# GENERAL CONSTRUCTION NOTES

### GENERAL REQUIREMENTS AND INFORMATION

- 1. The Contractor accepts the responsibility to provide all items and services required to perform the required work to complete the project in conformance with all the notes, details, drawings, etc. contained within this set of construction documents.
- 2. It is the responsibility of the Contractor to carry out the work as specified within this set of Drawings and Specifications and in accordance with all codes, rules
- 3. All work shall be executed and shall comply with local town and county municipalities having authority, The Building Code of New York State and any other applicable codes \$ agencies having jurisdiction. In all cases, the most restrictive limitation of any applicable code shall be followed by the Contractor. Contractor shall be licensed and insured.
- 4. Contractor and all trades shall refer to all drawings within this set as work for each trade may appear on any drawing. G.C. and all trades shall refer to, follow and adhere to the Specifications within this set and in conjunction with the plans and details.
- 5. Contractor to follow the Building Department approved set of documents. Any previous sets of documents provided by the Owner or Architect are for reference purposes only unless specifically indicated thereon.
- 6. All work shall be executed in accordance with the best acceptable trade practices, per Manufacturers recommendations, \$ per requirements of the Code. Owner, Building Official and Architect reserve the right to reject unacceptable work at the expense of the Contractor.
- 7. All fixtures, finishes, furnishings, equipment, hardware, etc. as part of the Contractor's scope and responsibility shall be in compliance with this set of Construction Documents and the Code.
- 8. Use dimensions and notes DO NOT SCALE OFF OF DRAWINGS.
- 9. Contractor to notify the Architect and Owner in a timely manner when the work will begin on the project.
- 10. Contractor to coordinate Owner supplied material with Contractor's work. All furniture by Owner unless otherwise noted.

and regulations governing, along with all the manufacturer's recommendations and installation instructions

- II. It is the Contractor's responsibility to maintain a set of drawings on site that contain any Architect-approved changes made during construction. These are for the purpose of the Contractor to submit as as-built drawings.
- 12. Architect has not been retained by Owner for field-observation services during construction. Architect shall bear no responsibility for inspections, close-out documents, affidavits, as-built drawings, etc.
- 13. No responsibility has been assumed by the Architect for information supplied by others and believed by the Architect to be reliable, nor any latent defects in the existing structure which were concealed or impossible to detect without substantial and/or extensive probing or testing. Architect assumes no liability for any work not in conformance with the Code for existing conditions shown hereon.
- 14. The Architect will not be held liable for any unsatisfactory Work performed, the quality of craftsmanship, means and methods of construction and site safety, exceptions of failed inspections by the local municipality, delays, or any other deficiencies in the work performed.
- 15. These Construction Documents are the property of the Architect. Additional sets of these documents can be provided by the Architect for a fee charged to the requesting party.
- IG. No part of this document or design may be reproduced, stored in any system of any kind, nor distributed in any way without the expressed written permission of the Architect. Any entity using these drawings and/or designs without proper authorization will be liable for legal action and/or compensation to the Architect.
- 1. With exception to the initial building permit, all permits shall be secured by, and at the expense of, the Contractor and shall give all notices and requests for all testing and inspections required by the governing jurisdiction.
- 2. All Trades (i.e. Plumbing, Sprinkler, Fire Alarm, Elevator, Electrical, etc.) shall file for, pay for, and obtain their respective permits and inspections. These Contractors shall obtain all required close-out procedures necessary to receive a final Certificate of Occupancy. These permits and inspections are separate from the main Building Permit. Electrical and Plumbing Contractors are to be fully licensed and insured.

## 3. No work shall start until all the applicable permits are issued.

### SUBSTITUTIONS

- 1. No substitutions shall be made without consulting the Architect first.
- 2. Any substitution to any specified materials or assemblies requested by the Contractor shall be presented to the Architect in a timely manner prior to the ordering of materials or starting of associated Work.
- 3. Contractor shall furnish to the Architect all product data, test report data, code related material, etc. regarding the substitution (if applicable) along with a signed approval by the Owner indicating that the Owner has approved such substitution pending the approval of the Architect.
- 4. The Architect reserves the right to reject such substitution for any reason. In the event of a rejection, the Contract amount shall not be increased using the specified material over the requested substitution.

### EXECUTION OF WORK

- 1. Contractor to verify all existing conditions prior to the start of related work. Any discrepancies found shall be brought to the Architect's attention in a timely manner and prior to the commencement work at that location or condition.
- 2. All work and installation shall be performed by skilled and professional individuals specializing in that field of work or installation.
- 3. Contractor to institute \$\pmaintain all safety measures and shall provide all equipment and temporary construction necessary to safeguard all persons \$\pmaintain \text{property}.
- 4. Contractor is responsible for all temporary supports and shoring, means and methods of construction, temporary services, protection against weather, coordination of trades and services, etc. 5. Contractor shall notify Architect during the demolition phase of any questionable condition of exposed materials that are to remain, along with all load-bearing
- members, etc. Any discrepancies found between those uncovered in the field and those indicated on the Drawings shall be brought to the Architect's attention
- 6. The Contractor shall coordinate and cooperate with all other Contractors and shall cut, lay and install their work at such a time and manner so that no delay or interference with the carrying forward of the work of other Contractors shall occur.
- 7. All new construction to align with existing unless otherwise indicated.
- 8. Any damage caused by the Contractor(s) during construction shall be repaired or replaced as required. In the case of existing construction, repairs shall be made to match existing. In the case of new construction, repairs shall be made to a like-new condition. All patching \$ repairing shall be done with material \$ workmanship to match adjacent.
- 9. All construction debris \$ refuse shall be collected into dumpsters or other collection devices at the end of each workday and legally disposed of off the property at intervals appropriate to the quantity of debris requiring removal from the site.

# INSPECTIONS

- I. Contractor responsible for scheduling of all required inspections amongst trades.
- 2. Contractor shall be responsible to coordinate both the work requiring inspections and the scheduling of inspections with the authority having jurisdiction.
- 3. Contractor shall coordinate work with inspections to not delay the progress of the project schedule.
- 4. Contractor is responsible for rectifying any construction, items, assemblies, etc. that has failed inspections or that has been rejected by the inspector at the Contractor's own cost and without delay to the project schedule.
- 5. Architect will not provide inspections, affidavits, certifications or signoffs on any construction or items that require inspection.
- 6. The Architect may arrive on site for field observations. The Architect's presence on the site in no way relieves the Contractor of his duties to perform the Work in accordance with the Contract Documents, the rules and regulations mandated by the local municipality, or the requirements of the Code.
- 7. Architect's site observations are not to be construed as Construction Supervision.
- 8. Any site observations performed are solely for determining if the Contractor is following the Contract Documents for the general design intent. Any items or work found unsatisfactory by the Architect shall be remedied at the Contractor's expense and shall not affect the project schedule.
- CLOSE-OUT 1. The Contract shall be deemed complete only when all applicable and required close-out documents are in order.
- 2. All applicable and required close-out documents shall be prepared by and filed by the Contractor.
- 3. Contractor shall provide to the Owner all warranty and guaranty information provided by the appropriate manufacturers and installers and shall inform the Owner of all warranties and guaranties associated with said Work.
- 4. Warranty and guaranty and product information for all systems and equipment shall be provided in an organized manner within a binder for the Owner's records.
- 5. Any required surveys (final, progress, foundation, etc.) shall be coordinated between the Owner and Contractor and provided by the Owner. 6. Architect (or Engineer) are not retained to provide as-built drawings for this project. If required by the Authority Having Jurisdiction or requested by Contractor
- / Owner, the Architect (or Engineer) shall provide them for a fee.

# SCAFFOLDING / COVERED WALKWAY NOTES

- I. Contractor shall provide engineered drawings for filing and for record of the sidewalk Scaffolding / Covered Walkway.
- 2. Such Covered Walkway shall meet the requirements of the NYS Building Code and any other requirements imposed by the 3. Covered walkways shall have a clear height of not less than 8-feet as measured from floor surface to the canopy overhead.
- Adequate lighting shall be provided at all times. Covered walkways shall be designed to support all imposed loads. The design Live Load shall not be less than 150 PSF for the entire structure.
- 4. The Engineer of Record shall determine if a higher Live Load shall be designed for. 5. G.C. is responsible for the design, erection, maintenance, and demolition of the Covered Walkway.

# **DEMOLITION NOTES**

# ADMINISTRATION

- 1. The G.C. and Subcontractors shall perform all demolition work as necessary in order to carry out the Work within this Contract. The contractor shall not consider these demolition notes to be all-inclusive. It is the Contractor's responsibility to inspect and assess each area and to fulfill the intent of the design indicated by the contract documents. Contractor shall coordinate demolition work with HVAC, electrical, fire protection and plumbing trades and proposed work and carry out such work accordingly. All necessary disconnects of equipment and systems shall be included.
- 2. The General Contractor shall visually inspect all existing conditions and shall coordinate any outstanding demo issues with the Architect prior to beginning work. G.C. shall notify Architect of discrepancies between existing conditions and Drawings before proceeding with any Work. Some portions of the Work may not specifically or graphically be shown on the plans but shall be included as a requirement for Work to be performed (i.e. electrical wiring, ductwork, hardware, etc.)
- 3. It shall be the responsibility of the Contractor to apply for, pay for, and obtain Demolition permit. All applicable permits, inspections, approvals, etc. shall be applied for and paid for by the trade Contractor(s) required to do so in the field of their Work. Contractor shall be responsible for the coordination of inspections and approvals of said Work. A copy of the municipality approved plans, stamped with the permit number, shall be kept at site together with any revisions and addenda made during construction.
- 4. Architect is not retained for supervision of construction demolition nor for construction demolition methods, safety procedures and programs, scheduling, delays, or compliance with contract documents. However, the Architect may observe the Work in progress by means of periodic site visits. If requested, the Architect will provide interpretation of the drawings and code requirements as necessary. These observations and interpretations do not relieve the Contractor from any responsibility to carry out the Work in accordance with the Contract Documents or requirements of the Building Code or municipalities having jurisdiction.
- 5. Contractor shall coordinate start date, duration and times of demolition work with Owner. Contractor shall comply with any requirements or
- restrictions of the local municipality for permitted times of Work. 6. Contractor shall comply with hauling and disposal regulations of authorities having jurisdiction. Comply with ANSI ATO.6 and NFPA 24T and all
- standards required by Authorities having Jurisdiction if required for this project. 7. Contractor shall coordinate start date, duration and times of demolition work with Owner. Contractor shall comply with any requirements or restrictions of the local municipality for permitted times of Work.
- 8. Any controlled inspections and/or certifications required by governing authorities having jurisdiction over the project shall be performed and certified by a licensed Professional Engineer either retained by the Owner or the General Contractor. This must be coordinated between the two
- 9. Demolition work is intended to include all associated built-in items such as electrical/data outlets, switches, conduits, controls, piping, mounting blocks, etc. Demolition Work shall include all existing conduit and wiring back to panel and all abandoned plumbing and waste lines back to the
- 10. The General Contractor, and/or Plumbing Contractor and Electrical Contractor, must contact the corresponding utility company in advance of any Work requiring removal, modification, or replacement of services and/or meters. Each Contractor is responsible, in a timely manner, for acquiring permits and paying such fees, scheduling inspections and acquiring all approvals and close-out documents and procedures as required by the associated utility company or service.
- II. Conduct demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain and to ensure safe passage of people around Work area and to and from occupied portions of building.
- 12. All Work in a public Right of Way is subject to the requirements of the D.P.W. and/or Town Engineer. Contractor shall be responsible for acquiring a permit from D.P.W. for this Work, providing and acquiring bond, adhering to all D.P.W. specifications and obtaining written approval from D.P.W. and/or Town Engineer at completion of Work.
- I. Architect not retained, nor responsible, to locate or for the identification, removal, testing and / or certification of removal relative to any hazardous substance including, but not limited to, PCB's, petroleum, mold infestation, hazardous waste, asbestos, lead paint, lead piping, and sımılar substances.
- 2. If asbestos, or any other toxic substance, or risk to exposure thereto, is discovered during Work on the project, Contractor shall have the duty to inform the Owner and to coordinate and promptly retain a qualified expert to identify and safely remove or supervise the removal and the monitoring of the removal of such asbestos or other toxic substance.
- 3. The removal and disposal of any asbestos containing materials, hazardous materials, or any toxic or controlled materials, from the premises shall be performed and carried out by the Contractor performing such work in strict accordance with New York State, Federal, and Local Government, OSHA and EPA quidelines and requirements.
- 4. Owner and Contractor shall indemnify and hold Architect harmless from any and all liability on the part of or damage to such entity, including the costs of any legal fees and expenses, as such fees and expenses are incurred, which may result from asbestos or other toxic substance exposure on the project. Contractor shall hold harmless the Owner, the Architect, Engineers, and Professional Consultants related to this project, against claims for damages by any party, including legal fees, which may result in any way from this Work.

### STRUCTURE AND SHORING

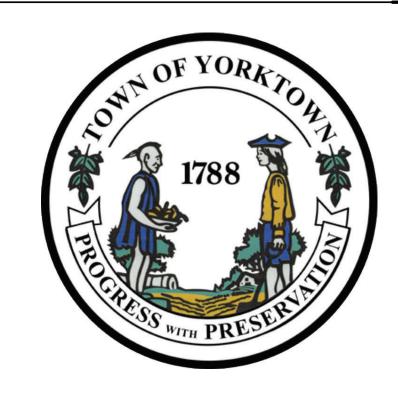
HAZARDOUS MATERIALS

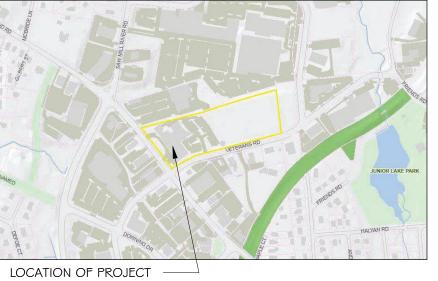
- I. Architect not responsible for the design, designation, location, or assembly of any temporary shoring. If advanced shoring may be required, the Contractor shall provide their own NYS Licensed Structural Engineer to design the appropriate shoring and shall provide signed and sealed drawings for the Building Department as necessary.
- 2. Contractor shall provide and be responsible for all temporary shoring (shoring, needle beams, temporary posts, temporary beams, temporary girders, etc.) as may be required for this Work and for the support and stability of the for support of load-bearing elements that are to remain in a safe and secure manner during demolition, modification, erection Work, or any other Work on this project.
- 3. General Contractor shall be responsible for all The General Contractor, or the scaffolding contractor, shall provide to the Architect and (if required) the Building Inspector, a stamped plan or specification prepared by a New York State Licensed Professional Engineer for any lateral and vertical temporary supports and sidewalk bridging.
- I. Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them.
- 2. Contractor shall maintain all measures of sanitation (HEPA filters, negative pressurized areas, compartmentalization measures, sticky mats, etc.) as required by applicable Authorities Having Jurisdiction over this project.
- 3. Provide dumpster for debris removal. Coordinate location with Owner. Remove demolition materials by the end of each work day and vacuum public/common areas before leaving Site. Transport demolished materials off property and legally dispose of them at intervals as necessary to prevent build-up or overflow of demolished material.
- 4. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent. Do not allow demolished materials to accumulate on-site. Do not burn demolished materials. Remove and transport debris in a manner that will
- 5. G.C. shall be responsible to protect all interior walls, ceiling and floors, MEP systems, etc. that are to remain during demolition and construction from damage. G.C. shall be responsible for the replacement, repair and refinishing of any items that are damaged because of demolition
- 6. Maintain existing services/systems to adjacent properties, spaces, tenants, etc. that not part of the Work but that are supplied by any services being affected by the Work. Provide temporary services if existing is insufficient.
- 7. Maintain fire-protection facilities in service during course of the Work as required by the local municipality. Coordinate times, locations and zones of any areas where fire protection or life safety or critical operating services need to be suspended or offline with the Owner in advance of any work that may affect such operation. Do not proceed with any demolition work of these items without obtaining approval and or notice by the Owner.
- 8. Provide temporary weather protection to prevent water leakage and damage to structure and interior areas. Protect walls, ceilings, floors, and other existing finish Work that are to remain or that are exposed during the Work. Cover and protect furniture, furnishings, and equipment that
- 9. Patch any damage to walls, floors and ceilings separating adjacent tenants and common paths of egress to a condition necessary to maintain the appropriate existing fire separation. This includes the installation of smoke sealant at wall joins, wall to ceiling, wall to floor, and pipe/duct/electrical penetrations.
- 10. Contractor shall maintain all fire separations between occupancies, spaces, shafts, etc. that are required to be rated. Any assemblies discovered that are to be rated, which are not, shall be brought to the Owner's and Architect's attention in a timely manner prior to continuing work associated with that condition. II. Contractor shall provide and maintain temporary lighting for safety purposes and shall provide temporary electric and plumbing as necessary to
- carry out the demolition work. Contractor shall provide and maintain fire extinguishers on site during the work. Type of extinguisher shall be determined by the nature of the work. Fire extinguishers shall always be readily accessible. 12. Patch all construction and assemblies that are to remain in accordance with the contract drawings. Where contractor is designated to make
- removals, disposition of materials is the responsibility of the contractor. Verify with owner, the disposition and removal of any components of
- 13. Clean spaces, surfaces, adjacent structures and improvements of dust, dirt, and debris caused by demolition operations-this includes areas of travel, dumpster and carting locations and locations outside the Area of Work. Return adjacent areas to condition existing before selective demolition operations began.
- 14. Patch or rebuild any areas to remain that have been damaged or disturbed by HVAC, electrical, fire protection and plumbing demolition.

# **Select Stone and Brick Repairs**

Albert A. Capellini Community and Cultural Center Town of Yorktown, NY

> 1974 Commerce Street Yorktown Heights, NY 10598



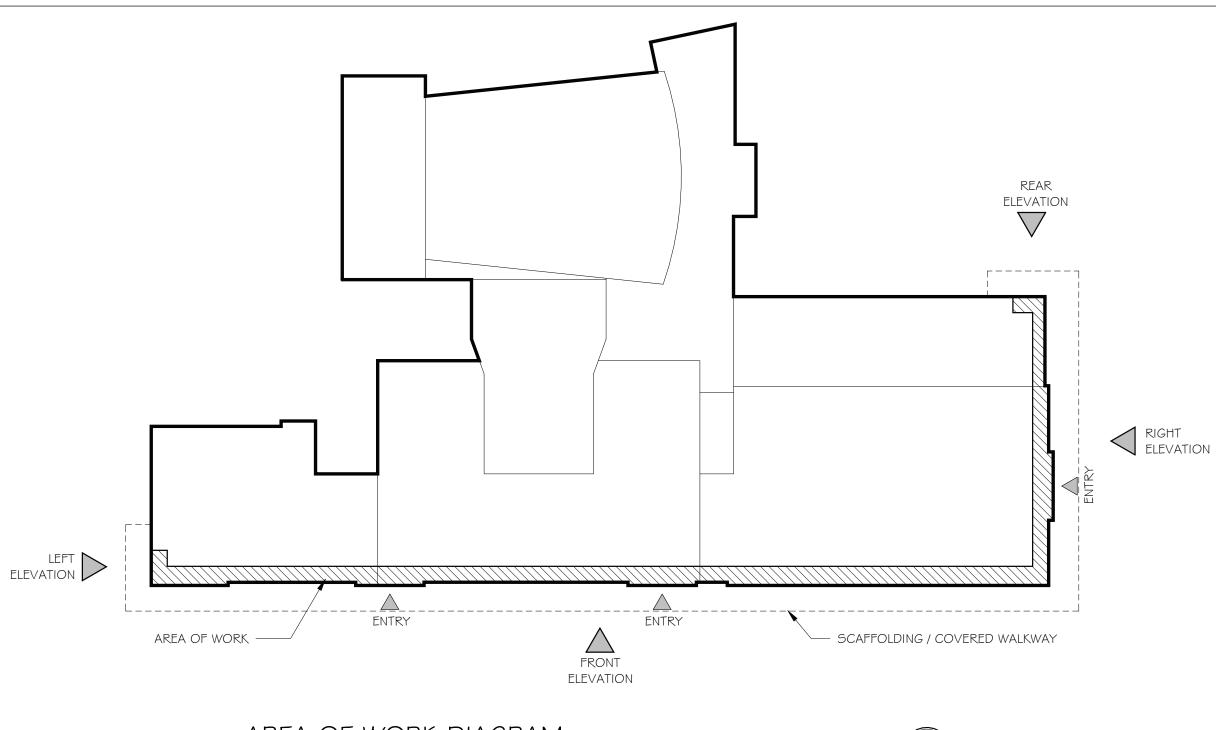


No Scale











# CONTRACT SCOPE OF WORK SUMMARY:

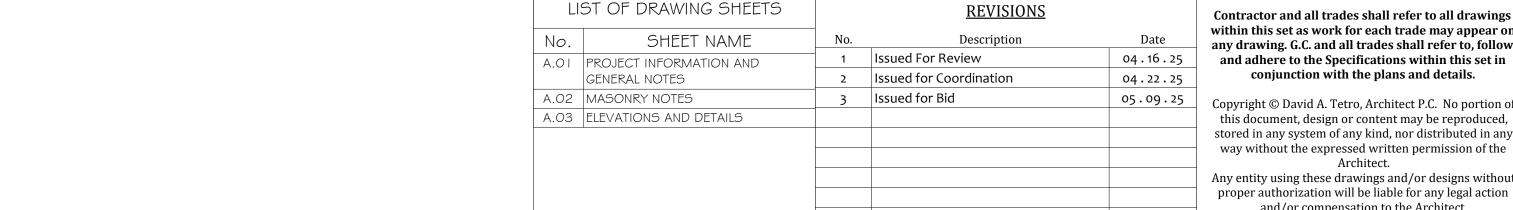
- I. REPAIRS TO CORNICE AND DRIPSTONE OVER SECOND STORY WINDOWS.
- 2. SAMPLING, TESTING AND REPLACEMENT OF SELECT CAST STONE UNITS. 3. INSTALLATION OF NEW COUNTER AND CAP FLASHING - SEE DEDUCT ALTERNATE IN SPECIFICATIONS FOR
- POTENTIAL OMISSION OF THRU-WALL AND COUNTER FLASHING. 4. CLEANING OF BRICK AFFECTED BY CURRENTLY DAMAGED CAST STONE.

25.18

- 5. WASH AND CLEAN ALL SOUND CAST STONE AT CORNICE AND DRIPSTONE ABOVE SECOND STORY WINDOWS AND PATCH AS NECESSARY TO MATCH SURROUNDING MATERIAL, FINISH AND TEXTURE. 6. REPAIR OR REPLACE ANY ASSOCIATED DAMAGED LEAD-COATED COPPER FLASHING AT CORNICE AND ANY
- BIRD DETERRENT FEATURES AT SAME. 7. CAST STONE UNITS APPEAR TO BE OF A NON-AIR-ENTRAINED MATERIAL AND POSSIBLY HAVE ACYLIDE SILICA RESISTANCE PROPERTIES AND THEREFORE, SOME CAST STONE UNITS PROPOSED FOR REPAIR MAY NEED
- REPLACEMENT. G.C. TO COORDINATE WITH ARCHITECT AND OWNER ONCE SCAFFOLDING IS ERECTED AND CONDITIONS HAVE BEEN EXPOSED TO VIEW.

8. SEE SPECIFICATIONS AND REMAINDER OF DRAWINGS FOR ENTIRE SCOPE OF WORK.

THE ALBERT A. CAPELLINI COMMUNITY & CULTURAL CENTER IS A TOWN OWNED LANDMARK STRUCTURE, AS SUCH, LOCAL PRESERVATION CODE APPLIES IN CONJUNCTION WITH THE CERTIFICATE OF APPROPRIATENESS PROCESS AND THE SECRETARY OF INTERIOR STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES.



Contractor and all trades shall refer to all drawings within this set as work for each trade may appear on any drawing. G.C. and all trades shall refer to, follow and adhere to the Specifications within this set in conjunction with the plans and details.

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and/or compensation to the Architect.

YORKTOWN COMMUNITY AND **CULTURAL CENTER** 

> 1974 Commerce Street Yorktown Heights, NY 10598

Project Title:

CAST STONE REPAIRS

Issued for Bid

License No: 028059 expiration (ay 31, 2027 Sheet Title: any way once the Arc

May 9, 2025

PROJECT INFORMATION AND GENERAL NOTES

A.01

ARCHITECT P.C. 302 Lewis Avenue Yorktown Heights NY 10598

DAVID A. TETRO

914.962.3113 dtetarchitect@gmail.com

### MASONRY CLEANING NOTES

### SAFETY PRECAUTIONS

A. The work specified herein requires knowledge of older materials and methods and a high degree of skill to execute properly. This work should be performed only by an experienced, pre-qualified contractor. It is not recommended that building maintenance personnel perform this work. B. This outline specification contains recommended materials which may be toxic. The manufacturer's literature on application techniques, appropriate protection for workers and disposal procedures for materials should be complied with in conjunction with all regulatory requirements referenced in this

### <u>SUBMITTALS</u>

A. Submit manufacturer's product literature instructions for use, and Material Safety Data Sheets (MSDS) to the Owner and Architect for all cleaning

B. Prior to commencing the cleaning operations, the Contractor shall submit to Owner and Architect a written description of the entire methods and procedures proposed for cleaning the masonry including, but not limited to: Method of application, dilution of application, temperature of application, length of time of surface contact, method of rinsing surface (temperature, pressure, and duration), repetition of procedures, etc. C. Prior to commencing the cleaning operations, the Contractor shall submit to the Owner and Architect for approval, a written description of proposed

materials and methods of protection for preventing damage to adjacent materials, vehicular and pedestrian traffic, and the building interior during the D. The Contractor shall clean a sample panel(s), approximately 3' x 3' in area, on each type of masonry included in the work of this section for approval by

the Architect. Locations of sample panels to be selected by the Owner or Architect. E. Adjust the chemical concentrations, working pressures and methodologies during test panel cleaning, as directed by the Owner or Contractor. F. Sample panels shall be cleaned by the Contractor using methods, materials, and working pressures previously submitted and approved. Sample panel

cleaning shall be performed in the presence of the Owner or Architect. The working pressures during sample panel cleaning shall be varied up to the previously submitted and approved capacities to determine the best working pressure.

G. Where chemical cleaners and poultices are tested, the manufacturer's representative shall be present during testing.

H. The Contractor shall obtain written approval from the Owner or Architect of cleaning methods, working pressures, materials, equipment used and sample panels before proceeding with building cleaning operations. For this written approval purpose, the Contractor shall allow a minimum of seven calendar days after completion of sample cleaning to permit the Owner or Architect to study the sample panels for negative reaction. Retain approved panels in unaltered condition, suitably designated during construction as a standard for judging completed work.

### QUALITY ASSURANCE

A. Comply with municipal and federal regulations governing all work included in this section and including, but not limited to waste disposal. B. The objectives of masonry cleaning are to remove dirt, grime and coatings from masonry without damaging underlying material and to give all masonry a clean, uniform appearance blotches, streaks, runs, or any other kind of spotty appearance. Over aggressive cleaning shall not be acceptable.

C. Prepare sample panels for approval which shall establish a standard for general brick and stone cleaning. General cleaning shall not commence until written approval is obtained from the Owner or Architect. D. Masonry and Brick cleaning shall be performed by a specialist possessing a minimum of five (5) years of specialized experience in the cleaning of historic

architectural masonry similar to that which is required by this project. Contractors shall submit to the Owner and Architect references of previous work justifying their experience. The Owner reserves the right to approve or disapprove the use of Contractors contingent upon their experience. E. In the event that the Contractor wishes to modify any cleaning method specified, he shall submit his proposal in writing for consideration and review. The Owner or Architect will have the right to ask for test samples before final approval. Any such or changes shall be at no additional cost to the Owner. F. Comply with municipal and Federal regulations governing the cleaning, chemical waste disposal, product safety, scaffolding and protection to workers

# REFERENCES TO BE FOLLOWED

A. Preservation Brief #1: Assessing Cleaning and Water-Repellant Treatments for Historic Masonry Buildings

### PROJECT/SITE CONDITIONS

and adjacent properties.

A. No cleaning shall be executed when air or masonry surface temperature is below 45-degrees F, unless adequate, approved means are provided for maintaining a 45-degree F, temperature of the air and materials during, and for 48 hours subsequent to, cleaning.

A. ProSoCo, Inc., 755 Minnesota Avenue P.O. Box 1578 Kansas City, KS 66117

B. Perform cleaning and washing of the exterior masonry only during hours of natural daylight.

# B. Diedrich Technologies, Inc., 7373 South 6th Street Oak Creek (Milwaukee), WI 53154, or Approved Equal

A. Masonry Cleaner: Commercially available very mild blend of inhibited acidic ingredients and wetting agents specifically formulated for restorative cleaning of brick and stone surfaces such as "Sure Klean Restoration Cleaner" (ProSoCo, Inc.), "101 G Granite, Terra Cotta and Brick Cleaner" (Diedrich

Technologies), or approved equal. Masonry cleaner shall be a clear liquid with a PH of 1.2 and a typical Specific Gravity of 1.05

C. Water shall be potable, non-staining and free of oils, acids, alkalis, solids and organic matter. D. Liquid Strippable Masking Agent: Manufacturer's standard liquid, film forming, strippable masking material for protecting glass, metal and polished stone surfaces from damaging effect of acidic and alkaline masonry cleaners, such as "Sure Klean Acid Stop" (ProSoCo, Inc.), "Diedrich Acid Guard", (Diedrich

# <u>EQUIPMENT</u>

A. Use natural fiber bristle only. The use of wire brushes or steel wool is not permitted.

# B. Garden hose with fan tip nozzles.

Technologies, Inc.), or approved equal.

<u>PREPARATION</u> A. Take all necessary precautions and measures to protect surrounding materials on the site, surfaces of the building not being cleaned, adjacent buildings, pedestrians and vehicles from coming in contact with cleaning chemicals, over spray, or runoff. Products used for masonry cleaning may be harmful to painted, polished, glazed, or metallic surfaces. Any damage to materials caused by the cleaning operations is unacceptable and shall be repaired or

replaced by the Contractor to the satisfaction of the Owner and Architect at no cost to the Owner. B. Provide protection from water damage to building, structure, or building contents as required. C. Protect trees and plants around the building from contamination or damage as directed by the Owner or Architect. The Contractor shall be responsible for replacing with new stock, any trees, shrubbery or grass damaged by the cleaning operations.

D. Test all drains and other water removal systems to assure that drains and systems are functioning properly prior to performing any cleaning operations. Notify Owner immediately of any and all drains or systems that are found to be stopped or blocked. Contractor shall repair drains if so directed by the Owner. Do not begin work of this Section until the drains are in working order.

E. Provide a method to prevent solids such as stone or mortar residue from entering the drains or drain lines. Contractor shall be responsible for cleaning out drains and drain lines that become blocked or filled by sand or other solids because of work performed under this Contract.

# **EXECUTION**

A. Dilute masonry cleaner based on sample panel cleaning and manufacturer's requirements. When diluting, always pour water into empty bucket first, then carefully add concentrate. Handle in rubber or polyethylene buckets only. Acidic liquids and fumes will attack metal.

B. After protecting all non-masonry surfaces, thoroughly wet the area to be cleaned. C. Apply the cleaning solution liberally using low pressure spray (50 psi), roller or densely filled (Tampico) masonry washing brush. Do not apply restoration cleaner with high pressure spray.

D. Allow the cleaning solution to remain on the surface in accordance with approved test procedures an manufacturer's requirements. Light scrubbing of the surface may improve cleaning results. Do not allow cleaning solution to "dry in" to the masonry.

E. Begin rinsing with low pressure flood rinse to remove initial acidic residue with minimum risk of wind drift. F. Rinse the treated area thoroughly using pressurized cold water suitable for drinking. Rinse water pressure shall not exceed 300 psi, and shall be sprayed through nozzles fitted with 15 to 20" wide tips. Nozzles shall be held perpendicular to the surface at a working distance of 1.4 to 2.0 feet. All

pressure pumps shall be equipped with working pressure gauges. G. Rinse from the bottom of the treated area to the top flushing each section of the surface with a concentrated stream of water. To avoid streaking on vertical walls, take care to keep the wall below wet and rinsed free of cleaner and residues. Assure that all surface staining matters and cleaning residues are thoroughly flushed from the treated surface.

H. Surrounding stone surfaces below the section of brick to be cleaned shall be pre-wetted and rinsed periodically during cleaning operations to prevent etching of stone.

I. The surfaces below the sections of brick to be cleaned shall be protected from run-off.

J. Repeat procedures if necessary to remove heavier build-up of soiling.

# LIME MORTAR NOTES

A. This procedure includes guidance on mixing and producing Lime Mortar for Masonry Repairs.

B. Materials and Procedures shall comply with American Society for Testing and Materials (ASTM), WWW.ASTM.ORG. C. Storage and Protection: Lime and cement must be protected from rainwater and ground moisture, as water vapor in the air can begin the

setting process. Other materials also should be protected from contamination.

### REFERENCES TO BE FOLLOWED

A. Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings

A. The use of standard specifications for materials, such as those developed by the ASTM, provides an easily referenced level of quality. B. Lime shall conform to ASTM C207, Type S, high plasticity, Hydrated Lime for Masonry Purposes. Cement: Should conform to ASTM C150, Type I, White. It should not have more than 0.60% alkali nor more than 0.15% water soluble alkali. Use gray Portland cement ONLY if a dark mortar is to be matched.

C. Sand: Free of impurities and conforming to ASTM C144. Sand color, size, and texture should match the original as closely as possible. Provide a sample of the sand for comparison to the original, and have it approved by the Owner or Architect before beginning repointing work. D. When possible, use bar sand or beach sand rather than crushed sand for the repointing mortar. NOTE: BAR SAND OR BEACH SAND SHOULD

BE WASHED TO REMOVE THE SALTS BEFORE USING. E. The working characteristics of mortar made with crushed sand may be improved by adding a slight amount of portland cement. The amount of

cement should be determined by experimentation, but should not exceed 20% of the total lime/cement binder. F. Clean, potable water: If the water must be transported or stored in a container, the container must not impart any chemicals to the water.

G. Stone dust finely ground from the same stone as that to be repointed.

H. Additives: NO antifreeze compounds or other admixture shall be used.

### GENERAL INFORMATION

A. Durability: Repointing mortar should be softer than the masonry units and the original mortar to reduce stresses at the edge of the masonry and, in the case of lime mortar, to reduce shrinkage which can cause cracks in the mortar.

B. If the new mortar is harder than the masonry or the original mortar, it can cause serious stresses within the wall during thermal expansion and contraction, which can lead to deterioration of the masonry units rather than the mortar.

C. If the mortar is softer, any deterioration which occurs will take place in the mortar, which is easier to replace than the units themselves. D. The repointing mortar should allow the passage of water, both liquid and vapor. If the mortar does not allow water to pass freely through it, the water can become trapped inside the wall, freeze and cause serious deterioration to the masonry.

E. Color and texture: The repointing mortar should match the original mortar in color, texture and physical characteristics. Use sand which is similar to the original in color and gradation. Sand from more than one source may be required. For repointing of natural stones, use finely ground stone "dust" in the mortar to match the joints as closely as possible to the stone. If the original mortar was tinted, or if it is impossible to obtain a color match through the use of sand, it may be necessary to use a special mortar pigment. Pure mineral oxides shall be used to tint mortar as required and shall not exceed 2% of the mortar mix by weight.

F. If the original mortar has small lumps of incompletely burned or ground lime, or other impurities, match the original appearance of the masonry

using identical materials such as ground oyster shells or lumps of lime, to duplicate original characteristics. G. Workability: The workability or plasticity of the mortar is a direct result of the selection of materials.

A. Have the existing mortar completely analyzed to insure that the repointing mortar will not be less permeable/harder than the masonry units or

B. Measure all ingredients by cubic volume using a pre-established uniform measure. 'Shovel' measuring shall not be accepted.

C. Mortar mix shall be equivalent to existing mortar mix. D. Mix a final "job-size" batch once the correct sand color, cement content, etc. have been determined through small tests to ensure the on-site

mixing conditions will result in the same final product.

A. Mix Hydrated Lime: By add dry bagged hydrated lime to water. Stir and hoe the mass to form a thick cream and allow to stand at least 24

B. Prepare Roughage Premix (for later use): Accurately proportion the sand and lime using techniques and measuring devices to contain the exact volume of each ingredient required to make on batch, Mix thoroughly for about ten minutes. Store in plastic-lined drums and seal untilrequired. C. When required for use, add and mix the correct portion of gauging cement as specified and use immediately.

D. Add cements to lime and aggregate mixes immediately before the use of the mortar. E. Perform all batching with wooden boxes or plastic pails of known volume to ensure standardization and conformity of measurement; SHOVEL MEASUREMENT OF MATERIALS IS NOT PERMITTED.

F. Mix dry ingredients thoroughly before adding any water for approx. 5 minutes.

G. Add a small amount of water so that the mortar is just wet enough to hang on a trowel. H. Mix mortars at least 10 minutes before using to improve workability and ensure thorough mixing. If using machine mixers, rubber pads/blades

shall be used. Clean device thoroughly pror to mixing next batch. I. Repointing mortars may sit I-2 hours after initial mixing and then may be remixed to a workable consistency.

J. Test the mix by holding a trowel with mortar on it upside down and shaking it once. If the mortar falls off without shaking, it has too much sand. If more than one shake is required, the mortar is too sticky or "plastic" and the lime content must be decreased. K. Retempering is permitted only to maintain workability and may only be used once per batch. Use a spray bottle to add water to the mortar

and/or board to replace only water lost through evaporation. L. REMIXING OF MORTAR IS NOT PERMITTED. M. Use all mortar within 2 hours of gauging: dispose of leftover mortar. Retempering after this time period is not acceptable, this time limit may be shortened due to environmental and weather conditions.

# MORTAR COLORING AND TINTING

A. Take samples of freshly-broken mortar from the original masonry pointing. Note color of aggregate for color-matching. DO NOT TRY TO

MATCH THE COLOR OF THE BINDER. Use unweathered, unsoiled samples only. B. Prepare test patties of mortar approximating the inner color of the sample and set aside to dry for at least 72 hours. Drying time may be

accelerated by placing the patty sample in an oven or over a hot-plate. C. Break the sample test patties and compare the inner portions to the original.

### CAST STONE REPAIR NOTES

### SAFETY PRECAUTIONS

A. The work specified herein requires knowledge of older materials and methods and a high degree of skill to execute properly. This work should be performed only by an experienced, pre-qualified contractor. It is not recommended that building maintenance personnel perform this work.

B. Cast stone units being repared are to be evaluated for material make-up do determine the proper repair compound and method. This shall be determined by the repair contractor upon inspection of the units once the scaffolding and covered walkway is in place.

A. Submit manufacturer's product literature instructions for use, and Material Safety Data Sheets (MSDS) to the Owner and Architect for all repair materials.

B. Prior to commencing the repair operations, the Contractor shall submit to Owner and Architect a written description of the entire methods and procedures proposed for preparing the cast stone and for the materials and methods of repairing the same. Information to include the material, the method of preparing repair material, method of anchoring and applying the material, color, etc.

## QUALITY ASSURANCE

A. Comply with municipal and federal regulations governing all work included in this section and including, but not

B. The objectives of the masonry repair is to prevent further deterioration of the cast stone unit and to restore

the molding profile tomatch the adjacent section to appear as a cohesive unit.

C. Cast stone repair shall be performed by a specialist possessing a minimum of five (5) years of specialized experience in the cleaning of historic architectural masonry similar to that which is required by this project. Contractors shall submit to the Owner and Architect references of previous work justifying their experience. The

Owner reserves the right to approve or disapprove the use of Contractors contingent upon their experience. D. In the event that the Contractor wishes to modify any repair method specified, he shall submit his proposal in writing for consideration and review. The Owner or Architect will have the right to ask for test samples before final approval. Any such or changes shall be at no additional cost to the Owner.

E. Comply with municipal and Federal regulations governing the cleaning, chemical waste disposal, product safety, scaffolding and protection to workers and adjacent properties.

A. No cleaning shall be executed when air or masonry surface temperature is below 45-degrees F, unless adequate, approved means are provided for maintaining a 45-degree F, temperature of the air and materials during, and for 48 hours subsequent to, cleaning.

B. Perform cleaning and washing of the exterior masonry only during hours of natural daylight.

# MANUFACTURERS AND MATERIALS

A. Jahn Mortars and Grouts: Cathedral Stone Products Incorporated.

B. Heritage Restoration Mortar: US Heritage Group. C. Hohmann and Barnard.

D. Heckman Building Products.

# REFERENCES TO BE FOLLOWED

A. Cast Stone Institute - Technical Bulletin #34.

B. National Parks Service - Preservation Brief #15: Preservation of Historic Concrete

C. National Parks Service - Preservation Brief #42 - The Maintenance, Repair and Replacement of Historic Cast Stone.

A. Take all necessary precautions and measures to protect surrounding materials on the site, surfaces of the building, adjacent buildings, pedestrians and vehicles. Products used for repair may be harmful to painted, polished, glazed, or metallic surfaces. Any damage to materials caused repair operations is unacceptable and shall be repaired or replaced by the Contractor to the satisfaction of the Owner and Architect at no cost to the Owner.

B. Provide a method to prevent solids such as stone or mortar residue from entering the drains or drain lines. Contractor shall be responsible for cleaning out drains and drain lines that become blocked or filled by sand or other solids because of work performed under this Contract.

A. Remove damaged material down to sound material capable of supporting the repair. . Yrepare the location for the repair matrix and install all required anchors and primers per the requirements of

the manufacturer.

C. Mix and apply the repair matrix per the manufacturer's requirements and instructions. D. Allow the repair material to set up properly. Do not repair damaged cast stone under weather or heat

conditions that are outside of the manufacturer's allowable conditions E. It is possible the Cast Stone is of a make-up that is not deemed fit for repair. In this case, an alternate solution

will need to be explored, such as replacement of the unit.

**REVISIONS** Issued For Review 04.16.25 Issued for Coordination 04.22.25 Issued for Bid 05.09.25 Copyright © David A. Tetro, Architect P.C. No portion of

Contractor and all trades shall refer to all drawings within this set as work for each trade may appear on any drawing. G.C. and all trades shall refer to, follow and adhere to the Specifications within this set in conjunction with the plans and details.

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CAST STONE REPAIRS any way once the Arc

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May 9, 2025

License No: 928059 expiration May 31, 2027 Sheet Title: MASONRY NOTES

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