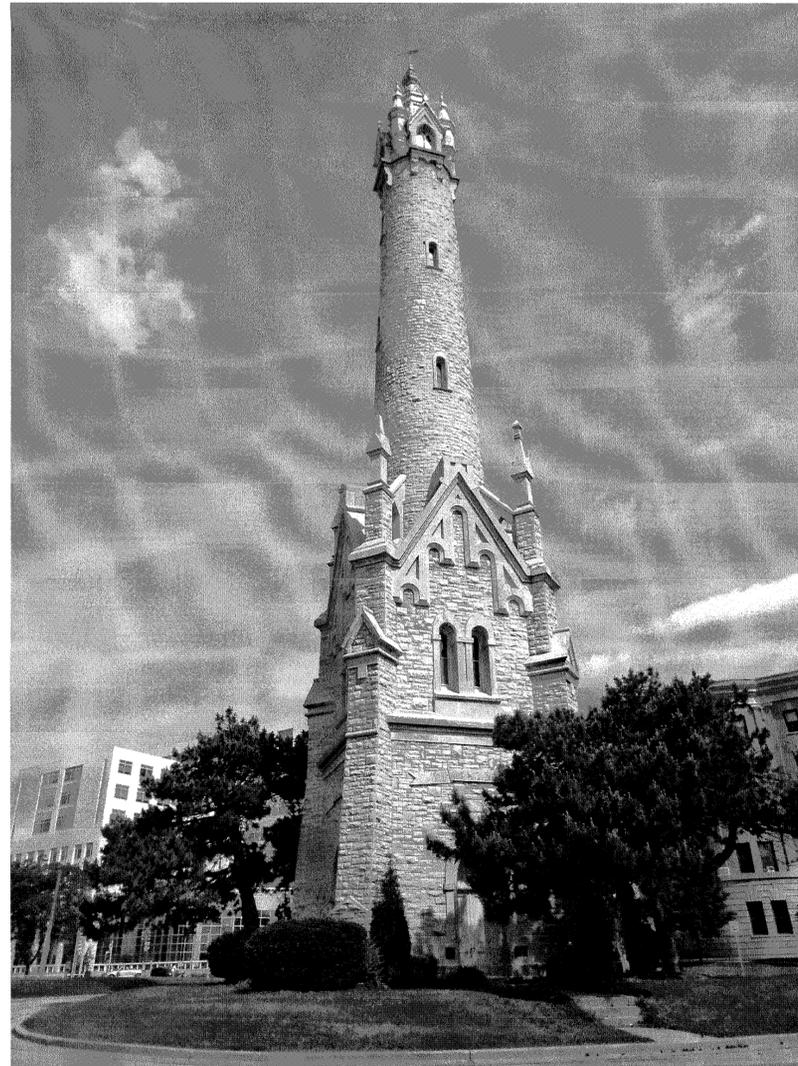


# CITY OF MILWAUKEE NORTH POINT WATER TOWER

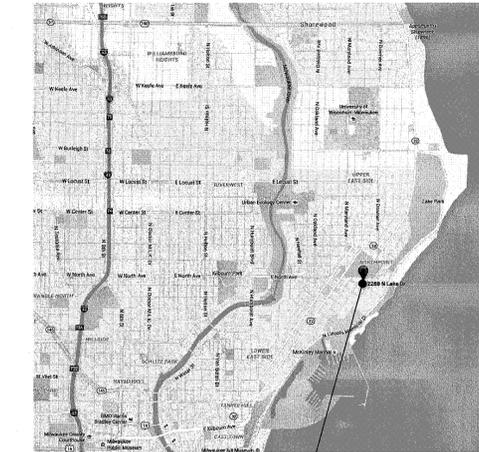
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Milwaukee WI, 53202



## SHEET INDEX

- G-001 COVER SHEET
- G-101 SITE PLAN
- A-101 FLOOR PLANS
- A-201 ELEVATIONS
- A-202 ELEVATIONS AND SECTIONS
- A-501 FINIAL REPAIR DETAILS AND PHOTOS
- A-502 STONE REPAIR DETAILS AND PHOTOS
- A-503 WINDOW REPAIR DETAILS AND PHOTOS
- A-504 TREAD AND STRINGER REPAIR DETAILS AND PHOTOS
- A-505 PLATFORM PLATE DETAILS AND PHOTOS
- A-901 PHOTOS

## SITE LOCATION



SITE LOCATION

## CODE REQUIREMENTS

### GENERAL BUILDING DATA

CONSTRUCTION TYPE: IIB  
AREA (GSF): 626  
HEIGHT: 180'  
FIRE PROTECTION: UN-SPRINKLERED

### USE AND OCCUPANCY CLASSIFICATION

OCCUPANCY USE: U - UTILITY & MISCELLANEOUS  
OCCUPANT LOAD: 1 (186 SF / 300 SF/OCCUPANT)

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APPROVED:

*Janet F. S. ...* 12/18/15  
FACILITIES OPERATIONS MANAGER:

*John ...* 12/22/15  
CITY ENGINEER:

*Galena Kuhn*  
COMMISSIONER OF PUBLIC WORKS:



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1	08/10/2015	ISSUE FOR HPC REVIEW

REVISIONS

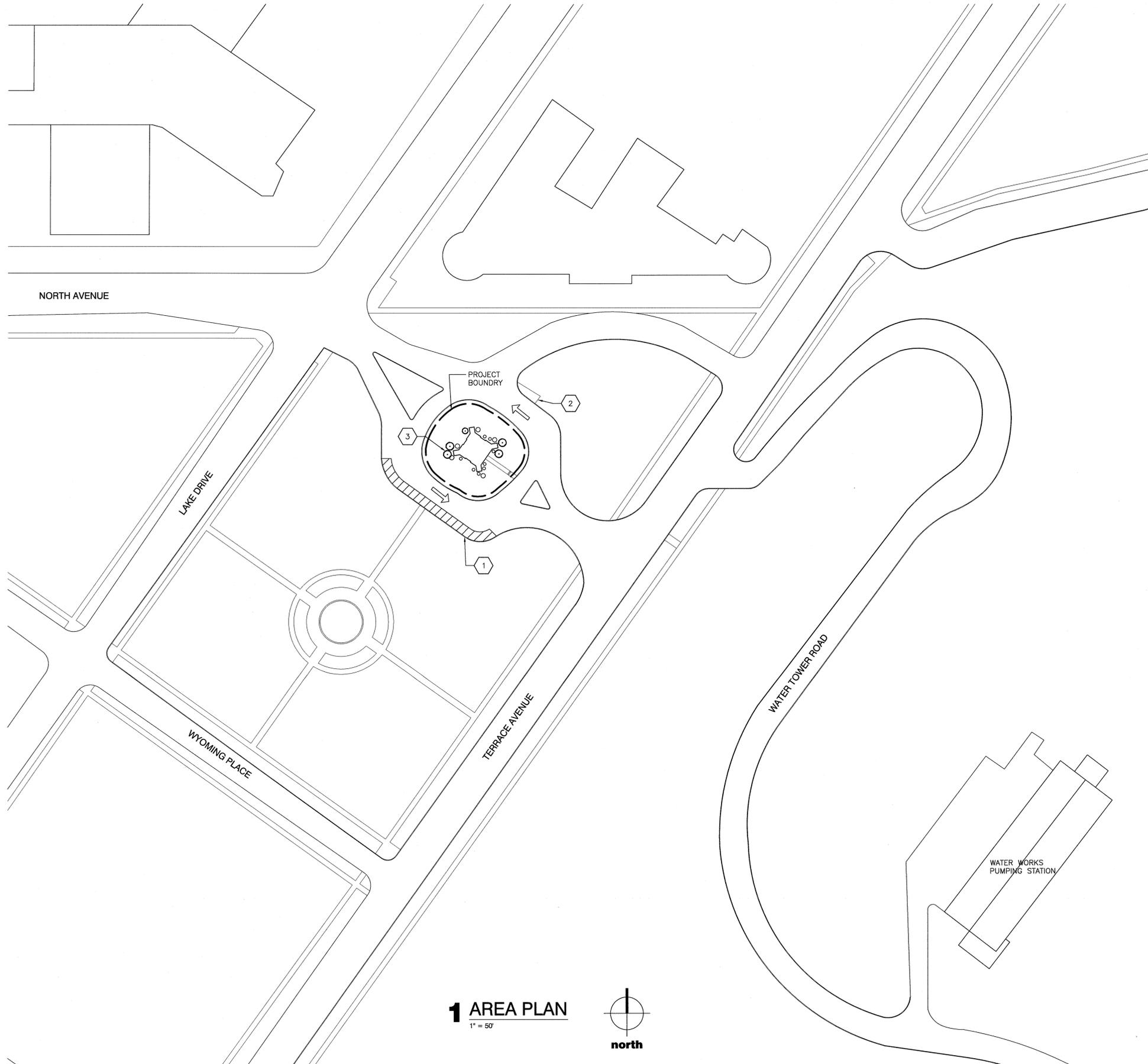
DATE: 12/14/2015  
DRAWN: S. SERPICO  
CHECKED: J. STRYKER  
APPROVED: \_\_\_\_\_  
PROJECT NO.: CHI-00227212-A0

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COVER SHEET  
**G-001**



**1 AREA PLAN**  
1" = 50'

north

# SHEET KEYNOTES

1. PUBLIC STREET PARKING ZONE.
2. MCTS BUS STOP - TO REMAIN IN OPERATION DURING ENTIRE LENGTH OF CONSTRUCTION PERIOD.
3. EXISTING TREES, SHRUBS AND LANDSCAPING TO REMAIN.

SHEET GENERAL NOTES

- A. EAST AND WEST BOUND NORTH AVENUE TO REMAIN OPEN DURING COURSE OF CONSTRUCTION.
- B. CONTRACTOR SHALL RSTORE ANY AND ALL PORTIONS OF BUILDINGS AND GROUNDS THAT ARE DAMAGED DURING CONSTRUCTION TO PRE-CONSTRUCTION CONDITIONS. RESTORATION SHALL INCLUDE DAMAGE TO LANDSCAPING.
- C. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE OWNER FOR ACCESS TO SITE AREAS FROM OUTSIDE THE BUILDINGS PERIMETER WALLS.

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DRAWN M. VOORHEIS

CHECKED J. STRYKER

APPROVED

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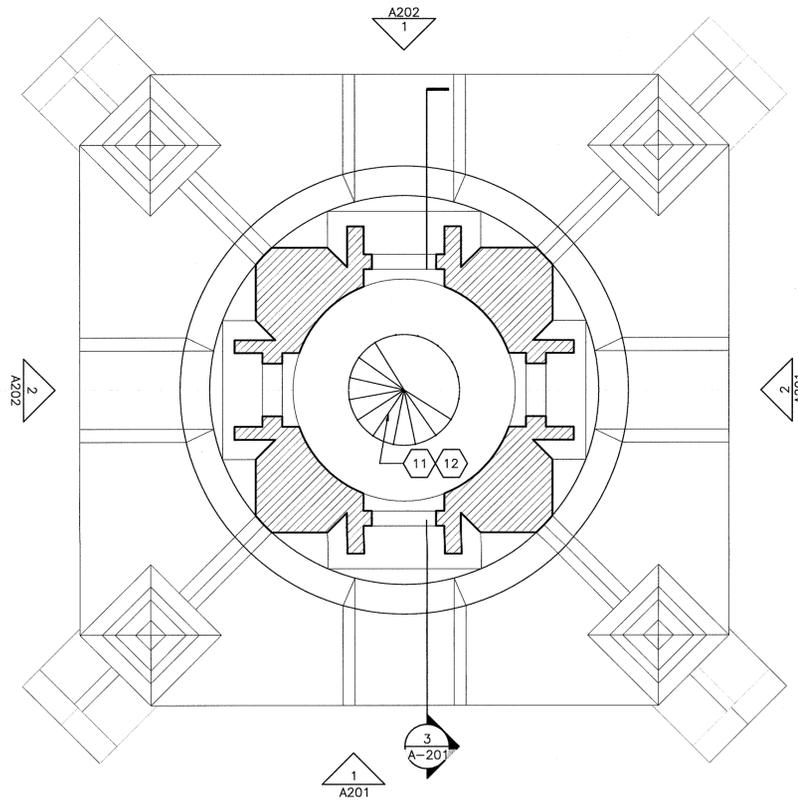
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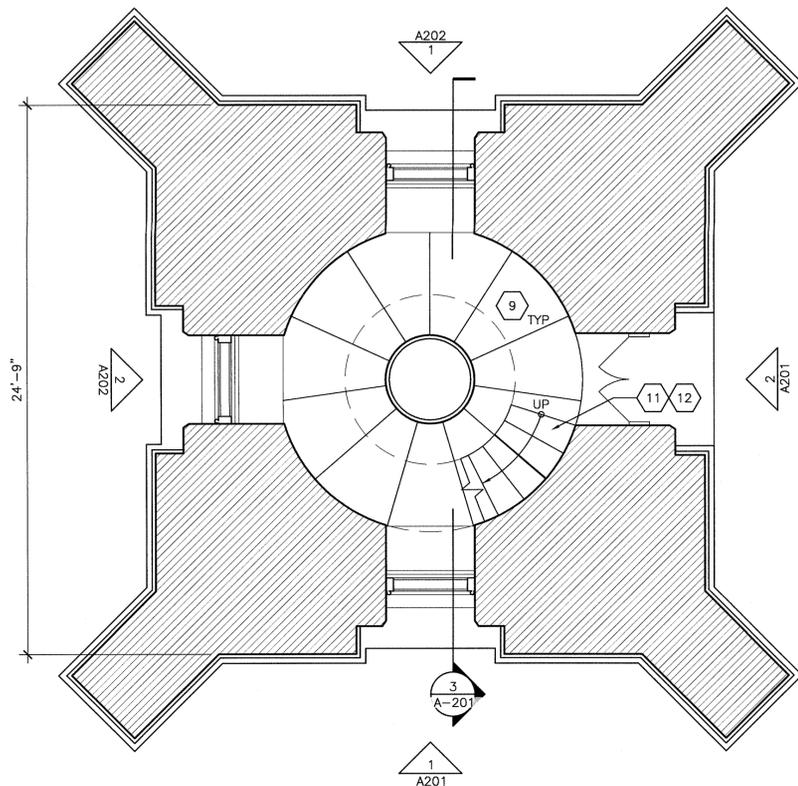
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**SITE PLAN**

**G-101**



**2 TOP PLATFORM FLOOR PLAN**  
1/4"=1'-0"



**1 1ST FLOOR PLAN**  
1/4"=1'-0"



**SHEET KEYNOTES**

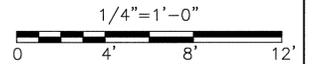
1. REPAIR EXISTING WOOD WINDOW FRAME AND SASH.
2. RE-POINT EXISTING MORTAR JOINT.
3. PROVIDE CRACK INJECTION REPAIR AT EXISTING STONE.
4. REPLACE DAMAGED / MISSING STONE FINIAL. MATCH HISTORIC MATERIAL, FINISH, AND PROFILES.
5. REPLACE DAMAGED / MISSING STONE. MATCH HISTORIC MATERIAL, FINISH, AND PROFILES.
6. PROVIDE STONE CONSOLIDATION REPAIR AT EXISTING STONE.
7. REMOVE ORGANIC DEBRIS FROM EXISTING STONE.
8. REPLACE DAMAGED / MISSING GLAZING LIGHT WITH CLEAR TEMPERED GLASS. INSTALL INTO EXISTING SASH.
9. REMOVE EXISTING CAST IRON PLATFORM PLATES, INCLUDING CARPETING AND PLYWOOD UNDERLAYMENT. REPLACE WITH NON-SLIP GALVANIZED STEEL PLATES. MATCH EXISTING PLATE SHAPES.
10. EXISTING METAL CONDUIT TO REMAIN. SCRAPE AND PAINT.

**SHEET GENERAL NOTES**

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- F. PROVIDE INTERIM TREAD REPAIR - NON-SLIP GALVANIZED PLATES INSTALLED OVER EXISTING CAST IRON STAIR TREADS (40) TOTAL.
- F. PROVIDE INTERIM STRINGER REPAIR - GALVANIZED PLATES INSTALLED OVER EXISTING CAST IRON STAIR STRINGERS.

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CHECKED J. STRYKER  
APPROVED  
PROJECT NO. CHI-00227212-A0

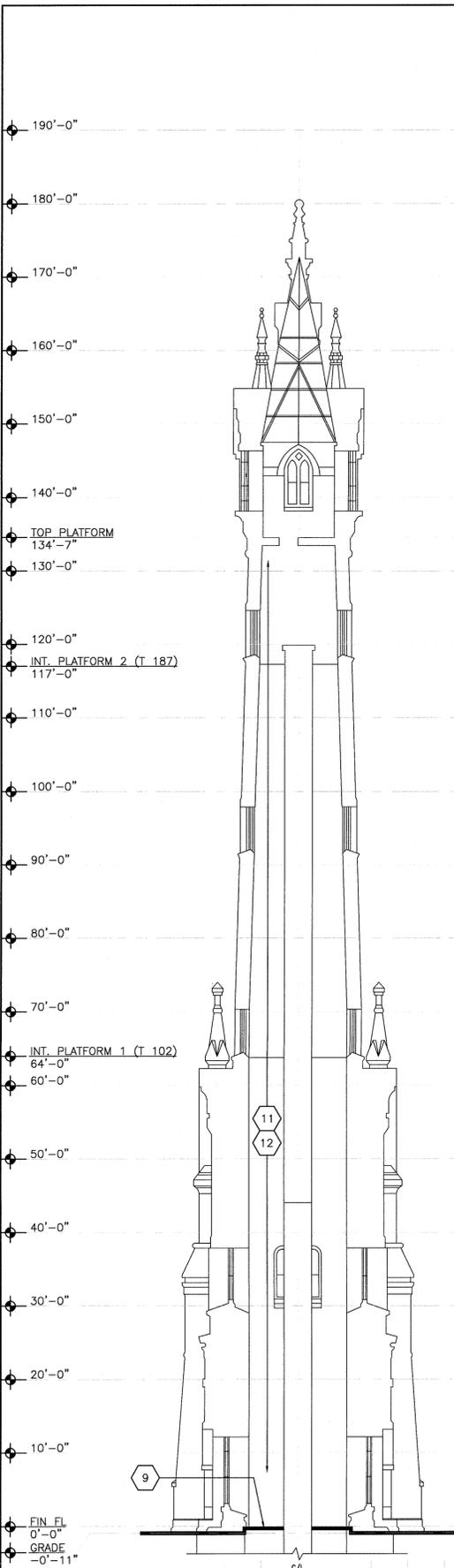
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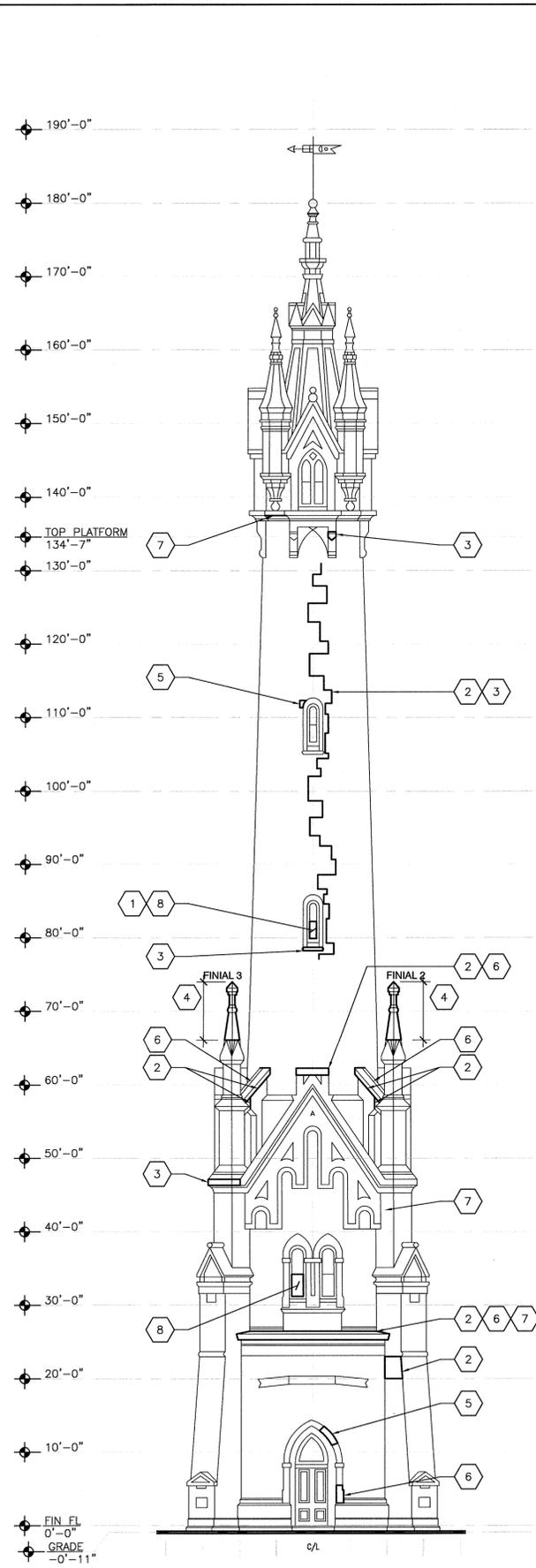
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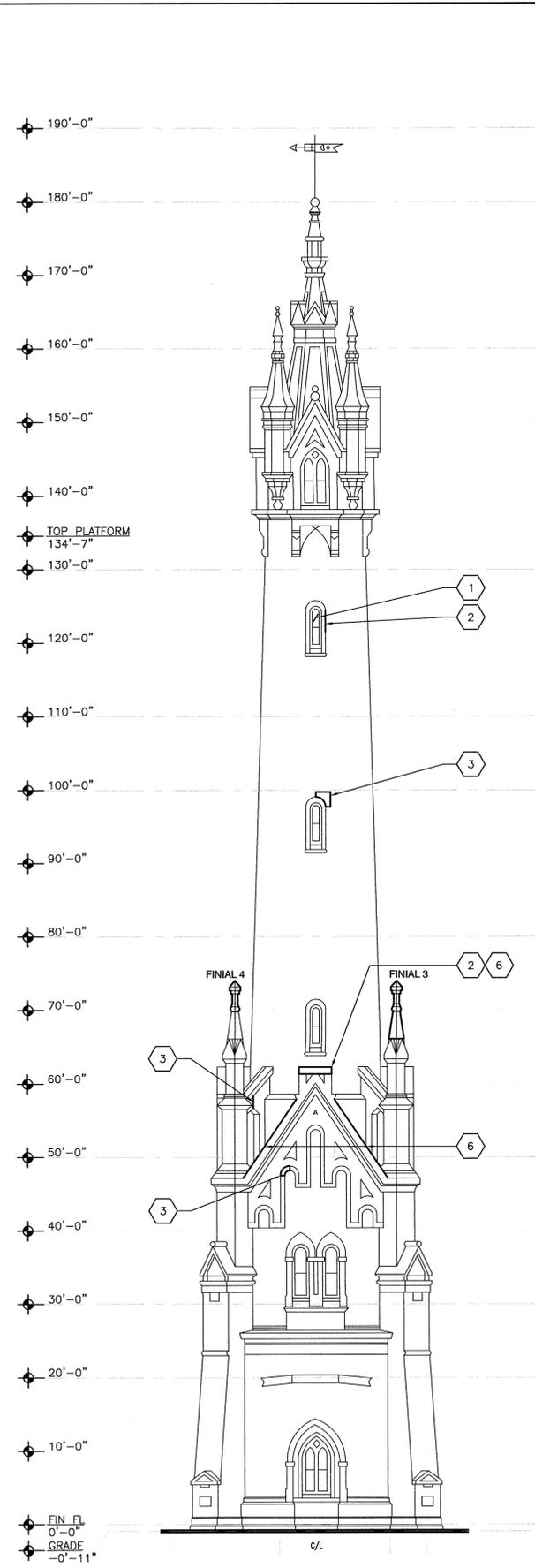
**FLOOR PLANS**  
**A-101**



**3 BUILDING SECTION**  
3/32"=1'-0"



**2 EAST ELEVATION**  
3/32"=1'-0"



**1 SOUTH ELEVATION**  
3/32"=1'-0"

**# SHEET KEYNOTES**

1. REPAIR EXISTING WOOD WINDOW FRAME AND SASH.
2. RE-POINT EXISTING MORTAR JOINT.
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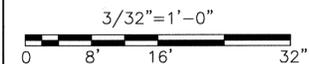
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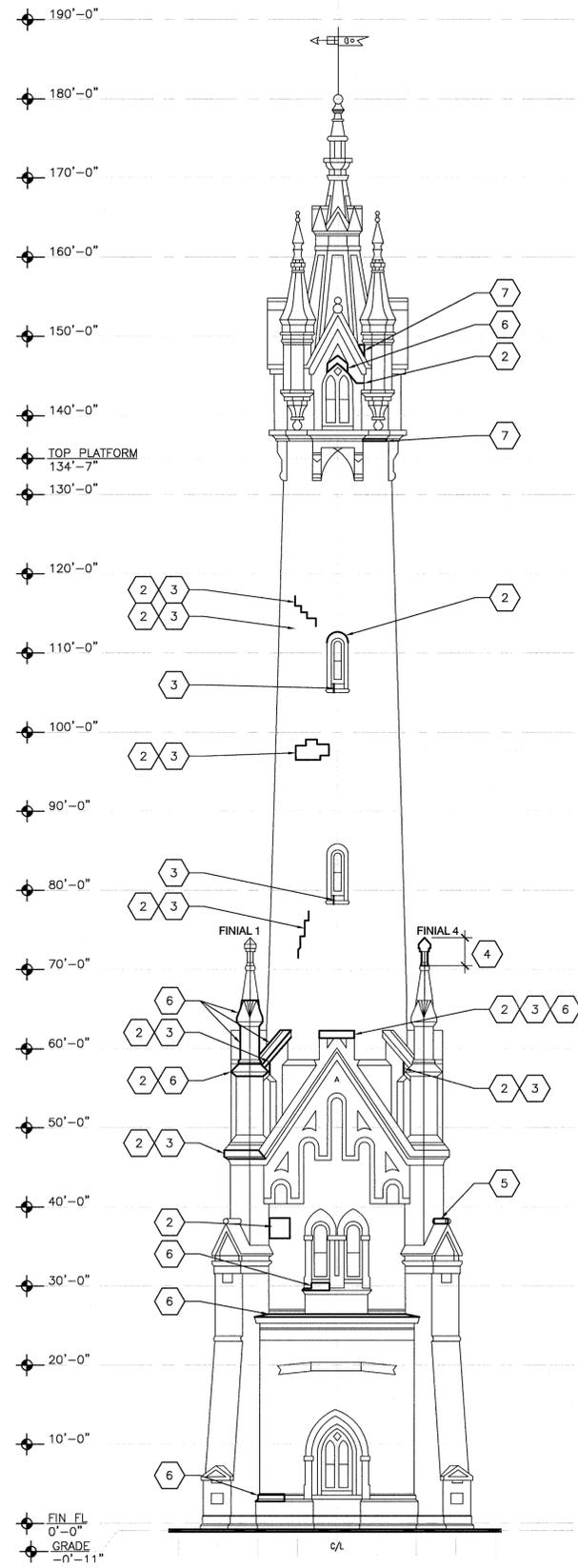
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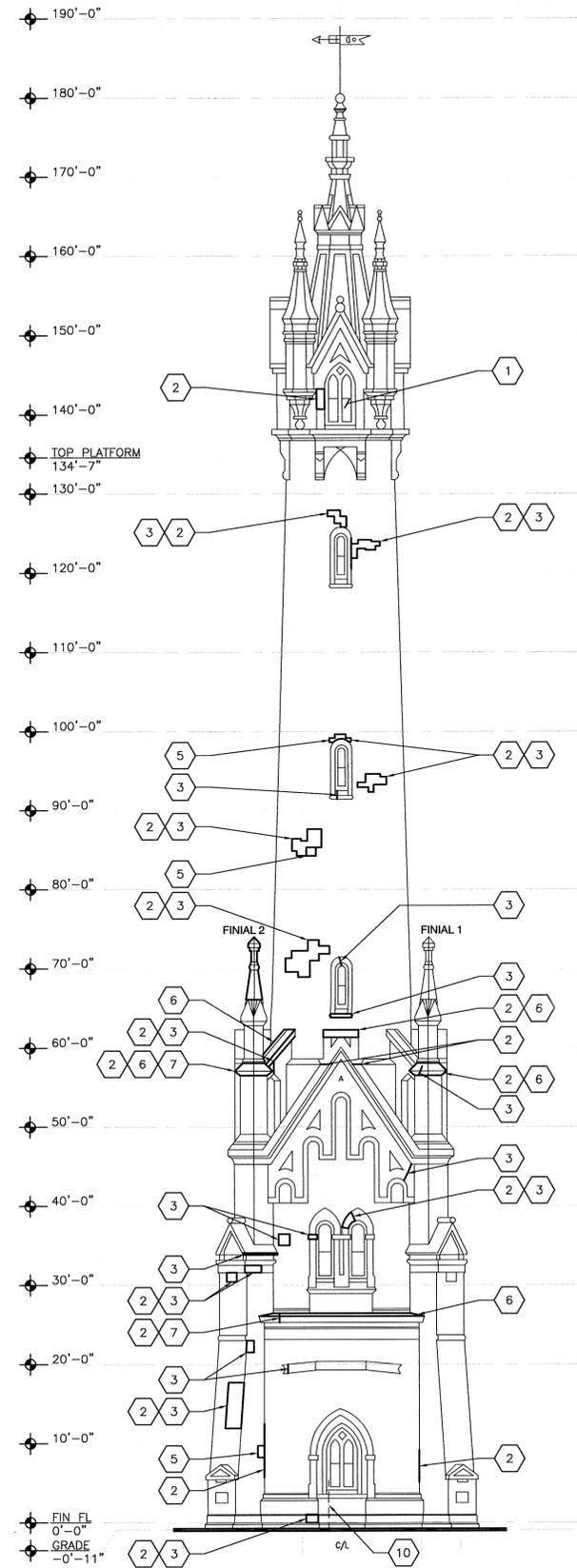
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**ELEVATIONS**

**A-201**



**2 WEST ELEVATION**  
3/32"=1'-0"



**1 NORTH ELEVATION**  
3/32"=1'-0"

**# SHEET KEYNOTES**

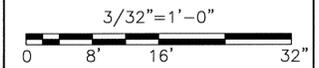
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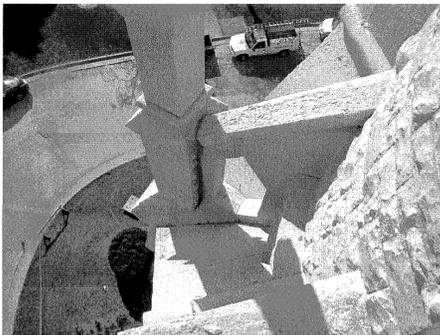
**ELEVATIONS**  
**A-202**



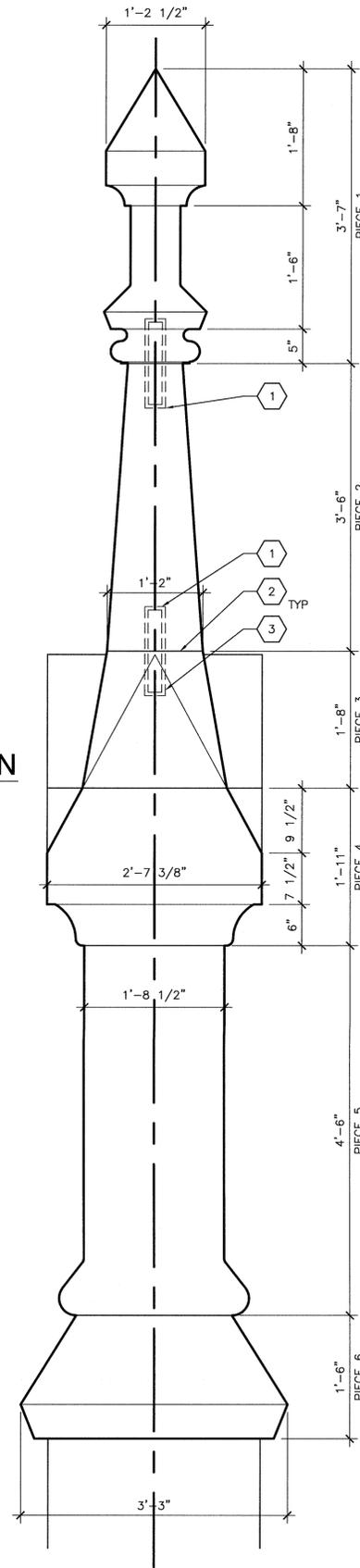
**2 REF. PHOTO - FINIAL TOP**



**3 REF. PHOTO - FINIAL MID-SECTION**



**4 REF. PHOTO - FINIAL BASE**



**1 ELEVATION DETAIL - FINIAL**  
1" = 1'-0"

# SHEET KEYNOTES

1. FINIAL PIECE REINFORCEMENT: 1"Ø x 1'-0" STAINLESS STEEL ROD SET IN EPOXY GROUT, MIN 1/2" SPACE ALL AROUND ROD. 6" EMBED, TYPICAL.
2. MORTAR JOINT.
3. CORE EXISTING STONE PIECE FOR NEW REINFORCEMENT. REMOVE EXISTING IRON ROD.

SHEET GENERAL NOTES

- A. DIMENSIONS, SHAPES AND PROFILES SHOWN ARE TO BE VERIFIED BY THE CONTRACTOR IN FIELD.
- B. REFER TO ELEVATIONS FOR QUANTITY OF PIECES TO BE REPLICATED OR REPLACED AT EACH FINIAL.
- C. AT LOCATIONS WHERE NEW PIECE IS TO BE SET ON ONE THAT IS EXISTING TO REMAIN, VERIFY EXISTING REINFORCEMENT AND NOTIFY ARCHITECT PRIOR TO FABRICATION OF NEW PIECE.

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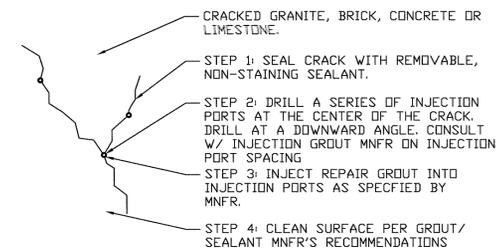
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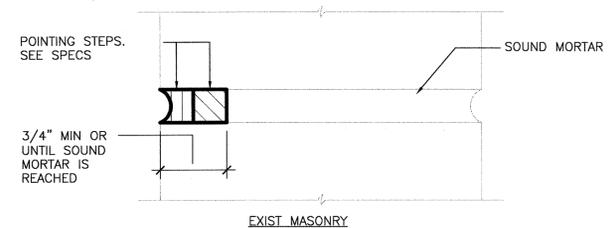
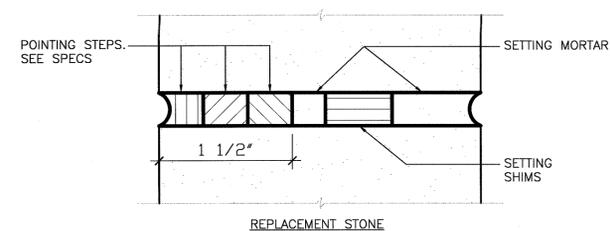
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**FINIAL REPAIR DETAILS  
AND PHOTOS  
A-501**



**1 CRACK REPAIR DETAIL**

1/2"=1'-0"



**2 TUCKPOINT FOR MASONRY**

FULL SIZE



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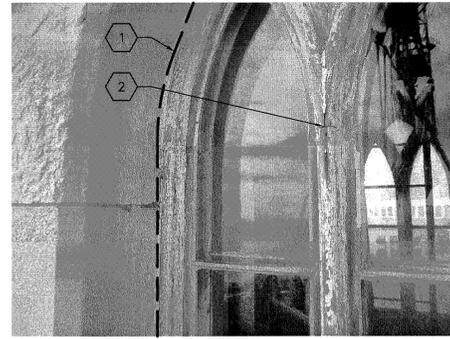
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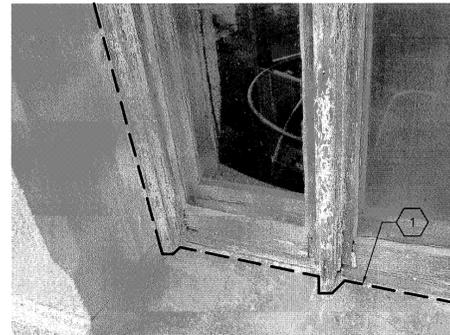
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STONE REPAIR DETAILS  
 AND PHOTOS

**A-502**



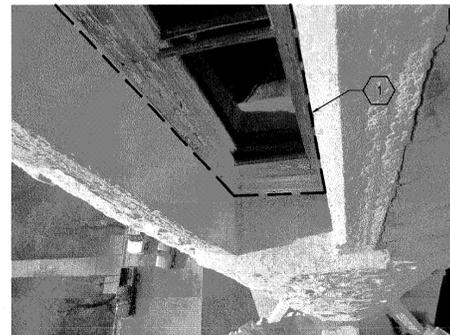
**8 PHOTO - CUPOLA WINDOW**  
3/4" = 1'-0"



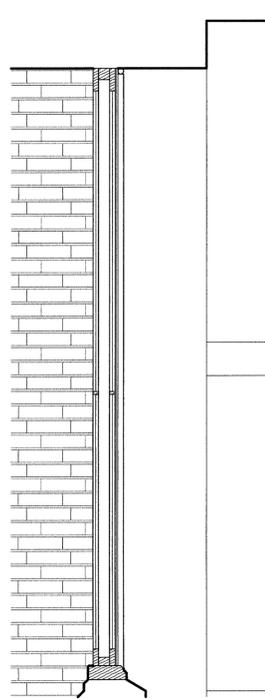
**7 REF. CUPOLA WINDOW**  
3/4" = 1'-0"



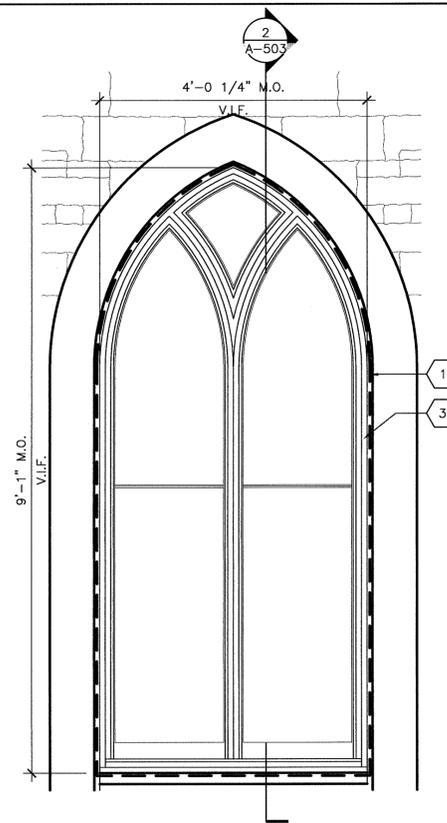
**6 PHOTO - SHAFT WINDOW**  
3/4" = 1'-0"



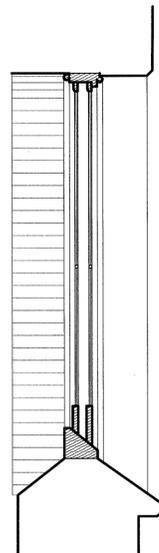
**5 PHOTO - SHAFT WINDOW**  
3/4" = 1'-0"



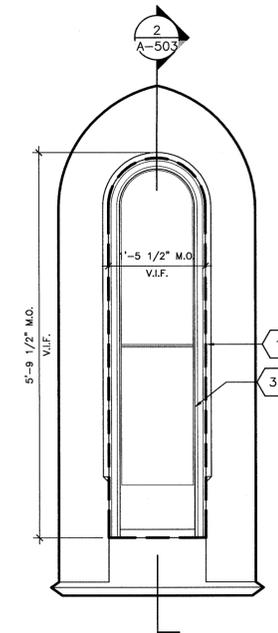
**4 SECTION - COUPLOA WINDOW**  
3/4" = 1'-0"



**3 ELEV. - COUPOLA WINDOW**  
3/4" = 1'-0"



**2 SECTION - SHAFT WINDOW**  
3/4" = 1'-0"



**1 ELEVATION - SHAFT WINDOW**  
3/4" = 1'-0"

**# SHEET KEYNOTES**

1. CONTINUOUS SEALANT JOINT AT PERIMETER OF EXISTING WINDOW FRAME.
2. PATCH AND REPAIR DAMAGED / MISSING SECTIONS OF EXISTING WOOD FRAME.
3. SCRAPE AND PAINT EXISTING WOOD FRAME.

**SHEET GENERAL NOTES**

- A. DIMENSIONS, SHAPES AND PROFILES SHOWN ARE TO BE VERIFIED BY THE CONTRACTOR IN FIELD.
- B. AT LOCATIONS WHERE NEW GLAZING IS TO BE INSTALLED INTO EXISTING WINDOW FRAME, VERIFY EXISTING OPENING SIZE & GLAZING THICKNESS AND NOTIFY ARCHITECT OF DEVIATIONS THAT WOULD PREVENT INSTALLATION OF SPECIFIED GLASS.
- C. SCOPE OF WINDOW REPAIRS INCLUDES BUT IS NOT LIMITED TO TH DETAILS INCLUDED ON THIS SHEET.

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1	08/10/2015	ISSUE FOR HPC REVIEW

REVISIONS

DATE: 12/14/2015  
DRAWN: M. VOORHEIS  
CHECKED: J. STRYKER  
APPROVED: \_\_\_\_\_  
PROJECT NO. CHI-00227212-A0

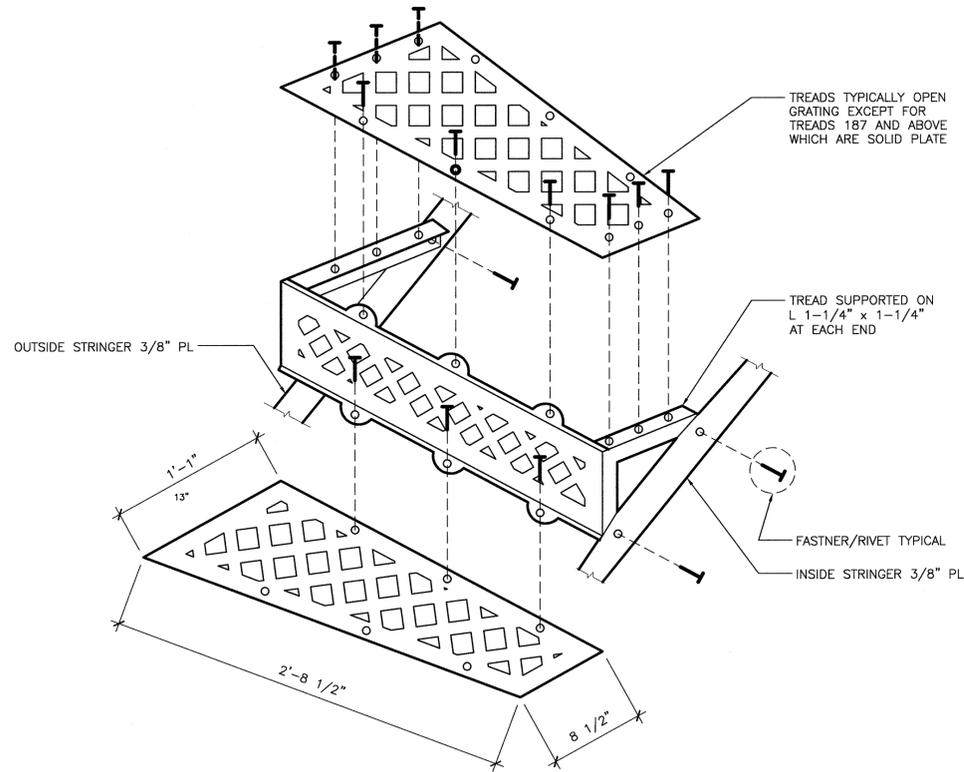
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**WINDOW REPAIR DETAILS AND PHOTOS**  
**A-503**



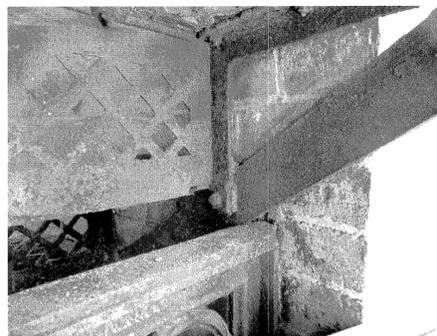
### 3 REFERENCE DIAGRAM - EXISTING STAIR ASSEMBLY

1 1/2" = 1'-0"



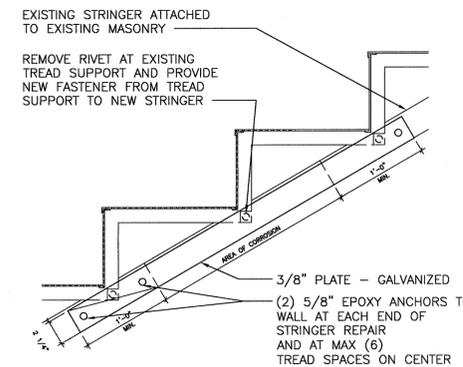
### 4 REF. PHOTO - STAIRS

1 1/2" = 1'-0"



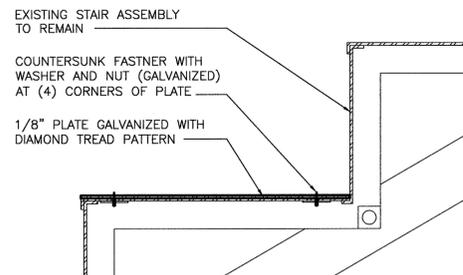
### 5 REF. PHOTO - STRINGER

1 1/2" = 1'-0"



### 2 TYP. STRINGER REPAIR

1 1/2" = 1'-0"



### 1 TYP. TREAD REPAIR DETAIL

3" = 1'-0"

## SHEET GENERAL NOTES

- A. TREAD PLATES TO MATCH HORIZONTAL DIMENSIONS OF EXISTING TREAD. COPE SECTIONS OF PLATES INSTALLED AT RAILING POST LOCATIONS TO ALLOW EXISTING POST CONNECTION TO REMAIN.
- B. STRINGER REPAIR BARS TO BE CURVED TO MATCH EXISTING STRINGER BAR RADIUS.
- C. FASTENERS AND WASHERS PROVIDED FOR TREAD PLATE INSTALLATION TO PENETRATE EXISTING TREAD AT OPEN GRATE LOCATIONS. NO NEW PENETRATIONS IN EXISTING TRENDS ARE ALLOWED.

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## TREAD REPAIR SCHEDULE

TREAD #	APPROXIMATE ELEVATION
115	71'-11"
120	75'-0"
124	77'-6"
125	78'-2"
158	98'-9"
160	100'-0"
162	101'-4"
184	115'-0"
186	116'-4"

## OUTSIDE STRINGER REPAIR SCHEDULE

REPAIR #	APPROXIMATE LOCATION (BETWEEN TRENDS)
1	T71 - T75
2	T79 - T83
3	T112 - T128
4	T131 - T134
5	T151 - T163
6	T167 - T168



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CHECKED J. STRYKER

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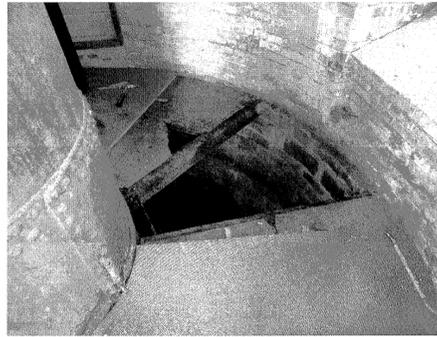
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TREAD + STRINGER  
DETAILS AND PHOTOS

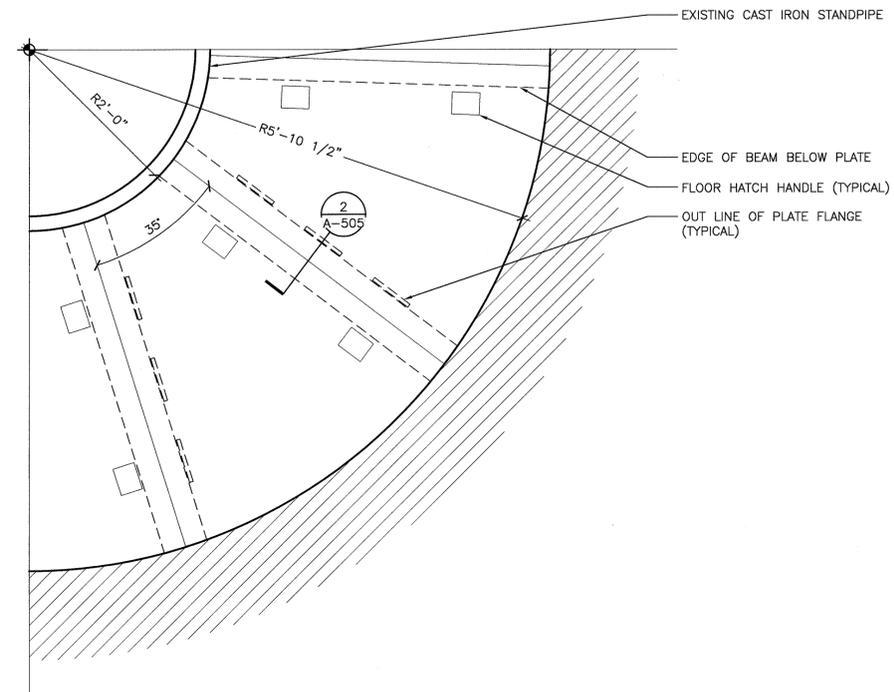
A-504



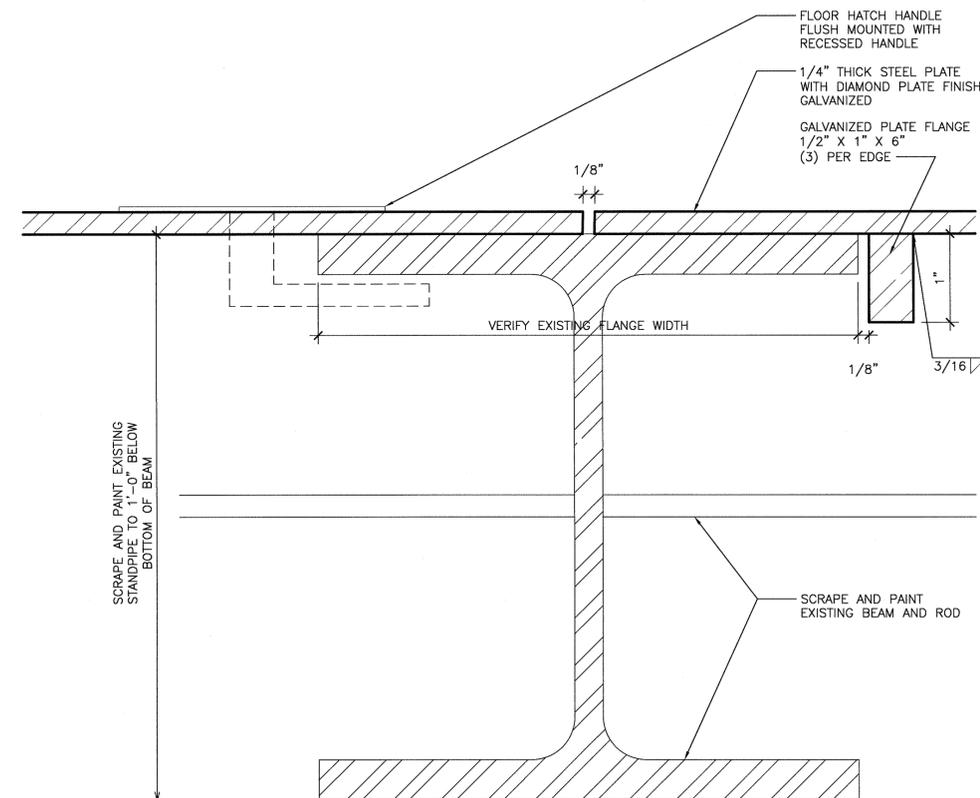
**3 PHOTO - EXISTING PLATES**  
1"=1'-0"



**4 PHOTO - EXISTING PLATES**  
1"=1'-0"



**1 ENLARGED PLAN AT PLATFORM PLATE**  
1"=1'-0"



**2 SECTION AT PLATFORM PLATE**  
1'-0" = 1'-0"

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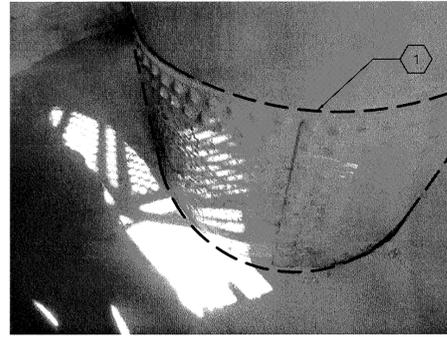
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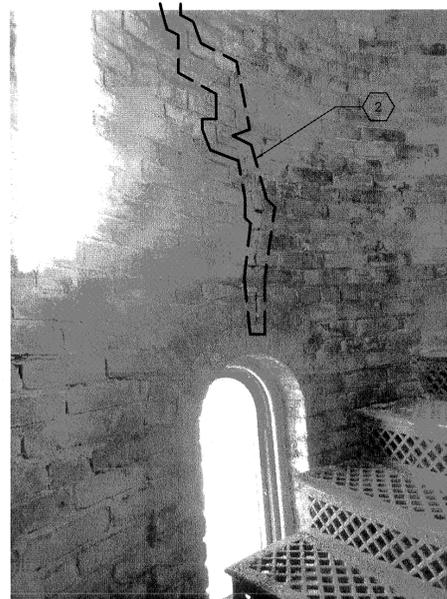
**PLATFORM PLATE  
DETAILS AND PHOTOS  
A-505**



**1** PHOTO - EXIST. STANDPIPE



**2** PHOTO - EXIST. BRICK



**3** PHOTO - EXIST. BRICK

# SHEET KEYNOTES

1. SCRAPE PRIME AND PAINT PORTION OF EXISTING CAST IRON STANDPIPE. REMOVE LOOSE FLAKES AND SURFACE CORROSION. PROVIDE ZINC RICH PRIMER.
2. STEP CRACKING AT EXISTING BRICK MASONRY. PROVIDE EPOXY GROUT INJECTION.

SHEET GENERAL NOTES

A. SCOPE OF REPAIRS INCLUDES BUT IS NOT LIMITED TO THE PHOTOS INCLUDED ON THIS SHEET.

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PHOTOS

**A-901**