



Welsh Elementary School
2100 Huffman Boulevard
Rockford, Illinois 61103



Rob C. Belles
DATE: 01-22-2001
EXPIRES: 11-30-2022


BELLES FIRM OF
architecture

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IFB No. 21-11
GROUP C

MASONRY RESTORATION NOTES

- 1 AT CONCRETE FOUNDATION WALL, BELOW BRICK. REMOVE CRUMBLED AND FRIABLE CONCRETE. PREPARE FOR NEW PATCH. COAT EXISTING CONCRETE WITH CONCRETE BONDING AGENT. PATCH/REPAIR WITH VINYL CONCRETE PATCH. PROVIDE PINS AS REQUIRED BY DEPTH FOR PROPER ADHESION OF PATCHING MATERIAL.
- 2 REMOVE SEALANT AT MORTAR CRACK AT LINTEL BEARING, AND GRIND JOINT. PROVIDE NEW SEALANT AT BEARING ONLY. POINT WITH MORTAR BEYOND LINTEL BEARING.
- 3 REMOVE EMBEDMENT/DOWNSPOUT BRACKETS. PATCH/SEAL HOLE(S) REMAINING. HOLES IN THE FACE OF MASONRY UNITS TO BE REPAIRED WITH MATCHING COLOR SEALANT. HOLES IN MORTAR JOINTS TO BE FILLED WITH MORTAR.
- 4 REMOVE SEALANT/MORTAR AT BASE OF WALL ON TOP OF CONCRETE FOUNDATION WALL. PROVIDE NEW SEALANT AND BACKER ROD AS REQUIRED. MATCH ADJACENT WINDOW/BRICK/STUCCO FINISH COLOR.
- 4A RPS205 TO REWORK/ADJUST GRADE TO BELOW TOP OF FOUNDATION WALL.
- 5 CLEAN MASONRY. WHERE APPLICABLE, REMOVE PLANT GROWTH. CLEAN ALL SURFACES IN ACCORDANCE WITH BIA TECHNICAL NOTES TMB, USING THE GENTLEST MEANS NECESSARY TO RESTORE MASONRY AND MORTAR TO ORIGINAL APPEARANCE. INCLUDE ALL VISUALLY EXPOSED SURFACES, INCLUDING EDGES AND RETURNS ADJACENT TO WINDOWS AND DOOR FRAMES AND TREE STANDING WALLS.
- AND SEAL MASONRY. AFTER CLEANING AND SEALANT APPLICATION, APPLY A DEEP-PENETRATING WATER REPELLENT AND CONSOLIDATION TREATMENT FOR MASONRY. COAT ALL EXTERIOR MASONRY (BRICK AND STONE) SURFACES. THIS INCLUDES BACK FACES OF PARAPETS, TOP OF WALLS, EDGES AND RETURNS ADJACENT TO WINDOWS AND DOOR FRAMES AND FREE STANDING WALLS.

- 6 EXISTING STRESS CRACK. REMOVE SEALANT AND/OR MORTAR. CUT JOINT IN CRACKED BRICKS - VIF QUANTITY IN FIELD. GRIND AND POINT TO ELIMINATE ALL CRACKS IN MORTAR. POINT WITH MORTAR.
- 7 REMOVE EXISTING EMBEDMENT(S). SEE DRAWING FOR QUANTITY. PATCH/SEAL HOLE(S) REMAINING. HOLES IN THE FACE OF MASONRY UNITS TO BE REPAIRED WITH MATCHING COLOR SEALANT. HOLES IN MORTAR JOINTS TO BE FILLED WITH MORTAR.
- 8 PATCH/SEAL HOLE(S). SEE DRAWING FOR QUANTITY. HOLES IN THE FACE OF MASONRY UNITS TO BE REPAIRED WITH MATCHING COLOR SEALANT. HOLES IN MORTAR JOINTS TO BE FILLED WITH MORTAR.
- 9 EXISTING STRESS CRACK. REMOVE MORTAR. REMOVE BROKEN/CRACKED BRICKS AND REPLACE. SEE DRAWING FOR QUANTITY. GRIND AND POINT ADJACENT AREAS TO ELIMINATE ALL CRACKS IN MORTAR. POINT WITH MORTAR.
- 10 EXISTING BASE FLASHING HAS BEEN "PULLED" HORIZONTALLY, AND PROTRUDES FROM THE WALL. REMOVE AND REPLACE BRICKS AS REQUIRED TO ACCESS BASE FLASHING. TEMPORARILY SUPPORT BRICKS TO REMAIN TO AVOID CRACKING OF WALL. INSTALL NEW BASE FLASHING WATER-TIGHT TO WALL BACKER AND WALL MEMBRANE.
- 11 CLEAN PAINT FROM WALL. APPLY NEW MASONRY SEALER.
- 12 GRIND AND POINT TOP AND EDGE OF BRICK SILL.
- 13 PREPARE SUBSTRATE FOR NEW JAHN REPAIR. CONTRACTOR TO VERIFY QUANTITY AND COMPLEXITY OF STONE REPAIR. THERE ARE APPROXIMATELY 40 HOLES. SOME MAY CONTAIN METAL EMBEDMENTS THAT WILL REQUIRE REMOVAL. CONTRACTOR TO REMOVE MORTAR AND SEALANT FOR "INVISIBLE" REPAIR AT ALL LOCATIONS.
- 14 DETACH AND RESET EXISTING DOWNSPOUT TO ALLOW FOR PROPER POINTING AND REPAIR BEHIND.
- 15 REMOVE SEALANT IN MORTAR JOINTS. GRIND AND POINT. VIF QUANTITY THIS AREA.
- 16 REMOVE UNUSED METAL "BRACKET". PATCH/REPAIR HOLES IN MASONRY PER ABOVE. POINT ANY DAMAGE AROUND BRACKET.
- 17 AFTER REMOVAL OF DOWNSPOUT GRIND AS NEEDED, AND POINT LIMITED AREAS OF MISSING MORTAR POINTING. CONTRACTOR TO VIF QUANTITY OF POINTING REQUIRED.

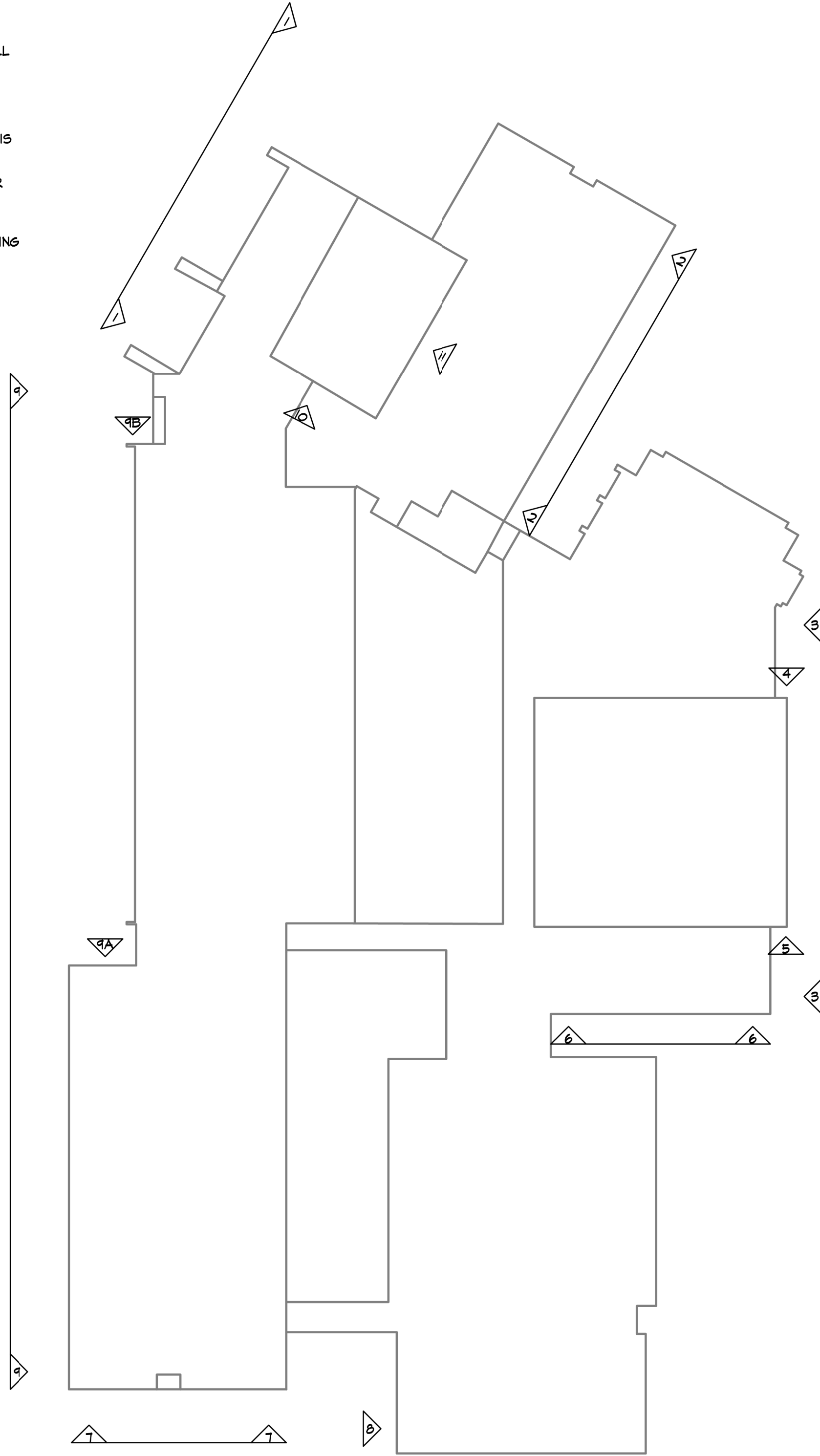
FOR ALL MASONRY SURFACES THE CONTRACTOR SHALL VERIFY, IN FIELD, EXACT QUANTITY/SIZE OF THE WORK AREA. CONTRACTOR'S BASE BID SHALL ADDRESS TO THE SATISFACTION OF THE ARCHITECT AND OWNER, ALL MASONRY WORK REQUIRED FOR A COMPLETELY TIGHT FACADE. FOR ALL AREAS:
REMOVE AND REPLACE ALL CRACKED MASONRY UNITS
REMOVE AND REPLACE ALL SPALLED MASONRY UNITS
GRIND AND REPOINT ALL JOINTS WEATHERED GREATER THAN 1/4" DEEP
REPOINT ALL OPEN JOINTS
REMOVE ALL LOOSE MORTAR, GRIND AND REPOINT
REMOVE ALL UNUSED EMBEDMENTS
HOLES IN THE FACE OF MASONRY UNITS TO BE REPAIRED WITH MATCHING COLOR SEALANT.
HOLES IN MORTAR JOINTS TO BE FILLED WITH MORTAR.

THE FOLLOWING SPECIFICATION DEFINES "HAIRLINE CRACK" AND "OPEN JOINT", AS WELL AS THE EXPECTED REPAIR TO BE PROVIDED:
LESS THAN 1MM NO WORK REQUIRED
GREATER THAN 1MM BUT LESS THAN 2 MM REPAIR BY FACE GROUTING
GREATER THAN OR EQUAL TO 2MM GRIND AND POINT

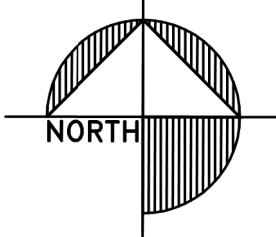
NOTE:
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NOTE:
WORK AREA IS INDICATED ON THE FACE OF WALL. WHERE BRICK RETURNS TO OPENINGS, AND WORK IS INDICATED ON THE FACE OF THE ELEVATION, THE WORK AREA IS TO INCLUDE THE MASONRY JAMB RETURN.

8 APPROXIMATE AREA OF WALL THAT WILL REQUIRE GRINDING AND REPOINTING TO BE INCLUDED IN BASE BID.



1 KEYPLAN
SCALE: 1/32" = 1'-0"



EXTERIOR REPOINTING FOR:



MONTESSORI AT MARSH SCHOOL
2021 HAWTHORNE DRIVE
ROCKFORD, ILLINOIS

DRAWN

BFA

DATE

01-22-2021

PROJECT No.

1117H
SD205 #2106

SHEET No.

A1

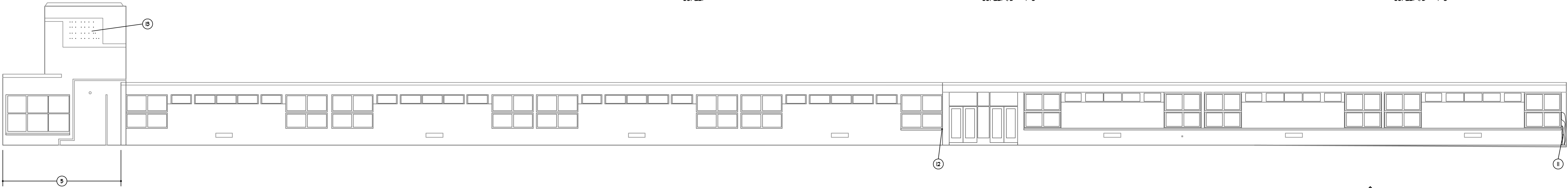
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6957 Olde Creek Road, Suite #2300, Rockford, IL 61114
(815)-961-0504 Fax (815)-963-3108
License No. 184-001868



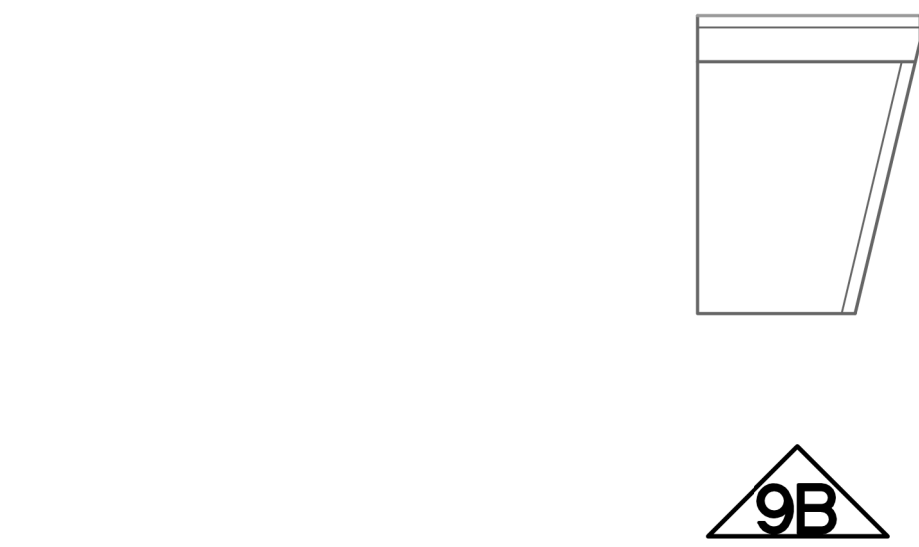
WALL BEHIND DOWNSPOUTS
SCALE: 1/8" = 1'-0"

WEST LIBRARY ROOF
SCALE: 1/8" = 1'-0"

NORTH LIBRARY ROOF
SCALE: 1/8" = 1'-0"

S / E ELEVATION
SCALE: 1/8" = 1'-0"

N / W ELEVATION
SCALE: 1/8" = 1'-0"



9B



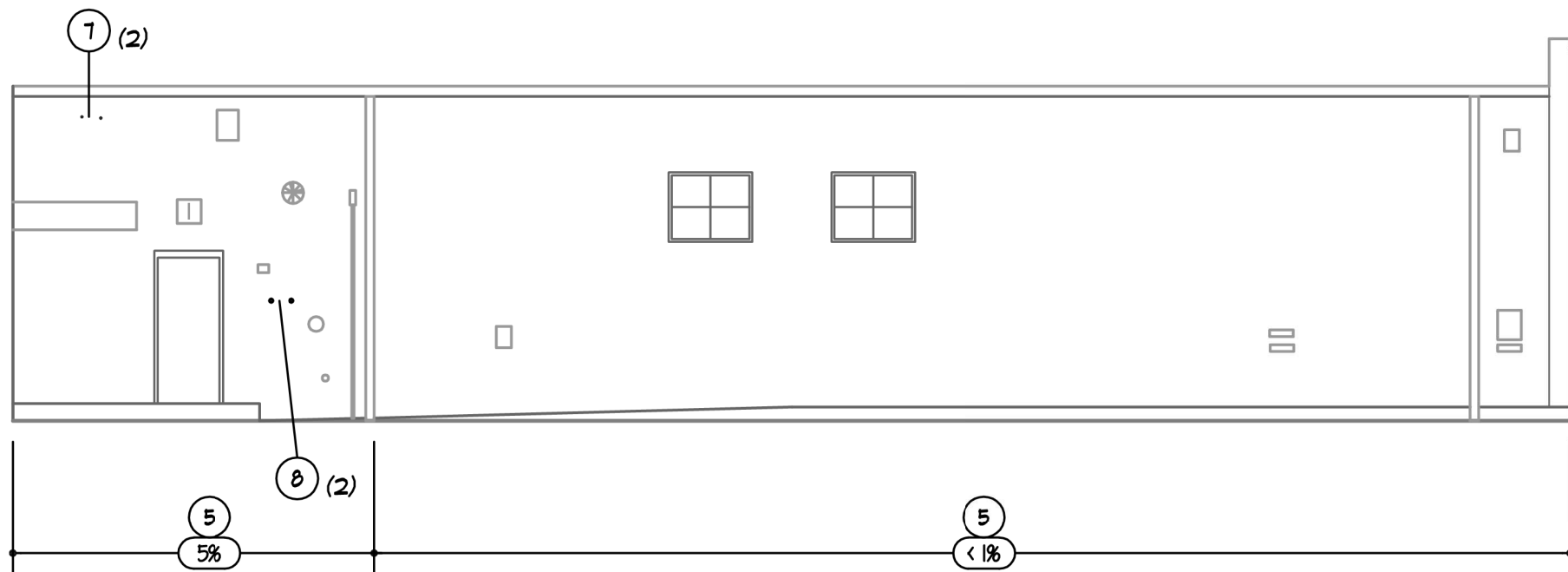
NOTE 10
SCALE: 1/8" = 1'-0"

9A

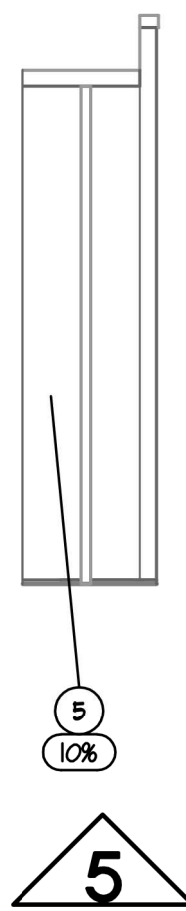
W ELEVATION
SCALE: 1/8" = 1'-0"

W ELEVATION
SCALE: 1/8" = 1'-0"

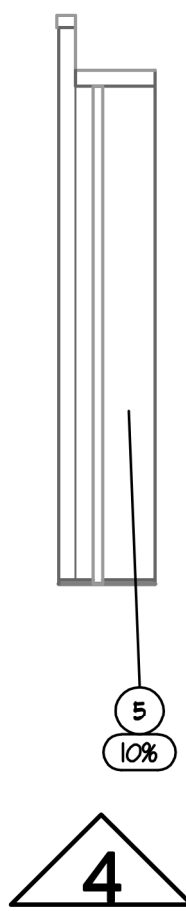
S ELEVATION
SCALE: 1/8" = 1'-0"



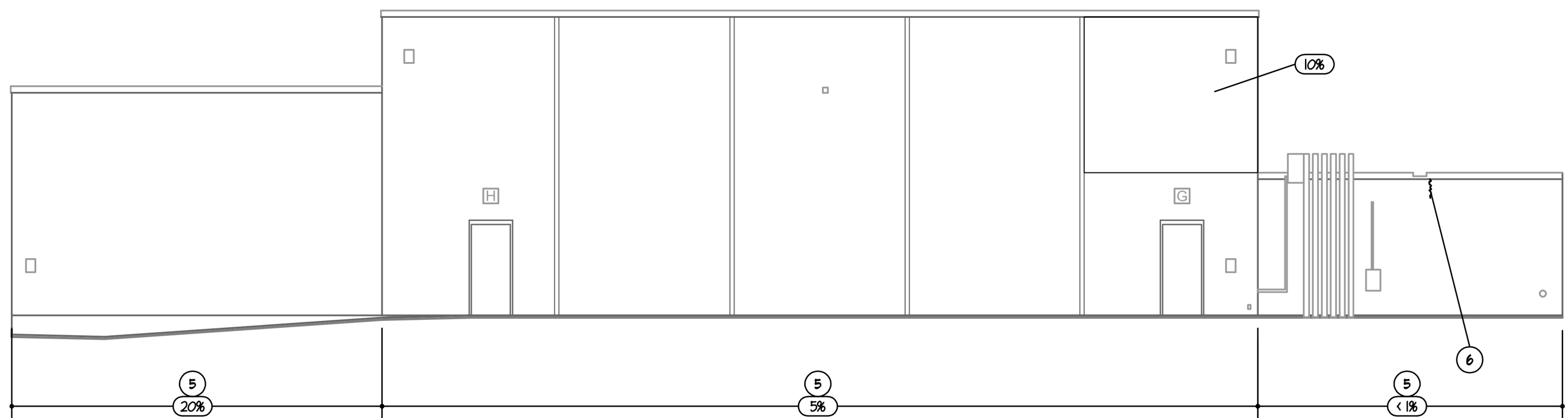
S ELEVATION
SCALE: 1/8" = 1'-0"



5



4



MASONRY RESTORATION NOTES

FOR ALL MASONRY SURFACES THE CONTRACTOR SHALL VERIFY, IN FIELD, EXACT QUANTITY/SIZE OF THE WORK AREA. CONTRACTOR'S BASE BID SHALL ADDRESS, TO THE SATISFACTION OF THE ARCHITECT AND OWNER, ALL MASONRY WORK REQUIRED FOR A COMPLETELY TIGHT FACADE. FOR ALL AREAS:

REMOVE AND REPLACE ALL STRUCTURALLY UNSOUND MASONRY UNITS

REMOVE AND REPLACE ALL CRACKED MASONRY UNITS

REMOVE AND REPLACE ALL SPALLED MASONRY UNITS

GRIND AND REPOINT ALL JOINTS WEATHERED GREATER THAN 1/4" DEEP

REPOINT ALL OPEN JOINTS

REMOVE ALL LOOSE MORTAR, GRIND AND REPOINT

REMOVE ALL UNSED DIVIDEMENTS

HOLES IN THE FACE OF MASONRY UNITS TO BE REPAIRED WITH MATCHING COLOR SEALANT.

HOLES IN MORTAR JOINTS TO BE FILLED WITH MORTAR.

THE FOLLOWING SPECIFICATION DEFINES "HAIRLINE CRACK" AND "OPEN JOINT", AS WELL AS THE EXPECTED REPAIR TO BE PROVIDED:

LESS THAN 1MM NO WORK REQUIRED

GREATER THAN 1MM BUT LESS THAN 2 MM REPAIR BY FACE GROUTING

GREATER THAN OR EQUAL TO 2MM GRIND AND POINT

NOTE:

SCALE INDICATED IS APPROXIMATE, AND FOR GENERAL REFERENCE ONLY.

CONTRACTOR IS RESPONSIBLE FOR FIELD MEASUREMENTS TO DETERMINE EXACT QUANTITY OF WORK AREAS.

NOTE:

WORK AREA IS INDICATED ON THE FACE OF WALL. WHERE BRICK RETURNS TO OPENINGS, AND WORK IS INDICATED ON THE FACE OF THE ELEVATION, THE WORK AREA IS TO INCLUDE THE MASONRY JAMB RETURN.

NOTE:

ALL SILLCOCKS/HOSE BIBS TO BE SEALED WATERTIGHT TO MASONRY, INDICATED, OR NOT.

NOTE:

ALL JUNCTION BOXES (RECEPTACLES, BOXES, SWITCHES, DEVICES, ETC.) TO BE SEALED WATERTIGHT TO MASONRY, INDICATED, OR NOT.

NOTE:

FOR ALL EXPOSED MASONRY (STONE / BRICK):

- CLEAN MASONRY:

WHERE APPLICABLE, REMOVE PLANT GROWTH. CLEAN ALL SURFACES IN ACCORDANCE WITH BIA TECHNICAL NOTES TM9, USING THE GENTLEST MEANS NECESSARY TO RESTORE MASONRY AND MORTAR TO ORIGINAL APPEARANCE. INCLUDE ALL VISUALLY EXPOSED SURFACES, INCLUDING EDGES AND RETURNS ADJACENT TO WINDOWS AND DOOR FRAMES AND FREE STANDING WALLS.

- SEAL MASONRY:

AFTER CLEANING, AND SEALANT APPLICATION, APPLY A DEEP-PENETRATING WATER REPELLENT AND CONSOLIDATION TREATMENT FOR MASONRY. COAT ALL EXTERIOR MASONRY (BRICK AND STONE) SURFACES. THIS INCLUDES BACK FACES OF PARAPETS, TOP OF WALLS, EDGES AND RETURNS ADJACENT TO WINDOWS AND DOOR FRAMES AND FREE STANDING WALLS.

8 APPROXIMATE AREA OF WALL THAT WILL REQUIRE GRINDING AND REPOINTING TO BE INCLUDED IN BASE BID.

1. EXISTING STRESS CRACK. REMOVE SEALANT AND/OR MORTAR. REMOVE BROKEN/CRACKED BRICKS AND REPLACE. SEE DRAWING FOR QUANTITY. GRIND AND POINT ADJACENT AREAS (NOT INCLUDED IN WALL PERCENTAGE), TO ELIMINATE ALL CRACKS IN MORTAR. POINT WITH MORTAR.

2. REMOVE EXISTING EMBEDMENT(S). SEE DRAWING FOR QUANTITY. PATCH/SEAL HOLES) REMAINING. HOLES IN THE FACE OF MASONRY UNITS TO BE REPAIRED WITH MATCHING COLOR SEALANT. HOLES IN MORTAR JOINTS TO BE FILLED WITH MORTAR.

3. PATCH/SEAL HOLES(S) SEE DRAWING FOR QUANTITY. HOLES IN THE FACE OF MASONRY UNITS TO BE REPAIRED WITH MATCHING COLOR SEALANT. HOLES IN MORTAR JOINTS TO BE FILLED WITH MORTAR.

4. WINDOW SILLS: REMOVE MORTAR/SEALANT BETWEEN STONES. SKY, FRONT FACE, AND UNDERSIDE (AS APPLICABLE). PROVIDE NEW SEALANT AT SKY FACE, AND 1/2" DOWN FRONT FACE WITH BACKER ROD AS NECESSARY. REPOINT FRONT FACE AND UNDERSIDE (AS APPLICABLE). INCLUDE JOINTS BETWEEN STONES, AND JOINTS AT END WHERE STONE MEETS BRICK.

5. REMOVE SEALANT AT CRACKS. GRIND AND POINT JOINTS. REPLACE BROKEN BRICKS. CLEAN THIS FACE, AND APPLY NEW MASONRY SEALER.

6. REMOVE SEALANT AT MORTAR CRACK AT LINTEL BEARINGS, AND GRIND JOINT. PROVIDE NEW SEALANT AT BEARING ONLY. POINT WITH MORTAR BEYOND LINTEL BEARING.

7. SEAL SILLCOCKS/HOSE BIBS WATERTIGHT TO MASONRY

8. GAPSTONE AT KNEE WALL: REMOVE SEALANT BETWEEN STONES. SKY FACE BACK FACE, AND FRONT FACE. PROVIDE NEW SEALANT AND WHERE NECESSARY NEW BACKER ROD.

9. LOUVER: REMOVE AND REPLACE SEALANT BETWEEN LOUVER AND MASONRY PROVIDE NEW SEALANT (BACKER ROD AS REQUIRED) FOR WATER-TIGHT CONDITION, COLOR TO MATCH LOUVER.

10. VISIBLE HORIZONTAL LINE OF RUST STAINS. EXAMINE JOINT. IT APPEARS THE LADDER TIES ARE RUSTING. REMOVE SEALANT WHERE PRESENT AND GRIND ENTIRE JOINT. INSPECT METAL TIE. APPLY RUST TREATMENT AS APPLICABLE. AND REPORT FINDINGS TO ARCHITECT AND RPS205 CONSTRUCTION MANAGER FOR ANY ADDITIONAL DIRECTION.

11. DECORATIVE STONE: REMOVE MORTAR/SEALANT BETWEEN STONES. FRONT FACE AND SIDE/RETURN FACE. GRIND AND REPOINT ALL.

12. REMOVE SEALANT, PREVIOUSLY USED IN PLACE OF POINTING, IN MORTAR JOINTS. GRIND AND POINT. VIF QUANTITY THIS AREA.

13. RPS205 TO FULLY REMOVE/PRUNE LANDSCAPING AS NECESSARY TO ALLOW CONTRACTOR ACCESS TO THE WALL AREA. CONTRACTOR TO PROVIDE WRITTEN NOTICE OF ACCEPTANCE OF CONDITIONS.

14. REMOVE/BREAK AWAY SPALLING, LOOSE, OR DETERIORATED CONCRETE AT CORNER, BOTH FACES. TREAT EXPOSED REINFORCING WITH RUST INHIBITOR. PROVIDE PRIMER/BONDING ADHESIVE AS RECOMMENDED BY MANUFACTURER FOR PRODUCT USED. INSTALL EPOXY CONCRETE PATCH LIFOR STRUCTURALLY WATER-TIGHT CONDITION.

15. AT LINTEL, REMOVE SEALANT AND MORTAR. GRIND JOINT BETWEEN LINTEL AND BRICK ABOVE CLEAN AND REMOVE LOOSE RUST, MILL SCALE AND DIRT AND TREAT EXPOSED LINTEL WITH A VINYL ACRYLIC COPOLYMER RUST CONVERTER. PAINT ALL EXPOSED METAL SURFACES. POINT JOINT BETWEEN LINTEL AND BLOCK.

16. DETACH AND RESET SIGNAGE TO CLEAN, POINT, AND SEAL MASONRY BEHIND.

17. GRIND ENTIRE VERTICAL JOINT BETWEEN CONCRETE RETAINING WALL AND BUILDING BRICK WALL. PROVIDE NEW SEALANT, AND BACKER ROD WHERE REQUIRED.

18. ALTERNATE C-2: FOR ALL HOLLOW METAL DOORS/FRAMES AND FOR ALL OVERHEAD DOORS, ALL SEALANT TO BE REMOVED BY ASBESTOS CONTRACTOR UNDER SEPARATE CONTRACT.

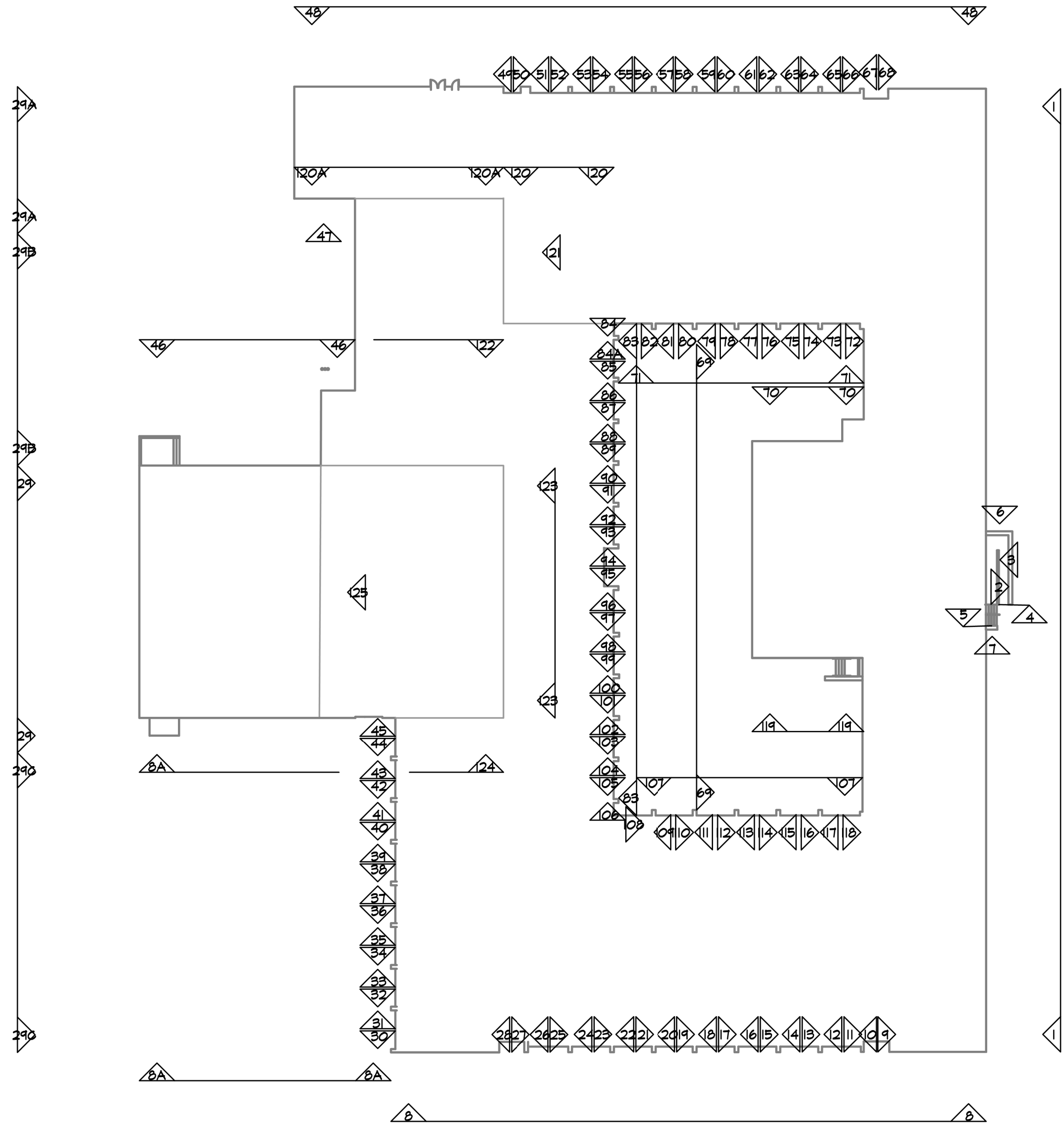
THIS CONTRACTOR TO PROVIDE NEW SEALANT (BACKER ROD AS REQUIRED) FOR WATER-TIGHT CONDITION, COLOR TO MATCH FRAME.

AT JAMBS: BETWEEN FRAME/TRIM AND BRICK

AT HEAD: BETWEEN FRAME AND LINTEL ABOVE.

AT LINTEL: GRIND JOINT BETWEEN LINTEL AND BRICK ABOVE. CLEAN AND REMOVE LOOSE RUST, MILL SCALE AND DIRT AND TREAT EXPOSED LINTEL WITH A VINYL ACRYLIC COPOLYMER RUST CONVERTER.

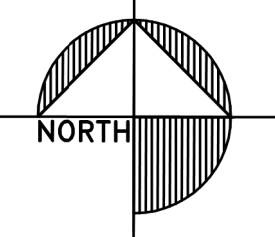
PAINT ALL EXPOSED METAL SURFACES, COLOR TO MATCH EXISTING FRAMES.



1 KEYPLAN

SCALE: 1/32" = 1'-0"

KEYPLAN



EXTERIOR REPOINTING FOR:



WHITEHEAD ELEMENTARY SCHOOL
2325 OHIO PARKWAY
ROCKFORD, ILLINOIS

DRAWN

BFA

DATE

01-22-2021

PROJECT No.

1117L
SD205 #2110

SHEET No.

A1

DWG FILE: A1

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License No. 184-001868

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PROJECT

DRAWN

BFA

DATE

01-22-2021

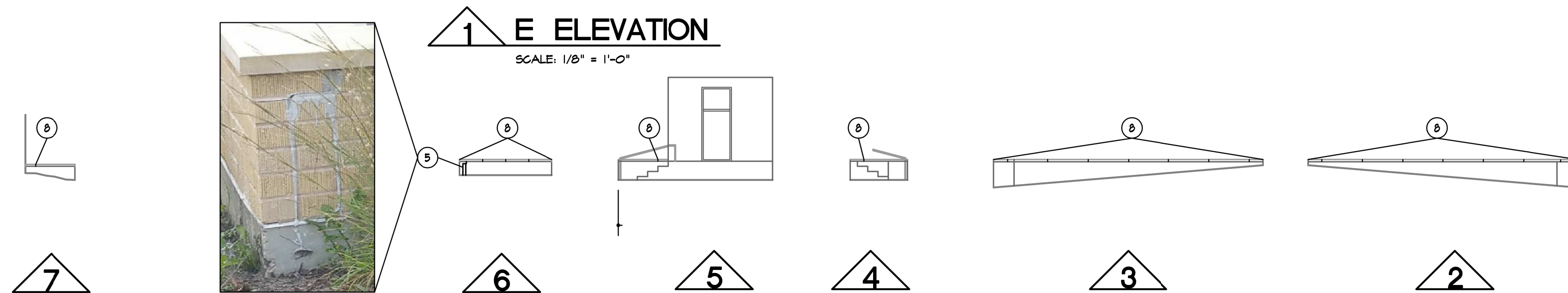
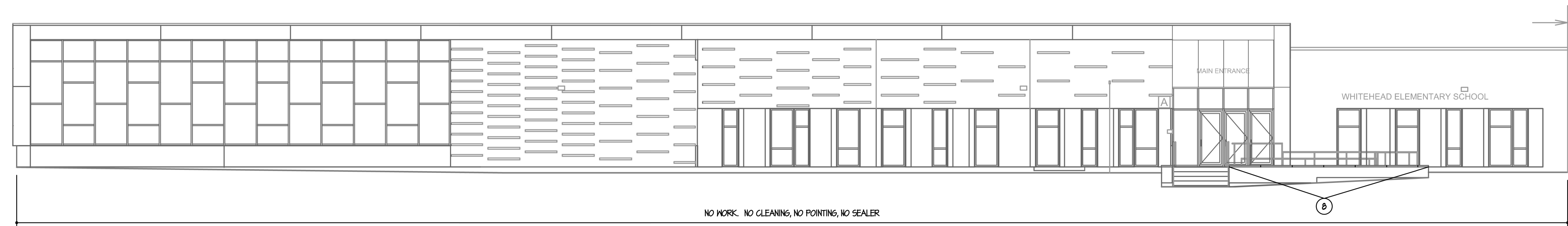
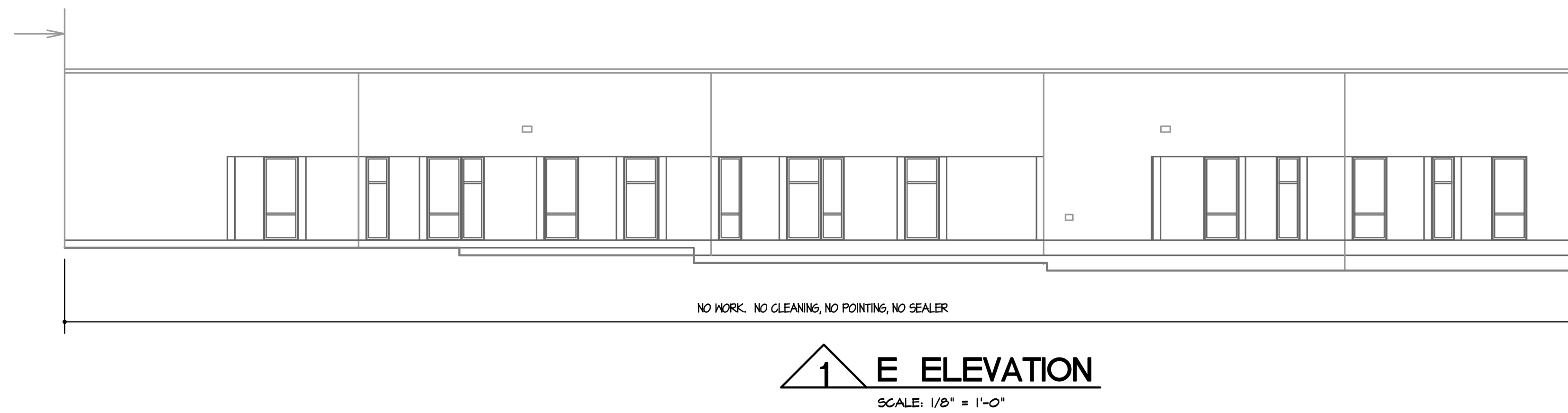
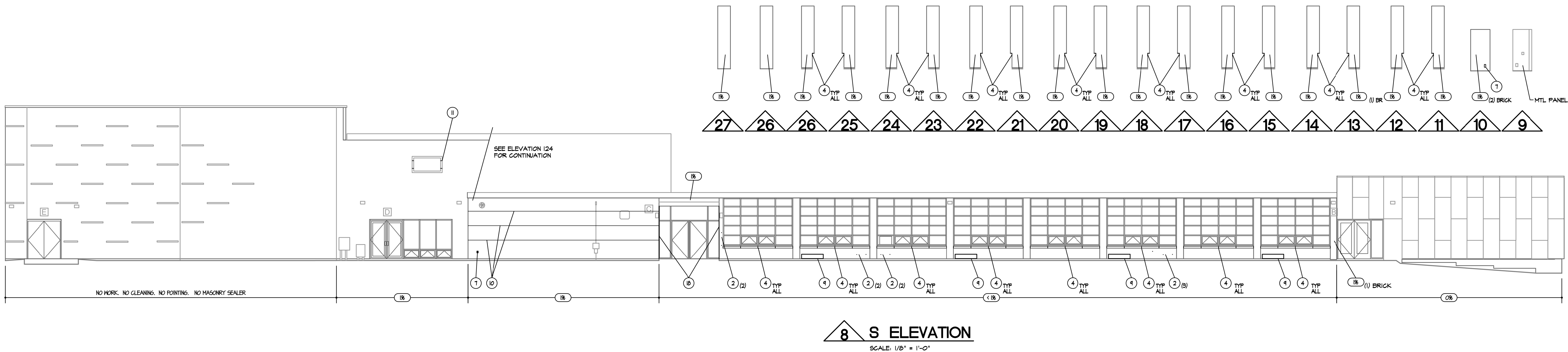
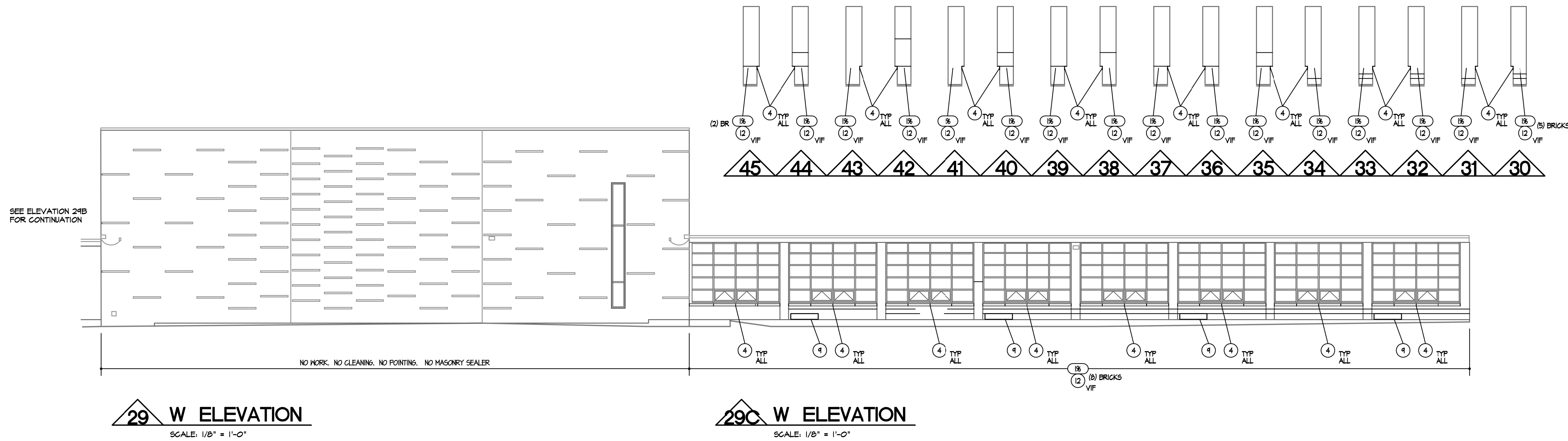
PROJECT No.

1117L
SD205 #2110

SHEET No.

A2

DWG FILE: A1



REV.

PROJECT

DRAWN

BFA

DATE

01-22-2021

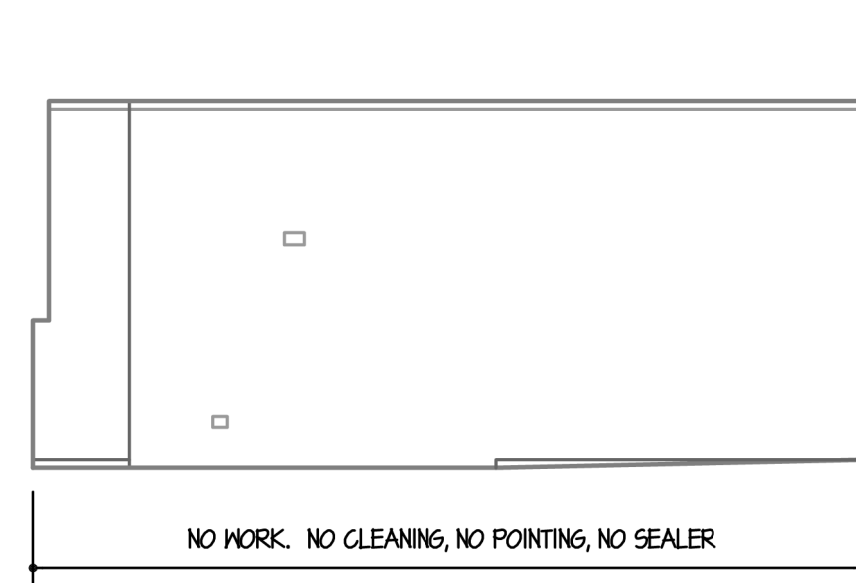
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1117L
SD205 #2110

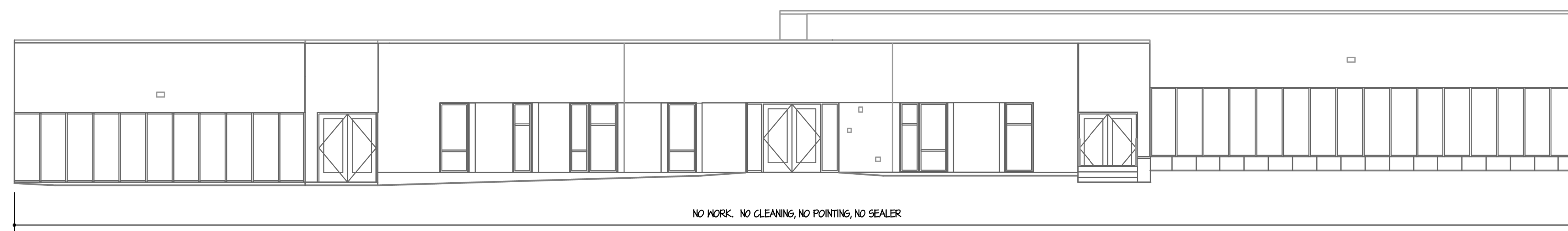
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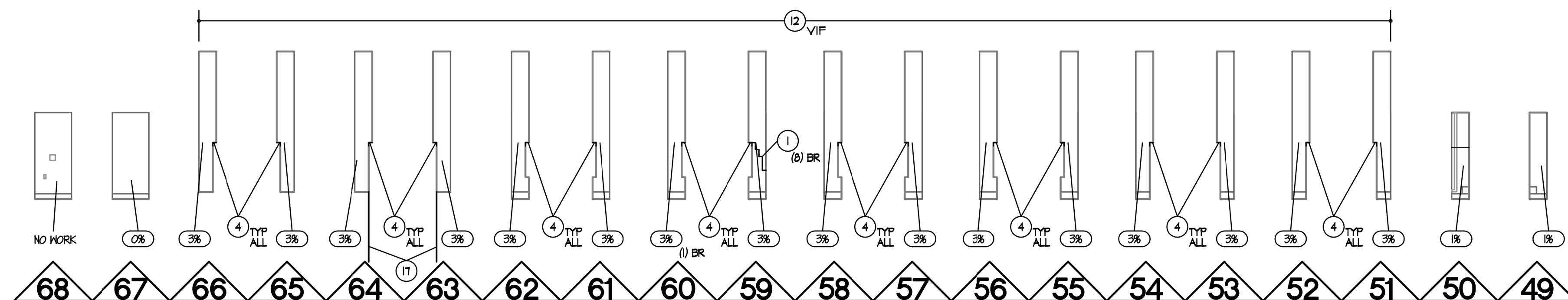
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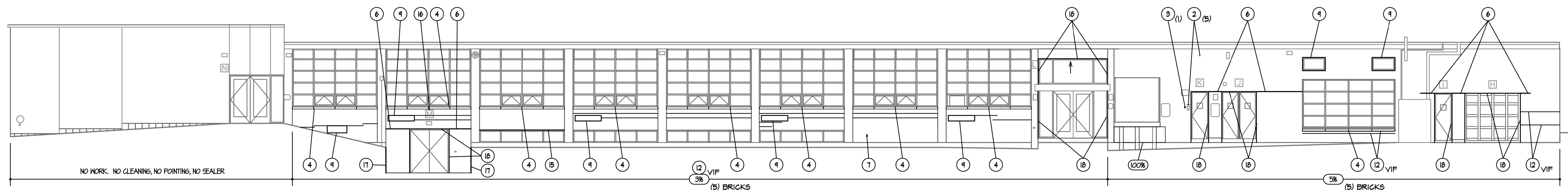
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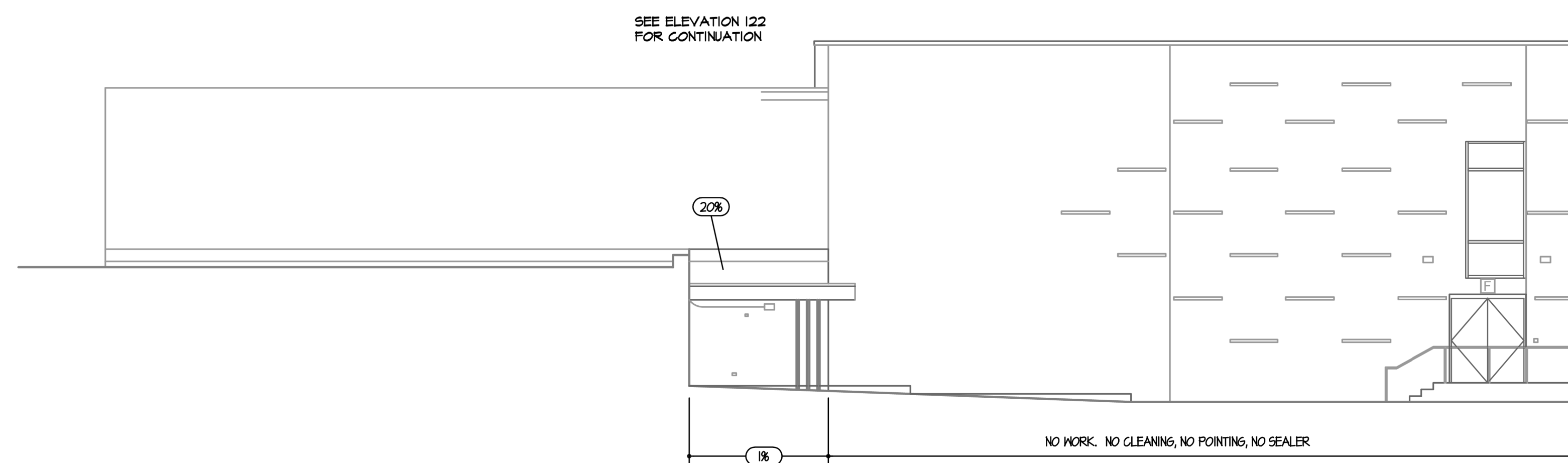
69 WEST COURTYARD
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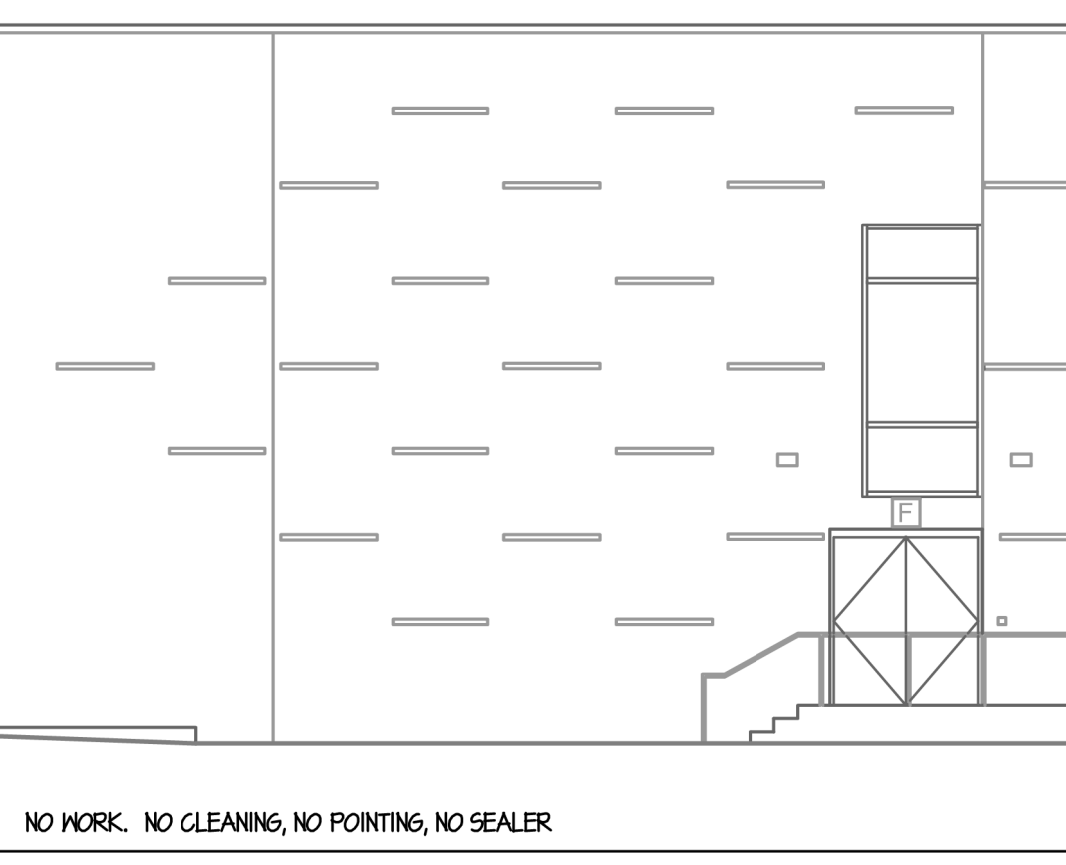
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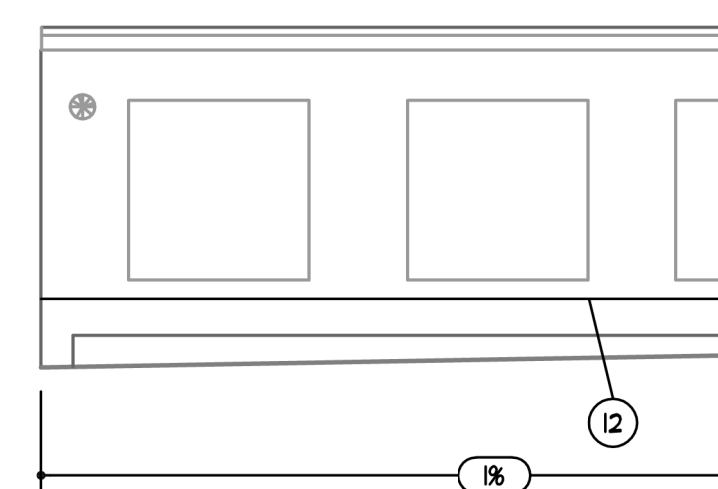
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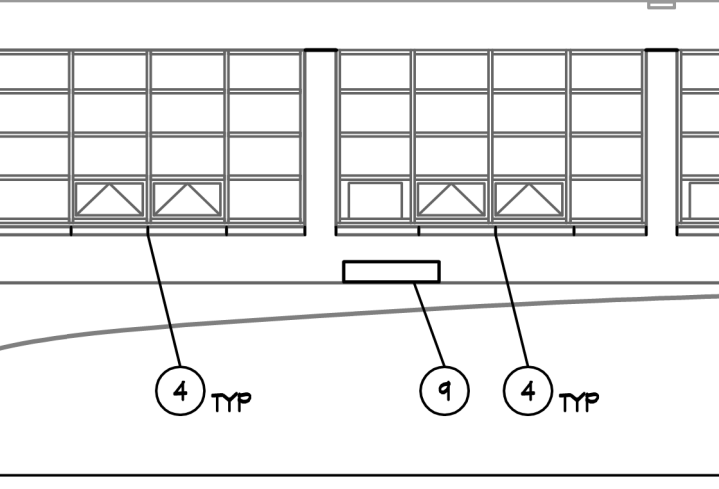
122 NORTH GYM ROOF
SCALE: 1/8" = 1'-0"



46 N ELEVATION
SCALE: 1/8" = 1'-0"



29A W ELEVATION
SCALE: 1/8" = 1'-0"



29B W ELEVATION
SCALE: 1/8" = 1'-0"

REV.

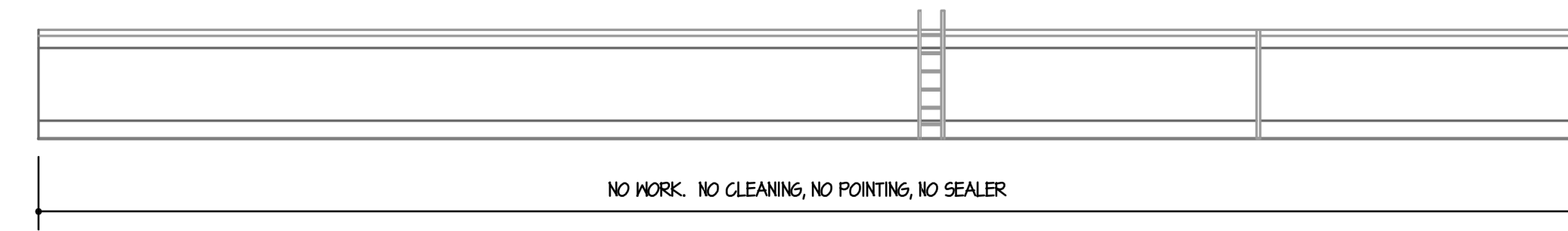
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DATE
01-22-2021

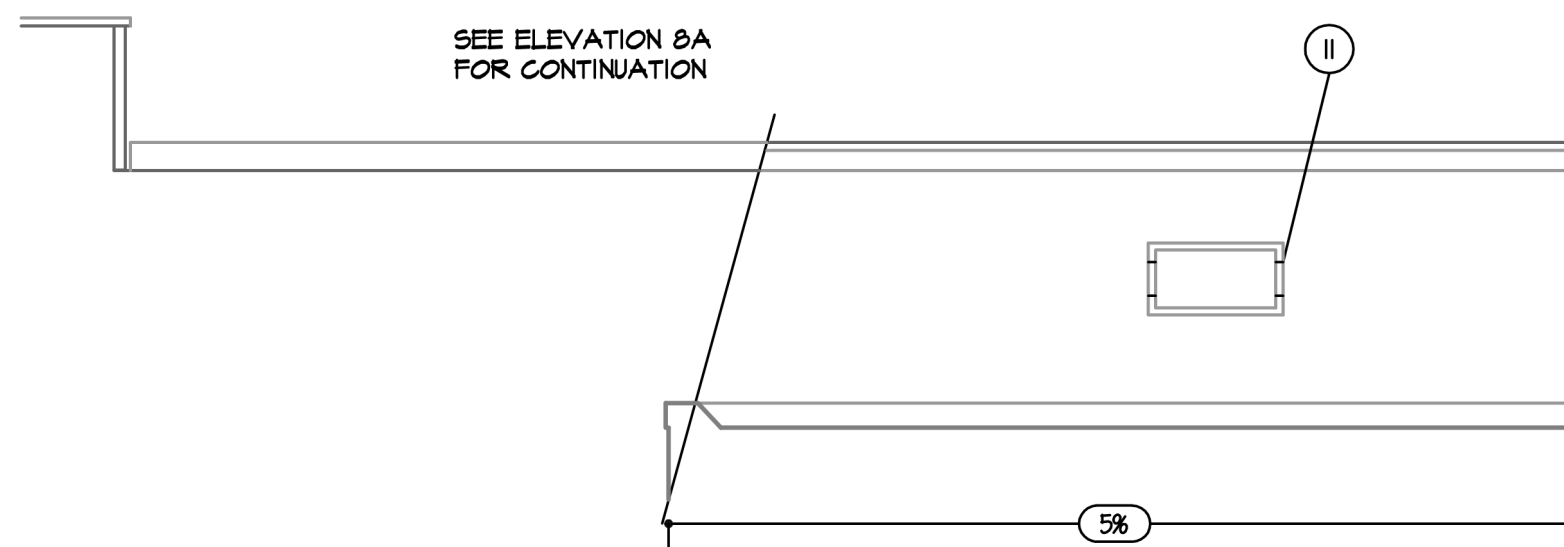
PROJECT No.
1117L
SD205 #2110

SHEET No.
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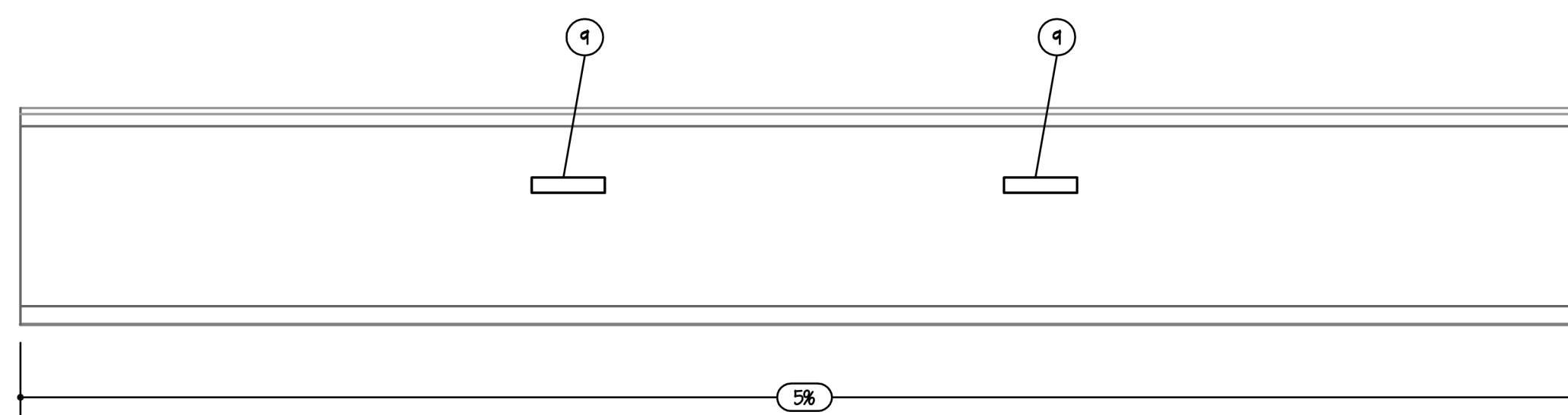
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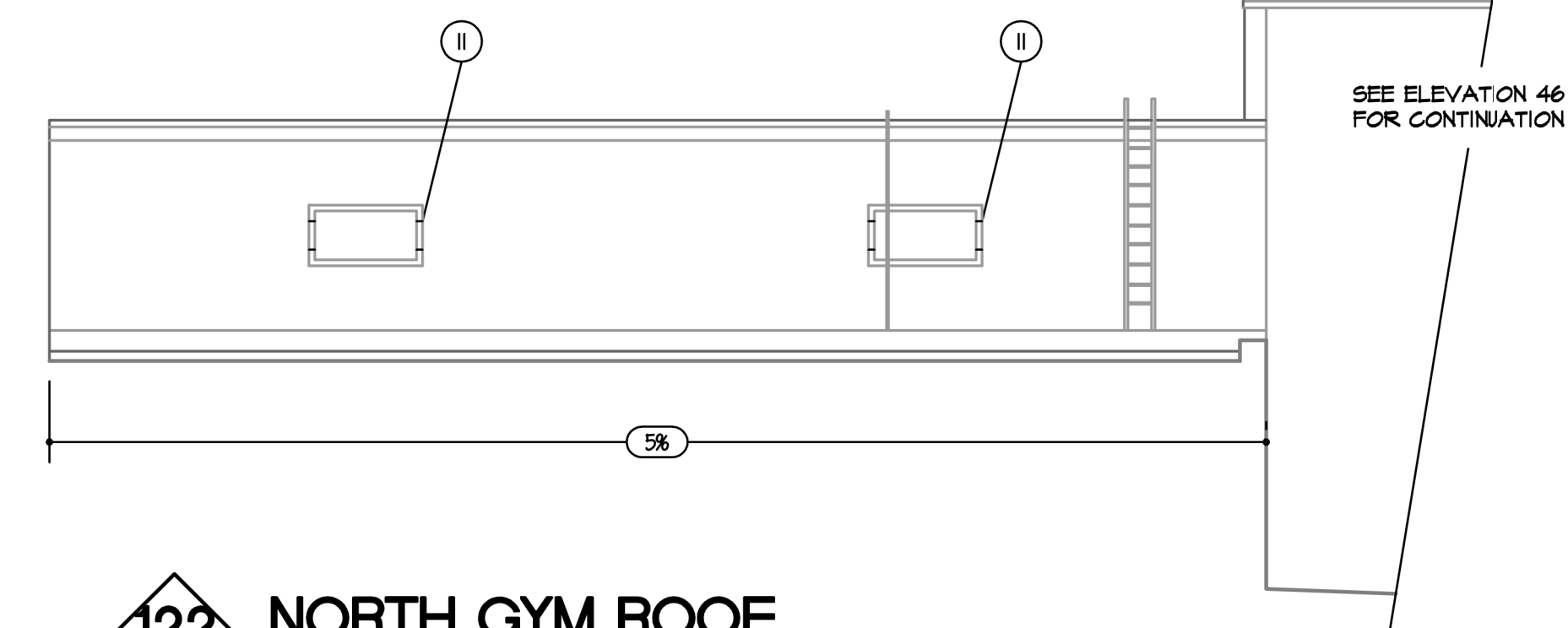
125 EAST NEW GYM ROOF
SCALE: 1/8" = 1'-0"



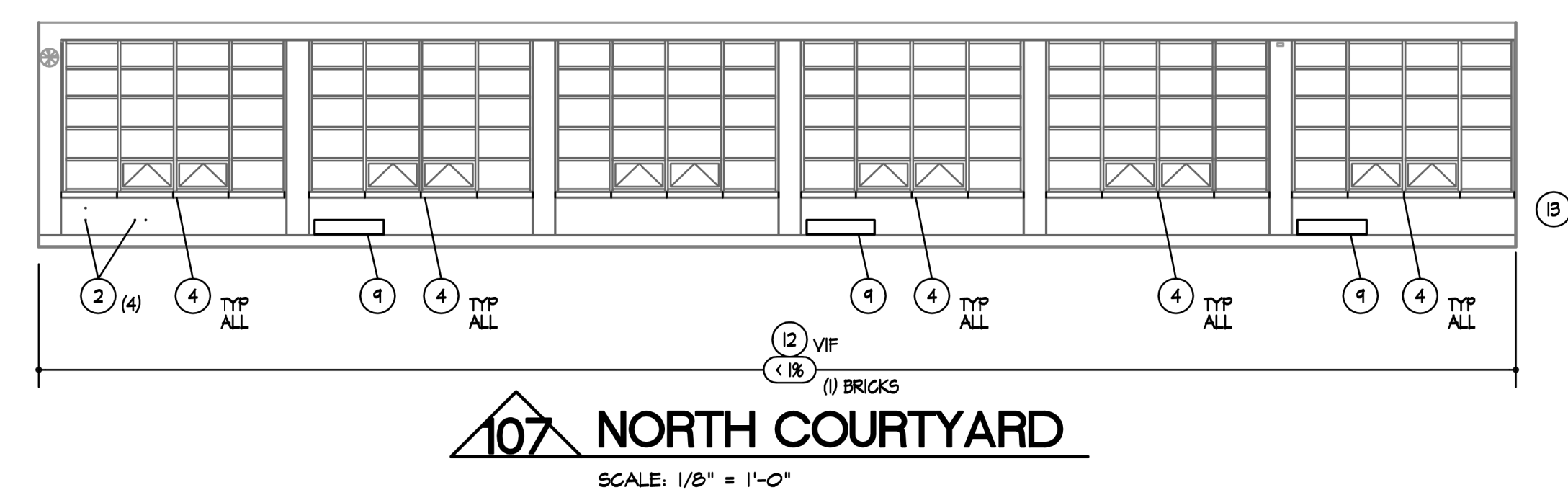
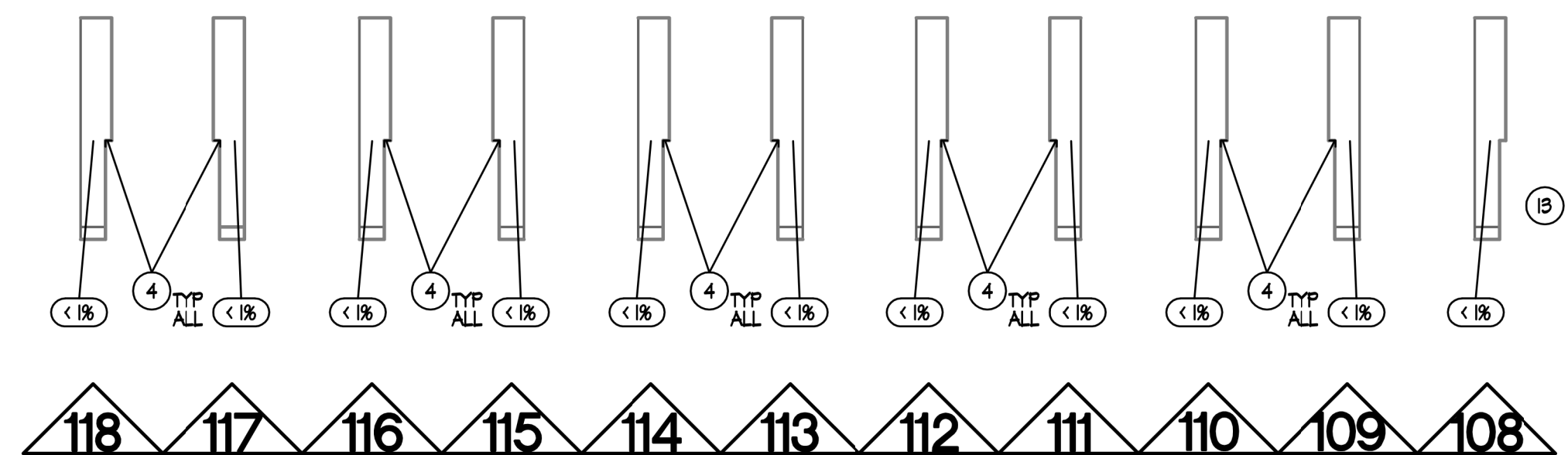
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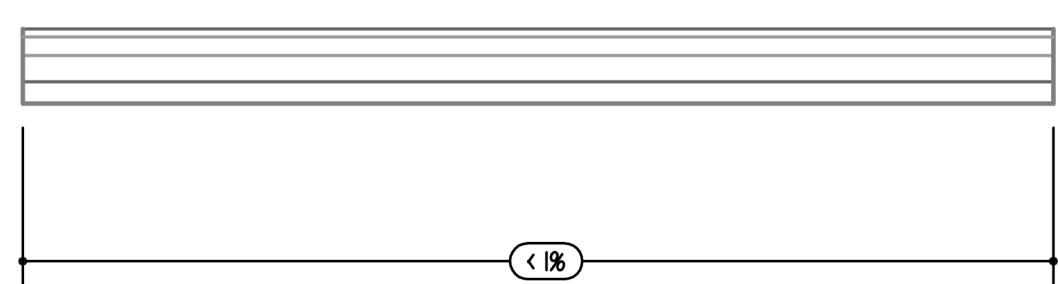
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SCALE: 1/8" = 1'-0"



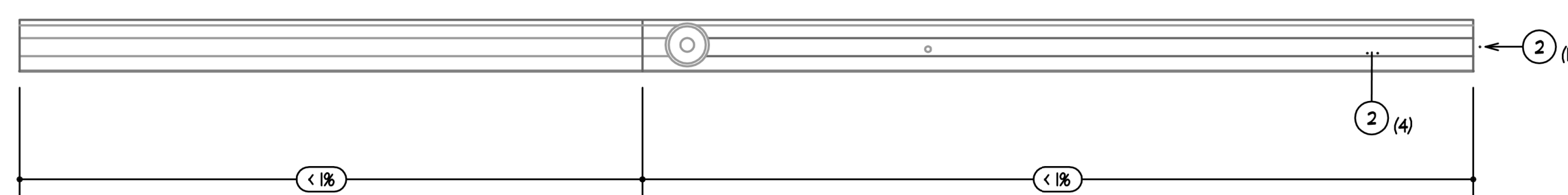
122 NORTH GYM ROOF
SCALE: 1/8" = 1'-0"



107 NORTH COURTYARD
SCALE: 1/8" = 1'-0"

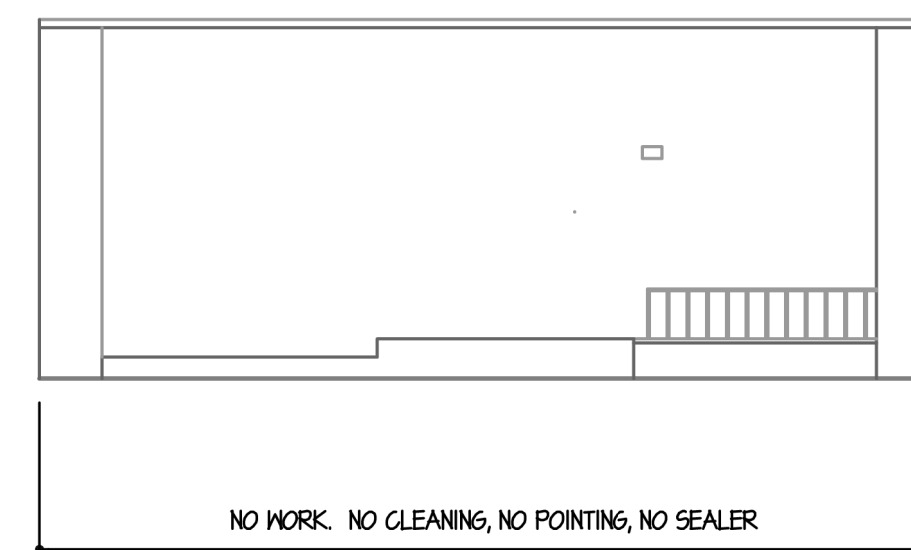


121 EAST ROOF
SCALE: 1/8" = 1'-0"

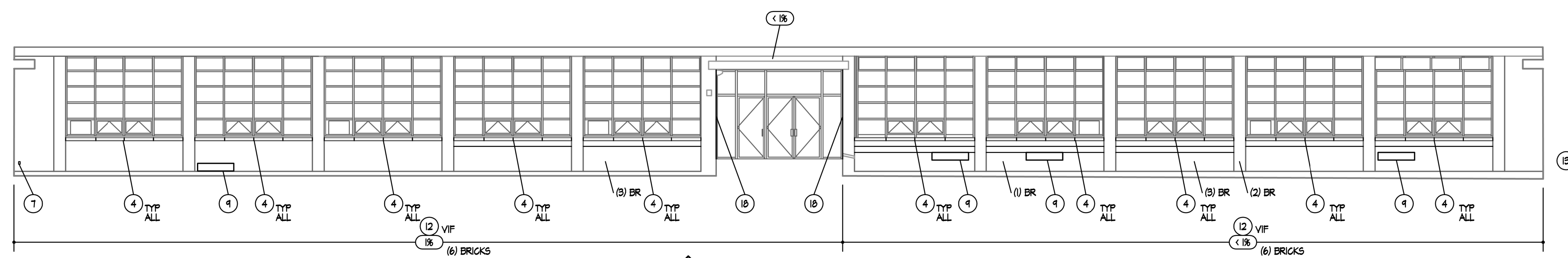
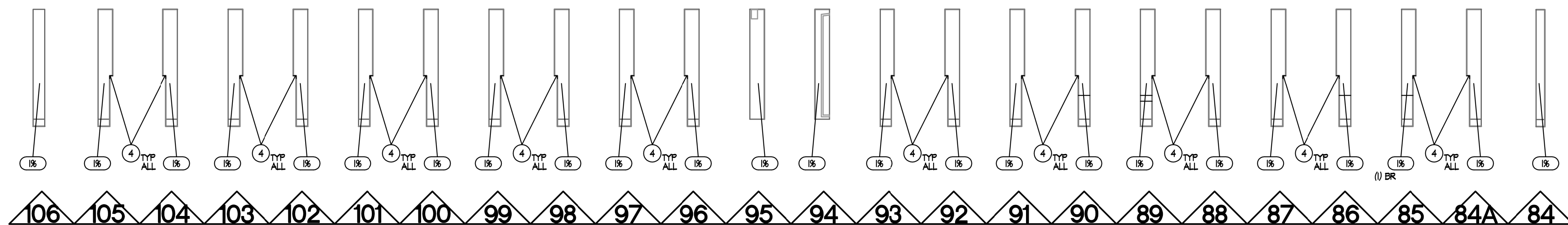


120 NORTH ROOF
SCALE: 1/8" = 1'-0"

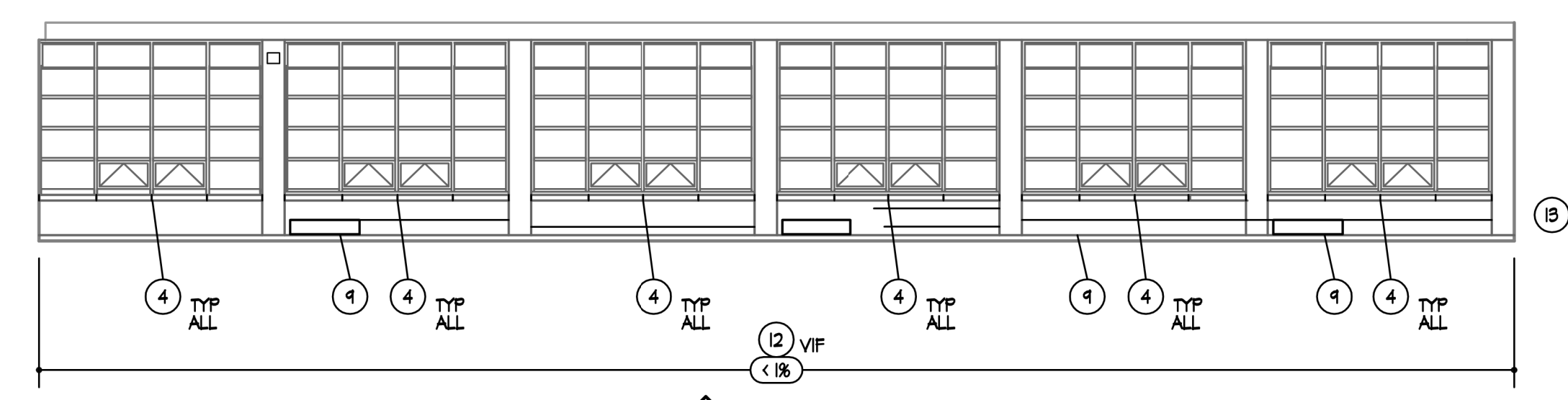
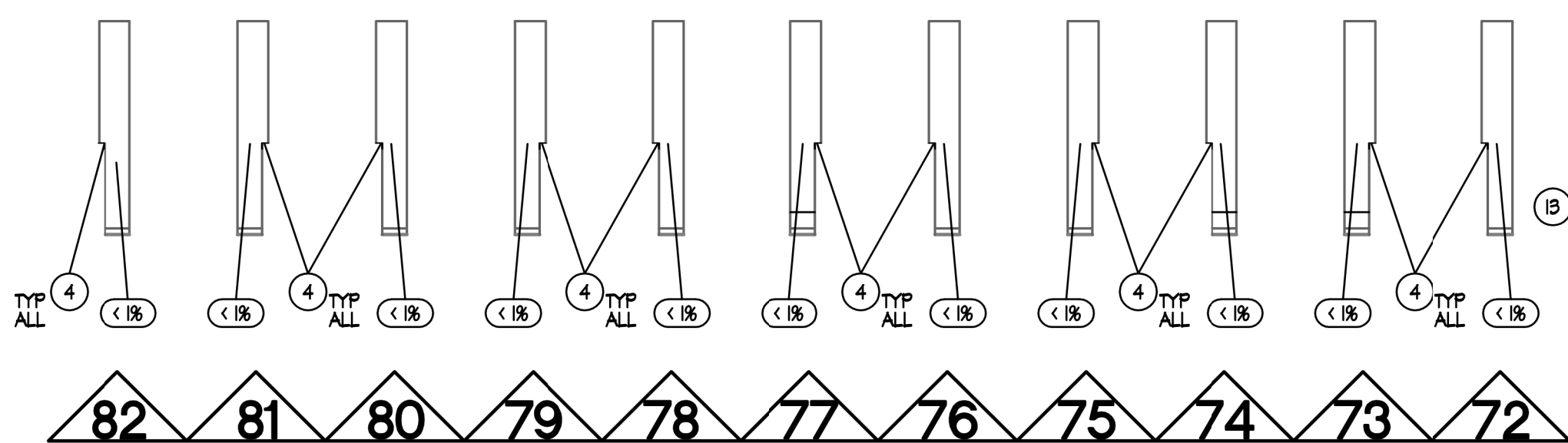
120A NORTH ROOF
SCALE: 1/8" = 1'-0"



119 SOUTH COURTYARD
SCALE: 1/8" = 1'-0"



83 EAST COURTYARD
SCALE: 1/8" = 1'-0"



71 SOUTH COURTYARD
SCALE: 1/8" = 1'-0"

MASONRY RESTORATION NOTES

1. EXISTING STRESS CRACK. REMOVE SEALANT AND/OR MORTAR. REMOVE BROKEN/CRACKED BRICKS AND REPLACE. SEE DRAWING FOR QUANTITY. GRIND AND POINT ADJACENT AREAS (NOT INCLUDED IN WALL PERCENTAGE), TO ELIMINATE ALL CRACKS IN MORTAR. POINT WITH MORTAR.
2. REMOVE EXISTING EMBEDMENT(S), SEE DRAWING FOR QUANTITY. PATCH/SEAL HOLE(S) REMAINING. HOLES IN THE FACE OF MASONRY UNITS TO BE REPAIRED WITH MATCHING COLOR SEALANT. HOLES IN MORTAR JOINTS TO BE FILLED WITH MORTAR.
3. PATCH/SEAL HOLE(S), SEE DRAWING FOR QUANTITY. HOLES IN THE FACE OF MASONRY UNITS TO BE REPAIRED WITH MATCHING COLOR SEALANT. HOLES IN MORTAR JOINTS TO BE FILLED WITH MORTAR.
4. AT STONE WATERTABLE: REMOVE MORTAR/SEALANT BETWEEN STONES. SKY FACE, FRONT FACE AND UNDERSIDE (AS APPLICABLE). PROVIDE NEW SEALANT AT SKY FACE, AND 1/2" DOWN FRONT FACE WITH BACKER ROD AS NECESSARY. REPOINT FRONT FACE AND UNDERSIDE (AS APPLICABLE). INCLUDE JOINTS BETWEEN STONES, AND JOINTS AT END WHERE STONE MEETS BRICK. REMOVE MORTAR/SEALANT AT HORIZONTAL JOINT BETWEEN STONE AND BRICK (TOP AND BOTTOM). GRIND AND POINT HORIZONTAL JOINT.
- 4A. VERIFY TOP OF STONE CAPITAL IS WATERTIGHT. GRIND AND POINT AS REQUIRED.
5. AT STONE SILL: REMOVE MORTAR/SEALANT BETWEEN STONES. SKY FACE, FRONT FACE, AND UNDERSIDE. PROVIDE NEW SEALANT AT SKY FACE, AND 1/2" DOWN FRONT FACE WITH BACKER ROD AS NECESSARY. REPOINT FRONT FACE AND UNDERSIDE. INCLUDE JOINTS BETWEEN STONES, AND JOINTS AT END WHERE STONE MEETS BRICK.
6. AT STONE COPING: REMOVE MORTAR/SEALANT BETWEEN STONES. SKY FACE, FRONT FACE, BACK FACE, AND UNDERSIDE (AS APPLICABLE). PROVIDE NEW SEALANT AT SKY FACE, AND 1/2" DOWN FRONT FACE AND BACK FACE WITH BACKER ROD AS NECESSARY. REPOINT FRONT FACE, BACK FACE, AND UNDERSIDE (AS APPLICABLE). INCLUDE ALL JOINTS BETWEEN STONES. REMOVE MORTAR/SEALANT AT HORIZONTAL JOINT BETWEEN STONE AND BRICK. GRIND AND POINT HORIZONTAL JOINT.
7. SEAL SILLCOCKS/HOSE BIBS WATERTIGHT TO MASONRY
8. PREPARE SUBSTRATE FOR NEW JAMB REPAIR. CONTRACTOR TO VERIFY SIZE OF REPAIR DOES NOT REQUIRE ADDITIONAL PINS/ANCHORS, ELSE PROVIDE. CONTRACTOR TO VIF QUANTITY OF WORK.
9. STONE BASE: REMOVE ALL SEALANT AT STONE TO STONE JOINTS WHERE PRESENT - VIF QUANTITY. GRIND AND POINT. EXAMINE MORTAR JOINTS AND GRIND AND POINT ONLY WHERE REQUIRED.
- 9A. NO WORK ON STONE BASE, THIS AREA.
10. DECORATIVE STONE: REMOVE MORTAR/SEALANT IN ALL STONE TO STONE JOINTS. GRIND AND POINT ALL STONE TO STONE JOINTS - PLANE SHOWN AS WELL AS RETURNS TO BRICK.
11. CONTRACTOR TO EXAMINE MASONRY CEILING FOR STABILITY OF STONE AND REPORT FINDINGS TO ARCHITECT AND RPS205 CONSTRUCTION MANAGER. NO REPOINTING ON JOINTS UNDER BASE BID. CLEAN AND SEAL ONLY.
12. EXISTING MOVEMENT JOINT. REMOVE EXISTING SEALANT. REPOINT WHERE REQUIRED. PROVIDE NEW SEALANT (BACKER ROD AS REQUIRED) FOR WATER-TIGHT CONDITION, COLOR TO MATCH BRICK.
13. GRIND AND POINT ENTIRE VERTICAL JOINT.
14. AT WALL GAP STONES: REMOVE SEALANT. PROVIDE NEW SEALANT AND NEW BACKER ROD AT FRONT FACE, BACK FACE, AND TOP FACE.
15. GRIND AND POINT APPROX. THREE VERTICAL BRICKS. REPLACE BROKEN/CRACKED BRICK.
16. REPLACE MISSING HONEYCOMB KEEP VENT. SEE DRAWINGS FOR APPROX. QUANTITIES ON EACH ELEVATION. CONTRACTOR TO VERIFY QUANTITY AND REPLACE ALL MISSING.
17. LOUVER: REMOVE AND REPLACE SEALANT BETWEEN LOUVER AND MASONRY
18. REMOVE EXISTING SEALANT/MORTAR AT PENETRATION THRU WALL. PROVIDE NEW MORTAR/SEALANT FOR WATERTIGHT CONDITION AT PENETRATION.
19. REMOVE SEALANT AND MORTAR. GRIND JOINT BETWEEN LINTEL AND BRICK ABOVE. CLEAN AND REMOVE LOOSE RUST, MILL SCALE AND DIRT AND TREAT EXPOSED LINTEL WITH A VINYL ACRYLIC COPOLYMER RUST CONVERTER. PAINT ALL EXPOSED METAL SURFACES. POINT JOINT BETWEEN LINTEL AND BLOCK.
20. REMOVE SEALANT AT MORTAR CRACK AT LINTEL BEARING, AND GRIND JOINT. PROVIDE NEW SEALANT AT BEARING ONLY. POINT WITH MORTAR BEYOND LINTEL BEARING.
21. REMOVE SEALANT AT ENDS OF CONCRETE SILL. GRIND AND POINT JOINT.
22. COPING STONES BASE BID: "TOUCH-UP" EXISTING SEALANT/MORTAR BETWEEN COPING STONES. THIS INCLUDES FRONT FACE, SKY FACE, AND BACK FACE. WHERE SEALANT IS DETACHED, REMOVE AND REPLACE. WHERE SEALANT HAS FILLED AWAY FROM STONE, PROVIDE NEW TO CREATE WATER-TIGHT CONDITION.
- ALTERNATE C-1: PROVIDE NEW TREATED WOOD NAILER SET INTO STONE WITH EXPANSION ANCHORS. PROVIDE NEW PRE-FINISHED METAL CLIP-LOCK FASCIA CAP TO COMPLETELY COVER ALL EXPOSED STONE. FRONT AND REAR EDGE MUST COVER STONE PLUS 1/2" FOR WATERTIGHT COPING CONDITION.
23. EXAMINE BRICK AROUND SCUPPER. REPAIR/REPOINT. VIF WATERTIGHT CONDITION THRU WALL. REPORT CONDITION TO ARCHITECT AND RPS205 PROJECT MANAGER.
24. EXISTING CHIMNEY. TOP PORTION WAS RECENTLY POINTED WHEN CHIMNEY WAS ABANDONED. CONTRACTOR TO INSPECT AND REPORT CONDITIONS TO ARCHITECT AND PROJECT MANAGER. IT IS BELIEVED THERE IS NO POINTING WORK REQUIRED. CLEAN AND SEAL ENTIRE CHIMNEY.
25. PARAPET WALL ON ROOF: COPING STONES BASE BID: "TOUCH-UP" EXISTING SEALANT/MORTAR BETWEEN COPING STONES. THIS INCLUDES FRONT FACE, SKY FACE, AND BACK FACE. WHERE SEALANT IS DETACHED, REMOVE AND REPLACE. WHERE SEALANT HAS FILLED AWAY FROM STONE, PROVIDE NEW TO CREATE WATER-TIGHT CONDITION.
- ALTERNATE C-1: PROVIDE NEW TREATED WOOD NAILER SET INTO STONE WITH EXPANSION ANCHORS. PROVIDE NEW PRE-FINISHED METAL CLIP-LOCK FASCIA CAP TO COMPLETELY COVER ALL EXPOSED STONE. FRONT AND REAR EDGE MUST COVER STONE PLUS 1/2" FOR WATERTIGHT COPING CONDITION.
26. ALTERNATE C-2 FOR ALL HOLLOW METAL DOORS/FRAMES AND FOR ALL OVERHEAD DOORS, ALL SEALANT TO BE REMOVED BY ASBESTOS CONTRACTOR UNDER SEPARATE CONTRACT.
- THIS CONTRACTOR TO PROVIDE NEW SEALANT (BACKER ROD AS REQUIRED) FOR WATER-TIGHT CONDITION, COLOR TO MATCH FRAME.
- AT JAMBS: BETWEEN FRAME/TRIM AND BRICK.
- AT HEAD: BETWEEN FRAME AND LINTEL ABOVE.
- AT LINTEL: GRIND JOINT BETWEEN LINTEL AND BRICK ABOVE. CLEAN AND REMOVE LOOSE RUST, MILL SCALE AND DIRT AND TREAT EXPOSED LINTEL WITH A VINYL ACRYLIC COPOLYMER RUST CONVERTER. PAINT ALL EXPOSED METAL SURFACES, COLOR TO MATCH EXISTING FRAMES.

FOR ALL MASONRY SURFACES THE CONTRACTOR SHALL VERIFY, IN FIELD, EXACT QUANTITY/SIZE OF THE WORK AREA. CONTRACTOR'S BASE BID SHALL ADDRESS, TO THE SATISFACTION OF THE ARCHITECT AND OWNER, ALL MASONRY WORK REQUIRED FOR A COMPLETELY TIGHT FACADE. FOR ALL AREAS:

REMOVE AND REPLACE ALL STRUCTURALLY INSOUND MASONRY UNITS

REMOVE AND REPLACE ALL CRACKED MASONRY UNITS

REMOVE AND REPLACE ALL SPALLED MASONRY UNITS

GRIND AND REPOINT ALL JOINTS WEATHERED GREATER THAN 1/4" DEEP

REPOINT ALL OPEN JOINTS

REMOVE ALL LOOSE MORTAR, GRIND AND REPOINT

REMOVE ALL UNUSED EMBEDMENTS

HOLES IN THE FACE OF MASONRY UNITS TO BE REPAIRED WITH MATCHING COLOR SEALANT.

HOLES IN MORTAR JOINTS TO BE FILLED WITH MORTAR.

THE FOLLOWING SPECIFICATION DEFINES "HAIRLINE CRACK" AND "OPEN JOINT", AS WELL AS THE EXPECTED REPAIR TO BE PROVIDED:

LESS THAN 1MM NO WORK REQUIRED

GREATER THAN 1MM BUT LESS THAN 2 MM REPAIR BY FACE GROUTING

GREATER THAN OR EQUAL TO 2MM GRIND AND POINT

NOTE:

SCALE INDICATED IS APPROXIMATE, AND FOR GENERAL REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD MEASUREMENTS TO DETERMINE EXACT QUANTITY OF WORK AREAS.

NOTE:

WORK AREA IS INDICATED ON THE FACE OF WALL. WHERE BRICK RETURNS TO OPENINGS, AND WORK IS INDICATED ON THE FACE OF THE ELEVATION, THE WORK AREA IS TO INCLUDE THE MASONRY JAMB RETURN.

NOTE:

ALL SILLCOCKS/HOSE BIBS TO BE SEALED WATERTIGHT TO MASONRY, INDICATED, OR NOT.

NOTE:

ALL JUNCTION BOXES (RECEPTACLES, BOXES, SWITCHES, DEVICES, ETC.) TO BE SEALED WATERTIGHT TO MASONRY, INDICATED, OR NOT..

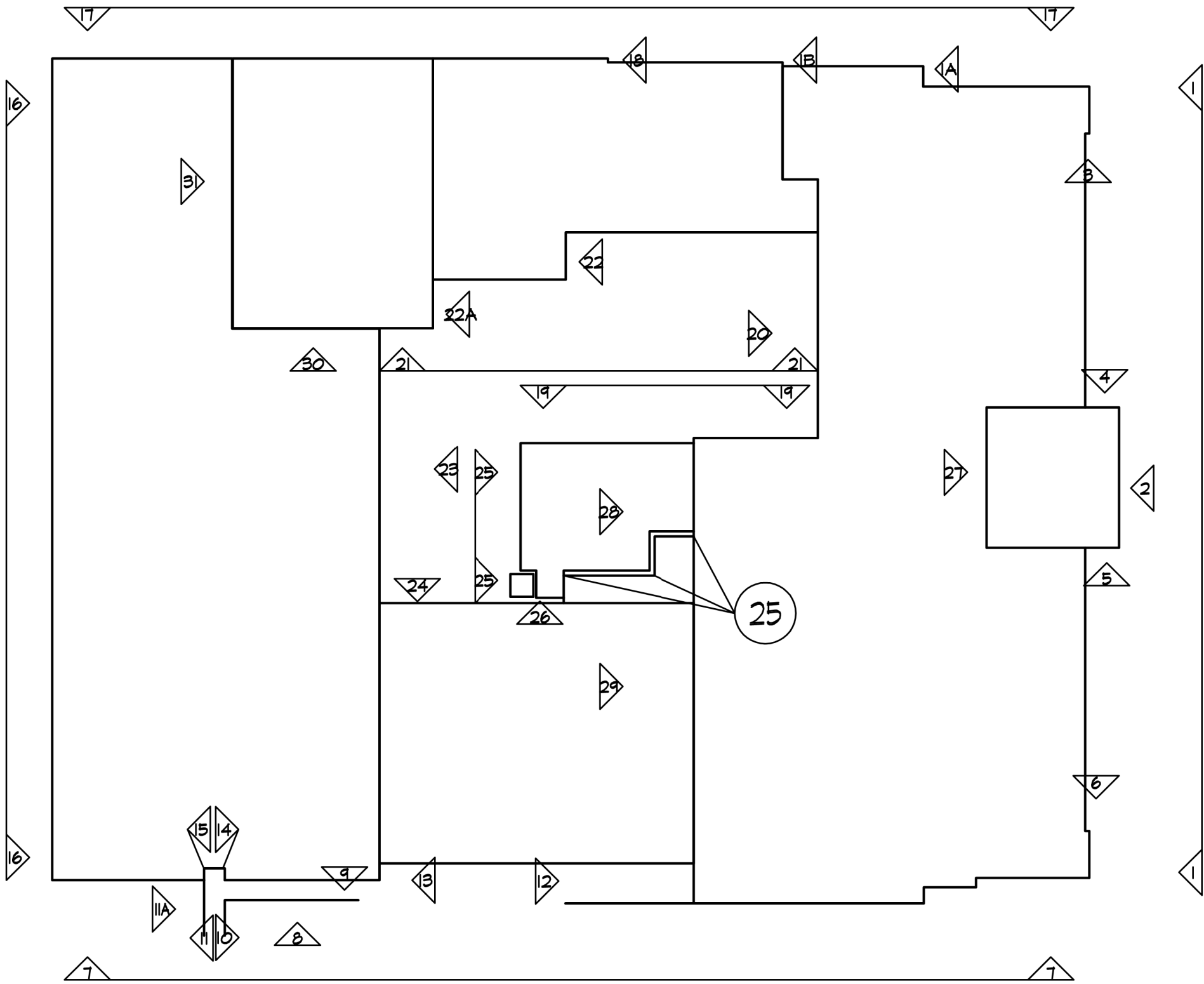
NOTE:

FOR ALL EXPOSED MASONRY (STONE / BRICK):

- CLEAN MASONRY.
- WHERE APPLICABLE, REMOVE PLANT GROWTH. CLEAN ALL SURFACES IN ACCORDANCE WITH BIA TECHNICAL NOTES TMB, USING THE GENTLEST MEANS NECESSARY TO RESTORE MASONRY AND MORTAR TO ORIGINAL APPEARANCE. INCLUDE ALL VISUALLY EXPOSED SURFACES INCLUDING EDGES AND RETURNS ADJACENT TO WINDOWS AND DOOR FRAMES AND FREE STANDING WALLS.
- SEAL MASONRY.

AFTER CLEANING, AND SEALANT APPLICATION, APPLY A DEEP-PENETRATING WATER REPELLENT AND CONSOLIDATION TREATMENT FOR MASONRY. COAT ALL EXTERIOR MASONRY (BRICK AND STONE) SURFACES. THIS INCLUDES BACK FACES OF PARAPETS, TOP OF WALLS, EDGES AND RETURNS ADJACENT TO WINDOWS AND DOOR FRAMES AND FREE STANDING WALLS.

8. APPROXIMATE AREA OF WALL THAT WILL REQUIRE GRINDING AND REPOINTING TO BE INCLUDED IN BASE BID.



1

KEYPLAN

SCALE: 1/32" = 1'-0"

KEYPLAN

NORTH

BELLES FIRM OF

architecture

2905 Creekside Court, Suite 'B', Rockford, IL 61114
(815)-961-0504 BellesFirm@yahoo.com
License No. 184-001868

REV.

EXTERIOR REPOINTING FOR:

ROCKFORD PUBLIC SCHOOLS

WELSH ELEMENTARY SCHOOL

2100 HUFFMAN BOULEVARD

ROCKFORD, ILLINOIS

DRAWN

BFA

DATE

01-22-2021

PROJECT No.

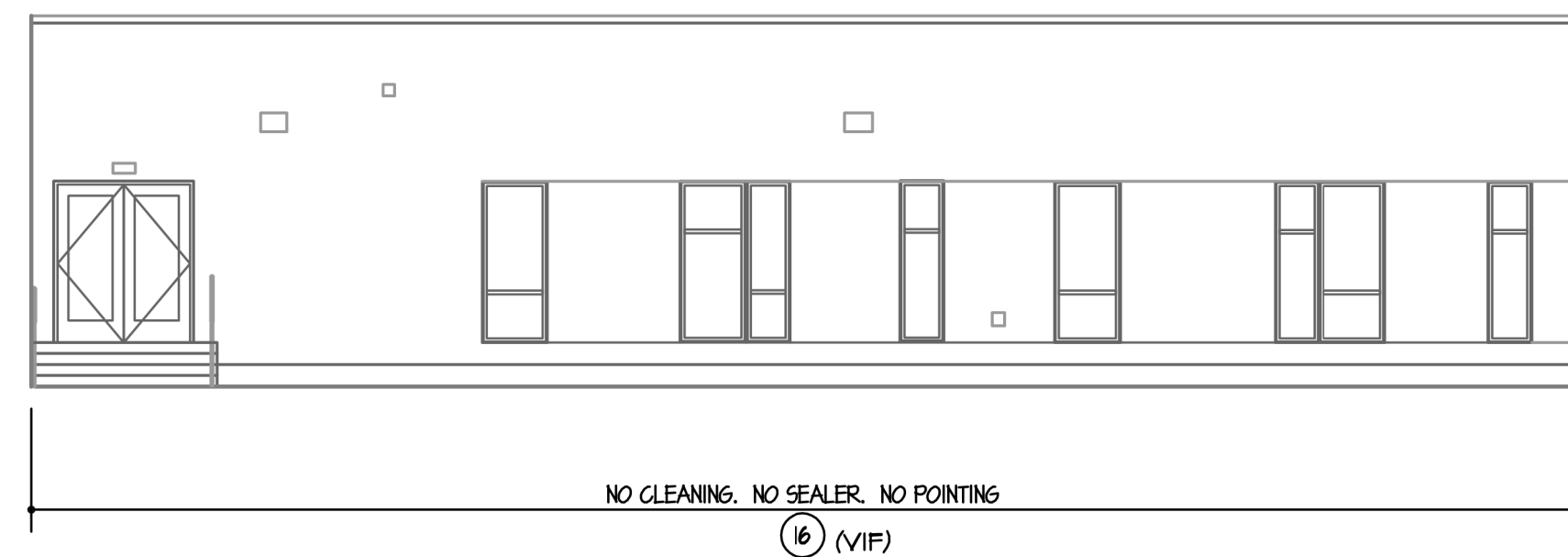
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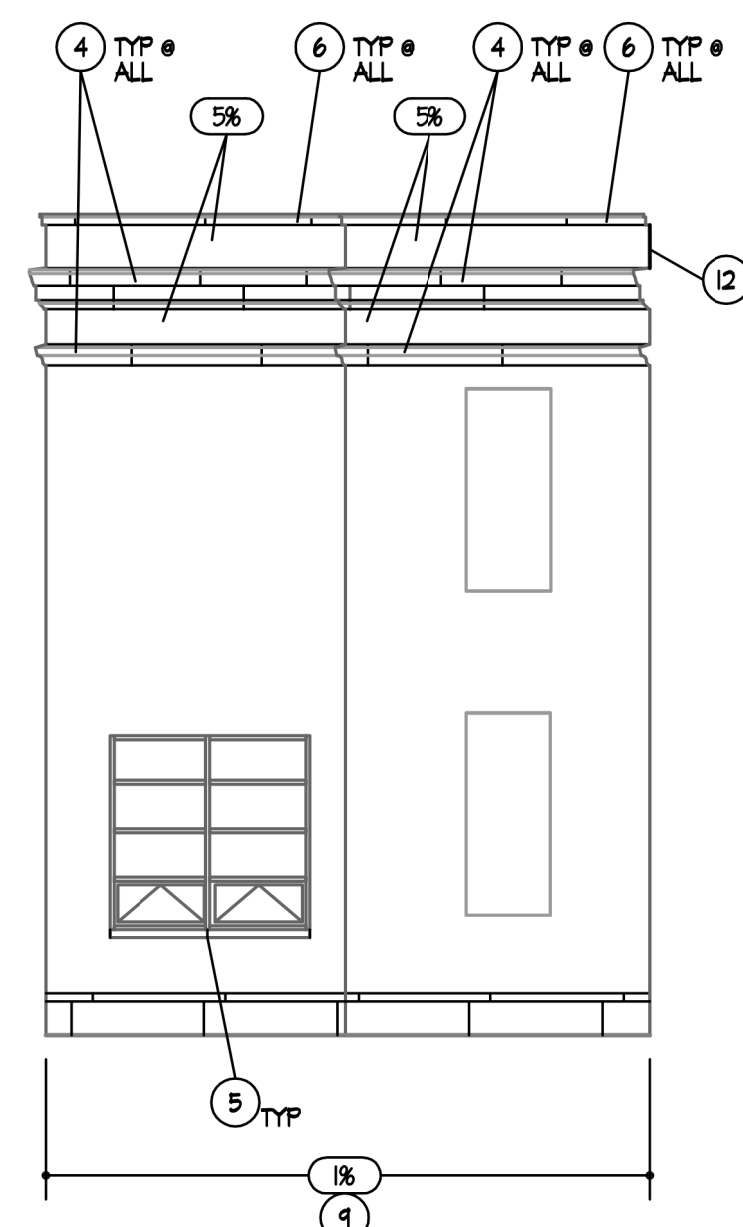
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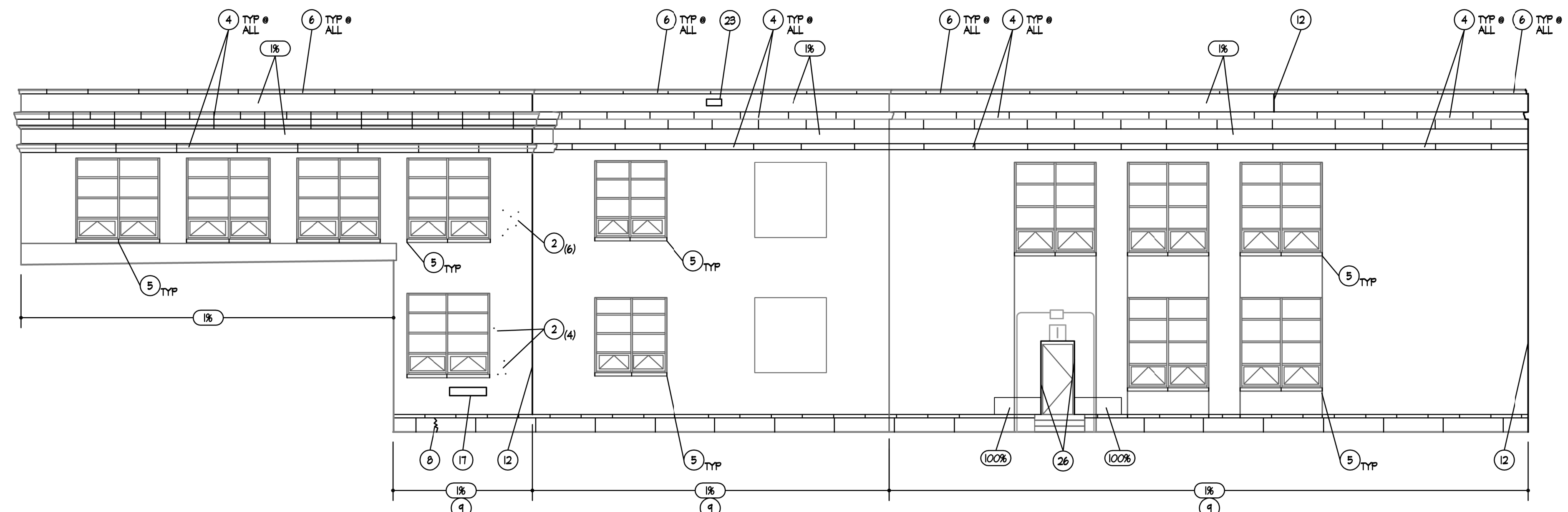
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23 EAST COURTYARD
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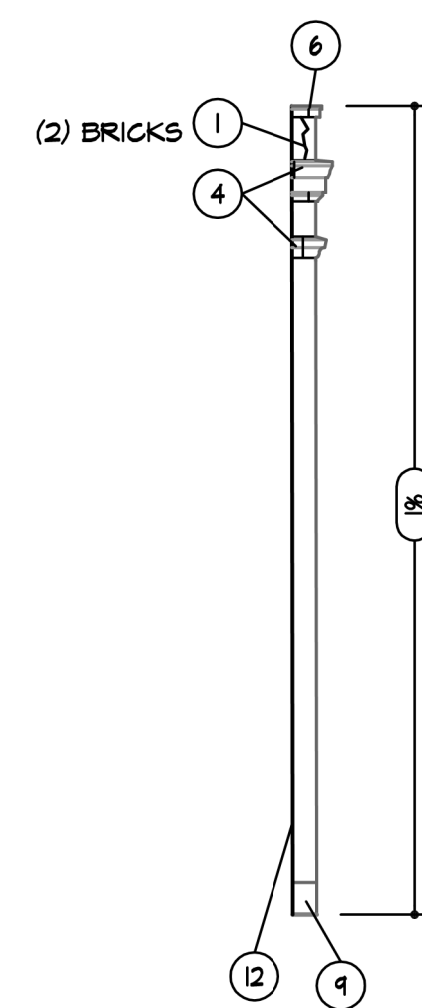


22A 22

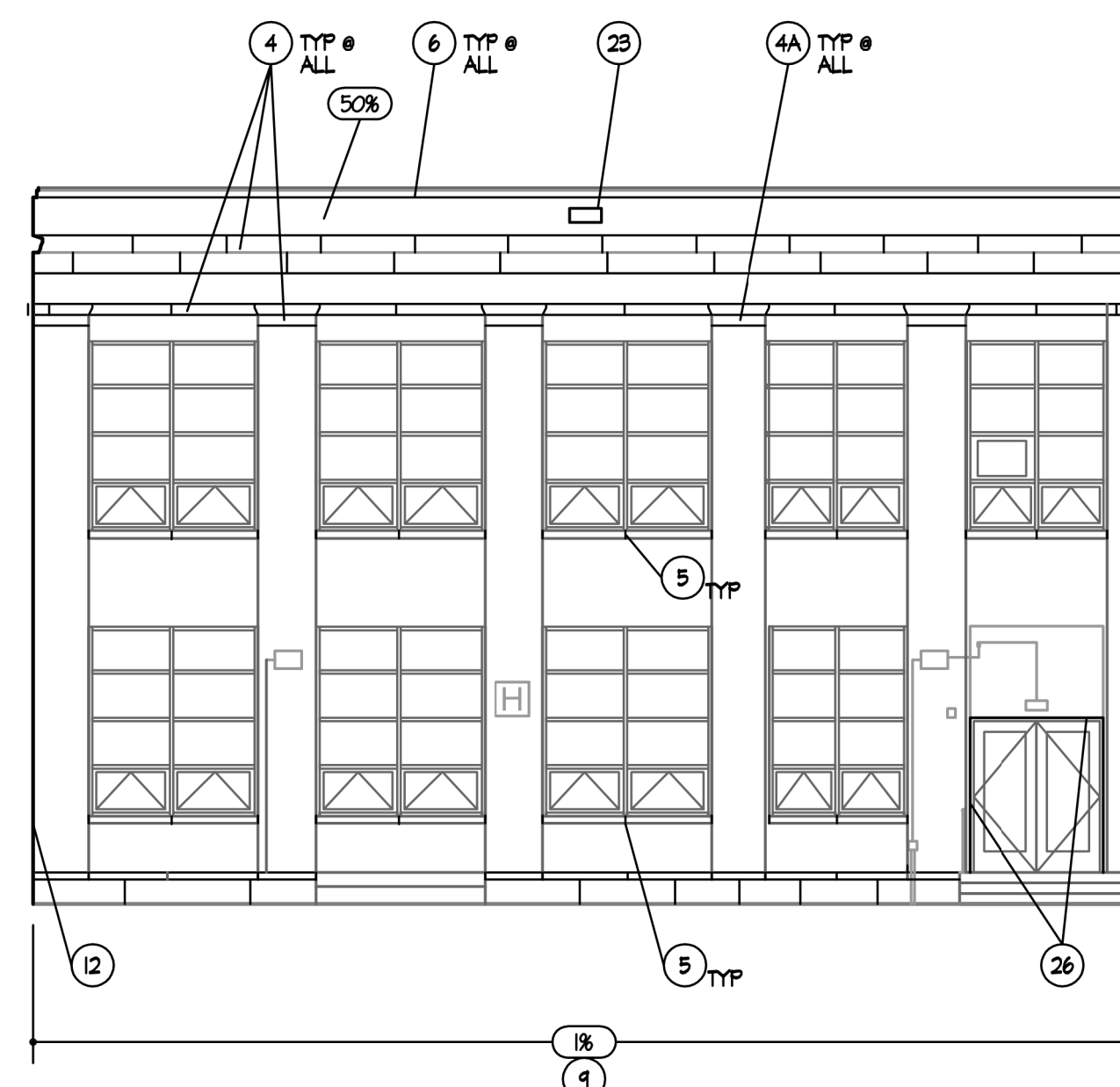


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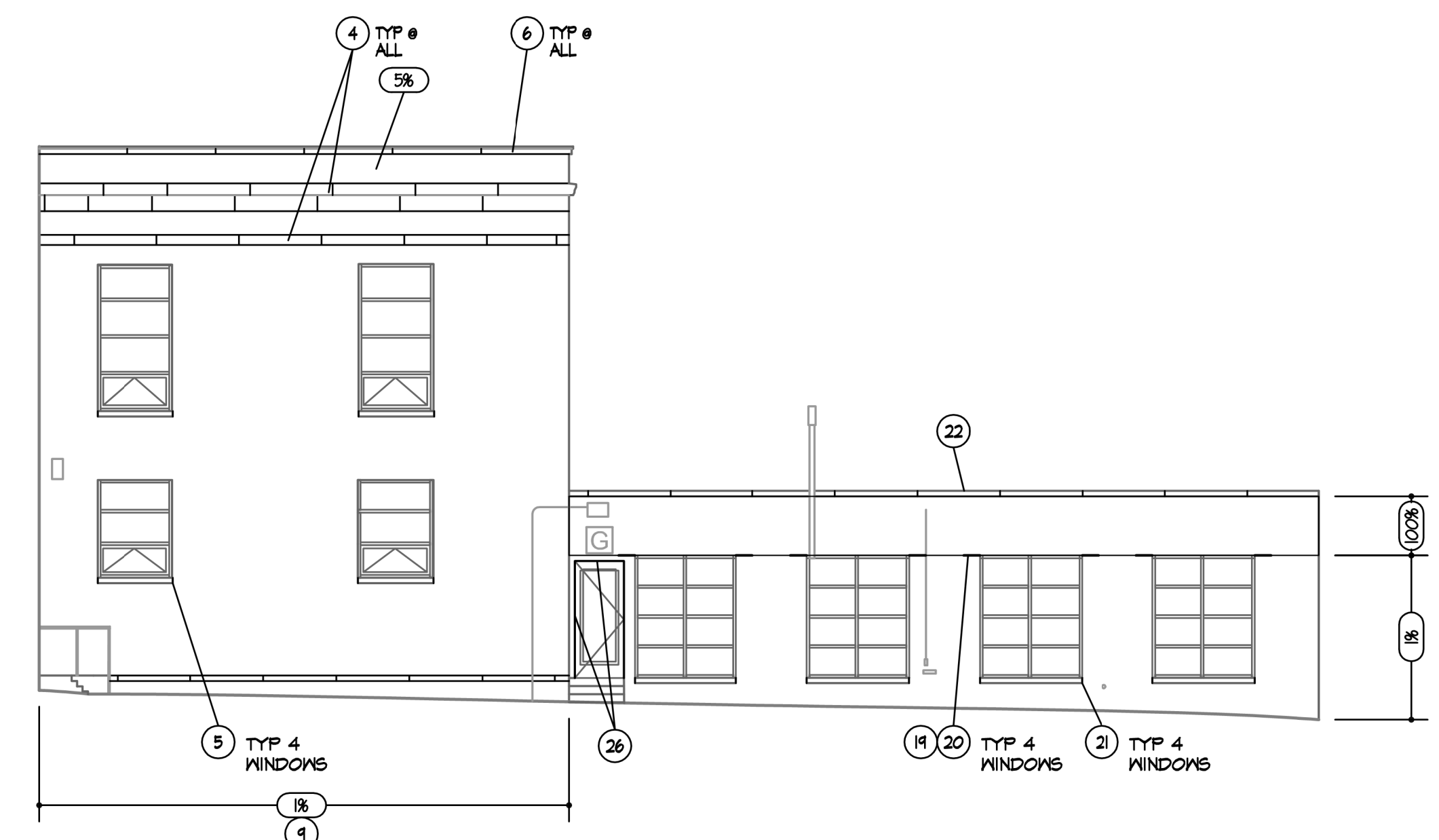
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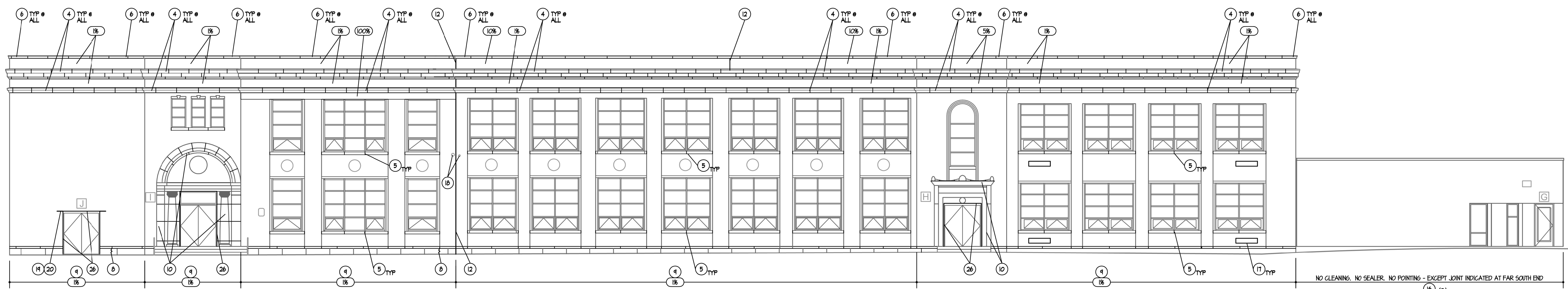
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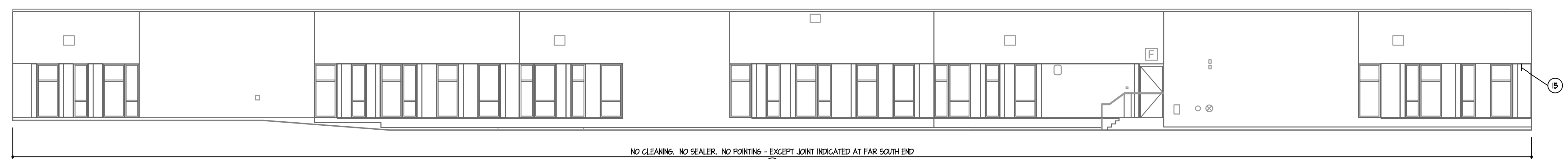
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SCALE: 1/8" = 1'-0"



19 NORTH COURTYARD
SCALE: 1/8" = 1'-0"



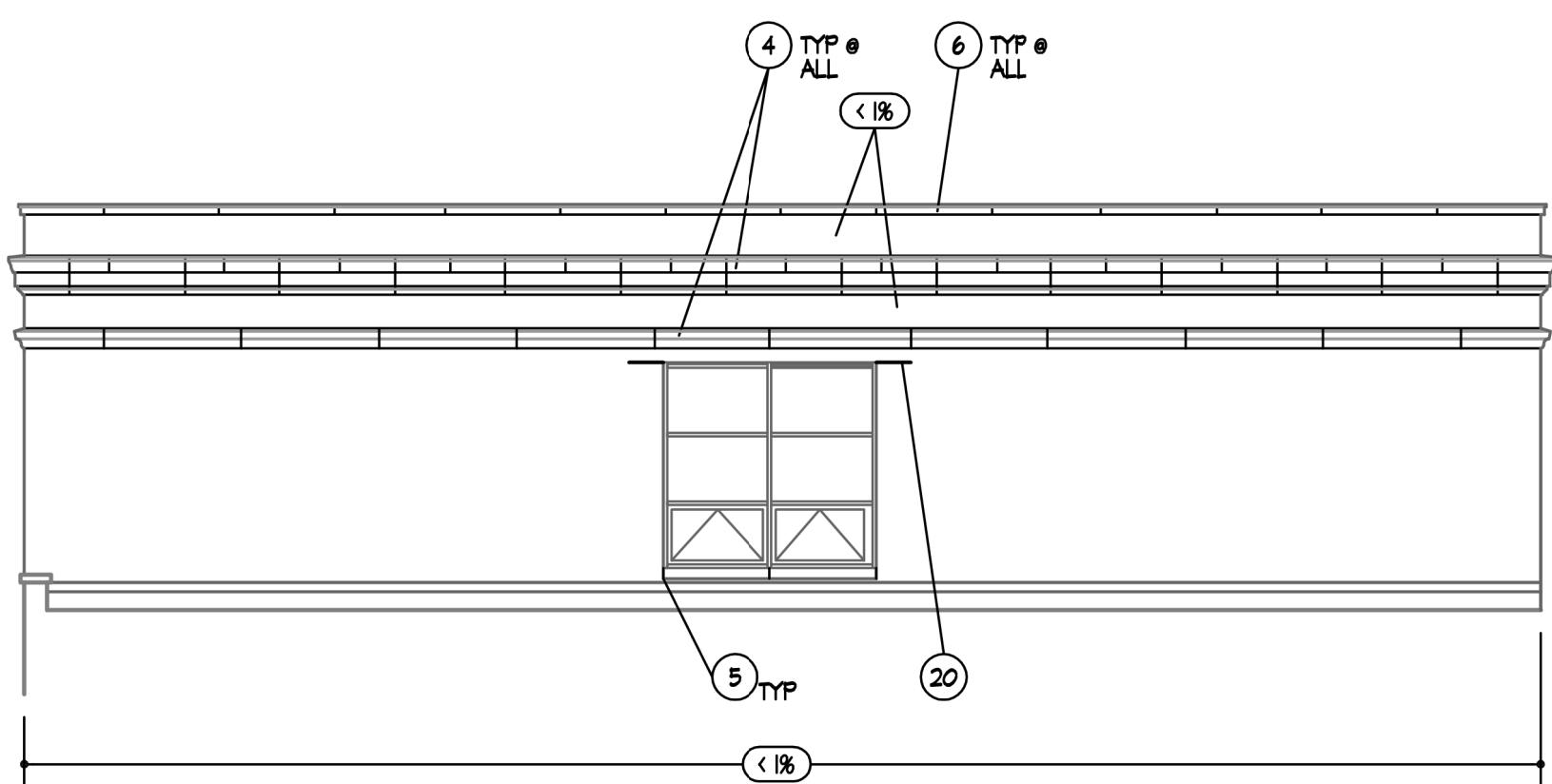
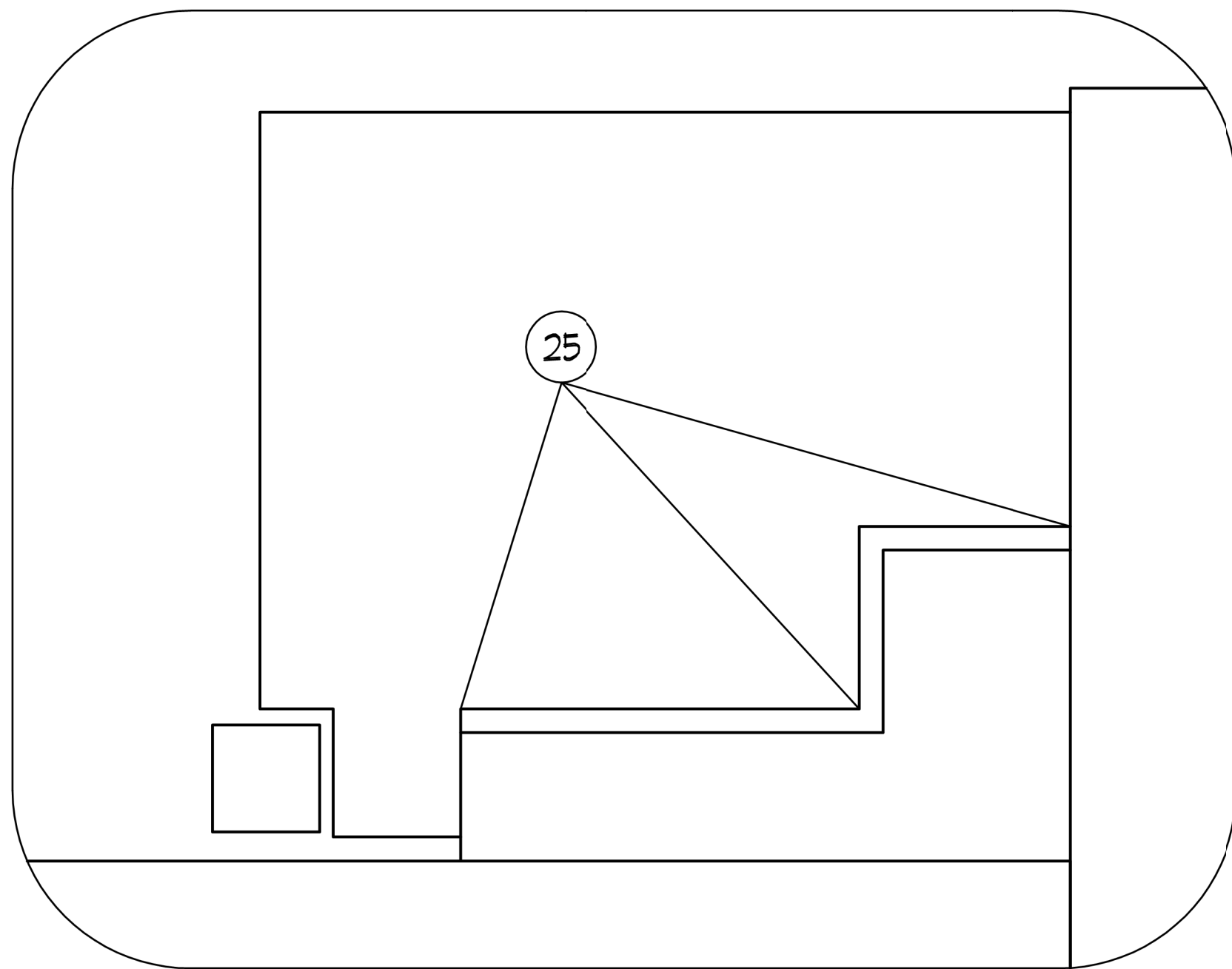
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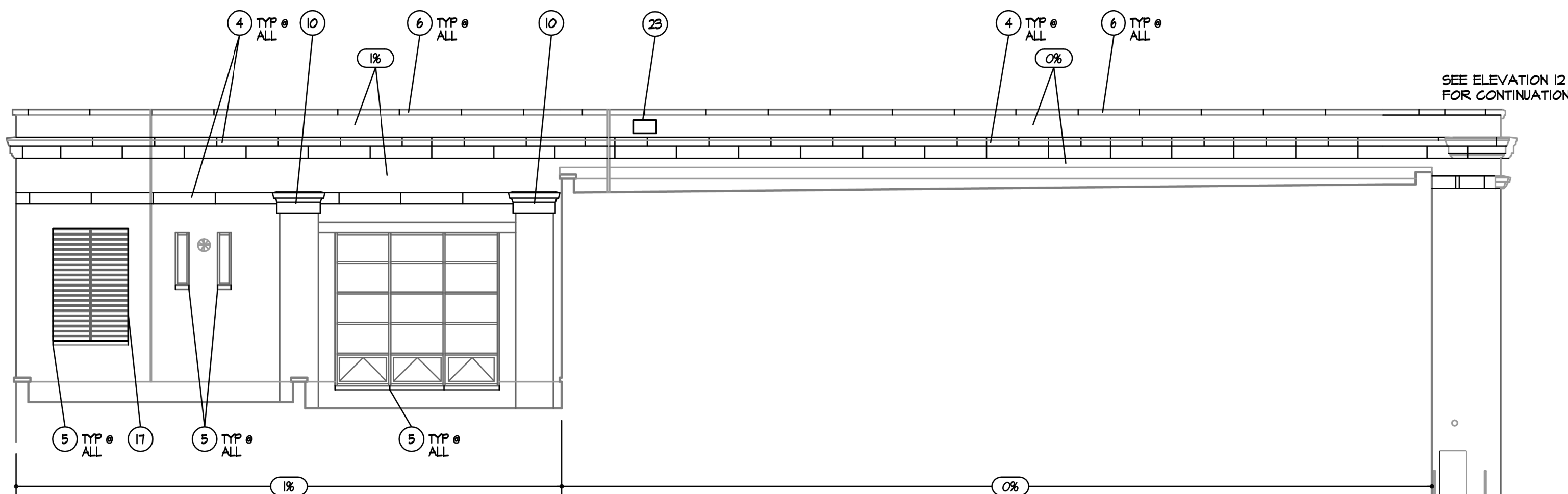
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25

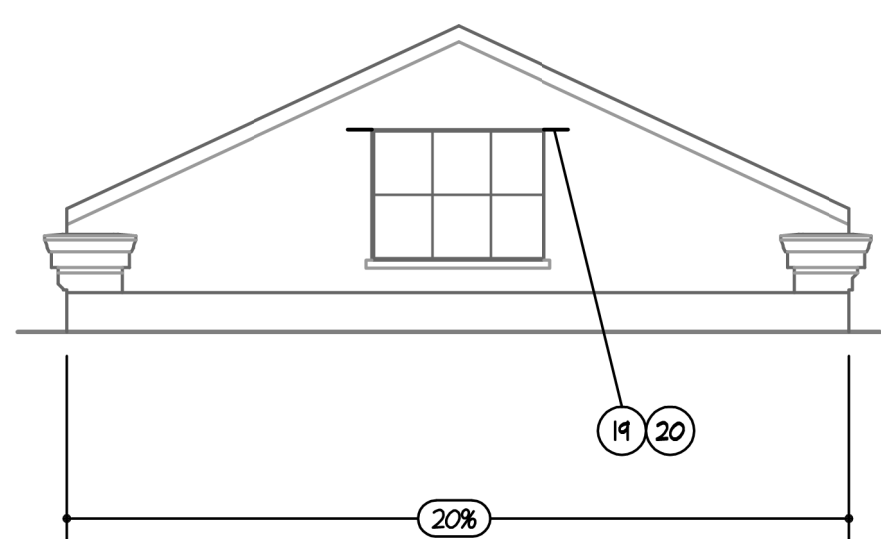


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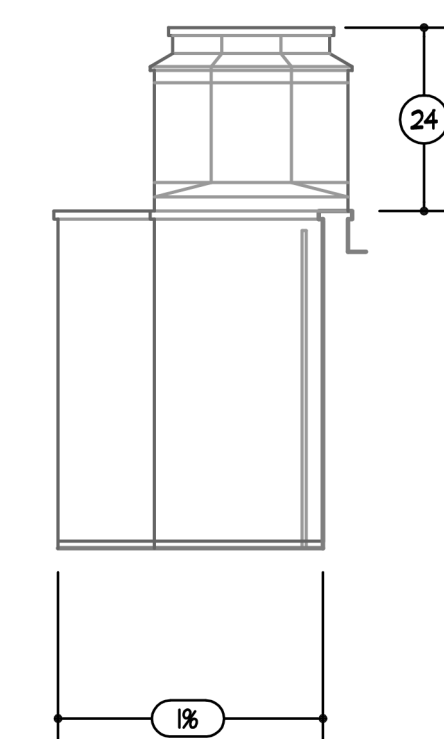


28 WEST COURTYARD
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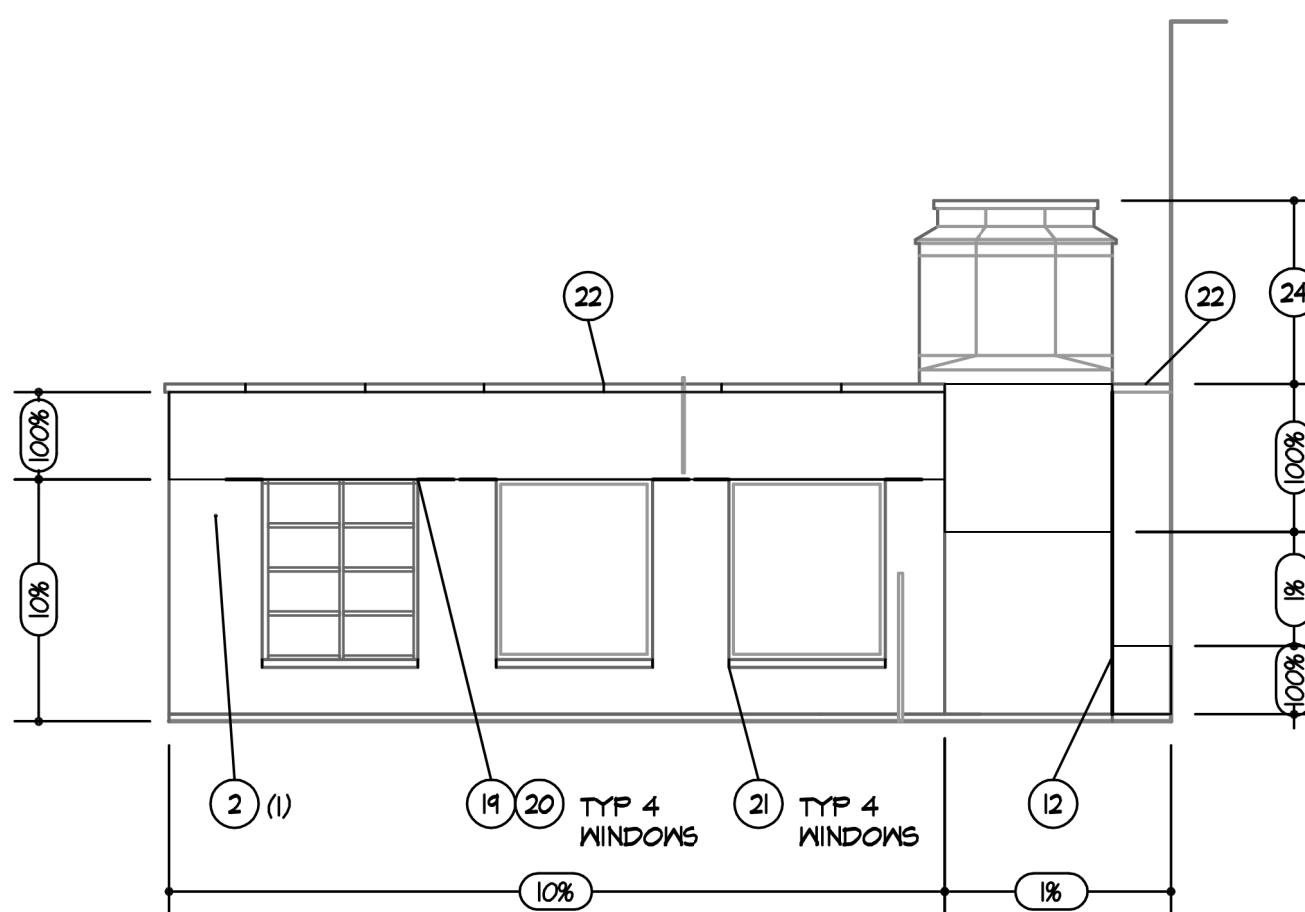
29 W ELEVATION
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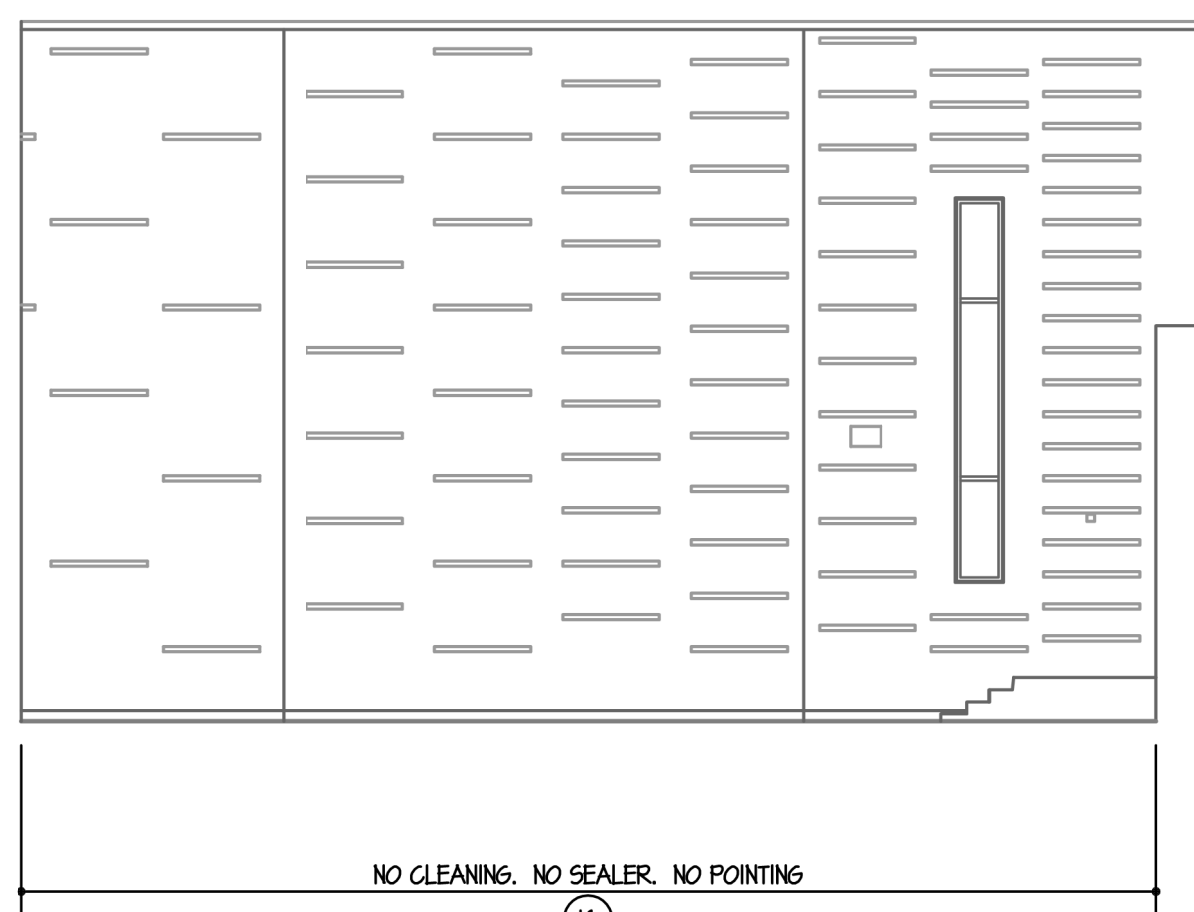
27 ROOF
SCALE: 1/8" = 1'-0"



26 N COURTYARD
SCALE: 1/8" = 1'-0"



25 WEST COURTYARD
SCALE: 1/8" = 1'-0"



24 NORTH COURTYARD
SCALE: 1/8" = 1'-0"

REV.