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2026 and 2027 Façade Improvements
November 18, 2026

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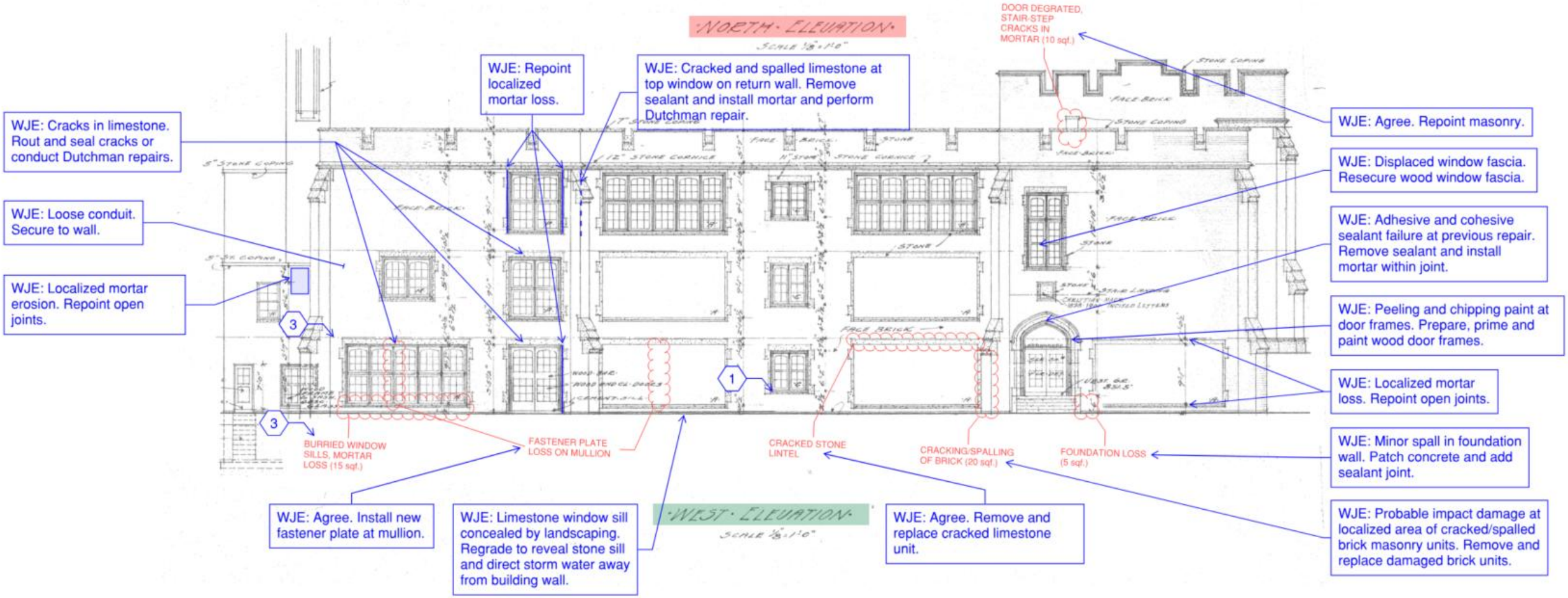
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2026 Facade Improvements

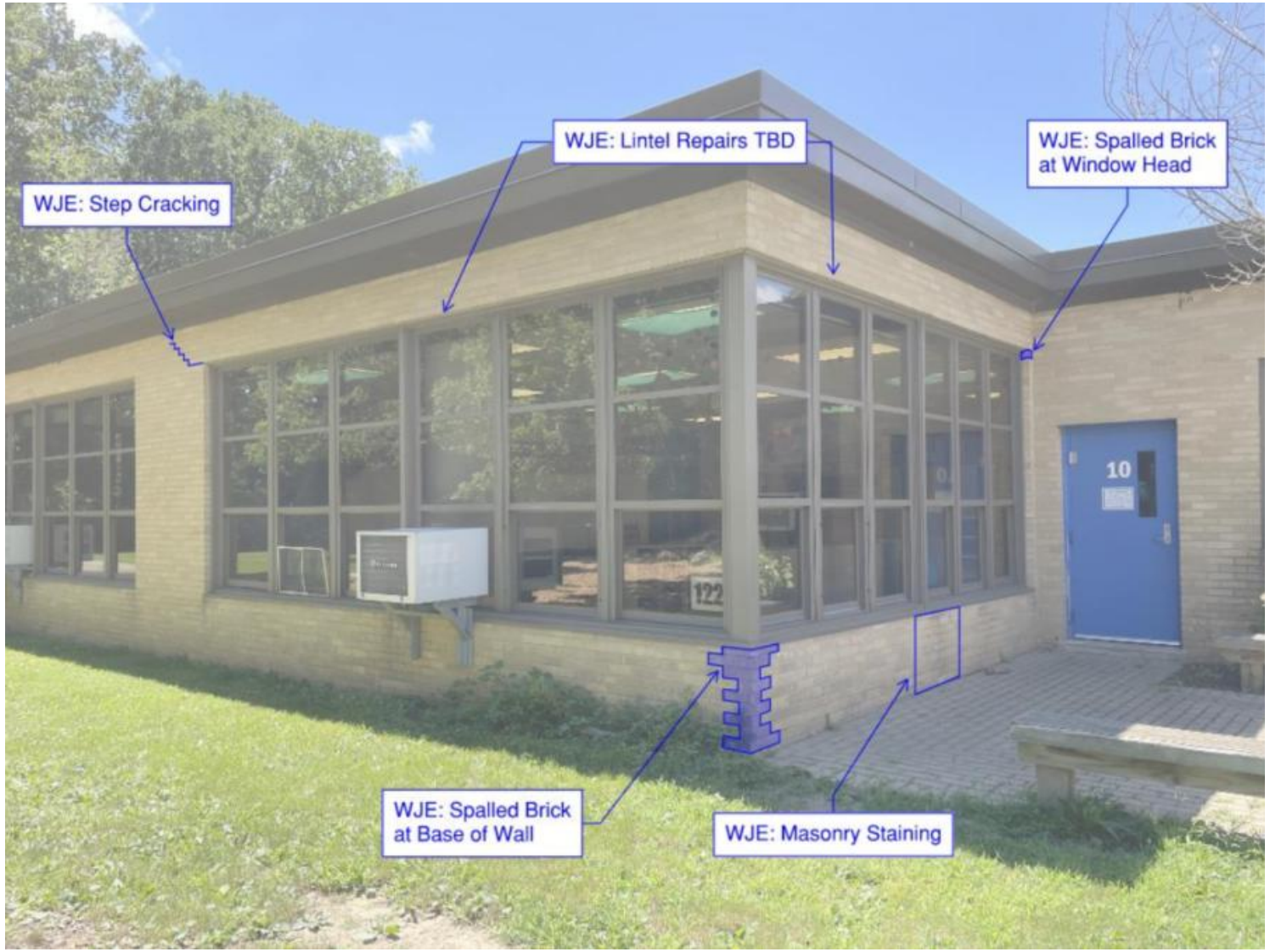
Ann Arbor Open



Ann Arbor Open



Eberwhite


WJE: Step Cracking
WJE: Lintel Repairs TBD
WJE: Spalled Brick at Window Head
WJE: Spalled Brick at Base of Wall
WJE: Masonry Staining
10

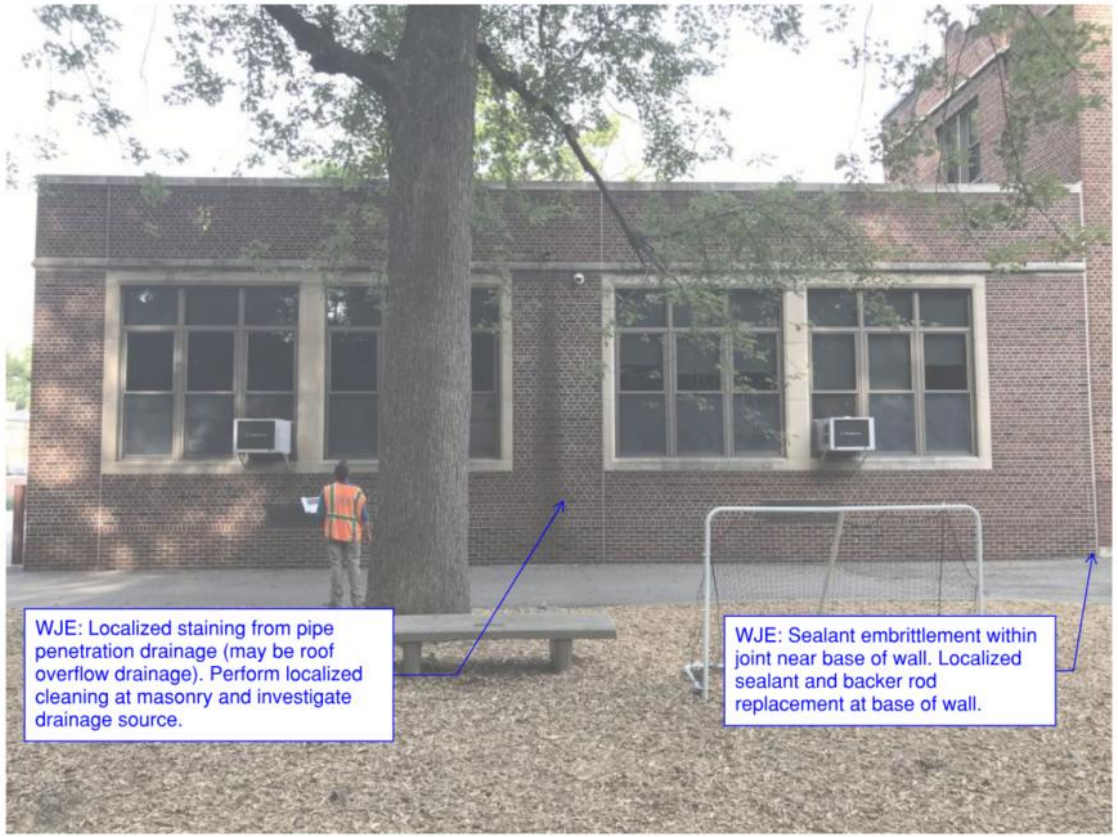


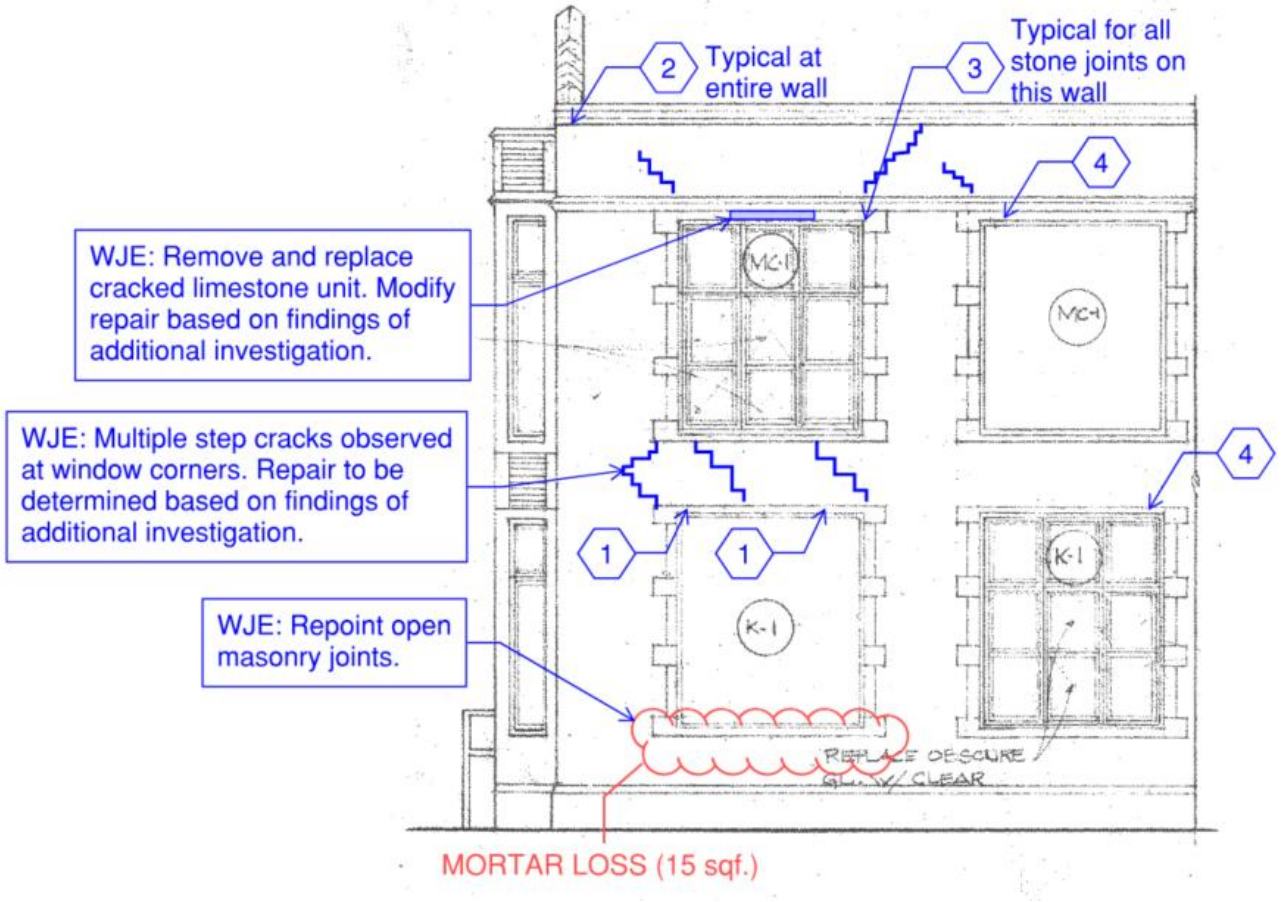
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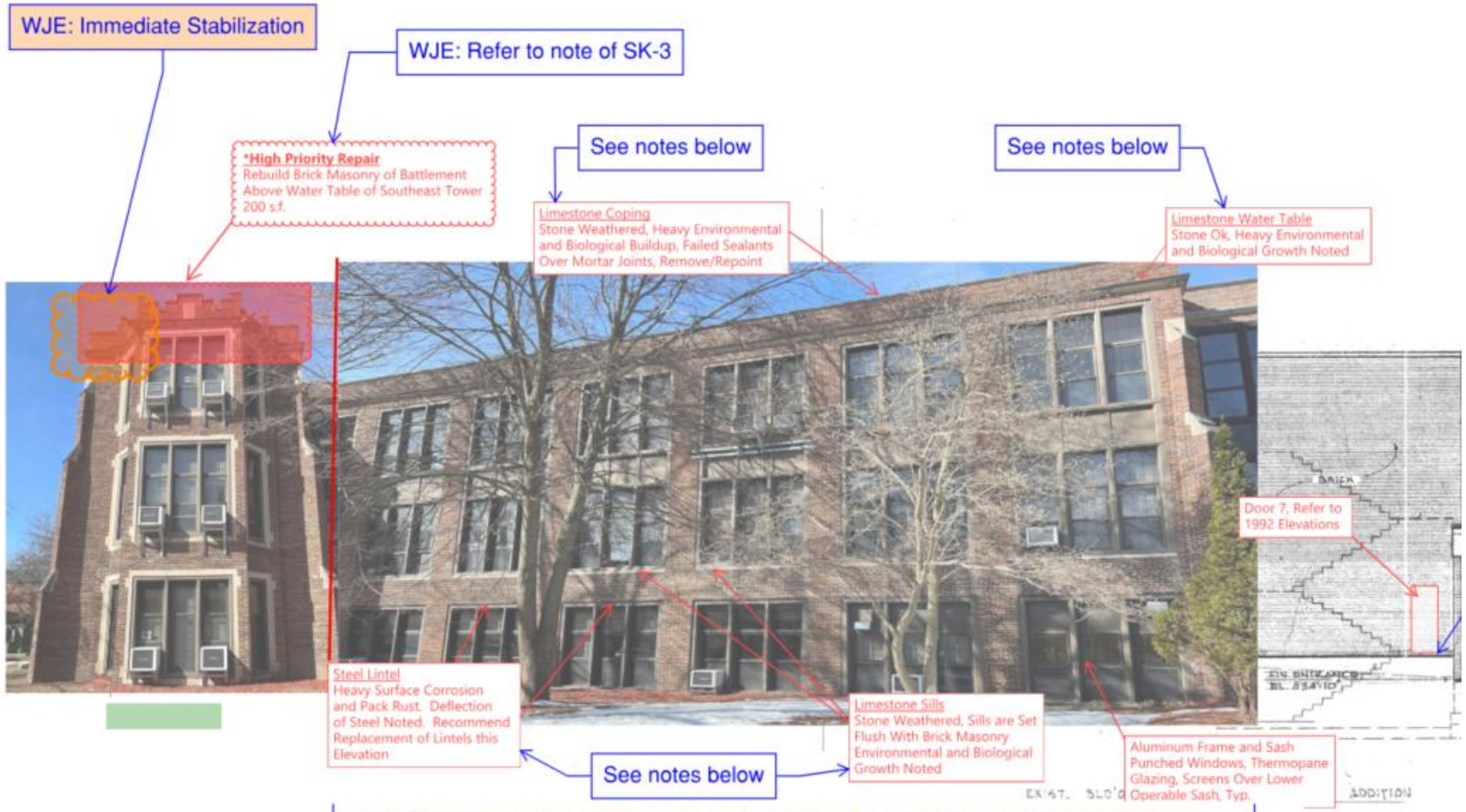
2027 Facade Improvements

Angell


WJE: Localized staining from pipe penetration drainage (may be roof overflow drainage). Perform localized cleaning at masonry and investigate drainage source.
WJE: Sealant embrittlement within joint near base of wall. Localized sealant and backer rod replacement at base of wall.


2
Typical at entire wall
3
Typical for all stone joints on this wall
4
WJE: Remove and replace cracked limestone unit. Modify repair based on findings of additional investigation.
WJE: Multiple step cracks observed at window corners. Repair to be determined based on findings of additional investigation.
WJE: Repoint open masonry joints.
1
1
4
MC-1
MC-1
K-1
K-1
K-1
REPLACE OBSCURE
GLASS W/ CLEAR
MORTAR LOSS (15 sqf.)

Bach



WJE: The following distress, causes, and repair recommendations apply to the entire wall:

- Steel Lintel: Pack rust observed on steel lintels due to sealant application blocking adequate water drainage. Clean, prime, and paint steel lintels (where exposed) and remove sealant to allow water drainage.

- Limestone Coping: Weathered stone, biological staining, and failed sealant within joints. Perform gentle cleaning with a biocide and install backer rod and sealant at skyward facing joints.

- Limestone Water Table: Heavy biological growth and open limestone joints. Perform gentle cleaning with a biocide and install mortar within non-moving joints.

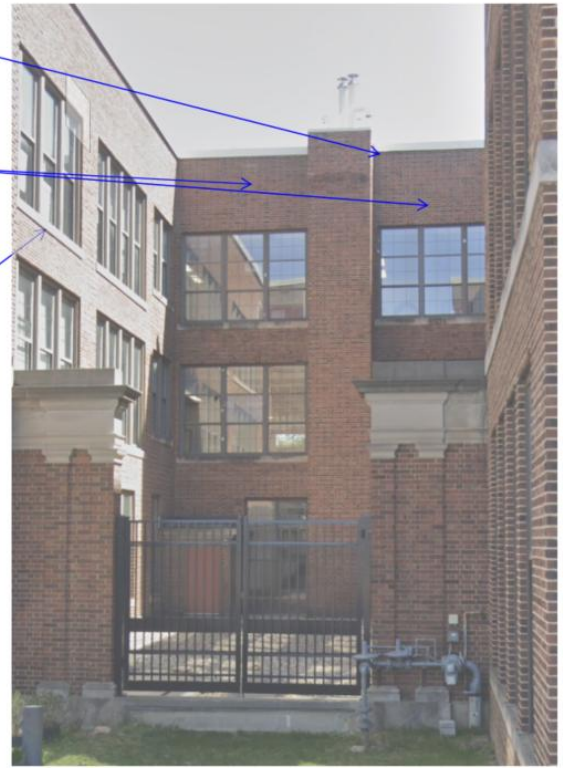
- Limestone Sills: Biological growth. Perform gentle cleaning with a biocide and consider installing flashing below sills to improve water management and mitigate masonry staining below windows.

Community

WJE: Sheet metal coping not engaged with underlying cleat; Resecure or replace if needed.

WJE: Abandoned, corroded anchors. Remove and repoint voids in masonry or replace masonry units.

WJE: Eroded mortar at limestone window sill joints; rout head joints and install backer rod and sealant. Typical for all courtyard window sill joints.





WJE: Corrosion at steel lintels above windows along full extent of this courtyard elevation. Remove three courses of brick above lintel; clean, prime, and paint steel; install self-adhered flashing membrane and drip edge; and install brick masonry with weeps to match existing coursing.

WJE: Missing mortar observed above window due to inconsistent previous repointing efforts. Complete localized repointing.

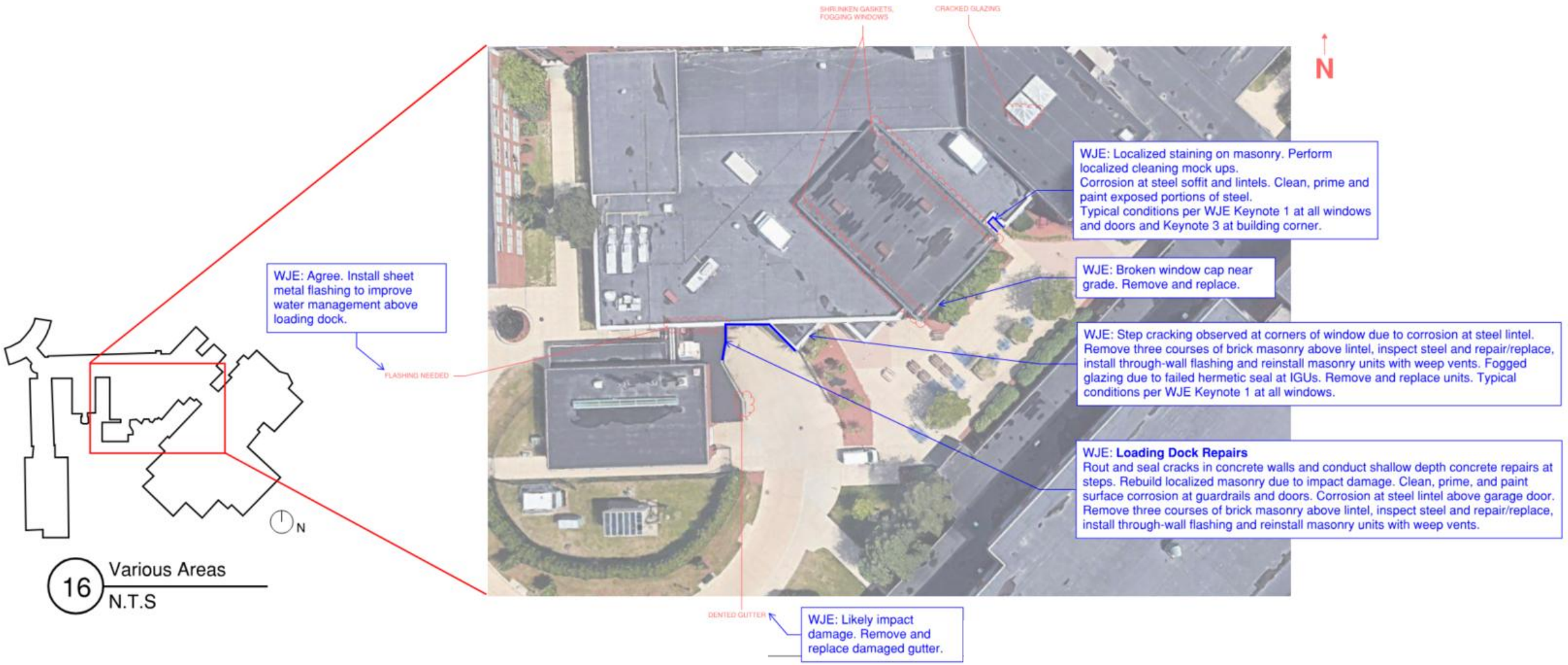
WJE: Displaced and dented window trim elements, unsealed and exposed fasteners at window frame sill, scratches on window frame coating, and open perimeter sealant joint at one window on First Level. Consider replacing window.

WJE: Loose window gaskets throughout. Replace all gaskets at windows below metal panel siding.

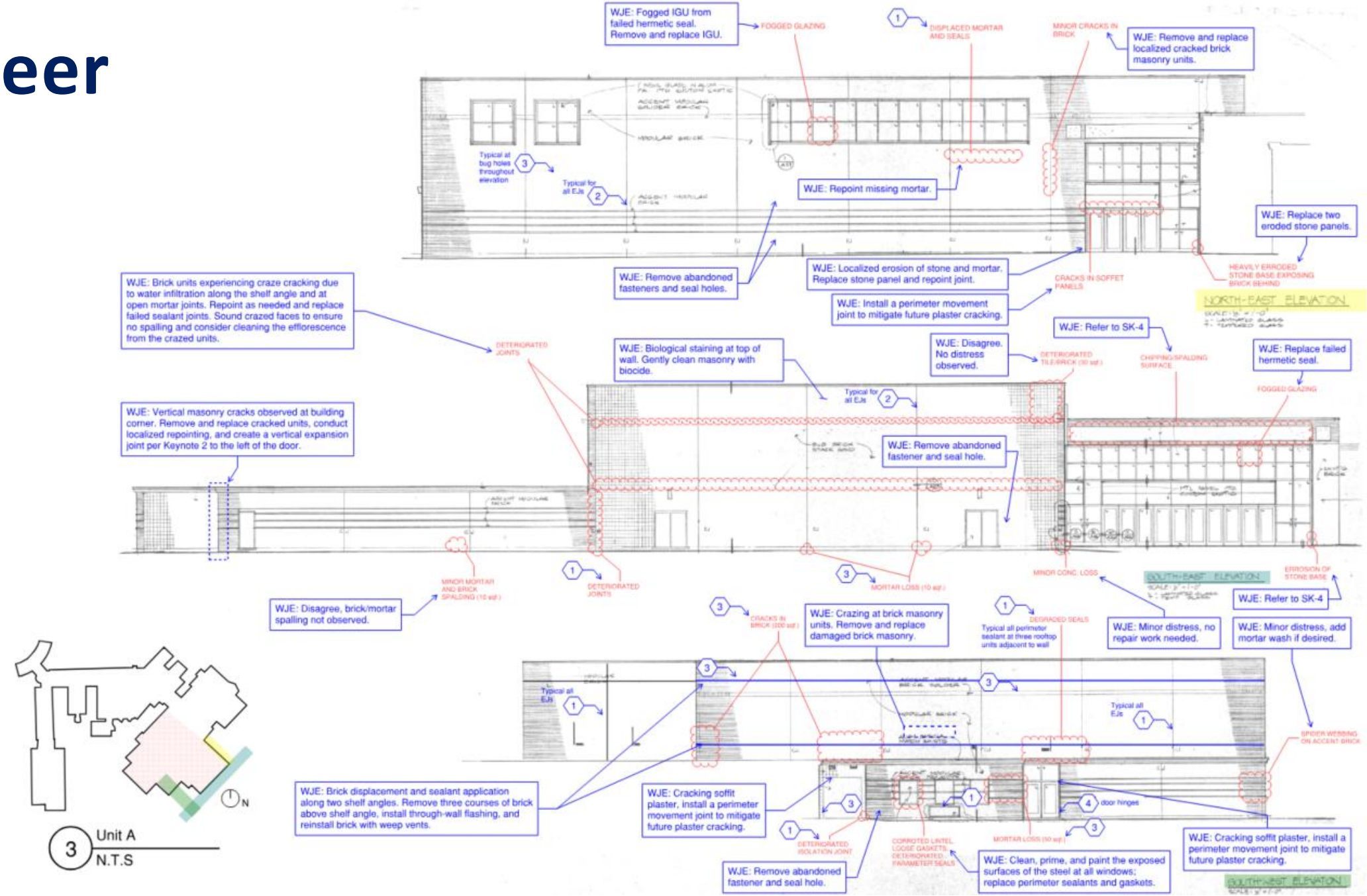
WJE: Displaced window frame components. Reattach or replace.

WJE: Corrosion and section loss at window sill flashing. Remove and replace with non-corrosive metal.

Pioneer


SHRUNKEN GASKETS, FOGGING WINDOWS
CRACKED GLAZING
N
WJE: Localized staining on masonry. Perform localized cleaning mock ups.
Corrosion at steel soffit and lintels. Clean, prime and paint exposed portions of steel.
Typical conditions per WJE Keynote 1 at all windows and doors and Keynote 3 at building corner.
WJE: Broken window cap near grade. Remove and replace.
WJE: Agree. Install sheet metal flashing to improve water management above loading dock.
FLASHING NEEDED
WJE: Step cracking observed at corners of window due to corrosion at steel lintel. Remove three courses of brick masonry above lintel, inspect steel and repair/replace, install through-wall flashing and reinstall masonry units with weep vents. Fogged glazing due to failed hermetic seal at IGUs. Remove and replace units. Typical conditions per WJE Keynote 1 at all windows.
WJE: Loading Dock Repairs
Rout and seal cracks in concrete walls and conduct shallow depth concrete repairs at steps. Rebuild localized masonry due to impact damage. Clean, prime, and paint surface corrosion at guardrails and doors. Corrosion at steel lintel above garage door. Remove three courses of brick masonry above lintel, inspect steel and repair/replace, install through-wall flashing and reinstall masonry units with weep vents.
DENTED GUTTER
WJE: Likely impact damage. Remove and replace damaged gutter.
N
16
Various Areas
N.T.S

Pioneer


WJE: Fogged IGU from failed hermetic seal. Remove and replace IGU.
WJE: Remove and replace localized cracked brick masonry units.
WJE: Repoint missing mortar.
WJE: Replace two eroded stone panels.
WJE: Remove abandoned fasteners and seal holes.
WJE: Localized erosion of stone and mortar. Replace stone panel and repoint joint.
WJE: Install a perimeter movement joint to mitigate future plaster cracking.
NORTH-EAST ELEVATION
WJE: Brick units experiencing craze cracking due to water infiltration along the shelf angle and at open mortar joints. Repoint as needed and replace failed sealant joints. Sound crazed faces to ensure no spalling and consider cleaning the efflorescence from the crazed units.
WJE: Refer to SK-4
WJE: Disagree. No distress observed.
WJE: Biological staining at top of wall. Gently clean masonry with biocide.
WJE: Replace failed hermetic seal.
WJE: Vertical masonry cracks observed at building corner. Remove and replace cracked units, conduct localized repointing, and create a vertical expansion joint per Keynote 2 to the left of the door.
WJE: Remove abandoned fastener and seal hole.
WJE: Disagree, brick/mortar spalling not observed.
WJE: Crazing at brick masonry units. Remove and replace damaged brick masonry.
WJE: Minor distress, no repair work needed.
WJE: Refer to SK-4
WJE: Minor distress, add mortar wash if desired.
WJE: Brick displacement and sealant application along two shelf angles. Remove three courses of brick above shelf angle, install through-wall flashing, and reinstall brick with weep vents.
WJE: Cracking soffit plaster, install a perimeter movement joint to mitigate future plaster cracking.
WJE: Remove abandoned fastener and seal hole.
WJE: Clean, prime, and paint the exposed surfaces of the steel at all windows; replace perimeter sealants and gaskets.
WJE: Cracking soffit plaster, install a perimeter movement joint to mitigate future plaster cracking.
SOUTH-EAST ELEVATION
SOUTH-WEST ELEVATION
3 Unit A N.T.S

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Thank You!

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