



Planning Board Meeting

Wednesday, February 14, 2024 at 7:00 PM
City Council Chamber Second floor, 149 Main Street,
Watertown, MA, 02472

Agenda

Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on **February 14, 2024 at 7:00 PM**. Location: City Council Chamber Second floor, 149 Main Street, Watertown, MA, 02472
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92709029148>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 927 0902 9148
- E. Public may comment through email: imarchesano@watertown-ma.gov
- F. Please Visit the Planning Board Website here: <https://www.watertown-ma.gov/226/Planning-Board>

1. ADMINISTRATIVE BUSINESS

- A. Minutes of 1/10/2024 Meeting

2. CASES

- A. [10-30 Manley Way](#) (aka 20 Seyon St)-PPF Industrial 20 Seyon LLC-Continued to **March 13, 2024 Meeting**
Requests a Special Permit with Site Plan Review for the reuse of a 95,000 SF light industrial building. The project would repurpose the existing structure for lab/R&D/non-nuisance manufacturing use. Located in the Pleasant Street Corridor District-3 (PSCD-3). **PB-2023-03**

3. OTHER BUSINESS

- A. 321 Arsenal St-Determination of Director/Planning Board for a Minor Modification for historic Building 312 to support a request to Massachusetts Historical Commission (MHC) for their approval for rehabilitation and updates to the exterior, including items such as windows, doors, a new entrance (replacing a window), roofing, and rooftop mechanicals and safety equipment.

- B. Planning Board Rules of Practice and Procedure – a discussion and possible consideration to adopt a new and complete copy of the rules and regulations per the City Code, Title III Subchapter1 § 31.02. [Rules and regulations](#), to be filed with the City Clerk.



CITY OF WATERTOWN

Planning Board

Administration Building

149 Main Street

WATERTOWN, MASSACHUSETTS 02472

Telephone (617) 972-6417

Extension Agreement Special Permit/Site Plan Review

PETITIONER: PPF Industrial 20 Seyon LLC

PROPERTY LOCATION: 10-30 Manley Way 20 Seyon Street, Watertown, MA 02472

Now comes Johanna Schneider representing the Petitioner(s) in the above-entitled Petition for a Special Permit/Site Plan Review PB-2023-03, filed: July 14, 2023, and hereby specifically waive their right to a Hearing of the Board within 65 days following the date of submittal. In accordance with the provisions of M.G.L. Chapter 40A, Section 9, and Section 9.04(f), Watertown Zoning Ordinance, the Petitioner(s) and the Planning Board of the City of Watertown, hereby agree at the request of the Petitioner(s), that the time within which the Board's request to hear the above-entitled Petition be hereby extended to: March 30, 2024.

PETITIONER(S):

Johanna Schneider, Attorney for Petitioner

Steve Magoon,
Director, Community Development & Planning

Special Permit/Site Plan Review #PB-2023-03

A COPY OF THIS AGREEMENT TO BE FILED WITH THE CITY CLERK



**Hemenway
& Barnes** LLP

2024 FEB -7 PM 3:59

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www.hembar.com

Johanna W. Schneider
Direct Dial (617) 557-9723
jschneider@hembar.com

February 7, 2024

Trustees By Email

Counselors at Law

**Planning Board
City of Watertown
Attn: Janet Buck, Chairperson
Administration Building
149 Main Street
Watertown, MA 02472**

Re: PB-2023-03 – Special Permit/Site Plan Review – 10-30 Manley Way

Dear Members of the Board:

On behalf of PPF Industrial 20 Seyon LLC, I write to request that the hearing on the above-referenced matter be continued from the Board's February 14, 2024 meeting to its March hearing. We continue to work with City Staff on project revisions based on comments received from members of the community and elected officials at a voluntary community meeting held earlier this fall. We look forward to presenting our plans for the adaptive reuse of the 10-30 Manley Way building to you in March.

Thank you for your courtesy and attention.

Very truly yours,

Johanna Schneider

**cc: Steve Magoon, DCDP
Gideon Schreiber, CDP
Ingrid Marchesano, Planning Board Clerk
Sameena Pirani, Zoning Clerk**

Michael J. Puzo
Stephen W. Kidder
Joan Garrity Flynn
Nancy B. Gardiner
Kurt F. Somerville
Teresa A. Belmonte
Brian C. Broderick
Nancy E. Dempze
Joseph L. Bierwirth, Jr.
Dennis R. Delaney
Mark B. Elefante
Eleanor A. Evans
Johanna W. Schneider
John J. Siciliano
Sarah M. Waelchli
M. Bradford Bedingfield
Charles R. Platt
Ryan P. McManus
Kevin M. Ellis

Michael E. Porter
John M. Stephan
Jennifer Grace Miller
Kevin S. Freytag
Donna A. Mizrahi
Paul M. Cathcart, Jr.

Robert T. Leahy
Steven L. Mangold
Keirsa K. Johnson
Cody A. Zane
Clinton R. Prospere
Shannon M. Nelson
Dylan S. O'Sullivan

Lawrence T. Perera
Frederic J. Marx
R. Robert Woodburn
Thomas L. Guidi
Edward Notis-McConarty
Diane C. Tillotson
Charles Fayerweather
Arthur B. Page



February 5, 2024

Steve Magoon
Assistant City Manager
Watertown City Hall
149 Main Street
Watertown, MA 02472

Subject: Arsenal on the Charles, 321 Arsenal Street (Building 312), Watertown

Dear Mr. Magoon:

On behalf of Alexandria Real Estate (ARE) Equities, Inc., Epsilon is pleased to submit the enclosed materials related to proposed campus improvements at the Arsenal on the Charles Campus. Specifically, this submittal documents proposed improvements at 321 Arsenal Street (Building 312).

The planned improvements to 321 Arsenal Street include replacement of non-historic windows and doors, replacement of roofing and drainage systems, upgrades to mechanical equipment, masonry repair and repointing, and other minor repairs. These proposed improvements, detailed further below, are part of an extensive campus-wide masterplan that will redevelop the Arsenal on the Charles Complex into a collaborative and innovative campus including life science, office, retail, and community uses, as well as publicly accessible open spaces and streetscape improvements.

As you are aware, the proposed project is subject to review by the Massachusetts Historical Commission (MHC) in accordance with the preservation restriction (M.G.L. Chapter 184, sections 31-33) held by the MHC. The MHC holds a Preservation Restriction on the Watertown Arsenal as a result of the transfer of the property from the United States Department of the Army (Army) to the Watertown Arsenal Development Corporation and then to subsequent owners, including ARE. The Preservation Restriction was recorded in the Middlesex County South Register of Deeds, Book 29012, Page 420 on August 25, 1998. The proposed improvements detailed in this submittal therefore will also be submitted to the MHC for their review and approval.

ARE will undertake the proposed improvements to address deferred maintenance to building systems and the exterior building envelope. Exterior rehabilitation work will include the installation of new aluminum windows throughout the building, replacing the existing non-historic windows. The design of the proposed replacement windows is based on historic photographs of the building, enclosed with this submittal. Several existing non-historic entrances at the building will also be replaced with

historically appropriate aluminum door systems within the existing masonry openings. Door replacement will include two sets of paired entry doors at the west and south elevations, two storefront systems at arched entry openings on the east elevation, and the entrance doors to the retail space at the north elevation. At the west elevation, a new pair of entry doors will be installed within an existing window opening to provide an additional point of egress into an existing retail space. At this window opening, the window sill will be lowered to accommodate installation of new entry doors. The masonry opening will not be widened.

At the building's west additions, deteriorated membrane roofing will be replaced in kind. Existing aluminum gutters and downspouts will be replaced with new copper gutters and downspouts. On the roof of the additions, several RTUs will be replaced in kind along with the roof access hatch. The existing safety railing surrounding the rooftop mechanical equipment will be replaced with a new narrow walkway and safety railing. Due to the steep slope of the roof, the existing railing does not provide adequate fall protection. Other rooftop piping and equipment restricts the placement of the walkway to the proposed location shown on the enclosed plan. The railing and walkway will be painted dark in color, limiting its visual impact.

Exterior masonry will be sensitively repaired and repointed consistent with the historic character of the building, including removal of signage brackets which are no longer in use. Mortar for repointing will match the historic in color, texture, and tooling. Specifications for masonry repointing are enclosed with this submittal. Wood trim at the roofline across the building will also be repaired and repainted.

The proposed work is consistent with the Watertown Zoning Ordinance, specifically Section 5.12 Arsenal Overlay Development District. Per Section 5.12 (e)(2) Maximum Height, the proposed rooftop mechanical upgrades will have a minimal visual or auditory impact on the surrounding neighborhood. All other dimensional requirements addressed under Section 5.12 (e) Dimensional Criteria, such as the building footprint, coverage, and setbacks, will remain unchanged. The proposed scope of work is also consistent with the siting and design guidelines set forth in Section 5.12 (g) of the Zoning Ordinance. As specified in the ordinance, pursuant to the requirements of the Historic Preservation Memorandum of Agreement (MOA), the character defining features of 321 Arsenal will be preserved, including the exterior, fenestration, scale, color, material, massing, and views to, from, and across the Olmsted-designed landscape. The proposed exterior work is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*.

Steve Magoon
City of Watertown
February 5, 2024

PAGE 3 of 3

If you have any questions regarding the enclosed materials, or require any additional information, please do not hesitate to contact me at (978) 461-6279.

Sincerely,
EPSILON ASSOCIATES, INC.



Erin Doherty
Senior Preservation Planner

cc: Suzie Markin, Alexandria Real Estate Equities, Inc.

Project Plans and Renderings

321 Arsenal Street

Exterior Updates

PROJECT BOUNDARY



ALEXANDRIA

JANUARY 16, 2024

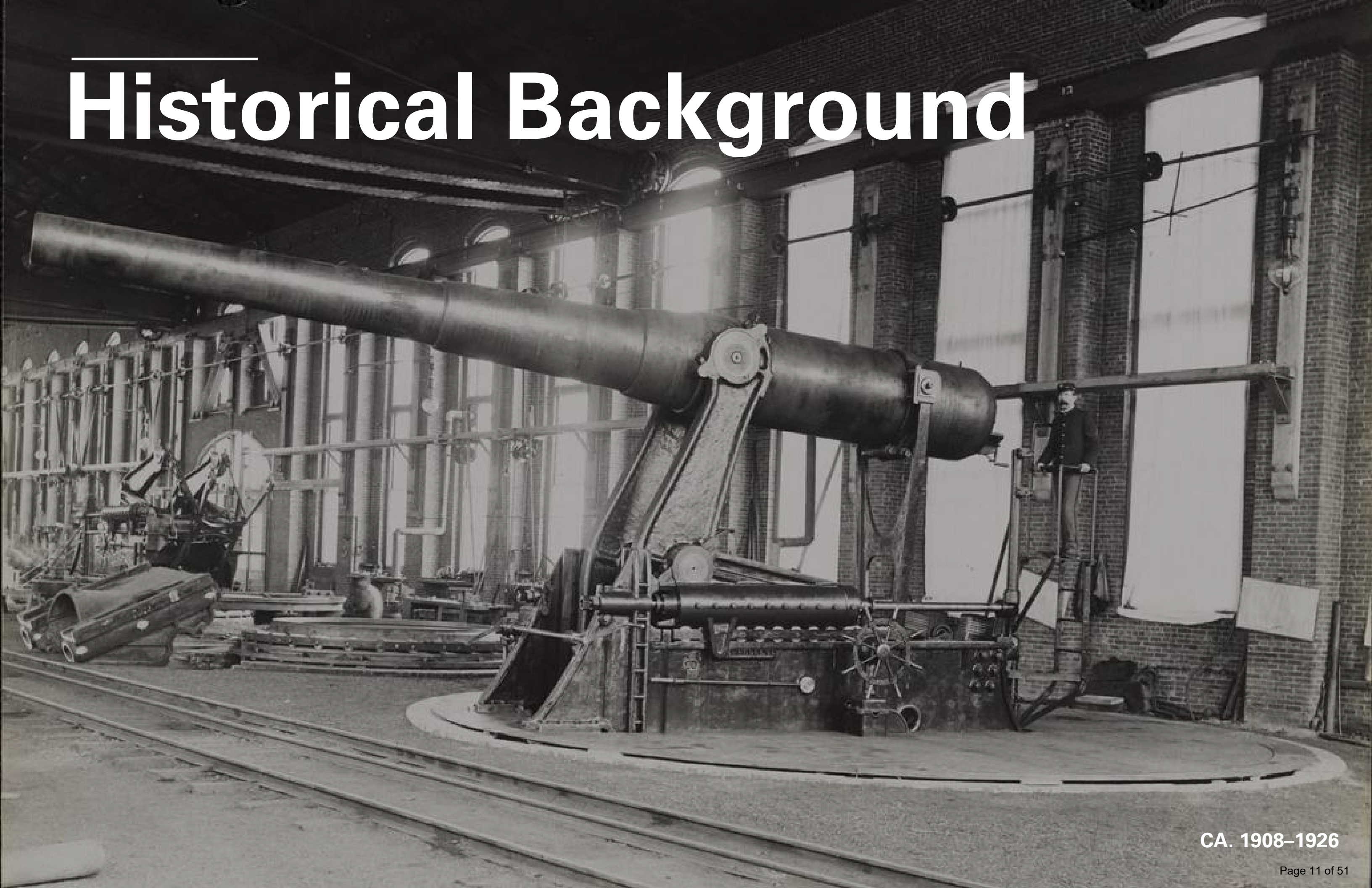


ARCHITECTURE | PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS

Contents

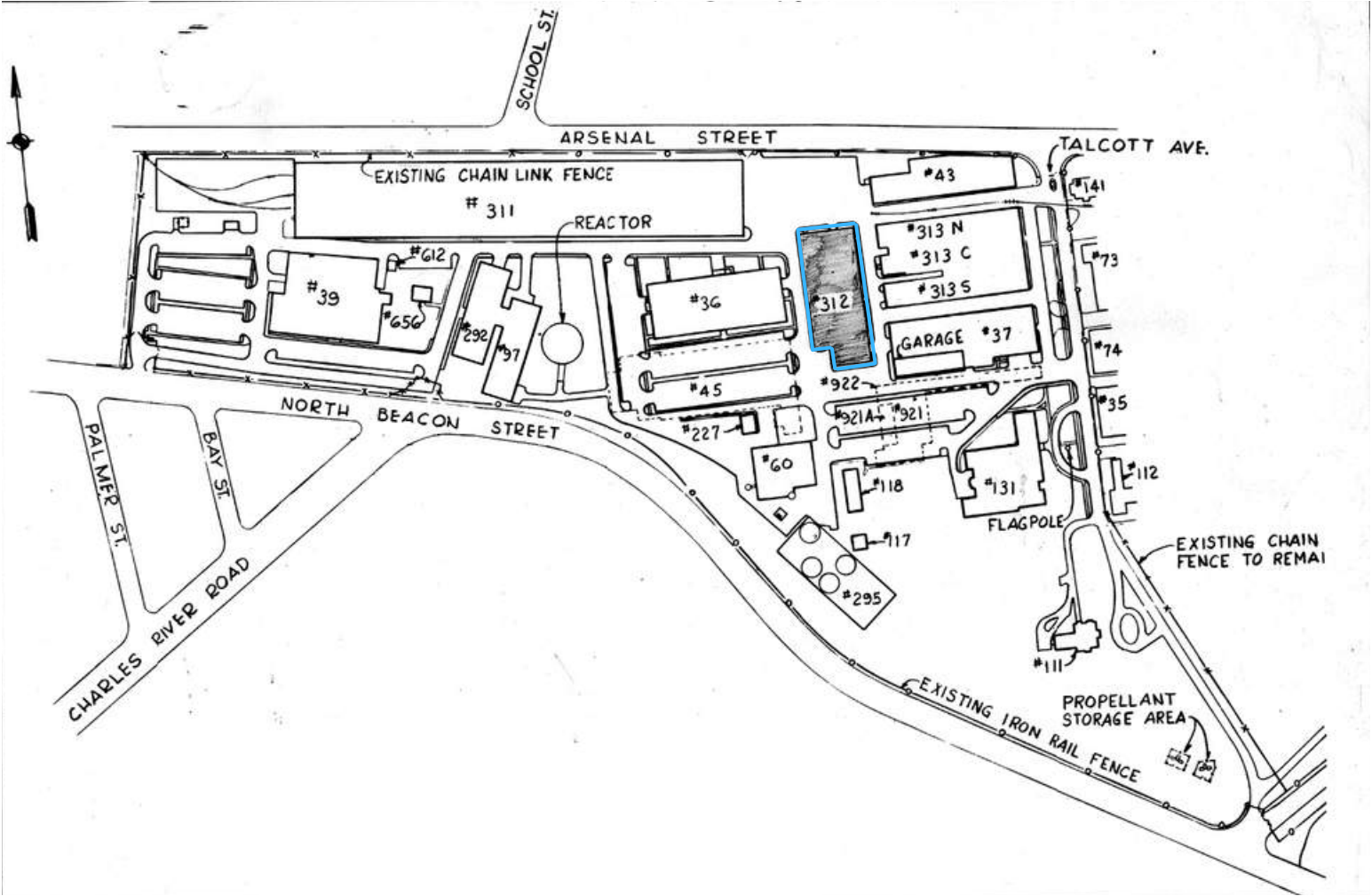
- 1| Historical Background
- 2| Current Conditions
- 3| Proposed Exterior Updates
- 4| Appendix

Historical Background



CA. 1908–1926

HISTORICAL BACKGROUND | ARSENAL ON THE CHARLES CAMPUS



SITE PLAN - MARCH 1968



EXTERIOR VIEW FROM SOUTH - CA. 1967–1984



EXTERIOR VIEW FROM SOUTH-EAST - CA. 1967–1984



EXTERIOR VIEW FROM NORTH - CA. 1967–1984



EXTERIOR VIEW FROM NORTH-WEST - CA. 1908-1926



EXTERIOR VIEW FROM NORTH-WEST INTERIOR
CA. 1947-11984



EXTERIOR VIEW FROM SOUTH - CA. 1967-1984



EXTERIOR VIEW FROM NORTH ARC ENTRYWAY
CA. 1967-1984

NPS Form 10-900-a
(8-86)
United States Department of the Interior
National Park Service

OMB Approval No. 1024-0018

National Register of Historic Places
Continuation Sheet

Property name Watertown Arsenal Historic District, Watertown, Middlesex County, Massachusetts

Section number 7

Page 15

312 ERECTING SHOP (LARGE MACHINE TOOL SHOP), WOOLEY AVENUE, 1894; (CA. 1917; 1941), (HAER NO.MA-20-F)

Building 321, previously known as 312, is a historic industrial structure located in the Watertown Arsenal gun carriage manufacturing complex. Erected in 1894, its primary purpose was to serve as a facility for assembling gun carriages. The building is situated in an industrial area surrounded by asphalt-paved roads and other industrial structures. Its historical significance lies in its role as a crucial part of the gun carriage manufacturing process.

The structure itself is a rectangular brick building measuring 280 feet in length and 80 feet in width, featuring a gable roof running from north to south. It includes two one-story west additions from 1917 and 1941. The main building has 24 bays on each side, with five bays on the north end and six on the south end. It was originally constructed as a high-bay, one-story facility and retains its late-nineteenth-century industrial architectural character.

The building is constructed with a rock-faced granite foundation and load-bearing brick pilasters, and it retains its original roof, which consists of cambered riveted steel Fink trusses covered in slate over wood decking. The original windows were designed to provide maximum light for intricate gun carriage assembly tasks, with segmental-arch openings and double-hung wood sash. However, most of the windows were replaced with stuccoed cement panels in 1968, some of which have small steel windows.

The interior of Building 312 was originally a single high-bay space with equipment for erecting gun carriages, including erecting pits, platens, and heavy machinery arranged along rail tracks that connected to adjacent buildings. In 1961-1962, the southern half of the building was reconfigured into a two-story beryllium-uranium research laboratory, featuring a concrete slab and steel system. A concrete block wall divides the north and south halves of the building, with labs on the first floor and offices on the second. The attic houses air filtering equipment.

In the early 1970s, a plating shop was installed in the south end of the west lean-to addition. The north, remaining high-bay half of the main building now contains several freestanding crystals and ballistics laboratory structures. All machine tools have been removed, except for the rail crane, which is no longer in use. The building's historical background is closely tied to its original purpose as a gun carriage assembly facility and subsequent modifications for research and laboratory use.

Current Conditions





A| VIEW FROM NORTH



B| VIEW FROM SOUTH



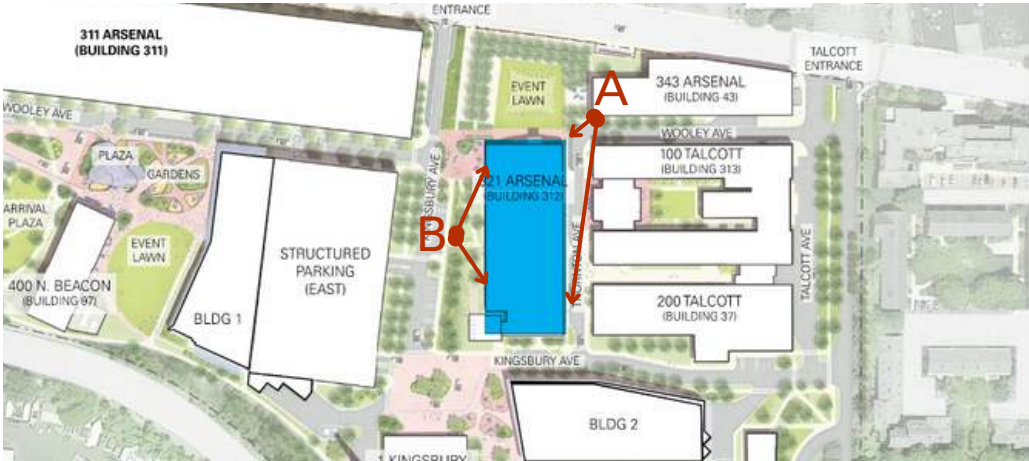
CURRENT CONDITIONS | EXTERIOR PHOTOS



A| VIEW FROM EAST



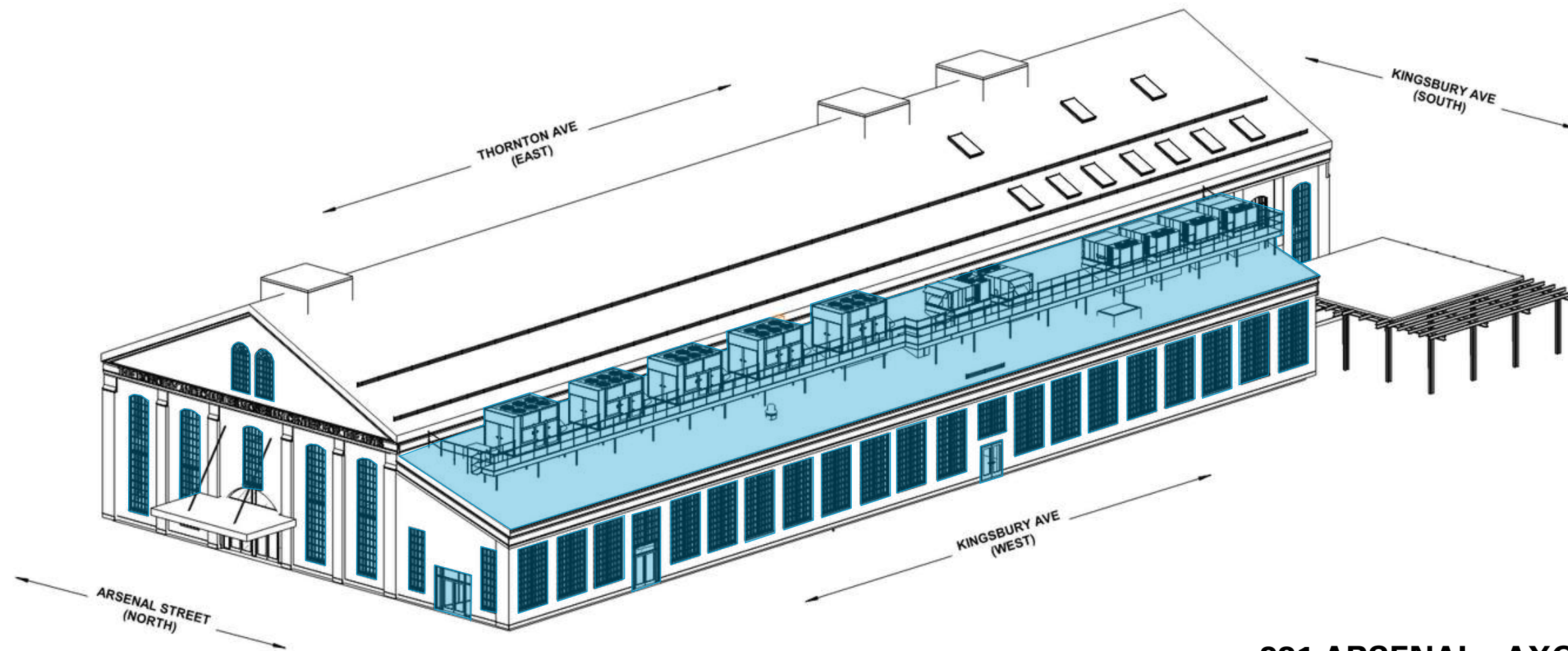
B| VIEW FROM WEST



Proposed Exterior Renovation



- Replacement of all non-historic existing facade windows with new high-performance windows that match historic design.
- Replacement of (5) existing non-historic storefront entrances with new systems
- In-kind replacement of multiple rooftop mechanical units on the west low-slope roof
- Replacement of low-slope roofing with new single-membrane roofing to match existing.
- Replacement of guardrail on low-slope roof with new metal access walkway
- Introduction of (1) new door opening within existing window opening at west elevation retail space
- Replacement of existing aluminum gutters and downspouts with new copper gutters and downspouts
- Repair and/or repointing of damaged exterior masonry walls



321 ARSENAL - AXONOMETRIC VIEW



PROPOSED AXON VIEW



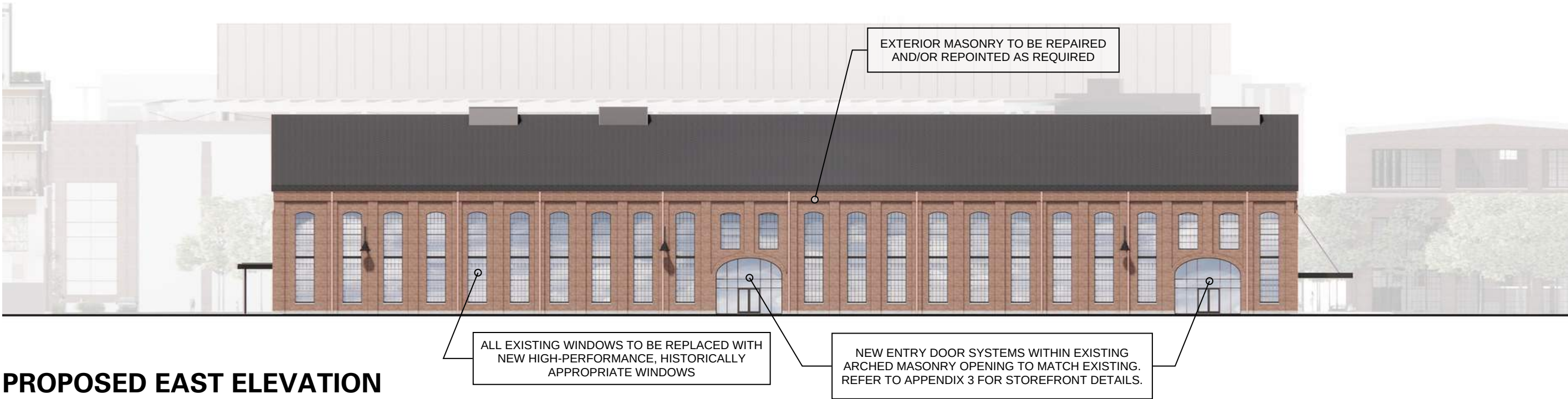
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



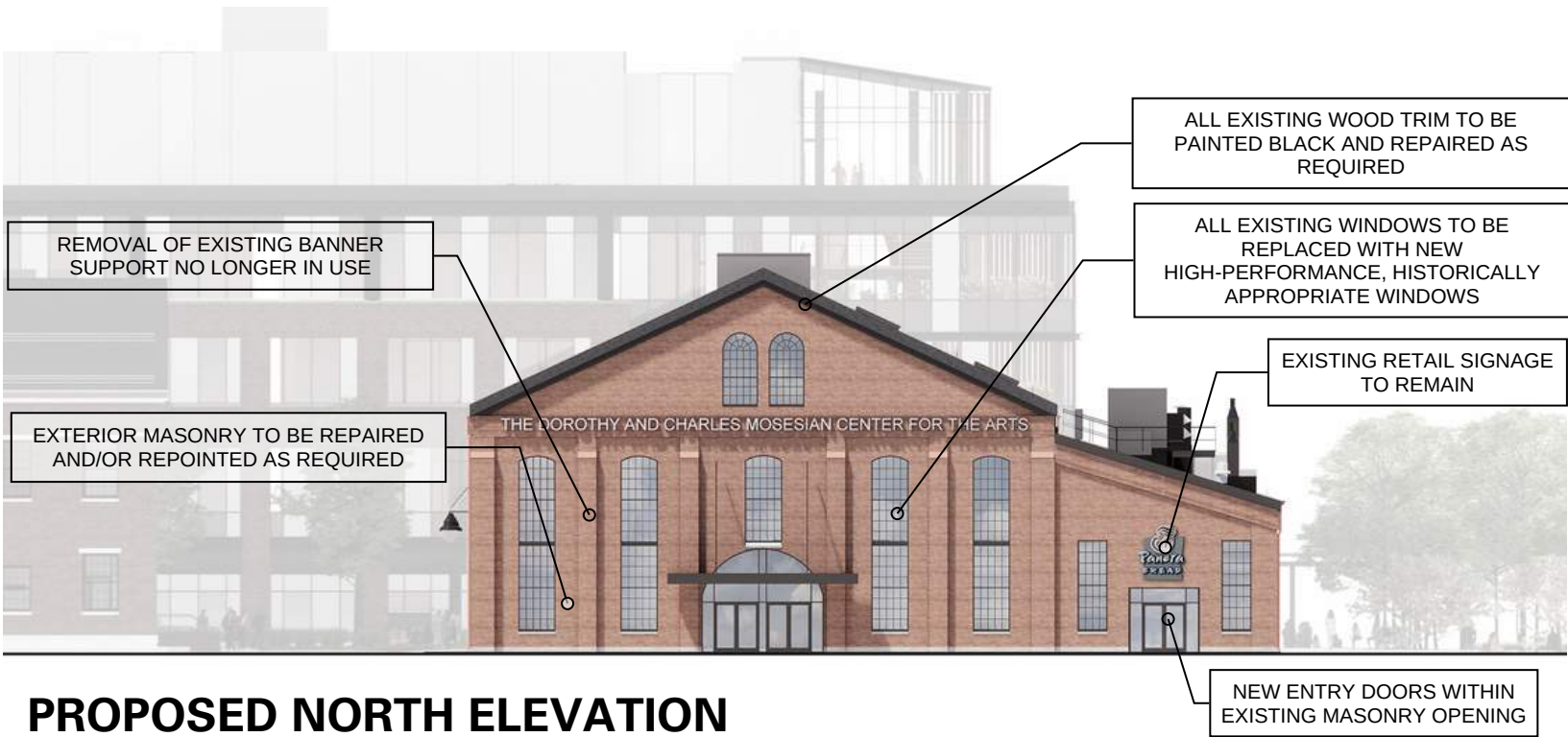
EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



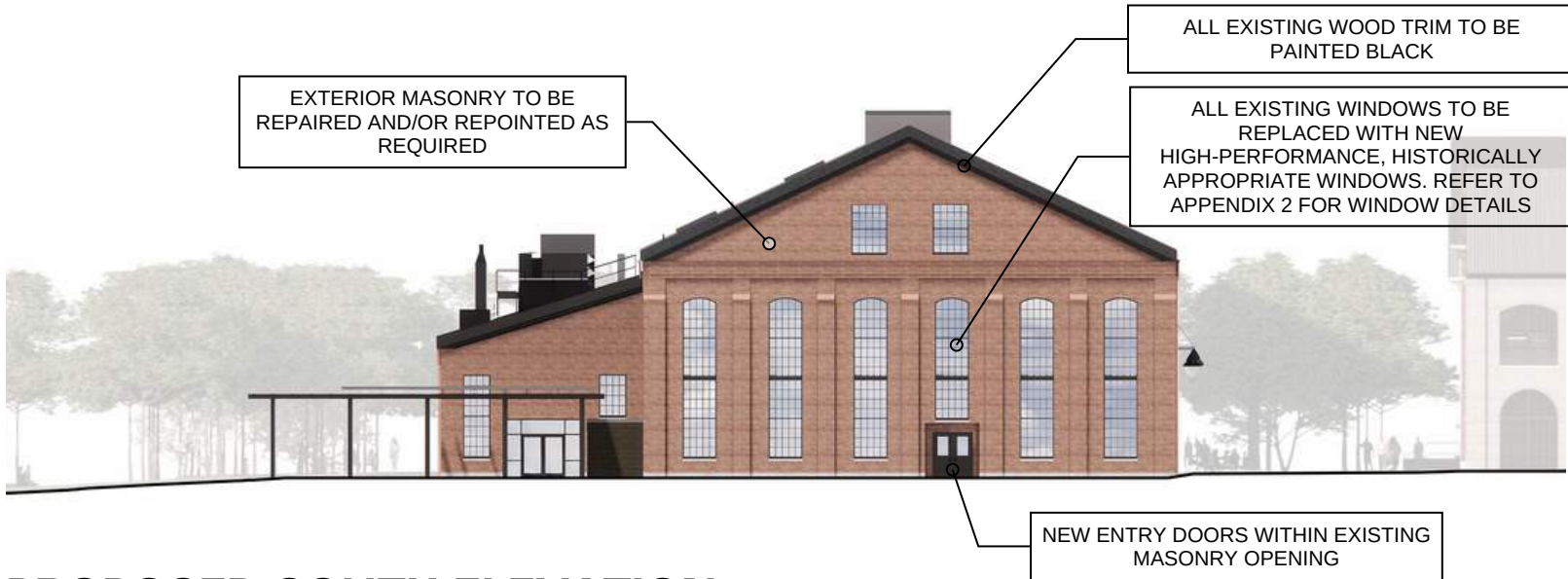
EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

PROPOSED WINDOWS & ENTRYWAYS | ELEVATIONS



WEST FACADE - EXISTING



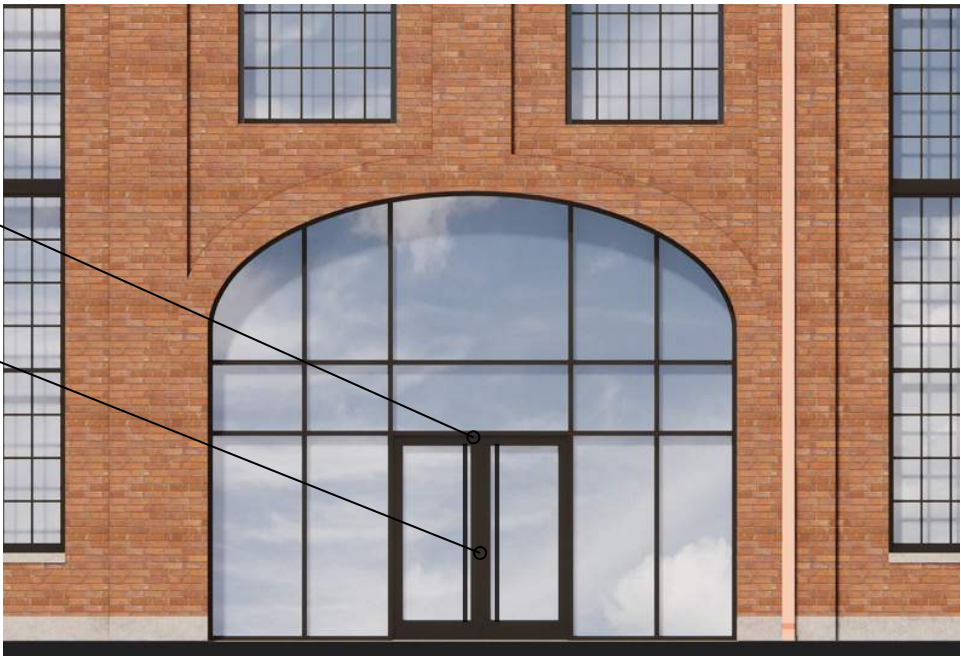
ARC ENTRYWAY EAST FACADE - EXISTING



WEST FACADE PROPOSED NEW DOOR

REFER TO APPENDIX 1 - SHEET 26
FOR ARCH ENTRYWAY RELATION TO
100 TALCOTT BUILDING

REFER TO APPENDIX 3 - SHEET 29
FOR STOREFRONT DETAILS



ARC ENTRYWAY EAST FACADE

PROPOSED WINDOWS & ENTRYWAYS | ELEVATIONS



A1) NORTH ENTRYWAY - EXISTING



SOUTH FACADE DOOR- EXISTING



WEST FACADE DOOR- EXISTING



A2) NEW ENTRYWAY NORTH FACADE



SOUTH FACADE NEW DOOR



WEST FACADE NEW DOOR

PROPOSED REPOSITIONING | ELEVATIONS



PROPOSED NORTH-EAST



PROPOSED REPOSITIONING | ELEVATIONS



PROPOSED NORTH-WEST



PROPOSED REPOSITIONING | ELEVATIONS



REFER TO APPENDIX 4 ON SHEET 30 FOR EXISTING ROOF CONDITIONS

(7) EXISTING RTUs ON LOW ROOF TO BE REPLACED-IN-KIND

NEW ENTRY DOORS WITHIN EXISTING MASONRY OPENING

EXISTING SINGLE-MEMBRANE ROOF TO BE REPLACED-IN-KIND

NEW METAL GRADE ACCESS WALKWAY AND GUARDRAILS

ALL EXISTING WOOD TRIM TO BE PAINTED BLACK

ALL EXISTING WINDOWS TO BE REPLACED WITH NEW HIGH-PERFORMANCE, HISTORICALLY APPROPRIATE WINDOWS

EXTERIOR MASONRY TO BE REPAIRED AND/OR REPOINTED AS REQUIRED

PROPOSED SOUTH-WEST WITHOUT FOLIAGE





ALL EXISTING WOOD TRIM TO BE PAINTED BLACK

ALL EXISTING WINDOWS TO BE REPLACED WITH NEW HIGH-PERFORMANCE, HISTORICALLY APPROPRIATE WINDOWS

EXTERIOR MASONRY TO BE REPAIRED AND/OR REPOINTED AS REQUIRED

PROPOSED SOUTH-WEST WITH FOLIAGE

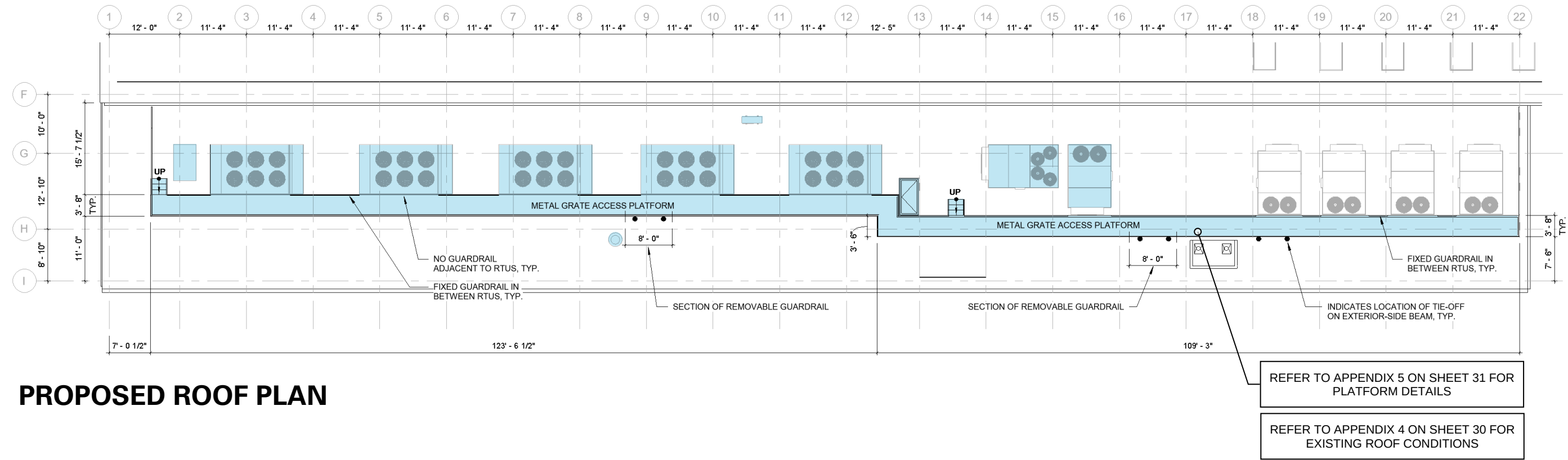




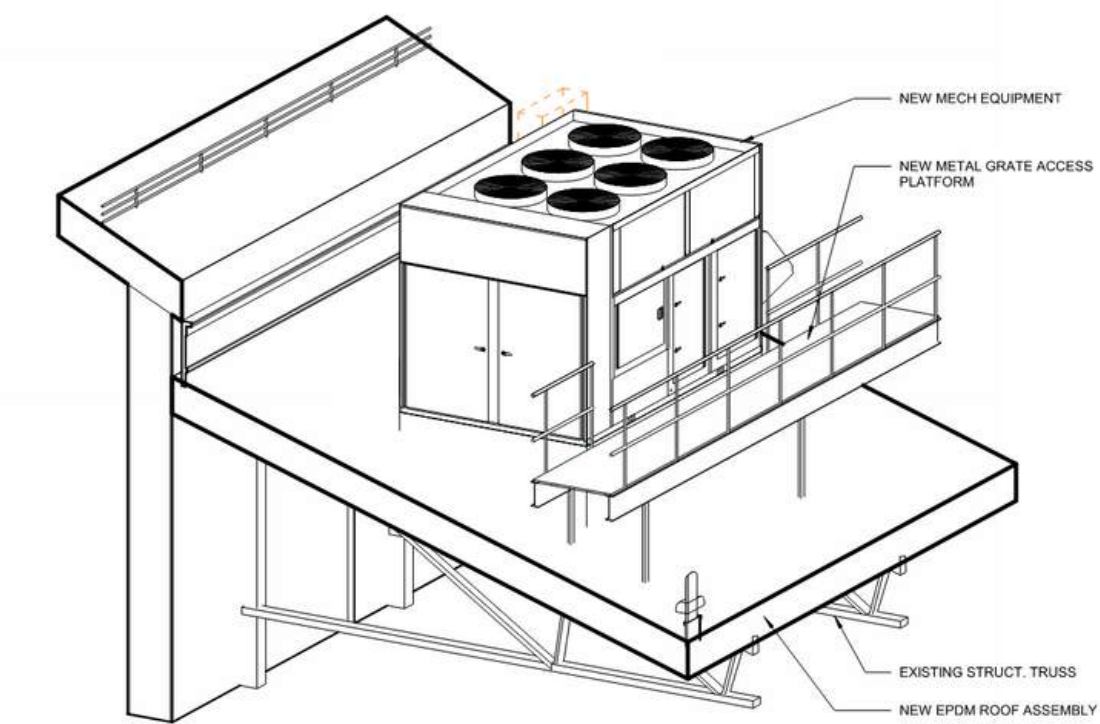
PROPOSED STREET VIEW
WOOLEY AVE



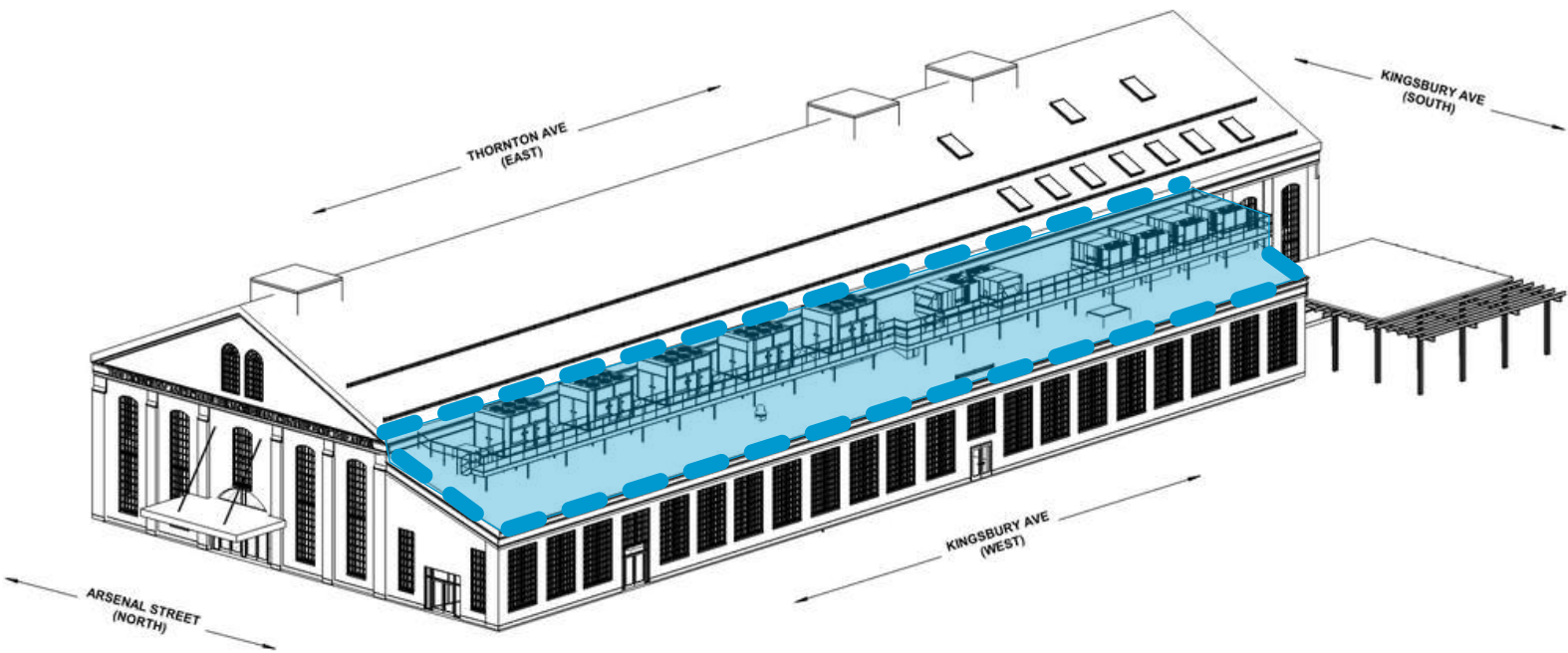
PROPOSED UPDATES | ROOF MECHANICAL



PROPOSED ROOF PLAN



PROPOSED BUILDING SECTION



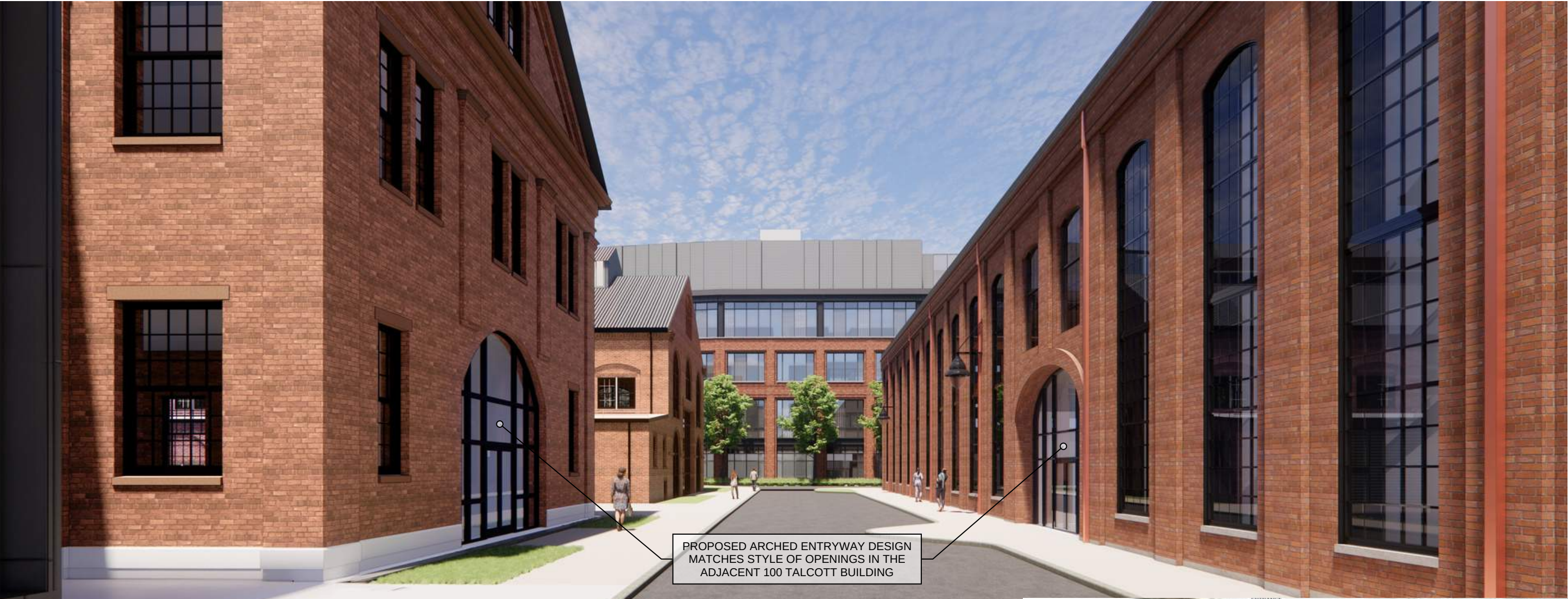
Thank You



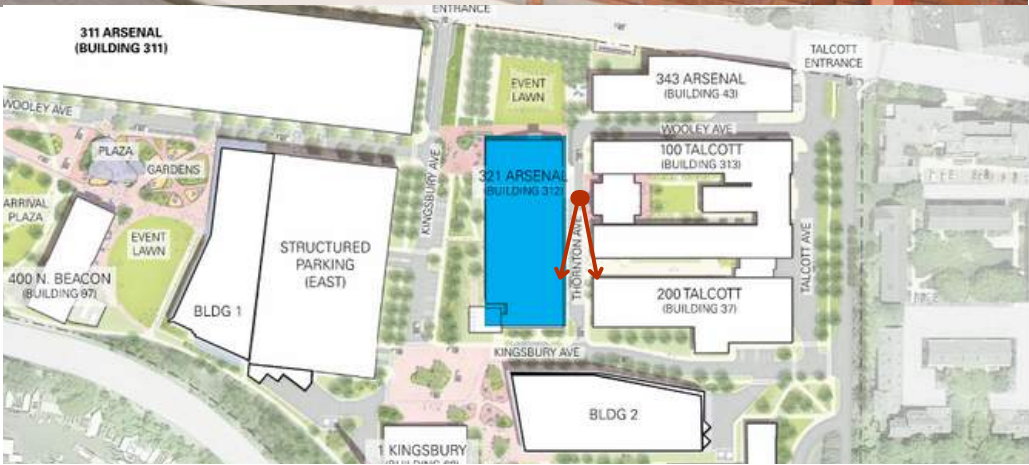
ALEXANDRIA.

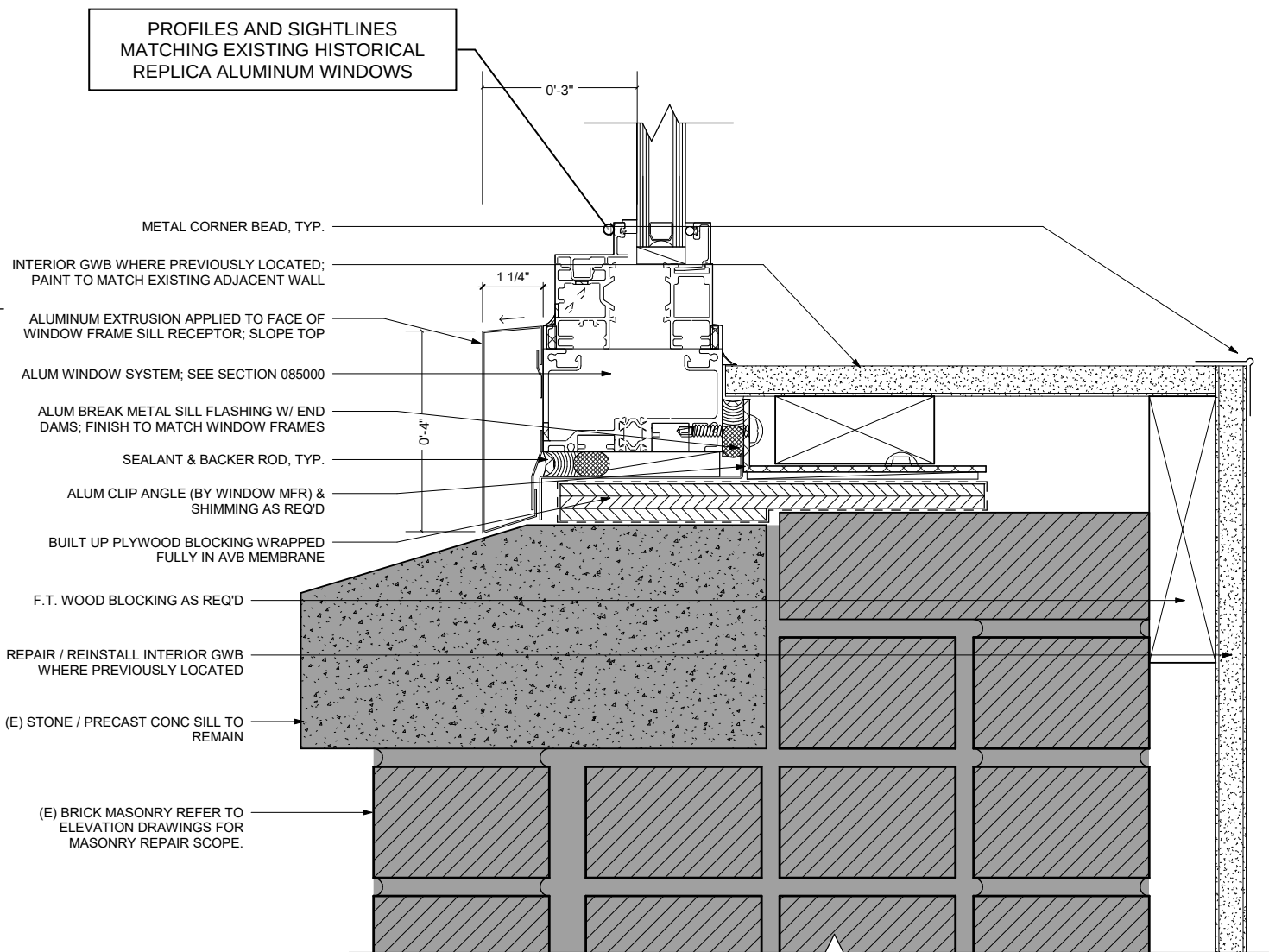
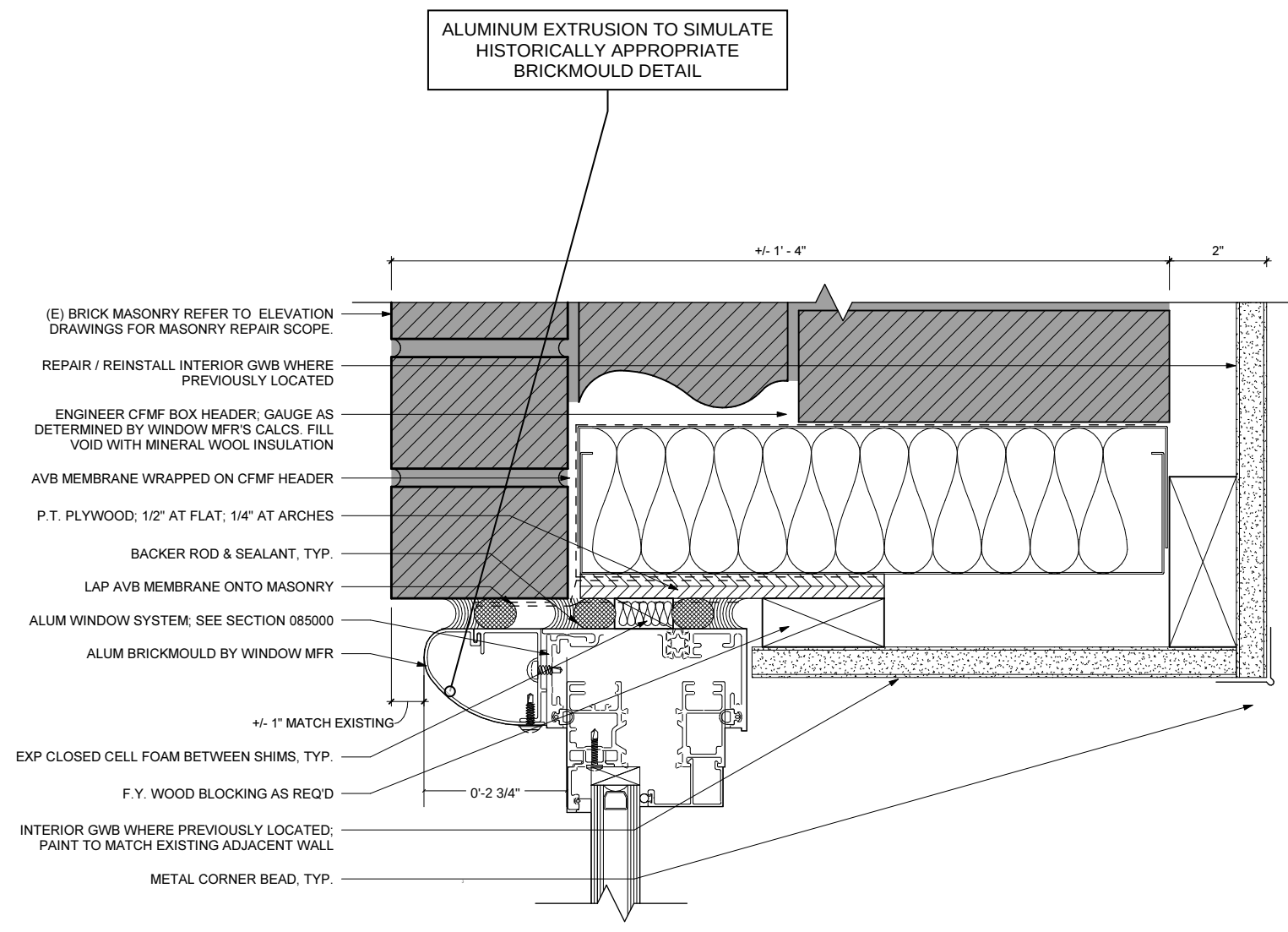


ARCHITECTURE | PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS



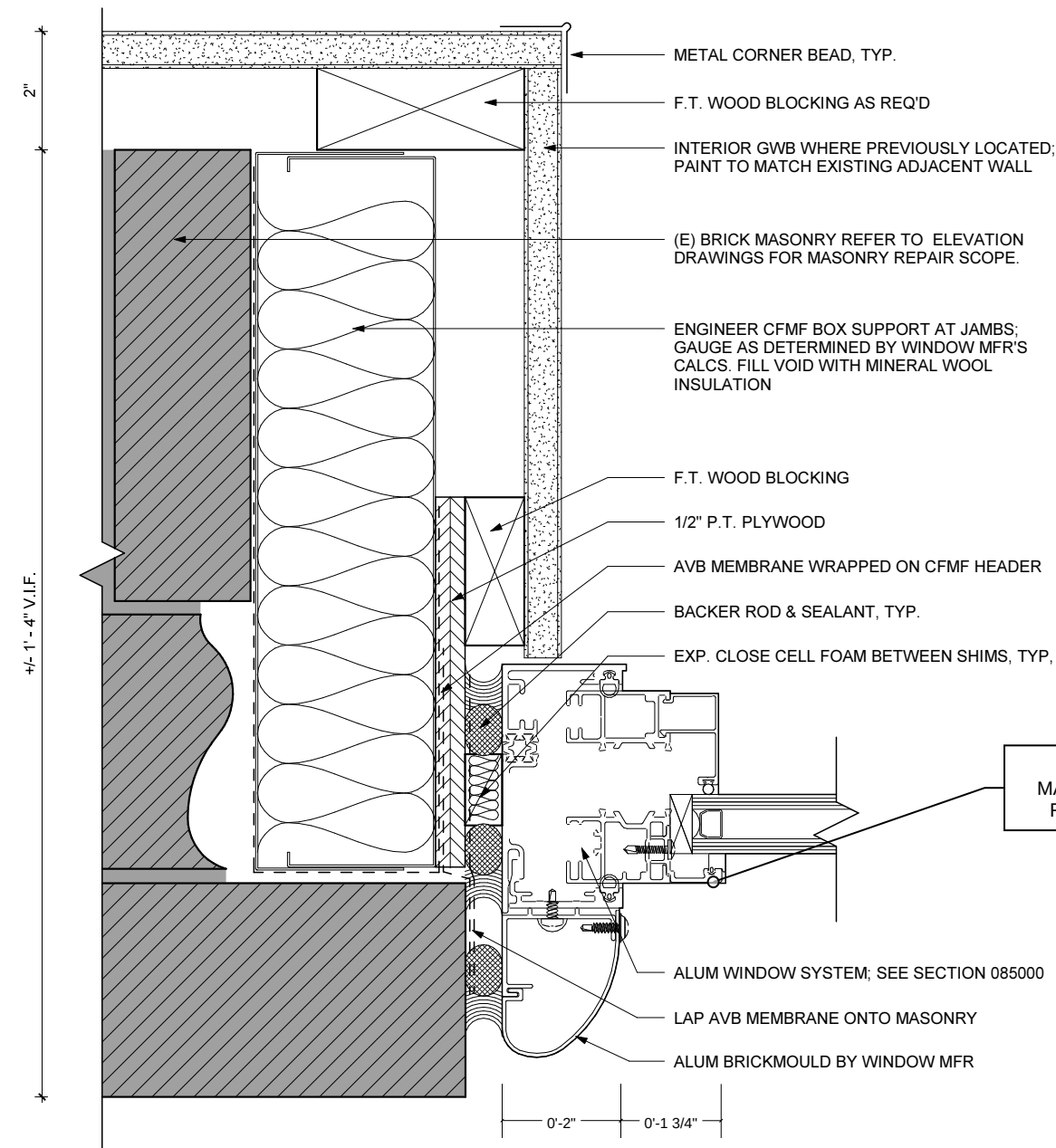
BUILDING ARCH ENTRYWAYS
EXISTING 100 TALCOTT & PROPOSED 321 ARSENAL



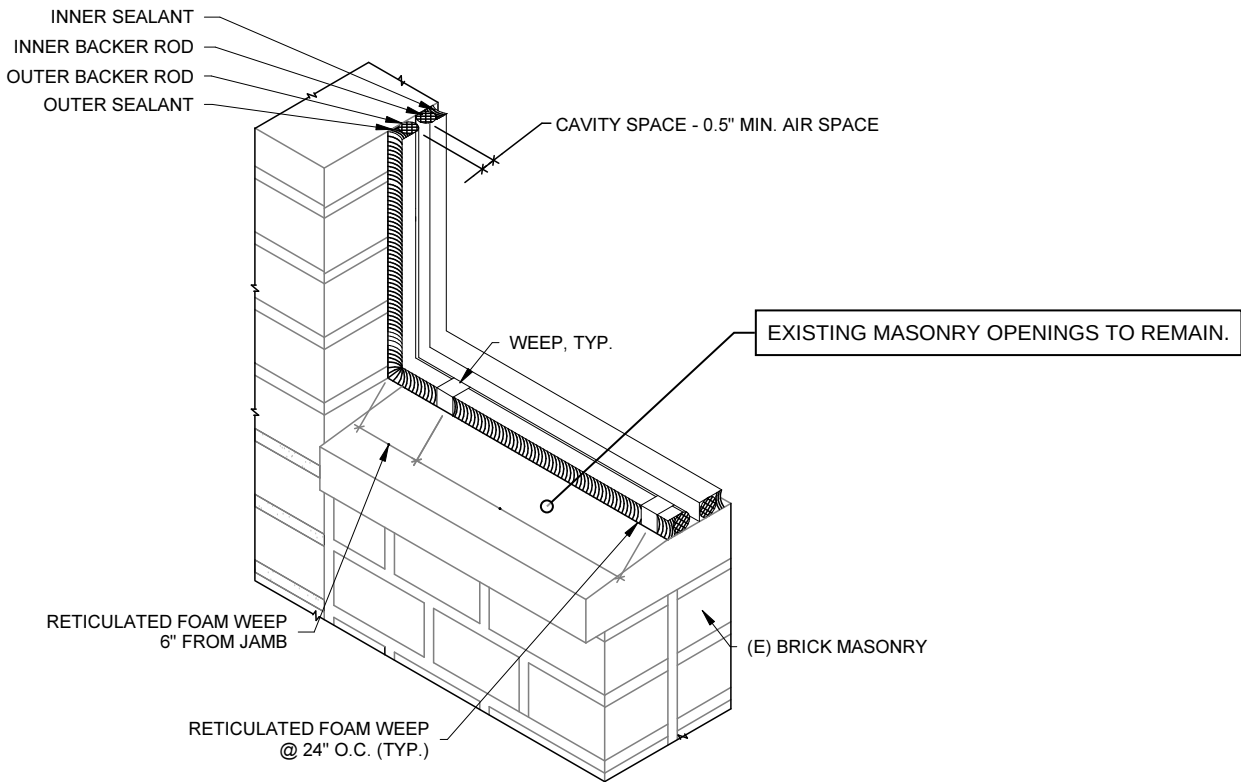


TYP WINDOW HEAD DETAIL

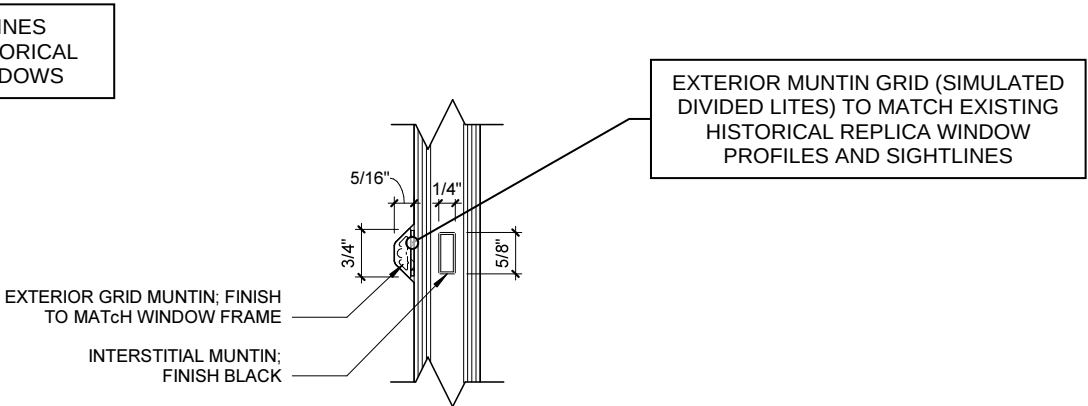
TYP WINDOW SILL DETAIL



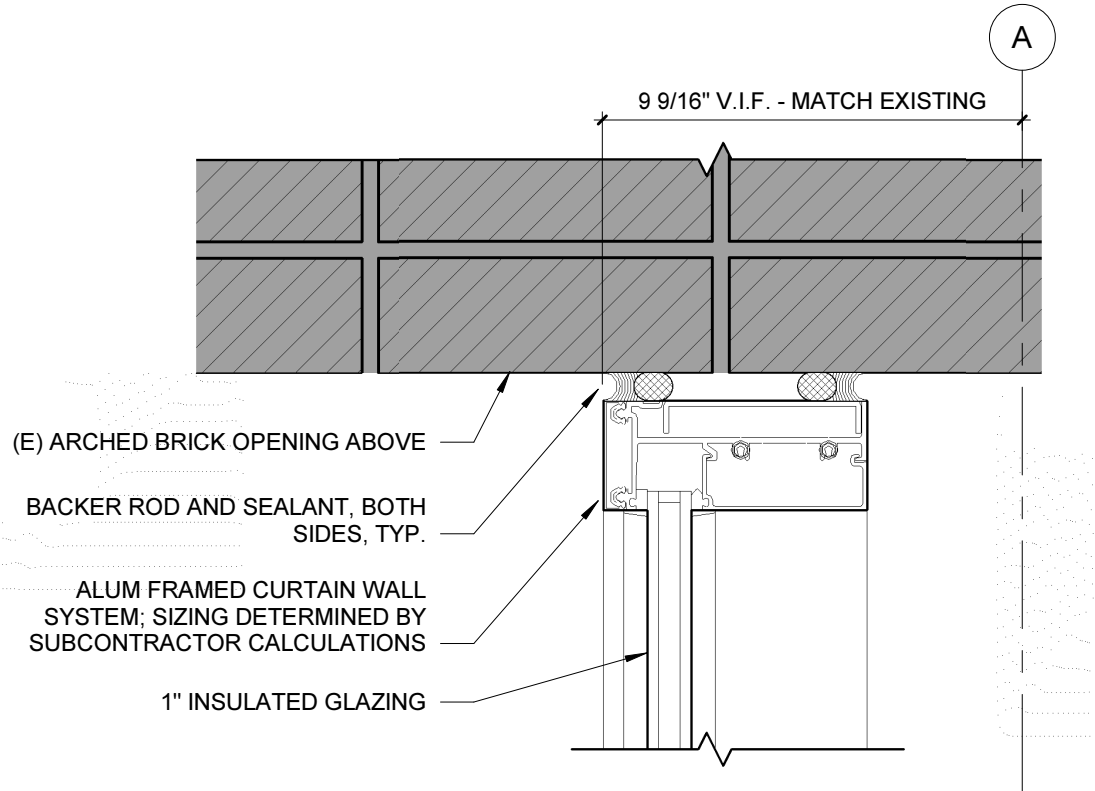
TYP. WINDOW JAMB DETAIL



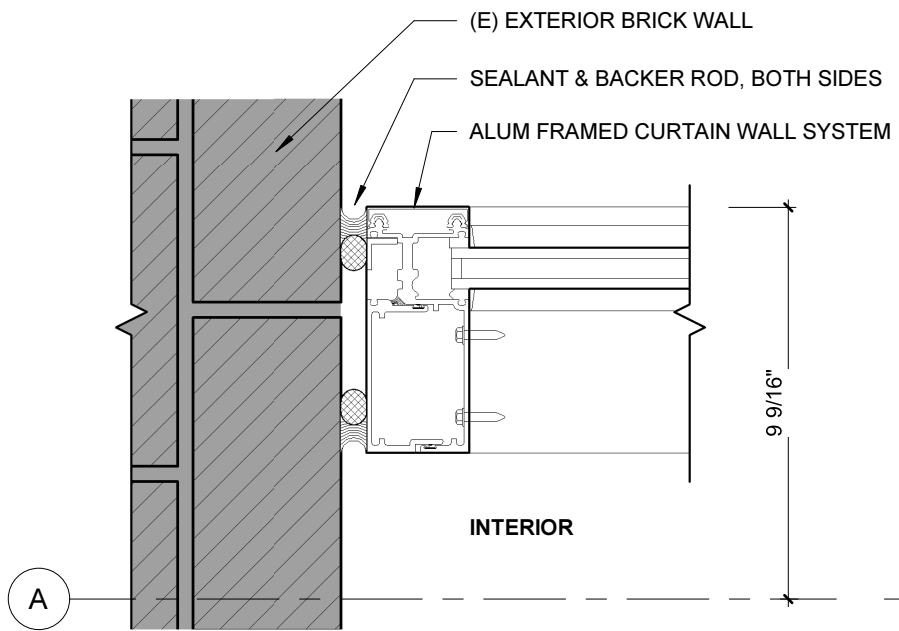
DUAL SEALANT JOINT WITH WEEPS AT WINDOWS



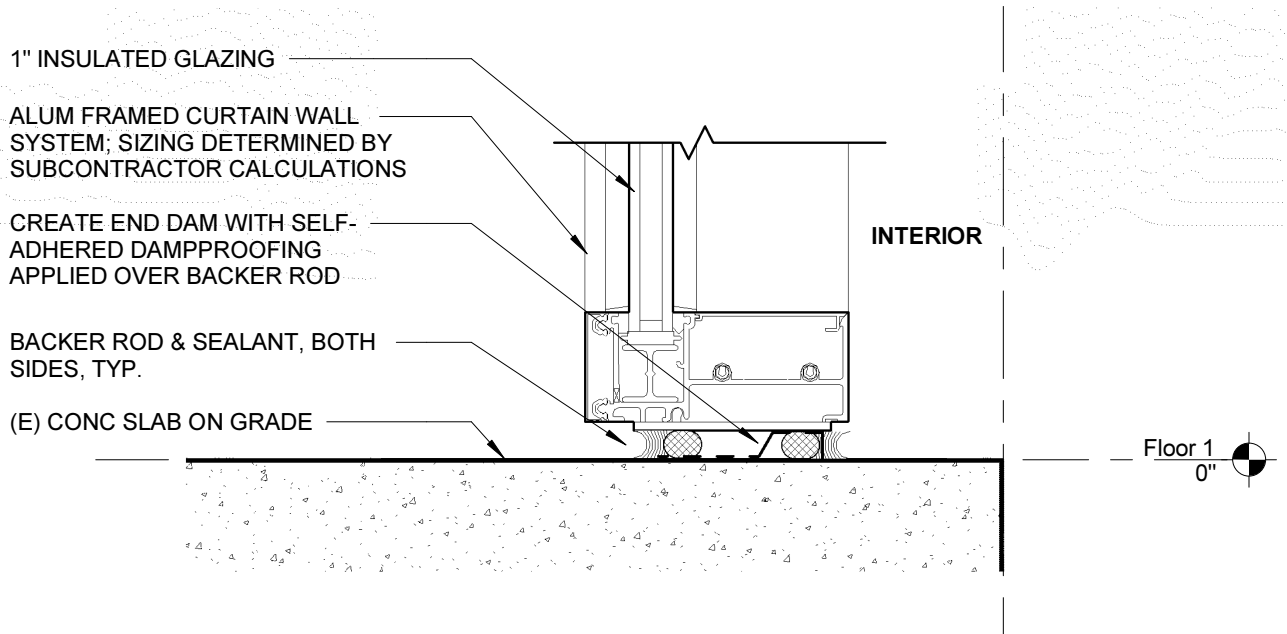
TYP. MUNTIN DETAIL



TYP. CW HEAD DETAIL



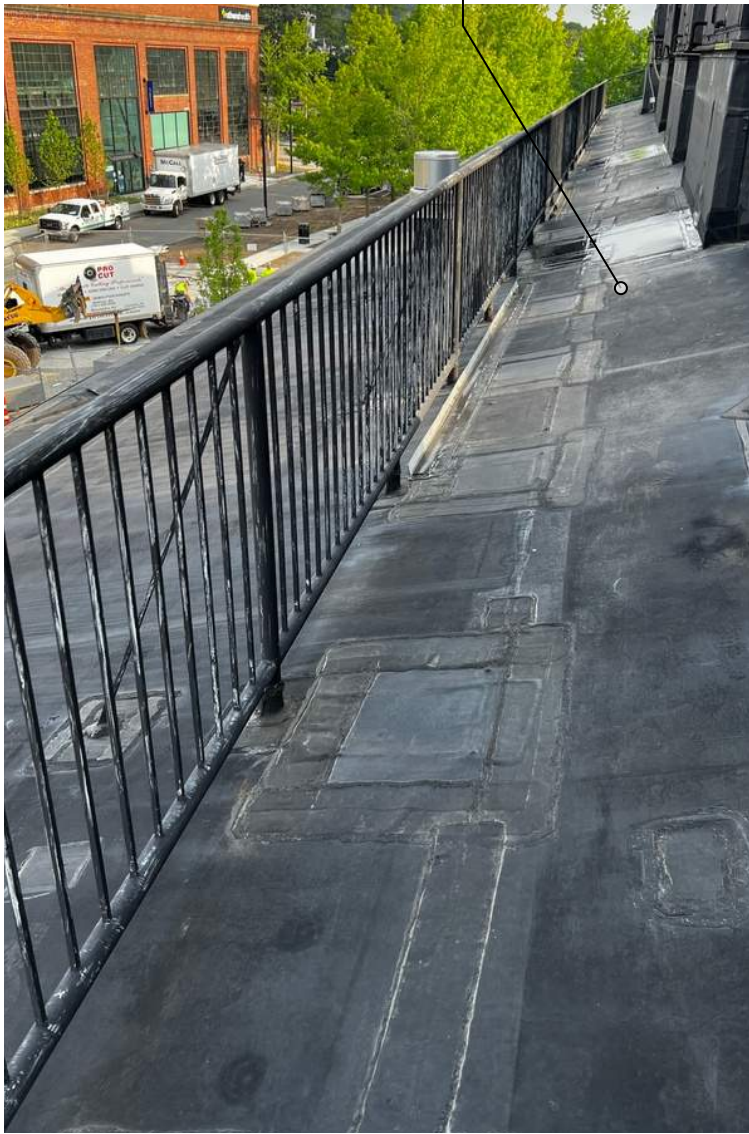
TYP. CW JAMB DETAIL



TYP. CW SILL DETAIL

APPENDIX 4 | EXISTING ROOF CONDITIONS

FAIRLY STEEP CONDITIONS ALONG THE EXISTING MEMBRANE ROOF CURRENTLY MAKE ACCESS TO THE RTUS DANGEROUS, PARTICULARLY IN WET CONDITIONS. NEW ACCESS PLATFORM TO BE LOCATED ALONG THIS PATHWAY.



A) EXISTING GUARDRAIL

ACCESS TO AND FROM SMALL HATCH AND ASSOCIATED FIXED LADDER TO THE EXISTING SLOPED ROOF IS DANGEROUS. PROPOSED NEW HATCH IS LARGER, PROVIDES SHIPS LADDER ACCESS, AND MEETS THE PROPOSED ACCESS PLATFORM



B) EXISTING SHIPS LADDER HATCH

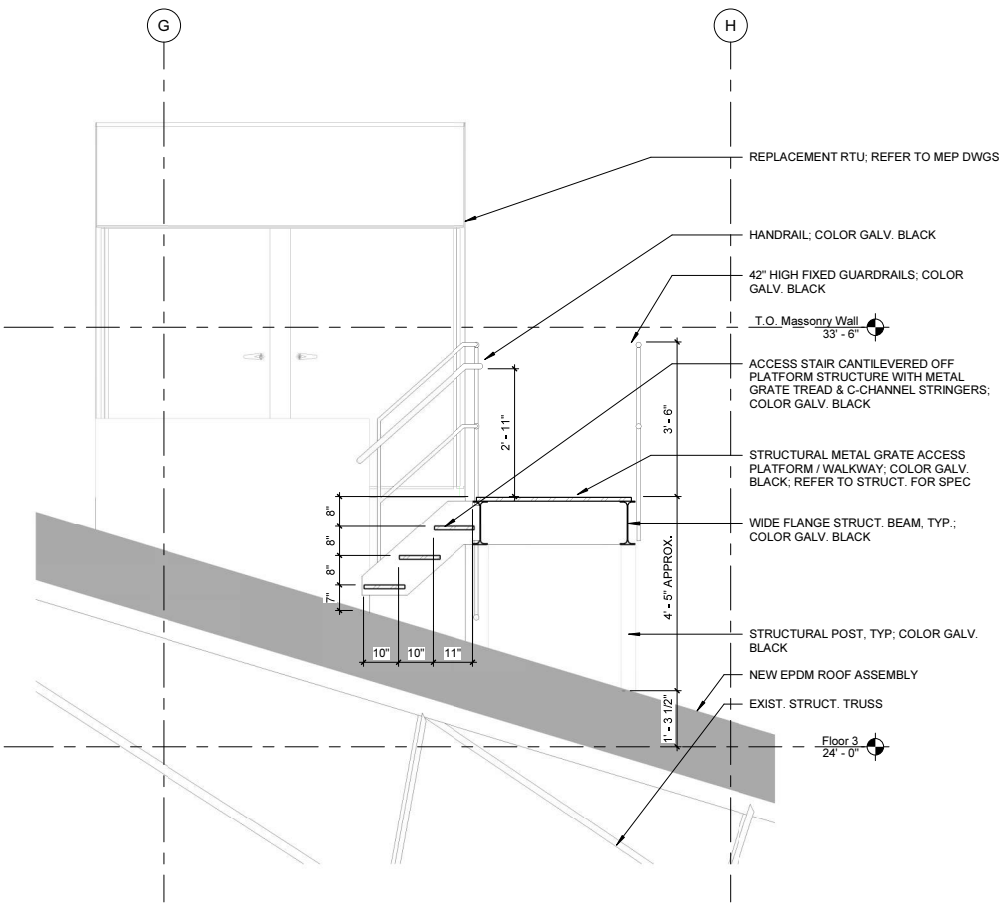
CONGESTED AREA ALONG HIGH ROOF EAVES PREVENTS NEW ACCESS PLATFORM FROM BEING INSTALLED ABOVE RTUS. EXISTING GAS PIPING PICTURED HERE MUST REMAIN.



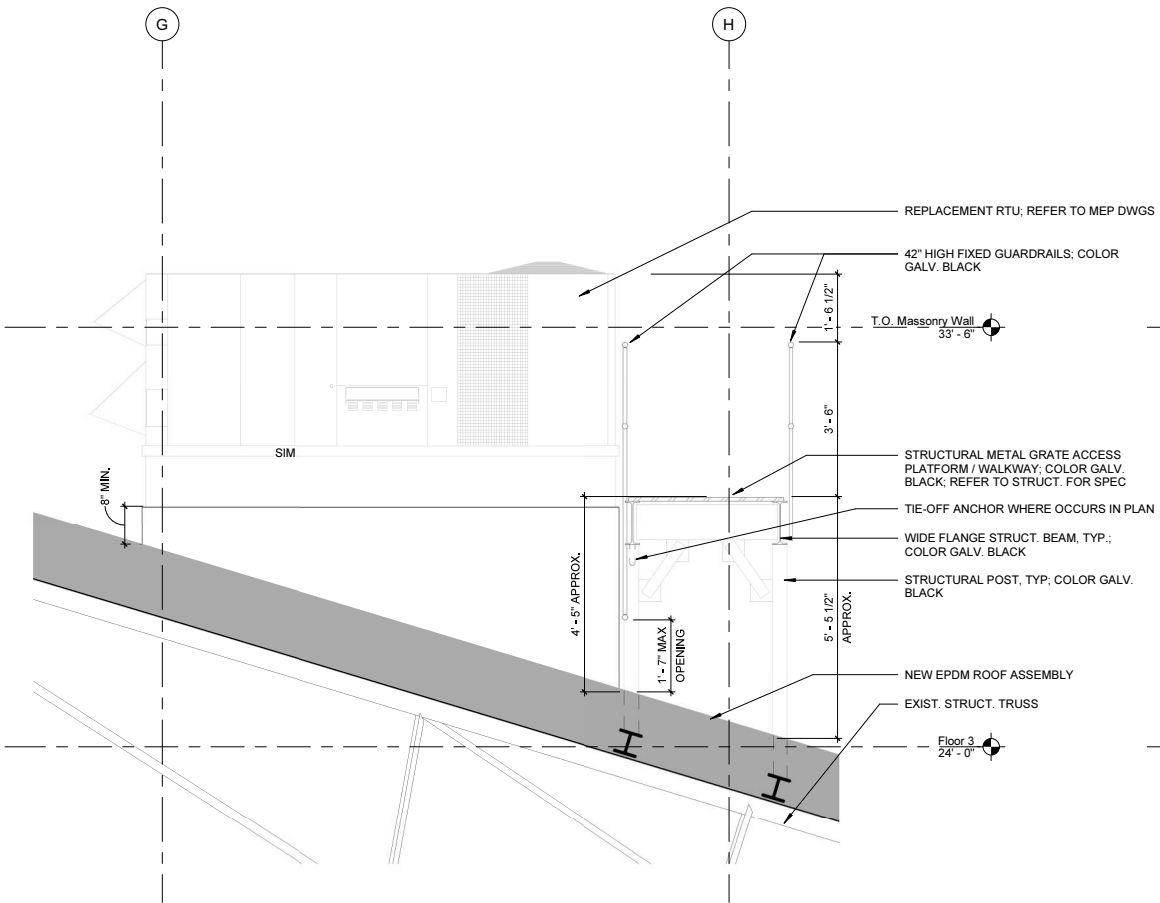
C) EXISTING PIPING UPPER SIDE ROOF



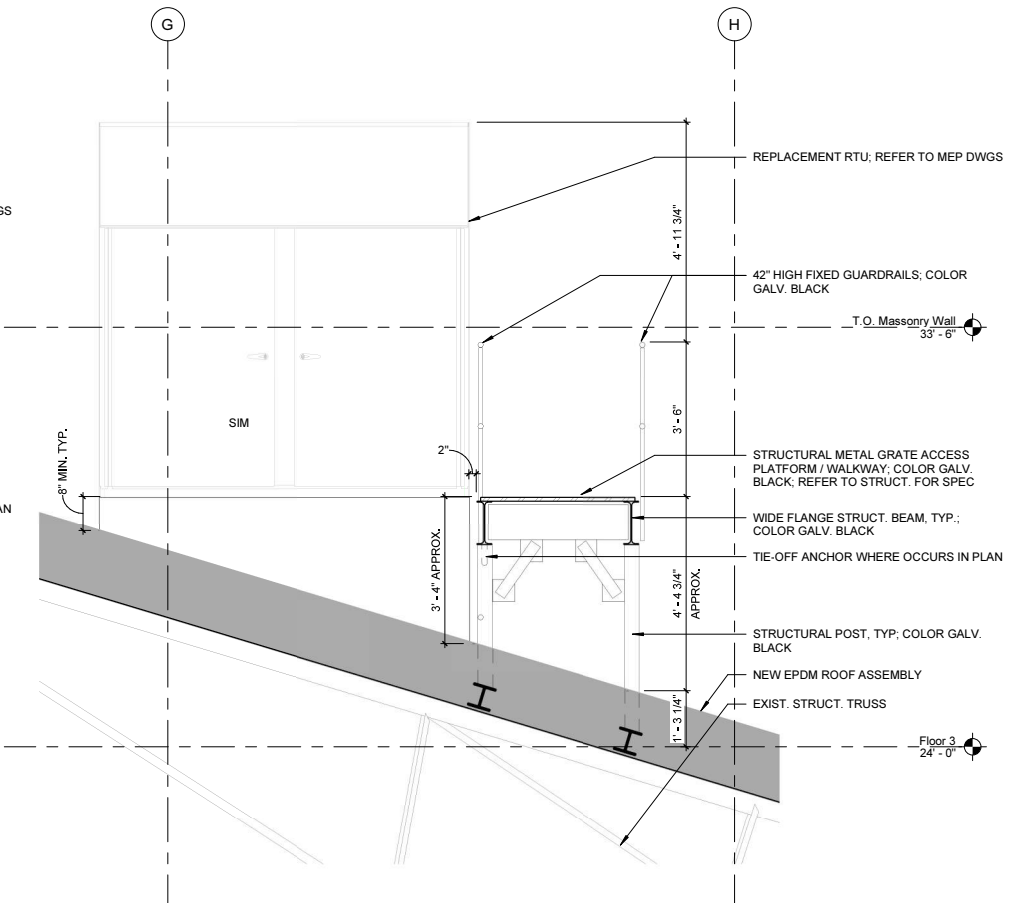
D) EXISTING ROOF CONDITIONS



A) ACCESS PLATFORM SECTION WITH STAIR

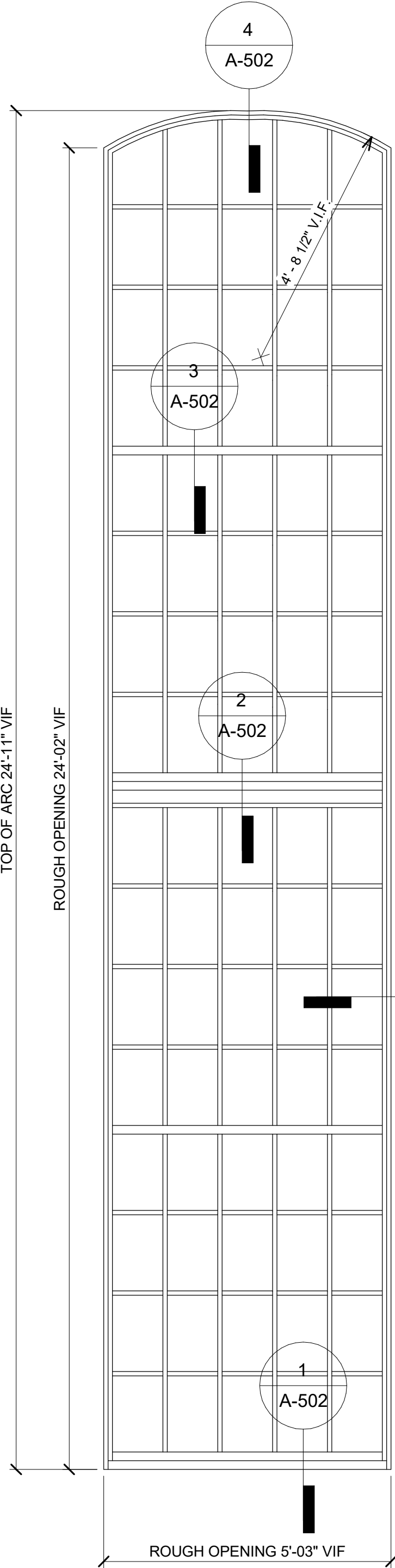


B) ACCESS PLATFORM SECTION - SOUTH

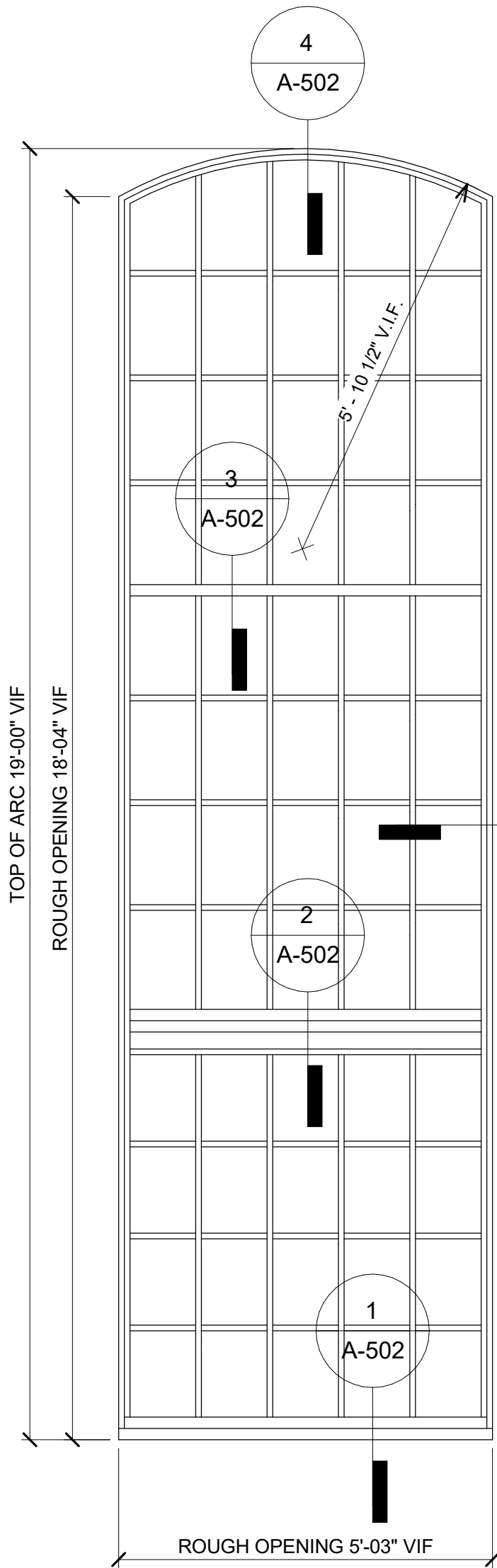


C) ACCESS PLATFORM SECTION - NORTH

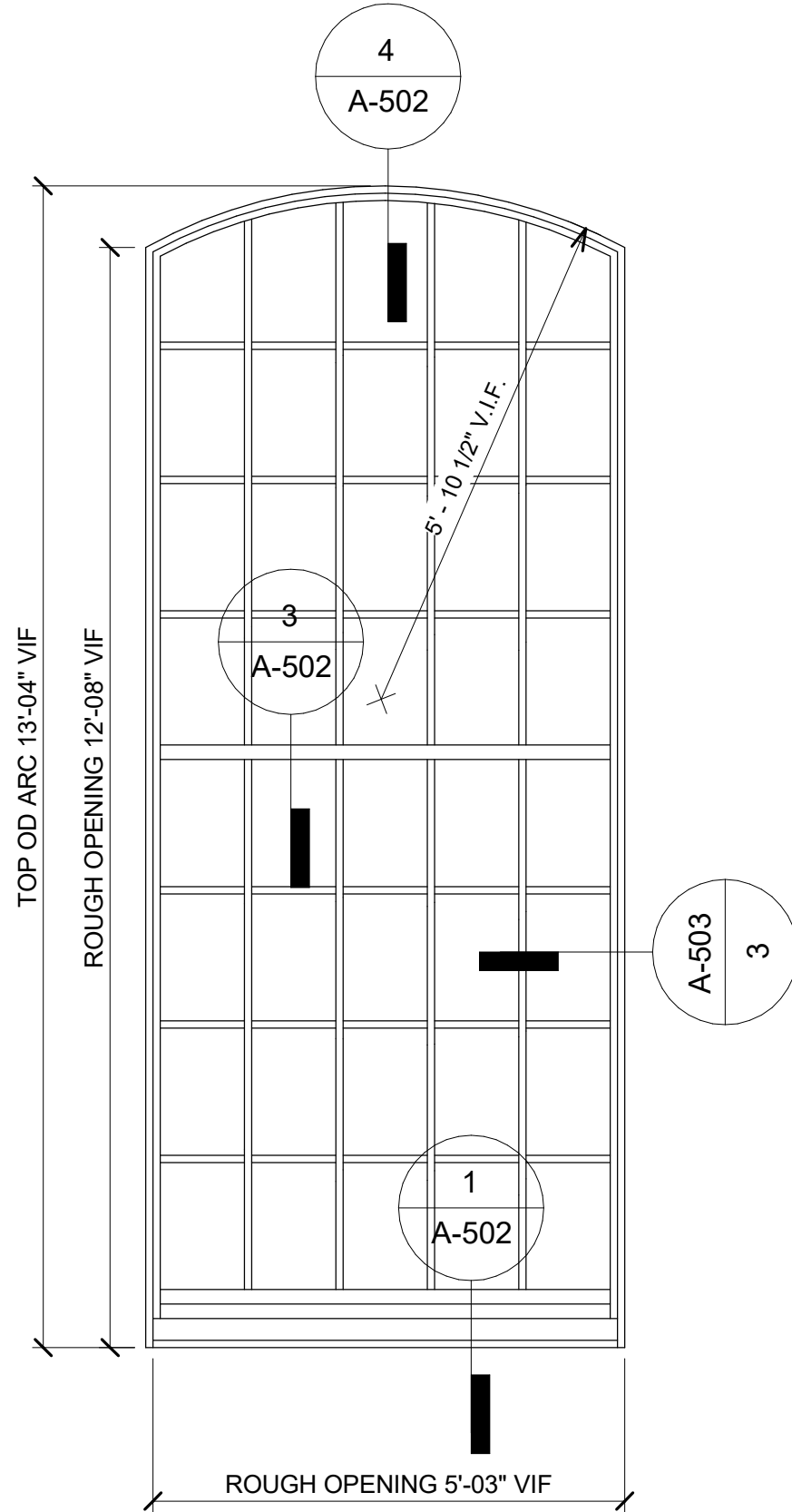
Supplemental Window and Storefront Details



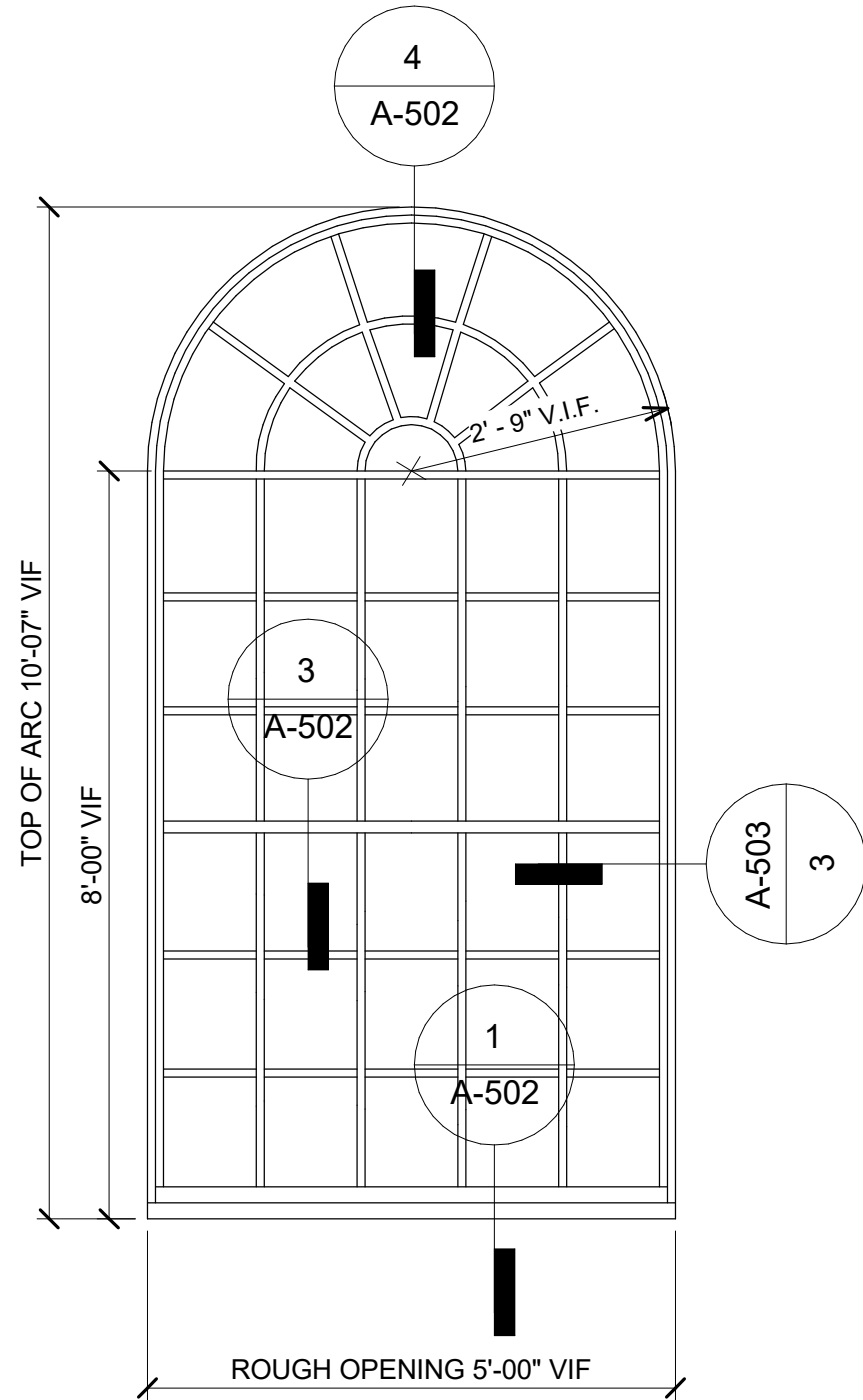
TYPE A 5X16



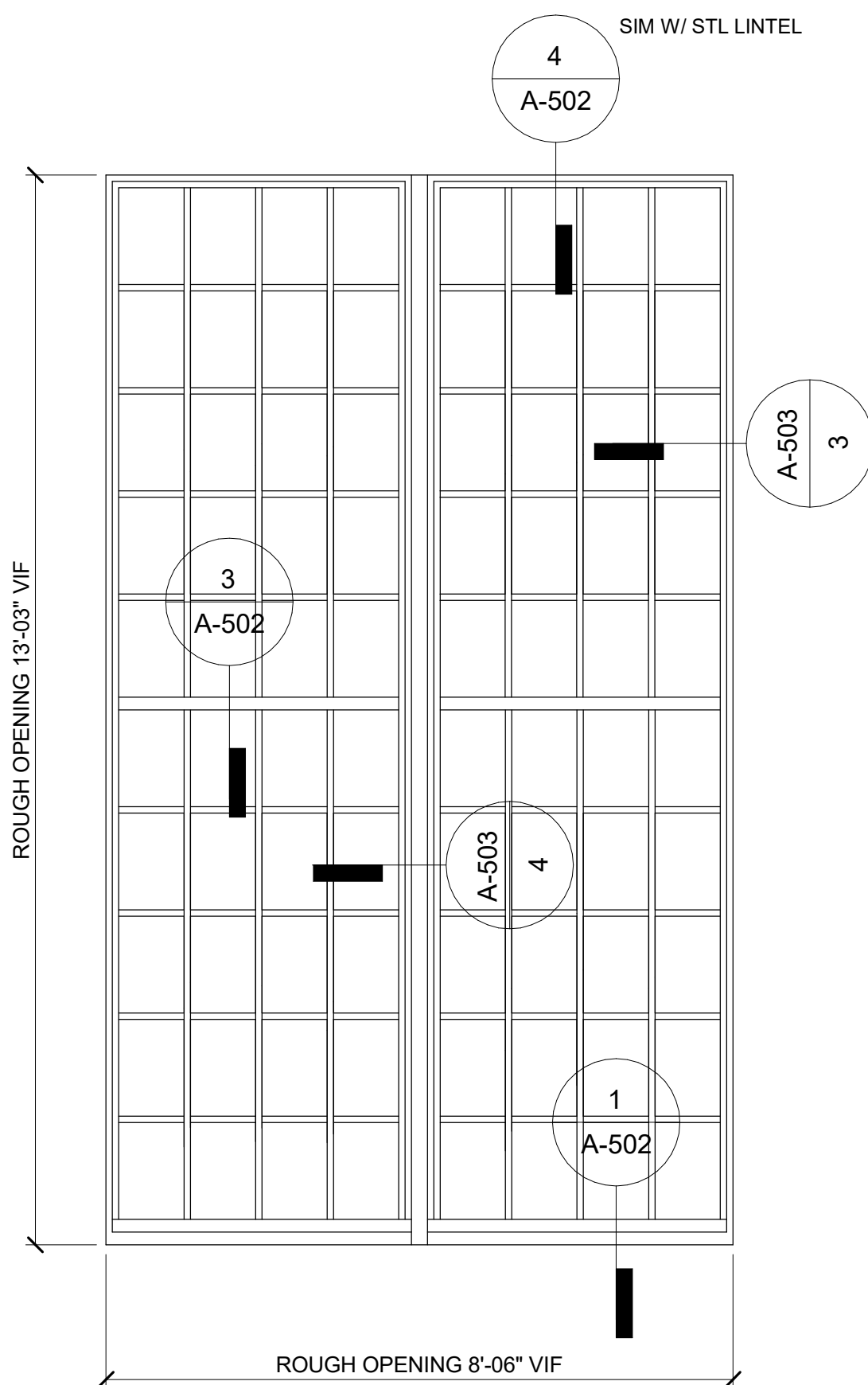
TYPE B 5X12



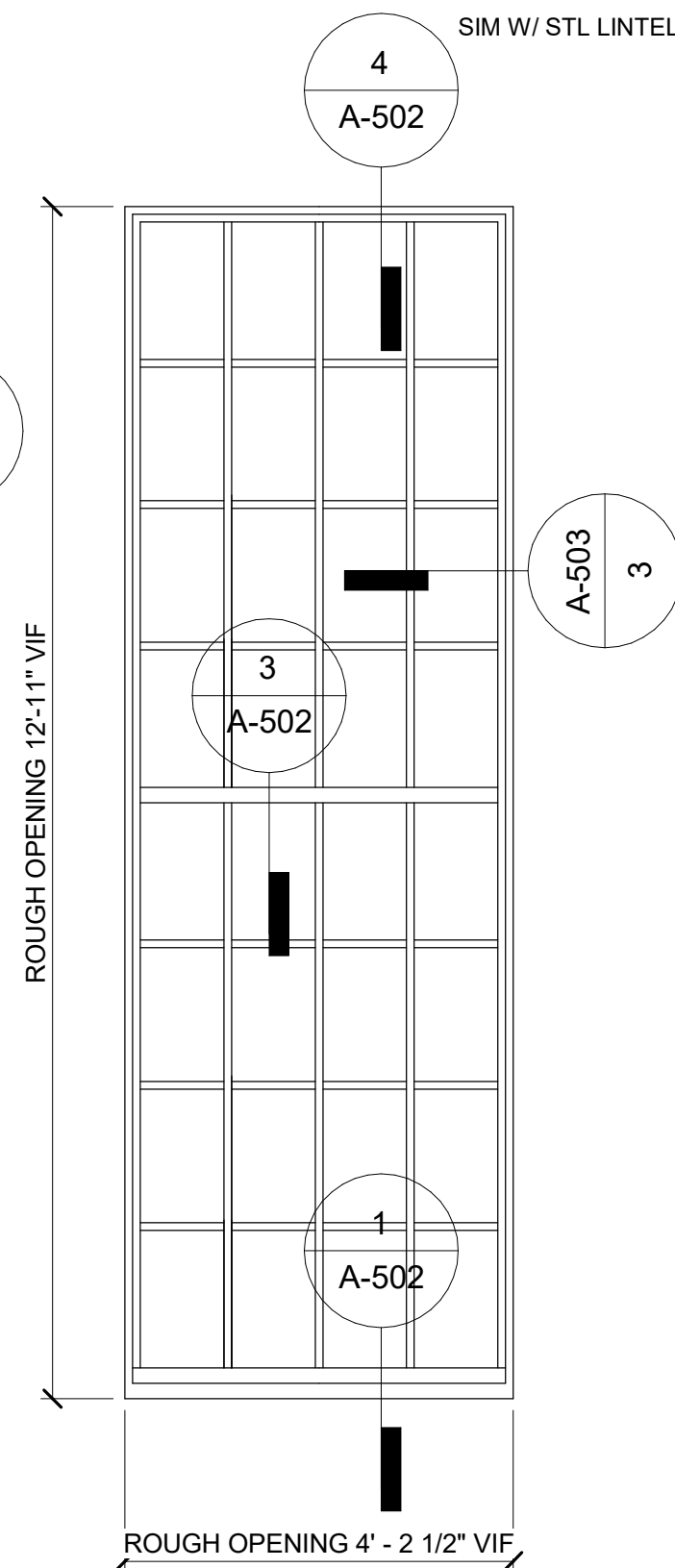
TYPE C 5X8



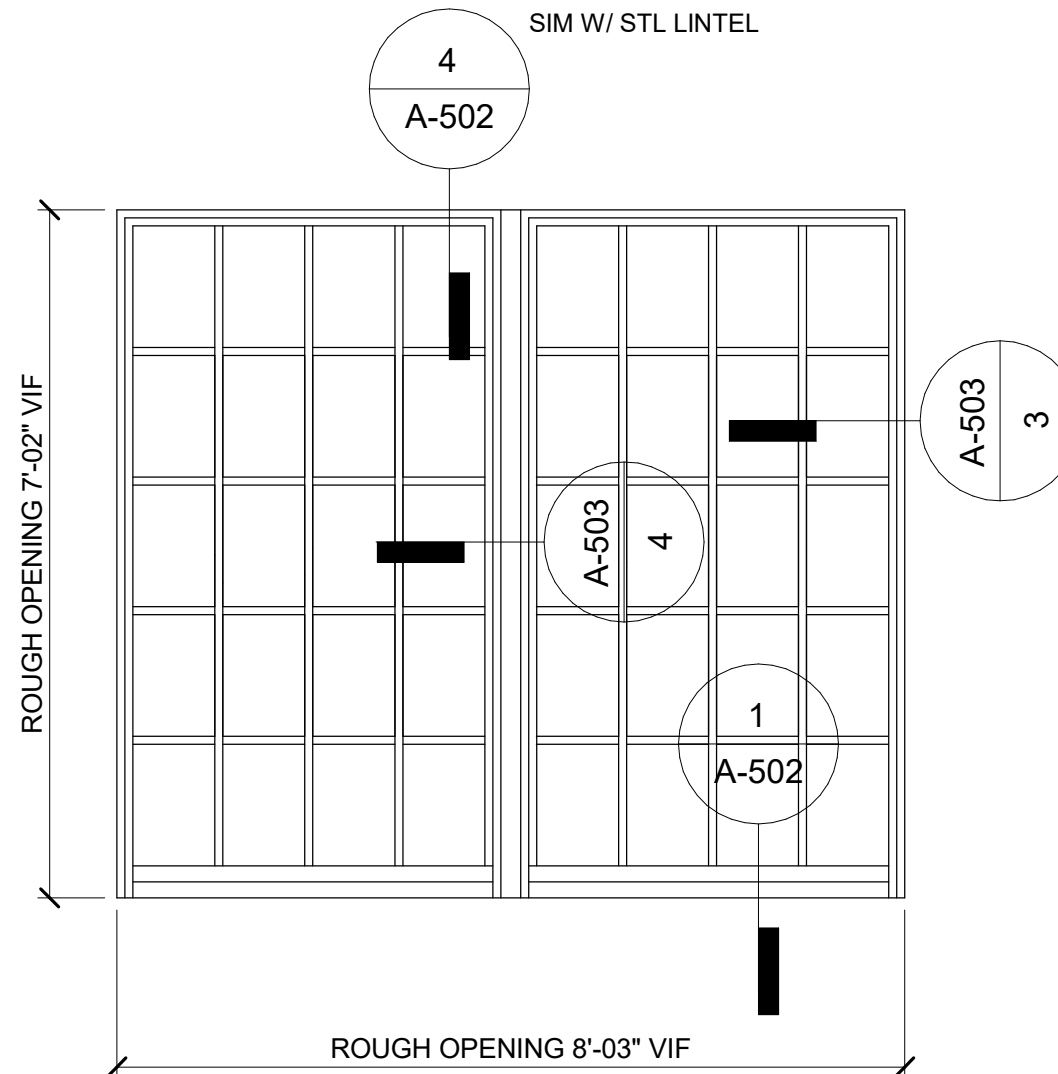
TYPE D 5X6



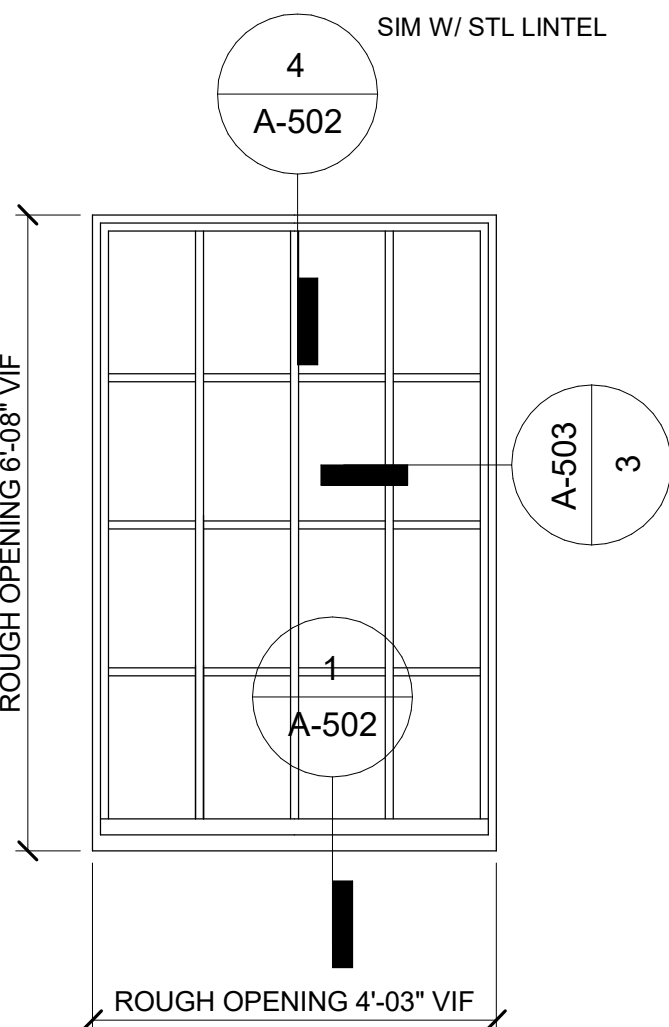
TYPE E 4X10



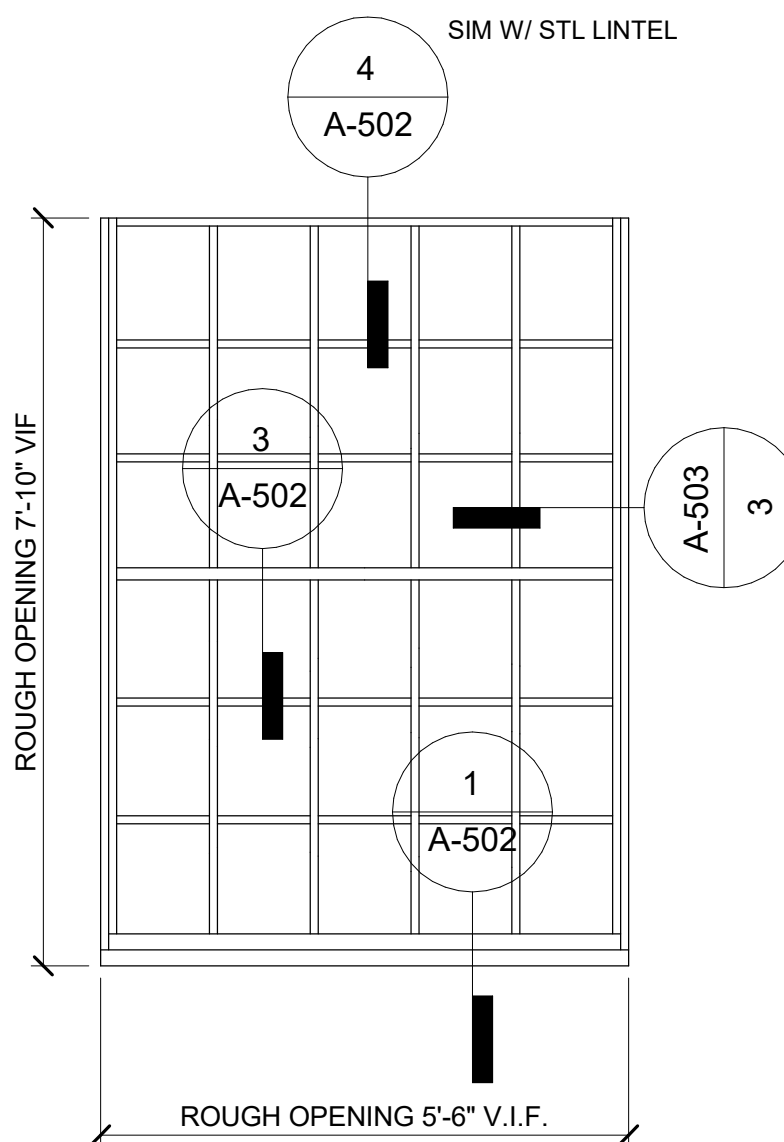
TYPE F 4X10



TYPE G 4X10



TYPE H 4X4



TYPE J 5X6

WINDOW TYPES

CONTRACTOR IS RESPONSIBLE FOR VERIFYING WINDOW QUANTITIES AND SIZING IN THE FIELD.

- (E) BRICK MASONRY REFER TO ELEVATION DRAWINGS FOR MASONRY REPAIR SCOPE.
- REPAIR / REINSTALL INTERIOR GWB WHERE PREVIOUSLY LOCATED
- ENGINEER CFMF BOX HEADER; GAUGE AS DETERMINED BY WINDOW MFR'S CALCS; FILL VOID WITH MINERAL WOOL INSULATION
- AVB MEMBRANE WRAPPED ON CFMF HEADER
- P.T. PLYWOOD; 1/2" AT FLAT; 1/4" AT ARCHES
- BACKER ROD & SEALANT, TYP.
- LAP AVB MEMBRANE ONTO MASONRY
- ALUM WINDOW SYSTEM; SEE SECTION 085000
- ALUM BRICKMOULD BY WINDOW MFR
- +/- 1" MATCH EXISTING
- EXP CLOSED CELL FOAM BETWEEN SHIMS, TYP.
- F.Y. WOOD BLOCKING AS REQ'D
- INTERIOR GWB WHERE PREVIOUSLY LOCATED; PAINT TO MATCH EXISTING ADJACENT WALL
- METAL CORNER BEAD, TYP.

4 TYP WINDOW HEAD
6" = 1'-0"

3 TYP. MEETING RAIL
6" = 1'-0"

2 TYP. STACK HEADER
6" = 1'-0"

- ALUMINUM WINDOW SYSTEM; SEE 085000
- CONTINUOUS ALUM CLIP / TRIM BY WINDOW MFR
- CFMF BOX HEADER FILLED WITH MINERAL WOOL INSULATION
- INTERIOR ALUMINUM BREAK METAL CLADDING FINISHED TO MATCH WINDOW FRAME
- BACKER ROD & SEALANT, TYP.
- ALUMINUM WINDOW SYSTEM; SEE 085000
- 1" INSULATED GLAZING

- METAL CORNER BEAD, TYP.
- INTERIOR GWB WHERE PREVIOUSLY LOCATED; PAINT TO MATCH EXISTING ADJACENT WALL
- ALUMINUM EXTRUSION APPLIED TO FACE OF WINDOW FRAME SILL RECEPTOR; SLOPE TOP
- ALUM WINDOW SYSTEM; SEE SECTION 085000
- ALUM BREAK METAL SILL FLASHING W/ END DAMS; FINISH TO MATCH WINDOW FRAMES
- SEALANT & BACKER ROD, TYP.
- ALUM CLIP ANGLE (BY WINDOW MFR) & SHIMMING AS REQ'D
- BUILT UP PLYWOOD BLOCKING WRAPPED FULLY IN AVB MEMBRANE
- F.T. WOOD BLOCKING AS REQ'D
- REPAIR / REINSTALL INTERIOR GWB WHERE PREVIOUSLY LOCATED
- (E) STONE / PRECAST CONC SILL TO REMAIN
- (E) BRICK MASONRY REFER TO ELEVATION DRAWINGS FOR MASONRY REPAIR SCOPE.

1 TYP WINDOW SILL DETAIL
6" = 1'-0"



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PROJECT:

321 ARSENAL STREET C/S
UPGRADES

321 Arsenal Street
Watertown, MA 02472

Alexandria Real Estate
Equities, Inc.

REVISIONS:

No.	Date	Description
1	01/26/24	Addendum 1

SUBMISSIONS:

Date	Issued For:
08/25/23	Concept Design
12/15/23	90% CD Progress
01/12/24	Construction Documents / Permit

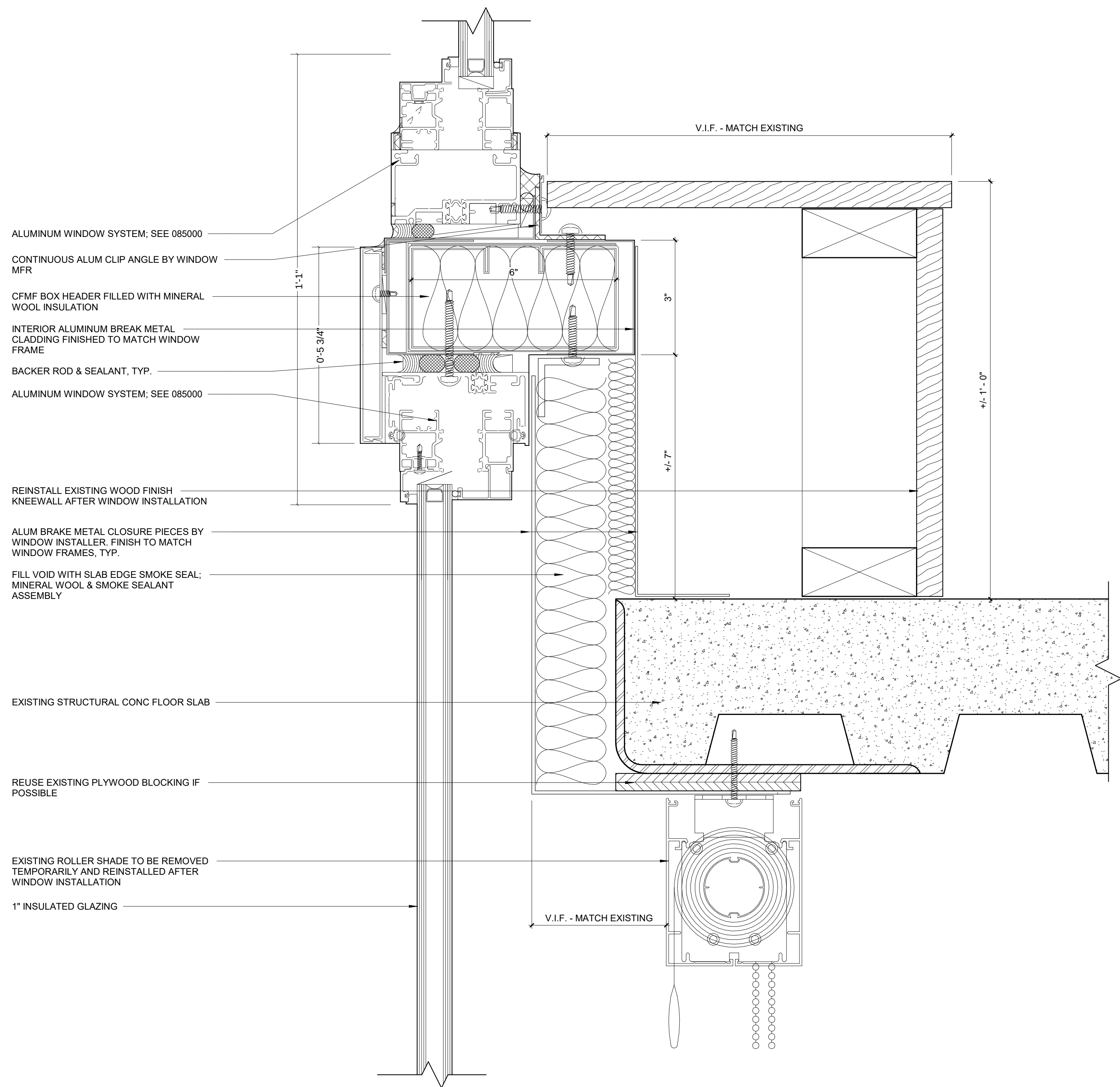
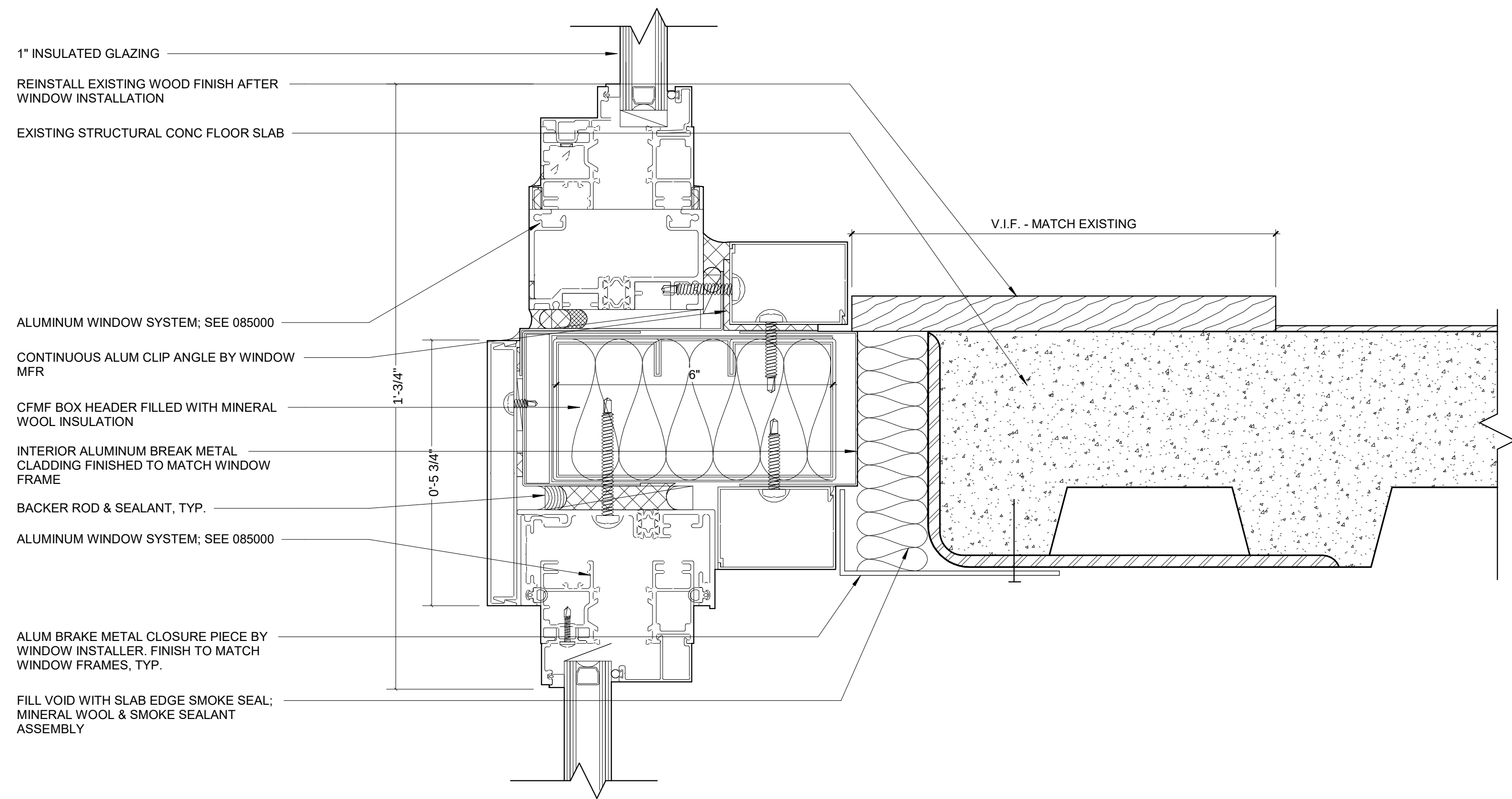
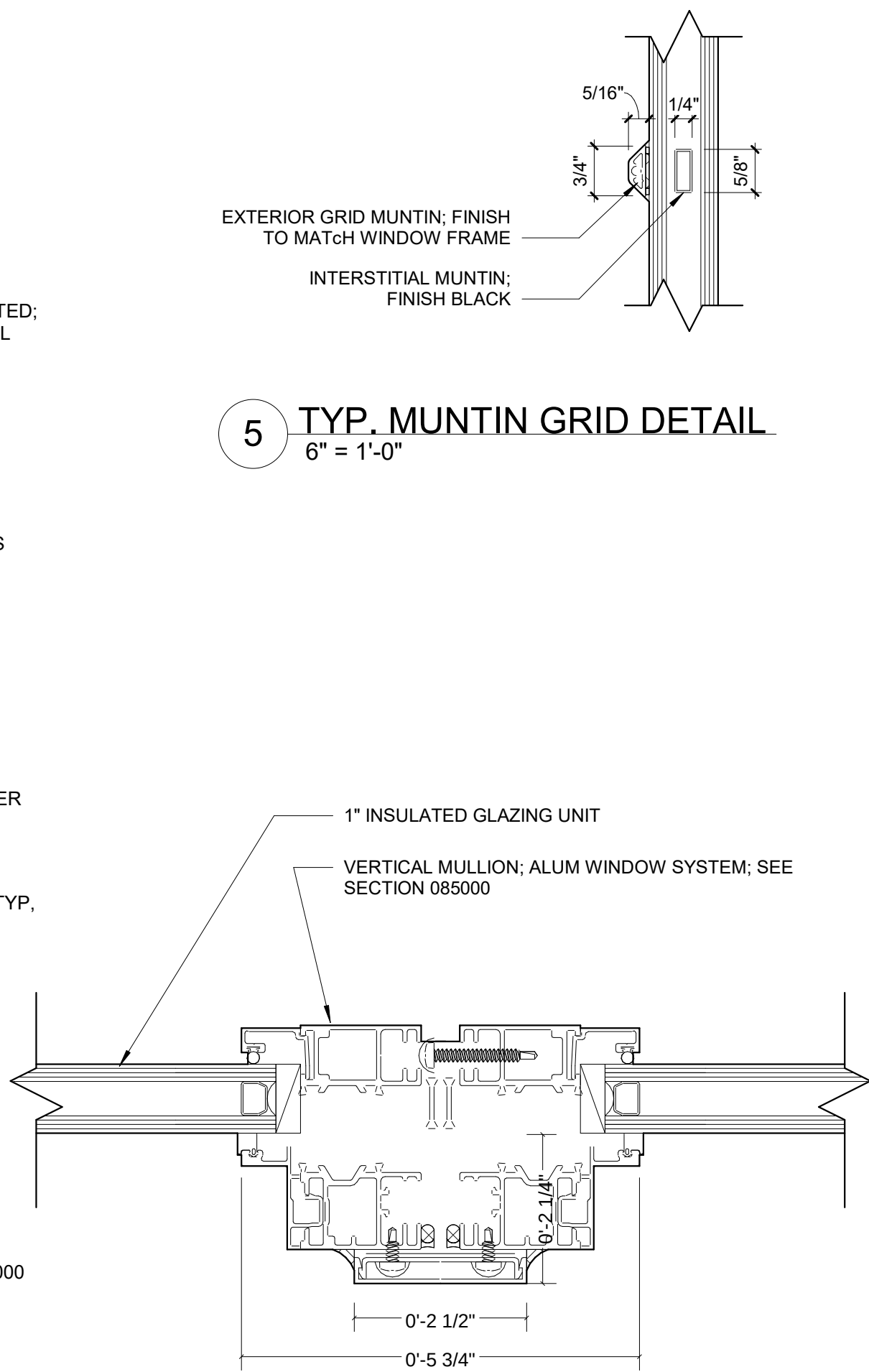
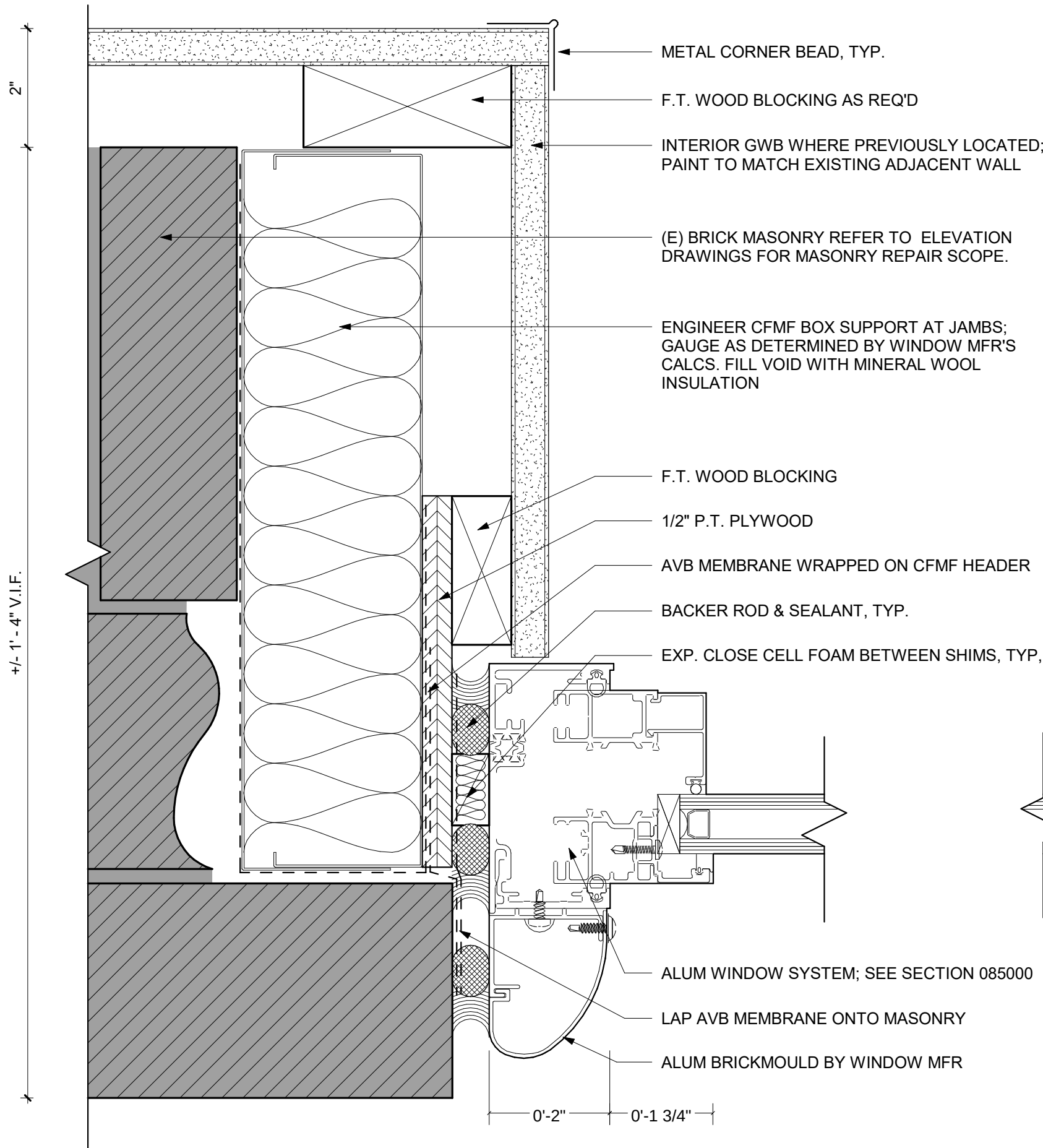
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DATE ISSUED 01/26/24
PROJECT NO 005660.00
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& DETAILS

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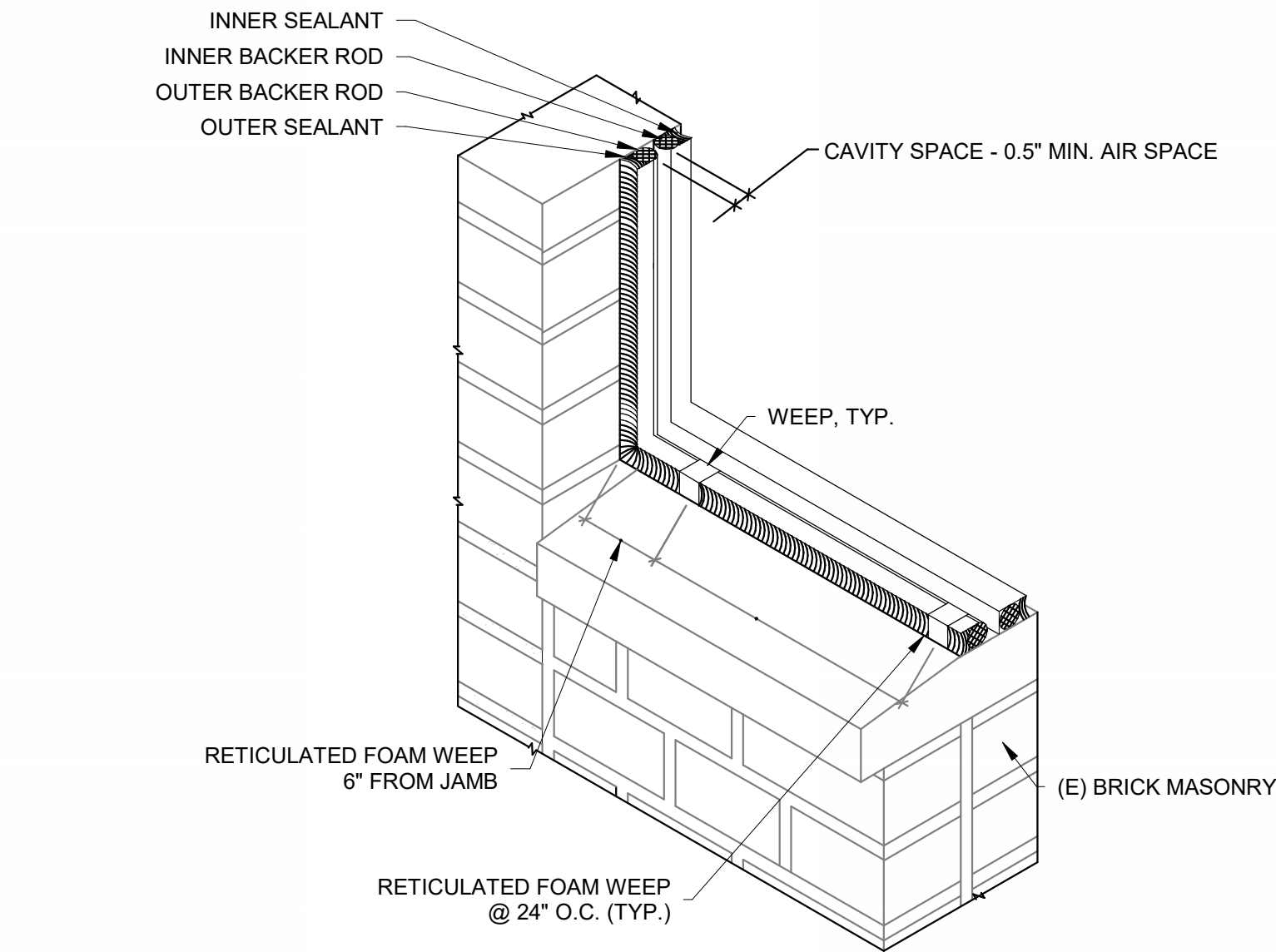
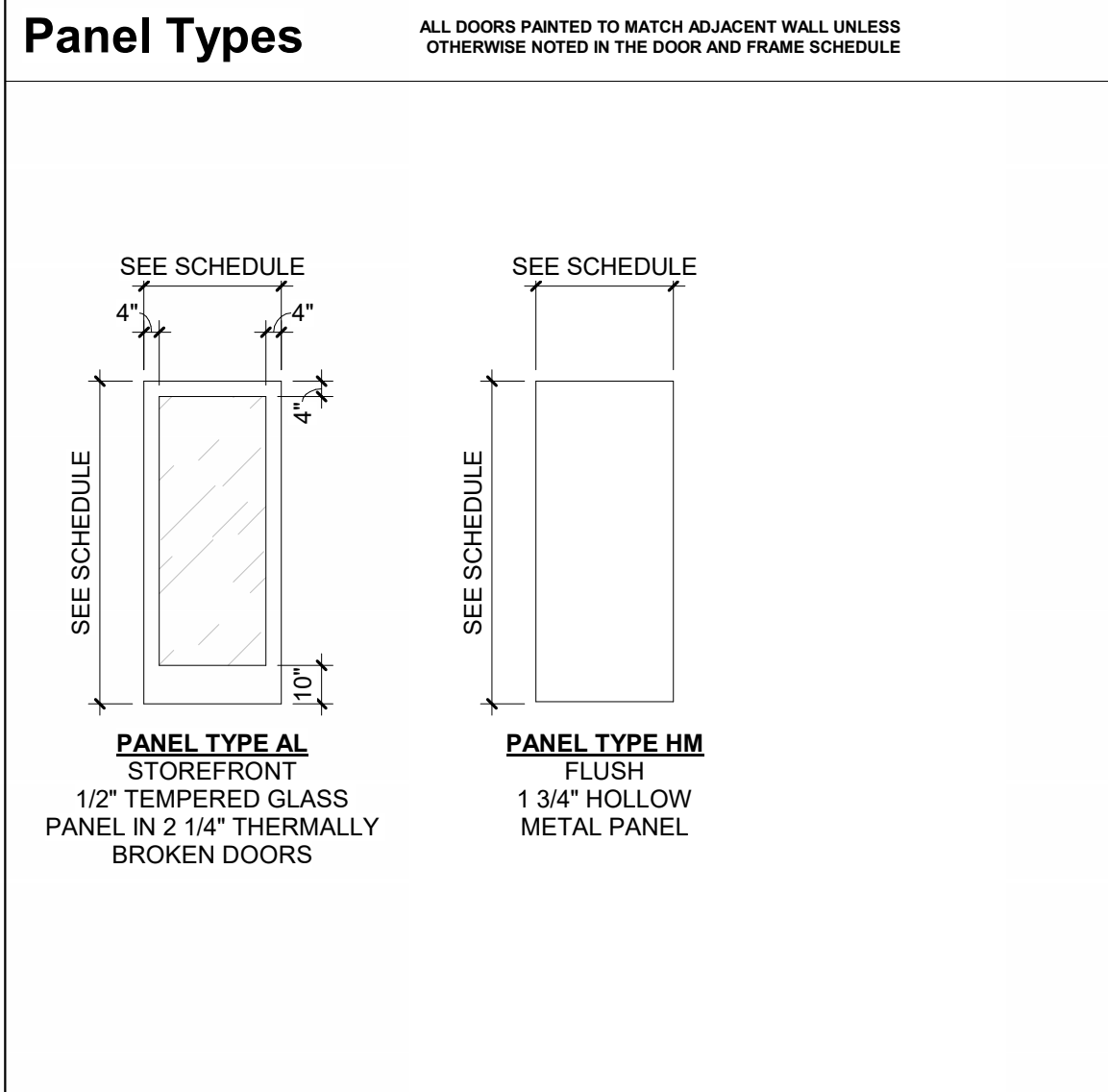
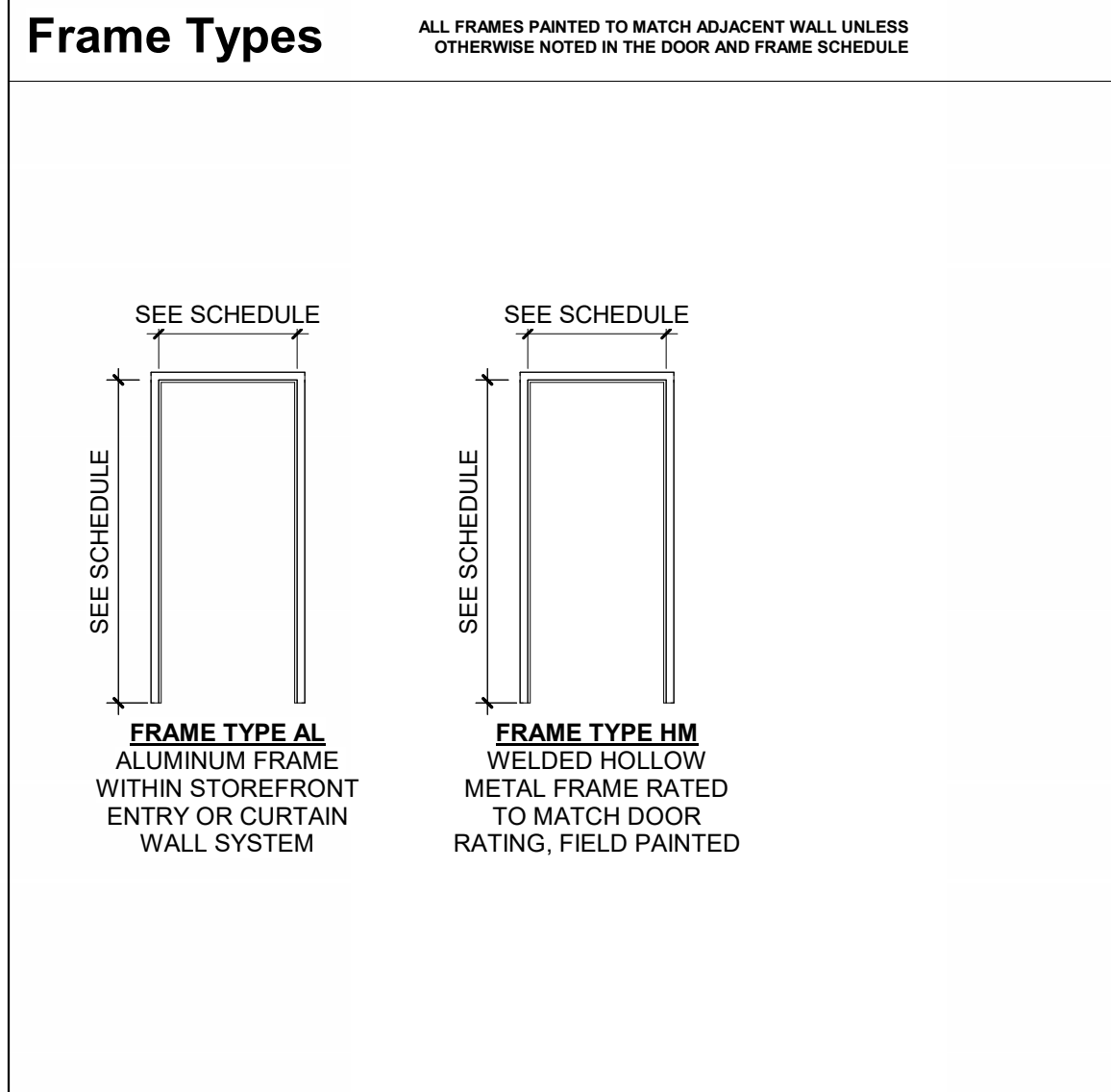
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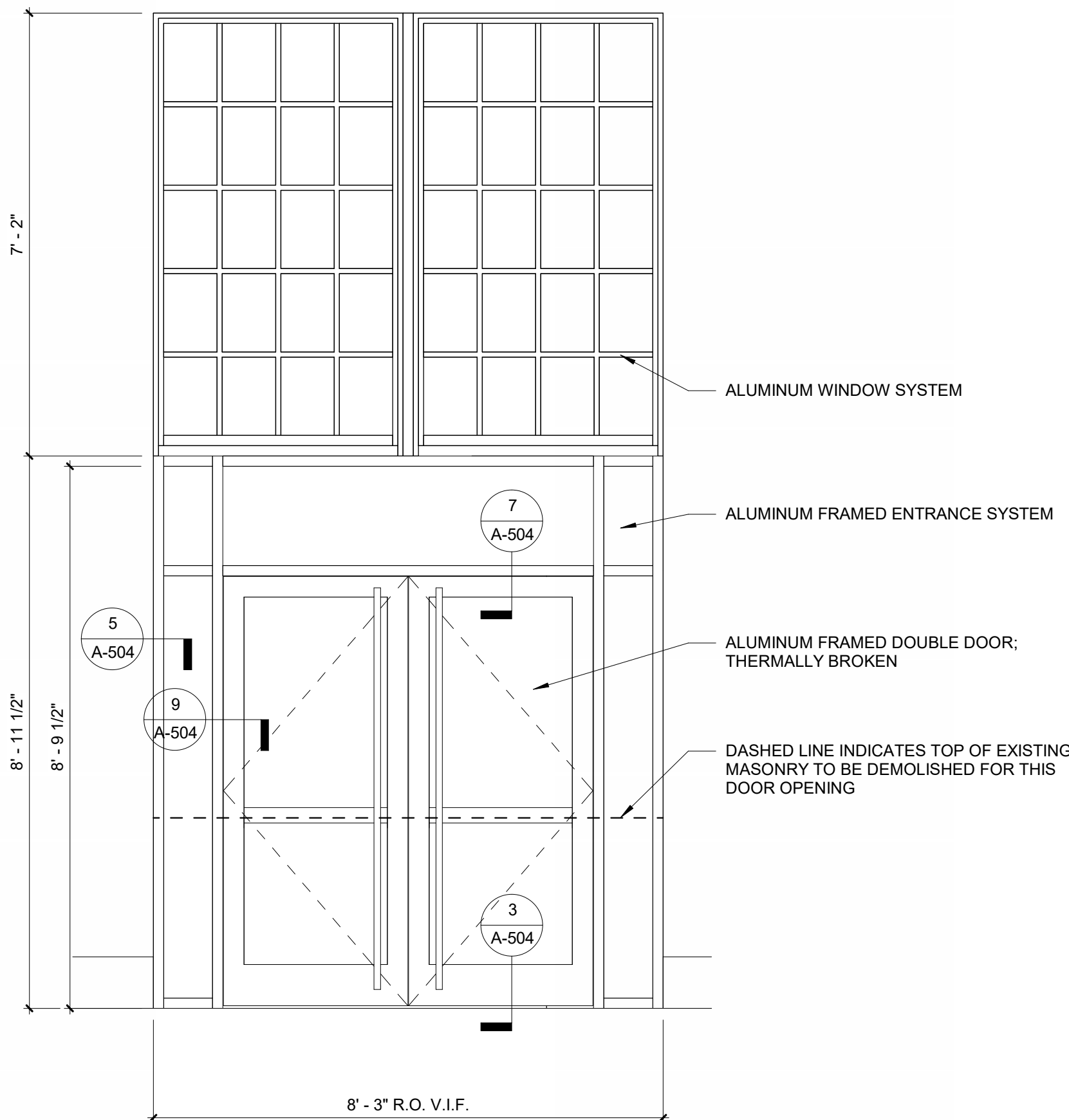
**WINDOW
DETAILS II**

A-503

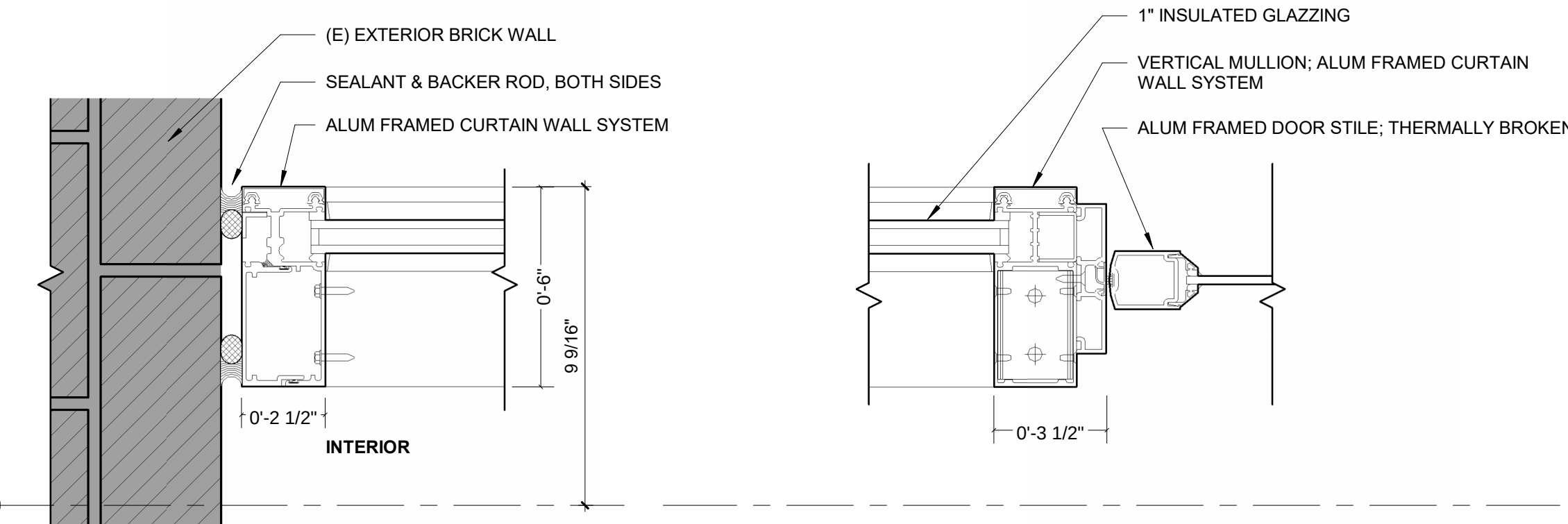
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		Existing	Fire Rating				Type	Type	Type	Type				
01	VESTIBULE - 101			SPFG	6' - 0 1/4"	7' - 0"	AL	AL	AL	AL	2 1/4"		Wave-to-open auto operator	•
02	ATRIUM - 101			SPFG	6' - 0"	7' - 0"	AL	AL	AL	AL	2 1/4"		Wave-to-open auto operator	•
03	CORRIDOR - ACA-220			SPFG	0"	2' - 0"	AL	AL	AL	AL	2 1/4"		Wave-to-open auto operator	•
04	STAIR - ST102			SPFG	6' - 0"	7' - 0"	AL	AL	AL	AL	2 1/4"		Wave-to-open auto operator	•
05	ENTRY - ACA-221			SPFG	6' - 0"	7' - 0"	AL	AL	AL	AL	2 1/4"		Wave-to-open auto operator	•
06	CAFE - 103			SPFG	6' - 0"	7' - 0"	AL	AL	AL	AL	2 1/4"		Wave-to-open auto operator	•
07	STUDIO - ACA-209-G			F	3' - 0"	7' - 0"	AL	AL	AL	AL	1 3/4"		Wave-to-open auto operator	•
08	BRANCHLINE - BR105			SPFG	4' - 0" V.I.F.	7' - 10"	AL	AL	AL	AL	2 1/4"		Wave-to-open auto operator	•



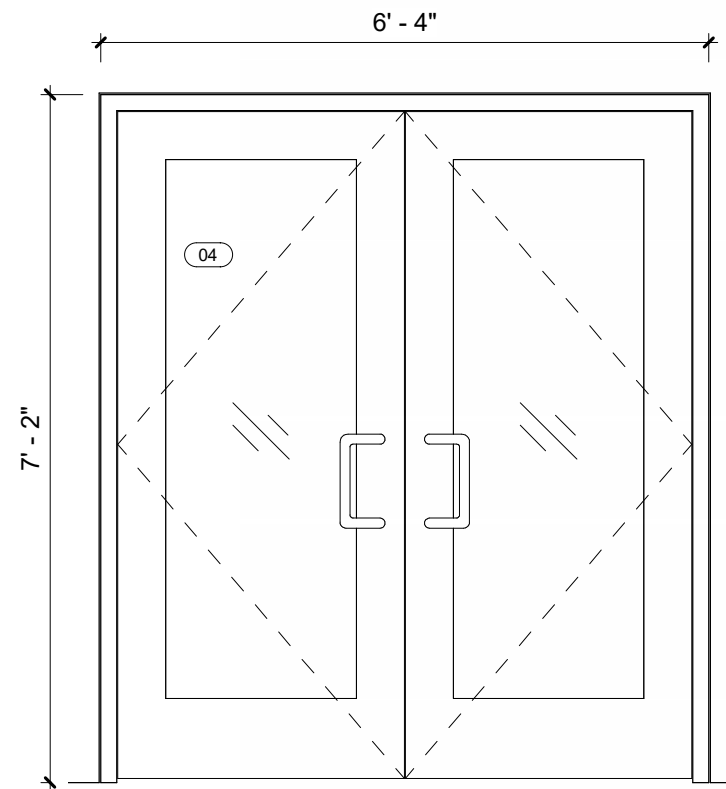
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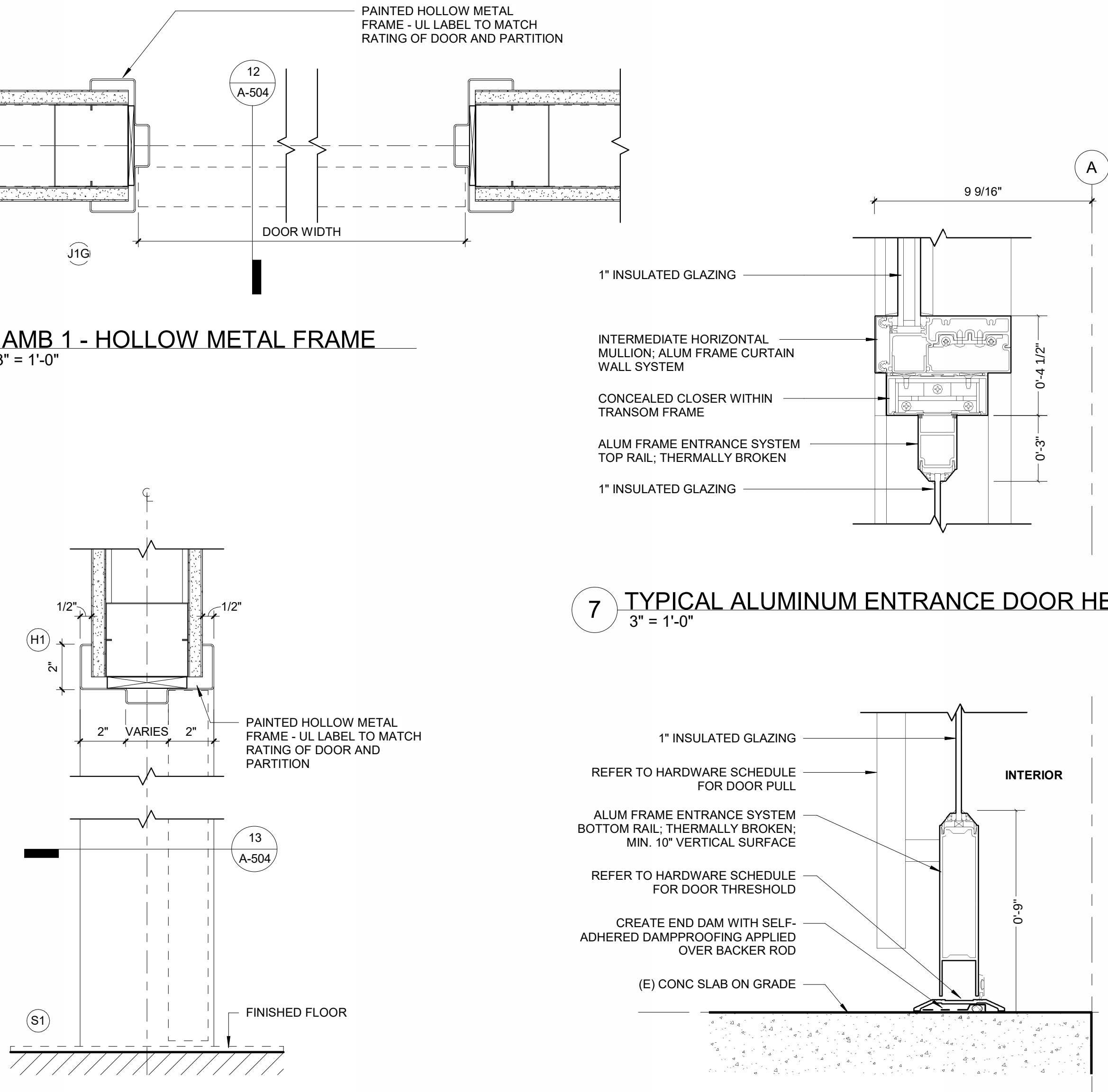
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1/2\"/>



5 TYP. CW JAMB DETAIL
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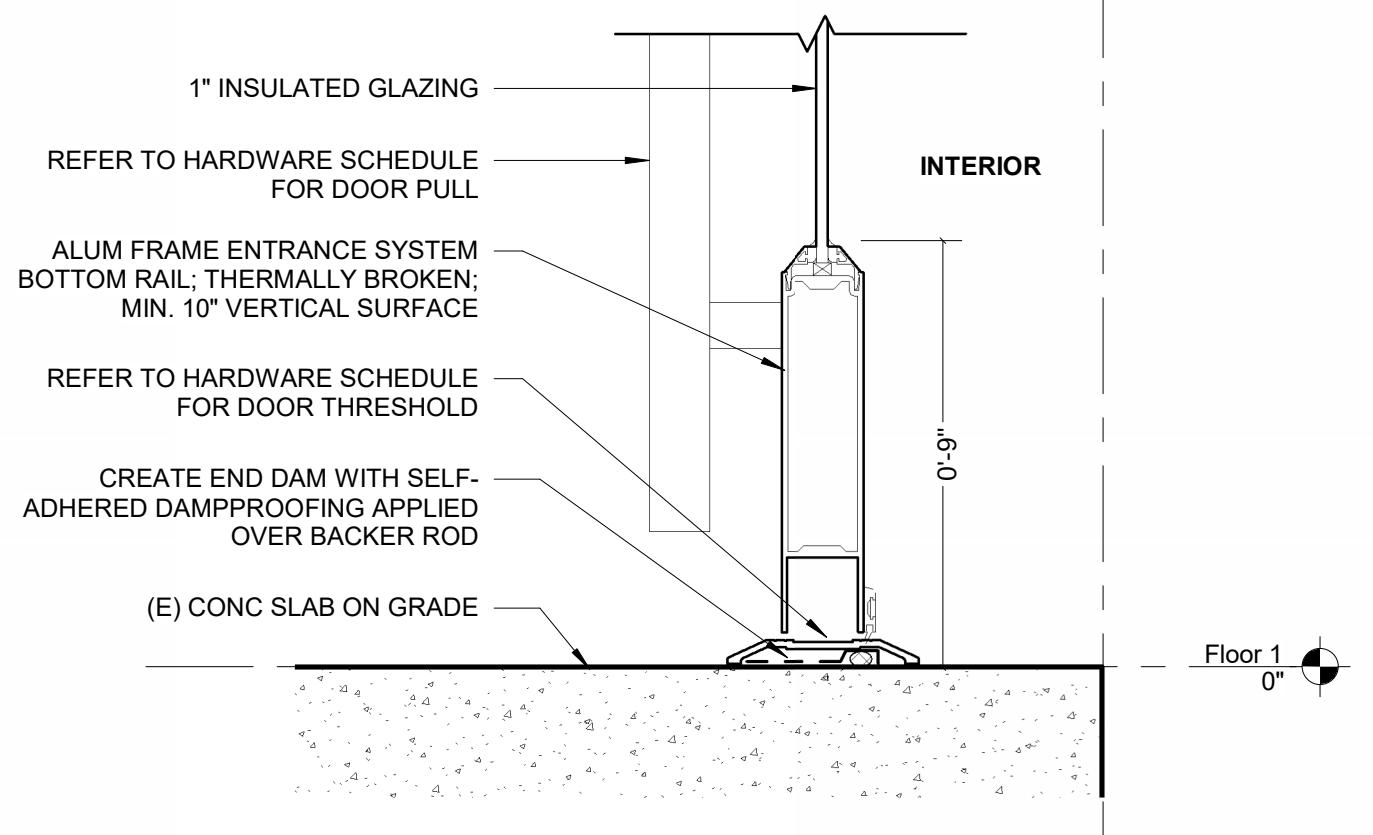


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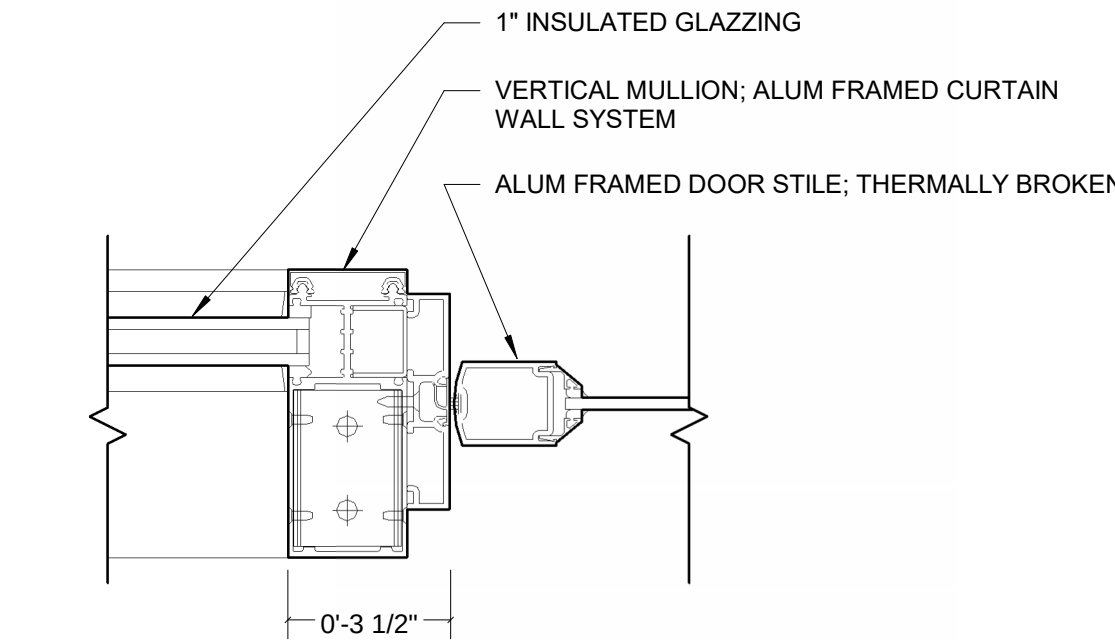


7 TYPICAL ALUMINUM ENTRANCE DOOR HEAD DETAIL
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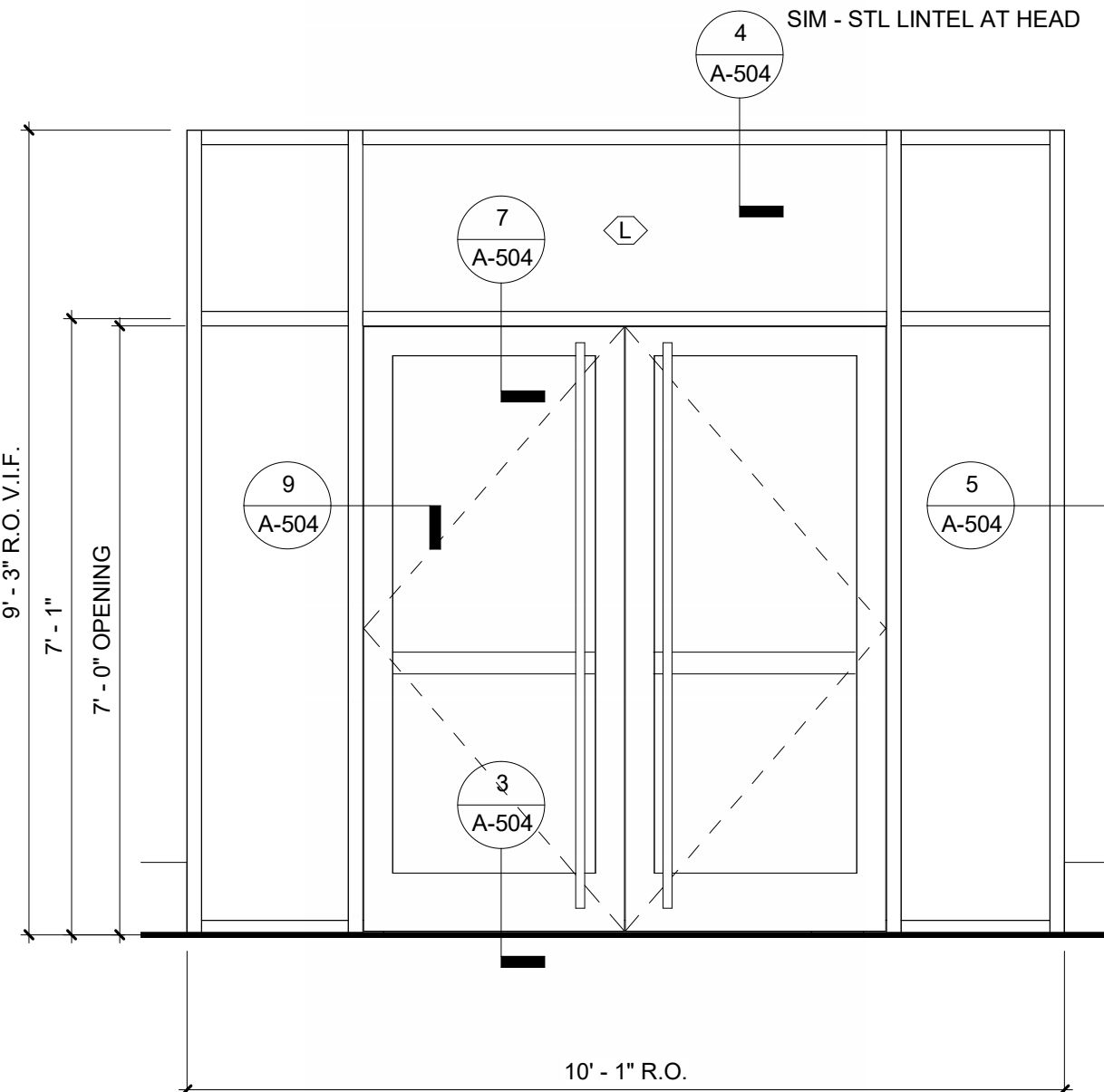
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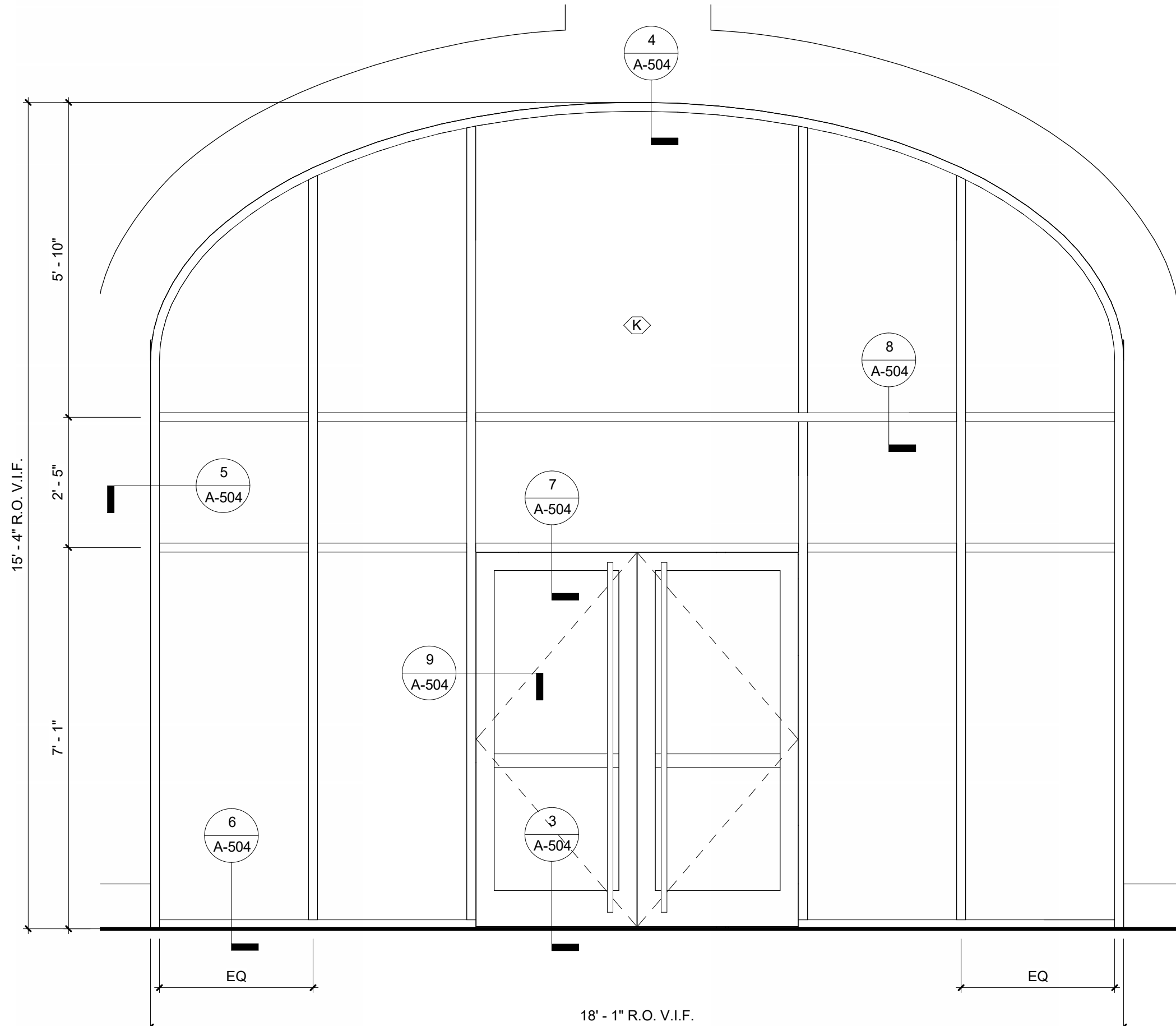
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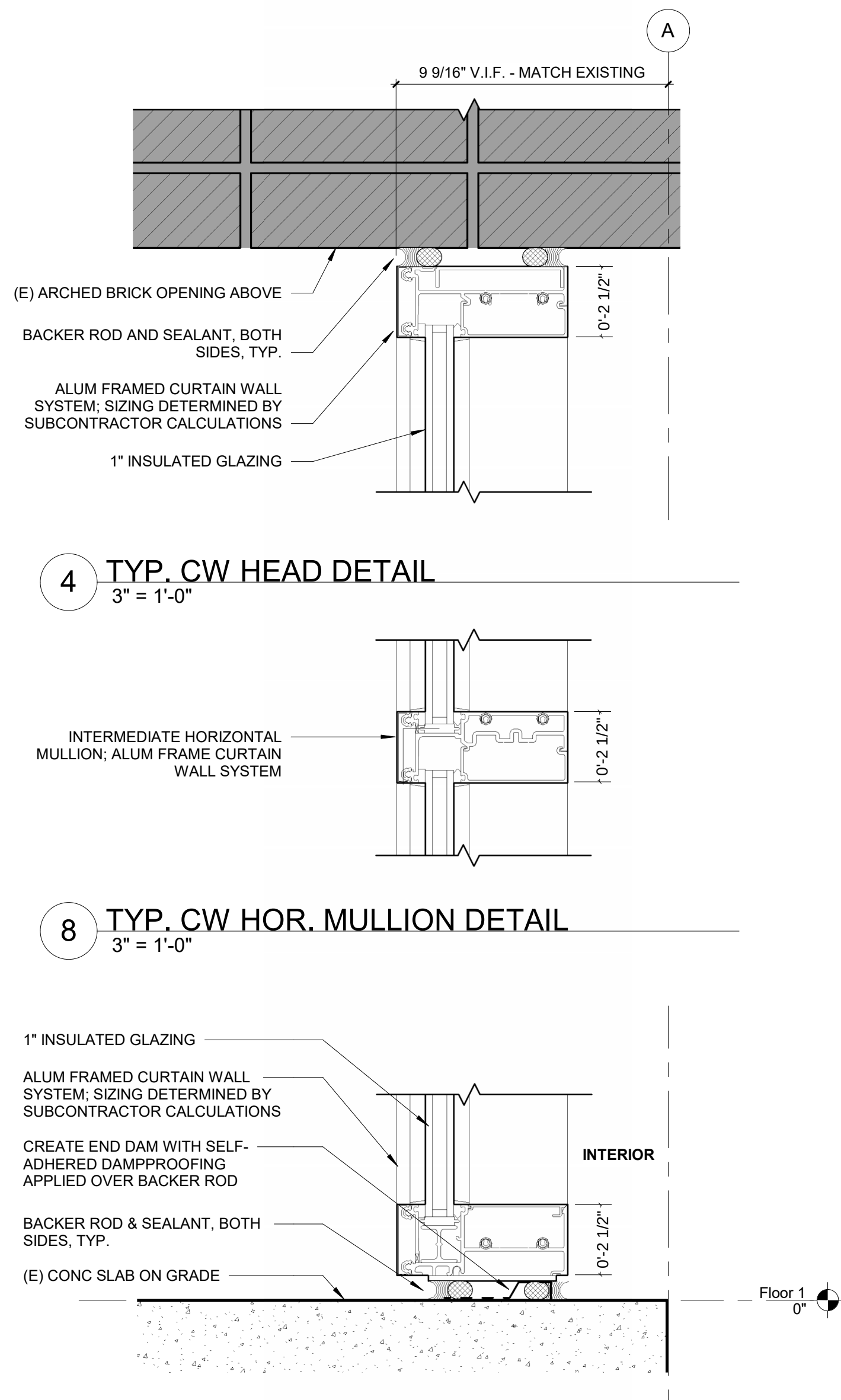
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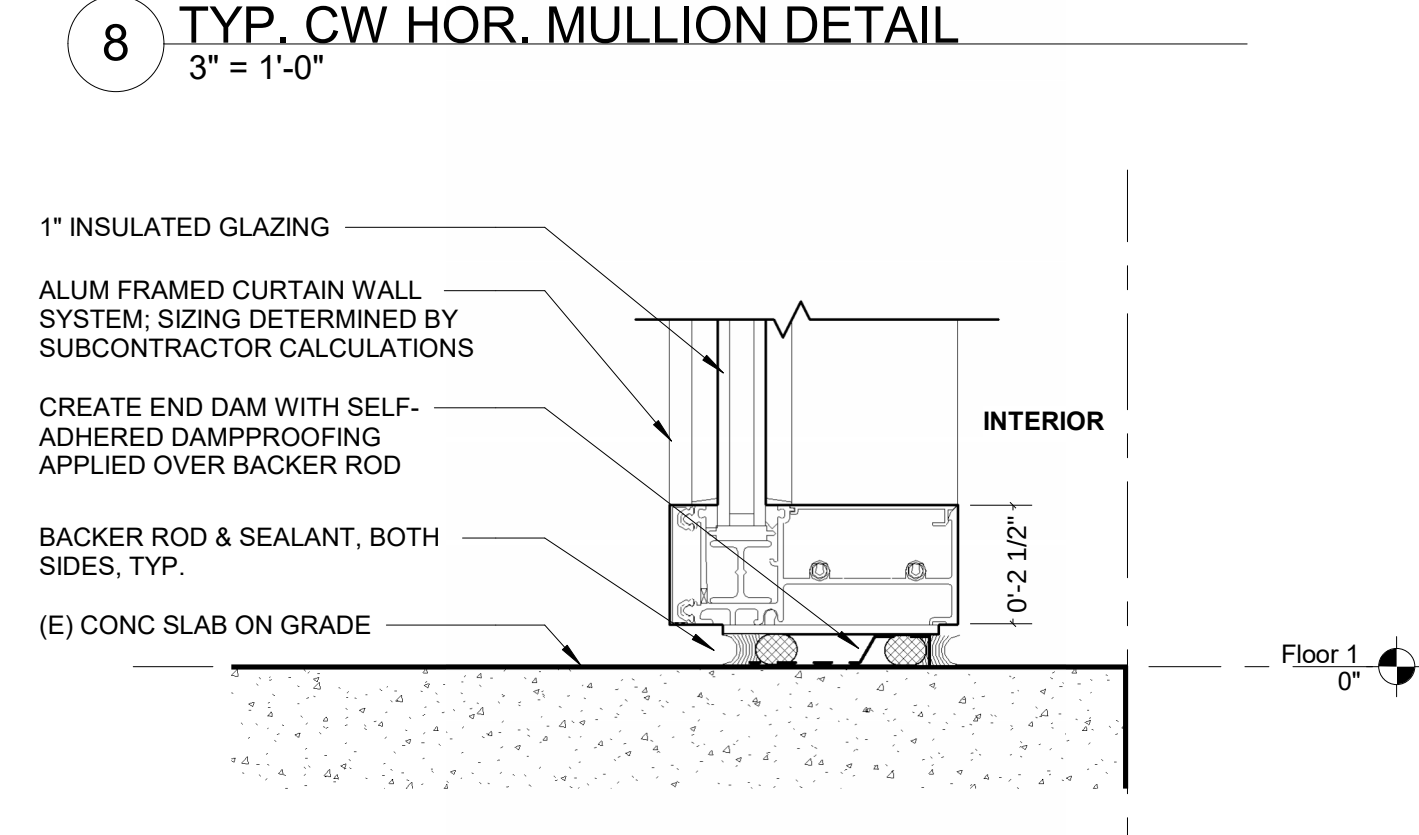
2 STOREFRONT ENTRANCE TYPE L
1/2\"/>



1 ARCHED CURTAIN WALL ENTRANCE TYPE K
1/2\"/>



4 TYP. CW HEAD DETAIL
3\"/>



8 TYP. CW HOR. MULLION DETAIL
3\"/>

6 TYP. CW SILL DETAIL
3\"/>



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SHEET TITLE:

**STOREFRONT
ENTRANCES,
DOOR DETAILS
& SCHEDULE**

A-504

Masonry Specifications

SECTION 040120

MASONRY RESTORATION AND CLEANING

PART 1 - GENERAL

1.1 GENERAL PROVISIONS

- A. Attention is directed to the CONTRACT AND GENERAL CONDITIONS and all Sections within DIVISION 01 - GENERAL REQUIREMENTS which are hereby made a part of this Section of the Specifications.

1.2 DESCRIPTION OF WORK

- A. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
 - 1. Repointing mortar joints, removing existing mortar and replacing with new color mortar.
 - 2. Removing plant growth (vines).
 - 3. Provide for repair or replacement of clay and stone masonry broken or damaged during disassembly and reconstruction. Contractor shall be responsible for damage resulting from work of this Section.
 - 4. Provide shoring and bracing required to maintain stability of masonry during work of this Section. Coordinate with requirements of Section 011000 - GENERAL REQUIREMENTS.
- B. Related Work: The following items are not included in this Section and are specified under the designated Sections:
 - 1. Section 024100 - DEMOLITION for demolition, removal and salvage requirements, to the extent not specified in this Section.
 - 2. Section 076200 - SHEET METAL FLASHING AND TRIM for metal flashing installed in or on restored masonry.
 - 3. Section 079200 - JOINT SEALANTS for sealing joints in restored masonry.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated. Include recommendations for application and use. Include test data substantiating that products comply with requirements.
- B. Samples for Verification: Before erecting mockup, submit samples of the following:
 - 1. Each type of sand used for pointing mortar.
 - a. For blended sands, provide samples of each component and blend.
 - b. Identify sources, both supplier and quarry, of each type of sand.
 - 2. Each type of pointing mortar in the form of sample mortar strips, 6 inches long by 1/2 inch wide, set in aluminum or plastic channels.
 - a. Include with each sample a list of ingredients with proportions of each. Identify sources, both supplier and quarry, of each type of sand and brand names of cementitious materials and pigments if any.

- C. Restoration Program: For each phase of restoration process, provide detailed description of materials, methods, equipment, and sequence of operations to be used for each phase of restoration work including protection of surrounding materials on building and Project site.
 - 1. Include methods for keeping pointing mortar damp during curing period.
 - 2. If materials and methods other than those indicated are proposed for any phase of restoration work, provide a written description, including evidence of successful use on comparable projects, and a testing program to demonstrate their effectiveness for this Project.
- D. Cleaning Program: Describe cleaning process in detail, including materials, methods, and equipment to be used and protection of surrounding materials on building and Project site, and control of runoff during operations.
 - 1. If materials and methods other than those indicated are proposed for cleaning work, provide a written description, including evidence of successful use on comparable projects, and a testing program to demonstrate their effectiveness for this Project.

1.4 QUALITY ASSURANCE

- A. Chemical Manufacturer Qualifications: A firm regularly engaged in producing masonry cleaners that have been used for similar applications with successful results, and with factory-trained representatives who are available for consultation and Project-site inspection and assistance at no additional cost.
- B. Source Limitations: Obtain each type of material for masonry restoration (face brick, stone, cement, sand, etc.) from one source with resources to provide materials of consistent quality in appearance and physical properties.
- C. Preconstruction Testing Service: Owner will engage a qualified independent testing agency to test the following. Provide test specimens and assemblies as indicated.
 - 1. Replacement Brick: For each proposed type of replacement brick, according to sampling and testing methods in ASTM C 67 for compressive strength, 24-hour cold-water absorption, 5-hour boil absorption, saturation coefficient, and initial rate of absorption (suction).
 - 2. Existing Brick: For each type of existing brick indicated for replacement, according to testing methods in ASTM C 67 for compressive strength, 24-hour cold-water absorption, 5-hour boil absorption, saturation coefficient, and initial rate of absorption (suction). Carefully remove existing bricks from locations designated by Architect.
- D. Mockups: Prepare mockups of restoration and cleaning as follows to demonstrate aesthetic effects and qualities of materials and execution. Prepare mockups on existing walls under same weather conditions to be expected during remainder of the Work.
 - 1. Rake out joints in two separate areas approximately 36 inches high by 72 inches wide for each type of repointing required and repoint one of the two areas.
- E. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 01.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver masonry units to Project site strapped together in suitable packs or pallets or in heavy-duty cartons.
- B. Deliver other materials to Project site in manufacturer's original and unopened containers, labeled with manufacturer's name and type of products.
- C. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.
- D. Store hydrated lime in manufacturer's original and unopened containers. Discard lime if containers have been damaged or have been opened for more than two days.
- E. Store lime putty covered with water in sealed containers.
- F. Store sand where grading and other required characteristics can be maintained and contamination avoided.

1.6 PROJECT CONDITIONS

- A. Repoint mortar joints and repair masonry only when air temperature is between and 40 and 90 deg F and is predicted to remain so for at least 7 days after completion of work.
- B. Cold-Weather Requirements: Comply with the following procedures for masonry repair and mortar-joint pointing:
 - 1. When air temperature is below 40 deg F, heat mortar ingredients, masonry repair materials, and existing masonry walls to produce temperatures between 40 and 120 deg F.
 - 2. When mean daily air temperature is below 40 deg F, provide enclosure and heat to maintain temperatures above 32 deg F within the enclosure for 7 days after repair and pointing.
- C. Hot-Weather Requirements: Protect masonry repair and mortar-joint pointing when temperature and humidity conditions produce excessive evaporation of water from mortar and repair materials. Provide artificial shade and wind breaks and use cooled materials as required. Do not apply mortar to substrates with temperatures of 90 deg F and above.
- D. Patch masonry only when air and surface temperatures are between and 55 and 100 deg F and are predicted to remain above 55 deg F for at least 7 days after completion of work. On days when air temperature is predicted to go above 90 deg F, schedule patching work to coincide with time that surface being patched will be in shade or during cooler morning hours.
- E. Clean masonry surfaces only when air temperature is 40 deg F and above and is predicted to remain so for at least 7 days after completion of cleaning.

1.7 SEQUENCING AND SCHEDULING

- A. Order replacement materials at earliest possible date, to avoid delaying completion of the Work.
- B. Order sand for repointing mortar immediately after approval of Samples or mockups. Take delivery of and store at Project site a sufficient quantity of sand to complete Project.

- C. As scaffolding is removed, patch anchor holes used to attach scaffolding. Patch holes in masonry units to comply with Part 3 "Masonry Unit Patching and Repairs" Article. Patch holes in mortar joints to comply with Part 3 "Repointing Masonry" Article.

PART 2 - PRODUCTS

2.1 MORTAR MATERIALS

- A. Portland Cement: ASTM C 150, Type I or Type II.
 - 1. Provide white cement containing not more than 0.60 percent total alkali when tested according to ASTM C 114.
- B. Hydrated Lime: ASTM C 207, Type S.
- C. Mortar Sand: ASTM C 144, unless otherwise indicated.
 - 1. Color: Provide natural sand or ground marble, granite, or other sound stone; of color necessary to produce required mortar color.
 - 2. For pointing mortar, provide sand with rounded edges.
 - 3. Match size, texture, and gradation of existing mortar sand as closely as possible. Blend several sands, if necessary, to achieve suitable match.
- D. Mortar Pigments: Natural and synthetic iron oxides, compounded for mortar mixes. Use only pigments with a record of satisfactory performance in masonry mortars.
 - 1. Available Products: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. SGS Mortar Colors: Solomon Grind-Chem Services, Inc.
 - b. True Tone Mortar Colors: Davis Colors, a Subsidiary of Rockwood Industries, Inc.
- E. Water: Potable, clean and free from injurious amount of oil, alkali, organic matter or other deleterious material.

2.2 MISCELLANEOUS MATERIALS

- A. Joint Sealant and Backer Rods: Refer to Section 079200 - JOINT SEALANTS.

2.3 MORTAR MIXES

- A. Preparing Lime Putty: Slake quicklime and prepare lime putty according to appendix to ASTM C 5 and manufacturer's written instructions.
- B. Measurement and Mixing: Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel; use known measure. Mix materials in a clean, mechanical batch mixer.
 - 1. Mixing Pointing Mortar: Thoroughly mix cementitious materials and sand together before adding any water. Then mix again adding only enough water to produce a damp, unworkable mix that will retain its form when pressed into a ball. Maintain mortar in this dampened condition for 15 to 30 minutes. Add remaining water in small portions until

mortar reaches desired consistency. Use mortar within one hour of final mixing; do not retemper or use partially hardened material.

- C. Colored Mortar: Produce mortar of color required by using selected ingredients. Do not alter specified proportions without Architect's approval.
 - 1. Mortar Pigments: Where mortar pigments are indicated, do not exceed a pigment-to-cement ratio of 1:10 by weight.
 - 2. Color: Match existing, or as otherwise directed by Architect.
- D. Do not use admixtures of any kind in mortar, unless otherwise indicated.
- E. Mortar Proportions: Mix mortar materials in the following proportions:
 - 1. Pointing Mortar for Brick: 1 part portland cement, 2 parts lime, and 6 parts sand.
 - a. Add mortar pigments to produce mortar colors required.
 - 2. Rebuilding (Setting) and Pointing Mortar, for Stone: Comply with ASTM C 270, Proportion Specification, Type N, unless otherwise indicated, with cementitious material limited to portland cement and lime.
 - a. Mix: 1 part portland cement, 2 parts lime, and 6-7 parts sand.
 - b. Add mortar pigments to produce mortar colors required.

PART 3 - EXECUTION

3.1 PROTECTION

- A. Protect persons, motor vehicles, surrounding surfaces of building being restored, building site, plants, and surrounding buildings from harm resulting from masonry restoration work.
 - 1. Erect temporary protective covers over walkways and at points of pedestrian and vehicular entrance and exit that must remain in service during course of restoration and cleaning work.
- B. Prevent mortar from staining face of surrounding masonry and other surfaces.
 - 1. Cover sills, ledges, and projections to protect from mortar droppings.
 - 2. Keep wall area wet below rebuilding and pointing work to discourage mortar from adhering.
 - 3. Immediately remove mortar in contact with exposed masonry and other surfaces.
 - 4. Clean mortar splatters from scaffolding at end of each day.

3.2 REPOINTING MASONRY

- A. Rake out and repoint mortar joints to the following extent:
 - 1. All joints in areas indicated.
 - 2. Joints where mortar is missing or where they contain holes.
 - 3. Cracked joints where cracks can be penetrated at least 1/4 inch by a knife blade 0.027 inch thick.
 - 4. Cracked joints where cracks are 1/8 inch or more in width and of any depth.

5. Joints where they sound hollow when tapped by metal object.
 6. Joints where they are worn back 1/4 inch or more from surface.
 7. Joints where they are deteriorated to point that mortar can be easily removed by hand.
 8. Joints, other than those indicated as sealant-filled joints, where they have been filled with substances other than mortar.
- B. Do not rake out and repoint joints where not required.
- C. Rake out joints as follows:
1. Remove mortar from joints to depth of 2 times joint width, but not less than 1/2 inch or not less than that required to expose sound, unweathered mortar.
 2. Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
 3. Do not spall edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect.
 - a. Cut out mortar by hand with chisel and mallet. Do not use power-operated grinders without Architect's written approval based on submission by Contractor of a satisfactory quality-control program and demonstrated ability of operators to use tools without damaging masonry. Quality-control program shall include provisions for supervising performance and preventing damage due to worker fatigue.
 - b. Cut out center of mortar bed joints using angle grinders with diamond-impregnated metal blades. Remove remaining mortar by hand with chisel and mallet. Strictly adhere to written quality-control program. Quality-control program shall include provisions for demonstrating ability of operators to use tools without damaging masonry, supervising performance, and preventing damage due to worker fatigue.
- D. Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.
- E. Point joints as follows:
1. Rinse masonry-joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen masonry-joint surfaces before pointing.
 2. Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch until a uniform depth is formed. Fully compact each layer thoroughly and allow it to become thumbprint hard before applying next layer.
 3. After low areas have been filled to same depth as remaining joints, point all joints by placing mortar in layers not greater than 3/8 inch. Fully compact each layer and allow to become thumbprint hard before applying next layer.
 - a. Where existing bricks have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces.
 - b. Take care not to spread mortar over edges onto exposed masonry surfaces or to featheredge mortar.
 4. When mortar is thumbprint hard, tool joints to match original appearance of joints. Remove excess mortar from edge of joint by brushing.
- F. Cure mortar by maintaining in thoroughly damp condition for at least 72 hours including weekends and holidays.

1. Acceptable curing methods include covering with wet burlap and plastic sheeting, periodic hand misting, and periodic mist spraying using system of pipes, mist heads, and timers.
2. Adjust curing methods to ensure that pointing mortar is damp throughout its depth without eroding surface mortar.

- G. Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

3.3 FINAL CLEANING

- A. After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, spray applied at low pressure.

1. Do not use metal scrapers or brushes.
2. Do not use acidic or alkaline cleaners.

- B. Wash adjacent woodwork and other nonmasonry surfaces. Use detergent and soft brushes or cloths.

- C. Clean masonry debris from roof; remove debris from gutters and downspouts. Rinse off roof and flush gutters and downspouts.

- D. Sweep and rake adjacent pavement and grounds to remove masonry debris. Where necessary, pressure wash surfaces to remove mortar, dust, dirt, and stains.

3.4 FIELD QUALITY CONTROL

- A. Inspectors: Owner will engage qualified independent inspectors to perform inspections and prepare test reports. Coordinate with inspectors and provide access. Allow inspectors use of lift devices and scaffolding, as needed, to perform inspections.

END OF SECTION