

Scope & Material Notes

Summary of Work: The Project consists of Masonry Facade Repairs to the Marino Banquet Hall at 11 Washington Street in Bridgeton, NJ including masonry rebuilding and repairs, replacement windows where indicated.

GENERAL: All dimensions shall be checked and verified by the contractor before proceeding with the work. All work to be performed to prevailing construction codes. Contractor to alert Architect of any dimensional or code contradictions for resolution before proceeding with work.

Warrantees: The Warranty Period is 1 year from the date of Substantial Completion except where a longer Special Warranty is specified, required by law, or where manufacturer warrants a product for a longer period.

Alternates: Provide an Alternate price for work identified as an Alternate on plans.
Alternate 1: Provide new window units at all locations designated for Window Repairs. New windows are to follow the spec for other New Windows in the base scope of work. Where windows are replaced, trim is to be salvaged and reused, or new trim matching existing provided.

Scope of Work:

General Notes:

General: Follow recommendations published in the Preservation Briefs by the National Park Service and the US Department of the Interior with regard to Repointing of masonry. (for reference <http://www.nps.gov/hps/tps/briefs/brief02.htm>) All removal of weathered material to be done with hand tools, chisels, brushes, with care to not damage or mark the existing masonry faces. No power tools, grinders, saws, or pneumatic tools are to be used. If that much force is needed to remove material, then that material is sound enough that it should be staying in the wall.

A. Masonry Lintels: All exposed steel lintels at windows in the area of work shall be scraped & ground to remove rust, cleaned, prepped and painted with one coat of rust-inhibitive metal primer and two coats of a semigloss exterior acrylic-latex enamel at spread rate recommended by the paint manufacturer. Color to be selected by Architect and approved by Owner.

B. Resealing of Joints at Masonry: Remove sealant and backer at all existing sealant joints. Provide new sealant and backer rod. Other sealed pipe and conduit penetrations are to be removed and renewed where deteriorated.

C. Miscellaneous Repointing work: At deeply weathered joints where existing mortar material is missing, and or existing mortar material is soft and readily separates from the joint, the masonry is to be repointed as follows.

Repointing work: Rake out and remove weathered and soft materials back to sound and hard existing mortar. A minimum of 1/2-1" depth, and deeper where deteriorated mortar material continues to be exposed. Use proper practices if depth of repointing extends to full joint replacement in order to not undermine the wall. Repoint the joints by adding new mortar material in 1/4" lifts, compacting the mortar after each application, and finally striking the joint to create a concave face. Make smooth transitions to areas not receiving work. Refer to Material Notes for more information about Mortar.

Rake & Strike work: Rake & Strike at all mortar joints that exhibit weathering of their concave profile, and where a clear ledge is presented which may retain water. Rake and wire brush weathered material from face of joint to expose sound and hard existing mortar. Blow, wash and prep joint for new mortar to ensure good adhesion. Introduce new mortar and when it has reached proper firmness strike joint to concave profile while compressing mortar material into voids of joint face. No mortar material is to extend on to face of masonry, nor beyond face. Make smooth transitions to areas not receiving work. Refer to Material Notes for more information about Mortar.

D. Re-setting of Miscellaneous Loose Brick: Examine existing brick arches for evidence of loose and or fractured brick along the base of the arch. Remove loose brick and surrounding mortar. Clean and roughen exposed surfaces. Reset brick in type N mortar. Fractured brick shall be removed and replaced with whole brick units.

E. Window Repairs: At window units not designated to be replaced, putty window glazing to be examined and replaced where dried, cracking, or missing. Window units are to be scraped of loose paint, and prepared for repainting. See Add Alternate 1 for option to replace with New.

Description of Scope of Work identified by Reference Notes: The following information expands on reference notations located on the various drawings and details. The numbered reference notes correspond with the numbered items here (See the Material Notes that follow for more information about the materials and products to be incorporated into the work):

1. Rebuilding: Rebuild masonry in designated areas. Remove and reset existing brick masonry units in type N mortar to rebuild to original position, profile, and thickness. Remove all deteriorated mortar materials from the areas to be rebuilt. Where existing brick is too deteriorated to be reused, replace with used or new brick of similar strength, color, surface texture. Key reconstructed brickwork into adjacent brick and buttress walls; if keying is not feasible, consult with the architect/engineer for alternate means (i.e. doweling). In areas with repair limited to one or several masonry unit replacements, review masonry in vicinity to look for any loose bricks in a similar position. Refer to Material Notes for more information about Masonry materials.

2. Crack Repair for Cracks greater than 1/4" wide: Examine existing brick around crack for evidence of loose and or fractured brick along the crack. Remove loose brick and surrounding mortar. Clean and roughen exposed surfaces. Reset brick in type N mortar. Ensure that mortar material in surrounding joints is solid and sound. Repoint adjacent joint work as needed. Brush to roughen surface and remove loose dirt and debris. Blow clean with oil-free compressed air. Widen the surface of the crack with a V-shaped notch, if necessary for workability. Manually fill crack solid with type N mortar. Mortar should be mixed with minimal amount of water necessary to minimize shrinkage; dampen surfaces prior to placement. Install epoxy set stainless steel pins where indicated, Refer to Material Notes for more information about Mortar materials.

3. Crack Repair for Cracks less than 1/4" wide: Examine existing brick around crack for evidence of loose and or fractured brick along the crack. Remove loose brick and surrounding mortar. Clean and roughen exposed surfaces. Reset brick in type N mortar. Ensure that mortar material in surrounding joints is solid and sound. Repoint adjacent joint work as needed. Fill crack sections wider than 1/4" before proceeding with narrower crack repairs to prevent run-out of injected epoxies. Inject crack with a repair epoxy equal to Hilti Crack Injection System or Sikadur 35 Hi-Mod LV (Sika Corp). The cured epoxy mixture shall be either clear or gray in color. Prepare injection ports and apply surface sealant as per manufacturer specifications. Following completion of the injection repair, remove the injection ports and surface sealant by scraping or light grinding. If the surface of the brick is ground during the clean-up process, apply a clear non-glossy water resistant sealer.

4. Control Joint in existing masonry: Saw-cut new control joint into existing masonry at locations indicated, and according to details referenced. Where indicated install embedded stainless steel pins crossing joint. Refer to Material Notes for more information about Control Joint materials.

5. Sealant joint between existing masonry & new or existing window units: Remove existing dried, cracked, and otherwise deteriorated sealant material from existing joints. Remove any existing backer material behind the existing sealants. Reseal joint with new paintable sealant material installed with backer-rod of appropriate dimension for given joint. Refer to Material Notes for more information about Sealant Joint materials. Caulking for all windows and joints shall be Bostik Chem-Calk 900 or equal.

6. Prepare & Repaint existing painted woodwork at existing window frames which are to remain. Remove all loose and chipping paint material from the existing woodwork. Where existing paint build-up is not thick, and edges can be blended into stripped work, and existing paint is well adhered to wood, existing paint may remain. Otherwise strip woodwork to original wood surface. At existing fixed glass window units, remove cracked glazing compound and re-putty window panes. Prepare and prime according to paint manufacturer's recommendation, and finish paint with exterior latex. Refer to Material Notes for more information about paint.

Description of Materials:

Masonry and related materials:
 • Face Brick: Where replacement brick is required provide ASTM C 216, Grade SW, Type FBS (normal size and color variations), provide samples in color matching existing brick for approval of Owner and Architect.
 • Mortar: Provide Type N Mortar matched in color and composition to existing mortar. The mix should provide a final appearance matching existing original mortar in color (not repointed mortar from past repairs), and should be of a composition that is slightly less strong than existing mortar according to good repointing practices. Mortar should be formulated to be compatible with existing mortar, and Mason should submit data on his mortar mix and rational for the match to the existing.
 • Masonry Ties: Provide 2 piece adjustable ties, hot dip galvanized, screw mounted for mounting on load bearing stud wall at re-built spandrel. Provide ties by Heckman equal to #315-C Screw-On Anchor Strap.
 • Sealant: Provide sealants formulated for masonry and window sealing applications. Provide a one part moisture curing, gun-able, non-staining urethane sealant equal to Bostik Chem-Calk 900.

Steel and related materials:
 • Steel Replacement Lintels: comply with ASTM A 36.
 • Finish for Replacement Lintels: Hot dip galvanized, for painted finish to follow.
Wood and Plastics: Rough Carpentry:
 • Light Framing: "Construction" grade Hem/Fir graded under WWPA.
 • Structural Framing: "No. 1 or better" grade Hem/Fir graded under WWPA.
 • Parallel Strand Lumber (PSL): Parallam by Truss Joist MacMillan for beams and posts where indicated. For openings spanning more than 6ft use 3 1/2 x 5 1/4 posts. Provide PSL beams and posts pressure treated with waterborne wood preservatives where indicated.
 • Wall Sheathing: 1/2 inch APA rated sheathing; Exposure Durability Classification EXTERIOR; Span Rating as required to suit stud spacing indicated. Provide ZIP wall sheathing by Huber.
 • Fasteners and Anchors: Provide size, type, material and finish as indicated and as recommended by applicable standards for nails, screws, bolts, nuts, washers and anchoring devices. Provide metal hangers and framing anchors of the size and type recommended by the manufacturer for each use including recommended nails. Provide ties and connectors manufactured by Simpson Strong Tie Co. At carpentry exposed to wood preservatives, use stainless steel framing connectors and fasteners. Observe manufacturer's recommendations where fasteners and connectors are in contact with corrosive wood preservatives.
 • Pressure Treated Lumber: Provide "No. 2" grade Southern Yellow Pine. Pressure treated above-ground items with waterborne preservatives. After treatment, kiln-dry lumber to a maximum moisture content, of 19 percent. Treat indicated items and the following: Wood blocking, furring, and similar concealed members in contact with masonry or concrete. If cut after treatment, coat cut surfaces with wood preservative. Utilize lumber treated with new non-arsnic wood preservative treatments.

Wood and Plastics: Finish Carpentry:
 • Interior Trim (interior side of new interior stud bearing wall): Ponderosa Pine WWPA Select Grade B and Better, for painted finish. Follow dimensions and profile of existing trim in spaces for Baseboard, window jambs, heads, and sills.
 • Cedar: Clear construction grade cedar for any miscellaneous exterior trim around masonry openings and windows.

Roofing:
 • Low Slope Roofing System: repair roof at area where parapet to be rebuilt with system of same type as existing. Include flashing material compatible with the roof system and used on existing roof at transition to parapet.
 • Parapet Cap Flashing: Provide new metal cap flashing of the same material, thickness, and color as the existing metal cap flashing.
 • Areas of deteriorated roof plank, sheathing or rafters shall be brought to the attention of the Architect and remediated prior to re-covering.

Windows:
 • Windows: Provide New Replacement Window Units with aluminum clad wood construction, interiors wood for painted finish, insulated double glazing with LowE coating, simulated true divided lites with exterior and interior grills with corresponding in glass spacer bars, insect screens, operation limiters for double hung window units, and exterior brick-mould trim, color: white. Provide window units in shape & profile to match existing including combined units with single arched top profile. Provide windows from one of the following:
 - Weather Shield Double Hung Premium Series.
 - Marvin Next Gen Ultimate Double Hung.
 - Sierra Pacific Windows Carmel Double Hung window

Provide new windows where indicated, and provide pricing for new windows as Alternate 1 described above. Contractor & window supplier responsible for measuring existing windows and fabricating replacements to match existing opening size, mullion size, and spacing.

Finishes:
 • Gypsum Wall Board: 1/2 inch for walls. Provide USG Mold Tough AR mold and impact resistant GWB sheets at bathroom.
 • Interior Latex Paint: 3 coats (prime plus 2 coats) Latex-Based Interior paint for GWB surfaces. Provide 2 colors (Trim & walls) for each room as selected by owner.
 • Rust resistant steel primer: Provide formulas appropriate for applications in work scope. One specifically for coating of new galvanized steel lintels. One for coating of stripped and de-rusted raw steel surfaces. Both compatible with exterior latex top coats.

Brick Facade Repairs for MARINO BANQUET HALL

11 Washington Street, Bridgeton, NJ 08302

Owner:

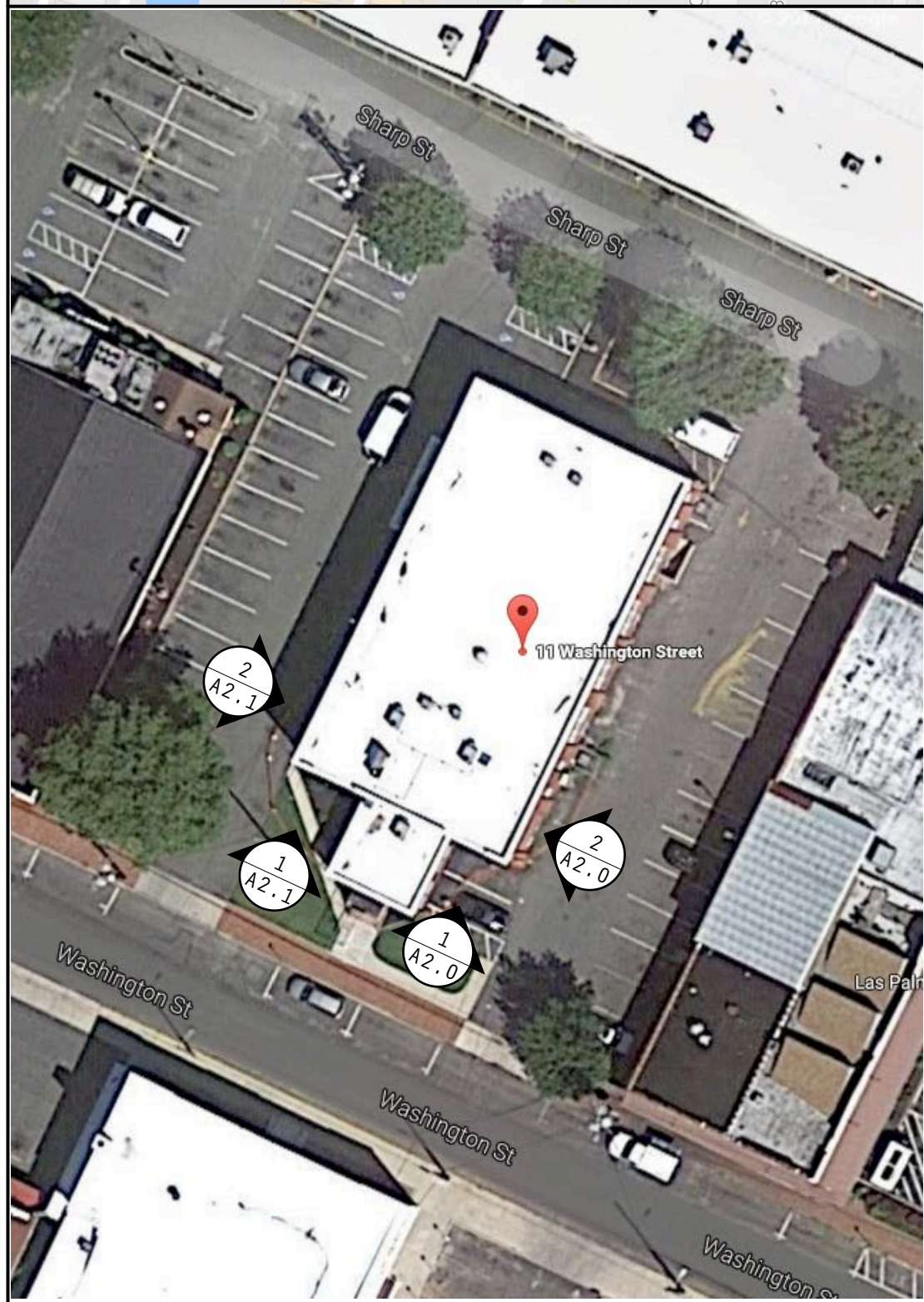
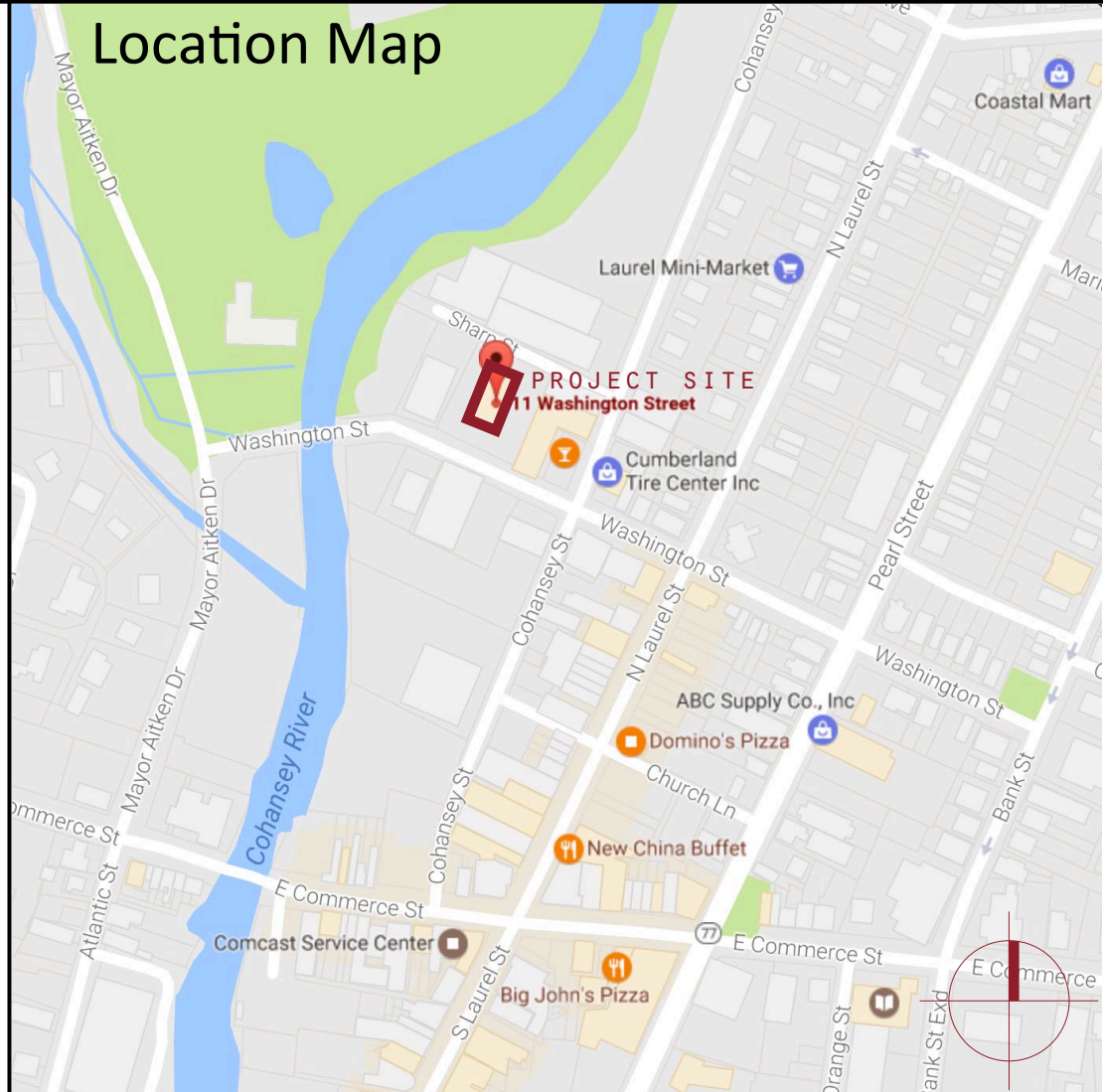
Gateway Community Action Partnership
 11 Washington Street
 Bridgeton, NJ 08302
 856 451 6330

Architect:

Alberto & Associates
 Architecture, Interiors, Urban Design
 121 Market Street
 Camden, NJ 08102
 856 354 1223

Structural Engineer:

Marino Structural Solutions
 P.O. Box 183
 Landisville, NJ 08326
 856 691 0573



Reference Plan NOT TO SCALE

Drawing List

- A0.0 Cover
- A1.0 Plans, Section, Details
- A2.0 South East Facades
- A2.1 South West Facades



Architecture Interiors
 Urban Design
 121 Market Street
 Camden, New Jersey 08102
 Phone: 856-354-1223

Angelo Alberto
 Reg. Architect Prof. Planner
 NJ-AI-10467 NJ-33L00540800

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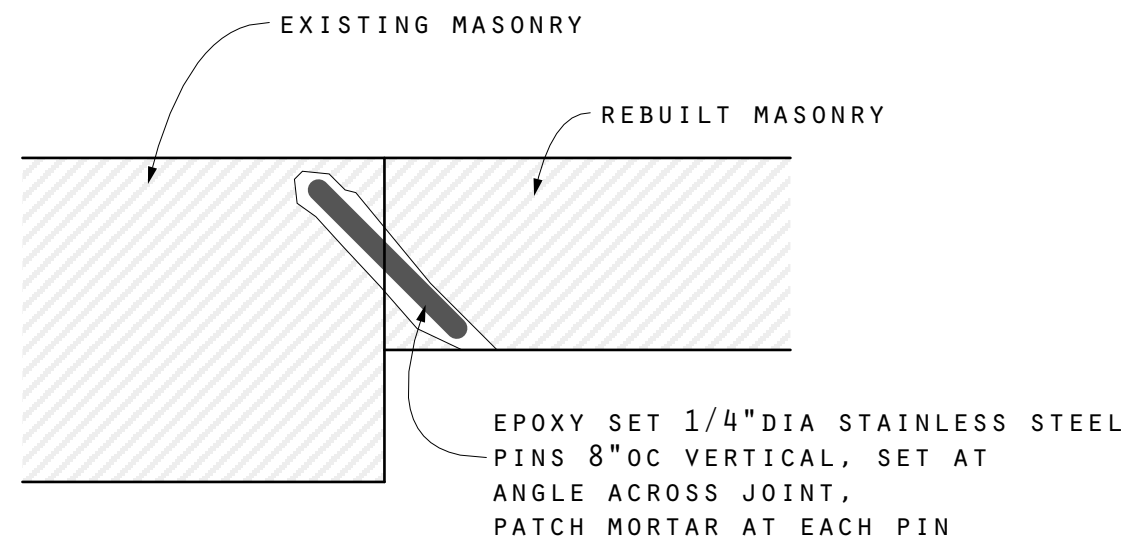
Revisions:

Brick Facade Repairs for
MARINO BANQUET HALL
 Gateway Community Action Partnership
 11 Washington Street, Bridgeton, NJ 08302

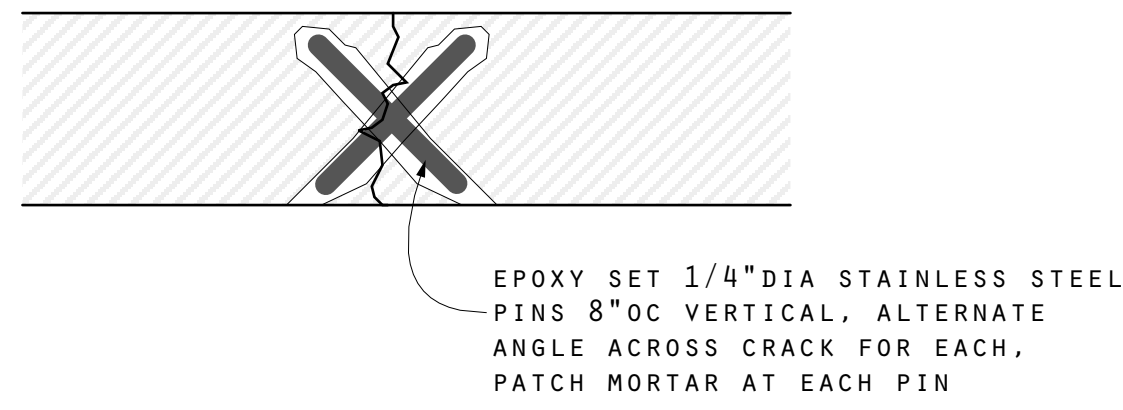
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 Project #: 227-473.00 Issue Date: 03-07-2017
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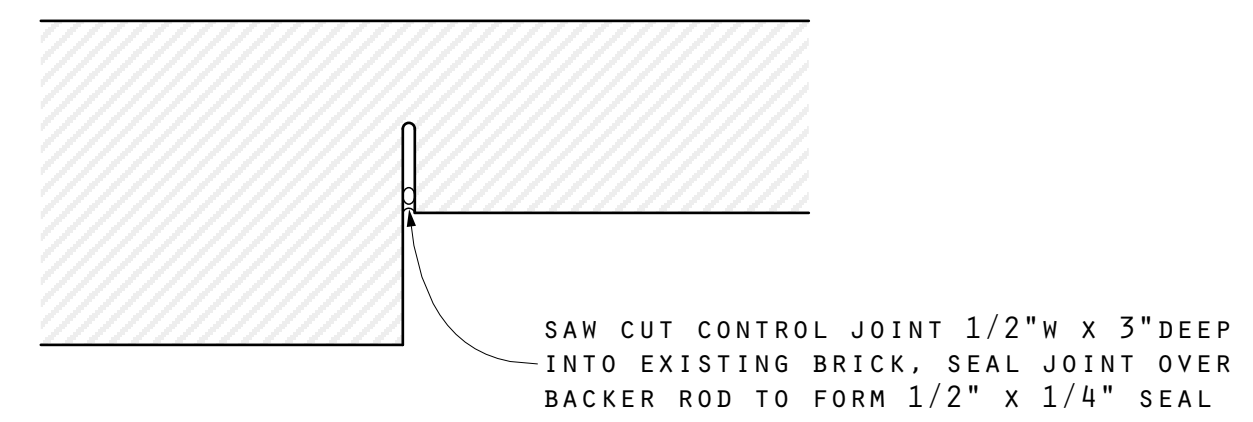
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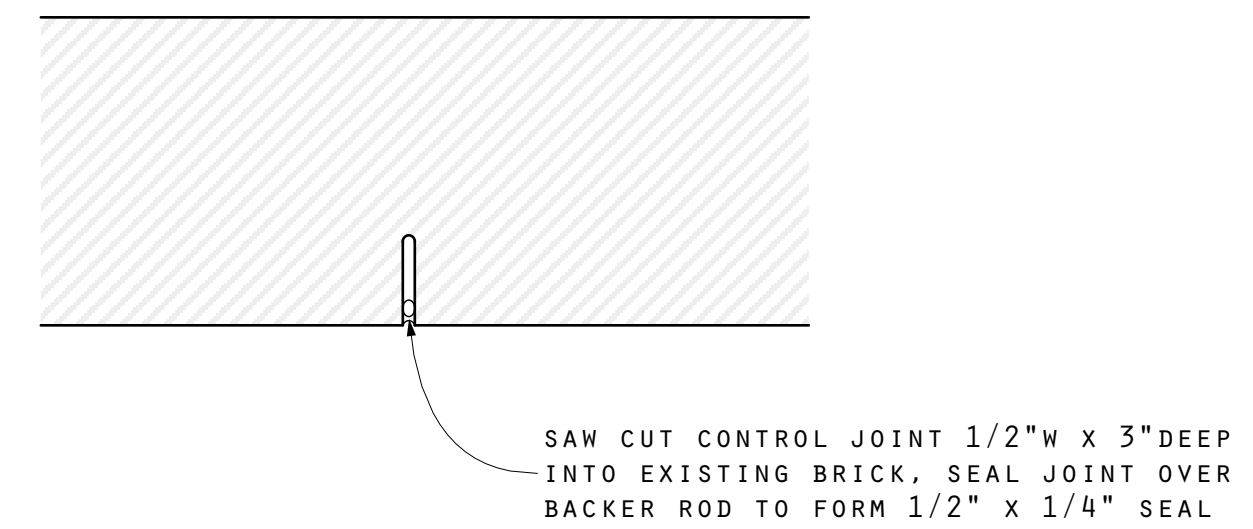
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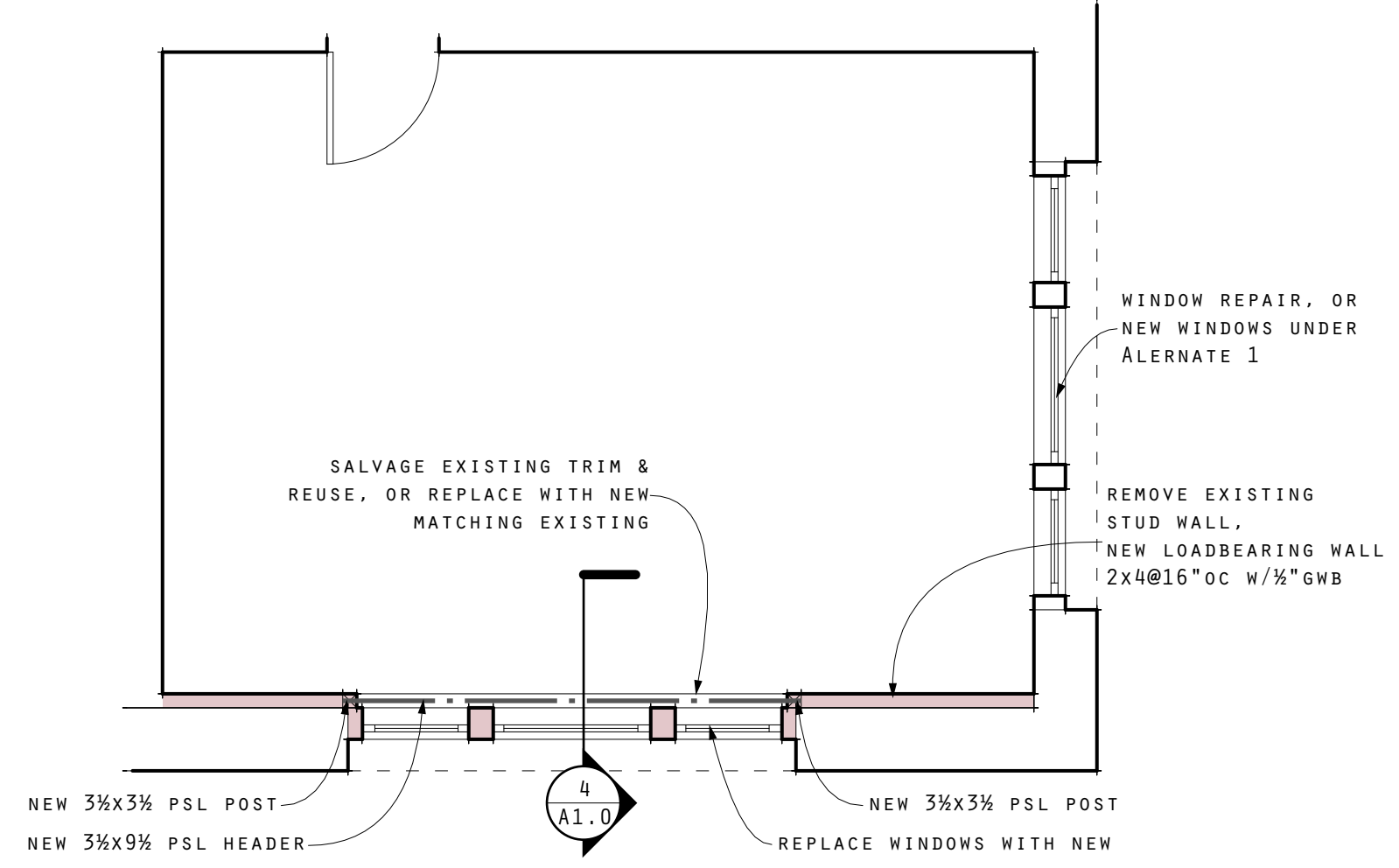
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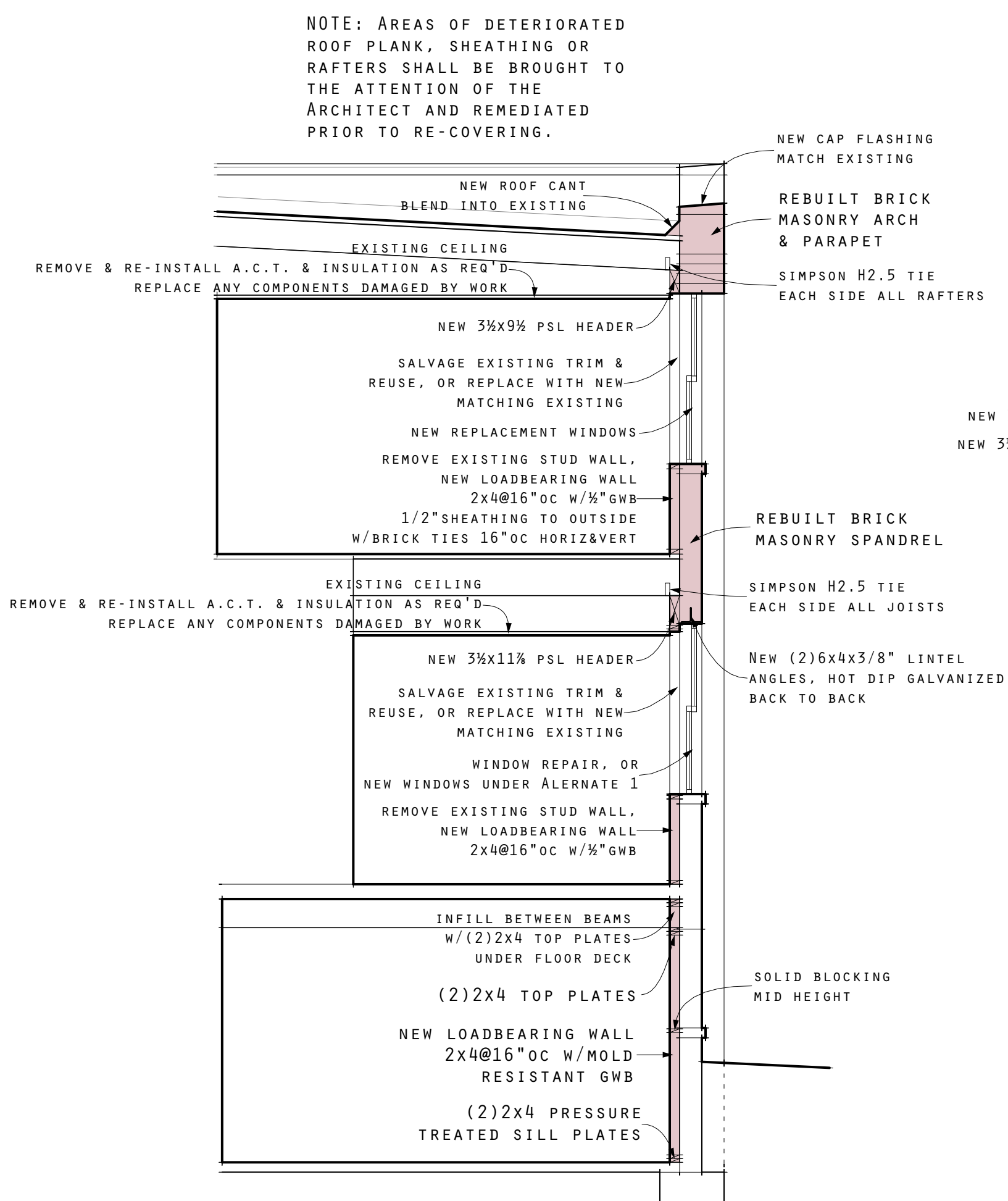
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A1.0 Not to Scale



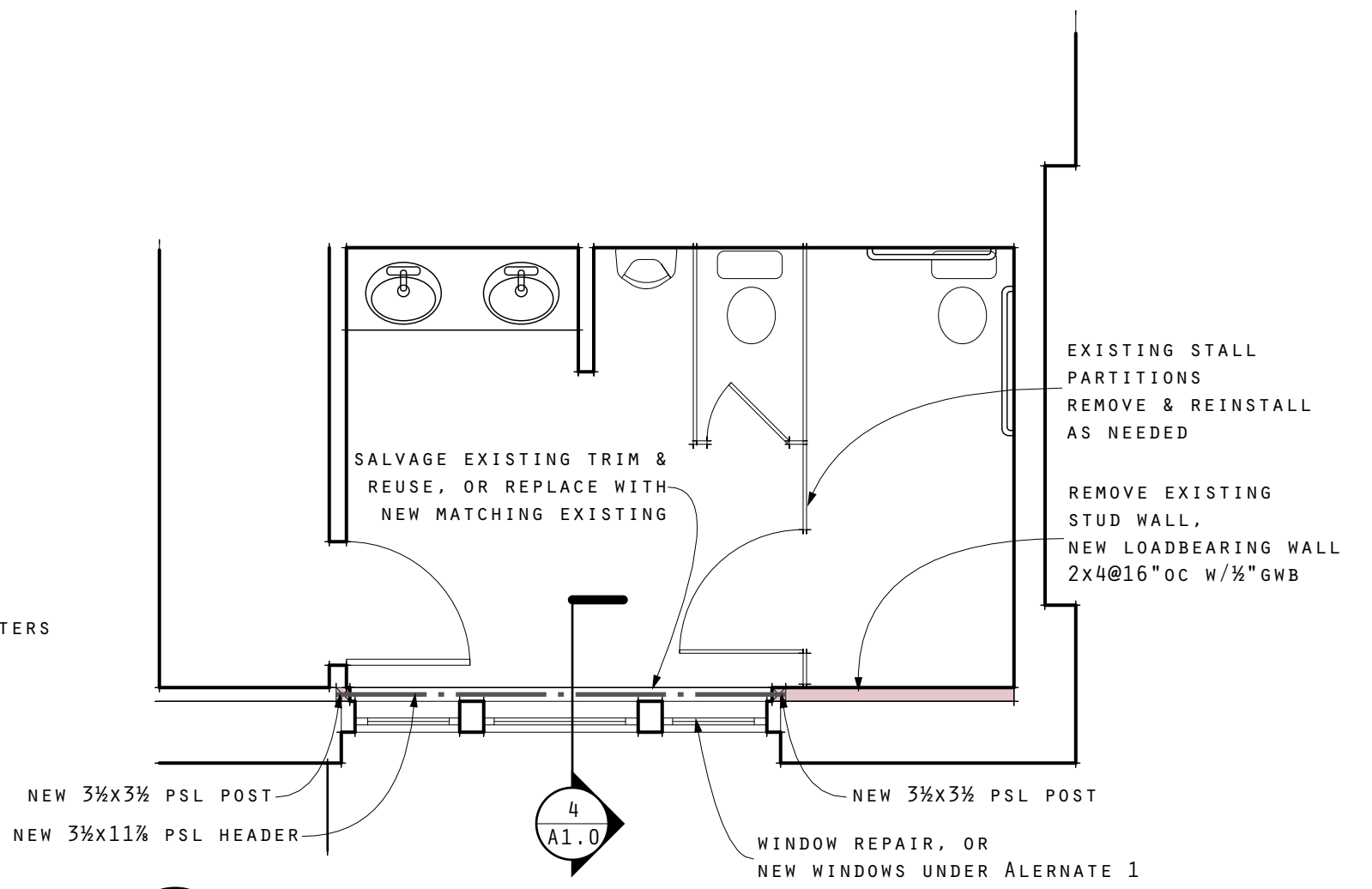
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A1.0 Not to Scale



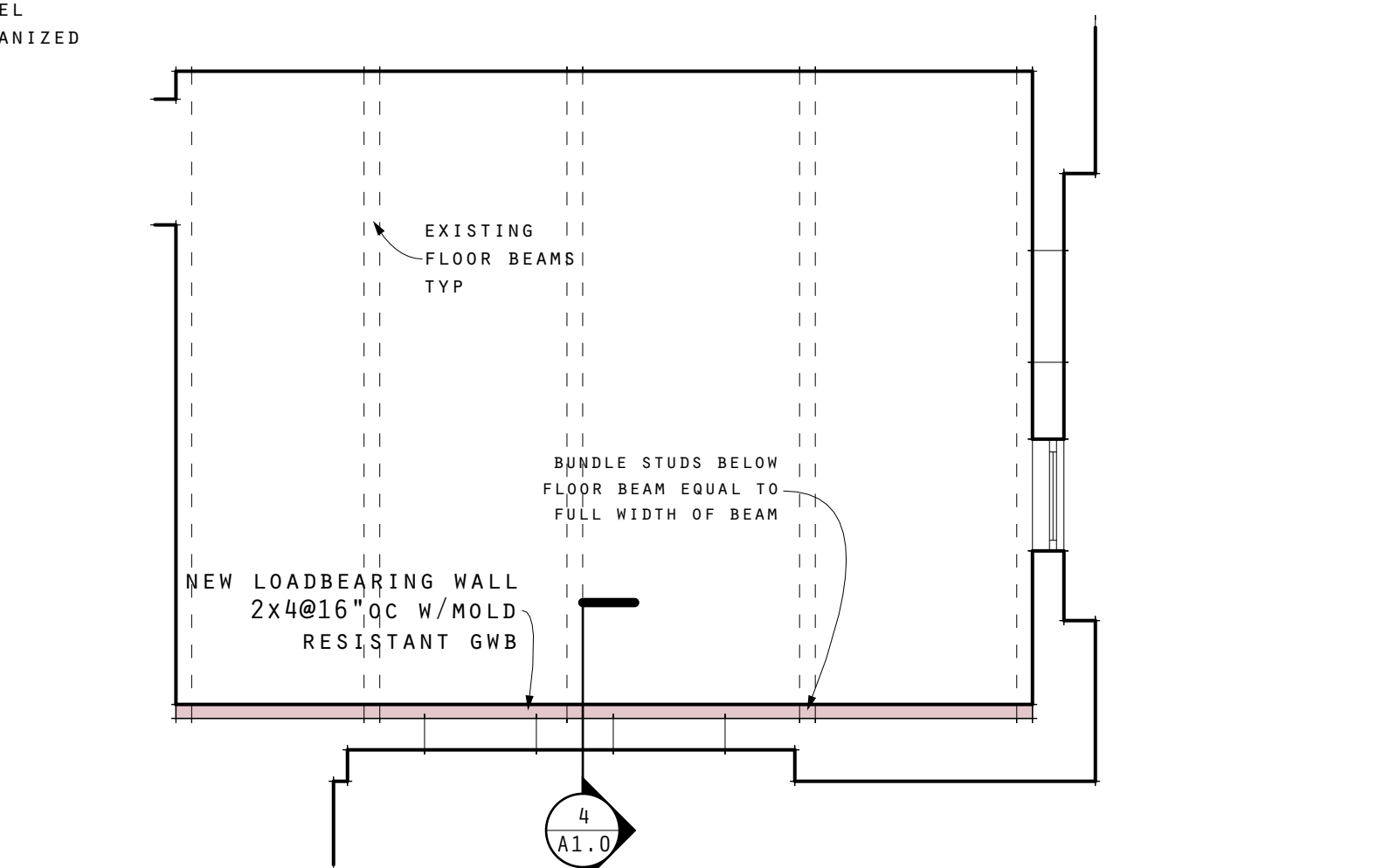
3 SECOND FLOOR PLAN
A1.0 Scale: 1/4" = 1'-0"



4 WALL SECTION
A1.0 Scale: 1/4" = 1'-0"

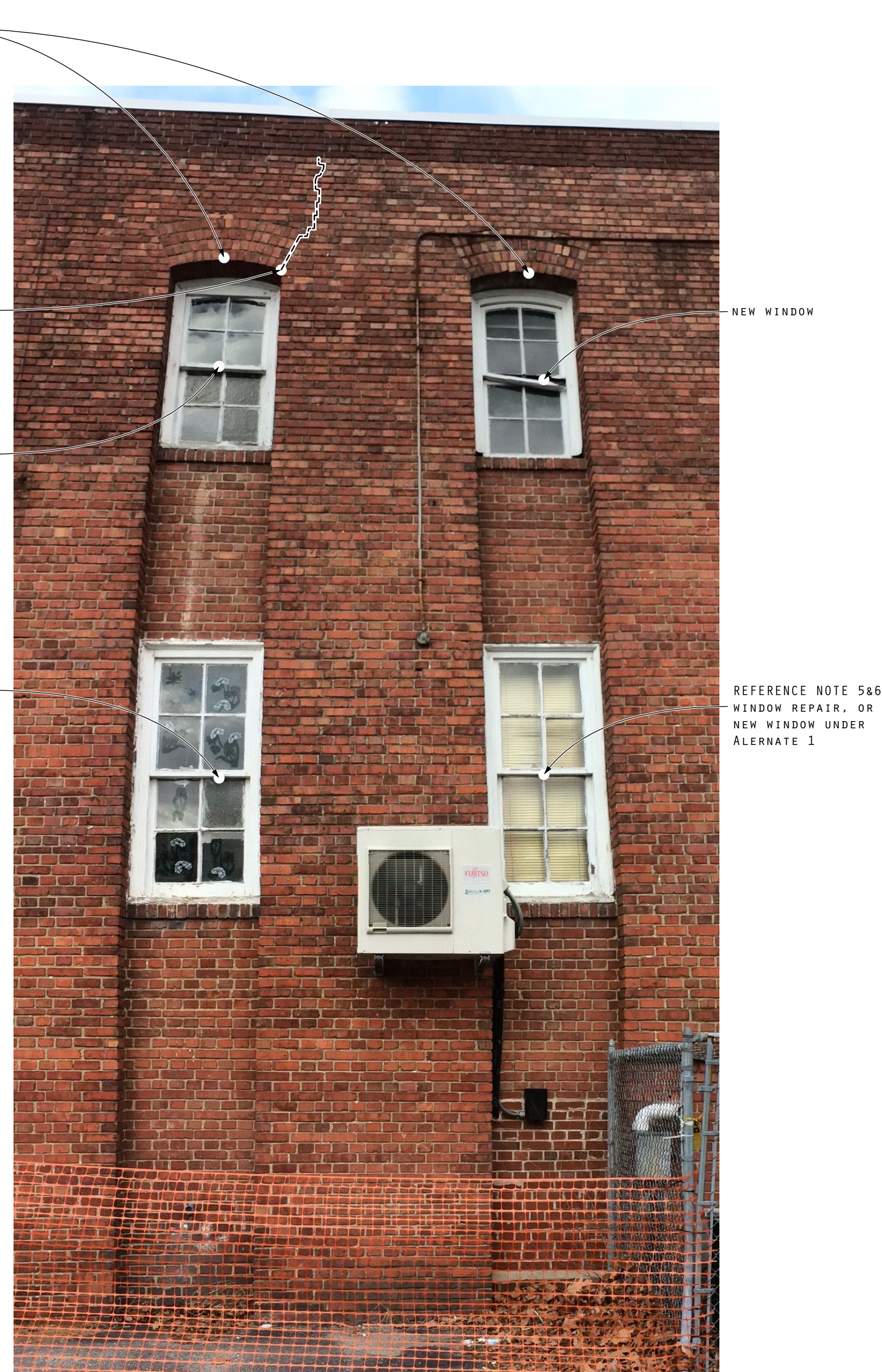
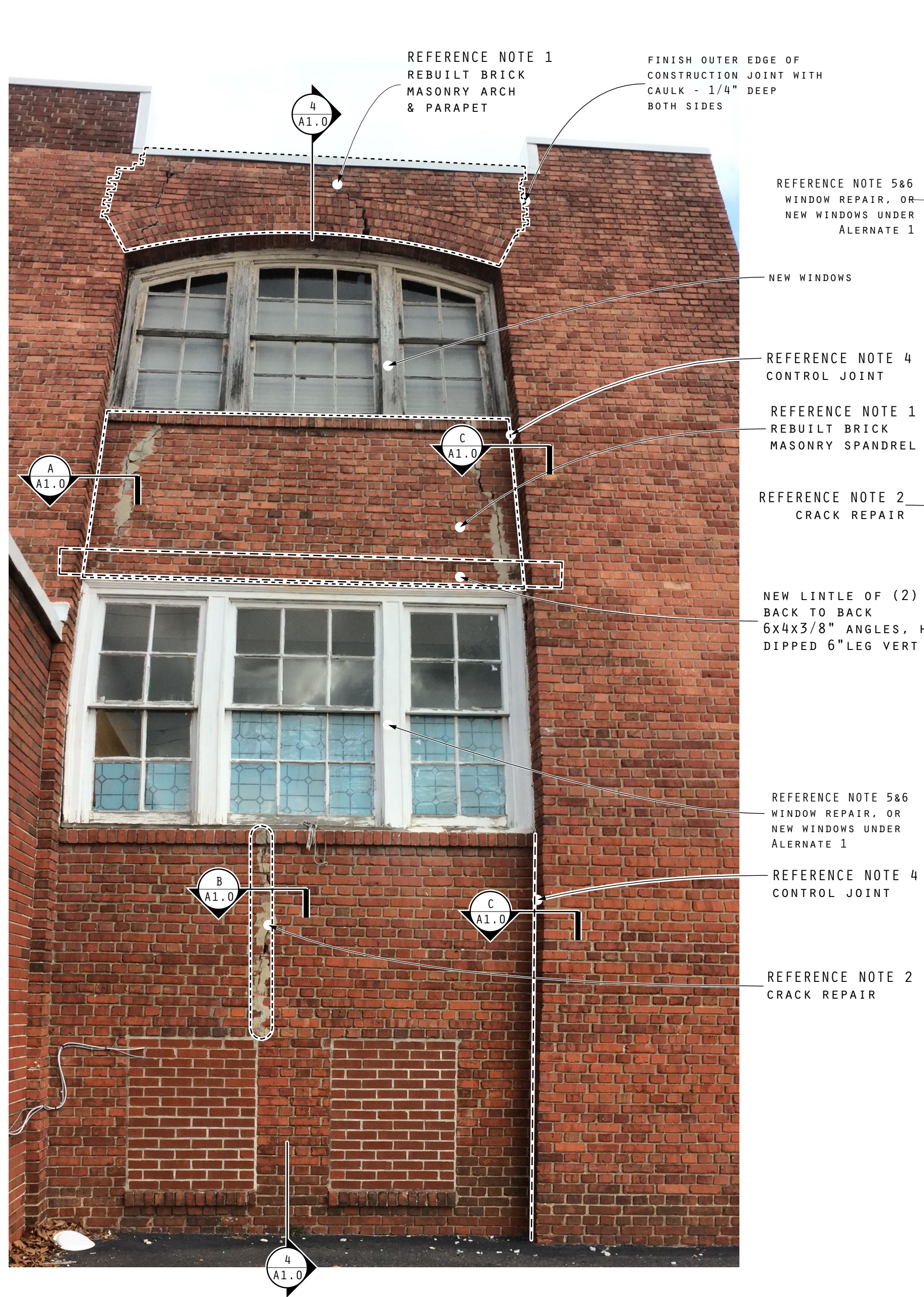


2 FIRST FLOOR PLAN
A1.0 Scale: 1/4" = 1'-0"



1 BASEMENT FLOOR PLAN
A1.0 Scale: 1/4" = 1'-0"





1 SOUTHEAST FACADE
A2.0 Not to Scale

2 EAST FACADE
A2.0 Not to Scale

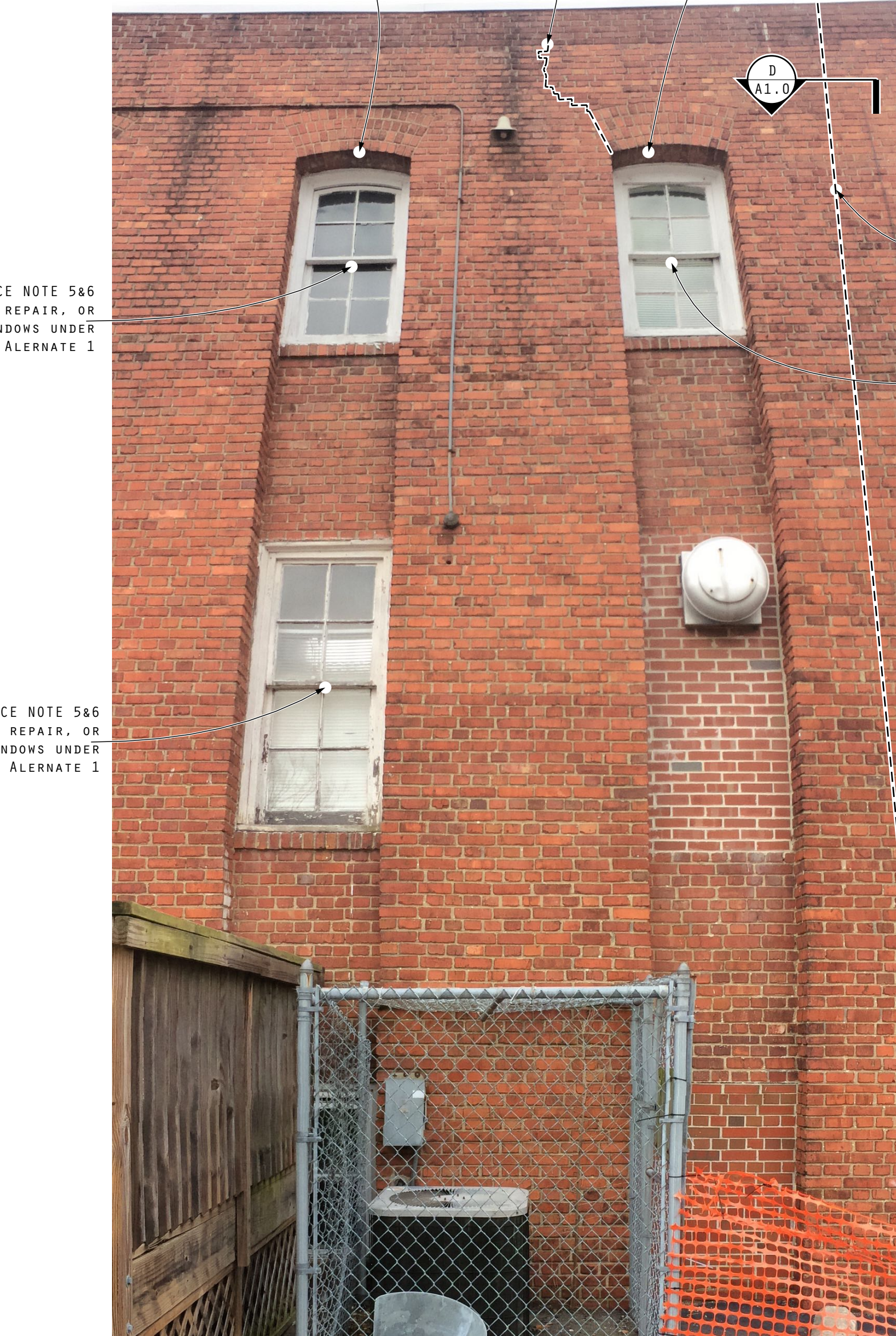
Reference Notes:

1. Rebuild masonry in this area. Remove and reset existing brick masonry, replacing deteriorated brick where necessary. Refer to Scope of Work Notes for more detailed information about Rebuilding.
2. Crack Repair for Cracks greater than 1/4" wide. Replace broken pieces of face brick with whole brick. Fill crack solid with mortar. Refer to Scope of Work Notes for more detailed information about Crack Repair with Injected Mortar.
3. Crack Repair for Cracks less than 1/4" wide. Replace broken pieces of face brick with whole brick. Inject epoxy grout into void of crack behind face brick. Refer to Scope of Work Notes for more detailed information about Crack Repair with Injected Epoxy Grout.
4. Control Joint in existing masonry. Saw-cut new control joint into existing masonry, with embedded stainless steel pins crossing joint. Refer to Scope of Work Notes for more detailed information about Control Joint in existing masonry.
5. Sealant joint between existing masonry & new or existing window units. Remove existing dried, cracked, and otherwise deteriorated sealant material from existing joints. Reseal joint with new paintable sealant material. Refer to Scope of Work Notes for more information about Sealant joints.
6. Prepare & Repaint existing painted woodwork at existing window frames which are to remain. Refer to Material Notes for more information about Preparing & Repainting existing painted woodwork.

REFERENCE NOTE 3
CRACK REPAIR

EXAMINE ENTIRE UNDERSIDE
OF EXISTING ARCH FOR LOOSE
BRICKS OR DETERIORATED MORTAR.
RE-POINT & REBUILD AS NEEDED.

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RE-POINT & REBUILD AS NEEDED.



REFERENCE NOTE 5&6
WINDOW REPAIR, OR
NEW WINDOWS UNDER
ALERNATE 1

REFERENCE NOTE 5&6
WINDOW REPAIR, OR
NEW WINDOWS UNDER
ALERNATE 1

REF NOTE 4
NEW SAW CUT
CONTROL JOINT
MID-WAY BETWEEN
WINDOWS

REFERENCE NOTE 5&6
WINDOW REPAIR, OR
NEW WINDOWS UNDER
ALERNATE 1

REPLACE MISSING BRICK
EXAMINE ENTIRE UNDERSIDE
OF EXISTING ARCH FOR LOOSE
BRICKS OR DETERIORATED MORTAR.
RE-POINT & REBUILD AS NEEDED.

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REFERENCE NOTE 5&6
WINDOW REPAIR, OR
NEW WINDOWS UNDER
ALERNATE 1

REFERENCE NOTE 5&6
WINDOW REPAIR, OR
NEW WINDOWS UNDER
ALERNATE 1

2 WEST FACADE
A2.1 Not to Scale

1 SOUTHWEST FACADE
A2.1 Not to Scale

Reference Notes:

1. Rebuild masonry in this area. Remove and reset existing brick masonry, replacing deteriorated brick where necessary. Refer to Scope of Work Notes for more detailed information about Rebuilding.
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