# WGEMA CAMPUS WGETTHTA BUILDINGS **EXTERIOR STABILIZATION**

3136 WEST KILBOURN AVENUE MILWAUKEE, WISCONSIN 53203

BID PACKAGE NO. 1

MAY 29, 2015 DATE: PROJECT NUMBER: 15014.01

LOCATION MAP:



## **CONTACT INFORMATION:**

**ARCHITECTURAL** 

QUORUM ARCHITECTS, INC. 3112 West Highland Boulevard Milwaukee, WI 53208 Phone: (414) 265-9265 Fax: (414) 265-9465 Contact: CHRIS HAU Email: chris@quorumarchitects.com



# DRAWING INDEX:

CS COVER SHEET
CS.2 GENERAL PROJECT NOTES, ABBREVIATIONS AND
SYMBOLS

### **ARCHITECTURAL**

C1.0 SITE PLAN

A1.0 ROOF PLAN
A3.0 SOUTH BUILDING ELEVATION

NORTH BUILDING ELEVATION WEST AND EAST BUILDING ELEVATIONS

WEST AND EAST BUILDING ELEVATIONS

BUILDING SECTIONS AND DETAILS

BUILDING PHOTOGRAPHS

### Quorum Architects, Inc

3112 West Highland Boulevard Milwaukee, Wisconsin 53208 Phone: 414.265.9265 Fax: 414.265.9465 www.quorumarchitects.com



WGEMA CAMPUS WGETTHTA BUILDINGS

EXTERIOR STABILIZATION

ect No.: 15014.01 Date: 05/29/2015

### PROJECT REQUIREMENTS / NOTES

HISTORIC TAX CREDIT REQUIREMENTS: THE BUILDING AND CAMPUS ARE REGISTERED HISTORIC LANDIARRIS, AND AS SUCH ARE UNDER THE REVIEW AND JURISDICTION FOR ANY IMPROVEMENT OR MODIFICATION BY THE ANY IMPROVEMENT OR MODIFICATION BY THE WISCONSIN HISTORICA, SOCIETY (SHPP) AND DEPARTMENT OF INTEROR MATIONAL PARKS SERVICE (MPS). THE OWNER IS PURSUING HISTORIC REMBILITATION TAX CREDITS. ALL WORK IS TO CONFORM TO DEPARTMENT OF HISTORIC STRUCTURES. CONTRACTOR AND SUBCONTRACTORS ARE RESENTED WHAT EMARE THAT THIS MAY EXCUSIVE PROMET SUBMITTALS OF PRODUCTS, AND THAT A WAIT THE FOR REVIEW OF WISCONSIN HISTORICAL SOCIETY AND ANAIONAL PARKS SERVICE IS TO BE INCLUDED IN THEIR SCHEDULE AND SCOPE.

LEED CERTIFICATION REQUIREMENTS.
THE BULLDING IS A LEED CORE & SHELL
ALTHOUGH THE WORK WORDET THIS CONTRACT IS
NOT SUBJECT TO LEED CONTRACT INTERIORS,
ALL WORK MUST ADHERE TO LEASE CONDITIONS
AS DEFINED UNDER THE LEED CORE & SHELL

SUBMITIAL PROCEDURES:
SUBMIT FIVE (5) COPIES OF ALL SUBMITIALS TO
THE ARCHITECTS. THE ARCHITECT WILL REGIN
ONE (1) COPY, FORWARD (2) COPIES TO
WISCONSIN HISTORICAL SOCIETY (DOES NOT
PERTAIN TO ALL SUBMITIALS), AND RETURN TWO
(2) COPIES TO DHE CREMEN CONTRACTION (2) COPIES TO THE GENERAL CONTRACTOR.

THE MAJOR GOALS OF THE MASONRY RESTORATION ARE:
RETURN THE APPEARANCE OF THE MASONRY TO A "RESTORED" CONDITION
WITHOUT COMPLETELY REMOVING THE
PATINA OF AGE OR ALTERING THE BRICK/STONE NATURAL COLORATION

REPAIR DAMAGED AND DETERIORATED AREAS UTILIZING THE TECHNIQUES SPECIFIED BY THE PROJECT ARCHITECT AND WORKING WITH THEM TO TROUBLESHOOT UNFORESEEN CONDITIONS.

RESTORE THE MASONRY UTILIZING TRADITIONAL MASONRY TECHNIQUES INCLUDING MATERIALS SYMPATHETIC; APPROPRIATE, AND COMPATIBLE TO THE ORIGINAL HISTORIC BUILDING COMPONENTS AND METERIALS. MODERN TREATMENTS AND REPAIRS WILL BE CONCEALED SUCH AS THE USE OF MODERN SEALANTS, FLASHING, ETC.

MASONRY CONTRACTOR SELECTION CRITERIA AND PRE-OUALIFICATIONS:

PLEASE RESPOND TO THE FOLLOWING POINTS. THIS WILL HELP IN OUR UNDERSTANDING YOUR EXPERIENCE, STRENGTHS, CLIENT SATISFACTION, AND COMPETITIVENESS. SUB-CONTRACTORS INCLUDED IN YOUR BID SHALL MEET ALL MEE

 EXPERIENCE: PROVIDE A UST OF SIMILAR BUILDING TYPES WITH RESTORATION BULDING TYPES WITH RESTORATION
COMPENENTS THAT YOUR RIMN HAS
COMPLETED WITHIN THE LAST FIVE YEARS
THAT ARE SIMILAR TO THIS PROJECT.
RECLUDE NAME OF THE BUILDING, ADDRESS,
AND CLIENT CONTACT WITH PHONE NUMBER,
PROJECT ARCHITECT'S NAME WITH PHONE
NUMBER. LIST YOUR EXPERIENCE WITH
HISTORIC STRUCTURES IN TERMS OF
RESTORATION/RENOVATION. IN PARTICULAR,
PROVIDE CETALED INFORMATION ON
PROJECTS LISTED ON THE NATIONAL
REGISTER OF HISTORIC PLACES, STATE
REGISTER OF HISTORIC PLACES, DITHER
BUILDINGS WITH LOCAL DESCRIPTIONS. BUILDINGS WITH LOCAL DESIGNATIONS, HISTORIC TAX CREDIT PROJECTS, ETC.

PROMDE A CURRENT UNDER-CONSTRUCTION PROJECT NAME AND ADDRESS THAT IS BEING DECUTED BY YOUR FIRM THAT THE OWNERS COULD TOUR WITH A REPRESENTATIVE FROM YOUR FIRM IF THEY SO DESIRE.

2. MATERIALS: MORTAR ANALYSIS HAS BEEN EXECUTED, OR IS CURRENILY IN PROCESS. A MATCHING HISTORICALLY APPROPRIATE MORTAR WILL BE THE STANDARD FOR ALL MORTARS FOR THIS SCOPE OF WORK, DEMONSTRATE PAST PROJECT EXPERIENCE DEMONSTRATE PAST PROJECT EXPERIENCE WITH TRADITIONAL LIME—BASED MORTARS.
DEMONSTRATE EXPERIENCE WITH VARIED MORTAR TOOLING CAPABILITIES BEYOND THE STANDARD RAKED OR FLUSH JOINT.

MOCK-UP ONE: JOINT PREPARATION /

NOTE: ALL REPOINTING WORK SHALL BE PERFORMED BY A CRAFTSPERSON THAT IS FAMILIAR WITH HISTORIC LIME MORTAR FORMULATIONS, CURING CONDITIONS, AND

FORMULATIONS, CUSING CONDITIONS, AND PERFORMANCE CHARACTERISTICS. WORK SHALL BE PERFORMED BY A PIRM HAVING NOT LESS THAN FIVE YEARS SUCCESSFUL EXPERIENCE IN COMPARABLE MASONEY RESTORATION PROJECTS AND EMPLOYING PERSONNEL, SCILLED IN THE RESTORATION PROJECTS AND DEPENDENT INDICATED. ONLY SKILLED JOURNEYMAN MASONS WHO ARE FAMILIAR AND EMPLOYED WITH THE MATERIALS AND METHODS SPECIFIED AND ARE FAMILIAR WITH THE DESIGN REQUIREMENTS SHALL BE USED FOR MASONNY RESTORATION ONE SKILLED JOURNEYMAN MASON, TRANSED EXTENSIVELY IN LIKE-TYPE PROJECTS, SHALL BE PRESENT AT ALL THES DIMING THE MOCK-UP AND ALL SUBSCOURT MASONRY RESTORATION AND SHALL PERSONALLY DIRECT THE WORK.

3. MOCK-UP: AS PART OF THE PRE-OLALIFICATION PROCESS, A MOCK-UP SHALL BE REQUIRED ON THE ACTUAL ALBRECHT HALL MASONRY. COMPLETE A 3-0-X 3-0\* MASONRY RESTORATION MOCK-UP TO DEMONSTRATE YOUR

INTERPRETATION OF THE CONSTRUCTION
DOCUMENTS AND SPECIFICATIONS (MORTAR)

TOOLING PROFILE, QUALITY, CLEANING ETC...)
TWO MOCK-UPS ARE REQUIRED.

MOCK-UP TWO: MORTAR INSTALLATION AND TOOLING. MOCK-UPS WILL BE EXECUTED AT LOCATIONS TO BE SPECIFIED BY THE OWNER, BUT MINST BE IN CLOSE PROVIMITY TO A CLEANED PORTRON OF THE EXISTING MASONRY. THE MOCK-UP SHALL ACT AS A REPRESENTIATION OF THE QUALITY OF THE CONTRACTOR'S FINISHED WORK. THE APPROVED MOCK-UP SHALL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF QUALITY FOR THE PROJECT AND WILL ESTABUSH THE STANDARD OF THE PROJECT AND WILL ESTABUSH THE PROJECT AND WILL ESTABUSH THE PROJECT AND WILL ESTABUSH THE STANDARD OF THE PROJECT AND WILL ESTABUSH THE PROJECT AND WILL PROJECT AND WILL PROJECT AND WILL PROJECT AND WILL

UPON MOCK-UP COMPLETION, APPROPRIATE PRECAUTIONS SHALL BE TAKEN TO PROTECT THE MORTAR FROM EXPOSURE TO SUN, WIND, RAIN, AND FROST TO EMBLE SLOW CURING (I.E. CARBONATION) TO TAKE PLACE.

THE "APPROVED" SAMPLE CAN ONLY BE USED FOR COLOR MATCHING AFTER CURING IN THE WALL FOR A MINIMUM OF SEVEN IN THE WALL FOR A MINIMUM OF SEVEN (BUT PREFERENLY POUNTES) DAYS. CONTACT THE GENERAL CONTRACTOR, OR IN ASSENCE OF A GENERAL CONTRACT ON THE OWNERS REPRESENTATIVE, TO USE SHALL BE COMPLETED ON OR BY THE DATE SPECIFIED BY ORGENIFIES MANAGEMENT SEYMICES MORCH-UPS WILL BE EVALUATED BY THE OWNER'S REPRESENTATIVE AND ARCHITECT, AND CITY OF MINIMUM SEE HISTORIC PRESERVATIVE.





ackage

ď

a Buildings Stablization F

<u>ጃ</u> ≋

Campus a Building

Wgema Co Wgetthta Exterior St

### **GENERAL SYMBOLS DOOR SYMBOLS CEILING SYMBOLS** SHEET) Û WITHOUT ERANE EXISTING WALLS TO REMAIN STEEL OR METAL EXTERIOR ELEVATION MARKER DENOTITION NOTE EXISTING CEILING GRID WALL SCONCE **(7)** TITE EXISTING WALLS TO BE REMOVED 33333333 BATT INSULATION SHEET CONSTRUCTION NOTE EXISTING CELLING CRID TO BE REMOVED WALL MOUNTED EXTURE INTERIOR ELEVATION WARKER (SINGLE) NEW DOOR ◑ NEW METAL STUD AND GYP RD WALLS RIGID INSULATION **E**HEET WINDOW OR GLAZING TYPE NEW CEILING GRID $\boxtimes$ NEW SUPPLY AIR GRILLE **(** INTERIOR ELEVATION MARKER (MULTIPLE) PARTITION TYPE **=** = \_ <u>-</u> NEW MASONRY WALL GYPSUM BOARD GYPSUM BOARD CEILING NEW RETURN AIR GRILLE DWG REVISION NOTE EXISTING DOOR TO BE REMOVED J. 125.15E SECTION MARKER EXISTING 2x4 LIGHT FIXTURE TO BE REMOVED EXISTING COLLINN 44 EXISTING EMERGENCY LIGHT **(D**) SIGN OR SIGNAGE TYPE NEW DOUBLE BI-FOLD DOOR (SINGLE SIMILAR) >< ROUGH OUT WOOD NEW 2x4 FLUORESCENT LIGHT FIXTURE SHEET) 설임 EXISTING EMERGENCY LIGHT TO BE REMOVED FURNITURE OR OTHER ITEMS SHOWN FOR REFERENCE EXISTING COLUMN LINE HEAD NEW SLIDING DOOR L\_\_\_3 \_ ---WOOD BLOCKING OR SHIN NEW 2x4 24 HOUR FLUORESCENT LIGHT FIXTURE 咎 NEW EMERGENCY LIGHT NEW COLUMN LINE HEAD NEW TRIPLE SLIDING DOOR $\Box$ NEW 2x2 FLUCRESCENT LIGHT FIXTURE ENLARGED PLAN OR DETAIL MARKER NEW MILLWORK CENTER LINE EXISTING SPRINKLER HEAD ROOM NAME ROOM NAME AND NUMBER TAG (ROOM SF AS NEEDED) NEW SINGLE POCKET DOOR NEW SURFACE MOUNTED 2x4 FLUORESCENT LIGHT FIXTURE NEW SPRINKLER HEAD T.O. FLOOR EXISTING DATUM MARKER TYPE CONCRETE CEILING TYPE MARKER NEW DOUBLE POCKET DOOR RECESSED DOWN LIGHT SINGLE POLE SWITCH 3 = 3-WAY D = DIMMER DOOR NUMBER T.O. FLOOR NEW DATUM MARKER TOP ELEV STONE EXISTING SPOT ELEVATION RECESSED DIRECTIONAL DOWN LIGHT 100.00' NEW REVOLVING DOOR EXISTING SPOT ELEVATION LIGHTING ARREVATIONS N = NEW FIXTURE R = REUSE SALVAGED FIXTURE E = EXISTING TO REMAIN D == REMOYE AND SALVAGE FOR PENDANT LIGHT FIXTURE BOT ELEV NEW SPOT ELEVATION 100.00 NEW SPOT ELEVATION —c >— NEW OVERHEAD DOOR 83 EXIT LIGHT **ABBREVIATIONS** FIRE HYDRANT FIRE HOSE CABINET FINISH FIXTURE FLOOR LINE FLOOR FLASHING FLEXIBLE FLUORESCENT FACE OF (TEXAL) HOT/COLD HANDICAP HEADER HARDWOOD MARDWARE HOLLOW METAL HOREZONTAL HOREZONTAL HEATING HEATING HEATING HEATING, VENTILATING AND ART COMDITIONING HOT WATER POUND(S) LABEL LEADER LINEAR FOOT LET HAND LINEAR, LINEAL LOCKER LVE LOAJ LONG LEG HORIZONTAL LOGGE VERTICAL LICHT SEATING STEEL STORAGE STRUCTURE, STRUCTURAL SUSPENDED SWITCH BOARD SIDEWALK SOLARE YARD STMMETRICAL 90TTON BRICK RELIEF ANGLE BRIDGING BEARING PANEL PAINT POINT OF CONNECTION PAIR PRECAST NOT APPLICABLE NATURAL NOT IN CONTRACT NOISE REDUCTION COEFFICIENT EB EC EDF PNL PT POC PR PRCST ROUND ROUGH OPENING RIGHT OF WAY RESILIENT TILE ROOF TOP UNIT urinal screen utility US Viil H/C HDC HDWD HDWR HM HOR HP HR HT HTG HTG HTG HTG STG STOR STRUCT SUSP SWLK SY SYLK SYN SYN SYN SYN SYS ELECTRICAL CONTRACT(OR) ELECTRICAL CONTRACT(OR) ELECTRIC DRINKING FOUNTAIN EXHAUST FAN EXHAUST FAN EXHAUST GRILLE EXTERIOR INSUL & FINISH ; AL CEILING TILE AL CEILING PANEL DITIONING UNIT BRICK BOTH SIDES BASEMENT BETWEEN EF EG EIFS VENT VARIABLE AIR VOLUME VITREOUS CLAY PIPE VINIL COMPOSITION TILE VERTICAL VESTIBULE VERTICAL GRAIN VAPOR PROOF

ADDREVIATIO	
AB .	ANCHOR BOLT
ABV	ABOYE
A/C	AIR CONDITIONING
AC.	ACOUSTIC
ACT	ACOUSTICAL CEILING TILE
ACP	ACOUSTICAL CEILING PAN
ACU	AIR CONDITIONING UNIT
AD	area drain
ADDL.	ADDITIONAL
ADDN	ADDENDUM
ADJ	ADJUSTABLE
<b>AFF</b>	ABOVÉ FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGGR	AGGREGATE
AHU	air handling unit
AL_	ALUKINUM
ALT	ALTERNATE
ANO	ANODIZED
AP.	ACCESS PANEL APPROXIMATE
ARCH	ARCHITECT(URAL)
ASB	ASBESTOS `
ASPH	ASPHALT
ASSY Atten	ASSEMBLY ATTENUATION
AUTO	AUTOMATIC
AUIU	AUXILIARY
AUX VA	AUDIO VISUAL
AVG	AVERAGE
ANP	ACOUSTICAL WALL PANEL
Ma	ACCOSTORE WALL TAKE
	BOARD
BG	BUMPER GUARD
BH	Bulkhead
BITUM	BITUMINOUS
BJ	BUIT JOINT
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BN	BEAN
B.B.	Bench Wark
BRC	BEARING BRICK

BUILT-UP ROOF(ING) BEVEL BOTH WAYS

CENTER TO CENTER CASINET CASILE TELEVISION

CONTROL, JOINT CHALKBOARD CIRCUIT CENTER LINE CEILING CAULKING

CASED OPENII
COLUMN
COMBINATION
CONCRETE
CONDENSATE
CONFERENCE
CONNECTION

CONCRETE MASONRY UNIT COUNTER CASED OPENING

CONDUIT

CFOI

CG

COAT RACK COURSE CERAMIC TILE CERANIC TILE
CENTER
COUNTERSINK
COPPER
CONDENSING UNIT
CUBIC FOOT (FEET)
CUBIC YARD
CABINET UNIT HEATER
CYLINDER
COLD WATER D DBL DEMO DEPT DEP DF CERAMIC CONTRACTOR FURNISHED CONTRACTOR FURNISHED
CONTRACTOR INSTALLED
CONTRACTOR FURNISHED
CORNER CUARD
COAT HOOK
CAST IRON
CAST IR PLACE
CIRCLE
CIRC

ELLEY ELLEG ELLEG ENCLE FAB Facp DOWNSPOUT DRY STANDPIPE DRAIN TILE FBO FCO FCU FDN FE FEC DETAIL(ED) DISHWASHER Drawng(s) Drawer

EXPOSED STRUCTURE EASEMENT ESSIMATE(O)
ESTIMATE(O)
EXISTING RELOCATED
EXISTING TO REMAIN
EACH WAY
ELECTRIC WATER COOLER
EXISTING
EXPOSED EXPAND(ED), EXPANSION EXTERIOR FIRE ALARM FABRICATE(D) FIRE ALARM CONTROL PINE MAKIN COTTING
PANEL
FURNISHED BY OWNER
FLOOR CLEAN OUT
FAN DOIL UNIT
FLOOR DRAIN
FOUNDATION
FIRE EXTINGUISHER
FIRE EXTINGUISHER
CAPINET

EXP. JOINT ELEVATION

EQUAL EQUIPMENT

ELEVATION
ELECTRIC, ELECTRICAL
ELEVATOR
EMERGENCY
ENCLOSE, ENCLOSURE
ENGINEER(ED)
ELECTRICAL PANEL
COURT

FOOTING FURNITURE, FURNISH FURRING FUTURE FIELD VERIFY GAUGE
GALION
GALWANIZED
GAUGH GAUGH
GAUGHAL
GAUGHAL
GAUGHAL
GAUGHAL
GAUGHAL
GAUGHAL
GAUGHAL
GAUGHA
G GALV GALV GB GC GEN GFRC GFRG GALYANIZED IRON GLASS, GLAZING, GLAZE(D) WALLECARD

HOSE BIB HOLLOW CORE

FULL SIZE FOOT OR FEET

FR Frn FS FT

HW INSTALLED BY CONTRACTOR IBC ID DIAMETER/DIMENSION INVERT ELEVATION INCAND INCANDESCENT INSUL INT INV IP Janitor Junction Box Joist Joint

INSULATE(D), INSULATION
INTERIOR
INTERIOR KNOX BOX KNOCKED DOWN KITCHEN KNOCK DUT KNEE SPACE LONG, LENGTH

LICHTWEIGHT OFCI HAINTENANCE HASONRY **GFO** MATERIAL MAXINUM OFD OFF OFS OH OHG OPH OPNG OPP ORD MECHANICAL CONTRACTOR
MASONRY CONTROL JOIN
MOP BASIN MOP BASIN
MEMBER
MEDICINE CABINET
MECHANICAL
MECHUM
MEMBRANE
MEZZANINE
MANUFACTURE(P) MANUFACTURE(R)
MANHOLE
MIDDLE
MINIMUM
MIRROR MISCELLANEOUS MARKER BOARD MASONRY OPENING

MODULAR MOP HOLDER

NORTH

NOUNTED METAL MULTIPLE NIRROR WITH SHELF

OMER
OVERALL
OBSCURE
ON CENTER
OUTSIDE
DIAMETER/DIMENSION
OWNER FURNISHED
OWNER RISTALLED
OWNER RISTALLED
OVERFLOW DRAIN
OFFICE
OVERFLOW SCUPPER
OVERFLOW SCUPPER
OVERFLOW DEPONSTE HAND
OPPONSTE HAND
OPPONSTE HAND
OPPONSTE HAND 0/ 0A 0BS 0C 0D PLUMING CONTRACTOR PRECAST CONCRETE PEDESTAL PERPENDICULAR PERFORATED PERIMETER

PAGE PAREL JOINT PARKING

PLATE PROPERTY LINE

NUMBER NOMINAL NOT TO SCALE

PREFIN PREJIN PREP PRV PSF Prepare Power Roof Ventilator Pounds per square Foot POUNDS PER SQUARE INCH POINT PSI PT PTD PTDR POINT
PAPER TOWEL DISPENSER
PAPER TOWEL DISPENSER
WITH RECEPTACLE
PARTITION
PAPER TOWEL RECEPTACLE
POLYMINTL CHLORIDE PTN PTR PVC PVG PVMT PAVING PAVEHENT OTY QUARRY TOWEL. RISER
RETURN AIR
RADIUS
RUBBER
REFLECTED CEIUNG PLAN
ROOF DRAIN
REDWOOD
REDWOOD
REDWOOD RO ROMO REC REFL REFRIG REG REON RESIL RESIL REV REG RESIL RECESS(ED) REFERENCE REFLECTED REFRIGERATO REGISTER REINFORCED REQUIRED RESILIENT

RETURN

REJURN
REVISE(D), REVISION
ROOFING
ROUGH
RIGHT HAND
ROUGH IN
ROOM

PREFAB

PREFABRICATE(D)

PREFINISH(ED)

PRELIMINAR.

SB SC SCHED SCR SCHED SCR SCHED SCR SCHED SECT SEL SF SG SHAVE SHTHG SHAVE SIM SLDG SM SM SM SND SNR

STD

SOUTH
SUPPORT BRACKET
SOUD CORE
SEAT COVER DISPENSER
SOMEDULE
SCREW
SIDING
SOAP DISPENSER SURFACE
SOAP DISPENSER
RECESSED
RECESSED SQUARE FOOT (FEET) SUPPLY GRILLE SHOWER SOUARE INCH SPEC SPKR SPL SQ SVS SSS S&P STA STC

SOUTH

SUDIG SMOOTH SHEET HETAL SANITARY MAPKIN DISPENSER SANITARY MAPKIN DISPENSER SANITARY MAPKIN RECEPTACE SPECIATION SPECIAL SPECIAL STANLESS SITEL STANLESS SI

T.O. TOB TOC Under Count Refrig. Underwriters Laboratory Unfinished Unless Hoted Otherwise UCR UL

T&B
18
1EL
1EMP
TER
TERM
TERM
TERM
THLD
THRM
TKB
TLT TONGUÉ & GROOVÉ TRANSFER GRILLE THICK THRESHOLD THERMAL TACK BOARD TOILET TOP OF \_\_\_(ITEM)\_\_\_ TOP OF BEAM TOP OF CONCRETE OR TOP OF CONCRETE OR CURB
TOP OF FOOTING
TOP OF PAVEMENT
TOP OF SACONTY
TOP OF STEEL
TOP OF WALL
TOLET PAPER DISPENSER
TUBE STEEL
TILLENSION
TYPICAL YRD XFMR

SYNTHETIC SYSTEM

TREAD
TOP AND BOTTOM
TOWEL BAR
TELEPHONE
TEMPORARY
TERRAZZO

YARDS

MATERPROOF(ING)
WATER RESISTANT
WORK STATION
WANSCOT
WEIGHT
WELDED WIRE FABRIC
WELDED WIRE MESH GENERAL PROJECT NOTES. ABBREVIATIONS AND SYMBOLS TRANSFORMER Drawn By: CLR/CGH Project No.: 15014.01

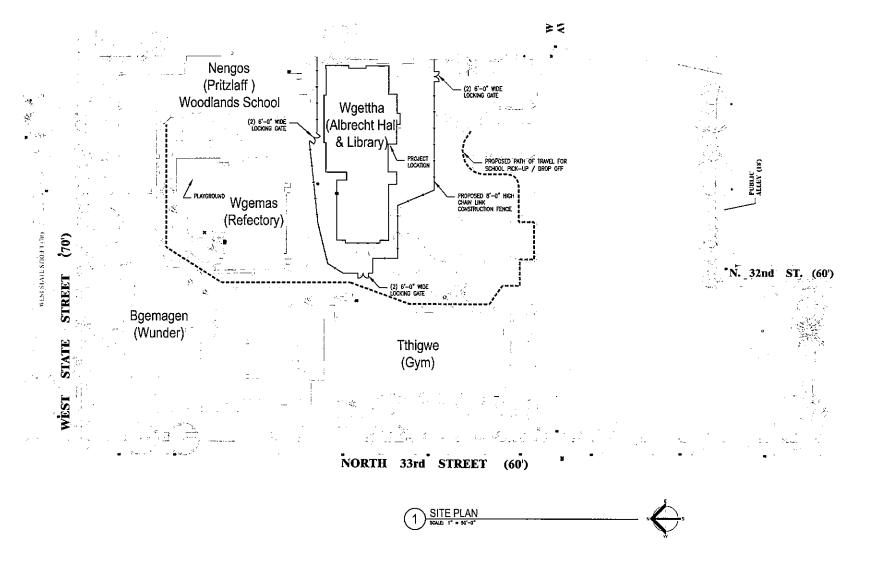
WEST
WITH
WATER CLOSET
WOOD
WINDOW
MIDE FLANGE
WATER HEATER
WROUGHT IRON
WITHOUT

MITHOUT

Sheet No. CS.2

05/29/2015

BU BLOG BUK BUKG BM B.B. BRC BRK B.O. BOC BOF BOTTON OF \_\_([IEM] BY OTHERS BACK OF CURB BOTTON OF FOOTING



# Quorum Archifects, Inc. 3112 West Highland Boulevard Milwaukse, Wisconsin 53208 Phone: 414.265.9265 Fox: 414.265.9465



### **GENERAL NOTES**

- COORDINATE CONSTRUCTION ACCESS POINT TO PROJECT AREA WITH OWNER / CONSTRUCTION MANAGER.
- COORDINATE STAGING AREA, CONTRACTOR PARKING, DUMPSTER LOCATIONS AND MATERIAL STAGING WITH OWNER / CONSTRUCTION MANAGER.
- CONTRACTORS TO MAINTAIN PUBLIC VEHICLE AND PEDESTRIAN ACCESS TO ALL SURROUNDING BUILDINGS.
- ALL AREAS ENCLOSED BY PERIMETER CONSTRUCTION FENCING TO BE CLEARLY MARKED AS FARD HAT ZONES.
- PROVIDE TEMPORARY "CONTRACTOR ENTRY" SIGNAGE AT A LOCATION TO BE DETERMINED BY DWINER ALONG WITH TEMPORARY DIRECTIONAL SIGNAGE TO DIRECT THE PUBLIC SAFELY THRU THE SITE AND CONSTRUCTION DELIVERIES TO THE PROPER ENTRY POINTS.
- ENTRY POINTS.

  THE LEAD CONTRACTOR SHALL PROWIDE A NEAT APPEARING PROTECTIVE FENCE IN THE PROJECT STAGING AREA AS INDICATED ON THE DRAWING, CONSTRUCTED OF STANDARD CALVANIZED CHAIN LINK FENCE POSTS OF SUPPRICIES THAN 15 AND CATE POSTS AND SPACED NOT TO EXCEDE 8"0" APART. CORNER FOSTS AND CATE POSTS ARE TO BE GALVANIZED THEIL PIPE OF NOT LESS THAN 2 1/2" O.D. AND SHALL BE PROPERLY BRAKED. AN 8"0" HIGH CHAIN LINK FENCE SHALL BE SCCURELY FASTENED TO THE SUPPORTS. PLASTIC FENCING IS NOT ACCEPTABLE. PROVIDE CATES, PROPERLY CONSTRUCTED AND BRACED. COMPLETE WITH HINGES, HASPS, AND PADLOCKS IN NUMBER AND LOCATION REQUIRED FOR PROPER CONTROL, DELIVERY AND DISTRIBUTION OF MARETIN, AND EQUIPMENT, CATE POSTS SHALL BE ADEQUATELY BACK IED AND ANCHORED TO INSURE A RICID INSTALLATION. AND FROMECTINE FINNING SHALL BE MAINTAINED IN AN UPRICITY, ORDERLY FASHION THROUGHOUT THE CONSTRUCTION SCHEDULE. IN AREAS WHERE EXISTING TREES ARE TO BE PROTECTIVE FENCING SHALL NOT BE USED FOR ANY PURPOSE RELATED TO CONSTRUCTION ACCTURES, SUCH AS MATERIAL. STORAGE, VEHICLE PARKING, POSTRAKE TOLLES, OR OTHER DISKNIPTIC ACTIMIES. THAT WOULD RESULT IN DAMAGE OF ANY KIND TO THE SITE INSIDE THE FENCE.

### **LEGEND**

\_\_\_\_X\_\_ CONSTRUCTION FENCE

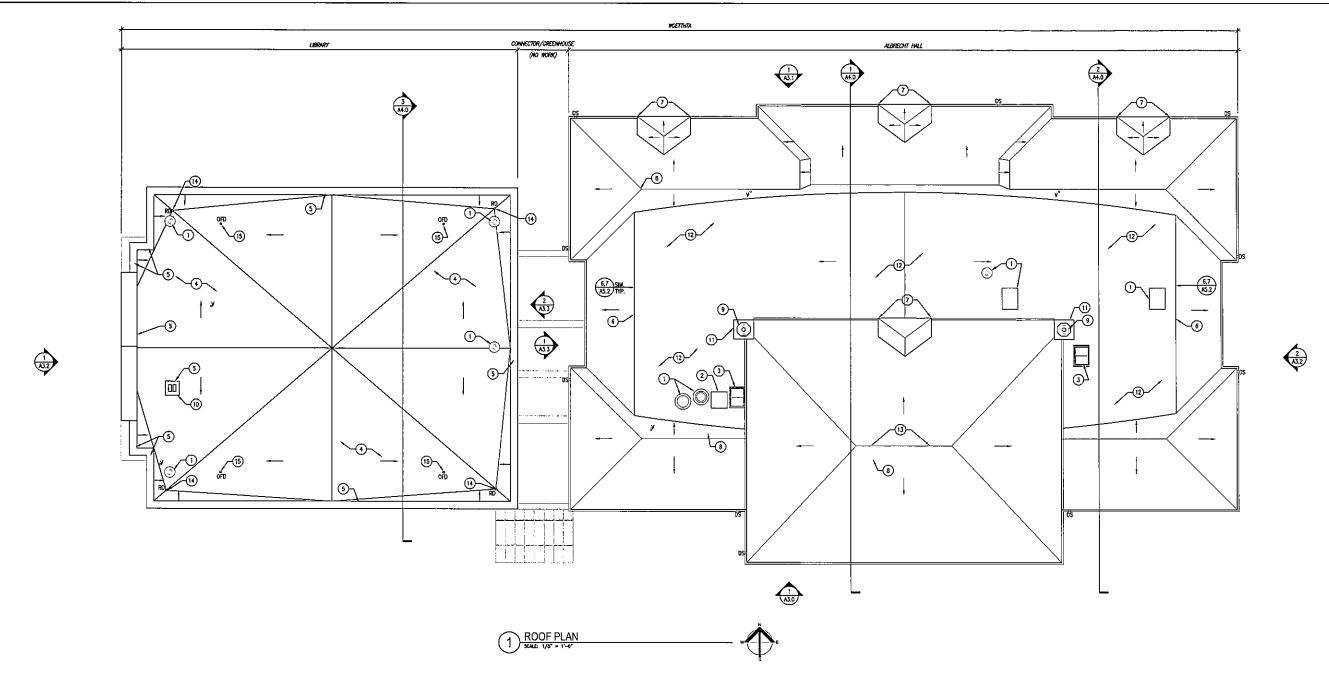
Wgema Campus Wgetthta Buildings Exterior Stablization Package 3136 WEST KILBOURN AVENUE Milwaukee, Wisconsin 53203

Sheel Name: SITE PLAN

05/29/2015 Drawn By: CLR/CGH

Project No.: 15014.01

Sheel No.



### **GENERAL ROOF NOTES**

- SEE BUILDING ELEVATIONS FOR LOCATIONS OF SEVERELY DAMAGED COPINGS THAT NEED TO BE REPLACED.
- REPLACE ALL FRACTURED BRICK AND RE-POINT ALL MASONRY JOINTS ON WALL SURFACES ACCESSED BY ROOF ON ALBRECHT HALL.
- EVALUATE ASPHALT SHINGLES ON ALBRECHT HALL FOR POSSIBLE LEWS AND AREAS OF DAWAGE. REPAIR AND REPLACE PORTIONS OF SHINGLES AS REQUIRED TO FIX ANY LEAK OR DAWAGED SECTIONS.
- . FINISH ALL SKY JOINTS AT ALBRECHT HALL COPINGS AND TRIM WITH APPROPRIATE SCALART (LE SONNEBORN NP-1 COLORED TO MATCH THE STONE, FINISHED WITH SAND.)

  ADD ALTERNATE #2: LEAD JOINTS.

# **ROOF CONSTRUCTION NOTES**

- 1 EXISTING MECHANICAL EQUIPMENT (AR INTAKE/EXHAUST, ETC.)
- 2 ROOF ACCESS HATCH
- (3) EXISTING SKYLIGHT
- TREMOVE EXISTING ROOFING AND INSULATION. INSTALL NEW TAFFEED RIGID INSULATION AND ROOF MEMBRANE. PITCH MINIMUM 1/8" PER FOOT TO ROOF DEAM LOCATIONS IN THE PROPOSED CONFIGURATION SHOWN ON THE PLAN. PROMDE IN 2 PECE COLUMNET ALSHING AT ALL PARAPET AND MASOINTY WALLS A MINIMUM OF 1"-0" ABOVE PINISHED ROOF SURVEYS. PROVIDE NEW TASHING AT ALL EXISTING ROOF TOP EQUIPMENT AND PENETRATIONS.
- (3) REMOVE ALL SPRAY ON WATER PROCEING FROM PARAPET WALL COPINGS, MASONRY PENETRATIONS AND MECHANICAL EQUIPMENT.

  LINESTONE COPING WITH NEW LIMESTONE TO MATCH EXISTING TEXTURE AND SHAPE.
- (6) REMOVE EGISTING SEALANT AND DAMAGED FLASHING AT MEMBRANE/SHINGLE TRANSITION POINT, INSTALL NEW FLASHING AND SEALANT FOR A WATER PROOF ENCLOSURE.
- (7) INSTALL MISSING SHINGLE CORNER CAP SHINGLES AT DORMER WALL TO MATCH EXISTING.
- B) MISSING SHINGLE OR DAMAGED SHINGLE, INSTALL NEW SHINGLE TO MATCH EXISTING

- 9 SEVERELY CORRODED SHEET METAL CHIMNEY VENTILATOR. SEE BUILDING ELEVATIONS FOR RESTORATION PROCEDURES.
- (10) EXISTING MASONRY CHIMNEY RE-POINT 100% OF JOINTS.
- (1) REMOVE AND REPLACE DAMAGED FLASHING AND COUNTER-FLASHING AT THE ENTIRE PERMETER OF THE CHIMNEY/ROOF VENTILATIOR, REPLACE COPPER FLASHING IN THESE AREAS WITH COPPER EXTENDING A MINIMUM OF S COURSES UP THE FACE OF THE WALL.
- (12) EVALUATE FLAT ROOF FOR POSSIBLE LEAYS AND INSPECT
  EXISTING COUNTER-FLASHING, REPAR/REPLACE
  COUNTER-FLASHING AND FLAT ROOF AS REQUIRED, CONSULT
  WITH ARCHTECT IF ROOF PATICHING IS EXCESSIVE TO
  DISCUSS POSSIBLE TOTAL FLAT ROOF REPLACEMENT.
  AND ALTERNATE 45; PROVIDE PRICE TO REPLACE FLAT
  ROOF AND ALL ASSOCIATED FLASHING, TERMINATIONS
  AND ROOFING THAT IS AFFECTED.
- (13) CLEAN BIRD DROPPING FROM SHINGLES AT RIGID LINE.
- (14) NEW ROOF DRAIN IN ESTIMATED EXISTING ROOF DRAIN LOCATION, PREVIOUS ROOF PATCHING BELIEVED TO HAVE COVERED UP O'LLD DRAIN LOCATIONS, EXISTING ROOF PRICHING WOLLD SUGGEST LOCATIONS SHOWN, CONTRACTOR TO CONSULT ARCHITECT IF FIELD CONDITIONS DIFFER.
- (5) NEW OVERFLOW DRAIN CONNECTED TO NEW ROOF DRAIN. LOCATE 10'-0"± DIRECTLY UP SLOPE FROM NEW DRAIN.

Quorum Architects, Inc.
3112 Wast Highbord Boulevard
Milwoukee, Waconin 5203
Prone: 414.265,7965
Fox: 414.265,7965
www.quorumarchitects.com



Wgema Campus Wgetthta Buildings Exterior Stablization Package

Sheet Name: ROOF PLAN

Date: 05/29/2015

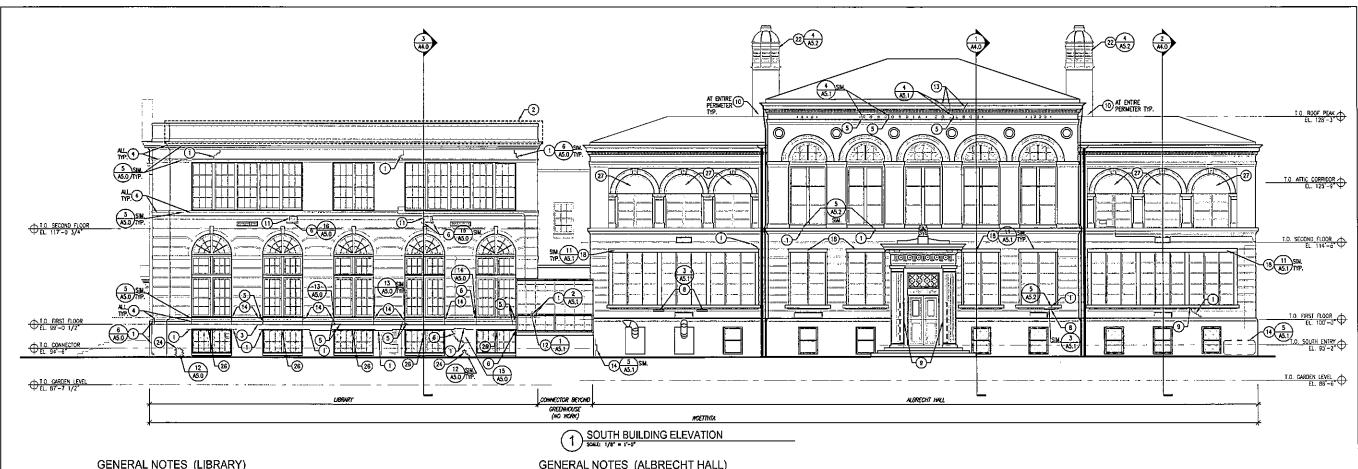
Drawn By: CLR/CGH

Project No.: 15014.01

Sheet No.

A1.0

Copyright 2015, Quorum Architects, Inc.



- 1. BRICKS RED/DARK
- 2. RÉPOINT ALL MORTAR JOINTS JUST BELOW SILLS

### **GENERAL NOTES**

- 1. FIELD CONDITIONS MAY VARY FROM DRAWINGS, REFINED SURVEY OF ACTUAL EXISTING CONDITIONS WILL NEED TO TAKE PLACE ONCE SCAFFEDIANS IS REFORTED AND MASONRY CAN BE CLOSELY EVALUATED.
- STONE TYPES: ALL ORNAMENTAL STONEWORK ARE COMPRISED OF INDIANA LIMESTONE.
- MASK OFF ALL NON-MASONRY SURFACES THAT MAY BE DAMAGED DURING ENTIRE RESTORATION PROCESS.
- SEALANT: REMOVE ALL SEALANT FROM MASONRY WALL FACES.
- 5. MASONRY CONTRACTOR TO EVALUATE WITH ARCHITECT 100% OF THE EXISTING MORTAR FOR CUTTING AND REPONITING OF ALL MISONRY SURFACES. BID TO INCLUDE REPONITING AS NOTED PER BUILDING GENERAL NOTES ABOVE.
- REFER TO WRITTEN SPECIFICATION FOR SPECIFIC MATERIALS, PRACTICES, AND TECHNIQUES.
- 7. PROVIDE MOCK-UP SAMPLES ON THE BUILDING OF ALL RESTORATION TREATMENTS FOR ARCHITECT APPROVAL PRIOR TO IMPLEMENTATION, REFER TO WRITTEN SPECIFICATIONS FOR REQUIREMENTS.

- REMOVE ALL NON-ESSENTIAL HARDWARE AND ANCHOR BOLTS FROM MASONRY SURFACES.
- 9 TYPES OF STONE REPAIR A. EPOXY INJECTION (TO REPAIR LARGE FRACTURES IN MASONRY UNITS), SEE SHEET A4.0.
- SHEET A4.0.

  B. DUTCHMAN (TO REPAIR LARGE CHIPS AND HOLES), SEE SHEET A4.0.

  C. RESTORATION MORTAR PATCH (TO REPAIR FACE DAMAGE, SPALLING OR OTHER STONE DECOMPOSITION, AS WELL AS DETAILED ROWMENTAL, WORK), SEE SHEET A4.0.

  S. SMALL SUPRACE CRACKS MAY BE RESTORED WITH LINE INJECTION MORTARS OR EPOXY INJECTION MORTARS TO MATCH ADJACENT STONE.
- 10. TYPES OF BRICK REPAIR

  A. REPLACE ALL SPALLED BRICK.
  B. REPLACE ALL FRACTURED BRICK.
  C. USE MATCHING SALYAGED BRICK UNITS.
- 11. INDIAN LIMESTONE TRIM:
  A MORTAR JOINTS: 100% CUT AND REPONNING.
  E. SPALLING PATCH AREAS OF SPALLING WITH CUSTOM MATCHED NATURAL STONE RESTORATION MORTAR (LIME PUTTY BASED, NOT SYNTHETIC OR FEDOX/
- C. HAIRLINE CRACKS: REPAIR WITH CUSTOM COLORED DISPERSED LINE INJECTION.
  D. FETJORESCENCE, AND SUB-FLORESCHEN NEUTRALIZE SALTS, THIS IS A PARTICULAR ISSUE AT DOMNSPOUTS, THE FOUNDATION AND BETWEEN GRADE AND THE FIRST FLOOR INJURIES.
  - BEINTERN GROLE AND THE FIRST FLUOR
    WINDOW SILL
    E. SKY JOINTS AT COPING AND TRIMINISH ALL JOINTS WITH APPROPRIATE
    SEALANT (EXAMPLE: SONNEBORN NP-1
    COLORED TO MATCH THE STONE
    FINISHED WITH SAND). FOR A LONGER
    TERM FIX CONSIDER LEAD JOINTS.
  - 12. BRICK: THE ORIGINAL BRICK ON ALBRECHT 2. BRICK: THE ORGINAL BRICK ON ALBRECHT HALL IS 'RRON SPOT' MEANING THAT RAW IRON WAS MIXED IN WITH THE CLAY PROR TO FIRING. THIS COLOR IS THROUGH THE BODY OF THE BRICK AND RESULTS IN A TELLITALE BLACK FLECK ON THE SURFACE. THIS BRICK SHOULD BE CAREFULLY. CLEANED TO REMOVE SURFACE GRINE. A REPLACEMENT: THIS TYPE OF BRICK IS STILL MANUFACTURED TODAY AND MATCHING UNITS IN THIS SIZE MAY BE AVAILABLE. 8. REPLACE ALL SPALLED AND FRACTURED UNITS.

13. MORTAR JOINTS: 100% CUT AND REPOINT.

MORTAR IS SEVERELY DETERIORATED, LARGE VOIDS ARE EVIDENT BEHIND THE CURRENT FACE MORTAR.

A BUTTER VOINTS MUST BE HAND REMOVED AS SAW CUTTING WOULD WIDEN THE JOINTS AND DAMAGE THE BRICK UNITS.

2. CUT AND REPOINT 100% EXISTING MORTAR IS DECOMPOSED FROM HIGH MOSTURE LEVELS, AND LARGE VOIDS ARE PRESENT. CUT AND REPOINT WILL BE CLOSE TO 100% DUE TO NORTAR LOSS, MORTAR JOINTS ARE APPROXIMATELY 3/16'.

- 14. INSTALL A SOFT JOINT AT WALL FACE JUNCTIONS WITH PAYED SURFACES (SONNEBORN NP-1)
- 15. CLEANING: RECOMMEND CLEANING ALL MASONRY TO REMOVE ATMOSPHERIC SOILING AND ORGANIC MATTER: TESTING IS VITAL TO DECOUTE On SITE PRIOR TO ESTABLISHING THE PROPER MATERIALS AND TECHNIQUES TO NOT DAMAGED OR ETCH THE MASONRY.
- 16. REMOVE ALL ANCHORS BRACKETS AND BOLTS NO LONGER ESSENTIAL AND PATCH HOLES.
- 17. NPS/SHPO AND CITY COA REVIEW: BRICK REPLACEMENT UNITS WILL NEED TO MATCH THE EXISTING RROW-SPOT BRICK, MOSTING AMELINEED TO MATCH THE EXISTING AMELINEED TO MATCH THE EXISTING APPEARANCE, COMPOSTION AND COLOR OF THE GRIGHAL MOSTAR. TO ENSURE THE BOST MARRIAGE BETWEEN THE TOW MATERIALS AND OVERALL APPEARANCE. NOTE: QUALITY TOOLING OF THE BUTTER JOHTS WILL BE CLOSELY SCRUTMIZED BY THE MRSC-SHUD AND CAN AS THES IS NOT THE MRSC-SHUD AND CAN AS THES IS NOT THE NPS/SHPO AND COA, AS THIS IS NOT A TYPICAL JOINT WIDTH AND OFTEN POORLY EXECUTED.
- REMOVE REMNANTS OF PREVIOUSLY REMOVED VINES THAT ARE STILL ATTACHED TO THE BUILDING FACADE.

### CONSTRUCTION NOTES

- TREPAIR CRACKING AND / OR STEP CRACKING IN BRICK OR LIMESTONE. REPLACE FRACTURED BRICK. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- 2 DISMANTLE AND REBUILD EUSTING PARAPET DOWN TO LIMESTONE CORNICE. SALVIAGE INTACT MISONARY FOR REUSE AND REBUILDING. PROTECT AND STONE MATERIAL FOR REUSE. SPALED AND FRACTURED BRICK SHALL NOT BE REUSED. MATCH CONSTRUCTION OF EXISTING PARAPET. REPARE EXISTING LUMESTONE COPING AND REPUTED SYSTRELY DAMAGED WITH NEW TO MATCH EXISTING. SEE SHEET A1.0 FOR ADD ALTERNATE #1.
- 3) REMOVE CAULK FROM HORIZONTAL JOINTS AND REPOINT.
- (5) REPAIR CRACK IN LIMESTONE BANDING.
- (6) REPLACE SPALLED OR MISSING BRICK.

Copyright 2015, Quarum Archite

7 REPLACE SEVERELY DAMAGED LIMESTONE COPING

- (8) WITH NEW TO MATCH EXISTING, RESET ANY LOOSE COVED BRICKS UNDER LIMESTONE SILL PRIOR TO TUCKPOINTING.
- 9 PATCH EXISTING LINESTONE DETAILING THAT HAS FRACTURED OFF THE BUILDING.
- (10) INVESTIGATE STEPPED FLASHING REGLET. REPAIR AND RE-SEAL AS REQUIRED.
- (1) REMOVE AIR CONDITIONING UNIT AND INFILL OPENING WITH RECLAIMED BRICK TO MATCH ADJACENT. TOOTH IN BRICK TO MATCH ADJACENT BRICK PATTERNS.
- (12) PATCH VERTICAL CRACK AND RE-SET LIMESTONE BANDING. SEE GENERAL NOTE \$9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- (13) REPAIR CRACK IN LIMESTONE CORNICE. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- REPAIR SPALLING LINESTONE. SEE GENERAL NOTE 19 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- (15) REPAIR SPALLED BRICK AT TOPS OF JACK ARCHES.

- (16) REBUILD BRICK JACK ARCHES. (17) REPLACE LIMESTONE SILL.
- (1) REFURBISH CORRODED CONTINUOUS STEEL LINTEL IN PLACE. REMOVE CORROSION AND EXISTING PAINT. PRIME AND REPAINT WITH A RUST-INHIBITIVE PRIMER AND PAINT.
- 19 REBUILD BRICK RETURNS AT DOOR JAMB (EACH SIDE). MULTIPLE BRICKS ARE MISSING.
- (20) REMOVE PAINT THAT HAS BEEN SPLATTERED ON FACADE.
- (21) REMOVE ELECTRICAL CONQUIT AND ASSOCIATED WIRES BACK TO SOURCE. REPLACE DAMAGED BRICK. (2) REPAIR SEVERALLY CORRODED SHEET METAL, YEVITLATOR CAPS. REMOVE CORROSSON FROM ENTIRE METAL, UNIT (SOAD BLASTING, ETC.). PRIME AND REPAIRT WITH A RUST-INHIBITIVE PRIMER AND
- (23) REPLACE NON-MATHEING BRICK WITH MATCHING BRICK UNITS.
- (24) NEUTRALIZE SEVERE EFFLORESCENCE. SEE SPECIFICATIONS FOR GENERAL EFFLORESCENCE

- (25) REMOVE TAR FROM MASONRY AND LIMESTONE SURFACES.
- (26) REPLACE EXISTING STEEL LINTEL WITH NEW GALVANIZED LINTEL TO MATCH EXISTING.
- (28) REPAIR, REMOVE RUST, REPAINT AND RE-ATTACH EXISTING STEEL LADDER TO BUILDING.

# Quorum Architects, Inc. 3112 West Highland Boulevard Milwoukee, Wisconsin 53208 Phone: 414,265,9265 Fax: 414,265,9465 www.quorumarchitects.com



Package Wgema Campus Wgetthta Buildings Exterior Stablization P

Revisions:

LEGEND

TAR AND GRAFFITI REMOVAL

AREA OF LIMESTONE REPAIR

EXISTING SECURITY GRATES

AREA OF PARAPET RECONSTRUCTION

Sheet Name SOUTH BUILDING ELEVATION

05/29/2015 Drawn By: CLR/CGH

Sheel No.

A3.0

Project No.: 15014,01

### GENERAL NOTES (LIBRARY) GENERAL NOTES (ALBRECHT HALL)

- I. BRICK: RED/DARK
- REPOINT ALL MORTAR JOINTS JUST BELOW SILLS
- GENERAL NOTES
- 1. FIELD CONDITIONS MAY VARY FROM DRAWINGS. REFINED SURVEY OF ACTUAL EXISTING CONDITIONS WILL NEED TO TAKE PLACE ONCE SCAFFOLING IS ERECTED AND MASONRY CAN BE CLOSELY EVALUATED.
- STONE TYPES: ALL CRNAMENTAL STONEWORK ARE COMPRISED OF INDIANA LIMESTONE.
- MASK OFF ALL NON-MASONRY SURFACES THAT MAY BE DAMAGED DURING ENTIRE RESTORATION PROCESS.
- SEALANT: REMOVE ALL SEALANT FROM MASONRY WALL FACES.
- 5. MASONRY CONTRACTOR TO EVALUATE WITH ARCHITECT 100X OF THE EXISTING MORTAR FOR CUTTING AND REPOINTING OF ALL MASONRY SUPFACES. BID TO INCLUDE REPOINTING AS NOTED PER BUILDING GENERAL NOTES ASSOVE
- REFER TO WRITTEN SPECIFICATION FOR SPECIFIC MATERIALS, PRACTICES, AND TECHNIQUES.
- PROMIDE MOCK-UP SAMPLES ON THE BUILDING OF ALL RESTORATION TREATMENTS FOR ARCHITECT APPROVAL PRIOR TO IMPLEMENTATION, REFER TO WRITTEN SPECIFICATIONS FOR REQUIREMENTS.

- 9 UTPES OF STONE REPAIR
  A. EPOXY INJECTION (TO REPAIR LARGE FRACTURES IN MASONRY UNITS), SEE SHEET A4.0.
  B. DUTCHMAN (TO REPAIR LARGE CHIPS AND HOLES), SEE SHEET A4.0.
  C. RESTORATION MORTIAS PATCH (TO REPAIR FACE DAMAGE, SPALLING OR OTHER STONE DECOMPOSITION, AS WELL AS DETAILED ORNAMENTAL, WORK). SEE SHEET A4.0.
  D. SMALL SUFFACE CRACKS MAY BE RESTORED WITH LIME INJECTION MORTIARS TO MATCH ADJACENT STONE.
- 10. TYPES OF BRICK REPAIR

  A. REPLACE ALL SPALLED BRICK.
  B. REPLACE ALL FRACTURED BRICK.
  C. USE MATCHING SALVAGED BRICK UNITS.
- 11. INDIAN LIMESTONE TRIM:

  A MORTAR JOINTS: 100% CUT AND REPOINTING.

  B. SPALLING: PATCH AREAS OF SPALLING WITH CUSTOM MATCHED NATURAL STONE RESTORATION MORTAR (LIME PUTTY BASED, NOT SYNTHETIC OR EDDOY).

- REMOVE ALL NON-ESSENTIAL HARDWARE AND ANCHOR BOLTS FROM MASONRY SURFACES.
- C. HARUNE CRACKS: REPAIR WITH CUSTOM COLORED DISPERSED LIME INJECTION.
  D. EFFLORESCENCE AND SUB-FLORESCENCE NATIONAL STATES A PARTICULAR ISSUE AT DOWNSPOLTS, THE FOUNDATION AND BETWEEN ROMDE AND THE FIRST FLOOR WINDOW SILL.
  SKY JOINTS AT COPING AND TRIM; FINISH ALL JOINTS WITH APPROPRIATE SEALANT (CAMPLE: SONGE ON TO TO COLORED TO MATCH THE STONE FINISHED WITH SAND). FOR A LONGER FINISHED WITH SAND). FOR A LONGER FINISHED WITH SAND), FOR A LONGER TERM FIX CONSIDER LEAD JOINTS.
- 12. BRICK: THE ORIGINAL BRICK ON ALBRECHT BRICK: THE ORGINAL BRICK ON ALBRECHT HALL IS 'RRON SPOT' MEANING THAT RAW RON WAS MIKED IN WITH THE CLAY PROR TO FIRING. THIS COLOR IS THROUGH THE BODY OF THE BRICK AND RESULTS IN A TELLTALE BLACK FLECK ON THE SURFACE. THIS BRICK SHOULD BE CAREFULLY. CLEAVED TO REDWO'RE SURFACE CRINE.

  A REPLACEMENT: THIS TYPE OF BRICK IS STILL MANUFACTURED TODAY AND MATCHING UNITS IN THIS SIZE MAY BE AVAILABLE.

  B. REPLACE ALL SPALLED AND FRACTURED UNITS.
- 13. MORTAR JOINTS: 100% CUT AND REPOINT,

MORTAR IS SEVERLY DETERIORATED.
LARGE VOIDS ARE EVIDENT BEHIND THE
CURRENT FACE MORTAR.
A BUTTER JOINTS MUST BE HAND
REMOVED AS SAW CUTTING WOULD
WIDEN THE JOINTS AND DAMAGE THE
BRICK UNITS.

1. BRICK: TAN, IRONSPOT

14. INSTALL A SOFT JOINT AT WALL FACE JUNCTIONS WITH PAYED SURFACES (SONNEBORN NP-1)

2. CUT AND REPOINT 100X EXISTING MORTAR IS DECOMPOSED FROM HIGH MOISTURE LEVELS, AND LARGE VIOLS ARE PRESENT. CUT AND REPOINT WILL BE CLOSE TO 100X DUE TO MOTAR LOSS, MORTAR JOINTS ARE APPROXIMATELY 3/16:

- 15. CLEANING: RECOMMEND CLEANING ALL MASONRY TO REMOVE ATMOSPHERIC SOLUNG AND ORGANIC MATTER: TESTING IS VITAL TO EXECUTE ON SITE PRIOR TO ESTABLISHING THE PROPER MATERIALS AND TECHNOLES TO NOT DAMAGED OR ETCH THE MASONRY.
- REMOVE ALL ANCHORS BRACKETS AND BOLTS NO LONGER ESSENTIAL AND PATCH HOLES.
- NPS/SHPO AND CITY COA REVIEW: BRICK REPLACEMENT UNITS WILL NEED TO MATCH THE EXITING IRON-SPOT BRICK, MORTAR WILL NEED TO MATCH THE EXISTING MIL NEED TO MATCH THE EXISTING APPEARANCE, COMPOSTION AND COLOR OF THE ORIGINAL MORTAR. TO ENSURE THE EAST MARRAMCE BETHER THE TOWN MATERIALS AND OVERALL APPEARANCE. MOTE: QUALITY TOOLING OF THE SUTTER JOHNS WILL BE CLOSETY SCRUINIZED BY THE NPS/SHPO AND COA, AS THIS IS NOT A TYPICAL JOINT WIDTH AND OFTEN POORLY EXECUTED.
- 18. REMOVE REMNANTS OF PREVIOUSLY REMOVED VINES THAT ARE STILL ATTACHED TO THE BUILDING FACADE.

### **CONSTRUCTION NOTES**

- TREPAIR CRACKING AND / OR STEP CRACKING IN BRICK OR LINESTONE. REPLACE FRACTURED BRICK. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- 2 DISMANTIE AND REBUILD EXISTING PARAPET DOWN TO LIMESTONE CORNICE. SALVACE INTACT MISOMET FOR REUSE AND REBUILDING, PROTECT AND STORE MATERIAL FOR REUSE. SPALLED AND FRACTURED BRICK SHALL NOT BE REUSED, MATCH CONSTRUCTION OF DESTRING PARAPET. REPAIR EXISTING LIMESTONE COPING AND REPLACE, SEVERELY OMANGE HATHIN NEW TO MATCH DISTING. SEE SHEET ALO FOR ADD ALTERNATE \$1.
- 3 REMOVE CAULK FROM HORIZONTAL JOINTS AND REPOINT.
- REMOVE CAULK FROM VERTICAL JOINT AND RE-CAULK AT ENTIRE PERIMETER OF LIBRARY.
- 5) REPAIR CRACK IN LIMESTONE BANDING.
- 6 REPLACE SPALLED OR MISSING BRICK.
- 7 REPLACE SEVERELY DAMAGED LINESTONE COPING

- WITH NEW TO MATCH EXISTING,
   RESET MAY LOOSE COVED BRICKS UNDER LIMESTONE SILL PRIOR TO TUCKPOINTING.
- 9 PATCH EXISTING LIMESTONE DETAILING THAT HAS FRACTURED OFF THE BUILDING. (10) INVESTIGATE STEPPED FLASHING REGLET. REPAIR AND RE-SEAL AS REQUIRED.
- (1) REMOVE AIR CONDITIONING UNIT AND INFILL OPDING WITH RECLAMED BROCK TO MATCH ADJACENT. TOOTH IN BRICK TO MATCH ADJACENT BRICK PATTERNS.
- (12) PATCH VERTICAL CRACK AND RE-SET LIMESTONE BANDING. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- (13) REPAIR CRACK IN LIMESTONE CORNICE. SEE GENERAL NOTE \$9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- (14) REPAIR SPALLING LIMESTONE. SEE GENERAL NOTE.

  #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- (15) REPAIR SPALLED BRICK AT TOPS OF JACK ARCHES.

- (16) REBUILD BRICK JACK ARCHES.
- (17) REPLACE LIMESTONE SILL.
- REFURBISH CORRODED CONTINUOUS STEEL LINTEL IN PLACE. REDICYE CORROSION AND EXISTING PAINT, PRIME AND REPAINT WITH A RUST-IN-HIBITINE PRIMER AND PAINT.
- (19) REBUILD BRICK RETURNS AT DOOR JAMB (EACH SIDE). NULTIPLE BRICKS ARE MISSING.
- (20) REMOVE PAINT THAT HAS BEEN SPLATTERED ON FACADE.
- (21) REMOVE ELECTRICAL CONDUIT AND ASSOCIATED WIRES BACK TO SOURCE. REPLACE DAMAGED BRICK.
- (22) REPAIR SEVERALLY CORRODED SHEET METAL VENTILATOR CAPS. REMOVE CORROSION FROM ENTRE METAL UNIT (SOCA BLASTING, ETC.). PRIME AND REPAIRT WITH A RUST-INHIBITIVE PRIMER AND PAINT.

- (23) REPLACE NON-MATHCING BRICK WITH MATCHING
- 24 NEUTRALIZE SEVERE EFFLORESCENCE, SEE SPECIFICATIONS FOR GENERAL EFFLORESCENCE
- (25) REMOVE TAR FROM MASONRY AND LIMESTONE SURFACES.
- 28) REPLACE EXISTING STEEL, LINTEL WITH NEW CALVANIZED LINTEL, TO MATCH EXISTING.
- 27) NO TUCK POINTING REQUIRED AT ARCH INFILL WHERE WISS-MATCHED BRICK HAS OCCURED.
- (28) REPAIR, REMOVE RUST, REPAINT AND RE-ATTACH EXISTING STEEL LADDER TO BUILDING.

LEGEND AREA OF PARAPET RECONSTRUCTION EXISTING SECURITY GRATES

Quorum Architects, Inc.



Wgema Campus Wgetthta Buildings Exterior Stablization Package 3136 WEST I

KILBOURN Wisconsin 5

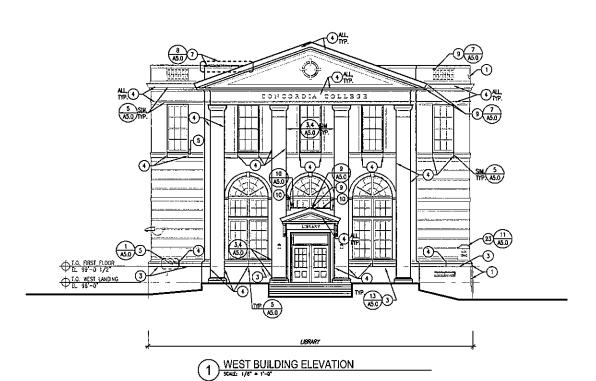
NORTH BUILDING ELEVATION

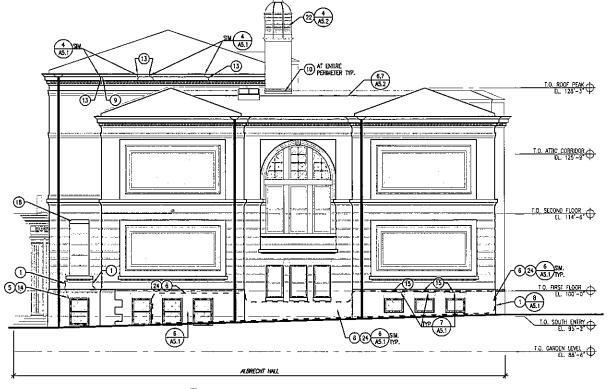
05/29/2015 Drawn By: CLR/CGH

Project No.: 15014.01

Sheet No. A3.1

22 Copyright 2015: Quorum Architects, Inc





2 EAST BUILDING ELEVATION

### GENERAL NOTES (LIBRARY)

- 1. BRICK: RED/DARK
- 2. REPOINT ALL MORTAR JOINTS JUST BELOW SILLS

### **GENERAL NOTES**

- 1. FIELD CONDITIONS MAY YARY FROM DRAWINGS. RETINED SURVEY OF ACTUAL EXISTING CONDITIONS WILL NEED TO TAKE PLACE ONCE SCAFFOLDING IS ERECTED AND MASONRY CAN BE CLOSELY EVALUATED.
- STONE TYPES: ALL ORNAMENTAL STONEWORK ARE COMPRISED OF INDIANA LIMESTONE.
- MASK OFF ALL NON-MASONRY SURFACES THAT MAY BE DAMAGED DURING ENTIRE RESTORATION PROCESS.
- 4. SEALANT: REMOVE ALL SEALANT FROM MASONRY WALL FACES.
- 5. MASONRY CONTRACTOR TO EVALUATE WITH ARCHITECT 100% OF THE EXISTING MORTAR FOR CUTTING AND REPOINTING OF ALL MASONRY SUBFACES. BID TO INCLIDE REPOINTING AS NOTED PER BUILDING GENERAL NOTES ABOVE.
- REFER TO WRITTEN SPECIFICATION FOR SPECIFIC MATERIALS, PRACTICES, AND TECHNIQUES.
- PROMOE MOCK-UP SAMPLES ON THE BUILDING OF ALL RESTORATION TREATMENTS FOR ARCHITECT APPROVAL PRIOR TO IMPLEMENTATION, REFER TO WRITTEN SPECIFICATIONS FOR REQUIREMENTS.

- REMOVE ALL NON-ESSENTIAL HARDWARE AND ANCHOR BOLTS FROM MASONRY SURFACES.
- . Typės of stonė repair A. Epoxy injection (to repair large FRACTURES IN MASONRY UNITS), SEE SHEET A4.0.
- 8. DUTCHMAN (TO REPAIR LARGE CHIPS AND HOLES). SEE SHEET A4.0. AND HOLES). SEE SHEET A4.0.
  C. RESTORATION MORTAR PATCH (TO REPAIR FACE DAMAGE, SPALLING OR OTHER STONE DECOMPOSITION, AS WELL AS DETAILED DRAWMENTAL WORK). SEE SHEET A4.0.
  D. SMALL SURFACE CRACKS MAY BE RESTORED WITH LIME INJECTION MORTARS OR PEPDY'S INJECTION MORTARS TO MATCH ADJACENT STONE.
- 10. TYPES OF BRICK REPAIR

  A REPLACE ALL SPALLED BRICK.
  B, REPLACE ALL FRACTURED BRICK.
  C, USE MATCHING SALVAGED BRICK UNITS.
- 11. Indian Limestone Trim:

  A MORTAR JOINTS: 100% CUT AND REPOINTING.

  B. SPALING: PATCH AREAS OF SPALING WITH CUSTOM MATCHED NATURAL.
- STONE RESTORATION MORTAR (LIME PUTTY BASED, NOT SYNTHETIC OR

- C. HARLINE CRACKS: REPAIR WITH CUSTOM COLORED DISPERSED LIME INJECTION.
  D. EFFLORESCENCE AND SUB-FLORESCENCE NEUTRALIZE SALTS.
  HIS IS A PARTICULAR ISSUE AT DOWNSPOLTS, THE FOUNDATION AND BETWEEN ROUDE AND THE FIRST FLOOR WINDOW SILL.
  SKY JOINTS AT COPING AND TRIN: FINISH ALL JOINTS WITH APPROPRIATE SEALANT COLORED TO MATCH THE STONE FINISHED WITH SAND, FOR A LONGER FINISHED WITH SAND, FOR A LONGER FINISHED WITH SAND), FOR A LONGER TERM FIX CONSIDER LEAD JOINTS.
  - TERM FIX CONSIDER LEAD JOINTS.

    12. BRICK: THE ORIGINAL BRICK ON ALBRECHT HALL IS TIRON SPOT MEXIMING THAT RAW IRON WAS MIXED IN WITH THE CLAY PRICK TO FIRING. THIS COLOR IS THROUGH THE BODY OF THE BRICK AND RESULTS IN A TELLTRALE BLACK FLECK ON THE SURFACE. THIS BRICK SHOULD BE CAREFULLY CLEANED TO REMOVE SURFACE CRIME. A REPLACEMENT SHIS TYPE OF BRICK IS STILL MANUFACTURED TODAY AND MATCHING UNITS IN THIS SIZE MAY BE AVAILABLE.

    B. REPLACE ALL SPALLED AND FRACTURED LINITS.
  - 13. MORTAR JOINTS: 100% CUT AND REPOINT.

- GENERAL NOTES (ALBRECHT HALL) 1. BRICK: TAN, IRONSPOT
- 2. CUT AND REPOINT 100X EXISTING MORTAR IS DECOMPOSED FROM HIGH MOISTURE LEVELS, AND LARGE VIOLS ARE PRESENT. CUT AND PEPOINT WILL BE CLOSE TO 100X DUE TO MORTAR LOSS, MORTAR JOINTS ARE APPROXIMATELY 3/16.
- MORTAR IS SEVERELY DETERIORATED.
  LARGE VOIDS ARE ENDERN BEHIND THE
  CURRENT FACE MORTAR.
  A BUTTER JOINTS MUST BE HAND
  REMOVED AS SAW CUTTING WOULD
  WIDEN THE JOINTS AND DAMAGE THE
  BRICK UNITS.
- 14. INSTALL A SOFT JOINT AT WALL FACE, JUNCTIONS WITH PAVED SURFACES (SONNEBORN NP-1)
- 15. CLEANING: RECOMMEND CLEANING ALL
  MASONRY TO REMOVE ATMOSPHERIC SOLING
  AND ORGANIC MATTER: TESTING IS VITAL
  TO EXECUTE ON SITE PRIOR TO
  ESTRUSINING THE REPORE MATERIALS AND
  TECHNIQUES TO NOT DAMAGED OR ETCH
  THE MASONRY.
- REMOVE ALL ANCHORS BRACKETS AND BOLTS NO LONGER ESSENTIAL AND PATCH HOLES.
- 17. NPS/SHPO AND CITY COA REVIEW: BRICK REPLACEMENT UNITS WILL NEED TO MATCH THE ENTING IRON—SPOT BRICK, MORTAR WILL NEED TO MATCH THE EXISTING WILL NEED TO MATCH THE EXISTING APPEARANCE, COMPOSITION AND COLOR OF THE ORIGINAL MORTAR. TO ENSURE THE BEST MARRIAGE BETWEEN THE TOW MATERIALS AND OVERALL APPEARANCE, NOTE: QUALITY TOOLING OF THE BUTTER JOHN'S WILL BE CLOSELY SCRUMINZED BY THE NISY/SHPO AND COA, AS THIS IS NOT A TYPICAL JOINT WILL BY THE NISY SHOULD BE CONTINUED BY THE NISY/SHPO AND COA, AS THIS IS NOT A TYPICAL JOINT WIDTH AND OFTEN POORLY EXECUTED.
- REMOVE REMNANTS OF PREVIOUSLY REMOVED VINES THAT ARE STILL ATTACHED TO THE BUILDING FACADE.

### CONSTRUCTION NOTES

- TREPAIR CRACKING AND / OR STEP CRACKING IN BRICK OR LINESTONE. REPLACE FRACTURED BRICK. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- 2 DISMANTLE AND REBUILD DOSTING PARAPET DOWN TO LIMESTONE CORNICE SALVAGE INTACT MASSINGE FOR REUSE AND REBUILDING. PROTECT AND STOKE MATERIAL FOR REUSE. SPALLED AND FRACTURED BRICK SHALL NOT BE REUSED. MATCH CONSTRUCTION OF ESTIMING PARAPET. REPARE EXISTING LIMESTONE COPING AND REPLACE SEVERELY DAMAGED WITH NEW TO MATCH EXISTING. SEE SHEET ALO FOR ADD ALTERNATE §1.
- 3 REMOVE CAULK FROM HORIZONTAL JOINTS AND REPOINT.
- 4 REMOVE CAULK FROM VERTICAL JOINT AND RE-CAULK AT ENTIRE PERIMETER OF LIBRARY.
- (5) REPAIR CRACK IN LIMESTONE BANDING.
- 6 REPLACE SPALLED OR MISSING BRICK.
- 7 REPLACE SEVERELY DAMAGED LINESTONE COPING

- 8 WITH NEW TO MATCH EXISTING. RESET ANY LOOSE COVED BRICKS UNDER LIMESTONE SILL PRIOR TO TUCKPOINTING.
- PATCH EXISTING LINESTONE DETAILING THAT HAS FRACTURED OFF THE BUILDING.
- (10) INVESTIGATE STEPPED FLASHING REGLET. REPAIR AND RE—SEAL AS REQUIRED.
- (1) REMOVE AIR CONDITIONING UNIT AND INFILL OPENING WITH RECLANED BRICK TO MATCH ADJACENT, TOOTH IN BRICK TO MATCH ADJACENT BRICK PATTERNS.
- (12) PATCH VERTICAL CRACK AND RE-SET LIMESTONE BANDING. SEE GENERAL NOTE \$9 FOR SPECIFIC LIMESTONE REPAIR NETHOO.
- (13) REPAIR CRACK IN LIMESTONE CORNICE. SEE GENERAL, NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- REPAIR SPALLING LINESTONE. SEE GENERAL NOTE 19 FOR SPECIFIC LINESTONE REPAIR NETHOO.
- (5) REPAIR SPALLED BRICK AT TOPS OF JACK ARCHES.

- (16) REBUILD BRICK JACK ARCHES.
- (17) REPLACE LIMESTONE SILL.
- (18) REFURBISH CORRODED CONTRAJOUS STEEL LINTEL IN PLACE. REMOVE CORROSION AND EXISTING PAINT. PRIME AND REPAINT WITH A RUST-INHIBITIVE PRIMER AND PAINT.
- (19) REBUILD BRICK RETURNS AT DOOR JAMB (EACH SIDE). MULTIPLE BRICKS ARE MISSING. (20) REMOVE PAINT THAT HAS BEEN SPLATTERED ON FACADE.
- (21) REMOVE ELECTRICAL CONDUIT AND ASSOCIATED WIRES BACK TO SOURCE. REPLACE DAMAGED BRICK.
- (22) REPAIR SEVERALLY CORRODED SHEET METAL VEHTILATOR CAPS. REMOVE CORROSION FROM ENTIRE METAL UNIT (SODA BLASTING, ETC.). PRIME AND REPAIRT WITH A RUST-INHIBITIVE PRIMER AND PAIRT.
- 23) REPLACE NON-MATHCING BRICK WITH MATCHING
- (24) NEUTRALIZE SEVERE EFFLORESCENCE. SEE SPECIFICATIONS FOR GENERAL EFFLORESCENCE
- (25) REMOVE TAR FROM MASONRY AND LIMESTONE SURFACES.
- (26) REPLACE EXISTING STEEL LINTEL WITH NEW CALVANIZED LINTEL TO MATCH EXISTING. 27) NO TUCK POINTING REQUIRED AT ARCH INFILL WHERE MISS-MATCHED BRICK HAS OCCURED.
- (28) REPAIR, REMOVE RUST, REPAINT AND RE-ATTACH EXISTING STEEL, LADDER TO BUILDING.

# LEGEND

	TAR AND GRAFFITI REMOVAL
)	AREA OF PARAPET RECONSTRUCTION
7	AREA OF LIMESTONE REPAIR

EXISTING SECURITY GRATES

05/29/2015

WEST AND EAST

BUILDING ELEVATIONS

Drawn By: CLR/CGH Project No.: 15014.01

Sheef Name:

Sheet No.

Package Wgema Campus Wgetthta Buildings Exterior Stablization P

Quorum Architects, Inc. 3112 West Highland Boulevard Milwaukee, Wisconsin 53208 Phone: 414,265.9265 Fax: 414,265,9465 www.quorumarchitects.com

FOREST COUNTY POTAWATOMI

3136 WEST Milwaukee, '

Copyright 2015, Quorum Architects, Inc.

A3.2

GENERAL NOTES (LIBRARY)

- 1. BRICK: RED/DARK
- REPOINT ALL MORTAR JOINTS JUST BELOW SILLS

### **GENERAL NOTES**

- FIELD CONDITIONS MAY VARY FROM DRAWINGS. REFINED SURVEY OF ACTUAL EXISTING CONDITIONS WILL NEED TO TAKE PLACE ONCE SCAFFOLDING IS REPORTED AN MASONRY CAN BE CLOSELY EVALUATED.
- STONE TYPES: ALL ORNAMENTAL STONEWORK ARE COMPRISED OF INDIANA LIMESTONE.
- SEALANT: REMOVE ALL SEALANT FROM MASONRY WALL FACES.
- 5. MASONRY CONTRACTOR TO EVALUATE WITH ARCHTECT 100% OF THE EXISTING MORTAR FOR CUTTING AND REPOINTING OF ALL MASONRY SUFFACES. BID TO INCLUDE REPOINTING AS NOTED PER BUILDING GENERAL NOTES ABOVE.
- REFER TO WRITTEN SPECIFICATION FOR SPECIFIC MATERIALS, PRACTICES, AND TECHNIQUES.
- PROMDE MOCK-UP SAMPLES ON THE BUILDING OF ALL RESTORATION TREATMENTS FOR ARCHITECT APPROVAL PRIOR TO IMPLEMENTATION, REFER TO WRITTEN SPECIFICATIONS FOR REQUIREMENTS.

- 8. REMOVE ALL NON-ESSENTIAL HARDWARE AND ANCHOR BOLTS FROM MASONRY SURFACES.
- 9. TYPES OF STONE REPAIR
  A EPORY INJECTION (TO REPAIR LARGE FRACTURES IN MASCHITY UNITS). SEE SHEET A4-0.
  B. DUTCHMAN (TO REPAIR LARGE CHIPS AND HOLES). SEE SHEET A4-0.
  C. RESTORATION MORTAR PATCH (TO REPAIR FACE DMANGE, SPALLING OR OTHER STONE DECOMPOSITION, AS WELL AS DETAILED PRINAMENTAL WORK). SEE SHEET A4-0.
  D. SMALL SURFACE CRACKS MAY BE RESTORED WITH LIME INJECTION MORTARS OR PEORY INJECTION MORTARS OR PEORY INJECTION MORTARS TO MATCH ADMICIT STONE.
- 10. TYPES OF BRICK REPAIR

  A REPLACE ALL SPALLED BRICK.
  B. REPLACE ALL FRACTURED BRICK.
  C. USE MATCHING SALVAGED BRICK UNITS.
- 11. INDIAN LIMESTONE TRIM:
  A. MORTAR FIGHTS: 100% CUT AND REPORTING.
  B. SPALLING: PATCH AREAS OF SPALLING WITH CUSTOM MATCHED NATURAL, STOKE RESTORATION MORTAR (LIME PUTTY BASED, NOT SYNTHETIC OR FEDOY.)

- C. HARLINE CRACKS: REPAIR WITH
  CUSTOM COLORED DISPERSED LIME
  INDECTION.
  D. EPI-LORESCENCE AND
  SUB-PLORESCENCE NEUTRALIZE SALTS.
  HIS IS A PRINCIPLAR ISSUE AT
  DOWNSPOUTS, THE FOUNDATION AND
  BETWEEN SROLE AND THE FRIST FLOOR
  MINDOW SILL.
  E. SKY JOHTS AT COPING AND TRIM:
  FINISH ALL JOHTS WITH APPROPRIATE
  SPAAMI (EXAMPLE SONAL PROPRIATE
  SPAAMI (EXAMPLE SONAL THE STONE
  FINISHED WITH SAMD, FOR A LONGER
  TERM FIX CONSIDER LEAD JOINTS.
  - 12. BRICK: THE ORIGINAL BRICK ON ALBERCHT HALL IS TRON SPOT MEANING THAT RAW FROM WAS MAKED IN WITH THE ROPE OF THE REPORT OF TH
  - B. REPLACE ALL SPALLED AND FRACTURED 13. MORTAR JOINTS: 100% CUT AND REPOINT.

### GENERAL NOTES (ALBRECHT HALL)

- 1. BRICK: TAN, IRONSPOT
- 2. CUT AND REPOINT 100X EXISTING MORTAR IS DECOMPOSED FROM HIGH MOISTURE LEVELS, AND LARGE VOIDS ARE PRESENT. CUT AND REPORT WILL BE CLOSE TO 100X DUE TO MORTAR LOSS. MORTAR JOINTS ARE
- MORTAR IS SEVERELY DETERIORATED.
  LARGE VOIDS ARE EXIDENT BENIND THE
  CURRENT FACE MORTAR.
  A BUTTER JOINTS MUST BE HAND
  REMOVED AS SAW CUTTING WOULD
  WHOM THE JOINTS AND DAMAGE THE
  BRICK UNITS.
- 14. INSTALL A SOFT JOINT AT WALL FACE JUNCTIONS WITH PAVED SURFACES (SONNEBORN NP-1)
- 15. CLEANING: RECOMMEND CLEANING ALL MASONRY TO REMOVE ATMOSPHERIC SOLUNG AND ORGANIC MATTER: TESTING IS VITAL TO EXECUTE ON SITE PRIOR TO ESTABLISHING THE PROPER MATERIALS AND TECHNOLES TO NOT DAMAGED OR ETCH HE MASONRY.
- 17. NPS/SHPO AND CITY COA REVIEW: BRICK REPLACEMENT UNITS WILL NEED TO MATCH THE EXITING IRON-SPOT BRICK, MORTAR WILL NEED TO MATCH THE EXISTING APPEARANCE, COMPOSITION AND COLOR OF THE ORIGINAL MORTAR. TO EVSURE THE GEST MARRIAGE BETWEEN THE TOW MATERIALS AND OVERALL APPEARANCE. NOTE: QUALITY TOOLING OF THE BUTTER JOINTS WILL BE CLOSELY SCRUTWIZED BY THE MERCHAPPO AND CAS AS THIS IS NOT THE MERCHAPPO AND CAS AS THIS IS NOT THE NPS/SHPO AND COA, AS THIS IS NOT A TYPICAL JOINT WIDTH AND OFTEN POORLY EXECUTED.
- REMOVE REMNANTS OF PREVIOUSLY REMOVED VINES THAT ARE STILL ATTACHED TO THE BUILDING FACADE.

### CONSTRUCTION NOTES

- 1 REPAIR CRACKING AND / OR STEP CRACKING IN BRICK OR LIMESTONE. REPLACE FRACTURED BRICK. SEE GENERAL NOTE ∮9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- 2) DISMANTLE AND REBUILD EUSTING PARAPET DOWN TO LINESTONE CORNICE. SALVAGE INTACT MASONAY FOR REUSE AND REBUILDING, PROTECT AND STORE MATERIAL FOR REUSE. SPALED AND FRACTURED BRICK SHALL NOT BE REUSED, MATCH CONSTRUCTION OF EXISTING PARAPET. REPAIR ENSING LIMESTONE COPING AND REPLACE SYMPREMY DAWNED WITH NEW TO MATCH EXISTING. SEE SHEET A1.0 FOR ADD ALTERNATE \$1.
- REMOVE CAULK FROM HORIZONTAL JOINTS AND REPOINT.
- 4 REMOVE CALLK FROM VERTICAL JOINT AND RE-CALLK AT ENTIRE PERIMETER OF LIBRARY.
- S REPAIR CRACK IN LIMESTONE BANDING.
- 6 REPLACE SPALLED OR MISSING BRICK.
- 7 REPLACE SEVERELY DAMAGED LIMESTONE COPING

- WITH NEW TO MATCH EXISTING.
  RESET ANY LOOSE COVED BRICKS UNDER LIMESTONE SILL PRIOR TO TUCKPOINTING.
- 9 PATCH EXISTING UNESTONE DETAILING THAT HAS FRACTURED OFF THE BUILDING.
- (1) REMOYE AR CONDITIONING UNIT AND INFILL OPENING WITH RECLAIMED BRICK TO MATCH ADJACENT. 100TH IN BRICK TO MATCH ADJACENT BRICK PATTERNS.
- (12) PATCH VERTICAL CRACK AND RE-SET LIMESTONE BANDING. SEE GENERAL NOTE \$9 FOR SPECIFIC LIMESTONE REPAIR NETHOD.
- (13) REPAIR CRACK IN LIMESTONE CORNICE. SEE GENERAL NOTE \$\frac{1}{2}\$ FOR SPECIFIC LIMESTONE REPAIR METHOD.
- REPAIR SPALLING LINESTONE. SEE GENERAL NOTE IS FOR SPECIFIC LINESTONE REPAIR METHOD.
- (15) REPAIR SPALLED BRICK AT TOPS OF JACK ARCHES.

- (16) REBUILD BRICK JACK ARCHES.
- (17) REPLACE LIMESTONE SILL.
- (18) REFURBISH CORRODED CONTINUOUS STEEL LINTEL IN PLACE. REMOVE CORROSION AND EXISTING PAINT. PRIME AND REPAINT WITH A RUST-INHIBITIVE PRIMER AND PAINT.
- (19) REBUILD BRICK RETURNS AT DOOR JAME (EACH SIDE). MULTIPLE BRICKS ARE MISSING.
- (20) REMOVE PAINT THAT HAS BEEN SPLATTERED ON FACADE. (21) remove electrical conduit and associated wires back to source. Replace Damaged Brick.
- (2) REPAIR SEVERALLY CORROBED SHEET METAL YEATHLATOR CAPS. REMOVE CORROSSON FROM ENTIRE METAL UNIT (SODA BLASTING, ETC.). PRIME AND REPAIRT WITH A RUST-IN-HISTITY PRIMER AND PAIRT.

- 23) REPLACE NON-MATHCING BRICK WITH MATCHING BRICK UNITS

- (28) REPAIR, REMOVE RUST, REPAINT AND RE-ATTACH EXISTING STEEL LADDER TO BUILDING.

24 NEUTRALIZE SEVERE EFFLORESCENCE. SEE SPECIFICATIONS FOR GENERAL EFFLORESCENCE (25) REMOVE TAR FROM MASONRY AND LIMESTONE SURFACES. (26) REPLACE EXISTING STEEL LINTEL WITH NEW CALVANIZED LINTEL TO MATCH EXISTING. 27) NO TUCK POINTING REQUIRED AT ARCH INFILL WHERE MISS-MATCHED BRICK HAS OCCURED.

Quorum Architects, Inc. 3112 West Highland Boulevard Milwaukee, Wisconsin 53208 Phone: 414.265.9265 Fax: 414.265.9465



**-①**號

-(3)

LEGEND

TAR AND GRAFFITI REMOVAL

AREA OF LIMESTONE REPAIR

EXISTING SECURITY GRATES

Package Wgema Campus Wgetthta Buildings Exterior Stablization P

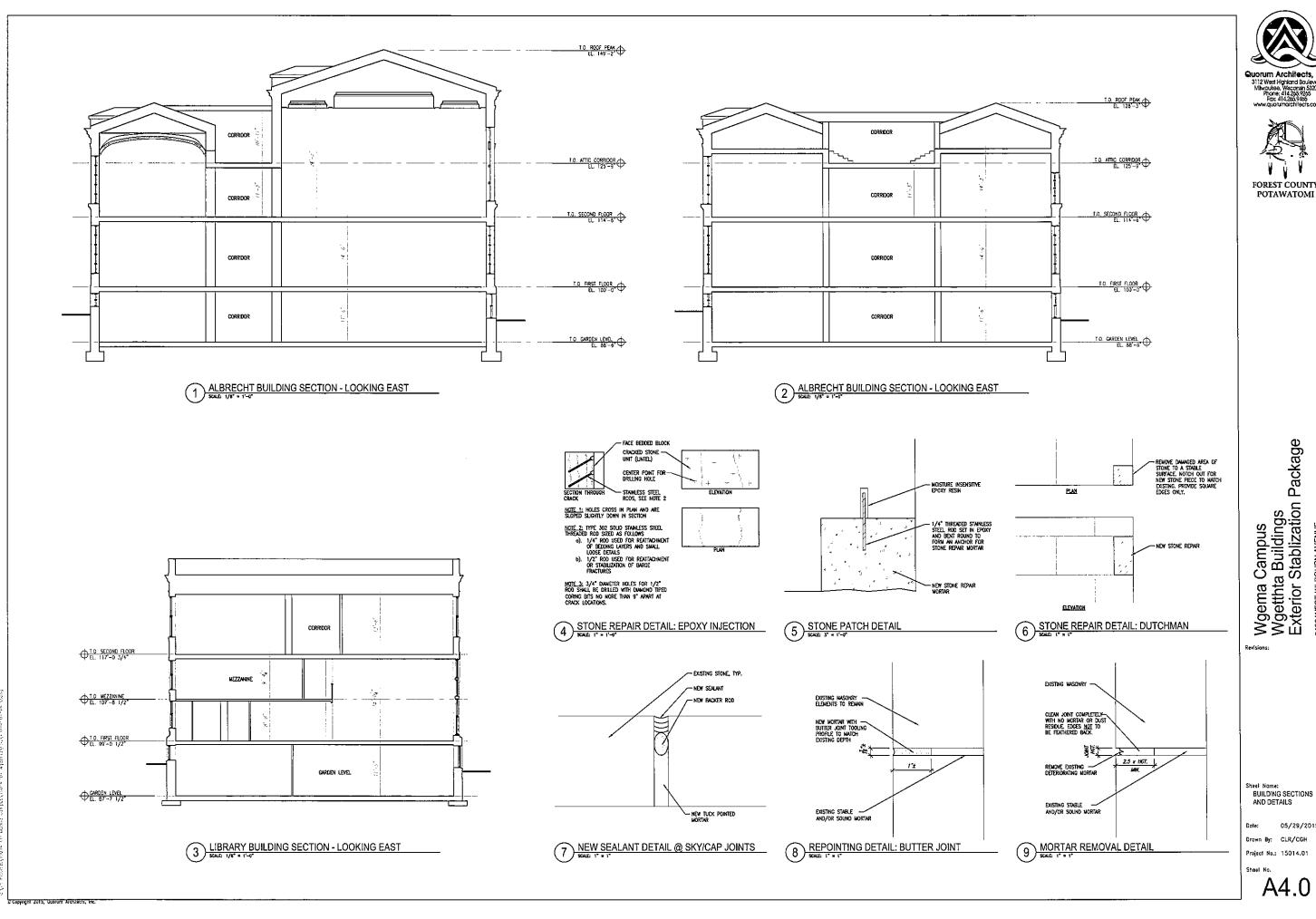
Sheet Name: WEST AND EAST BUILDING ELEVATIONS

05/29/2015 Drawn By: CLR/CGH

Project No.: 15014.01

Sheel No.

A3.3



Quorum Architects, Inc. 31/2 West Highland Boulevand Milwoukee, Wiscorsin 53206 Phone: 414/256/7265 Fax: 414/265/7265 www.quorumarchitects.com

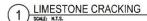


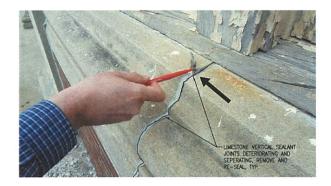
Wgema Campus Wgetthta Buildings Exterior Stablization Package 3136 WEST KILBOURN AVENUE Milwaukee, Wisconsin 53203

05/29/2015 Drown By: CLR/CGH

Project No.: 15014.01

A4.0

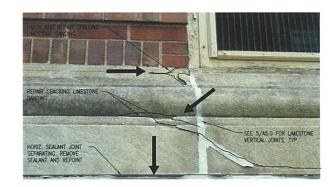




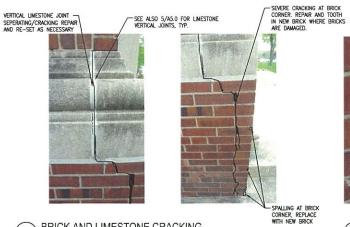
5 VERTICAL SEALANT JOINTS @ LIMESTONE BANDING SOALE: KT.S.



9 FRACTURED LIMESTONE ELEMENTS
SCALE: N.T.S.



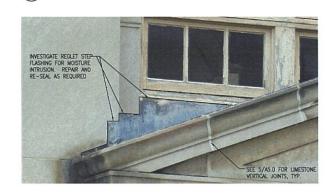
13 LIMESTONE BANDING CRACKING/SPALLING SOAE: KT.S.



2) BRICK AND LIMESTONE CRACKING SCALE: N.T.S.



6 BRICK CRACKING AND SPALLING SOME: N.T.S.



EXISTING REGLET FLASHING SCALE: N.T.S.



MISSING BRICK
SCALE: N.T.S.



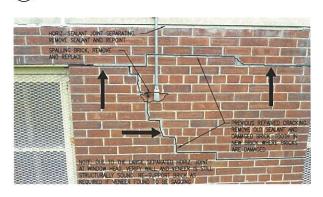
3 VERTICAL SEALANT JOINTS @ COLUMNS, TYP.



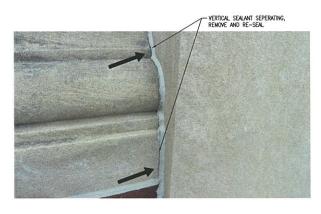
7 FRACTURED LIMESTONE ELEMENTS SCALE: N.T.S.



NON-MATCHING BRICK PATCH, TYP.



TYPICAL STEP-CRACKING IN BRICK
SCALE: N.T.S.



VERTICAL SEALANT JOINTS @ COLUMNS , TYP.



8 DAMAGED LIMESTONE COPING SOME: N.T.S.



12 BRICK EFFLORESCENCE / WATER DAMAGE



CRACKING/SPALLING BRICK AT A.C. UNITS, TYP.





Wgema Campus Wgetthta Buildings Exterior Stablization Package

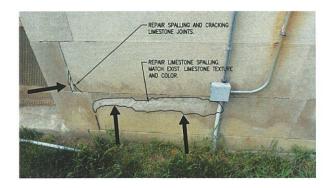
3136 WEST KILBOURN AVENUE Milwaukee, Wisconsin 53203

BUILDING PHOTOGRAPHS

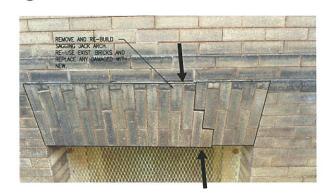
05/29/2015 Drawn By: CLR/CGH

A5.0

CRACKING AT LIMESTONE BANDING SCALE: N.T.S.



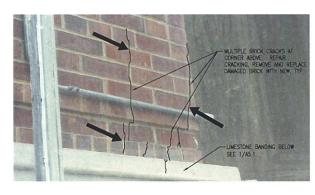
5 SPALLING AND CRACKING AT LIMESTONE
SOME: N.T.S



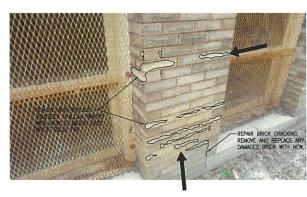
9 JACK ARCH SAGGING SCALE: N.T.S.



DOOR JAMBS DETERIORATED



2 CRACKING AT BRICK CORNER



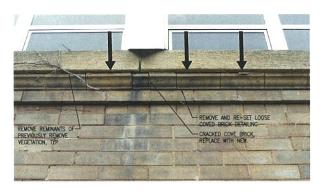
6 SPALLING AT BRICK, TYP.



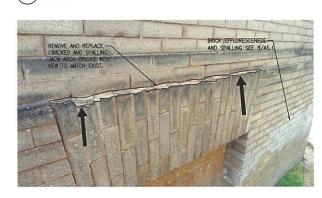
(10) SEVERELY DAMAGED LIMESTONE SILL SOLLE: N.T.S.



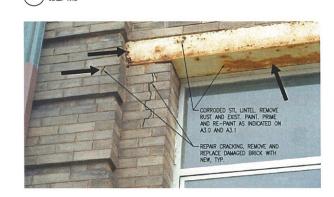
BRICK EFFLORESCENCE AND SPALLING SOLE: N.T.S.



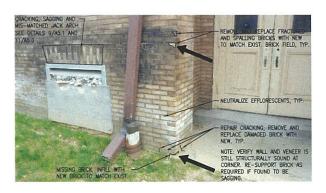
3 LOOSE AND CRACKING COVED BRICK, TYP.



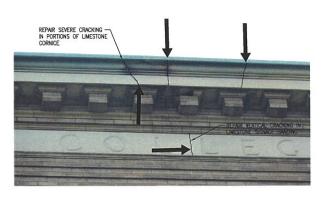
7 JACK ARCH CRACKING AND SPALLING, TYP.



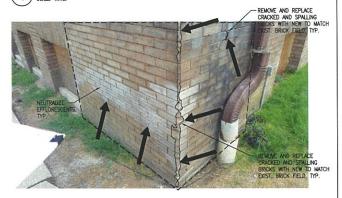
(11) CORRODED STEEL LINTEL, TYP.



15) BRICK EFFLORESCENCE AND SPALLING SCALE: N.T.S.



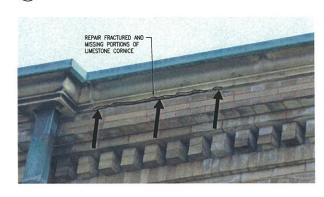
4 LIMESTONE BANDING AND CORNICE CRACKING, TYP.



8 BRICK EFFLORESCENCE AND SPALLING
SCALE: N.T.S



BRICK CRACKING
SCALE: H.T.S.



16 LIMESTONE CORNICE FRACTURED SOME: N.T.S.





Wgema Campus Wgetthta Buildings Exterior Stablization Package

Revisions:

Sheet Name: BUILDING PHOTOGRAPHS

Date: 05/29/2015

Drawn By: CLR/CGH

Project No.: 15014.01

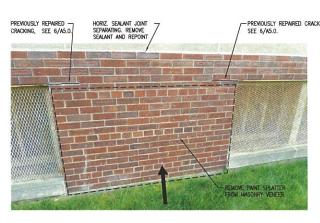
Sheet No.

A5.1

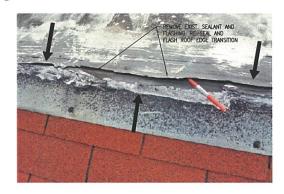
DETERIORATED LIMESTONE SILL SCALE: N.T.S



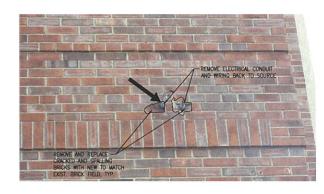
5 LIMESTONE SILL CRACKING, TYP.



2 PAINT SPLATTER ON MASONRY, TYP.



6 ROOF TRANSITION AND FLASHING SCALE: R.T.S.



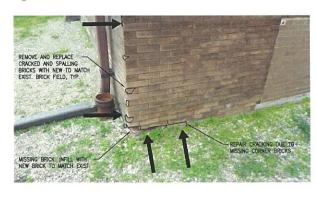
3 BRICK SPALLING AND EXPOSED CONDUIT



7 ROOF TRANSITION AND FLASHING SCALE: N.T.S.



4 ROOF CHIMNEYS AND VENTILATORS



8 BRICK CORNER DAMAGE SCALE: N.T.S.





Wgema Campus Wgetthta Buildings Exterior Stablization Package

Sheet Name: BUILDING PHOTOGRAPHS

Date: 05/29/2015

Drawn By: CLR/CGH

Project No.: 15014.01

Sheet No.

A5.2

Man Ago John Statego