



FACADE REPAIR AND PREVENTIVE MAINTENANCE - PHASE 1 (2021) OF THE

ASCENSION COLUMBIA ST. MARY'S HOSPITAL MILWAUKEE, WISCONSIN

CONSTRUCTION DOCUMENTS FEBRUARY 2021

OWNER



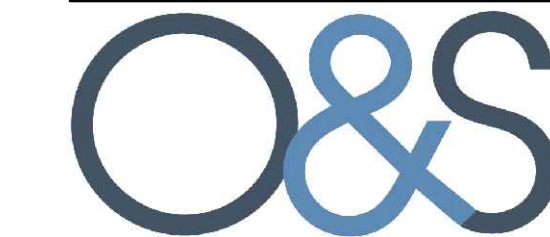
ASCENSION COLUMBIA
ST. MARY'S HOSPITAL
2301 NORTH LAKE DRIVE
MILWAUKEE, WISCONSIN 53211

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WASHINGTON DC • PHILADELPHIA
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SEAL:

FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
 OF THE
COLUMBIA ST. MARY'S HOSPITAL
 MILWAUKEE, WISCONSIN

No.	DATE	BY
REVISIONS		
DESIGN:	S.L.	
DRAWN:	L.R.	
CHECKED:	P.H.	
SCALE:	N/A	
DATE:	FEBRUARY 2021	
PROJECT No.:	04-210094	
WTI PROJECT No.:	5032178	

DRAWING TITLE:
COVER SHEET

DRAWING No.
R-1

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DRAWING LIST

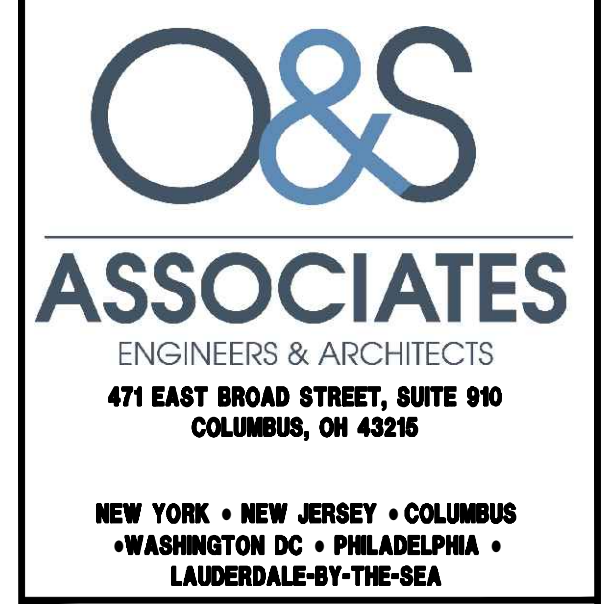
SCOPE OF WORK - PHASE 1 (2021)

GENERAL NOTES

- R - 1 COVER SHEET
- R - 2 TITLE SHEET
- R - 3 HERITAGE CENTER SOUTH ELEVATION
- R - 4 HERITAGE CENTER NORTH ELEVATION
- R - 5 HERITAGE CENTER WEST ELEVATION
- R - 6 WOMEN'S HOSPITAL PART EAST ELEVATION
- R - 7 WOMEN'S HOSPITAL PART EAST ELEVATION
- R - 8 WOMEN'S HOSPITAL PART SOUTH ELEVATION
- R - 9 WOMEN'S HOSPITAL PART WEST ELEVATION
- R - 10 WOMEN'S HOSPITAL PART WEST ELEVATION
- R - 11 WOMEN'S HOSPITAL PART NORTH ELEVATION
- R - 12 WOMEN'S HOSPITAL PART NORTH ELEVATION
- R - 13 MAIN HOSPITAL PART SOUTH ELEVATION
- R - 14 MAIN HOSPITAL PART SOUTH ELEVATION
- R - 15 MAIN HOSPITAL WEST ELEVATION
- R - 16 MAIN HOSPITAL PART NORTH ELEVATION
- R - 17 MAIN HOSPITAL PART NORTH ELEVATION
- R - 18 MAIN HOSPITAL EAST & WEST ELEVATIONS
- R - 19 SECTIONS & DETAILS - SHEET 1
- R - 20 SECTIONS & DETAILS - SHEET 2
- R - 21 EXISTING CONDITIONS PHOTOS - SHEET 1
- R - 22 EXISTING CONDITIONS PHOTOS - SHEET 2

- BASE BID**
1. PHASE 1 REPAIRS ARE PRIMARILY LOCATED AT THE HERITAGE CENTER AND CURTAIN WALL INVESTIGATION AT SELECTED LOCATIONS OF THE MAIN HOSPITAL. THE REMAINING BUILDINGS ARE EXCLUDED FROM PHASE 1 WORK.
 2. REPOINT SELECTED SCALED, DEBONDED AND CRACKED MORTAR JOINTS AT HERITAGE CENTER
 3. REBUILD SECTIONS OF FACE BRICK AT LOCATIONS OF WALL CRACKS AT HERITAGE CENTER
 4. REPAIR OF SELECTED SECTIONS OF CORRODED LINTEL & SHELF ANGLES AT HERITAGE CENTER INCLUDING REMOVING BRICK COURSES TO EXPOSE STEEL, MECHANICALLY CLEANING FREE OF CORROSION, PAINTING WITH PROTECTIVE COATINGS, FLASHING, AND REPLACING BRICK
 5. REPLACEMENT OF HEAVY TO SEVERELY CORRODED SECTIONS OF STEEL SHELF ANGLES AND LINTELS
 6. REMOVE AND REPLACE INDIVIDUALLY CRACKED & SPALLED BRICKS AT HERITAGE CENTER
 7. PATCH REPAIR OF SPALLED SECTIONS OF STONE USING SPECIALIZED STONE PATCH MATERIALS AT HERITAGE CENTER
 8. REPLACEMENT OF SELECTED STONE PANELS AT HERITAGE CENTER
 9. REMOVE AND REPLACE ALL FACADE JOINT SEALANTS AT HERITAGE CENTER
 10. PROVIDE ACCESS AND OPENINGS FOR CURTAIN WALL STUDY AT MAIN HOSPITAL CURTAIN WALLS. INCLUDE REMOVAL OF SELECTED MULLION COVERS AND PRESSURE PLACE FOR CLOSE UP INSPECTION BY THE ENGINEER.

- THE FOLLOWING NOTES SHALL APPLY UNLESS NOTED OTHERWISE ELSEWHERE IN CONTRACT DOCUMENTS:
1. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE WISCONSIN STATE BUILDING CODE AS ADOPTED BY THE STATE BOARD OF BUILDING REGULATIONS AND STANDARDS. ALL CONSTRUCTION SHALL ALSO COMPLY WITH THE REQUIREMENTS OF LOCAL LAWS, REGULATIONS AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
 2. DRAWINGS ARE INTENDED TO SHOW GENERAL ARRANGEMENTS, DESIGN AND EXTENT OF WORK ARE PARTLY DIAGRAMMATIC. AS SUCH, THEY ARE NOT INTENDED TO BE SCALED FOR ROUGHING-IN MEASUREMENTS OR TO SERVE AS SHOP DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO START OF WORK.
 3. WHEN CONTRACT DOCUMENTS INCLUDE INFORMATION PERTAINING TO THE CONDITIONS OF THE FACILITY INCLUDING SURFACE OBSERVATIONS, MATERIAL TESTING AND OTHER PRELIMINARY INVESTIGATION, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION, CHARACTER, OR QUANTITY OF THE MATERIALS OR CONDITIONS, AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE OWNER/ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER WITH RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION, AND THERE IS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT THE INFORMATION/CONDITIONS INDICATED ARE REPRESENTATIVE OF THOSE EXISTING THROUGHOUT THE WORK, OR THAT UNANTICIPATED DEVELOPMENTS MAY NOT OCCUR AND/OR EXIST.
 4. UPON ENCOUNTERING CONDITIONS DIFFERING MATERIALLY FROM THOSE INDICATED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND CONSTRUCTION INSPECTOR BEFORE SUCH CONDITIONS ARE DISTURBED. THE ENGINEER SHALL PROMPTLY INVESTIGATE SAID CONDITIONS AND REPORT TO THE OWNER, WITH A RECOMMENDED COURSE OF ACTION. IF CONDITIONS DO MATERIALLY DIFFER AND CAUSE AN INCREASE OR DECREASE IN CONTRACT COST OR TIME REQUIRED FOR COMPLETION OF ANY PORTION OF THE WORK, A CHANGE ORDER WILL BE INITIATED AS PER CONTRACT REQUIREMENTS.
 5. ONLY WORK INCLUDED IN THE CONTRACT DOCUMENTS IS AUTHORIZED, AND THE CONTRACTOR SHALL DO NO WORK OTHER THAN THAT DESCRIBED THEREIN OR IN ACCORDANCE WITH APPROPRIATELY AUTHORIZED AND APPROVED CHANGE ORDERS.
 6. ANYTHING SHOWN ON DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS OR VICE VERSA, AS WELL AS ANY INCIDENTAL WORK WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE PROJECT WITHIN THE LIMITS ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS, ALTHOUGH NOT SHOWN ON OR DESCRIBED THEREIN, SHALL BE PERFORMED BY THE CONTRACTOR AS A PART OF THEIR CONTRACT.
 7. THE PLANS MAY BE SUPPLEMENTED BY STANDARD AND WORKING DRAWINGS AS MAY BE NECESSARY TO ADEQUATELY DESCRIBE THE WORK. IN THE EVENT, IN THE SOLE JUDGMENT OF THE ENGINEER, A CHANGE BECOMES NECESSARY IN THE BEST INTEREST OF THE PROJECT, DUE TO CIRCUMSTANCES NOT KNOWN AT THE TIME OF THE ORIGINAL CONDITION SURVEY AND/OR ARISING THEREAFTER, THE ENGINEER MAY ALTER THE PLANS AND THE SPECIFICATIONS AS MAY BE NECESSARY TO INCREASE OR DECREASE THE QUANTITIES OF WORK TO BE PERFORMED IN ACCORDANCE WITH SUCH CHANGES.
 8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEANS, METHODS AND EQUIPMENT FOR PROTECTING THE BUILDING, EQUIPMENT, MATERIALS AND PERSONNEL FROM FIRE DAMAGE THROUGHOUT THE COURSE OF HIS WORK. METHODS AND EQUIPMENT ARE SUBJECT TO APPROVAL BY THE FIRE DEPARTMENT OF THE CITY OF MILWAUKEE.
 9. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA SAFETY AND HEALTH LAWS AND REGULATIONS. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL OF THE MOST RECENT APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC AGENCY AND/OR AUTHORITY HAVING JURISDICTION OVER THE PROJECT IN ORDER TO PROTECT PERSONS AND/OR PROPERTY FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL ALSO ASSURE THAT ALL THEIR SUBCONTRACTORS CONFORM TO ALL HEALTH AND SAFETY LAWS AND REGULATIONS.
 10. THE CONTRACTOR SHALL PROVIDE ALL BARRICADES, SHORING, BRACING, SAFETY NETTING, ETC. BENEATH THE STRUCTURE REQUIRED FOR SAFETY AND PROPER EXECUTION OF THE WORK.
 11. THE CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS TO DETERMINE ALL SERVICES (ELECTRICAL AND MECHANICAL) WHICH MIGHT BE AFFECTED BY THE REPAIR WORK. THE CONTRACTOR SHALL MAKE ALL NECESSARY TEMPORARY CONNECTIONS TO MAINTAIN EXISTING SERVICES TO ALL AREAS OF THE BUILDING AND OTHER AREAS NOT IN THE CONTRACT AFFECTED BY THE WORK. UPON COMPLETION OF REPAIRS THE CONTRACTOR SHALL MAKE PERMANENT CONNECTIONS TO ALL SERVICES WHICH HAD BEEN TEMPORARILY MAINTAINED.
 12. ALL EXISTING MATERIALS IN THE BUILDING WHICH MAY CAUSE HEALTH AND/OR SAFETY HAZARDS TO THE OWNER, THEIR EMPLOYEES, TENANTS OR THE CONTRACTOR AND THEIR EMPLOYEES OR SUBCONTRACTORS DURING THE ENTIRE PERIOD OF CONSTRUCTION SHALL BE SAFELY REMOVED BY THE OWNER PRIOR TO THE START OF THE WORK AND PROPERLY DISPOSED OF IN A LEGAL FASHION. THE CONTRACTOR IS NOT RESPONSIBLE FOR IDENTIFYING OR SAFELY REMOVING ANY EXISTING MATERIAL WITHIN THE BUILDING WHICH MAY BE HAZARDOUS TO HUMAN HEALTH. THE CONTRACTOR SHALL HOWEVER COORDINATE AND MAKE AN EFFORT WITH THE OWNER IN PROVIDING A SAFE WORK PLACE FOR ALL CONSTRUCTION WORKERS AND SUBCONTRACTORS IN A MANNER, BUT NOT LIMITED TO NOTIFYING THE OWNER OF ANY POTENTIALLY HAZARDOUS MATERIALS OR CONDITIONS THEY MAY FIND IN THE BUILDING AFTER THEY SIGN THE CONTRACT AND START THEIR WORK.
 13. ANY UTILITY LINES ABANDONED OR NO LONGER IN SERVICE THAT MIGHT INTERFERE WITH THE PROJECT SHALL BE IDENTIFIED BY THE CONTRACTOR AND REMOVED FROM THE REPAIR AREA BY THE OWNER, UNLESS NOTED OTHERWISE, PRIOR TO THE START OF WORK BY THE CONTRACTOR.



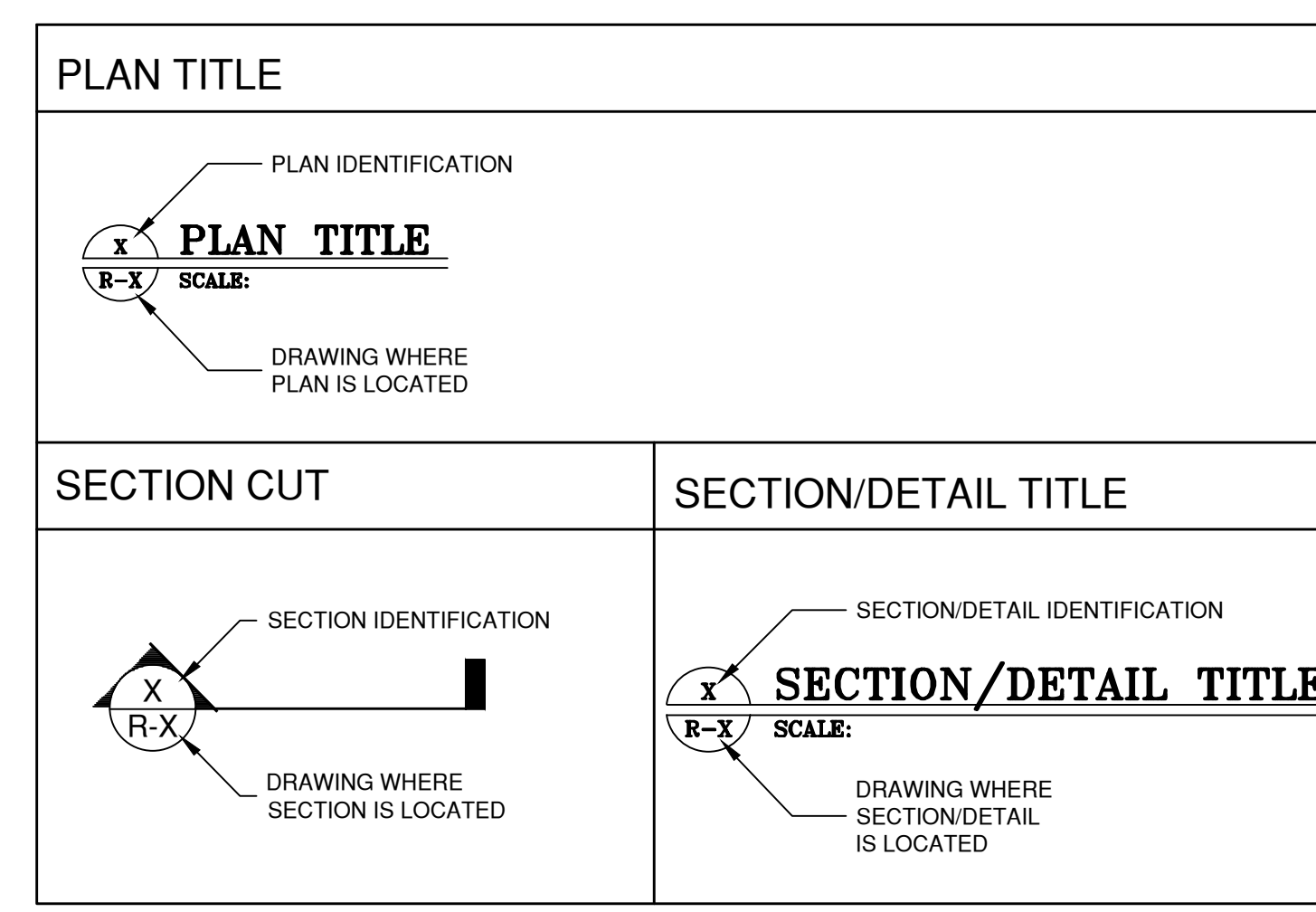
SCALE:

FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
 OF THE
COLUMBIA ST. MARY'S HOSPITAL
 MILWAUKEE, WISCONSIN

SYMBOLS

LOCATION MAP

AERIAL VIEW



ASCENSION COLUMBIA ST. MARY'S HOSPITAL/AREA OF WORK



MAIN HOSPITAL
WOMEN'S HOSPITAL
HERITAGE CENTER

No.	DATE	BY
REVISIONS		
DESIGN:	S.L.	
DRAWN:	L.R.	
CHECKED:	P.H.	
SCALE:	N/A	
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PROJECT No.:	04-210094	
WTI PROJECT No.:	5032178	

DRAWING TITLE:
TITLE SHEET

DRAWING No.

R-2

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- NOTES:**
1. WORK SHOWN ON DRAWINGS IS DIAGNOSTIC ONLY. ACTUAL REPAIR LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER. FOR CLARITY SEVERAL OF THE WORK ITEMS ARE SHOWN WITH LESS MAGNITUDE THAN IS ACTUALLY PRESENT IN THE FIELD.
 2. DO NOT SCALE OF DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.
 3. CONTRACTOR SHALL PROVIDE BARRIERS, SIGNAGE, FENCING, ETC. AS NEEDED TO ISOLATE REPAIR AREAS FROM PUBLIC.
 4. CONTRACTOR SHALL PROTECT ALL EXISTING MEP, APPURTENANCES, ETC. FOR THE DURATION OF CONSTRUCTION SO AS NOT TO DISTURB SERVICE.
 5. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES.
 6. FOR PHOTOGRAPHIC ILLUSTRATION OF TYPICAL EXISTING CONDITIONS, SEE SHEETS R-21 & R-22



1 PART-SOUTH ELEVATION
R-3 SCALE: 1/8" = 1'-0"



2 PART-SOUTH ELEVATION
R-3 SCALE: 1/8" = 1'-0"

LEGEND

1	LINTEL/SHELF ANGLE	REPAIR SELECTED CORRODED LINTEL/SHELF ANGLES AS PER DETAIL 1/R-19
2	BR	REMOVE AND REPLACE SELECTED DAMAGED FACE BRICKS AS PER DETAIL 2/R-19
3	TP	REPOINT SELECTED DAMAGED MORTAR JOINTS AS PER DETAIL 4/R-19
4	J9/GLAZING	REMOVE AND REPLACE ALL FACADE SEALANTS. J9- REPLACE POLYURETHANE SEALANTS AT CONTROL JOINTS, WINDOWS AND DOOR FRAMES, ETC. AS PER DETAIL 3/R-20 GLAZING- WET SEAL DETERIORATED GLAZING SEALS/GASKETS W/ SILICONE SEALANT AS PER DETAIL 4/R-20
5	MC	REMOVE AND REPLACE CORRODED METAL COPING AS PER DETAIL 6/R-20
6	PC	PATCH REPAIR PRECAST CONCRETE FACADE PANELS, COLUMNS, ETC. AS PER DETAIL 9 1A/R-20
7	SP	STONE PATCH REPAIR SPALLED AND CRACKED STONE PANELS AS PER DETAIL 10/R-20
8	UR	POWERWASH CLEAN AND SEAL THE ENTIRE MASONRY FACADE, EXPOSED AGGREGATE PRECAST CONCRETE PANEL
9	EI9S/TERM	REPAIR SELECTED DAMAGED AREAS OF EIFS GLAZING. EIFS-EIFS PATCH REPAIRS AT CRACKED & DAMAGED AREAS AS PER DETAIL 5/R-19 TERM-REPAIR EIFS TERMINATIONS AS PER DETAIL 6/R-19
10	COAT	POWERWASH CLEAN AND COAT CONCRETE FACADES AT THE WOMEN'S HOSPITAL WITH A NEW ELASTOMERIC WATERPROOFING COATING. COAT EIFS AREAS WITH NEW WATERPROOFING EIFS TOPCOAT

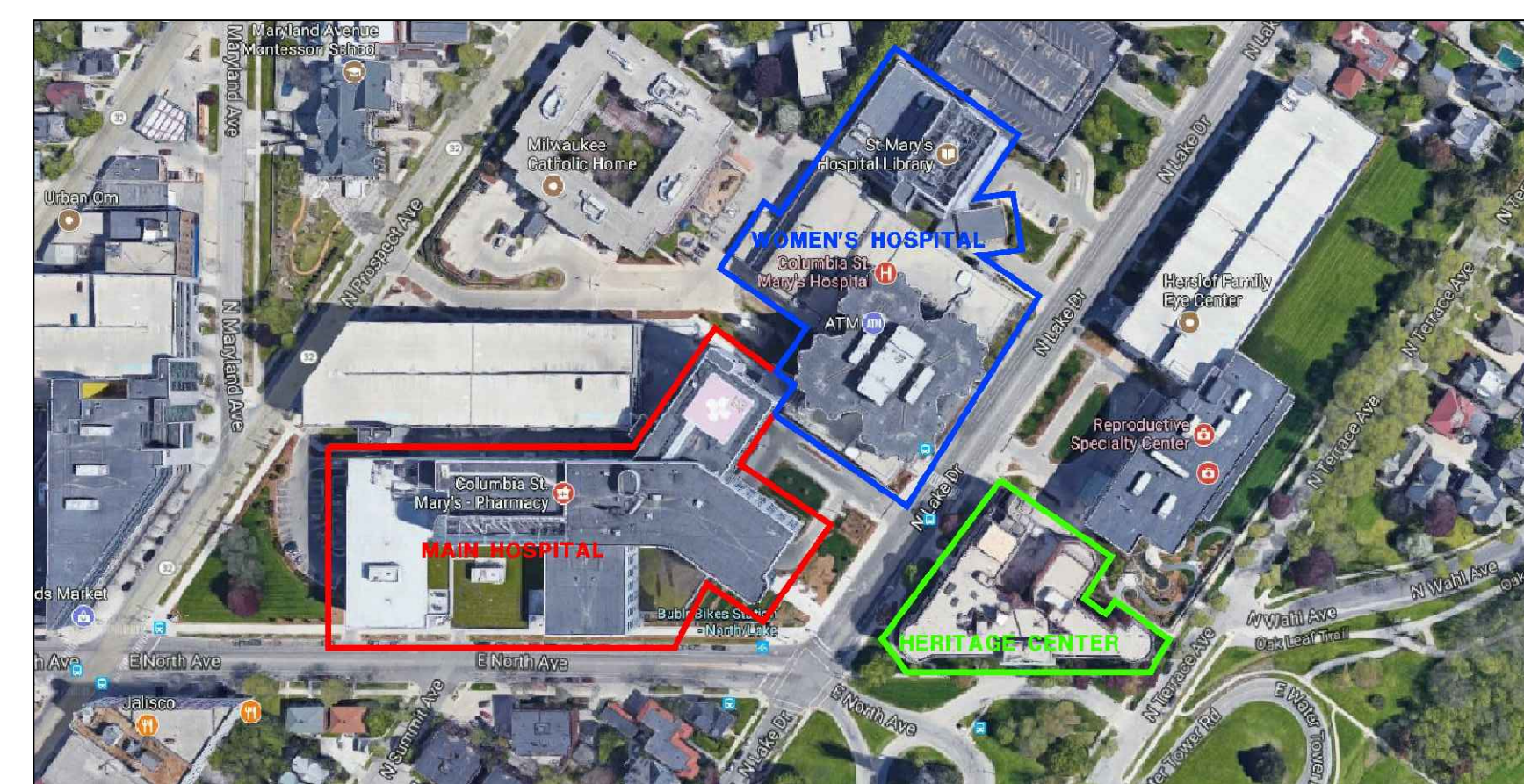
SCOPE OF WORK - PHASE 1 (2021)
(CALLOUTS FOR PHASE 1 WORK ARE SHOWN IN RED)

STRUCTURAL REPAIRS

1. REPOINT SELECTED DAMAGED MORTAR JOINTS
2. REBUILD BRICK ALONG VERTICAL WALL CRACKING
3. REPAIR SELECTED CORRODED LINTEL/SHELF ANGLES, REPLACE ANGLES AS DIRECTED BY THE ENGINEER ONCE THE STEEL HAS BEEN EXPOSED
4. REMOVE AND REPLACE INDIVIDUAL CRACKED BRICKS
5. REPAIR/REPLACE SPALLED AND CRACKED STONE PANELS

WATERPROOFING & MISCELLANEOUS WORK

1. REMOVE AND REPLACE ALL FACADE SEALANTS INCLUDING AT CONTROL JOINTS, DOOR AND WINDOW FRAMES, PENETRATIONS, ETC.



KEY PLAN

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SEAL:

FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
OF THE
COLUMBIA ST. MARY'S HOSPITAL
MILWAUKEE, WISCONSIN

No.	DATE	BY
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DESIGN:	S.L.	
DRAWN:	L.R.	
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SCALE:		
DATE:	FEBRUARY 2021	
PROJECT No.:	04-210094	
WTI PROJECT No.:	5032178	
DRAWING TITLE:	HERITAGE CENTER SOUTH ELEVATION	
DRAWING No.:	R-3	

- NOTES:**
1. WORK SHOWN ON DRAWINGS IS DIAGRAMMATIC ONLY. ACTUAL REPAIR LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER. FOR CLARITY SEVERAL OF THE WORK ITEMS ARE SHOWN WITH LESS MAGNITUDE THAN IS ACTUALLY PRESENT IN THE FIELD.
 2. DO NOT SCALE OF DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.
 3. CONTRACTOR SHALL PROVIDE BARRIERS, SIGNAGE, FENCING, ETC. AS NEEDED TO ISOLATE REPAIR AREAS FROM PUBLIC.
 4. CONTRACTOR SHALL PROTECT ALL EXISTING MEP, APPURTENANCES, ETC. FOR THE DURATION OF CONSTRUCTION SO AS NOT TO DISTURB SERVICE.
 5. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES.
 6. FOR PHOTOGRAPHIC ILLUSTRATION OF TYPICAL EXISTING CONDITIONS, SEE SHEETS R-21 & R-22

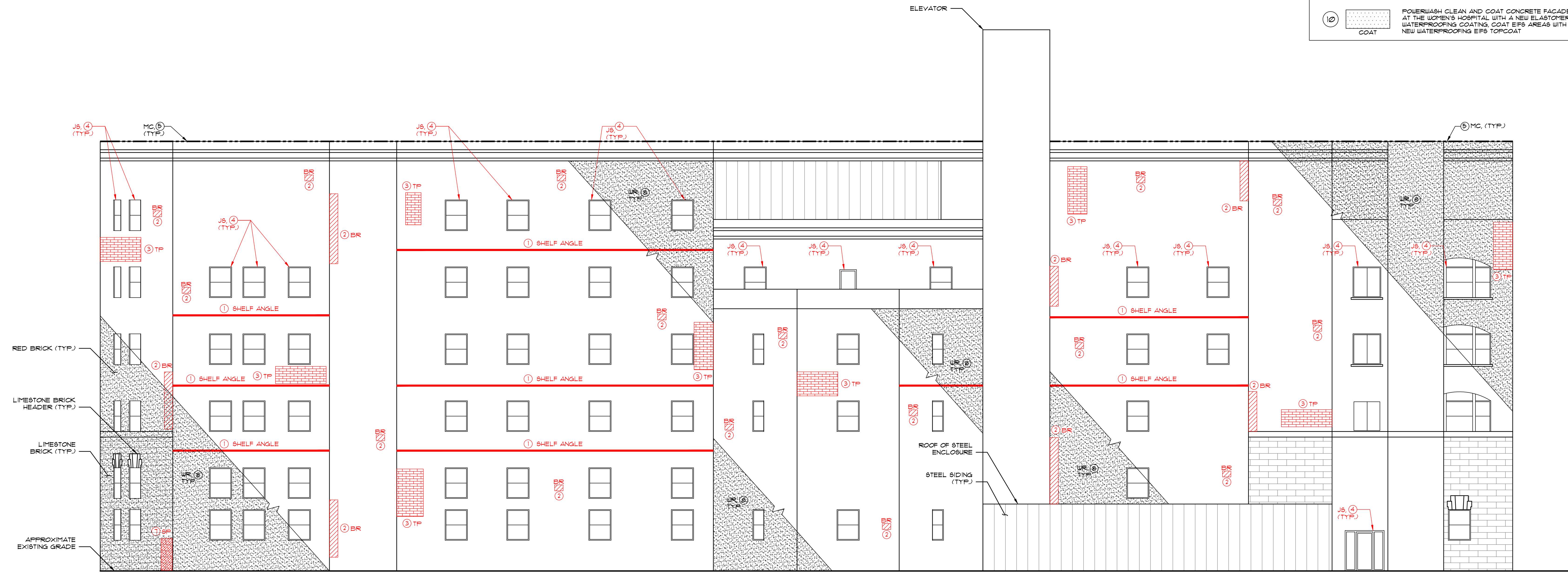
SCOPE OF WORK - PHASE 1 (2021)

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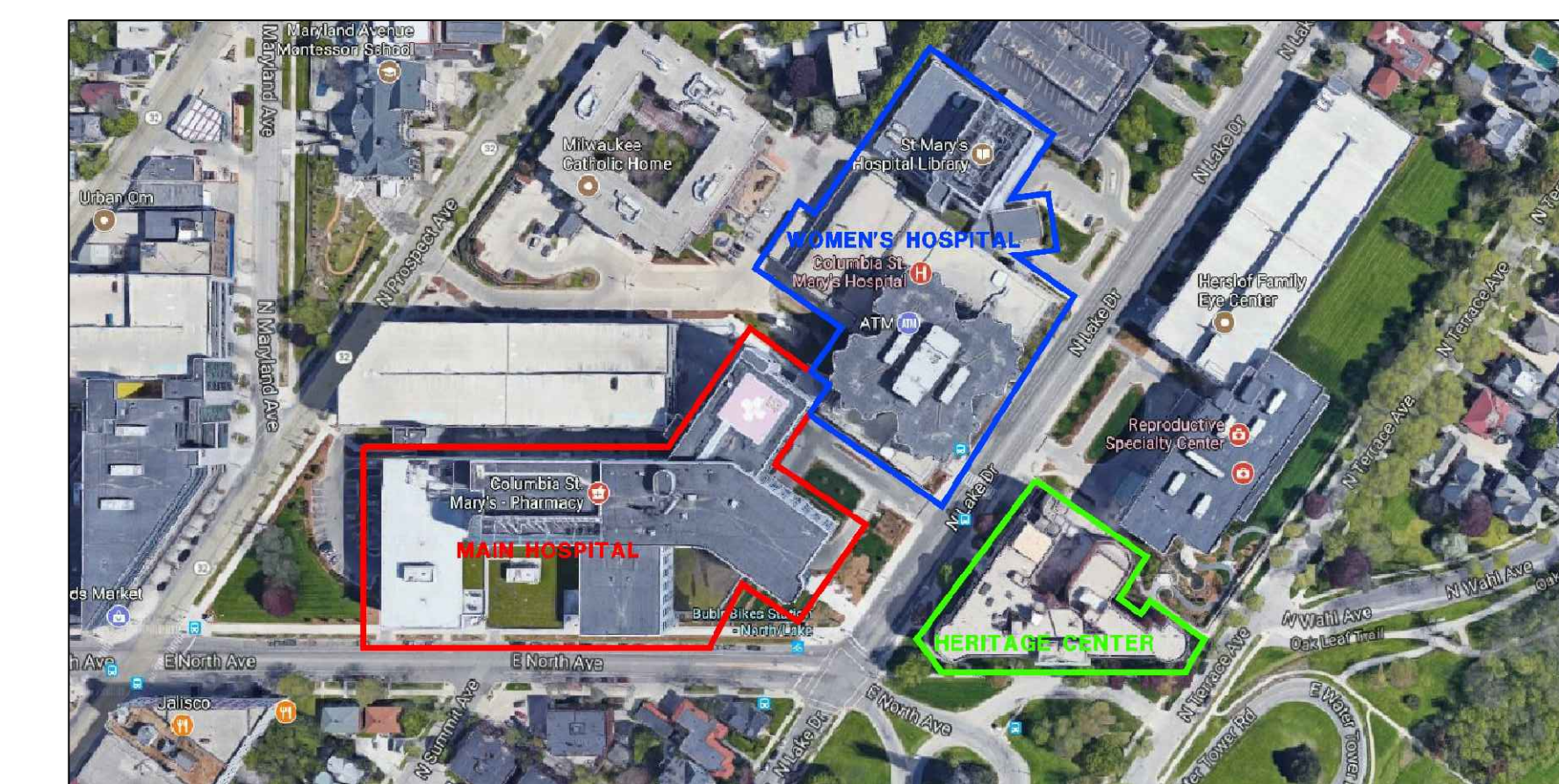
- STRUCTURAL REPAIRS**
1. REPOINT SELECTED DAMAGED MORTAR JOINTS
 2. REBUILD BRICK ALONG VERTICAL WALL CRACKING
 3. REPAIR SELECTED CORRODED LINTEL/SHELF ANGLES. REPLACE ANGLES AS DIRECTED BY THE ENGINEER ONCE THE STEEL HAS BEEN EXPOSED
 4. REMOVE AND REPLACE INDIVIDUAL CRACKED BRICKS
 5. REPAIR/REPLACE SPALLED AND CRACKED STONE PANELS
- WATERPROOFING & MISCELLANEOUS WORK**
1. REMOVE AND REPLACE ALL FACADE SEALANTS INCLUDING AT CONTROL JOINTS, DOOR AND WINDOW FRAMES, PENETRATIONS, ETC.

LEGEND

1. LINTEL/SHELF ANGLE: REPAIR SELECTED CORRODED LINTEL/SHELF ANGLES AS PER DETAIL 1/R-19
2. BR: REMOVE AND REPLACE SELECTED DAMAGED FACE BRICKS AS PER DETAIL 2/R-19
3. TP: REPOINT SELECTED DAMAGED MORTAR JOINTS AS PER DETAIL 4/R-19
4. JS/GLAZING: REMOVE AND REPLACE ALL FACADE SEALANTS. JS+ REPLACE POLYURETHANE SEALANTS AT CONTROL JOINTS, WINDOWS AND DOOR FRAMES, ETC. AS PER DETAIL 3/R-20. GLAZING+ UET SEAL DETERIORATED GLAZING SEALS/GASKETS W/ SILICONE SEALANT AS PER DETAIL 4/R-20
5. MC: REMOVE AND REPLACE CORRODED METAL COPING AS PER DETAIL 6/R-20
6. FC: PATCH REPAIR PRECAST CONCRETE FACADE PANELS, COLUMNS, ETC. AS PER DETAIL 9 1A/R-20
7. SP: STONE PATCH REPAIR SPALLED AND CRACKED STONE PANELS AS PER DETAIL 1B/R-20
8. UR: POWERWASH CLEAN AND SEAL THE ENTIRE MASONRY FACADE, EXPOSED AGGREGATE PRECAST CONCRETE PANEL
9. EIFS/TERM: REPAIR SELECTED DAMAGED AREAS OF EIFS GLAZING. EIFS+EIFS PATCH REPAIRS AT CRACKED & DAMAGED AREAS AS PER DETAIL 5/R-19. TERM+REPAIR EIFS TERMINATIONS AS PER DETAIL 6/R-19
10. COAT: POWERWASH CLEAN AND COAT CONCRETE FACADES AT THE WOMEN'S HOSPITAL WITH A NEW ELASTOMERIC WATERPROOFING COATING. COAT EIFS AREAS WITH NEW WATERPROOFING EIFS TOPCOAT



1 NORTH ELEVATION
R-4 SCALE: 1/8" = 1'-0"



KEY PLAN
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SEAL:

FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
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COLUMBIA ST. MARY'S HOSPITAL
MILWAUKEE, WISCONSIN

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DRAWING TITLE:		
HERITAGE CENTER NORTH ELEVATION		
DRAWING No.		
R-4		

- NOTES:**
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 2. DO NOT SCALE OF DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.
 3. CONTRACTOR SHALL PROVIDE BARRIERS, SIGNAGE, FENCING, ETC. AS NEEDED TO ISOLATE REPAIR AREAS FROM PUBLIC.
 4. CONTRACTOR SHALL PROTECT ALL EXISTING MEP, AFFURTENANCES, ETC. FOR THE DURATION OF CONSTRUCTION SO AS NOT TO DISTURB SERVICE.
 5. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES.
 6. FOR PHOTOGRAPHIC ILLUSTRATION OF TYPICAL EXISTING CONDITIONS, SEE SHEETS R-21 + R-22

SCOPE OF WORK - PHASE 1 (2021)

CALLOUTS FOR PHASE 1 WORK ARE SHOWN IN RED

- STRUCTURAL REPAIRS**
1. REPOINT SELECTED DAMAGED MORTAR JOINTS
 2. REBUILD BRICK ALONG VERTICAL WALL CRACKING
 3. REPAIR SELECTED CORRODED LINTELS/SHELF ANGLES. REPLACE ANGLES AS DIRECTED BY THE ENGINEER ONCE THE STEEL HAS BEEN EXPOSED
 4. REMOVE AND REPLACE INDIVIDUAL CRACKED BRICKS
 5. REPAIR/REPLACE SPALLED AND CRACKED STONE PANELS
- WATERPROOFING & MISCELLANEOUS WORK**
1. REMOVE AND REPLACE ALL FACADE SEALANTS INCLUDING AT CONTROL JOINTS, DOOR AND WINDOW FRAMES, PENETRATIONS, ETC.

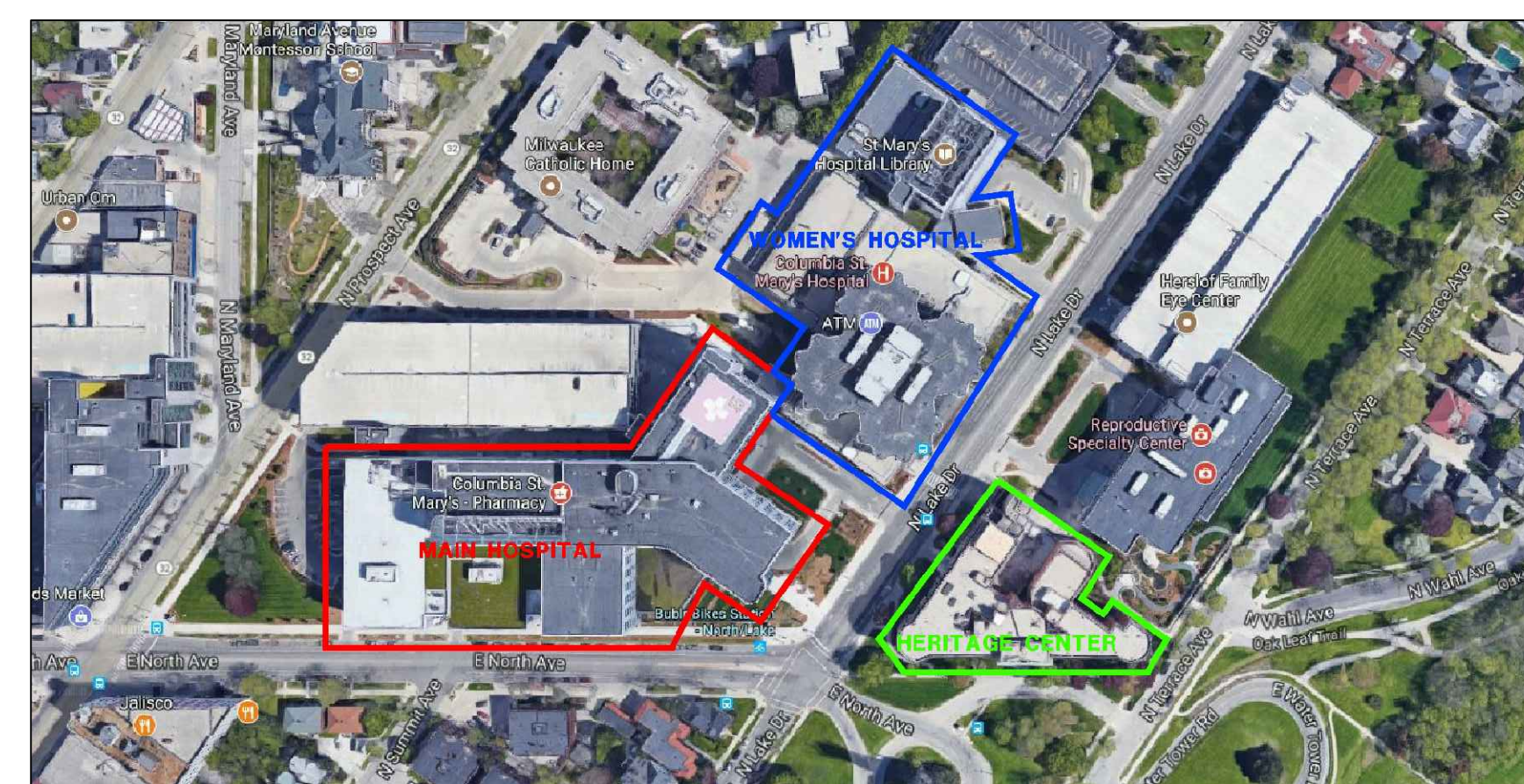
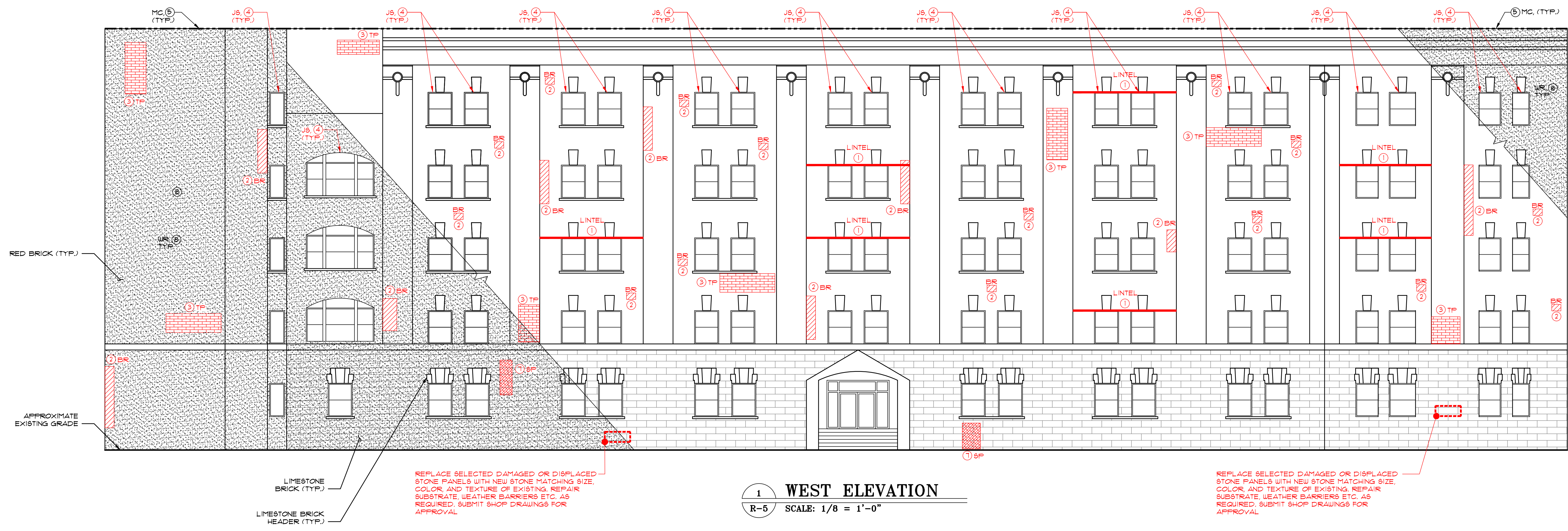
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NEW YORK • NEW JERSEY • COLUMBUS
WASHINGTON DC • PHILADELPHIA • LAUDERDALE-FT. LAUDERDALE
SEAL:

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MILWAUKEE, WISCONSIN



KEY PLAN

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DESIGN:	S.L.	
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HERITAGE CENTER WEST ELEVATION		
DRAWING No.		
R-5		

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 6. FOR PHOTOGRAPHIC ILLUSTRATION OF TYPICAL EXISTING CONDITIONS, SEE SHEETS R-21 & R-22

SCOPE OF WORK - PHASE 1 (2021)

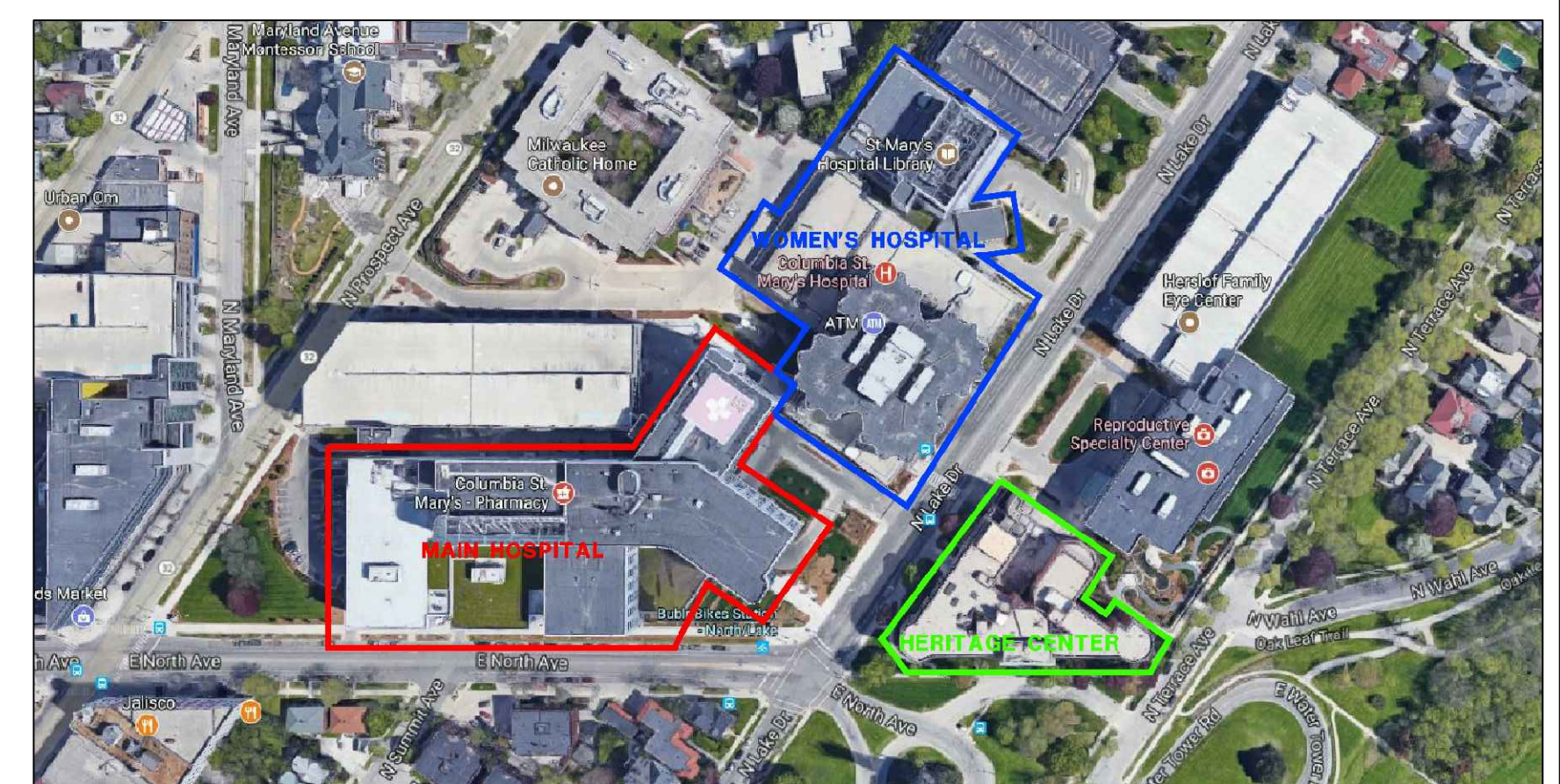
NO SCHEDULE WORK IN PHASE 1

LEGEND

①	LINE/SHELF ANGLE	REPAIR SELECTED CORRODED LINE/SHELF ANGLES AS PER DETAIL 1/R-19
②	BR	REMOVE AND REPLACE SELECTED DAMAGED FACE BRICKS AS PER DETAIL 2/R-19
③	TP	REPOINT SELECTED DAMAGED MORTAR JOINTS AS PER DETAIL 4/R-19
④	JS/GLAZING	REMOVE AND REPLACE ALL FACADE SEALANTS. JS = REPLACE POLYURETHANE SEALANTS AT CONTROL JOINTS, WINDOWS AND DOOR FRAMES, ETC. AS PER DETAIL 3/R-20 GLAZING = SET SEAL DETERIORATED GLAZING SEAL/GASKETS W/ SILICONE SEALANT AS PER DETAIL 4/R-20
⑤	MC	REMOVE AND REPLACE CORRODED METAL COPING AS PER DETAIL 6/R-20
⑥	PC	PATCH REPAIR PRECAST CONCRETE FACADE PANELS, COLUMNS, ETC. AS PER DETAILS 1A/2/R-20
⑦	SP	STONE PATCH REPAIR SPALLED AND CRACKED STONE PANELS AS PER DETAIL 1B/R-20
⑧	WR	POWERWASH CLEAN AND SEAL THE ENTIRE MASONRY FACADE, EXPOSED AGGREGATE PRECAST CONCRETE PANEL
⑨	EIFS/TERM	REPAIR SELECTED DAMAGED AREAS OF EIFS CLADDING. EIFS = EIFS PATCH REPAIRS AT CRACKED & DAMAGED AREAS AS PER DETAIL 5/R-19 TERM = REPAIR EIFS TERMINATIONS AS PER DETAIL 6/R-19
⑩	COAT	POWERWASH CLEAN AND COAT CONCRETE FACADES AT THE WOMEN'S HOSPITAL WITH A NEW ELASTOMERIC WATERPROOFING COATING. COAT EIFS AREAS WITH NEW WATERPROOFING EIFS TOPCOAT



1 PART-EAST ELEVATION
R-6 SCALE: 1/8" = 1'-0"



KEY PLAN

**FOR PRICING ONLY.
NOT FOR CONSTRUCTION**



SEAL:

FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
OF THE
COLUMBIA ST. MARY'S HOSPITAL
MILWAUKEE, WISCONSIN

No.	DATE	BY
REVISIONS		
DESIGN:	S.L.	
DRAWN:	L.R.	
CHECKED:	P.H.	
SCALE:		
DATE:	FEBRUARY 2021	
PROJECT No.:	04-210094	
WTI PROJECT No.:	5032178	
DRAWING TITLE:		
WOMEN'S HOSPITAL EAST ELEVATION		
DRAWING No.		
R-6		

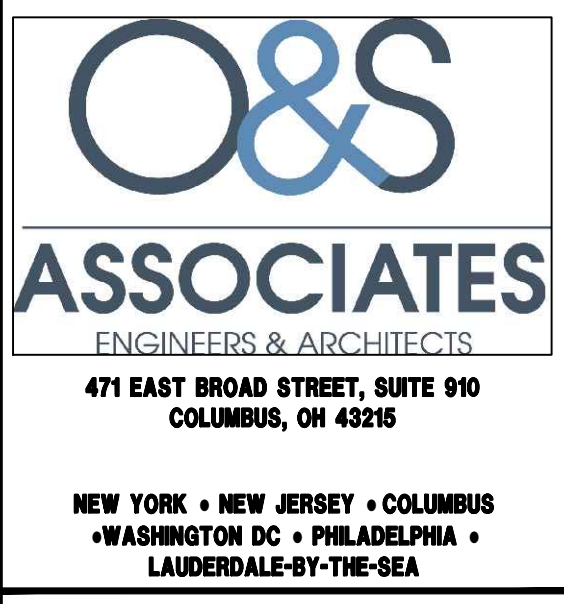
- NOTES:**
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 2. DO NOT SCALE OF DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.
 3. CONTRACTOR SHALL PROVIDE BARRIERS, SIGNAGE, FENCING, ETC. AS NEEDED TO ISOLATE REPAIR AREAS FROM PUBLIC.
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SCOPE OF WORK - PHASE 1 (2021)

NO SCHEDULE WORK IN PHASE 1

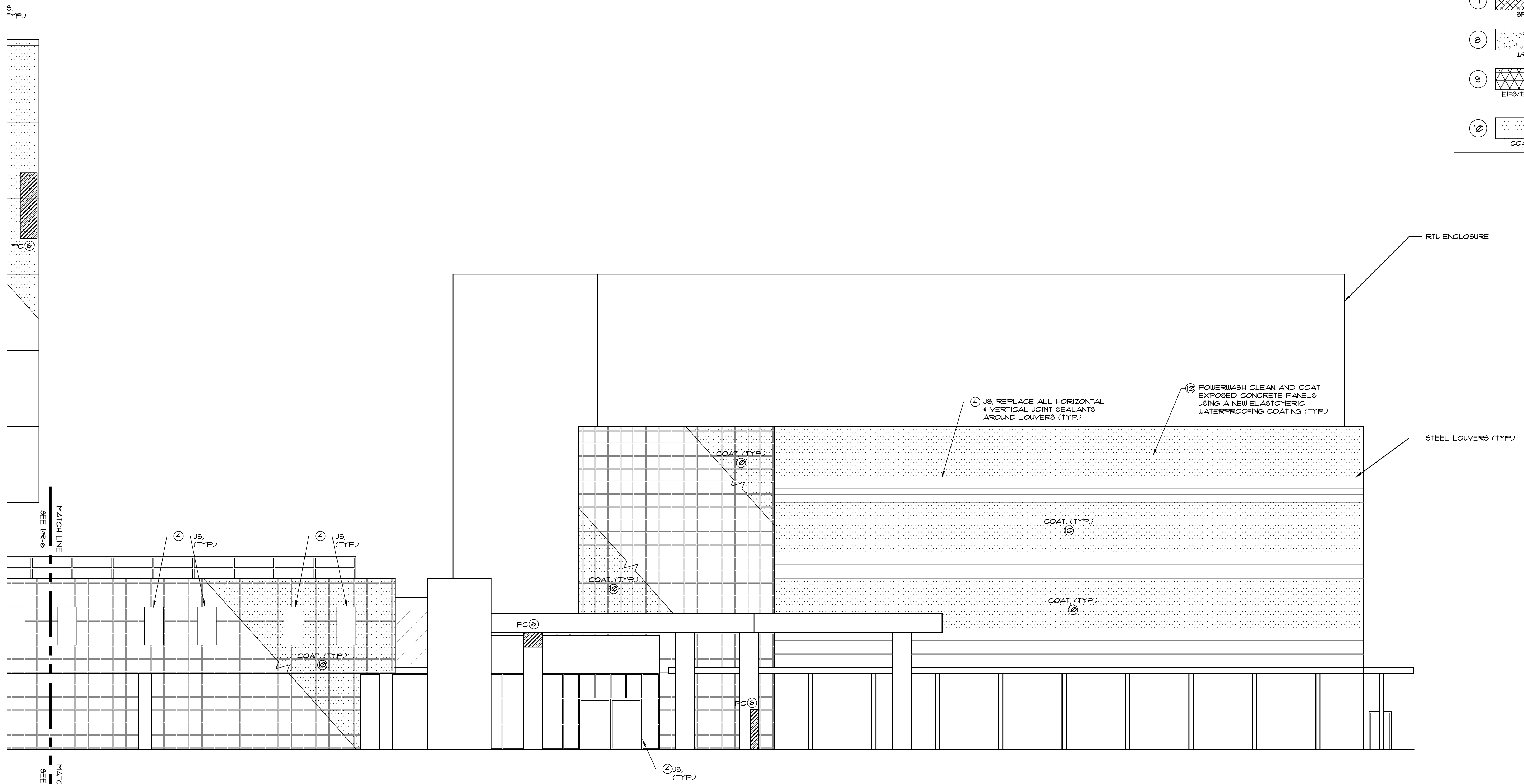
LEGEND

①	LINTEL/SHELF ANGLE	REPAIR SELECTED CORRODED LINTELS/SHELF ANGLES AS PER DETAIL 1/R-19
②	BR	REMOVE AND REPLACE SELECTED DAMAGED FACE BRICKS AS PER DETAIL 2/R-19
③	TP	REPOINT SELECTED DAMAGED MORTAR JOINTS AS PER DETAIL 4/R-19
④	J9/GLAZING	REMOVE AND REPLACE ALL FACADE SEALANTS. J9- REPLACE POLYURETHANE SEALANTS AT CONTROL JOINTS, WINDOWS AND DOOR FRAMES, ETC. AS PER DETAIL 3/R-20 GLAZING- UET SEAL DETERIORATED GLAZING SEALS/GASKETS W/ SILICONE SEALANT AS PER DETAIL 4/R-20
⑤	MC	REMOVE AND REPLACE CORRODED METAL COPING AS PER DETAIL 6/R-20
⑥	PC	PATCH REPAIR PRECAST CONCRETE FACADE PANELS, COLUMNS, ETC. AS PER DETAILS 1A/R-20
⑦	SP	STONE PATCH REPAIR SPALLED AND CRACKED STONE PANELS AS PER DETAIL 1B/R-20
⑧	UR	POWERWASH CLEAN AND SEAL THE ENTIRE MASONRY FACADE, EXPOSED AGGREGATE PRECAST CONCRETE PANEL
⑨	EIFS/TERM	REPAIR SELECTED DAMAGED AREAS OF EIFS GLAZING. EIFS-EIFS PATCH REPAIRS AT CRACKED & DAMAGED AREAS AS PER DETAIL 5/R-19 TERM- REPAIR EIFS TERMINATIONS AS PER DETAIL 6/R-19
⑩	COAT	POWERWASH CLEAN AND COAT CONCRETE FACADES AT THE WOMEN'S HOSPITAL WITH A NEW ELASTOMERIC WATERPROOFING COATING. COAT EIFS AREAS WITH NEW WATERPROOFING EIFS TOPCOAT

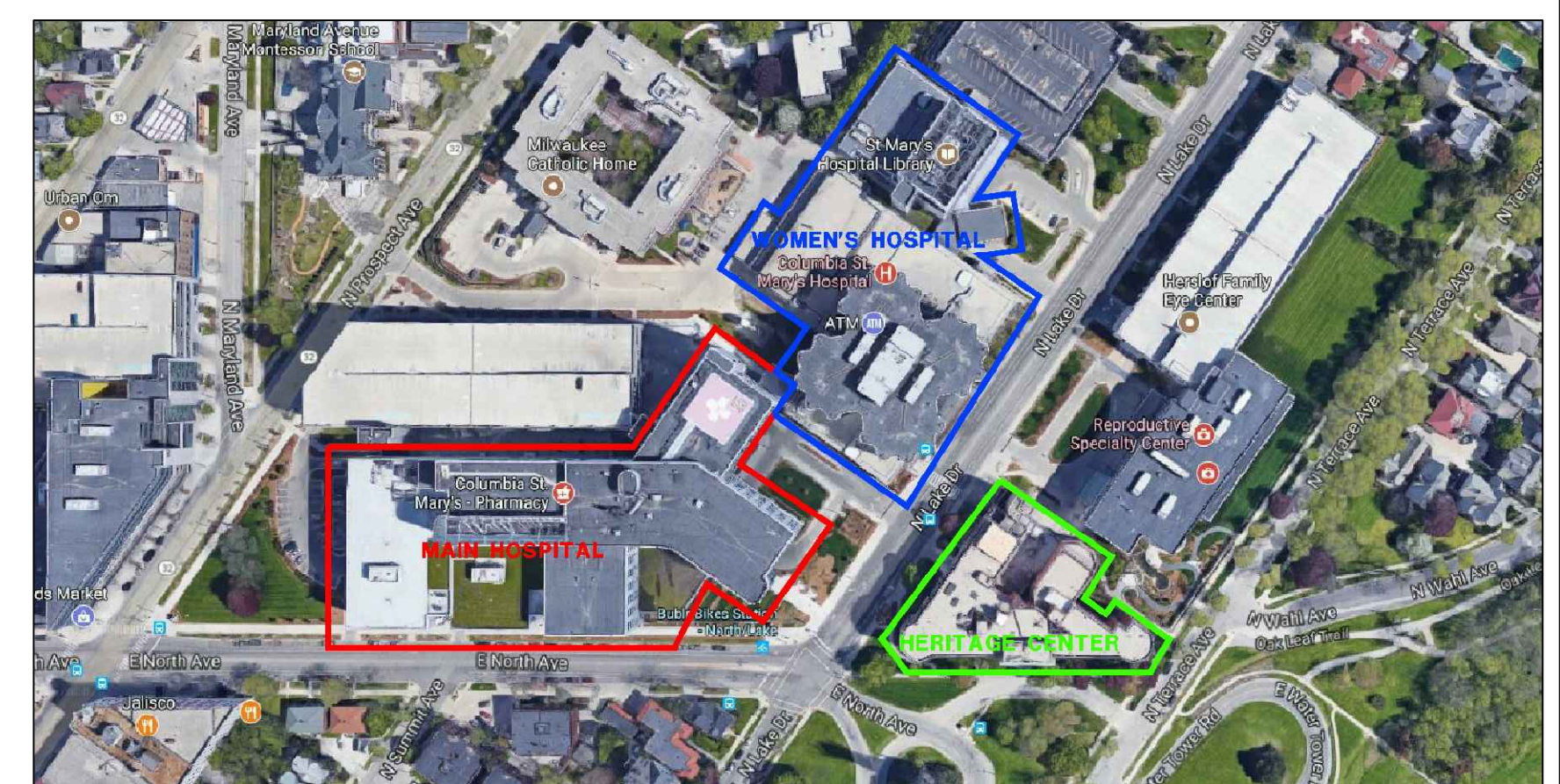


SEAL:

FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
OF THE
COLUMBIA ST. MARY'S HOSPITAL
MILWAUKEE, WISCONSIN



1 PART-EAST ELEVATION
R-7 SCALE: 1/8" = 1'-0"



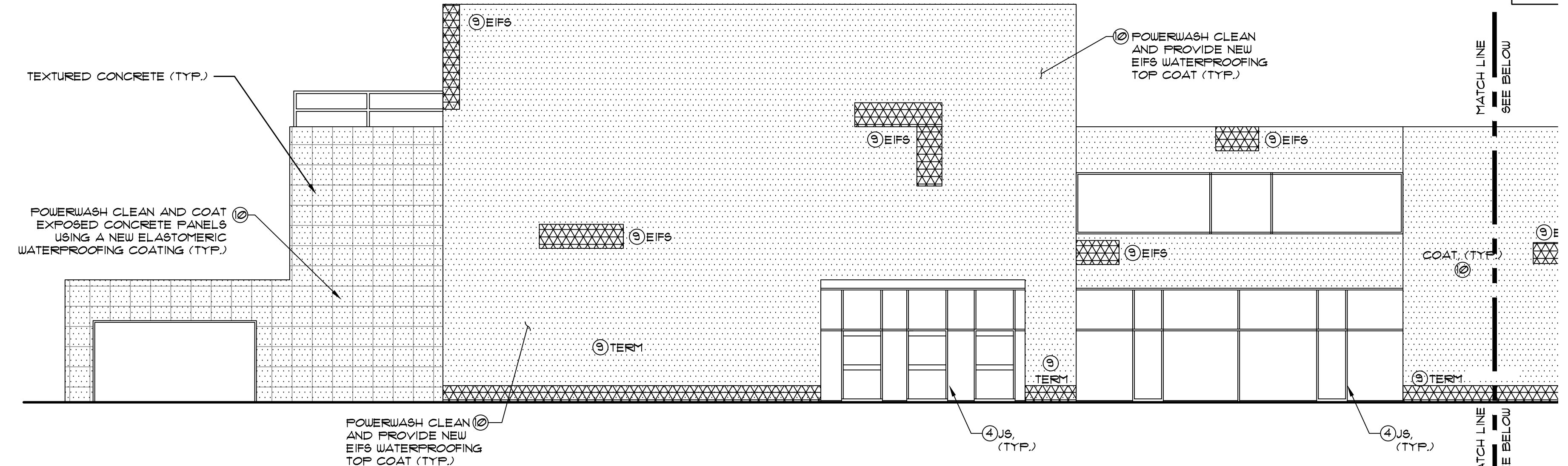
KEY PLAN
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NOT FOR CONSTRUCTION

No.	DATE	BY
REVISIONS		
DESIGN:	S.L.	
DRAWN:	L.R.	
CHECKED:	P.H.	
SCALE:		
DATE:	FEBRUARY 2021	
PROJECT No.:	04-210094	
WTI PROJECT No.:	5032178	
DRAWING TITLE:		
WOMEN'S HOSPITAL EAST ELEVATION		
DRAWING No.		
R-7		

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SCOPE OF WORK - PHASE 1 (2021)

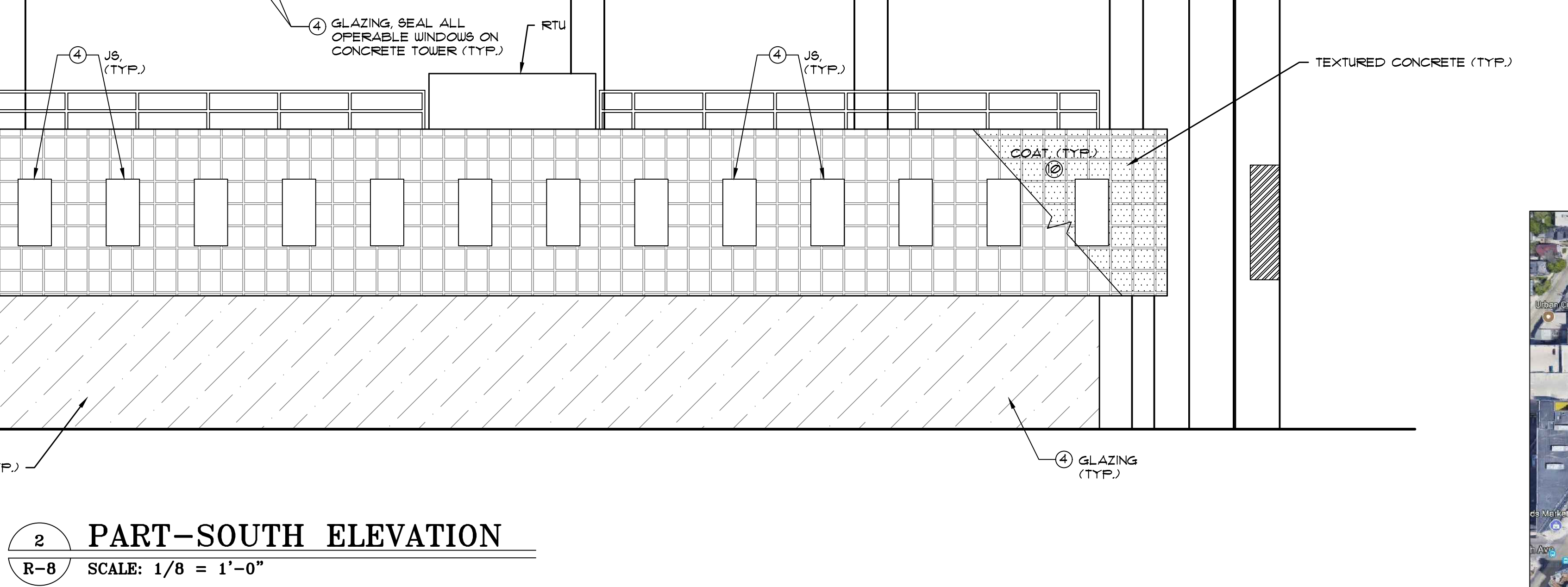
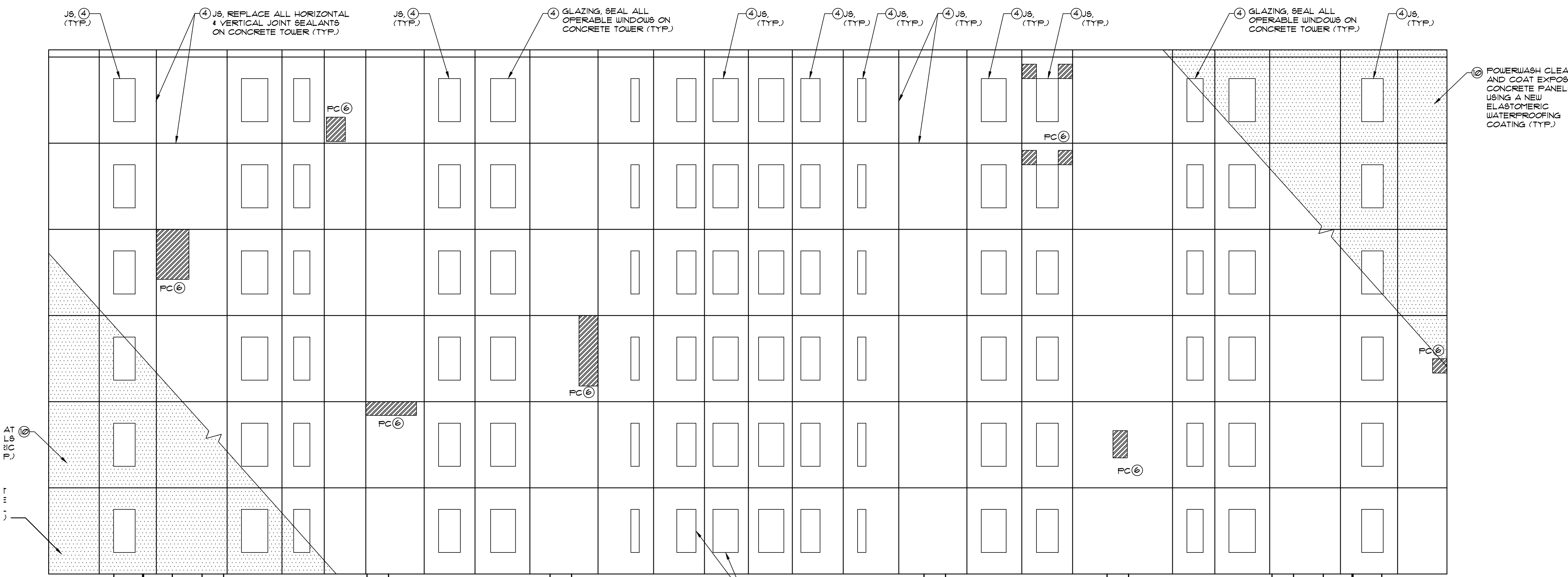
NO SCHEDULE WORK IN PHASE 1



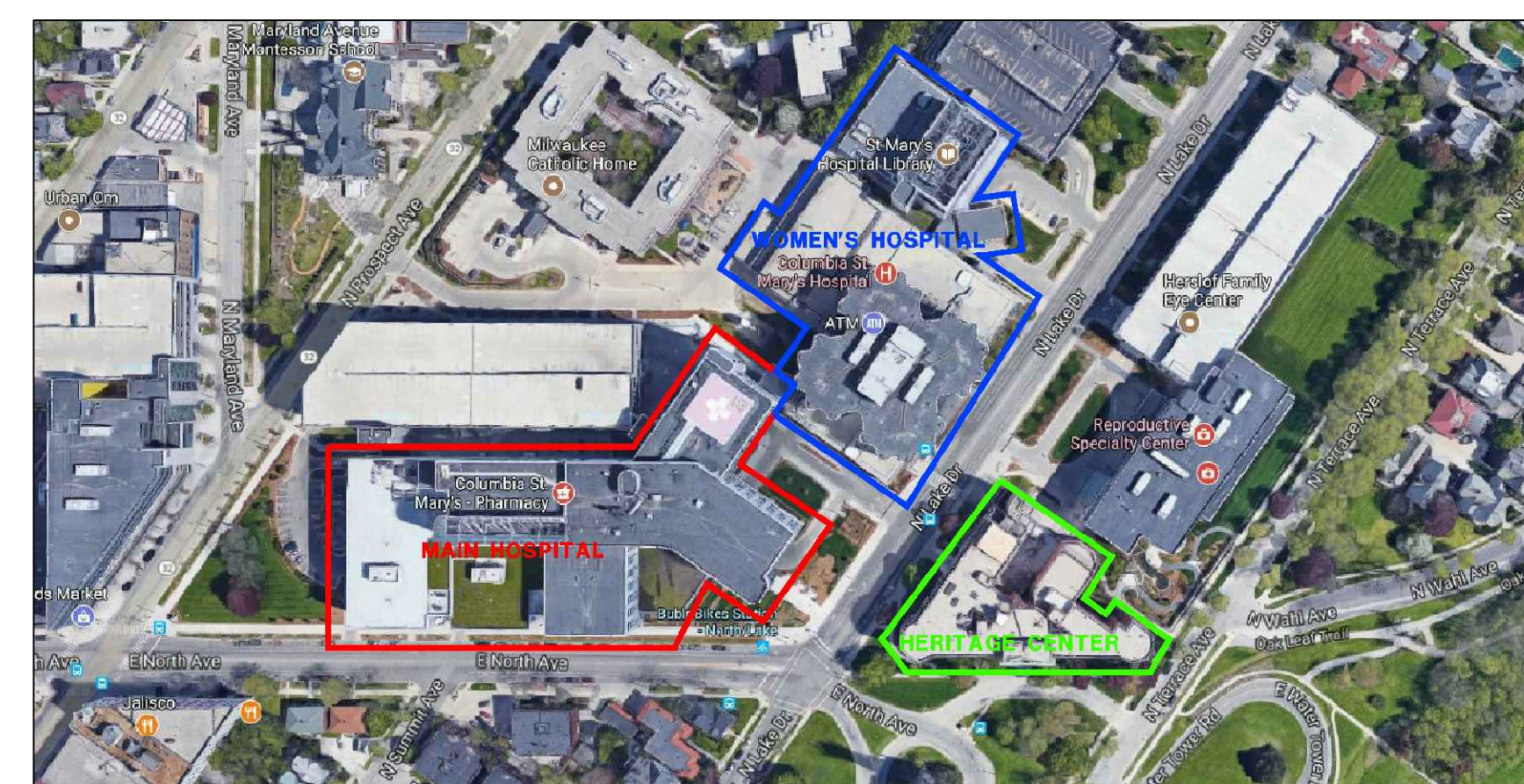
1 PART-SOUTH ELEVATION
R-8 SCALE: 1/8 = 1'-0"

LEGEND

1	LINTEL/SHELF ANGLE	REPAIR SELECTED CORRODED LINTELS/SHELF ANGLES AS PER DETAIL 1/R-19
2	BR	REMOVE AND REPLACE SELECTED DAMAGED FACE BRICKS AS PER DETAIL 2/R-19
3	TP	REPOINT SELECTED DAMAGED MORTAR JOINTS AS PER DETAIL 4/R-19
4	JS/GLAZING	REMOVE AND REPLACE ALL FACADE SEALANTS. JS- REPLACE POLYURETHANE SEALANTS AT CONTROL JOINTS, WINDOWS AND DOOR FRAMES, ETC. AS PER DETAIL 3/R-20 GLAZING- UET SEAL DETERIORATED GLAZING SEALS/GASKETS W/ SILICONE SEALANT AS PER DETAIL 4/R-20
5	MC	REMOVE AND REPLACE CORRODED METAL COPING AS PER DETAIL 6/R-20
6	PC	PATCH REPAIR PRECAST CONCRETE FACADE PANELS, COLUMNS, ETC. AS PER DETAILS 1A/R-20
7	SP	STONE PATCH REPAIR SPALLED AND CRACKED STONE PANELS AS PER DETAIL 1B/R-20
8	UR	POWERWASH CLEAN AND SEAL THE ENTIRE MASONRY FACADE, EXPOSED AGGREGATE PRECAST CONCRETE PANEL
9	EIFS/TERM	REPAIR SELECTED DAMAGED AREAS OF EIFS GLAZING. EIFS-EIFS PATCH REPAIRS AT CRACKED & DAMAGED AREAS AS PER DETAIL 5/R-19 TERM-REPAIR EIFS TERMINATIONS AS PER DETAIL 6/R-19
10	COAT	POWERWASH CLEAN AND COAT CONCRETE FACADES AT THE WOMEN'S HOSPITAL WITH A NEW ELASTOMERIC WATERPROOFING COATING. COAT EIFS AREAS WITH NEW WATERPROOFING EIFS TOPCOAT



2 PART-SOUTH ELEVATION
R-8 SCALE: 1/8 = 1'-0"



KEY PLAN

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SEAL:

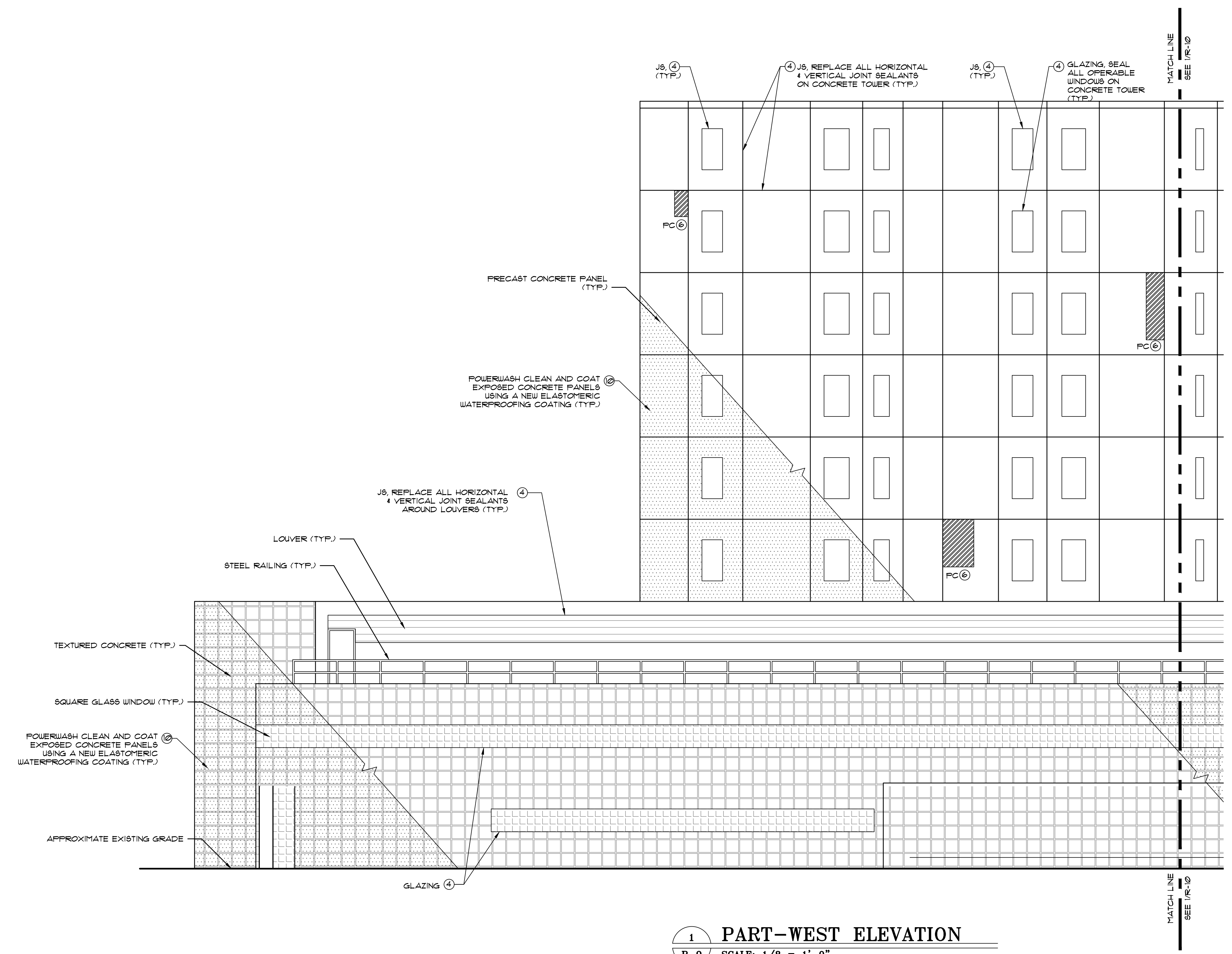
FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
OF THE
COLUMBIA ST. MARY'S HOSPITAL
MILWAUKEE, WISCONSIN

No.	DATE	BY
REVISIONS		
DESIGN:	S.L.	
DRAWN:	L.R.	
CHECKED:	P.H.	
SCALE:		
DATE:	FEBRUARY 2021	
PROJECT No.:	04-210094	
WTI PROJECT No.:	5032178	
DRAWING TITLE:	WOMEN'S HOSPITAL SOUTH ELEVATION	
DRAWING No.:	R-8	

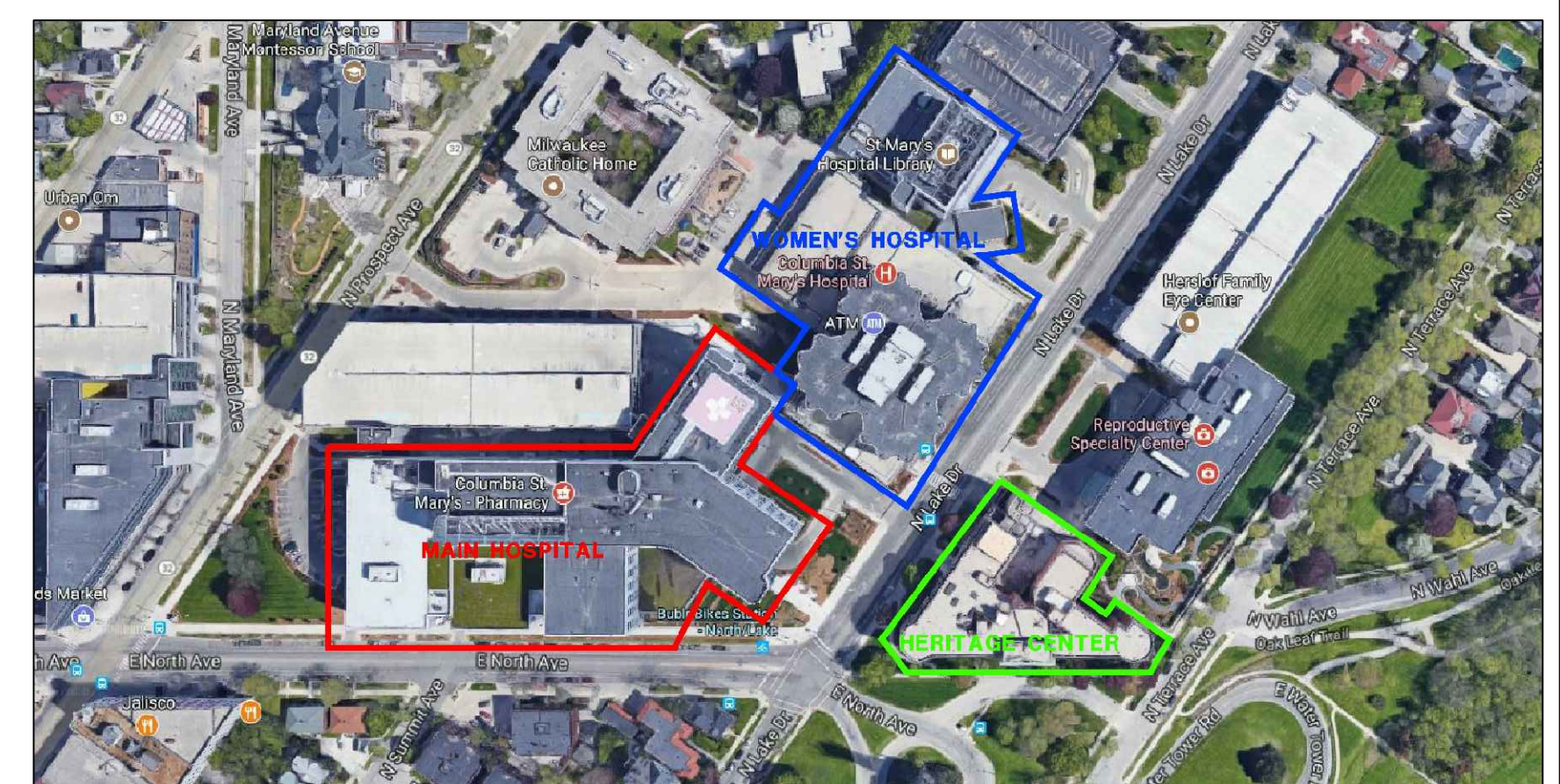
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SCOPE OF WORK - PHASE 1 (2021)
NO SCHEDULE WORK IN PHASE 1

- LEGEND**
1. LINTEL/SHELF ANGLE: REPAIR SELECTED CORRODED LINTEL/SHELF ANGLES AS PER DETAIL 1/R-19
 2. BR: REMOVE AND REPLACE SELECTED DAMAGED FACE BRICKS AS PER DETAIL 2/R-19
 3. TP: REPOINT SELECTED DAMAGED MORTAR JOINTS AS PER DETAIL 4/R-19
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 5. MC: REMOVE AND REPLACE CORRODED METAL COPING AS PER DETAIL 6/R-20
 6. FC: PATCH REPAIR PRECAST CONCRETE FACADE PANELS, COLUMNS, ETC. AS PER DETAILS 1A/R-20
 7. SP: STONE PATCH REPAIR SPALLED AND CRACKED STONE PANELS AS PER DETAIL 1B/R-20
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 10. COAT: POWERWASH CLEAN AND COAT CONCRETE FACADES AT THE WOMEN'S HOSPITAL WITH A NEW ELASTOMERIC WATERPROOFING COATING. COAT EIFS AREAS WITH NEW WATERPROOFING EIFS TOPCOAT



1 PART-WEST ELEVATION
R-9 SCALE: 1/8" = 1'-0"



KEY PLAN
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NEW YORK • NEW JERSEY • COLUMBUS
WASHINGTON DC • PHILADELPHIA
LAUDERDALE-BY-THE-SEA



SEAL:

FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
OF THE
COLUMBIA ST. MARY'S HOSPITAL
MILWAUKEE, WISCONSIN

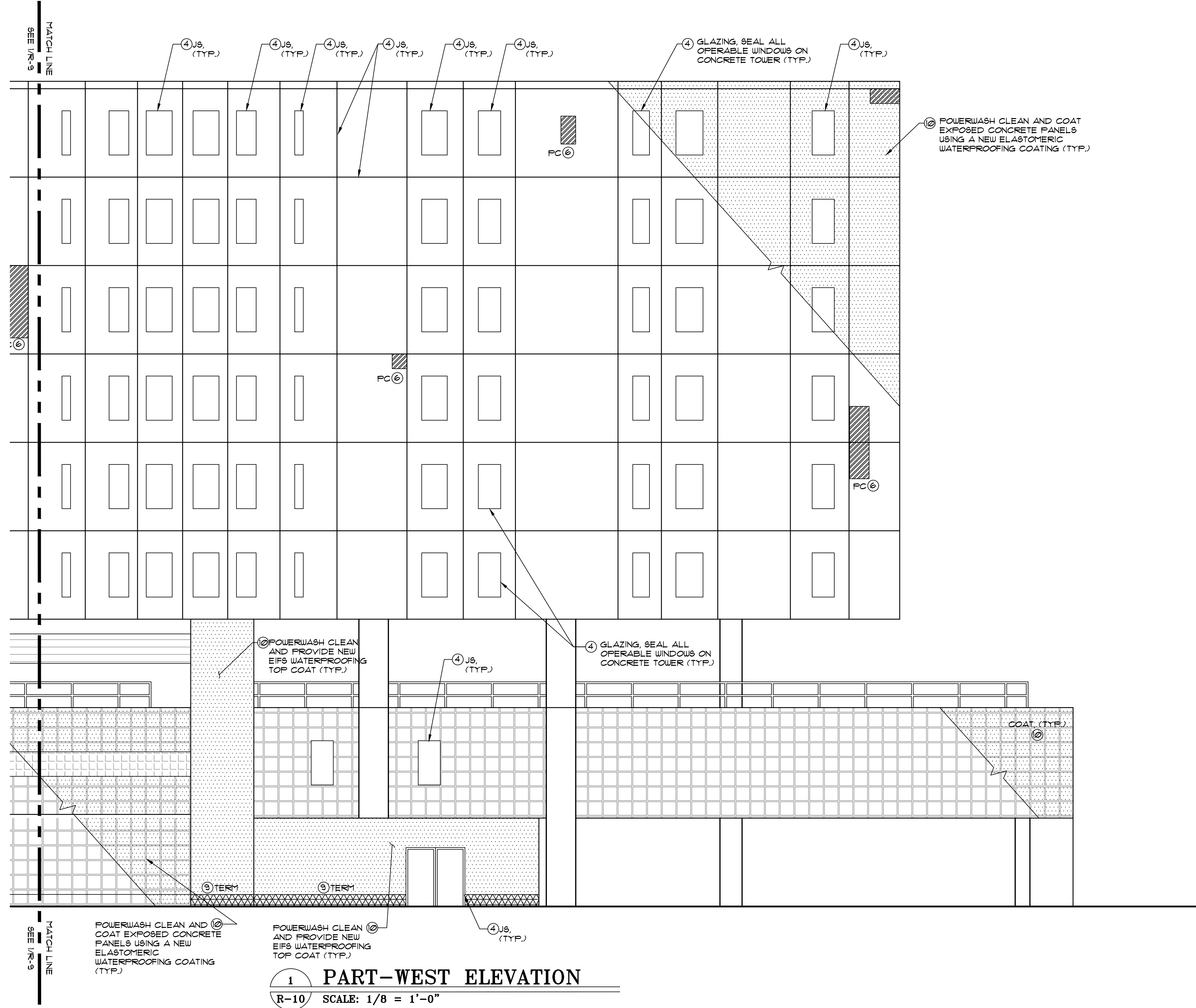
No.	DATE	BY
REVISIONS		
DESIGN:	S.L.	
DRAWN:	L.R.	
CHECKED:	P.H.	
SCALE:		
DATE:	FEBRUARY 2021	
PROJECT No.:	04-210094	
WTI PROJECT No.:	5032178	
DRAWING TITLE:	WOMEN'S HOSPITAL WEST ELEVATION	
DRAWING No.:	R-9	

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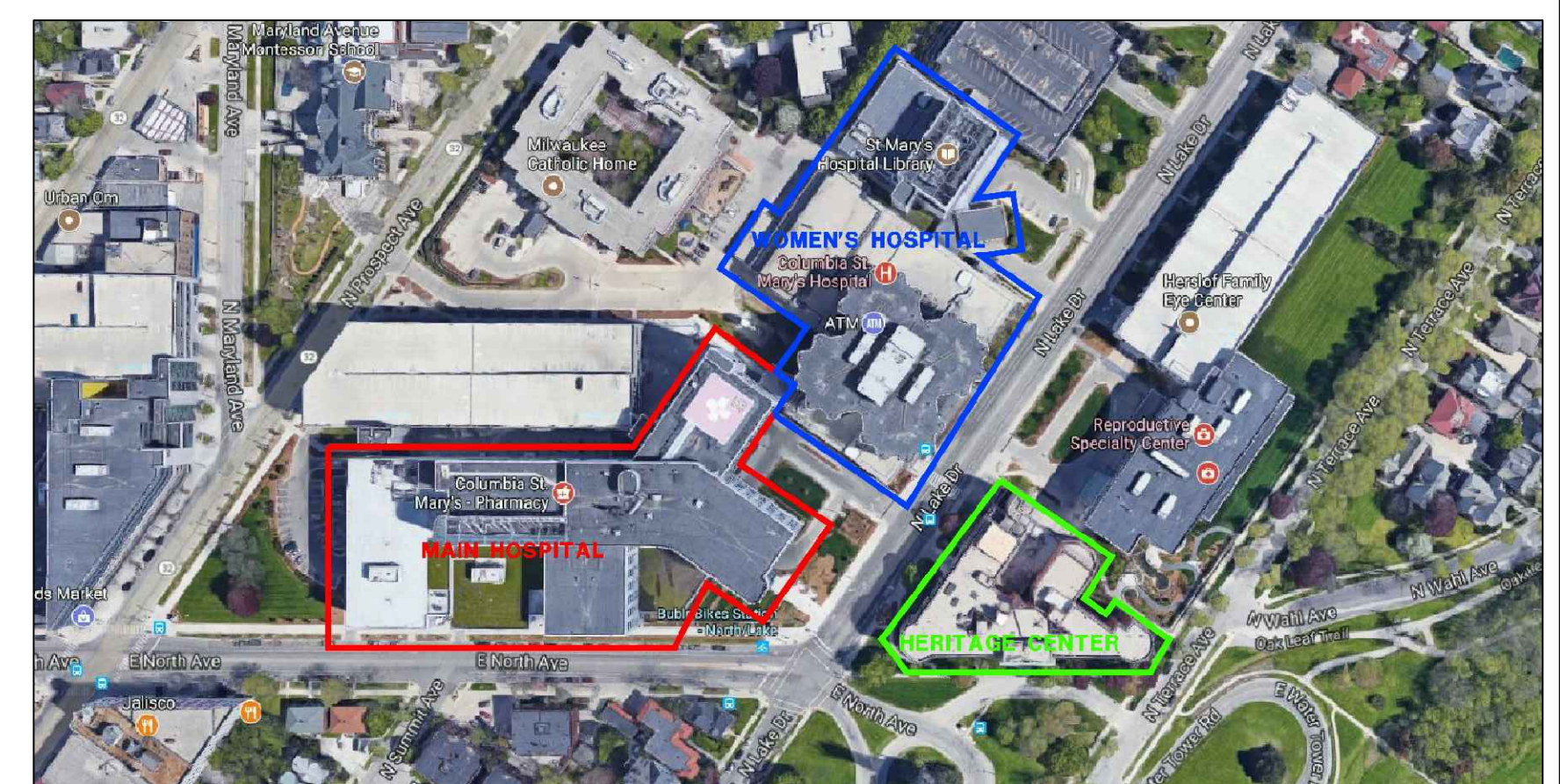
SCOPE OF WORK - PHASE 1 (2021)

NO SCHEDULE WORK IN PHASE 1

LEGEND	
①	LINTEL/SHELF ANGLE REPAIR SELECTED CORRODED LINTELS/SHELF ANGLES AS PER DETAIL 1/R-19
②	BR REMOVE AND REPLACE SELECTED DAMAGED FACE BRICKS AS PER DETAIL 2/R-19
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⑤	MC REMOVE AND REPLACE CORRODED METAL COPING AS PER DETAIL 6/R-20
⑥	PC PATCH REPAIR PRECAST CONCRETE FACADE PANELS, COLUMNS, ETC. AS PER DETAILS 1A/R-20
⑦	SP STONE PATCH REPAIR SPALLED AND CRACKED STONE PANELS AS PER DETAIL 1B/R-20
⑧	WR POWERWASH CLEAN AND SEAL THE ENTIRE MASONRY FACADE, EXPOSED AGGREGATE PRECAST CONCRETE PANEL
⑨	EIF9/TERM REPAIR SELECTED DAMAGED AREAS OF EIF9 GLAZING. EIF9-EIF9 PATCH REPAIRS AT CRACKED & DAMAGED AREAS AS PER DETAIL 5/R-19 TERM- REPAIR EIF9 TERMINATIONS AS PER DETAIL 6/R-19
⑩	COAT POWERWASH CLEAN AND COAT CONCRETE FACADES AT THE WOMEN'S HOSPITAL WITH A NEW ELASTOMERIC WATERPROOFING COATING. COAT EIF9 AREAS WITH NEW WATERPROOFING EIF9 TOPCOAT



1 PART-WEST ELEVATION
R-10 SCALE: 1/8" = 1'-0"



KEY PLAN

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FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
OF THE
COLUMBIA ST. MARY'S HOSPITAL
MILWAUKEE, WISCONSIN

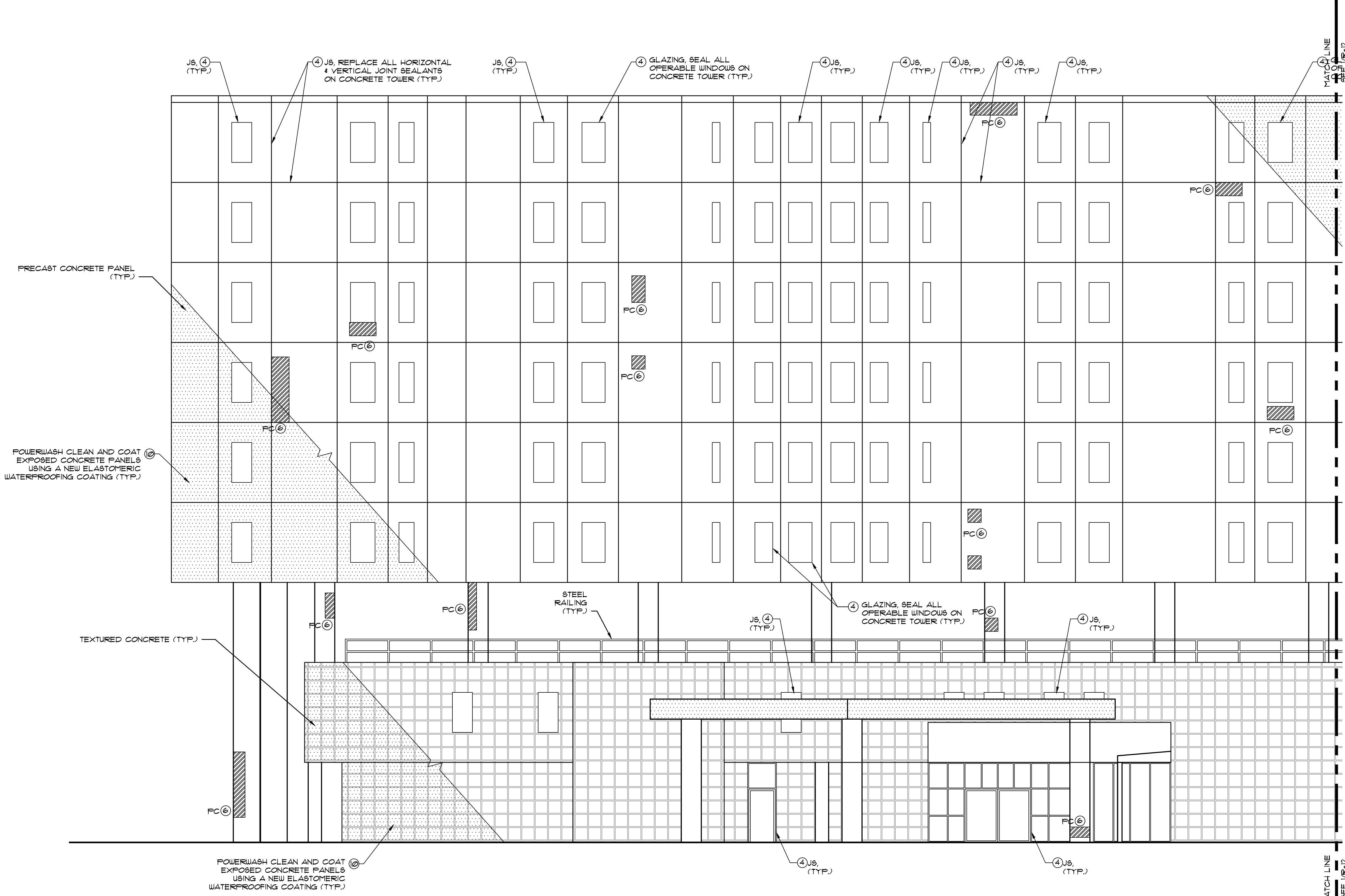
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WOMEN'S HOSPITAL WEST ELEVATION		
DRAWING No.		
R-10		

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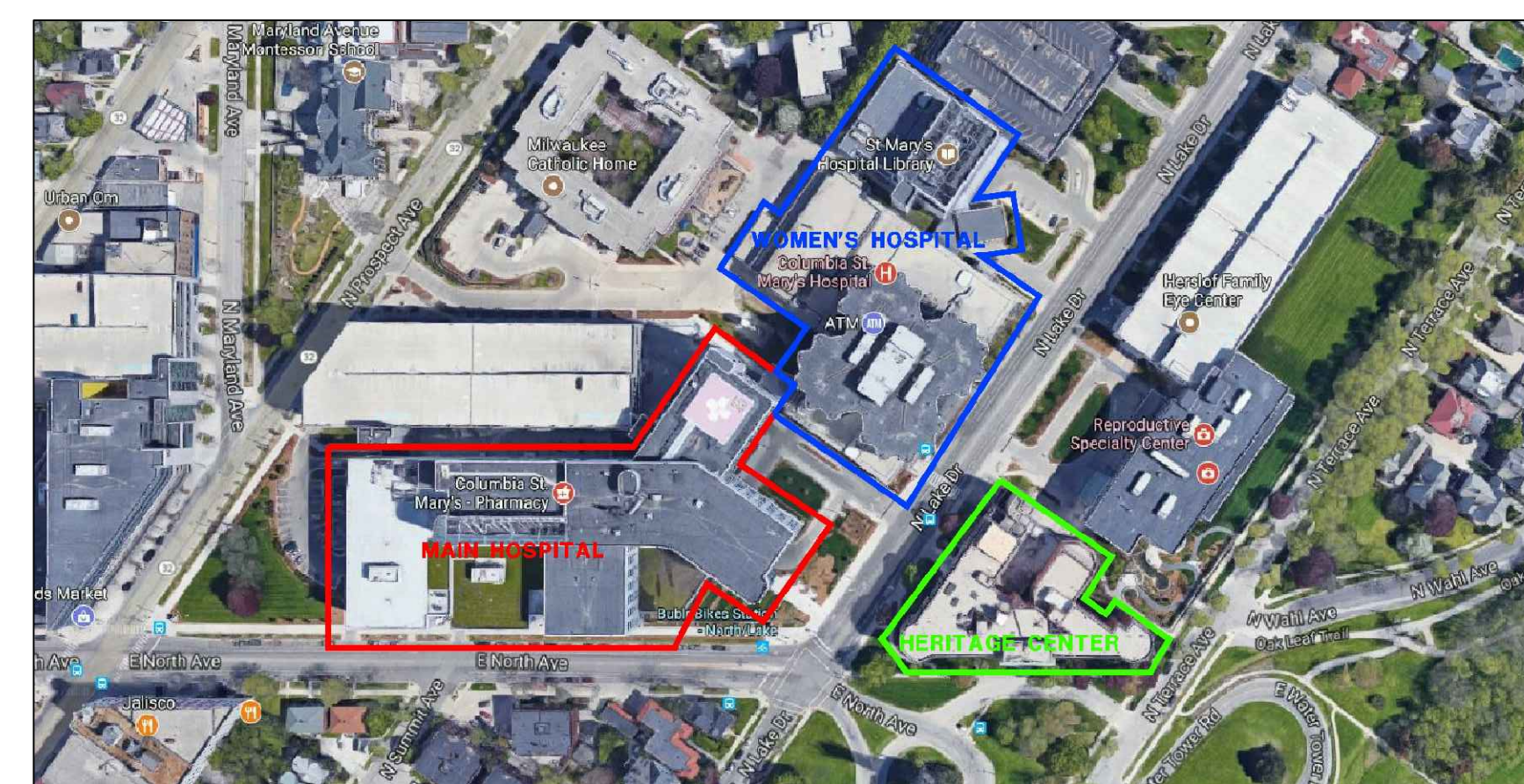
SCOPE OF WORK - PHASE 1 (2021)

NO SCHEDULE WORK IN PHASE 1

- LEGEND**
- LINTEL/SHELL ANGLE REPAIR SELECTED CORRODED LINTEL/SHELL ANGLES AS PER DETAIL 1/R-19
 - BR REMOVE AND REPLACE SELECTED DAMAGED FACE BRICKS AS PER DETAIL 2/R-19
 - TP REPOINT SELECTED DAMAGED MORTAR JOINTS AS PER DETAIL 4/R-19
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TERM- REPAIR EIFS TERMINATIONS AS PER DETAIL 6/R-19
 - COAT POWERWASH CLEAN AND COAT CONCRETE FACADES AT THE WOMEN'S HOSPITAL WITH A NEW ELASTOMERIC WATERPROOFING COATING. COAT EIFS AREAS WITH NEW WATERPROOFING EIFS TOPCOAT



1 PART-NORTH ELEVATION
R-11 SCALE: 1/8" = 1'-0"



KEY PLAN

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SEAL:

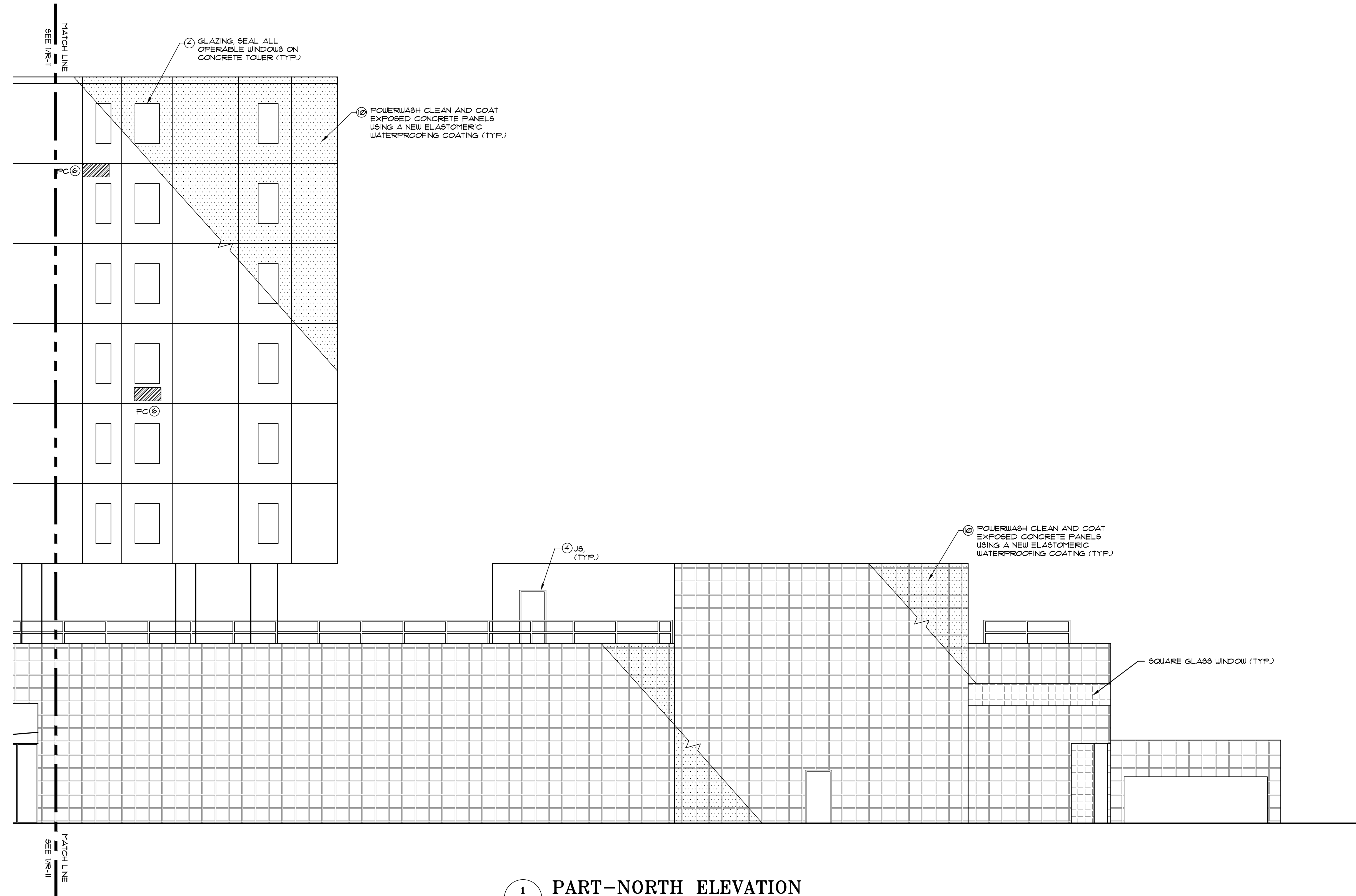
FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
OF THE
COLUMBIA ST. MARY'S HOSPITAL
MILWAUKEE, WISCONSIN

No.	DATE	BY
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DRAWING TITLE:		
WOMEN'S HOSPITAL NORTH ELEVATION		
DRAWING No.		
R-11		

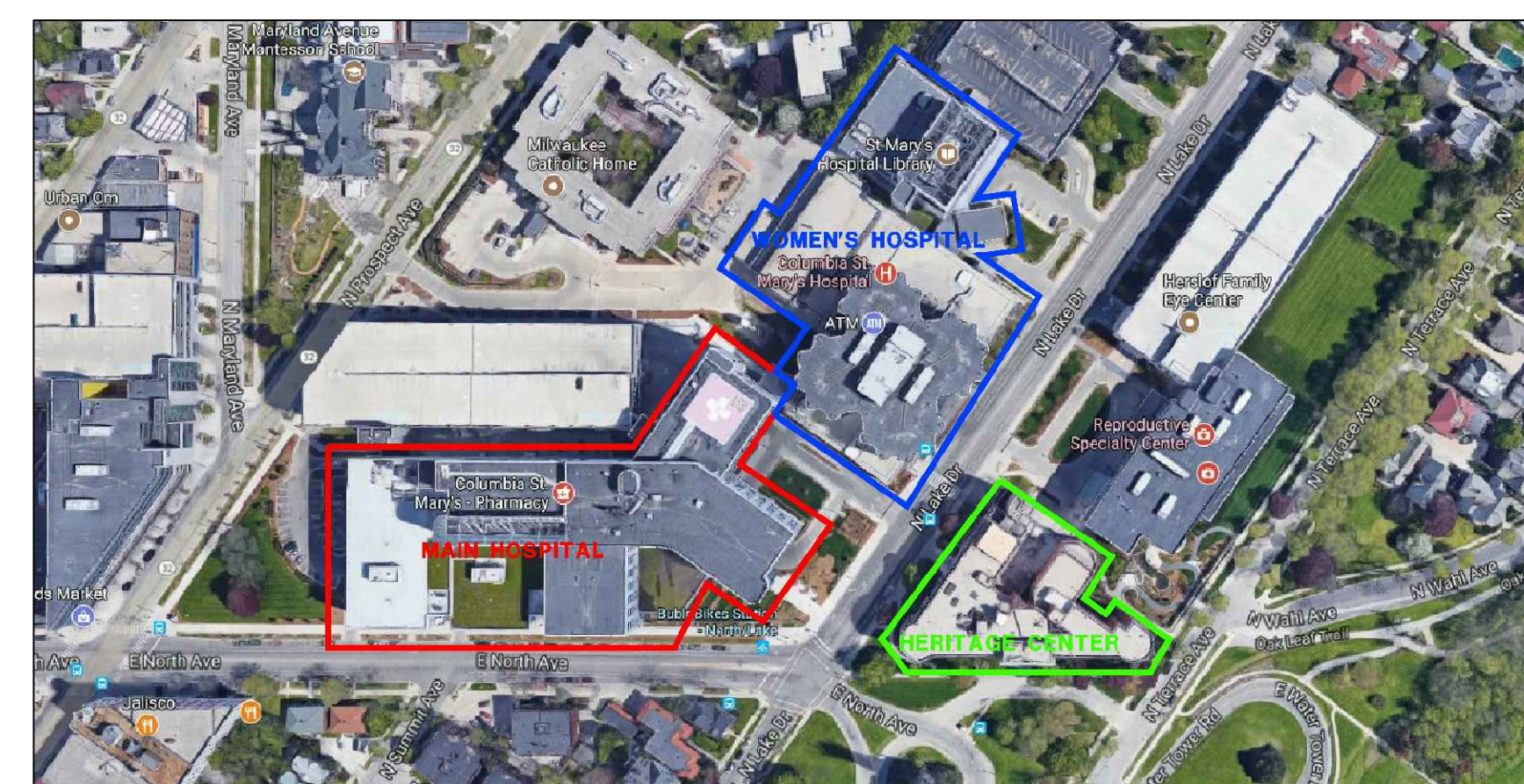
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SCOPE OF WORK - PHASE 1 (2021)
NO SCHEDULE WORK IN PHASE 1

LEGEND	
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⑦	SP STONE PATCH REPAIR SPALLED AND CRACKED STONE PANELS AS PER DETAIL 1B/R-20
⑧	WR POWERWASH CLEAN AND SEAL THE ENTIRE MASONRY FACADE, EXPOSED AGGREGATE PRECAST CONCRETE PANEL
⑨	EIFS/TERM REPAIR SELECTED DAMAGED AREAS OF EIFS GLAZING. EIFS-EIFS PATCH REPAIRS AT CRACKED & DAMAGED AREAS AS PER DETAIL 5/R-19 TERM- REPAIR EIFS TERMINATIONS AS PER DETAIL 6/R-19
⑩	COAT POWERWASH CLEAN AND COAT CONCRETE FACADES AT THE WOMEN'S HOSPITAL WITH A NEW ELASTOMERIC WATERPROOFING COATING. COAT EIFS AREAS WITH NEW WATERPROOFING EIFS TOPCOAT



1
R-12 **PART-NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



KEY PLAN
FOR PRICING ONLY.
NOT FOR CONSTRUCTION



SEAL:

FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
OF THE
COLUMBIA ST. MARY'S HOSPITAL
MILWAUKEE, WISCONSIN

No.	DATE	BY
REVISIONS		
DESIGN:	S.L.	
DRAWN:	L.R.	
CHECKED:	P.H.	
SCALE:		
DATE:	FEBRUARY 2021	
PROJECT No.:	04-210094	
WTI PROJECT No.:	5032178	
DRAWING TITLE:	WOMEN'S HOSPITAL NORTH ELEVATION	
DRAWING No.:	R-12	

- NOTES:**
1. WORK SHOWN ON DRAWINGS IS DIAGRAMMATIC ONLY. ACTUAL REPAIR LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER. FOR CLARITY SEVERAL OF THE WORK ITEMS ARE SHOWN WITH LESS MAGNITUDE THAN IS ACTUALLY PRESENT IN THE FIELD.
 2. DO NOT SCALE OF DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.
 3. CONTRACTOR SHALL PROVIDE BARRIERS, SIGNAGE, FENCING, ETC. AS NEEDED TO ISOLATE REPAIR AREAS FROM PUBLIC.
 4. CONTRACTOR SHALL PROTECT ALL EXISTING MEP, AFFURTENANCES, ETC. FOR THE DURATION OF CONSTRUCTION SO AS NOT TO DISTURB SERVICE.
 5. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES.
 6. FOR PHOTOGRAPHIC ILLUSTRATION OF TYPICAL EXISTING CONDITIONS, SEE SHEETS R-21 & R-22

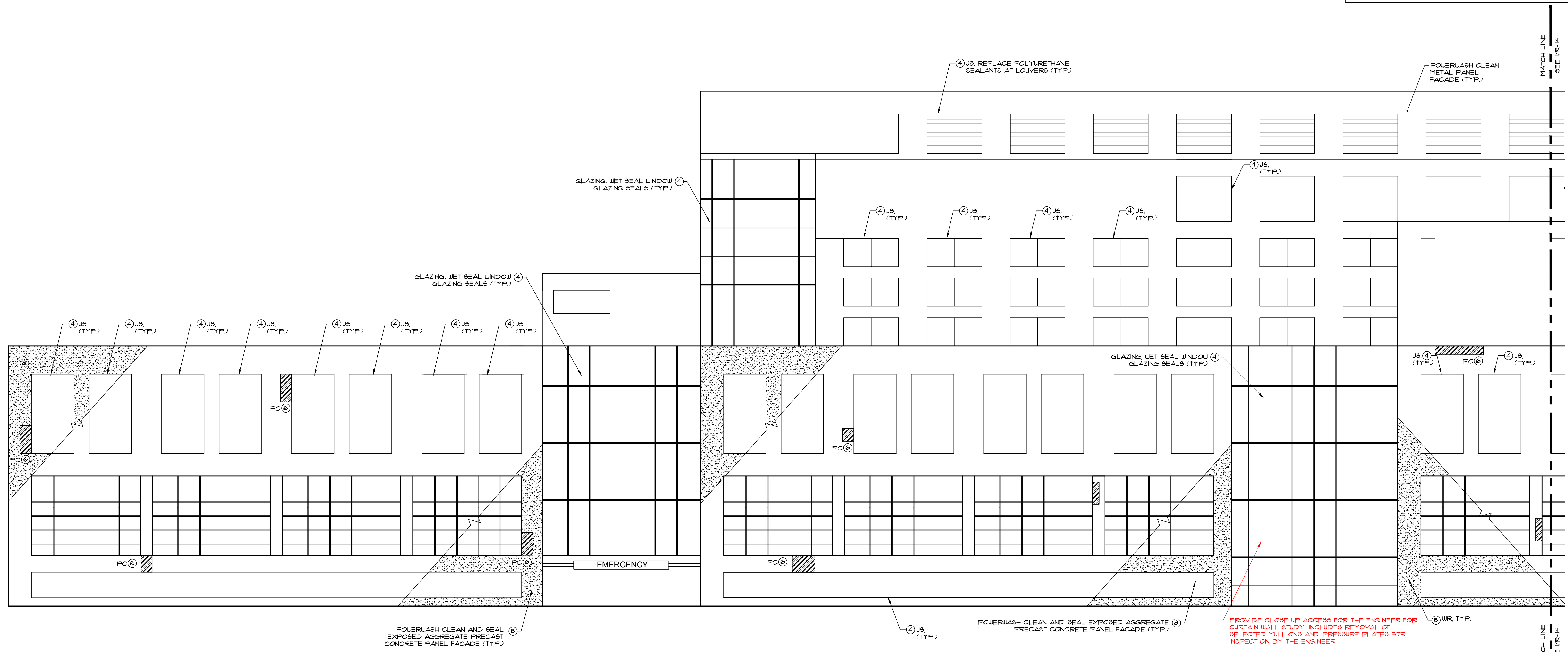
SCOPE OF WORK - PHASE 1 (2021)

(CALLOUTS FOR PHASE 1 WORK ARE SHOWN IN RED)

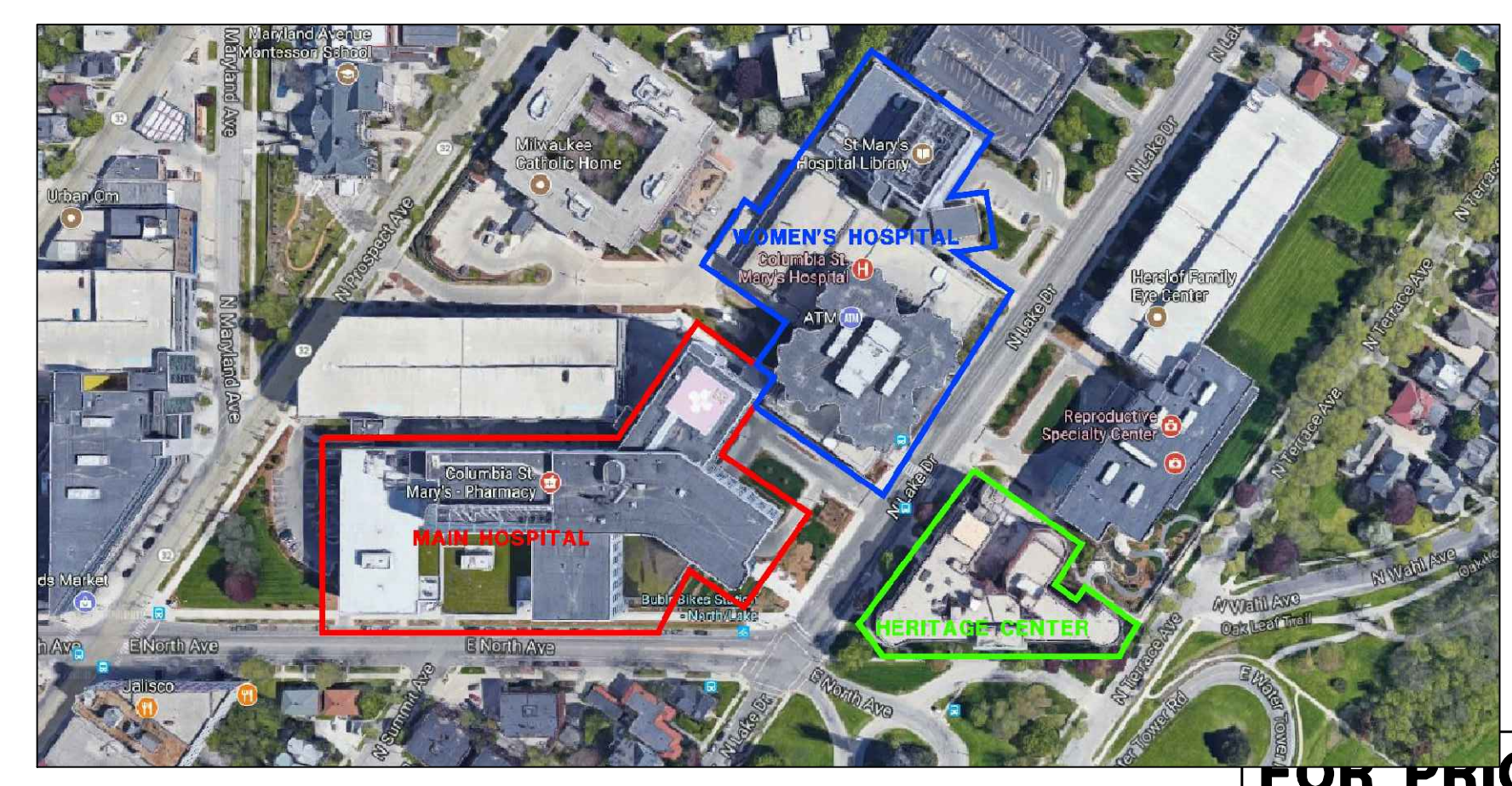
- MISCELLANEOUS WORK**
1. PROVIDE CLOSE UP ACCESS FOR THE ENGINEER FOR CURTAIN WALL STUDY. INCLUDES REMOVAL OF SELECTED MULLIONS AND PRESSURE PLATES FOR INSPECTION BY THE ENGINEER

LEGEND

1. LINTEL/SHELF ANGLE: REPAIR SELECTED CORRODED LINTELS/SHELF ANGLES AS PER DETAIL 1/R-19
2. BR: REMOVE AND REPLACE SELECTED DAMAGED FACE BRICKS AS PER DETAIL 2/R-19
3. TP: REPOINT SELECTED DAMAGED MORTAR JOINTS AS PER DETAIL 4/R-19
4. JS/GLAZING: REMOVE AND REPLACE ALL FACADE SEALANTS. JS = REPLACE POLYURETHANE SEALANTS AT CONTROL JOINTS, WINDOWS AND DOOR FRAMES, ETC. AS PER DETAIL 3/R-20. GLAZING = WET SEAL DETERIORATED GLAZING SEALS/GASKETS W/ SILICONE SEALANT AS PER DETAIL 4/R-20
5. MC: REMOVE AND REPLACE CORRODED METAL COPING AS PER DETAIL 6/R-20
6. PC: PATCH REPAIR PRECAST CONCRETE FACADE PANELS, COLUMNS, ETC. AS PER DETAILS 1A/2/R-20
7. SP: STONE PATCH REPAIR SPALLED AND CRACKED STONE PANELS AS PER DETAIL 1B/R-20
8. UR: POWERWASH CLEAN AND SEAL THE ENTIRE MASONRY FACADE, EXPOSED AGGREGATE PRECAST CONCRETE PANEL
9. EIFS/TERM: REPAIR SELECTED DAMAGED AREAS OF EIFS GLAZING. EIFS = EIFS PATCH REPAIRS AT CRACKED & DAMAGED AREAS AS PER DETAIL 5/R-19. TERM = REPAIR EIFS TERMINATIONS AS PER DETAIL 6/R-19
10. COAT: POWERWASH CLEAN AND COAT CONCRETE FACADES AT THE WOMEN'S HOSPITAL WITH A NEW ELASTOMERIC WATERPROOFING COATING. COAT EIFS AREAS WITH NEW WATERPROOFING EIFS TOPCOAT



1 PART-SOUTH ELEVATION
R-13 SCALE: 1/8" = 1'-0"



KEY PLAN

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SEAL:

FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
OF THE
COLUMBIA ST. MARY'S HOSPITAL
MILWAUKEE, WISCONSIN

No.	DATE	BY

DESIGN:	S.L.
DRAWN:	L.R.
CHECKED:	P.H.
SCALE:	
DATE:	FEBRUARY 2021
PROJECT No.:	04-210094
WTI PROJECT No.:	5032178

MAIN HOSPITAL SOUTH ELEVATION

DRAWING No.

R-13

- NOTES:**
1. WORK SHOWN ON DRAWINGS IS DIAGNOSTIC ONLY. ACTUAL REPAIR LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER. FOR CLARITY SEVERAL OF THE WORK ITEMS ARE SHOWN WITH LESS MAGNITUDE THAN IS ACTUALLY PRESENT IN THE FIELD.
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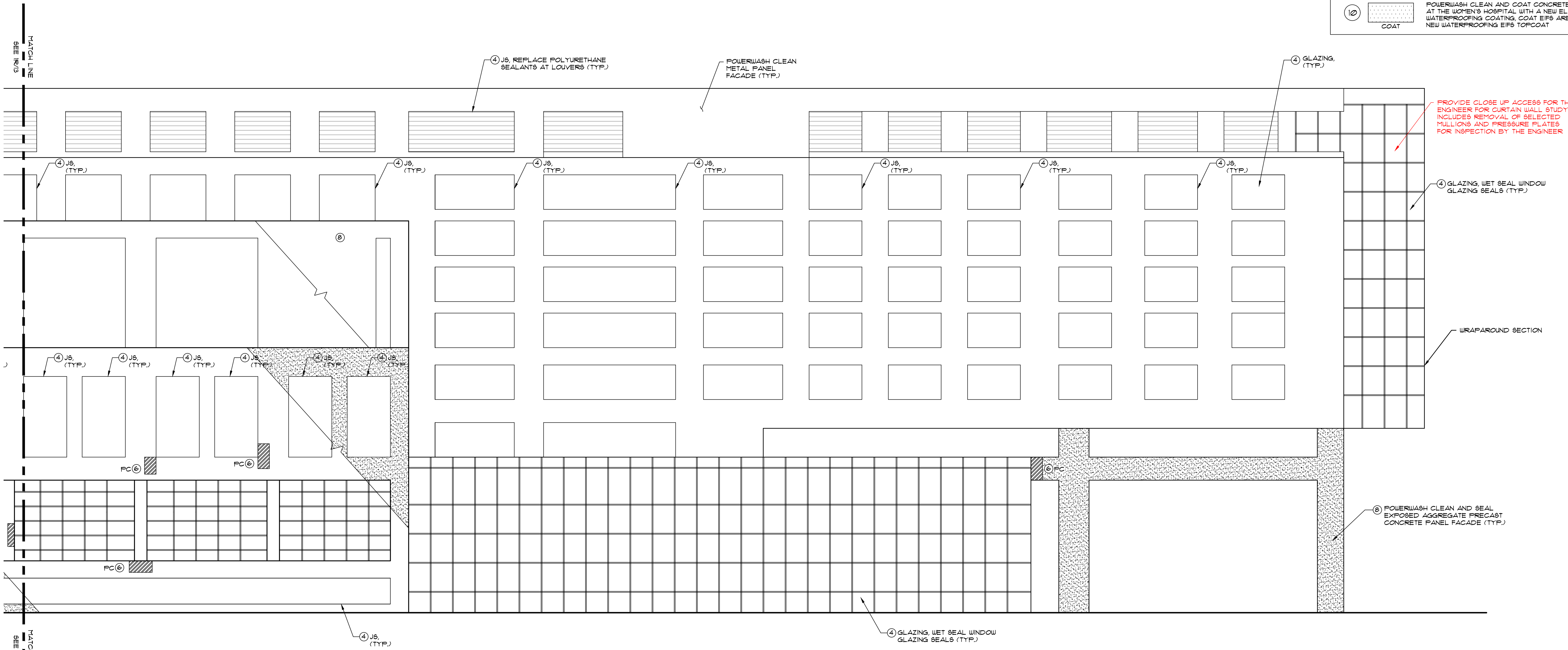
SCOPE OF WORK - PHASE 1 (2021)

(CALLOUTS FOR PHASE 1 WORK ARE SHOWN IN RED)

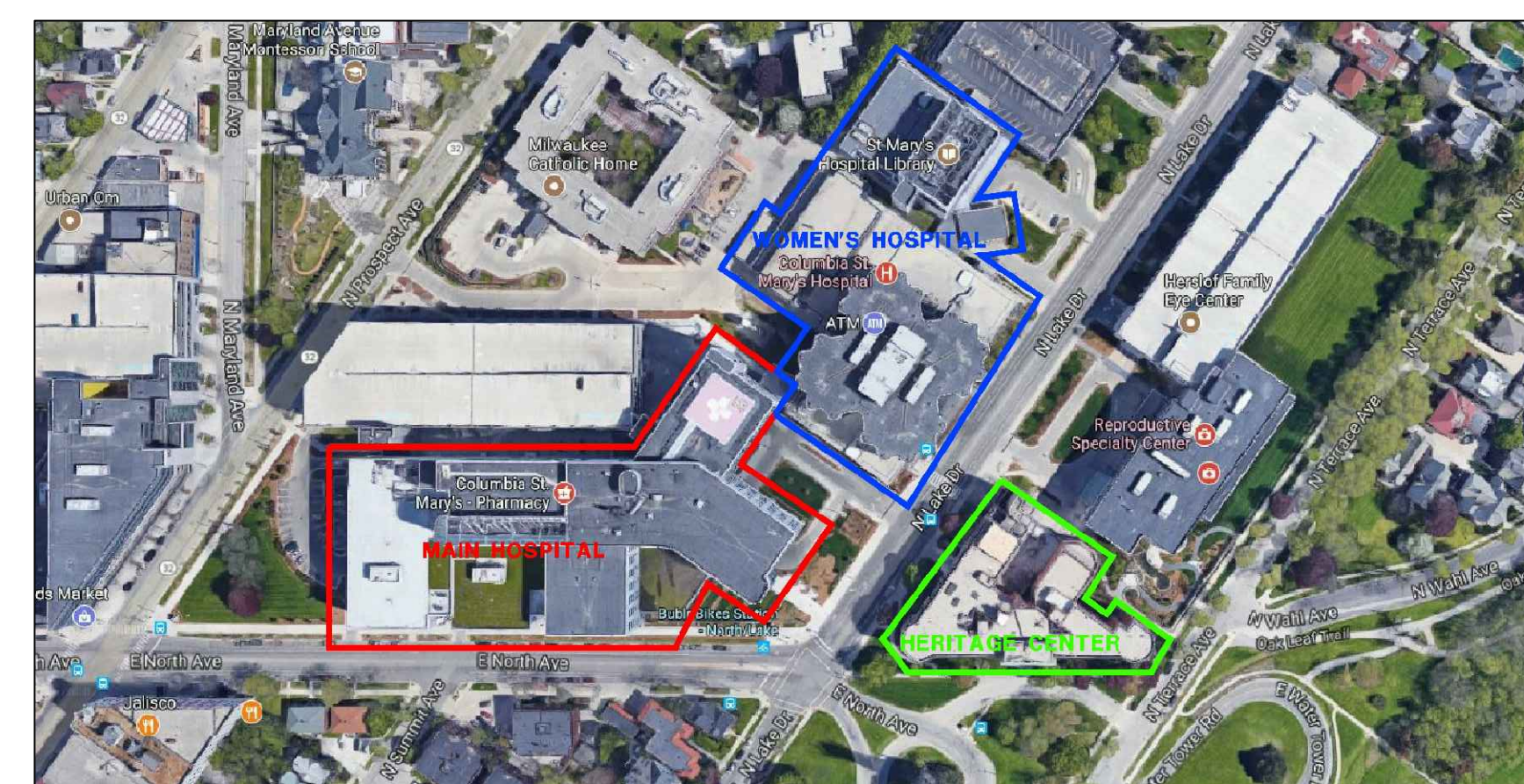
- MISCELLANEOUS WORK**
1. PROVIDE CLOSE UP ACCESS FOR THE ENGINEER FOR CURTAIN WALL STUDY. INCLUDES REMOVAL OF SELECTED MULLIONS AND PRESSURE PLATES FOR INSPECTION BY THE ENGINEER

LEGEND

1. LINTEL/SHELF ANGLE: REPAIR SELECTED CORRODED LINTELS/SHELF ANGLES AS PER DETAIL 1/R-19
2. BR: REMOVE AND REPLACE SELECTED DAMAGED FACE BRICKS AS PER DETAIL 2/R-19
3. TP: REPOINT SELECTED DAMAGED MORTAR JOINTS AS PER DETAIL 4/R-19
4. JS/GLAZING: REMOVE AND REPLACE ALL FACADE SEALANTS. JS- REPLACE POLYURETHANE SEALANTS AT CONTROL JOINTS, WINDOWS AND DOOR FRAMES, ETC. AS PER DETAIL 3/R-20
GLAZING- WET SEAL DETERIORATED GLAZING SEALS/GASKETS W/ SILICONE SEALANT AS PER DETAIL 4/R-20
5. MC: REMOVE AND REPLACE CORRODED METAL COPING AS PER DETAIL 6/R-20
6. PC: PATCH REPAIR PRECAST CONCRETE FACADE PANELS, COLUMNS, ETC. AS PER DETAILS 1A/R-20
7. SP: STONE PATCH REPAIR SPALLED AND CRACKED STONE PANELS AS PER DETAIL 1B/R-20
8. UR: POWERWASH CLEAN AND SEAL THE ENTIRE MASONRY FACADE, EXPOSED AGGREGATE PRECAST CONCRETE PANEL
9. EIFS/TERM: REPAIR SELECTED DAMAGED AREAS OF EIFS GLAZING. EIFS-EIFS PATCH REPAIRS AT CRACKED & DAMAGED AREAS AS PER DETAIL 5/R-19
TERM- REPAIR EIFS TERMINATIONS AS PER DETAIL 6/R-19
10. COAT: POWERWASH CLEAN AND COAT CONCRETE FACADES AT THE WOMEN'S HOSPITAL WITH A NEW ELASTOMERIC WATERPROOFING COATING. COAT EIFS AREAS WITH NEW WATERPROOFING EIFS TOPCOAT



1 PART-SOUTH ELEVATION
R-14 SCALE: 1/8" = 1'-0"



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SEAL:

FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
OF THE
COLUMBIA ST. MARY'S HOSPITAL
MILWAUKEE, WISCONSIN

No.	DATE	BY
REVISIONS		
DESIGN:	S.L.	
DRAWN:	L.R.	
CHECKED:	P.H.	
SCALE:		
DATE:	FEBRUARY 2021	
PROJECT No.:	04-210094	
WTI PROJECT No.:	5032178	

MAIN HOSPITAL SOUTH ELEVATION

DRAWING No.
R-14

- NOTES:**
1. WORK SHOWN ON DRAWINGS IS DIAGRAMMATIC ONLY. ACTUAL REPAIR LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER. FOR CLARITY SEVERAL OF THE WORK ITEMS ARE SHOWN WITH LESS MAGNITUDE THAN IS ACTUALLY PRESENT IN THE FIELD.
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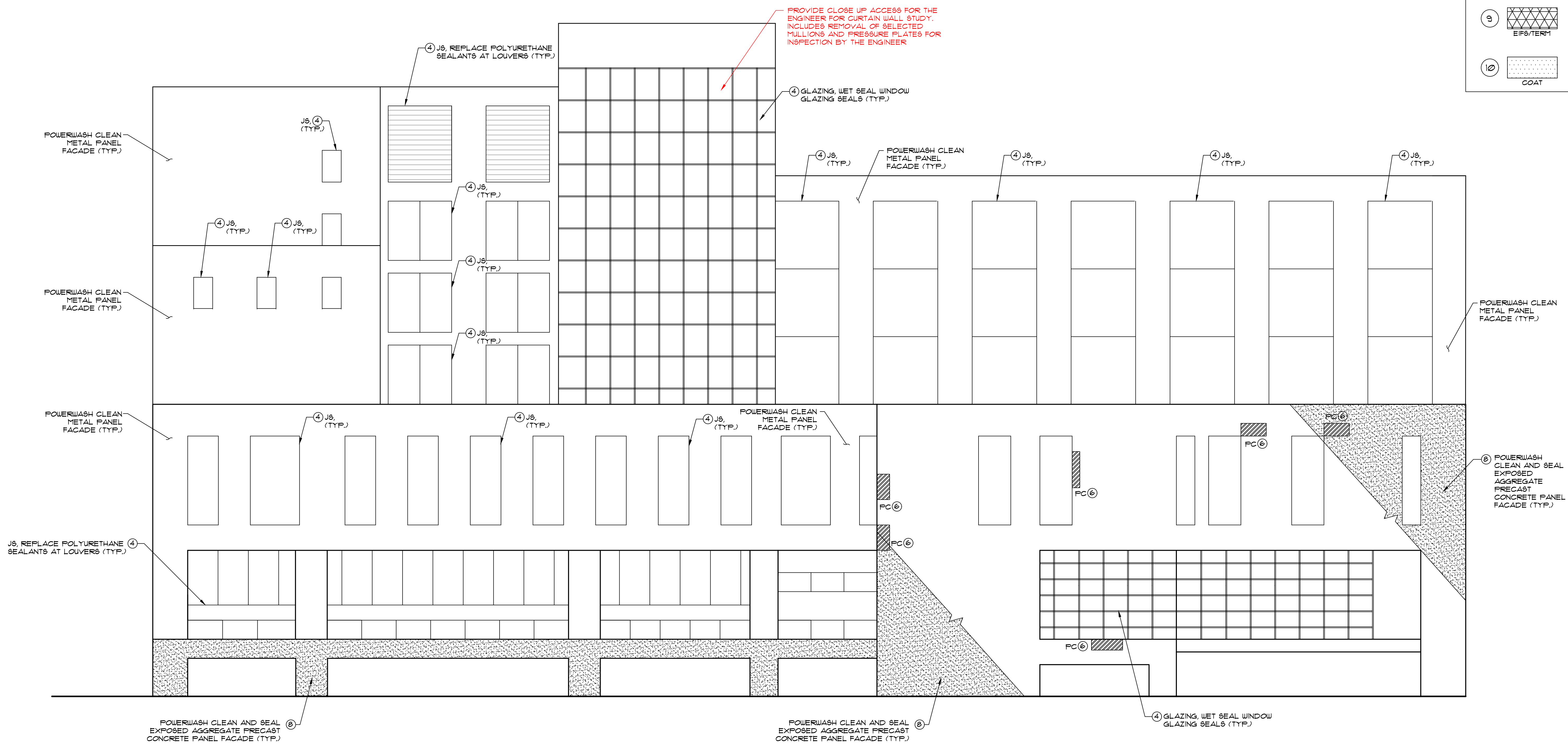
SCOPE OF WORK - PHASE 1 (2021)

(CALLOUTS FOR PHASE 1 WORK ARE SHOWN IN RED)

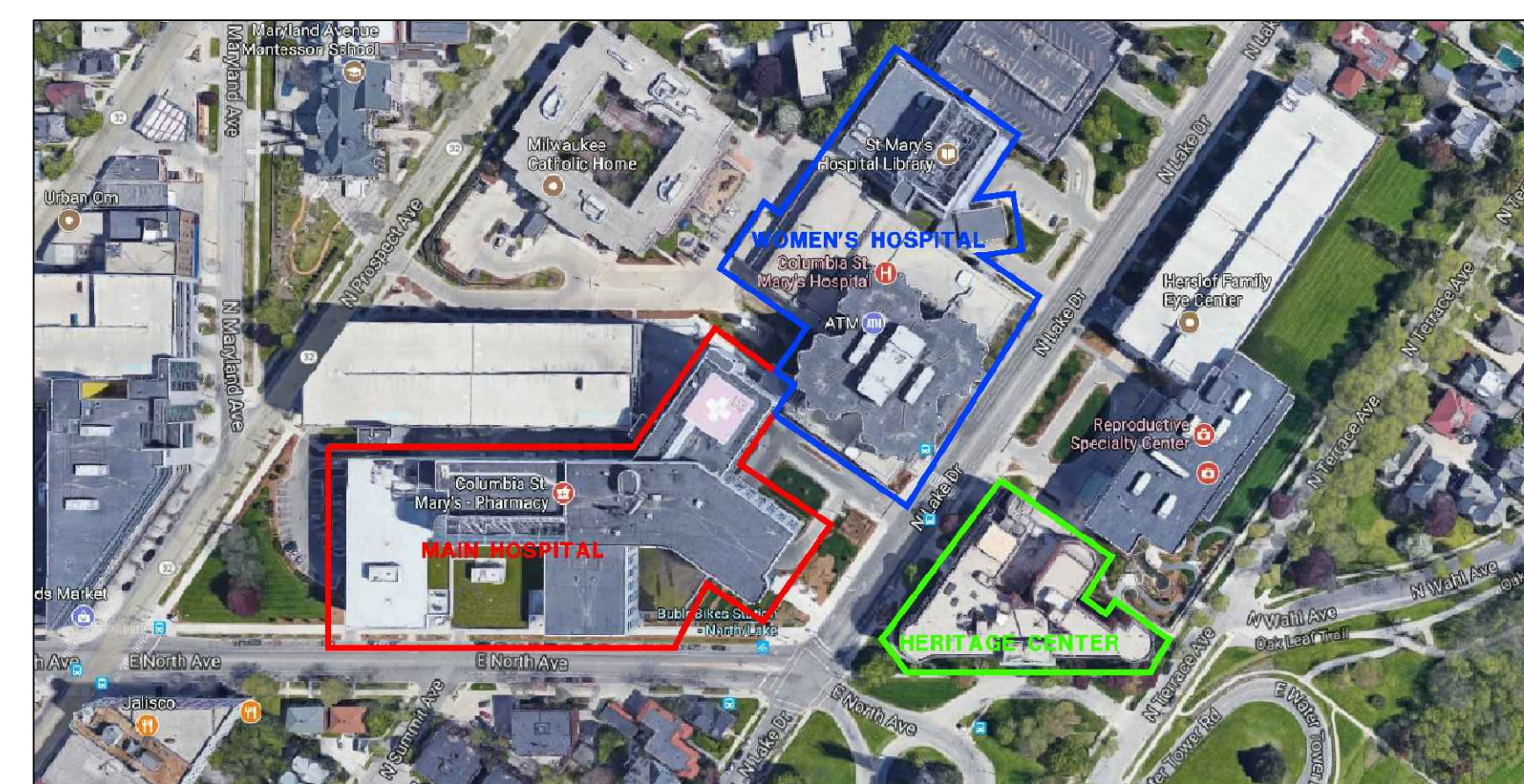
- MISCELLANEOUS WORK**
1. PROVIDE CLOSE UP ACCESS FOR THE ENGINEER FOR CURTAIN WALL STUDY. INCLUDES REMOVAL OF SELECTED MULLIONS AND PRESSURE PLATES FOR INSPECTION BY THE ENGINEER

LEGEND

1. LINTEL/SHELF ANGLE: REPAIR SELECTED CORRODED LINTELS/SHELF ANGLES AS PER DETAIL 1/R-19
2. BR: REMOVE AND REPLACE SELECTED DAMAGED FACE BRICKS AS PER DETAIL 2/R-19
3. TP: REPOINT SELECTED DAMAGED MORTAR JOINTS AS PER DETAIL 4/R-19
4. JS/GLAZING: REMOVE AND REPLACE ALL FACADE SEALANTS. JS- REPLACE POLYURETHANE SEALANTS AT CONTROL JOINTS, WINDOWS AND DOOR FRAMES, ETC. AS PER DETAIL 3/R-20
GLAZING- WET SEAL DETERIORATED GLAZING SEALS/GASKETS W/ SILICONE SEALANT AS PER DETAIL 4/R-20
5. MC: REMOVE AND REPLACE CORRODED METAL COPING AS PER DETAIL 6/R-20
6. PC: PATCH REPAIR PRECAST CONCRETE FACADE PANELS, COLUMNS, ETC. AS PER DETAILS 1A/R-20
7. SP: STONE PATCH REPAIR SPALLED AND CRACKED STONE PANELS AS PER DETAIL 1B/R-20
8. UR: POWERWASH CLEAN AND SEAL THE ENTIRE MASONRY FACADE, EXPOSED AGGREGATE PRECAST CONCRETE PANEL
9. EIFS/TERM: REPAIR SELECTED DAMAGED AREAS OF EIFS GLAZING. EIFS-EIFS PATCH REPAIRS AT CRACKED & DAMAGED AREAS AS PER DETAIL 5/R-19
TERM-REPAIR EIFS TERMINATIONS AS PER DETAIL 6/R-19
10. COAT: POWERWASH CLEAN AND COAT CONCRETE FACADES AT THE WOMEN'S HOSPITAL WITH A NEW ELASTOMERIC WATERPROOFING COATING. COAT EIFS AREAS WITH NEW WATERPROOFING EIFS TOPCOAT



1 WEST ELEVATION
SCALE: 1/8 = 1'-0"



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SEAL:

FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
OF THE
COLUMBIA ST. MARY'S HOSPITAL
MILWAUKEE, WISCONSIN

No.	DATE	BY
REVISIONS		
DESIGN:	S.L.	
DRAWN:	L.R.	
CHECKED:	P.H.	
SCALE:		
DATE:	FEBRUARY 2021	
PROJECT No.:	04-210094	
WTI PROJECT No.:	5032178	
DRAWING TITLE:		
MAIN HOSPITAL WEST ELEVATION		
DRAWING No.		
R-15		

- NOTES:**
1. WORK SHOWN ON DRAWINGS IS DIAGNOSTIC ONLY. ACTUAL REPAIR LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER. FOR CLARITY SEVERAL OF THE WORK ITEMS ARE SHOWN WITH LESS MAGNITUDE THAN IS ACTUALLY PRESENT IN THE FIELD.
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 6. FOR PHOTOGRAPHIC ILLUSTRATION OF TYPICAL EXISTING CONDITIONS, SEE SHEETS R-21 & R-22

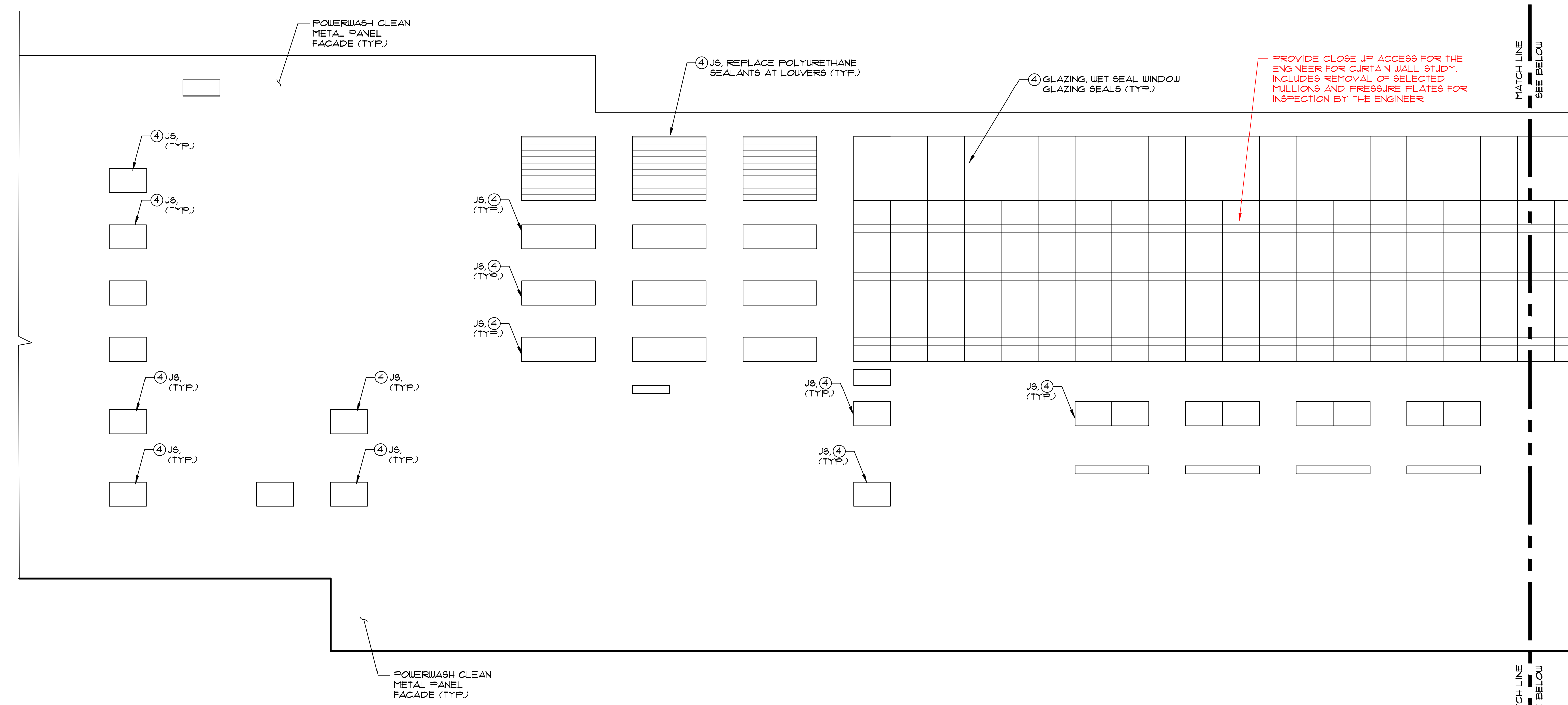
SCOPE OF WORK - PHASE 1 (2021)

(CALLOUTS FOR PHASE 1 WORK ARE SHOWN IN RED)

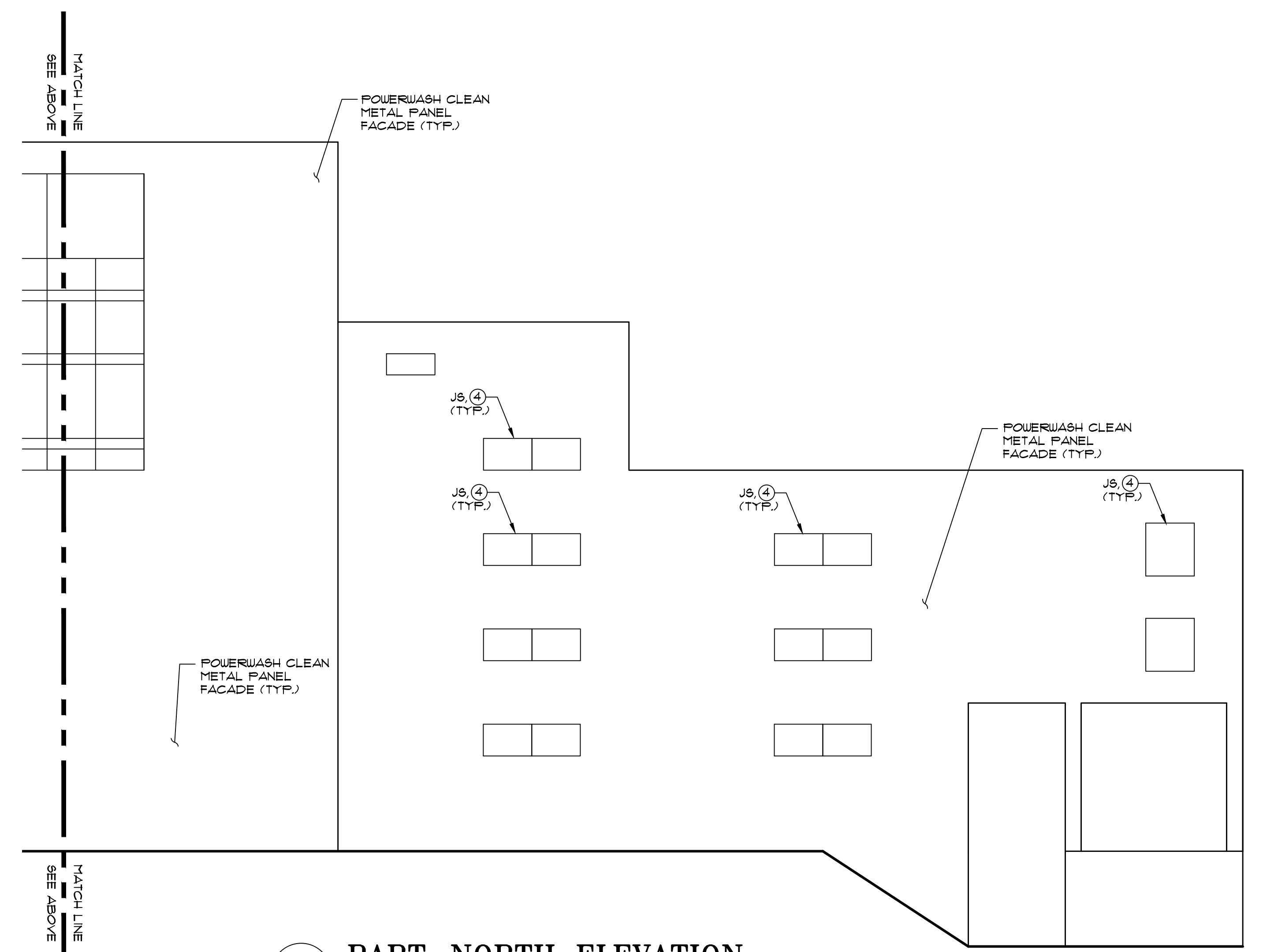
- MISCELLANEOUS WORK**
1. PROVIDE CLOSE UP ACCESS FOR THE ENGINEER FOR CURTAIN WALL STUDY. INCLUDES REMOVAL OF SELECTED MULLIONS AND PRESSURE PLATES FOR INSPECTION BY THE ENGINEER

LEGEND

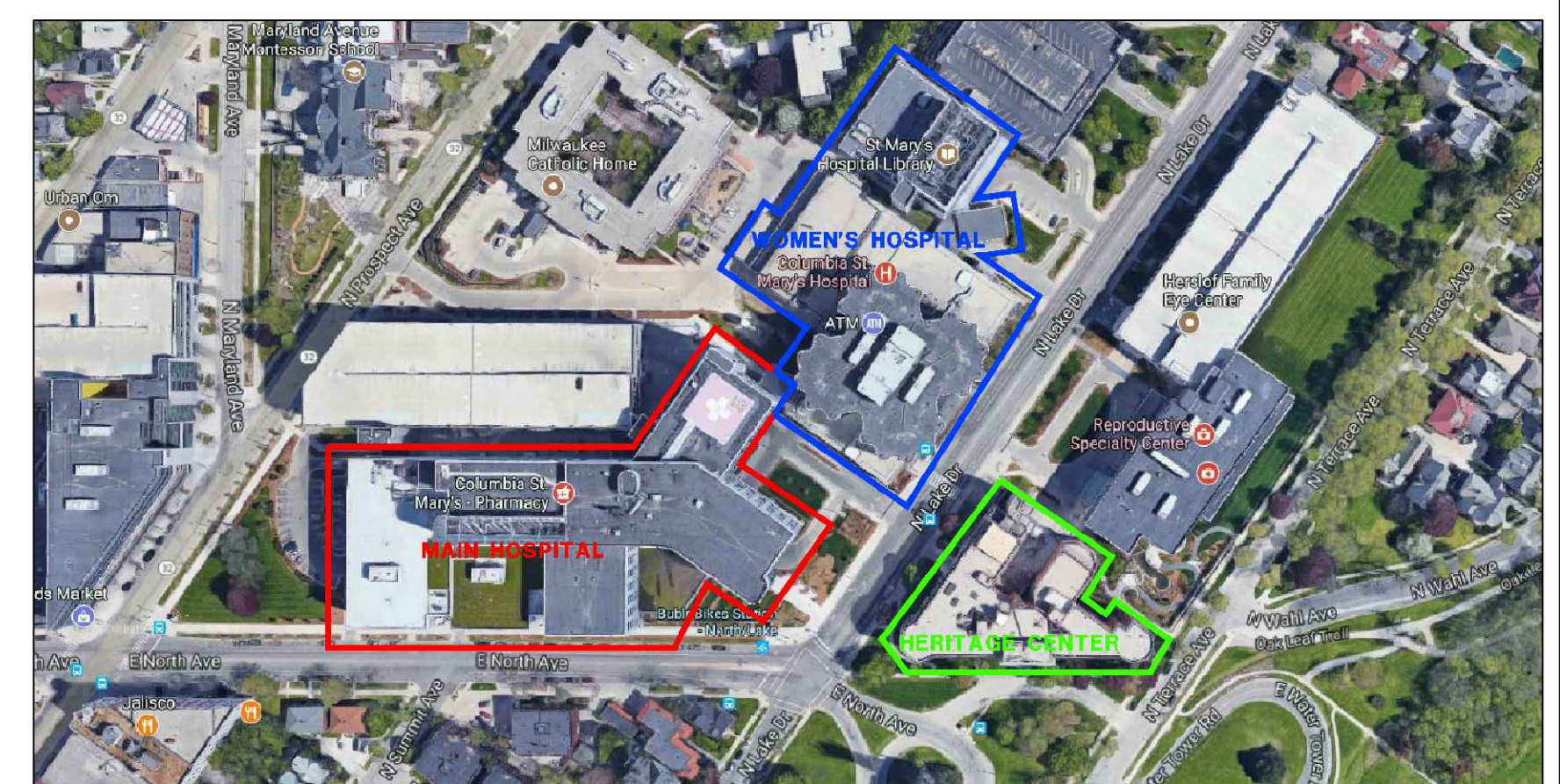
1. LINTEL/SHELF ANGLE
BR
REPAIR SELECTED CORRODED LINTELS/SHELF ANGLES AS PER DETAIL 1/R-19
2. BR
REMOVE AND REPLACE SELECTED DAMAGED FACE BRICKS AS PER DETAIL 2/R-19
3. TP
REPOINT SELECTED DAMAGED MORTAR JOINTS AS PER DETAIL 4/R-19
4. JS/GLAZING
JS- REPLACE POLYURETHANE SEALANTS AT CONTROL JOINTS, WINDOWS AND DOOR FRAMES, ETC. AS PER DETAIL 3/R-20
GLAZING- WET SEAL DETERIORATED GLAZING SEALS/GASKETS W/ SILICONE SEALANT AS PER DETAIL 4/R-20
5. MC
REMOVE AND REPLACE CORRODED METAL COPING AS PER DETAIL 6/R-20
6. PC
PATCH REPAIR PRECAST CONCRETE FACADE PANELS, COLUMNS, ETC. AS PER DETAILS 1A/R-20
7. SP
STONE PATCH REPAIR SPALLED AND CRACKED STONE PANELS AS PER DETAIL 1B/R-20
8. UR
POWERWASH CLEAN AND SEAL THE ENTIRE MASONRY FACADE, EXPOSED AGGREGATE PRECAST CONCRETE PANEL
9. EIFS/TERR
REPAIR SELECTED DAMAGED AREAS OF EIFS GLAZING. EIFS-EIFS PATCH REPAIRS AT CRACKED & DAMAGED AREAS AS PER DETAIL 5/R-19
TERR- REPAIR EIFS TERMINATIONS AS PER DETAIL 6/R-19
10. COAT
POWERWASH CLEAN AND COAT CONCRETE FACADES AT THE WOMEN'S HOSPITAL WITH A NEW ELASTOMERIC WATERPROOFING COATING. COAT EIFS AREAS WITH NEW WATERPROOFING EIFS TOPCOAT



1 PART-NORTH ELEVATION
R-16 SCALE: 1/8" = 1'-0"



2 PART-NORTH ELEVATION
R-16 SCALE: 1/8" = 1'-0"



KEY PLAN

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SEAL:

FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
OF THE
COLUMBIA ST. MARY'S HOSPITAL
MILWAUKEE, WISCONSIN

No.	DATE	BY
REVISIONS		

DESIGN:	S.L.
DRAWN:	L.R.
CHECKED:	P.H.
SCALE:	
DATE:	FEBRUARY 2021
PROJECT No.:	04-210094
WTI PROJECT No.:	5032178

DRAWING TITLE:
MAIN HOSPITAL NORTH ELEVATION

DRAWING No.

R-16

- NOTES:**
1. WORK SHOWN ON DRAWINGS IS DIAGNOSTIC ONLY. ACTUAL REPAIR LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER. FOR CLARITY SEVERAL OF THE WORK ITEMS ARE SHOWN WITH LESS MAGNITUDE THAN IS ACTUALLY PRESENT IN THE FIELD.
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 3. CONTRACTOR SHALL PROVIDE BARRIERS, SIGNAGE, FENCING, ETC. AS NEEDED TO ISOLATE REPAIR AREAS FROM PUBLIC.
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 6. FOR PHOTOGRAPHIC ILLUSTRATION OF TYPICAL EXISTING CONDITIONS, SEE SHEETS R-21 & R-22

SCOPE OF WORK - PHASE 1 (2021)

NO SCHEDULE WORK IN PHASE 1

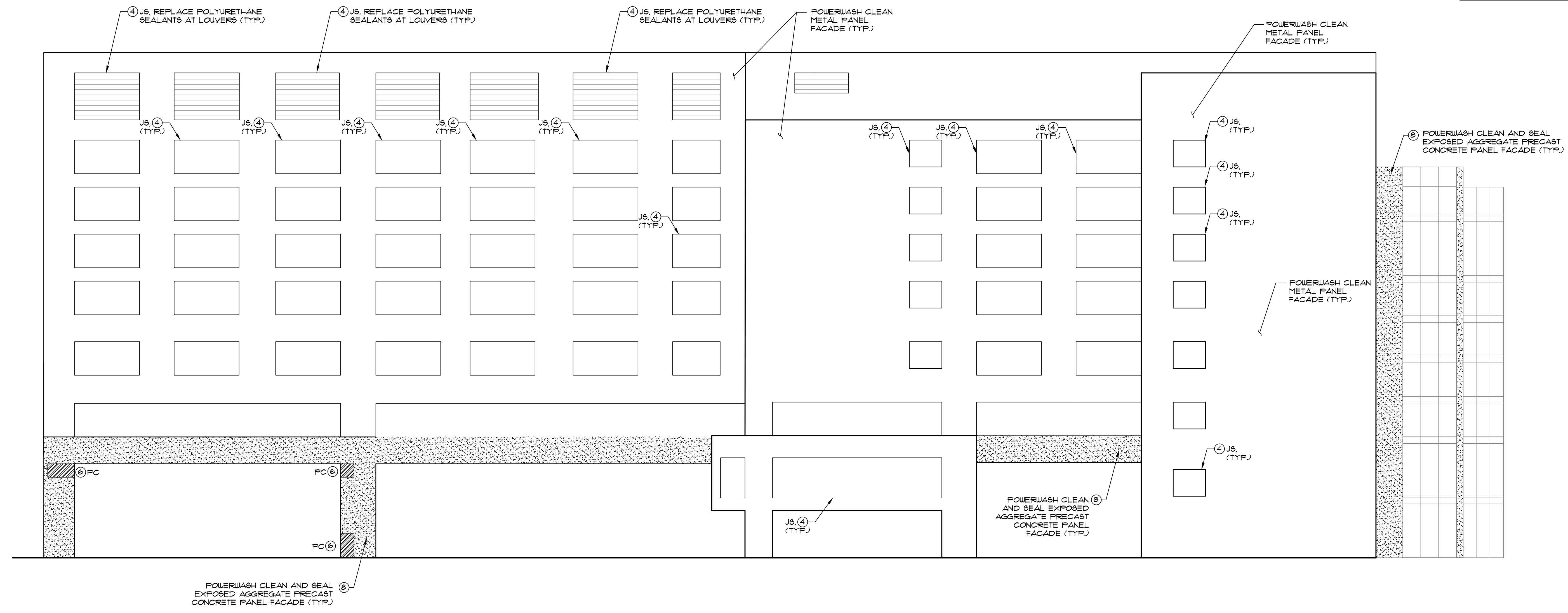
LEGEND

①	LINTEL/SHELF ANGLE	REPAIR SELECTED CORRODED LINTELS/SHELF ANGLES AS PER DETAIL 1/R-19
②	BR	REMOVE AND REPLACE SELECTED DAMAGED FACE BRICKS AS PER DETAIL 2/R-19
③	TP	REPOINT SELECTED DAMAGED MORTAR JOINTS AS PER DETAIL 4/R-19
④	J9/GLAZING	REMOVE AND REPLACE ALL FACADE SEALANTS. J9- REPLACE POLYURETHANE SEALANTS AT CONTROL JOINTS, WINDOWS AND DOOR FRAMES, ETC. AS PER DETAIL 3/R-20 GLAZING- UET SEAL DETERIORATED GLAZING SEALS/GASKETS W/ SILICONE SEALANT AS PER DETAIL 4/R-20
⑤	MC	REMOVE AND REPLACE CORRODED METAL COPING AS PER DETAIL 6/R-20
⑥	PC	PATCH REPAIR PRECAST CONCRETE FACADE PANELS, COLUMNS, ETC. AS PER DETAILS 1A/R-20
⑦	SP	STONE PATCH REPAIR SPALLED AND CRACKED STONE PANELS AS PER DETAIL 1B/R-20
⑧	WR	POWERWASH CLEAN AND SEAL THE ENTIRE MASONRY FACADE, EXPOSED AGGREGATE PRECAST CONCRETE PANEL
⑨	EIFS/TERR	REPAIR SELECTED DAMAGED AREAS OF EIFS GLAZING. EIFS-EIFS PATCH REPAIRS AT CRACKED & DAMAGED AREAS AS PER DETAIL 5/R-19 TERR- REPAIR EIFS TERMINATIONS AS PER DETAIL 6/R-19
⑩	COAT	POWERWASH CLEAN AND COAT CONCRETE FACADES AT THE WOMEN'S HOSPITAL WITH A NEW ELASTOMERIC WATERPROOFING COATING. COAT EIFS AREAS WITH NEW WATERPROOFING EIFS TOPCOAT

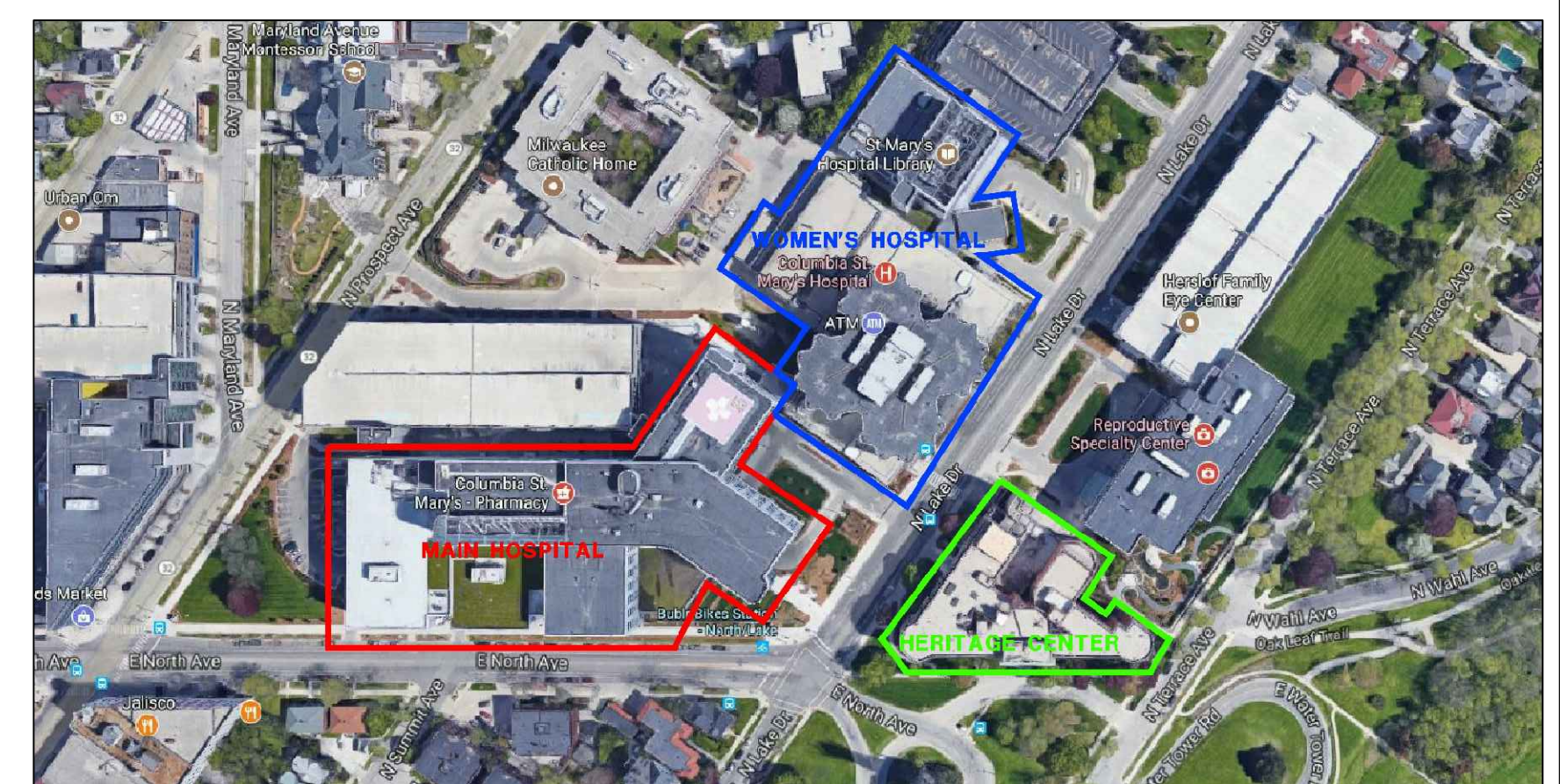


SEAL:

FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
OF THE
COLUMBIA ST. MARY'S HOSPITAL
MILWAUKEE, WISCONSIN



① **PART-NORTH ELEVATION**
R-17 SCALE: 1/8" = 1'-0"



KEY PLAN
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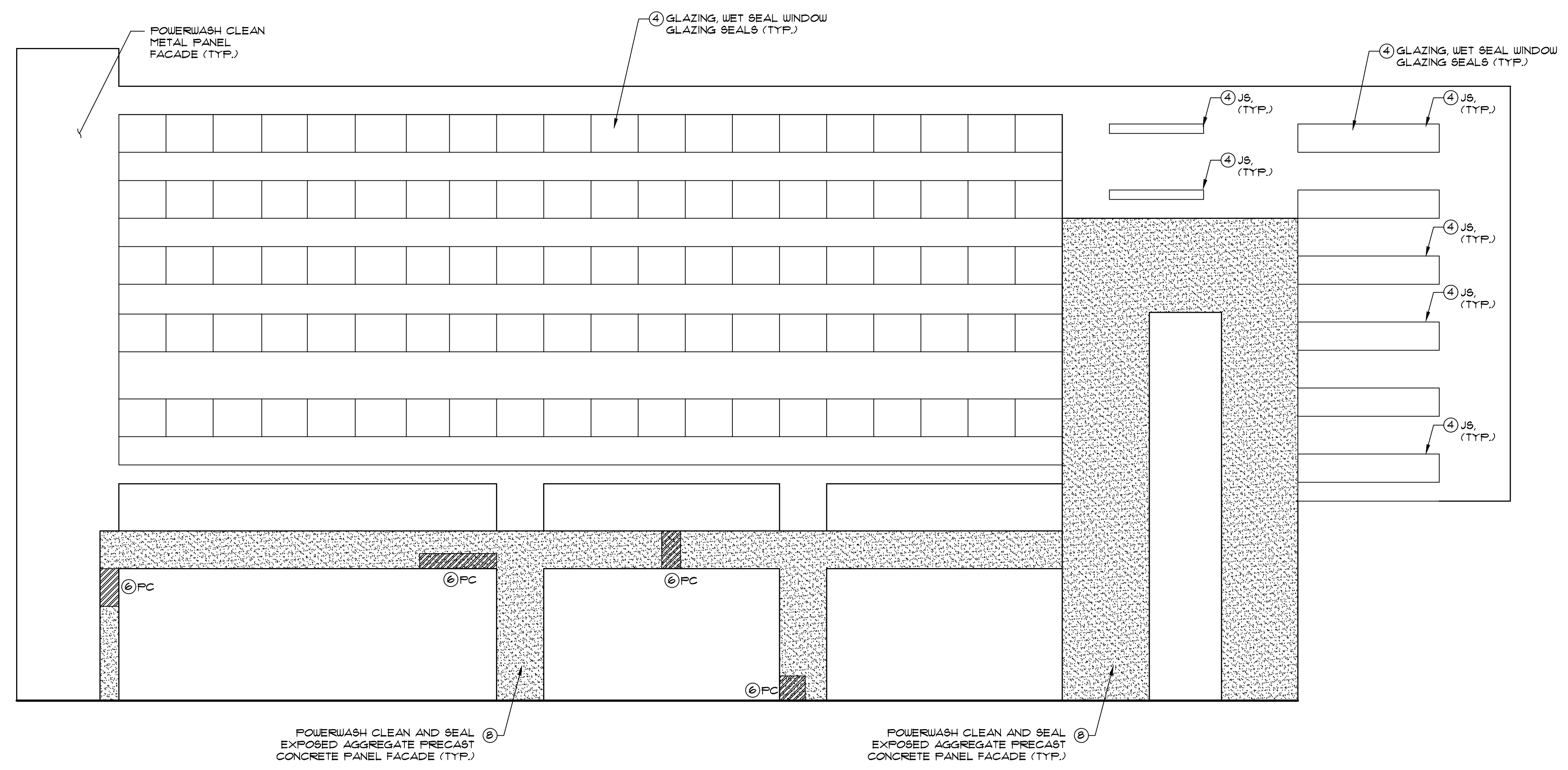
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DATE:	FEBRUARY 2021	
PROJECT No.:	04-210094	
WTI PROJECT No.:	5032178	
DRAWING TITLE:		
MAIN HOSPITAL NORTH ELEVATION		
DRAWING No.		
R-17		

- NOTES:**
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 6. FOR PHOTOGRAPHIC ILLUSTRATION OF TYPICAL EXISTING CONDITIONS, SEE SHEETS R-21 & R-22

SCOPE OF WORK - PHASE 1 (2021)

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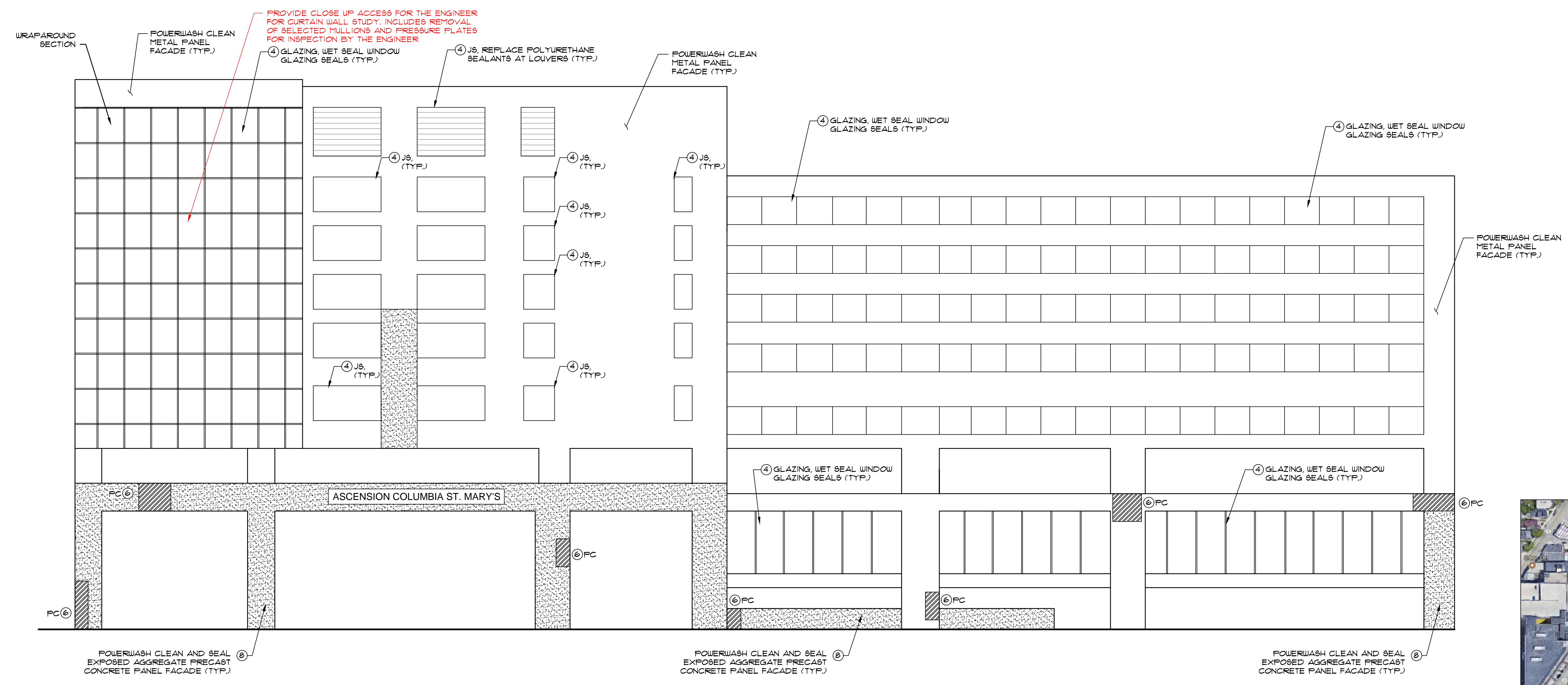
- MISCELLANEOUS WORK**
1. PROVIDE CLOSE UP ACCESS FOR THE ENGINEER FOR CURTAIN WALL STUDY. INCLUDES REMOVAL OF SELECTED MULLIONS AND PRESSURE PLATES FOR INSPECTION BY THE ENGINEER



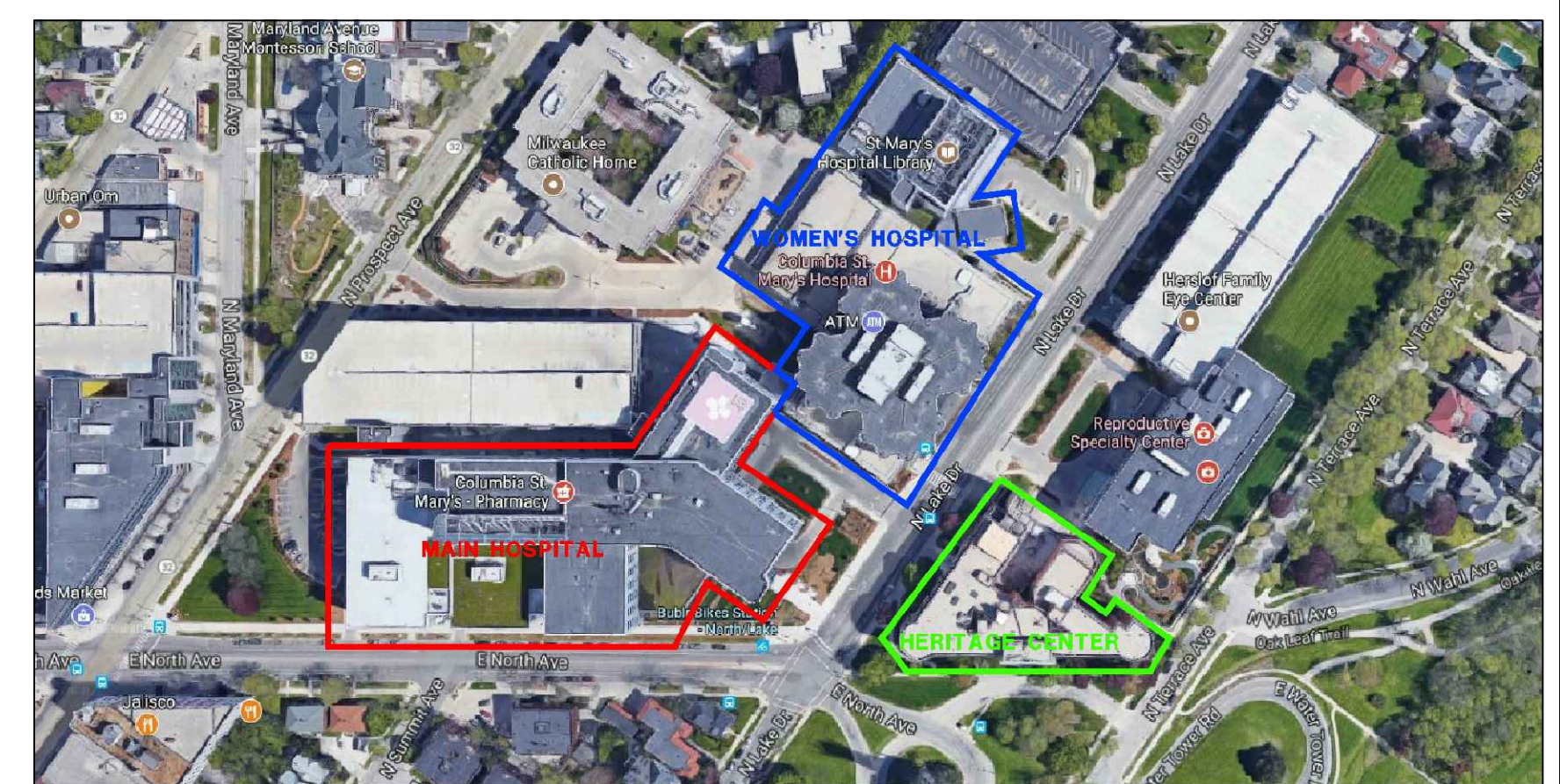
1 WEST ELEVATION
R-18 SCALE: 1/8" = 1'-0"

LEGEND

1	LINTEL/SHELF ANGLE	REPAIR SELECTED CORRODED LINTELS/SHELF ANGLES AS PER DETAIL 1/R-18
2	BR	REMOVE AND REPLACE SELECTED DAMAGED FACE BRICKS AS PER DETAIL 2/R-18
3	TP	REPOINT SELECTED DAMAGED MORTAR JOINTS AS PER DETAIL 4/R-18
4	J8/GLAZING	REMOVE AND REPLACE ALL FACADE SEALANTS. J8 - REPLACE POLYURETHANE SEALANTS AT CONTROL JOINTS, WINDOWS AND DOOR FRAMES, ETC. AS PER DETAIL 3/R-20 GLAZING - WET SEAL DETERIORATED GLAZING SEALS/GASKETS W/ SILICONE SEALANT AS PER DETAIL 4/R-20
5	MC	REMOVE AND REPLACE CORRODED METAL COPING AS PER DETAIL 6/R-20
6	PC	PATCH REPAIR PRECAST CONCRETE FACADE PANELS, COLUMNS, ETC. AS PER DETAILS 14/R-20
7	SP	STONE PATCH REPAIR SPALLED AND CRACKED STONE PANELS AS PER DETAIL 18/R-20
8	WR	POWERWASH CLEAN AND SEAL THE ENTIRE MASONRY FACADE, EXPOSED AGGREGATE PRECAST CONCRETE PANEL
9	EI8S/TERM	REPAIR SELECTED DAMAGED AREAS OF EIFS GLAZING. EIFS EIFS PATCH REPAIRS AT CRACKED & DAMAGED AREAS AS PER DETAIL 9/R-18 TERM - REPAIR EIFS TERMINATIONS AS PER DETAIL 6/R-18
10	COAT	POWERWASH CLEAN AND COAT CONCRETE FACADES AT THE WOMEN'S HOSPITAL WITH A NEW ELASTOMERIC WATERPROOFING COATING. COAT EIFS AREAS WITH NEW WATERPROOFING EIFS TOPCOAT



2 EAST ELEVATION
R-18 SCALE: 1/8" = 1'-0"



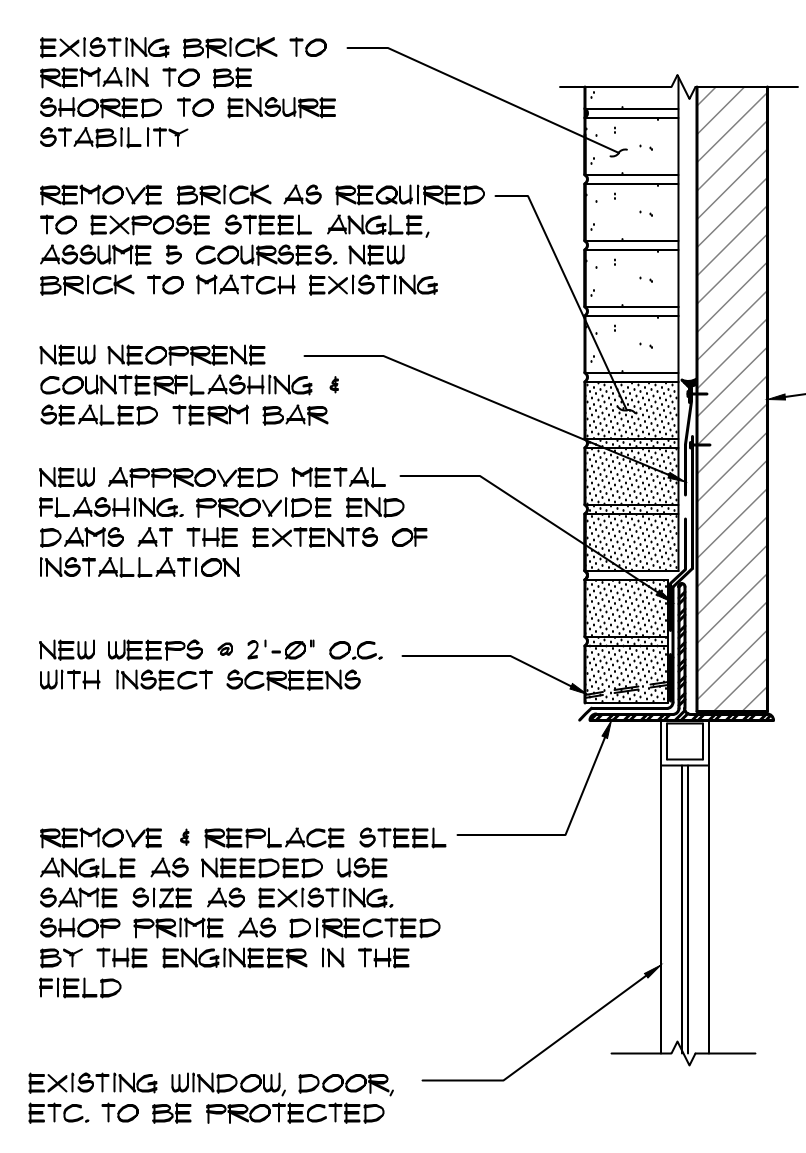
KEY PLAN
FOR PRICING ONLY.
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SEAL:

FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
OF THE
COLUMBIA ST. MARY'S HOSPITAL
MILWAUKEE, WISCONSIN

No.	DATE	BY
REVISIONS		
DESIGN:	S.L.	
DRAWN:	L.R.	
CHECKED:	P.H.	
SCALE:		
DATE:	FEBRUARY 2021	
PROJECT No.:	04-210094	
WTI PROJECT No.:	5032178	
DRAWING TITLE:		
MAIN HOSPITAL WEST/EAST ELEVATION		
DRAWING No.		
R-18		

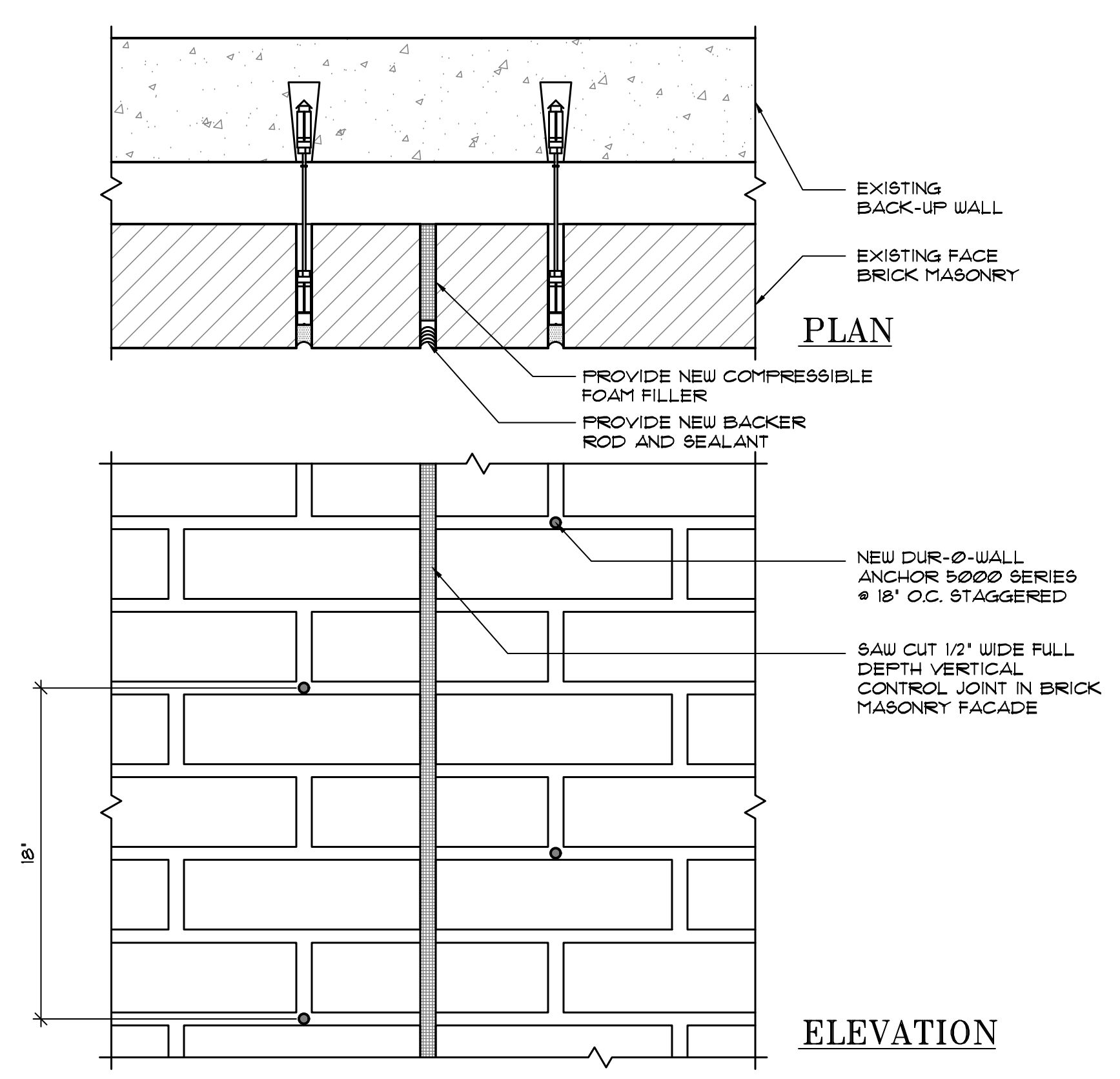


**DETAIL A:
LINTEL REPAIR**

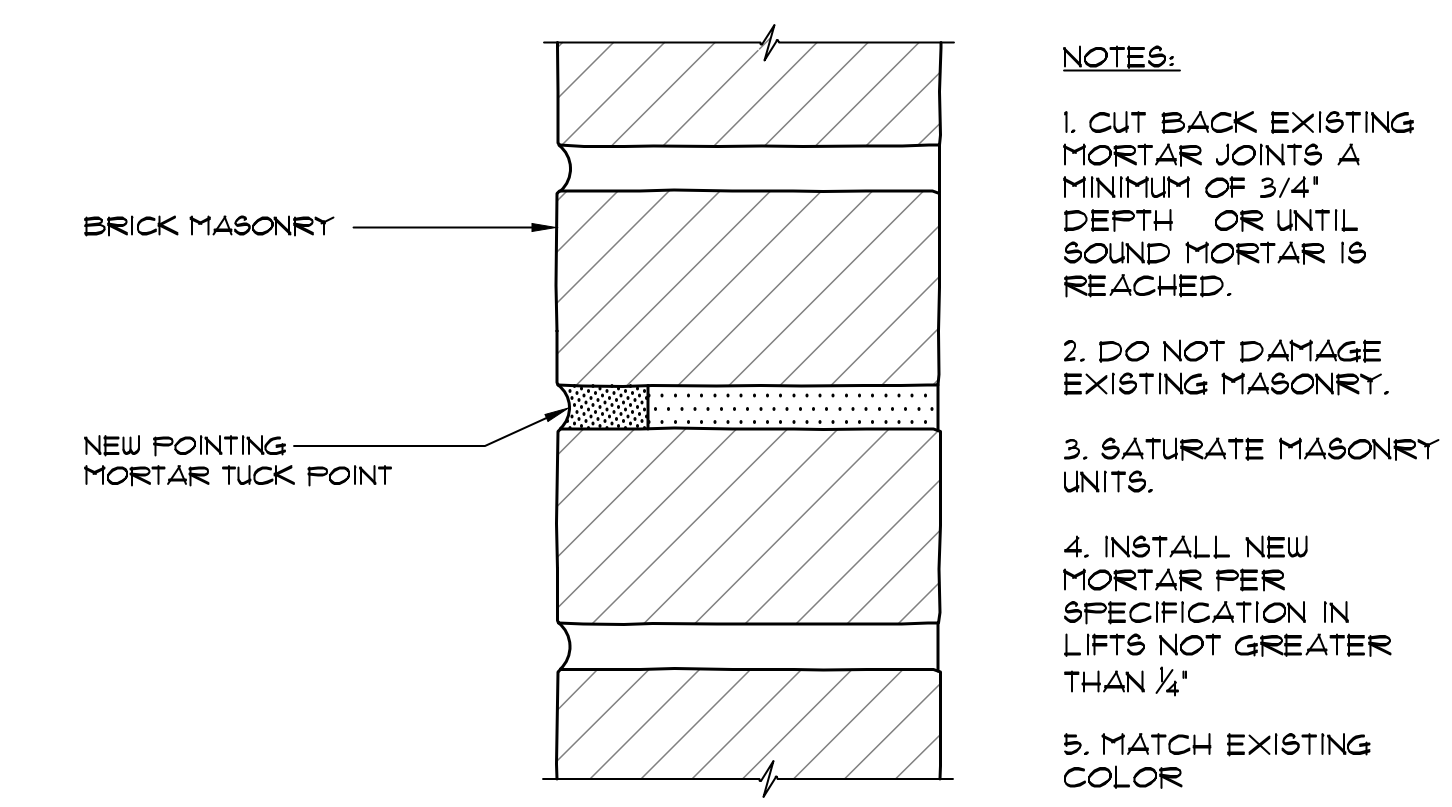
NOTES:

- CONDITIONS SHOWN AT CHU BACK UP WITH BOND BEAM, OTHER FLASHING CONDITIONS ANY EXIST AT LINEL'S A SHELF ANGLE INCLUDING STEEL BEAM WITH PLATE AND CONCRETE BEAMS. REFLASHING SIMILAR FOR CONDITIONS. EXPOSE BACKUP WALL FOR INSPECTION BY ENGINEER FOR VERIFICATION OF FIELD CONDITIONS.
- CONTRACTOR TO CAREFULLY REMOVE FIVE COURSES OF BRICK MASONRY ABOVE ANGLE IN SECTIONS MAXIMUM 12'-0" APART & PROVIDE TEMPORARY WOOD SHORING TO REMAINDER OF BRICK WALL TO SUPPORT A LOAD OF 1000 LBS PER FOOT OF WALL.
- THE CONTRACTOR TO PROVIDE SILING STAGE AND PERSONNEL FOR ENGINEER TO INSPECT THE CONDITION OF STEEL ANGLE AND ANCHORAGE. IF STEEL ANGLE IS DEEMED ADEQUATE IT SHALL REMAIN IN PLACE, CLEANED & PAINTED AS SPECIFIED. IF ANGLE REQUIRES REPLACEMENT, IT SHALL BE REPLACED IN SECTIONS AS SPECIFIED BY THE ENGINEER & PERFORMED BY CONTRACTOR IN MANNER SO AS NOT TO UNDERMINE BRICK MASONRY ABOVE EXACT ATTACHMENT TO VARY BASED ON FLANGE CONDITION ENCOUNTERED, INCLUDING DOUBLED AND EPOXY BOLTED CONNECTION ON WELDED, REATTACH SAME AS EXISTING UNLESS SPECIFIED

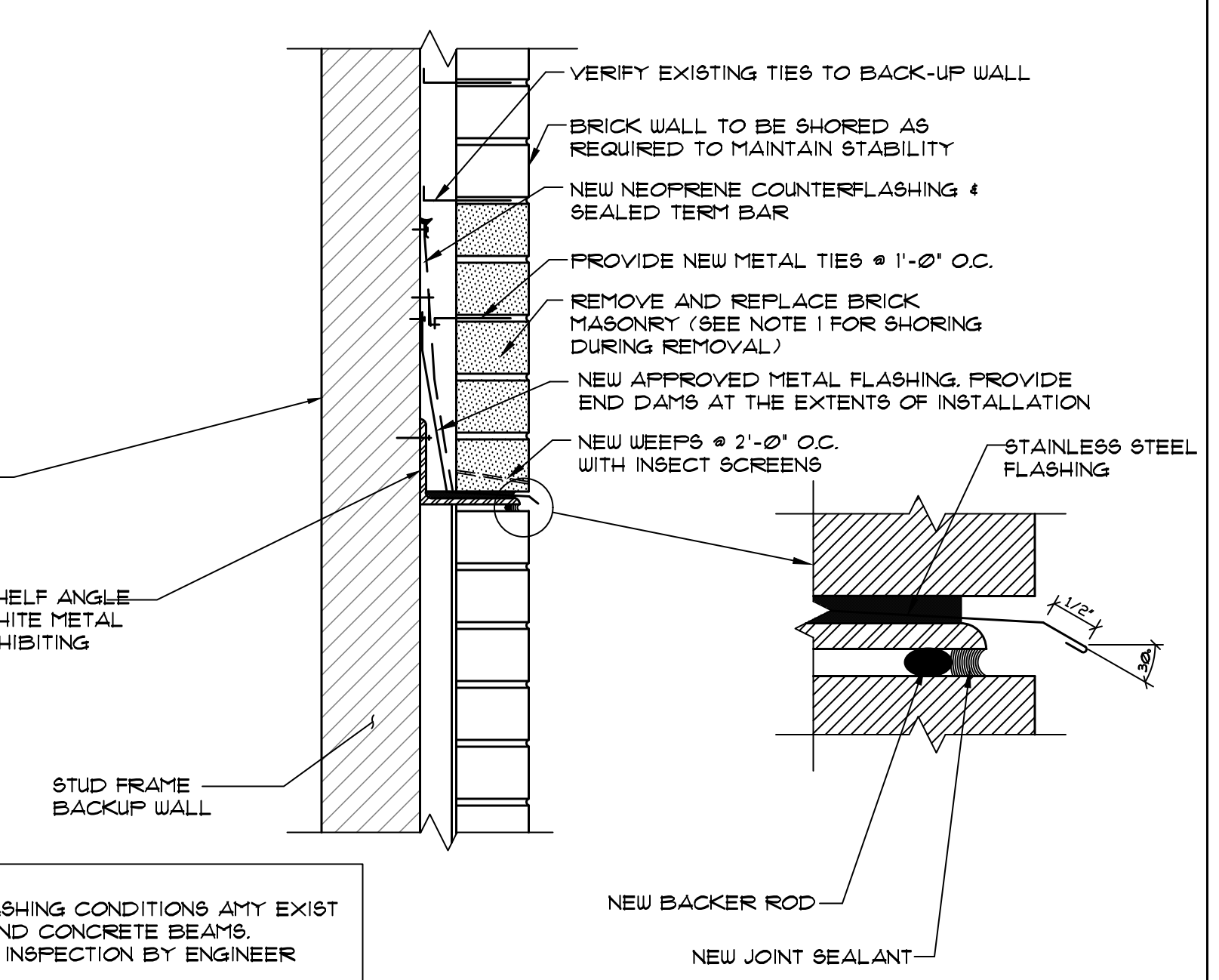
1 LINTEL/SHELF ANGLE REPAIR & REFLASHING DETAIL
R-19 SCALE: N.T.S.



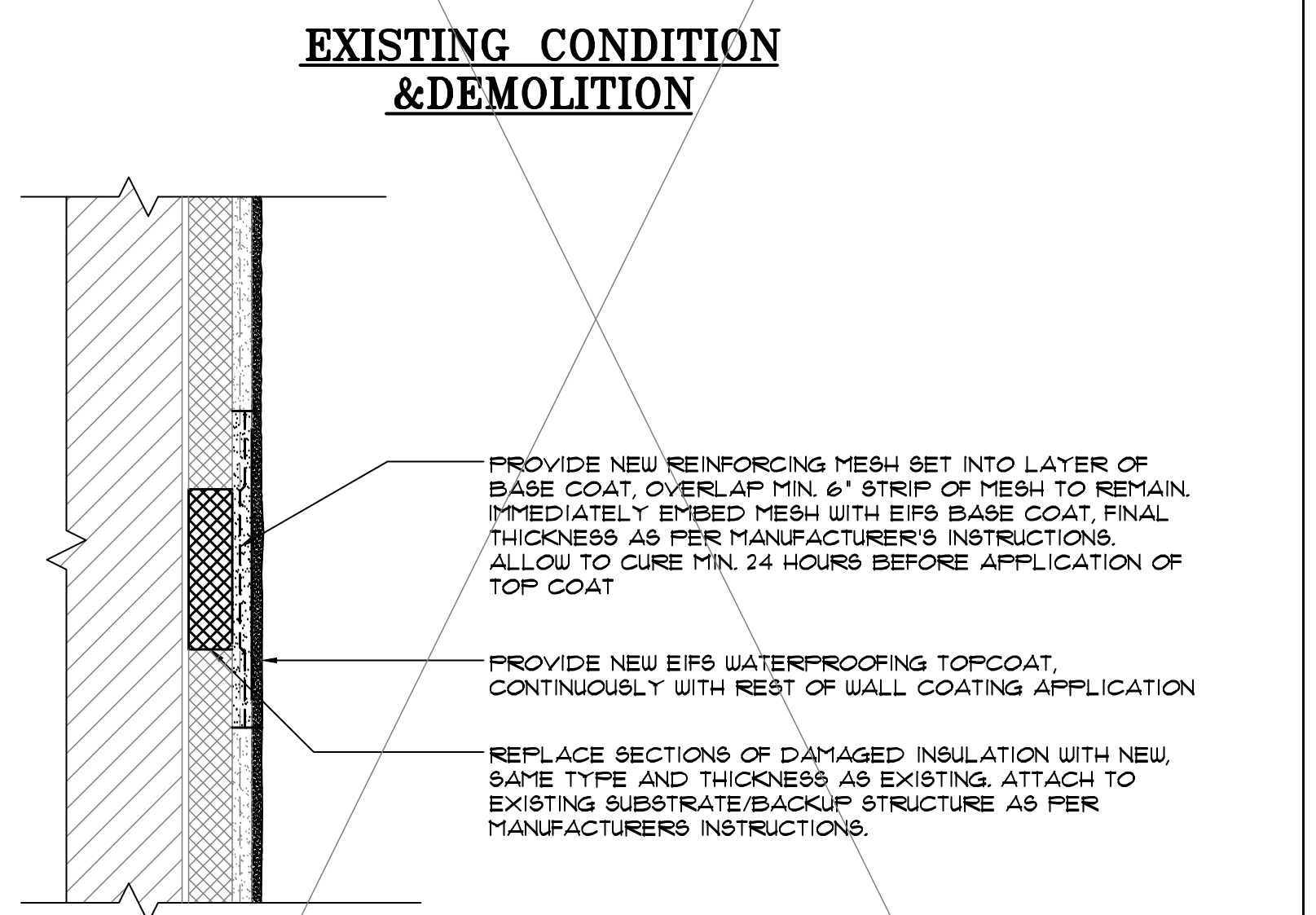
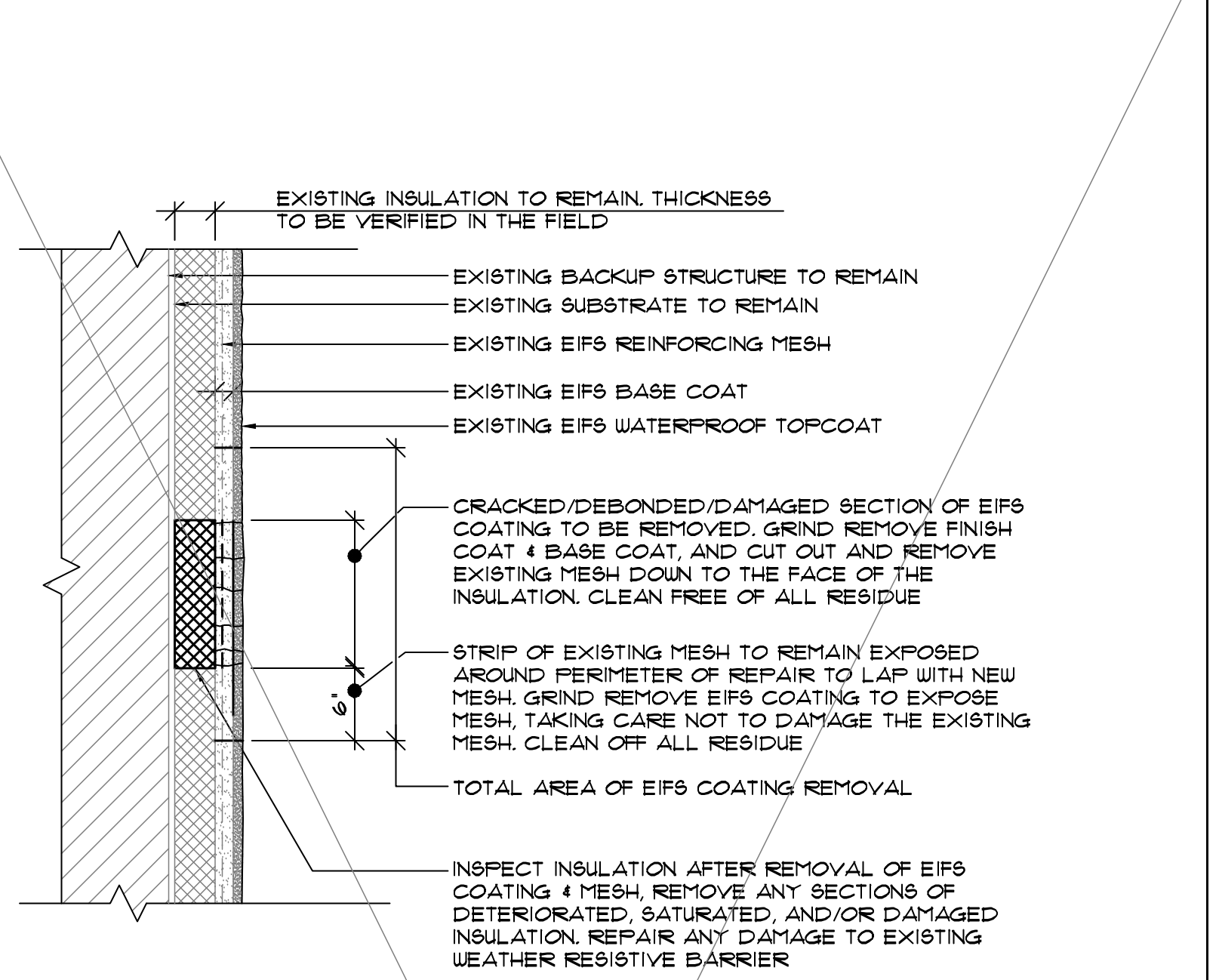
**3 NEW CONTROL JOINT
DETAIL AT BUILDING FACADE**
R-19 SCALE: N.T.S.



4 TYPICAL TUCKPOINTING DETAIL
R-19 SCALE: 6" = 1'-0"



**DETAIL B:
SHELF ANGLE REPAIR**

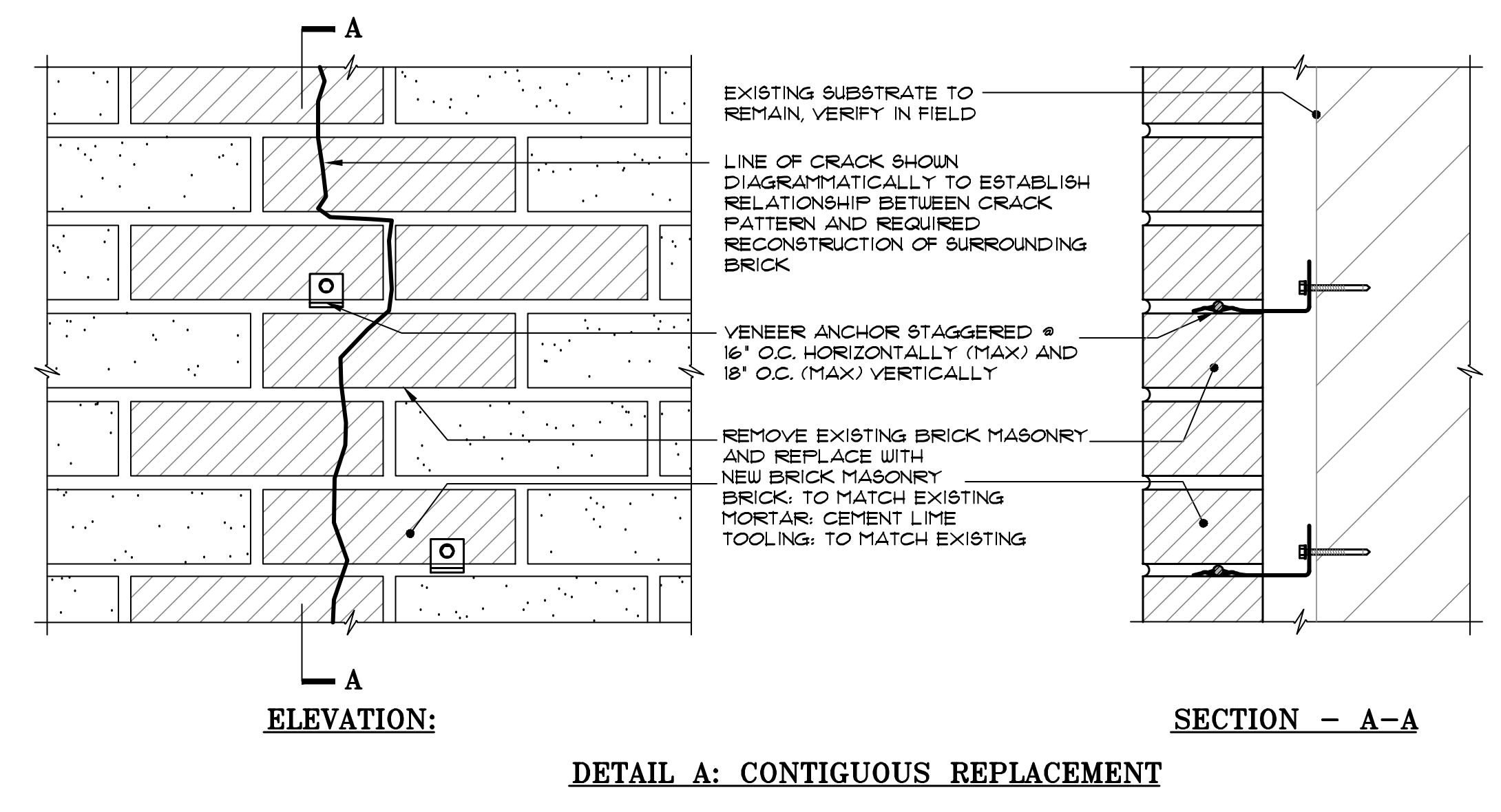


NOTES:

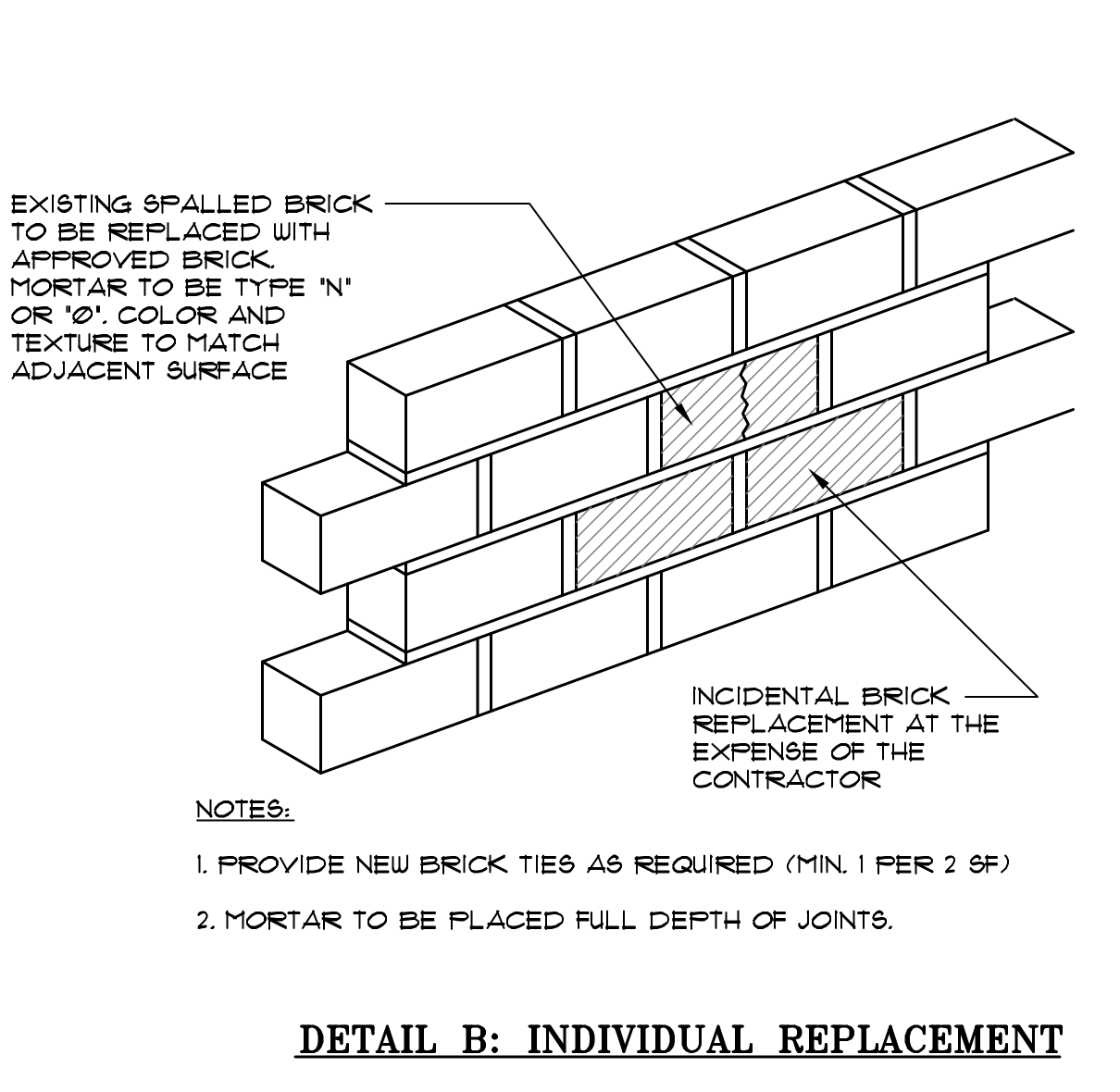
- EIFS REPAIR SHALL BE IN ACCORDANCE WITH WRITTEN INSTALLATION INSTRUCTIONS AND DRYVIT REPAIR PROCEDURES D9 488.
- EXISTING BACKUP STRUCTURE IS UNKNOWN. CONTRACTOR TO REPORT TO ENGINEER CONDITION OF BACKUP AFTER REMOVAL OF EIFS. PROVIDE EIFS DETAILING COMPATIBLE WITH EXISTING STRUCTURE

5 EIFS CRACK & PATCH REPAIR DETAIL
R-19 SCALE: N.T.S.

NOT USED IN PHASE 1

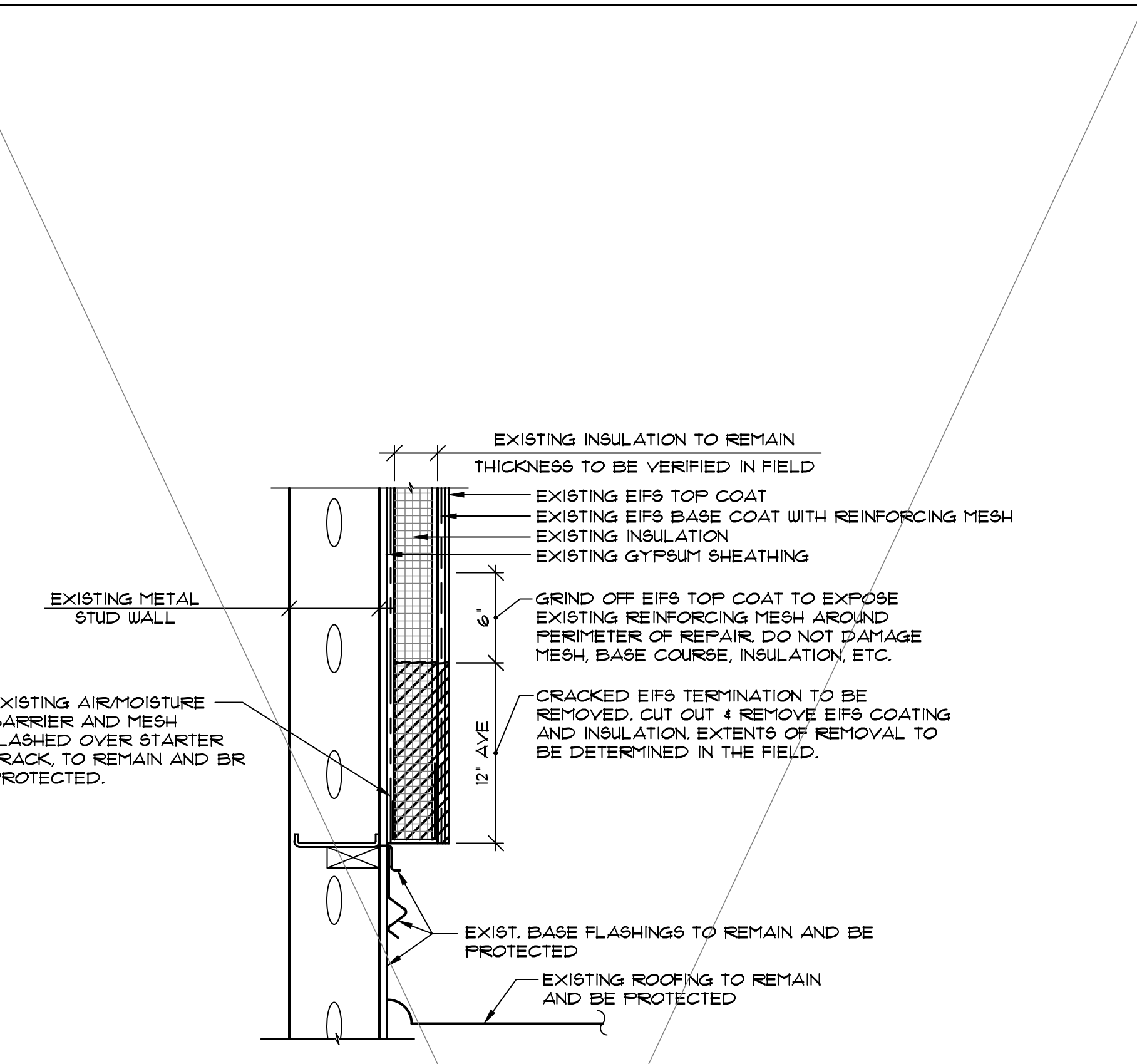


DETAIL A: CONTIGUOUS REPLACEMENT

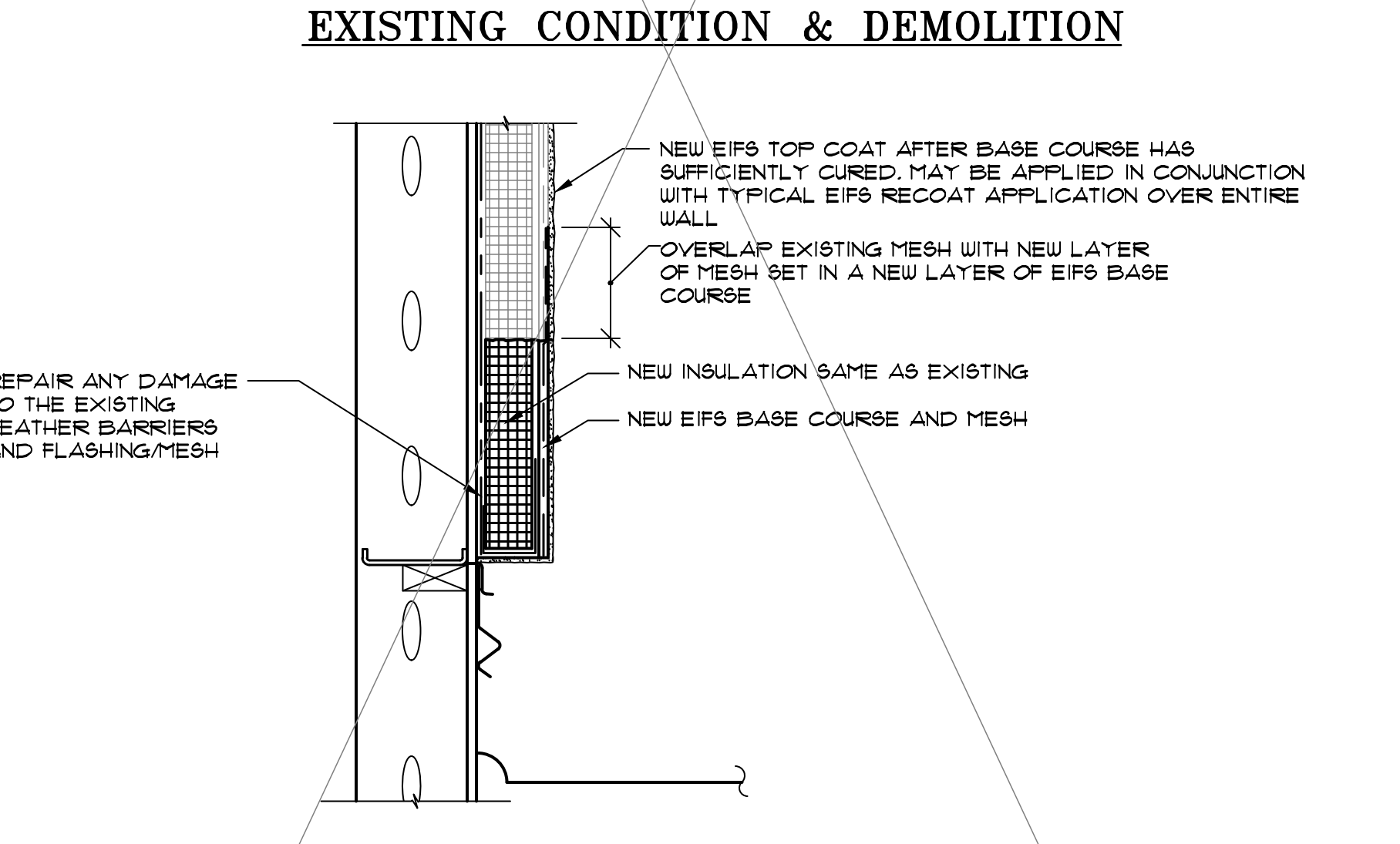


DETAIL B: INDIVIDUAL REPLACEMENT

2 BRICK REPLACEMENT DETAIL
R-19 SCALE: 3" = 1'-0"

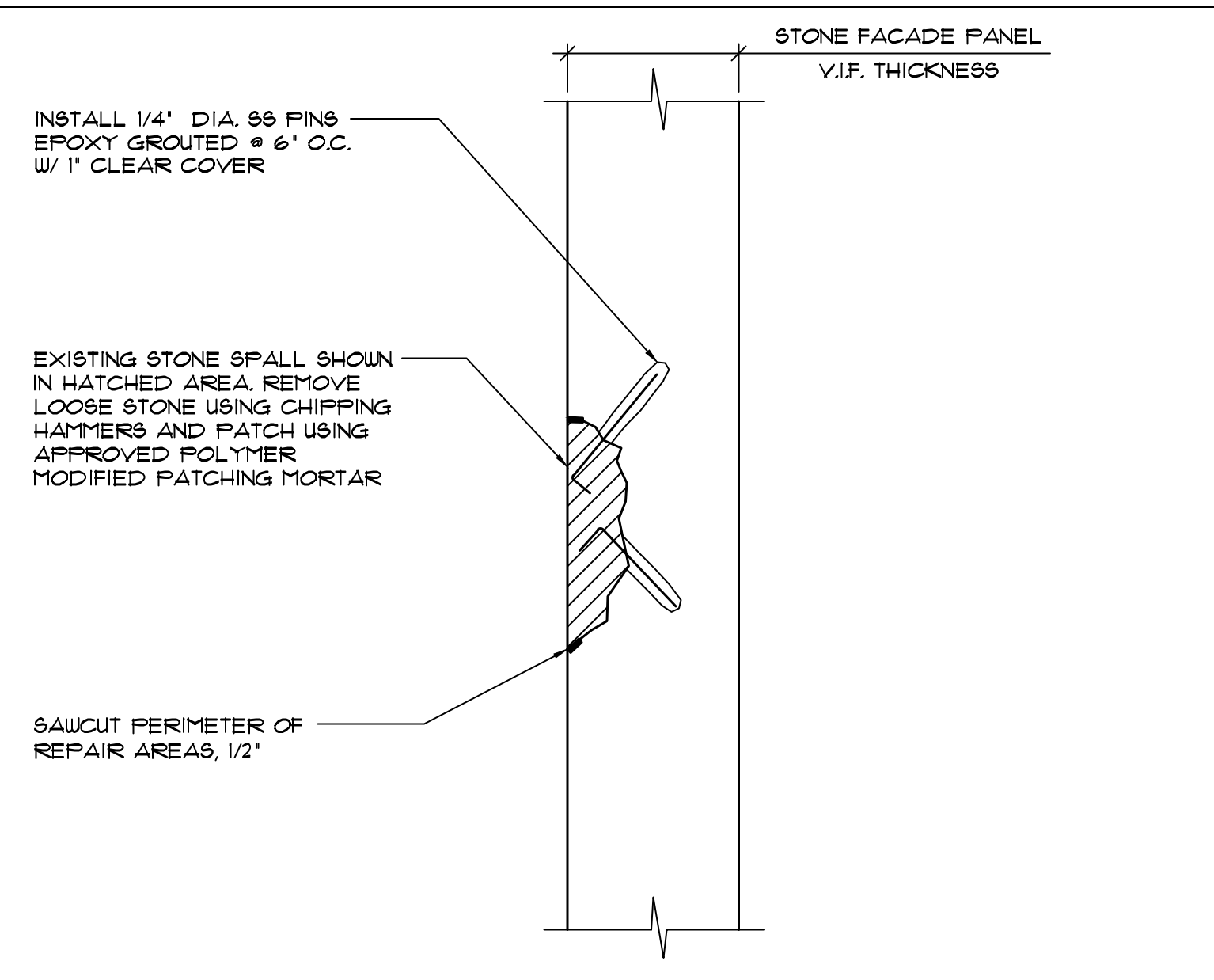


NOTE:
CONDITION SHOWN AT LOW ROOF TERMINATION. CONDITION AT WINDOW HEADS, TRANSITION TO BRICK/STONE FACADE, ETC. SIMILAR

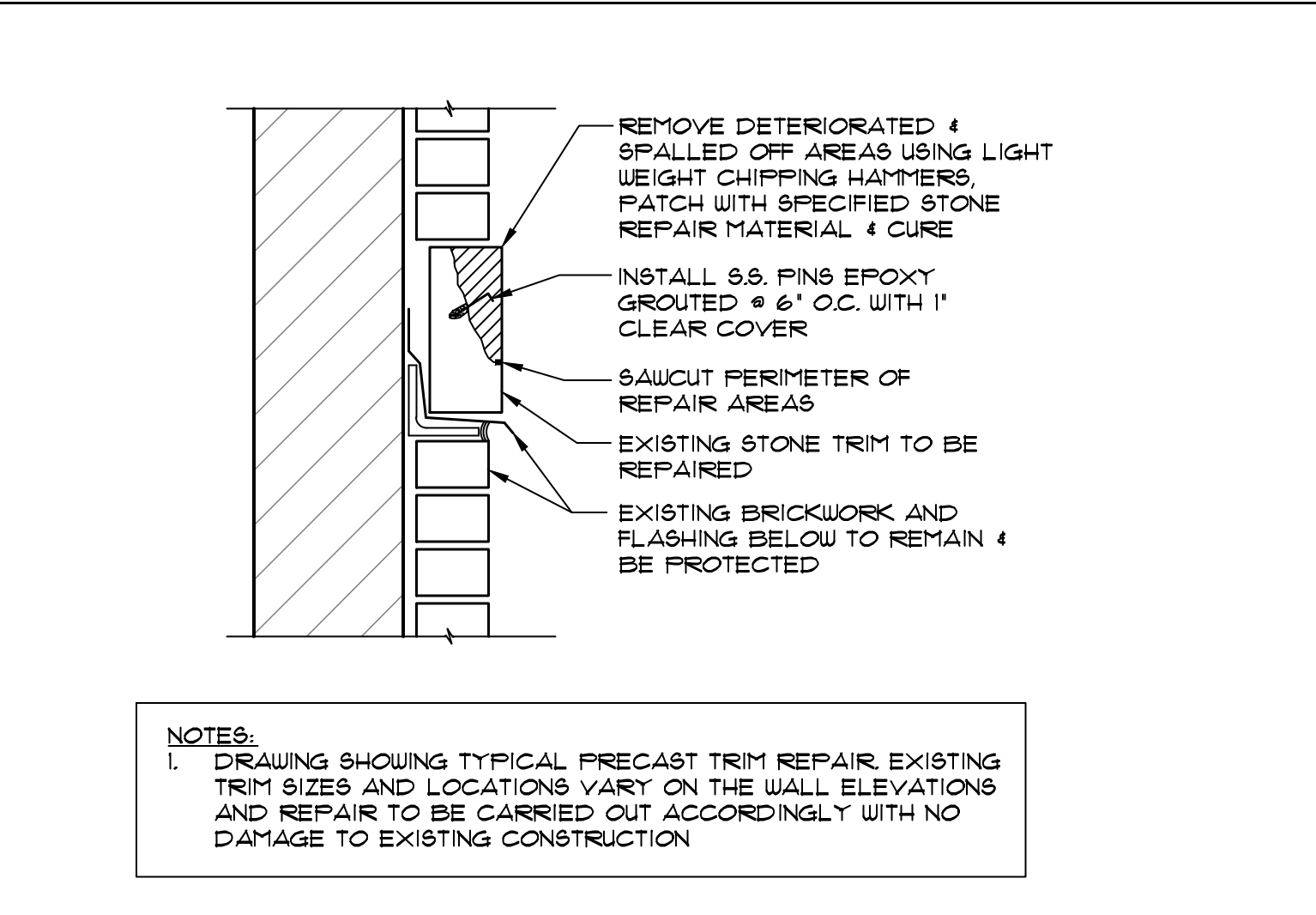


6 EIFS TERMINATION REPAIR DETAIL
R-19 SCALE: 1 1/2" = 1'-0"

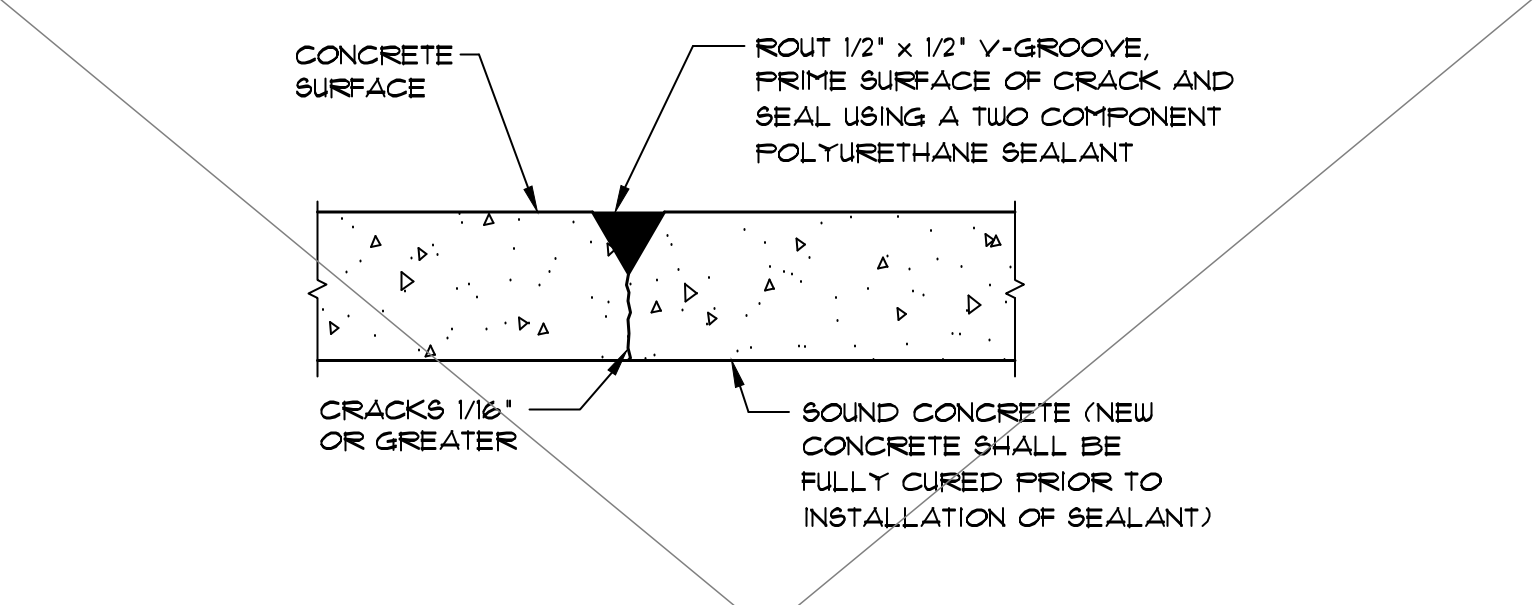
NOT USED IN PHASE 1



7 STONE PATCH REPAIR DETAIL
R-19 SCALE: N.T.S.



8 STONE TRIM PATCH REPAIR DETAIL
R-19 SCALE: 1 1/2" = 1'-0"

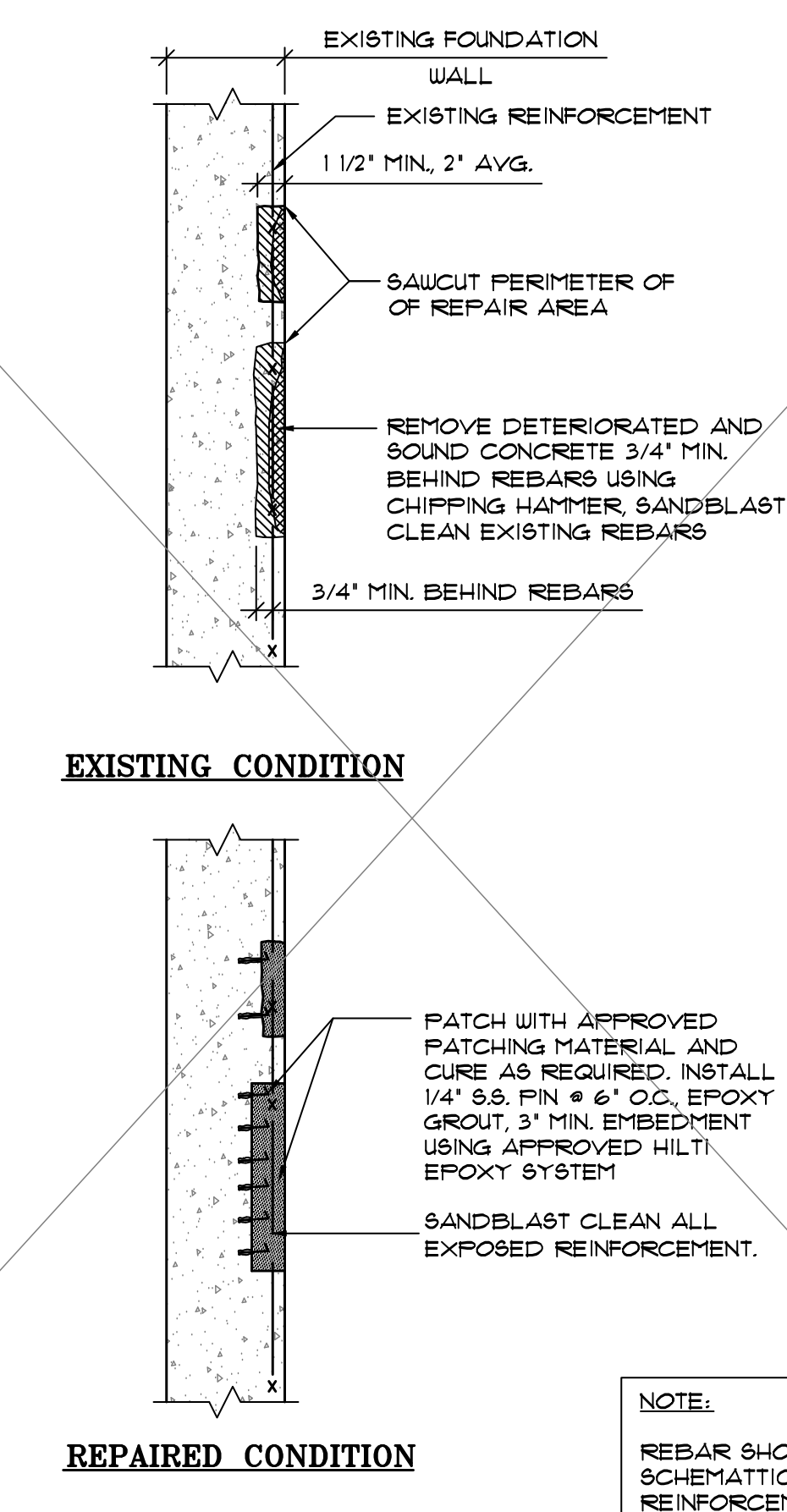


9 WALL CRACK REPAIR DETAIL
R-19 SCALE: N.T.S.

NOT USED IN PHASE 1

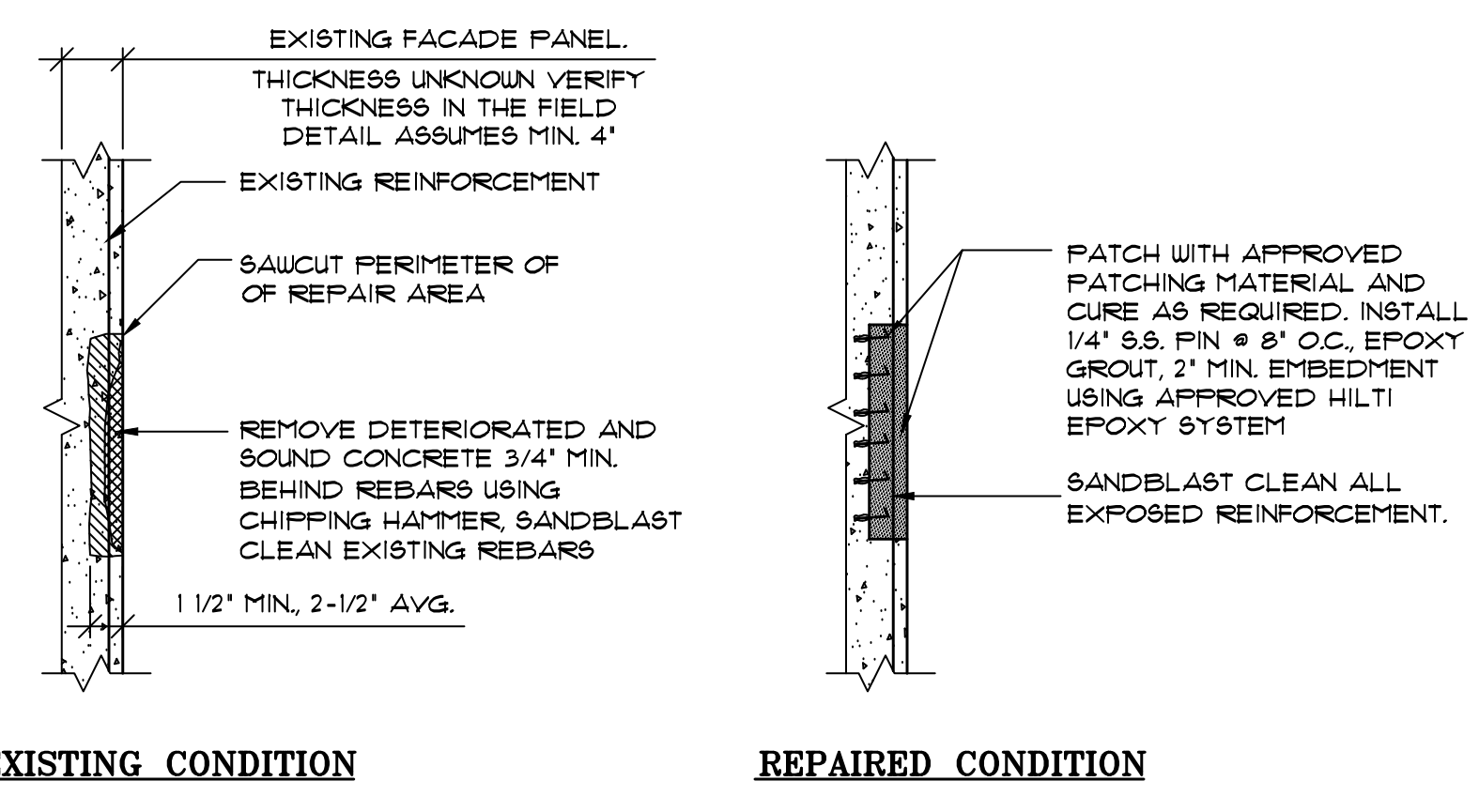
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REVISIONS		
DESIGN:	S.L.	
DRAWN:	L.R.	
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PROJECT No.:	04-210094	
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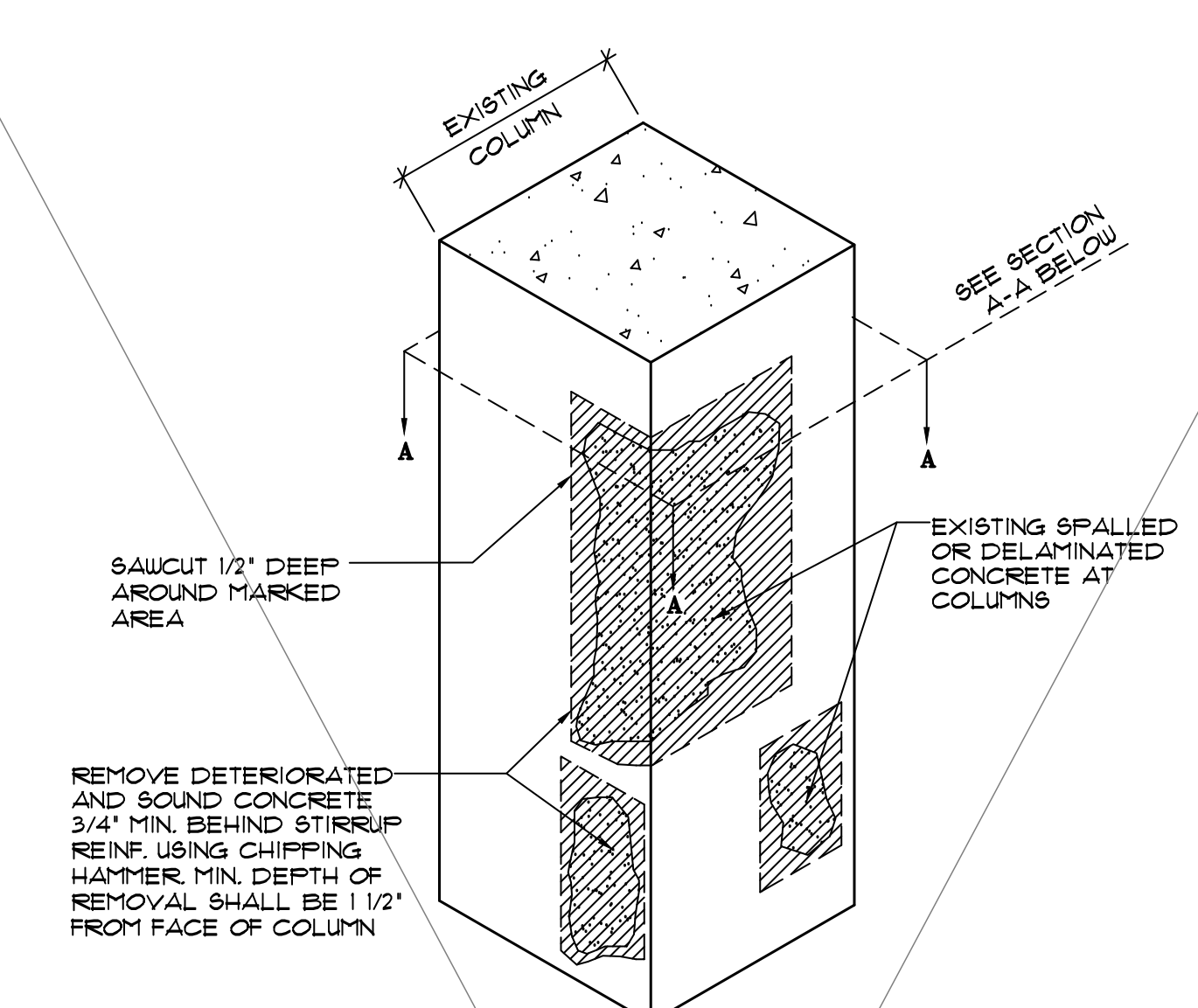


1A TYPICAL VERTICAL PATCH REPAIR
R-20 SCALE: N.T.S.
NOT USED IN PHASE 1

NOTE:
REBAR SHOWN SCHEMATICALLY. EXISTING REINFORCEMENT TO BE V.I.F.

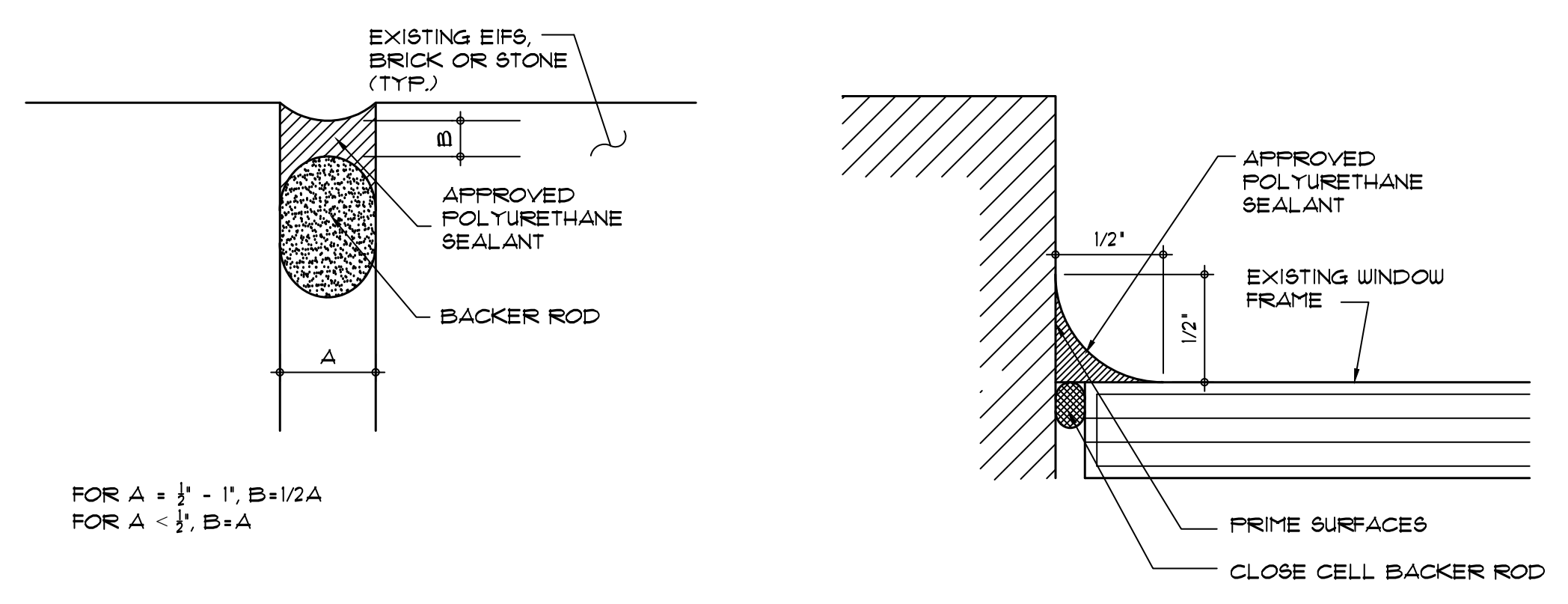


1B VERTICAL PATCH REPAIR DETAIL
R-20 SCALE: N.T.S.

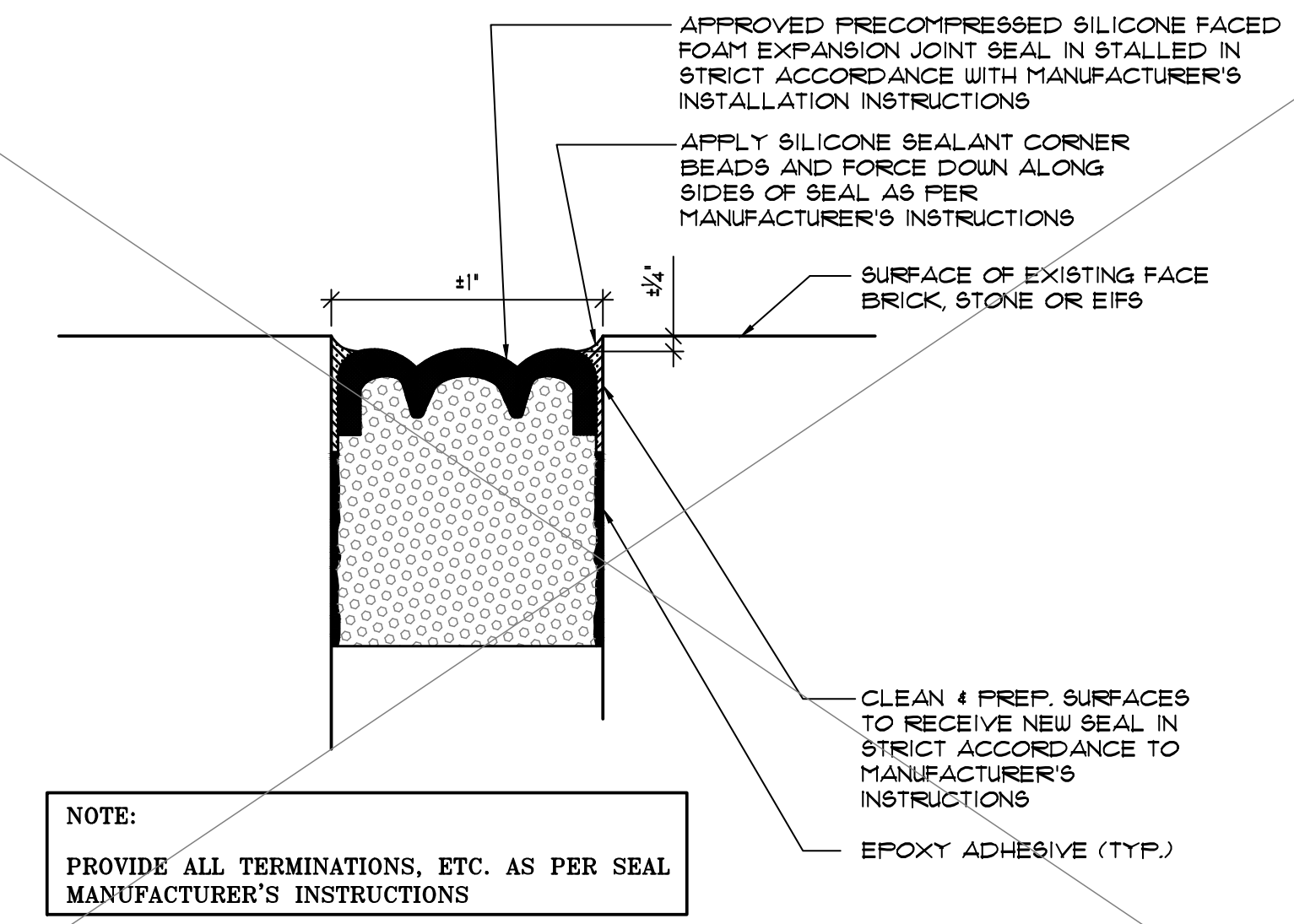


2 TYPICAL VERTICAL PATCH REPAIR AT COLUMNS
R-20 SCALE: N.T.S.

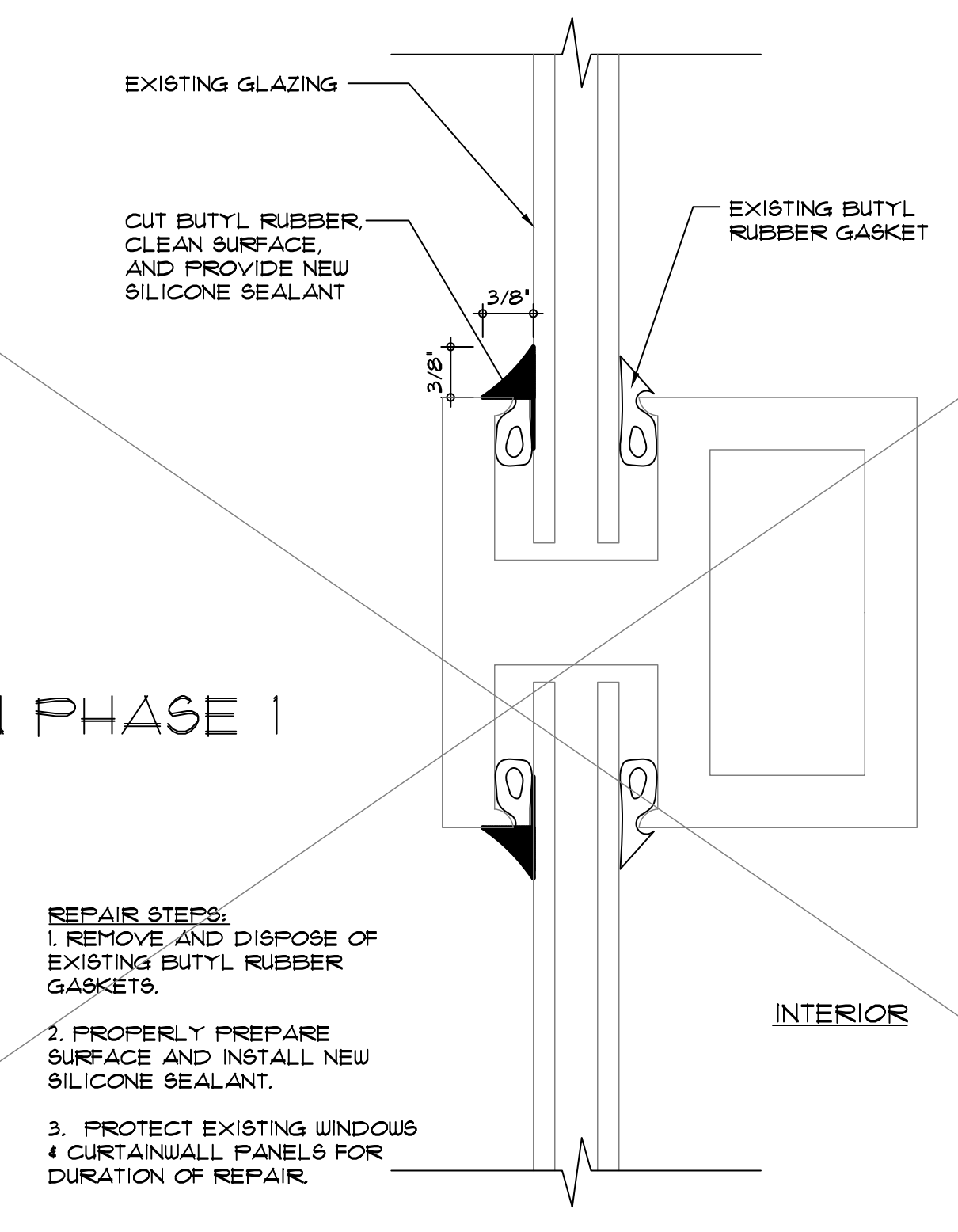
REPAIR PROCEDURE:
1. SOUND COLUMNS AND MARK REPAIR LOCATIONS IN THE PRESENCE OF THE ENGINEER.
2. SAW CUT PERIMETER OF MARKED PATCH 1/2\"/>



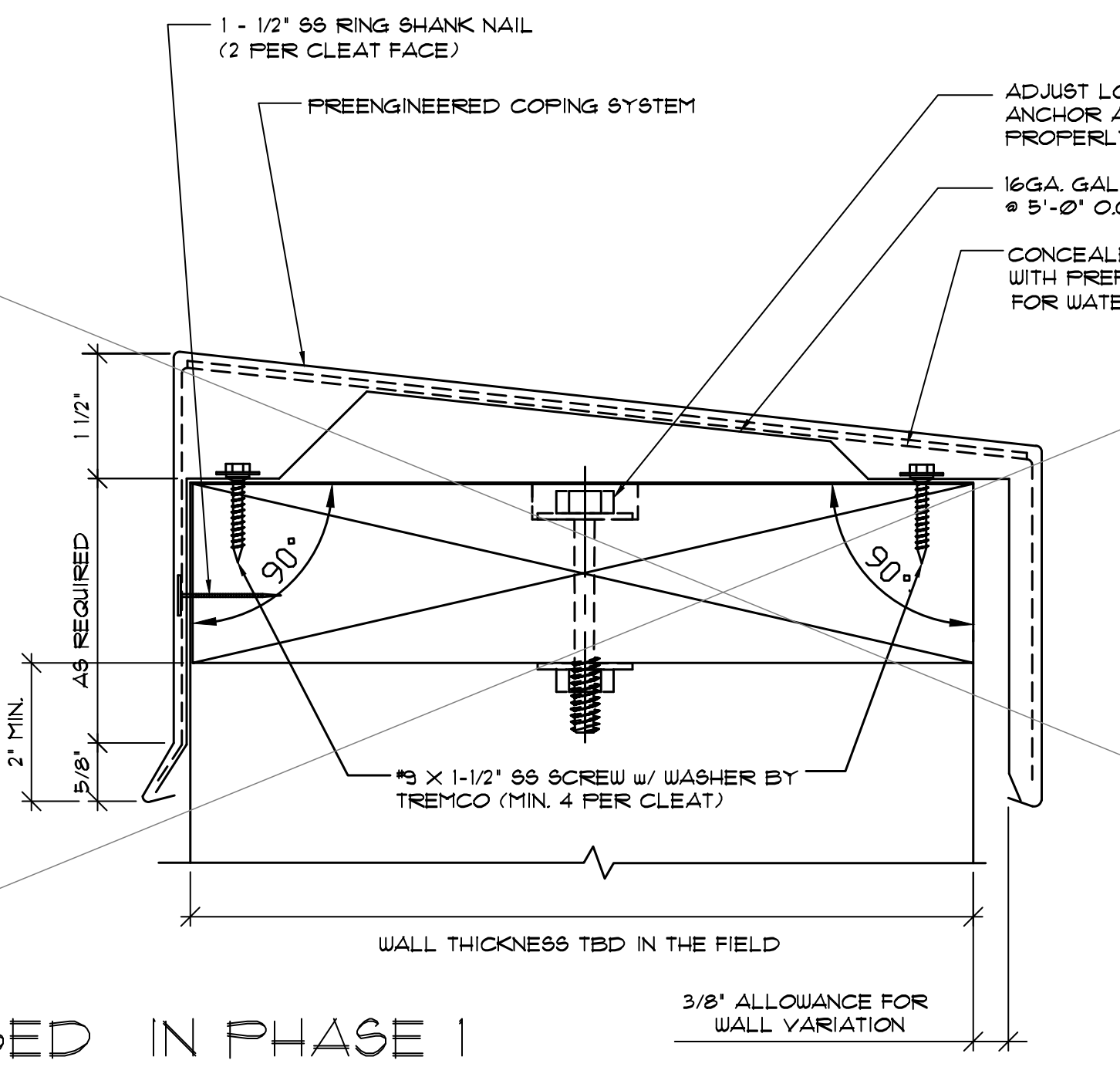
3 CAULKING REPLACEMENT DETAIL
R-20 SCALE: N.T.S.



5 EXPANSION JOINT SEAL DETAIL
R-20 SCALE: N.T.S.
NOT USED IN PHASE 1



4 REPLACE WINDOW GASKET (WET SEAL)
R-20 SCALE: N.T.S.



6 NEW METAL COPING DETAIL
R-20 SCALE: N.T.S.

NOTE: DETAIL SHOWN USING PRE-ENGINEERED COPING SYSTEM. ALTERNATE DESIGN USING FIELD INSTALLED CUSTOM FLEXIBLE TOP OF WALL FLASHING AND STAINLESS STEEL COUNTERFLASHING MAY ALSO BE USED. SIMILAR TO PROFILE SHOWN. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF PROPOSED ALTERNATE COPING ASSEMBLY TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR PROCUREMENT OF ANY COPING MATERIALS.

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No.	DATE	BY
REVISIONS		

DESIGN: S.L.
DRAWN: L.R.
CHECKED: P.H.
SCALE: AS SHOWN
DATE: FEBRUARY 2021
PROJECT No.: 04-210094
WTI PROJECT No.: 5032178

SECTIONS & DETAILS - SHEET 2

DRAWING TITLE:

DRAWING No.

EXISTING CONDITION PHOTOS - SHEET 1



OVERALL VIEW OF EAST ELEVATION/FRONT ENTRANCE OF THE MAIN HOSPITAL



OVERALL VIEW OF SOUTH AND EAST ELEVATIONS OF MAIN HOSPITAL



OVERALL VIEW OF NORTH ELEVATION OF WOMEN'S HOSPITAL BUILDING



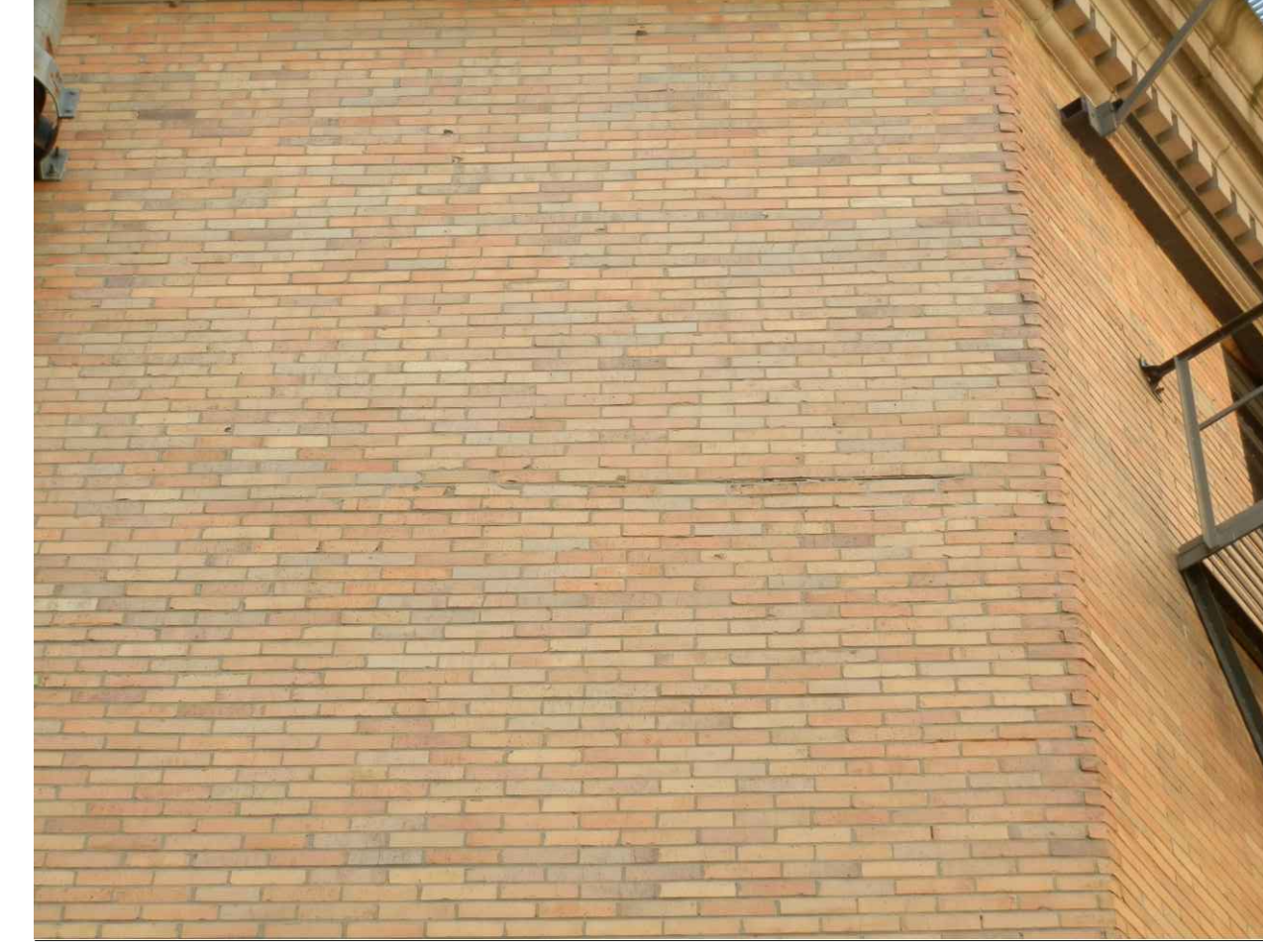
OVERALL VIEW OF SOUTH ELEVATION WOMEN'S HOSPITAL BUILDING



OVERALL VIEW OF WEST ELEVATION OF THE HERITAGE CENTER BUILDING



OVERALL VIEW OF SOUTH ELEVATION OF THE HERITAGE CENTER BUILDING



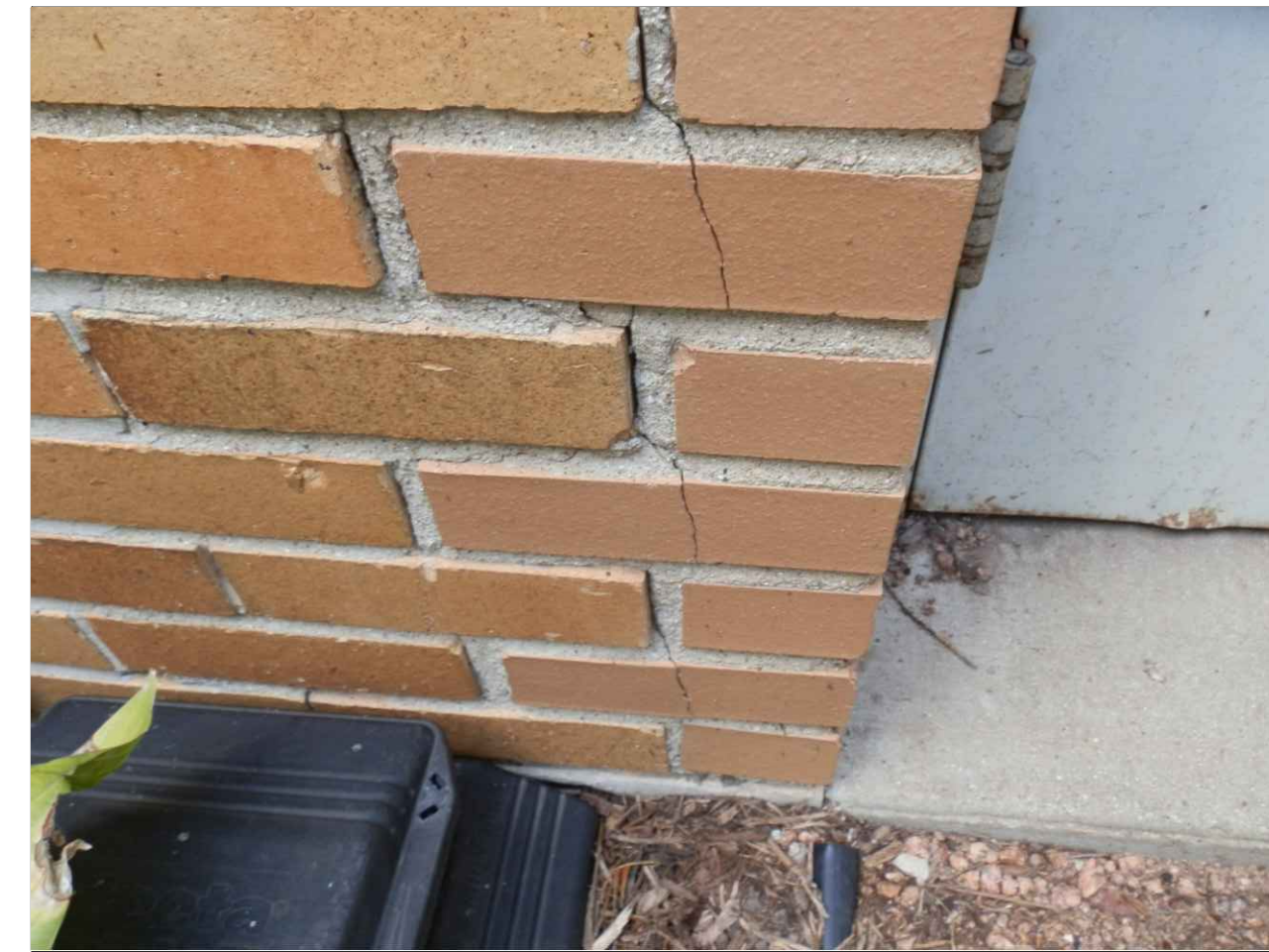
MORTAR DETERIORATION AT SHELF ANGLE



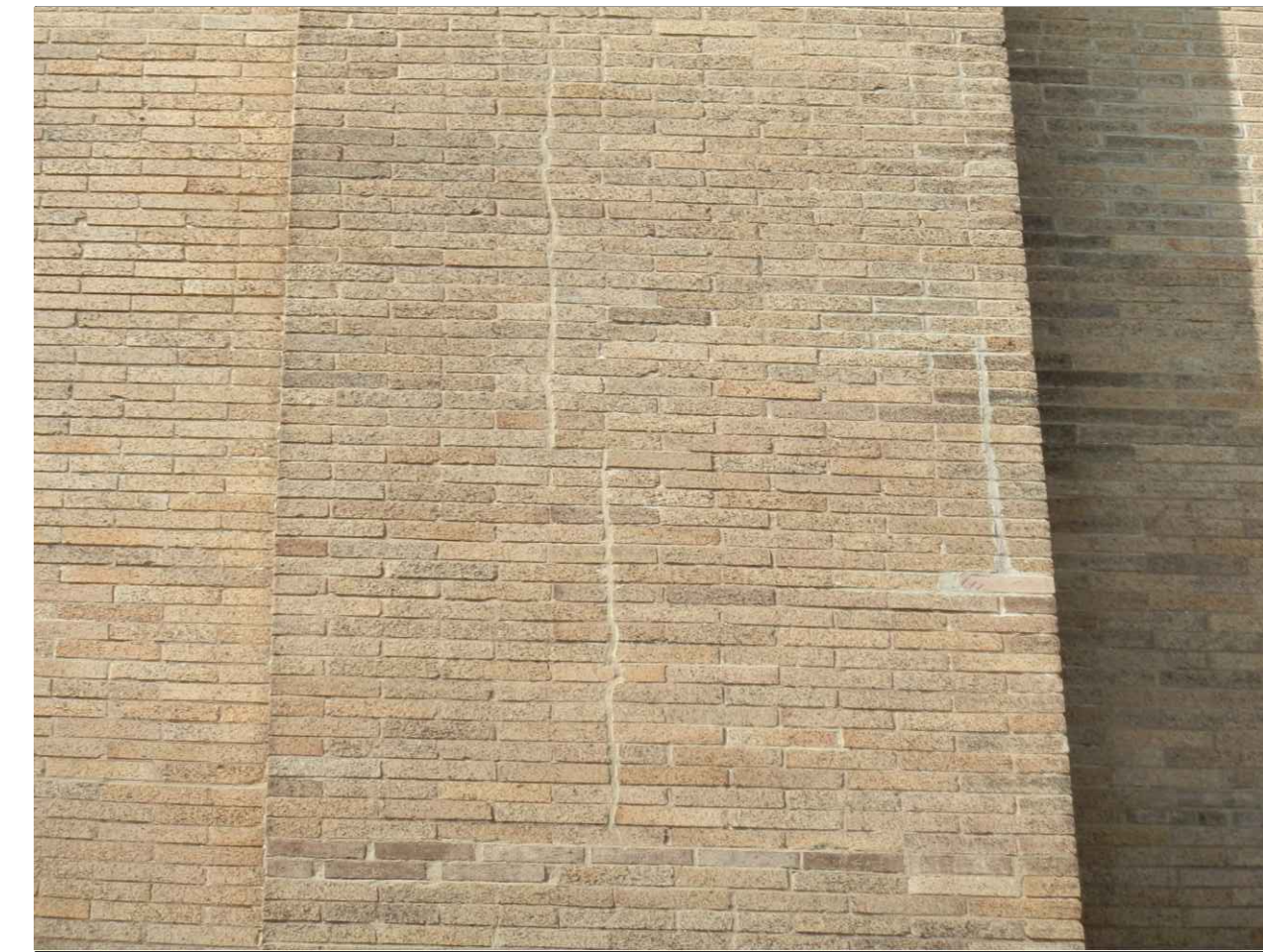
MORTAR DETERIORATION DUE TO CORROSION AT LINTEL



SPALLED FACE BRICK



CRACKED FACE BRICK



VERTICAL CRACKING AT BRICK PIERS



FACE BRICK CRACKING AT CORNER



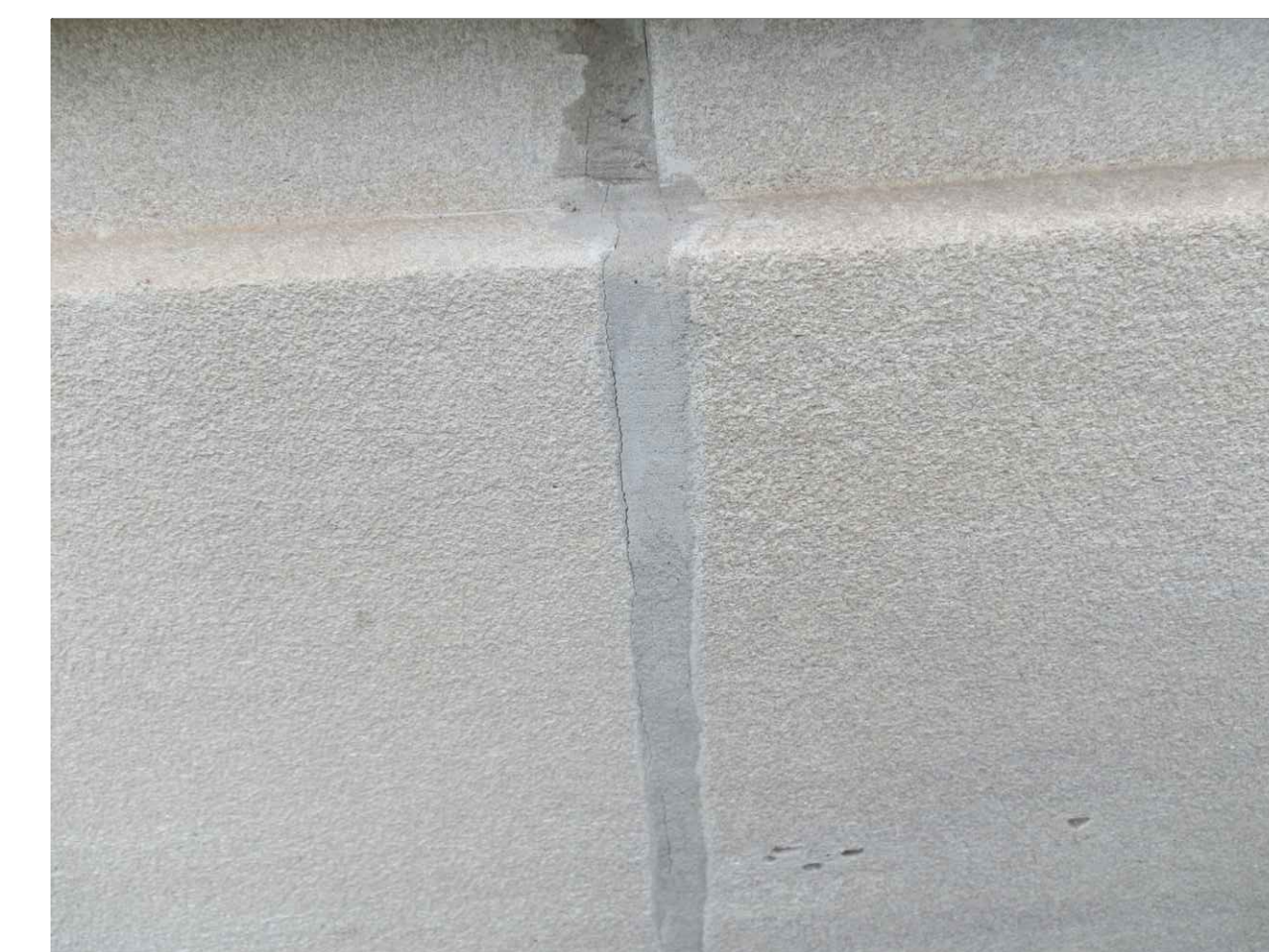
CRACKED AND SPALLING FACE BRICK



DETERIORATED MORTAR JOINTS



CRACKED AND DETERIORATED MORTAR JOINTS



CRACKING AT MORTAR JOINT

O&S ASSOCIATES
ENGINEERS & ARCHITECTS
471 EAST BROAD STREET, SUITE 910
COLUMBUS, OH 43215

NEW YORK • NEW JERSEY • COLUMBUS
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SEAL:

FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
 OF THE
COLUMBIA ST. MARY'S HOSPITAL
 MILWAUKEE, WISCONSIN

No.	DATE	BY
REVISIONS		
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CHECKED:	P.H.	
SCALE:	N/A	
DATE:	FEBRUARY 2021	
PROJECT No.:	04-210094	
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DRAWING TITLE:
EXISTING CONDITION PHOTOS - SHEET 1

DRAWING No.

R-21

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EXISTING CONDITION PHOTOS - SHEET 2

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 471 EAST BROAD STREET, SUITE 910
 COLUMBUS, OH 43215
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 LAUDERDALE-BY-THE-SEA

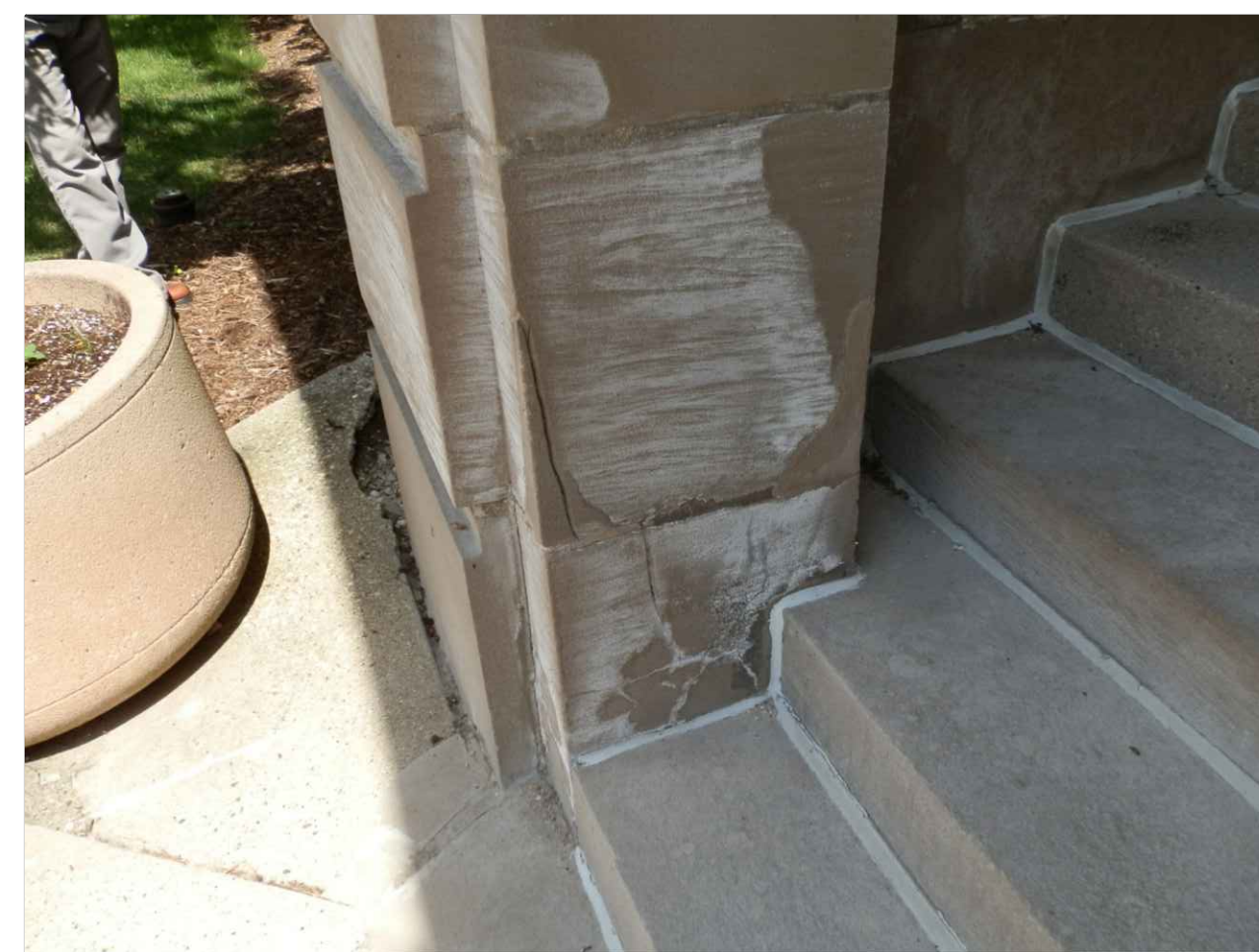


SEAL:

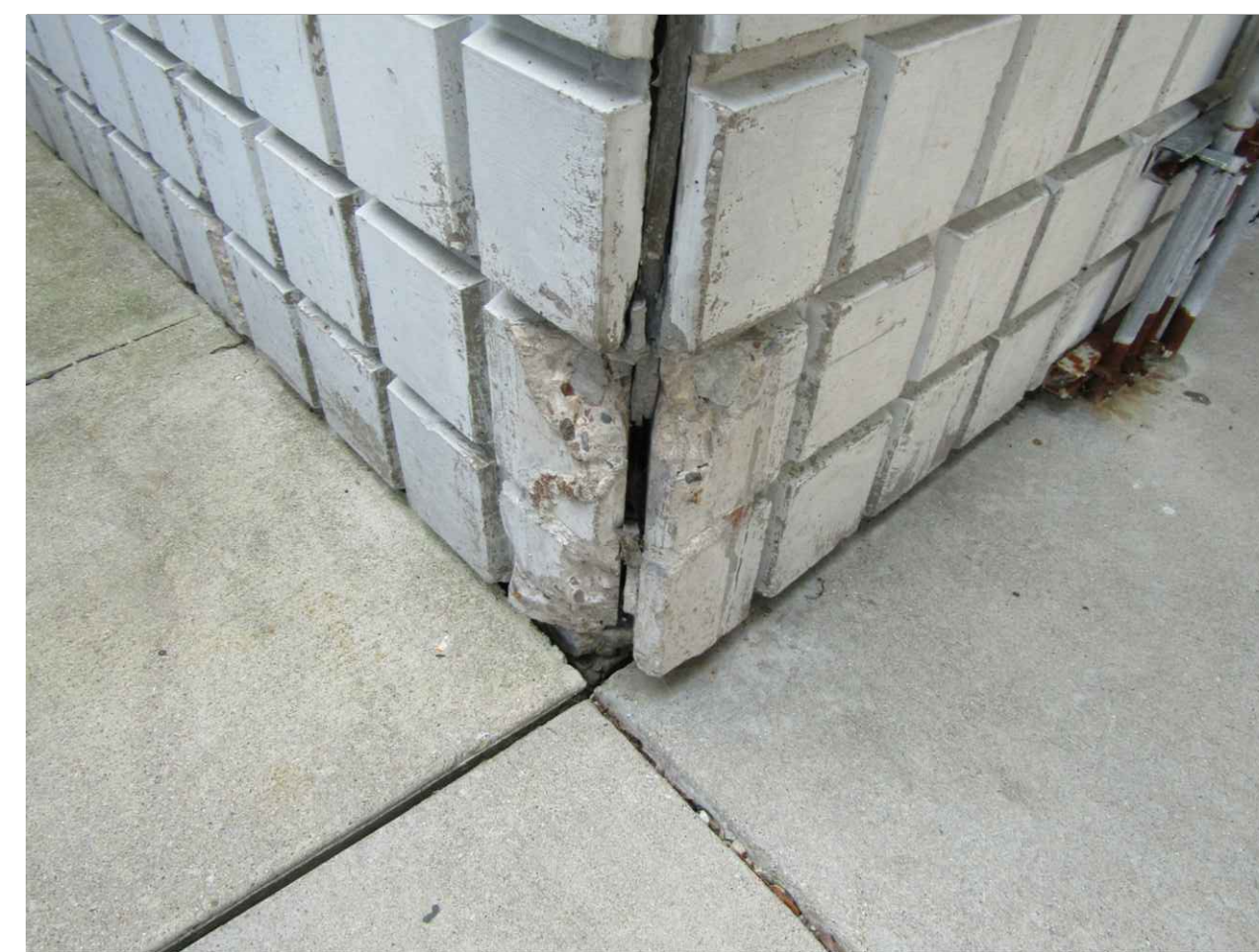
FACADE REPAIR & PREVENTIVE MAINTENANCE - PHASE 1 (2021)
 OF THE
COLUMBIA ST. MARY'S HOSPITAL
 MILWAUKEE, WISCONSIN



SPALLING AND STAINING AT STONE PANELS AT THE HERITAGE CENTER BUILDING



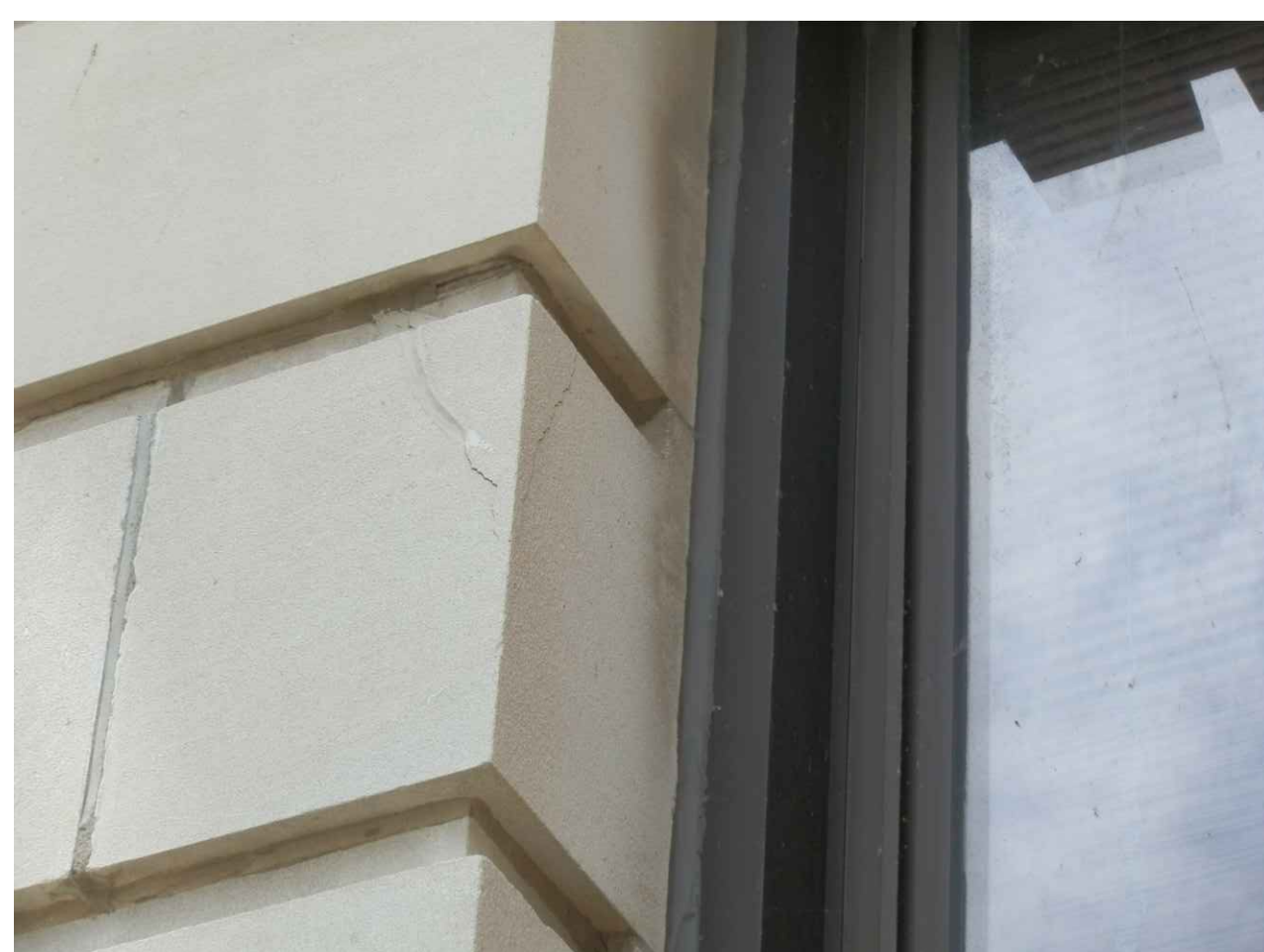
SPALLING AND STAINING AT STONE PANELS AT THE HERITAGE CENTER BUILDING



SPALLED PRECAST CONCRETE PANEL AND FAILED SEALANT AT THE WOMEN'S HOSPITAL BUILDING



SPALLING AT PRECAST CONCRETE PANEL AT THE WOMEN'S HOSPITAL



SPALLED AND LOOSE CONCRETE AT STONE PANEL



EIFS DAMAGE AND DETERIORATION AT THE WOMEN'S HOSPITAL



EIFS DAMAGE AND DETERIORATION



EIFS CRACK



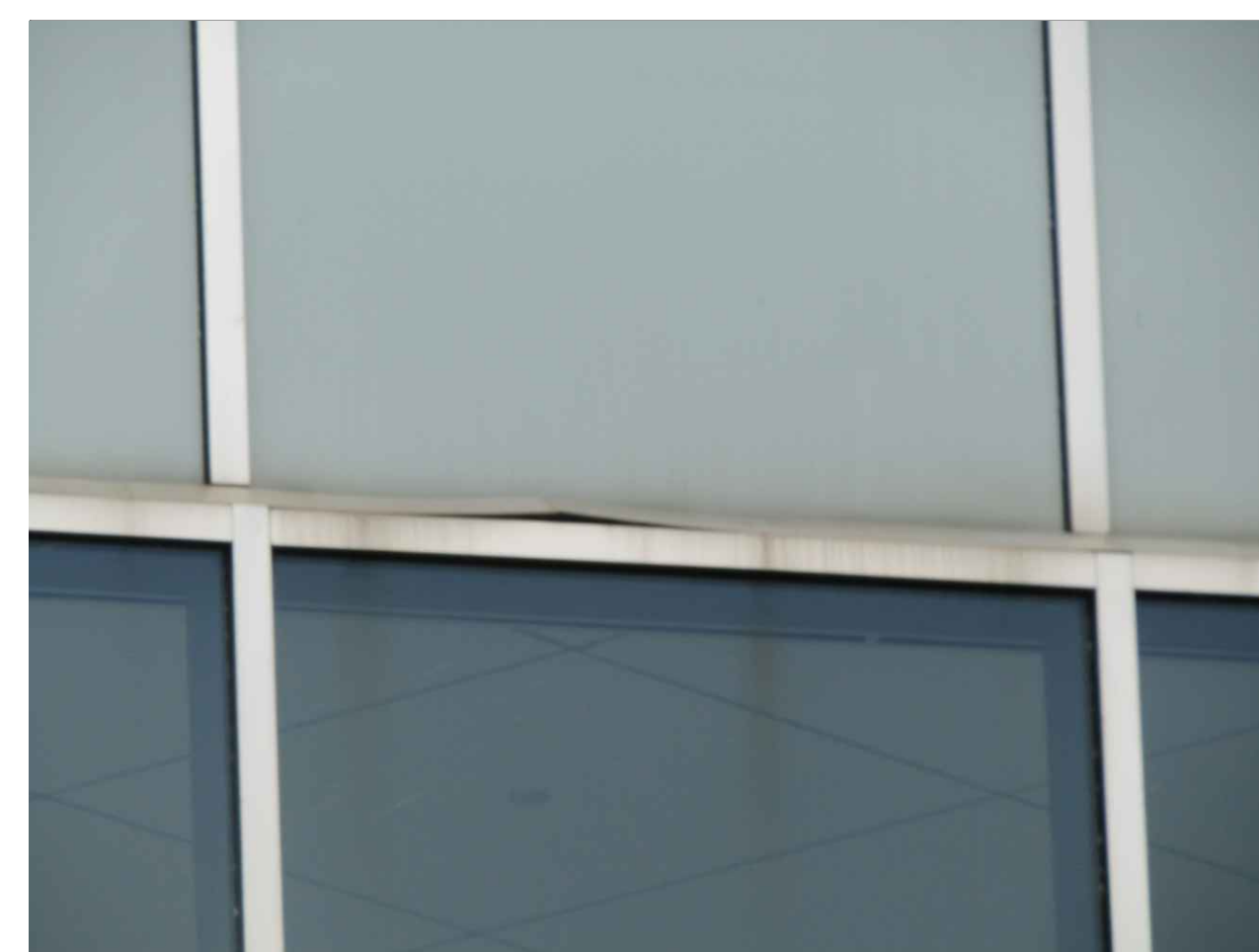
HEAVILY DETERIORATED AND SHORED ELEVATOR SHAFT AT THE HERITAGE CENTER



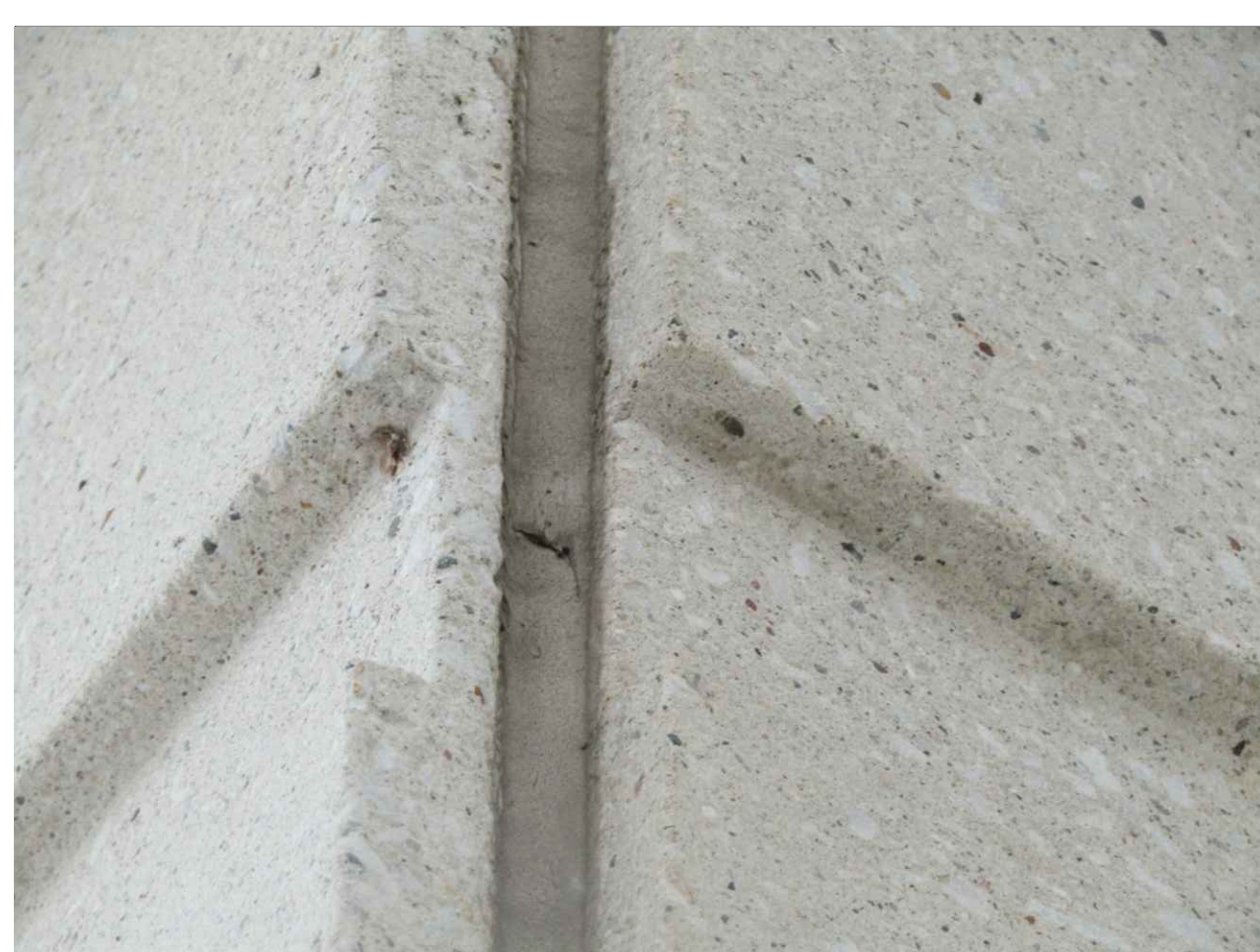
CRACKED AND DETERIORATED FACE BRICK AT ELEVATOR SHAFT



INTERIOR LEAKING AT CURTAINWALL



LOOSE AND BENT PANEL AT CURTAINWALL



DETERIORATED FACADE SEALANT



CRACKED AND DETERIORATED WINDOW FRAME SEALANT



CRACKED AND DETERIORATED WINDOW FRAME SEALANT



CRACKED AND DEBONDED FRAME SEALANT

No.	DATE	BY

DESIGN: S.L.
 DRAWN: L.R.
 CHECKED: P.H.
 SCALE: N/A
 DATE: FEBRUARY 2021
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 WTI PROJECT No.: 5032178

DRAWING TITLE:
EXISTING CONDITION PHOTOS - SHEET 2

DRAWING No.
R-22

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