Certificate of Appropriateness

Milwaukee Historic Preservation Commission / 841 N Broadway, B1 / Milwaukee, WI 53202
hpc@milwaukee.gov / 414-286-5712 / 414-286-5722

Address
1630 E Royall Pl/ 1801 N Prospect Av

Property/District Name
Charles Allis House

Description of Work

Repairs to roof and masonry as outlined in attached documents and drawings.

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:

- Mortar testing information is on file. Mortar used is to match the tested samples in chemistry and composition.
- 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 as 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.
- 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.

Date issued: 6/9/2026

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

Date issued: 6/9/2026

DESCRIPTION OF PROJECT:

The proposed work at the Charles Allis House (Charles Allis Art Museum) consists of exterior masonry, roofing, flashing, drainage, and waterproofing repairs intended to address ongoing water infiltration and deterioration.

The project includes the following work areas:

1. **West Gable Parapet Restoration**

Note: Similar gable parapet and coping restoration work received Certificates of Appropriateness in 2016 and 2022; portions of the work were deferred due to budget constraints.

- Careful removal, cataloging, and temporary storage of existing clay roof tiles within ~3 feet of the backside of the parapet to facilitate masonry and flashing repairs.
- Selective disassembly of deteriorated portions of the west gable parapet to sound existing construction, including salvage and cleaning of existing face brick and stone coping units for reuse.
- Reconstruction and stabilization of the west gable parapet utilizing salvaged historic materials in visible locations. Compatible replacement brick may be utilized at concealed backside parapet locations where fully covered by new copper flashing.
- Removal, repair, and resetting of existing stone coping units utilizing concealed stainless-steel anchorage. Installation of new lead T-joints at sky-facing stone coping joints.
- Installation of new concealed copper flashing, counterflashing, and waterproofing components within the parapet assembly.
- Repointing of adjacent masonry using a compatible lime-based mortar. Mortar composition shall be based on the 2024 Henry Frerk mortar analysis, with pigmentation adjusted to match the original historic dark (black) mortar previously utilized during the 2017–2018 restoration activities.
- Reinstallation of salvaged clay roof tiles and associated roofing components disturbed by the work.
- Installation of a new heat trace system within the adjacent roof valley to address ice damming and moisture-related deterioration.

2. South Roof, Gutter and Downspout Repairs

- Installation of new copper gutter liners within existing historic gutter assemblies. Copper gutter fascia is to remain. New liner is intentionally taller than the existing to contain water from cascading over the face of the gutter during heavy rain events.
- Repair and replacement of deteriorated copper valley flashing.
- Installation of new copper downspouts and related drainage components. Collector shrouds are to be removed and re-installed. Similar on North façade where downspouts have split.
- Localized clay tile roof repairs and replacement of damaged tiles. Replacement of deteriorated roofing underlayments in limited areas as required.

3. Central Chimney and North Gable Restoration

- Repointing and selective reconstruction of deteriorated masonry on the north side of the main residence. Investigation and correction of moisture infiltration points.
- Stabilization and repair of decorative brickwork.
- Installation of new copper chimney flashing and roof cricket.
- Partial reconstruction and stabilization of the adjacent north gable parapet utilizing methods identical to the west gable restoration.

4. Roof Hatch and Upper Flat Roof Repairs

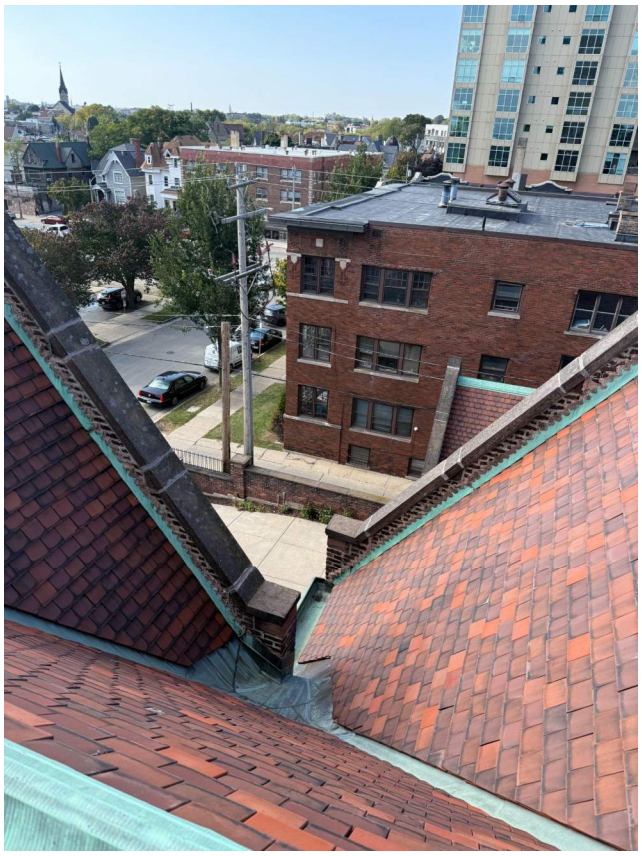
- Repair and restoration of the existing historic roof hatch assembly while retaining its historic appearance.
- Replacement of deteriorated flashing and waterproofing components associated with the hatch.
- Application of a protective roof coating system on the existing upper flat roof.
- Localized repair of roof seams, penetrations, and related waterproofing components.

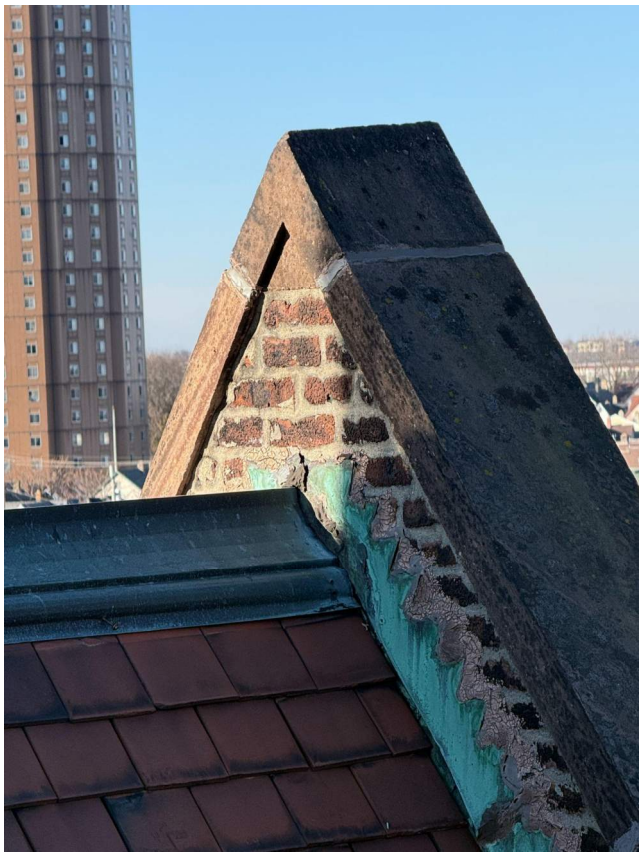
5. Heat Trace System Replacement

- Removal and replacement of deteriorated roof valley heat trace systems. Expansion of the heat trace system to the West gable / valley.
- Installation of new electrical wiring and controls associated with the heat trace system.
- Relocation of exposed conduit routing to reduce visual impact and improve long-term maintenance.

All new masonry, copper flashing, roofing materials, sealants, and related repair materials will be compatible with existing historic construction and will match existing profiles, dimensions, finishes, and appearance to the greatest extent possible. Work is intended to preserve and extend the service life of the historic structure and does not substantially alter the building's historic character, architectural features, massing, or appearance.

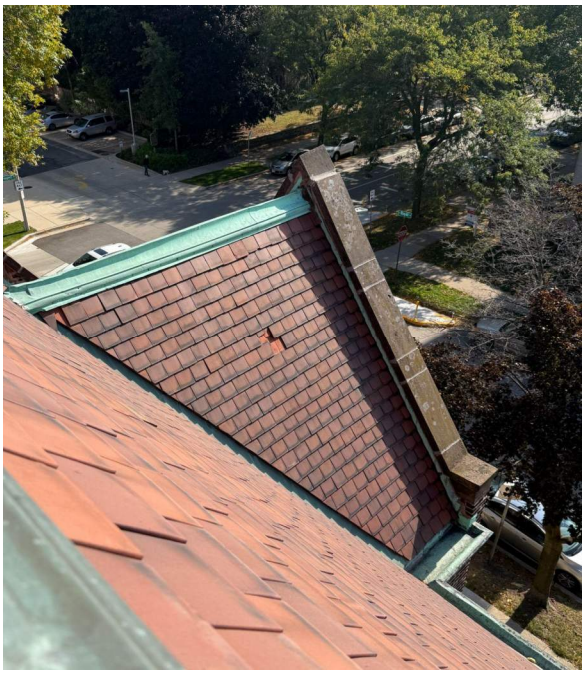
West Gable / Parapet:



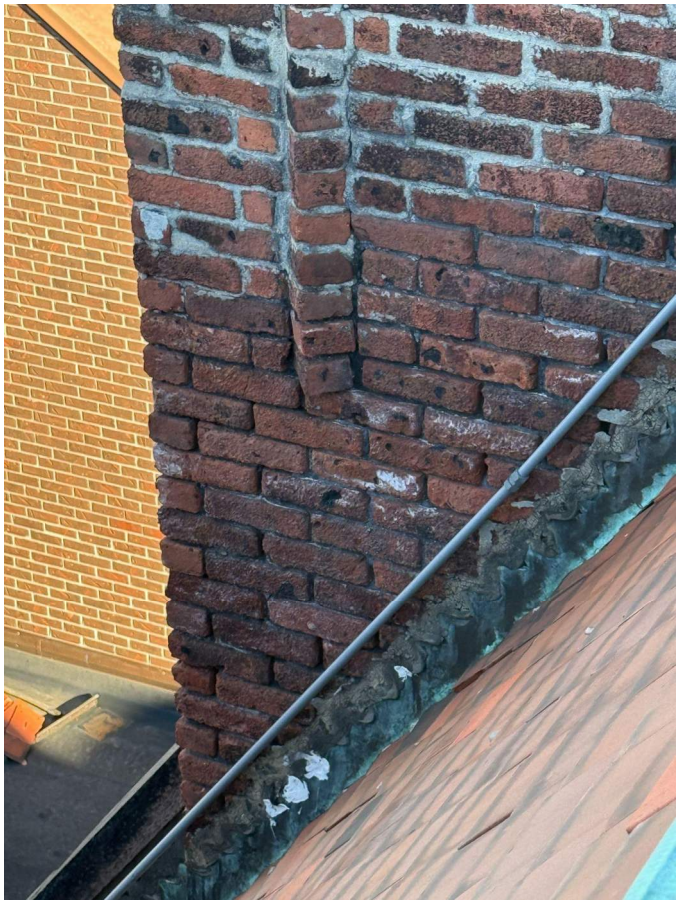


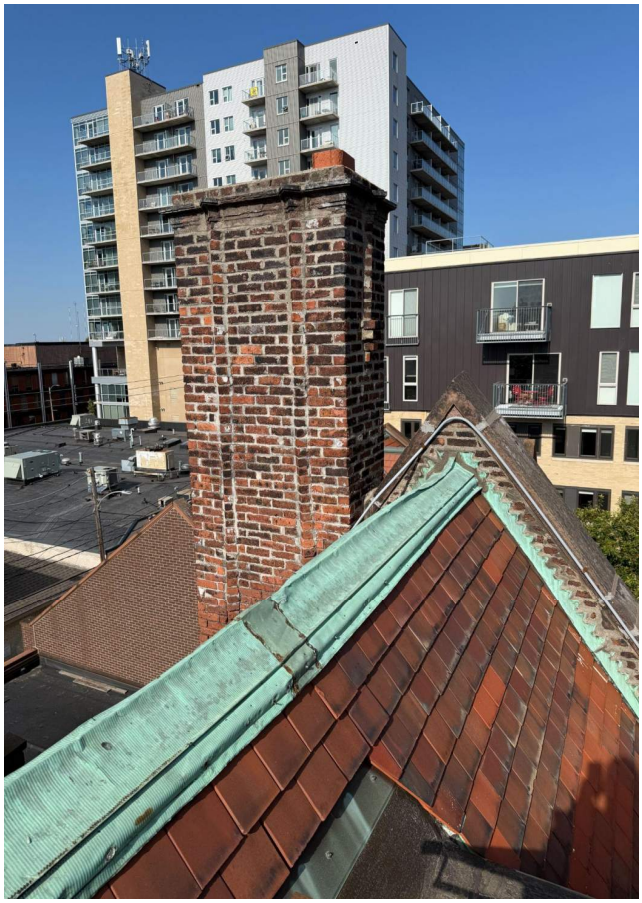
West and North Elevations:

South Roof and Gutter from above:

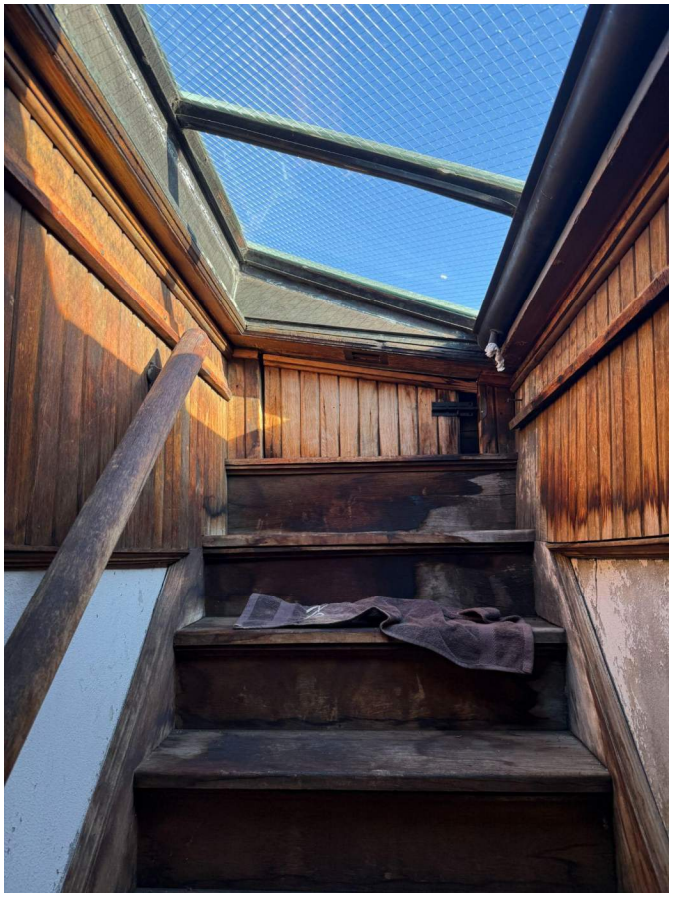


North Chimney from roof:

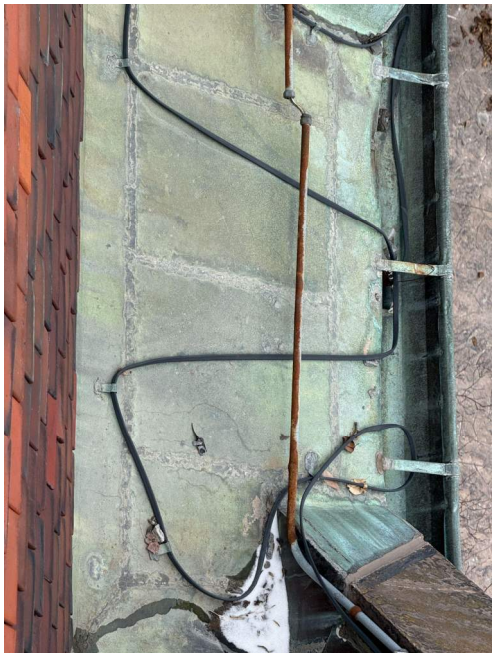




Roof Hatch / Monitor:



Upper Flat Roof and Valley Heat Trace:



~2016 Mortar Mockup with original pigment (left):

CHARLES ALLIS ART MUSEUM - 2026 REPAIRS

PROJECT TEAM

CLIENT

CHARLES ALLIS ART MUSEUM

1801 N PROSPECT AVE
MILWAUKEE, WI 53202
PHONE: 414.867.3559
EMAIL: EHESS@CAVTMUSEUMS.ORG
CONTACT: ELIOT HESS

ARCHITECT

KSK ARCHITECTS

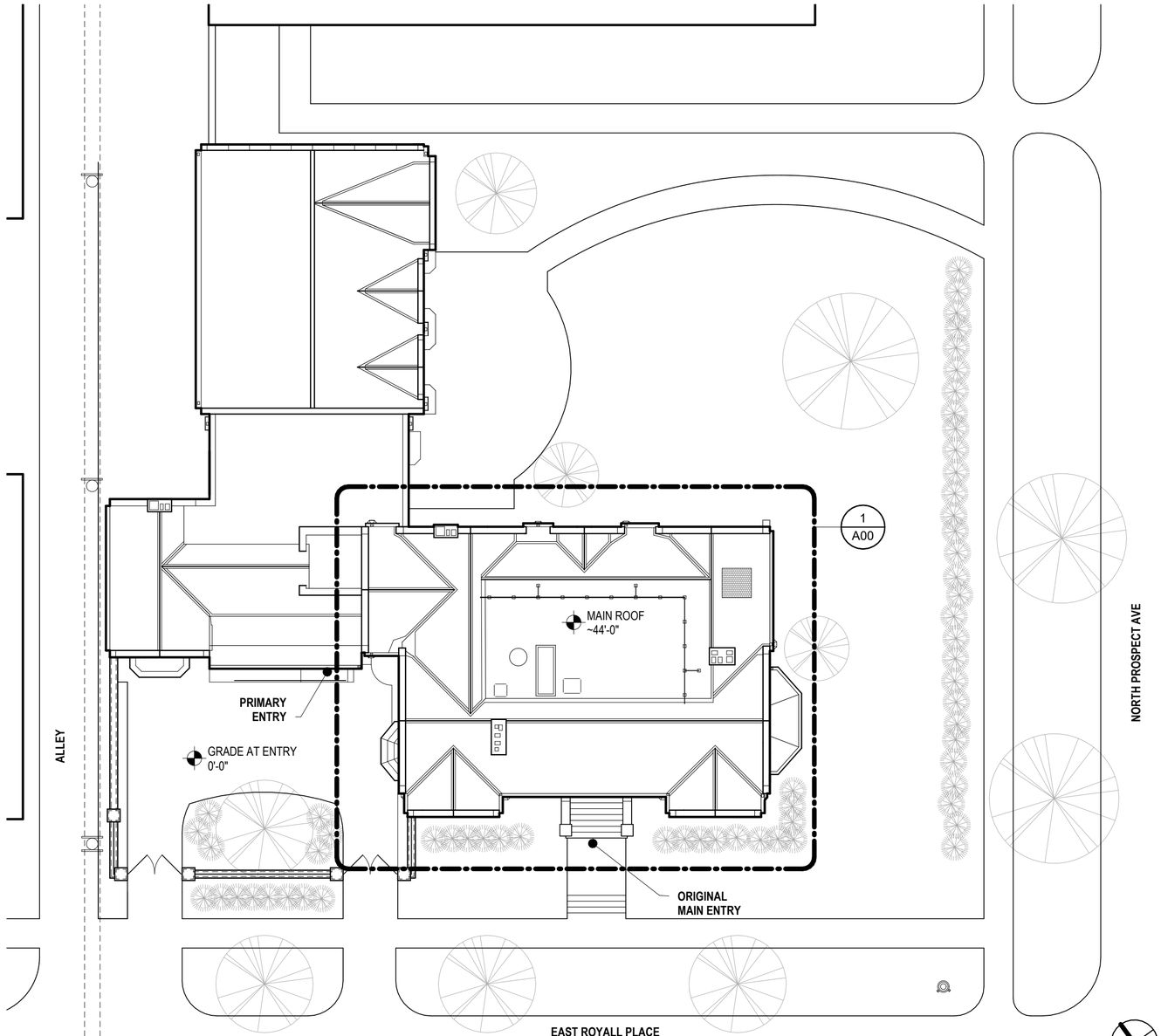
608 E BURLEIGH ST
MILWAUKEE, WI 53212
PHONE: 414.313.3065
EMAIL: KEITH@KSK-ARCHITECTS.COM
CONTACT: KEITH STACHOWIAK

PROJECT INFORMATION

PROJECT ADDRESS	1801 N PROSPECT AVE, MILWAUKEE WI 53202
PARCEL NUMBER	391-2111-000
PARCEL AREA	~0.77 ACRES
ZONING	PD - PLANNED DEVELOPMENT

SHEET INDEX

#	SHEET NAME	REV #	REV DATE
G01	COVER SHEET AND SITE PLAN		
G02	SPECIFICATIONS		
G03	SPECIFICATIONS		
A00	ROOF PLAN / SCOPES OF WORK		
A01	NORTH CHIMNEY RECONSTRUCTION		
A02	WEST GABLE PARAPET RECONSTRUCTION		
A03	WEST GABLE PARAPET RECONSTRUCTION		
A05	ROOF HATCH AND GUTTER LINING DETAILS		
TOTAL SHEETS: 8			



1 **ARCHITECTURAL SITE PLAN**
1/16" = 1'-0"

KSK ARCHITECTS

KEITH STACHOWIAK, AIA | M: 414.313.3065
KEITH@KSK-ARCHITECTS.COM
608 E BURLEIGH ST | MILWAUKEE WI 53212

CHARLES ALLIS ART MUSEUM - 2026 REPAIRS

1801 N PROSPECT AVE
MILWAUKEE, WI 53202

WISCONSIN
KEITH R STACHOWIAK JR
A-11804
MILWAUKEE
WIS.
ARCHITECT

NOT FOR CONSTRUCTION

KSK PROJECT # 25K-45

BID SET
APRIL 2, 2026

GENERAL NOTES / PROJECT CONTEXT

- WORK WITHIN THESE DOCUMENTS IS LIMITED TO THE EXTERIOR RESTORATION OF THE CHARLES ALLIS ART MUSEUM, INCLUDING CLAY TILE ROOFING, SHEET METAL FLASHING, MASONRY REPAIR AND REPOINTING, SEALANTS, AND RELATED LOCALIZED REPAIRS. WORK AREAS ARE GENERALLY CONFINED TO THE BUILDING ENVELOPE AND IMMEDIATELY ADJACENT CONDITIONS REQUIRED TO COMPLETE THE WORK.
- THE CHARLES ALLIS ART MUSEUM (CONSTRUCTED IN 1911) IS AN INDIVIDUALLY DESIGNATED HISTORIC PROPERTY AND IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP REF. NO. 78000103). THE PROJECT DOES NOT INVOLVE FEDERAL OR STATE FUNDING OR HISTORIC TAX CREDITS; THEREFORE, SHPO/WISCONSIN HISTORICAL SOCIETY REVIEW IS NOT REQUIRED. COORDINATION WITH LOCAL PRESERVATION AUTHORITIES WILL GOVERN THE WORK.
- THE BUILDING IS A LOCALLY DESIGNATED HISTORIC STRUCTURE UNDER THE JURISDICTION OF THE CITY OF MILWAUKEE HISTORIC PRESERVATION COMMISSION (HPC).THE PROPOSED SCOPE OF WORK WILL BE SUBMITTED TO THE HPC FOR REVIEW AND APPROVAL THROUGH A CERTIFICATE OF APPROPRIATENESS (COA). ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED COA AND ANY CONDITIONS OF APPROVAL.
- ALL WORK SHALL COMPLY WITH THE SECRETARY OF THE INTERIOR 'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES. HISTORIC MATERIALS IDENTIFIED FOR RETENTION OR SALVAGE SHALL BE PROTECTED DURING CONSTRUCTION. REMOVAL SHALL BE LIMITED TO THE MINIMUM EXTENT NECESSARY TO COMPLETE THE WORK.

G01

00 10 00 – GENERAL REQUIREMENTS

1. SCOPE OF WORK
   A. WORK INCLUDES EXTERIOR RESTORATION OF ROOFING, FLASHING, MASONRY, AND SEALANT SYSTEMS AS INDICATED.
   B. PROJECT WILL BE BID AS SEPARATE CONTRACTS. REFER TO MATRIX AND LOCATIONS ON SHEET A00 FOR SCOPES OF WORK.
      A. MASONRY CONTRACTOR
      B. ROOFING CONTRACTOR
   C. CONTRACTORS SHALL COORDINATE WORK WITH EACH OTHER FOR A COMPLETE AND WATERTIGHT INSTALLATION.
2. CONTRACT AWARD
   A. OWNER RESERVES THE RIGHT TO SELECT CONTRACTORS BASED ON QUALIFICATIONS, EXPERIENCE WITH HISTORIC RESTORATION, AND BID AMOUNT.
   B. LOWEST BID ALONE DOES NOT GUARANTEE AWARD.
3. ALLOWANCES
   A. ALLOWANCES ARE DEFINED WITHIN THESE DOCUMENTS FOR LIMITED WORK THAT IS NOT EASILY DEFINED UNTIL CONTRACT IS AWARDED.
   B. ALLOWANCE WORK SHALL BE PERFORMED ONLY UPON WRITTEN AUTHORIZATION BY OWNER/A/E.
   C. UNIT PRICING OR TIME-AND-MATERIAL RATES MAY BE REQUIRED FOR ADDITIONAL WORK.
4. WORK HOURS
   A. STANDARD WORK HOURS: 7:00 AM – 7:00 PM, MONDAY THROUGH FRIDAY.
   B. CONTRACTORS TO COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MILWAUKEE CODE OF ORDINANCES CHAPTER 80 GOVERNING CONSTRUCTION NOISE.
   C. WEEKEND OR OFF-HOUR WORK REQUIRES PRIOR APPROVAL BY OWNER.
   D. COORDINATE WORK TO MINIMIZE DISRUPTION TO BUILDING OPERATIONS.
5. COORDINATION
   A. COORDINATE SEQUENCING BETWEEN MASONRY AND ROOFING SCOPES.
   B. MAINTAIN BUILDING ENCLOSURE AND WEATHER-TIGHT CONDITIONS AT ALL TIMES.
   C. COORDINATE WITH OWNER FOR SITE ACCESS, STAGING, AND PROTECTION OF OCCUPIED AREAS.
6. TEMPORARY PROTECTION
   A. PROVIDE TEMPORARY PROTECTION FOR BUILDING, OCCUPANTS, AND ADJACENT PROPERTY.
   B. PROTECT ROOF AREAS, ATTIC SPACES, AND INTERIOR FROM WATER INFILTRATION AT ALL TIMES.
   C. PROVIDE TEMPORARY COVERINGS, BARRIERS, AND ENCLOSURES AS REQUIRED.
7. EXISTING CONDITIONS
   A. CONTRACTORS SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
   B. REPORT DISCREPANCIES OR UNFORESEEN CONDITIONS TO A/E PRIOR TO PROCEEDING.
   C. DO NOT ASSUME CONDITIONS BEYOND THOSE REASONABLY OBSERVABLE.
8. CONCEALED CONDITIONS
   A. EXISTING CONDITIONS SHOWN IN THE CONTRACT DOCUMENTS ARE BASED ON LIMITED OBSERVATION AND AVAILABLE INFORMATION.
   B. ACTUAL CONDITIONS MAY VARY FROM THOSE INDICATED.
   C. KSK ARCHITECTS, LLC AND OWNER MAKE NO REPRESENTATION OR WARRANTY REGARDING CONCEALED OR LATENT CONDITIONS.
   D. CONTRACTOR SHALL INCLUDE REASONABLE PROVISIONS IN BID FOR VARIABILITY TYPICAL OF HISTORIC CONSTRUCTION.
   E. UPON DISCOVERY OF CONCEALED CONDITIONS DIFFERING FROM THOSE INDICATED, NOTIFY A/E IMMEDIATELY FOR DIRECTION PRIOR TO PROCEEDING.
9. SUBMITTALS
   A. PRODUCT DATA: SUBMIT MANUFACTURER DATA FOR ALL SPECIFIED MATERIALS.
   B. SAMPLES: PROVIDE SAMPLES WHERE SPECIFIED (BRICK, SEALANT, ETC.).
   C. MORTAR MIX: SUBMIT PROPOSED MIX DESIGN FOR REVIEW IN ACCORDANCE WITH SPECIFIED ANALYSIS.
   D. SUBMITTALS SHALL BE REVIEWED BY A/E FOR GENERAL CONFORMANCE ONLY; CONTRACTOR REMAINS RESPONSIBLE FOR MEANS, METHODS, AND PERFORMANCE.
10. INFORMATIONAL SUBMITTALS
    A. SUBMIT SCHEDULE OF WORK INDICATING SEQUENCING AND COORDINATION BETWEEN TRADES.
    B. SUBMIT SAFETY PLAN AND SITE LOGISTICS PLAN.
11. FIELD VERIFICATION / QUALITY CONTROL
    A. NOTIFY A/E FOR REQUIRED SITE VISITS AND HOLD POINTS.
    B. WORK SHALL MATCH REVIEWED FIELD INSTALLATIONS.
12. MEANS AND METHODS
    A. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
    B. PROVIDE ALL BRACING, SHORING, AND TEMPORARY SUPPORTS REQUIRED FOR SAFE EXECUTION.
13. DAMAGE AND REPAIRS
    A. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING CONSTRUCTION CAUSED BY THEIR WORK.
    B. REPAIR DAMAGE TO MATCH ADJACENT MATERIALS AT NO ADDITIONAL COST TO OWNER.
14. CLEANING
    A. MAINTAIN SITE IN CLEAN CONDITION; REMOVE DEBRIS REGULARLY.
    B. PREVENT DEBRIS FROM ENTERING DRAINAGE SYSTEMS.
    C. FINAL CLEANING REQUIRED AT COMPLETION OF WORK.
15. CLOSEOUT
    A. PROVIDE ATTIC STOCK OF THE FOLLOWING:
       A. CLAY ROOF TILE
       B. REPLACEMENT BRICK
    B. SUBMIT WARRANTIES, PRODUCT DATA, AND MAINTENANCE INFORMATION.
    C. PROVIDE FINAL LIEN WAIVERS AND CLOSEOUT DOCUMENTATION.
16. WARRANTIES
    A. PROVIDE WARRANTIES AS SPECIFIED IN INDIVIDUAL SECTIONS.
    B. WARRANTY PERIOD BEGINS AT DATE OF SUBSTANTIAL COMPLETION.
17. GENERAL CONDITIONS
    A. DRAWINGS ARE DIAGRAMMATIC; VERIFY DIMENSIONS AND CONDITIONS IN FIELD.
    B. IN THE EVENT OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS, NOTIFY A/E FOR CLARIFICATION PRIOR TO PROCEEDING.
    C. KSK ARCHITECTS, LLC PROVIDES DESIGN INTENT ONLY; CONTRACTOR(S) ARE RESPONSIBLE FOR EXECUTION AND CONSTRUCTION MEANS AND METHODS.

01 35 00 – HISTORIC TREATMENT PROCEDURES

1. SCOPE
   A. GENERAL REQUIREMENTS FOR WORK AFFECTING HISTORIC MATERIALS AND CHARACTER-DEFINING FEATURES.
   B. APPLIES TO ALL TRADES WORKING ON OR ADJACENT TO EXISTING HISTORIC CONSTRUCTION.
2. REFERENCE STANDARDS
   A. SECRETARY OF THE INTERIOR 'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES
3. GENERAL APPROACH
   A. PRESERVE EXISTING HISTORIC MATERIALS; REPAIR RATHER THAN REPLACE WHERE FEASIBLE.
   B. LIMIT REMOVAL TO THE MINIMUM EXTENT NECESSARY TO COMPLETE THE WORK.
4. PROTECTION
   A. PROTECT HISTORIC MATERIALS AND ADJACENT FINISHES FROM DAMAGE DURING CONSTRUCTION.
   B. PROVIDE TEMPORARY WEATHER PROTECTION AS REQUIRED TO MAINTAIN BUILDING ENCLOSURE.
5. EXECUTION LIMITATIONS
   A. USE NON-DESTRUCTIVE METHODS APPROPRIATE FOR HISTORIC CONSTRUCTION.
   B. DO NOT USE METHODS THAT MAY CAUSE IRREVERSIBLE DAMAGE TO HISTORIC MATERIALS.
6. MATERIAL COMPATIBILITY
   A. NEW MATERIALS SHALL BE COMPATIBLE WITH EXISTING IN STRENGTH, PERMEABILITY, AND THERMAL MOVEMENT.
7. REPLACEMENT CRITERIA
   A. REPLACEMENT OF HISTORIC MATERIALS SHALL MATCH EXISTING IN VISUAL CHARACTERISTICS AND INSTALLATION METHOD.
8. SEQUENCING
   A. SEQUENCE WORK TO MAINTAIN A WEATHER-TIGHT CONDITION AT ALL TIMES.
9. FIELD CONDITIONS
   A. VERIFY EXISTING CONDITIONS PRIOR TO WORK.
   B. NOTIFY A/E OF UNFORESEEN CONDITIONS OR CONFLICTS BEFORE PROCEEDING.

01 45 00 – QUALITY CONTROL / FIELD VERIFICATION

1. SCOPE
   A. REQUIREMENTS FOR FIELD QUALITY CONTROL, MATERIAL VERIFICATION, AND A/E OBSERVATION OF WORK IN PROGRESS.
2. GENERAL
   A. WORK SHALL BE PERFORMED IN ACCORDANCE WITH CONTRACT DOCUMENTS AND REVIEWED IN THE FIELD BY A/E AT KEY STAGES.
   B. CONTRACTOR SHALL PROVIDE ACCESS AND COORDINATION FOR ALL REVIEW VISITS.
3. PRE-INSTALLATION CONFERENCE
   A. CONDUCT MEETING PRIOR TO START OF MASONRY AND ROOFING WORK.
   B. REVIEW SEQUENCING, PROTECTION, MATERIAL COMPATIBILITY, AND COORDINATION BETWEEN TRADES.
4. FIELD REVIEW HOLD POINTS
   A. NOTIFY A/E A MINIMUM OF 48 HOURS PRIOR TO THE FOLLOWING WORK STAGES:
      A. INITIAL MORTAR MIXING AND REPOINTING (FOR COLOR, TOOLING, AND CONSISTENCY)
      B. INITIAL BRICK REPLACEMENT INSTALLATION
      C. FLASHING INSTALLATION AT REPRESENTATIVE CONDITIONS
   B. DO NOT PROCEED WITH FULL PRODUCTION WORK UNTIL INITIAL INSTALLATIONS ARE REVIEWED.
5. MATERIAL VERIFICATION
   A. PROVIDE SAMPLES OF REPLACEMENT BRICK AND SEALANT COLORS FOR A/E REVIEW PRIOR TO INSTALLATION.
   B. PROVIDE MORTAR MIX DESIGN FOR REVIEW IN ACCORDANCE WITH SPECIFIED ANALYSIS.
6. WORKMANSHIP STANDARD
   A. INITIAL REVIEWED WORK SHALL ESTABLISH THE STANDARD OF QUALITY FOR THE PROJECT.
   B. ALL SUBSEQUENT WORK SHALL MATCH APPROVED FIELD-REVIEWED INSTALLATIONS.
7. CORRECTION OF WORK
   A. REMOVE AND REPLACE WORK NOT CONFORMING TO REVIEWED STANDARDS AT NO ADDITIONAL COST TO OWNER.
8. DOCUMENTATION
   A. MAINTAIN RECORD OF REVIEWED WORK AND APPROVALS ON SITE.

02 41 19 – SELECTIVE DEMOLITION

1. SCOPE
   A. SELECTIVE DEMOLITION TO SUPPORT ROOF TILE, FLASHING, MASONRY, AND SEALANT WORK; MAINTAIN BUILDING IN WATERTIGHT CONDITION THROUGHOUT.
2. WORK INCLUDES
   A. REMOVE CLAY ROOF TILE IN AREAS OF WORK FOR SALVAGE AND REINSTALLATION.
   B. REMOVE EXISTING FLASHINGS, GUTTERS, AND DOWNSPOUTS DESIGNATED FOR REPLACEMENT.
   C. REMOVE EXISTING JOINT SEALANTS AND DETERIORATED MORTAR AT REPAIR LOCATIONS.
   D. REMOVE LOOSE/DETERIORATED MASONRY UNITS ONLY WHERE REQUIRED FOR RECONSTRUCTION.
   E. REMOVE MISCELLANEOUS FASTENERS AND ABANDONED ITEMS INTERFERING WITH NEW WORK.
3. SALVAGE
   A. CAREFULLY REMOVE AND RETAIN CLAY TILE, BRICK, AND STONE FOR REUSE.
   B. CLEAN AND STORE IN PROTECTED LOCATION; DISCARD ONLY UNITS DEEMED UNSALVAGEABLE.
4. EXECUTION
   A. USE HAND TOOLS AT HISTORIC MASONRY AND TILE; AVOID DAMAGE TO ADJACENT MATERIALS.
   B. SAWCUT AND PROVIDE CLEAN EDGES FOR NEW WORK.
   C. SEQUENCE WORK TO LIMIT EXPOSED AREAS AND PREVENT WATER INFILTRATION.
5. PROTECTION
   A. PROTECT ROOF, ATTIC, AND INTERIOR FROM WEATHER DURING ALL PHASES.
   B. PROTECT ADJACENT HISTORIC MATERIALS, COPPER ELEMENTS, AND DRAINAGE SYSTEMS FROM DAMAGE AND DEBRIS.
6. DISPOSAL
   A. REMOVE DEBRIS DAILY; RECYCLE MASONRY AND METAL WHERE FEASIBLE.
7. REPAIR
   A. REPAIR DAMAGE TO REMAINING CONSTRUCTION CAUSED BY DEMOLITION AT NO COST TO OWNER.

04 01 00 – MASONRY RESTORATION (REPOINTING & UNIT REPLACEMENT)

1. SCOPE
   A. MASONRY RESTORATION INCLUDING REPOINTING, SELECTIVE BRICK REPLACEMENT, CLEANING, AND RELATED WORK.
   B. COORDINATE WITH ROOFING, FLASHING, AND SEALANT WORK TO MAINTAIN A COMPLETE, WATERTIGHT ENVELOPE.
2. REFERENCE STANDARDS
   A. TMS 402/602 – MASONRY CODE AND SPECIFICATION
   B. ASTM C216 – FACING BRICK
   C. ASTM C270 – MORTAR FOR UNIT MASONRY
   D. ASTM C1713 – MORTARS FOR THE REPAIR OF HISTORIC MASONRY
   E. ASTM C67 – SAMPLING AND TESTING BRICK
   F. ASTM C1193 – GUIDE FOR USE OF JOINT SEALANTS
   G. SECRETARY OF THE INTERIOR 'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES
3. MORTAR ANALYSIS REFERENCE
   1. MORTAR MIX DESIGN SHALL BE BASED ON LABORATORY ANALYSIS PREPARED BY BRAUN INTERTEC (PROJECT B2407135, DATED SEPTEMBER 1, 2024).
   2. A/E SHALL PROVIDE THIS REPORT AS A SUPPLEMENTAL DOCUMENT TO THE CONSTRUCTION DOCUMENTS.
   3. MATCH ANALYZED VOLUMETRIC PROPORTIONS OF APPROXIMATELY:
      - 1 PART HYDRATED LIME
      - 0.19 PARTS PORTLAND CEMENT
      - 3.29 PARTS SAND
   4. INCLUDE PIGMENT AND AGGREGATE CHARACTERISTICS TO MATCH EXISTING.
4. MORTAR COLOR AND TOOLING
   A. REMNANTS OF ORIGINAL MORTAR, INCLUDING COLOR AND STRUCK JOINT TOOLING, ARE VISIBLE IN LIMITED AREAS OF EXISTING MASONRY THAT HAVE NOT BEEN PREVIOUSLY REPOINTED. THESE AREAS SHALL SERVE AS THE BASIS FOR MATCHING.
   B. ORIGINAL MORTAR WAS PIGMENTED BLACK. WHERE REPOINTING OR MASONRY RECONSTRUCTION OCCURS, IT IS THE INTENT OF THE WORK TO MATCH THE ORIGINAL MORTAR COLOR AND JOINT TOOLING.
   C. FINAL APPROACH, INCLUDING EXTENT OF COLOR MATCHING AND ANY IN-PLACE MOCK-UPS REQUIRED, SHALL BE DETERMINED IN COORDINATION WITH THE CONTRACTOR, ARCHITECT/ENGINEER, AND OWNER PRIOR TO COMMENCEMENT OF WORK.
5. PERFORMANCE INTENT
   A. MORTAR SHALL BE SOFTER AND MORE VAPOR-PERMEABLE THAN ADJACENT MASONRY UNITS.
   B. HIGH CEMENT-CONTENT MORTARS (TYPES M, S, N) ARE NOT PERMITTED.
6. EXECUTION REQUIREMENT
   A. FINAL MIX DESIGN SHALL BE SUBMITTED BY CONTRACTOR AND REVIEWED BY A/E FOR CONFORMANCE WITH REFERENCED ANALYSIS PRIOR TO INSTALLATION.
   B. IN THE EVENT OF CONFLICT, THE REFERENCED MORTAR ANALYSIS GOVERNS OVER ASTM C270 MORTAR TYPES.
7. BRICK REPLACEMENT
   A. REMOVE AND REPLACE BRICK UNITS THAT ARE CRACKED, SPALLED, DISPLACED, OR OTHERWISE UNSOUND.
   B. LIMIT REMOVAL TO EXTENT NECESSARY; DO NOT DISTURB ADJACENT SOUND MASONRY.
   C. REPLACEMENT BRICK SHALL MATCH EXISTING IN SIZE, COLOR RANGE, TEXTURE, AND FINISH.
      A. BASIS OF DESIGN: **BELDEN BRICK – AMHERST BLEND, DART-TEX FINISH.**
   D. PROVIDE MINIMUM (5) SAMPLE UNITS OF PROPOSED REPLACEMENT BRICK FOR A/E REVIEW.
8. REPOINTING
   A. REMOVE EXISTING MORTAR TO MINIMUM DEPTH OF 2 TO 2-1/2 TIMES JOINT WIDTH.
   B. USE HAND TOOLS OR LOW-IMPACT METHODS; DO NOT DAMAGE ADJACENT MASONRY.
   C. CLEAN JOINTS OF DUST AND DEBRIS PRIOR TO REPOINTING.
   D. PRE-WET MASONRY TO CONTROL ABSORPTION.
   E. PLACE MORTAR IN LIFTS; COMPACT FULLY AND AVOID VOIDS.
   F. TOOL JOINTS TO MATCH EXISTING PROFILE (CONCAVE UNLESS NOTED OTHERWISE).
   G. PROTECT JOINTS DURING CURING; PREVENT RAPID DRYING AND FREEZING.
9. CLEANING
   A. CLEAN MASONRY USING LOW-PRESSURE WATER AND APPROVED NON-ACIDIC CLEANERS.
   B. TEST CLEANING METHODS ON INCONSPICUOUS AREA PRIOR TO FULL APPLICATION.
   C. DO NOT USE ABRASIVE METHODS OR HARSH ACIDS.
10. FLASHING & INTERFACE WORK
    A. COORDINATE MASONRY WORK WITH COPPER FLASHING, ROOF TILE, AND SEALANTS.
    B. ENSURE ALL INTERFACES ARE PROPERLY INTEGRATED AND WATERTIGHT.
11. QUALITY
    A. PROVIDE MOCK-UP PANEL DEMONSTRATING BRICK, MORTAR COLOR, TOOLING, AND JOINT FINISH.
    B. WORK BY CONTRACTOR EXPERIENCED IN HISTORIC MASONRY RESTORATION.
12. PROTECTION
    A. PROTECT ADJACENT MATERIALS, ROOFING, COPPER, AND INTERIOR SPACES DURING WORK.
    B. PREVENT MORTAR DROPPINGS AND STAINING ON FINISHED SURFACES.
13. WARRANTY
    A. PROVIDE 2-YEAR WORKMANSHIP WARRANTY FOR MASONRY RESTORATION WORK.

04 12 48 – STONE MASONRY REPAIR (SANDSTONE)

1. SCOPE
   A. REPAIR AND RESTORATION OF EXISTING SANDSTONE INCLUDING SELECTIVE REMOVAL/RESET OF COPING, PATCHING, CRACK REPAIR, JOINT CLEANING, AND GENERAL CLEANING.
   B. WORK LIMITED TO AREAS INDICATED AND AS REQUIRED TO STABILIZE AND PRESERVE EXISTING STONE.
2. REFERENCE STANDARDS
   A. ASTM C119 – DIMENSION STONE
   B. ASTM C170 – COMPRESSIVE STRENGTH OF STONE
   C. ASTM C1242 – SELECTION, DESIGN, AND INSTALLATION OF DIMENSION STONE
   D. SECRETARY OF THE INTERIOR 'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES
3. EXISTING CONDITIONS
   A. SANDSTONE EXHIBITS WEATHERING, OPEN JOINTS, PREVIOUS MASTIC REPAIRS, AND LOCALIZED CRACKING.
   B. PERFORM ONLY WORK NECESSARY TO STABILIZE AND RESTORE STONE; PRESERVE MAXIMUM EXISTING MATERIAL.
4. STONE REMOVAL / RESET (COPING)
   A. CAREFULLY REMOVE STONE COPING UNITS INDICATED FOR REPAIR/RESET.
   B. PROTECT UNITS DURING REMOVAL; DO NOT DAMAGE ARRISES OR ADJACENT MASONRY.
   C. CLEAN BEARING SURFACES AND REMOVE ALL EXISTING MASTICS, SEALANTS, AND DEBRIS.
   D. RESET STONES IN ORIGINAL LOCATION AND ORIENTATION.
   E. PROVIDE NEW SETTING BED AS REQUIRED TO ACHIEVE FULL BEARING AND ALIGNMENT.
   F. MAINTAIN EXISTING JOINT WIDTH AND PROFILE.
5. JOINT CLEANING (COPING AND STONE JOINTS)
   A. REMOVE EXISTING MASTIC, SEALANT, AND INCOMPATIBLE MATERIALS FROM JOINTS.
   B. USE HAND TOOLS AND NON-DAMAGING METHODS; DO NOT STAIN OR ABRADE STONE.
   C. PREPARE JOINTS FOR REPOINTING OR SEALANT AS INDICATED IN RELATED SECTIONS.
6. STONE PATCHING
   A. PATCH DETERIORATED, SPALLED, OR MISSING AREAS USING COLOR- AND TEXTURE-MATCHED REPAIR MORTAR.
   B. BASIS OF DESIGN – STONE PATCHING COMPOUNDS:
      A. CONPROCO: MATRIX SERIES
      B. EDISON COATINGS: CUSTOM SYSTEM 45
      C. **CATHEDRAL STONE: JAHN M-SERIES REPAIR MORTAR**
   C. MATCH EXISTING STONE IN COLOR, TEXTURE, AND TOOLING.
   D. INSTALL IN LIFTS AS REQUIRED; TOOL TO BLEND WITH ADJACENT SURFACES.
7. CRACK REPAIR
   A. FILL CRACKS AND VOIDS WITH COMPATIBLE CEMENTITIOUS CRACK FILLER.
   B. BASIS OF DESIGN – CEMENTITIOUS CRACK FILLER:
      A. CONPROCO: MATRIX CRACK FILLER
      B. EDISON COATINGS: CUSTOM SYSTEM CRACK REPAIR
      C. CATHEDRAL STONE: JAHN CRACK INJECTION / REPAIR SYSTEM
   C. INJECT OR PLACE MATERIAL TO FULLY FILL CRACKS; AVOID STAINING OR OVERFLOW ONTO ADJACENT SURFACES.
8. GENERAL CLEANING
   A. CLEAN STONE SURFACES USING THE LEAST AGGRESSIVE METHOD NECESSARY.
   B. USE LOW-PRESSURE WATER AND APPROVED NON-ACIDIC CLEANERS.
   C. REMOVE BIOLOGICAL GROWTH, STAINING, AND RESIDUES.
   D. TEST CLEANING METHODS IN INCONSPICUOUS AREA PRIOR TO FULL APPLICATION.
   E. DO NOT USE ABRASIVE CLEANING OR HARSH ACIDS.
9. ACCESSORIES
   A. ACCEPTABLE MANUFACTURERS
      A. HECKMANN BUILDING PRODUCTS, INC.
      B. WIRE PRODUCTS COMPANY
      C. HOHMANN & BARNARD, INC.
   B. LATERAL TIES AND ANCHORS
      A. PROVIDE STAINLESS STEEL LATERAL TIES AND SUPPORT ANCHORS INCLUDING STRAPS, RODS, PLATES, CLAMPS, CHANNEL SLOTS, AND DOWELS (STANDARD AND SPRING-LOADED).
      B. MATERIAL: STAINLESS STEEL, AISI TYPE 302 OR 304.
   C. CHANNEL SLOTS AND SECTIONS
      A. 1/2" DEEP, 12-GAUGE STAINLESS STEEL SLOT CHANNELS FOR WELD-ON APPLICATIONS; ASTM A479.
      B. 3/4" DEEP STAINLESS STEEL CHANNEL SECTIONS WITH PREDRILLED HOLES FOR SCREW-ON APPLICATIONS; ASTM A479.
   D. REPAIR ANCHORS AND PINS
      A. MECHANICAL FASTENERS AND PINS FOR STONE STABILIZATION.
      B. MATERIAL: TYPE 316 STAINLESS STEEL.
   E. SETTING BUTTONS AND SHIMS
      A. RESILIENT PLASTIC, NON-STAINING TO STONE.
      B. SIZED TO SUIT JOINT THICKNESS AND BED DEPTH, ALLOWING FOR POINTING MATERIAL.
   F. PROVIDE LENGTH TO ACHIEVE 2" EXTERIOR EXPOSURE AND MINIMUM 18" CAVITY EMBED.
   G. DRIP EDGE
      A. 26-GAUGE STAINLESS STEEL (TYPE 304), FACTORY-FORMED WITH HEMMED EDGE.
   H. TERMINATION BAR
      A. 26-GAUGE STAINLESS STEEL (TYPE 304), 1-1/2" WIDE WITH TOP FLANGE FOR SEALANT.
      B. PRE-DRILLED HOLES AT 8" O.C. FOR FASTENING.
10. QUALITY
    A. PROVIDE FIELD SAMPLES OF PATCHING FOR A/E REVIEW PRIOR TO PROCEEDING.
    B. FINISHED WORK SHALL BLEND WITH ADJACENT STONE AND BE VISUALLY INCONSPICUOUS.
11. PROTECTION
    A. PROTECT REPAIRED AREAS DURING CURING.
    B. PREVENT STAINING FROM ADJACENT WORK (MORTAR, SEALANTS, METALS).
12. WARRANTY
    A. PROVIDE 2-YEAR WORKMANSHIP WARRANTY FOR STONE REPAIR WORK.

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DRAWING ISSUANCE:

BID SET

Revisions:

APRIL 2, 2026

PROJECT #:	PROJECT MANAGER
25K-45	KS

SPECIFICATIONS

G02

07 32 00 – CLAY ROOF TILE (SALVAGE & REINSTALLATION)

1. SCOPE
   - A. SELECTIVE REMOVAL, SALVAGE, STORAGE, AND REINSTALLATION OF EXISTING CLAY ROOF TILES.
   - B. REPLACE DAMAGED OR MISSING TILES WITH NEW TO MATCH EXISTING PROFILE AND APPEARANCE.
   - C. COORDINATE WITH UNDERLAYMENT AND COPPER FLASHING WORK.
2. REMOVAL & SALVAGE
   - A. CAREFULLY REMOVE EXISTING CLAY TILES TO MINIMIZE BREAKAGE; SALVAGE MAXIMUM FEASIBLE QUANTITY.
   - B. CLEAN, SORT, AND STORE SALVAGED TILES IN PROTECTED, DRY LOCATION.
   - C. DISCARD CRACKED OR DETERIORATED TILES.
3. MATERIALS
   - A. EXISTING TILE: REUSE SALVAGED CLAY TILES.
   - B. NEW TILE: MATCH EXISTING SIZE PROFILE, COLOR, AND TEXTURE.
     - a. BASIS OF DESIGN: **LUDOWICI - 6" x 12" x 3/8" FLAT SLAB**, TO BE VERIFIED
   - C. UNDERLAYMENT: FIBERGLASS-REINFORCED BASE SHEET COMPLYING WITH ASTM D4601 TYPE II;
     - a. BASIS OF DESIGN: **JOHNS MANVILLE GLASBASE PLUS**
   - D. PROVIDE ADDITIONAL SELF-ADHERED PROTECTION AT VULNERABLE AREAS AS REQUIRED AND AS INDICATED ON THE DRAWINGS.
     - a. BASIS OF DESIGN: **GCP GRACE ULTRA**
   - E. FASTENERS: STAINLESS STEEL RING-SHANK NAILS SIZED TO FULLY PENETRATE SUBSTRATE.
4. SUBSTRATE
   - A. VERIFY ROOF DECK IS SOUND, DRY, AND SUITABLE PRIOR TO INSTALLATION.
   - B. NOTIFY A/E OF DETERIORATED OR DAMAGED DECKING; DO NOT PROCEED UNTIL CORRECTED.
5. INSTALLATION
   - A. INSTALL UNDERLAYMENT IN SHINGLE FASHION; PROVIDE MINIMUM LAPS PER MANUFACTURER.
   - B. INSTALL TILES TO MATCH EXISTING COURSING, HEADLAP (MIN. 3"), ALIGNMENT, AND EXPOSURE.
   - C. STAGGER JOINTS; MAINTAIN CONSISTENT BOND AND LAYOUT.
   - D. SECURE TILES WITH STAINLESS FASTENERS; DO NOT OVERDRIVE.
   - E. PROVIDE PROPER EAVE PROJECTION (~1") AND NEATLY CUT/FIT AT VALLEYS AND EDGES.
   - F. REPLACE ANY TILE DAMAGED DURING INSTALLATION.
6. FLASHING COORDINATION
   - A. COORDINATE WITH COPPER FLASHING, VALLEYS, RIDGES, AND GUTTERS FOR COMPLETE WATERTIGHT SYSTEM.
   - B. INSTALL ACCESSORIES AND SPECIALTY TILES AS REQUIRED FOR FULL SYSTEM INTEGRATION.
7. QUALITY
   - A. INSTALLER: MINIMUM 10 YEARS EXPERIENCE WITH CLAY TILE ROOFING.
   - B. PROVIDE MOCK-UP (MIN. 6 COURSES) DEMONSTRATING UNDERLAYMENT, FLASHING, AND TILE INSTALLATION FOR A/E APPROVAL.
8. ATTIC STOCK
   - A. PROVIDE EXTRA TILES EQUAL TO 5% OF INSTALLED QUANTITY FOR OWNER MAINTENANCE.
9. WARRANTY
   - A. MANUFACTURER: STANDARD LONG-TERM MATERIAL WARRANTY (E.G., 75-YEAR).
   - B. CONTRACTOR: 2-YEAR WORKMANSHIP WARRANTY.

07 56 00 – MODIFIED BITUMEN ROOFING / ALUMINUM COATING SYSTEM

1. SCOPE
   - A. RESTORE EXISTING MODIFIED BITUMEN ROOF USING ALUMINUM REFLECTIVE COATING SYSTEM.
   - B. INCLUDES SURFACE PREPARATION, LOCALIZED REPAIRS, SEALANT AT SEAMS/PENETRATIONS, AND FULL COATING APPLICATION.
   - C. COATING IS INTENDED TO EXTEND SERVICE LIFE; NOT A REPLACEMENT FOR FULL ROOF SYSTEM.
   - D. AREAS OF ACTIVE LEAKAGE OR SIGNIFICANT DETERIORATION SHALL BE REPAIRED PRIOR TO COATING.
2. REFERENCE STANDARDS
   - A. ASTM D2824 – ALUMINUM-PIGMENTED ASPHALT ROOF COATINGS
   - B. NRCA ROOFING MANUAL – MAINTENANCE AND REPAIR
3. EXISTING CONDITIONS
   - A. EXISTING ROOF IS MODIFIED BITUMEN SYSTEM (APPROX. 30 YEARS OLD).
   - B. ROOF SHALL BE EVALUATED FOR SUITABILITY; AREAS NOT CAPABLE OF HOLDING COATING SHALL BE IDENTIFIED TO A/E.
4. MATERIALS
   - A. ALUMINUM ROOF COATING: ASTM D2824 TYPE III, FIBERED ALUMINUM COATING.
     - A. BASIS OF DESIGN – ALUMINUM ROOF COATING: **KARNAK 97 FIBERED ALUMINUM ROOF COATING** OR **HENRY 555 FIBERED ALUMINUM ROOF COATING**, OR APPROVED EQUAL.
   - B. SEALANT / MASTIC: ASPHALTIC OR COMPATIBLE ELASTOMERIC MASTIC FOR SEAMS, PENETRATIONS, AND REPAIRS.
     - A. BASIS OF DESIGN: **KARNAK 19 ULTRA RUBBERIZED FLASHING CEMENT** OR APPROVED EQUAL.
   - C. REINFORCEMENT: POLYESTER OR FIBERGLASS MESH FOR CRACK AND SEAM REINFORCEMENT AS REQUIRED. MESH TO BE COMPATIBLE WITH SEALANT BASED ON MANUFACTURER'S RECOMMENDATION.
5. SURFACE PREPARATION
   - A. CLEAN ROOF OF DIRT, DEBRIS, BIOLOGICAL GROWTH, AND LOOSE MATERIALS.
   - B. REMOVE LOOSE GRANULES AND DETERIORATED COATING.
   - C. ALLOW SURFACE TO DRY COMPLETELY PRIOR TO COATING.
   - D. PERFORM ADHESION TEST IN REPRESENTATIVE AREAS.
6. REPAIRS (PRE-COATING)
   - A. SEAL ALL OPEN SEAMS, CRACKS, AND SPLITS WITH MASTIC.
   - B. REINFORCE SEAMS AND REPAIRS WITH MESH WHERE REQUIRED.
   - C. RE-SEAL PITCH PANS WITH NEW COMPATIBLE SEALANT OR MASTIC.
   - D. REPAIR BLISTERS, VOIDS, AND DETERIORATED AREAS TO PROVIDE SOUND SUBSTRATE.
   - E. TIGHTEN OR REPAIR LOOSE FLASHINGS PRIOR TO COATING.
7. APPLICATION
   - A. APPLY ALUMINUM COATING UNIFORMLY AT MANUFACTURER 'S RECOMMENDED COVERAGE RATE.
   - B. PROVIDE CONTINUOUS, PINHOLE-FREE COATING.
   - C. APPLY IN FAVORABLE WEATHER CONDITIONS; DO NOT APPLY TO WET OR FROZEN SURFACES.
   - D. PROTECT ADJACENT MATERIALS FROM OVERSPRAY OR SPILLS.
   - E. MANUFACTURER'S INSTRUCTIONS SHALL GOVERN INSTALLATION.
8. PROTECTION
   - A. PROTECT COATING FROM DAMAGE DURING CURING.
   - B. RESTRICT TRAFFIC UNTIL FULLY CURED.
9. WARRANTY
   - A. PROVIDE MANUFACTURER STANDARD WARRANTY FOR COATING SYSTEM.
   - B. PROVIDE 2-YEAR WORKMANSHIP WARRANTY.
10. CLOSEOUT
    - A. PROVIDE DOCUMENTATION OF COVERAGE RATES AND AREAS TREATED.
    - B. PROVIDE MAINTENANCE RECOMMENDATIONS TO OWNER.

07 62 00 – SHEET METAL FLASHING AND TRIM

1. SCOPE
   - A. PROVIDE NEW COPPER FLASHINGS, RIDGE CAPS, AND RELATED SHEET METAL WORK.
   - B. COORDINATE WITH CLAY TILE ROOFING, MASONRY RESTORATION, AND ADJACENT ASSEMBLIES.
2. MATERIALS
   - A. **COPPER SHEET: ASTM B370; COLD-ROLLED.**
   - B. **BASE FLASHING: 16 OZ.**
   - C. **COUNTER FLASHING / RIDGE CAPS: 20 OZ** .
   - D. FASTENERS: **COPPER, BRASS, OR STAINLESS STEEL** ; COMPATIBLE WITH SUBSTRATES.
   - E. SOLDER: 50/50 TIN-LEAD.
   - F. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC ACTION.
3. FABRICATION
   - A. SHOP FABRICATE TO GREATEST EXTENT POSSIBLE; FIELD VERIFY DIMENSIONS.
   - B. FORM PIECES TRUE TO LINE WITH HEMS, INTERLOCKS, AND MINIMAL OIL CANNING.
   - C. PROVIDE LONGEST PRACTICAL LENGTHS; STAGGER SEAMS AND LAP IN DIRECTION OF WATER FLOW.
4. SUBSTRATE / PREPARATION
   - A. VERIFY SUBSTRATES ARE SOUND, DRY, SMOOTH, AND PROPERLY SLOPED.
   - B. INSTALL UNDERLAYMENT AND SLIP SHEET WHERE REQUIRED TO SEPARATE MATERIALS.
     - A. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
5. INSTALLATION
   - A. INSTALL PER SMACNA AND COPPER INDUSTRY STANDARDS; PROVIDE WATERTIGHT SYSTEM.
   - B. ALIGN WITH ADJACENT CONSTRUCTION; FORM TIGHT SEAMS AND JOINTS.
   - C. ANCHOR SECURELY WHILE ALLOWING FOR THERMAL MOVEMENT.
   - D. CONCEAL FASTENERS WHERE POSSIBLE; SEAL ALL PENETRATIONS.
   - E. PROTECT COPPER FROM STAINING DURING ADJACENT MASONRY WORK.
6. QUALITY
   - A. INSTALLER: MINIMUM 10 YEARS EXPERIENCE WITH HISTORIC SHEET METAL WORK.
   - B. MOCK-UP REQUIRED WITH CLAY TILE INTERFACE TO DEMONSTRATE FLASHING INTEGRATION.
7. CLEANING & PROTECTION
   - A. DO NOT CHEMICALLY CLEAN COPPER; LEAVE NATURAL FINISH.
   - B. REMOVE DEBRIS AND PROTECT COMPLETED WORK FROM DAMAGE AND STAINING.
8. WARRANTY
   - A. PROVIDE 2-YEAR WORKMANSHIP WARRANTY FOR FLASHING SYSTEM PERFORMANCE.

07 92 00 – JOINT SEALANTS

1. SCOPE
   - A. PROVIDE SEALANTS AT EXTERIOR JOINTS FOR MASONRY, STONE, AND SHEET METAL INTERFACES.
   - B. INCLUDE JOINT PREPARATION, BACKING, PRIMERS, AND ACCESSORIES FOR COMPLETE WATERTIGHT SYSTEM.
2. MATERIALS
   - A. SEALANT: ASTM C920, SILICONE (TYPE S, GRADE NS, CLASS 50) UNLESS NOTED OTHERWISE.
     - A. APPROVED SEALANTS:
       - **DOW 756 SMS BUILDING SEALANT**
       - **MOMENTIVE SCS-9000 SILPRUF NB**
       - **PECORA 890 NST**
     - B. COLOR AS SELECTED BY A/E FROM MANUFACTURER'S FULL RANGE OF AVAILABLE COLORS.
   - B. BACKER ROD: ASTM C1330, COMPRESSIBLE, NON-STAINING, COMPATIBLE WITH SEALANT.
   - C. PRIMER / CLEANER: AS RECOMMENDED BY SEALANT MANUFACTURER FOR SUBSTRATES.
   - D. LEAD T-CAPS: PROVIDE AT STONE JOINTS WHERE INDICATED.
   - E. SEALANTS SHALL BE NON-STAINING AND COMPATIBLE WITH ADJACENT MATERIALS.
3. SUBSTRATE / PREPARATION
   - A. JOINTS SHALL BE CLEAN, DRY, AND FREE OF CONTAMINANTS (DUST, OILS, OLD SEALANT).
   - B. REMOVE EXISTING SEALANT AND DEBRIS TO SOUND SUBSTRATE.
   - C. PERFORM FIELD ADHESION TESTING PRIOR TO INSTALLATION.
   - D. DO NOT INSTALL ON WET OR FROZEN SUBSTRATES.
4. INSTALLATION
   - A. INSTALL PER ASTM C1193 AND MANUFACTURER RECOMMENDATIONS.
   - B. PROVIDE BACKER ROD OR BOND BREAKER TO PREVENT THREE-SIDED ADHESION.
   - C. PLACE SEALANT IN CONTINUOUS BEAD; FULLY FILL JOINT WITHOUT VOIDS.
   - D. TOOL JOINTS TO CONCAVE PROFILE TO ENSURE FULL ADHESION AND WATER SHEDDING.
   - E. MAINTAIN TYPICAL JOINT PROPORTIONS (2:1 WIDTH-TO-DEPTH UNLESS LIMITED BY JOINT SIZE).
   - F. INSTALL SEALANT AFTER ADJACENT MATERIALS ARE COMPLETE AND READY TO RECEIVE.
5. QUALITY
   - A. INSTALLER EXPERIENCED WITH HISTORIC MASONRY SEALANTS.
   - B. MOCK-UP REQUIRED TO CONFIRM COLOR, TOOLING, AND INTERFACE WITH MASONRY.
6. CLEANING & PROTECTION
   - A. REMOVE EXCESS SEALANT IMMEDIATELY; PREVENT STAINING OF MASONRY.
   - B. PROTECT COMPLETED JOINTS DURING CURING.
   - C. REPLACE FAILED OR IMPROPERLY ADHERED SEALANT.
7. WARRANTY
   - A. PROVIDE MINIMUM 10-YEAR MANUFACTURER MATERIAL WARRANTY.
   - B. PROVIDE 2-YEAR CONTRACTOR WORKMANSHIP WARRANTY.

26 05 33 – HEAT TRACE SYSTEM

1. SCOPE
   - A. PROVIDE COMPLETE ELECTRIC HEAT TRACE SYSTEM AT LOCATIONS INDICATED ON DRAWINGS ONLY.
   - B. INCLUDES HEAT TRACE CABLE, CONTROLS, POWER CONNECTIONS, AND INTEGRATION WITH ELECTRICAL SYSTEM.
2. CONTRACT RESPONSIBILITY
   - A. HEAT TRACE SYSTEM SHALL BE PROVIDED BY THE ROOFING CONTRACTOR, INCLUDING ALL MATERIALS, INSTALLATION, AND COORDINATION.
   - B. ROOFING CONTRACTOR SHALL RETAIN A LICENSED ELECTRICAL SUBCONTRACTOR FOR ALL POWER, CONTROLS, AND ELECTRICAL CONNECTIONS.
   - C. ROOFING CONTRACTOR IS RESPONSIBLE FOR FULL SYSTEM COORDINATION AND A COMPLETE, OPERATIONAL INSTALLATION.
3. REFERENCE STANDARDS / DESIGN INTENT
   - A. HEAT TRACE SYSTEM SHALL BE DESIGNED, SELECTED, AND INSTALLED IN ACCORDANCE WITH REFERENCED STANDARDS.
     - A. NEC (NFPA 70): GOVERNS ELECTRICAL DESIGN, CIRCUITING, OVERCURRENT PROTECTION, GROUNDING, AND INSTALLATION METHODS.
     - B. UL LISTING: ALL SYSTEM COMPONENTS SHALL BE LISTED AND LABELED FOR INTENDED EXTERIOR WET LOCATION USE AND INSTALLED PER LISTING REQUIREMENTS.
     - C. IEEE 515: PROVIDES CRITERIA FOR SYSTEM SELECTION, LAYOUT, AND PERFORMANCE OF SELF-REGULATING HEAT TRACE SYSTEMS FOR FREEZE PROTECTION.
4. MATERIALS
   - A. SELF-REGULATING, UV-RESISTANT HEAT TRACE CABLE FOR EXTERIOR WET LOCATIONS.
   - B. MANUFACTURER'S CONNECTION KITS, END SEALS, AND ACCESSORIES.
   - C. NON-CORROSIVE FASTENERS COMPATIBLE WITH COPPER AND ROOFING.
   - D. AUTOMATIC TEMPERATURE AND/OR MOISTURE-SENSING CONTROLS.
   - E. SINGLE-SOURCE MANUFACTURER SYSTEM.
5. LOCATIONS
   - A. INSTALL AT GUTTERS, DOWNSPOUTS, ROOF EDGES, AND LOCALIZED AREAS AS INDICATED ON DRAWINGS ONLY.
   - B. COORDINATE ROUTING WITH A/E AND FIELD CONDITIONS.
6. INSTALLATION
   - A. INSTALL PER MANUFACTURER REQUIREMENTS AND NEC.
   - B. DO NOT PENETRATE ROOFING OR FLASHING SYSTEMS.
   - C. MAINTAIN CONTINUOUS DRAINAGE PATH; AVOID OVERLAPS AND SHARP BENDS.
   - D. COORDINATE WITH ROOFING AND SHEET METAL WORK.
   - E. PROTECT SYSTEM FROM DAMAGE DURING CONSTRUCTION.
7. ELECTRICAL
   - A. PROVIDE DEDICATED CIRCUITS, BREAKERS, AND GFCI PROTECTION AS REQUIRED.
   - B. COORDINATE PANEL CAPACITY AND CONNECTIONS.
   - C. PROVIDE LABELING AND DISCONNECTS.
8. CONTROLS
   - A. AUTOMATIC OPERATION VIA TEMPERATURE/MOISTURE SENSORS.
   - B. PROVIDE ACCESSIBLE OVERRIDE.
9. TESTING
   - A. TEST FOR CONTINUITY AND OPERATION PRIOR TO ENERGIZING.
10. CLOSEOUT
    - A. PROVIDE O&M DATA AND AS-BUILT ROUTING.
    - B. PROVIDE ON-SITE TRAINING FOR OWNER ON OPERATION OF HEAT TRACE SYSTEM, INCLUDING CONTROLS, SENSORS, AND OVERRIDE FUNCTIONS. REVIEW SYSTEM SETTINGS AND ASSIST OWNER IN PROGRAMMING CONTROL PARAMETERS.
11. WARRANTY
    - A. MANUFACTURER STANDARD WARRANTY AND 2-YEAR WORKMANSHIP.

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DRAWING ISSUANCE:

BID SET

Revisions:

APRIL 2, 2026

PROJECT #:	PROJECT MANAGER
25K-45	KS

SPECIFICATIONS

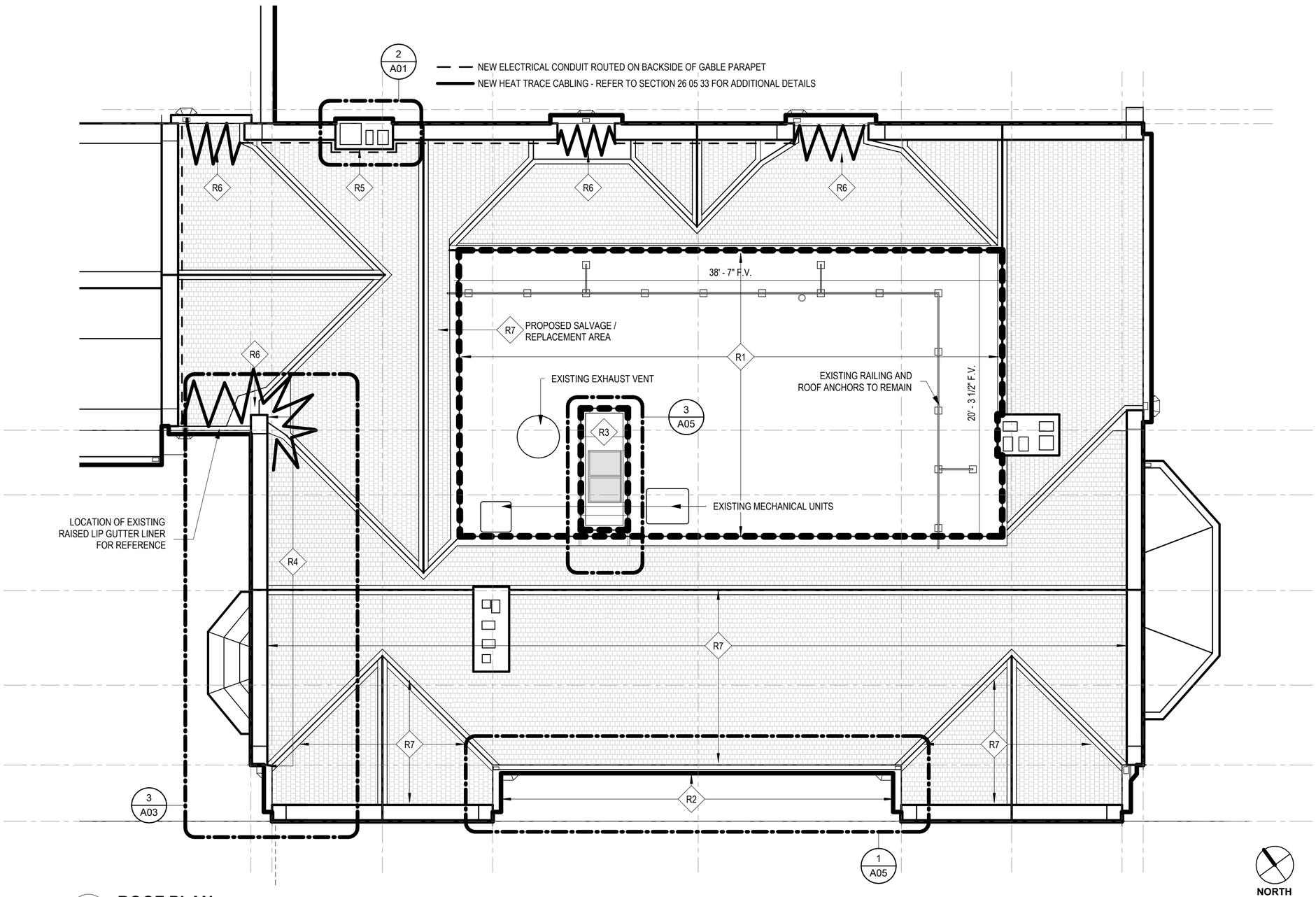
G03

ROOFING SCOPE OF WORK

- R1 — 07 56 00 - NEW ROOF COATING ON EXISTING MODIFIED BITUMEN ROOF MEMBRANE. PATCH AND REPAIR ALL SEALANTS ON ALL SEAMS, PENETRATIONS, AND PITCH PANS.
- R2 — 07 62 00 - NEW COPPER GUTTER LINING - EXISTING COPPER FASCIA TO REMAIN
- R3 — MODIFICATIONS TO EXISTING ROOF HATCH
- R4 — 07 62 00 - NEW COPPER STEPFLASHING AND COUNTER-FLASHING AT BACKSIDE OF GABLE PARAPET WALL - COORDINATED WITH MASONRY SCOPE OF WORK. INCLUDES REMOVAL AND RE-SETTING OF SOME EXISTING CLAY TILE ROOFING
- R5 — 07 62 00 - NEW COPPER STEP FLASHING AND CRICKET ON BACKSIDE OF EXISTING CHIMNEY - COORDINATED WITH MASONRY SCOPE OF WORK.
- R6 — 26 05 33 - REPLACEMENT OF EXISTING HEAT TAPE AND/OR ADDITION OF NEW HEAT TAPE. INCLUDES NEW ELECTRICAL WIRING ON BACKSIDE OF PARAPETS.
- R7 — 07 32 00 - CAREFULLY REMOVE AND SALVAGE CLAY ROOF TILE FROM BACK OF ROOF PITCH. UTILIZE SALVAGED (PATINA'D) TILE TO PATCH MISSING OR DAMAGED TILES IN FRONT-FACING PORTIONS OF ROOF. INSTALL NEW CLAY TILE TO REPLACE EXISTING

MASONRY SCOPE OF WORK

- M1 — 04 01 00 - TUCKPOINTING AND PARTIAL REBUILDING OF NORTH CHIMNEY. COORDINATE NEW STEP FLASHING WITH ROOFING SCOPE OF WORK
- M2 — 04 12 48 - REMOVAL AND RE-SETTING OF EXISTING GABLE COPING STONES AND ASSOCIATED/ADJACENT MASONRY REBUILDING. COORDINATE BACK SIDE FLASHINGS WITH ROOFING SCOPE OF WORK



1 **ROOF PLAN**
3/16" = 1'-0"

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1801 N PROSPECT AVE
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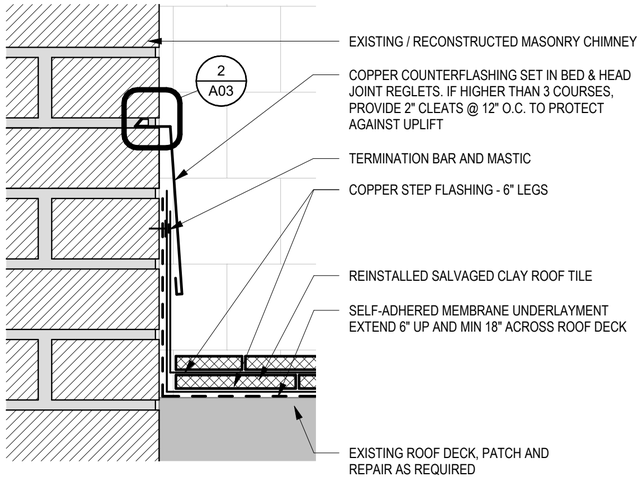
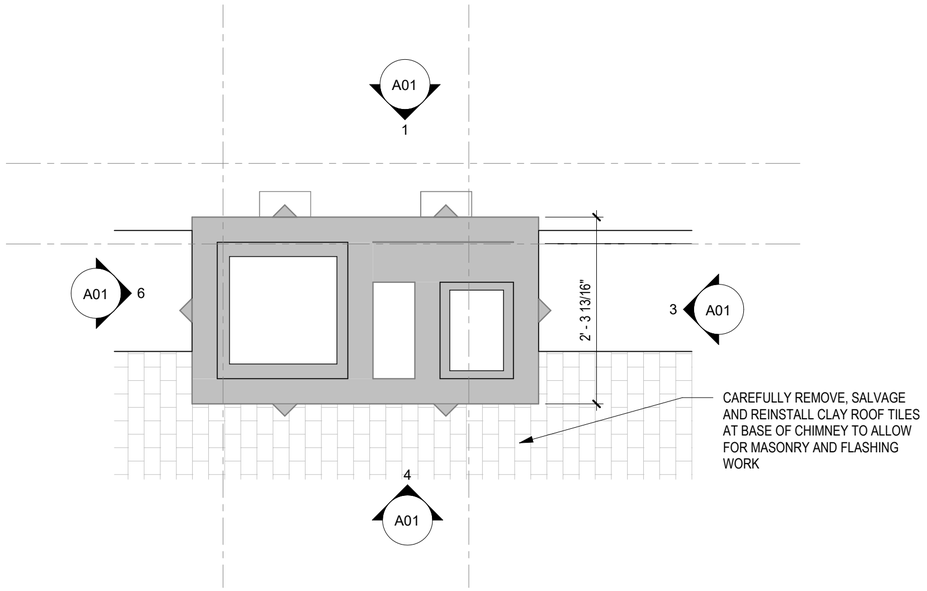
ROOF PLAN / SCOPES OF WORK

A00



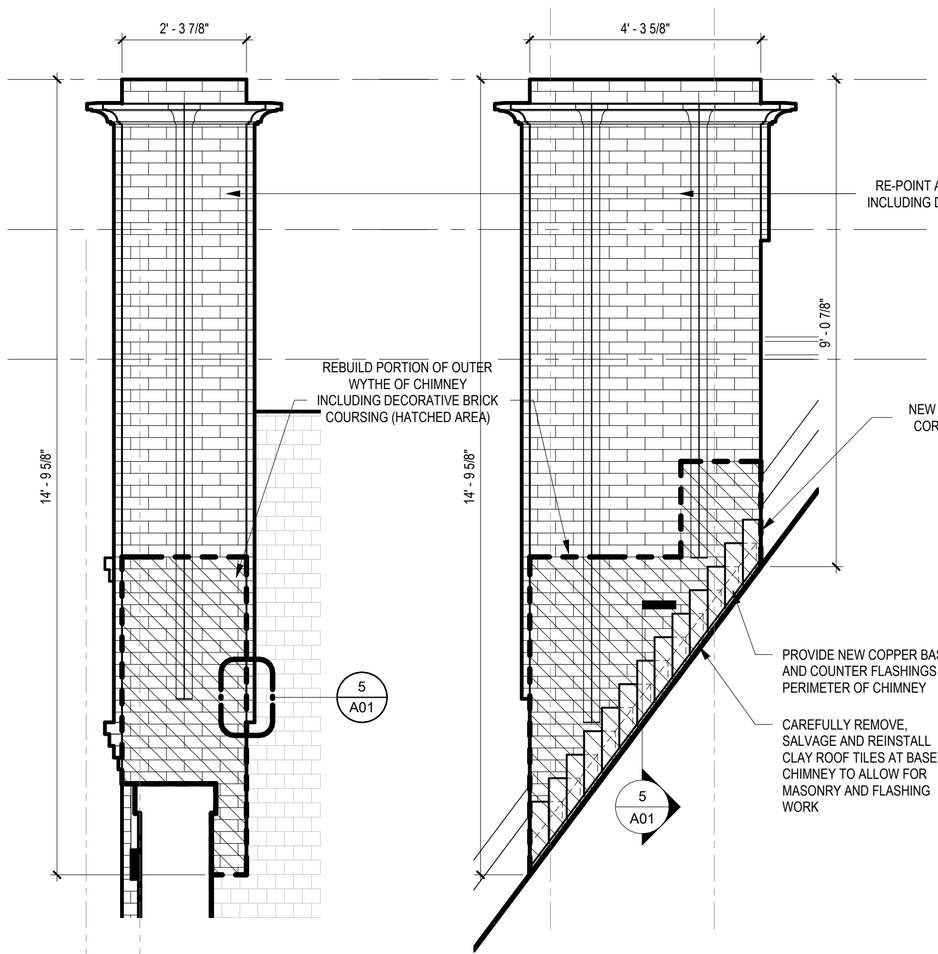
5 DETAIL THROUGH CHIMNEY STEP FLASHING

3" = 1'-0"



2 ENLARGED PLAN - NORTH CHIMNEY

3/4" = 1'-0"

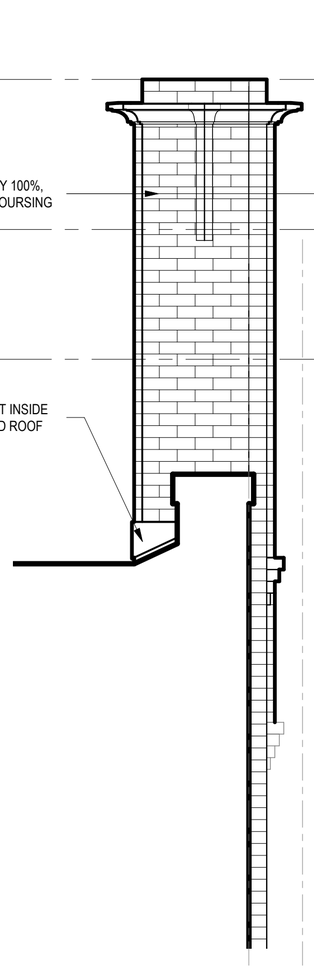


6 CHIMNEY - WEST ELEVATION

1/2" = 1'-0"

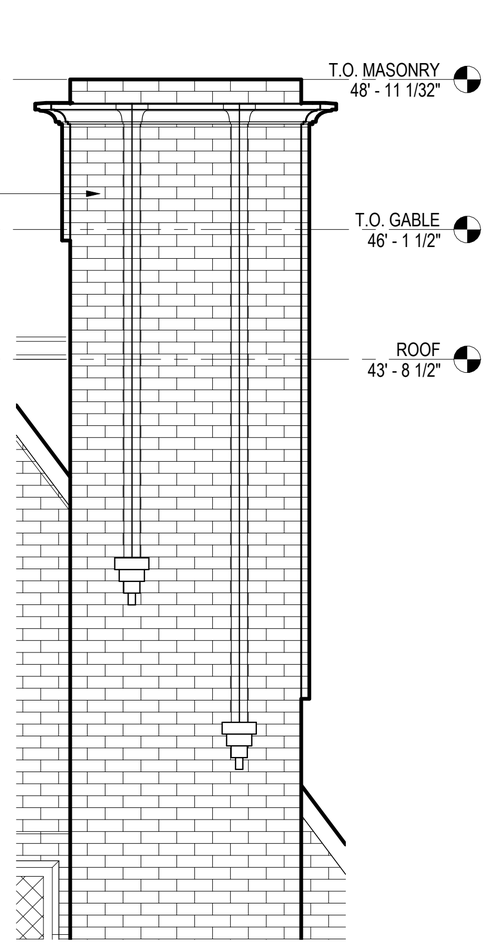
4 CHIMNEY - SOUTH ELEVATION

1/2" = 1'-0"



3 CHIMNEY - EAST ELEVATION

1/2" = 1'-0"



1 CHIMNEY - NORTH ELEVATION

1/2" = 1'-0"

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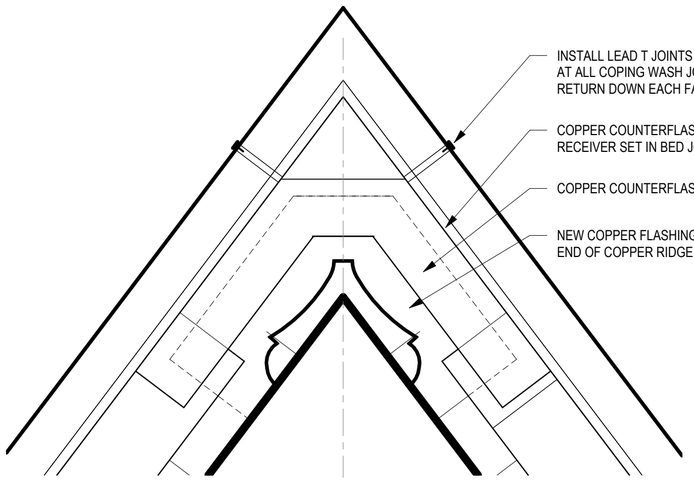
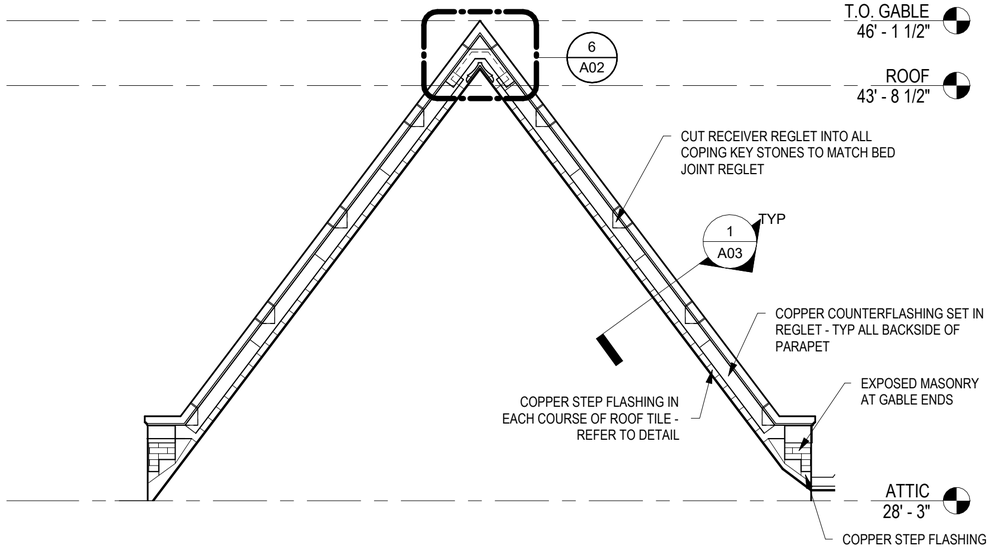
NORTH CHIMNEY RECONSTRUCTION

A01



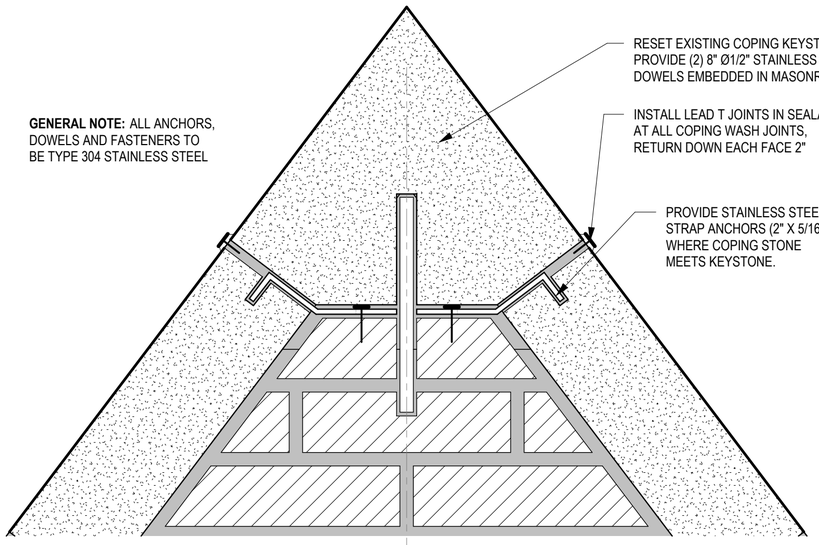
6 PEAK AT BACK SIDE OF PARAPET

1 1/2" = 1'-0"



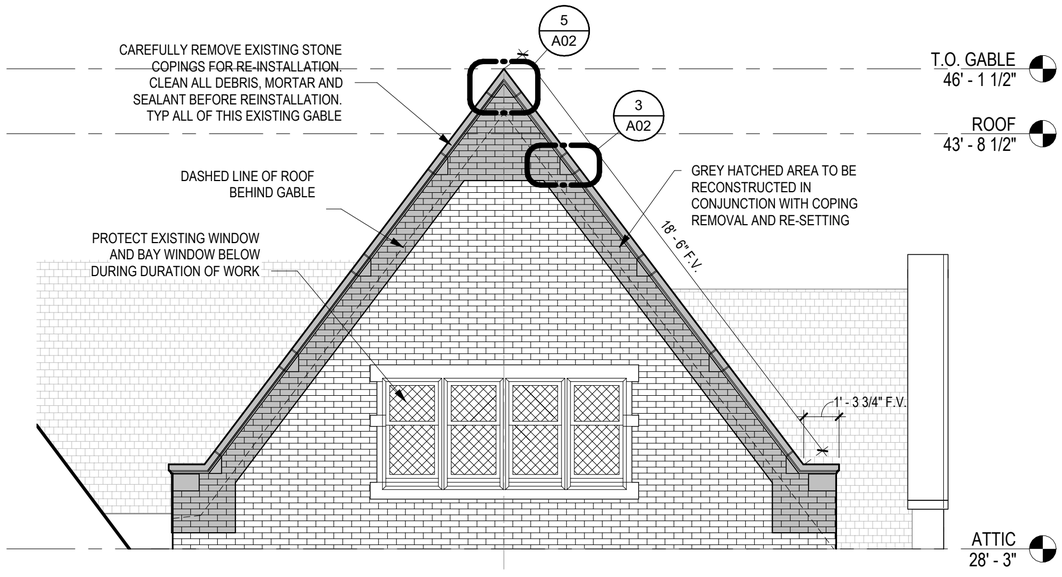
2 ELEVATION - BACK SIDE OF PARAPET

1/4" = 1'-0"



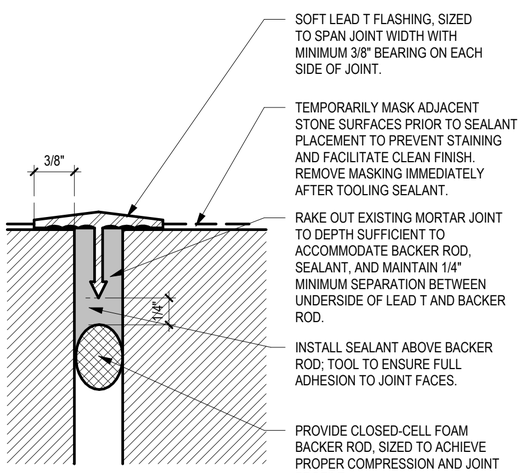
5 TYPICAL COPING KEYSTONE

3" = 1'-0"



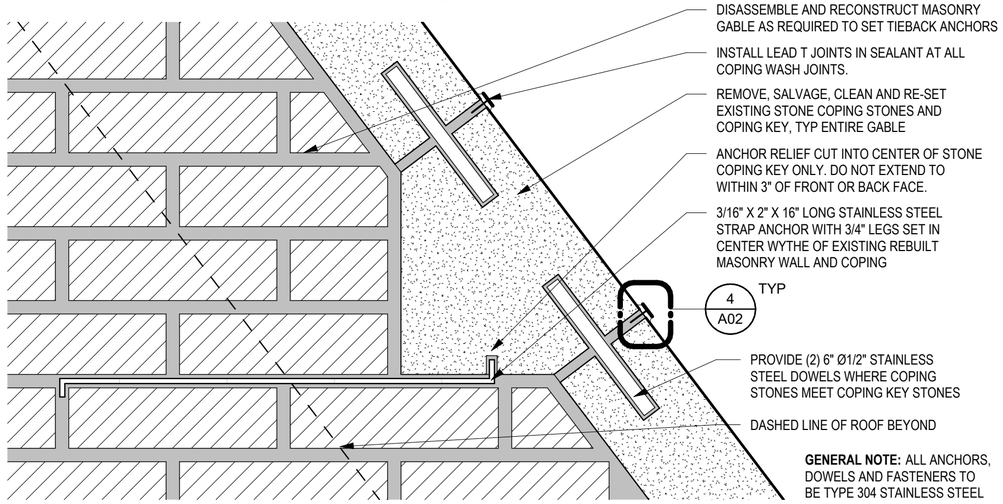
1 FRONT SIDE ELEVATION - WEST GABLE

1/4" = 1'-0"



4 LEAD T INSTALLATION

12" = 1'-0"



3 DETAIL OF TYPICAL COPING ANCHORS

3" = 1'-0"

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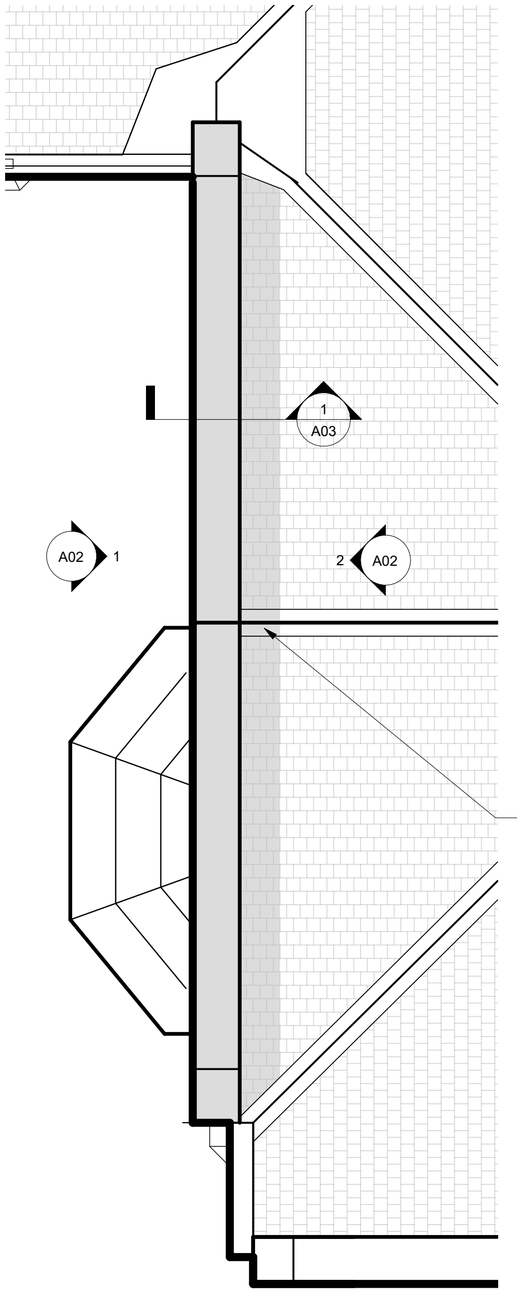
WEST GABLE PARAPET RECONSTRUCTION

A02

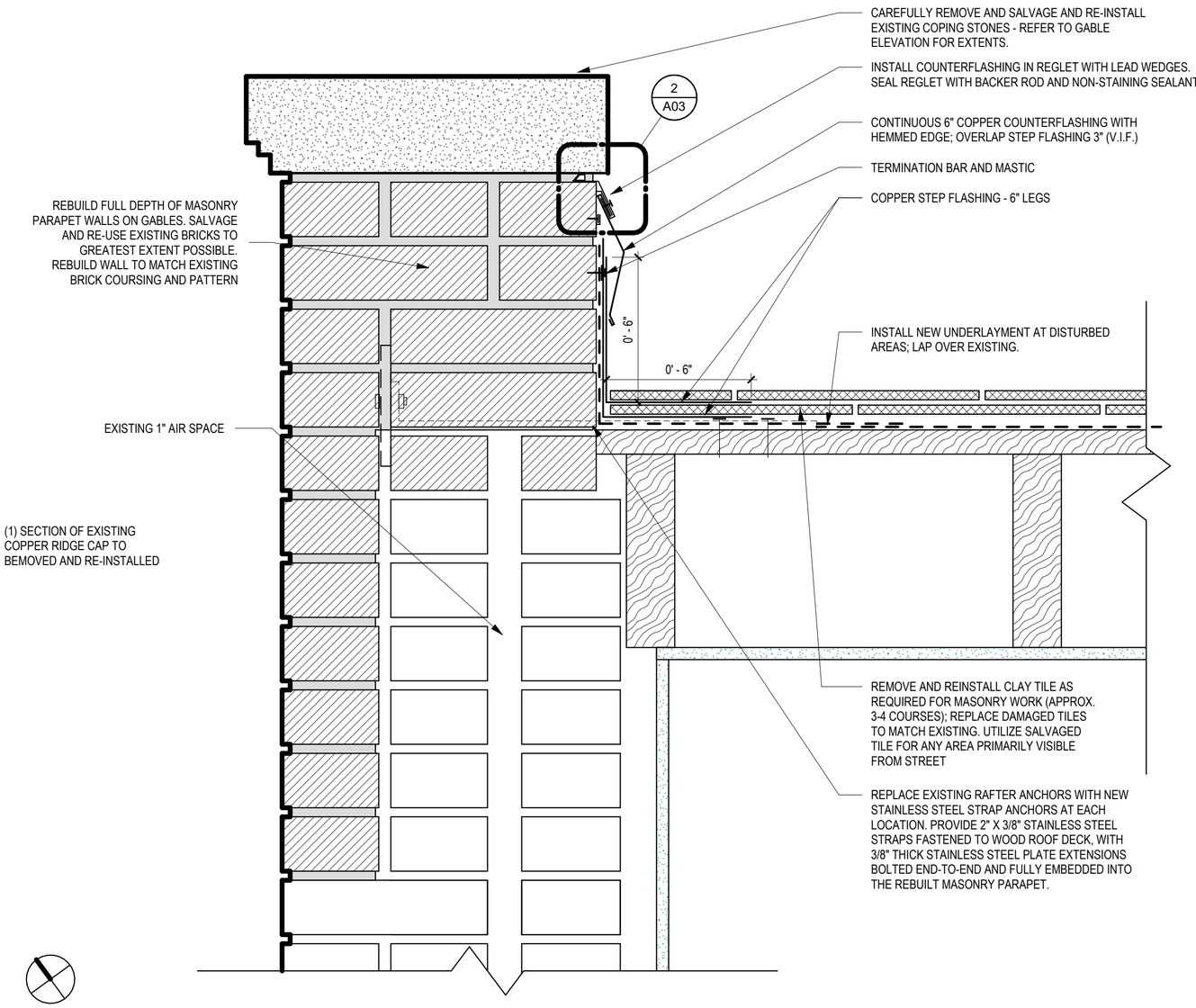


NORTH

(1) SECTION OF EXISTING COPPER RIDGE CAP TO BEMOVED AND RE-INSTALLED

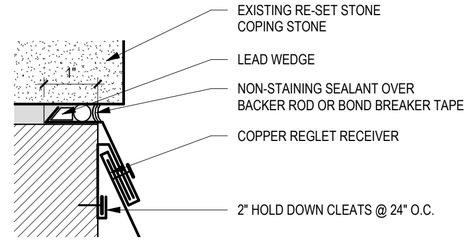
3 ENLARGED PLAN - WEST GABLE

3/8" = 1'-0"



1 SECTION DETAIL THROUGH GABLE PARAPET

3" = 1'-0"



2 FLASHING ANCHOR DETAIL

6" = 1'-0"

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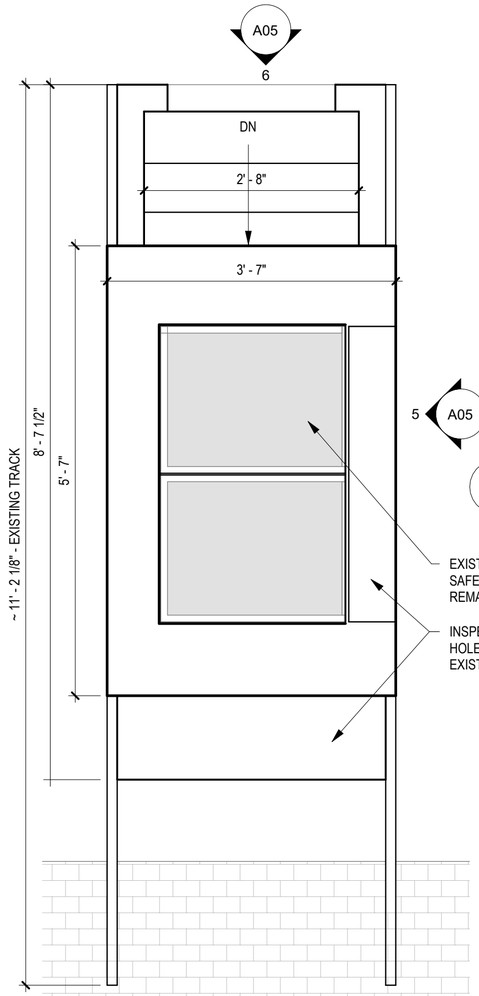
WEST GABLE PARAPET RECONSTRUCTION

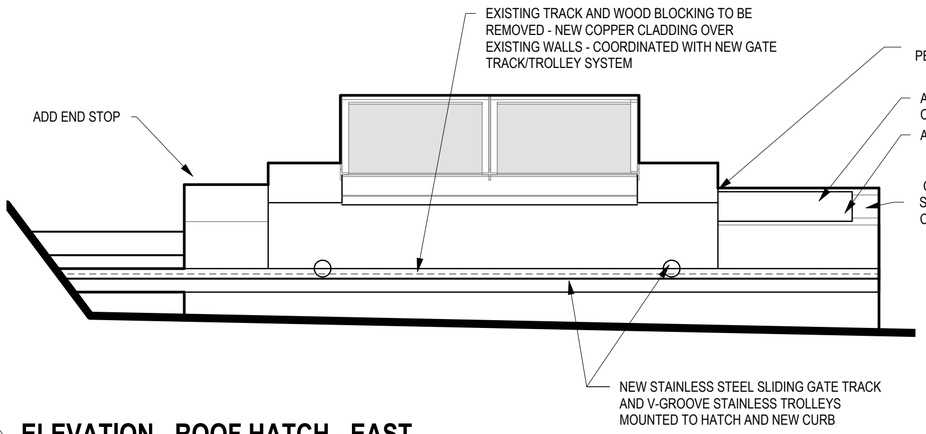
A03



3 ENLARGED PLAN - ROOF HATCH

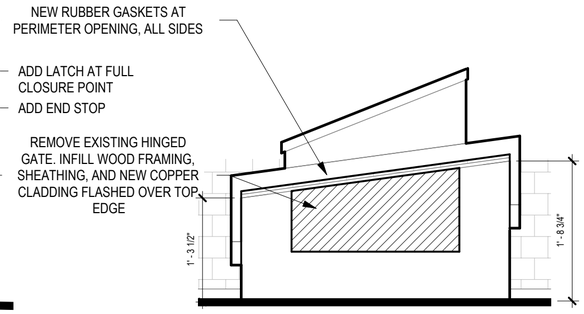
3/4" = 1'-0"

5 A05



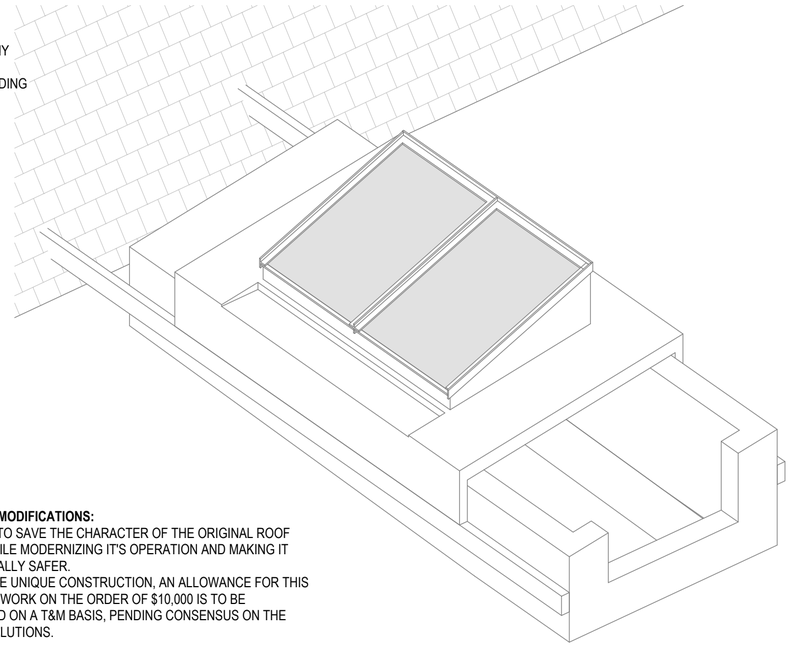
5 ELEVATION - ROOF HATCH - EAST

3/4" = 1'-0"



6 ELEVATION - ROOF HATCH - NORTH

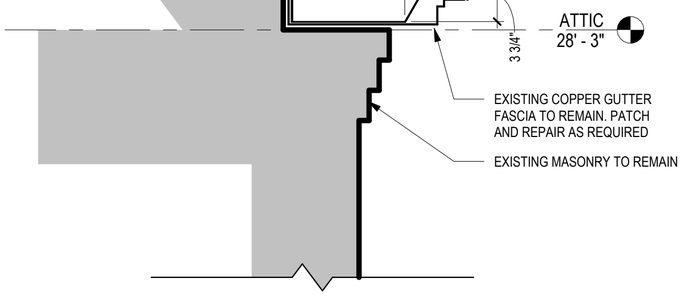
3/4" = 1'-0"



ROOF HATCH MODIFICATIONS:

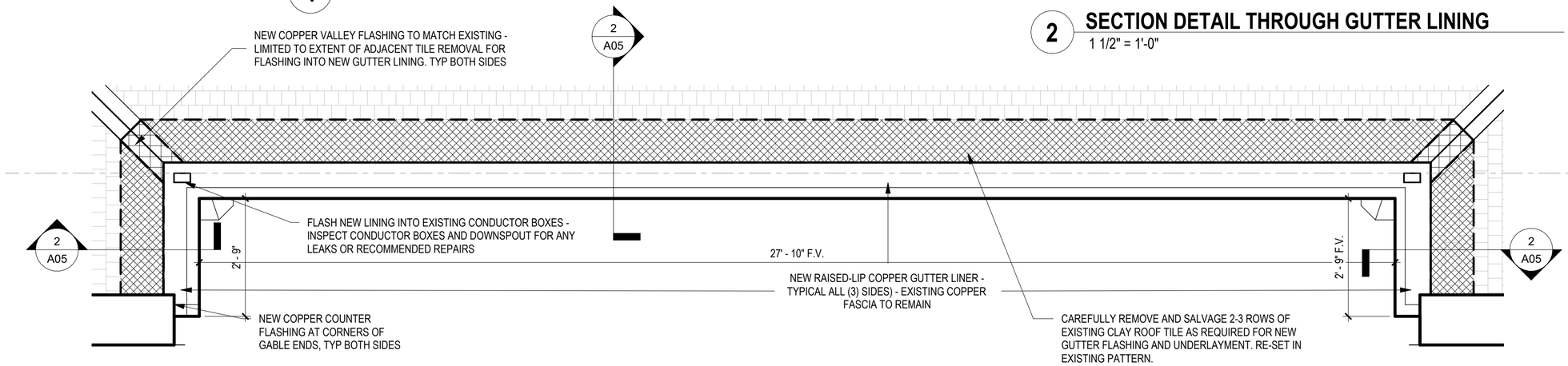
- INTENT IS TO SAVE THE CHARACTER OF THE ORIGINAL ROOF HATCH WHILE MODERNIZING IT'S OPERATION AND MAKING IT FUNCTIONALLY SAFER.
- DUE TO THE UNIQUE CONSTRUCTION, AN ALLOWANCE FOR THIS SCOPE OF WORK ON THE ORDER OF $10,000 IS TO BE ALLOCATED ON A T&M BASIS, PENDING CONSENSUS ON THE REPAIR SOLUTIONS.

4 OVERHEAD VIEW OF ROOF HATCH



2 SECTION DETAIL THROUGH GUTTER LINING

1 1/2" = 1'-0"



1 ENLARGED PLAN OF SOUTH GUTTER

1/2" = 1'-0"

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ROOF HATCH AND GUTTER LINING DETAILS

A05