

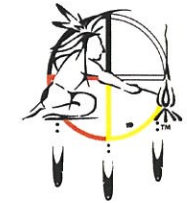
# WGEMA CAMPUS WGETTHTA BUILDINGS EXTERIOR STABILIZATION

3136 WEST KILBOURN AVENUE  
MILWAUKEE , WISCONSIN 53203

BID PACKAGE NO. 1



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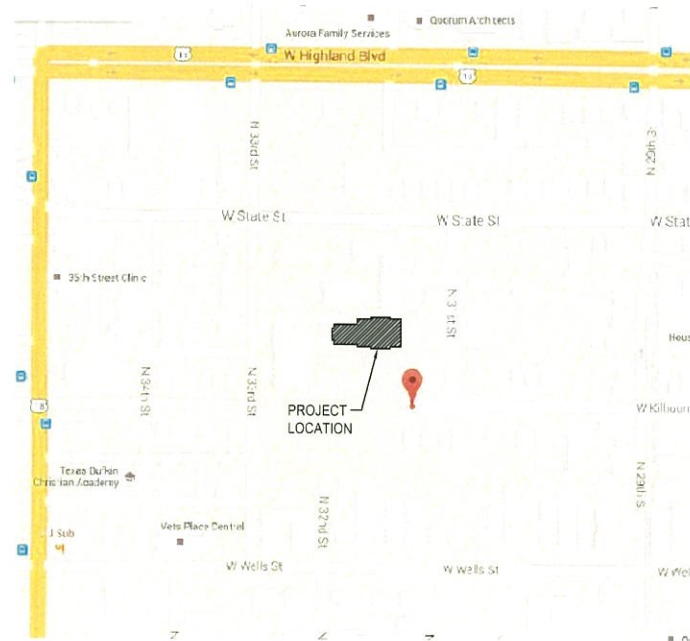


**FOREST COUNTY  
POTAWATOMI**

DATE: MAY 29, 2015

PROJECT NUMBER: 15014.01

LOCATION MAP:



CONTACT INFORMATION:

**ARCHITECTURAL**  
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DRAWING INDEX:

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CS.2 GENERAL PROJECT NOTES, ABBREVIATIONS AND SYMBOLS

**ARCHITECTURAL**

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A3.0 SOUTH BUILDING ELEVATION  
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A5.2 BUILDING PHOTOGRAPHS

WGEMA CAMPUS  
WGETTHTA BUILDINGS  
EXTERIOR STABILIZATION



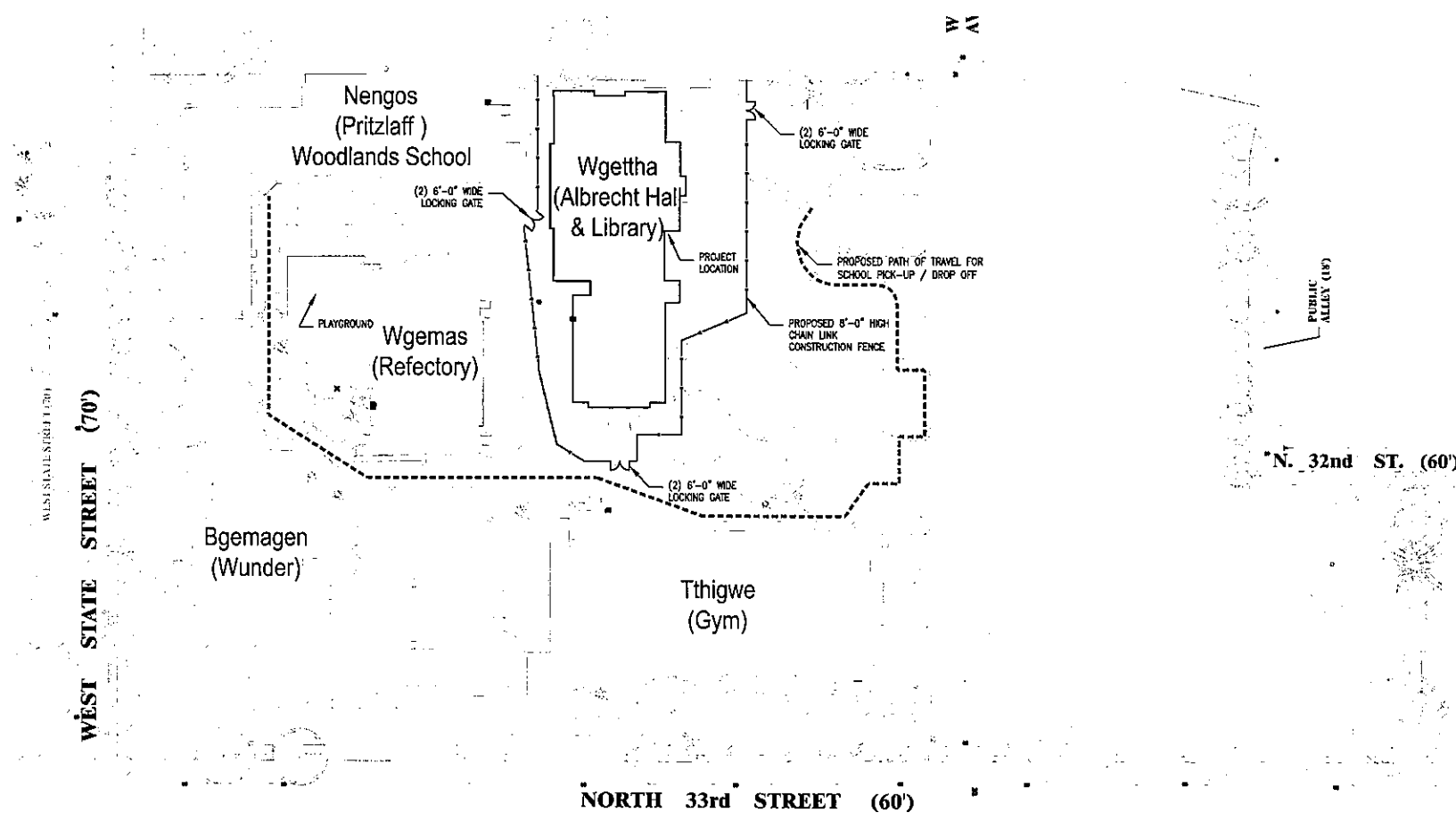


**GENERAL NOTES**

1. COORDINATE CONSTRUCTION ACCESS POINT TO PROJECT AREA WITH OWNER / CONSTRUCTION MANAGER.
2. COORDINATE STAGING AREA, CONTRACTOR PARKING, DUMPSTER LOCATIONS AND MATERIAL STAGING WITH OWNER / CONSTRUCTION MANAGER.
3. CONTRACTORS TO MAINTAIN PUBLIC VEHICLE AND PEDESTRIAN ACCESS TO ALL SURROUNDING BUILDINGS.
4. ALL AREAS ENCLOSED BY PERIMETER CONSTRUCTION FENCING TO BE CLEARLY MARKED AS HARD HAT ZONES.
5. PROVIDE TEMPORARY "CONTRACTOR ENTRY" SIGNAGE AT A LOCATION TO BE DETERMINED BY OWNER ALONG WITH TEMPORARY DIRECTIONAL SIGNAGE TO DIRECT THE PUBLIC SAFELY THRU THE SITE AND CONSTRUCTION DELIVERIES TO THE PROPER ENTRY POINTS.
6. THE LEAD CONTRACTOR SHALL PROVIDE A NEAT APPEARING PROTECTIVE FENCE IN THE PROJECT STAGING AREA AS INDICATED ON THE DRAWING. CONSTRUCTED OF STANDARD GALVANIZED CHAIN LINK FENCE POSTS OF SUFFICIENT LENGTH FOR LINE POSTS AND SPACED NOT TO EXCEED 8'-0" APART. CORNER POSTS AND GATE POSTS ARE TO BE GALVANIZED STEEL PIPE OF NOT LESS THAN 2 1/2" O.D. AND SHALL BE PROPERLY BRACED. AN 8'-0" HIGH CHAIN LINK FENCE SHALL BE SECURELY FASTENED TO THE SUPPORTS. PLASTIC FENCING IS NOT ACCEPTABLE. PROVIDE GATES, PROPERLY CONSTRUCTED AND BRACED, COMPLETE WITH HINGES, HASPS, AND PADLOCKS IN NUMBER AND LOCATION REQUIRED FOR PROPER CONTROL, DELIVERY AND DISTRIBUTION OF MATERIAL AND EQUIPMENT. GATE POSTS SHALL BE ADEQUATELY BACK TIED AND ANCHORED TO INSURE A RIGID INSTALLATION. ALL PROTECTIVE FENCING SHALL BE MAINTAINED IN AN UPRIGHT, ORDERLY FASHION THROUGHOUT THE CONSTRUCTION SCHEDULE. IN AREAS WHERE EXISTING TREES ARE TO BE PROTECTED, THE AREA INSIDE THE PROTECTIVE FENCING SHALL NOT BE USED FOR ANY PURPOSE RELATED TO CONSTRUCTION ACTIVITIES, SUCH AS MATERIAL STORAGE, VEHICLE PARKING, PORTABLE TOILETS, OR OTHER DISRUPTIVE ACTIVITIES THAT WOULD RESULT IN DAMAGE OF ANY KIND TO THE SITE INSIDE THE FENCE.

**LEGEND**

- X-X- CONSTRUCTION FENCE
- ■ ■ SCHOOL PATH OF TRAVEL



1 SITE PLAN  
 SCALE: 1" = 90'-0"

May 29, 2015 - 4:45 PM  
 2/1/15 Project: 15014.01 - Wgema Campus Exterior Stabilization Package

**Wgema Campus  
 Wgettha Buildings  
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 3138 WEST KILBOURN AVENUE  
 Milwaukee, Wisconsin 53203

Revisions:

Sheet Name:  
 SITE PLAN

Date: 05/29/2015  
 Drawn By: CLR/CGH  
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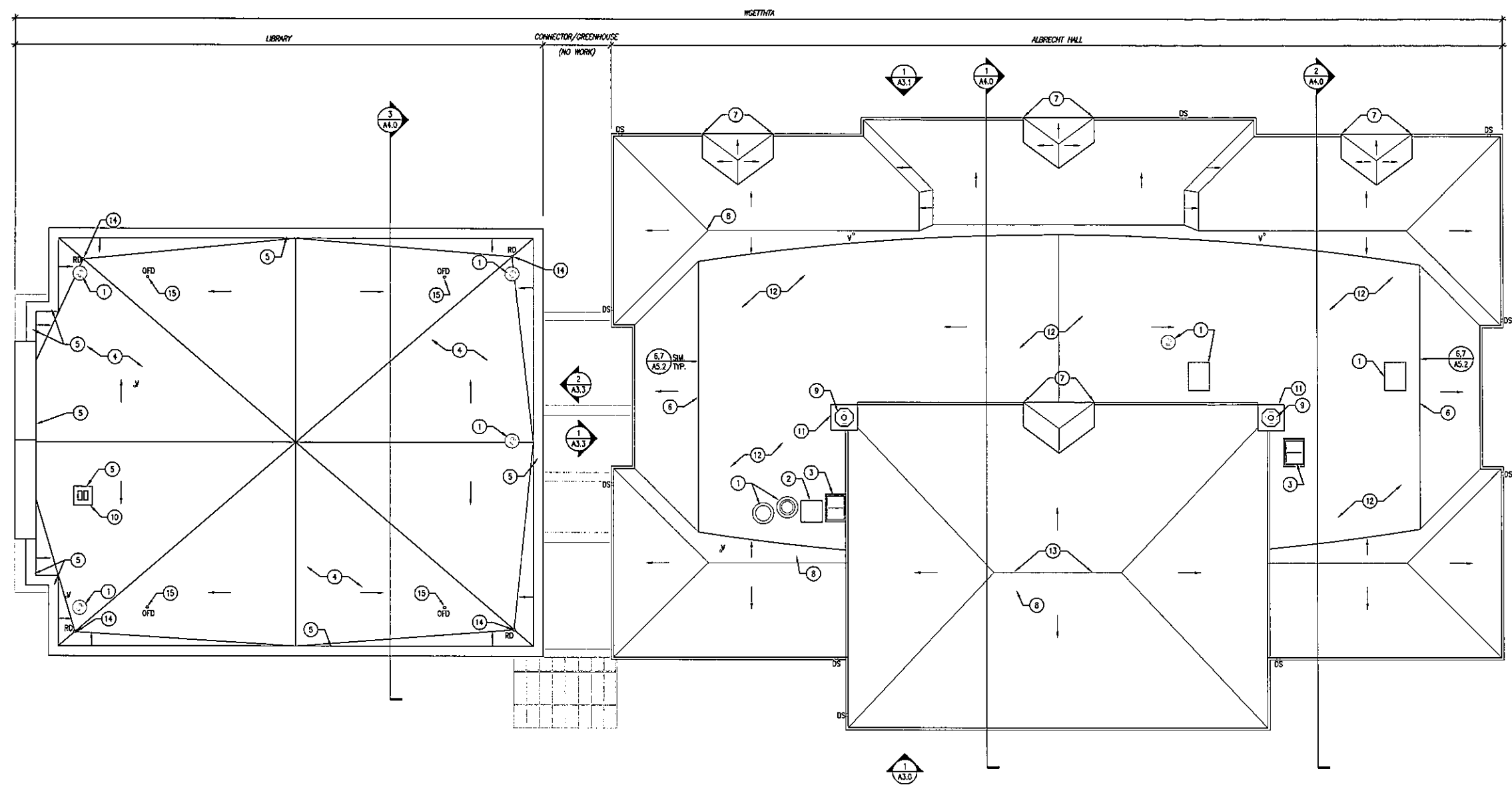
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FOREST COUNTY  
POTAWATOMI



1 ROOF PLAN  
SCALE: 1/8" = 1'-0"

**GENERAL ROOF NOTES**

- 1 SEE BUILDING ELEVATIONS FOR LOCATIONS OF SEVERELY DAMAGED COPINGS THAT NEED TO BE REPLACED.
- 2 REPLACE ALL FRACTURED BRICK AND RE-POINT ALL MASONRY JOINTS ON WALL SURFACES ACCESSED BY ROOF ON ALBRECHT HALL.
- 3 EVALUATE ASPHALT SHINGLES ON ALBRECHT HALL FOR POSSIBLE LEAKS AND AREAS OF DAMAGE. REPAIR AND REPLACE PORTIONS OF SHINGLES AS REQUIRED TO FIX ANY LEAK OR DAMAGED SECTIONS.
- 4 FINISH ALL SKY JOINTS AT ALBRECHT HALL COPINGS AND TRIM WITH APPROPRIATE SEALANT (I.E. SONNEBORN NP-1) COLORED TO MATCH THE STONE, FINISHED WITH SAND.  
ADD ALTERNATE #2: LEAD JOINTS.

**ROOF CONSTRUCTION NOTES**

- 1 EXISTING MECHANICAL EQUIPMENT (AIR INTAKE/EXHAUST, ETC.)
- 2 ROOF ACCESS MATCH
- 3 EXISTING SKYLIGHT
- 4 REMOVE EXISTING ROOFING AND INSULATION. INSTALL NEW TAPERED RIGID INSULATION AND ROOF MEMBRANE. PITCH MINIMUM 1/8" PER FOOT TO ROOF DRAIN LOCATIONS IN THE PROPOSED CONFIGURATION SHOWN ON THE PLAN. PROVIDE NEW 2 PCEE COUNTER-FLASHING AT ALL PARAPET AND MASONRY WALLS A MINIMUM OF 1'-0" ABOVE FINISHED ROOF SURFACE. PROVIDE NEW FLASHING AT ALL EXISTING ROOF TOP EQUIPMENT AND PENETRATIONS.
- 5 REMOVE ALL SPRAY ON WATER PROOFING FROM PARAPET WALL, COPINGS, MASONRY PENETRATIONS AND MECHANICAL EQUIPMENT.  
ADD ALTERNATE #1: REMOVE AND REPLACE EXISTING LIMESTONE COPING WITH NEW LIMESTONE TO MATCH EXISTING TEXTURE AND SHAPE.
- 6 REMOVE EXISTING SEALANT AND DAMAGED FLASHING AT MEMBRANE/SHINGLE TRANSITION POINT. INSTALL NEW FLASHING AND SEALANT FOR A WATER PROOF ENCLOSURE.
- 7 INSTALL MISSING SHINGLE CORNER CAP SHINGLES AT DORMER WALL TO MATCH EXISTING.
- 8 MISSING SHINGLE OR DAMAGED SHINGLE. INSTALL NEW SHINGLE TO MATCH EXISTING.
- 9 SEVERELY CORRODED SHEET METAL CHIMNEY VENTILATOR. SEE BUILDING ELEVATIONS FOR RESTORATION PROCEDURES.
- 10 EXISTING MASONRY CHIMNEY - RE-POINT 100% OF JOINTS.
- 11 REMOVE AND REPLACE DAMAGED FLASHING AND COUNTER-FLASHING AT THE ENTIRE PERIMETER OF THE CHIMNEY/ROOF VENTILATOR. REPLACE COPPER FLASHING IN THESE AREAS WITH COPPER EXTENDING A MINIMUM OF 5 COURSES UP THE FACE OF THE WALL.
- 12 EVALUATE FLAT ROOF FOR POSSIBLE LEAKS AND INSPECT EXISTING COUNTER-FLASHING. REPAIR/REPLACE COUNTER-FLASHING AND FLAT ROOF AS REQUIRED. CONSULT WITH ARCHITECT IF ROOF PATCHING IS EXCESSIVE TO DISCUSS POSSIBLE TOTAL FLAT ROOF REPLACEMENT.  
ADD ALTERNATE #3: PROVIDE PRICE TO REPLACE FLAT ROOF AND ALL ASSOCIATED FLASHING, TERMINATIONS AND ROOFING THAT IS AFFECTED.
- 13 CLEAN BIRD DROPPING FROM SHINGLES AT RIGID LINE.
- 14 NEW ROOF DRAIN IN ESTIMATED EXISTING ROOF DRAIN LOCATION. PREVIOUS ROOF PATCHING BELIEVED TO HAVE COVERED UP OLD DRAIN LOCATIONS. EXISTING ROOF PITCHING WOULD SUGGEST LOCATIONS SHOWN. CONTRACTOR TO CONSULT ARCHITECT IF FIELD CONDITIONS DIFFER.
- 15 NEW OVERFLOW DRAIN CONNECTED TO NEW ROOF DRAIN. LOCATE 10'-0"± DIRECTLY UP SLOPE FROM NEW DRAIN.

Revisions:

Sheet Name:  
ROOF PLAN

Date: 05/29/2015

Drawn By: CLR/CGH

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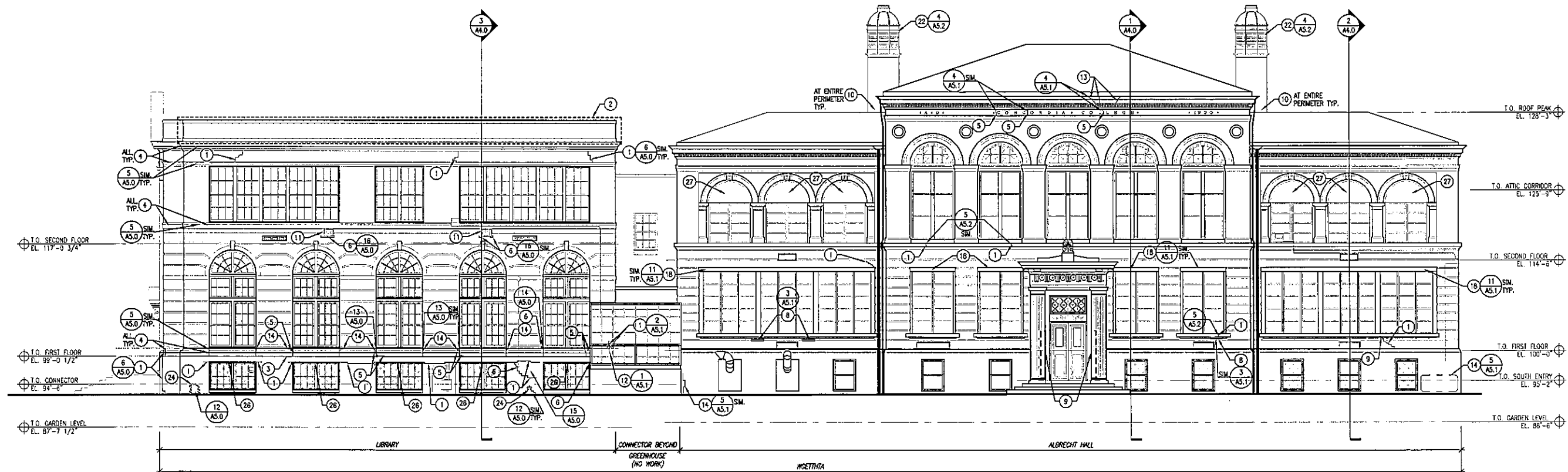
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1 SOUTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

GENERAL NOTES (LIBRARY)

- BRICK: RED/DARK
- REPOINT ALL MORTAR JOINTS JUST BELOW SILLS

GENERAL NOTES

- FIELD CONDITIONS MAY VARY FROM DRAWINGS. REFINED SURVEY OF ACTUAL EXISTING CONDITIONS WILL NEED TO TAKE PLACE ONCE SCAFFOLDING IS ERECTED AND MASONRY CAN BE CLOSELY EVALUATED.
- STONE TYPES: ALL ORNAMENTAL STONEMASONRY ARE COMPRISED OF INDIANA LIMESTONE.
- MASK OFF ALL NON-MASONRY SURFACES THAT MAY BE DAMAGED DURING ENTIRE RESTORATION PROCESS.
- SEALANT: REMOVE ALL SEALANT FROM MASONRY WALL FACES.
- MASONRY CONTRACTOR TO EVALUATE WITH ARCHITECT 100% OF THE EXISTING MORTAR FOR CUTTING AND REPOINTING OF ALL MASONRY SURFACES. BID TO INCLUDE REPOINTING AS NOTED PER BUILDING GENERAL NOTES ABOVE.
- REFER TO WRITTEN SPECIFICATION FOR SPECIFIC MATERIALS, PRACTICES, AND TECHNIQUES.
- PROVIDE MOCK-UP SAMPLES ON THE BUILDING OF ALL RESTORATION TREATMENTS FOR ARCHITECT APPROVAL PRIOR TO IMPLEMENTATION. REFER TO WRITTEN SPECIFICATIONS FOR REQUIREMENTS.
- REMOVE ALL NON-ESSENTIAL HARDWARE AND ANCHOR BOLTS FROM MASONRY SURFACES.
- TYPES OF STONE REPAIR
  - EPOXY INJECTION (TO REPAIR LARGE FRACTURES IN MASONRY UNITS), SEE SHEET A4.0.
  - DITCHWAY (TO REPAIR LARGE CHIPS AND HOLES). SEE SHEET A4.0.
  - RESTORATION MORTAR PATCH (TO REPAIR FACE DAMAGE, SPALLING OR OTHER STONE DECOMPOSITION, AS WELL AS DETACHED ORNAMENTAL WORK). SEE SHEET A4.0.
  - SMALL SURFACE CRACKS MAY BE RESTORED WITH LIME INJECTION MORTARS OR EPOXY INJECTION MORTARS TO MATCH ADJACENT STONE.
- TYPES OF BRICK REPAIR
  - REPLACE ALL SPALLED BRICK.
  - REPLACE ALL FRACTURED BRICK.
  - USE MATCHING SALVAGED BRICK UNITS.
- INDIAN LIMESTONE TRIM:
  - MORTAR JOINTS: 100% CUT AND REPOINTING.
  - SPALLING: PATCH AREAS OF SPALLING WITH CUSTOM MATCHED NATURAL STONE RESTORATION MORTAR (LIME PUTTY BASED, NOT SYNTHETIC OR EPOXY).

CONSTRUCTION NOTES

- REPAIR CRACKING AND / OR STEP CRACKING IN BRICK OR LIMESTONE. REPLACE FRACTURED BRICK. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- DISMANTLE AND REBUILD EXISTING PARAPET DOWN TO LIMESTONE CORNICE. SALVAGE INTACT MASONRY FOR REUSE AND REBUILDING. PROTECT AND STORE MATERIAL FOR REUSE. SPALLED AND FRACTURED BRICK SHALL NOT BE REUSED. MATCH CONSTRUCTION OF EXISTING PARAPET. REPAIR EXISTING LIMESTONE COPING AND REPLACE SEVERELY DAMAGED WITH NEW TO MATCH EXISTING. SEE SHEET A1.0 FOR ADD ALTERNATE #1.
- REMOVE CAULK FROM HORIZONTAL JOINTS AND REPOINT.
- REMOVE CAULK FROM VERTICAL JOINT AND RE-CAULK AT ENTIRE PERIMETER OF LIBRARY.
- REPAIR CRACK IN LIMESTONE BANDING.
- REPLACE SPALLED OR MISSING BRICK.
- REPLACE SEVERELY DAMAGED LIMESTONE COPING
- WITH NEW TO MATCH EXISTING. RESET ANY LOOSE COVERED BRICKS UNDER LIMESTONE SILL PRIOR TO TUCKPOINTING.
- PATCH EXISTING LIMESTONE DETAILING THAT HAS FRACTURED OFF THE BUILDING.
- INVESTIGATE STEPPED FLASHING REGLET. REPAIR AND RE-SEAL AS REQUIRED.
- REMOVE AIR CONDITIONING UNIT AND INFILL OPENING WITH RECLAIMED BRICK TO MATCH ADJACENT. TOOTH IN BRICK TO MATCH ADJACENT BRICK PATTERNS.
- PATCH VERTICAL CRACK AND RE-SET LIMESTONE BANDING. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- REPAIR CRACK IN LIMESTONE CORNICE. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- REPAIR SPALLING LIMESTONE. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- REPAIR SPALLED BRICK AT TOPS OF JACK ARCHES.

GENERAL NOTES (ALBRECHT HALL)

- BRICK: TAN, IRONSPOT
- CUT AND REPOINT 100% EXISTING MORTAR IS DECOMPOSED FROM HIGH MOISTURE LEVELS, AND LARGE VOIDS ARE PRESENT. CUT AND REPOINT WILL BE CLOSE TO 100% DUE TO MORTAR LOSS. MORTAR JOINTS ARE APPROXIMATELY 3/16".

- MORTAR IS SEVERELY DETERIORATED. LARGE VOIDS ARE EVIDENT BEHIND THE CURRENT FACE MORTAR.
  - BUTTER JOINTS MUST BE HAND REMOVED AS SAW CUTTING WOULD WIDEN THE JOINTS AND DAMAGE THE BRICK UNITS.
- INSTALL A SOFT JOINT AT WALL FACE JUNCTIONS WITH PAVED SURFACES (SONNEBORN NP-1)
- CLEANING: RECOMMEND CLEANING ALL MASONRY TO REMOVE ATMOSPHERIC SOILING AND ORGANIC MATTER. TESTING IS VITAL TO ESTABLISHING THE PROPER MATERIALS AND TECHNIQUES TO NOT DAMAGE OR ETCH THE MASONRY.
- REMOVE ALL ANCHORS BRACKETS AND BOLTS NO LONGER ESSENTIAL AND PATCH HOLES.
- NPS/SHPO AND CITY COA REVIEW: BRICK REPLACEMENT UNITS WILL NEED TO MATCH THE EXISTING IRON-SPOT BRICK. MORTAR WILL NEED TO MATCH THE EXISTING APPEARANCE, COMPOSITION AND COLOR OF THE ORIGINAL MORTAR. TO ENSURE THE BEST MARRIAGE BETWEEN THE TOW MATERIALS AND OVERALL APPEARANCE. NOTE: QUALITY TOOLING OF THE BUTTER JOINTS WILL BE CLOSELY SCRUTINIZED BY THE NPS/SHPO AND COA, AS THIS IS NOT A TYPICAL JOINT WIDTH AND OFTEN POORLY EXECUTED.
- REMOVE REMNANTS OF PREVIOUSLY REMOVED VINYL THAT ARE STILL ATTACHED TO THE BUILDING FACADE.
- REBUILD BRICK JACK ARCHES.
- REPLACE LIMESTONE SILL.
- REFURBISH CORRODED CONTINUOUS STEEL LINTEL IN PLACE. REMOVE CORROSION AND EXISTING PAINT. PRIME AND REPAINT WITH A RUST-INHIBITIVE PRIMER AND PAINT.
- REBUILD BRICK RETURNS AT DOOR JAMB (EACH SIDE). MULTIPLE BRICKS ARE MISSING.
- REMOVE PAINT THAT HAS BEEN SPLATTERED ON FACADE.
- REMOVE ELECTRICAL CONDUIT AND ASSOCIATED WIRES BACK TO SOURCE. REPLACE DAMAGED BRICK.
- REPAIR SEVERELY CORRODED SHEET METAL VENTILATOR CAPS. REMOVE CORROSION FROM ENTIRE METAL UNIT (SODA BLASTING, ETC.). PRIME AND REPAINT WITH A RUST-INHIBITIVE PRIMER AND PAINT.
- REPLACE NON-MATCHING BRICK WITH MATCHING BRICK UNITS.
- NEUTRALIZE SEVERE EFFLORESCENCE. SEE SPECIFICATIONS FOR GENERAL EFFLORESCENCE
- REMOVE TAR FROM MASONRY AND LIMESTONE SURFACES.
- REPLACE EXISTING STEEL LINTEL WITH NEW GALVANIZED LINTEL TO MATCH EXISTING.
- NO TUCK POINTING REQUIRED AT ARCH INFILL WHERE MISS-MATCHED BRICK HAS OCCURRED.
- REPAIR, REMOVE RUST, REPAINT AND RE-ATTACH EXISTING STEEL LADDER TO BUILDING.

LEGEND

- CRACK
- TAR AND GRAFFITI REMOVAL
- AREA OF PARAPET RECONSTRUCTION
- AREA OF LIMESTONE REPAIR
- EXISTING SECURITY GRATES

Revisions:

Sheet Name:  
SOUTH BUILDING ELEVATION

Date: 05/29/2015

Drawn By: CLR/CSH

Project No.: 15014.01

Sheet No.

A3.0

Wgema Campus  
Wgettha Buildings  
Exterior Stabilization Package

3136 WEST KILBOURN AVENUE  
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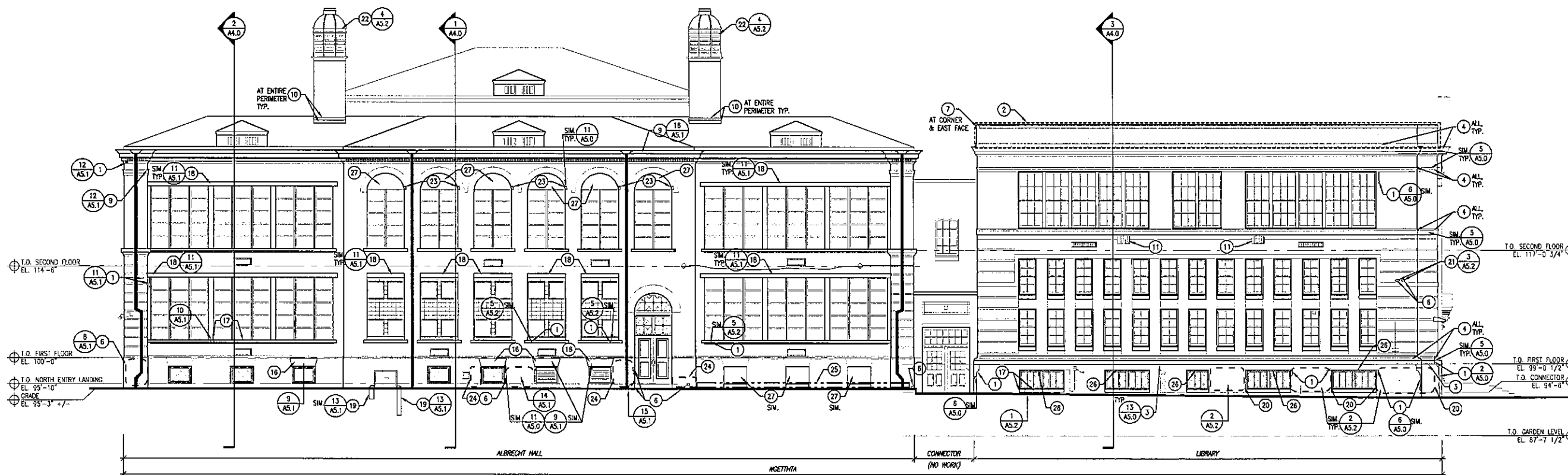
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FOREST COUNTY  
POTAWATOMI



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

GENERAL NOTES (LIBRARY)

- BRICK: RED/DARK
- REPOINT ALL MORTAR JOINTS JUST BELOW SILLS

GENERAL NOTES

- FIELD CONDITIONS MAY VARY FROM DRAWINGS. REFINED SURVEY OF ACTUAL EXISTING CONDITIONS WILL NEED TO TAKE PLACE ONCE SCAFFOLDING IS ERECTED AND MASONRY CAN BE CLOSELY EVALUATED.
- STONE TYPES: ALL ORNAMENTAL STONEMAN WORK ARE COMPRISED OF INDIANA LIMESTONE.
- MASK OFF ALL NON-MASONRY SURFACES THAT MAY BE DAMAGED DURING ENTIRE RESTORATION PROCESS.
- SEALANT: REMOVE ALL SEALANT FROM MASONRY WALL FACES.
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- HAIRLINE CRACKS: REPAIR WITH CUSTOM COLORED DISPENSED LIME INJECTION.
- EFFLORESCENCE AND SUB-EFFLORESCENCE: NEUTRALIZE SALTS. THIS IS A PARTICULAR ISSUE AT DOWNSPOUTS, THE FOUNDATION AND BETWEEN GRADE AND THE FIRST FLOOR WINDOW SILL.
- SKY JOINTS AT COPING AND TRIM: FINISH ALL JOINTS WITH APPROPRIATE SEALANT (EXAMPLE: SONNEBORN NP-1 COLORED TO MATCH THE STONE FINISHED WITH SAND). FOR A LONGER TERM FIX CONSIDER LEAD JOINTS.
- MORTAR IS SEVERELY DETEIORATED. LARGE VOIDS ARE EVIDENT BEHIND THE CURRENT FACE MORTAR. BUTTER JOINTS MUST BE HAND REMOVED AS SAW CUTTING WOULD WIDEN THE JOINTS AND DAMAGE THE BRICK UNITS.
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- EXISTING SECURITY GRATES

Revisions:

Sheet Name:  
NORTH BUILDING ELEVATION

Date: 05/29/2015

Drawn By: CLR/CGH

Project No.: 15014.01

Sheet No.

A3.1

Wgema Campus  
Wgeththa Buildings  
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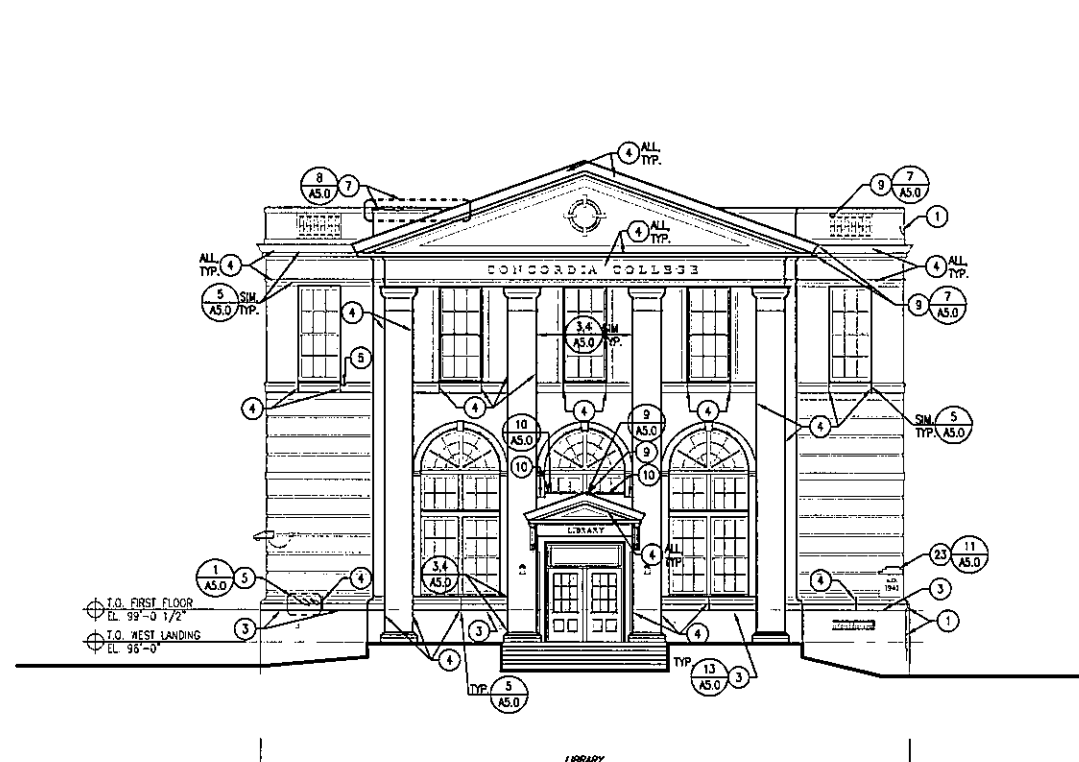
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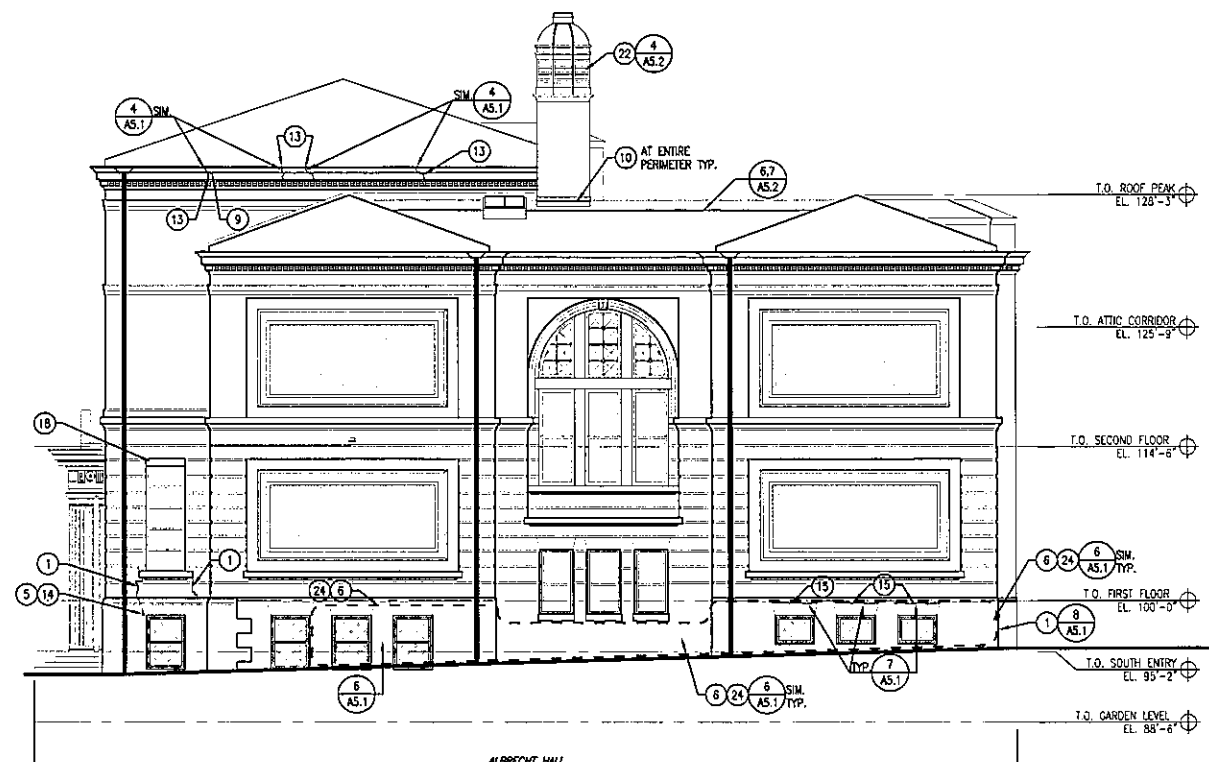
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FOREST COUNTY  
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1 WEST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



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

GENERAL NOTES (LIBRARY)

1. BRICK: RED/DARK
2. REPOINT ALL MORTAR JOINTS JUST BELOW SILLS

GENERAL NOTES

1. FIELD CONDITIONS MAY VARY FROM DRAWINGS. REFINED SURVEY OF ACTUAL EXISTING CONDITIONS WILL NEED TO TAKE PLACE ONCE SCAFFOLDING IS ERECTED AND MASONRY CAN BE CLOSELY EVALUATED.
2. STONE TYPES: ALL ORNAMENTAL STONEMWORK ARE COMPRISED OF INDIANA LIMESTONE.
3. MASK OFF ALL NON-MASONRY SURFACES THAT MAY BE DAMAGED DURING ENTIRE RESTORATION PROCESS.
4. SEALANT: REMOVE ALL SEALANT FROM MASONRY WALL FACES.
5. MASONRY CONTRACTOR TO EVALUATE WITH ARCHITECT 100% OF THE EXISTING MORTAR FOR CUTTING AND REPOINTING OF ALL MASONRY SURFACES. BID TO INCLUDE REPOINTING AS NOTED PER BUILDING GENERAL NOTES ABOVE.
6. REFER TO WRITTEN SPECIFICATION FOR SPECIFIC MATERIALS, PRACTICES, AND TECHNIQUES.
7. PROVIDE MOCK-UP SAMPLES ON THE BUILDING OF ALL RESTORATION TREATMENTS FOR ARCHITECT APPROVAL PRIOR TO IMPLEMENTATION. REFER TO WRITTEN SPECIFICATIONS FOR REQUIREMENTS.

CONSTRUCTION NOTES

- 1 REPAIR CRACKING AND / OR STEP CRACKING IN BRICK OR LIMESTONE. REPLACE FRACTURED BRICK. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- 2 DISMANTLE AND REBUILD EXISTING PARAPET DOWN TO LIMESTONE CORNICE. SALVAGE INTACT MASONRY FOR REUSE AND REBUILDING. PROTECT AND STORE MATERIAL FOR REUSE. SPALLED AND FRACTURED BRICK SHALL NOT BE REUSED. MATCH CONSTRUCTION OF EXISTING PARAPET. REPAIR EXISTING LIMESTONE COPING AND REPLACE SEVERELY DAMAGED WITH NEW TO MATCH EXISTING. SEE SHEET A1.0 FOR ADD ALTERNATE #1.
- 3 REMOVE CAULK FROM HORIZONTAL JOINTS AND REPOINT.
- 4 REMOVE CAULK FROM VERTICAL JOINT AND RE-CAULK AT ENTIRE PERIMETER OF LIBRARY.
- 5 REPAIR CRACK IN LIMESTONE BANDING.
- 6 REPLACE SPALLED OR MISSING BRICK.
- 7 REPLACE SEVERELY DAMAGED LIMESTONE COPING
- 8 WITH NEW TO MATCH EXISTING. RESET ANY LOOSE COVERED BRICKS UNDER LIMESTONE SILL PRIOR TO TUCKPOINTING.
- 9 PATCH EXISTING LIMESTONE DETAILING THAT HAS FRACTURED OFF THE BUILDING.
- 10 INVESTIGATE STEPPED FLASHING REGLET. REPAIR AND RE-SEAL AS REQUIRED.
- 11 REMOVE AIR CONDITIONING UNIT AND INFILL OPENING WITH RECLAIMED BRICK TO MATCH ADJACENT TOOTH IN BRICK TO MATCH ADJACENT BRICK PATTERNS.
- 12 PATCH VERTICAL CRACK AND RE-SET LIMESTONE BANDING. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- 13 REPAIR CRACK IN LIMESTONE CORNICE. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- 14 REPAIR SPALLING LIMESTONE. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- 15 REPAIR SPALLED BRICK AT TOPS OF JACK ARCHES.
- 16 REBUILD BRICK JACK ARCHES.
- 17 REPLACE LIMESTONE SILL.
- 18 REFINISH CORRODED CONTINUOUS STEEL LINTEL IN PLACE. REMOVE CORROSION AND EXISTING PAINT. PRIME AND REPAINT WITH A RUST-INHIBITIVE PRIMER AND PAINT.
- 19 REBUILD BRICK RETURNS AT DOOR JAMB (EACH SIDE). MULTIPLE BRICKS ARE MISSING.
- 20 REMOVE PAINT THAT HAS BEEN SPATTERED ON FACADE.
- 21 REMOVE ELECTRICAL CONDUIT AND ASSOCIATED WIRES BACK TO SOURCE. REPLACE DAMAGED BRICK.
- 22 REPAIR SEVERELY CORRODED SHEET METAL VENTILATOR CAPS. REMOVE CORROSION FROM ENTIRE METAL UNIT (SODA BLASTING, ETC.). PRIME AND REPAINT WITH A RUST-INHIBITIVE PRIMER AND PAINT.
- 23 REPLACE NON-MATCHING BRICK WITH MATCHING BRICK UNITS.
- 24 NEUTRALIZE SEVERE EFFLORESCENCE. SEE SPECIFICATIONS FOR GENERAL EFFLORESCENCE
- 25 REMOVE TAR FROM MASONRY AND LIMESTONE SURFACES.
- 26 REPLACE EXISTING STEEL LINTEL WITH NEW GALVANIZED LINTEL TO MATCH EXISTING.
- 27 NO TUCK POINTING REQUIRED AT ARCH INFILL WHERE MISS-MATCHED BRICK HAS OCCURRED.
- 28 REPAIR, REMOVE RUST, REPAINT AND RE-ATTACH EXISTING STEEL LADDER TO BUILDING.

GENERAL NOTES (ALBRECHT HALL)

1. BRICK: TAN, IRONSPOT
2. CUT AND REPOINT 100% EXISTING MORTAR IS DECOMPOSED FROM HIGH MOISTURE LEVELS, AND LARGE VOIDS ARE PRESENT. CUT AND REPOINT WILL BE CLOSE TO 100% DUE TO MORTAR LOSS. MORTAR JOINTS ARE APPROXIMATELY 3/16".

3. HAZARD CRACKS: REPAIR WITH CUSTOM COLORED DISPENSED LIME INJECTION.
4. EFFLORESCENCE AND SUB-EFFLORESCENCE: NEUTRALIZE SALTS. THIS IS A PARTICULAR ISSUE AT DOWNSPOUTS, THE FOUNDATION AND BETWEEN GRADE AND THE FIRST FLOOR WINDOW SILL.
5. SKY JOINTS AT COPING AND TRIM: FINISH ALL JOINTS WITH APPROPRIATE SEALANT (EXAMPLE: SONNEBORN NP-1 COLORED TO MATCH THE STONE FINISHED WITH SAND). FOR A LONGER TERM FIX CONSIDER LEAD JOINTS.
12. BRICK: THE ORIGINAL BRICK ON ALBRECHT HALL IS "IRON SPOT" MEANING THAT RAW IRON WAS MIXED IN WITH THE CLAY PRIOR TO FIRING. THIS COLOR IS THROUGH THE BODY OF THE BRICK AND RESULTS IN A TELLTALE BLACK FLECK ON THE SURFACE. THIS BRICK SHOULD BE CAREFULLY CLEANED TO REMOVE SURFACE GRIME.
  - A. REPLACEMENT: THIS TYPE OF BRICK IS STILL MANUFACTURED TODAY AND MATCHING UNITS IN THIS SIZE MAY BE AVAILABLE.
  - B. REPLACE ALL SPALLED AND FRACTURED UNITS.
13. MORTAR JOINTS: 100% CUT AND REPOINT.
14. INSTALL A SOFT JOINT AT WALL FACE JUNCTIONS WITH PAVED SURFACES (SONNEBORN NP-1)
15. CLEANING: RECOMMEND CLEANING ALL MASONRY TO REMOVE ATMOSPHERIC SOILING AND ORGANIC MATTER. TESTING IS VITAL TO ESTABLISH ON SITE PRIOR TO EXECUTING THE PROPER MATERIALS AND TECHNIQUES TO NOT DAMAGE OR ETCH THE MASONRY.
16. REMOVE ALL ANCHORS BRACKETS AND BOLTS NO LONGER ESSENTIAL AND PATCH HOLES.
17. NPS/SHPO AND CITY COA REVIEW: BRICK REPLACEMENT UNITS WILL NEED TO MATCH THE EXISTING IRON-SPOT BRICK, MORTAR WILL NEED TO MATCH THE EXISTING APPEARANCE, COMPOSITION AND COLOR OF THE ORIGINAL MORTAR. TO ENSURE THE BEST MARRIAGE BETWEEN THE TOW MATERIALS AND OVERALL APPEARANCE. NOTE: QUALITY TOOLING OF THE BUTTER JOINTS WILL BE CLOSELY SCRUTINIZED BY THE NPS/SHPO AND COA, AS THIS IS NOT A TYPICAL JOINT WIDTH AND OFTEN POORLY EXECUTED.
18. REMOVE REMNANTS OF PREVIOUSLY REMOVED WINGS THAT ARE STILL ATTACHED TO THE BUILDING FACADE.

LEGEND

- CRACK
- TAR AND GRAFFITI REMOVAL
- AREA OF PARAPET RECONSTRUCTION
- AREA OF LIMESTONE REPAIR
- EXISTING SECURITY GRATES

Wgema Campus  
Wgethta Buildings  
Exterior Stabilization Package

3136 WEST KILBOURN AVENUE  
MILWAUKEE, WISCONSIN 53203

Revisions:

Sheet Name:  
WEST AND EAST  
BUILDING ELEVATIONS

Date: 05/29/2015

Drawn By: CLR/CGH

Project No.: 15014.01

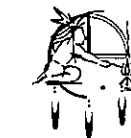
Sheet No.

A3.2

May 29, 2015 3:15pm  
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Revisions:

Sheet Name:  
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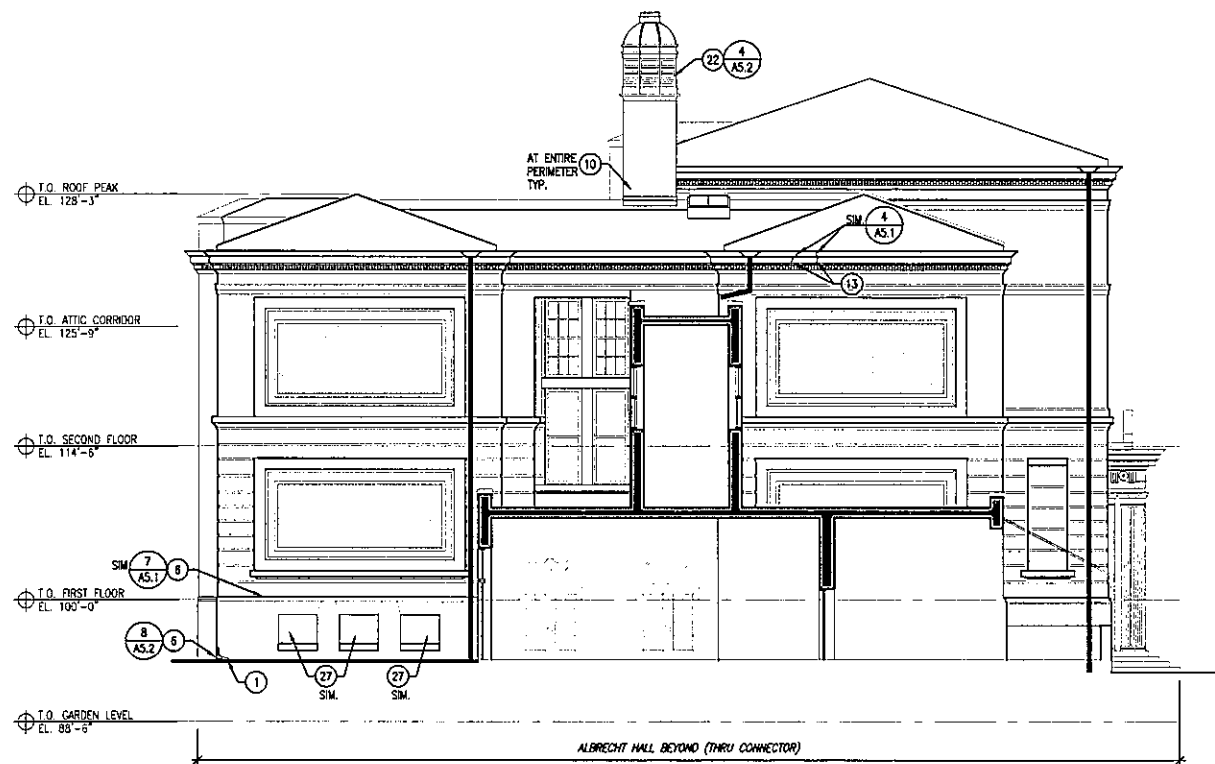
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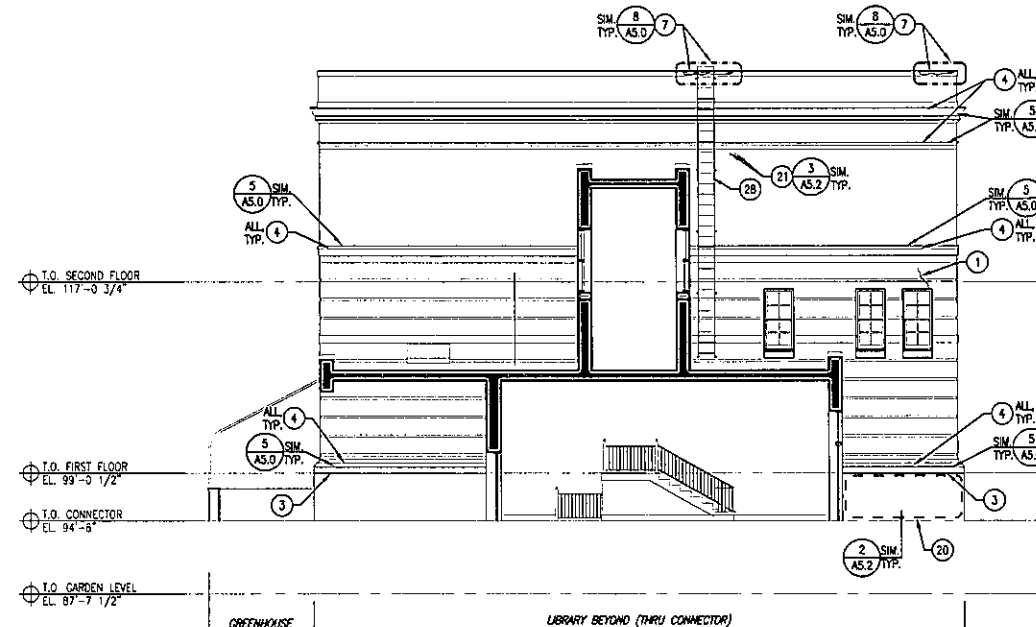
Project No.: 15014.01

Sheet No.

A3.3



1 WEST BUILDING ELEVATION  
 SCALE: 1/8" = 1'-0"



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

GENERAL NOTES (LIBRARY)

- BRICK RED/DARK
- REPOINT ALL MORTAR JOINTS JUST BELOW SILLS

GENERAL NOTES

- FIELD CONDITIONS MAY VARY FROM DRAWINGS. REFINED SURVEY OF ACTUAL EXISTING CONDITIONS WILL NEED TO TAKE PLACE ONCE SCAFFOLDING IS ERECTED AND MASONRY CAN BE CLOSELY EVALUATED.
- STONE TYPES: ALL ORNAMENTAL STONEMWORK ARE COMPRISED OF INDIANA LIMESTONE.
- MASK OFF ALL NON-MASONRY SURFACES THAT MAY BE DAMAGED DURING ENTIRE RESTORATION PROCESS.
- SEALANT: REMOVE ALL SEALANT FROM MASONRY WALL FACES.
- MASONRY CONTRACTOR TO EVALUATE WITH ARCHITECT 100% OF THE EXISTING MORTAR FOR CUTTING AND REPOINTING OF ALL MASONRY SURFACES. BID TO INCLUDE REPOINTING AS NOTED PER BUILDING GENERAL NOTES ABOVE.
- REFER TO WRITTEN SPECIFICATION FOR SPECIFIC MATERIALS, PRACTICES, AND TECHNIQUES.
- PROVIDE MOCK-UP SAMPLES ON THE BUILDING OF ALL RESTORATION TREATMENTS FOR ARCHITECT APPROVAL PRIOR TO IMPLEMENTATION. REFER TO WRITTEN SPECIFICATIONS FOR REQUIREMENTS.

CONSTRUCTION NOTES

- REPAIR CRACKING AND / OR STEP CRACKING IN BRICK OR LIMESTONE. REPLACE FRACTURED BRICK. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- DISMANTLE AND REBUILD EXISTING PARAPET DOWN TO LIMESTONE CORNICE. SALVAGE INTACT MASONRY FOR REUSE AND REBUILD. PROTECT AND STORE MATERIAL FOR REUSE. SPALLED AND FRACTURED BRICK SHALL NOT BE REUSED. MATCH CONSTRUCTION OF EXISTING PARAPET. REPAIR EXISTING LIMESTONE CORNICE AND REPLACE SEVERELY DAMAGED WITH NEW TO MATCH EXISTING. SEE SHEET A1.0 FOR ADD ALTERNATE #1.
- REMOVE CAULK FROM HORIZONTAL JOINTS AND REPOINT.
- REMOVE CAULK FROM VERTICAL JOINT AND RE-CAULK AT ENTIRE PERIMETER OF LIBRARY.
- REPAIR CRACK IN LIMESTONE BANDING.
- REPLACE SPALLED OR MISSING BRICK.
- REPLACE SEVERELY DAMAGED LIMESTONE COPING
- WITH NEW TO MATCH EXISTING. RESET ANY LOOSE COVERED BRICKS UNDER LIMESTONE SILL PRIOR TO TUCKPOINTING.
- PATCH EXISTING LIMESTONE DETAILING THAT HAS FRACTURED OFF THE BUILDING.
- INVESTIGATE STEPPED FLASHING REGLET. REPAIR AND RE-SEAL AS REQUIRED.
- REMOVE AIR CONDITIONING UNIT AND INFILL OPENING WITH RECLAIMED BRICK TO MATCH ADJACENT. TOOTH IN BRICK TO MATCH ADJACENT BRICK PATTERNS.
- PATCH VERTICAL CRACK AND RE-SET LIMESTONE BANDING. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- REPAIR CRACK IN LIMESTONE CORNICE. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- REPAIR SPALLING LIMESTONE. SEE GENERAL NOTE #9 FOR SPECIFIC LIMESTONE REPAIR METHOD.
- REPAIR SPALLED BRICK AT TOPS OF JACK ARCHES.

- REMOVE ALL NON-ESSENTIAL HARDWARE AND ANCHOR BOLTS FROM MASONRY SURFACES.
- TYPES OF STONE REPAIR
  - EPOXY INJECTION (TO REPAIR LARGE FRACTURES IN MASONRY UNITS). SEE SHEET A4.0.
  - DUTCHMAN (TO REPAIR LARGE CHIPS AND HOLES). SEE SHEET A4.0.
  - RESTORATION MORTAR PATCH (TO REPAIR FACE DAMAGE, SPALLING OR OTHER STONE DECOMPOSITION, AS WELL AS DETAILED ORNAMENTAL WORK). SEE SHEET A4.0.
  - SMALL SURFACE CRACKS MAY BE RESTORED WITH LIME INJECTION MORTARS OR EPOXY INJECTION MORTARS TO MATCH ADJACENT STONE.
- TYPES OF BRICK REPAIR
  - REPLACE ALL SPALLED BRICK.
  - REPLACE ALL FRACTURED BRICK.
  - USE MATCHING SALVAGED BRICK UNITS.
- INDIAN LIMESTONE TRIM:
  - MORTAR JOINTS: 100% CUT AND REPOINTING.
  - SPALLING: PATCH AREAS OF SPALLING WITH CUSTOM MATCHED NATURAL STONE RESTORATION MORTAR (LIME PUTTY BASED, NOT SYNTHETIC OR EPOXY).

GENERAL NOTES (ALBRECHT HALL)

- BRICK TAN, IRONSPOT
- CUT AND REPOINT 100% EXISTING MORTAR IS DECOMPOSED FROM HIGH MOISTURE LEVELS, AND LARGE VOIDS ARE PRESENT. CUT AND REPOINT WILL BE CLOSE TO 100% DUE TO MORTAR LOSS. MORTAR JOINTS ARE APPROXIMATELY 3/16".

- HAIRLINE CRACKS: REPAIR WITH CUSTOM COLORED DISPERSED LIME INJECTION.
- EFFLORESCENCE AND SUB-EFFLORESCENCE: NEUTRALIZE SALTS. THIS IS A PARTICULAR ISSUE AT DOWNSPOUTS, THE FOUNDATION AND BETWEEN GRADE AND THE FIRST FLOOR WINDOW SILL.
- SKY JOINTS AT COPING AND TRIM: FINISH ALL JOINTS WITH APPROPRIATE SEALANT (EXAMPLE: SONNEBORN NP-1 COLORED TO MATCH THE STONE FINISHED WITH SAND). FOR A LONGER TERM FIX CONSIDER LEAD JOINTS.
- BRICK: THE ORIGINAL BRICK ON ALBRECHT HALL IS "IRON SPOT" MEANING THAT RAW IRON WAS MIXED IN WITH THE CLAY PRIOR TO FIRING. THIS COLOR IS THROUGH THE BODY OF THE BRICK AND RESULTS IN A TELLTALE BLACK FLECK ON THE SURFACE. THIS BRICK SHOULD BE CAREFULLY CLEANED TO REMOVE SURFACE GRIME. A REPLACEMENT: THIS TYPE OF BRICK IS STILL MANUFACTURED TODAY AND MATCHING UNITS IN THIS SIZE MAY BE AVAILABLE.
- MORTAR IS SEVERELY DETERIORATED. LARGE VOIDS ARE EVIDENT BEHIND THE CURRENT FACE MORTAR. A BUTTER JOINTS MUST BE HAND REMOVED AS SAW CUTTING WOULD WIDEN THE JOINTS AND DAMAGE THE BRICK UNITS.
- INSTALL A SOFT JOINT AT WALL FACE JUNCTIONS WITH PAVED SURFACES (SONNEBORN NP-1)
- CLEANING: RECOMMEND CLEANING ALL MASONRY TO REMOVE ATMOSPHERIC SOILING AND ORGANIC MATTER. TESTING IS VITAL TO EXECUTE ON SITE PRIOR TO ESTABLISHING THE PROPER MATERIALS AND TECHNIQUES TO NOT DAMAGE OR ETCH THE MASONRY.
- REMOVE ALL ANCHORS BRACKETS AND BOLTS NO LONGER ESSENTIAL AND PATCH HOLES.
- NPS/SHPO AND CITY COA REVIEW: BRICK REPLACEMENT UNITS WILL NEED TO MATCH THE EXISTING IRON-SPOT BRICK. MORTAR WILL NEED TO MATCH THE EXISTING APPEARANCE, COMPOSITION AND COLOR OF THE ORIGINAL MORTAR. TO ENSURE THE BEST MARRIAGE BETWEEN THE TWO MATERIALS AND OVERALL APPEARANCE NOTE: QUALITY TOOLING OF THE BUTTER JOINTS WILL BE CLOSELY SCRUTINIZED BY THE NPS/SHPO AND COA, AS THIS IS NOT A TYPICAL JOINT WIDTH AND OFTEN POORLY EXECUTED.
- REMOVE REMNANTS OF PREVIOUSLY REMOVED VINES THAT ARE STILL ATTACHED TO THE BUILDING FACADE.
- MORTAR JOINTS: 100% CUT AND REPOINT.
- REBUILD BRICK JACK ARCHES.
- REPLACE LIMESTONE SILL.
- REFURBISH CORRODED CONTINUOUS STEEL LINTEL IN PLACE. REMOVE CORROSION AND EXISTING PAINT. PRIME AND REPAINT WITH A RUST-INHIBITIVE PRIMER AND PAINT.
- REBUILD BRICK RETURNS AT DOOR JAMB (EACH SIDE). MULTIPLE BRICKS ARE MISSING.
- REMOVE PAINT THAT HAS BEEN SPLATTERED ON FACADE.
- REMOVE ELECTRICAL CONDUIT AND ASSOCIATED WIRES BACK TO SOURCE. REPLACE DAMAGED BRICK.
- REPAIR SEVERELY CORRODED SHEET METAL VENTILATOR CAPS. REMOVE CORROSION FROM ENTIRE METAL UNIT (SODA BLASTING, ETC.). PRIME AND REPAINT WITH A RUST-INHIBITIVE PRIMER AND PAINT.
- REPLACE NON-MATCHING BRICK WITH MATCHING BRICK UNITS.
- NEUTRALIZE SEVERE EFFLORESCENCE. SEE SPECIFICATIONS FOR GENERAL EFFLORESCENCE
- REMOVE TAR FROM MASONRY AND LIMESTONE SURFACES.
- REPLACE EXISTING STEEL LINTEL WITH NEW GALVANIZED LINTEL TO MATCH EXISTING.
- NO TUCK POINTING REQUIRED AT ARCH INFILL WHERE MISS-MATCHED BRICK HAS OCCURRED.
- REPAIR, REMOVE RUST, REPOINT AND RE-ATTACH EXISTING STEEL LADDER TO BUILDING.

LEGEND

- CRACK
- TAR AND GRAFFITI REMOVAL
- AREA OF PARAPET RECONSTRUCTION
- AREA OF LIMESTONE REPAIR
- EXISTING SECURITY GRATES





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Revisions:

Sheet Name:  
BUILDING SECTIONS  
AND DETAILS

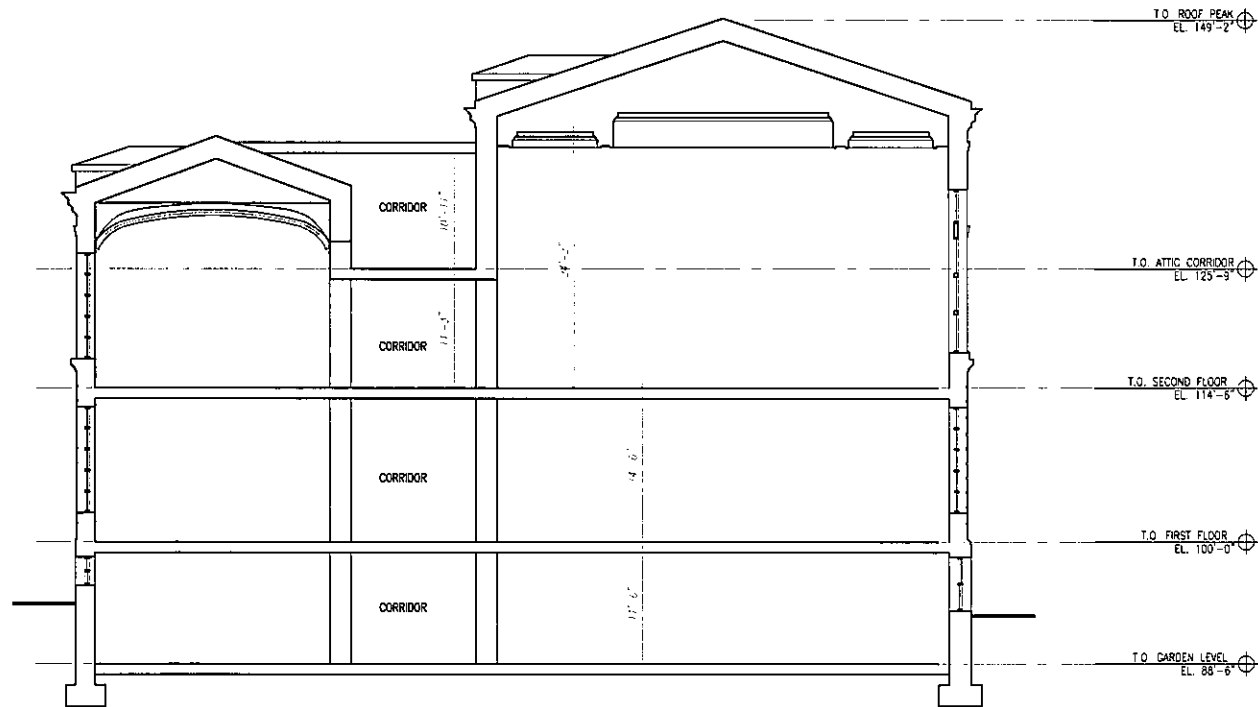
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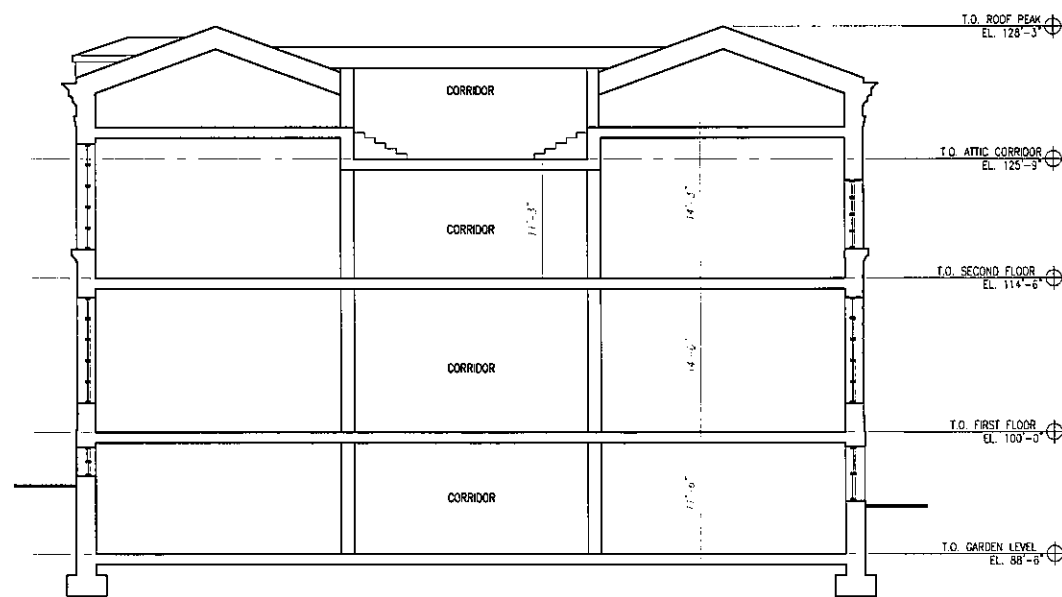
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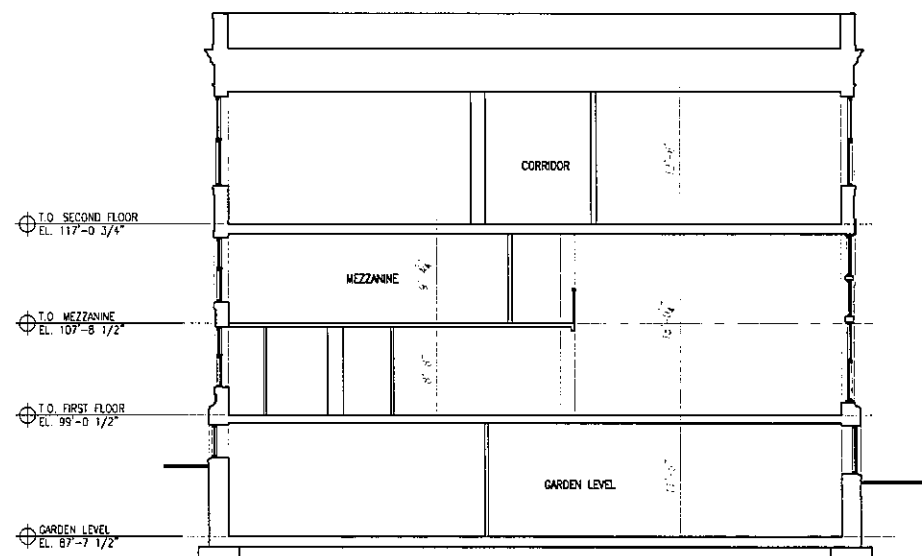
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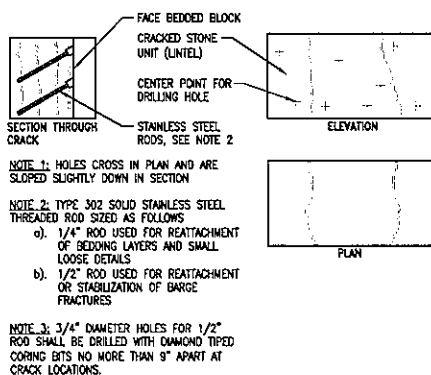
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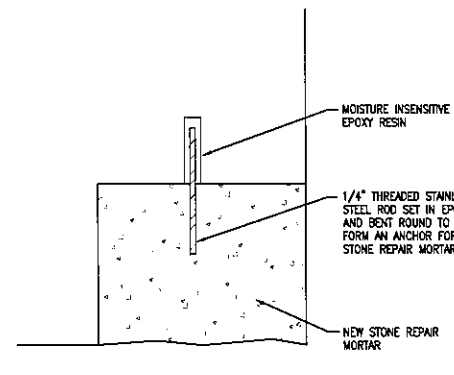
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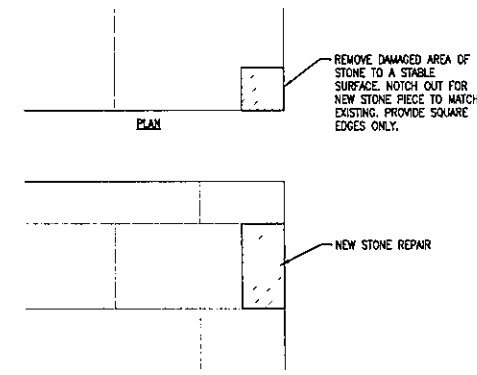
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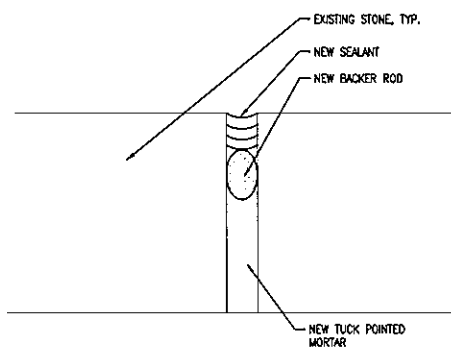
4 STONE REPAIR DETAIL: EPOXY INJECTION  
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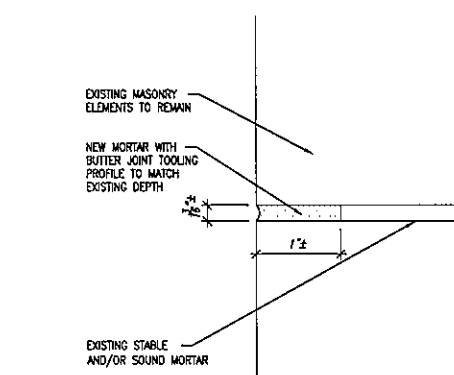
5 STONE PATCH DETAIL  
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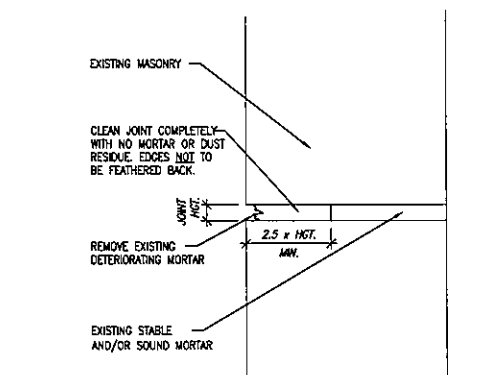
6 STONE REPAIR DETAIL: DUTCHMAN  
SCALE: 1" = 1'-0"



7 NEW SEALANT DETAIL @ SKY/CAP JOINTS  
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8 REPOINTING DETAIL: BUTTER JOINT  
SCALE: 1" = 1'-0"



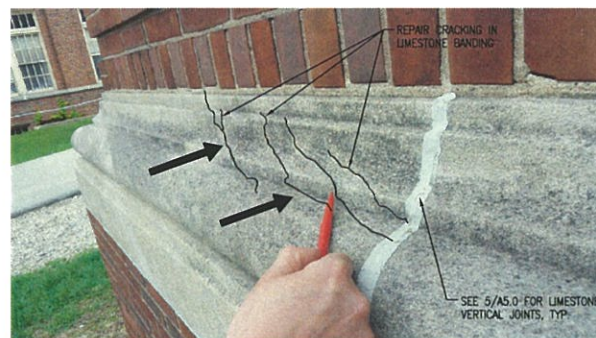
9 MORTAR REMOVAL DETAIL  
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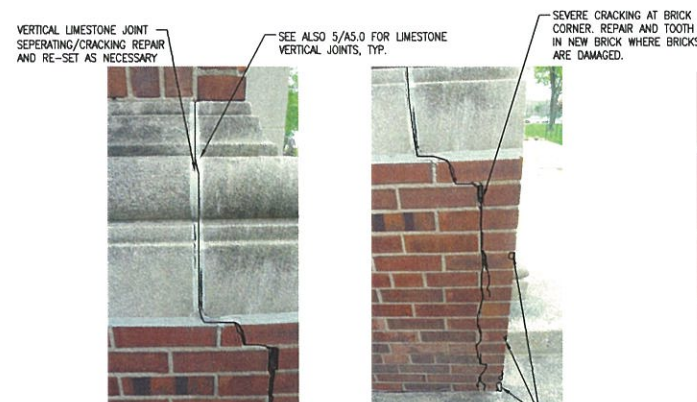
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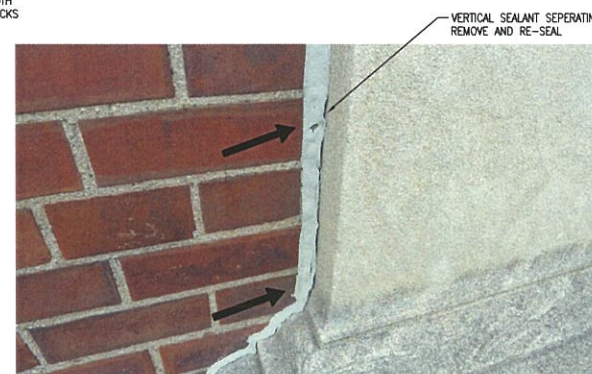
FOREST COUNTY  
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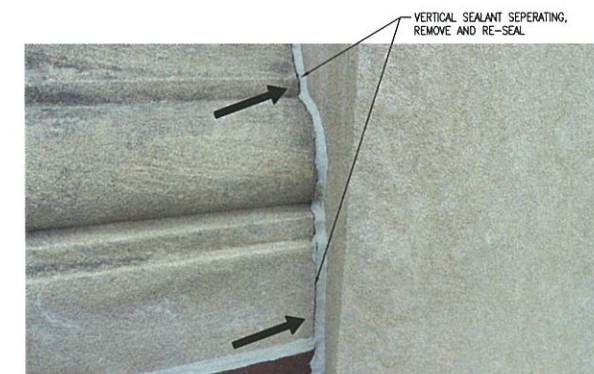
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2 BRICK AND LIMESTONE CRACKING  
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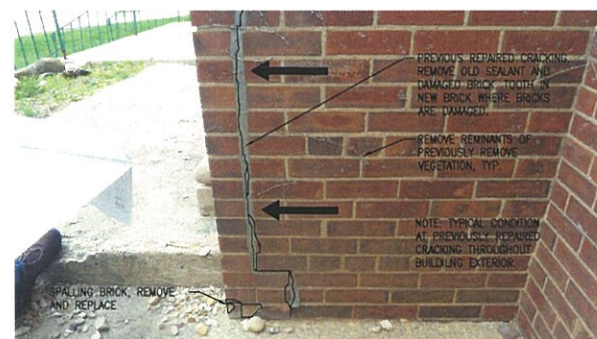
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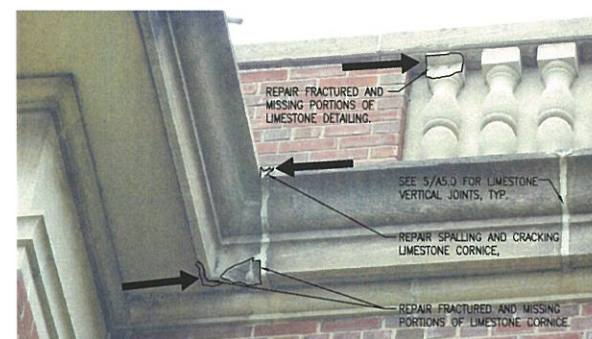
4 VERTICAL SEALANT JOINTS @ COLUMNS, TYP.  
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5 VERTICAL SEALANT JOINTS @ LIMESTONE BANDING  
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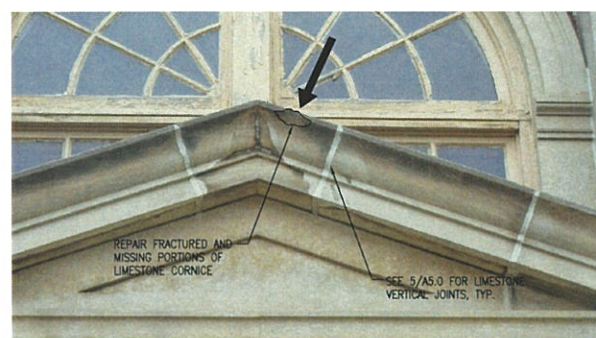
6 BRICK CRACKING AND SPALLING  
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7 FRACTURED LIMESTONE ELEMENTS  
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8 DAMAGED LIMESTONE COPING  
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9 FRACTURED LIMESTONE ELEMENTS  
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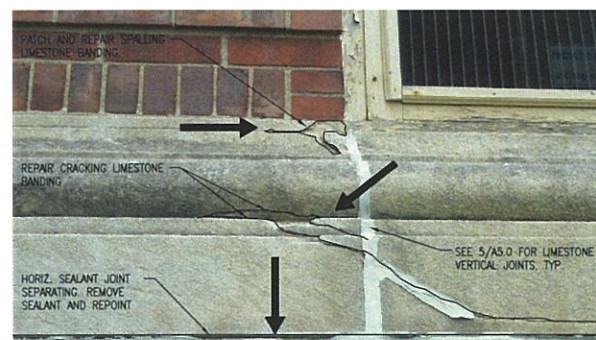
10 EXISTING REGLET FLASHING  
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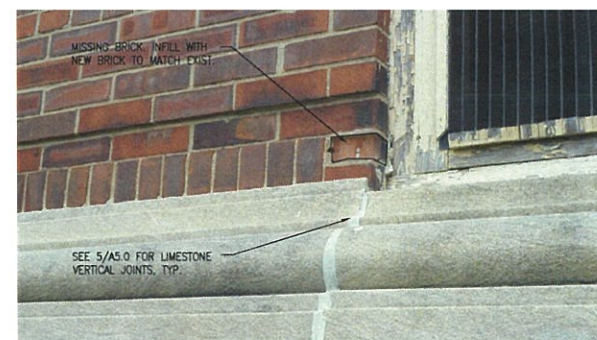
11 NON-MATCHING BRICK PATCH, TYP.  
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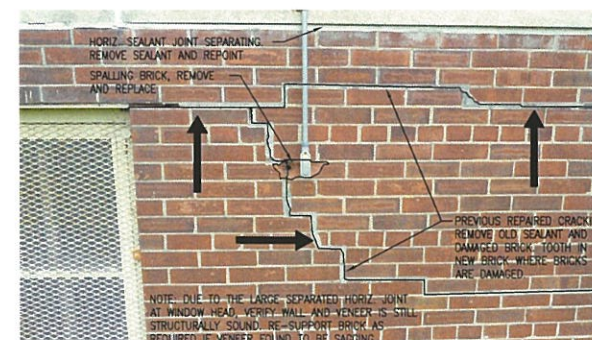
12 BRICK EFFLORESCENCE / WATER DAMAGE  
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13 LIMESTONE BANDING CRACKING/SPALLING  
SCALE: N.T.S.



14 MISSING BRICK  
SCALE: N.T.S.



15 TYPICAL STEP-CRACKING IN BRICK  
SCALE: N.T.S.



16 CRACKING/SPALLING BRICK AT A.C. UNITS, TYP.  
SCALE: N.T.S.

Revisions:

Sheet Name:  
BUILDING PHOTOGRAPHS

Date: 05/29/2015

Drawn By: CLR/CGH

Project No.: 15014.01

Sheet No.

A5.0

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31136 WEST KILBOURN AVENUE  
MILWAUKEE, WISCONSIN 53203

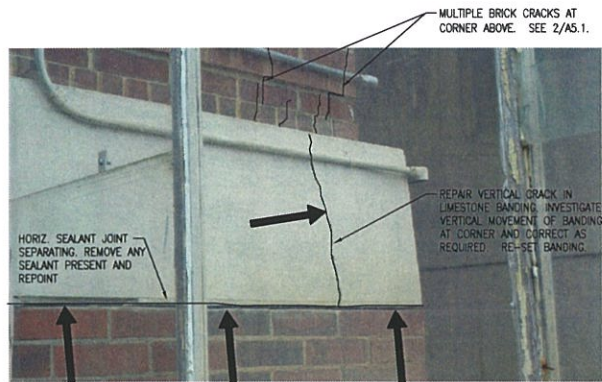
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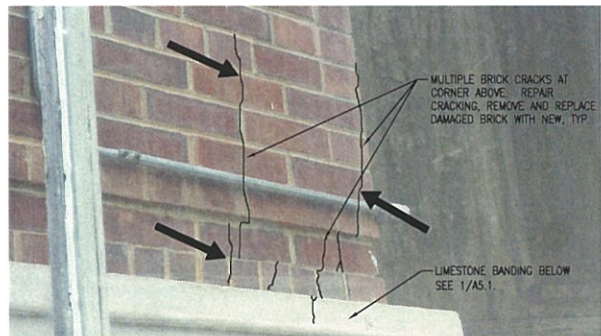
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**FOREST COUNTY  
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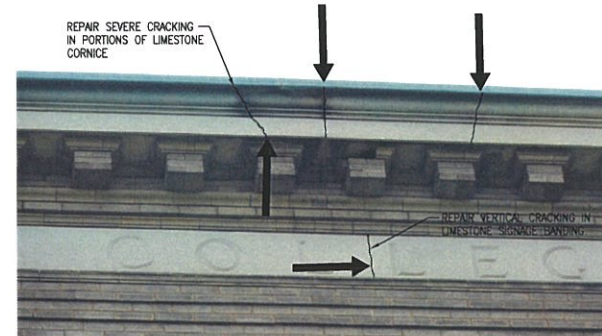
**1 CRACKING AT LIMESTONE BANDING**  
 SCALE: N.T.S.



**2 CRACKING AT BRICK CORNER**  
 SCALE: N.T.S.



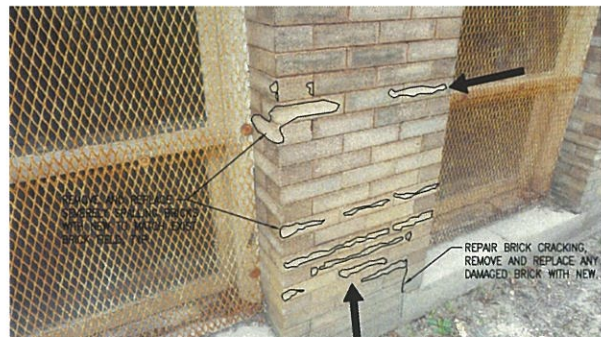
**3 LOOSE AND CRACKING COVERED BRICK, TYP.**  
 SCALE: N.T.S.



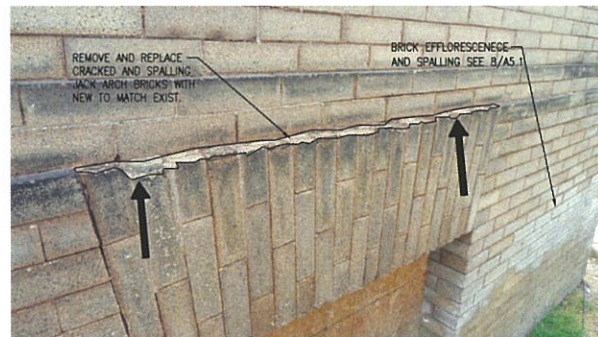
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 SCALE: N.T.S.



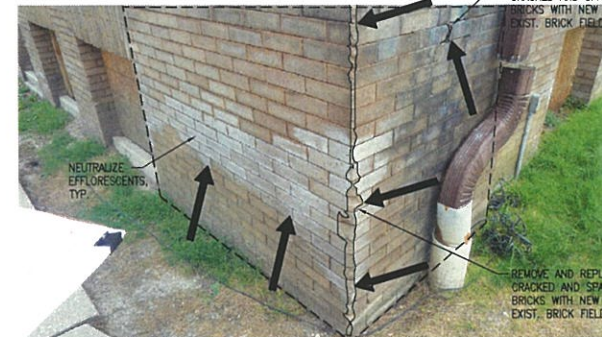
**5 SPALLING AND CRACKING AT LIMESTONE**  
 SCALE: N.T.S.



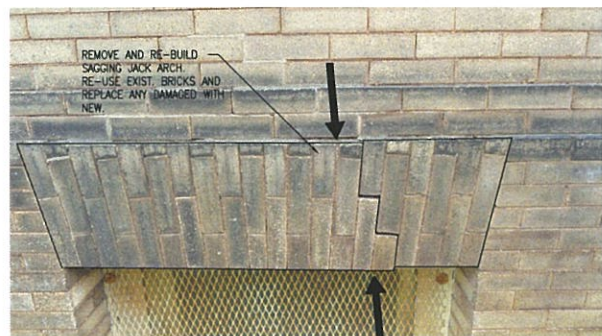
**6 SPALLING AT BRICK, TYP.**  
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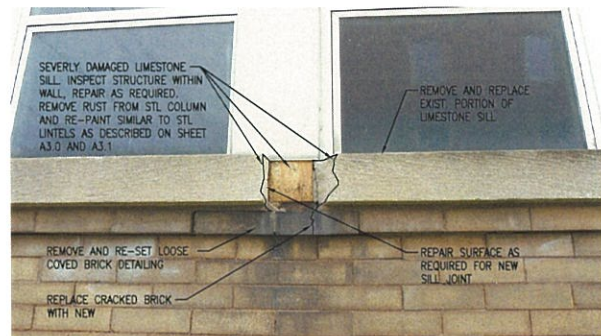
**7 JACK ARCH CRACKING AND SPALLING, TYP.**  
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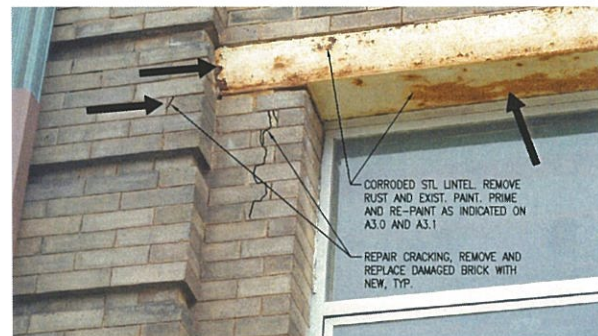
**8 BRICK EFFLORESCENCE AND SPALLING**  
 SCALE: N.T.S.



**9 JACK ARCH SAGGING**  
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**10 SEVERELY DAMAGED LIMESTONE SILL**  
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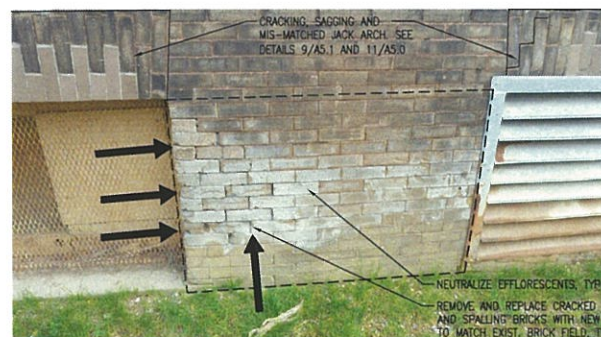
**11 CORRODED STEEL LINTEL, TYP.**  
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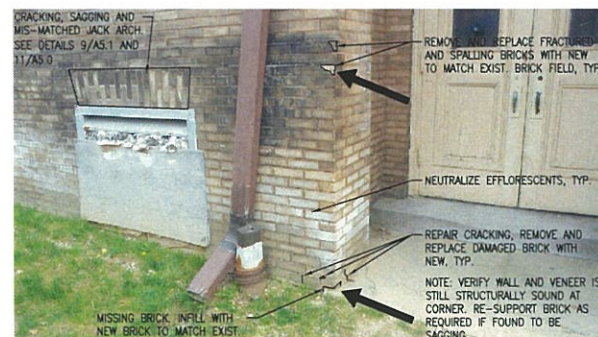
**12 BRICK CRACKING**  
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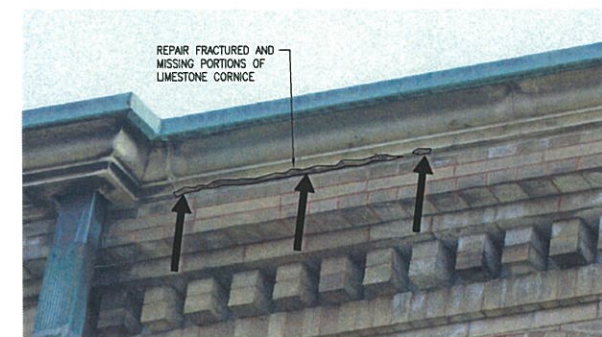
**13 DOOR JAMBS DETERIORATED**  
 SCALE: N.T.S.



**14 BRICK EFFLORESCENCE AND SPALLING**  
 SCALE: N.T.S.



**15 BRICK EFFLORESCENCE AND SPALLING**  
 SCALE: N.T.S.



**16 LIMESTONE CORNICE FRACTURED**  
 SCALE: N.T.S.

**Wgema Campus  
 Wgettha Buildings  
 Exterior Stabilization Package**

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Revisions:

Sheet Name:  
 BUILDING PHOTOGRAPHS

Date: 05/29/2015

Drawn By: CLR/CGH

Project No.: 15014.01

Sheet No.

**A5.1**

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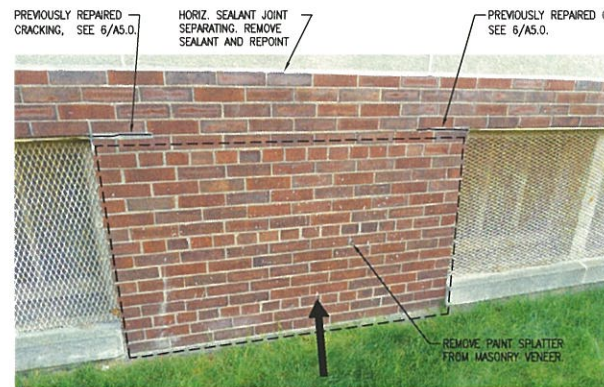
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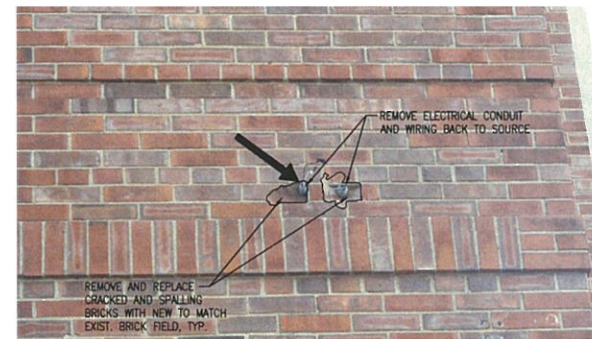
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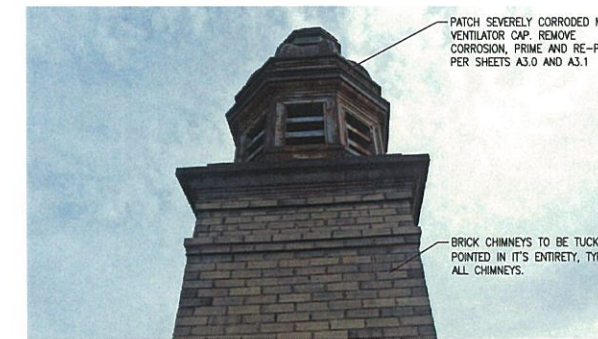
**1 DETERIORATED LIMESTONE SILL**  
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**2 PAINT SPLATTER ON MASONRY, TYP.**  
 SCALE: N.T.S.



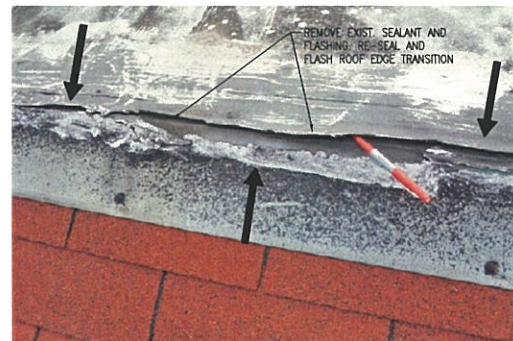
**3 BRICK SPALLING AND EXPOSED CONDUIT**  
 SCALE: N.T.S.



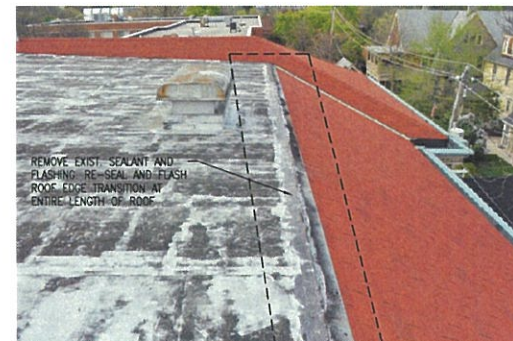
**4 ROOF CHIMNEYS AND VENTILATORS**  
 SCALE: N.T.S.



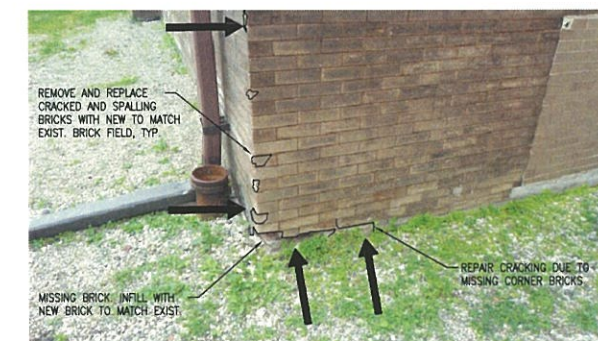
**5 LIMESTONE SILL CRACKING, TYP.**  
 SCALE: N.T.S.



**6 ROOF TRANSITION AND FLASHING**  
 SCALE: N.T.S.



**7 ROOF TRANSITION AND FLASHING**  
 SCALE: N.T.S.



**8 BRICK CORNER DAMAGE**  
 SCALE: N.T.S.

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**A5.2**