

ADDENDUM ONE

Ivy Flats
205 Rumely Street
LaPorte, IN 46350

MARTINRILEY architects/engineers
221 West Baker Street
Fort Wayne, Indiana 46802
260-422-7994

Commission No.: F22131

Addendum Date: 15 April 2024

Conditions: The following clarifications, amendments, additions, deletions, revisions and modifications are a part of the contract documents and change the original documents only in the manner and to the extent stated.

Copies of the Addendum shall be bound with all contract sets of drawings and specifications.

CLARIFICATIONS:

No clarifications currently for this issuance.

CHANGES TO THE SPECIFICATIONS:

Section 000110 Table of Contents, **REPLACE** attached section to volume.

Section 013591 *Period Treatment Procedures*, **ADD** attached section to volume.

Section 040300 *Conservation Treatment for Period Masonry*, **ADD** attached section to volume.

Section 075400 *Thermoplastic Membrane Roofing*, **ADD** Paragraph P2-2.02-A-1, stating:

- “1. PVC: Polyvinyl chloride (PVC) complying with ASTM D4434/D4434M, Type II, sheet contains reinforcing fibers or reinforcing fabrics.
 - a. Thickness: 80 mil, 0.080 inch (2mm), minimum.
 - b. The manufacturer to guarantee that the membrane thickness meets or exceeds the specified thickness when tested in accordance to ASTM D751.”

Specification Section 08 8000 *Glazing*, **REMOVE** Paragraph P1-1.02-D.

Specification Section 08 8000 *Glazing*, **REMOVE** Paragraph P1-1.02-F.

Specification Section 08 8000 *Glazing*, **REMOVE** Paragraph P2-2.01-B.

Specification Section *08 8000 Glazing*, **ADD** Paragraph P1-1.02-D, stating:

“D. Section 084313 - Aluminum-Framed Storefronts: Glazing provided as part of storefront assembly.”

Specification Section *08 8000 Glazing*, **ADD** TGP (Technical Glass Products) / SAFTIFIRST / O’Keeffe’s, Inc., as acceptable manufacturer for fire-rated glazing. Paragraph P2-2.01-B to read:

- “B. Fire-Rated Glass Manufacturers:
1. Technical Glass Products (TGP); www.fireglass.com/#sle
 - a. Contact: Saira Seldo, SAFTIFIRST / O’Keeffe’s, Inc.; 888.653.333 Ext. 788; SairaS@safti.com
 2. Substitutions: See Section 016000 - Product Requirements.”

Section 123200 Manufactured Wood Casework, **ADD** Paragraph P2-2.02-A-1, stating:

“1. Performance Duty Level: Duty Level 1, Light Commercial”

CHANGES TO DRAWINGS:

Sheet **T101** - SEE ATTACHED SHEET for revisions:

- INDEX OF DRAWINGS:
 - **REMOVE** Sheet A603 COUNTERTOP DETAILS from the set.
 - **REMOVE** Sheet A604 COUNTERTOP DETAILS from the set.

Sheet **C400** - SEE ATTACHED SHEET for revisions:

- 1/C400: Fire hydrant **ADDED** to the northwest portion of the site.

Sheet **A101** - SEE ATTACHED SHEET for revisions:

- 1/A101:
 - **UPDATE** Storefront A window panels/mullions layout.
 - **UPDATE** Storefront B window panels/mullions layout.
 - **UPDATE** Storefront E window panels/mullions layout.
 - **UPDATE** Storefront F window panels/mullions layout.
 - **UPDATE** Storefront G window panels/mullions layout.
 - **UPDATE** Storefront H window panels/mullions layout.
 - **UPDATE** Storefront I window panels/mullions layout.
 - **UPDATE** Storefront J window panels/mullions layout.
 - **UPDATE** Storefront K window panels/mullions layout.
 - **UPDATE** Storefront L window panels/mullions layout.
 - **UPDATE** Storefront M window panels/mullions layout.

Sheet **A501** - SEE ATTACHED SHEET for revisions:

- WORK DESCRIPTION NOTES: **REMOVE**, in entirety.

- 2/A501:
 - Verbiage for (2) Floor Elevations has been **MODIFIED**.
 - (2) Dimension strings **ADDED**.
 - (1) Notation/call-out, **UPDATED**.
- 4/A501:
 - Drawing **REISSUED**.
 - Work Description Notes have been changed to detail call-outs.
- 6/A501: Drawing **REISSUED**.
- 8/A501: Drawing **REISSUED**.

Sheet **A502** - SEE ATTACHED SHEET for revisions:

- 1/A502: Drawing **REISSUED**.
- 2/A502: Drawing **REISSUED**.
- 3/A502: Drawing **REISSUED**.
- 4/A502: Drawing **REISSUED**.

Sheet **A510** - SEE ATTACHED SHEET for revisions:

- DOOR FRAME SCHEDULE:
 - **ADD #8** to REMARKS, stating: "OVERHEAD COILING DOOR"
 - **ADD** Remark #8 to Door 109C.
 - Door/Fire -Rating has been **UPDATED** for all doors.
 - Door Elevations have been **MODIFIED** for doors: 104A, 107A, 111A, 112B, 113B, 122B, 139A, and 141A.
- DOOR AND FRAME ELEVATIONS:
 - Door Elevation FG2 has been **ADDED**.
 - LEGEND and NOTES have been **RELOCATED**.

Sheet **A511** - SEE ATTACHED SHEET for revisions:

- 2/A511: Drawing **REISSUED**.
- 5/A511: Drawing **REISSUED**.
- 7/A511: Drawing **REISSUED**.
- 8/A511: Drawing **REISSUED**.
- 9/A511: Drawing **REISSUED**.
- 10/A511: Drawing **REISSUED**.

Sheet **A512** - SEE ATTACHED SHEET for revisions:

- GLAZING TYPES: “L” Glazing Type has been **REPLACED** by “IG” Glazing Type
- STOREFRONT A:
 - Glazing types for each pane have been **MODIFIED** to “IG” Glazing Type.
 - Layout for vertical mullions has been **REVISED**.
 - Overall dimensions **UPDATED**.
- STOREFRONT B: Drawing **REISSUED**.
- STOREFRONT C: Drawing **REISSUED**.
- STOREFRONT D:
 - Glazing types for each pane have been **MODIFIED** to “IG” Glazing Type.
 - (2) Dimensions **UPDATED**.
- STOREFRONT E: Drawing **REISSUED**.
- STOREFRONT F: Drawing **REISSUED**.
- STOREFRONT G: Drawing **REISSUED**.
- STOREFRONT H: Drawing **REISSUED**.
- STOREFRONT I: Drawing **REISSUED**.
- STOREFRONT J: Drawing **REISSUED**.
- STOREFRONT K: Drawing **REISSUED**.
- STOREFRONT L: Drawing **REISSUED**.
- STOREFRONT M: Drawing **REISSUED**.
- WINDOW ELEVATION A:
 - Pane glazing types have been **ADDED** or **MODIFIED**.
 - All dimensions **UPDATED**.
- WINDOW ELEVATION B: Overall dimensions **UPDATED**.
- WINDOW ELEVATION C:
 - Pane glazing types have been **ADDED** or **MODIFIED**.
 - All dimensions **UPDATED**.
- WINDOW ELEVATION D:
 - Pane glazing types have been **ADDED** or **MODIFIED**.
 - All dimensions **UPDATED**.

- WINDOW ELEVATION E:
 - Pane glazing types have been **ADDED** or **MODIFIED**.
 - All dimensions **UPDATED**.
- WINDOW ELEVATION F:
 - Pane glazing types have been **ADDED** or **MODIFIED**.
 - All dimensions **UPDATED**.
- WINDOW ELEVATION G:
 - Pane glazing types have been **ADDED** or **MODIFIED**.
 - All dimensions **UPDATED**.
- WINDOW ELEVATION H:
 - All dimensions **UPDATED**.

Sheet **A514** - SEE ATTACHED SHEET for revisions:

- 1/A514: Drawing **REISSUED**.
- 2/A514: Drawing **REISSUED**.
- 3/A514: Drawing **REISSUED**.

Sheet **A610** - SEE ATTACHED SHEET for revisions:

- 1/A610:
 - (1) Notation clarification.
 - **ADD** (1) leader line from clarified note.
- 2/A610:
 - (1) Notation clarification.
 - **ADD** (1) leader line from clarified note.

Sheet **R101** - SEE ATTACHED SHEET for revisions:

- 2/R101: **ADD** drawing/information to Sheet (Design Uplift Pressures).

Sheet **R103** - SEE ATTACHED SHEET for revisions:

- 4/R103:
 - **MODIFY** Title of drawing to read, "CAST STONE PROFILES".
 - **ADD** Profile 3 to the drawing.

Sheet **E101** - SEE ATTACHED SHEET for revisions:

- 1/E101: Electrical meter **ADDED** to the northern façade of the building.

Sheet **E501** - SEE ATTACHED SHEET for revisions:

- 1/E501: Electrical meter **ADDED** for White Box Space.

ATTACHMENTS:

Pre-Bid Sign In Sheet.pdf

Pre-Bid Minutes.pdf

000110 Table of Contents.pdf

013591 Period Treatment Procedures.pdf

040300 Conservation Treatment for Period Masonry.pdf

T101.pdf

C400.pdf

A001.pdf

A101.pdf

A501.pdf

A502.pdf

A510.pdf

A511.pdf

A512.pdf

A514.pdf

A610.pdf

R101.pdf

R103.pdf

E101.pdf

E501.pdf

END OF ADDENDUM NUMBER ONE

W:\2022 Projects\F22131 Ivy Flats Adaptive Reuse\Project Management\05-Bidding\ADDENDUM 1



PRE-BID Agenda

Project: Ivy Flats Adaptive Reuse
Meeting Date: April 10, 2024
Commission No.: F22131

1. Welcome to the Pre-Bid Conference for Ivy Flats Adaptive Reuse Project
2. Introductions

Owner - HOI-Ivy Flats, LLC
Jordan Stanfill, CHO - Housing Opportunities, Inc.
Elizabeth Moreno - Housing Opportunities, Inc.

Project Consultant - Milestone Ventures
Sheryl Sharpe

Architect - MartinRiley Architects Engineers
Ron Ross -Architect of Record
Jessica Franke - Project Manager

Project Team can be reached at the offices of **MARTINRILEY**; phone 260.422.7994; **All questions should be directed to the Project Manager**; Jessica Franke jfranke@martin-riley.com

3. Project Overview

- a) This project is a renovation and adaptive reuse of an existing school annex building and former Coca-Cola bottling facility with office and garage spaces into 16 units of permanent supportive housing for the homeless
- b) The space will also include a white box space, to be separately metered from the rest of the building
 - (1) This is being addressed in the documents via addendum
- c) The building is approximately 29,155 square feet
- d) This scope of work will include new HVAC, Electrical, Plumbing, site and Roofing work, among other disciplines
- e) Part of south façade is being demolished and reconfigured/reconstructed due to structural concerns.
 - (1) New construction will be load bearing masonry walls concrete foundations and brick to match existing
- f) The project will require lead and asbestos abatement by certified contractors
- g) Automatic sprinkler system in accordance with NFPA 13 shall be provided and all fire extinguishers required by AHJ

- h) Interior work will include, but is not limited to, refinishing and patching of existing floor material, including terrazzo floors, as well as floor leveling and demolition in several areas with concrete floors
- i) New interior walls shall be constructed of gypsum board and metal stud wall construction or concrete masonry units, as noted on plans
- j) Insulation to be provided above ceilings unless otherwise noted
- k) Sitework will include, but not limited to, construction of a new dumpster enclosure, all new sidewalks, extension of existing loading dock to create patio space, and parking lot work.
- l) Exterior envelope work to include, but is not limited to, new roof, brick repair and replacement, repointing of mortar joints, cleaning, cleaning and re-setting existing cast stone coping, and window and door replacements.
- m) Alternates
 - (1) One: provide the additive cost to install solar panels and all associated materials and work as depicted in the drawings and specifications.
 - (2) Two: provide cost difference to complete all ceilings depicted in reflected ceiling plans as armstrong brand temploc gridded ceiling system.
 - (3) Three: provide cost difference to provide quartz countertops with integral sink in all restrooms in lieu of plastic laminate and associated sink. Faucet fixture to remain the same.

b. Items to note:

- (1) This is NOT a LEED, Energy Star, or NGBS certified project.
- (2) The project is NOT subject to sales taxes.
- (3) Owner will secure a Builder's Risk Insurance policy for the project. Selected Contractor will be required to secure and show proof of all appropriate insurance coverages required for the project, as outlined in Exhibit F.
- (4) Contractor will be required to post a 100% Performance and Payment Bond, as outlined in Exhibit F. Said bond shall remain in full force and effect for a period of one (1) year after date of final acceptance of the work. The bonds shall be obtained from companies holding certificates of authority acceptable sureties pursuant to 31 CFR part 223, "Surety Companies Doing Business with the United States."
- (5) Pay applications will be subject to a 10% retainage to be withheld until all work is satisfactorily completed, lead hazard clearance is achieved, and a Certificate of Occupancy is obtained.

c. Lead Abatement

- (1) All lead hazards must be abated. Abatement work must be conducted by a certified abatement firm, managed by a certified abatement supervisor, and performed by certified abatement workers. General Contractor must provide copies of certifications to Owner before initiating work. General Contractor and Subcontractors must utilize lead-safe work practices. Post-construction, General Contractor must thoroughly clean, HEPA vac, and achieve clearance from Owner's third-party inspector before construction will be

- accepted as complete. Owner will hire third party inspector. See Spec Book for full reports.
- (2) Abatement work is noted in the plans and specifications. The Architect and Owner will consider alternate means of abatement if such is proposed by the General Contractor or certified abatement firm.
- d. Davis-Bacon
- (1) It is a Davis Bacon Residential wage rate.
 - (2) Certified Payrolls are required.
 - (3) The Davis-Bacon Act requires that the General Contractor and Subcontractors not be paid less than the prevailing wage and fringe benefits for the geographic location.
 - (4) Workers must be paid weekly for all hours worked. Overtime at one and a half times the basic rate of pay is paid after 40 hours worked in a week. Overtime rate does not apply to fringe benefits.
 - (5) Please read the Conformance Request Guide provided with this link - this provides a rather short explanation of Davis-Bacon and prevailing wages.
<https://sam.gov/content/wage-determinations/resources/dba-conformances>
 - (6) If any missing labor classifications on the wage decision for the General Contractor or Subcontractors, contact Milestone Ventures with scope of work and proposed wage.
- e. Section 3
- (1) This IS a Section 3 covered project.
 - (2) Section 3 requires recipients of HUD funding to give preference for construction-related training, jobs, and contracting opportunities to low-income people and businesses that employ low-income people.
- f. Schedule of Work
- a) Anticipated award May 15, 2024
 - b) It is the intent of the owner to begin work June 1, 2024
 - c) Bidders to propose a construction schedule and completion date.
- g. Bids are due Wednesday, May 1st 2024, at 10:00 AM Eastern (Local Time)/9:00 AM Central, located at the Offices of MartinRiley architects + engineers, 221 West Baker Street, Fort Wayne, IN 46802.
- a) Each bid must be enclosed in a sealed envelope bearing the name of the project and the name and address of the bidder.
 - b) Bids must include an original hard copy plus an electronic copy on a flash drive of:
 - (1) Bid Form - Contractors shall certify on the Bid Form that they have obtained a complete set of construction documents, including all Drawings, Specifications, and Addenda, and have reviewed the jobsite to sufficiently familiarize themselves with the existing conditions.
 - (2) Bid guarantee of five percent (5%) BID BOND or CERTIFIED CHECK for 5% of the Bid, including alternates.
 - (3) Record of contacted minority and women business enterprises (XBE).
 - (4) Contractor statement of Equal Employment Opportunity Policy

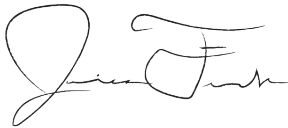
- (5) Certificate(s) of Insurance
- (6) Schedule of Values AIA G703.
- (7) Contractor's Statement of Financial Qualification.
- (8) Federal Tax ID Number.
- (9) List of anticipated Subcontractors including company name, location, and XBE certificate, if applicable.
- (10) XBE certificate, if applicable.
- (11) Proposed construction schedule.
- (12) Resume / list of relevant project experience
- (13) References related to previous adaptive reuse or multifamily work (Minimum of 3).
- c) Bids are required to be held for 90 days
- d) Bids will be opened and reviewed privately. Investigations, as deemed necessary, will be made to determine the ability of the Bidder to perform the work, and the Bidder shall furnish all such information and data for this purpose as may be requested. Bids that are deemed to fail to satisfy bid requirements may be rejected.

2. Additional Items

- a. An addendum will be issued Monday, April 15th, 2024. The addendum will include meeting minutes, select edits to the drawings and specifications, questions that **MARTINRILEY** has received regarding the project, and copies of the sign-in sheets.
- b. All requests for information shall be submitted by **April 26th, 2024 at 12 PM**
 - a) All requests for information submitted after this time will not be considered

Any additions or corrections to these minutes must be submitted, in writing, to **MARTINRILEY** within three (3) days of issue date; otherwise these minutes shall stand as correct.

Submitted by:



Jessica Franke, AIA
Project Manager

Issue Date: April 15, 2024

Cc: Attendees
Plan Holders - Via Addendum
File F22131

Wednesday, April 10, 2024

IVY FLATS PRE-BID MEETING - SIGN IN SHEET

NAME	COMPANY	PHONE	EMAIL
Peri Mason	Jewel Contracting	574 400 9194	Peri@JewelContractingLLC.com
Josh LongeroT	Slatile Roofing & Masonry	874-440-5927	Joshua.LongeroT@slatle.com
Kyle Murray	O'Rourke Whacking	765-94-8922	Kmurray@OROURKEWHACKING.com
WILL SMITH	RIETH-RILEY CONSTRUCTION	219-851-1211	wsmith@rieth-riley.com
Tony Sagrati	Korellis	219-713-9807	tsagrati@korellis.com
BOB HARPEL	HET ELECTRICAL	219 472 6647	BOB@HTELECTRICALSERVICES.COM
Jon HERMAN	REICHELT PLUMBING	219-322-4900	BID@RP1986.COM
Pat Kistler	Vally Fine	219-895-5718	pKistler@vallyfine.com
Eddie Spence	Larson-Danielson	219-575-6040	ecs@ldconstruction.com
CHARON MARINER	TURNKEY SERVICES	500-5146 513-208	CMAR@TURNKEYSERVICES.PA

**SECTION 000110
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PROCUREMENT AND CONTRACTING REQUIREMENTS

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004323 - Alternates Form
005000 - Contracting Forms and Supplements
005200 - Agreement Form
007200 - General Conditions
007300 - Supplementary Conditions

Exhibit A:	Federal Contract Provisions
Exhibit B:	Federal Labor Standards Provisions
Exhibit C:	Wage Determination
Exhibit D:	Section 3 Contract Language
Exhibit E:	Lead Paint and Receipt Guide
Exhibit F:	Insurance and Bonding Requirements
Appendix A:	Test Report, Hazardous Materials Assessment Report
Appendix B:	Test Report, Lead Risk Assessment

SPECIFICATIONS

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220529 - Hangers and Supports for Plumbing Piping and Equipment

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220719 - Plumbing Piping Insulation

221005 - Plumbing Piping

221006 - Plumbing Piping Specialties

221123 - Domestic Water Pumps

223000 - Plumbing Equipment

224000 - Plumbing Fixtures

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230713 - Duct Insulation

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233100 - HVAC Ducts and Casings

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237416 - Packaged Rooftop Air-Conditioning Units

238126.13 - Small-Capacity Split-System Air Conditioners

238200 - Convection Heating and Cooling Units

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260519 - Low-Voltage Electrical Power Conductors and Cables

260526 - Grounding and Bonding for Electrical Systems

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265100 - Interior Lighting

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281300 - Access Control

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- 312200 - Grading
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- 321216 - Asphalt Paving
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DIVISION 33 -- UTILITIES

- 331416 - Site Water Utility Distribution Piping
- 333113 - Site Sanitary Sewerage Gravity Piping

END OF SECTION

**SECTION 013591
PERIOD TREATMENT PROCEDURES**

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Construction procedures appropriate for working with historic sites and structures.
- B. Special procedures required for items and features of historical significance and value requiring special treatment.

1.02 RELATED REQUIREMENTS

- A. Section 011000 - Summary: Contract descriptions, description of alterations work, work by others, future work, occupancy conditions, use of site and premises, and work sequence.

1.03 DEFINITIONS

- A. Consolidate: Strengthen loose or deteriorated materials in situ.
- B. Dismantle: Disassemble and detach items by hand from existing construction to the limits indicated, using small hand tools and small one-hand power tools, to protect nearby historic surfaces, and legally dispose of dismantled items off-site, unless indicated to be salvaged or reinstalled.
- C. Existing to Remain: Existing items that are not to be removed or dismantled. Protect materials as indicated.
- D. Historic: Spaces, areas, rooms, surfaces, materials, finishes, and overall appearance subject to preservation, rehabilitation, restoration, and reconstruction procedures defined in NPS (THP). Designation "HF" and words such as "historic," "historic fabric," "historic materials," "historic building materials," "historic character," or words of similar meaning indicate that the material or feature is considered to have aspects that require period treatment procedures.
- E. Historic Preservation Conservator: Person or firm retained by Owner to provide guidance on compliance with NPS (THP) requirements.
- F. In-Kind: Matching existing in physical and visual aspects including, but not limited to, material, form, color, texture, and workmanship.
- G. Matching: Blending with adjacent construction and showing no apparent difference in material type, form, detail, color, texture, finish, or other visible and readily discernible characteristics, as determined and approved by Architect.
- H. Preserve: Apply measures to sustain existing form, integrity, and materials of a historic property; may include preliminary measures to protect and stabilize the property.
- I. Protect: Take precautions to keep historic materials of the building from damage or injury.
- J. Reconstruct: Remove existing item, refurbish existing or replicate damaged or missing components as indicated or directed, and reinstall in original position.
- K. Refinish: Remove existing finishes from base material and apply new finish to match original or as otherwise indicated.
- L. Remove: Detach or dismantle items from existing construction and dispose of them off-site, unless items are indicated to be salvaged or reinstalled.
- M. Remove and Reinstall: Detach or dismantle items from existing construction in a manner to prevent damage. Clean and prepare for reuse and reinstall in original location or in other location where indicated.
- N. Remove and Salvage: Detach or dismantle items from existing construction in a manner to prevent damage. Clean, package, label, and deliver salvaged items to Owner in ready-for-reuse condition.
- O. Repair: Correct damage and defects, retaining existing materials, features, and finishes and employing as few new materials as possible. Includes patching, piecing-in, splicing, consolidating, or reinforcing or upgrading materials with appropriate and approved materials and methods.

- P. Replace: Remove, duplicate, and reinstall entire item with new material. Use original item as the pattern unless noted otherwise.
- Q. Replicate or Reproduce: Fabricate a new item in exact detail, materials, and finish as the original, unless otherwise indicated; referred to as replicas or reproductions.
- R. Restore: Return to original condition; return to the condition extant during the period of interpretation.
- S. Retain: Existing to remain; keep existing items that are not to be removed or dismantled.
- T. Reversible: New construction work, treatment, or processes that can be removed or undone in the future without damaging historic materials.
- U. Stabilize: Provide reinforcement of unsafe or deteriorated items and maintain the present, essential form; reestablish weather-resistant enclosure.
- V. Strip: Remove existing finish down to base material, unless otherwise indicated.

1.04 REFERENCE STANDARDS

- A. 29 CFR 1910.134 - Respiratory protection; Current Edition.
- B. ASTM C734 - Standard Test Method for Low-Temperature Flexibility of Latex Sealants After Artificial Weathering; 2015 (Reapproved 2019).
- C. ASTM D903 - Standard Test Method for Peel or Stripping Strength of Adhesive Bonds; 1998 (Reapproved 2017).
- D. ASTM D3759/D3759M - Standard Test Method for Breaking Strength and Elongation of Pressure-Sensitive Tape; 2005 (Reapproved 2019).
- E. NPS (THP) - The Secretary of The Interior's Standards For the Treatment of Historic Properties with Guidelines For Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings; 2017.
- F. Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
- G. Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings
- H. Preservation Brief 4: Roofing for Historic Buildings.
- I. Preservation Brief 9: The Repair of Historic Wooden Windows.
- J. Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
- K. Preservation Brief 11: Rehabilitating Historic Storefronts
- L. Preservation Brief 15: Preservation of Historic Concrete
- M. Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors.
- N. Preservation Brief 27: The Maintenance and Repair of Architectural Cast Iron
- O. Preservation Brief 29: The Repair, Replacement, and Maintenance of Slate Roofs
- P. Preservation Brief 33: The Preservation and Repair of Stained and Leaded Glass
- Q. Preservation Brief 42: The Maintenance, Repair, and Replacement of Historic Cast Stone

1.05 ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Conduct a preinstallation meeting one week prior to the start of the work of this section; require attendance by affected installers.
- B. Sequencing: Ensure that facility services and utility connections are achieved in an orderly and expeditious manner.

1.06 SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Quality Control Submittals:

1. Practices and Treatments: Use NPS (THP) recommendations as a general guide for proposed practices and treatments, modified as necessary to suit project requirements and conditions.
2. Phase Programs: Submit program, in writing, for each phase of period treatment procedures, indicating:
 - a. Protection of surrounding materials.
 - b. Materials, methods, and equipment to be used.
- C. Restoration specialist's qualification statement.
- D. Project supervisor's qualification statement.
- E. Testing agency's qualification statement.
- F. Existing Conditions Documentation: Prior to commencement of period treatment activities, document with digital photography, digital videography, digital photogrammetry, or similar means the existing exterior walls, interior walls, windows, doors, roofs and roofing, interior finishes, trim, decorative elements, and building services equipment and distribution systems indicated as subject to period treatment.
 1. Submit separate documentation for each designated period treatment work area indicated on drawings.
 2. Document historic items and features. Submit to-scale drawings of items indicated to be replicated. Provide configurations, details, and materials composition, as applicable.
- G. Project Record Documents:
 1. Record of conditions encountered before, during, and after completion of work.
 2. Types and locations of identification and labels of new or replacement materials and features.

1.07 QUALITY ASSURANCE

- A. Restoration Specialist Qualifications: Company specializing in restoration work, with at least three years of documented experience in comparable projects, and employing personnel skilled in the procedures and operations required by project scope of work.
- B. Project Supervisor: Master craftsman with at least three years of documented experience in leading work similar in size and scope to this project.
 1. Be present when a craftsman begins to perform the work; explain the intended procedures.
 2. Supervise and actively participate in specific procedures.
- C. Craftsmen: Perform specific cleaning, repairing, and refinishing tasks; have demonstrated applicable successful experience in past historical preservation and restoration projects.
- D. Testing Agency Qualifications: Independent testing laboratory with specific expertise in historic materials technology to examine materials prior to use and continuously inspect the work for compliance with requirements of construction documents; approved by Architect.

1.08 MOCK-UPS

- A. See Section 014000 - Quality Requirements for additional requirements.
- B. Arrange for one or more demonstration mock-ups, 8 feet (____ m) long by 8 feet (____ m) wide, using each type of proposed cleaning, repairing, and refinishing materials and methods.
 1. Refer to related technical period treatment sections for additional mock-up requirements.
 2. Perform demonstrations in presence of Architect.
 3. Proceed with mock-up work only after initial approval of proposed materials and methods by Architect.
 - a. Maintain the mock-up in its approved condition until final acceptance of the completed work.
- C. Locate where directed.
- D. Mock-ups may remain as part of the work.

1.09 DELIVERY, STORAGE, AND HANDLING

- A. Storage and Protection:
 - 1. Use and reuse materials original to the existing structure wherever practical. Store removed materials under cover, inside, and protect from damage.
 - 2. Label specific pieces or items to be removed. Label consistently and inconspicuously indicating original location, and document original position.
 - 3. Protect materials during storage and construction from rain, snow, or groundwater and from soiling with earth or other materials.
 - a. Store cementitious materials off ground, under cover, and in a dry location. Protect liquid components from freezing.
 - b. Comply with manufacturer's recommendations for minimum and maximum temperature requirements for storage.
 - 4. Store restoration and cleaning chemicals off-site or in metal cabinets on-site. Do not leave cans open or out of the cabinet overnight. Do not store in unlabeled containers.

1.10 FIELD CONDITIONS

- A. Smoking and use of tobacco products by personnel performing work on or about designated period treatment areas is not allowed.
- B. Environmental Requirements:
 - 1. Wet or Humid Weather:
 - a. Do not remove exterior elements of structures when raining or rain is forecasted.
 - b. Do not apply primer, paint, putty, or epoxy when the relative humidity is above 80 percent and in accordance with manufacturer's recommendations.
 - c. Do not repair exterior features in rain or fog.
 - 2. Hot Weather: Work in the shade when the temperature is above 75 degrees F (23.9 degrees C). Shield features or areas from excessive heat with protective netting or tarpaulins.
 - a. Hot Weather Maximum Application Ambient Temperatures:
 - 1) Paint: 85 degrees F (29.44 degrees C).
 - 2) Putty: 80 degrees F (26.67 degrees C).
 - 3) Epoxy: 80 degrees F (26.67 degrees C).
 - 3. Cold Weather: Do not perform exterior wet work when the air temperature is below 40 degrees F (4.4 degrees C).
 - a. Cold Weather Minimum Application Ambient Temperatures:
 - 1) Paint: 50 degrees F (10 degrees C).
 - 2) Putty: 50 degrees F (10 degrees C).
 - 3) Epoxy: 55 degrees F (12.78 degrees C).
 - b. Do not begin cleaning, patching, and similar work when frost or freezing temperatures are forecasted.
- C. Exterior Cleaning Procedures: Perform cleaning and rinsing of the exterior elements only during daylight hours.
- D. Protection of Existing Elements: In accordance with manufacturer's recommendations for use of proposed products and procedures and compatibility with adjacent historic building materials, components, and vegetation.

PART 2 - PRODUCTS

2.01 PROTECTION PRODUCTS

- A. Temporary Exterior Enclosures: See Section 015000 - Temporary Facilities and Controls.
- B. Temporary Interior Enclosures: See Section 015000 - Temporary Facilities and Controls.

2.02 CLEANING MATERIALS

- A. General: Do not use incompatible materials that may contribute to damage of the element being cleaned.

- B. Use products specifically intended by the manufacturer for cleaning historic materials or elements.

2.03 REPAIR MATERIALS

- A. General: Do not use incompatible materials contributing to damage of repaired elements.
- B. Matching: Unless otherwise required, use new materials that match historic materials in type, design, dimension, texture, detailing, and external appearance.

2.04 REFINISHING MATERIALS

- A. General: Do not use incompatible materials that may contribute to damage of the element being refinished.
- B. Matching: Unless otherwise required, use new materials that match historic materials in type, design, texture, detailing, and external appearance.

PART 3 - EXECUTION

3.01 PREPARATION

- A. Dismantling: Follow the reverse order of original construction to the extent practicable.

3.02 PERIOD TREATMENT SPECIAL PROCEDURES

- A. Period Treatment Work: Intended to halt deterioration and stabilize the condition of building elements. Repair is necessary where preservation is not sufficient to ensure mid- to long-term survival. Select repair means and methods based on minimal disturbance of existing materials, systems, and assemblies.
- B. Review proposed procedures for each type of element with Architect. Obtain approval from Architect before commencing work.
- C. Salvage as much existing material of each element as practicable; repair, consolidate, and restore rather than renew.
- D. Repair rather than replace architectural features wherever possible. Repair or replace missing features with accurate duplications.
- E. Use reversible processes wherever possible.
- F. Use methods that do not significantly change the aesthetic effect of existing elements.
- G. Document condition of items being worked on before, during, and after work is completed.
- H. Provide Owner's written approval of changes, additions, or removal of historic structural fabric or historic property.
- I. Notify Owner of visible changes in the integrity of material or components, e.g., environmental, such as biological attack, ultraviolet degradation, freeze-thaw, or structural defects such as cracks, movement, or distortion.
- J. Protect existing materials and substrates from damage.
- K. Protect existing elements and features removed, cleaned, and reused from material damage.
 - 1. Label salvaged items and features and store at project site, in designated location; protect from damage.
 - 2. Permanently label new or replacement materials and features in an unobtrusive manner. Record type of identification and location of labels.
- L. Exterior Work Procedures: Protect parts of the facility not included in this work from damage.
 - 1. Protect adjacent property from damage from this work.
 - 2. Test drain systems to assure proper functioning before performing cleaning operations. Notify Owner if stopped or blocked.
 - a. Clean drains and drain lines blocked or filled with sand or solids.
 - 3. Seal exterior openings to prevent entry of dust, debris, and water into the building.
 - 4. Protect landscape work adjacent to or within period treatment work areas:
 - a. Set scaffolding and ladder legs away from plants. Submit pruning requests to Architect.

- b. Provide plank barriers to protect tree trunks. Bind spreading shrubs.
 - c. Use covering methods and materials that allow plants to breathe. Remove covering at the end of each workday. Do not cover plant material with a waterproof membrane for more than 8 hours at one time.
- M. Interior Work Procedures: Protect parts of the facility not being cleaned or repaired from effects of this work.
 - 1. Provide enclosures to protect against spread of dust, debris, and water at or beyond the work area.

END OF SECTION

**SECTION 040300
CONSERVATION TREATMENT FOR PERIOD MASONRY**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Cleaning of existing masonry surfaces.
- B. Replacement of existing masonry units.
- C. Repair of damaged existing masonry.
- D. Raking and repointing of existing mortar joints.

1.02 RELATED REQUIREMENTS

- A. Section 013591 - Period Treatment Procedures for general historic preservation project requirements.
- B. Section 042000 - Unit Masonry.
- C. Section 079200 - Joint Sealants.

1.03 ABBREVIATIONS AND ACRONYMS

- A. NPS: National Park Service, part of U.S. Department of the Interior.
- B. TPS: Technical Preservation Services, part of National Park Service.

1.04 DEFINITIONS

- A. Aggregates: Sand component of mortar.
- B. Biocide: Chemical treatment that inhibits, deters, or controls organic growth typically removed by cleaning following biocide treatment.
- C. Binder: Component of mortar that binds aggregate particles into a cohesive material.
- D. Dispersed Lime Crack Injection: Repair method in which dispersed lime material is injected using a needle or syringe into small cracks ranging in width from hairline to 1/8 inch (3.2 mm).
- E. Consolidant: Chemical product to strengthen loose or deteriorated stone.
- F. Dutchman: Repair method to partially remove deteriorated portion of stone and replace with salvaged or new stone.
- G. In situ: Masonry units and mortar remain in place and are restored without removal.
- H. Lime Wash: Protective surface treatment comprised of calcium hydroxide particles in suspension in water, along with small amounts of calcium carbonate, silica particles, and other minerals.
- I. New Elements: New, nonhistoric materials added to masonry structures to aid in resistance to structural loads or water infiltration.
- J. Patching: Use of substitute repair materials to treat damaged or deteriorated masonry units in situ.
- K. Repointing: Removal of existing mortar joints to specified depth and replacement with mortar matching color, texture, and performance of original mortar, and with water vapor transmission, bond, hardness, and flexibility compatible with original mortar, tested in accordance with ASTM C1713.
- L. Retooling: Chisel is used to recreate surrounding stone texture finish.
- M. Surface Treatment: Application of traditional materials or contemporary chemical products to surface of masonry to provide protection to the masonry and mortar or reduce water infiltration.
- N. Wall System: Masonry structures comprised of different materials but functioning holistically; restoration and cleaning processes should take into account effects on the adjacent materials and the building as a whole.
- O. Saturated Surface Dry (SSD): Condition of masonry after application of water to soak into the capillary pores of the masonry, saturating an area of the masonry, reducing further suction, and

allowing surface water to evaporate, leaving the substrate damp but without a surface film of water.

1.05 REFERENCE STANDARDS

- A. ACI 318 - Building Code Requirements for Structural Concrete; 2019 (Reapproved 2022).
- B. ASTM C144 - Standard Specification for Aggregate for Masonry Mortar; 2018.
- C. ASTM C150/C150M - Standard Specification for Portland Cement; 2022.
- D. ASTM C207 - Standard Specification for Hydrated Lime for Masonry Purposes; 2018.
- E. ASTM C1364 - Standard Specification for Architectural Cast Stone; 2023.
- F. ASTM C1713 - Standard Specification for Mortars for the Repair of Historic Masonry; 2023.
- G. NPS (THP) - The Secretary of The Interior's Standards For the Treatment of Historic Properties with Guidelines For Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings; 2017.
- H. TMS 402/602 - Building Code Requirements and Specification for Masonry Structures; 2022, with Errata.
- I. Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
- J. Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings
- K. Preservation Brief 15: Preservation of Historic Concrete
- L. Preservation Brief 42: The Maintenance, Repair, and Replacement of Historic Cast Stone

1.06 ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Convene one week prior to commencing work of this section.
 - 1. Require attendance of parties directly affecting work of this section.

1.07 SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data on cleaning compounds, cleaning solutions, and masonry materials.
- C. Shop Drawings: Indicate setting details of stone. Detail shoring.
- D. Repointing Schedule: Detailed schedule of areas to be repointed, including assessment of the problem areas and detailed description of repointing procedures. Include the following:
 - 1. Description of existing general masonry failures that contribute to mortar losses and scheduling for repairs prior to repointing.
 - 2. Results of analysis of existing and repair mortar types and colors.
 - 3. 'Before' photos of areas to be repointed.
- E. Samples: Submit four samples of decorative block, face brick, and stone units to show matching color, texture, and extremes of color range.
- F. Manufacturer's Instructions: For cleaning materials, indicate special procedures, conditions requiring special attention.
- G. Conservation treatment quality control plan. Include cleaning methods for review.
- H. Restorer's qualification statement.
- I. Mortar testing agency qualification statement.

1.08 QUALITY ASSURANCE

- A. Conservation Treatment Quality Control Plan: Prior to commencing work of this section, receive written approval of plan of proposed masonry restoration and cleaning work. Include the following:
 - 1. Description of dust containment methods.
 - 2. Description protection of surrounding construction and landscaping.

3. Description of sequencing, work procedures, materials, and tools proposed for each conservation treatment.
 - a. Effects of weather variations on sequencing of treatments, construction schedule, and protection of completed work.
 4. Survey of original wall layout and datum points and plumb lines for rebuilding masonry.
 5. Description of shoring and providing safe working environment.
 6. Description of selection methods for deconstruction of individual masonry units and tools and methods for cleaning the masonry for reuse.
 7. Description of removal of deteriorated mortar joint.
 8. Description of matching of repair material and compatibility with historic materials.
 9. Description of periodic and final cleaning of masonry surfaces.
 10. Description of masonry removal and matching procedures including, but not limited to, equipment, approach, length of time the masonry will be out of the wall, mapping removal locations, and location where masonry units will be repaired, on-site or off-site.
 11. Description of use of reclaimed masonry units including, but not limited to, setting masonry in its original position and maintaining original bond patterns and joint widths.
- B. Comply with provisions of TMS 402/602, except where exceeded by requirements of Contract Documents.
- C. Existing Mortar: Samples shall be taken from existing masonry areas to be rebuilt or tuck pointed. Samples shall be crushed, washed and reduced to their base elements to determine composition and type of aggregate used. Samples shall be washed to determine color, size and percentages of sand, oyster shell or silica aggregate. When necessary for the successful match of new mortar with old mortar or when requested by the Architect, quantitative analysis of the existing mortar components by weight and proportion shall be necessary. The strength of the new mortar shall not exceed that of the existing materials.
- D. Restorer Qualifications: Company specializing in period masonry restoration with minimum five years of documented experience.
1. Use experienced masons who have demonstrated proficiency with tools on historic structures.

1.09 MOCK-UPS

- A. See Section 014000 - Quality Requirements for additional requirements.
- B. Restore and repoint existing masonry wall defined as follows and on drawings. Include mortar, accessories, wall openings, and flashings.
- C. Field Constructed Mock-ups: Prior to start of general masonry repointing or resetting, prepare sample panels (4'wx2'h) on building where directed by Architect. Obtain Owners written acceptance of visual qualities before proceeding with the Work. Retain acceptable panels in undistributed condition, suitably marked, throughout construction as a standard for judging completed work.
- D. Repointing Mock-up: Prepare 2 separate sample areas of approximately 3' high by 6' wide for each type of repointing required, one sample for demonstrating methods and quality of workmanship expected in removal of mortar from joints and the other for demonstrating quality of materials and workmanship expected in pointing mortar joints.
 1. Application of Repair Materials:
 - a. Dutchman: Provide dutchman repairs in two locations, include one that is only cut and prepared for application. Demonstrate qualities of stone insert and workmanship and techniques in dutchman repairs. Do not proceed with other dutchman repairs until repair has been approved by Architect.
 2. Crack Repair: Repair one crack, 24 inches (610 mm) long, for each indicated method.
 3. Surface Treatments: Install minimum 16 sq ft (1.5 sq m) mock-up for each type of surface treatment on each type of substrate to be treated. For water repellents and consolidants, demonstrate the equipment and installation procedure. Allow 48 hours for limewash applications to dry to their final color and appearance.
 4. Water Repellents and Consolidants: Demonstrate equipment and installation procedure.

- a. Allow 48 hours for limewash applications to dry to final color and appearance.
- 5. New Masonry Elements: Install one of each type of new component, demonstrating final installation method and finished appearance.

1.10 DELIVERY, STORAGE, AND HANDLING

- A. Deliver masonry neatly stacked and tied on pallets. Store clear of ground with adequate waterproof covering.

1.11 FIELD CONDITIONS

- A. Cold and Hot Weather Requirements for Masonry Work: Comply with requirements of TMS 402/602.
- B. Maintain materials and surrounding air temperature to minimum 40 degrees F (5 degrees C) prior to, during, and 48 hours after completion of masonry work.

PART 2 PRODUCTS

2.01 CLEANING MATERIALS

- A. Restoration and Cleaning Chemicals:
 - 1. Manufacturers:
 - a. PROSOCO: www.prosoco.com/#sle.
 - 1) Exterior Brick: **Sure Klean ReVeal, and SL100 Water Repellant**
 - 2) Interior Brick: **Cleaner/Degreaser**
 - 3) Cast Stone/Limestone: **Sure Klean 766 Limestone & Masonry Prewash, and Sure Klean ReVeal**
 - b. Substitutions: See Section 016000 - Product Requirements.

2.02 MORTAR MATERIALS

- A. Hydrated Lime: ASTM C207, Type S.
- B. Portland Cement: ASTM C150/C150M, Type I; color required to match approved color sample.
- C. Water: Clean and free of oils, acids, alkalies, salts, organic materials, or other substances that are deleterious to mortar or metal it comes in contact with.
- D. Sand: ASTM C144.
- E. Mortar Mixing:
 - 1. General Requirements:
 - a. Do not use modern additives unless permitted in writing by Architect.
 - b. Match the historic mortar in color, texture, and tooling.

2.03 MASONRY UNIT MATERIALS

- A. Replacement Facing Brick: See Section 042000.
- B. Replacement Cast Stone Units:
 - 1. Architectural concrete product manufactured to simulate appearance of historic cast stones' type, color, shape, size, texture, finish profile, and general appearance. Comply with ASTM C1364.
 - a. Compressive Strength: Complying with ASTM C1364; calculate strength of pieces to be field cut at 80 percent of uncut piece.
 - b. Freeze-Thaw Resistance: Demonstrated by laboratory testing in accordance with ASTM C1364.
 - c. Remove cement film from exposed surfaces before packaging for shipment.
 - 2. Reinforcement: Provide reinforcement as required to withstand handling and structural stresses; comply with ACI 318.

2.04 PAINT REMOVERS

- A. Manufacturers:
 - 1. PROSOCO, Inc: www.prosoco.com/#sle.
 - 2. Substitutions: See Section 016000 - Product Requirements.

PART 3 EXECUTION

3.01 PERIOD TREATMENT, GENERAL

- A. See Section 013591 for special procedure requirements related to elements and features of historical significance and value.

3.02 EXAMINATION

- A. Verify that surfaces to be cleaned and restored are ready for work of this section.

3.03 PREPARATION

- A. Protect other elements from damage that may result from restoration procedures.
- B. Carefully remove and store identified items located in areas to be restored including, but not limited to, fixtures, fittings, finish hardware, and accessories; reinstall upon completion of restoration work.
- C. Protect nonrestoration areas from restoration areas to prevent damage.
- D. Mask or cover adjacent surfaces and permanent equipment. Secure coverings without using nails and without tape that leaves residue. Do not use impervious sheeting which produces condensation.
 - 1. Use materials that will withstand cleaning and restoration procedures.
- E. Cover existing landscaping within work areas with tarpaulins or similar covers during work periods.
- F. Separate adjacent occupied areas with dust proof and weatherproof partitions.
- G. Protect roof membrane and flashings from damage with 1/2-inch (13 mm) plywood laid on roof surfaces over entire work area and traffic route.
- H. When using liquid cleaning methods, provide drainage devices to prevent runoff over adjacent surfaces, unless those surfaces are impervious to damage from runoff.
- I. Do not allow cleaning runoff to drain into sanitary or storm sewers.
- J. Do not attach scaffolding, ladders, or working platforms to the building without written authorization and instructions from Architect.

3.04 PAINT REMOVAL

- A. Remove existing coatings to bare substrate or first sound paint layer as indicated.
- B. Removal with Chemical Products: Use products in accordance with manufacturer's instructions.
 - 1. Vertical Surfaces: Work from the bottom up; apply undiluted removal product to dry surfaces in thickness recommended by manufacturer.
 - 2. Allow product to dwell on existing surface as recommended by manufacturer or until existing coating shows signs of dissolving. Periodically agitate applied remover product with a stiff bristle brush to improve penetration into existing coating.
 - 3. Exterior Elements: Unless otherwise noted or recommended by paint remover manufacturer, use the following procedures:
 - a. Work from the bottom up, rinse off remover and coating residue using a pressure washer as recommended by remover manufacturer.
 - 4. Ensure that chemicals and coating residue are removed from substrate.
- C. Leave surfaces in clean, residue-free condition, ready for subsequent restoration procedures.

3.05 INSTALLATION

- A. Do not mix or apply materials when the ambient temperature or humidity are outside of range recommended by their manufacturers.
- B. Schedule conservation treatments to be carried out during appropriate environmental conditions to avoid weather-related failures.

3.06 MASONRY UNIT REPLACEMENT

- A. Cut out damaged and deteriorated masonry to prevent damage to adjacent materials.
- B. Support structure as necessary prior to cutting out units.
- C. Cut away loose or unsound, adjoining masonry as directed.
- D. Build in new units for new work as specified in other sections.
- E. Ensure that anchors are correctly located and built in.
- F. Install built-in masonry work to match and align with existing, with joints and coursing true and level, faces plumb and in line. Build-in all openings, accessories, and fittings.
- G. Brick Removal: Carefully remove by hand at locations indicated any brick which is damaged, spalled or deteriorated as indicated on drawings. Cut out units from joint to joint and in a manner to permit replacement with full size units.
- H. Clean edges of existing brick remaining by removing mortar, dust, and loose debris in preparation for rebuilding. Cleaning may be accomplished by either air blast or low pressure water.
- I. Cut out damaged and deteriorated masonry with care in a manner to prevent damage to any adjacent remaining materials.
- J. Support structure as necessary in advance of cutting out units.
- K. Cut away loose or unsound adjoining masonry as directed.
- L. Build in new units following procedures for new work specified in other section(s).
- M. Mortar Mix: Colored and proportioned to match existing work.
- N. Ensure that anchors are correctly located and built in.
- O. Install built in masonry work to match and align with existing, with joints and coursing true and level, faces plumb and in line. Build in all openings, accessories and fittings.
- P. Install new or salvaged brick to replace removed brick. Fit replacement units into bonding and coursing pattern of existing brick. If cutting is required use motor driven saw designed to cut masonry with clean, sharp unchipped edges.
- Q. Lay replacement brick with completely filled bed, head and collar joints. Butter edges with sufficient mortar to fill head joints and shove into place. Wet clay brick which have ASTM C 67 initial rates of absorption of more than 30 grams per 30 sq. in. per minute. Use wetting methods which ensure that units are nearly saturated but surface dry when laid. Maintain joint width for replacement units to match existing.
- R. Tool exposed mortar joints in repair areas to match joints of surrounding existing brickwork.
- S. Repoint new mortar joints in repair area to comply with requirements for repointing existing masonry, except rake out joints before mortar sets.
- T. Hold tooled joint back from unit masonry face where unit edges have eroded or weathered to "round" edges or corners. Match existing or modify new joint as required to produce a textural match with existing masonry.

3.07 REPOINTING

- A. Cut out loose or disintegrated mortar in joints to minimum 1/2-inch (6 mm) depth or until sound mortar is reached.
- B. Use hand tools only. Do not use power tools.
- C. Exercise appropriate caution to prevent damage to existing masonry.
- D. When cutting is complete, remove dust and loose material with air jet.
- E. Premoisten joints and apply pointing mortar. Pack tightly in maximum 1/4-inch (6 mm) layers. Form a smooth, compact concave joint to match existing.
- F. Moist cure for 72 hours.

- G. Perform repointing prior to cleaning masonry surfaces.
- H. Repointing Existing Masonry: Existing joints to be repointed must be at least 3/4" deep and must also be prepared so as to provide bond with new mortar. Remove sufficient existing mortar to expose sound, solid materials with clean, sharp surface. Remove friable, eroded, loose or unsound existing mortar by cutting out with proper hand tools.
- I. Do not spall edges of masonry units or widen joints. Replace any masonry units which become damaged.
- J. Cut out mortar by hand with chisel and mallet, unless otherwise approved.
- K. Power operated rotary hand saws and grinders will be permitted but only on specific written approval of Architect based on submission by Contractor of satisfactory quality control program and demonstrated ability of operators to use tools without damage to masonry.
- L. Protection masonry restoration materials during storage and construction from wetting by rain, snow, or ground water and from staining or intermixture with earth or other type of materials.
- M. Protect grout, mortar and other materials from deterioration by moisture and temperature. Store in a dry location or on waterproof containers. Keep containers tightly closed and away from open flames. Comply with manufacturer's recommendation for minimum and maximum temperature requirements for storage.
- N. Repoint mortar joints or repair masonry unless air temperatures are between 40 deg F and 80 deg F and will remain so for at least 48 hours after completion work.
- O. Prevent grout or mortar used in repointing and repair work from staining face of surrounding masonry and other surfaces. Remove immediately grout or mortar in contact with exposed masonry and other surfaces.
- P. Mortar Measuring and Mixing: Measure cementitious and aggregate material in a dry condition by volume or equivalent weight. Do not measure by shovel, use known measurement. Mix materials in a clean mechanical batch mixer. Commence mortar measurement and mixing only after preconstruction mortar analysis is completed and accepted by the architect.
- Q. Thoroughly mix cementitious and aggregate materials together before adding any water. Then mix again adding water only enough water to produce a damp unworkable mix which will retain its form when pressed into a ball. Maintain mortar in this state for 1 to 2 hours. Add remaining water in small portions until mortar of desired consistency is reached. Use mortar with 30 minutes of final mixing, do not retemper or use partially hardened material.
- R. Cut out loose or disintegrated mortar in joints to minimum 3/4 inch depth or until sound mortar is reached.
- S. Use power tools only after test cuts determine no damage to masonry units will result.
- T. Do not damage masonry units.
- U. When cutting is complete, remove dust and loose material by brushing.
- V. Premoisten joint and apply mortar. Pack tightly in maximum 1/4 inch layers. Form a smooth, compact concave joint to match existing.
- W. Repoint mortar to areas where existing mortar was removed. Apply in layers not greater than 3/8 inches until a uniform depth is formed. Compact each layer thoroughly and allow to become thumbprint hard before applying next layer.
- X. After joints have been filled to a uniform depth, place remaining pointing mortar in 3 layers with each of the first and second layers filling approximately 2/5 of joint depth and the third layer the remaining 1/5. Fully compact each layer and allow to become thumbprint hard before applying next layer. Take care not to spread mortar over edges onto exposed masonry surfaces, or to feather edges of mortar.
- Y. When mortar is thumbprint hard, tool joints to match original appearance of joints, unless otherwise indicated. Remove excess mortar from edge of joint by brushing.
- Z. Moist cure for 72 hours.

3.08 RESTORATION CLEANING

- A. Preclean surfaces and remove large particles with wood scrapers or nonferrous wire brush.
- B. Perform cleaning and rinsing of exterior masonry only during daylight hours.
- C. Preparatory Exterior Masonry Cleaning: Use safe spray pressures for each type of item to be cleaned.
- D. Clean all mortar smears, droppings, etc. from wall with dry brush as work proceeds.
- E. Dry clean wall with wood paddles. Use chisel or wire brush, if required.
- F. Flush with clean pressurized water.
- G. Muriatic Cleaning will not be permitted.
- H. Remove all droppings, smears, etc. from brick, weep holes, and adjacent materials. Remove all bags, tools, containers from site.
- I. Restoration Cleaners:
 - 1. Apply restoration cleaner on masonry using brush or roller in accordance with manufacturer's instructions.
 - 2. Allow sufficient time, as recommended by manufacturer, for solution to remain on masonry.
- J. Washing or Rinsing Vertical Surfaces:
 - 1. Rinse from the bottom up with potable water applied at 600 psi (4140 kPa) and at a rate of 6 gpm (24 L/min) through a 15 to 45 degree fan spray tip.
 - a. Use adjustable equipment capable of reducing water pressure and flow rate as needed for sensitive surfaces.
 - b. Rinse with water and pressure sufficient to flush restoration cleaner and dissolved soiling from the masonry surface and surface pores without damaging masonry. Do not leave cleaning procedure residues on masonry.

3.09 CLEANING

- A. Remove stains, efflorescence, or other excess resulting from the work of this section. Do without delay to avoid penetration and setting.
- B. Remove excess mortar, smears, and droppings as work proceeds and upon completion.
- C. Clean surrounding surfaces.

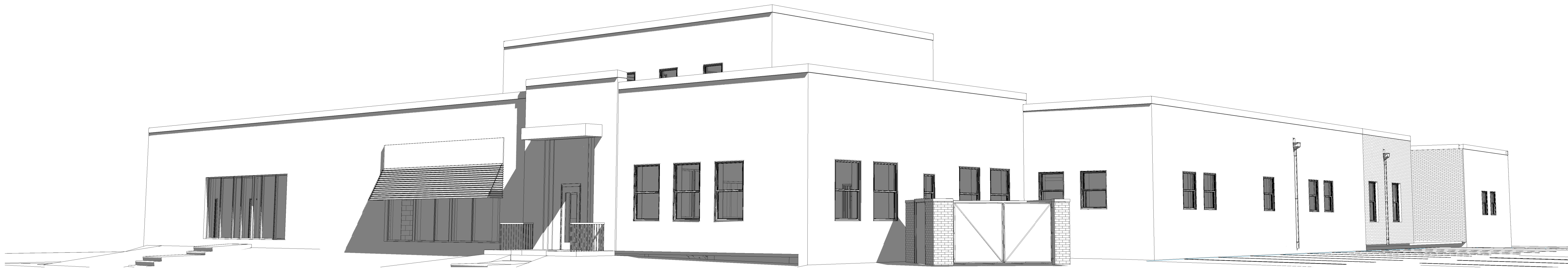
END OF SECTION

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HOI-Ivy Flats, LLC

Ivy Flats



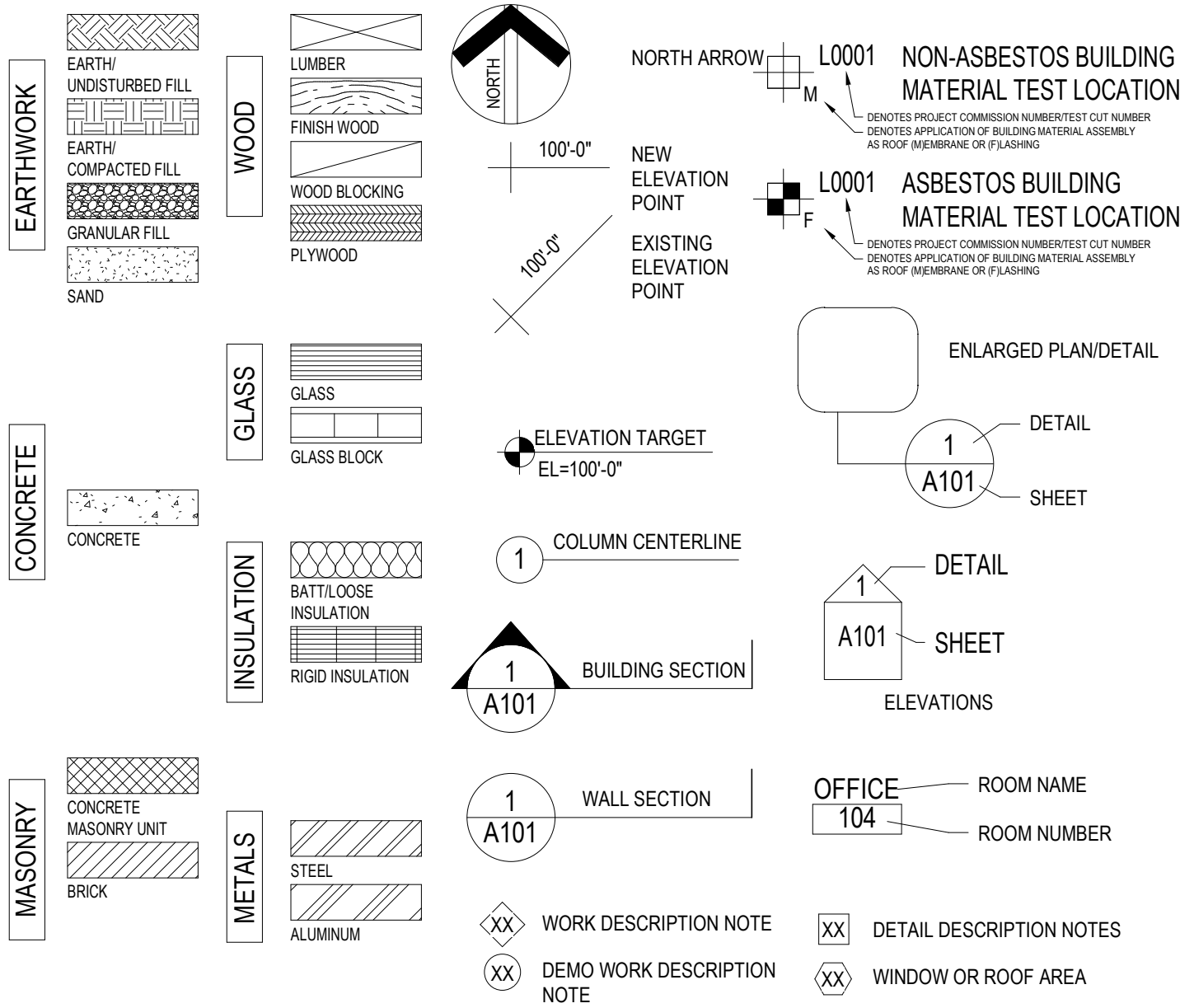
205 Rumely St.
LaPorte, IN 46350

CONSTRUCTION DOCUMENTS

ADDENDUM 1 - April 15, 2024



SYMBOLS KEY



AREA MAP

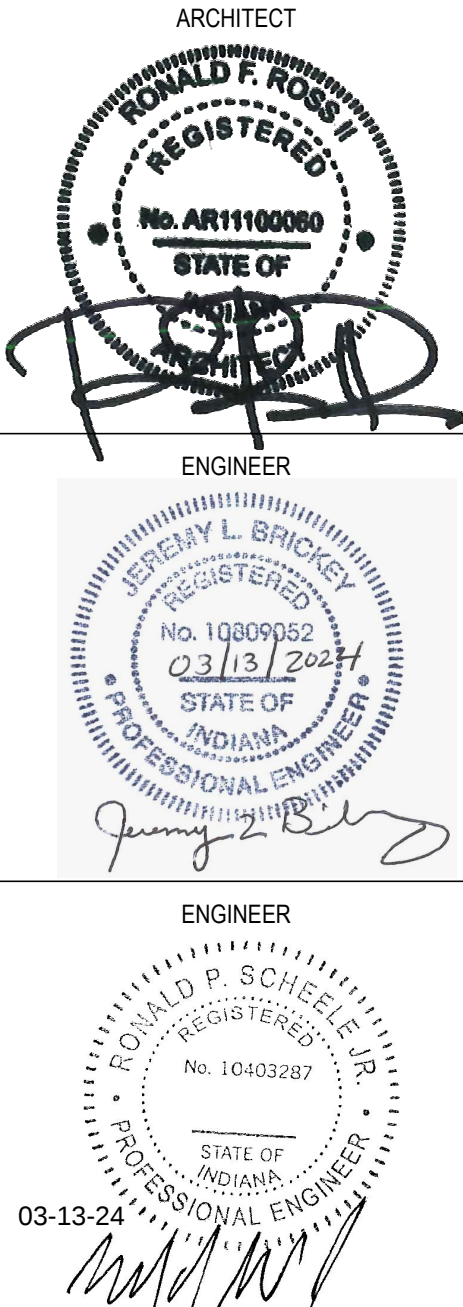


General Notes

CONTRACTOR SHALL PROTECT ALL TREES, SHRUBS, GRASS AND OTHER PLANTINGS AND SHALL RESTORE ALL DISTURBED AREAS PRIOR TO FINAL COMPLETION, INCLUDING REGRADING AND FILLING OF RUTS, RESEEDING AND COVERING WITH STRAW MULCH.

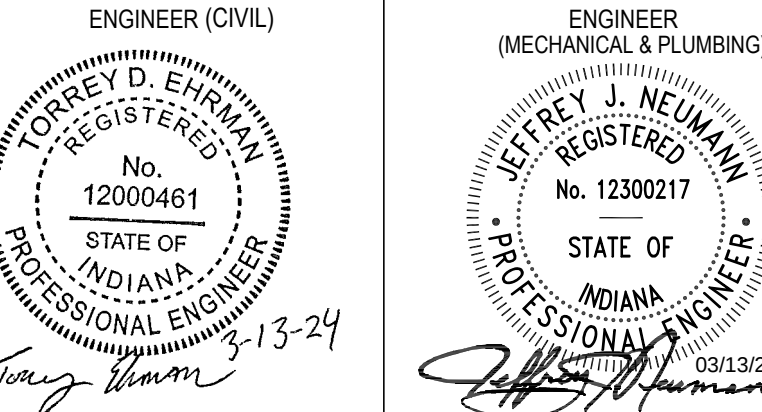
INDEX OF DRAWINGS

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		A102	FLOOR PLANS	R104	ROOF DETAILS
C000	SURVEY	A110	UNIT PLANS	M101	MECHANICAL PLAN FIRST FLOOR
C101	EXISTING DEMOLITION PLAN	A111	UNIT PLANS	M102	MECHANICAL PLAN SECOND FLOOR
C200	SITE LAYOUT PLAN	A112	UNIT PLANS	M301	MECHANICAL SCHEDULES AND DETAILS
C300	GRADING PLAN	A113	UNIT PLANS	M401	MECHANICAL ISOMETRIC - FIRST FLOOR
C400	UTILITY PLAN	A114	UNIT PLANS		
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D101	DEMOLITION PLANS	A201	BUILDING ELEVATIONS	E102	ELECTRICAL PLANS
D102	DEMOLITION PLANS	A301	REFLECTED CEILING PLANS	E301	ELECTRICAL LIGHTING PLAN
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D301	REFLECTED CEILING DEMOLITION PLANS	A411	WALL SECTIONS	E403	ELECTRICAL SCHEDULES AND DETAILS
D701	ROOF DEMOLITION PLAN	A501	DETAILS	E501	ELECTRICAL SCHEDULES AND DETAILS
		A502	EXTERIOR SIGNAGE DETAILS	E502	ELECTRICAL SCHEDULES AND DETAILS
		A510	DOOR SCHEDULE AND DETAILS	E503	ELECTRICAL SCHEDULES AND DETAILS
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S001	STRUCTURAL SPECIFICATIONS	A512	WINDOW SCHEDULE, ELEVATIONS, AND DETAILS	P101	PLUMBING PLAN FIRST FLOOR
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		A612	INTERIOR ELEVATIONS		
		A613	INTERIOR ELEVATIONS		
		A614	INTERIOR ELEVATIONS		
		A615	INTERIOR ELEVATIONS		



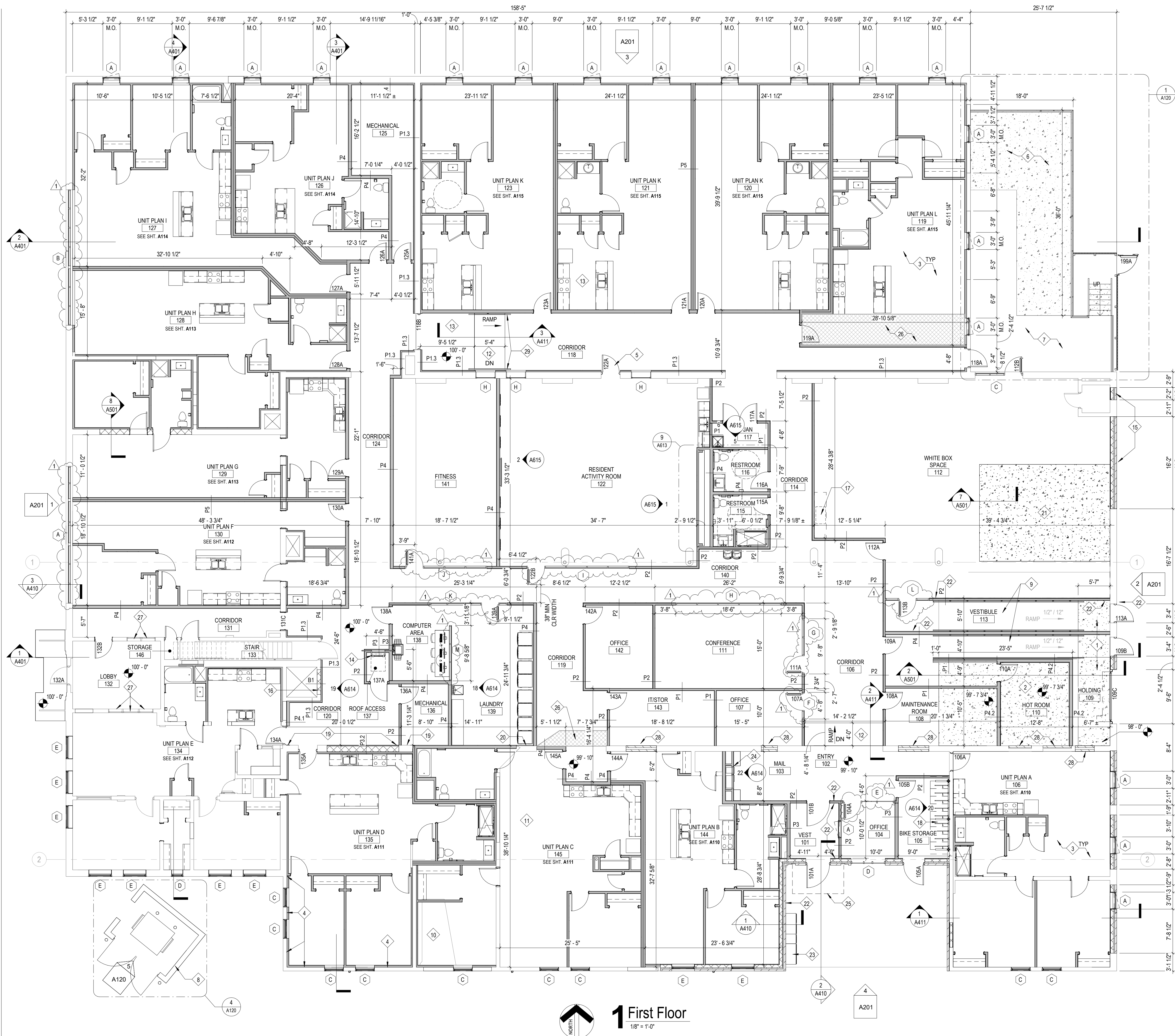
221 West Baker Street
Fort Wayne, Indiana 46802
pho 260.422.7994
fax 260.426.2067

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Ivy Flats
COMMISSION NO. F22131

F22131 Ivy Flats
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General Notes

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL OR OTHER GOVERNING BODIES' CODES. ADDITIONALLY, WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS OR GUIDELINES.
- ALL DIMENSIONS ARE TO THE FACE OF MASONRY, FACE OF EXISTING WALL AND/OR FACE OF NEW FRAMING UNLESS NOTED OTHERWISE.
- INDICATED DIMENSIONS ARE TAKEN FROM CASUAL FIELD OBSERVATIONS AND EXISTING DRAWINGS. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES. ALL CHANGES TO THE WORK SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO PROCEEDING.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING CONSTRUCTION EFFORTS OF ALL SUB-CONTRACTORS. FAILURE TO ANTICIPATE CHANGES OR MODIFICATIONS SHALL NOT BE THE BASIS FOR ADDITIONAL COST REQUESTS.
- REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO PROVIDE EITHER 2x WOOD BLOCKING INFILL OR METAL BACKING PLATES FOR THE SUPPORT OF ALL WALL MOUNTED EQUIPMENT INCLUDING CABINETRY, TOILET ACCESSORIES, ETC. AS REQUIRED TO ALLOW FOR PROPER ATTACHMENT. CONTRACTOR TO FIELD VERIFY THE SCOPE OF WORK.
- DOORS TO BE LOCATED 4" OFF OF NEAREST ADJACENT WALL OR CENTERED ON WALL, UNLESS OTHERWISE NOTED.
- ALL AESTHETICS MUST BE ABATED. SEE SPECIFICATIONS FOR AESTHETICS ASSESSMENT AND LOCATIONS.
- REFER TO D110 FOR TRENCHING ROUTES AND LOCATIONS.

Work Description Notes

- PROVIDE CONCRETE SLAB LEVEL WITH NEW DOOR THRESHOLD HEIGHT. DEPTH OF LANDING TO BE MINIMUM 60"
- BUILT UP FLOOR. REFER TO ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS
- NEW LEVEL FLOOR. REFER TO UNIT PLANS. EXISTING FLOOR DRAIN TO BE TERMINATED PRIOR TO CONSTRUCTING NEW FLOOR
- TUCK POINT BRICK ALONG THIS WALL, PRIOR TO INSTALLATION OF FLURRED WALL
- NEW DOOR IN EXISTING WALL OPENING. REUSE EXISTING LINTEL. IF LINTEL DOES NOT EXIST, NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK
- NEW PATIO
- EXISTING LOADING DOCK
- NEW DUMPSTER LOCATION. REFER TO CIVIL
- EXISTING SLOPED FLOOR TO REMAIN
- NEW LEVEL CONCRETE SLAB. PROTECT ADJACENT TERRAZZO FLOORING AND DO NOT COVER WITH NEW CONCRETE. REFER TO FINISH PLANS AND LEGENDS
- NEW SLOPED CONCRETE SURFACE AT MAXIMUM SLOPE OF 1:8. REFER TO FINISH PLANS AND LEGENDS
- PROVIDE RAMP TO HIGHER SURFACE WITH MAXIMUM SLOPE OF 1:12
- NEW LEVEL CONCRETE SLAB. REFER TO FINISH PLANS AND LEGENDS
- ROOF HATCH LOCATION. PROVIDE MINIMUM CLEAR SPACE AND ROOF HATCH CLEAR OPENING OF 30"x30". REFER TO ROOFING AND STRUCTURAL DRAWINGS
- INFILL WALL TO MATCH EXISTING EXTERIOR BRICK. PROVIDE 1.5" AIRSPACE. 2" RIGID INSULATION ADHERED TO 6" CMU BLOCK. WALL TIES 16" C/C VERTICAL AND 32" C/C HORIZONTAL. 7/8" RESILIENT CHAIRS 16" C/C. INTERIOR FINISH OF 5/8" TYPE 'X' GYPSUM BOARD
- INFILL ELEVATOR OPENING WITH CMU
- FUTURE TENANT PLUMBING STUB
- VERTICAL BIKE RACKS, MINIMUM 10 RACK SPACES
- PAINT WALL TO ENCAPSULATE EXISTING LEAD PAINT. SEE LEAD ABATEMENT REPORT WITHIN SPECIFICATIONS
- FUR WALL TO ACCEPT NEW GYPSUM BOARD FINISH. ALIGN FLUSH WITH RECEIVING WALL
- PROVIDE 4" CONCRETE SLAB DOWELED INTO EXISTING WITH WELDED WIRE MESH. PROVIDE 4" MIN. COMPACTED GRAVEL FILL ON TOP OF COMPACTED FILL FROM PIT DEMOLITION. PIT MAY CONTAIN EQUIPMENT. IF EQUIPMENT IS ENCOUNTERED, REMOVE BEFORE COMMENCING WORK. REFER TO ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS
- ADA ACTUATOR LOCATION. SEE ELECTRICAL PLANS & DOOR HARDWARE SCHEDULE
- (2) EIGHT CONSOLE UNITS CONSISTING OF (16) REFRIGERATED LOCKERS, AND (1) SMART LOCKER ACCESS UNIT. UNITS TO BE PROVIDED BY OWNER. PROVIDE WITH (2) NIGHT LAMPS AND EXTERNAL WEATHER SHELTER
- PROVIDE BLOCKING IN WALL FOR NEW RECESSED MOUNTED MAILBOX INSTALLATION. REFER TO MANUFACTURERS REQUIREMENTS
- ALUMINUM ENTRANCE CANOPY
- LEVEL FLOOR. SMOOTH. IN THIS AREA USING ARDEX SELF LEVELING UNDERLAYMENT, OR EQUAL
- WINDOWS AND MARBLE SILLS TO BE RETAINED AND CLEANED
- INFILL EXISTING OPENING IN WALL WITH BRICK. MATCH EXISTING
- HANDRAILS EACH SIDE OF RAMP. WITH 12" OVERRUNS AT EACH LANDING

New Construction and Renovation Work for :

Ivy Flats

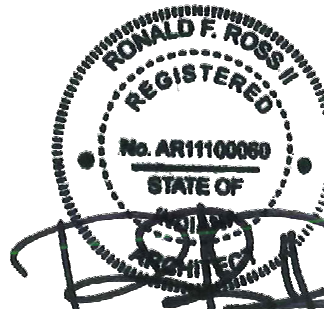
205 Rumely St.
LaPorte, IN 46350



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221 West Baker Street
Fort Wayne, Indiana 46802

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fax 260.426.2067



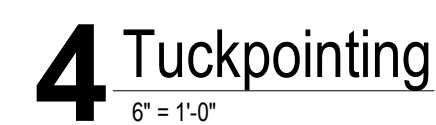
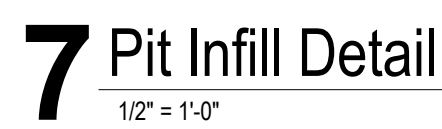
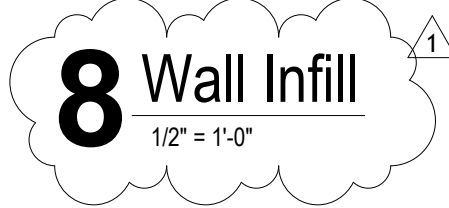
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REVISION: 1 Addendum 1 DATE: 04-15-2024

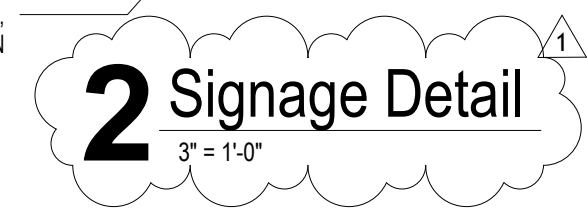
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COMMISSION NUMBER: F22131
REVIEWED BY: RFR
DATE: 2024-03-13

A101

FLOOR PLANS

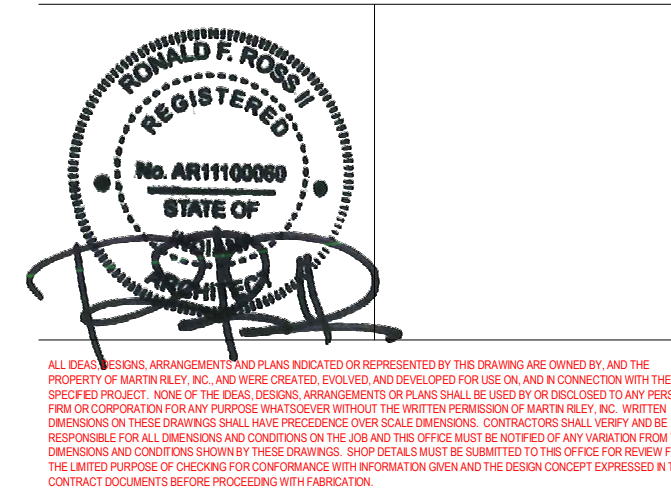


DETAILS



Ivy Flats

205 Rumely St.
LaPorte, IN 46350



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COMMISSION NUMBER: F22131

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DATE: 2024-03-13

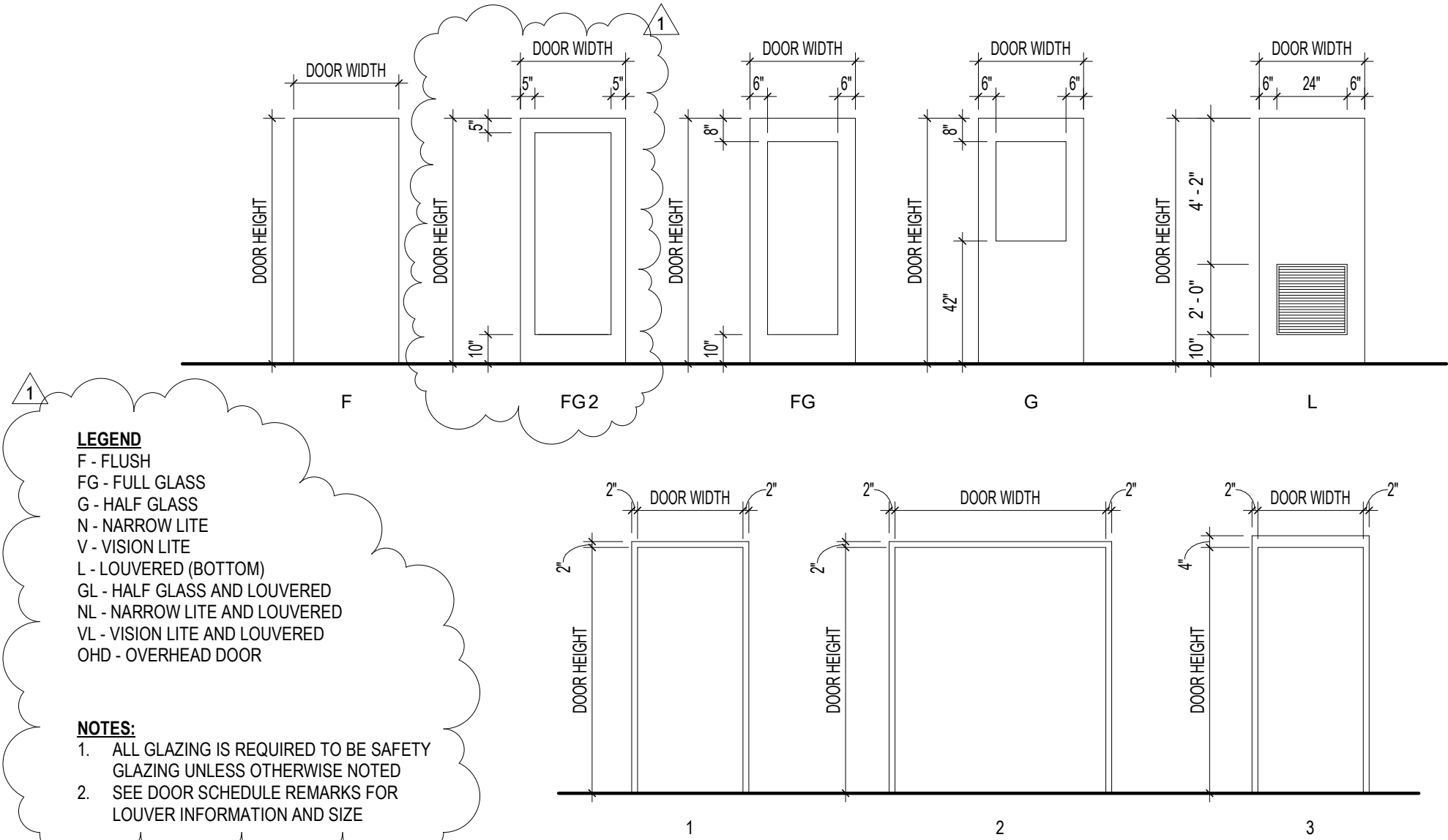
A502

EXTERIOR SIGNAGE DETAILS

Door & Frame Schedule															
Door Number	Leaf Count	Door					Frame		Door Head	Door Jamb	Door Sill	Rating	Hardware	Remarks	
		Material	Elevation	Size (Each Leaf)			Material	Elevation							
101A	1	HM	F	4'-0"	7'-0"	0'-1 3/4"	HM	3					14	1, 2, 5, 6	
101B	1	HM	F	4'-0"	7'-0"	0'-1 3/4"	HM	1	2/A511	4/A511			01	2, 6	
104A		AL	FG2	3'-0"	7'-10"	0'-1 3/4"	AL	-	2/A511	4/A511		20-MIN	04		
105A	1	HM	G	3'-6"	7'-0"	0'-1 3/4"	HM	3	6/A511	5/A511			07	6	
105B	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	2/A511	4/A511		20-MIN	08A	6	
106A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	HM	3	1/A511	3/A511		20-MIN	U1	5, 6	
107A		AL	FG2	3'-0"	7'-10"	0'-1 3/4"	AL	-	2/A511	4/A511		20-MIN	04		
108A	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	2/A511	4/A511		20-MIN	08		
109A	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	2/A511	4/A511		20-MIN	16		
109B	1	HM	G	3'-0"	7'-0"	0'-1 3/4"	HM	3	1/A511	3/A511			13		
109C		STL	OHD	9'-6"	10'-0"		STL								
110A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	WD	1	2/A511	4/A511			08		
111A		AL	FG2	3'-0"	7'-10"	0'-1 3/4"	AL	-	2/A511	4/A511		20-MIN	08A	6	
112A	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	2/A511	4/A511		20-MIN	16		
112B		AL	FG2	3'-0"	7'-10"	0'-1 3/4"	AL	-	1/A511	3/A511			11	5	
113A	1	HM	G	3'-0"	7'-0"	0'-1 3/4"	HM	3	1/A511	3/A511			15	1, 2, 5	
113B		AL	FG2	3'-0"	7'-10"	0'-1 3/4"	AL	-	2/A511	4/A511			02	2	
115A	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	2/A511	4/A511		20-MIN	03		
116A	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	2/A511	4/A511		20-MIN	03		
117A	2	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	2	2/A511	4/A511		20-MIN	10		
118A	1	HM	FG	3'-0"	7'-0"	0'-1 3/4"	HM	3	1/A511	3/A511			12	5, 6	
118B		-	-	3'-0"	7'-0"	0'-1 3/4"	HM	2	1/A511	3/A511				4	
119A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	WD	1	2/A511	4/A511		20-MIN	U1	5, 6	
120A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	WD	1	2/A511	4/A511		20-MIN	U1	5, 6	
121A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	WD	1	2/A511	4/A511		20-MIN	U1	5, 6	
122A	1	HM	FG	3'-0"	8'-10"	0'-1 3/4"	HM	3	1/A511	3/A511		20-MIN	05	6, 7	
122B		AL	FG2	3'-0"	7'-10"	0'-1 3/4"	AL	-	2/A511	4/A511		20-MIN	05		
123A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	WD	1	2/A511	4/A511		20-MIN	U1	5, 6	
125A	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	2/A511	4/A511		20-MIN	08A	6	
126A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	WD	1	2/A511	4/A511		20-MIN	U1	5, 6	
127A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	WD	1	2/A511	4/A511		20-MIN	U1	5, 6	
128A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	WD	1	2/A511	4/A511		20-MIN	U1	5, 6	
129A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	WD	1	2/A511	4/A511		20-MIN	U1	5, 6	
130A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	WD	1	2/A511	4/A511		20-MIN	U1	5, 6	
131A	1	HM	F	2'-0"	7'-0"	0'-1 3/4"	HM	3						7	
131B	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	HM	3						7	
131C		-	-	3'-0"	7'-0"	0'-1 3/4"	WD	1	1/A511	3/A511				4, 7	
132A	1	HM	FG	3'-0"	7'-0"	0'-1 3/4"	HM	3	1/A511	3/A511			13A	5	
132B	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1					01A		
134A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	HM	3	1/A511	3/A511		20-MIN	U1	5, 6, 7	
135A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	HM	3	1/A511	3/A511		20-MIN	U1	5, 6, 7	
136A	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	2/A511	4/A511		20-MIN	06		
137A	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	2/A511	4/A511		20-MIN	09		
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139A		AL	FG2	3'-0"	7'-10"	0'-1 3/4"	AL	-	2/A511	4/A511		20-MIN	08A	6	
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142A	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	2/A511	4/A511		20-MIN	04		
143A	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1					08		
144A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	WD	1	2/A511	4/A511		20-MIN	U1	5, 6	
145A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	WD	1	2/A511	4/A511		20-MIN	U1	5, 6	
199A					7'-0"	0'-2"									
202A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	HM	3	1/A511	3/A511		20-MIN	U1	5, 6	
203A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	WD	1	2/A511	4/A511		20-MIN	U1	5, 6	

REMARKS	
1. CARD READER	
2. AUTOMATIC OPERATOR	
3. EXISTING DOOR TO BE SALVAGED, FRAME TO BE RESTORED AND REMAIN IN PLACE	
4. CASED / FRAMED OPENING	
5. PROVIDE ADA COMPLIANT THRESHOLD	
6. ACCESS CONTROL	
7. NEW DOOR/OPENING IN SAME LOCATION AS EXISTING DOOR/OPENING. HEIGHT OF NEW DOOR TO MATCH EXISTING. WIDTH OF NEW DOOR MAY VARY.	
8. OVERHEAD COILING DOOR	
GENERAL NOTES	
1. PAINT HOLLOW METAL DOOR, FRAMES AND HOLLOW METAL WINDOW FRAMES IN ALL ROOMS WHERE WORK IS BEING PERFORMED	
2. PROVIDE SEALANT BETWEEN DOOR FRAMES AND ADJACENT SURFACE, PAINT OR COLOR TO MATCH	
3. FIELD VERIFY ALL EXISTING CONDITIONS	
4. PROVIDE STEEL LINTELS AND INFILL MASONRY AS REQUIRED FOR NEW OPENINGS AND OPENING MODIFICATIONS. SEE STRUCTURAL	
5. PROVIDE DOOR SILENCERS AT NEW AND EXISTING DOOR LOCATIONS SCHEDULED	
6. FILL AND SAND ANY HOLES IN HOLLOW METAL DOORS AND FRAMES	
7. PROVIDE BLANK TRIMS FOR DOORS AS REQUIRED	
8. PROVIDE DOOR SIGNAGE IN AREAS OF WORK, REFER TO DETAILS AND FINISH SCHEDULE	
9. ANY EXISTING DOOR FRAMES TO REMAIN SHALL BE PAINTED TO ENCAPSULATE ANY POTENTIAL LEAD PAINT, REFER TO FINISH LEGEND	

DOOR AND FRAME ELEVATIONS



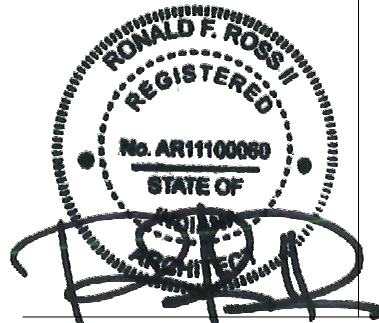
New Construction and Renovation Work for :

Ivy Flats

205 Rumely St.
LaPorte, IN 46350



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REVISION: 1 Addendum 1 DATE: 04-15-2024

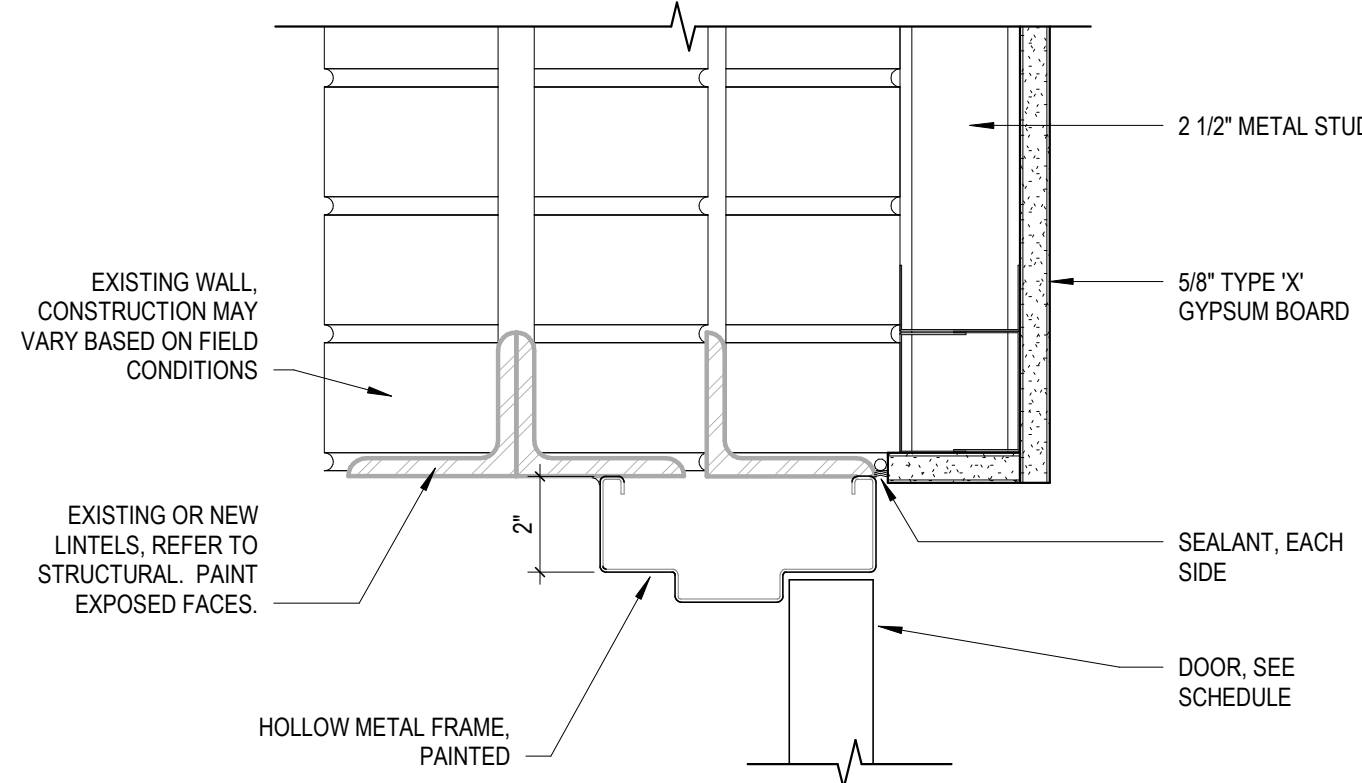
DRAWN BY: NPD COMMISSION NUMBER: F22131 REVIEWED BY: RFR DATE: 2024-03-13

A510

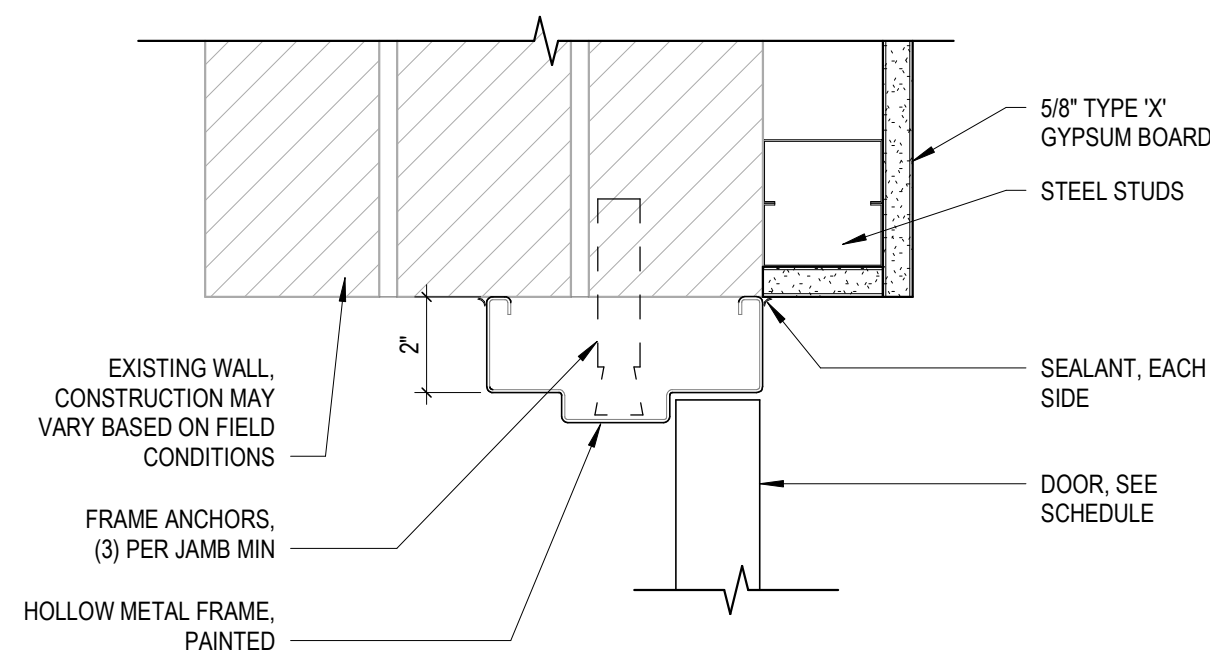
DOOR SCHEDULE AND DETAILS

F22131 Ivy Flats
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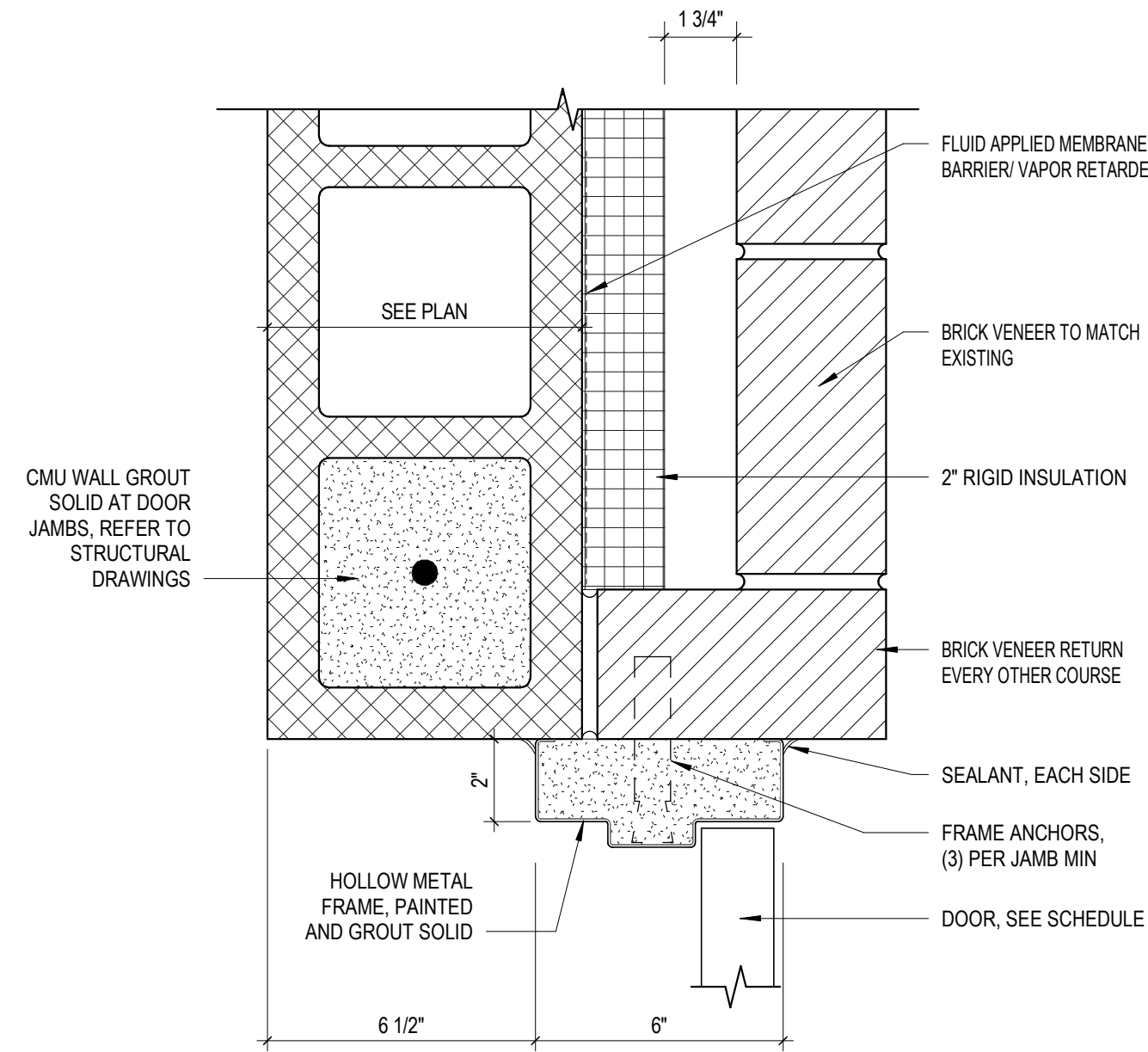
10 Door Jamb - Furred Out Interior Wall



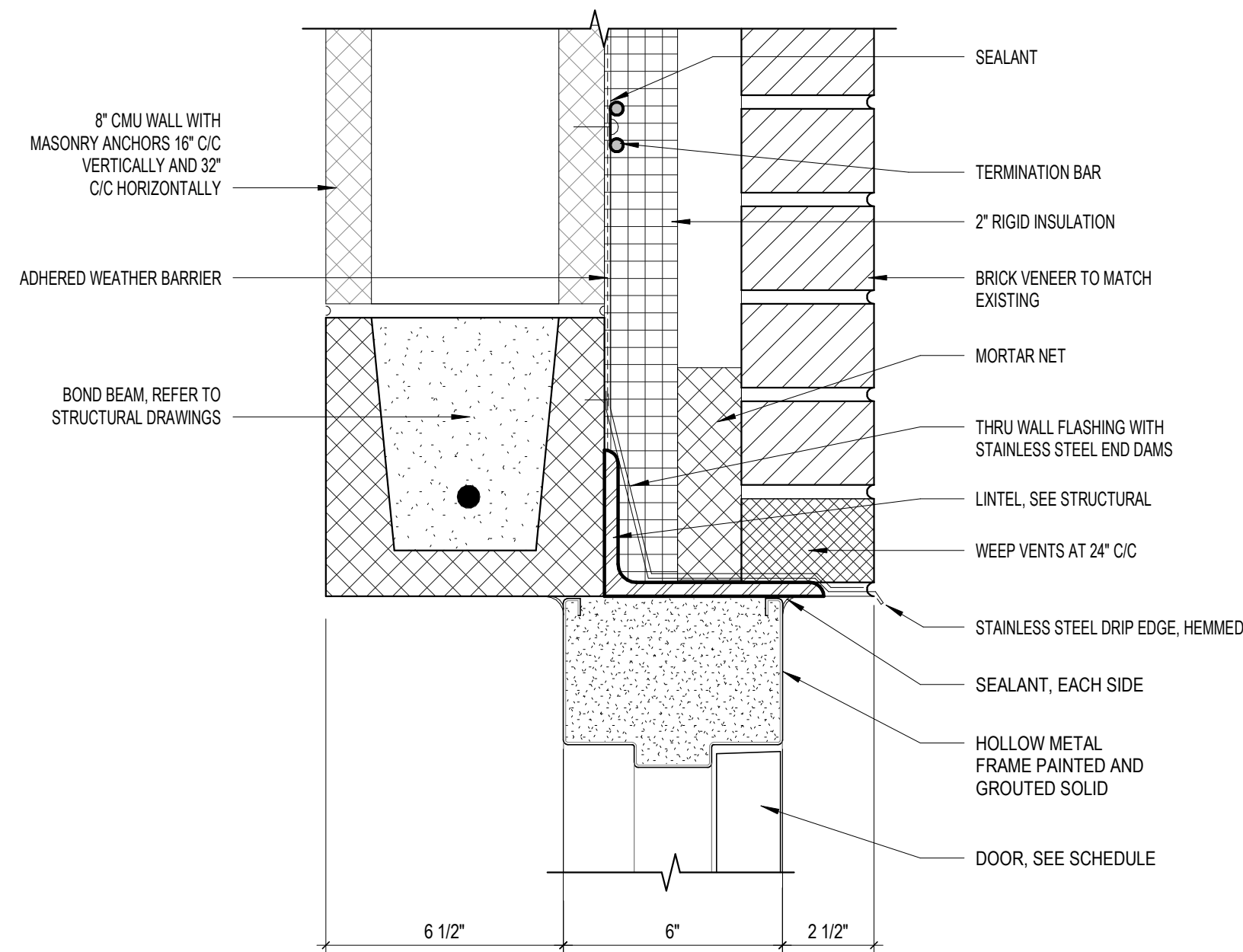
9 Door Head - Furred Out Interior Wall



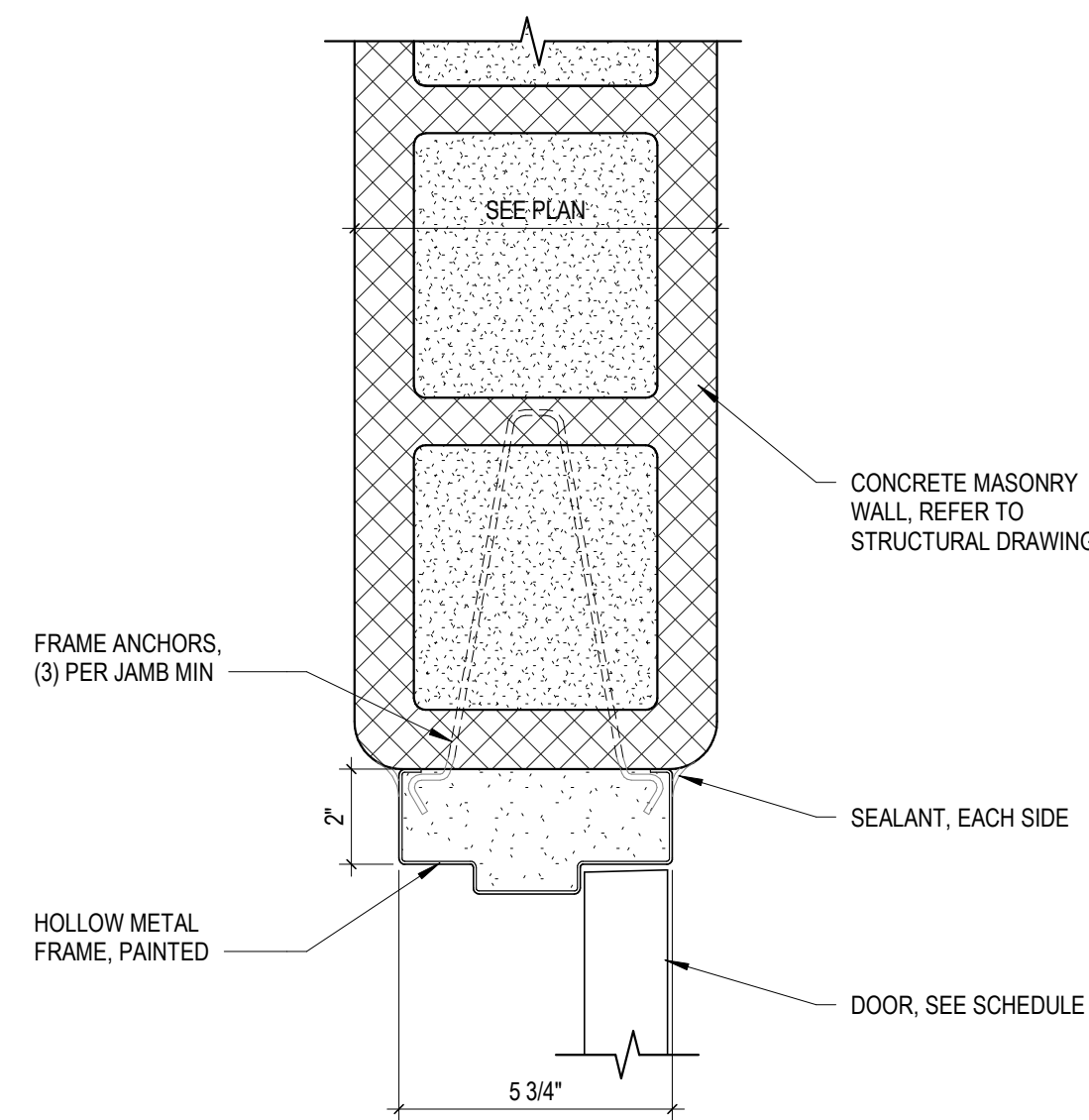
7 Door Jamb - CMU with Brick Veneer



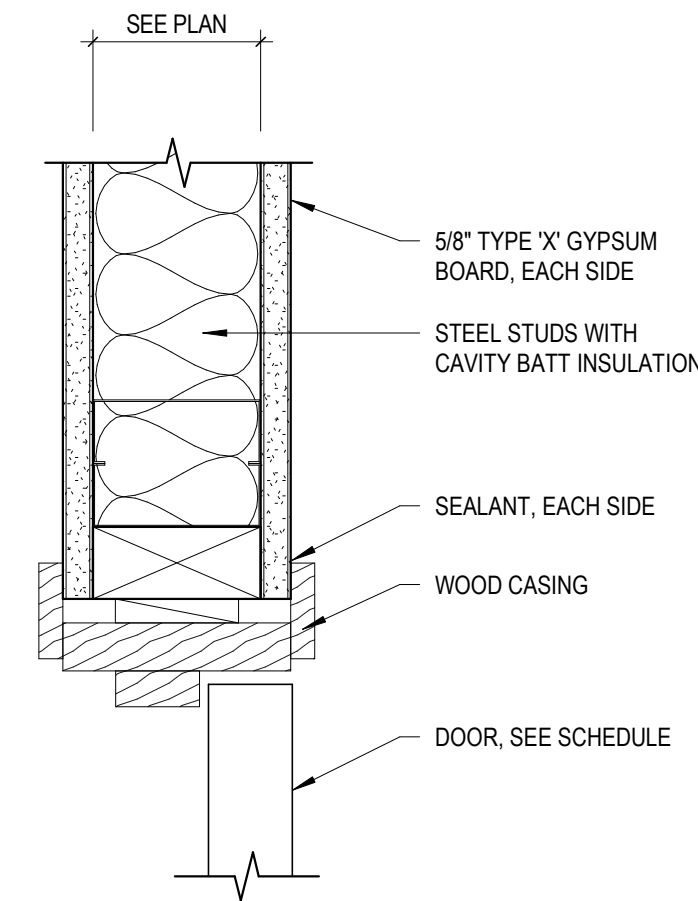
8 Door Head - CMU with Brick Veneer



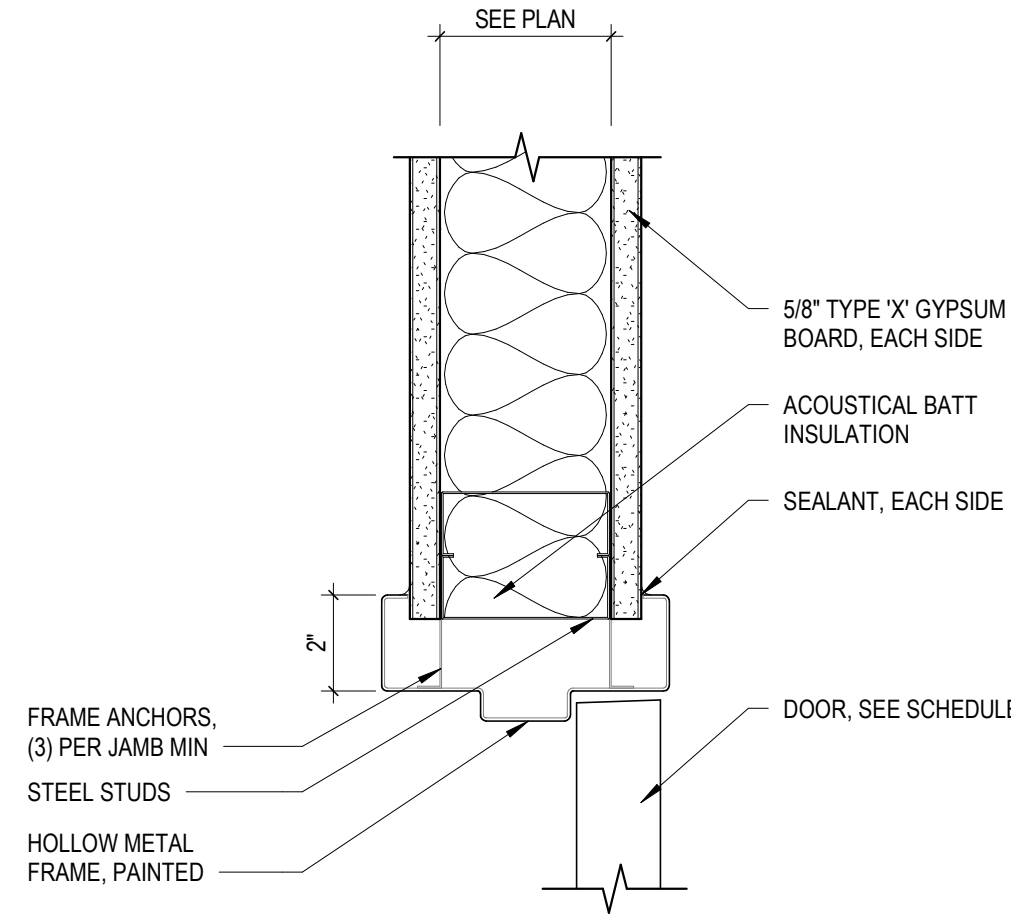
4 Jamb Detail



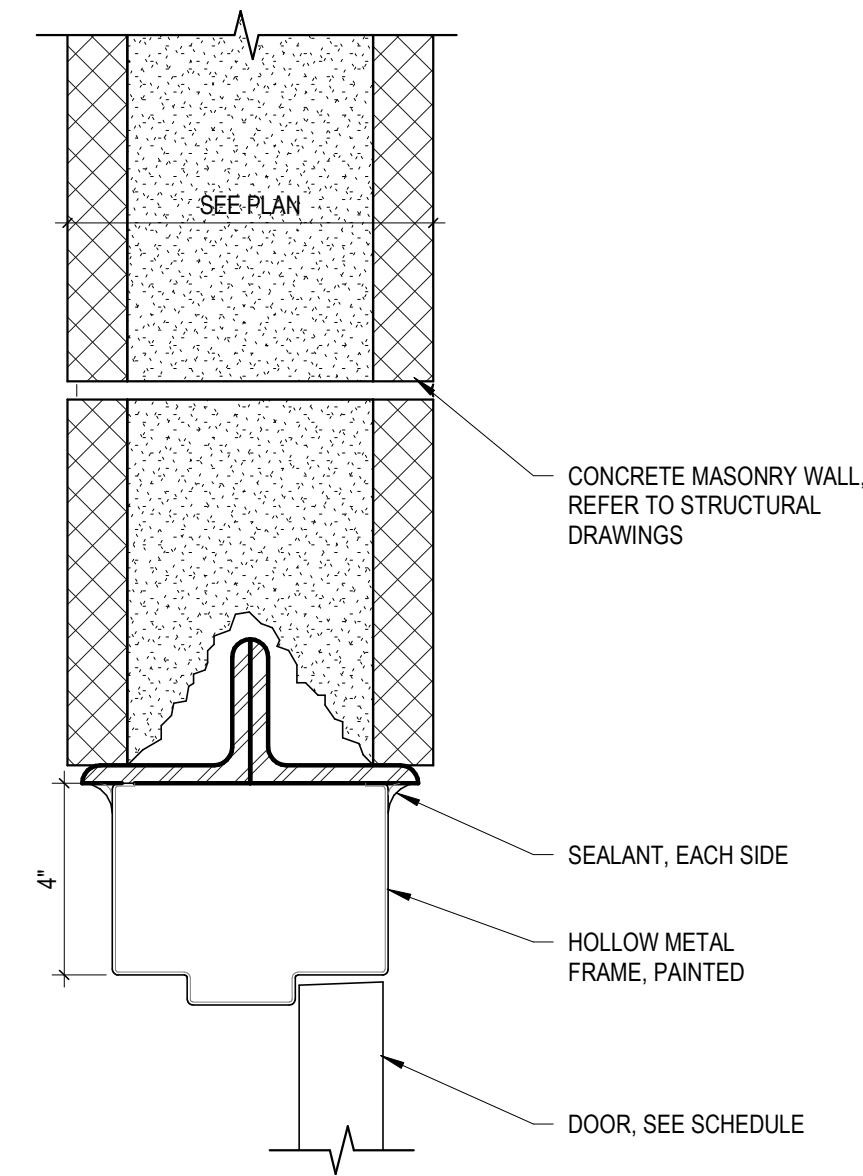
5 Jamb Detail



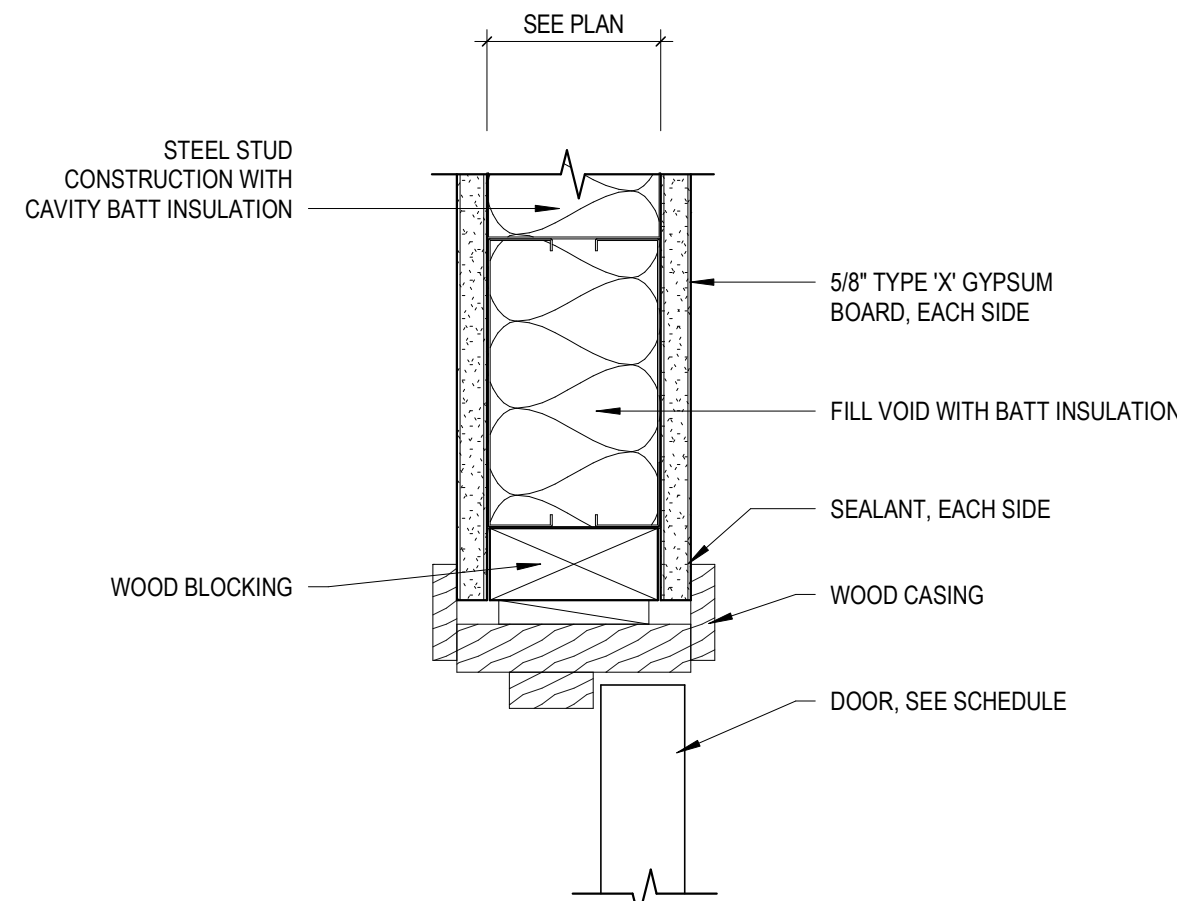
6 Jamb Detail



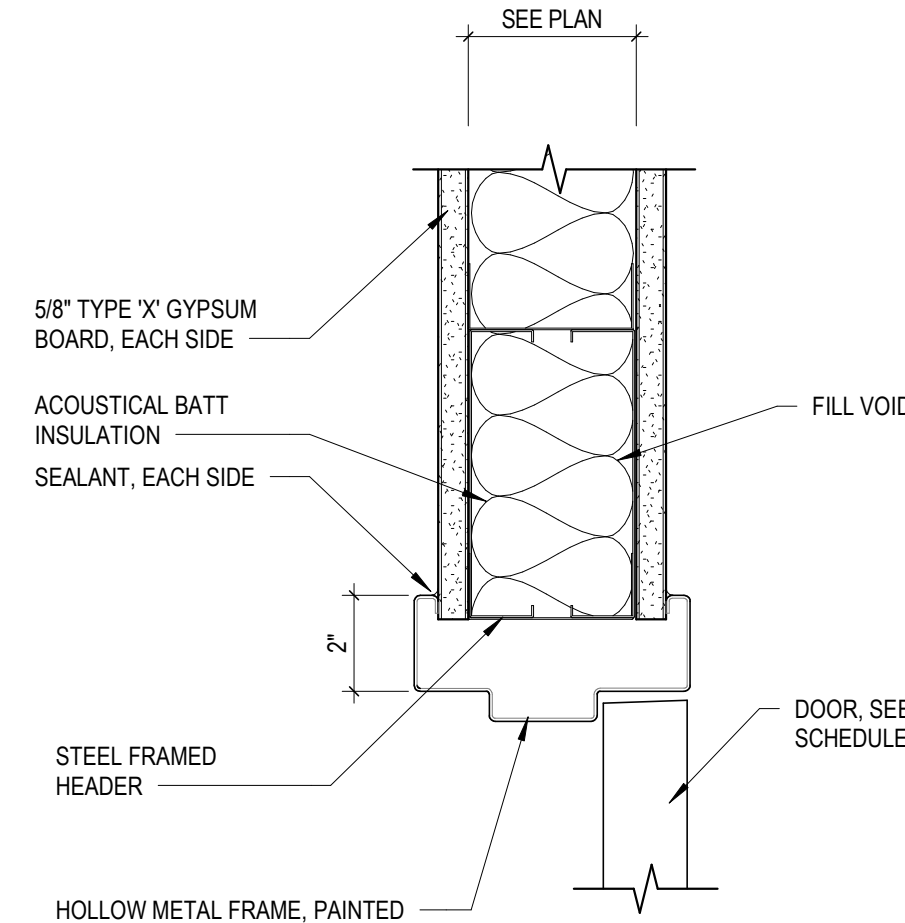
1 Head Detail



2 Head Detail



3 Head Detail



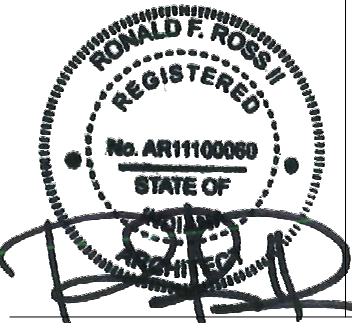
New Construction and Renovation Work for :

Ivy Flats

205 Rumely St.
LaPorte, IN 46350



221 West Baker Street
Fort Wayne, Indiana 46802
pho 260.422.7994
fax 260.426.2067



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REVISION: 1 Addendum 1
DATE: 04-15-2024

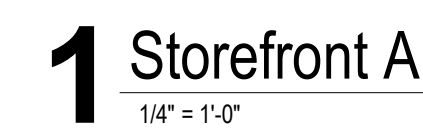
DRAWN BY: NPD/TJG
COMMISSION NUMBER: F22131
REVIEWED BY: RFR
DATE: 2024-03-13

A511

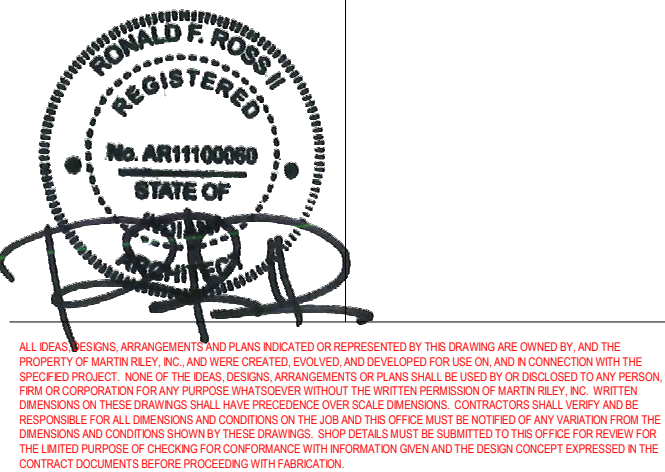
DOOR DETAILS

VISION GLAZING
 TYPE: **G-2**
 MONOLITHIC INTERIOR VISION
 GLAZING FULLY-TEMPERED
 FLOAT GLASS GLAZING
 TINT CLEAR
 TOTAL THICKNESS: 1/4"

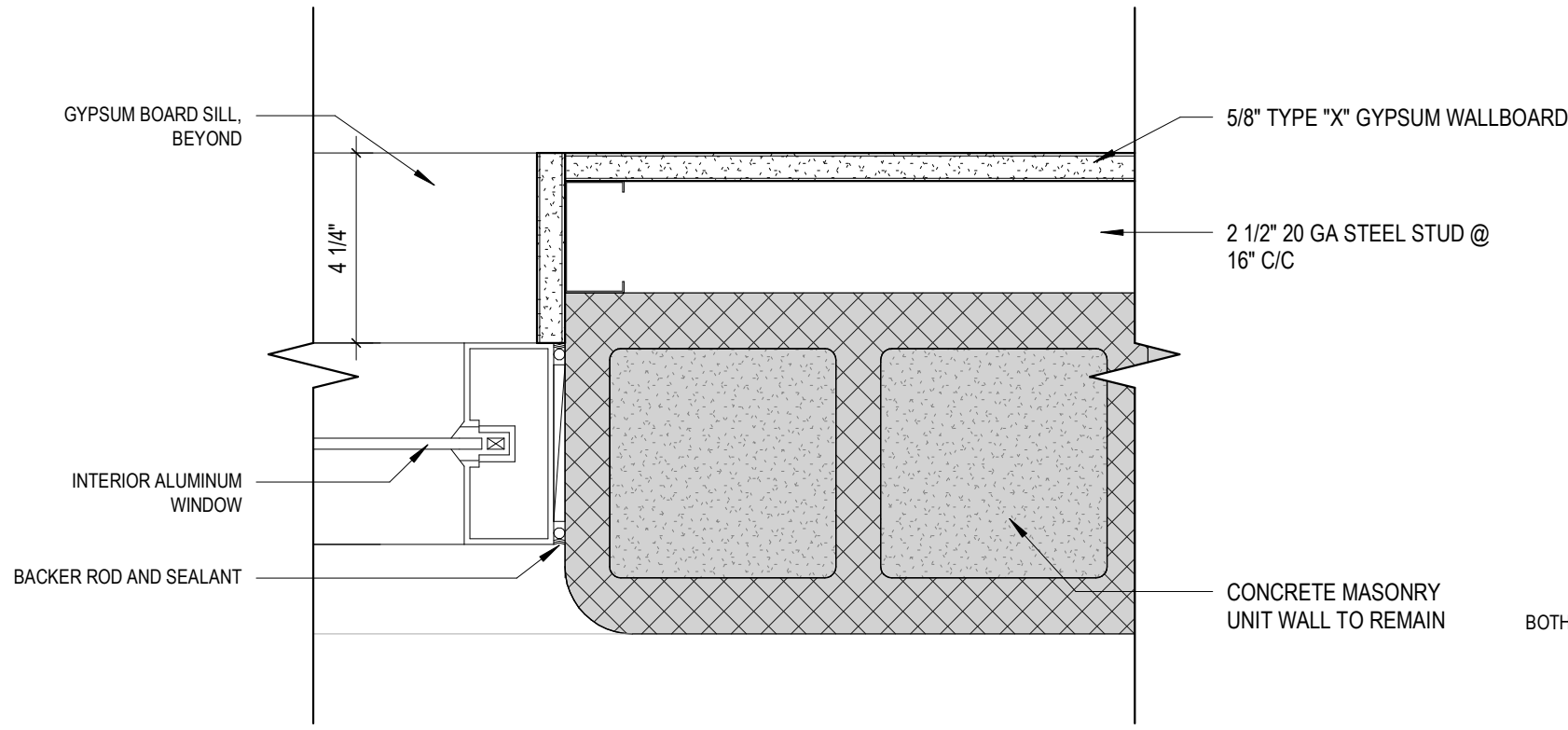
GENERAL NOTES:
1. PROVIDE ANY AND ALL TRIM PIECES AND COMPONENTS REQUIRED FOR WEATHER TIGHT AND AESTHETICALLY COMPLETE WINDOW SYSTEM
2. XXX
3. XXX



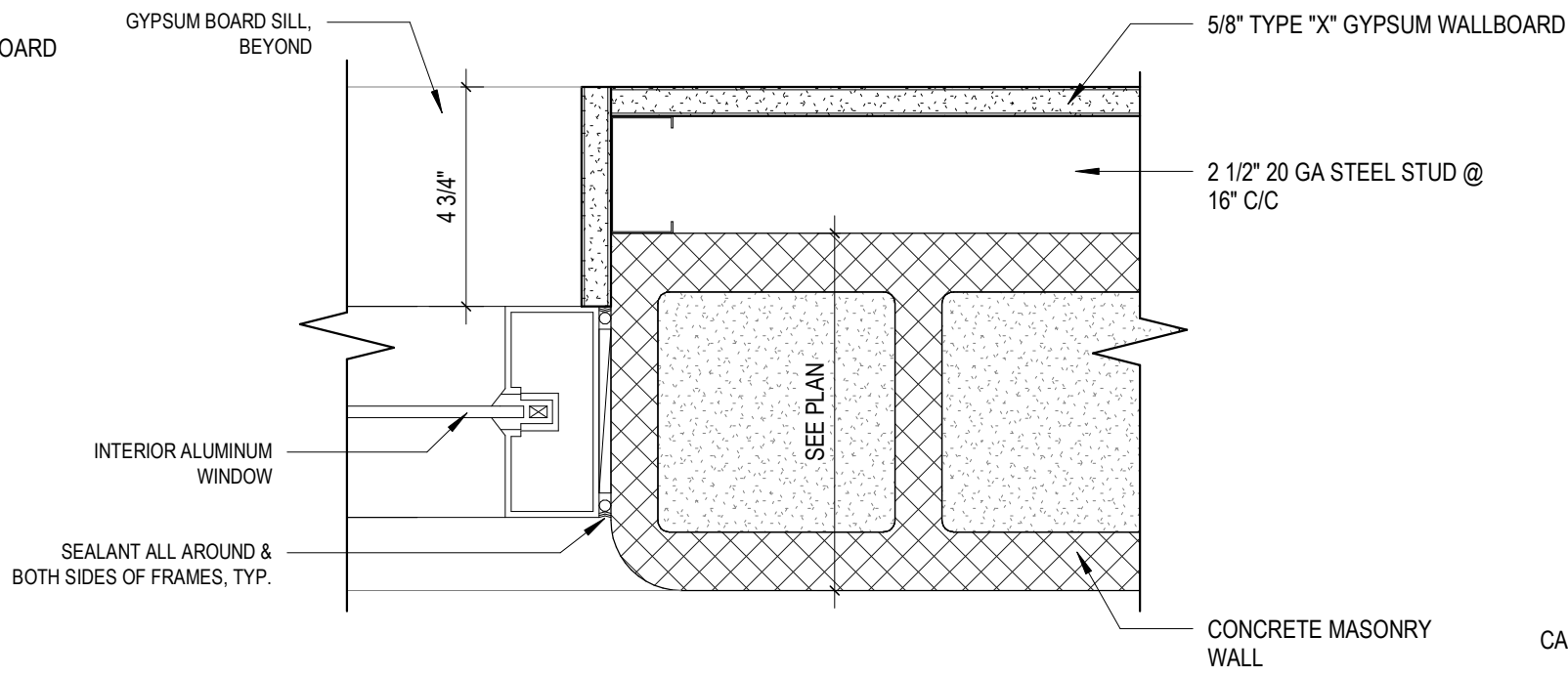
205 Rumely St.
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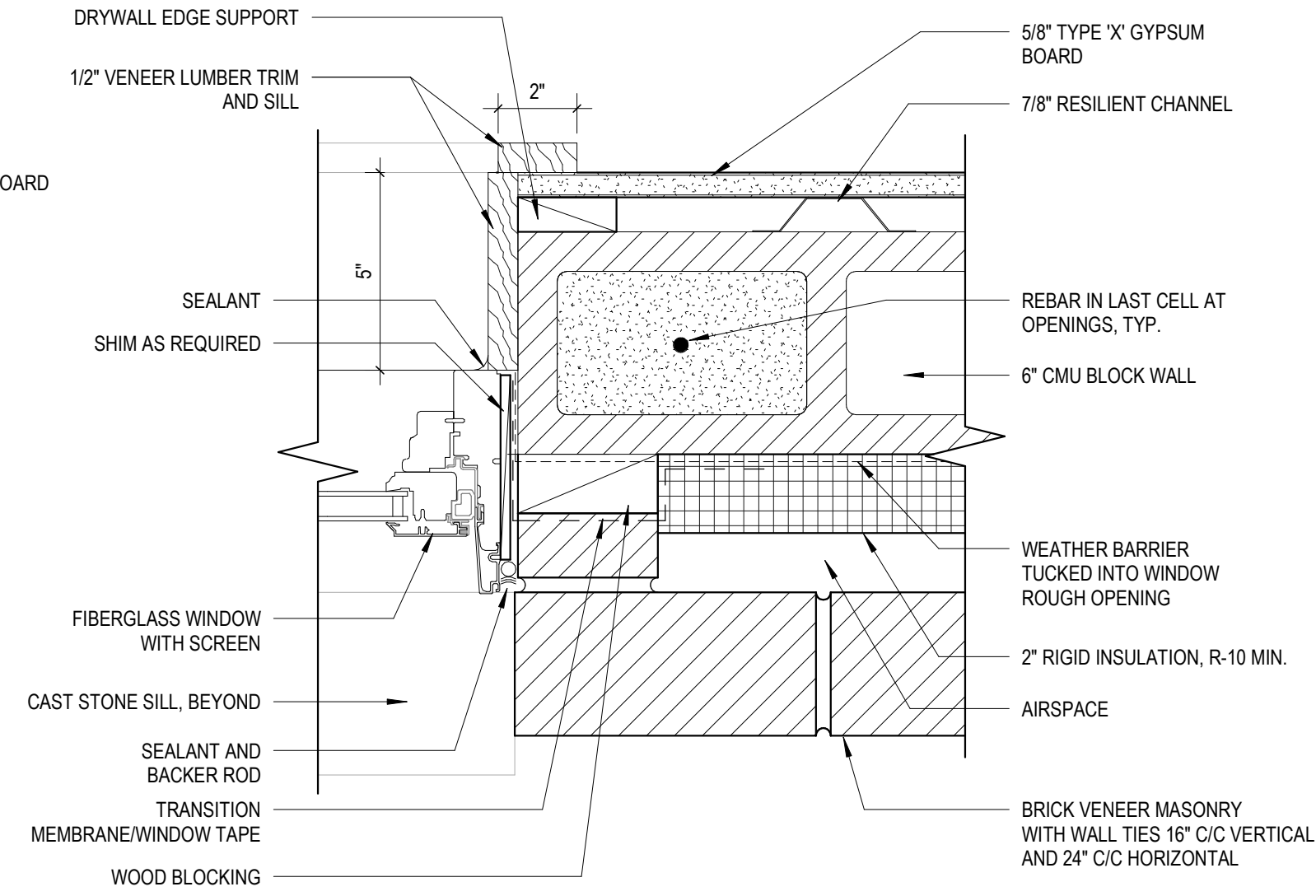
WINDOW SCHEDULE, ELEVATIONS, AND DETAILS



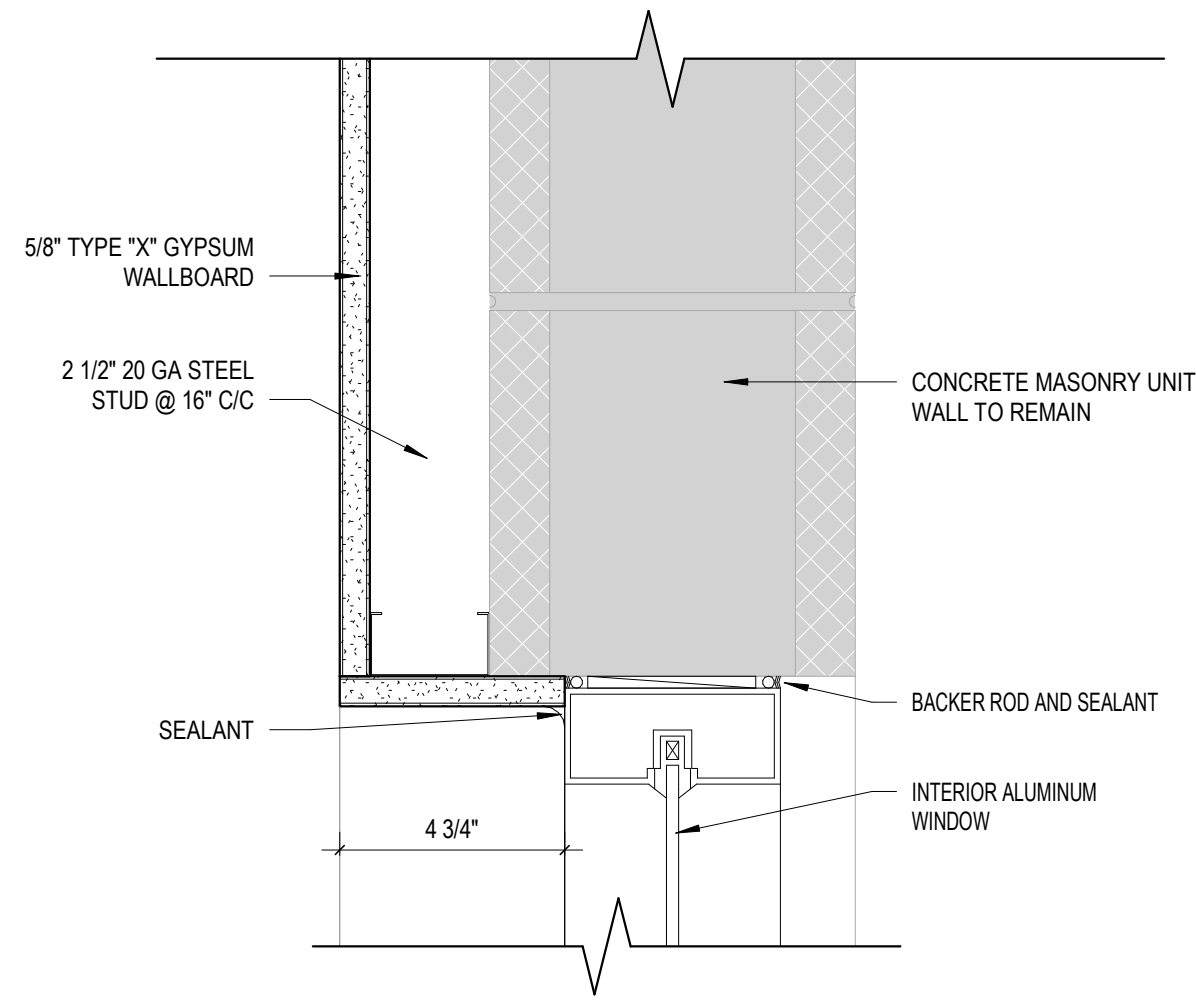
9 Window Detail Jamb - Exist. Interior Block w/ Fur
3" = 1'-0"



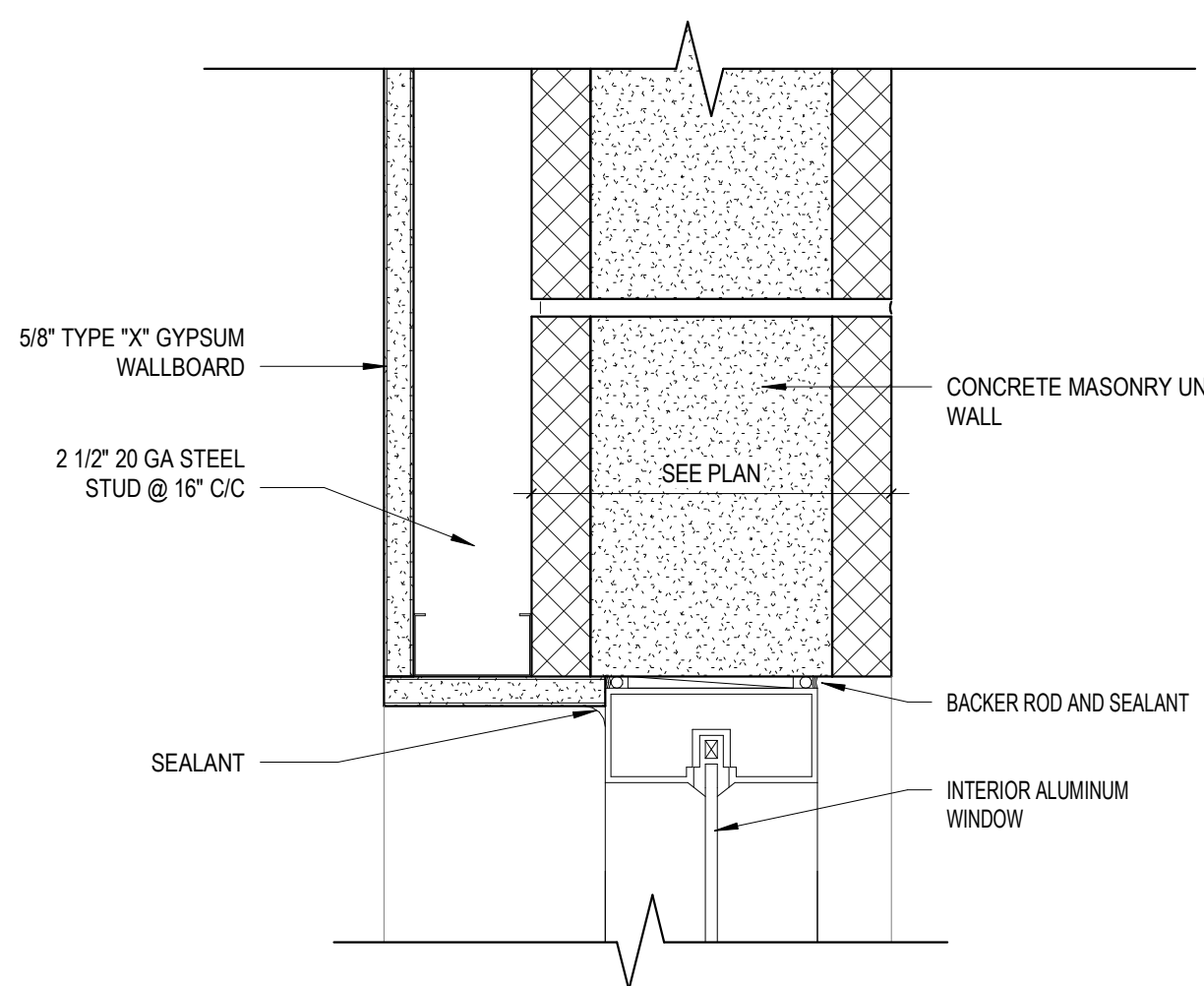
6 Window Detail Jamb - Interior Block w/ Fur
3" = 1'-0"



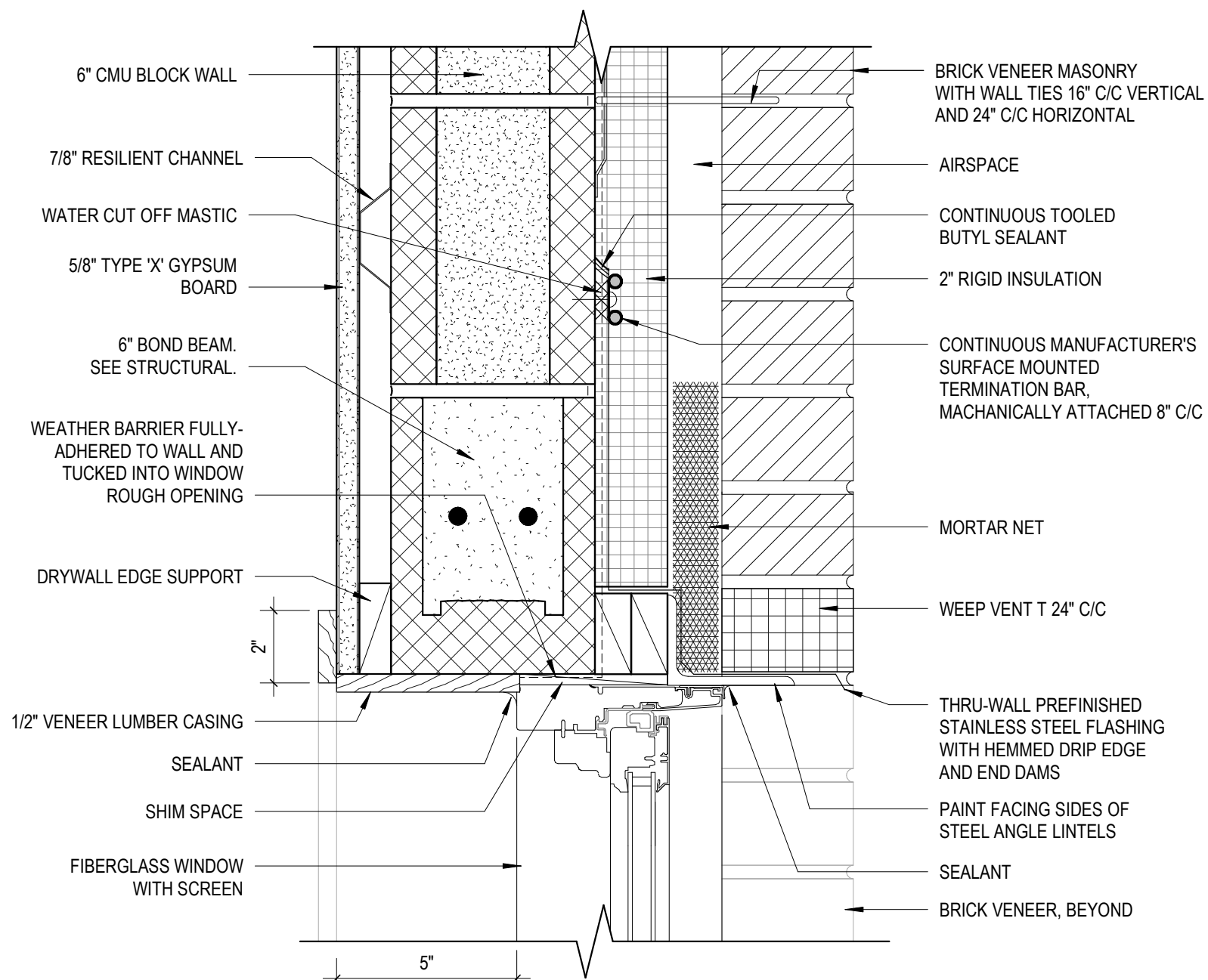
3 Window Detail Jamb - New Brick
3" = 1'-0"



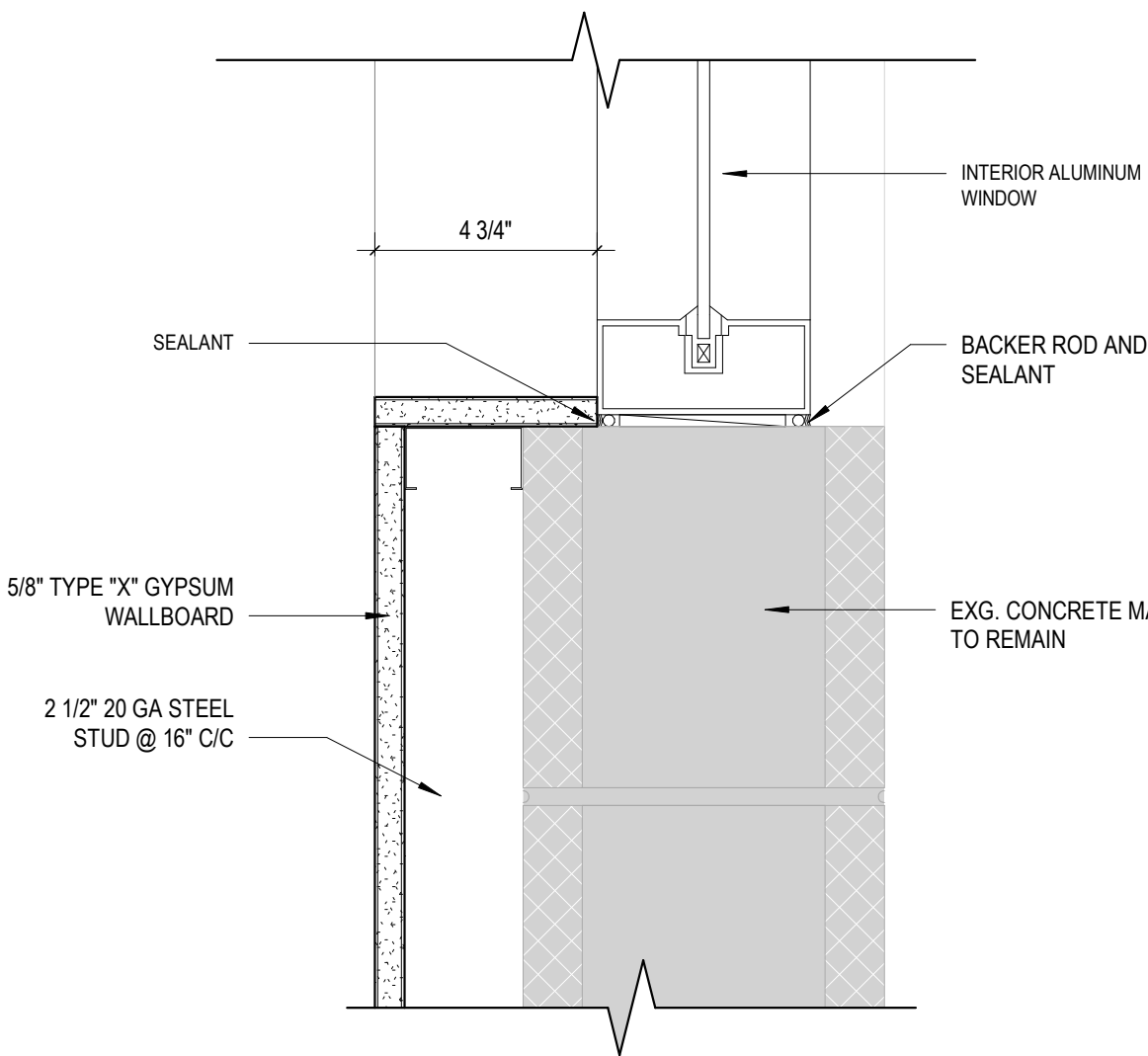
8 Window Detail Head - Exist. Interior Block w/ Fur
3" = 1'-0"



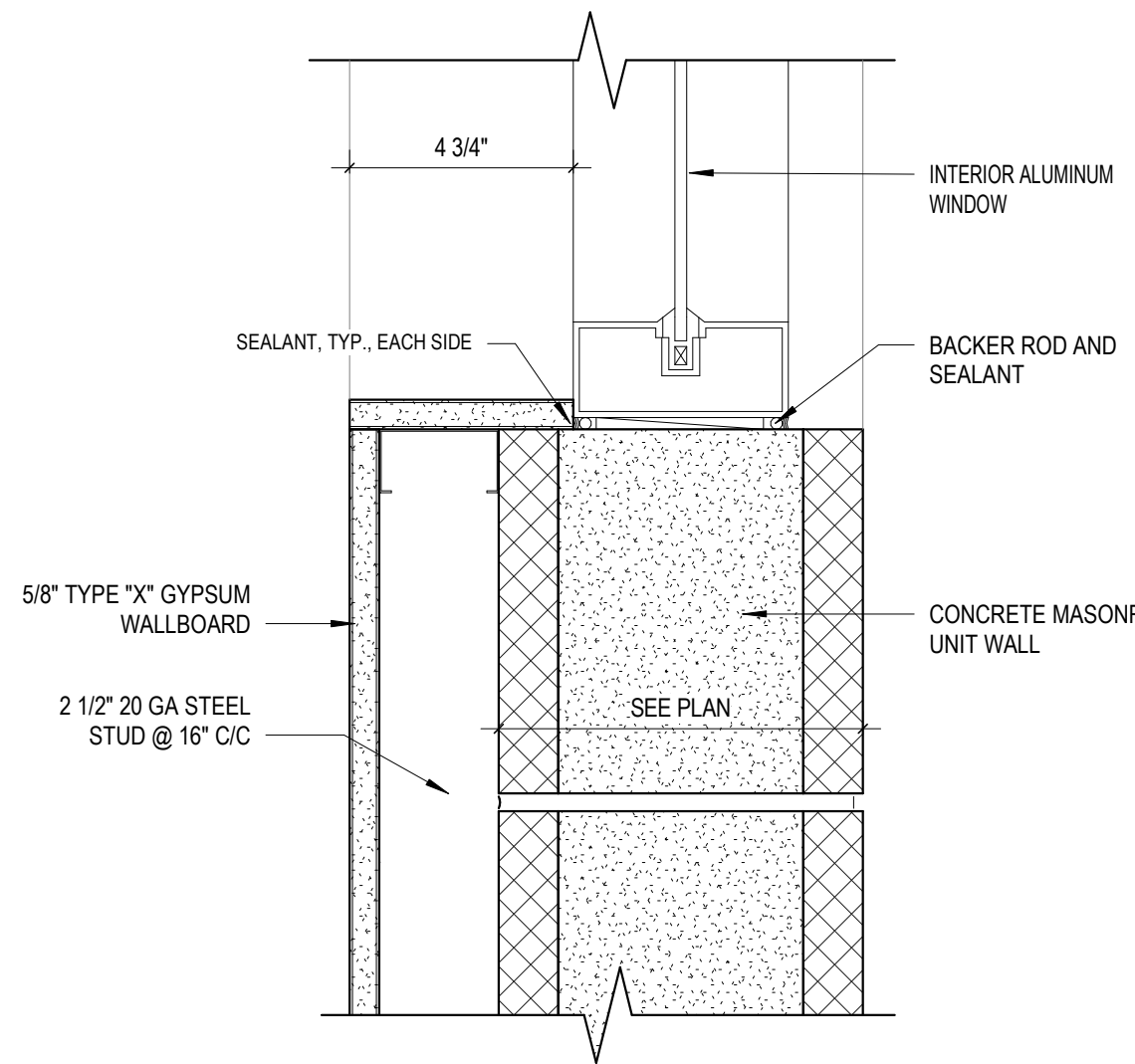
5 Window Detail Head - Interior Block w/ Fur
3" = 1'-0"



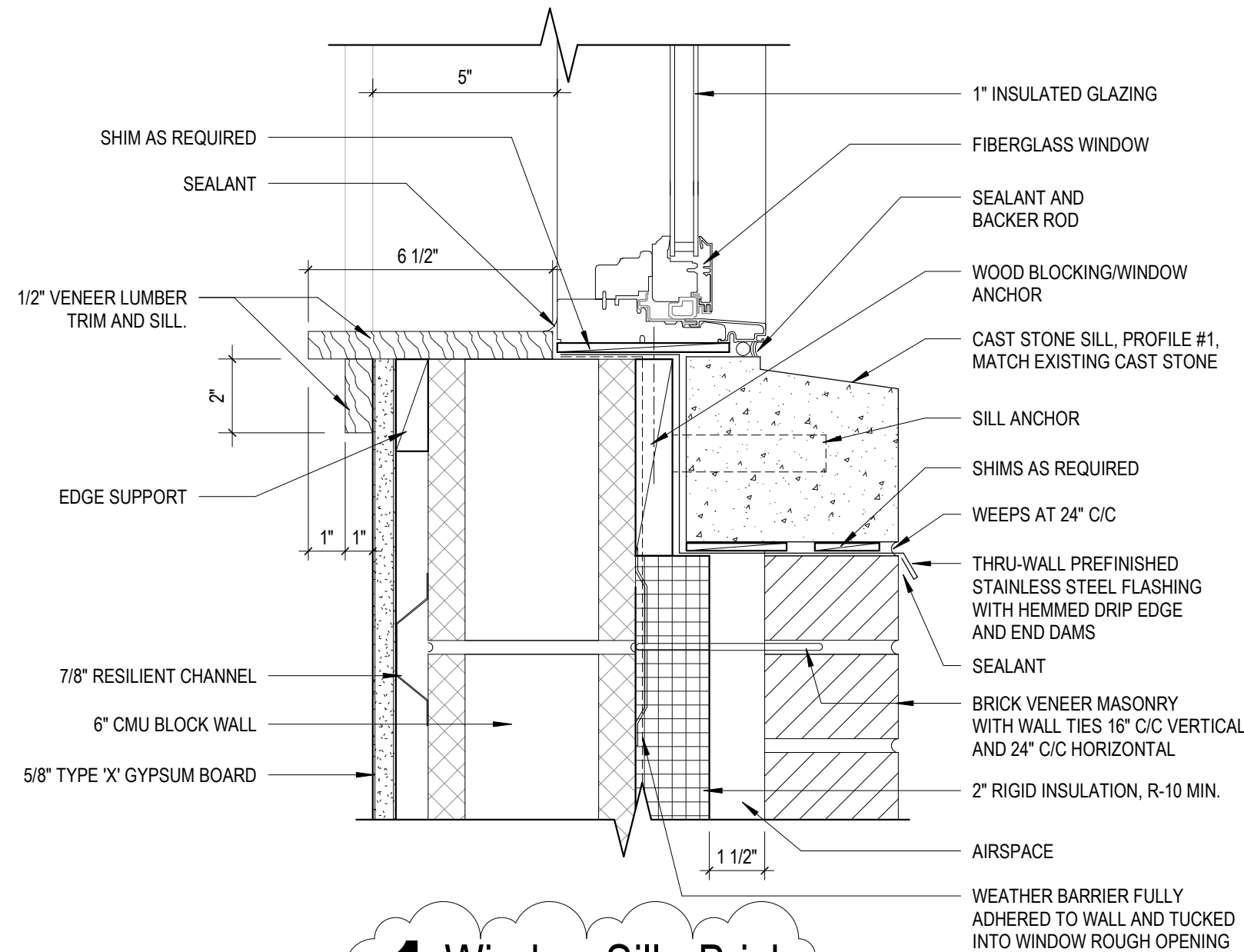
2 Window Head - Brick
3" = 1'-0"



7 Window Detail Sill - Exist. Interior Block w/ Fur
3" = 1'-0"



4 Window Detail Sill - Interior Block w/ Fur
3" = 1'-0"



1 Window Sill - Brick
3" = 1'-0"

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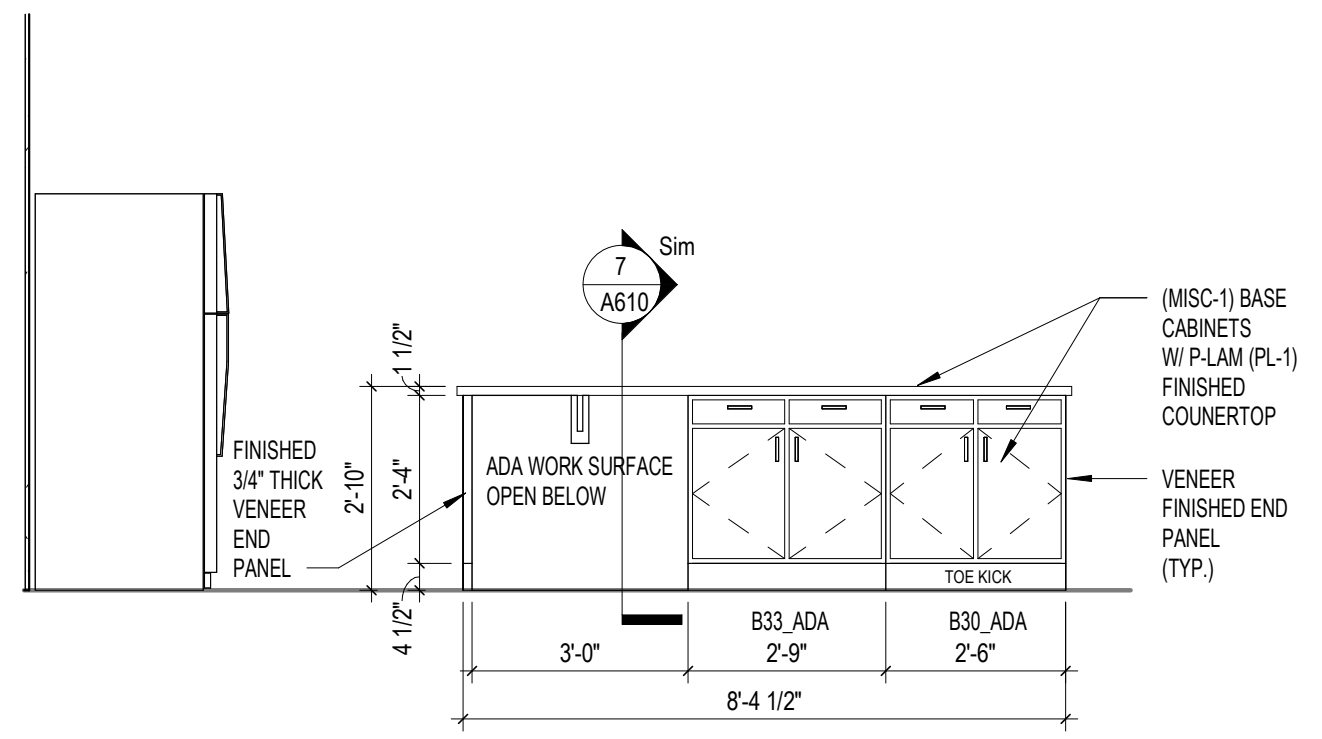
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REVISION:	DATE:
1 Addendum 1	04-15-2024

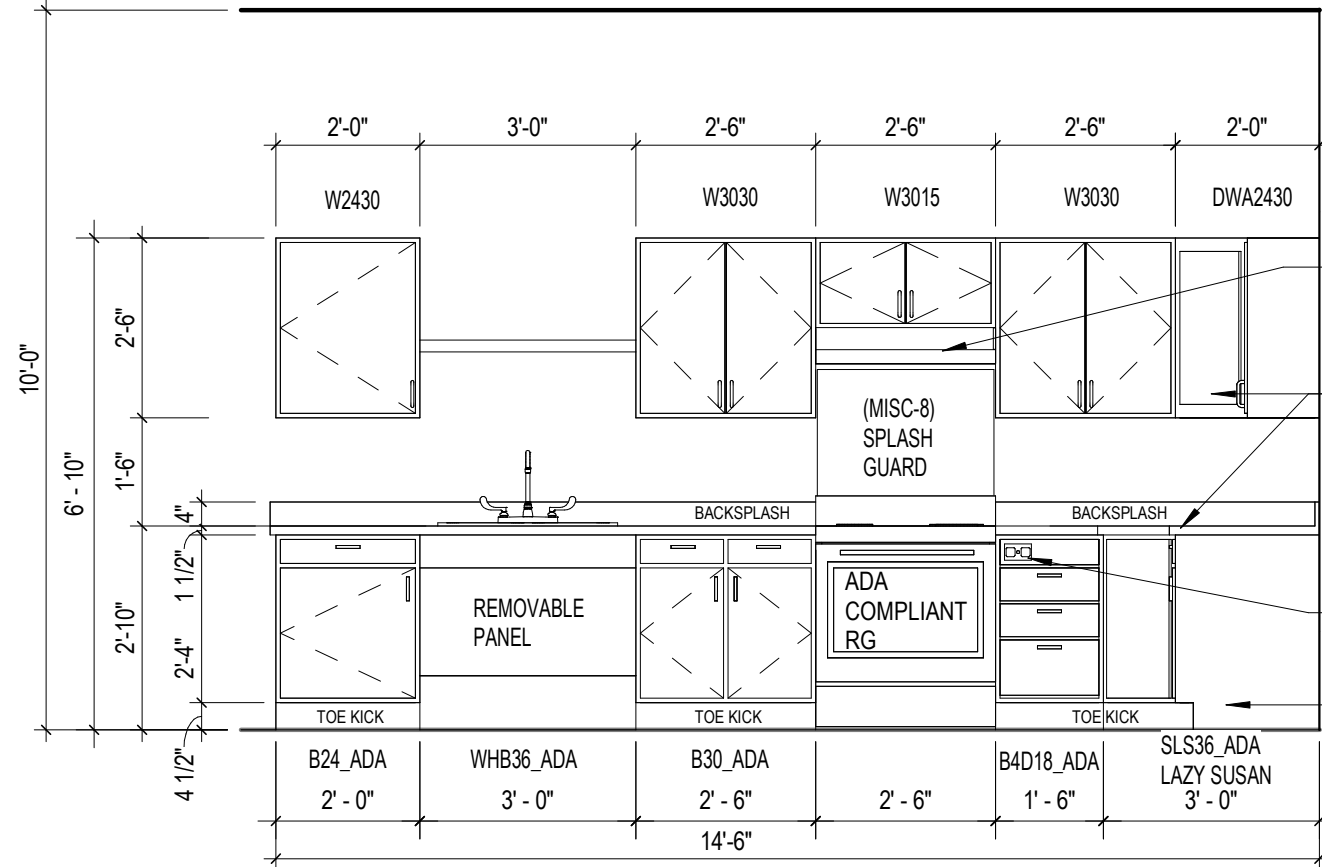
DRAWN BY:	BMM	REVIEWED BY:	RFR
COMMISSION NUMBER:	F22131	DATE:	2024-03-13

A514

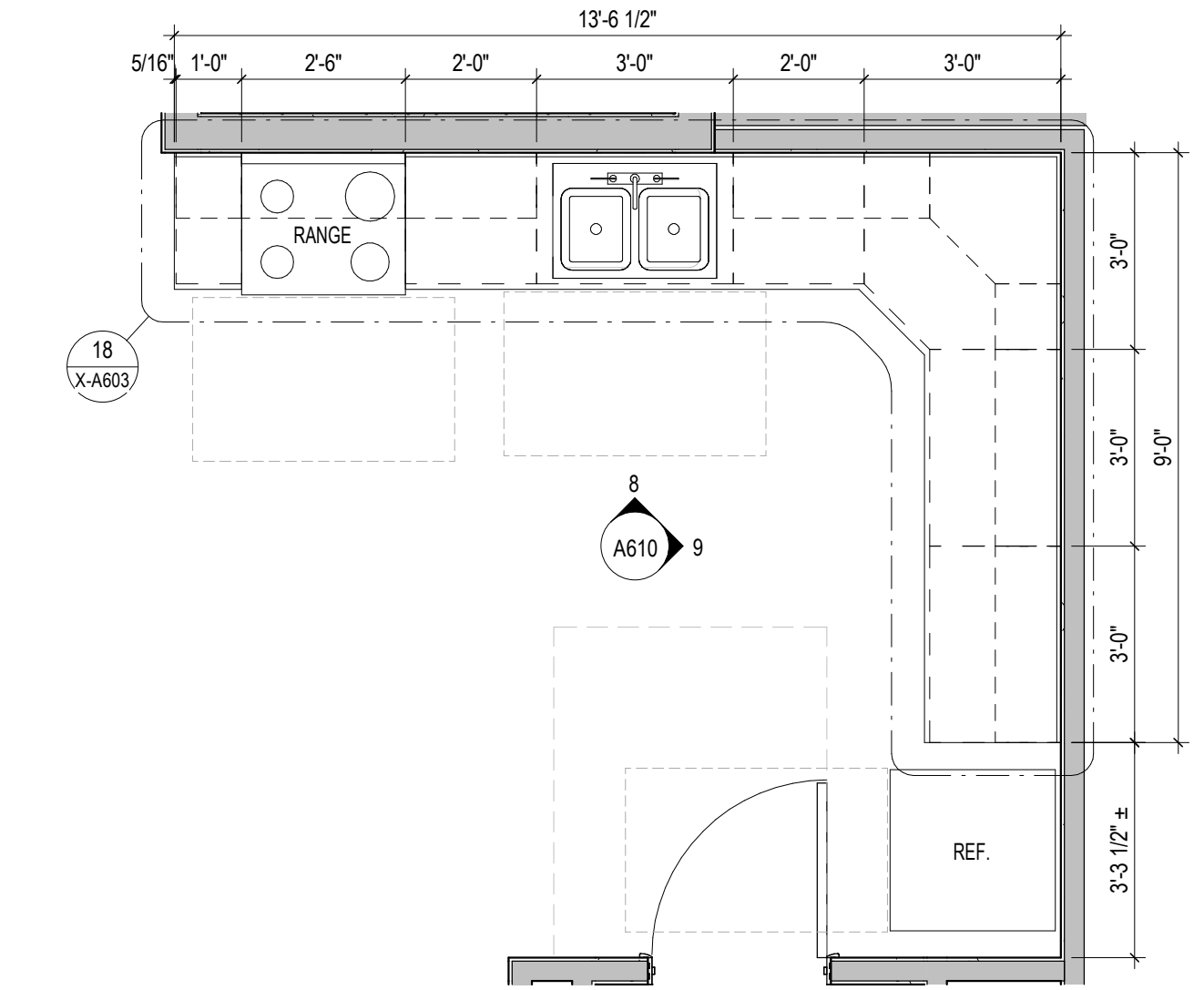
WINDOW DETAILS



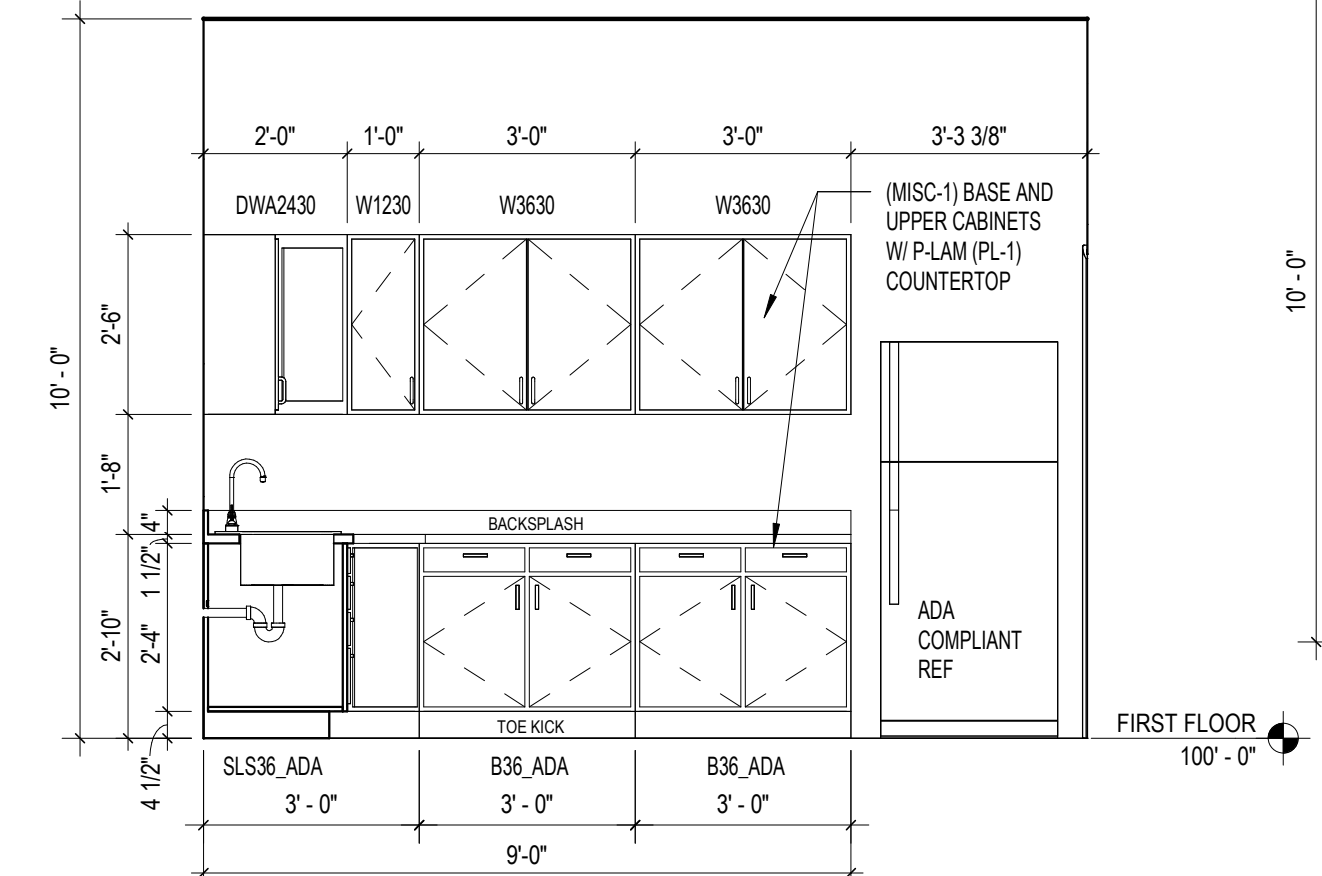
14 Kitchen Elevation - South - Unit D
3/8" = 1'-0"



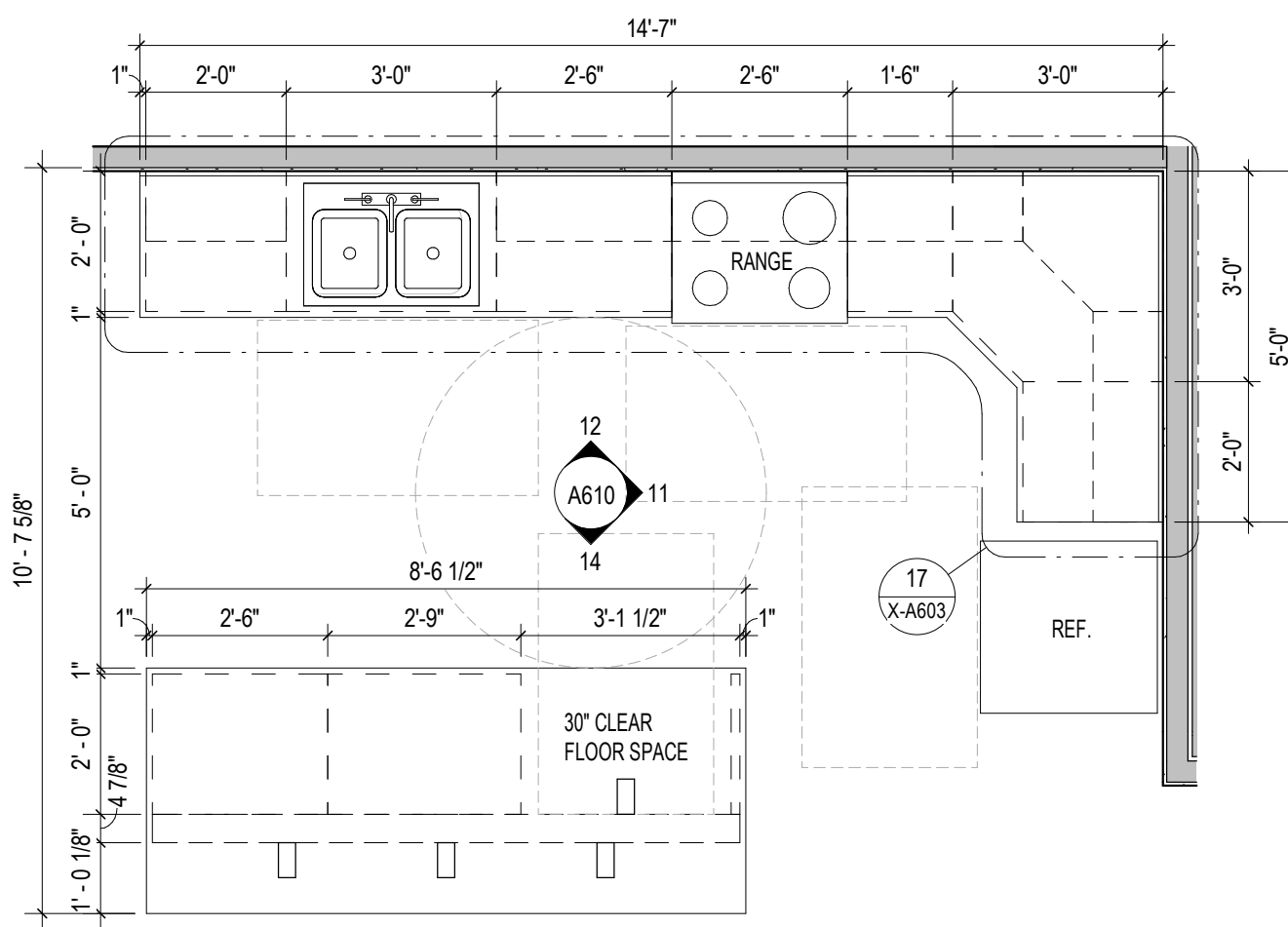
12 Kitchen Elevation - North - Unit D
3/8" = 1'-0"



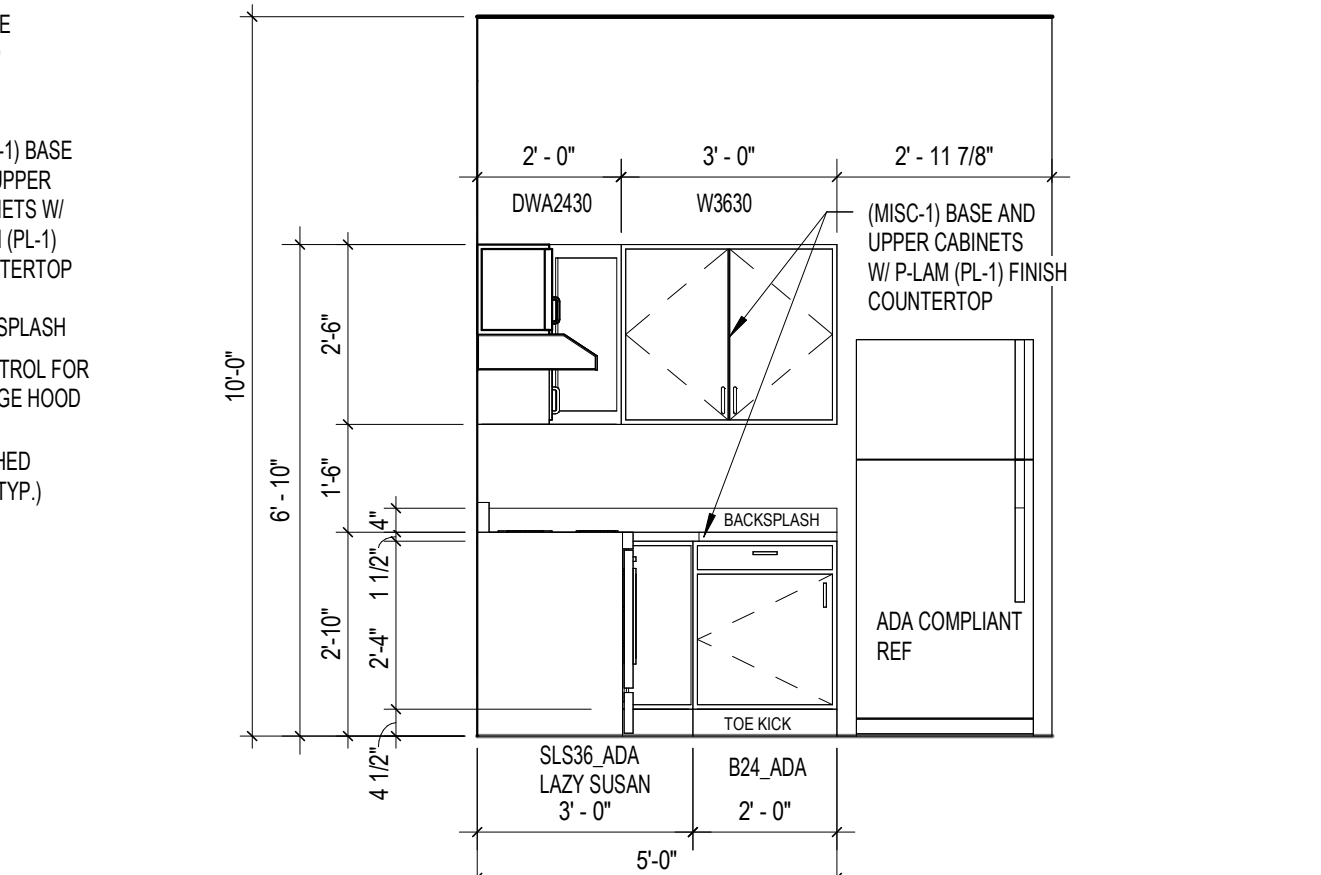
10 Enlarged Kitchen - Unit C
3/8" = 1'-0"



9 Kitchen Elevation - East - Unit C
3/8" = 1'-0"



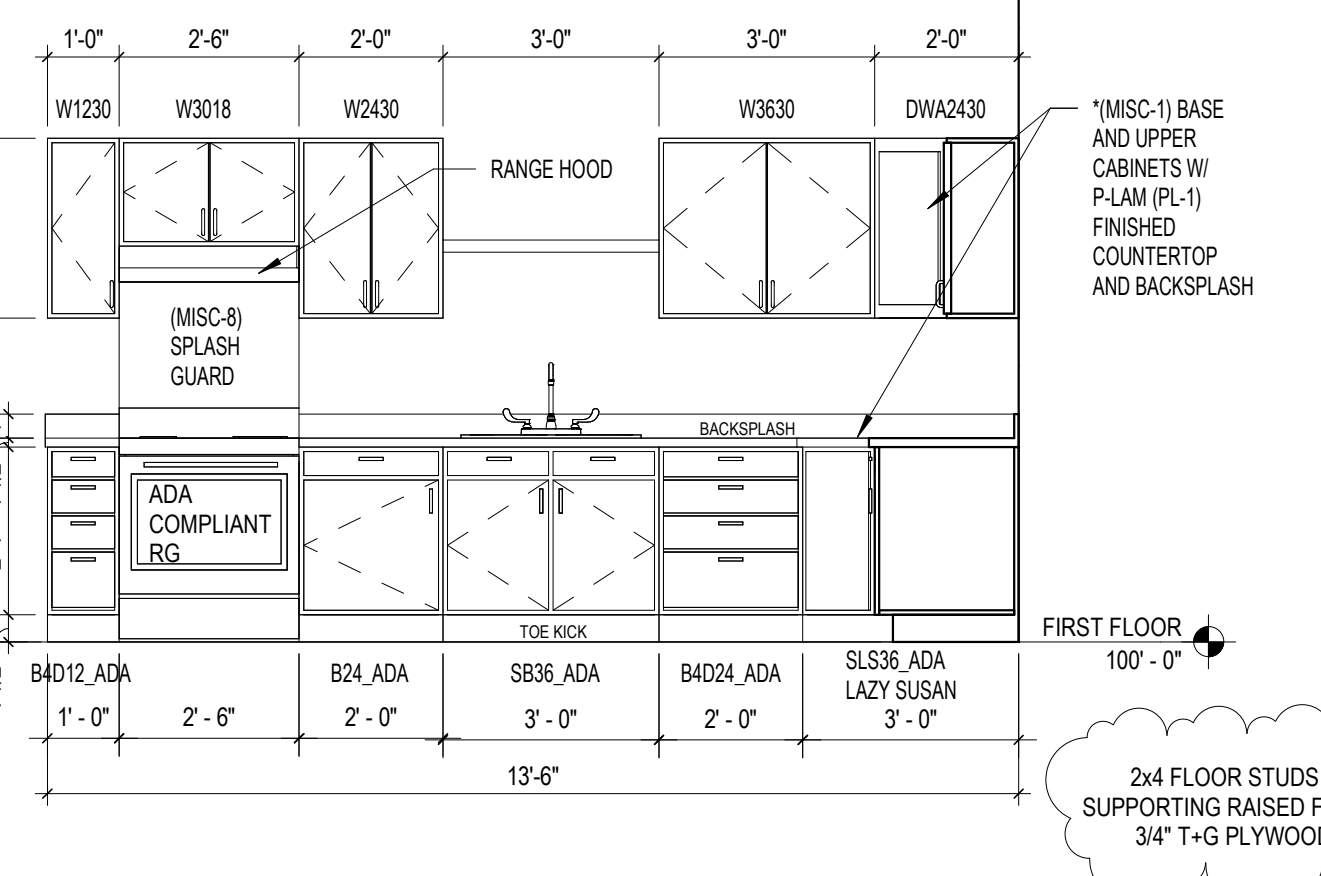
13 Enlarged Kitchen - Unit D
3/8" = 1'-0"



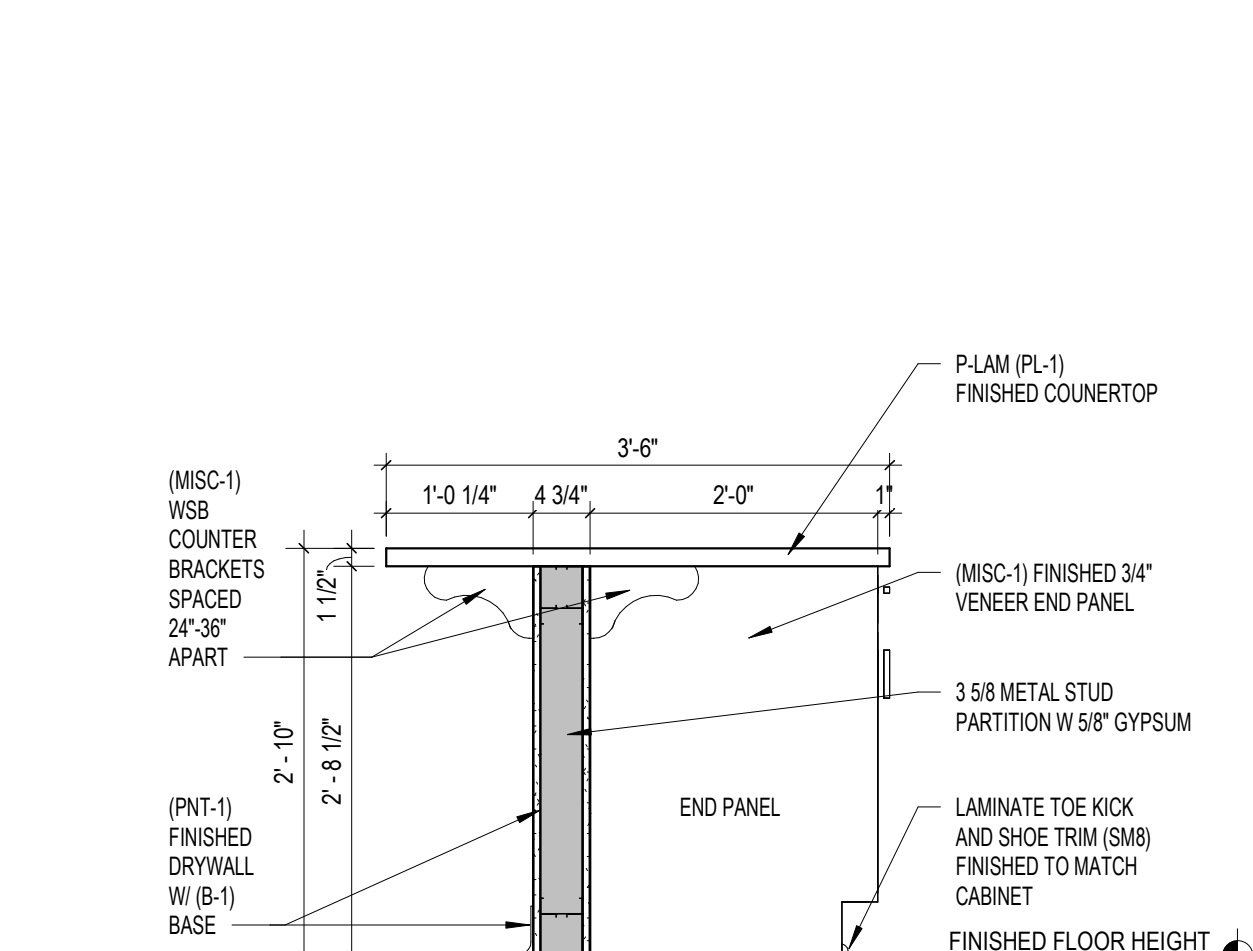
11 Kitchen Elevation - East - Unit D
3/8" = 1'-0"



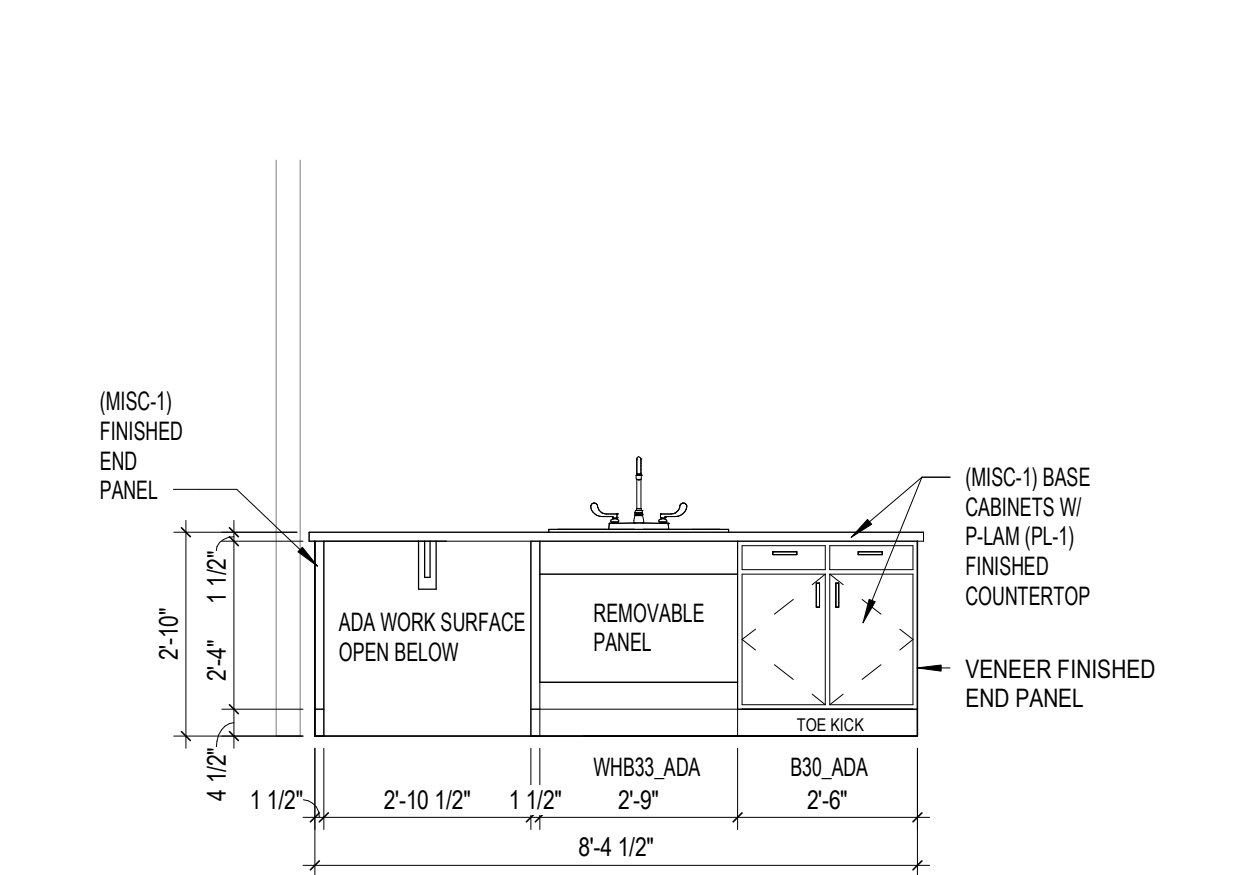
10 Enlarged Kitchen - Unit C
3/8" = 1'-0"



8 Kitchen Elevation - North - Unit C
3/8" = 1'-0"



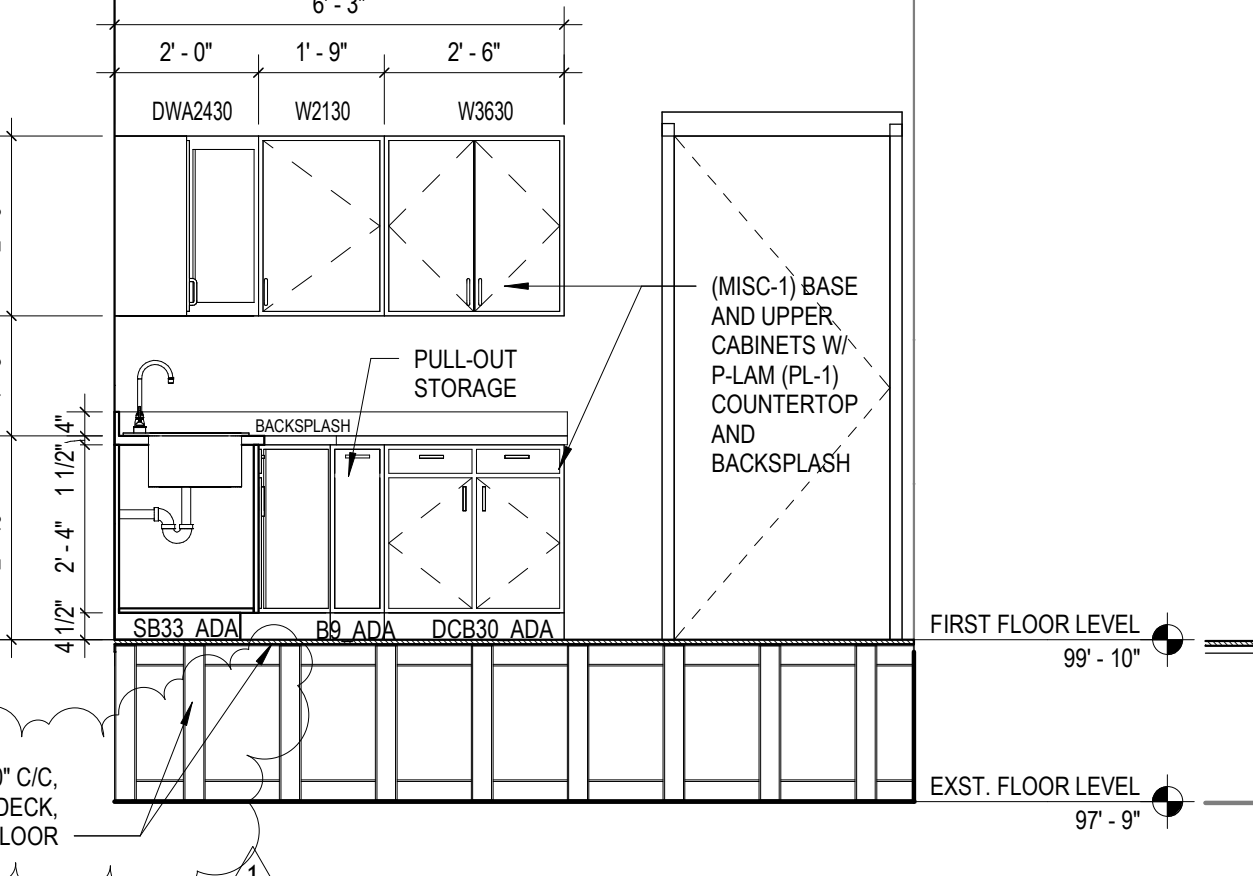
7 Island Section - Typ
3/4" = 1'-0"



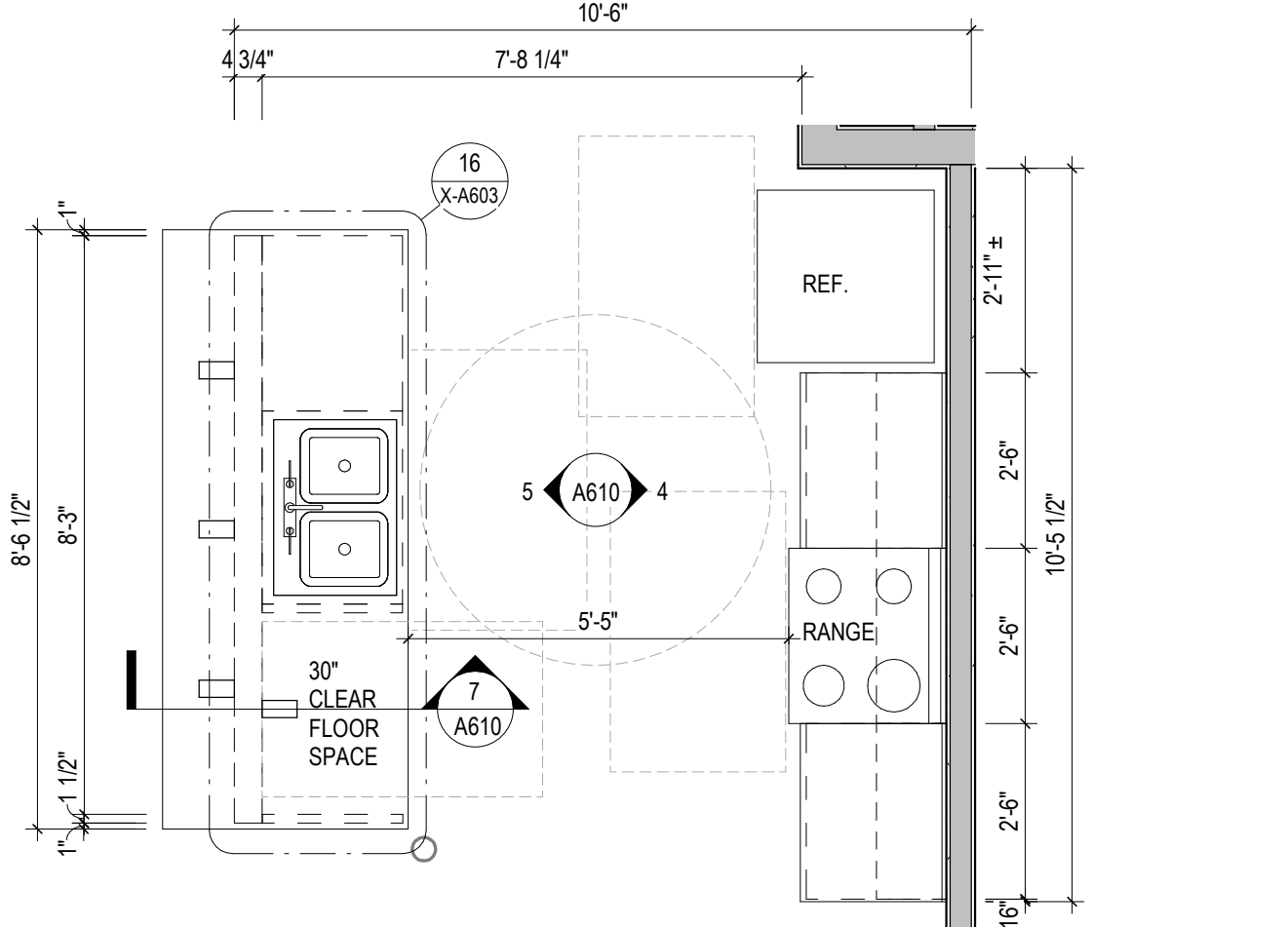
5 Kitchen Elevation - East - Unit B
3/8" = 1'-0"



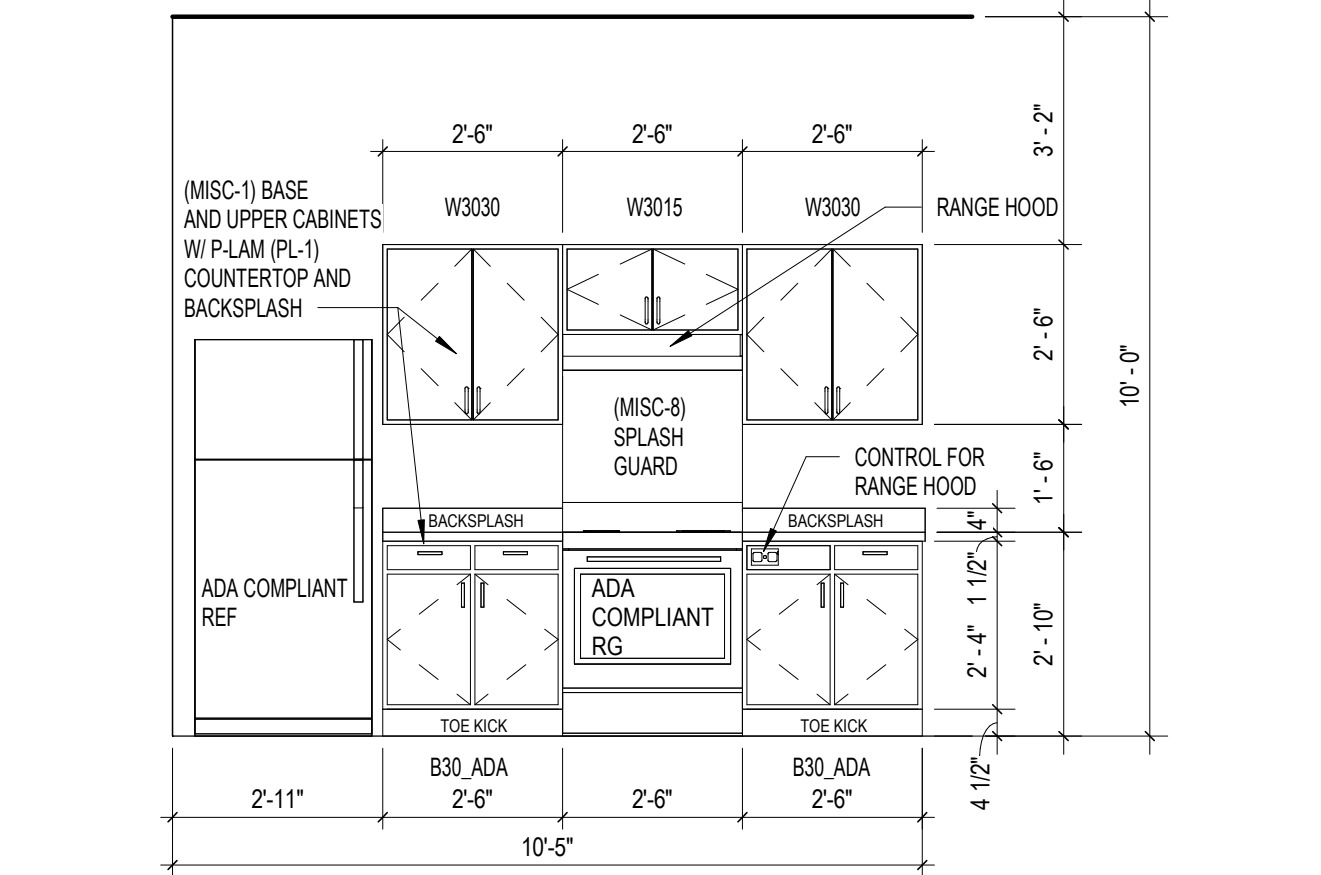
3 Enlarged Kitchen - Unit A
3/8" = 1'-0"



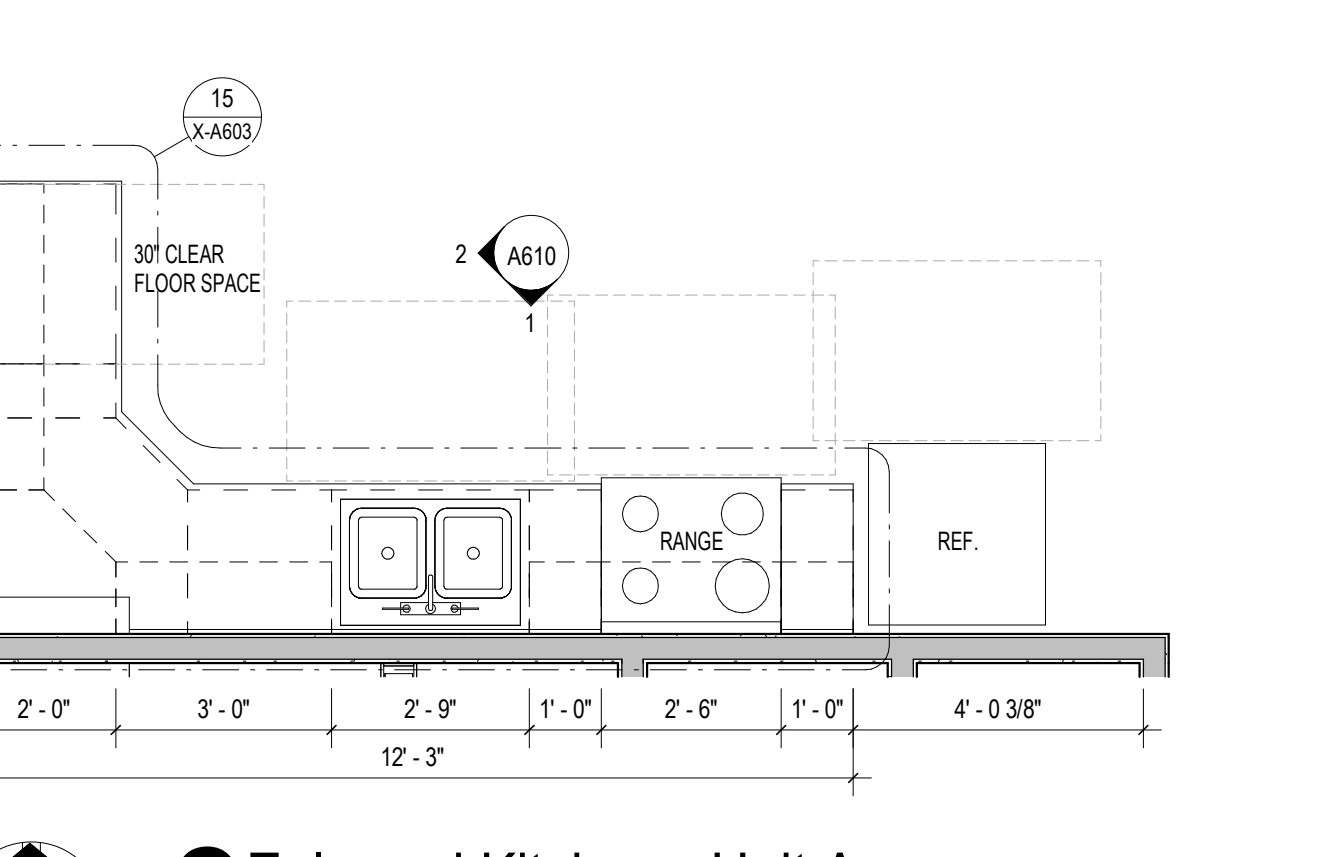
2 Kitchen Elevation - West - Unit A
3/8" = 1'-0"



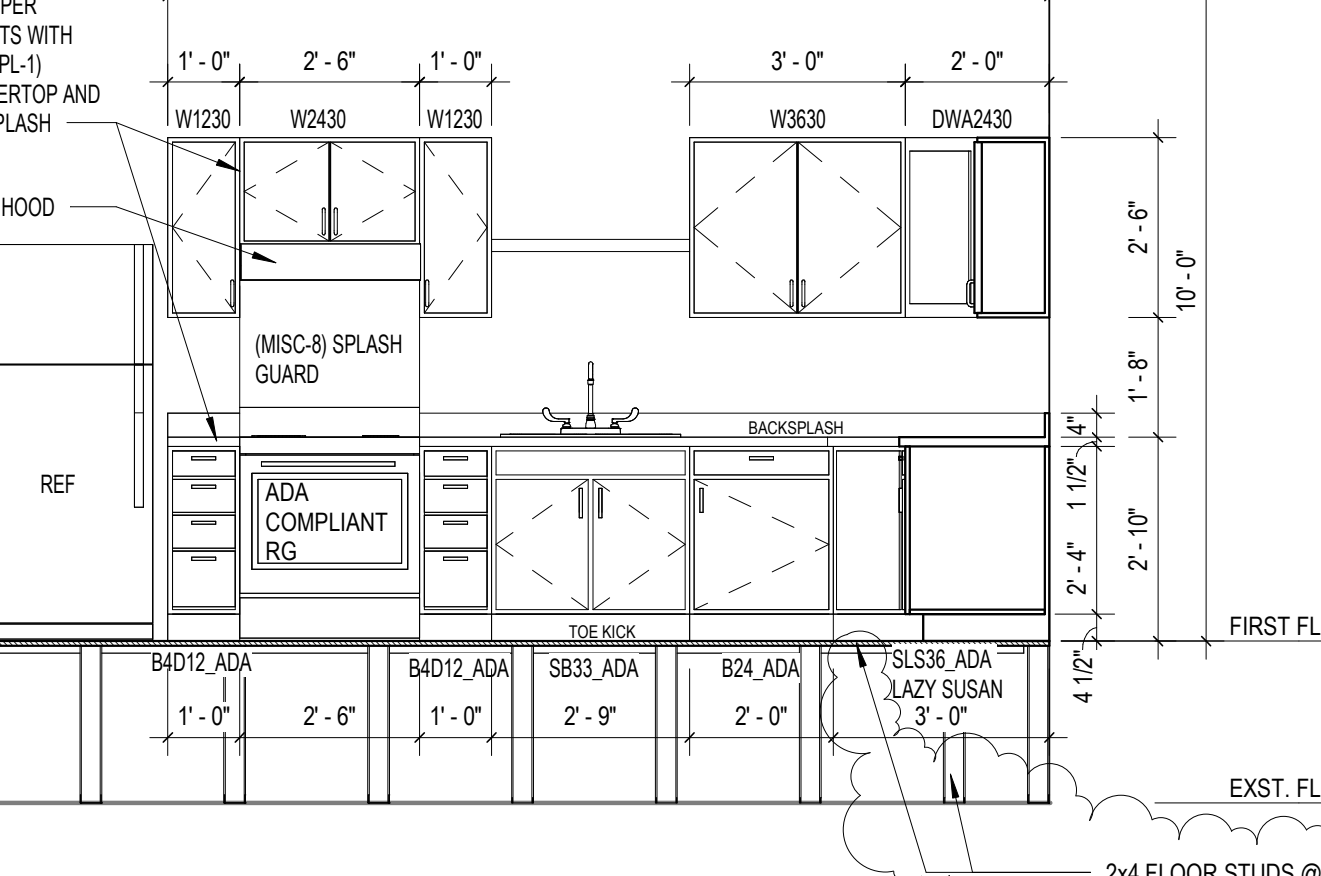
6 Enlarged Kitchen - Unit B
3/8" = 1'-0"



4 Kitchen Elevation - East - Unit B
3/8" = 1'-0"



3 Enlarged Kitchen - Unit A
3/8" = 1'-0"



1 Kitchen Elevation - South - Unit A
3/8" = 1'-0"

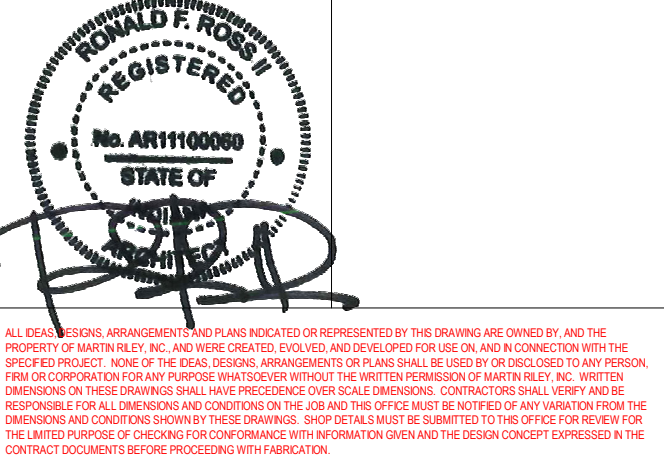
New Construction and Renovation Work for :

Ivy Flats

205 Rumely St.
LaPorte, IN 46350



221 West Baker Street
Fort Wayne, Indiana 46802
pho 260.422.7994
fax 260.426.2067



REVISION: 1 Addendum 1 DATE: 04-15-2024

DRAWN BY: SAG, CPB, MEK COMMISSION NUMBER: F22131 REVIEWED BY: RFR DATE: 2024-03-13

A610

INTERIOR ELEVATIONS

General Construction Notes

1. ALL WATER MAINS, HYDRANT ASSEMBLIES AND SERVICE LINES ARE TO BE INSTALLED, TESTED, INSPECTED, AND SANITIZED PER CITY OF LaPORTE STANDARDS.
2. ALL SANITARY SEWERS ARE TO BE INSTALLED, AND INSPECTED PER CITY OF LaPORTE STANDARDS.

LEGEND	
---	EASEMENT
PL PL	PROPERTY LINE
W W	WATER LINE
SS SS	SANITARY SEWER LINE
ST ST	STORM WATER LINE
UGEL UGEL	UNDERGROUND ELECTRIC

ASPHALT PAVEMENT SECTION
GRASS SEED
CONCRETE PAVEMENT SECTION
MULCH LANDSCAPING

New Construction and Renovation Work for :

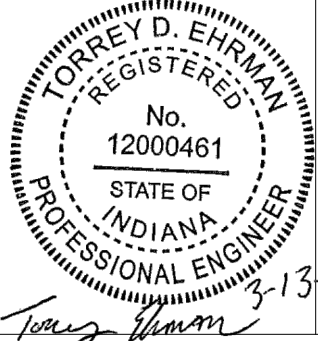
Ivy Flats

205 Rumely St.
LaPorte, IN 46350



MARTINRILEY
architects+engineers

221 West Baker Street
Fort Wayne, Indiana 46802
TEL. 260.422.7994
FAX. 260.426.2067



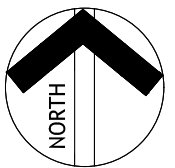
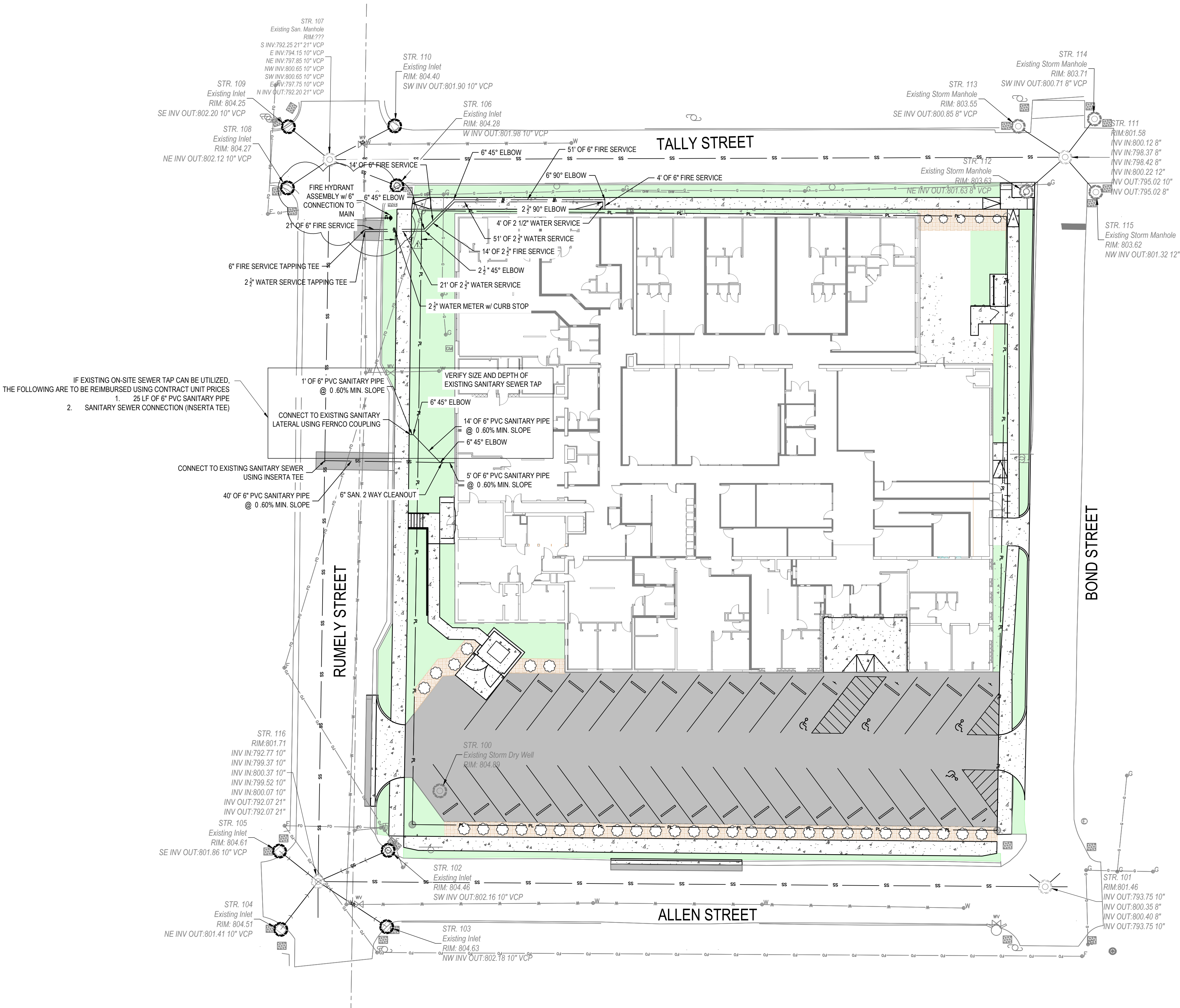
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REVISION	DATE
ADDENDUM 1	2024-04-15

DRAWN BY:	VLB/CAS	REVIEWED BY:	TDE
COMMISSION NUMBER:	F22131	DATE:	2024-03-13

C400

UTILITY PLAN



1

Utility Plan

1" = 20'

F22131 Ivy Flats
4/15/2024 2:43:21 PM
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Project Status



General Electrical Notes

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES & AMENDMENTS.
- SEE SPECIFICATION BOOK FOR ADDITIONAL REQUIREMENTS.
- PROVIDE EVERYTHING NECESSARY TO MAKE REQUIRED SYSTEMS AND FEATURES COMPLETE AND FUNCTIONAL, INCLUDING BUT NOT LIMITED TO FITTINGS, ADAPTERS, WIRE, BOXES, RACEWAY, HARDWARE, TEMPORARY CONNECTIONS AND SUPPORTS.
- DRAWING ORGANIZATION IS NOT TRADE SPECIFIC AND IS NOT INTENDED FOR DIVISION OF WORK AMONG SUBCONTRACTORS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROPERLY DISSEMINATE WORK ON ALL SHEETS AND COORDINATE WITH EVERY SUBCONTRACTOR IN ORDER TO PROVIDE A COMPLETE PROJECT.
- ELECTRICAL DRAWINGS ARE SCHEMATIC IN NATURE. ALL DEVICES AND EQUIPMENT ARE SHOWN IN APPROXIMATE LOCATIONS. CONTRACTORS TO COORDINATE THEIR WORK WITH ALL OTHER TRADES ON SITE. EXTRAS WILL NOT BE GIVEN FOR FORESEEABLE WORK COORDINATION.
- PROTECT ALL EQUIPMENT AND FINISHES, NEW AND EXISTING, FROM DUST DEBRIS AND DAMAGE. FINAL CLEAN-UP SHALL BE PERFORMED TO PROVIDE A CLEAN, DUST FREE ENVIRONMENT TO THE OWNER.
- EXCEPT WHERE NOTED OTHERWISE, SIZE BRANCH CIRCUIT CONDUCTORS WITHIN THE FOLLOWING MAXIMUM LENGTH LIMITS: (MEASURE TO THE CENTER OF THE LOAD FOR LIGHTING AND MOST REMOTE OUTLET FOR RECEPTACLE CIRCUITS). MINIMUM CONDUCTOR SIZE FOR 120V 20A CIRCUIT: 65 FEET - #12, 110 FEET - #10, 165 FEET - #8, 270 FEET - #6
- PROVIDE ADDITIONAL DERATING PER NEC SECTION 310 FOR ALL HOME RUNS WITH MORE THAN THREE CURRENT CARRYING CONDUCTORS IN A SINGLE RACEWAY.
- SHARING OF NEUTRALS SHALL NOT BE PERMITTED.
- PROVIDE BACKBOX AND 3/4" CONDUIT TO ATTIC WITH PULL WIRE FOR ALL TELEPHONE/DATA/AUDIO OUTLETS.

Electrical Legend

SEE TITLE SHEET FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS. SYMBOLS IN THIS LIST ARE NOT DRAWN TO SCALE. SYMBOLS IN THIS LIST, MAY NOT APPLY TO THIS PROJECT HEIGHTS LISTED HERE APPLY UNLESS NOTED OTHERWISE HEIGHTS ARE TO THE BOTTOM OF THE DEVICE. COMPONENTS SHOWN IN GRAY ARE EXISTING OR SPECIFIED IN OTHER VIEWS.

- HOME RUN TO PANEL & CIRCUIT NO.
- XX MARK FOR SCHEDULED ITEM
- LIGHT FIXTURE; CEILING MOUNTED
- DOWNLIGHT FIXTURE; CEILING MTD./EXTERIOR
- LIGHT FIXTURE; WALL MOUNTED.
- EMERGENCY LIGHT WALL PACK
- SINGLE POLE SWITCH; +44" AFF
- THREE-WAY SWITCH; +44" AFF
- MOTION DETECTOR SWITCH; +44" AFF
- OCCUPANCY SENSOR - WALL MOUNTED
- EXIT LIGHT; CEILING MOUNTED; NO DIRECTION
- EXIT LIGHT; CEILING MOUNTED; DIRECTIONAL
- PANEL BOARD (SURFACE MOUNT); +72" AFF
- SAFETY DISCONNECT SWITCH; NON FUSED, +66" AFF TO TOP
- XX XX DENOTES AMPERE RATING
- DUPLEX RECEPTACLE; +16" AFF
- DOUBLE DUPLEX RECEPTACLE; +16"
- DEDICATED RECEPTACLE; +16" AFF
- SPECIAL RECEPTACLE; TYPE INDICATED ON PLAN.
- FLOOR OUTLET; SEE DETAIL 4/E501
- MOTOR
- JUNCTION BOX
- TELEPHONE/DATA OUTLET +16"; SEE DETAIL 3/E501
- SECURITY CAMERA +84" AFF
- PUSHBUTTON
- KEY PAD
- FIRE ALARM HORN/STROBE +80" AFF
- FIRE ALARM STROBE +80" AFF
- MANUAL PULL STATION
- MANUAL PULL STATION WITH HORN/LIGHT
- HEAT DETECTOR
- SMOKE DETECTOR
- SMOKE & CARBON MONOXIDE DETECTOR
- DUCT SMOKE DETECTOR
- MAGNETIC DOOR HOLDER
- MAGNETIC LOCK
- TAMPER SWITCH
- FLOW SWITCH
- FIRE ALARM ANNUNCIATION PANEL
- FIRE ALARM CONTROL PANEL
- SPEAKER
- TV WALLBOX +80" AFF; SEE DETAIL 8/E501
- CARD READER; SEE DETAIL 9/E501
- ADA DOOR OPERATOR; SEE DETAIL 9/E501
- WIRELESS ACCESS POINT; SEE DETAIL 9/E501

Work Description Notes

- WIRE INDOOR UNIT TO OUTDOOR UNIT. RUN 2-#12, 1-#12G IN 3/4" C.
- WIRE EXTERIOR LIGHTING THROUGH LIGHTING CONTACTOR AND EXTERIOR PHOTOCELL. SEE 9/E501 LIGHTING CONTROL DETAIL.
- SEE 10/E501 FOR POLEBASE DETAIL.
- PROVIDE 2" PVC CONDUIT TO EXTERIOR FOR SERVICE PROVIDER DATA/COMMUNICATION CABLEING
- PROVIDE 48U IT RACK. INSTALL PATCH PANELS AND SECURITY DVR AS REQUIRED IN RACK SPACE FOR DATA COMMUNICATION AND SECURITY.
- INSTALL COMPLETE NEW FIRE ALARM SYSTEM, FIRE ALARM CONTROL PANEL LOCATED IN MAINTENANCE ROOM 108 AND ANNUNCIATOR PANEL LOCATED IN VESTIBULE 101
- SEE 9/E501 FOR TYPICAL DOOR ACCESS DETAIL.
- PROVIDE POWER FOR FUTURE EXTERIOR BUILDING SIGNAGE. COORDINATE WITH SIGN VENDOR FOR LOCATION AND REQUIREMENTS IF APPLICABLE.
- PROVIDE SMOKE/CO DETECTOR WITH SEALED 10 YEAR TAMPER PROOF LITHIUM BATTERY BACKUP. ALL DETECTORS TO BE INTERCONNECTED.

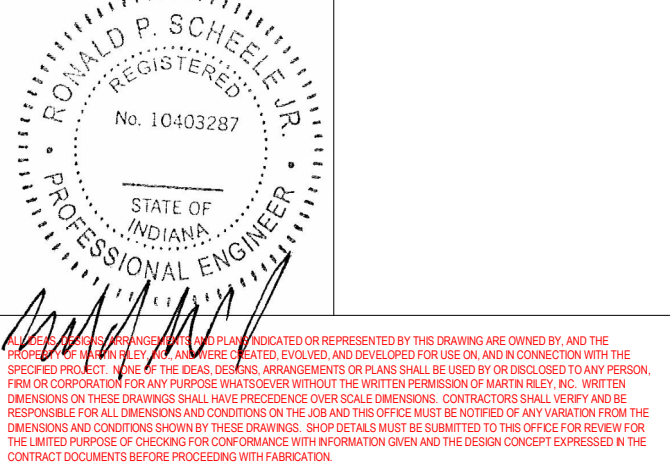
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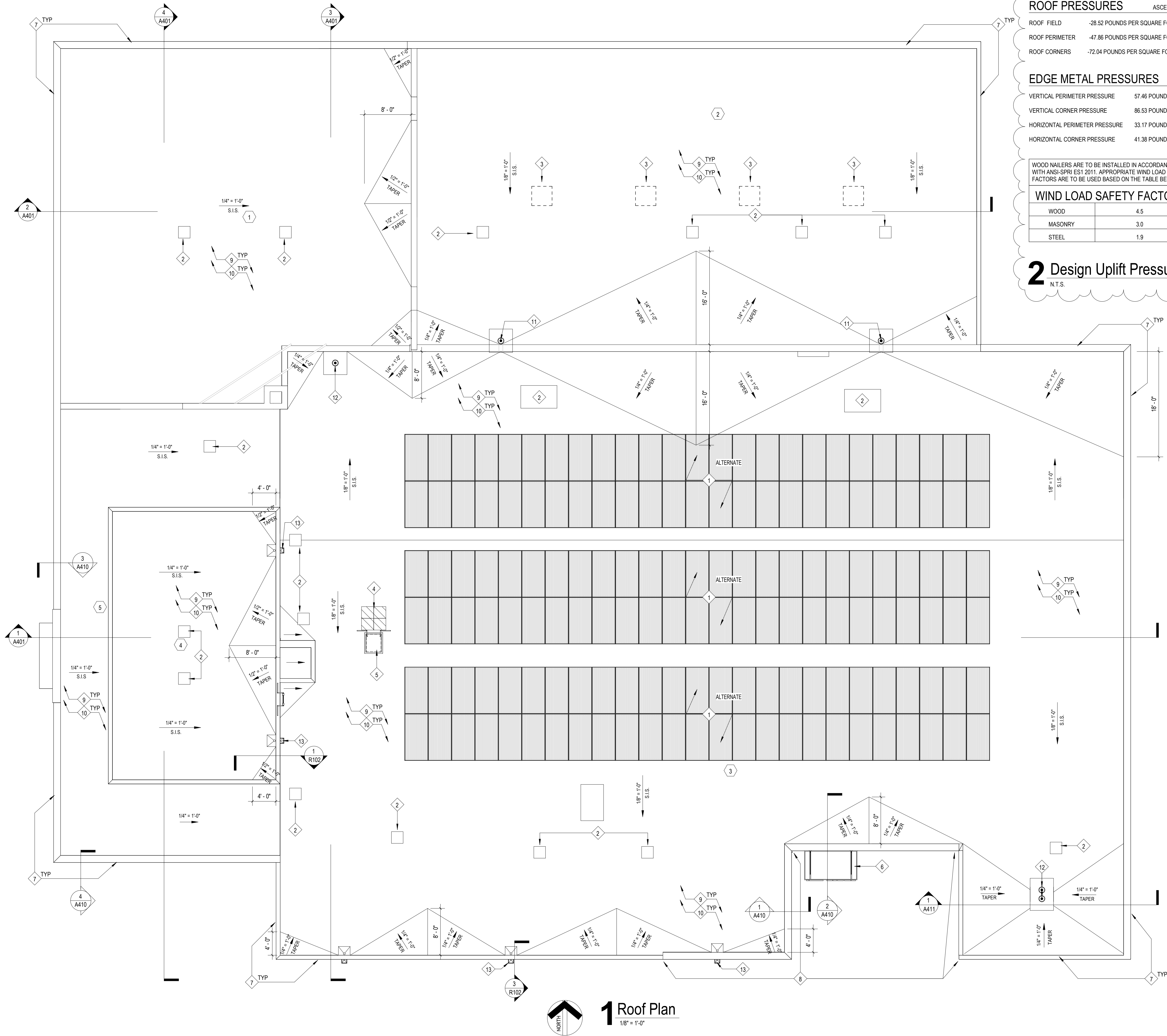
REVISION: DATE:
1 Addendum 1 2024-04-15

DRAWN BY: VRK COMMISSION NUMBER: F22131 REVIEWED BY: RPS DATE: 2024-03-13

E101

ELECTRICAL POWER PLAN

F22131 Ivy Flats
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ROOF PRESSURES

ASCE 7-10

ROOF FIELD	-28.52 POUNDS PER SQUARE FOOT
ROOF PERIMETER	-47.86 POUNDS PER SQUARE FOOT
ROOF CORNERS	-72.04 POUNDS PER SQUARE FOOT

EDGE METAL PRESSURES

ANSI SPRI ES-1 2011

VERTICAL PERIMETER PRESSURE	57.46 POUNDS PER SQUARE FOOT
VERTICAL CORNER PRESSURE	86.53 POUNDS PER SQUARE FOOT
HORIZONTAL PERIMETER PRESSURE	33.17 POUNDS PER SQUARE FOOT
HORIZONTAL CORNER PRESSURE	41.38 POUNDS PER SQUARE FOOT

WOOD NAILERS ARE TO BE INSTALLED IN ACCORDANCE WITH ANSI-SPRI ES1 2011. APPROPRIATE WIND LOAD SAFETY FACTORS ARE TO BE USED BASED ON THE TABLE BELOW

WIND LOAD SAFETY FACTORS

WOOD	4.5
MASONRY	3.0
STEEL	1.9

2 Design Uplift Pressures

N.T.S.

Roofing General Notes

- CONTRACTOR AND/OR SUBCONTRACTORS SHALL NOT STAGE AND/OR STORE MATERIALS ON EXISTING ROOF SYSTEMS THAT ARE NOT PART OF THIS WORK, AS NOTED ON ROOF PLANS. PROTECTION BOARD (1/2" PLYWOOD OVER 2" XPS) SHALL BE PROVIDED FOR 12'-0" MINIMUM FROM ADJOINING WALL OF CONTRACT AREAS AND NOT IN CONTRACT AREAS.
- CONTRACTOR AND/OR SUBCONTRACTORS SHALL NOT TRAFFIC ACROSS ROOF SYSTEMS THAT ARE NOT PART OF THIS WORK, AS NOTED ON ROOF PLANS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND DETAILS THAT AFFECT THIS WORK.
- CONTRACTOR STAGING AREA SHALL BE KEPT CLEAN AND ORGANIZED. PROVIDE CHAIN LINK CONSTRUCTION FENCING AROUND STAGING AREA(S) TO PREVENT PEDESTRIAN TRAFFIC.
- PROVIDE PROTECTIVE BARRIER BENEATH ANY ROOFING VEHICLES OR EQUIPMENT TO PREVENT DAMAGING AND/OR STAINING OF EXISTING ASPHALT OR CONCRETE WALKWAYS.
- CONTRACTOR SHALL DOCUMENT (PHOTOGRAPH AND MARK ON SITE PLAN) EXISTING DEFECTS AND/OR DAMAGE TO EXISTING SITE CONDITIONS, BUILDING & INTERIOR CONDITIONS PRIOR TO COMMENCEMENT OF WORK. A COPY OF EXISTING CONDITIONS DOCUMENTATION SHALL BE PROVIDED TO ROOF CONSULTANT FOR RECORDS.
- REFER TO ARCH SHEETS FOR ADDITIONAL SCOPE
- PROVIDE CONTRACTOR'S WARRANTY (2 YEAR) AND MANUFACTURER'S 20-YEAR WARRANTY (TERM-NOT PRIMARY RESIDENCE)
- CONTRACTOR IS TO VERIFY LOCATION OF EXISTING DOWNSPOUTS AND INSTALL NEW DOWNSPOUTS IN LOCATION OF EXISTING DOWNSPOUTS AND RECONNECT ALL NEW DOWNSPOUTS TO EXISTING SUBSURFACE DRAINAGE.
- CONTRACTOR IS TO INSPECT ROOF FOR AREAS OF RAFTER AND SHEATHING REPLACEMENT.
- ALL ROOFS ARE TO RECEIVE POLYISO INSULATION, COVER BOARD, AND TPO MEMBRANE.
- CONTRACTOR IS TO VERIFY NUMBER AND TYPE OF PIPE BOOT REQUIRED TO BE REPLACED.

Work Description Notes

- SOLAR ARRAY PANEL SIZE: 48" x 96", SEE SPECIFICATIONS
- R.T.U. - SEE MANUFACTURE REFERENCE R.T.U. CORES DRAWING
- INFILL EXISTING OPENING IN ROOF/CEILING ASSEMBLY WHERE SKYLIGHT CONSTRUCTION HAS BEEN REMOVED. MATCH EXISTING ADJACENT SURFACES AND FINISH. SEE ALSO ROOFING AND STRUCTURAL SHEETS.
- ROOFTOP WALKPADS, SEE SPECIFICATIONS
- ROOF ACCESS HATCH, SEE SPECIFICATIONS
- ALUMINUM CANOPY, SEE SPECIFICATIONS.
- EXISTING METAL COPING TO BE REMOVED, CAST STONE COPING BEHEATH TO BE CLEANED, FLASHED, AND RESET
- NEW CAST STONE COPING TO BE PROVIDED IN THIS LOCATION.
- ROOFING TYPE - PROVIDE NEW RED ROSIN PAPER OVER EXISTING WOOD/METAL DECKING, NEW (2) LAYER 3.5" RIGID INSULATION (MECHANICALLY ATTACHED), NEW ADHESIVELY ADHERED 1/4" COVER BOARD AND NEW ADHESIVELY ADHERED TPO FLEXIBLE MEMBRANE.
- PROVIDE NEW TPO FLEXIBLE SHEET FLASHINGS AND STRIPPINGS
- ROOF DRAIN
- ROOF DRAIN AND OVERFLOW
- SCUPPER AND DOWNSPOUT

Existing Roof Construction

- METAL DECK, METAL TRUSSING SLOPE IN STRUCTURE (S.I.S.)
- WOOD DECK, METAL TRUSSING SLOPE IN STRUCTURE (S.I.S.)
- WOOD DECK, METAL TRUSSING SLOPE IN STRUCTURE (S.I.S.)
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- METAL DECK, METAL TRUSSING SLOPE IN STRUCTURE (S.I.S.)

New Construction and Renovation Work for :

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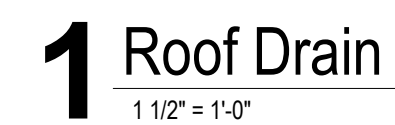
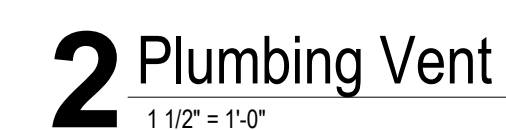
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REVISION	DATE
1 Addendum 1	04-15-2024

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ROOF PLAN



New Construction and Renovation Work for :

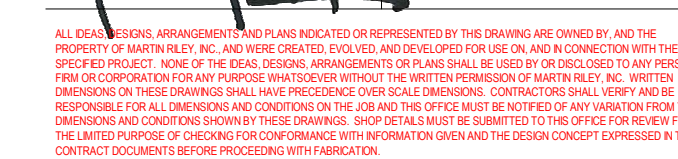
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ROOF DETAILS