

MASONRY NOTES:

1. ALL BRICK SHALL BE NEW BRICK, GRADE SW OR MW, CONFORMING TO ASTM G82, C75, C216.
2. THE ULTIMATE COMPRESSIVE STRENGTH, F' M, SHALL NOT BE LESS THAN 1,800 PSI IN 28 DAYS.
3. ALL CONCRETE MASONRY UNITS SHALL BE TWO-CELL LOAD BEARING UNITS CONFORMING TO ASTM C90 WITH MINIMUM COMPRESSIVE STRENGTH, F' M, OF 3,000 PSI IN 28 DAYS, OR HIGHER, AS REQUIRED, TO MEET THE REQUIRED F' M.
4. ALL MORTAR, TYPE MS AND GROUT SHALL CONFORM TO ASTM C476.
5. ALL MASONRY WALL REINFORCEMENT SHALL BE #3 GRADE 60.
6. ALL MASONRY PIERS, NARROWER THAN THE WIDEST OPENING ADJACENT TO THE PIER, SHALL HAVE VOIDS FILLED WITH GROUT.
7. ALL CORNERS AND WALL INTERSECTIONS SHALL HAVE FOUR VERTICAL REINFORCING BARS. JAMBS AT DOORS AND OPENINGS SHALL HAVE TWO VERTICAL REINFORCING BARS. PIERS AT BEAM BEARING LOCATIONS SHALL HAVE A MINIMUM OF FOUR VERTICAL REINFORCING BARS.
8. MINIMUM VERTICAL REINFORCEMENT IN CONCRETE MASONRY UNIT WALLS: #9 VERTICAL AT 92" O.C.
9. ALL CELLS WITH VERTICAL REINFORCEMENT SHALL BE FILLED SOLID WITH GROUT.
10. PROVIDE A RIBBED BEAM COURSEING, OR FILL THREE COURSES SOLID WITH GROUT, AT EACH FLOOR OR ROOF LEVEL, AND AT A MAXIMUM WALL HEIGHT OF 16'-0".
11. ALL COLD WEATHER MASONRY CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS OF THE BOCA CODE OR THE GUIDE SPECIFICATIONS OF THE INTERNATIONAL MASONRY INDUSTRY.
12. NO CONSTRUCTION LOADS THAT WILL DAMAGE THE MORTAR JOINTS, SHALL BE PLACED ON MASONRY WITH LESS THAN 72 HOURS CURING TIME, OR 900 PSI MORTAR STRENGTH.

CEMENT

A. CEMENT SHALL BE AN AMERICAN PORTLAND CEMENT CONFORMING TO ASTM C-150, TYPE II OR TYPE III FOR COLD WEATHER CONSTRUCTION (GRAY OR WHITE AS APPROPRIATE).

MIX

A. THE MORTAR USED TO TUCK POINT THE JOINTS SHALL CONSIST OF ONE PART PORTLAND CEMENT, ONE PART TYPE S HYDRATED LIME, AND SIX PARTS SAND, PROPORTIONED BY VOLUME.

SAMPLE PANEL

A. A SECTION OF WALL SHALL BE POINTED FOR THE PURPOSE OF CHOOSING A DESIRED MORTAR COLOR, WHICH MATCHES THE EXISTING COLOR AND TO DEMONSTRATE THE SPECIFIED WORKMANSHIP, DEPTH, AND TOOLING OF THE JOINTS REQUIRED FOR USE ON THE JOB. CONTRACTOR SHALL CUT JOINTS AND LEAVE SECTION UNPOINTED UNTIL THE AUTHORITY CAN CHECK DEPTH OF CUT.
 B. TWO OR MORE SAMPLE AREAS MAY BE REQUIRED BEFORE ONE IS APPROVED. AFTER APPROVAL OF ONE, THE OTHERS SHALL BE BROUGHT UP TO COLOR CONFORMANCE BY BRUSH GROUTING.

PREPARATION

A. CARBON AND DIRT SHALL BE REMOVED WITH DETERGENT AND STIFF BRUSHES. MORTAR OR FLANGES SHALL BE REMOVED WITH A SOLUTION OF BLEACH AND WATER.
 B. ALL MORTAR THAT IS LOOSENEED BY HAND TOOLS IS REQUIRED TO BE REMOVED.
 C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL BRICKS MISSING, BROKEN, OR CRACKED AS PART OF THE CONTRACT WORK ON ALL BUILDING FACES DESIGNATED FOR POINTING. BROCKS REPLACED SHALL BE HAND-PLUMED OF A TYPE AND SIZE TO MATCH EXISTING AS CLOSELY AS POSSIBLE.
 D. THE JOINTS SHALL BE THOROUGHLY VACUUMED, BLOWN CLEAN, OR BRUSHED TO REMOVE ALL LOOSE MATERIALS, AND CLEANED WITH A HIGH PRESSURE HOSE STREAM. IF THE OPEN JOINTS CANNOT RECEIVE MORTAR FOR ANY REASON WITHIN A TWELVE (12) HOUR PERIOD AFTER REMOVAL OF EXISTING MORTAR, OR INCIDENT WEATHER IS FORECAST WHICH MAY CAUSE A DELAY IN COMPLETING THE REPOINTING IN ANY ONE OR SEVERAL AREAS, THE CONTRACTOR SHALL COVER THE OPEN JOINTS WITH POLYETHYLENE COVERING OR OTHER SUITABLE MATERIAL IN ORDER TO AVOID WATER PENETRATION INTO THE BUILDING AND POSSIBLE WATER DAMAGE. THE CONTRACTOR SHALL SECURE THE PROTECTIVE COVERING WITH TAPE OR OTHER ACCEPTABLE METHODS, AND MAINTAIN THE COVERING UNTIL THE WORK CAN CONTINUE UNDER FAVORABLE WEATHER CONDITIONS. CUT OUT MORTAR JOINTS SHALL REMAIN OPEN UNTIL INSPECTED BY THE ARCHITECT. EXISTING MORTAR NOT REMOVED THOROUGHLY AS REQUIRED SHALL BE REASON FOR REJECTION BY THE ARCHITECT.

INSTALLATION

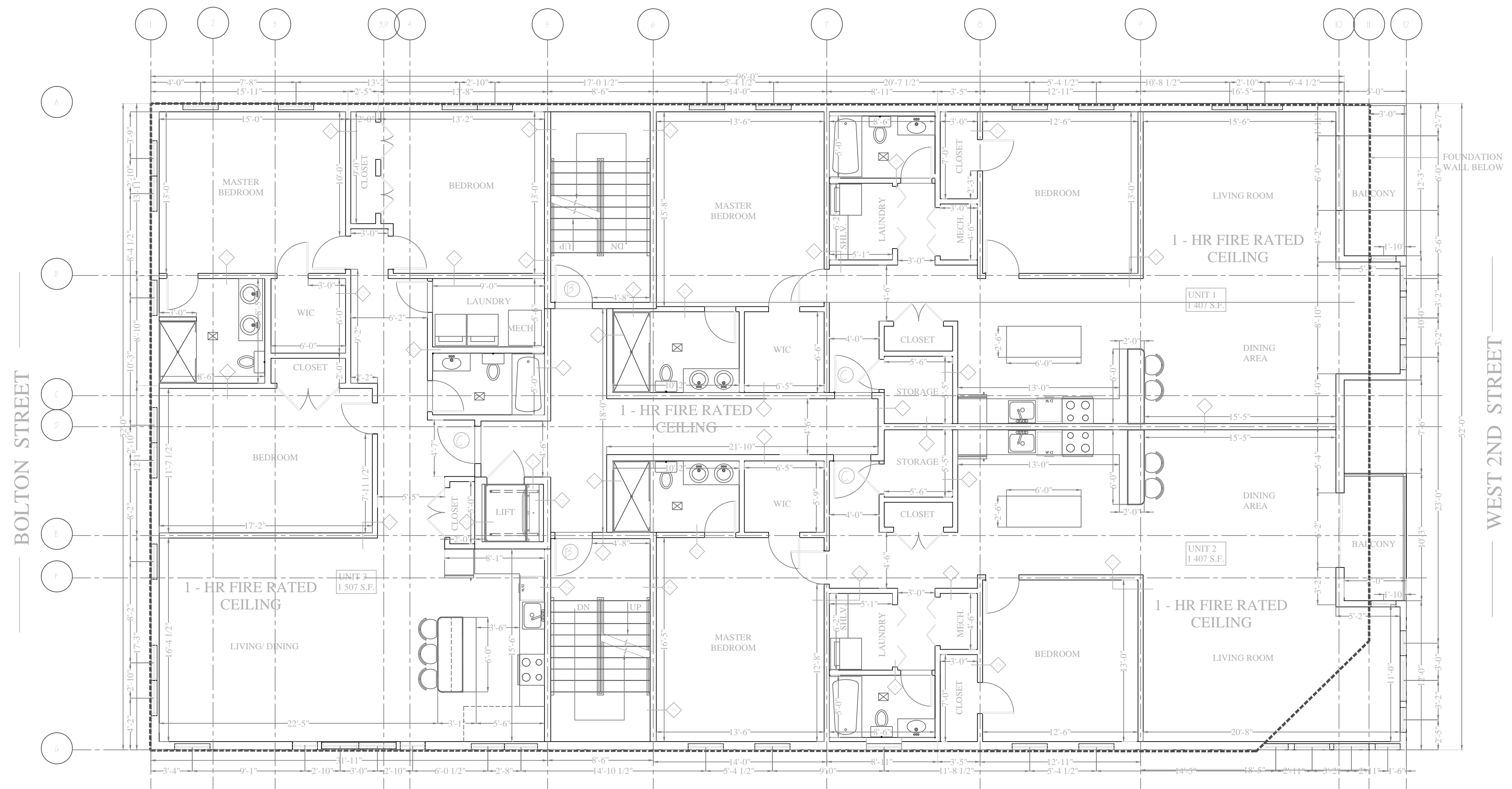
A. TO AVOID SHRINKAGE AND IMPROVE WORKABILITY, POINTING MORTAR SHALL BE PRE-HYDRATED, THOROUGHLY MIX ALL MORTAR INGREDIENTS DRY, WHEN READY FOR USE, MIX INGREDIENTS AGAIN AND ADD ONLY ENOUGH WATER TO PRODUCE A DAMP WORKABLE MIX WHICH WILL RETAIN ITS FORM WHEN PRESSED INTO A BALL. THE MORTAR SHALL BE KEPT IN THIS MOIST CONDITION FOR ONE TO TWO HOURS, AND THEN SUFFICIENT WATER ADDED TO BRING IT TO THE PROPER CONSISTENCY, THAT IS, SOMEWHAT DRIER THAN CONVENTIONAL MASONRY MORTAR.
 B. TO INSURE A GOOD BOND TO THE EXISTING MORTAR, BRICK AND STONEMAN, WET THE EXISTING JOINTS THOROUGHLY BEFORE APPLYING FRESH MORTAR. THE JOINTS SHALL NOT RECEIVE MORTAR IF THERE IS EVIDENCE OF FREE-STANDING WATER. IN SUCH CASES, ALLOW WATER TO SOAK INTO THE WALL. THE NEW MORTAR SHALL BE PACKED TIGHTLY IN 1/4" LAYERS UNTIL THE JOINT IS FILLED, THEN TOOLED TO A SMOOTH, CONCAVE SURFACE. NOTE CAREFULLY: FLUSH JOINTS WILL NOT BE ACCEPTABLE.
 C. THE CONTRACTOR SHALL PROTECT EXISTING ROOFING, WINDOWS, DOORS, STONEMAN, FLASHING, CALLINGS, TRIM AND OTHER MATERIALS DURING THE COURSE OF OPERATIONS. ALL DAMAGES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT THEIR EXPENSE AND TO THE COMPLETE SATISFACTION OF THE ARCHITECT.
 D. AFTER NEW MORTAR IS THOROUGHLY SET AND CURED, REMOVE LARGE PARTICLES OF MORTAR WITH WOOD PADDLES AND SCRAPERS PRIOR TO WETTING THE WALL. USE BRUSHES OR WIRE BRUSHES AS NECESSARY WITH CARE TO PREVENT INJURY TO EXISTING BRICK AND STONEMAN. THE WALL AREAS WHERE POINTING HAS TAKE PLACE SHALL BE CLEANED WITH WATER TO FLUSH OFF ALL LOOSE MORTAR AND DIRT. THESE AREAS SHALL THEN BE SCRUBBED DOWN WITH A SOLUTION OF ONE HALF CUP TRISODIUM PHOSPHATE AND ONE HALF CUP OF HOUSEHOLD DETERGENT DISSOLVED IN ONE GALLON OF CLEAN WATER.

GUARANTEE

A. THE CONTRACTOR SHALL GUARANTEE HIS WORK, LABOR, AND MATERIALS IN WRITING FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE BASE BID CONTRACT, SHOULD THE POINTING JOINTS EXECUTED UNDER THIS CONTRACT FAIL WITHIN THE GUARANTEED PERIOD AS DETERMINED BY THE ARCHITECT, THE CONTRACTOR SHALL MAKE SUITABLE REPAIRS INCLUDING AN ADDITIONAL APPLICATION OF THE LIQUID REPELLENT COATING AT HIS OWN EXPENSE.

CLEANUP

A. AT COMPLETION, REMOVE ALL EXCESS MATERIAL, DEBRIS, AND RUBBISH RESULTING FROM THE WORK OF THIS SECTION FROM THE JOB SITE. THE GROUNDS SHALL BE LEFT CLEAN.



2-ND FLOOR PLAN
5/16/10

Location

PROPOSED 9 UNITS
OVER THE EXISTING 1 STORY GARAGE
205 WEST 2ND STREET
SOUTH BOSTON, MA



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No.	Revision Date

Project No: 10272
Scale: AS NOTED
Date: 10-13-10
Drawn By: E.A.

Drawing Name
SECOND FLOOR PLAN

Sheet No.
A-1.1