

## ADDENDUM THREE

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Commission No.: F22131

Addendum Date: 29 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:

#### Contractor Question#1:

General Demolition Notes 12 & 13 on D101 state to remove existing MEP items. Could demolition plans be provided for the plumbing/mechanical/electrical?

**Answer:** (MR- MartinRiley) MEP demolition will be subject to Contractor's pricing per square foot for standard demolition per each discipline required. See the extent of MEP removal requirements within General Demolition Notes #12-13 on Sheet D101.

#### Contractor Question#2:

The door schedule lists all of the aluminum doors as 30-min fire-rated. Please confirm that this is correct.

**Answer:** (MR) Door Schedule has been updated to reflect aluminum doors to have a 20-min fire rating, throughout. In addition, Specification Section 084435 *Protective Framed Glazing Assemblies* has been added to the specification volume.

#### Contractor Question#3:

Specifications Section 033511-1/2.01 A only lists Dancer Concrete Design as an installer. May we have the option to use another installer, who follows the specifications listed in 033511?

**Answer:** (MR) Yes, if the installer meets the qualifications set up in Specification Section 033543 *Polished Concrete Finishing*, with multiple areas of substitution have been added.

Contractor Question#4:

Would you be open to waiving the AWI certification requirements listed in 12300- 1/1.05?

**Answer:** (MR) Certification requirements have been removed from the *123200 Manufactured Wood Casework* specification. Please reference Paragraph P2-2.02-A for Quality Standard of installation.

Contractor Question#5:

May we have the option to use another casework fabricator besides the one listed within 12300-2/2.01?

**Answer:** (MR) Yes, if the installer meets the quality standards referenced in Spec Section *123233 Manufactured Wood Casework* (Paragraph P2-2.02-A). Substitutions have been added within the referenced specification section.

Contractor Question#6:

If the number in the window schedule is supposed to be reflective of the quantity of each window and noted that if so, a few of the quantities are not the correct number when he checked them with the drawings?

**Answer:** (MR) Quantities of windows have been removed from the window schedule. Contractor to discern all necessary quantities via construction documents. Window Schedule (Sheet A512) has been updated.

Contractor Question#7:

New lintels are not called out in the drawings, but when we walked the site, we had noticed a lot of rust and deterioration on the lintels and suggested we consider replacing them.

**Answer:** (MR) Lintels have added information available via Sheets S201 and S202. Lintels will be subject to evaluation and reviewed for replacement. Unless structurally unsound, lintels will need grinding, cleaning, priming, painting, and finishing of exposed edges.

Contractor Question#8:

Which scope of work should pick up the downspout boots? A size and style should be called out for the bidding purpose.

**Answer:** (MR) Downspout boots have additional information added to **Sheet C300**. It is the General Contractor's intent to decide who bids each portion of work. Style is indicated within Specification Section *055000 Metal Fabrications*. Size of downspout will determine the size of top bell - See scupper details Sheet R104.

Contractor Question#9:

Will the mechanical schedule coincide with the roofing schedule? Or will there be multiple roof cuts for new mechanicals?

**Answer:** (MR) General Contractor will decide scheduling between trades. Yes, there will be new roof penetrations for new roof equipment. Additional detail has been added to Sheets R103 and R104.

**Contractor Question#10:**

Plan pg. A201, Plan Notes: Masonry restoration area, calls for spalled face brick to be removed, cleaned, and turned spalling to the inside. There may not be a smooth matching face on the current inside of the brick, so they would not match by doing this. Would that just create a change order for extra brick at unit cost?

**Answer:** (MR) Plan on replacing the brick at cost. The interior condition (inside face) of the existing brick remains undefined. Masonry Restoration Area Schedule on Sheet A201 has been updated.

**Contractor Question#11:**

Plan pg. D201, Demolition Notes, Item #17. Calls to demolish brick wall for window openings. There are no steel lintels called out to support the masonry wall above the new windows. Should there be lintels for these is the question.

**Answer:** (MR) Information has been added to Sheets S201, S202, and A201 for lintel evaluation or replacement.

**Contractor Question#12:**

Is there a tentative project schedule?

**Answer:** (MR) Owner states that the proposed construction completion date is September 1, 2025.

**Contractor Question#13:**

Could you please clarify if unit C gets a tub/shower unit or a roll-in shower? Page A111 shows it as a tub/shower unit and P104 shows it being an SH-1 (Roll-in shower).

**Answer:** (MR) Sheet P104 has been updated to display the correct condition.

**Contractor Question#14:**

Would it be possible to get the specifications for the RP-2, RP-3, and the MX on top of the storage tank (ST-1)? The spec book, fixture schedule, nor the recirc pump schedules give that information. They do give us the RP-1 spec.

**Answer:** (MR) RP-2, RP-3, and MX are accessories to the water heater, and can be determined by the manufacturer. Rp-1 is a standard recirculation pump.

**Contractor Question#15:**

Per drawing S201 keynotes 1,2,3, and 9 says to provide a lintel per the lintel schedule on S202, but it does not say what lintel to use in each location. Please confirm what lintel is to be used per the lintel schedule on S202 in each location highlighted on the attached drawing.

**Answer:** (MR) Information has been added to Sheets S201 and S202 for lintel replacement.

**Contractor Question#16:**

Which scope of work should pick up the cleaning and resetting of the cast stone coping as noted #7 on plan page R101?

**Answer:** (MR) The trade associated with cleaning of cast stone coping will be decided by the General Contractor. Resetting the coping has been removed from the project, unless coping needs to be replaced.

**Contractor Question#17:**

The plans do not mention roof curbs for exhaust fans or support rails for condensing units. Please confirm that these will be needed.

**Answer:** (MR) Mechanical Sheet M301 has updated Notes at Mechanical - Exhaust Fan Schedule and Mechanical - Condensing Unit Schedule to confirm roof curbs/support rails will be needed.

**Contractor Question#18:**

The Mechanical Schedule on M301 asks for the kitchen range hoods to be supplied with fire stop cannister in kitchen hood. Please provide clarification on this item.

**Answer:** (MR) This is an Owner request to provide fire stop cannisters at all stovetops. Additional information can be found at [www.stovetopfirestop.com](http://www.stovetopfirestop.com).

**Contractor Question#19:**

C400 has the water service line as 2 ½". It is my understanding that this would be a 2" line. Please advise.

**Answer:** (MR) Documents are showing correctly. Water service is 2-1/2 and water meter is 2", which is designed to be slightly smaller than the water line.

**Contractor Question#20:**

Note 7 on D101 states to salvage the existing handrails for reinstallation. During the site visit, we noticed the handrails were missing.

**Answer:** (MR) These handrails have been stolen and are not being replaced. Documents have been updated to show this condition.

**Contractor Question#21:**

Please provide a note on the demolition plans for floor demolition.

**Answer:** (MR) General Demolition Note has been added to Sheet D101 and D102 for floor demolition.

**Contractor Question#22:**

Please provide a note on the demolition plans for casework demolition.

**Answer:** (MR) General Demolition Note has been added to Sheet D101 and D102 for casework demolition.

**Contractor Question#23:**

Please clarify whether dowels are required at concrete patching locations shown on D110. If dowels are required, please provide spacing.

**Answer:** (MR) Detail 2/D110 has been added to Sheet D110 with dowels and spacing requirements.

**Contractor Question#24:**

The existing space has several areas with two layers of finished ceiling: suspended ceiling system with ceiling tile above. Are we responsible for removing both layers of ceiling?

**Answer:** (MR) Removal of all ceiling (both layers) is required.

**Contractor Question#25:**

The drawings show that the roof is insulated and over the rooms there is R13 on the gypsum. Is the interstitial space going to be heated? It will need to maintain 40 degrees for a wet type sprinkler system.

**Answer:** (MR) Insulation has been removed from above apartment units.

**Contractor Question#26:**

Are any other manufacturers of RTU, furnaces, and EFs acceptable?

**Answer:** (MR) Substitutions are available for all listed mechanical equipment that qualifies as equivalent.

**Contractor Question#27:**

Please clarify if ductwork in the residential units is to be lined within 12' of furnace and remainder to be wrapped.

**Answer:** (MR) See Sheet M301 Mechanical Ductwork Insulation Schedule for information regarding 'Supply and Return Ducts Within 12 Feet'. All ductwork above ceiling is to be insulated.

**Contractor Question#28:**

The door and frame schedule show 20 minute ratings on the interior aluminum doors and frames. Please confirm if this is accurate. I did see where the adjacent wall is P2 30 min rated. The glass in the above doors and frames however, is spec'd as 1/4" clear tempered. This is not fire rated so either the spec on this glass must change or the doors and frames will go to non-rated material.

**Answer:** (MR) Fire-ratings for windows and door frames have been updated within Sheet A510. A new specification section (*084435 Protective Framed Glazing Assemblies*) has been added to the Specification Volume for more information.

**Contractor Question#29:**

The drawings show center glazed aluminum storefront in the details A515, however, the specs call for front glazed storefront. Please confirm.

**Answer:** (MR) Specification Section *084313 Aluminum-Framed Storefronts* updated to include all storefront systems to be center-set.

Contractor Question#30:

The specs call for an anodized finish but with regards to color say "As selected by Architect from manufacturer's standard line." I don't see any other clarification on storefront color.

**Answer:** (MR) Modifications have been made to Specification Section *084313 Aluminum-Framed Storefronts* to include color of the anodized finish.

Contractor Question#30:

There is no spec listed for the roof 'Solar Panel System' on the roof. Is there a preference? Some ballasted solar systems require a slip sheet while others do not.

**Answer:** (MR) Provide a system that qualifies with requirements contained within Specification Section *263100 Photovoltaic Collectors*, Paragraphs P2-2.01 through Paragraphs P2-2.04.

Contractor Question#30:

Detail 2/R102 shows membrane being sealed directly on top of the existing limestone. A much more efficient and waterproof detail would be to run the membrane up and over along with a coping cap. Would this be an acceptable detail?

**Answer:** (MR) Please follow Detail 2/R102 as-is.

Contractor Question#30:

For the Fire-Rated Wood Frames, would it be possible to use Fire-Rated Hollow Metal Frames?

**Answer:** (MR) Hollow metal door frames have been updated within the Door Schedule/Sheet A510, capturing this change.

Contractor Question#30:

Can you provide the casing profile for the poplar trim? From the detail it appears to be a 2"x9/16" flat stock.

**Answer:** (MR) 2"x9/16" profile is sufficient.

**CHANGES TO THE SPECIFICATIONS:**

Section 000110 Table of Contents, **REPLACE** Section in entirety.

Section *033511 Concrete Floor Finishes*, **REMOVE** Paragraph P1-1.02-B.

Section *033511 Concrete Floor Finishes*, **ADD** Paragraph P2-2.01-A-3, stating:

“3. Substitutions: See Section 016000 - Product Requirements.”

Section *033511 Concrete Floor Finishes*, **ADD** Paragraph P2-2.01-B-4, stating:

“4. Substitutions: See Section 016000 - Product Requirements.”

Section *033511 Concrete Floor Finishes*, **ADD** Paragraph P2-2.02-A-1-d, stating:

“d. Substitutions: See Section 016000 - Product Requirements.”

Section *033511 Concrete Floor Finishes*, **ADD** Paragraph P2-2.03-B-1-d, stating:

“d. Substitutions: See Section 016000 - Product Requirements.”

Section *033511 Concrete Floor Finishes*, **ADD** Paragraph P2-2.06-A-3, stating:

“3. Substitutions: See Section 016000 - Product Requirements.”

Section *033511 Concrete Floor Finishes*, **ADD** Paragraph P2-2.06-B-3, stating:

“3. Substitutions: See Section 016000 - Product Requirements.”

Section *042000 Unit Masonry*, **ADD** Watontown as acceptable manufacturer with Paragraph P2-2.02-A-4,5 verbiage:

“4. Watontown Brick: [www.watontownbrick.com/#sle](http://www.watontownbrick.com/#sle)

5. Substitutions: See Section 016000 - Product Requirements.”

Section *042000 Unit Masonry*, **MODIFY** Paragraph P2-2.02-B-2 verbiage:

“2. Color: Modular 481-483 Smooth (Belden Brick)”

Section *042000 Unit Masonry*, **ADD** Paragraph P2-2.02-B-3 verbiage:

“3. Color: Modular, Manhattan Series, Madison SM Clear (Watontown Brick)”

Section *075400 Thermoplastic Membrane Roofing*, **ADD** Versico as acceptable manufacturer with Paragraph P2-2.01-A-4,5 verbiage:

“4. Versico Roofing Systems; VersiWeld TPO: [www.versico.com/#sle](http://www.versico.com/#sle).

5. Substitutions: See Section 016000 - Product Requirements.”

Section *075400 Thermoplastic Membrane Roofing*, **ADD** Versico and Duro-Last as acceptable manufacturers with Paragraph P2-2.01-B-2,3 verbiage:

“2. Versico Roofing Systems; VersiFlex PVC: [www.versico.com/#sle](http://www.versico.com/#sle).

3. Duro-Last Roofing Systems; Duro-Tuff PVC, Duro-Last X PVC: [www.duro-last.com/#sle](http://www.duro-last.com/#sle)

4. Substitutions: See Section 016000 - Product Requirements.”

Section *084313 Aluminum-Framed Storefronts*, **ADD** Tubelite as acceptable manufacturer with Paragraph P2-2.01-B-4,5 verbiage:

“4. Tubelite, Inc.; Versatherm Storefront Framing: [www.tubeliteinc.com/#sle](http://www.tubeliteinc.com/#sle).

5. Substitutions: See Section 016000 - Product Requirements.”

Section *084313 Aluminum-Framed Storefronts*, **REMOVE** paragraph P2-2.05-B.

Section *084313 Aluminum-Framed Storefronts*, **ADD** Paragraph P2-2.05-B stating:

“B. Color: Clear.”

Section *084435 Protective Framed Glazing Assemblies*, **ADD** Section to Specification Volume.

Section *088000 Glazing*, **ADD** Paragraph P2-2.03-B, stating:

“B. Fire-Resistance-Rated Glass

1. Type, thickness, and configuration as required to achieve indicated ratings.
2. Fully tempered: Complies with ASTM C1048.”

Section *088000 Glazing*, **ADD** Paragraph P2-2.04-D, stating:

“D. Type **FRG** - Fire-Resistance-Rated Glazing: Type, thickness, and configuration of glazing that contains flames, smoke, and blocks radiant heat, as required to achieve indicated fire rating period.

1. Applications:
  - a. Glazing in fire-rated door assembly.
  - b. Glazing in fire-rated window assembly.
  - c. Glazing in sidelites, borrowed lites, and other glazed openings in fire-rated wall assemblies.
2. Provide products listed by ITS (DIR) or UL (DIR) and approved by authorities having jurisdiction.
3. Safety Glazing Certification: 16 CFR 1201 Category II.
4. Glazing Method: As required for fire rating.
5. Fire Rating Period: 20-minutes, minimum.
6. Markings for Fire-Resistance-Rated Glazing Assemblies: Provide permanent Markings on fire-resistance-rated glazing in compliance with ICC (IBC), local building code, and authorities having jurisdiction.
  - a. “D” - meets fire door assembly criteria of NFPA 252, UL 10B, or UL 10C fire test standards.
  - b. “OH” - meets fire window assembly criteria, including hose stream test of NFPA 257 or UL 9 fire test standards.
  - c. “H” - meets fire door assembly hose stream test of NFPA 252, UL 10B, or UL 10C fire test standards.
  - d. IBC Fire-Resistance Rating: D-H-OH-20, minimum.
7. Products:
  - a. SAFTIFIRST, a division of O’Keeffe’s Inc.: [www.safti.com/#sle](http://www.safti.com/#sle)
  - b. Technical Glass Products: [www.fireglass.com/#sle](http://www.fireglass.com/#sle)
  - c. Substitutions: See Section 016000 - Product Requirements.”

Section *113013 Residential Appliances*, **MODIFY** appliance model Paragraph P2-2.01-B-5-a to “GTE22JTNBB”.

Section *113013 Residential Appliances*, **MODIFY** appliance model Paragraphs P2-2.01-C-8-a-1,2 to state:

- “1) ADA - Model #JD630DTBB
- “2) Standard - Model #JD630DTBB”

Section *113013 Residential Appliances*, **MODIFY** appliance model Paragraph P2-2.01-D-6-a to state, “a. Broan-NuTone, LLC; F40000: [www.broan-nutone.com/#sle](http://www.broan-nutone.com/#sle).”

Section *123200 Manufacturer Wood Casework*, **REMOVE** Paragraph P1-1.05-B (Quality Certification) in entirety. **REFERENCE** Paragraph P2-2.02-A for Quality Standard.

Section *123200 Manufacturer Wood Casework*, **ADD** Paragraph P2-2.01-A-2, stating:  
“2. Substitutions: See Section 016000 - Product Requirements.”

**CHANGES TO DRAWINGS:**

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

- DRAWING INDEX: **ADD** Sheet FP101 FIRE PROTECTION PLANS into the drawing index.

Sheet **C101** - SEE ATTACHED SHEET for revisions:

- TYPICAL SITE DEMOLITION NOTES: **MODIFY** Typical Site Demolition Note #9 to state:  
“9. INTENTIONALLY OMITTED.”
- 1/C101: **REMOVE** Typical Site Demolition Note #9 from the drawing.

Sheet **C200** - SEE ATTACHED SHEET for revisions:

- TYPICAL SITE WORK DESCRIPTION NOTES: **MODIFY** Typical Site Work Description Note #19 to state:  
“19. INTENTIONALLY OMITTED.”
- 1/C200: **REMOVE** Typical Site Demolition Note #19 from the drawing.

Sheet **C300** - SEE ATTACHED SHEET for revisions:

- 1/C300: Information has been **ADDED** to the drawing for downspout boots, piping route, and distribution to storm drain.

Sheet **D101** - SEE ATTACHED SHEET for revisions:

- GENERAL DEMOLITION NOTES:
  - **ADD** General Demolition Note #14 stating:  
“ALL EXISTING FLOORS, WITH THE EXCEPTION OF TERRAZZO, ARE TO BE DEMOLISHED.”
  - **ADD** General Demolition Note #15 stating:  
“ALL EXISTING CASEWORK IS TO BE DEMOLISHED.”
- WORK DESCRIPTION NOTES: **MODIFY** Note #7 to state, “7. NOT USED.”
- 1/D101: **REMOVE** (2) Note #7's from west entry.

Sheet **D102** - SEE ATTACHED SHEET for revisions:

- GENERAL DEMOLITION NOTES:
  - **ADD** General Demolition Note #14 stating:  
“ALL EXISTING FLOORS, WITH THE EXCEPTION OF TERRAZZO, ARE TO BE DEMOLISHED.”
  - **ADD** General Demolition Note #15 stating:  
“ALL EXISTING CASEWORK IS TO BE DEMOLISHED.”

Sheet **D110** - SEE ATTACHED SHEET for revisions:

- DEMOLITION NOTES: REVISE Demolition Note #1 to read:  
“DIMENSIONS ARE APPROXIMATE, TYP. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.”
- 2/D110: **ADD** Detail #2 Trench Infill to the sheet.
- (9) locations have been **MODIFIED** for trenching/infill.

Sheet **S201** - SEE ATTACHED SHEET for revisions:

- WORK DESCRIPTION NOTES:
  - **MODIFY** Note #2 to read, “REMOVE EXISTING LINTEL. MODIFY BRICK OPENING AS REQUIRED. PROVIDE AND INSTALL NEW LINTEL PER LINTEL SCHEDULE, INFILL AND TOOTH IN NEW BRICK AS REQUIRED.”
  - **MODIFY** Note #3 to read, “VERIFY THE STRUCTURAL INTEGRITY OF THE EXISTING LINTEL, REPLACE WITH SIMILAR IF REQUIRED. CUT LINTEL BACK OVER INFILL. INFILL BRICK PER PLAN. PROVIDE AND INSTALL NEW STEEL LINTEL PER LINTEL SCHEDULE, FILL AND TOOTH IN NEW BRICK AS REQUIRED.”
  - **ADD** Note #10, stating:  
“10. VERIFY THE STRUCTURAL INTEGRITY OF THE EXISTING LINTEL, REPLACE WITH SIMILAR AS REQUIRED. INFILL AND TOOTH IN NEW BRICK AS REQUIRED.”
- 1/S201: Drawing **REISSUED**.

Sheet **S202** - SEE ATTACHED SHEET for revisions:

- WORK DESCRIPTION NOTES: **ADD** Note #3, stating:  
“3. VERIFY THE STRUCTURAL INTEGRITY OF THE EXISTING LINTEL, REPLACE WITH SIMILAR AS REQUIRED. INFILL AND TOOTH IN NEW BRICK AS REQUIRED.”
- 1/S202: Drawing **REISSUED**.

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

- 1/A101:
  - At Unit Plan A, Rm. 106, bathroom has been **RECONFIGURED** at the west wall to provide a tub enclosure in lieu of a roll-in shower.
  - Railings have been **REMOVED** from the west entry.
  - **ADD** Door Tags 131A and 131B to the plan.

Sheet **A110** - SEE ATTACHED SHEET for revisions:

- 3/A110:
  - At Unit Plan A, Bathroom A.3.1, bathroom has been **RECONFIGURED** at the west wall to provide a tub enclosure in lieu of a roll-in shower.
  - **ADD** (2) dimension strings

Sheet **A201** - SEE ATTACHED SHEET for revisions:

- MASONRY RESTORATION AREA:
  - **MODIFY** notation to read as follows:  
“ALL AREAS INDICATED ON ELEVATIONS SHALL RECEIVE MASONRY RESTORATION WORK. MASONRY RESTORATION INCLUDES WORK AS DEFINED ON THE DRAWINGS AND IN THE SPECIFICATIONS. TUCK POINTING SHALL INCLUDE REMOVAL UNTIL SOLID MORTAR IS REACHED. ALL AREAS RECEIVING NEW MORTAR SHALL BE GIVEN A MINIMUM GRIND-OUT OF 3/4” AND NEW MORTAR SHALL BE INSTALLED IN LIFTS AS INDICATED IN THE SPECIFICATIONS. **BRICK WITH CURVED OR SPALLED FACES SHALL BE REMOVED AND REPLACED.** AREAS OF LOOSE BRICK OR AREAS OF BRICK WHICH HAVE BECOME DETACHED FROM THE LARGER WALL SHALL BE DISASSEMBLED AND REBUILT. STRUCTURALLY COMPROMISED BRICK: MISSING, CRACKED, CRUSHED AND BROKEN BRICK AND BRICK SPALLED TO A DEPTH GREATER THAN 3/8” FROM FACE SHALL BE REPLACED. CONTRACTOR SHALL BID AND INITIAL AMOUNT OF REPLACEMENT BRICK OF EACH TYPE AS INDICATED IN THE SPECIFICATIONS.”
- WORK DESCRIPTION NOTES:
  - Note #4 has been **REVISED** to state:  
“NEW WINDOWS IN EXISTING OPENINGS. EVALUATE CONDITION OF EXISTING LINTEL AND COORDINATE POTENTIAL REPLACEMENT WITH ARCHITECT - TYPICAL OF ALL PUNCHED WINDOW OPENINGS WITHIN ELEVATION.
  - Note #5 has been **REVISED** to state:  
“NEW STOREFRONT IN EXISTING OPENING. EVALUATE CONDITION OF EXISTING LINTEL AND COORDINATE POTENTIAL REPLACEMENT WITH ARCHITECT. STOOP TO BE ABANDONED.
  - Note #12 has been **REVISED** to state:  
“INFILL WITH BRICK TO MATCH EXISTING. EVALUATE CONDITION OF EXISTING LINTEL AND COORDINATE POTENTIAL REPLACEMENT WITH ARCHITECT.
  - Note #13 has been **REVISED** to state:  
“PROVIDE OVERHEAD COILING DOOR AND FILL REMAINING OPENING WITH NEW BRICK. EVALUATE CONDITION OF EXISTING LINTEL FOR REPLACEMENT, OR REPAIR AS NEEDED. COORDINATE LINTEL CONDITION WITH ARCHITECT.
- 1/A201: (2) #4 Work Description Notes have been **ADDED** to the elevation.
- 2/A201: (1) #4 Work Description Note has been **ADDED** to the elevation.
- 4/A201: (1) #4 Work Description Note has been **ADDED** to the elevation.

Sheet **A401** - SEE ATTACHED SHEET for revisions:

- WORK DESCRIPTION NOTES: **REMOVE** Note #7 in entirety.
- 2/A401: **REMOVE** all insulation above Units (R-13).
- 3/A401: **REMOVE** all insulation above Units (R-13).
- 4/A401: **REMOVE** all insulation above Units (R-13).

Sheet **A410** - SEE ATTACHED SHEET for revisions:

- 1/A410:
  - **REMOVE** insulation from above the ceiling.
  - **REMOVE** Callout for “3-1/2” BATT INSULATION, R-13 MIN.”
- 3/A410:
  - **REMOVE** insulation from above the ceiling.
  - **REMOVE** Callout for “3-1/2” BATT INSULATION, R-13 MIN.”
- 4/A410:
  - **REMOVE** insulation from above the ceiling.
  - **REMOVE** Callout for “3-1/2” BATT INSULATION, R-13 MIN.”

Sheet **A411** - SEE ATTACHED SHEET for revisions:

- 1/A411:
  - **REMOVE** insulation from above the ceiling in both bedrooms.
  - **REMOVE** Callout for “R-13 BLOWN-IN INSULATION.”
- 4/A411:
  - **REMOVE** insulation from above the ceiling.
  - **MODIFY** Callout at ceiling to state, “3-5/8” METAL STUDS.”

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

- DOOR AND FRAME SCHEDULE:
  - **UPDATE** Door Numbers 110A, 119A, 120A, 121A, 123A, 126A, 127A, 128A, 129A, 130A, 144A, 145A, and 203A Frame Material to be ‘HM’ (Hollow Metal).
  - **UPDATE** Door Numbers 110A, 119A, 120A, 121A, 123A, 126A, 127A, 128A, 129A, 130A, 144A, 145A, and 203A Door Head detail to be ‘3/A511’.
  - **UPDATE** Door Numbers 110A, 119A, 120A, 121A, 123A, 126A, 127A, 128A, 129A, 130A, 144A, 145A, and 203A Door Jamb detail to be ‘6/A511’.

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

- WINDOW SCHEDULE:
  - Window quantities have been **REMOVED** from the schedule.
  - Overall window quantities have been **REMOVED** from the schedule.
  - Material for all windows within the schedule has been **UPDATED** to Fiberglass(FB)
  - Glass specification for Marks A, C, D, E, F, and G has been **REVISED** to IG (Insulating Glass Units) to match the Glazing Types.
  - Glass Specification for Mark H has been **REVISED** to FRG (Fire-Resistant Rated Glazing).
  - GENERAL NOTES:
    - General Note #2 has been **REVISED** to state:  
“2. ALL OPERABLE UNITS SHALL BE PROVIDED WITH SCREENS.”
    - General Note #3 has been **REVISED** to state,  
“3. ALL UNITS SHALL HAVE ADA COMPLIANT HARDWARE.”

- GLAZING TYPES:
  - General Notes have been **REMOVED** from the schedule.
  - **ADD** 'FRG' Glazing Type into the Schedule.
- 5/A512:
  - **ADD** Description Note stating, "FIRE RESISTANT FRAMING SYSTEM".
  - **UPDATE** Glazing Type to 'FRG' (three panels, including door).
- 6/A512:
  - **ADD** Description Note stating, "FIRE RESISTANT FRAMING SYSTEM".
  - **UPDATE** Glazing Type to 'FRG' (two panels, including door).
- 7/A512:
  - **ADD** Description Note stating, "FIRE RESISTANT FRAMING SYSTEM".
  - **UPDATE** Glazing Type to 'FRG' (three panels, including door).
- 8/A512:
  - **ADD** Description Note stating, "FIRE RESISTANT FRAMING SYSTEM".
  - **UPDATE** Glazing Type to 'FRG' (five panels).
- 9/A512:
  - **ADD** Description Note stating, "FIRE RESISTANT FRAMING SYSTEM".
  - **UPDATE** Glazing Type to 'FRG' (five panels, including door).
- 10/A512:
  - **ADD** Description Note stating, "FIRE RESISTANT FRAMING SYSTEM".
  - **UPDATE** Glazing Type to 'FRG' (four panels, including door).
- 11/A512:
  - **ADD** Description Note stating, "FIRE RESISTANT FRAMING SYSTEM".
  - **UPDATE** Glazing Type to 'FRG' (five panels, including door).
- 21/A512:
  - **ADD** Description Note stating, "FIRE RESISTANT FRAMING SYSTEM".
  - **UPDATE** Glazing Type to 'FRG' (one panel).

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

- 2/R103: Drawing **REISSUED**.
- **ADD** Detail 2.5/R103 Flue to Sheet.

Sheet **R104** - SEE ATTACHED SHEET for revisions:

- **ADD** Detail 4/R104 Multi-pipe Seal to Sheet.

Sheet **M101** - SEE ATTACHED SHEET for revisions:

- 1/M101: (4) locations for return grills **ADDED** within the isometric.

Sheet **M301** - SEE ATTACHED SHEET for revisions:

- MECHANICAL - FURNACE SCHEDULE:
  - NOTES: **ADD** Note #3 stating, “3. FURNISH AND INSTALL WITH 14” ROOF CURB”
  - **ADD** Note #3 to EF-2 and EF-3.
- MECHANICAL - CONDENSING SCHEDULE:
  - NOTES: **MODIFY** Note #1 to state, “FURNISH WITH DISCONNECT AND 14” TALL SUPPORT RAILS”
- MECHANICAL - EXHAUST FAN SCHEDULE:
  - NOTES: **ADD** Note #3 stating, “3. THE ROOM THERMOSTAT SHALL BE WIRED TO OPERATE ONLY THE LOW STAGE OF HEATING AT THE FURNACE. THE HIGH STAGE SHALL NOT BE USED”
  - **ADD** Note #3 to FU-106 - FU-204.

Sheet **M401** - SEE ATTACHED SHEET for revisions:

- 1/M401: (4) locations for return grills **ADDED** within the plan.

Sheet **P101** - SEE ATTACHED SHEET for revisions:

- 1/P101:
  - At Unit Plan A, Rm. 106, bathroom has been **RECONFIGURED** at the west wall to provide a tub enclosure in lieu of a roll-in shower.
  - At Unit Plan C, Rm. 145, roll-in shower has been **REPLACED** with tub enclosure in lieu of a roll-in shower.

Sheet **P104** - SEE ATTACHED SHEET for revisions:

- 3/P104: At Unit Plan C, Rm. 145, roll-in shower has been **REPLACED** with tub enclosure in lieu of a roll-in shower.
- 4/P104: At Unit Plan A, Rm. 106, bathroom has been **RECONFIGURED** at the west wall to provide a tub enclosure in lieu of a roll-in shower.

Sheet **P302** - SEE ATTACHED SHEET for revisions:

- 1/P302:
  - Isometric **REVISED** at Unit A to provide a tub enclosure in lieu of a roll-in shower.
  - Isometric **REVISED** at Unit C to provide a tub enclosure in lieu of a roll-in shower.

Sheet **P303** - SEE ATTACHED SHEET for revisions:

- 1/P303:
  - Isometric **REVISED** at Unit A to provide a tub enclosure in lieu of a roll-in shower.
  - Isometric **REVISED** at Unit C to provide a tub enclosure in lieu of a roll-in shower.

Sheet **FP101** - SEE ATTACHED SHEET for revisions:

- **ADD** Sheet FP101 FIRE PROTECTION PLANS into the drawing set.

**ATTACHMENTS:**

000110 Table of Contents.pdf  
033511 Concrete Floor Finishes.pdf  
042000 Unit Masonry.pdf  
075400 Thermoplastic Membrane Roofing.pdf  
084313 Aluminum-Framed Storefronts.pdf  
084435 Protective Framed Glazing Assemblies.pdf  
088000 Glazing.pdf  
113013 Residential Appliances.pdf  
123200 Manufactured Wood Casework.pdf  
T101.pdf  
C101.pdf  
C200.pdf  
C300.pdf  
D101.pdf  
D102.pdf  
D110.pdf  
S201.pdf  
S202.pdf  
A101.pdf  
A110.pdf  
A201.pdf  
A401.pdf  
A410.pdf  
A411.pdf  
A510.pdf  
A512.pdf  
R103.pdf  
R104.pdf  
M101.pdf  
M301.pdf  
M401.pdf  
FP101.pdf

**END OF ADDENDUM NUMBER THREE**

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**SECTION 000110  
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**PROCUREMENT AND CONTRACTING REQUIREMENTS**

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004323 - Alternates Form	
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Exhibit B:	Federal Labor Standards Provisions
Exhibit C:	Wage Determination
Exhibit D:	Section 3 Contract Language
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- 331416 - Site Water Utility Distribution Piping
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**END OF SECTION**

**SECTION 033511  
CONCRETE FLOOR FINISHES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Section includes products and procedure for multiple step concrete polishing process for designated area as specified herein as indicated on drawings.
- B. Liquid densifiers and hardeners.
- C. Single application cure-densifier-hardener for new and existing concrete floors.

**1.02 RELATED REQUIREMENTS**

- A. Section 033000 - Cast-in-Place Concrete: Curing compounds that also function as sealers.

**1.03 SUBMITTALS**

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Manufacturer's published data on each finishing product, including information on compatibility of different products and limitations.
- C. Samples: For each type of exposure and finish.
- D. Product Data: Manufacturer's published data and installation instructions for concrete polishing system and finishing products, including manufacturer's installation instructions, information on compatibility of different products, and limitations.
- E. Maintenance Data: Provide data on maintenance and renewal of applied finishes.

**1.04 QUALITY ASSURANCE**

- A. Polisher Qualifications: Company experienced in performing work similar in design, products, and extent to scope of this Project; with a record of successful in-service performance; and with sufficient production capability, and personnel to product specified work.
  - 1. Manufacturer Qualification: Approved by manufacturer to apply liquid applied products,
- B. Clear Coatings Installer Qualifications: Acceptable to manufacturer

**1.05 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver materials in manufacturer's sealed packaging, including application instructions.
- B. Store materials protected from exposure to harmful environmental conditions and at temperatures and humidity conditions recommended by the manufacturer.
- C. Handling: Protect materials from dirt, corrosion, oil, grease and other contaminat

**1.06 FIELD CONDITIONS**

- A. Damage and Stain Prevention: Take precautions to prevent damage and staining of concrete surfaces to be polished.
  - 1. Prohibit improper application of liquid membrane forming curing compounds, vehicles parking over the concrete surface, pipe-cutting operations over concrete surface, storage of items on concrete less than 28 days old, petroleum, oil, hydraulic fluid, and acids as these may all affect final finish of floor treatment.

**1.07 WARRANTY**

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.
- B. Correct defective work within a one-year period commencing on the Date of Substantial Completion.

**PART 2 PRODUCTS**

**2.01 ACCEPTABLE MANUFACTURERS**

- A. Polished Finish, Basis of Design: for products specified from StrongTread Polished Concrete Flooring System installed by Dancer Concrete Design, Fort Wayne, Indiana. Products of the manufacturers are approved provided compliance with all technical requirements specified

herein:

1. Ameripolish, Lowell, Arizona.
  2. L&M Construction Chemicals, Bethany, Connecticut
  3. Substitutions: See Section 016000 – Product Requirements
- B. Clear Coatings:
1. Curecrete Distribution, Inc.; [www.curecrete.com](http://www.curecrete.com)
  2. Dancer Concrete Design; [www.dancerconcretedesign.com](http://www.dancerconcretedesign.com)
  3. Sherwin Williams/General Polymers; [www.sherwinwilliams.com](http://www.sherwinwilliams.com)
  4. Substitutions: See Section 016000 – Product Requirements

## 2.02 POLISHED CONCRETE SYSTEM

- A. Polished Concrete System: Materials, equipment, and procedures designed and furnished by a single manufacturer to produce dense polished concrete of the specified sheen.
1. Acceptable Systems:
    - a. Dancer Concrete Design StrongTread Polishing Concrete Flooring System
    - b. Ameripolish, Inc.; Ameripolish Polished Concrete System
    - 2 c. L&M Construction Chemicals, Inc. Permashine Polishing System
    - d. Substitutions: See Section 016000 - Product Requirements.

## 2.03 DENSIFIERS AND HARDENERS (POLISHED CONCRETE)

- A. Penetrating Liquid Floor Treatments for Polished Concrete; Clear, waterborne solution of inorganic silicate or silicate materials and propriety components; orderless, that penetrates, hardens, and is suitable for polished concrete surfaces.
1. Products: Subject to compliance with
    - a. Dancer Concrete Design; StrongTread Densifier
    - b. Ameripolish; 3DHS
    - c. L&M Construction Chemicals; Lion Hard
    - d. Substitutions: See Section 016000 - Product Requirements.
- B. Semi-Penetrating Stain Guard: A micro film forming material which will penetrate into the polished and densifier concrete leaving a protective surface film.
1. Products:
    - a. Dancer Concrete Design; StrongTread Stain Guard
    - b. Ameripolish; 3DSP
    - 2 c. L&M Construction Chemicals; Petrotex
    - d. Substitutions: See Section 016000 - Product Requirements.

## 2.04 COATINGS (SEALED CONCRETE)

- A. Cure-Densifier-Hardener
1. Products: Ashford Formula; a transparent, chemically reactive, water-based treatment that penetrates into the concrete surface, forming a chemical reaction of crystalline growth that fills in the natural pores and voids in the concrete surface.
    - a. Abrasion Resistance to Revolving Disks: At least a 32.5% improvement over untreated samples when tested in accordance with ASTM C779.
    - b. Surface Adhesion: At least a 33% increase in adhesion for epoxy when tested in accordance with ASTM D3359.
    - c. Hardening: As follows when tested in accordance with ASTM C39:
      - 1) After 7 days: An increase of at least 40% over untreated samples.
      - 2) After 28 days: An increase of at least 38% over untreated samples.
    - d. Electrical Resistance: To ASTM F150
    - e. Light Exposure Degradation: No evidence of adverse effects on treated samples when tested in accordance with ASTM G23
    - f. Substitutions: See Section 016000 - Product Requirements.

## 2.05 EXPOSURE AND FINISH (POLISHED CONCRETE)

- A. Polished Concrete

1. Aggregate Exposure Class B: Fine/sand aggregate finish, removes not more than 1/16" of concrete surface by grinding and polishing resulting in majority of exposure displaying fine aggregate with no or small amount of la
2. Level of Reflection, Finished Gloss Level: Level 1- 400 grit finish

## **2.06 REPAIR PRODUCTS-POLISHED CONCRETE (AS NEEDED)**

- A. Grout Coat: A cementitious based, acrylic modified slurry used to fill in surface imperfections, small cracks and pop-outs on the floor.

1. Dancer Concrete Design: Polishing Grout Coat
2. Husquarna: GM3000 Grouting System
3. Substitutions: See Section 016000 – Product Requirements.

- B. Repair Mortar: A rapid-setting resin based repair mortar mixed with sand and/or stone aggregate to repair the floor in large cracks, crevices and divots. Product to be colored to coordinate with final floor.

1. Dancer Concrete Design; Polishing Repair Mortar
2. Metzger-McGuire: Rapid Refloor XP
3. Substitutions: See Section 016000 – Product Requirements.

## **2.07 POLISHING EQUIPMENT**

- A. Field Grinding and Equipment

1. A multiple head, counter rotating, walk behind on machine, with diamond tooling affixed to the head for the purpose of grinding concrete. Excludes janitorial equipment.
2. If dry grinding, honing, or polishing, use dust extraction equipment with flow rate suitable for dust generated, with squeegee attachments.
3. If wet grinding, honing, or polishing use slurry extraction equipment suitable for slurry removal and containment prior to proper disposal.

- B. Edge Grinding Equipment: Hand-held machine which produces same results, without noticeable differences, as field grinding equipment.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that floor surfaces are acceptable to receive the work of this section.
- B. Verify that flaws in concrete have been patched and joints filled with methods and materials suitable for further finishes.

### **3.02 GENERAL**

- A. Apply materials in accordance with manufacturer's instructions.

### **3.03 COATING APPLICATION**

- A. Verify that surface is free of previous coatings, sealers, curing compounds, water repellents, laitance, efflorescence, fats, oils, grease, wax, soluble salts, residues from cleaning agents, and other impediments to adhesion.
- B. Protect adjacent non-coated areas from drips, overflow, and overspray; immediately remove excess material.
- C. Apply coatings in accordance with manufacturer's instructions, matching approved mock-ups for color, special effects, sealing and workmanship.

### **3.04 CONCRETE POLISHING**

- A. Execute using materials, equipment, and procedures specified by manufacturer, using manufacturer approved installer.
- B. Protect finished surface as required and as recommended by manufacturer of polishing system.

**END OF SECTION**

## **SECTION 042000 UNIT MASONRY**

### **PART 1 GENERAL**

#### **1.01 SECTION INCLUDES**

- A. Concrete block.
- B. Common brick.
- C. Mortar and grout.
- D. Reinforcement and anchorage.
- E. Flashings.
- F. Accessories.

#### **1.02 RELATED REQUIREMENTS**

- A. Section 055000 - Metal Fabrications: Loose steel lintels.
- B. Section 061000 - Rough Carpentry: Nailing strips built into masonry.
- C. Section 072100 - Thermal Insulation: Insulation for cavity spaces.
- D. Section 076200 - Sheet Metal Flashing and Trim: Through-wall masonry flashings.
- E. Section 079200 - Joint Sealants: Sealing control and expansion joints.

#### **1.03 REFERENCE STANDARDS**

- A. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2023.
- B. ASTM A641/A641M - Standard Specification for Zinc-Coated (Galvanized) Carbon Steel Wire; 2019.
- C. ASTM A951/A951M - Standard Specification for Steel Wire for Masonry Joint Reinforcement; 2022.
- D. ASTM A1064/A1064M - Standard Specification for Carbon-Steel Wire and Welded Wire Reinforcement, Plain and Deformed, for Concrete; 2022.
- E. ASTM C90 - Standard Specification for Loadbearing Concrete Masonry Units; 2023.
- F. ASTM C91/C91M - Standard Specification for Masonry Cement; 2023.
- G. ASTM C129 - Standard Specification for Nonloadbearing Concrete Masonry Units; 2023.
- H. ASTM C144 - Standard Specification for Aggregate for Masonry Mortar; 2018.
- I. ASTM C150/C150M - Standard Specification for Portland Cement; 2022.
- J. ASTM C207 - Standard Specification for Hydrated Lime for Masonry Purposes; 2018.
- K. ASTM C216 - Standard Specification for Facing Brick (Solid Masonry Units Made from Clay or Shale); 2023.
- L. ASTM C270 - Standard Specification for Mortar for Unit Masonry; 2019a, with Editorial Revision.
- M. ASTM C404 - Standard Specification for Aggregates for Masonry Grout; 2018.
- N. ASTM C476 - Standard Specification for Grout for Masonry; 2023.
- O. ASTM C1634 - Standard Specification for Concrete Facing Brick and Other Concrete Masonry Facing Units; 2023a.
- P. ASTM E514/E514M - Standard Test Method for Water Penetration and Leakage Through Masonry; 2020.
- Q. BIA Technical Notes No. 7 - Water Penetration Resistance – Design and Detailing; 2017.
- R. BIA Technical Notes No. 13 - Ceramic Glazed Brick Exterior Walls; 2017.

- S. TMS 402/602 - Building Code Requirements and Specification for Masonry Structures; 2022, with Errata.

#### 1.04 SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data for masonry units, fabricated wire reinforcement, mortar, and masonry accessories.
- C. Shop Drawings: Indicate pertinent dimensions, materials, anchorage, size and type of fasteners, and accessories for brickwork support system.
  - 1. Include calculations or selections from the manufacturer's prescriptive design tables that indicate compliance with the applicable building code and project conditions.
  - 2. Include the design engineer's stamp or seal on each sheet of shop drawings.
- D. Samples: Submit two samples of decorative block units to illustrate color, texture, and extremes of color range.
- E. Manufacturer's Qualification Statement.
- F. Installer's Qualification Statement.

#### 1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the type of products specified in this section with minimum five years of documented experience.
- B. Installer Qualifications: Company specializing in performing work of the type specified and with at least five years of documented experience.

#### 1.06 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, handle, and store masonry units by means that will prevent mechanical damage and contamination by other materials.

### PART 2 PRODUCTS

#### 2.01 CONCRETE MASONRY UNITS

- A. Concrete Block: Comply with referenced standards and as follows:
  - 1. Size: Standard units with nominal face dimensions of 16 by 8 inches (400 by 200 mm) and nominal depth of 8 inches (200 mm).
  - 2. Load-Bearing Units: ASTM C90, normal weight.
    - a. Hollow block, as indicated.
    - b. Exposed Faces: Manufacturer's standard color and texture where indicated.
    - c. Manufacturers:
      - 1) Substitutions: See Section 016000 - Product Requirements.
  - 3. Nonloadbearing Units: ASTM C129.
    - a. Hollow block, as indicated.
    - b. Exposed Faces: Manufacturer's standard color and texture where indicated.
    - c. Manufacturers:
      - 1) Substitutions: See Section 016000 - Product Requirements.

#### 2.02 BRICK UNITS

- A. Manufacturers:
  - 1. Yankee Hill Brick & Tile; [www.yankeehillbrick.com/](http://www.yankeehillbrick.com/).
  - 2. (Basis of Design) Belden Brick; [www.beldenbrick.com/#sle](http://www.beldenbrick.com/#sle).
  - 3. Meridian Brick LLC; Athens Architectural Series; [www.meridianbrick.com/#sle](http://www.meridianbrick.com/#sle).
  - 4. Watertown Brick; [www.watertownbrick.com/#sle](http://www.watertownbrick.com/#sle).
  - 5. Substitutions: See section 016000 - Product Requirements.
- B. Facing Brick: ASTM C216, Type FBS Smooth, Grade SW.
  - 1. Color and texture to match Architect's sample.
  - 2. Color: Modular 481-483 Smooth (Belden Brick)
  - 3. Color: Modular, Manhattan Series, Madison SM Clear (Watertown Brick)

4. Nominal size: As indicated on drawings.
5. Special shapes: Molded units as required by conditions indicated, unless standard units can be sawn to produce equivalent effect.

### **2.03 MORTAR AND GROUT MATERIALS**

- A. Masonry Cement: ASTM C91/C91M, Type N.
- B. Portland Cement: ASTM C150/C150M, Type I; color as required to produce approved color sample.
  1. Not more than 0.60 percent alkali.
- C. Hydrated Lime: ASTM C207, Type S.
- D. Mortar Aggregate: ASTM C144.
- E. Grout Aggregate: ASTM C404.
- F. Water: Clean and potable.

### **2.04 REINFORCEMENT AND ANCHORAGE**

- A. Manufacturers:
  1. Blok-Lok Limited: [www.blok-lok.com/#sle](http://www.blok-lok.com/#sle).
  2. Hohmann & Barnard, Inc; X-Seal Anchor: [www.h-b.com/#sle](http://www.h-b.com/#sle).
  3. WIRE-BOND [www.wirebond.com/#sle](http://www.wirebond.com/#sle).
  4. Substitutions: See Section 016000 - Product Requirements.
- B. Multiple Wythe Joint Reinforcement: ASTM A951/A951M.
  1. Type: Truss or ladder.
  2. Material: ASTM A1064/A1064M steel wire, mill galvanized to ASTM A641/A641M Class 3.
- C. Masonry Veneer Anchors: 2-piece anchors that permit differential movement between masonry veneer and structural backup, hot dip galvanized to ASTM A 153/A 153M, Class B.
  1. Anchor plates: Not less than 0.075 inch (1.91 mm) thick, designed for fastening to structural backup through sheathing by two fasteners; provide design with legs that penetrate sheathing and insulation to provide positive anchorage.
  2. Wire ties: Manufacturer's standard shape, 0.1875 inch (4.75 mm) thick.
  3. Vertical adjustment: Not less than 3-1/2 inches (89 mm).

### **2.05 FLASHINGS**

- A. Metal Flashing Materials:
  1. Prefabricated Metal Flashing: Smooth fabricated 12 oz/sq ft (3.66 kg/sq m) copper flashing for surface mounted conditions.
- B. Factory-Fabricated Flashing Corners and End Dams: Stainless steel.
  1. Manufacturers:
    - a. Hohmann & Barnard, Inc: [www.h-b.com/#sle](http://www.h-b.com/#sle).
    - b. Mortar Net Solutions; CompleteFlash: [www.mortarnet.com/#sle](http://www.mortarnet.com/#sle).
    - c. York Manufacturing, Inc: [www.yorkmfg.com/#sle](http://www.yorkmfg.com/#sle).
    - d. Substitutions: See Section 016000 - Product Requirements.
- C. Flashing Sealant/Adhesives: Silicone, polyurethane, or silyl-terminated polyether/polyurethane or other type required or recommended by flashing manufacturer; type capable of adhering to type of flashing used.
- D. Termination Bars: Stainless steel; compatible with membrane and adhesives.
  1. Manufacturers:
    - a. Hohmann & Barnard, Inc: [www.h-b.com/#sle](http://www.h-b.com/#sle).
    - b. Mortar Net Solutions; Termination Bars: [www.mortarnet.com/#sle](http://www.mortarnet.com/#sle).
    - c. York Manufacturing, Inc; Termination Bar: [www.yorkmfg.com/#sle](http://www.yorkmfg.com/#sle).
    - d. Substitutions: See Section 016000 - Product Requirements.

- E. Drip Edge: Stainless steel; angled drip with hemmed edge; compatible with membrane and adhesives.
- F. Lap Sealants and Tapes: As recommended by flashing manufacturer; compatible with membrane and adhesives.

## **2.06 ACCESSORIES**

- A. Preformed Control Joints: Rubber material. Provide with corner and tee accessories, fused joints.
- B. Joint Filler: Closed cell polyvinyl chloride; oversized 50 percent to joint width; self expanding; in maximum lengths available.
- C. Nailing Strips: Softwood lumber, preservative treated for moisture resistance, dovetail shape, sized to masonry joints.
- D. Cavity Vents:
  - 1. Type: Molded PVC grilles, insect resistant.
  - 2. Color(s): As selected by Architect from manufacturer's full range.
  - 3. Manufacturers:
    - a. Blok-Lok Limited: [www.blok-lok.com/#sle](http://www.blok-lok.com/#sle).
    - b. Mortar Net Solutions; CellVent: [www.mortarnet.com/#sle](http://www.mortarnet.com/#sle).
    - c. WIRE-BOND: [www.wirebond.com/#sle](http://www.wirebond.com/#sle).
    - d. Substitutions: See Section 016000 - Product Requirements.
- E. Drainage Fabric: Polyester or polypropylene mesh bonded to a water and vapor-permeable fabric.
- F. Cleaning Solution: Non-acidic, not harmful to masonry work or adjacent materials.

## **2.07 MORTAR AND GROUT MIXING**

- A. Mortar for Unit Masonry: ASTM C270, using the Proportion Specification.
  - 1. Masonry below grade and in contact with earth: Type S.
  - 2. Exterior, loadbearing masonry: Type N.
  - 3. Exterior, non-loadbearing masonry: Type N.
  - 4. Interior, loadbearing masonry: Type N.
  - 5. Interior, non-loadbearing masonry: Type O.
- B. Colored Mortar: Proportion selected pigments and other ingredients to match Architect's sample, without exceeding manufacturer's recommended pigment-to-cement ratio.
  - 1. Match mortar color of existing building. Collect sample from site.
- C. Grout: ASTM C476; consistency required to fill completely volumes indicated for grouting; fine grout for spaces with smallest horizontal dimension of 2 inches (50 mm) or less; coarse grout for spaces with smallest horizontal dimension greater than 2 inches (50 mm).
- D. Mixing: Use mechanical batch mixer and comply with referenced standards.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that field conditions are acceptable and are ready to receive masonry.
- B. Verify that related items provided under other sections are properly sized and located.
- C. Verify that built-in items are in proper location, and ready for roughing into masonry work.

### **3.02 PREPARATION**

- A. Direct and coordinate placement of metal anchors supplied for installation under other sections.
- B. Provide temporary bracing during installation of masonry work. Maintain in place until building structure provides permanent bracing.

### **3.03 COLD AND HOT WEATHER REQUIREMENTS**

- A. Comply with requirements of TMS 402/602 or applicable building code, whichever is more stringent.

### **3.04 COURSING**

- A. Establish lines, levels, and coursing indicated. Protect from displacement.
- B. Maintain masonry courses to uniform dimension. Form vertical and horizontal joints of uniform thickness.
- C. Concrete Masonry Units:
  - 1. Bond: Running.
  - 2. Coursing: One unit and one mortar joint to equal 8 inches (200 mm).
  - 3. Mortar Joints: Concave.
- D. Brick Units:
  - 1. Bond: Match existing.
  - 2. Coursing: Three units and three mortar joints to equal 8 inches (200 mm).
  - 3. Mortar Joints: Match existing.

### **3.05 PLACING AND BONDING**

- A. Lay solid masonry units in full bed of mortar, with full head joints, uniformly jointed with other work.
- B. Lay hollow masonry units with face shell bedding on head and bed joints.
- C. Buttering corners of joints or excessive furrowing of mortar joints is not permitted.
- D. Remove excess mortar and mortar smears as work progresses.
- E. Remove excess mortar with water repellent admixture promptly. Do not use acids, sandblasting or high pressure cleaning methods.
- F. Interlock intersections and external corners, except for units laid in stack bond.
- G. Do not shift or tap masonry units after mortar has achieved initial set. Where adjustment must be made, remove mortar and replace.
- H. Perform job site cutting of masonry units with proper tools to provide straight, clean, unchipped edges. Prevent broken masonry unit corners or edges.
- I. Cut mortar joints flush where wall tile is scheduled or resilient base is scheduled.
- J. Isolate masonry partitions from vertical structural framing members with a control joint as indicated.
- K. Isolate top joint of masonry partitions from horizontal structural framing members and slabs or decks with compressible joint filler.

### **3.06 MASONRY FLASHINGS**

- A. Whether or not specifically indicated, install masonry flashing to divert water to exterior at all locations where downward flow of water will be interrupted.
- B. Terminate flashing up 8 inches (203 mm) minimum on vertical surface of backing:
  - 1. Install vertical leg of flashing behind water-resistive barrier sheet over backing.
  - 2. Terminate vertical leg of flashing into bed joint in masonry or reglet in concrete.
  - 3. Anchor vertical leg of flashing into backing with a termination bar and sealant.
  - 4. Apply cap bead of sealant on top edge of self-adhered flashing.

### **3.07 CONTROL AND EXPANSION JOINTS**

- A. Do not continue horizontal joint reinforcement through control or expansion joints.
- B. Install preformed control joint device in continuous lengths. Seal butt and corner joints in accordance with manufacturer's instructions.

### **3.08 TOLERANCES**

- A. Maximum Variation from Alignment of Columns: 1/4 inch (6 mm).
- B. Maximum Variation From Unit to Adjacent Unit: 1/16 inch (1.6 mm).
- C. Maximum Variation from Plane of Wall: 1/4 inch in 10 ft (6 mm/3 m) and 1/2 inch in 20 ft (13 mm/6 m) or more.
- D. Maximum Variation from Plumb: 1/4 inch (6 mm) per story non-cumulative; 1/2 inch (13 mm) in two stories or more.
- E. Maximum Variation from Level Coursing: 1/8 inch in 3 ft (3 mm/m) and 1/4 inch in 10 ft (6 mm/3 m); 1/2 inch in 30 ft (13 mm/9 m).

### **3.09 CLEANING**

- A. Remove excess mortar and mortar droppings.
- B. Replace defective mortar. Match adjacent work.
- C. Clean soiled surfaces with cleaning solution.
- D. Use non-metallic tools in cleaning operations.

### **3.10 PROTECTION**

- A. Without damaging completed work, provide protective boards at exposed external corners that are subject to damage by construction activities.

**END OF SECTION**

**SECTION 075400  
THERMOPLASTIC MEMBRANE ROOFING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Adhered system with thermoplastic roofing membrane.
- B. Insulation, flat and tapered.
- C. Cover boards.
- D. Flashings.

**1.02 RELATED REQUIREMENTS**

- A. Section 061000 - Rough Carpentry: Wood nailers and curbs.
- B. Section 076200 - Sheet Metal Flashing and Trim: Counterflashings and reglets.
- C. Section 077100 - Roof Specialties: Prefabricated roofing expansion joint flashing.

**1.03 REFERENCE STANDARDS**

- A. ASCE 7 - Minimum Design Loads and Associated Criteria for Buildings and Other Structures; Most Recent Edition Cited by Referring Code or Reference Standard.
- B. ASTM C1177/C1177M - Standard Specification for Glass Mat Gypsum Substrate for Use as Sheathing; 2017.
- C. ASTM C1289 - Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board; 2023a.
- D. ASTM D6878/D6878M - Standard Specification for Thermoplastic Polyolefin-Based Sheet Roofing; 2021.
- E. FM (AG) - FM Approval Guide; Current Edition.
- F. FM DS 1-28 - Wind Design; 2015, with Editorial Revision (2022).
- G. NRCA (RM) - The NRCA Roofing Manual; 2017.
- H. NRCA (WM) - The NRCA Waterproofing Manual; 2005.
- I. UL (DIR) - Online Certifications Directory; Current Edition.
- J. UL (FRD) - Fire Resistance Directory; Current Edition.

**1.04 ADMINISTRATIVE REQUIREMENTS**

- A. Preinstallation Meeting: Convene one week before starting work of this section.
  - 1. Review preparation and installation procedures and coordinating and scheduling required with related work.

**1.05 SUBMITTALS**

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data indicating membrane materials, flashing materials, insulation, surfacing, and fasteners.
- C. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.
- D. Manufacturer's Installation Instructions: Indicate membrane seaming precautions and perimeter conditions requiring special attention.
- E. Manufacturer's qualification statement.
- F. Installer's qualification statement.
- G. Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

## 1.06 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with minimum three years of documented experience.
- B. Installer Qualifications: Company specializing in performing the work of this section with at least three years of documented experience and approved by manufacturer.

## 1.07 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials in manufacturer's original containers, dry and undamaged, with seals and labels intact.
- B. Store materials in weather protected environment, clear of ground and moisture.
- C. Ensure storage and staging of materials does not exceed static and dynamic load-bearing capacities of roof decking.
- D. Protect foam insulation from direct exposure to sunlight.

## 1.08 FIELD CONDITIONS

- A. Do not apply roofing membrane during unsuitable weather.
- B. Do not apply roofing membrane when ambient temperature is below 40 degrees F (5 degrees C) or above 120 degrees.
- C. Do not apply roofing membrane to damp or frozen deck surface or when precipitation is expected or occurring.
- D. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed the same day.
- E. Schedule applications so that no partially completed sections of roof are left exposed at end of workday.

## 1.09 WARRANTY

- A. Roofing Contractor's Warranty: Provide roofing contractor's "Roofing Warranty" typical in form and content indicated by Midwest Roofing Contractors Association, Inc. approved guarantee form no. 2007, 2-years as indicated on form.
- B. Manufacturer's Warranty: Provide flexible sheet roofing manufacturer's standard unlimited product and contractor workmanship liability "Roofing Manufacturer's Basic Roofing Guarantee" from date of substantial completion against leaks caused by defective materials or workmanship and against normal wear and tear for the following period of time with respect to the following system designations
  - 1. ITA 20-year No Dollar Limit (NDL)

## PART 2 PRODUCTS

### 2.01 MANUFACTURERS

- A. Thermoplastic Polyolefin (TPO) Membrane Roofing Materials:
  - 1. Carlisle Roofing Systems, Inc; Sure-Weld TPO - 80mil: [www.carlisle-syntec.com/#sle](http://www.carlisle-syntec.com/#sle).
  - 2. Firestone Building Products, LLC; Ultraply TPO Platinum Membrane (80 mil): [www.firestonebpco.com/#sle](http://www.firestonebpco.com/#sle).
  - 3. Johns Manville; JM TPO - 80 Mil: [www.jm.com/#sle](http://www.jm.com/#sle).
  - 4. Versico Roofing Systems; VersiWeld TPO: [www.versico.com/#sle](http://www.versico.com/#sle).
  - 5. Substitutions: See Section 016000 - Product Requirements.
- B. Thermoplastic Polyvinyl Chloride (PVC) Membrane Roofing Materials:
  - 1. Sika Corporation Roofing; Sikaplan PVC: [usa.sika.com/sarnafil/#sle](http://usa.sika.com/sarnafil/#sle).
  - 2. Versico Roofing Systems; VersiFlex PVC: [www.versico.com/#sle](http://www.versico.com/#sle).
  - 3. Duro-Last Roofing Systems; Duro-Tuff PVC, Duro-Last X PVC: [www.duro-last.com/#sle](http://www.duro-last.com/#sle).
  - 4. Substitutions: See Section 016000 - Product Requirements.

### 2.02 MEMBRANE ROOFING AND ASSOCIATED MATERIALS

- A. Membrane Roofing Materials:

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 (2 mm), minimum.
    - b. The manufacturer to guarantee that the membrane thickness meets or exceeds the specified thickness when tested in accordance with ASTM D751.
  2. TPO: Thermoplastic polyolefin (TPO) complying with ASTM D6878/D6878M, sheet contains reinforcing fabrics or scrims.
    - a. Thickness: 80 mil, 0.080 inch (2.0 mm), nominal.
    - b. Thickness over Scrim: ASTM D7636, 0.034 typical
    - c. Breaking Strength: ASTM D751 350lbf minimum, 425lbf typical
    - d. Elongation Break of Reinforcement: ASTM D751 - 15% minimum, 25% typical
    - e. Tearing Strength: ASTM D751 - 55lbf minimum, 130lbf typical
    - f. Brittleness Point: ASTM D2137, -40F max, -50F typical
    - g. Linear Dimensional Change: ASTM D1204, 6hr at 158F - +/-1% max, -0.2% typical
    - h. Puncture Resistance: FTM 101C, method 2031: 400lbf min, 450lbf typical
  3. Color: To be selected from manufacturer's standard colors.
- B. Seaming Materials: As recommended by membrane manufacturer.
- C. Formable Flashing: Non-reinforced, flexible, heat weldable, sheet, composed of thermoplastic polyolefin polymer and ethylene-propylene rubber
1. Thickness: as required by roofing manufacturer
  2. Bonding adhesive: as required by roofing manufacturer
  3. Pourable sealer: two-part polyurethane, two-color for reliable mixing; pourable sealer by the membrane manufacturer
  4. Seam plates: as required by the roofing manufacturer
  5. Termination bars: Aluminum bars with integral caulk ledge; 1.3" wide by 0.10 inch thick
  6. Cut edge sealant: Synthetic rubber based, for use where the membrane reinforcement is exposed
  7. Coated Metal Flashing and Edgings: Galvanized steel with roofing manufacturer's bonded TPO coating
  8. Molded Flashing Accessories: Unreinforced TPO membrane pre-molded to suite a variety of flashing details, including pipe boots, inside corners, outside corners, etc
  9. Water Block Seal: butyl rubber sealant for use between two surfaces, not exposed to UV
- D. Flexible Flashing Material: Same material as membrane.

## 2.03 COVER BOARDS

- A. Cover Boards: Glass-mat faced gypsum panels complying with ASTM C1177/C1177M.
1. Thickness: 1/4 inch (6.4 mm), fire-resistant.
  2. Products:
    - a. Georgia-Pacific; DensDeck Prime with EONIC Technology:  
[www.densdeck.com/#sle](http://www.densdeck.com/#sle).
    - b. Substitutions: See Section 016000 - Product Requirements.
- B. Cover Board: Faced and with high compressive strength polyisocyanurate (ISO) insulation complying with ASTM C1289 and the following characteristics:
1. Grade and Compressive Strength: Grade 1, 109psi
  2. Board Size: 48x48 inches
  3. Board Thickness: 1/2 inch minimum

## 2.04 INSULATION

- A. Polyisocyanurate Board Insulation: Rigid cellular foam, complying with Federal Specification HH-I-1972/2, ASTM D1621, ASTM C1289, C350, D1622 and E84. Type II, Class 1, cellulose felt or glass fiber mat both faces: Grade 2 and with the following characteristics
1. Compressive Strength: 20psi
  2. Board Size: Tapered insulation 4'x4', flatstock insulation 4'x8'
  3. Thickness: varies

- B. Polyisocyanurate Board Insulation: Rigid cellular foam, complying with ASTM C1289, Type II, Class 1, cellulose felt or glass fiber mat both faces; Grade 1 and with the following characteristics:
  - 1. Thermal Resistance: R-value of 5.41 Long Term Thermal Resistance (LTTR).

## **2.05 ACCESSORIES**

- A. Insulation Fasteners: Appropriate for purpose intended and approved by roofing manufacturer.
  - 1. Length as required for thickness of insulation material and penetration of deck substrate with insulation plates.
- B. Membrane Adhesive: As recommended by membrane manufacturer.
- C. Surface Conditioner for Adhesives: Compatible with membrane and adhesives.
- D. Thinners and Cleaners: As recommended by adhesive manufacturer, compatible with membrane.
- E. Insulation Adhesive: As recommended by insulation manufacturer.
- F. Roofing Nails: Galvanized, hot-dipped type, size and configuration as required to suit application.
- G. Fasteners for Steel Deck (for insulation application): Galvanized steel, fluoropolymer-coated steel, or nonferrous metal screws recommended by manufacturer for material to be fastened and substrate and complying with requirements of governing authorities and listing agencies.
  - 1. Metal Deck: 3/4" minimum penetration of bottom of metal deck/panel.
  - 2. Wood Deck: 3/4" minimum penetration of bottom of metal deck/panel.
- H. Sealants: As recommended by membrane manufacturer.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that surfaces and site conditions are ready to receive work.
- B. Verify deck is supported and secure.
- C. Verify deck is clean and smooth, flat, free of depressions, waves, or projections, properly sloped and suitable for installation of roof system.
- D. Verify deck surfaces are dry and free of snow or ice.
- E. Verify that roof openings, curbs, and penetrations through roof are solidly set, and cant strips are in place.

### **3.02 INSTALLATION, GENERAL**

- A. Perform work in accordance with manufacturer's instructions, NRCA (RM), and NRCA (WM) applicable requirements.
- B. Do not apply roofing membrane during cold or wet weather conditions.
- C. Do not apply roofing membrane when ambient temperature is outside the temperature range recommended by manufacturer.
- D. Do not apply roofing membrane to damp or frozen deck surface or when precipitation is expected or occurring.
- E. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed the same day.

### **3.03 INSTALLATION - INSULATION, UNDER MEMBRANE**

- A. Attachment of Insulation:
  - 1. Mechanically fasten insulation to deck in accordance with roofing manufacturer's instructions and FM DS 1-28 Factory Mutual requirements.
- B. Cover Boards: Mechanically fasten cover boards in accordance with roofing manufacturer's instructions and FM (AG) Factory Mutual requirements.

- C. Lay subsequent layers of insulation with joints staggered minimum 6 inches (152 mm) from joints of preceding layer.
- D. Lay boards with edges in moderate contact without forcing. Cut insulation to fit neatly to perimeter blocking and around penetrations through roof.
- E. Do not install more insulation than can be covered with membrane in same day.

#### **3.04 INSTALLATION - MEMBRANE**

- A. Roll out membrane, free from wrinkles or tears. Place sheet into place without stretching.
- B. Shingle joints on sloped substrate in direction of drainage.
- C. Fully Adhered Application: Apply adhesive to substrate at rate indicated by manufacturer. Fully embed membrane in adhesive except in areas directly over or within 3 inches (75 mm) of expansion joints. Fully adhere one roll before proceeding to adjacent rolls.
- D. Around roof penetrations, seal flanges and flashings with flexible flashing.

#### **3.05 CLEANING**

- A. In areas where finished surfaces are soiled by work of this section, consult manufacturer of surfaces for cleaning advice and comply with their documented instructions.
- B. Repair or replace defaced or damaged finishes caused by work of this section.

#### **3.06 PROTECTION**

- A. Protect installed roofing and flashings from construction operations.
- B. Where traffic must continue over finished roof membrane, protect surfaces using durable materials.

**END OF SECTION**

**SECTION 084313**  
**ALUMINUM-FRAMED STOREFRONTS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Aluminum-framed storefront including perimeter trim, stools, accessories, shims, and anchors.
- B. Infill panels of glass.
- C. Aluminum doors and frames.
- D. Weatherstripping.

**1.02 RELATED REQUIREMENTS**

- A. Section 079200 - Joint Sealants: Sealing joints between frames and adjacent construction.
- B. Section 085113 - Aluminum Windows: Operable sash within glazing system.
- C. Section 087100 - Door Hardware: Hardware items other than specified in this section.
- D. Section 088000 - Glazing: Glass and glazing accessories.
- E. Section 122113 - Horizontal Louver Blinds: Attachments to framing members.

**1.03 REFERENCE STANDARDS**

- A. AAMA CW-10 - Care and Handling of Architectural Aluminum from Shop to Site; 2015.
- B. AAMA 503 - Voluntary Specification for Field Testing of Newly Installed Storefronts, Curtain Walls and Sloped Glazing Systems; 2014.
- C. AAMA 611 - Voluntary Specification for Anodized Architectural Aluminum; 2020.
- D. AAMA 1503 - Voluntary Test Method for Thermal Transmittance and Condensation Resistance of Windows, Doors and Glazed Wall Sections; 2009.
- E. ASCE 7 - Minimum Design Loads and Associated Criteria for Buildings and Other Structures; Most Recent Edition Cited by Referring Code or Reference Standard.
- F. ASTM B209/B209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate; 2021a.
- G. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2021.
- H. ASTM B221M - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes (Metric); 2021.
- I. ASTM E283/E283M - Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Skylights, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen; 2019.
- J. ASTM E330/E330M - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference; 2014 (Reapproved 2021).
- K. ASTM E331 - Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference; 2000 (Reapproved 2023).
- L. ASTM E783 - Standard Test Method for Field Measurement of Air Leakage Through Installed Exterior Windows and Doors; 2002 (Reapproved 2018).
- M. ASTM E1105 - Standard Test Method for Field Determination of Water Penetration of Installed Exterior Windows, Skylights, Doors, and Curtain Walls, by Uniform or Cyclic Static Air Pressure Difference; 2015 (Reapproved 2023).

**1.04 ADMINISTRATIVE REQUIREMENTS**

- A. Coordinate with installation of other components that comprise the exterior enclosure.

**1.05 SUBMITTALS**

- A. See Section 013000 - Administrative Requirements for submittal procedures.

- B. Product Data: Provide component dimensions, describe components within assembly, anchorage and fasteners, glass and infill, door hardware, and internal drainage details.
- C. Shop Drawings: Indicate system dimensions, framed opening requirements and tolerances, affected related work, expansion and contraction joint location and details, and field welding required.
  - 1. Include design engineer's stamp or seal on shop drawings for attachments and anchors.
- D. Samples for Verification: For aluminum-framed storefront system and components required.
- E. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency for each type of aluminum-framed storefront.
- F. Manufacturer's Certificate: Certify that the products supplied meet or exceed the specified requirements.
- G. Field Quality Control Submittals: Report of field testing for water penetration and air leakage.
- H. Manufacturer's Qualification Statement.
- I. Installer's Qualification Statement.

#### 1.06 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in performing work of type specified and with at least three years of documented experience.
- B. Installer Qualifications: Company specializing in performing work of type specified and with at least three years of documented experience.
- C. Source Limitations: Obtain aluminum-framed storefront system through one source from a single manufacturer.

#### 1.07 FIELD CONDITIONS

- A. Do not install sealants when ambient temperature is less than 40 degrees F (5 degrees C). Maintain this minimum temperature during and 48 hours after installation.

#### 1.08 WARRANTY

- A. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard warranty.
  - 1. Warranty Period: Two (2) years from Date of Substantial Completion of the project, provided however that the Limited Warranty shall begin in no event later than six months from date of shipment by manufacturer.

### PART 2 PRODUCTS

#### 2.01 MANUFACTURERS

- A. Basis of Design: Kawneer Company, Inc.; [www.kawneer.com/#sle..](http://www.kawneer.com/#sle..)
  - 1. Product: EnCORE Thermal Storefront System
- B. Other Acceptable - Aluminum-Framed Storefronts Manufacturers:
  - 1. Manko Window Systems, Inc: [www.mankowindows.com/#sle..](http://www.mankowindows.com/#sle..)
  - 2. Oldcastle BuildingEnvelope: [www.oldcastlebe.com/#sle..](http://www.oldcastlebe.com/#sle..)
  - 3. Trulite Glass & Aluminum Solutions, LLC: [www.trulite.com/#sle..](http://www.trulite.com/#sle..)
  - 4. Tubelite, Inc; Versatherm Storefront Framing: [www.tubeliteinc.com/#sle..](http://www.tubeliteinc.com/#sle..)
  - 5. Substitutions: See Section 016000 - Product Requirements.

#### 2.02 ALUMINUM-FRAMED STOREFRONT

- A. Aluminum-Framed Storefront: Factory fabricated, factory finished aluminum framing members with infill, and related flashings, anchorage and attachment devices.
  - 1. Glazing Position:
    - a. Exterior/Envelope Window: Center-set.
    - b. Interior Window: Center-set.
  - 2. Finish: Superior performing organic coatings.
    - a. Factory finish all surfaces that will be exposed in completed assemblies.

- b. Touch-up surfaces cut during fabrication so that no natural aluminum is visible in completed assemblies, including joint edges.
  - 3. Finish Color: As selected by Architect from manufacturer's standard line.
  - 4. Fabrication: Joints and corners flush, hairline, and weatherproof, accurately fitted and secured; prepared to receive anchors and hardware; fasteners and attachments concealed from view; reinforced as required for imposed loads.
  - 5. Construction: Eliminate noises caused by wind and thermal movement, prevent vibration harmonics, and prevent "stack effect" in internal spaces.
  - 6. System Internal Drainage: Drain to the exterior by means of a weep drainage network any water entering joints, condensation occurring in glazing channel, and migrating moisture occurring within system.
  - 7. Expansion/Contraction: Provide for expansion and contraction within system components caused by cycling temperature range of 170 degrees F (95 degrees C) over a 12 hour period without causing detrimental effect to system components, anchorages, and other building elements.
  - 8. Movement: Allow for movement between storefront and adjacent construction, without damage to components or deterioration of seals.
  - 9. Perimeter Clearance: Minimize space between framing members and adjacent construction while allowing expected movement.
- B. Performance Requirements
- 1. Wind Loads: Design and size components to withstand the specified load requirements without damage or permanent set, when tested in accordance with ASTM E330/E330M, using loads 1.5 times the design wind loads and 10 second duration of maximum load.
    - a. Design Wind Loads: Comply with requirements of ASCE 7.
    - b. Member Deflection: Limit member deflection to flexure limit of glass in any direction, with full recovery of glazing materials.
  - 2. Water Penetration Resistance on Manufactured Assembly: No uncontrolled water on interior face, when tested in accordance with ASTM E331 at pressure differential of 8 psf (390 Pa).
  - 3. Air Leakage: 0.06 cfm/sq ft (0.3 L/sec sq m) maximum leakage of storefront wall area when tested in accordance with ASTM E283/E283M at 1.57 psf (75 Pa) pressure difference.
  - 4. Air Leakage: 0.06 cfm/sq ft (0.3 L/sec sq m) maximum leakage of storefront wall area when tested in accordance with ASTM E283/E283M at 1.57 psf (75 Pa) pressure difference.

## 2.03 COMPONENTS

- A. Aluminum Framing Members: Tubular aluminum sections, thermally broken with interior section insulated from exterior, drainage holes and internal weep drainage system.
  - 1. Framing members for interior applications need not be thermally broken.
  - 2. Glazing Stops: Flush.
- B. Glazing: See Section 088000.
- C. Swing Doors: Glazed aluminum.
  - 1. Thickness: 1-3/4 inches (43 mm).
  - 2. Top Rail: 5 inches (\_\_\_\_ mm) wide.
  - 3. Vertical Stiles: 5 inches (\_\_\_\_ mm) wide.
  - 4. Bottom Rail: 10 inches (254 mm) wide.
  - 5. Glazing Stops: Square.
  - 6. Finish: Same as storefront.

## 2.04 MATERIALS

- A. Extruded Aluminum: ASTM B221 (ASTM B221M).
- B. Sheet Aluminum: ASTM B209/B209M.
- C. Fasteners: Aluminum, nonmagnetic stainless steel or other materials to be non-corrosive and compatible with aluminum window members, trim hardware, anchors, and other components.

- D. Sill Flashing Sealant: Elastomeric, silicone or polyurethane, compatible with flashing material.
- E. Sealant for Setting Thresholds: Non-curing butyl type.
- F. Glazing Gaskets: Type to suit application to achieve weather, moisture, and air infiltration requirements.

## 2.05 FINISHES

- A. Class I Color Anodized Finish: AAMA 611 AA-M12C22A44 Electrolytically deposited colored anodic coating not less than 0.7 mils (0.018 mm) thick.
- B. Color: Clear.

## 2.06 HARDWARE

- A. Other Door Hardware: See Section 087100.

# PART 3 EXECUTION

## 3.01 EXAMINATION

- A. Verify dimensions, tolerances, and method of attachment with other work.
- B. Verify that storefront wall openings and adjoining water-resistive and/or air barrier seal materials are ready to receive work of this section.

## 3.02 INSTALLATION

- A. Install wall system in accordance with manufacturer's instructions.
- B. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities.
- C. Provide alignment attachments and shims to permanently fasten system to building structure.
- D. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.
- E. Provide thermal isolation where components penetrate or disrupt building insulation.
- F. Install sill flashings. Turn up ends and edges; seal to adjacent work to form water tight dam.
- G. Where fasteners penetrate sill flashings, make watertight by seating and sealing fastener heads to sill flashing.
- H. Pack fibrous insulation in shim spaces at perimeter of assembly to maintain continuity of thermal barrier.
- I. Install glass and infill panels using glazing method required to achieve performance criteria; see Section 088000.
- J. Touch-up minor damage to factory applied finish; replace components that cannot be satisfactorily repaired.

## 3.03 TOLERANCES

- A. Maximum Variation from Plumb: 0.06 inch per 3 feet (1.5 mm per m) non-cumulative or 0.06 inch per 10 feet (1.5 mm per 3 m), whichever is less.
- B. Maximum Misalignment of Two Adjoining Members Abutting in Plane: 1/32 inch (0.8 mm).

## 3.04 FIELD QUALITY CONTROL

- A. Provide field testing of installed storefront system by independent laboratory in accordance with AAMA 503 during construction process and before installation of interior finishes.
  - 1. Perform a minimum of two tests in each designated area as indicated on drawings.
  - 2. Conduct tests in each area prior to 10 percent and 50 percent completion of this work.
  - 3. Field test for water penetration in accordance with ASTM E1105 with uniform static air pressure difference (Procedure A) not less than 4.18 psf (200 Pa).
    - a. Maximum allowable rate of water penetration in 15-minute test is 0.5 ounce (14 gram) that is not contained in an area with provisions to drain to exterior, or collected on surface of interior horizontal framing member.

4. Field test for air leakage in accordance with ASTM E783 with uniform static air pressure difference of 1.57 psf (75 Pa).
- B. Repair or replace storefront components that have failed designated field testing, and retest to verify performance complies with specified requirements.

### **3.05 ADJUSTING**

- A. Adjust operating hardware and sash for smooth operation.

### **3.06 CLEANING**

- A. Remove protective material from pre-finished aluminum surfaces.
- B. Wash down surfaces with a solution of mild detergent in warm water, applied with soft, clean wiping cloths, and take care to remove dirt from corners and to wipe surfaces clean.

### **3.07 PROTECTION**

- A. Protect installed products from damage until Date of Substantial Completion.

**END OF SECTION**

**SECTION 084435**  
**PROTECTIVE FRAMED GLAZING ASSEMBLIES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Interior protective framed glazing assembly.

**1.02 RELATED REQUIREMENTS**

- A. Section 079200 - Joint Sealants: Sealing joints between frames and adjacent construction.
- B. Section 087100 - Door Hardware: Hardware installation requirements.

**1.03 REFERENCE STANDARDS**

- A. AAMA CW-10 - Care and Handling of Architectural Aluminum from Shop to Site; 2015.
- B. AAMA 611 - Voluntary Specification for Anodized Architectural Aluminum; 2020.
- C. AAMA 612 - Voluntary Specification, Performance Requirements, and Test Procedures for Combined Coatings of Anodic Oxide and Transparent Organic Coatings on Architectural Aluminum; 2020, with Errata (2022).
- D. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2021.
- E. ASTM E119 - Standard Test Methods for Fire Tests of Building Construction and Materials; 2022.
- F. ITS (DIR) - Directory of Listed Products; current edition.
- G. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2022.
- H. UL (DIR) - Online Certifications Directory; Current Edition.
- I. UL 263 - Standard for Fire Tests of Building Construction and Materials; Current Edition, Including All Revisions.

**1.04 SUBMITTALS**

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide evidence of compliance with fire performance criteria and manufacturer's published product data on framing components, glazing, anchorage and fasteners, and doors, if any.
- C. Shop Drawings: Indicate system dimensions, framed opening requirements and tolerances, affected related work, expansion and contraction joint location and details, and field welding required.
- D. Samples: Submit samples as follows illustrating each exposed metal finish of interior and exterior project-specific applications.
  - 1. For color anodized aluminum, submit minimum of three samples illustrating expected range of color in actual production.
- E. Design Data: Submit framing member structural and physical characteristics and engineering calculations, and identify dimensional limitations.
- F. Hardware Schedule: Complete itemization of each item of hardware to be provided for each door, cross-referenced to door identification numbers in Contract Documents.
- G. Manufacturer's Qualification Statement.
- H. Installer's Qualification Statement.
- I. Warranty Documentation: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

**1.05 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with at least ten years documented experience.

- B. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years documented experience.

#### **1.06 MOCK-UPS**

- A. See Section 014000 - Quality Requirements for additional requirements.
- B. Provide mock-up that includes components of the types specified, and assemble to illustrate complete assembly, including attachments, anchors, and perimeter sealant.

#### **1.07 DELIVERY, STORAGE, AND HANDLING**

- A. Handle products of this section in accordance with AAMA CW-10.
- B. Protect finished surfaces with wrapping. Do not use adhesive papers or sprayed coatings that bond to substrate when exposed to sunlight or weather.

#### **1.08 WARRANTY**

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.
- B. Provide five year manufacturer warranty against failure of glass seal on insulating glass units, including interpane dusting or misting. Include provision for replacement of failed units.
- C. Provide five year manufacturer warranty against excessive degradation of exterior finish. Include provision for replacement of units with excessive fading, chalking, or flaking.

### **PART 2 PRODUCTS**

#### **2.01 INTERIOR PROTECTIVE FRAMED GLAZING ASSEMBLIES**

- A. Manufacturers:
  - 1. SAFTIFIRST, a division of O'Keeffe's Inc; GPX Architectural Series with temperature rise doors: [www.safti.com/#sle](http://www.safti.com/#sle).
  - 2. Substitutions: See Section 016000 - Product Requirements.
- B. Provide factory fabricated, factory finished framing members with glazing and related flashings, anchorage and attachment devices.
- C. Fire Performance: Provide hourly fire-resistance-rating as indicated; tested as an assembly including glazing in compliance with ASTM E119 or UL 263 and requirements of local authorities having jurisdiction.
  - 1. Corridor Partition Fire-Rating: 30-min.
  - 2. Acceptable evidence of compliance includes listing by UL (DIR), ITS (DIR), or testing agency acceptable to authorities having jurisdiction.

#### **2.02 COMPONENTS**

- A. Framing Members: Formed steel structural members with aluminum cladding and non-combustible thermally-resistive material as required for fire rating.
  - 1. Fabrication: Joints and corners flush, hairline, and weatherproof, accurately fitted and secured; prepared to receive anchors; fasteners and attachments concealed from view; reinforced as required for imposed loads.
  - 2. Glazing Stops: Flush.

#### **2.03 MATERIALS**

- A. Extruded Aluminum: ASTM B221 (ASTM B221M).
- B. Fasteners: Stainless steel.
- C. Sealant for Setting Thresholds: Non-curing butyl type.
- D. Sealants: See Section 079200 for additional information.

#### **2.04 DOORS AND HARDWARE**

- A. Doors: Glazed aluminum.
  - 1. Type: Manual swinging.
  - 2. Thickness: 2-1/2 inches (\_\_\_\_ mm).
  - 3. Top Rail: 5 inches (\_\_\_\_ mm) wide.

4. Vertical Stiles: 5 inches (\_\_\_\_ mm) wide.
  5. Bottom Rail: 10 inches (\_\_\_\_ mm) wide.
  6. Glazing Stops: Square.
  7. Finish: Same as framing.
- B. Door Hardware:
1. Types: See Section 087100.
  2. Finish on Hand-Contacted Items: See Section 087100.

## **2.05 FINISHES**

- A. Finishing: Apply factory finish to surfaces that will be exposed in completed assemblies.
1. Touch-up surfaces cut during fabrication so that no natural metal surfaces are visible in completed assemblies, including joint edges.
- B. Aluminum Finish: Class I natural anodized.
1. Apply factory finish to surfaces that will be exposed in completed assemblies.
  2. Coat concealed metal surfaces that will be in contact with cementitious materials or dissimilar metals with bituminous paint.
- C. Color: Clear.
- D. Touch-Up Materials: As recommended by coating manufacturer for field application.

## **PART 3 EXECUTION**

### **3.01 INSTALLATION**

- A. Install wall system in accordance with limitations of fire rating and with manufacturer's instructions.
- B. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities.
- C. Provide alignment attachments and shims to permanently fasten system to building structure.
- D. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.
- E. Provide thermal isolation where components penetrate or disrupt building insulation.
- F. Install sill flashings. Turn up ends and edges; seal to adjacent work to form water tight dam.
- G. Install door hardware using templates provided.
1. See Section 087100 for hardware installation requirements.
- H. Touch-up minor damage to factory applied finish; replace components that cannot be satisfactorily repaired.

### **3.02 ADJUSTING**

- A. Adjust doors for smooth operation.

## **SECTION 088000 GLAZING**

### **PART 1 GENERAL**

#### **1.01 SECTION INCLUDES**

- A. Insulating glass units.
- B. Glazing units.
- C. Plastic films.
- D. Glazing compounds.

#### **1.02 RELATED REQUIREMENTS**

- A. Section 079200 - Joint Sealants: Sealants for other than glazing purposes.
- B. Section 081113 - Hollow Metal Doors and Frames: Glazed lites in doors and borrowed lites.
- C. Section 081416 - Flush Wood Doors: Glazed lites in doors.
- D. Section 084313 - Aluminum-Framed Storefronts: Glazing provided as part of storefront assembly.
- E. Section 085413 - Fiberglass Windows: Glazing provided by window manufacturer.

#### **1.03 REFERENCE STANDARDS**

- A. 16 CFR 1201 - Safety Standard for Architectural Glazing Materials; Current Edition.
- B. ANSI Z97.1 - American National Standard for Safety Glazing Materials Used in Buildings - Safety Performance Specifications and Methods of Test; 2015 (Reaffirmed 2020).
- C. ASCE 7 - Minimum Design Loads and Associated Criteria for Buildings and Other Structures; Most Recent Edition Cited by Referring Code or Reference Standard.
- D. ASTM C864 - Standard Specification for Dense Elastomeric Compression Seal Gaskets, Setting Blocks, and Spacers; 2005 (Reapproved 2019).
- E. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2018.
- F. ASTM C1036 - Standard Specification for Flat Glass; 2021.
- G. ASTM C1048 - Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass; 2018.
- H. ASTM C1172 - Standard Specification for Laminated Architectural Flat Glass; 2019.
- I. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2016 (Reapproved 2023).
- J. ASTM C1376 - Standard Specification for Pyrolytic and Vacuum Deposition Coatings on Flat Glass; 2021a.
- K. ASTM E1300 - Standard Practice for Determining Load Resistance of Glass in Buildings; 2016.
- L. ASTM E2190 - Standard Specification for Insulating Glass Unit Performance and Evaluation; 2019.
- M. GANA (GM) - GANA Glazing Manual; 2022.
- N. GANA (SM) - GANA Sealant Manual; 2008.
- O. GANA (LGRM) - Laminated Glazing Reference Manual; 2019.
- P. ICC (IBC) - International Building Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- Q. IGMA TM-3000 - North American Glazing Guidelines for Sealed Insulating Glass Units for Commercial & Residential Use; 1990 (2016).
- R. NFRC 100 - Procedure for Determining Fenestration Product U-factors; 2023.
- S. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence; 2023.

- T. NFRC 300 - Test Method for Determining the Solar Optical Properties of Glazing Materials and Systems; 2023.

#### **1.04 SUBMITTALS**

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data on Insulating Glass Unit and Glazing Unit Glazing Types: Provide structural, physical and environmental characteristics, size limitations, special handling and installation requirements.
- C. Product Data on Glazing Compounds and Accessories: Provide chemical, functional, and environmental characteristics, limitations, special application requirements, and identify available colors.
- D. Samples: Submit two samples 12 by 12 inch (\_\_\_ by \_\_\_ mm) in size of glass units.
- E. Certificate: Certify that products of this section meet or exceed specified requirements.
- F. Manufacturer's qualification statement.

#### **1.05 QUALITY ASSURANCE**

- A. Perform Work in accordance with GANA (GM), GANA (SM), GANA (LGRM), and IGMA TM-3000 for glazing installation methods. Maintain one copy on site.
- B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.
  - 1. Provide certified glass products through ANSI accredited certifications that include plant audits and independent laboratory performance testing.
- C. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years documented experience.
  - 1. Provide company, field supervisors, and installers that hold active ANSI accredited certifications in appropriate categories for work specified.

#### **1.06 FIELD CONDITIONS**

- A. Do not install glazing when ambient temperature is less than 50 degrees F (10 degrees C).
- B. Maintain minimum ambient temperature before, during and 24 hours after installation of glazing compounds.

#### **1.07 WARRANTY**

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.

### **PART 2 PRODUCTS**

#### **2.01 MANUFACTURERS**

- A. Float Glass Manufacturers:
  - 1. Guardian Glass, LLC: [www.guardianglass.com/#sle](http://www.guardianglass.com/#sle).
  - 2. Pilkington North America Inc: [www.pilkington.com/na/#sle](http://www.pilkington.com/na/#sle).
  - 3. Vitro Architectural Glass (formerly PPG Glass): [www.vitroglazings.com/#sle](http://www.vitroglazings.com/#sle).
  - 4. Substitutions: See Section 016000 - Product Requirements.
- B. Fire-Rated Glass Manufacturers:
  - 1. Technical Glass Products (TGP): [www.fireglass.com/#sle](http://www.fireglass.com/#sle)
    - a. Contact: Saira Seldo, SAFTI/FIRST / O'Keeffe's, Inc.; 888.653.3333 Ext. 788; [SairaS@safti.com](mailto:SairaS@safti.com)
  - 2. Substitutions: See Section 01600

#### **2.02 PERFORMANCE REQUIREMENTS - EXTERIOR GLAZING ASSEMBLIES**

- A. Provide type and thickness of exterior glazing assemblies to support assembly dead loads, and to withstand live loads caused by positive and negative wind pressure acting normal to plane of glass.
  - 1. Comply with ASTM E1300 for design load resistance of glass type, thickness, dimensions, and maximum lateral deflection of supported glass.

2. Provide glass edge support system sufficiently stiff to limit the lateral deflection of supported glass edges to less than 1/175 of their lengths under specified design load.
3. Glass thicknesses listed are minimum.
- B. Weather-Resistive Barrier Seals: Provide completed assemblies that maintain continuity of building enclosure water-resistive barrier, vapor retarder, and/or air barrier.
  1. In conjunction with weather barrier related materials described in other sections, as follows:
- C. Thermal and Optical Performance: Provide exterior glazing products with performance properties as indicated. Performance properties are in accordance with manufacturer's published data as determined with the following procedures and/or test methods:
  1. Center of Glass U-Value: Comply with NFRC 100 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
  2. Center of Glass Solar Heat Gain Coefficient (SHGC): Comply with NFRC 200 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
  3. Solar Optical Properties: Comply with NFRC 300 test method.

## 2.03 GLASS MATERIALS

- A. Float Glass: Provide float glass based glazing unless otherwise indicated.
  1. Annealed Type: ASTM C1036, Type I - Transparent Flat, Class 1 - Clear, Quality - Q3.
  2. Kind HS - Heat-Strengthened Type: Complies with ASTM C1048.
  3. Kind FT - Fully Tempered Type: Complies with ASTM C1048.
  4. Fully Tempered Safety Glass: Complies with ANSI Z97.1 or 16 CFR 1201 criteria for safety glazing used in hazardous locations.
  5. Thicknesses: As indicated; provide greater thickness as required for exterior glazing wind load design.

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- B. Fire-Resistance-Rated Glass
  1. Type, thickness, and configuration as required to achieve indicated ratings.
  2. Fully Tempered: Complies with ASTM C1048.

## 2.04 SEALED INSULATING GLASS UNITS

- A. Manufacturers:
  1. Glass: Any of the manufacturers specified for float glass.
  2. Substitutions: See Section 016000 - Product Requirements.
- B. Insulating Glass Units: Types as indicated.
  1. Durability: Certified by an independent testing agency to comply with ASTM E2190.
  2. Coated Glass: Comply with requirements of ASTM C1376 for pyrolytic (hard-coat) or magnetic sputter vapor deposition (soft-coat) type coatings on flat glass; coated vision glass, Kind CV.
  3. Metal-Edge Spacers: Aluminum, bent and soldered corners.
  4. Spacer Color: Black.
  5. Edge Seal: Glass to elastomer with supplementary silicone sealant.
    - a. Color: Black.
  6. Purge interpane space with dry air, hermetically sealed.
- C. Type IG-1 - Insulating Glass Units: Vision glass, double glazed.
  1. Applications: Exterior glazing unless otherwise indicated.
  2. Space between lites filled with air.
  3. Outboard Lite: Fully tempered float glass, 1/4 inch (6.4 mm) thick, minimum.
    - a. Tint: Clear.
    - b. Coating: Low-E (passive type), on #2 surface.
  4. Metal edge spacer.
  5. Inboard Lite: Fully tempered float glass, 1/4 inch (6.4 mm) thick, minimum.
    - a. Tint: Clear.
  6. Total Thickness: 1 inch (25.4 mm).
  7. Thermal Transmittance (U-Value), Summer - Center of Glass: 0.28, nominal.

8. Thermal Transmittance (U-Value), Winter - Center of Glass: 0.29, nominal.
9. Visible Light Transmittance (VLT): 68 percent, nominal.
10. Shading Coefficient: 0.43, nominal.
11. Solar Heat Gain Coefficient (SHGC): 0.38, nominal.

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- D. Type **FRG** - Fire-Resistance-Rated Glazing: Type, thickness, and configuration of glazing that contains flames, smoke, and blocks radiant heat, as required to achieve indicated fire rating period.
1. Applications:
    - a. Glazing in fire-rated door assembly.
    - b. Glazing in fire-rated window assembly.
    - c. Glazing in sidelites, borrowed lites, and other glazed openings in fire-rated wall assemblies.
  2. Provide products listed by ITS (DIR) or UL (DIR) and approved by authorities having jurisdiction.
  3. Safety Glazing Certification: 16 CFR 1201 Category II.
  4. Glazing Method: As required for fire rating.
  5. Fire Rating Period: 20-minutes, minimum.
  6. Markings for Fire-Resistance-Rated Glazing Assemblies: Provide permanent markings on fire-resistance-rated glazing in compliance with ICC (IBC), local building code, and authorities having jurisdiction.
    - a. "D" - meets fire door assembly criteria of NFPA 252, UL 10B, or UL 10C fire test standards.
    - b. "OH" - meets fire window assembly criteria, including hose stream test of NFPA 257 or UL 9 fire test standards.
    - c. "H" - meets fire door assembly hose stream test of NFPA 252, UL 10B, or UL 10C fire test standards.
    - d. IBC Fire-Resistance Rating: D-H-OH-20, minimum.
  7. Products:
    - a. SAFTIFIRST, a division of O'Keeffe's Inc.: [www.safti.com/#sle](http://www.safti.com/#sle)
    - b. Technical Glass Products: [www.fireglass.com/#sle](http://www.fireglass.com/#sle)
    - c. Substitutions: See Section 016000 - Product Requirements.

## 2.05 GLAZING UNITS

- A. Type G-2 - Monolithic Interior Vision Glazing:
1. Applications: Interior glazing unless otherwise indicated.
  2. Glass Type: Fully tempered float glass.
  3. Tint: Clear.
  4. Thickness: 1/4 inch (6.4 mm), nominal.

## 2.06 GLAZING COMPOUNDS

- A. Type GC-2 - Butyl Sealant: Single component; ASTM C920 Grade NS, Class 12-1/2, Uses M and A, Shore A hardness of 10 to 20; black color.
- B. Type GC-5 - Silicone Sealant: Single component; neutral curing; capable of water immersion without loss of properties; nonbleeding, nonstaining; ASTM C920 Type S, Grade NS, Class 25, Uses M, A, and G; with cured Shore A hardness range of 15 to 25; Match frame color.
- C. Manufacturers:
1. Bostik Inc: [www.bostik-us.com/#sle](http://www.bostik-us.com/#sle).
  2. Dow Corning Corporation: [www.dowcorning.com/construction/#sle](http://www.dowcorning.com/construction/#sle). Dow Corning Corporation: [www.dowcorning.com/construction/#sle](http://www.dowcorning.com/construction/#sle).
  3. Momentive Performance Materials, Inc: [www.momentive.com/#sle](http://www.momentive.com/#sle).
  4. Pecora Corporation: [www.pecora.com/#sle](http://www.pecora.com/#sle).
  5. Substitutions: See Section 016000 - Product Requirements.

## **2.07 GLAZING ACCESSORIES**

- A. Setting Blocks: Elastomeric material recommended by glass manufacturer, with 80 to 90 Shore A durometer hardness; ASTM C864 Option II. Length of 0.1 inch for each square foot (25 mm for each square meter) of glazing or minimum 4 inch (100 mm) by width of glazing rabbet space minus 1/16 inch (1.5 mm) by height to suit glazing method and pane weight and area.
- B. Spacer Shims: Elastomeric material recommended by glass manufacturer, 50 to 60 Shore A durometer hardness; ASTM C864 Option II. Minimum 3 inch (75 mm) long by one half the height of the glazing stop by thickness to suit application, self adhesive on one face.
- C. Glazing Tape, Back Bedding Mastic Type: Preformed, butyl-based, 100 percent solids compound with integral resilient spacer rod applicable to application indicated; 5 to 30 cured Shore A durometer hardness; coiled on release paper; black color.
- D. Glazing Splines: Resilient silicone extruded shape to suit glazing channel retaining slot; ASTM C864 Option II; color black.
- E. Glazing Clips: Manufacturer's standard type.

## **PART 3 EXECUTION**

### **3.01 VERIFICATION OF CONDITIONS**

- A. Verify that openings for glazing are correctly sized and within tolerances, including those for size, squareness, and offsets at corners.
- B. Verify that surfaces of glazing channels or recesses are clean, free of obstructions that may impede moisture movement, weeps are clear, and support framing is ready to receive glazing system.

### **3.02 PREPARATION**

- A. Clean contact surfaces with appropriate solvent and wipe dry within maximum of 24 hours before glazing. Remove coatings that are not tightly bonded to substrates.
- B. Seal porous glazing channels or recesses with substrate compatible primer or sealer.
- C. Prime surfaces scheduled to receive sealant where required for proper sealant adhesion.

### **3.03 INSTALLATION, GENERAL**

- A. Install glazing sealants in accordance with ASTM C1193, GANA (SM), and manufacturer's instructions.
- B. Do not exceed edge pressures around perimeter of glass lites as stipulated by glass manufacturer.

### **3.04 INSTALLATION - DRY GLAZING METHOD (GASKET GLAZING)**

- A. Application - Exterior and/or Interior Glazed: Set glazing infills from either the exterior or the interior of the building.
- B. Place setting blocks at 1/4 points with edge block no more than 6 inch (152 mm) from corners.
- C. Rest glazing on setting blocks and push against fixed stop with sufficient pressure on gasket to attain full contact.
- D. Install removable stops without displacing glazing gasket; exert pressure for full continuous contact.

### **3.05 INSTALLATION - WET GLAZING METHOD (SEALANT AND SEALANT)**

- A. Application - Exterior Glazed: Set glazing infills from the exterior of the building.
- B. Place setting blocks at 1/4 points and install glazing pane or unit.
- C. Install removable stops with glazing centered in space by inserting spacer shims both sides at 24 inch (610 mm) intervals, 1/4 inch (6.4 mm) below sight line.
- D. Fill gaps between glazing and stops with butyl type sealant to depth of bite on glazing, but not more than 3/8 inch (9 mm) below sight line to ensure full contact with glazing and continue the air and vapor seal.

- E. Apply sealant to uniform line, flush with sight line. Tool or wipe sealant surface smooth.

### **3.06 INSTALLATION - WET GLAZING METHOD (COMPOUND AND COMPOUND)**

- A. Application - Interior Glazed: Set glazing infills from the interior of the building.
- B. Install glazing resting on setting blocks. Install applied stop and center pane by use of spacer shims at 24 inch (610 mm) centers, kept 1/4 inch (6 mm) below sight line.
- C. Locate and secure glazing pane using glazers' clips.
- D. Fill gaps between glazing and stops with glazing compound until flush with sight line. Tool surface to straight line.

### **3.07 INSTALLATION - WET/DRY GLAZING METHOD (PREFORMED TAPE AND SEALANT)**

- A. Application - Exterior Glazed: Set glazing infills from the exterior of the building.
- B. Cut glazing tape to length and set against permanent stops, 3/16 inch (5 mm) below sight line. Seal corners by butting tape and dabbing with butyl sealant.
- C. Apply heel bead of butyl sealant along intersection of permanent stop with frame ensuring full perimeter seal between glass and frame to complete the continuity of the air and vapor seal.
- D. Place setting blocks at 1/4 points with edge block no more than 6 inch (152 mm) from corners.
- E. Rest glazing on setting blocks and push against tape and heel bead of sealant with sufficient pressure to attain full contact at perimeter of pane or glass unit.
- F. Install removable stops, with spacer strips inserted between glazing and applied stops 1/4 inch (6.4 mm) below sight lines.
  - 1. Place glazing tape on glazing pane of unit with tape flush with sight line.
- G. Fill gap between glazing and stop with butyl type sealant to depth equal to bite of frame on glazing, but not more than 3/8 inch (9 mm) below sight line.
- H. Apply cap bead of butyl type sealant along void between the stop and the glazing, to uniform line, flush with sight line. Tool or wipe sealant surface smooth.

### **3.08 INSTALLATION - WET/DRY GLAZING METHOD (TAPE AND SEALANT)**

- A. Application - Interior Glazed: Set glazing infills from the interior of the building.
- B. Cut glazing tape to length and install against permanent stops, projecting 1/16 inch (1.6 mm) above sight line.
- C. Place setting blocks at 1/4 points with edge block no more than 6 inch (152 mm) from corners.
- D. Rest glazing on setting blocks and push against tape to ensure full contact at perimeter of pane or unit.
- E. Install removable stops, spacer shims inserted between glazing and applied stops at 24 inch (610 mm) intervals, 1/4 inch (6 mm) below sight line.
- F. Fill gaps between pane and applied stop with butyl type sealant to depth equal to bite on glazing, to uniform and level line.
- G. Carefully trim protruding tape with knife.

### **3.09 INSTALLATION - BUTT JOINT GLAZING METHOD (SEALANT ONLY)**

- A. Application - Exterior Glazed: Set glazing infills from exterior side of building.
- B. Temporarily brace glass in position for duration of glazing process; mask edges of glass at adjoining glass edges and between glass edges and framing members.
- C. Temporarily secure a small diameter nonadhering foamed rod on back side of joint.
- D. Apply sealant to open side of joint in continuous operation; thoroughly fill joint without displacing foam rod, and then tool sealant surface smooth to concave profile.
- E. Permit sealant to cure then remove foam backer rod, and then apply sealant to opposite side, tool smooth to concave profile.
- F. Remove masking tape.

### **3.10 CLEANING**

- A. Remove excess glazing materials from finish surfaces immediately after application using solvents or cleaners recommended by manufacturers.
- B. Remove nonpermanent labels immediately after glazing installation is complete.
- C. Clean glass and adjacent surfaces after sealants are fully cured.
- D. Clean glass on both exposed surfaces not more than 4 days prior to Date of Substantial Completion in accordance with glass manufacturer's written recommendations.

### **3.11 PROTECTION**

- A. After installation, mark pane with an 'X' by using removable plastic tape or paste; do not mark heat absorbing or reflective glass units.
- B. Remove and replace glass that is damaged during construction period prior to Date of Substantial Completion.

**END OF SECTION**

**SECTION 113013  
RESIDENTIAL APPLIANCES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Kitchen appliances.

**1.02 RELATED REQUIREMENTS**

- A. Section 260583 - Wiring Connections: Electrical connections for appliances.

**1.03 REFERENCE STANDARDS**

- A. UL (DIR) - Online Certifications Directory; Current Edition.

**1.04 SUBMITTALS**

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Manufacturer's data indicating dimensions, capacity, and operating features of each piece of residential equipment specified.
- C. Copies of Warranties: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

**1.05 QUALITY ASSURANCE**

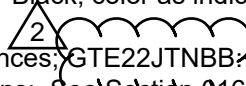
- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with not less than three years of documented experience.
- B. Electric Appliances: Listed and labeled by UL (DIR) and complying with NEMA Standards (National Electrical Manufacturers Association).
- C. Gas Appliances: Bearing design certification seal of American Gas Association (AGA).

**1.06 WARRANTY**

- A. See Section 017800 - Closeout Submittals, for additional warranty requirements.
- B. Provide five (5) year manufacturer warranty on refrigeration system of refrigerators.

**PART 2 PRODUCTS**

**2.01 KITCHEN APPLIANCES**

- A. Provide Equipment Eligible for Energy Star Rating: Energy Star Rated.
- B. Refrigerator: Free-standing, top-mounted freezer, and frost-free.
  - 1. Capacity: Total minimum storage of 18 cubic ft (0.51 cu m); minimum 15 percent freezer capacity.
  - 2. Energy Usage: Minimum 20 percent more energy efficient than energy efficiency standards set by U.S. Department of Energy (DOE).
  - 3. Features: Include glass shelves, automatic icemaker, light in freezer compartment, and in-door water and ice dispenser.
  - 4. Exterior Finish: Black, color as indicated.
  - 5. Manufacturers: 
    - a. GE Appliances; GTE22JTNBB; [www.geappliances.com/#sle](http://www.geappliances.com/#sle).
    - b. Substitutions: See Section 016000 - Product Requirements.
- C. Range: Electric, free-standing, with plug-in heating elements and removable drip pans.
  - 1. Size: 30 inches (762 mm) wide.
  - 2. Oven: Self-cleaning with electronic ignition.
  - 3. Elements: Four (4).
  - 4. Controls: Solid state electronic.
  - 5. Features: Include storage drawer, broiler pan and grid, and oven light.
  - 6. Exterior Finish: Black, color as indicated.
  - 7. Provide anti-tilt anchor at rear of all ranges and anchor to wall.
  - 8. Manufacturers:

- a. GE Appliances: [www.geappliances.com/#sle](http://www.geappliances.com/#sle).
    - 1) ADA - Model #JD630DTBB
    - 2) Standard - Model #JD630DTBB
  - b. Substitutions: See Section 016000 - Product Requirements.
- D. Cooking Exhaust: Range hood.
- 1. Size: 30 inches (762 mm) wide.
  - 2. Fan: Two-speed, 270 cfm (\_\_\_\_ L/s)
  - 3. Exhaust: Rectangular, vented to exterior.
  - 4. Features: Include cooktop light and removable grease filter.
  - 5. Exterior Finish: Black, color as indicated.
  - 6. Manufacturers:
    - a. Broan-NuTone, LLC: F40000: [www.broan-nutone.com/#sle](http://www.broan-nutone.com/#sle).
    - b. Substitutions: See Section 016000 - Product Requirements.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify utility rough-ins are provided and correctly located.

### **3.02 INSTALLATION**

- A. Install in accordance with manufacturer's instructions.
- B. Anchor built-in equipment in place.
- C. Provide tilt prevention anchors for all ranges and anchor to wall behind range.
- D. Remove all existing appliances and dispose of, legally, off-site.

### **3.03 ADJUSTING**

- A. Adjust equipment to provide efficient operation.

### **3.04 CLEANING**

- A. Remove packing materials from equipment and properly discard.
- B. Wash and clean equipment.

**END OF SECTION**

**SECTION 123200  
MANUFACTURED WOOD CASEWORK**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Manufactured standard casework, with cabinet hardware.

**1.02 RELATED REQUIREMENTS**

- A. Section 061000 - Rough Carpentry: Blocking and nailers for anchoring casework.
- B. Section 123600 - Countertops: Additional requirements for countertops.

**1.03 REFERENCE STANDARDS**

- A. AWI/AWMAC/WI (AWS) - Architectural Woodwork Standards, 2nd Edition; 2014, with Errata (2016).
- B. AWMAC/WI (NAAWS) - North American Architectural Woodwork Standards; 2021, with Errata.

**1.04 SUBMITTALS**

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Component dimensions, configurations, construction details, joint details, attachments.
- C. Shop Drawings: Indicate casework types, sizes, and locations, using large scale plans, elevations, and cross sections. Include rough-in and anchors and reinforcements, placement dimensions and tolerances, clearances required, and keying information.
- D. Samples for Finish Selection: Fully finished, for color selection. Minimum sample size: 2 inches by 3 inches (51 mm by 75 mm).
  - 1. Wood samples for color and species selection.
- E. Manufacturer's Installation Instructions.
- F. Manufacturer's Qualification Statement.
- G. Installer's Qualification Statement.
- H. Maintenance Data: Manufacturer's recommendations for care and cleaning.
- I. Finish touch-up kit for each type and color of materials provided.

**1.05 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum five years of documented experience.
- B. Installer Qualifications: Company specializing in performing work of the type specified in this section, with not less than five years of documented experience and approved by manufacturer.

**1.06 DELIVERY, STORAGE, AND HANDLING**

- A. Protect items provided by this section, including finished surfaces and hardware items during handling and installation. For metal surfaces, use polyethylene film or other protective material standard with the manufacturer.
- B. Acceptance at Site:
  - 1. Do not deliver or install casework until the conditions specified under Part 3, Examination Article of this section have been met. Products delivered to sites that are not enclosed and/or improperly conditioned will not be accepted if warping or damage due to unsatisfactory conditions occurs.
- C. Storage:
  - 1. Store casework in the area of installation. If necessary, prior to installation, temporarily store in another area, meeting the environmental requirements specified under Part 3, "Site Verification of Conditions" Article of this section.

## 1.07 WARRANTY

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.
- B. Correct defective Work within a five year period after Date of Substantial Completion, at no additional cost to Owner. Defects include, but are not limited to:
  - 1. Ruptured, cracked, or stained finish coating.
  - 2. Discoloration or lack of finish integrity.
  - 3. Cracking or peeling of finish.
  - 4. Failure of hardware.

## PART 2 PRODUCTS

### 2.01 MANUFACTURERS

- A. Wood Casework:
  - 1. Smart Cabinetry; [www.smartcabinetry.com](http://www.smartcabinetry.com)
    - a. Base Cabinets: Universal Access (ADA compliant height)
    - b. Wall Cabinets: Standard cabinets
  - 2. Substitutions: See Section 016000 - Product Requirements.
- B. Obtain casework from single source and manufacturer, unless otherwise indicated.

### 2.02 CASEWORK, GENERAL

- A. Quality Standard: AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.
  - 1. Performance Duty Level: Duty Level 1, Light Commercial
- B. Hardwood doors and drawer fronts: Assembled with kiln-dried solid American hardwood.

### 2.03 FABRICATION

- A. Assembly: Shop assemble casework items for delivery to site in units easily handled and to permit passage through building openings.
- B. Construction: Standard particleboard construction
- C. Edging: To match cabinet doors and drawers finish.
- D. Scribes and Fillers: Panels of matching construction and finish, for locations where cabinets do not fit tight to adjacent construction.
- E. Apron Frames: Construction similar to other cabinets, with modifications.

### 2.04 WOOD-VENEER-FACED CASEWORK

- A. Wood-Veneer-Faced Casework: Solid wood and wood panel construction; each unit self-contained and not dependent on adjacent units or building structure for rigidity; in sizes necessary to avoid field cutting except for scribes and filler panels. Include adjustable levelers for base cabinets.
  - 1. Style: Lexington, Veneer Flat Panel, Mortise and Tenon Door, Solid Drawer Front, Square Edge Profile
  - 2. Overlay: Standard
  - 3. Wood Species: Maple Hardwood
  - 4. Cabinet Nominal Dimensions: Unless otherwise indicated, provide cabinets of widths and heights indicated on drawings.
  - 5. Drawers: 5/8" solid dovetail drawers.
  - 6. Face Frame Stile and Rails: 3/4" thick by 1 1/2" nominal wide kiln-dried hardwood. Frames are assembled under pressure with pocket screws.
  - 7. Wall and Base Backs: 1/2" nominal particleboard with light maple laminate interior. Wall backs are stapled and glued into rabbeted ends.
  - 8. Wall and Base Sides: 1/2" nominal with light maple laminate interior and designated laminated exterior.
  - 9. Base Bottoms: 1/2" nominal particleboard with light maple laminate interiors. Bottoms are hot melt glued into dados on all four sides.

10. Walls Tops and bottoms: 1/2" nominal particleboard with light maple laminate, hot melt glued into dados on all four sides.
11. I-Beam Construction: 1/2" nominal particleboard. Rails are hot melt glued into face frame, sides, and cabinet back.
12. Shelves: 3/4" nominal edgebanded shelves, matching appearance with the interior of the cabinet, and improved water resistance.
13. Standard Toe Kicks: 3 1/2" deep by 4 1/2" tall.

## **2.05 CABINET HARDWARE**

- A. Manufacturer's standard types, styles and finishes.
- B. Hinges: 6-way adjustable hinges that are heavy duty, self closing, and concealed within the cabinet door and frame.
- C. Swinging Doors: Pulls, and catches.
  1. Pulls: Amerock "Allison Value" Collection. Item #AME-129053 4" pull in satin nickel finish
- D. Drawers: Pulls and slides.
  1. Pulls: Same as doors.
  2. Slides: 75lb load rated, epoxy coated slides.

## **2.06 MATERIALS**

- A. Wood-Based Materials:
  1. Solid Wood: Air-dried to 4.5 percent moisture content, then tempered to 6 percent moisture content before use.

## **2.07 ACCESSORIES**

- A. Sealant for Use in Casework Installation:
  1. Manufacturer's recommended type.

# **PART 3 EXECUTION**

## **3.01 PREPARATION**

- A. Large Components: Ensure that large components can be moved into final position without damage to other construction.

## **3.02 EXAMINATION**

- A. Site Verification of Environmental Conditions:
  1. Do not deliver casework until the following conditions have been met:
    - a. Building has been enclosed (windows and doors sealed and weather-tight).
    - b. An operational HVAC system that maintains temperature and humidity at occupancy levels has been put in place.
    - c. Ceiling, overhead ductwork, piping, and lighting have been installed.
    - d. Installation areas do not require further "wet work" construction.
- B. For Base Cabinets Installation: Examine floor levelness and flatness of installation space. Do not proceed with installation if encountered floor conditions required more than 1/2 inch (13 mm) leveling adjustment. When installation conditions are acceptable, for each space, establish the high point of the floor. Set and make level and plumb first cabinet in relation to this high point.
- C. For Wall Cabinets Installation: Examine wall surfaces in installation space. Do not proceed with installation if the following conditions are encountered:
  1. Maximum Variation of finished gypsum board surface from true flatness: 1/8 inch in 10 feet (3 mm in 3 m) in any direction.
- D. Verify adequacy of support framing and anchors.
- E. Verify that service connections are correctly located and of proper characteristics.

## **3.03 INSTALLATION**

- A. Perform installation in accordance with manufacturer's instructions.

- B. Use anchoring devices to suit conditions and substrate materials encountered. Use concealed fasteners to the greatest degree possible. Use exposed fasteners only where allowed by approved shop drawings, or where concealed fasteners are impracticable.
- C. Set casework items plumb and square, securely anchored to building structure.
- D. Align cabinets to adjoining components, install filler and/or scribe panels where necessary to close gaps.
- E. Fasten together cabinets in continuous runs, with joints flush, uniform and tight. Misalignment of adjacent units not to exceed 1/16 inch ( 1.6 mm).
  - 1. Variation of Tops of Base Cabinets from Level: 1/16 inch ( 1.6 mm) in 10 feet (3 m).
  - 2. Variation of Bottoms of Wall Cabinets from Level: 1/8 inch (3 mm) in 10 feet (3 m).
  - 3. Variation of Faces of Cabinets from a True Plane: 1/8 inch (3 mm) in 10 feet (3 m).
  - 4. Variation of Adjacent Surfaces from a True Plane (Lippage): 1/32 inch (0.8 mm).
  - 5. Variation in Alignment of Adjacent Door and Drawer Edges: 1/16 inch ( 1.6 mm).
- F. Base Cabinets: Fasten cabinets to service space framing and/or wall substrates, with fasteners spaced not more than 16 inches (407 mm) on center. Bolt adjacent cabinets together with joints flush, tight, and uniform.
- G. Install hardware uniformly and precisely.
- H. Replace units that are damaged, including those that have damaged finishes.

#### **3.04 ADJUSTING**

- A. Adjust operating parts, including doors, drawers, hardware, and fixtures to function smoothly.

#### **3.05 CLEANING**

- A. Clean casework and other installed surfaces thoroughly.

#### **3.06 PROTECTION**

- A. Do not permit finished casework to be exposed to continued construction activity.
- B. Protect casework and countertops from ongoing construction activities. Prevent workmen from standing on, or storing tools and materials on casework or countertops.
- C. Repair damage, including to finishes, that occurs prior to Date of Substantial Completion, using methods prescribed by manufacturer; replace units that cannot be repaired to like-new condition.

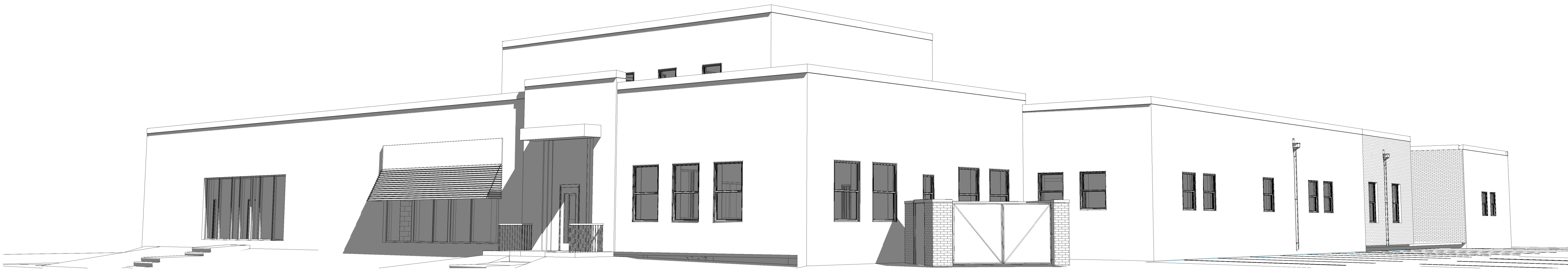
**END OF SECTION**

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# HOI-Ivy Flats, LLC

# Ivy Flats



205 Rumely St.  
LaPorte, IN 46350

CONSTRUCTION DOCUMENTS

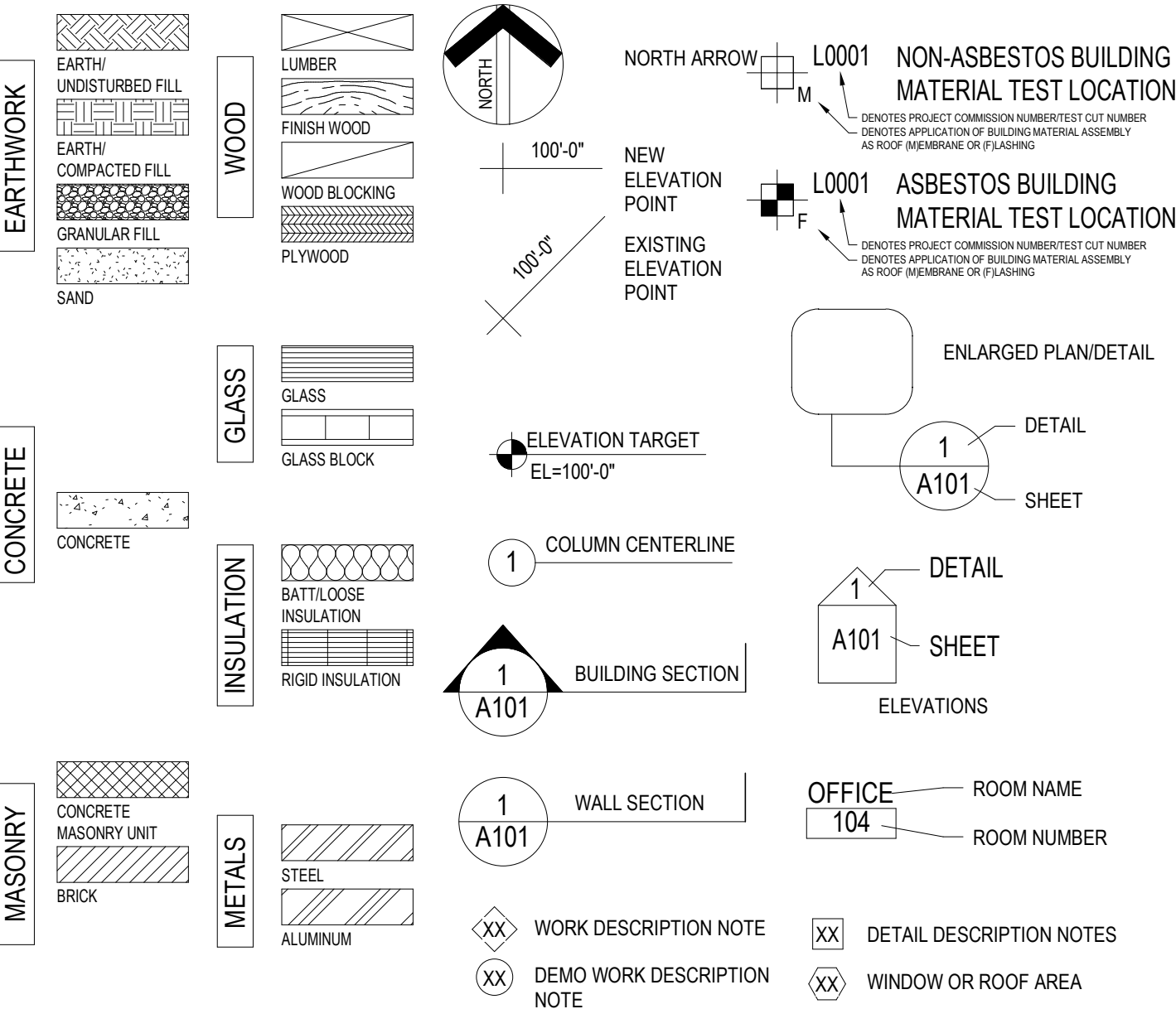
ADDENDUM 3 - April 29, 2024

ADDENDUM 2 - April 26, 2024

ADDENDUM 1 - April 15, 2024



## SYMBOLS KEY



## AREA MAP

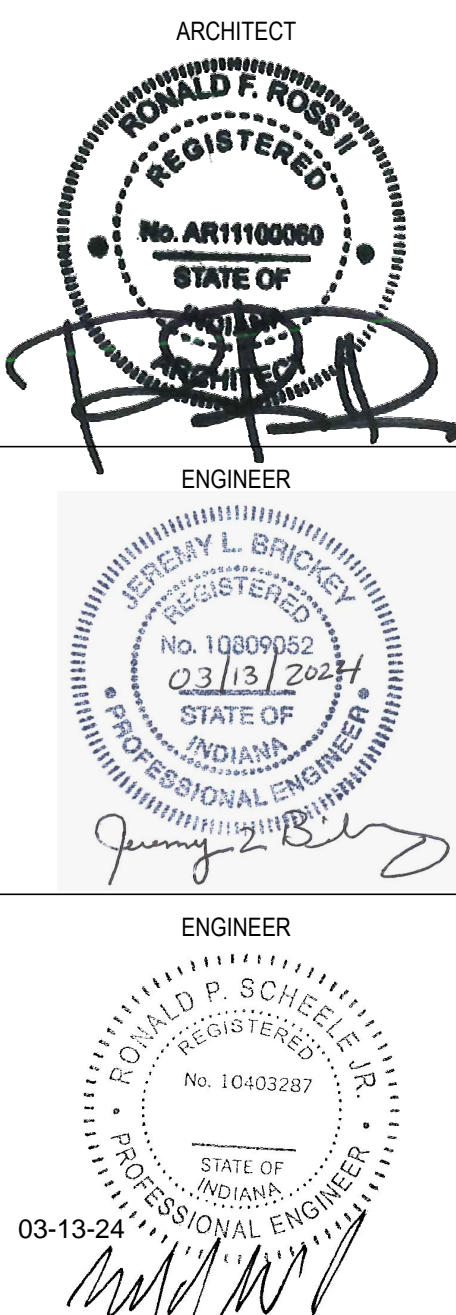


### General Notes

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

T101	TITLE SHEET	A001	CODE STUDY	R101	ROOF PLAN
G101	GENERAL NOTES	A002	LIFE SAFETY PLAN	R102	ROOF DETAILS
		A101	FLOOR PLANS	R103	ROOF DETAILS
		A102	FLOOR PLANS	R104	ROOF DETAILS
		A110	UNIT PLANS		
C000	SURVEY	A111	UNIT PLANS	M101	MECHANICAL PLAN FIRST FLOOR
C101	EXISTING DEMOLITION PLAN	A112	UNIT PLANS	M102	MECHANICAL PLAN SECOND FLOOR
C200	SITE LAYOUT PLAN	A113	UNIT PLANS	M301	MECHANICAL SCHEDULES AND DETAILS
C300	GRADING PLAN	A114	UNIT PLANS	M401	MECHANICAL ISOMETRIC - FIRST FLOOR
C400	UTILITY PLAN	A115	UNIT PLANS		
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		A120	PATIO PLANS AND DETAILS		
L100	LANDSCAPING PLAN	A130	WALL TYPES	E100	ELECTRICAL SITE PLAN
		A201	BUILDING ELEVATIONS	E101	ELECTRICAL POWER PLAN
D101	DEMOLITION PLANS	A301	REFLECTED CEILING PLANS	E102	ELECTRICAL PLANS
D102	DEMOLITION PLANS	A401	BUILDING SECTIONS	E301	ELECTRICAL LIGHTING PLAN
D110	DEMOLITION PLANS	A410	WALL SECTIONS	E401	ELECTRICAL UNIT PLANS
D201	DEMOLITION ELEVATIONS	A411	WALL SECTIONS	E402	ELECTRICAL UNIT PLANS
D301	REFLECTED CEILING DEMOLITION PLANS	A501	DETAILS	E501	ELECTRICAL SCHEDULES AND DETAILS
D701	ROOF DEMOLITION PLAN	A502	EXTERIOR SIGNAGE DETAILS	E502	ELECTRICAL SCHEDULES AND DETAILS
		A510	DOOR SCHEDULE AND DETAILS	E503	ELECTRICAL SCHEDULES AND DETAILS
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S101	FRAMING PLANS	A512	WINDOW SCHEDULE, ELEVATIONS, AND DETAILS	P101	PLUMBING PLAN FIRST FLOOR
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		A611	INTERIOR ELEVATIONS	P304	PLUMBING GAS ISOMETRIC
		A612	INTERIOR ELEVATIONS		
		A613	INTERIOR ELEVATIONS	FP-101	FIRE PROTECTION PLANS
		A614	INTERIOR ELEVATIONS		
		A615	INTERIOR ELEVATIONS		

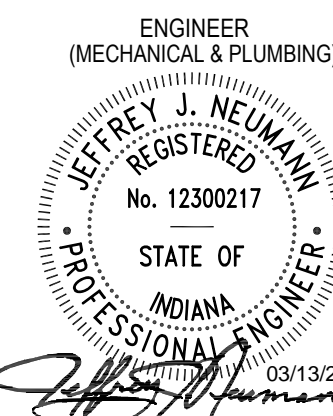
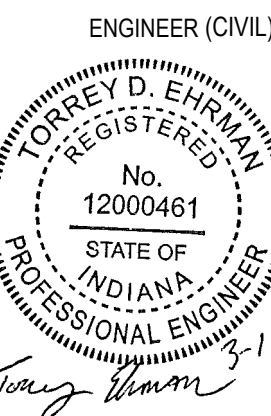


221 West Baker Street  
Fort Wayne, Indiana 46802

pho 260.422.7994  
fax 260.426.2067

DATE  
2024-03-13

SET NUMBER  
PERMIT SET



Ivy Flats

COMMISSION NO.  
F22131

General Demolition Notes

1.

**LITTERING STREETS-**THE CONTRACTOR SHALL REMOVE ANY DEMOLITION DEBRIS OR MUD FROM ANY STREET, ALLEY, RIGHT OF WAY RESULTING FROM THE EXECUTION OF THE DEMOLITION WORK. LITTERING OF THE SITE SHALL NOT BE PERMITTED. ALL WASTE MATERIALS SHALL BE PROMPTLY REMOVED FROM THE SITE.
2.

**STREET CLOSURES-**IF IT SHOULD BECOME NECESSARY TO CLOSE ANY TRAFFIC OR PARKING LANES, CONTRACTOR SHALL BE RESPONSIBLE TO ACQUIRE NECESSARY PERMITS AND PLACE ADEQUATE BARRICADES AND WARNING SIGNS AS REQUIRED BY THE CITY OF LA PORTE and/or LA PORTE COUNTY. STREET OR LANE CLOSURES SHALL BE COORDINATED WITH THE APPROPRIATE JURISDICTIONAL AUTHORITY.
3.

**GENERAL PROTECTION- WHERE APPLICABLE**

A. **SIDEWALKS-**THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PUBLIC SIDEWALKS. IF SCHEDULED TO REMAIN, ABUTTING OR ADJACENT TO THE PROJECT SITE. REPAIR OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE WORK (REPLACEMENT PER THE CITY OF LA PORTE and/or LA PORTE COUNTY STANDARDS).

B. **PEDESTRIAN ACCESS/ VEHICULAR TRAFFIC-**IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE AND CONSTRUCT NECESSARY WARNING SIGNS, BARRICADES FENCING OR TEMPORARY ACCESS AS DIRECTED BY OWNER OR LOCAL AUTHORITY.

C. **DEMOLITION HOURS-**CONTRACTOR SHALL COMPLY WITH ANY RESTRICTIONS TO WORKING HOURS AS DIRECTED BY LOCAL AUTHORITY.

D. **NOISE POLLUTION-**ALL CONSTRUCTION EQUIPMENT SHALL BE IN GOOD REPAIR AND ADEQUATELY MUFFLED, OR AS DIRECTED BY LOCAL AUTHORITY

E. **DUST CONTROL-**THE CONTRACTOR SHALL TAKE APPROPRIATE ACTIONS TO MINIMIZE ATMOSPHERIC POLLUTION. SUCH PRECAUTIONS SHALL INCLUDE, BUT NOT LIMITED TO, USE OF WATER OR CHEMICALS FOR DUST CONTROL IN THE DEMOLITION OF BUILDING STRUCTURES, PAVING OR CLEARING OF LAND AND AS REQUIRED BY LOCAL AUTHORITY. OPEN-BODY TRUCKS LIKELY OF CREATING AIRBORNE DUSTS SHALL BE COVERED.

4.

**REQUIREMENTS FOR THE REDUCTIONS OF FIRE HAZARDS-**THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AND MAINTAINING THE CORRECT TYPE AND CLASS OF FIRE EXTINGUISHER ON SITE. NO MATERIAL OBSTRUCTIONS OR DEBRIS SHALL BE PLACED OR ALLOWED TO ACCUMULATE WITHIN 15 FEET OF ANY FIRE HYDRANT.

5.

**PROTECTION OF PUBLIC UTILITIES-**THE CONTRACTOR SHALL NOT DAMAGE EXISTING FIRE HYDRANTS, TRAFFIC SIGNALS, POWER POLES, TELEPHONE POLES, FIRE ALARM BOXES, WIRE CABLES AND/ OR UNDERGROUND UTILITIES TO REMAIN OR OTHER APPURTENANCES IN THE VICINITY OF THE SITE.

6.

**PROTECTION OF ADJACENT PROPERTIES-**THE CONTRACTOR SHALL NOT DAMAGE OR CAUSE TO BE DAMAGED ANY PUBLIC RIGHT-OF-WAY, STRUCTURES, PARKING LOTS, DRIVES, STREETS, SIDEWALKS, UTILITIES, LAWNS OR ANY OTHER PROPERTY ADJACENT TO THE PROJECT SITE.

7.

**GENERAL DEMOLITION NOTE-**THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION AND SHALL INSPECT THE SITE FOR ITS CHARACTER AND THE TYPE OF IMPROVEMENTS TO BE DEMOLISHED. THE DEMOLITION LIMITS SHALL BE RELEASED TO THE CONTRACTOR UPON AWARD OF CONTRACT AND NOTICE TO PROCEED. THE CONTRACTOR SHALL HAVE FULL CONTROL OF DEMOLITION PROGRESS AND CLEARANCE OF THE SITE, SUBJECT TO THE PROJECT MANUAL AND SPECIFICATIONS.
- Typical Site Demolition Notes
1.

SAW CUT EXISTING PAVEMENT PRIOR TO REMOVAL.

2.

REMOVE ASPHALT PAVEMENT IN ITS ENTIRETY.

3.

REMOVE GRAVEL PAVEMENT IN ITS ENTIRETY.

4.

REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY.

5.

REMOVE CONCRETE STAIRS AND LANDING IN ITS ENTIRETY.

6.

REMOVE CONCRETE CURBS, SAWCUT TO EXISTING EJI OR CJI.

7.

CLEARING AND GRUBBING, TOPSOIL REMOVAL.

8.

REMOVE EXISTING HANDRAILS.

9.

INTENTIONALLY OMITTED.

10.

REMOVE EXISTING STONE STOOP - SALVAGE FOR REUSE.

Note:

ALL DEMOLISHED MATERIAL FROM CONSTRUCTION ACTIVITIES SHALL BE REMOVED OFF-SITE AND DISPOSED OF IN A LEGAL MANNER.
- TRAFFIC CONTROL MEASURES ARE TO BE IMPLEMENTED FOLLOWING CITY OF LA PORTE STANDARDS

TRAFFIC CONTROL MEASURES ARE TO BE IMPLEMENTED FOLLOWING CITY OF LA PORTE STANDARDS

VERIFY DEPTH AND SIZE OF EXISTING SEWER TAP IF EXISTING ON-SITE SEWER TAP CAN BE UTILIZED. THE FOLLOWING NOTES ARE TO BE REIMBURSED USING CONTRACT UNIT PRICES:

1.

REMOVE 6 LF OF CONCRETE CURB AND GUTTER

2.

REMOVE 16.6 SY OF ASPHALT PAVEMENT

3.

TRAFFIC CONTROL MEASURES

ASSUMED LOCATION OF SANITARY SERVICE LINE LOCATION TO BE VERIFIED IF EXISTING ON-SITE SEWER TAP CAN BE UTILIZED. REMOVE CLEANOUT AND 14 LF OF EXISTING SANITARY SERVICE LINE

LEGEND:

- ASPHALT PAVEMENT REMOVAL

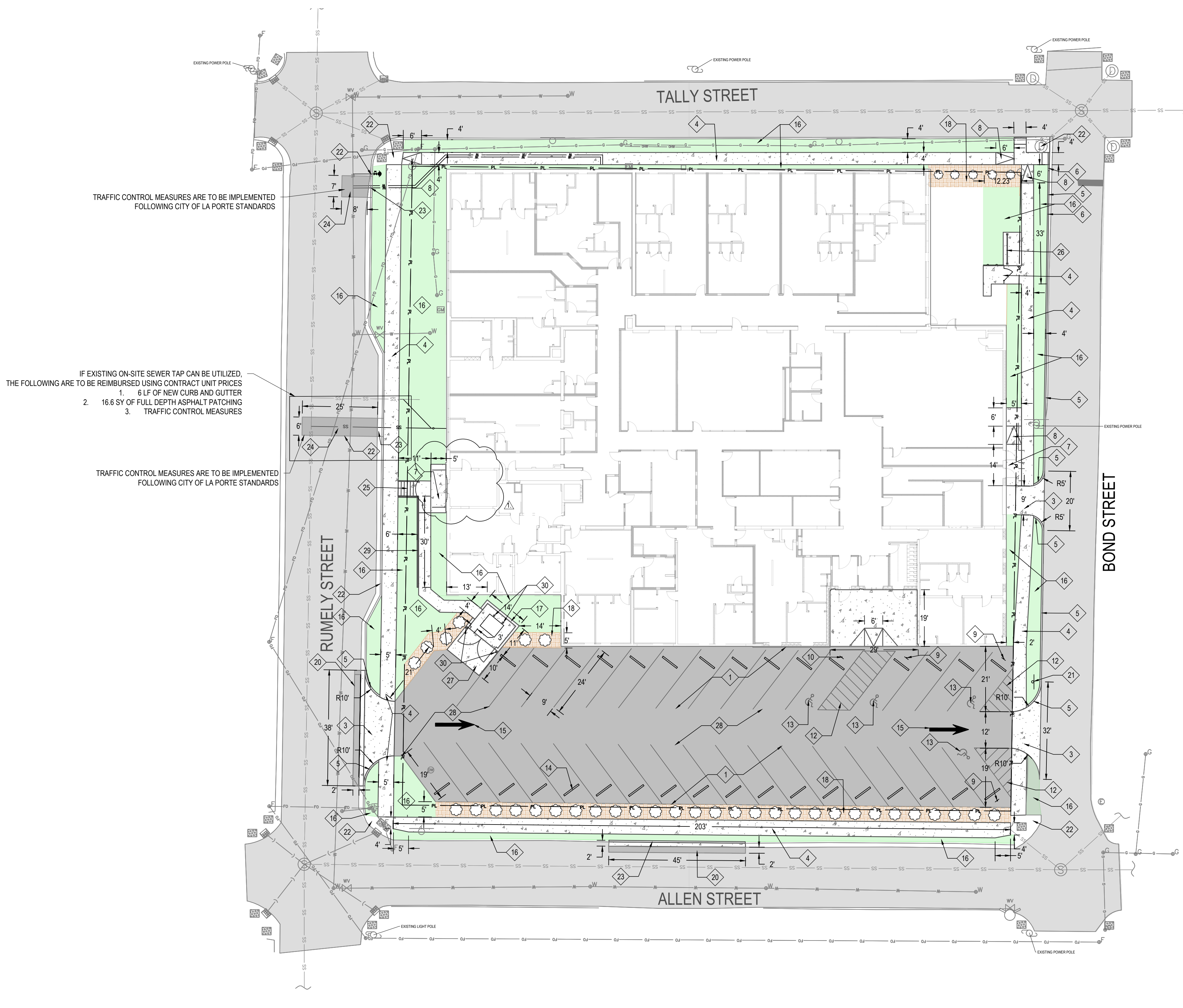
- CONCRETE PAVEMENT REMOVAL

- GRAVEL PAVEMENT REMOVAL

- CONCRETE CURB REMOVAL
- 
- 1
- Demolition Plan
- 1" = 20'
- 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
- 
- ALL DESIGN, CONSTRUCTION, AND/OR REPAIRS INDICATED ON THIS DRAWING ARE OWNED BY AND THE PROPERTY OF MARTIN RILEY, INC. AND HAVE BEEN EXCLUSIVELY AND EXCLUSIVELY FOR USE IN AND IN CONNECTION WITH THE PROJECT DESCRIBED HEREIN. NO PART OF THIS DESIGN, CONSTRUCTION, AND/OR REPAIRS SHALL BE USED OR REPRODUCED IN ANY MANNER, IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF MARTIN RILEY, INC. THE USER SHALL BE RESPONSIBLE FOR ALL DESIGNING AND CONSTRUCTION ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VIOLATION OF THE CONDITIONS AND CONDITIONS SHOWN IN THESE DRAWINGS. NO PARTIALS SHALL BE SUBMITTED TO THE OFFICE FOR REVIEW FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH FABRICATION.
- REVISION: 1  
DATE: 2024-04-29
- DRAWN BY: VLB/CAS  
COMMISSION NUMBER: F22131

REVIEWED BY: TDE  
DATE: 2024-03-13
- C101
- DEMOLITION PLAN



- ### General Construction Notes
1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE, COUNTY AND LOCAL CODES INCLUDING ALL AMENDMENTS.
  2. ALL PERMITTING FEES SHALL BE PAID FOR BY THE CONTRACTOR.
  3. CONTRACTOR SHALL PROTECT ALL ADJACENT IMPROVEMENTS, BUILDINGS, INFRASTRUCTURE, PAVEMENTS, PAVEMENT MARKINGS, WALKS, GRASS, ETC DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED/ REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
  4. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL PLACE APPROPRIATE EROSION CONTROL MEASURES TO ENSURE NO SEDIMENT LEAVES THE SITE OR ENTERS ON-SITE OR PUBLIC STORM SYSTEMS.
  5. CONTRACTOR TO MATCH CONSTRUCTION LIMITS TO EXISTING GRADES AND PROVIDE POSITIVE DRAINAGE TO EXISTING DRAINAGE PATHS/ SYSTEMS.
  6. CONTRACTOR SHALL ADJUST ALL CASTINGS TO GRADE WITHIN OR ADJACENT TO THE WORK.
  7. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS BY PLACING TOPSOIL, IF REQUIRED, GRADING TO ESTABLISH POSITIVE DRAINAGE, SEEDING AND MULCH.
  8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, LOCAL /COUNTY JURISDICTIONS AND UTILITIES.

- ### Typical Site Work Description Notes
1. ASPHALT PAVEMENT - STANDARD DUTY - SEE DETAIL 1/C800
  2. CONCRETE PAVEMENT - STANDARD DUTY - SEE DETAIL 2/C800
  3. CONCRETE DRIVE APPROACH - SEE DETAIL 12/C800
  4. CONCRETE WALK- TYPICAL OR FLUSH WITH ADJACENT - SEE DETAIL 9/C800
  5. CONCRETE CURB- SEE DETAIL 3/C800
  6. CONCRETE CURB END TAPER - 2' UNLESS NOTED OTHERWISE - SEE DETAIL 5/C800
  7. CONCRETE STOOP
  8. CURB RAMP- MAX SLOPE 12:1
  9. HANDICAP PARKING SIGN (HC)- POST MOUNTED - SEE DETAIL 8/C800
  10. HC SIGN W/ VAN ACCESSIBLE IDENTIFICATION SIGN BELOW - SEE DETAIL 8/C800
  11. PAVEMENT MARKING- TYPICAL STRIPING- 4" SOLID, PAINTED.
  12. PAVEMENT MARKING- STRIPED ACCESSIBLE AISLE- 4" SOLID, PAINTED- PERIMETER W/ 2" O.C. DIAGONAL INTERNAL.
  13. PAVEMENT MARKING, HC SYMBOL- PAINTED.
  14. CONCRETE WHEEL STOP- INSTALL.
  15. PAVEMENT MARKING, INFORMATIONAL OR DIRECTIONAL WORDING OR ARROW - PAINTED
  16. RESTORATION OF DISTURBED AREAS AND GRASS SEEDING
  17. DUMPSTER ENCLOSURE
  18. MULCH LANDSCAPING BED
  19. INTENTIONALLY OMITTED.
  20. STANDARD DUTY ASPHALT PATCH - SEE DETAIL 6/C800
  21. DIRECTIONAL SIGN - "DO NOT ENTER" - SEE DETAIL 14/C800
  22. PROTECT EXISTING ADJACENT IMPROVEMENTS AND INFRASTRUCTURE TO REMAIN.
  23. CONCRETE CURB AND GUTTER - SEE DETAIL 4/C800
  24. FULL DEPTH ASPHALT PATCH - SEE DETAIL 11/C800
  25. CONCRETE STAIRS AND RAILING - SEE DETAIL 13/C800
  26. INSTALLATION OF BIKE RACK - SEE SPEC. INFORMATION BELOW
  27. CONCRETE PAVEMENT - HEAVY DUTY - SEE DETAIL 15/C800
  28. ASPHALT PAVEMENT - HEAVY DUTY - SEE DETAIL 16/C800
  29. 36 LF OF RETAINING WALL - HANDRAIL W/ TOE GUARD TO BE INSTALLED ON TOP OF WALL - SEE DETAIL 5/C300
  30. STEEL BOLLARD - PAINTED YELLOW - SEE DETAIL 17/C800

BIKE RACK SPEC.  
BIKE RACK TO BE PARK-IT-BIKE RACK, POWDER COATED STEEL BIKE RACKS, SURFACE MOUNT, BLACK, TO ACCOMMODATE 11 BIKES AS AVAILABLE FROM [www.parkitbikeracks.com](http://www.parkitbikeracks.com)  
SKU: ZTZ7044BK  
LENGTH: 115.5"  
HEIGHT: 36"  
FRAME: 1 1/2" DIAMETER TUBE  
WEIGHT: 72 LBS

- GRASS SEED
- STANDARD DUTY ASPHALT SECTION
- CONCRETE PAVEMENT SECTION
- MULCH LANDSCAPING

**1** Site Layout Plan  
1" = 20'

New Construction and Renovation Work for :

Ivy Flats

205 Rumely St.  
LaPorte, IN 46350



**MARTIN RILEY**  
architects+engineers

221 West Baker Street  
Fort Wayne, Indiana 46802

TEL. 260.422.7994  
FAX. 260.426.2067

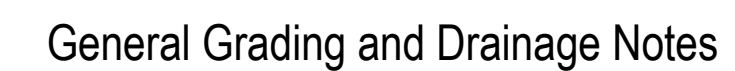
Professional Engineer Seal for Corey D. Ehrman, No. 12000461, State of Indiana, dated 3-13-24.

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REVISION	DATE
ADDENDUM 3	2024-04-29

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

C200



1. FIELD VERIFY ELEVATION OF OUTLET PIPE AT PROPOSED CONNECTION POINT PRIOR TO ORDERING STRUCTURES AND PIPE. NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND.

EP	EDGE OF PAVEMENT
GL	GUTTER LINE
EC	EDGE OF CONCRETE
GR	GRASS
TC	TOP OF CURB
TW	TOP OF WALL

- 
- XX.XX      EXISTING SPOT ELEVATION  
 XX.X      PROPOSED SPOT ELEVATION

ASPHALT PAVEMENT SECTION

GRASS SEED

CONCRETE PAVEMENT SECTION

MULCH LANDSCAPING

- |                 |                        |
|-----------------|------------------------|
| ----- XXX       | EXISTING MAJOR CONTOUR |
| ----- XXX       | EXISTING MINOR CONTOUR |
| _____ XXX _____ | PROPOSED MAJOR CONTOUR |
| - XXX _____     | PROPOSED MINOR CONTOUR |

New Construction and Renovation Work for :

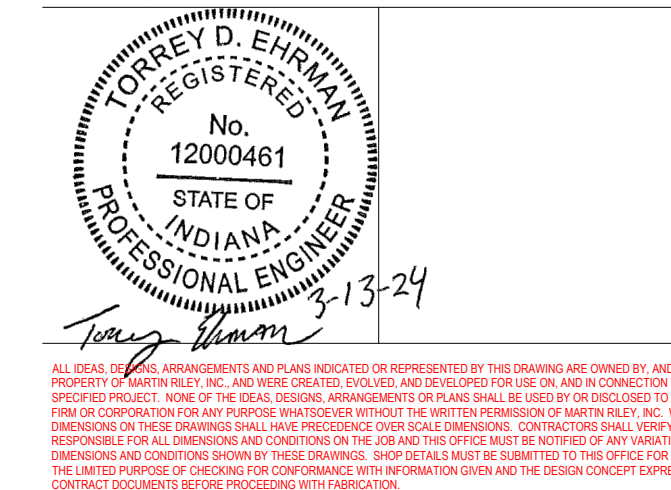
# Ivy Flats

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LaPorte, IN 46350



221 West Baker Street  
Fort Wayne, Indiana 46802

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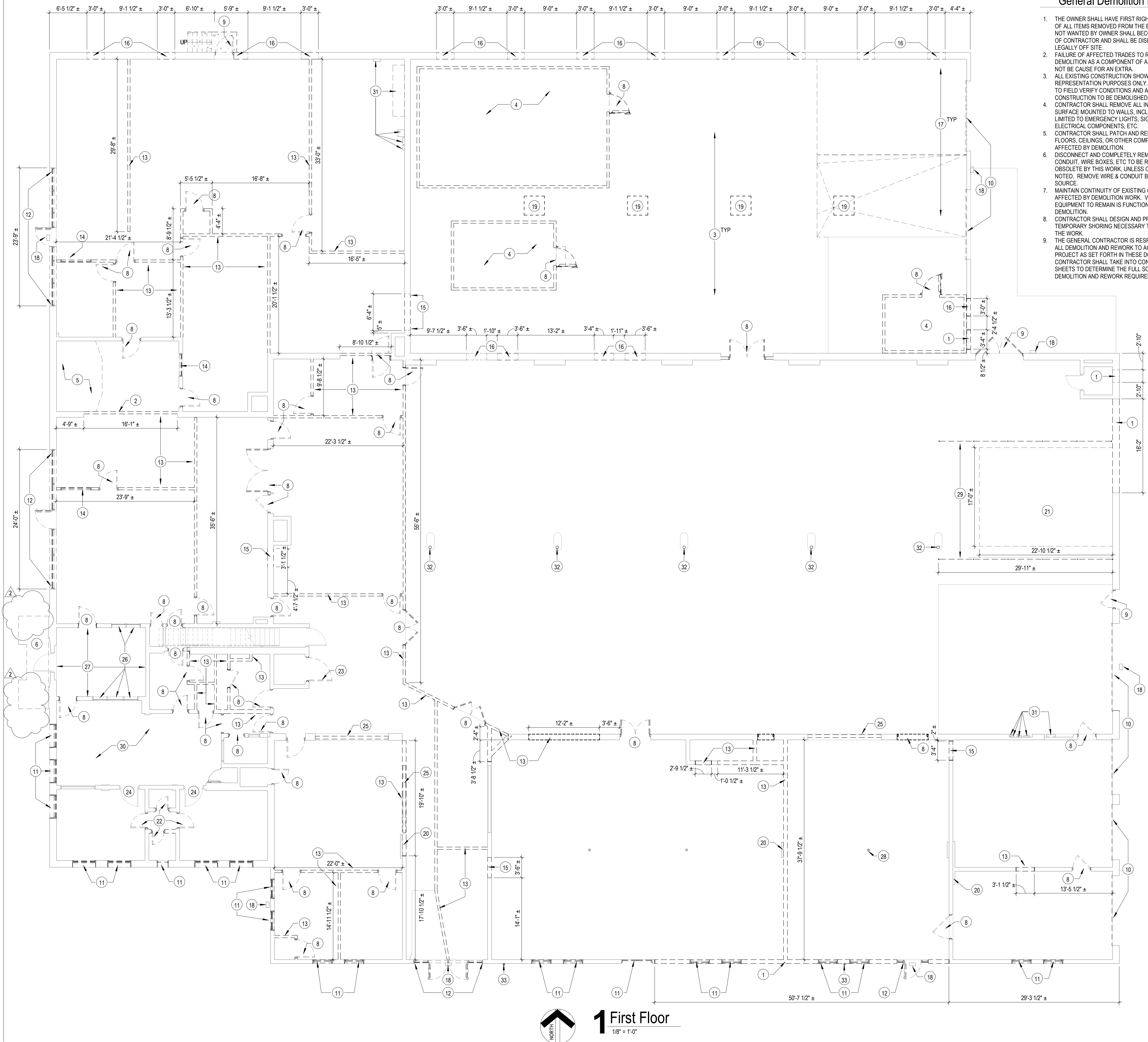
REVISION: DATE:  
ADDENDUM 3 2024-04-29

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

# C300

## GRADING PLAN

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## General Demolition Notes

- THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ALL ITEMS REMOVED FROM THE BUILDING. ITEMS NOT WANTED BY OWNER SHALL BECOME PROPERTY OF CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
- FAILURE OF AFFECTED TRADES TO RECOGNIZE DEMOLITION AS A COMPONENT OF A SYSTEM SHALL NOT BE CAUSE FOR AN EXTRA.
- ALL EXISTING CONSTRUCTION SHOWN IS FOR REPRESENTATION PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY CONDITIONS AND ALL EXISTING CONSTRUCTION TO BE DEMOLISHED.
- CONTRACTOR SHALL REMOVE ALL INCIDENTAL ITEMS SURFACE MOUNTED TO WALLS, INCLUDING BUT NOT LIMITED TO EMERGENCY LIGHTS, SIGNAGE, ELECTRICAL COMPONENTS, ETC.
- CONTRACTOR SHALL PATCH AND REPAIR ANY WALLS, FLOORS, CEILINGS, OR OTHER COMPONENTS AFFECTED BY DEMOLITION.
- DISCONNECT AND COMPLETELY REMOVE ALL CONDUIT, WIRE BOXES, ETC TO BE RENDERED OBSOLETE BY THIS WORK, UNLESS OTHERWISE NOTED. REMOVE WIRE & CONDUIT BACK TO ITS SOURCE.
- MAINTAIN CONTINUITY OF EXISTING CIRCUITS AFFECTED BY DEMOLITION WORK. VERIFY THAT EQUIPMENT TO REMAIN IS FUNCTIONAL AFTER DEMOLITION.
- CONTRACTOR SHALL DESIGN AND PROVIDE ALL TEMPORARY SHORING NECESSARY TO COMPLETE THE WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REWORK TO ACCOMPLISH THIS PROJECT AS SET FORTH IN THESE DOCUMENTS. THE CONTRACTOR SHALL TAKE INTO CONSIDERATION ALL SHEETS TO DETERMINE THE FULL SCOPE OF DEMOLITION AND REWORK REQUIRED.
- PREPARE ALL SALVAGED MATERIALS FOR RE-INSTALLATION UNLESS NOTED OTHERWISE. PROVIDE ANY REQUIRED FASTENERS, ACCESSORIES OR OTHER COMPONENTS FOR INSTALLATION.
- LEAD HAZARD ABATEMENT** - WORK MUST BE CONDUCTED BY A CERTIFIED ABATEMENT FIRM, MANAGED BY A CERTIFIED ABATEMENT SUPERVISOR, AND PERFORMED BY CERTIFIED ABATEMENT WORKERS. GENERAL CONTRACTOR WILL BE REQUIRED TO 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 FOR OWNER'S THIRD PARTY INSPECTOR BEFORE CONSTRUCTION WILL BE ACCEPTED AS COMPLETE. SEE SPECIFICATIONS FOR FULL REPORTS.
- ELECTRICAL** - REMOVE ALL ELECTRICAL IN BUILDING INCLUDING SWITCH GEAR, PANELS, CONDUIT, WIRE CABLE LIGHT FIXTURES, WIRING DEVICES, PULL BOXES, ETC. LEGALLY DISPOSE OF ALL MATERIAL.
- MECHANICAL/PLUMBING** - UNLESS OTHERWISE NOTED, REMOVE ALL EXISTING MECHANICAL AND PLUMBING SYSTEMS AND COMPONENTS WITHIN THE BUILDING, INCLUDING HVAC UNITS, FANS, DUCTWORK, AIR DEVICES, CONTROLS, PLUMBING FIXTURES, PIPING, WATER HEATERS, ETC. ITEMS LOCATED WITHIN HISTORIC WALLS TO REMAIN MAY BE CAPPED AND ABANDONED-IN-PLACE TO PRESERVE WALL INTEGRITY. REMOVE EXISTING PIPING DOWN TO BELOW THE FLOOR SLAB LEVEL, PLUG, CAP, AND PATCH TO MATCH THE ADJACENT EXISTING FLOOR SURFACE. EXISTING PIPING ROUTED BELOW PORTIONS OF THE EXISTING FLOOR SLAB THAT ARE NOT BEING DISTURBED MAY REMAIN ABANDONED-IN-PLACE.
- ALL EXISTING FLOORS, WITH THE EXCEPTION OF TERRAZZO, ARE TO BE DEMOLISHED.
- ALL EXISTING CASEWORK IS TO BE DEMOLISHED.

## Demolition Notes

- DEMOLISH PORTION OF EXTERIOR WALL. PATCH, REPAIR, AND PREPARE FOR NEW WORK.
- SALVAGE "COCA-COLA" STONE SIGN PRIOR TO DEMOLITION OF WALL. SIGN TO BE REINSTALLED ACCORDING TO DETAIL PROVIDED ON A614.
- GRIND/PREP CONCRETE SURFACE SMOOTH AND ARDEX FLOOR LEVEL. REFER TO FINISH PLANS AND SCHEDULE.
- REMOVE COOLERS AND PATCH/REPAIR SURFACE BENEATH.
- REMOVE RAISED FLOOR AND REPAIR SURFACE BENEATH. NOTIFY ARCHITECT OF THE CONDITIONS BENEATH RAISED FLOOR.
- REMOVE MARBLE STOOP, SALVAGE, AND RETURN TO OWNER. COORDINATE WITH OWNER ON LOCATION FOR STORAGE.
- NOT USED.
- REMOVE INTERIOR DOOR AND ASSOCIATED MATERIALS.
- REMOVE EXTERIOR DOOR AND ASSOCIATED MATERIALS.
- REMOVE OVERHEAD DOOR AND ASSOCIATED MATERIALS.
- REMOVE WINDOW AND ASSOCIATED MATERIALS. RETAIN AND RESTORE ALL BULLNOSE SILLS TO BE REUSED UPON NEW WINDOW INSTALLATION.
- DEMOLISH STOREFRONT, EXTERIOR DOOR AND ASSOCIATED MATERIALS.
- DEMOLISH INTERIOR WALL.
- DEMOLISH STOREFRONT AND ASSOCIATED MATERIALS.
- CREATE OPENING IN INTERIOR WALL.
- DEMOLISH PORTION OF WALL FOR NEW WINDOW OPENING.
- DEMOLISH RAISED/SLOPED SLAB DOWN TO ADJACENT LEVEL SURFACE. GRIND/PREP SURFACE FOR LEVELING. REFER TO FLOOR PLANS AND FINISH PLANS AND SCHEDULE.
- WALL PACKS TO BE DEMOLISHED AND REPLACED.
- REMOVE SKYLIGHT AND ASSOCIATED CONSTRUCTION.
- PILASTER AND ANY EMBEDDED STRUCTURAL COLUMNS OR MATERIALS TO REMAIN.
- REMOVE WOOD PANELING OVER PIT AND ALL ASSOCIATED STRUCTURE. REMOVE ANY REMAINING EQUIPMENT. PREPARE FOR INFILL FLOORING.
- REMOVE INTERIOR DOOR AND ASSOCIATED FRAME, HARDWARE, AND MATERIALS. SALVAGE ALL MATERIALS FOR OWNER'S USE.
- REMOVE ELEVATOR DOOR AND ASSOCIATED FRAME, HARDWARE, AND MATERIALS.
- WOOD DOOR TO REMAIN IN PLACE, INCLUDING ALL HARDWARE AND LOCKSET. REMOVE ANY REMAINING LOCKING MECHANISMS.
- DEMOLISH INTERIOR GLASS BLOCK. SALVAGE A TOTAL OF ±10 GLASS BLOCKS FOR OWNER USE.
- WINDOWS AND MARBLE SILLS TO BE RETAINED AND CLEANED.
- MARBLE WALL TILES TO BE PROTECTED, RETAINED, AND REUSED, THIS ROOM.
- DEMOLISH COLUMN, PROVIDE TEMPORARY SHORING AS REQUIRED.
- DEMOLISH CHAINLINK FENCING AND ALL ASSOCIATED MATERIALS. PATCH CONCRETE TO MATCH EXISTING.
- REMOVE WHITE PAINTED WOOD CROWN MOLDING/TRIM. REFER TO LEAD REPORT.
- REMOVE MISCELLANEOUS ELECTRICAL EQUIPMENT. REFER TO GENERAL DEMO NOTE #12.
- REMOVAL OF LEAD-BASED PAINT FROM STEEL COLUMNS. SEE GENERAL DEMOLITION NOTE #11.
- REMOVE SCUPPER AND DOWNSPOUT. REPAIR, CLEAN, AND PREPARE SURFACES FOR NEW WORK.

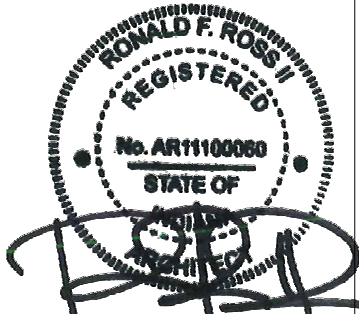
New Construction and Renovation Work for :

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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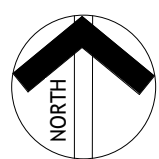
REVISION: DATE:  
2 Addendum 3 04-29-2024

DRAWN BY: PMK, IMH REVIEWED BY: RFR  
COMMISSION NUMBER: F22131 DATE: 2024-03-13

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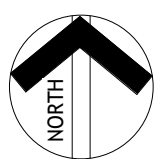
DEMOLITION PLANS

F22131 Ivy Flats  
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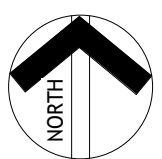
## 4 Second Floor Demo Reflected Ceiling Plan

1/8" = 1'-0"



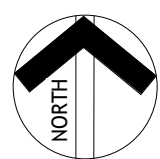
## 3 Second Floor

1/8" = 1'-0"



## 2 Lower Level Reflected Ceiling Plan

1/8" = 1'-0"



## 1 Lower Level

1/8" = 1'-0"

### R.C.P. Legend

- SUPPLY DIFFUSER
- RETURN GRILLE
- EXHAUST GRILLE
- DOWNLIGHT FIXTURE, RECESSED CEILING MOUNTED/ROUND
- DOWNLIGHT FIXTURE, RECESSED CEILING MOUNTED/ROUND, EMERGENCY EXIT
- LIGHT FIXTURE
- CEILING FAN
- GYPSUM CEILING BOARD
- SUSPENDED CEILING SYSTEM

### General Demolition Notes

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- ALL EXISTING CASEWORK IS TO BE DEMOLISHED.

### Demolition Notes

- CURB TO BE DEMOLISHED AND INFILLED FOR LEVEL FLOOR
- REMOVE INTERIOR DOOR AND ASSOCIATED MATERIALS
- REMOVE WINDOW AND ASSOCIATED MATERIALS
- DEMOLISH INTERIOR WALL AND TERRAZZO CURB WITHIN. INFILL FLOOR AS NECESSARY ACCORDING TO FINISH LEGEND.
- DEMOLISH OPENING IN INTERIOR WALL
- DEMOLISH SUMP PUMP. INSTALL AND FURNISH NEW SUMP PUMP. REFER TO PLUMBING
- REMOVE ELEVATOR DOOR AND ASSOCIATED FRAME, HARDWARE, AND MATERIALS
- NO DEMOLITION WORK IN BASEMENT CEILING

New Construction and Renovation Work for :

Ivy Flats

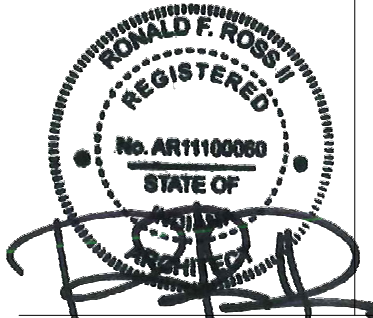
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architects+engineers

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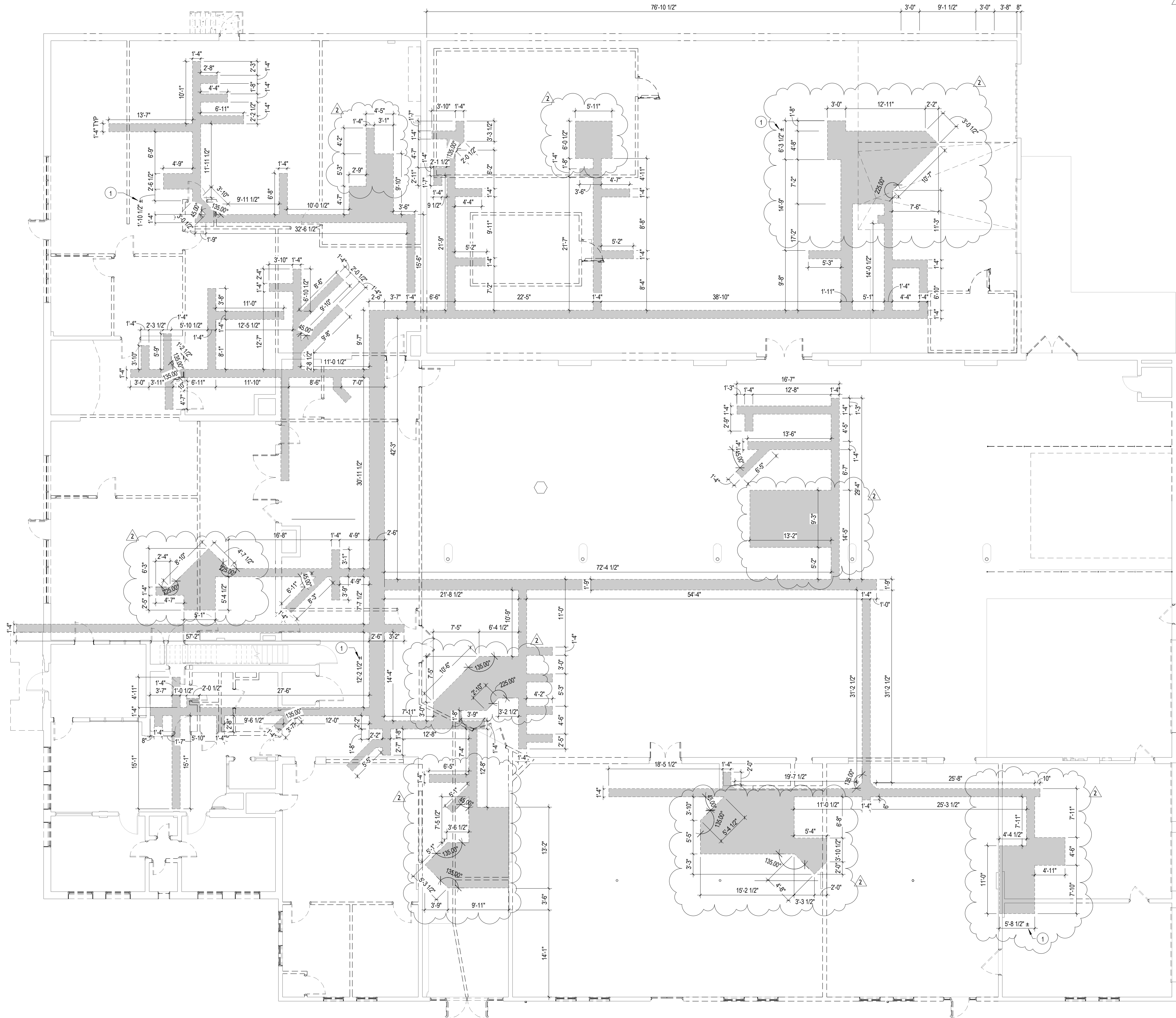
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2 Addendum 3	04-29-2024

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

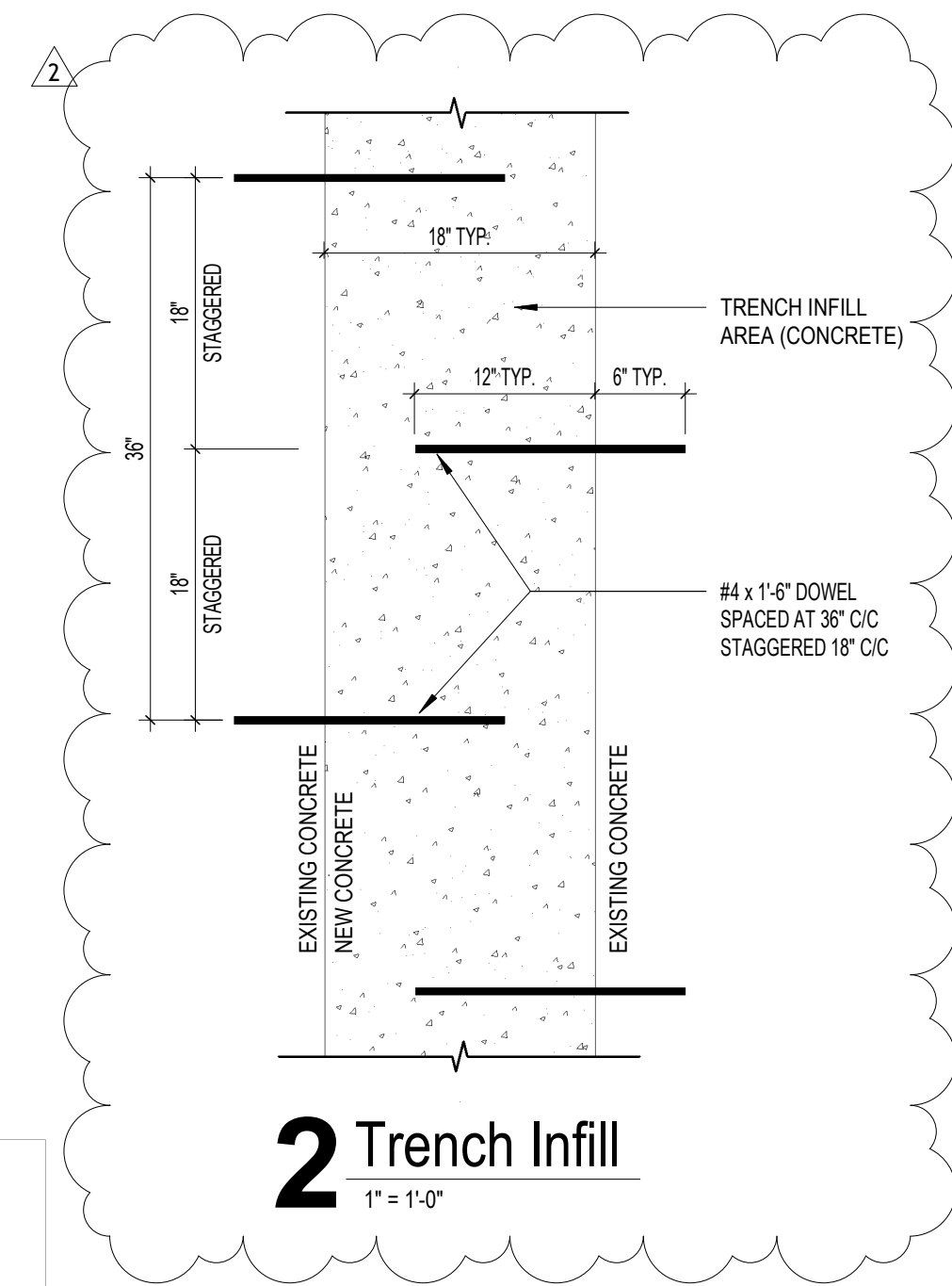
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DEMOLITION PLANS

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**1** First Floor  
1/8" = 1'-0"



**Demolition Notes**

- 1 DIMENSIONS ARE APPROXIMATE. TYP. ALL DIMENSIONS ARE TO BE FIELD-VERIFIED.

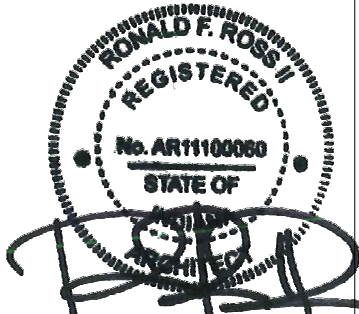
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fax 260.426.2067



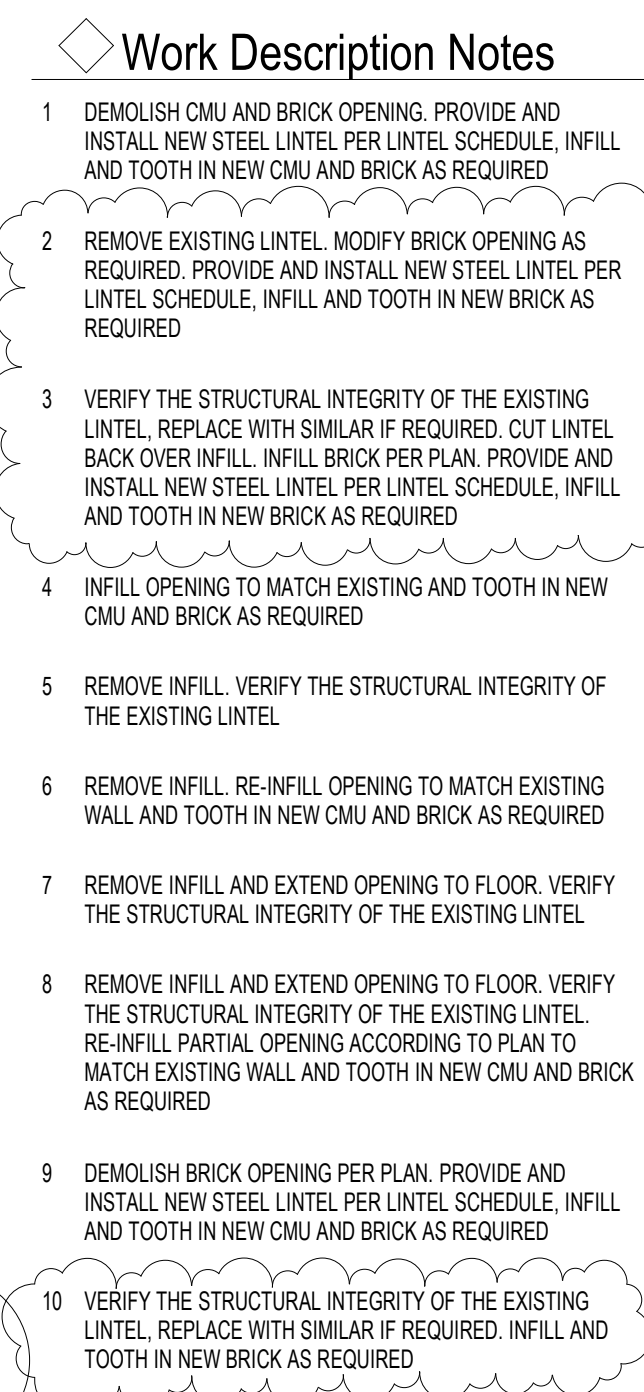
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REVISION	DATE
2 Addendum 3	04-29-2024

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

**D110**

DEMOLITION PLANS



# Ivy Flats

205 Rumely St.  
LaPorte, IN 46350



221 West Baker Street  
Fort Wayne, Indiana 46802



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REVISION:	DATE:
1 Addendum 3	2024-04-29

DRAWN BY: NMS  
COMMISSION NUMBER: F22131

REVIEWED BY: JLB  
DATE: 2024-03-13

# S201

## FRAMING PLANS

F22131 Ivy Flats  
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### Work Description Notes

- 1 CREATE OPENING, PROVIDE AND INSTALL NEW STEEL LINTEL PER LINTEL SCHEDULE, INFILL AND TOOTH IN NEW CMU AND BRICK AS REQUIRED
- 2 INFILL EXISTING OPENING AND TOOTH IN NEW CMU AND BRICK AS REQUIRED
- 3 VERIFY THE STRUCTURAL INTEGRITY OF THE EXISTING LINTEL, REPLACE WITH SIMILAR IF REQUIRED. INFILL AND TOOTH IN NEW BRICK AS REQUIRED






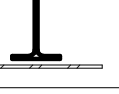
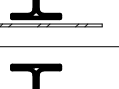
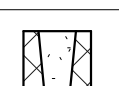
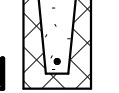
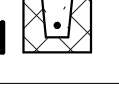
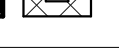



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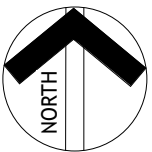
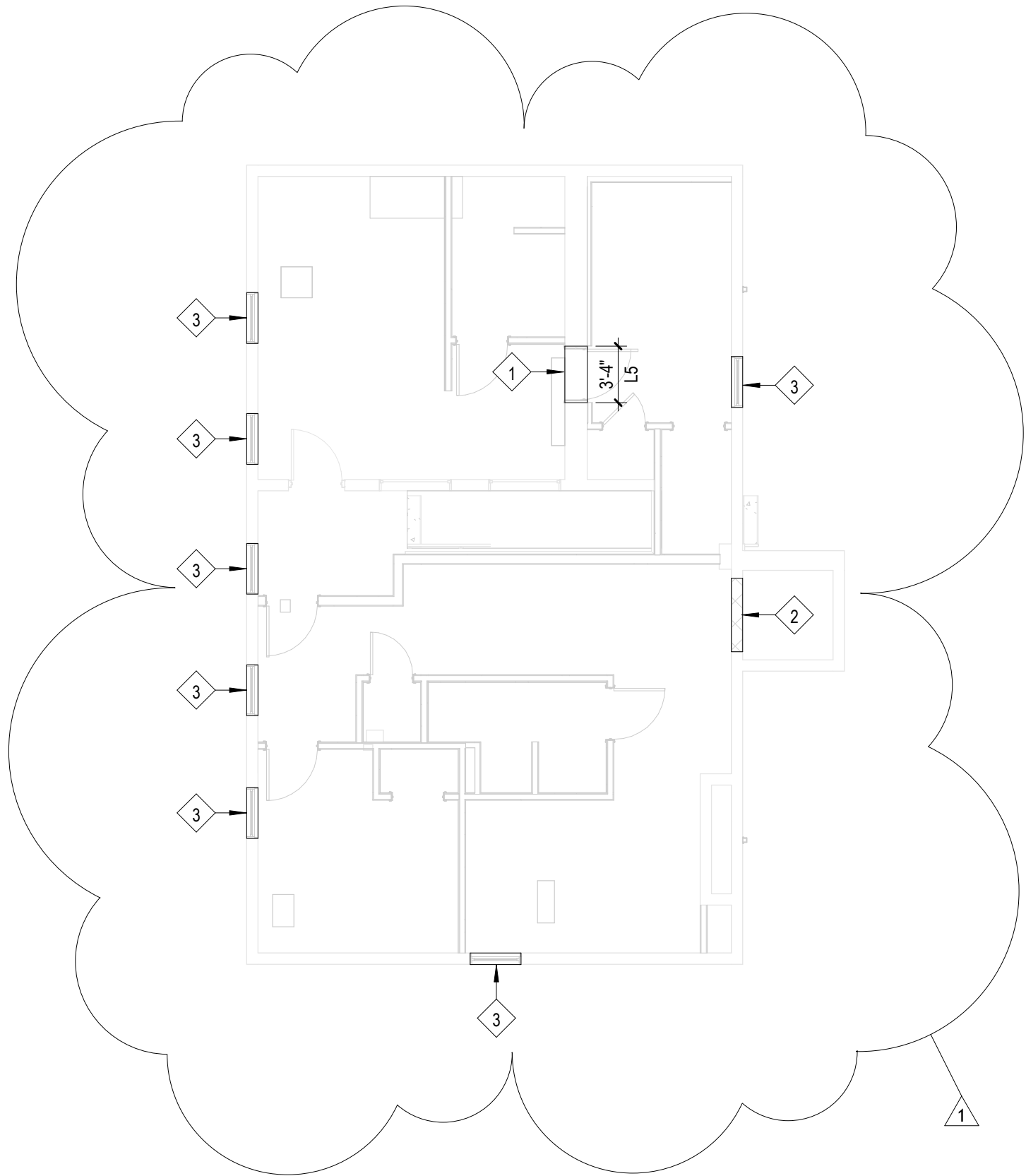
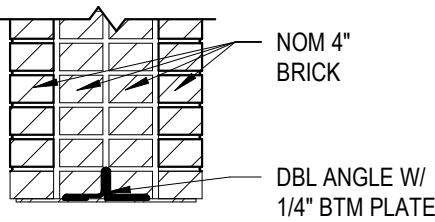
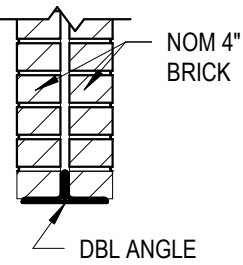
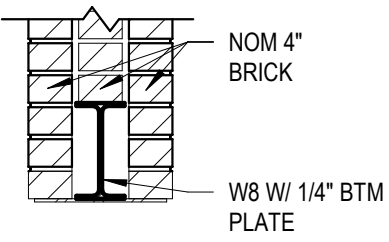
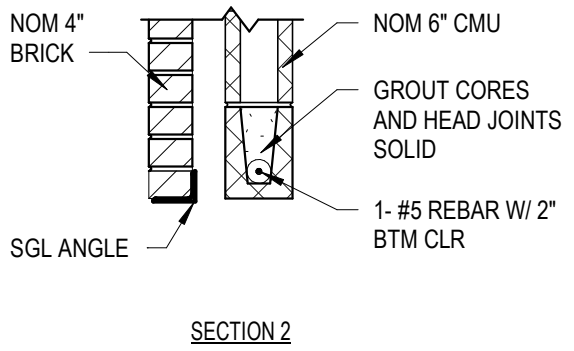
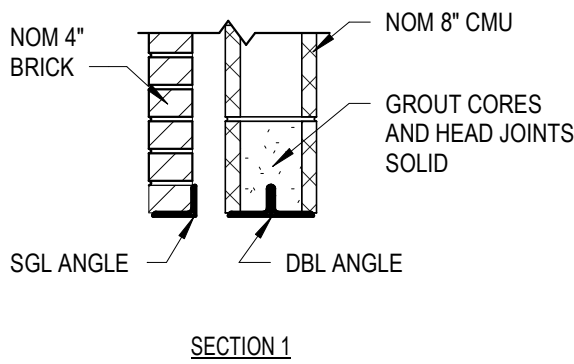
New Construction and Renovation Work for :

# Ivy Flats

205 Rumely St.  
LaPorte, IN 46350

MARK	LOCATION	MATERIAL	TYPE	MASONRY OPENING	REMARKS
L1	EXT CMU & BRICK OPENINGS	L 3-1/2 x 2-1/2 x 1/4 (LLH) & 2L 3-1/2 x 2-1/2 x 1/4 (LLH)		3'-0"	ANGLE LINTEL SUPPORTING FACING BRICK, AND DOUBLE ANGLE WELDED TOGETHER SUPPORTING CMU WALL. (SEE SECTION 1)
L2	DOUBLE WYTHE BRICK OPENINGS	2L 3-1/2 x 2-1/2 x 1/4 (LLH)		3'-0"	DOUBLE ANGLE WELDED TOGETHER. (SEE SECTION 4)
L3	DOUBLE WYTHE BRICK OPENINGS	2L 3-1/2 x 2-1/2 x 1/4 (LLH)		3'-4"	DOUBLE ANGLE WELDED TOGETHER. (SEE SECTION 4)
L4	DOUBLE WYTHE BRICK OPENINGS	2L 4 x 3-1/2 x 1/4 (LLH)		8'-8"	DOUBLE ANGLE WELDED TOGETHER. (SEE SECTION 4)
L5	QUADRUPLE WYTHE BRICK OPENINGS	2L 3-1/2 x 2-1/2 x 1/4 (LLH) w/ 14" x 15" x 4'-0" CONT. STEEL PLATE		3'-4"	DOUBLE ANGLE WELDED TOGETHER AND CONT BOTTOM PLATE STITCH WELDED TO BOTTOM LEGS. (SEE SECTION 5)
L6	TRIPLE WYTHE BRICK OPENINGS	W8x13 w/ 1/4" x 11" x 3'-8" CONT. STEEL PLATE		3'-0"	W-FLANGE BEAM WITH WELDED HEADED STUDS ON TOP FLANGE AND CONT BOTTOM PLATE STITCH WELDED TO BOTTOM FLANGE. (SEE SECTION 3)
L7	TRIPLE WYTHE BRICK OPENINGS	W8x13 w/ 1/4" x 11" x 4'-0" CONT. STEEL PLATE		3'-4"	W-FLANGE BEAM WITH WELDED HEADED STUDS ON TOP FLANGE AND CONT BOTTOM PLATE STITCH WELDED TO BOTTOM FLANGE. (SEE SECTION 3)
L8	TRIPLE WYTHE BRICK OPENINGS	W8x13 w/ 1/4" x 11" x 7'-0" CONT. STEEL PLATE		6'-4"	W-FLANGE BEAM WITH WELDED HEADED STUDS ON TOP FLANGE AND CONT BOTTOM PLATE STITCH WELDED TO BOTTOM FLANGE. (SEE SECTION 3)
L9	EXT CMU & BRICK OPENINGS	L 3-1/2 x 2-1/2 x 1/4 (LLH) & 6x6 REINF MASONRY LINTEL		3'-10"	ANGLE LINTEL SUPPORTING FACING BRICK, AND INDEPENDANT REINF MASONRY LINTEL IN CMU WALL (SEE SECTION 2)
L10	EXT CMU & BRICK OPENINGS	L 3-1/2 x 2-1/2 x 1/4 (LLH) & 6x6 REINF MASONRY LINTEL		4'-4"	ANGLE LINTEL SUPPORTING FACING BRICK, AND INDEPENDANT REINF MASONRY LINTEL IN CMU WALL (SEE SECTION 2)
L11	EXT CMU & BRICK OPENINGS	L 3-1/2 x 2-1/2 x 1/4 (LLH) & 6x6 REINF MASONRY LINTEL		4'-0"	ANGLE LINTEL SUPPORTING FACING BRICK, AND INDEPENDANT REINF MASONRY LINTEL IN CMU WALL (SEE SECTION 2)
L12	EXT CMU & BRICK OPENINGS	L 3-1/2 x 4 x 1/4 (LLV) & 6x6 REINF MASONRY LINTEL		6'-0"	ANGLE LINTEL SUPPORTING FACING BRICK, AND INDEPENDANT REINF MASONRY LINTEL IN CMU WALL (SEE SECTION 2)

1. PROVIDE A MINIMUM BEARING LENGTH OF EIGHT INCHES IN THE DIRECTION OF THE SPAN AT EACH END OF LINTEL.
2. PROVIDE SOLID CMU BEARING UNIT OR GROUT HOLLOW CORES SOLID AT EACH END OF LINTEL (SEE TYPICAL LINTEL BEARING DETAIL).
3. SEE MASONRY NOTES ON SHEET S001 FOR MINIMUM GROUT REQUIREMENTS AND SPECIFICATIONS.
4. GROUT UTILIZED FOR REINFORCED CMU LINTELS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
5. STOP OFFSET PLATE SHORT OF BEARING. PLATE LENGTH SHOULD MATCH MASONRY OPENING WIDTH.



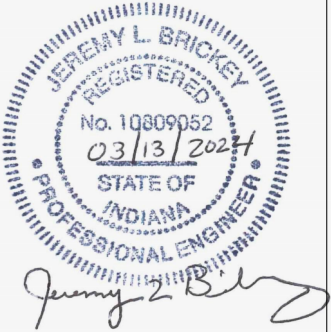
## 1 Second Floor - Scope of Work

## 2 Lintel Schedule

$$\frac{3}{4}'' = 1'-0''$$


221 West Baker Street  
Fort Wayne, Indiana 46802

pho 260.422.7994  
fax 260.426.2067



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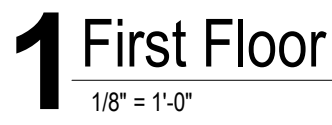
REVISION:	DATE:
1 Addendum 3	2024-04-29

DRAWN BY: NMS  
COMMISSION NUMBER: F22131

REVIEWED BY: JLB  
DATE: 2024-03-13

# S202

## FRAMING PLANS

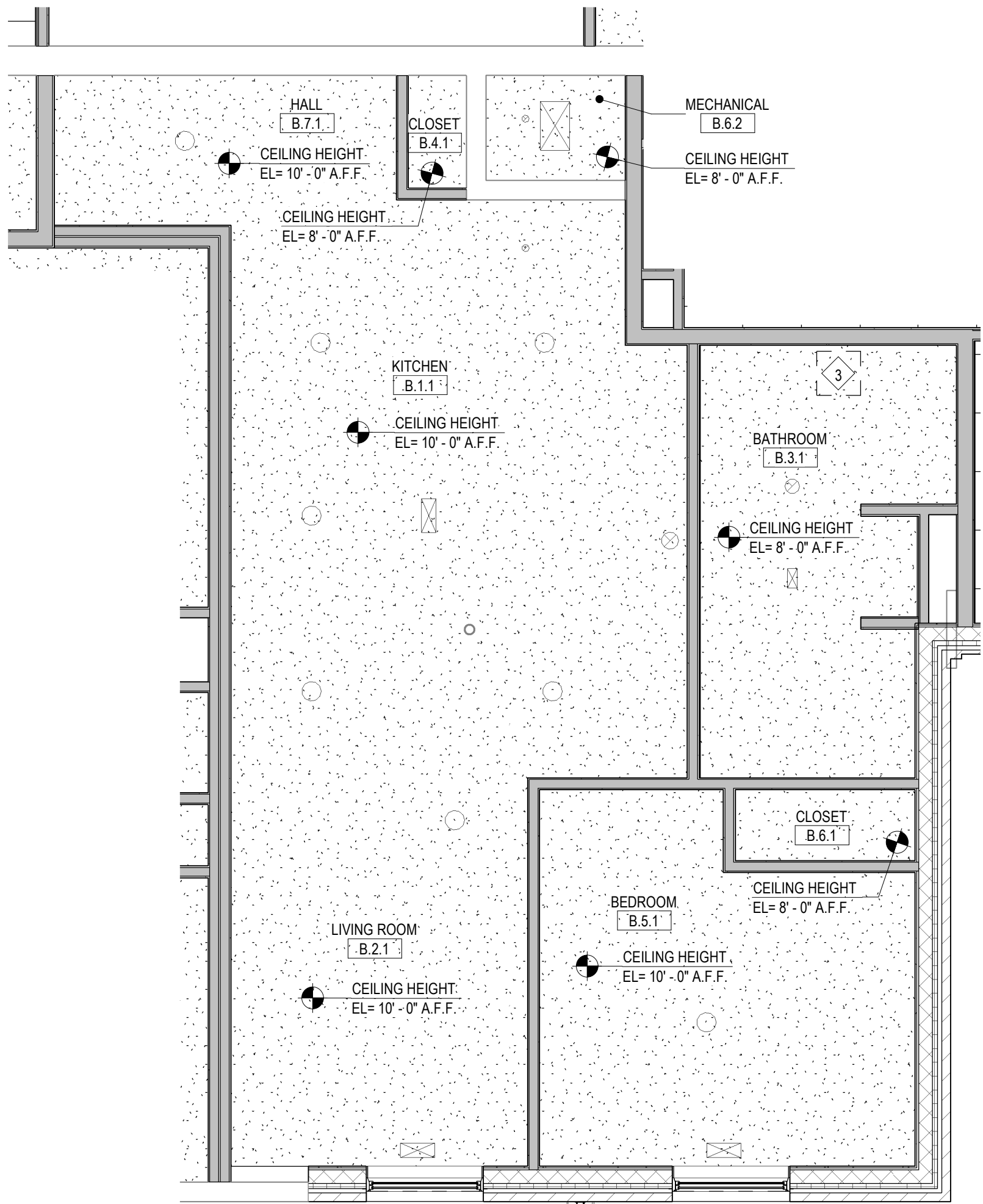


## FLOOR PLANS

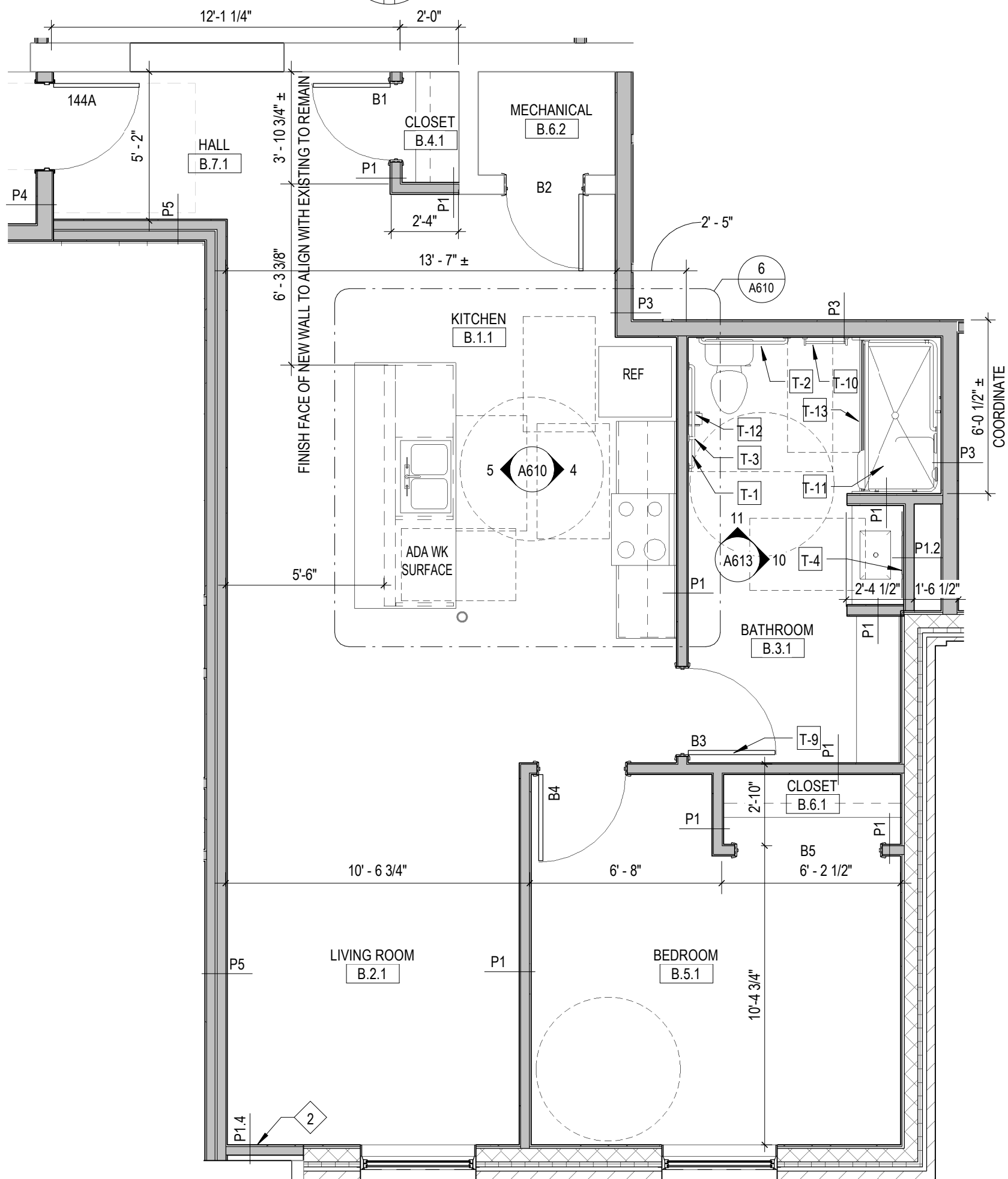
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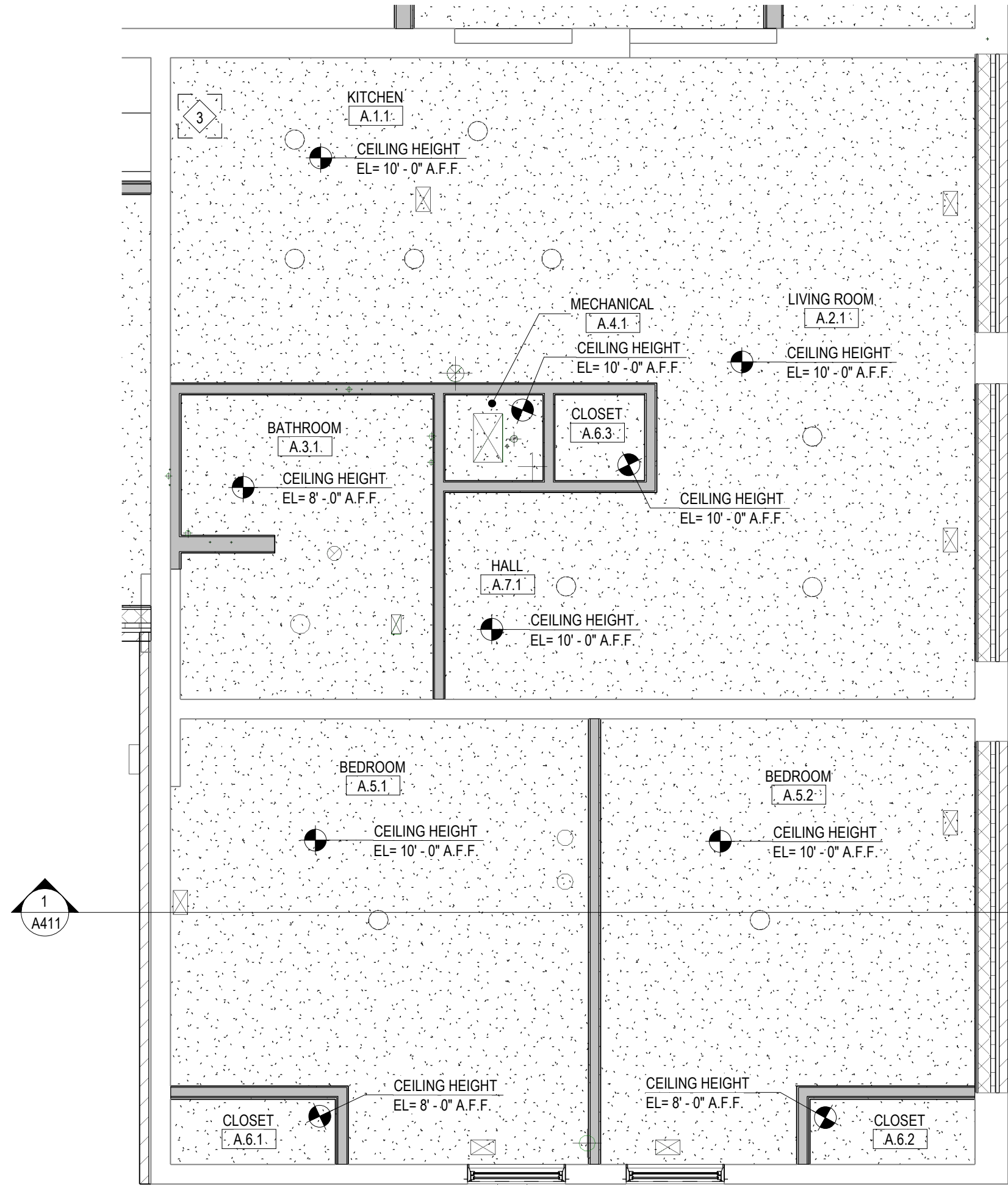
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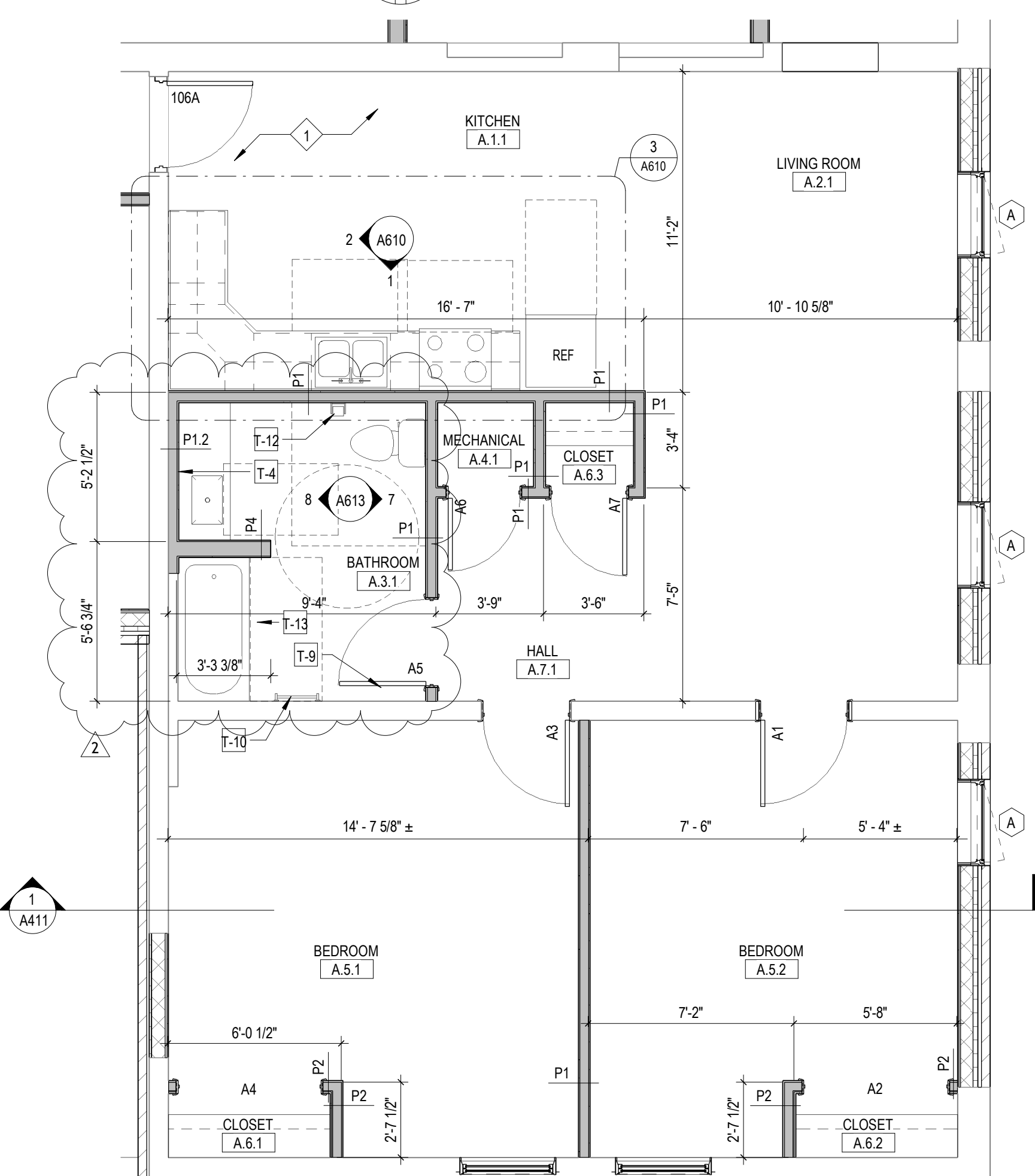
6 Unit B Reflected Ceiling Plan  
1/4" = 1'-0"



5 Unit Plan B - Type A Unit  
1/4" = 1'-0"  
ONE BEDROOM UNIT  
ADA ACCESSIBLE UNIT  
(1) UNIT OF THIS TYPE



4 Unit A Reflected Ceiling Plan  
1/4" = 1'-0"



3 Unit Plan A  
1/4" = 1'-0"  
TWO BEDROOM UNIT  
TYPE B UNIT  
(1) UNIT OF THIS TYPE

### R.C.P. Legend

- SUPPLY DIFFUSER
- RETURN GRILLE
- EXHAUST GRILLE
- DOWNLIGHT FIXTURE, RECESSED CEILING MOUNTED/ROUND
- DOWNLIGHT FIXTURE, RECESSED CEILING MOUNTED/ROUND, EMERGENCY EXIT
- LIGHT FIXTURE
- CEILING FAN
- GYPSUM CEILING BOARD
- SUSPENDED CEILING SYSTEM

### Work Description Notes

- BUILT-UP FLOOR IN UNIT TO BE LEVEL WITH ENTRANCE CORRIDOR ELEVATION. REFER TO FINISH PLANS, SCHEDULE, AND LEGEND FOR FLOORING MATERIALS AND SUBFLOOR. SEE STRUCTURAL.
- FUR WALL TO ACCEPT NEW GYPSUM BOARD FINISH. ALIGN FLUSH WITH RECEIVING WALL.
- LOCATION OF ACCESS PANEL IN CEILING.

### STANDARD UNIT APPLIANCE SCHEDULE

TAG	TYPE	BRAND	USE	COLOR	MODEL	REMARKS
REF	REFRIGERATOR	GE	ADA COMPLIANT	BLACK	GTE22JTNBB	
RG	RANGE	GE	ADA COMPLIANT	BLACK	JD630DTBB	30" WIDTH
MW	MICROWAVE	GE	ADA COMPLIANT	BLACK	PEST227BLTS	
RH	RANGE HOOD	BROAN		BLACK	F40000	30" WIDTH
W	WASHER	SAMSUNG	ADA COMPLIANT	WHITE	WF45B6300AW	ELECTRIC
D	DRYER	SAMSUNG	ADA COMPLIANT	WHITE	DVE45A6400W	ELECTRIC
REMARKS						
1.						

### ANSI/ACCESSIBLE UNIT APPLIANCE SCHEDULE

TAG	TYPE	BRAND	USE	COLOR	MODEL	REMARKS
REF	REFRIGERATOR	GE	ADA COMPLIANT	BLACK	GTE22JTNBB	
RG	RANGE	GE	ADA COMPLIANT	BLACK	JD630DTBB	30" WIDTH
MW	MICROWAVE	GE	ADA COMPLIANT	BLACK	PEST227BLTS	
RH	RANGE HOOD	BROAN		BLACK	F40000	30" WIDTH
W	WASHER	SAMSUNG	ADA COMPLIANT	WHITE	WF45B6300AW	ELECTRIC
D	DRYER	SAMSUNG	ADA COMPLIANT	WHITE	DVE45A6400W	ELECTRIC
REMARKS						
1.						

### Unit Door & Frame Schedule

Door Number	Leaf Count	Material	Elevation	Door Size (Each Leaf)			Frame		Door Head	Door Jamb	Door Sill	Rating	Hardware	Remarks
				Width	Height	Thickness	Material	Elevation						
A1	1	WD	F	3'-0"	6'-8"	0'-1 3/4"	WD	1	1/A511	3/A511			U2	
A2		-	-	5'-0"	6'-8"	0'-1 3/4"	WD	1	2/A511	4/A511				1
A3	1	WD	F	3'-0"	6'-8"	0'-1 3/4"	WD	1	1/A511	3/A511			U2	
A4		-	-	5'-0"	6'-8"	0'-1 3/4"	WD	1	2/A511	4/A511				1
A5	1	WD	F	3'-0"	6'-8"	0'-1 3/4"	WD	1	2/A511	4/A511			U2	
A6	1	WD	L	2'-8"	6'-8"	0'-1 3/4"	WD	1	2/A511	4/A511			U4	
A7	1	WD	F	2'-8"	6'-8"	0'-1 3/4"	WD	1	2/A511	4/A511			U3	
B1	1	WD	F	2'-8"	6'-8"	0'-1 3/4"	WD	1	2/A511	4/A511			U3	
B2	1	WD	L	2'-8"	6'-8"	0'-1 3/4"	WD	1	1/A511	3/A511			U4	
B3	1	WD	F	3'-0"	6'-8"	0'-1 3/4"	WD	1	2/A511	4/A511			U2	
B4	1	WD	F	3'-0"	6'-8"	0'-1 3/4"	WD	1	2/A511	4/A511			U2	
B5		-	-	5'-0"	6'-8"	0'-1 3/4"	WD	1	2/A511	4/A511				1
REMARKS														
1. CASED OPENING														

### TOILET ACCESSORY SCHEDULE-APARTMENTS

NO.	ITEM	DESCRIPTION	MOUNTING HEIGHT	MODEL	REMARKS
T-1	GRAB BAR-SATIN FINISH	42" x 1-1/2" DIAMETER	34" A.F.F. TO CENTER	BOBRICK B-6806 SERIES	3
T-2	GRAB BAR-SATIN FINISH	36" x 1-1/2" DIAMETER	34" A.F.F. TO CENTER	BOBRICK B-6806 SERIES	3
T-3	GRAB BAR-SATIN FINISH	18" x 1-1/2" DIAMETER	34" A.F.F. TO CENTER	BOBRICK B-6806 SERIES	3
T-4	MIRROR	36" x 36" x 3/16"	40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE	GILDED MIRRORS PLATE GLASS MIRROR	2
T-9	SURFACE-MOUNTED SINGLE ROBE HOOK	2"W x 1-5/8"H x 1-5/8"D	48" MAX TO TOP OF HOOK	BOBRICK B-76717	3
T-10	18" EXTRA-HEAVY-DUTY TOWEL BAR	18" LENGTH	REFER TO MOUNTING HEIGHTS ON SHEET G101	BOBRICK B-530 x 18	3
T-12	NYLON TOILET PAPER HOLDER	5-7/8" x 4-7/16" x 3/4"	REFER TO MOUNTING HEIGHTS ON SHEET G101	BOBRICK B-2716	
T-13	HEAVY-DUTY SHOWER CURTAIN ROD	36" LENGTH AND 60" LENGTH	74-1/2" A.F.F. TO TOP OF ROD	BOBRICK B-6107	1,3

#### REMARKS

- CONFIRM LENGTHS OF CURTAIN ROD AT SHOWERS AND TUBS.
- PENCIL POLISHED EDGE, CLEAR GLASS MOUNTED WITH METAL CLIPS. MIRROR NOT TO TOUCH PLUMBING FIXTURE
- SATIN FINISH

New Construction and Renovation Work for :

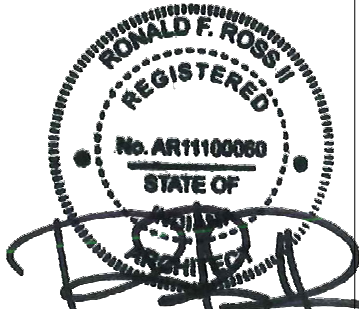
Ivy Flats

205 Rumely St.  
LaPorte, IN 46350



MARTIN RILEY  
architects+engineers

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



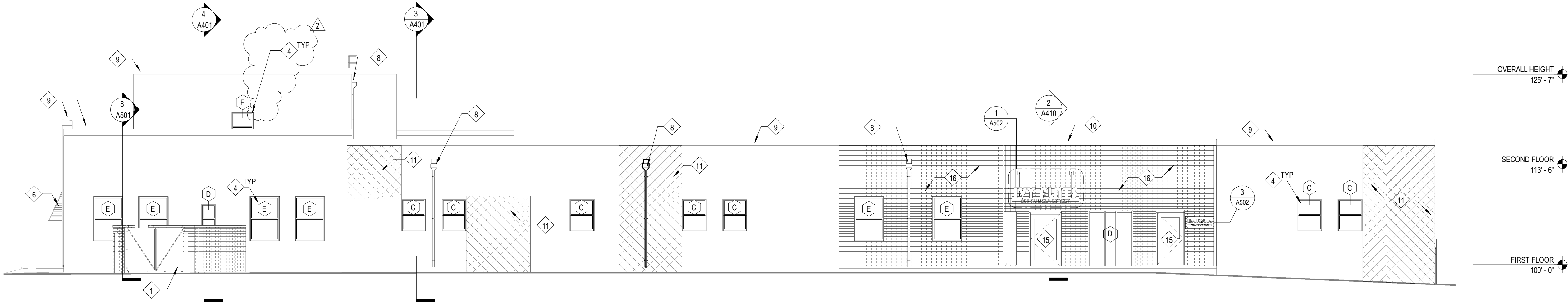
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2 Addendum 3	04-29-2024

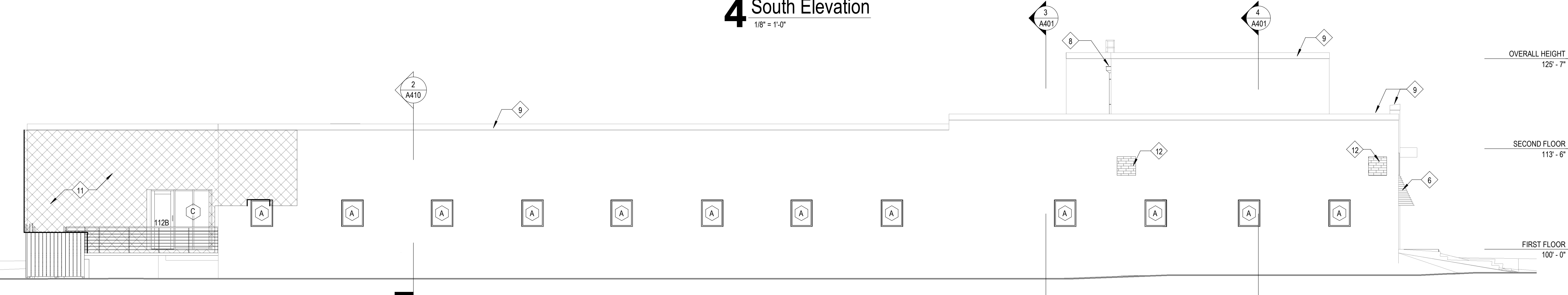
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JEF/JMH/BMM	RFR
COMMISSION NUMBER:	DATE:
F22131	2024-03-13

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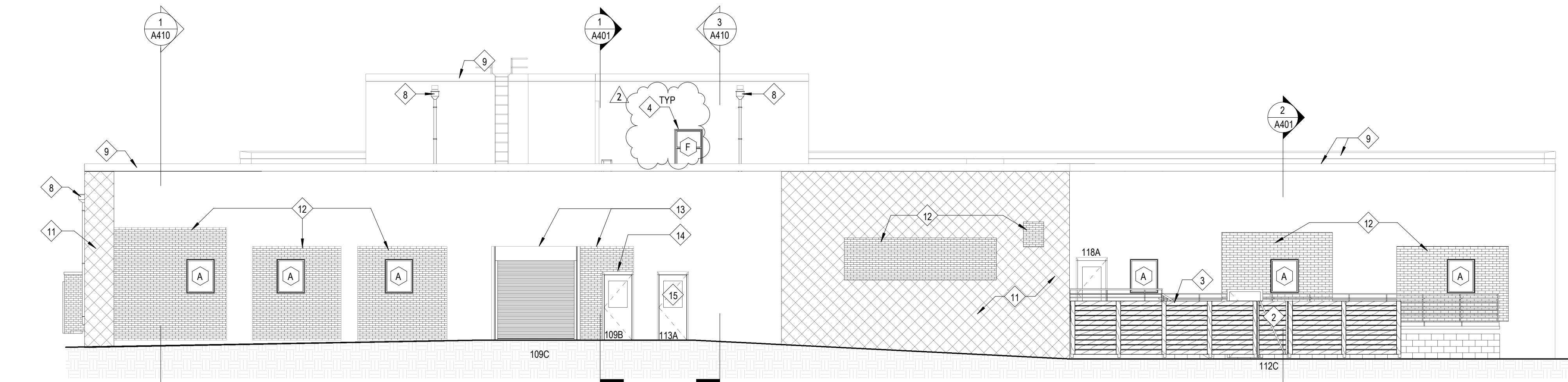
UNIT PLANS



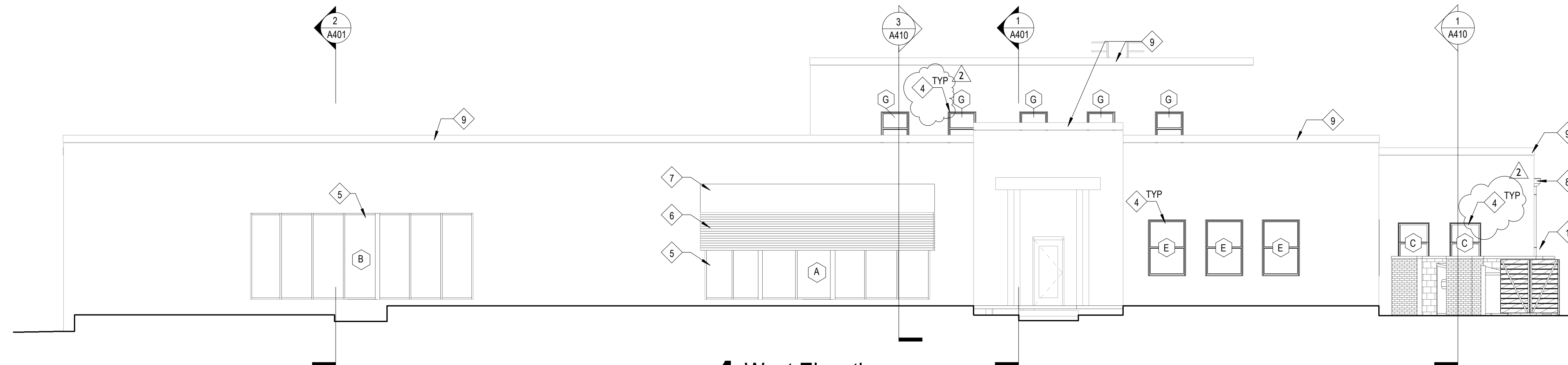
4 South Elevation  
1/8" = 1'-0"



3 North Elevation  
1/8" = 1'-0"



2 East Elevation  
1/8" = 1'-0"



1 West Elevation  
1/8" = 1'-0"

#### MASONRY RESTORATION AREA:

ALL AREAS INDICATED ON ELEVATIONS SHALL RECEIVE MASONRY RESTORATION WORK. MASONRY RESTORATION INCLUDES WORK AS DEFINED ON THE DRAWINGS AND IN THE SPECIFICATIONS. TUCK POINTING SHALL INCLUDE REMOVAL UNTIL SOLID MORTAR IS REACHED. ALL AREAS RECEIVING NEW MORTAR SHALL BE GIVEN A MINIMUM GRIND-OUT OF 3/4" AND NEW MORTAR SHALL BE INSTALLED IN LIFTS AS INDICATED IN THE SPECIFICATIONS. BRICK WITH CURVED OR SPALLED FACES SHALL BE REMOVED AND REPLACED. AREAS OF LOOSE BRICK OR AREAS OF BRICK WHICH HAVE BECOME DETACHED FROM THE LARGER WALL SHALL BE DISASSEMBLED AND REBUILT. STRUCTURALLY COMPROMISED BRICK: MISSING, CRACKED, CRUSHED AND BROKEN BRICK AND BRICK SPALLED TO A DEPTH GREATER THAN 3/8" FROM FACE SHALL BE REPLACED. CONTRACTOR SHALL BID AND INITIAL AMOUNT OF REPLACEMENT BRICK OF EACH TYPE AS INDICATED IN THE SPECIFICATIONS.

Building Masonry Restoration	
Square Footage Shown on Elevation	
South Wall:	461 SF
North Wall:	442 SF
East Wall:	571 SF
Total:	1,474 SF

#### Work Description Notes

- DUMPSTER AND GATE. REFER TO CIVIL.
- GATE WITH PANIC HARDWARE.
- NEW WOOD SLAT FENCING.
- NEW WINDOWS IN EXISTING OPENINGS. EVALUATE CONDITION OF EXISTING LINTEL AND COORDINATE POTENTIAL REPLACEMENT WITH ARCHITECT - TYPICAL OF ALL PUNCHED WINDOW OPENINGS WITHIN ELEVATION.
- NEW STOREFRONT IN EXISTING OPENING. EVALUATE CONDITION OF EXISTING LINTEL AND COORDINATE POTENTIAL REPLACEMENT WITH ARCHITECT. STOOP TO BE ABANDONED.
- CLEAN AND REINSTALL EXISTING AWNING OVER NEW STOREFRONT.
- EXISTING SIGNAGE BENEATH SCHOOL SIGN. CONTRACTOR TO REPORT CONDITION OF WALL BENEATH SIGN PRIOR TO COMMENCING WORK ON THE AREA. POSSIBLE CAST STONE "COCA-COLA SIGN" MAY EXIST IN THIS LOCATION, WHICH SHALL BE RESTORED IN PLACE IF PRESENT.
- SCUPPER AND DOWNSPOUT.
- SALVAGED STONE PARAPET COPING.
- NEW PRECAST STONE PARAPET COPING.
- EXISTING FACE BRICK. CLEAN, TUCK POINT TO MATCH EXISTING, AND SEAL. EVALUATE FOR BRICK REPLACEMENT. COORDINATE WITH ARCHITECT - SEE MASONRY RESTORATION AREA.
- INFILL WITH BRICK TO MATCH EXISTING. EVALUATE CONDITION OF EXISTING LINTEL AND COORDINATE POTENTIAL REPLACEMENT WITH ARCHITECT.
- PROVIDE OVERHEAD COILING DOOR AND FILL REMAINING OPENING WITH NEW BRICK. EVALUATE CONDITION OF EXISTING LINTEL FOR REPLACEMENT, OR REPAIR AS NEEDED. COORDINATE LINTEL CONDITION WITH ARCHITECT.
- NEW LINTEL. REFER TO STRUCTURAL.
- VINYL DOOR SIGNS. REFER TO G101.
- NEW BRICK EXTERIOR WALL. REFER TO WALL SECTIONS, PLANS, AND DETAILS.

New Construction and Renovation Work for :

Ivy Flats

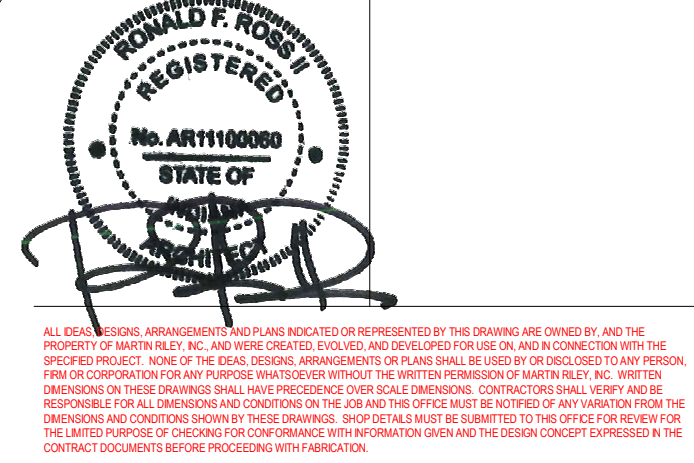
205 Rumely St.  
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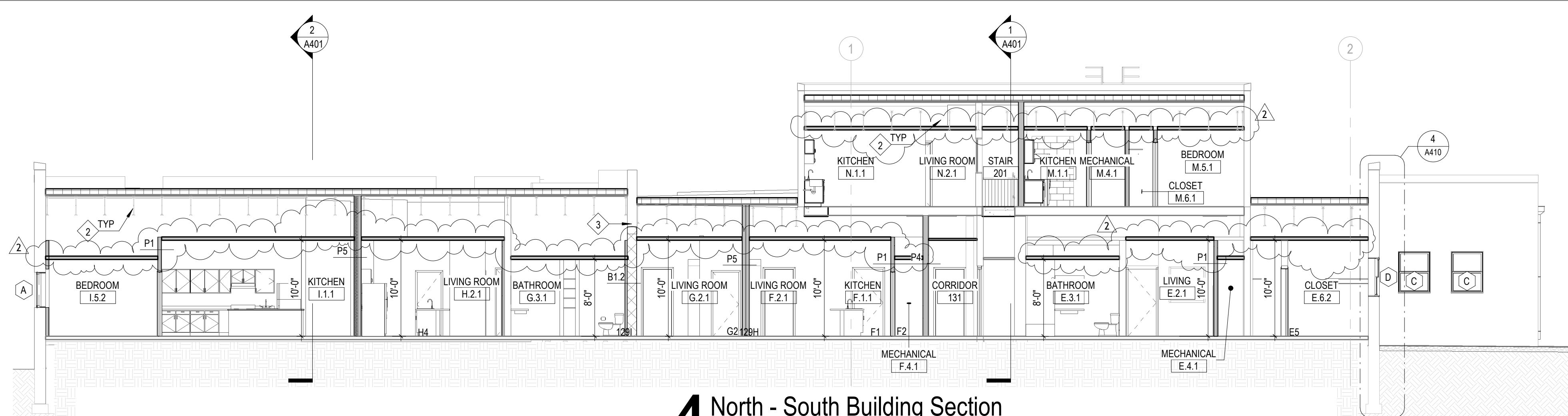


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2 Addendum 3	04-29-2024

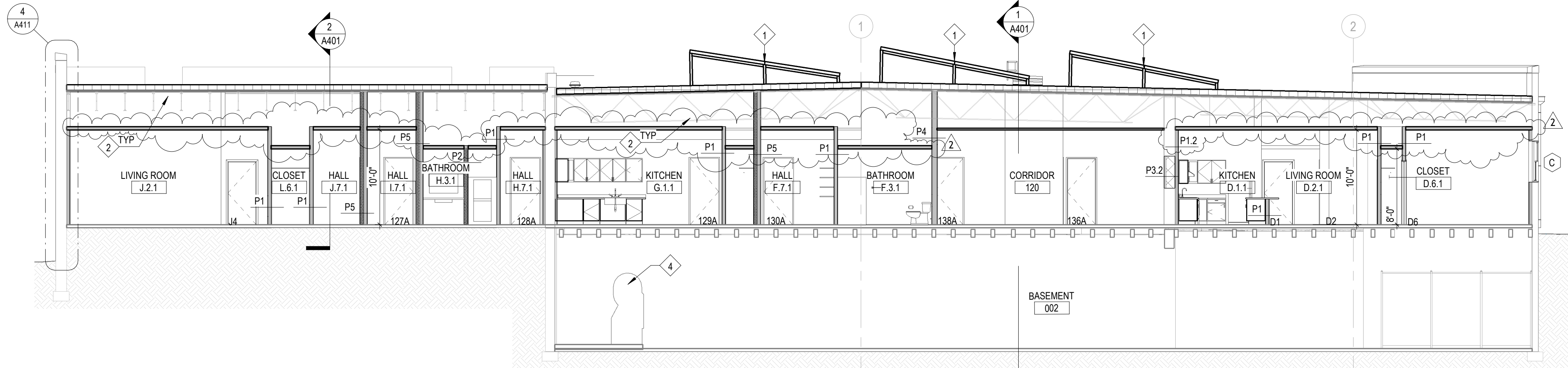
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COMMISSION NUMBER:	F22131	DATE:	2024-03-13

A201

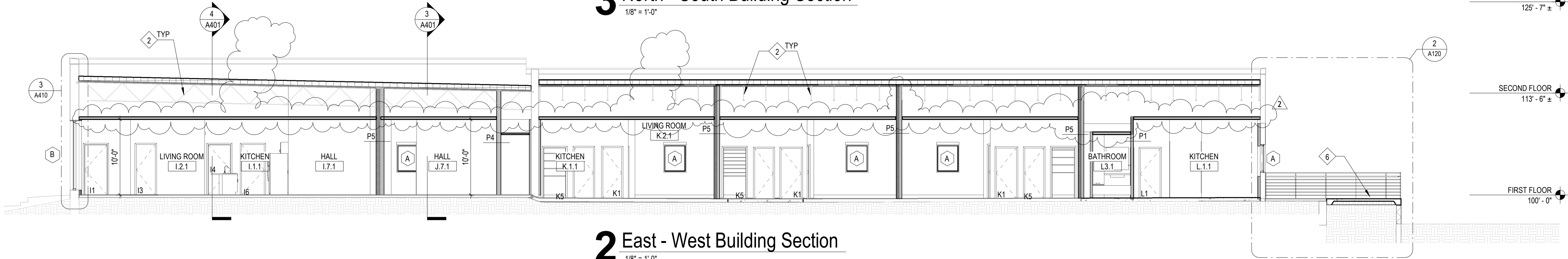
BUILDING ELEVATIONS



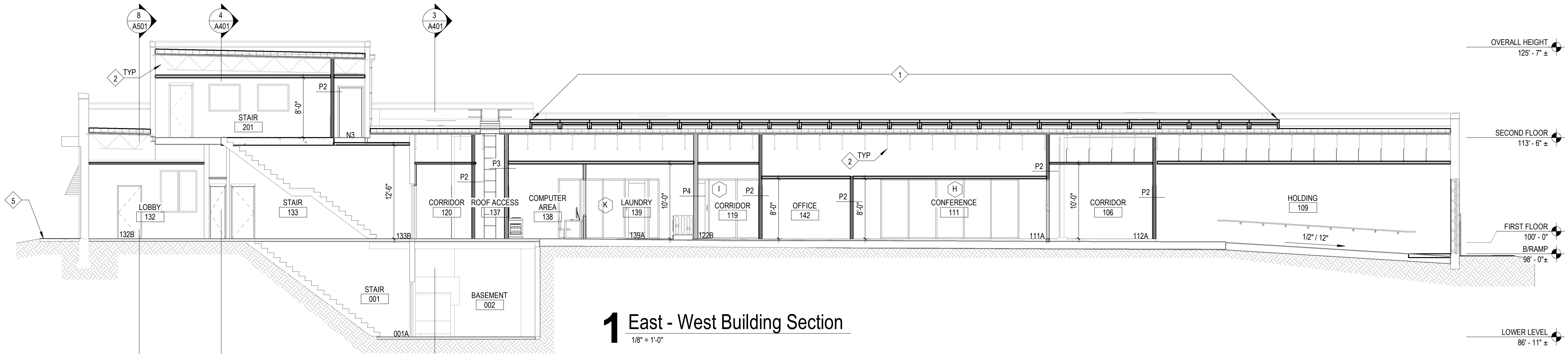
4 North - South Building Section  
1/8" = 1'-0"



3 North - South Building Section  
1/8" = 1'-0"



2 East - West Building Section  
1/8" = 1'-0"



1 East - West Building Section  
1/8" = 1'-0"

OVERALL HEIGHT  
125' - 7" ±

SECOND FLOOR  
113' - 6" ±

FIRST FLOOR  
100' - 0"

- Work Description Notes
- 1 ALTERNATE #1: SOLAR ARRAY
  - 2 EXISTING STRUCTURE TO REMAIN
  - 3 EXISTING LINTEL TO REMAIN
  - 4 ABANDONED MECHANICAL EQUIPMENT TO REMAIN
  - 5 NEW CONCRETE STOOP, REFER TO A120
  - 6 PATIO AREA, REFER TO A120

New Construction and Renovation Work for :

Ivy Flats

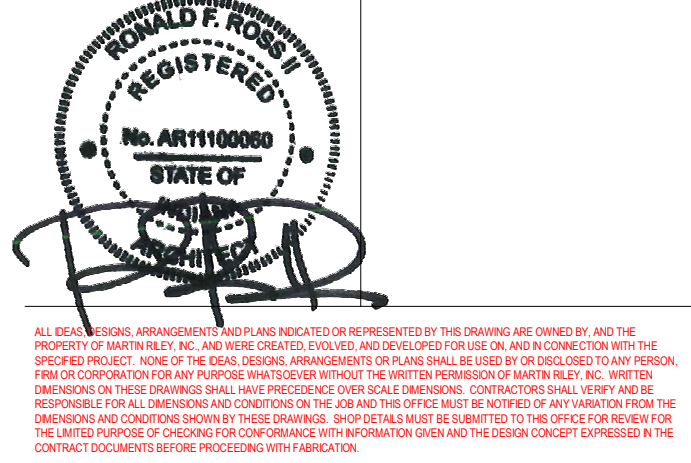
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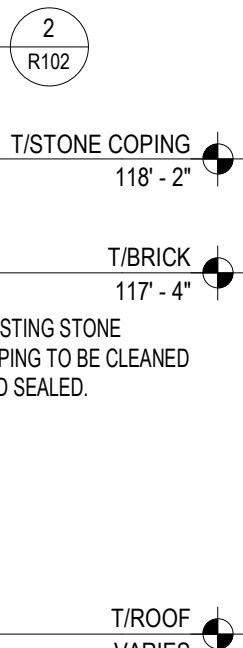
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REVISION	DATE
2 Addendum 3	04-29-2024

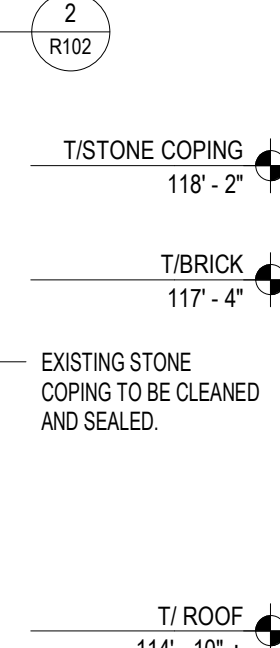
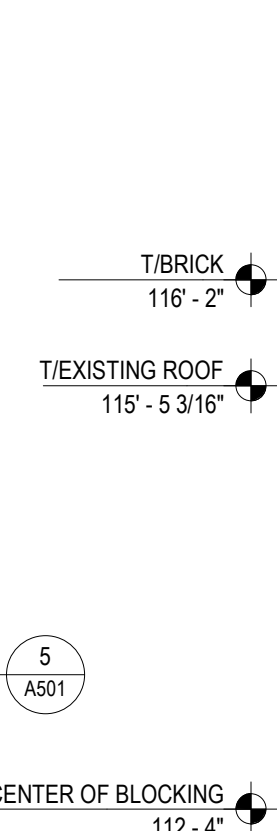
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A401

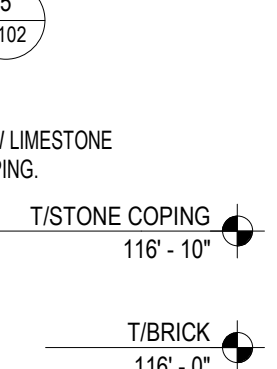
BUILDING SECTIONS



3/4" = 1'-0"


$$3/4" = 1'-0"$$


3/4" = 1'-0"


$$3/4" = 1'-0"$$

# Ivy Flats

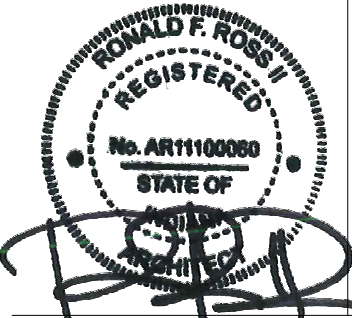
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REVISION:	DATE:
2 Addendum 3	04-29-2024

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

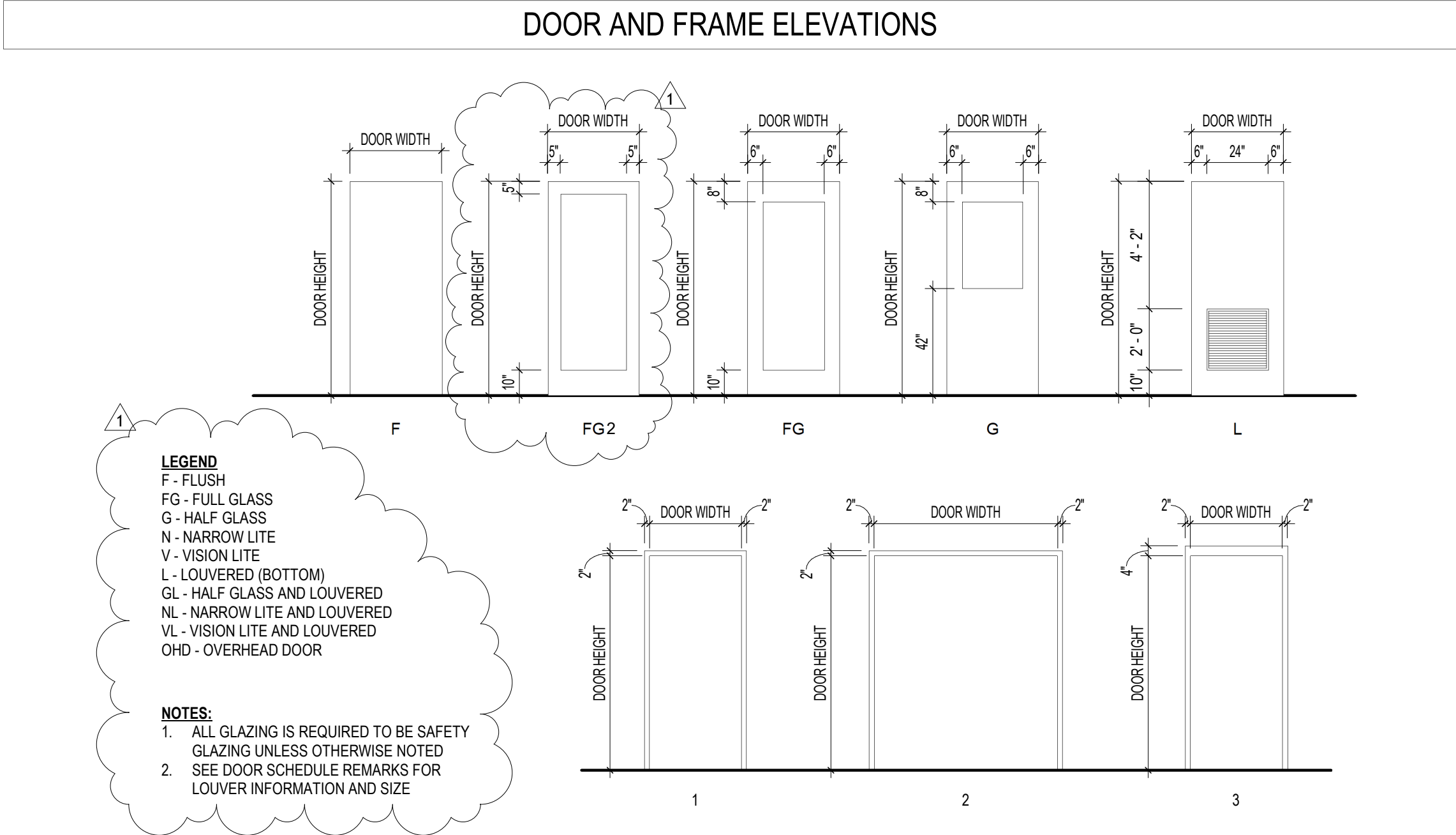
# A410

## WALL SECTIONS



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							
				Width	Height	Thickness									
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		
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	2							
110A	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	3/A511	6/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"	HM	1	3/A511	6/A511		20-MIN	U1	5, 6	
120A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	3/A511	6/A511		20-MIN	U1	5, 6	
121A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	3/A511	6/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	06	6, 7	
122B		AL	FG2	3'-0"	7'-10"	0'-1 3/4"	AL	2	2/A511	4/A511		20-MIN	06		
123A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	3/A511	6/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"	HM	1	3/A511	6/A511		20-MIN	U1	5, 6	
127A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	3/A511	6/A511		20-MIN	U1	5, 6	
128A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	3/A511	6/A511		20-MIN	U1	5, 6	
129A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	3/A511	6/A511		20-MIN	U1	5, 6	
130A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	3/A511	6/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	1/A511	3/A511		20-MIN	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	08		
137A	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	2/A511	4/A511		20-MIN	09		
138A	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	2/A511	4/A511		20-MIN	06	6	
139A		AL	FG2	3'-0"	7'-10"	0'-1 3/4"	AL	-	2/A511	4/A511		20-MIN	08A	6	
141A		AL	FG2	3'-0"	7'-10"	0'-1 3/4"	AL	-	2/A511	4/A511		20-MIN	08A	6	
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				20-MIN	08		
144A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	3/A511	6/A511		20-MIN	U1	5, 6	
145A	1	WD	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	3/A511	6/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"	HM	1	3/A511	6/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															



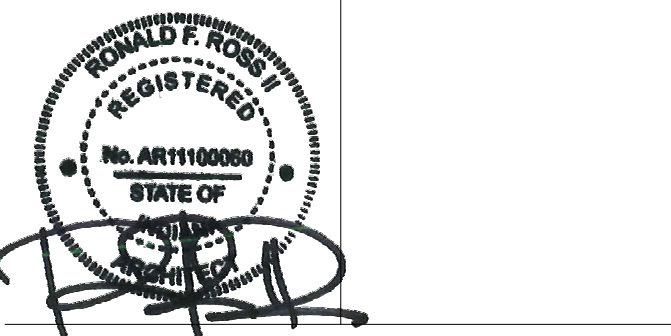
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REVISION	DATE
1 Addendum 1	04-15-2024
2 Addendum 3	04-29-2024

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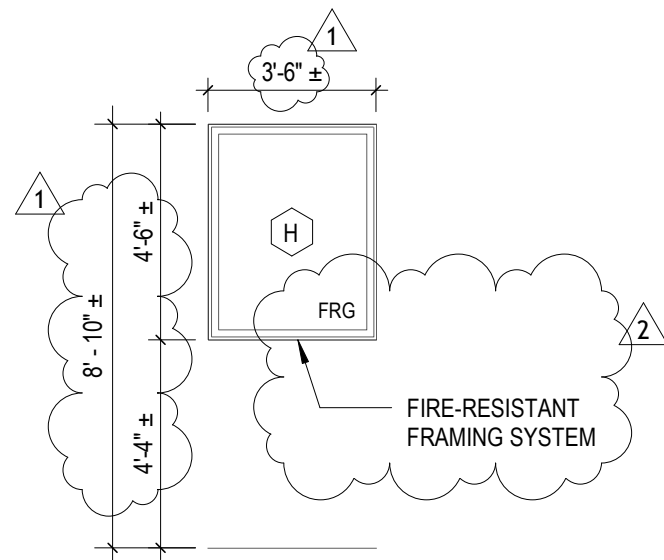
A510

DOOR SCHEDULE AND  
DETAILS

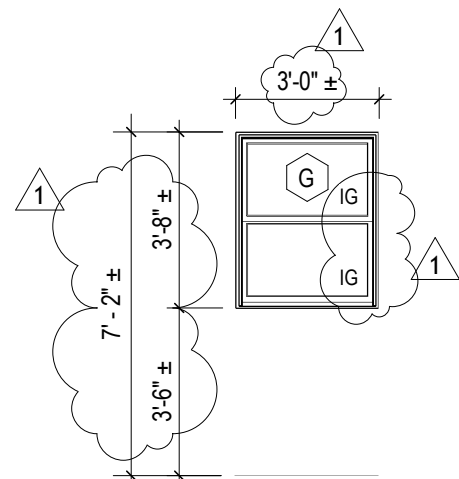
F22131 - Ivy Flats  
4/30/2024 12:35:57 AM  
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SDDDD

GLAZING TYPES:			
<b>IG</b>	<b>INSULATING GLASS UNITS</b> TYPE: IG-1 VISION GLASS (DOUBLE-GLAZED) LOW-E COATING, SURFACE #2 TINT CLEAR U-VALUE: 0.29 SHGC: 0.48 VLT: 69% SHADING COEFFICIENT: 0.43 TOTAL THICKNESS: 1"	<b>V</b>	<b>VISION GLAZING</b> TYPE: G-2 MONOLITHIC INTERIOR VISION GLAZING FULLY-TEMPERED FLOAT GLASS GLAZING TINT CLEAR TOTAL THICKNESS: 1/4"
<b>FRG</b>	<b>FIRE-RESISTANT RATED GLAZING</b> TYPE: FRG MONOLITHIC INTERIOR VISION GLAZING FULLY-TEMPERED FIRE RATING PERIOD: IBC RATING: TINT CLEAR GLAZING MATERIAL, METHOD: TOTAL THICKNESS:	ASTM C1048 20 MIN D-H-OH-20, MIN. AS REQUIRED TO ACHIEVE INDICATED RATINGS AS REQUIRED TO ACHIEVE INDICATED RATINGS	

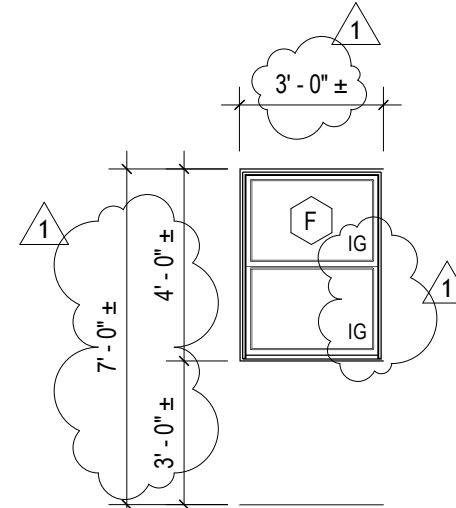
Window Schedule										
Mark	Rough Opening		Material	Glass	Head Height	Sill Height	Sill	Head	Jamb	Comments
	Width	Height								
A	3'-0"	3'-8"	Fiberglass (FB)	IG	6'-8"	3'-0"	4/A513, 10/A514, 11/A514	5/A513, 11/A513, 2/A514	6/A513, 12/A513, 3/A514	
B	3'-0"	2'-0"	Fiberglass (FB)	V	9'-3"	7'-3"	4/A514	5/A514	6/A514	
C	3'-4"	4'-4"	Fiberglass (FB)	IG	8'-10"	4'-6"	1/A513, 4/A513	2/A513, 5/A513	3/A513, 6/A513	
D	2'-0"	4'-0"	Fiberglass (FB)	IG	8'-2"	4'-2"	7/A513	8/A513	9/A513	
E	4'-0"	6'-0"	Fiberglass (FB)	IG	9'-2"	3'-2"	7/A513, 11/A514	8/A513, 2/A514	9/A513, 3/A514	
F	3'-0"	4'-0"	Fiberglass (FB)	IG	7'-0"	3'-0"	1/A513	2/A513	3/A513	
G	3'-0"	3'-8"	Fiberglass (FB)	IG	7'-2"	3'-6"	1/A513	2/A513	3/A513	
H	3'-6"	4'-6"	Fire-Rated, Aluminum	FRG	8'-10"	4'-4"	7/A514	8/A514	9/A514	
<p>GENERAL NOTES:</p> <p>1. PROVIDE ANY AND ALL TRIM PIECES AND COMPONENTS REQUIRED FOR WEATHER TIGHT AND AESTHETICALLY COMPLETE WINDOW SYSTEM</p> <p>2. ALL OPERABLE UNITS SHALL BE PROVIDED WITH SCREENS.</p> <p>3. ALL UNITS SHALL HAVE ADA COMPLIANT HARDWARE.</p>										



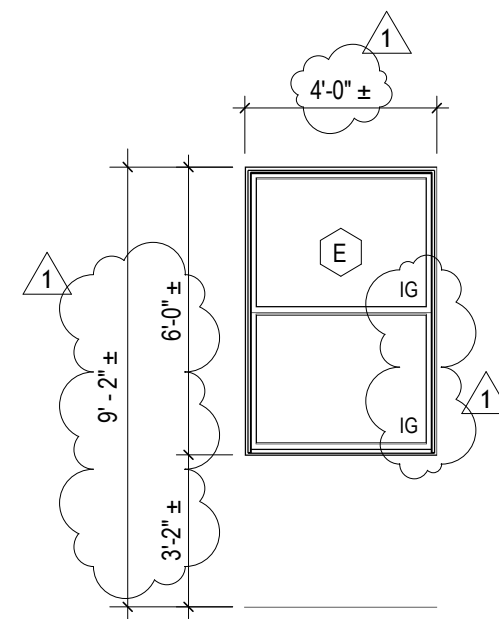
**21** Window Elevation H  
1/4" = 1'-0"



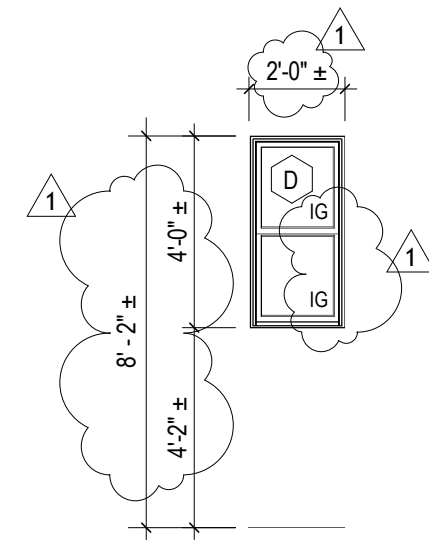
**20** Window Elevation G  
1/4" = 1'-0"



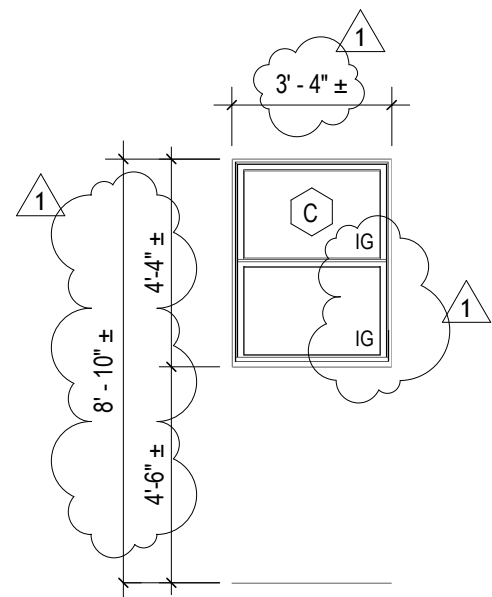
**19** Window Elevation F  
1/4" = 1'-0"



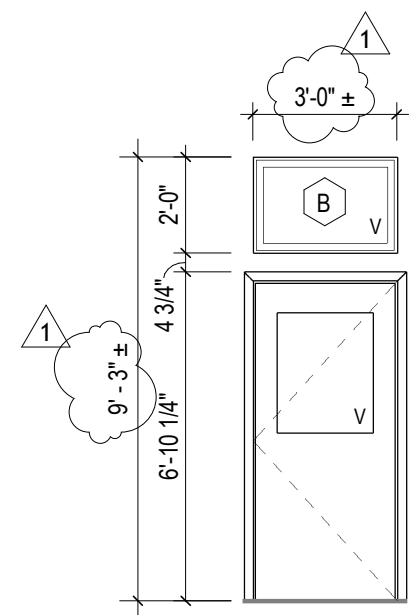
**18** Window Elevation E  
1/4" = 1'-0"



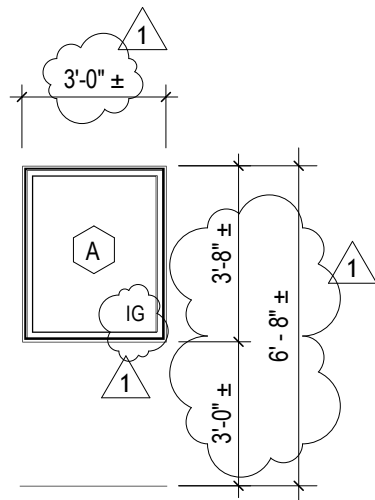
**17** Window Elevation D  
1/4" = 1'-0"



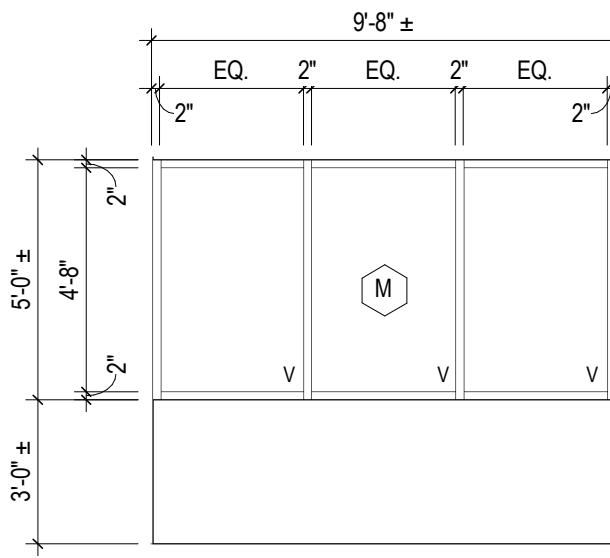
**16** Window Elevation C  
1/4" = 1'-0"



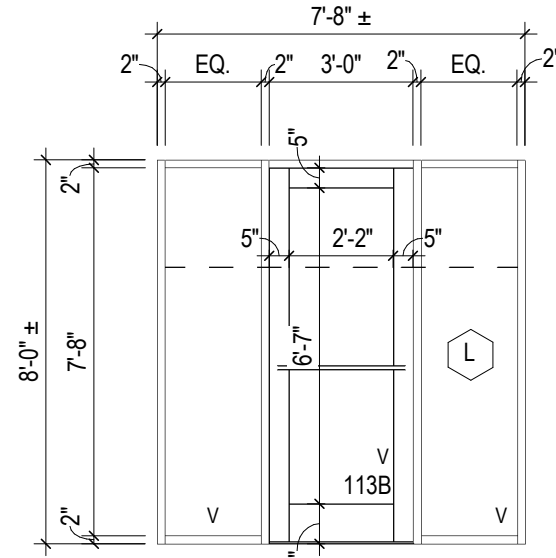
**15** Window Elevation B  
1/4" = 1'-0"



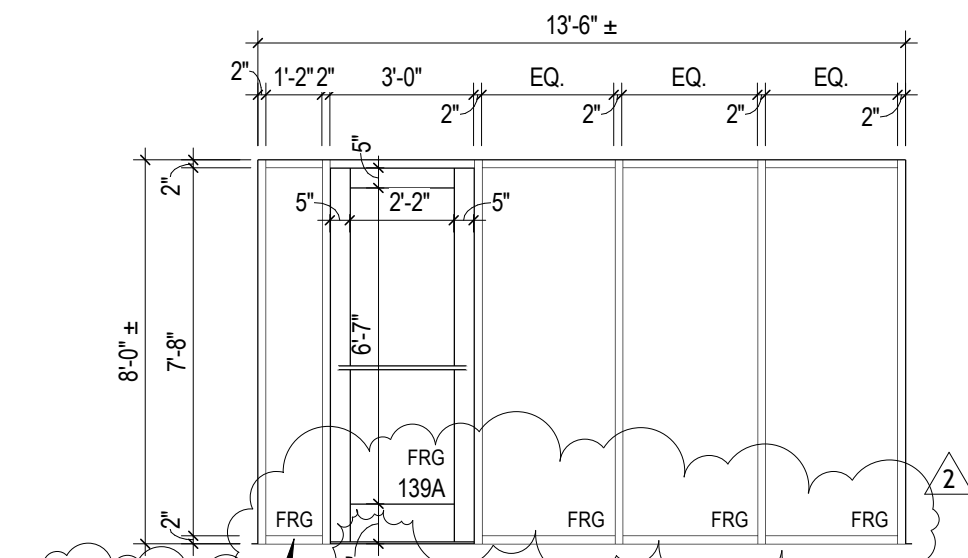
**14** Window Elevation A  
1/4" = 1'-0"



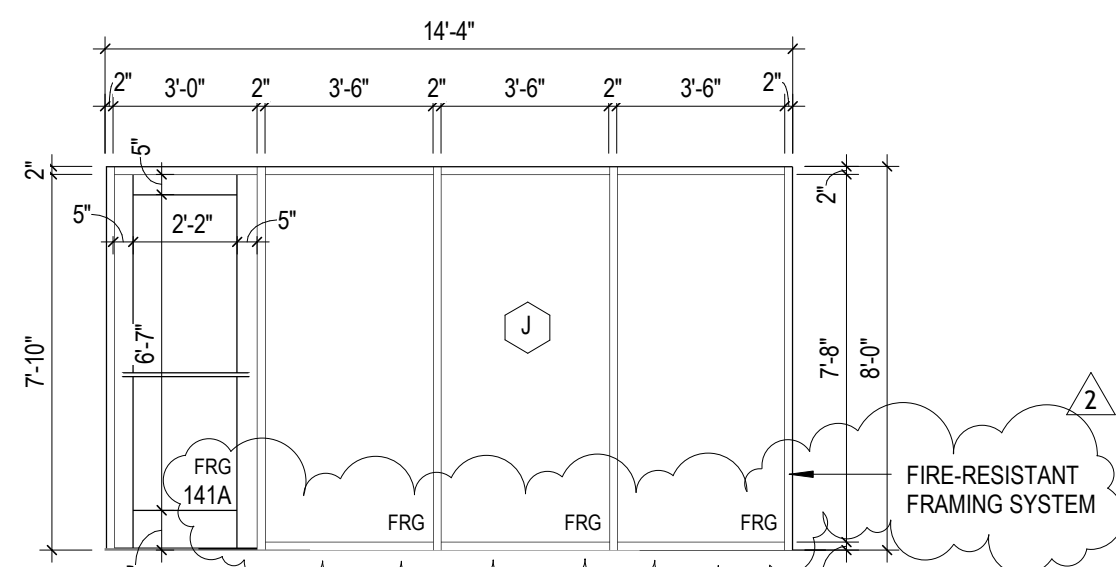
**13** Storefront M  
1/4" = 1'-0"



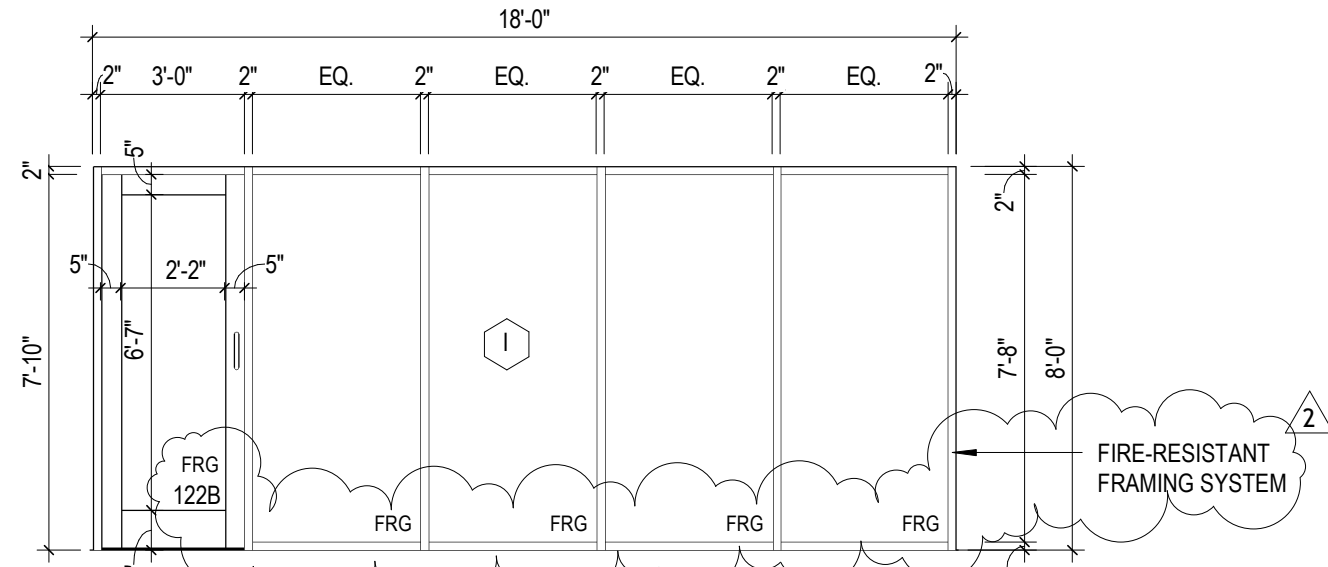
**12** Storefront L  
1/4" = 1'-0"



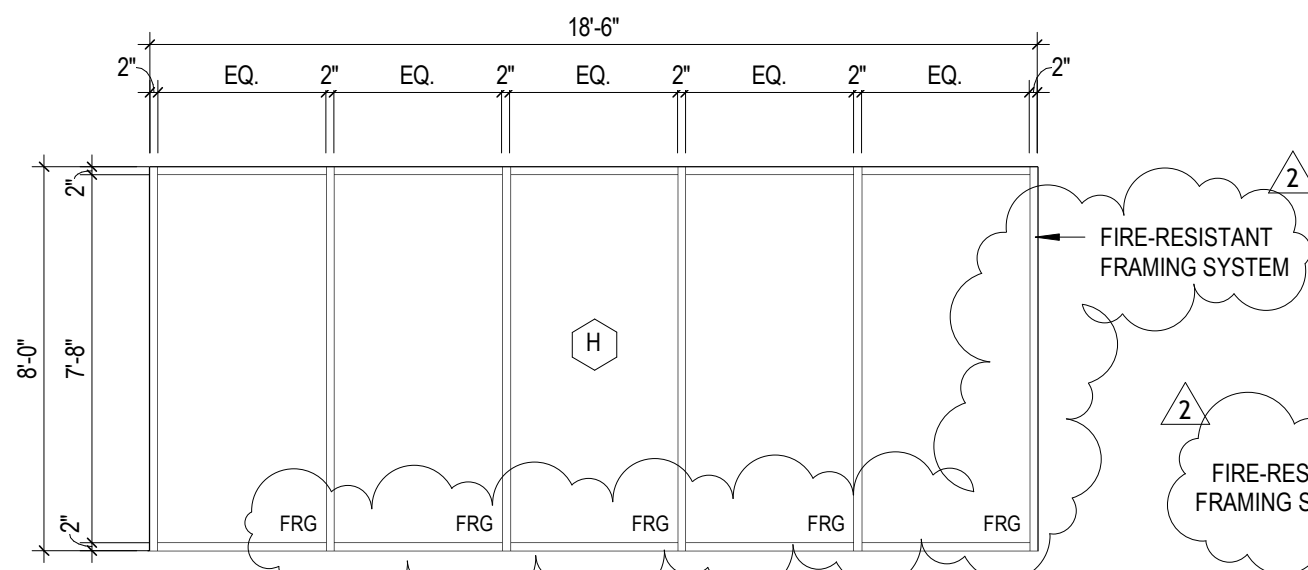
**11** Storefront K  
1/4" = 1'-0"



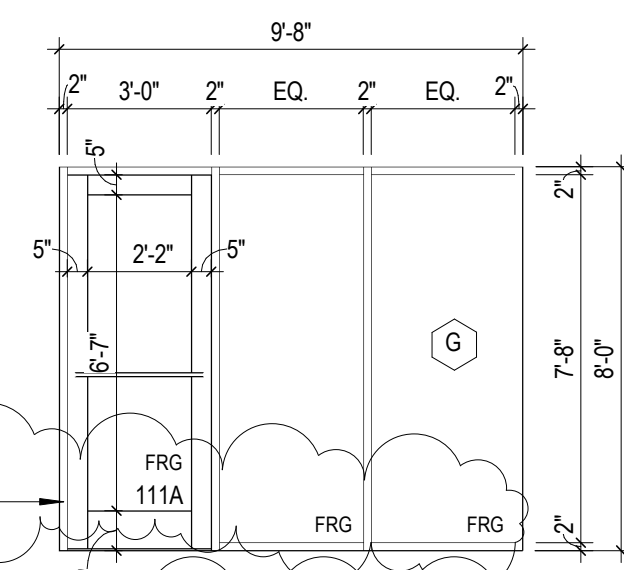
**10** Storefront J  
1/4" = 1'-0"



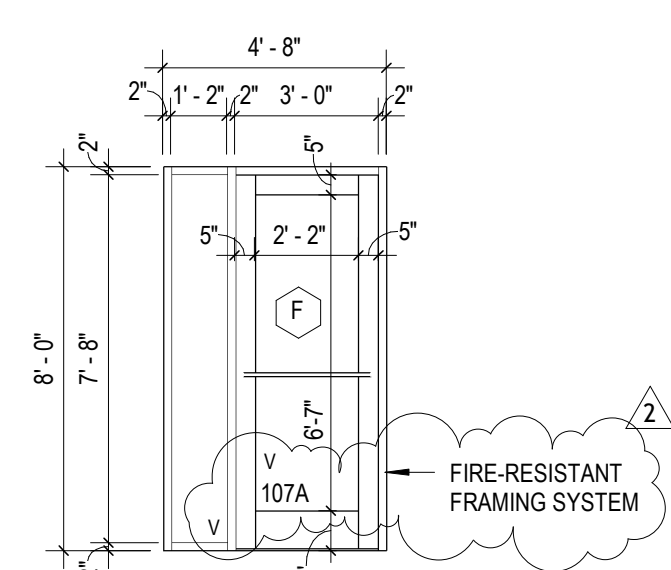
**9** Storefront I  
1/4" = 1'-0"



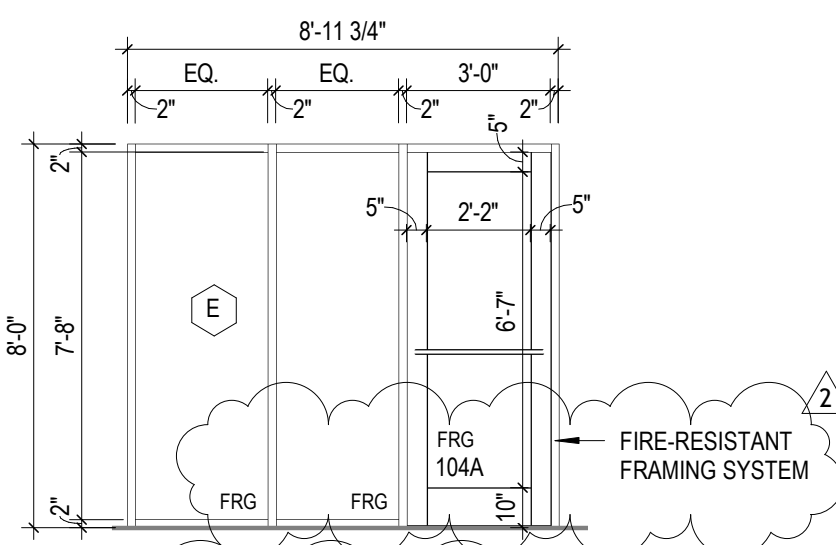
**8** Storefront H  
1/4" = 1'-0"



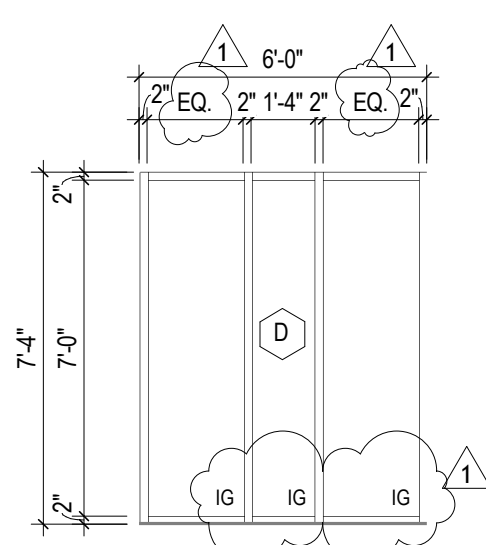
**7** Storefront G  
1/4" = 1'-0"



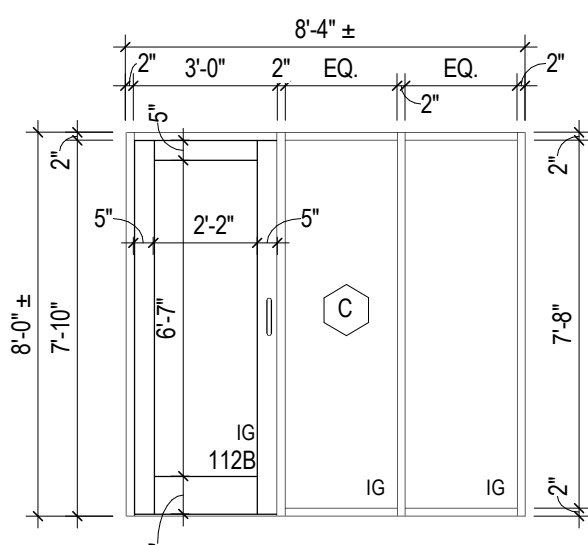
**6** Storefront F  
1/4" = 1'-0"



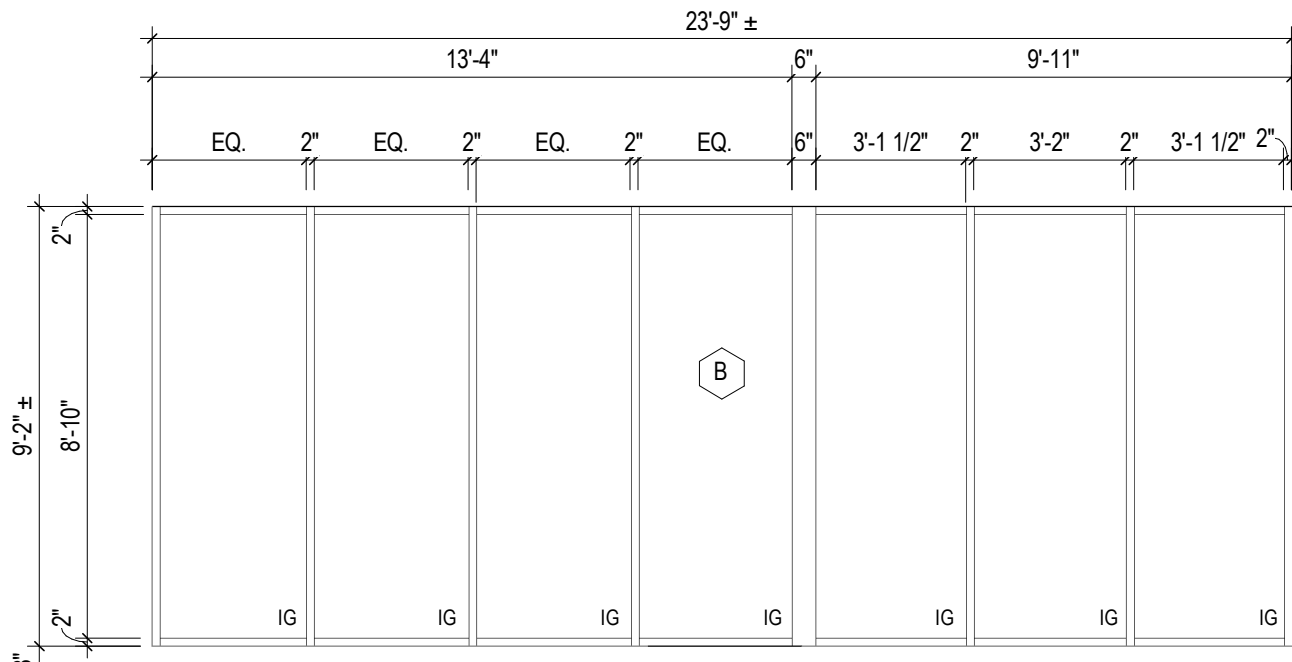
**5** Storefront E  
1/4" = 1'-0"



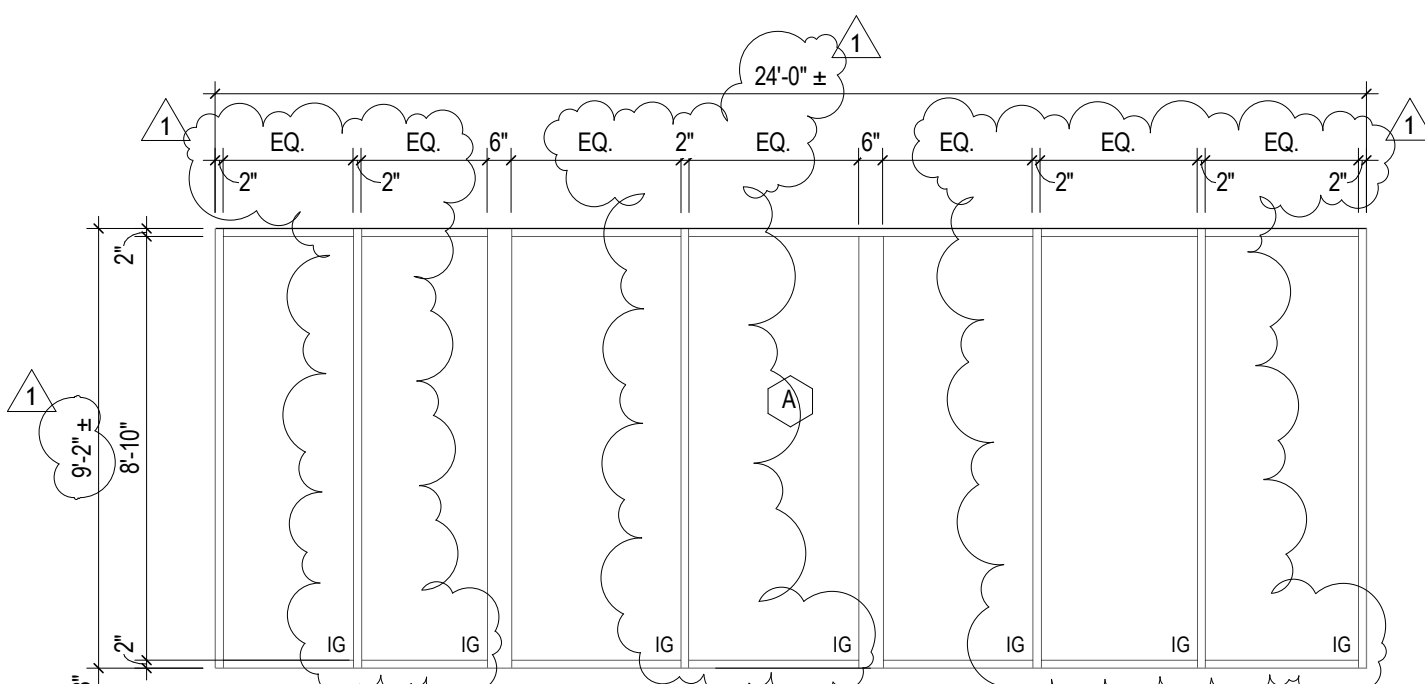
**4** Storefront D  
1/4" = 1'-0"



**3** Storefront C  
1/4" = 1'-0"



**2** Storefront B  
1/4" = 1'-0"

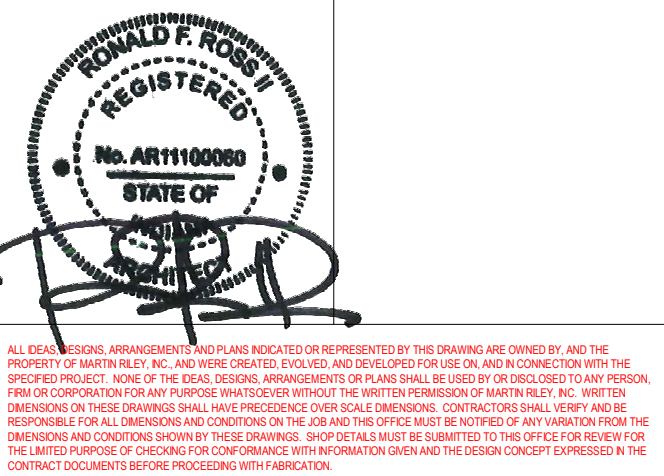


**1** Storefront A  
1/4" = 1'-0"

New Construction and Renovation Work for :

Ivy Flats

205 Rumely St.  
LaPorte, IN 46350

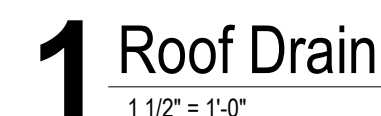
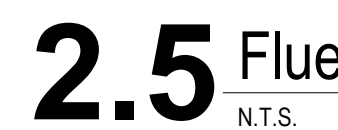


REVISION	DATE
1 Addendum 1	04-15-2024
2 Addendum 3	04-29-2024

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

**A512**

WINDOW SCHEDULE,  
ELEVATIONS, AND DETAILS



**New Construction and Renovation Work for :**

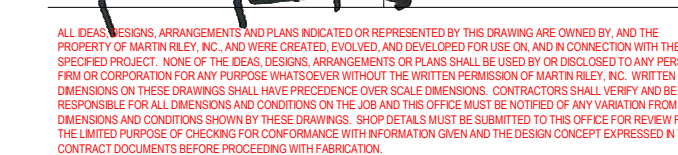
# Ivy Flats

205 Rumely St.  
LaPorte, IN 46350



221 West Baker Street  
Fort Wayne, Indiana 46802

pho 260.422.799  
fax 260.426.206



REVISION:	DATE:
1 Addendum 1	04-15-2024
2 Addendum 3	04-29-2024

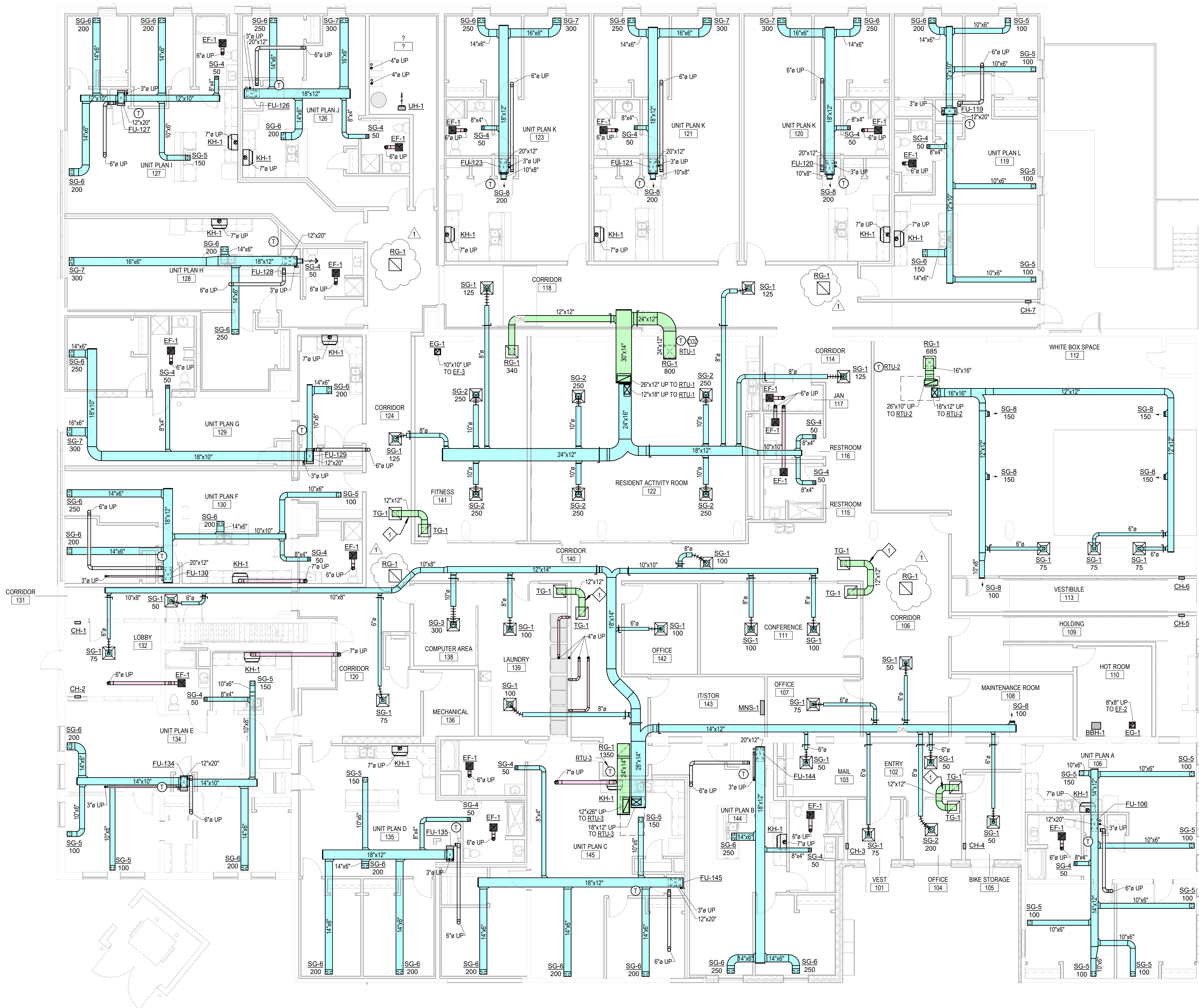
DRAWN BY: Author  
COMMISSION NUMBER: F22131  
REVIEWED BY: Checker  
DATE: 2024-03-1

# R103

## ROOF DETAILS



F22131 Ivy Flats  
4/26/2024 1:38:00 PM  
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Project Status



1 Mechanical Plan - First Floor  
1/8" = 1'-0"

## General Mechanical Notes

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES & AMENDMENTS.
2. SEE SPECIFICATION BOOK FOR ADDITIONAL REQUIREMENTS.
3. PROVIDE MATERIALS NECESSARY TO MAKE REQUIRED SYSTEMS AND FEATURES COMPLETE AND FUNCTIONAL; INCLUDING BUT NOT LIMITED TO: ALL FITTINGS, TRANSITIONS, HARDWARE, TEMPORARY CONNECTIONS AND SUPPORTS.
4. 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.
5. 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. REFER TO MANUFACTURER'S SPECIFICATIONS FOR EQUIPMENT INSTALLATION REQUIREMENTS.
6. EQUIPMENT, PIPING, AND DUCTWORK LAYOUTS ARE SCHEMATIC IN NATURE. CONTRACTOR MUST ADJUST TO FIELD CONDITIONS AND COORDINATE WITH OTHER TRADES DURING CONSTRUCTION BY ADDING OFFSETS AND ELBOWS WHERE REQUIRED. PRIOR TO INSTALLATION, THE ENGINEER MUST APPROVE ALL PROPOSED MODIFICATIONS TO DUCTWORK LAYOUT AND DESIGN.
7. ALL DUCTWORK SHALL BE INSULATED PER SPECIFICATIONS.
8. DUCT SIZES LISTED ARE "FREE AREA" AND SHALL NOT BE REDUCED. INCREASE DUCT SIZES AS REQUIRED TO ACCOUNT FOR LINING.
9. ALL MATERIALS INSTALLED WITHIN PLENUM SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 25 AND A DEVELOPED SMOKE RATING NOT EXCEEDING 50 IN ACCORDANCE WITH STATE CODES.
10. COORDINATE EXACT LOCATION OF CEILING DIFFUSERS AND GRILLES WITH LIGHTS AND ARCHITECTURAL REFLECTED CEILING PLAN.
11. FLEXIBLE DUCT SHALL BE USED, WHERE INDICATED, FOR STRAIGHT LINE SEGMENTS NOT EXCEEDING 5 FEET WHEN CONNECTING DIFFUSERS TO RIGID DUCTWORK ABOVE A REMOVABLE CEILING. USE RIGID METAL ELBOWS FOR CHANGES IN DIRECTION.
12. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIAL AND LABOR REQUIRED FOR CORE DRILLING AS REQUIRED FOR INSTALLATION OF PIPING PENETRATING BUILDING CONSTRUCTION.
13. REFERENCE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, TYPICAL.
14. CONTRACTOR TO PROVIDE ALL FIRE AND/OR SMOKE DAMPERS AND ACCESS DOORS FOR DUCTWORK AND FIRE CAULKING FOR PIPING THAT PENETRATES ALL FIRE RATED WALLS, CEILINGS AND FLOORS.
15. MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL SMOKE DETECTORS IN RETURN DUCTS. COORDINATE WITH ELECTRICAL CONTRACTOR. ELECTRICAL IS TO PROVIDE WIRING AND HOOKUP.
16. PROVIDE TESTING, ADJUSTING, AND BALANCING OF ALL MECHANICAL SYSTEMS IN ACCORDANCE WITH SPECIFICATIONS. FINAL REPORT SHALL BE PROVIDED TO OWNER & ENGINEER.
17. RECORD DRAWINGS, OPERATING MANUALS, AND MAINTENANCE MANUALS SHALL BE PROVIDED TO OWNER & ARCHITECT PER ASHRAE 90.1 2007.
18. CONTRACTOR SHALL PAINT DUCTWORK WALL AND OR CEILING CAVITY BEHIND DIFFUSERS AND OR GRILLES WITH FLAT BLACK PAINT PRIOR TO INSTALLATION OF DIFFUSERS AND OR GRILLES.
19. ALL SLEEVES PASSING THROUGH FIRE RATED WALLS SHALL BE SCHEDULE 40 STEEL.
20. MECHANICAL SYSTEMS SHALL NOT BE USED DURING CONSTRUCTION FOR HEATING, COOLING, OR VENTILATION.
21. CONTRACTOR TO ENSURE ROOF WARRANTY IS NOT VOIDED WHEN INSTALLING ROOF CURBS, EQUIPMENT RAILS, ETC. AN AUTHORIZED REPRESENTATIVE OF THE ROOFING MANUFACTURER SHALL BE PRESENT WHEN CURBS, RAILS, ETC ARE BEING INSTALLED.

## Work Description Notes

- 1 FURNISH AND INSTALL ACOUSTIC LINER IN THE TRANSFER DUCT TO MITIGATE SOUND TRANSMISSION.

## Mechanical Legend

SEE TITLE SHEET FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS.

COMPONENTS SHOWN IN GRAY ARE EXISTING OR SPECIFIED IN OTHER VIEWS.

XX-1	SCHEDULED ITEM
	SUPPLY AIR DUCT
	RETURN AIR DUCT
	EXHAUST AIR DUCT
	FLEXIBLE DUCT
	VOLUME DAMPER
	NEW CONNECTION TO EXISTING
	FIRE & SMOKE DAMPER
	FIRE DAMPER
	SMOKE DAMPER
	THERMOSTAT
	CARBON DIOXIDE SENSOR
	DIRECTION OF AIRFLOW
AP	ACCESS PANEL IN DUCT
BBH	BED BUG HEATER
CH	CABINET HEATER
EF	EXHAUST FAN
EG	EXHAUST GRILLE
ESP	EXTERNAL STATIC PRESSURE (in-wg)
EXG	EXISTING
EXH	EXHAUST
FU	FURNACE
KH	KITCHEN HOOD
OA	OUTDOOR AIR
RG	RETURN GRILLE
SG	SUPPLY GRILLE

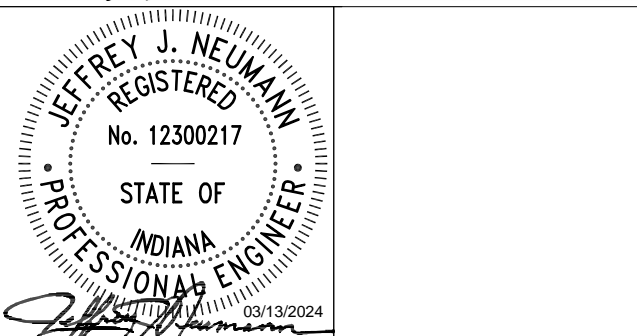
New Construction and Renovation Work for :

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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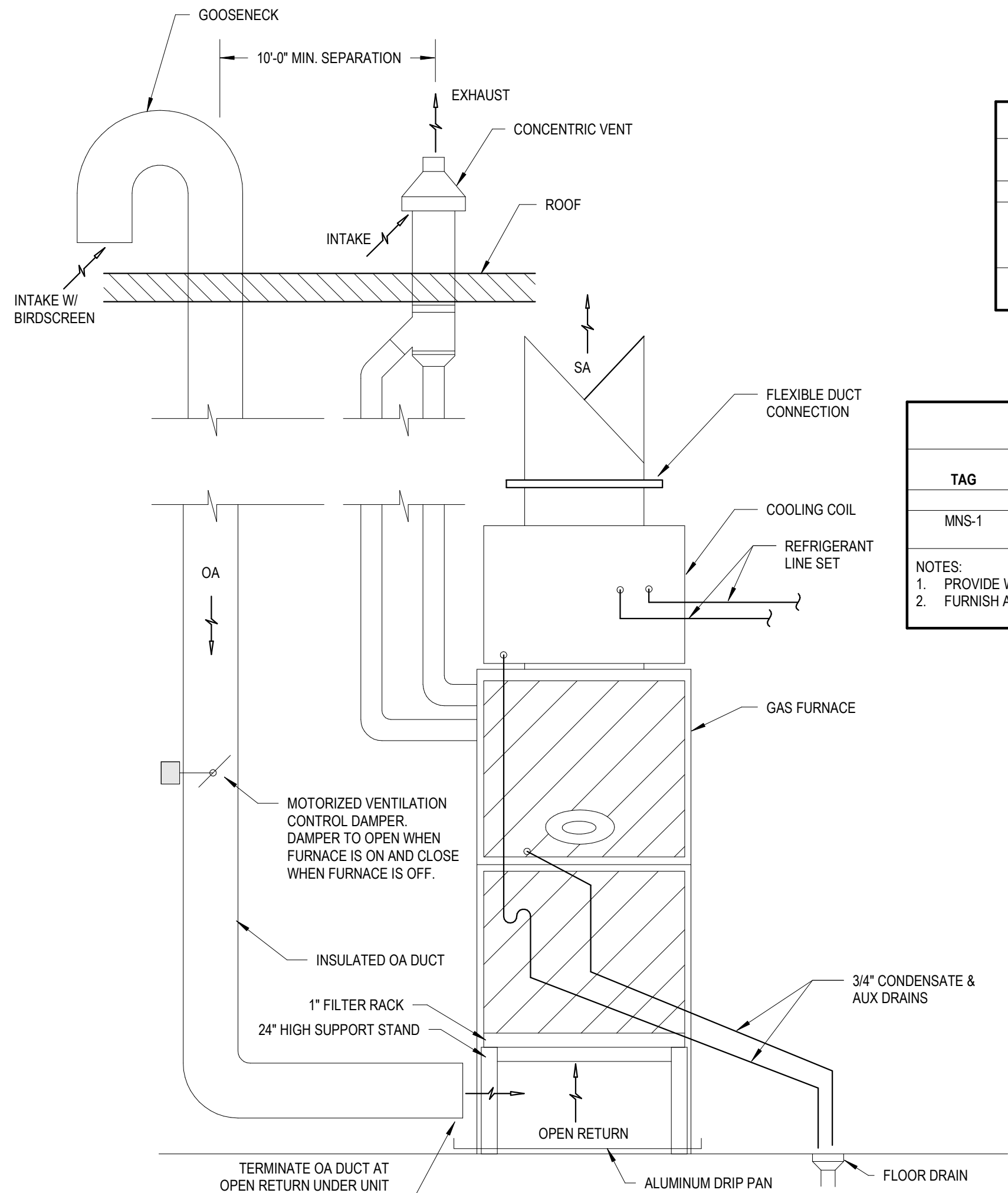
REVISION	DATE
1 Addendum 3	2024-04-29

DRAWN BY:	EB	REVIEWED BY:	JUN
COMMISSION NUMBER:	F22131	DATE:	2024-03-13

# M101

MECHANICAL PLAN FIRST FLOOR

F22131 Ivy Flats  
4/29/2024 8:28:43 AM  
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Project Status



1 Mech - Furnace Detail  
NTS

MECHANICAL PIPE INSULATION SCHEDULE								
MARK	SERVICE	MEAN RATING TEMP (F)	PIPE SIZE					CONDUCTIVITY "K"
			< 1"	1 1/4" - 2"	2 1/2" - 4"	5" - 6"	> 8"	
C	CONDENSATE DRAIN	75	1/2"	1/2"	DNA	DNA	DNA	0.23
R	REFRIGERANT SUCTION PIPING	45	1/2"	3/4"	DNA	DNA	DNA	0.24
GENERAL NOTES: 1. PIPE INSULATION SHALL BE FIBERGLASS WITH AN ALL-SERVICE JACKET VAPOR BARRIER. 2. EXPOSED PIPING IN ABOVE CEILING RETURN PLENUMS WILL BE COVERED WITH INSULATION HAVING A 25/50 FLAME/SMOKE DEVELOPMENT RATING. 3. PROVIDE PIPING IDENTIFICATION WITH PREMANUFACTURED WRAP AROUND LABLES PLACED 20 FT O.C.								

MECHANICAL DUCTWORK INSULATION SCHEDULE							
APPLICATION	AIR TYPE	MATERIAL	THICKNESS	PCF	EXTERIOR FACING	"R" VALUE	NOTES
INTERIOR DUCT IN UNCONDITIONED (ATTIC) SPACE	SUPPLY & RETURN	FIBERGLASS WRAP	2"	1 lb	FSK OR VINYL FACED	6.1	1,2,3
INTERIOR DUCT IN CONDITIONED SPACE	SUPPLY	FIBERGLASS WRAP	1 1/2"	0.75 lb	FSK OR VINYL FACED	4.2	1,2,3
SUPPLY & RETURN DUCTS WITHIN 12 FEET & 2 BENDS OR 3 ELBOWS OF AIR HANDLER	SUPPLY & RETURN	FIBERGLASS DUCT LINER	1"	1.5 lb	MAT-FACED	4.0	1,2
EXHAUST & IN-TAKE DUCTS IN ATTIC	EXHAUST / OA	FIBERGLASS WRAP	1"	.75 lb	FSK OR VINYL FACED	3.8	1,2
GENERAL NOTES: 1. INSULATION "R" VALUES OF PRODUCT INSTALLED, OPERATING AT 75 DEG F. MEAN TEMPERATURE AS OUTLINED ASTM C-518, C-177 THERMAL CONDUCTIVITY. 2. ALL THICKNESS, DENSITY, AND "R" FACTOR SHALL BE AS INDICATED OR REQUIRED BY ASHRAE 90.1. 3. USE DUCT LINER FOR EXPOSED DUCT WHEREVER INSULATION MAY BE SUBJECT TO PHYSICAL DAMAGE.							

SCHEDULE OF DUCTWORK		
SYSTEM	MATERIAL	INSULATION
METAL DUCTWORK	ASTM A653 GALV. SHEET STEEL W/ ASTM A653M G90 ZINC COATING; UL 181 FLEXIBLE DUCT	AS SCHEDULED.

MECHANICAL PIPE MATERIALS SCHEDULE					
MARK	SERVICE	PIPE MATERIAL		PIPE JOINTS	
		1/2" - 2"	>= 2 1/2"	1/2" - 2"	>= 2 1/2"
C	CONDENSATE DRAIN	TYPE "M" OR "DWV" CU DRAIN PIPE, ASTM B-88 & ASTM B-306, CPVC	DNA	ANSI 16.23 OR 16.29 COPPER FITTINGS W/ 90/5 Sn/Sb SOLDERED JOINTS, SOLVENT WELD	DNA
R	REFRIGERANT	TYPE "L" ACR COPPER TUBING, ASTM B-280	TYPE "L" ACR COPPER TUBING, ASTM B-280	SILVER SOLDER BRAZE ANSI/AWS A5.8-BCUPS, SIL-FOS	SILVER SOLDER BRAZE ANSI/AWS A5.8-BCUPS, SIL-FOS

MECHANICAL - DUCTLESS MINI SPLIT SCHEDULE												
TAG	DESCRIPTION	SERVING	MANUFACTURER	INDOOR MODEL	OUTDOOR MODEL	COOLING SUPPLY CFM	MBH	SEER	REFRIGERANT	VOLT	ELECTRICAL PH	NOTES
MNS-1	COOLING ONLY MINI SPLIT	IT ROOM	CARRIER	40MHHC09XA3	38MHR09A-3	286	9	16	R410A	208	1 60	1, 2
NOTES: 1. PROVIDE WITH DISCONNECT. 2. FURNISH AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.												

MECHANICAL - FURNACE SCHEDULE																				
Type Mark	DESCRIPTION	MANUFACTURER	FURNACE MODEL	COOLING COIL MODEL	BLOWER		ESP	COOLING				HEATING			ELECTRICAL				NOTES	
					SUPPLY CFM	OUTDOOR CFM		SMBH	EAT DB/WB	REFRIGERANT	MBH IN	MBH OUT	FUEL	VOLTS	PH	HZ	MCA	MOCP		
FU-106 - FU-204	40 MBH FURNACE AND COOLING COIL	CARRIER	59TP6C040V14-10	CVPVA3014XMC	800	85	0.5	23.36	15.85	80/67	R410A	40	39	NAT GAS	115 V	1	60	7.0	15	1,2,3
NOTES: 1. FURNISH WITH DISCONNECT. 2. THE FILTER RACKS ON THE APARTMENT FAN-COIL UNITS SHALL BE CONSTRUCTED TO ACCEPT A 1" THICK FILTER OF STANDARD COMMERCIALY-AVAILABLE DIMENSIONS. 3. THE ROOM THERMOSTAT SHALL BE WIRED TO OPERATE ONLY THE LOW STAGE OF HEATING AT THE FURNACE. THE HIGH STAGE SHALL NOT BE USED.																				

MECHANICAL - ROOF TOP UNIT SCHEDULE																									
TAG	DESCRIPTION	MANUFACTURER	MODEL	BLOWER					COOLING				HEATING				AIR FILTER	ELECTRICAL					WEIGHT	NOTES	
				SUPPLY CFM	OUTDOOR CFM	FAN TYPE	ESP	BHP	TMBH	SMBH	EAT DB/WB	SEER	REFRIGERANT	MBH IN	MBH OUT	HTG MEDIA		EAT	VOLTS	PH	HZ	MCA			MOCP
RTU-1	7.5-TON ROOFTOP UNIT, TWO STAGE	CARRIER	48GCEM08A2A5	2100	960	VANE AXIAL	0.95	0.93	98.69	55.59	88.5/76	16.5	R410A	180	148	NAT GAS	37.3	MERV 8	208 V	3	60	39	50	900 LB	1, 2
RTU-2	3-TON ROOFTOP UNIT	CARRIER	48GCEH04A1A3	925	240	VANE AXIAL	0.93	0.4	35.27	20.56	88.5/76	16	R410A	90	73	NAT GAS	51.4	MERV 8	208 V	1	60	26	30	685 LB	1
RTU-3	4-TON ROOFTOP UNIT	CARRIER	48GCE06A2A3	1750	400	VANE AXIAL	0.99	1	62.51	40.29	88.5/76	16.5	R410A	90	73	NAT GAS	53.7	MERV 8	208 V	1	60	44	60	780 LB	1
NOTES: 1. FURNISH WITH DISCONNECT, FULL AIRSIDE ECONOMIZER, AND FACTORY ROOF CURB. 2. FURNISH WITH CO2 DEMAND BASED VENTILATION CONTROL.																									

MECHANICAL - CABINET AND UNIT HEATER SCHEDULE											
TAG	DESCRIPTION	MANUFACTURER	MODEL	WATTS	MBH	VOLTS	PH	AMP	NOTES		
BBH-1	ELECTRIC BED BUG HEATER	GREENTECH HEAT SOLUTIONS	EPRO 400 HOTEL	5760	19.7	220/240, 110	1	20A, 15A	2		
CH-1-8	CABINET HEATER	QMARK	CWH1202DSF	1500/750	5.12/2.56	208	1	7.3/3.6	1		
UH-1	HORIZONTAL UNIT HEATER	QMARK	MUH03-81	3000	10.2	208	1	14.5	1		
NOTES: 1. FURNISH WITH DISCONNECT AND INTERNAL THERMOSTAT. 2. FURNISH ELECTRIC BED BUG HEATER WITH TWO POWER CORDS PER MANUFACTURER'S RECOMMENDATIONS; ONE WHICH REQUIRES A 20A 220/240V PTAC OUTLET, THE OTHER OF WHICH REQUIRES A 15A 110V PLUG.											

MECHANICAL - EXHAUST FAN SCHEDULE												
TAG	MANUFACTURER	MODEL	FAN TYPE	CFM	SONES	ESP	VOLTS	PH	HZ	AMPS	WATTS	NOTES
EF-1	BROAN	QTXE110	CABINET	110	0.7	0.1	120	1	60	0.3	31.4	1, 2
EF-2	GREENHECK	G-070-VG	ROOF DOWNBLAST	100	0.4	0.1	120	1	60	--	--	1.3
EF-3	GREENHECK	G-095-VG	ROOF DOWNBLAST	300	1.2	0.1	120	1	60	--	--	1.3
NOTES: 1. FURNISH WITH DISCONNECT AND BIRD SCREEN AT EXHAUST TERMINATION. 2. FOR ROOF PENETRATION/TERMINATE EXHAUST DUCT WITH GOOSENECK. FOR WALL PENETRATION, TERMINATE EXHAUST DUCT WITH WALL CAP. 3. FURNISH AND INSTALL WITH 14" ROOF CURB.												

MECHANICAL - KITCHEN EXHAUST HOODS									
TAG	DESCRIPTION	MANUFACTURER	MODEL	EXHAUST CFM	EXH DUCT SIZE	COLOR	VOLTAGE	AMPS	NOTES
KH-1	TWO-SPEED 4-WAY CONVERTIBLE RANGE HOOD	BROAN	F40000	190	7"	WHITE	120	2	1, 2
NOTES: 1. FURNISH WITH BIRDSCREEN AT EXHAUST TERMINATION. FOR ROOF PENETRATION, TERMINATE EXHAUST DUCT WITH GOOSENECK. FOR WALL PENETRATION, TERMINATE EXHAUST DUCT WITH WALL CAP. FOR HOODS IN ADA-ACCESSIBLE UNITS, INSTALL A REMOTE HOOD CONTROLS KIT AT AN ACCESSIBLE HEIGHT/LOCATION IN ACCORDANCE WITH ADA GUIDELINES. 2. FURNISH AND INSTALL FIRE STOP CANNISTER IN KITCHEN EXHAUST HOOD.									

MECHANICAL - GRILLES & DIFFUSERS SCHEDULE												
TAG	MFG	MODEL	MODULE SIZE	NECK SIZE	FLOW RANGE	APD (IN WC)	NC	THROW (50 FPM)	PATTERN	MATERIAL	FINISH	NOTES
EG-1	PRICE	80	12x12	12x12	1-350	0.021	<15		1/2" GRID	ALUM	WHITE	LAY-IN/GYP CEILING
RG-1	PRICE	80	24x24	24x24	351-1600	0.013	<15		1/2" GRID	ALUM	WHITE	LAY-IN/GYP CEILING
SG-1	PRICE	ASCD	24x24	6"	1-125	0.022	<15	6'-0"	4-WAY	ALUM	WHITE	LAY-IN/GYP CEILING 2
SG-2	PRICE	ASCD	24x24	8"	126-250	0.040	<15	12'-0"	4-WAY	ALUM	WHITE	LAY-IN/GYP CEILING 2
SG-3	PRICE	ASCD	24x24	10"	251-450	0.022	<15	11'-0"	4-WAY	ALUM	WHITE	LAY-IN/GYP CEILING 2
SG-4	PRICE	610	8x4	8x4	50	0.025	<15	7'-0"	DBL DEFL	ALUM	WHITE	GYP CEILING/SIDEWALL 1
SG-5	PRICE	610	10x6	10x6	100-150	0.042	<15	11'-0"	DBL DEFL	ALUM	WHITE	GYP CEILING/SIDEWALL 1
SG-6	PRICE	610	14x6	14x6	200-250	0.067	<15	14'-0"	DBL DEFL	ALUM	WHITE	GYP CEILING/SIDEWALL 1
SG-7	PRICE	610	16x6	16x6	300	0.067	<15	15'-0"	DBL DEFL	ALUM	WHITE	GYP CEILING/SIDEWALL 1
SG-8	PRICE	610	10x8	10x8	1-250	0.067	<15	14'-0"	DBL DEFL	ALUM	WHITE	SIDEWALL/DUCT 1
TG-1	PRICE	80	24x24	24x24	1-1600	0.013	<15		1/2" GRID	ALUM	WHITE	LAY-IN/GYP CEILING
NOTES: 1. FURNISH WITH AN OPPOSED-BLADE BALANCE DAMPER OPERABLE THROUGH THE FACE OF THE DEVICE. 2. FURNISH WITH A RADIAL BALANCE DAMPER OPERABLE THROUGH THE FACE OF THE DIFFUSER WHERE THE CORRESPONDING DUCT BALANCE DAMPER WOULD OTHERWISE BE INACCESSIBLE ABOVE A GYP-BOARD CEILING. COORDINATE WITH THE REFLECTED CEILING PLAN.												

MECHANICAL - CONDENSING UNIT SCHEDULE											
MARK	MANUFACTURER	MODEL	TMBH	SEER	REFRIGERANT	VOLTS	PH	HZ	MCA	MOCP	NOTES
CU-106 - CU-204	CARRIER	24TPA724W003	23.36	17	R410A	208	1	60	14.1	20	1
NOTES: 1. FURNISH WITH DISCONNECT AND 14" TALL SUPPORT RAILS.											

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	DATE
1	Addendum 3 2024-04-29

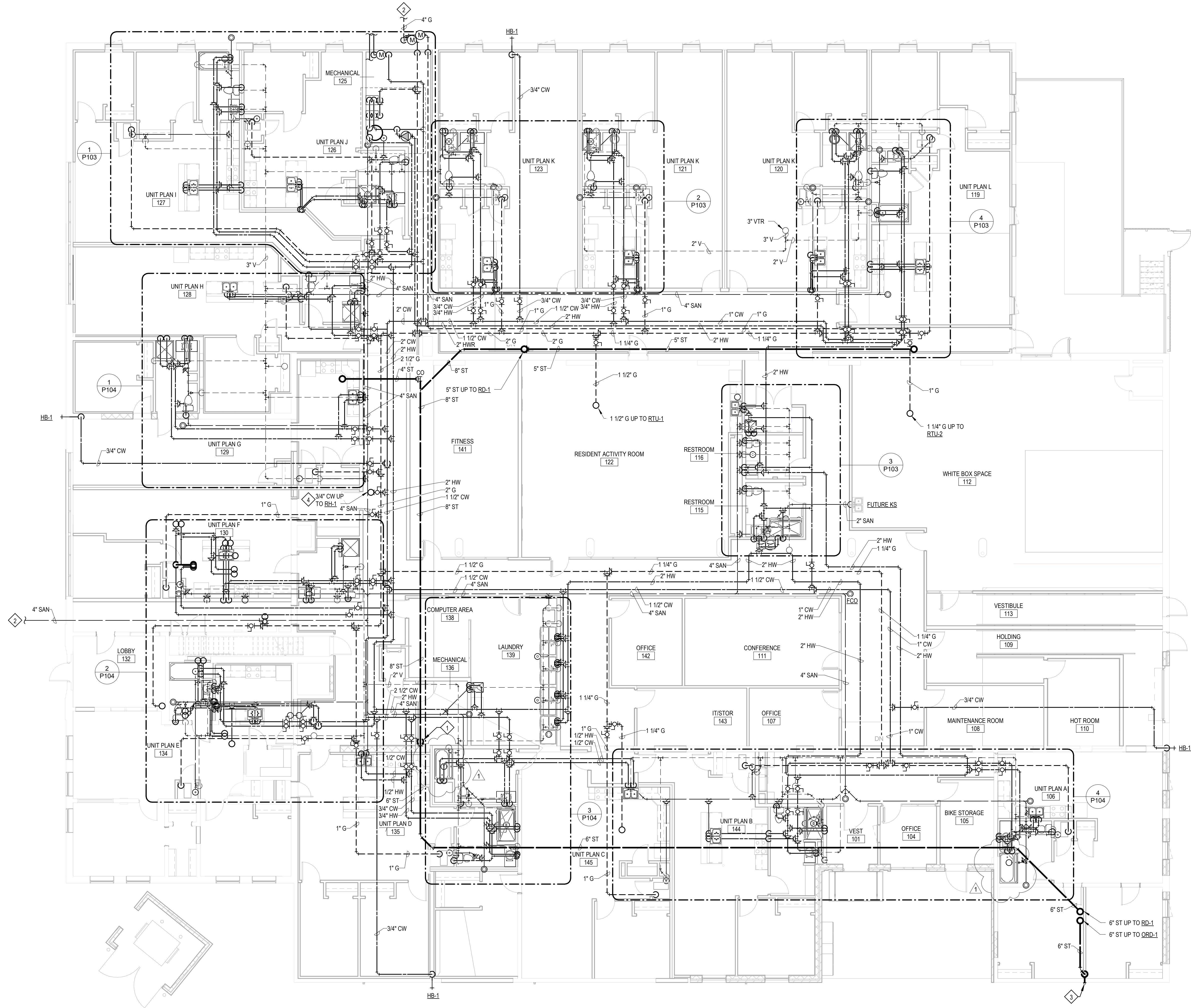
DRAWN BY: EB	REVIEWED BY: JUN
COMMISSION NUMBER: F22131	DATE: 2024-03-13

M301

MECHANICAL SCHEDULES  
AND DETAILS



F22131 Ivy Flats  
4/26/2024 1:38:10 PM  
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Project Status



**1** Plumbing Plan - First Floor  
1/8" = 1'-0"

### General Plumbing Notes

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES & AMENDMENTS.
2. SEE SPECIFICATION BOOK FOR ADDITIONAL REQUIREMENTS. PROVIDE EVERYTHING NECESSARY TO MAKE REQUIRED SYSTEMS COMPLETE AND FUNCTIONAL, INCLUDING BUT NOT LIMITED TO: FITTINGS, P-TRAPS, STOPS, ADAPTERS, HARDWARE, TEMPORARY CONNECTIONS AND SUPPORTS.
3. 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.
4. EQUIPMENT AND PIPING LAYOUTS ARE SCHEMATIC IN NATURE. CONTRACTOR MUST ADJUST TO FIELD CONDITIONS AND COORDINATE WITH OTHER TRADES DURING CONSTRUCTION BY ADDING OFFSETS AND ELBOWS WHERE REQUIRED. PRIOR TO INSTALLATION, THE ENGINEER MUST APPROVE ALL PROPOSED MODIFICATIONS TO PIPING LAYOUT AND DESIGN.
5. 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.
6. ALL FEES, PERMITS AND INSTALLATION COSTS SHALL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR UNLESS NOTED OTHERWISE.
7. REFER TO MANUFACTURER'S SPECIFICATIONS FOR EQUIPMENT INSTALLATION REQUIREMENTS.
8. CONTRACTORS TO COORDINATE THEIR WORK WITH ALL TRADES ON SITE, INCLUDING LOCAL UTILITIES. EXTRAS WILL NOT BE GIVEN FOR FORESEEABLE WORK COORDINATION.
9. CONTRACTOR SHALL CONTACT ENGINEER FOR ROUGH-IN OBSERVATION PRIOR TO COVERING WORK.
10. ALL SLEEVES PASSING THROUGH FIRE RATED WALLS SHALL BE SCHEDULE 40 STEEL.

### Work Description Notes

1. STORM DRAIN DROP DOWN TO BASEMENT SEE P102 FOR CONTINUATION.
2. REFER TO THE CIVIL SITE UTILITY PLAN FOR CONTINUATION.
3. OVER/LOW STORM DRAIN TO DISCHARGE TO OUTLET NOZZLE MOUNTED ON EXTERIOR WALL ABOVE GRADE.
4. ROUTE DRAIN FROM RH-1 TO NEAREST FLOOR DRAIN.

### Plumbing Legend

SEE TITLE SHEET FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS.  
COMPONENTS SHOWN IN GRAY ARE EXISTING OR SPECIFIED IN OTHER VIEWS.

—	CW	DOMESTIC COLD WATER
- - -	HW	DOMESTIC HOT WATER
· · ·	HWR	DOMESTIC HOT WATER RETURN
—	SAN	SANITARY SEWER
—	ST	STORM SEWER
- - -	V	VENT
· · ·	G	GAS
+		NEW CONNECTION TO EXISTING
+		HOSE BIB

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



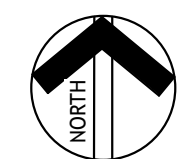
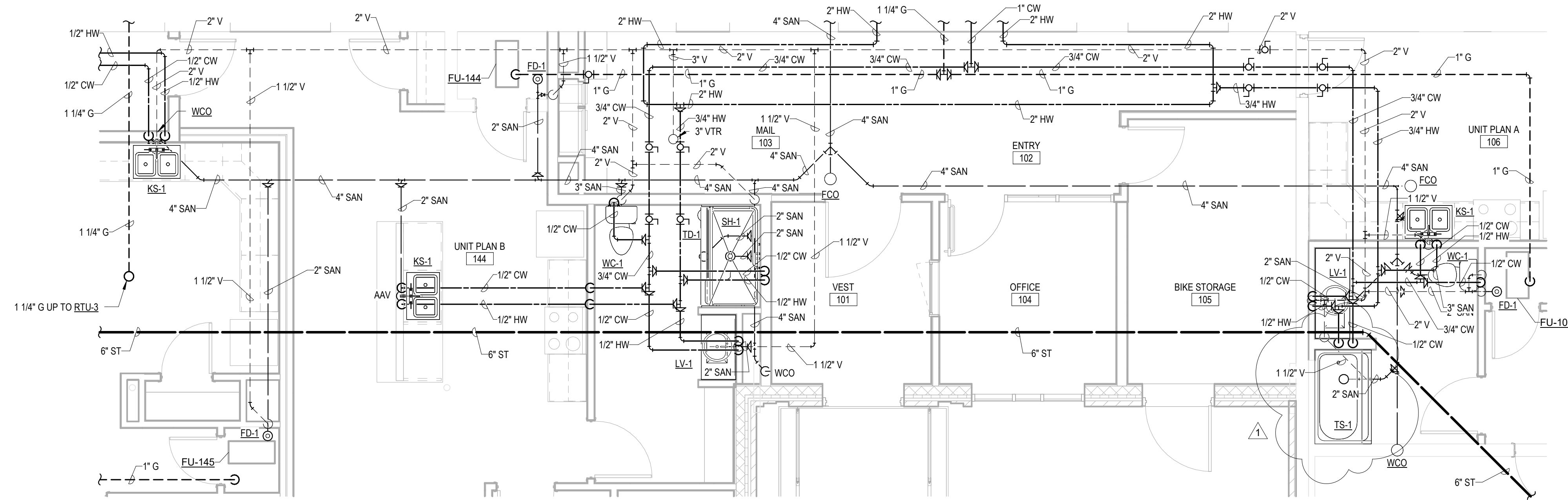
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1 Addendum 3	2024-04-29

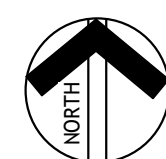
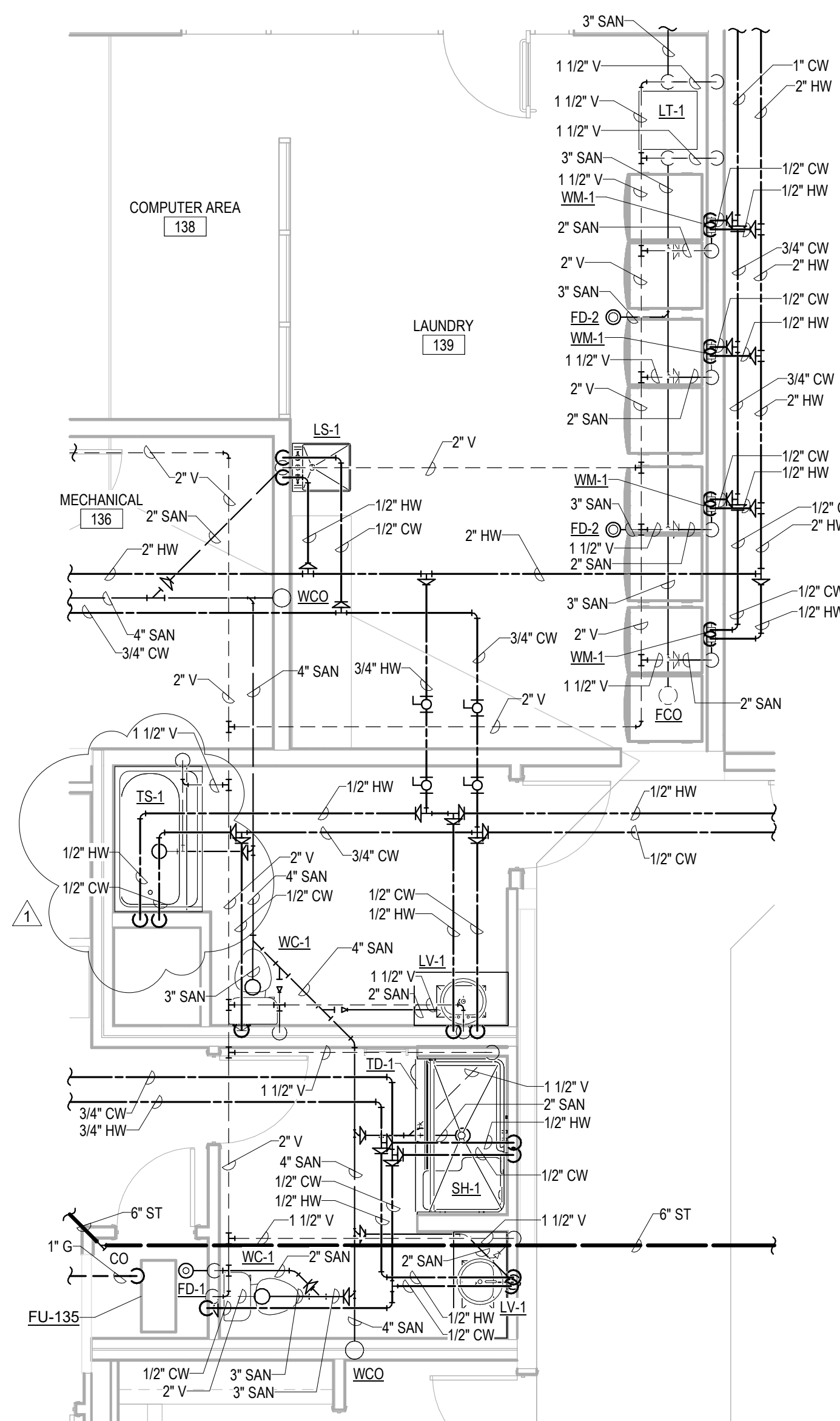
DRAWN BY:	EB, RMW	REVIEWED BY:	JUN
COMMISSION NUMBER:	F22131	DATE:	2024-03-13

**P101**

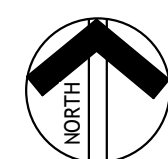
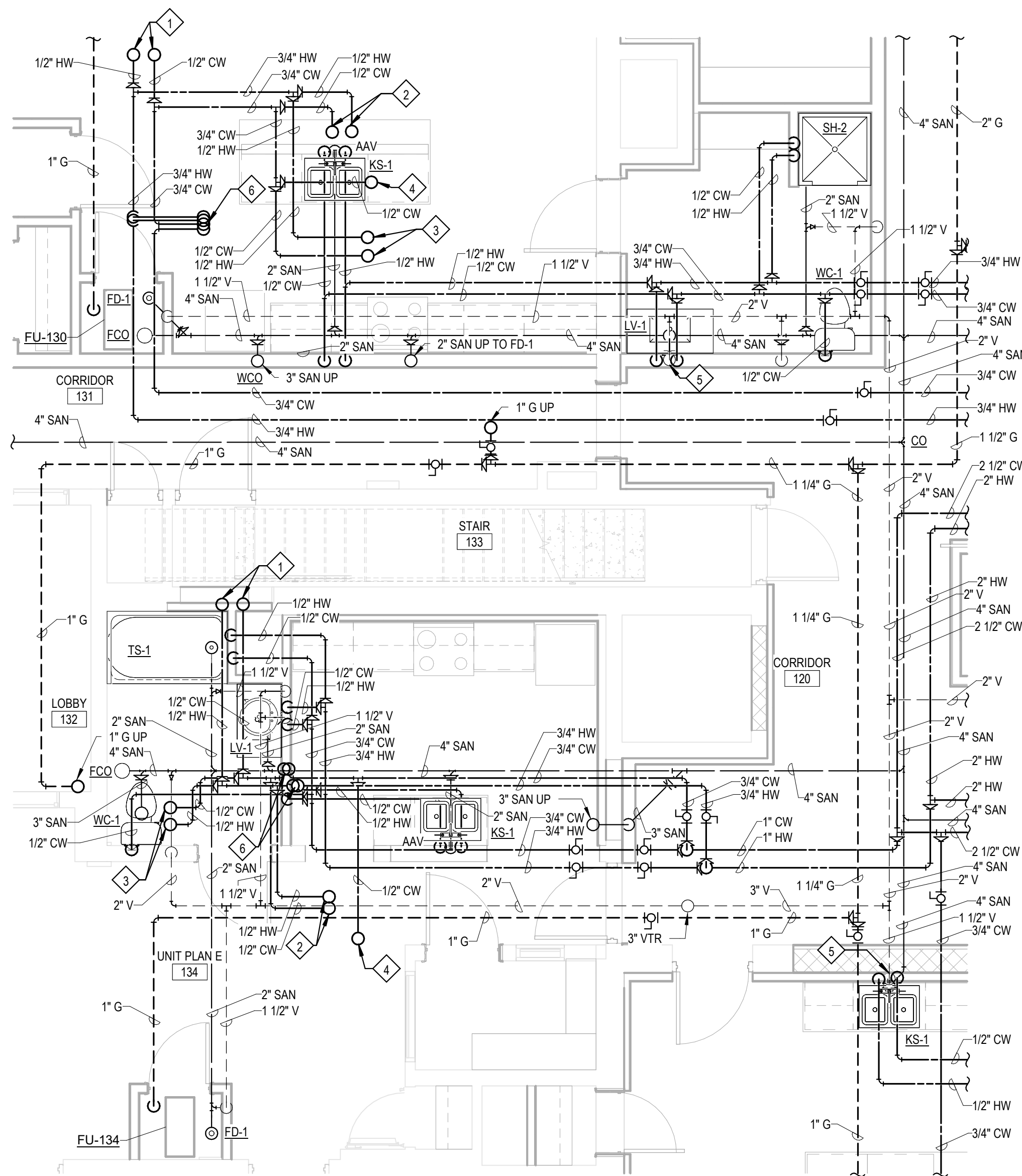
PLUMBING PLAN FIRST FLOOR



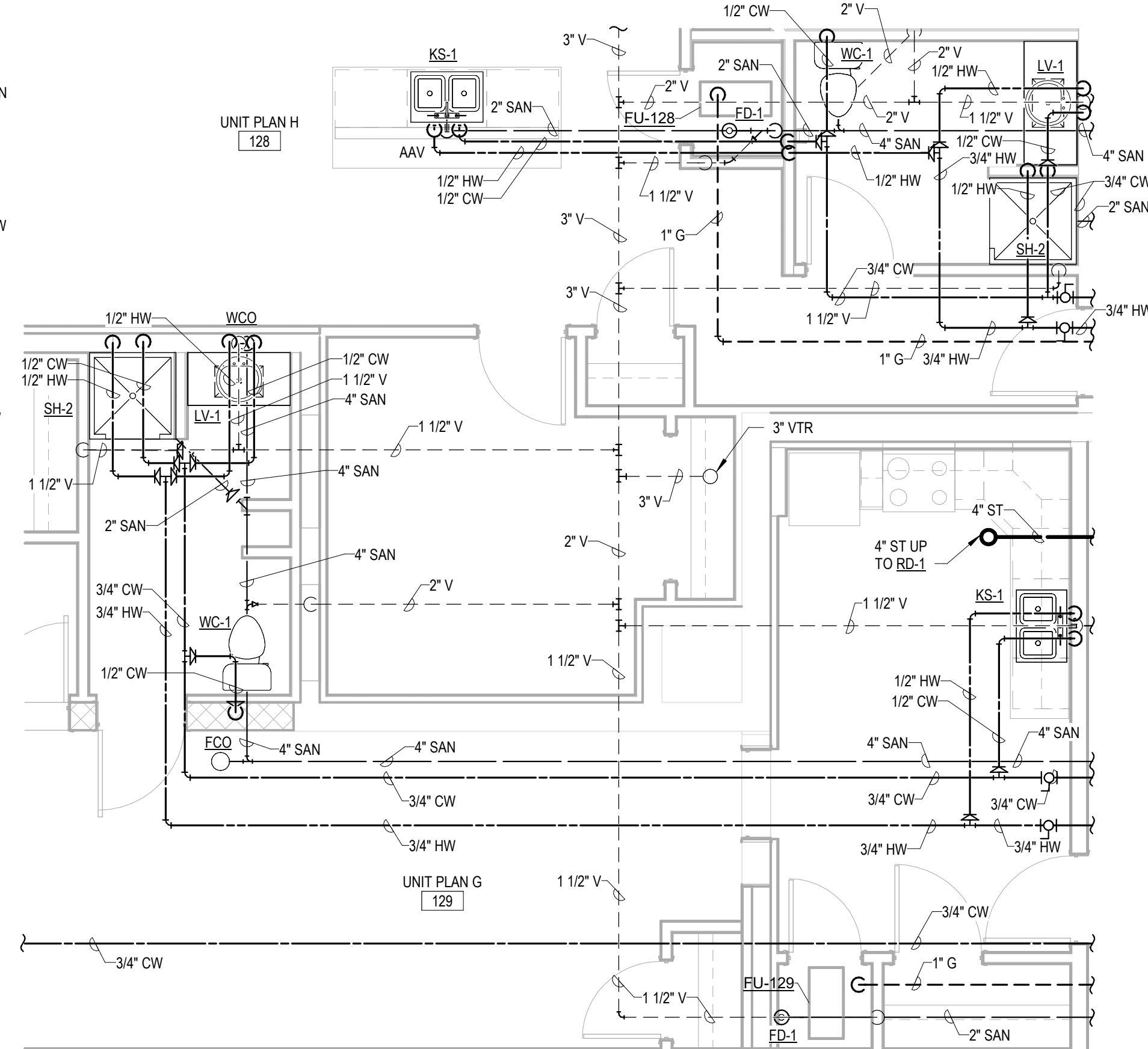
**4** Plumbing Plan - UNIT A AND UNIT B  
1/4" = 1'-0"



**3** Plumbing Plan - UNIT C, UNIT D, AND LAUNDRY  
1/4" = 1'-0"



**2** Plumbing Plan - UNIT E AND UNIT G  
1/4" = 1'-0"



**1** Plumbing Plan - UNIT G AND UNIT H  
1/4" = 1'-0"

## General Plumbing Notes

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES & AMENDMENTS.
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## Work Description Notes

- 1/2" HW & 1/2" CW UP TO KS-1.
- 1/2" HW & 1/2" CW UP TO SH-1.
- 1/2" HW & 1/2" CW UP TO LV-1.
- 1/2" CW UP TO WC-1.
- OFFSET SAN PIPING AS REQUIRED TO AVOID BEAMS IN THE BASEMENT. COORDINATE WITH STRUCTURAL. CO ACCESSIBLE FROM BASEMENT WHERE APPLICABLE.
- 3/4" CW & 3/4" HW UP TO 2ND FLOOR APARTMENT SHUTOFF VALVE.

## Plumbing Legend

SEE TITLE SHEET FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS. COMPONENTS SHOWN IN GRAY ARE EXISTING OR SPECIFIED IN OTHER VIEWS.

— CW	DOMESTIC COLD WATER
— HW	DOMESTIC HOT WATER
— HWR	DOMESTIC HOT WATER RETURN
— SAN	SANITARY SEWER
— ST	STORM SEWER
— V	VENT
— G	GAS
+	NEW CONNECTION TO EXISTING
+	HOSE BIB

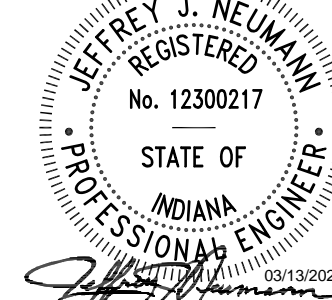
New Construction and Renovation Work for :

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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1 Addendum 3	2024-04-29

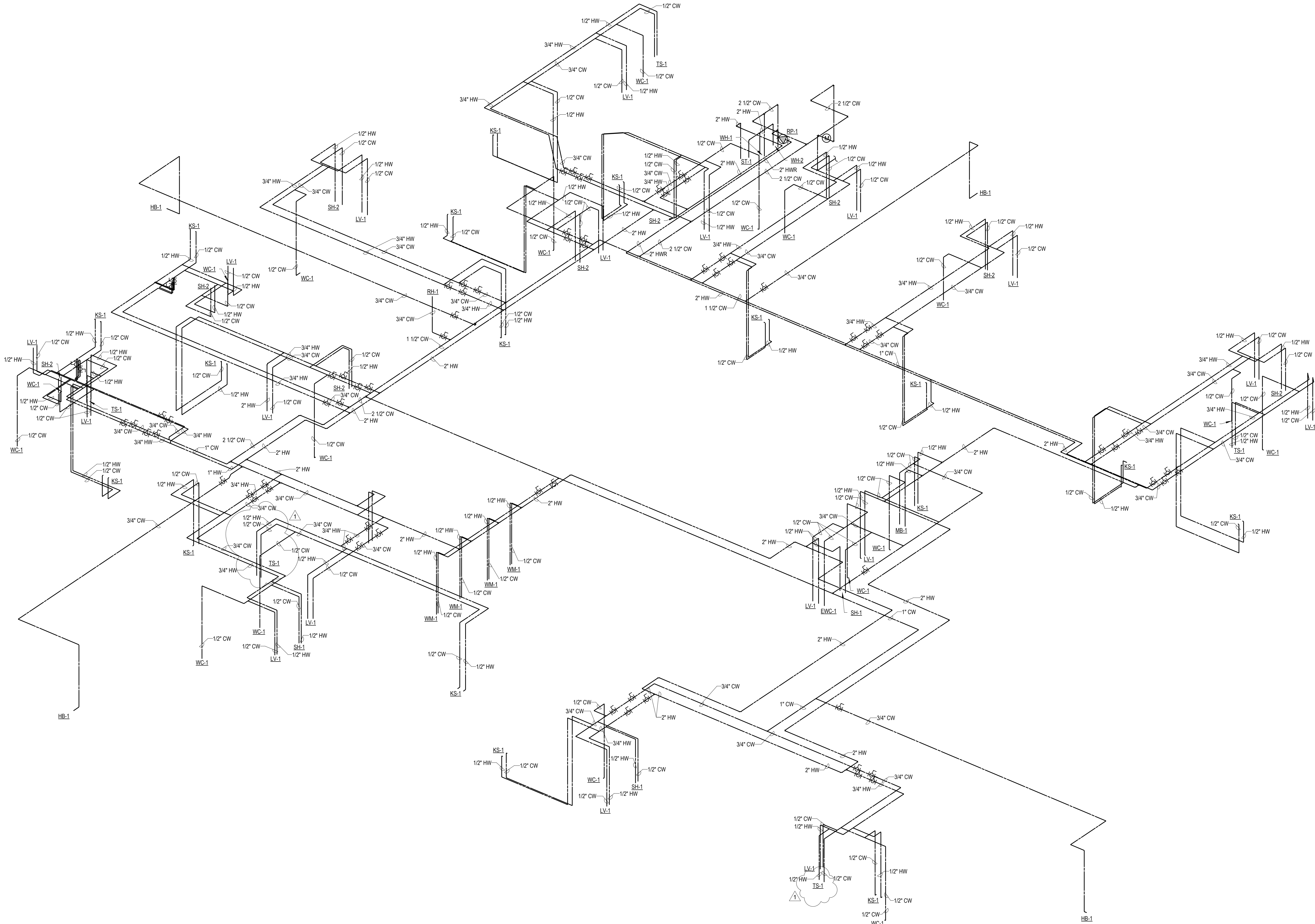
DRAWN BY:	EB, RMW	REVIEWED BY:	JUN
COMMISSION NUMBER:	F22131	DATE:	2024-03-13

**P104**

ENLARGED PLUMBING  
PLANS



F22131 Ivy Flats  
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Project Status



**1** Domestic Water Isometric  
NTS

New Construction and Renovation Work for :

Ivy Flats

205 Rumely St.  
LaPorte, IN 46350



221 West Baker Street  
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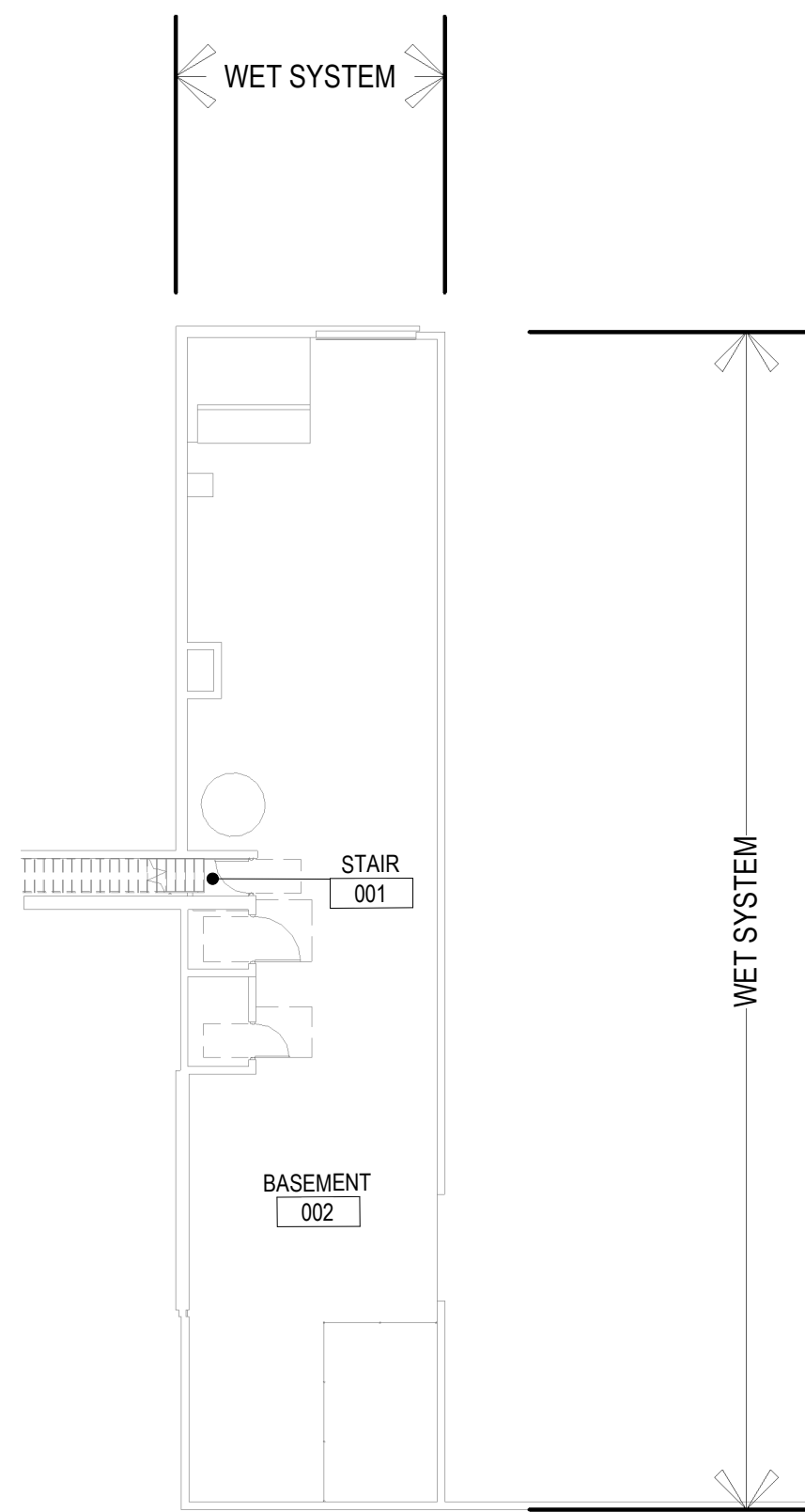
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COMMISSION NUMBER: F22131	DATE: 2024-03-13

**P303**

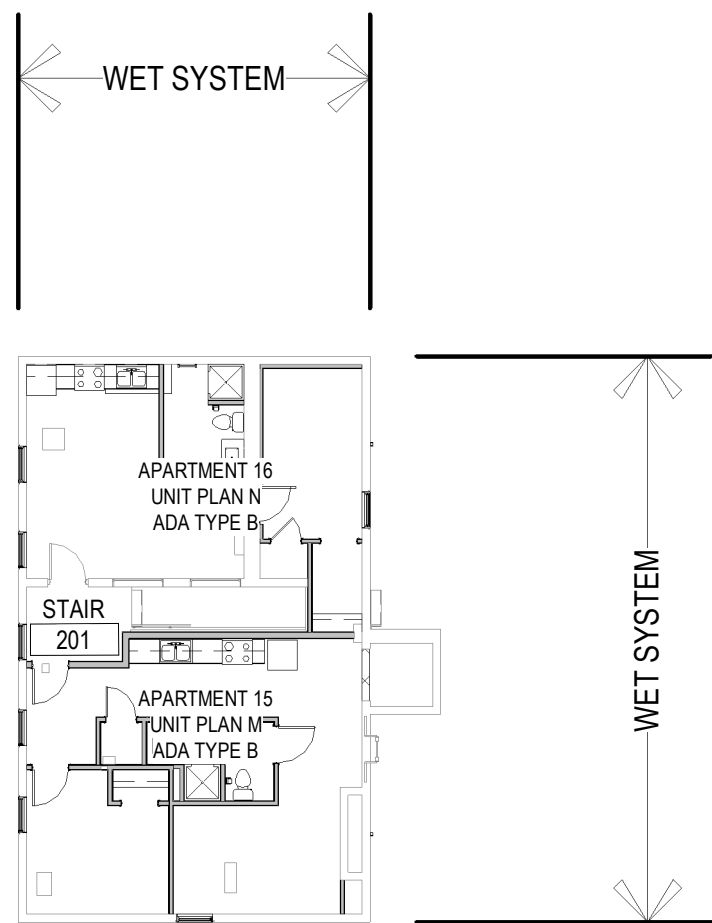
PLUMBING DOMESTIC  
WATER ISOMETRIC

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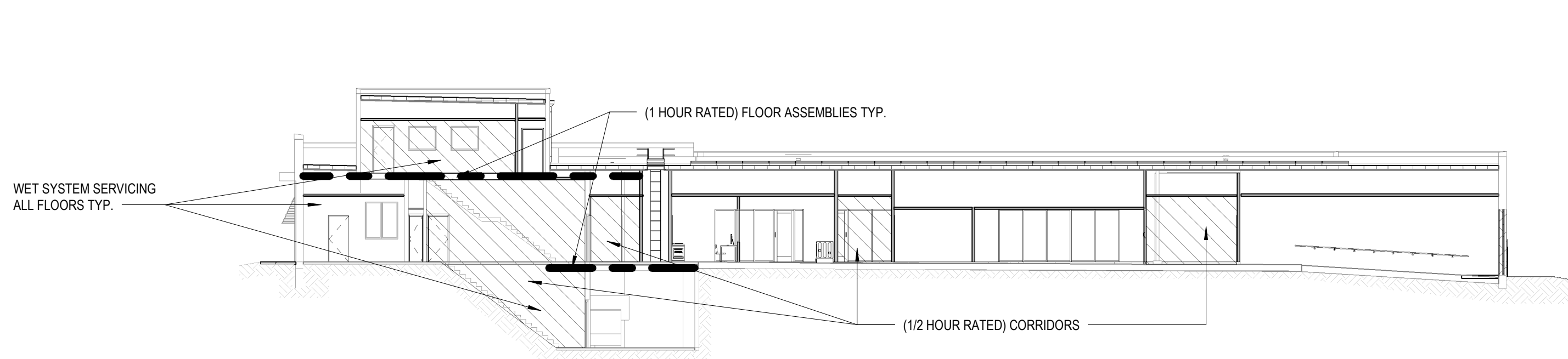
**2** Fire Protection Plan - Basement  
1/16" = 1'-0"



**3** Fire Protection Plan - Second Floor  
1/16" = 1'-0"



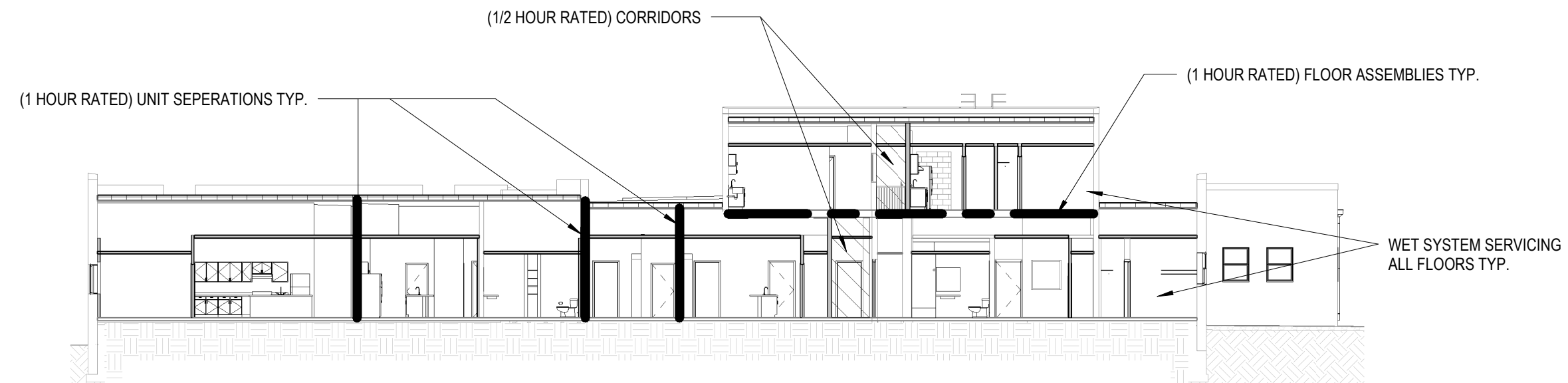
**5** East - West Section  
1/16" = 1'-0"



**1** Fire Protection Plan - Site and First Floor  
1/16" = 1'-0"



**4** North - South Section  
1/16" = 1'-0"



#### General Fire Protection Notes

- DESIGN AND INSTALL A NEW WET FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13R AND ALL APPLICABLE CODES & REQUIREMENTS.
- CONTRACTORS ARE RESPONSIBLE FOR COORDINATING FINAL PENDANT LAYOUT WITH ARCHITECT IN ORDER TO COMPLY WITH DESIGN INTENT.
- SUBMIT SHOP DRAWINGS, PRODUCT DATA, AND HYDRAULIC CALCULATIONS TO STATE FIRE MARSHALL FOR APPROVAL AS REQUIRED BY CODE. SUBMIT PROOF OF APPROVAL TO MARTINRILEY - ARCHITECTS/ENGINEERS.
- EACH CONTRACTOR IS RESPONSIBLE FOR THE CUTTING, PATCHING AND FINISHING ASSOCIATED WITH THE INSTALLATION OF THEIR WORK. PROVIDE CUTTING, PATCHING, AND FINISHING IN A FIRST-CLASS, WORKMAN LIKE MANNER WITH METHODS AND MATERIALS TO MATCH EXISTING WORK.
- ALL WORK AND MATERIALS ARE TO MEET APPLICABLE CODES, AND U.L. LISTINGS.
- FIRE PROTECTION WORK IS TO BE HELD TIGHT TO BUILDING STRUCTURE. REFER TO ARCHITECTURAL/STRUCTURAL.
- PIPING SUPPORTS MAY BE REGULARLY FURNISHED MATERIALS.
- COORDINATE FIRE PROTECTION PENETRATIONS OF / WITH OTHER WORK TO AVOID INTERFERENCES. SEAL PENETRATIONS AS NOTED AND / OR SPECIFIED MAINTAINS THE FIRE RATING OF OTHER WORK WHERE APPLICABLE.
- WATER SUPPLY TO THE FACILITY IS PROVIDED BY THE PUBLIC UTILITY (CITY OF LA PORTE). COORDINATE WITH THE UTILITY COMPANY FOR DETAILS OF THE AVAILABLE WATER SUPPLY.

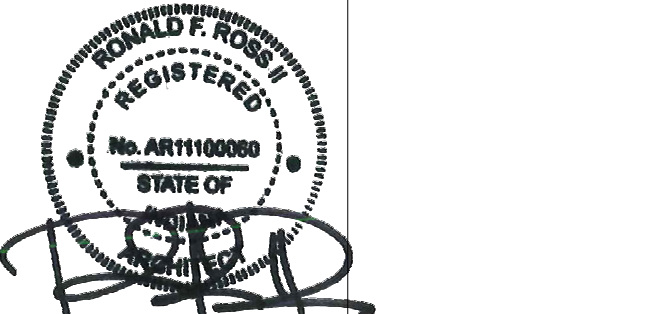
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REVISION: DATE:

DRAWN BY: Author  
COMMISSION NUMBER: F22131  
REVIEWED BY: DATE: 2024-03-13  
CHECKER:

**FP101**

FIRE PROTECTION PLANS