Approved for Historic Preservation
Certificate of Appropriateness
Date: 01/23/18

1 NORTH ELEVATION

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

2 EAST ELEVATION

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

DASHED LINE INDICATES AREA OF WORK FOR SCOPE KEY NOTES

1. REPAIR WINDOW FRAME (SCRAPE, PRIME AND PAINT)
2. REPAIR LOUVER ASSEMBLY (SCRAPE, PRIME AND PAINT)
3. METAL LOUVER (SCRAPE, PRIME AND PAINT)
4. PROVIDE NEW PROTECTIVE WINDOW SCREENS
5. PROVIDE NEW STORM WINDOWS
6. REPAIR DOOR ,FRAMES AND ALL METAL WORK (SCRAPE, PRIME AND PAINT)
7. REPAIR WOODEN TRIM (SCRAPE, PRIME AND PAINT)
8. REPAIR AND REFINISH BEAD BOARD CEILING
9. REPLACE WOOD TRIM EDGE AT LINK
9. NEW SOFFIT AND TRIM FOR NEW GUTTER TO MATCH EXISTING

3 SCOPE KEY NOTES FOR DOORS, WINDOWS, PAINTING AND WOOD WORK

SCALE: N.T.S.

1. PAINT CEILING
2. PATCH AND REPAIR WALLS
3. PAINT WALLS
4. REMOVE WINDOW HARDWARE
5. REPAIR AND PAINT TRIM
6. PAINT DOORS
7. PAINT BOOKCASE
8. WALL MOUNT TELEVISION
9. WALL MOUNT TELEVISION
10. PAINT RADIATORS
11. MOVE DIMMER
12. NEW PERIOD LIGHT FIXTURES FOR CEILING
13. STRIP FIRE PLACE

4 CONFERENCE ROOM NOTES

SCALE: N.T.S.

RR — RAKE OUT AND REPOINT

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.

POINTING MORTAR RECIPE:
AS NOTES ON SHEET A0

RB — REBUILD

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

S — BACKER ROD AND SEALANT

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.

E — EPOXY CRACK IN MASONRY

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

P — PATCH MASONRY

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

RMU — REPLACE MASONRY UNITS

REPLACE MASONRY UNITS: REMOVE THE BROKEN SPALLED OR DAMAGED MASONRY UNITS AND REPLACE WITH MATCHING MASONRY.

WC — WEATHER CAP

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

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.

EL — EXTEND LEADER

EXTEND LEADER TO GROUND W/ ANGLED TURNED AWAY FROM BUILDING PROVIDE A 2' X 2' X 2" THICK CONCRETE BACK SPLASH BLOCK TYP . AT ALL LEADERS

5 MASONRY NOTES AND LEGEND

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

6 KEY PLAN

SCALE: 3/32"= 1'-0"

REGISTERED ARCHITECT
RON GOODWIN
No. 1352
12-22-2017
STATE OF MAINE

PERMITTING DOCUMENTS

Building Envelope Specialists
SPECIALIZED BUILDING CONSULTANTS
PO BOX 2589, SOUTH PORTLAND MAINE, 04116
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Emmanuel Chapel
St. Luke's Cathedral

EPISCOPAL DIOCESE OF MAINE
143 State Street Portland
BUILDING ENVELOPE REPAIRS

REVISIONS

DRAWN BY:	RJH
CHECKED BY:	SRW
DATE:	12-21-2017
ISSUED:	PERMITTING DOCUMENTS

ELEVATIONS, NOTES, LEGEND AND KEY PLAN

A2

SCALE: AS NOTED
PROJECT NUMBER : 029.0-17

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