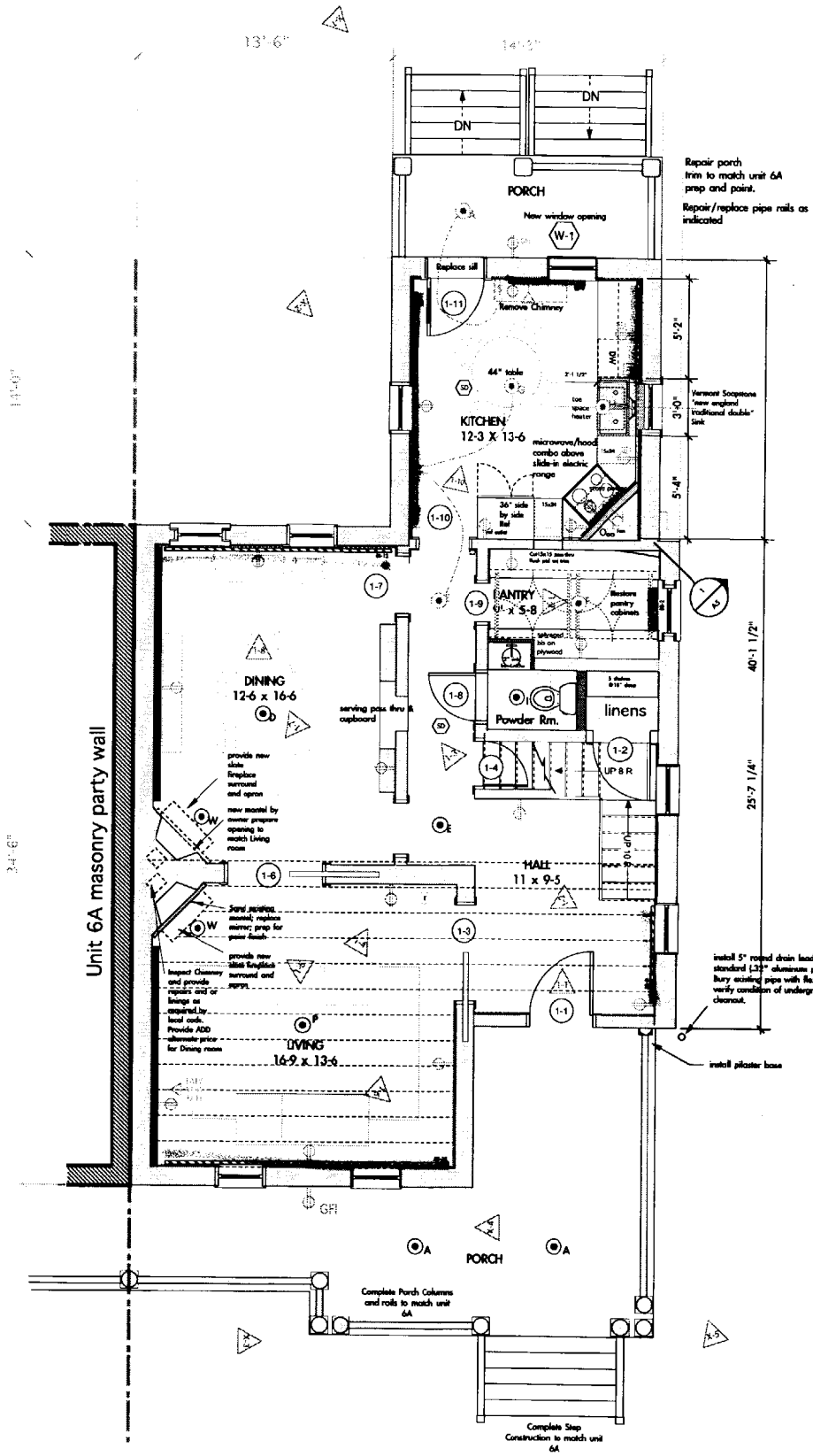
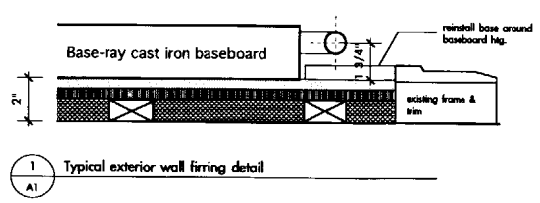
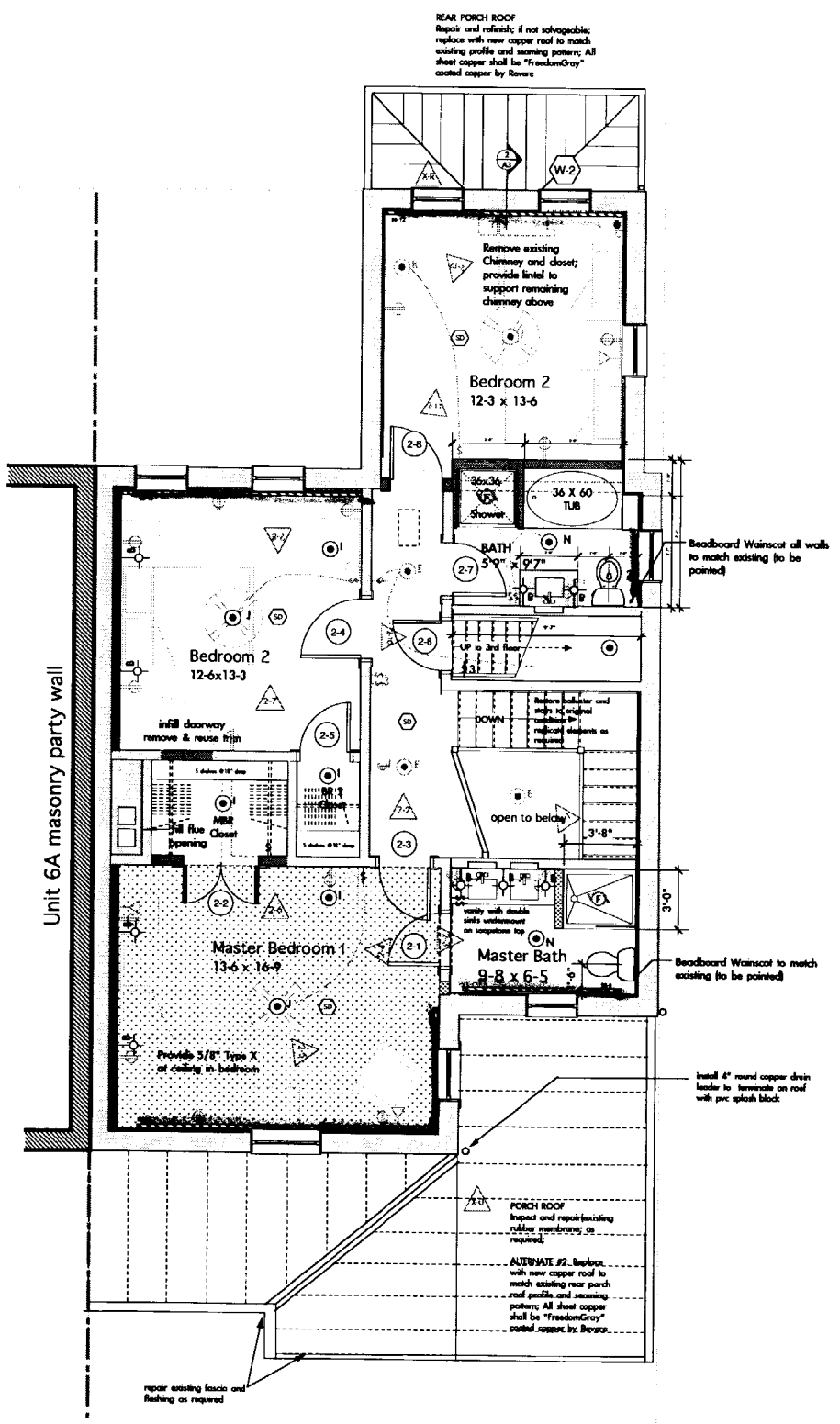


First Floor





Second Floor

KEY:

- FIRED GYPSUM WITH INSULATION (all other walls to receive gypsum or plaster only)
- NEW PARTITION
- EXISTING PARTITION TO BE REMOVED
- EXISTING MASONRY OR STUD WALL TO REMAIN
- CAST IRON BASED BOARD BURNHAM "BASE RAY"
- PHOTOGRAPH VIEW REF#

General Notes:

General:

This project will be renovated according to the secretary of the Interior Standards for Historic Rehabilitation. Reuse, restore replicate existing materials as indicated. Notify architect if there is any question about a specific element to be restored or replicated.

Comply with all Federal, state and local codes, as well as the covenants and restrictions of the Diamond Cove Homeowners Association.

Notify adjacent property owners and the Association manager when work commences to coordinate sign-in, access and construction procedures, deliveries, etc. required on the grounds of the association to complete work.

Maintain fire extinguishing equipment on each floor as required by owners insurance carrier.

Provide digital photographs of the progress of the work on a weekly basis.

Demolition:

1. Remove all remaining unsound plaster that will not be repaired and skim coated.

2. Remove all old electrical conduit where it interferes with new work.

3. Remove all deteriorated wood flooring and install new subfloor for finished flooring to match existing in color and finish.

4. Remove all wood lath that interferes with new partition and veneer plaster installation

Rehabilitation Notes

1. Repair any remaining structural elements (joists, studs that have been structurally damaged by water. Review elements to be replaced with architect before proceeding.

2. Assess all existing doors and determine best reuse for each. Attempt to find existing doors if available at Diamond Cove before purchasing new or used replacements. All doors are to be prepared (patch, sand and prep necessary for new hardware and opaque finish.

3. Review all running trim stockpiled at site and determine additional trim needed. Review reuse strategy with architect before proceeding. Remove existing pocket doors repair as required and rehang.

4. Reconstruct stair ballustrade to match original using existing elements. Repair and refinish existing wood stair treads and risers for natural finish, similar to unit 6A.

5. Reconstruct pantry casework; reglaze doors, provide new drawers and other missing elements as required. Owner to provide pull hardware. Match hinges to originals.

6. Casework: Restore Pantry and serving window casework, drawers and shelves to original configurations and conditions. All work to be ready for opaque finish.

Exterior Work:

1. Repair porch roof trim elements damaged by water

2. Prepare/patch porch floor elements for refinishing by others

3. Install missing porch columns (available on site). Provide new porch railings and square profile ballustrades to match unit 6A.

4. Install new "Freedom Gray" Revere copper standing seam roof front and back.

5. Complete installation of all downspouts and leaders with smooth round FG copper.

6. Inspect slate roof for loose slates and replace. Install new non-metallic ridge vent system. Remove old attic/bath vent system at rear; repair roof as required.

7. Reconstruct and repair rear wing box gutters and trim. Paint to match adjacent unit.

9. Cap rear chimney. Inspect flashing and repair as necessary.

10. Complete installation of front and rear steps to match unit 6A. (painting by others).

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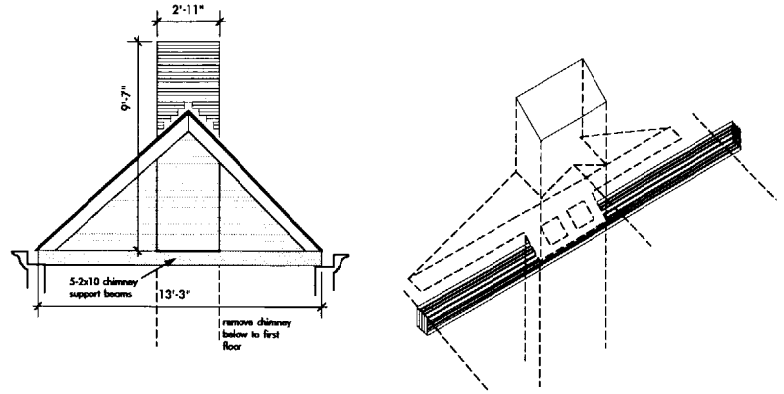
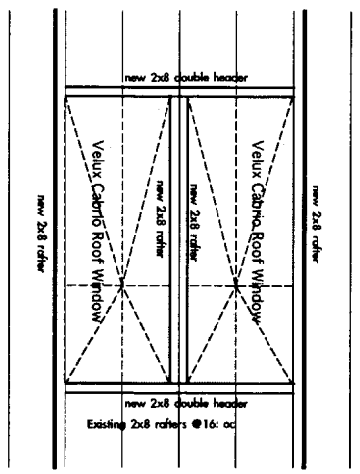
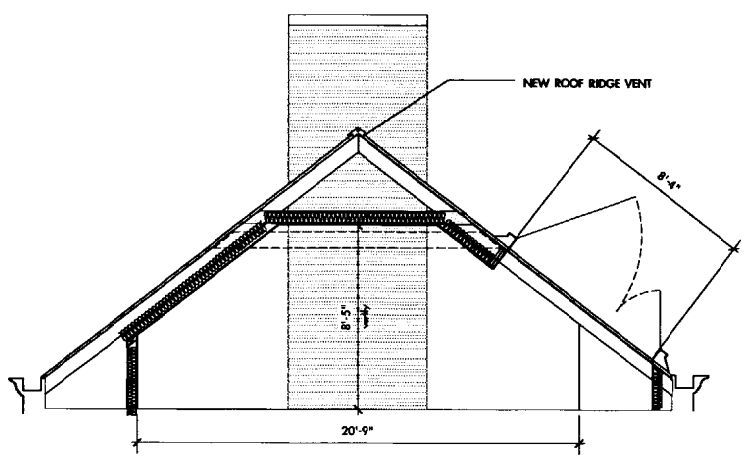
Project Title	Diamond Cove Great Diamond Island, Maine UNIT 6B OFFICERS QUARTERS
Drawing Title	Floor Plans
Project Manager	
Drawn By	RSP
Reviewed By	
Date	3/6/04
CAD File Name	
Project ID	
Scale	Sheet Scale
Drawing No.	A1 of



3 / A2 Chimney support section
Scale: 1/4" = 1'-0"

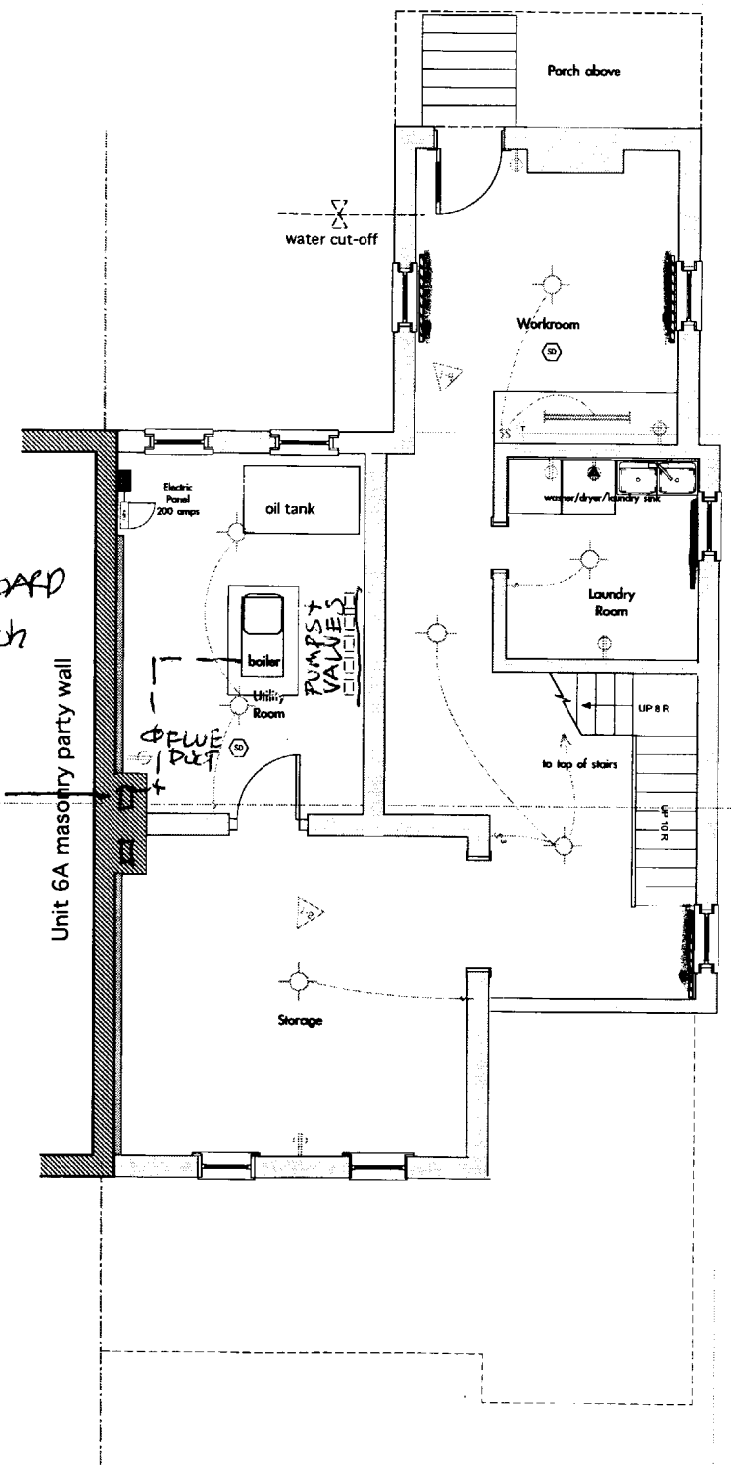


3 / A2 Skylight Framing
Scale: 1/4" = 1'-0"

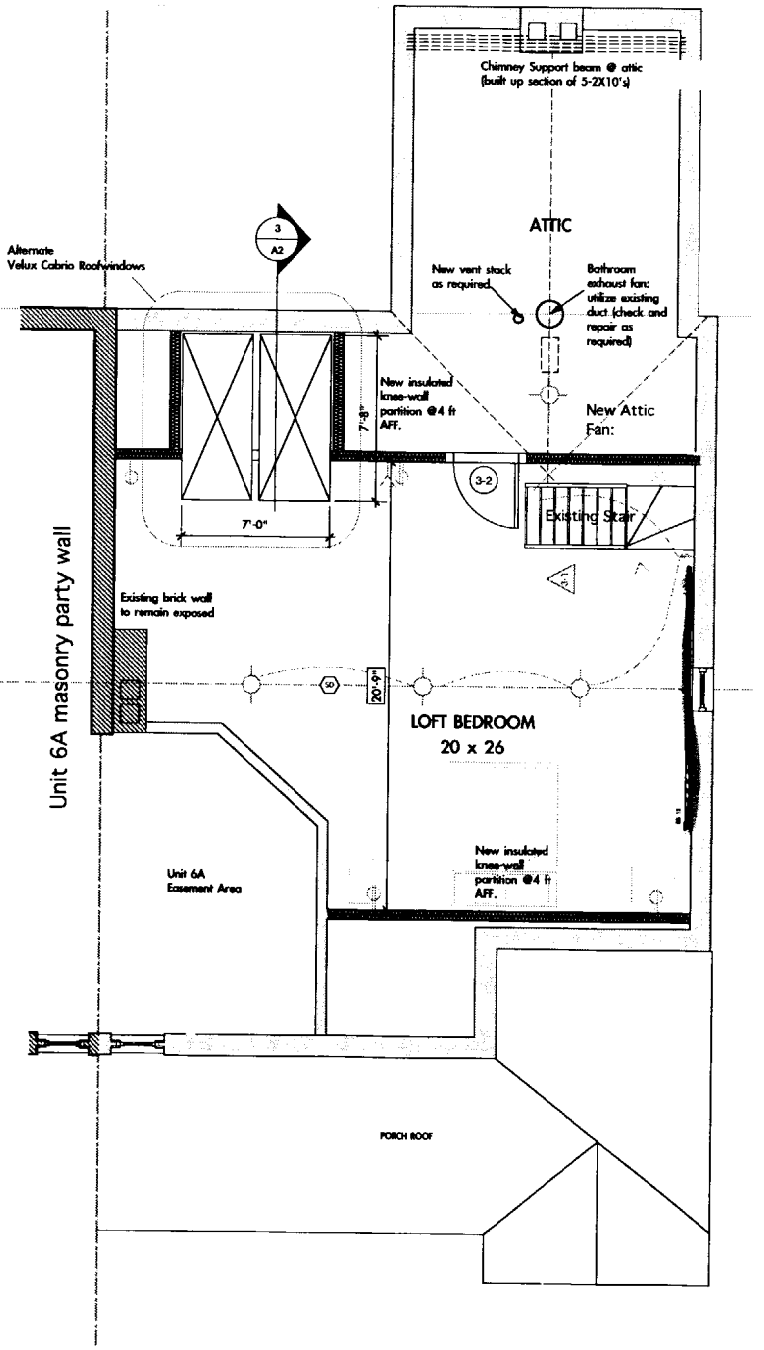


3 / A2 Attic Section
Scale: 1/4" = 1'-0"

CAST IRON BASEBOARD RADIATORS
BOILER 115,000 Btuh
BURNHAM OPUS OIL
OIL TANK 250
EXIST FLUE



Basement



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PFAFFMANN + ASSOCIATES 223 4th Ave Suite 800 Pittsburgh, PA 412.471.2470 rob@pfaffmann.com	Diamond Cove Great Diamond Island, Maine UNIT 6B OFFICERS QUARTERS	Project Manager	Project ID
		Drawn By: RSP	Scale
		Reviewed By	Drawing No.
	Floor Plans	Date: 03/06/04	A2
		CAD File Name	