



PART 1 SCOPE OF WORK

Objective: To address masonry cracking by undertaking localized masonry repairs. The scope of work also includes cast stone crack repairs and cleaning to restore building appearance. In addition, the mobilized aerial lift platform will be leveraged to complete arms-length review of upper-floor cast stone elements. There are also optional items to install a vertical expansion joint at the north-east corner of 118 King Street East to address multi-storey masonry cracking, and to provide lift access for leak testing at two suites on the south elevation of 118 King Street East.

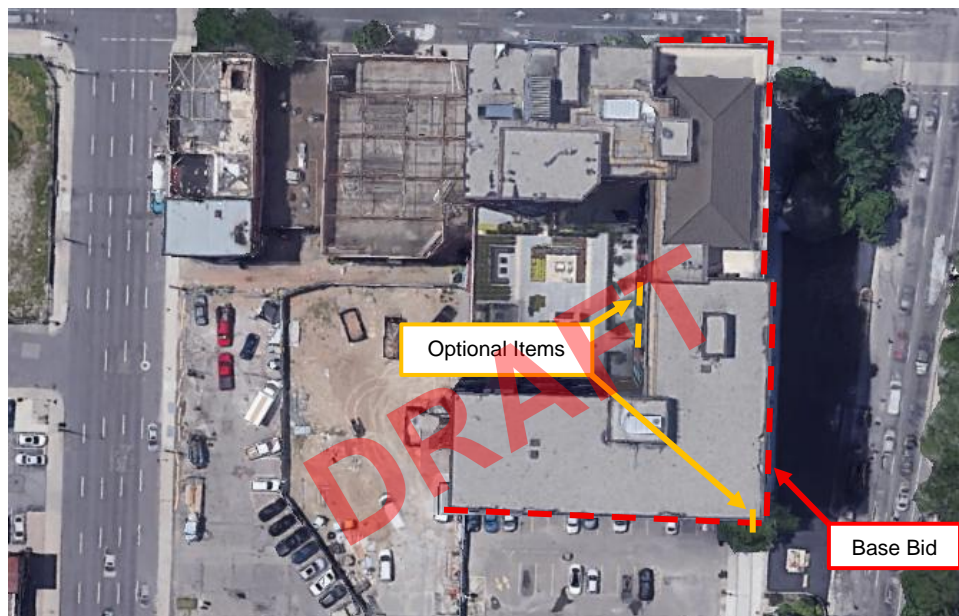


Figure 1: Site plan with approximate work area.

A. Consultant Review: With an aerial lift platform mobilized on site, provide access to allow for consultant review of the upper cast stone elements surrounding the 11th and 12th storey on the east and north elevation. Assume 1 full work day is required for this access.

B. Masonry Repairs

- Item B.1 – Brick Re-pointing:** Mark out deteriorated masonry joints for review by the Consultant. Where approved, carefully remove mortar by raking the joints to avoid damaging the adjacent masonry. Contractor is responsible to replace damaged masonry not marked for removal. Replacement mortar must closely match the original mortar in composition, colour, and joint profile. Payment will be released based on actual quantity of work complete. Refer to section 04 03 31 and D-02.



C. Cast Stone Cleaning

1. **Item C.1 – Power Washing:** Complete approved wall stain cleaning procedure at all stained cast stone wall surfaces where indicated on drawing D-01. Pricing to include power washing with repeated passes, cleaning solution application per manufacturer's instructions, and rinse wall with power wash. Refer to section 09 92 00 and drawings for extent.
2. **Item C.2 – Power Washing:** Refer to Item C.1 for procedure and drawing D-01 for extent.
3. **Item C.3 – Power Washing:** Refer to Item C.1 for procedure and drawing D-01 for extent.
4. **Item C.4 – Rout and Seal Cracks:** The extent shall be as shown on drawings for Item C.1., C.2., and C.3. combined. Mark out cast stone cracking for Consultant review. Where approved, rout the crack 12mm wide and 12mm deep. Apply bond break material (silicone sealant) inside the repair and seal. Wax crayon is not an acceptable bond breaker. Fill with sealant flush with face of wall. Payment will be released based on actual length of repairs completed. Refer to section 07 92 10 and detail D-02/3.



Figure 2: Building overview.



Figure 3: Typical masonry mortar profile overview.



Figure 4: Cast stone cleaning example.



Figure 5: Cast stone crack repair example.



D. Cash Allowance for Concealed Conditions: This item shall be used for masonry or cast stone repair items outside of the described scope of work as determined by the Consultant.

Do not proceed with or carry out any work under the cash allowance items unless specific written approval is provided by the Consultant. The scope of work and price shall be agreed to by the Consultant and Owner first.

E. General Items: All costs associated with mobilizing all equipment, labour, and products to carry out the work; fabricating, installing, and maintaining the required property protection systems and barriers during the work; accessing all work areas including all required permits for sidewalk and street usage; demobilizing all equipment and products from the site; and for cleaning all debris, dirt, laitance, and staining caused by the work. Payment will be released based on the percentage of work completed.

F. Timing: The Owner intends to complete the work in Spring 2026.

Optional Items:

- Item O.1 – Vertical Expansion Joint:** Install a full height vertical expansion joint where indicated on drawing D-01, subject to heritage approval. Expansion joint shall be continuous on east elevation only, between the 4th and 10th storey. Confirm existing conditions and location with Consultant prior to proceeding with any saw-cutting. Sawcut straight and neat full depth joint that is 19mm wide. Take care not to sawcut the cast stone elements or existing clay block back-up wall. Install backer rod and sealant. Refer to Section 07 92 10 – Joint Sealing and drawing D-02.
- Item O.2 – Contractor Leak Test Assistance:** Provide the additional cost to facilitate means of exterior access to the location indicated on the drawings (Suites 1014 & 1114). Assume one (1) full working day for leak testing. For clarity, this item will be in addition to the base price and assumes that the aerial lift platform is already mobilized on site.



04 03 31 Historic Masonry Repairs

PART I - GENERAL

1. Related Work (1) Section 07 92 10 – Joint Sealing
2. Reference Standards
 - (1) Do historic masonry repairs in accordance with Canada's Historic Places, "The Standards and Guidelines for the Conservation of Historic Places in Canada".
 - (2) CSA CAN 3-A371 – Masonry Construction for Buildings
 - (3) CSA-S304.1 – Masonry Design for Buildings
 - (4) CSA A179 – Mortar and Grout for Unit Masonry
 - (5) CSA A82.56M – Aggregates for Masonry Mortar
 - (6) ASTM C207 - Standard Specification for Hydrated Lime for Masonry Purposes
 - (7) International Masonry Institute All-Weather Council - Recommended Practices and Guide Specifications for Cold Weather Masonry Construction
3. Submittals / Mock-Ups
 - (1) Submit manufacturer's printed technical data sheets and installation instruction for all proposed materials. Alternates are not permitted without written approval.
 - (2) Submit two 300 mm (12 in.) samples of coloured mortar.
 - (3) Submit manufacturer's instructions for pre-bagged mortars.
 - (4) The Work shall include a mock-up of a crack repair and mortar joint repointing. Repeat mock-ups as required to achieve Consultant approval. The mock-ups will remain as part of the Work. Allow 48 hrs for inspection of the mock-ups by the Consultant and Owner prior to proceeding with work at other locations. The approved mock-up shall become the standard for appearance and workmanship for the project.
4. Job Conditions and Protection
 - (1) Deliver mortar materials in original unbroken and undamaged packages with the maker's name and brand distinctly marked thereon, and upon delivery store in a



shed until used on the Work.

- (2) Store and pile sand on a plant platform and protect from dirt and rubbish. Store mortar materials and sand in such a manner as to prevent deterioration or contamination by foreign materials.
- (3) Do not use salt or calcium-chloride to remove ice from stone surfaces.
- (4) Ensure that substrate surface and mortar temperature are between 5°C and 38°C and maintained in this range for 72 hours after mortar application. Ensure that frost or frozen surfaces are thawed and dry.
- (5) Protect masonry and other work from marking and other damage. Protect completed work from mortar droppings. Use non-staining coverings.
- (6) **Cold Weather Requirements**
 - a) When air temperature is below 5°C, take following precautions in preparation and use of mortar:
 - i) Air temperature 0–4°C: Heat sand or mixing water to a minimum of 20°C and a maximum of 70°C.
 - ii) Air temperature -4–0°C: Heat sand and mixing water to a minimum of 20°C and a maximum of 70°C.
 - iii) Air temperature -7–4°C: Heat sand and mixing water to a minimum of 20°C and a maximum of 70°C. Provide heat on both sides of walls under construction. Use windbreaks when wind exceeds 25 km/h. Cover new masonry with blanket for 24hrs.
 - iv) Air temperature -7°C and below: Heat sand and mixing water to a minimum of 20°C and a maximum of 70°C. Provide enclosures and auxiliary heat to maintain an air temperature above 0°C. The temperature of the unit when laid shall be not less than -7°C.

5. Quality Assurance

- (1) Carry out work by skilled tradesmen that specialized in the specified work. Full time supervision by mason with minimum



10 years of experience in historic masonry restoration.

- (2) Obtain mortar ingredients, each type of stone accessory, sealants and other materials from a single manufacturer for each product.
- (3) Submit laboratory test reports that certify compliance of masonry units and mortar ingredients with specification requirements.

6. Warranty

- (1) The Contractor warrants and shall correct at no cost to the Owner defects or deficiencies in material or workmanship, as determined by the Consultant. Warranty period is two (2) years.

PART II - PRODUCTS

1. Water

- (1) Potable and free of contaminants.

2. Pointing Mortar

- (1) Hydraulic lime based mortar.
- (2) Approved products:
 - a) HLM 350 by King Masonry Products.
 - b) NHL3.5 by Daubois.

PART I - EXECUTION

1. Examination

- (1) Mark out location of mortar joint deterioration for Consultant's review.

2. Preparation

- (1) Examine backup structure. Mark out unsound areas, record locations for Consultant's review.

3. Mortar

- (1) Mix grout to semi-fluid consistency according to manufacturer's instructions.
- (2) Incorporate colour into mixes in accordance with manufacturers' instructions.
- (3) Use clean mixer for coloured mortar. Completely empty the mixer drum prior to mixing each batch.
- (4) Use mortar within 1-1/2 hours after mixing.
- (5) Re-tempering consisting of hand tamping shall be



permitted. Re-tempering with water is not permitted.

4. Mortar Joint Repointing

- (1) Procedure of testing: inspect joints visually for obvious signs of deteriorated masonry. As a general rule, mortar may be satisfactory if the pointing is firm, intact and not eroded more than 12mm from the face of the masonry. At locations designated for localized repointing, use the following criteria to determine which joints to repoint:
 - a) Open Joints: the mortar is deeply eroded (more than 12mm from the face of the masonry), or the mortar has fallen out, or,
 - b) Cracked Joints: cracks, hairline width or larger, have formed in the mortar, or,
 - c) Separated Joints: the mortar and masonry no longer adhere, resulting in a gap or crack between the two, or the mortar is sitting loosely in the joint, or,
 - d) Unsound Joints: joint is found to contain voids or weak areas as revealed by hammer-sounding, by raking with an appropriate tool or other approved method to determine score resistance, surface unsoundness or delamination.
- (2) Raking joints:
 - a) Rake unsound joints free of deteriorated and loose mortar, dirt and other undesirable material. Joints should be raked to a minimum depth of 2 to 2.5 times the vertical joint height, but at no point less than 25mm (1").
 - b) Clean out voids and cavities encountered during raking. Remove mortar cleanly from masonry, leaving square corners and a flat surface at back of cut.
 - c) Clean by compressed air, surfaces of joints without damaging texture of exposed joints.
 - d) Flush open joints and voids; clean with low pressure water and if not free draining blow clean with compressed air.
 - e) Leave no standing water.
 - f) Before filling joints, any masonry that is loose should be



reset. Any pieces that are chipped off while removing old mortar shall be repaired at the contractor's cost.

(3) Repointing:

- a) Masonry to be repointed shall be damp but not wet. Do not allow free standing water.
- b) Mortar joints are to be filled in successive layers. Deeper joints shall be filled first compacting new mortar in several layers until back of joint is flat. Several layers (maximum ½" each) will be needed to fill the joint flush with the surface of the masonry. Allow each layer to reach thumbprint hardness before the next is applied.
- c) Keep masonry damp while pointing is being performed.
- d) Do no pointing in freezing weather unless provisions are in place to protect mortar.

(4) Tooling:

- a) Do not finish joint by using trowel to smooth out mortar.
- b) Finish joint with slicker narrow enough to be placed inside the joint. Pull the slicker across surface of mortar to compress it.
- c) Proper timing of the tooling operation is essential. If mortar is tooled when it is too soft, the colour will be too light and hairline cracks may occur; if mortar is too hard, dark streaks may result and good closure between mortar and stone may be difficult to achieve.

(5) Do not feather edge mortar. Joints shall be finished with a slight concave joint profile unless noted otherwise.

5. Rout and Seal crack

- (1) Prepare surface and apply material in accordance with manufacturer's instructions and as modified below.
- (2) Saw cut existing crack minimum 25mm deep, 12mm wide with clean sharp edges.
- (3) Fill the crack with specified sealant, colour to match the existing stone.



6. Clean Up

- (1) Clean masonry to remove all indication of chemicals.
- (2) Cleaning shall be done periodically throughout the work.
- (3) Area of work shall be restored to its original condition.

End of Section 04 03 31

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07 92 10 Joint Sealing

PART I - GENERAL

1. Related Work (1) Section 04 03 31 – Historic Masonry Repairs
2. Reference Standards (1) CGSB-19.13-M87 Sealing Compound, One Component, Elastomeric, Chemical Curing
(2) ASTM C-920 – Standard Specification for Elastomeric Joint Sealants.
3. Submittals / Mock-Ups (1) Submit manufacturer's printed technical data sheets and application instructions for all proposed materials, including cleaners and primers.
4. Job Conditions and Protection (1) Do not apply sealants when substrate temperatures are less than 5°C without first obtaining manufacturer's written approval and instructions.
(2) Apply sealants only to completely dry surfaces.
(3) Deliver and store materials in original wrappings and containers with manufacturer's seals and labels intact. Protect from freezing, moisture and water.
(4) Comply with requirements of Workplace and Safety Hazardous Materials Information System (WHMIS) regarding use, handling, storage, and disposal of hazardous materials, and regarding labelling and provision of material safety data sheets acceptable to Human Resources Development Canada.
(5) Conform to manufacturer's recommended temperatures, relative humidity and substrate moisture content for application and curing of sealants including special conditions governing use.
5. Quality Assurance (1) Notify Consultant for review of surface preparation and sealant installation.
(2) Provide access to a maximum of 20% of work area following full cure of sealant to allow for bond testing. Consultant shall select locations which will require access.



6. Warranty

- (1) The Contractor warrants that the installation of the sealant is guaranteed against leakage, loss of adhesion, or other failure as determined by the Consultant. Warranty period is two (2) years from the date of Certificate of Substantial Performance.
- (2) The Manufacturer warrants the sealant material against cracking, crumbling, melting, shrinkage, running, loss of adhesion, or other failure; and against staining adjacent surfaces. Warranty period is ten (10) years from the date of Certificate of Substantial Performance.

PART II - PRODUCTS

1. Materials

Sealants shall conform to CGSB specifications as listed below, colour to Consultant's selection.

- (1) Exterior Sealants: One-part, non-sag, elastomeric sealants to meet ASTM C920.
 - a) Classification MCG-2-25-A-L low modulus silicone, to be used at the masonry expansion joint and cast stone crack repairs. Approved products include:
 - i) Tremco Spectrem 1 or 3
 - ii) DOWSIL 790

(2) Bond Breaker at Crack Repairs:

- a) Classification MCG-2-25-A-L medium modulus silicone, to be used in as an bond breaker at crack repairs. Approved products include:
 - i) Tremsil 400 by Tremco
 - ii) DOW CWS or CCS

2. Backer Rod

- (1) Polyolefin, polyethylene, urethane, neoprene or vinyl foam
 - a) Extruded closed cell foam backer rod.
 - b) Size: oversize 30–50%.
 - c) Chemically compatible with primers and sealants.
 - d) Round solid rod, Shore A hardness 70.
 - e) Acceptable materials
 - i) SOF-Type Rod by Armacell
 - ii) Approved alternate



3. Joint Cleaner for Non-Porous Surfaces

- (1) Non-corrosive and non-staining type, compatible with joint forming materials and sealant recommended by sealant manufacturer.
 - a) Methylethylketone (MEK) except on masonry or concrete surfaces.
 - b) Isopropyl Alcohol for urethane sealants
 - c) Wire brush for concrete surfaces
 - d) Stiff nylon brush for masonry surfaces.
- (2) Cloths shall be clean, white, and solvent resistant. Coloured cloths are not permitted.

4. Primer

- (1) As recommended by manufacturer.

PART III - EXECUTION

1. Extent of Work

- (1) Install sealants in all locations shown on drawings.

2. Preparation of Joint Surfaces

- (1) Ensure all new masonry mortar has cured prior to proceeding with application.
- (2) Remove all existing sealant to expose a sound substrate, without damaging adjacent finishes. Ensure that new and old sealants are compatible.
- (3) Examine joint sizes and conditions to establish correct depth-to-width relationship for installation of back-up materials and sealants.
- (4) Clean bonding joint surfaces of harmful matter substances including dust, rust, oil, grease and other matter that may impair work, particularly where they have been sawcut or repaired.
- (5) For non-porous surfaces utilize the two-rag method for cleaning surfaces to receive sealant. Wipe with cloth saturated with solvent; follow immediately with another dry cloth to wipe surface dry. Clean only as much work as can be sealed in one hour. Cleaned surfaces that are exposed to rain or contaminants must be re-cleaned. Prevent application of solvents on adjacent porous surfaces with urethane sealant residue. Solvents can lead to emulsification of urethane sealants which will act as a bond breaker.
- (6) Do not apply sealants to joint surfaces treated with sealer,



curing compound, water repellent or other coatings, unless tests have been performed to ensure compatibility of materials. Remove coatings as required.

(7) Ensure joint surfaces are dry and frost-free.

(8) Prepare surfaces in accordance with manufacturer's directions.

3. Priming

(1) Where necessary to prevent staining, mask adjacent surfaces prior to priming and sealing.

(2) Prime sides of joints in accordance with sealant manufacturer's instructions immediately prior to sealing.

4. Backup Material

(1) Install joint filler to achieve correct joint depth and shape. Use blunt installation tool designed to set material at specified depth.

(2) To prevent bubbling of sealant from closed cell backer rod off-gassing, allow a minimum of 20 minutes to elapse following installation prior to applying sealants. Be responsible to repair any sealant with bubbling.

5. Joint Profile

(1) Sealant depth shall be $\frac{1}{2}$ the joint width where possible.

(2) Joint widths shall be a min. 9mm (3/8").

(3) Minimum sealant thickness shall be min. 6mm (1/4").

(4) Substrate adhesion shall be a min. 9mm (3/8") or equal to maximum depth of sealant.

(5) Fillet bead sealant joint width shall be min. 15mm (5/8").

(6) All joints shall have an unbonded surface of min. 12mm (1/2").

6. Application

(1) Apply sealant in accordance with manufacturer's instructions.

a) Apply sealant in continuous beads.

b) Apply sealant using gun with proper size nozzle.

c) Use sufficient pressure to fill voids and joints solidly.

d) Form surface of sealant with full bead, smooth, and free



from ridges, wrinkles, sags, air pockets, embedded impurities.

- e) Tool exposed surfaces to give slightly concave shape.
- f) Remove excess compound promptly as work progresses and on completion.

(2) Curing

- a) Cure sealants in accordance with sealant manufacturer's instructions.

7. Clean-up

- (1) Clean adjacent surfaces immediately and leave work neat and clean.
- (2) Remove excess and droppings, using recommended cleaners as work progresses.
- (3) Remove masking tape after initial set of sealant.

End of Section 07 92 10

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09 92 00 Facade Cleaning

PART I - GENERAL

1. Related Work (1) Section 04 03 31 Historic Masonry Repairs
2. Reference Standards (1) CAN/CSA-A179 - Mortar and Grout for Unit Masonry.
(2) CAN/CSA-A371– Masonry Construction for Buildings.
3. Submittals / Mock-Ups (1) Submit manufacturer's data sheet for all proposed products and cleaning systems.
(2) Wall panels to be tested:
 - a) Cast Stone
(3) Minimum test area: 1m x1m. Location to be identified by Consultant.
(4) Allow test panels to fully dry to evaluate final results. Monitor for a minimum of 7 days to establish the most appropriate method of cleaning.
(5) Adjust the cleaning process as required and the test section rerun until an acceptable process is obtained.
(6) Consultant to review and approve mock-up panels and cleaning method for each cladding system prior to proceeding with façade cleaning.
(7) Keep test panels available for comparison throughout the cleaning process.
4. Job Conditions and Protection (1) Complete work in compliance with manufacturer's recommended temperature range.
(2) Do not utilize water-based cleaning procedure when air temperatures are forecasted to fall below 0°C within 7 days of cleaning.



5. Warranty

- (1) Contractor to warrant cleaning procedures for a period of two (2) years against harm to substrate (masonry, mortar and cast stone) or to adjacent materials including, but not limited to: discoloration of substrate from improper procedures or usage, chemical damage from inadequate rinse procedures, and abrasive damage from improper procedures.

PART II - PRODUCTS

1. Low pressure water carried micro-abrasive cleaning.

- (1) Approved systems: Low pressure rotational vortex cleaning process by "JOS" and Quintek Rotec Vortec Cleaning System.
 - a) Chemical-free
 - b) Pressure: 21 to 28 psi
 - c) Water usage 40 - 60 litres per hour
 - d) Very fine neutral granular agent as recommended by manufacturer: JOS Dolomite Powder Grade #1 with a particle size range of 5-350 microns with 75% at 50-200 microns.
 - e) Nozzle size: standard, micro, or piccolo.
 - f) Approved Alternate abrasive must be tested on site with Consultant. Consultant is not obligated to approved alternate. Only proceed with written approval.

2. Alkaline-based prewash and surface neutralization.

- (1) Approved Prosoco products:
 - a) Precast Concrete: Sure Klean Light Duty Concrete Cleaner.

3. Accessories

- (1) Furnish brushes that contain natural or nylon fibre bristles only. Do not use metallic wire brushes.
- (2) Scrapers and application paddles shall be made of wood with rounded edges.
- (3) Metallic tools are not permitted.

PART III - EXECUTION

1. General

- (1) Exercise caution against over-cleaning of surfaces, which may be detrimental.



- (2) Protect open joints to prevent water and cleaner intrusion into the interior of the structure.
 - (3) Protect non-masonry materials and severely deteriorated masonry by approved methods prior to initiation of cleaning operations.
 - (4) Remove all organic and inorganic contaminants from the surface and pores of the substrate, without causing any short or long-term negative consequences.
 - (5) Clean surfaces evenly with no evidence of streaking or bleaching.
 - (6) Do not affect the density, porosity, or color of the existing masonry or mortar.
 - (7) Maintain a neutral pH on surface of cleaned masonry units.
 - (8) Proceed with cleaning in an orderly manner, working from top to bottom of each scaffold width and from one end of each elevation to the other.
 - (9) Perform cleaning in a manner which results in uniform coverage of all surfaces, including corners, moldings, interstices and which produces an even effect without streaking or damage to masonry.
2. Low pressure water carried micro-abrasive cleaning
- (1) Manufacturer representative to be present on site to review and provide written approval for project appropriate methods and media.
 - (2) Use Dolomite stone powder as initial media.
3. Sure Klean Prewash and Afterwash
- (1) Before applying, read "Preparation" and "Safety Information" sections in the Manufacturer's Product Data Sheet for 766 Limestone & Masonry Prewash. Provide protection for adjacent surfaces.
 - (2) Use 766 Limestone & Masonry Prewash in concentrate or dilute with up to 3 parts water to 1-part concentrate. Use test area results to determine dilution for intended use.
 - (3) Prewet the surface with clean water, working from the bottom to the top.



- (4) Let the Prewash dwell on the surface 30 minutes to 2-hours. Longer dwell times may be required with lower temperatures. Do not let material dry on surface.
- (5) Working from the bottom of the work area to the top, pressure rinse with fresh water, making sure to flush each portion of the masonry surface with concentrated water pressure. Use masonry washing equipment generating 400-1000 psi with a water flow rate of 6-8 gallons per minute delivered through a 15–45-degree fan spray tip. Equipment should be adjustable to reduce water flow rate and rinsing pressure as required for controlled cleaning of more sensitive surfaces. Use stiff nylon brush to ensure all residue is removed.
- (6) Neutralize surface using appropriate washing compound. Use Sure Klean® Restoration Cleaner for brick masonry and Sure Klean® Limestone & Masonry Afterwash for cast stone and Granex panels. Dilute 1-part water to 1 part concentrate. This is to ensure complete removal of 766 Limestone & Masonry Prewash.
- (7) Allow Afterwash to stay on surface for 5 minutes and pressure rinse with large amounts of water, from bottom to top until a neutral pH (7) reading is obtained from the masonry unit surface.

4. Sure Klean Light Duty Concrete Cleaner

- (1) Before applying, read “Preparation” and “Safety Information” sections in the Manufacturer’s Product Data Sheet for Sure Klean Light Duty Concrete Cleaner. Provide protection for adjacent surfaces.
- (2) Prewet the surface with clean water, working from the bottom to the top. Keep lower areas wet to avoid streaks.
- (3) Apply product to surface using a masonry brush or low-pressure spray.
- (4) Let the product dwell on the surface 3-5 minutes or until stains are gone.
- (5) Working from the bottom of the work area to the top, pressure rinse thoroughly with fresh water, making sure to get all residues off the surface.



5. Cleaning

- (1) Clean any debris and residue and remove.
- (2) Thoroughly clean all landscape features affected by cleaning process.
- (3) Ensure that local by-laws are followed with respect to environmental containment and disposal considerations.

End of Section 09 92 00

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MASONRY AND CAST STONE REPAIRS 112 & 118 KING STREET EAST, HAMILTON

DRAWING LIST:

- D-00 COVER PAGE
- D-01 BUILDING ELEVATIONS
- D-02 MASONRY REPAIR AND JOINT SEALANT PROFILE DETAILS

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1 BUILDING OVERVIEW
D-00 SCALE NTS

112 & 118 KING STREET EAST

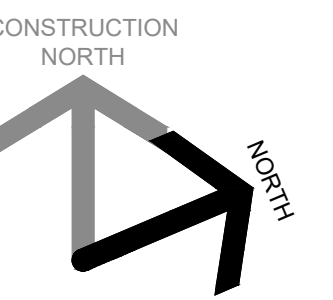


2 LOCATION PLAN
D-00 SCALE NTS



3 SITE PLAN
D-00 SCALE NTS

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112 & 118 KING STREET EAST,
HAMILTON

MASONRY AND CAST
STONE REPAIRS

COVER PAGE

PROJECT No. RoyalConnaught.SFLC	DRAWING No. D-00
CHECKED BY J. Switzer	DRAWN BY R. Alavanza
DATE 2026/02/18	SCALE NTS



EAST ELEVATION

NORTH ELEVATION

1 EAST AND NORTH ELEVATIONS
D-01 SCALE NTS

ITEM A - CONSULTANT REVIEW

EXTENT OF ITEM B.1 -
MASONRY BRICK REPOINTING

OPTIONAL ITEM O.1 -
VERTICAL EXPANSION JOINT
REPAIR

ITEM C.1 - CAST STONE CLEANING
TO 118 KING STREET EAST

ITEM C.2 - CAST STONE CLEANING TO
112 KING STREET EAST

ITEM C.3 - CAST STONE CLEANING TO
LOBBY AND COMMERCIAL STORE FRONTS

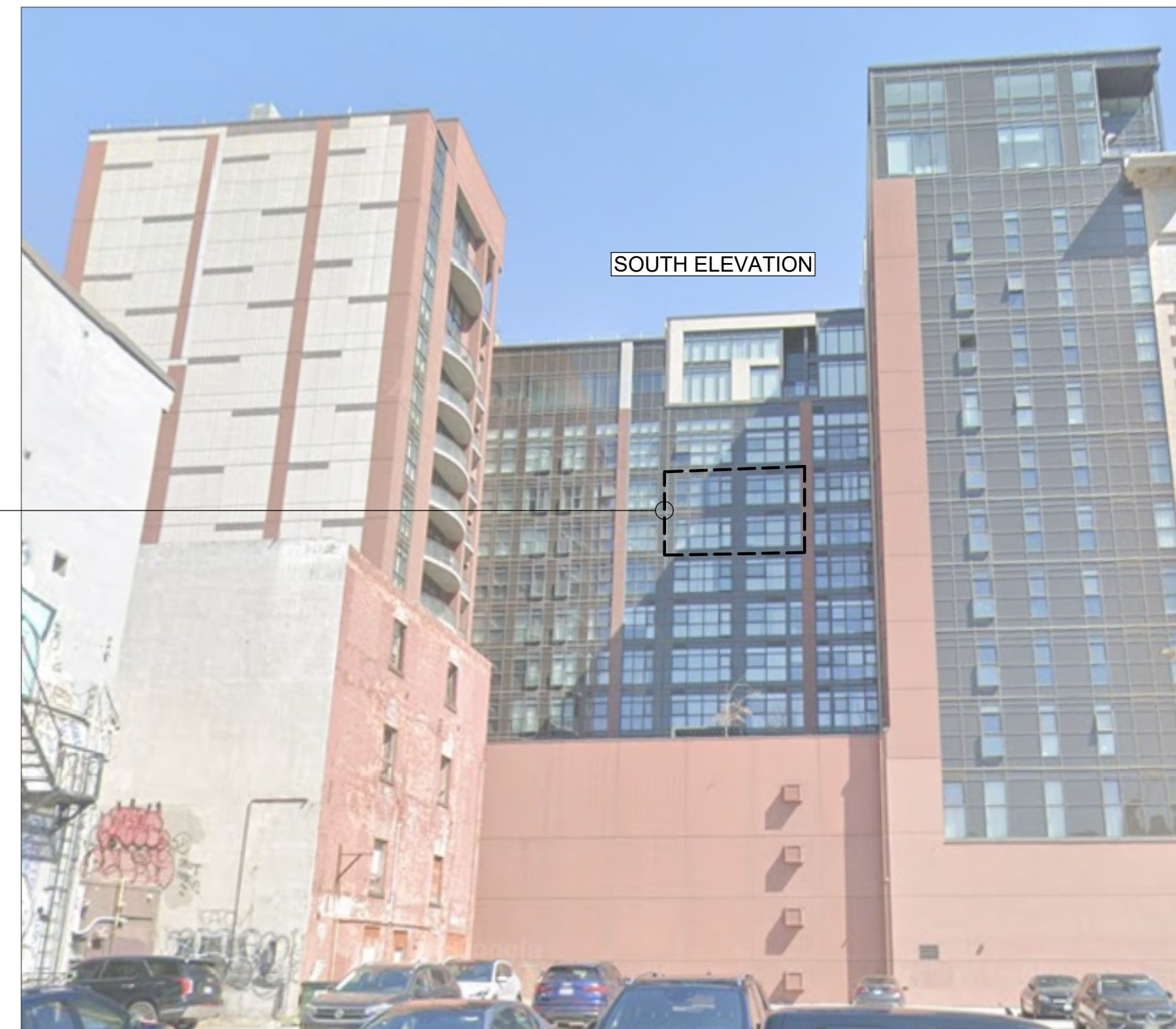
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OPTIONAL ITEM O.2:
CONTRACTOR ASSISTANCE TO
COMPLETE LEAK TESTING
(SUITES 1014 & 1114)



WEST ELEVATION

2 WEST ELEVATION
D-01 SCALE NTS



SOUTH ELEVATION

3 SOUTH ELEVATION
D-01 SCALE NTS

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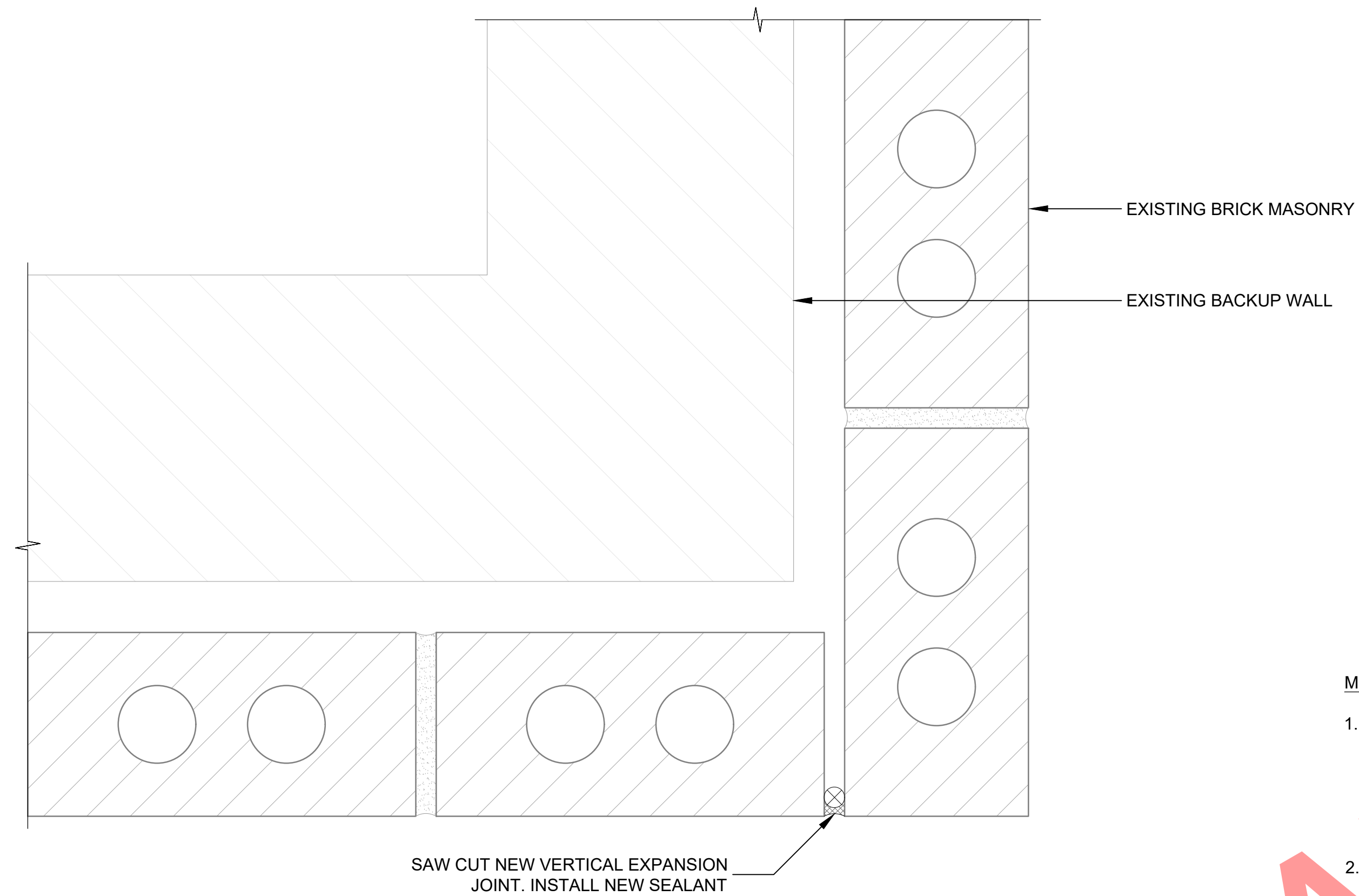
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112 & 118 KING STREET EAST,
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MASONRY AND CAST
STONE REPAIRS

BUILDING ELEVATIONS

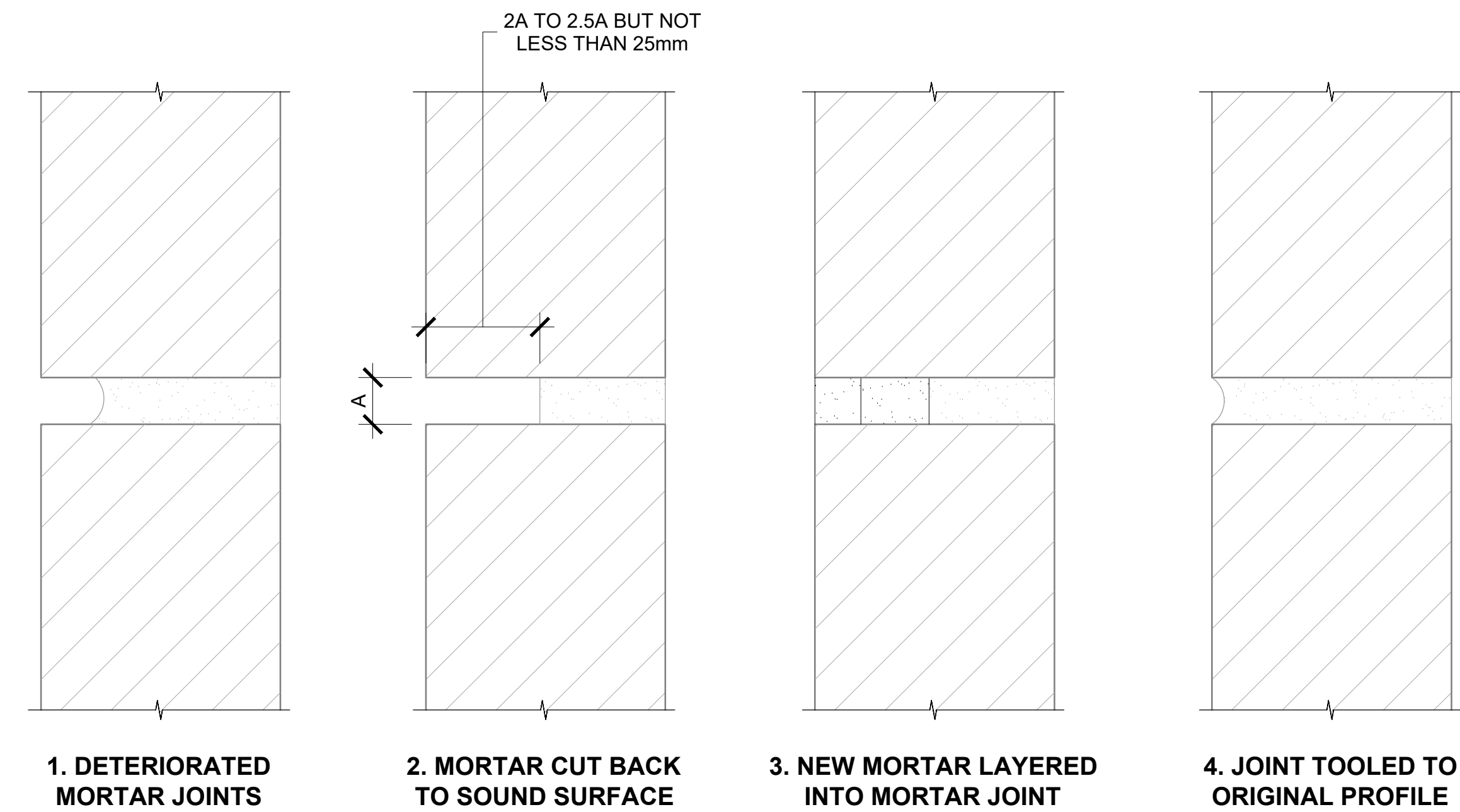
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DATE 2026/02/18	SCALE NTS



NOTES:

1. COMPLETE ALL BRICK REPOINTING PRIOR TO SAW CUTTING EXPANSION JOINTS.
2. EXPANSION JOINT IS TO BE 19mm MIN. WIDE.
3. INSTALL WEEP HOLES AT THE BASE OF THE SEALANT JOINT AT EACH FLOOR LEVEL.

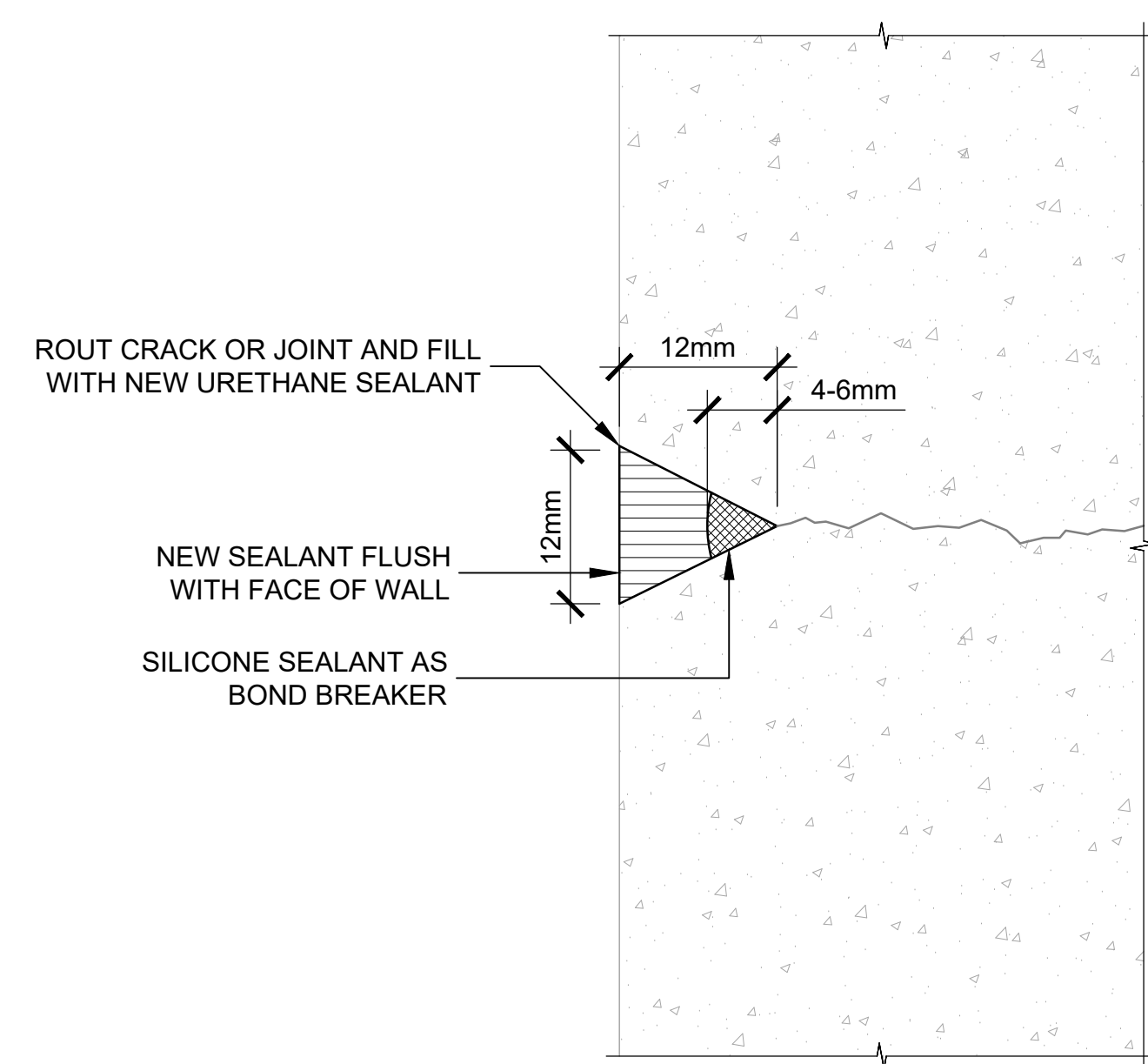
1 MASONRY EXPANSION JOINT DETAIL
D-02 SCALE NTS



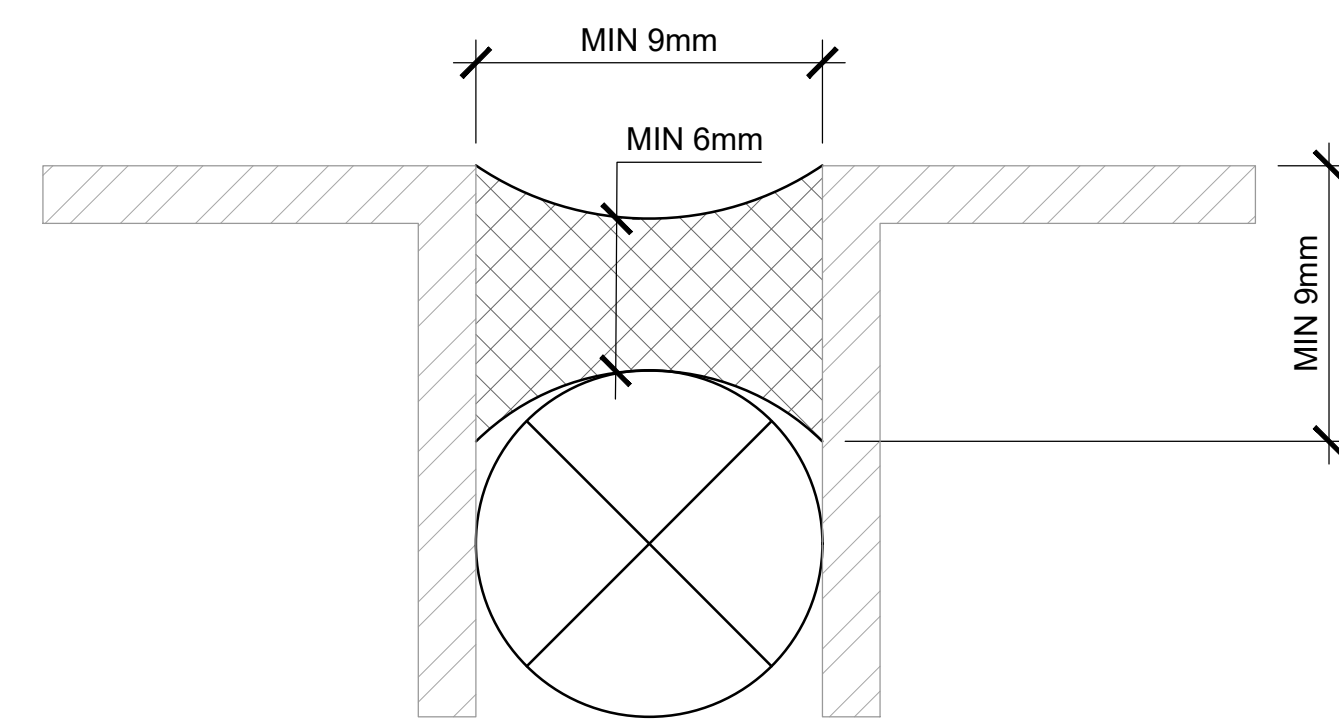
MORTAL JOINT RE-POINTING PROCEDURE:

1. THE CONTRACTOR IS TO IDENTIFY MORTAR JOINTS FOR RE-POINTING FOR APPROVAL BY THE CONSULTANT. TYPES OF DETERIORATION INCLUDE:
 - A. OPEN JOINTS: THE MORTAR IS DEEPLY ERODED OR HAS FALLEN OUT.
 - B. CRACKED JOINTS: CRACKS OF HAIRLINE WIDTH OR LARGER HAVE FORMED IN MORTAR.
 - C. SEPARATED JOINTS: MORTAR AND MASONRY DO NOT ADHERE. RESULTING IN GAP BETWEEN TWO (2) OR MORTAR SITTING LOOSE ON JOINT.
 - D. TEST FOR VOIDS AND WEAKNESS USING HAMMERS OR OTHER APPROVED MEANS.
2. REMOVE EXISTING CAULKING (IF REQUIRED) AND RAKE UNSOUND JOINTS FREE OF DETERIORATED AND LOOSE MORTAR, DIRT, AND OTHER UNDESIRABLE MATERIAL. JOINTS SHOULD BE RAKED TO A DEPTH OF 2-2.5 TIMES THE VERTICAL JOINT WIDTH BUT NO LESS THAN 25mm. FLUSH OPEN JOINTS AND VOIDS CLEAN WITH WATER AND/OR AIR, AND IF NOT FREE DRAINING, BLOW CLEAN WITH COMPRESSED AIR.
3. MORTAR JOINTS ARE TO BE FILLED IN SUCCESSIVE LAYERS. DEEPER JOINTS SHALL BE FILLED FIRST COMPACTING NEW MORTAR IN SEVERAL LAYERS UNTIL BACK OF JOINT IS FLAT. MULTIPLE 12mm LAYERS WILL BE NEEDED TO FILL THE JOINT FLUSH WITH THE SURFACE OF THE MASONRY. ALLOW EACH LAYER TO REACH THUMBPRINT HARDNESS BEFORE THE NEXT IS APPLIED.
4. FINISH MASONRY JOINTS TO MATCH EXISTING MORTAR JOINTS. LEAVE EXISTING MASONRY WORK CLEAN AND FREE OF MORTAR DROPPINGS.

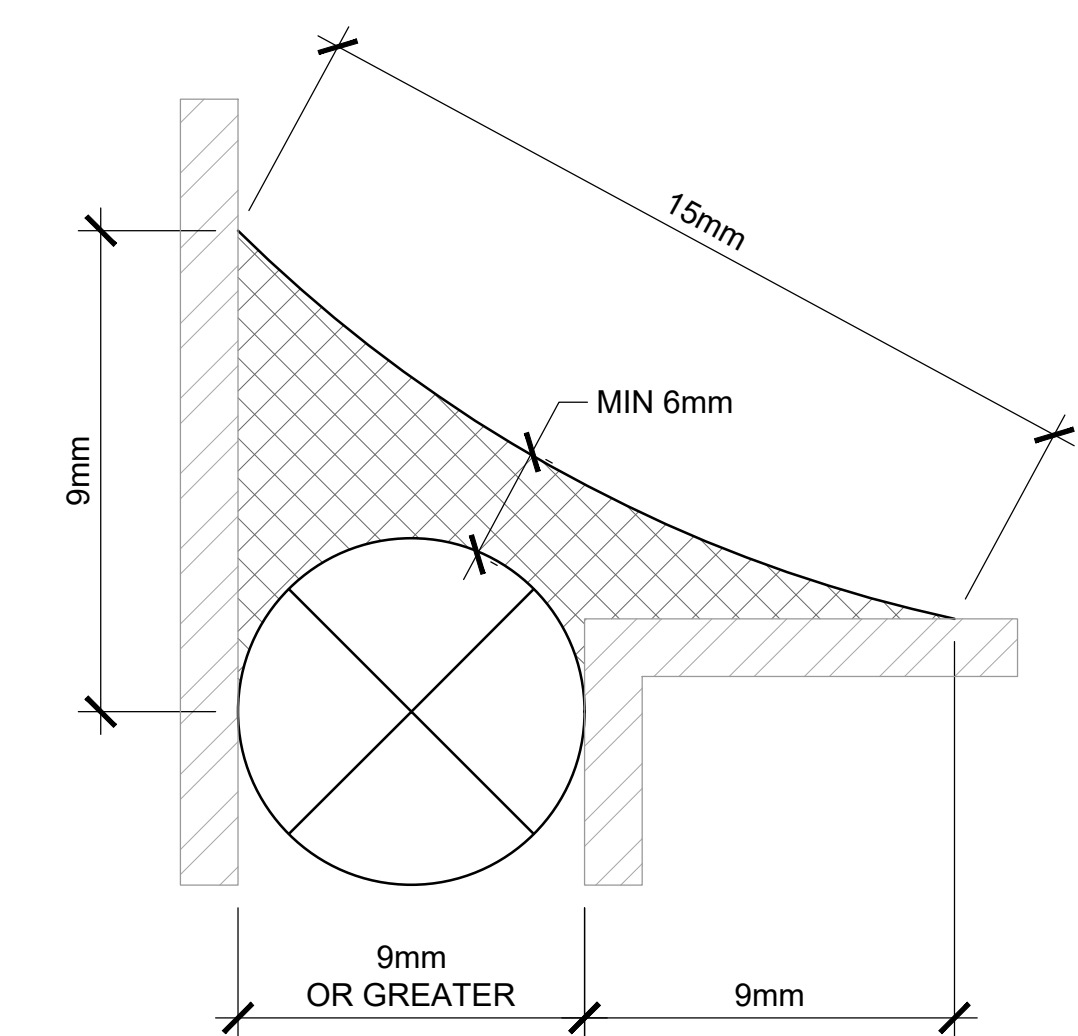
2 RE-POINTING DETAILS
D-02 SCALE NTS



3 CRACK REPAIR DETAIL IN CAST STONE FEATURES
D-02 SCALE NTS



4 BUTT BEAD
D-02 SCALE NTS



5 FILLET BEAD: > 9mm JOINT
D-02 SCALE NTS

NOTES:

1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. BE RESPONSIBLE FOR GOOD BOND BETWEEN SEALANT AND SUBSTRATES.

GENERAL NOTES:

1. REPORT ANY DISCREPANCY BETWEEN DETAILS AND SITE CONDITIONS TO THE CONSULTANT IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
2. ALL DIMENSIONS ARE IN MILLIMETERS (mm), UNLESS NOTED OTHERWISE.

DRAFT

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MASONRY AND CAST STONE REPAIRS

MASONRY REPAIR AND TYPICAL JOINT SEALANT PROFILE DETAILS

PROJECT No. RoyalConnaught.SFLC	DRAWING No. D-02
CHECKED BY J. Switzer	DRAWN BY R. Alavanza
DATE 2026/02/18	SCALE NTS