

CONSTRUCTION NOTES

① XXXXXXXX

LIGHT FIXTURE NOTES

1. "LIGHT FIXTURE TYPE OA", INDICATES THE LIGHT FIXTURE TYPE. SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.
2. MOUNTING ELEVATION INDICATED IS TO CENTER OF J-BOX.

GENERAL NOTES

1. FIELD CONDITIONS MAY VARY FROM DRAWINGS. ALL CONDITIONS TO BE VERIFIED IN FIELD AFTER DEMOLITION AND MASONRY RESTORATION.
2. REFER TO SHEETS MR3.0 AND MR3.1 FOR MASONRY RESTORATION.

COPING SYMBOL KEY

1	COPING TYPE 1, SEE 1/A4.7	4A	COPING TYPE 4A, SEE 4A/A4.7
2	COPING TYPE 2, SEE 2/A4.7	5	COPING TYPE 5, SEE 5/A4.7
3	COPING TYPE 3, SEE 3/A4.7	5A	COPING TYPE 5A, SEE 5A/A4.7
4	COPING TYPE 4, SEE 4/A4.7	5B	COPING TYPE 5B, SEE 5B/A4.7

SYMBOL KEY

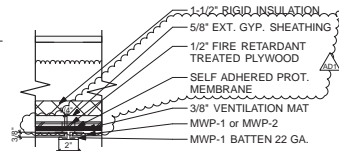
⊙ WINDOW TYPE (SEE A8.1)
CJ CONTROL JOINT
DS DOWN SPOUT
MR-1 METAL ROOFING - SEE SPEC.
MWP-1 & MWP-2 METAL WALL PANEL - SEE SPEC.

WALL OR BUILDING SECTION (SEE DESIGNATED SHEET)
O-A/OA OUTSIDE LIGHT FIXTURE - SEE LIGHTING PLANS
O-B OUTSIDE LIGHT FIXTURE - SEE LIGHTING PLANS

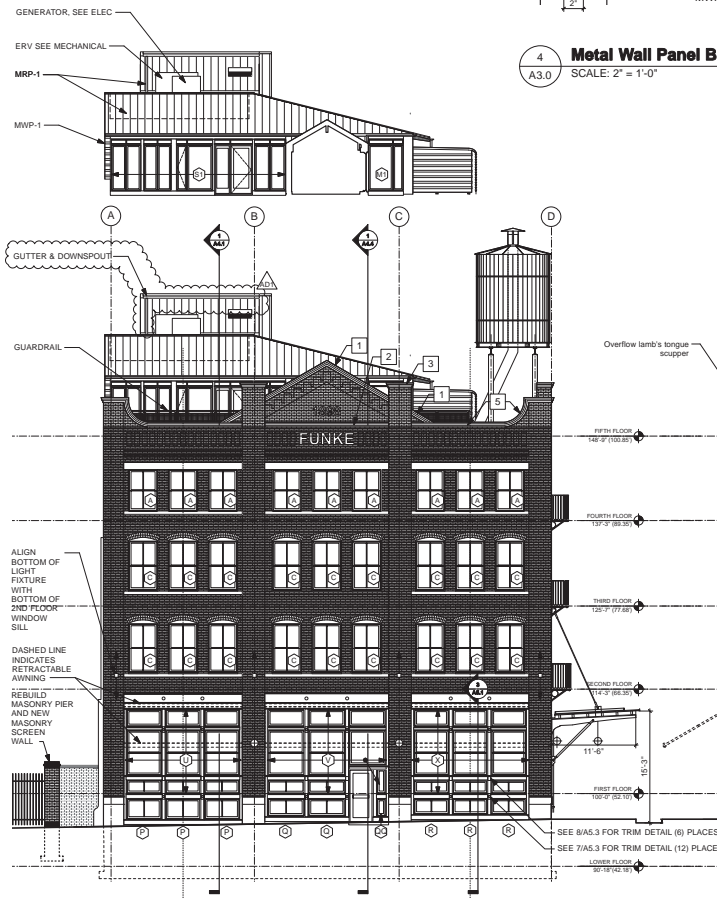
WINDOW NOTES

1. NEW ALUMINUM CLAD WOOD WINDOWS. ALL GUEST ROOM OPERABLE WINDOWS MAY ONLY OPEN 4" MAXIMUM. PROVIDE 4" MAXIMUM OPENING LIMIT HARDWARE EXCEPT 5TH SOUTH AND WEST WINDOW NO LIMITER.
2. ALL THE EXISTING WINDOWS WILL BE REMOVED. THE INTENT IS TO MATCH THE HISTORIC DETAILS BASED ON HISTORIC PHOTOGRAPHS. SEE WINDOW DETAIL SHEETS FOR PROFILES, TRIM, DAYLIGHT OPENINGS AND SIGHT LINES.
3. NEW WINDOWS TO INCLUDE:
- EXTERIOR & INTERIOR MUNTINS TO SIMULATE TRUE DIVIDED LITES, WHERE SHOWN.

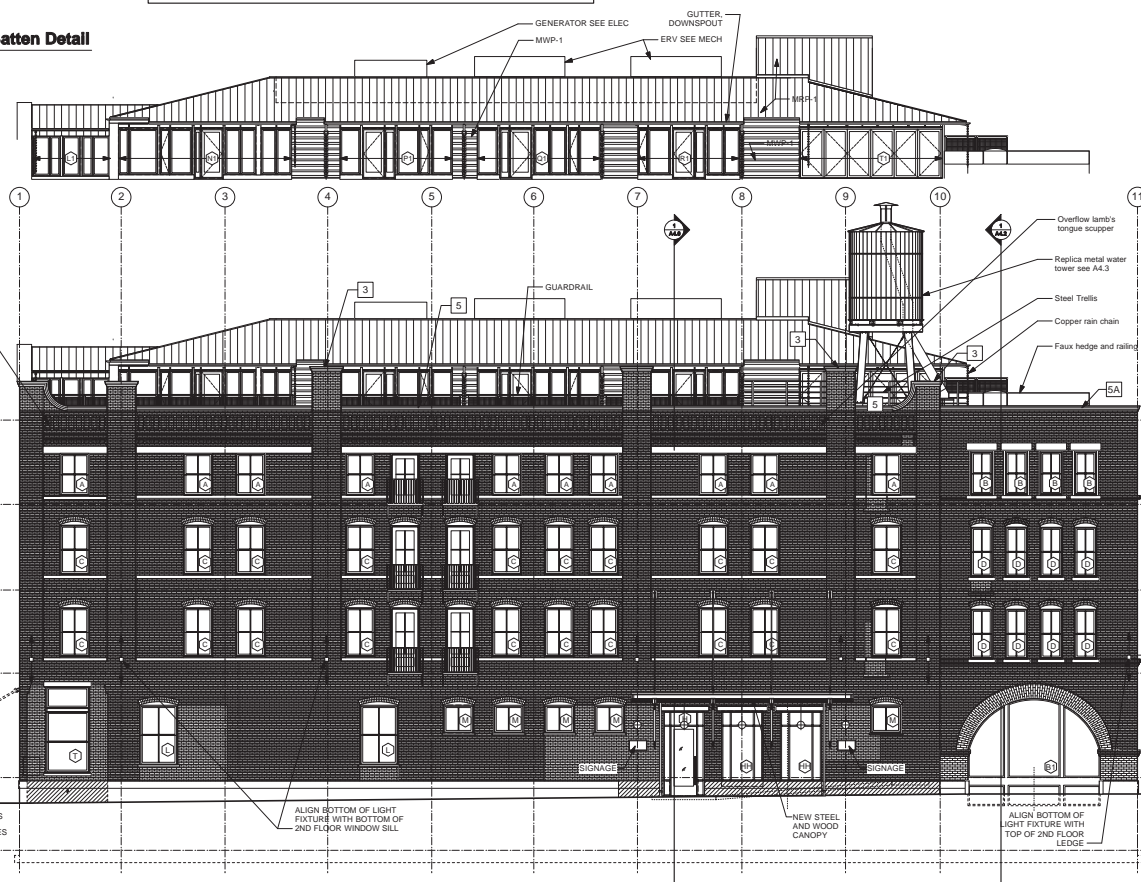
3 **Rheinzink Metal Wall Panel (MWP-1)**
A3.0 SCALE: 1-1/2" = 1'-0"



4 **Metal Wall Panel Batten Detail**
A3.0 SCALE: 2" = 1'-0"



2 **WEST ELEVATION**
A3.0 SCALE: 1/8" = 1'-0"



1 **SOUTH ELEVATION**
A3.0 SCALE: 1/8" = 1'-0"



The Kubala Henthall Architects, Inc.
W61 N617 Mequon Avenue
Cedarburg, WI 53012
p. 262.377.6039 | f. 262.377.2954

PROJECT
THE CHARMANT

101 State Street
La Crosse, WI 54601

OWNER
WEBER HOLDINGS
102 Jay Street, Suite 400
La Crosse, WI 54601
p. 608.782.0941

CONSTRUCTION MANAGER
CD SMITH CONSTRUCTION SERVICES
838 E. Johnson Street
Fond du Lac, WI 54936-1006
p. 920.824.2900

INTERIOR DESIGNER
SIMONE DEARY DESIGN GROUP
605 N. Michigan Ave., Suite 350
Chicago, IL 60611
p. 312.274.0606

STRUCTURAL ENGINEER
ARNOLD & O'SHERIDAN, INC.
4128 N. 124th Street
Brookfield, WI 53005
p. 262.703.8170

CIVIL ENGINEER
DAVY ENGINEERING CO.
115 8th St. S
La Crosse, WI 54601
p. 608.782.3150

PLUMBING, FIRE PROTECTION, HVAC, ELECTRICAL ENGINEERS
THE MATRIX GROUP
315 E. Chicago Street
Milwaukee, WI 53202
p. 414.933.0887

GEOTHERMAL WELL DESIGNER
MEP ASSOCIATES, LLC
2750 Albany Court
Bay Cities, WI 54919
p. 715.833.0889

ACOUSTICAL CONSULTANT
SHINER & ASSOCIATES, INC.
225 W. Washington Street
Chicago, IL 60606
p. 312.846.3460

KITCHEN CONSULTANT
NEXT STEP DESIGN
913 A West Street
Amesville, MO 64411
p. 215.806.8331

LANDSCAPE ARCHITECT
R. A. SMITH NATIONAL, INC.
8745 W. Blarwood Rd., Suite 200
Brookfield, WI 53005
p. 262.791.1000

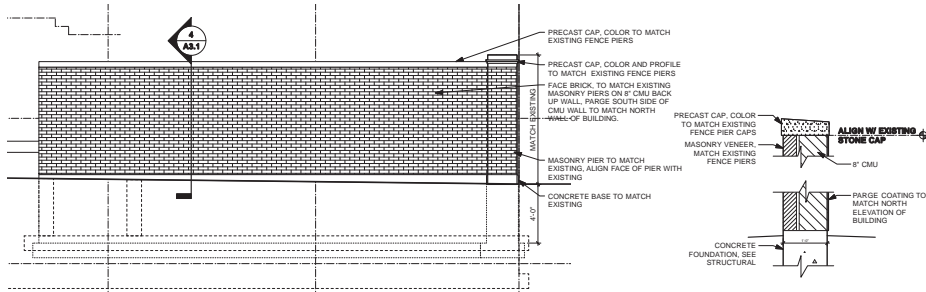
REVISIONS
Aug 15 2014 Addendum #1

DATE
July 30, 2014
PROJECT NUMBER
200713

SHEET TITLE
BUILDING ELEVATIONS - PROPOSED

SHEET NUMBER
A3.0

Copyright © 2014 The Kubala Henthall Architects, Inc.
All Rights Reserved



3 MASONRY SCREEN WALL NORTH ELEVATION
SCALE: 1/4" = 1'-0"

4 WALL DETAIL
SCALE: 3/4" = 1'-0"

CONSTRUCTION NOTES

1. XXXXXX

LIGHT FIXTURE NOTES

1. LIGHT FIXTURE TYPE 'O': INDICATES THE LIGHT FIXTURE TYPE. SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.

2. MOUNTING ELEVATION INDICATED IS TO CENTER OF J-BOX.

GENERAL NOTES

1. FIELD CONDITIONS MAY VARY FROM DRAWINGS. ALL CONDITIONS TO BE VERIFIED IN FIELD AFTER DEMOLITION AND MASONRY RESTORATION.

2. REFER TO SHEETS MR3.0 AND MR3.1 FOR MASONRY RESTORATION.

COPING SYMBOL KEY

1	COPING TYPE 1, SEE 1/A4.7	4A	COPING TYPE 4A, SEE 4A/A4.7
2	COPING TYPE 2, SEE 2/A4.7	5	COPING TYPE 5, SEE 5/A4.7
3	COPING TYPE 3, SEE 3/A4.7	5A	COPING TYPE 5A, SEE 5A/A4.7
4	COPING TYPE 4, SEE 4/A4.7	5B	COPING TYPE 5B, SEE 5B/A4.7

SYMBOL KEY

⊙ WINDOW TYPE (SEE A8.1)

CJ CONTROL JOINT

DS DOWN SPOUT

MR-1 METAL ROOFING - SEE SPEC.

MWP-1 & MWP-2 METAL WALL PANEL - SEE SPEC.

⊗ WALL OR BUILDING SECTION (SEE DESIGNATED SHEET)

⊠ O/A/O1 OUTSIDE LIGHT FIXTURE - SEE LIGHTING PLANS

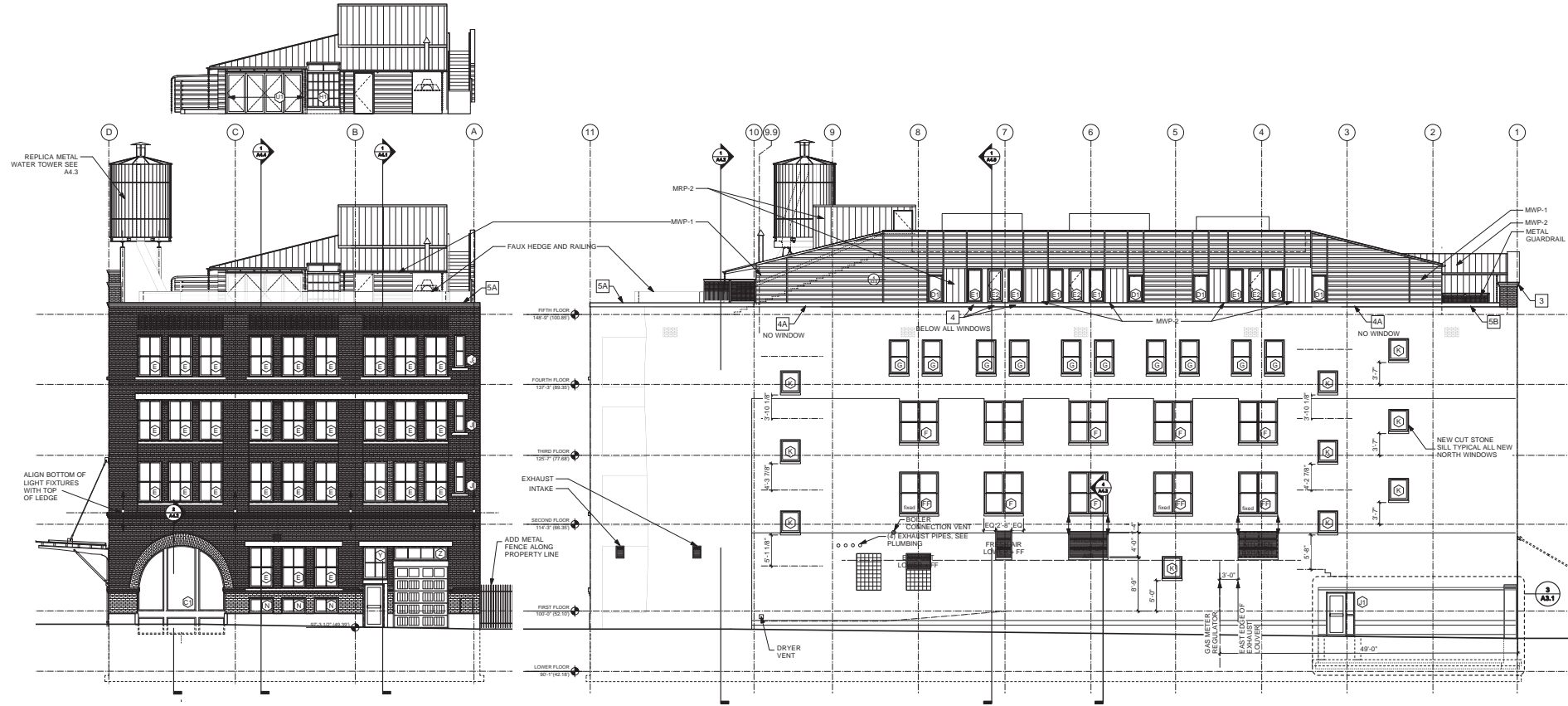
⊕ O2 OUTSIDE LIGHT FIXTURE - SEE LIGHTING PLANS

WINDOW NOTES

1. NEW ALUMINUM CLAD WOOD WINDOWS. ALL GUEST ROOM OPERABLE WINDOWS MAY ONLY OPEN 4" MAXIMUM. PROVIDE 4" MAXIMUM OPENING LIMIT HARDWARE EXCEPT STH SOUTH AND WEST WINDOW NO LIMITER.

2. ALL THE EXISTING WINDOWS WILL BE REMOVED. THE INTENT IS TO MATCH THE HISTORIC DETAILS BASED ON HISTORIC PHOTOGRAPHS. SEE WINDOW DETAIL SHEETS FOR PROFILES, TRIM, DAYLIGHT OPENINGS AND SIGHT LINES.

3. NEW WINDOWS TO INCLUDE:
- EXTERIOR & INTERIOR MUNTINS TO SIMULATE TRUE DIVIDED LITES, WHERE SHOWN.



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

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



PROJECT

THE CHARMANT

101 State Street
La Crosse, WI 54601

OWNER

WEBER HOLDINGS

102 Jay Street, Suite 400
La Crosse, WI 54601
p. 608.782.0941

CONSTRUCTION MANAGER

CD SMITH CONSTRUCTION SERVICES

838 E. Johnson Street
Fond du Lac, WI 54936-1006
p. 920.824.2900

INTERIOR DESIGNER

SIMONE DEARY DESIGN GROUP

405 N. Michigan Ave., Suite 300
Chicago, IL 60611
p. 312.274.0608

STRUCTURAL ENGINEER

ARNOLD & O'SHERIDAN, INC.

4128 N. 124th Street
Brownsfield, WI 53005
p. 262.703.8170

CIVIL ENGINEER

DAVY ENGINEERING CO.

115 8th St. S
La Crosse, WI 54601
p. 608.782.3150

PLUMBING, FIRE PROTECTION, HVAC, ELECTRICAL ENGINEERS

THE MATRIX GROUP

315 E. Chicago Street
Milwaukee, WI 53202
p. 414.329.2827

GEOTECHNICAL WELL DESIGNER

MEP ASSOCIATES, LLC

2750 Athol Court
Eau Claire, WI 54601
p. 715.833.0889

"ACOUSTICAL CONSULTANT"

SHINER & ASSOCIATES, INC.

225 W. Washington Street
Chicago, IL 60606
p. 312.848.3349

KITCHEN CONSULTANT

NEXT STEP DESIGN

913 A West Street
Harrisburg, MD 21741
p. 215.806.8331

LANDSCAPE ARCHITECT

R. A. SMITH NATIONAL, INC.

18745 W. Blarwood Rd., Suite 200
Brookfield, WI 53005
p. 262.791.1000

REVISIONS

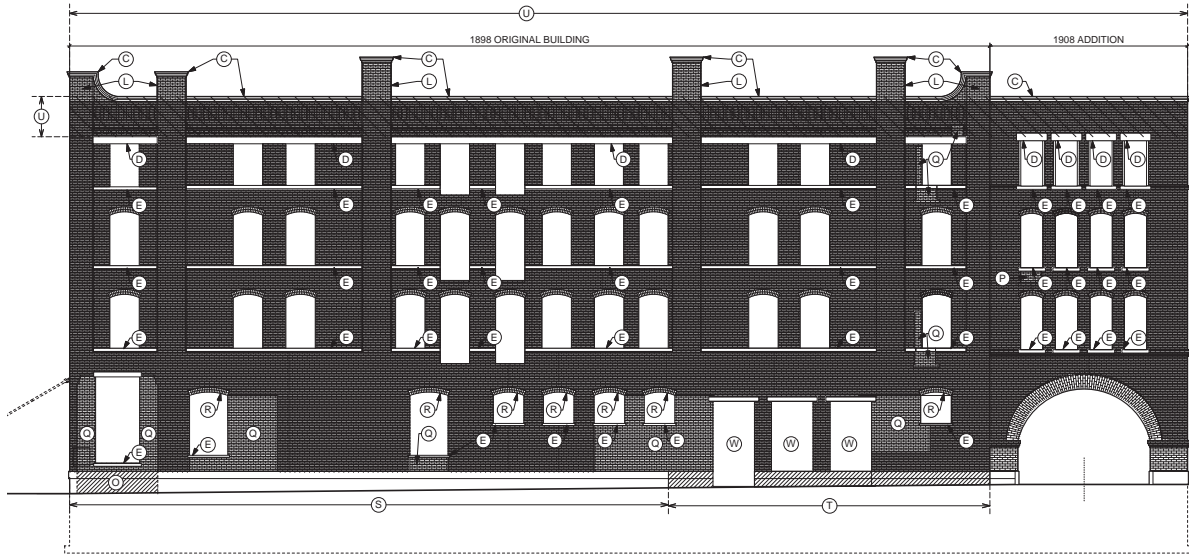
DATE
July 30, 2014

PROJECT NUMBER
200713

SHEET TITLE
BUILDING ELEVATIONS - PROPOSED

SHEET NUMBER
A3.1

Copyright © 2014 The Kubala Hunkeler Architects, Inc.
All Rights Reserved



1 SOUTH ELEVATION
 MR3.0 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
 MR3.0 SCALE: 1/8" = 1'-0"

MASONRY REPAIR NOTES

- (A) REPAIR EXISTING MASONRY CRACK.
- (B) REPAIR STONE DAMAGE (CHIPPED OR MISSING STONE, REFER TO GENERAL NOTE #5 FOR SPECIFIC REPAIR METHOD.
- (C) PROVIDE NEW STONE COPING. SEE A3.0 & A3.1 FOR COPING TYPES AND LOCATIONS.
- (D) REPAIR LAKE SUPERIOR BROWNSTONE LINTEL SPIDER CRACKS USING STONE DUST AND EPOXY.
- (E) REPLACE LAKE SUPERIOR BROWNSTONE SILL WITH MATCHING COLOR NEW STONE SILL.
- (F) REBUILD AREA OF LOOSE BRICK AND/OR INFILL MISSING UNITS.
- (G) REPLACE NON-MATCHING BRICK WITH MATCHING BRICK UNITS.
- (H) REPAIR ENTIRE NORTH WALL AFTER VINE REMOVAL WITH COLOR AS SELECTED BY ARCHITECT.
- (J) CLEAN ALL MASONRY PRIOR TO TUCKPOINTING TO DETERMINE MORTAR COLOR TO MATCH.
- (K) REPLACE ALL SPALLED AND CRACKED BRICK WITH SALVAGED MATCHING UNITS.
- (L) NEW BRICK PIER EXTENSIONS TO MATCH HISTORIC.
- (M) NEW BRICK PIEDMENT TO MATCH HISTORIC.
- (N) PARGE OVER EXISTING/NEW BRICK.
- (O) REUSE SALVAGED 1898 FOUNDATION STONE FOR PATCH FROM WEST ELEVATION.
- (P) TOOTH-IN BRICK TO MATCH 1908 ADDITION.
- (Q) TOOTH-IN BRICK TO MATCH ORIGINAL 1898 BUILDING.
- (R) NEW ARCHED HEADER, BRICK AND PROFILE TO MATCH EXISTING 1898 HEADERS.
- (S) COMPLETELY REPOINT MASONRY JOINTS ON STONE WATER TABLE WITH GRAPEVINE JOINTS TO MATCH HISTORIC JOINTS.
- (T) PROVIDE NEW STONE WATERTABLE TO MATCH EXISTING: SMOOTH CAP WITH ROCKFACE BELOW.
- (U) TUCKPOINT EXISTING BRICK PARAPET. REBUILD THE PARAPET ONLY WHERE NEEDED. MATCH EXISTING DETAILS, WITH RECESSES AND PROJECTIONS. REUSE AS MUCH GOOD CONDITION BRICK AS POSSIBLE. CMJ BACKUP WHERE CONCEALED, SEE 1/4x.0. BASE PRICE TO INCLUDE REBUILDING PARAPET PER LIMITS SHOWN. PROVIDE UNIT PRICE PER L.F. OF PARAPET REBUILDING DOWN TO TOP OF 4TH FLOOR WINDOW LINTEL.
- (V) SEE STRUCTURAL FOR CONCRETE COLUMN AND BEAM REPAIRS IN THIS AREA.
- (W) NEW OPENING. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.

GENERAL NOTES

1. VERIFY EXISTING CONDITIONS INCLUDING BIDDING
2. MASONRY CONTRACTOR TO DURING THE FOLLOWING % OF BRICK WALL REPOINTING OF REMAINING WALLS:
 - WEST = 15%
 - SOUTH = 25%
 - EAST = 25%
3. REFER TO WRITTEN SPECIFICATION FOR SPECIFIC MATERIALS, PRACTICES AND TECHNIQUES.
4. PROVIDE MOCK-UP SAMPLES ON THE BUILDING OF ALL RESTORATION TREATMENTS FOR ARCHITECT APPROVAL PRIOR TO IMPLEMENTATION. REFER TO WRITTEN SPECIFICATIONS FOR REQUIREMENTS. MASONRY SAMPLES TO BE JUDGED AGAINST A CLEANED AREA.
5. TYPES OF BRICK REPAIR:
 - A. REPLACE ALL SPALLED BRICK.
 - B. REPLACE ALL FRACTURED BRICK.
 - C. USE MATCHING SALVAGED BRICK UNITS.
 - D. TOOTH-IN ALL BRICK REPLACEMENT PATCHES.
6. CLEAN ALL MASONRY WITH DIEDRICH ENVIRASTONE 100 FOR GENERAL CLEANING. USE DIEDRICH 101G GRANITE AND FACE BRICK CLEANING FOR SPOT TREATMENTS ON MORE CONCENTRATED STAINS.
7. WIRE BRUSH, CLEAN, PRIME AND PAINT ALL EXISTING STEEL LINTELS.

GENERAL PREPARATION NOTES

1. REMOVE ALL SEALANT FROM MASONRY WALL FACES.
2. REMOVE ALL NON-ESSENTIAL HARDWARE AND ANCHOR BOLTS FROM MASONRY SURFACES.
3. REMOVE ALGAE/MOSS GROWTH.
4. REMOVE TAR FROM MASONRY SURFACES.
5. REMOVE GRAFFITI FROM MASONRY SURFACE.
6. REMOVE VINES FROM MASONRY SURFACE.

MATERIALS KEY

	EXISTING BRICK TO REMAIN
	EXISTING BRICK TO BE REMOVED
	EXISTING LARGE SCALE BRICK AT BASE OF 1908 ADDITION TO REMAIN
	NEW BRICK TO MATCH 1898 ORIGINAL BUILDING
	NEW BRICK TO MATCH 1908 ADDITION
	NEW BRICK TO MATCH LARGE SCALE BRICK AT BASE OF 1908 ADDITION
	NEW FOUNDATION STONE TO MATCH 1898 FOUNDATION STONE



The Kubala Wehman Architects, Inc.
 W61 N017 Mequon Avenue
 Cedarburg, WI 53012
 P: 202.377.6039 | F: 202.377.2954

PROJECT

THE CHARMANT

101 State Street
 La Crosse, WI 54601

OWNER

WEBER HOLDINGS
 102 Jay Street, Suite 400
 La Crosse, WI 54601
 P: 608.782.5041

CONSTRUCTION MANAGER
CD SMITH CONSTRUCTION SERVICES

825 E. Arroyo Street
 Fond du Lac, WI 54606-1006
 P: 202.929.2900

INTERIOR DESIGNER
SIMONE DEARY DESIGN GROUP

605 N. Michigan Ave., Suite 350
 Chicago, IL 60611
 P: 312.274.0606

STRUCTURAL ENGINEER

ARNOLD & O'SHERIDAN, INC.
 4120 N. 124th Street
 Brookfield, WI 53005
 P: 262.782.8130

CIVIL ENGINEER

DAVY ENGINEERING CO.
 115 6th St. S
 La Crosse, WI 54601
 P: 608.782.3130

PLUMBING, FIRE PROTECTION HVAC ELECTRICAL ENGINEERS

THE MATRIX GROUP
 311 E. Chicago Street
 Milwaukee, WI 53202
 P: 414.526.2622

GEOTECHNICAL WELL DESIGNER

MEP ASSOCIATES, LLC
 2720 Armit Circle
 Eau Claire, WI 54601
 P: 715.833.6888

ACoustical CONSULTANT

SHINER & ASSOCIATES, INC.
 225 W. Washington Street
 Chicago, IL 60606
 P: 312.843.3360

KITCHEN CONSULTANT

NEXT STEP DESIGN
 913 A West Street
 Annapolis, MD 21403
 P: 215.808.8331

LANDSCAPE ARCHITECT

R. A. SMITH NATIONAL, INC.
 16745 W. Barnwood Rd., Suite 200
 Brookfield, WI 53005
 P: 262.781.1000

REVISIONS

NO.	DATE	DESCRIPTION

DATE

July 30, 2014

PROJECT NUMBER

200713

SHEET TITLE

BUILDING ELEVATIONS - MASONRY RESTORATION

SHEET NUMBER

MR3.1

Copyright © 2014 The Kubala Wehman Architects, Inc. All Rights Reserved

MASONRY REPAIR NOTES

- (A) REPAIR EXISTING MASONRY CRACK.
- (B) REPAIR STONE DAMAGE (CHIPPED OR MISSING STONE, REFER TO GENERAL NOTE #5 FOR SPECIFIC REPAIR METHOD).
- (C) PROVIDE NEW STONE COPINGS. SEE A3.0 & A3.1 FOR COPING TYPES AND LOCATIONS.
- (D) REPAIR LAKE SUPERIOR BROWNSTONE LINTEL SPIDER CRACKS USING STONE DUST AND EPOXY.
- (E) REPLACE LAKE SUPERIOR BROWNSTONE SILL WITH MATCHING COLOR NEW STONE SILL.
- (F) REBUILD AREA OF LOOSE BRICK AND/OR INFILL MISSING UNITS.
- (G) REPLACE NON-MATCHING BRICK WITH MATCHING BRICK UNITS.
- (H) REPAIR ENTIRE NORTH WALL AFTER VINE REMOVAL WITH COLOR AS SELECTED BY ARCHITECT.
- (J) CLEAN ALL MASONRY PRIOR TO TUCKPOINTING TO DETERMINE MORTAR COLOR TO MATCH.
- (K) REPLACE ALL SPALLED AND CRACKED BRICK WITH SALVAGED MATCHING UNITS.
- (L) NEW BRICK PIER EXTENSIONS TO MATCH HISTORIC.
- (M) NEW BRICK PEDIMENT TO MATCH HISTORIC.
- (N) PARGE OVER EXISTING/NEW BRICK.
- (O) REUSE SALVAGED 1898 FOUNDATION STONE FOR PATCH FROM WEST ELEVATION.
- (P) TOOTH-IN BRICK TO MATCH 1908 ADDITION.
- (Q) TOOTH-IN BRICK TO MATCH ORIGINAL 1898 BUILDING.
- (R) NEW ARCHED HEADER, BRICK AND PROFILE TO MATCH EXISTING 1898 HEADERS.
- (S) COMPLETELY REPOINT MASONRY JOINTS ON STONE WATER TABLE WITH GRAPEVINE JOINTS TO MATCH HISTORIC JOINTS.
- (T) PROVIDE NEW STONE WATERTABLE TO MATCH EXISTING; SMOOTH CAP WITH ROCKFACE BELOW.
- (U) TUCKPOINT EXISTING BRICK PARAPET. REBUILD THE PARAPET ONLY WHERE NEEDED. MATCH EXISTING DETAILS, WITH RECESSES AND PROJECTIONS. REUSE AS MUCH GOOD CONDITION BRICK AS POSSIBLE. CMU BACKUP WHERE CONCEALED, SEE 1/A.0. BASE PRICE TO INCLUDE REBUILDING PARAPET PER LIMITS SHOWN. PROVIDE UNIT PRICE PER S.F. OF PARAPET REBUILDING DOWN TO TOP OF 4TH FLOOR WINDOW LINTEL.
- (V) SEE STRUCTURAL FOR CONCRETE COLUMN AND BEAM REPAIRS IN THIS AREA.
- (W) NEW OPENING. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.

GENERAL NOTES

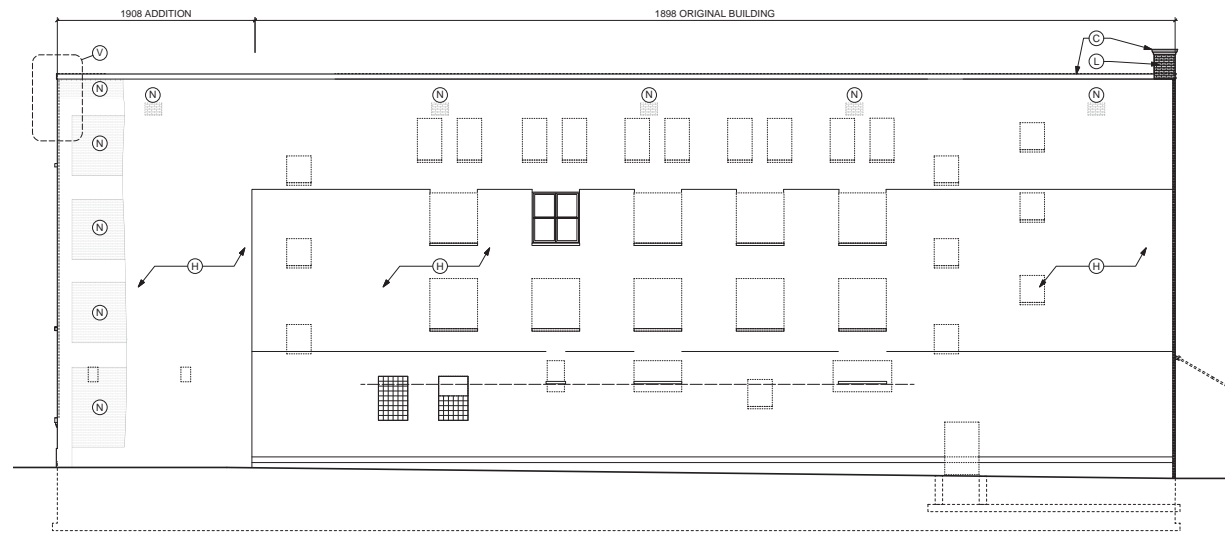
1. VERIFY EXISTING CONDITIONS DURING BIDDING
2. MASONRY CONTRACTOR TO INCLUDE THE FOLLOWING % OF BRICK WALL REPOINTING OF REMAINING WALLS:
 - WEST = 15%
 - SOUTH = 25%
 - EAST = 25%
3. REFER TO WRITTEN SPECIFICATION FOR SPECIFIC MATERIALS, PRACTICES AND TECHNIQUES.
4. PROVIDE MOCK-UP SAMPLES ON THE BUILDING OF ALL RESTORATION TREATMENTS FOR ARCHITECT APPROVAL PRIOR TO IMPLEMENTATION. REFER TO WRITTEN SPECIFICATIONS FOR REQUIREMENTS. MASONRY SAMPLES TO BE JUDGED AGAINST A CLEANED AREA.
5. TYPES OF BRICK REPAIR:
 - A. REPLACE ALL SPALLED BRICK.
 - B. REPLACE ALL FRACTURED BRICK.
 - C. USE MATCHING SALVAGED BRICK UNITS.
 - D. TOOTH-IN ALL BRICK REPLACEMENT PATCHES.
6. CLEAN ALL MASONRY WITH DIEDRICH ENVIRASTONE 100 FOR GENERAL CLEANING. USE DIEDRICH 101G GRANITE AND FACE BRICK CLEANING FOR SPOT TREATMENTS ON MORE CONCENTRATED STAINS.
7. WIRE BRUSH, CLEAN, PRIME AND PAINT ALL EXISTING STEEL LINTELS.

GENERAL PREPARATION NOTES

1. REMOVE ALL SEALANT FROM MASONRY WALL FACES.
2. REMOVE ALL NON-ESSENTIAL HARDWARE AND ANCHOR BOLTS FROM MASONRY SURFACES.
3. REMOVE ALGAE/MOSS GROWTH.
4. REMOVE TAR FROM MASONRY SURFACES.
5. REMOVE GRAFFITI FROM MASONRY SURFACE.
6. REMOVE VINES FROM MASONRY SURFACE.

MATERIALS KEY

- EXISTING BRICK TO REMAIN
- EXISTING BRICK TO BE REMOVED
- EXISTING LARGE SCALE BRICK AT BASE OF 1908 ADDITION TO REMAIN
- NEW BRICK TO MATCH 1898 ORIGINAL BUILDING
- NEW BRICK TO MATCH 1908 ADDITION
- NEW BRICK TO MATCH LARGE SCALE BRICK AT BASE OF 1908 ADDITION
- NEW FOUNDATION STONE TO MATCH 1898 FOUNDATION STONE



3 NORTH ELEVATION
 MR3.1 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
 MR3.1 SCALE: 1/8" = 1'-0"