH EXST.
J	REPLACE EXST. DOOR W/POSTER LIGHT BOX	Z	REPLACE EXST. SINGLE PANE WINDOWS W/NEW TO MATCH
K	NEW PRIVACY SCREENS @ INTERIOR OF LOWER SASH	AA	NEW TRANSOM PANEL
L	NEW SIGN	BB	SEWORK EXIST WINDOW TO ADD SPEAKER & DEAL DRAWER
M	NEW EXHAUST FANS REQD BY LIFE SAFETY CODE	CC	NEW BRICK VENEER TO MATCH EXST.
N	NEW PAINTED STEEL AWNING	DD	NEW GUTTER & RAIN WATER LEADER
P	REMOVE EXST. WINDOW & INFILL WALL TO MATCH ADJACENT	EE	NEW GRANITE TO MATCH EXST.
Q	NEW WINDOW TO MATCH EXST.	FF	NEW LIGHT FIXTURE
GG	NEW LIGHT FIXTURE		
HH	NEW LIGHT FIXTURE (J.3)		
JJ	NEW LIGHT FIXTURE (J.4)		
KK	METAL SIDING		
LL	6" FLASHING		
MM	EPDM ROOFING OVER TOP OF NEW ELEVATOR SHAFT		
NN	NEW STAR TOWER		
PP	NEW WINDOW TO MATCH EXST.		
QQ	PARGE NEW EXPOSED CONCRETE		
RR	NEW CRICKET		
SS	REPAIR OVERHANG AS REQD TO MATCH EXST.		



2 REPLACEMENT WINDOW DETAIL
1 1/2" = 1'-0"



1 CHURCH STREET ELEVATION
SCALE: 3/16" = 1'-0"

GERALD WEINAND ARCHITECT
 26 GROVE STREET - ROCKLAND, ME
 207-573-5845 gweinand@geraldweinand.com

RENOVATIONS TO THE
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 CHURCH STREET
 BELFAST, ME

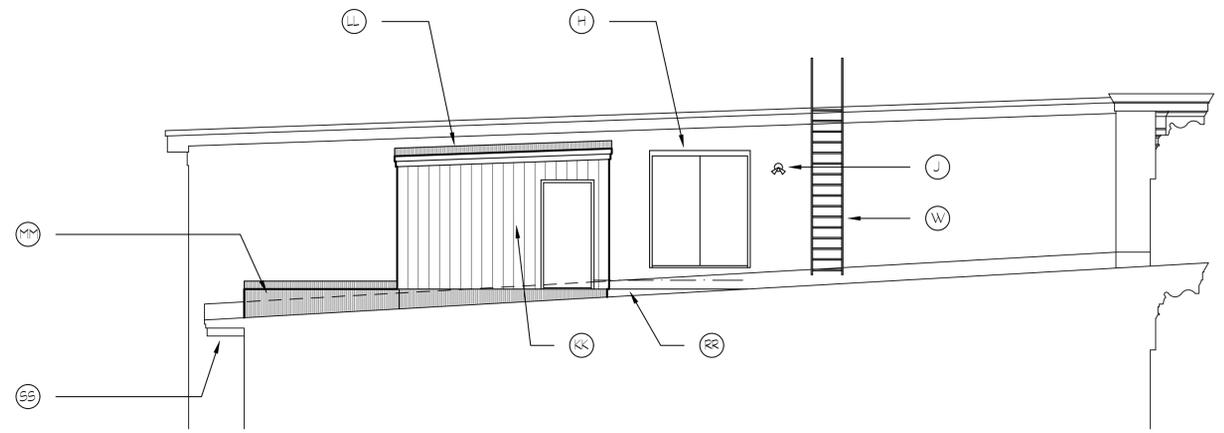
CHURCH STREET ELEVATION

DATE	20 OCT 2025
REV.	N TOWN REVIEW
JOB NO.	242

SHEET NO. **A2.1**

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LEGEND			
A	NEW CONCRETE SIDEWALK & RETAINING WALL	R	REMOVE EXST. PANEL & INSTALL NEW WINDOW TO MATCH
B	NEW STEEL GUARDRAIL (PAINT)	S	REMOVE EXST. DOOR & INSTALL NEW WINDOW TO MATCH
C	NEW CONCRETE STEPS TO EXIST SIDEWALK	T	NEW STONE SILL TO MATCH EXST.
D	NEW STEEL HANDRAIL (PAINT)	U	REPLACE EXST. WINDOWS W/NEW UNITS
E	REMOVE EXST. WOOD STAIR	V	REMOVE EXST. WINDOW & REPLACE W/NEW DOOR
F	REPLACE EXST. DOOR W/NEW WOOD DOOR	W	NEW STEEL LADDER
G	REPLACE EXST. DOOR(S) W/NEW STOREFRONT DOOR/SIDELIGHT	X	NEW WOOD PANEL TO MATCH EXST.
H	NEW PAINTED STEEL DOORS FOR NEW STAGE LIFT	Y	NEW SPANDREL TO MATCH EXST.
J	REPLACE EXST. DOOR W/POSTER LIGHT BOX	Z	REPLACE EXST. SINGLE PANE WINDOWS W/NEW TO MATCH
K	NEW PRIVACY SCREENS @ INTERIOR OF LOWER SASH	AA	NEW TRANSOM PANEL
L	NEW SIGN	BB	SEWORK EXST. WINDOW TO ADD SPEAKER & DEAL DRAWER
M	NEW EXHAUST FANS REQD BY LIFE SAFETY CODE	CC	NEW BRICK VENEER TO MATCH EXST.
N	NEW PAINTED STEEL AWNING	DD	NEW GUTTER & RAIN WATER LEADER
P	REMOVE EXST. WINDOW & INFILL WALL TO MATCH ADJACENT	EE	NEW GRANITE TO MATCH EXST.
Q	NEW WINDOW TO MATCH EXST.	FF	NEW LIGHT FIXTURE
		GG	NEW LIGHT FIXTURE
		HH	NEW LIGHT FIXTURE (J.3)
		JJ	NEW LIGHT FIXTURE (J.4)
		KK	METAL SIDING
		LL	6" FLASHING
		MM	EPDM ROOFING OVER TOP OF NEW ELEVATOR SHAFT
		NN	NEW STAR TOWER
		PP	NEW WINDOW TO MATCH EXST.
		QQ	PARGE NEW EXPOSED CONCRETE
		RR	NEW CRICKET
		SS	REPAIR OVERHANG AS REQD TO MATCH EXST.



1 PARTIAL NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 BEAVER STREET ELEVATION
SCALE: 3/16" = 1'-0"

LEGEND			
A	NEW CONCRETE SIDEWALK & RETAINING WALL	R	REMOVE EXIST. PANEL & INSTALL NEW WINDOW TO MATCH
B	NEW STEEL GUARDRAIL (PAINT)	S	REMOVE EXIST. DOOR & INSTALL NEW WINDOW TO MATCH
C	NEW CONCRETE STEPS TO EXIST. SIDEWALK	T	NEW STONE SILL TO MATCH EXIST.
D	NEW STEEL HANDRAIL (PAINT)	U	REPLACE EXIST. WINDOWS W/NEW UNITS
E	REMOVE EXIST. WOOD STAR	V	REMOVE EXIST. WINDOW & REPLACE W/NEW DOOR
F	REPLACE EXIST. DOOR W/NEW WOOD DOOR	W	NEW STEEL LADDER
G	REPLACE EXIST. DOOR(S) W/NEW STOREFRONT DOOR/SIDELIGHT	X	NEW WOOD PANEL TO MATCH EXIST.
H	NEW PAINTED STEEL DOORS FOR NEW STAGE LIFT	Y	NEW SPANDREL TO MATCH EXIST.
J	REPLACE EXIST. DOOR W/POSTER LIGHT BOX	Z	REPLACE EXIST. SINGLE PANE WINDOWS W/NEW TO MATCH.
K	NEW PRIVACY SCREENS @ INTERIOR OF LOWER SASH	AA	NEW TRANSOM PANEL
L	NEW SIGN	BB	REWORK EXIST. WINDOW TO ADD SPEAKER & DEAL DRAWER
M	NEW EXHAUST FANS REQD BY LIFE SAFETY CODE	CC	NEW BRICK VENEER TO MATCH EXIST.
N	NEW PAINTED STEEL AWNING	DD	NEW GUTTER & RAIN WATER LEADER
P	REMOVE EXIST. WINDOW & INFILL WALL TO MATCH ADJACENT	EE	NEW GRANITE TO MATCH EXIST.
Q	NEW WINDOW TO MATCH EXIST.	FF	NEW LIGHT FIXTURE
		GG	NEW LIGHT FIXTURE
		HH	NEW LIGHT FIXTURE (J3)
		JJ	NEW LIGHT FIXTURE (J4)
		KK	METAL SIDING
		LL	6" FLASHING
		MM	EPDM ROOFING OVER TOP OF NEW ELEVATOR SHAFT
		NN	NEW STAR TOWER
		PP	NEW WINDOW TO MATCH EXIST.
		QQ	PARGE NEW EXPOSED CONCRETE
		RR	NEW CRICKET
		SS	REPAIR OVERHANG AS REQD TO MATCH EXIST.



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

GERALD WEINAND
 ARCHITECT
 26 GROVE STREET, ROCKLAND, ME
 207/975-5845 | gwe@geraldweinand.com

RENOVATIONS TO THE
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 CHURCH STREET
 BELFAST, ME

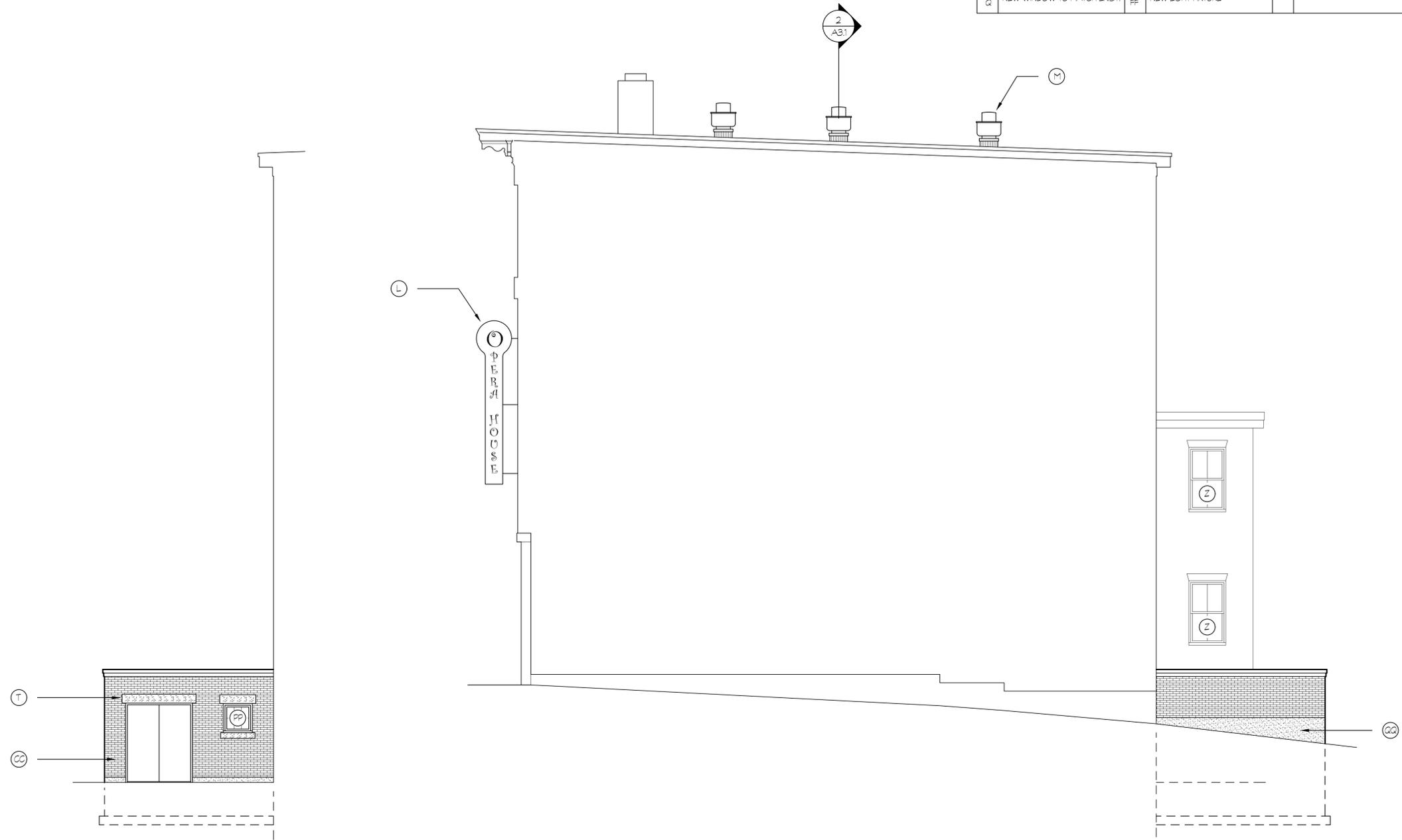
EAST ELEVATION

DATE	20 OCT 2025
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JOB NO.	242

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A2.3

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LEGEND			
A	NEW CONCRETE SIDEWALK & RETAINING WALL	R	REMOVE EXST. PANEL & INSTALL NEW WINDOW TO MATCH
B	NEW STEEL GUARDRAIL (PAINT)	S	REMOVE EXST. DOOR & INSTALL NEW WINDOW TO MATCH
C	NEW CONCRETE STEPS TO EXST. SIDEWALK	T	NEW STONE SILL TO MATCH EXST.
D	NEW STEEL HANDRAIL (PAINT)	U	REPLACE EXST. WINDOWS W/NEW UNITS
E	REMOVE EXST. WOOD STAR	V	REMOVE EXST. WINDOW & REPLACE W/NEW DOOR
F	REPLACE EXST. DOOR W/NEW WOOD DOOR	W	NEW STEEL LADDER
G	REPLACE EXST. DOOR(S) W/NEW STOREFRONT DOOR/SIDEGLIGHT	X	NEW WOOD PANEL TO MATCH EXST.
H	NEW PAINTED STEEL DOORS FOR NEW STAGE LIFT	Y	NEW SPANDREL TO MATCH
J	REPLACE EXST. DOOR W/POSTER LIGHT BOX	Z	REPLACE EXST. SINGLE PANE WINDOWS W/NEW TO MATCH
K	NEW PRIVACY SCREENS @ INTERIOR OF LOWER SASH	AA	NEW TRANSOM PANEL
L	NEW SIGN	BB	REWORK EXST. WINDOW TO ADD SPEAKER & DEAL DRAWER
M	NEW EXHAUST FANS REQ'D BY LIFE SAFETY CODE	CC	NEW BRICK VENEER TO MATCH EXST.
N	NEW PAINTED STEEL AWNING	DD	NEW GUTTER & RAIN WATER LEADER
P	REMOVE EXST. WINDOW & INFLL WALL TO MATCH ADJACENT	EE	NEW GRANITE TO MATCH EXST.
Q	NEW WINDOW TO MATCH EXST.	FF	NEW LIGHT FIXTURE
GG	NEW LIGHT FIXTURE	HH	NEW LIGHT FIXTURE (J.3)
JJ	NEW LIGHT FIXTURE (J.4)	KK	METAL SIDING
LL	6" FLASHING	MM	EPDM ROOFING OVER TOP OF NEW ELEVATOR SHAFT
NN	NEW STAR TOWER	PP	NEW WINDOW TO MATCH EXST.
QQ	PARGE NEW EXPOSED CONCRETE	RR	NEW CRICKET
SS	REPAIR OVERHANG AS REQ'D TO MATCH EXST.		



2 PARTIAL ELEVATION
SCALE: 3/16" = 1'-0"

1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

RENOVATIONS TO THE
HAYFORD BLOCK
BELFAST OPERA HOUSE
 CHURCH STREET
 BELFAST, ME

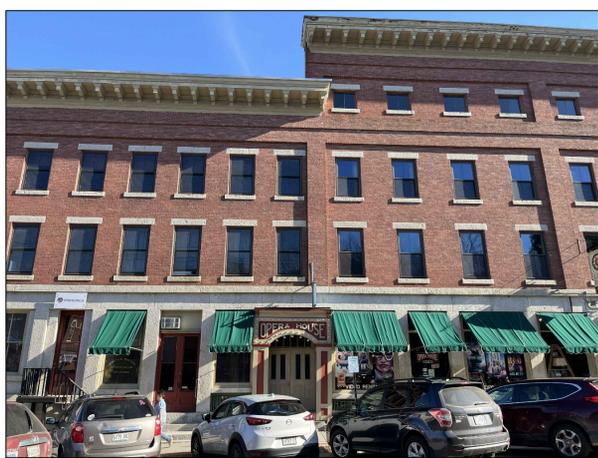
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SOUTH ELEVATION

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SHEET NO.
A2.4

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DATE: 20 OCT 2025
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SHEET NO.
A2.5

PHOTOS

RENOVATIONS TO THE
 HAYFORD BLOCK
 BELFAST OPERA HOUSE
 CHURCH STREET
 BELFAST, ME

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 ARCHITECT
 26 GROVE STREET - ROCKLAND, ME
 207-575-5845 gweinand@geraldweinand.com





GERALD WEINAND
ARCHITECT

26 GROVE STREET, ROCKLAND, ME
207.975.3945 gwe@design@roddrinner.com

RENOVATIONS TO THE
HAYFORD BLOCK
BELFAST OPERA HOUSE
CHURCH STREET, BELFAST, ME

VIEW FROM SW

DATE: 20 OCT 2025

SCALE: N/A

JOB NO: 2412

SKETCH NO:

SK-1

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RENOVATIONS TO THE
HAYFORD BLOCK
BELFAST OPERA HOUSE
CHURCH STREET, BELFAST, ME

VIEW FROM SW

DATE: 20 OCT 2025

SCALE: N/A

JOB NO: 2412

SKETCH NO:

SK-2

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ARCHITECT

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RENOVATIONS TO THE
HAYFORD BLOCK
BELFAST OPERA HOUSE
CHURCH STREET, BELFAST, ME

VIEW FROM NE

DATE: 20 OCT 2025

SCALE: N/A

JOB NO: 2412

SKETCH NO:

SK-3

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RENOVATIONS TO THE
HAYFORD BLOCK
BELFAST OPERA HOUSE
CHURCH STREET, BELFAST, ME

VIEW FROM SE

DATE: 20 OCT 2025

SCALE: N/A

JOB NO: 2412

SKETCH NO:

SK-4

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RENOVATIONS TO THE
HAYFORD BLOCK
BELFAST OPERA HOUSE
CHURCH STREET, BELFAST, ME

COURTYARD VIEW

DATE: 20 OCT 2025

SCALE: N/A

JOB NO: 2412

SKETCH NO:

SK-5

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RENOVATIONS TO THE
HAYFORD BLOCK
BELFAST OPERA HOUSE
CHURCH STREET, BELFAST, ME

ROOF VIEW

DATE: 20 OCT 2025

SCALE: N/A

JOB NO: 2412

SKETCH NO:

SK-6

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