

Conditions of Approval:

Masonry

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

Masonry Cleaning

Abrasive cleaning methods are prohibited on historic buildings by Wisconsin state law. Exceptions can only be granted in writing by the Wisconsin Historical Society. Chemical and power-washing are acceptable methods of cleaning that the city can approve. Pressure at the nozzle is not to exceed 800psi, 400-600psi is usually adequate for cleaning, though it may take more time and more passes than higher pressures.

Pressure washing of historic buildings is limited by state law and known best practices. Pressure washing is to be conducted ONLY with fan tips with a spread of 15-50 degrees, maximum 800psi at the tip, flow rate less than 8gpm, and from a distance from the surface of a minimum of 12" inches

OWNER:

FOOTLOCKER
330 WEST 34TH ST
NEW YORK, NY 10001

APPROVED

By Tim Askin - Milwaukee HPC at 1:42 pm, Nov 05, 2021

1000 W MITCHELL FACADE REPAIRS DESIGN DESIGN DRAWINGS

1000 W HISTORIC MITCHELL ST MILWAUKEE, WI 53204

ARCHITECT/ENGINEER:

ZS LLC
10501 WEST RESEARCH DRIVE, SUITE 207
MILWAUKEE, WI 53226



ARCHITECTURAL ENGINEERING
10501 West Research Drive, Suite 207
Milwaukee, Wisconsin 53226
Phone: (414) 727-5000
Fax: (414) 727-6666
www.zsllc-us.com

1000 W MITCHELL
FACADE REPAIRS DESIGN
1000 W HISTORIC MITCHELL ST
MILWAUKEE, WI 53204

GENERAL NOTES

- Do not scale drawings.
- The Contractor shall verify all existing conditions at the job site prior to starting the work, and shall immediately notify the Architect/Engineer of any discrepancies, omissions, or other conditions that may affect the scope of work prior to beginning repairs impacted by the noted conditions.
- Contractor and all subcontractors shall be insured (including workers comp, liability, and auto insurance coverage acceptable to the Owner) and licensed as required by the local building authority. Contractor shall obtain all required permits and provide all materials, labor, scaffold, equipment, and disposal required to perform the work described herein.
- Contractor shall be responsible for obtaining all required permits and associated fees for work described within these documents, including but not limited to street lane closures.
- Contractor required as necessary to coordinate rental of adjacent parking space next door.
- Contractor required to provide its own temporary power, usage of unit owners power outlets are not allowed.
- The Contractor shall furnish all labor, materials, and equipment as required to complete the work.
- Contractor is to verify all dimensions in field.
- Construction and construction-related activities shall be thoroughly coordinated with the Owner's Representative and shall not block existing means of egress. Work shall be phased so that safe access to and egress from the building is maintained at all times.
- Building is to remain operational at all times during construction.
- Repair areas are shown graphically for location purposes only and do not necessarily indicate actual repair boundaries or final quantities.
- Unanticipated conditions encountered during the course of the work that require additional repairs shall be brought to the attention of the Architect/Engineer. No additional repair work shall be performed unless approved in advance by the Architect/Engineer.
- The Contractor shall be solely responsible for all means and methods. Procedures shall be in accordance with applicable codes and standards. The Contractor shall make any inspections or analysis necessary to verify that existing building elements have adequate load capacity to support any required rigging, shoring, or storage forces he/she chooses to impose on them.
- Contractor shall know and follow all precautions and safety procedures as normally used in the industry, and those procedures as instructed by the material manufacturer, and all local, state, and federal regulations, safety standards and codes. When a conflict exists, comply with the stricter requirement. The application requirements of the U.S. Department of Occupational Safety and Health Administration (OSHA), Construction Industry Standards (29 CFR 1926/1910, current edition), Washington, D.C. shall be used as a standard guideline.
- Contractor is solely responsible for any damage to the building, equipment or adjacent property caused by the repair work. Any such damage shall be reported to the Owner's Representative and Architect/Engineer prior to repairing the damage. All damage to building, equipment or property must be repaired to the satisfaction of the Owner or replaced to match existing.
- Contractor is solely responsible for all job safety during the repair work.
- Contractor shall provide all shoring, bracing, and sheeting required for safety and proper execution of the work.
- Contractor shall provide protective barriers, fences, sidewalk bridging, etc. to ensure the safety of pedestrians, building occupants, vehicular traffic, site features, etc. in accordance with the requirements of local and federal authorities, including OSHA. Protective canopy is to be provided at all entrances, exits, sidewalks, and drives below areas of overhead work. Bridging/canopy must be installed at and near all entrances, walkways and other areas where falling objects could injure pedestrians.
- The Contractor shall not unreasonably encumber site with materials or equipment. The materials and equipment shall be confined to the areas indicated in the contract documents or approved by the Owner's Representative. Do not load structure with weight that will endanger structure. Contractor shall assume full responsibility for the protection and safekeeping of products stored on premises. Move any stored material or products that interfere with operations of the Owner.
- Take all necessary precautions to prevent fire during the construction. Provide adequate ventilation during the use of volatile or noxious materials.
- Contractor shall provide protection of exterior wall and interior of building and garage at all times against entry of water, dust, and vermin during the work. Contractor shall repair all damage caused by such infiltration during the Work at no cost to the Owner.
- The Contractor shall provide all necessary equipment, labor, materials, and components required for the temporary relocation of mechanical/electrical equipment and plumbing lines to allow for installation of the new work and providing temporary services as required.
- Cleanup and debris removal shall be undertaken daily and shall be satisfactory to the Architect/Engineer and Owner's Representative.
- All mechanical, electrical, and plumbing work required to complete the work of this project shall be performed in accordance with all applicable local and national codes.
- If during the interior removal, apparent organic growth/mold or any other suspected health hazard is uncovered, Contractor is to notify the Owner's Representative immediately for resolution.
- These drawings and specifications apply to the "1000 W Historic Mitchell St, Milwaukee, Wisconsin" project only and shall not be used for any other purpose without the expressed written consent of ZS LLC.
- In the event of conflict between the drawings and the specifications, the more stringent requirement and better quality shall govern unless written notification is provided by the Architect/Engineer.

SPECIFICATIONS

MASONRY REPAIRS

1. UNIT MASONRY:

- Face Brick: ASTM C216, Grade SW, Type FBS
- Unit Compressive Strength: Minimum average compressive strength of 5000 pounds per square inch, based on net area.
- Size: Match existing.
- Color and Texture: As selected by Owner.

2. MORTAR

- ASTM C270: Type N
- Color: As selected by Owner.
- Dry, Preblended Mortar Mix: Furnish dry mortar ingredients in preblended mix. Measure quantities by weight to ensure accurate proportions and thoroughly blend ingredients before delivering to Site.

3. MASONRY ANCHORS

- Masonry Veneer Anchors to Masonry Backup:
 - DW-10 by Hohmann & Barnard, Inc.
 - Type 304 Stainless Steel
 - 12 gauge thickness with 3/16" tie diameter.
 - Install at 16" vertical and horizontal, staggered.
 - Secure to masonry with min. (2)-3/16" diameter stainless steel masonry screws.
- Masonry Veneer Anchors to Structural Steel:
 - 360 Gripstay Channel with 363 Flexible Gripstay Anchor by Hohmann & Barnard, Inc.
 - Type 304 Stainless Steel
 - 12 gauge thickness with 3/16" tie diameter.
 - Install at 16" on center
 - Weld to existing structural steel
- Grouted Repair Anchors: Anchor system, including threaded rods, screen tubes, and epoxy; intended for anchoring precast to masonry.
 - Threaded Rods: ASTM A193/A193M, Grade B8M (Type 316) stainless steel; 1/2-inch diameter.
 - Use HIT-HY 20 hybrid adhesive supplied by Hilli, Inc., or approved equal.
- Helical Repair Anchors: Type 304 stainless-steel spiral rods; intended for anchoring brick veneers to backup masonry.
 - 6mm Helibar with Helibond Grout system by Helifix, Inc.

4. MASONRY CLEANERS

- Use Enviro Klean Safety Klean manufactured by Proscoco, Inc.; Mix 1 part cleaner with 3 parts water by volume; or approved equal.
- Do not use products containing hydrochloric (muriatic) acid, hydrofluoric acid, or ammonium bifluoride.

5. MASONRY FLASHINGS

- Self-adhering, rubberized-asphalt, flexible flashing:
 - Perm-A-Barrier Wall Flashing Self-Adhered Flashing manufactured by Grace Construction Products.
 - Primer: Liquid solvent-borne primer recommended for substrate.
 - Liquid Membrane: Elastomeric, 2-component, cold-fluid-applied, trowel-grade or low viscosity as recommended for substrate.
- Metal Termination Bar: Manufacturer's standard, Type-304-stainless-steel or aluminum; approximately 1-inch wide by 1/8-inch thick; with predrilled holes 6 to 8 inches on center.
 - Fasteners: Factory-coated steel fasteners and metal or plastic plates meeting corrosion-resistance provisions in FM Global Class Number 4470 and acceptable to flexible-flashing manufacturer. 304 Stainless Steel, 1/4 inch diameter with hex washer head, manufactured by Power Fasteners.
- Drip Edge:
 - Stainless Steel, Type 304, 26 gauge.

6. MASONRY ACCESSORIES

- Weep Vents: Match height, depth, and thickness of head joints. Use 343 Weep Holes, 343W - Wilco Weep Holes, or QV - Quadro-Vents, all supplied by Hohmann & Barnard, Inc., or approved equal

7. SEALANTS

- Single Component, Non-sag, Polyurethane sealants:
 - Sonolastic NP 1
- General: Sealant-backer materials, primers, surface cleaners, masking tape, and other materials recommended by sealant manufacturer, that are non-staining and compatible with substrates; based on mockups, preconstruction testing, and sealant manufacturer's previous testing and experience.

8. STEEL COATINGS

- Primer:
 - Metal Surfaces: Non-staining, quick-drying type and consistency recommended by the paint manufacturer, compatible with existing paint or primer.
- Paint:
 - Existing Structural Steel Surfaces: Polyimide epoxy, high solids. Quality to be equivalent to that supplied by DuPont Chemical Company, Glidden Company, or Sherwin Williams. Color to be black.
 - Exterior Exposed Steel Surfaces: Polyimide epoxy, high solids base coat followed by an enamalized gloss exterior paint. Quality to be equivalent to that supplied by DuPont Chemical Company, Glidden Company, or Sherwin Williams. Color to be black.
- Surface Preparation: SSPC-SP3 Power Tool Cleaning: Remove all loose mill scale, loose rust, loose paint, and other loose detrimental foreign matter by power wire brushing, power sanding, power grinding, power tool chipping, and power tool descaling.

9. TERRACOTTA PATCH REPAIR

- Patching Mortar:
 - Portland Cement: ASTM C150/C150M, Type I; non-air-entraining, white, non-staining, low-alkali with maximum 60 percent equivalent alkalis. Do not use masonry cement.
 - Sand: ASTM C144, passing No. 100 sieve; to match color and texture of terra cotta bisque.
 - Bonding Agent: Thoro Acryl 60 manufactured by BASF Building Systems or approved equal.
 - Do not use admixtures, plasticizers, or accelerators in mortar, including:
 - Calcium chloride or admixtures containing calcium chloride.
 - Air-entraining admixture or material containing air-entraining admixture.
 - Antifreeze admixture.
 - Proportions, by dry weight:
 - Portland cement: 4 parts.
 - Sand: 10 parts.
 - Bonding agent: 1 part.
 - Water: To provide appropriate workability and consistency. Do not exceed 1 part water per 4 parts cement.
- Elastomeric Coating: Factory-formulated; internally-plasticized, 100-percent-acrylic; smooth-finished.
 - Color: ASTM D1729; to match cleaned existing terra cotta glaze in color and sheen as determined by mockup.

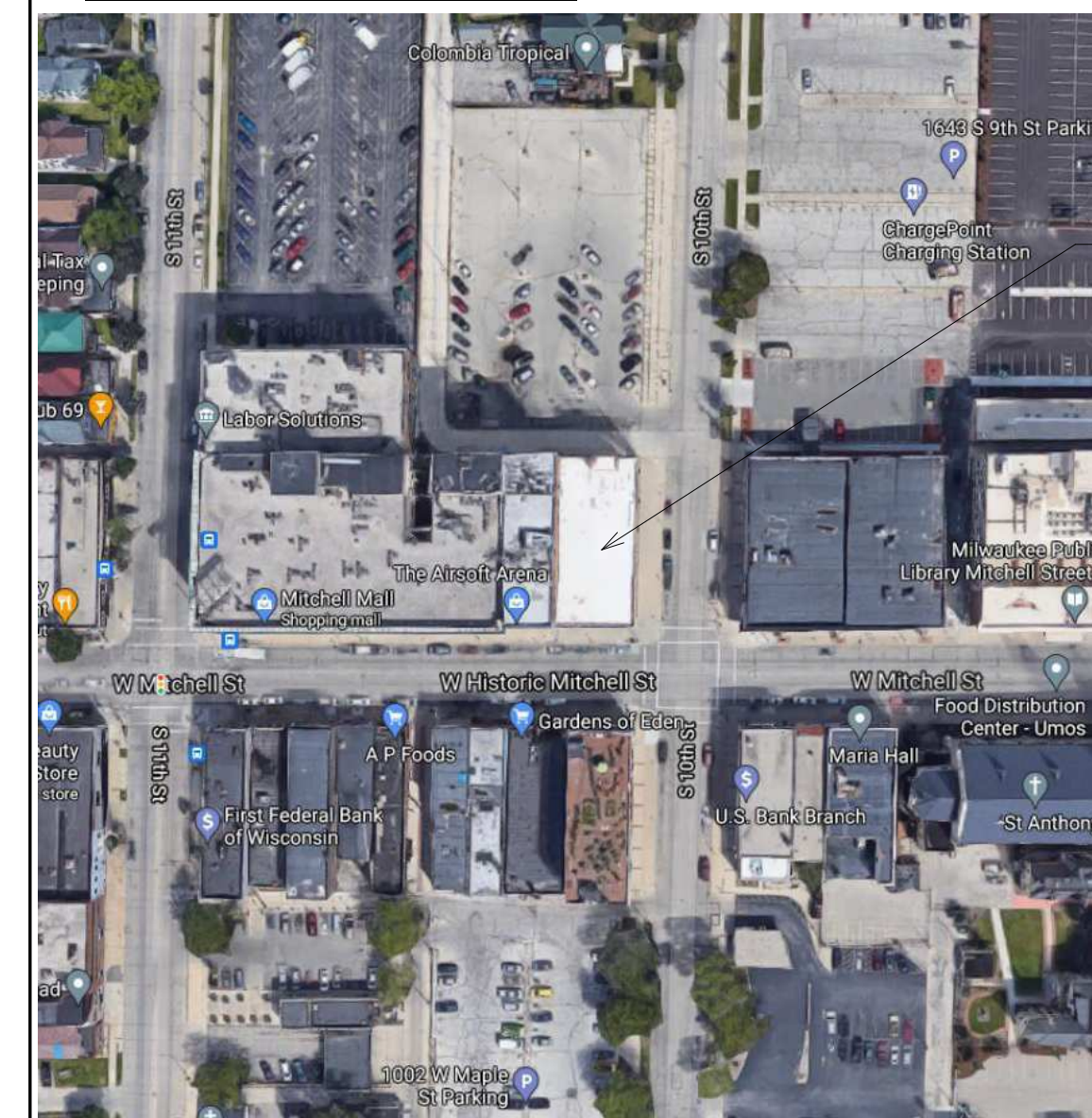
10. TERRACOTTA REPLACEMENT

- Inspect replacement terra cotta units before installation.
 - Verify acceptability color in accordance with ASTM D1729.
 - Architect/Engineer may verify acceptability of color in accordance with ASTM D1729
 - Discard and replace units that are damaged or do not meet requirements.

INDEX OF DRAWINGS:

Sheet List	
Sheet Number	Sheet Name
A100	Title Sheet and General Information
A101	Site Plan
A102	Elevations
A103	Elevations
A104	Details

LOCATION MAP:



PROJECT LOCATION

Owner:

FOOTLOCKER
330 WEST 34TH ST
NEW YORK, NY 10001

Title Sheet and General Information

Project number 217135
Date OCTOBER 8, 2021

A100



ARCHITECTURAL ENGINEERING
 10501 West Research Drive, Suite 207
 Milwaukee, Wisconsin 53226
 Phone: (414) 727-5000
 Fax: (414) 727-6666
 www.zsllc-us.com

1000 W MITCHELL
 FACADE REPAIRS DESIGN

1000 W HISTORIC MITCHELL ST
 MILWAUKEE, WI 53204

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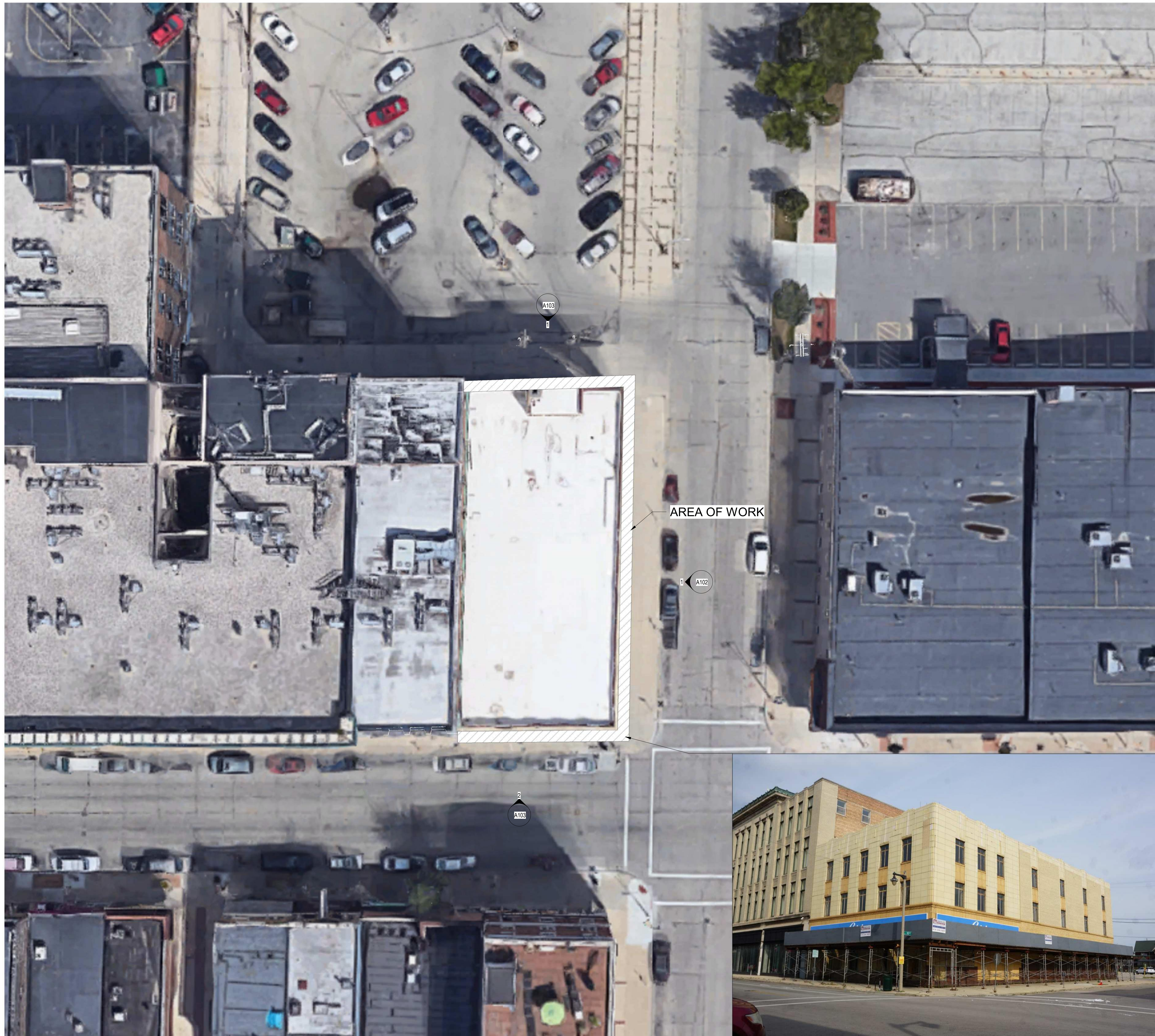
No.	Description	Date

Owner:
 FOOTLOCKER
 330 WEST 34TH ST
 NEW YORK, NY 10001

Site Plan

Project number 217135
 Date OCTOBER 8, 2021

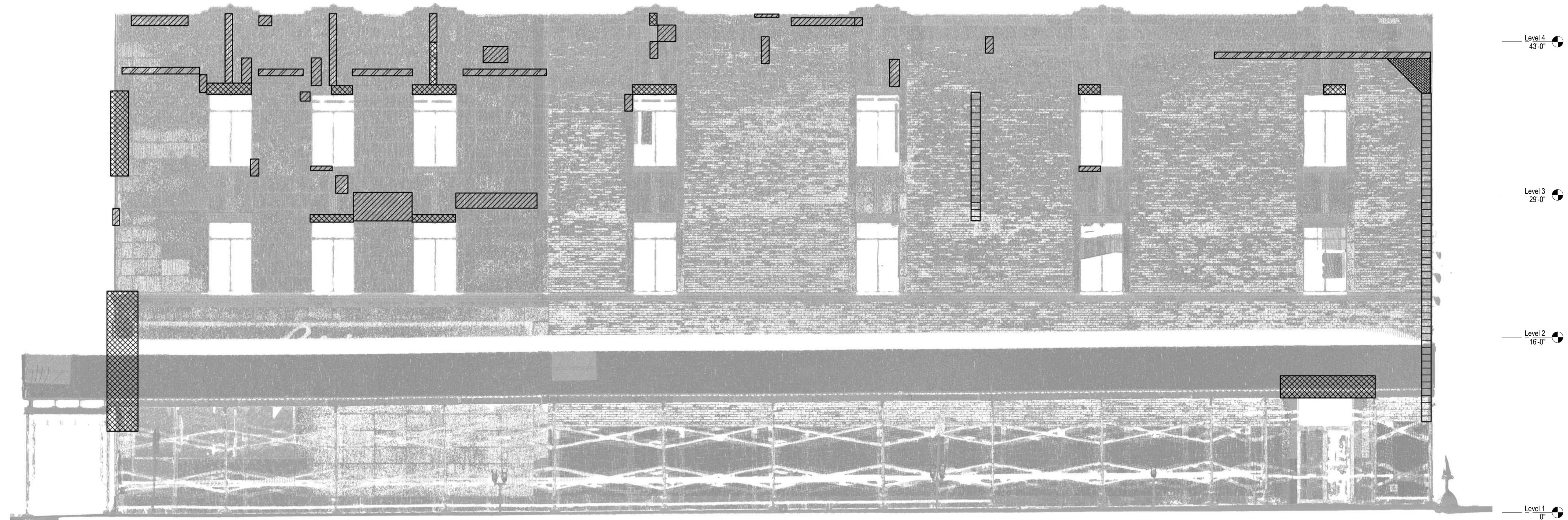
A101



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MILWAUKEE, WI 53204

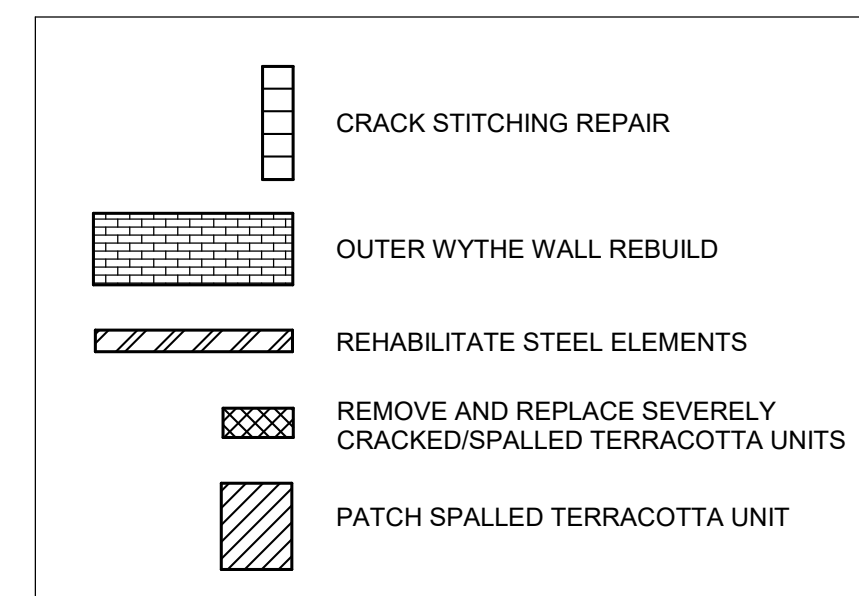
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CONSTRUCTION



1 East Elevation
A102 3/16" = 1'-0"

REPAIRS LEGEND



EAST ELEVATION KEYNOTE LEGEND (1000 W HISTORIC MITCHELL)			
NO.	DESCRIPTION	QUANTITY	UNITS
1	CRACK STITCHING REPAIR: INSTALL STAINLESS STEEL STITCHING TIES AT VERTICAL AND STEP CRACKING AS SHOWN IN PHOTOS AND VERIFIED BY AE. SEE DETAIL 1/A104 FOR FURTHER INFORMATION.	42	LN FT
2	REMOVE AND REPLACE CRACKED AND DISPLACED BRICK: REMOVE AREA OF CRACKED BRICK AS SHOWN IN PHOTOS AND VERIFIED BY AE. INSTALL NEW BRICK TO MATCH EXISTING BRICK IN SHAPE, SIZE, PROFILE, COLOR, AND TEXTURE. BRICK TIES TO BE INSTALLED EVERY 16 INCHES ON CENTER. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING. SEE DETAIL 7/A104 FOR FURTHER INFORMATION.	0	EA
3	OUTER WYTHE WALL REBUILD: SEE DETAILS 2/A104 AND 3/A104 FOR FURTHER INFORMATION.	10	SQ FT
4	REHABILITATE STEEL ELEMENTS: CLEAN, PRIME AND PAINT EMBEDDED STEEL ELEMENTS AS DIRECTED BY AE. SEE DETAILS 5/A104 OR 6/A104 FOR FURTHER INFORMATION.	44	LN FT
5	REMOVE AND REPLACE SEVERELY CRACKED/SPALLED TERRA COTTA UNITS: REMOVE AND REPLACE CRACKED TERRA COTTA UNITS AS DIRECTED AND VERIFIED BY AE. INSTALL NEW UNITS TO MATCH EXISTING IN SHAPE, SIZE, PROFILE, COLOR, AND TEXTURE.	32	EA
6	PATCH SPALLED TERRACOTTA UNIT: REMOVE ALL LOOSE MATERIAL. APPLY TERRACOTTA SURFACE REPAIR PATCH.	40	EA
7	REHABILITATE WINDOW ELEMENTS: SCRAPE, CLEAN, PRIME, AND PAINT ALL EXPOSED EXTERIOR WINDOW ELEMENTS AS DIRECTED BY AE.	14	EA

Conditions of Approval:

Masonry
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Masonry Cleaning
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APPROVED
By Tim Askin - Milwaukee HPC at 1:41 pm, Nov 05, 2021

NOTE IN REGARD TO EXISTING CONDITIONS
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No.	Description	Date

Owner:
FOOTLOCKER
330 WEST 34TH ST
NEW YORK, NY 10001

Elevations

Project number 217135
Date OCTOBER 8, 2021

A102

**1000 W MITCHELL
FACADE REPAIRS DESIGN**
**1000 W HISTORIC MITCHELL ST
MILWAUKEE, WI 53204**

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**NOT FOR
CONSTRUCTION**

No.	Description	Date

Owner:
 FOOTLOCKER
 330 WEST 34TH ST
 NEW YORK, NY 10001

Elevations

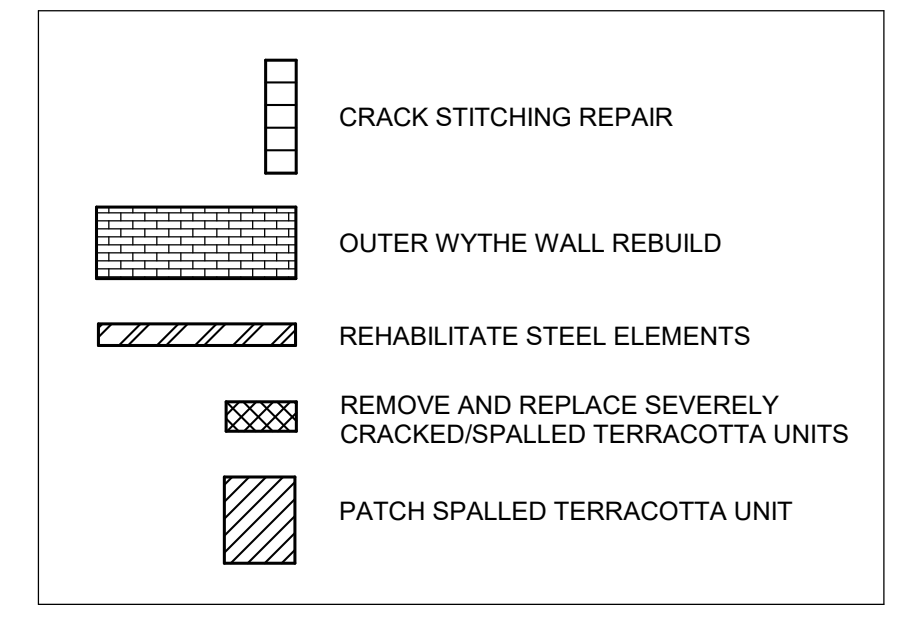
Project number	217135
Date	OCTOBER 8, 2021

A103

NORTH ELEVATION KEYNOTE LEGEND (1000 W HISTORIC MITCHELL)			
NO.	DESCRIPTION	QUANTITY	UNITS
1	CRACK STITCHING REPAIR: INSTALL STAINLESS STEEL STITCHING TIES AT VERTICAL AND STEP CRACKING AS SHOWN IN PHOTOS AND VERIFIED BY AE. SEE DETAIL 1/A104 FOR FURTHER INFORMATION.	75	LN FT
2	REMOVE AND REPLACE CRACKED AND DISPLACED BRICK: REMOVE AREA OF CRACKED BRICK AS SHOWN IN PHOTOS AND VERIFIED BY AE. INSTALL NEW BRICK TO MATCH EXISTING BRICK IN SHAPE, SIZE, PROFILE, COLOR, AND TEXTURE. BRICK TIES TO BE INSTALLED EVERY 16 INCHES ON CENTER. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING. SEE DETAIL 7/A104 FOR FURTHER INFORMATION.	0	EA
3	OUTER WYTHE WALL REBUILD: SEE DETAILS 2/A104 AND 3/A104 FOR FURTHER INFORMATION.	60	SQ FT
4	REHABILITATE STEEL ELEMENTS: CLEAN, PRIME AND PAINT EMBEDDED STEEL ELEMENTS AS DIRECTED BY AE. SEE DETAILS 5/A104 OR 6/A104 FOR FURTHER INFORMATION.	40	LN FT
5	REMOVE AND REPLACE SEVERELY CRACKED/SPALLED TERRA COTTA UNITS: REMOVE AND REPLACE CRACKED TERRA COTTA UNITS AS DIRECTED AND VERIFIED BY AE. INSTALL NEW UNITS TO MATCH EXISTING IN SHAPE, SIZE, PROFILE, COLOR, AND TEXTURE.	0	EA
6	PATCH SPALLED TERRACOTTA UNIT: REMOVE ALL LOOSE MATERIAL. APPLY TERRACOTTA SURFACE REPAIR PATCH.	0	EA
7	REHABILITATE WINDOW ELEMENTS: SCRAPE, CLEAN, PRIME, AND PAINT ALL EXPOSED EXTERIOR WINDOW ELEMENTS AS DIRECTED BY AE.	9	EA

APPROVED
 By Tim Askin - Milwaukee HPC at 1:41 pm, Nov 05, 2021

REPAIRS LEGEND



SOUTH ELEVATION KEYNOTE LEGEND (1000 W HISTORIC MITCHELL)			
NO.	DESCRIPTION	QUANTITY	UNITS
1	CRACK STITCHING REPAIR: INSTALL STAINLESS STEEL STITCHING TIES AT VERTICAL AND STEP CRACKING AS SHOWN IN PHOTOS AND VERIFIED BY AE. SEE DETAIL 1/A104 FOR FURTHER INFORMATION.	12	LN FT
2	REMOVE AND REPLACE CRACKED AND DISPLACED BRICK: REMOVE AREA OF CRACKED BRICK AS SHOWN IN PHOTOS AND VERIFIED BY AE. INSTALL NEW BRICK TO MATCH EXISTING BRICK IN SHAPE, SIZE, PROFILE, COLOR, AND TEXTURE. BRICK TIES TO BE INSTALLED EVERY 16 INCHES ON CENTER. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING. SEE DETAIL 7/A104 FOR FURTHER INFORMATION.	0	EA
3	OUTER WYTHE WALL REBUILD: SEE DETAILS 2/A104 AND 3/A104 FOR FURTHER INFORMATION.	0	SQ FT
4	REHABILITATE STEEL ELEMENTS: CLEAN, PRIME AND PAINT EMBEDDED STEEL ELEMENTS AS DIRECTED BY AE. SEE DETAILS 5/A104 OR 6/A104 FOR FURTHER INFORMATION.	30	LN FT
5	REMOVE AND REPLACE SEVERELY CRACKED/SPALLED TERRA COTTA UNITS: REMOVE AND REPLACE CRACKED TERRA COTTA UNITS AS DIRECTED AND VERIFIED BY AE. INSTALL NEW UNITS TO MATCH EXISTING IN SHAPE, SIZE, PROFILE, COLOR, AND TEXTURE.	10	EA
6	PATCH SPALLED TERRACOTTA UNIT: REMOVE ALL LOOSE MATERIAL. APPLY TERRACOTTA SURFACE REPAIR PATCH.	25	EA
7	REHABILITATE WINDOW ELEMENTS: SCRAPE, CLEAN, PRIME, AND PAINT ALL EXPOSED EXTERIOR WINDOW ELEMENTS AS DIRECTED BY AE.	10	EA

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1 **North Elevation**
 A103 3/16" = 1'-0"



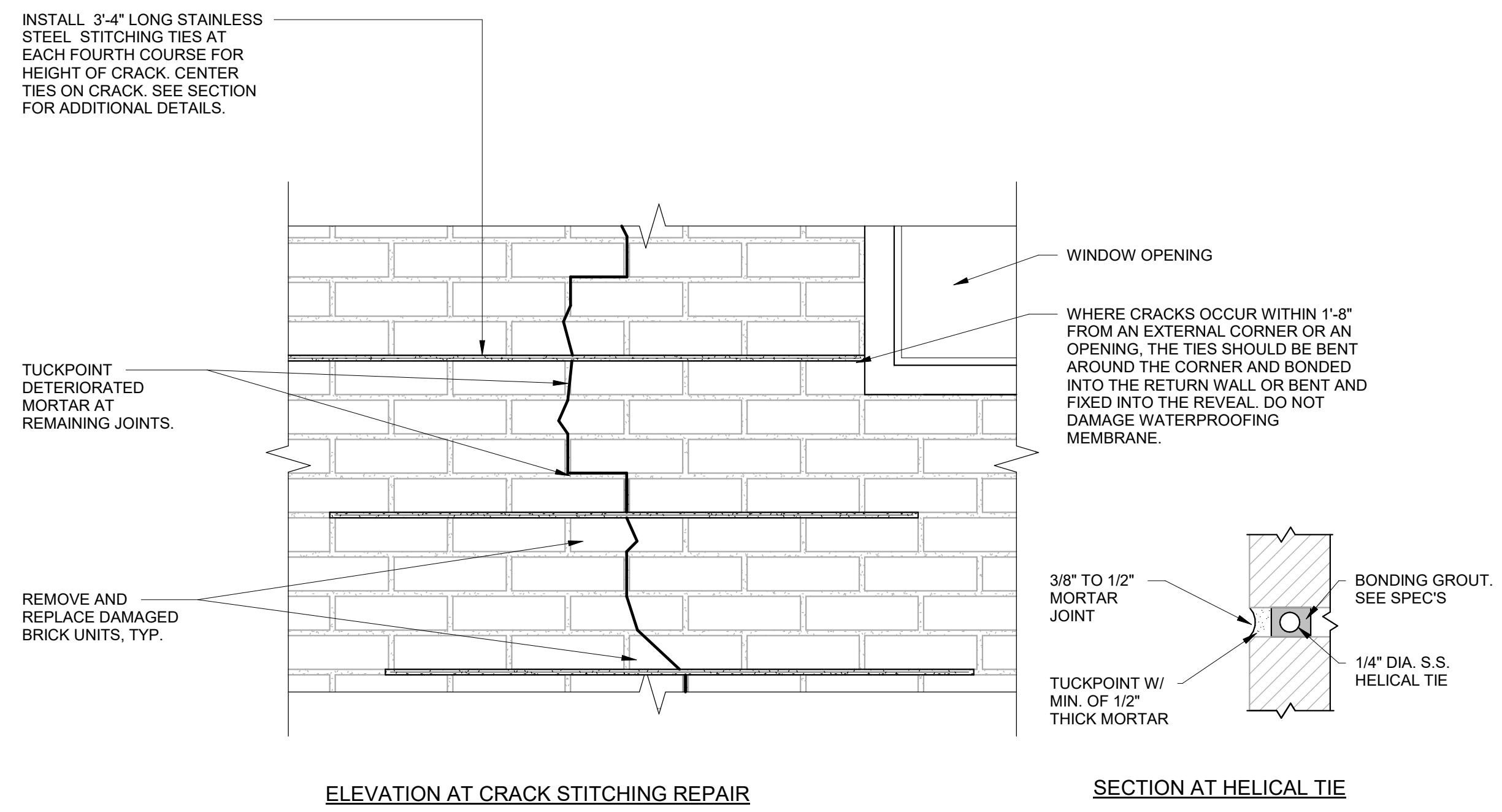
2 **South Elevation**
 A103 3/16" = 1'-0"

1000 W MITCHELL
FACADE REPAIRS DESIGN

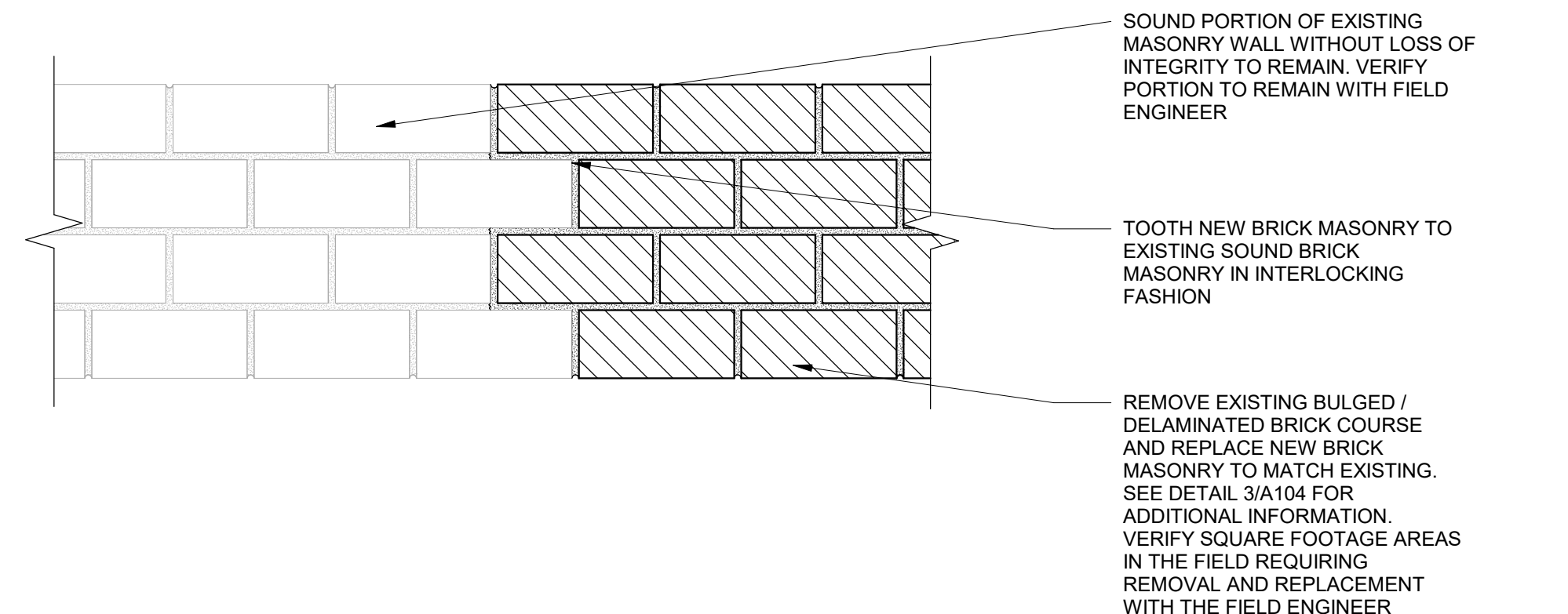
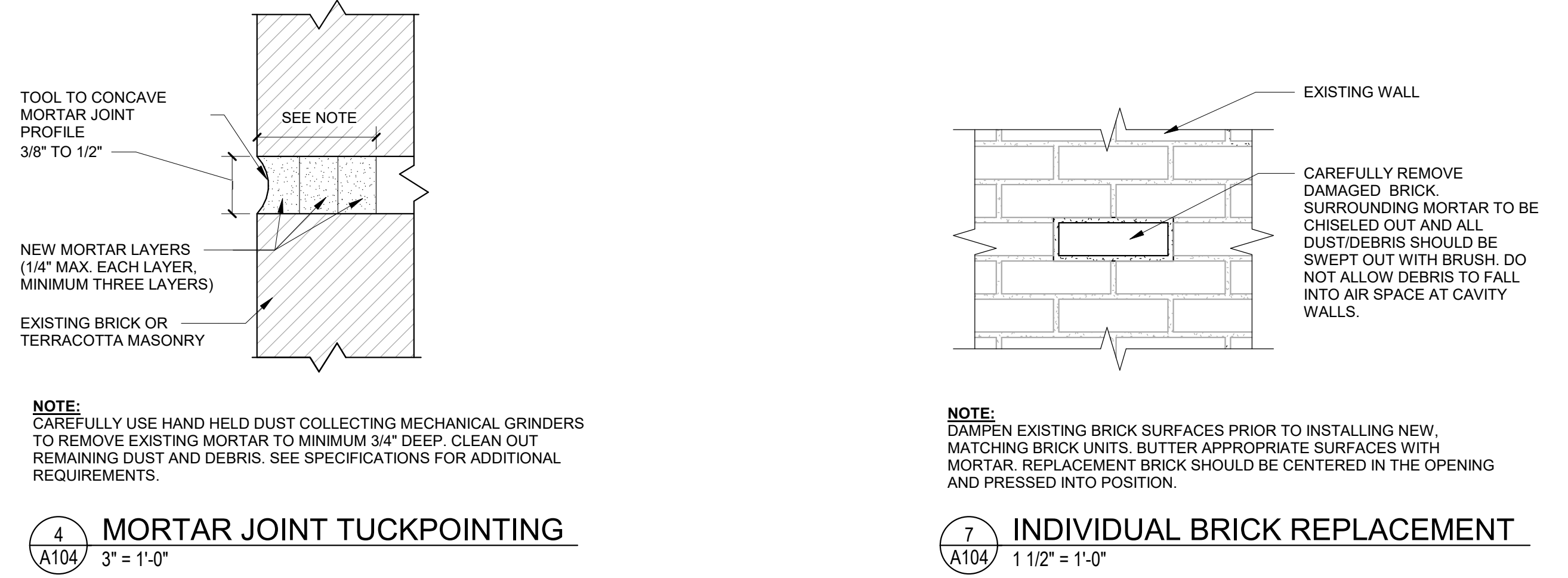
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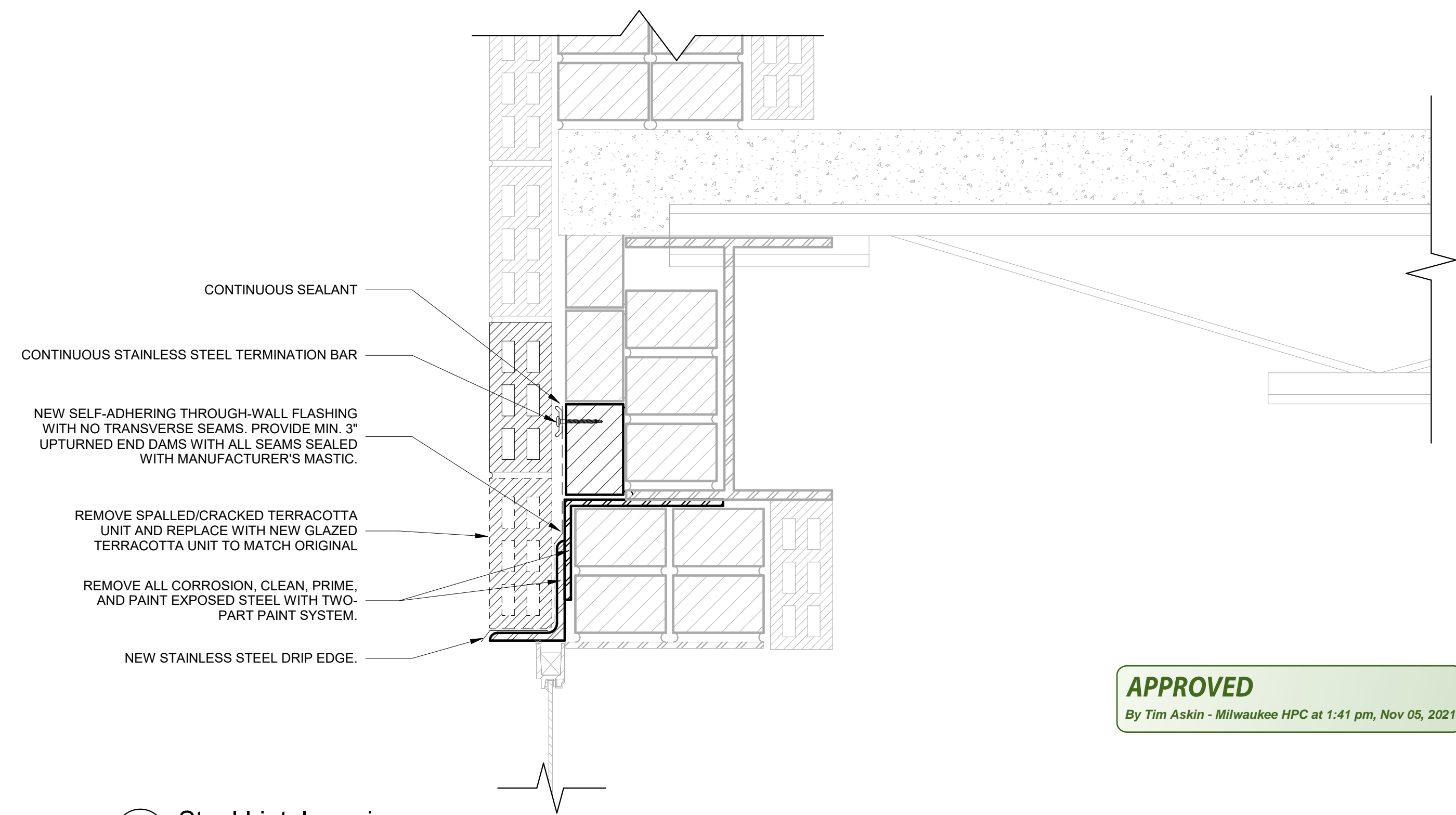
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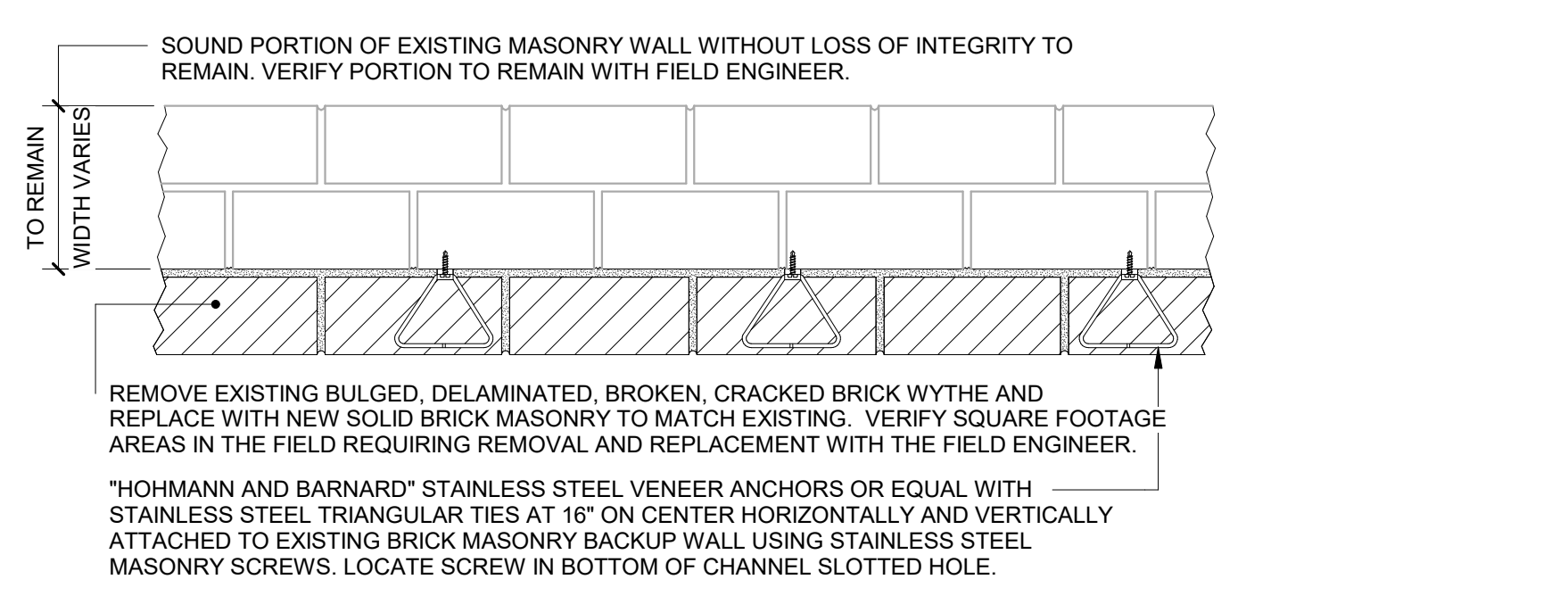
1 CRACK STITCHING DETAIL
A104 1 1/2" = 1'-0"



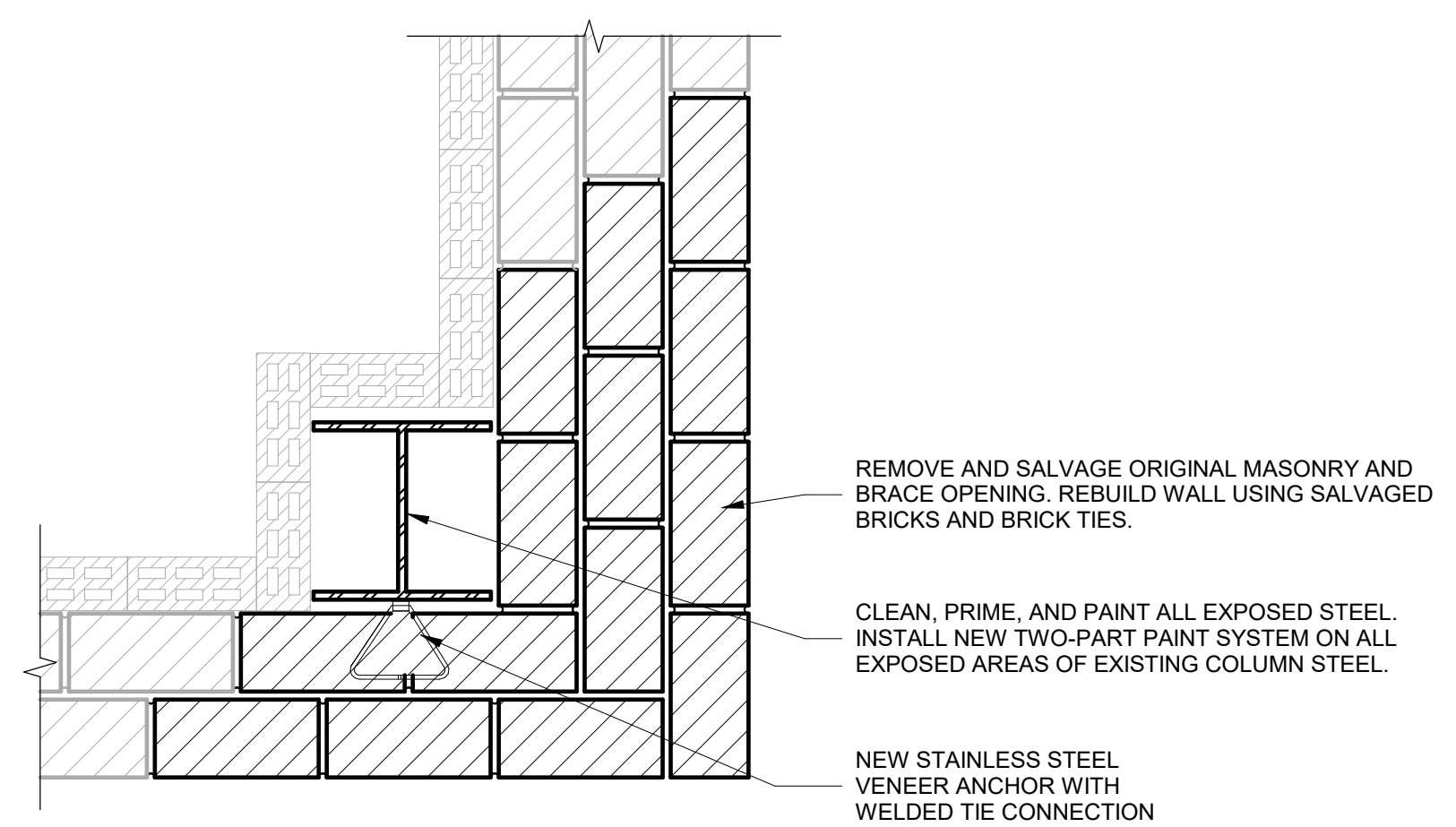
2 ELEVATION VIEW TYPICAL OUTER WYTHE BRICK MASONRY WALL REPAIR
A104 NO SCALE



5 Steel Lintel repair
A104 3" = 1'-0"



3 PLAN VIEW TYPICAL BRICK REPLACEMENT WALL REPAIR DETAIL
A104 1 1/2" = 1'-0"



6 Corner Repair Plan
A104 1 1/2" = 1'-0"

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Details

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A104