

PABST MANSION EXTERIOR RESTORATION

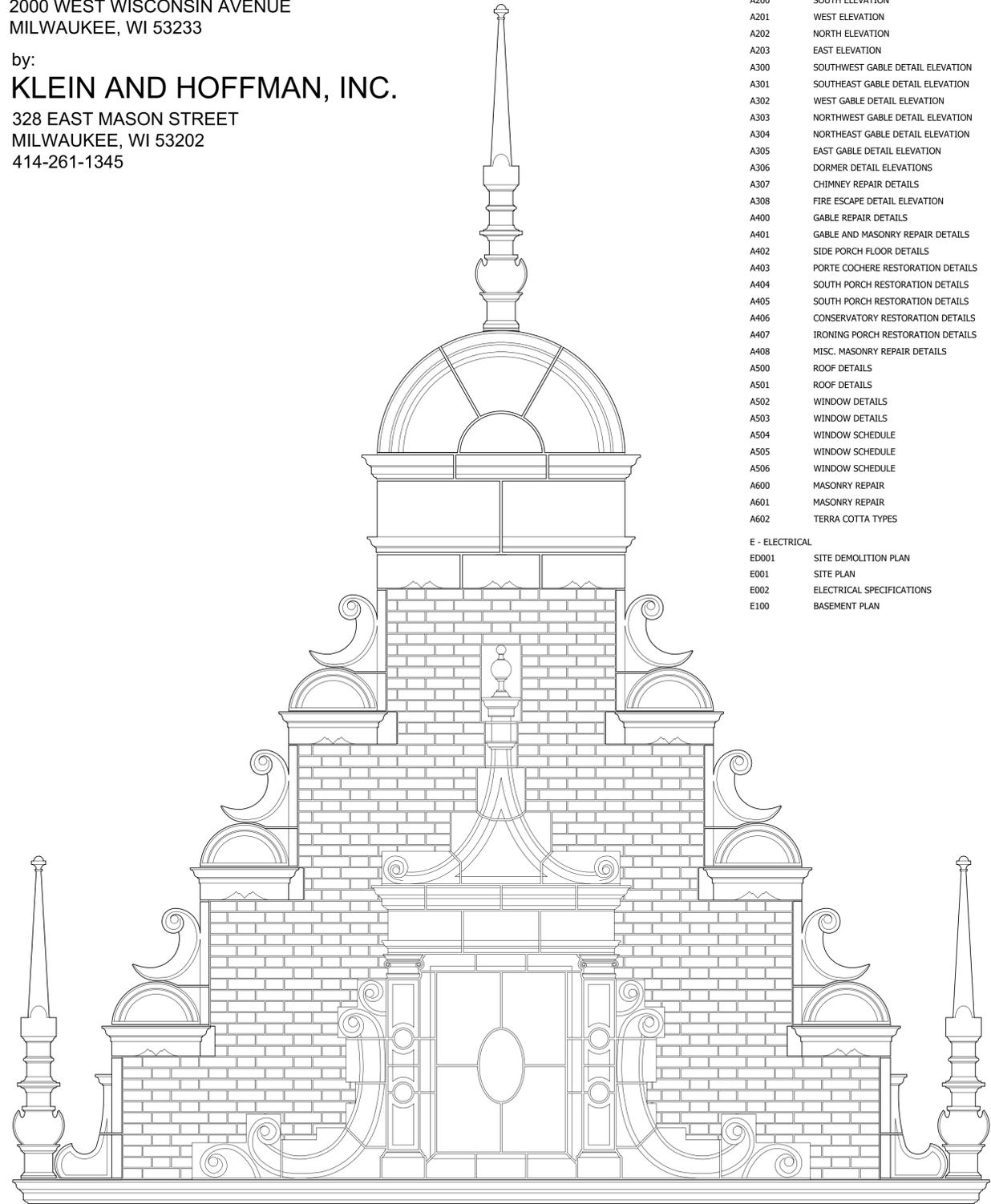
2000 WEST WISCONSIN AVENUE
MILWAUKEE, WI 53233

for:
PABST MANSION

2000 WEST WISCONSIN AVENUE
MILWAUKEE, WI 53233

by:
KLEIN AND HOFFMAN, INC.

328 EAST MASON STREET
MILWAUKEE, WI 53202
414-261-1345



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BUILDING DESCRIPTION:

THE FREDERICK PABST MANSION IS A HISTORIC THREE-STORY PLUS ATTIC MASONRY BEARING WALL BUILDING, LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES. DESIGNED BY GEORGE BOWMAN FERRY OF THE MILWAUKEE ARCHITECTURE FIRM FERRY AND CLAS, IT WAS CONSTRUCTED IN 1890-1892 AS THE RESIDENCE OF THE CAPTAIN FREDERICK PABST, SR. FAMILY. IT NOW SERVES AS A HISTORIC HOUSE MUSEUM OFFERING A VARIETY OF TOURS EDUCATING VISITORS ON THE HISTORY AND LIFESTYLE OF THE PABST FAMILY, INCLUDING THE ARCHITECTURE OF THE BUILDING.

THE BUILDING WAS DESIGNED IN THE FLEMISH RENAISSANCE REVIVAL STYLE. IT IS A LOAD-BEARING MASONRY STRUCTURE, WITH MULTI-WYTHE BRICK INTERIOR AND EXTERIOR BEARING WALLS ON STONE FOUNDATIONS. THE EXTERIOR WYTHE OF THE EXTERIOR MASONRY WALLS IS COMPOSED PRIMARILY OF BROWNISH PRESSED BRICK LAID IN FLEMISH BOND EXTENSIVELY ORNAMENTED WITH BROWN GLAZED TERRA COTTA.

THREE ARCHITECTURAL ELEMENTS WHICH PROJECT FROM THE MAIN VOLUME OF THE HOUSE ARE CLAD ALMOST ENTIRELY WITH TERRA COTTA: THE SIDE PORCH AND PORTE COCHERE ON THE WEST SIDE, THE SOUTH PORCH ON THE SOUTH SIDE, AND THE CONSERVATORY ON THE EAST SIDE.

PUNCHED WINDOW OPENINGS SPANNED BY TERRA COTTA FLAT ARCHES INCLUDE PRIMARILY WOOD DOUBLE-HUNG WINDOWS, WITH SOME ISOLATED UNIQUE WINDOW AND GLAZING TYPES.

THE MAIN STEEP-SLOPE ROOF IS A MANSARD ROOF WITH DUTCH PANTILE CLAY TILE. THE ROOF HAS COPPER FLASHINGS AT VALLEYS, RIDGES, AND WHERE THE ROOF ABUTS THE BACK OF MASONRY GABLE END WALLS. COPPER INLAY GUTTERS DRAIN TO COPPER DOWNSPOUTS WITH DECORATIVE COPPER COLLECTOR BOXES AND STRAPS.

LOW-SLOPE ROOFS AT THE MAIN ROOF AND AT THE PORTE COCHERE, SOUTH PORCH, AND CONSERVATORY ARE COMPOSED OF MODIFIED BITUMEN MEMBRANES ON WOOD DECKS SUPPORTED BY WOOD FRAMING.

SCOPE OF WORK SUMMARY:

THE AREA OF WORK FOR THE CURRENT EXTERIOR RESTORATION PROJECT INCLUDES ALL BUILDING FACADES AND ROOFS OF THE PABST MANSION, AND LIMITED AREAS OF THE SITE. NO WORK AT THE PABST PAVILION IS INCLUDED IN THE CURRENT PROJECT. THE SCOPE OF WORK GENERALLY INCLUDES:

- MASONRY: RESTORATION OF THE BUILDING'S MASONRY FACADES, INCLUDING: REBUILDING OF DETERIORATED ELEMENTS SUCH AS CHIMNEYS, PARAPETS, AND BALUSTRADES, REPAIR OR REPLACEMENT OF TERRA COTTA, ISOLATED REBUILDING OF THE OUTER WYTHE OF BRICK MASONRY, REPOINTING BRICK AND TERRA COTTA.
- LOW-SLOPE ROOFS: REMOVAL OF EXISTING MODIFIED BITUMEN ROOFS DOWN TO THE WOOD ROOF DECK. REPAIR OF WOOD ROOF DECK AND INSTALLATION OF NEW COVER BOARD, INSULATION, AND EPDM ROOF MEMBRANES.
- STEEP-SLOPE ROOFS: REMOVAL AND SALVAGE OF CLAY TILE ROOFING AS NECESSARY TO ALLOW FOR MASONRY RESTORATION. REPLACEMENT OF COPPER BASE AND COUNTER FLASHINGS AT BACK SIDES OF MASONRY PARAPETS. REINSTALLATION OF CLAY TILE ROOFING. REPAIR OR REPLACEMENT OF ISOLATED COPPER COLLECTOR BOXES AND DOWNSPOUTS.
- EXTERIOR WINDOWS AND DOORS: RESTORATION OF EXISTING WOOD WINDOWS, DOORS, AND FRAMES, AS INDICATED ON WINDOW SCHEDULE. PROVIDE NEW WOOD WINDOWS AS INDICATED TO MATCH ORIGINAL HISTORIC WINDOWS WHERE ORIGINAL HISTORIC WINDOWS HAVE BEEN REMOVED.
- STRUCTURAL REPAIRS: REBUILDING OF PORTE COCHERE MASONRY ARCHES INCLUDING REPLACEMENT OF EMBEDDED STRUCTURAL STEEL AND INSTALLATION OF NEW STEEL FLOOR BEAM SUPPORTING SIDE PORCH FLOOR.
- FLOORING RESTORATION: REMOVAL OF SIDE PORCH TILE AND GRANITE FLOORING AND GRANITE STAIR TREADS, INSTALLATION OF WATERPROOFING MEMBRANE, REINSTALLATION OF TILE AND GRANITE, AND RESTORATION OF SOUTH PORCH MOSAIC FLOOR.
- SITework: REMOVAL OF BUILDING-MOUNTED SECURITY LIGHTING AND INSTALLATION OF NEW POLE-MOUNTED SECURITY LIGHTING. JETTING OF UNDERGROUND STORM DRAINAGE SYSTEM TO ENSURE FREE-FLOWING DRAINAGE TO STREET.

TERRA COTTA PROCUREMENT PHASE:

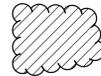
DUE TO THE FACT THAT TERRA COTTA HAS AN ESPECIALLY LONG LEAD TIME, 100% OF TERRA COTTA ON THE BUILDING SHALL BE SURVEYED AND UNITS REQUIRING REPLACEMENT SHALL BE IDENTIFIED AS PART OF A TERRA COTTA PROCUREMENT PHASE AT LEAST 8 MONTHS PRIOR TO THE START OF GENERAL RESTORATION WORK. CONTRACTOR SHALL PROVIDE ACCESS TO 100% OF THE BUILDING FACADES FOR A/E INSPECTION, INCLUDING FULL HEIGHT OF CHIMNEYS AND BACKSIDES OF GABLE PARAPETS. A/E WILL IDENTIFY TERRA COTTA UNITS REQUIRING REPLACEMENT. BASED ON THE A/E'S SURVEY, THE CONTRACTOR SHALL IDENTIFY AND REMOVE, OR 3 DIMENSIONALLY LASER SCAN, SAMPLES OF EACH UNIQUE TERRA COTTA UNIT TYPE WHICH REQUIRES REMOVAL FROM THE BUILDING FOR USE AS A MODEL BY THE TERRA COTTA MANUFACTURER.

ALTERNATES:

ALTERNATE NO. 1: REPAIRS TO SOUTH TERRACE WALLS, BALUSTRADE, AND STAIRS.

PROJECT PHASING:

PROJECT CONSTRUCTION WILL BE COMPLETED IN TWO PHASES UNDER TWO SEPARATE CONTRACTS. PHASE I TO BE COMPLETED IN 2025, PHASE II TO BE COMPLETED IN 2027. WORK TO BE COMPLETED AS PART OF PHASE II WHICH IS DEPICTED IN THESE DRAWINGS IS INDICATED AS REMOVED FROM THE SCOPE OF PHASE I BY HATCHED REVISION CLOUDS:



GENERAL PROJECT NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
- ALL WORK OF THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND COMPLY WITH ALL GOVERNING LAWS - FEDERAL, STATE, AND LOCAL JURISDICTIONS.
- CONTRACTOR SHALL REPORT IMMEDIATELY ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE ON THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT/ENGINEER (A/E).
- PRIOR TO THE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONSTRUCTION AREA TO VERIFY UTILITIES AND OTHER EXISTING CONDITIONS, WHETHER OR NOT SHOWN ON THE DRAWINGS.
- MAINTAIN ACCESS TO BUILDING AT ALL TIMES DURING THE DURATION OF CONSTRUCTION. MAINTAIN EXISTING MEANS OF EGRESS AT ALL TIMES.
- DO NOT SCALE DRAWINGS.
- USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, NEIGHBORS, AND TO OTHER WORK BEING PERFORMED ON OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING, OR PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK.
- REPETITIVE FEATURES IN THE CONSTRUCTION DOCUMENTS ARE OFTEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- CONTRACTOR TO PROVIDE GENERAL BLOCKING AS REQUIRED TO COMPLETE WORK AS DRAWN AND/OR SPECIFIED.
- THE A/E WILL NOT RECOMMEND OWNER ACCEPTANCE OF ANY WORK PERFORMED BY CONTRACTOR OR SUB-CONTRACTORS THAT DEVIATES FROM THESE CONSTRUCTION DOCUMENTS, UNLESS FIRST APPROVED BY THE A/E.
- THE WORK INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS PREPARED BY THE A/E. ALL WORK IS TO BE DONE BY THE CONTRACTOR AND/OR ITS SUB-CONTRACTORS, UNLESS NOTED OTHERWISE, IN A WORKMANLIKE MANNER.
- WHERE SPECIFIC PRODUCTS AND MANUFACTURERS ARE SPECIFIED, THE CONTRACTOR MAY USE AN EQUIVALENT IF SUBMITTED TO AND APPROVED BY THE ARCHITECT. IN SUCH A CASE THE CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS AND SAMPLES AS APPLICABLE FOR THE A/E'S REVIEW PRIOR TO SUBMITTING BID.
- THE CONTRACTOR SHALL HAVE THE CONSTRUCTION AREA SWEEPED AND IN ORDER ON A DAILY BASIS. DAILY REMOVE ALL DEBRIS. PERFORM A FINAL CLEAN-UP AT THE SUBSTANTIAL COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL PERMITS NECESSARY FOR CONSTRUCTION.

GENERAL REPAIR NOTES:

- THESE NOTES ARE GENERAL AND SUPPLEMENTAL TO THE SPECIFICATIONS. THESE NOTES APPLY TO THE ENTIRE PROJECT UNLESS MODIFIED OR NOTED OTHERWISE IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL METHODS AND MEANS OF CONSTRUCTION AND FOR JOB SITE SAFETY. PROVIDE PROPER PROTECTIVE CANOPIES AND BARRICADES TO MAINTAIN THE PUBLIC SAFETY AND TO PREVENT DAMAGE TO ADJACENT PROPERTY. DESIGN AND CONSTRUCT IN ACCORDANCE WITH THE LOCAL PREVAILING CODES AND OF ALL OTHER APPLICABLE REGULATORY AGENCIES.
- THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE CONTRACT DOCUMENTS AND WITH ALL THE SPECIFICATIONS, TRADE PRACTICES OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE OF BY SIGNING THE CONTRACT.
- ALL SECTIONS, DETAILS, AND NOTES ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS.
- ALL DIMENSIONS AND SIZES OF EXISTING CONSTRUCTION INDICATED ON DRAWINGS SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
- CONTRADICTIONS BETWEEN ACTUAL FIELD CONDITIONS SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT. MODIFICATIONS REQUIRED BY SUCH CONTRADICTIONS SHALL BE APPROVED BY THE A/E OR IF NECESSARY, FURTHER DETAILS WILL BE DEVELOPED.
- THE EXTENT OF THE REPAIR WORK MAY NOT BE LIMITED TO THE DETAILS OR LOCATIONS SHOWN. IF THE NECESSITY FOR ADDITIONAL REPAIR WORK BECOMES APPARENT AS THE CONSTRUCTION PROCEEDS, ADDITIONAL DETAILS, IF REQUIRED, WILL BE DEVELOPED AND PROVIDED.
- THE CONTRACTOR SHALL NOTIFY THE A/E OF ANY ITEMS NOT SHOWN OR INDICATED IN THE CONSTRUCTION DOCUMENTS THAT, IN HIS OPINION, REQUIRE REPAIR OR MODIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SHORING, BRACING AND FALSEWORK REQUIRED FOR THE REPAIR WORK.
- IF THE CONTRACTOR ENCOUNTERS PROBLEMS IN PERFORMANCE OF THE WORK INDICATED, HE SHALL BRING SUCH PROBLEMS TO THE ATTENTION OF THE A/E FOR PROPER ACTION BEFORE WORK CONTINUES.
- REPLACEMENT STEEL LINTELS, SHELF ANGLES, OR ANY OTHER STRUCTURAL SHAPES REQUIRED SHALL BE ASTM A36, FY = 36,000 P.S.I. (MIN.), GALVANIZED.
- ANCHORS AND FASTENERS FOR MASONRY SHALL BE FABRICATED FROM THE FOLLOWING MATERIAL.
 - TERRA COTTA: STAINLESS STEEL AISI GRADE 304, UNLESS SPECIFIED OTHERWISE.
 - BRICK: STAINLESS STEEL AISI GRADE 304, UNLESS SPECIFIED OTHERWISE.
 - BOLTS: STAINLESS STEEL AISI GRADE 304 FOR EXPANSION BOLTS AND ADHESIVE ANCHORS. NUTS AND WASHERS SHALL BE TYPE 304 STAINLESS STEEL.
- THE CONTRACTOR SHALL PROTECT FROM DAMAGE DUE TO WORK OPERATIONS AND SCAFFOLD RIGGING EQUIPMENT THE FOLLOWING EXISTING CONSTRUCTION, BUT NOT LIMITED TO:
 - COPINGS.
 - PROJECTING TERRA COTTA BELT COURSES, CORNICES, AND ORNAMENT.
 - GUTTERS AND DOWNSPOUTS.
 - CHIMNEYS AND STACKS.
 - VENTS AND SOIL PIPES.
 - FLASHING.
 - ROOFING.
 - WINDOWS & DOORS.
 - MECHANICAL UNITS AND DUCTWORK.
 - OTHER EXISTING CONSTRUCTION.
- THE PABST MANSION IS ON THE NATIONAL REGISTER OF HISTORIC PLACES AND IS A DESIGNATED HISTORIC STRUCTURE IN THE CITY OF MILWAUKEE. ALL NEW MATERIALS, INCLUDING NEW TERRA COTTA AND BRICK MASONRY, MORTAR, AND PATCHING MATERIAL WILL MATCH HISTORIC COLOR, JOINT PROFILE, TEXTURE, AND STRENGTH/TYPE TO MATCH HISTORIC CLEANED MASONRY. SAMPLES AND MOCK-UPS SHALL BE REVIEWED AND APPROVED BY THE A/E, OWNER, AND THE MILWAUKEE HISTORIC PRESERVATION COMMISSION PRIOR TO ORDER AND INSTALLATION.

For Local Approvals:

Klein Hoffman
Architectural & Structural Engineering
328 East Mason Street
Milwaukee, Wisconsin 53202
Phone (414) 261-1345
Wisconsin Architecture/Engineering License No. 2926-11

12/19/24 IFC - PHASE I
6/21/23 ISSUED FOR BID

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE STATE OF WISCONSIN COMMERCIAL BUILDING CODE.

LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
**PABST MANSION
EXTERIOR RESTORATION**
2000 WEST WISCONSIN
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MILWAUKEE, WI 53233

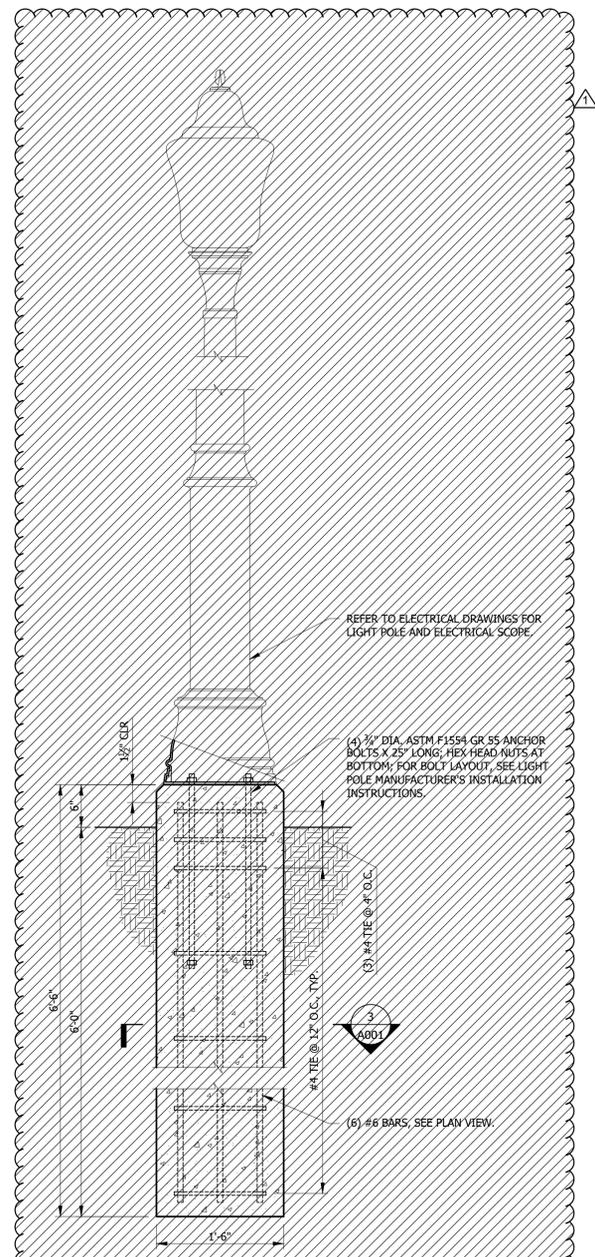
Drawing Title
**TITLESHEET & GENERAL
NOTES**

KH Job# 10446.0001 Drawing Number
Date JUNE 2023
Designed DLW
Drawn DLW
Checked TAG of 38

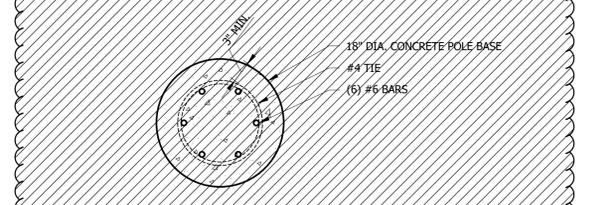
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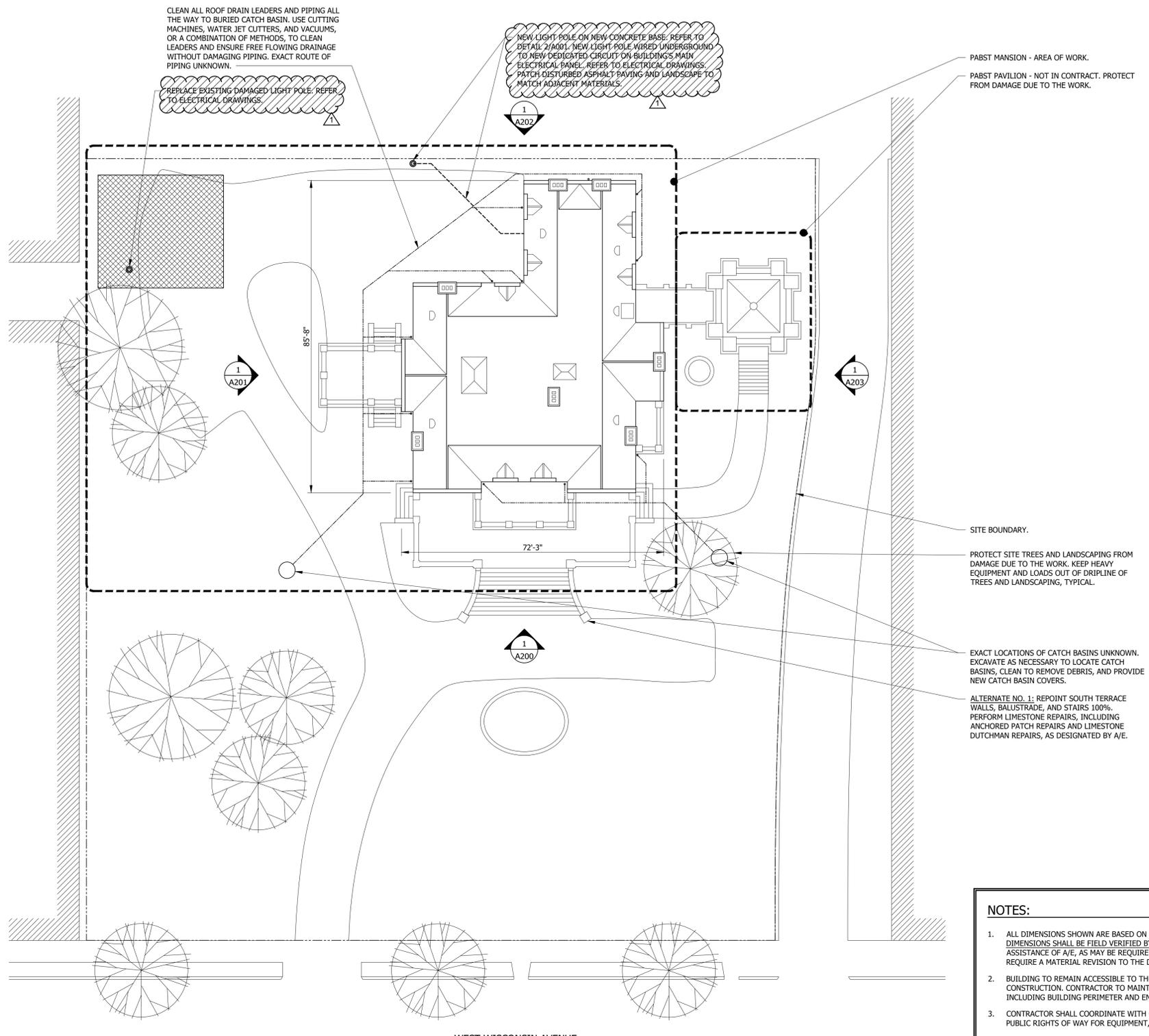


2 LIGHT POLE BASE
SCALE: 1" = 1'-0"



3 LIGHT POLE BASE PLAN
SCALE: 1" = 1'-0"

- NOTES:**
1. CONCRETE COMPRESSIVE STRENGTH SHALL BE A MINIMUM OF 3,000 PSI AT 28 DAYS.
 2. ANCHOR BOLTS SHALL BE HOT DIPPED GALVANIZED PER ASTM F4329.
 3. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, SUPPLIED BY GENERAL CONTRACTOR.
 4. NUTS SHALL BE HEAVY HEX ASTM A563 GRADE DH, HOT DIPPED GALVANIZED PER ASTM A153.
 5. PLATE SHALL BE ASTM A572 GRADE 50, HOT DIPPED GALVANIZED PER ASTM A153.
 6. LOCK-NUT SHALL BE HOT DIPPED GALVANIZED PER ASTM A153.
 7. ALLOWABLE SOIL BEARING = 2,500 PSF PRESUMPTIVE.



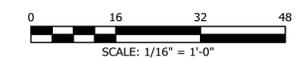
1 SITE PLAN
SCALE: 1/16" = 1'-0"

NOTES:

1. ALL DIMENSIONS SHOWN ARE BASED ON PRELIMINARY SITE SURVEYS BY A/E. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH THE ASSISTANCE OF A/E, AS MAY BE REQUIRED. ANY DIMENSIONAL VARIATIONS THAT REQUIRE A MATERIAL REVISION TO THE DETAILS SHALL BE REPORTED TO THE A/E.
2. BUILDING TO REMAIN ACCESSIBLE TO THE PUBLIC FOR THE DURATION OF CONSTRUCTION. CONTRACTOR TO MAINTAIN PUBLIC SAFETY AT ENTIRE SITE INCLUDING BUILDING PERIMETER AND ENTRANCES. PROVIDE PEDESTRIAN PROTECTION.
3. CONTRACTOR SHALL COORDINATE WITH CITY FOR ANY PROPOSED OCCUPATION OF PUBLIC RIGHTS OF WAY FOR EQUIPMENT, STORAGE, OR STAGING.
4. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO TEMPORARILY PROTECT OR RELOCATED UTILITY INFRASTRUCTURE IF NECESSARY TO ALLOW FOR THE WORK.

LEGEND:

- PROPOSED STAGING AREAS. PROTECT AND SECURE WITH FENCING.



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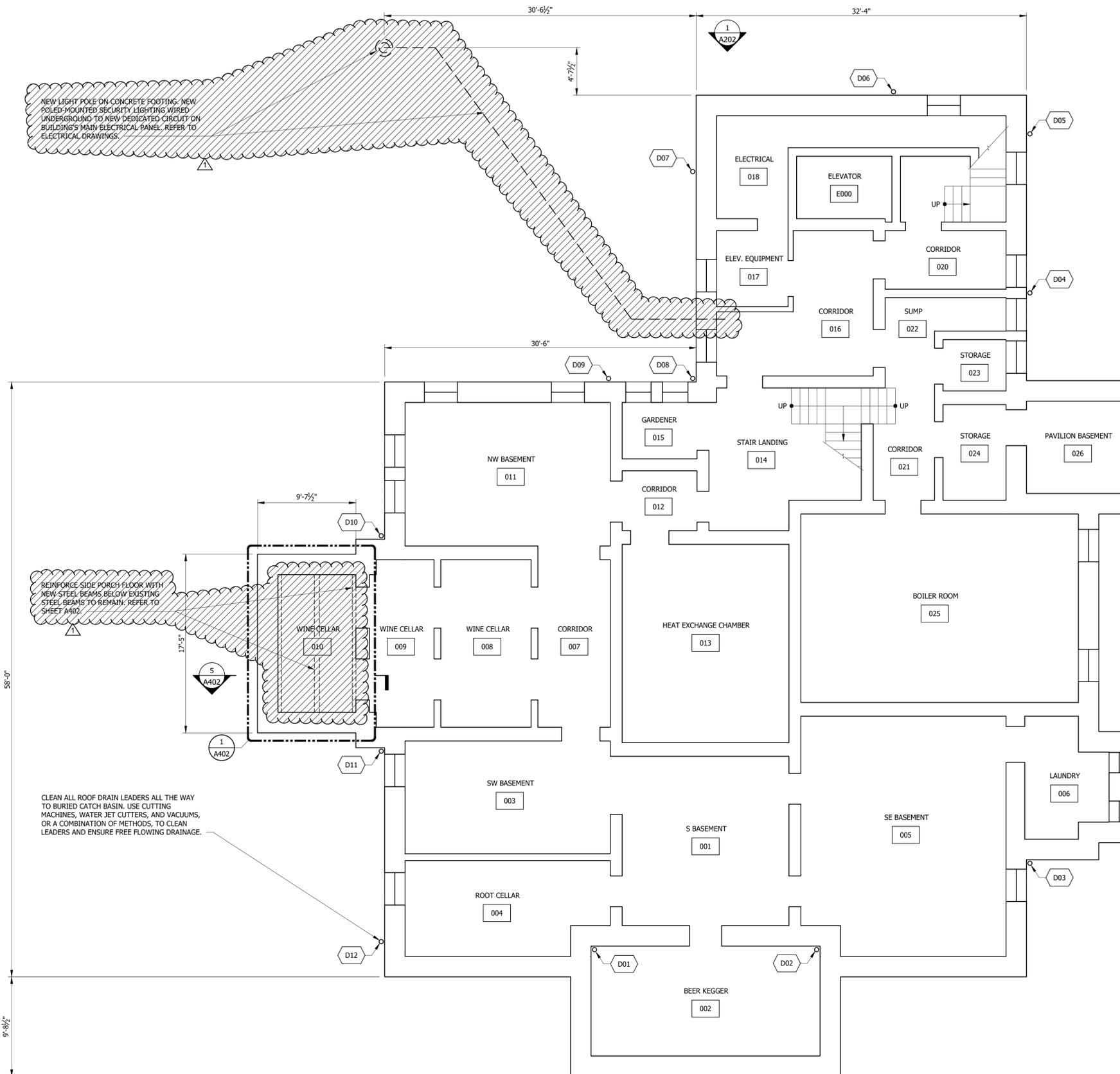
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Drawing Title
SITE PLAN

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A001

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1 BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"

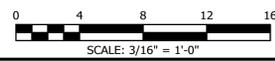
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- WORK SHOWN ON FLOOR PLANS AND ROOF PLAN SHALL BE COORDINATED WITH WORK SHOWN ON ELEVATIONS. REFER TO ELEVATION DRAWINGS A200 - A203.

LEGEND:

- X/XXX WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
- X/XXX DOOR NUMBER
- DXX DOWNSPOUT NUMBER
- XXX ROOM NUMBER

REPAIR LEGEND:



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BASEMENT FLOOR PLAN

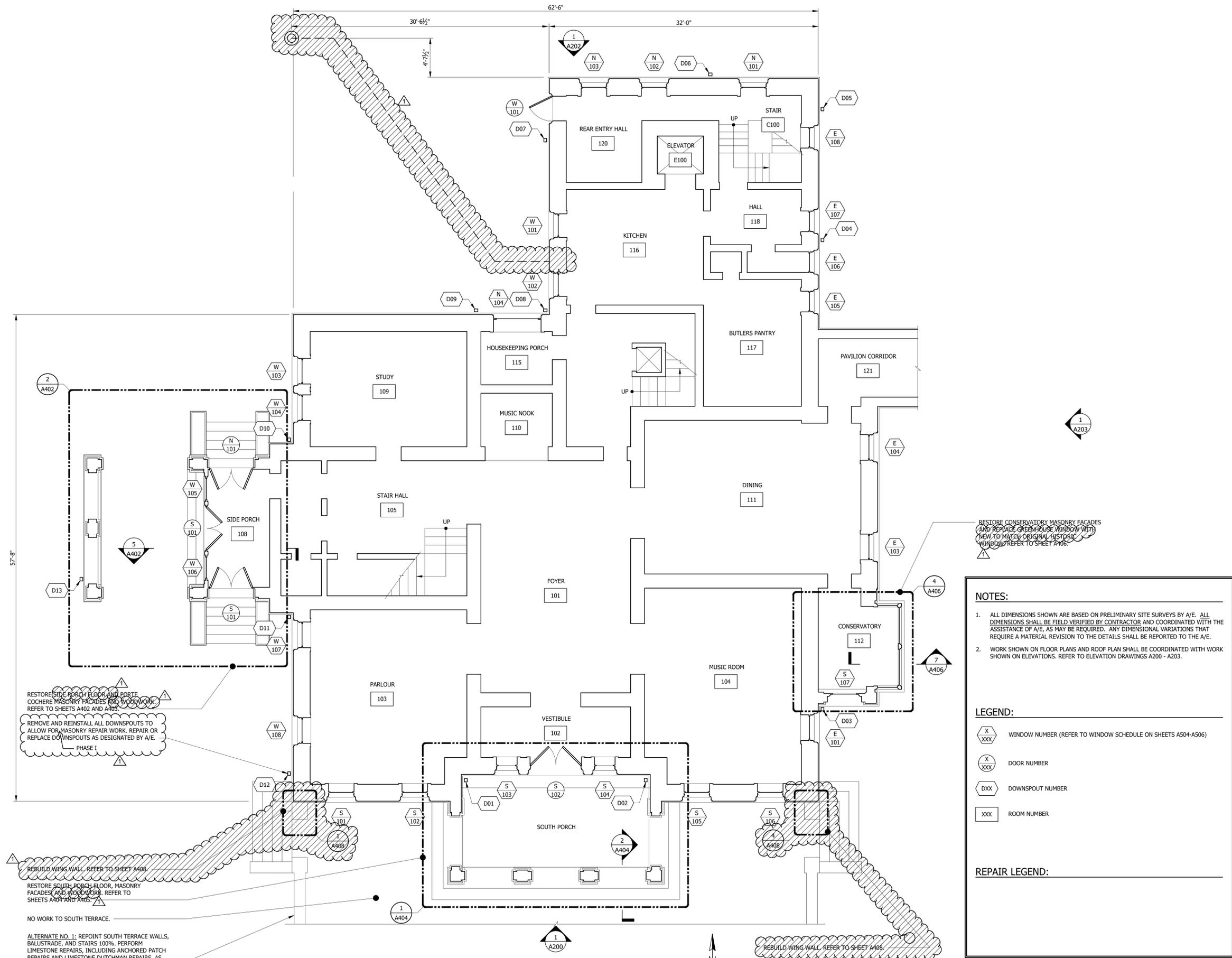
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A100

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RESTORE CONSERVATORY MASONRY FACADES AND REPLACE GREENHOUSE WINDOW WITH NEW TO MATCH ORIGINAL HISTORIC WINDOW REFER TO SHEET A406.

RESTORE SIDE PORCH FLOOR AND PORTE COCHERE MASONRY FACADES AND WOODWORK REFER TO SHEETS A402 AND A403.
REMOVE AND REINSTALL ALL DOWNSPOUTS TO ALLOW FOR MASONRY REPAIR WORK. REPAIR OR REPLACE DOWNSPOUTS AS DESIGNATED BY A/E.
PHASE I

REBUILD WING WALL. REFER TO SHEET A408.
RESTORE SOUTH PORCH FLOOR, MASONRY FACADES AND WOODWORK. REFER TO SHEETS A407 AND A405.
NO WORK TO SOUTH TERRACE.

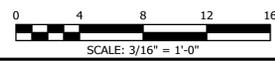
ALTERNATE NO. 1: REPOINT SOUTH TERRACE WALLS, BALUSTRADE, AND STAIRS 100%. PERFORM LIMESTONE REPAIRS, INCLUDING ANCHORED PATCH REPAIRS AND LIMESTONE DUTCHMAN REPAIRS, AS DESIGNATED BY A/E.

- NOTES:**
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 - X/XXX DOOR NUMBER
 - D/XX DOWNSPOUT NUMBER
 - XXX ROOM NUMBER

REPAIR LEGEND:

1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



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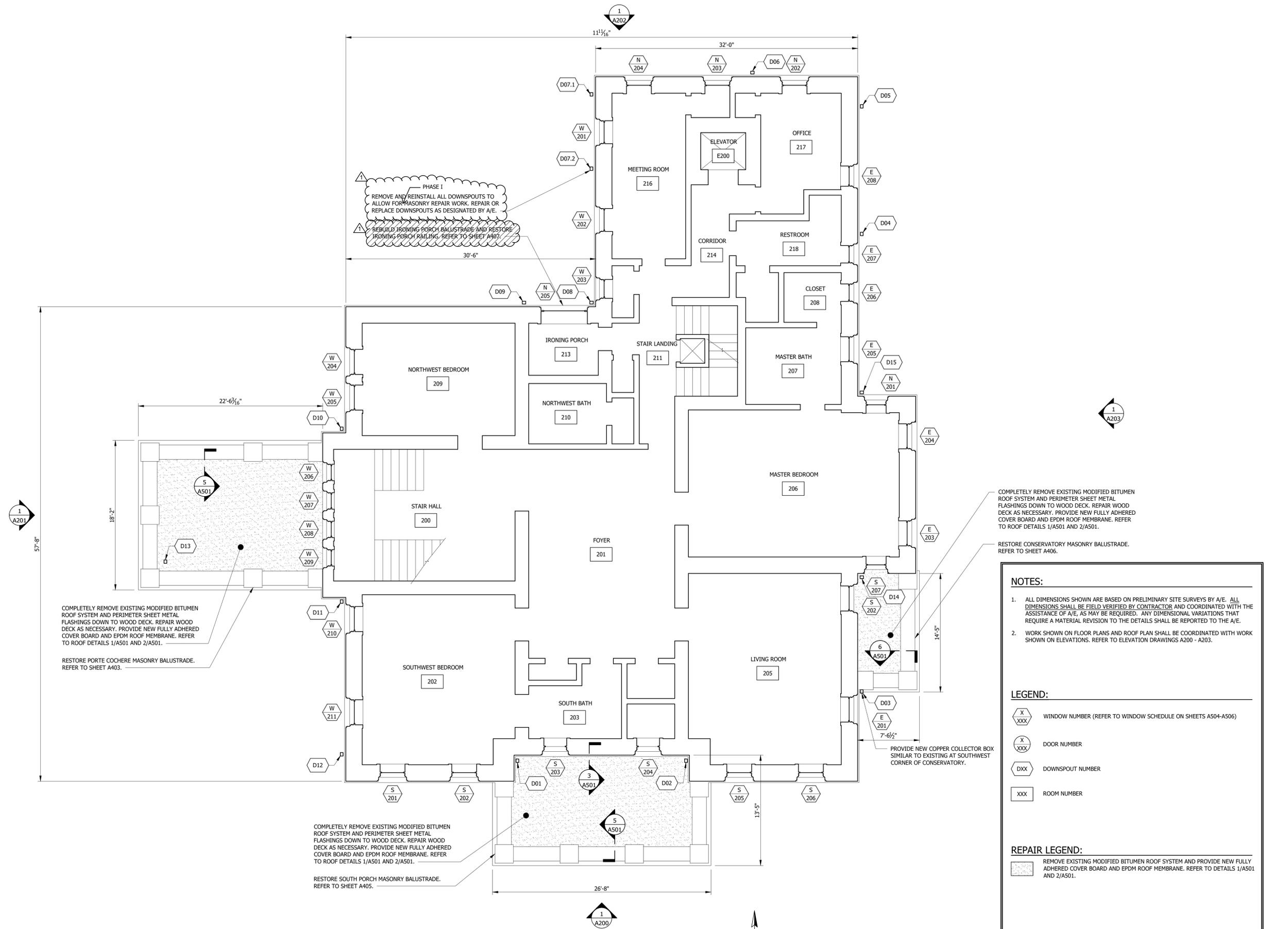
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FIRST FLOOR PLAN

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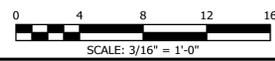
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For Local Approval:

Klein-Hoffman
Architectural & Structural Engineering
328 East Mason Street
Milwaukee, Wisconsin 53202
Phone (414) 261-1345
Wisconsin Architecture/Engineering License No. 2926-11



1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



12/19/24	IFC - PHASE I
6/21/23	ISSUED FOR BID
No.	Date Description

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE STATE OF WISCONSIN COMMERCIAL BUILDING CODE

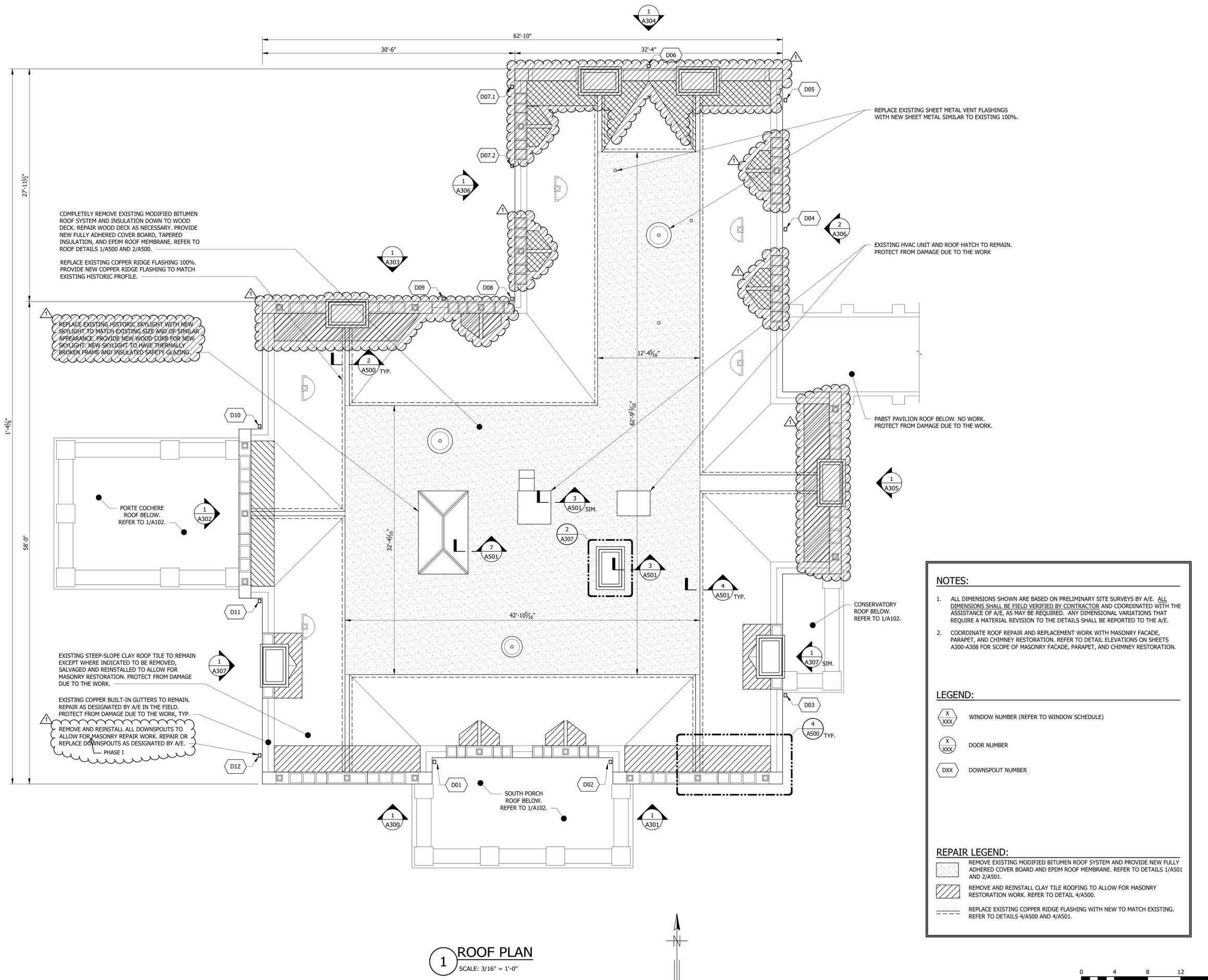
LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
**PABST MANSION
EXTERIOR RESTORATION**
**2000 WEST WISCONSIN
AVENUE
MILWAUKEE, WI 53233**

Drawing Title
SECOND FLOOR PLAN

KH Job# 10446.0001	Drawing Number
Date JUNE 2023	16
Designed DLW	A102
Drawn DLW	
Checked TAG	of 38

Jun 21, 2023 8:56:58 am D:\DWG\Projects\10446\10446_001R_Envelope_Restoration\02-FLOOR PLANS.dwg



COMPLETELY REMOVE EXISTING MODIFIED BITUMEN ROOF SYSTEM AND INSULATION DOWN TO WOOD DECK. REPAIR WOOD DECK AS NECESSARY. PROVIDE NEW FULLY ADHERED COVER BOARD, TAPERED INSULATION, AND EPDM ROOF MEMBRANE. REFER TO ROOF DETAILS 1/A500 AND 2/A501.

REPLACE EXISTING COPPER RIDGE FLASHING 100%. PROVIDE NEW COPPER RIDGE FLASHING TO MATCH EXISTING HISTORIC PROFILE.

REPLACE EXISTING HISTORIC SKYLIGHT WITH NEW SKYLIGHT TO MATCH EXISTING SIZE AND OF SIMILAR APPEARANCE. PROVIDE NEW WOOD CURB FOR NEW SKYLIGHT. NEW SKYLIGHT TO HAVE THERMALLY BROKEN FRAME AND INSULATED SAFETY GLAZING.

PORTE COCHERE ROOF BELOW. REFER TO 1/A102.

EXISTING STEEP-SLOPE CLAY ROOF TILE TO REMAIN EXCEPT WHERE INDICATED TO BE REMOVED, SALVAGED AND REINSTALLED TO ALLOW FOR MASONRY RESTORATION. PROTECT FROM DAMAGE DUE TO THE WORK.

EXISTING COPPER BUILT-IN GUTTERS TO REMAIN. REPAIR AS DESIGNATED BY A/E IN THE FIELD. PROTECT FROM DAMAGE DUE TO THE WORK, TYP.

REMOVE AND REINSTALL ALL DOWNSPOUTS TO ALLOW FOR MASONRY REPAIR WORK. REPAIR OR REPLACE DOWNSPOUTS AS DESIGNATED BY A/E. PHASE I

SOUTH PORCH ROOF BELOW. REFER TO 1/A102.

REPLACE EXISTING SHEET METAL VENT FLASHINGS WITH NEW SHEET METAL SIMILAR TO EXISTING 100%.

EXISTING HVAC UNIT AND ROOF HATCH TO REMAIN. PROTECT FROM DAMAGE DUE TO THE WORK.

PABST PAVILION ROOF BELOW. NO WORK. PROTECT FROM DAMAGE DUE TO THE WORK.

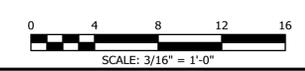
CONSERVATORY ROOF BELOW. REFER TO 1/A102.

- NOTES:**
- ALL DIMENSIONS SHOWN ARE BASED ON PRELIMINARY SITE SURVEYS BY A/E. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH THE ASSISTANCE OF A/E, AS MAY BE REQUIRED. ANY DIMENSIONAL VARIATIONS THAT REQUIRE A MATERIAL REVISION TO THE DETAILS SHALL BE REPORTED TO THE A/E.
 - COORDINATE ROOF REPAIR AND REPLACEMENT WORK WITH MASONRY FACADE, PARAPET, AND CHIMNEY RESTORATION. REFER TO DETAIL ELEVATIONS ON SHEETS A300-A308 FOR SCOPE OF MASONRY FACADE, PARAPET, AND CHIMNEY RESTORATION.

- LEGEND:**
- X/XXX WINDOW NUMBER (REFER TO WINDOW SCHEDULE)
 - X/XXX DOOR NUMBER
 - DXX DOWNSPOUT NUMBER

- REPAIR LEGEND:**
- REMOVE EXISTING MODIFIED BITUMEN ROOF SYSTEM AND PROVIDE NEW FULLY ADHERED COVER BOARD AND EPDM ROOF MEMBRANE. REFER TO DETAILS 1/A501 AND 2/A501.
 - REMOVE AND REINSTALL CLAY TILE ROOFING TO ALLOW FOR MASONRY RESTORATION WORK. REFER TO DETAIL 4/A500.
 - REPLACE EXISTING COPPER RIDGE FLASHING WITH NEW TO MATCH EXISTING. REFER TO DETAILS 4/A500 AND 4/A501.

1 ROOF PLAN
SCALE: 3/16" = 1'-0"



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LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
PABST MANSION EXTERIOR RESTORATION

2000 WEST WISCONSIN AVENUE
MILWAUKEE, WI 53233

Drawing Title
ROOF PLAN

KH Job# 10446.0001 Drawing Number
Date JUNE 2023
Designed DLW
Drawn DLW
Checked TAG of 38

A103

REPAIR LEGEND:

- REBUILD FULL DEPTH OF BRICK AND TERRA COTTA MASONRY WALL.
- REBUILD OUTER WYTHE OF BRICK AND/OR TERRA COTTA AND REPOINT BACK-UP MASONRY 100%.

LEGEND:

- WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
- DOOR NUMBER
- DOWNSPOUT NUMBER

NOTES:

- TERRA COTTA PROCUREMENT PHASE. DUE TO THE FACT THAT TERRA COTTA HAS AN ESPECIALLY LONG LEAD TIME, 100% OF TERRA COTTA ON THE BUILDING SHALL BE SURVEYED AND UNITS REQUIRING REPLACEMENT SHALL BE IDENTIFIED AS PART OF A TERRA COTTA PROCUREMENT PHASE AT LEAST 8 MONTHS PRIOR TO THE START OF GENERAL RESTORATION WORK. PROVIDE ACCESS TO 100% OF THE BUILDING FACADES FOR A/E INSPECTION. A/E WILL IDENTIFY TERRA COTTA UNITS REQUIRING REPLACEMENT. BASED ON THE A/E'S SURVEY, THE CONTRACTOR SHALL IDENTIFY AND REMOVE SAMPLES OF EACH UNIQUE TERRA COTTA UNIT TYPE WHICH REQUIRES REMOVAL FROM THE BUILDING FOR USE AS A MODEL BY THE TERRA COTTA MANUFACTURER.
- DURING GENERAL RESTORATION WORK, PROVIDE ACCESS TO 100% OF THE BUILDING FACADES IN THE AREA OF PHASE 1 WORK FOR A/E INSPECTION. PHASE 1 INCLUDES THE SOUTH ELEVATION AND PART OF THE WEST ELEVATION. COMPLETE FACADE REPAIRS AS INDICATED ON THE DRAWINGS AND AS DESIGNATED BY A/E DURING INSPECTIONS. REPAIRS WILL INCLUDE, BUT MAY NOT BE LIMITED TO:
 - REMOVE AND REINSTALL TERRA COTTA
 - REMOVE, REPAIR (PIN AND EPOXY), AND REINSTALL TERRA COTTA
 - GROUT INJECT TERRA COTTA CRACK
 - REBUILD OUTER WYTHE OF BRICK
 - LIMESTONE REPLACEMENT
 - LIMESTONE DUTCHMAN REPAIR
 - INSTALL ANCHORED STONE OR TERRA COTTA PATCH
 - REPOINT MORTAR JOINTS

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- TOP OF FINIAL
EL. 57'-0"
- ROOF
EL. 47'-5"
- GUTTER
EL. 30'-10"
- FIFTH BELT COURSE
EL. 27'-7"
- THIRD FLOOR
EL. 25'-5"
- FOURTH BELT COURSE
EL. 24'-7"
- THIRD BELT COURSE
EL. 15'-2 3/4"
- SECOND FLOOR
EL. 13'-0"
- SECOND BELT COURSE
EL. 13'-0"
- FIRST BELT COURSE
EL. 1'-11"
- FIRST FLOOR
EL. 0'-0"



REMOVE AND REINSTALL ALL DOWNSPOUTS TO ALLOW FOR MASONRY REPAIR WORK. REPAIR OR REPLACE DOWNSPOUTS AS DESIGNATED BY A/E.

REPOINT BRICK AND TERRA COTTA MASONRY, WHICH IS NOT INDICATED FOR FULL DEPTH OR OUTER WYTHE REBUILD, 100% ABOVE FIFTH BELT COURSE.

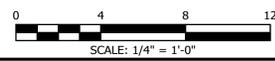
REPOINT FOURTH AND FIFTH BELT COURSE TERRA COTTA 100%. INSTALL BACKER ROD AND SEALANT AT UPWARD FACING JOINTS 100%.

REPOINT SECOND AND THIRD BELT COURSE TERRA COTTA 100%. INSTALL BACKER ROD AND SEALANT AT UPWARD FACING JOINTS 100%.

REPOINT BRICK AND TERRA COTTA MASONRY 25% BETWEEN FIRST AND FIFTH BELT COURSE AS DESIGNATED BY A/E.

REPOINT STONE FOUNDATION 100%.

1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



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LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
PABST MANSION EXTERIOR RESTORATION

2000 WEST WISCONSIN AVENUE
 MILWAUKEE, WI 53233

Drawing Title
SOUTH ELEVATION

KH Job# 10446.0001 Drawing Number
 Date JUNE 2023
 Designed DLW
 Drawn DLW
 Checked TAG of 38

REPAIR LEGEND:

- REBUILD FULL DEPTH OF BRICK AND TERRA COTTA MASONRY WALL.
- REBUILD OUTER WYTHE OF BRICK AND/OR TERRA COTTA AND REPOINT BACK-UP MASONRY 100%.

LEGEND:

- WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
- DOOR NUMBER
- DOWNSPOUT NUMBER

NOTES:

- TERRA COTTA PROCUREMENT PHASE. DUE TO THE FACT THAT TERRA COTTA HAS AN ESPECIALLY LONG LEAD TIME, 100% OF TERRA COTTA ON THE BUILDING SHALL BE SURVEYED AND UNITS REQUIRING REPLACEMENT SHALL BE IDENTIFIED AS PART OF A TERRA COTTA PROCUREMENT PHASE AT LEAST 8 MONTHS PRIOR TO THE START OF GENERAL RESTORATION WORK. PROVIDE ACCESS TO 100% OF THE BUILDING FACADES FOR A/E INSPECTION. A/E WILL IDENTIFY TERRA COTTA UNITS REQUIRING REPLACEMENT. BASED ON THE A/E'S SURVEY, THE CONTRACTOR SHALL IDENTIFY AND REMOVE SAMPLES OF EACH UNIQUE TERRA COTTA UNIT TYPE WHICH REQUIRES REMOVAL FROM THE BUILDING FOR USE AS A MODEL BY THE TERRA COTTA MANUFACTURER.
- DURING GENERAL RESTORATION WORK, PROVIDE ACCESS TO 100% OF THE BUILDING FACADES IN THE AREA OF PHASE I WORK FOR A/E INSPECTION. PHASE I INCLUDES THE SOUTH ELEVATION AND PART OF THE WEST ELEVATION. COMPLETE FACADE REPAIRS AS INDICATED ON THE DRAWINGS AND AS DESIGNATED BY A/E DURING INSPECTIONS. REPAIRS WILL INCLUDE, BUT MAY NOT BE LIMITED TO:
 - REMOVE AND REINSTALL TERRA COTTA
 - REMOVE, REPAIR (PIN AND EPOXY), AND REINSTALL TERRA COTTA
 - GROUT INJECT TERRA COTTA CRACK
 - REBUILD OUTER WYTHE OF BRICK
 - LIMESTONE REPLACEMENT
 - LIMESTONE DUTCHMAN REPAIR
 - INSTALL ANCHORED STONE OR TERRA COTTA PATCH
 - REPOINT MORTAR JOINTS

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TOP OF FINIAL
EL. 57'-0"

ROOF
EL. 47'-5"

GUTTER
EL. 30'-10"

FIFTH BELT COURSE
EL. 27'-7"

THIRD FLOOR
EL. 25'-5"

FOURTH BELT COURSE
EL. 24'-7"

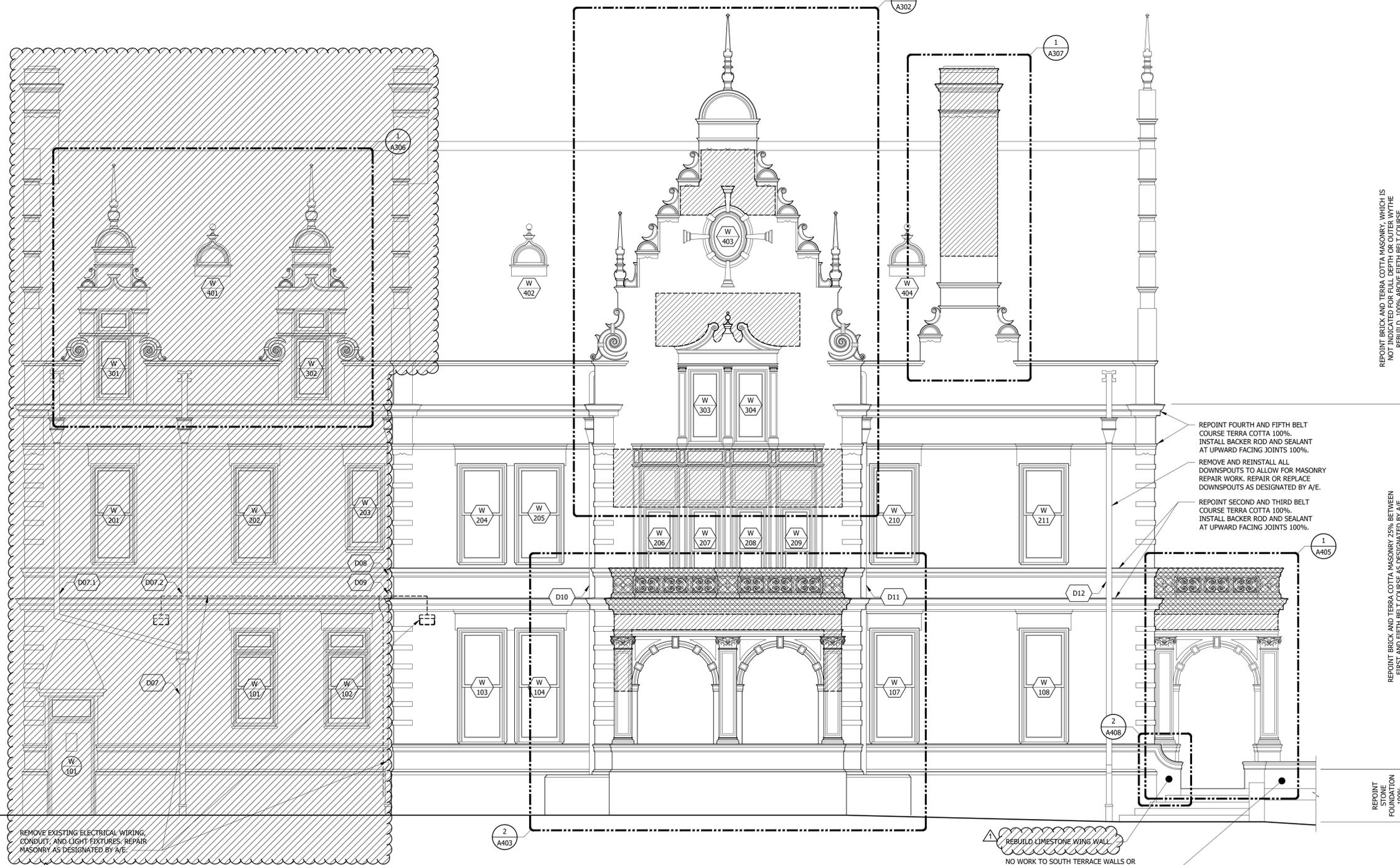
THIRD BELT COURSE
EL. 15'-2 3/4"

SECOND FLOOR
EL. 13'-0"

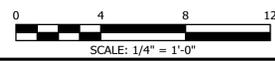
SECOND BELT COURSE
EL. 13'-0"

FIRST BELT COURSE
EL. 1'-11"

FIRST FLOOR
EL. 0'-0"



1 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



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Project Description
**PABST MANSION
 EXTERIOR RESTORATION**
 2000 WEST WISCONSIN
 AVENUE
 MILWAUKEE, WI 53233

Drawing Title
WEST ELEVATION

KH Job# 10446.0001 Drawing Number
 Date **JUNE 2023**
 Designed DLW
 Drawn DLW
 Checked TAG of 38

REPAIR LEGEND:

- REBUILD FULL DEPTH OF BRICK AND TERRA COTTA MASONRY WALL.
- REBUILD OUTER WYTHE OF BRICK AND/OR TERRA COTTA AND REPOINT BACK-UP MASONRY 100%.

LEGEND:

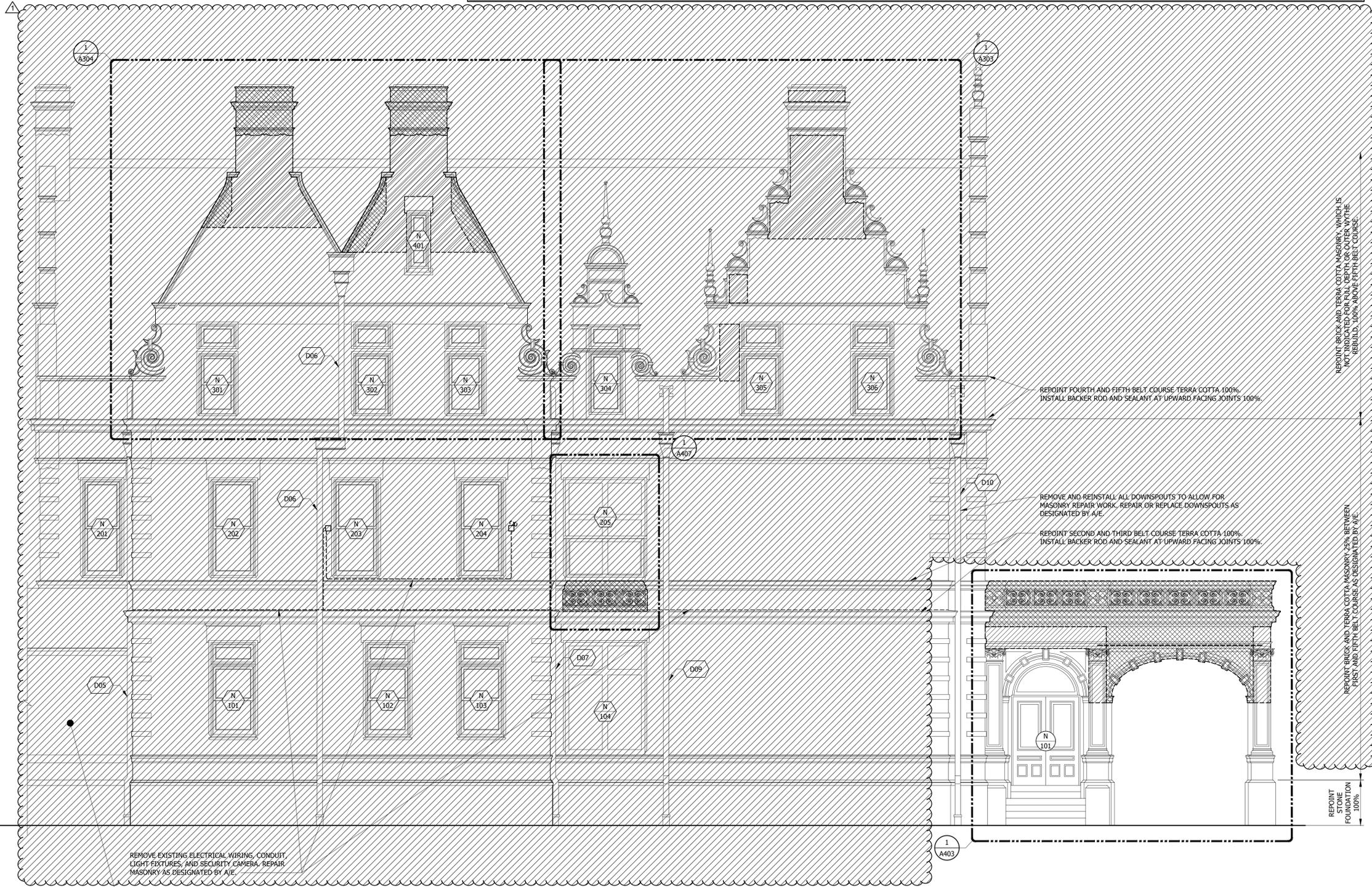
- WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
- DOOR NUMBER
- DOWNSPOUT NUMBER

NOTES:

- TERRA COTTA PROCUREMENT PHASE. DUE TO THE FACT THAT TERRA COTTA HAS AN ESPECIALLY LONG LEAD TIME, 100% OF TERRA COTTA ON THE BUILDING SHALL BE SURVEYED AND UNITS REQUIRING REPLACEMENT SHALL BE IDENTIFIED AS PART OF A TERRA COTTA PROCUREMENT PHASE AT LEAST 8 MONTHS PRIOR TO THE START OF GENERAL RESTORATION WORK. PROVIDE ACCESS TO 100% OF THE BUILDING FACADES FOR A/E INSPECTION. A/E WILL IDENTIFY TERRA COTTA UNITS REQUIRING REPLACEMENT. BASED ON THE A/E'S SURVEY, THE CONTRACTOR SHALL IDENTIFY AND REMOVE SAMPLES OF EACH UNIQUE TERRA COTTA UNIT TYPE WHICH REQUIRES REMOVAL FROM THE BUILDING FOR USE AS A MODEL BY THE TERRA COTTA MANUFACTURER.
- DURING GENERAL RESTORATION WORK, PROVIDE ACCESS TO 100% OF THE BUILDING FACADES IN THE AREA OF PHASE I WORK FOR A/E INSPECTION. PHASE I INCLUDES THE SOUTH ELEVATION AND PART OF THE WEST ELEVATION. COMPLETE FACADE REPAIRS AS INDICATED ON THE DRAWINGS AND AS DESIGNATED BY A/E DURING INSPECTIONS. REPAIRS WILL INCLUDE, BUT MAY NOT BE LIMITED TO:
 - REMOVE AND REINSTALL TERRA COTTA
 - REMOVE, REPAIR (PIN AND EPOXY), AND REINSTALL TERRA COTTA
 - GROUT INJECT TERRA COTTA CRACK
 - REBUILD OUTER WYTHE OF BRICK
 - LIMESTONE REPLACEMENT
 - LIMESTONE DUTCHMAN REPAIR
 - INSTALL ANCHORED STONE OR TERRA COTTA PATCH
 - REPOINT MORTAR JOINTS

Klein-Hoffman
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- TOP OF FINIAL
EL. 57'-0"
- ROOF
EL. 47'-5"
- GUTTER
EL. 30'-10"
- FIFTH BELT COURSE
EL. 27'-7"
- THIRD FLOOR
EL. 25'-5"
- FOURTH BELT COURSE
EL. 24'-7"
- THIRD BELT COURSE
EL. 15'-2 3/4"
- SECOND FLOOR
EL. 13'-0"
- SECOND BELT COURSE
EL. 13'-0"
- FIRST BELT COURSE
EL. 1'-11"
- FIRST FLOOR
EL. 0'-0"



REMOVE EXISTING ELECTRICAL WIRING, CONDUIT, LIGHT FIXTURES, AND SECURITY CAMERA. REPAIR MASONRY AS DESIGNATED BY A/E.

PABST PAVILION - NO WORK. PROTECT FROM DAMAGE DUE TO THE WORK.

REPOINT FOURTH AND FIFTH BELT COURSE TERRA COTTA 100%. INSTALL BACKER ROD AND SEALANT AT UPWARD FACING JOINTS 100%.

REMOVE AND REINSTALL ALL DOWNSPOUTS TO ALLOW FOR MASONRY REPAIR WORK. REPAIR OR REPLACE DOWNSPOUTS AS DESIGNATED BY A/E.

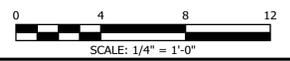
REPOINT SECOND AND THIRD BELT COURSE TERRA COTTA 100%. INSTALL BACKER ROD AND SEALANT AT UPWARD FACING JOINTS 100%.

REPOINT BRICK AND TERRA COTTA MASONRY, WHICH IS NOT INDICATED FOR FULL DEPTH OR OUTER WYTHE REBUILD, 100% ABOVE FIFTH BELT COURSE.

REPOINT BRICK AND TERRA COTTA MASONRY 25% BETWEEN FIRST AND FIFTH BELT COURSE AS DESIGNATED BY A/E.

REPOINT STONE FOUNDATION 100%.

1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



12/19/24 IFC - PHASE I
 6/21/23 ISSUED FOR BID

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LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
PABST MANSION EXTERIOR RESTORATION

2000 WEST WISCONSIN AVENUE
 MILWAUKEE, WI 53233

Drawing Title
NORTH ELEVATION

KH Job# 10446.0001 Drawing Number
 Date JUNE 2023
 Designed DLW
 Drawn DLW
 Checked TAG of 38

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For Local Approval:

REPAIR LEGEND:

- CAREFULLY DISMANTLE, SALVAGE, AND REBUILD FULL DEPTH TERRA COTTA. REPAIR OR REPLACE TERRA COTTA AS DESIGNATED BY A/E.
- CAREFULLY DISMANTLE, SALVAGE, AND REBUILD OUTER WYTHE TERRA COTTA. REPAIR OR REPLACE TERRA COTTA AS DESIGNATED BY A/E.
- CAREFULLY DISMANTLE AND REBUILD FULL DEPTH OF BRICK MASONRY WALL. REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. MATCH EXISTING BRICK BOND PATTERN AND MORTAR JOINT DIMENSIONS AND PROFILES.
- CAREFULLY DISMANTLE AND REBUILD OUTER WYTHE OF BRICK MASONRY WALL, INCLUDING HEADERS. REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. MATCH EXISTING BRICK BOND PATTERN AND MORTAR JOINT DIMENSIONS AND PROFILES.

LEGEND:

- WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
- DOOR NUMBER
- DOWNSPOUT NUMBER

NOTES:

1. TERRA COTTA PROCUREMENT PHASE. DUE TO THE FACT THAT TERRA COTTA HAS AN ESPECIALLY LONG LEAD TIME, 100% OF TERRA COTTA ON THE BUILDING SHALL BE SURVEYED AND UNITS REQUIRING REPLACEMENT SHALL BE IDENTIFIED AS PART OF A TERRA COTTA PROCUREMENT PHASE AT LEAST 8 MONTHS PRIOR TO THE START OF GENERAL RESTORATION WORK. PROVIDE ACCESS TO 100% OF THE BUILDING FACADES FOR A/E INSPECTION. A/E WILL IDENTIFY TERRA COTTA UNITS REQUIRING REPLACEMENT. BASED ON THE A/E'S SURVEY, THE CONTRACTOR SHALL IDENTIFY AND REMOVE SAMPLES OF EACH UNIQUE TERRA COTTA UNIT TYPE WHICH REQUIRES REMOVAL FROM THE BUILDING FOR USE AS A MODEL BY THE TERRA COTTA MANUFACTURER.
2. DURING GENERAL RESTORATION WORK, PROVIDE ACCESS TO 100% OF THE BUILDING FACADES IN THE AREA OF PHASE I WORK FOR A/E INSPECTION. PHASE I INCLUDES THE SOUTH ELEVATION AND PART OF THE WEST ELEVATION. COMPLETE FACADE REPAIRS AS INDICATED ON THE DRAWINGS AND AS DESIGNATED BY A/E DURING INSPECTIONS. REPAIRS WILL INCLUDE, BUT MAY NOT BE LIMITED TO:
 - 2.1. REMOVE AND REINSTALL TERRA COTTA
 - 2.2. REMOVE, REPAIR (PIN AND EPOXY), AND REINSTALL TERRA COTTA
 - 2.3. GROUT INJECT TERRA COTTA CRACK
 - 2.4. REBUILD OUTER WYTHE OF BRICK
 - 2.5. LIMESTONE REPLACEMENT
 - 2.6. LIMESTONE DUTCHMAN REPAIR
 - 2.7. INSTALL ANCHORED STONE OR TERRA COTTA PATCH
 - 2.8. REPOINT MORTAR JOINTS

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TOP OF FINIAL
EL. 57'-0"

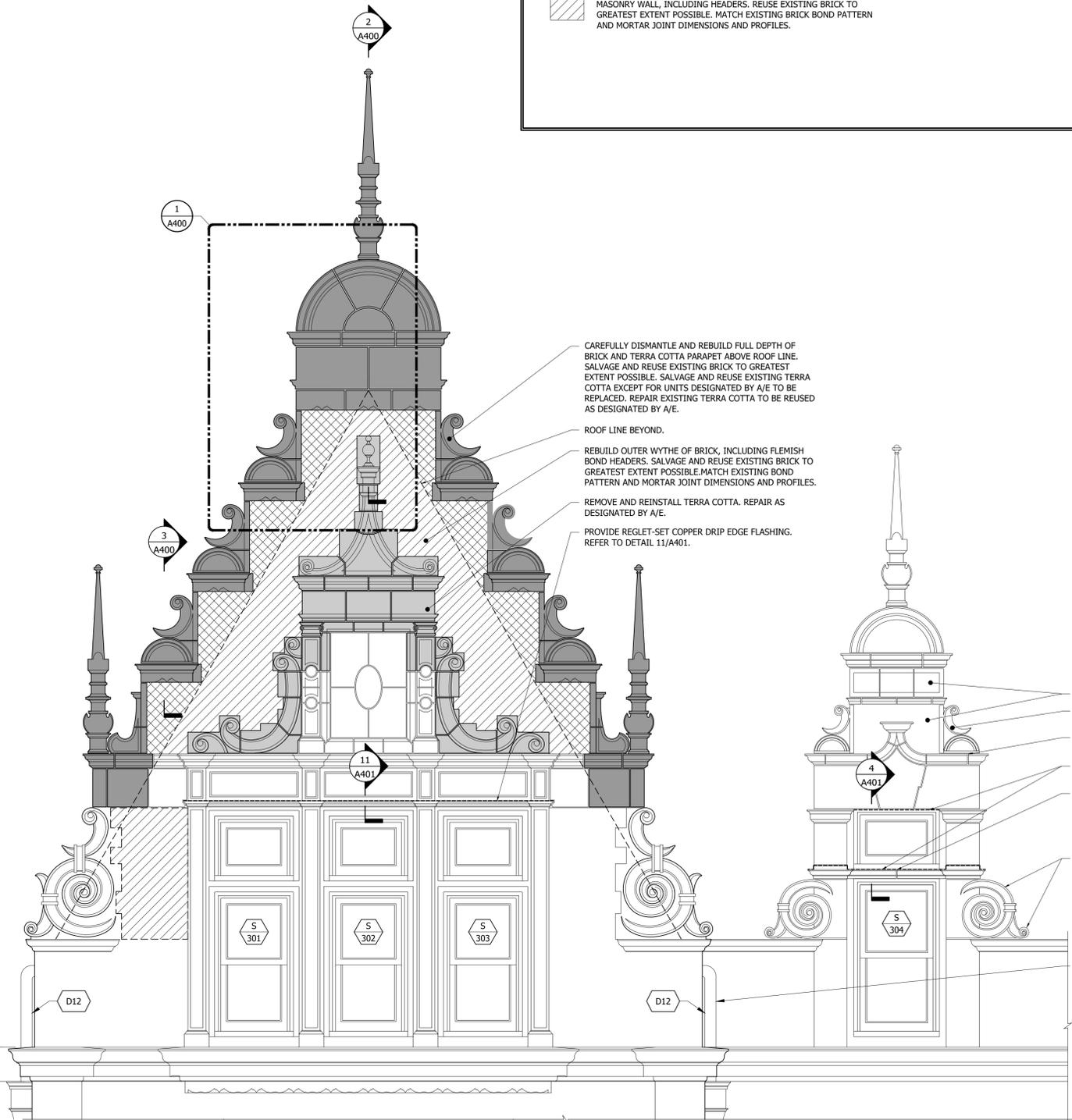
ROOF
EL. 47'-5"

GUTTER
EL. 30'-10"

FIFTH BELT COURSE
EL. 27'-7"

REPOINT BRICK AND TERRA COTTA MASONRY, WHICH IS NOT IDENTIFIED OR DESIGNATED AS TO BE REBUILT, 100% ABOVE FIFTH BELT COURSE.

REPOINT FIFTH BELT COURSE 100%



CAREFULLY DISMANTLE AND REBUILD FULL DEPTH OF BRICK AND TERRA COTTA PARAPET ABOVE ROOF LINE. SALVAGE AND REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. SALVAGE AND REUSE EXISTING TERRA COTTA EXCEPT FOR UNITS DESIGNATED BY A/E TO BE REPLACED. REPAIR EXISTING TERRA COTTA TO BE REUSED AS DESIGNATED BY A/E.

ROOF LINE BEYOND.

REBUILD OUTER WYTHE OF BRICK, INCLUDING FLEMISH BOND HEADERS. SALVAGE AND REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. MATCH EXISTING BOND PATTERN AND MORTAR JOINT DIMENSIONS AND PROFILES.

REMOVE AND REINSTALL TERRA COTTA. REPAIR AS DESIGNATED BY A/E.

PROVIDE REGLET-SET COPPER DRIP EDGE FLASHING. REFER TO DETAIL 11/A401.

REPOINT BRICK AND TERRA COTTA DORMERS 100%.

PERFORM IN-SITU REPAIRS TO TERRA COTTA AS DESIGNATED BY A/E.

PROVIDE BACKER ROD AND SEALANT AT WATER TABLE 100%. SEALANT TYPE 3.

PROVIDE COPPER DRIP EDGE FLASHING. REFER TO DETAIL 4/A401.

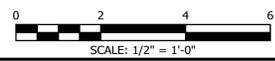
PROVIDE BACKER ROD AND SEALANT AT TRANSOM WINDOW SILL WASH JOINT. SEALANT TYPE 3.

EXISTING COPPER GUTTER TO REMAIN. REPLACE SEALANT AT COPPER TERMINATIONS 100%. SEALANT TYPE 2.

REMOVE AND REINSTALL ALL DOWNSPOUTS TO ALLOW FOR MASONRY REPAIR WORK. REPAIR OR REPLACE DOWNSPOUTS AS DESIGNATED BY A/E. REFER TO DETAILS 5/A500 AND 6/A500.

- NOTES:**
1. REMOVE CLAY TILE ROOFING ALONG BACK-SIDE OF PARAPETS TO ALLOW FOR MASONRY AND FLASHING REPAIRS. REPOINT BACK-SIDE OF PARAPETS 100%. REBUILD OUTER WYTHE OF BRICK AT BACK-SIDE OF PARAPETS AS DESIGNATED BY A/E. REPLACE EXISTING COPPER BASE AND COUNTER FLASHINGS 100%, AND REINSTALL EXISTING CLAY TILE ROOFING.

1 SOUTH ELEVATION - WEST GABLE
 SCALE: 1/2" = 1'-0"



12/19/24 IFC - PHASE I
 6/21/23 ISSUED FOR BID

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE STATE OF WISCONSIN COMMERCIAL BUILDING CODE.

LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
**PABST MANSION
 EXTERIOR RESTORATION**
 2000 WEST WISCONSIN AVENUE
 MILWAUKEE, WI 53233

Drawing Title
**SOUTHWEST GABLE
 DETAIL ELEVATION**

KH Job# 10446.0001 Drawing Number
 Date JUNE 2023
 Designed DLW
 Drawn DLW
 Checked TAG of 38

A300

Jun 21, 2023 9:09:08 am Dweirick H:\DBS\Fobst Mansion-10446\10446.0001R_Envelope_Restoration\03.1-DETAIL ELEVATIONS.dwg

REPAIR LEGEND:

-  CAREFULLY DISMANTLE, SALVAGE, AND REBUILD FULL DEPTH TERRA COTTA. REPAIR OR REPLACE TERRA COTTA AS DESIGNATED BY A/E.
-  CAREFULLY DISMANTLE, SALVAGE, AND REBUILD OUTER WYTHE TERRA COTTA. REPAIR OR REPLACE TERRA COTTA AS DESIGNATED BY A/E.
-  CAREFULLY DISMANTLE AND REBUILD FULL DEPTH OF BRICK MASONRY WALL. REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. MATCH EXISTING BRICK BOND PATTERN AND MORTAR JOINT DIMENSIONS AND PROFILES.
-  CAREFULLY DISMANTLE AND REBUILD OUTER WYTHE OF BRICK MASONRY WALL, INCLUDING HEADERS. REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. MATCH EXISTING BRICK BOND PATTERN AND MORTAR JOINT DIMENSIONS AND PROFILES.

LEGEND:

-  WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
-  DOOR NUMBER
-  DOWNSPOUT NUMBER

NOTES:

1. TERRA COTTA PROCUREMENT PHASE. DUE TO THE FACT THAT TERRA COTTA HAS AN ESPECIALLY LONG LEAD TIME, 100% OF TERRA COTTA ON THE BUILDING SHALL BE SURVEYED AND UNITS REQUIRING REPLACEMENT SHALL BE IDENTIFIED AS PART OF A TERRA COTTA PROCUREMENT PHASE AT LEAST 8 MONTHS PRIOR TO THE START OF GENERAL RESTORATION WORK. PROVIDE ACCESS TO 100% OF THE BUILDING FACADES FOR A/E INSPECTION. A/E WILL IDENTIFY TERRA COTTA UNITS REQUIRING REPLACEMENT. BASED ON THE A/E'S SURVEY, THE CONTRACTOR SHALL IDENTIFY AND REMOVE SAMPLES OF EACH UNIQUE TERRA COTTA UNIT TYPE WHICH REQUIRES REMOVAL FROM THE BUILDING FOR USE AS A MODEL BY THE TERRA COTTA MANUFACTURER.
2. DURING GENERAL RESTORATION WORK, PROVIDE ACCESS TO 100% OF THE BUILDING FACADES IN THE AREA OF PHASE I WORK FOR A/E INSPECTION. PHASE I INCLUDES THE SOUTH ELEVATION AND PART OF THE WEST ELEVATION. COMPLETE FACADE REPAIRS AS INDICATED ON THE DRAWINGS AND AS DESIGNATED BY A/E DURING INSPECTIONS. REPAIRS WILL INCLUDE, BUT MAY NOT BE LIMITED TO:
 - 2.1. REMOVE AND REINSTALL TERRA COTTA
 - 2.2. REMOVE, REPAIR (PIN AND EPOXY), AND REINSTALL TERRA COTTA
 - 2.3. GROUT INJECT TERRA COTTA CRACK
 - 2.4. REBUILD OUTER WYTHE OF BRICK
 - 2.5. LIMESTONE REPLACEMENT
 - 2.6. LIMESTONE DUTCHMAN REPAIR
 - 2.7. INSTALL ANCHORED STONE OR TERRA COTTA PATCH
 - 2.8. REPOINT MORTAR JOINTS

ROOF
EL. 47'-5"

GUTTER
EL. 30'-10"

FIFTH BELT COURSE
EL. 27'-7"

- REPOINT BRICK AND TERRA COTTA DORMERS 100%.
- PERFORM IN-SITU REPAIRS TO TERRA COTTA AS DESIGNATED BY A/E.
- PROVIDE BACKER ROD AND SEALANT AT WATER TABLE 100%. SEALANT TYPE 3.
- PROVIDE COPPER DRIP EDGE FLASHING. REFER TO DETAIL 4/A401.
- PROVIDE BACKER ROD AND SEALANT AT TRANSOM WINDOW SILL WASH JOINT. SEALANT TYPE 3.
- EXISTING COPPER GUTTER TO REMAIN. REPLACE SEALANT AT COPPER TERMINATIONS 100%. SEALANT TYPE 2.

- REMOVE AND REINSTALL ALL DOWNSPOUTS TO ALLOW FOR MASONRY REPAIR WORK. REPAIR OR REPLACE DOWNSPOUTS AS DESIGNATED BY A/E. REFER TO DETAILS 5/A500 AND 6/A500.

- CAREFULLY DISMANTLE AND REBUILD FULL DEPTH OF BRICK AND TERRA COTTA PARAPET ABOVE ROOF LINE. SALVAGE AND REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. SALVAGE AND REUSE EXISTING TERRA COTTA EXCEPT FOR UNITS DESIGNATED BY A/E TO BE REPLACED. REPAIR EXISTING TERRA COTTA TO BE REUSED AS DESIGNATED BY A/E.
- ROOF LINE BEYOND.
- REBUILD OUTER WYTHE OF BRICK, INCLUDING FLEMISH BOND HEADERS. SALVAGE AND REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. MATCH EXISTING BOND PATTERN AND MORTAR JOINT DIMENSIONS AND PROFILES.
- REMOVE AND REINSTALL TERRA COTTA, REPAIR AS DESIGNATED BY A/E.
- PROVIDE REGLET-SET COPPER DRIP EDGE FLASHING. REFER TO DETAIL 11/A401.

- NOTES:**
1. REMOVE CLAY TILE ROOFING ALONG BACK-SIDE OF PARAPETS TO ALLOW FOR MASONRY AND FLASHING REPAIRS. REPOINT BACK-SIDE OF PARAPETS 100%. REBUILD OUTER WYTHE OF BRICK AT BACK-SIDE OF PARAPETS AS DESIGNATED BY A/E. REPLACE EXISTING COPPER BASE AND COUNTER FLASHINGS 100%, AND REINSTALL EXISTING CLAY TILE ROOFING.

1 SOUTH ELEVATION - EAST GABLE
SCALE: 1/2" = 1'-0"



For Local Approval:

Klein Hoffman
Architectural & Structural Engineering
328 East Mason Street
Milwaukee, Wisconsin 53202
Phone (414) 261-1345
Wisconsin Architecture/Engineering License No. 2926-11

12/19/24 IFC - PHASE I
6/21/23 ISSUED FOR BID
No. Date Description

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE STATE OF WISCONSIN COMMERCIAL BUILDING CODE.

LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
**PABST MANSION
EXTERIOR RESTORATION**
2000 WEST WISCONSIN
AVENUE
MILWAUKEE, WI 53233

Drawing Title
**SOUTHEAST GABLE
DETAIL ELEVATION**

KH Job# 10446.0001 Drawing Number
Date JUNE 2023
Designed DLW
Drawn DLW
Checked TAG of 38
A301

Jun 21, 2023 9:09:08 am Dweirick H:\085\Fobst. Mansion-10446\10446.0001R_Envelope_Restoration\03.1-DETAIL ELEVATIONS.dwg

REPAIR LEGEND:

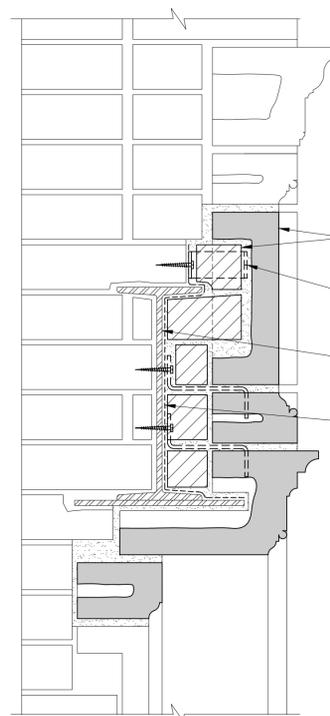
-  CAREFULLY DISMANTLE, SALVAGE, AND REBUILD FULL DEPTH TERRA COTTA. REPAIR OR REPLACE TERRA COTTA AS DESIGNATED BY A/E.
-  CAREFULLY DISMANTLE, SALVAGE, AND REBUILD OUTER WYTHE TERRA COTTA. REPAIR OR REPLACE TERRA COTTA AS DESIGNATED BY A/E.
-  CAREFULLY DISMANTLE AND REBUILD FULL DEPTH OF BRICK MASONRY WALL. REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. MATCH EXISTING BRICK BOND PATTERN AND MORTAR JOINT DIMENSIONS AND PROFILES.
-  CAREFULLY DISMANTLE AND REBUILD OUTER WYTHE OF BRICK MASONRY WALL, INCLUDING HEADERS. REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. MATCH EXISTING BRICK BOND PATTERN AND MORTAR JOINT DIMENSIONS AND PROFILES.

LEGEND:

-  WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
-  DOOR NUMBER
-  DOWNSPOUT NUMBER

NOTES:

1. TERRA COTTA PROCUREMENT PHASE. DUE TO THE FACT THAT TERRA COTTA HAS AN ESPECIALLY LONG LEAD TIME, 100% OF TERRA COTTA ON THE BUILDING SHALL BE SURVEYED AND UNITS REQUIRING REPLACEMENT SHALL BE IDENTIFIED AS PART OF A TERRA COTTA PROCUREMENT PHASE AT LEAST 8 MONTHS PRIOR TO THE START OF GENERAL RESTORATION WORK. PROVIDE ACCESS TO 100% OF THE BUILDING FACADES FOR A/E INSPECTION. A/E WILL IDENTIFY TERRA COTTA UNITS REQUIRING REPLACEMENT. BASED ON THE A/E'S SURVEY, THE CONTRACTOR SHALL IDENTIFY AND REMOVE SAMPLES OF EACH UNIQUE TERRA COTTA UNIT TYPE WHICH REQUIRES REMOVAL FROM THE BUILDING FOR USE AS A MODEL BY THE TERRA COTTA MANUFACTURER.
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 - 2.5. LIMESTONE REPLACEMENT
 - 2.6. LIMESTONE DUTCHMAN REPAIR
 - 2.7. INSTALL ANCHORED STONE OR TERRA COTTA PATCH
 - 2.8. REPOINT MORTAR JOINTS



- REBUILD TERRA COTTA AND BACK-UP MASONRY TO ALLOW FOR CLEANING, PAINTING, AND FLASHING OF STEEL LINTEL.
- PROVIDE STAINLESS STEEL ANCHORS. MINIMUM TWO ANCHORS PER TERRA COTTA UNIT ATTACHED TO SOUND BACK-UP MASONRY OR STEEL LINTEL.
- EXISTING STEEL LINTEL. CLEAN TO REMOVE CORROSION AND APPLY TWO COATS OF CORROSION-INHIBITING COATING TO ALL EXPOSED SURFACES.
- PROVIDE SELF-ADHERED MEMBRANE PROTECTION.

NOTES:

1. ACTUAL CONFIGURATION OF STRUCTURAL STEEL IS UNKNOWN. STEEL SHOWN IN THIS DETAIL IS CONJECTURAL. ACTUAL CONFIGURATION TO BE CONFIRMED IN THE FIELD DURING CONSTRUCTION.

2 LINTEL DETAIL SECTION
SCALE: 3" = 1'-0"

ROOF
EL. 47'-5"

GUTTER
EL. 30'-10"

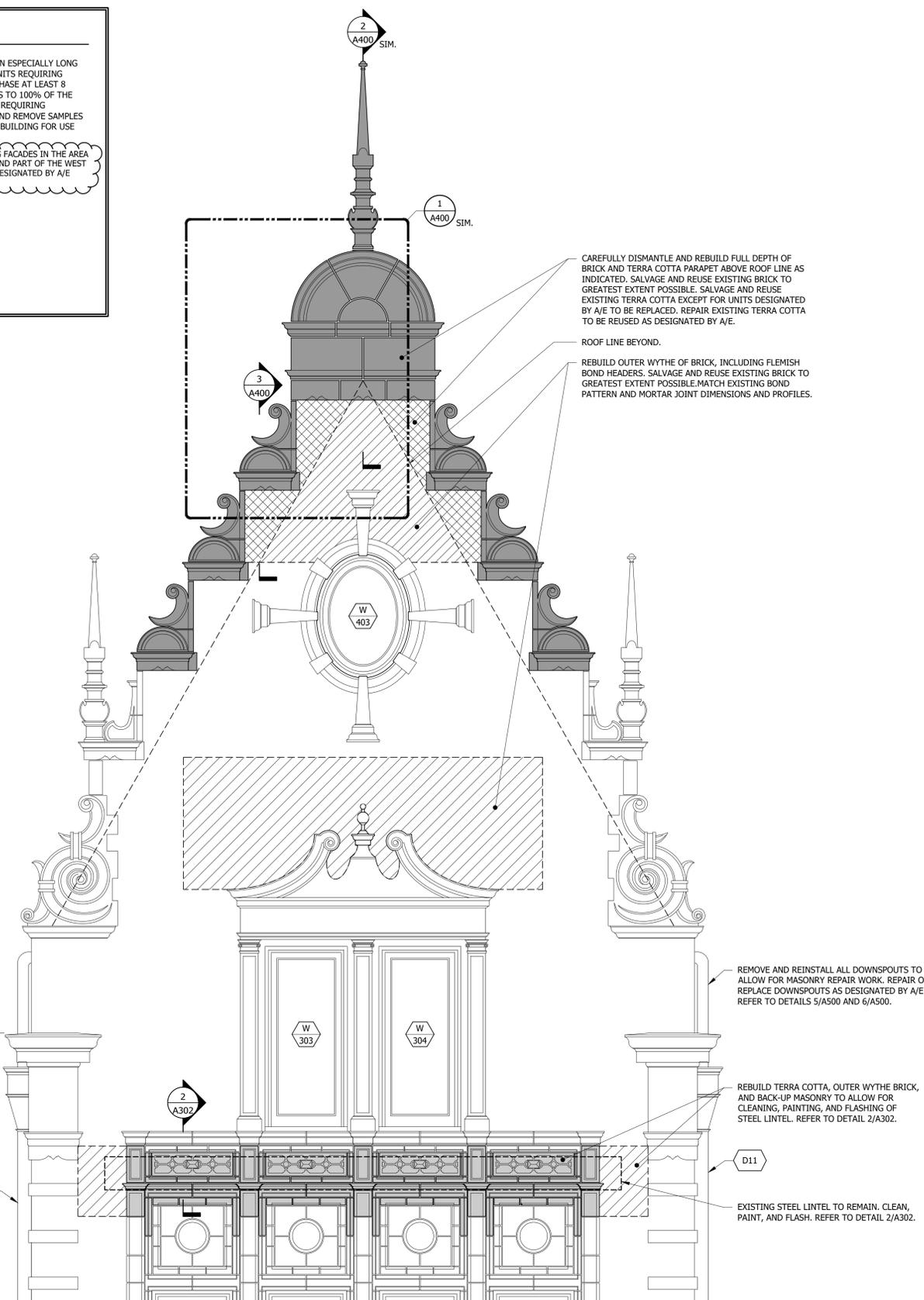
FIFTH BELT COURSE
EL. 27'-7"

REPOINT BRICK AND TERRA COTTA MASONRY, WHICH IS NOT INDICATED FOR FULL DEPTH OR OUTER WYTHE REBUILD, 100% ABOVE FIFTH BELT COURSE.

REPOINT FIFTH BELT COURSE 100%.

D10

D11



NOTES:

1. REMOVE CLAY TILE ROOFING ALONG BACK-SIDE OF PARAPETS TO ALLOW FOR MASONRY AND FLASHING REPAIRS. REPOINT BACK-SIDE OF PARAPETS 100%. REBUILD OUTER WYTHE OF BRICK AT BACK-SIDE OF PARAPETS AS DESIGNATED BY A/E. REPLACE EXISTING COPPER BASE AND COUNTER FLASHINGS 100%, AND REINSTALL EXISTING CLAY TILE ROOFING.

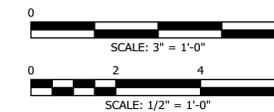
1 WEST GABLE
SCALE: 1/2" = 1'-0"

- CAREFULLY DISMANTLE AND REBUILD FULL DEPTH OF BRICK AND TERRA COTTA PARAPET ABOVE ROOF LINE AS INDICATED. SALVAGE AND REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. SALVAGE AND REUSE EXISTING TERRA COTTA EXCEPT FOR UNITS DESIGNATED BY A/E TO BE REPLACED. REPAIR EXISTING TERRA COTTA TO BE REUSED AS DESIGNATED BY A/E.
- ROOF LINE BEYOND.
- REBUILD OUTER WYTHE OF BRICK, INCLUDING FLEMISH BOND HEADERS. SALVAGE AND REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. MATCH EXISTING BOND PATTERN AND MORTAR JOINT DIMENSIONS AND PROFILES.

- REMOVE AND REINSTALL ALL DOWNSPOUTS TO ALLOW FOR MASONRY REPAIR WORK. REPAIR OR REPLACE DOWNSPOUTS AS DESIGNATED BY A/E. REFER TO DETAILS 5/A500 AND 6/A500.

- REBUILD TERRA COTTA, OUTER WYTHE BRICK, AND BACK-UP MASONRY TO ALLOW FOR CLEANING, PAINTING, AND FLASHING OF STEEL LINTEL. REFER TO DETAIL 2/A302.

- EXISTING STEEL LINTEL TO REMAIN. CLEAN, PAINT, AND FLASH. REFER TO DETAIL 2/A302.



For Local Approval:

Klein-Hoffman
Architectural & Structural Engineering
328 East Mason Street
Milwaukee, Wisconsin 53202
Phone (414) 261-1345
Wisconsin Architecture/Engineering License No. 2926-11

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LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
**PABST MANSION
EXTERIOR RESTORATION**

2000 WEST WISCONSIN
AVENUE
MILWAUKEE, WI 53233

Drawing Title
**WEST GABLE DETAIL
ELEVATION**

KH Job# 10446.0001 Drawing Number
Date JUNE 2023
Designed DLW
Drawn DLW
Checked TAG of 38

A302

Jun 21, 2023 - 9:09:08 am Dwebrick H:\JOBS\Robst. Mansion-10446\10446.0001R_Envelope_Restoration\03.1-DETAIL ELEVATIONS.dwg

REPAIR LEGEND:

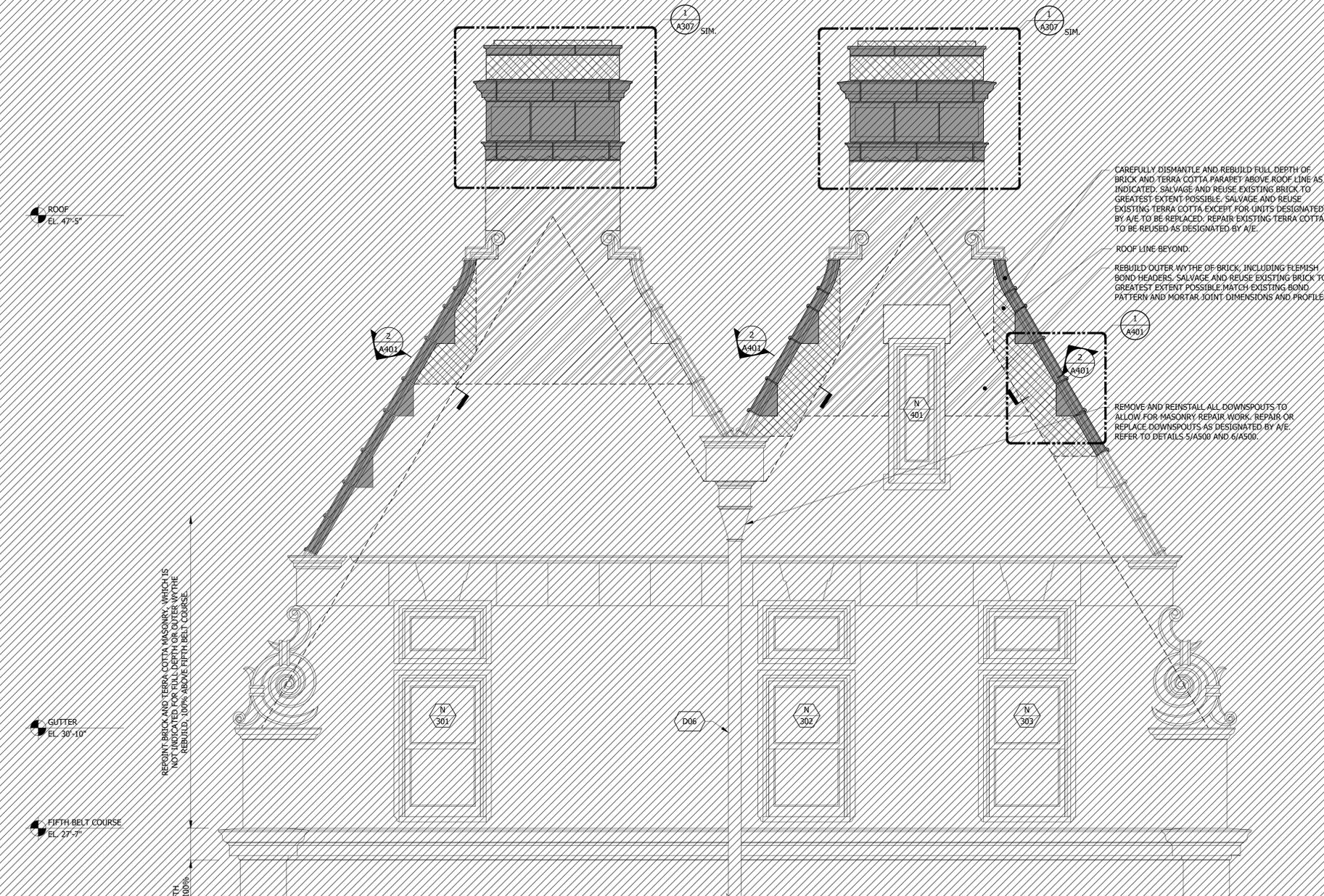
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LEGEND:

-  WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
-  DOOR NUMBER
-  DOWNSPOUT NUMBER

NOTES:

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 - 2.6. LIMESTONE DUTCHMAN REPAIR
 - 2.7. INSTALL ANCHORED STONE OR TERRA COTTA PATCH
 - 2.8. REPOINT MORTAR JOINTS



REPOINT BRICK AND TERRA COTTA MASONRY, WHICH IS NOT INDICATED FOR FULL DEPTH OR OUTER WYTHE REBUILD, 100% ABOVE FIFTH BELT COURSE.

REPOINT FIFTH BELT COURSE, 100%.

CAREFULLY DISMANTLE AND REBUILD FULL DEPTH OF BRICK AND TERRA COTTA PARAPET ABOVE ROOF LINE AS INDICATED. SALVAGE AND REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. SALVAGE AND REUSE EXISTING TERRA COTTA EXCEPT FOR UNITS DESIGNATED BY A/E TO BE REPLACED. REPAIR EXISTING TERRA COTTA TO BE REUSED AS DESIGNATED BY A/E.

ROOF LINE BEYOND:
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1 NORTH ELEVATION - EAST GABLES
SCALE: 1/2" = 1'-0"



For Local Approval:

Klein Hoffman
Architectural & Structural Engineering
328 East Mason Street
Milwaukee, Wisconsin 53202
Phone (414) 261-1345
Wisconsin Architecture/Engineering License No. 2926-11

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6/21/23 ISSUED FOR BID

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LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
**PABST MANSION
EXTERIOR RESTORATION**

**2000 WEST WISCONSIN
AVENUE
MILWAUKEE, WI 53233**

Drawing Title
**NORTHEAST GABLE
DETAIL ELEVATION**

KH Job# 10446.0001 Drawing Number
Date JUNE 2023
Designed DLW
Drawn DLW
Checked TAG of 38

A304

REPAIR LEGEND:

-  CAREFULLY DISMANTLE, SALVAGE, AND REBUILD FULL DEPTH TERRA COTTA. REPAIR OR REPLACE TERRA COTTA AS DESIGNATED BY A/E.
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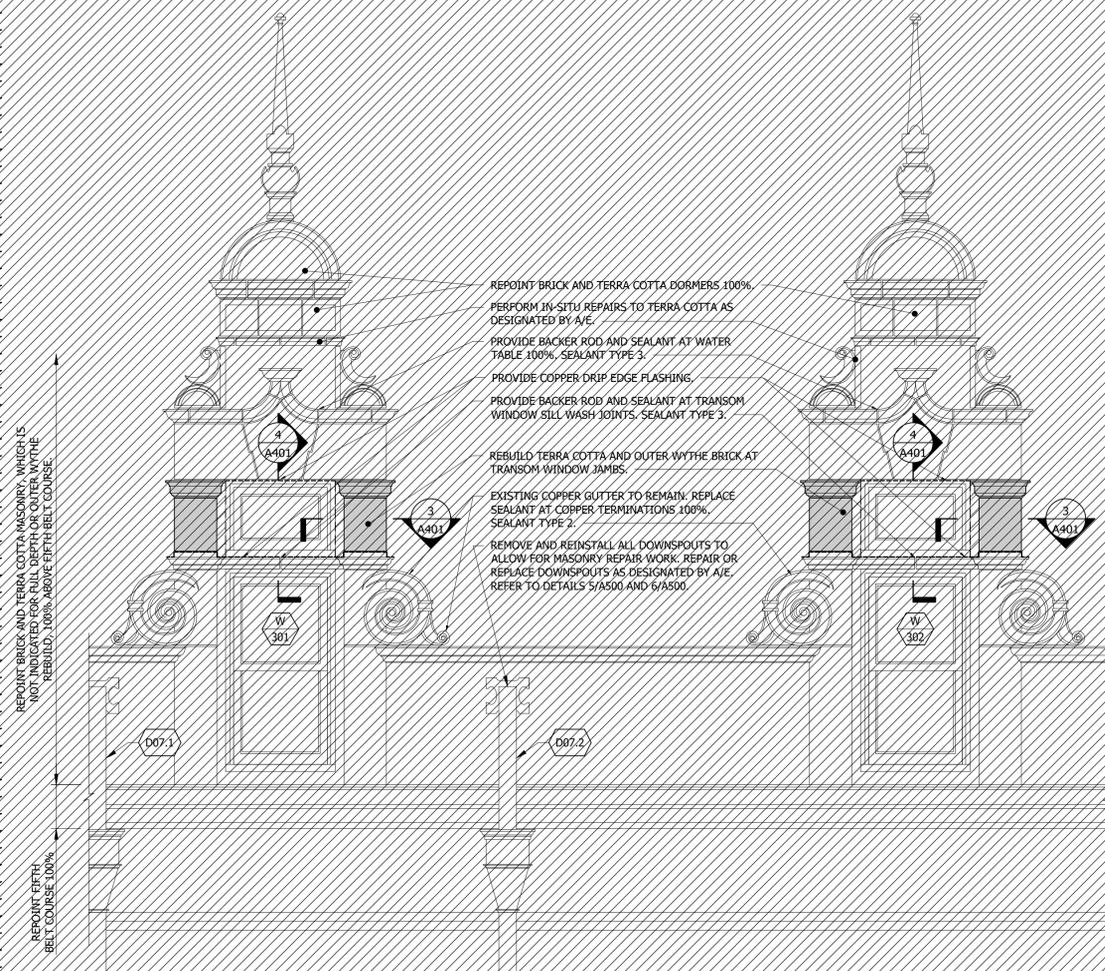
LEGEND:

-  WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
-  DOOR NUMBER
-  DOWNSPOUT NUMBER

NOTES:

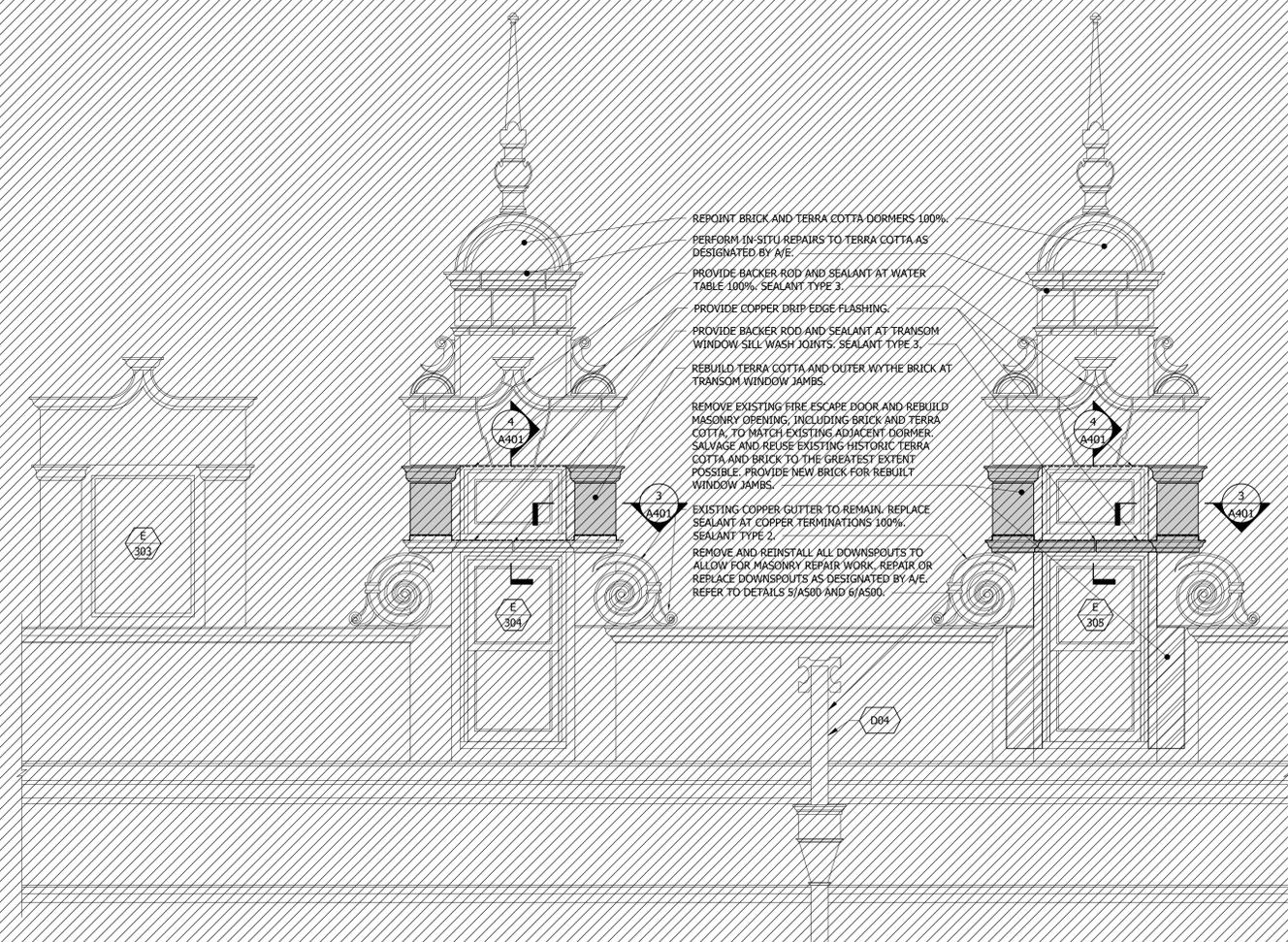
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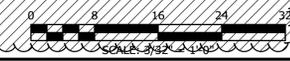
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1 WEST ELEVATION DORMERS
 SCALE: 1/2" = 1'-0"



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2 EAST ELEVATION DORMERS
 SCALE: 1/2" = 1'-0"



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LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
PABST MANSION EXTERIOR RESTORATION

2000 WEST WISCONSIN AVENUE
 MILWAUKEE, WI 53233

Drawing Title
DORMER DETAIL ELEVATIONS

KH Job# 10446.0001 Drawing Number
 Date JUNE 2023
 Designed DLW
 Drawn DLW
 Checked TAG of 38
A306

REPAIR LEGEND:

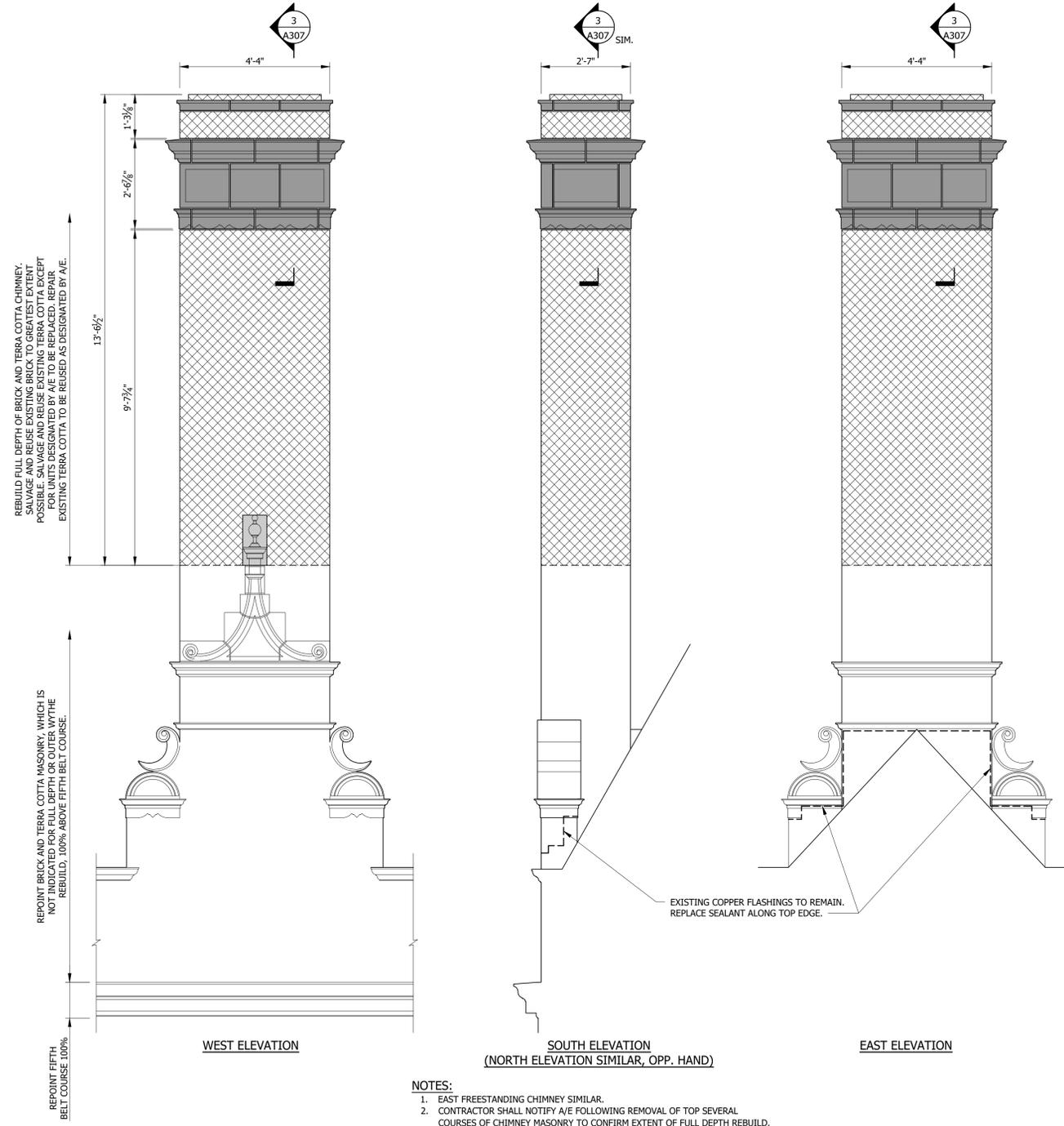
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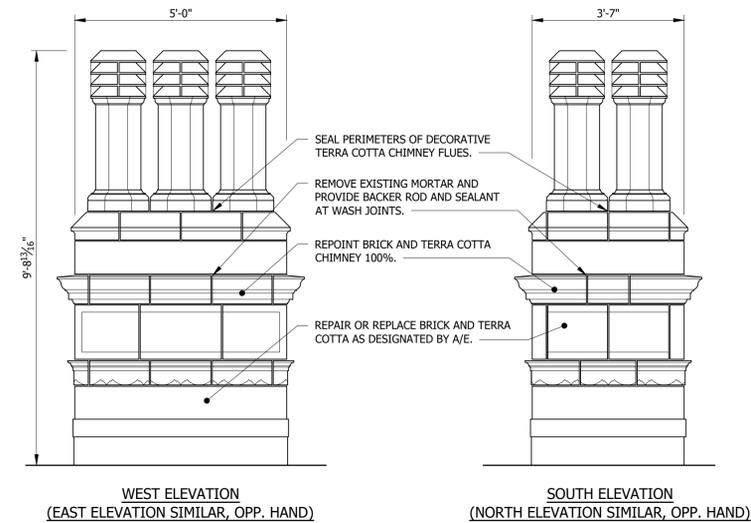
-  WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
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NOTES:

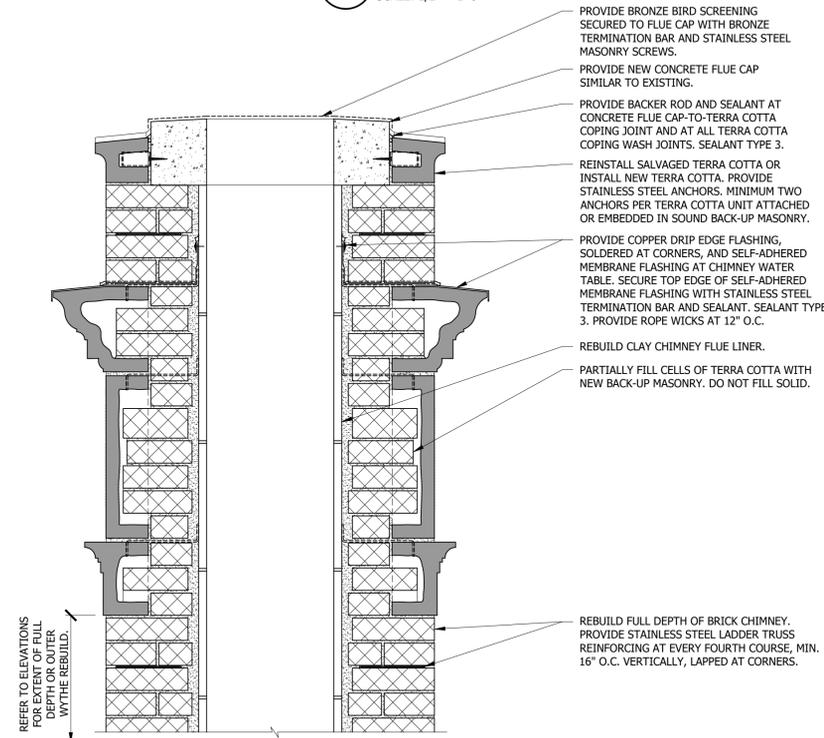
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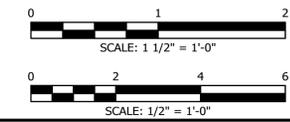
1 WEST FREESTANDING CHIMNEY
SCALE: 1/2" = 1'-0"



2 CENTER CHIMNEY
SCALE: 1/2" = 1'-0"



3 CHIMNEY REBUILD DETAIL SECTION
SCALE: 1 1/2" = 1'-0"



For Local Approvals:

Klein Hoffman
Architectural & Structural Engineering
328 East Mason Street
Milwaukee, Wisconsin 53202
Phone (414) 261-1345
Wisconsin Architecture/Engineering License No. 2926-11

12/19/24 IFC - PHASE I
6/21/23 ISSUED FOR BID

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE STATE OF WISCONSIN COMMERCIAL BUILDING CODE.

LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
**PABST MANSION
EXTERIOR RESTORATION**
**2000 WEST WISCONSIN
AVENUE
MILWAUKEE, WI 53233**

Drawing Title
CHIMNEY REPAIR DETAILS

KH Job# 10446.0001 Drawing Number
Date JUNE 2023
Designed DLW
Drawn DLW
Checked TAG of 38

Jun 21, 2023 9:09:08 am Dweirick H:\085\Fabst, Mansion-10446\10446.0001R_Envelope_Restoration\03.1-DETAIL ELEVATIONS.dwg

Jun 21, 2023 9:09:08 am Dwebrick H:\085\Fabst, Mansion-10446\10446.0001R_Envelope_Restoration\03.1-DETAIL ELEVATIONS.dwg

REPAIR LEGEND:

- CAREFULLY DISMANTLE, SALVAGE, AND REBUILD FULL DEPTH TERRA COTTA. REPAIR OR REPLACE TERRA COTTA AS DESIGNATED BY A/E.
- CAREFULLY DISMANTLE, SALVAGE, AND REBUILD OUTER WYTHE TERRA COTTA. REPAIR OR REPLACE TERRA COTTA AS DESIGNATED BY A/E.
- CAREFULLY DISMANTLE AND REBUILD FULL DEPTH OF BRICK MASONRY WALL. REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. MATCH EXISTING BRICK BOND PATTERN AND MORTAR JOINT DIMENSIONS AND PROFILES.
- CAREFULLY DISMANTLE AND REBUILD OUTER WYTHE OF BRICK MASONRY WALL, INCLUDING HEADERS. REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. MATCH EXISTING BRICK BOND PATTERN AND MORTAR JOINT DIMENSIONS AND PROFILES.

LEGEND:

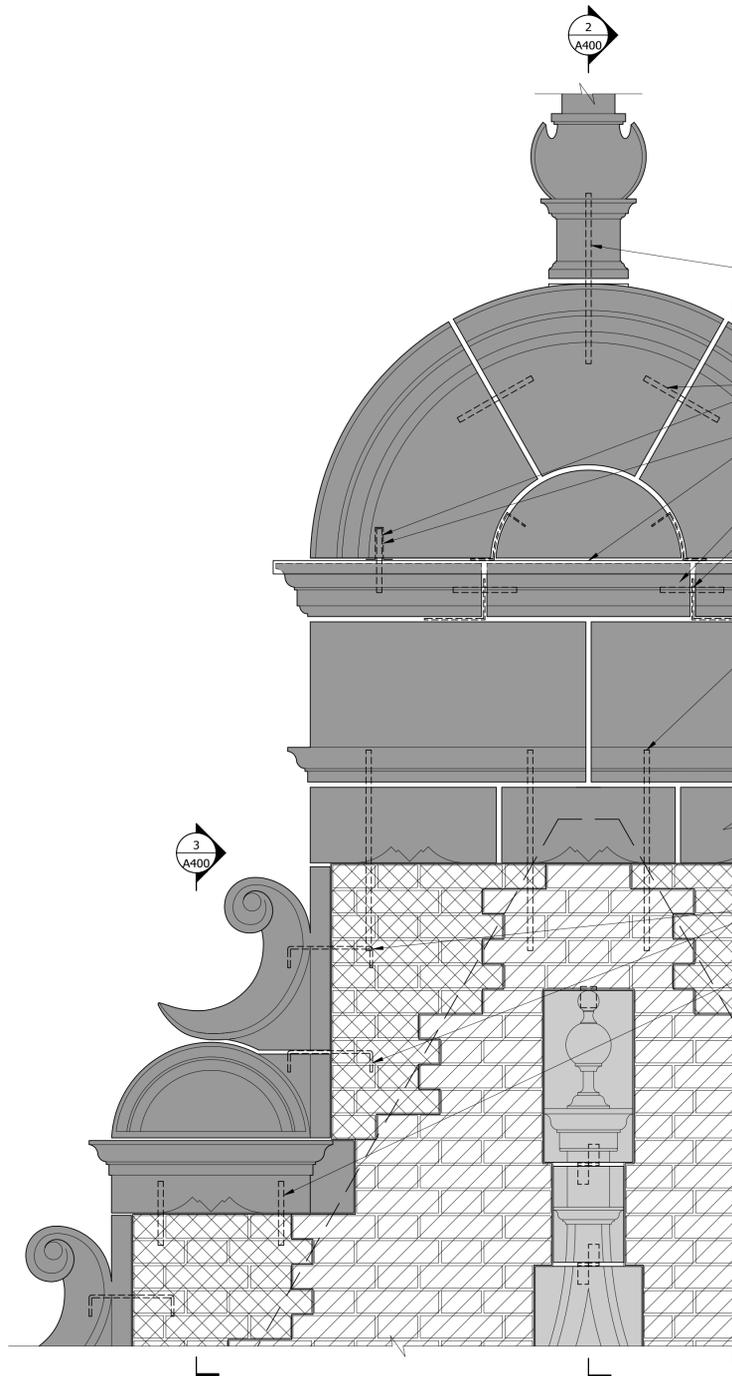
- WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
- DOOR NUMBER
- DOWNSPOUT NUMBER

NOTES:

1. TERRA COTTA PROCUREMENT PHASE. DUE TO THE FACT THAT TERRA COTTA HAS AN ESPECIALLY LONG LEAD TIME, 100% OF TERRA COTTA ON THE BUILDING SHALL BE SURVEYED AND UNITS REQUIRING REPLACEMENT SHALL BE IDENTIFIED AS PART OF A TERRA COTTA PROCUREMENT PHASE AT LEAST 8 MONTHS PRIOR TO THE START OF GENERAL RESTORATION WORK. PROVIDE ACCESS TO 100% OF THE BUILDING FACADES FOR A/E INSPECTION. A/E WILL IDENTIFY TERRA COTTA UNITS REQUIRING REPLACEMENT. BASED ON THE A/E'S SURVEY, THE CONTRACTOR SHALL IDENTIFY AND REMOVE SAMPLES OF EACH UNIQUE TERRA COTTA UNIT TYPE WHICH REQUIRES REMOVAL FROM THE BUILDING FOR USE AS A MODEL BY THE TERRA COTTA MANUFACTURER.
2. DURING GENERAL RESTORATION WORK, PROVIDE ACCESS TO 100% OF THE BUILDING FACADES IN THE AREA OF PHASE 1 WORK FOR A/E INSPECTION. PHASE 1 INCLUDES THE SOUTH ELEVATION AND PART OF THE WEST ELEVATION. COMPLETE FACADE REPAIRS AS INDICATED ON THE DRAWINGS AND AS DESIGNATED BY A/E DURING INSPECTIONS. REPAIRS WILL INCLUDE, BUT MAY NOT BE LIMITED TO:
 - 2.1. REMOVE AND REINSTALL TERRA COTTA
 - 2.2. REMOVE, REPAIR (PIN AND EPOXY), AND REINSTALL TERRA COTTA
 - 2.3. GROUT INJECT TERRA COTTA CRACK
 - 2.4. REBUILD OUTER WYTHE OF BRICK
 - 2.5. LIMESTONE REPLACEMENT
 - 2.6. LIMESTONE DUTCHMAN REPAIR
 - 2.7. INSTALL ANCHORED STONE OR TERRA COTTA PATCH
 - 2.8. REPOINT MORTAR JOINTS

For Local Approval:

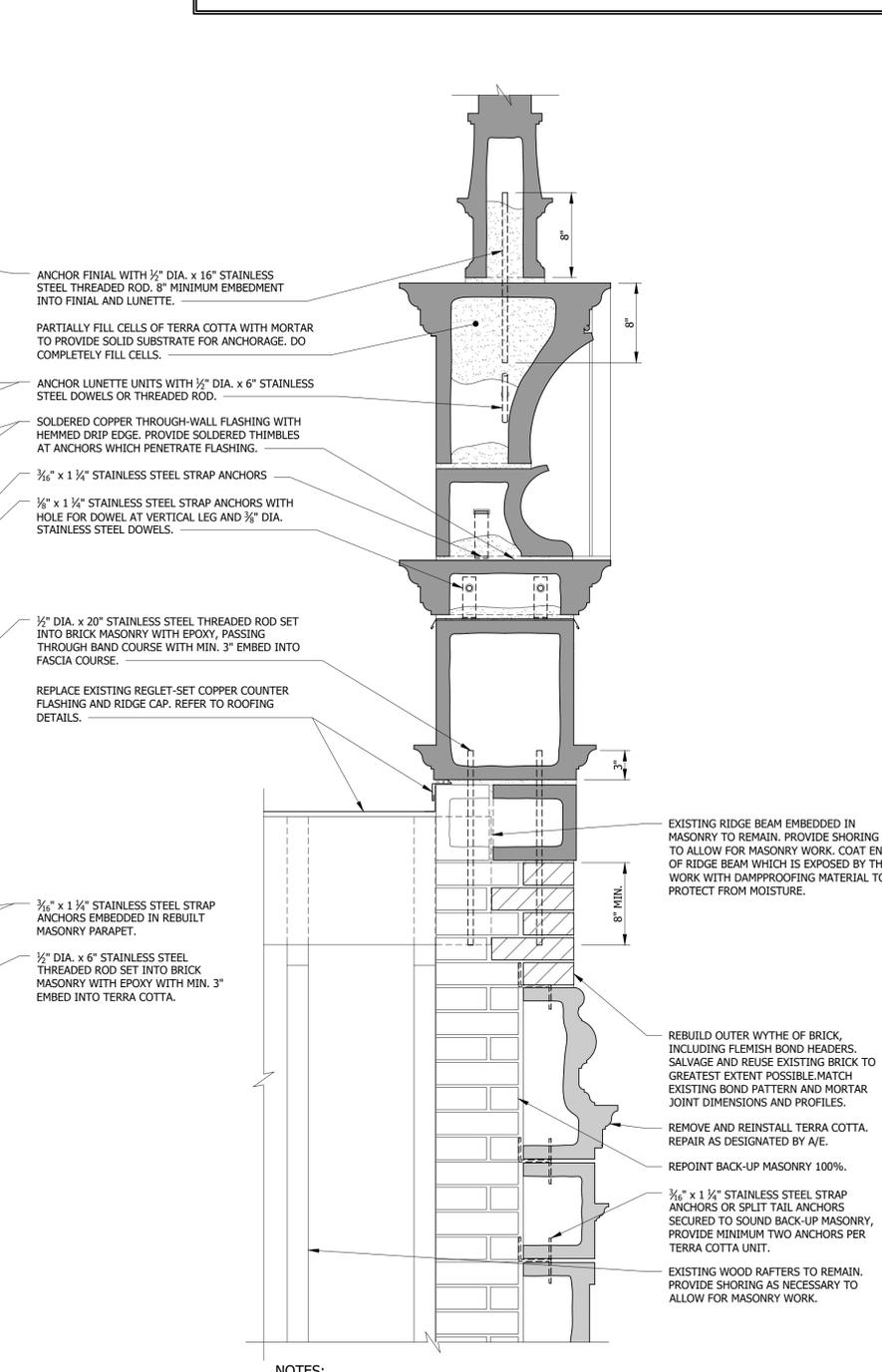
Klein-Hoffman
 Architectural & Structural Engineering
 328 East Mason Street
 Milwaukee, Wisconsin 53202
 Phone (414) 261-1345
 Wisconsin Architecture/Engineering License No. 2926-11



NOTES:

1. TERRA COTTA ANCHORAGE SHOWN IS CONCEPTUAL. REVIEW TERRA COTTA ANCHORAGE IN THE FIELD WITH A/E.
2. TERRA COTTA CELL AND WEB CONFIGURATIONS ARE ASSUMED AND ARE TO BE VERIFIED IN THE FIELD UPON REMOVAL.

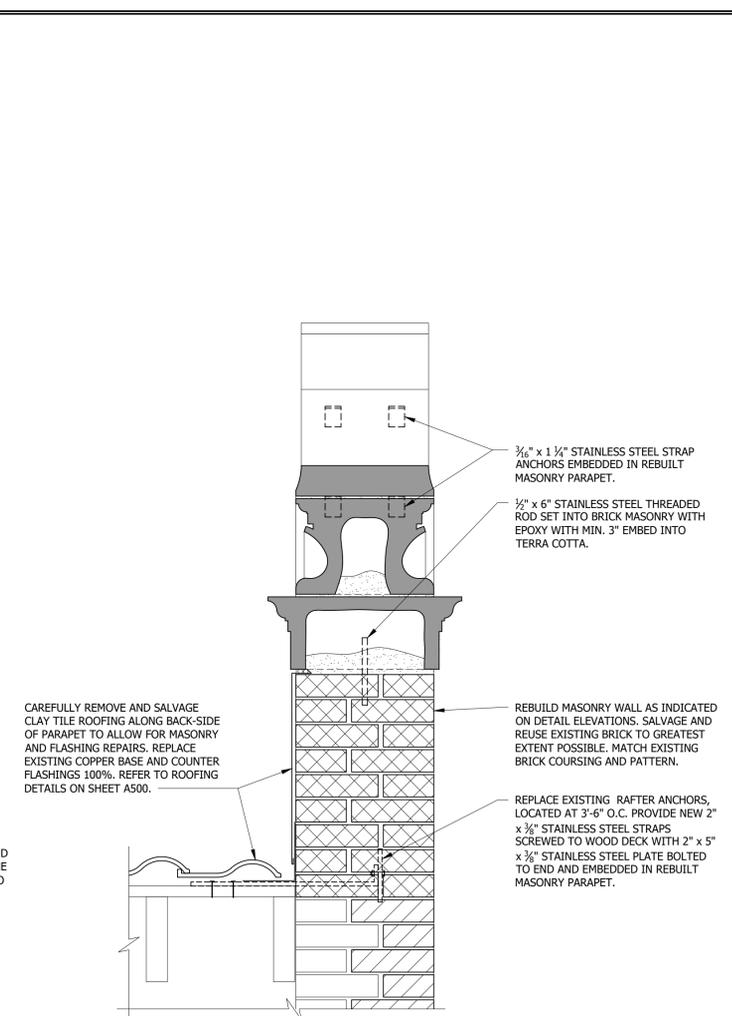
1 GABLE PARAPET REBUILD DETAIL ELEVATION
 SCALE: 1 1/2" = 1'-0"



NOTES:

1. TERRA COTTA ANCHORAGE SHOWN IS CONCEPTUAL. REVIEW TERRA COTTA ANCHORAGE IN THE FIELD WITH A/E.
2. TERRA COTTA CELL AND WEB CONFIGURATIONS ARE ASSUMED AND ARE TO BE VERIFIED IN THE FIELD UPON REMOVAL.

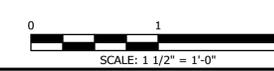
2 GABLE PARAPET REBUILD DETAIL SECTION
 SCALE: 1 1/2" = 1'-0"



NOTES:

1. TERRA COTTA ANCHORAGE SHOWN IS CONCEPTUAL. REVIEW TERRA COTTA ANCHORAGE IN THE FIELD WITH A/E.
2. TERRA COTTA CELL AND WEB CONFIGURATIONS ARE ASSUMED AND ARE TO BE VERIFIED IN THE FIELD UPON REMOVAL.
3. RAFTER ANCHOR CONFIGURATION IS ASSUMED AND IS TO BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

3 GABLE PARAPET REBUILD DETAIL SECTION
 SCALE: 1 1/2" = 1'-0"



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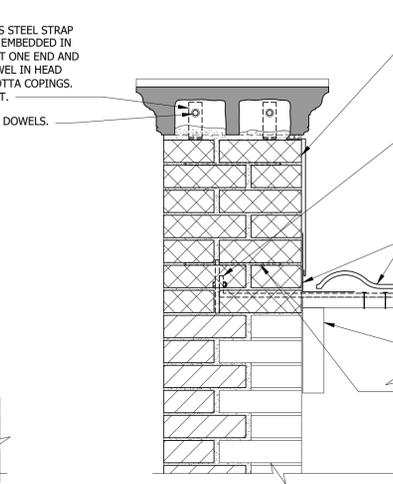
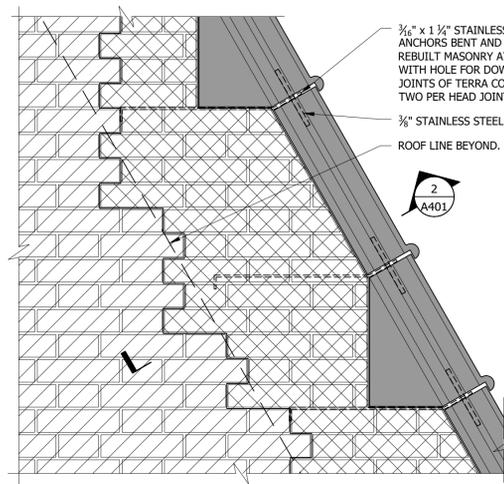
Project Description
PABST MANSION EXTERIOR RESTORATION
 2000 WEST WISCONSIN AVENUE
 MILWAUKEE, WI 53233

Drawing Title
GABLE REPAIR DETAILS

KH Job# 10446.0001 Drawing Number
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 Designed DLW
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A400

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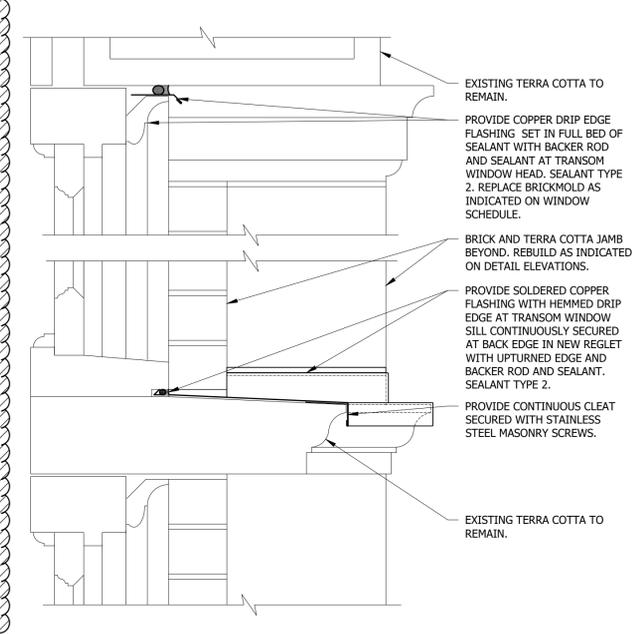
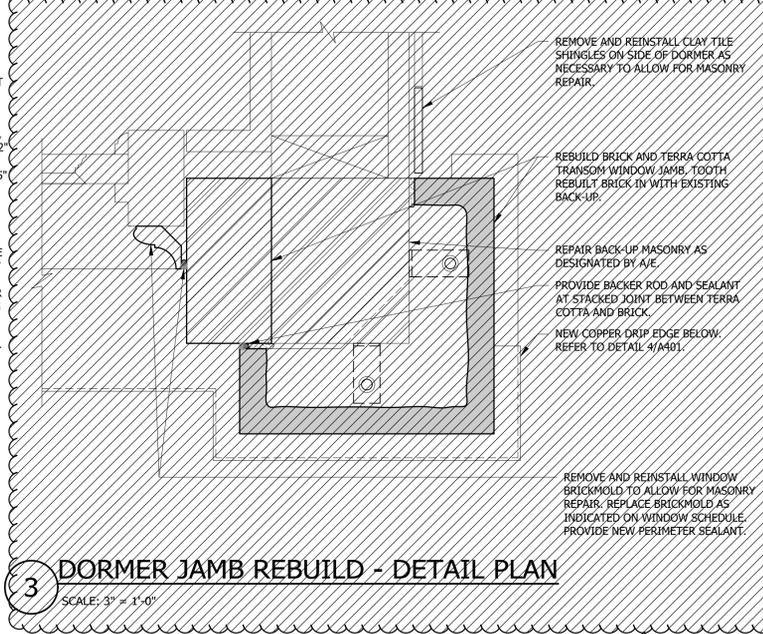
REBUILD FULL DEPTH OF MASONRY WALL AS INDICATED ON DETAIL ELEVATIONS. SALVAGE AND REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. MATCH EXISTING BRICK COURSING AND PATTERN.

REPLACE EXISTING RAFTER ANCHORS, LOCATED AT 3'-6" O.C. PROVIDE NEW 2" x 3/8" STAINLESS STEEL STRAPS SCREWED TO WOOD DECK WITH 2" x 5" x 3/8" STAINLESS STEEL PLATE BOLTED TO END AND EMBEDDED IN REBUILT MASONRY PARAPET.

CAREFULLY REMOVE AND SALVAGE CLAY TILE ROOFING ALONG BACK-SIDE OF PARAPET TO ALLOW FOR MASONRY AND FLASHING REPAIRS. REPLACE EXISTING COPPER BASE AND COUNTER FLASHINGS 100%. REFER TO ROOFING DETAILS.

EXISTING WOOD RAFTERS TO REMAIN. PROVIDE SHORING AS NECESSARY TO ALLOW FOR MASONRY WORK.

PROVIDE STAINLESS STEEL LADDER REINFORCEMENT AT MIN. 16" O.C. VERTICAL SPACING.



REMOVE AND REINSTALL CLAY TILE SHINGLES ON SIDE OF DORMER AS NECESSARY TO ALLOW FOR MASONRY REPAIR.

REBUILD BRICK AND TERRA COTTA TRANSOM WINDOW JAMB, TOOTH REBUILT BRICK IN WITH EXISTING BACK-UP.

REPAIR BACK-UP MASONRY AS DESIGNATED BY A/E.

PROVIDE BACKER ROD AND SEALANT AT STACKED JOINT BETWEEN TERRA COTTA AND BRICK.

NEW COPPER DRIP EDGE BELOW. REFER TO DETAIL 4/A401.

REMOVE AND REINSTALL WINDOW BRICKMOLD TO ALLOW FOR MASONRY REPAIR. REPLACE BRICKMOLD AS INDICATED ON WINDOW SCHEDULE. PROVIDE NEW PERIMETER SEALANT.

EXISTING TERRA COTTA TO REMAIN.

EXISTING TERRA COTTA TO REMAIN.

PROVIDE COPPER DRIP EDGE FLASHING SET IN FULL BED OF SEALANT WITH BACKER ROD AND SEALANT AT TRANSOM WINDOW HEAD. SEALANT TYPE 2. REPLACE BRICKMOLD AS INDICATED ON WINDOW SCHEDULE.

BRICK AND TERRA COTTA JAMB BEYOND. REBUILD AS INDICATED ON DETAIL ELEVATIONS.

PROVIDE SOLDERED COPPER FLASHING WITH HEMMED DRIP EDGE AT TRANSOM WINDOW SILL CONTINUOUSLY SECURED AT BACK EDGE IN NEW REGLET WITH UPTURNED EDGE AND BACKER ROD AND SEALANT. SEALANT TYPE 2.

PROVIDE CONTINUOUS CLEAT SECURED WITH STAINLESS STEEL MASONRY SCREWS.

EXISTING TERRA COTTA TO REMAIN.

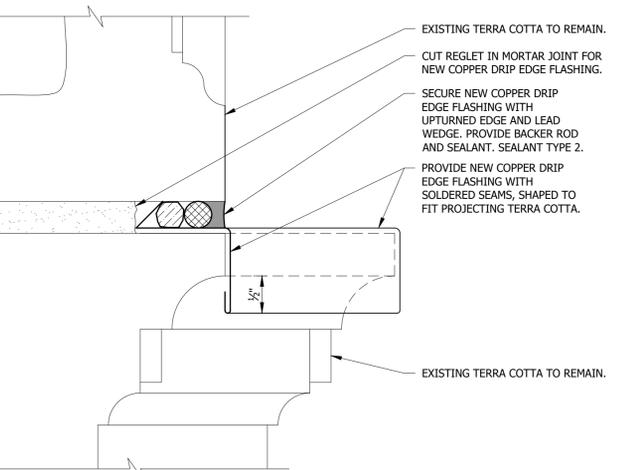
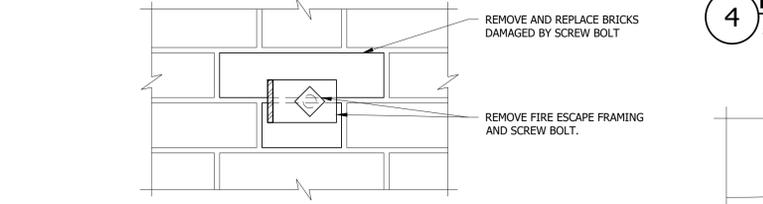
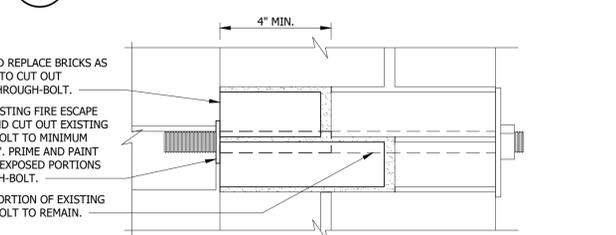
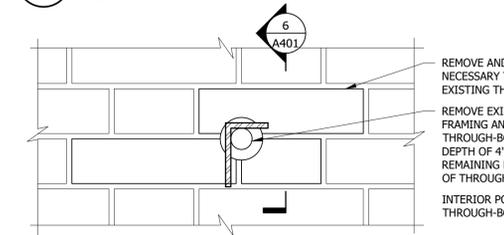
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**1 NORTH GABLE PARAPET REBUILD
DETAIL ELEVATION**
SCALE: 1 1/2" = 1'-0"

**2 NORTH GABLE PARAPET REBUILD
DETAIL SECTION**
SCALE: 1 1/2" = 1'-0"

3 DORMER JAMB REBUILD - DETAIL PLAN
SCALE: 3" = 1'-0"

4 DORMER DRIP EDGE - DETAIL SECTION
SCALE: 3" = 1'-0"

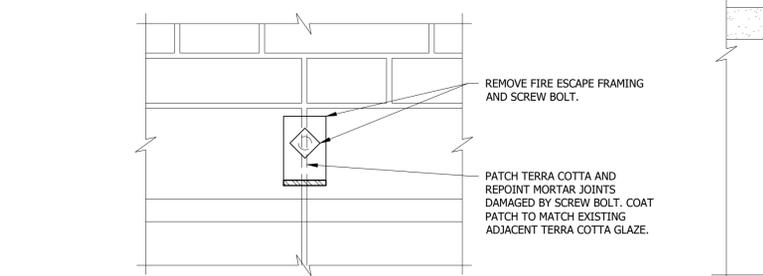
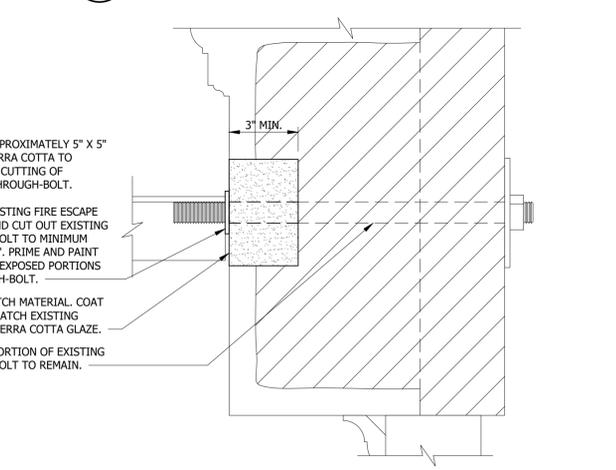
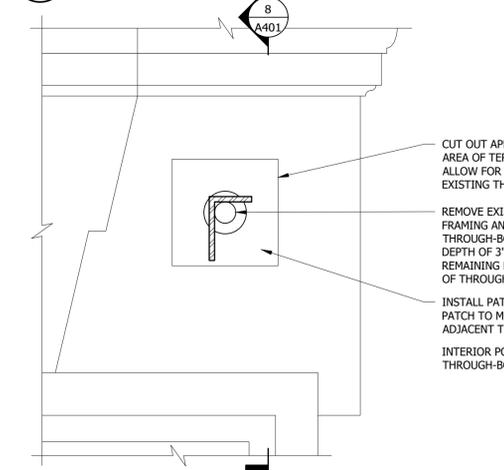


5 THROUGH BOLT REMOVAL - BRICK
SCALE: 3" = 1'-0"

6 THROUGH BOLT REMOVAL - BRICK
SCALE: 3" = 1'-0"

7 SCREW BOLT REMOVAL - BRICK
SCALE: 3" = 1'-0"

11 GABLE WALL DRIP EDGE - DETAIL SECTION
SCALE: 1' = 1'-0"



8 THROUGH BOLT REMOVAL - TERRA COTTA
SCALE: 3" = 1'-0"

9 THROUGH BOLT REMOVAL - TERRA COTTA
SCALE: 3" = 1'-0"

10 SCREW BOLT REMOVAL - TERRA COTTA
SCALE: 3" = 1'-0"

REPAIR LEGEND:	LEGEND:	NOTES:
CAREFULLY DISMANTLE, SALVAGE, AND REBUILD FULL DEPTH TERRA COTTA. REPAIR OR REPLACE TERRA COTTA AS DESIGNATED BY A/E.	WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)	<p>1. TERRA COTTA PROCUREMENT PHASE. DUE TO THE FACT THAT TERRA COTTA HAS AN ESPECIALLY LONG LEAD TIME, 100% OF TERRA COTTA ON THE BUILDING SHALL BE SURVEYED AND UNITS REQUIRING REPLACEMENT SHALL BE IDENTIFIED AS PART OF A TERRA COTTA PROCUREMENT PHASE AT LEAST 8 MONTHS PRIOR TO THE START OF GENERAL RESTORATION WORK. PROVIDE ACCESS TO 100% OF THE BUILDING FACADES FOR A/E INSPECTION. A/E WILL IDENTIFY TERRA COTTA UNITS REQUIRING REPLACEMENT. BASED ON THE A/E'S SURVEY, THE CONTRACTOR SHALL IDENTIFY AND REMOVE SAMPLES OF EACH UNIQUE TERRA COTTA UNIT TYPE WHICH REQUIRES REMOVAL FROM THE BUILDING FOR USE AS A MODEL BY THE TERRA COTTA MANUFACTURER.</p> <p>2. DURING GENERAL RESTORATION WORK, PROVIDE ACCESS TO 100% OF THE BUILDING FACADES IN THE AREA OF PHASE I WORK FOR A/E INSPECTION. PHASE I INCLUDES THE SOUTH ELEVATION AND PART OF THE WEST ELEVATION. COMPLETE FACADE REPAIRS AS INDICATED ON THE DRAWINGS AND AS DESIGNATED BY A/E DURING INSPECTIONS. REPAIRS WILL INCLUDE, BUT MAY NOT BE LIMITED TO:</p> <ol style="list-style-type: none"> REMOVE AND REINSTALL TERRA COTTA REMOVE, REPAIR (PIN AND EPOXY), AND REINSTALL TERRA COTTA GROUT INJECT TERRA COTTA CRACK REBUILD OUTER WYTHE OF BRICK LIMESTONE REPLACEMENT LIMESTONE DUTCHMAN REPAIR INSTALL ANCHORED STONE OR TERRA COTTA PATCH REPOINT MORTAR JOINTS
CAREFULLY DISMANTLE, SALVAGE, AND REBUILD OUTER WYTHE TERRA COTTA. REPAIR OR REPLACE TERRA COTTA AS DESIGNATED BY A/E.	DOOR NUMBER	
CAREFULLY DISMANTLE AND REBUILD FULL DEPTH OF BRICK MASONRY WALL. REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. MATCH EXISTING BRICK BOND PATTERN AND MORTAR JOINT DIMENSIONS AND PROFILES.	DOWNSPOUT NUMBER	
CAREFULLY DISMANTLE AND REBUILD OUTER WYTHE OF BRICK MASONRY WALL, INCLUDING HEADERS. REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE. MATCH EXISTING BRICK BOND PATTERN AND MORTAR JOINT DIMENSIONS AND PROFILES.		



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LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
**PABST MANSION
EXTERIOR RESTORATION**

**2000 WEST WISCONSIN
AVENUE
MILWAUKEE, WI 53233**

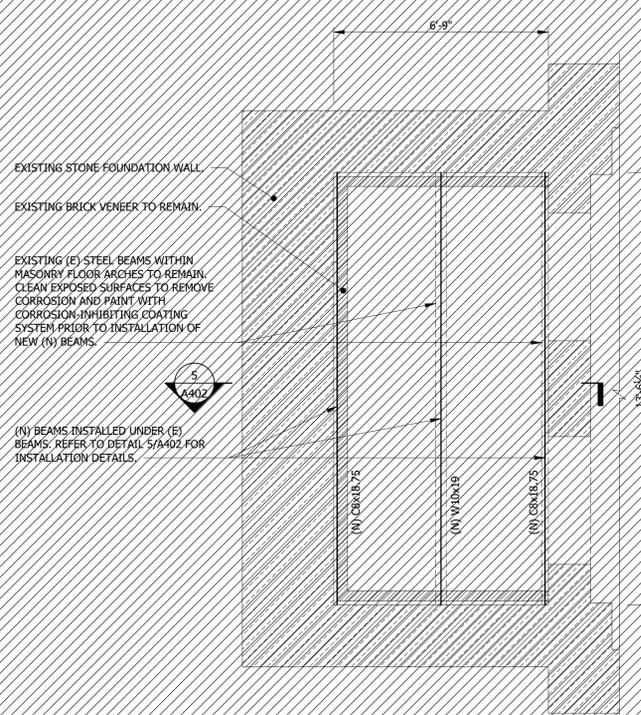
Drawing Title
**GABLE AND MASONRY
REPAIR DETAILS**

KH Job# 10446.0001 Drawing Number
Date **JUNE 2023**
Designed DLW
Drawn DLW
Checked TAG of 38

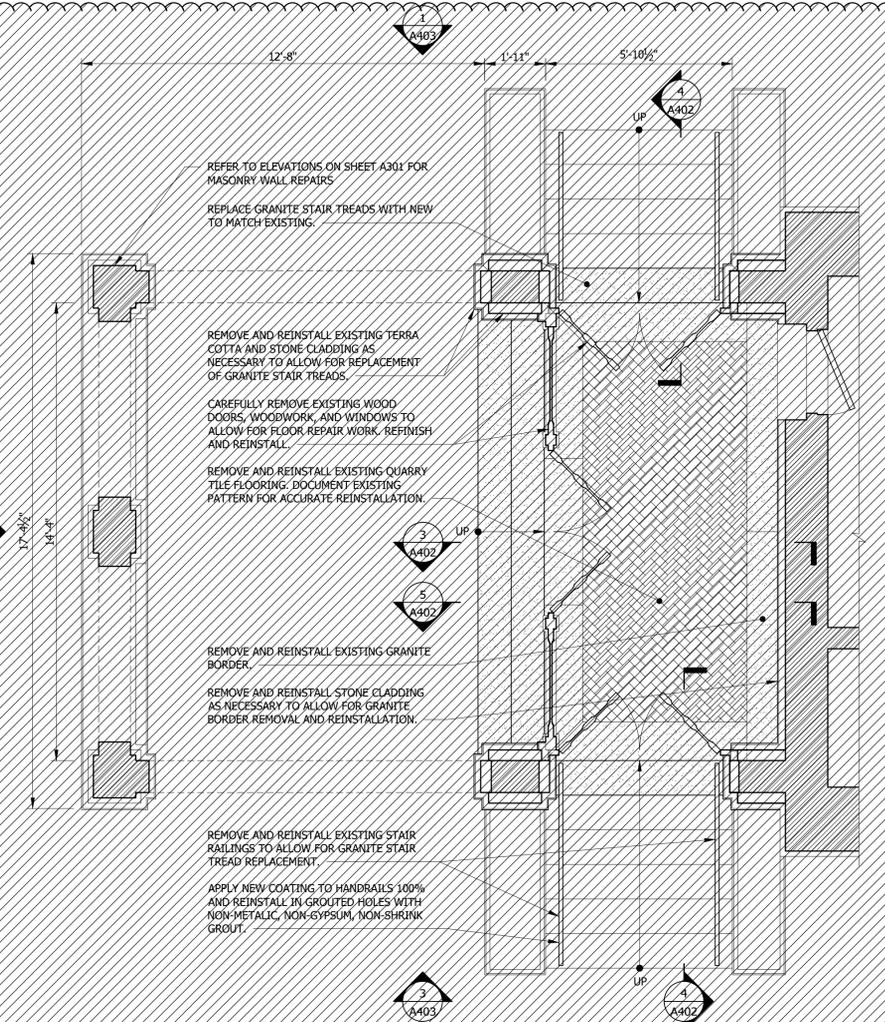
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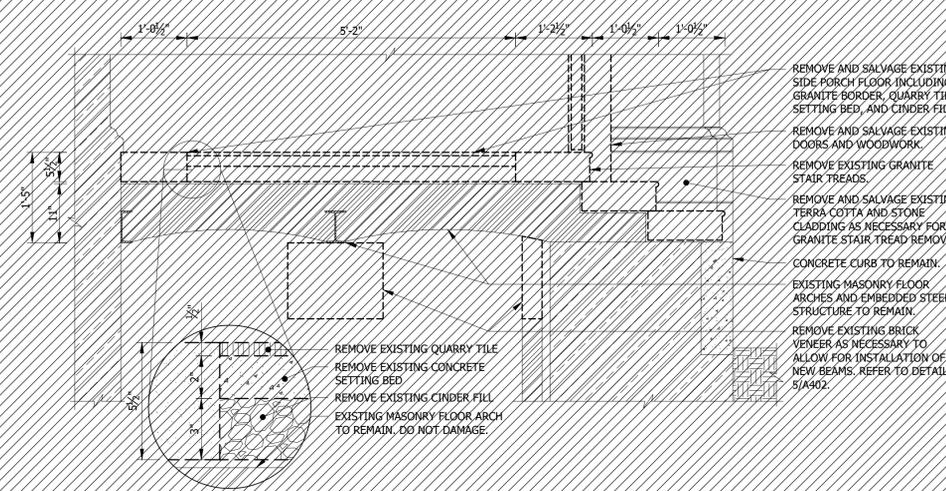
For Local Approval:



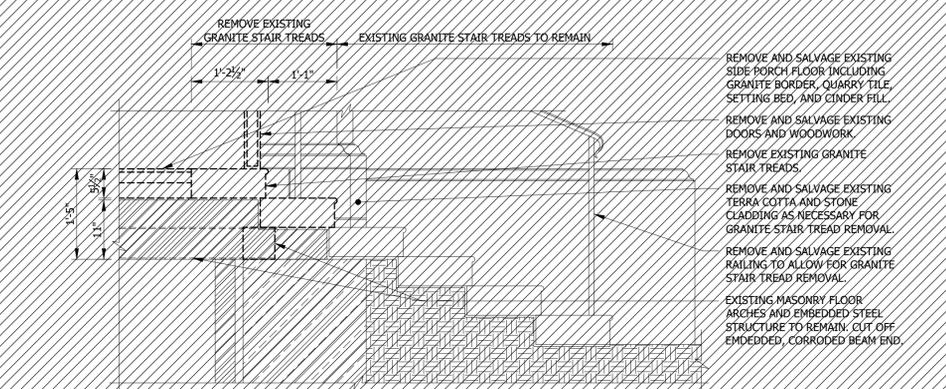
1 SIDE PORCH BASEMENT PLAN
SCALE: 3/8" = 1'-0"



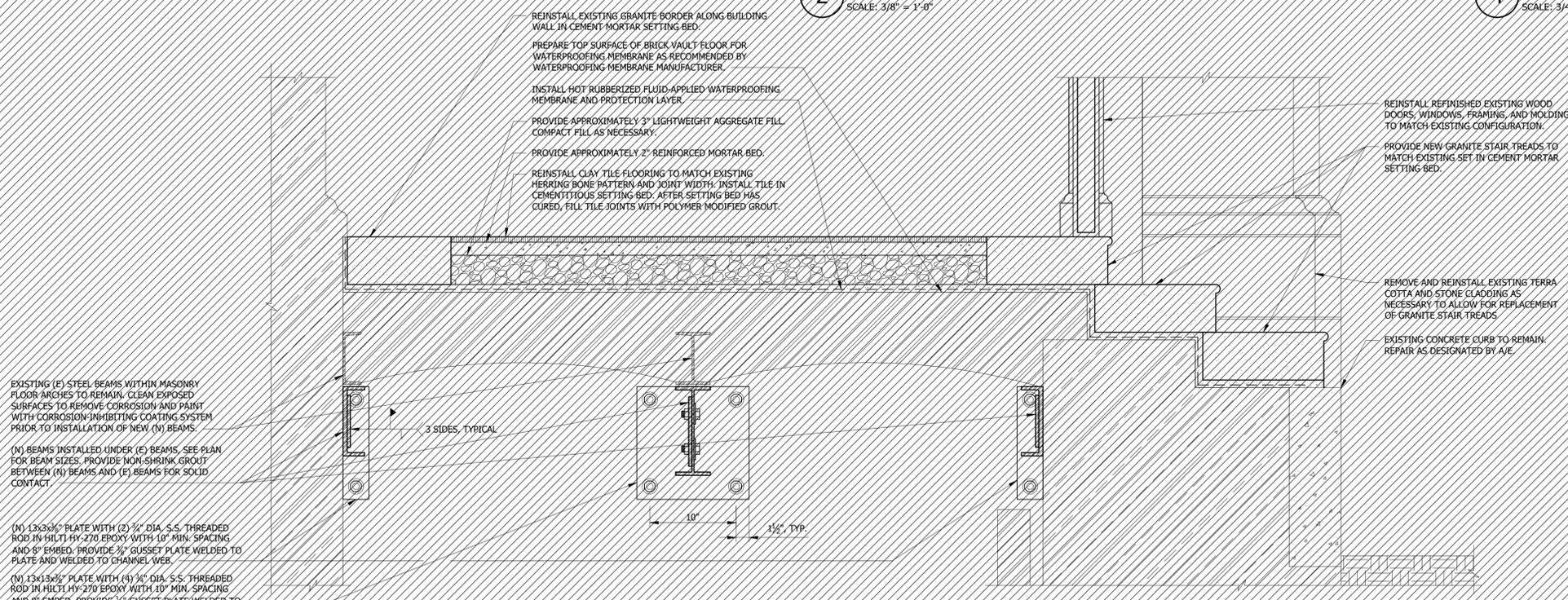
2 SIDE PORCH FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"



3 SIDE PORCH E-W FLOOR SECTION - DEMO
SCALE: 3/4" = 1'-0"



4 SIDE PORCH N-S FLOOR SECTION - DEMO
SCALE: 3/4" = 1'-0"



5 SIDE PORCH E-W FLOOR SECTION
SCALE: 1 1/2" = 1'-0"

NOTES:

- ALL DIMENSIONS SHOWN ARE BASED ON PRELIMINARY SITE SURVEYS BY A/E. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH THE ASSISTANCE OF A/E, AS MAY BE REQUIRED. ANY DIMENSIONAL VARIATIONS THAT REQUIRE A MATERIAL REVISION TO THE DETAILS SHALL BE REPORTED TO THE A/E.

LEGEND:

- (X/XXX) WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
- (X/XXX) DOOR NUMBER
- (DXX) DOWNSPOUT NUMBER

REPAIR LEGEND:

- REMOVE EXISTING GRANITE STAIR TREADS AND BORDER, SALVAGE AND REINSTALL OR REPLACE WITH NEW TO MATCH EXISTING AS INDICATED ON DRAWINGS.

REMOVE AND SALVAGE EXISTING SIDE PORCH FLOOR INCLUDING GRANITE BORDER, QUARRY TILE, SETTING BED, AND CINDER FILL.

REMOVE AND SALVAGE EXISTING DOORS AND WOODWORK.

REMOVE EXISTING GRANITE STAIR TREADS.

REMOVE AND SALVAGE EXISTING TERRA COTTA AND STONE CLADDING AS NECESSARY FOR GRANITE STAIR TREAD REMOVAL.

CONCRETE CURB TO REMAIN.

EXISTING MASONRY FLOOR ARCHES AND EMBEDDED STEEL STRUCTURE TO REMAIN.

REMOVE EXISTING BRICK VENEER AS NECESSARY TO ALLOW FOR INSTALLATION OF NEW BEAMS. REFER TO DETAIL 5/A402.

Klein Hoffman
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Project Description
PABST MANSION EXTERIOR RESTORATION

2000 WEST WISCONSIN AVENUE MILWAUKEE, WI 53233

Drawing Title
SIDE PORCH FLOOR DETAILS

KH Job# 10446.0001 Drawing Number
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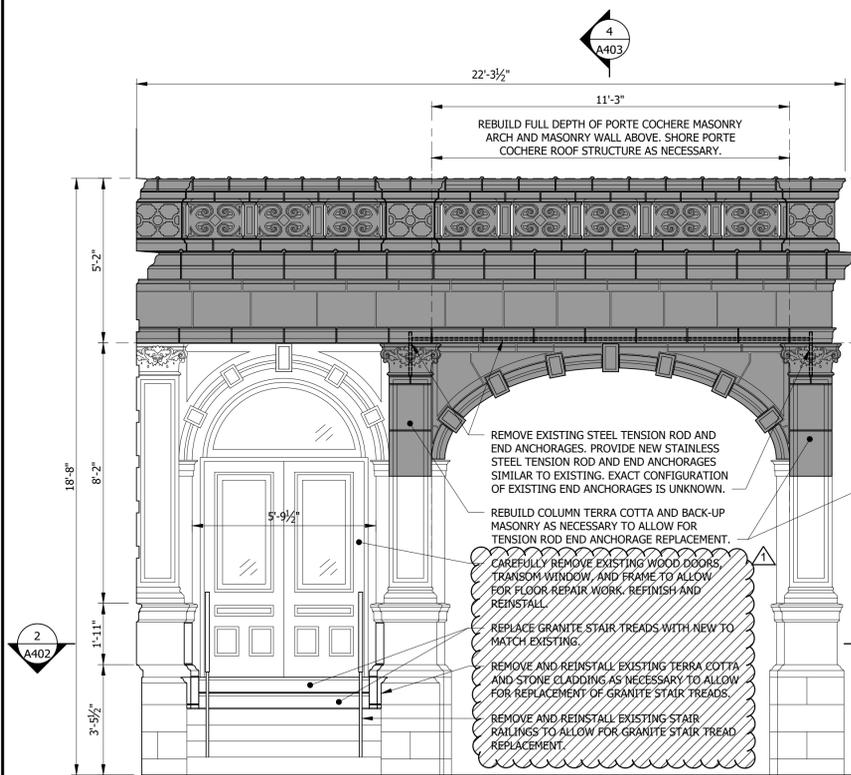
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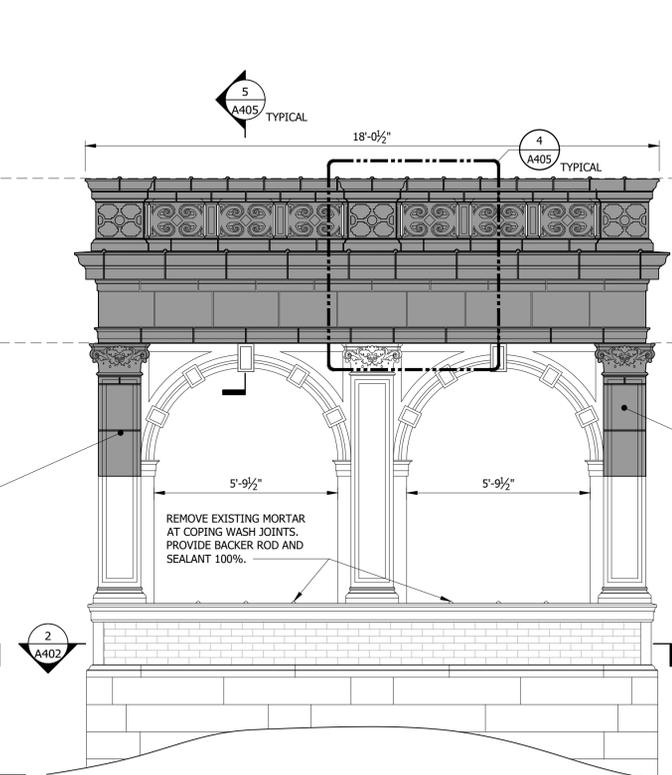
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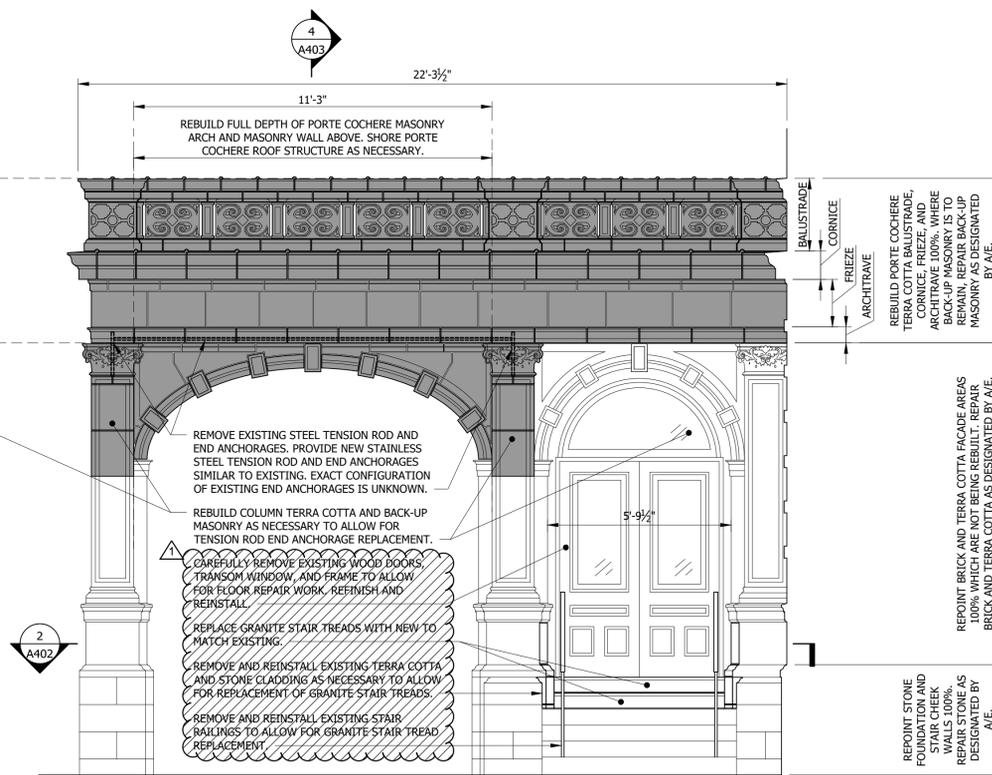
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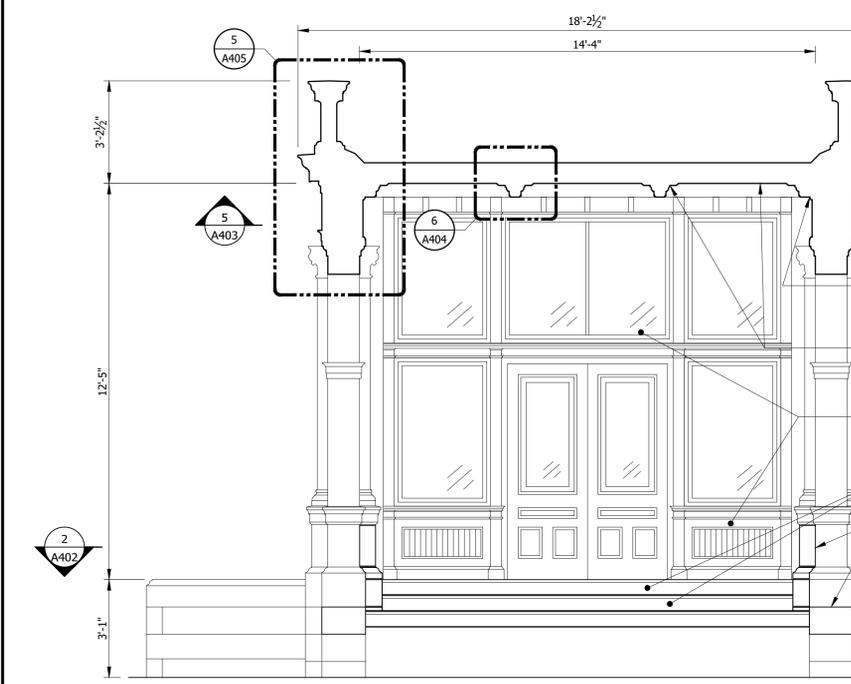
1 PORTE COCHERE NORTH ELEVATION
SCALE: 3/8" = 1'-0"



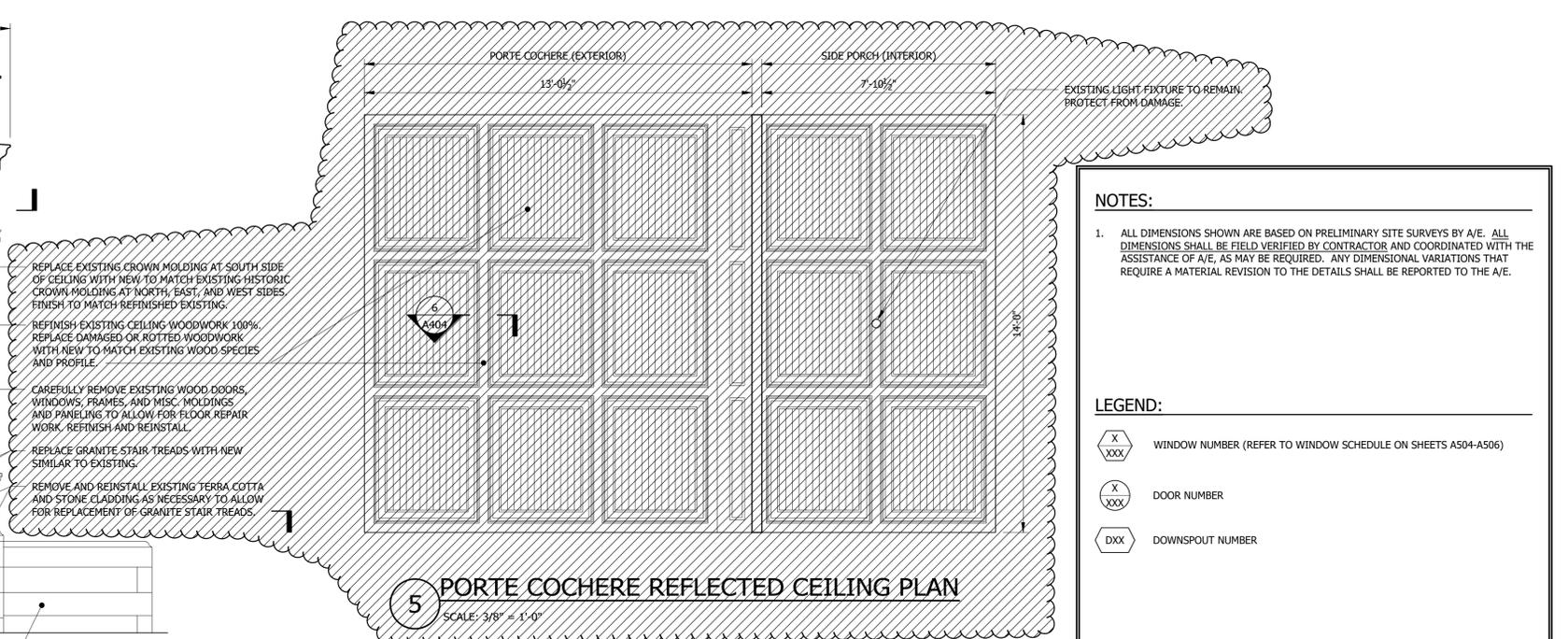
2 PORTE COCHERE WEST ELEVATION
SCALE: 3/8" = 1'-0"



3 PORTE COCHERE SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



4 PORTE COCHERE N-S SECTION
SCALE: 3/8" = 1'-0"



5 PORTE COCHERE REFLECTED CEILING PLAN
SCALE: 3/8" = 1'-0"

REPLACE EXISTING CROWN MOLDING AT SOUTH SIDE OF CEILING WITH NEW TO MATCH EXISTING HISTORIC CROWN HOLDINGS AT NORTH, EAST, AND WEST SIDES. FINISH TO MATCH REFINISHED EXISTING.
REFINISH EXISTING CEILING WOODWORK 100%. REPLACE DAMAGED OR ROTTED WOODWORK WITH NEW TO MATCH EXISTING WOOD SPECIES AND PROFILE.
CAREFULLY REMOVE EXISTING WOOD DOORS, WINDOWS, FRAMES, AND MISC. MOLDINGS AND PANELING TO ALLOW FOR FLOOR REPAIR WORK. REFINISH AND REINSTALL.
REPLACE GRANITE STAIR TREADS WITH NEW SIMILAR TO EXISTING.
REMOVE AND REINSTALL EXISTING TERRA COTTA AND STONE CLADDING AS NECESSARY TO ALLOW FOR REPLACEMENT OF GRANITE STAIR TREADS.

REPOINT STAIRWAY CHEEK WALLS 100%. REPAIR STONE AS DESIGNATED BY A/E.

NOTES:
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LEGEND:
X
XXX WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
X
XXX DOOR NUMBER
DXX DOWNSPOUT NUMBER

REPAIR LEGEND:
CAREFULLY REMOVE AND SALVAGE TERRA COTTA UNIT. UNIT SHALL BE USED FOR REBUILD AS-IS, OR SHALL BE REPAIRED OR REPLACED AS DESIGNATED BY A/E.

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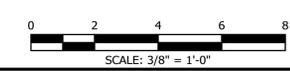
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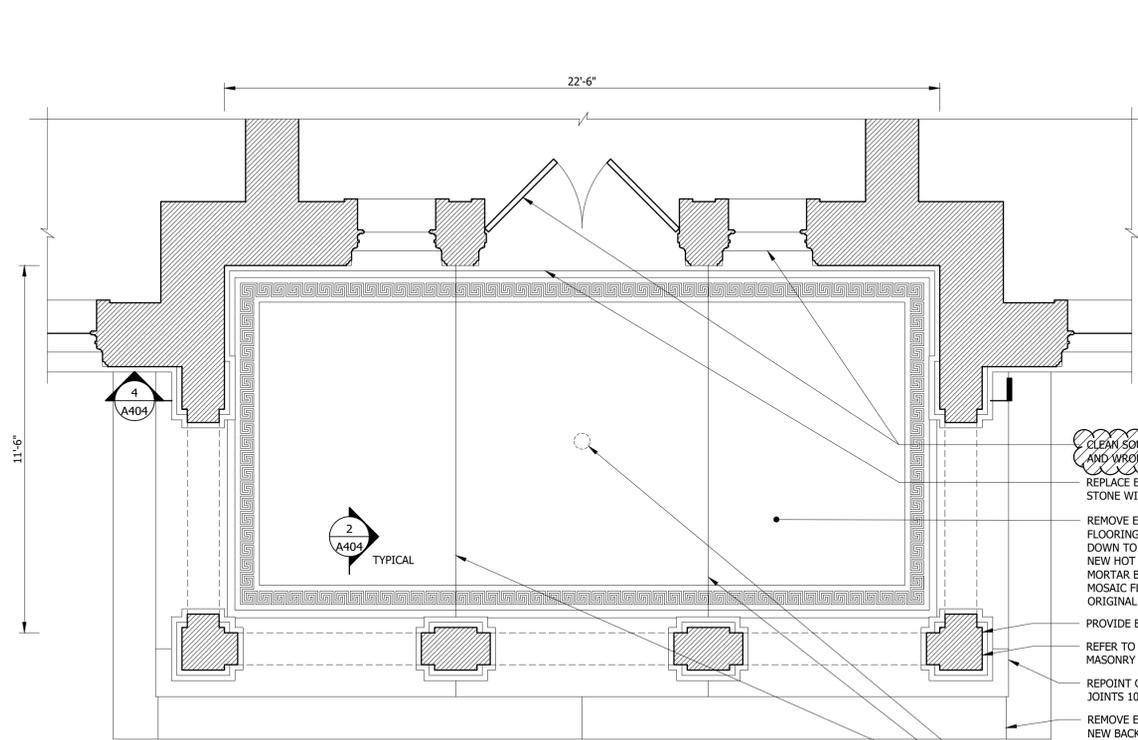
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**PABST MANSION
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AVENUE
MILWAUKEE, WI 53233**

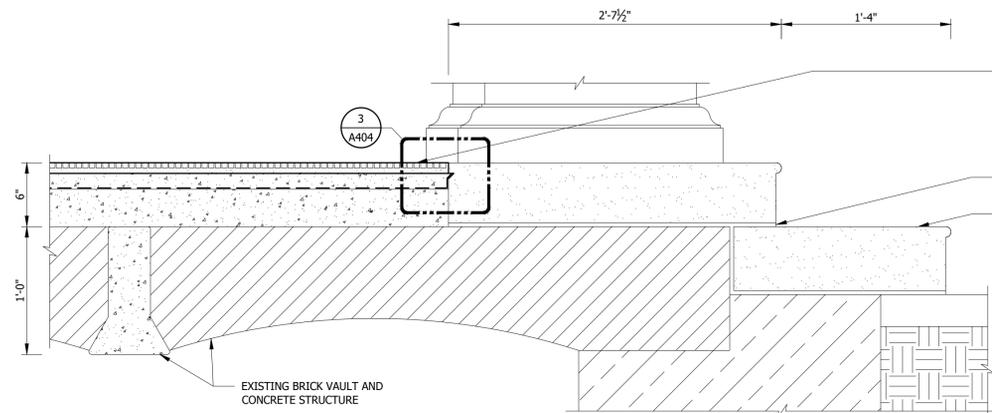
Drawing Title
**PORTE COCHERE
RESTORATION DETAILS**

KH Job# 10446.0001 Drawing Number
Date **JUNE 2023**
Designed DLW
Drawn DLW
Checked TAG of 38



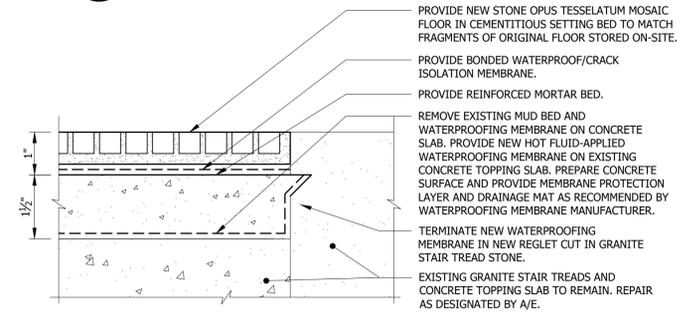


1 SOUTH PORCH FLOOR PLAN
SCALE: 3/8" = 1'-0"

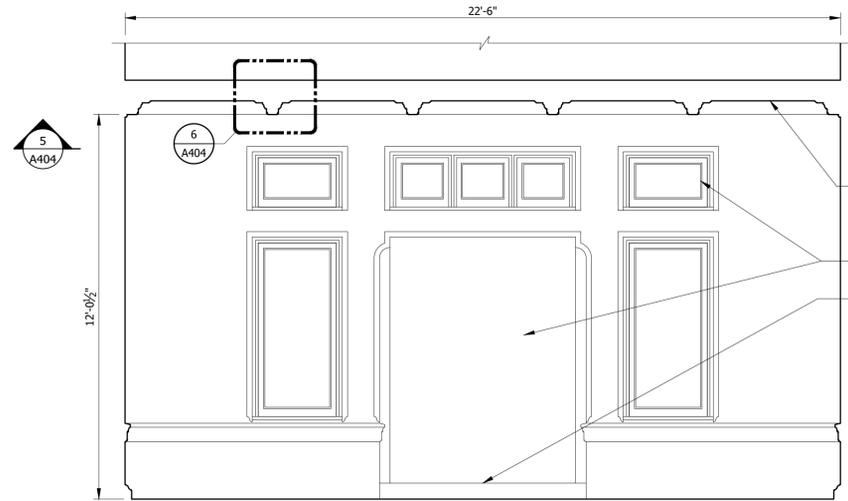


2 SOUTH PORCH FLOOR SECTION
SCALE: 1:8

CLEAN SOUTH PORCH DOORS, WINDOWS, AND WROUGHT IRON GRILLES.
REPLACE EXISTING GRANITE THRESHOLD STONE WITH NEW TO MATCH EXISTING.
REMOVE EXISTING STONE MOSAIC TILE FLOORING, MORTAR BED, AND MEMBRANE DOWN TO CONCRETE TOPPING SLAB. PROVIDE NEW HOT FLUID-APPLIED WATERPROOFING, MORTAR BED AND STONE OPUS TESSELLATUM MOSAIC FLOOR TO MATCH FRAGMENTS OF ORIGINAL FLOOR STORED ON-SITE.
PROVIDE EXPANSION JOINTS IN NEW FLOOR.
REFER TO ELEVATIONS ON SHEET A303 FOR MASONRY FACADE REPAIRS.
REPOINT GRANITE STAIR TREAD BED JOINTS 100%.
REMOVE EXISTING SEALANT AND PROVIDE NEW BACKER ROD AND SEALANT AT GRANITE STAIR TREAD WASH JOINTS 100%.
EXISTING BURIED DRAIN TO REMAIN.
PROVIDE EXPANSION JOINTS.

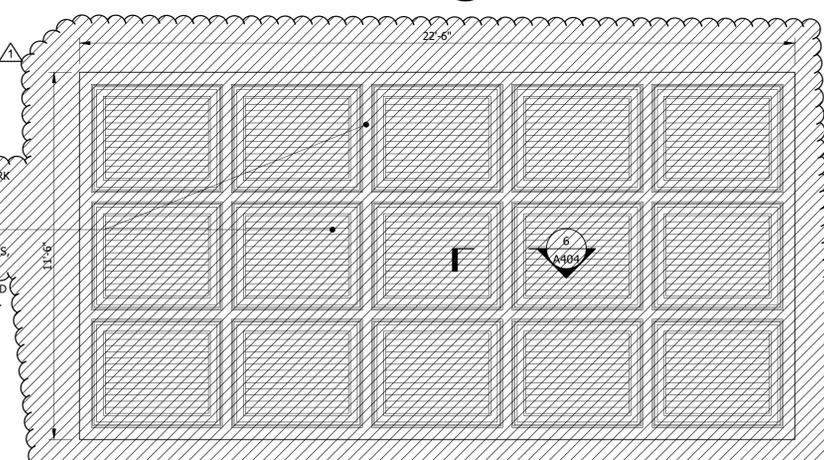


3 SOUTH PORCH MOSAIC FLOOR DETAIL
SCALE: 1:2

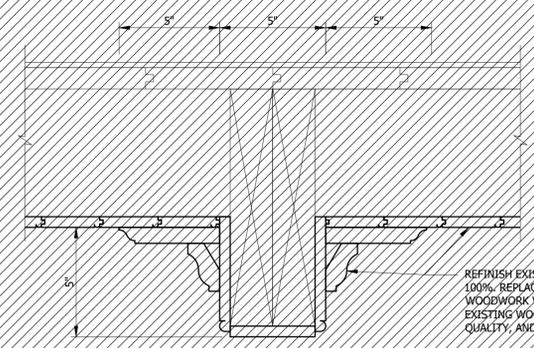


4 SOUTH PORCH E-W SECTION
SCALE: 3/8" = 1'-0"

REFINISH EXISTING CEILING WOODWORK 100%. REPLACE DAMAGED OR ROTTED WOODWORK WITH NEW TO MATCH EXISTING WOOD SPECIES, GRAIN QUALITY, AND PROFILE.
CLEAN SOUTH PORCH DOORS, WINDOWS, AND WROUGHT IRON GRILLES.
REPLACE EXISTING GRANITE THRESHOLD STONE WITH NEW TO MATCH EXISTING.



5 SOUTH PORCH REFLECTED CEILING PLAN
SCALE: 3/8" = 1'-0"



6 PORCH CEILING WOODWORK DETAIL
SCALE: 1:4

NOTES:
1. ALL DIMENSIONS SHOWN ARE BASED ON PRELIMINARY SITE SURVEYS BY A/E. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH THE ASSISTANCE OF A/E, AS MAY BE REQUIRED. ANY DIMENSIONAL VARIATIONS THAT REQUIRE A MATERIAL REVISION TO THE DETAILS SHALL BE REPORTED TO THE A/E.

LEGEND:
X
XXX WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
X
XXX DOOR NUMBER
DXX DOWNSPOUT NUMBER

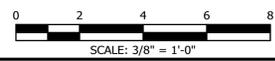
REPAIR LEGEND:

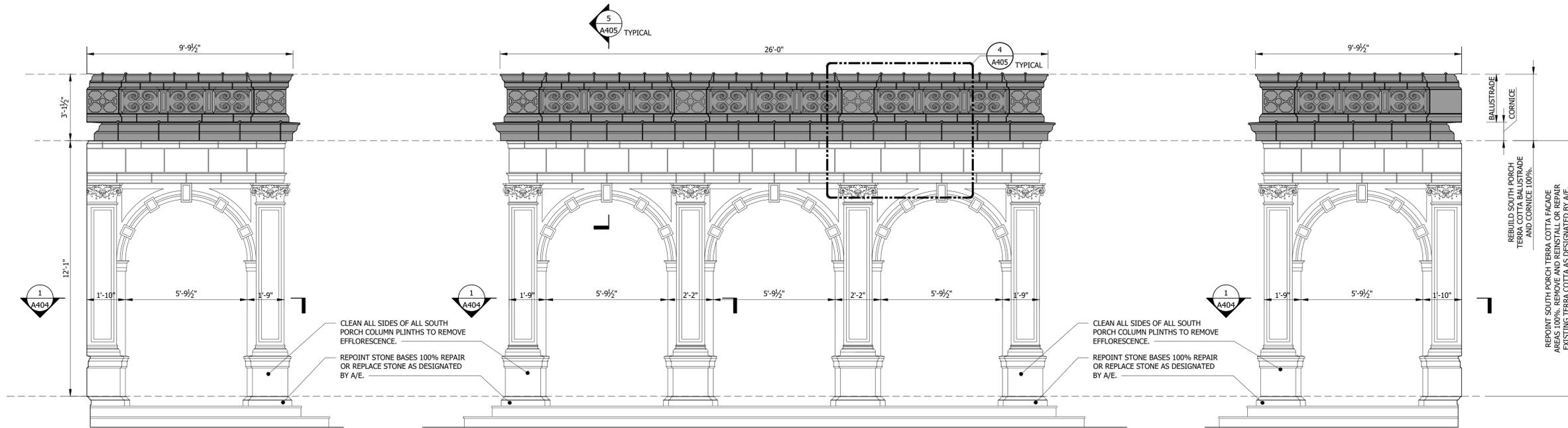
12/19/24 IFC - PHASE I
6/21/23 ISSUED FOR BID
No. Date Description
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE PROVISIONS OF THE STATE OF WISCONSIN COMMERCIAL BUILDING CODE.

LICENSE EXPIRES NOVEMBER 30, 2024
Project Description
**PABST MANSION
EXTERIOR RESTORATION**
2000 WEST WISCONSIN AVENUE
MILWAUKEE, WI 53233

Drawing Title
**SOUTH PORCH
RESTORATION DETAILS**

KH Job# 10446.0001 Drawing Number
Date JUNE 2023
Designed DLW
Drawn DLW
Checked TAG of 38

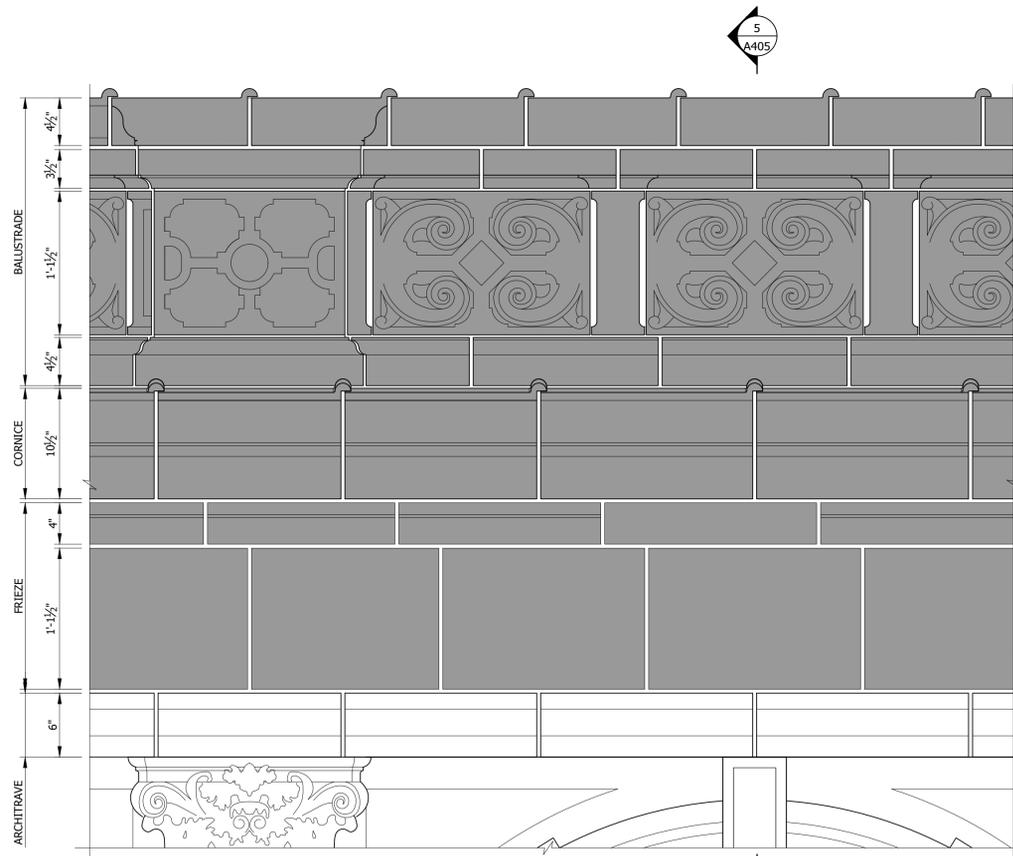




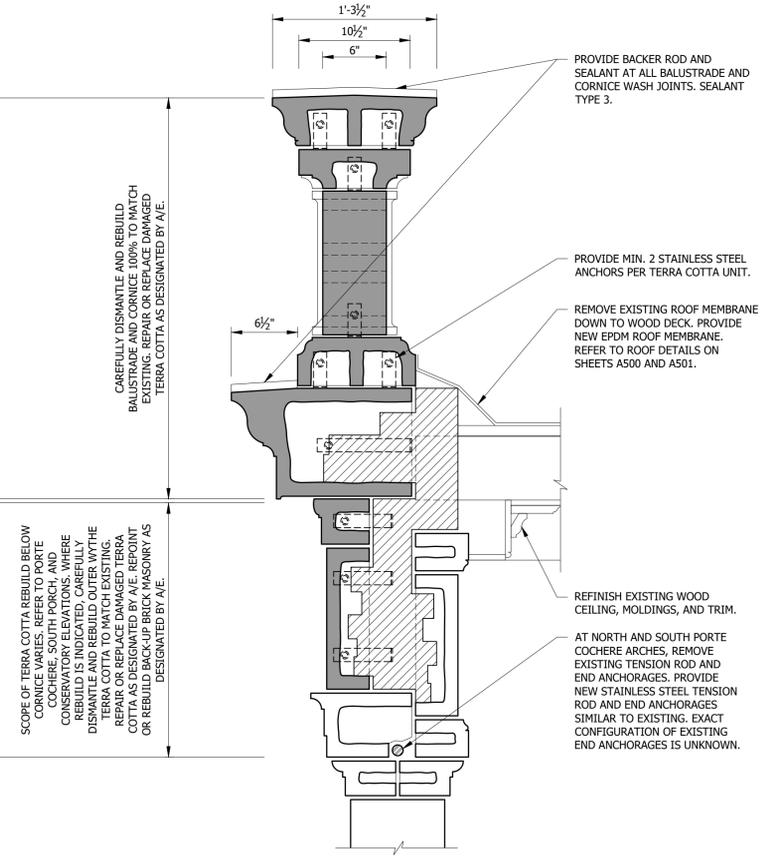
1 SOUTH PORCH WEST ELEVATION
 SCALE: #####

2 SOUTH PORCH SOUTH ELEVATION
 SCALE: #####

3 SOUTH PORCH EAST ELEVATION
 SCALE: #####



4 BALUSTRADE ELEVATION DETAIL
 SCALE: ###



5 BALUSTRADE SECTION DETAIL
 SCALE: ###

NOTES:

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LEGEND:

- X/XXX WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
- X/XXX DOOR NUMBER
- DXX DOWNSPOUT NUMBER

REPAIR LEGEND:

- CAREFULLY REMOVE AND SALVAGE TERRA COTTA UNIT. UNIT SHALL BE USED FOR REBUILD AS-IS, OR SHALL BE REPAIRED OR REPLACED AS DESIGNATED BY A/E.

SCOPE OF TERRA COTTA REBUILD BELOW CORNICHE WALLS, REPAIR TO PORT COCHERE SOUTH PORCH, AND CONSERVATORY ELEVATIONS, WHERE REBUILD IS INDICATED, CAREFULLY DISMANTLE AND REBUILD OUTER WYTHE TERRA COTTA TO MATCH EXISTING TERRA COTTA AS DESIGNATED BY A/E. REPOINT OR REBUILD BACK-UP BRICK MASONRY AS DESIGNATED BY A/E.

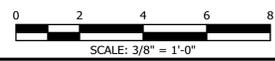
PROVIDE BACKER ROD AND SEALANT AT ALL BALUSTRADE AND CORNICHE WASH JOINTS. SEALANT TYPE 3.

PROVIDE MIN. 2 STAINLESS STEEL ANCHORS PER TERRA COTTA UNIT.

REMOVE EXISTING ROOF MEMBRANE DOWN TO WOOD DECK. PROVIDE NEW EPDM ROOF MEMBRANE. REFER TO ROOF DETAILS ON SHEETS A500 AND A501.

REFINISH EXISTING WOOD CEILING, MOLDINGS, AND TRIM.

AT NORTH AND SOUTH PORTE COCHERE ARCHES, REMOVE EXISTING TENSION ROD AND END ANCHORAGES. PROVIDE NEW STAINLESS STEEL TENSION ROD AND END ANCHORAGES SIMILAR TO EXISTING. EXACT CONFIGURATION OF EXISTING END ANCHORAGES IS UNKNOWN.



12/19/24 IFC - PHASE I
 6/21/23 ISSUED FOR BID
 No. Date Description

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LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
**PABST MANSION
 EXTERIOR RESTORATION**

**2000 WEST WISCONSIN
 AVENUE
 MILWAUKEE, WI 53233**

Drawing Title
**SOUTH PORCH
 RESTORATION DETAILS**

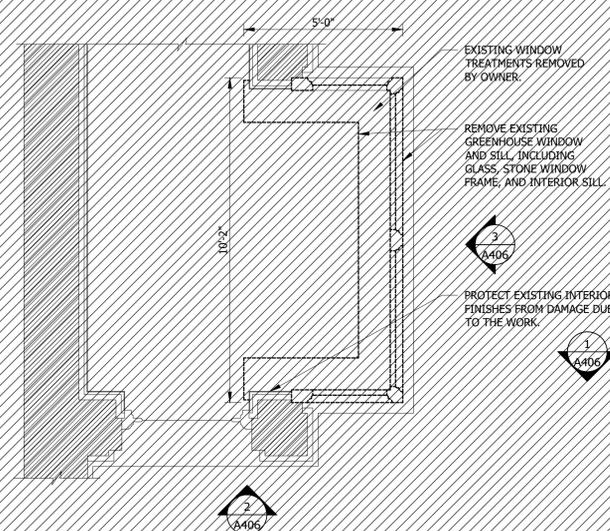
KH Job# 10446.0001 Drawing Number
 Date JUNE 2023
 Designed DLW
 Drawn DLW
 Checked TAG of 38

A405

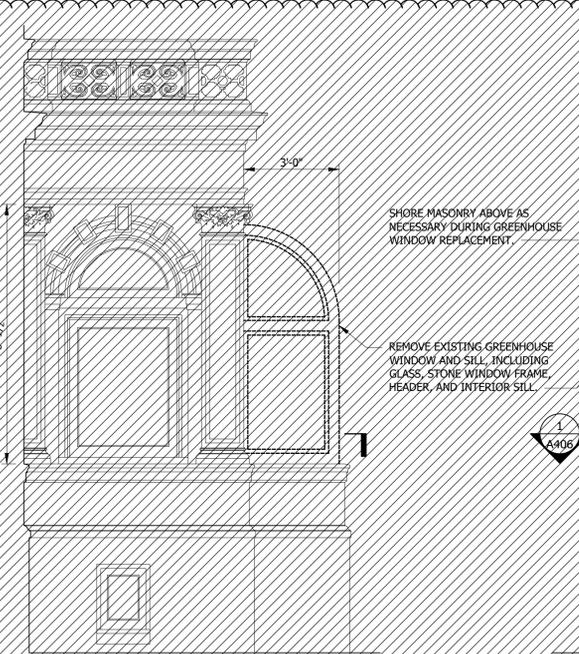
NOTES:
1. ALL DIMENSIONS SHOWN ARE BASED ON PRELIMINARY SITE SURVEYS BY A/E. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH THE ASSISTANCE OF A/E, AS MAY BE REQUIRED. ANY DIMENSIONAL VARIATIONS THAT REQUIRE A MATERIAL REVISION TO THE DETAILS SHALL BE REPORTED TO THE A/E.

LEGEND:
X XXX WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
X XXX DOOR NUMBER
DXX DOWNSPOUT NUMBER

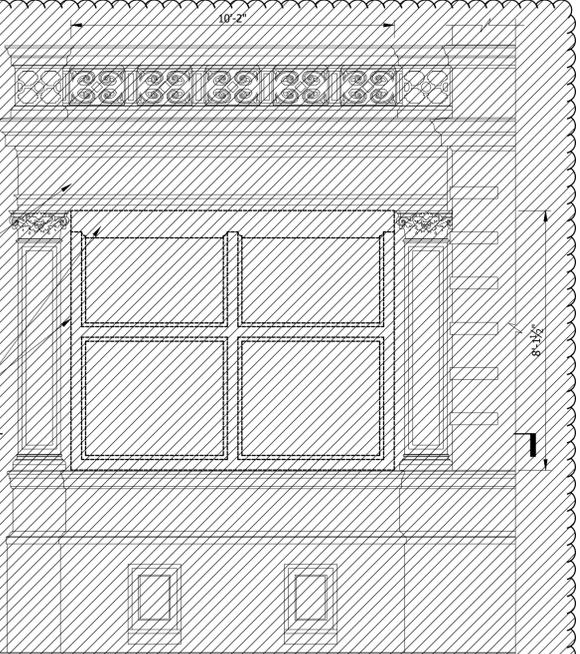
REPAIR LEGEND:
CAREFULLY REMOVE AND SALVAGE TERRA COTTA UNIT. UNIT SHALL BE USED FOR REBUILD AS-IS, OR SHALL BE REPAIRED OR REPLACED AS DESIGNATED BY A/E.



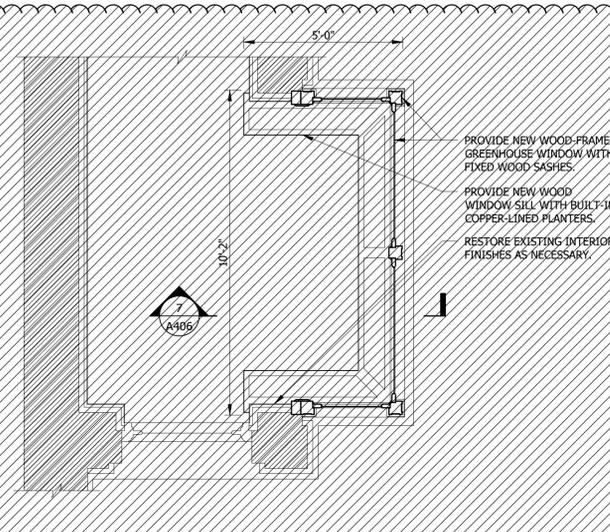
1 GREENHOUSE WINDOW - DEMO PLAN
SCALE: 3/8" = 1'-0"



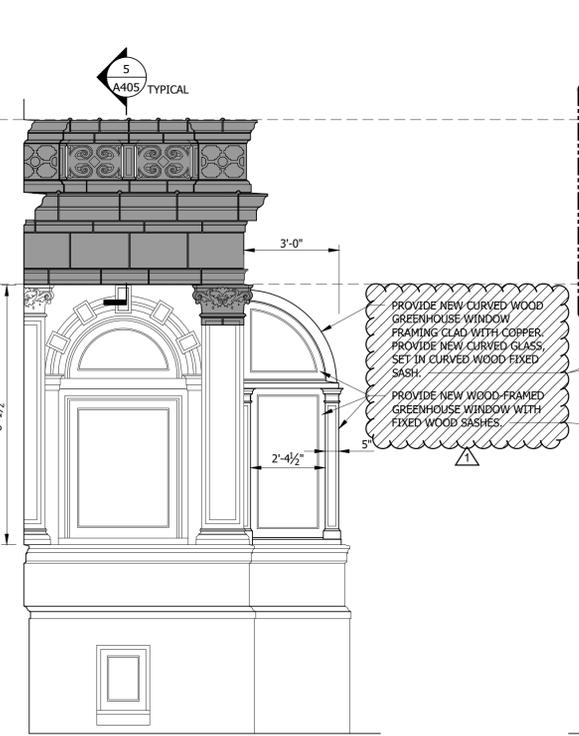
2 GREENHOUSE WINDOW - DEMO SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



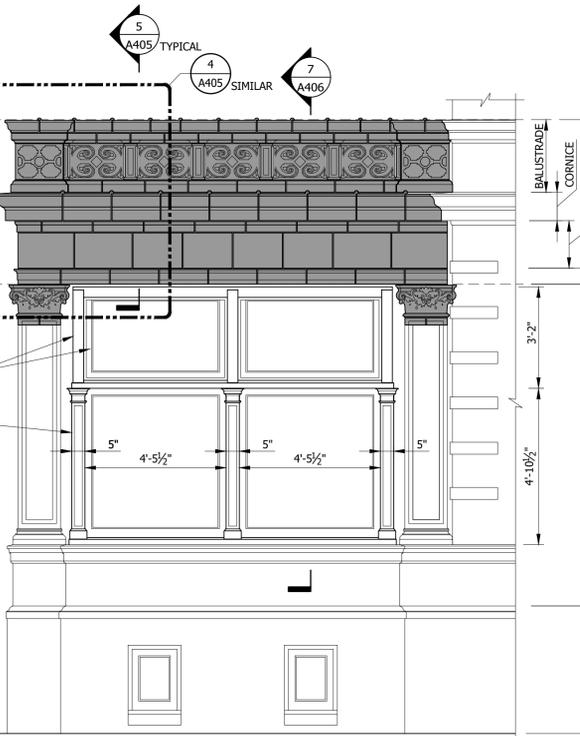
3 GREENHOUSE WINDOW - DEMO EAST ELEVATION
SCALE: 3/8" = 1'-0"



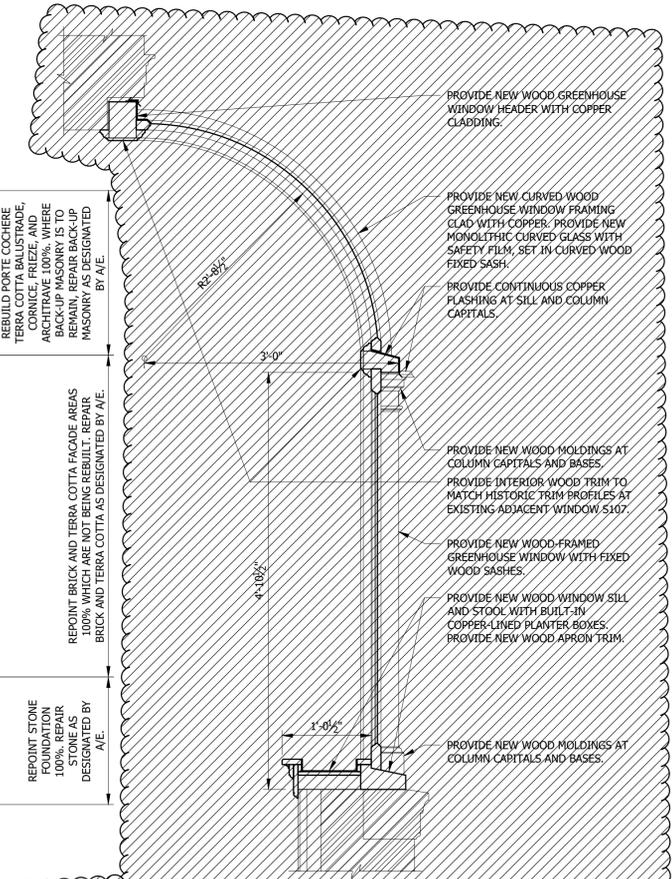
4 CONSERVATORY FLOOR PLAN
SCALE: 3/8" = 1'-0"



5 CONSERVATORY SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



6 CONSERVATORY EAST ELEVATION
SCALE: 3/8" = 1'-0"



7 NEW GREENHOUSE WINDOW SECTION
SCALE: 1" = 1'-0"



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6/21/23 ISSUED FOR BID
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LICENSE EXPIRES NOVEMBER 30, 2024
Project Description
PABST MANSION EXTERIOR RESTORATION
2000 WEST WISCONSIN AVENUE
MILWAUKEE, WI 53233

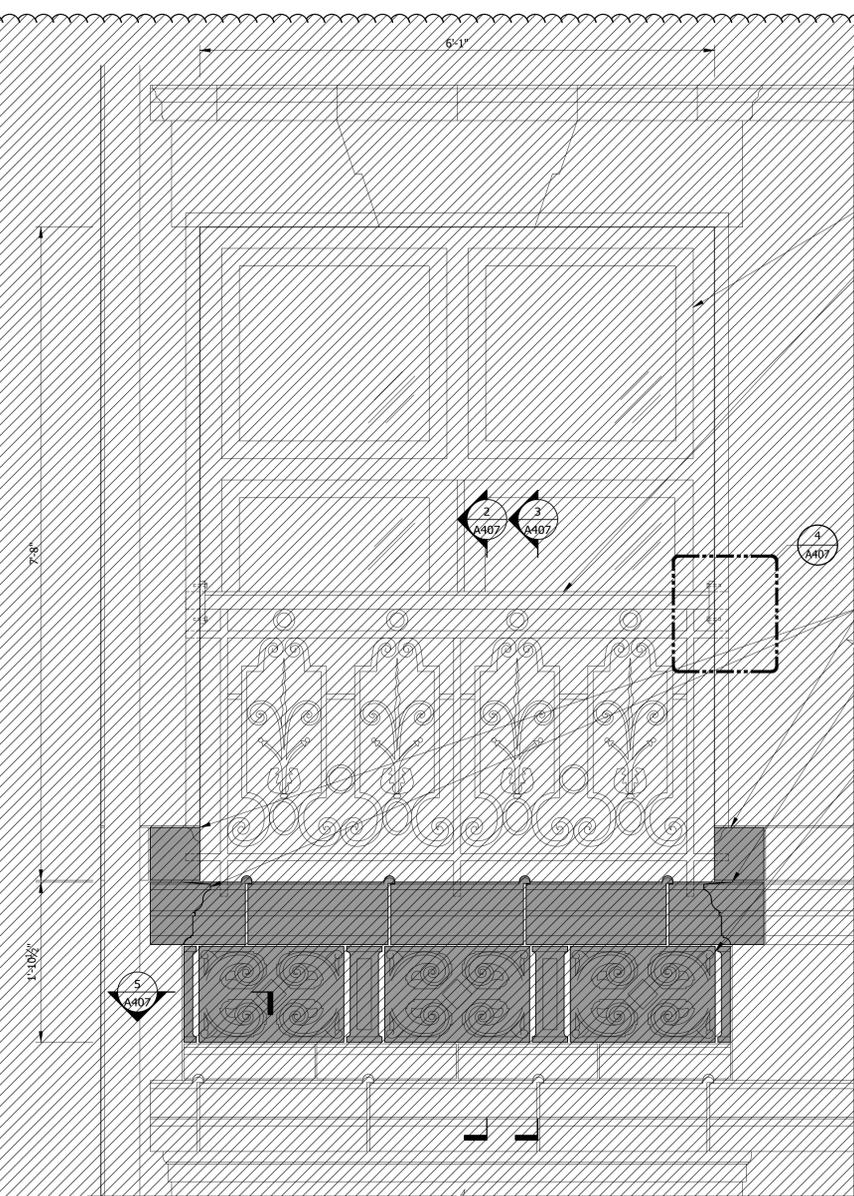
Drawing Title
CONSERVATORY RESTORATION DETAILS

KH Job# 10446.0001 Drawing Number
Date JUNE 2023
Designed DLW
Drawn DLW
Checked TAG of 38
A406

Jun 21, 2023 9:47:41 am Dwebrick H:_0BS\0bst_Mansion-10446\10446.0001R_Envelope_Restoration\04-DETAIL DRAWINGS.dwg

For Local Approval:

Klein-Hoffman
Architectural & Structural Engineering
328 East Mason Street
Milwaukee, Wisconsin 53202
Phone (414) 261-1345
Wisconsin Architecture/Engineering License No. 2926-11



1 IRONING PORCH ELEVATION
SCALE: 1" = 1'-0"

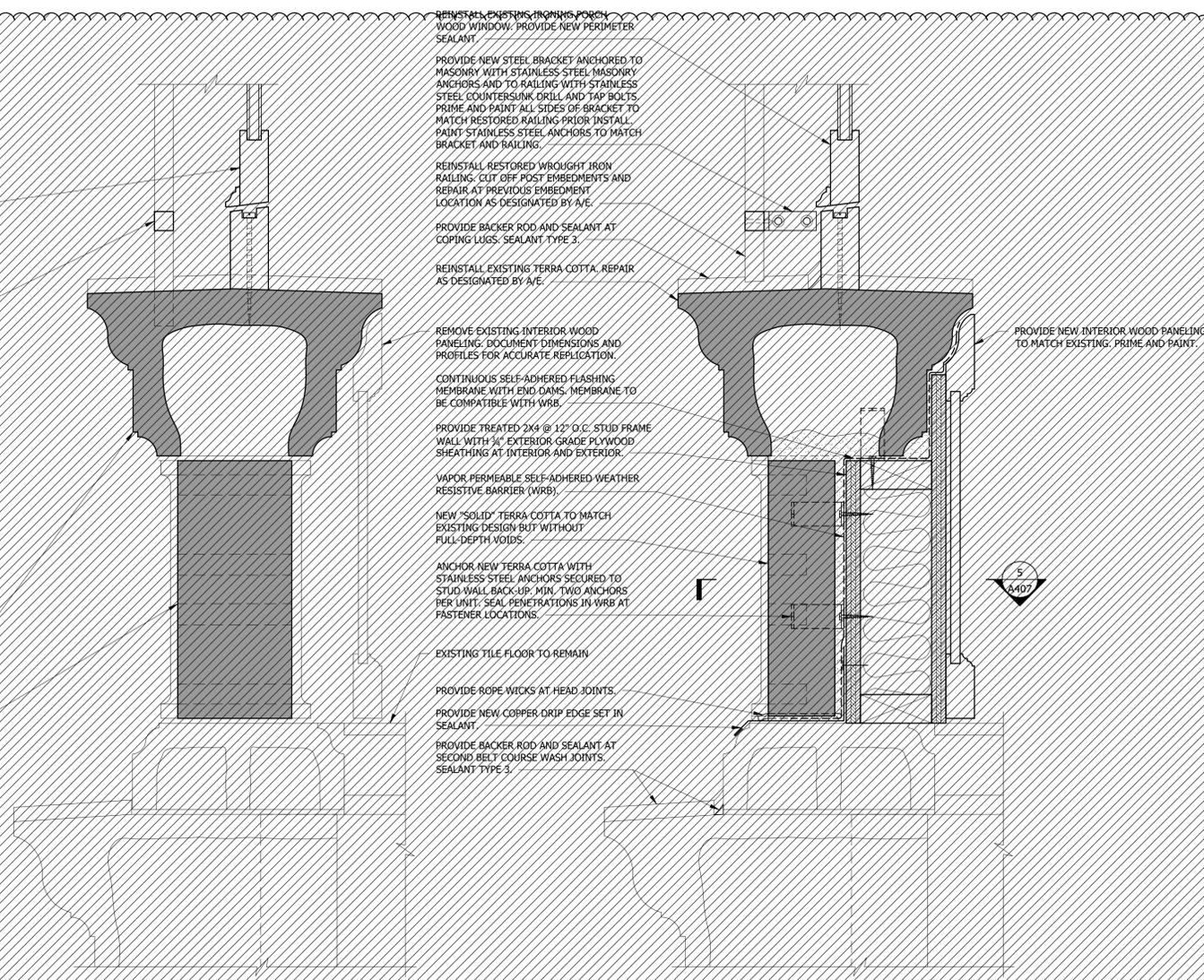
CAREFULLY REMOVE AND REINSTALL EXISTING IRONING PORCH WOOD WINDOW TO ALLOW FOR BALUSTRADE REBUILD.

REMOVE EXISTING WROUGHT IRON RAILING. SANDBLAST TO REMOVE EXISTING PAINT 100%. STRAIGHTEN BENT ELEMENTS. WHERE ORIGINAL ELEMENTS ARE MISSING, PROVIDE NEW CUSTOM ELEMENTS TO MATCH ORIGINAL. APPLY NEW HIGH-PERFORMANCE COATING SYSTEM AND REINSTALL.

REPLACE EXISTING TERRA COTTA DAMAGED BY RAILING EMBEDMENTS. A/E TO DESIGNATE TERRA COTTA FOR REPLACEMENT DURING TERRA COTTA PROCUREMENT PHASE.

CAREFULLY REMOVE AND REINSTALL FULL DEPTH TERRA COTTA UNITS. REUSE EXISTING TERRA COTTA EXCEPT FOR UNITS DESIGNATED BY A/E TO BE REPLACED. REPAIR EXISTING TERRA COTTA TO BE REUSED AS DESIGNATED BY A/E.

REPLACE EXISTING "OPEN WORK" TERRA COTTA WITH NEW, "SOLID" TERRA COTTA TO MATCH EXISTING DESIGN BUT WITHOUT FULL-DEPTH VOIDS. REBUILD BALUSTRADE WITH STUD WALL BACK-UP.



2 BALUSTRADE DETAIL SECTION - EXISTING
SCALE: 3" = 1'-0"

3 BALUSTRADE DETAIL SECTION - NEW
SCALE: 3" = 1'-0"

NOTES:

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LEGEND:

X
XXXX WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)

X
XXX DOOR NUMBER

DXX DOWNSPOUT NUMBER

REPAIR LEGEND:

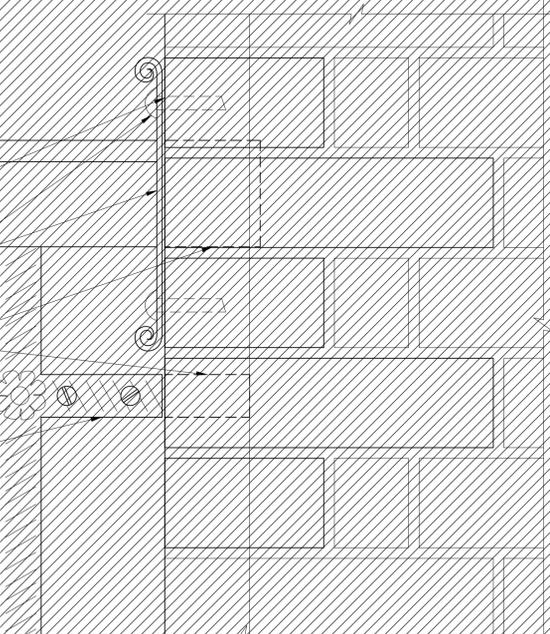
CAREFULLY REMOVE AND SALVAGE TERRA COTTA UNIT. UNIT SHALL BE REBUILT AS-IS, OR SHALL BE REPAIRED OR REPLACED AS DESIGNATED BY A/E.

CAREFULLY DISMANTLE AND REBUILD BRICK AS NECESSARY TO ALLOW FOR RAILING REMOVAL. SALVAGE AND REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE.

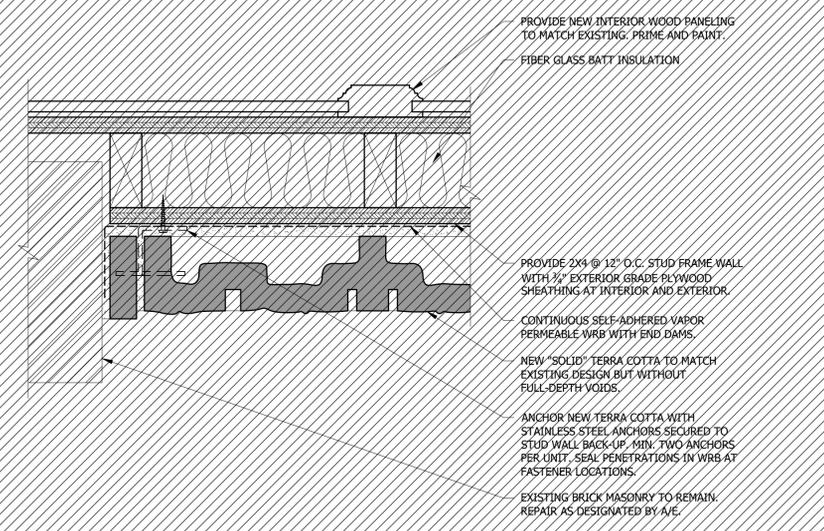
RESTORE AND REINSTALL EXISTING DECORATIVE WROUGHT IRON ESCUTCHEON. SECURE WITH STAINLESS STEEL ROUND HEAD MASONRY SCREWS, PAINTED TO MATCH RESTORED RAILING.

CUT OFF EXISTING RAILING EMBEDMENTS PRIOR TO REINSTALLATION OF RAILING. REPAIR OR REPLACE MASONRY AT PREVIOUS EMBEDMENT LOCATION AS DESIGNATED BY A/E. TYPICAL ALL RAILING EMBEDMENTS.

PROVIDE NEW STEEL BRACKET ANCHORED TO MASONRY WITH STAINLESS STEEL MASONRY ANCHORS AND TO RAILING WITH STAINLESS STEEL COUNTERSUNK DRILL AND TAP BOLTS. PRIME AND PAINT ALL SIDES OF BRACKET TO MATCH RESTORED RAILING PRIOR INSTALL. PAINT STAINLESS STEEL ANCHORS TO MATCH BRACKET AND RAILING.



4 RAILING ATTACHMENT DETAIL
SCALE: 6" = 1'-0"



5 BALUSTRADE DETAIL PLAN - NEW
SCALE: 3" = 1'-0"

REINSTALL EXISTING IRONING PORCH WOOD WINDOW. PROVIDE NEW PERIMETER SEALANT.

PROVIDE NEW STEEL BRACKET ANCHORED TO MASONRY WITH STAINLESS STEEL MASONRY ANCHORS AND TO RAILING WITH STAINLESS STEEL COUNTERSUNK DRILL AND TAP BOLTS. PRIME AND PAINT ALL SIDES OF BRACKET TO MATCH RESTORED RAILING PRIOR INSTALL. PAINT STAINLESS STEEL ANCHORS TO MATCH BRACKET AND RAILING.

REINSTALL RESTORED WROUGHT IRON RAILING. CUT OFF POST EMBEDMENTS AND REPAIR AT PREVIOUS EMBEDMENT LOCATION AS DESIGNATED BY A/E.

PROVIDE BACKER ROD AND SEALANT AT COPING JOINTS. SEALANT TYPE 3.

REINSTALL EXISTING TERRA COTTA. REPAIR AS DESIGNATED BY A/E.

REMOVE EXISTING INTERIOR WOOD PANELING. DOCUMENT DIMENSIONS AND PROFILES FOR ACCURATE REPLICATION.

CONTINUOUS SELF-ADHERED FLASHING MEMBRANE WITH END DAMS. MEMBRANE TO BE COMPATIBLE WITH WRB.

PROVIDE TREATED 2X4 @ 12" O.C. STUD FRAME WALL WITH 3/4" EXTERIOR GRADE PLYWOOD SHEATHING AT INTERIOR AND EXTERIOR.

VAPOR PERMEABLE SELF-ADHERED WEATHER RESISTIVE BARRIER (WRB).

NEW "SOLID" TERRA COTTA TO MATCH EXISTING DESIGN BUT WITHOUT FULL-DEPTH VOIDS.

ANCHOR NEW TERRA COTTA WITH STAINLESS STEEL ANCHORS SECURED TO STUD WALL BACK-UP. MIN. TWO ANCHORS PER UNIT. SEAL PENETRATIONS IN WRB AT FASTENER LOCATIONS.

EXISTING TILE FLOOR TO REMAIN.

PROVIDE ROPE WICKS AT HEAD JOINTS.

PROVIDE NEW COPPER DRIP EDGE SET IN SEALANT.

PROVIDE BACKER ROD AND SEALANT AT SECOND BELT COURSE WASH JOINTS. SEALANT TYPE 3.

PROVIDE NEW INTERIOR WOOD PANELING TO MATCH EXISTING. PRIME AND PAINT.

FIBER GLASS BATT INSULATION.

PROVIDE 2X4 @ 12" O.C. STUD FRAME WALL WITH 3/4" EXTERIOR GRADE PLYWOOD SHEATHING AT INTERIOR AND EXTERIOR.

CONTINUOUS SELF-ADHERED VAPOR PERMEABLE WRB WITH END DAMS.

NEW "SOLID" TERRA COTTA TO MATCH EXISTING DESIGN BUT WITHOUT FULL-DEPTH VOIDS.

ANCHOR NEW TERRA COTTA WITH STAINLESS STEEL ANCHORS SECURED TO STUD WALL BACK-UP. MIN. TWO ANCHORS PER UNIT. SEAL PENETRATIONS IN WRB AT FASTENER LOCATIONS.

EXISTING BRICK MASONRY TO REMAIN. REPAIR AS DESIGNATED BY A/E.



12/19/24 IFC - PHASE I
6/21/23 ISSUED FOR BID

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LICENSE EXPIRES NOVEMBER 30, 2024

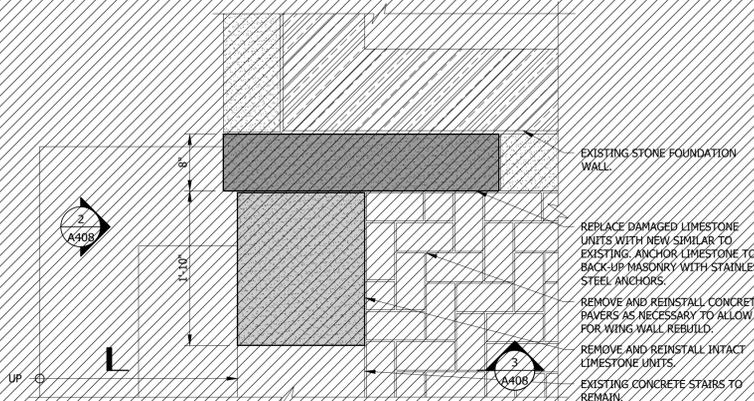
Project Description
PABST MANSION EXTERIOR RESTORATION

2000 WEST WISCONSIN AVENUE MILWAUKEE, WI 53233

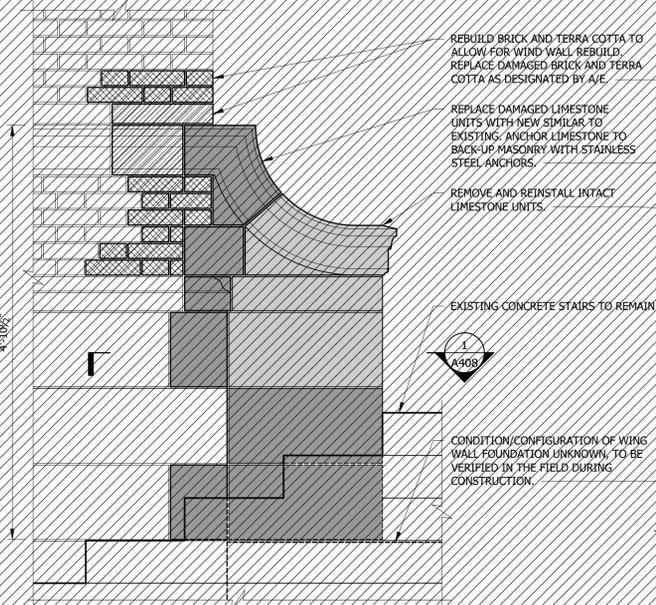
Drawing Title
IRONING PORCH RESTORATION DETAILS

KH Job# 10446.0001 Drawing Number
Date JUNE 2023
Designed DLW
Drawn DLW
Checked TAG of 38

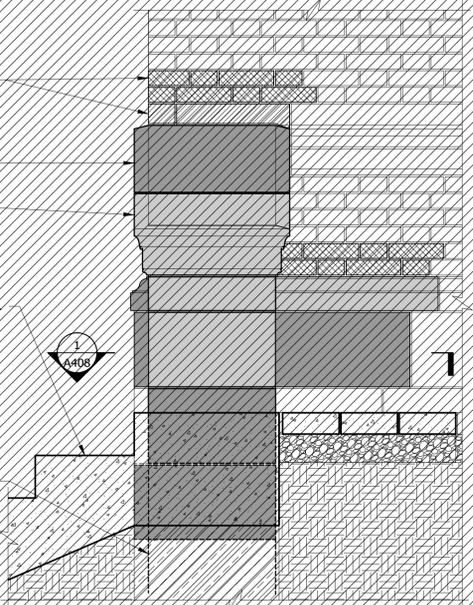
A407



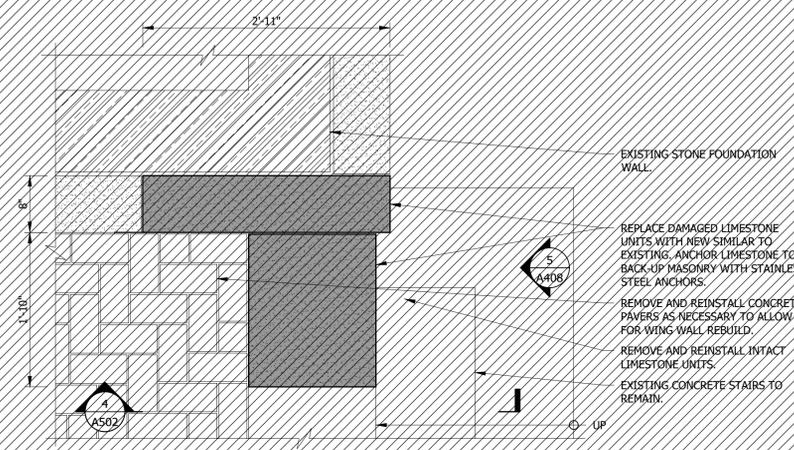
1 WEST WING WALL - PLAN
SCALE: 1" = 1'-0"



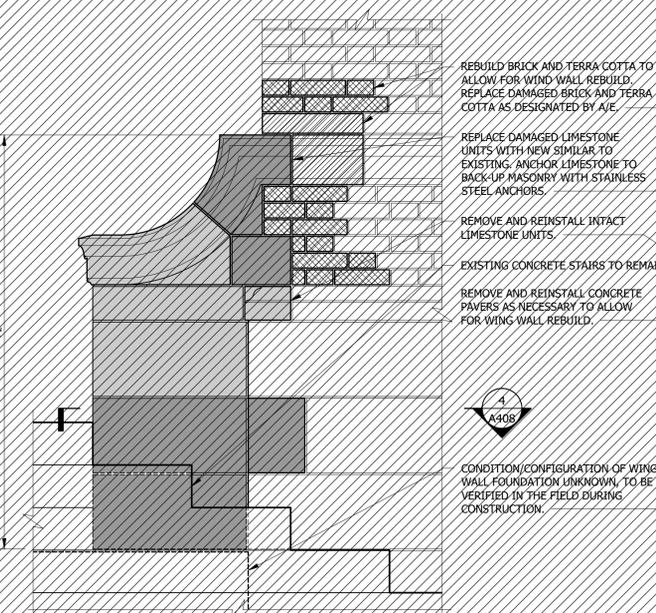
2 WEST WING WALL - WEST ELEV.
SCALE: 1" = 1'-0"



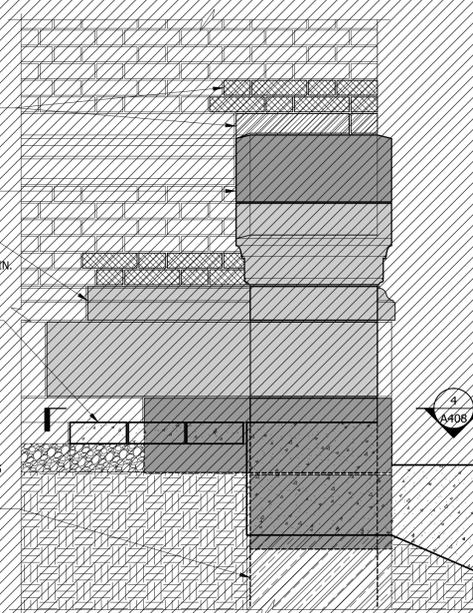
3 WEST WING WALL - SOUTH ELEV.
SCALE: 1" = 1'-0"



4 EAST WING WALL - PLAN
SCALE: 1" = 1'-0"



5 EAST WING WALL - EAST ELEV
SCALE: 1" = 1'-0"



6 EAST WING WALL - SOUTH ELEV.
SCALE: 1" = 1'-0"

NOTES:

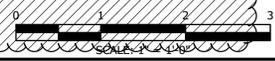
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LEGEND:

- WINDOW NUMBER (REFER TO WINDOW SCHEDULE ON SHEETS A504-A506)
- DOOR NUMBER
- DOWNSPOUT NUMBER

REPAIR LEGEND:

- REPLACE DAMAGED LIMESTONE WITH NEW SIMILAR TO EXISTING.
- REMOVE AND REINSTALL INTACT LIMESTONE.
- CAREFULLY SALVAGE AND REBUILD BRICK. REPLACE DAMAGED BRICK AS DESIGNATED BY A/E.
- CAREFULLY SALVAGE AND REBUILD TERRA COTTA. REPLACE DAMAGED TERRA COTTA AS DESIGNATED BY A/E.



12/19/24	IFC - PHASE I	
6/21/23	ISSUED FOR BID	
No.	Date	Description
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LICENSE EXPIRES NOVEMBER 30, 2024

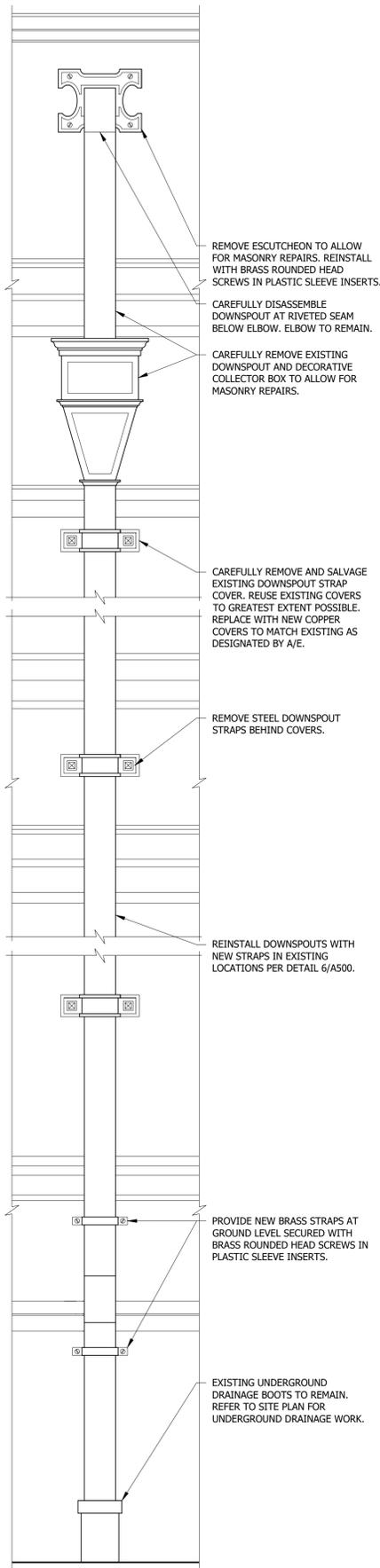
Project Description
**PABST MANSION
EXTERIOR RESTORATION**

2000 WEST WISCONSIN AVENUE
MILWAUKEE, WI 53233

Drawing Title
**MISC. MASONRY REPAIR
DETAILS**

KH Job# 10446.0001	Drawing Number
Date JUNE 2023	A408
Designed DLW	
Drawn DLW	
Checked TAG	

Jun 21, 2023 9:55:19 am Dweirick H:\DDES\Robst. Mansion-10446\10446.0001R_Envelope_Restoration\06-MASONRY-ROOF REPAIR DETAILS.dwg



5 TYPICAL DOWNSPOUT
SCALE: 1" = 1'-0"

REMOVE ESCUTCHEON TO ALLOW FOR MASONRY REPAIRS. REINSTALL WITH BRASS ROUNDED HEAD SCREWS IN PLASTIC SLEEVE INSERTS.

CAREFULLY DISASSEMBLE DOWNSPOUT AT RIVETED SEAM BELOW ELBOW. ELBOW TO REMAIN.

CAREFULLY REMOVE EXISTING DOWNSPOUT AND DECORATIVE COLLECTOR BOX TO ALLOW FOR MASONRY REPAIRS.

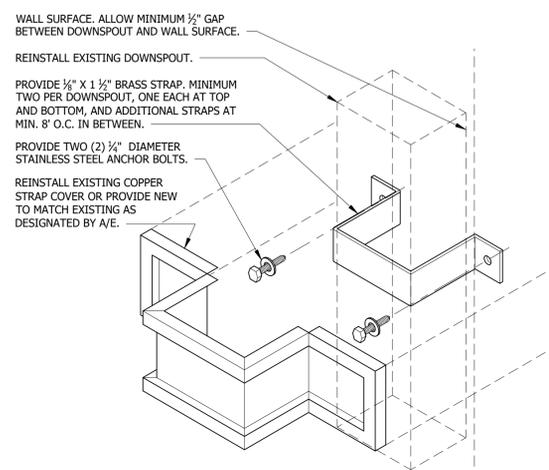
CAREFULLY REMOVE AND SALVAGE EXISTING DOWNSPOUT STRAP COVER. REUSE EXISTING COVERS TO GREATEST EXTENT POSSIBLE. REPLACE WITH NEW COPPER COVERS TO MATCH EXISTING AS DESIGNATED BY A/E.

REMOVE STEEL DOWNSPOUT STRAPS BEHIND COVERS.

REINSTALL DOWNSPOUTS WITH NEW STRAPS IN EXISTING LOCATIONS PER DETAIL 6/A500.

PROVIDE NEW BRASS STRAPS AT GROUND LEVEL SECURED WITH BRASS ROUNDED HEAD SCREWS IN PLASTIC SLEEVE INSERTS.

EXISTING UNDERGROUND DRAINAGE BOOTS TO REMAIN. REFER TO SITE PLAN FOR UNDERGROUND DRAINAGE WORK.



6 DOWNSPOUT STRAP
SCALE: 3" = 1'-0"

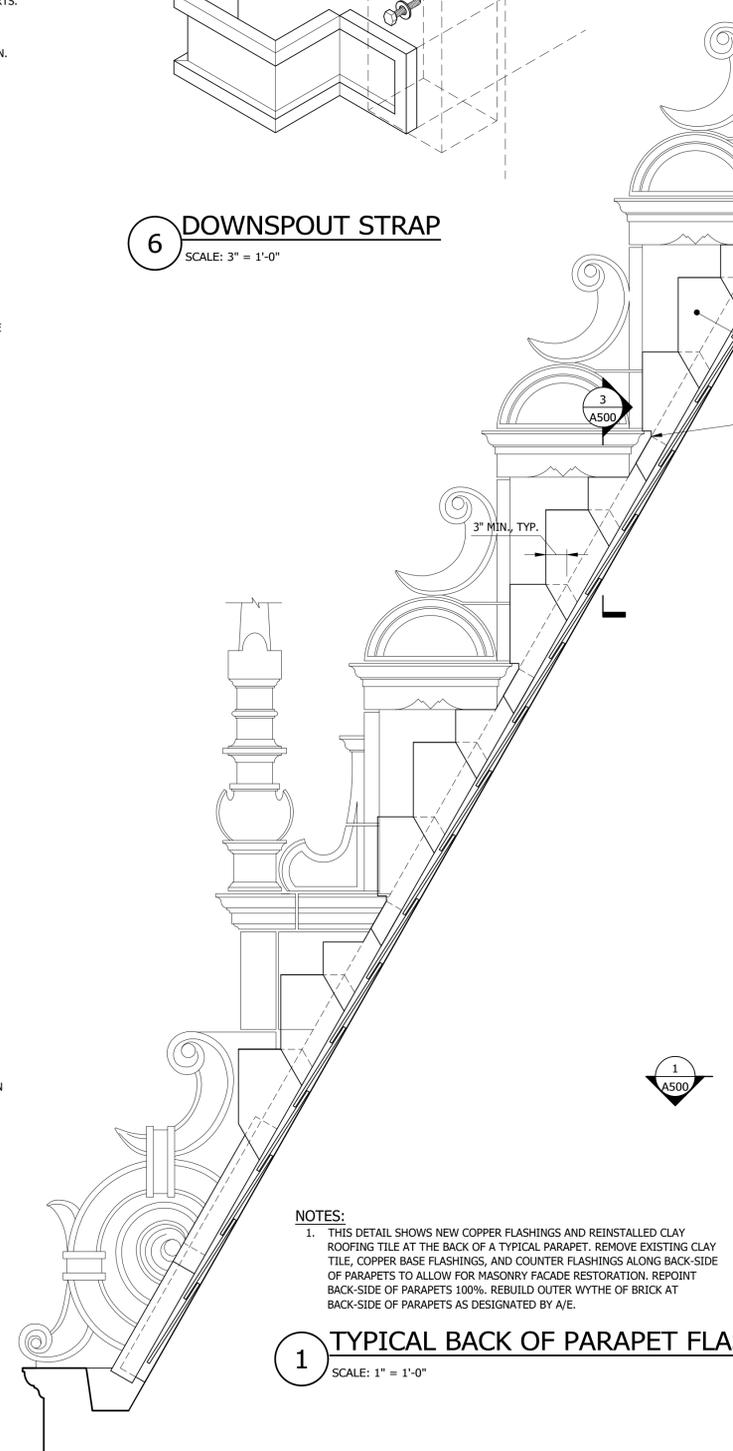
WALL SURFACE. ALLOW MINIMUM 1/2" GAP BETWEEN DOWNSPOUT AND WALL SURFACE.

REINSTALL EXISTING DOWNSPOUT.

PROVIDE 1/2" X 1 1/2" BRASS STRAP. MINIMUM TWO PER DOWNSPOUT. ONE EACH AT TOP AND BOTTOM, AND ADDITIONAL STRAPS AT MIN. 8' O.C. IN BETWEEN.

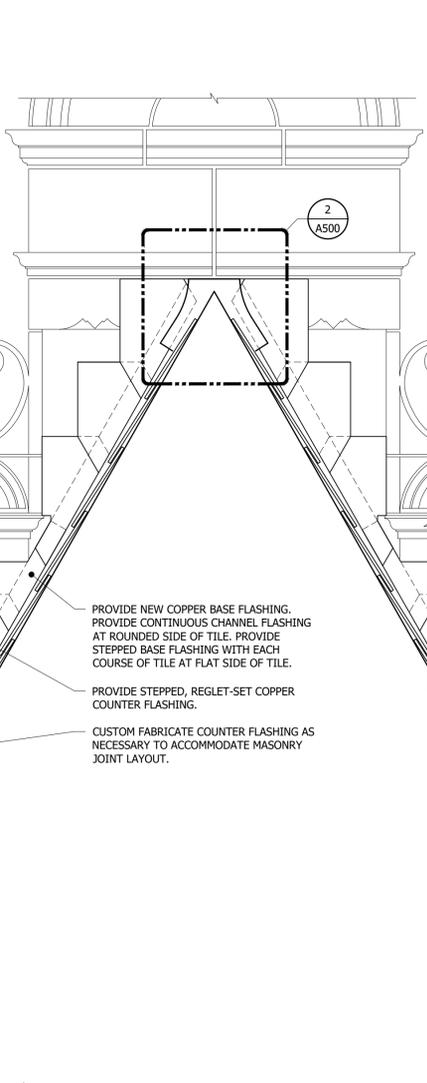
PROVIDE TWO (2) 1/2" DIAMETER STAINLESS STEEL ANCHOR BOLTS.

REINSTALL EXISTING COPPER STRAP COVER OR PROVIDE NEW TO MATCH EXISTING AS DESIGNATED BY A/E.



1 TYPICAL BACK OF PARAPET FLASHING
SCALE: 1" = 1'-0"

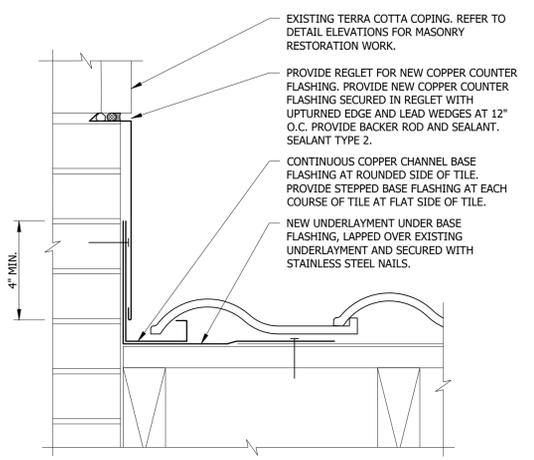
NOTES:
1. THIS DETAIL SHOWS NEW COPPER FLASHINGS AND REINSTALLED CLAY ROOFING TILE AT THE BACK OF A TYPICAL PARAPET. REMOVE EXISTING CLAY TILE, COPPER BASE FLASHINGS, AND COUNTER FLASHINGS ALONG BACK-SIDE OF PARAPETS TO ALLOW FOR MASONRY FACADE RESTORATION. REPOINT BACK-SIDE OF PARAPETS 100%. REBUILD OUTER WYTHE OF BRICK AT BACK-SIDE OF PARAPETS AS DESIGNATED BY A/E.



2 TYPICAL RIDGE FLASHING
SCALE: 3" = 1'-0"

PROVIDE NEW COPPER RIDGE FLASHING SIMILAR TO EXISTING.

SECURE TO EXISTING WOOD BLOCKING WITH STAINLESS STEEL GASKETED FASTENERS AT 12" O.C. REPLACE DAMAGED OR ROTTED WOOD BLOCKING IN KIND.



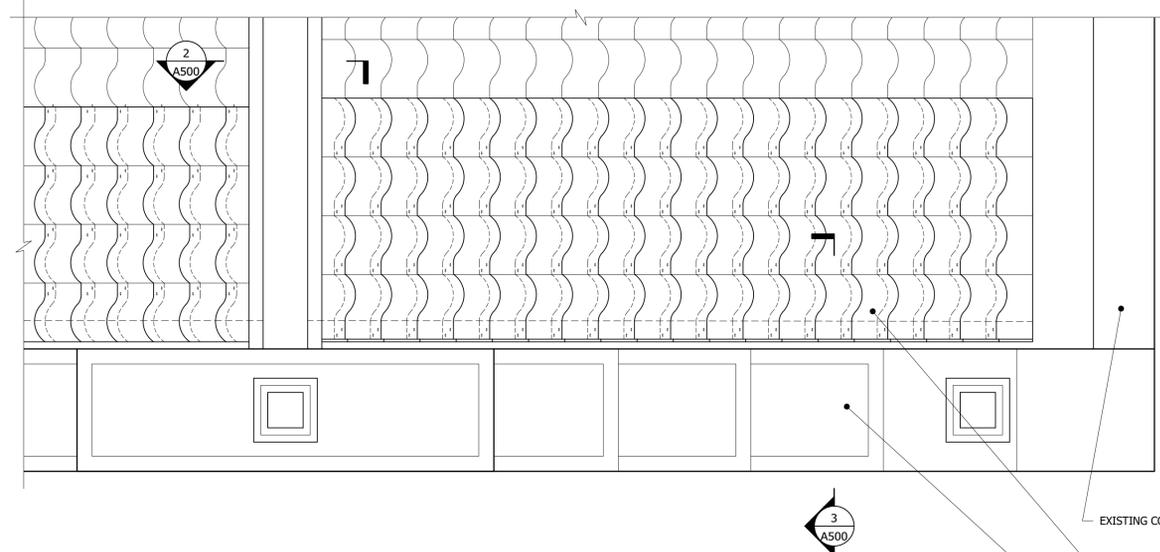
3 TYPICAL FLASHING AT PARAPET
SCALE: 3" = 1'-0"

EXISTING TERRA COTTA COPING. REFER TO DETAIL ELEVATIONS FOR MASONRY RESTORATION WORK.

PROVIDE REGLET FOR NEW COPPER COUNTER FLASHING. PROVIDE NEW COPPER COUNTER FLASHING SECURED IN REGLET WITH UPTURNED EDGE AND LEAD WEDGES AT 12" O.C. PROVIDE BACKER ROD AND SEALANT. SEALANT TYPE 2.

CONTINUOUS COPPER CHANNEL BASE FLASHING AT ROUNDED SIDE OF TILE. PROVIDE STEPPED BASE FLASHING AT EACH COURSE OF TILE AT FLAT SIDE OF TILE.

NEW UNDERLAYMENT UNDER BASE FLASHING, LAPPED OVER EXISTING UNDERLAYMENT AND SECURED WITH STAINLESS STEEL NAILS.



4 TYPICAL TILE REMOVAL
SCALE: 1" = 1'-0"

EXISTING COPPER GUTTERS TO REMAIN.

REMOVE AND REINSTALL EXISTING CLAY TILE ROOFING TO ALLOW FOR MASONRY FACADE RESTORATION. REINSTALL EXISTING TILES WITH TWO COPPER NAILS PER TILE.

EXISTING TERRA COTTA COPINGS. REFER TO DETAIL ELEVATIONS FOR MASONRY RESTORATION WORK.



For Local Approvals:

Klein-Hoffman
Architectural & Structural Engineering
328 East Mason Street
Milwaukee, Wisconsin 53202
Phone (414) 261-1345
Wisconsin Architecture/Engineering License No. 2926-11

12/19/24 IFC - PHASE I
6/21/23 ISSUED FOR BID

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE PROVISIONS OF THE STATE OF WISCONSIN COMMERCIAL BUILDING CODE.

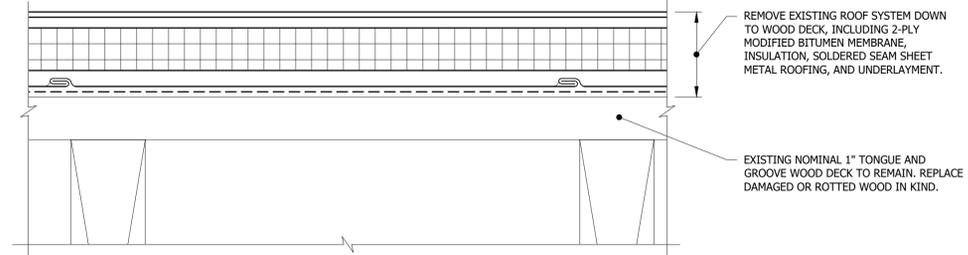
LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
PABST MANSION EXTERIOR RESTORATION

2000 WEST WISCONSIN AVENUE MILWAUKEE, WI 53233

Drawing Title
ROOF DETAILS

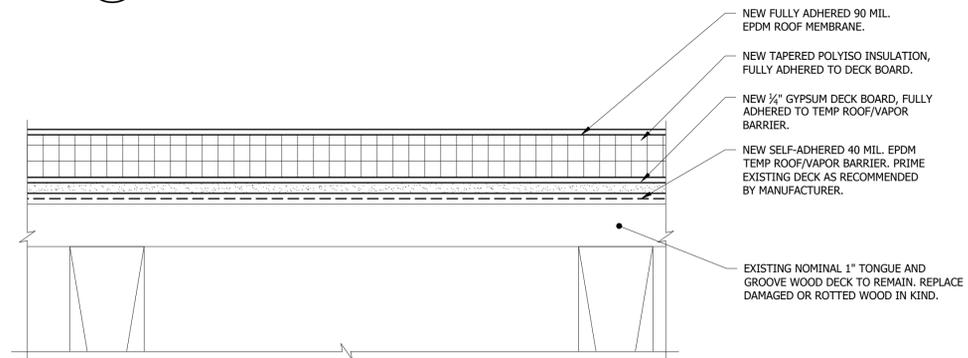
KH Job# 10446.0001 Drawing Number
Date JUNE 2023
Designed DLW
Drawn DLW
Checked TAG of 38
A500



NOTES:
1. REMOVE EXISTING ROOF SYSTEM 100% DOWN TO EXISTING TONGUE AND GROOVE WOOD DECK.

1 LOW SLOPE ROOF SYSTEM - EXISTING REMOVAL

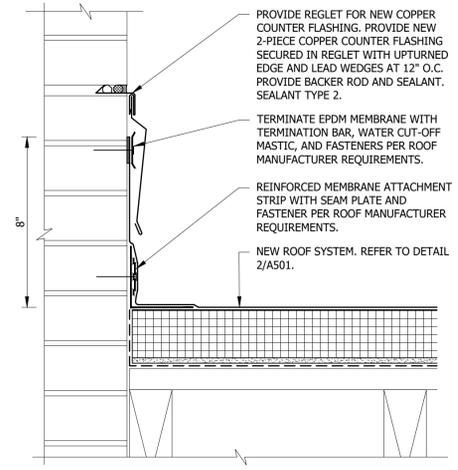
SCALE: 6" = 1'-0"



NOTES:
1. NEW ROOF SYSTEM TO BE COVERED BY ROOF MANUFACTURER'S 20 YEAR NDL WARRANTY. CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL DETAILS ARE REVIEWED AND APPROVED BY ROOFING MANUFACTURER TO VERIFY COMPLIANCE WITH WARRANTY REQUIREMENTS.

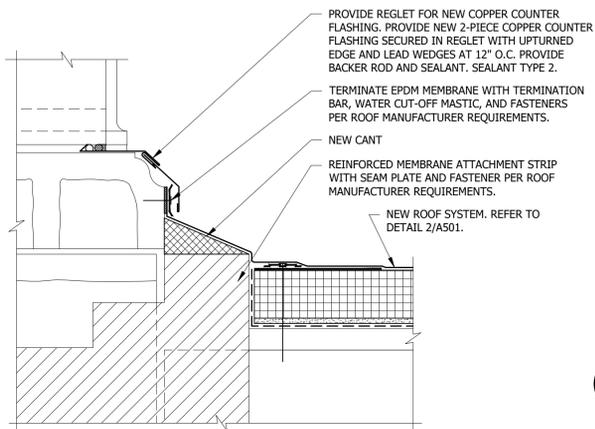
2 LOW SLOPE ROOF SYSTEM - NEW

SCALE: 6" = 1'-0"



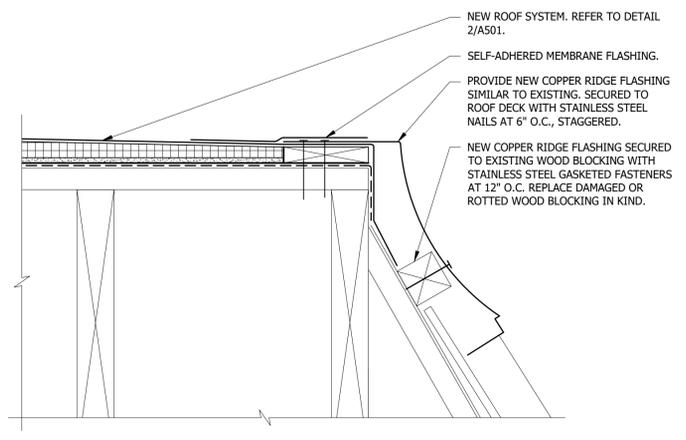
3 TYPICAL FLASHING

SCALE: 3" = 1'-0"



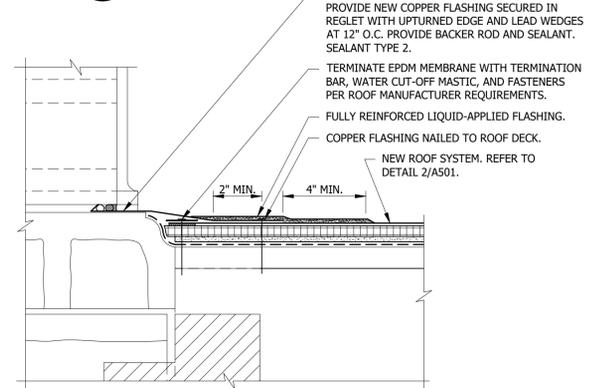
5 TYPICAL BALUSTRADE FLASHING

SCALE: 3" = 1'-0"



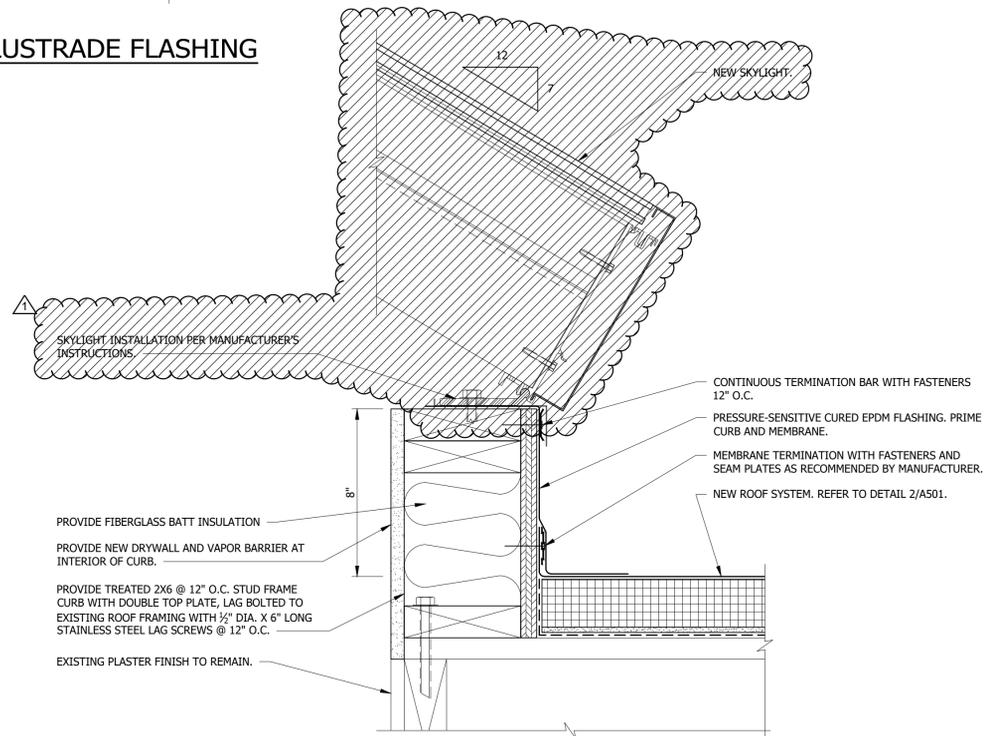
4 LOW SLOPE TO STEEP SLOPE

SCALE: 3" = 1'-0"



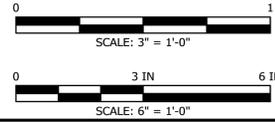
6 TYPICAL ZERO HEIGHT BALUSTRADE FLASHING

SCALE: 3" = 1'-0"



7 SKYLIGHT CURB

SCALE: 3" = 1'-0"



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LICENSE EXPIRES NOVEMBER 30, 2024	

Project Description
PABST MANSION EXTERIOR RESTORATION
2000 WEST WISCONSIN AVENUE
MILWAUKEE, WI 53233

Drawing Title
ROOF DETAILS

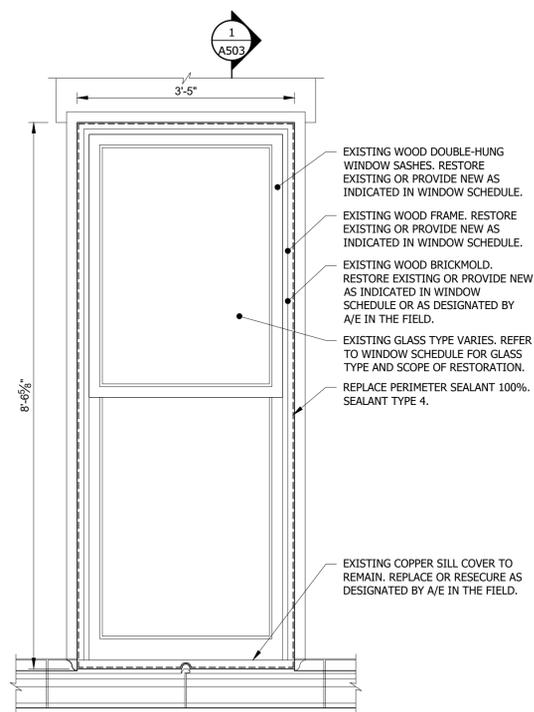
KH Job# 10446.0001	Drawing Number
Date JUNE 2023	A501
Designed DLW	
Drawn DLW	
Checked TAG	

Jun 21, 2023 9:55:19 am Dweirick H:\DDES\Fabst_Mansion-10446\10446_Envelope-Restoration\06-MASONRY-ROOF REPAIR DETAILS.dwg

WINDOW RESTORATION GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS, PROFILES, CONDITIONS, ETC. IN THE FIELD.
- PROVIDE TEMPORARY WEATHER-TIGHT PANELS OVER ALL WINDOW OPENINGS WHERE SASH HAVE BEEN REMOVED FOR RESTORATION WORK.
- ALL NEW MATERIALS, INCLUDING REPLACEMENT WOOD COMPONENTS, REPLACEMENT OF LEADED GLASS PANELS, ETC., SHALL MATCH EXISTING HISTORIC MATERIALS IN TYPE, STRENGTH, SIZE, AND PROFILE. THIS INCLUDES CREATION OF CUSTOM TEMPLATES FOR MATCHING WOOD MOLDING PROFILES AS NECESSARY.
- EACH WINDOW IS ASSIGNED A SCOPE OF WORK, WHICH MAY BE REPLACEMENT, VARYING LEVELS OF RESTORATION, OR NO WORK. PROVIDE THE SCOPE OF WORK INDICATED IN THE WINDOW SCHEDULE FOR EACH WINDOW.

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 Architectural & Structural Engineering
 328 East Mason Street
 Milwaukee, Wisconsin 53202
 Phone (414) 261-1345
 Wisconsin Architecture/Engineering License No. 2926-11



EXISTING WOOD DOUBLE-HUNG WINDOW SASHES. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.

EXISTING WOOD FRAME. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.

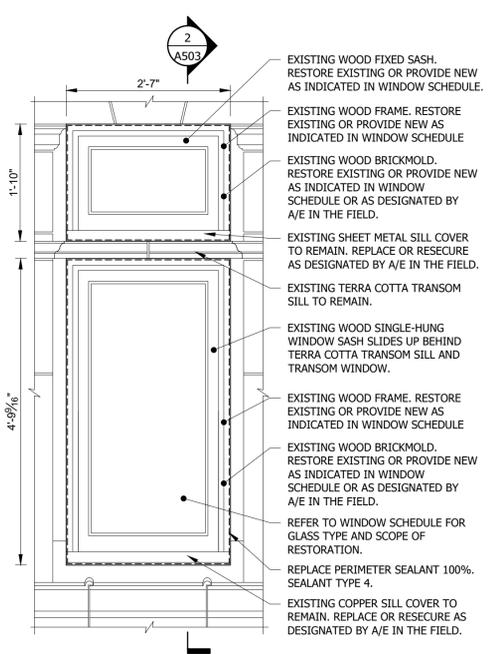
EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.

EXISTING GLASS TYPE VARIES. REFER TO WINDOW SCHEDULE FOR GLASS TYPE AND SCOPE OF RESTORATION.

REPLACE PERIMETER SEALANT 100%. SEALANT TYPE 4.

EXISTING COPPER SILL COVER TO REMAIN. REPLACE OR RESECURE AS DESIGNATED BY A/E IN THE FIELD.

1 WINDOW TYPE A
 SCALE: 3/4" = 1'-0"



EXISTING WOOD FIXED SASH. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.

EXISTING WOOD FRAME. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.

EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.

EXISTING SHEET METAL SILL COVER TO REMAIN. REPLACE OR RESECURE AS DESIGNATED BY A/E IN THE FIELD.

EXISTING TERRA COTTA TRANSOM SILL TO REMAIN.

EXISTING WOOD SINGLE-HUNG WINDOW SASH SLIDES UP BEHIND TERRA COTTA TRANSOM SILL AND TRANSOM WINDOW.

EXISTING WOOD FRAME. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.

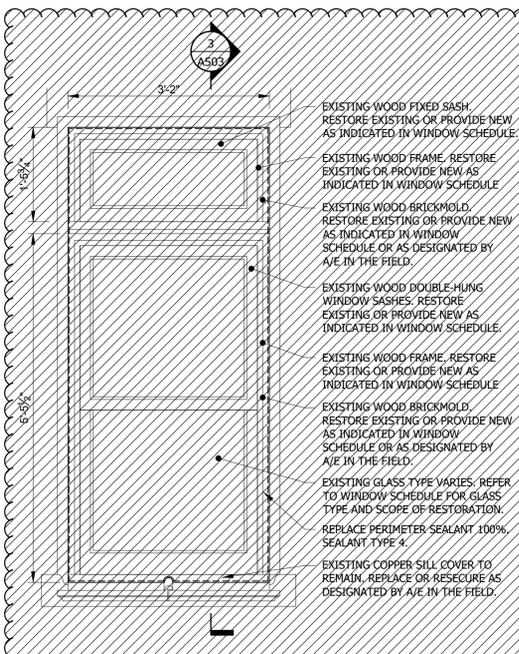
EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.

REFER TO WINDOW SCHEDULE FOR GLASS TYPE AND SCOPE OF RESTORATION.

REPLACE PERIMETER SEALANT 100%. SEALANT TYPE 4.

EXISTING COPPER SILL COVER TO REMAIN. REPLACE OR RESECURE AS DESIGNATED BY A/E IN THE FIELD.

2 WINDOW TYPE B
 SCALE: 3/4" = 1'-0"



EXISTING WOOD FIXED SASH. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.

EXISTING WOOD FRAME. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.

EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.

EXISTING WOOD DOUBLE-HUNG WINDOW SASHES. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.

EXISTING WOOD FRAME. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.

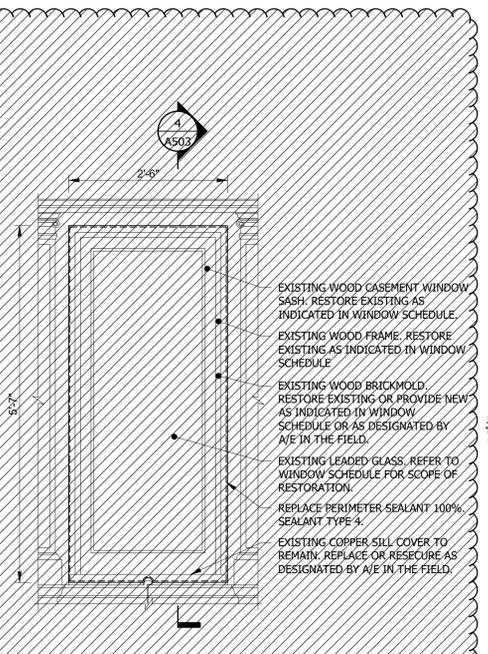
EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.

EXISTING GLASS TYPE VARIES. REFER TO WINDOW SCHEDULE FOR GLASS TYPE AND SCOPE OF RESTORATION.

REPLACE PERIMETER SEALANT 100%. SEALANT TYPE 4.

EXISTING COPPER SILL COVER TO REMAIN. REPLACE OR RESECURE AS DESIGNATED BY A/E IN THE FIELD.

3 WINDOW TYPE C
 SCALE: 3/4" = 1'-0"



EXISTING WOOD CASEMENT WINDOW SASH. RESTORE EXISTING AS INDICATED IN WINDOW SCHEDULE.

EXISTING WOOD FRAME. RESTORE EXISTING AS INDICATED IN WINDOW SCHEDULE.

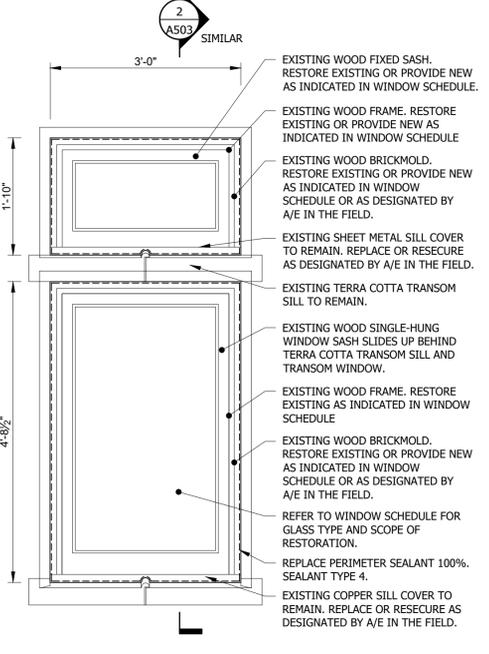
EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.

EXISTING LEADED GLASS. REFER TO WINDOW SCHEDULE FOR SCOPE OF RESTORATION.

REPLACE PERIMETER SEALANT 100%. SEALANT TYPE 4.

EXISTING COPPER SILL COVER TO REMAIN. REPLACE OR RESECURE AS DESIGNATED BY A/E IN THE FIELD.

4 WINDOW TYPE D
 SCALE: 3/4" = 1'-0"



EXISTING WOOD FIXED SASH. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.

EXISTING WOOD FRAME. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.

EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.

EXISTING SHEET METAL SILL COVER TO REMAIN. REPLACE OR RESECURE AS DESIGNATED BY A/E IN THE FIELD.

EXISTING TERRA COTTA TRANSOM SILL TO REMAIN.

EXISTING WOOD SINGLE-HUNG WINDOW SASH SLIDES UP BEHIND TERRA COTTA TRANSOM SILL AND TRANSOM WINDOW.

EXISTING WOOD FRAME. RESTORE EXISTING AS INDICATED IN WINDOW SCHEDULE.

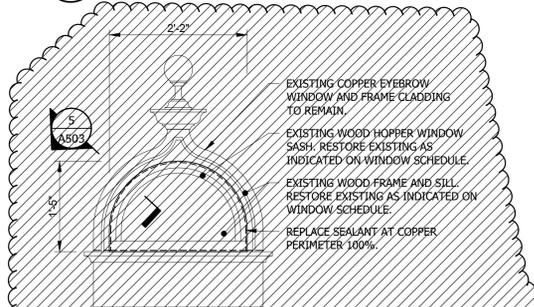
EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.

REFER TO WINDOW SCHEDULE FOR GLASS TYPE AND SCOPE OF RESTORATION.

REPLACE PERIMETER SEALANT 100%. SEALANT TYPE 4.

EXISTING COPPER SILL COVER TO REMAIN. REPLACE OR RESECURE AS DESIGNATED BY A/E IN THE FIELD.

5 WINDOW TYPE E
 SCALE: 3/4" = 1'-0"



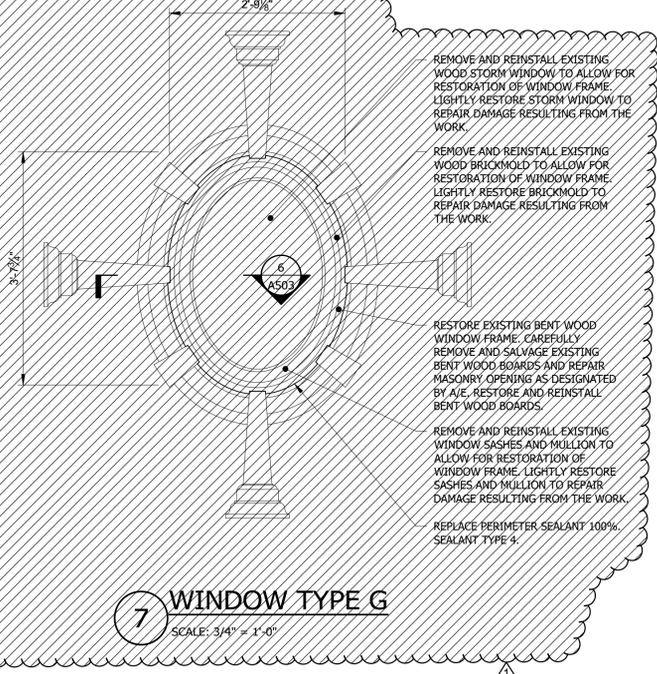
EXISTING COPPER EYEBROW WINDOW AND FRAME CLADDING TO REMAIN.

EXISTING WOOD HOPPER WINDOW SASH. RESTORE EXISTING AS INDICATED ON WINDOW SCHEDULE.

EXISTING WOOD FRAME AND SILL. RESTORE EXISTING AS INDICATED ON WINDOW SCHEDULE.

REPLACE SEALANT AT COPPER PERIMETER 100%.

6 WINDOW TYPE F
 SCALE: 3/4" = 1'-0"



REMOVE AND REINSTALL EXISTING WOOD STORM WINDOW TO ALLOW FOR RESTORATION OF WINDOW FRAME. LIGHTLY RESTORE STORM WINDOW TO REPAIR DAMAGE RESULTING FROM THE WORK.

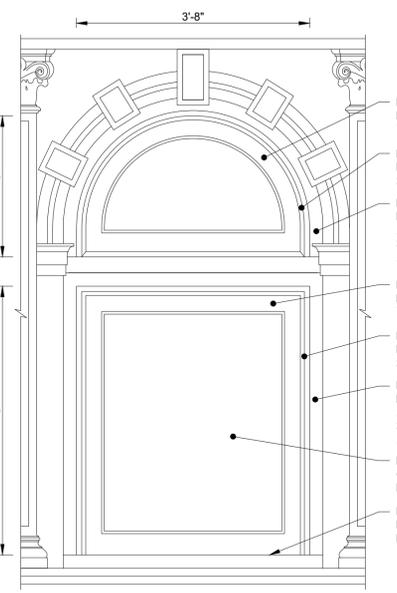
REMOVE AND REINSTALL EXISTING WOOD BRICKMOLD TO ALLOW FOR RESTORATION OF WINDOW FRAME. LIGHTLY RESTORE BRICKMOLD TO REPAIR DAMAGE RESULTING FROM THE WORK.

RESTORE EXISTING BENT WOOD WINDOW FRAME. CAREFULLY REMOVE AND SALVAGE EXISTING BENT WOOD BOARDS AND REPAIR MASONRY OPENING AS DESIGNATED BY A/E. RESTORE AND REINSTALL BENT WOOD BOARDS.

REMOVE AND REINSTALL EXISTING WINDOW SASHES AND MULLION TO ALLOW FOR RESTORATION OF WINDOW FRAME. LIGHTLY RESTORE SASHES AND MULLION TO REPAIR DAMAGE RESULTING FROM THE WORK.

REPLACE PERIMETER SEALANT 100%. SEALANT TYPE 4.

7 WINDOW TYPE G
 SCALE: 3/4" = 1'-0"



EXISTING WOOD FIXED SASH. RESTORE EXISTING AS INDICATED IN WINDOW SCHEDULE.

EXISTING WOOD FRAME. RESTORE EXISTING AS INDICATED IN WINDOW SCHEDULE.

EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.

EXISTING WOOD FIXED SASH. RESTORE EXISTING AS INDICATED IN WINDOW SCHEDULE.

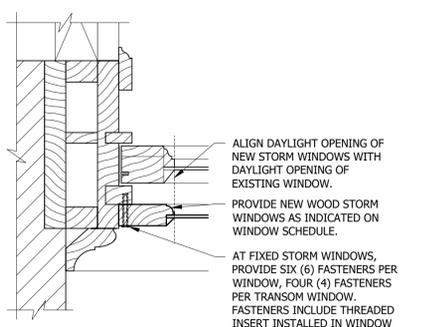
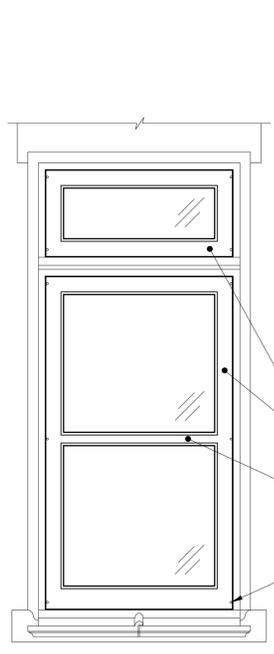
EXISTING WOOD FRAME. RESTORE EXISTING AS INDICATED IN WINDOW SCHEDULE.

EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.

REFER TO WINDOW SCHEDULE FOR GLASS TYPE AND SCOPE OF RESTORATION.

EXISTING COPPER SILL COVER TO REMAIN. REPLACE OR RESECURE AS DESIGNATED BY A/E IN THE FIELD.

9 WINDOW TYPE I
 SCALE: 3/4" = 1'-0"

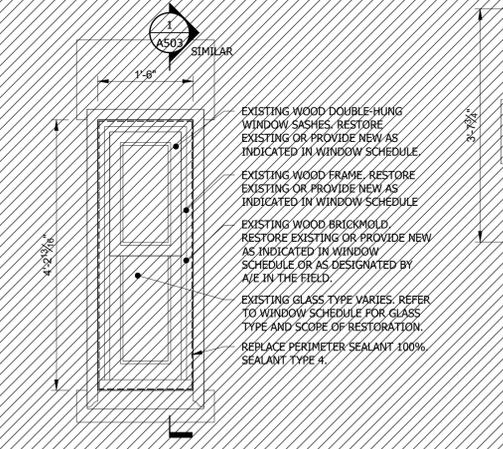


ALIGN DAYLIGHT OPENING OF NEW STORM WINDOWS WITH DAYLIGHT OPENING OF EXISTING WINDOW.

PROVIDE NEW WOOD STORM WINDOWS AS INDICATED ON WINDOW SCHEDULE.

AT FIXED STORM WINDOWS, PROVIDE SIX (6) FASTENERS PER WINDOW, FOUR (4) FASTENERS PER TRANSOM WINDOW. FASTENERS INCLUDE THREADED INSERT INSTALLED IN WINDOW FRAME, THREADED INSERT WITH FLANGE INSTALLED IN STORM WINDOW, AND FLATHEAD BOLT.

11 TYPICAL STORM WINDOW SECTION
 SCALE: 3" = 1'-0"



EXISTING WOOD DOUBLE-HUNG WINDOW SASHES. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.

EXISTING WOOD FRAME. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.

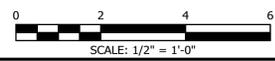
EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.

EXISTING GLASS TYPE VARIES. REFER TO WINDOW SCHEDULE FOR GLASS TYPE AND SCOPE OF RESTORATION.

REPLACE PERIMETER SEALANT 100%. SEALANT TYPE 4.

8 WINDOW TYPE H
 SCALE: 3/4" = 1'-0"

10 TYPICAL STORM WINDOW ELEVATION
 SCALE: 3/4" = 1'-0"



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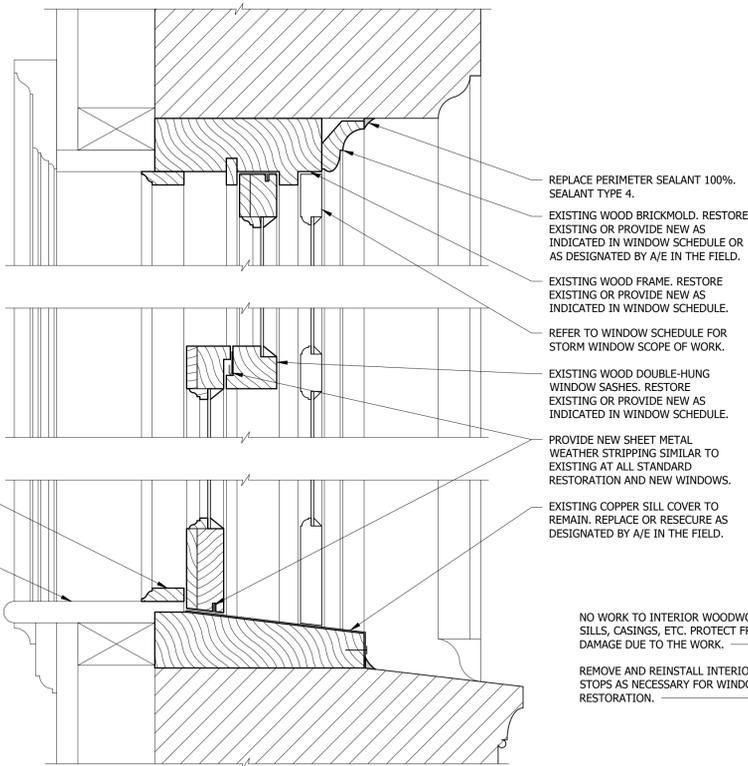
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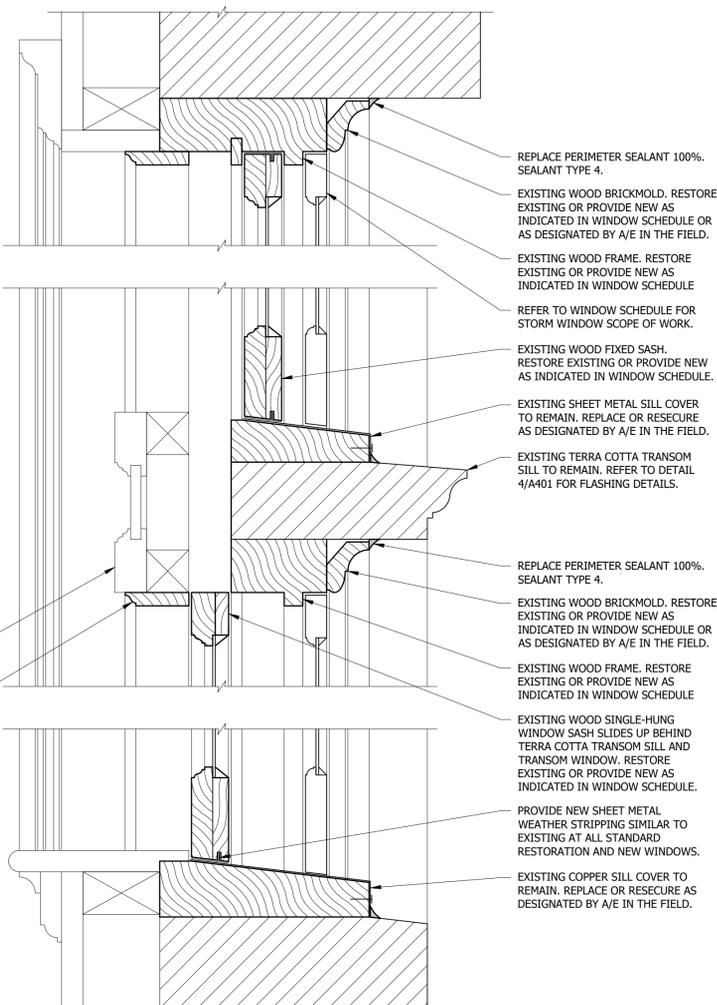
KH Job# 10446.0001 Drawing Number
 Date **JUNE 2023**
 Designed **DLW**
 Drawn **DLW**
 Checked **TAG** of 38



REPLACE PERIMETER SEALANT 100%. SEALANT TYPE 4.
EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.
EXISTING WOOD FRAME. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.
REFER TO WINDOW SCHEDULE FOR STORM WINDOW SCOPE OF WORK.
EXISTING WOOD DOUBLE-HUNG WINDOW SASHES. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.
PROVIDE NEW SHEET METAL WEATHER STRIPPING SIMILAR TO EXISTING AT ALL STANDARD RESTORATION AND NEW WINDOWS.
EXISTING COPPER SILL COVER TO REMAIN. REPLACE OR RESECURE AS DESIGNATED BY A/E IN THE FIELD.

REMOVE AND REINSTALL INTERIOR STOPS AS NECESSARY FOR WINDOW RESTORATION.
NO WORK TO INTERIOR SILLS, CASINGS, ETC. PROTECT FROM DAMAGE DUE TO THE WORK.

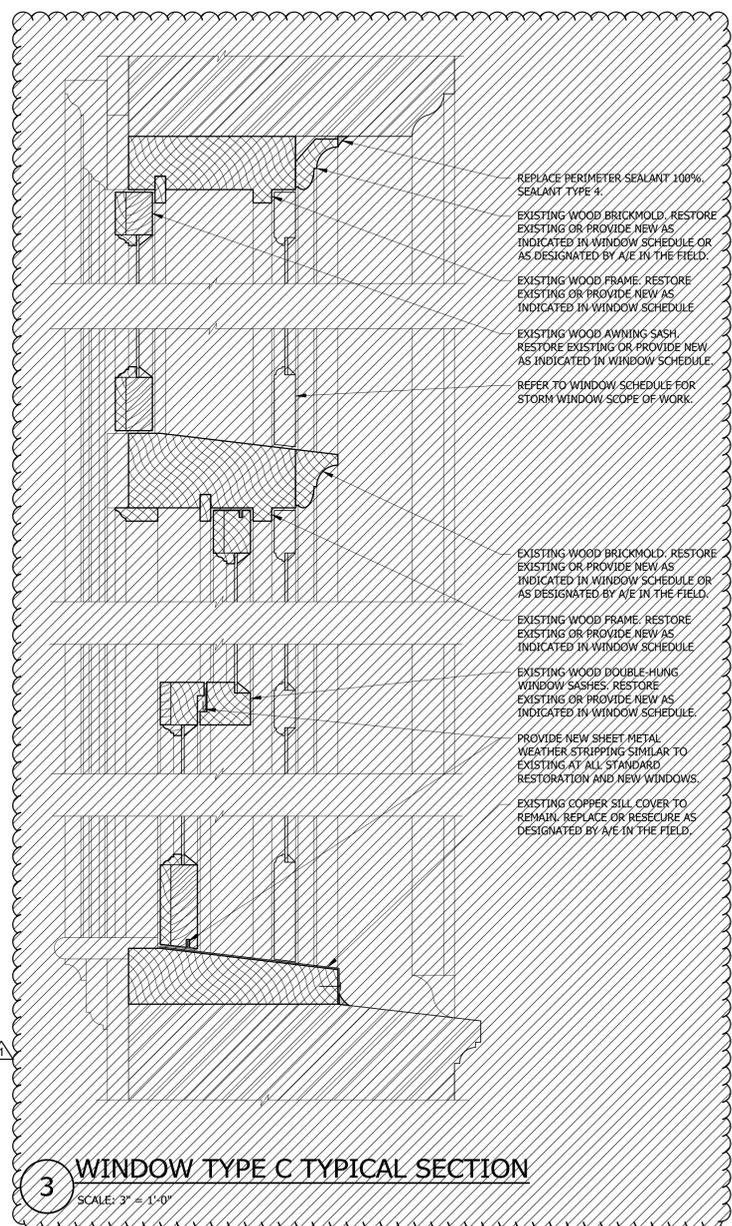
1 WINDOW TYPE A TYPICAL SECTION
SCALE: 3" = 1'-0"



REPLACE PERIMETER SEALANT 100%. SEALANT TYPE 4.
EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.
EXISTING WOOD FRAME. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.
REFER TO WINDOW SCHEDULE FOR STORM WINDOW SCOPE OF WORK.
EXISTING WOOD FIXED SASH. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.
EXISTING SHEET METAL SILL COVER TO REMAIN. REPLACE OR RESECURE AS DESIGNATED BY A/E IN THE FIELD.
EXISTING TERRA COTTA TRANSOM SILL TO REMAIN. REFER TO DETAIL 4/A401 FOR FLASHING DETAILS.
REPLACE PERIMETER SEALANT 100%. SEALANT TYPE 4.
EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.
EXISTING WOOD FRAME. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.
EXISTING WOOD SINGLE-HUNG WINDOW SASH SLIDES UP BEHIND TERRA COTTA TRANSOM SILL AND TRANSOM WINDOW. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.
PROVIDE NEW SHEET METAL WEATHER STRIPPING SIMILAR TO EXISTING AT ALL STANDARD RESTORATION AND NEW WINDOWS.
EXISTING COPPER SILL COVER TO REMAIN. REPLACE OR RESECURE AS DESIGNATED BY A/E IN THE FIELD.

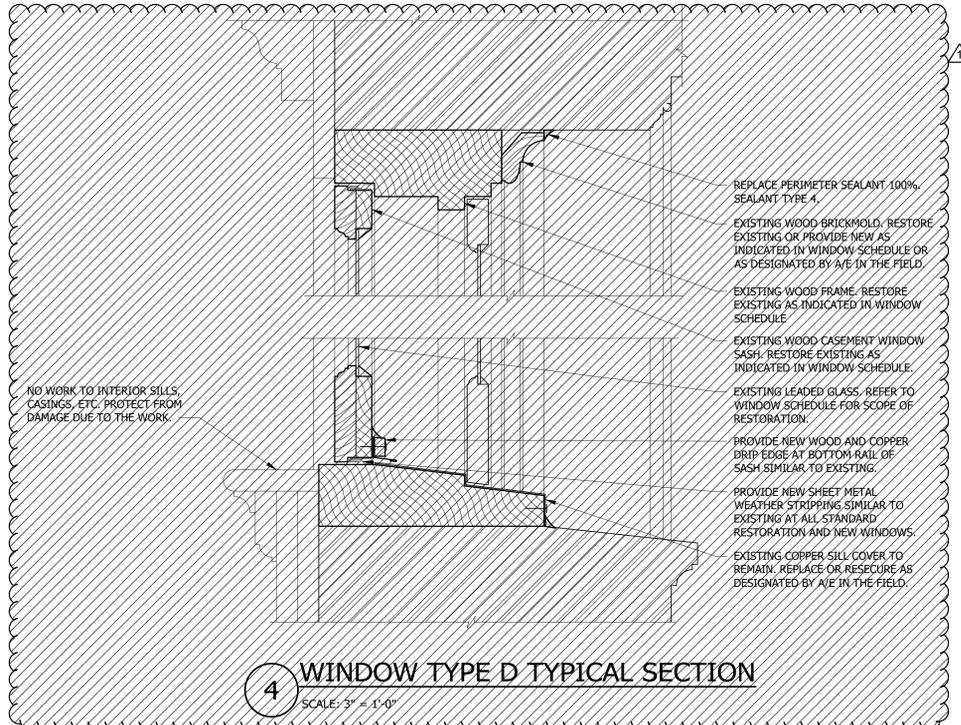
NO WORK TO INTERIOR WOODWORK, SILLS, CASINGS, ETC. PROTECT FROM DAMAGE DUE TO THE WORK.
REMOVE AND REINSTALL INTERIOR STOPS AS NECESSARY FOR WINDOW RESTORATION.

2 WINDOW TYPE B TYPICAL SECTION
SCALE: 3" = 1'-0"



REPLACE PERIMETER SEALANT 100%. SEALANT TYPE 4.
EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.
EXISTING WOOD FRAME. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.
EXISTING WOOD AWNING SASH. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.
REFER TO WINDOW SCHEDULE FOR STORM WINDOW SCOPE OF WORK.
EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.
EXISTING WOOD FRAME. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.
EXISTING WOOD DOUBLE-HUNG WINDOW SASHES. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE.
PROVIDE NEW SHEET METAL WEATHER STRIPPING SIMILAR TO EXISTING AT ALL STANDARD RESTORATION AND NEW WINDOWS.
EXISTING COPPER SILL COVER TO REMAIN. REPLACE OR RESECURE AS DESIGNATED BY A/E IN THE FIELD.

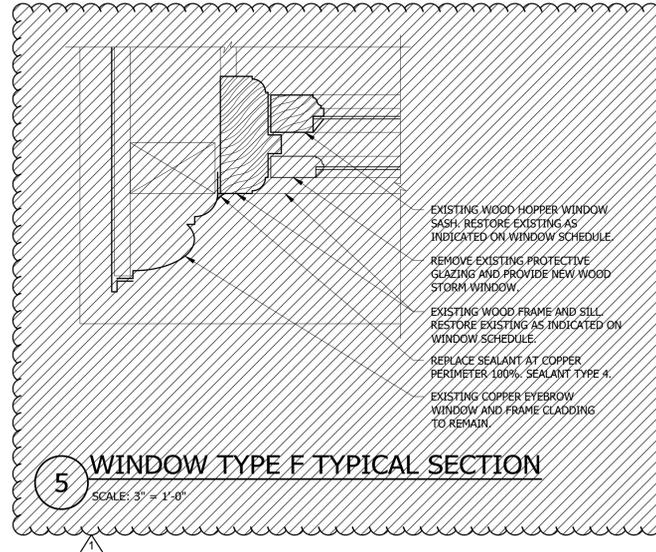
3 WINDOW TYPE C TYPICAL SECTION
SCALE: 3" = 1'-0"



REPLACE PERIMETER SEALANT 100%. SEALANT TYPE 4.
EXISTING WOOD BRICKMOLD. RESTORE EXISTING OR PROVIDE NEW AS INDICATED IN WINDOW SCHEDULE OR AS DESIGNATED BY A/E IN THE FIELD.
EXISTING WOOD FRAME. RESTORE EXISTING AS INDICATED IN WINDOW SCHEDULE.
EXISTING WOOD CASEMENT WINDOW SASH. RESTORE EXISTING AS INDICATED IN WINDOW SCHEDULE.
EXISTING LEADED GLASS. REFER TO WINDOW SCHEDULE FOR SCOPE OF RESTORATION.
PROVIDE NEW WOOD AND COPPER DRIP EDGE AT BOTTOM RAIL OF SASH SIMILAR TO EXISTING.
PROVIDE NEW SHEET METAL WEATHER STRIPPING SIMILAR TO EXISTING AT ALL STANDARD RESTORATION AND NEW WINDOWS.
EXISTING COPPER SILL COVER TO REMAIN. REPLACE OR RESECURE AS DESIGNATED BY A/E IN THE FIELD.

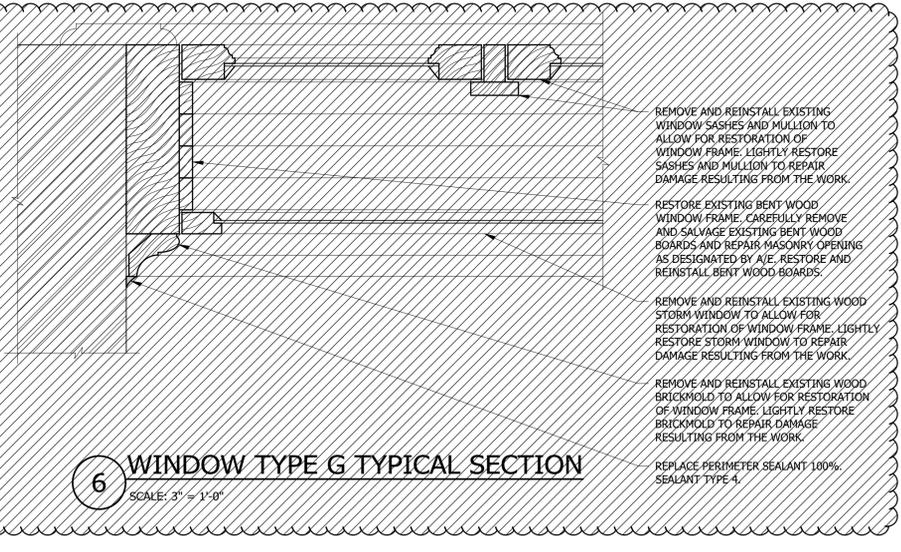
NO WORK TO INTERIOR SILLS, CASINGS, ETC. PROTECT FROM DAMAGE DUE TO THE WORK.

4 WINDOW TYPE D TYPICAL SECTION
SCALE: 3" = 1'-0"



EXISTING WOOD HOPPER WINDOW SASH. RESTORE EXISTING AS INDICATED ON WINDOW SCHEDULE.
REMOVE EXISTING PROTECTIVE GLAZING AND PROVIDE NEW WOOD STORM WINDOW.
EXISTING WOOD FRAME AND SILL. RESTORE EXISTING AS INDICATED ON WINDOW SCHEDULE.
REPLACE SEALANT AT COPPER PERIMETER 100%. SEALANT TYPE 4.
EXISTING COPPER EYEBROW WINDOW AND FRAME CLADDING TO REMAIN.

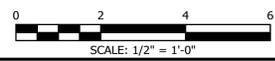
5 WINDOW TYPE F TYPICAL SECTION
SCALE: 3" = 1'-0"



REMOVE AND REINSTALL EXISTING WINDOW SASHES AND MULLION TO ALLOW FOR RESTORATION OF WINDOW FRAME. LIGHTLY RESTORE SASHES AND MULLION TO REPAIR DAMAGE RESULTING FROM THE WORK.
RESTORE EXISTING BENT WOOD WINDOW FRAME. CAREFULLY REMOVE AND SALVAGE EXISTING BENT WOOD BOARDS AND REPAIR MASONRY OPENINGS AS DESIGNATED BY A/E. RESTORE AND REINSTALL BENT WOOD BOARDS.
REMOVE AND REINSTALL EXISTING WOOD STORM WINDOW TO ALLOW FOR RESTORATION OF WINDOW FRAME. LIGHTLY RESTORE STORM WINDOW TO REPAIR DAMAGE RESULTING FROM THE WORK.
REMOVE AND REINSTALL EXISTING WOOD BRICKMOLD TO ALLOW FOR RESTORATION OF WINDOW FRAME. LIGHTLY RESTORE BRICKMOLD TO REPAIR DAMAGE RESULTING FROM THE WORK.
REPLACE PERIMETER SEALANT 100%. SEALANT TYPE 4.

6 WINDOW TYPE G TYPICAL SECTION
SCALE: 3" = 1'-0"

- WINDOW RESTORATION GENERAL NOTES:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS, PROFILES, CONDITIONS, ETC. IN THE FIELD.
 2. PROVIDE TEMPORARY WEATHER-TIGHT PANELS OVER ALL WINDOW OPENINGS WHERE SASH HAVE BEEN REMOVED FOR RESTORATION WORK.
 3. ALL NEW MATERIALS, INCLUDING REPLACEMENT WOOD COMPONENTS, REPLACEMENT OF LEADED GLASS PANELS, ETC., SHALL MATCH EXISTING HISTORIC MATERIALS IN TYPE, STRENGTH, SIZE, AND PROFILE. THIS INCLUDES CREATION OF CUSTOM TEMPLATES FOR MATCHING WOOD MOLDING PROFILES AS NECESSARY.
 4. EACH WINDOW IS ASSIGNED A SCOPE OF WORK, WHICH MAY BE REPLACEMENT, VARYING LEVELS OF RESTORATION, OR NO WORK. PROVIDE THE SCOPE OF WORK INDICATED IN THE WINDOW SCHEDULE FOR EACH WINDOW.



12/19/24 IFC - PHASE I
6/21/23 ISSUED FOR BID
No. Date Description
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE PROVISIONS OF THE STATE OF WISCONSIN COMMERCIAL BUILDING CODE.
LICENSE EXPIRES NOVEMBER 30, 2024
Project Description
PABST MANSION EXTERIOR RESTORATION
2000 WEST WISCONSIN AVENUE MILWAUKEE, WI 53233
Drawing Title
WINDOW DETAILS
KH Job# 10446.0001 Drawing Number
Date JUNE 2023
Designed DLW
Drawn DLW
Checked TAG of 38
A503

WINDOW SCHEDULE:

WINDOW NUMBER	SASH NUMBER	SASH OPERATION			WINDOW OPENING DIMENSIONS (W X H)	SASH DIMENSIONS (W X H)	WINDOW RESTORATION SCOPE	SASH SCOPE				FRAME SCOPE				SCOPE				WINDOW DRAWING DETAILS	NOTE NO. 1: REPLACE BOTTOM SASH RAIL	NOTE NO. 2: REASSEMBLE SASH FRAME	NOTE NO. 3: REPLACE BRICKMOLD	NOTE NO. 4: REPLACE SHEET METAL SILL COVER	NOTE NO. 5: EPOXY CONSOLIDATION/PATCH	NOTE NO. 6: REPLACE GLASS PANE IN SASH	NOTE NO. 7: REPLACE IGU IN STORM WINDOW	NOTE NO. 8: NEW SASH CHAINS	NOTE NO. 9: NEW SASH LOCK	NOTE NO. 10: NEW SASH LIFT	NOTE NO. 11: NEW SASH PULL	NOTE NO. 12: NEW LATCH/STRIKE	NOTE NO. 13: NEW HINGES	REMARKS:
		CURRENT	PROPOSED	GLASS TYPE				RESTORE EXISTING	PROVIDE NEW	INTERIOR FINISH	EXTERIOR FINISH	NO WORK	PROVIDE NEW	RESTORE EXISTING	INTERIOR FINISH	EXTERIOR FINISH	NO WORK	REMOVE AND DISPOSE OF EXISTING STORM WINDOW	PROVIDE NEW WOOD STORM WINDOW															
W201	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
W202	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
W203	1	A	DH	DH	G-1	3'-9" X 6'-6"	2'-9" X 3'-0"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
W204	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
W205	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
W206	1	D	C	C	G-2	2'-4" X 6'-5"	2'-1" X 6'-2"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	4/A502	RESTORE LEADED GLASS PANEL
W207	1	D	C	C	G-2	2'-4" X 6'-5"	2'-1" X 6'-2"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	4/A502	RESTORE LEADED GLASS PANEL	
W208	1	D	C	C	G-2	2'-4" X 6'-5"	2'-1" X 6'-2"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	4/A502	RESTORE LEADED GLASS PANEL	
W209	1	D	C	C	G-2	2'-4" X 6'-5"	2'-1" X 6'-2"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	4/A502	RESTORE LEADED GLASS PANEL	
W210	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
W211	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
S201	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	LR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
S202	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	LR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
S203	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	LR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	EXISTING STORM WINDOW IS HINGED
S204	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	LR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	EXISTING STORM WINDOW IS HINGED
S205	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	LR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
S206	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	LR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
E201	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
E202	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
E203	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
E204	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
E205	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
E206	1	A	DH	DH	G-1	3'-0" X 6'-6"	2'-6" X 3'-0"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
E207	1	A	DH	DH	G-1	3'-0" X 6'-6"	2'-6" X 3'-0"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	
E208	1	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	R	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	PROVIDE ALL NEW DOUBLE HUNG HARDWARE
E208	2	A	DH	DH	G-1	3'-9" X 7'-8"	3'-6" X 3'-9"	R	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1/A502	PROVIDE ALL NEW DOUBLE HUNG HARDWARE
THIRD FLOOR																																		
N301	1	E	F	F	G-1	3'-2" X 7'-2"	2'-8" X 1'-7"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	5/A502	
N302	1	E	F	F	G-1	3'-2" X 7'-2"	2'-8" X 1'-7"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	5/A502	
N303	1	E	F	F	G-1	3'-2" X 7'-2"	2'-8" X 1'-7"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	5/A502	
N304	1	B	F	F	G-1	2'-7" X 6'-10"	2'-4" X 1'-7"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	2/A502	
N305	1	E	F	F	G-1	3'-2" X 7'-2"	2'-8" X 1'-7"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	5/A502	
N306	1	E	F	F	G-1	3'-2" X 7'-2"	2'-8" X 1'-7"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	5/A502	
W301	1	B	F	F	G-1	2'-7" X 6'-10"	2'-4" X 1'-7"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	2/A502	
W302	1	B	F	F	G-1	2'-7" X 6'-10"	2'-4" X 1'-7"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	2/A502	
W303	1	D	C	C	G-2	2'-6" X 5'-8"	2'-2" X 5'-4"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	4/A502	RESTORE LEADED GLASS PANEL
W304	1	D	C	C	G-2	2'-6" X 5'-8"	2'-2" X 5'-4"	SR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	4/A502	RESTORE LEADED GLASS PANEL

WINDOW RESTORATION GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS, PROFILES, CONDITIONS, ETC. IN THE FIELD.
- PROVIDE TEMPORARY WEATHER-TIGHT PANELS OVER ALL WINDOW OPENINGS WHERE SASH HAVE BEEN REMOVED FOR RESTORATION WORK.
- CONTRACTOR TO NOTIFY A/E IF EXISTING CONDITIONS DIFFER FROM THOSE NOTED ON WINDOW SCHEDULE.
- EACH WINDOW IS ASSIGNED A SCOPE OF WORK, WHICH MAY BE REPLACEMENT, VARYING LEVELS OF RESTORATION, OR NO WORK. PROVIDE THE SCOPE OF WORK INDICATED IN THE WINDOW SCHEDULE FOR EACH WINDOW.

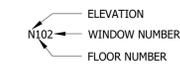
WINDOW RESTORATION GENERAL NOTES:

- LR **LIGHT RESTORATION**, WINDOW SASHES TO REMAIN IN PLACE. RESTORE FINISH OF WINDOW SASHES AND FRAME AS INDICATED IN THE WINDOW SCHEDULE. REMOVE, RESTORE, AND REINSTALL EXISTING STORM WINDOW.
- SR **STANDARD RESTORATION**, FULL RESTORATION OF EXISTING WINDOW FRAME AND SASHES. INCLUDES REMOVAL OF EXISTING SASHES AND REMOVAL OF GLASS FROM SASHES. ASSUME 20% OF SASHES REQUIRE ISOLATED EPOXY CONSOLIDATION AND PATCHING AND REPLACEMENT OF VENEER AND/OR GLUED UP COMPONENTS. REFINISH SASHES AS INDICATED IN WINDOW SCHEDULE. REINSTALL GLASS WITH NEW GLAZING POINTS AND PUTTY. REPAIR AND REFINISH EXISTING WINDOW FRAME AND BRICKMOLD. ASSUME 20% OF FRAMES/BRICKMOLDS REQUIRE ISOLATED EPOXY CONSOLIDATION AND PATCHING. FINISH FRAME AND BRICKMOLD AS INDICATED IN WINDOW SCHEDULE. PROVIDE NEW WEATHER STRIPPING SIMILAR TO EXISTING 100%. REMOVE EXISTING HARDWARE, REMOVE PAINT, AND REINSTALL HARDWARE. REINSTALL RESTORED SASHES AND ADJUST STOPS AND HARDWARE TO ENSURE SMOOTH OPERATION. REMOVE EXISTING STORM WINDOWS AND PROVIDE NEW STORM WINDOW, OR REMOVE, RESTORE, AND REINSTALL EXISTING STORM WINDOW AS INDICATED IN WINDOW SCHEDULE.
- R **REPLACEMENT**, REPLACE EXISTING WINDOW WITH NEW WOOD WINDOW TO MATCH ORIGINAL HISTORIC WINDOW. RESTORE EXISTING FRAME TO FACILITATE INSTALLATION AND PROPER OPERATION OF NEW SASHES, OR PROVIDE NEW FRAME AS INDICATED ON WINDOW SCHEDULE.
- X **NO WORK**.

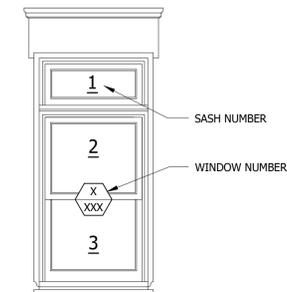
WINDOW NOTES:

- REMOVE AND DISASSEMBLE SASH. PROVIDE NEW BOTTOM RAIL TO MATCH EXISTING. REASSEMBLE SASH WITH DOWELED/GLUED JOINTS TO MATCH EXISTING CONSTRUCTION.
- REMOVE AND DISASSEMBLE SASH, REASSEMBLE SASH WITH DOWELED/GLUED JOINTS TO MATCH EXISTING CONSTRUCTION.
- REPLACE BRICKMOLD 100% TO MATCH EXISTING.
- REMOVE EXISTING SHEET METAL SILL COVER. PROVIDE NEW COPPER SILL COVER SIMILAR TO EXISTING.
- REMOVE ROTTED WOOD TO REACH SOUND WOOD. PRETREAT WOOD WITH WOOD CONSOLIDANT AS RECOMMENDED BY EPOXY PATCH MANUFACTURER. INSTALL EPOXY PATCH.
- REPLACE CRACKED GLASS PANE.
- REPLACE FAILED IGU IN EXISTING STORM WINDOW.
- PROVIDE NEW SASH CHAIN TO MATCH EXISTING ADJACENT.
- PROVIDE NEW SASH LOCK TO MATCH EXISTING ADJACENT.
- PROVIDE NEW SASH PULL TO MATCH EXISTING ADJACENT.
- PROVIDE NEW LATCH AND STRIKE TO MATCH EXISTING HISTORIC HARDWARE AT SIMILAR ADJACENT WINDOWS.
- PROVIDE NEW HINGES TO MATCH EXISTING HISTORIC HARDWARE AT SIMILAR ADJACENT WINDOWS.

WINDOW NUMBER LEGEND:



NUMBERING:

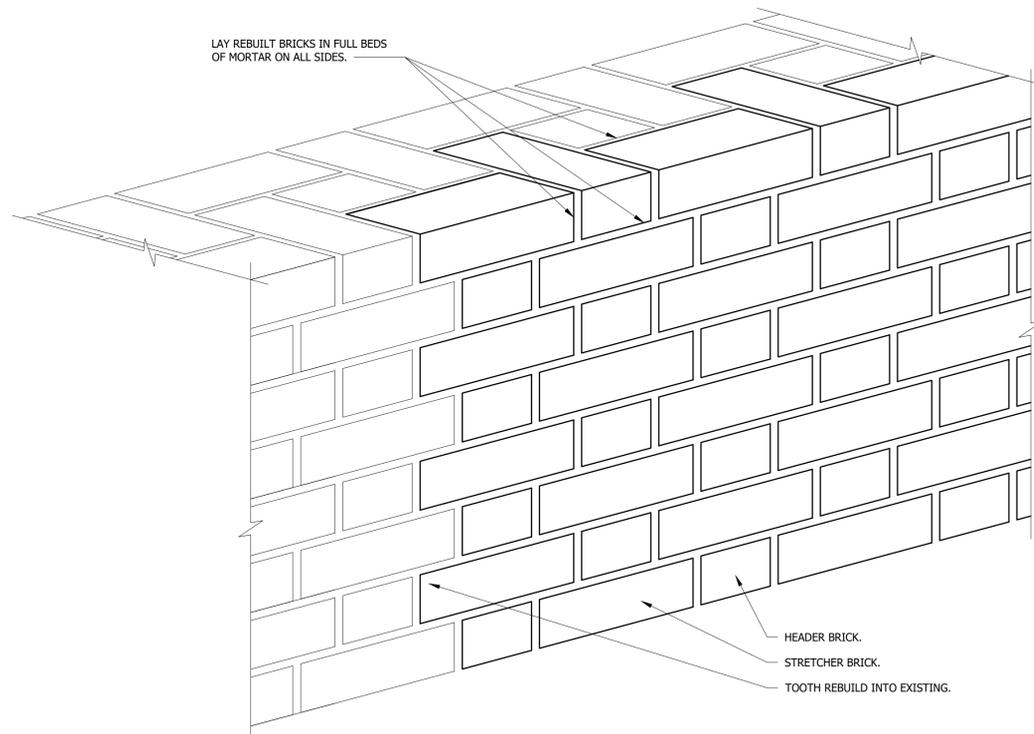


FINISH TYPES:

- P-1 STRIP EXISTING PAINT 100% - PREPARE AND PAINT (INTERIOR). FOR NEW WINDOWS, PREPARE AND PAINT.
- P-2 STRIP EXISTING PAINT 100% - PREPARE AND PAINT (EXTERIOR). FOR NEW WINDOWS, PREPARE AND PAINT.
- P-3 STRIP EXISTING TRANSPARENT FINISH 100% - PREPARE AND PAINT (EXTERIOR).
- P-4 REMOVE UNADHERED EXISTING PAINT (SCRAPE AND SAND) - PREPARE AND PAINT (INTERIOR)
- P-5 REMOVE UNADHERED EXISTING PAINT (SCRAPE AND SAND) - PREPARE AND PAINT (EXTERIOR)
- S-1 STRIP EXISTING TRANSPARENT FINISH AND PREPARE TO RECEIVE NEW STAIN AND TRANSPARENT FINISH - APPLY STAIN AND TRANSPARENT FINISH. FOR NEW WINDOWS, APPLY STAIN AND TRANSPARENT FINISH.
- S-2 SAND EXISTING STAIN/TRANSPARENT FINISHED TO REMOVE UNADHERED FINISH - SPOT APPLY STAIN AS NECESSARY AND APPLY TRANSPARENT COAT 100%.

GLASS TYPES:

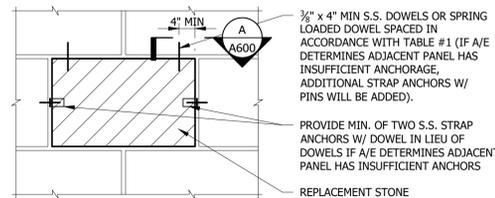
Jun 21, 2023 9:55:19 am Dwebrick H:\OB5\Fobst_Mansion-10446\10446_0001R_Envelope_Restoration\06-MASONRY-ROOF REPAIR DETAILS.dwg



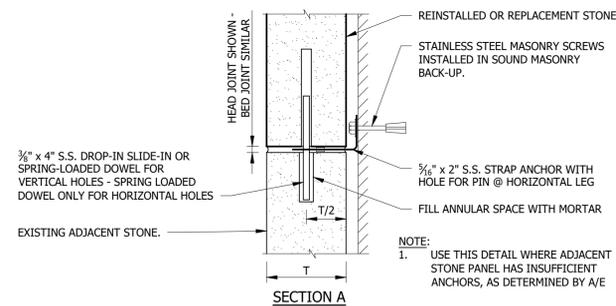
NOTES:

- EXISTING BRICK MASONRY WALLS ARE FLEMISH BOND, WITH ALTERNATING HEADER BRICKS AND STRETCHER BRICKS IN EVERY COURSE.
- OUTER WYTHE REBUILD INCLUDES REMOVAL AND REINSTALLATION OF ALL HEADER BRICKS IN THE AREA DESIGNATED FOR REBUILD.
- MATCH EXISTING BRICK BOND PATTERN AND MORTAR JOINT WIDTH AND PROFILE.
- PERFORM OUTER WYTHE REBUILD IN LIMITED SECTIONS AS NECESSARY SO AS TO NOT CAUSE INSTABILITY OF THE INNER WYTHES. CONTRACTOR IS RESPONSIBLE FOR SEQUENCING OF THE WORK AND SHORING AS NECESSARY TO ENSURE STABILITY OF INNER WYTHES DURING OUTER WYTHE REBUILD.
- SALVAGE AND REUSE EXISTING BRICK TO GREATEST EXTENT POSSIBLE.

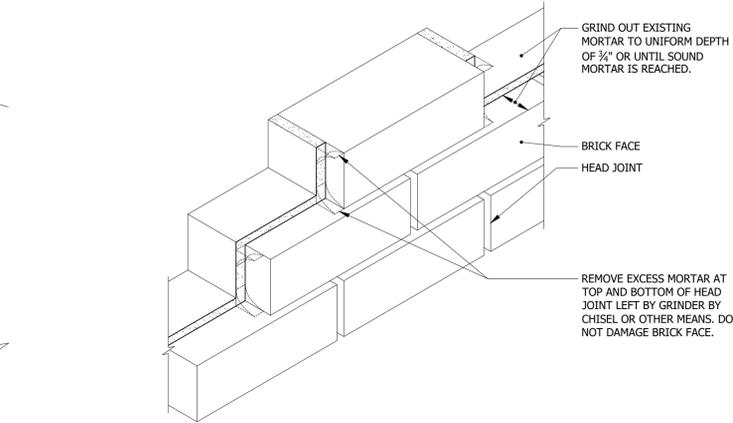
1 OUTER WYTHE REBUILD
SCALE: NTS



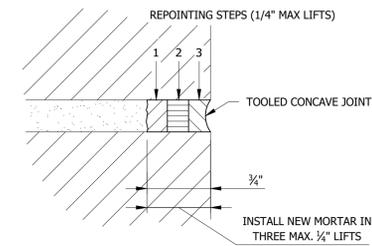
LIMESTONE REPLACEMENT



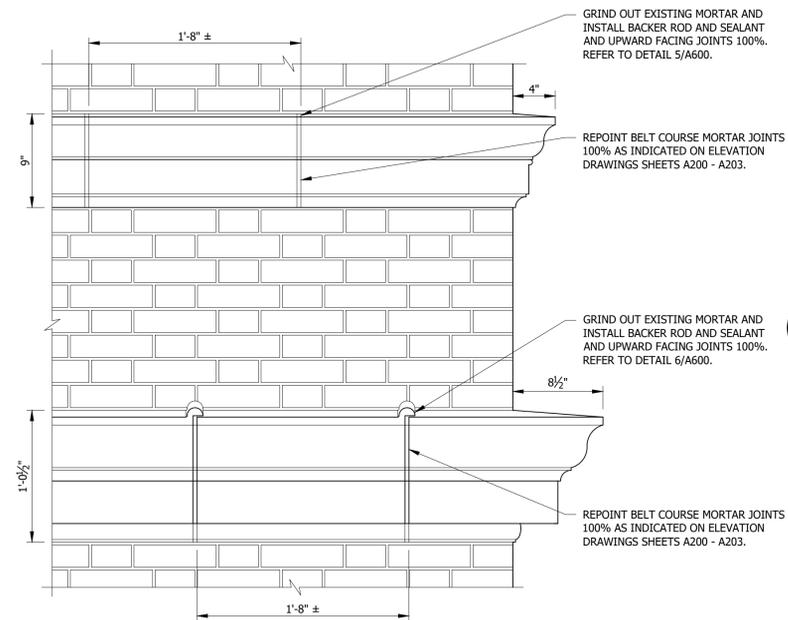
7 TYPICAL STONE REPLACEMENT
SCALE: NTS



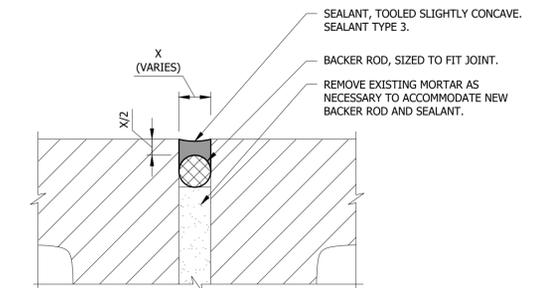
2 BRICK REPOINTING PREPARATION
SCALE: NTS



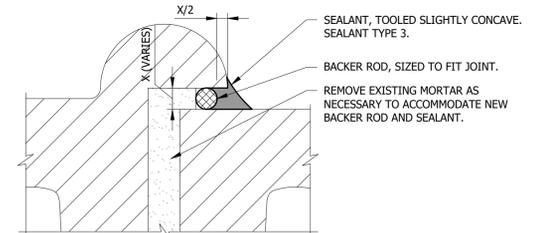
3 BRICK REPOINTING
SCALE: NTS



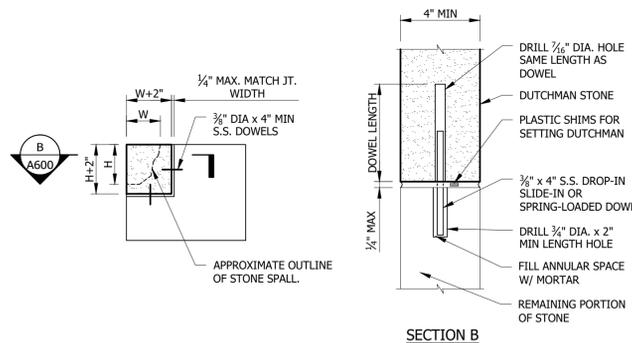
4 TYPICAL BELT COURSE
SCALE: 1 1/2" = 1'-0"



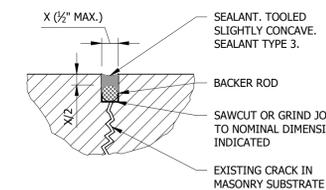
5 TYPICAL WASH JOINT - NO LUG
SCALE: 1' = 1'-0"



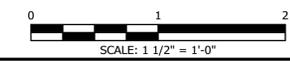
6 TYPICAL WASH JOINT - WITH LUG
SCALE: 1' = 1'-0"



8 TYPICAL STONE DUTCHMAN
SCALE: NTS



9 TYPICAL ROUTE AND SEAL CRACK
SCALE: NTS



For Local Approval:

Klein Hoffman
Architectural & Structural Engineering
328 East Mason Street
Milwaukee, Wisconsin 53202
Phone (414) 261-1345
Wisconsin Architecture/Engineering License No. 2926-11

No.	Date	Description
12/19/24	6/21/23	IFC - PHASE I ISSUED FOR BID

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE PROVISIONS OF THE STATE OF WISCONSIN COMMERCIAL BUILDING CODE.

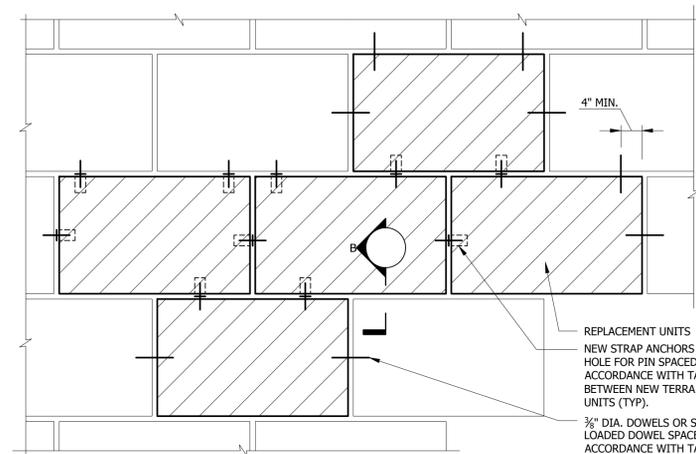
LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
PABST MANSION EXTERIOR RESTORATION

2000 WEST WISCONSIN AVENUE MILWAUKEE, WI 53233

Drawing Title
MASONRY REPAIR

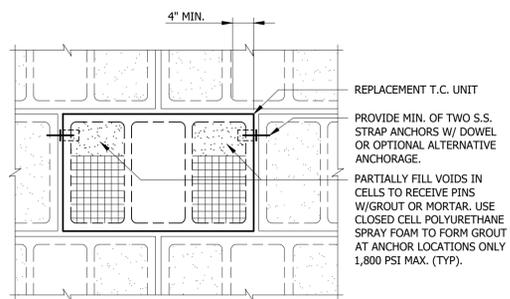
KH Job# 10446.0001	Drawing Number
Date JUNE 2023	2
Designed DLW	A600
Drawn DLW	
Checked TAG	



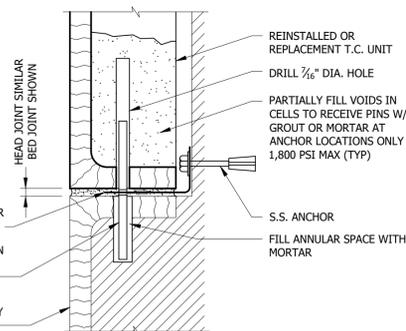
INSTALLATION OF MULTIPLE ADJACENT UNITS

TABLE #1 - ANCHOR REQUIREMENTS				
WIDTH	HEIGHT	NO. ANCHORS OR DOWELS		BOTTOM (SEE NOTE 2)
		TOP	EACH SIDE	
LESS THAN 18"	LESS THAN 15"	1	0	1
18" TO 30"	LESS THAN 15"	2@18 MAX.	0	2@18 MAX.
30" TO 42"	LESS THAN 15"	3@18 MAX.	0	3@18 MAX.
OVER 42"	LESS THAN 15"	@18 MAX. (3 MIN.)	0	3@18
LESS THAN 18"	MORE THAN 15"	1	1	1
18" TO 30"	MORE THAN 15"	2@18 MAX.	1	2@18 MAX.
30" TO 42"	MORE THAN 15"	3@18 MAX.	1	3@18 MAX.
OVER 42"	MORE THAN 15"	@18 MAX. (3 MIN.)	1	3@18

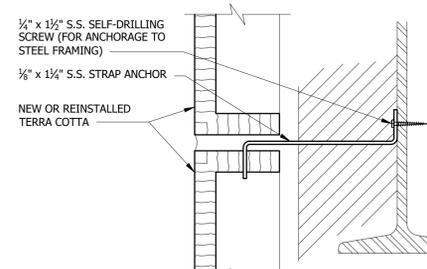
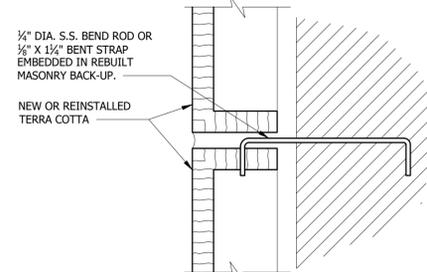
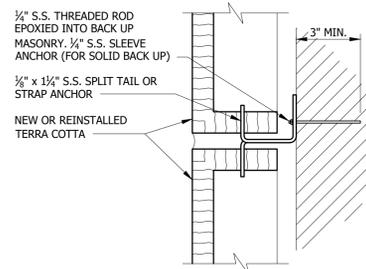
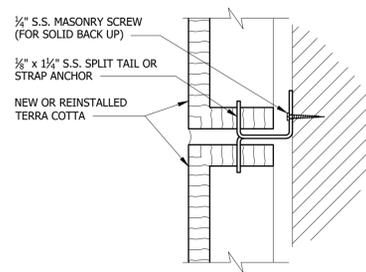
- NOTES:
 1. USE TABLE #1 FOR REMOVAL AND REPLACEMENT OF UNITS.
 2. ANCHORS IN BOTTOM ARE REQUIRED ONLY AT BED JOINTS BETWEEN ADJACENT REPLACED UNITS.



SINGLE UNIT INSTALLATION



SECTION "A"

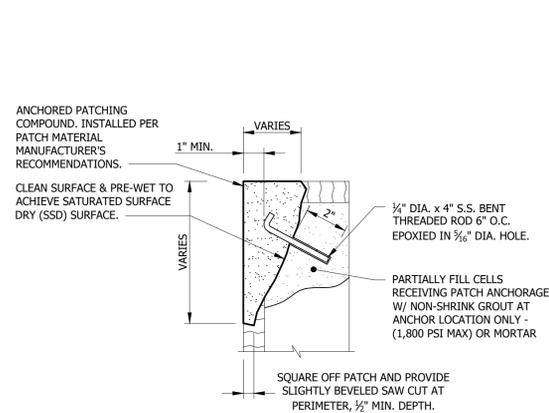


- NOTES:
 1. MIN. 2 LATERAL TIES PER TERRA COTTA UNIT.
 2. VERIFY TYPE AND CONDITION OF BACK-UP MASONRY TO BE ANCHORED INTO.

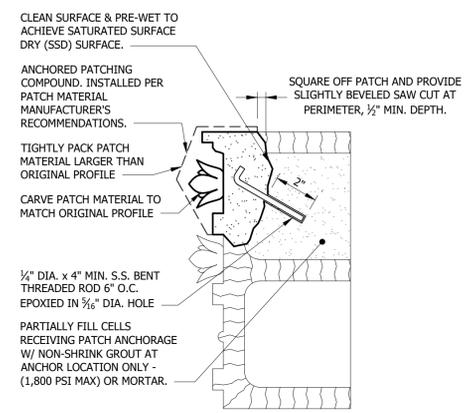
OPTIONAL ALTERNATIVE TERRA COTTA ANCHORAGE

2 SCALE: NTS

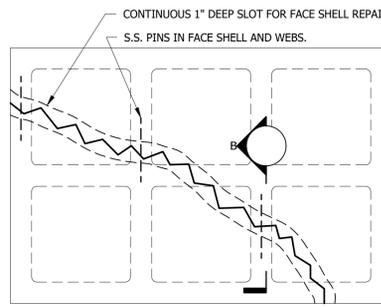
1 TERRA COTTA ANCHORAGE SCALE: NTS



3 FLAT PATCH SCALE: NTS

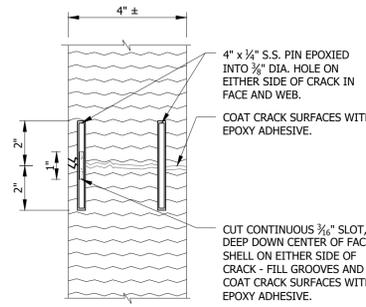


4 ORNATE PATCH SCALE: NTS

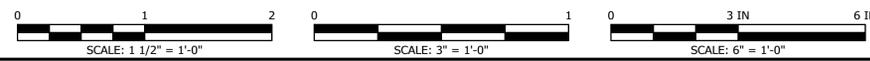
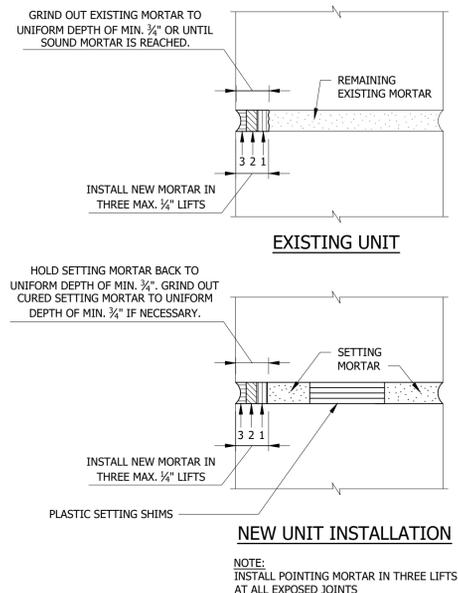


- S.S. PIN REQUIREMENTS:
 1. FACE SHELL - MINIMUM ANCHORAGE - 2 PINS
 1'-2" < L < 2'-0" HIGH OR WIDE - 3 PINS
 2'-0" < L < 3'-0" HIGH OR WIDE - 4 PINS
 2. INTERIOR AND TOP OR WEB WALLS - 1 PIN PER CRACKED WEB

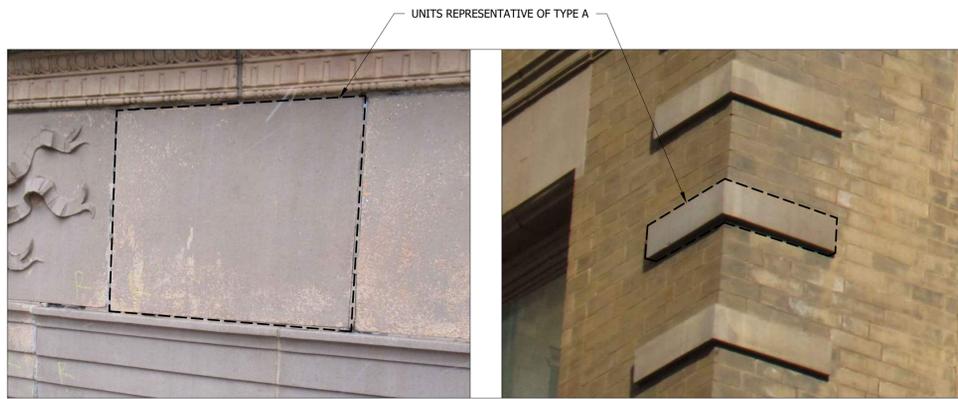
5 TERRA COTTA REPAIR SCALE: NTS



6 TERRA COTTA POINTING SCALE: NTS

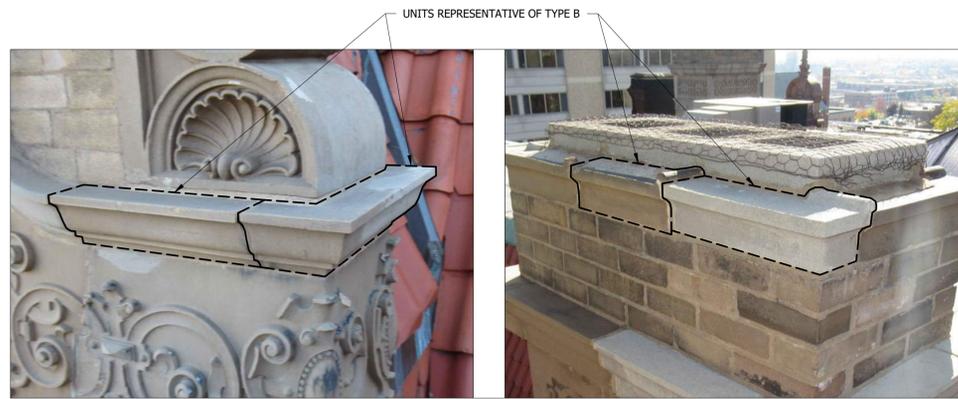


12/19/24 IFC - PHASE I
 6/21/23 ISSUED FOR BID
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE PROVISIONS OF THE STATE OF WISCONSIN COMMERCIAL BUILDING CODE.
 LICENSE EXPIRES NOVEMBER 30, 2024
 Project Description
PABST MANSION EXTERIOR RESTORATION
 2000 WEST WISCONSIN AVENUE MILWAUKEE, WI 53233
 Drawing Title
MASONRY REPAIR
 KH Job# 10446.0001 Drawing Number
 Date JUNE 2023
 Designed DLW
 Drawn DLW
 Checked TAG of 38
A601



NOTES:
1. TYPE A INCLUDES UNITS APPROXIMATELY 1 C.F. MAX IN VOLUME, 1 OR 2-SIDED, WITH FLAT SURFACES. INCLUDES ASHLARS, QUOINS, ETC.

1 TERRA COTTA UNIT TYPE A
SCALE: NTS



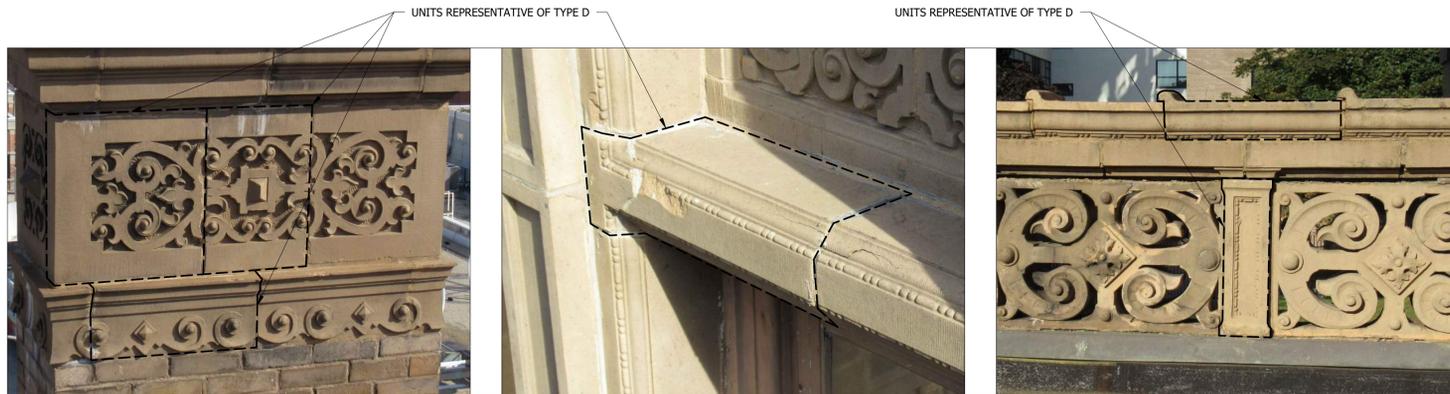
NOTES:
1. TYPE B INCLUDES UNITS APPROXIMATELY 1 C.F. MAX IN VOLUME, 1, 2, OR 3-SIDED, WITH CONSTANT PROFILES, MULTI-SIDED CONSTANT PROFILES, AND CONSTANT PROFILES WITH LUGS.

2 TERRA COTTA UNIT TYPE B
SCALE: NTS



NOTES:
1. TYPE C INCLUDES UNITS APPROXIMATELY 2-3 C.F. MAX IN VOLUME, 1, 2, OR 3-SIDED, WITH CONSTANT PROFILES, MULTI-SIDED CONSTANT PROFILES, AND CONSTANT PROFILES WITH LUGS.

3 TERRA COTTA UNIT TYPE C
SCALE: NTS



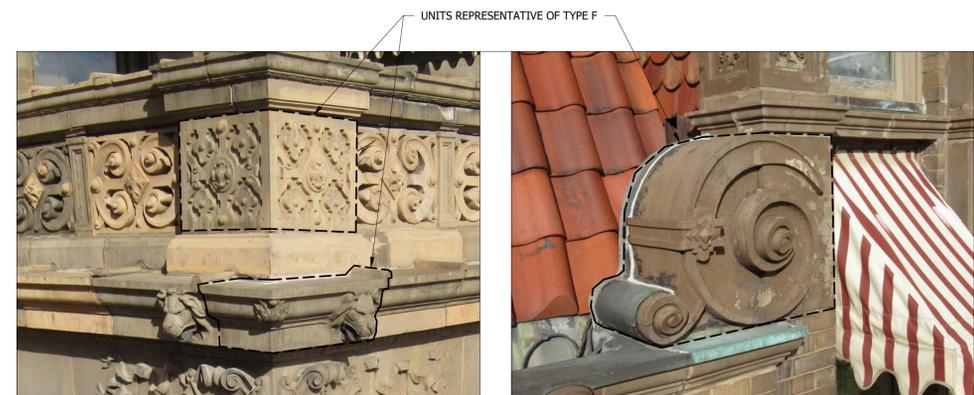
NOTES:
1. TYPE D INCLUDES UNITS APPROXIMATELY 2 C.F. MAX IN VOLUME, 1, 2, OR 3-SIDED, WITH A MODERATE AMOUNT OF SURFACE CARVING SUCH AS DENTILS, BEAD AND REEL, EGG AND DART, ORGANIC DECORATION IN RELIEF, ETC.

4 TERRA COTTA UNIT TYPE D
SCALE: NTS



NOTES:
1. TYPE E INCLUDES UNITS APPROXIMATELY 2 C.F. MAX IN VOLUME, 1, 2, OR 3-SIDED, WITH A HIGH AMOUNT OF SURFACE CARVING SUCH AS OPENWORK, CARTOUCHES, COLUMN CAPITALS, CLAM SHELLS, ETC.

5 TERRA COTTA UNIT TYPE E
SCALE: NTS



NOTES:
1. TYPE F INCLUDES UNITS APPROXIMATELY 2-3 C.F. MAX IN VOLUME, 1, 2, OR 3-SIDED, WITH A HIGH AMOUNT OF SURFACE CARVING SUCH AS LIONS HEADS, SPIRALS, AND ORGANIC DECORATION IN RELIEF.

6 TERRA COTTA UNIT TYPE F
SCALE: NTS

12/19/24	IFC - PHASE I	
6/21/23	ISSUED FOR BID	
No.	Date	Description

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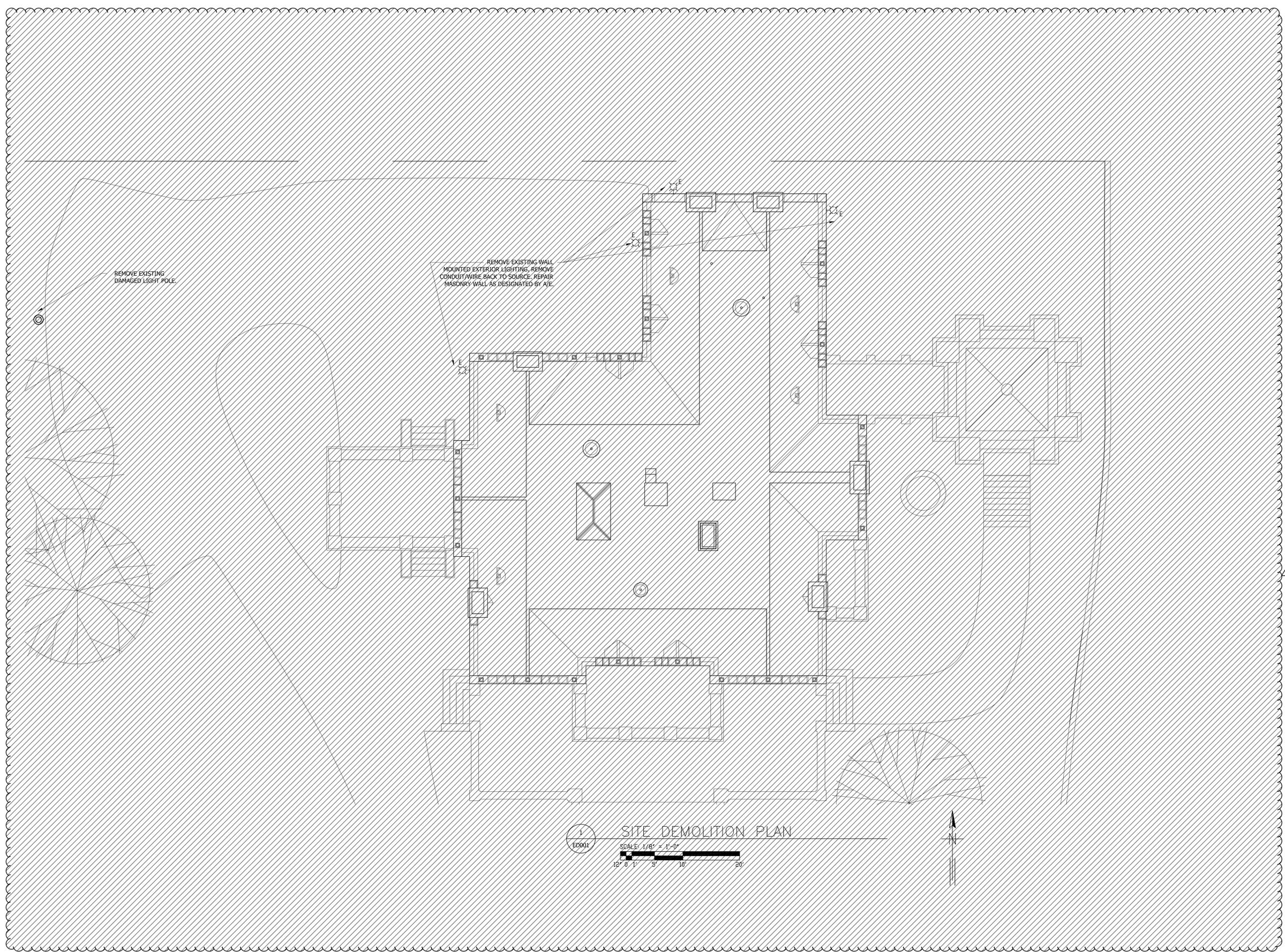
LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
**PABST MANSION
EXTERIOR RESTORATION**
**2000 WEST WISCONSIN
AVENUE
MILWAUKEE, WI 53233**

Drawing Title
TERRA COTTA TYPES

KH Job#	10446.0001	Drawing Number	
Date	JUNE 2023		
Designed	DLW		A602
Drawn	DLW		
Checked	TAG	of 38	

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1
ED001
SITE DEMOLITION PLAN
SCALE: 1/8" = 1'-0"
12' 0' 1' 5' 10' 20'

For Local Approvals:

ARCHITECT AND STRUCTURAL ENGINEER
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 414-391-2797
 avantti design group

12/19/24	IFC - PHASE I
6/21/23	ISSUED FOR BID
No.	Date Description

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LICENSE EXPIRES NOVEMBER 30, 2024

Project Description
**PABST MANSION
 EXTERIOR RESTORATION**
 2000 WEST WISCONSIN
 AVENUE
 MILWAUKEE, WI 53233

Drawing Title
SITE DEMOLITION PLAN

KH Job# 10446.0001	Drawing Number
Date JUNE 2023	ED001
Designed SJS	
Drawn DLW	
Checked HFB	

ELECTRICAL SPECIFICATIONS:

I. GENERAL

A. INTENT

- IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO PROVIDE FOR RETROFIT WORK AS INDICATED ON THE DRAWINGS. THE WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS WHICH GOVERN THIS INSTALLATION.

B. APPROVAL OF MATERIALS

- WHERE THE WORDS "SIMILAR TO", "AS SELECTED", "APPROVED MAKE", OR OTHER NON-SPECIFIC TERMS ARE USED IN REFERENCE TO MATERIALS, QUALITY, METHODS, OR APPARATUS IN LIEU OF OR IN ADDITION TO OTHER SPECIFIC REFERENCES, IT IS TO BE DISTINCTLY UNDERSTOOD THAT THE APPROVAL OF ANY SUCH SUBSTITUTION IS VESTED IN THE OWNER, WHOSE DECISIONS SHALL BE FINAL.

C. REGULATIONS

- ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF LOCAL, STATE AND FEDERAL GOVERNMENTS INCLUDING, BUT NOT LIMITED TO:
 - INTERNATIONAL BUILDING CODE, NATIONAL ELECTRICAL CODE, AND NFPA
- ALL MATERIALS SHALL BEAR THE LABEL OF INSPECTION AND APPROVAL OF THE UNDERWRITER'S LABORATORIES OR OTHER RECOGNIZED TESTING AGENCY, U.S. MAKE AND QUALITY SPECIFIED.
- ALL MATERIALS SHALL BEAR THE LABEL OF INSPECTION AND APPROVAL OF THE UNDERWRITER'S LABORATORIES OR OTHER RECOGNIZED TESTING AGENCY, U.S. MAKE AND QUALITY SPECIFIED.

D. GUARANTEE

- GUARANTEE ALL WORK UNDER THE CONTRACTOR AGAINST ANY DEFECT DUE TO FAULTY MATERIALS OR WORKMANSHIP FOR ONE YEAR AFTER COMPLETION, OR LONGER, AS SPECIFIED. CORRECTION OR REPLACEMENT ARE AT CONTRACTOR'S EXPENSE.

E. COORDINATION

- BEFORE ANY WORK IS INSTALLED AND BEFORE ANY EQUIPMENT IS PURCHASED, CONTRACTOR SHALL CAREFULLY CHECK SPECIFICATIONS AND DRAWINGS FOR EVERY TRADE AND JOB CONDITIONS (INCLUDING REFERENCES TO CONDUIT, WIRE INSTALLED UNDERGROUND, ANY LACK OF COORDINATION BETWEEN HIS WORK AND THE DRAWINGS OR JOB CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER IN WRITING. THE OWNER SHALL WORK OUT CONFLICTS AND ADJUSTMENTS IN CONTRACT PRICES, CHANGES IN EQUIPMENT SHALL BE REPORTED TO THE OWNER. IF THE CONTRACTOR FAILS TO CALL SUCH LACK OF COORDINATION BETWEEN SPECIFICATIONS, DRAWINGS, AND JOB CONDITIONS TO THE OWNER'S ATTENTION BEFORE ANY WORK IS DONE OR BEFORE EQUIPMENT IS PURCHASED, IT WILL BE ASSUMED NO CONFLICTS EXIST. IF CONFLICTS ARISE DURING THE CONSTRUCTION PERIOD, THEY SHALL BE IMMEDIATELY REPORTED TO THE OWNER IN WRITING AND THEY WILL BE WORKED OUT BY THE OWNER, BUT NO INCREASE IN CONTRACT PRICE WILL BE ALLOWED. THE OWNER'S DECISIONS SHALL BE FINAL.
- WHEN ELECTRICAL EQUIPMENT IS OPERATED BY THE ELECTRICAL CONTRACTOR THE ELECTRICAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OPERATION AND SAFETY OF THE EQUIPMENT. WHEN ELECTRICAL EQUIPMENT IS OPERATED BY THE OWNER (OR BY OTHER CONTRACTORS) THE OWNER (OR OTHER CONTRACTORS) SHALL BE SOLELY RESPONSIBLE FOR OPERATION AND SAFETY OF THE EQUIPMENT.
- THE CONTRACTOR SHALL INSPECT THE JOB SITE TO ENSURE ALL ELECTRICAL DEVICES IN AREAS DESIGNATED TO HAVE ELECTRICAL SUPPLIES TRANSFERRED TO A RELOCATED PANEL ARE INCLUDED IN HIS BID. THE CONTRACTOR MAY REUSE PRESENT WIRING, CONDUIT, JUNCTION BOXES, PANELS ETC. DIFFERENCES IN WIRING BETWEEN THE PRINT AND FIELD SHALL BE PERMISSIBLE BASED ON SITE CONDITIONS PROVIDED ALL WORK IS PERFORMED IN ACCORDANCE WITH THE NEC. THE CONTRACTOR SHALL PROVIDE A TYPED LEGEND AFFIXED TO APPLICABLE LOAD CENTERS/PANELBOARDS INDICATING THE TYPE AND LOCATION OF LOADS SERVED BY EACH CIRCUIT.

II. PRODUCTS

A. RACEWAYS

1. CONDUIT

- STEEL RIGID METAL
- INTERMEDIATE METAL
- RIGID NON METALLIC SCH 40
- STEEL LIQUIDTIGHT FLEXIBLE.

2. TUBING

- STEEL ELECTRICAL METALLIC.

B. FITTINGS

1. RIGID AND INC.

- ANSI C80.4
- LOCKNUTS, STEEL OF MALLEABLE IRON.
- BUSHINGS, INSULATING OR INSULATED THROAT TYPE.
- COUPLINGS, THREADED OR GLAND COMPRESSION MALLEABLE IRON TYPE, SET SCREW OR INDENTER TYPE NOT ACCEPTABLE.

2. ELECTRICAL METALLIC TUBING

- COUPLINGS AND CONNECTORS: STEEL COMPRESSION TYPE, SET SCREW TYPE ALSO ACCEPTABLE.

3. FLEXIBLE.

- CONNECTORS, MALLEABLE IRON, THREADLESS SQUEEZE CLAMP TYPE FOR NON-JACKETED CONDUIT.
- CONNECTORS, STEEL OR MALLEABLE IRON COMPRESSION TYPE WITH INSULATED THROAT AND "G" RING ASSEMBLY FOR LIQUID-TIGHT CONDUIT.

C. CUTTING, PATCHING AND SEALING

- CONTRACTOR SHALL DO PATCHING, SEALING AND REBUILDING REQUIRED TO RESTORE CONSTRUCTION TO ITS ORIGINAL CONDITION USING SKILLED CRAFTSMEN AS APPROVED BY THE OWNER. OPENINGS SHALL BE ACCURATELY LOCATED AS SMALL AS POSSIBLE, AND NEATLY AND CLEANLY CUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, PATCHING AND SEALING ALL OPENINGS REQUIRED TO PERFORM HIS WORK SERVED BY EACH CIRCUIT.

D. WIRE AND CABLE

- BUILDING WIRE, COPPER, 98% CONDUCTIVITY, 600 VOLT INSULATION, THHN/THWN STRANDED, USE THHN IN DRY LOCATIONS ONLY, AND FOR MOTOR CIRCUIT WIRING.
- BRANCH CIRCUIT WIRING, NO.12 AWG MINIMUM SIZE, WIRING TO BE SIZED AS INDICATED ON THE DRAWINGS OR WHERE NOT INDICATED SIZED TO MEET AMPACITY REQUIREMENTS AS OUTLINED IN THE NEC.
- WIRING FOR OTHERS SYSTEMS, COMPLY WITH SYSTEM MANUFACTURER'S STANDARDS, NO.14 AWG UNLESS OTHERWISE SPECIFIED.
- COLOR CODE CONDUCTORS TO DESIGNATE NEUTRAL AND PHASE.

- WHERE CONDUCTORS OF DIFFERENT SYSTEMS ARE INSTALLED IN SAME RACEWAY, BOX, OR OTHER TYPE ENCLOSURE, COMPLY WITH NEC, USE DIFFERENT COLORS FOR OTHER SYSTEMS. COLOR CODING OF PHASE CONDUCTORS MAY BE ACCOMPLISHED WITH COLORED TAPE APPROVED BY A/E FOR SIZES LARGER THAN NO.8 AWG. IDENTIFY CONTROL WIRE AT EACH END AND IN ALL JUNCTION BOXES WITH DESIGNATED WIRE NUMBER CORRESPONDING TO WIRING DIAGRAMS.

E. BOXES

- PULL BOXES AND JUNCTION BOXES:
 - NEC-370 AND UL 50.
 - FLUSH MOUNTED PULL BOXES, OVERLAPPING COVER WITH FLUSH HEAD SECURITY TYPE RETAINING SCREWS, PRIME-COATED, PROVIDE TWO SCREW REMOVAL/INSERTION TOOLS TO USING OWNER/AGENCY OVERLAP TWO INCHES ALL SIDES.

F. LIGHTING FIXTURES

- ALL LIGHTING FIXTURES ARE TO BE PROVIDED COMPLETE WITH ALL NECESSARY ACCESSORIES FOR A PROPER INSTALLATION. CATALOG NUMBERS SHOWN ARE BASIC FIXTURE TYPES. ADDITIONAL FEATURES, ACCESSORIES AND OPTIONS HEREIN SPECIFIED OR SCHEDULED ARE TO BE INCLUDED FOR ALL FIXTURES PROVIDED.
- PROVIDE REQUIRED LAMPS FOR ALL FIXTURES OF SIZE AND TYPE AS SCHEDULED.
- MANUFACTURERS:
 - LIGHTING FIXTURES, AS SPECIFIED ON THE FIXTURE SCHEDULE, SUBSTITUTIONS TO BE APPROVED BY THE OWNER PRIOR TO BID.

G. OUTLET BOXES

- HOT DIPPED GALVANIZED, 1.25 OZ. PER SQ. FT., ANODIZED OR CADMIUM PLATED.
- INTERIOR BOXES, SHEET STEEL WITH CONDUIT KNOCKOUTS, ATTACHED LUGS FOR LOCATING.

H. RECEPTACLES

- STANDARD DUPLEX, SPECIFICATION GRADE FULL GAUGE SIZE, POLARIZED, PARALLEL BLADE, U-GROUNDING SLAT, SPEC. GRADE, RATED 20 AMP, 125 VOLT, NEMA LINE 5, DESIGNED FOR SPLIT FEED SERVICE, FULL BRASS GROUNDING STRAP.
 - ACCEPTABLE MANUFACTURERS:
 - COOPER WIRING DEVICES
 - HUBBELL
 - LEVITON

I. GROUND FAULT CIRCUIT INTERRUPTER:

- GENERAL DUTY FEED THRU TYPE CAPABLE OF PROTECTING DOWNSTREAM RECEPTACLES ON SINGLE CIRCUIT, GROUNDING TYPE, UL CLASS A, GROUP 1,20 AMPERE RATING, 125 VOLTS.
- WALLPLATE COMPATIBLE WITH RECEPTACLE CONFIGURATION.
- SEAL ALL CONNECTIONS WITH SEAL COAT COMPOUND AND WRAP TWO LAYERS TAPE.
- ACCEPTABLE MANUFACTURERS:
 - COOPER WIRING DEVICES
 - HUBBELL
 - LEVITON

J. SURGE SUPPRESSION RECEPTACLES (TVSS):

- SPECIFICATION GRADE IVORY FACE WITH LIGHT EQUIPPED WITH MATCHING WALL PLATE ENGRAVED WITH "COMPUTER ONLY" RECEPTACLE TO FIT IN STANDARD WALL BOX.
- ACCEPTABLE MANUFACTURERS:
 - COOPER WIRING DEVICES
 - HUBBELL
 - LEVITON

K. SCHEDULE

- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL OF HIS WORK IN ACCORDANCE WITH THE SCHEDULE. IF EQUIPMENT DELIVERIES APPEAR TO BE A PROBLEM THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY TO DETERMINE IF LIKE EQUIPMENT FROM A DIFFERENT MANUFACTURER MAY BE SUBSTITUTED.

III. INSTALLATION

A. CONDUIT

- CONDUIT SCHEDULE:
 - MINIMUM CONDUIT SIZE, (1/2" INCH UNLESS OTHERWISE SPECIFIED, SWITCH, LEGS MAY BE INSTALLED IN 1/2" INCH CONDUIT WHERE IN ACCORDANCE WITH NEC).
 - MINIMUM FLEXIBLE AND LIQUID TIGHT FLEXIBLE CONDUIT SIZE, 1/2" INCH EXCEPT CONNECTIONS TO LIGHTING FIXTURES MAY BE 3/8" INCH IN LENGTHS NOT TO EXCEED 6 FEET.

B. INSTALL CONDUIT AS FOLLOWS:

- USE EMT (THINWALL) CONDUIT FOR:
 - BRANCH CIRCUITS IN STUD PARTITIONS AND DROP CEILING AREAS.
 - TELEPHONE SYSTEM AND DATA SYSTEMS
 - CONCEALED AND EXPOSED LOCATIONS INDOORS
- USE FLEXIBLE METAL CONDUIT, FOR FINAL CONNECTIONS FOR:
 - EQUIPMENT IN DRY LOCATIONS.
 - EQUIPMENT IN DRY LOCATIONS ARRANGED FOR FLEXIBLE POSITIONING OR EQUIPPED WITH SLIDING BASES.
 - EQUIPMENT IN DRY LOCATIONS WITH VIBRATION ISOLATION MOUNTING.
 - NO FLEXIBLE METAL CONDUIT LENGTH RESTRICTION WHEN USING "MANUFACTURED WIRING SYSTEMS".

B. CONDUIT RUNS:

- SIZE ALL CONDUIT AS INDICATED ON DRAWINGS; WHERE SHOWN IN ACCORDANCE WITH NATIONAL ELECTRIC CODE MAKE ALL CONDUIT SYSTEMS MECHANICALLY AND ELECTRICALLY CONTINUOUS FROM SOURCE OF CURRENT TO ALL DEVICES, AND GROUND IN ACCORDANCE WITH NATIONAL ELECTRIC CODE.
- CONCEAL CONDUIT WHEREVER POSSIBLE, OR EXPOSE AS SHOWN OR NOTED ON THE DRAWINGS AND AS SPECIFIED HEREIN. RUN ALL EXPOSED CONDUIT PARALLEL TO BUILDING WALLS USING RIGHT ANGLE BENDS. EXPOSED DIAGONAL RUNS OF CONDUIT WILL NOT BE PERMITTED.
- PROVIDE CONDUIT EXPANSION JOINTS AT BUILDING EXPANSION JOINTS FOR CONDUITS RUNS 1-1/2 INCHES AND LARGER. PROVIDE CONDUIT EXPANSION JOINTS OR FLEXIBLE CONDUIT CONNECTION AT BUILDING EXPANSION JOINTS FOR CONDUITS LESS THAN 1-1/2 INCHES.
- SEAL EACH UNDERGROUND JOINT AND MAKE WATERTIGHT.
- WHERE BUILDING CONSTRUCTION OR OTHER CONDITIONS MAKE IT IMPOSSIBLE TO USE STANDARD THREADED COUPLINGS, INSTALL WATERTIGHT THREADED UNIONS.
- WHERE MORE THAN 270 DEGREES TOTAL BENDS ARE NECESSARY IN ANY ONE CONDUIT RUN AND/OR CONDUIT RUNS EXCEED 150 LINEAL FEET, INSTALL A SUITABLE PULL BOX OR JUNCTION BOX.
- WHERE CONDUITS PASS FROM INTERIOR TO EXTERIOR LOCATIONS PROVIDE A LEAK TIGHT SEAL TO PREVENT LEAKAGE AROUND CONDUIT.
- CONTRACTOR SHALL DO PATCHING AND REBUILDING REQUIRED TO PATCH OPENINGS AND RESTORE CONSTRUCTION TO ITS ORIGINAL CONDITION UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

C. WIRE AND CABLE

- ALL WIRING TO BE INSTALLED IN CONDUIT.
- MAKE CONDUCTORS CONTINUOUS FROM DEVICE TO DEVICE. DO NOT MAKE SPLICES EXCEPT IN OUTLET OR JUNCTION BOXES.
- DO NOT EXCEED CONDUIT FILL ESTABLISHED BY THE NATIONAL ELECTRICAL CODE FOR NUMBER OF CONDUCTORS INSTALLED IN A RACEWAY.
- DO NOT PULL ANY CABLE OR WIRE IN A RACEWAY UNTIL THE APPLICABLE PORTION OF THE CONDUIT SYSTEM IS COMPLETE AND INTERNAL RACEWAYS HAS BEEN CLEANED. STRAIN ON CABLES SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS DURING PULLING. USE PULLING LUBRICANT, COMPATIBLE WITH INSULATION AND COVERING, THAT WILL NOT CAUSE DETERIORATION OF INSULATION OR JACKET COVERS OF CABLES OR CONDUCTORS. USE PULLING LUBRICANT RECOMMENDED BY WIRE MANUFACTURER.
- SUPPORT ALL CONDUCTORS IN VERTICAL RACEWAYS IN ACCORD WITH NATIONAL ELECTRIC CODE.
- LEAVE AT LEAST SIX INCH (6") LOOPS OR ENDS AT EACH BOX FOR INSTALLATION OF DEVICES. ROLL UP ALL WIRES IN OUTLET BOXES NOT FOR CONNECTION TO DEVICE AT THAT BOX, CONNECT TOGETHER AND TAPE.
- UPON COMPLETION OF CABLE AND WIRE INSTALLATION, BUT BEFORE TERMINATION TO EQUIPMENT, TEST EACH WIRE FOR GROUNDS AND SHORT CIRCUITS. REPLACE OR CORRECT DEFECTIVE WIRING.

D. BOXES

- LOCATE ALL BOXES WITH DUE CONSIDERATION TO CLEARANCE FROM VENTILATING DUCTS AND PIPING.
- LOCATION OF DEVICE SHOWN ON THE DRAWINGS IS DIAGRAMMATIC ONLY. COORDINATE EXACT LOCATION OF DEVICES EQUIPMENT CONNECTION REQUIREMENTS (AND WORK OF OTHER CONTRACTORS). ARCHITECT MAY ALTER THE LOCATION OF DEVICES SHOWN WITHIN A SIX FEET RADIUS PRIOR TO INSTALLATION.
- PROTECT ALL BOXES FROM ENTRY OF FOREIGN MATERIALS.
- INDEPENDENTLY SUPPORT ALL BOXES.
- PLUG ALL UNUSED OPENINGS, USE THREADED PLUGS FOR CAST BOXES AND SNAP IN METAL PLUGS FOR SHEET METAL BOXES.
- PROVIDE PERMANENT BARRIERS IN COMMON BOXES TO LIMIT VOLTAGE BETWEEN ADJACENT SWITCHES TO 300 VOLTS OR LESS.
- LOCATION OF DEVICES SHOWN MOUNTED IN CABINETS SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO INSTALLATION.

E. PANELBOARDS

- EACH PANELBOARD SHALL HAVE A TYPED CIRCUIT SCHEDULE INSTALLED ON THE INSIDE COVER OF EACH PANELBOARD. THIS SCHEDULE SHALL BE COVERED WITH CLEAR PLASTIC AND SHALL INCLUDE THE ITEM SERVED BY EACH BRANCH CIRCUIT.

H. RACEWAY SUPPORT AND HANGERS

- SECURELY FASTEN RACEWAYS IN PLACE AND SUPPORT FROM CEILING OR WALLS AT SPACINGS NOT EXCEEDING:

MATERIALS	MAX. SPACING OF SUPPORTS
1. 1/2" THROUGH 1" TRADE SIZE CONDUIT	6 FEET
2. 1-1/4" THROUGH 1-1/2" TRADE SIZE CONDUIT	8 FEET
3. 2" TO 4" TRADE SIZE CONDUIT	10 FEET
4. FLEXIBLE METAL CONDUIT	4-1/2' FEET

- SUPPORT RIGID, IMC OR EMT CONDUITS WITHIN THREE FEET OF EVERY OUTLET BOX, JUNCTION BOX, PULL BOX, CABINET OR TERMINATION. SUPPORT FLEXIBLE CONDUIT WITHIN 12 INCHES OF EVERY OUTLET BOX OR FITTING.

- SUPPORT VERTICAL RUNS OR CONDUITS AT EACH FLOOR LEVEL AND AT INTERVAL NOT TO EXCEED TEN FEET.

- SUPPORT CONDUITS BY PIPE STRAPS, WALL BRACKETS, HANGERS, OR CEILING TRAPEZE. THE USE OF PERFORATED IRON OR WIRE FOR SUPPORTING CONDUITS IS PROHIBITED. FASTEN WITH WOOD SCREWS OR SCREW NAILS TO WOOD BY TOGGLE BOLTS ON HOLLOW MASONRY UNITS, BY CONCRETE INSERTS, OR EXPANSION STEEL CONDUITS ON STEEL. DO NOT WELD CONDUITS OR PIPE STRAPS TO STEEL STRUCTURES UNLESS SPECIFICALLY INDICATED.

- THE LOAD APPLIED TO FASTENERS SHALL NOT EXCEED ONE-THIRD THE PROOF TEST LOAD OF THE FASTENERS OR HANGERS.

- FOR FASTENERS ATTACHED TO CONCRETE, USE VIBRATION AND SHOCK RESISTANT TYPE.

- IN PARTITIONS OF LIGHT STEEL CONSTRUCTION, USE SHEET METAL SCREWS.

- IN SUSPENDED-CELLING CONSTRUCTION, SPRING STEEL FASTENERS TO CEILING SUPPORTS MAY BE USED FOR THE SUPPORT OF CONDUITS SERVING LIGHTING FIXTURES, NO OTHER CONDUITS MAY BE SUPPORTED FROM THE CEILING SUSPENSION SYSTEM.

- WHERE TWO OR MORE CONDUITS ONE INCH TRADE SIZE OR LARGER RUN PARALLEL, TRAPEZE HANGERS MAY BE USED CONSISTING OF THREADED SOLID RODS, WASHERS, NUTS AND GALVANIZED 7/8" ANGLE OR CHANNEL IRON. INDIVIDUALLY FASTEN CONDUITS TO THE CROSS MEMBER OF EVERY OTHER TRAPEZE HANGER WITH ONE HOLE STRAPS OR CLAMP BACKS WITH PROPER SIZE BOLTS, WASHERS AND NUTS. WHEN ADJUSTABLE TRAPEZE HANGERS ARE USED, USE U- BOLT TYPE CLAMPS AT END OF CONDUIT RUNS. AT EACH ELBOW AND AT EACH THIRD INTERMEDIATE HANGER TO FASTEN EACH CONDUIT.

- MAKE HANGERS OF DURABLE MATERIALS SUITABLE FOR THE APPLICATION INVOLVED.

- FABRICATE ALL SCREWS, BOLTS, WASHERS AND MISCELLANEOUS HARDWARE USED FOR CONDUIT SUPPORTS FROM RUST-RESISTING METAL. TRAPEZE HANGERS SHALL HAVE HANGER ASSEMBLIES PROTECTED WITH GALVANIZED FINISH.

For Local Approvals:

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12/19/24 IFC - PHASE I
6/21/23 ISSUED FOR BID
No. Date Description

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE STATE OF WISCONSIN COMMERCIAL BUILDING CODE.

LICENSE EXPIRES NOVEMBER 30, 2024

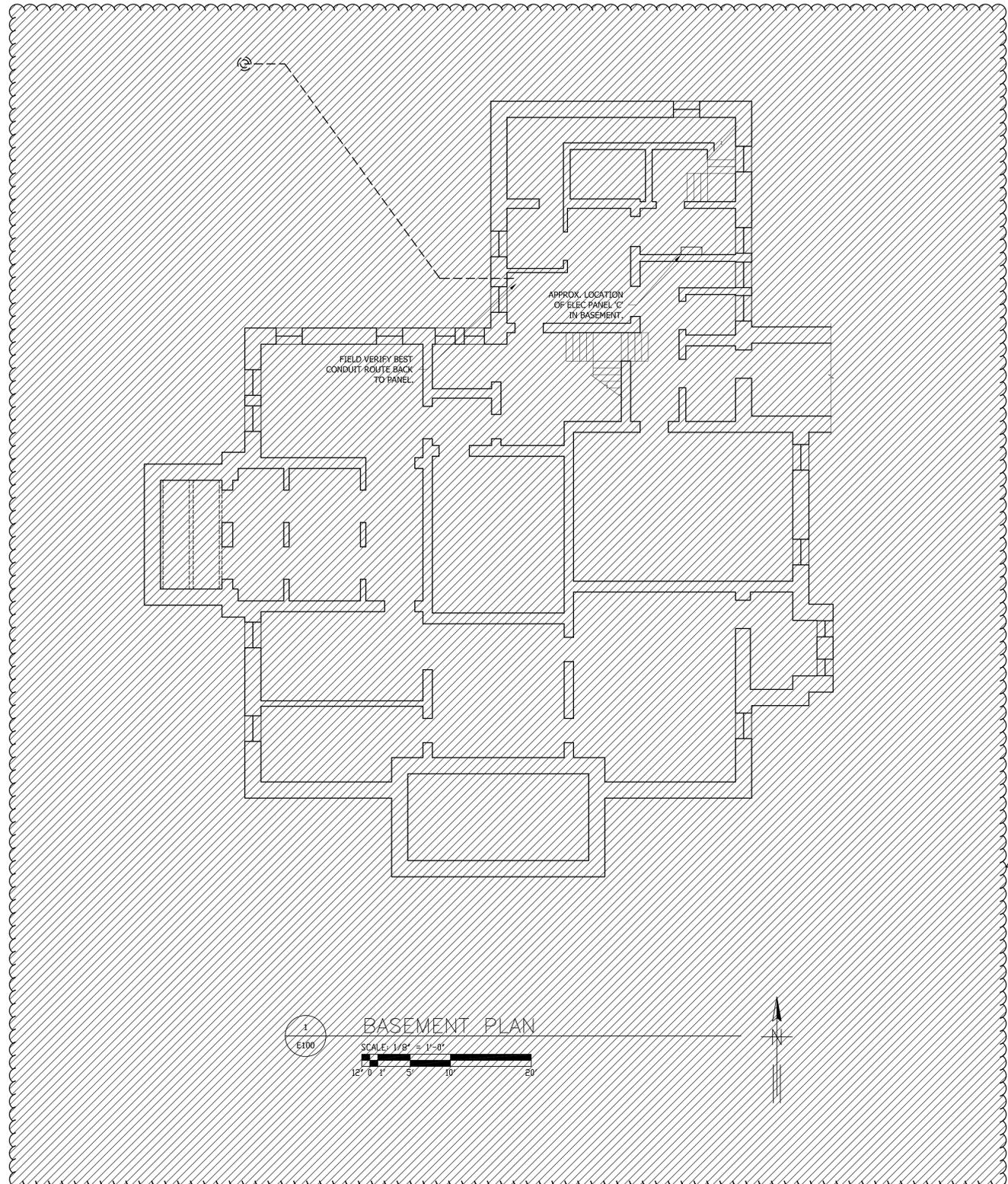
Project Description
**PABST MANSION
EXTERIOR RESTORATION**

**2000 WEST WISCONSIN
AVENUE
MILWAUKEE, WI 53233**

Drawing Title
**ELECTRICAL
SPECIFICATIONS**

KH Job# 10446.0001 Drawing Number
Date **JUNE 2023**
Designed **SJS**
Drawn **DLW**
Checked **HLB** of 10
E002

Apr 05, 2023 - 10:11:01 am ADG-W-12\02300200 KH Pabst Mansion Lighting\1 - Design\Drawings\E100 - BASEMENT PLAN.dwg



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