

SCOTTISH RITE TEMPLE
PROPOSED HOTEL DEVELOPMENT
790 N. VAN BUREN MILWAUKEE, WI 53202
01.17.17



N. CASS STREET

EXISTING PARKING STRUCTURE

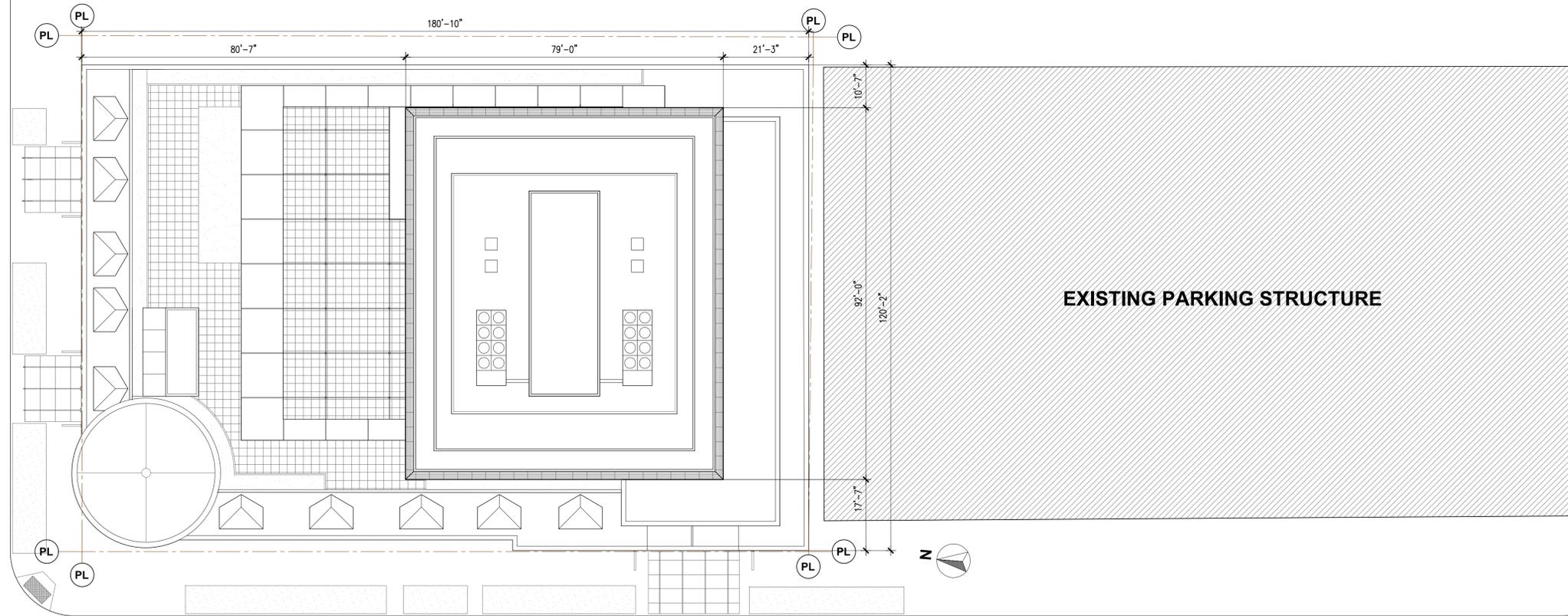
SCOTTISH RITE
TEMPLE
NEW HOTEL - REDEVELOPMENT
790 N VAN BUREN ST.
MILWAUKEE, WI. 53202



E. WELLS STREET

E. MASON STREET

01
A-002



EXISTING PARKING STRUCTURE

N. VAN BUREN STREET

01
A-003

01 BLOCK PLAN
SCALE: 1/16" = 1'-0"

2	HPC SUBMITTAL/CONCEPTUAL	02.01.17
1	HPC SUBMITTAL/CONCEPTUAL	01.17.17
#	REVISION / ISSUE	DATE

SEAL

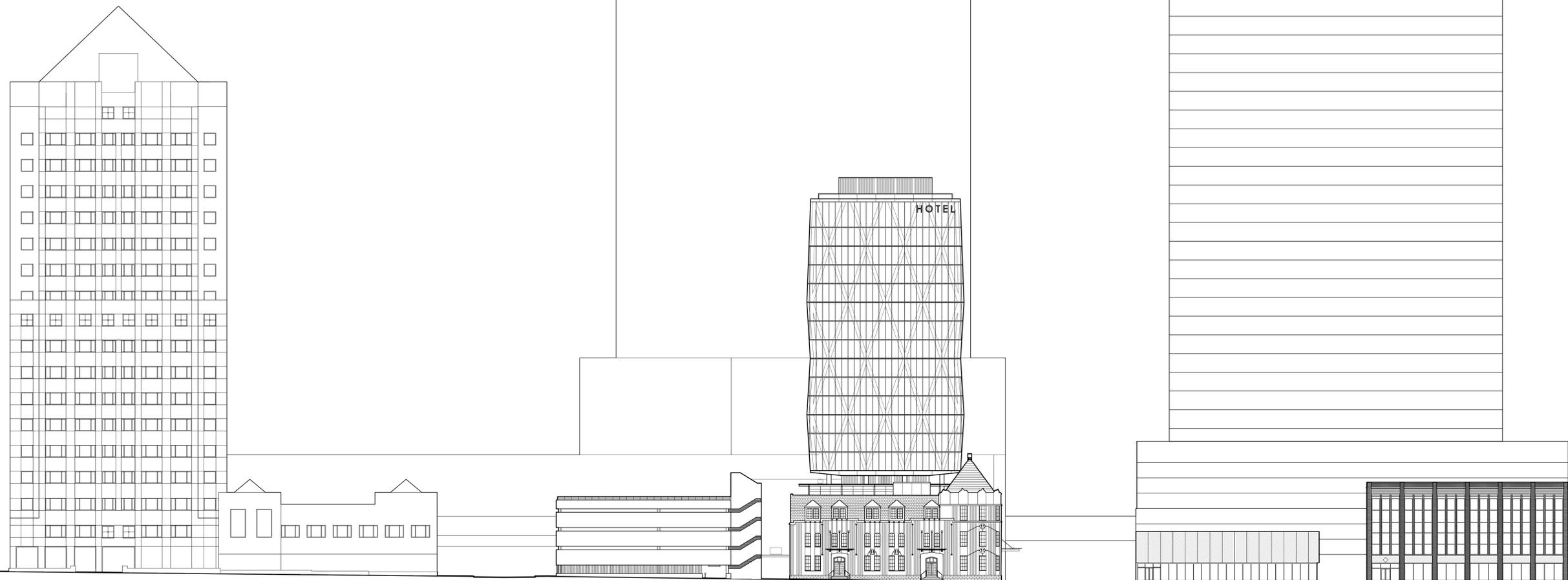
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SHEET TITLE:
**CONCEPTUAL
SITE PLAN**

A-001

US BANK CENTER BUILDING
777 E. WISCONSIN

777 N. Van Buren
New Mixed Use Development



N. CASS STREET

N. VAN BUREN STREET

SCOTTISH RITE
TEMPLE
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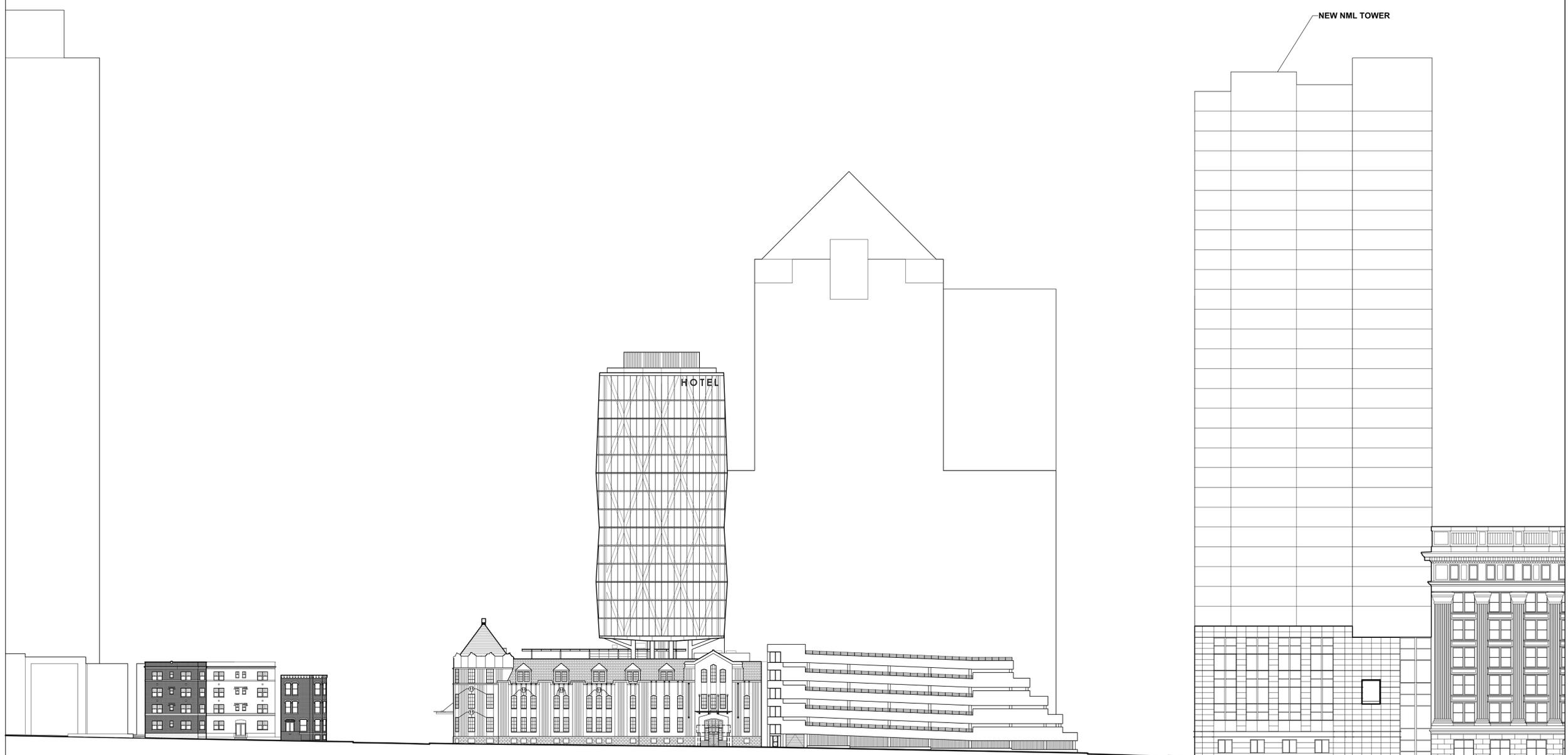
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SHEET TITLE:
**BLOCK FACE
ELEVATION**

A-002

01 E. WELLS STREET ELEVATION
SCALE: 1/32" = 1'-0"

SCOTTISH RITE
 TEMPLE
 NEW HOTEL - REDEVELOPMENT
 790 N VAN BUREN ST.
 MILWAUKEE, WI. 53202



E. WELLS STREET

E. MASON STREET

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SHEET TITLE:

**BLOCK FACE
 ELEVATION**

A-003

01 N. VAN BUREN ELEVATION
 SCALE: 1/32" = 1'-0"

SCOTTISH RITE
TEMPLE
NEW HOTEL - REDEVELOPMENT
790 N VAN BUREN ST.
MILWAUKEE, WI. 53202



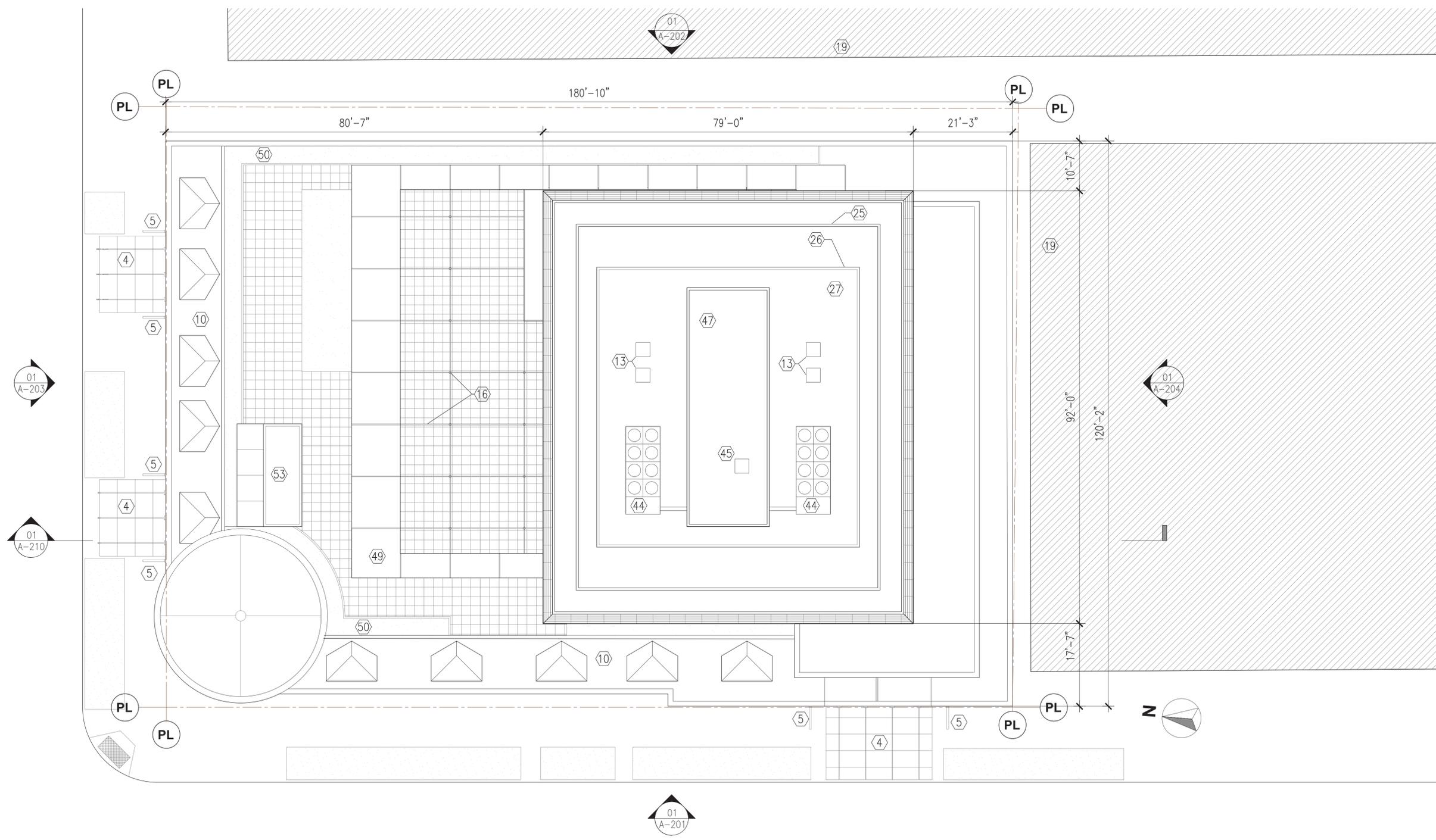
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SHEET TITLE:
**CONCEPTUAL
ROOF PLAN**

A-101

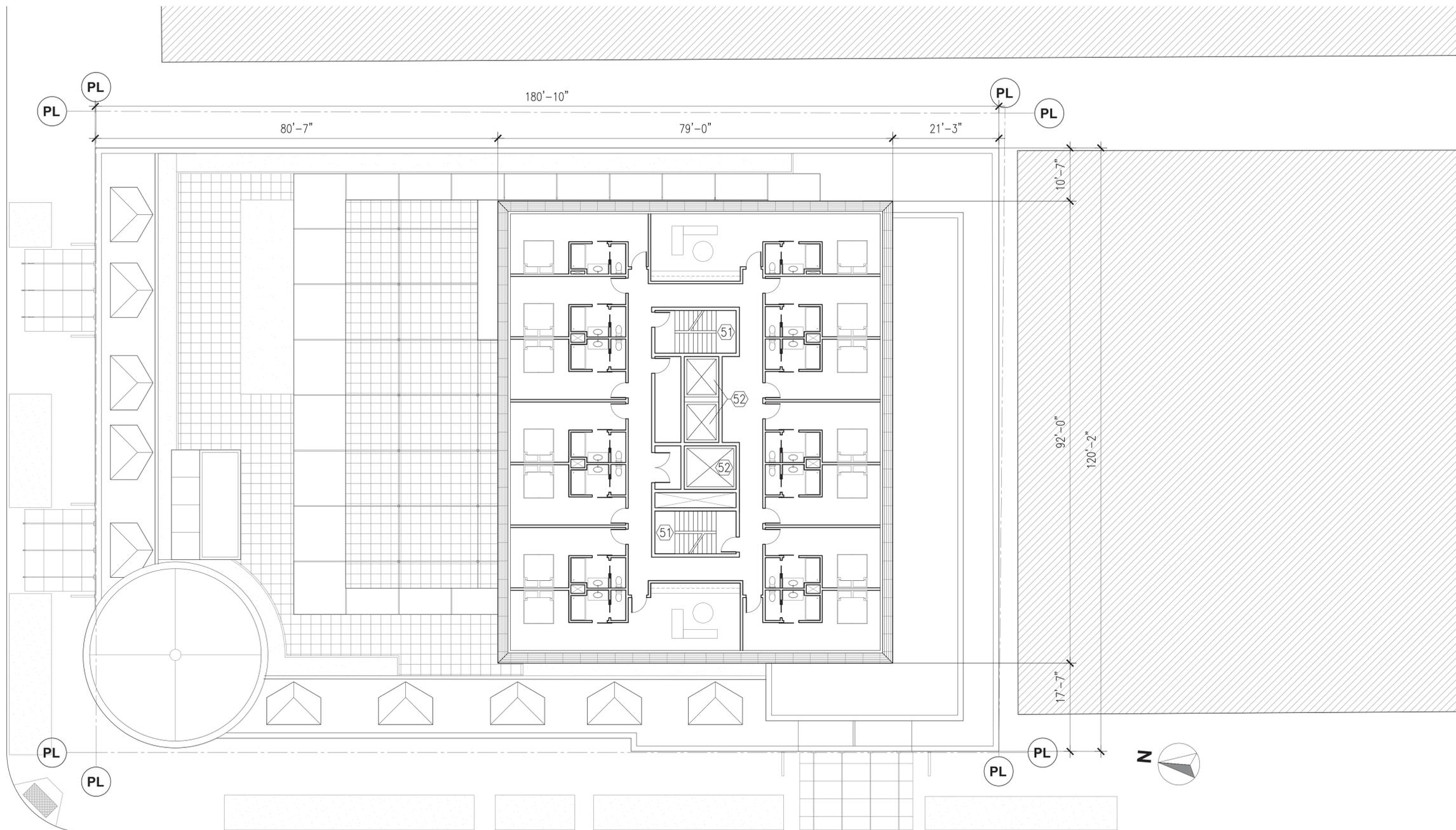


- SHEET KEYNOTES**
- REMOVE EXISTING SIGNAGE AT ENTRY VESTIBULE AND RESTORE/UNCOVER EXISTING LEADED GLASS TRANSOMS UNITS
 - REMOVE EXISTING FABRIC AWNING AND STEEL SUPPORT FRAMING AT ENTRY
 - EXISTING WOOD ENTRANCES TO BE REFINISHED AND STAINED TO MATCH EXISTING FINISH
 - NEW GLASS AND STEEL AWNING STRUCTURE, ALL GLASS TO BE CLEAR LAMINATED SAFETY GLASS. ALL STEEL HARDWARE TO MATCH BLACK/DEEP BRONZE FINISH AT EXISTING WINDOWS
 - NEW VERTICAL BANNER TYPE SIGNAGE, GRAPHICS TBD. ALL HARDWARE TO MATCH EXISTING WINDOW FRAMING FINISH
 - STEEL TENSION CABLE ASSEMBLY WITH ESCUTCHEON PLATE AT WALL
 - ALL STONE WORK TO BE GENTLY CLEANED UTILIZING PROSOCCO PRODUCTS RESTORATION CLEANSER, SEE MASONRY/STONE GENERAL NOTES
 - TYPICAL AT ALL WINDOWS GLAZING SEALS TO BE REPAIRED AND REPLACED INKING AS MAY BE REQUIRED
 - SEE MASONRY/STONE GENERAL NOTES REGARDING GENERAL MASONRY CLEANING AND REPAIR REQUIREMENTS
 - SCOPE OF MANSARD WORK TO BE LIMITED TO REPAIR AS MAY BE REQUIRED. REPLACEMENT MATERIALS TO MATCH EXISTING COLOR, COMPOSITION OF EXISTING MATERIAL
 - EXISTING STAINED GLASS PANELS AT WINDOWS INDICATED TO BE REMOVED AND REPLACED WITH CLEAR GLAZING MATCHING EXISTING ADJACENT CONDITIONS. STAINED GLASS PANELS TO BE REUSED AT BUILDING INTERIOR
 - NEW EXHAUST FAN AND STAINLESS STEEL DUCT WORK AT EXISTING MASONRY WALL
 - NEW ROOF TOP MOUNTED EXHAUST AND BOOSTER FAN
 - NEW HOOD EXHAUST AT ROOF
 - NEW ROOF TOP MOUNTED MECHANICAL EQUIPMENT
 - NEW STEEL ARBOR STRUCTURE, BLACK IRON FINISH
 - NEW GLASS STOREFRONT AT ROOF TOP ENCLOSURE, MULLION COLOR TO MATCH EXISTING WINDOWS
 - METAL PANEL FINISH AT NEW ROOF ENCLOSURE COLOR TO MATCH EXISTING WINDOWS BELOW
 - REMOVE ALL EXISTING GAS AND ELECTRIC SERVICE. CAP ALL AS REQUIRED. COORDINATE WITH ENERGY AS REQUIRED
 - NEW TOWER STRUCTURE SUPPORT TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR
 - UNDERSIDE OF TOWER STRUCTURE TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR
 - METAL SPANDREL PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR
 - DIAGRID FRAMING SET BEHIND GLASS CURTAIN WALL
 - ENGINEERED STONE PANELING AT CORE TO MATCH EXISTING STONE FACADES BELOW
 - PARAPET TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR
 - MECHANICAL SCREENS TO BE ENGINEERED STONE PANELING AT TO MATCH EXISTING STONE FACADES BELOW
 - NOTE AT NEW TOWER, SEE ROOF PLAN FOR ADDITIONAL INFORMATION
 - EXISTING AUDITORIUM TO REMAIN
 - EXISTING CEREMONIAL CHAMBER TO REMAIN
 - NEW FOUNDATION TO BE DETERMINED PENDING ENGINEERING ANALYSIS AND GEOTECHNICAL REQUIREMENTS
 - EXISTING MECHANICAL PLATFORM AT ALLEY TO BE REUSED
 - NEW MECHANICAL EQUIPMENT AT EXISTING PLATFORM
 - EXISTING FIRE ESCAPE
 - NOTE: OPENINGS MODIFIED IN PRIOR RENOVATION
 - EXISTING LOADING DOOR TO REMAIN
 - NEW STRUCTURAL ROOF DECK OVER EXISTING CONDITIONS
 - REFER TO MASONRY/STONE NOTES REGARDING CLEANING AND REPAIR AT RUSTICATED STONE WATER TABLE
 - NEW BACKLIT SIGNAGE AT PROPOSED TOWER, FINAL GRAPHICS AND TEXT TBD
 - FRAMELESS GLASS AND ALUMINUM CURTAIN WALL SYSTEM, IGI UNITS TO BE LOW IRON/WATER WHITE GLASS, BACK UP FRAMING MATERIALS TO MATCH EXISTING WINDOW MULLIONS
 - DASHED LINE INDICATES EXISTING ADJACENT PARKING STRUCTURE, CORE AT NEW TOWER, SEE ROOF PLAN FOR ADDITIONAL INFORMATION
 - NOTE EXISTING FACADE IS CURRENTLY NOT VISIBLE DUE TO ADJACENT BUILDING
 - NOTE, GRADES SHOWN ARE APPROXIMATE
 - DASHED LINE INDICATES PROFILE OF PROPOSED ELEVATOR/STAIR PENHOUSE
 - NEW CHILLER PLANT
 - OA INTAKE AT ROOF
 - EXHAUST/BOOSTER FAN AT ROOF
 - ROOFTOP PENHOUSE, ACCESS STAIR, MECHANICAL/PUMP ROOM, ELEVATOR PENHOUSE, BUILDING SERVICES
 - EXISTING ENTRANCES TO REMAIN
 - TENSILE FABRIC AWNING AT ARBOR PERIMETER
 - LANDSCAPE/PLANTERS SET BEHIND EXISTING PARAPET
 - EXIT STAIR
 - ELEVATOR
 - NEW ELEVATOR/STAIR ENCLOSURE

- MASONRY/STONE RESTORATION GENERAL NOTES**
- ALL WORK TO BE EXECUTED IN LOW-IMPACT WORKMANLIKE MANNER WHICH WILL NOT NEGATIVELY IMPACT THE EXISTING CONDITION OF THE EXISTING MASONRY CONSTRUCTION
 - TEST AREAS SHALL BE PREPARED AT INCONSPICUOUS AREAS OF THE EXISTING BUILDING ILLUSTRATING THE ANTICIPATED RESULT OF ALL RESTORATION WORK TO BE UNDERTAKEN. NO WORK SHALL BE UNDERTAKEN WHICH MAY IMPACT THE INTEGRITY OF THE EXISTING CONSTRUCTION
 - ALL EXISTING PLANT MATTER AT EXISTING MASONRY TO BE TREATED WITH APPROPRIATE HERBICIDE AS REQUIRED TO ELIMINATE SOURCE OF ANY ORGANIC GROWTH
 - ALL MANUFACTURERS RECOMMENDATIONS, DILUTIONS AND SPECIFICATIONS SHALL BE CLOSELY FOLLOWED AS REQUIRED
 - ALL PLANNED CLEANING TO UTILIZE GENTLE SCRUBBING THAT MAINTAINS INTEGRITY OF ALL MASONRY SURFACES
 - HIGH PRESSURE CLEANING SHALL BE STRICTLY PROHIBITED
 - FOR EXPOSED MASONRY SURFACES UTILIZE PROSOCCO RESTORATION CLEANSER IN 2 APPLICATIONS AT ALL DILUTIONS REQUIRED BY MANUFACTURER (SEE SPECIFICATION)
 - FOR PAINT/GRAFFITI REMOVAL UTILIZE PROSOCCO PAINT REMOVER AS SPECIFIED
 - INSPECT MASONRY FOR LOOSE/DETERIORATED MORTAR OR MASONRY
 - MASONRY UNITS FOR PATCH OR REPAIR MUST MATCH FINISHED CLEANED APPEARANCE OF EXISTING MASONRY. REPLACEMENT UNITS MUST BE OF COMPATIBLE DENSITY AND HARDNESS. PROVIDE SAMPLES FOR REVIEW PRIOR TO INSTALLATION
 - MORTAR REPAIR MATERIAL TO BE COMPATIBLE TO EXISTING MATERIAL IN COLOR AND COMPOSITION. PERFORM PETROGRAPHIC/CHEMICAL ANALYSIS ON EXISTING MORTAR TO DETERMINE COMPOSITION AND HARDNESS. REPOINTING MATERIAL SHALL NOT EXCEED HARDNESS OF EXISTING MORTAR AND IS PREFERRED TO BE OF SOFTER COMPOSITION
 - ALL JOINTS TO BE CLEANED OF ALL DEBRIS AND LOOSE MATERIAL PRIOR TO REPOINTING. FINISHED JOINT PROFILES TO MATCH EXISTING FIELD CONDITION
 - REFER TO NATIONAL PARK SERVICE TECHNICAL BRIEF #2 FOR ADDITIONAL INFORMATION
 - APPLY PROSOCCO H-40 MASONRY CONSOLIDATION AT EXISTING EXPOSED MASONRY UNITS AFTER COMPLETION OF RESTORATION AND CLEANING. PROVIDE TEST AREA FOR APPROVAL IN ACCORDANCE WITH SPECIFICATION. REFER TO SPECIFICATION AND MANUFACTURER DATA FOR FURTHER INFORMATION

01 CONCEPTUAL ROOF PLAN
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SHEET TITLE:
**CONCEPTUAL
TYPICAL PLAN**

A-102

SHEET KEYNOTES

1. REMOVE EXISTING SIGNAGE AT ENTRY VESTIBULE AND RESTORE/UNCOVER EXISTING LEADED GLASS TRANSOMS UNITS
2. REMOVE EXISTING FABRIC AWNING AND STEEL SUPPORT FRAMING AT ENTRY
3. EXISTING WOOD ENTRANCES TO BE REFINISHED AND STAINED TO MATCH EXISTING FINISH
4. NEW GLASS AND STEEL AWNING STRUCTURE, ALL GLASS TO BE CLEAR LAMINATED SAFETY GLASS. ALL STEEL HARDWARE TO MATCH BLACK/DEEP BRONZE FINISH AT EXISTING WINDOWS.
5. NEW VERTICAL BANNER TYPE SIGNAGE, GRAPHICS TBD. ALL HARDWARE TO MATCH EXISTING WINDOW FRAMING FINISH.
6. STEEL TENSION CABLE ASSEMBLY WITH ESCUTCHEON PLATE AT WALL
7. ALL STONE WORK TO BE GENTLY CLEANED UTILIZING PROSOCCO PRODUCTS RESTORATION CLEANSER, SEE MASONRY/STONE GENERAL NOTES.
8. TYPICAL AT ALL WINDOWS GLAZING SEALS TO BE REPAIRED AND REPLACED INKING AS MAY BE REQUIRED.
9. SEE MASONRY/STONE GENERAL NOTES REGARDING GENERAL MASONRY CLEANING AND REPAIR REQUIREMENTS.
10. SCOPE OF MANSARD WORK TO BE LIMITED TO REPAIR AS MAY BE REQUIRED. REPLACEMENT MATERIALS TO MATCH EXISTING COLOR, COMPOSITION OF EXISTING MATERIAL.
11. EXISTING STAINED GLASS PANELS AT WINDOWS INDICATED TO BE REMOVED AND REPLACED WITH CLEAR GLAZING MATCHING EXISTING ADJACENT CONDITIONS. STAINED GLASS PANELS TO BE REUSED AT BUILDING INTERIOR.
12. NEW EXHAUST FAN AND STAINLESS STEEL DUCT WORK AT EXISTING MASONRY WALL
13. NEW ROOF TOP MOUNTED EXHAUST AND BOOSTER FAN
14. NEW HOOD EXHAUST AT ROOF
15. NEW ROOF TOP MOUNTED MECHANICAL EQUIPMENT
16. NEW STEEL ARBOR STRUCTURE, BLACK IRON FINISH.
17. NEW GLASS STOREFRONT AT ROOF TOP ENCLOSURE, MULLION COLOR TO MATCH EXISTING WINDOWS.
18. METAL PANEL FINISH AT NEW ROOF ENCLOSURE COLOR TO MATCH EXISTING WINDOWS BELOW.
19. REMOVE ALL EXISTING GAS AND ELECTRIC SERVICE. CAP ALL AS REQUIRED. COORDINATE WITH EXTERGY AS REQUIRED.
20. NEW TOWER STRUCTURE SUPPORT TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.
21. UNDERSIDE OF TOWER STRUCTURE TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.
22. METAL SPANDREL PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.
23. DIA-GRID FRAMING SET BEHIND GLASS CURTAIN WALL
24. ENGINEERED STONE PANELING AT CORE TO MATCH EXISTING STONE FACADES BELOW.
25. PARAPET TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.
26. MECHANICAL SCREENS TO BE ENGINEERED STONE PANELING AT TO MATCH EXISTING STONE FACADES BELOW.
27. CORE AT NEW TOWER, SEE ROOF PLAN FOR ADDITIONAL INFORMATION.
28. EXISTING AUDITORIUM TO REMAIN.
29. EXISTING CEREMONIAL CHAMBER TO REMAIN.
30. NEW FOUNDATION TO BE DETERMINED PENDING ENGINEERING ANALYSIS AND GEOTECHNICAL REQUIREMENTS.
31. EXISTING MECHANICAL PLATFORM AT ALLEY TO BE REUSED.
32. NEW MECHANICAL EQUIPMENT AT EXISTING PLATFORM.
33. EXISTING FIRE ESCAPE.
34. NOTE: OPENINGS MODIFIED IN PRIOR RENOVATION.
35. EXISTING LOADING DOOR TO REMAIN.
36. NEW STRUCTURAL ROOF DECK OVER EXISTING CONDITIONS.
37. REFER TO MASONRY/STONE NOTES REGARDING CLEANING AND REPAIR AT RUSTICATED STONE WATER TABLE.
38. NEW BACKLIT SIGNAGE AT PROPOSED TOWER, FINAL GRAPHICS AND TEXT TBD.
39. FRAMELESS GLASS AND ALUMINUM CURTAIN WALL SYSTEM, IGI UNITS TO BE LOW IRON/WATER WHITE GLASS. BACK UP FRAMING MATERIALS TO MATCH EXISTING WINDOW MULLIONS.
40. DASHED LINE INDICATES EXISTING ADJACENT PARKING STRUCTURE, SEE SITE PLAN INDICATING ZERO LOT LINE CONDITION.
41. NOTE EXISTING FACADE IS CURRENTLY NOT VISIBLE DUE TO ADJACENT BUILDING.
42. NOTE, GRADES SHOWN ARE APPROXIMATE.
43. DASHED LINE INDICATES PROFILE OF PROPOSED ELEVATOR/STAR PENTHOUSE.
44. NEW CHILLER PLANT.
45. OA INTAKE AT ROOF
46. EXHAUST/BOOSTER FAN AT ROOF
47. ROOFTOP PENTHOUSE, ACCESS STAIR, MECHANICAL/PUMP ROOM, ELEVATOR PENTHOUSE, BUILDING SERVICES.
48. EXISTING ENTRANCES TO REMAIN.
49. TENSILE FABRIC AWNING AT ARBOR PERIMETER
50. LANDSCAPE/PLANTERS SET BEHIND EXISTING PARAPET
51. EXIT STAIR
52. ELEVATOR
53. NEW ELEVATOR/STAR ENCLOSURE

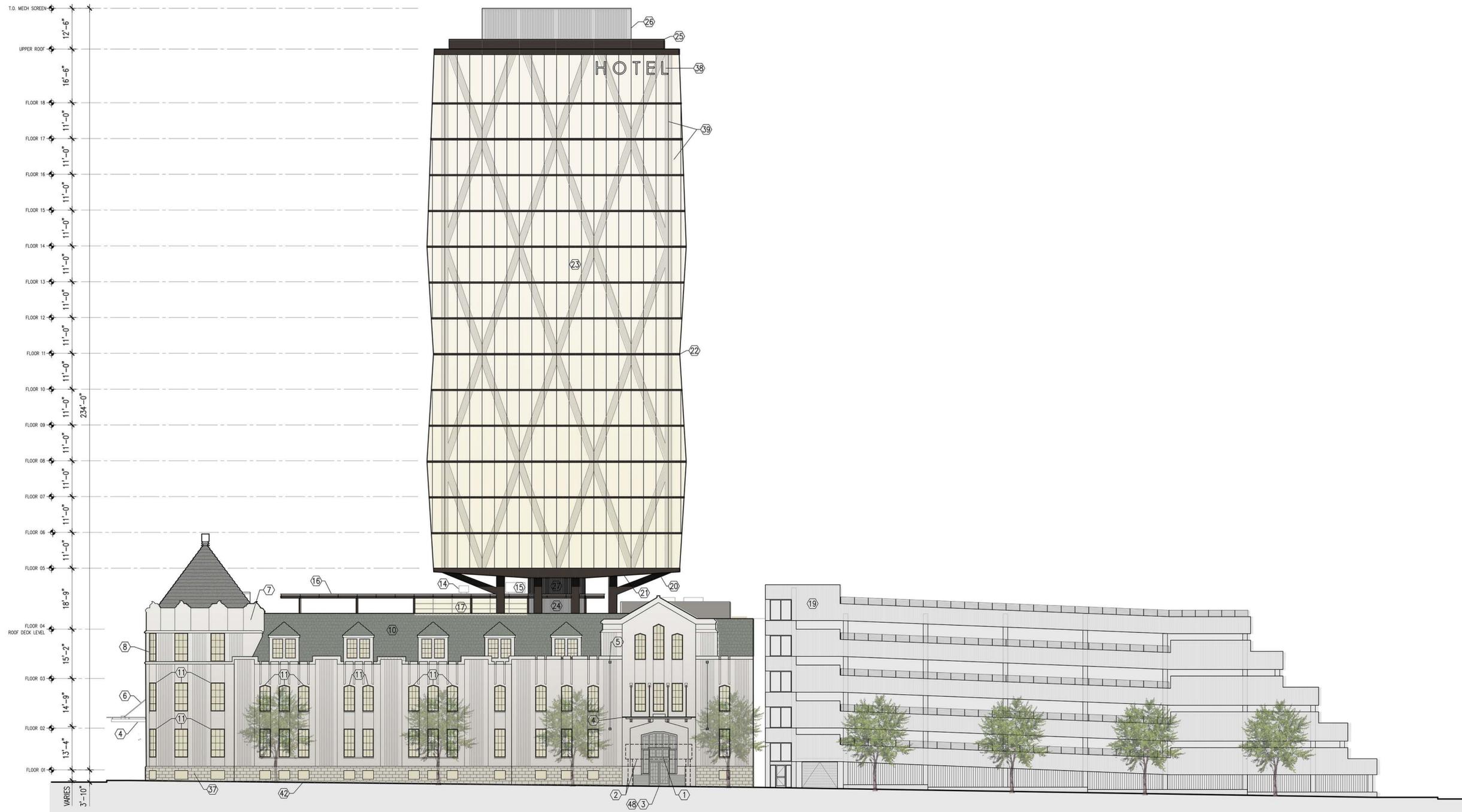
MASONRY/STONE RESTORATION GENERAL NOTES

1. ALL WORK TO BE EXECUTED IN LOW-IMPACT WORKMANLIKE MANNER WHICH WILL NOT NEGATIVELY IMPACT THE EXISTING CONDITION OF THE EXISTING MASONRY CONSTRUCTION.
2. TEST AREAS SHALL BE PREPARED AT INCONSPICUOUS AREAS OF THE EXISTING BUILDING ILLUSTRATING THE ANTICIPATED RESULT OF ALL RESTORATION WORK TO BE UNDERTAKEN.
3. NO WORK SHALL BE UNDERTAKEN WHICH MAY IMPACT THE INTEGRITY OF THE EXISTING CONSTRUCTION.
4. ALL EXISTING PLANT MATTER AT EXISTING MASONRY TO BE TREATED WITH APPROPRIATE HERBICIDE AS REQUIRED TO ELIMINATE SOURCE OF ANY ORGANIC GROWTH.
5. ALL MANUFACTURERS RECOMMENDATIONS, DILUTIONS AND SPECIFICATIONS SHALL BE CLOSELY FOLLOWED AS REQUIRED.
6. ALL PLANNED CLEANING TO UTILIZE GENTLE SCRUBBING THAT MAINTAINS INTEGRITY OF ALL MASONRY SURFACES.
7. HIGH PRESSURE CLEANING SHALL BE STRICTLY PROHIBITED.
8. FOR EXPOSED MASONRY SURFACES UTILIZE PROSOCCO RESTORATION CLEANSER IN 2 APPLICATIONS AT ALL DILUTIONS REQUIRED BY MANUFACTURER (SEE SPECIFICATION).
9. FOR PAINT/GRAFFITI REMOVAL UTILIZE PROSOCCO PAINT REMOVER AS SPECIFIED
10. INSPECT MASONRY FOR LOOSE/DETERIORATED MORTAR OR MASONRY.
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01 CONCEPTUAL TYPICAL PLAN
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SCOTTISH RITE
TEMPLE
NEW HOTEL - REDEVELOPMENT

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MILWAUKEE, WI. 53202



SHEET KEYNOTES

- 1 REMOVE EXISTING SIGNAGE AT ENTRY VESTIBULE AND RESTORE/UNCOVER EXISTING LEADED GLASS TRANSOMS UNITS AT ENTRY
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- 8 TYPICAL AT ALL WINDOWS GLAZING SEALS TO BE REPAIRED AND REPLACED INKING AS MAY BE REQUIRED.
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- 18 METAL PANEL FINISH AT NEW ROOF ENCLOSURE COLOR TO MATCH EXISTING WINDOWS BELOW.
- 19 REMOVE ALL EXISTING GAS AND ELECTRIC SERVICE. CAP ALL AS REQUIRED. COORDINATE WITH INTERIORS AS REQUIRED.
- 20 NEW TOWER STRUCTURE SUPPORT TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.
- 21 UNDERSIDE OF TOWER STRUCTURE TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.
- 22 METAL SPANDREL PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.
- 23 DIA-GRID FRAMING SET BEHIND GLASS CURTAIN WALL.
- 24 ENGINEERED STONE PANELING AT CORE TO MATCH EXISTING STONE FACADES BELOW.
- 25 PARAPET TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.
- 26 MECHANICAL SCREENS TO BE ENGINEERED STONE PANELING AT TO MATCH EXISTING STONE FACADES BELOW.
- 27 CORE AT NEW TOWER, SEE ROOF PLAN FOR ADDITIONAL INFORMATION.
- 28 EXISTING AUDITORIUM TO REMAIN.
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- 30 NEW FOUNDATION TO BE DETERMINED PENDING ENGINEERING ANALYSIS AND GEOTECHNICAL REQUIREMENTS.
- 31 EXISTING MECHANICAL PLATFORM AT ALLEY TO BE REUSED.
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- 34 NOTE: OPENINGS MODIFIED IN PRIOR RENOVATION.
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- 37 REFER TO MASONRY/STONE NOTES REGARDING CLEANING AND REPAIR AT RUSTICATED STONE WATER TABLE.
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- 51 EXIT STAIR
- 52 ELEVATOR
- 53 NEW ELEVATOR/STAR ENCLOSURE

MASONRY/STONE RESTORATION GENERAL NOTES

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7. FOR PAINT/GRAFFITI REMOVAL UTILIZE PROSOCCO PAINT REMOVER AS SPECIFIED.
8. INSPECT MASONRY FOR LOOSE/DETERIORATED MORTAR OR MASONRY.
9. MASONRY UNITS FOR PATCH OR REPAIR MUST MATCH FINISHED CLEANED APPEARANCE OF EXISTING MASONRY. REPLACEMENT UNITS MUST BE OF COMPATIBLE DENSITY AND HARDNESS. PROVIDE SAMPLES FOR REVIEW PRIOR TO INSTALLATION.
10. MORTAR REPAIR MATERIAL TO BE COMPATIBLE TO EXISTING MATERIAL IN COLOR AND COMPOSITION. PERFORM PETROGRAPHIC/CHEMICAL ANALYSIS ON EXISTING MORTAR TO DETERMINE COMPOSITION AND HARDNESS. REPOINTING MATERIAL SHALL NOT EXCEED HARDNESS OF EXISTING MORTAR AND IS PREFERRED TO BE OF SOFTER COMPOSITION.
11. ALL JOINTS TO BE CLEANED OF ALL DEBRIS AND LOOSE MATERIAL PRIOR TO REPOINTING. FINISHED JOINT PROFILES TO MATCH EXISTING FIELD CONDITION.
12. REFER TO NATIONAL PARK SERVICE TECHNICAL BRIEF #2 FOR ADDITIONAL INFORMATION.
13. APPLY PROSOCCO H-40 MASONRY CONSOLIDATION AT EXISTING EXPOSED MASONRY UNITS AFTER COMPLETION OF RESTORATION AND CLEANING. PROVIDE TEST AREA FOR APPROVAL IN ACCORDANCE WITH SPECIFICATION. REFER TO SPECIFICATION AND MANUFACTURER DATA FOR FURTHER INFORMATION.

2	HPC SUBMITTAL/CONCEPTUAL	02.01.17
1	HPC SUBMITTAL/CONCEPTUAL	01.17.17
#	REVISION / ISSUE	DATE

SEAL

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SHEET TITLE:
ELEVATIONS

01 N. VAN BUREN ELEVATION
SCALE: 1/16" = 1'-0"

A-201

SCOTTISH RITE
TEMPLE
NEW HOTEL - REDEVELOPMENT

790 N VAN BUREN ST.
MILWAUKEE, WI. 53202



#	REVISION / ISSUE	DATE
2	HPC SUBMITTAL/CONCEPTUAL	02.01.17
1	HPC SUBMITTAL/CONCEPTUAL	01.17.17

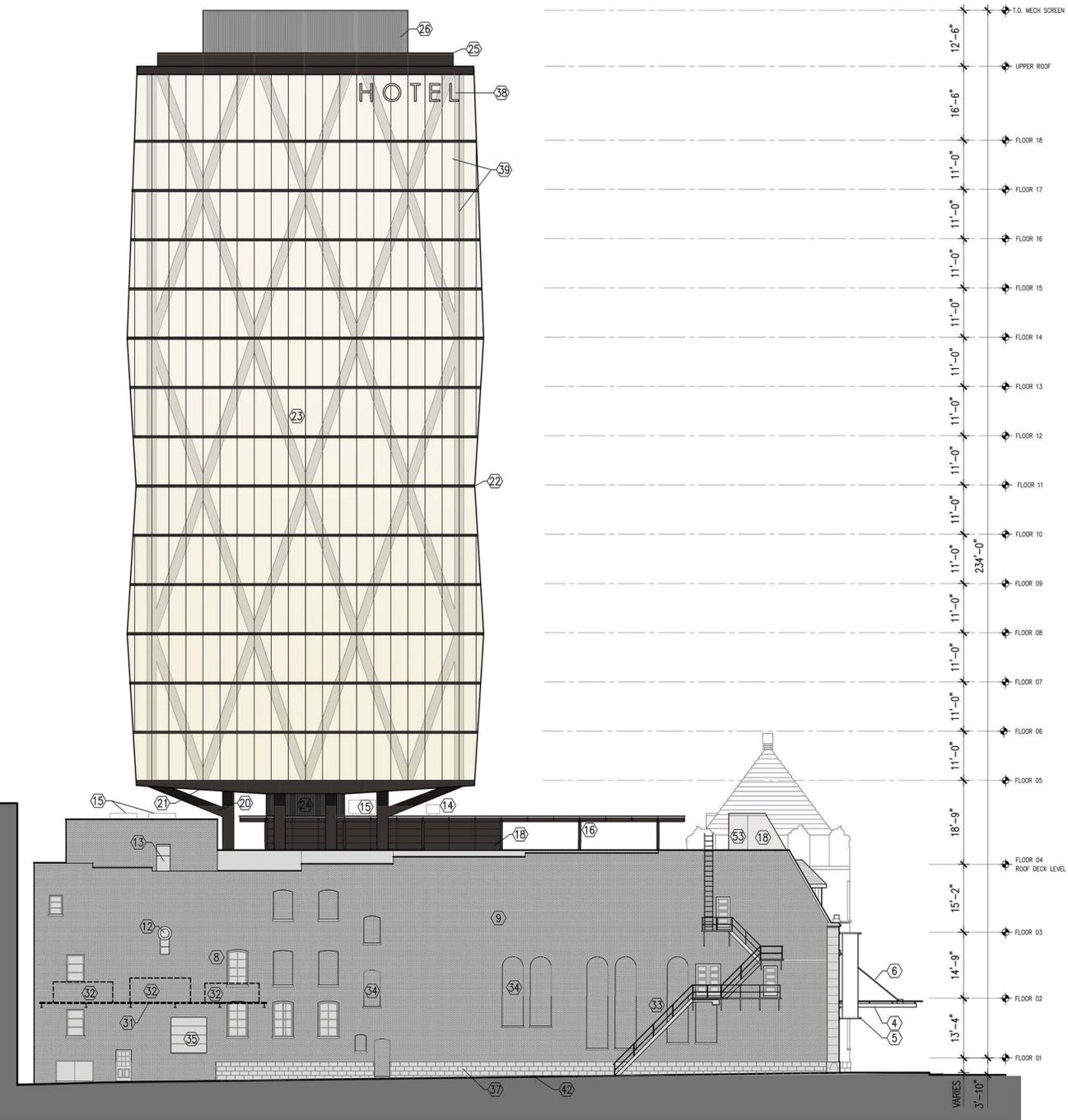
SEAL

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SHEET TITLE:

ELEVATIONS

A-202



- SHEET KEYNOTES**
- REMOVE EXISTING SIGNAGE AT ENTRY VESTIBULE AND RESTORE/UNCOVER EXISTING LEADED GLASS TRANSOMS UNITS AT ENTRY
 - EXISTING WOOD ENTRANCES TO BE REFINISHED AND STAINED TO MATCH EXISTING FINISH.
 - NEW GLASS AND STEEL AWNING STRUCTURE, ALL GLASS TO BE CLEAR LAMINATED SAFETY GLASS. ALL STEEL HARDWARE TO MATCH BLACK/DEEP BRONZE FINISH AT EXISTING WINDOWS.
 - NEW VERTICAL BANNER TYPE SIGNAGE, GRAPHICS TBD. ALL HARDWARE TO MATCH EXISTING WINDOW FRAMING FINISH.
 - STEEL TENSION CABLE ASSEMBLY WITH ESCUTCHEON PLATE AT WALL.
 - ALL STONE WORK TO BE GENTLY CLEANED UTILIZING PROSOCCO PRODUCTS RESTORATION CLEANSER, SEE MASONRY/STONE GENERAL NOTES.
 - TYPICAL AT ALL WINDOWS GLAZING SEALS TO BE REPAIRED AND REPLACED IN KIND AS MAY BE REQUIRED.
 - SEE MASONRY/STONE GENERAL NOTES REGARDING GENERAL MASONRY CLEANING AND REPAIR REQUIREMENTS.
 - SCOPE OF MASONRY WORK TO BE LIMITED TO REPAIR AS MAY BE REQUIRED. REPLACEMENT MATERIALS TO MATCH EXISTING COLOR, COMPOSITION OF EXISTING MATERIAL.
 - EXISTING STAINED GLASS PANELS AT WINDOWS INDICATED TO BE REMOVED AND REPLACED WITH CLEAR GLAZING MATCHING EXISTING ADJACENT CONDITIONS. STAINED GLASS PANELS TO BE REUSED AT BUILDING INTERIOR.
 - NEW EXHAUST FAN AND STAINLESS STEEL DUCT WORK AT EXISTING MASONRY WALL.
 - NEW ROOF TOP MOUNTED EXHAUST AND BOOSTER FAN
 - NEW HOOD EXHAUST AT ROOF
 - NEW ROOF TOP MOUNTED MECHANICAL EQUIPMENT
 - NEW STEEL ARBOR STRUCTURE, BLACK IRON FINISH.
 - NEW GLASS STOREFRONT AT ROOF TOP ENCLOSURE, MULLION COLOR TO MATCH EXISTING WINDOWS.
 - METAL PANEL FINISH AT NEW ROOF ENCLOSURE COLOR TO MATCH EXISTING WINDOWS BELOW.
 - REMOVE ALL EXISTING GAS AND ELECTRIC SERVICE. CAP ALL AS REQUIRED. COORDINATE WITH INTERIORS AS REQUIRED.
 - NEW TOWER STRUCTURE SUPPORT TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.
 - UNDERSIDE OF TOWER STRUCTURE TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.
 - METAL SPANDREL PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.
 - DIAGRID FRAMING SET BEHIND GLASS CURTAIN WALL
 - ENGINEERED STONE PANELING AT CORE TO MATCH EXISTING STONE FACADES BELOW.
 - PARAPET TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.
 - MECHANICAL SCREENS TO BE ENGINEERED STONE PANELING AT TO MATCH EXISTING STONE FACADES BELOW.
 - CORE AT NEW TOWER, SEE ROOF PLAN FOR ADDITIONAL INFORMATION.
 - EXISTING AUDITORIUM TO REMAIN.
 - EXISTING CEREMONIAL CHAMBER TO REMAIN.
 - NEW FOUNDATION TO BE DETERMINED PENDING ENGINEERING ANALYSIS AND GEOTECHNICAL REQUIREMENTS.
 - EXISTING MECHANICAL PLATFORM AT ALLEY TO BE REUSED.
 - NEW MECHANICAL EQUIPMENT AT EXISTING PLATFORM.
 - EXISTING FIRE ESCAPE.
 - NOTE: OPENINGS MODIFIED IN PRIOR RENOVATION.
 - EXISTING LOADING DOOR TO REMAIN.
 - NEW STRUCTURAL ROOF DECK OVER EXISTING CONDITIONS.
 - REFER TO MASONRY/STONE NOTES REGARDING CLEANING AND REPAIR AT RUSTICATED STONE WATER TABLE.
 - NEW BACKLIT SIGNAGE AT PROPOSED TOWER, FINAL GRAPHICS AND TEXT TBD.
 - FRAMELESS GLASS AND ALUMINUM CURTAIN WALL SYSTEM, IGU UNITS TO BE LOW IRON/WATER WHITE GLASS, BACK UP FRAMING MATERIALS TO MATCH EXISTING WINDOW MULLIONS.
 - DASHED LINE INDICATES EXISTING ADJACENT PARKING STRUCTURE, SEE SITE PLAN INDICATING ZERO LOT LINE CONDITION.
 - NOTE EXISTING FACADE IS CURRENTLY NOT VISIBLE DUE TO ADJACENT BUILDING.
 - NOTE, GRADES SHOWN ARE APPROXIMATE.
 - DASHED LINE INDICATES PROFILE OF PROPOSED ELEVATOR/STAR PENTHOUSE.
 - NEW CHILLER PLANT.
 - OA INTAKE AT ROOF
 - EXHAUST/BOOSTER FAN AT ROOF
 - ROOFTOP PENTHOUSE, ACCESS STAIR, MECHANICAL/PUMP ROOM, ELEVATOR PENTHOUSE, BUILDING SERVICES.
 - EXISTING ENTRANCES TO REMAIN.
 - TENSILE FABRIC AWNING AT ARBOR PERIMETER
 - LANDSCAPE/PLANTERS SET BEHIND EXISTING PARAPET
 - EXIT STAIR
 - ELEVATOR
 - NEW ELEVATOR/STAR ENCLOSURE

- MASONRY/STONE RESTORATION GENERAL NOTES**
- ALL WORK TO BE EXECUTED IN LOW-IMPACT WORKMANLIKE MANNER WHICH WILL NOT NEGATIVELY IMPACT THE EXISTING CONDITION OF THE EXISTING MASONRY CONSTRUCTION.
 - TEST AREAS SHALL BE PREPARED AT INCONSPICUOUS AREAS OF THE EXISTING BUILDING ILLUSTRATING THE ANTICIPATED RESULT OF ALL RESTORATION WORK TO BE UNDERTAKEN.
 - NO WORK SHALL BE UNDERTAKEN WHICH MAY IMPACT THE INTEGRITY OF THE EXISTING CONSTRUCTION.
 - ALL EXISTING PLANT MATTER AT EXISTING MASONRY TO BE TREATED WITH APPROPRIATE HERBICIDE AS REQUIRED TO ELIMINATE SOURCE OF ANY ORGANIC GROWTH.
 - ALL MANUFACTURERS RECOMMENDATIONS, DILUTIONS AND SPECIFICATIONS SHALL BE CLOSELY FOLLOWED AS REQUIRED.
 - ALL PLANNED CLEANING TO UTILIZE GENTLE SCRUBBING THAT MAINTAINS INTEGRITY OF ALL MASONRY SURFACES.
 - HIGH PRESSURE CLEANING SHALL BE STRICTLY PROHIBITED.
 - FOR EXPOSED MASONRY SURFACES UTILIZE PROSOCCO RESTORATION CLEANSER IN 2 APPLICATIONS AT ALL DILUTIONS REQUIRED BY MANUFACTURER (SEE SPECIFICATION).
 - FOR PAINT/GRAFFITI REMOVAL UTILIZE PROSOCCO PAINT REMOVER AS SPECIFIED.
 - INSPECT MASONRY FOR LOOSE/DETERIORATED MORTAR OR MASONRY.
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01 EASTERN/ALLEY ELEVATION
SCALE: 1/16" = 1'-0"

SCOTTISH RITE
TEMPLE
NEW HOTEL - REDEVELOPMENT

790 N VAN BUREN ST.
MILWAUKEE, WI. 53202



2	HPC SUBMITTAL/CONCEPTUAL	02.01.17
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SHEET TITLE:
ELEVATIONS

A-203



SHEET KEYNOTES

- | | | | |
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| <p>1 REMOVE EXISTING SIGNAGE AT ENTRY VESTIBULE AND RESTORE/UNCOVER EXISTING LEADED GLASS TRANSOMS UNITS</p> <p>2 REMOVE EXISTING FABRIC AWNING AND STEEL SUPPORT FRAMING AT ENTRY</p> <p>3 EXISTING WOOD ENTRANCES TO BE REFINISHED AND STAINED TO MATCH EXISTING FINISH</p> <p>4 NEW GLASS AND STEEL AWNING STRUCTURE, ALL GLASS TO BE CLEAR LAMINATED SAFETY GLASS. ALL STEEL HARDWARE TO MATCH BLACK/DEEP BRONZE FINISH AT EXISTING WINDOWS.</p> <p>5 NEW VERTICAL BANNER TYPE SIGNAGE, GRAPHICS TBD. ALL HARDWARE TO MATCH EXISTING WINDOW FRAMING FINISH.</p> <p>6 STEEL TENSION CABLE ASSEMBLY WITH ESCUTCHEON PLATE AT WALL.</p> <p>7 ALL STONE WORK TO BE GENTLY CLEANED UTILIZING PROSOCCO PRODUCTS RESTORATION CLEANSER, SEE MASONRY/STONE GENERAL NOTES.</p> <p>8 TYPICAL AT ALL WINDOWS GLAZING SEALS TO BE REPAIRED AND REPLACED INKID AS MAY BE REQUIRED.</p> <p>9 SEE MASONRY/STONE GENERAL NOTES REGARDING GENERAL MASONRY CLEANING AND REPAIR REQUIREMENTS.</p> <p>10 SCOPE OF MANSARD WORK TO BE LIMITED TO REPAIR AS MAY BE REQUIRED. REPLACEMENT MATERIALS TO MATCH EXISTING COLOR, COMPOSITION OF EXISTING MATERIAL.</p> <p>11 EXISTING STAINED GLASS PANELS AT WINDOWS INDICATED TO BE REMOVED AND REPLACED WITH CLEAR GLAZING MATCHING EXISTING ADJACENT CONDITIONS. STAINED GLASS PANELS TO BE REUSED AT BUILDING INTERIOR.</p> | <p>12 NEW EXHAUST FAN AND STAINLESS STEEL DUCT WORK AT EXISTING MASONRY WALL.</p> <p>13 NEW ROOF TOP MOUNTED EXHAUST AND BOOSTER FAN</p> <p>14 NEW HOOD EXHAUST AT ROOF</p> <p>15 NEW ROOF TOP MOUNTED MECHANICAL EQUIPMENT</p> <p>16 NEW STEEL ARBOR STRUCTURE, BLACK IRON FINISH.</p> <p>17 NEW GLASS STOREFRONT AT ROOF TOP ENCLOSURE, MULLION COLOR TO MATCH EXISTING WINDOWS.</p> <p>18 METAL PANEL FINISH AT NEW ROOF ENCLOSURE COLOR TO MATCH EXISTING WINDOWS BELOW.</p> <p>19 REMOVE ALL EXISTING GAS AND ELECTRIC SERVICE, CAP ALL AS REQUIRED, COORDINATE WITH INTERIOR AS REQUIRED.</p> <p>20 NEW TOWER STRUCTURE SUPPORT TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.</p> <p>21 UNDERSIDE OF TOWER STRUCTURE TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.</p> <p>22 METAL SPANDREL PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.</p> <p>23 DIA-GRID FRAMING SET BEHIND GLASS CURTAIN WALL</p> <p>24 ENGINEERED STONE PANELING AT CORE TO MATCH EXISTING STONE FACADES BELOW.</p> | <p>25 PARAPET TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.</p> <p>26 MECHANICAL SCREENS TO BE ENGINEERED STONE PANELING AT TO MATCH EXISTING STONE FACADES BELOW.</p> <p>27 CORE AT NEW TOWER, SEE ROOF PLAN FOR ADDITIONAL INFORMATION.</p> <p>28 EXISTING AUDITORIUM TO REMAIN.</p> <p>29 EXISTING CEREMONIAL CHAMBER TO REMAIN.</p> <p>30 NEW FOUNDATION TO BE DETERMINED PENDING ENGINEERING ANALYSIS AND GEOTECHNICAL REQUIREMENTS.</p> <p>31 EXISTING MECHANICAL PLATFORM AT ALLEY TO BE REUSED.</p> <p>32 NEW MECHANICAL EQUIPMENT AT EXISTING PLATFORM.</p> <p>33 EXISTING FIRE ESCAPE.</p> <p>34 NOTE: OPENINGS MODIFIED IN PRIOR RENOVATION.</p> <p>35 EXISTING LOADING DOOR TO REMAIN.</p> <p>36 NEW STRUCTURAL ROOF DECK OVER EXISTING CONDITIONS.</p> <p>37 REFER TO MASONRY/STONE NOTES REGARDING CLEANING AND REPAIR AT RUSTICATED STONE WATER TABLE.</p> <p>38 NEW BACKLIT SIGNAGE AT PROPOSED TOWER, FINAL GRAPHICS AND TEXT TBD.</p> | <p>39 FRAMELESS GLASS AND ALUMINUM CURTAIN WALL SYSTEM, IGU UNITS TO BE LOW IRON/WATER WHITE GLASS. BACK UP FRAMING MATERIALS TO MATCH EXISTING WINDOW MULLIONS.</p> <p>40 DASHED LINE INDICATES EXISTING ADJACENT PARKING STRUCTURE, SEE SITE PLAN INDICATING ZERO LOT LINE CONDITION.</p> <p>41 NOTE EXISTING FACADE IS CURRENTLY NOT VISIBLE DUE TO ADJACENT BUILDING.</p> <p>42 NOTE, GRADES SHOWN ARE APPROXIMATE.</p> <p>43 DASHED LINE INDICATES PROFILE OF PROPOSED ELEVATOR/STAIR PENTHOUSE.</p> <p>44 NEW CHILLER PLANT.</p> <p>45 OA INTAKE AT ROOF</p> <p>46 EXHAUST/BOOSTER FAN AT ROOF</p> <p>47 ROOFTOP PENTHOUSE, ACCESS STAIR, MECHANICAL/PUMP ROOM, ELEVATOR PENTHOUSE, BUILDING SERVICES.</p> <p>48 EXISTING ENTRANCES TO REMAIN.</p> <p>49 TENSILE FABRIC AWNING AT ARBOR PERIMETER</p> <p>50 LANDSCAPE/PLANTERS SET BEHIND EXISTING PARAPET</p> <p>51 EXIT STAIR</p> <p>52 ELEVATOR</p> <p>53 NEW ELEVATOR/STAIR ENCLOSURE</p> |
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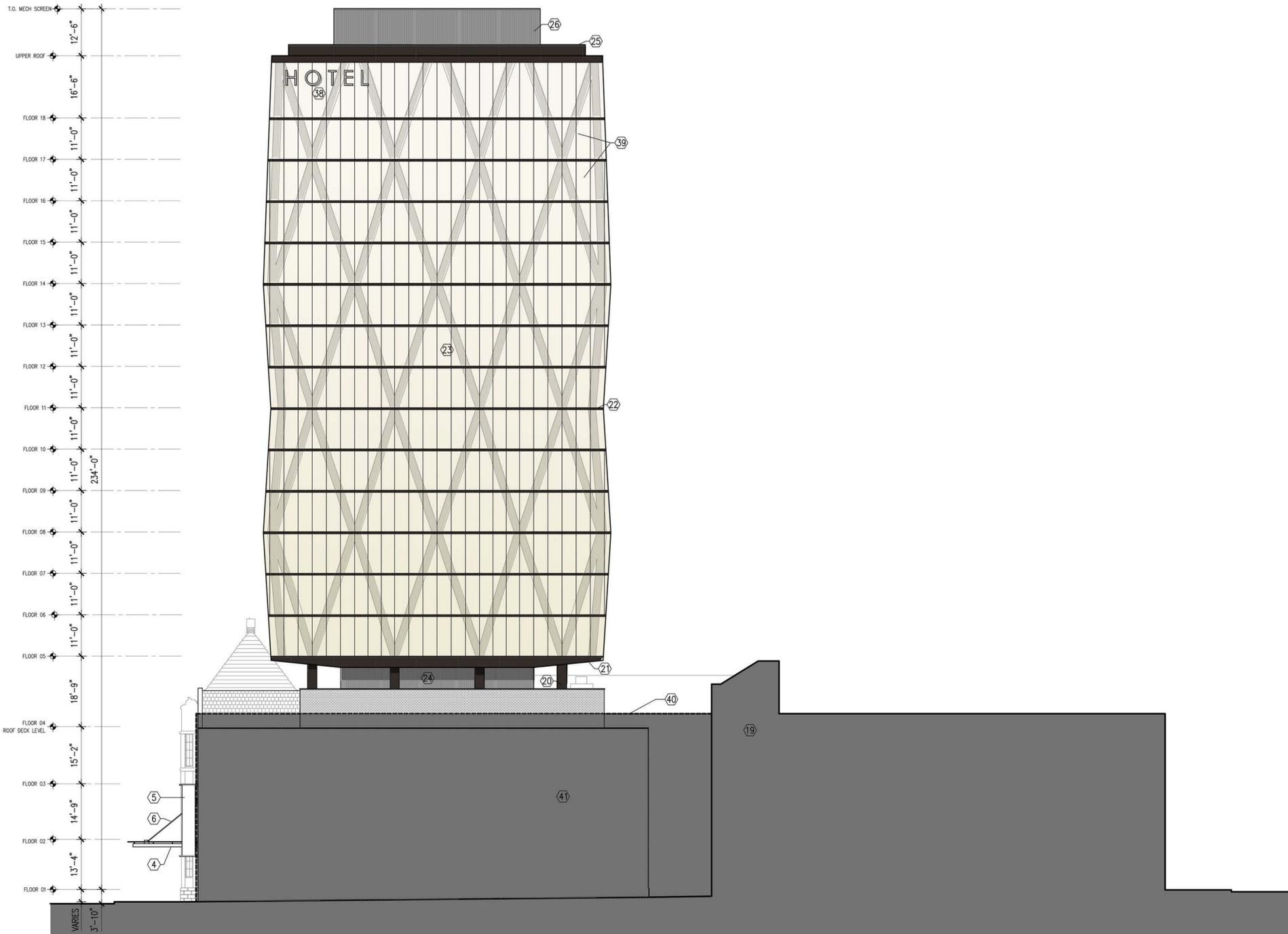
MASONRY/STONE RESTORATION GENERAL NOTES

- | | |
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| <p>1. ALL WORK TO BE EXECUTED IN LOW-IMPACT WORKMANLIKE MANNER WHICH WILL NOT NEGATIVELY IMPACT THE EXISTING CONDITION OF THE EXISTING MASONRY CONSTRUCTION.</p> <p>2. TEST AREAS SHALL BE PREPARED AT INCONSPICUOUS AREAS OF THE EXISTING BUILDING ILLUSTRATING THE ANTICIPATED RESULT OF ALL RESTORATION WORK TO BE UNDERTAKEN.</p> <p>3. NO WORK SHALL BE UNDERTAKEN WHICH MAY IMPACT THE INTEGRITY OF THE EXISTING CONSTRUCTION.</p> <p>4. ALL EXISTING PLANT MATTER AT EXISTING MASONRY TO BE TREATED WITH APPROPRIATE HERBICIDE AS REQUIRED TO ELIMINATE SOURCE OF ANY ORGANIC GROWTH.</p> <p>5. ALL MANUFACTURERS RECOMMENDATIONS, DILUTIONS AND SPECIFICATIONS SHALL BE CLOSELY FOLLOWED AS REQUIRED.</p> <p>6. ALL PLANNED CLEANING TO UTILIZE GENTLE SCRUBBING THAT MAINTAINS INTEGRITY OF ALL MASONRY SURFACES.</p> <p>7. HIGH PRESSURE CLEANING SHALL BE STRICTLY PROHIBITED.</p> <p>8. FOR EXPOSED MASONRY SURFACES UTILIZE PROSOCCO RESTORATION CLEANSER IN 2 APPLICATIONS AT ALL DILUTIONS REQUIRED BY MANUFACTURER (SEE SPECIFICATION).</p> <p>9. FOR PAINT/GRAFFITI REMOVAL UTILIZE PROSOCCO PAINT REMOVER AS SPECIFIED</p> <p>10. INSPECT MASONRY FOR LOOSE/DETERIORATED MORTAR OR MASONRY.</p> | <p>11. MASONRY UNITS FOR PATCH OR REPAIR MUST MATCH FINISHED CLEANED APPEARANCE OF EXISTING MASONRY. REPLACEMENT UNITS MUST BE OF COMPATIBLE DENSITY AND HARDNESS. PROVIDE SAMPLES FOR REVIEW PRIOR TO INSTALLATION.</p> <p>12. MORTAR REPAIR MATERIAL TO BE COMPATIBLE TO EXISTING MATERIAL IN COLOR AND COMPOSITION. PERFORM PETROGRAPHIC/CHEMICAL ANALYSIS ON EXISTING MORTAR TO DETERMINE COMPOSITION AND HARDNESS. REPOINTING MATERIAL SHALL NOT EXCEED HARDNESS OF EXISTING MORTAR AND IS PREFERRED TO BE OF SOFTER COMPOSITION.</p> <p>13. ALL JOINTS TO BE CLEANED OF ALL DEBRIS AND LOOSE MATERIAL PRIOR TO REPOINTING. FINISHED JOINT PROFILES TO MATCH EXISTING FIELD CONDITION.</p> <p>14. REFER TO NATIONAL PARK SERVICE TECHNICAL BRIEF #2 FOR ADDITIONAL INFORMATION.</p> <p>15. APPLY PROSOCCO H-40 MASONRY CONSOLIDATION AT EXISTING EXPOSED MASONRY UNITS AFTER COMPLETION OF RESTORATION AND CLEANING. PROVIDE TEST AREA FOR APPROVAL IN ACCORDANCE WITH SPECIFICATION. REFER TO SPECIFICATION AND MANUFACTURER DATA FOR FURTHER INFORMATION.</p> |
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01 EAST WELLS ELEVATION
SCALE: 1/16" = 1'-0"

SCOTTISH RITE
TEMPLE
NEW HOTEL - REDEVELOPMENT

790 N VAN BUREN ST.
MILWAUKEE, WI. 53202



SHEET KEYNOTES

- ① REMOVE EXISTING SIGNAGE AT ENTRY VESTIBULE AND RESTORE/UNCOVER EXISTING LEADED GLASS TRANSOMS UNITS
- ② REMOVE EXISTING FABRIC AWNING AND STEEL SUPPORT FRAMING AT ENTRY
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- ④ NEW GLASS AND STEEL AWNING STRUCTURE, ALL GLASS TO BE CLEAR LAMINATED SAFETY GLASS. ALL STEEL HARDWARE TO MATCH BLACK/DEEP BRONZE FINISH AT EXISTING WINDOWS.
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- 2. ELEVATOR
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MASONRY/STONE RESTORATION GENERAL NOTES

- 1. ALL WORK TO BE EXECUTED IN LOW-IMPACT WORKMANLIKE MANNER WHICH WILL NOT NEGATIVELY IMPACT THE EXISTING CONDITION OF THE EXISTING MASONRY CONSTRUCTION. TEST AREAS SHALL BE PREPARED AT INCONSPICUOUS AREAS OF THE EXISTING BUILDING ILLUSTRATING THE ANTICIPATED RESULT OF ALL RESTORATION WORK TO BE UNDERTAKEN.
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- 11. MORTAR REPAIR MATERIAL TO BE COMPATIBLE TO EXISTING MATERIAL IN COLOR AND COMPOSITION. PERFORM PETROGRAPHIC/CHEMICAL ANALYSIS ON EXISTING MORTAR TO DETERMINE COMPOSITION AND HARDNESS. REPOINTING MATERIAL SHALL NOT EXCEED HARDNESS OF EXISTING MORTAR AND IS PREFERRED TO BE OF SOFTER COMPOSITION.
- 12. ALL JOINTS TO BE CLEANED OF ALL DEBRIS AND LOOSE MATERIAL PRIOR TO REPOINTING. FINISHED JOINT PROFILES TO MATCH EXISTING FIELD CONDITION.
- 13. REFER TO NATIONAL PARK SERVICE TECHNICAL BRIEF #2 FOR ADDITIONAL INFORMATION.
- 14. APPLY PROSOCCO H-40 MASONRY CONSOLIDATION AT EXISTING EXPOSED MASONRY UNITS AFTER COMPLETION OF RESTORATION AND CLEANING. PROVIDE TEST AREA FOR APPROVAL IN ACCORDANCE WITH SPECIFICATION. REFER TO SPECIFICATION AND MANUFACTURER DATA FOR FURTHER INFORMATION.

2	HPC SUBMITTAL/CONCEPTUAL	02.01.17
1	HPC SUBMITTAL/CONCEPTUAL	01.17.17
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SEAL

THESE DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THEY COMPLY WITH ALL CITY REQUIREMENTS

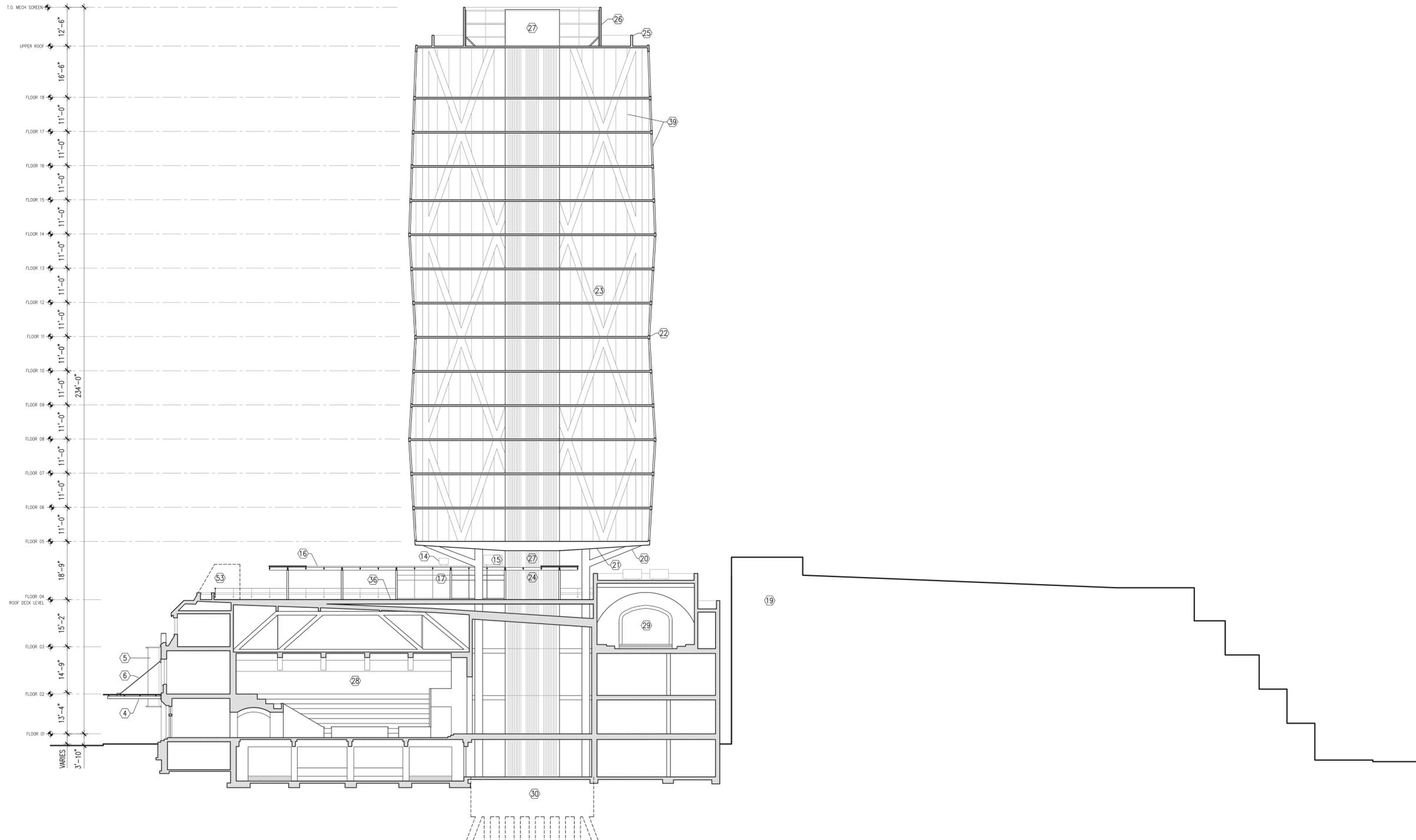
SHEET TITLE:
ELEVATIONS

01 SOUTH ELEVATION
(INTERIOR ZERO LOT LINE)
SCALE: 1/16" = 1'-0"

A-204

SCOTTISH RITE
TEMPLE
NEW HOTEL - REDEVELOPMENT

790 N VAN BUREN ST.
MILWAUKEE, WI. 53202



SHEET KEYNOTES

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| <p>1. REMOVE EXISTING SIGNAGE AT ENTRY VESTIBULE AND RESTORE/JUNC/OVER EXISTING LEADED GLASS TRANSOMS UNITS</p> <p>2. REMOVE EXISTING FABRIC AWNING AND STEEL SUPPORT FRAMING AT ENTRY</p> <p>3. EXISTING WOOD ENTRANCES TO BE REFINISHED AND STAINED TO MATCH EXISTING FINISH</p> <p>4. NEW GLASS AND STEEL AWNING STRUCTURE, ALL GLASS TO BE CLEAR LAMINATED SAFETY GLASS. ALL STEEL HARDWARE TO MATCH BLACK/DEEP BRONZE FINISH AT EXISTING WINDOWS.</p> <p>5. NEW VERTICAL BANNER TYPE SIGNAGE, GRAPHICS TBD. ALL HARDWARE TO MATCH EXISTING WINDOW FRAMING FINISH.</p> <p>6. STEEL TENSION CABLE ASSEMBLY WITH ESCUTCHEON PLATE AT WALL.</p> <p>7. ALL STONE WORK TO BE GENTLY CLEANED UTILIZING PROSOCCO PRODUCTS RESTORATION CLEANSER, SEE MASONRY/STONE GENERAL NOTES.</p> <p>8. TYPICAL AT ALL WINDOWS GLAZING SEALS TO BE REPAIRED AND REPLACED INKING AS MAY BE REQUIRED.</p> <p>9. SEE MASONRY/STONE GENERAL NOTES REGARDING GENERAL MASONRY CLEANING AND REPAIR REQUIREMENTS.</p> <p>10. SCOPE OF MAINTENANCE WORK TO BE LIMITED TO REPAIR AS MAY BE REQUIRED. REPLACEMENT MATERIALS TO MATCH EXISTING COLOR, COMPOSITION OF EXISTING MATERIAL.</p> <p>11. EXISTING STAINED GLASS PANELS AT WINDOWS INDICATED TO BE REMOVED AND REPLACED WITH CLEAR GLAZING MATCHING EXISTING ADJACENT CONDITIONS. STAINED GLASS PANELS TO BE REUSED AT BUILDING INTERIOR.</p> | <p>12. NEW EXHAUST FAN AND STAINLESS STEEL DUCT WORK AT EXISTING MASONRY WALL.</p> <p>13. NEW ROOF TOP MOUNTED EXHAUST AND BOOSTER FAN</p> <p>14. NEW HOOD EXHAUST AT ROOF</p> <p>15. NEW ROOF TOP MOUNTED MECHANICAL EQUIPMENT</p> <p>16. NEW STEEL ARBOR STRUCTURE, BLACK IRON FINISH.</p> <p>17. NEW GLASS STOREFRONT AT ROOF TOP ENCLOSURE, MULLION COLOR TO MATCH EXISTING WINDOWS.</p> <p>18. METAL PANEL FINISH AT NEW ROOF ENCLOSURE COLOR TO MATCH EXISTING WINDOWS BELOW.</p> <p>19. REMOVE ALL EXISTING GAS AND ELECTRIC SERVICE. CAP ALL AS REQUIRED. COORDINATE WITH ENERGY AS REQUIRED.</p> <p>20. NEW TOWER STRUCTURE SUPPORT TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.</p> <p>21. UNDERSIDE OF TOWER STRUCTURE TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.</p> <p>22. METAL SPANDREL PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.</p> <p>23. DIA-GRID FRAMING SET BEHIND GLASS CURTAIN WALL</p> <p>24. ENGINEERED STONE PANELING AT CORE TO MATCH EXISTING STONE FACADES BELOW.</p> | <p>25. PARAPET TO BE CLAD IN METAL PANEL, PANEL COLOR TO MATCH EXISTING FENESTRATION COLOR.</p> <p>26. MECHANICAL SCREENS TO BE ENGINEERED STONE PANELING AT TO MATCH EXISTING STONE FACADES BELOW.</p> <p>27. CORE AT NEW TOWER, SEE ROOF PLAN FOR ADDITIONAL INFORMATION.</p> <p>28. EXISTING AUDITORIUM TO REMAIN.</p> <p>29. EXISTING CEREMONIAL CHAMBER TO REMAIN.</p> <p>30. NEW FOUNDATION TO BE DETERMINED PENDING ENGINEERING ANALYSIS AND GEOTECHNICAL REQUIREMENTS.</p> <p>31. NEW MECHANICAL PLATFORM AT ALLEY TO BE REUSED.</p> <p>32. NEW MECHANICAL EQUIPMENT AT EXISTING PLATFORM.</p> <p>33. EXISTING FIRE ESCAPE.</p> <p>34. NOTE: OPENINGS MODIFIED IN PRIOR RENOVATION.</p> <p>35. EXISTING LOADING DOOR TO REMAIN.</p> <p>36. NEW STRUCTURAL ROOF DECK OVER EXISTING CONDITIONS.</p> <p>37. REFER TO MASONRY/STONE NOTES REGARDING CLEANING AND REPAIR AT RUSTICATED STONE WATER TABLE.</p> <p>38. NEW BACKLIT SIGNAGE AT PROPOSED TOWER, FINAL GRAPHICS AND TEXT TBD.</p> | <p>39. FRAMELESS GLASS AND ALUMINUM CURTAIN WALL SYSTEM, IGI UNITS TO BE LOW IRON/WATER WHITE GLASS. BACK UP FRAMING MATERIALS TO MATCH EXISTING WINDOW MULLIONS.</p> <p>40. DASHED LINE INDICATES EXISTING ADJACENT PARKING STRUCTURE, SEE SITE PLAN INDICATING ZERO LOT LINE CONDITION.</p> <p>41. NOTE EXISTING FACADE IS CURRENTLY NOT VISIBLE DUE TO ADJACENT BUILDING.</p> <p>42. NOTE, GRADES SHOWN ARE APPROXIMATE.</p> <p>43. DASHED LINE INDICATES PROFILE OF PROPOSED ELEVATOR/STAIR PENTHOUSE.</p> <p>44. NEW CHILLER PLANT.</p> <p>45. OA INTAKE AT ROOF</p> <p>46. EXHAUST/BOOSTER FAN AT ROOF</p> <p>47. ROOFTOP PENTHOUSE, ACCESS STAIR, MECHANICAL/PUMP ROOM, ELEVATOR PENTHOUSE, BUILDING SERVICES.</p> <p>48. EXISTING ENTRANCES TO REMAIN.</p> <p>49. TEXTILE FABRIC AWNING AT ARBOR PERIMETER</p> <p>50. LANDSCAPE/PLANTERS SET BEHIND EXISTING PARAPET</p> <p>51. EXIT STAIR</p> <p>52. ELEVATOR</p> <p>53. NEW ELEVATOR/STAIR ENCLOSURE</p> |
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MASONRY/STONE RESTORATION GENERAL NOTES

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| <p>1. ALL WORK TO BE EXECUTED IN LOW-IMPACT WORKMANLIKE MANNER WHICH WILL NOT NEGATIVELY IMPACT THE EXISTING CONDITION OF THE EXISTING MASONRY CONSTRUCTION.</p> <p>2. TEST AREAS SHALL BE PREPARED AT INCONSPICUOUS AREAS OF THE EXISTING BUILDING ILLUSTRATING THE ANTICIPATED RESULT OF ALL RESTORATION WORK TO BE UNDERTAKEN.</p> <p>3. NO WORK SHALL BE UNDERTAKEN WHICH MAY IMPACT THE INTEGRITY OF THE EXISTING CONSTRUCTION.</p> <p>4. ALL EXISTING PLANT MATTER AT EXISTING MASONRY TO BE TREATED WITH APPROPRIATE HERBICIDE AS REQUIRED TO ELIMINATE SOURCE OF ANY ORGANIC GROWTH.</p> <p>5. ALL MANUFACTURERS RECOMMENDATIONS, DILUTIONS AND SPECIFICATIONS SHALL BE CLOSELY FOLLOWED AS REQUIRED.</p> <p>6. ALL PLANNED CLEANING TO UTILIZE GENTLE SCRUBBING THAT MAINTAINS INTEGRITY OF ALL MASONRY SURFACES.</p> <p>7. HIGH PRESSURE CLEANING SHALL BE STRICTLY PROHIBITED.</p> <p>8. FOR EXPOSED MASONRY SURFACES UTILIZE PROSOCCO RESTORATION CLEANSER IN 2 APPLICATIONS AT ALL DILUTIONS REQUIRED BY MANUFACTURER (SEE SPECIFICATION).</p> <p>9. FOR PAINT/GRAFFITI REMOVAL UTILIZE PROSOCCO PAINT REMOVER AS SPECIFIED</p> <p>10. INSPECT MASONRY FOR LOOSE/DETERIORATED MORTAR OR MASONRY.</p> | <p>11. MASONRY UNITS FOR PATCH OR REPAIR MUST MATCH FINISHED CLEANED APPEARANCE OF EXISTING MASONRY. REPLACEMENT UNITS MUST BE OF COMPATIBLE DENSITY AND HARDNESS. PROVIDE SAMPLES FOR REVIEW PRIOR TO INSTALLATION.</p> <p>12. MORTAR REPAIR MATERIAL TO BE COMPATIBLE TO EXISTING MATERIAL IN COLOR AND COMPOSITION. PERFORM PETROGRAPHIC/CHEMICAL ANALYSIS ON EXISTING MORTAR TO DETERMINE COMPOSITION AND HARDNESS. REPOINTING MATERIAL SHALL NOT EXCEED HARDNESS OF EXISTING MORTAR AND IS PREFERRED TO BE OF SOFTER COMPOSITION.</p> <p>13. ALL JOINTS TO BE CLEANED OF ALL DEBRIS AND LOOSE MATERIAL PRIOR TO REPOINTING. FINISHED JOINT PROFILES TO MATCH EXISTING FIELD CONDITION.</p> <p>14. REFER TO NATIONAL PARK SERVICE TECHNICAL BRIEF #2 FOR ADDITIONAL INFORMATION.</p> <p>15. APPLY PROSOCCO H-40 MASONRY CONSOLIDATION AT EXISTING EXPOSED MASONRY UNITS AFTER COMPLETION OF RESTORATION AND CLEANING. PROVIDE TEST AREA FOR APPROVAL IN ACCORDANCE WITH SPECIFICATION. REFER TO SPECIFICATION AND MANUFACTURER DATA FOR FURTHER INFORMATION.</p> |
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HISTORIC RESTORATION REQUIREMENT

CONTRACTOR SHALL PREPARE TEST AREAS ILLUSTRATING SCOPE OF ALL RESTORATION WORK TO BE UNDERTAKEN AT AREAS AGREED UPON BY THE ARCHITECT PRIOR TO THE EXECUTION OF ALL RESTORATIVE MEASURES. CONTRACTOR SHALL PROVIDE 2 WEEK NOTICE TO ARCHITECT AND REPRESENTATIVE FROM LOUISIANA STATE HISTORIC PRESERVATION OFFICE (SHPO) ESTABLISHING TIME AND DATE FOR REVIEW OF WORK. CONTRACTOR SHALL PROVIDE ACCESS TO ALL TEST AREAS FOR VIEWING AND APPROVAL AS REQUIRED. WORK SHALL NOT PROCEED UNTIL ARCHITECT/CONTRACTOR RECEIVES WRITTEN APPROVAL FROM NPS/SHPO THAT WORK IS IN ACCORDANCE WITH REQUIREMENTS OF NATIONAL PARK SERVICE GUIDELINES.

2	HPC SUBMITTAL/CONCEPTUAL	02.01.17
1	HPC SUBMITTAL/CONCEPTUAL	01.17.17
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SEAL

SHEET TITLE:

**CONCEPTUAL
SECTION**

A-210

01 CONCEPTUAL SECTION
SCALE: 1/16" = 1'-0"