



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

1220 W. Vliet Street, Schuster's Department Store

Exterior building rehabilitation and site work per the attached narrative and plan set.

Date issued 8/12/2025

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.
A sample panel of the masonry materials and their mortar must be reviewed and approved by HPC staff prior to general installation of the material.
UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

All work must be done in a craftsman-like manner. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: hpc@milwaukee.gov.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.



City of Milwaukee Historic Preservation

Copies to: Development Center

53 pages to follow



May 7th, 2025

Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Room B-1
Milwaukee, WI 53202

RE: Project Name: Vliet Street Lofts – Former Coggs Building
1220 W. Vliet Street, Milwaukee, WI 53205
Quorum Architect's Project Number: 10031.07

Description of Project:

This project consists of exterior renovations, site redevelopment and interior renovations of the systems and spaces in the former Schuster's Department Store / Milwaukee County Department of Welfare Building. The building is located in Milwaukee's Near West Side between 12th and 13th Streets on Vliet Street.

The building was constructed in 2 phases between 1910-1923 as the Schuster's Department Store. The building operated as a department store until 1963, when Milwaukee County purchased the building, as it was a prime location for their welfare services in the community.

Although the City of Milwaukee recognizes the building's period of significance as 1910 to 1923, when it functioned as the Schuster's Department Store, we would like to acknowledge the era in which the Milwaukee County Welfare Department moved into the building and began their services and welfare reform in Wisconsin in 1963. The building was incredibly significant as it was the location of the largest expansion of social services in Milwaukee's history. The building housed a vital government economic aid office for citizens of the county during an important period of social change in Milwaukee. It led to a significant growth of welfare and social services in not only the city of Milwaukee, but the United States as a whole.

As a part of this project, we are submitting to and National Parks Service (NPS) and State Historic Preservation Office (SHPO) for historic tax credits with the period of significance starting at 1963 and ending in 1986. The Part 1 application acknowledging this era has been approved by NPS/SHPO and a Part 2 application has been submitted. The work described in this COA application is consistent with what is concurrently being reviewed by the NPS/SHPO.

The intent of this scope of work is identified in the drawings dated 05/07/2025. The work consists of:

Exterior Renovations

Masonry

Existing Conditions:

- The **south, east, and west elevations** feature a mix of brick and limestone cladding.
- Precast concrete panels are found at the base of the storefronts on the **south, east, and west elevations**.
- The **north elevation** is clad with an EIFS finish system.
- Window openings feature limestone sills and exposed steel lintels.
- Details such as the storefront surrounds, relief pilasters, capitals, entablatures, medallions, and cornices are all constructed of limestone.

Proposed Work:

- A limited amount of exterior masonry and associated EIFS will need to be removed from the **north elevation** to install three new windows. All three windows will be installed at the first floor level.
- Varying amounts of brickwork will require repointing. Specifically, 100% of brick on the **east elevation**, 20% of brick on the **west elevation**, and 50% of brick on the **south elevation** will require repointing.
- Empty, damaged, or loose mortar will be raked from the joints, avoiding damaging surrounding masonry. Mortar will be removed to a depth of 2½ times the width of the joint to sound mortar. New mortar will be installed in the joints that matches the texture, color, composition, and joint profile of the historic mortar. Areas with cracks will be repaired as necessary. Any masonry units that are deteriorated beyond repair will be replaced with new units that match existing in size, color, and texture. Repointing and repair work will be performed in accordance with Preservation Brief 2.
- Missing or damaged bricks will be replaced using bricks to match the historic brick.
- All steel door and window lintels will be wire wheeled to remove surface rust and a coating will be applied to prevent future rust-jacking. Any lintels deteriorated beyond repair will be replaced in kind. Locations are indicated on the drawings.
- All upward facing sealant joints will be cut out and replaced at all window sills and other projected masonry.
- All structural cracks will be ground out and caulked.

Entrances and Storefront

Existing Conditions:

- At the **south, east and west ground level elevations**, non-historic storefronts span the entire elevation. Storefronts are comprised of a precast concrete panel at the base below glass panels with painted metal transom panels above.
- The **south elevation** features three historic entrance locations identified with pronounced limestone surrounds. The central (primary) entry is infilled with a historic (c. 1986) aluminum framed (anodized finish) entry system featuring two sets of full light glass doors. A non-historic metal canopy is located above these entry doors. Both the eastern and western entry points have been infilled with brick below a painted EIFS soffit. Historic flush double leaf metal (painted) doors with hollow metal frames sit within the brick infill.
- The **east elevation** features one historic entrance location identified with pronounced limestone surrounds. This centrally located entrance has been infilled with brick below a painted EIFS soffit. Within the brick is a historic (c. 1986) aluminum framed (anodized finish) entry system featuring double leaf full light doors infilled with FRP panels.
- The **west elevation** features one historic entrance location identified with pronounced limestone surrounds. This centrally located entrance has been infilled with brick below a painted EIFS soffit. Within the brick is a historic (c. 1986) aluminum framed (anodized finish) entry system featuring double leaf full light glass doors.
- The **north elevation** features a loading entrance located in the western half of the north elevation and includes a raised concrete loading dock with a metal canopy above. A flush single leaf metal access door provides interior access from the loading dock. A flush single leaf door provides a means of egress from a stair on the north elevation.

Proposed Work:

- At the first floor, any storefront glass that had a coating applied on the exterior side (to make the glass non-translucent) will be replaced with glass to match the existing storefront glass. Locations are indicated on the drawings.
- At the first floor, any storefront glass that had a coating applied on the interior side, that is peeling will be replaced with glass to match the existing storefront glass. Locations are indicated on the drawings.
- The metal panels (and artwork panels) within the transom will be removed and replaced with glass to match the existing storefront glass. The owner will retain all artwork panels for reinstallation on the building's interior.
- The existing storefront doors on the **south elevation** will be retained. New hardware will be installed to comply with ADA. The non-historic metal and glass sloped canopy located above these entry doors will be removed. Adjacent brick on the east and west sides of the recessed entry, affected by removal of the canopy will be replaced to match the existing brown brick.

- The existing storefront doors on the **west elevation** will be removed and replaced with new anodized aluminum storefront.
- The existing storefront doors on the **east elevation** will be removed and replaced with new anodized aluminum storefront.
- The existing flush double and single leaf metal doors on the **south, east, and west elevations** will remain. The hollow metal doors and frames will be repainted.
- At the **north elevation**, the doors associated with the loading dock will be removed. The single leaf flush door exiting the stairwell (between grid lines 6 and 7) will be replaced with an aluminum framed storefront with a side light and a single leaf full glass light door. The decorative brick pilaster and limestone pediment above will be retained.
- As part of the proposed entry vestibule to be constructed on the **north elevation**, a metal and glass paneled overhead door will be installed on the **west elevation**, an aluminum and glass storefront with a single leaf full glass light door will be installed on the **north elevation**, and an aluminum and glass storefront will be installed on the **east elevation**.

Windows

Existing Conditions:

- The **south, east and west elevations** feature non-historic aluminum fixed window units divided into four glass lights.
- The **north elevation** is void of any window openings except at the rooftop penthouse level. At this level, the windows are small, fixed units divided into four glass lights.

Proposed Work:

- Three new windows will be installed on the **north elevation** at the first-floor level. The windows will be fixed units with anodized aluminum frames.
- All existing windows will be retained.
- Glass that had a coating applied on the interior side (to make the glass non-translucent) will be replaced with glass to match the existing glass on the other windows.

Exterior Signage

Existing Conditions:

- Four metal signs are installed on the limestone band above the storefront: one on the **east and west elevations** and two installed on the **south elevation**. All four signs are the same, listing the name of the building: Marcia P. Coggs Human Services Center. The signs are not illuminated.
- Vinyl letters are applied to the primary storefront entrance on the **south elevation**. The letters spell out the name of the building: Marcia P. Coggs Human Services Center.

Proposed Work:

- All existing signs will be removed.

Roof

Existing Conditions:

- The roof is flat and clad in a rolled membrane roof system.
- Parapets (of various heights) are found on all four sides of the roof.
- A rooftop penthouse is situated along the north elevation. The rooftop penthouse is clad in cast concrete panels at the **north elevation** and corrugated metal panels on the remaining elevations. A chimney extends from the roof of the penthouse.
- There is a mechanical unit along the south elevation of the rooftop penthouse and includes various vents and roof penetrations throughout.

Proposed Work:

- The roof system will be removed between gridlines D and G and 5 and 6. A low profile skylight (Super Sky – ridge with gable) will be installed.
- Roof top air condensers will be installed a minimum of one bay back from the parapets to avoid being visible from the public right of way.
- The existing chimney will be retained.
- The roof of the proposed entry vestibule addition will be finished with an EPDM system.

Site Redevelopment

North Site Plan

Existing Conditions:

- An existing entry vestibule is located on the **north elevation** between gridlines 6 and 7.
- A concrete loading dock is located on the **north elevation** between gridlines 3 and 6. A canopy is located above the loading dock.
- A generator, cooling tower, duct bank and related piping sits on a concrete pad with concrete screening north of the building.
- The site is void of any landscaping.
- An alley runs along the **north elevation** on the eastern half of the building. At gridline 10, the alley turns 90 degrees to the north.
- An asphalt parking lot is located northwest of the building. A black metal fence with a gate runs along the west side of the parking lot.
- A concrete sidewalk borders the site on the south, east and west elevations.

Proposed Work:

- The existing entry vestibule located on the **north elevation** will be removed except for the decorative brick pilaster and limestone pediment.
- The concrete loading dock located on the **north elevation** and the canopy will be removed.
- The concrete pad, concrete screening and all equipment will be removed.
- An entry vestibule addition will be constructed on the **north elevation** featuring a precast concrete base and brick cladding.

- A vehicular ramp will be created north of the building between gridlines I and J and between gridlines 2 and 9. The ramp will be accessed from a new north-south alley between gridlines 9 and 10. A gate will be installed between the alley and the ramp that will be operated with a card reader.
- A painted metal guardrail will be installed on top of a concrete retaining wall at the perimeter of the north, west and south sides of the ramp that leads into the lower level.
- An outdoor plaza will be created north and west of the proposed ramp. The surface will be concrete, with a portion consisting of stamped and stained concrete. The furniture will be fixed to the plaza, with concrete planters. Plantings will consist of low maintenance perennials on the north side of the plaza.
- To comply with municipal stormwater management, a small rain garden will be located to the north of the proposed ramp.
- Pergola structures with fixed seating will be incorporated into the plaza / outdoor space to promote outdoor placemaking.
- The existing black fence and gate on the west side will be replaced with a mostly opaque metal fence with a painted finish.
- A trash and recycling enclosure will be constructed north of the building between gridlines 7 and 9. This enclosure will be constructed of a mostly opaque metal fence with a painted finish.
- A generator and transformer will be installed on a concrete pad north of the building. This equipment will be enclosed with a mostly opaque metal fence with a painted finish. The final location of the transformer and generator will be coordinated with the local utility company.

Interior Renovations

While we understand the HPC does not have purview over the interior scope of the project, below is a summary of interior renovations so that HPC understand the overall scope of the project.

Central Circulation Spaces:

The existing interior central circulation spaces will retain their finishes per the NPS/SHPO 1963-1986 period of significance. The quarry floor tile, ACT ceilings, and interior brick wall finishes will all remain.

Milwaukee County Build-Out:

At the eastern portion of the first floor, we have designed space for the Milwaukee County Behavioral Health Department. Their space includes offices, conference rooms, exam and medication rooms, collaboration space, and other functions for their department needs.

Residential Units:

There will be 62 apartment units.



Lower-level Parking Garage:

There will be new parking provided at the lower level to serve the tenants of the building.

Please feel free to reach out with any questions.

Respectively submitted,

Allyson Nemec, AIA, NCARB, LEED® AP | Principal
Quorum Architects, Inc.

Attached:

- COA Application
- Architectural Drawing Set
- COA Overall Photos

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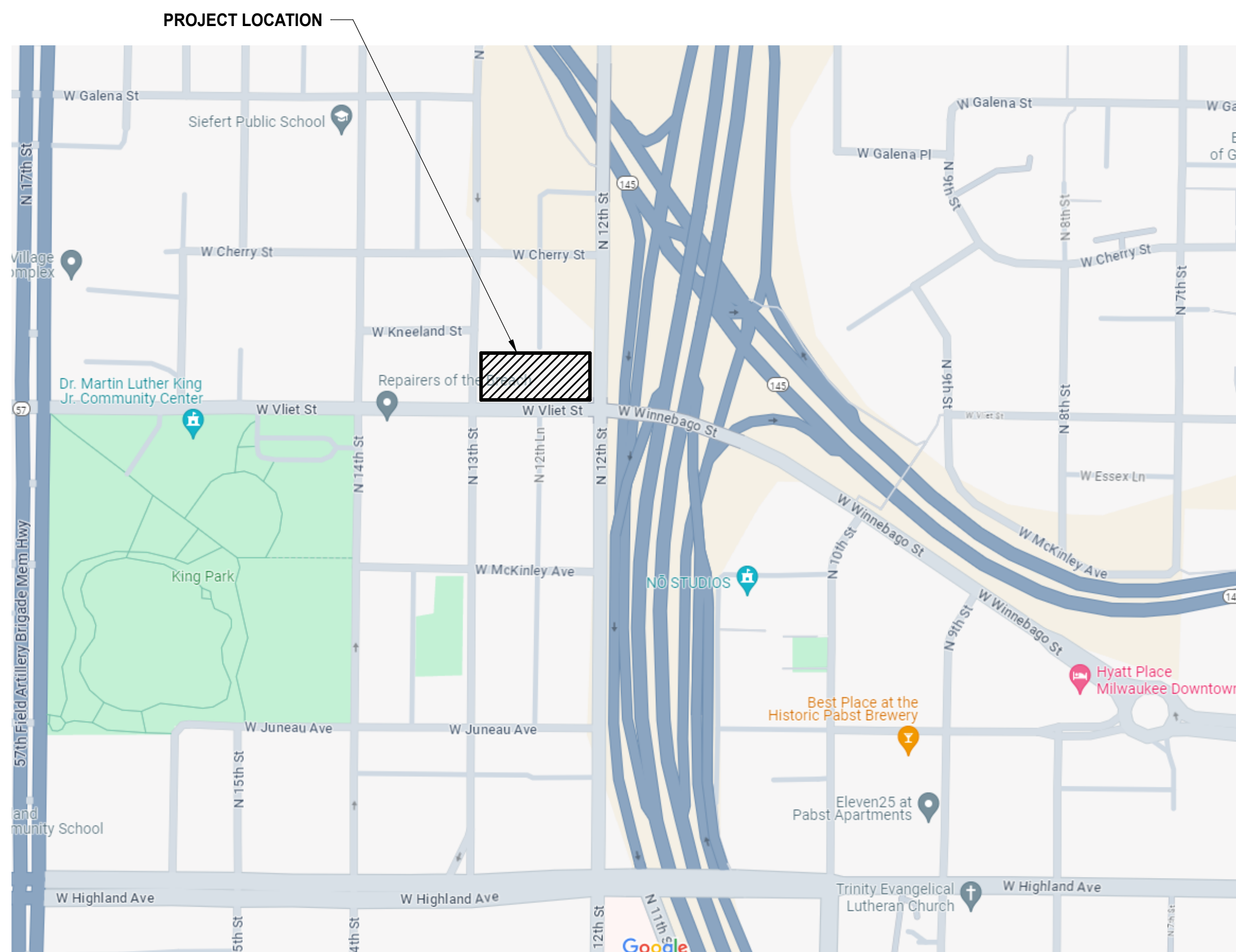
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CONSTRUCTION
QUORUM ARCHITECTS, INC.

PROJECT NUMBER: 10031.07

PROJECT CONTACTS

SHEET INDEX



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Phone: (414) 301-6009
Contact: Jen Davel
Email: jdavel@heritage-consulting.com



GENERAL

CS	COVER SHEET
CS.2	ABBREVIATIONS, SYMBOLS, BUILDING INFORMATION AND GENERAL NOTES

LANDSCAPE

LD1.1	DEMOLITION SITE PLAN
L1.1	SITE PLAN
L2.1	NORTH PLAZA SITE PLAN

ARCHITECTURAL

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D.1.1	OVERALL FIRST FLOOR DEMOLITION PLAN	A1.8B	ENLARGED THIRD FLOOR PLAN – EAST
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D.1.4	OVERALL ROOF DEMOLITION PLAN	A1.9C	ENLARGED ROOF PLAN – PENTHOUSE
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D.2.1	FIRST FLOOR REFLECTED CEILING DEMOLITION PLAN	A2.1	FIRST FLOOR REFLECTED CEILING PLAN
D.2.2	SECOND FLOOR REFLECTED CEILING DEMOLITION PLAN	A2.2	SECOND FLOOR REFLECTED CEILING PLAN
D.2.3	THIRD FLOOR REFLECTED CEILING DEMOLITION PLAN	A2.3	THIRD FLOOR REFLECTED CEILING PLAN
D.3.0	DEMOLITION EXTERIOR ELEVATIONS	A3.0	EXTERIOR ELEVATIONS
D.3.1	DEMOLITION EXTERIOR ELEVATIONS	A3.1	EXTERIOR ELEVATIONS
D.3.2	DEMOLITION EXTERIOR ELEVATIONS	A3.2	EXTERIOR ELEVATIONS
A0.0	SUB BASEMENT PLAN	A4.0	BUILDING SECTIONS
A.1.0	OVERALL LOWER LEVEL PLAN	A4.1	BUILDING SECTIONS
A.1.1	OVERALL FIRST FLOOR PLAN	A5.0	NORTH ELEVATION EXTERIOR DETAILS
A.1.2	OVERALL SECOND FLOOR PLAN		
A.1.3	OVERALL THIRD FLOOR PLAN		
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A.1.5A	ENLARGED LOWER LEVEL PLAN – WEST		
A.1.5B	ENLARGED LOWER LEVEL PLAN – EAST		
A.1.6A	ENLARGED FIRST FLOOR PLAN – WEST		
A.1.6B	ENLARGED FIRST FLOOR PLAN – EAST		
A.1.6C	ENLARGED FIRST FLOOR PLAN – LOFTS		
A.1.7A	ENLARGED SECOND FLOOR PLAN – WEST		

WILMINGTON STREET LOFTS

HISTORIC SUBMITTAL



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Revisions:

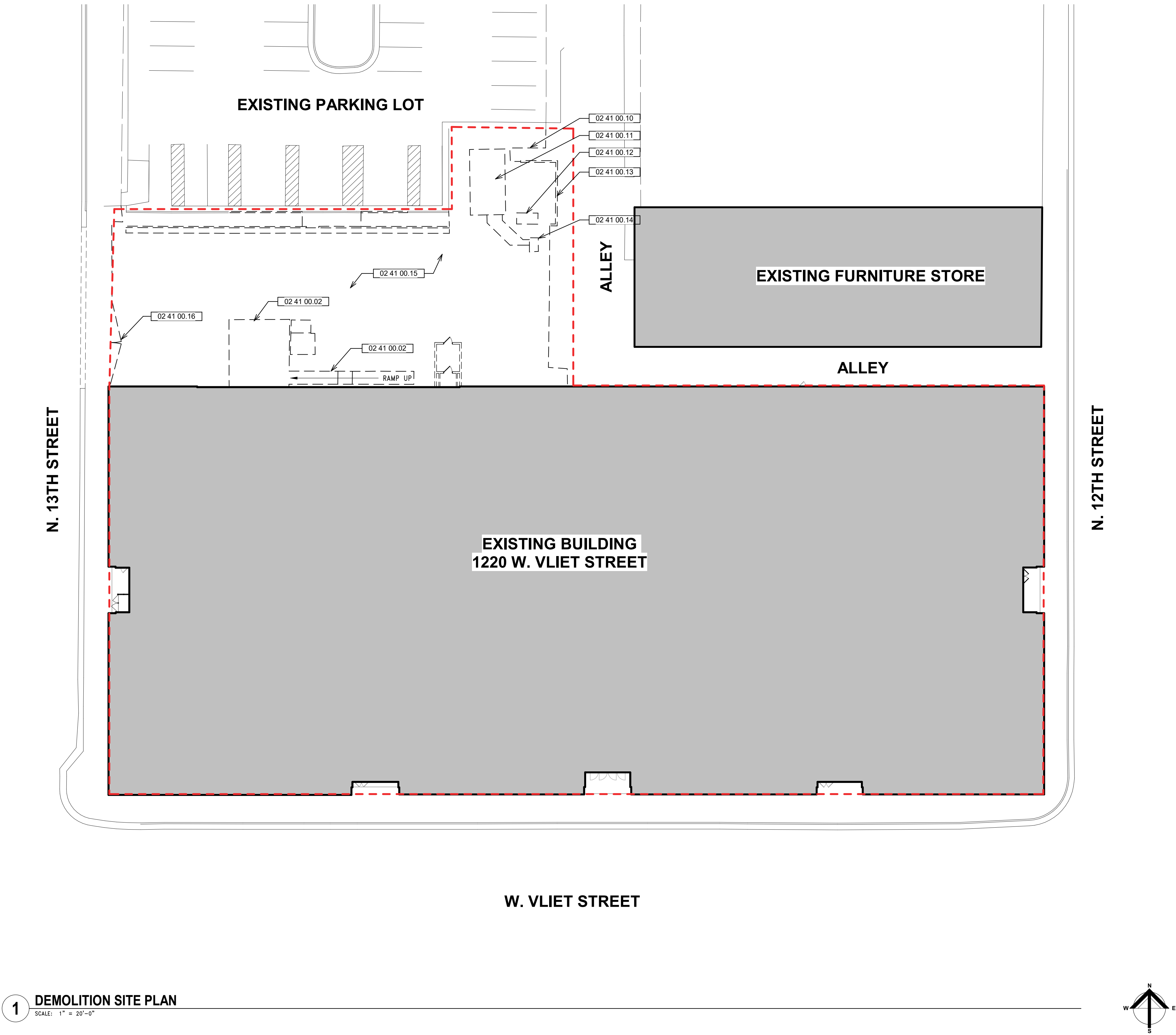
Sheet Name:
DEMOLITION SITE PLAN

Date: 2025/05/07
Drawn By: ECH/CGH/TL
Project No.: 10031.07

Sheet No.

LD1.1

Keynote Legend	
Key Value	Keynote Text
02 41 00.02	REMOVE LOADING DOCK AND RAMP
02 41 00.10	REMOVE GAS SERVICE AND ALL RELATED PIPING
02 41 00.11	REMOVE COOLING TOWER AND ALL RELATED PIPING
02 41 00.12	REMOVE GENERATOR AND ALL RELATED PIPING AND CONDUIT
02 41 00.13	REMOVE CONCRETE BLOCK SCREENING WALL AND ALL RELATED FOOTING
02 41 00.14	REMOVE DOG HOUSE AND DUCT BANK
02 41 00.15	REMOVE ASPHALT / CONCRETE CAP OVER PLAZA
02 41 00.16	REMOVE FENCE





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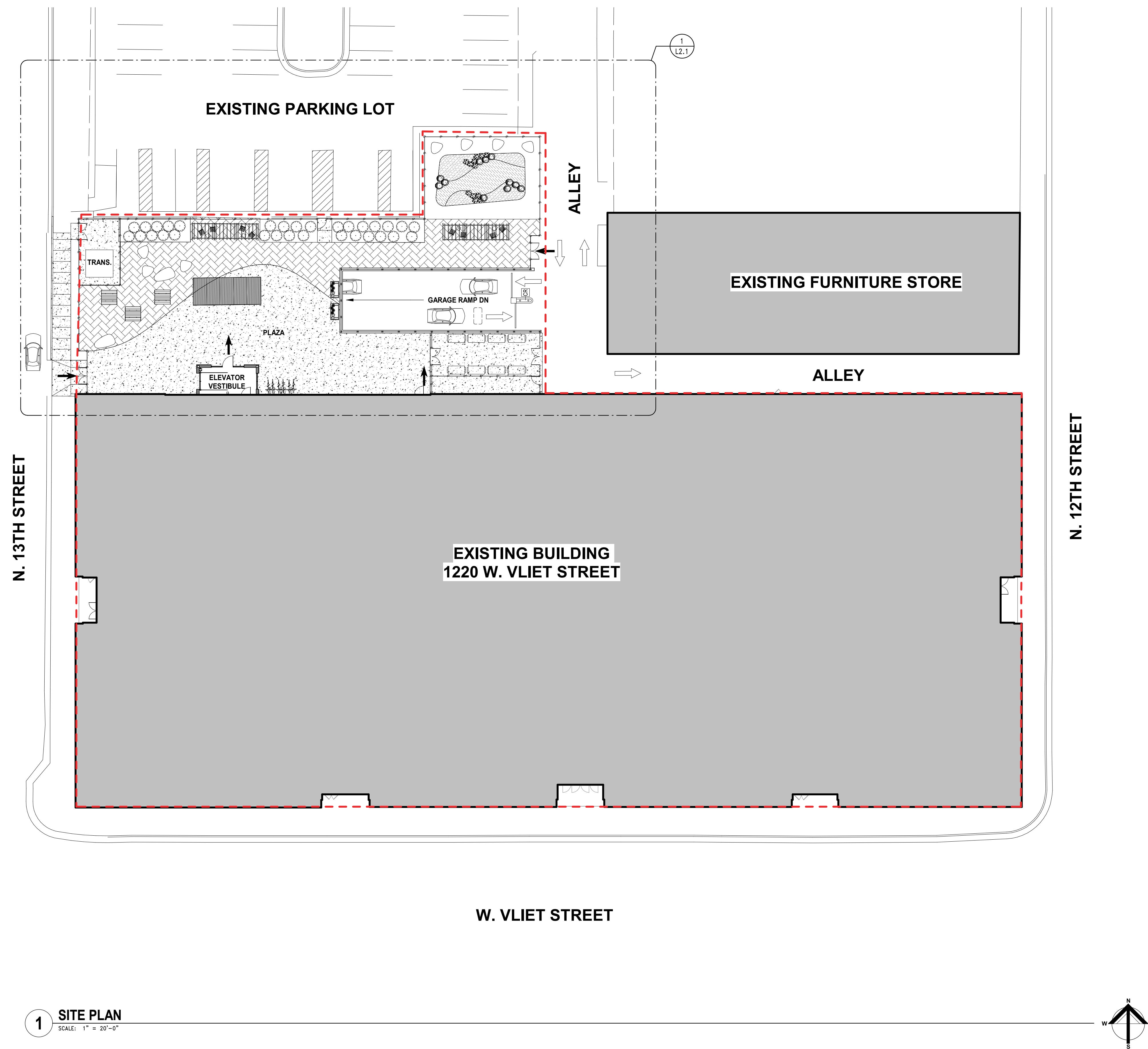
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Sheet Name:
SITE PLAN

Date: 2025/05/07
Drawn By: CGH/JC
Project No.: 10031.07

Sheet No.

L1.1





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Sheet Name:
NORTH PLAZA SITE PLAN

Date: 2025/05/07

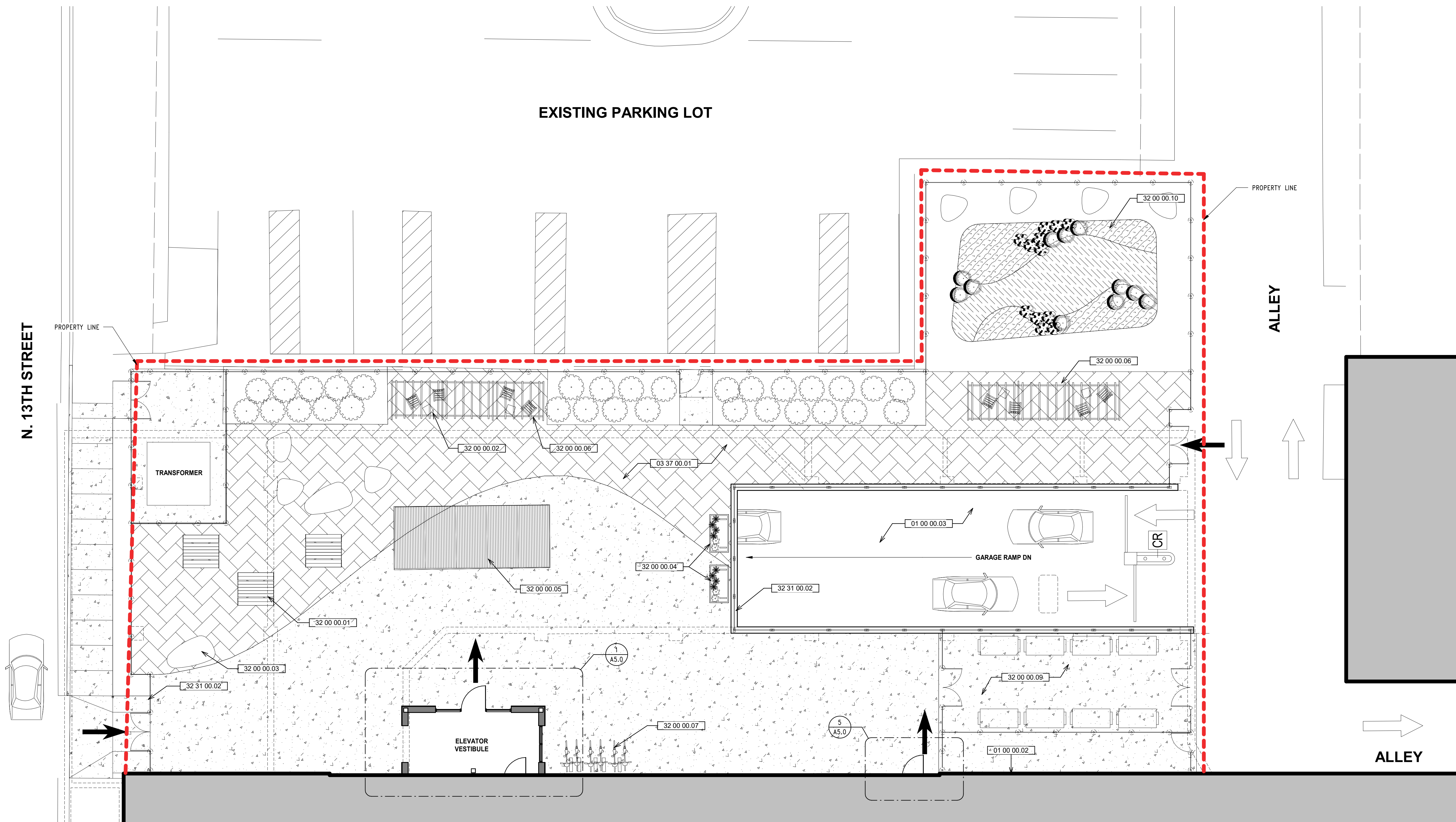
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Project No.: 10031.07

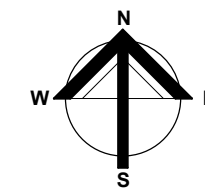
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L2.1

Keynote Legend	
Key Value	Keynote Text
01 00 00.02	PROPOSED LOCATION OF NEW GAS SERVICE
01 00 00.03	NEW RAMP TO LOWER LEVEL PARKING
03 37 00.01	STAMPED AND STAINED CONCRETE
32 00 00.01	PICNIC TABLES FIXED TO CONCRETE
32 00 00.02	FIXED TABLES AND CHAIRS
32 00 00.03	CONCRETE STONES
32 00 00.04	PLANTERS
32 00 00.05	WOOD AND STEEL SEATING PLATFORM / FLOATING DECK
32 00 00.06	DECORATIVE WOOD PERGOLA
32 00 00.07	BIKE RACKS
32 00 00.09	TRASH AND RECYCLING
32 00 00.10	RAIN GARDEN
32 31 00.02	6' HIGH PAINTED ALUMINUM HORIZONTAL SLAT FENCE



1 NORTH PLAZA SITE PLAN
SCALE: 1/8" = 1'-0"





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Revisions:

Sheet Name:
OVERALL SUB BASEMENT
DEMOLITION PLAN

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

D0.0

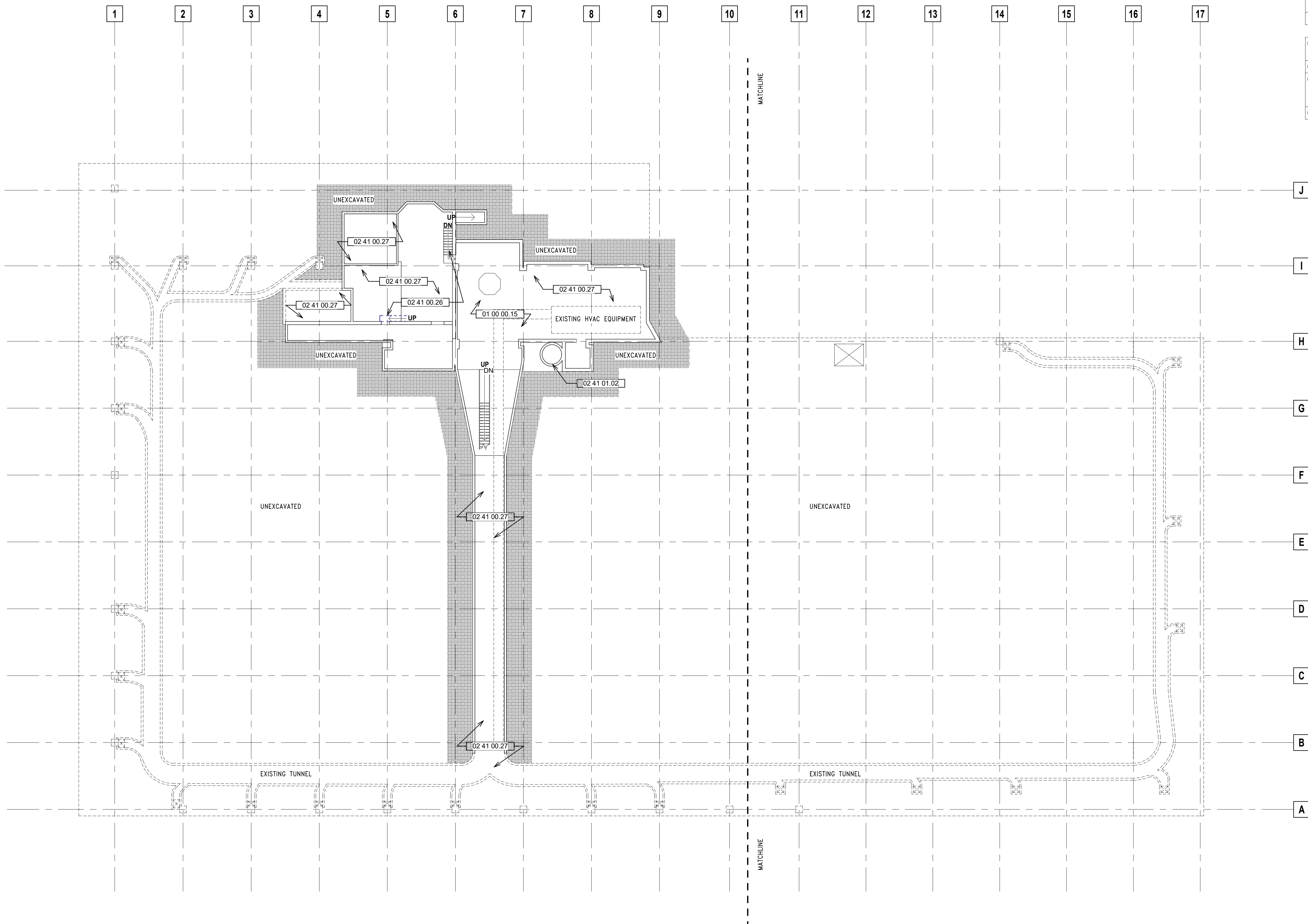
GENERAL DEMOLITION NOTES

- WORK INVOLVING SHUTDOWN ON ANY PRESENTLY OPERATING SERVICES SHALL BE DONE AT SUCH A TIME THAT WILL MINIMIZE ANY INCONVENIENCE TO THE OWNER AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO DO SUCH WORK AS DIRECTED BY AND VERIFIED WITH THE OWNER.
- EACH CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING ANY CONSTRUCTION OR DAMAGE THAT RESULTS FROM THEIR CONTRACTED PORTION OR TRADE. PROVIDE A "LIKE NEW FINISH" AS REQUIRED.
- EACH CONTRACTOR SHALL PROVIDE ADEQUATE, NECESSARY AND REQUIRED BARRICADES, FENCES AND SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S SAFETY NEAR THE SITE. GENERAL CONTRACTOR SHALL PROVIDE ANY AND ALL TEMPORARY BARRICADES AND DUST BARRIERS AS REQUESTED BY THE OWNER.
- TEMPORARY FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED BY GENERAL DEMOLITION CONTRACTOR AS REQUIRED BY CODE.
- TENANT WILL CONTRACT SEPARATELY FOR HAZARDOUS MATERIAL TESTING. ANY REMOVAL OF HAZARDOUS MATERIALS WILL BE CONTRACTED FOR SEPARATELY AND WILL NOT BE A PART OF THIS WORK. CONTRACTOR SHALL BID THIS PROJECT AS IF NO HAZARDOUS MATERIALS EXIST. VERIFY WITH TENANT.

DEMO LEGEND

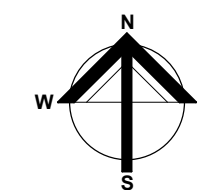
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN - HISTORIC
- EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC
- EXISTING DOORS TO REMAIN
- EXISTING DOORS TO BE REMOVED

Keynote Legend	
Key Value	Keynote Text
01 00 00.15	BREAK UP CONCRETE SLAB ON GRADE FOR DRAINAGE
02 41 00.26	REMOVE STAIR
02 41 00.27	REMOVE ALL MEP EQUIPMENT IN THEIR ENTIRETY - CAP AS REQUIRED - PREPARE SPACE FOR GRANULAR INFILL
02 41 01.02	EXISTING CHIMNEY TO REMAIN



1 SUB BASEMENT DEMOLITION PLAN

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





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Revisions:

Sheet Name:
OVERALL LOWER LEVEL
DEMOLITION PLAN

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

D1.0

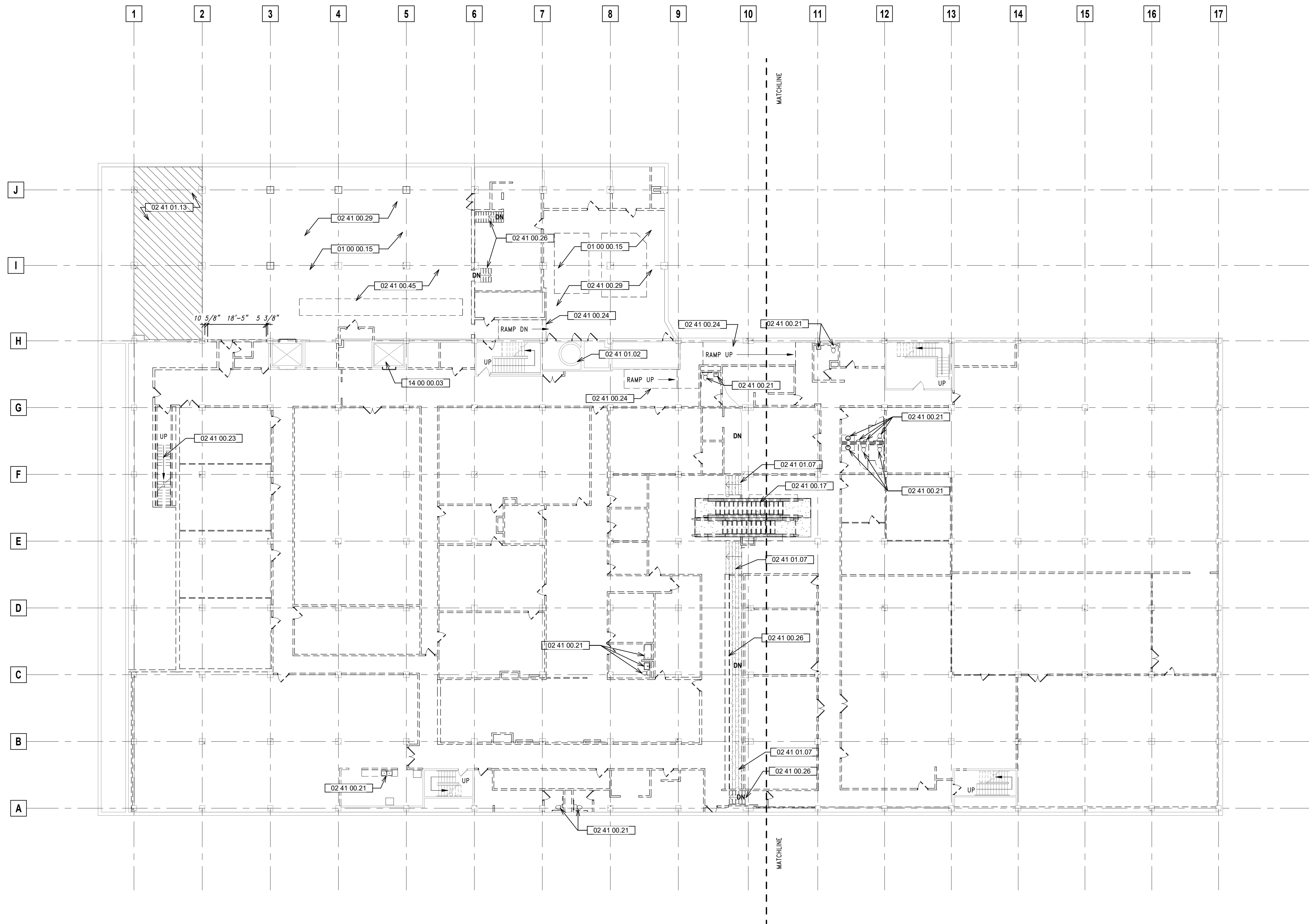
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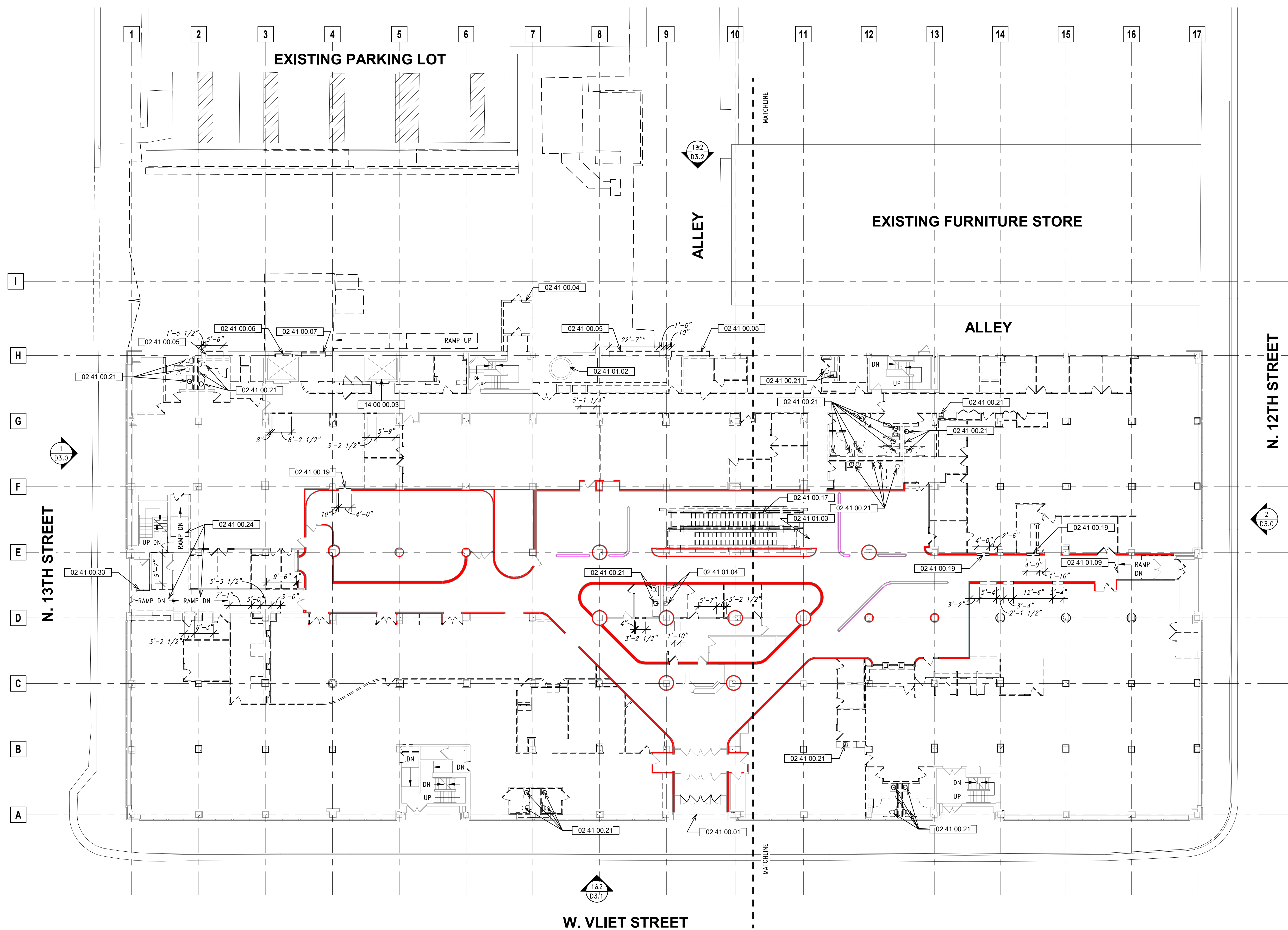
DEMO LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN - HISTORIC
- EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC
- EXISTING DOORS TO REMAIN
- EXISTING DOORS TO BE REMOVED

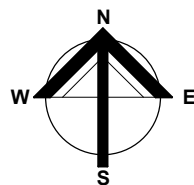
Keynote Legend	
Key Value	Keynote Text
01 00 00.15	BREAK UP CONCRETE SLAB ON GRADE FOR DRAINAGE
02 41 00.17	REMOVE ESCALATOR
02 41 00.21	REMOVE AND DISCONNECT PLUMBING
02 41 00.23	REMOVE STAIR FROM LOWER LEVEL TO FIRST FLOOR
02 41 00.24	REMOVE INTERIOR RAMP
02 41 00.26	REMOVE STAIR
02 41 00.29	REMOVE ALL ELECTRICAL EQUIPMENT, PLUMBING, AND MECHANICAL EQUIPMENT
02 41 00.45	REMOVE ALL TRANSFORMERS
02 41 01.02	EXISTING CHIMNEY TO REMAIN
02 41 01.07	EXISTING STAIR TO REMAIN
02 41 01.13	EXISTING SLAB ON GRADE TO REMAIN
14 00 00.03	BASE BID: REMOVE ELEVATOR DOORS AND ABANDON EXISTING ELEVATOR IN PLACE. ALT. BID: NEW ELEVATOR IN EXISTING SHAFT TO SERVICE LOWER LEVEL TO 4TH FLOOR



1 OVERALL LOWER LEVEL DEMOLITION PLAN
SCALE: 1/16" = 1'-0"



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



Keynote Legend	
Key Value	Keynote Text
02 41 00.01	REMOVE CANOPY
02 41 00.04	REMOVE VESTIBULE IN IT'S ENTIRETY - EXISTING BRICK PILASTER AND LIMESTONE PEDIMENT TO REMAIN
02 41 00.05	REMOVE PORTION OF EXTERIOR WALL FOR NEW WINDOW
02 41 00.06	REMOVE EXTERIOR ELEVATOR DOORS
02 41 00.07	REMOVE EXTERIOR VENT
02 41 00.17	REMOVE ESCALATOR
02 41 00.19	REMOVE PORTION OF INTERIOR BRICK WALL
02 41 00.21	REMOVE AND DISCONNECT PLUMBING
02 41 00.24	REMOVE INTERIOR RAMP
02 41 00.33	REMOVE EXTERIOR DOORS AND STOREFRONT SYSTEM
02 41 01.02	EXISTING CHIMNEY TO REMAIN
02 41 01.03	EXISTING SOFFIT TO REMAIN
02 41 01.04	EXISTING PLUMBING TO REMAIN
02 41 01.09	EXISTING RAMP TO REMAIN
14 00 00.03	BASE BID: REMOVE ELEVATOR DOORS AND ABANDON EXISTING ELEVATOR IN PLACE. ALT. BID: NEW ELEVATOR IN EXISTING SHAFT TO SERVICE LOWER LEVEL TO 4TH FLOOR

GENERAL DEMOLITION NOTES

- WORK INVOLVING SHUTDOWN ON ANY PRESENTLY OPERATING SERVICES SHALL BE DONE AT SUCH A TIME THAT WILL MINIMIZE ANY INCONVENIENCE TO THE OWNER AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO DO SUCH WORK AS DIRECTED BY AND VERIFIED WITH THE OWNER.
- EACH CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING ANY CONSTRUCTION OR DAMAGE THAT RESULTS FROM THEIR CONTRACTED PORTION OR TRADE. PROVIDE A "LIKE NEW FINISH" AS REQUIRED.
- EACH CONTRACTOR SHALL PROVIDE ADEQUATE, NECESSARY AND REQUIRED BARRICADES, FENCES AND SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S SAFETY NEAR THE SITE. GENERAL CONTRACTOR SHALL PROVIDE ANY AND ALL TEMPORARY BARRICADES AND DUST BARRIERS AS REQUESTED BY THE OWNER.
- TEMPORARY FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED BY GENERAL DEMOLITION CONTRACTOR AS REQUIRED BY CODE.
- TENANT WILL CONTRACT SEPARATELY FOR HAZARDOUS MATERIAL TESTING. ANY REMOVAL OF HAZARDOUS MATERIALS WILL BE CONTRACTED FOR SEPARATELY AND WILL NOT BE A PART OF THIS WORK. CONTRACTOR SHALL BID THIS PROJECT AS IF NO HAZARDOUS MATERIALS EXIST. VERIFY WITH TENANT.

DEMO LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN - HISTORIC
- EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC
- EXISTING DOORS TO REMAIN
- EXISTING DOORS TO BE REMOVED



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Revisions:

Sheet Name:
OVERALL FIRST FLOOR
DEMOLITION PLAN

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

D1.1



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Revisions:

Sheet Name:
**OVERALL SECOND FLOOR
DEMOLITION PLAN**

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

D1.2

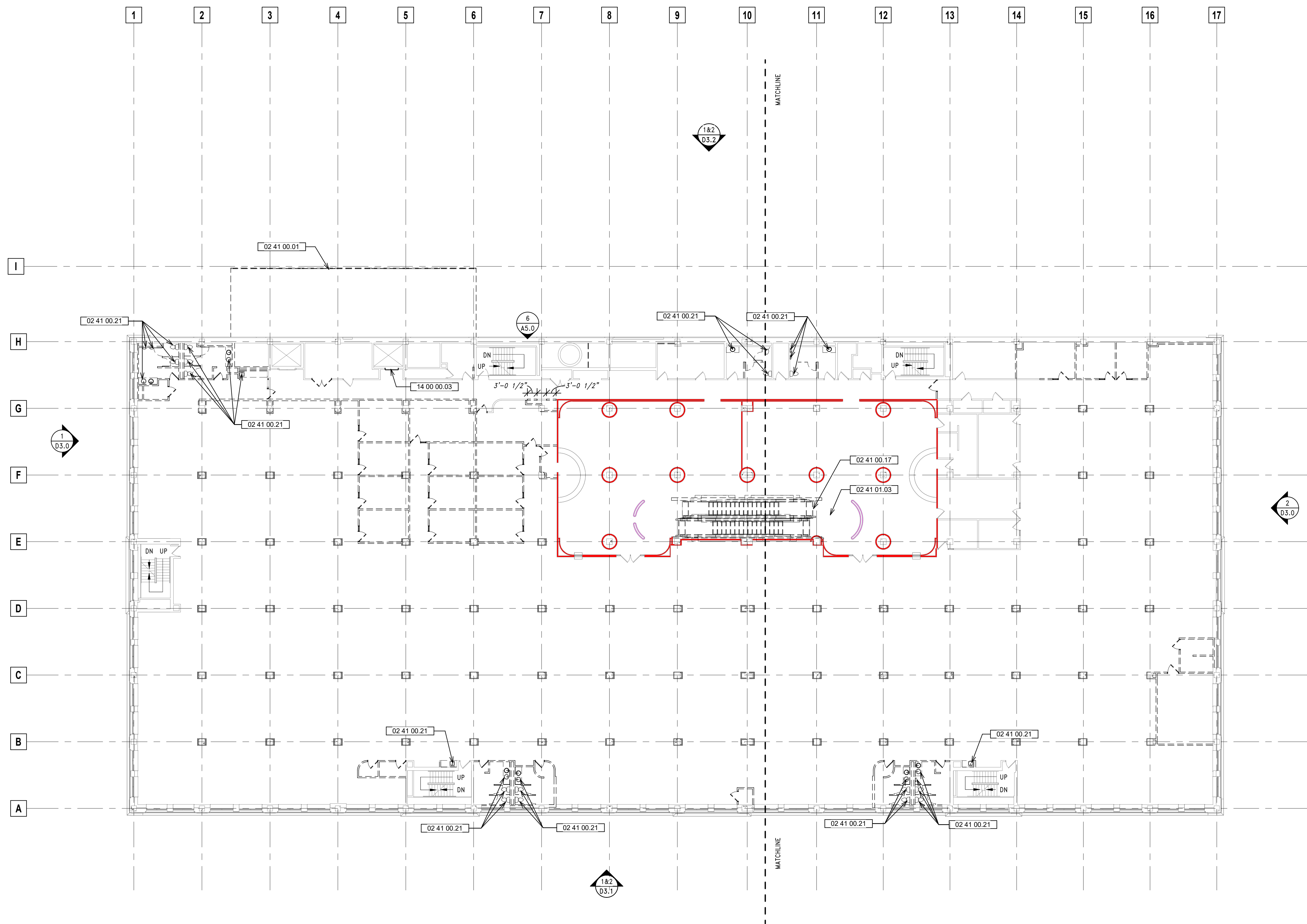
GENERAL DEMOLITION NOTES

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DEMO LEGEND

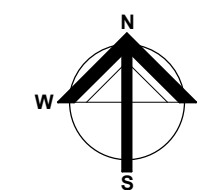
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN - HISTORIC
- EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC
- EXISTING DOORS TO REMAIN
- EXISTING DOORS TO BE REMOVED

Keynote Legend	
Key Value	Keynote Text
02 41 00.01	REMOVE CANOPY
02 41 00.17	REMOVE ESCALATOR
02 41 00.21	REMOVE AND DISCONNECT PLUMBING
02 41 01.03	EXISTING SOFFIT TO REMAIN
14 00 00.03	BASE BID: REMOVE ELEVATOR DOORS AND ABANDON EXISTING ELEVATOR IN PLACE. ALT. BID: NEW ELEVATOR IN EXISTING SHAFT TO SERVICE LOWER LEVEL TO 4TH FLOOR



1 OVERALL SECOND FLOOR DEMOLITION PLAN

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





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Revisions:

Sheet Name:

**OVERALL THIRD FLOOR
DEMOLITION PLAN**

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

D1.3

GENERAL DEMOLITION NOTES

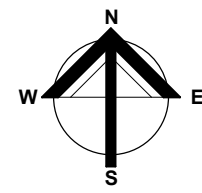
1. WORK INVOLVING SHUTDOWN ON ANY PRESENTLY OPERATING SERVICES SHALL BE DONE AT SUCH A TIME THAT WILL MINIMIZE ANY INCONVENIENCE TO THE OWNER AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO DO SUCH WORK AS DIRECTED BY AND VERIFIED WITH THE OWNER.
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4. TEMPORARY FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED BY GENERAL DEMOLITION CONTRACTOR AS REQUIRED BY CODE.
5. TENANT WILL CONTRACT SEPARATELY FOR HAZARDOUS MATERIAL TESTING. ANY REMOVAL OF HAZARDOUS MATERIALS WILL BE CONTRACTED FOR SEPARATELY AND WILL NOT BE A PART OF THE WORK. CONTRACTOR SHALL BID THIS PROJECT AS IF NO HAZARDOUS MATERIALS EXIST. VERIFY WITH TENANT.

DEMO LEGEND

- | | |
|---|--|
|  | EXISTING WALLS TO REMAIN |
|  | EXISTING WALLS TO BE REMOVED |
|  | EXISTING WALLS TO REMAIN – HISTORIC |
|  | EXISTING PARTIAL HEIGHT WALLS TO REMAIN – HISTORIC |
|  | EXISTING DOORS TO REMAIN |
|  | EXISTING DOORS TO BE REMOVED |



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





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Revisions:

Sheet Name:
OVERALL ROOF DEMOLITION
PLAN

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

D1.4

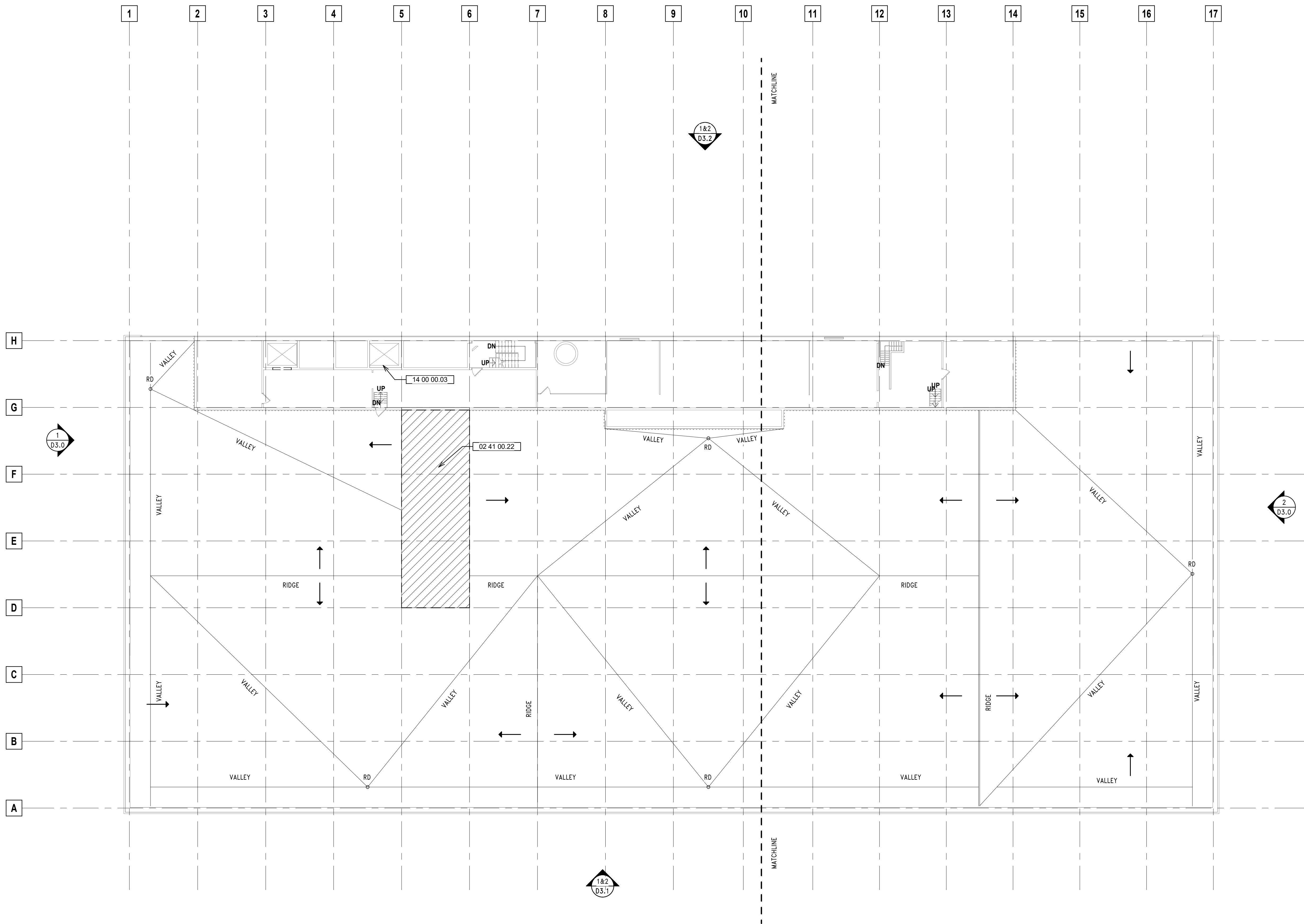
GENERAL DEMOLITION NOTES

1. WORK INVOLVING SHUTDOWN ON ANY PRESENTLY OPERATING SERVICES SHALL BE DONE AT SUCH A TIME THAT WILL MINIMIZE ANY INCONVENIENCE TO THE OWNER AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO DO SUCH WORK AS DIRECTED BY AND VERIFIED WITH THE OWNER.
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4. TEMPORARY FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED BY GENERAL DEMOLITION CONTRACTOR AS REQUIRED BY CODE.
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DEMO LEGEND

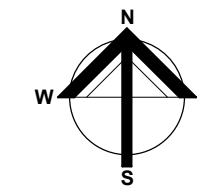
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN - HISTORIC
- EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC
- EXISTING DOORS TO REMAIN
- EXISTING DOORS TO BE REMOVED

Keynote Legend	
Key Value	Keynote Text
02 41 00.22	REMOVE PORTION OF ROOF FOR NEW SKYLIGHT
14 00 00.03	BASE BID: REMOVE ELEVATOR DOORS AND ABANDON EXISTING ELEVATOR IN PLACE. ALT. BID: NEW ELEVATOR IN EXISTING SHAFT TO SERVICE LOWER LEVEL TO 4TH FLOOR



1 OVERALL ROOF DEMOLITION PLAN

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





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Revisions:

Sheet Name:
**LOWER LEVEL REFLECTED
CEILING DEMOLITION PLAN**

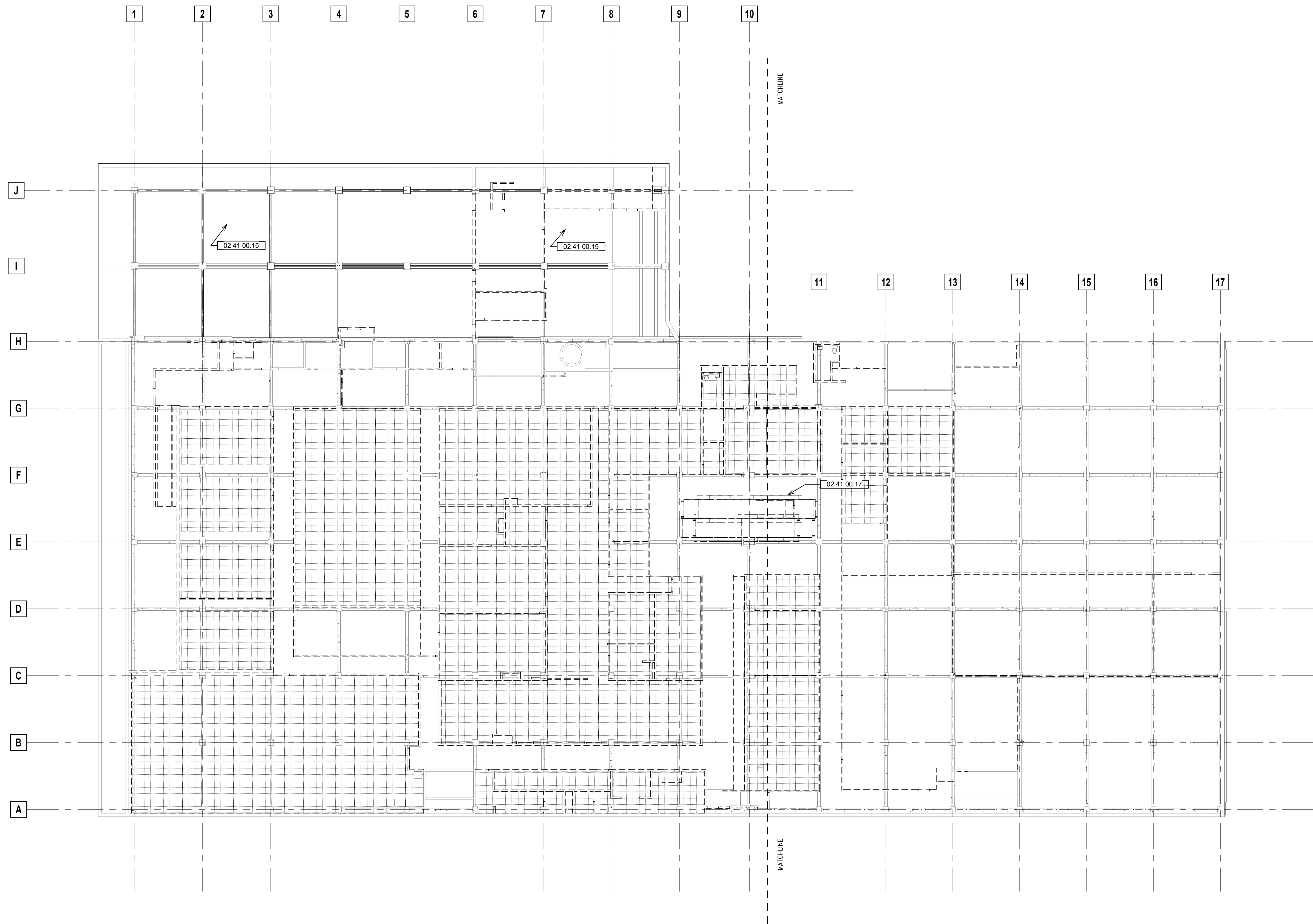
Date: 2025/05/07

Drawn By: TL

Project No.: 10031.07

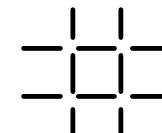
Sheet No.

D2.0



Keynote Legend	
Key Value	Keynote Text
02 41 00.15	REMOVE ASPHALT / CONCRETE CAP OVER PLAZA
02 41 00.17	REMOVE ESCALATOR

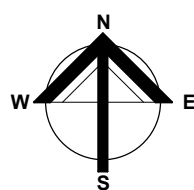
CEILING DEMO LEGEND



REMOVE ACOUSTICAL CEILING, TILE, GRID,
LIGHTING, MECHANICAL AND ELECTRICAL
DEVICES

LOWER LEVEL REFLECTED CEILING DEMOLITION PLAN

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





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Revisions:

Sheet Name:
**FIRST FLOOR REFLECTED
CEILING DEMOLITION PLAN**

Date: 2025/05/07

Drawn By: TL

Project No.: 10031.07

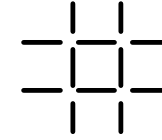
Sheet No.

D2.1



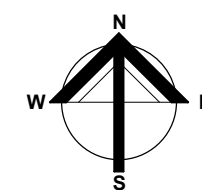
Keynote Legend	
Key Value	Keynote Text
02 41 00.01	REMOVE CANOPY
02 41 00.17	REMOVE ESCALATOR
02 41 01.02	EXISTING CHIMNEY TO REMAIN
02 41 01.03	EXISTING SOFFIT TO REMAIN

CEILING DEMO LEGEND



REMOVE ACOUSTICAL CEILING, TILE, GRID,
LIGHTING, MECHANICAL AND ELECTRICAL
DEVICES

1 FIRST FLOOR REFLECTED CEILING DEMOLITION
PLAN
SCALE: 1/16" = 1'-0"





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Revisions:

Sheet Name:
SECOND FLOOR REFLECTED
CEILING DEMOLITION PLAN

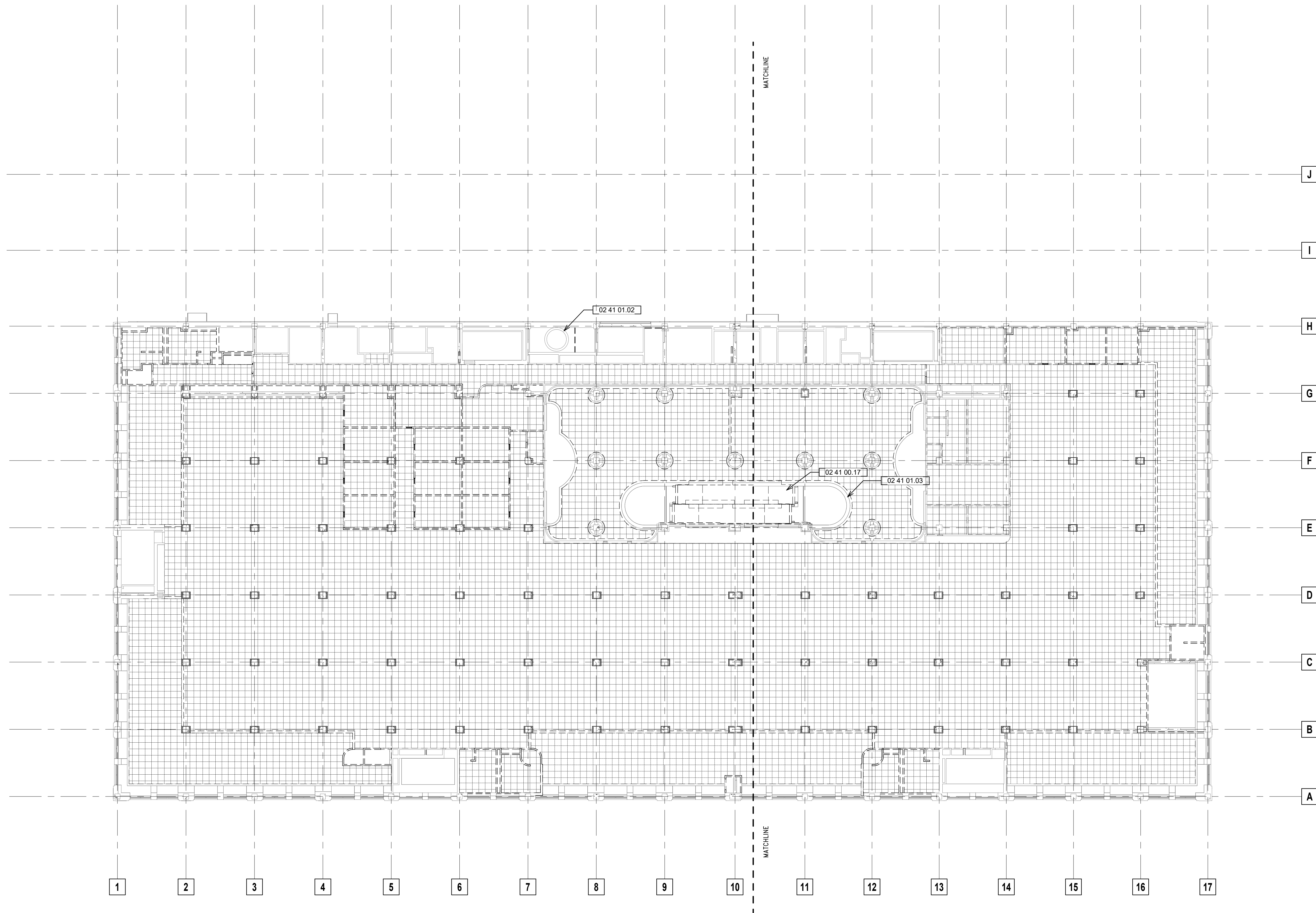
Date: 2025/05/07

Drawn By: Author

Project No.: 10031.07

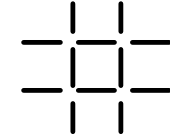
Sheet No.

D2.2



Keynote Legend	
Key Value	Keynote Text
02 41 00.17	REMOVE ESCALATOR
02 41 01.02	EXISTING CHIMNEY TO REMAIN
02 41 01.03	EXISTING SOFFIT TO REMAIN

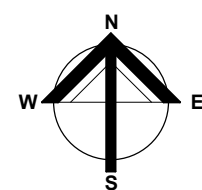
CEILING DEMO LEGEND



REMOVE ACOUSTICAL CEILING, TILE, GRID,
LIGHTING, MECHANICAL AND ELECTRICAL
DEVICES

1 SECOND FLOOR REFLECTED CEILING DEMOLITION PLAN

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





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Revisions:

Sheet Name:
THIRD FLOOR REFLECTED
CEILING DEMOLITION PLAN

Date: 2025/05/07

Drawn By: TL

Project No.: 10031.07

Sheet No.

D2.3



Keynote Legend	
Key Value	Keynote Text
02 41 01.02	EXISTING CHIMNEY TO REMAIN
02 41 01.03	EXISTING SOFFIT TO REMAIN

CEILING DEMO LEGEND

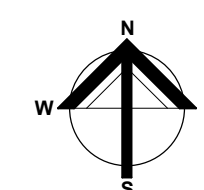


REMOVE ACOUSTICAL CEILING, TILE, GRID,
LIGHTING, MECHANICAL AND ELECTRICAL
DEVICES

THIRD FLOOR REFLECTED CEILING DEMOLITION

PLAN

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





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Revisions:

Sheet Name:
DEMOLITION EXTERIOR
ELEVATIONS

Date: 2025/05/07

Drawn By: ECH

Project No.: 10031.07

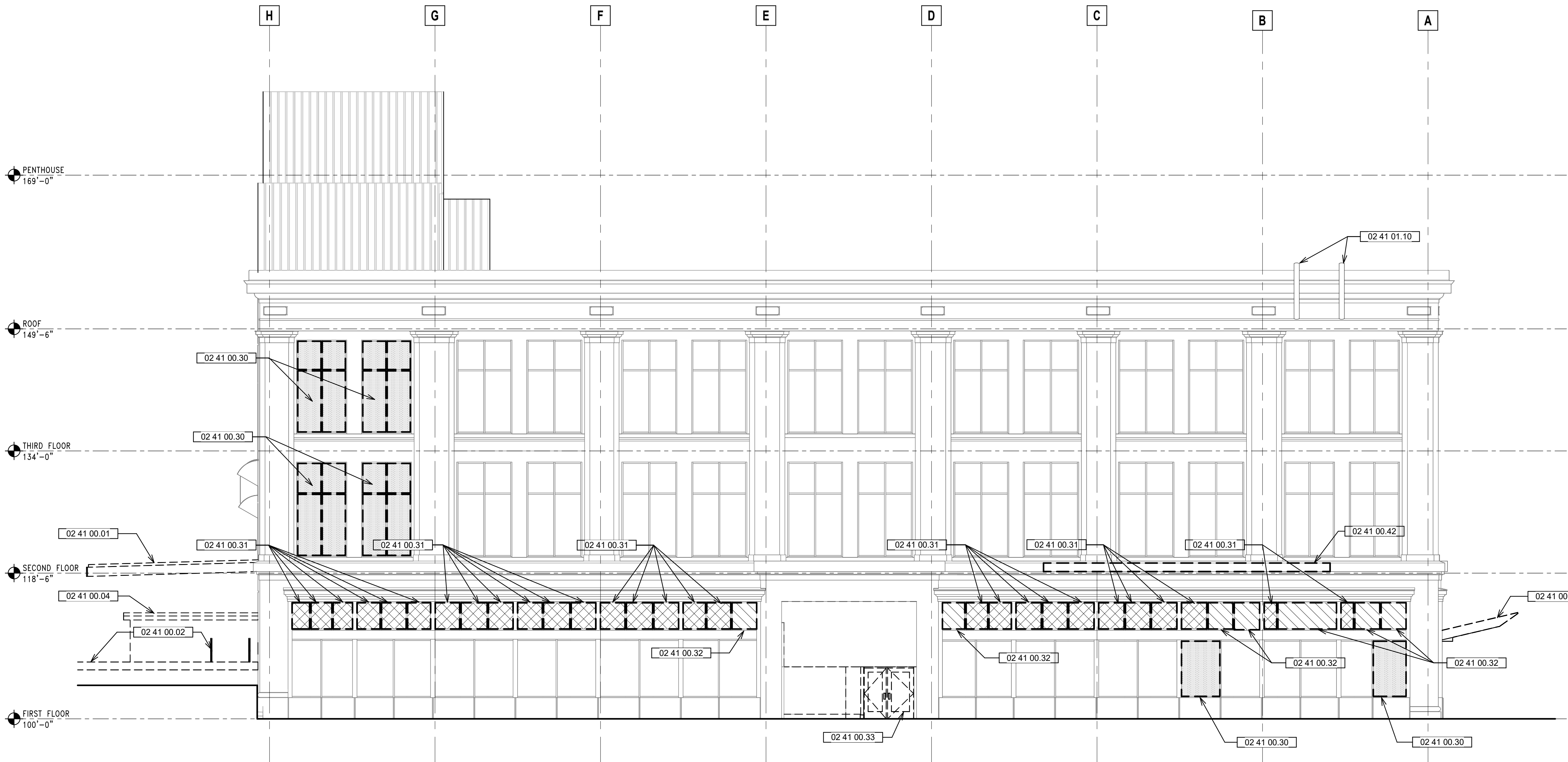
Sheet No.

D3.0

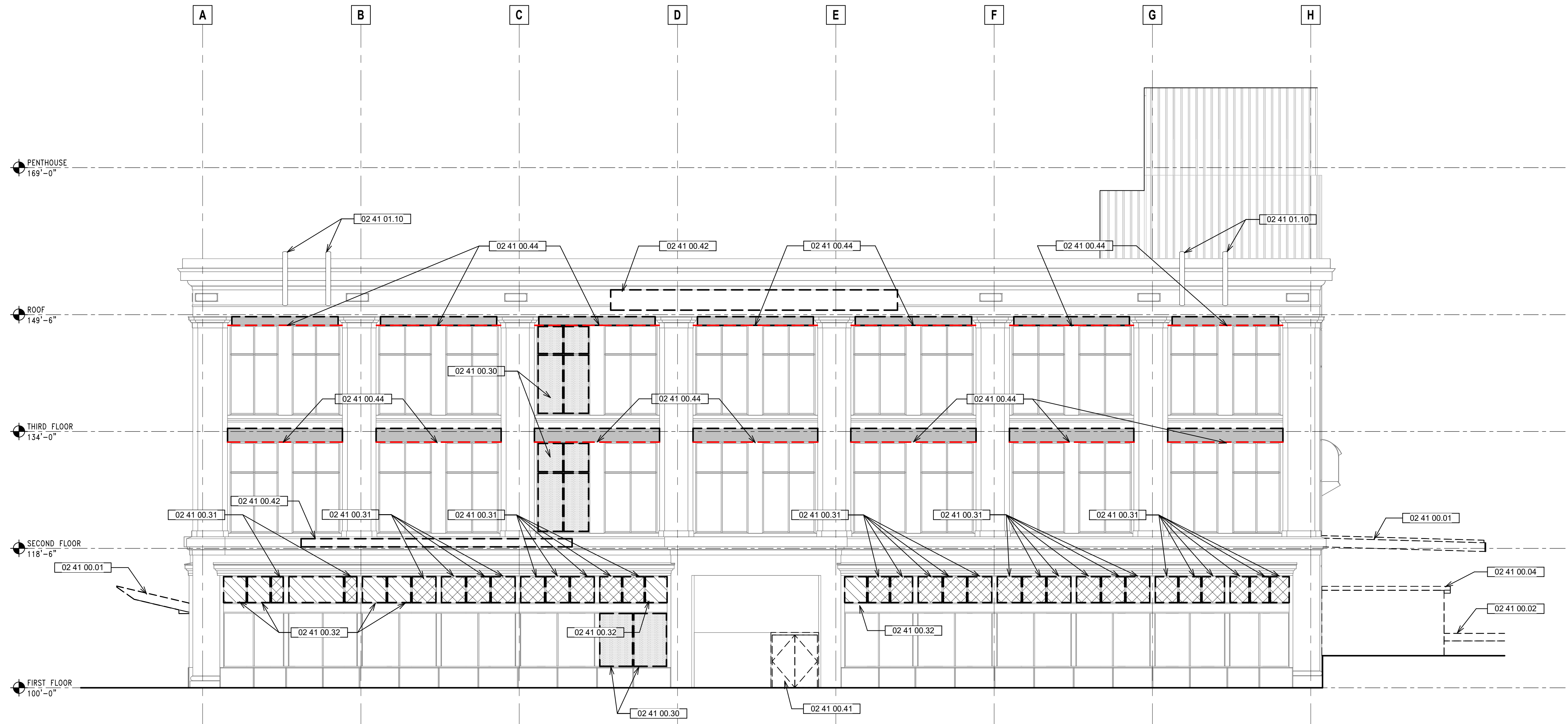
Keynote Legend	
Key Value	Keynote Text
02 41 00.01	REMOVE CANOPY
02 41 00.02	REMOVE LOADING DOCK AND RAMP
02 41 00.04	REMOVE VESTIBULE IN IT'S ENTIRETY - EXISTING BRICK PILASTER AND LIMESTONE PEDIMENT TO REMAIN
02 41 00.30	REMOVE EXTERIOR GLAZING UNIT - EXISTING WINDOW FRAME TO REMAIN
02 41 00.31	REMOVE METAL PANEL AT TRANSOM
02 41 00.32	REMOVE AND SALVAGE EXISTING ART WORK PANELS
02 41 00.33	REMOVE EXTERIOR DOORS AND STOREFRONT SYSTEM
02 41 00.41	REMOVE EXTERIOR DOORS
02 41 00.42	REMOVE EXTERIOR SIGNAGE
02 41 00.44	REMOVE CORRODED STEEL LINTEL - REMOVE BRICK ABOVE LINTEL AS REQUIRED
02 41 01.10	EXISTING CELLULAR DEVICES TO REMAIN

ELEVATION DEMO LEGEND

- REMOVE GLAZING UNIT
- REMOVE ART PANEL
- REMOVE INSULATED METAL PANEL
- REMOVE AREA OF BRICK
- REMOVE LINTEL



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



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



VLIET STREET LOFTS

visions:

Sheet Name:
**DEMOLITION EXTERIOR
ELEVATIONS**

te: 2025/05/07

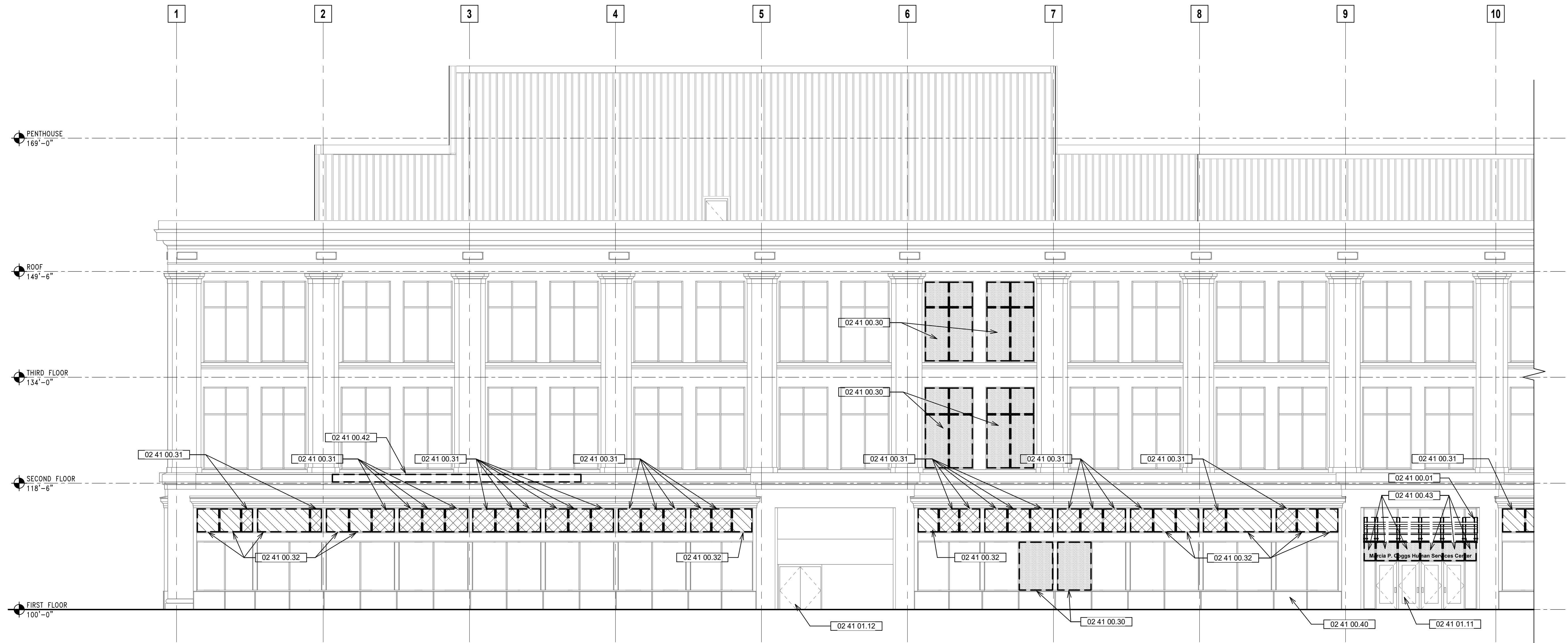
Drawn By: ECH

Project No.: 10031.07

Sheet No.

Keynote Legend	
Key Value	Keynote Text
02 41 00.01	REMOVE CANOPY
02 41 00.30	REMOVE EXTERIOR GLAZING UNIT - EXISTING WINDOW FRAME TO REMAIN
02 41 00.31	REMOVE METAL PANEL AT TRANSOM
02 41 00.32	REMOVE AND SALVAGE EXISTING ART WORK PANELS
02 41 00.40	REMOVE DAMAGED PRECAST PANEL TO BE REPLACED
02 41 00.42	REMOVE EXTERIOR SIGNAGE
02 41 00.43	REMOVE GLAZING AND VINYL CUT SIGNAGE FROM STOREFRONT
02 41 00.44	REMOVE CORRODED STEEL LINTEL - REMOVE BRICK ABOVE LINTEL AS REQUIRED
02 41 01.11	EXISTING ALUMINUM STOREFRONT SYSTEM TO REMAIN
02 41 01.12	EXISTING METAL DOOR(S) TO REMAIN

- REMOVE GLAZING UNIT
- REMOVE ART PANEL
- REMOVE INSULATED METAL PANEL
- REMOVE AREA OF BRICK
- REMOVE LINTEL



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



2 SOUTH ELEVATION - EAST END - DEMOLITION
SCALE: 1/8" = 1'-0"



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Revisions:

Sheet Name:
DEMOLITION EXTERIOR
ELEVATIONS

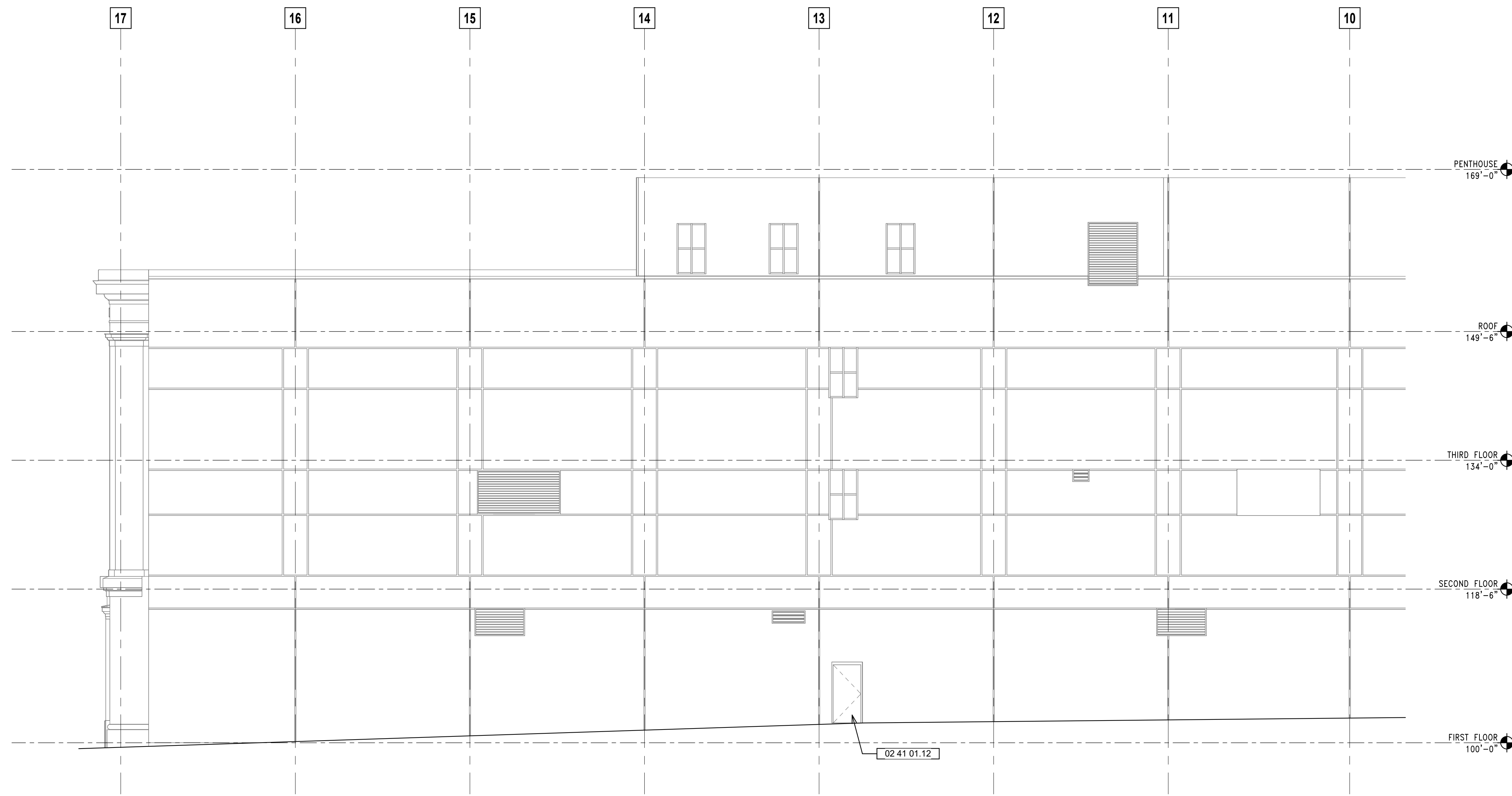
Date: 2025/05/07

Drawn By: ECH

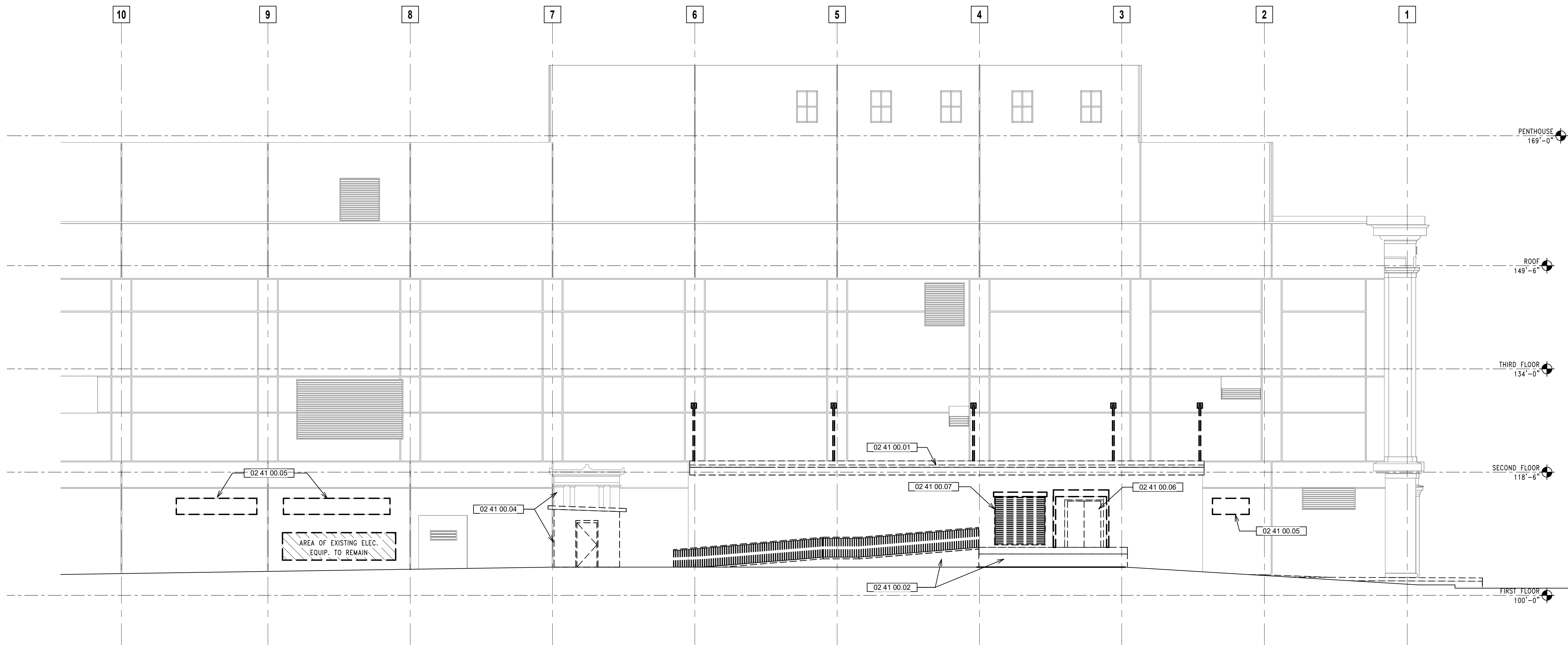
Project No.: 10031.07

Sheet No.

D3.2



1 NORTH ELEVATION - EAST END - DEMOLITION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - WEST END - DEMOLITION
SCALE: 1/8" = 1'-0"



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Revisions:

Sheet Name:
SUB BASEMENT PLAN

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

A0.0

GENERAL NOTES

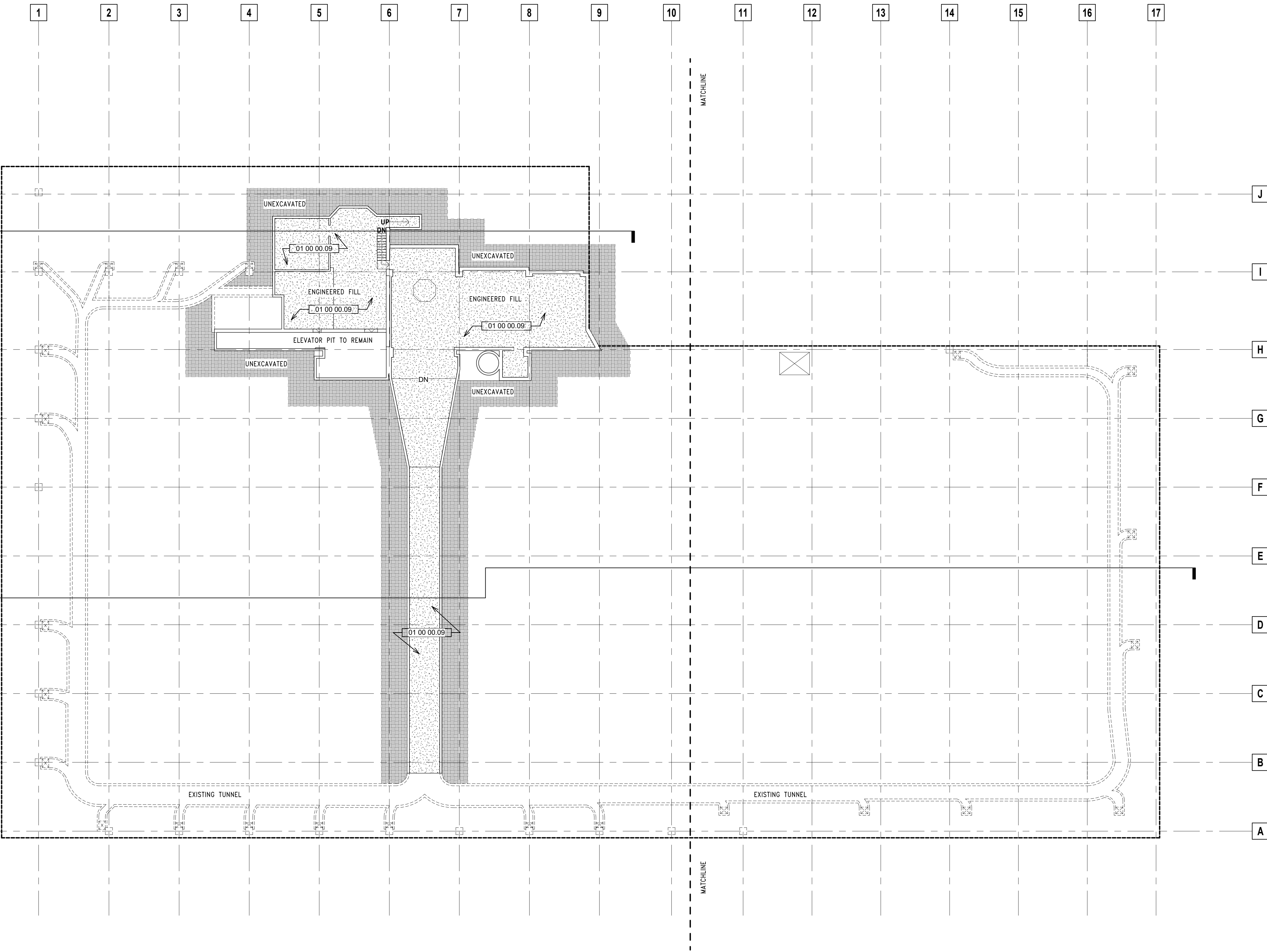
- ALL WALLS TO BE CONSTRUCTED ON COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH QUORUM ARCHITECTS.
- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO QUORUM ARCHITECTS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTORS UNFAMILIARITY WITH THE JOB SITE CONDITIONS.
- PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISHED FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD". ALLOW FOR THICKNESS OF FINISHES.
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Keynote Legend

Key Value	Keynote Text
01 00 00.09	INFILL AREA OF SUB-BASEMENT

CONSTRUCTION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO REMAIN - HISTORIC
- EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC
- NEW FULL HEIGHT WALLS
- EXISTING DOORS TO REMAIN
- NEW DOORS
- FURNITURE BY TENANT - FOR REFERENCE ONLY
- NEW MILLWORK



1 SUB BASEMENT

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



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Revisions:

Sheet Name:
OVERALL LOWER LEVEL
PLAN

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

A1.0

GENERAL NOTES

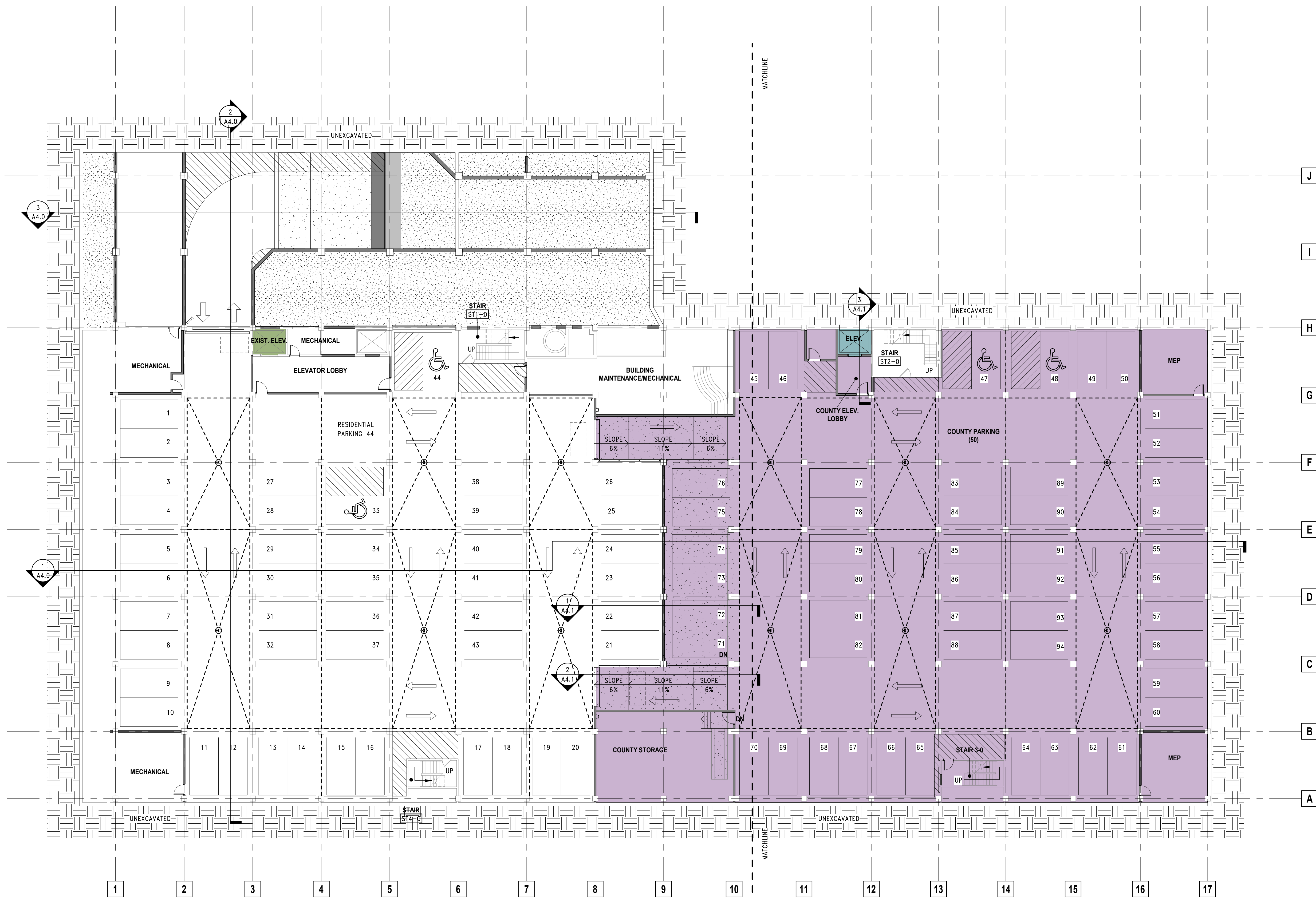
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Department Legend

- COUNTY ELEVATOR
- MKE COUNTY
- RESIDENT ELEVATOR



1 OVERALL LOWER LEVEL PLAN
SCALE: 1/16" = 1'-0"



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Revisions:

Sheet Name:
OVERALL SECOND FLOOR
PLAN

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

A1.2

GENERAL NOTES

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UNIT MATRIX

1. BED UNITS	
FIRST FLOOR	2
SECOND FLOOR	8
THIRD FLOOR	18
2. BED LOFT	
FIRST FLOOR	1
SECOND FLOOR	0
THIRD FLOOR	1
2. BED UNITS	
FIRST FLOOR	0
SECOND FLOOR	19
THIRD FLOOR	15
	34
3. BED LOFT	
FIRST FLOOR	5
SECOND FLOOR	0
THIRD FLOOR	0
	5
2. BED & DEN	
FIRST FLOOR	0
SECOND FLOOR	0
THIRD FLOOR	4
	4
TOTAL UNITS:	62
TOTAL HUD UNITS:	45

CONSTRUCTION LEGEND

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- NEW MILLWORK

Department Legend

RESIDENT ELEVATOR



1 OVERALL SECOND FLOOR PLAN

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



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QUORUM ARCHITECTS, INC.

VLIET STREET LOFTS

1220 W. VLIET STREET
MILWAUKEE, WI 53205

Revisions:

Sheet Name:
OVERALL THIRD FLOOR
PLAN

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

A1.3

GENERAL NOTES

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FIRST FLOOR	2
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FIRST FLOOR	0
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TOTAL UNITS:	
TOTAL HUD UNITS:	62
	45

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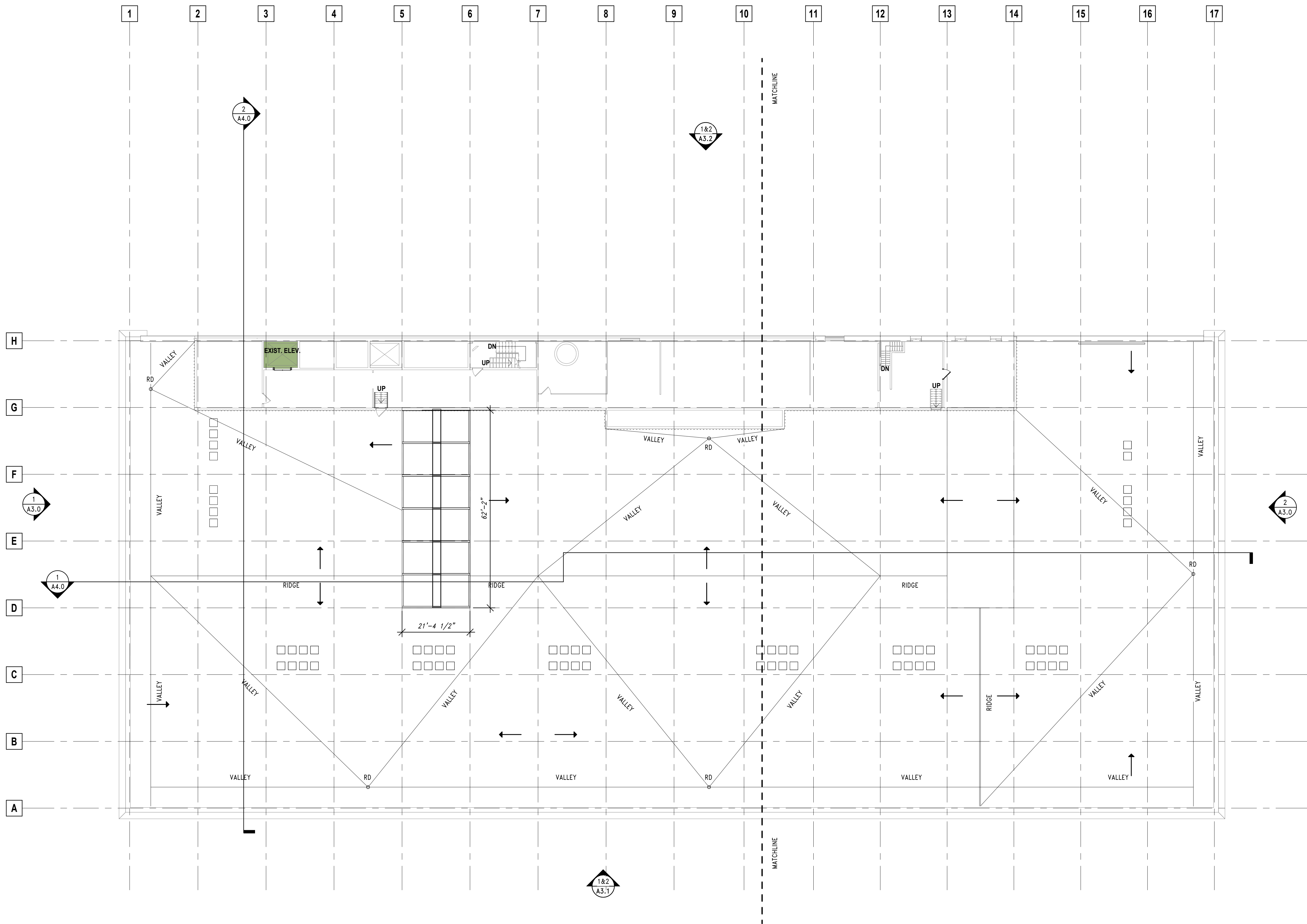
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CONSTRUCTION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO REMAIN - HISTORIC
- EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC
- NEW FULL HEIGHT WALLS
- EXISTING DOORS TO REMAIN
- NEW DOORS
- FURNITURE BY TENANT - FOR REFERENCE ONLY
- NEW MILLWORK

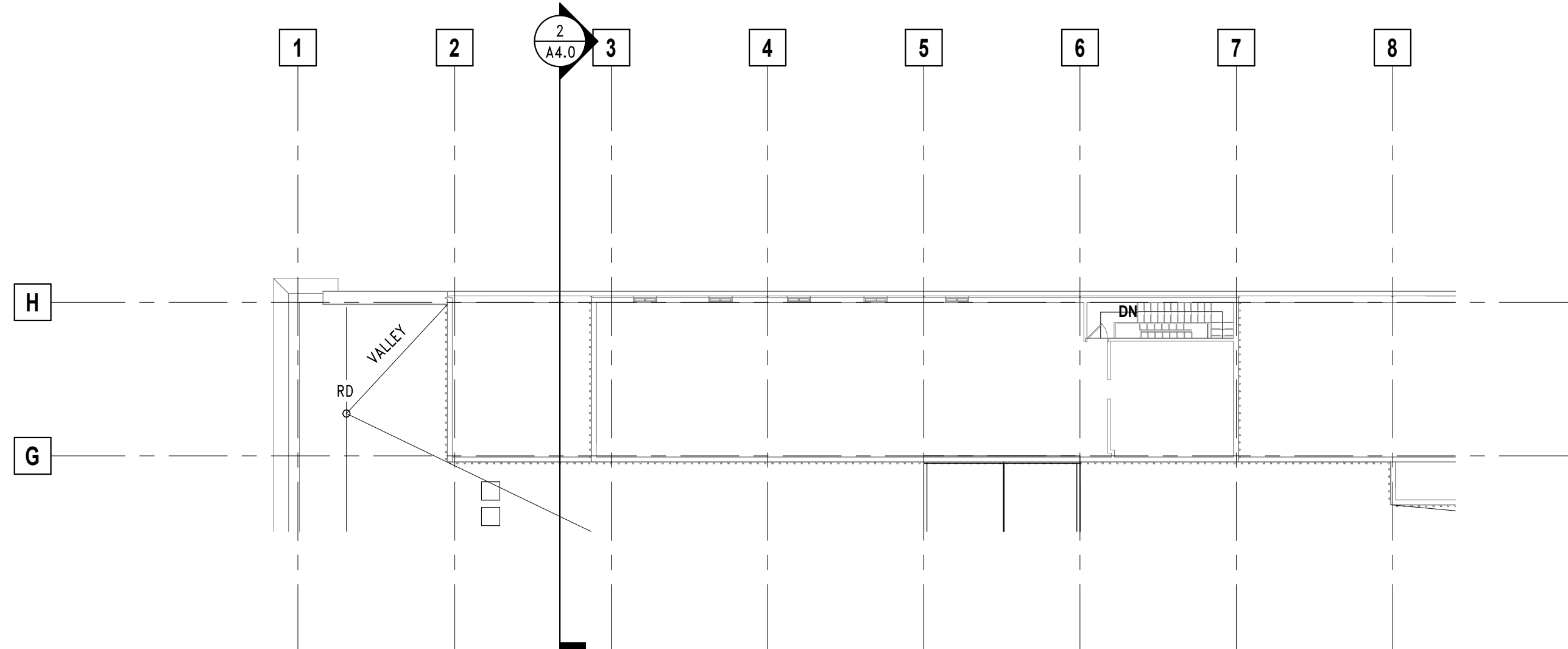
Department Legend

RESIDENT ELEVATOR



1 OVERALL ROOF PLAN

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



2 OVERALL ROOF PLAN - PENTHOUSE

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

Revisions:

Sheet Name:
OVERALL ROOF PLAN

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

A1.4

5/7/2025 12:55:48 PM Autodesk Docs/Coggs Building Renovation/R-23_10031-47_Coggs-Building-Renovation-CENTRAL.rvt



Keynote Legend	
Key Value	Keynote Text
01 00 00.03	NEW RAMP TO LOWER LEVEL PARKING
01 00 00.04	INFILL FLOOR AT REMOVED STAIR - LOWER LEVEL TO FIRST FLOOR
01 00 00.09	INFILL AREA OF SUB-BASEMENT
01 00 00.12	HIGH PERFORMANCE FLOOR TOPPING OVER EXISTING TERRAZZO FLOOR - SLOPED TO NEW FLOOR DRAIN
01 00 00.14	TRAFFIC LOOP TIED TO OVERHEAD COILING DOOR
02 41 01.02	EXISTING CHIMNEY TO REMAIN
03 53 00.01	INFILL FLOORING WHERE ESCALATOR WAS REMOVED
05 52 00.01	NEW METAL MESH PANEL SYSTEM ATTACHED TO THE EXISTING METAL TUBE GUARD/RAILING SYSTEM TO MEET CURRENT CODE REQUIREMENTS FOR FALL PROTECTION AND OPENING SPACING. IF HANDRAILS DO NOT OCCUR AT BOTH SIDES OF THE STAIRS, A NEW HANDRAIL WILL BE INSTALLED TO MEET CURRENT CODE REQUIREMENTS. ANY NEW METAL WORK WILL BE PAINTED. SEE DETAIL 8/A5.0
08 33 00.01	AUTOMATIC OVERHEAD DOOR
08 33 00.02	OVERHEAD COILING DOOR
14 00 00.01	NEW ELEVATOR IN EXISTING SHAFT TO SERVE LOWER LEVEL TO 4TH FLOOR
14 00 00.03	BASE BID: REMOVE ELEVATOR DOORS AND ABANDON EXISTING ELEVATOR IN PLACE. ALT. BID: NEW ELEVATOR IN EXISTING SHAFT TO SERVICE LOWER LEVEL TO 4TH FLOOR
22 13 16.01	TRENCH DRAIN
22 13 16.02	FLOOR DRAIN
32 31 00.01	EXPANDED METAL MESH SECURITY FENCING

Department Legend	
	MKE COUNTY
	RESIDENT ELEVATOR

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	FURNITURE BY TENANT - FOR REFERENCE ONLY
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1 ENLARGED LOWER LEVEL PLAN - WEST
SCALE: 1/8" = 1'-0"



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CONSTRUCTION
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VLIET STREET LOFTS
1220 W. VLIET STREET
MILWAUKEE, WI 53205

Revisions:

Sheet Name:
ENLARGED LOWER LEVEL
PLAN - EAST

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

A1.5B

Keynote Legend	
Key Value	Keynote Text
03 53 00.01	INFILL FLOORING WHERE ESCALATOR WAS REMOVED
05 52 00.01	NEW METAL MESH PANEL SYSTEM ATTACHED TO THE EXISTING METAL TUBE GUARD/RAILING SYSTEM TO MEET CURRENT CODE REQUIREMENTS FOR FALL PROTECTION AND OPENING SPACING. IF HANDRAILS DO NOT OCCUR AT BOTH SIDES OF THE STAIRS, A NEW HANDRAIL WILL BE INSTALLED TO MEET CURRENT CODE REQUIREMENTS. ANY NEW METAL WORK WILL BE PAINTED. SEE DETAIL 8/A5.0
14 00 00.02	NEW ELEVATOR IN EXISTING SHAFT TO SERVE LOWER LEVEL TO 1ST FLOOR
22 13 16.01	TRENCH DRAIN
22 13 16.02	FLOOR DRAIN

GENERAL NOTES

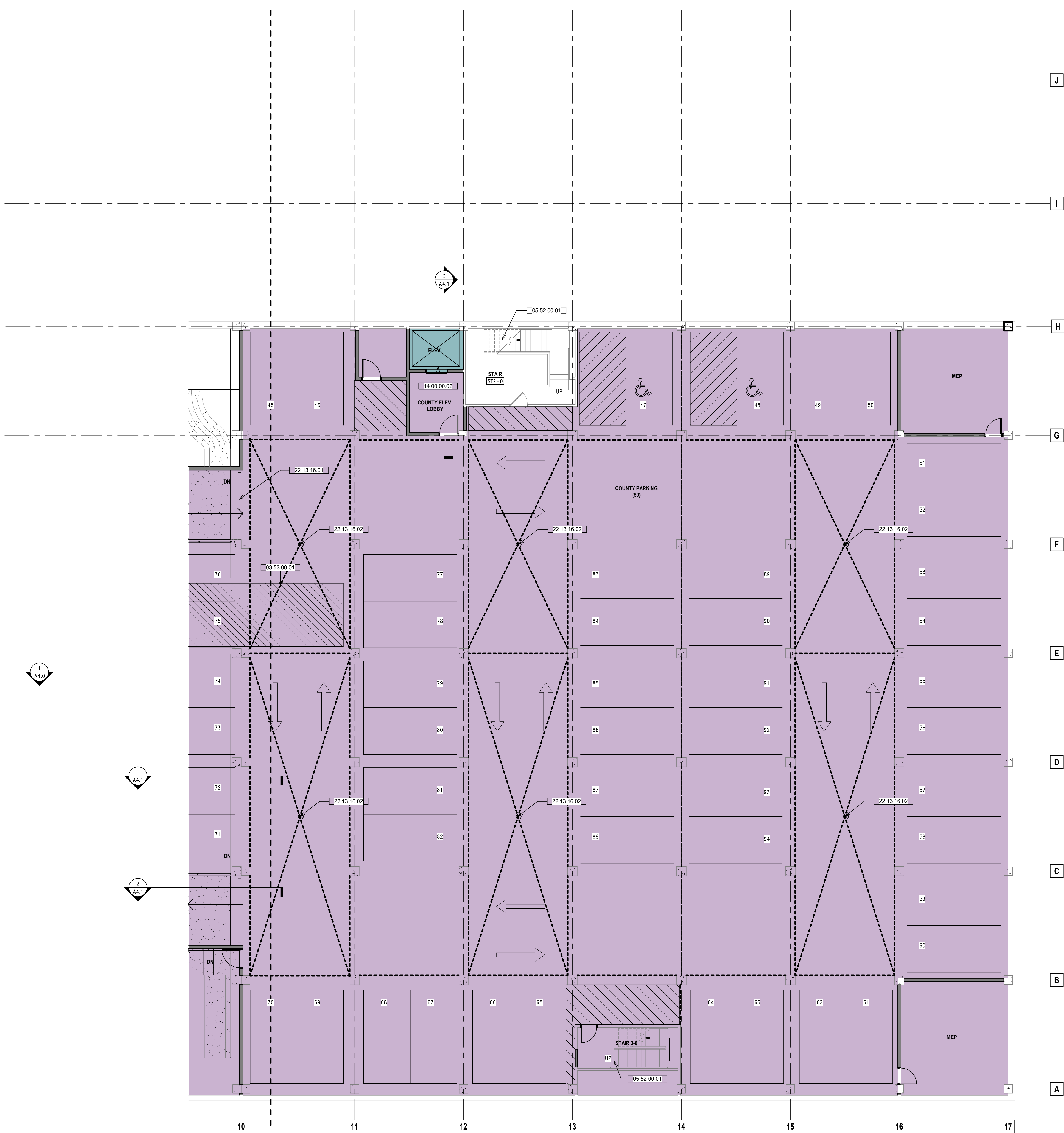
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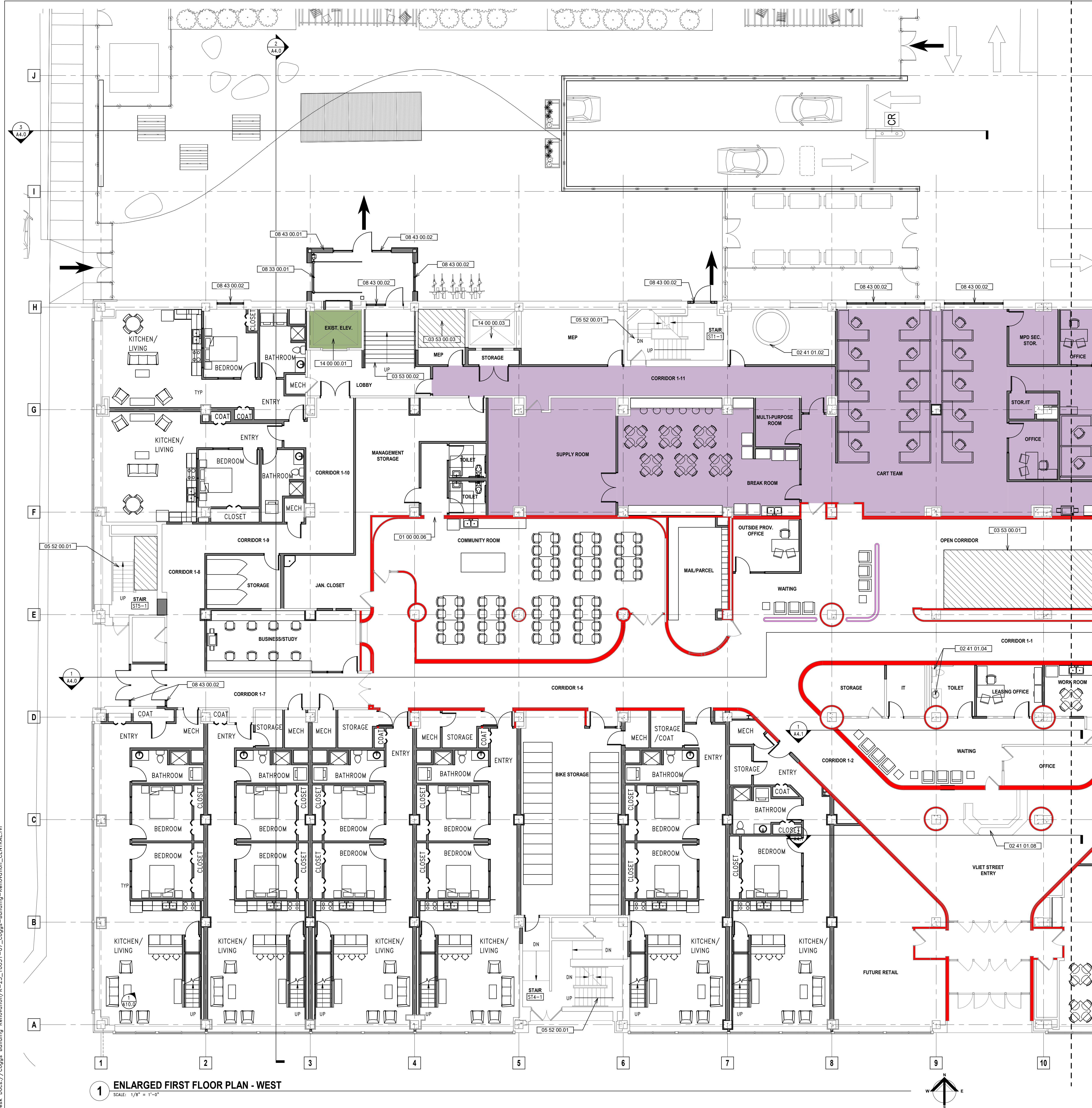
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- NEW DOORS
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- NEW MILLWORK

Department Legend

- COUNTY ELEVATOR
- MKE COUNTY



1 ENLARGED LOWER LEVEL PLAN - EAST
SCALE: 1/8" = 1'-0"



1 ENLARGED FIRST FLOOR PLAN - WEST
SCALE: 1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
01 00 00.06	NEW LINTEL AT NEW OPENING
02 41 01.02	EXISTING CHIMNEY TO REMAIN
02 41 01.04	EXISTING PLUMBING TO REMAIN
02 41 01.08	EXISTING RECEPTION DESK TO REMAIN
03 53 00.01	INFILL FLOORING WHERE ESCALATOR WAS REMOVED
03 53 00.02	NEW STAIR - CONCRETE TOPPING OVER METAL PAN
03 53 00.03	INFILL FLOORING WITH CONCRETE DECK
05 52 00.01	NEW METAL MESH PANEL SYSTEM ATTACHED TO THE EXISTING METAL TUBE GUARD/RAILING SYSTEM TO MEET CURRENT CODE REQUIREMENTS FOR FALL PROTECTION AND OPENING SPACING. IF HANDRAILS DO NOT OCCUR AT BOTH SIDES OF THE STAIRS, A NEW HANDRAIL WILL BE INSTALLED TO MEET CURRENT CODE REQUIREMENTS. ANY NEW METAL WORK WILL BE PAINTED. SEE DETAIL 8/A5.0
08 33 00.01	AUTOMATIC OVERHEAD DOOR
08 43 00.01	ALUMINUM STOREFRONT ENTRY VESTIBULE W/ PRECAST KNEE WALL AND BRICK INFILL
08 43 00.02	ALUMINUM STOREFRONT
14 00 00.01	NEW ELEVATOR IN EXISTING SHAFT TO SERVE LOWER LEVEL TO 4TH FLOOR
14 00 00.03	BASE BID: REMOVE ELEVATOR DOORS AND ABANDON EXISTING ELEVATOR IN PLACE. ALT. BID: NEW ELEVATOR IN EXISTING SHAFT TO SERVICE LOWER LEVEL TO 4TH FLOOR

UNIT MATRIX

1. BED UNITS

FIRST FLOOR	2
SECOND FLOOR	8
THIRD FLOOR	18

2. BED LOFT

FIRST FLOOR	1
SECOND FLOOR	0
THIRD FLOOR	0

2. BED UNITS

FIRST FLOOR	0
SECOND FLOOR	19
THIRD FLOOR	15

3. BED LOFT

FIRST FLOOR	5
SECOND FLOOR	0
THIRD FLOOR	0

2. BED & DEN

FIRST FLOOR	0
SECOND FLOOR	0
THIRD FLOOR	4

TOTAL UNITS:	62
TOTAL HUD UNITS:	45

Department Legend

- MKE COUNTY
- RESIDENT ELEVATOR

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Revisions:

Sheet Name:
ENLARGED FIRST FLOOR
PLAN - EAST

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

A1.6B

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CONSTRUCTION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO REMAIN - HISTORIC
- EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC
- NEW FULL HEIGHT WALLS
- EXISTING DOORS TO REMAIN
- NEW DOORS
- FURNITURE BY TENANT - FOR REFERENCE ONLY
- NEW MILLWORK

UNIT MATRIX

1. BED UNITS

FIRST FLOOR	2
SECOND FLOOR	8
THIRD FLOOR	8
TOTAL	18

2. BED LOFT

FIRST FLOOR	1
SECOND FLOOR	0
THIRD FLOOR	0
TOTAL	1

2. BED UNITS

FIRST FLOOR	0
SECOND FLOOR	19
THIRD FLOOR	15
TOTAL	34

3. BED LOFT

FIRST FLOOR	5
SECOND FLOOR	0
THIRD FLOOR	0
TOTAL	5

2. BED & DEN

FIRST FLOOR	0
SECOND FLOOR	0
THIRD FLOOR	4
TOTAL	4

TOTAL UNITS:	62
TOTAL HUD UNITS:	45

Department Legend

- COUNTY ELEVATOR
- MKE COUNTY

Keynote Legend	
Key Value	Keynote Text
01 00 00.06	NEW LINTEL AT NEW OPENING
02 41 01.09	EXISTING RAMP TO REMAIN
03 53 00.01	INFILL FLOORING WHERE ESCALATOR WAS REMOVED
05 52 00.01	NEW METAL MESH PANEL SYSTEM ATTACHED TO THE EXISTING METAL TUBE GUARD/RAILING SYSTEM TO MEET CURRENT CODE REQUIREMENTS FOR FALL PROTECTION AND OPENING SPACING. IF HANDRAILS DO NOT OCCUR AT BOTH SIDES OF THE STAIRS, A NEW HANDRAIL WILL BE INSTALLED TO MEET CURRENT CODE REQUIREMENTS. ANY NEW METAL WORK WILL BE PAINTED. SEE DETAIL 8/A5.0
08 43 00.02	ALUMINUM STOREFRONT
14 00 00.02	NEW ELEVATOR IN EXISTING SHAFT TO SERVE LOWER LEVEL TO 1ST FLOOR



1 ENLARGED FIRST FLOOR PLAN - EAST
SCALE: 1/8" = 1'-0"



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QUORUM ARCHITECTS, INC.

VLIET STREET LOFTS
1220 W. VLIET STREET
MILWAUKEE, WI 53205

Revisions:

Sheet Name:
**ENLARGED FIRST FLOOR
PLAN - LOFTS**

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

A1.6C

GENERAL NOTES

- ALL WALLS TO BE CONSTRUCTED ON COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH QUORUM ARCHITECTS.
- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO QUORUM ARCHITECTS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTORS UNFAMILIARITY WITH THE JOB SITE CONDITIONS.
- PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISHED FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD". ALLOW FOR THICKNESS OF FINISHES.
- COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- CONTRACTORS SHALL SUBMIT SHOP DRAWINGS, SAMPLES, INTERIOR AND EXTERIOR FINISHES, RELEVANT TECHNICAL DATA AND APPLICABLE CUT SHEETS TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT OF WORK.
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UNIT MATRIX

1. BED UNITS

FIRST FLOOR	2
SECOND FLOOR	8
THIRD FLOOR	8
	18

2. BED LOFT

FIRST FLOOR	1
SECOND FLOOR	0
THIRD FLOOR	0
	1

2. BED UNITS

FIRST FLOOR	0
SECOND FLOOR	19
THIRD FLOOR	15
	34

3. BED LOFT

FIRST FLOOR	5
SECOND FLOOR	0
THIRD FLOOR	0
	5

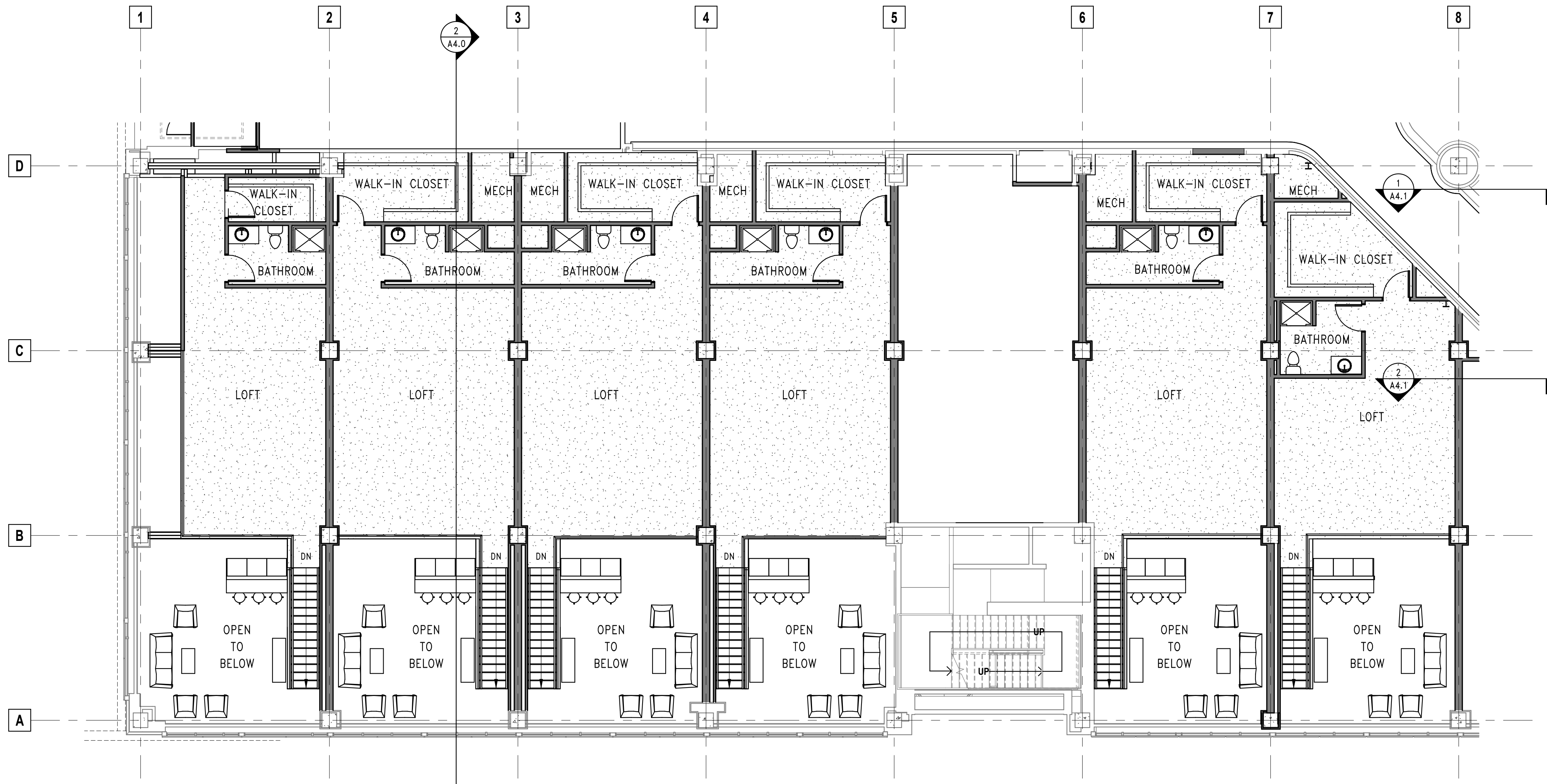
2. BED & DEN

FIRST FLOOR	0
SECOND FLOOR	0
THIRD FLOOR	4
	4

TOTAL UNITS: 62
TOTAL HUD UNITS: 45

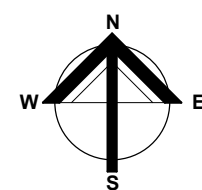
CONSTRUCTION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO REMAIN - HISTORIC
- EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC
- NEW FULL HEIGHT WALLS
- EXISTING DOORS TO REMAIN
- NEW DOORS
- FURNITURE BY TENANT - FOR REFERENCE ONLY
- NEW MILLWORK



1 ENLARGED FIRST FLOOR PLAN - LOFTS

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





1 ENLARGED SECOND FLOOR PLAN - WEST
SCALE: 1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
01 00 00.07	NEW INTERIOR LIGHTWELL
02 41 01.02	EXISTING CHIMNEY TO REMAIN
03 53 00.01	INFILL FLOORING WHERE ESCALATOR WAS REMOVED
05 52 00.01	NEW METAL MESH PANEL SYSTEM ATTACHED TO THE EXISTING METAL TUBE GUARD/RAILING SYSTEM TO MEET CURRENT CODE REQUIREMENTS FOR FALL PROTECTION AND OPENING SPACING. IF HANDRAILS DO NOT OCCUR AT BOTH SIDES OF THE STAIRS, A NEW HANDRAIL WILL BE INSTALLED TO MEET CURRENT CODE REQUIREMENTS. ANY NEW METAL WORK WILL BE PAINTED. SEE DETAIL 8/A5.0
14 00 00.01	NEW ELEVATOR IN EXISTING SHAFT TO SERVE LOWER LEVEL TO 4TH FLOOR
14 00 00.03	BASE BID: REMOVE ELEVATOR DOORS AND ABANDON EXISTING ELEVATOR IN PLACE. ALT. BID: NEW ELEVATOR IN EXISTING SHAFT TO SERVICE LOWER LEVEL TO 4TH FLOOR

UNIT MATRIX

1. BED UNITS

FIRST FLOOR	2
SECOND FLOOR	8
THIRD FLOOR	8
	18

2. BED LOFT

FIRST FLOOR	1
SECOND FLOOR	0
THIRD FLOOR	0
	1

2. BED UNITS

FIRST FLOOR	0
SECOND FLOOR	19
THIRD FLOOR	15
	34

3. BED LOFT

FIRST FLOOR	5
SECOND FLOOR	0
THIRD FLOOR	0
	5

2. BED & DEN

FIRST FLOOR	0
SECOND FLOOR	0
THIRD FLOOR	4
	4

TOTAL UNITS:	62
TOTAL HUD UNITS:	45

Department Legend

RESIDENT ELEVATOR

GENERAL NOTES

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CONSTRUCTION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO REMAIN - HISTORIC
- EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC
- NEW FULL HEIGHT WALLS
- EXISTING DOORS TO REMAIN
- NEW DOORS
- FURNITURE BY TENANT - FOR REFERENCE ONLY
- NEW MILLWORK



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QUORUM ARCHITECTS, INC.

VLIET STREET LOFTS

1220 W. VLIET STREET
MILWAUKEE, WI 53205

Revisions:

Sheet Name:
**ENLARGED SECOND FLOOR
PLAN - WEST**

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

A1.7A



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MILWAUKEE, WI 53205

Revisions:

Sheet Name:
**ENLARGED SECOND FLOOR
PLAN - EAST**

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

A1.7B

Keynote Legend	
Key Value	Keynote Text
03 53 00.01	INFILL FLOORING WHERE ESCALATOR WAS REMOVED
05 52 00.01	NEW METAL MESH PANEL SYSTEM ATTACHED TO THE EXISTING METAL TUBE GUARD/RAILING SYSTEM TO MEET CURRENT CODE REQUIREMENTS FOR FALL PROTECTION AND OPENING SPACING. IF HANDRAILS DO NOT OCCUR AT BOTH SIDES OF THE STAIRS, A NEW HANDRAIL WILL BE INSTALLED TO MEET CURRENT CODE REQUIREMENTS. ANY NEW METAL WORK WILL BE PAINTED. SEE DETAIL 8/A5.0

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UNIT MATRIX

1. BED UNITS

FIRST FLOOR	2
SECOND FLOOR	8
THIRD FLOOR	8
	18

2. BED LOFT	1
FIRST FLOOR	0
SECOND FLOOR	0
THIRD FLOOR	0
	1

2. BED UNITS	0
FIRST FLOOR	19
SECOND FLOOR	15
THIRD FLOOR	34

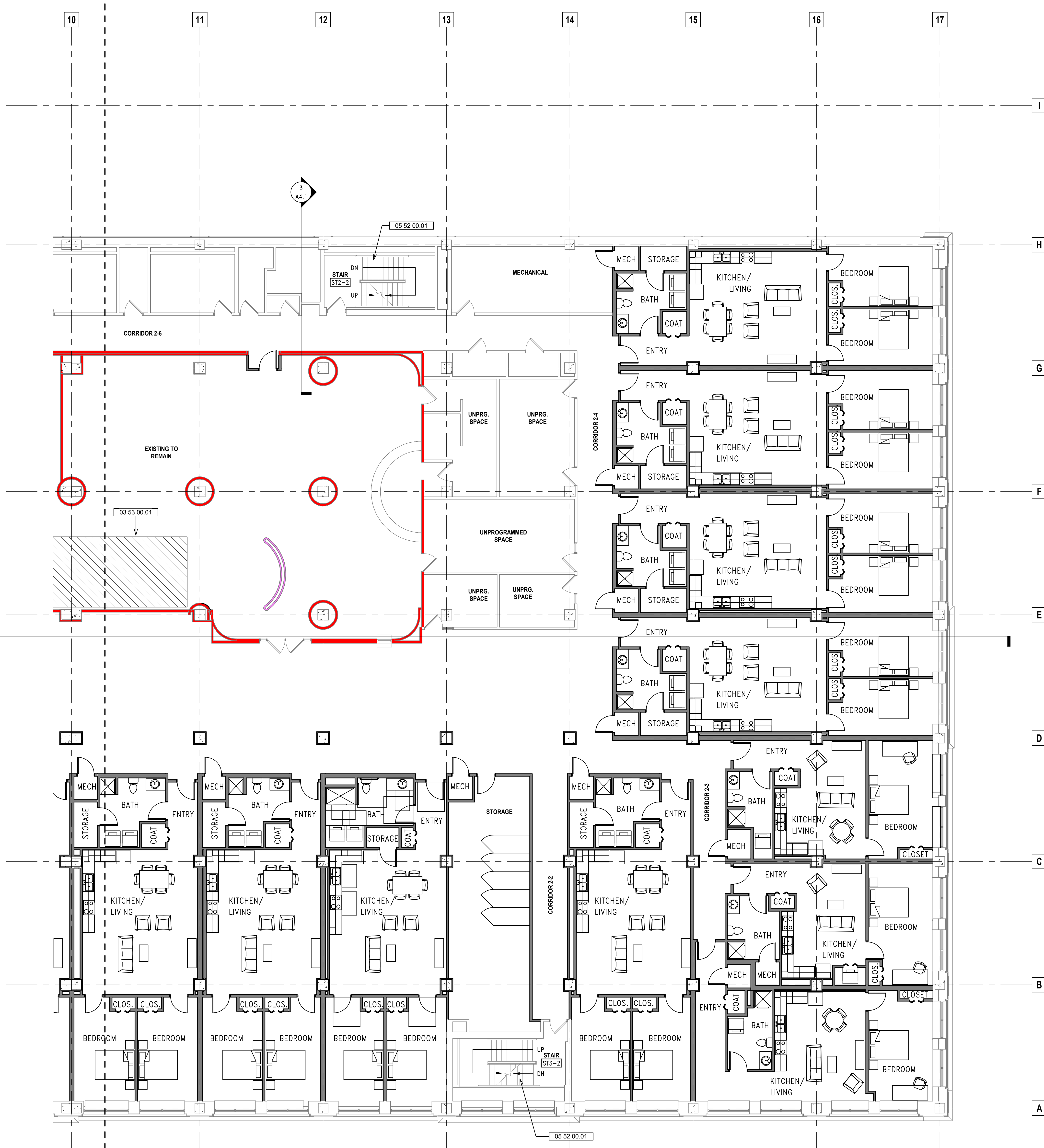
3. BED LOFT	5
FIRST FLOOR	0
SECOND FLOOR	0
THIRD FLOOR	0
	5

2. BED & DEN	0
FIRST FLOOR	0
SECOND FLOOR	4
THIRD FLOOR	4

TOTAL UNITS:	62
TOTAL HUD UNITS:	45

CONSTRUCTION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO REMAIN - HISTORIC
- EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC
- NEW FULL HEIGHT WALLS
- EXISTING DOORS TO REMAIN
- NEW DOORS
- FURNITURE BY TENANT - FOR REFERENCE ONLY
- NEW MILLWORK



1 ENLARGED SECOND FLOOR PLAN - EAST

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



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MILWAUKEE, WI 53205

Revisions:

Sheet Name:

ENLARGED THIRD FLOOR
PLAN - WEST

Date:

2025/05/07

Drawn By:

ECH/TL

Project No.:

10031.07

Sheet No.

A1.8A

GENERAL NOTES

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- FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED BY THE GENERAL CONTRACTOR AS REQUIRED BY CODE.

CONSTRUCTION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO REMAIN - HISTORIC
- EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC
- NEW FULL HEIGHT WALLS
- EXISTING DOORS TO REMAIN
- NEW DOORS
- FURNITURE BY TENANT - FOR REFERENCE ONLY
- NEW MILLWORK

Keynote Legend

Key Value	Keynote Text
01 00 00.06	NEW LINTEL AT NEW OPENING
01 00 00.07	NEW INTERIOR LIGHTWELL
02 41 01.02	EXISTING CHIMNEY TO REMAIN
03 53 00.01	INFILL FLOORING WHERE ESCALATOR WAS REMOVED
05 52 00.01	NEW METAL MESH PANEL SYSTEM ATTACHED TO THE EXISTING METAL TUBE GUARD/RAILING SYSTEM TO MEET CURRENT CODE REQUIREMENTS FOR FALL PROTECTION AND OPENING SPACING. IF HANDRAILS DO NOT OCCUR AT BOTH SIDES OF THE STAIRS, A NEW HANDRAIL WILL BE INSTALLED TO MEET CURRENT CODE REQUIREMENTS. ANY NEW METAL WORK WILL BE PAINTED. SEE DETAIL 8/A5.0
14 00 00.01	NEW ELEVATOR IN EXISTING SHAFT TO SERVE LOWER LEVEL TO 4TH FLOOR
14 00 00.03	BASE BID: REMOVE ELEVATOR DOORS AND ABANDON EXISTING ELEVATOR IN PLACE. ALT. BID: NEW ELEVATOR IN EXISTING SHAFT TO SERVICE LOWER LEVEL TO 4TH FLOOR

UNIT MATRIX

1. BED UNITS

FIRST FLOOR	2
SECOND FLOOR	8
THIRD FLOOR	8
TOTAL	18

2. BED LOFT	1
FIRST FLOOR	0
SECOND FLOOR	0
THIRD FLOOR	0
TOTAL	1

2. BED UNITS

FIRST FLOOR	0
SECOND FLOOR	19
THIRD FLOOR	15
TOTAL	34

3. BED LOFT	5
FIRST FLOOR	0
SECOND FLOOR	0
THIRD FLOOR	0
TOTAL	5

2. BED & DEN

FIRST FLOOR	0
SECOND FLOOR	0
THIRD FLOOR	4
TOTAL	4

TOTAL UNITS:	62
TOTAL HUD UNITS:	45

Department Legend

RESIDENT ELEVATOR



1 ENLARGED THIRD FLOOR PLAN - WEST

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



VLIET STREET LOFTS

1220 W. VLIET STREET
MILWAUKEE, WI 53205

visions:

Sheet Name:
**ENLARGED THIRD FLOOR
PLAN - EAST**

Date: 2025/05/07

Drawn By: ECH/TI

Project No.: 10031.07

Sheet No.

A1.8B

GENERAL NOTES

1. ALL WALLS TO BE CONSTRUCTED ON COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH QUORUM ARCHITECTS.
3. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO QUORUM ARCHITECTS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTORS UNFAMILIARITY WITH THE JOB SITE CONDITIONS.
4. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISHED FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD", ALLOW FOR THICKNESS OF FINISHES.
5. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
6. CONTRACTORS SHALL SUBMIT SHOP DRAWINGS, SAMPLES, INTERIOR AND EXTERIOR FINISHES, RELEVANT TECHNICAL DATA AND APPLICABLE CUT SHEETS TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT OF WORK.
7. VOICE AND DATA CABLING BY TENANT.
8. FURNITURE IS SHOWN FOR REFERENCE ONLY.
9. ALL NEWLY CONSTRUCTED ROOMS OR OFFICES SHALL INCLUDE PROVISIONS FOR ADEQUATE POWER AND VOICE/DATA OUTLETS.
10. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL OBTAIN A COPY OF ANY CITY, STATE OR FEDERAL CODES OR REGULATIONS WHICH HAVE JURISDICTION OVER THIS WORK AND AS CALLED OUT IN THESE PLANS. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTOR'S UNFAMILIARITY WITH THESE REGULATIONS AND CODES.
11. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
12. ALL CONTRACTORS SHALL SECURE AND PAY FOR ALL REQUIRED APPROVALS, PERMITS, FEES AND LICENSES AS IT APPLIES TO HIS/HER DISCIPLINE PRIOR TO ANY EXECUTION OF WORK.
13. THE DESIGN OF THE HEATING/VENTILATION & AIR CONDITIONING, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE HVAC SYSTEM, IS THE RESPONSIBILITY OF THE HVAC CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
14. THE DESIGN OF ALL ELECTRICAL WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE ELECTRICAL/LIGHTING SYSTEM, IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
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19. EACH CONTRACTOR IS RESPONSIBLE FOR DAMAGING AND REPAIRING ANY CONSTRUCTION OR PATCH THAT RESULTS FROM THEIR CONSTRUCTION PORTION OR TRADE. PROVIDE A "LIKE NEW FINISH" AS REQUIRED.
20. EACH CONTRACTOR SHALL PROVIDE ADEQUATE, NECESSARY AND REQUIRED BARRICADES, FENCES AND SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S SAFETY AT THE SITE. GENERAL CONTRACTOR SHALL PROVIDE ANY AND ALL TEMPORARY BARRICADES AND DUST BARRIERS AS REQUESTED BY THE OWNER.
21. FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED BY THE GENERAL CONTRACTOR AS REQUIRED BY CODE.

CONSTRUCTION LEGEND

- | | |
|---|--|
|  | EXISTING WALLS TO REMAIN |
|  | EXISTING WALLS TO REMAIN – HISTORIC |
|  | EXISTING PARTIAL HEIGHT WALLS TO REMAIN – HISTORIC |
|  | NEW FULL HEIGHT WALLS |
|  | EXISTING DOORS TO REMAIN |
|  | NEW DOORS |
|  | FURNITURE BY TENANT – FOR REFERENCE ONLY |
|  | NEW MILLWORK |



1 BED UNITS

FIRST FLOOR	2
SECOND FLOOR	8
THIRD FLOOR	8
	18

<u>2 BED LOFT</u>	
FIRST FLOOR	1
SECOND FLOOR	0
<u>THIRD FLOOR</u>	<u>0</u>
	1

<u>2 BED UNITS</u>	
FIRST FLOOR	0
SECOND FLOOR	19

THIRD FLOOR	15
	34
3 BED LOFT	
FIRST FLOOR	5
SECOND FLOOR	0

THIRD FLOOR	0
	5
2 BED & DEN	

FIRST FLOOR	0
SECOND FLOOR	0
THIRD FLOOR	4
	4

TOTAL UNITS:	62
TOTAL HUD UNITS:	45

ENLARGED THIRD FLOOR PLAN - EAST

SCALE: $1/8" = 1'-0"$

5/7/2025 12:38:47 PM Autodesk Docs://Coggs Building Renovation/R-23_10031-07_Coggs-Building-Renovation-CENTRAL.rvt

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& COMPANY

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MILWAUKEE, WI 53205

Revisions:

Sheet Name:

ENLARGED ROOF PLAN -
WEST

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

A1.9A

Keynote Legend	
Key Value	Keynote Text
01 00 00.08	NEW SKYLIGHT
02 41 01.02	EXISTING CHIMNEY TO REMAIN
05 52 00.01	NEW METAL MESH PANEL SYSTEM ATTACHED TO THE EXISTING METAL TUBE GUARD/RAILING SYSTEM TO MEET CURRENT CODE REQUIREMENTS FOR FALL PROTECTION AND OPENING SPACING. IF HANDRAILS DO NOT OCCUR AT BOTH SIDES OF THE STAIRS, A NEW HANDRAIL WILL BE INSTALLED TO MEET CURRENT CODE REQUIREMENTS. ANY NEW METAL WORK WILL BE PAINTED. SEE DETAIL 8/A5.0
14 00 00.01	NEW ELEVATOR IN EXISTING SHAFT TO SERVE LOWER LEVEL TO 4TH FLOOR
14 00 00.03	BASE BID: REMOVE ELEVATOR DOORS AND ABANDON EXISTING ELEVATOR IN PLACE. ALT. BID: NEW ELEVATOR IN EXISTING SHAFT TO SERVICE LOWER LEVEL TO 4TH FLOOR
23 09 33.01	ROOFTOP AIR CONDENSER

GENERAL NOTES

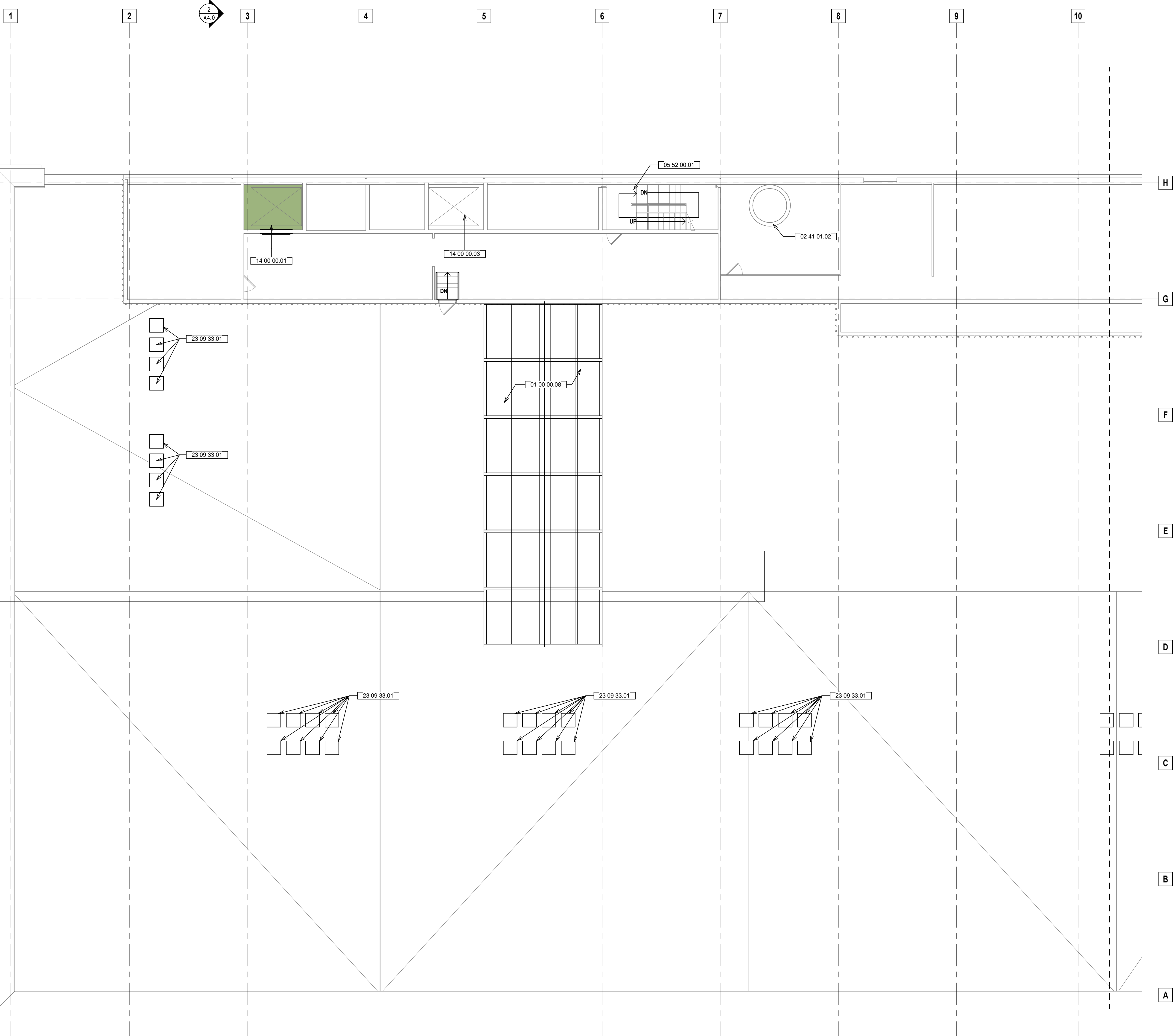
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Department Legend

RESIDENT ELEVATOR

CONSTRUCTION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO REMAIN - HISTORIC
- EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC
- NEW FULL HEIGHT WALLS
- EXISTING DOORS TO REMAIN
- NEW DOORS
- FURNITURE BY TENANT - FOR REFERENCE ONLY
- NEW MILLWORK



1 ENLARGED ROOF PLAN - WEST

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



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QUORUM ARCHITECTS, INC.

VLIET STREET LOFTS
1220 W. VLIET STREET
MILWAUKEE, WI 53205

Revisions:

Sheet Name:

**ENLARGED ROOF PLAN -
EAST**

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

A1.9B

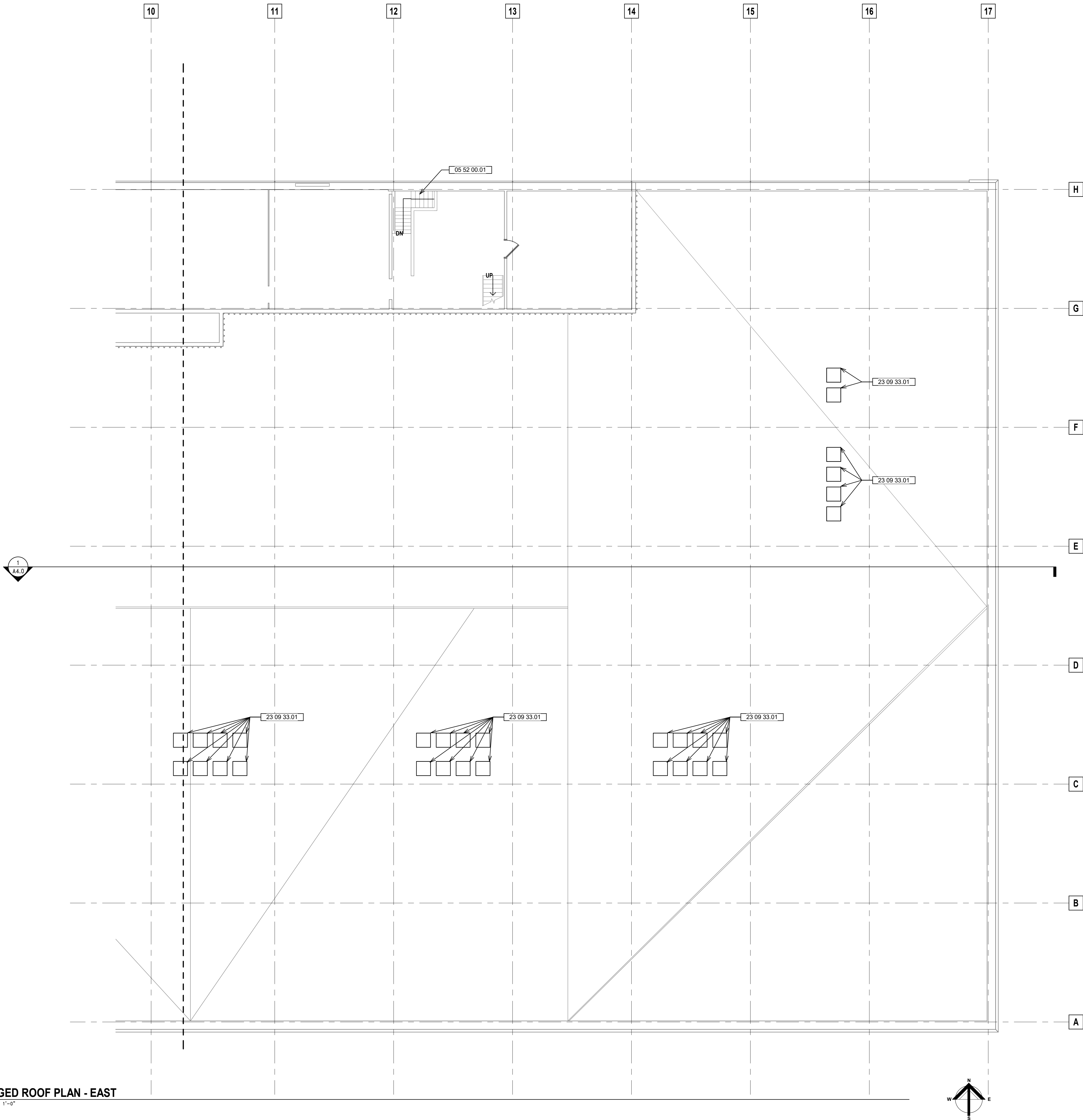
Keynote Legend	
Key Value	Keynote Text
05 52 00.01	NEW METAL MESH PANEL SYSTEM ATTACHED TO THE EXISTING METAL TUBE GUARD/RAILING SYSTEM TO MEET CURRENT CODE REQUIREMENTS FOR FALL PROTECTION AND OPENING SPACING. IF HANDRAILS DO NOT OCCUR AT BOTH SIDES OF THE STAIRS, A NEW HANDRAIL WILL BE INSTALLED TO MEET CURRENT CODE REQUIREMENTS. ANY NEW METAL WORK WILL BE PAINTED. SEE DETAIL 8/A5.0
23 09 33.01	ROOFTOP AIR CONDENSER

GENERAL NOTES

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CONSTRUCTION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO REMAIN - HISTORIC
- EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC
- NEW FULL HEIGHT WALLS
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- NEW DOORS
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- NEW MILLWORK



1 ENLARGED ROOF PLAN - EAST

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



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1220 W. VLIET STREET
MILWAUKEE, WI 53205

Revisions:

Sheet Name:

**ENLARGED ROOF PLAN -
PENTHOUSE**

Date: 2025/05/07

Drawn By: ECH

Project No.: 10031.07

Sheet No.

A1.9C

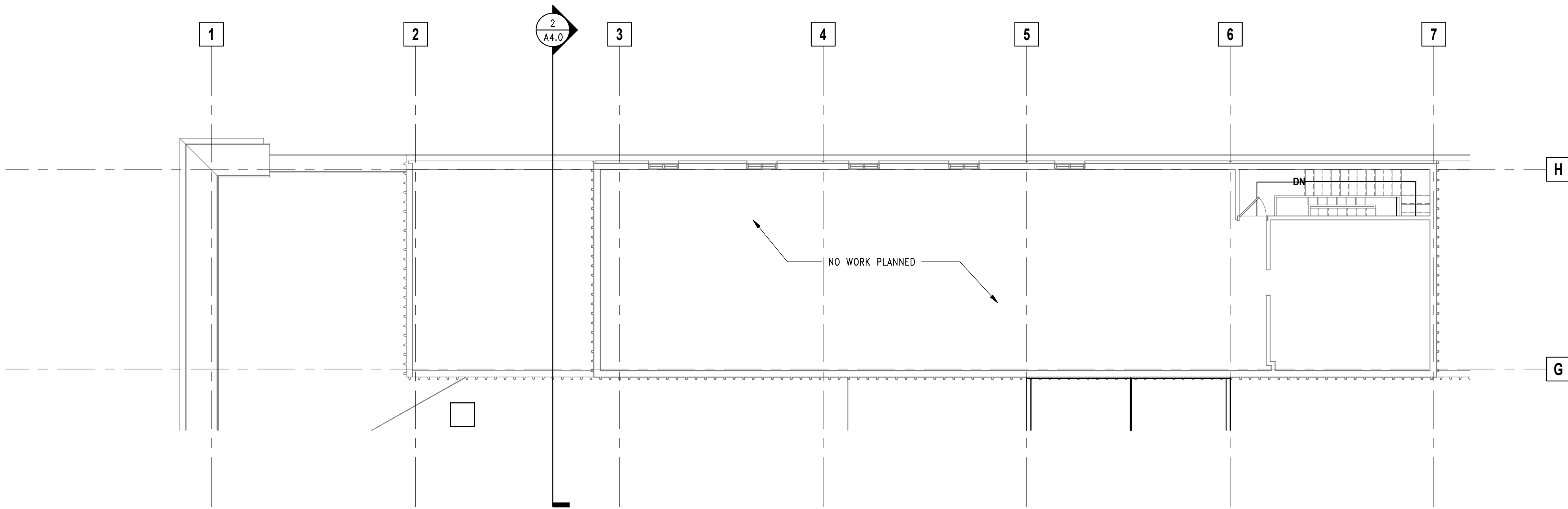
Keynote Legend	
Key Value	Keynote Text

GENERAL NOTES

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- THE DESIGN OF ALL ELECTRICAL WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE ELECTRICAL/LIGHTING WORK, IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE DESIGN OF ALL PLUMBING WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE PLUMBING, IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL COORDINATION OF THE WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE DESIGN OF ALL FIRE PROTECTION WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE FIRE PROTECTION SYSTEM, IS THE RESPONSIBILITY OF THE FIRE PROTECTION CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL WORK IS TO BE COMPLETED USING ACCEPTABLE CONSTRUCTION PRACTICES AND QUALITY MATERIALS. IF QUESTIONS ARISE AS TO THE SPECIFIC MATERIALS TO BE USED, THE CONTRACTOR MAY PRESENT SUBSTITUTIONS TO THE OWNER AND ARCHITECT FOR THEIR REVIEW AND APPROVAL. ANY SUBSTITUTIONS MUST BE APPROVED BY THE OWNER AND ARCHITECT.
- WORK INVOLVING SHUTDOWN ON ANY PRESENTLY OPERATING SERVICES SHALL BE DONE AT SUCH A TIME THAT WILL MINIMIZE ANY INCONVENIENCE TO THE OWNER AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO DO SUCH WORK AS DIRECTED BY AND VERIFIED WITH OWNER.
- EACH CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING ANY CONSTRUCTION OR DAMAGE THAT RESULTS FROM THEIR CONTRACTED PORTION OR TRADE. PROVIDE A "LIKE NEW FINISH" AS REQUIRED.
- EACH CONTRACTOR SHALL PROVIDE ADEQUATE, NECESSARY AND REQUIRED BARRICADES, FENCES AND SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S SAFETY NEAR THE SITE. GENERAL CONTRACTOR SHALL PROVIDE ANY AND ALL TEMPORARY BARRICADES AND DUST BARRIERS AS REQUESTED BY THE OWNER.
- FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED BY THE GENERAL CONTRACTOR AS REQUIRED BY CODE.

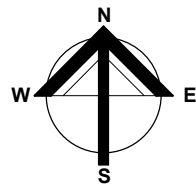
CONSTRUCTION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO REMAIN - HISTORIC
- EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC
- NEW FULL HEIGHT WALLS
- EXISTING DOORS TO REMAIN
- NEW DOORS
- FURNITURE BY TENANT - FOR REFERENCE ONLY
- NEW MILLWORK



1 ENLARGED ROOF PLAN - PENTHOUSE

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





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Sheet Name:
LOWER LEVEL REFLECTED
CEILING PLAN

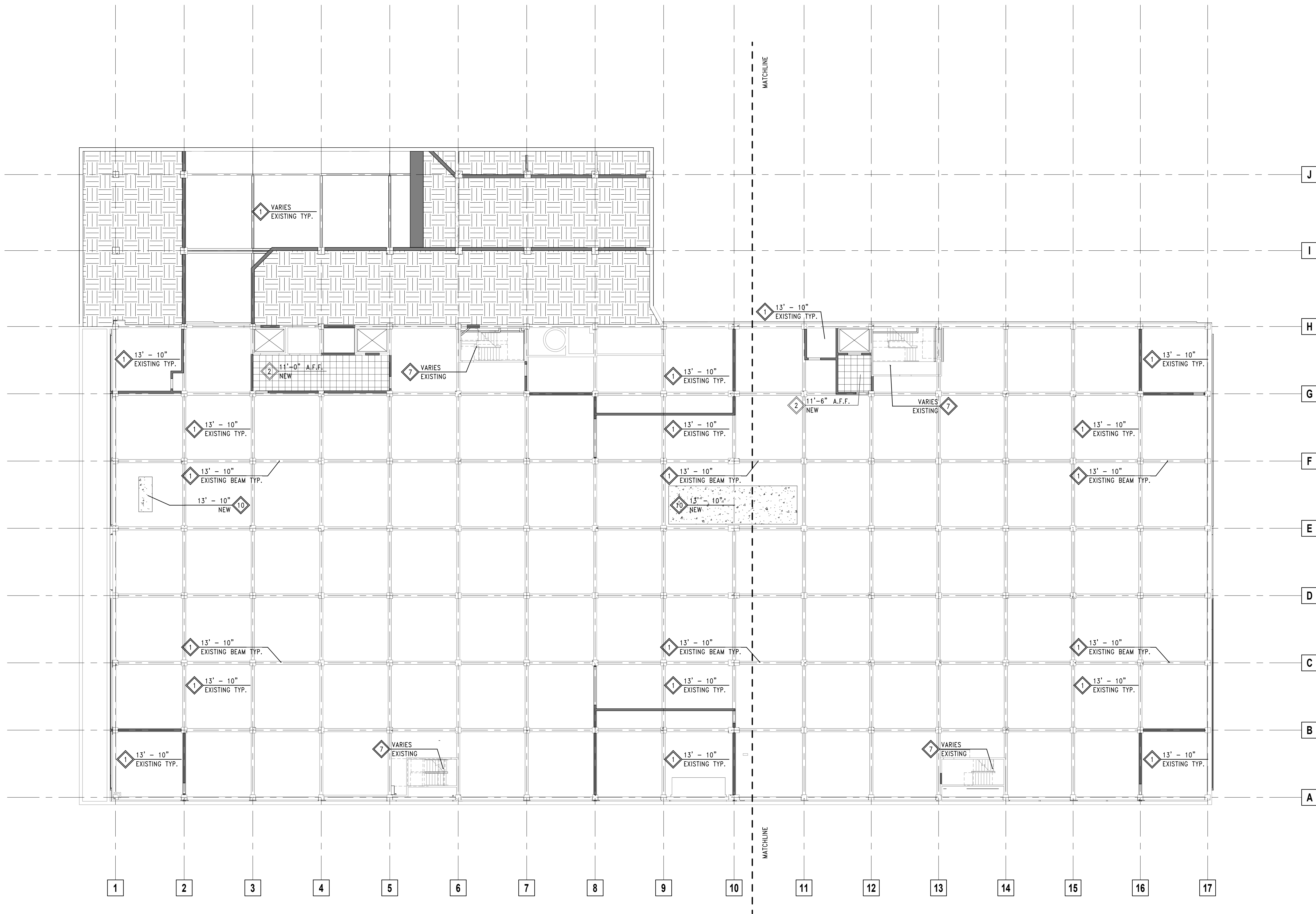
Date: 2025/05/07

Drawn By: TL

Project No.: 10031.07

Sheet No.

A2.0



CEILING TYPES

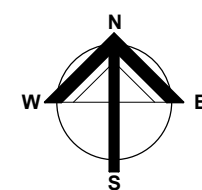
- | # | HEIGHT A.F.F. | EXISTING |
|-----|--|----------|
| 1. | OPEN TO EXISTING STRUCTURE ABOVE | |
| 2. | 2x2 LAY-IN ACOUSTICAL CEILING TILE - SEE FINISH SCHEDULE. | |
| 3. | 2x2 LAY-IN VINYL COATED GYP. BOARD CEILING TILE - SEE FINISH SCHEDULE. | |
| 4. | 5/8" GYPSUM BOARD ON CHICAGO GRID. | |
| 5. | 5/8" GYPSUM BOARD ON 1-1/2" METAL CHANNELS | |
| 6. | 5/8" MOISTURE RESISTANT BOARD ON CHICAGO GRID. | |
| 7. | EXISTING GYPSUM BOARD SOFFIT. | |
| 8. | OPEN TO ABOVE. | |
| 9. | EXISTING GYPSUM BOARD CEILING. | |
| 10. | CONCRETE INFILL MATCH EXISTING | |

GENERAL CEILING NOTES

- MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION BY DESIGN / BUILD CONTRACTOR.
- ELECTRICAL DESIGN/BUILD CONTRACTOR SHALL PROVIDE SWITCHING FOR EACH ROOM AND LIGHTING CONTROL AS REQUIRED TO COMPLY WITH STATE ENERGY CODE AND SHALL PROVIDE STAMPED LIGHTING LOAD CALCULATIONS AND DOCUMENTATION FOR CODE REVIEW. SUBMIT FOR LANDLORD REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- ELECTRICAL DESIGN/BUILD CONTRACTORS TO PROVIDE LIGHT FIXTURES ON BUILDING EMERGENCY CIRCUIT PER LOCAL CODE.

1 LOWER LEVEL REFLECTED CEILING PLAN

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





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Revisions:

Sheet Name:
FIRST FLOOR REFLECTED
CEILING PLAN

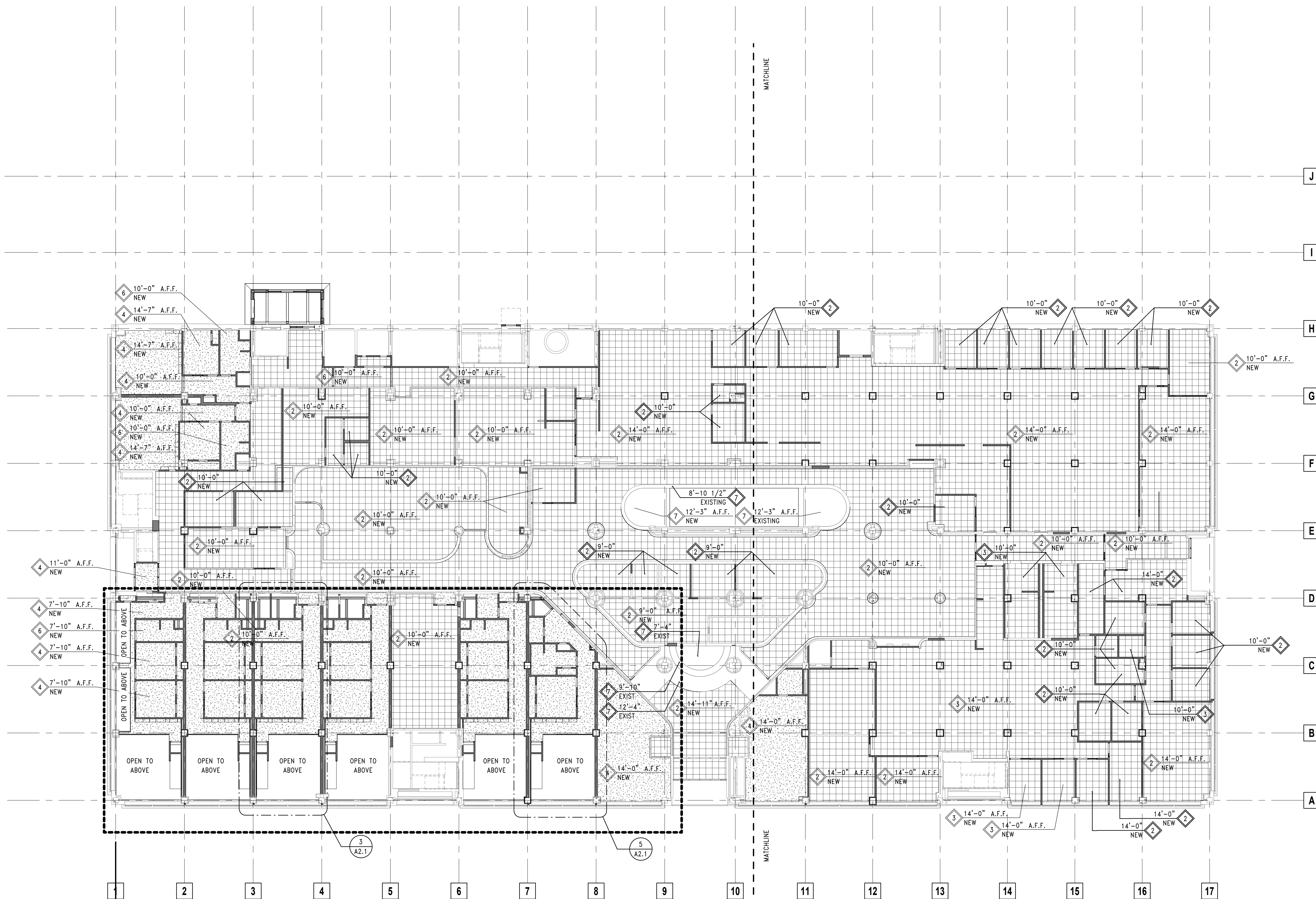
Date: 2025/05/07

Drawn By: TL

Project No.: 10031.07

Sheet No.

A2.1



CEILING TYPES

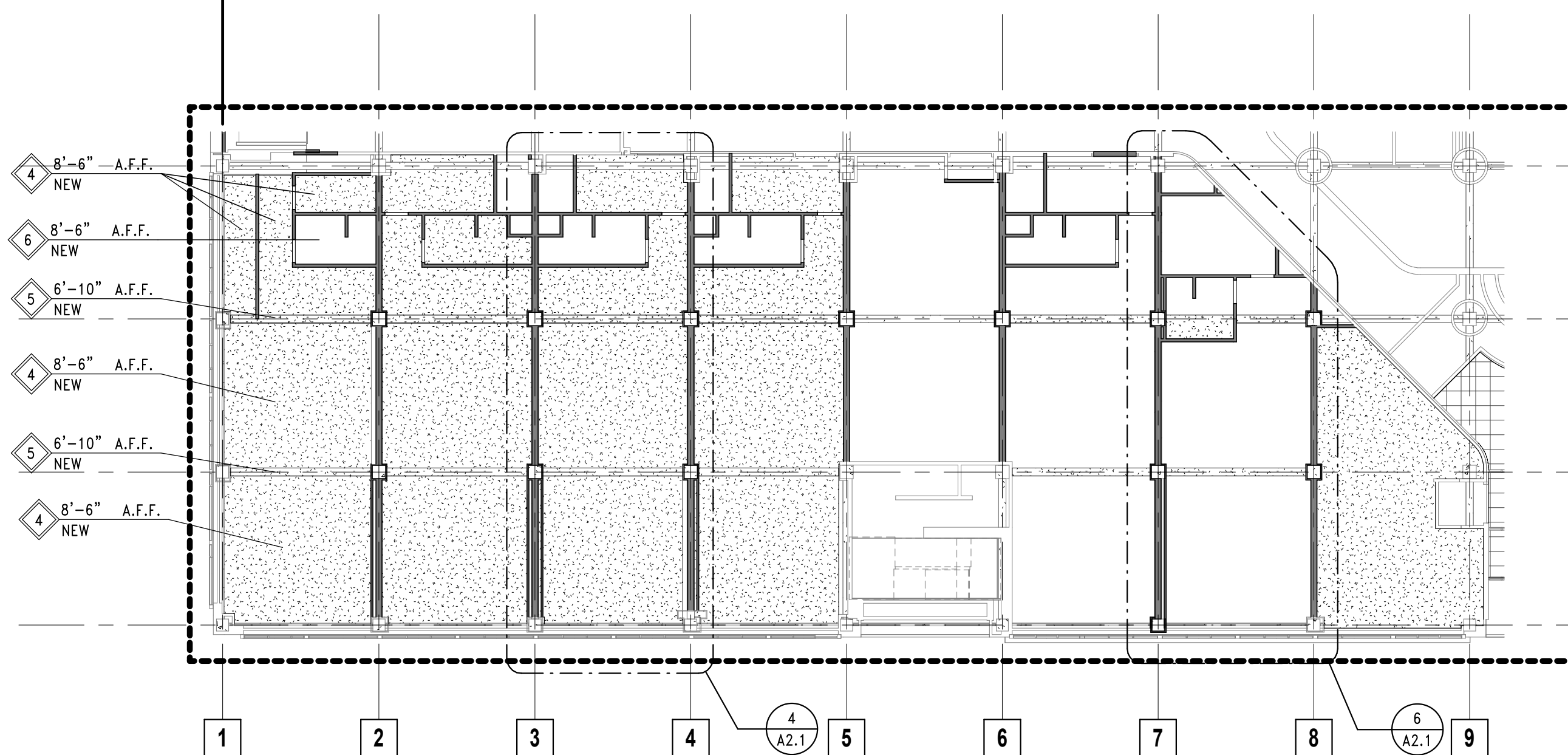
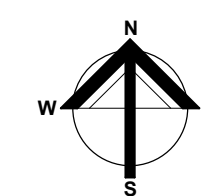
- | # | HEIGHT A.F.F. | EXISTING |
|-----|--|----------|
| 1. | OPEN TO EXISTING STRUCTURE ABOVE | |
| 2. | 2x2 LAY-IN ACOUSTICAL CEILING TILE - SEE FINISH SCHEDULE. | |
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| 5. | 5/8" GYPSUM BOARD ON 1-1/2" METAL CHANNELS | |
| 6. | 5/8" MOISTURE RESISTANT BOARD ON CHICAGO GRID. | |
| 7. | EXISTING GYPSUM BOARD SOFFIT. | |
| 8. | OPEN TO ABOVE. | |
| 9. | EXISTING GYPSUM BOARD CEILING. | |
| 10. | CONCRETE INFILL MATCH EXISTING | |

GENERAL CEILING NOTES

- MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION BY DESIGN / BUILD CONTRACTOR.
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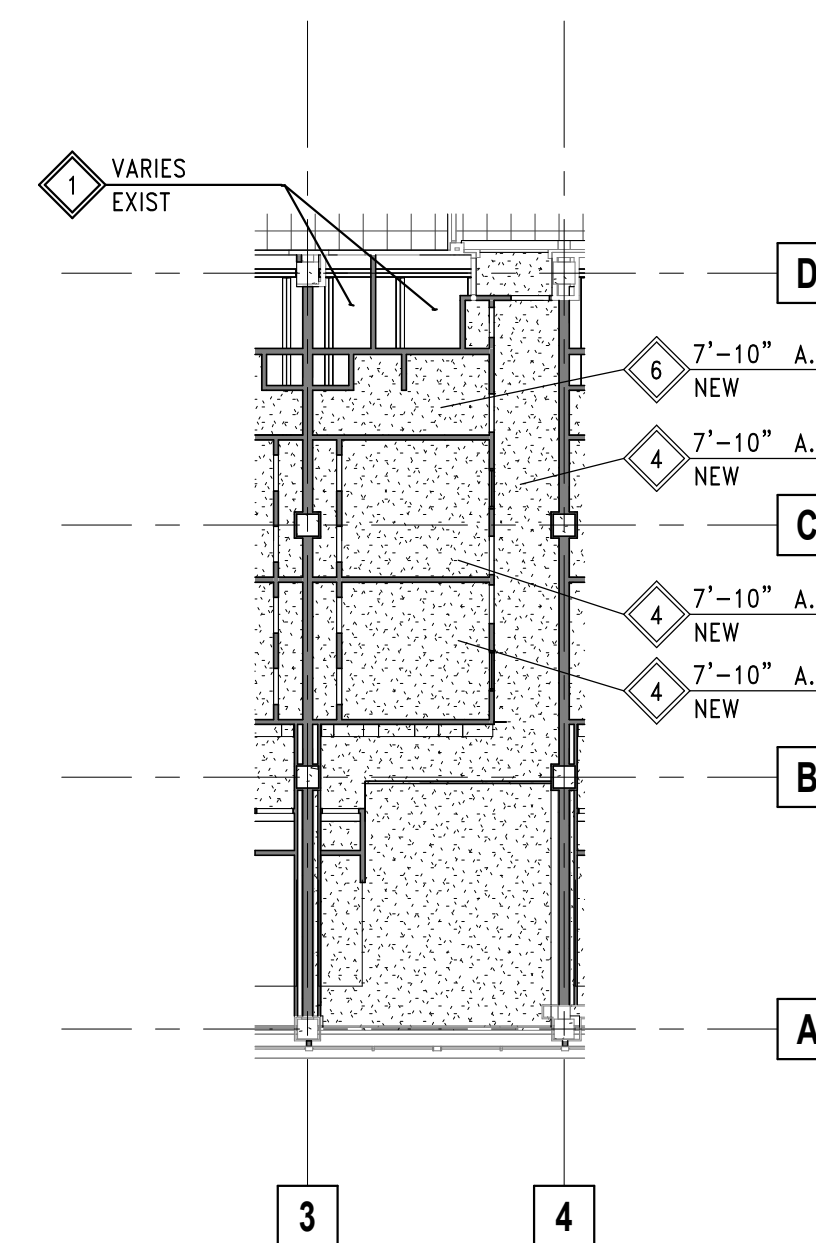
1 FIRST FLOOR REFLECTED CEILING PLAN

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



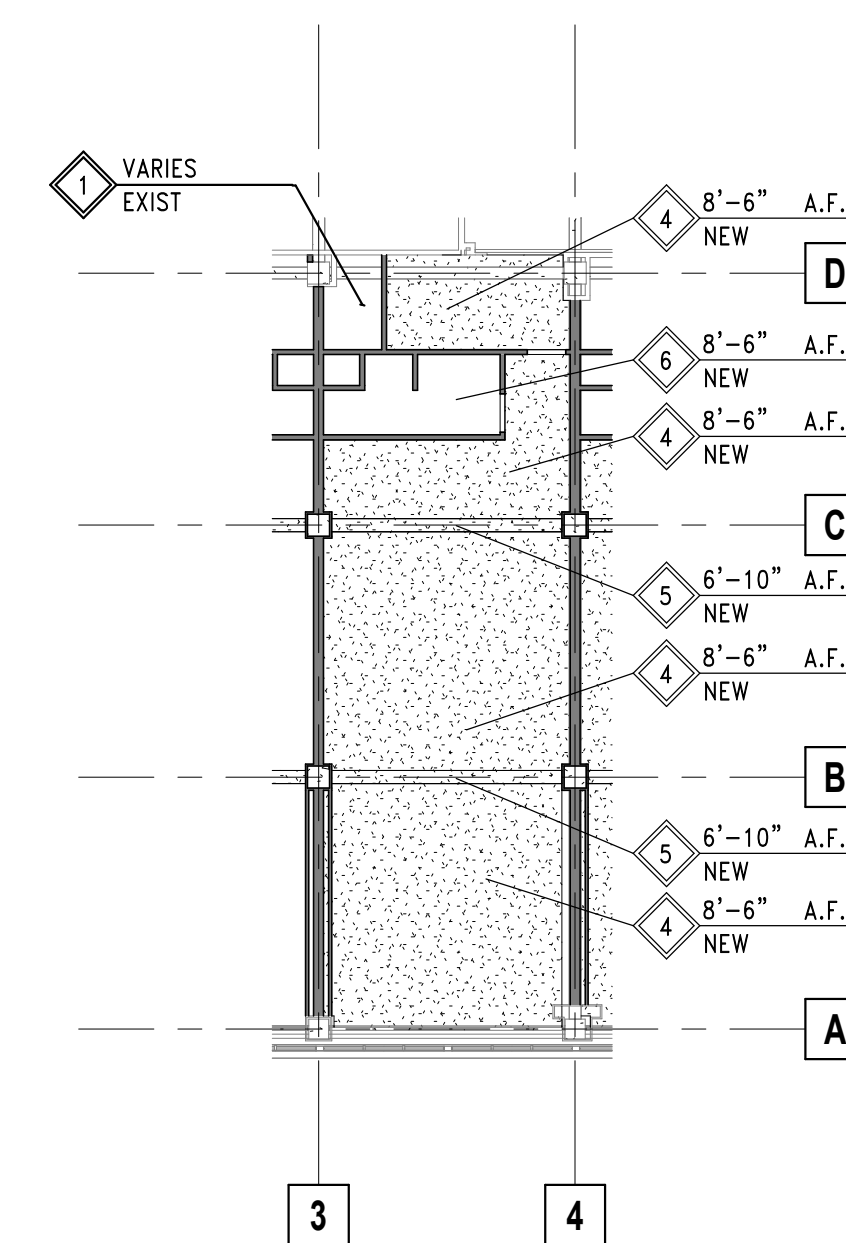
2 FIRST FLOOR - LOFT REFLECTED CEILING PLAN

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



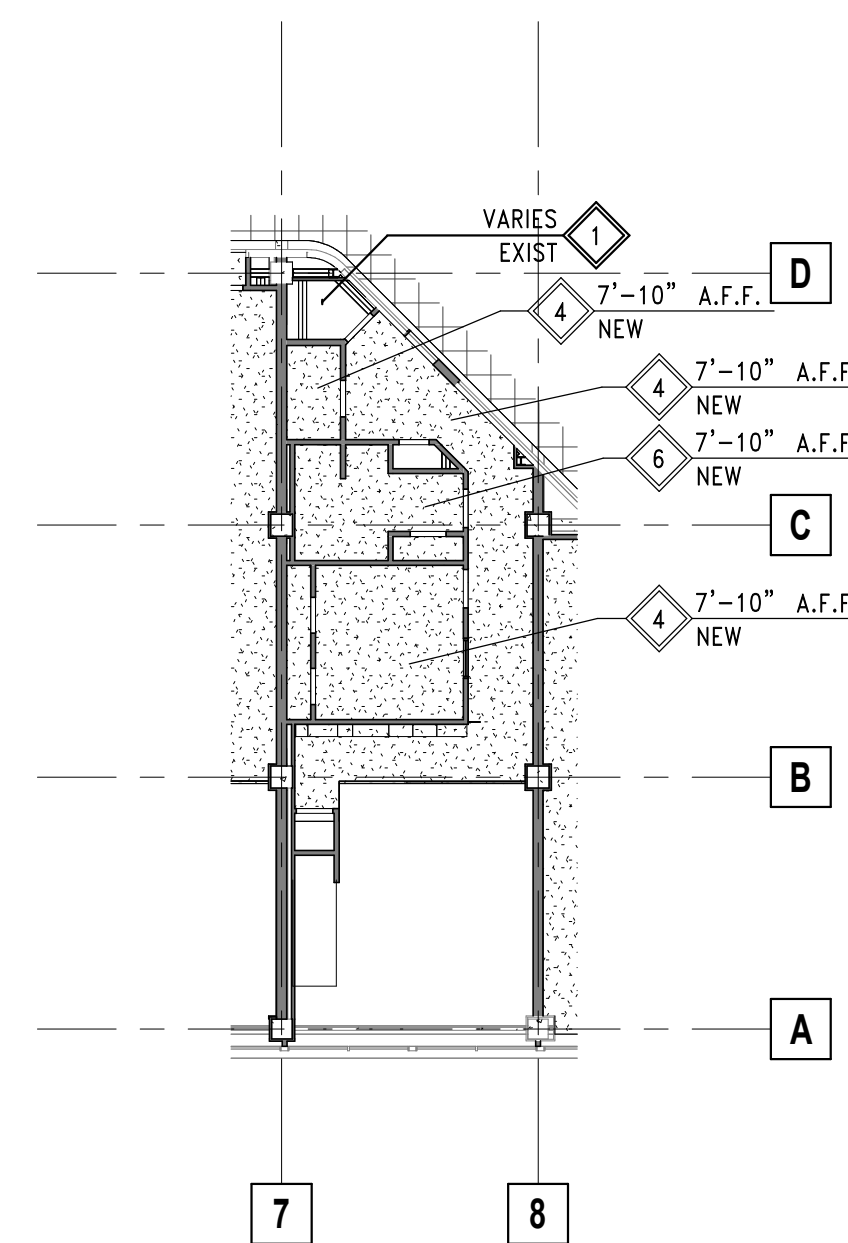
3 UNIT 108-111 FIRST FLOOR REFLECTED CEILING PLAN

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



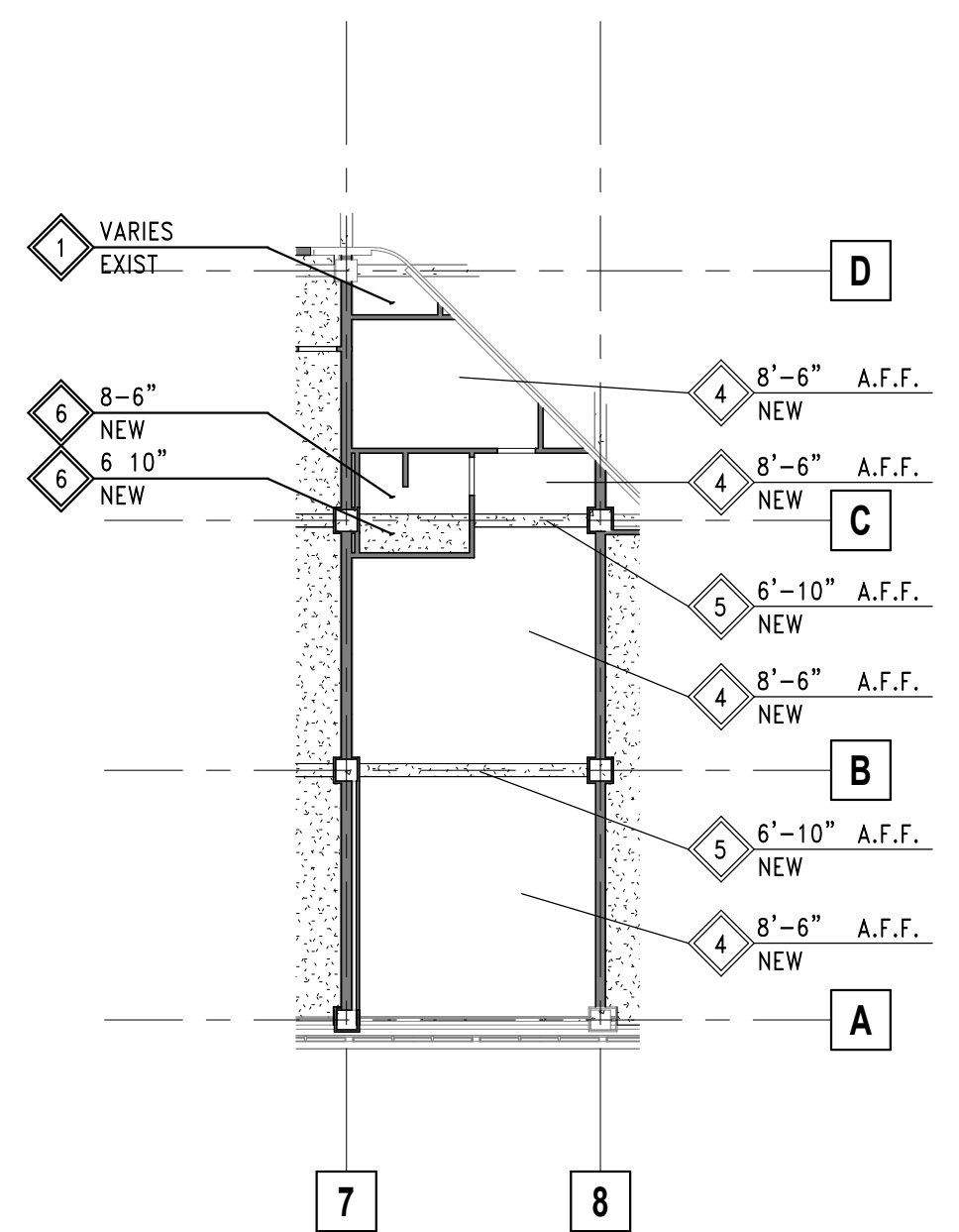
4 UNIT 108-111 FIRST FLOOR LOFT REFLECTED CEILING PLAN

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



5 UNIT 107 FIRST FLOOR REFLECTED CEILING PLAN

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



6 UNIT 107 FIRST FLOOR LOFT REFLECTED CEILING PLAN

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



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Revisions:

Sheet Name:
SECOND FLOOR REFLECTED
CEILING PLAN

Date: 2025/05/07

Drawn By: TL

Project No.: 10031.07

Sheet No.

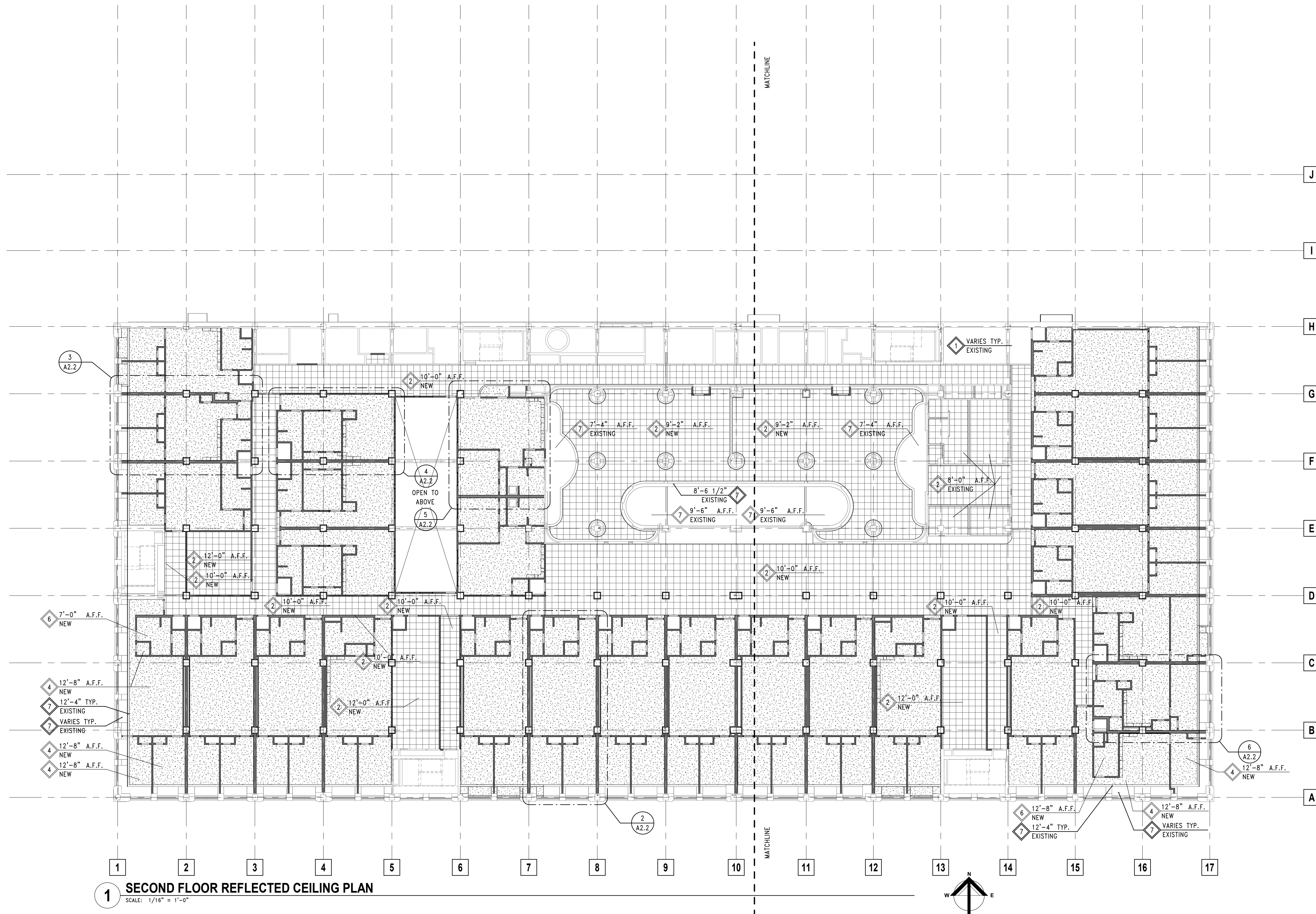
A2.2

CEILING TYPES

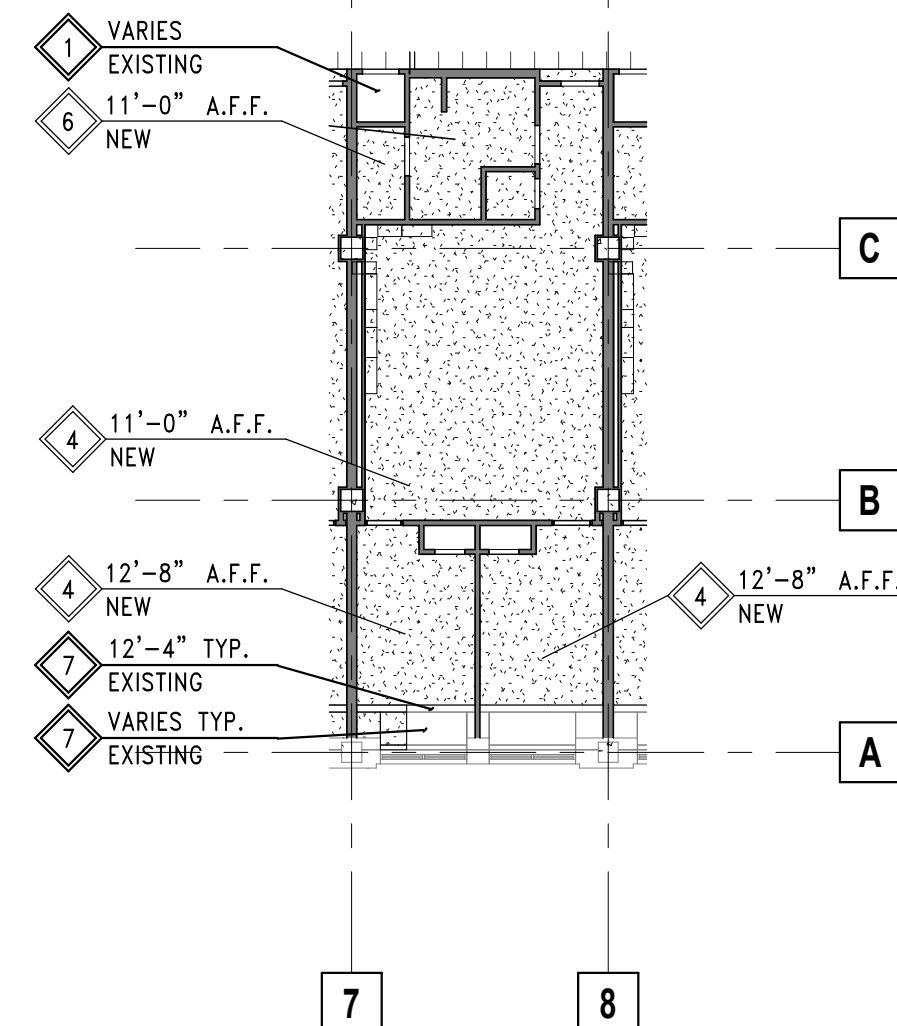
1. OPEN TO EXISTING STRUCTURE ABOVE
2. 2x2 LAY-IN ACOUSTICAL CEILING TILE - SEE FINISH SCHEDULE.
3. 2x2 LAY-IN VINYL COATED GYP. BOARD CEILING TILE - SEE FINISH SCHEDULE.
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5. 5/8" GYPSUM BOARD ON 1-1/2" METAL CHANNELS
6. 5/8" MOISTURE RESISTANT BOARD ON CHICAGO GRID.
7. EXISTING GYPSUM BOARD SOFFIT.
8. OPEN TO ABOVE.
9. EXISTING GYPSUM BOARD CEILING.
10. CONCRETE INFILL MATCH EXISTING

GENERAL CEILING NOTES

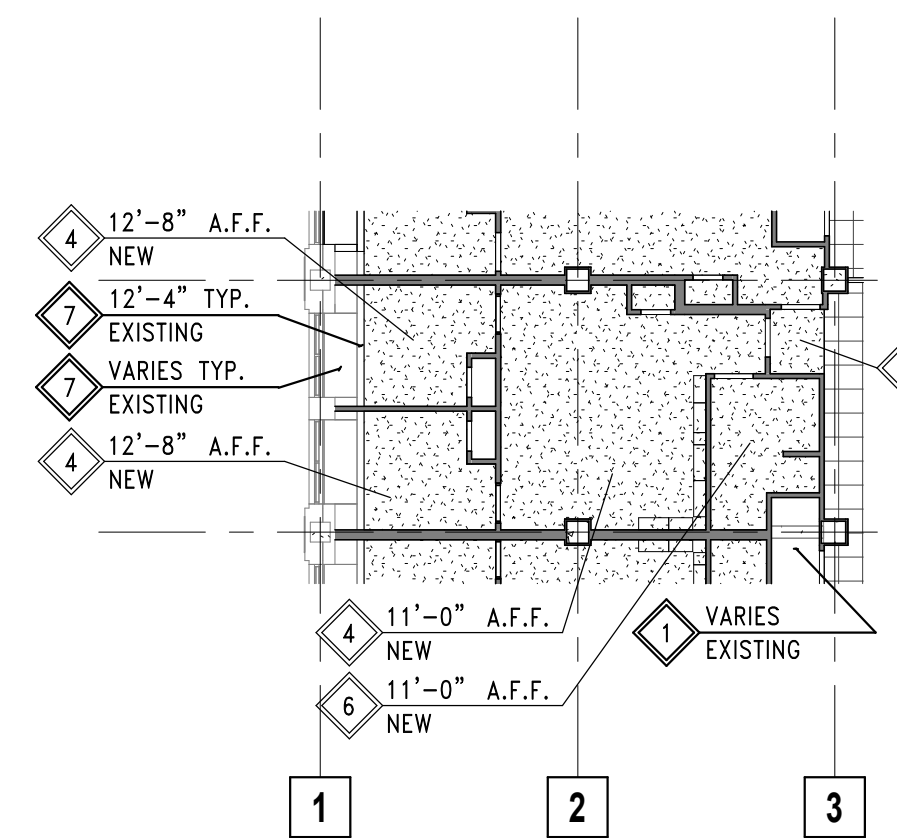
1. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION BY DESIGN / BUILD CONTRACTOR.
2. ELECTRICAL DESIGN/BUILD CONTRACTOR SHALL PROVIDE SWITCHING FOR EACH ROOM AND LIGHTING CONTROL AS REQUIRED TO COMPLY WITH STATE ENERGY CODE AND SHALL PROVIDE STAMPED LIGHTING LOAD CALCULATIONS AND DOCUMENTATION FOR CODE REVIEW. SUBMIT FOR LANDLORD REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
3. ELECTRICAL DESIGN/BUILD CONTRACTORS TO PROVIDE LIGHT FIXTURES ON BUILDING EMERGENCY CIRCUIT PER LOCAL CODE.



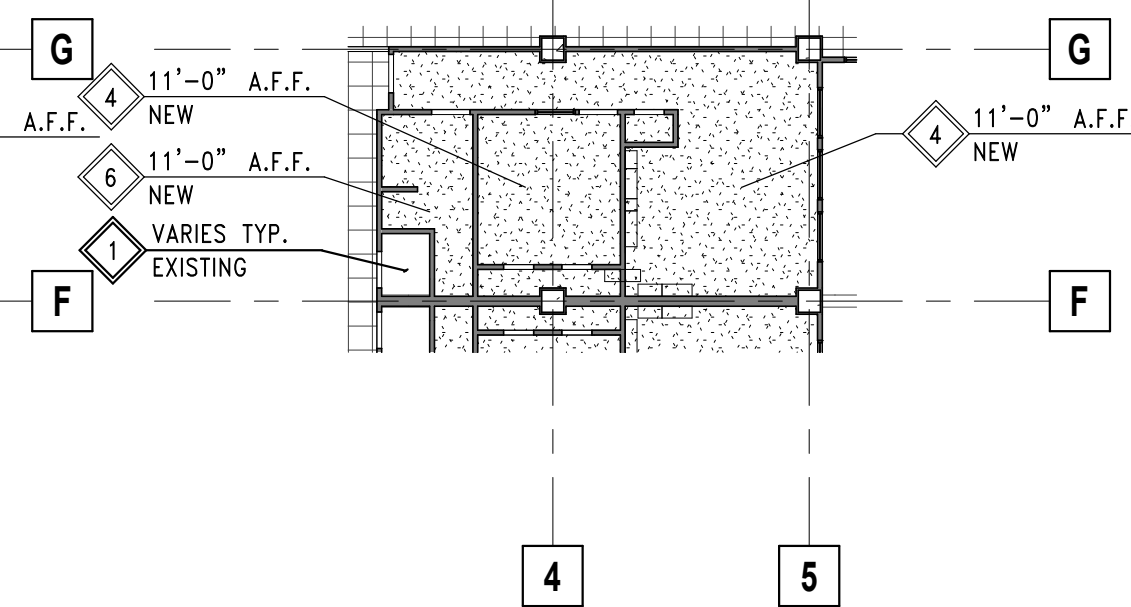
1 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"



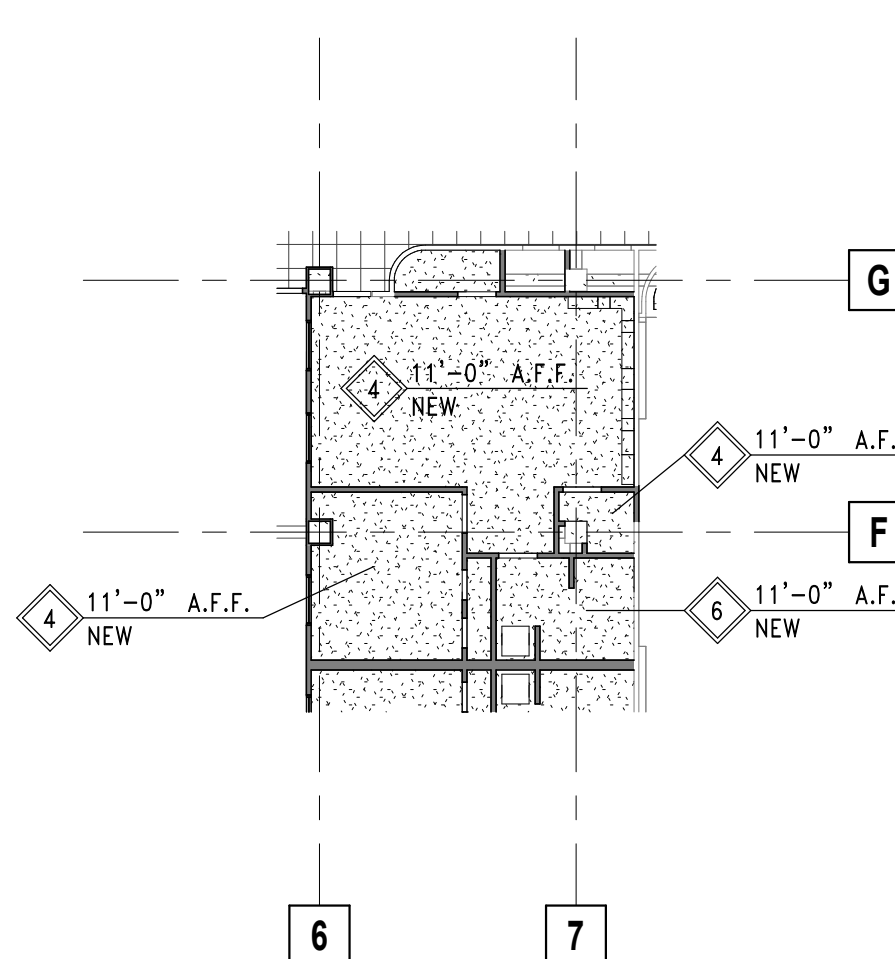
2 UNIT 201-211, 221-224, 301-302, 309-312, 321-324
SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"



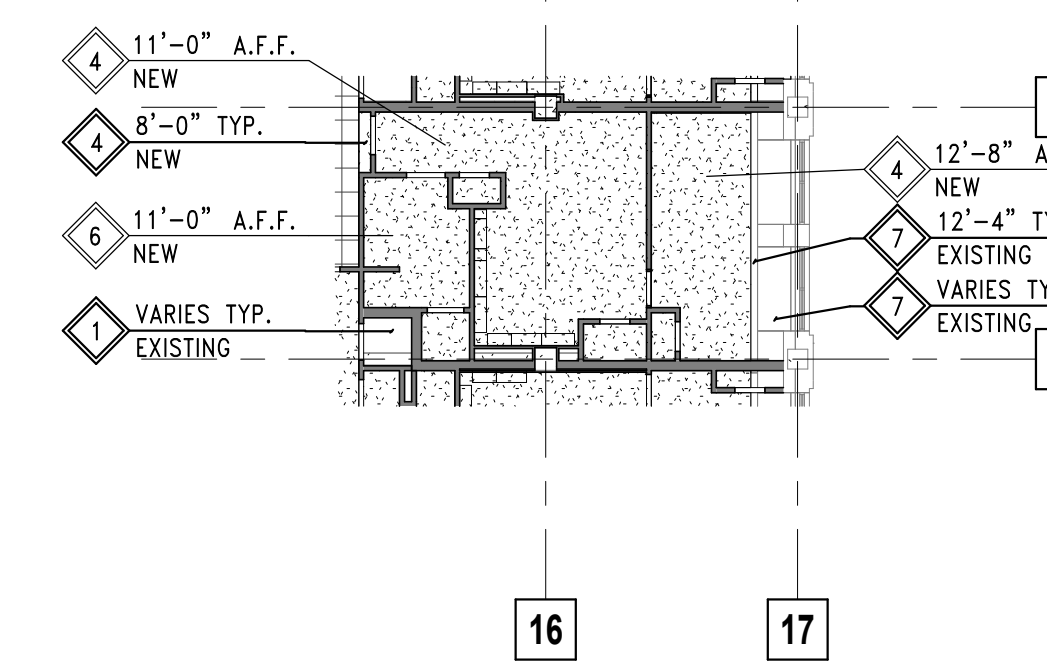
3 UNIT 213-215, 313-315 SECOND FLOOR
REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"



4 UNIT 216-218, 316-318 SECOND FLOOR
REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"



5 UNIT 219-220, 319-320 SECOND FLOOR
REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"



6 UNIT 225-226, 325-326 SECOND FLOOR
REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"



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Revisions:

Sheet Name:
THIRD FLOOR REFLECTED
CEILING PLAN

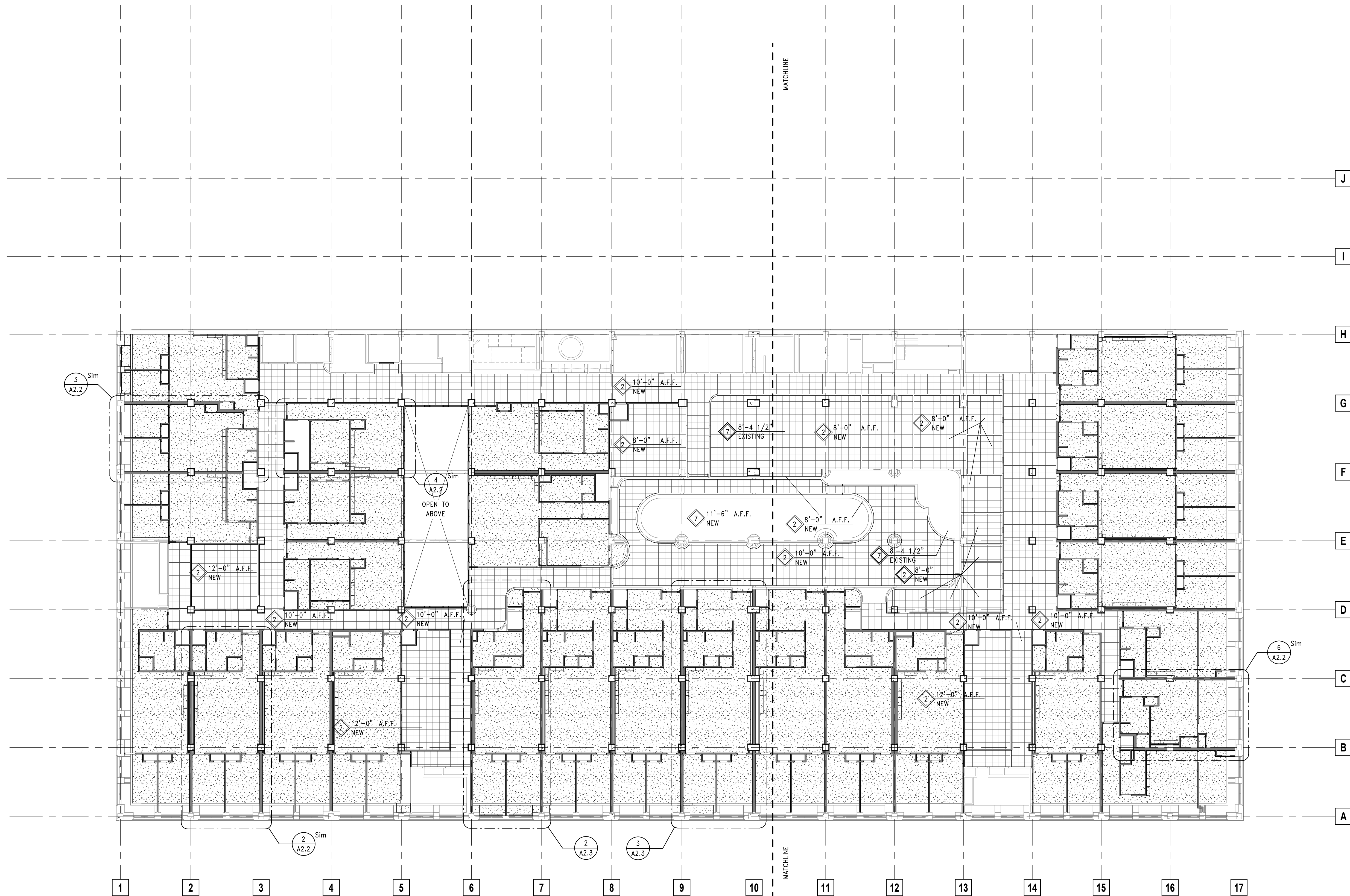
Date: 2025/05/07

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Project No.: 10031.07

Sheet No.

A2.3



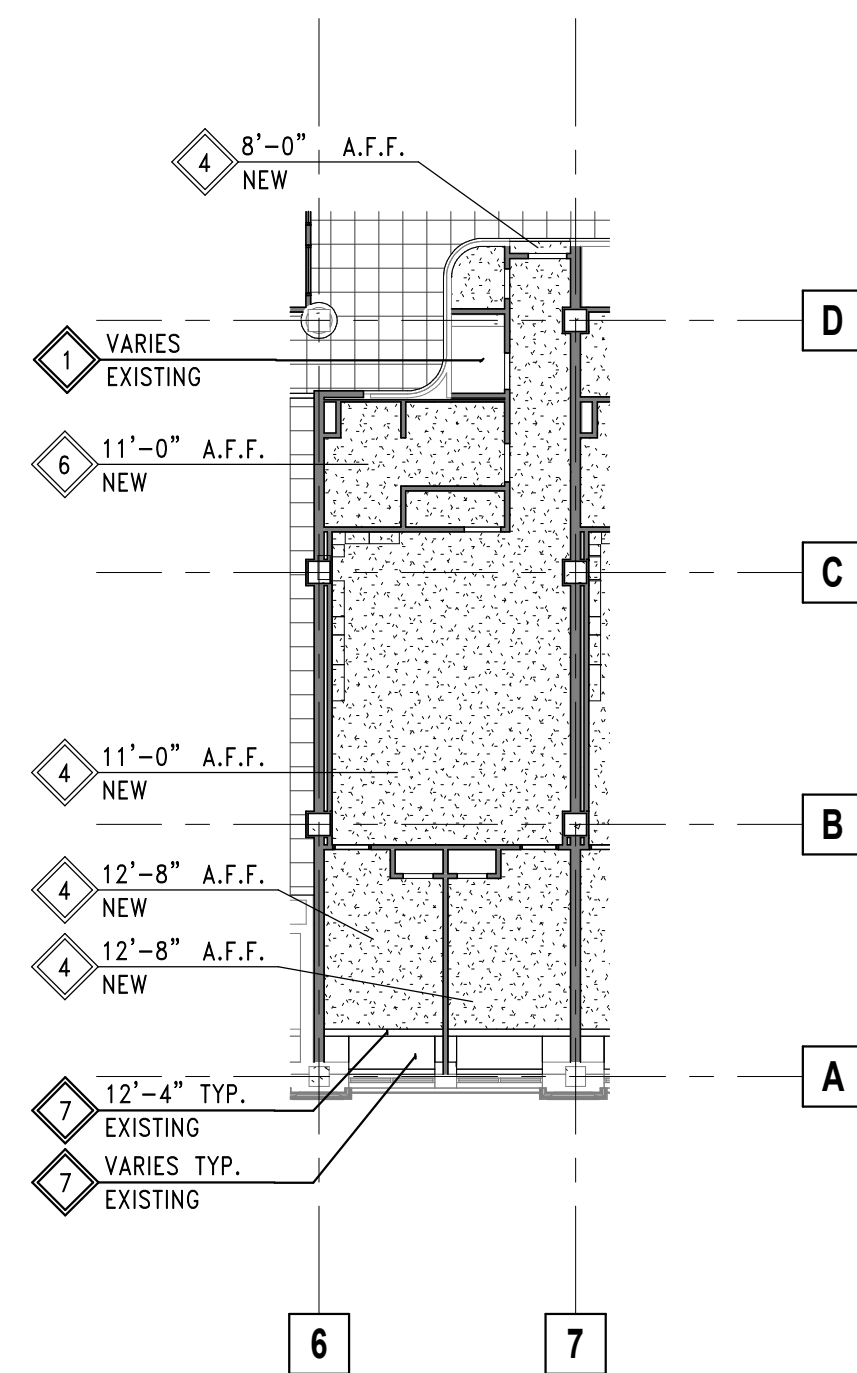
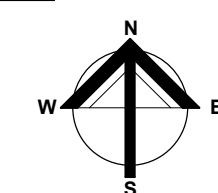
CEILING TYPES

1. OPEN TO EXISTING STRUCTURE ABOVE
2. 2x2 LAY-IN ACOUSTICAL CEILING TILE - SEE FINISH SCHEDULE.
3. 2x2 LAY-IN VINYL COATED GYP. BOARD CEILING TILE - SEE FINISH SCHEDULE.
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6. 5/8" MOISTURE RESISTANT BOARD ON CHICAGO GRID.
7. EXISTING GYPSUM BOARD SOFFIT.
8. OPEN TO ABOVE.
9. EXISTING GYPSUM BOARD CEILING.
10. CONCRETE INFILL MATCH EXISTING

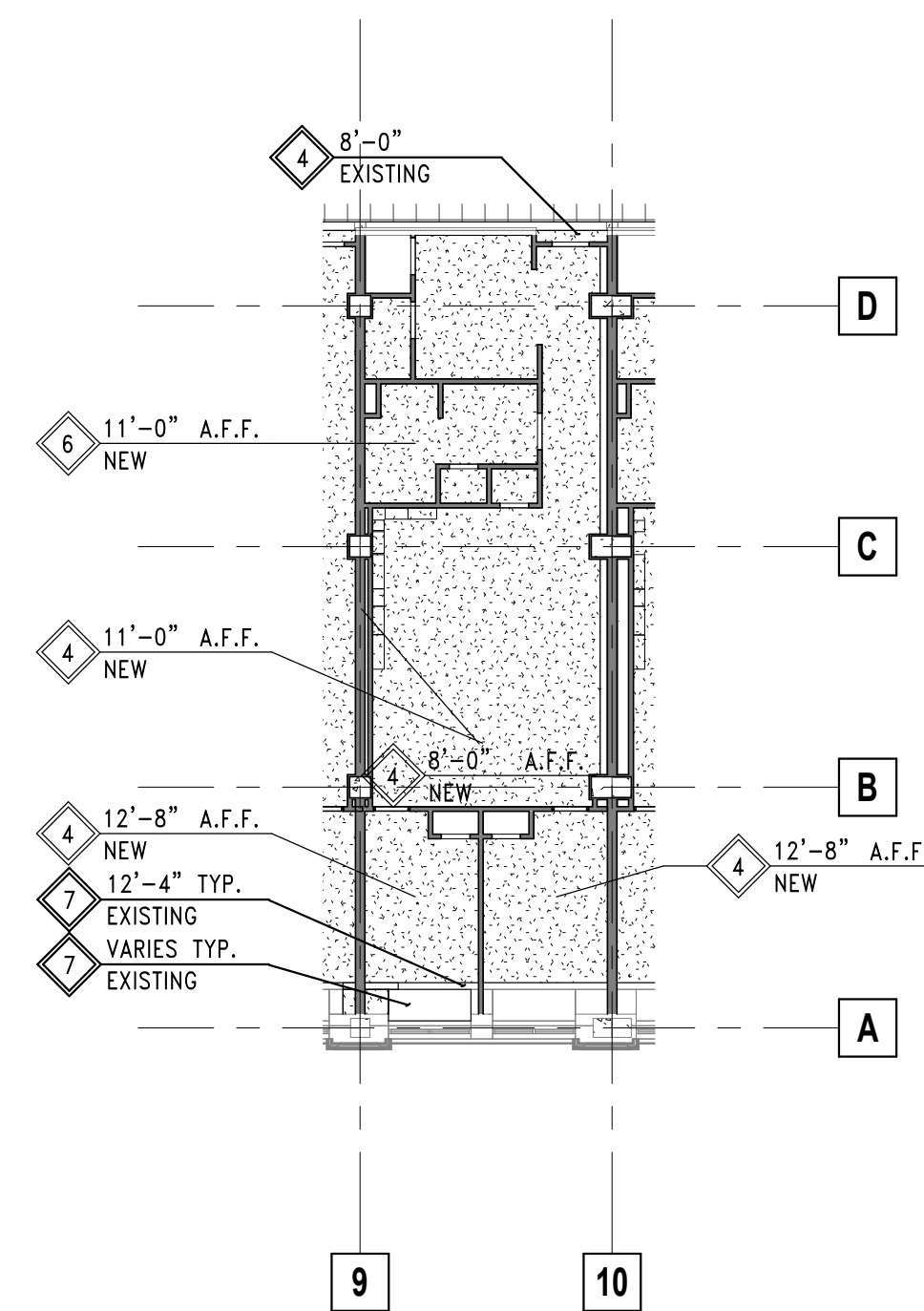
GENERAL CEILING NOTES

1. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION BY DESIGN / BUILD CONTRACTOR.
2. ELECTRICAL DESIGN/BUILD CONTRACTOR SHALL PROVIDE SWITCHING FOR EACH ROOM AND LIGHTING CONTROL AS REQUIRED TO COMPLY WITH STATE ENERGY CODE AND SHALL PROVIDE STAMPED LIGHTING LOAD CALCULATIONS AND DOCUMENTATION FOR CODE REVIEW. SUBMIT FOR LANDLORD REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
3. ELECTRICAL DESIGN/BUILD CONTRACTORS TO PROVIDE LIGHT FIXTURES ON BUILDING EMERGENCY CIRCUIT PER LOCAL CODE.

1 THIRD FLOOR REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"



2 UNIT 303-308 THIRD FLOOR REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"



3 THIRD FLOOR REFLECTED CEILING PLAN - Callout 2
SCALE: 1/16" = 1'-0"



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Sheet Name:
EXTERIOR ELEVATIONS

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

A3.0

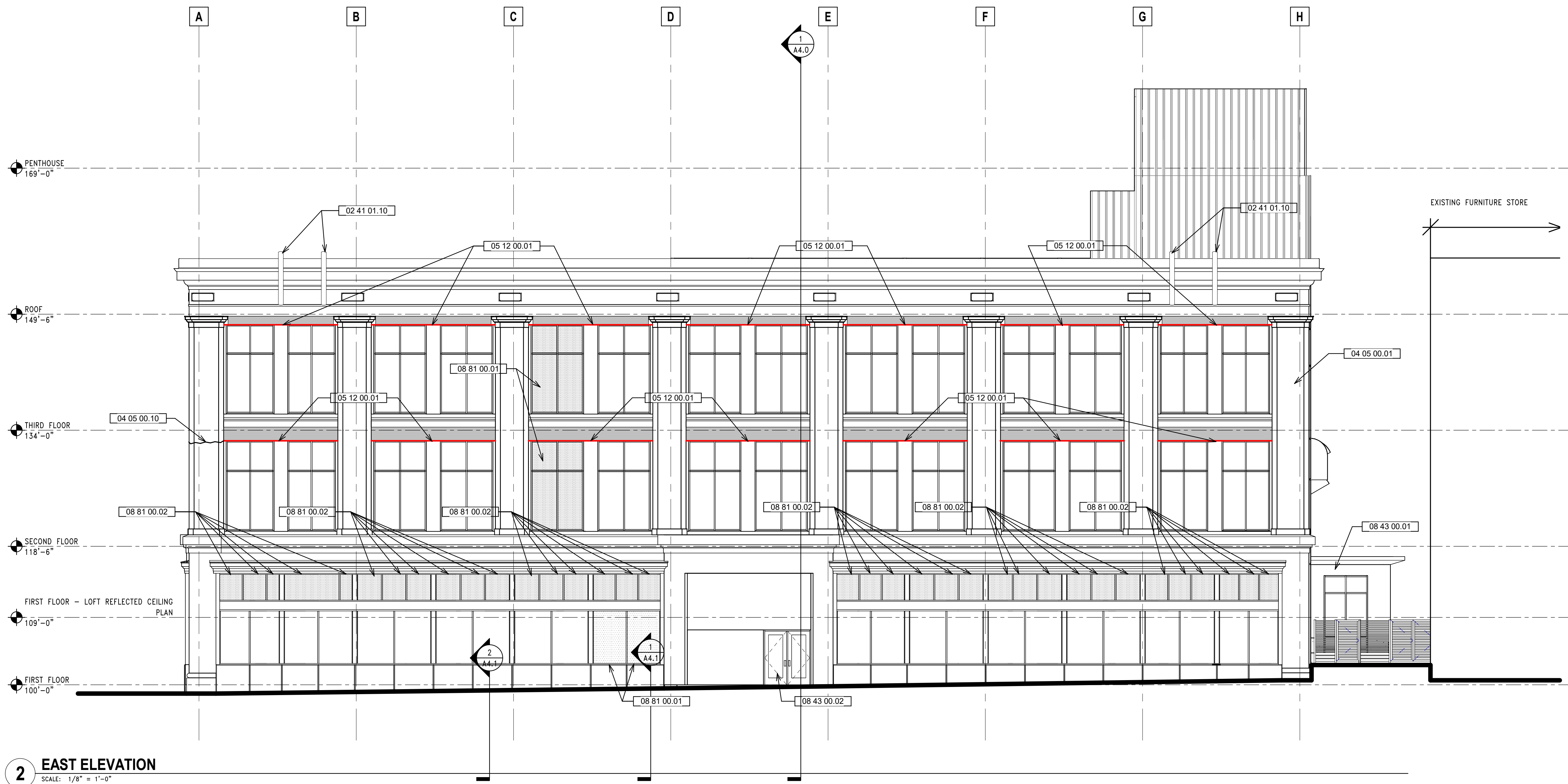
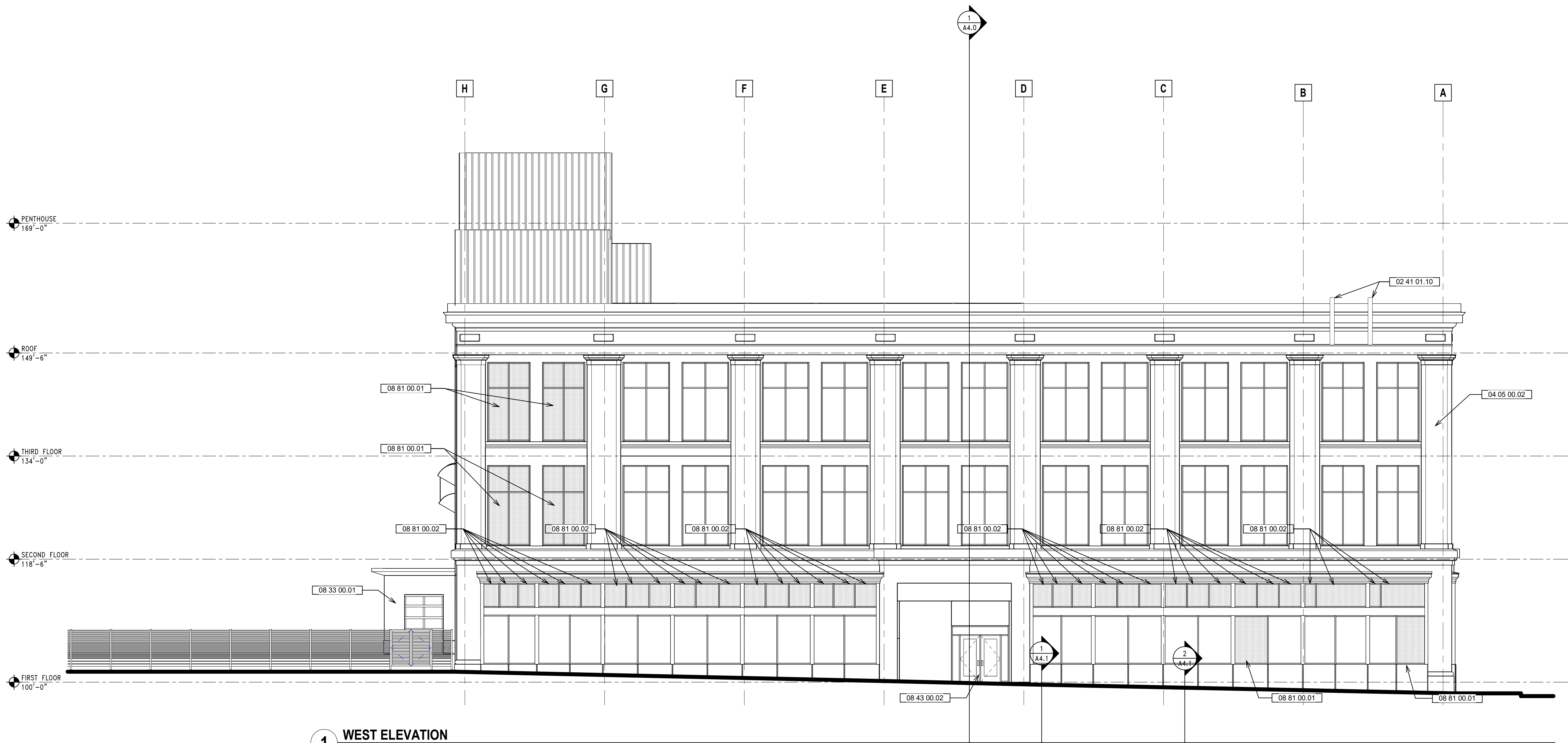
Keynote Legend	
Key Value	Keynote Text
02 41 01.10	EXISTING CELLULAR DEVICES TO REMAIN
04 05 00.01	REPOINT 90-100% OF FACADE
04 05 00.02	REPOINT 10-20% OF FACADE
04 05 00.10	REPAIR CRACKING AND / OR STEP CRACKING IN BRICK OR LIMESTONE. REPLACE FRACTURED BRICK. SEE GENERAL NOTE #8 FOR SPECIFIC LIMESTONE REPAIR METHOD.
05 12 00.01	REFURBISH CORRODED CONTINUOUS STEEL LINTEL IN PLACE. REMOVE CORROSION AND EXISTING PAINT. PRIME AND REPAINT WITH A RUST-INHIBITIVE PRIMER AND PAINT.
08 33 00.01	AUTOMATIC OVERHEAD DOOR
08 43 00.01	ALUMINUM STOREFRONT ENTRY VESTIBULE W/ PRECAST KNEE WALL AND BRICK INFILL
08 43 00.02	ALUMINUM STOREFRONT
08 81 00.01	REPLACE GLAZING WITH NEW TO MATCH EXISTING
08 81 00.02	REPLACE METAL PANELS WITH NEW GLAZING AT TRANSOM

ELEVATION LEGEND

- NEW GLAZING UNIT
- AREA OF BRICK RFEPLACEMENT
- NEW LINTEL

GENERAL NOTES

- FIELD CONDITIONS MAY VARY FROM DRAWINGS. REFINED SURVEY OF ACTUAL EXISTING CONDITIONS WILL NEED TO TAKE PLACE ONCE SCAFFOLDING IS ERECTED AND MASONRY CAN BE CLOSELY EVALUATED.
- STONE TYPES: ALL ORNAMENTAL STONWORK ARE COMPRISED OF INDIANA LIMESTONE.
- MASK OFF ALL NON-MASONRY SURFACES THAT MAY BE DAMAGED DURING ENTIRE RESTORATION PROCESS.
- SEALANT: REMOVE ALL SEALANT FROM MASONRY WALL FACES.
- MASONRY CONTRACTOR TO EVALUATE WITH ARCHITECT 100% OF THE EXISTING MORTAR FOR CUTTING AND REPOINTING OF ALL MASONRY SURFACES. BID TO INCLUDE REPOINTING AS NOTED PER BUILDING GENERAL NOTES ABOVE.
- REFER TO WRITTEN SPECIFICATION FOR SPECIFIC MATERIALS, PRACTICES, AND TECHNIQUES.
- PROVIDE MOCK-UP SAMPLES ON THE BUILDING OF ALL RESTORATION TREATMENTS FOR ARCHITECT APPROVAL PRIOR TO IMPLEMENTATION, REFER TO WRITTEN SPECIFICATIONS FOR REQUIREMENTS.
- TYPES OF STONE REPAIR
 - EPOXY INJECTION (TO REPAIR LARGE FRACTURES IN MASONRY UNITS). SEE SHEET A4.0.
 - DUTCHMAN (TO REPAIR LARGE CHIPS AND HOLES). SEE SHEET A4.0.
 - RESTORATION MORTAR PATCH (TO REPAIR FACE DAMAGE, SPALLING OR OTHER STONE DECOMPOSITION, AS WELL AS DETAILED ORNAMENTAL WORK). SEE SHEET A4.0.
 - SMALL SURFACE CRACKS MAY BE RESTORED WITH LIME INJECTION MORTARS OR EPOXY INJECTION MORTARS TO MATCH ADJACENT STONE.
- TYPES OF BRICK REPAIR
 - REPLACE ALL SPALLED BRICK.
 - REPLACE ALL FRACTURED BRICK.
 - USE MATCHING SALVAGED BRICK UNITS.
- INDIANA LIMESTONE TRIM:
 - MORTAR JOINTS: 100% CUT AND REPOINTING.
 - SPALLING: PATCH AREAS OF SPALLING WITH CUSTOM MATCHED NATURAL STONE RESTORATION MORTAR (LIME PUTTY BASED, NOT SYNTHETIC OR EPOXY).
 - HAIRLINE CRACKS: REPAIR WITH CUSTOM COLORED DISPERSED LIME INJECTION.
 - EFFLORESCENCE AND SUB-FLORESCENCE: NEUTRALIZE SALTS. THIS IS A PARTICULAR ISSUE AT DOWNSPOUTS, THE FOUNDATION AND BETWEEN GRADE AND THE FIRST FLOOR WINDOW SILL.
 - SKY JOINTS AT COPING AND TRIM: FINISH ALL JOINTS WITH APPROPRIATE SEALANT. (EXAMPLE: SONNEBORN NP-1 COLORED TO MATCH THE STONE FINISHED WITH SAND). FOR A LONGER TERM FIX CONSIDER LEAD JOINTS.
- MORTAR JOINTS: 100% CUT AND REPOINT. MORTAR IS SEVERELY DETERIORATED. LARGE VOIDS ARE EVIDENT BEHIND THE CURRENT FACE MORTAR.
- INSTALL A SOFT JOINT AT WALL FACE JUNCTIONS WITH PAVED SURFACES (SONNEBORN NP-1)
- CLEANING: RECOMMEND CLEANING ALL MASONRY TO REMOVE ATMOSPHERIC SOILING AND ORGANIC MATTER. TESTING IS VITAL TO EXECUTE ON SITE PRIOR TO ESTABLISHING THE PROPER MATERIALS AND TECHNIQUES TO NOT DAMAGE OR ETCH THE MASONRY.
- CITY OF MILWAUKEE COA REVIEW: BRICK REPLACEMENT UNITS WILL NEED TO MATCH THE EXISTING BRICK, MORTAR WILL NEED TO MATCH THE EXISTING APPEARANCE, COMPOSITION AND COLOR OF THE ORIGINAL MORTAR, TO ENSURE THE BEST MARRIAGE BETWEEN THE TWO MATERIALS AND OVERALL APPEARANCE.





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Sheet Name:
EXTERIOR ELEVATIONS

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

A3.1

Keystone Legend	
Key Value	Keystone Text
02 41 01.11	EXISTING ALUMINUM STOREFRONT SYSTEM TO REMAIN
02 41 01.12	EXISTING METAL DOOR(S) TO REMAIN
03 41 00.01	PRECAST METAL REPLACEMENT
04 05 00.03	REPOINT 25-50% OF FACADE
04 05 00.05	REPAIR AND PATCH WHERE ENTRY CANOPY WAS REMOVED
04 05 00.10	REPAIR CRACKING AND / OR STEP CRACKING IN BRICK OR LIMESTONE. REPLACE FRACTURED BRICK. SEE GENERAL NOTE #8 FOR SPECIFIC LIMESTONE REPAIR METHOD.
05 12 00.01	REFURBISH CORRODED CONTINUOUS STEEL LINTEL IN PLACE. REMOVE CORROSION AND EXISTING PAINT. PRIME AND REPAINT WITH A RUST-INHIBITIVE PRIMER AND PAINT.
08 81 00.01	REPLACE GLAZING WITH NEW TO MATCH EXISTING
08 81 00.02	REPLACE METAL PANELS WITH NEW GLAZING AT TRANSOM

ELEVATION LEGEND

- NEW GLAZING UNIT
- AREA OF BRICK R/REPLACEMENT
- NEW LINTEL

GENERAL NOTES

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- PROVIDE MOCK-UP SAMPLES ON THE BUILDING OF ALL RESTORATION TREATMENTS FOR ARCHITECT APPROVAL PRIOR TO IMPLEMENTATION. REFER TO WRITTEN SPECIFICATIONS FOR REQUIREMENTS.
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 - EPOXY INJECTION (TO REPAIR LARGE FRACTURES IN MASONRY UNITS). SEE SHEET A4.0.
 - DUTCHMAN (TO REPAIR LARGE CHIPS AND HOLES). SEE SHEET A4.0.
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 - REPLACE ALL FRACTURED BRICK.
 - USE MATCHING SALVAGED BRICK UNITS.
- INDIANA LIMESTONE TRIM:
 - MORTAR JOINTS: 100% CUT AND REPOINTING.
 - SPALLING: PATCH AREAS OF SPALLING WITH CUSTOM MATCHED NATURAL STONE RESTORATION MORTAR (LIME PUTTY BASED, NOT SYNTHETIC OR EPOXY).
 - HAIRLINE CRACKS: REPAIR WITH CUSTOM COLORED DISPERSED LIME INJECTION.
 - EFFLORESCENCE AND SUB-FLORESCENCE: NEUTRALIZE SALTS. THIS IS A PARTICULAR ISSUE AT DOWNSPOUTS. THE FOUNDATION AND BETWEEN GRADE AND THE FIRST FLOOR WINDOW SILL.
 - SKY JOINTS AT COPING AND TRIM: FINISH ALL JOINTS WITH APPROPRIATE SEALANT. (EXAMPLE: SONNEBORN NP-1) COLORED TO MATCH THE STONE FINISHED WITH SAND). FOR A LONGER TERM FIX CONSIDER LEAD JOINTS.
- MORTAR JOINTS: 100% CUT AND REPOINT. MORTAR IS SEVERELY DETERIORATED. LARGE VOIDS ARE EVIDENT BEHIND THE CURRENT FACE MORTAR.
- INSTALL A SOFT JOINT AT WALL FACE JUNCTIONS WITH PAVED SURFACES (SONNEBORN NP-1)
- CLEANING: RECOMMEND CLEANING ALL MASONRY TO REMOVE ATMOSPHERIC SOILING AND ORGANIC MATTER. TESTING IS VITAL TO EXECUTE ON SITE PRIOR TO ESTABLISHING THE PROPER MATERIALS AND TECHNIQUES TO NOT DAMAGE OR ETCH THE MASONRY.
- CITY OF MILWAUKEE COA REVIEW: BRICK REPLACEMENT UNITS WILL NEED TO MATCH THE EXISTING BRICK, MORTAR WILL NEED TO MATCH THE EXISTING APPEARANCE, COMPOSITION AND COLOR OF THE ORIGINAL MORTAR, TO ENSURE THE BEST MARRIAGE BETWEEN THE TWO MATERIALS AND OVERALL APPEARANCE.



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



2 SOUTH ELEVATION - EAST END
SCALE: 1/8" = 1'-0"



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VLIET STREET LOFTS

1220 W. VLIET STREET
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Revisions:

Sheet Name:
EXTERIOR ELEVATIONS

Date: 2025/05/07

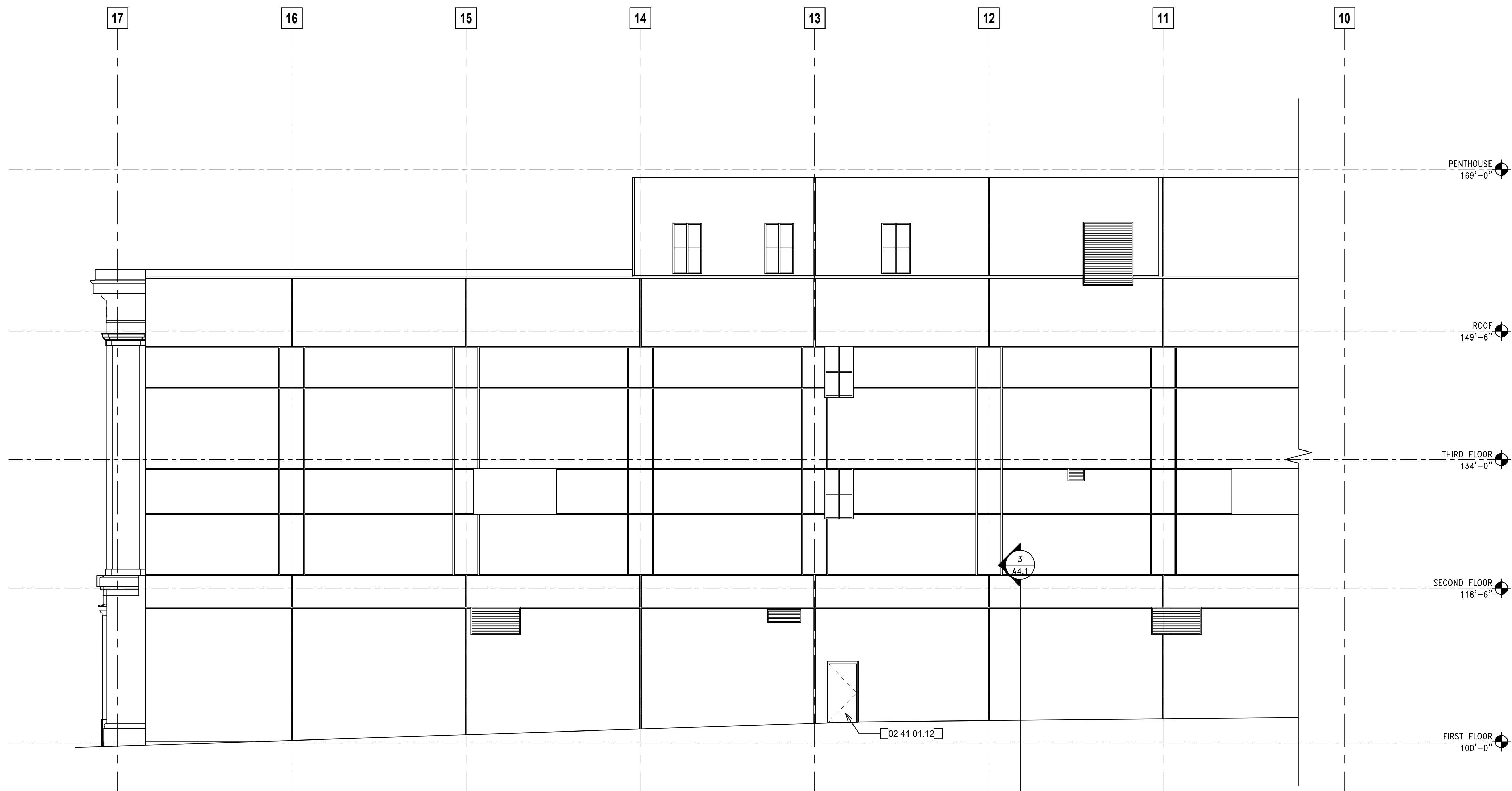
Drawn By: ECH/TL

Project No.: 10031.07

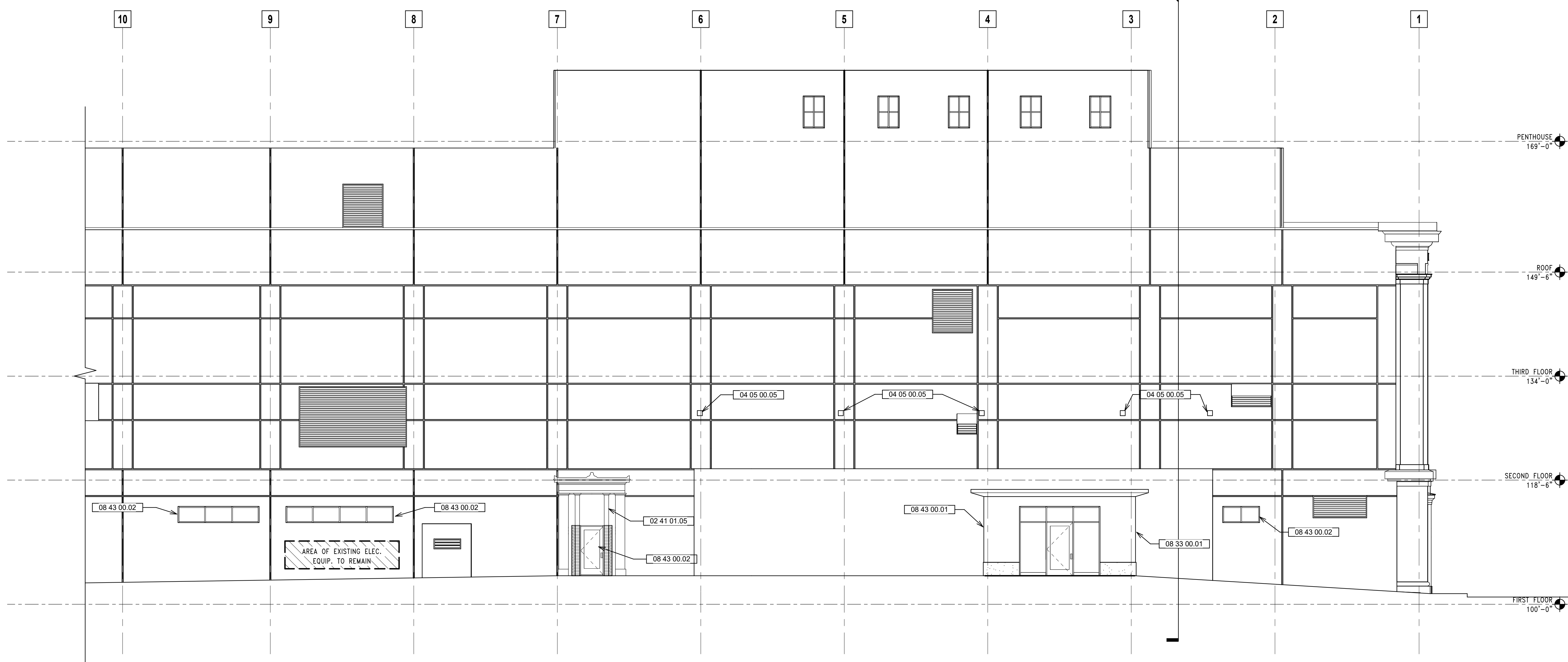
Sheet No.

A3.2

Keynote Legend	
Key Value	Keynote Text
02 41 01.05	EXISTING BRICK PILASTER AND LIMESTONE PEDIMENT REMAIN
02 41 01.12	EXISTING METAL DOOR(S) TO REMAIN
04 05 00.05	REPAIR AND PATCH WHERE ENTRY CANOPY WAS REMOVED
08 33 00.01	AUTOMATIC OVERHEAD DOOR
08 43 00.01	ALUMINUM STOREFRONT ENTRY VESTIBULE W/ PRECAST KNEE WALL AND BRICK INFILL
08 43 00.02	ALUMINUM STOREFRONT



1 NORTH ELEVATION - EAST END
SCALE: 1/8" = 1'-0"



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

GENERAL NOTES

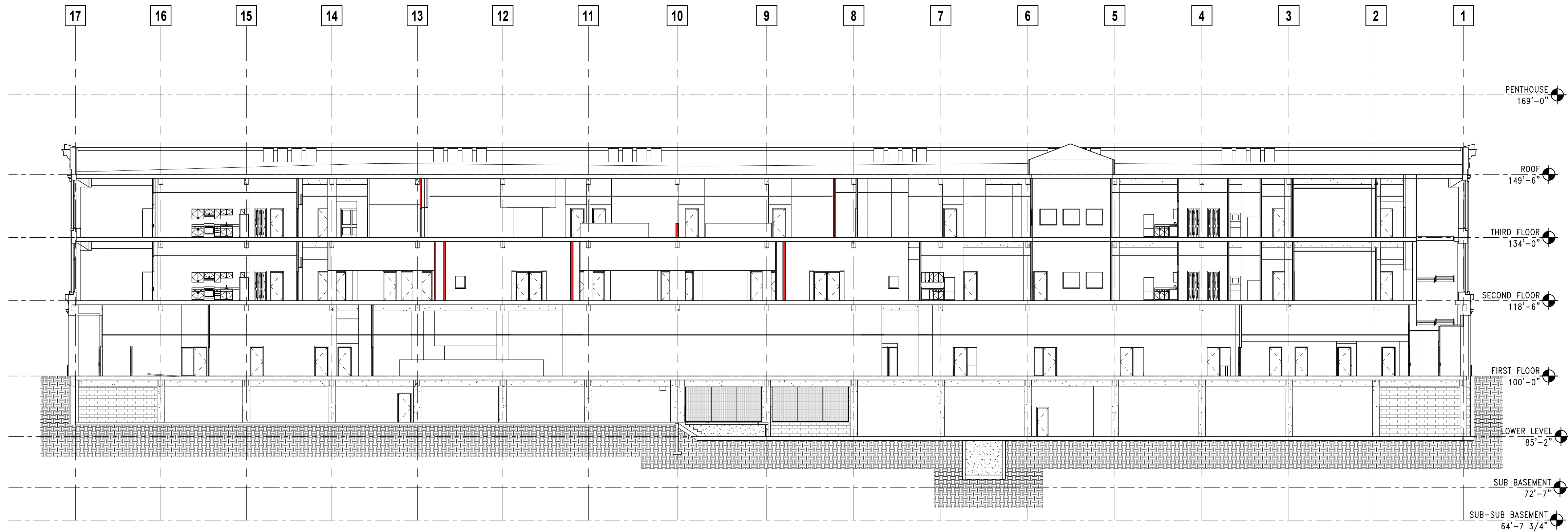
- FIELD CONDITIONS MAY VARY FROM DRAWINGS. REFINED SURVEY OF ACTUAL EXISTING CONDITIONS WILL NEED TO TAKE PLACE ONCE SCAFFOLDING IS ERRECTED AND MASONRY CAN BE CLOSELY EVALUATED.
- STONE TYPES: ALL ORNAMENTAL STONWORK ARE COMPRISED OF INDIANA LIMESTONE.
- MASK OFF ALL NON-MASONRY SURFACES THAT MAY BE DAMAGED DURING ENTIRE RESTORATION PROCESS.
- SEALANT: REMOVE ALL SEALANT FROM MASONRY WALL FACES.
- MASONRY CONTRACTOR TO EVALUATE WITH ARCHITECT 100% OF THE EXISTING MORTAR FOR CUTTING AND REPOINTING OF ALL MASONRY SURFACES. BID TO INCLUDE REPOINTING AS NOTED PER BUILDING GENERAL NOTES ABOVE.
- REFER TO WRITTEN SPECIFICATION FOR SPECIFIC MATERIALS, PRACTICES, AND TECHNIQUES.
- PROVIDE MOCK-UP SAMPLES ON THE BUILDING OF ALL RESTORATION TREATMENTS FOR ARCHITECT APPROVAL PRIOR TO IMPLEMENTATION, REFER TO WRITTEN SPECIFICATIONS FOR REQUIREMENTS.
- TYPES OF STONE REPAIR
 - EPOXY INJECTION (TO REPAIR LARGE FRACTURES IN MASONRY UNITS). SEE SHEET A4.0.
 - DUTCHMAN (TO REPAIR LARGE CHIPS AND HOLES). SEE SHEET A4.0.
 - RESTORATION MORTAR PATCH (TO REPAIR FACE DAMAGE, SPALLING OR OTHER STONE DECOMPOSITION, AS WELL AS DETAILED ORNAMENTAL WORK). SEE SHEET A4.0.
 - SMALL SURFACE CRACKS MAY BE RESTORED WITH LIME INJECTION MORTARS OR EPOXY INJECTION MORTARS TO MATCH ADJACENT STONE.
- TYPES OF BRICK REPAIR
 - REPLACE ALL SPALLED BRICK.
 - REPLACE ALL FRACTURED BRICK.
 - USE MATCHING SALVAGED BRICK UNITS.
- INDIANA LIMESTONE TRIM:
 - MORTAR JOINTS: 100% CUT AND REPOINTING.
 - SPALLING: PATCH AREAS OF SPALLING WITH CUSTOM MATCHED NATURAL STONE RESTORATION MORTAR (LIME PUTTY BASED, NOT SYNTHETIC OR EPOXY).
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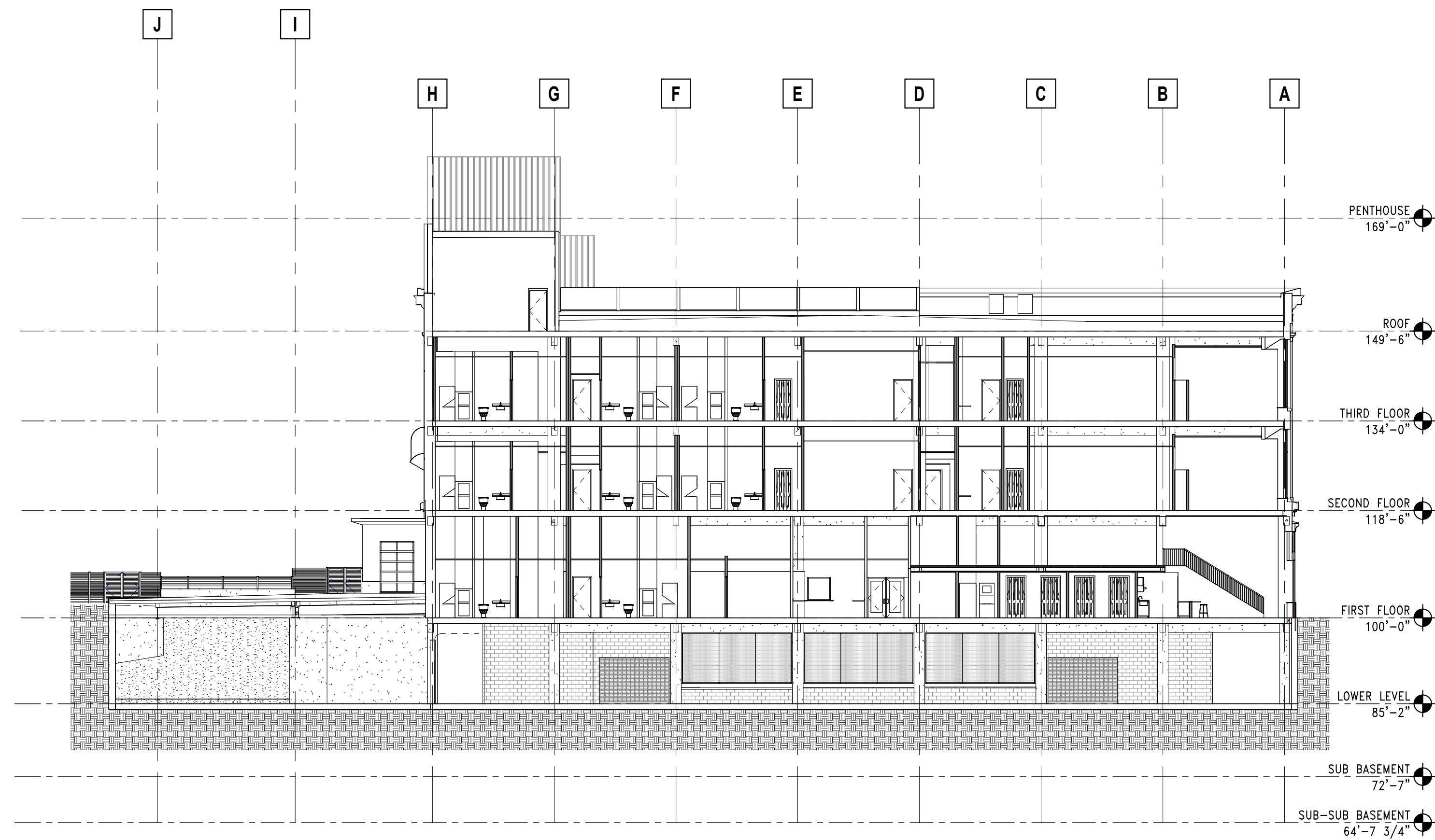
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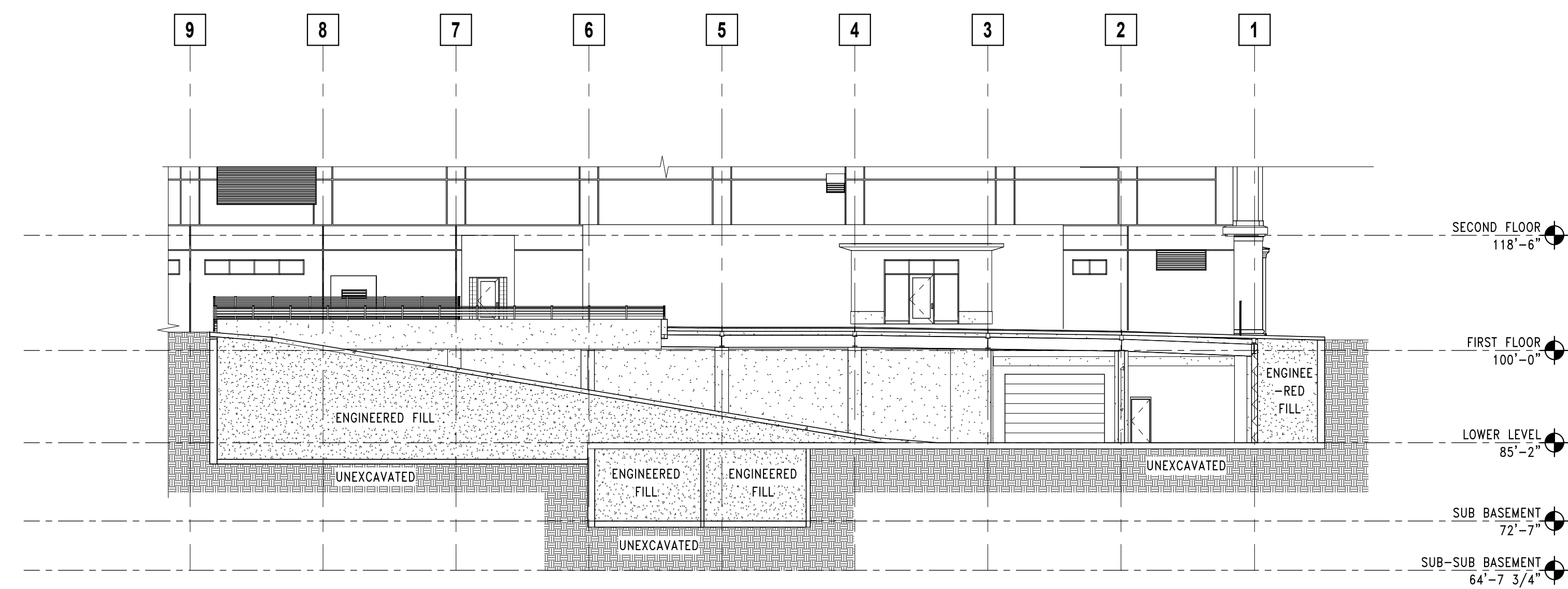
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1 EAST WEST SECTION
SCALE: 1/16" = 1'-0"



2 NORTH SOUTH SECTION
SCALE: 1/16" = 1'-0"



3 EAST WEST SECTION AT GARAGE RAMP
SCALE: 1/16" = 1'-0"

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Revisions:

Sheet Name:
BUILDING SECTIONS

Date: 2025/05/07

Drawn By: Author

Project No.: 10031.07

Sheet No.

A4.0



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Revisions:

Sheet Name:
BUILDING SECTIONS

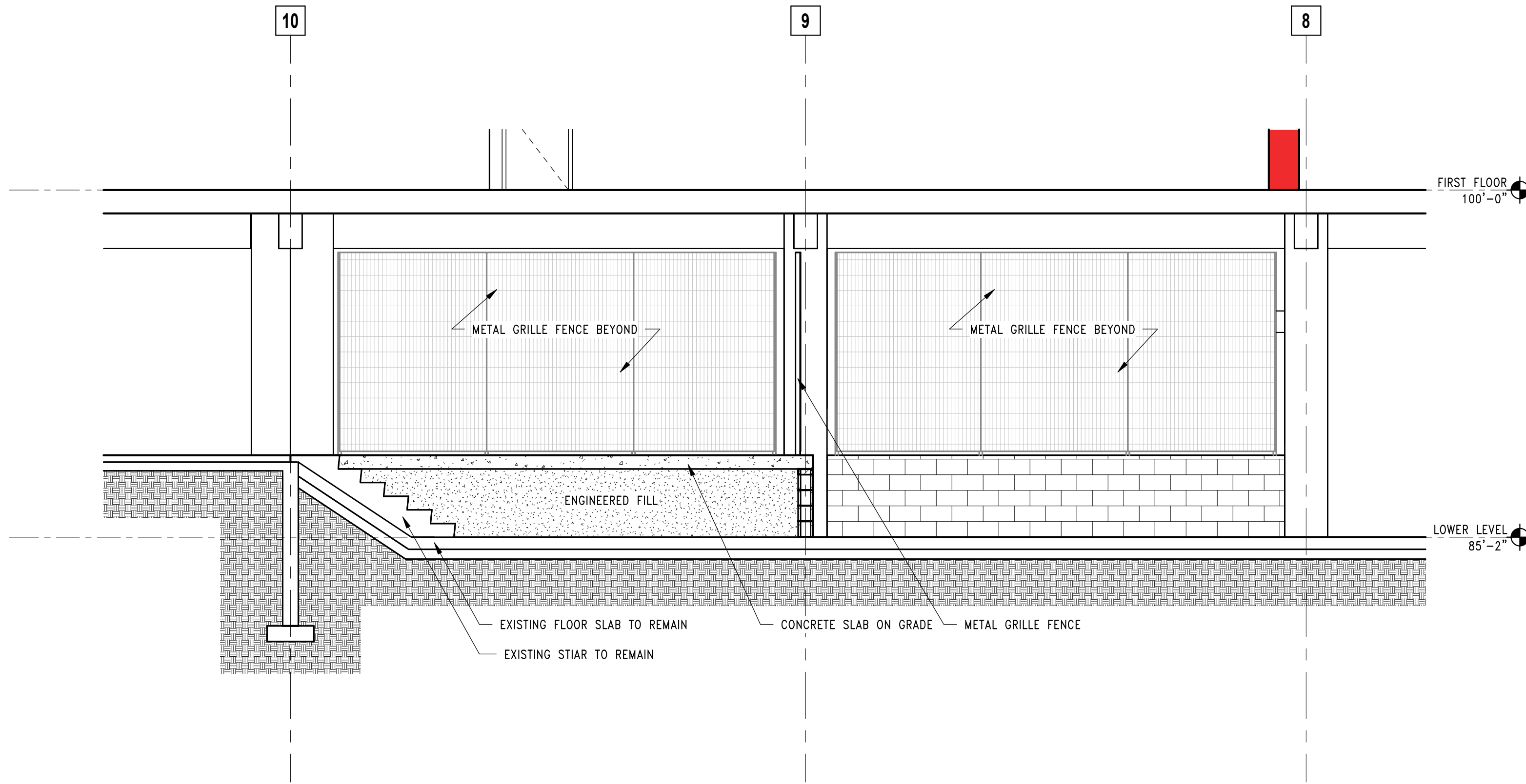
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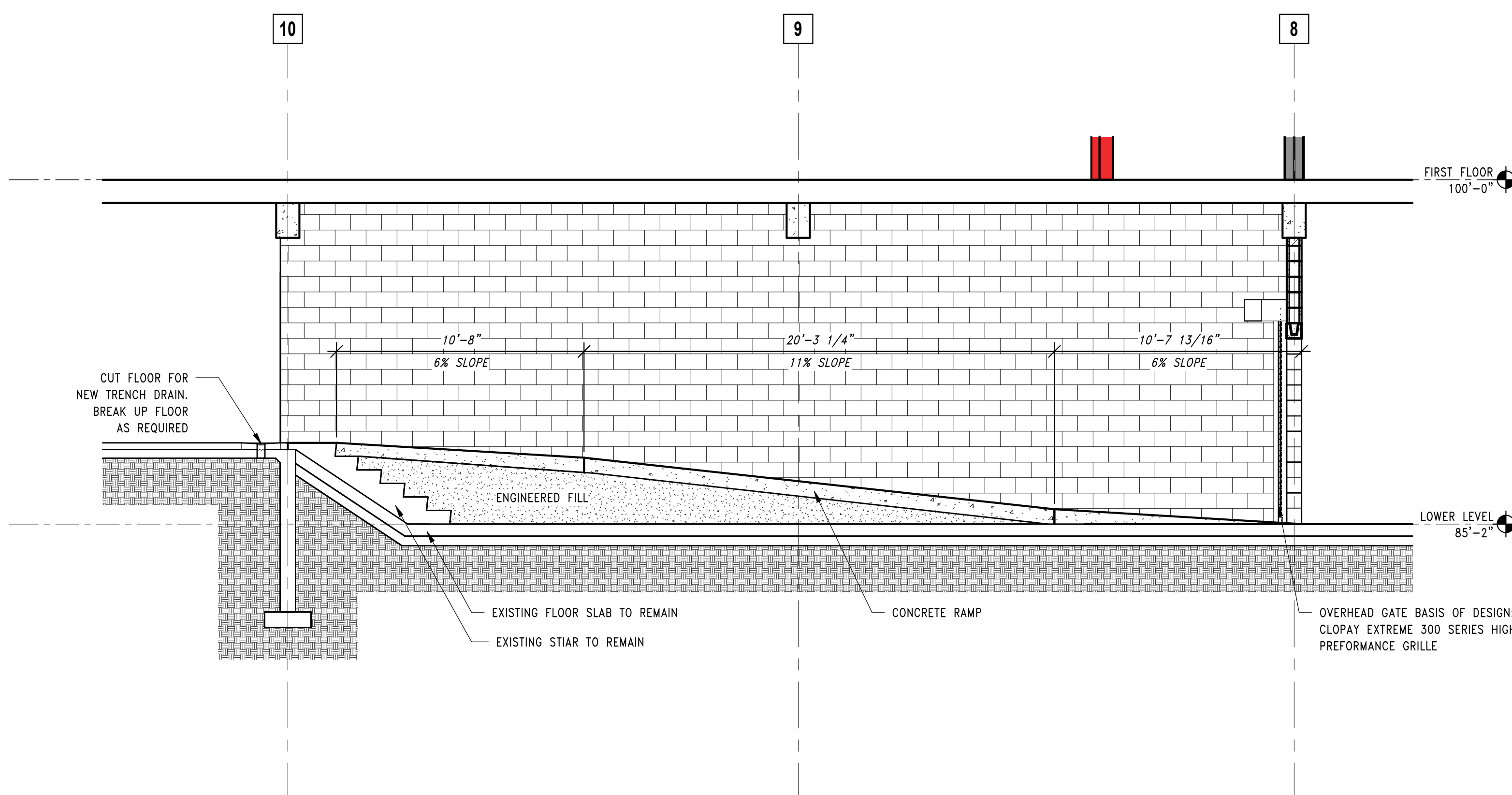
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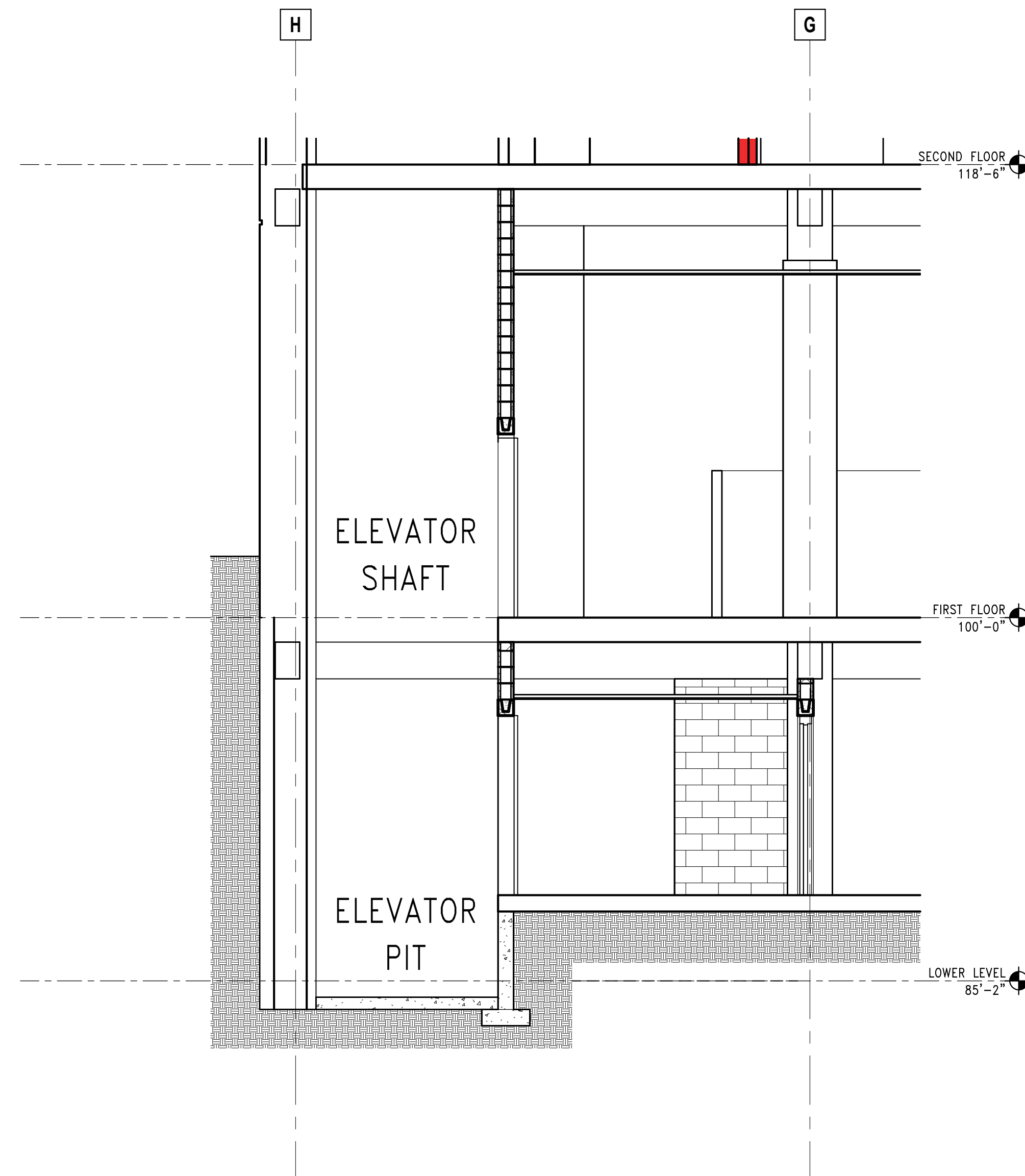
A4.1



1 EAST WEST SECTION AT PARKING LEVEL
SCALE: 1/4" = 1'-0"



2 EAST WEST SECTION AT PARKING RAMP
SCALE: 1/4" = 1'-0"



3 SECTION AT EAST ELEVATOR SHAFT
SCALE: 1/4" = 1'-0"



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Revisions:

Sheet Name:
NORTH ELEVATION
EXTERIOR DETAILS

Date: 2025/05/07

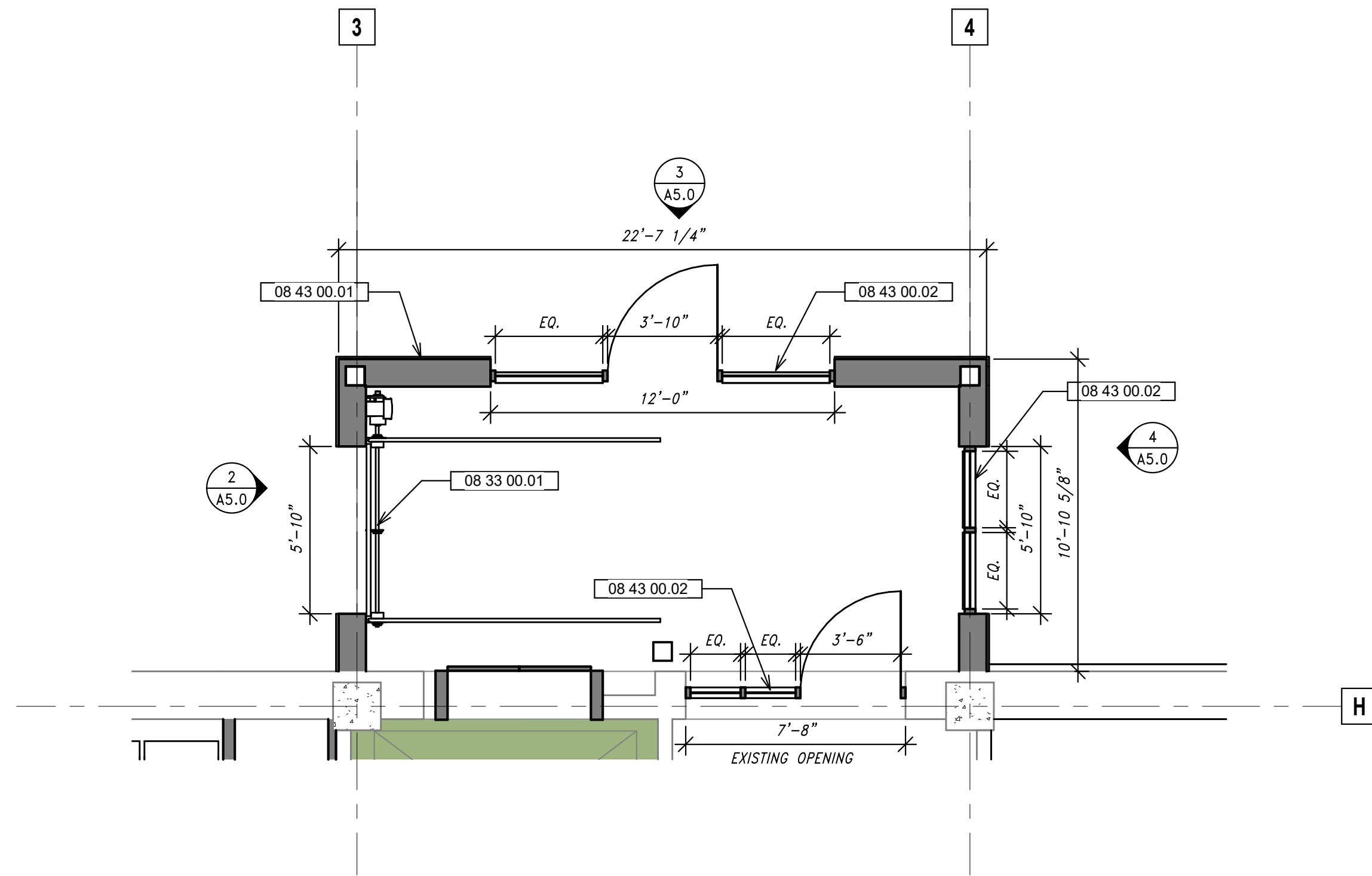
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Project No.: 10031.07

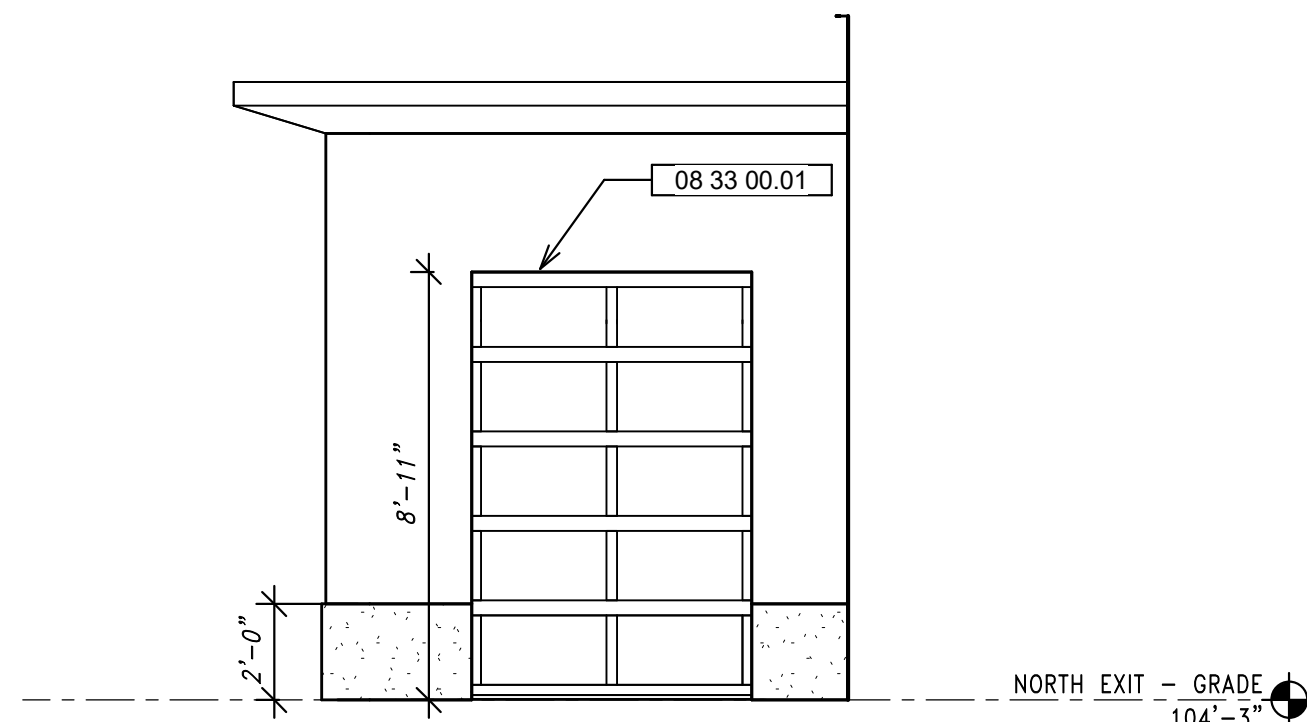
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A5.0

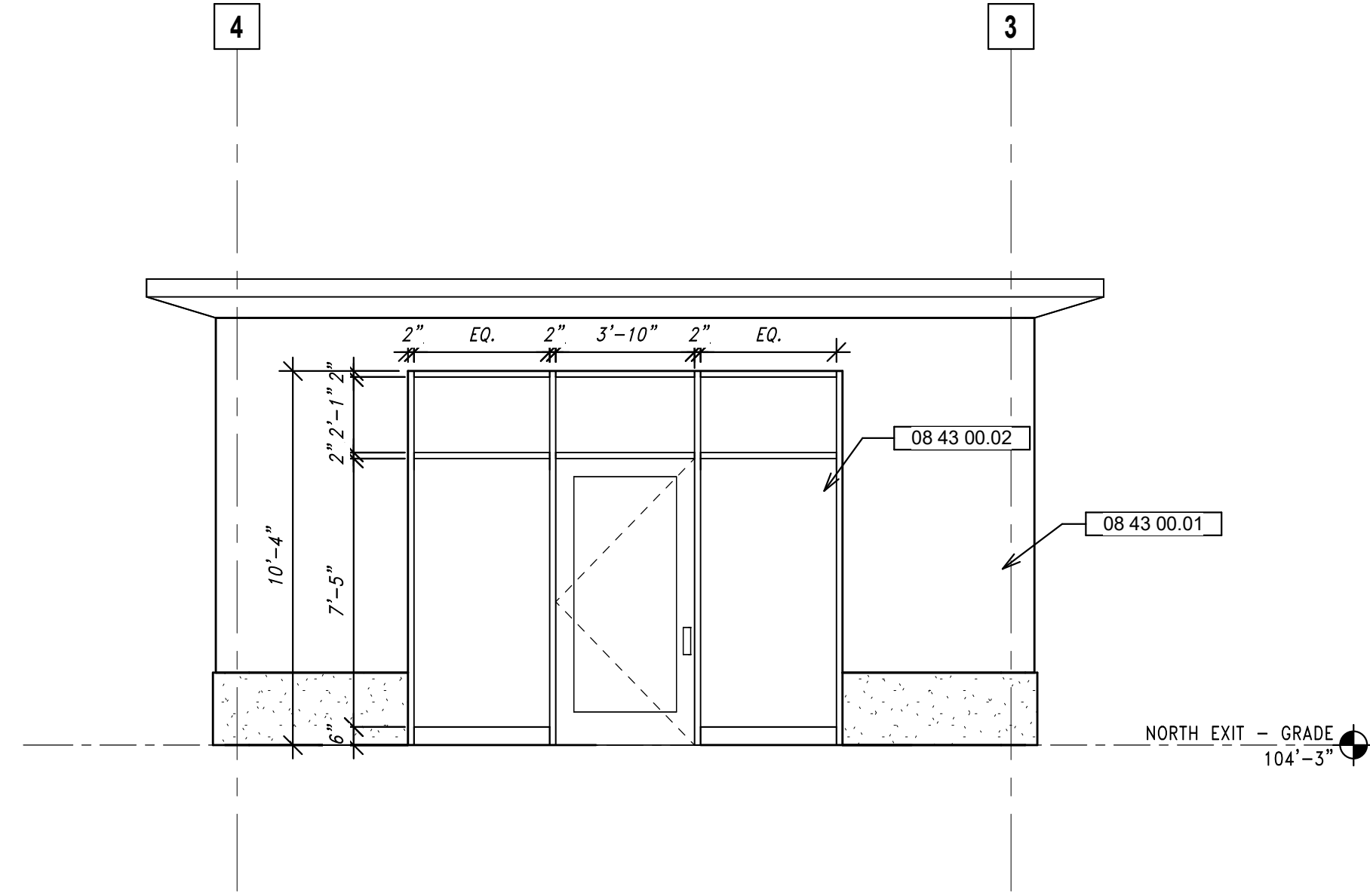
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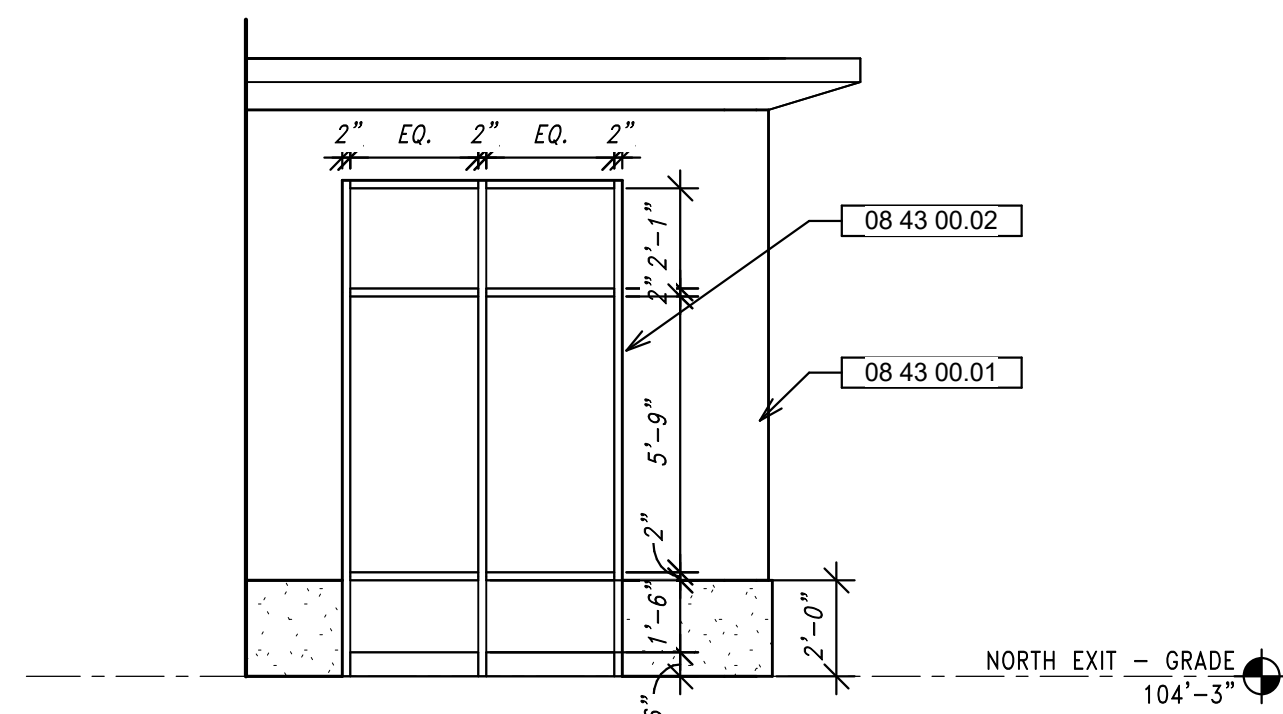
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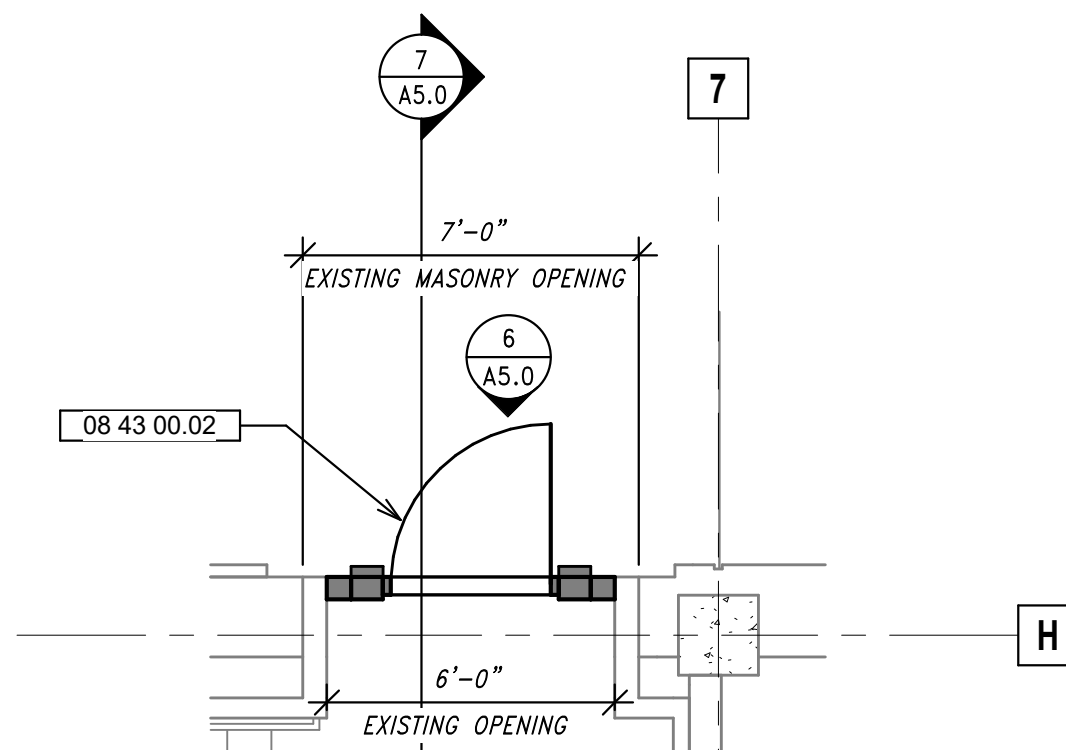
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SCALE: 1/4" = 1'-0"



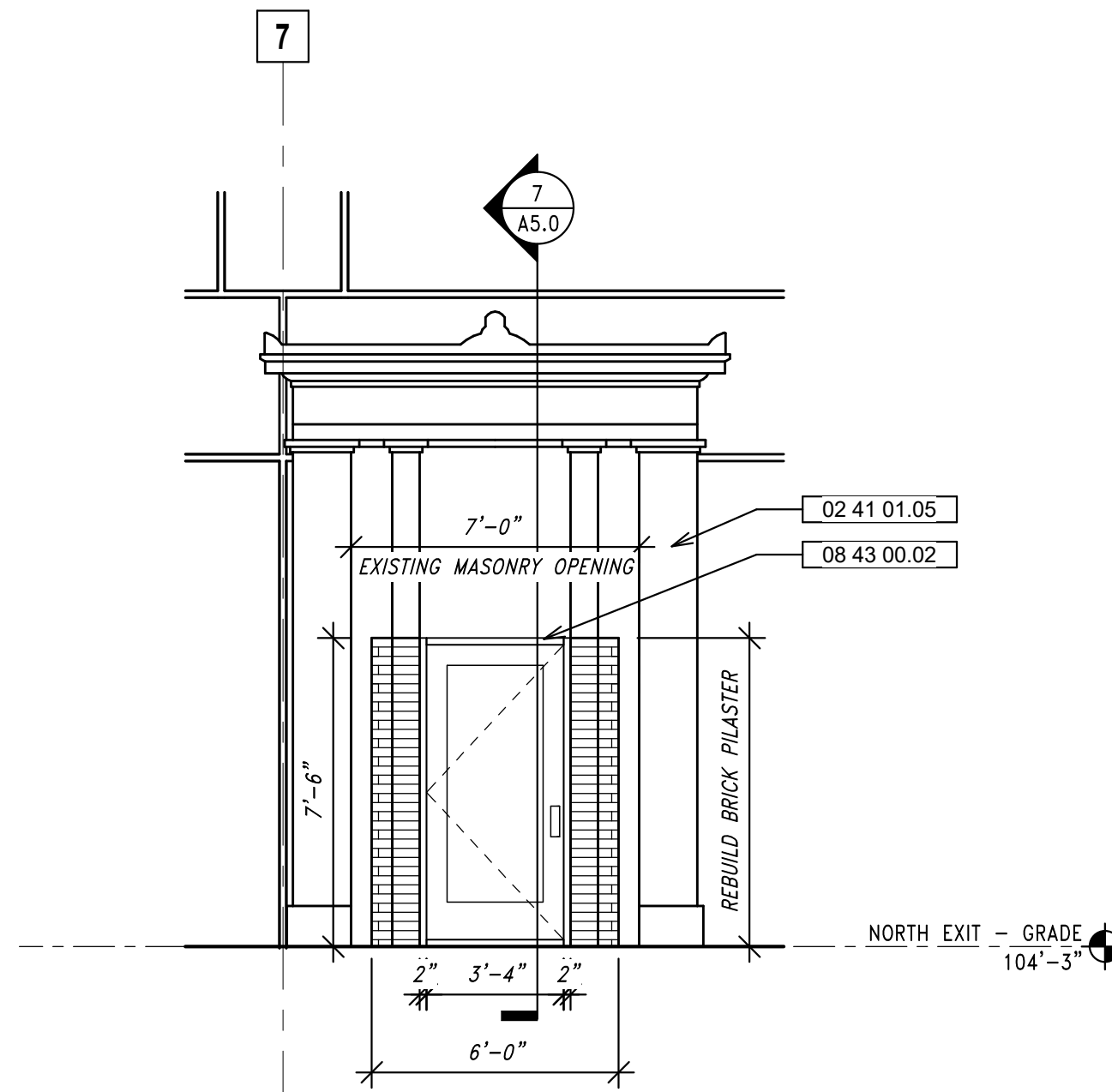
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SCALE: 1/4" = 1'-0"



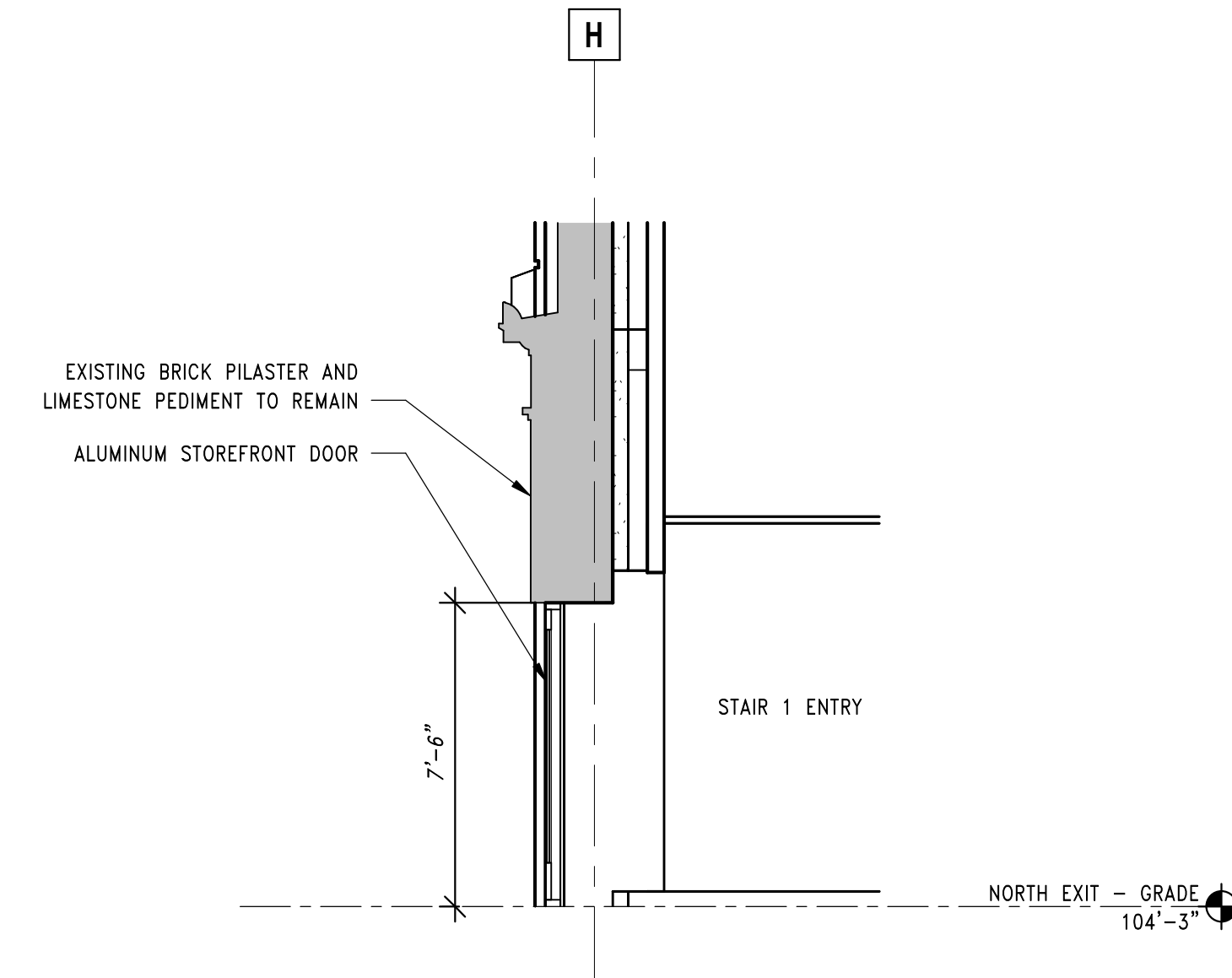
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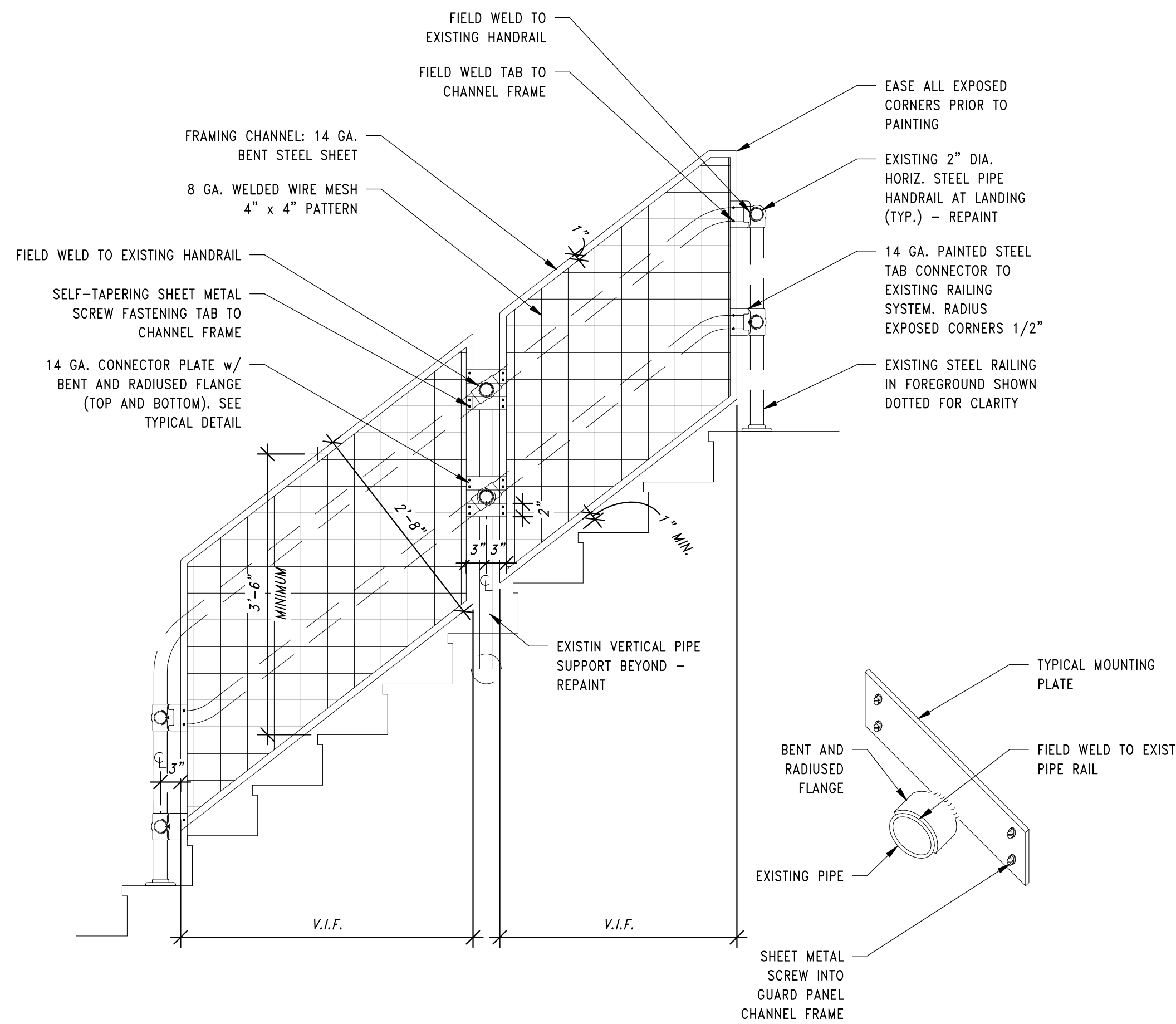
5 NORTH EXIT STAIR
SCALE: 1/4" = 1'-0"



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



7 NORTH EXIT STAIR - SECTION
SCALE: 1/4" = 1'-0"



8 TYPICAL STAIR GUARD PANEL DETAIL
SCALE: 3/4" = 1'-0"