
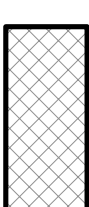

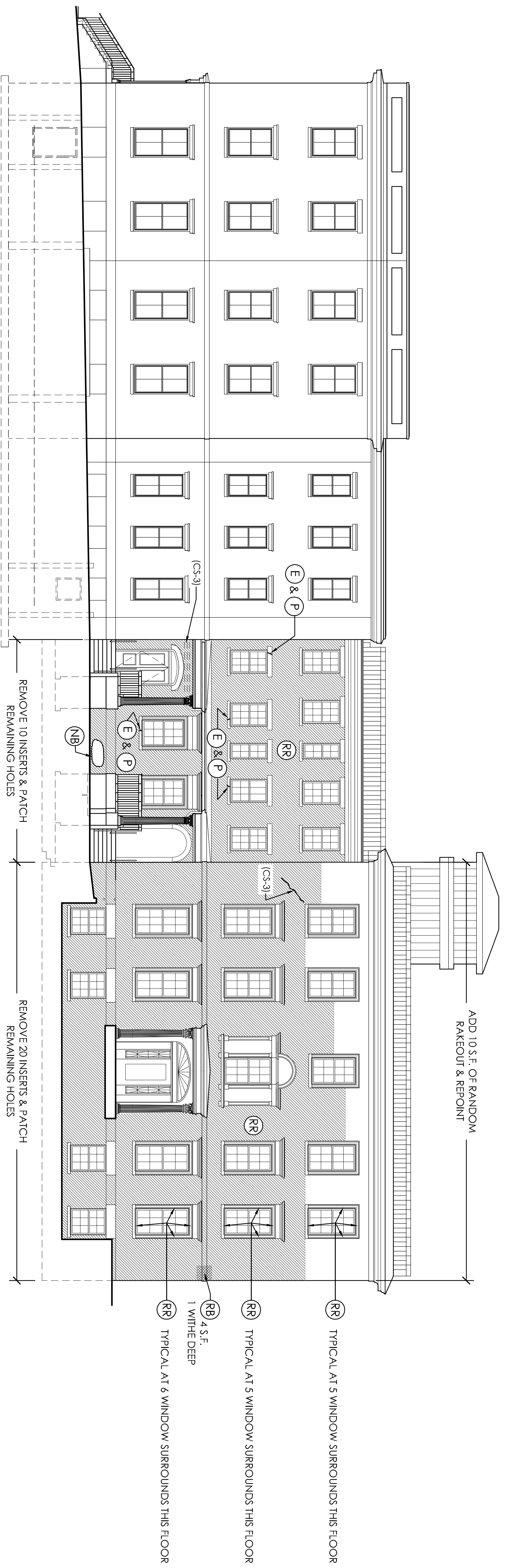


Building Envelope Consultants raised seal represents that the drawings or planning documents have been approved for construction by the applicable regulatory agency in accordance with the applicable industry standards for detailing and represent an intended concept.

SYMBOL LEGEND

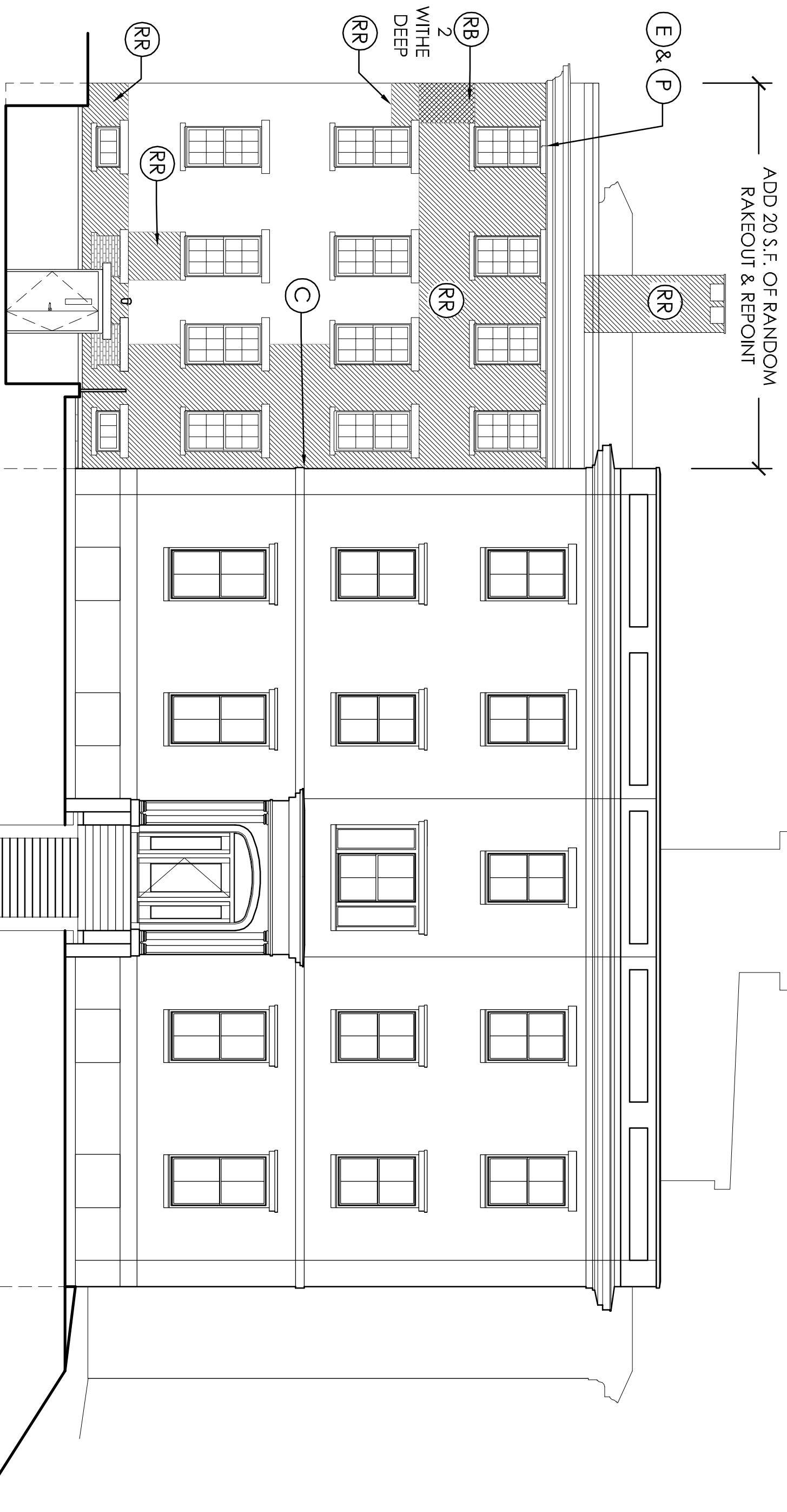
-  RAKE OUT & REPOINT
-  REBUILD
-  EPOXY & PATCH



A HIGH STREET ELEVATION - EAST
ER-1 SCALE: 1/8" = 1'-0"

GENERAL ENVELOPE NOTES

KEY NOTE LEGEND



B DANFORTH STREET ELEVATION - SOUTH
ER-1 SCALE: 1/8" = 1'-0"

- A. All repair work will be completed in accordance to the guidelines outlined in the Secretary's *Office of the Inspector General's Rehabilitation* current practices in the construction industry. All repair work shall be done in accordance with the design team's specifications 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. Exterior Wall Type: Solid brick masonry bearing wall construction 1'-4" thick (4 wythes).
- C. Contractor to provide material mock-ups for the following items:
 - Painting mortar.
 - Brick-rebuild area.
 - Brick patching.
 - Limestone repair & patching.
 - Exterior caulking.
 - Paint removal.
 - Masonry cleaning.
- 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 expiration dates. Mortar shall be used within 90 days of manufacture. Mortar shall be stored in bags or cement products including patching mortar shall be older than 6 months from time of manufacturing.
- E. Store all masonry material as per the recommendations of the Brick Industry Association and the Masonry Institute of America.
- F. Coordinate all repair activities as per the master construction schedule, with other sub-contractors with owner to minimize exposure to pedestrians, vehicles, and adjacent buildings.
- G. 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 building areas, adjacent structures, pedestrians and vehicles from damage caused by construction materials and activities during the duration of the project. Protect all completed work until final inspection and acceptance by the design team.
- H. Inspect all work outlined on construction documents prior to the beginning of repair efforts. Notify Building Envelope Consultant's project manager within 24 hours if additional scope items are uncovered beyond the scope of the current construction documents.
- I. Masonry contractor to be responsible for any shoring and supporting engineering for areas designated "Rebuild".
- J. Hot and cold weather masonry construction and quality control requires some additional attention to construction practices and protection. See standards set forth by the Brick Industry Association and the Masonry Institute of America.
- K. Masonry contractor to capture all data generated during the Rake-out and Re-pointing process with either an air vacuum or water dust control system. All personnel operating and outlined with an OSHA approved Dust Cartidge Respirator or Atmosphere-Sampling Respirator. Masonry contractor to adhere to the latest OSHA (29 CFR 1910.34) regulations. As part of the masonry contractor's proposal, please submit the company's written *Respiratory Protection Program*.
- L. Contractor to remove general soiling, staining, biological growth, metal stains, paint and salts from masonry during the final cleaning process with special restoration cleaner. Use plastic shielded brushes and low-pressure water to agitate the cleaning process.

- RR - Rake out & Re-pointing. Rake out all joints to a minimum depth of 1" minimum as per masonry restoration standards. Over-curing and hardened joints will not be acceptable and will be replaced with fresh mortar. Mortar shall be used within 90 days of manufacture. Mortar shall be stored in bags or cement products including patching mortar shall be older than 6 months from time of manufacturing. Mortar shall be used within 90 days of manufacture. Mortar shall be stored in bags or cement products including patching mortar shall be older than 6 months from time of manufacturing.
- RB - Rebuild. Coordinate all rebuilding activities with contractor prior to starting. Disassemble back to be 4 wythes thick. If previously undocumented embedded steel is found, contact Building Envelope Consultants immediately for consultation. Rebuild areas with clean existing brick or approved new brick. Contractor to follow adjacent brick coursing as guide. Set masonry with proprietary mortar by weight type. Set mortar from masonry with a proportionally approved by Building Envelope Consultants. Remove residual mortar from adjacent material immediately. Mortar must cure a minimum of 7 days prior to washing. Wash masonry with a 1:4:1 mixture of 600 degerent by Prosoce or approved equal.
- (Note: Areas and quantities indicated on the drawings are approximates. Masonry contractor to carry quantities and square footages sufficient to complete the indicated tasks.)
- CS - Crack Stitch. Infill existing crack in limestone with M50 or M40 Micro Crack Injection Grout by General Stone Products or Rammer/Masynard or approved equal. Follow manufacturer's instructions. (Note: Areas and quantities indicated on the drawings are approximates. Masonry contractor to carry quantities and square footages sufficient to complete the indicated tasks.)
- NB - New Brick. Assume all new brick areas to be 1 wythe thick. Remove damaged brick and install a new set masonry wall proportionally made by weight type. Set mortar. Form and joint profile to match mock-up approved by Building Envelope Consultants. Remove residual mortar from adjacent material immediately. Mortar must cure a minimum of 7 days prior to washing. Wash masonry with a 1:4:1 mixture of 600 degerent by Prosoce or approved equal.
- P - Patch. Patch deteriorated areas of limestone (Plan M120) or brick (Plan M100) with a custom mortar mix approved by Building Envelope Consultants. Mortar shall be used within 90 days of manufacture. Mortar shall be stored in bags or cement products including patching mortar shall be older than 6 months from time of manufacturing. Mortar shall be used within 90 days of manufacture. Mortar shall be stored in bags or cement products including patching mortar shall be older than 6 months from time of manufacturing.
- CS - Crack Stitch. Crack stitch across vertical openings in brick veneer. Install 4mm, stainless steel anchors by Hefco Corp. or approved equal. The digit in the keynote symbol represents the length of the anchor. (Note: Areas and quantities indicated on the drawings are approximates. Masonry contractor to carry quantities and square footages sufficient to complete the indicated tasks.)
- C - Caulk. Remove existing caulking from window and door frames. Install a closed cell foam backer rod Polyurethane Sealant by Tremco. Sand-casting surface to bond. Color to be specified by Building Envelope Consultants.
- HA - Halical Anchor. Secure brick wythes together with halical anchors. Install 6mm x 8" galv. stainless steel anchors by Hefco Corp. or approved equal in a 24" square install pattern across face of elevation. See manufacturer details for specific installation instructions.



Elm Terrace - Portland, Maine
Children's Hospital Housing Partners, LP
Envelope Repair Scope

191 Stuartford St.
South Portland
Maine 04106
1.207.400.0086

Drawn By: TC
Date: 9-8-11
BID SRT

REVISIONS

#	Description/Date

ER-1

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