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

PROJECT NOTES

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 GRANITE AND BRICK OR SANDSTONE TO BE BACKER ROD AND SEALANT JOINTS.

M. ALL SEALANT JOINTS MASONRY TO MASONRY 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. CONTRACTOR TO CARRY A 25 BRICK REPLACEMENT ALLOWANCE PER 100 SF OF WALL AREA. - PROVIDE A UNIT PRICE TO REPLACE DAMAGED BRICK. (PRO RATED)

S. FRONT STAIR HAND RAIL RESTORATION - SCRAPE SAND AND PREP IN PLACE, REPAIR AND DAMAGE AND REPAINT GLOSS BLACK.

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

U. 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.

W. INDIVIDUAL SLATE REPLACEMENT - REMOVE BROKEN OR DAMAGED SLATE, REMOVE ALL LEFT OVER FASTENERS, INSTALL A 20 OZ. COPPER TAB 10" +/- LONG, HOOK ONTO LOWER SLATE, INSTALL NEW SLATE WITH SLATER'S CEMENT AND DOUBLE FOLD COPPER TAB OVER LOWER EDGE OF NEW SLATE TO KEEP IN PLACE.

X. THIS SITE HAS AREAS OF BURIAL AND SACRED SPACE THAT MUST BE HONORED AND PROTECTED DURING WORK. A COORDINATION MEETING WILL BE HELD TO IDENTIFY THESE SPACES AND HOW THEY WILL BE PROTECTED DURING WORK.

Y. THIS IS NO SMOKING OR MUSIC ALLOWED ON THIS JOB SITE.

Z. AS PART OF THE COPPER WORK ON THIS PROJECT, ALL DRAIN LEADERS ARE TO BE BROUGHT TO THE GROUND AND TURNED AWAY FROM THE BUILDING. INSTALL A 24"X24"X2"THICK CONCRETE SPLASH BLOCK BELOW EACH LEADER THAT SLOPES AWAY FROM THE BUILDING.

AA. MASON TO CARRY 100'-0" OF ADDITIONAL SMALL AREA MORTAR JOINT REPAIR.

AB. ALL EXTERIOR RAILINGS, POSTS, BALUSTERS, LATTICE, WOOD TRIM AND GUTTERS OF THE BUILDING ARE TO BE REPAINTED DARK GREEN TO MATCH EXISTING AS PART OF THIS PROJECT ONCE ALL THE REPAIR WORK IS COMPLETE.

PROJECT SCOPE

EMMANUEL CHAPEL
- MASONRY REPAIRS/ RESTORATION W/ METAL FLASHINGS.
- SLATE ROOF REPAIRS OR RESTORATION.
- REVISE GUTTER DOWNSPOUT SYSTEM.
- FULL RESTORATION OF SKYLIGHT UNIT.
- CLEANING OF INTERIOR BRICK MASONRY.
- REPOINT OPEN JOINTS IN INTERIOR MASONRY WALLS.
- WOODEN TRIM REPAIRS OR REPLACEMENT.
- REPAIR/RESTORE 2 LARGE WOODEN LOUVERS.
- ADD FOUNDATION DRAINAGE STRIP BESIDE BUILDING WHERE GUTTERS ARE NOT PRESENT.
- RESTORATION OF 13 WOODEN WINDOW UNITS.
- RESTORATION OF 3 WOODEN DOORS.
- REPLACEMENT OF 9 WOODEN WINDOW UNITS AT GRADE WITH NEW UNITS.
- DESIGN/BUILDING REPAIRS TO MECHANICAL SYSTEM CONDENSATE PIPING ON GABLE END.

EMMANUEL CHAPEL PORCH
- MASONRY REPAIRS/ RESTORATION W/ METAL FLASHINGS.
- SLATE ROOF REPAIRS OR RESTORATION.
- METAL ROOF ADDITION AND REPLACEMENT.
- NEW AND REVISED GUTTER SYSTEM.
- WOODEN TRIM REPAIRS OR REPLACEMENT.
- RESET BRICK FLOORING.
- REPAIR MASONRY KNEE WALL THAT SUPPORTS THE PORCH FLOOR.
- REPAIR/ RE-OIL WOOD CEILING.

COVERED LINK BETWEEN BUILDINGS
- MASONRY REPAIRS/ RESTORATION W/ METAL FLASHINGS.
- SLATE ROOF REPAIRS OR RESTORATION.
- METAL ROOF REPLACEMENT W/ METAL RIDGE CAP.
- WOODEN TRIM REPAIRS OR REPLACEMENT.
- NEW AND REVISED GUTTER SYSTEM.
- RESET BRICK FLOORING.
- REPAIR MASONRY KNEE WALL THAT SUPPORTS THE PORCH FLOOR.
- REPAIR/ RE-OIL WOOD CEILING.

INTERIOR GARDEN SPACE
- CONNECT SUB-SURFACE DRAINAGE PIPES INTO FRENCH DRAIN.
- REPAIR DAMAGE WITH NEW SOD.
- INSTALL IRRIGATION SYSTEM.

LORING HOUSE
- CONFERENCE ROOM AND EXTERIOR LIGHTING DESIGN.
- CONFERENCE ROOM REPAIRS WITH NEW CARPET.
- NEW DOWNSPOUT SYSTEM WITH DRAINAGE PIPING.
- REPAIR DAMAGE, PAINT AND NEW LIGHTING IN MAIN CONFERENCE ROOM.
- MOVE EXTERIOR POWER FEED TO BUILDING TO BELOW GRADE.

MORTAR MIX
NATURAL CEMENT POINTING MORTAR RECIPE:
1 PART NATURAL CEMENT
1 PART 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 DYMONC 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 - KLEAN600 FINAL MASONRY WASH WITH A STARTING WASH OF 14:1 AND NO GREATER THAN A 10:1
9. MASONRY PATCH - LIMESTONE - JAHN M70 BY CATHEDRAL 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
13. BLACK MONSON SLATE - SHINGLE SIZE IS 7.75" X 15.5" (FIELD VERIFY) EXPOSURE VARIES.

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
- COPPER VALLEY
- COPPER EAVE AND GUTTER WITH TWIST HANGER AND BRASS HARDWARE
- COPPER RIDGE CAP
- SEALANT 2 LINEAR FEET - PROVIDE PULL TEST RESULTS SUBMITTAL PRIOR TO WORK.
- SEALANT ALONG ONE EDGE OF A COMPLETED WINDOW AT MASONRY.
- MASONRY FINAL WASH
- LIMESTONE PATCH AND REPAIR
- BRICK PATCH
- SINGLE SLATE REPLACEMENT WITH COPPER TAB

1 NOTES
SCALE: NTS

2 LOCATION PLAN
SCALE: 1/8" = 1'-0"

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

PERMITTING DOCUMENTS

Building Envelope Specialists
SPECIALIZED BUILDING CONSULTANTS
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Emmanuel Chapel
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BUILDING ENVELOPE REPAIRS

REVISIONS

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

SPECIFICATIONS, PROJECT NOTES AND LOCATION PLAN

A0

SCALE: AS NOTED
PROJECT NUMBER : 029.0-17

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