

Project	JMM
Issued For	90% CONSTRUCTION DOCUMENTS
Date	5/23/14
Rev. No.	1
	2
	3
	FINAL REVIEW ISSUED FOR BID
	8/15/14
	9/25/14

STATE STREET CONGREGATIONAL CHURCH  
PORTLAND, ME  
CHAPEL/CLERESTORY EXTERIOR RENOVATION  
WEST ELEVATION

Designed	JMM	Scale	NOTED
Drawn	MSK	Date	09/25/014
Checked	EAR	Becker Job Number	3230.01

S2

**PROJECT GENERAL NOTES**

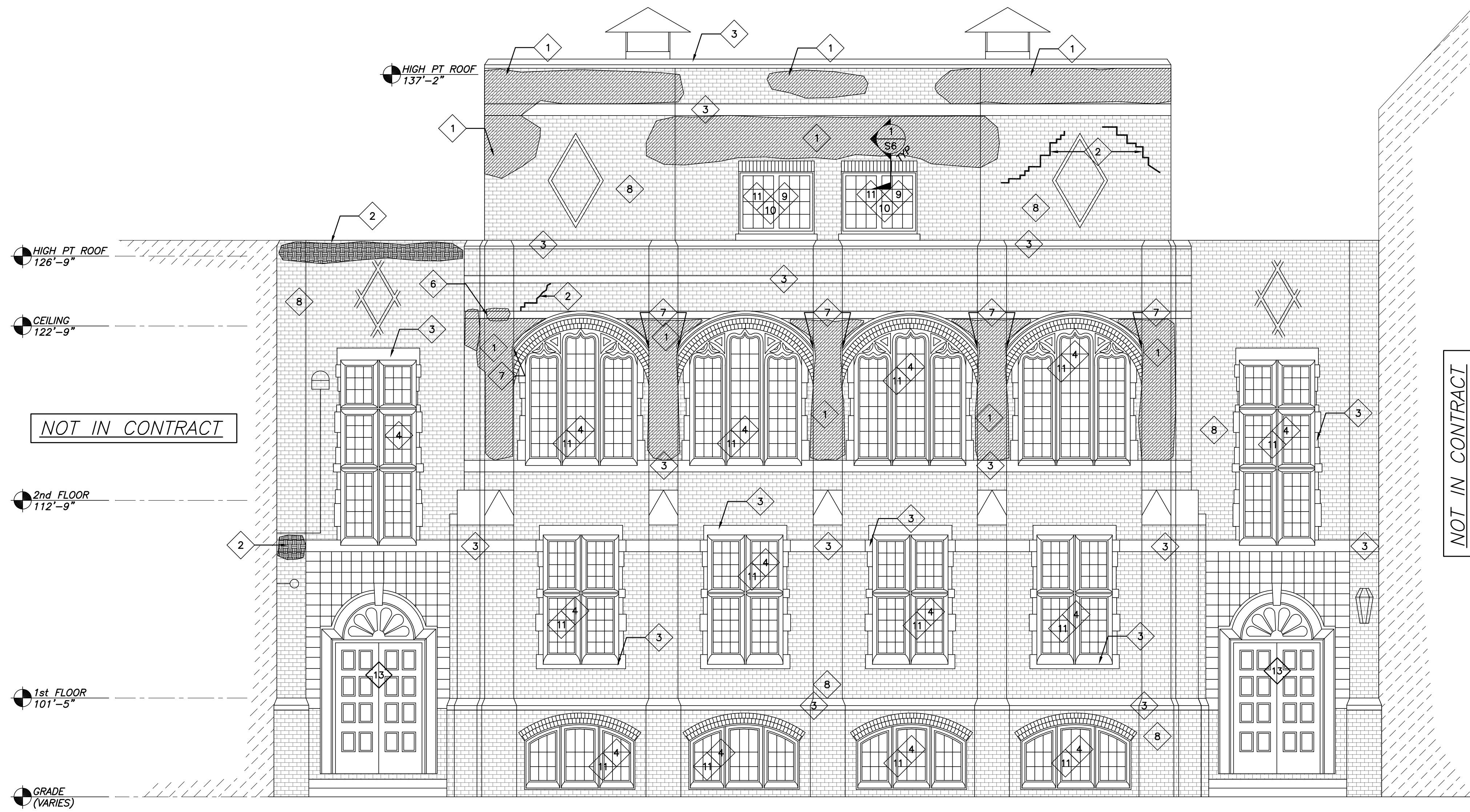
- CONTRACTOR IS REQUIRED TO VISIT THE SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH THE WORK AREAS AND WORK AREA ACCESS AND OTHER CONDITIONS AFFECTING PERFORMANCE OF THE WORK SPECIFIED BY THIS CONTRACT.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE OWNER'S PROPERTY AND DISPOSE OF DEBRIS ACCORDING TO LOCAL REGULATIONS.
- THE CONTRACTOR SHALL CONDUCT ALL OPERATIONS IN STRICT ACCORDANCE WITH THE SAFETY REQUIREMENTS IMPOSED BY THE OWNER AND OSHA. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
- CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES ORDINANCES AND PROCEDURES UNDER THE JURISDICTION OF THE CITY OF PORTLAND, ME AND THE STATE OF MAINE.
- ENGINEERING DRAWINGS: ALL DEVIATIONS BASED ON FIELD CONDITIONS FROM THE ENGINEERING DRAWINGS SHALL BE SUBMITTED IN WRITTEN FORM TO THE OWNER OR THEIR REPRESENTATIVE FOR APPROVAL PRIOR TO PROCEEDING WITH WORK.
- DIMENSIONS PERTAINING TO EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY FABRICATIONS, CONSTRUCTION OR ERECTION.
- COORDINATE ACCESS TO INTERIOR SPACES AS MAY BE REQUIRED TO PERFORM INTERIOR WORK IN THE CONTRACT WITH OWNER REPRESENTATIVE OR THEIR DESIGNATED LIAISON AT LEAST 48 HOURS IN ADVANCE.
- CONTRACTOR IS REQUIRED TO APPLY, RECEIVE, AND PAY FOR ALL CONSTRUCTION PERMITS REQUIRED TO EXECUTE THE WORK OF THIS CONTRACT.
- CONTRACTOR IS REQUIRED TO RESTORE ALL AREAS USED FOR ACCESS AND STAGING TO PRECONSTRUCTION CONDITION AT COMPLETION OF WORK.
- THE CONTRACTOR SHALL SUPPORT, BRACE, SHORE, RE-SHORE AND SECURE THE EXISTING STRUCTURE AS REQUIRED. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE EXISTING BUILDING DURING CONSTRUCTION.

**FACADE REPAIR KEYED NOTES**

- FULL DEPTH BRICK MASONRY WALL REBUILD. SEE FACADE GENERAL NOTES FOR FURTHER INFORMATION.
- CUT OUT BRICK MASONRY JOINTS AND REPOINT. REPLACE CRACKED MASONRY UNITS. SEE SHEET S6.
- CUT OUT LIMESTONE JOINTS AND REPOINT 100%; INCLUDING LIMESTONE TO BRICK MASONRY JOINT.
- CUT OUT LIMESTONE TRACERY JOINTS AND REPOINT 100%; INCLUDING LIMESTONE TO BRICK MASONRY JOINT.
- ROUT CRACKS IN LIMESTONE AND SEAL WITH SEALANT.
- PERFORM DUTCHMAN REPAIR TO SPALLED LIMESTONE BANDING/COPING. SEE SHEET S6
- LIMESTONE WINDOW ARCH REMOVAL AND RESET AS NEEDED FOR MASONRY WALL REBUILD.
- CLEAN MASONRY FACADE 100%, TYP.
- STRIP WOOD FRAMES OF PAINT. REPAIR WOOD FRAMES WITH WOOD EPOXY FILLER AND PREPARE FOR PAINTING. REPAIR FRAMES.
- CUT OUT UPPER CLERESTORY/CHAPEL WINDOW PERIMETER SEALANT AND RESEAL.
- REMOVE AND REPLACE PLEXIGLASS. CAREFULLY REMOVE ADHESIVE AND FASTENERS FROM LIMESTONE. PATCH HOLES. SEE SHEET S7.
- SEAL CRACKED LEADED GLASS WITH SEALANT.
- DOOR REPAIR/REFURBISHMENT AND HARDWARE REPLACEMENT. (ADD ALTERNATE #2)

**FACADE GENERAL NOTES**

- MATCH SIZE, PROFILE, TEXTURE AND STYLE OF BRICK MASONRY TO EXISTING. NOTE THAT TWO STYLES OF BRICK MASONRY EXIST AS NOTED FROM THE ORIGINAL 1920's CONSTRUCTION DRAWINGS: COMMON BRICK AND WATERSTRUCK BRICK.
- PROVIDE THE FOLLOWING FACADE MOCK-UPS FOR RESTORATION METHODS, CLEANING PROCEDURES, TEXTURE AND COLOR COMPARISON TO DEMONSTRATE AESTHETIC EFFECTS AND QUALITIES OF MATERIALS AND EXECUTION: FACADE CLEANING, MASONRY REPOINTING, FULL DEPTH MASONRY REPAIRS AND WINDOW REPAIRS.
- ASSUMED BRICK MASONRY WALL REBUILD FULL DEPTH REPAIR EXTENDS 2 WYTHES THICK. NOTIFY ENGINEER IMMEDIATELY IF DETERIORATION EXCEED 2 WYTHES DEEP. WALL REBUILDING INCLUDES REMOVAL OF DETERIORATED SECTIONS, SALVAGING EXISTING MASONRY, REPOINTING OF BACKUP WALL, REPLACEMENT OF CRACKED MASONRY UNITS AND INSTALLING 1/2" MIN. LONG STAINLESS STEEL "STARITE" HELICAL ANCHORS BY HELIX. ANCHOR NEW OUTER WYTHE TO SOUND BACKUP MASONRY PER TYPICAL DETAIL AND SPECIFICATIONS. REFERENCE SPECIFICATIONS FOR BRICK TYPE AND PRODUCT. TOOTH REBUILD MASONRY INTO EXISTING SURROUNDING MASONRY.
- IF THE EXTENTS OF BRICK MASONRY WALL REBUILD EXTEND TO THE EXISTING COPPER THROUGH-WALL FLASHING OR OTHER WALL FLASHING; CONTRACTOR IS REQUIRED TO LINE/FLASH EXISTING THROUGH-WALL FLASHING WITH APPROVED RUBBERIZED ASPHALT SHEET MEMBRANE. SEAL ALL TERMINATIONS AND SEAMS WATERTIGHT. PROVIDE END DAMS AT ALL TERMINATIONS. NOTIFY ENGINEER IMMEDIATELY IF THROUGH-WALL FLASHING HAS DETERIORATED AND DOES NOT PROVIDE A SOUND SUBSTRATE FOR NEW FLASHING MEMBRANE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL REQUIRED SHORING WHILE MASONRY RESTORATION TAKES PLACE.
- INCLUDE IN BASE BID CUTTING OUT AND REPOINTING 25% OF EACH FACADE. ALL AREAS OF POINTING ARE NOT INDICATED ON THE DRAWINGS. MASONRY WALL REBUILD IS NOT TO BE INCLUDED IN THIS COST AND VICE VERSA.
- ENTIRE FACADE IS TO BE CLEANED TO REMOVE DIRT, GRIME, EFFLORESCENCE, & COPPER STAINING. REFER TO SPECIFICATIONS FOR CLEANING PRODUCTS.



**WEST ELEVATION**

- 1/4"=1'-0"
- AREAS OF BRICK MASONRY WALL REBUILD.
  - AREAS OF BRICK MASONRY JOINTS REPOINTING.
  - BRICK MASONRY STEP CRACKING. SEE KEYED NOTE #5.