



# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.  
Please print legibly.

**1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)**

Milo P. Jewett House

**ADDRESS OF PROPERTY:**

800 North Marshall Street

**2. NAME AND ADDRESS OF OWNER:**

Name(s): ESG Properties, LLC

Address: 330 East Kilbourne Avenue

City: Milwaukee

State: WI

ZIP 53202

Email: ELudwig@esmithgroup.com

Telephone number (area code & number) Daytime: 414-273-3421

Evening: \_\_\_\_\_

**3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)**

Name(s): James G. Otto Architect, LLC James Otto

Address: 1374 Saint Augustine Road

City: Hubertus

State: WI

ZIP Code: 53033

Email: jotto@jgottoarchitect.com

Telephone number (area code & number) Daytime: 262-628-4572

Evening: \_\_\_\_\_

**4. ATTACHMENTS**

**A. REQUIRED FOR ALL PROJECTS:**

X Photographs of affected areas & all sides of the building (annotated photos recommended)

X Sketches and Elevation Drawings (~~1 full size and 2 reduced to 11" x 17" or 8 1/4" x 11"~~)

X Material and Design Specifications (see next page)

*PER THE PHOTOS CONVERSATION*

**B. NEW CONSTRUCTION/DEMOLITION ALSO REQUIRES:**

\_\_\_\_\_ Floor Plans (1 full size and 1 reduced to 11" x 17")

\_\_\_\_\_ Site Plan showing location of project and adjoining structures and fences

\_\_\_\_\_ Other (explain):

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED.**

## James Otto

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**From:** James Otto [jotto@jgottoarchitect.com]  
**Sent:** Monday, June 27, 2011 2:11 PM  
**To:** 'pjakub@milwaukee.gov'  
**Subject:** FW: 11004.00 ESG Office Attic Addition - Masonry Package COA Application  
**Attachments:** Masonry Package Drawings.pdf; ESG Masonry Package Specification\_6-10-11.pdf; COAApplicationForm - Pointing pdf.pdf; H West.JPG; H South.JPG; H East.JPG; H North.JPG; G West.JPG; G South.JPG; G North.JPG; G East.JPG

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**From:** James Otto [mailto:jotto@jgottoarchitect.com]  
**Sent:** Friday, June 17, 2011 4:08 PM  
**To:** 'pjakub@milwaukee.gov'  
**Subject:** 11004.00 ESG Office Attic Addition - Masonry Package COA Application

Paul,

Please find attached the masonry restoration COA Application and supporting materials discussed this morning. The application for the other work (wood and window repairs, re-roofing, front stair and side porch) will be submitted separately.

As discussed, I understand the application will be handled as a staff review/approval.

If you have any questions or concerns, please contact me. I will be on vacation next week and the nearest cell and data signal is six miles from the lake, so I may not be able to respond immediately.

Thanks, Jim

■  
*James G. Otto Architect, LLC*

■  
■  
1374 Saint Augustine Road  
Hubertus, Wisconsin 53033  
p 262.628.4572 c 262.247.5867  
[www.jgottoarchitect.com](http://www.jgottoarchitect.com)  
■

■ James G. Otto Architect, LLC

■  
1374 Saint Augustine Road  
Hubertus, Wisconsin 53033  
P 262.628.4572  
www.jgottoarchitect.com  
■

## Transmittal

**Date** June 27, 2011

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**To** Mr. Paul Jakubovich

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Historic Preservation Commission

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City Clerk's Office

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200 East Wells Street, Room B-4

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Milwaukee, WI 53202

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**Fax No.** \_\_\_\_\_ **Phone No.** \_\_\_\_\_

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**Project No.** 11004.00

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**Project Name** ESG Office Restoration

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**Sent Via**  Mail  Courier  Fax **No. of pages including this page**

<b>Copies</b>	<b>Dated</b>	<b>Description</b>
2 Sets	6/10/2011	11 x 17 size drawings
1 EA	6/10/2011	Specifications Sections
1 EA		Photographs of the exterior elevations of the House and Garage, 8 total
1 EA	6/17/2011	COA Application Form
1 EA		CD with electronic files of the above submittal items
1 EA		Email (6/17/2011 and 6/27/2011)

Paul,

Please call if you have any questions or concerns.

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**From** James G. Otto, AIA, NCARB, Principal

**Copied**



































# EVERETT SMITH GROUP, LTD.

PROJECT  
**Milwaukee, Wisconsin**

**Masonry Restoration**

**James G. Otto**  
**Architect, LLC**  
AIA, NCARB

1374 St. Augustine Road

Hubertus, Wisconsin 53033

P 262.628.4572

**EVERETT SMITH GROUP,  
LTD.**

**EXTERIOR REPAIRS,  
ADDITION &  
REMODELING**

800 North Marshall Street  
Milwaukee, Wisconsin 53202

Owner  
Everett Smith Group, Ltd.

Project No 11004.00

Issued For:

No.	Description	Date
01	Bidding	6-10-2011

SEAL

## Architectural

## Structural

## General Contractor

**James G. Otto**  
**AIA, NCARB**

**Pujara, Wirth, Torke, Inc.**

**Beyer Construction**

CONSULTANTS

1374 St. Augustine Road  
Hubertus, Wisconsin 53033  
Ph 262.628.4572

13100 Watertown Plank Road  
Elm Grove Wisconsin 53122  
Ph 262 641-0750  
Fx 262 641-0584

3080 South Calhoun Road  
New Berlin Wisconsin 53151  
Ph 262 789-8040  
Fx 262 789-8055

DRAWINGS

T2.1 Title & Sheet Index  
A2.1 Site/1st Floor Plan  
A2.3 Basement Plan  
A2.4 North & East Elevations  
A2.5 South & West Elevations  
A2.9 Garage Floor & Roof Plan, Elevations

Drawn by JGO  
Checked by jo  
File 11004\_T2.1.dwg

**Title & Sheet Index**

# T2.1

6"

3"

1-1/2"

1"

3/4"

1/2"

1/4"

1/8"



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01	Bidding	6-10-2011

Drawn by JGO  
Checked By jo  
File 11004A2.1.dwg

**Site/1st Floor Plan**

**A2.1**

**GENERAL NOTES FOR GARAGE MASONRY RESTORATION**

- G4 - POINT EXTERIOR MASONRY MORTAR JOINTS 100% WITH TYPE "M" MORTAR...PROVIDE SLIGHTLY CONCAVE TOOLED JOINT PROFILE AT VERTICAL WALL JOINTS
- G5 - STRIP PAINT COATING(S) FROM EXTERIOR OF EXISTING WALLS
- G6 - PROVIDE SURFACE CONSOLIDATION TREATMENT ON EXTERIOR MASONRY SURFACES AFTER COMPLETION OF ALL MASONRY RESTORATION WORK
- G7 - THROUGH-WALL FLASHING BEHIND COPING STONES AND REPLACEMENT OF GUTTERS & DOWNSPOUT AND ROOF REPAIRS / PATCHING WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- G8 - RESTORATION OF WOOD WINDOW FRAMES AND SASH WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- G9 - REPLACEMENT OF EXTENDED WOOD FRAMED GARAGE DOOR AREA AND WOOD LINTEL BOARD AND OVERHEAD DOOR WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- G10 - FINISH GRADING OF SITE AT PERIMETER OF GARAGE WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- G11 - NEW PAINT FINISH ON EXTERIOR MASONRY SURFACES WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- G12 - THE OWNER WILL REMOVE LANDSCAPING TO BE SALVAGED UNDER SEPARATE CONTRACT
- G13 - REPLACEMENT OF CONCRETE FINING WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE

**KEYED NOTES FOR HOUSE GARAGE RESTORATION**

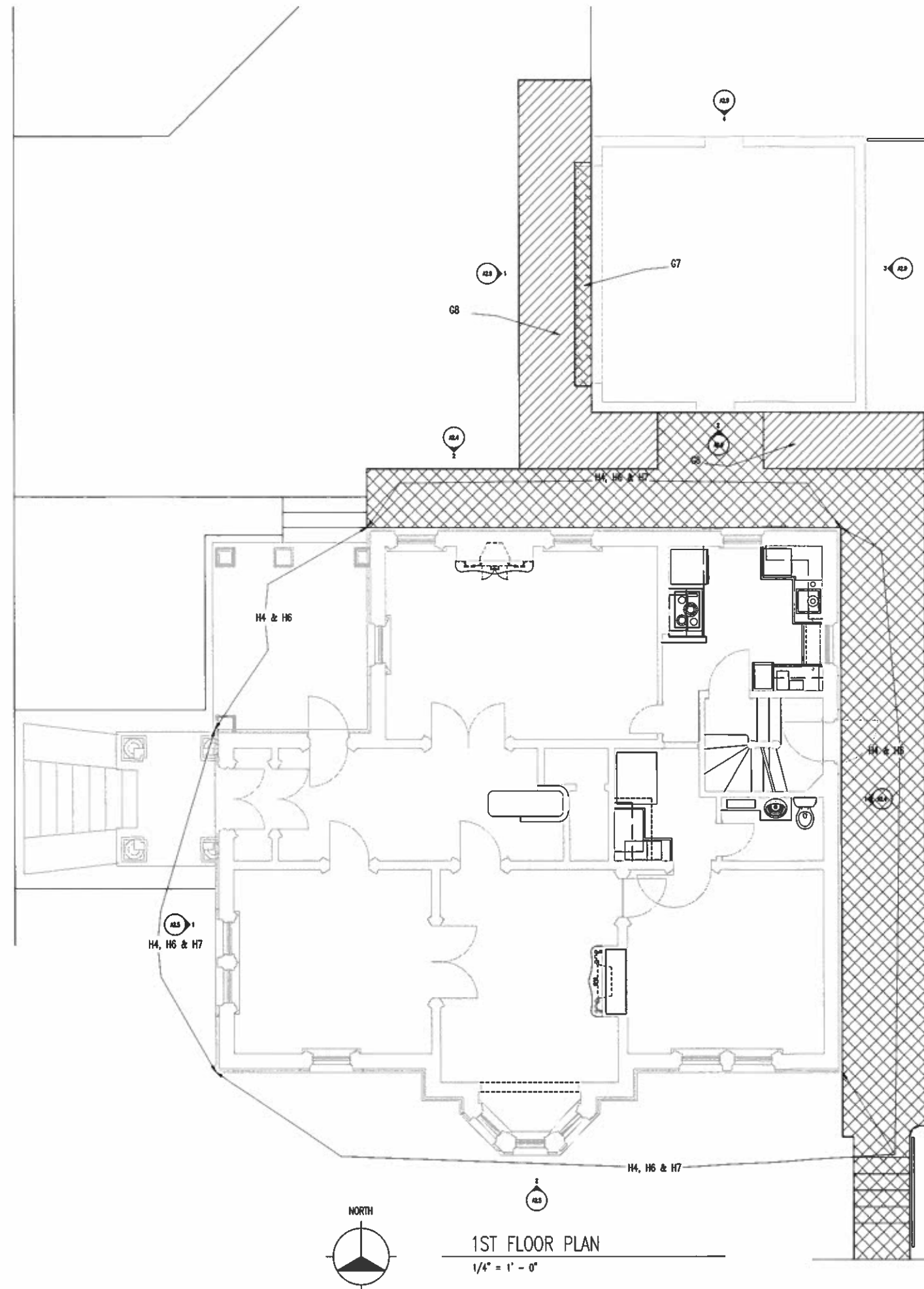
- G1 - REMOVE & SALVAGE COPING STONES FOR REUSE...REINSTALL COPING STONES AFTER INSTALLATION OF NEW LEADCOATED COPPER THROUGH-WALL FLASHING (REINSTALL ORIGINAL SHIPPED STONE AT NORTHWEST CORNER IN ORIGINAL POSITION)
- G2 - REMOVE UPPER TWO COURSES OF NON-MATCHING CMU PARAPET WALL
- G3 - REPLACE DAMAGED EXISTING CMU WITH NEW MATCHING UNITS (CONTRACTOR OPTION - RECLAIMED UNITS FROM OTHER SOURCES OR CAST STONE)...INCLUDE 45 (115, 1M, 1M, 1M) UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT INSTALLED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- G4 - CAREFULLY DECONSTRUCT CORNER OF GARAGE TO EXTENTS SHOWN...SALVAGE SOUND CMU FOR REINSTALLATION...EXCAVATE FOUNDATION WALL FOR INSPECTION...REMOVE AND RECONSTRUCT FOUNDATION WALL WITH NEW CMU TO MATCH EXISTING WALL THICKNESS TO EXTENTS SHOWN...PROVIDE (6 X 24" DONNELLS AT 16" OC VERTICAL TO THE NEW WORK TO EXISTING CONSTRUCTION (ASSUME TOP OF FOOTING IS 48" BELOW GARAGE)...RECONSTRUCT CORNER TO MATCH EXISTING CONSTRUCTION WITH SALVAGED AND REPLACEMENT MASONRY UNITS...TOOTH RECONSTRUCTED CORNER INTO EXISTING CONSTRUCTION TO REHABILITATE WITH REZE DRAINAGE GRANULAR FILL
- G5 - REPAIR MINOR CRACK IN CMU...INCLUDE 12 (2S, 4U) UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT REPAIRED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- G6 - CAREFULLY DECONSTRUCT CORNER OF GARAGE TO EXTENTS SHOWN...SALVAGE SOUND CMU FOR REINSTALLATION...RECONSTRUCT CORNER TO MATCH EXISTING CONSTRUCTION WITH SALVAGED AND REPLACEMENT MASONRY UNITS...TOOTH RECONSTRUCTED CORNER INTO EXISTING CONSTRUCTION TO REHABILITATE WITH REZE DRAINAGE GRANULAR FILL
- G7 - PROVIDE NEW 10" X 16" POURED CONCRETE FOOTING 1/2 - (6 BARS AND 8" CMU FOUNDATION WALL BELOW EXTENDED WOOD FRAMED GARAGE DOOR AREA (ASSUME TOP OF FOOTING IS 48" BELOW GARAGE)...PROVIDE (6 X 24" DONNELLS AT 16" OC VERTICAL TO THE NEW WORK TO EXISTING CONSTRUCTION
- G8 - REMOVE PORTION OF CONCRETE SIDEWALK / DRIVEWAY AS REQUIRED FOR EXCAVATION OF FOUNDATION
- G9 - REMOVE EXTENDED WOOD FRAMED GARAGE DOOR AREA AND WOOD LINTEL BOARD AND OVERHEAD DOOR
- G10 - REMOVE & RECONSTRUCT WALL AREA SHOWN...PROVIDE NEW 10x24 STEEL LINTEL...GROUT CMU SOLD 3 COURSES BELOW LINTEL BEARING...GROUT CMU SOLD BELOW BELOW ROOF BEAM BEARING
- G11 - REMOVE EXISTING WINDOW...ENLARGE MASONRY OPENING FOR NEW 36"x36" DOOR (PANE HEAD 1 COURSE)...PROVIDE NEW LINTEL 2 ANGLES 4"x3-1/2"x25/16"...EXACT WIDTH OF NEW OPENING WILL BE DETERMINED FOLLOWING COMPLETION OF A SEPARATE BID PACKAGE

**GENERAL NOTES FOR HOUSE MASONRY RESTORATION**

- M4 - POINT EXTERIOR BRICK AND STONE MASONRY MORTAR JOINTS 100% WITH LIME PUTTY MORTAR...PROVIDE SLIGHTLY CONCAVE TOOLED JOINT PROFILE AT VERTICAL WALL JOINTS...PROVIDE SLIGHTLY CONCAVE TOOLED JOINT PROFILE AT SKYWARD JOINTS...INCLUDE NORTH AND SOUTH CHIMNEYS
- M5 - REPLACE SPALLED EXISTING STONE INTERIOR FOUNDATION WALL UNITS WITH NEW MATCHING UNITS...INCLUDE 4 UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT INSTALLED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- M6 - STRIP PAINT COATING(S) FROM EXTERIOR OF EXISTING WALLS AND STONE SILLS WHERE EXISTING COATINGS REMAIN...DOWNSPOUTS WILL BE REMOVED UNDER A SEPARATE BID PACKAGE
- M7 - RED COPPER FLASHING RECEIVERS / REGLETTS AND FLASHINGS AND REPLACEMENT OF GUTTERS & DOWNSPOUTS AND ROOF REPAIRS WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- M8 - RESTORATION OF WOOD WINDOW FRAMES AND SASH WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- M9 - FINISH GRADING OF SITE AT PERIMETER OF HOUSE WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- M10 - THE OWNER WILL REMOVE LANDSCAPING TO BE SALVAGED AND REPLACE UNDER SEPARATE CONTRACT
- M11 - REPLACEMENT OF CONCRETE FINING WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- M12 - INSPECTION OF EXISTING STORM DRAIN PIPING AND DOWNSPOUT RISERS AND PROVIDING ADDITIONAL DOWNSPOUT RISERS WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE

**KEYED NOTES FOR HOUSE MASONRY RESTORATION**

- M1 - NEUTRALIZE EFFLORESCENCE AND POINT INTERIOR BASEMENT STONE MASONRY MORTAR JOINTS AT WALLS SHOWN 100% WITH LIME PUTTY MORTAR... PROVIDE TOOLED JOINT PROFILE TO MATCH EXISTING
- M2 - ALTERNATE BID "A" - EXTEND CHIMNEY VERTICALLY...REMOVE AND REPLACE EXISTING METAL CHIMNEY CAP...INCLUDE A 32" EXTENSION BASED ON A COORDED DECORATIVE DESIGN SIMILAR TO DETAIL 3/4A...THE FINAL DESIGN WILL BE DETERMINED AFTER COMPLETION OF A FUTURE BID PACKAGE
- M3 - REMOVE FINING FROM INTERIOR BASEMENT WALL USING CAREFUL HAND METHODS...NEUTRALIZE EFFLORESCENCE AND POINT INTERIOR BASEMENT STONE MASONRY MORTAR JOINTS AT WALLS SHOWN 100% WITH LIME PUTTY MORTAR... PROVIDE TOOLED JOINT PROFILE TO MATCH EXISTING
- M4 - NEW EXTERIOR DRAIN TILE SYSTEM WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE...COORDINATE FOUNDATION REPAIR WORK WITH SEPARATE BID PACKAGE WORK
- M5 - NEW WINDOW WELL WILL BE PROVIDED UNDER SEPARATE BID PACKAGE
- M6 - ALTERNATE BID "A" - EXCAVATE AS REQUIRED FOR ACCESS TO EXTERIOR BASEMENT WALL...NEUTRALIZE EFFLORESCENCE AND POINT EXTERIOR BASEMENT STONE MASONRY MORTAR JOINTS AT WALLS SHOWN 100% WITH LIME PUTTY MORTAR... PROVIDE TOOLED JOINT PROFILE TO MATCH EXISTING...PROVIDE NEW DRAINAGE MAT AT FOUNDATION WALL AND DITCHFALL WITH FINE DRAINING GRANULAR FILL...REMOVE PORTION OF CONCRETE SIDEWALK / DRIVEWAY AS REQUIRED FOR EXCAVATION OF FOUNDATION
- M7 - ALTERNATE BID "A" - REMOVE REMAINING LANDSCAPING IN AREAS TO BE EXCAVATED FOR FOUNDATION REPAIR WORK
- M8 - REMOVE EXISTING FINING FROM LIMESTONE ENTRY STOOP...RETOOL STONE TO RESTORE SURFACE...PROVIDE NEW SEALANT AND BACKER ROD JOINT BETWEEN LIMESTONE AND STOOP PERIMETER
- M9 - INJECTION REPAIR HORIZONTAL CRACK IN BRICK MASONRY UNIT...INCLUDE 70 (4U, 7S, 3SE, 23N) UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT REPAIRED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- M10 - REPLACE SPALLED AND CRACKED AND DAMAGED BRICK MASONRY WITH MATCHING RECLAIMED MILWAUKEE CREAM CITY BRICK FROM OTHER SOURCES...INCLUDE 230 (CRACKED BRICK: 6U, 13S, 60E, 54N) (SPALLED / DAMAGED BRICK: 18U, 28S, 31E, 28N) UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT REPLACED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- M11 - REMOVE METAL ANCHOR...INCLUDE 72 (14U, 8S, 28E, 22N) ANCHORS IN BASE BID...PROVIDE UNIT PRICE PER ANCHOR FOR MODIFICATIONS OF QUANTITY IN BASE BID
- M12 - REPLACE SPALLED EXISTING STONE EXTERIOR FOUNDATION WALL UNITS WITH NEW MATCHING UNITS...INCLUDE 10 SQUARE FEET IN BASE BID...PROVIDE UNIT PRICE PER SQUARE FOOT INSTALLED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- M13 - RESET EXISTING DELOYDED FACE BRICK UNIT
- M14 - INJECTION REPAIR HORIZONTAL CRACK IN LIMESTONE SILL UNIT
- M15 - CLEAN MOLD AND ALGAE FROM BRICK MASONRY
- M16 - CLEAN SOOT AND RUST STAINING FROM BRICK AND LIMESTONE MASONRY
- M17 - NORTH CHIMNEY - PREPARE MORTAR JOINTS TO ACCEPT NEW COUNTERFLASHING RECEIVERS AS NOTED / REQUIRED...REPLACE SPALLED AND CRACKED BRICK MASONRY WITH MATCHING RECLAIMED MILWAUKEE CREAM CITY BRICK FROM OTHER SOURCES...INCLUDE 20 UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT REPLACED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- M18 - SOUTH CHIMNEY - REMOVE OUTER RHYTHM OF BRICK MASONRY AT STEPPED BASE AND RECONSTRUCT WITH MATCHING RECLAIMED MILWAUKEE CREAM CITY BRICK FROM OTHER SOURCES...PREPARE MORTAR JOINTS TO ACCEPT NEW COUNTERFLASHING RECEIVERS AS NOTED / REQUIRED...REPLACE SPALLED AND CRACKED BRICK MASONRY WITH MATCHING RECLAIMED MILWAUKEE CREAM CITY BRICK FROM OTHER SOURCES...INCLUDE 20 UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT REPLACED FOR MODIFICATIONS OF QUANTITY IN BASE BID





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800 North Marshall Street  
Milwaukee, Wisconsin 53202

Owner  
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Project No 11004.00

Issued For:		
No.	Description	Date
01	Bidding	6-10-2011

Drawn by	.GO
Checked By	jo
File	11004A2.3.dwg

**Basement Floor Plan**

**A2.3**

**GENERAL NOTES FOR GARAGE MASONRY RESTORATION**

- GA - POINT EXTERIOR MASONRY MORTAR JOINTS 100% WITH TYPE "M" MORTAR...PROVIDE SLIGHTLY CONCAVE TOOLED JOINT PROFILE AT VERTICAL WALL JOINTS
- GB - STRIP PAINT COATING(S) FROM EXTERIOR OF EXISTING WALLS
- GC - PROVIDE SURFACE CONSOLIDATION TREATMENT ON EXTERIOR MASONRY SURFACES AFTER COMPLETION OF ALL MASONRY RESTORATION WORK
- GD - THROUGH-WALL FLASHING BENEATH COPING STONES AND REPLACEMENT OF GUTTERS & DOWNSPOUT AND ROOF REPAIRS / PATCHING WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- GE - RESTORATION OF WOOD WINDOW FRAMES AND SASH WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- GF - REPLACEMENT OF EXTENDED WOOD FRAMED GARAGE DOOR AREA AND WOOD LINTEL BOARD AND OVERHEAD DOOR WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- GG - FINISH GRADING OF SITE AT PERIMETER OF GARAGE WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- GH - NEW PAINT FINISH ON EXTERIOR MASONRY SURFACES WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- GI - THE OWNER WILL REMOVE LANDSCAPING TO BE SALVAGED UNDER SEPARATE CONTRACT
- GJ - REPLACEMENT OF CONCRETE PAVING WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE

**KEYED NOTES FOR HOUSE GARAGE RESTORATION**

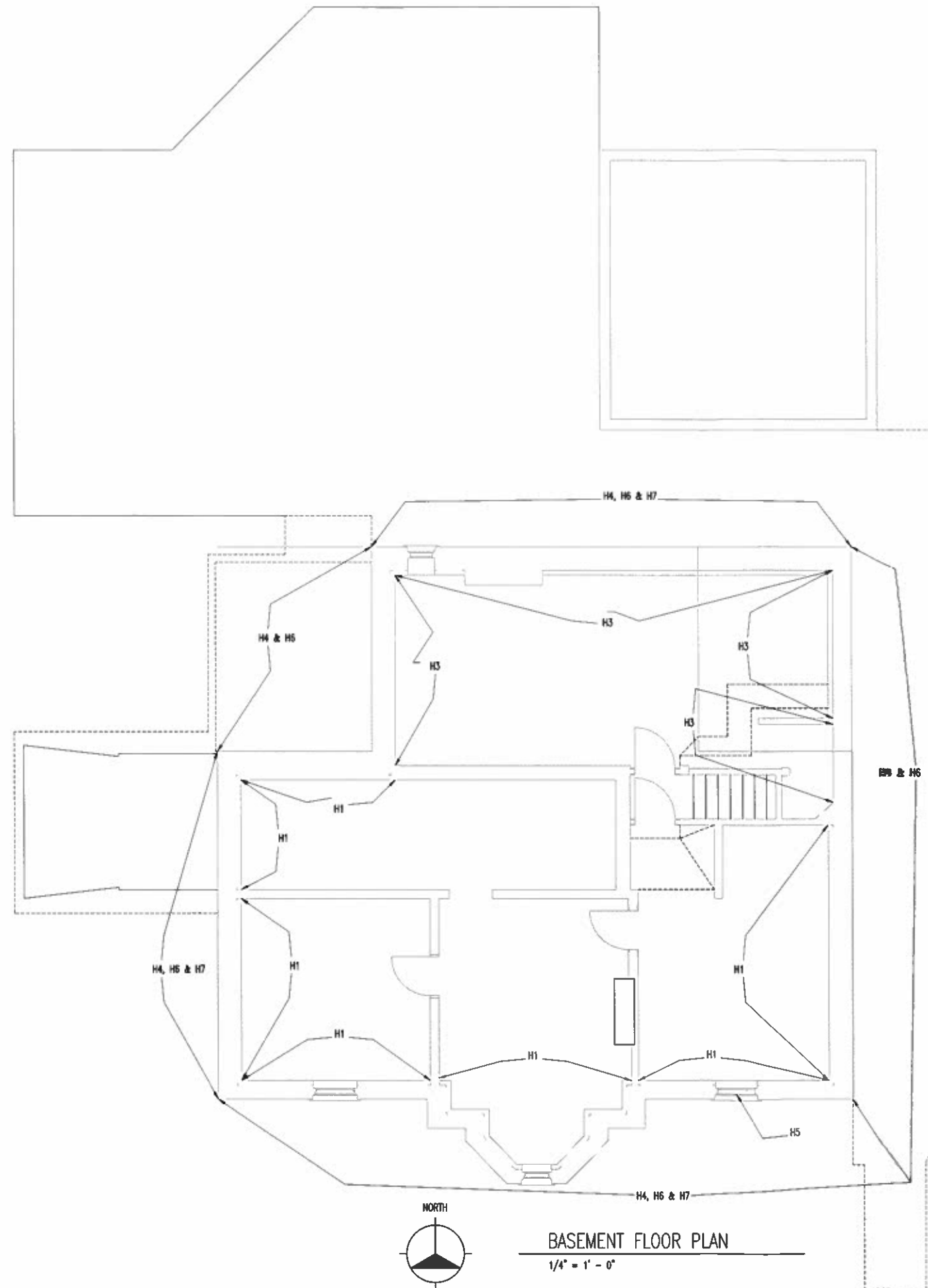
- G1 - REMOVE & SALVAGE COPING STONES FOR REUSE...REINSTALL COPING STONES AFTER INSTALLATION OF NEW LEADCOATED COPPER THROUGH-WALL FLASHING (REINSTALL ORIGINAL SHAPED STONE AT NORTHWEST CORNER IN ORIGINAL POSITION)
- G2 - REMOVE UPPER TWO COURSES OF NON-MATCHING CMU PARAPET WALL
- G3 - REPLACE DAMAGED EXISTING CMU WITH NEW MATCHING UNITS (CONTRACTOR OPTION - RECLAIMED UNITS FROM OTHER SOURCES OR CAST STONE)...INCLUDE 45 (115, 141, 198, 149) UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT REPAIRED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- G4 - CAREFULLY DECONSTRUCT CORNER OF GARAGE TO EXTENTS SHOWN...SALVAGE SOUND CMU FOR REINSTALLATION...EXCAVATE FOUNDATION WALL FOR INSPECTION...REMOVE AND RECONSTRUCT FOUNDATION WALL WITH NEW CMU TO MATCH EXISTING WALL THICKNESS TO EXTENTS SHOWN...PROVIDE (5 X 24" DONNELLS AT 16" OC VERTICAL TO THE NEW WORK TO EXISTING CONSTRUCTION (ASSUME TOP OF FOOTING IS 48" BELOW GRADE)...RECONSTRUCT CORNER TO MATCH EXISTING CONSTRUCTION WITH SALVAGED AND REPLACEMENT MASONRY UNITS...TOOTH RECONSTRUCTED CORNER INTO EXISTING CONSTRUCTION TO REMAIN...BACKFILL WITH FREE DRAINING GRANULAR FILL
- G5 - REPAIR HORIZ CRACK IN CMU...INCLUDE 12 (85, 40) UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT REPAIRED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- G6 - CAREFULLY DECONSTRUCT CORNER OF GARAGE TO EXTENTS SHOWN...SALVAGE SOUND CMU FOR REINSTALLATION...RECONSTRUCT CORNER TO MATCH EXISTING CONSTRUCTION WITH SALVAGED AND REPLACEMENT MASONRY UNITS...TOOTH RECONSTRUCTED CORNER INTO EXISTING CONSTRUCTION TO REMAIN
- G7 - PROVIDE NEW 10" X 16" POURED CONCRETE FOOTING 1/2" - (5 BARS AND 6" CHU FOUNDATION WALL BELOW EXTENDED WOOD FRAMED GARAGE DOOR AREA (ASSUME TOP OF FOOTING IS 48" BELOW GRADE)...PROVIDE (5 X 24" DONNELLS AT 16" OC VERTICAL TO THE NEW WORK TO EXISTING CONSTRUCTION
- G8 - REMOVE PORTION OF CONCRETE SIDEWALK / DRIVEWAY AS REQUIRED FOR EXCAVATION OF FOUNDATION
- G9 - REMOVE EXTENDED WOOD FRAMED GARAGE DOOR AREA AND WOOD LINTEL BOARD AND OVERHEAD DOOR
- G10 - REMOVE & RECONSTRUCT WALL AREA SHOWN...PROVIDE NEW W16X24 STEEL LINTEL...GROUT CMU SOLID 3 COURSES BELOW LINTEL BEARING...GROUT CMU SOLID BELOW BELOW ROOF BEAM BEARING
- G11 - REMOVE EXISTING WINDOW...ENLARGE MASONRY OPENING FOR NEW 36"x64" DOOR (BASE HEAD 1 COURSE)...PROVIDE NEW LINTEL 2 ANGLES 4"x3-1/2"x1/4" EXACT WIDTH OF NEW OPENING WILL BE DETERMINED FOLLOWING COMPLETION OF A SEPARATE BID PACKAGE

**GENERAL NOTES FOR HOUSE MASONRY RESTORATION**

- HA - POINT EXTERIOR BRICK AND STONE MASONRY MORTAR JOINTS 100% WITH LINE PUTTY MORTAR...PROVIDE SLIGHTLY CONCAVE TOOLED JOINT PROFILE AT VERTICAL WALL JOINTS...PROVIDE SLIGHTLY CONCAVE TOOLED JOINT PROFILE AT SKYWARD JOINTS...INCLUDE NORTH AND SOUTH CHIMNEYS
- HB - REPLACE SPALLED EXISTING STONE EXTERIOR FOUNDATION WALL UNITS WITH NEW MATCHING UNITS...INCLUDE 4 UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT INSTALLED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- HC - STRIP PAINT COATING(S) FROM EXTERIOR OF EXISTING WALLS AND STONE SILLS WHERE EXISTING COATINGS REMAIN...DOWNSPOUTS WILL BE REMOVED UNDER A SEPARATE BID PACKAGE
- HD - RED COPPER FLASHING RECEIVERS / REFLECTS AND FLASHINGS AND REPLACEMENT OF GUTTERS & DOWNSPOUTS AND ROOF REPAIRS WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- HE - RESTORATION OF WOOD WINDOW FRAMES AND SASH WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- HF - FINISH GRADING OF SITE AT PERIMETER OF HOUSE WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- HG - THE OWNER WILL REMOVE LANDSCAPING TO BE SALVAGED AND REPLACE UNDER SEPARATE CONTRACT
- HH - REPLACEMENT OF CONCRETE PAVING WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- HI - INSPECTION OF EXISTING STORM DRAIN PIPING AND DOWNSPOUT RISERS AND PROVIDING ADDITIONAL DOWNSPOUT RISERS WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE

**KEYED NOTES FOR HOUSE MASONRY RESTORATION**

- H1 - NEUTRALIZE EFFLORESCENCE AND POINT INTERIOR BASEMENT STONE MASONRY MORTAR JOINTS AT WALLS SHOWN 100% WITH LINE PUTTY MORTAR... PROVIDE TOOLED JOINT PROFILE TO MATCH EXISTING
- H2 - ALTERNATE BID "B" - EXTEND CHIMNEY VERTICALLY...REMOVE AND REPLACE EXISTING METAL CHIMNEY CAP...INCLUDE A 32" EXTENSION BASED ON A COBBLED DECORATIVE DESIGN SIMILAR TO DETAIL 3/A2.4...THE FINAL DESIGN WILL BE DETERMINED AFTER COMPLETION OF A FUTURE BID PACKAGE
- H3 - REMOVE PAVING FROM INTERIOR BASEMENT WALL USING CAREFUL HAND METHODS...NEUTRALIZE EFFLORESCENCE AND POINT INTERIOR BASEMENT STONE MASONRY MORTAR JOINTS AT WALLS SHOWN 100% WITH LINE PUTTY MORTAR... PROVIDE TOOLED JOINT PROFILE TO MATCH EXISTING
- H4 - NEW EXTERIOR DRAIN TILE SYSTEM WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE...COORDINATE FOUNDATION REPAIR WORK WITH SEPARATE BID PACKAGE WORK
- H5 - NEW WINDOW WELL WILL BE PROVIDED UNDER SEPARATE BID PACKAGE
- H6 - ALTERNATE BID "A" - EXCAVATE AS REQUIRED FOR ACCESS TO EXTERIOR BASEMENT WALL...NEUTRALIZE EFFLORESCENCE AND POINT EXTERIOR BASEMENT STONE MASONRY MORTAR JOINTS AT WALLS SHOWN 100% WITH LINE PUTTY MORTAR... PROVIDE TOOLED JOINT PROFILE TO MATCH EXISTING...PROVIDE NEW DRAINAGE MAT AT FOUNDATION WALL AND BACKFILL WITH FREE DRAINING GRANULAR FILL...REMOVE PORTION OF CONCRETE SIDEWALK / DRIVEWAY AS REQUIRED FOR EXCAVATION OF FOUNDATION
- H7 - ALTERNATE BID "X" - REMOVE REMAINING LANDSCAPING IN AREAS TO BE EXCAVATED FOR FOUNDATION REPAIR WORK
- H8 - REMOVE EXISTING PAVING FROM LIMESTONE ENTRY STOOP...RECYCLE STONE TO RESTORE SURFACE...PROVIDE NEW SEALANT AND BACKER ROD JOINT BETWEEN LIMESTONE AND STOOP PERIMETER
- H9 - INJECTION REPAIR HORIZ CRACK IN BRICK MASONRY UNIT...INCLUDE 70 (40, 75, 36, 230) UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT REPAIRED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- H10 - REPLACE SPALLED AND CRACKED AND DAMAGED BRICK MASONRY WITH MATCHING RECLAIMED MILWAUKEE CREAM CITY BRICK FROM OTHER SOURCES...INCLUDE 230 (CRACKED BRICK: 60, 135, 80, 540) (SPALLED / DAMAGED BRICK: 180, 285, 310, 280) UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT REPAIRED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- H11 - REMOVE METAL ANCHOR...INCLUDE 72 (40, 85, 290, 220) ANCHORS IN BASE BID...PROVIDE UNIT PRICE PER ANCHOR FOR MODIFICATIONS OF QUANTITY IN BASE BID
- H12 - REPLACE SPALLED EXISTING STONE EXTERIOR FOUNDATION WALL UNITS WITH NEW MATCHING UNITS...INCLUDE 10 SQUARE FEET IN BASE BID...PROVIDE UNIT PRICE PER SQUARE FOOT INSTALLED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- H13 - RESET EXISTING DISLOADED FACE BRICK UNIT
- H14 - INJECTION REPAIR HORIZ CRACK IN LIMESTONE SILL UNIT
- H15 - CLEAN MOLD AND ALGAE FROM BRICK MASONRY
- H16 - CLEAN SOOT AND RUST STAINING FROM BRICK AND LIMESTONE MASONRY
- H17 - NORTH CHIMNEY - PREPARE MORTAR JOINTS TO ACCEPT NEW COUNTERFLASHING RECEIVERS AS NOTED / REQUIRED...REPLACE SPALLED AND CRACKED BRICK MASONRY WITH MATCHING RECLAIMED MILWAUKEE CREAM CITY BRICK FROM OTHER SOURCES...INCLUDE 20 UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT REPAIRED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- H18 - SOUTH CHIMNEY - REMOVE OUTER RIVET OF BRICK MASONRY AT STEPPED BASE AND RECONSTRUCT WITH MATCHING RECLAIMED MILWAUKEE CREAM CITY BRICK FROM OTHER SOURCES...PREPARE MORTAR JOINTS TO ACCEPT NEW COUNTERFLASHING RECEIVERS AS NOTED / REQUIRED...REPLACE SPALLED AND CRACKED BRICK MASONRY WITH MATCHING RECLAIMED MILWAUKEE CREAM CITY BRICK FROM OTHER SOURCES...INCLUDE 20 UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT REPAIRED FOR MODIFICATIONS OF QUANTITY IN BASE BID



6  
 3"  
 1-1/2"  
 1"  
 3/4"  
 1/2"  
 1/4"



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**EVERETT SMITH GROUP,  
LTD.**  
**EXTERIOR REPAIRS,  
ADDITION &  
REMODELING**

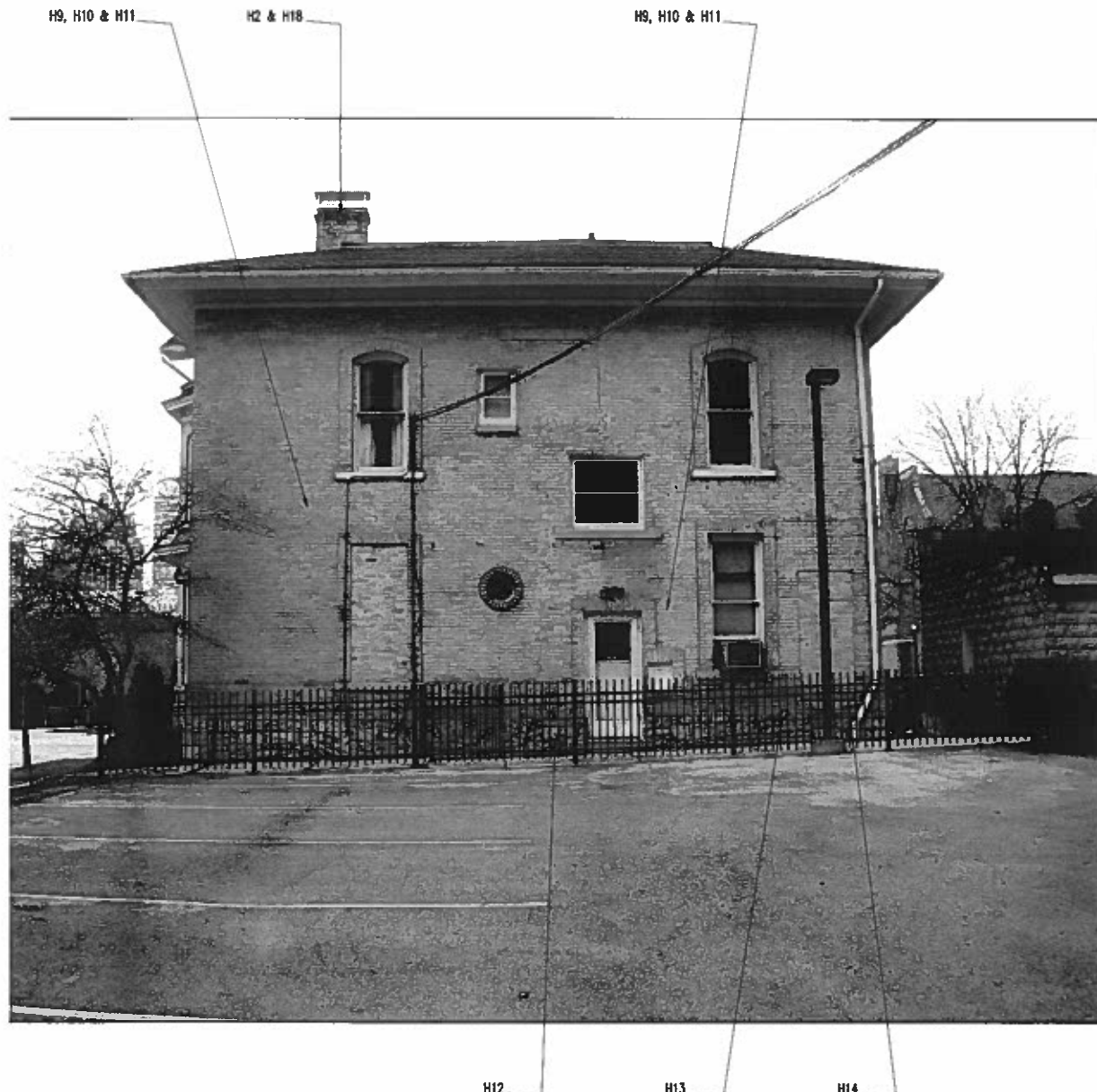
800 North Marshall Street  
Milwaukee, Wisconsin 53202

Owner  
Everett Smith Group, Ltd.

Project No 11004.00

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01	Bidding	6-10-2011



**1**  
EXISTING EAST ELEVATION OF HOUSE  
1/4" = 1' - 0" (APPROXIMATE)

**2**  
EXISTING NORTH ELEVATION OF HOUSE  
1/4" = 1' - 0" (APPROXIMATE)



**3**  
CONCEPTUAL CHIMNEY EXTENSION  
No Scale

**GENERAL NOTES FOR HOUSE MASONRY RESTORATION**

H9 - POINT EXISTING BRICK AND STONE MASONRY MORTAR JOINTS 100% WITH LIME PUTTY MORTAR. PROVIDE SLIGHTLY CONCAVE TOOLED JOINT PROFILE AT VERTICAL WALL JOINTS. PROVIDE SLIGHTLY CONCAVE TOOLED JOINT PROFILE AT SKYLINE JOINTS. INCLUDE NORTH AND SOUTH CHIMNEYS.

H10 - REPLACE SPALLED EXISTING STONE INTERIOR FOUNDATION WALL UNITS WITH NEW MATCHING UNITS. INCLUDE 4 UNITS IN BASE BID. PROVIDE UNIT PRICE PER UNIT INSTALLED FOR MODIFICATIONS OF QUANTITY IN BASE BID.

H11 - STRIP PAINT COATINGS FROM EXTERIOR OF EXISTING WALLS AND STONE SILLS WHERE EXISTING COATINGS REMAIN. DOWNSPOUTS WILL BE REMOVED UNDER A SEPARATE BID PACKAGE.

H12 - RED COPPER FLASHING RECEIVERS / REGLETTS AND FLASHINGS AND REPLACEMENT OF GUTTERS & DOWNSPOUTS AND ROOF REPAIRS WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE.

H13 - RESTORATION OF WOOD WINDOW FRAMES AND SASH WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE.

H14 - FINISH GRADING OF SITE AT PERIMETER OF HOUSE WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE.

H15 - THE OWNER WILL REMOVE LANDSCAPING TO BE SALVAGED AND REPLACE UNDER SEPARATE CONTRACT.

H16 - REPLACEMENT OF CONCRETE FINISH WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE.

H17 - INSPECTION OF EXISTING STORM DRAIN PIPING AND DOWNSPOUT RISERS AND PROVIDING ADDITIONAL DOWNSPOUT RISERS WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE.

**KEYED NOTES FOR HOUSE MASONRY RESTORATION**

H1 - NEUTRALIZE EFFLORESCENCE AND POINT INTERIOR BASEMENT STONE MASONRY MORTAR JOINTS AT WALLS SHOWN TOOK WITH LIME PUTTY MORTAR. PROVIDE TOOLED JOINT PROFILE TO MATCH EXISTING.

H2 - ALTERNATE BID "B" - EXTEND CHIMNEY VERTICALLY. REMOVE AND REPLACE EXISTING METAL CHIMNEY CAP. INCLUDE A 32" EXTENSION BASED ON A COORDINATED DECORATIVE DESIGN SIMILAR TO DETAIL 3/A2.4. THE FINAL DESIGN WILL BE DETERMINED AFTER COMPLETION OF A FUTURE BID PACKAGE.

H3 - REMOVE PARAPET FROM INTERIOR BASEMENT WALL USING CAREFUL HAND METHODS. NEUTRALIZE EFFLORESCENCE AND POINT INTERIOR BASEMENT STONE MASONRY MORTAR JOINTS AT WALLS SHOWN TOOK WITH LIME PUTTY MORTAR. PROVIDE TOOLED JOINT PROFILE TO MATCH EXISTING.

H4 - NEW EXTERIOR DRAIN TILE SYSTEM WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE. COORDINATE FOUNDATION REPAIR WORK WITH SEPARATE BID PACKAGE WORK.

H5 - NEW WINDOW WELL WILL BE PROVIDED UNDER SEPARATE BID PACKAGE.

H6 - ALTERNATE BID "A" - EXCAVATE AS REQUIRED FOR ACCESS TO EXTERIOR BASEMENT WALLS. NEUTRALIZE EFFLORESCENCE AND POINT INTERIOR BASEMENT STONE MASONRY MORTAR JOINTS AT WALLS SHOWN TOOK WITH LIME PUTTY MORTAR. PROVIDE TOOLED JOINT PROFILE TO MATCH EXISTING. PROVIDE NEW DRAINAGE MAT AT FOUNDATION WALL AND BACKFILL WITH FREE DRAINING GRANULAR FILL. REMOVE PORTION OF CONCRETE SIDEWALK / DRIVEWAY AS REQUIRED FOR EXCAVATION OF FOUNDATION.

H7 - ALTERNATE BID "A" - REMOVE REMAINING LANDSCAPING IN AREAS TO BE EXCAVATED FOR FOUNDATION REPAIR WORK.

H8 - REMOVE EXISTING PARAPET FROM LIMESTONE ENTRY STOOP. SETTOOL STONE TO RESTORE SURFACE. PROVIDE NEW SEALANT AND BACKER ROD JOINT BETWEEN LIMESTONE AND STOOP PERIMETER.

H9 - INJECTION REPAIR HORIZONTAL CRACK IN BRICK MASONRY UNIT. INCLUDE 70 (40, 75, 300, 230) UNITS IN BASE BID. PROVIDE UNIT PRICE PER UNIT REPAIRED FOR MODIFICATIONS OF QUANTITY IN BASE BID.

H10 - REPLACE SPALLED AND CRACKED AND DAMAGED BRICK MASONRY WITH MATCHING RECLAIMED MILWAUKEE CREAM CITY BRICK FROM OTHER SOURCES. INCLUDE 230 (CRACKED BRICK: 40, 135, 600, 540) (SPALLED / DAMAGED BRICK: 100, 205, 310, 200) UNITS IN BASE BID. PROVIDE UNIT PRICE PER UNIT REPAIRED FOR MODIFICATIONS OF QUANTITY IN BASE BID.

H11 - REMOVE METAL ANCHOR. INCLUDE 72 (40, 85, 200, 220) ANCHORS IN BASE BID. PROVIDE UNIT PRICE PER ANCHOR FOR MODIFICATIONS OF QUANTITY IN BASE BID.

H12 - REPLACE SPALLED EXISTING STONE EXTERIOR FOUNDATION WALL UNITS WITH NEW MATCHING UNITS. INCLUDE 10 SQUARE FEET IN BASE BID. PROVIDE UNIT PRICE PER SQUARE FOOT INSTALLED FOR MODIFICATIONS OF QUANTITY IN BASE BID.

H13 - RESET EXISTING DELOYDED FACE BRICK UNIT.

H14 - INJECTION REPAIR HORIZONTAL CRACK IN LIMESTONE SILL UNIT.

H15 - CLEAN MOLD AND ALGAE FROM BRICK MASONRY.

H16 - CLEAN SOOT AND RUST STAINING FROM BRICK AND LIMESTONE MASONRY.

H17 - NORTH CHIMNEY - PREPARE MORTAR JOINTS TO ACCEPT NEW COUNTERFLASHING RECEIVERS AS NOTED / REQUIRED. REPLACE SPALLED AND CRACKED BRICK MASONRY WITH MATCHING RECLAIMED MILWAUKEE CREAM CITY BRICK FROM OTHER SOURCES. INCLUDE 30 UNITS IN BASE BID. PROVIDE UNIT PRICE PER UNIT REPAIRED FOR MODIFICATIONS OF QUANTITY IN BASE BID.

H18 - SOUTH CHIMNEY - REMOVE OUTER RYBINE OF BRICK MASONRY AT STEPPED BASE AND RECONSTRUCT WITH MATCHING RECLAIMED MILWAUKEE CREAM CITY BRICK FROM OTHER SOURCES. PREPARE MORTAR JOINTS TO ACCEPT NEW COUNTERFLASHING RECEIVERS AS NOTED / REQUIRED. REPLACE SPALLED AND CRACKED BRICK MASONRY WITH MATCHING RECLAIMED MILWAUKEE CREAM CITY BRICK FROM OTHER SOURCES. INCLUDE 20 UNITS IN BASE BID. PROVIDE UNIT PRICE PER UNIT REPAIRED FOR MODIFICATIONS OF QUANTITY IN BASE BID.

Drawn by JGO  
Checked by jo  
File 11004A2.4.dwg

**North & East  
Elevations**

**A2.4**





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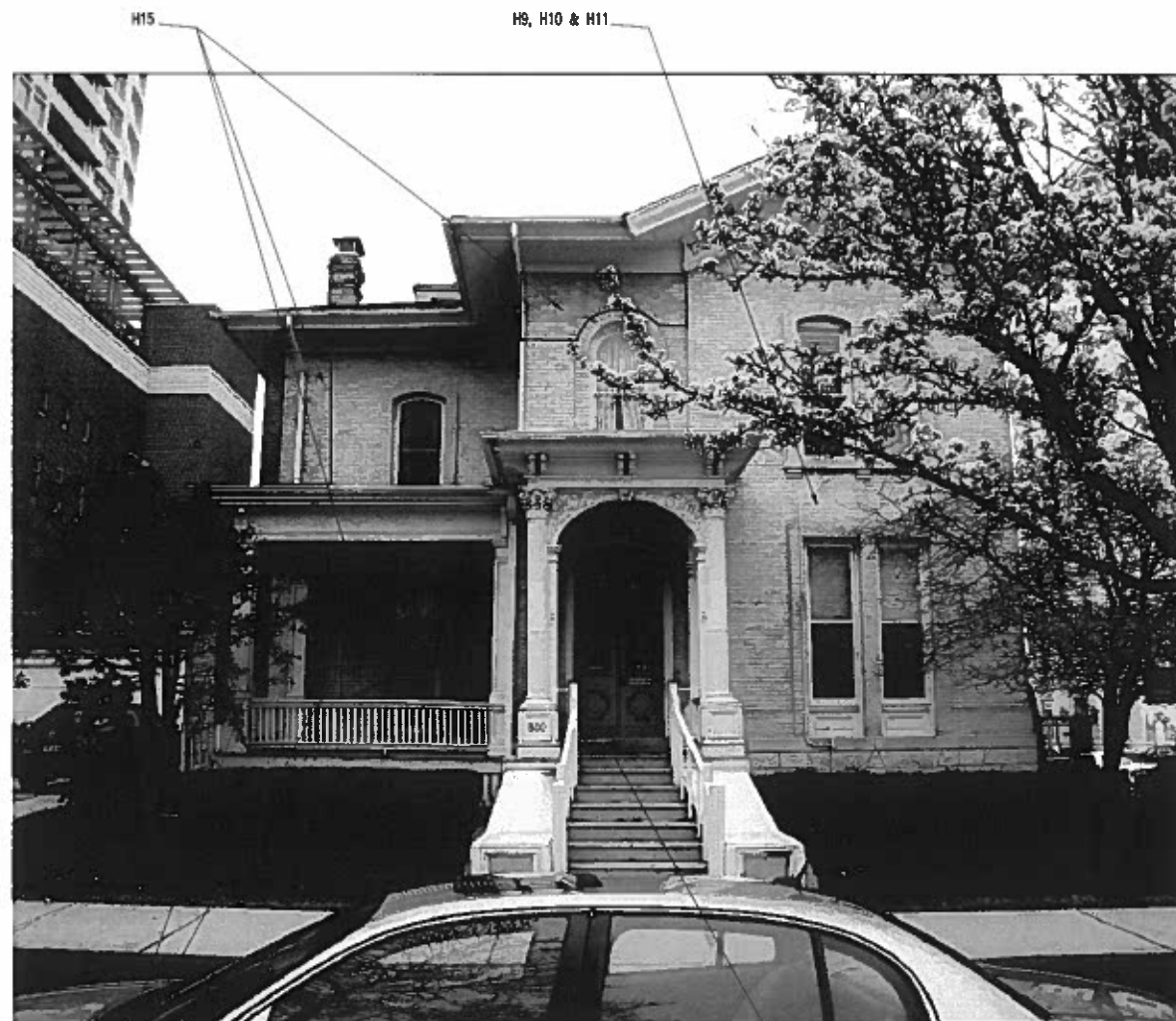
**EVERETT SMITH GROUP,  
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**EXTERIOR REPAIRS,  
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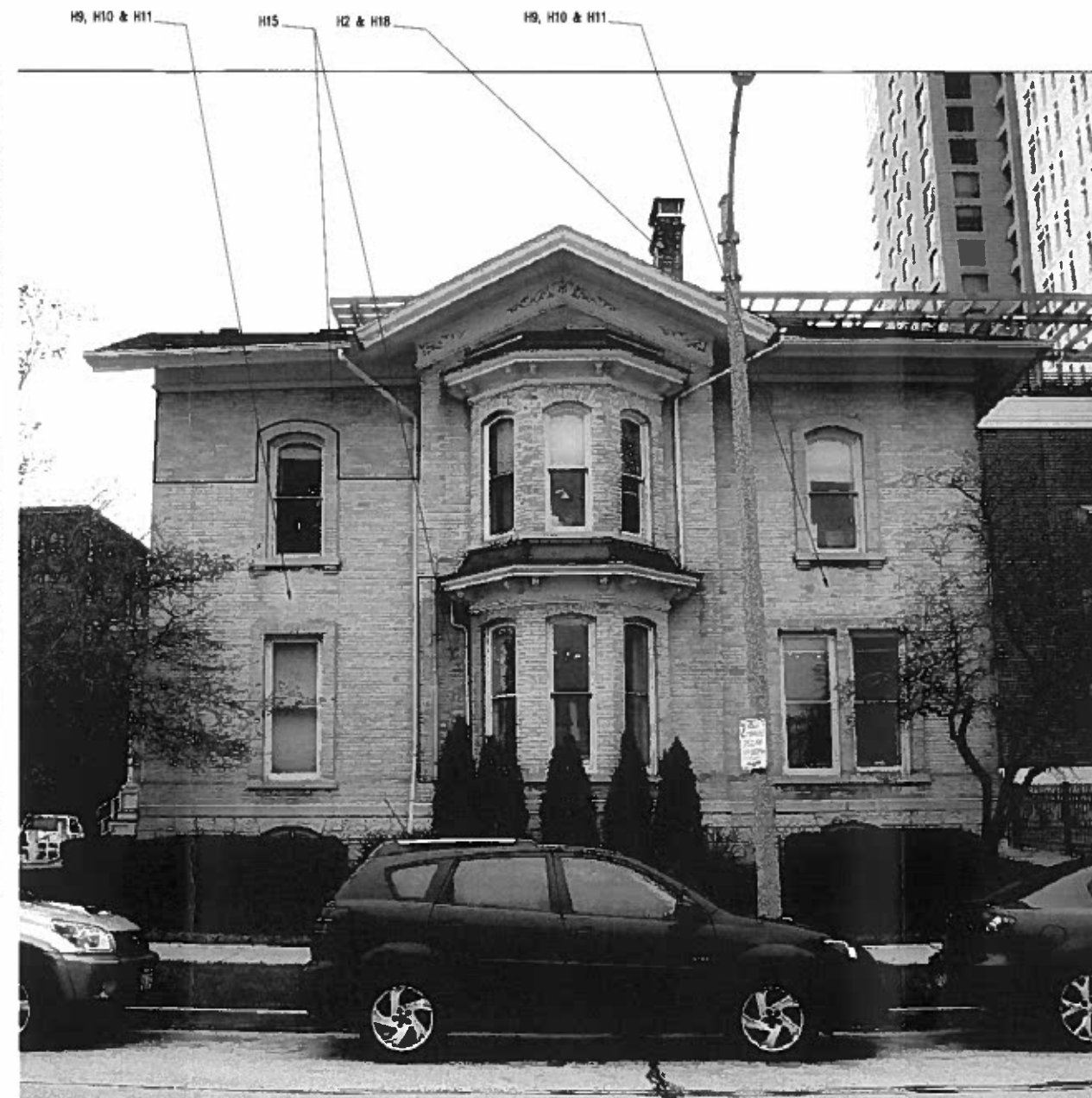
Project No 11004.00

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No. Description Date  
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**EXISTING WEST ELEVATION OF HOUSE**

1/4" = 1' - 0" (APPROXIMATE)



**EXISTING SOUTH ELEVATION OF HOUSE**

1/4" = 1' - 0" (APPROXIMATE)

**KEYED NOTES FOR HOUSE MASONRY RESTORATION**

- H1 - NEUTRALIZE EFFLORESCENCE AND POINT INTERIOR BASEMENT STONE MASONRY MORTAR JOINTS AT WALLS SHOWN LOOK WITH LIME PUTTY MORTAR... PROVIDE TOOLED JOINT PROFILE TO MATCH EXISTING CHIMNEY CAP...INCLUDE A 3" EXTENSION BASED ON A COORDINATED DESIGN SIMILAR TO DETAIL S/A2.4...THE FINAL DESIGN WILL BE DETERMINED AFTER COMPLETION OF A FUTURE BID PACKAGE
- H2 - REMOVE PARING FROM INTERIOR BASEMENT WALL USING CAREFUL HAND METHODS...NEUTRALIZE EFFLORESCENCE AND POINT INTERIOR BASEMENT STONE MASONRY MORTAR JOINTS AT WALLS SHOWN LOOK WITH LIME PUTTY MORTAR... PROVIDE TOOLED JOINT PROFILE TO MATCH EXISTING
- H3 - NEW EXTERIOR DRAIN TILE SYSTEM WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE...COORDINATE FOUNDATION REPAIR WORK WITH SEPARATE BID PACKAGE WORK
- H4 - NEW WINDOW WELL WILL BE PROVIDED UNDER SEPARATE BID PACKAGE
- H5 - ALTERNATE BID "X" - EXCAVATE AS REQUIRED FOR ACCESS TO EXTERIOR BASEMENT WALL...NEUTRALIZE EFFLORESCENCE AND POINT EXTERIOR BASEMENT STONE MASONRY MORTAR JOINTS AT WALLS SHOWN LOOK WITH LIME PUTTY MORTAR... PROVIDE TOOLED JOINT PROFILE TO MATCH EXISTING...PROVIDE NEW DRAINAGE MAT AT FOUNDATION WALL AND BACKFILL WITH FREE DRAINING GRANULAR FILL...REMOVE PORTION OF CONCRETE SIDEWALK / DRIVEWAY AS REQUIRED FOR EXCAVATION OF FOUNDATION
- H6 - ALTERNATE BID "X" - REMOVE REMAINING LANDSCAPING IN AREAS TO BE EXCAVATED FOR FOUNDATION REPAIR WORK
- H7 - REMOVE EXISTING PARING FROM LIMESTONE ENTRY STOOP...RETOOL STONE TO RESTORE SURFACE...PROVIDE NEW SEALANT AND BACKER ROD JOINT BETWEEN LIMESTONE AND STOOP PERIMETER
- H8 - INJECTION REPAIR HARBORLINE CRACK IN BRICK MASONRY UNIT...INCLUDE 70 (40, 75, 300, 230) UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT REPAIRED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- H9 - REPLACE SPALLED AND CRACKED AND DAMAGED BRICK MASONRY WITH MATCHING RECLAIMED MILWAUKEE CREAM CITY BRICK FROM OTHER SOURCES...INCLUDE 230 (CRACKED BRICK: 60, 135, 600, 540) (SPALLED / DAMAGED BRICK: 180, 295, 310, 280) UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT REPLACED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- H10 - REMOVE METAL ANCHOR...INCLUDE 72 (140, 85, 200, 220) ANCHORS IN BASE BID...PROVIDE UNIT PRICE PER ANCHOR FOR MODIFICATIONS OF QUANTITY IN BASE BID
- H11 - REPLACE SPALLED EXISTING STONE EXTERIOR FOUNDATION WALL UNITS WITH NEW MATCHING UNITS...INCLUDE 10 SQUARE FEET IN BASE BID...PROVIDE UNIT PRICE PER SQUARE FOOT INSTALLED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- H12 - RESET EXISTING DISLOADED FACE BRICK UNIT
- H13 - INJECTION REPAIR HARBORLINE CRACK IN LIMESTONE SILL UNIT
- H14 - CLEAN MOLD AND ALGAE FROM BRICK MASONRY
- H15 - CLEAN SOOT AND RUST STAINING FROM BRICK AND LIMESTONE MASONRY
- H16 - NORTH CHIMNEY - PREPARE MORTAR JOINTS TO ACCEPT NEW COUNTERFLASHING RECEIVERS AS NOTED / REQUIRED...REPLACE SPALLED AND CRACKED BRICK MASONRY WITH MATCHING RECLAIMED MILWAUKEE CREAM CITY BRICK FROM OTHER SOURCES...INCLUDE 20 UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT REPLACED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- H17 - SOUTH CHIMNEY - REMOVE OUTER WYTHE OF BRICK MASONRY AT STEPPED BASE AND RECONSTRUCT WITH MATCHING RECLAIMED MILWAUKEE CREAM CITY BRICK FROM OTHER SOURCES...PREPARE MORTAR JOINTS TO ACCEPT NEW COUNTERFLASHING RECEIVERS AS NOTED / REQUIRED...REPLACE SPALLED AND CRACKED BRICK MASONRY WITH MATCHING RECLAIMED MILWAUKEE CREAM CITY BRICK FROM OTHER SOURCES...INCLUDE 20 UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT REPLACED FOR MODIFICATIONS OF QUANTITY IN BASE BID

**GENERAL NOTES FOR HOUSE MASONRY RESTORATION**

- H1 - POINT EXTERIOR BRICK AND STONE MASONRY MORTAR JOINTS LOOK WITH LIME PUTTY MORTAR...PROVIDE SLIGHTLY CONCAVE TOOLED JOINT PROFILE AT VERTICAL WALL JOINTS...PROVIDE SLIGHTLY CONCAVE TOOLED JOINT PROFILE AT SKYLINE JOINTS...INCLUDE NORTH AND SOUTH CHIMNEYS
- H2 - REPLACE SPALLED EXISTING STONE EXTERIOR FOUNDATION WALL UNITS WITH NEW MATCHING UNITS...INCLUDE 4 UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT INSTALLED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- H3 - STRIP PAINT COATINGS FROM EXTERIOR OF EXISTING WALLS AND STONE SILLS WHERE EXISTING COATINGS REMAIN...DOWNSPOUTS WILL BE REMOVED UNDER A SEPARATE BID PACKAGE
- H4 - RED COPPER FLASHING RECEIVERS / REGLETS AND FLASHINGS AND REPLACEMENT OF GUTTERS & DOWNSPOUTS AND ROOF REPAIRS WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- H5 - RESTORATION OF WOOD WINDOW FRAMES AND SASH WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- H6 - FRESH GRADING OF SITE AT PERIMETER OF HOUSE WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- H7 - THE OWNER WILL REMOVE LANDSCAPING TO BE SALVAGED AND REPLACE UNDER SEPARATE CONTRACT
- H8 - REPLACEMENT OF CONCRETE PAVING WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- H9 - INSPECTION OF EXISTING STORM DRAIN PIPING AND DOWNSPOUT RISERS AND PROVIDING ADDITIONAL DOWNSPOUT RISERS WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE

Drawn by JGO  
Checked by jo  
File 11004A2.5.dwg

**South & West  
Elevations**

**A2.5**

6'  
5'  
1-1/2"  
1"  
3/4"  
1/2"  
1/4"



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## EVERETT SMITH GROUP, LTD. EXTERIOR REPAIRS, ADDITION & REMODELING

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Milwaukee, Wisconsin 53202

Owner  
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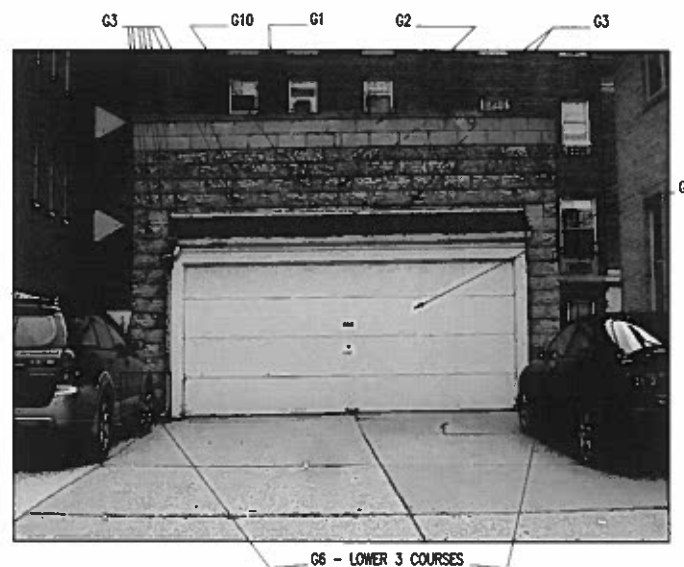
Drawn by JGO  
Checked by jo  
File 11004A2.9.dwg

## Garage Floor, Roof Plan & Elevations

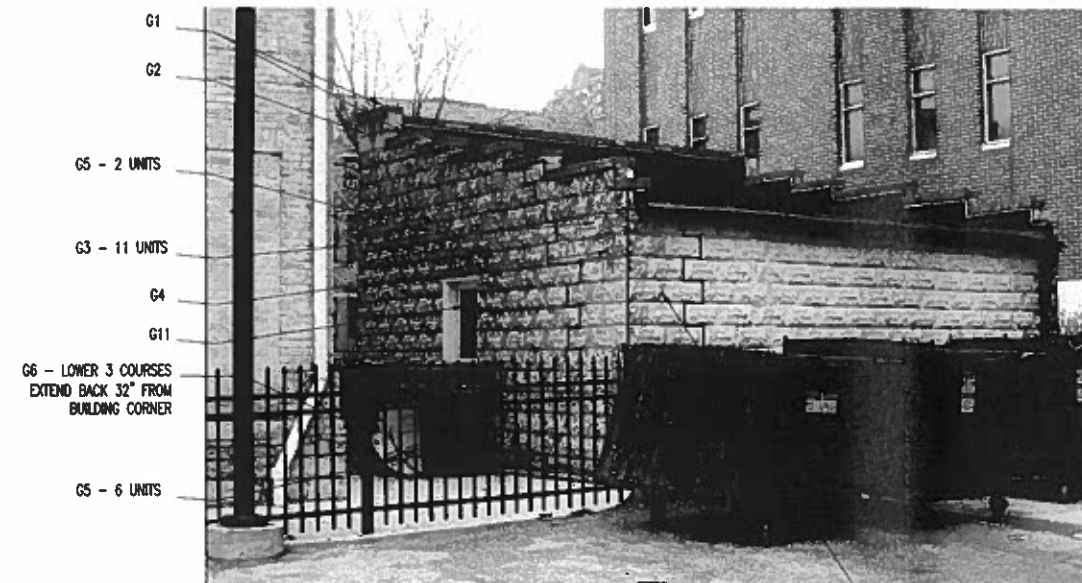
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### GENERAL NOTES FOR GARAGE MASONRY RESTORATION

- G1 - POINT EXTERIOR MASONRY MORTAR JOINTS 100% WITH TYPE "M" MORTAR...PROVIDE SLIGHTLY CONCAVE TOOLED JOINT PROFILE AT VERTICAL WALL JOINTS
- G2 - STRIP PAINT COATING(S) FROM EXTERIOR OF EXISTING WALLS
- G3 - PROVIDE SURFACE CONSOLIDATION TREATMENT ON EXTERIOR MASONRY SURFACES AFTER COMPLETION OF ALL MASONRY RESTORATION WORK
- G4 - THROUGH-WALL FLASHING BENEATH COPING STONES AND REPLACEMENT OF GUTTERS & DOWNSPOUT AND ROOF REPAIRS / PATCHING WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- G5 - RESTORATION OF WOOD WINDOW FRAMES AND SASH WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- G6 - REPLACEMENT OF EXTENDED WOOD FRAMED GARAGE DOOR AREA AND WOOD LINTEL BOARD AND OVERHEAD DOOR WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- G7 - FINISH GRADING OF SITE AT PERIMETER OF GARAGE WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- G8 - NEW PAINT FINISH ON EXTERIOR MASONRY SURFACES WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE
- G9 - THE OWNER WILL REMOVE LANDSCAPING TO BE SALVAGED UNDER SEPARATE CONTRACT
- G10 - REPLACEMENT OF CONCRETE PAVING WILL BE PROVIDED UNDER A SEPARATE BID PACKAGE



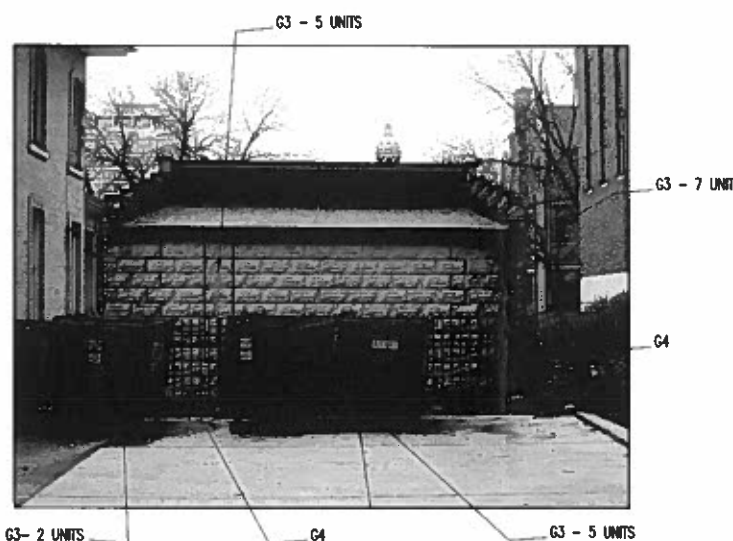
1  
A2.9  
EXISTING WEST ELEVATION OF GARAGE  
1/4" = 1' - 0" (APPROXIMATE)



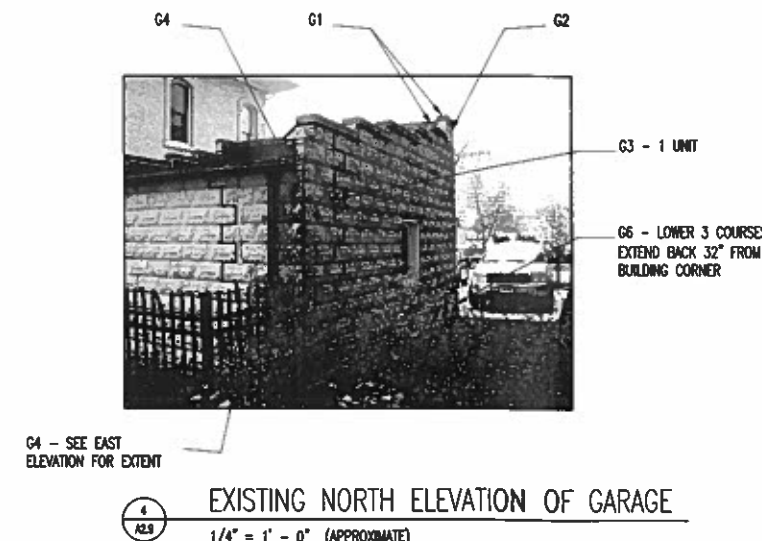
2  
A2.9  
EXISTING SOUTH ELEVATION OF GARAGE  
1/4" = 1' - 0" (APPROXIMATE)  
G4 - SEE EAST ELEVATION FOR EXTENT

### KEYED NOTES FOR HOUSE GARAGE RESTORATION

- G1 - REMOVE & SALVAGE COPING STONES FOR REUSE...REINSTALL COPING STONES AFTER INSTALLATION OF NEW LEADCOATED COPPER THROUGH-WALL FLASHING (REINSTALL ORIGINAL SHAPED STONE AT NORTHWEST CORNER IN ORIGINAL POSITION)
- G2 - REMOVE UPPER TWO COURSES OF NON-MATCHING CMU PARAPET WALL
- G3 - REPLACE DAMAGED EXISTING CMU WITH NEW MATCHING UNITS (CONTRACTOR OPTION - RECLAIMED UNITS FROM OTHER SOURCES OR CAST STONES)...INCLUDE 45 (11S, 11L, 11R, 11W) UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT INSTALLED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- G4 - CAREFULLY DECONSTRUCT CORNER OF GARAGE TO EXTENTS SHOWN...SALVAGE SOUND CMU FOR REINSTALLATION...EXCAVATE FOUNDATION WALL FOR INSPECTION...REMOVE AND RECONSTRUCT FOUNDATION WALL WITH NEW CMU TO MATCH EXISTING WALL THICKNESS TO EXTENTS SHOWN...PROVIDE #5 X 24" BOWELS AT 16" OC VERTICAL TO THE NEW WORK TO EXISTING CONSTRUCTION (ASSUME TOP OF FOOTING IS 48" BELOW GRADE)...RECONSTRUCT CORNER TO MATCH EXISTING CONSTRUCTION WITH SALVAGED AND REPLACEMENT MASONRY UNITS...TOOTH RECONSTRUCTED CORNER INTO EXISTING CONSTRUCTION TO REMAIN...BACKFILL WITH FREE DRAINING GRANULAR FILL
- G5 - REPAIR MINOR CRACK IN CHILL...INCLUDE 12 (1S, 4R) UNITS IN BASE BID...PROVIDE UNIT PRICE PER UNIT REPAIRED FOR MODIFICATIONS OF QUANTITY IN BASE BID
- G6 - CAREFULLY DECONSTRUCT CORNER OF GARAGE TO EXTENTS SHOWN...SALVAGE SOUND CMU FOR REINSTALLATION...RECONSTRUCT CORNER TO MATCH EXISTING CONSTRUCTION WITH SALVAGED AND REPLACEMENT MASONRY UNITS...TOOTH RECONSTRUCTED CORNER INTO EXISTING CONSTRUCTION TO REMAIN
- G7 - PROVIDE NEW 10" X 16" POURED CONCRETE FOOTING 1/2" - #5 BARS AND 8" CMU FOUNDATION WALL BELOW EXTENDED WOOD FRAMED GARAGE DOOR AREA (ASSUME TOP OF FOOTING IS 48" BELOW GRADE)...PROVIDE #5 X 24" BOWELS AT 16" OC VERTICAL TO THE NEW WORK TO EXISTING CONSTRUCTION
- G8 - REMOVE PORTION OF CONCRETE SIDEWALK / DRIVEWAY AS REQUIRED FOR EXCAVATION OF FOUNDATION
- G9 - REMOVE EXTENDED WOOD FRAMED GARAGE DOOR AREA AND WOOD LINTEL BOARD AND OVERHEAD DOOR
- G10 - REMOVE & RECONSTRUCT WALL AREA SHOWN...PROVIDE NEW WOOD STEEL LINTEL...GROUT CMU SOLID 3 COURSES BELOW LINTEL BEARING...GROUT CMU SOLID BELOW ROOF BEAM BEARING
- G11 - REMOVE EXISTING WINDOW...ENLARGE MASONRY OPENING FOR NEW 36"X24" DOOR (BASE HEAD 1 COURSE)...PROVIDE NEW LINTEL 2 ANGLES 4"X3-1/2"X5/16"...EXACT WIDTH OF NEW OPENING WILL BE DETERMINED FOLLOWING COMPLETION OF A SEPARATE BID PACKAGE



3  
A2.9  
EXISTING EAST ELEVATION OF GARAGE  
1/4" = 1' - 0" (APPROXIMATE)



4  
A2.9  
EXISTING NORTH ELEVATION OF GARAGE  
1/4" = 1' - 0" (APPROXIMATE)  
G4 - SEE EAST ELEVATION FOR EXTENT

6'  
3'  
1-1/2"  
1"  
3/4"  
1/2"  
1/4"