

© 2006 TFH ARCHITECTS

ANDERSON STREET CONDOMINIUM
 FOR
WILLIAM P. SIMPSON

TFH ARCHITECTS
 100 COMMERCIAL STREET
 PORTLAND MAINE 04101
 TELEPHONE 207 775 6141
 ARCHITECTURE PLANNING

CONSULTANTS:
RESURGENCE
 ENGINEERING AND PRESERVATION, INC.
 132 BIRCHWOOD STREET
 PORTLAND, ME 04103
 WWW.RESURGENCE-ENGINEERING.COM

REVISIONS:

DATE: 9-06-06 -- PERMIT

PROJECT No. 06-014

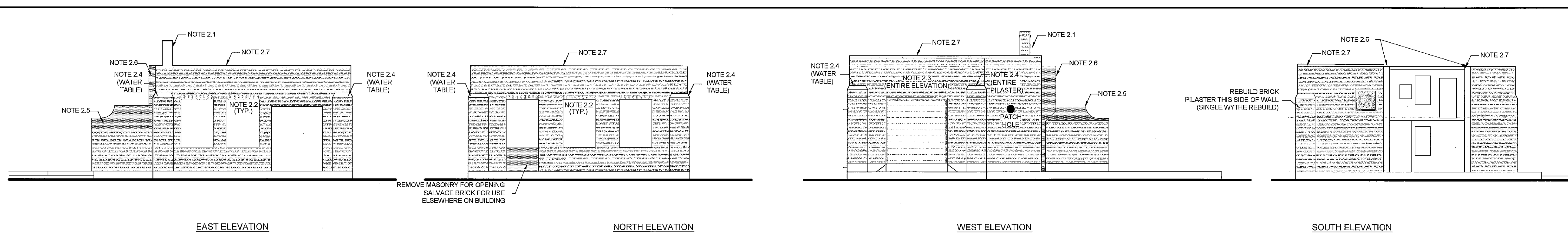
DRAWN BY: AHH

CHECKED BY: AHH

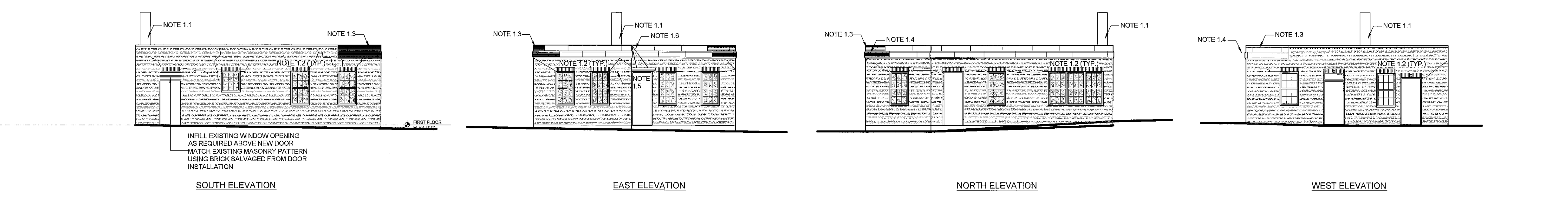
SCALE: AS NOTED

SHEET TITLE:
**Exterior
 Masonry
 Repair**

S2.0



2
S2.0
 EXISTING BUILDING TWO ELEVATIONS
 1/8" = 1'-0"



1
S2.0
 EXISTING BUILDING ONE ELEVATIONS
 1/8" = 1'-0"

GENERAL MASONRY REHABILITATION NOTES

1. MASONRY REHABILITATION WORK SHOULD OCCUR BEFORE OR CONCURRENT WITH OTHER BUILDING ADDITIONS AND ALTERATIONS. THIS IS ESPECIALLY CRITICAL IN BUILDING ONE. PERFORM MASONRY REHABILITATION BEFORE INSTALLING INTERIOR FINISHES.
2. PREPARE FIELD SAMPLES OF REPAIR METHODS AND CLEANING PROCEDURES FOR REVIEW BY OWNER OR OWNER'S REPRESENTATIVE. SUBMIT PRODUCT DATA FOR REPAIR ANCHORS AND CHEMICAL CLEANERS. COORDINATE WITH OWNER PRIOR TO BEGINNING WORK.
3. PROPER ROOF REPLACEMENT AND FLASHING IS CRITICAL TO THE LONG-TERM DURABILITY OF MASONRY REPAIR WORK. SEE ARCHITECTURAL DRAWINGS FOR ROOF FLASHING DETAILS. IT IS IMPORTANT THAT THIS WORK OCCURS BEFORE INTERIOR FINISHES ARE INSTALLED.
4. REPLACEMENT MORTAR SHOULD BE TYPE N OR S, AS IT DOES NOT APPEAR THAT THE EXISTING MORTAR IS OF A SUBSTANTIALLY HIGH LIME CONTENT. PROVIDE A MOCKUP PANEL FOR THE OWNER TO REVIEW PRIOR TO BEGINNING REPOINTING.
5. DO NOT REPOINT MORTAR JOINTS OR REPAIR MASONRY UNLESS AIR TEMPERATURE IS BETWEEN 40° AND 80° F AND WILL REMAIN SO FOR AT LEAST 48 HOURS AFTER COMPLETING WORK. DO NOT APPLY MORTAR TO SUBSTRATES WHEN TEMPERATURE IS 90° OR ABOVE.
6. DO NOT USE POWER-OPERATED GRINDERS WITHOUT OWNER'S PERMISSION. CONTRACTOR SHALL DEMONSTRATE A SATISFACTORY QUALITY-CONTROL PROGRAM AND DEMONSTRATE ABILITY OF OPERATORS TO USE TOOLS WITHOUT DAMAGING MASONRY.
7. POINT JOINTS AS FOLLOWS:
 - a. RINSE MASONRY JOINT SURFACES WITH WATER SO THAT JOINTS ARE DAMP, BUT FREE OF WATER WHEN REPOINTING.
 - b. APPLY MORTAR IN LAYERS NOT GREATER THAN 3/8 INCH UNTIL UNIFORM DEPTH IS FORMED. COMPACT MORTAR THOROUGHLY AND ALLOW TO BECOME THUMBPRINT-HARD BEFORE APPLYING NEXT LAYERS.
 - c. WHEN OUTER LAYER IS THUMBPRINT HARD, TOOL JOINTS TO MATCH ORIGINAL APPEARANCE.
8. AT BUILDING ONE, REMOVE ALL CORRODED MASONRY DIRECTLY ABOVE EXISTING STEEL LINTELS, SO THAT LINTELS MAY BE CLEANED, PRIMED, AND COATED, OR REPLACED WITH GALVANIZED LINTELS OF THE SAME SIZE AND THICKNESS.
9. SCRAPE AND SANDBLAST ALL SIDES OF EXISTING STEEL TO SSPC-SP6 REQUIREMENTS. APPLY TNE MEC COATING SYSTEM AS FOLLOWS:
 - a. PRIMER: SERIES 90-97 TNE ME-ZINC (2.5-3.5 mils)
 - b. INTERMEDIATE COAT: SERIES 66 HI-BUILD EPOXOLINE (2.0-3.0 mils)
 - c. TOPCOAT: SERIES 73 ENDURA-SHIELD

EQUIVALENT SYSTEMS MAY BE SUBMITTED TO THE OWNER FOR APPROVAL AND THE OWNER CREDITED THE REDUCED LABOR OR MATERIAL COSTS. AS AN ALTERNATE TO REPAINTING EXISTING STEEL, NEW HOT-DIPPED GALVANIZED STEEL MAY BE INSTALLED IF THE ANGLE ENDS ARE SHOP-GALVANIZED, NOT CUT ON SITE.

BUILDING ONE MASONRY REHABILITATION NOTES

NOTE	DESCRIPTION	EST. QTY.
1.1	REBUILD ENTIRE CHIMNEY ABOVE ROOF LINE BEFORE LINING AND PROVIDING STEEL LINER EXTENSION.	4 LIN. FT.
1.2	REPLACE OR BLAST/PRIME/PAINT STEEL LINTELS AT WINDOWS/DOORS REPAIR RELATED MASONRY CRACKS	14 SETS @ 5' LONG± DBL L3 1/2" x 3 1/2" x 1/4"
1.3	REMOVE AND RESET CAST STONE PARAPET PIECES. REPOINT AS NECESSARY	6 PIECES @ 300# EA.
1.4	REMOVE AND RESET CAST STONE CORNICE PIECES. PROVIDE STAINLESS STEEL FASTENERS TO REPLACE EXISTING. REPOINT AS NECESSARY	6 PIECES @ 300# EA.
1.5	DISCONNECT/RECONNECT EXISTING UTILITIES AS NECESSARY	
1.6	INSTALL TWO ADDITIONAL STAINLESS STEEL CABLES TO ENTRY ROOF SLAB AS NECESSARY	12 LIN. FEET

BUILDING TWO MASONRY REHABILITATION NOTES

NOTE	DESCRIPTION	EST. QTY.
2.1	REBUILD CHIMNEY ABOVE ROOF LINE BEFORE LINING AND PROVIDING STEEL LINER EXTENSION.	3 LIN. FT.
2.2	REPLACE OR BLAST/PRIME/PAINT STEEL LINTELS AT WINDOWS/DOORS	14 SETS @ 5' LONG± DBL L3 1/2" x 3 1/2" x 1/4"
2.3	CLEAN ENTIRE WEST FACE OF BUILDING PRIOR TO REMOVING AND REBUILDING LOOSE PILASTERS.	500 SQUARE FEET
2.4	REMOVE AND RESET LOOSE PILASTERS. REPOINT AS NECESSARY AND INSTALL NEW WATER TABLE AT TOP	72 SQ. FEET
2.5	DEMO WALL DOWN TO ACCEPT NEW SECOND FLOOR.	24 SQ. FEET
2.6	DEMO BACK WALL EXTENSION AND TOOTH IN SOLID CORNER RETURN FOR FULL WALL HEIGHT.	40 SQ. FEET
2.7	REMOVE EXISTING ROOF FLASHING AND REPAIR MASONRY AT TOP OF WALL AS REQUIRED.	80 SQ. FEET