JUDGE JASON DOWNER HOUSE RESTORATION

1201 N.PROSPECT AVE
MILWAUKEE, WI 53211

JAROSZ LYNCH
ARCHITECTS
2850 N. SHEPARD AVE.
MILWAUKEE, WI 53211
jarosz6@yahoo.com
414-736-1615

Owner:
Dan Wilhelms
2316 E. Newberry Blvd.
Milwaukee, WI 53211-3762
414-332-3304

Judge Jason Downer House
1201 N.Prospect Ave.
Milwaukee, WI 53202

Drawn By:
WKK

Date:
12-26-2014

COVER PAGE

PHOTO SOUTHWEST

PHOTO SOUTHEAST

PHOTO NORTHWEST

PHOTO NORTHEAST

PHOTO CIRCA. 1875

PHOTO CIRCA. 1900

HISTORIC PHOTOS

1ST WARD TRIANGLE
HISTORIC DISTRICT MAP

ADDRESS: 1201 N. PROSPECT AVE., MILWAUKEE, WI 53211

BUILT: 1874

ARCHITECT (ORIGINAL):
EDWARD TOWNSEND MIX

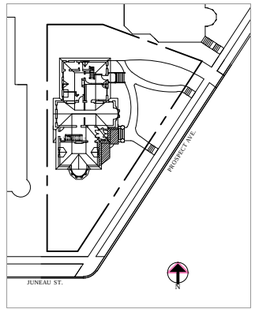
OWNER (ORIGINAL):
JASON DOWNER

OWNER (CURRENT):
DAN WILHELMS

CONSTRUCTION TYPE:
MASONRY

ARCHITECTURAL STYLE:
GOTHIC HIGH VICTORIAN ITALIANATE

ZONING: C1



SITE PLAN

PROJECT DESCRIPTION

The drawings attached herein are submitted for the review and approval of the exterior construction work proposed for the restoration of the Judge Jason Downer House. The house was built in 1874, is on a prominent northwest corner overlooking Lake Michigan, and survived relatively intact. The house is in the 1st Ward Triangle Historic District listed on the National Register of Historic Places. It has been determined to be a contributing building in the district, and is eligible for the 20% Federal Tax Credit Program and the 20% matching State Credit Program. Work on the house will conform with the NPS guidelines for historic preservation. the building is currently used as office space for a private , for-profit owner. No interior work in proposed. Currently the building is used as office space and will continue in that capacity.

Construction work on the building will occur in two phases.

Phase #1- All work based on historic photos contained within.

- Removal of existing non-original asphalt shingle roof.
- Roof replacement with historic slate tiles.
- Restoration of 4 masonry chimney extensions above the roof.
- Reinstallation of historic iron roof cresting and finials.
- Repair and repainting of wood eaves, and barge board components.
- Installation of copper gutter and downspout system.

Phase #2- All work based on existing physical evidence and historic photos.

- Reconstruction of historic main entry porch on Southeast corner.
- Stripping, repairing, priming and painting of all historic wood exterior trim.
- Stripping non-original paint on all exterior brick and stone.
- Masonry tuck pointing where needed on all brick and stone with lime rich original mortar.
- Stripping, repairing, priming and painting of all exterior wood components of historic wooden windows.
- Installation of historic glass transom window at existing west entry door.
- Fabrication and installation of iron grilles at basement windows and decorative iron rails at extended roof projections on upper floors based on historic photos.
- Reconstruction of historic wood porch at northeast entry.

PHASE #1 - TABLE OF CONTENTS

PHASE #2 - TABLE OF CONTENTS

CODE COMMENTS

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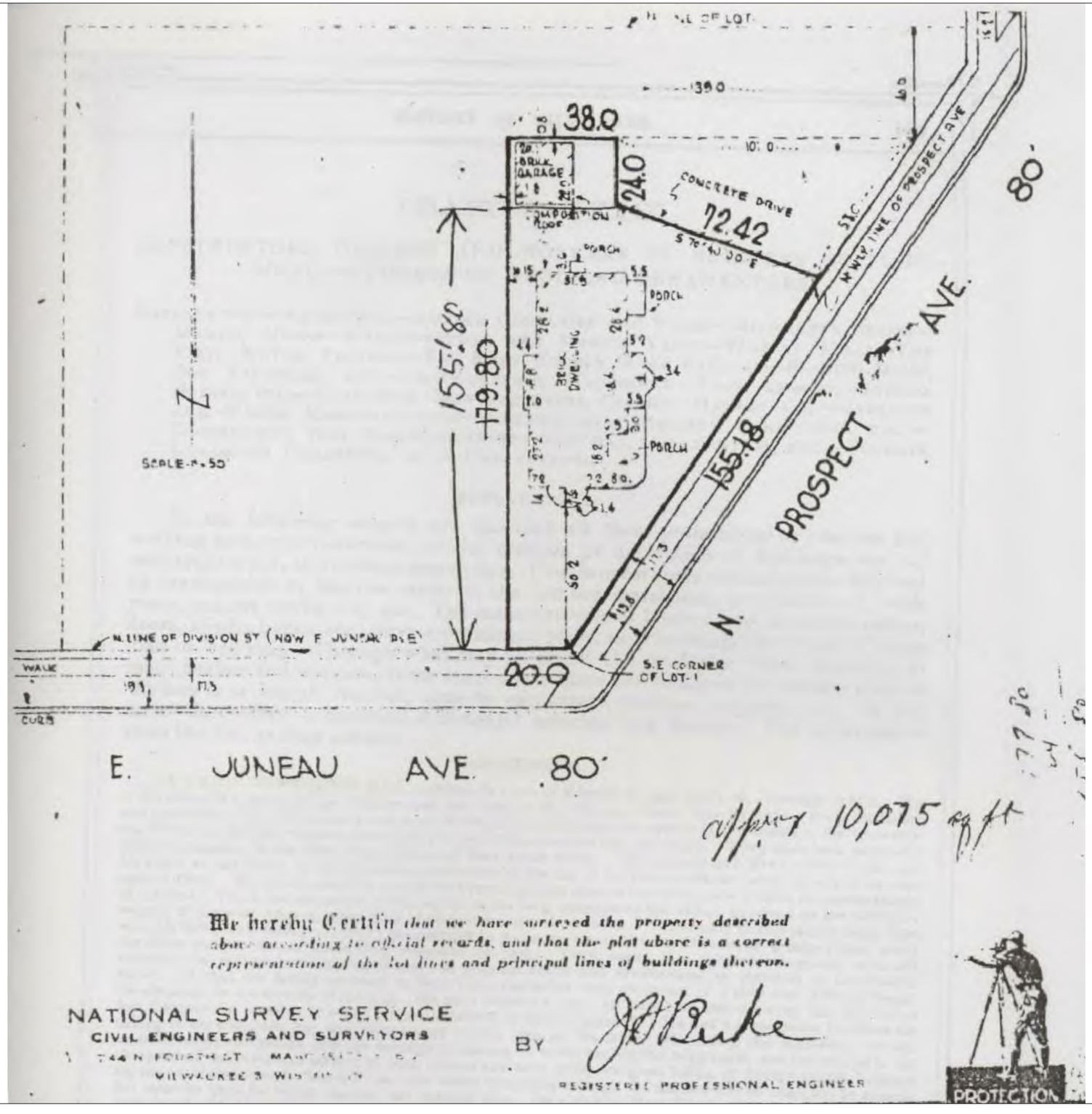
TITLE SHEET

TS1.0



SURVEY OF 1201 NORTH PROSPECT AVE

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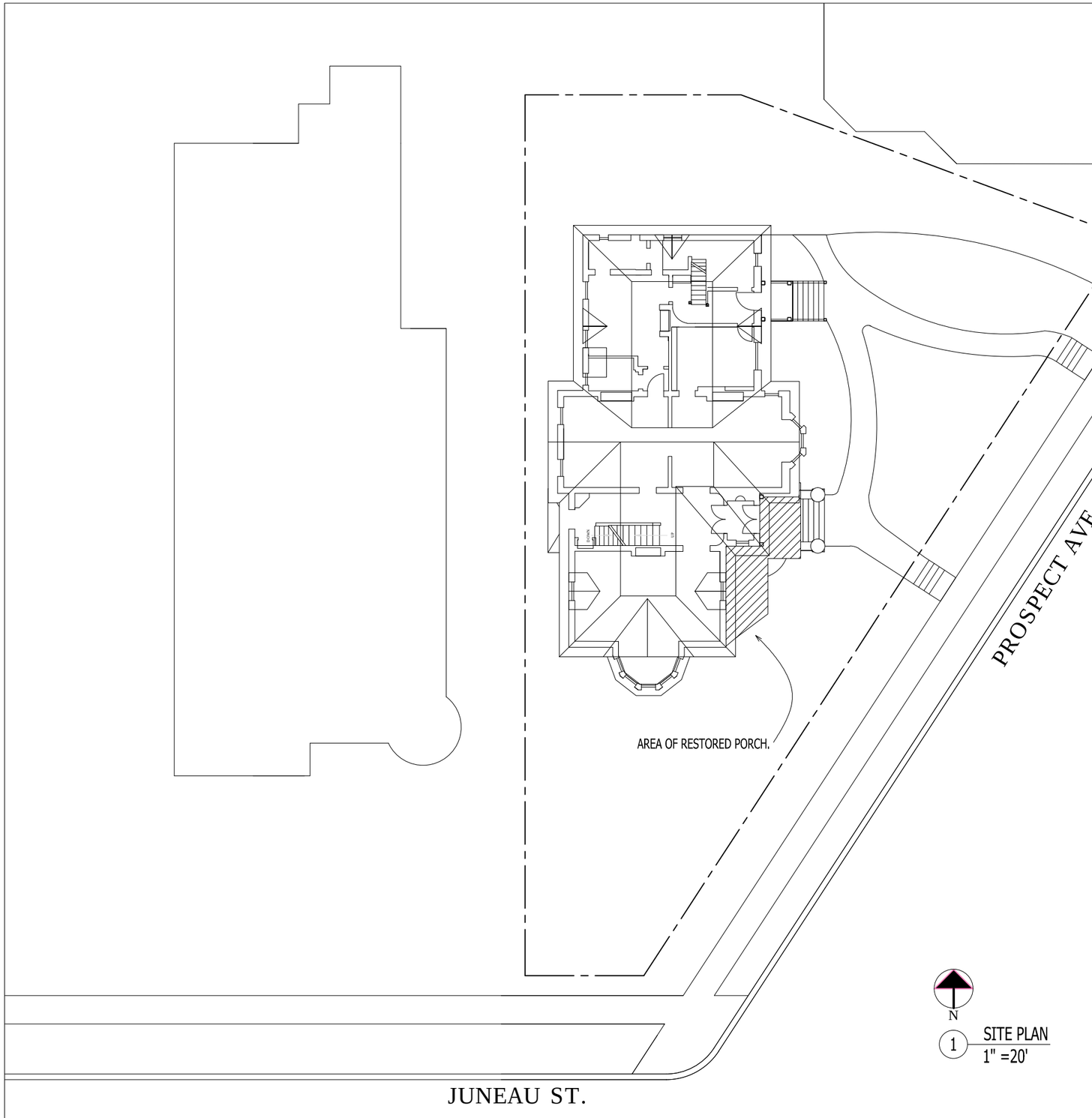
SITE SURVEY

C1.0



1 SITE PLAN
1" =20'

GENERAL NOTES

A) APPLICABLE CODE REQUIREMENTS MAY VARY ALONG WITH CONSTRUCTIONS STANDARDS AND TECHNIQUES. CONSULT WITH LOCAL AUTHORITIES AND EXPERIENCED PEOPLE IN BUILDING TRADES BEFORE STARTING CONSTRUCTION.

B) IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION MEET ALL CURRENT FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDINGS AND SHALL BE ADHERED TO EVEN IF THEY ARE A VARIANCE IN THE PLAN.

C) THE INFORMATION CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS IS ISSUED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE STANDARD CONSTRUCTION DETAILING AND PRACTICES WHICH WILL PROVIDE A STRUCTURALLY SOUND AND WEATHER-PROOFED FINISHED PRODUCT. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR PROBLEMS OBSERVED OR PERCEIVED PRIOR TO STARTING CONSTRUCTION OF SUCH.

D) THESE PLANS ARE DESIGNED TO MEET OR EXCEED THE REQUIRMENTS OF THE WISCONSIN UNIFORM DWELLING CODE (UDC). WHEN BUILDING MAY BE IN JURISDICTION, EITHER INSIDE OR OUTSIDE THE CODE, VARIATIONS MAY BE REQUIRED. IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO VERIFY SUCH REQUIRMENTS WITH THE LOCAL CODE OR ENFORCEMENT OFFICER AND TO AMEND THE PROPOSED CONSTRUCTION AS SO REQUIRED.

E) THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT CONFORMING WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES NOR ANY MERCHANTABILITY OF FITNESS FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.

* NOTE: REFERENCE FINAL SHEETS OF THIS SET FOR ALL SITEWORK SPECIFICATION INFORMATION ALONG WITH 'MASTERSPEC' SECTION 2000-SITEWORK.

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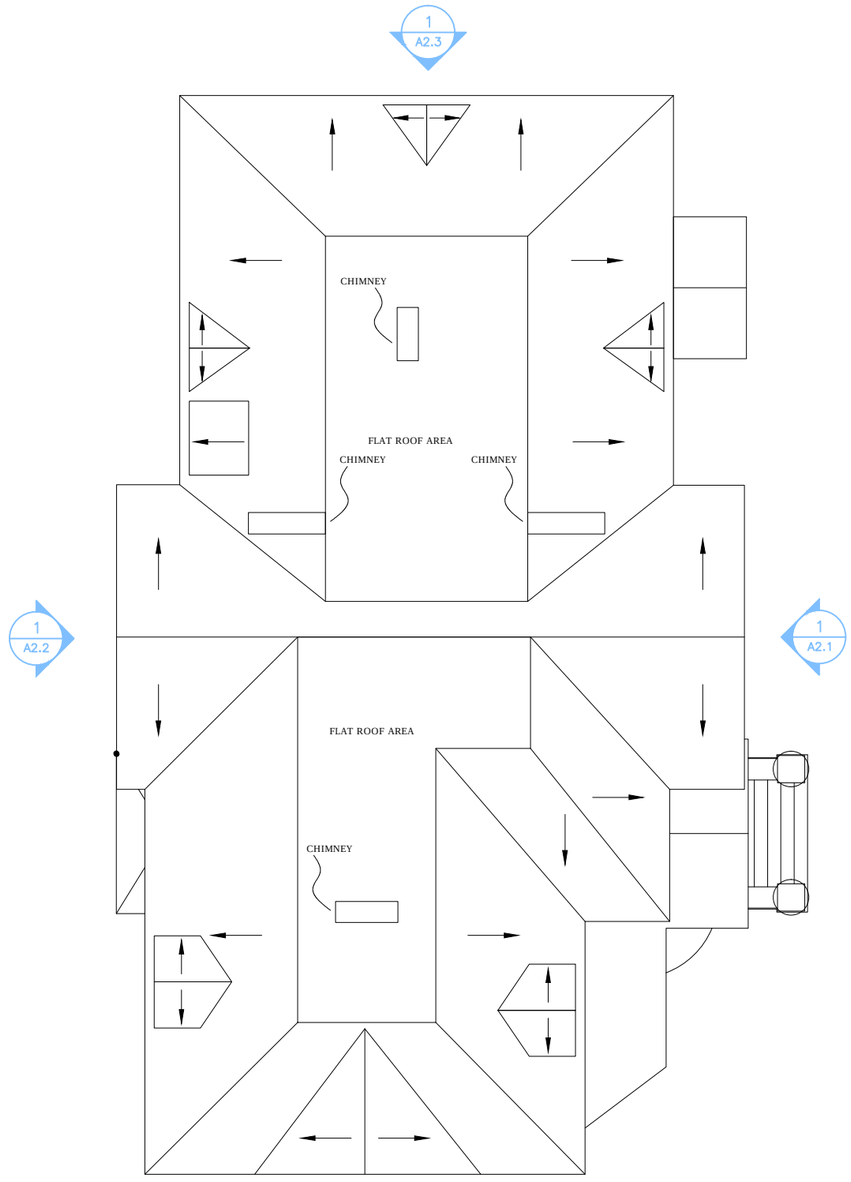
SITE PLAN

A1.1

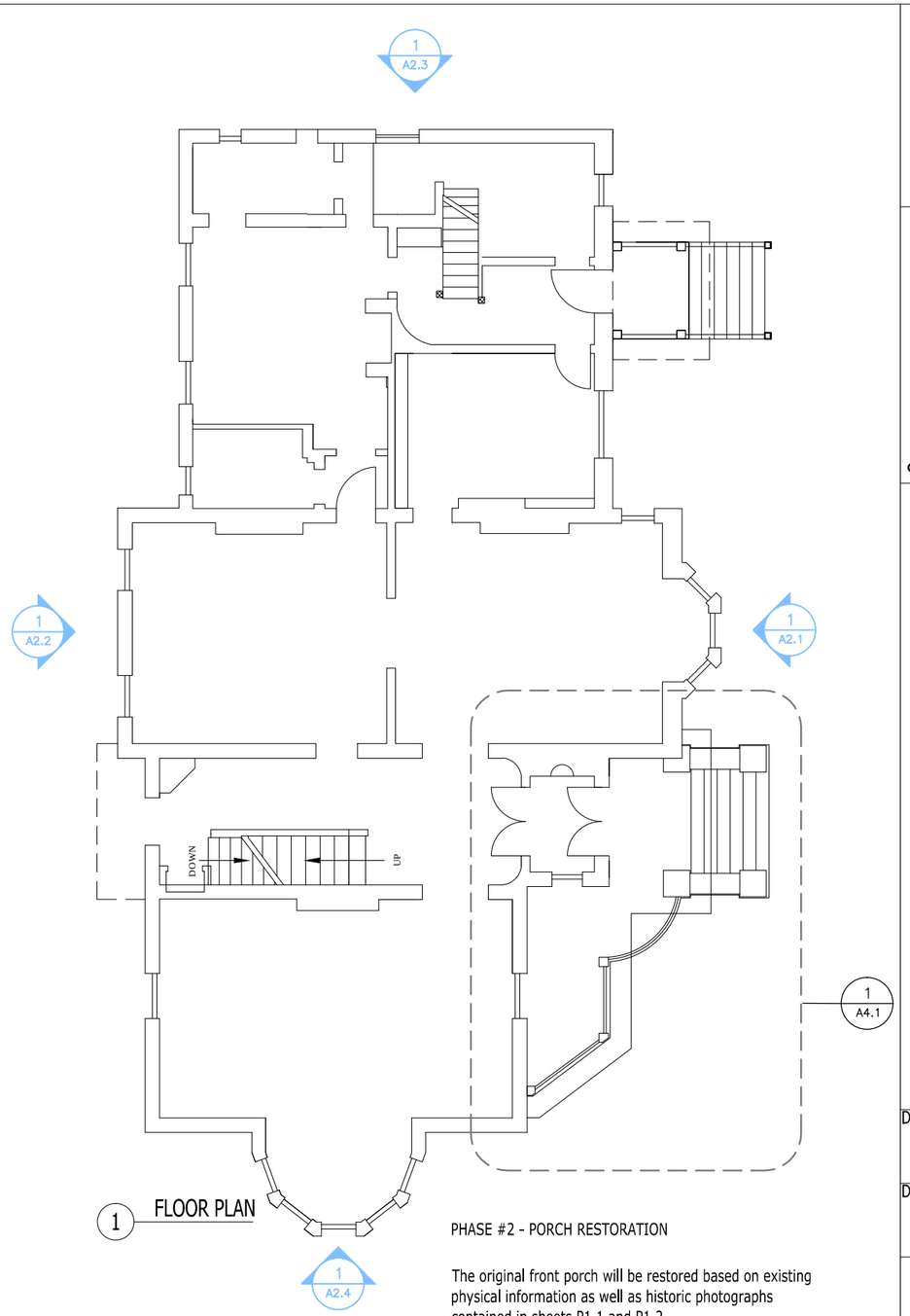


1 ROOF PLAN

1 A2.4

PHASE #1 - GENERAL RESTORATION

All general restoration work for the building will be on the exterior and is described in detail in the A2 Series. Reference those sheets for scope of work information as well as restoration and replacement specific information.



1 FLOOR PLAN

1 A2.4

PHASE #2 - PORCH RESTORATION

The original front porch will be restored based on existing physical information as well as historic photographs contained in sheets P1.1 and P1.2.

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KEY PLANS

A1.2

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(2) SOUTH GABLE PEAK: REMOVE & REPLACE ROUNDEL ORNAMENT & MOUNT ON BACKSIDE OF ORIGINAL CIRCULAR FRAME. IF IT DOES NOT FIT, CREATE A NEW ONE THAT MATCHES THOSE IN THE WEST & EAST GABLES.

(3) FABRICATE 1 -INCH THICK SOLDERED SHEET COPPER ROOF CRESTING (HOLLOW/2SIDED).

(4) CREATE 3 BANDS USING THE SAME SLATE.
BOTTOM - (3 COURSES) - USE FISH SCALE & DIAGONAL CUT CORNER DESIGN.
MIDDLE - (5 COURSES) - ALTERNATE FISH SCALE & DIAGONAL- CUT CORNERS.
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(6) INSTALL NEW MONOCHROMATIC ROOF OF VERMONT UNFADING GREEN SLATE TO BE SUPPLIED BY GREEN STONE COMPANY.

(7) SEE NUMBER 2.

(8) EAST, WEST & SOUTH GABLES STRIP TO RAW WOOD, PRIME, PAINT.

(9) EAST GABLE (3RD FLOOR CAST IRON RAILING): REATTACH 2 CROWNS (SEE SIMILAR RAILING ON WEST ELEVATION FOR PRECEDENT), SANDBLAST, PRIME, PAINT.

(11) NORTHERN ½ OF EAST ELEVATION: REMOVE ALL VINES FROM BRICK WALL & KILL OR REMOVE ROOTS OF SAME.

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(13) MAKE DRAWINGS FOR NEW MAIN ENTRANCE PORCH DECK, STEPS & CITY SIDEWALK CONNECTION BASED ON HISTORIC PHOTOGRAPHS.

(14) OBTAIN MAJOR CARVED WOOD DROP FINIAL, WHICH ONCE HUNG UNDER MAIN ARCH OF THE ORIGINAL PORCH, FROM ARCHITECTURAL ARTIFACT COLLECTOR, GREG FIARDO NOW LOCATED IN ST. JOSEPH MISSOURI.) OR MAKE FULL SIZE DRAWINGS FROM EXISTING HIGH QUALITY PHOTOGRAPH OF FINIAL & HAVE A REPLICA HAND CARVED.

(15) MAKE ACCURATE DRAWINGS FOR A NEW MAIN ENTRANCE PORCH SUPERSTRUCTURE, BASED ON HISTORIC PHOTOS & SURVIVING SCARS ON MASONRY.

(16) DESIGN CAST IRON CRESTING FOR NEW MAIN PORCH SUPERSTRUCTURE. MAKE CASTINGS FROM EXISTING RAILING ON 3RD FLOOR LEVEL UNDER EAST GABLE. (SEE#9)

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(18) DESIGN & FABRICATE APPROPRIATE VICTORIAN GOTHIC BASEMENT WINDOW GRILLES IN WROUGHT IRON FOR 2 LANCET-ARCHED OPENINGS IN BASE OF SOUTH BAY & 3 SEGMENTAL ARCHED OPENINGS FOR BASEMENT WINDOWS ON EAST ELEVATION.

(19) TRANSOM OVER WEST ENTRANCE DOOR: DESIGN MATCHING PATTERN BASED ON EXISTING TWO GLASS PANELS IN DOOR. PRODUCE IN SAME MATERIAL AND STYLE.

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EAST ELEVATION

A2.1

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WEST ELEVATION

A2.2

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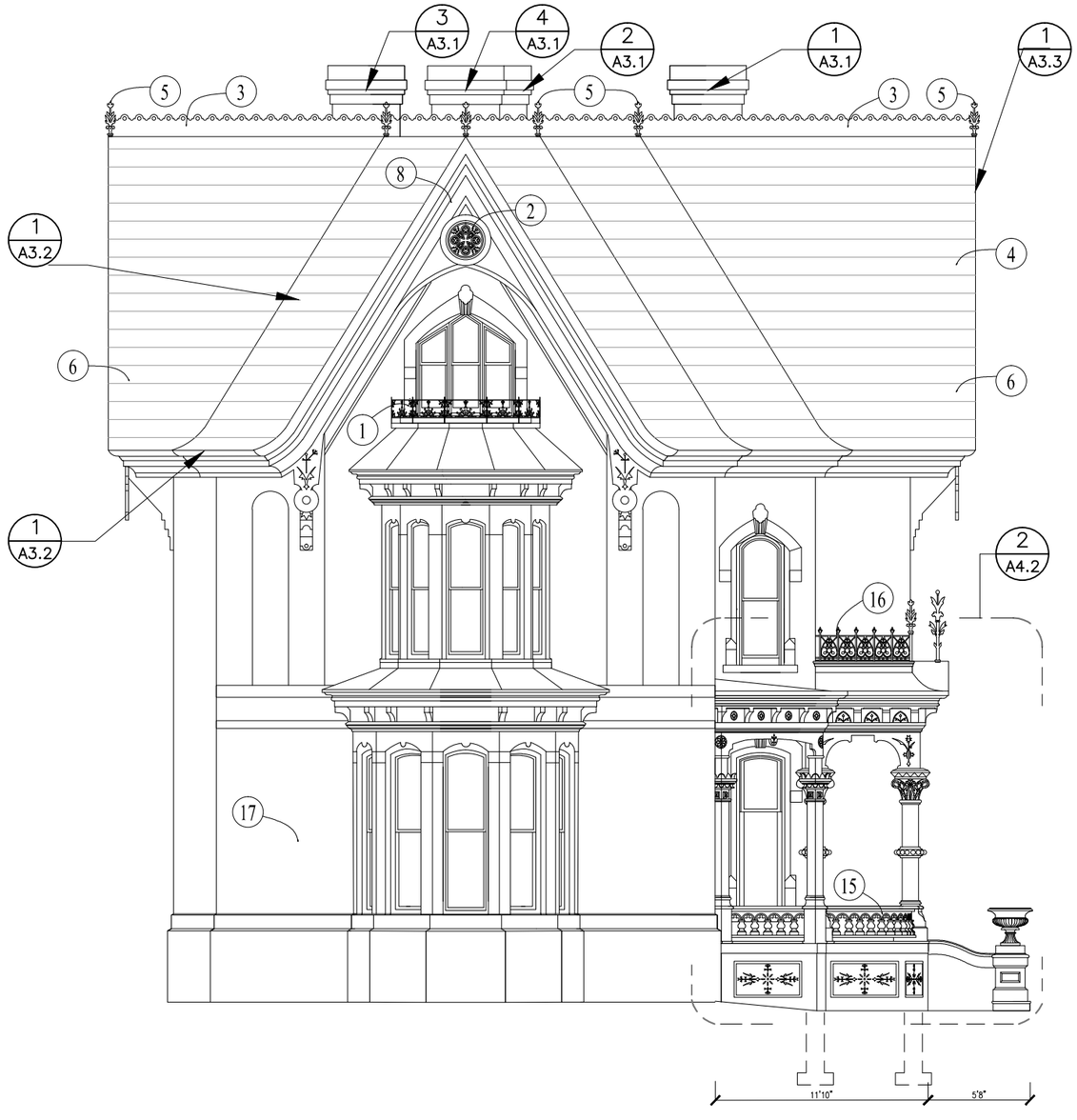
NORTH ELEVATION

A2.3



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SOUTH ELEVATION

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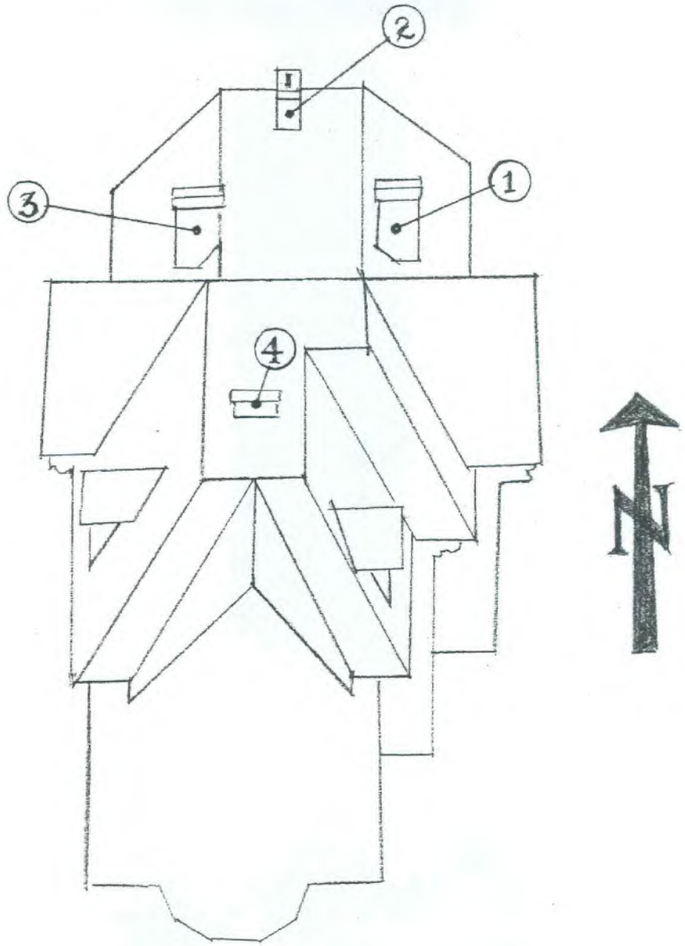

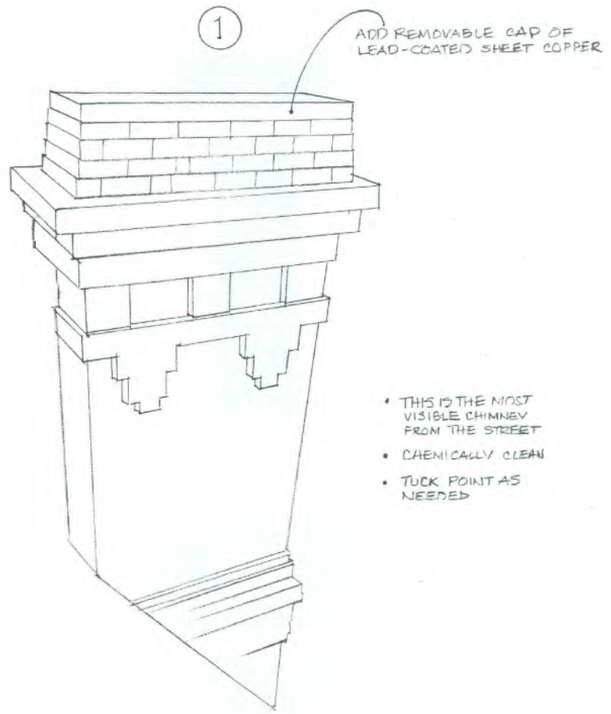

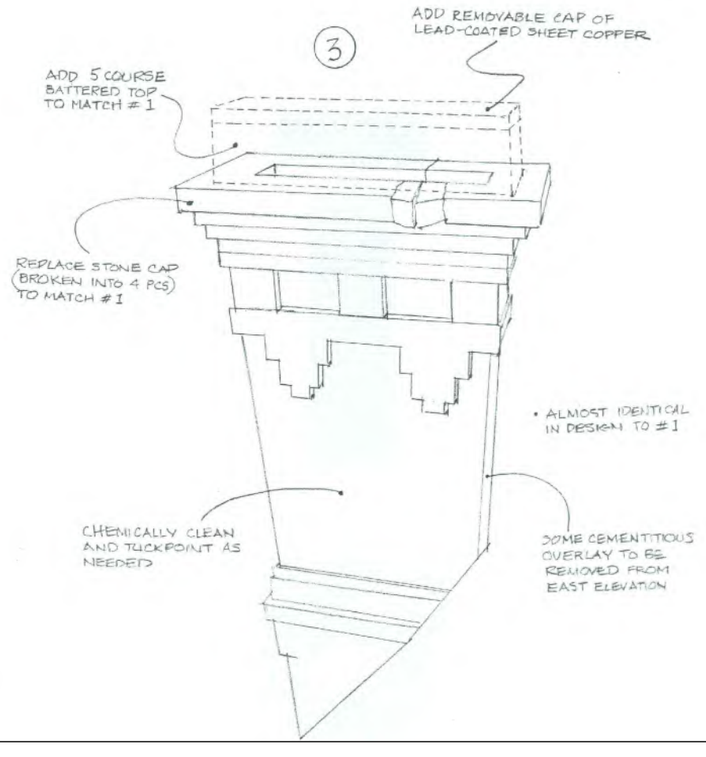

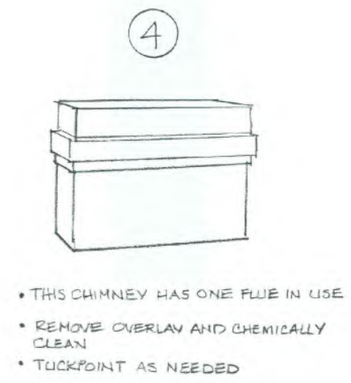

JAROSZ LYNCH ARCHITECTS
2850 N. SHEPARD AVE.
MILWAUKEE, WI 53211
jarosz6@yahoo.com
414-736-1615

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Milwaukee, WI 53211-3762
414-332-3304

Judge Jason Downer House

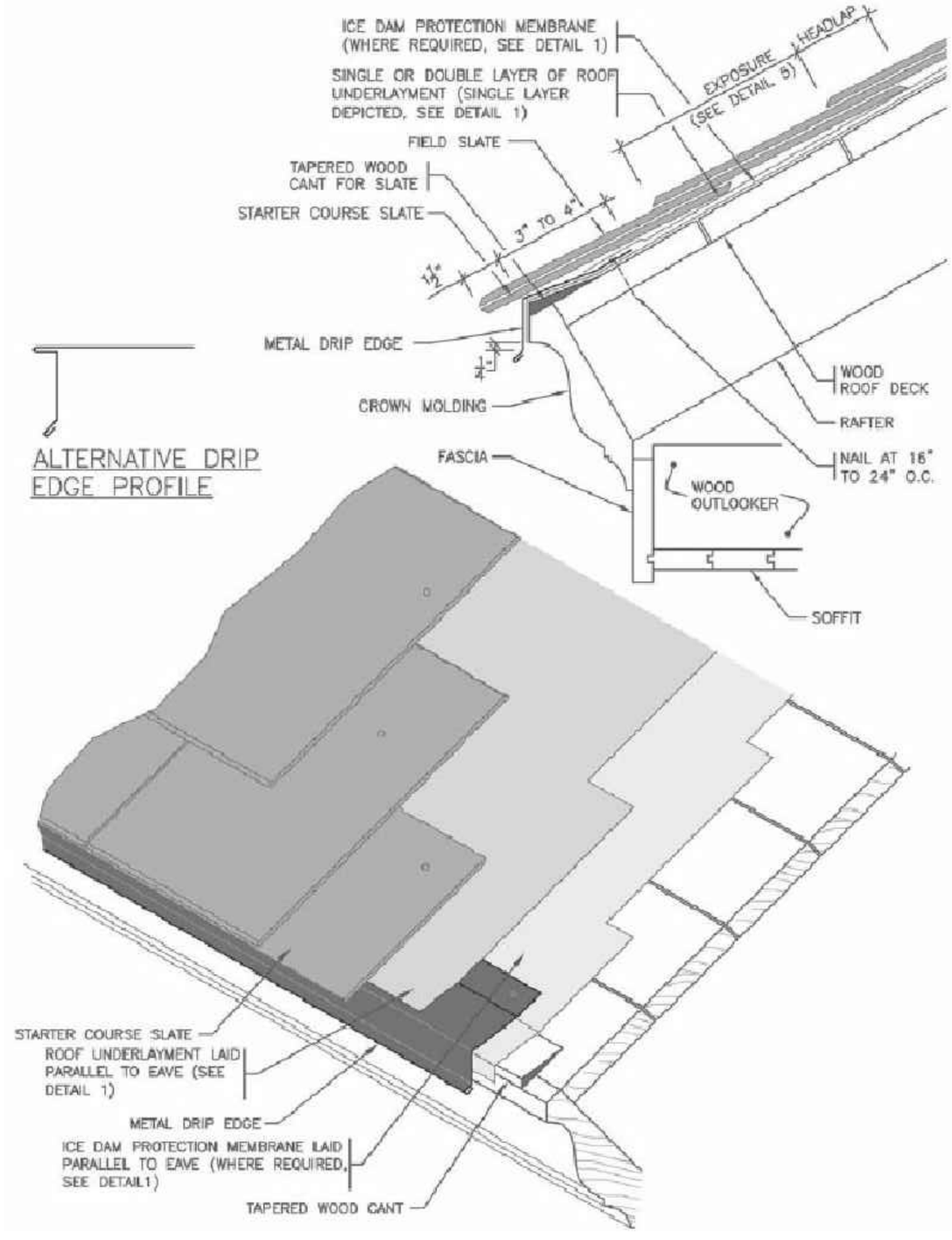
1201 N.Prospect Ave.
Milwaukee, WI 53202

Drawn By:
WKK

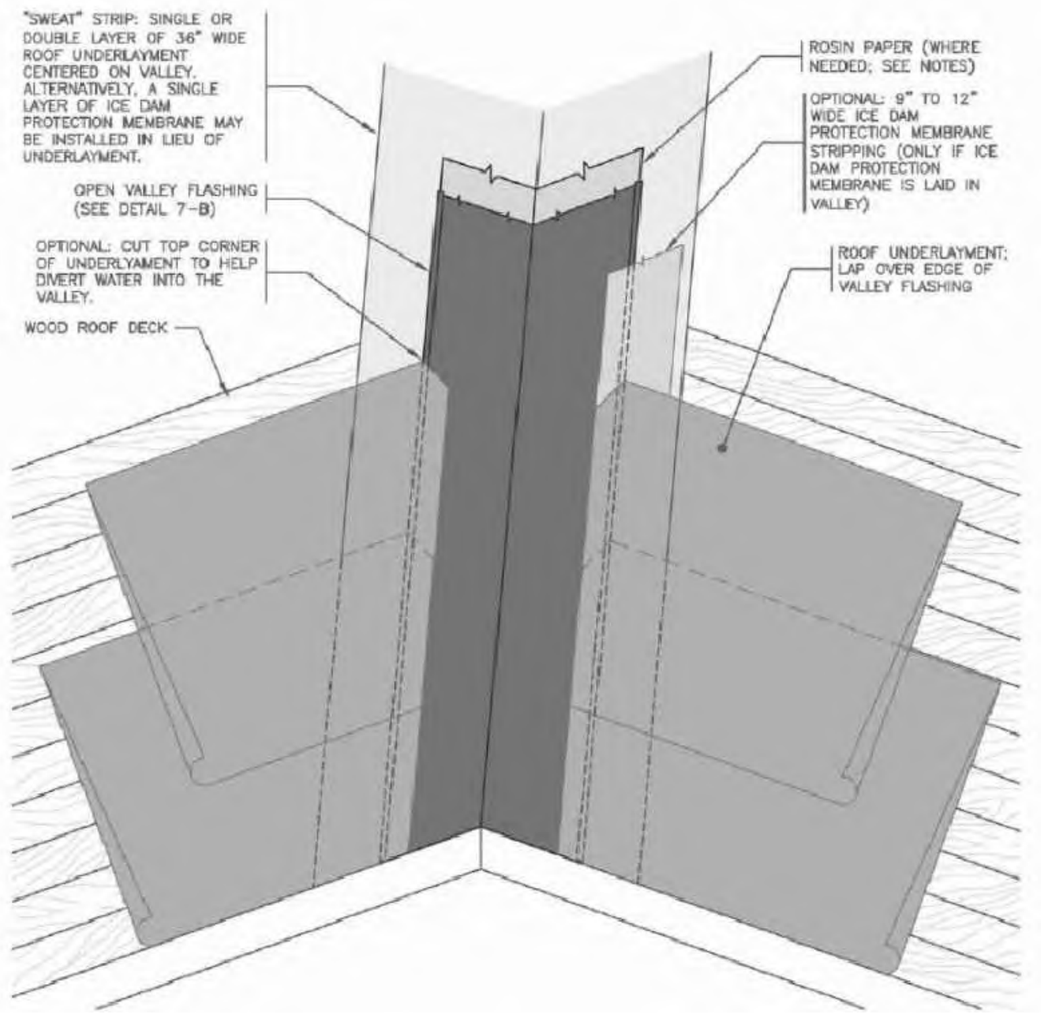
Date:
12-26-2014

CHIMNEY DETAILS

A3.1



1 EAVE FLASHING, CANTS, AND UNDEREAVE SLATES



2 OVERLAPPING VALLEY UNDERLAYMENT

JAROSZ LYNCH ARCHITECTS
2850 N. SHEPARD AVE.
MILWAUKEE, WI 53211
jarosz6@yahoo.com
414-736-1615

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Dan Wilhelms
2316 E. Newberry Blvd.
Milwaukee, WI 53211-3762
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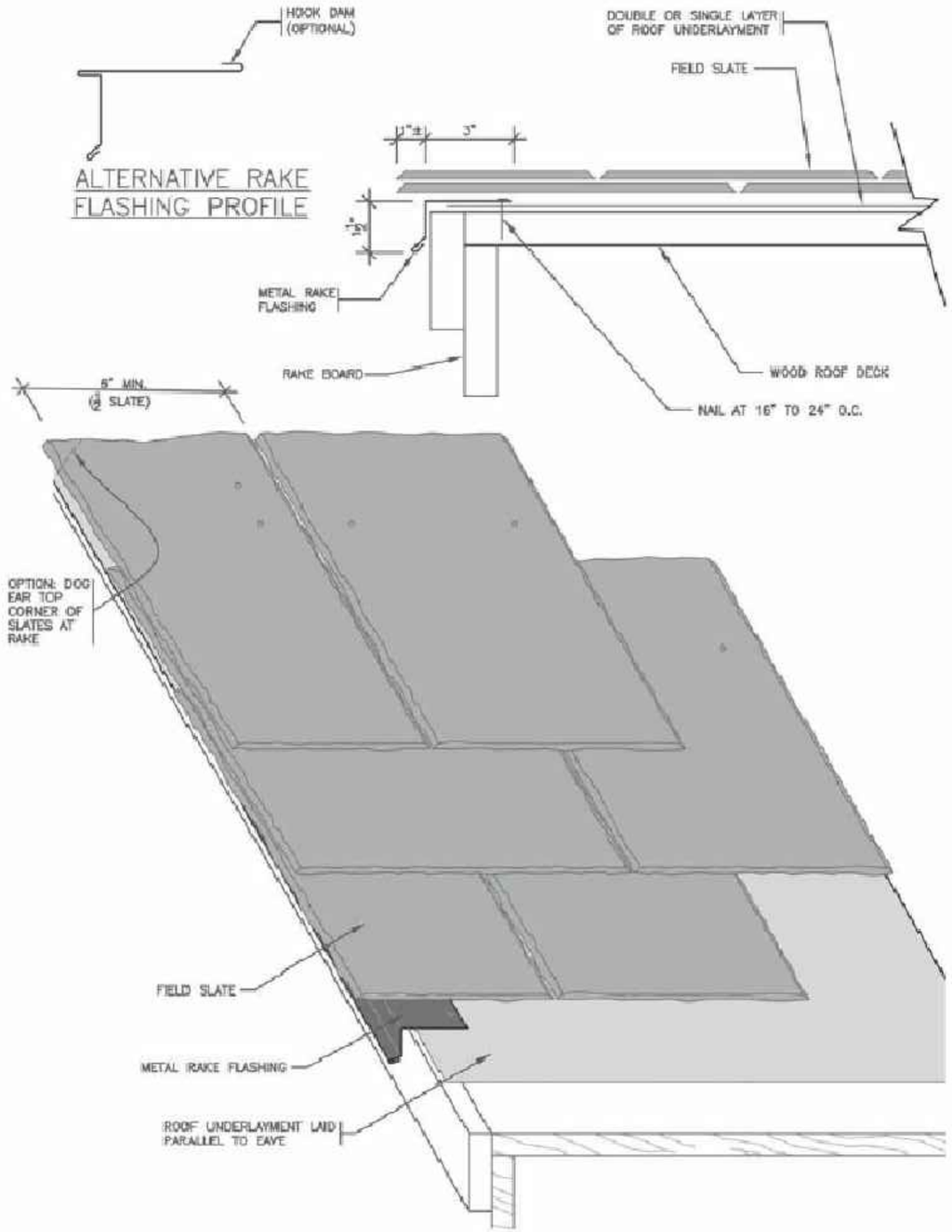
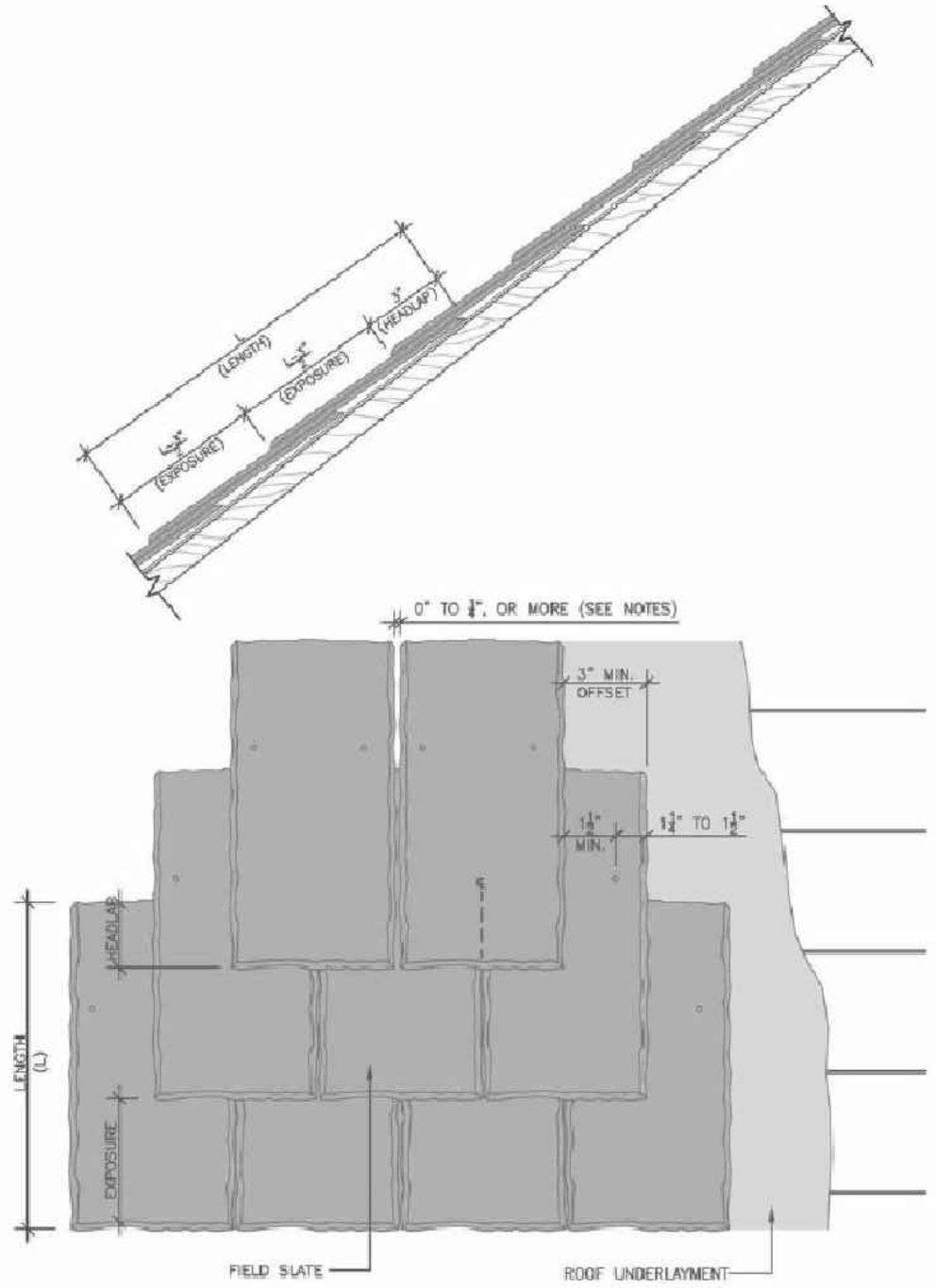
SLATE ROOFING

A3.2



1 GABLE END RAKE FLASHING



2 FIELD SLATES OF UNIFORM WIDTH

JAROSZ LYNCH ARCHITECTS
2850 N. SHEPARD AVE.
MILWAUKEE, WI 53211
jarosz6@yahoo.com
414-736-1615

Owner:
Dan Wilhelms
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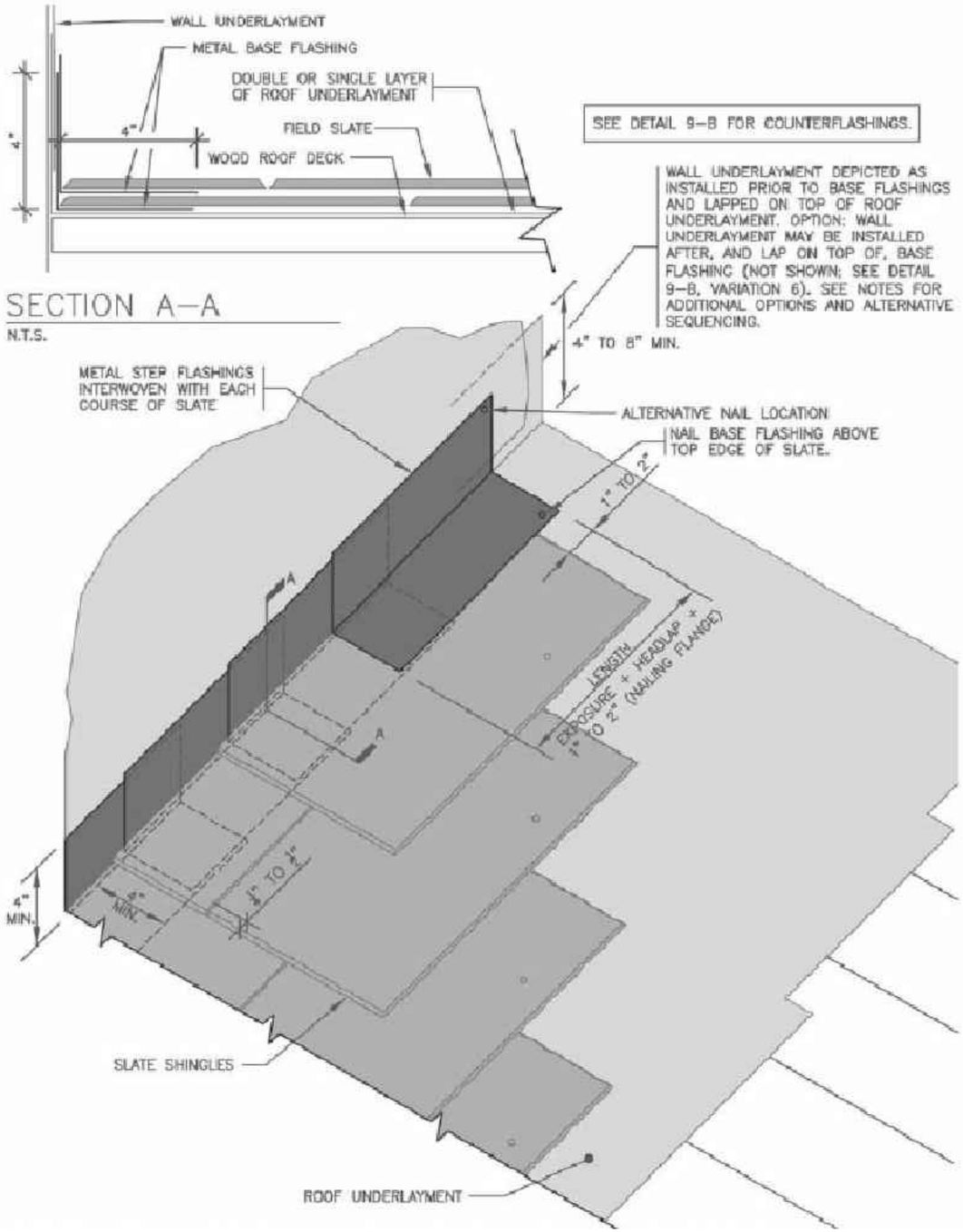
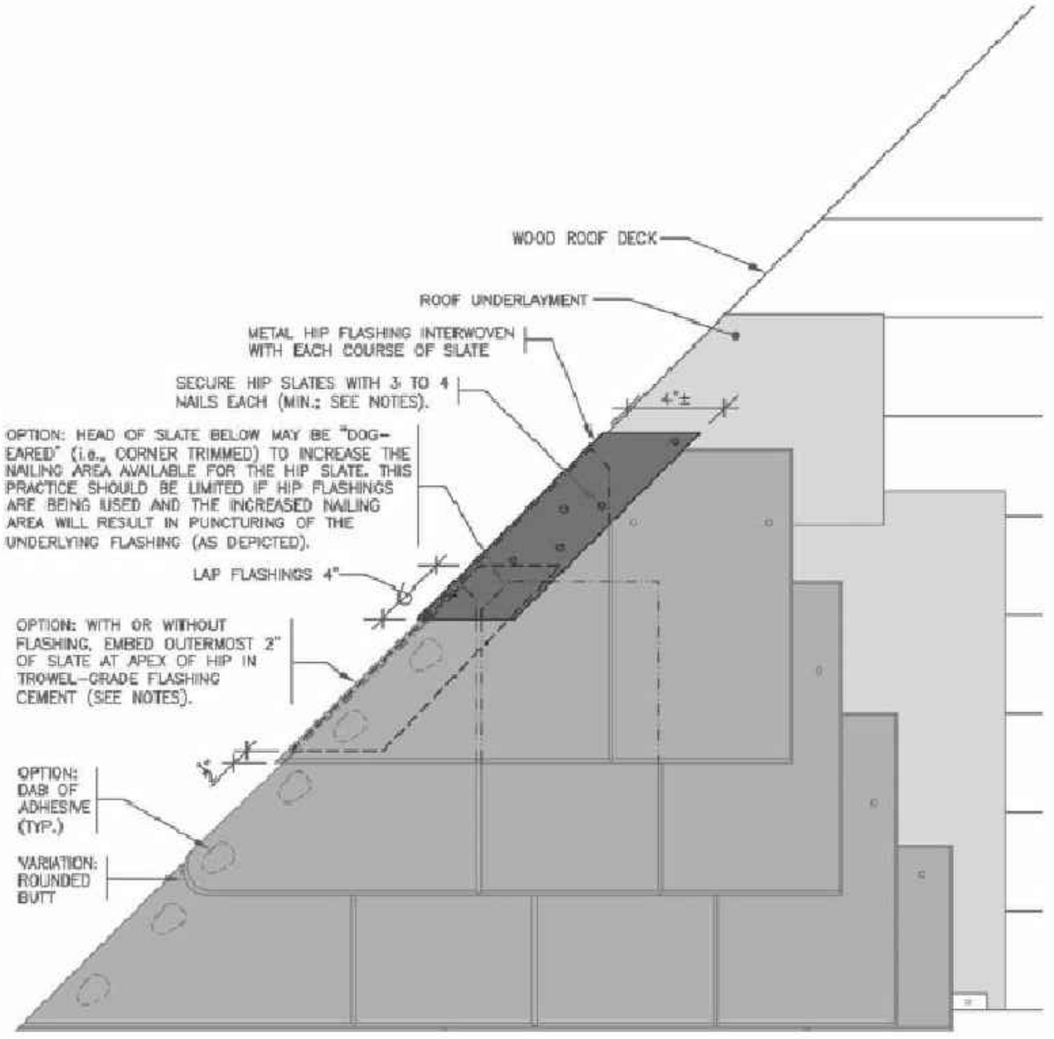
SLATE ROOFING

A3.3



1 BASE (STEP) FLASHING AT VERTICAL SIDE WALL



2 MITERED HIP

JAROSZ LYNCH ARCHITECTS
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MILWAUKEE, WI 53211
jarosz6@yahoo.com
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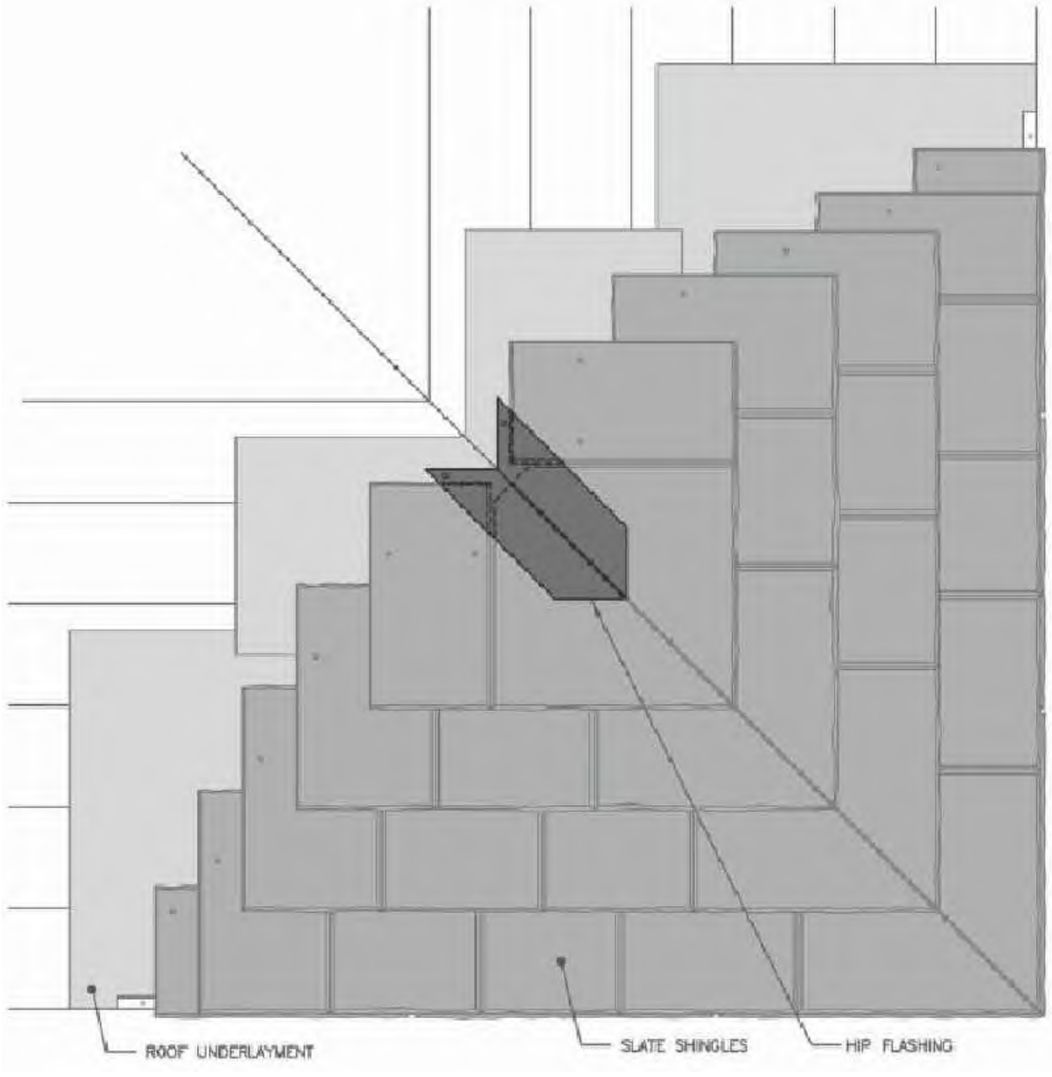
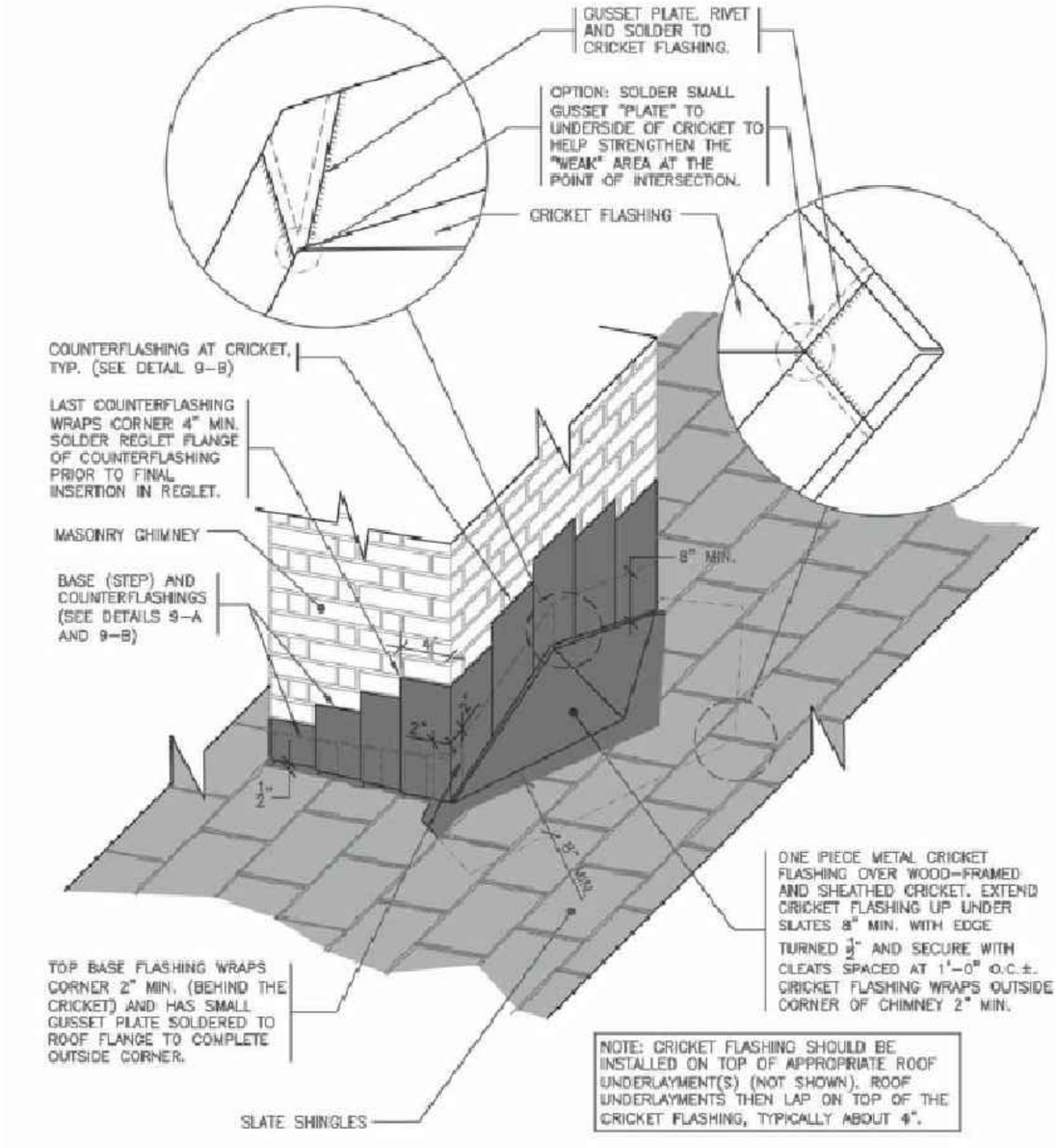
SLATE ROOFING

A3.4



1 PLAN - MITERED HIP



2 CHIMNEY CRICKET (SADDLE) FLASHING

JAROSZ LYNCH ARCHITECTS
2850 N. SHEPARD AVE.
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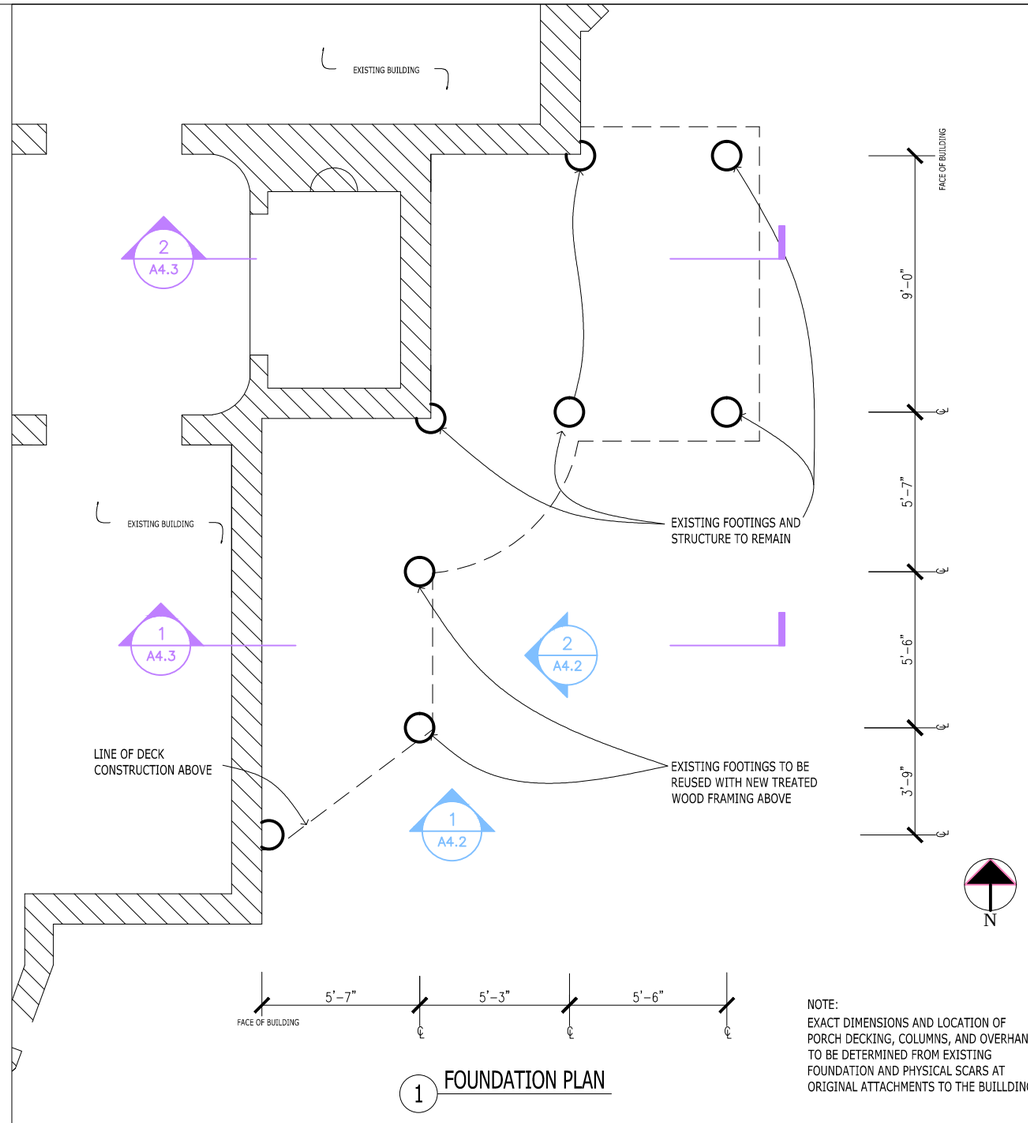
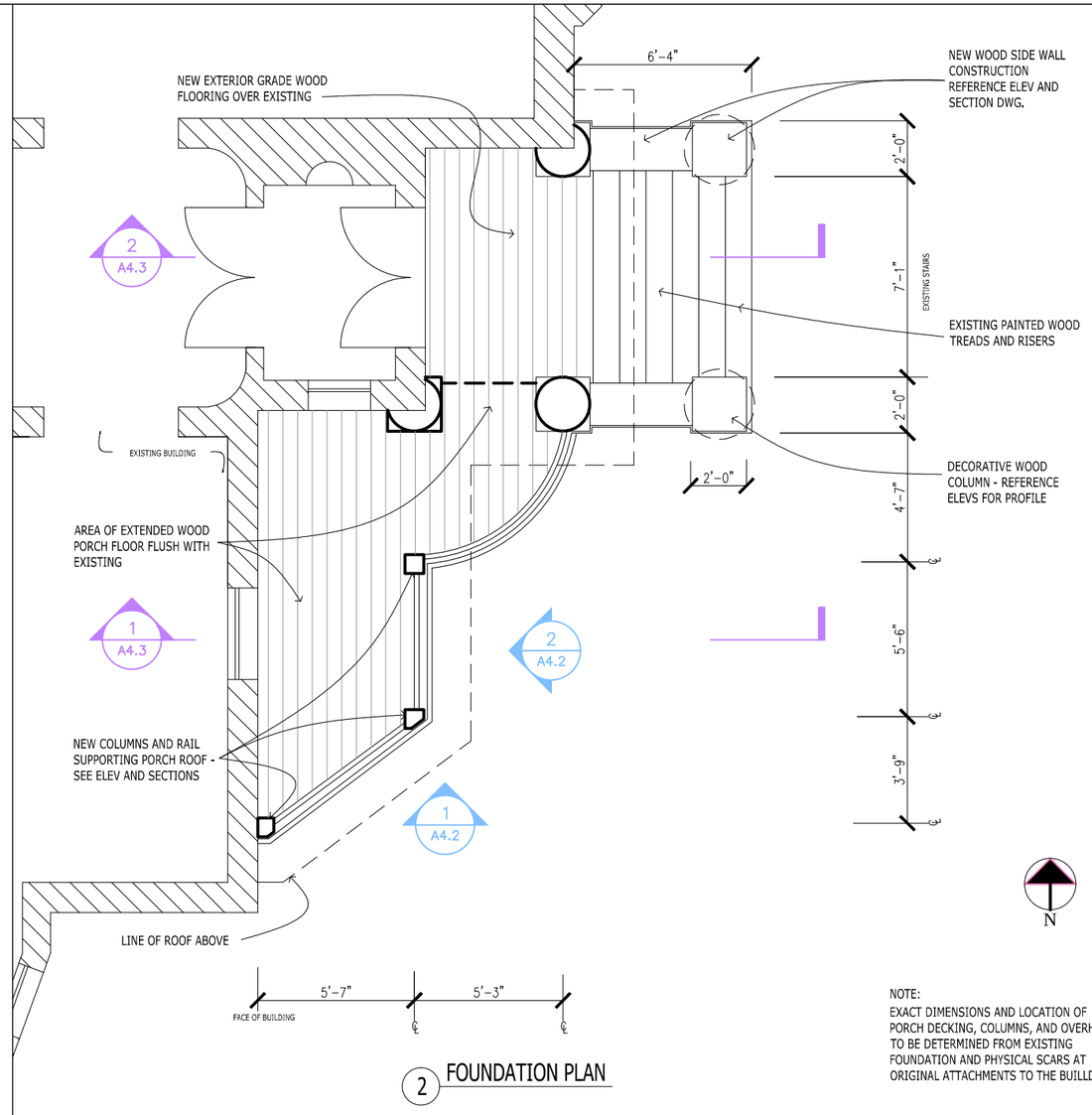
SLATE ROOFING

A3.5



1 FOUNDATION PLAN

NOTE:
EXACT DIMENSIONS AND LOCATION OF PORCH DECKING, COLUMNS, AND OVERHANG TO BE DETERMINED FROM EXISTING FOUNDATION AND PHYSICAL SCARS AT ORIGINAL ATTACHMENTS TO THE BUILLDING



2 FOUNDATION PLAN

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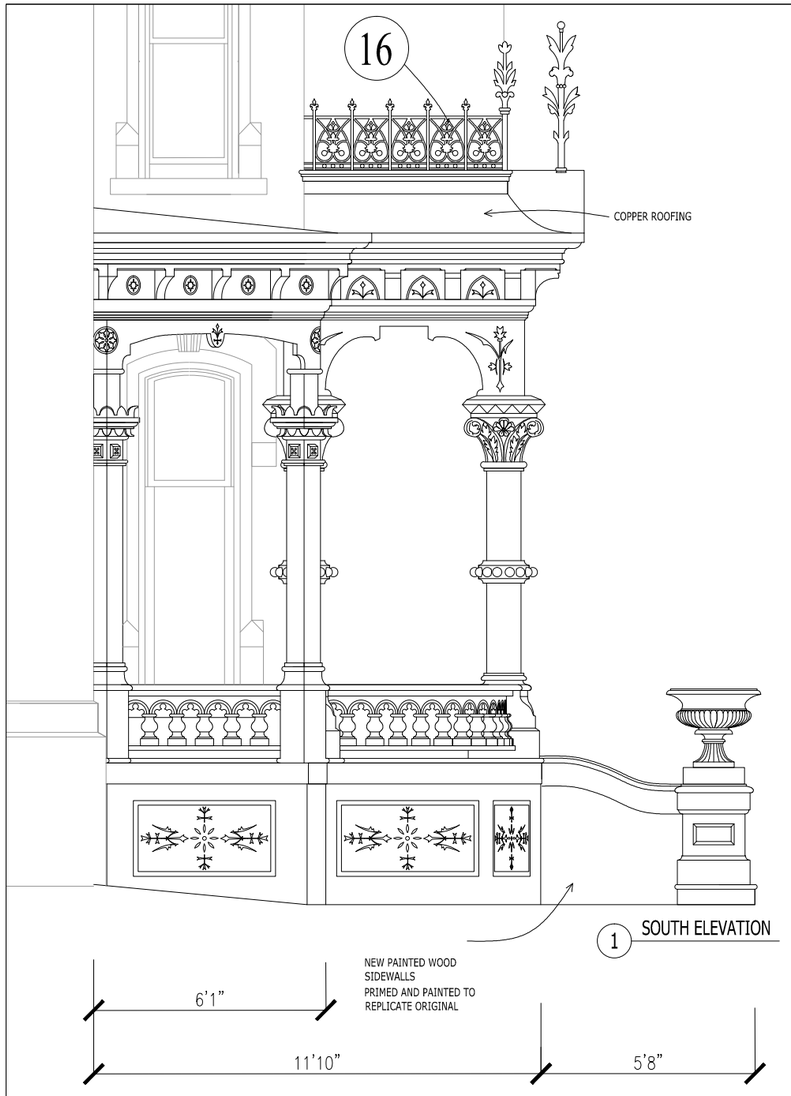
WKK/KB

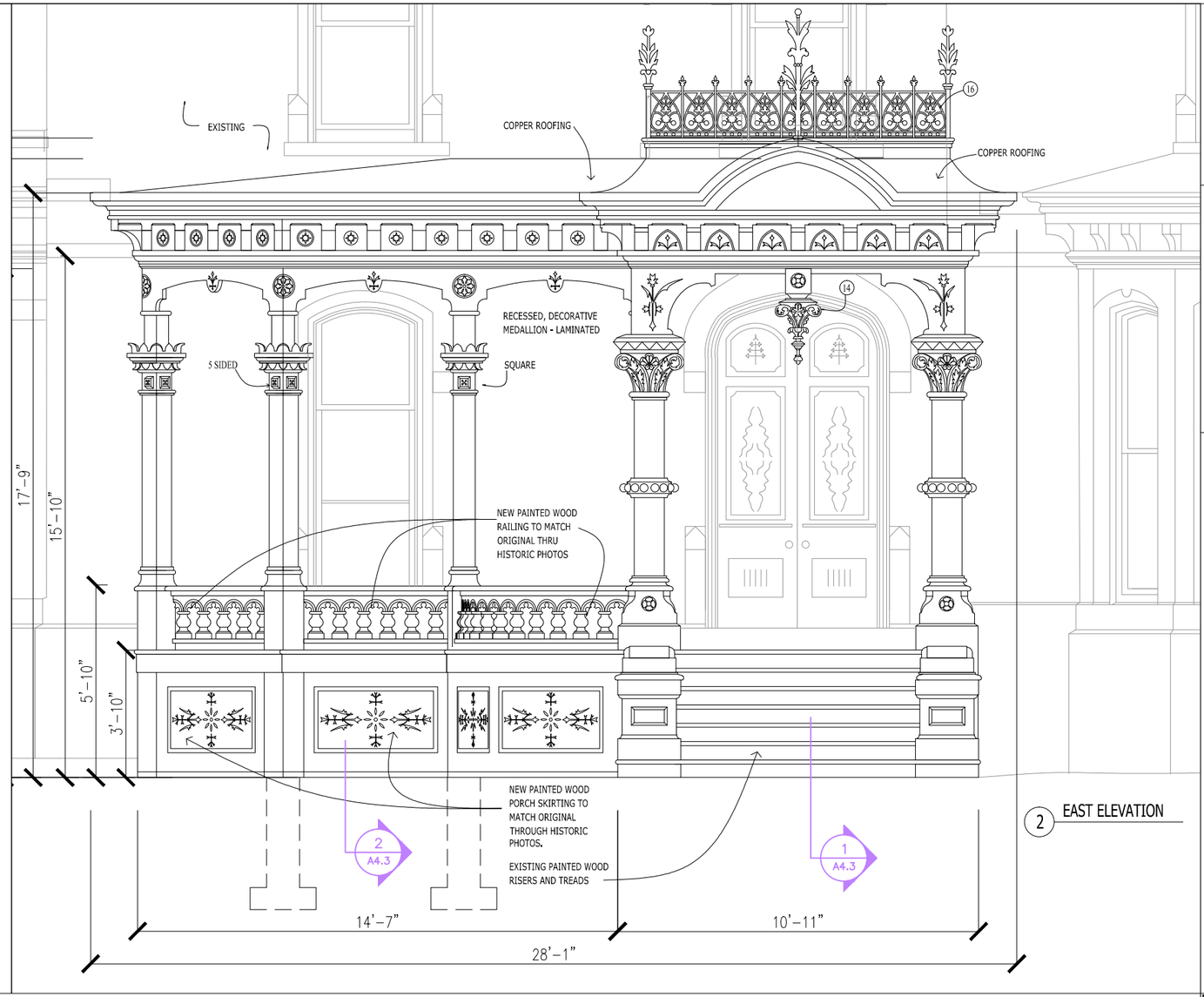
Date:
12-26-2014

PORCH PLANS

A4.1



1 SOUTH ELEVATION



2 EAST ELEVATION

JAROSZ LYNCH ARCHITECTS
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MILWAUKEE, WI 53211
jarosz6@yahoo.com
414-736-1615

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Dan Wilhelms
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Milwaukee, WI 53211-3762
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WKK/KB

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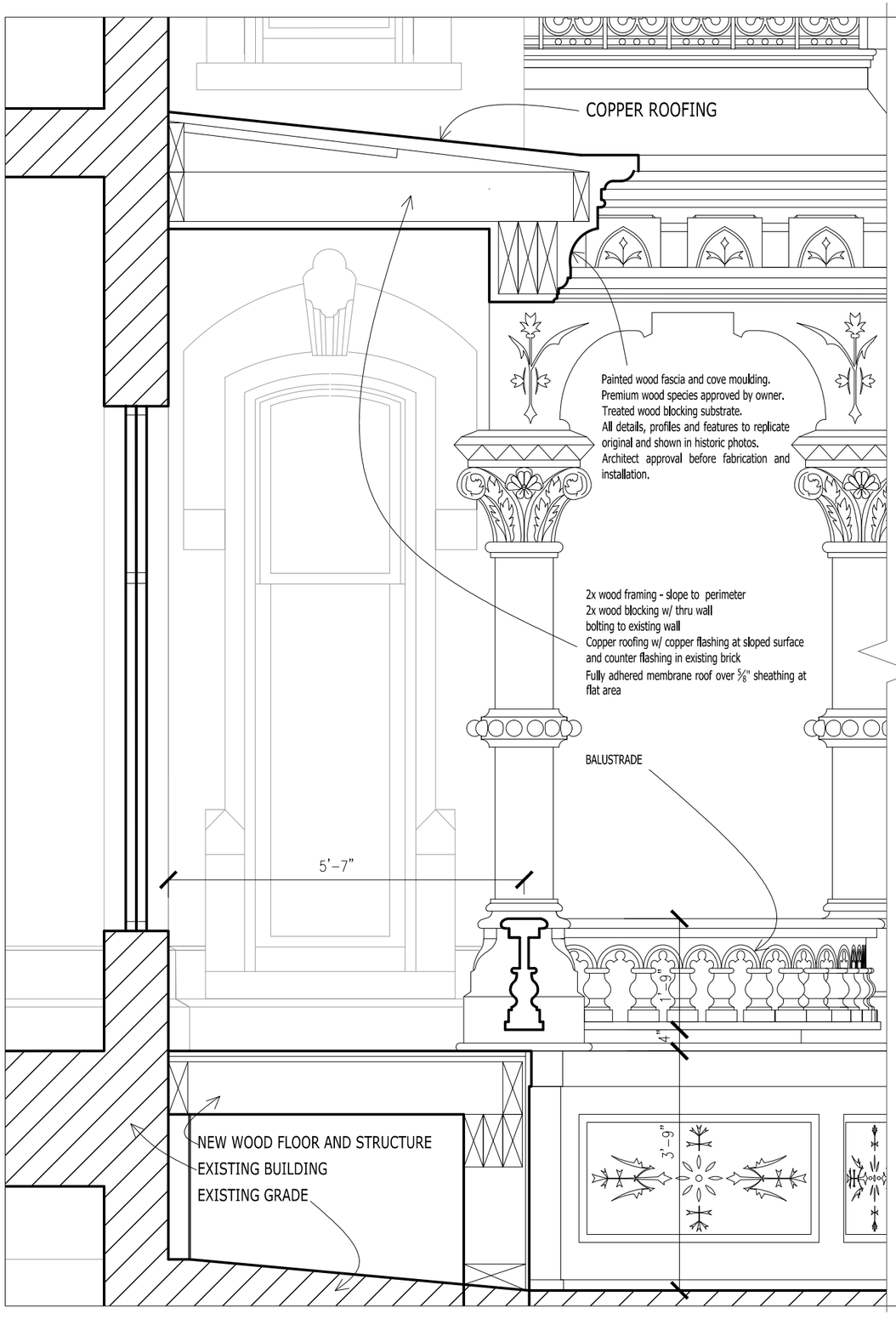
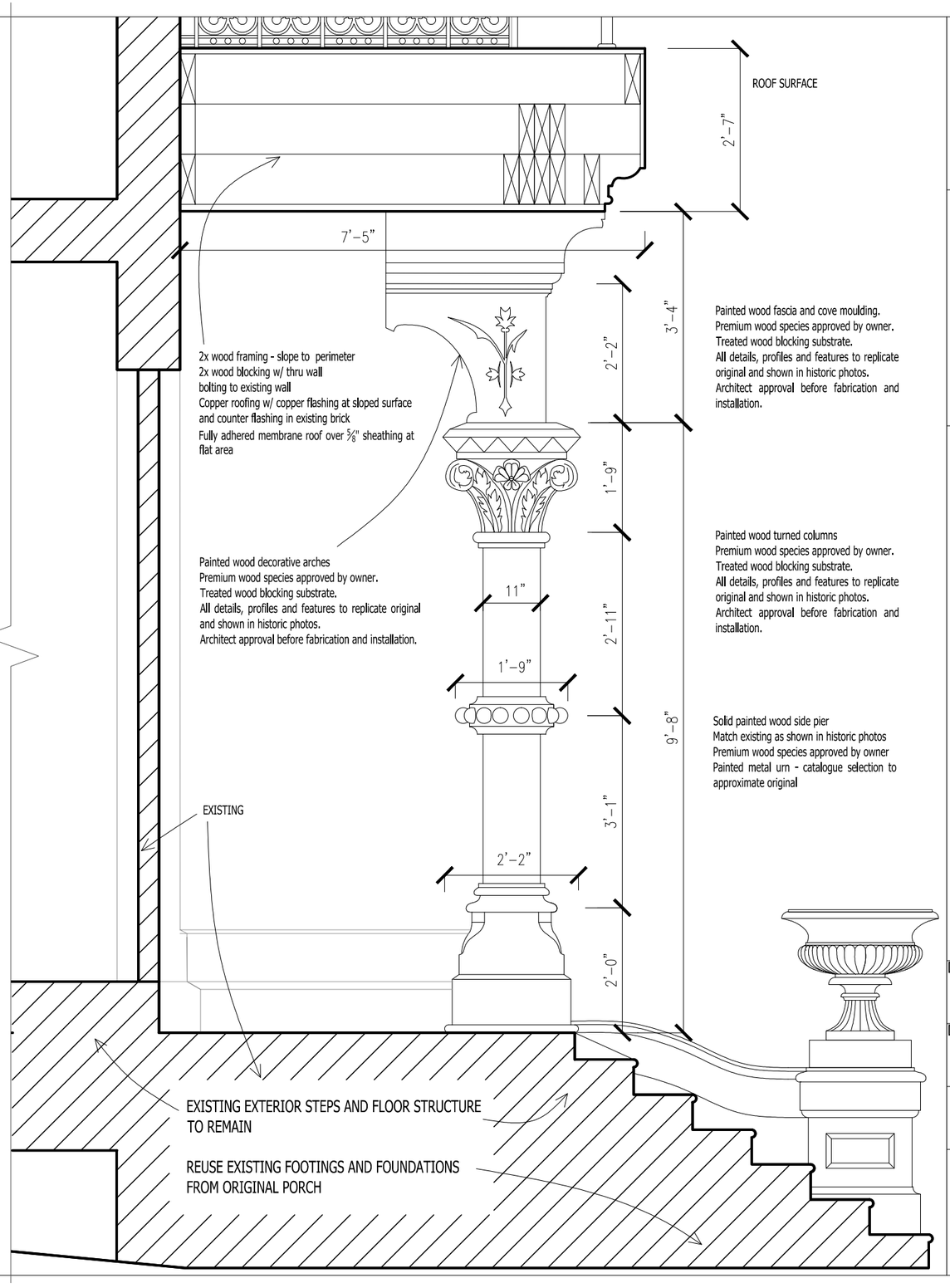
PORCH ELEVATIONS

A4.2





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PORCH SECTIONS

A4.3

JAROSZ LYNCH
ARCHITECTS
2850 N. SHEPARD AVE.
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jarosz6@yahoo.com
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PORCH DETAILS

A4.4

SECTION 1

SELECTIVE DEMOLITION

PART 1 GENERAL

1.01 SUMMARY

A. Section Includes:
1. Carefully demolish and remove from site existing roofing materials including but not necessarily limited to underlayment, flashing materials, fasteners, asphalt roof shingles, wood shingles, low sloped roofing materials and other related materials.

1.02 QUALITY ASSURANCE

A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in necessary crafts and who are completely familiar with specified requirements and methods needed for proper performance of work of this Section.

PART 3 EXECUTION

3.01 EXAMINATION

A. Examine areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of Work. Do not proceed until unsatisfactory conditions are corrected.

3.02 PREPARATION

A. Prior to initiation of selective demolition, protect nearby historic surfaces, protect all adjacent building, site areas, and landscaping that may be affected by dust and debris. Properly cover windows, and exterior wall penetrations as needed to prevent dust migration to building interiors.
B. Record existing work before each procedure (preconstruction), and record progress during the work. Use digital documentation photographs.

3.03 DEMOLITION

A. Completely remove roofing scheduled to be demolished and removed, leaving surfaces clean, solid, and ready to receive new materials specified elsewhere in these Specifications.
B. Roofing: Remove no more existing roofing than what can be covered in one day by new roofing and so that building interior remains watertight and weathertight.
C. Disassemble and detach old roofing by hand from existing construction using small hand tools and small one-hand power tools, so as to protect nearby historic surfaces; and legally dispose of dismantled items off-site.

END OF SECTION

SECTION 2

SLATE SHINGLES

PART 1 GENERAL

1.01 SUMMARY

A. Section includes: Provide new slate roofing system complete with all accessories including, but not necessarily limited to:
1. Rubberized asphalt underlayment (RAU);
2. Felt underlayment;
3. Slate shingles.

1.02 RELATED DOCUMENTS

A. Related Sections include the following:
1. Section 3 - Sheet Metal Flashing and Trim
2. Section 4 - Joint Sealants
B. Historic photos and drawings provided by Zimmerman Design Consultants.

1.03 DEFINITIONS

A. Roofing Terminology: Refer to ASTM D 1079, glossary of NRCA's "The NRCA Roofing and Waterproofing Manual" and the National Slate Association's "Slate Roofs Design and Installation Manual" for definitions of terms related to roofing work in this Section.

1.04 SUBMITTALS

A. Product Data: For each type of product indicated.
B. Samples for Verification: For the following products, of sizes indicated, to verify color selected.
1. Slate Shingle: Full size, of each color, size, texture, and shape.
2. Ridge: 12 inches long.
3. Fasteners: Three fasteners of each type, length, and finish.
C. Material Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for each slate variety.
D. Warranty: Special warranty specified in this Section.

1.05 QUALITY ASSURANCE

A. Source Limitations: Obtain slate from a single quarry capable of producing slate of consistent quality in appearance and physical properties.
B. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
1. Approval of mock-ups is also for other material and construction qualities specifically approved by Consultant.
2. Approved mock-ups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Store underlayment rolls on end on pallets or other raised surfaces. Do not double-stack rolls.
1. Handle, store, and place roofing materials in a manner to avoid significant or permanent damage to roof deck or structural supporting members.
B. Protect unused underlayment from weather, sunlight, and moisture when left overnight or when roofing work is not in progress.

1.07 PROJECT CONDITIONS

A. Environmental Limitations: Proceed with installation of self-adhering sheet underlayment only within the range of ambient and substrate temperatures recommended by manufacturer.
B. Proceed with installation of underlayment when surface is dry and free of liquid moisture.
C. Coordinate installation of sheet metal flashing and trim with installation of slate roofing.
D. Coordinate installation of roof work with masonry and carpentry trades as needed.

1.08 WARRANTY

A. Special Roofing Installer's Warranty: Warranty, on warranty form at end of this Section, signed by roofing Installer and covering Work of this Section, in which roofing Installer agrees to repair or replace slate roofing that fails in materials or workmanship within the following warranty period:
1. Warranty Period: 5 years from date of Substantial Completion.

PART 2 PRODUCTS

2.01 SLATE

A. Manufacturer:
1. Greenstone Slate Company
2. Thickness: Nominal 1/4 inch. Slate used for each section of the roof shall be within plus or minus 1/16 inch in thickness.
3. Size: 16 inches long by 10 inch width.
4. Nail Holes: 2 per shingle
5. Butt Shape: Standard square cut.
6. Color: Vermont Non-Fading Green
B. Starter Slate: Slate shingles, with chamfered nail holes front-side punched.
1. Length: Exposure of slate shingle plus headlap
C. Ornamental Cut Slate: Fish Scale cut and Clipped Corners for ribbons.

2.02 UNDERLAYMENT MATERIALS

A. Underlayment: ASTM D 5147, # 43 modified bitumen base sheet.
B. Ice & Water Shield: Grace Ice & Water Shield, self-adhered flashing manufactured by W.R. Grace & Co., Connecticut; or approved equal.
1. Primer: As recommended by ice & water shield manufacturer.

2.03 ACCESSORIES

A. Asphalt Roofing Cement: ASTM D 4586, Type II, asbestos free.
B. Butyl Sealant: ASTM C 1311, single-component, solvent-release butyl rubber sealant; polyisobutylene plasticized; heavy bodied.
C. Elastomeric Sealant: Comply with Section 4 - Joint Sealants.
D. Slating Nails: ASTM F 1667; copper slating nails, 0.135-inch minimum thick, sharp pointed, with 3/8-inch- minimum diameter flat head, and of sufficient length to penetrate a minimum of 3/4 inch into sheathing.
E. Felt Underlayment Nails: Galvanized steel nails.

2.04 METAL FLASHING AND TRIM

A. Sheet Metal Flashing and Trim: Comply with requirements Section 3 - Sheet Metal Flashing and Trim.

PART 3 EXECUTION

3.01 PREPARATION

A. Ensure substrate surfaces are clean, dry and sound. Replace damaged or rotted sheathing, or sheathing that does not have sufficient edge support.
B. Provide safety devices for consultant's review of work.
C. To the greatest extent possible, remove existing rubberized asphalt and other underlayment from the existing roof sheathing.

3.02 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work.
1. Examine roof sheathing to verify that sheathing joints are supported by framing, and that ocndition is within flatness tolerances.
2. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and completely anchored; and that provision has been made for flashings and penetrations through roofing.
3. Proceed with installation only after unsatisfactory conditions have been corrected.
B. Blend and sort slate shingles. Protect and store shingles conforming to dimensional tolerances in Part 2 of this Section. Blend slate shingles before installation to assure a mix of color tones and weathering characteristic. Sort slates by thickness to insure an even and uniform appearance.

3.03 ROOF UNDERLAYMENT INSTALLATION ON EXISTING SHEATHING

A. Provide underlayments on existing sheathing surfaces after removal of existing layers of asphalt and wood shingle roofing.

3.04 ROOF UNDERLAYMENT INSTALLATION ON NEW UPPER SHEATHING

A. Provide a single layer of underlayment.
B. Install perpendicular to roof slope in parallel courses.
1. Lap ends a minimum of 6 inches. Stagger end laps between succeeding courses at least 72 inches. Fasten with felt underlayment nails.
2. Install felt underlayment on roof sheathing covered by self-adhering sheet underlayment and existing roof sheathing. Lap edges over self-adhering sheet underlayment not less than 3 inches in direction to shed water.
C. Self-Adhering Sheet Underlayment: Install wrinkle free, complying with low-temperature installation restrictions of underlayment manufacturer if applicable. Lap sides not less than 3-1/2 inches. Lap ends not less than 6 inches.
1. Install at the following locations:
a. Eaves: Extend from edges of eaves up roof slope 6 feet. Extend down fascia at eaves.
b. Valleys: Extend from lowest to highest point 18 inches on each side.
c. Sidewalls: Extend 18 inches beyond sidewalls and return vertically against sidewalls not less than 8 inches.
d. Dormers, Chimneys, Skylights, and Other Roof-Penetrating Elements: Extend 18 inches beyond penetrating elements and return vertically against penetrating elements not less than 8 inches.
e. Roof-Slope Transitions: Extend 18 inches on each roof slope.
D. Metal-Flashed Open-Valley Underlayment: Install 36-inch- rubberized asphalt underlayment centered in valley. Lap ends of each layer at least 6 inches in direction to shed water, and seal with mastic.

3.05 METAL FLASHING INSTALLATION

A. General: Install metal flashings and other sheet metal to comply with requirements in Division 7 Section 3 - Sheet Metal Flashing and Trim.
B. Apron Flashings: Extend lower flange over and beyond each side of downslope slate shingles and up the vertical surface.
C. Step Flashings: Install with a 3-inch headlap extending over the underlying slate shingles and up the vertical surface. Install with lower edge of flashing just upslope of, and concealed by, butt of overlying slate shingle. Fasten to roof deck only.
D. Cricket Flashings: Install against the roof-penetrating element, extending concealed flange beneath upslope slate shingles and beyond each side.
E. Open Valley Flashings: Install centrally in valleys.
1. Adhere minimum 18-inch- wide strips of self-adhering sheet to metal flanges and to self-adhering sheet underlayment.
F. Rake Drip Edges: Install over underlayment and fasten to roof deck.
G. Eave Drip Edges and Gutters: Install beneath underlayment and fasten to roof deck.

3.06 SLATE-SHINGLE INSTALLATION

A. Installation, General: Beginning at eaves, install slate shingles according to written recommendations of manufacturer and details and recommendations in the National Slate Association's "Slate Roofs Design and Installation Manual"
1. Install wood nailer strip cant at eave edges.
2. Install shingle starter course.
B. Install first and remaining shingle courses. Install full-width first course at rake edge.
1. Carefully align alternating vertical joints of the uniform width slate shingles. The vertical joints are at the center of the slate in the preceding course.
C. Maintain a 3-inch minimum head lap between succeeding shingle courses.
D. Maintain uniform exposure of shingle courses between eaves and ridge.
E. Extend shingle starter course and first course 1 inch over fascia at eaves.
F. Extend shingle starter course and succeeding courses 3/4 inch over fascia at rakes.
G. Cut and fit slate neatly around other projections through roof.
H. Hang slate with 2 slating nails for each shingle with nail heads lightly touching slate. Do not drive nails home drawing slates downward or leave nail head protruding enough to interfere with overlapping shingle above.
I. Slate Ridges: Install ridge slate in combing configuration.
1. Install and anchor wood nailer strips of thicknesses to match abutting courses of slate shingles, terminating nailer strip 3 to 4 inches (75 to 100 mm) from the eave. Cover with felt underlayment strip, extending to underlying slate but concealed by ridge slate.
2. Lay ridge slate in bed of asphalt roofing cement.
3. Anchor ridge slate to supporting wood nailer strip with 2 nails for each slate shingle without nails penetrating underlying slate.
4. Extend combing slate over leeward ridge slate by 1/8 to 1/4 inch (3 to 6 mm). Seal ridge joint with elastomeric sealant.
5. Cover heads of exposed nails at final ridge shingle with asphalt roofing cement.
J. Hips: Install and anchor slate hips in mitered configuration.
1. Lay hip slate in bed of asphalt roofing cement.
2. Seal hip centerline joint with elastomeric sealant.

K. Open Valleys: Cut slate shingles to form straight lines at open valleys, trimming upper concealed corners of shingles. Maintain uniform width of exposed open valley from highest to lowest point.
1. Do not nail shingles to valley metal flashings.
2. With 18 inches of valley center line, hang slates from upper slate fasteners using copper wires. Provide minimum 4 copper wires as shown on Drawings.

3.07 ADJUSTING AND CLEANING

A. Remove and replace damaged or broken slates.
B. Remove excess slate and debris from Project site.

3.08 ROOFING INSTALLER'S WARRANTY

A. WHEREAS <Insert name> of <Insert address>, herein called the "Roofing Installer," has performed roofing and associated work ("work") on the following project:
1. Owner: Dan Wilhelms
2. Address: 1201 N. Prospect Ave., Milwaukee, WI 53202
3. Building Name/Type: Judge Jason Downer House
4. Address: 1201 N. Prospect Ave., Milwaukee, WI 53202
5. Area of Work: Roof Replacement
6. Acceptance Date: <Insert date.>
7. Warranty Period: 5 years.
8. Expiration Date: <Insert date.>
B. AND WHEREAS Roofing Installer has contracted (either directly with Owner or indirectly as a subcontractor) to warrant said work against leaks and faulty or defective materials and workmanship for designated Warranty Period,
C. NOW THEREFORE Roofing Installer hereby warrants, subject to terms and conditions herein set forth, that during Warranty Period he will, at his own cost and expense, make or cause to be made such repairs to or replacements of said work as are necessary to correct faulty and defective work and as are necessary to maintain said work in a watertight condition.
D. This Warranty is made subject to the following terms and conditions:
1. Specifically excluded from this Warranty are damages to work and other parts of the building, and to building contents, caused by:
a. lightning;
b. peak gust wind speed exceeding 90 mph;
c. fire;
d. failure of roofing system substrate, including cracking, settlement, excessive deflection, deterioration, and decomposition;
e. faulty construction of parapet walls, copings, chimneys, skylights, vents, equipment supports, and other edge conditions and penetrations of the work;
f. vapor condensation on bottom of roofing; and
g. activity on roofing by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner.
2. When work has been damaged by any of foregoing causes, Warranty shall be null and void until such damage has been repaired by Roofing Installer and until cost and expense thereof have been paid by Owner or by another responsible party so designated.
3. Roofing Installer is responsible for damage to work covered by this Warranty but is not liable for consequential damages to building or building contents resulting from leaks or faults or defects of work.
4. During Warranty Period, if Owner allows alteration of work by anyone other than Roofing Installer, including cutting, patching, and maintenance in connection with penetrations, attachment of other work, and positioning of anything on roof, this Warranty shall become null and void on date of said alterations, but only to the extent said alterations affect work covered by this Warranty. If Owner engages Roofing Installer to perform said alterations, Warranty shall not become null and void unless Roofing Installer, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said alterations would likely damage or deteriorate work, thereby reasonably justifying a limitation or termination of this Warranty.
5. During Warranty Period, if original use of roof is changed, this Warranty shall become null and void on date of said change, but only to the extent said change affects work covered by this Warranty. Owner shall promptly notify Roofing Installer of observed, known, or suspected leaks, defects, or deterioration and shall afford reasonable opportunity for Roofing Installer to inspect work and to examine evidence of such leaks, defects, or deterioration.
6. This Warranty is recognized to be the only warranty of Roofing Installer on said work and shall not operate to restrict or cut off Owner from other remedies and resources lawfully available to Owner in cases of roofing failure. Specifically, this Warranty shall not operate to relieve Roofing Installer of responsibility for performance of original work according to requirements of the Contract Documents, regardless of whether Contract was a contract directly with Owner or a subcontract with Owner's General Contractor.
E. IN WITNESS THEREOF, this instrument has been duly executed this <Insert day> day of <Insert month>, <Insert year>.
1. Authorized Signature: <Insert signature.>
2. Name: <Insert name.>
3. Title: <Insert title.>

END OF SECTION

JAROSZ LYNCH ARCHITECTS
2850 N. SHEPARD AVE.
MILWAUKEE, WI 53211
jarosz6@yahoo.com
414-736-1615

Owner:
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Drawn By:
WKK

Date:
12-26-2014

SPECIFICATIONS

A5.1

SECTION 3

SHEET METAL FLASHING AND TRIM

PART 1 GENERAL

1.01 SUMMARY

A. Section Includes: Provide sheet metal flashing and trim as shown on Drawings and where not specifically described in these Specifications but required to prevent penetration of water through waterproofing system, for completion of Work, including but not necessarily limited to:
   1. Counter-flashings;
   2. Valley liners;
   3. Rake edge metal;
   4. Step flashings;
   5. Gutters, downspouts, and accessories;
   6. Ornamental ridge cresting and finials;
   7. And other sheet metal components shown on Drawings or required for a complete and watertight application.

B. Related Sections:
   1. Section 2 - Slate Shingles
   2. Section 4 - Joint Sealants

1.02 REFERENCES

A. Architectural Sheet Metal Manual, Sheet Metal and Air Conditioning Contractors National Association (SMACNA).

B. National Slate Association "Slate Roofs Design and Installation Manual".

1.03 PERFORMANCE REQUIREMENTS

A. General: Install sheet metal flashing and trim to withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failing, rattling, and fastener disengagement.

B. Thermal Movements: Provide sheet metal flashing and trim that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures by preventing buckling, opening of joints, hole elongation, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Provide clips that resist rotation and avoid shear stress as a result of sheet metal and trim thermal movements. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
   1. Temperature Change (Range): 120 degrees F, ambient; 180 degrees F, material surfaces.

1.04 SUBMITTALS

A. Product Data: Submit product data, including manufacturer's product sheet and installation instructions for specified products.

1.05 QUALITY ASSURANCE

A. Mock-ups:
   1. Build mock-ups to demonstrate aesthetic effects and set quality standards for fabrication and installation of each sheet metal component:
      a. Counter-flashing, valley liner, and rake edge metal: Approximately 48 inches long
      b. Gutters and downspouts: Approximately 48 inches long.
   2. Approval of mock-ups is for other material and construction qualities specifically approved by Consultant.
   3. Approved mock-ups may become part of the completed Work if undisturbed at time of Substantial Completion.

B. Use adequate number of skilled workmen who are thoroughly trained and experienced in necessary crafts and who are completely familiar with specified requirements and methods needed for proper performance of work in the Section.

C. In addition to complying with pertinent codes and regulations, comply with pertinent recommendations contained in current edition of Architectural Sheet Metal Manual published by SMACNA and National Slate Association "Slate Roofs Design and Installation Manual".

D. Standard commercial items may be used for flashing trim and similar purposes provided such items meet or exceed quality standards specified.

1.06 DELIVERY, STORAGE AND HANDLING

A. Stack pre-formed materials to prevent twisting, bending or abrasion and to provide ventilation.

B. Prevent contact with materials that may cause discoloration or staining.

1.07 PROJECT / SITE CONDITIONS

A. Field Measurements: Verify actual measurements/openings by field measurements before submitting shop drawings and fabrication.

B. Coordinate field measurements and fabrication schedule with construction progress to avoid construction delays.

PART 2 PRODUCTS

2.01 MATERIALS

A. Copper Materials:
   1. Copper Roofing Sheets: Cold-rolled copper sheet complying with ASTM B 370 temper designation, H00.
   2. Miscellaneous Materials: Provide materials and types of fasteners, solder, welding rods, protective coatings, separators, sealants and accessory items as recommended by copper sheet manufacturer and fabricator for copper roofing work, except as otherwise indicated.
   3. Slip Sheet: Minimum 4-pound rosin-sized building paper.
   4. Felt Underlayment: Comply with Section 2 - Slate Shingles.
   5. Ice & Water Shield: Comply with Section 2 - Slate Shingles.
   6. Nails: Copper or hardware bronze ring shanked, 0.109-inch minimum diameter long enough to penetrate substrate a minimum of ¾ inch.
   7. Screws and Bolts: Copper, bronze , brass, or stainless steel.
   8. Cleats: 16 ounce cold rolled copper, 2 inches wide x 3 inches long.
   9. Solder: ASTM Specification B 32, Composition 50% tin and 50% lead.
   10. Flux: Muriatic acid neutralized with zinc or approved brand of soldering flux.
   11. Rivets: 1/8-inch to 3/16-inch diameter, with solid copper mandrels and washers.

B. Mastic: Comply with Section 4 - Joint Sealants.

C. Downspouts: Corrugated round downspouts complete with prefabricated elbows.

2.02 FABRICATION

A. General:
   1. Shop-fabricate sheet metal accurately and to dimensions and shapes shown on Drawings and as required to accommodate for waterproofing system installation.
   2. Finish molded and broken surfaces with true, sharp, straight lines and angles and free from distortion and defects.
   3. Prevent damage to sheet metal finish surfaces during fabrication.

B. Fabricate shop-fabricated components such as back-up plates and flashings in sections not exceeding 10 feet in length.

C. Provide holes for attachment of sheet metal components slotted to allow for expansion and contraction of metal. Ensure slotted holes are smaller than diameter of neoprene washers used with exposed fasteners.

D. Fabricate exposed corners and terminations with fully soldered flat lock mitered joints.
   1. Thoroughly clean and roughen joint materials prior to soldering.
   2. Perform soldering slowly, with a well-heated copper, in order to heat seams thoroughly and to completely fill them with solder.
   3. Perform soldering with a heavy soldering copper of blunt design, properly tinned for use.
   4. Make exposed soldering on finished surfaces neat, full flowing, and smooth.
   5. After soldering, thoroughly wash acid flux with a soda solution.

E. Movement Joints:
   1. Where movement at joints is anticipated, provide 6-inch wide cover splice plates at each joints.
   2. Set splice plates in a bed of mastic on both sides.

PART 3 EXECUTION

3.01 EXAMINATION

A. Examine areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.

3.02 INSTALLATION

A. Coordinate installation of sheet metal components with waterproofing system. Install shop-fabricated sheet metal in accordance with Drawings.

B. Fit sheet metal tight in place. Make corners square, surfaces true and straight in planes, and lines accurate to profiles.

END OF SECTION

SECTION 4

JOINT SEALANTS

PART 1 GENERAL

1.01 SUMMARY

A. Section Includes: Provide sealant and backer rod where needed, but not necessarily limited to, the following locations:
   1. Around penetrations through slate roofing; and
   2. Between metal and masonry joints.
   3. Other locations as required for a water-tight installation.

1.02 PERFORMANCE REQUIREMENTS

A. General: Provide sealant work as specified herein. If joints required to be sealed are not noted on Drawings, it shall be the responsibility of the Contractor to issue a request for information to Consultant

1.03 SUBMITTALS

A. Physical samples of specified standard sealant colors for approval.

B. Qualification data for firms and persons responsible for sealant installation to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses.

1.04 REFERENCES

A. American Society for Testing Materials (ASTM):
   1. ASTM C 920, "Standard Specification for Elastomeric Joint Sealants".
   2. ASTM C 1193, "Standard Guide for the Use of Joint Sealants".

1.05 QUALITY ASSURANCE

A. General: Install sealant joints in accordance with ASTM C 1193.

B. Installer Qualifications: Engage an experienced installer who has completed sealant work similar in material, design and extent to that indicated for this Project and who has a record of successful in-service performance.

C. Single source responsibility for joint sealant materials: Obtain joint sealant materials and accessories from a single manufacturer for each product required.

1.06 PROJECT CONDITIONS

A. Coordinate Work of this Section with interfacing and adjoining Work for proper sequencing of each installation. Ensure best possible weather resistance, durability of Work and protection of materials and finishes.

B. Protect open joints from water infiltration during construction operations.

C. Environmental Conditions: Do not proceed with installation of joint sealants under the following conditions:
   1. When ambient and substrate temperature conditions are outside the limits permitted by joint sealant manufacturer.
   2. When joint substrates are wet.
   3. When surface temperatures are less than 5 degrees F above the ambient dew point temperature.

D. Joint Width Conditions: Do not proceed with installation of joint sealants where joint widths are less than allowed by sealant manufacturer for application indicated.

E. Joint Substrate Conditions: Do not proceed with installation of joint sealants until contaminants capable of interfering with their adhesion are removed from joint substrates.

1.07 DELIVERY, STORAGE AND HANDLING

A. Deliver materials in their original, tightly sealed containers or unopened packages, all clearly labeled with the manufacturer's name, product identification and lot numbers where applicable.

B. Store materials in strict accordance with the manufacturer's printed instructions, copies of which shall be furnished to the Engineer.

PART 2 PRODUCTS

2.01 JOINT SEALANTS

A. General: Sealant materials shall be validated by Sealant, Waterproofing and Restoration Institute.

B. Approved Manufacturer: Tremco Incorporated, www.tremcoinc.com; or approved equal.

C. Masonry Sealant: DymonicFC by Tremco Inc.
   1. Color: As selected from standard color chart by Owner

D. Slate Roofing Sealant: DymonicFC by Tremco Inc.
   1. Color: As selected from standard color chart by Owner

E. Wood Sealant: DymonicFC by Tremco Inc.
   1. Color: As selected from standard color chart by Owner. Sealant color shall be approved by Consultant.

2.02 MISCELLANEOUS MATERIALS

A. Backer Rod: Pre-formed, compressible, resilient, non-staining, non-waxing, nonextruding strips of flexible plastic foam of material indicated below and of size, shape, and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
   1. Reticulated, closed-cell polymeric foam, non-outgassing, with a density of 40 kg/cu. m (2.5 pcf) and tensile strength of 240 kPa (35 psi) per ASTM D 1623 and with water absorption less than 0.02 g/cc per ASTM C 1083.

B. Bond-Breaker Tape: Polyethylene tape or other plastic tape as recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint filler materials or joint surfaces at back of joint where adhesion would result in sealant failure. Provide self-adhesive tape where applicable.

C. Primer: Material recommended, by sealant manufacturer, where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint sealant-substrate tests and field tests. Sealant material manufacturer's recommendations regarding primer shall be in writing.
   1. Primer shall be used in all instances except when sealant manufacturer indicates in writing that use of primer is detrimental to adhesion of sealant to the substrate; or sealant adhesion tests indicate that primer reduces the ability of sealant to adhere to specific substrates.

D. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming in any way joint substrates and adjacent nonporous surfaces, and formulated to promote optimum adhesion of sealants with joint substrates. Sealant material manufacturer's recommendations regarding surface cleaners shall be in writing.

E. Masking Tape: Non-staining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

PART 3 EXECUTION

3.01 GENERAL

A. Apply joint sealant in accordance with ASTM C 1193 and manufacturer's written instructions. If there are any discrepancies between these Specifications, sealant manufacturer's written instructions, and ASTM C 1193, notify Consultant immediately.

3.02 JOINT SURFACE PREPARATION

A. Thoroughly remove the existing sealant and backing material from joints. Where required, remove remnants of existing sealant using grinders and course sanding pads.

B. Clean and dry all joint surfaces. Joint surfaces shall be free of dirt, dust, release agents, moisture and laitance.

C. Clean porous surfaces with abrasion cleaning followed by blasts of oil-free compressed air. Exterior surfaces must be visibly dry before installation.

D. Clean nonporous surfaces with a degreasing solvent using a clean, white, oil-free, lint-free cloth. If the cloth becomes dirty, change to a clean cloth immediately.

E. Use backer rod of a diameter 25 percent greater than the joint width. Install backer rod with a blunt instrument, and remove and replace any punctured rod with a new backer rod. Install rod so that the sealant depth is one-half the joint width, but no less than 1/4 inch and not more than 3/8 inch.

F. Where a bond breaker is required for joint geometry, install bond breaker of width to match the existing width of joint.

G. Apply masking tape in areas of high visibility to ensure good aesthetics.

3.03 PRIMER APPLICATIONS

A. Use primer in all instances except when sealant manufacturer indicates in writing that use of primer is detrimental to adhesion of sealant to the substrate; or sealant adhesion tests indicate that primer reduces the ability of sealant to adhere to specific substrates.

B. Select primer selection in accordance with the sealant manufacturer's written recommendations.

C. Apply primer with a natural bristle brush on porous substrates, and with clean, dry, lint-free cloth on all other surfaces. Flooding of the surface with any primer should be avoided. For all other surfaces, the sealant manufacturer's recommendations shall be consulted and followed.

3.04 SEALANT APPLICATION

A. General: Apply joint sealants according to sealant manufacturer's instructions.

B. Silicone Building Sealants:
   1. A minimum 2:1 width to depth ratio with an hourglass shape is required with a maximum of 3/8-inch depth and a minimum of 1/4 inch over the backer rod or bond breaker. Maintain a minimum 1/4-inch bond line ("bite") on all surfaces.
   2. Apply by cartridge-type caulking gun, bulk-loading gun or air-pressure equipment following sealant manufacturer's written instructions. Sealant may also be pumped from bulk containers.
   3. Ensure no air voids throughout the entire joint cross section. To ensure complete joint fill, tool joints within 10 to 20 minutes of sealant application. If masking materials are used, remove them immediately after tooling the sealant.
   4. Tool all joints properly to achieve uninterrupted adhesion to substrate and proper joint geometry.
   5. Finish with sand to match adjacent mortar color.

3.05 FIELD QUALITY CONTROL

A. The Contractor shall be responsible for the proper application of the materials.

3.06 CLEANING

A. Remove masking tape where used. Clean the surfaces of materials adjacent to the joints where sealant was applied free of excess sealant or other soiling due to sealing applications.
   1. Scrape excess sealant from the surface, and clean the remaining residue with xylene or mineral spirits.
   2. Clean the surfaces as work progresses and before the sealant begins to cure.

END OF SECTION

JAROSZ LYNCH ARCHITECTS
2850 N. SHEPARD AVE.
MILWAUKEE, WI 53211
jarosz6@yahoo.com
414-736-1615

Owner:
Dan Wilhelms
2316 E. Newberry Blvd.
Milwaukee, WI 53211-3762
414-332-3304

Judge Jason Downer House
1201 N.Prospect Ave.
Milwaukee, WI 53202

Drawn By:
WKK

Date:
12-26-2014

SPECIFICATIONS

A5.2

HISTORIC PHOTO
CIRCA. 1875

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ARCHITECTS
2850 N. SHEPARD AVE.
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jarosz6@yahoo.com
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HISTORIC PHOTOS

P1.1

HISTORIC PHOTO
CIRCA. 1900

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ARCHITECTS
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jarosz6@yahoo.com
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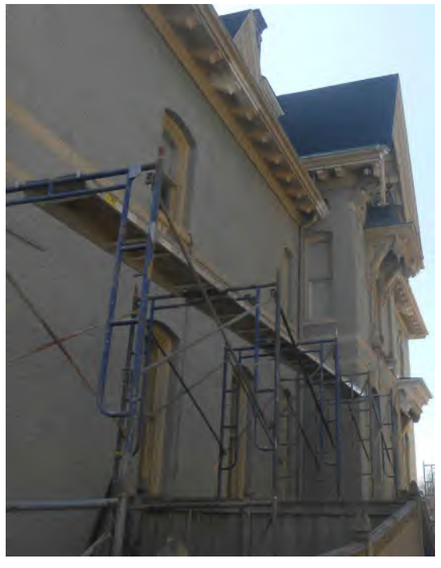
HISTORIC PHOTO

P1.2

SOUTH ELEVATION

EAST ELEVATION



WEST ELEVATION

WEST ELEVATION

NORTH ELEVATION

NORTH ELEVATION

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jarosz6@yahoo.com
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ELEVATION
PHOTOS

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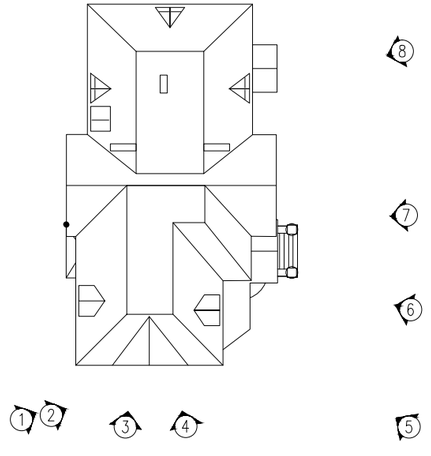

JAROSZ LYNCH ARCHITECTS
2850 N. SHEPARD AVE.
MILWAUKEE, WI 53211
jarosz6@yahoo.com
414-736-1615

Owner:
Dan Wilhelms
2316 E. Newberry Blvd.
Milwaukee, WI 53211-3762
414-332-3304

Judge Jason Downer House

1201 N.Prospect Ave.
Milwaukee, WI 53202

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DETAIL PHOTOS

P1.4

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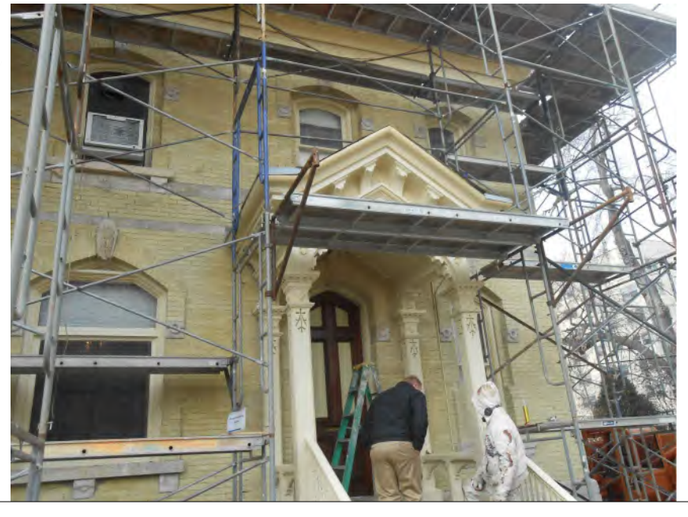

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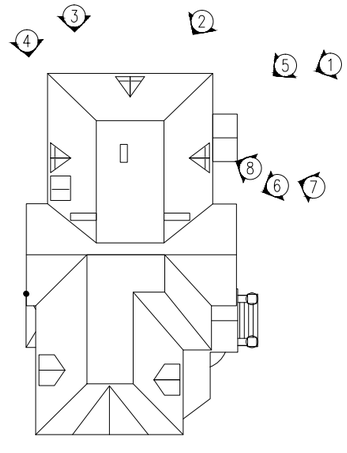

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DETAIL PHOTOS

P1.5

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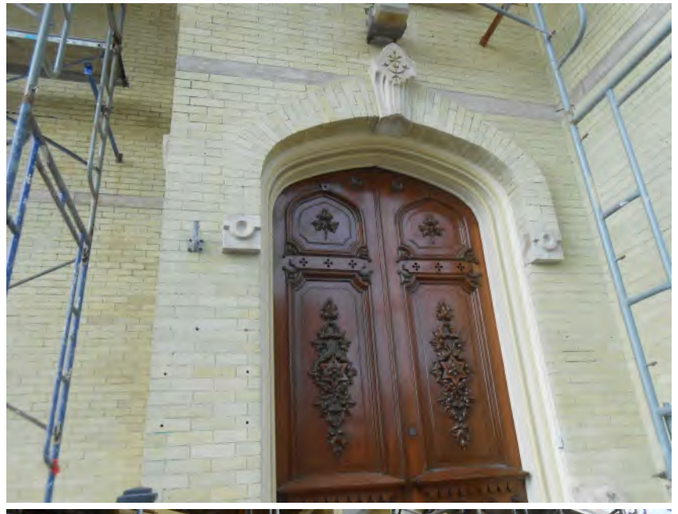

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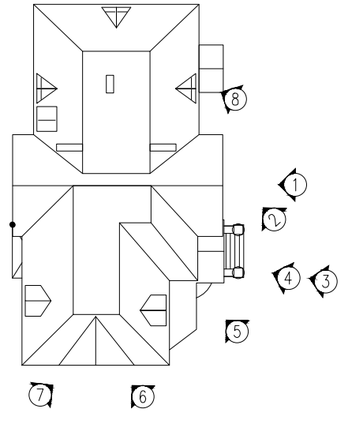

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DETAIL PHOTOS

P1.6

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JAROSZ LYNCH ARCHITECTS
2850 N. SHEPARD AVE.
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jarosz6@yahoo.com
414-736-1615

Owner:
Dan Wilhelms
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Milwaukee, WI 53211-3762
414-332-3304

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DETAIL PHOTOS

P1.7

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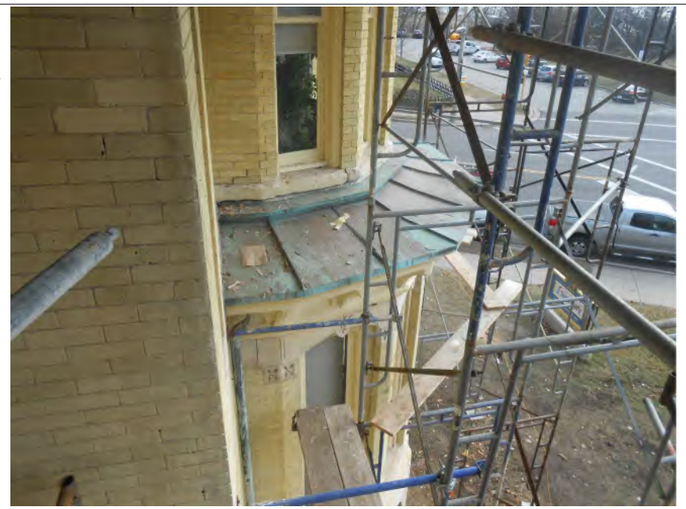

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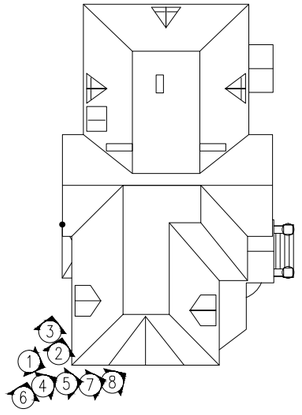

JAROSZ LYNCH
ARCHITECTS
2850 N. SHEPARD AVE.
MILWAUKEE, WI 53211
jarosz6@yahoo.com
414-736-1615

Owner:
Dan Wilhelms
2316 E. Newberry Blvd.
Milwaukee, WI 53211-3762
414-332-3304

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DETAIL PHOTOS

P1.8

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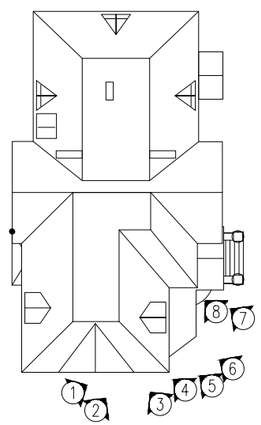

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2850 N. SHEPARD AVE.
MILWAUKEE, WI 53211
jarosz6@yahoo.com
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2316 E. Newberry Blvd.
Milwaukee, WI 53211-3762
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DETAIL PHOTOS

P1.9

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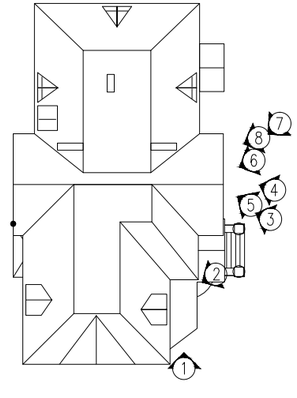

JAROSZ LYNCH ARCHITECTS
2850 N. SHEPARD AVE.
MILWAUKEE, WI 53211
jarosz6@yahoo.com
414-736-1615

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2316 E. Newberry Blvd.
Milwaukee, WI 53211-3762
414-332-3304

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DETAIL PHOTOS

P1.10

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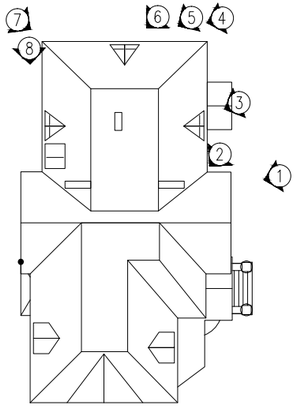

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ARCHITECTS
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MILWAUKEE, WI 53211
jarosz6@yahoo.com
414-736-1615

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Milwaukee, WI 53211-3762
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DETAIL PHOTOS

P1.11

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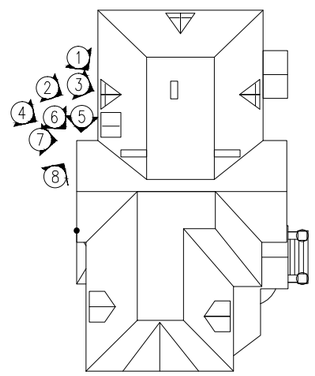

JAROSZ LYNCH ARCHITECTS
2850 N. SHEPARD AVE.
MILWAUKEE, WI 53211
jarosz6@yahoo.com
414-736-1615

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Milwaukee, WI 53211-3762
414-332-3304

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DETAIL PHOTOS

P1.12

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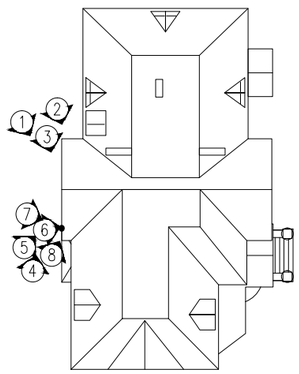

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DETAIL PHOTOS

P1.13

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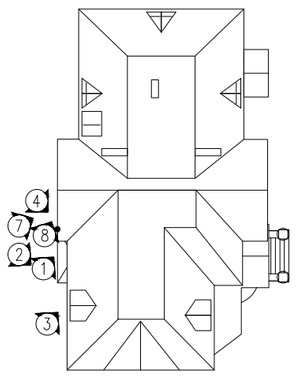

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DETAIL PHOTOS

P1.14

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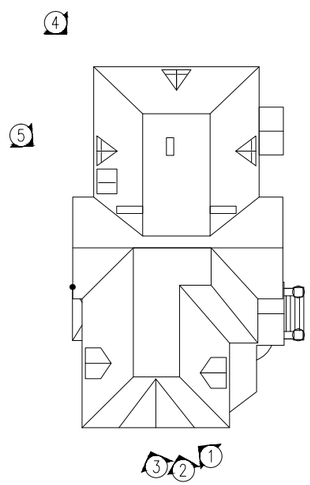

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