DESCRIPTION OF PROJECT

3/28/16

OWNER: GL Ruka Investments, LLC PREPARED BY: Larry Ruka, PE

1565 Oak Grove Rd.

Brookfield, WI 53005

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Ruka & Associates, Inc.
Architectural Engineers
414-254-5178 Cell

LOCATION: COURTVIEW OFFICES

414 W. Moreland Blvd.

Waukesha, WI

A. Exterior Elevations Issues:

- Stucco Cracking: At the exterior of the South Front side and North Back side of the building there are stucco finishes called Marblecrete that is cracking and bulging and needs to be replaced.
- Sun Shade Deteriorating: At the South Front side there is a wood Sun Shade structure that cantilevers above the upper floor windows that has been deteriorating and falling apart.
- Sliding Windows Leaking: The existing aluminum sliding glass windows
 operating mechanisms are broken, and are difficult to open and close, and are
 not energy efficient, therefore needs to be replaced.

B. Proposed Demolition:

- Remove the existing stucco Marblecrete at the both the south front side and the north back side.
- Remove the existing wood vertical columns at the south front side and vertical redwood 1 x 4s at the back north side.
- Remove the Sun Shade cantilever structure above the south front side upper windows.
- Remove the existing roof metal white cap flashing at both the south front side and the north back side.
- Remove all of the windows at the south front side, north back side, east side and west side.
- Remove the south front door.

C. <u>Proposed New Exterior Finished:</u>

- Replace all the windows with bronze thermally broken frames, tinted thermal panes, and awning type windows at locations as indicated on plans.
- Cover the exterior surface at the south front side and north back side with 1" thick Exterior Insulation Finishes System (EIFS). The finish will be a heavy sand texture with the color 9-Victorian as manufacture by Finestone (See Sample). At the front upper windows the EIFS will be 2" thick by 8" wide above and below the windows and 2" thick between the windows.
- All of the existing white metal flashings will be painted dark brown to match existing cap flashings.
- All remaining wood and canopy will be paint a dark brown to match the down spouts, and the ceiling underneath the canopy will be painted white.
- All existing brick and stone panels shall remain and not change.