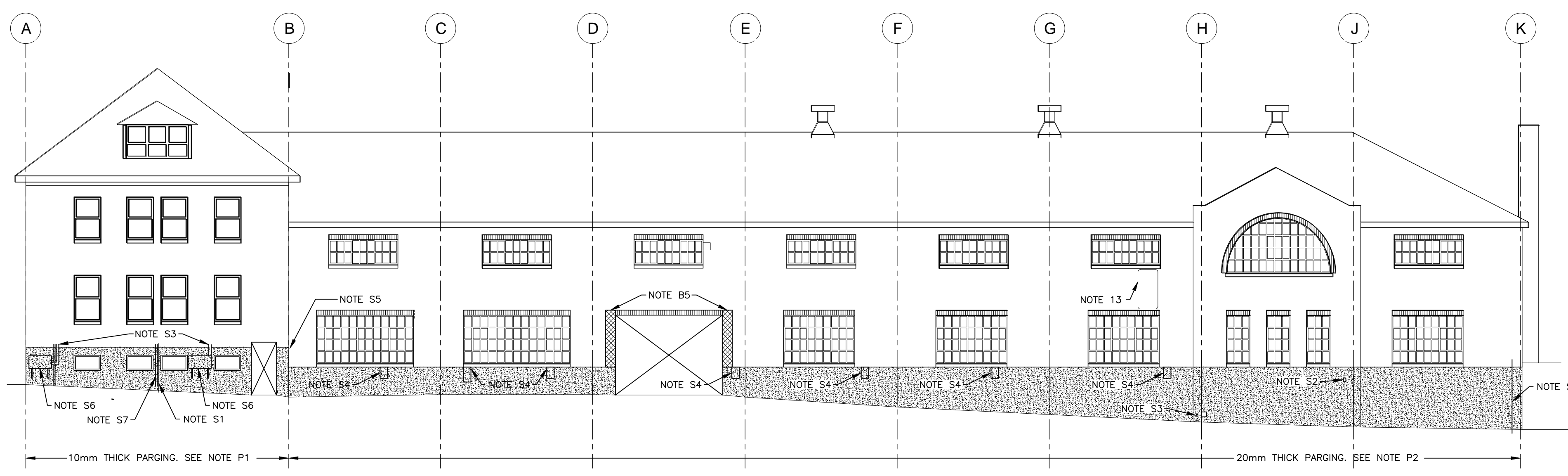
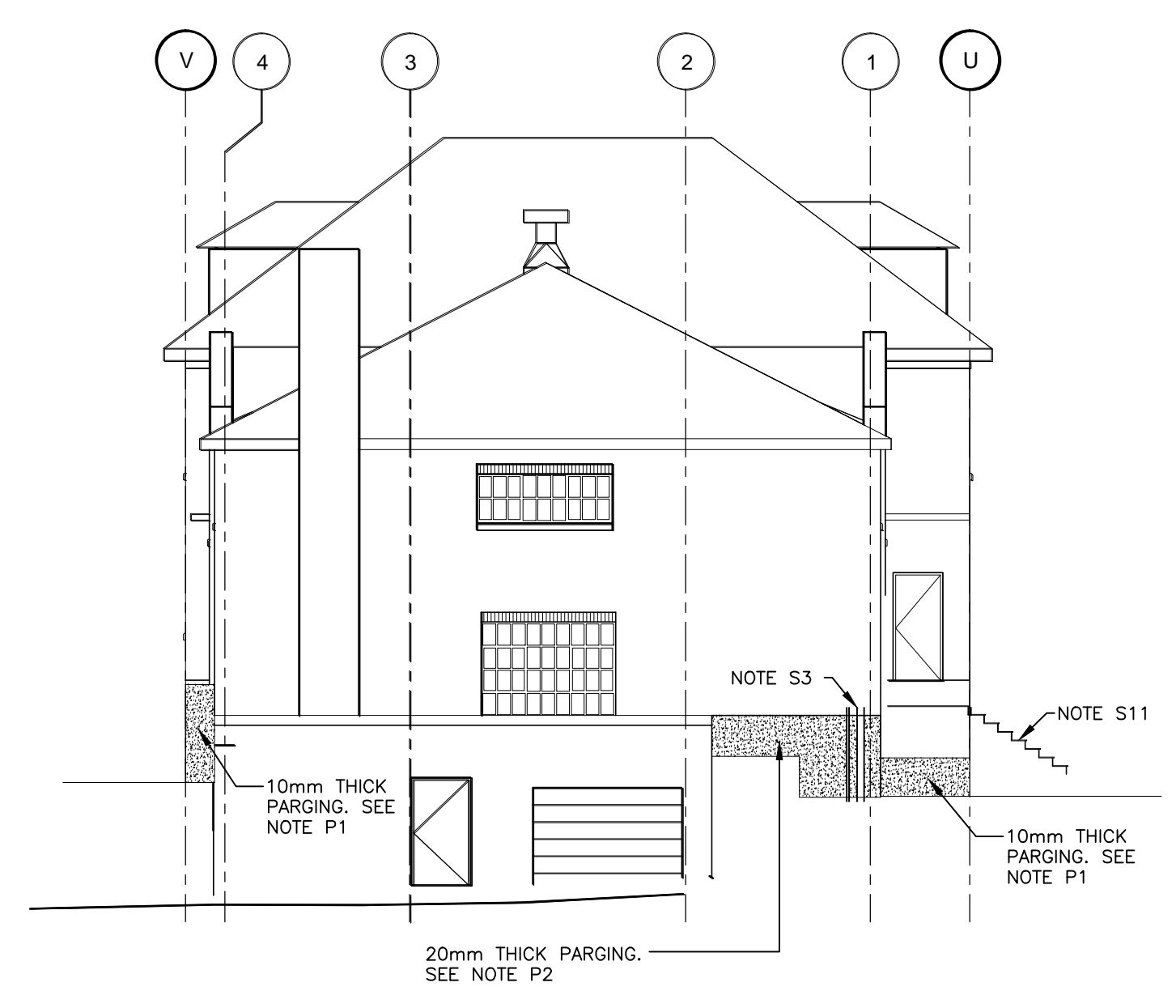


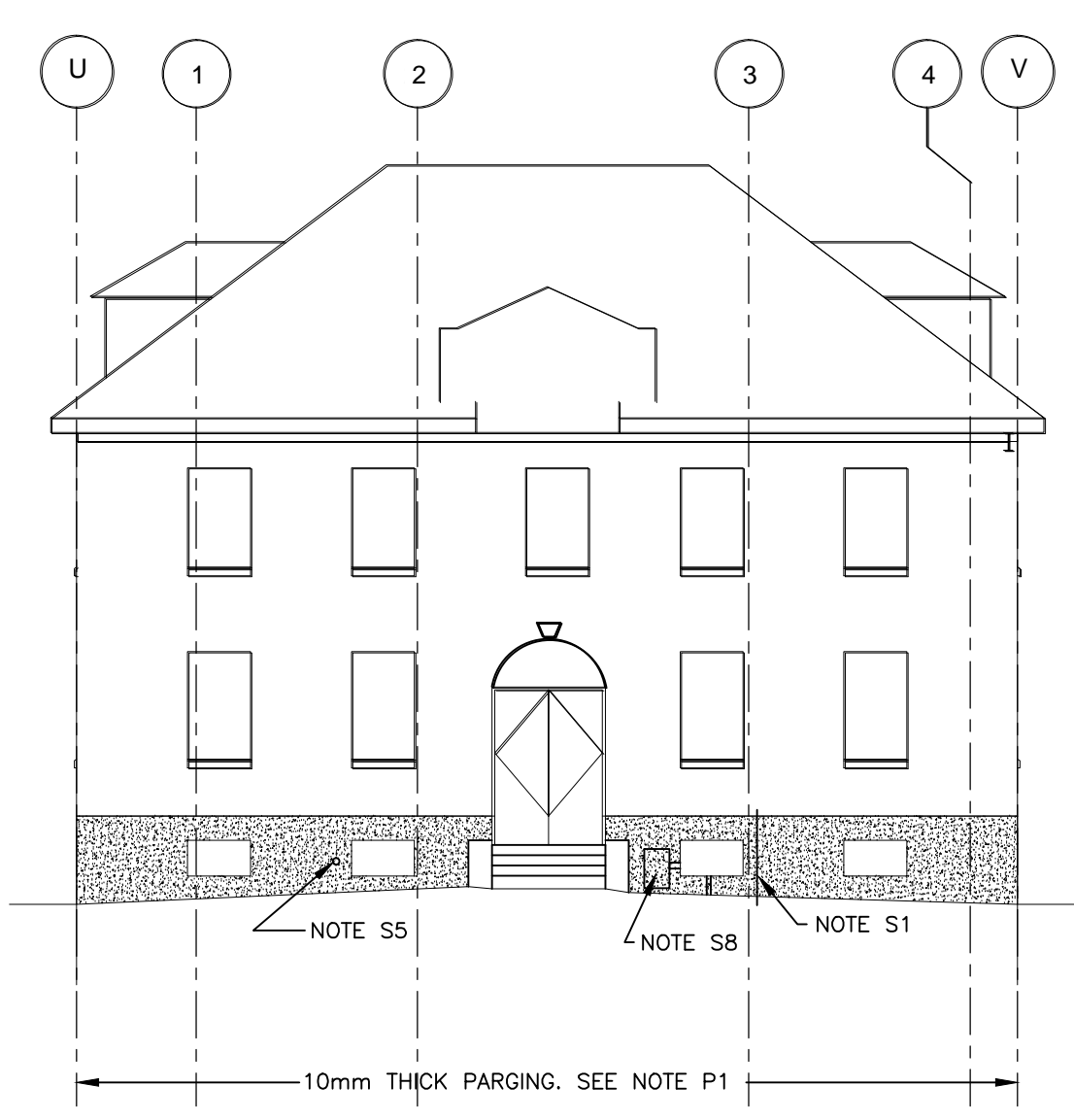
1 EAST ELEVATION
S401 1:125



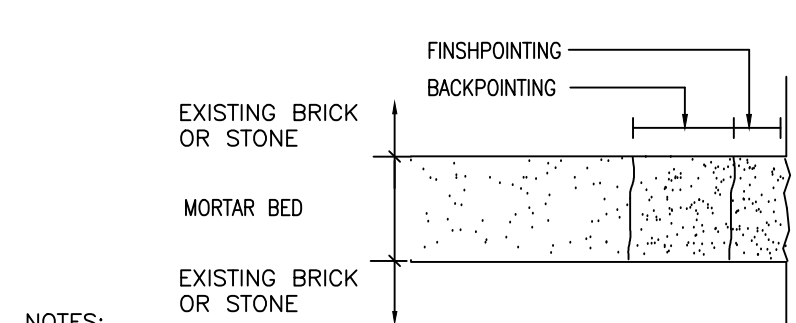
2 WEST ELEVATION
S401 1:125



3 SOUTH ELEVATION
S401 1:125



4 NORTH ELEVATION
S401 1:125



- NOTES:
- FINAL LAYER OF POINTING MORTAR 30mm +/- DEEP. LEAVE MINIMUM 24 HOURS BETWEEN BACKPOINTING AND FINISHPOINTING BEDDING MORTAR, APPLY IN LAYERS OF 30mm TO 50mm MAXIMUM
 - CLEAN STONE FACE AND REMOVE MORTAR DROPPINGS AFTER TOOLING AS SPECIFIED
 - COMPACT FINAL LAYER OF MORTAR AND TOOL JOINT TO GIVE SLIGHTLY CONCAVE PROFILE. FOR POINTING MORTAR, USE SHORT SLICKER FOR BETTER COMPACTION. DO NOT FEATHER MORTAR OVER STONE FACE. KEEP MORTAR MOIST FOR SEVERAL DAYS FOLLOWING INSTALLATION. PROTECT MORTAR FROM FLASH SETTING DUE TO EXPOSURE TO DIRECT SUNLIGHT
 - MOISTEN STONE PRIOR TO INSTALLING MORTAR FOR BETTER BOND BETWEEN MORTAR AND STONE
 - RAKE OUT EXISTING MORTAR. SEE NOTE FOR ASSUMED EXTENT. REMOVE ALL LOOSE OR DETERIORATED MORTAR TO THE FULL DEPTH OF THE STONE IF NECESSARY. APPLY BEDDING MORTAR IN LAYERS.
 - FOR PRICING ASSUME 60% OF REMOVALS ARE 30mm DEEP AND THE REMAINDER ARE FULL DEPTH REMOVALS. WHERE FULL DEPTH REMOVALS ARE NECESSARY, THE CONTRACTOR MUST EXERCISE CAUTION SO AS NOT TO DESTABILIZE THE WALLS. IN THIS CASE, REMOVE MORTAR IN ONLY SMALL PORTIONS OF THE WALL AND REPOINT EXCEPT FOR FINAL LAYER BEFORE PROCEEDING WITH REMOVALS
 - FOR THIN JOINTS, USE A FINER MIX AND PUSH THE MORTAR IN PLACE WITH A SLICKER

6 REPOINTING DETAIL
S001 N.T.S.

- GENERAL NOTES
- Note A Prior to starting the work, schedule an inspection with Consultant to identify all masonry repairs. Consultant to record quantities periodically as work progresses.
 - Note B All new brick to match existing, in accordance with specification.
 - Note C Following the completion of the masonry work, clean masonry in the area of work in accordance with the specifications.
 - Note D Provide cold weather protection in accordance with the specifications.

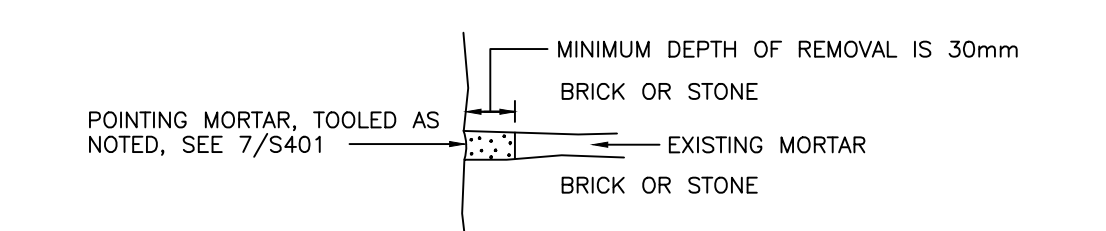
- EPOXY INJECTION CRACK REPAIRS
- Note E1 Complete a total of 33 linear meters of epoxy injection crack repairs in accordance with the specification. Exact locations of epoxy injection repairs to be determined on site with the Consultant after the removal of the existing parging is complete. Epoxy injections repairs to be completed prior to the installation of the new parging.

- PARGING NOTES
- Note P1 North of gridline B, remove existing 10mm thick parging and replace with new 10mm thick parging in accordance with the specification. (50 square meters total area).
 - Note P2 South of gridline C, remove existing 20mm thick parging and replace with new 20mm thick parging in accordance with the specification. (185 square meters total area).
 - Note P3 See notes S1 to S17 on elevations for obstructions in the area of the parging work.
 - Note P4 Complete parging work in accordance with the parging manufacturer's instructions. Pre-soak existing concrete substrate prior to the application of the parging.
 - Note P5 Provide vertical control joints in parging at a maximum spacing of 3050mm. For example at every gridline and halfway between gridlines. Confirm location of all control joints on site with Departmental Representative prior to start of the work. Control joint to be a caulked tooled V-groove joint.
 - Note P6 Terminate parging neatly around all openings and existing building features and obstructions without gaps or voids. caulking around all windows, doors and as per notes S1 to S17.

- PARGING OBSTRUCTIONS NOTES
- Note S1 Existing lighting cable to be removed from the foundation wall to allow for the parging replacement and be re-anchored after the work is complete.
 - Note S2 Unused electrical box to be removed prior to installation of new parging.
 - Note S3 Existing electrical service/box to remain. Complete parging replacement around it and provide caulking all around.
 - Note S4 Existing sign to be removed from the foundation wall to allow for the parging replacement and be re-anchored after the work is complete.
 - Note S5 Faucet on return wall to remain. Complete parging replacement around it and provide caulking all around.
 - Note S6 Existing Mechanical unit to remain. Complete parging replacement behind the unit and around the supporting bracket and provide caulking all around.
 - Note S7 Existing loose rubber hoses (hanging) to be protected during the work.
 - Note S8 Existing gas meter to remain. Complete parging replacement behind the meter and around the conduits and provide caulking all around.
 - Note S9 Existing electrical conduit removed from the foundation wall to allow for the parging replacement and be re-anchored after the work is complete.
 - Note S10 Existing Mechanical unit to remain. Complete parging replacement behind the unit and around the existing conduits and electrical boxes and provide caulking all around.
 - Note S11 Remove and dispose of existing timber stairs and landing. Reinstatement of the stairs and landing is not included in the scope of work.
 - Note S12 Existing Vent to remain. Complete parging replacement around it and provide caulking all around.
 - Note S13 Existing gate fastened with concrete screws to be removed from the foundation wall to allow for the parging replacement and be re-anchored after the work is complete.
 - Note S14 Existing handrail fastened with concrete screws to be removed from the foundation wall to allow for the parging replacement and be re-anchored after the work is complete.
 - Note S15 Existing glass handrail to be protected during the work.
 - Note S16 Existing area well and steel grating area well cover. Provide protection to avoid existing and new parging material from falling into the area well.
 - Note S17 Existing steel plate to be removed prior to installation of new parging.

- BRICK NOTES:
- Note B1: Remove 100 bricks and replace with new bricks. Rake out and repoint 250 linear meters of mortar joints. See details 5/S001 and 6/S001.
 - Note B2: Remove 50 bricks and replace with new bricks. Rake out and repoint 100 linear meters of mortar joints. See details 5/S001 and 6/S001.
 - Note B3: Remove 50 bricks and replace with new bricks. Rake out and repoint 100 linear meters of mortar joints. See details 5/S001 and 6/S001.
 - Note B4: After removal of stairs and landing (See Notes S11), remove 100 bricks and replace with new bricks. Rake out and repoint 100 linear meters of mortar joints. See details 5/S001 and 6/S001.
 - Note B5: Rake out and repoint 10 linear meters of mortar joints. See details 5/S001 and 6/S001.

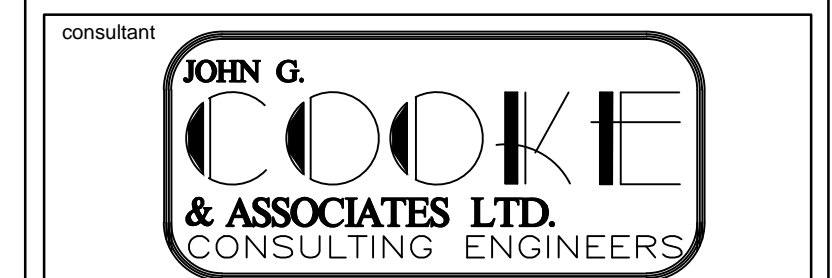
- ADDITIONAL QUANTITIES (to be included in contract):
- AD.1 Allow for removing an additional 100 bricks and replacing with new bricks, scattered throughout the elevations. For pricing purposes, assume that the work will require either a cherry picker or rolling scaffolding.
 - AD.2 Allow for raking out and repointing an additional 100 linear meters of mortar joints, scattered throughout the elevations (brick) and inside the building (block). For pricing purposes, assume that the work will require either a cherry picker or rolling scaffolding. See details 5/S001 and 6/S001.



- RAKING OUT PROCEDURE:
- RAKE OUT EXISTING MORTAR SQUARE TO STONE.
 - REMOVE ALL RESIDUE FROM STONE FACE TO ALLOW NEW MORTAR TO BOND TO BRICK OR STONE.
 - DO NOT CHIP OR OTHERWISE DAMAGE EDGE OF BRICK OR STONE DURING REMOVALS. GRINDERS OR SAW BLADES MUST NOT TOUCH BRICK OR STONE.
 - FACE, CUT CENTRE OF JOINT CAREFULLY, WITHOUT MARKING BRICK OR STONE. REMOVE REMAINDER OF MORTAR USING HAND TOOLS. GRINDER/SAW BLADES NOT TO EXCEED HALF THE WIDTH OF THE MORTAR JOINT.
 - ALL CRACKED MORTAR, MORTAR DEBONDED FROM BRICK OR STONE, OR DETERIORATED MORTAR, MUST BE REMOVED FROM JOINT PRIOR TO REPOINTING.
 - CLEAN OUT JOINT USING COMPRESSED AIR, OR WASH OUT JOINTS USING PRESSURIZED WATER, PRIOR TO REPOINTING.

5 RAKING OUT DETAIL
S001 N.T.S.

1	Sep. XX, 2013	Issued for Bid	M.L.
#	Date	Milestone	By



professional stamp	professional stamp
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project title
**BUILDING 94:
EXTERIOR MASONRY
REPAIRS**

drawing title
**EXTERIOR MASONRY
ELEVATIONS**

date	September 2013	job no.	14023
scale	1:125	drawing no.	S001
drawn	M.L.		
approved	M.L.		
plot date	September, 2013		

- DO NOT SCALE FROM THIS DRAWING
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES
- THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL