

**TREMONT  
PRESERVATION  
SERVICES  
LLC**

LESLIE DONOVAN  
CHRISTINE BEARD

**DOUBLE BARRACKS  
GREAT DIAMOND ISLAND  
PORTLAND, MAINE**

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2**

**NOVEMBER, 2007**

*HISTORIC PRESERVATION  
STRUCTURAL DOCUMENTATION*

21 MARKET STREET  
SUITE 250  
IPSWICH, MA 01938  
978-356-0322 (PHONE)  
978-356-0811 (FAX)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 - DESCRIPTION OF REHABILITATION

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

Instructions: Read the instructions carefully before completing the applications. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

1. Name of Property: Double Barracks (Building #46)  
Address of Property: Street 18 McKinley Court  
City Portland County Cumberland State ME Zip 04109

Listed individually in the National Register of Historic Places; give date of listing: \_\_\_\_\_

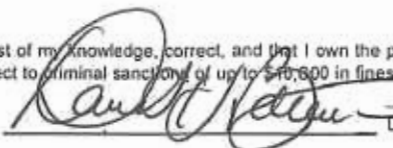
Located in a Registered Historic District; specify: Ft. McKinley Historic District

Has a Part 1 Application (Evaluation of Significance) been submitted for this project?  yes  no

If yes, date Part 1 submitted: 8/2/07 Date of certification: 8/23/07 NPS Project Number: 20580

2. Data on building and rehabilitation project:  
Date building constructed: 1910 Total number of housing units before rehabilitation: NA  
Type of construction: Masonry bearing wall Number that are low-moderate income: NA  
Use(s) before rehabilitation: vacant US Army barracks Total number of housing units after rehabilitation: 20 hotel condominiums  
Proposed use(s) after rehabilitation: hotel condominiums Number that are low-moderate income: NA  
Estimated cost of rehabilitation: 4.6M Floor area before rehabilitation: 41,382 SF  
This application covers phase number 1 of 1 phases Floor area after rehabilitation: 44,183 SF  
Project/phase start date (est.): 6/1/08 Completion date (est.): 6/1/09

3. Project contact:  
Name Christine Beard/Tremont Preservation Services  
Street 21 Market Street City Ipswich  
State MA Zip 01938 Daytime Telephone Number 978-356-0322

4. Owner:  
I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.  
Name David Bateman Signature  Date 11/13/07  
Organization The Inn at Diamond Cove LLC  
Social Security or Taxpayer Identification Number 20-321-0238  
Street 245 Commercial Street City Portland  
State ME Zip 04101 Daytime Telephone Number 207-772-2992

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application - Part 2" for the above-named property and has determined:

- that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.
- that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- that the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date \_\_\_\_\_ National Park Service Authorized Signature \_\_\_\_\_ National Park Service Office/Telephone No. \_\_\_\_\_

See Attachments

## EXTERIOR

### 1. Exterior Walls

Date: 1910

#### Existing Feature:

The Double Barracks is roughly U-shaped and consists of end wings (north and south) connected by a third block (called the west wing for purposes of this application). The building rises from a random granite foundation topped by a rough cut granite water table. Windows are set in segmental arched openings, formed by two rows of header bricks, except at the basement where window openings have flat granite heads. All window openings have smooth granite sills. The various doorways on the building also have segmental arched heads formed by double rows of header bricks, except entries at the basement level, which have rusticated granite lintels. Exterior masonry walls at the principal elevations (north, west and south) are generally in good condition. Walls at the rear of the building have suffered greater deterioration, particularly the south wall of the north wing, where much of the wall has collapsed (Photo 15). At both the front and rear walls, the brickwork is scarred as the result of several porches having been removed (c. 1997).

**Work:** Spot pointing of the brickwork will be undertaken over the building as needed (roughly 20% of the brickwork will be repointed). Missing or damaged bricks will be replaced with salvaged brick or new brick to match the color and texture of the original. The south wall of the north wing will be rebuilt as shown on Drawing A02, using the original salvaged brick. Fenestration on this wall will be modified from the original so that five windows will be reconstructed as doors (see "Entries" below).

Photo #: 1 - 19

Drawing #: A02, A03

### 2. Roof

Date: 1910

**Existing Feature:** The building is enclosed by a slate-covered gable roof that originally included copper flashing, most of which is missing or badly deteriorated. The slate roof is in poor condition, having exceeded its life expectancy. The roof edge is finished with a molded copper cornice, much of which was removed from the building. Two small hip dormers are centered on both the east and west slopes of the west wing roof (Photos 3 & 11). Several brick chimneys and metal vents also project from the various roof slopes (Photo 15).

**Work:** The existing slates will be removed and the subsurface will be repaired or replaced as needed. The roof will be refinished with synthetic slate shingles, to match the color, texture, size and pattern of the existing. New copper flashing will be installed. The copper cornice will be restored and missing pieces will be replaced in kind. The two existing dormers at the façade will be restored and reused, while those at the rear will be replaced by a series of new dormers in order to provide sufficient light to proposed residential units at the attic level. The new dormers are arranged in pairs. At the center of each pair the dormers are joined by a recessed connector, which will be finished with synthetic slate to match the rest of the roof. The existing vents and chimneys will be retained.

Photo #: 1, 3, 4, 15, 19

Drawing #: A02, A03

### 3. Porches

Date: 1910, c. 1990

**Existing Feature:** A two-story wood porch with a concrete base formerly stretched along the west façade between the two end projections but the wood elements were removed (likely the result of deterioration) and now only the concrete deck remains (Photo 3). At the rear elevation, the north and south wings project from the west wing, creating a large courtyard. Originally, the north and south walls facing the courtyard were each covered by a two-story wood porch with a concrete base. Remnants of the porch structure can be found on the south wall, including steel elements that were a later addition. All that remains on the north wall is a portion of the concrete deck (Photo 16).

**Work:** The porches will be reconstructed to match the appearance of the originals (see attached historic photo). Wood framing and decking will be used. The columns will be fabricated in fiberglass reinforced plastic. Trim pieces will be fabricated of paintable synthetic trim board (brand name Azek). New painted steel balustrades, to match the design of the originals, will be installed (see detail on Drawing A07). At the façade the wood steps at the main entries will be reconstructed to provide access to the porch. The surviving newel posts will be reused. Wood steps will also be constructed at the rear to provide access to porches there.

**Photo #:** 3, 4, 5, 9, 15, 16

**Drawing #:** A02, A03

### 4. Windows

Date: 1910

**Existing Feature:** The original wood 2/2 sash remain in most openings, although they are in very poor condition due to vandalism and lack of maintenance. A significant number of sash at the first floor are missing. Those at the second floor are typically void of glazing and, in most cases, at least some portion of the wood framework has failed.

**Work:** Several options for treatment of the windows have been explored. Very few of the sash are sufficiently intact to make reuse feasible, so replacement of most will be necessary. Restoring existing sash would not only be cost prohibitive, but a storm window would also have to accompany each, impacting the historic character of the elevations. The issue of long-term maintenance is also considerable, given the large number of windows that would need regular painting should a wood sash be used. In order to achieve the goals of providing windows that are historically accurate, energy efficient, easily operable, low maintenance, and within the project budget, the owners are proposing to install a double-glazed aluminum sash to match the dimensions and configurations (2/2) of the original sash. Aluminum panning will be installed over all exterior frames and brick molds. The panning will follow the contours of the historic wood elements and will be the same color as the sash.

**Photo #:** 1 – 9, 11, 12, 15 - 19

**Drawing #:** A02, A03

#### 4. Entrances

Date: 1910

##### Existing Feature:

- a) *Facade* - The two main entrances to the building are located in the two end bays of the west wing's facade (Photos 5, 34 & 45). The doors are missing from the south entry but the north entry retains its five-panel wood double doors. Both main entries open into a small vestibule with five-panel double doors (which are in poor condition, with several missing panels). It appears that the vestibule walls were at one time covered by plaster but now the brick beneath is exposed. There are eight additional entries at the west elevation (Photos 5, 38, 43, 62 & 66), all formerly provided access to a two-story porch that once existed here. A few of these entries retain the historic five-panel wood doors. Those entries on the second floor have three-pane transoms.
- b) *Secondary Elevations* - There are 12 entrances at the rear elevations. At the south end of both the north and south walls (facing the courtyard) there is a double-width entry to the basement (Photos 10 & 13). Only the entry on the south wall retains the five-panel wood double doors. Directly adjacent to each of these double doors is a single-width entry into a stairwell (Photo 13); doors are missing from these two openings. The eight remaining entries at this elevation (six at the first floor and two at the second floor) formerly led to the two-story porches and held five-panel wood doors, few of which remain (Photos 14, 16 & 59). Both side elevations have a single doorway at an interim level between the basement and first floor. These entries, which provide access to stairwells, include a three-pane transom but the doors are missing (Photos 28 & 56).

##### Work:

- a) *Façade* – New paneled wood double doors will be installed in the two main entries and will be fixed in place. The two upper panels of each door will be glazed to allow more daylight into the proposed residential units here. The vestibules will be removed to allow for additional floor space within the units. Those entries at the second floor (with transoms) will receive new wood composite five-panel doors to match the originals. The four remaining entries at the first floor (which do not have transoms) will hold new glazed and paneled wood doors, to allow additional daylight into the units.
- b) *Secondary Elevations* – New five-panel wood double doors will be installed in the wide basement entries. The two single doorways at the basement and the two first-floor entries into the stairhalls of the west wing will hold five-panel wood doors salvaged from existing exterior openings on the building. The latter two will be inoperable. The remaining entries will receive new glazed and paneled wood doors, to allow additional daylight into the units. New doorways will be added in the location of existing windows along the north and south walls facing the courtyard to provide access to the porches (five new doorways on each side). Doors in the new entries will match the glazed and paneled wood doors of the neighboring doorways.

Photo #: 5, 10, 113, 14, 18, 28, 34, 38, 43, 45, 46, 48, 56, 59, 62, 73

Drawing #: A02, A03

## 5. Interior Stairs

Date: 1910

**Existing Feature:** There are four staircases in the building, two in the west wing (basement to attic) and one in both the north and south wings (basement to second floor). Finishes are identical in each of the staircases and consist of beaded board wainscoting and simple wood balustrades. Like the rest of the interior, these staircases are in very poor condition. The steps are unstable, numerous balustrades are missing, and finishes are deteriorated due to exposure to weather. In addition, the stairs do not meet building code requirements.

**Work:** The existing stairs will be removed and two new code compliant wood staircases will be installed, one in the north wing and another in the south wing. The new stairs will be enclosed within fire-rated drywall partitions. Finishes will include painted wood balustrades and simple wood baseboards. The stairs and landings will be carpeted. The existing exterior entries to the staircases will be reused for access to the new stairs.

**Photo #:** 20, 23, 26, 35, 36, 37, 47, 49, 56, 63, 71, 76

**Drawing #:** A01

## 6. Basement

Date: 1910

**Existing Feature:** Spaces within the basement are largely utilitarian and include storage rooms, mechanical rooms and two large bathrooms. There are poured concrete floors throughout and walls are primarily exposed painted brick. There are a small number of plaster partitions and a few constructed of wood planking. Flat door casings are the only trim.

**Work:** Little work will be undertaken at the basement, other than cleaning and repainting the existing surfaces. Insulation will be installed at all ceilings and will be exposed, except at the bottom of the staircases, where suspended ceilings will be installed.

**Photo #:** 20 - 26

**Drawing #:** A01

## 7. Upper Floors

Date: 1910

### Existing Feature:

*First & Second Floors* - The building is divided in half by a central party wall in the west wing, with one half being the mirror image of the other. It was formerly occupied as barracks by the US Army. The first floor houses a number of common rooms, kitchens, and dining rooms. The second floor provided living quarters in two large dormitories (in the north and south wings) and smaller officers' rooms at the west end of the building. Finishes throughout both floors are similar, consisting of plaster walls and ceilings, hardwood floors, exposed steel columns, and flat wood baseboards. The dining rooms, common rooms, and dormitories also have flat chair rails, flat window and door casings, and five-panel wood doors. A few areas (stairhalls and hallways) also have beaded board wainscoting. Many of the doorways leading from the stairhalls and secondary hallways have transoms. Where

the rear wall of the north wing has collapsed, a temporary stud wall has been erected for support (Photo 32). The interior of the building is in a state of severe deterioration as the result of neglect, vandalism, and water infiltration. The structural components have also been impacted, particularly near the perimeter walls of the building. Not only has water entered through unsealed window openings, but it appears that there may have been water infiltration into the brick exterior walls, resulting in failure of the joist connections and the collapse of many areas of the floor. Large areas of plaster have also fallen from the perimeter walls.

*Attic* – The attic level has open unfinished spaces with exposed brick end walls, rough wood flooring, and the exposed roof framing (Photos 75 – 79). There is currently very little habitable space at this floor due to lack of headroom.

**Work:** The upper floors will be reconfigured (as shown on Drawing A01) to create 20 hotel condominium suites. Half the suites will be duplex units (occupying the second and third floors). New floor framing will be reconstructed as needed throughout. The interior is so badly deteriorated that very little of the existing finishes are salvageable. Throughout the building, exterior walls will be insulated, which will add approximately 4" of thickness to the perimeter walls. Window jambs and sills will be increased to accommodate this. Historic wood window casings and baseboards on the perimeter walls will be removed prior to insulating and will be reapplied; trim elements that are not salvageable will be reproduced in kind. Although some of the rooms currently have chair rails, retaining this trim on the perimeter walls would create a very fragmentary appearance because it is not consistent in all rooms. Therefore, only the window casings and baseboards (which occur throughout the building) will be retained. Baseboards on new partitions will match the historic trim. Floors will be carpeted, except in kitchens and bathrooms where vinyl composition tile will be used. Door casings on the new walls will match the historic casings. New five-panel wood composite doors will be used at the unit entries and within the units. Where possible, existing five-panel wood doors will be salvaged and reused within the units. (Corridor finishes will match the units.)

Dormers will be added at the attic level (see "Roof" above) to allow sufficient space for the units. Finishes at the attic level will match those at the first and second floors.

Photo #: 27, 29 – 33, 38 – 44, 50 – 55, 61 – 62, 64 – 70, 72 – 75, 77 - 79  
Drawing #: A01

## 8. New Construction

**Work:** A two-story red brick addition will be constructed off the rear elevation to hold a passenger elevator and stair. The addition has been designed with simple detailing and two-story wood porches, similar to the existing historic building. Adjoining the elevator addition will be a single-story addition, which will hold the building's main entry lobby. The lobby addition will be constructed with a significant amount of glazing in order to minimize its visual impact. Glazing will be separated by red brick piers.

Drawing #: A01, A02

# THE INN AT DIAMOND COVE - PORTLAND, MAINE

## SECTION 04520- BRICK REPOINTING AND REPLACEMENT

### PART 1 - GENERAL

#### 1.01 SUMMARY

##### A. Section Includes:

1. Repointing of brick to brick joints – as indicated on the drawings.
2. Replication of the color, texture and joint profile of the original tinted brick and stone pointing mortar.
3. Removal and replacement with new matching bricks of all spalled, cracked, damaged and missing bricks.
4. Removal of ferrous elements imbedded in masonry wall.
5. Patching of masonry with new or salvaged bricks where ferrous elements have been removed.
7. Rebuilding with original bricks areas of debonded face bricks.

#### 1.02 REFERENCES

- A. American Society for Testing and Materials (ASTM):
- B. International Masonry Industry All-Weather Council (IMIAC) - Recommended Practices and Guide Specifications for Cold Weather Masonry Construction.

#### 1.03 DEFINITIONS

- A. Defective Mortar Joints: Joints in which mortar is missing, loose, spalled, eroded, powdered, broken, hollow, unsound, soft, or weathered more than 3/16 inch (5 mm) from original plane. Sound joints containing fine hairline cracks are excluded.
- B. Defective Bricks: Bricks which have cracked, spalled or been previously patched or coated. Any brick that has lost its fire-skin and/or its integrity as a masonry unit.

#### 1.04 SUBMITTALS

##### A. Submit under provisions of Section

1. Samples: New replacement bricks to match originals in sufficient quantity to show full color and texture range, samples of brick ties and helical anchors.



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2. Manufacturer's data on all products used in this section including but not limited to: Cement, sand, lime, replacement bricks, brick ties and helical anchors.
3. Qualification Statement: Brick masons qualifications, including previous projects.

### 1.05 QUALITY ASSURANCE

#### A. Installer:

1. Minimum 5 years experience in work of this Section.
2. Successful completion of at least 5 projects of similar scope and complexity within past 3 years.

#### B. Preconstruction Testing Laboratory Services: Under provisions of Section

1. Select 4 samples from stockpiled material and existing construction. Test new and existing bricks to ensure that they are compatible.
2. Test brick in accordance with ASTM C 67 Report the following for new and existing historic bricks:
  - a) Compressive strength.
  - b) Absorption.
  - c) Initial rate of absorption.

#### C. Mockups:

1. Replacement of Damaged bricks: Remove and replace 25 existing damaged bricks in locations approved by project architect with new matching bricks.
  - a) Prior to setting new bricks the mock up area will be evaluated for brick and mortar removal.
  - b) Brick setting to be evaluated for brick matching and workmanship including alignment with existing courses and joint widths.
3. Raking out and repointing procedures.
  - a) 25 square feet (5' x 5') of raking out. Sample to be evaluated for depth of mortar removal, preservation of brick edges and flushing out of joint in preparation for repointing.
  - b) Mortar color and texture: Submit samples of matching mortar on boards or in channels. After preliminary approval of mortar color submitted on boards proceed with brick repointing mock-up.
  - c) Repoint 25 square feet (5' x 5') of brick joints with approved mortar. Sample to be evaluated for mortar color, texture and joint profile.
  - d) Work up to be evaluated for overall workmanship and procedures.
4. Rebuilding of areas of debonded or bowing brick masonry.
  - a) Remove all face bricks in area indicated by project architect.
  - b) Prior to re-setting bricks area shall be evaluated for mortar removal from existing wall and salvaged bricks.

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- c) Reset original bricks with brick ties – Helifix stainless steel 10mm dryfix masonry pinning system by Helifix North American Corp., Concord, Ontario, Canada. Mock up a 5' x 5' area to be evaluated for alignment with existing brick courses, joint width overall workmanship. Approved mockup may remain as part of the Work.

### 1.06 DELIVERY, STORAGE AND HANDLING

- A. Protect materials from moisture absorption and damage.

### 1.07 PROJECT CONDITIONS

#### A. Protection of Work:

1. Cover top of wall with strong waterproof membrane at end of each day or shutdown. Cover partially completed walls when work is not in progress.
2. Extend cover minimum of 24 inches (600 mm) down both sides; hold securely in place.
3. Prevent staining and damage to exposed masonry.
4. Protect sills, ledges, and projections from mortar droppings; remove droppings immediately.

#### B. Environmental Requirements:

1. Hot weather requirements: If ambient temperature is over 95 degrees F (35 degrees C) or relative humidity is less than 50 percent, protect from direct sun and wind exposure for minimum 48 hours after installation.
2. Cold weather requirements:
  - a) In accordance with IMIAC requirements.
  - b) Do not use frozen materials or build upon frozen work.

### 1.08 SEQUENCING

- A. After award of contract submit brief statement of project sequencing indicating start and finish dates.

## PART 2 – PRODUCTS

### 2.01 Materials General

- A. Comply with referenced standards and other requirements indicated applicable to each type of material required.
- B. Reference in the specifications to materials by trade name is to establish a standard of quality. It is not intended to exclude other manufacturers whose materials that, in the judgment of the Architect or his designated representative, are equivalent to those named based on sample panels.

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### 2.02 Mortar Materials

- A. Lime: ASTM C 207, Type S hydrated bag lime
- B. Cement: ASTM C 150, Type I or Type II Portland cement. Cement must comply with ASTM C 91, not more than 0.30 % soluble alkali.
- C. Sand: ASTM C 144: color, size and type to match existing mortar.
- D. Water: Potable, clean and free from deleterious amounts of acids, alkalis and organic matter.
- E. Pigments: Chemically pure mineral oxides, alkali proof and light fast as manufactured by Solomon Grind – Chem Services, Inc of Springfield, IL., Lander-Sigal or approved equal.
- F. Mix proportions:  
For brick repointing joints: 1:1:6 mixture of Type I or Type II (non-staining) Portland Cement, Type S hydrated bag lime and sand and pigment to match existing historical mortar..

For brick setting joints: 1:1:6 mixture of Type I or Type II Portland Cement, Type S hydrated bag lime and sand.

### 2.03 Bricks

- A. Brick: Reuse existing bricks salvaged during removal of debonded outer wythe for repairing areas where bricks are bowing or debonding.
- B. Brick: Provide new bricks as required to repair areas of cracked spalled or damaged bricks. New bricks to match existing in compressive strength, absorption, initial rate of absorption, color, size, and surface texture.

### 2.04 ACCESSORIES

- A. Anchors: Stainless steel, ASTM A 167 Type 302 or 304. *(to be specified by project engineer)*

## PART 3 - EXECUTION

### 3.01 PREPARATION

- A. Prior to beginning work examine existing mortar joints to determine procedures required to match new mortar to existing, including:
  - 1. Order in which horizontal and vertical joints were tooled.
  - 2. Style of tooling including depth and profile.

### 3.02 REPLACEMENT OF DAMAGED AND MISSING MASONRY

## THE INN AT DIAMOND COVE - PORTLAND, MAINE

- A. Remove damaged and deteriorated masonry without damage to adjacent masonry.
- B. Install new or salvaged masonry bricks where existing units are missing or were removed.
- C. Establish lines, levels, and courses to match existing. Fit new masonry to bond and coursing of existing masonry.
- D. Lay masonry plumb and true to line.
- E. Do not shift masonry after mortar has achieved initial set. If adjustments must be made after initial set, remove mortar and replace with new.
- F. Lay bricks in full mortar bed, with full head joints.
- G. Do not butter corners or excessively furrow joints.
- H. Cut masonry with straight, true cuts and clean, unchipped edges. Prevent oversized or undersized joints. Discard damaged units.
- I. Where fresh masonry joins existing, or partially set masonry, remove loose masonry and mortar; clean and lightly wet exposed surface of set masonry.

### 3.03 RAKING OUT OF MORTAR JOINTS

- A. Remove all mortar material from joints using hand tools. The use of hand held grinders or pneumatic tools will be allowed where joint widths can accommodate a single pass of the blade without touching either edge of the stone or bricks. Each mechanic must demonstrate proficiency in the use of hand held grinders or pneumatic tools.
- B. Rake out joints to a minimum depth of  $\frac{3}{4}$ " or until sound mortar is reached. Contractor to satisfy themselves as to existing conditions at the time of bidding. No allowances will be made for extra raking out work.
- C. Remove mortar to provide reveals with square backs and to expose masonry for contact with pointing mortar. Remove dirt and loose debris.
- D. Do not spall edges or widen joints.
- E. If joints are flushed with water to remove debris, the flushing shall be done the day before mortar application to avoid excess moisture.

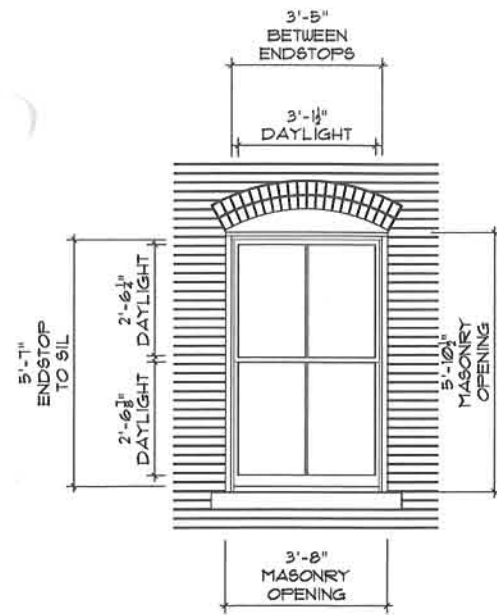
### 3.04 MORTAR APPLICATION

## THE INN AT DIAMOND COVE - PORTLAND, MAINE

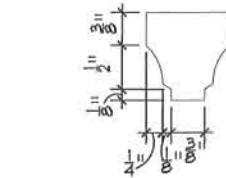
- A. Moisten joints with clean water and stiff natural bristle brush before application of mortar to sufficient degree to avoid absorption of mortar water.
- B. Thoroughly mix ingredients in quantities needed for immediate use.
- C. Mix dry ingredients mechanically until uniformly distributed. Add water to achieve workable consistency.
- D. Discard lumpy, caked, frozen and hardened mixes and mixes not used within 2 hours after initial mixing.
- E. Do not use antifreeze compounds to lower freezing temperature of mortar.
- F. First layer to create a uniform depth for later applications and to be thoroughly Compacted into cavities: apply mortar to a maximum thickness of 3/8"
- G. After joints have been filled to a uniform depth, apply remaining mortar in successive 1/4" thick layers: fully compact each layer and allow to dry to thumbprint hardness before applying next layer.
- H. When final layer is thumbprint hard, tool to match approved sample joint.
- I. Avoid feather-edging of mortar joint.
- J. Immediately after repointing, remove excess mortar by light brushing with a natural bristle brush. Do not leave encrusted matter.
- K. Keep mortar damp for 48 hours after pointing to permit proper hardening of mortar. The following cures are permissible:
  - a. Cover masonry temporarily with burlap, which is moistened periodically.
  - Or
  - b. Cover wall with plastic sheets temporarily to prevent evaporation.

### 3.03.1 Cleaning

- A. The cleaning shall be done with clean water applied vigorously with fiber brushes. After cleaning with brushes the stone shall be thoroughly rinsed with clear water. Proprietary cleaning compounds containing caustic agents, intended for removing mortar smears shall not be used without the written approval of the Architect. The goal is to remove all smears before they set so that caustic agents are not required.



Ø1 EXISTING TYPICAL WINDOW ELEVATION  
SCALE: 1/2"=1'-0"



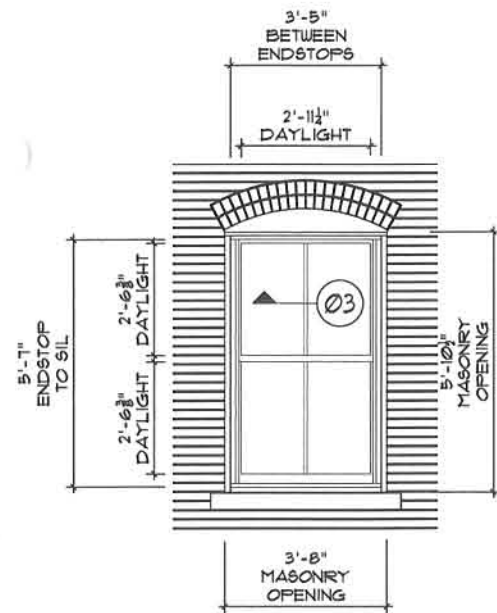
Ø3 EXISTING MUNTIN DETAIL  
SCALE: 1:1

NOTES:

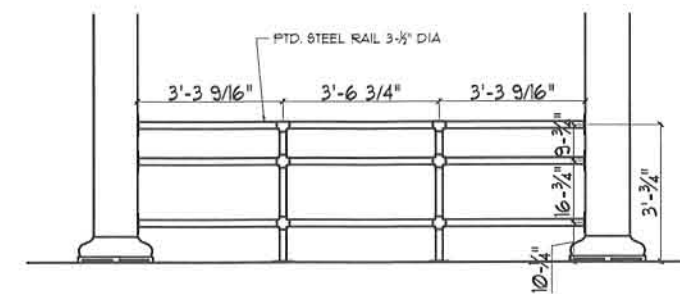
MASONRY OPENINGS VARY BETWEEN FLOORS.

KEYED NOTES:

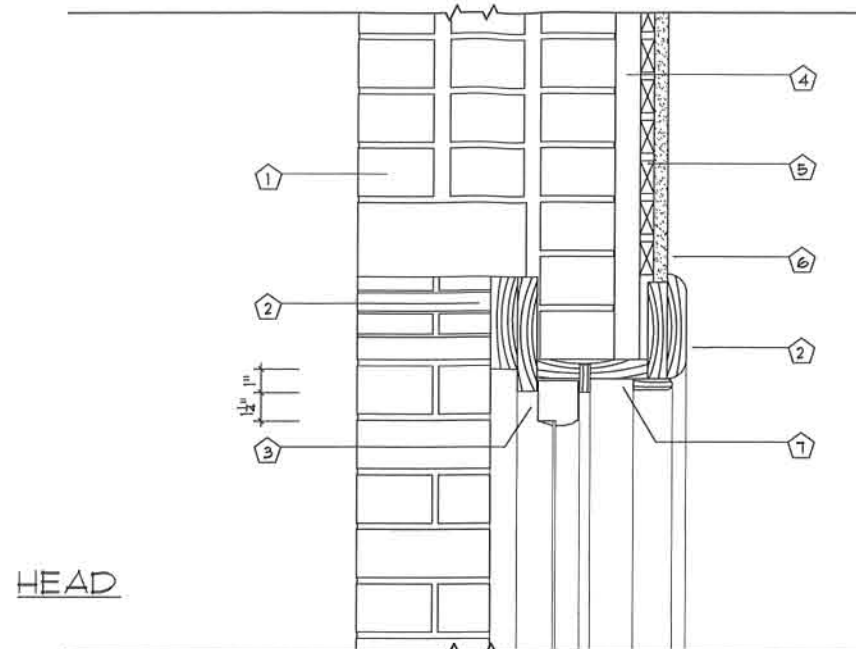
- ① EXISTING BRICK WALL.
- ② EXISTING WOOD TRIM.
- ③ EXISTING WOOD SASH.
- ④ EXISTING WOOD FURRING.
- ⑤ EXISTING WOOD LATH.
- ⑥ EXISTING PLASTER.
- ⑦ EXISTING WINDOW JAM.
- ⑧ EXISTING WEIGHT POCKET.
- ⑨ EXISTING WOOD SILL.
- ⑩ EXISTING GRANITE SILL.
- ⑪ ALUMINUM PANNING.
- ⑫ PROPOSED ALUMINUM WINDOW.
- ⑬ PROPOSED TRIM.
- ⑭ INSULATE WEIGHT POCKET.
- ⑮ CAULKING.



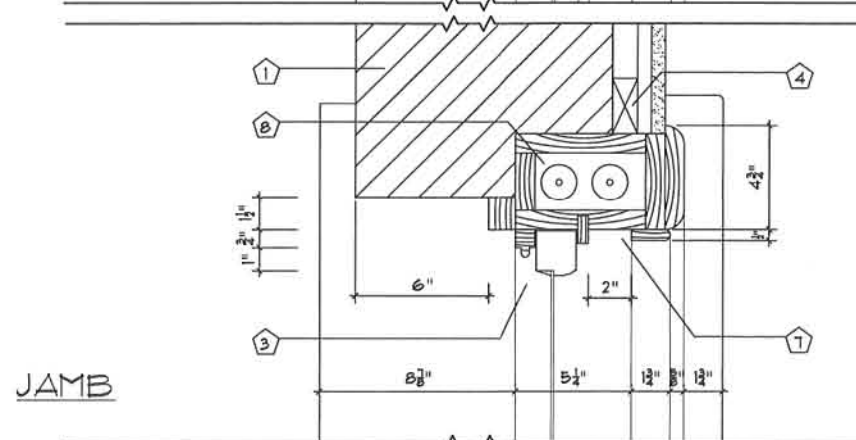
Ø2 REPLACEMENT WINDOW ELEVATION  
SCALE: 1/2"=1'-0"



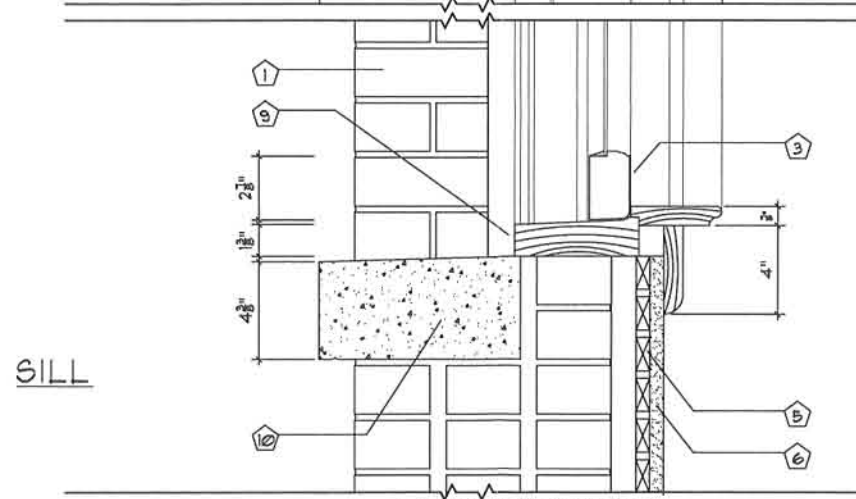
Ø4 TYPICAL STEEL RAIL DETAIL  
SCALE: 1/2"=1'-0"



HEAD

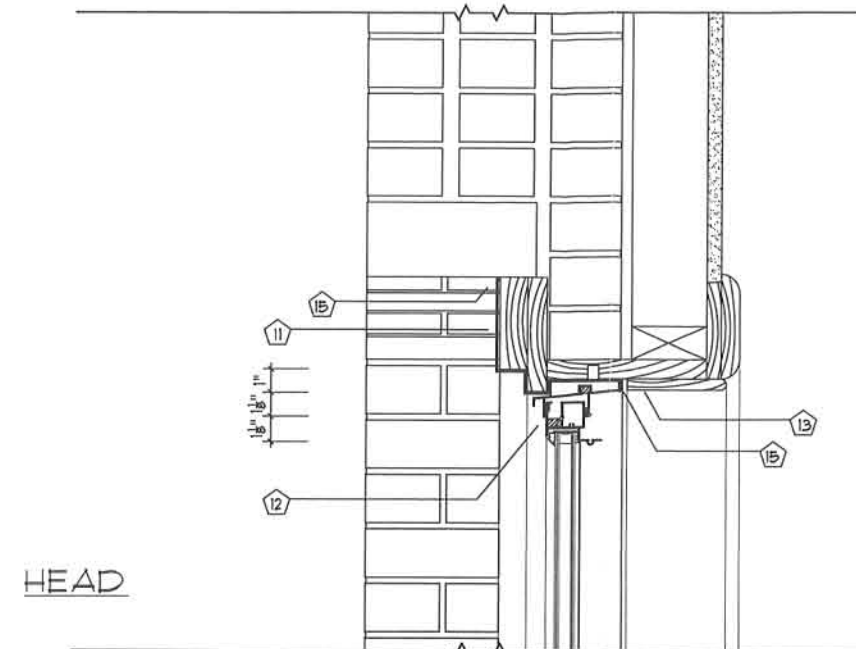


JAMB

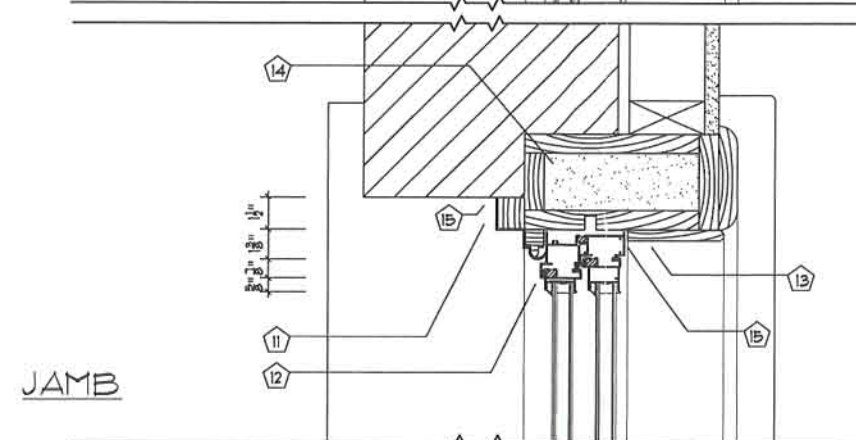


SILL

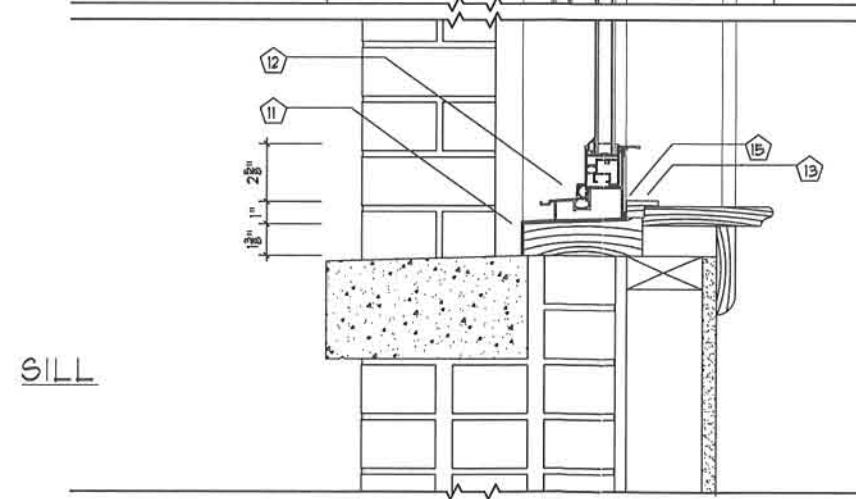
Ø5 EXISTING TYPICAL WINDOW  
SCALE: 3"=1'-0"



HEAD



JAMB



SILL

Ø6 REPLACEMENT WINDOW UNIVERSAL 400 SERIES  
SCALE: 3"=1'-0"

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The Inn at Diamond Cove, LLC

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ME

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October 17, 2007

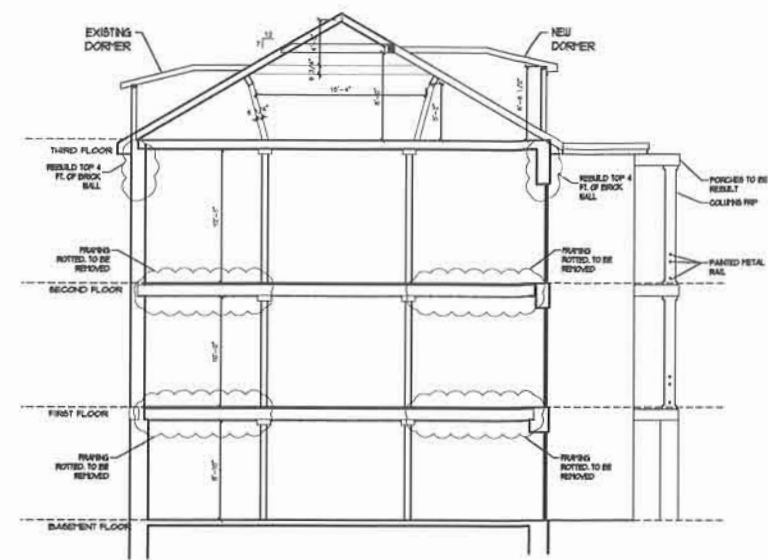
A07

DETAILS

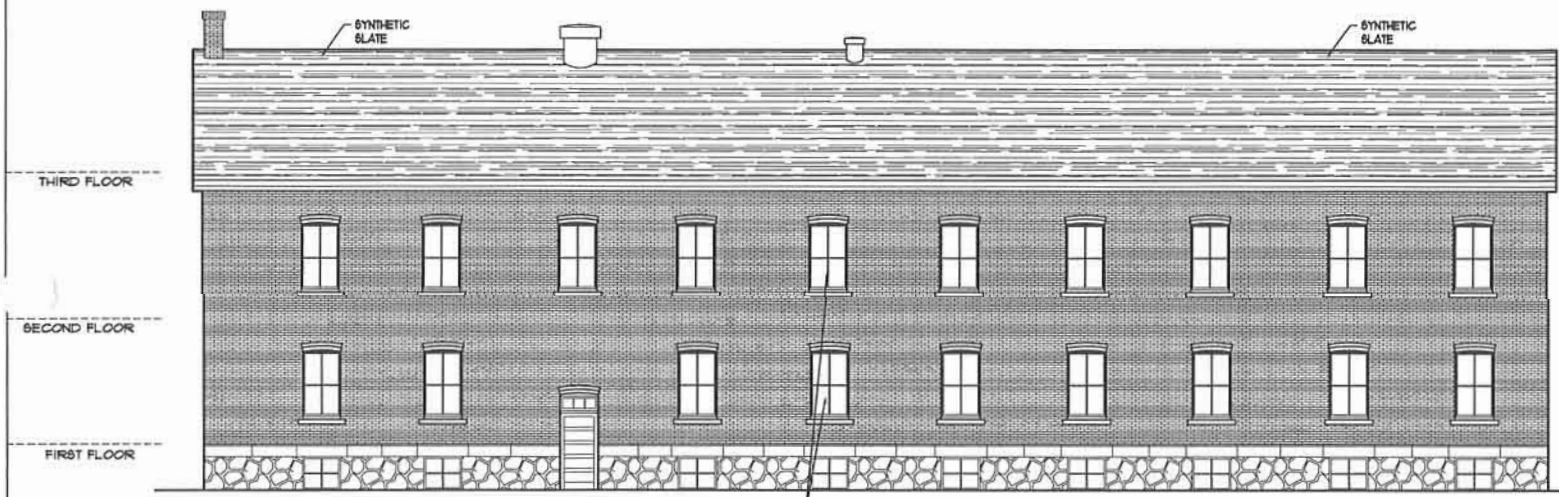
Scale:  
1/8"=1'-0"



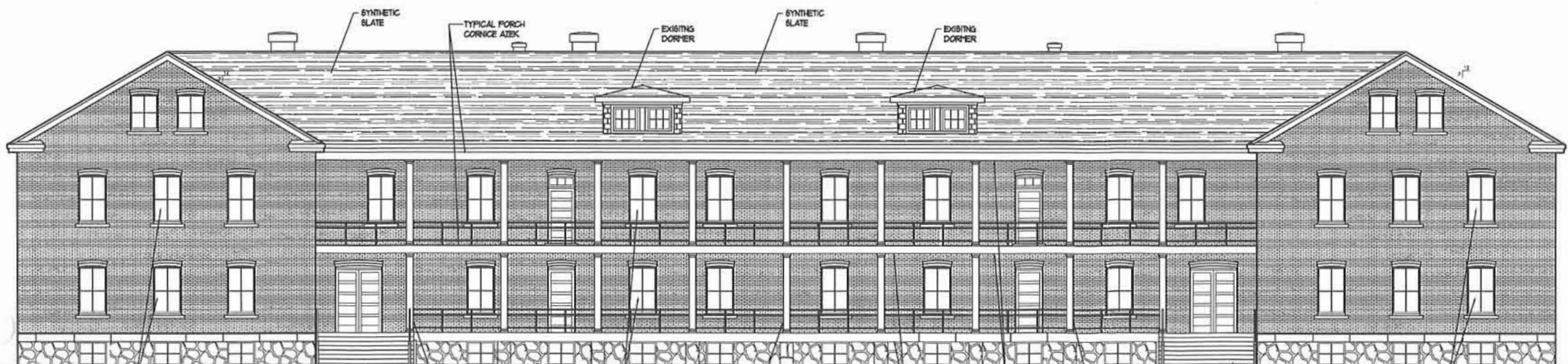
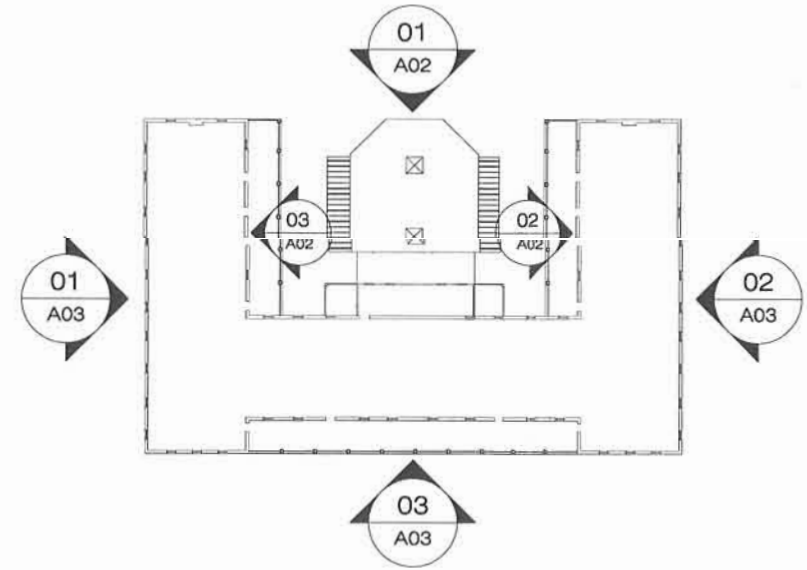
01 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



04 TYPICAL BUILDING SECTION  
SCALE: 1/8"=1'-0"



02 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



03 WEST ELEVATION  
SCALE: 1/8"=1'-0"

GENERAL NOTES:  
 • ALL NEW REPLACEMENT WINDOWS  
 • REPOINT BRICK AS NECESSARY

DEVELOPER:  
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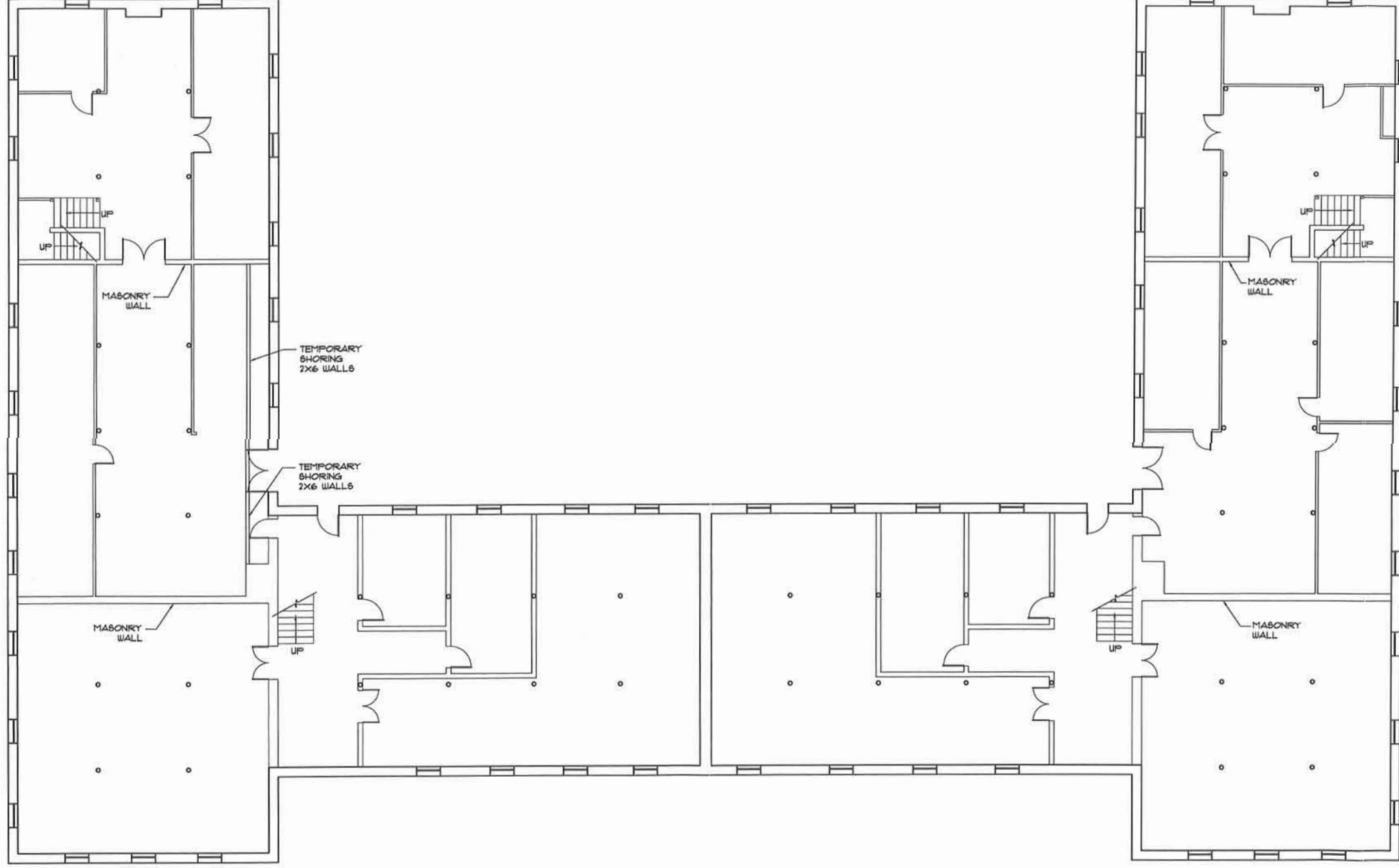
PROJECT:  
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 Portland  
 ME

Revisions:  
 ISSUED FOR CONSTRUCTION 10/2/06

Date: October 22, 2007  
 Scale: 1/8"=1'-0"

ELEVATIONS

A06



01 | EXISTING  
 BASEMENT PLAN  
 SCALE: 1/8"=1'-0"

Revisions:  
 ISSUED FOR CONSTRUCTION 10/2/06

Date: October 22, 2007  
 Scale: 1/8"=1'-0"

**EXISTING  
 BASEMENT PLAN**

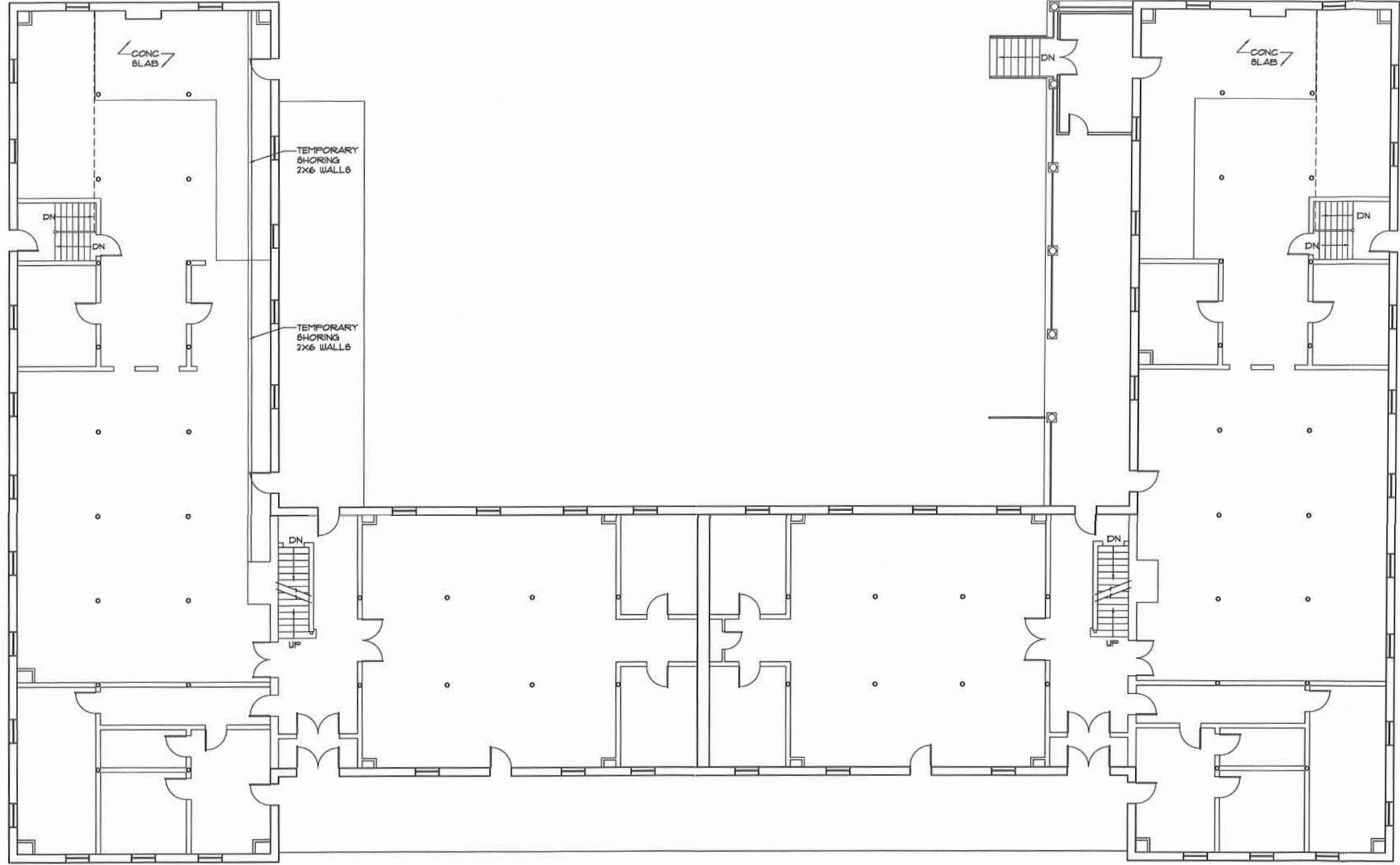
PROJECT:  
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**AE1**





01 | EXISTING  
FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

Revisions:  
ISSUED FOR CONSTRUCTION 10/2/06

Date:  
October 22, 2007

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

EXISTING  
1ST FLOOR PLAN

PROJECT:

The Inn at Diamond Cove, LLC

Portland  
ME

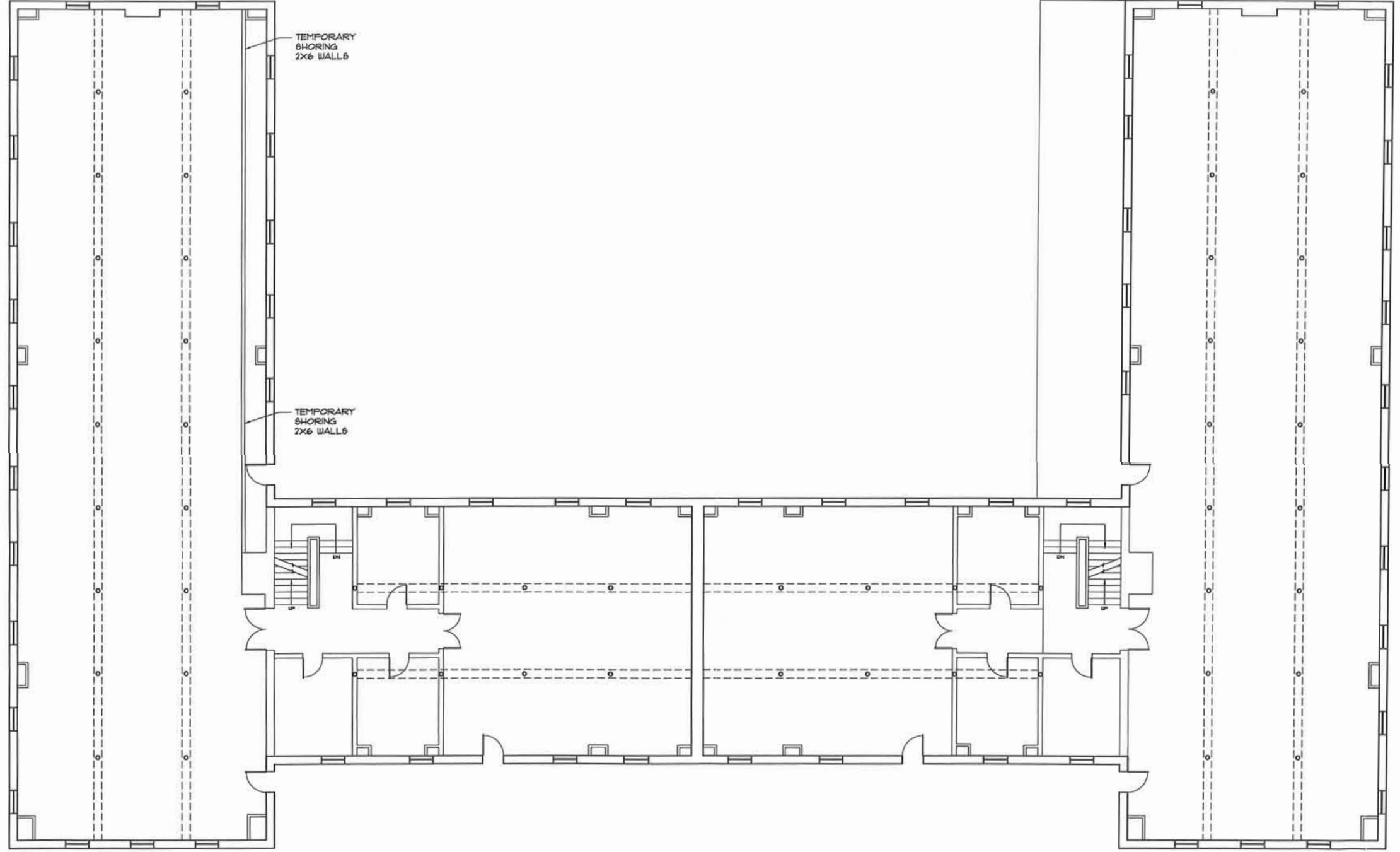
ARCHETYPE, P.A.  
ARCHITECTS

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DEVELOPER:

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AE2



01 | EXISTING  
 SECOND FLOOR PLAN  
 SCALE: 1/8"=1'-0"



Date: October 22, 2007  
 Scale: 1/8"=1'-0"  
**EXISTING  
 2ND FLOOR PLAN**

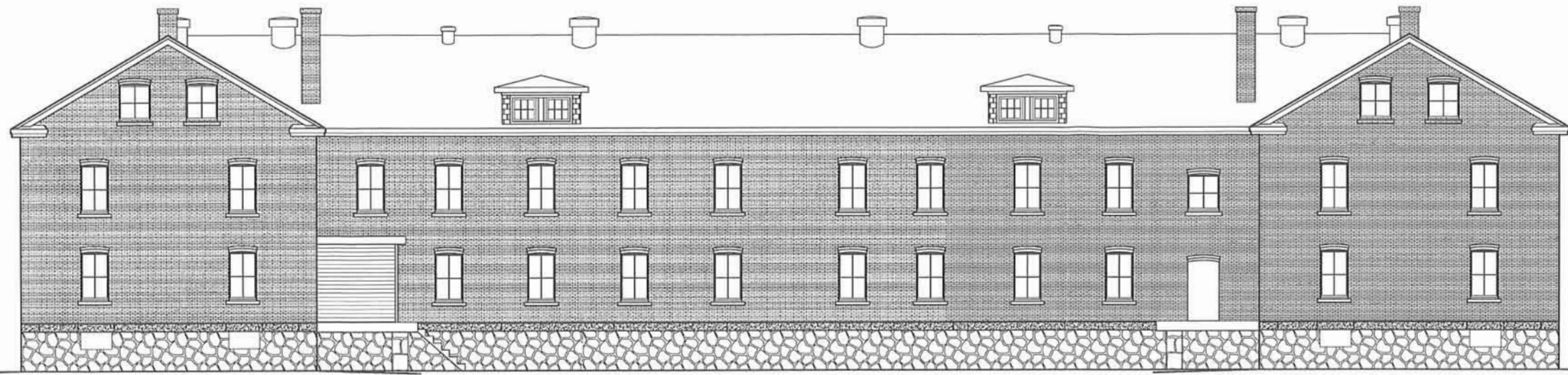
Revisions:

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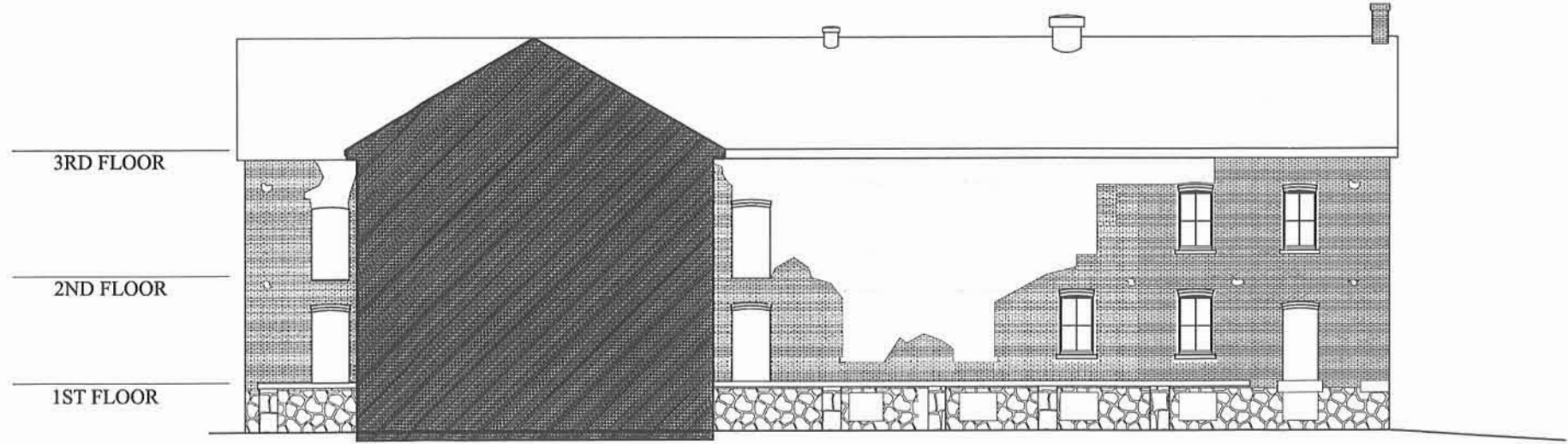
3RD FLOOR  
 1ST FLOOR  
 GROUND FLOOR  
 BASEMENT FLOOR

01 EAST ELEVATION  
 SCALE: 1/8"=1'-0"



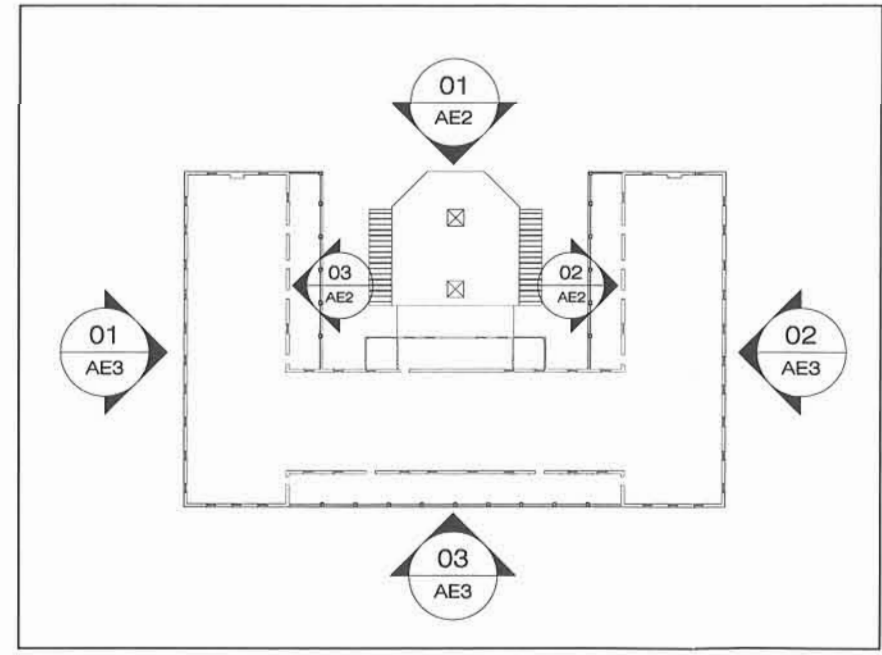
3RD FLOOR  
 2ND FLOOR  
 1ST FLOOR  
 BASEMENT FLOOR

02 SOUTH ELEVATION  
 SCALE: 1/8"=1'-0"



3RD FLOOR  
 2ND FLOOR  
 1ST FLOOR  
 BASEMENT FLOOR

03 NORTH ELEVATION  
 SCALE: 1/8"=1'-0"



DEVELOPER:  
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Date: October 22, 2007  
 Scale: 1/16"=1'-0"

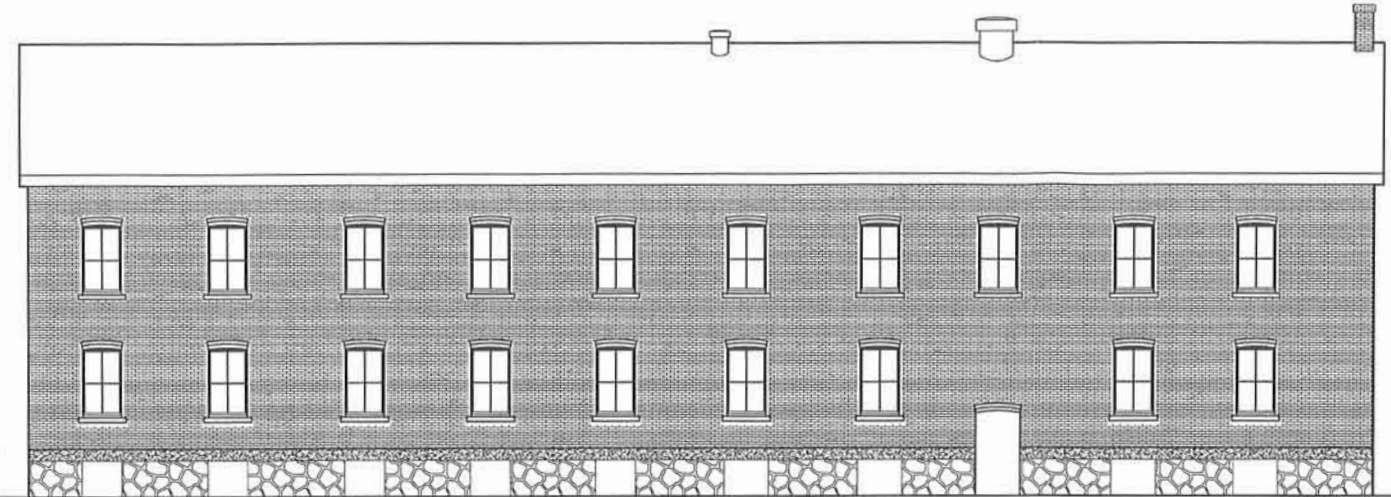
EXISTING  
 ELEVATIONS

AE5

3RD FLOOR

2ND FLOOR

1ST FLOOR



BASEMENT FLOOR

01 | SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

3RD FLOOR

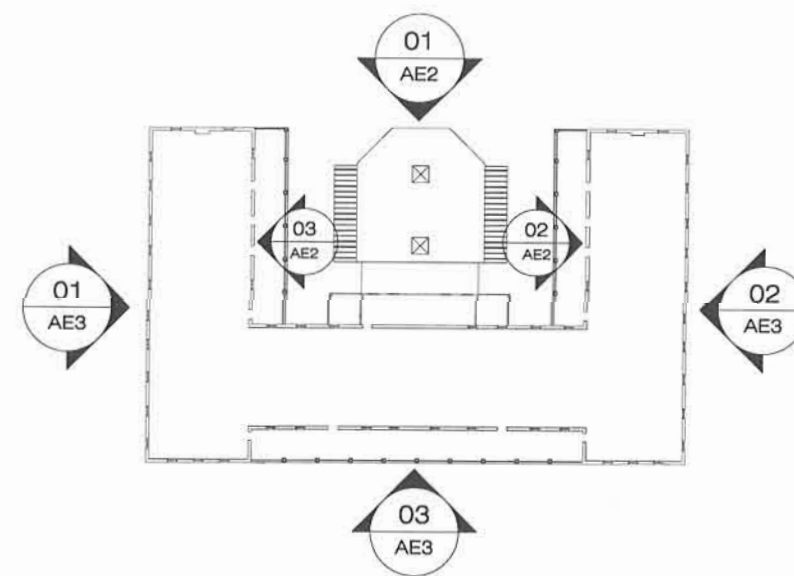
2ND FLOOR

1ST FLOOR



BASEMENT

02 | NORTH ELEVATION  
SCALE: 1/8"=1'-0"

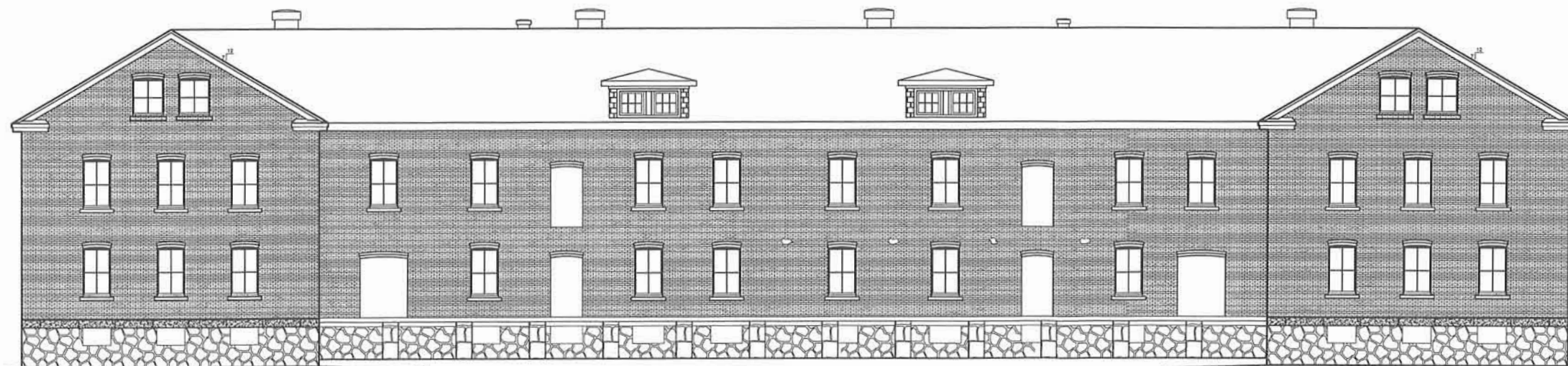


3RD FLOOR

2ND FLOOR

1ST FLOOR

BASEMENT FLOOR



03 | WEST ELEVATION  
SCALE: 1/8"=1'-0"

DEVELOPER:

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PROJECT:

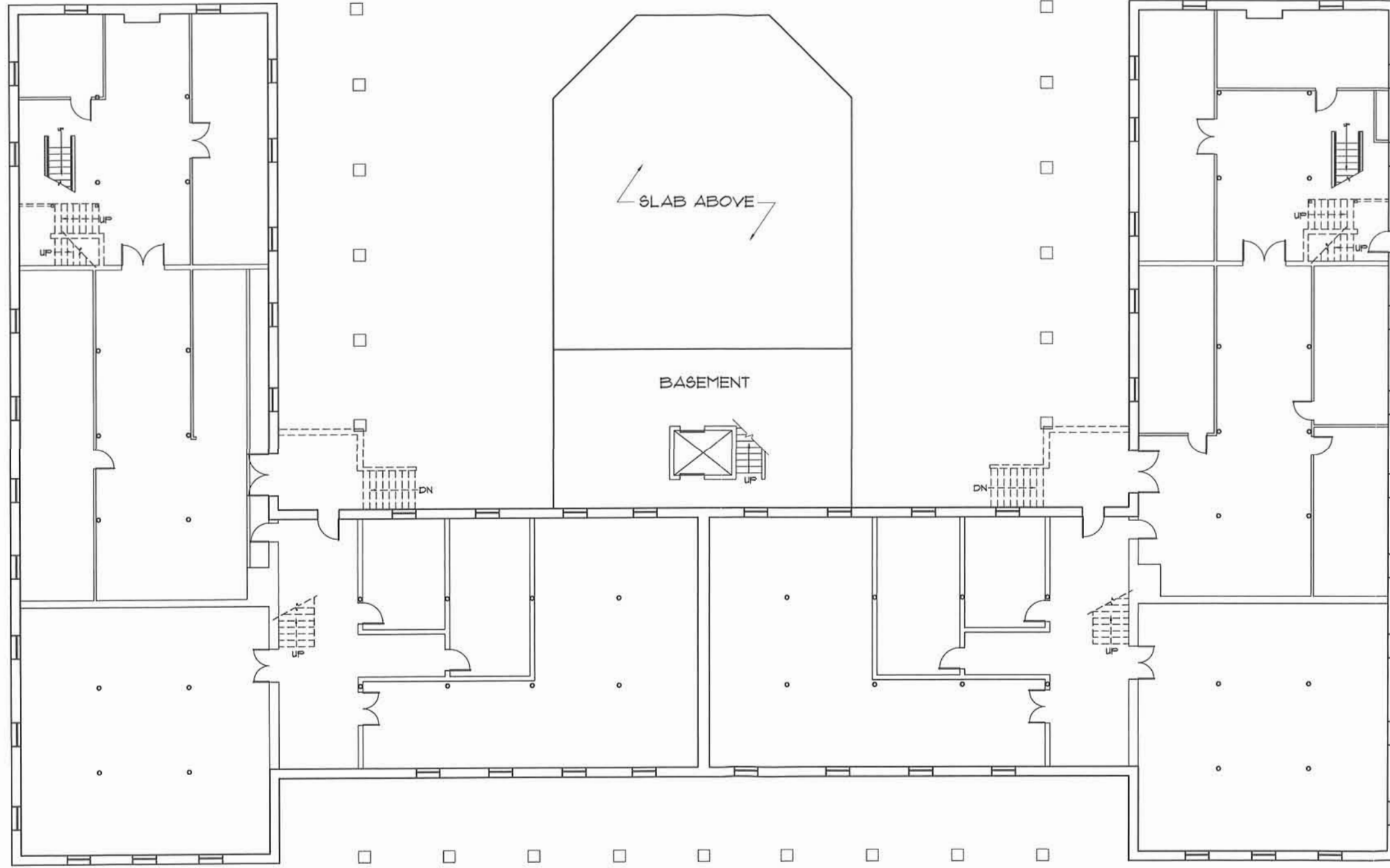
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Portland  
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Date: October 22, 2007  
Scale: 1/16"=1'-0"

EXISTING  
ELEVATIONS

AE6




**BASEMENT PLAN**      GROSS AREA = 14145.4 SF  
 SCALE: 1/8"=1'-0"

Revisions:  
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Date: October 22, 2007      Scale: 1/8"=1'-0"

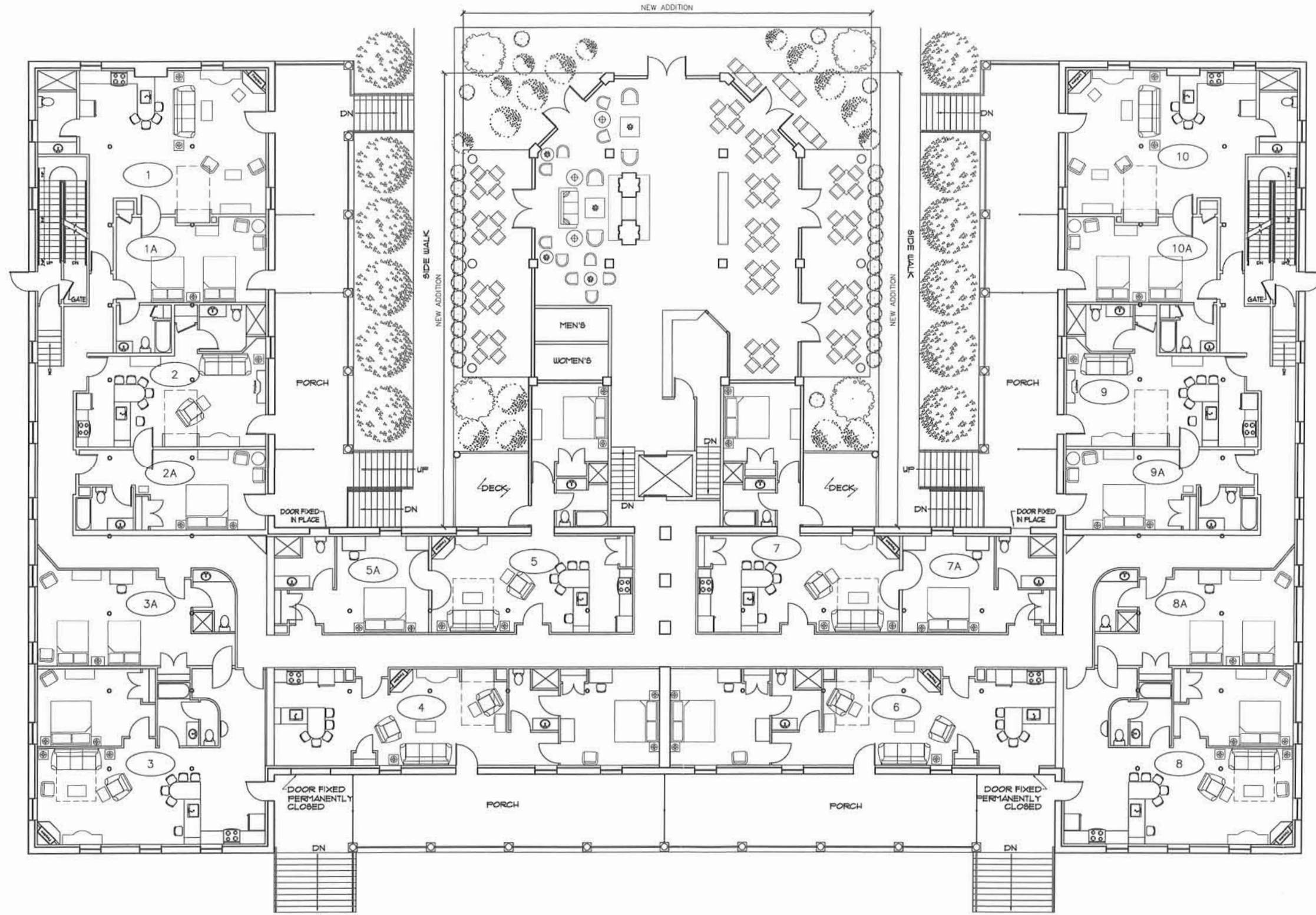
**PROPOSED  
 BASEMENT PLAN**


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**DEVELOPER:**  
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**A01**




**FIRST FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

GROSS AREA = 16531 SF

Revisions:  
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Date: October 22, 2007  
 Scale: 1/8"=1'-0"

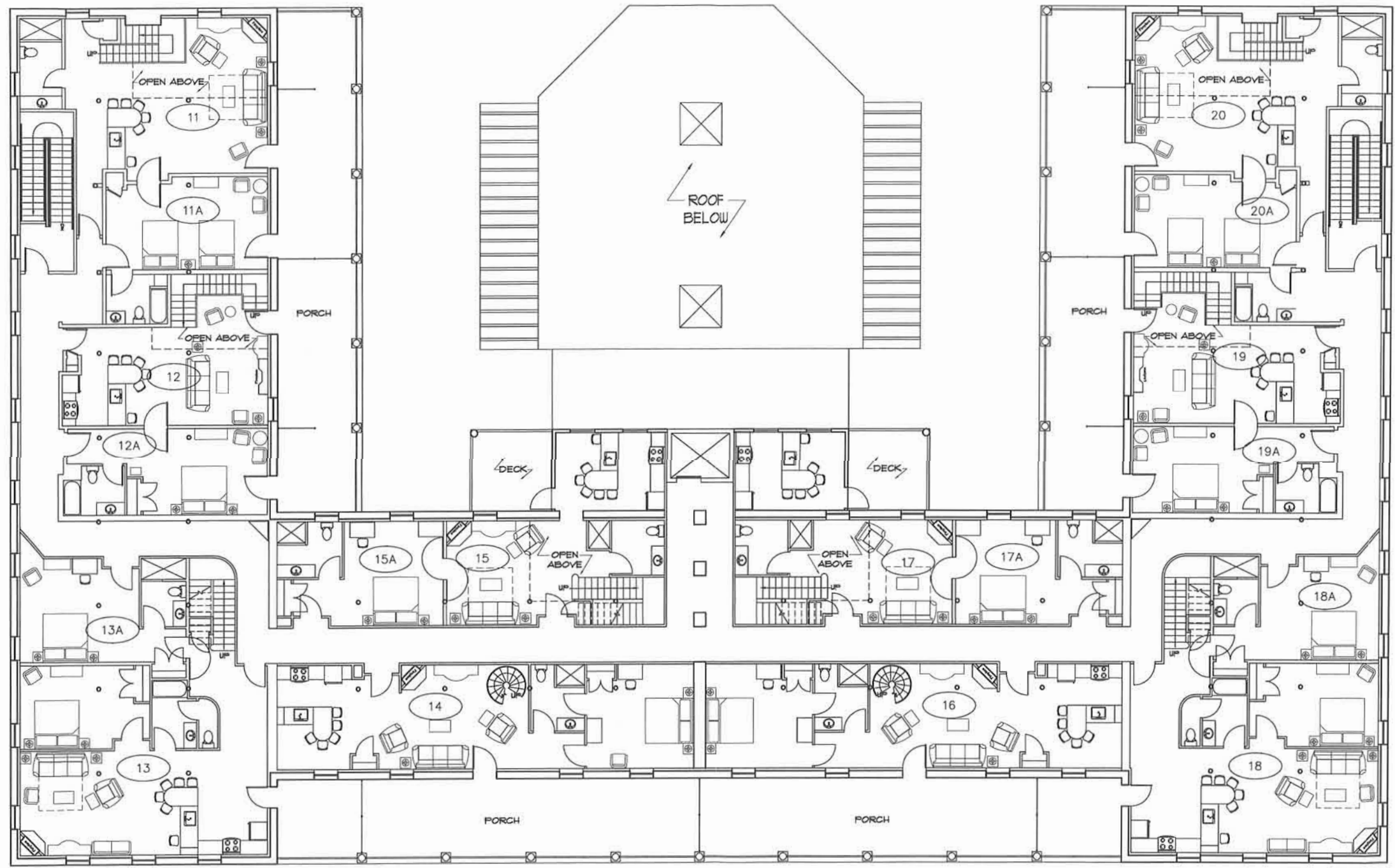
**PROPOSED  
 1ST FLOOR PLAN**

**PROJECT:**  
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**DEVELOPER:**  
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**A02**




**SECOND FLOOR PLAN**      GROSS AREA = 14284.6 SF  
 SCALE: 1/8"=1'-0"

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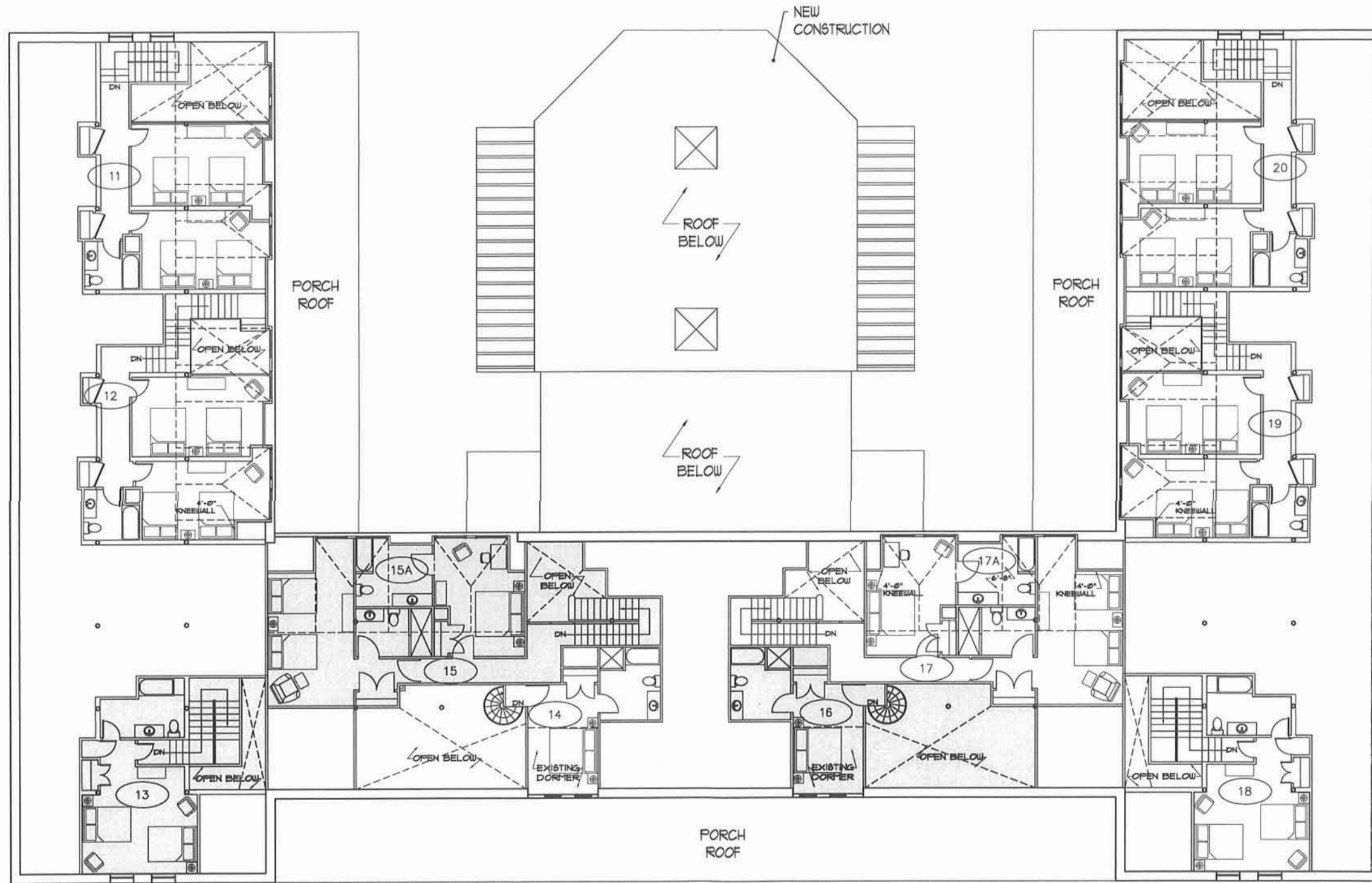
Date: October 22, 2007  
 Scale: 1/8"=1'-0"  
**PROPOSED  
 2ND FLOOR PLAN**

PROJECT:  
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**A03**




 THIRD FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

GROSS AREA = 13794.0 SF

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Date: October 22, 2007  
 Scale: 1/8" = 1'-0"

**PROPOSED  
 3RD FLOOR PLAN**

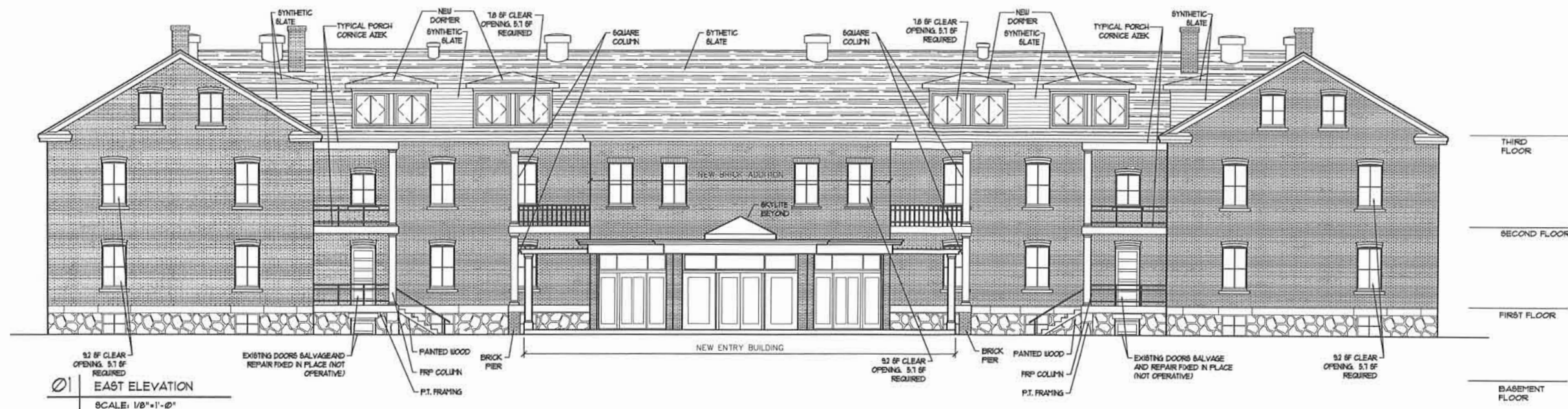
PROJECT:  
 The Inn at Diamond Cove, LLC  
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 Bateman  
 Partners, LLC  
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 Portland, ME 04101

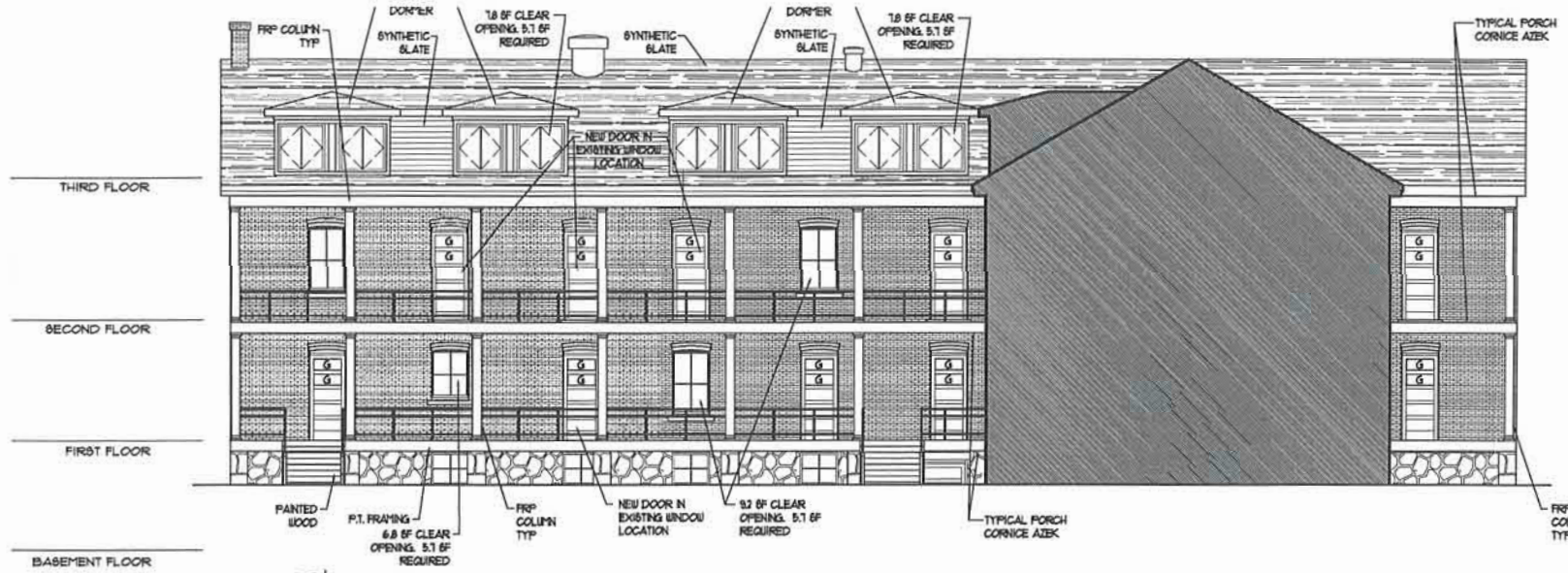
**A04**





01 EAST ELEVATION  
SCALE: 1/8"=1'-0"

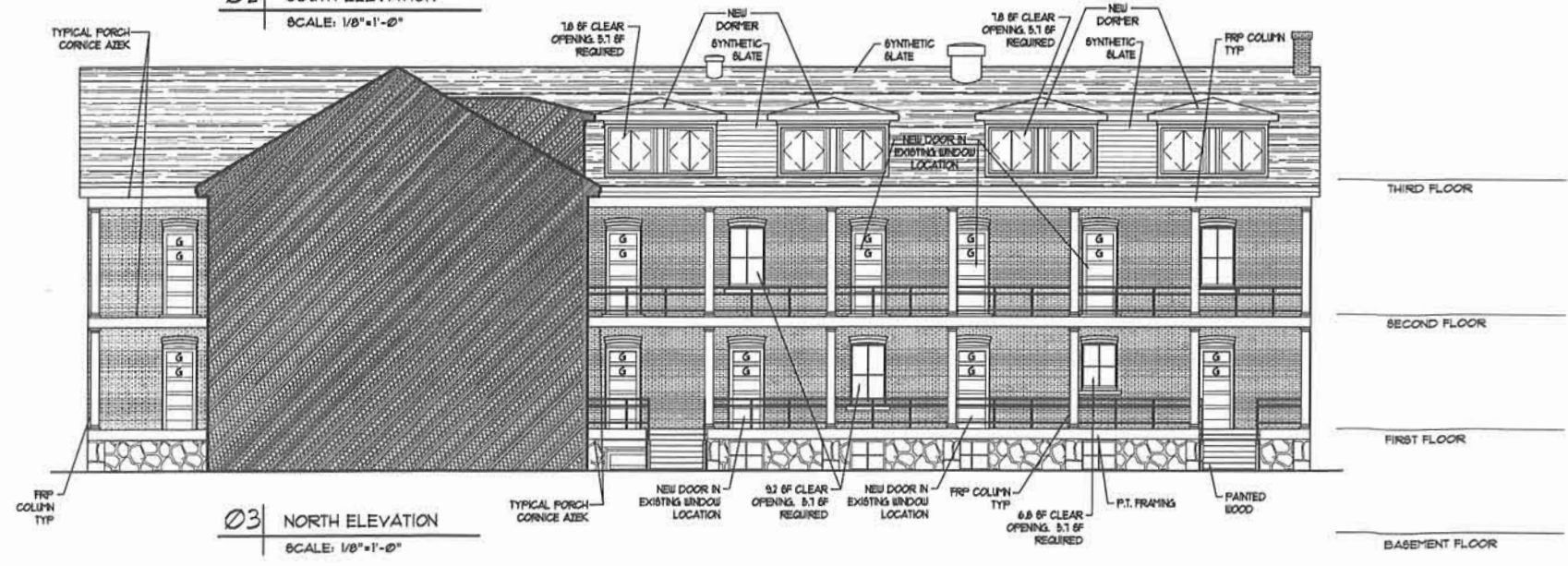
THIRD FLOOR  
SECOND FLOOR  
FIRST FLOOR  
BASEMENT FLOOR



02 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

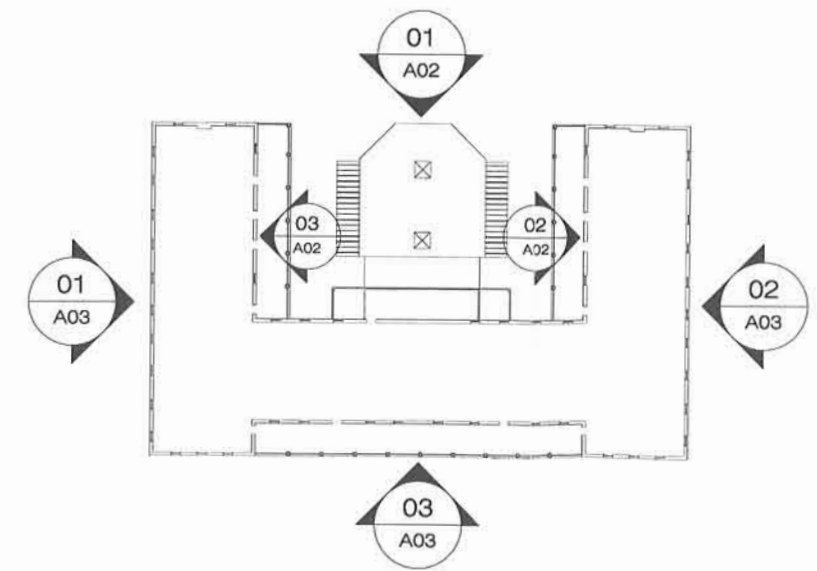
THIRD FLOOR  
SECOND FLOOR  
FIRST FLOOR  
BASEMENT FLOOR

GENERAL NOTES:  
• ALL NEW REPLACEMENT WINDOWS  
• REPOINT BRICK AS NECESSARY



03 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

THIRD FLOOR  
SECOND FLOOR  
FIRST FLOOR  
BASEMENT FLOOR



DEVELOPER:  
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Scale: 1/8"=1'-0"

ELEVATIONS  
A05