Reviewed for Code Compliance
Inspections Division
Approved with Conditions

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VILL BE COMPLETED IN ACCORDANCE TO THE GUIDELINES OUTLINED IN CURRENT PRACTICES IN THE CONSTRUCTION INDUSTRY, ALL NATIONAL, STATE, LOCAL BUILDING CODES, AND THE MOST RECENT SET OF CONSTRUCTION DOCUMENTS AND SPECIFICATIONS BY THE DESIGN TEAM. ALL REVISED SKETCHES AND ADDENDUMS ISSUES AFTER THE START OF REPAIR WORK WILL SUPERSEDE ALL PREVIOUS ARCHITECTURAL DETAILS.

B. ALL ACCESSORY ITEMS ATTACHED TO THE BUILDING INCLUDING BUT NOT LIMITED TO ELECTRICAL SERVICE, LIGHTING CONDUIT, PLUMBING OR OTHER ARE THE RESPONSIBILITY OF THE CONTRACTOR TO SAFE AND OR RELOCATE DURING CONSTRUCTION.

C. BUILDING TYPE: MULTI WYTHE BRICK MASONRY.

D. CONTRACTOR AND OR SUB-CONTRACTORS TO SUBMIT ALL MATERIALS USED FOR CONSTRUCTION WORK FOR APPROVAL PRIOR TO THE START OF WORK. ENSURE ALL MORTAR INGREDIENTS ARE FRESH WITH DOCUMENTED DATES OF MANUFACTURE SUBMITTED TO (BES) FOR APPROVAL. NO LIME OR CEMENT PRODUCTS INCLUDING PATCHING MORTAR SHALL BE OLDER THAN 6 MONTHS FROM TIME OF MANUFACTURING.

E. MORTAR MIXTURES TO COMPLY WITH ASTM C1713-12.
- PORTLAND CEMENT: ASTM 150, TYPE1, NON-STAINING GRAY OR WHITE CEMENT, WITHOUT AIR ENTRAINMENT AS REQUIRED TO MATCH ORIGINAL MORTAR. FLY ASH, SLAG AND POZZOLANS ARE NOT PERMITTED AS SUBSTITUTES FOR PORTLAND CEMENT.
- HYDRATED LIME: ASTM C207, TYPE S, INCORPORATED AS A FINELY DIVIDED POWDER IN UNIFORM PARTICLE SIZE, FREE OF LUMPS, FLAKES OR OTHER INCONSISTENCIES.
- MORTAR AGGREGATE: ASTM C144, NATURAL SAND AGGREGATE TO BE SELECTED TO MATCH THE COLOR AND TEXTURE OF THE ORIGINAL MORTAR AGGREGATES AS CLOSELY AS POSSIBLE WHILE REMAINING IN COMPLIANCE WITH ASTM C144 GRADING AND SOUNDNESS REQUIREMENTS.
- MORTAR COLORS: INORGANIC MINERAL OXIDES MEETING THE REQUIREMENTS OF ASTM C797, AT LEVELS NOT TO EXCEED 10% ON CEMENT WEIGHT, EXCEPT FOR CARBON BLACK, WHICH MAY NOT EXCEED 2% ON CEMENT WEIGHT.
- WATER: POTABLE, FREE OF DELETERIOUS QUANTITIES OF MATERIALS WHICH MAY AFFECT MORTAR PERFORMANCE OR APPEARANCE.

F. STORE ALL MASONRY MATERIAL AS PER THE RECOMMENDATIONS OF THE BRICK INDUSTRY ASSOCIATION AND THE MASONRY INSTITUTE OF AMERICA.

G. COORDINATE ALL REPAIR ACTIVITIES AS PER THE MASTER CONSTRUCTION SCHEDULE, WITH OTHER SUB-TRADES, AND WITH OWNER TO MINIMIZE EXPOSURE TO PEDESTRIANS, VEHICLES, AND ADJACENT BUILDINGS.

H. USE NECESSARY MEANS TO PROTECT ALL EXPOSED BUILDING AREAS FROM DAMAGE CAUSED BY WEATHER EVENTS OR OTHER ENVIRONMENTAL SITUATIONS DURING THE CONSTRUCTION PROCESS UNTIL THE REPAIR WORK IS DEEMED WEATHER-TIGHT. CONTRACTOR TO USE NECESSARY MEANS TO PROTECT ALL EXPOSED BUILDINGS AREAS, ADJACENT STRUCTURES, PEDESTRIANS, AND VEHICLES FROM DAMAGE CAUSED BY CONSTRUCTION RELATED ACTIVITIES DURING THE DURATION OF THE PROJECT, PROTECT ALL COMPLETED WORK UNTIL FINAL INSPECTION AND ACCEPTANCE BY THE DESIGN TEAM.

I. INSPECT ALL WORK OUTLINED ON CONSTRUCTION DOCUMENTS PRIOR TO THE BEGINNING OF REPAIR EFFORTS. NOTIFY (BES'S) PROJECT MANAGER WITHIN 24 HOURS IF ADDITIONAL SCOPE ITEMS ARE UNCOVERED BEYOND THE SCOPE OF THE CURRENT CONSTRUCTION DOCUMENTS.

J. CONTRACTOR IS RESPONSIBLE FOR ANY SHORING AND SUPPORTING ENGINEERING AND DESIGN FOR AREAS DESIGNATED "REBUILD". SHORING IS PART OF "MEANS AND METHODS" AND IS NOT THE RESPONSIBILITY OF THE ARCHITECT, CONSULTANTS OR BUILDING ENGINEER. CONTRACTOR MUST SUBMIT SHORING PLAN PRIOR TO COMMENCING WITH WORK.

K. HOT AND COLD WEATHER MASONRY CONSTRUCTION AND QUALITY CONTROL REQUIRE SOME ADDITIONAL ATTENTION TO CONSTRUCTION PRACTICES AND PROTECTION. SEE STANDARDS SET FORTH BY THE BRICK INDUSTRY ASSOCIATION AND THE MASONRY INSTITUTE OF AMERICA.

L. ALL JOINTS BETWEEN BRICK AND GRANITE TO BE BACKER ROAD AND SEALANT JOINTS.

M. ALL SEALANT JOINTS TO BE SANDED TO MATCH MORTAR JOINTS.

N. (BES) WILL PERFORM REGULAR INSPECTIONS OF THE RESTORATION WORK OVER THE DURATION OF THE PROJECT. THESE INSPECTIONS WILL BE CONSIDERED AS PART OF THE "PUNCH LIST" INSPECTION PROCESS. ITEMS, WHICH DO NOT FOR CONFORM WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS OR INDUSTRY STANDARDS WILL BE MARKED WITH FLORESCENT MARKER WITH INSTRUCTIONS GUIDING THE CONTRACTOR WHAT TO CORRECT. AS CORRECTIONS ARE COMPLETED, (BES) WILL INSPECT AGAIN AND REMOVE THE TAPE IF SATISFIED. ONLY BUILDING ENVELOPE SPECIALISTS OR AN AGENT OF IS AUTHORIZED TO REMOVE THE FLORESCENT MARKER.

O. ALL SCAFFOLD ATTACHMENT IS TO BE IN MORTAR JOINTS. THE REMAINING HOLES LEFT AFTER THE SCAFFOLD COMES DOWN MUST BE GROUND OUT 4" WIDE ALONG THE JOINT AND FILLED BY THE MASON ONLY.

P. ALL CRACKED OR BROKEN BRICK TO BE REPLACED IN ALL LOCATIONS, IF CIRCUMSTANCES MAKE REMOVAL DETRIMENTAL TO ADJACENT AREAS DISCUSS WITH (BES) BEFORE PROCEEDING .

Q. EACH ELEVATION OF THE BUILDING IS TO HAVE A PREWASH DONE WITH ONERESTORE. THIS MUST BE DONE PRIOR TO ANY MOCKUPS. A FINAL WASH MUST ALSO BE DONE ON EACH ELEVATION USING PROSOCO SURE-KLEAN 600 MASONRY WASH WITH A STARTING MIX OF 14:1 AND NO GREATER THAN A 10:1 MIX - ACID BURNED MASONRY JOINTS WILL BE RAKED OUT AND REPOINTED IN ALL CASES.

R. BRICK REPLACEMENT ON FLOORS ONE TWO AND THREE - CONTRACTOR TO ANTICIPATE 5 BRICK REPLACEMENT PER SQUARE OF FACE BRICK.

S. BRICK REPLACEMENT ABOVE THIRD FLOOR - CONTRACTOR TO ANTICIPATE 15 BRICK REPLACEMENT PER SQUARE OF FACE BRICK.

T. CONTRACTOR TO CARRY A 500 BRICK PATCHING ALLOWANCE. PATCH EXISTING BRICKS WITH JAHN M 100 BY CATHEDRAL STONE PRODUCT - PROVIDE A UNIT PRICE TO PATCH AND REPAIR A DAMAGED BRICK. (PRO RATED)

U. CONTRACTOR TO CARRY AN ALLOWANCE FOR GRANITE REPLACEMENT BASED ON THESE DRAWINGS.

V. REMOVE ALL RUST STAINING USING CATHEDRAL STONE masonRE HEAVY DUTY RUST REMOVER PER MANUFACTURE'S INSTRUCTIONS FOR STONE AND CLAY MASONRY

W. FRONT STAIR HAND RAIL RESTORATION - REMOVE HANDRAIL. SANDBLAST, REPAIR AND DAMAGE AND POWDER COAT GLOSS BLACK. REMOVE ALL STUDS AND LUGS AND INSERTS FROM GRANITE STEPS AND INSTALL STAINLESS STEEL MOUNTING STUDS WITH EPOXY FOR RE-INSTALLTION OF HANDRAIL. ALL HARDWARE FOR INSTALLATION TO BE STAINLESS STEEL.

X. AREAS AND QUANTITIES INDICATED ON BID DOCUMENTS ARE APPROXIMATES. MASONRY CONTRACTOR SHALL CARRY QUANTITIES AND SQUARE FOOTAGE SUFFICIENT TO COMPLETE THE INDICATED TASK.

Y. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL ITEMS ON THE BUILDING THAT MAY INTERFERE WITH THE WORK PROPOSED IN THESE DRAWINGS. ITEMS NOT SHOWN ON THE DRAWINGS THAT MUST BE REMOVED OR ALTERED EVEN IN A TEMPORARY FASHION MUST BE ACCOUNTED FOR PRIOR TO THE START OF WORK. IF YOU ARE UNSURE OF A CERTAIN SITUATION PLEASE CONTACT BES BEFORE PROCEEDING. FAILURE TO VISIT THE BUILDING IN PERSON AND VERIFY ITEMS THAT MAY IMPEDE WORK WILL NOT BE REASON FOR A COST ADD AT A LATER DATE.

S. PLEASE ASK QUESTIONS. BUILDING ENVELOPE SPECIALISTS IS ALWAYS WILLING TO PROVIDE CLARIFICATION TO THESE DOCUMENTS AS NEEDED WITHIN REASON. PLEASE SUBMIT ALL QUESTIONS IN WRITING IN THE FORM OF A "REQUEST FOR INFORMATION" (RFI).

T. CONTRACTOR IS REQUIRED TO SUBMIT FOR ALL PRODUCTS USED FOR THIS JOB - ALL PRODUCT SUBMITTALS MUST HAVE A COVER SHEET INDICATING THAT IT IS A SUBMITTAL AND ALL THE PERTINENT DATA NEEDED TO BE EVALUATED. SUBMITTALS WILL HAVE A MINIMUM OF ONE WEEK FOR REVIEW.

U. A SUBSTITUTION IS NOT A SUBMITTAL. A SUBSTITUTION REQUEST MUST HAVE A COVER SHEET INDICATING IT IS A "REQUEST FOR SUBSTITUTION". ALL PERTINENT DATA FOR THE SUBSTITUTED PRODUCT ***AND*** THE SPECIFIED PRODUCT MUST BE PART OF THE REQUEST. A REQUEST MADE WITHOUT ALL THE INFORMATION INDICATED WILL BE REJECTED. REQUESTS FOR SUBSTITUTION WILL HAVE A MINIMUM OF TWO WEEKS FOR REVIEW.

V. ALL DAMAGE TO GROUNDS SURROUNDING THE PROJECT MUST BE RESTORED TO ORIGINAL CONDITION OR BETTER WHEN SITE IS DEMOBILIZED. THIS MAY INCLUDE BUT IS NOT LIMITED TO GRASS, GARDENS, SHRUBS AND GARDENS, DAMAGED PAVEMENT FENCES OR OTHER HARD-SCAPE ITEMS.

U. CONTRACTOR TO CARRY A TBD BRICK REPLACEMENT ALLOWANCE - PROVIDE A UNIT PRICE IN BIDDING FOR BRICK REPLACEMENT. (PRO RATED)

V. CONTRACTOR TO CARRY A TBD BRICK PATCHING ALLOWANCE. PATCH EXISTING BRICKS WITH JAHN M 100 BY CATHEDRAL STONE PRODUCT - PROVIDE A UNIT PRICE TO PATCH AND REPAIR A DAMAGED BRICK. (PRO RATED)

W. FIRE ESCAPE RESTORATION - SANDBLAST EXISTING STEEL FIRE ESCAPE, TREAT WITH RUST PREVENTIVE EPOXY PRIMER, TOP WITH EPOXY PAINT. THIS WORK IS PART OF PHASE 4

X. REMOVE ALL RUST STAINING USING CATHEDRAL STONE masonRE HEAVY DUTY RUST REMOVER PER MANUFACTURE'S INSTRUCTIONS FOR STONE AND CLAY MASONRY.

KEY NOTE LEGEND

(RR) **RAKE OUT & RE-POINT:** RAKE OUT ALL JOINTS TO A MINIMUM DEPTH OF 1" UNLESS OTHERWISE NOTED. RE-POINT JOINTS IN MASONRY WITH A PROPORTIONALLY MIXED BY VOLUME POINTING MORTAR. DO NOT LET HARDEN ON THE SURFACE OF MASONRY. MORTAR MUST CURE A MINIMUM OF 7 TO 14 DAYS PRIOR TO FINAL WASHING. WASH MASONRY WITH SPECIFIED PRODUCT LISTED IN THESE DOCUMENTS. ADDITIONAL WASHES MAY BE NECESSARY TO OBTAIN THE DESIRED APPEARANCE.

(S) **SEALANT: -** INSTALL NEW CLOSED CELL FOAM BACKER ROD AS REQUIRED AFTER RE-POINTING, INSTALL SEALANT PER THE DETAILS AND MANUFACTURERS SPECIFICATIONS . CONTRACTOR WILL COORDINATE A PULL TEST APPROVAL WITH SEALANT MANUFACTURER'S REP FOR WARRANTY PURPOSES AND SUBMIT A COPY TO BES. ALL SEALANT JOINTS TO BE SANDED TO MATCH MORTAR.

(HCS) **HELICAL CRACK STITCH:** INSTALL 4MM S.S. HELICAL ANCHORS BY HELIFIX CORP. AS PER MANUFACTURES RECOMMENDATIONS. THE DIGIT IN THE KEYNOTE SYMBOL REPRESENTS THE NUMBER OF STITCHING ANCHORS RECOMMENDED WITHIN THE DEFINED AREA OF REPAIR. PLACE STITCHING AS INDICATED IN THE DRAWINGS AND DETAILS.

(HWT) **HELICAL WALL TIES:** INSTALL IN AREAS INDICATED 6MM HELICAL WALL TIES BY HELIFIX CORP. THRU THE FACE BRICK MORTAR JOINTS INTO THE BACKUP MATERIAL AS INDICATED IN THE DRAWINGS AND DETAILS. ALSO REFERENCE THE MANUFACTURER'S SPECIFICATION FOR DEPTH OF PENETRATION INTO BACK UP AND DEPTH OF HELICAL WALL TIE HEAD BEHIND MORTAR JOINT. AREAS WHERE WALL TIES ARE INSTALLED, THE ENTIRE FIELD IS TO BE RAKED OUT AND REPOINTED AS THE ABOVE "RR" NOTE INDICATES.

(RMU) **REPLACE MASONRY UNITS:** REMOVE THE BROKEN SPALLED OR DAMAGED MASONRY UNITS AND REPLACE WITH MATCHING MASONRY.

(RB) **REBUILD:** REMOVE AND REBUILD INDICATED MASONRY 1 WYTHE DEEP (UON). REBUILD USING EXISTING MATERIALS IF POSSIBLE, OTHER WISE, MATCH EXISTING MATERIALS. REASSEMBLE TO MATCH ORIGINAL CONFIGURATION AT ALL LOCATIONS. LAY NEW MASONRY VENEER TRUE AND PLUMB WITH PROPORTIONALLY MIXED MORTAR TO MATCH EXISTING IN COLOR, POINTING PROFILE AND SAND SELECTION. REMOVE RESIDUAL MORTAR FROM ADJACENT MATERIAL IMMEDIATELY. DO NOT LET HARDEN ON MASONRY FACE. MORTAR MUST CURE FOR AT LEAST 14 TO 30 DAYS PRIOR TO FINAL WASH (CURING TIME MAY VARY DEPENDING ON WEATHER CONDITIONS). WASH MASONRY WITH SPECIFIED PRODUCT LISTED IN THESE DOCUMENTS. ADDITIONAL WASHES MAY BE NECESSARY TO OBTAIN THE DESIRED APPEARANCE.

IN ALL AREAS MARKED AS REBUILD INSTALL 6MM HELICAL WALL TIES AS PER THE DETAILS IN THIS DRAWING SET. FINAL POINTING OF THE ARE WILL ALSO BE REQUIRED

(P) **PATCH:** REMOVE LOOSE, SCALING OR SPALLING MASONRY, PATCH WITH PRODUCT INDICATED IN THIS DRAWING SET SPECIFIC TO THE MATERIAL BEING PATCHED.

(E) **EPOXY:** CONTRACTOR WILL APPLY THE 2-PART EPOXY RESIN TO REPAIR MASONRY ELEMENTS. IF MATERIAL IS FRACTURED INTO LOOSE PIECES, DRILL AND EPOXY 3/16" S.S. THREADED ANCHORING PINS INTO ELEMENTS AS PART OF THE REPAIR. IF THE CAUSE OF CRACKING IS DUE TO STRUCTURAL LOADING, CONTACT BUILDING ENVELOPE SPECIALISTS FOR ADDITIONAL REPAIR MEASURES. IF SECTION OF STONE IS LOOSE, REMOVE, CLEAN, AND EPOXY IN ORIGINAL LOCATION

(WC) **WEATHER CAP -** INSTALL WEATHERCAP LEAD STONE FLASHING STRIPS IN ALL LOCATIONS LOCATION WHERE TEE'S ARE INDICATED ON DRAWINGS., USE SIZE OF STRIPS AS RECOMMENDED BY MANUFACTURER AND COMPATIBLE WITH STYLE AND CONFIGURATION OF EXISTING. STRIPS SHOULD BE OF SUFFICIENT SIZE TO COVER THE SEALANT JOINT WIDTH, PLUS A PERCENTAGE ALLOWANCE FOR ANTICIPATED. IN ALL LOCATIONS WHERE THERE IS A LUG AS PART OF THE MASONRY THE WEATHERCAP WILL LAP UP AND OVER THE TOP OF THE LUG.

(CL) **CLEAN** PRE-WASH ALL THE MASONRY AND MORTAR JOINTS WITH SPECIFIED PRODUCT BELOW. AFTER COMPLETION OF REPAIR A FINAL WASH MUST ALSO BE DONE WITH THE SPECIFIED PRODUCT BELOW. PROTECT ALL NON BRICK MASONRY AREAS FROM CLEANING SOLUTION. WHEN CLEANING BE SURE TO WASH ALL MASONRY RETURNS AT WALLS AND WINDOW / DOOR OPENINGS AS WELL AS ALL SIDES OF COLUMNS.

KEY NOTE LEGEND

MORTAR MIX

TYPE "N" POINTING MORTAR RECIPE:
1 PART PORTLAND CEMENT
1 PART HYDRATED LIME
6 PARTS SHARP SAND

PRODUCTS USED IN THIS PROJECT

1. PROPORTIONALLY MIXED TYPE "N" MORTAR - NOT BAG MORTAR
2. TEMPORARY SHORING ENGINEERED PLAN (IF APPLICABLE)
3. SEALANT - TREMCO DYMONIC 240FC (SINGLE PART)
4. BACKER ROD - SANDELL
5. EPOXY - HILTI HIT-HY 200, USED TO SECURE S.S. PINS SHALL BE
6. EPOXY - AKEPOX 1004 BY AKEMI, USED TO SECURE FRACTURED MASONRY
7. PREWASH - ONERESTORE MASONRY CLEANER
8. FINAL WASH - KLEAN 600 FINAL MASONRY WASH WITH A STARTING WASH OF 14:1 AND NO GREATER THAN A 10:1
9. MASONRY PATCH - GRANITE - JAHN M160 BY CATHERDRAL STONE PRODUCTS
10. RUST STAIN REMOVER - MasonRE BY CATHEDRAL STONE PRODUCTS
11. WALL TIES AND CRACK STITCHING - 4 AND 6MM HELIFIX STAINLESS STEEL TIE SYSTEM.
12. LEAD JOINT CAP - WEATHER CAP LEAD STONE FLASHING STRIPS

REQUIRED MOCKUPS

CONTRACTOR TO PROVIDE MATERIAL MOCK-UP'S AND SAMPLES OF EACH FOR THE FOLLOWING ITEMS. APPROVAL FROM THE ARCHITECT AND BES IS REQUIRED BEFORE PROCEEDING WITH WORK:

- POINTING MORTAR AND JOINT PROFILE - 2'X2' ON THE BUILDING
- SEALANT 2 LINEAR FEET - PROVIDE PULL TEST RESULTS SUBMITTAL PRIOR TO WORK.
- MASONRY FINAL WASH
- GRANITE PATCH AND REPAIR

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PROJECT NOTES, LEGEND AND KEY PLAN

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