

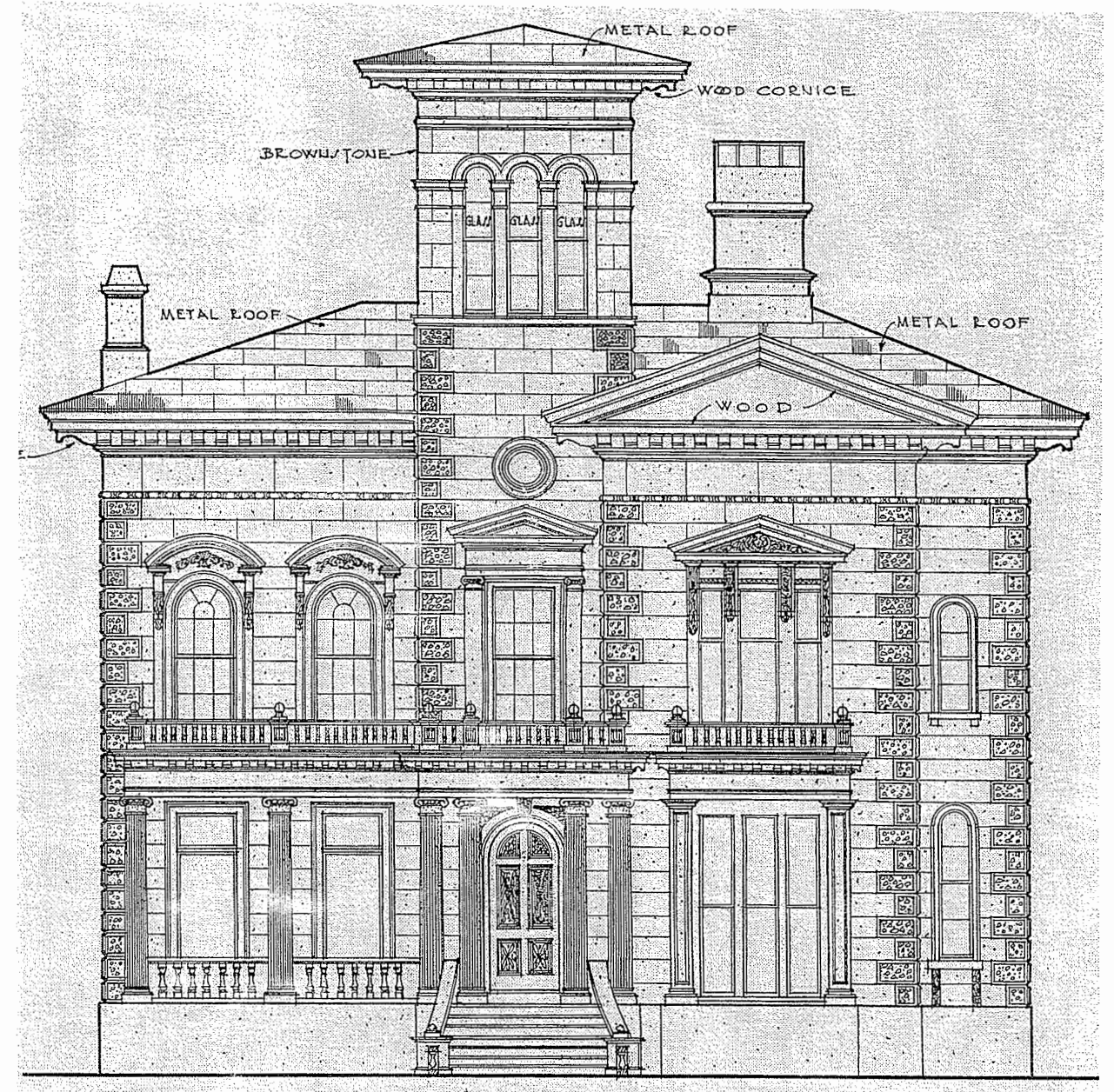
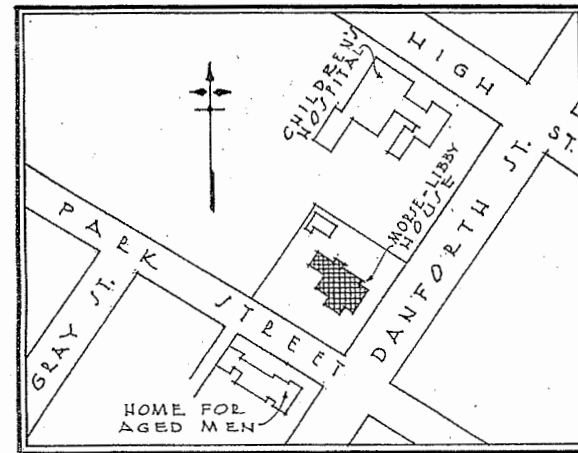
# VICTORIA MANSION BROWNSTONE CONSERVATION

PORTLAND, MAINE

## LIST OF DRAWINGS

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R202	REMOVAL-SALVAGE WEST & EAST
A201	ELEVATIONS SOUTH & EAST
A202	ELEVATIONS WEST & NORTH
A203	INTERIOR ELEVATIONS IN TOWER
A204	INTERIOR ELEVATIONS IN TOWER
A205	BELVEDERE SECTIONS - FOR REFERENCE ONLY
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E101	MAIN ROOF PLAN - SNOWMELT SYSTEM

## LOCATION PLAN



## BID DOCUMENTS

Date: 12 DECEMBER, 2003

EYP Project Number: 5002011.01

### STONE CONSERVATOR:

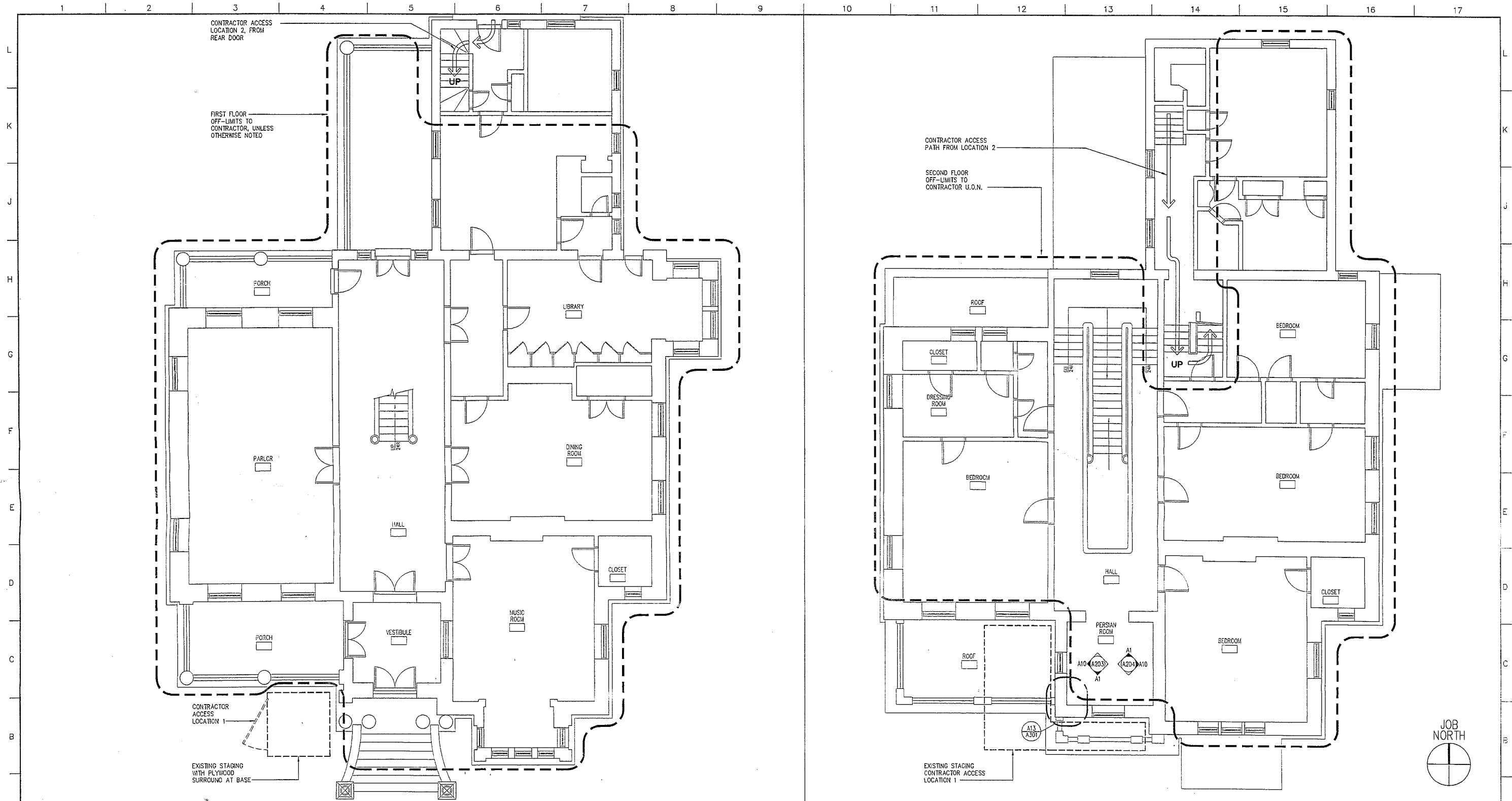
BUILDING AND MONUMENT CONSERVATION  
83 SCHOOL STREET  
ARLINGTON, MA 02476  
PHONE: (781) 641-1603

Einhorn  
Yaffee  
Prescott



### ARCHITECTURE & ENGINEERING

24 SCHOOL STREET  
BOSTON, MA 02108  
PHONE: 617-305-9800  
FAX: 617-305-9888




**A1 FIRST FLOOR PLAN**

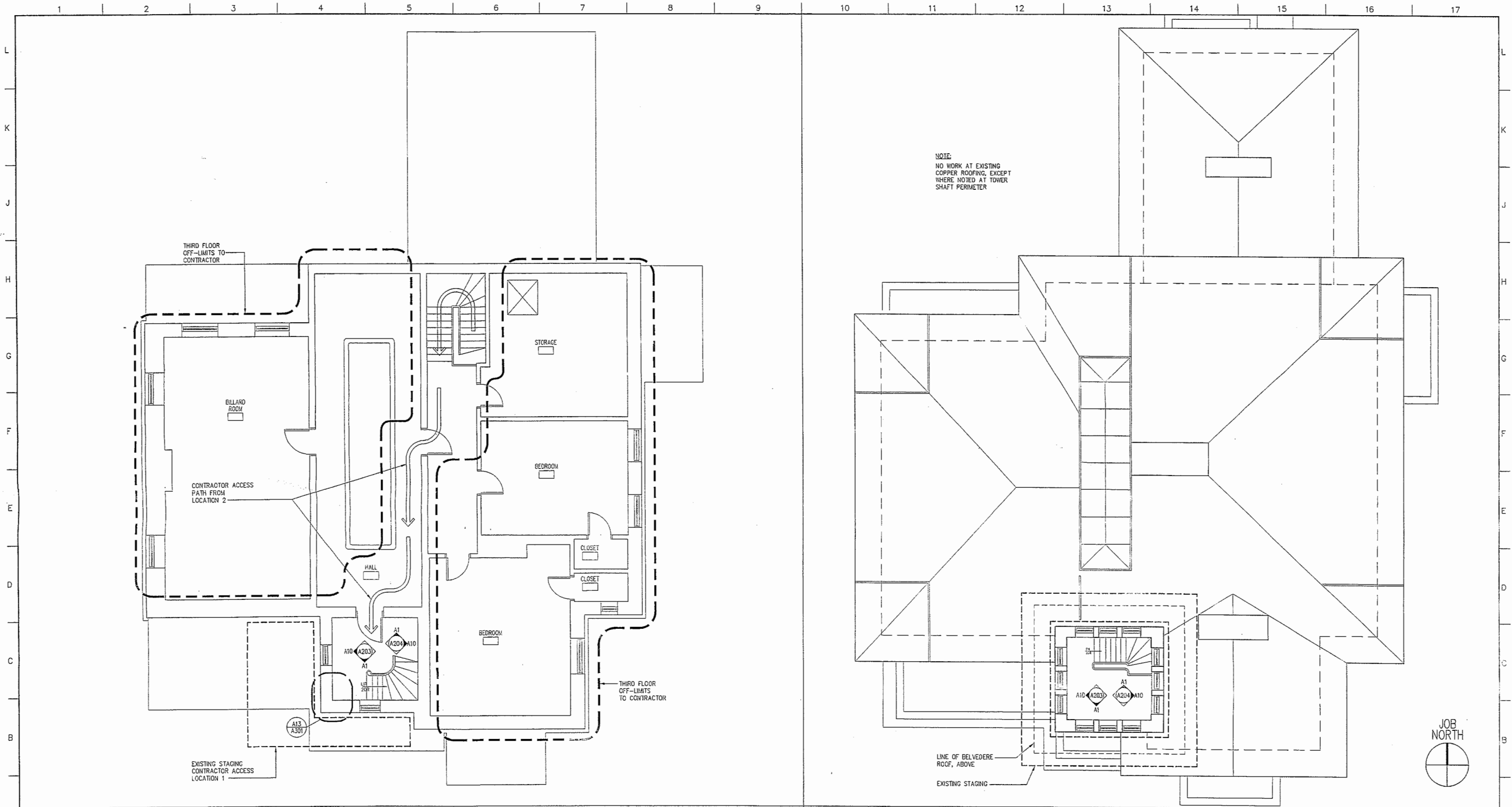
**A10 SECOND FLOOR PLAN**

3/16"=1'-0"

3/16"=1'-0"

P:\2020\502011.00\ARCH\PLANS\VC-A101.dwg, 12/15/2003 02:38:17 PM, DCoE, OcaBee-01.plt

 ARCHITECTURE & ENGINEERING, P.C. TWENTY-FOUR SCHOOL STREET BOSTON, MA 02108-5113 (617) 205-8800 ALBANY, NY BOSTON, MA NEW YORK, NY WASHINGTON, DC		<b>VICTORIA MANSION BROWNSTONE CONSERVATION</b> PORTLAND, MAINE	
		<b>FIRST &amp; SECOND FLOOR PLANS</b>	
no. revisions/submissions	date	drawing title	project no.
		designed by	5002011.01
		drawn by	CAD file no. VIC-A101
		checked by	drawing no.
		date	<b>A101</b>
		DEC. 12, 2003	of
		scale	
		AS NOTED	



**A1** THIRD FLOOR PLAN

3/16"=1'-0"

**A10** BELVEDERE FLOOR PLAN & ROOF

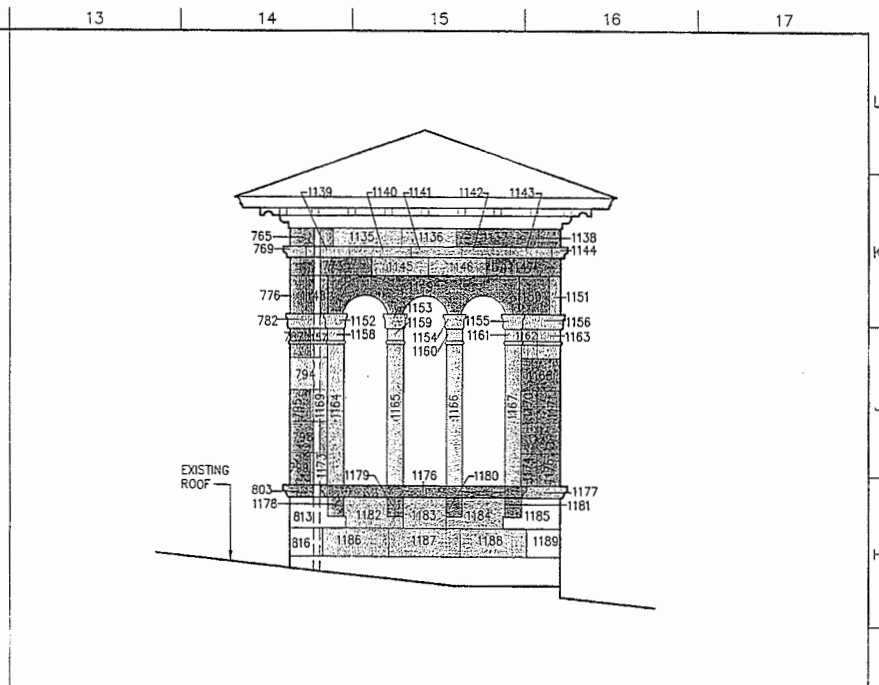
3/16"=1'-0"

P:\2002\5002011\_00\ARCH\PLN\VIC-A102.dwg, 12/15/2003 02:46:58 PM, D:\e, C:\Bos-01.pcd

no. revisions/submissions		date		drawing title	
				VICTORIA MANSION BROWNSTONE CONSERVATION PORTLAND, MAINE	
				THIRD FLR PLAN AND BELVEDERE FLR PLAN & ROOF	
seal		designed by	project no.	5002011.01	
		drawn by	CAD file no.	VIC-A102	
		checked by	drawing no.	A102	
		date	scale	AS NOTED	
		DEC. 12, 2003			

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 TWENTY-FOUR SCHOOL STREET  
 BOSTON, MA 02108-5113 (617) 305-8800  
 ALBANY, NY BOSTON, MA NEW YORK, NY WASHINGTON, DC

**A102**  
of



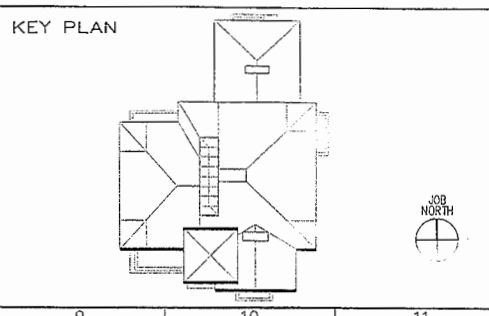
**G12 NORTH ELEVATION**  
1/4"=1'-0"

**A1 SOUTH ELEVATION**  
1/4"=1'-0"

MATERIAL KEYING LEGEND	
	REMOVE AND SALVAGE
	REMOVE
	IN SITU CONSERVATION, AS SPECIFIED

**GENERAL NOTES**

- VICTORIA MANSION IS A NATIONAL HISTORIC LANDMARK. WORK WILL BE STRICTLY LIMITED TO THE LIMITS SET FORTH IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- SEE SPECIFICATION SECTION 04552 - MASONRY PRESERVATION SCHEDULE FOR SPECIFIC WORK ON INDIVIDUAL STONES.
- COORDINATE WITH STONE CONSERVATOR FOR WORK AT ALL STONES SCHEDULED FOR CONSERVATION OF EXISTING DETAIL.



no. revisions/submissions	date
 <b>Einhorn Yaffee Prescott</b> ARCHITECTURE & ENGINEERING, P.C. <small>TWENTY-FOUR SCHOOL STREET          BOSTON, MA 02108-5113 (617) 335-9900          ALBANY, NY BOSTON, MA NEW YORK, NY          WASHINGTON, DC</small>	

VICTORIA MANSION BROWNSTONE CONSERVATION PORTLAND, MAINE			
drawing title	<b>REMOVAL-SALVAGE SOUTH &amp; NORTH</b>		
seal	designed by	project no.	5002011.01
	drawn by	CAD file no.	
	checked by	drawing no.	
	date		
	DEC. 12, 2003		
	scale		
	AS NOTED		
		<b>R201</b>	of

P:\2002\5002011\00\ARCH\plan\VC-R201.dwg, 12/15/2003 02:47:10 PM, DCS, Oct03as-01.plt



**A1 EAST ELEVATION**  
 1/4"=1'-0" X

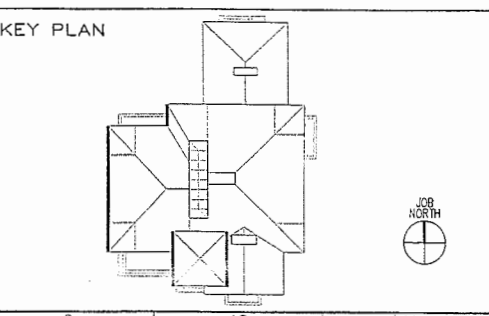
**A1 WEST ELEVATION**  
 1/4"=1'-0" X

**MATERIAL KEYING LEGEND**

	REMOVE AND SALVAGE
	REMOVE
	IN SITU CONSERVATION, AS SPECIFIED

**GENERAL NOTES**

- VICTORIA MANSION IS A NATIONAL HISTORIC LANDMARK. WORK WILL BE STRICTLY LIMITED TO THE LIMITS SET FORTH IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- SEE SPECIFICATION SECTION 04552 - MASONRY PRESERVATION SCHEDULE FOR SPECIFIC WORK ON INDIVIDUAL STONES.
- COORDINATE WITH STONE CONSERVATOR FOR WORK AT ALL STONES SCHEDULED FOR CONSERVATION OF EXISTING DETAIL.



no. revisions/submissions	date
ARCHITECTURE & ENGINEERING, P.C. TWENTY-FOUR SCHOOL STREET BOSTON, MA 02108-5113 (617) 365-8800 ALBANY, NY BOSTON, MA WASHINGTON, DC	

**VICTORIA MANSION  
 BROWNSTONE CONSERVATION  
 PORTLAND, MAINE**

drawing title **REMOVAL & SALVAGE  
 WEST & EAST**

designed by	project no.
drawn by	CAD file no.
checked by	drawing no.
date	<b>DEC. 12, 2003</b>
scale	<b>R202</b>
AS NOTED of	

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**G12 EAST ELEVATION**

1/4"=1'-0"

**A1 SOUTH ELEVATION**

1/4"=1'-0"

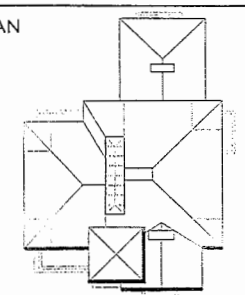
**MATERIAL KEYING LEGEND**

	C - CONSERVATION OF EXISTING DETAIL
	D - DUTCHMAN
	H - REMOVE, HONE AND REINSTALL
	NT - REMOVE AND REINSTALL BUT NO ADDITIONAL TREATMENTS
	T - REMOVE, LIGHT TOOLING AND REINSTALL
	FP - REMOVE, INSTALL FACE PINS AND REINSTALL
	R - REMOVE AND REPLACE WITH NEW MATCHING STONE
	EXTENT OF DUTCHMAN SHOWN W/ 'X' OR HATCH

**GENERAL NOTES**

- VICTORIA MANSION IS A NATIONAL HISTORIC LANDMARK. WORK WILL BE STRICTLY LIMITED TO THE LIMITS SET FORTH IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- SEE SPECIFICATION SECTION 04552 - MASONRY PRESERVATION SCHEDULE FOR SPECIFIC WORK ON INDIVIDUAL STONES.
- COORDINATE WITH STONE CONSERVATOR FOR WORK AT ALL STONES SCHEDULED FOR CONSERVATION OF EXISTING DETAIL.

**KEY PLAN**



no. revisions/submissions	date
ARCHITECTURE & ENGINEERING, P.C. TWENTY-FOUR SCHOOL STREET PORTLAND, MA 04109-3113 (417) 353-1300 ALBANY, NY    BOSTON, MA    NEW YORK, NY WASHINGTON, DC	

**VICTORIA MANSION  
BROWNSTONE CONSERVATION  
PORTLAND, MAINE**

drawing title	<b>ELEVATIONS SOUTH &amp; EAST</b>
designed by	project no. 5002011.01
drawn by	CAD file no.
checked by	Drawing no. <b>A201</b>
date	DEC. 12, 2003
scale	AS NOTED











**G1 NORTH ELEVATION**

1/4"=1'-0"

**A5 WEST ELEVATION**

1/4"=1'-0"

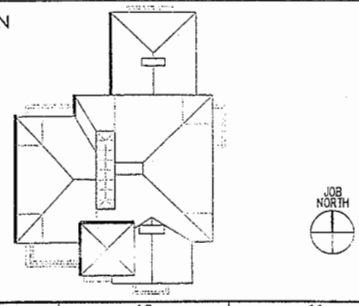
**MATERIAL KEYING LEGEND**


-  C - CONSERVATION OF EXISTING DETAIL
-  D - DUTCHMAN
-  H - REMOVE, HONE AND REINSTALL
-  NT - REMOVE AND REINSTALL BUT NO ADDITIONAL TREATMENTS
-  T - REMOVE, LIGHT TOOLING AND REINSTALL
-  FP - REMOVE, INSTALL FACE PINS AND REINSTALL
-  R - REMOVE AND REPLACE WITH NEW MATCHING STONE
-  EXTENT OF DUTCHMAN SHOWN W/ 'X' OR HATCH

**GENERAL NOTES**

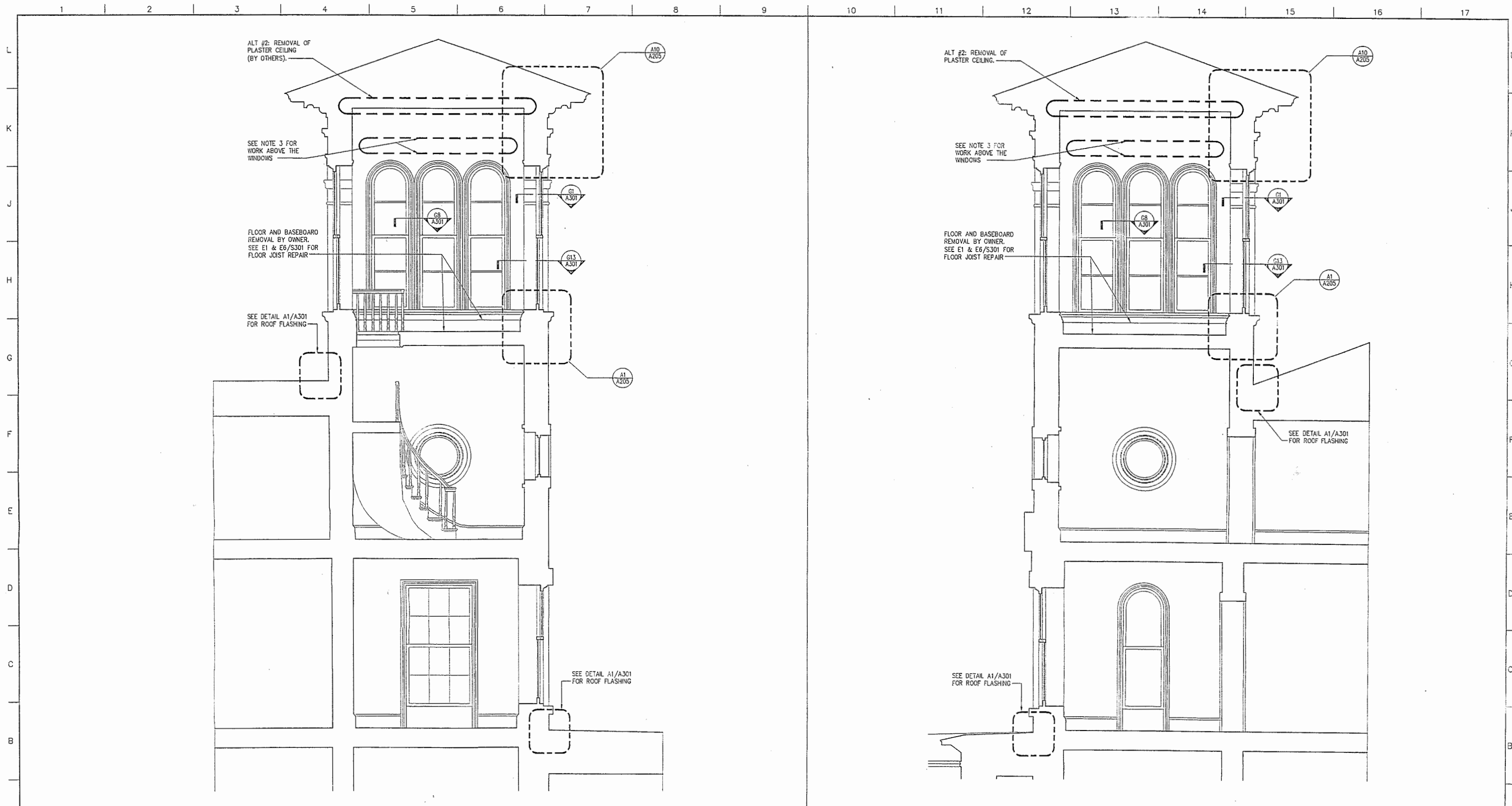
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2. SEE SPECIFICATION SECTION 04552 - MASONRY PRESERVATION SCHEDULE FOR SPECIFIC WORK ON INDIVIDUAL STONES.
3. COORDINATE WITH STONE CONSERVATOR FOR WORK AT ALL STONES SCHEDULED FOR CONSERVATION OF EXISTING DETAIL.

**KEY PLAN**



no. revisions/submissions	date
 <b>ARCHITECTURE &amp; ENGINEERING, P.C.</b> TWENTY-FOUR SCHOOL STREET BOSTON, MA 02108-5113 (617) 303-8800 ALBANY, NY      BOSTON, MA      NEW YORK, NY WASHINGTON, DC	

<b>VICTORIA MANSION BROWNSTONE CONSERVATION PORTLAND, MAINE</b>	
<b>ELEVATIONS WEST &amp; NORTH</b>	
drawing title	project no. 5002011.01
designed by	CAD file no.
drawn by	drawing no.
checked by	date DEC. 12, 2003
scale AS NOTED	<b>A202</b> of ___



**A1 TOWER SECTION LOOKING SOUTH** **A10 TOWER SECTION LOOKING WEST**

3/16"=1'-0" 3/16"=1'-0"

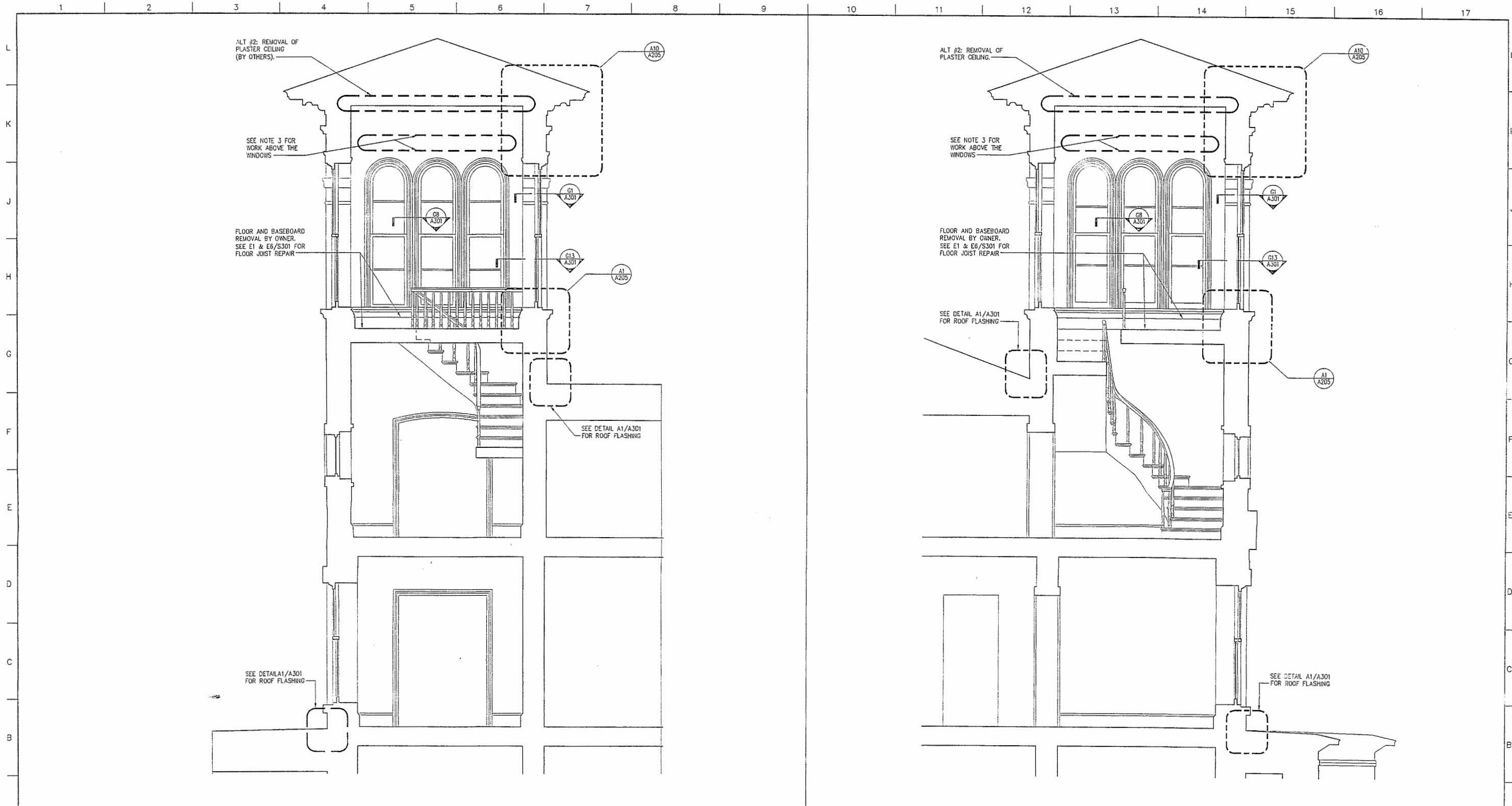
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no. revisions/submissions	date																		
designed by	project no. 5002011.01																		
drawn by	CAD file no.																		
checked by	drawing no.																		
date DEC. 12, 2003																			
scale 3/8" = 1'-0"																			
<b>A203</b> of																			

**Einhorn  
Yaffee  
Prescott**

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 BOSTON, MA 02108-0113 (617) 352-2500  
 ALBANY, NY BOSTON, MA NEW YORK, NY  
 WASHINGTON, DC

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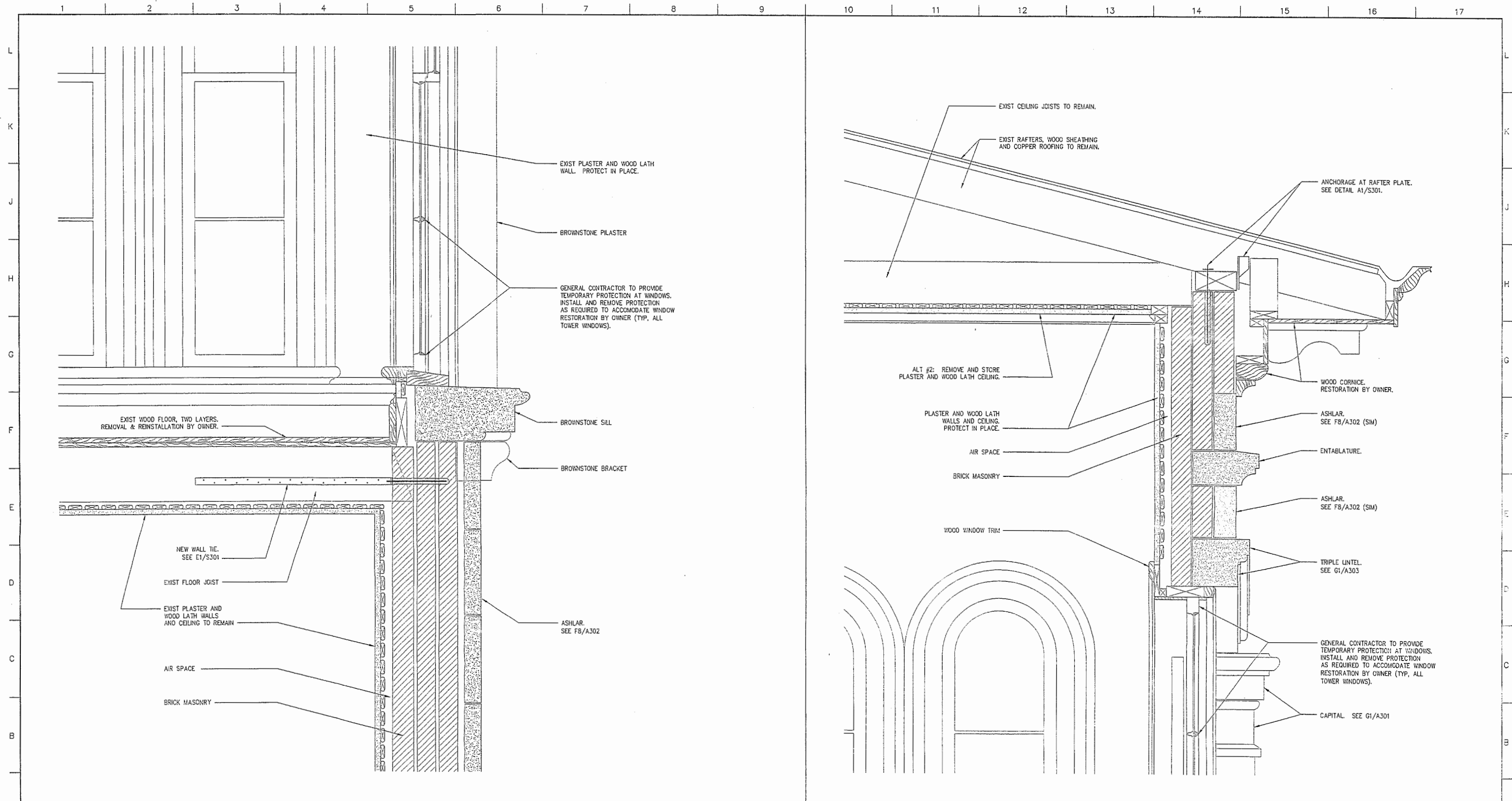




<b>A1</b>	<b>A10</b>
<b>TOWER SECTION LOOKING NORTH</b>	<b>TOWER SECTION LOOKING EAST</b>
<small>3/16"=1'-0"</small>	<small>3/16"=1'-0"</small>

<b>MATERIAL KEYING LEGEND</b> 	<b>GENERAL NOTES</b> 1. VICTORIA MANSION IS A NATIONAL HISTORIC LANDMARK. WORK WILL BE STRICTLY LIMITED TO THE LIMITS SET FORTH IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS. 2. SEE SPECIFICATION SECTION 06310 - WOOD TREATMENT AND PAINTING AND SECTION 09212 - PLASTER CONSERVATION FOR SPECIFIC WORK AT EXTERIOR WOODWORK AND INTERIOR PLASTER. 3. COORDINATE ALL STRUCTURAL SHORING WORK WITH PLASTER CONSERVATOR. 4. PROTECT IN PLACE ALL INTERIOR FINISHES. 5. PROTECT IN PLACE STAIR TREADS, RISERS AND RAILINGS.	<b>KEY PLAN</b> 																																
<b>VICTORIA MANSION BROWNSTONE CONSERVATION PORTLAND, MAINE</b> drawing title <b>INTERIOR ELEVATIONS IN TOWER</b>		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>no. revisions/submissions</td> <td>date</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	no. revisions/submissions	date																														
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seal	designed by	project no.																																
		5002011.01																																
	drawn by	CAD file no.																																
	checked by	drawing no.																																
	date																																	
	DEC. 12, 2003																																	
	scale																																	
	3/8" = 1'-0"																																	
<b>A204</b>																																		
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MATERIAL KEYING LEGEND	

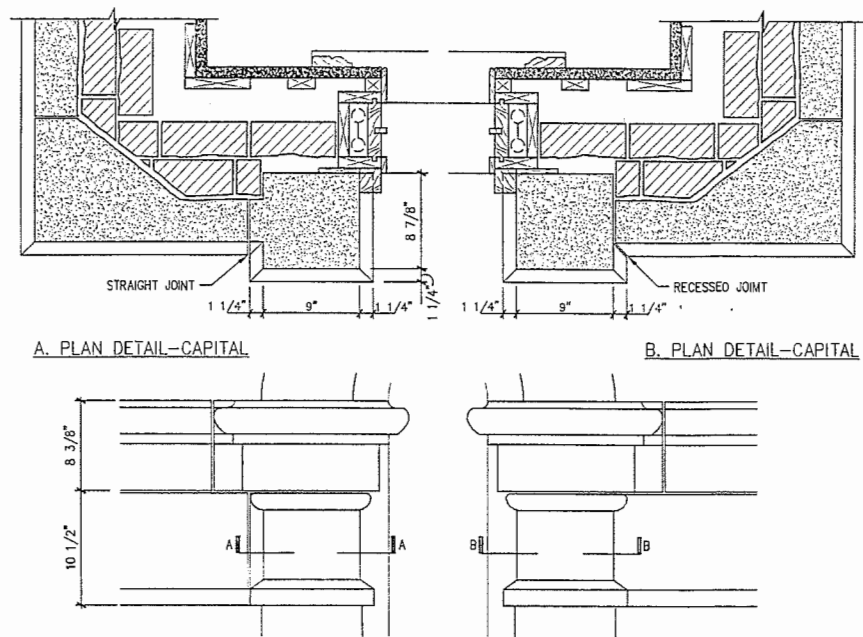
**GENERAL NOTES**

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- PROTECT IN PLACE ALL INTERIOR FINISHES.
- PROTECT IN PLACE STAIR TREADS, RISERS AND RAILINGS.

**KEY PLAN**

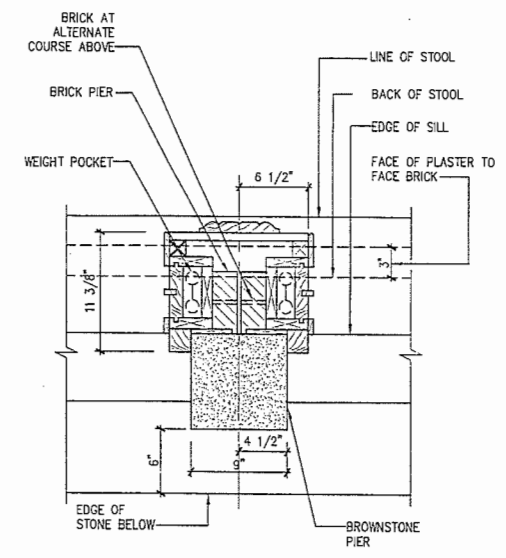

no. revisions/submissions	date
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<b>VICTORIA MANSION BROWNSTONE CONSERVATION PORTLAND, MAINE</b>	
drawing title <b>BELVEDERE SECTIONS FOR REFERENCE ONLY</b>	
seal	designed by project no. 5002011.01 drawn by CAD file no. checked by drawing no. date DEC. 12, 2003 scale 1-1/2"=1'-0"
<b>A205</b>	
of	



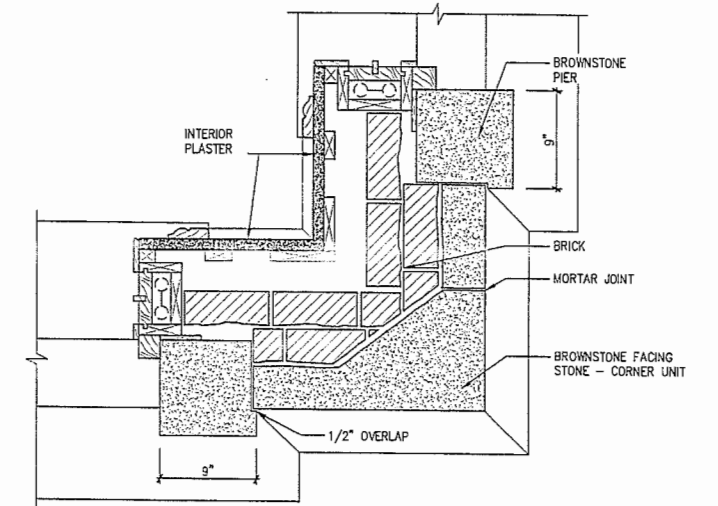
**G1 CAPITAL DETAILS AT BELVEDERE**

1 1/2"=1'-0"



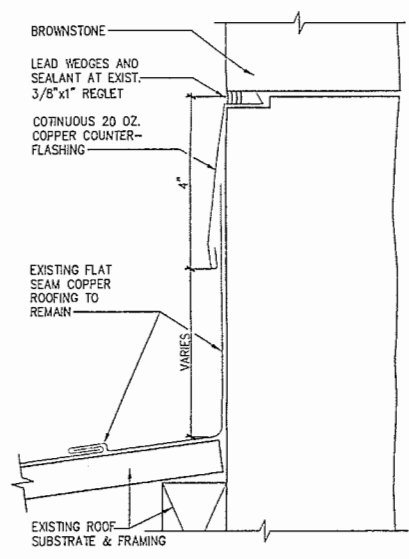
**G8 PLAN SECTION AT WINDOW PIER**

1 1/2"=1'-0"



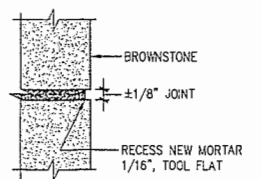
**G13 CORNER PLAN ABOVE STONE SILL**

1 1/2"=1'-0"



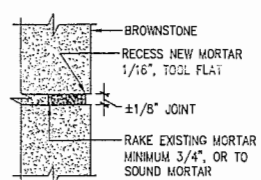
**A1 COUNTER FLASHING AT TOWER**

6"=1'-0"



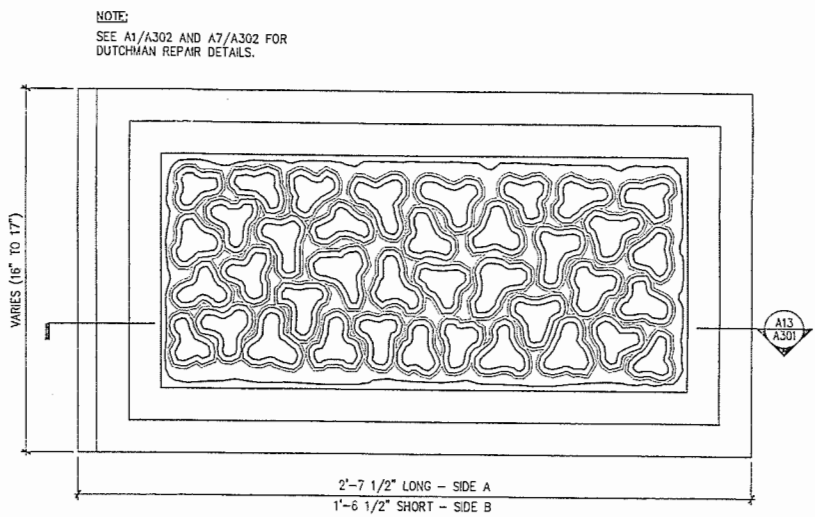
**D5 TYP. JOINT - NEW WORK**

FULL



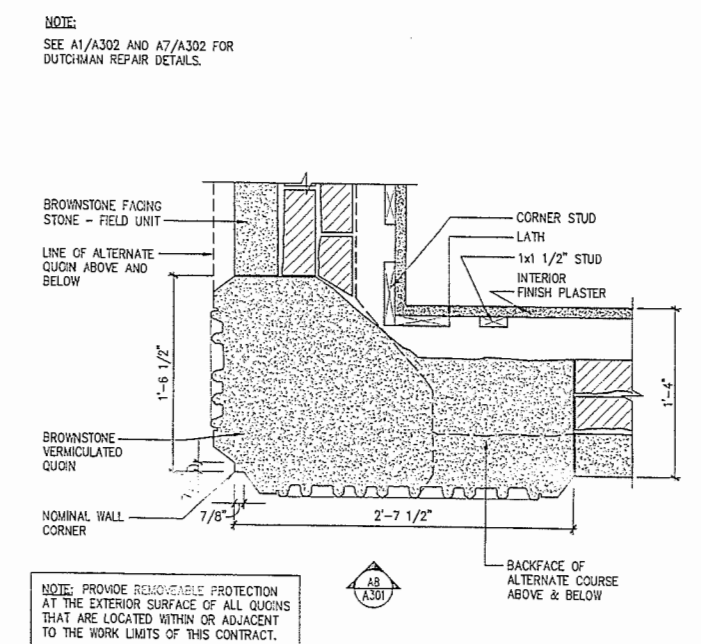
**A5 TYP. JOINT - REPOINTING**

FULL



**A8 TYPICAL VERMICULATED QUOIN ELEVATION**

3"=1'-0"



**A13 PLAN OF QUOIN BELOW SILLS**

1 1/2"=1'-0"

**MATERIAL KEYING LEGEND**

**GENERAL NOTES**

1. VICTORIA MANSION IS A NATIONAL HISTORIC LANDMARK. WORK WILL BE STRICTLY LIMITED TO THE LIMITS SET FORTH IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

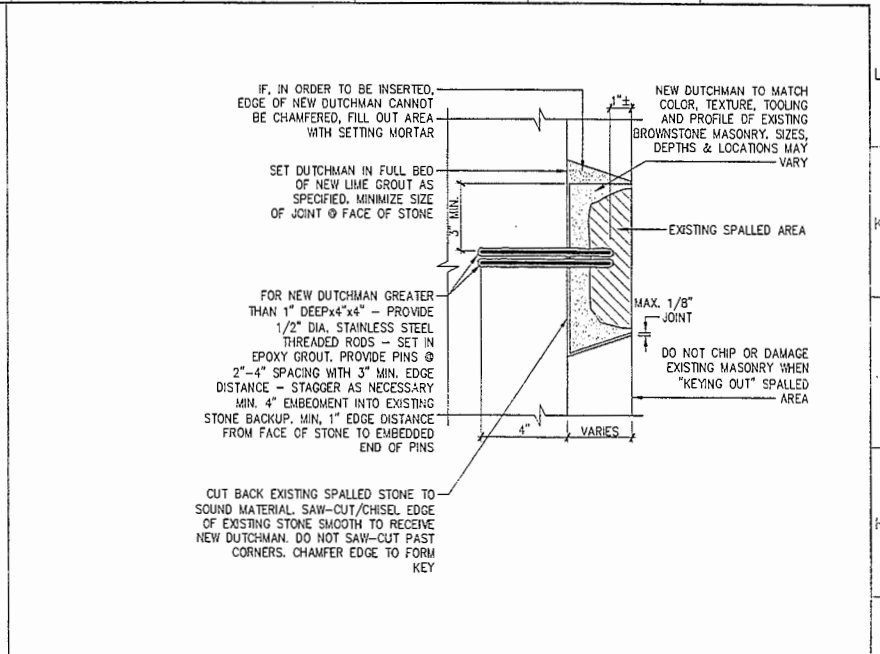
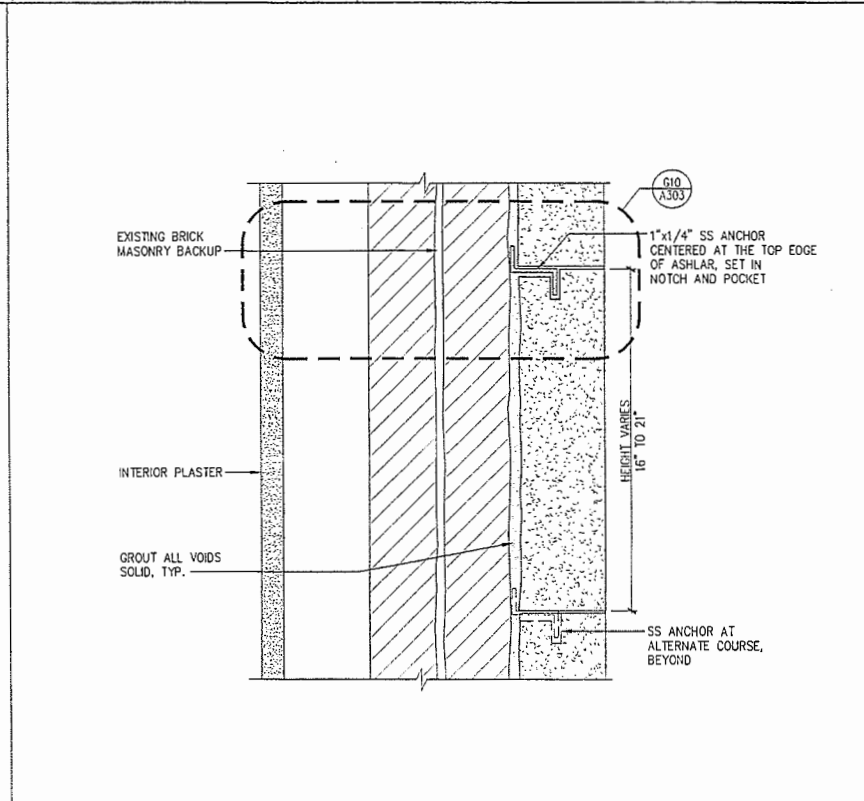
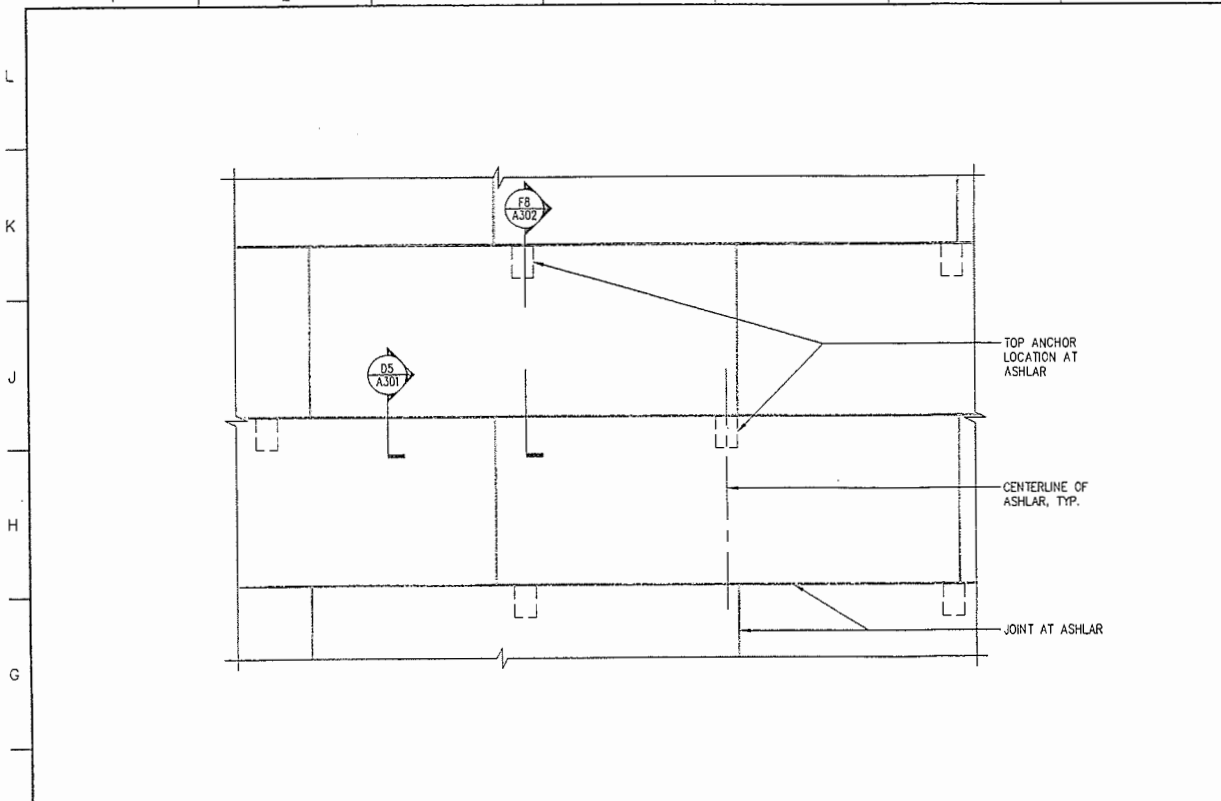
**KEY PLAN**

no. revisions/submissions	date
<b>ARCHITECTURE &amp; ENGINEERING, P.C.</b> <small>TWENTY-FOUR SCHOOL STREET          BOSTON, MA 02108-5113 (617) 305-1800          ALBANY, NY BOSTON, MA NEW YORK, NY          WASHINGTON, DC</small>	

**VICTORIA MANSION  
BROWNSTONE CONSERVATION  
PORTLAND, MAINE**

**DETAILS**

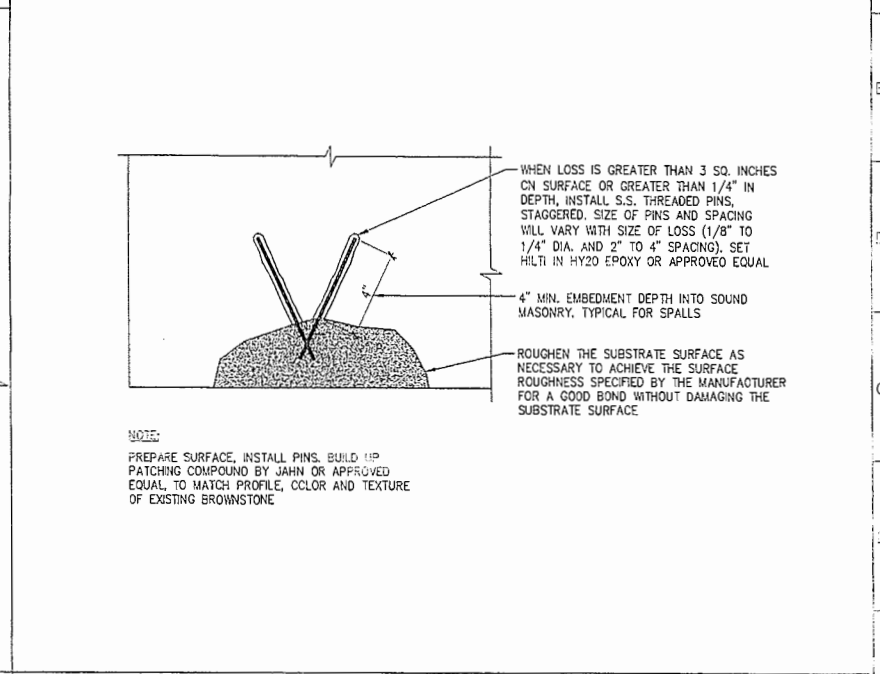
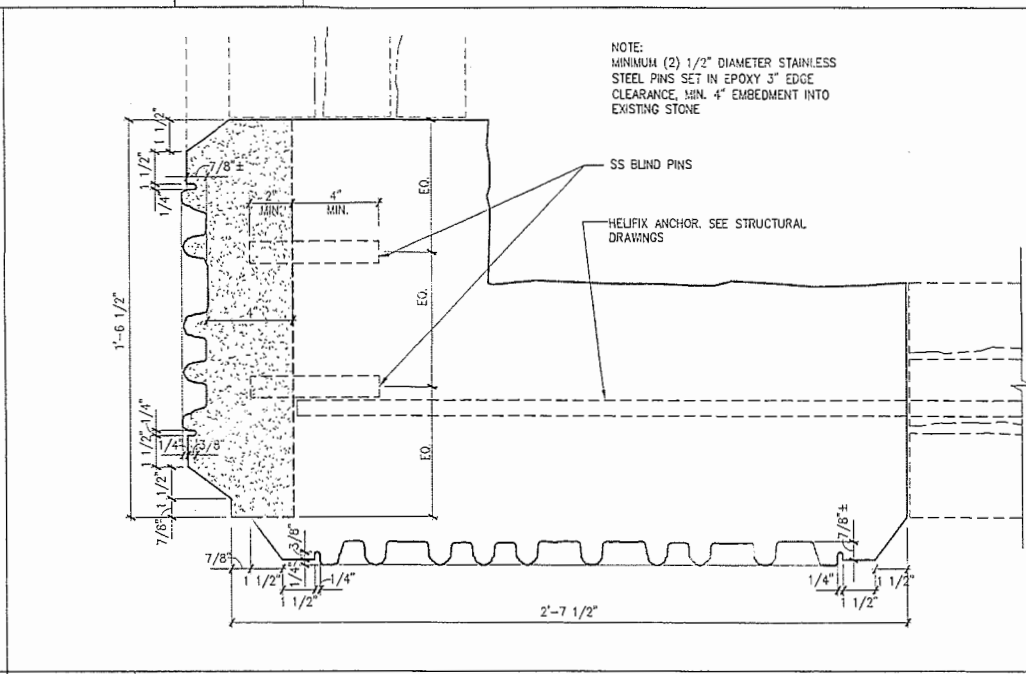
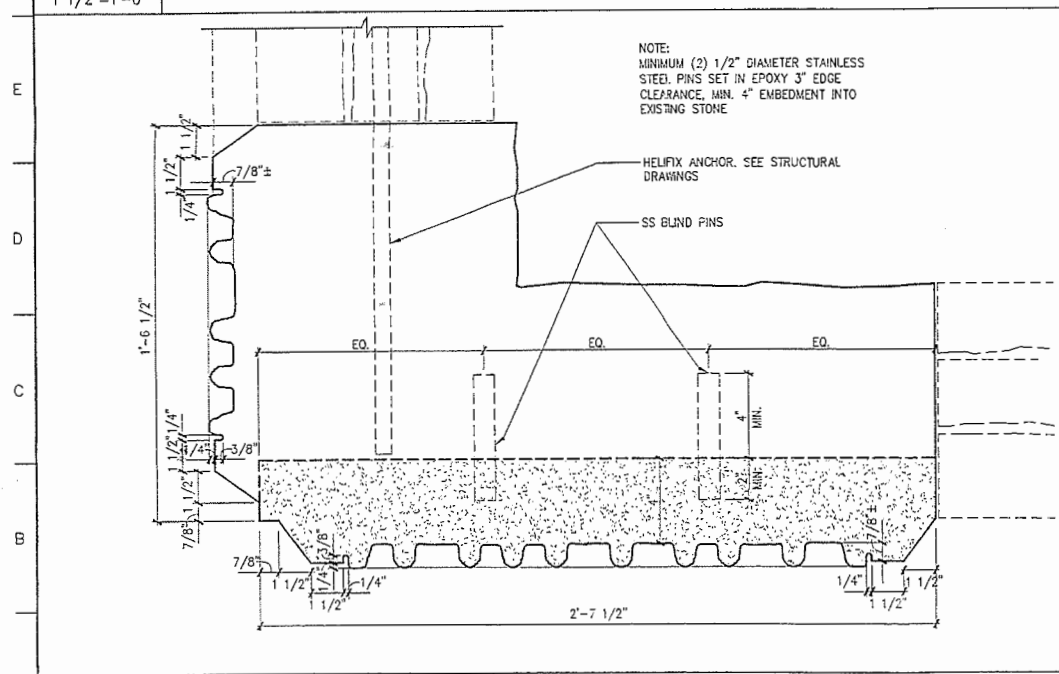
designed by	project no.
drawn by	CAD file no.
checked by	drawing no.
date	<b>A301</b>
scale	
AS NOTED	



**F1 ASHLAR ELEVATION WITH ANCHORS**  
1 1/2"=1'-0"

**F8 ANCHOR AT ASHLAR - VERTICAL SECTION**  
3"=1'-0"

**G13 DETAIL FOR PARTIAL FACE DUTCHMAN**  
3"=1'-0"



**A1 FULL FACE DUTCHMAN - SIDE A**  
3"=1'-0"

**A7 FULL FACE DUTCHMAN - SIDE B**  
3"=1'-0"

**A13 STONE PATCHING**  
3"=1'-0"

**MATERIAL KEYING LEGEND**

**GENERAL NOTES**

**KEY PLAN**

1. VICTORIA MANSION IS A NATIONAL HISTORIC LANDMARK. WORK WILL BE STRICTLY LIMITED TO THE LIMITS SET FORTH IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

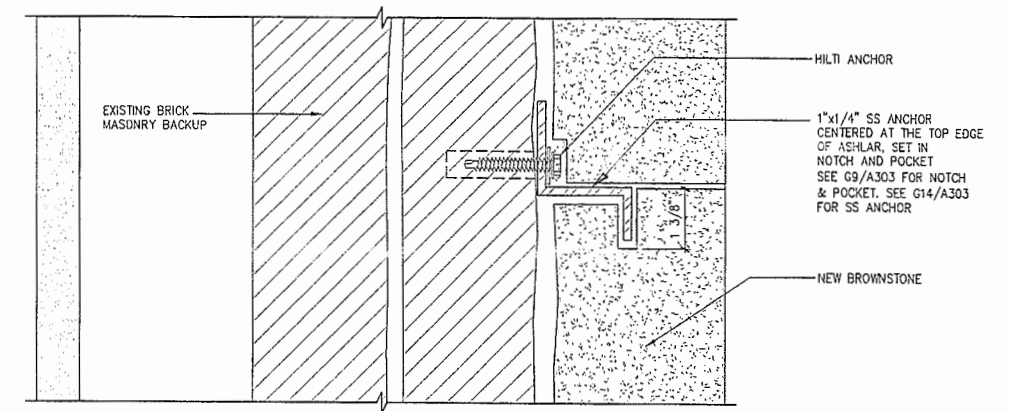
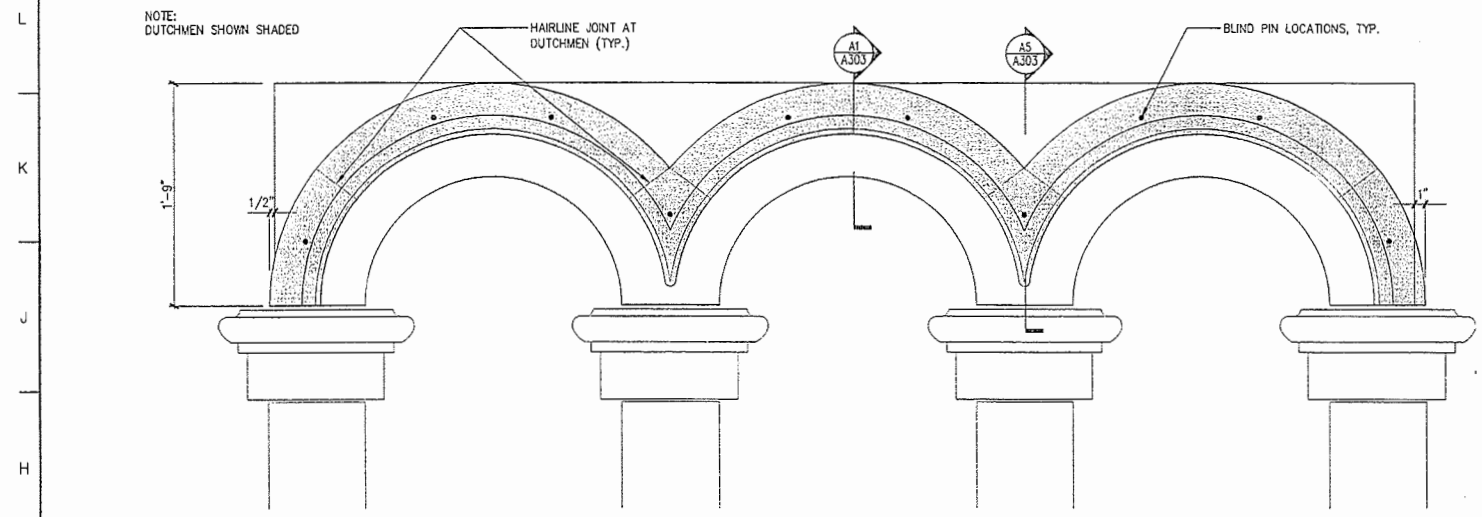
**VICTORIA MANSION BROWNSTONE CONSERVATION**  
PORTLAND, MAINE

**DETAILS**

no. revisions/submissions	date	designed by	project no.
		drawn by	5002011.01
		checked by	CAD file no.
		date	drawing no.
		DEC. 12, 2003	<b>A302</b>
		SCALE	AS NOTED

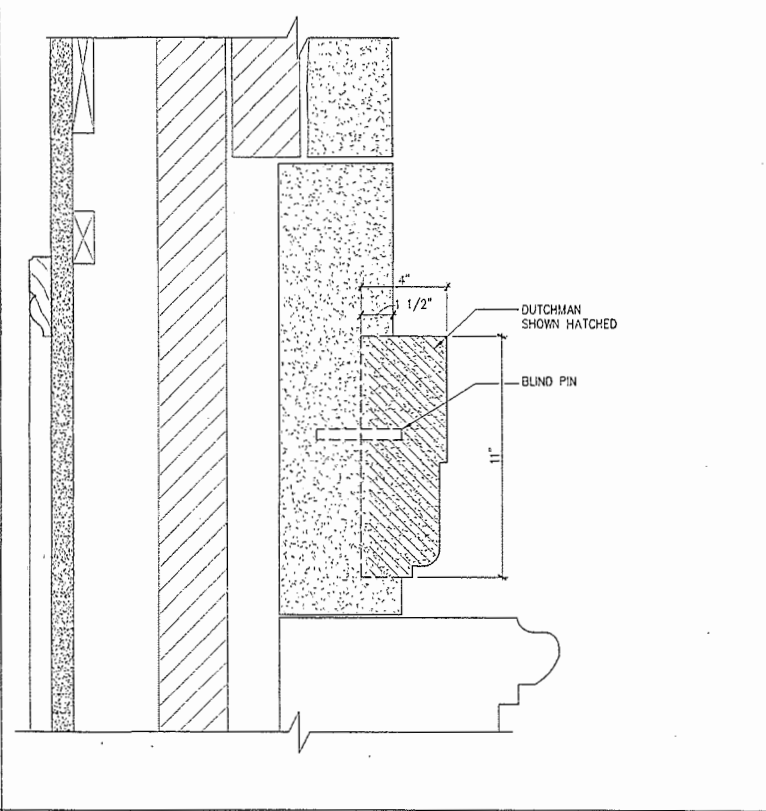
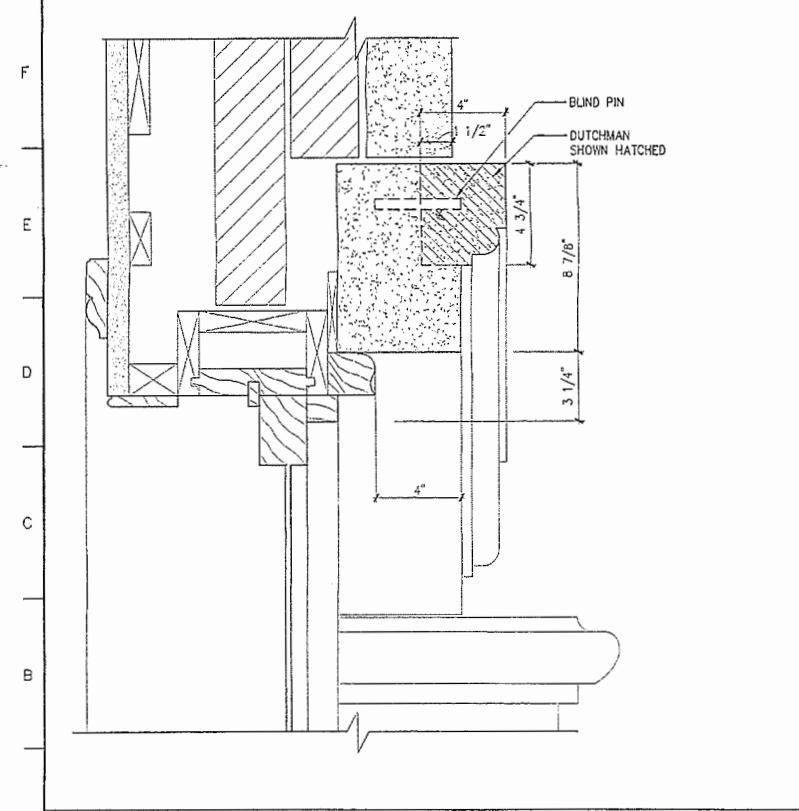
**Einhorn Yaffee Prescott** ARCHITECTURE & ENGINEERING, P.C.  
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 ALBANY, NY BOSTON, MA NEW YORK, NY  
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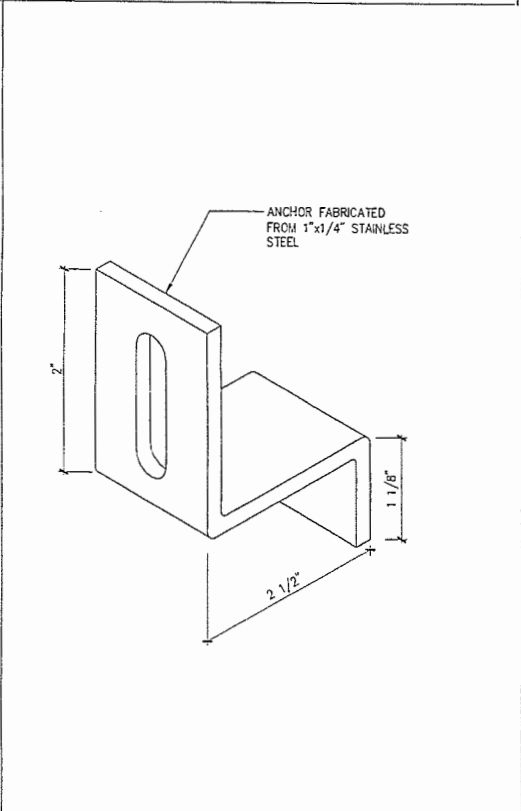
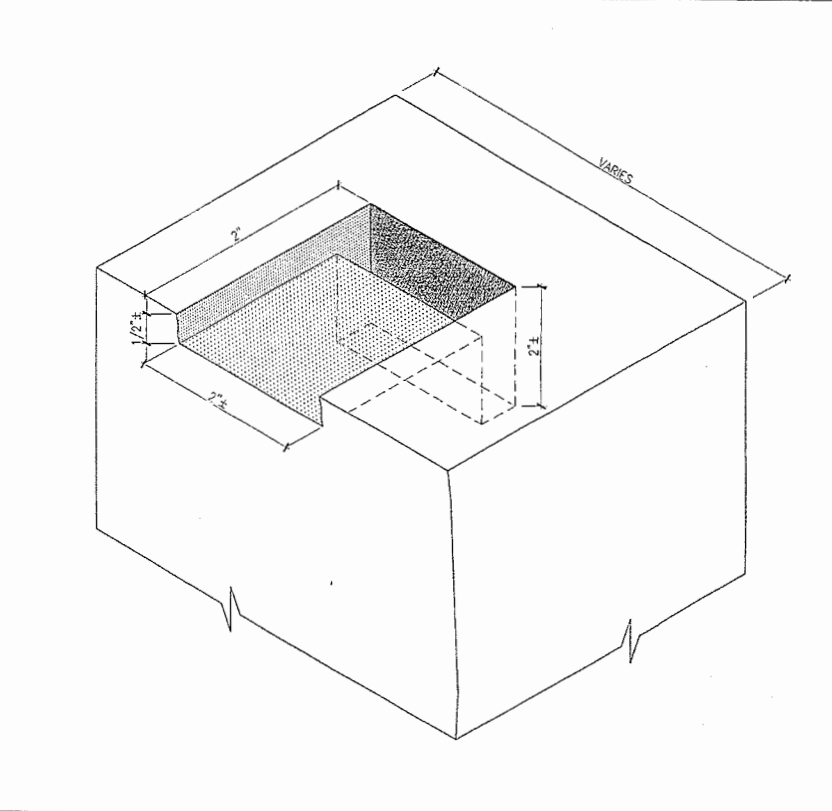
**G1 TRIPLE LINTEL WITH DUTCHMEN (STONE #1149, #1506 & #775 SIM.)**  
 1 1/2"=1'-0"

**G10 ISOMETRIC - ANCHOR**  
 HALF



**A1 DUTCHMAN @ TRIPLE LINTEL**  
 3"=1'-0"

**A5 DUTCHMAN @ TRIPLE LINTEL**  
 3"=1'-0"



**G9 ISOMETRIC - NOTCH & POCKET**

**G14 ISOMETRIC - ANCHOR**

**MATERIAL KEYING LEGEND**


**GENERAL NOTES**

1. VICTORIA MANSION IS A NATIONAL HISTORIC LANDMARK. WORK WILL BE STRICTLY LIMITED TO THE LIMITS SET FORTH IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

**KEY PLAN**

no. revisions/submissions	date
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**VICTORIA MANSION BROWNSTONE CONSERVATION PORTLAND, MAINE**

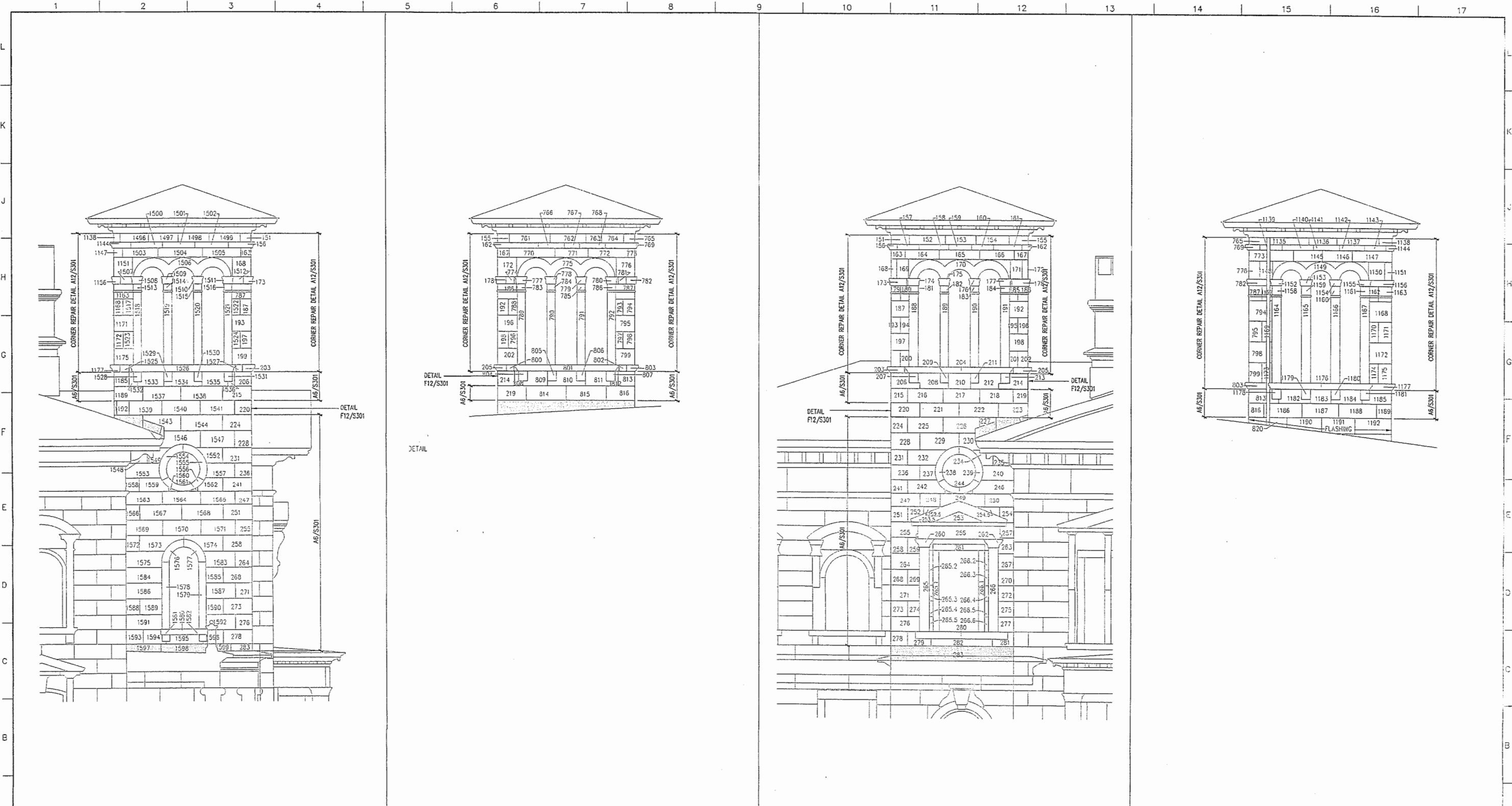
**DETAILS**

drawing title		
seal	designed by	project no. 5002011.01
	drawn by AG	CAD file no.
	checked by	drawing no.
date DEC. 12, 2003		
scale AS NOTED	<b>A303</b> of ___	

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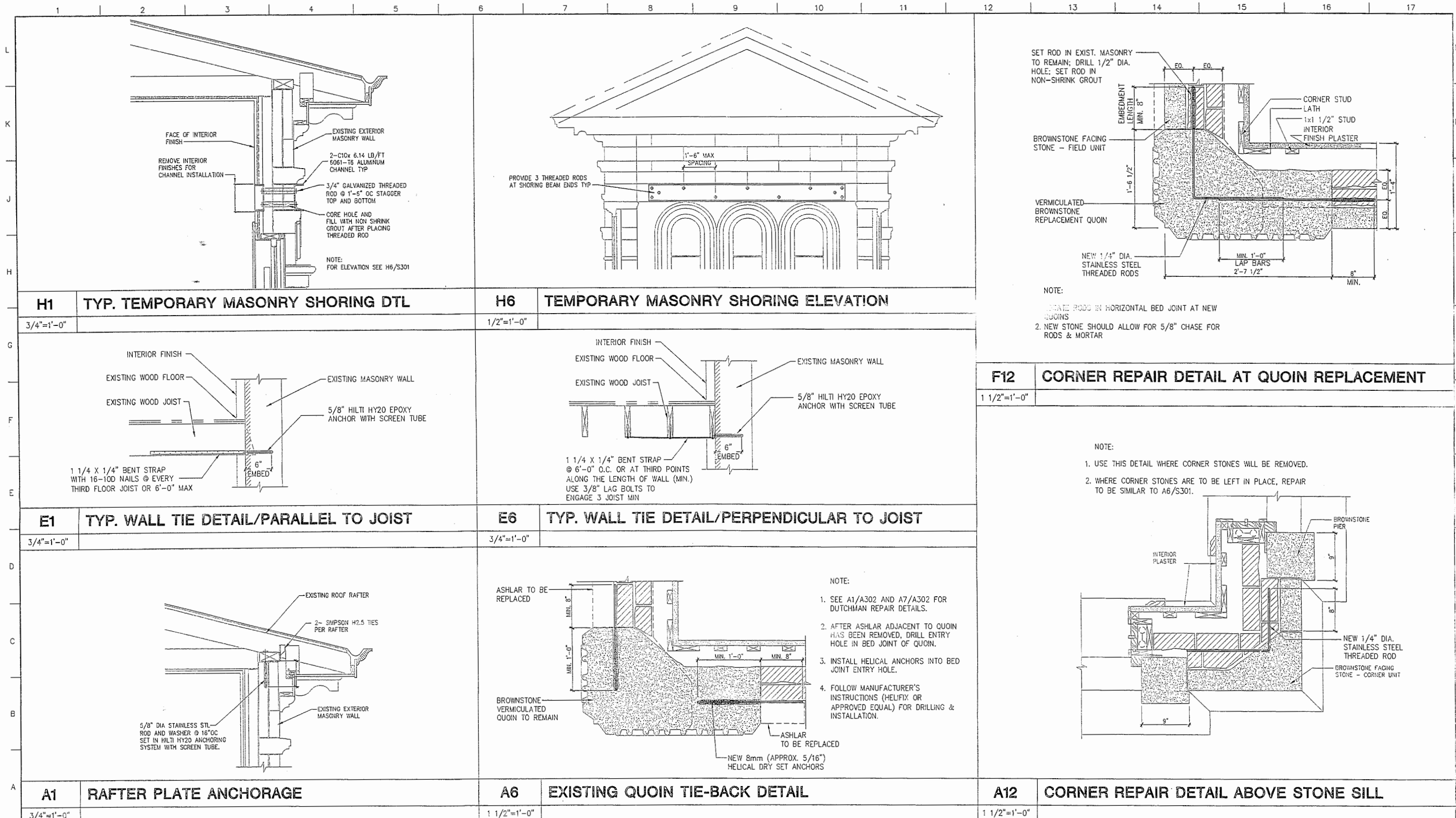




<b>A1 WEST ELEVATION</b> 1/4"=1'-0"	<b>A5 EAST ELEVATION</b> 1/4"=1'-0"	<b>A9 SOUTH ELEVATION</b> 1/4"=1'-0"	<b>A14 NORTH ELEVATION</b> 1/4"=1'-0"
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<b>MATERIAL KEYING LEGEND</b>  	<b>GENERAL NOTES</b>  	<b>KEY PLAN</b>  
		<b>ARCHITECTURE &amp; ENGINEERING, P.C.</b> <small>TWENTY-FOUR SCHOOL STREET          BOSTON, MA 02118-5113 (617) 305-6900          ALBANY, NY BOSTON, MA NEW YORK, NY          WASHINGTON, DC</small>
<b>VICTORIA MANSION          BROWNSTONE CONSERVATION          PORTLAND, MAINE</b>		<b>STRUCTURAL REPAIRS</b>
no. revisions/submissions _____ date _____		drawing title _____
seal _____		designed by MTE project no. 5002011.01 drawn by CZ CAD file no. _____ checked by MTE drawing no. _____
date DEC. 12, 2003 scale AS NOTED		<b>S201</b> of 17

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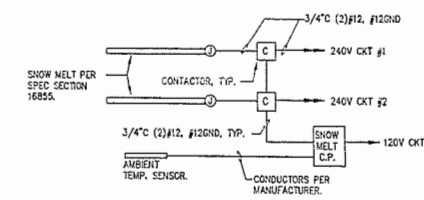
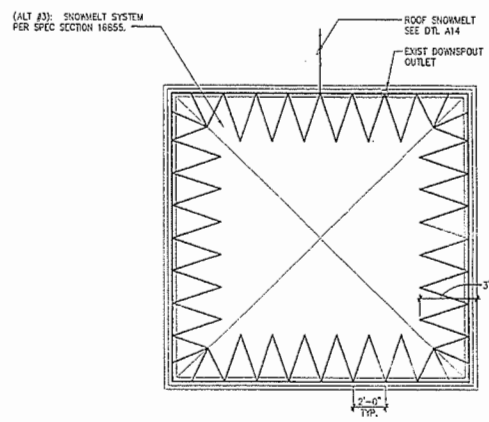
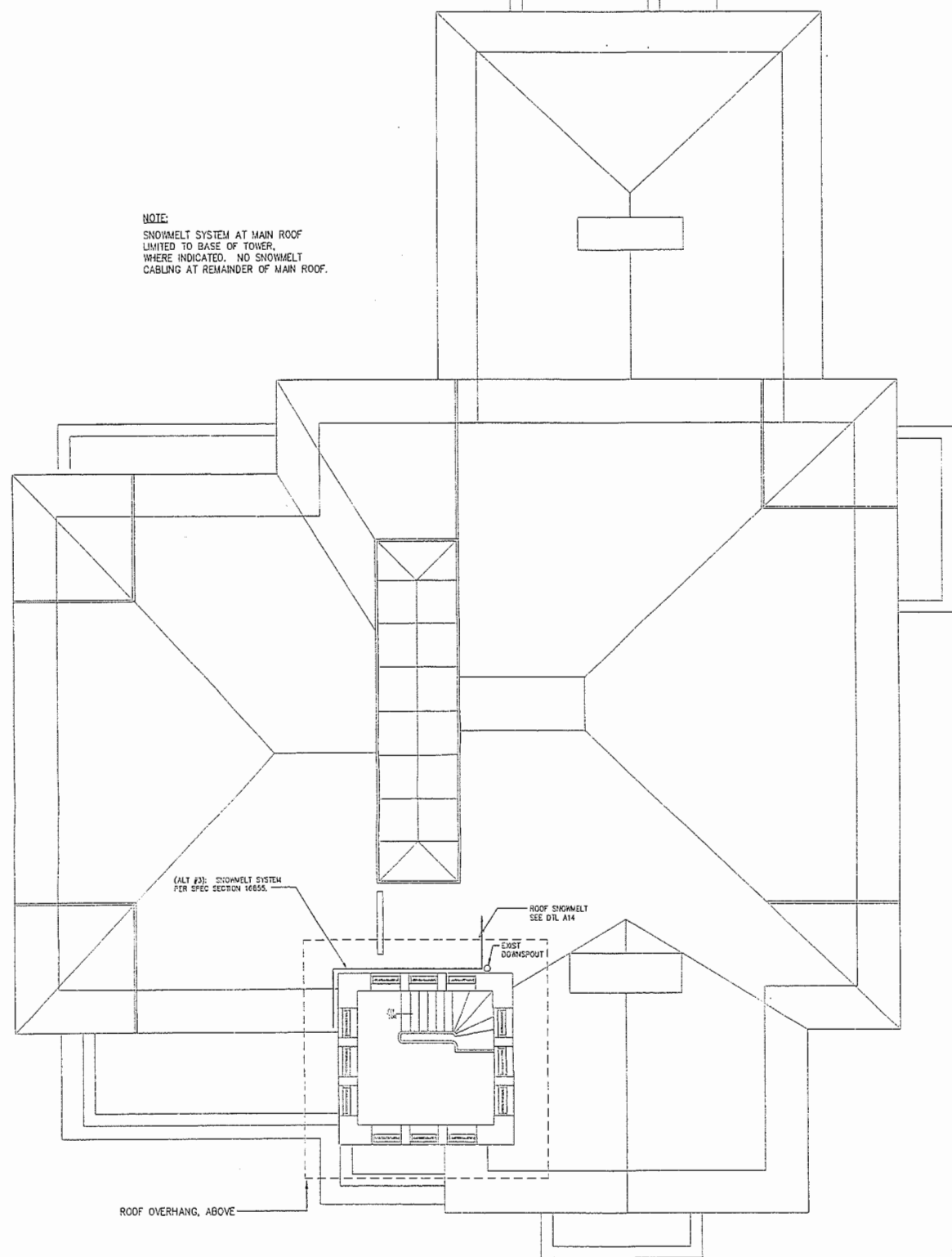


<p><b>VICTORIA MANSION BROWNSTONE CONSERVATION</b>          PORTLAND, MAINE  <b>DETAILS</b></p>											
no. revisions/submissions						date					
drawing title						seal					
designed by MTE			project no. 5002011.01			drawn by CZ			CAD file no.		
checked by MTE			drawing no.			date DEC. 12, 2003			SCALE		
AS NOTED			S301			of			17		

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NOTE:  
 SNOWMELT SYSTEM AT MAIN ROOF  
 LIMITED TO BASE OF TOWER,  
 WHERE INDICATED. NO SNOWMELT  
 CABLING AT REMAINDER OF MAIN ROOF.



- NOTES:
- CONTACTORS SHALL BE 240V, 3P, ASCO 917 WITH TWO WIRE CONTROL MODULE OPTION.
  - BREAKERS FEEDING HEAT TRACE CKTS SHALL BE EQUIPPED WITH 30MA GROUND FAULT PROTECTION.

**A1 MAIN ROOF PLAN**

3/16"=1'-0"


**A10 BELVEDERE ROOF PLAN**

3/16"=1'-0"

**A14 SNOW MELT CONTROL RISER**

NO SCALE

no. revisions/submissions date		<b>VICTORIA MANSION          BROWNSTONE CONSERVATION</b> PORTLAND, MAINE	
		drawing title <b>MAIN ROOF PLAN          SNOWMELT SYSTEM</b>	
seal		designed by project no. 5002011.01	drawn by CAD file no. VC-E101
checked by		date DEC. 12, 2003	drawing no. <b>E101</b>
scale AS NOTED		of	

**Einhorn  
 Yaffee  
 Prescott**

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