

REPAIR PROCEDURES

A. PREPARATION PROCEDURE BEFORE PAINTING

1. THOROUGHLY WASH SURFACES TO BE PAINTED WITH A MIXTURE OF ONE QUART HOUSEHOLD BLEACH, ONE TABLE SPOON NON AMMONIA DETERGENT, AND THREE QUARTS OF WARM WATER OR ANY COMMERCIALY AVAILABLE MILDEWICIDE TO REMOVE MILDEW AND/OR ALGAE AND OTHER POLLUTANTS AS NECESSARY. RINSE WITH CLEAN WATER.
2. PRESSURE CLEAN AT 3000 PSI MINIMUM ALL EXTERIOR STUCCO WALL SURFACES ROOF STRUCTURES, AND EXTERIOR CEILINGS.
3. ALL LOCATIONS WHERE PEELING OF EXISTING COATING OCCURS MUST BE CLEANED AND DAMAGED COATING REMOVED DOWN TO A WELL ADHERED BONDABLE SURFACE.

B. CRACK REPAIR

1. ALL CRACKS LESS THAN 1/16" ARE TO BE DETAILED WITH ELASTOMERIC PATCHING COMPOUND. CRACKS SHALL BE BRIDGED APPROXIMATELY 2 INCHES ON EACH SIDE AND CROWNED IN CENTER DIRECTLY OVER CRACK, APPROXIMATELY 1/16" TO ALLOW FOR DYNAMIC MOVEMENT.
2. ALL CRACKS GREATER THAN 1/16" AND LESS THAN 3/8" ARE TO BE ROUTED OPEN TO FORM A "U" OR "V" SHAPE, DUSTED CLEAN AND PACKED WITH A ONE PART URETHANE SEALANT WHICH SHALL BE FORCED INTO THE CRACK TO INSURE ADHESION TO THE INNER SURFACES.
3. ANY CRACK LARGER THAN 3/8" SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTABLE STRUCTURAL REPAIR TECHNIQUES SUCH AS RECOMMENDED BY ICRI.

C. CORNERS AND EDGES OF CONCRETE SLABS (SEE DETAILS 1 & 2)

1. CAREFULLY CHIP OUT ALL CRACKED AND LOOSE CONCRETE AS SHOWN IN DETAILS.
2. REMOVE HEAVY CORROSION FROM REBAR. APPLY COROTECH RUST ARRESTOR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
3. DRILL AND EPOXY DOWELS INTO EXISTING CONCRETE PER DETAILS PROVIDED.
4. APPLY BASF's Protectosil CIT (OR EQUAL) TO ALL REBAR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
5. PATCH WITH BASF's MasterEmaco S440, OR EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

D. SPALLS AT TOP OF CONCRETE SLABS (SEE DETAIL 3)

1. CAREFULLY CHIP OUT ALL CRACKED AND LOOSE CONCRETE AS SHOWN.
2. REMOVE HEAVY CORROSION FROM REBAR. APPLY COROTECH RUST ARRESTOR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
3. APPLY BASF's Protectosil CIT (OR EQUAL) TO ALL REBAR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
4. PATCH WITH BASF's MasterEmaco S440, (OR EQUAL) IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

E. SPALLS AT SLAB SOFFITS (SEE DETAIL 4)

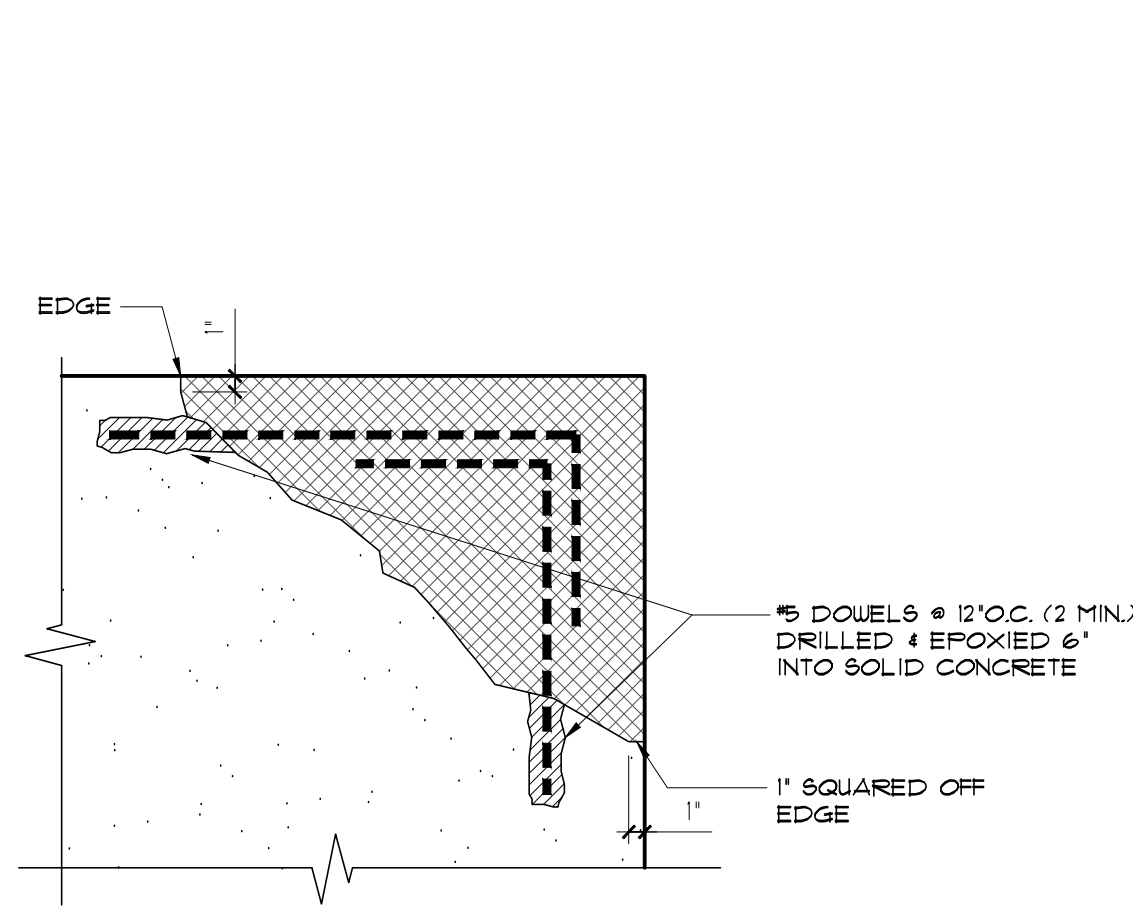
1. REMOVE STUCCO AS REQUIRED TO EXPOSE SPALLED CONCRETE OR EXPOSED REBAR.
2. CAREFULLY CHIP OUT ALL CRACKED AND LOOSE CONCRETE AS SHOWN.
3. REMOVE HEAVY CORROSION FROM REBAR. APPLY COROTECH RUST ARRESTOR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
4. APPLY BASF's Protectosil CIT (OR EQUAL) TO ALL REBAR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
5. DRILL AND EPOXY DOWELS INTO EXISTING CONCRETE PER DETAILS PROVIDED.
6. PATCH WITH BASF's MasterEmaco S425, (OR EQUAL), IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

F. SPALLS IN VERTICAL SURFACES AND COLUMNS (SEE DETAIL 5)

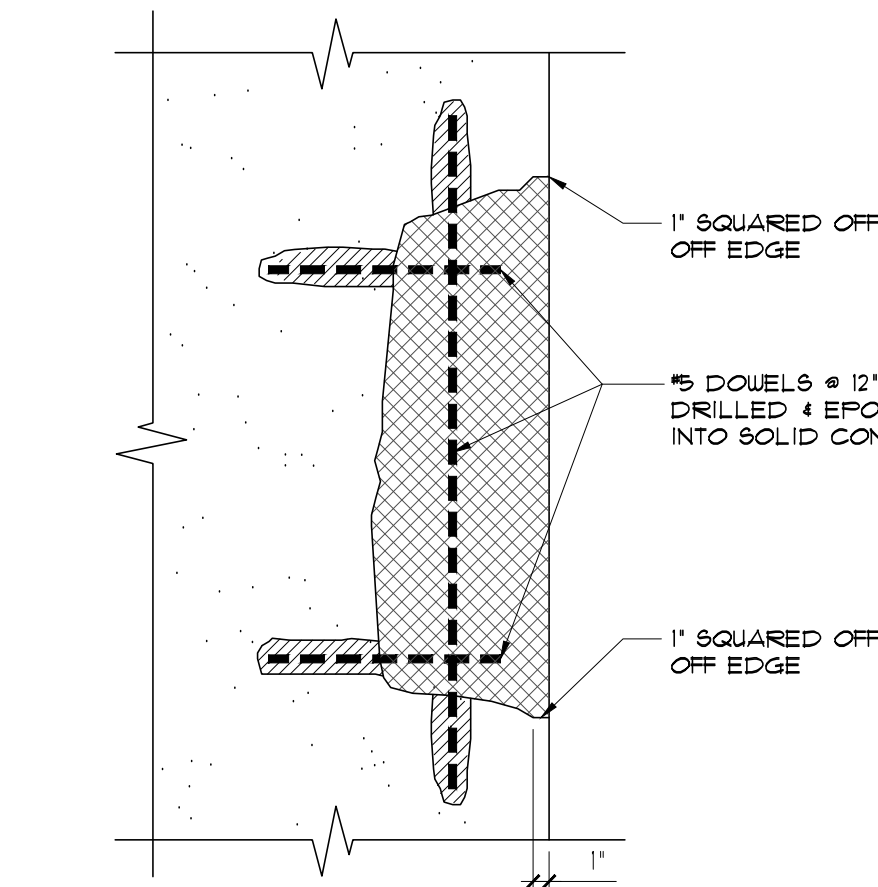
1. REMOVE ALL LOOSE CONCRETE UNTIL UN-CORRODED REBAR IS REACHED. PROVIDE 3/4" MINIMUM CLEARANCE AROUND EXPOSED BARS.
2. REMOVE HEAVY CORROSION FROM REBAR. APPLY COROTECH RUST ARRESTOR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
3. APPLY BASF's Protectosil CIT (OR EQUAL) TO ALL REBAR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
4. PATCH WITH BASF's MasterEmaco S425, (OR EQUAL), IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
5. APPLY URETHANE WATERPROOFING.
6. REPLACE STUCCO AND PAINT TO MATCH EXISTING.

G. SPALLS IN BEAMS (SEE DETAILS 6 AND 7)

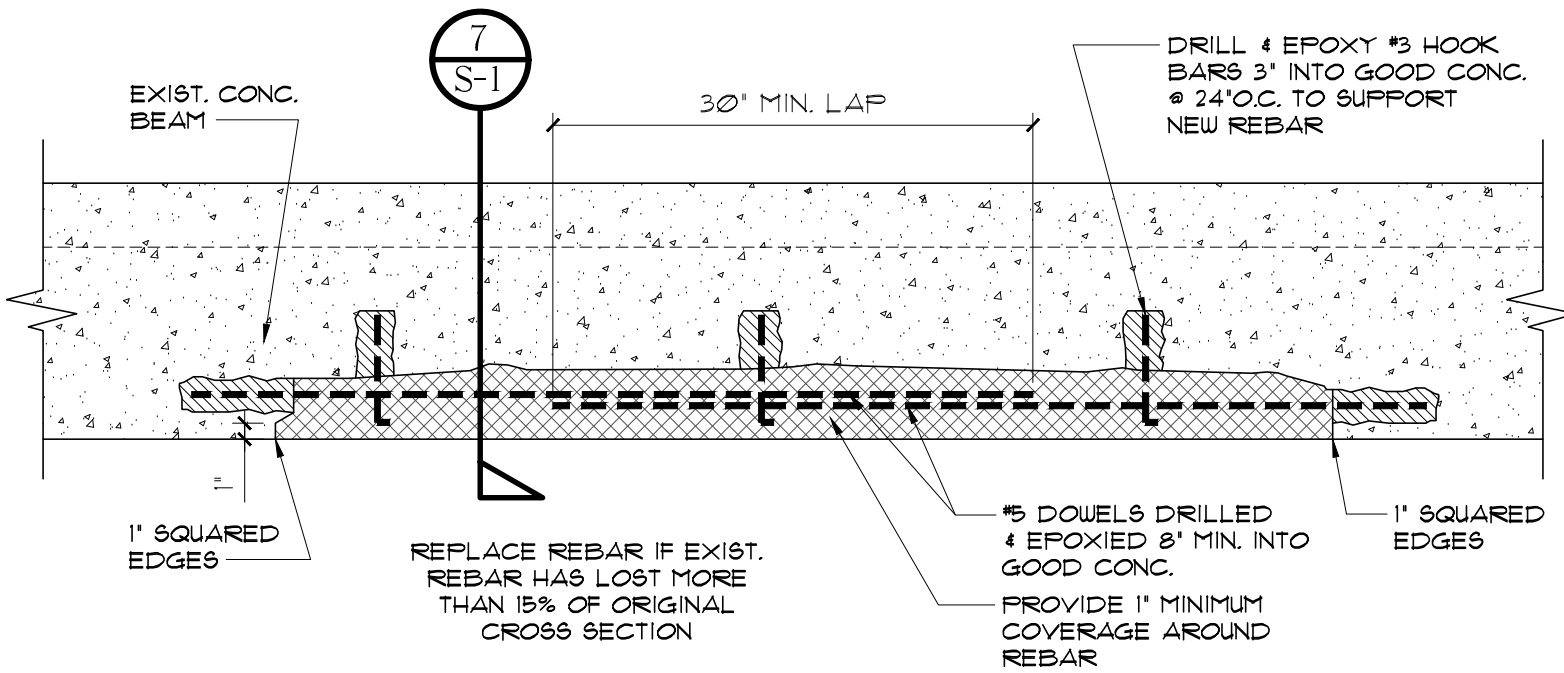
1. REMOVE STUCCO AS REQUIRED TO EXPOSE SPALLED CONCRETE OR EXPOSED REBAR.
2. CAREFULLY CHIP OUT ALL CRACKED AND LOOSE CONCRETE AS SHOWN.
3. REMOVE HEAVY CORROSION FROM REBAR, WIRE BRUSH OR APPLY COROTECH RUST ARRESTOR (OR EQUAL) IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
4. DRILL AND EPOXY DOWELS INTO EXISTING CONCRETE PER DETAILS.
5. APPLY BASF's Protectosil CIT (OR EQUAL) TO ALL REBAR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
6. PATCH WITH BASF's MasterEmaco S425, (OR EQUAL), IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
7. APPLY URETHANE WATERPROOFING.
8. REPLACE STUCCO AND PAINT TO MATCH EXISTING.



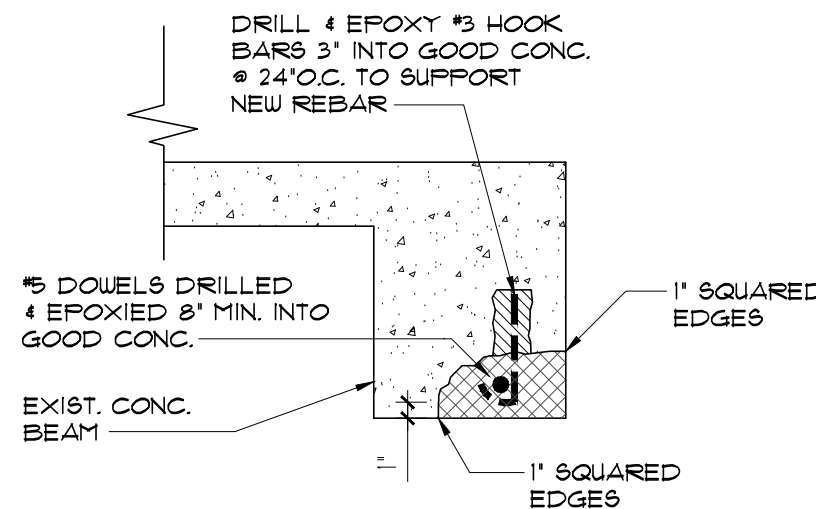
Corner Repair Detail  
Scale: 1" = 1'-0"



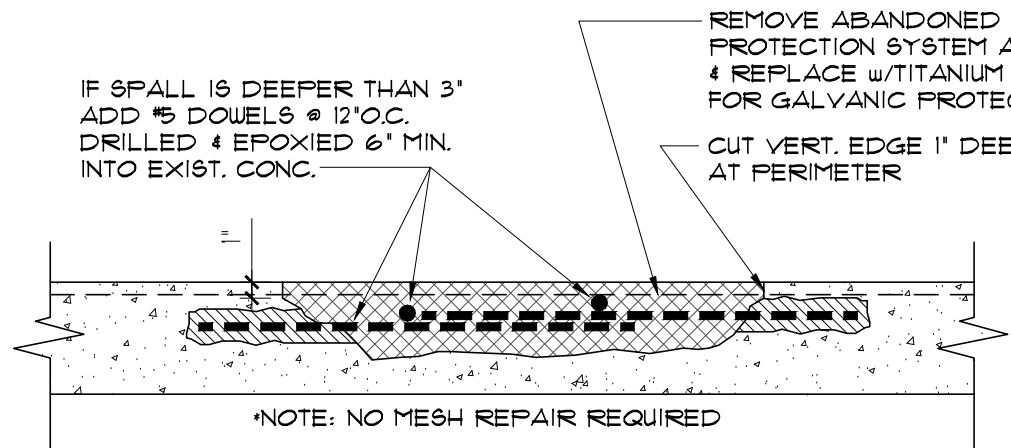
Edge Repair Detail  
Scale: 1" = 1'-0"



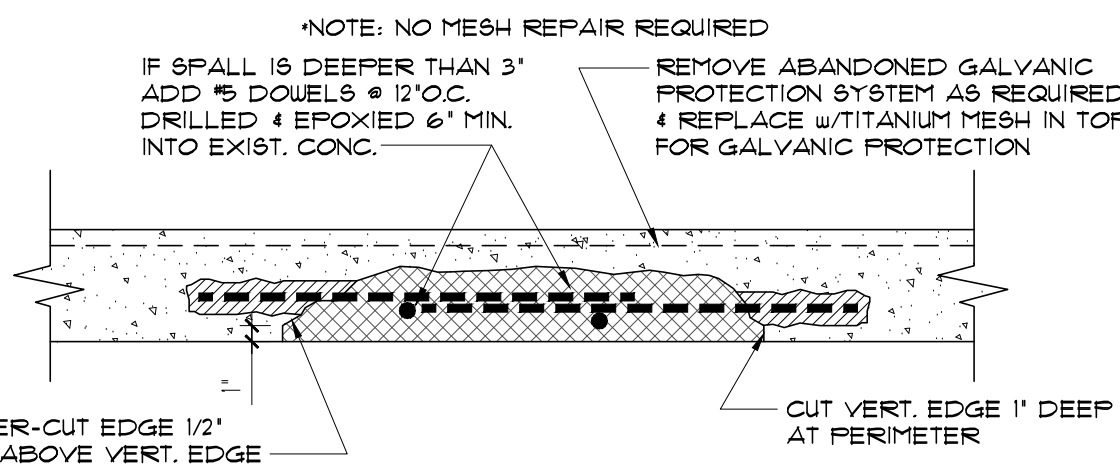
Beam Repair Detail  
Scale: 1" = 1'-0"



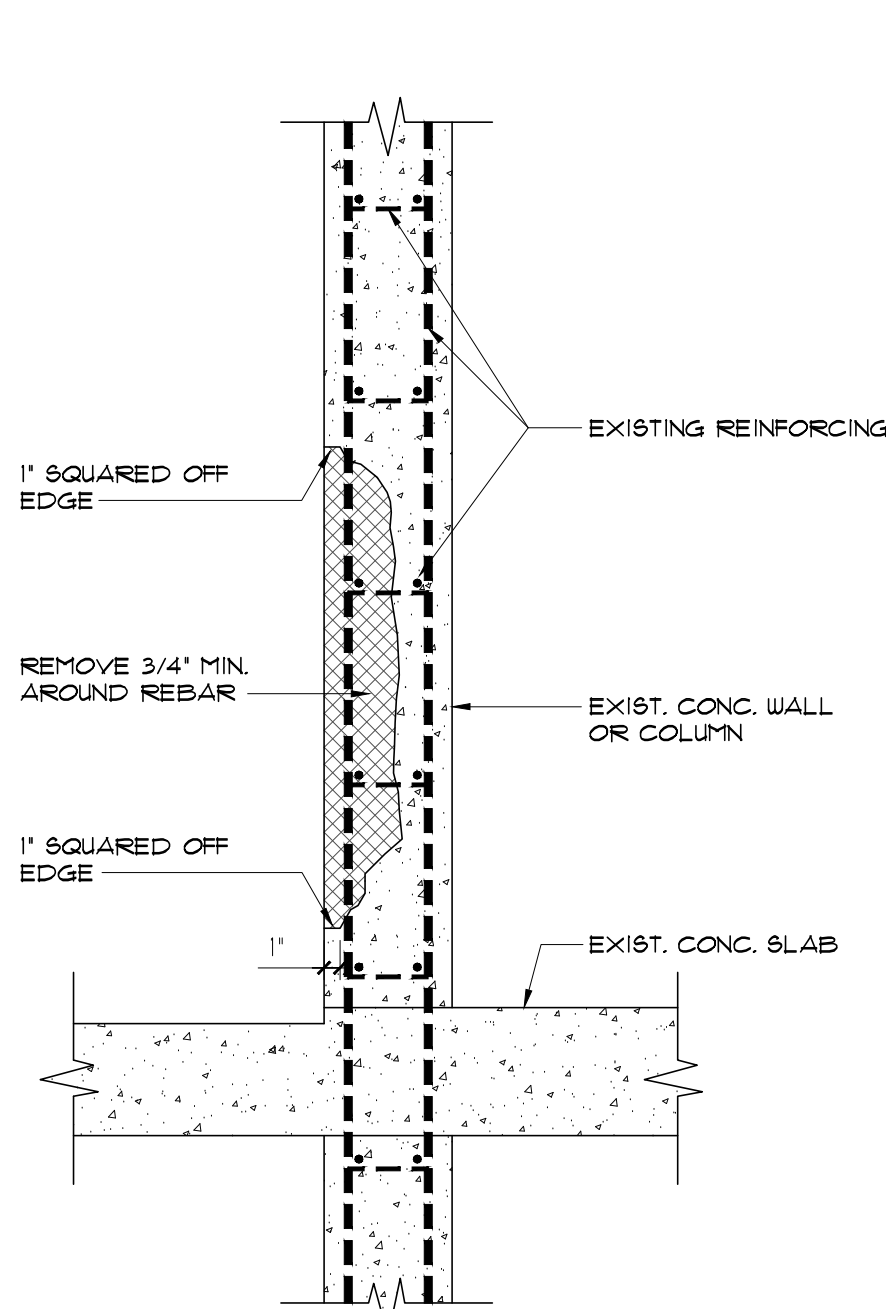
Beam Repair Detail  
Scale: 1" = 1'-0"



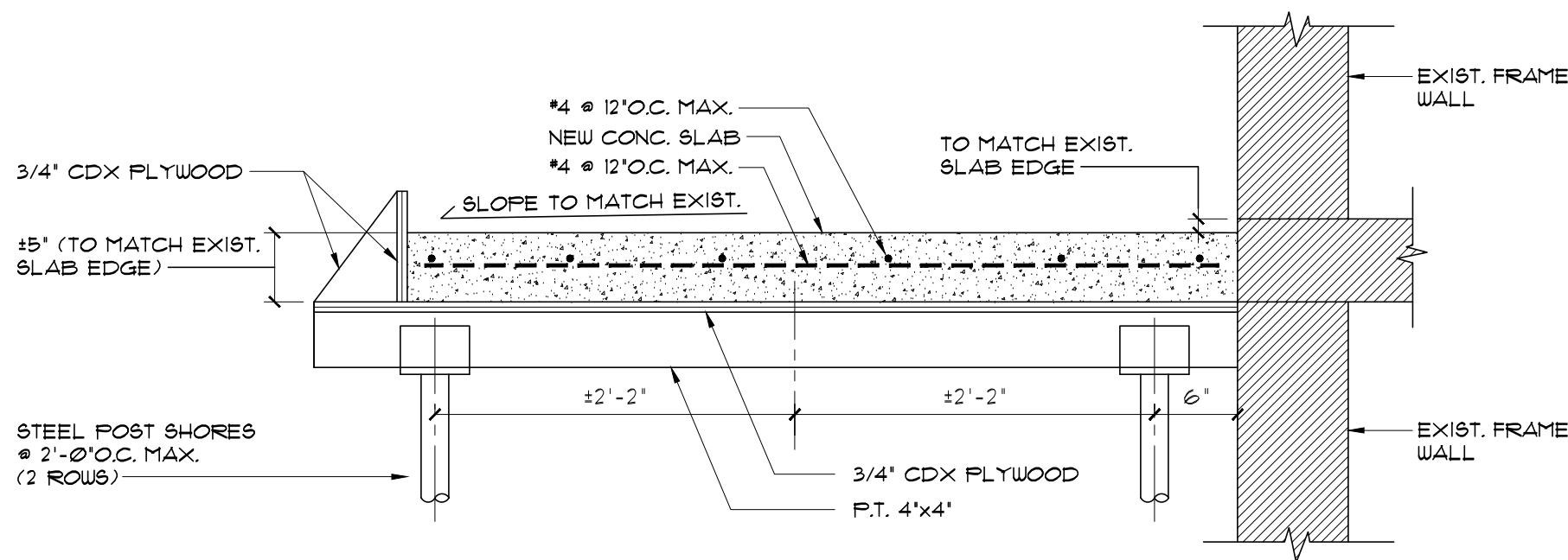
Detail @ Spalled Concrete  
Scale: 1" = 1'-0"



Detail @ Spalled Soffit  
Scale: 1" = 1'-0"



Spall in Vertical Concrete Detail  
Scale: 1" = 1'-0"



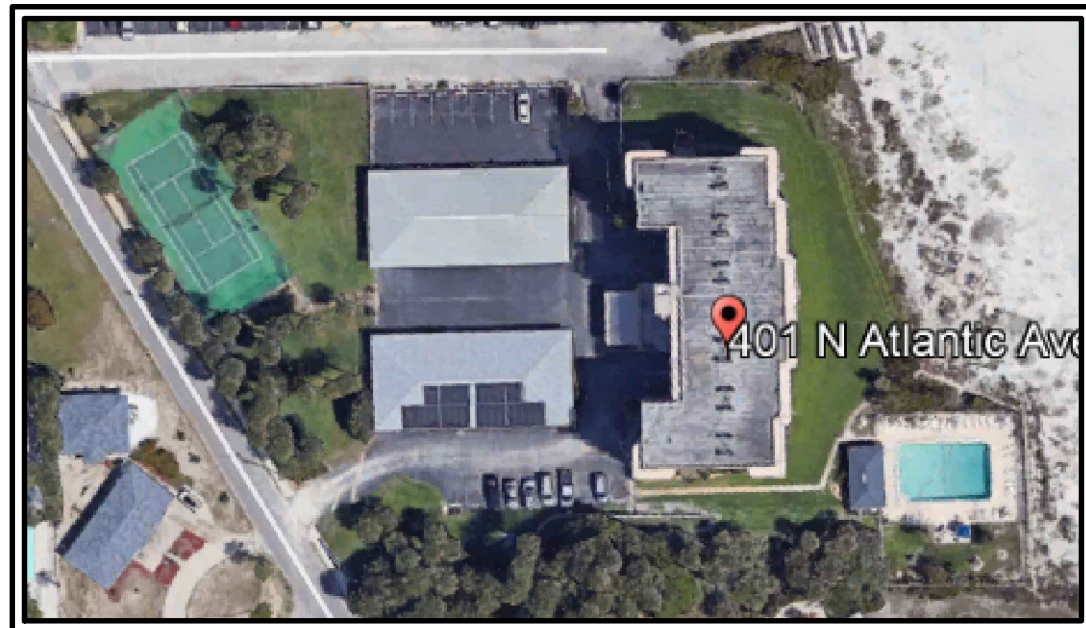
- PROCEDURE
1. REMOVE EXISTING CONCRETE BALCONY TO EXISTING EXTERIOR WALL. (DO NOT REMOVE REBAR)
  2. APPLY COROTECH, OR EQUAL, RUST ARRESTOR TO ALL EXISTING REINFORCING STEEL.
  3. ADD NEW REINFORCING AS REQUIRED PER DETAIL ABOVE.
  4. POUR 5,000 P.S.I. MIN. CONCRETE.
  5. APPLY WATERPROOFING AND FINISH PER INSTRUCTIONS TO BIDDERS.

Typ. Balcony Slab Replacement Detail  
Scale: 1" = 1'-0"

CONC. f'c=5,000 P.S.I.

NOTE:

CONTRACTOR TO INSTALL ZINC ANODES @ 36" O.C. MAX. EACH WAY - TYPICAL FOR ALL REPAIRS



Aerial View

n.l.s.

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REVISED

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repairs to the  
**WATERMARK**  
401 NORTH ATLANTIC AVENUE  
NEW SMYRNA BEACH, FLORIDA

SEAL

S-1

SHEET 1  
OF 1