

GENERAL NOTES

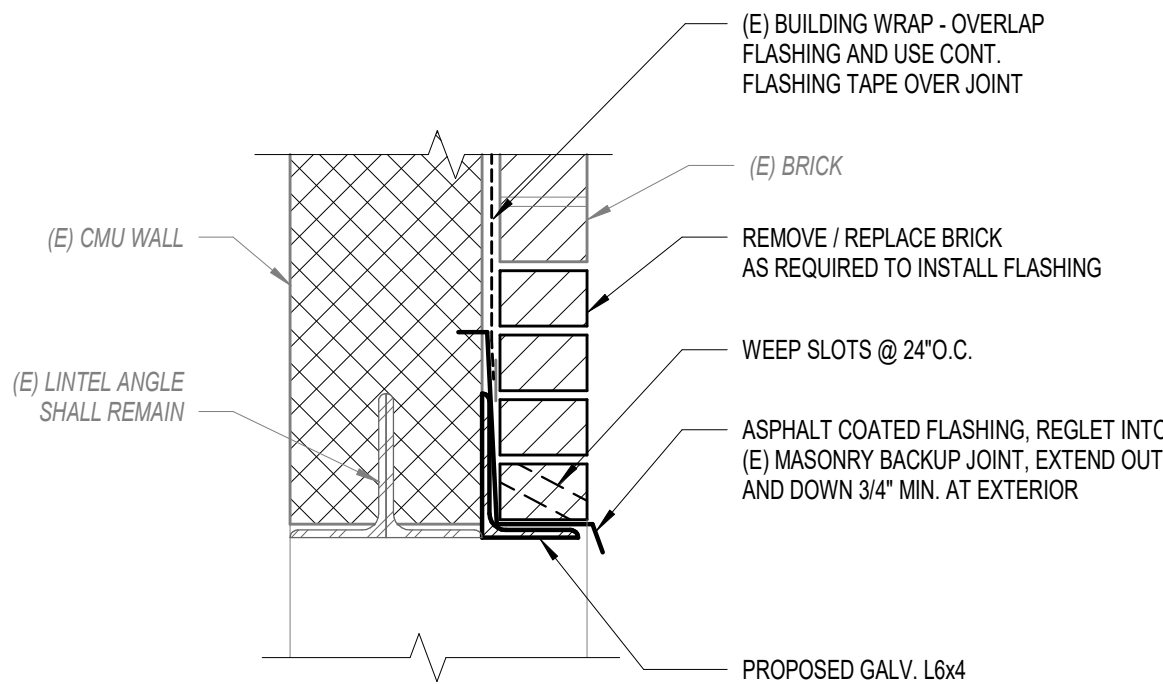
1. ALL CONTRACTORS SHALL CONFORM TO SAFETY REQUIREMENTS OF THE OWNER, AIA DOCUMENT A201, OSHA SAFETY AND HEALTH STANDARDS, AND OTHER LOCAL AUTHORITIES IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT.
2. WORK SHALL BE DONE IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE (IBC), 2021 EDITION AND ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
3. ALL REFERENCED STANDARDS OR PUBLICATIONS SHALL PERTAIN TO THE MOST CURRENT DATA, STANDARD OR PUBLICATION, UNLESS NOTED OTHERWISE.
4. NOTES ON THESE DRAWINGS SHALL NOT SUPERSEDE OR REPLACE INFORMATION PROVIDED IN THE SPECIFICATIONS. ANY INCONSISTENCIES WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL VISIT THE SITE AT A DESIGNATED TIME APPROVED BY THE OWNER, TO VERIFY EXISTING CONDITIONS, DIMENSIONS, LOCATION OF EXISTING UTILITIES, ETC. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITHOUT EXCEPTION.
6. THE STRUCTURE HAS BEEN DESIGNED AS A SELF-SUPPORTING SYSTEM ONCE ALL WORK CONTAINED ON THESE DRAWINGS HAS BEEN COMPLETED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ERECTION PREPARED AND SEQUENCE OF INSTALLATION TO ENSURE SAFETY OF THE BUILDING AND ITS OCCUPANTS DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS AND TEMPORARY SHORING, PRECAUTIONS DURING BUILDING OPERATIONS, PROTECTION OF PUBLIC AND WORKERS, REMOVAL OF WASTE MATERIAL, PROTECTION OF ADJACENT PROPERTY, PROTECTION OF HAZARDOUS OPENINGS, SAFETY PRECAUTIONS, AND SANITARY PROVISIONS OF EMPLOYEES AND SUBCONTRACTORS AS REQUIRED FOR THE DURATION OF THE CONTRACT.
7. WORK SHALL BE DONE IN AN ORDERLY AND PROFESSIONAL MANNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK TO BE DONE BY SUBCONTRACTORS, LOCAL AUTHORITIES, STATE AGENCIES AND/OR UTILITY COMPANIES WHICH MAY HAVE JURISDICTION OVER THIS PROJECT.
8. UTILITY EXTENSIONS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES OR AS INDICATED BY THE SPECIFICATIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY EXISTING ITEMS DAMAGED BY NEW CONSTRUCTION, AND FOR ANY INCIDENTAL, REPAIRS OF EXISTING FINISHED SURFACES DISTURBED BY NEW CONSTRUCTION, SUCH REPAIRS SHALL MATCH EXISTING TO THE OWNER'S SATISFACTION.
10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING, HANDLING, AND STORAGE OF ITEMS/MATERIALS TO REMAIN THE PROPERTY OF THE OWNER WITH THE OWNER'S REPRESENTATIVE.

ROOF AND EXTERIOR FACADE CONDITIONS

3. THIS FACED IS WHITEWASHED WHICH DOES NOT ALLOW FOR A COMPLETE EVALUATION OF THE BRICK CONDITION. THE WHITEWASH SHOULD BE REMOVED, AND THE BRICK RETURNED TO ITS NATURAL CONDITION. WE EXPECT THAT THE CABLE FLASH ELEVATION WILL REQUIRE A RAKE AND REPOINTING OF ALL MORTAR JOINTS.
2. THE GABLE DORMERS ARE SIZED WITH A WOOD PRODUCT WITH PANEL INSETS. THE WOOD TRIM WRAPS THE SIDES AND TERMINATES AT THE COPPER SKIRT FLASHING. THE WOOD IS IN POOR CONDITION AND SHOULD BE REPLACED IN ITS ENTIRETY. THE BASE OF THE WINDOWS, WHEN REPLACED, SHOULD BE PANNED IN COPPER AND THE COPPER SHOULD BE SOLDERED TO THE EXISTING COPPER SKIRT TO DEVELOP A COMPLETE AND INTEGRAL FLASHING FOR THE WINDOW AND WOOD TRIM INSTALLATION. THIS WILL LIKELY REQUIRE REMOVAL/REINSTALLATION OF A PORTION OF THE SLATE TILE SIDING TO TIE THE BASE OF THE SIDE WALL FLASHING IN THIS THE NEW COPPER PAN/WALL FLASHING FOR THESE AREAS.
3. ROOF SLATE TILE MOVEMENT/DISPLACEMENT IDENTIFIED WHICH REQUIRES REMOVAL/REINSTALLATION.
4. THE SLATE TO SKIRT COPPER EAVE/INTERSECTION IS AGED AND SHOULD BE RECONSTRUCTED TO MAKE THIS AREA WATERIGHT. AT THE NORTH END OF THE ROOF, THERE IS SEALANT APPLIED ALONG THIS JOINT. MANY OF THE SHINGLES AT THIS JOINT APPEAR TO BE LOOSE OR SLIPPING. THIS INSTALLATION SHOULD BE REWORKED AND UPGRADED.
5. GUTTER EXTENSION REQUIRED OR GENERAL GUTTER SYSTEM REPAIRS. SPLASH BLOCK REQUIRED.
6. BRICK VENEER DAMAGE REQUIRES RAKING AND REPOINTING. BRICK DETERIORATION MAY BE RELATED TO ONE OF THE FOLLOWING:
 - a. NATURAL WEATHERING.
 - b. DIRECT ROOF RUNOFF: IT IS LIKELY THAT THESE GUTTERS ARE FILLING WITH ICE AND SNOW IN WINTER CONDITIONS. THEY ARE OVERFLOWING OR THE ROOF RUNOFF IS FLOWING OVER THEM AND DIRECTLY SPLASHING ONTO THE ROOF SURFACES OR GRADE BELOW. THE RESULTING SPLASH HAS DAMAGED THE BRICK WITHIN 2-3 FEET ABOVE THESE SURFACES.
 - c. GUTTER DEFICIENCY: IN MANY INSTANCES, GUTTERS/DOWNSPOUTS EXIST, BUT DO NOT EXTEND TO GRADE OR TO THE ROOF SURFACE BELOW. IN THESE INSTANCES, THE GUTTED SHOULD BE EXTENDED TO 18" ABOVE EITHER THE ROOF OR GRADE AND SHOULD BE PROVIDED WITH SPLASH BLOCKS TO ACCOMMODATE THE STORMWATER RUNOFF.
 - d. BRICK VENEER ZONES BENEATH WINDOW/SILLS ARE RECEIVING RUNOFF THAT WE BELIEVE IS MAKING ITS WAY INTO THE JOINT BETWEEN THE WOOD SILLS AND THE PRECAST, WORKING ITS WAY BEHIND THE PRECAST SILL AND SUBSEQUENTLY BEHIND THE FIRST BRICK WYTHE BEFORE EXISTING THE WALL. THE BRICK IN THIS AREA IS DETERIORATED AND, IN SOME INSTANCES, WILL REQUIRE BRICK REPAIR. BUT MOST SIMPLY REQUIRED RAKING AND REPOINTING. THE JOINT BETWEEN WINDOWS AND WOOD TRIM AS WELL AS WOOD TRIM TO BRICK VENEER NEEDS TO RECEIVE A SEALANT APPLICATION APPROPRIATE TO THE MATERIALS.
7. LOW ROOF SIDEWALL MEMBRANE FLASHING IN THESE AREAS IS A VERY POORLY TIALED. THE MEMBRANE TERMINATION BAR IS APPLIED TO THE PRECAST WINDOW/SILLS (EITHER FACE OR DETAIL). IT IS UNLIKELY THAT THIS CONDITION CAN ACCOMMODATE A LOWER TERMINATION. OUR RECOMMENDATION WOULD BE TO PURCHASE A SHORTER WINDOW PROFILE, ALLOWING FOR PROPER HEIGHT TERMINATION ABOVE THE MEMBRANE (MINIMUM 8" ABOVE ROOF INSULATION SURFACE). THIS WILL REQUIRE REMOVING THE PRECAST SILL AND WINDOW AND INFILLING THE OPENING BELOW WITH MULTI-WYTHE BRICK. A NEW PRECAST SILL AT THE REQUIRED ELEVATION NECESSARY TO ALLOW MANUFACTURER'S STANDARD MEMBRANE RETURN UP THE SIDE WALL AND TO ALLOW A REGLET COVER OVER THE TERMINATION THAT WAS LEAD INTO THE BRICK MORTAR JOINT AS A COUNTER FLASH AGAINST WATER PENETRATION TO BEHIND THE MEMBRANE TERMINATION.
8. SHED ROOF COPPER FLASHING: INSTALLATION TO BENEATH THE SLATE SHINGLE SHOULD BE REMOVED/REINSTALLED. THE CONDITION OF THE SHED ROOF COPPER APPLICATION SHOULD BE EXAMINED IN PLACE TO DETERMINE WHETHER REPLACEMENT IS REQUIRED).
9. SEALANT HAS BEEN APPLIED OVER TOP OF THE COUNTER FLASH PROVIDED OVER THE MEMBRANE TERMINATION. THE SEALANT SHOULD BE REMOVED, AND THE JOINT SHOULD BE RAKED AND REPOINTED. WE HAVE PROVIDED A BUDGET TO INSTALL COUNTERFLASHING ABOVE AT ALL ROOF TO WALL INTERSECTIONS ALONG THE PERIMETER OF THIS BUILDING IN THE PROJECT ESTIMATES OF PROBABLE DAMAGES PER ELEVATION.
10. REMOVE HATCH, INFILL ROOF, AND PROVIDE SLATE SHINGLE APPLICATION.
11. REMOVE MODIFIED BITUMEN ROOFING APPLICATION, INSULATION TO REMAIN. REEROOF WITH EPDM. DETERMINE WHETHER SKYLIGHTS WILL BE REPLACED OR REMOVED.
12. BOTH GRAVITY VENTS SHOULD BE REMOVED/REPLACE/REINSTALLED. WHENEVER SUPPLEMENTAL VENTILATION INTAKE LOUVERS ARE REQUIRED TO SUFFICIENTLY VENTILATE THIS ROOF CAVITY SHOULD BE EVALUATED DURING THE DESIGN PROCESS.
13. VALLEY COPPER AND ADJACENT SLATE ROOFING TILE REMOVAL REPLACEMENT TO FACILITATE INSTALLATION. THIS WILL REQUIRE THAT 1' OF SLATE ON EITHER SIDE OF THE VALLEY WILL REQUIRE REMOVAL/REPLACEMENT TO FACILITATE THE COPPER FLASHING INSTALLATION.
14. PONDING ON EPDM ROOF SURFACES NOTED. CONFIRM FUNCTION OF PROVIDED ROOF DRAINS.

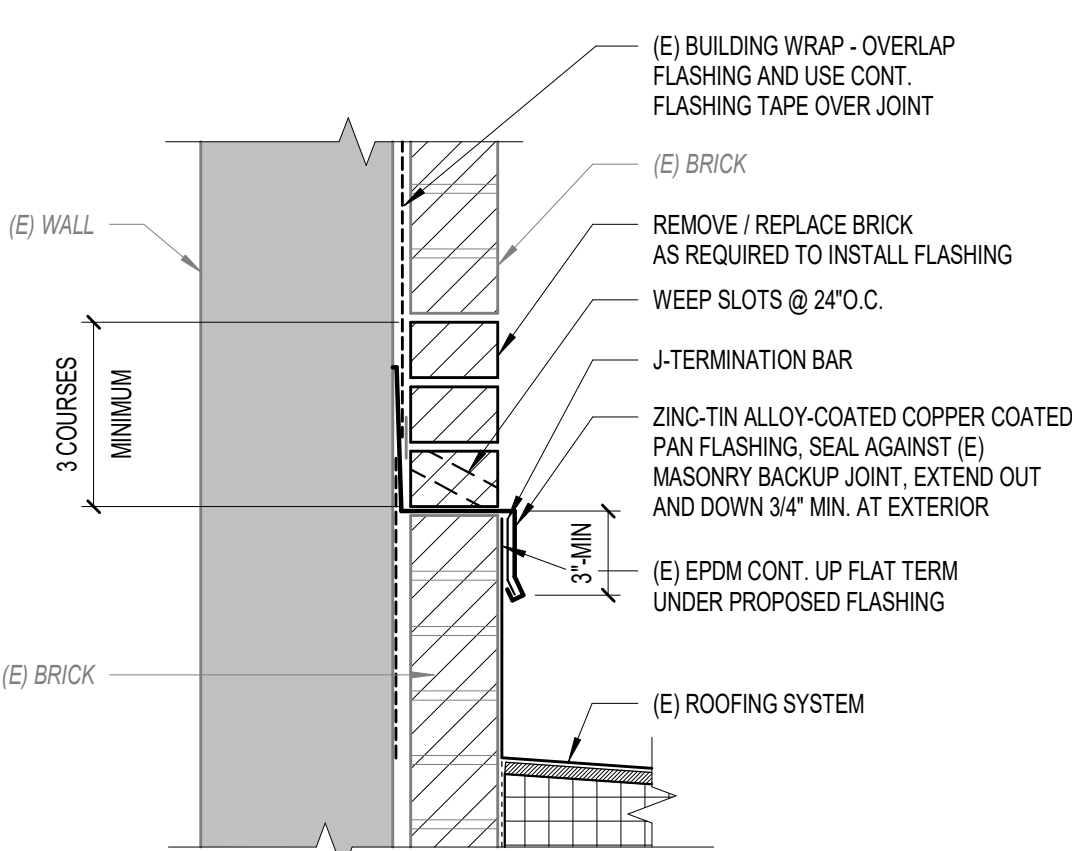
MASONRY REPAIR NOTES

1. CONCRETE MASONRY BLOCK WALLS WITH VERTICAL REINFORCING SHALL HAVE CORES FILLED WITH 3000 PSI
2. GROUT. INSTALLATION OF REINFORCEMENT SHALL BE CONTINUOUS AND RUN UNOBSTRUCTED BY BAR
JOINT SEAT/BEARING PLATE ARRANGEMENTS.
3. HOLLOW CONCRETE BLOCK UNITS: GRADE N, 1000 PSI, MINIMUM COMPRESSIVE STRENGTH. WALL DESIGN
STRENGTH, F_M = 1500 psi.
4. LAY UNITS IN RUNNING BOND - CORNERS SHALL HAVE A STANDARD BOND BY OVERLAPPING UNITS.
5. MORTAR: TYPE M OR S.
6. GROUT: (3000) PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH. ROD GROUT IMMEDIATELY AFTER POURING
AND GROUT APPROX. 5 MINUTES LATER.
7. MAXIMUM GROUT LIFT WITHOUT CLEANOUTS SHALL NOT EXCEED 4'-0" IN BLOCK WALLS.
8. PROVIDE LADDER TYPE #9 HORIZONTAL JOINT REINFORCING AT 16-INCHES VERTICAL SPACING IN WALLS.



NOTES:

1. REMOVE (E) BRICK COURSES FOR INSTALL OF FLASHING AND LINTEL REPLACEMENT.
2. REPLACE LINTEL w/ GALVANIZED 16x45/16 w/ MIN 4" BEARING EACH END. MAINTAIN RUNNING BOND COURSEING THROUGH REPLACEMENT HEADER BRICK.
3. OVERLAP (MIN 2") AND EXTEND BUILDING WRAP (MATCH EXISTING) OVER FLASHING. TAPE JOINTS.
4. PROVIDE MIN. (3) HONEYCOMB FULL HEIGHT WEEP SLOTS PER HEADER

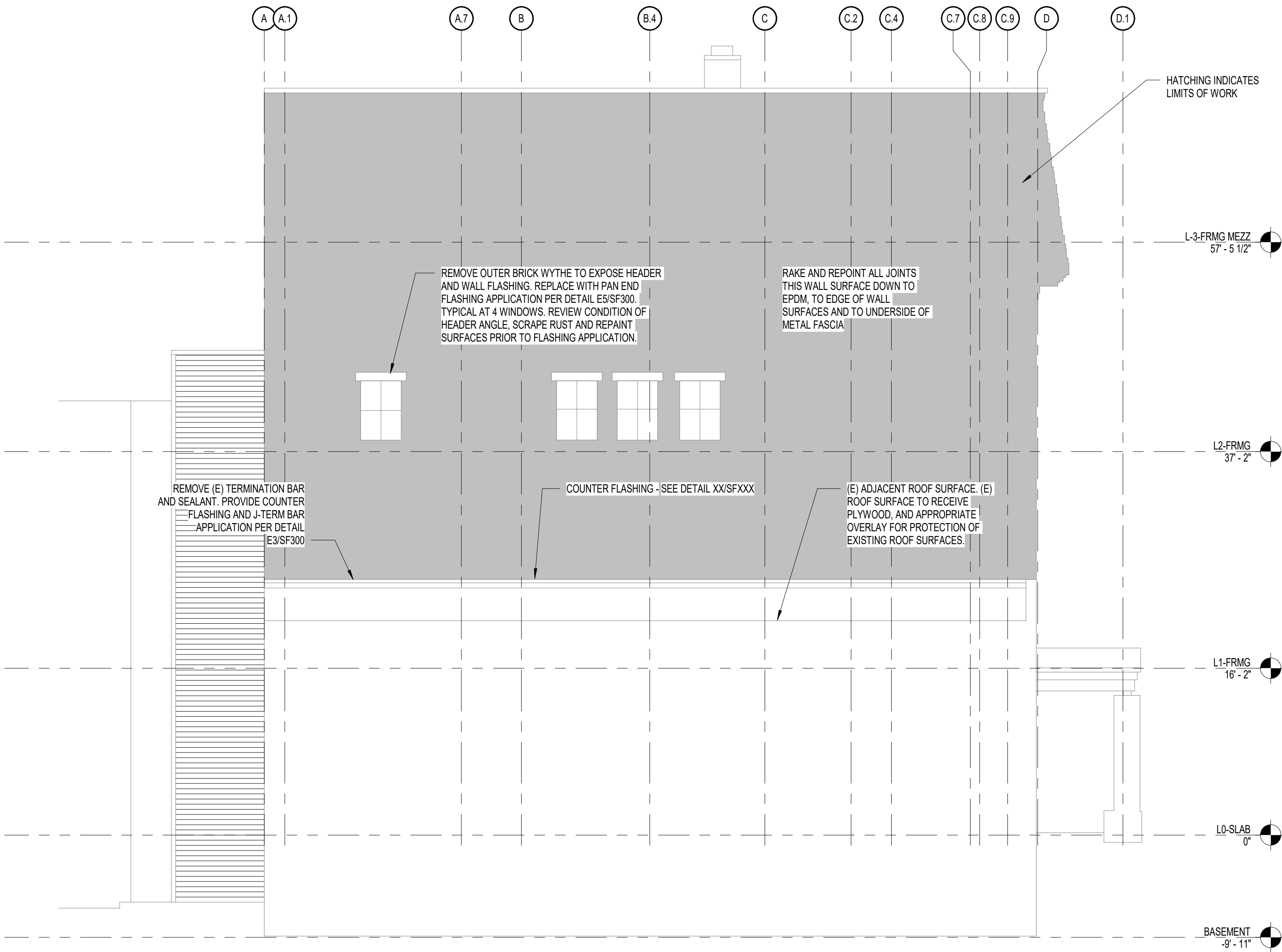


NOTES:

1. DO NOT REMOVE MORE THAN 6-FEET LENGTHS OF (3) COURSES AT A TIME TO INSTALL BASE FLASHING AND WEEP SLOTS.
2. OVERLAP (MIN. 2") AND TAPE BUILDING WRAP (MATCH EXISTING) OVER FLASHING.
3. LAP FLASHING AND TAPE JOINTS MIN 6" LAP
4. PROVIDE 1/2" PAN EDGES/CORNERS AT PARAPET WALLS AND TERMINATE AT WINDOW JAMBS

		E5	WINDOW HEAD FLASHING DETAIL	E8	BASE FLASHING DETAIL
		1 1/2" = 1'-0"		1 1/2" = 1'-0"	

MASONRY REPOINTING SQUARE FOOTAGE: 3460 SF



		A5	SOUTH ELEVATION
		1/8" = 1'-0"	

REVISIONS

[illegible]

Date: mm/dd/yyyy

Checked By: Checker
Project Mgr: WPF
Project No: 2461-66596-00
Cad File: 2461-66596-00 S-R23.nt
Graphic Scale: 0" 1"

ELEVATIONS, DETAILS AND NOTES

LEWISTON DISTRICT COURT
MASONRY RESTORATION

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