

HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department 2 Woodward Avenue, Suite 808 Detroit, Michigan 48226

APPLICATION ID

HDC2025-00723

	, 3							
PR	OPERTY INF	ORMATION						
ADD	ORESS(ES): 84 E	dmund Place, Det	roit, MI					
HIST	TORIC DISTRICT	: Brush Park						
sco	OPE OF WORK: (Check ALL that ap	ply)					
	Windows/ Doors	Walls/ Siding	Painting	Roof/Gutters/ Chimney	F	Porch/Deck/Balcony		Other
	Demolition	Signage	X New Building	Addition		Site Improvements landscape, trees, fence patios, etc.)	es,	
back have	BRIEF PROJECT DESCRIPTION: 84 Edmund Place is the new construction of (2) ground-up multi-unit condominium buildings. This project previously received COA back in December 2022 (COA provided for DHDC 22-8150). Since then, components of the facade (including primary elevations) have undergone enhancements as presented to the Historical Commission/PDD on 11/14/2025 via virtual conference. This application is for the "Main" Building on Edmund Place (BLD2025-01864).							
ΔΡ	PLICANT IDE	ENTIFICATION	ON					
APPLICANT IDENTIFICATION TYPE OF APPLICANT.								
		IT: Contractor						
TYP	E OF APPLICAN			COMPANY NAM	ME: DMC Co	onsultants, Inc		
TYP	E OF APPLICAN	ary		COMPANY NAM	ME: DMC Co	onsultants, Inc	ZIP: 48	3227
TYP NAM ADD	E OF APPLICAN	ary ley St				STATE: MI	ZIP: 48	3227
TYP NAM ADD	PE OF APPLICAN ME: Yash Chaudha DRESS: 13500 Fol DNE: +1 (313) 491	ary ley St -1815	THE FOLLOW	CITY: Detroit EMAIL: yashc@		STATE: MI	ZIP: 48	3227
TYP NAM ADD	PE OF APPLICAN ME: Yash Chaudha DRESS: 13500 Fol DNE: +1 (313) 491 GREE TO AN I understand tha	ary ley St -1815	upload all required	CITY: Detroit EMAIL: yashc@	dmcgroupus	STATE: MI a.com		
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NOTE: Based on the scope of work, additional documentation may be required. See www/detroitmi.gov/hdc

for scope-specific requirements.

PROJECT DETAILS - TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

BLD2025-01864

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

Currently an empty grass lot.

2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)

New Construction of (2) condo buildings, previously approved by HDC/PDD in December 2022 with COA for application 22-8150.



4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

New Construction of (2) condo buildings, previously approved by HDC/PDD in December 2022 with COA for application 22-8150.

5. BROCHURES/CUT SHEETS

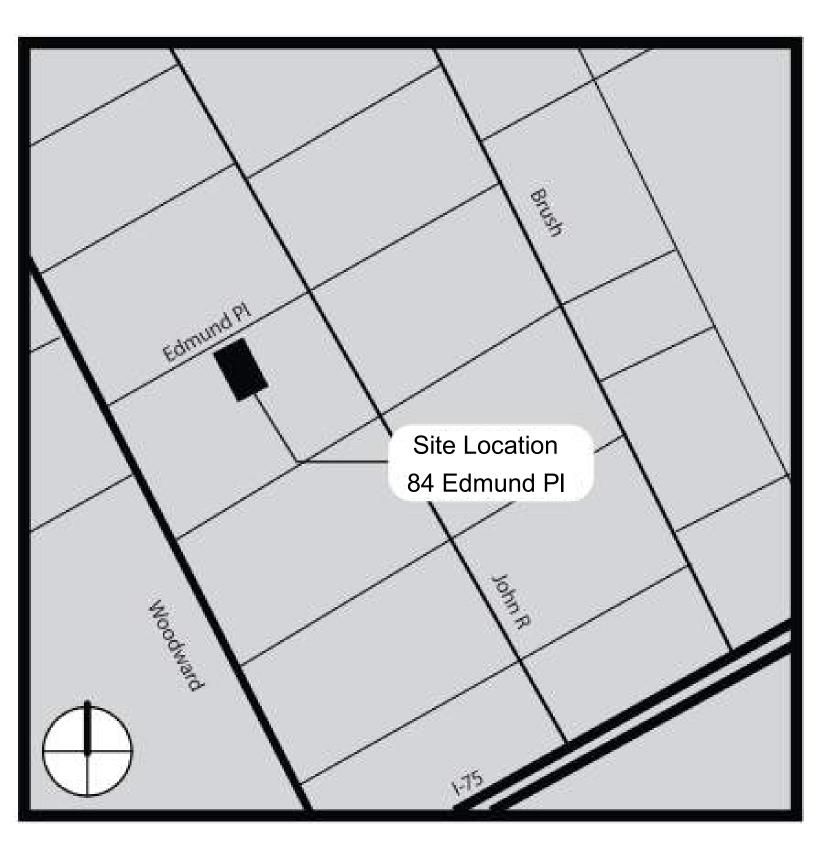
Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.

ADDITIONAL DETAILS	

84 Edmund Place Detroit, MI 48201 Main Apartment Building

ISSUED FOR: HISTORIC COMMENTS NOVEMBER 17, 2025





84 Edmund Place Detroit MI 48201

OWNER:

84 EDMUND, LLC

280 N Old Woodward Suite 100 Birmingham, MI 48009

ARCHITECT:

Architects Leaders Community Builders"

Framework E, LLC 155 W Congress St, Suite 602, Detroit, MI 48226 info@framework-e.com (313) 484 1814

CONSULTANT LIST: **VAN SOELEN ENGINEERING**

SHEET INDEX							
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G001	CODE COMPLIANCE	08/12/2					
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S1.3	ROOF FRAMING PLAN	10/15/2					
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		l l					

S5.1 BUILDING FRAMING ELEVATIONS		10/15/25
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E200	NOTES/SCHEUDLES/ONE-LINE - ELECTRICAL	10/15/25

BUILDING CODE: PLUMBING CODE: MECHANICAL CODE: ELECTRICAL CODE: **ENERGY CODE:**

ACCESSIBILITY:

2021 MICHIGAN BUILDING CODE 2021 MICHIGAN PLUMBING CODE 2021 MICHIGAN MECHANICAL CODE 2023 NATIONAL ELECTRICAL CODE

2021 MICHIGAN ENERGY CODE 2019 ASHRAE 90.1

2017 ICC / ANSI 117.1 AS REFERENCED BY MBC 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

84 EDMUND **PLACE** MAIN BUILDING

84 EDMUND PLACE 280 N Old Woodward Suite 19 Birmingham, MI 48009

Consultants

Schematic Design | 3/28/202 Permit Plan Review 8/12/202 Plan Review Response Comments Historic Comments

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CLIENT PROJ NO Framework E PROJ NO

COVER SHEET

DRAWING NO G000

SUMMARY CODE DATA

Use Groups: Residential **R-2**Allowable Height: 3 Stories, 60 feet
Allowable Area: 12,000 sq ft

Fire Protection: S13R
Type of Construction: **VB**Mixed Uses: Separated

USE AND OCCUPANCY CLASSIFICATION

R-3
R-4
S-1
S-2
U
)

Use Separation:

- Per 406.3.2.1, separation shall be:

 1/2" gyp bd on Garage side of wall adjacent to habitable spaces and
- on walls supporting Garage ceiling structure.5/8" Type 'X' gyp bd on Garage ceiling.

Actual Stories/Height 3 stories, 47'-10"

Building Gross SF								
Level	Area Types	Area						
Basement	Conditioned	3262 SF						
Basement		3262 SF						
Ground Level	Conditioned	3778 SF						
Ground Level	Not Conditioned	1200 SF						
Ground Level	140t Conditioned	4978 SF						
Orouna Lever		4970 01						
Second Floor	Conditioned	4877 SF						
Second Floor		4877 SF						
Third Floor	Conditioned	4593 SF						
Third Floor		4593 SF						
Penthouse	Conditioned	689 SF						
Penthouse		689 SF						
Grand total		18400 SF						

LIFE SAFETY SYSTEMS

Automatic Sprinkler System Provided:	S13RYes	No
Alternative Automatic Fire-Extinguisher System Provided:	Yes	X No
Standpipe System Provided:	Yes	<u>X</u> _No
Portable Fire Extinguishers Provided:	Yes	<u>X_</u> No
Fire Alarm System Provided:	Yes	<u>X</u> _No
Emergency Lighting:	Yes	<u>X</u> _No
Carbon Monoxide Detectors:	<u>X</u> _Yes	No
Smoke Detectors:	<u>X</u> _Yes	No

MEANS OF EGRESS

Doors
The minimum clear width and height of a door shall not be less than 32 inches and 80 inches respectively.

Doors shalls swing in the direction of egress travel, where serving an occupant load of 50 or more persons or a group H occupancy.

Common Path of Egress Occupancy Type R-2 Sprinklered X Yes Max. Distance 125Feet	No	Occupancy Type Sprinklered Max. Distance	<u>U</u> _X Yes _75 Feet	No
Exit Access Travel Distance Occupancy Type R Sprinklered X Yes Max. Distance 250 Feet	No	Occupancy Type Sprinklered Max. Distance	<u>U</u> X Yes 400 Feet	No
Dead EndsOccupancy TypeR-2SprinkleredX YesMax. Distance50 Feet	No	Occupancy Type Sprinklered Max. Distance	<u>U</u> <u>X</u> Yes <u>50</u> Feet	No
Min. Number of Exists for Occupar Occupancy Load: Min. Number of Exits per Story:	<u>nt Load</u> 1-500 2) 501-1 3	•	<1,000 4

MINIMUM FIRE-RESISTANCE REQUIREMENTS

FIRE-RESISTANCE ELEMENT (F	RATII		QUIR						
	TYPE I TYPE II TYPE III TYPE IV TYPI								ΈV
	Α	В	Α	В	Α	В	HT	Α	В
PRIMARY STRUCTURAL FRAME	3 ^{a,b}	2 ^{a,b}	1 b	0	1 ^b	0	НТ	1 ^b	0
BEARING WALLS									
EXTERIOR e,f INTERIOR	3 3ª	2 2ª	1 1	0 0	2	2 0	2 1/HT	1 1	0
NONBEARING WALLS & PARTITIONS EXTERIOR	SEE TABLE 602								
NONBEARING WALLS & PARTITIONS INTERIOR ^d	0	0	0	0	0	0	SEE SECTION 2304.11.2	0	0
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMEBERS	2	2	1	0	1	0	НТ	1	0
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMEBERS	1½ ^b	1 b,c	1 ^{b,c}	0°	1 ^{b,c}	0	НТ	1 ^{b,c}	0

- ROOF SUPPORTS: FIRE-RESISTANCE RATING OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING A ROOF ONLY.
- b. EXCEPT IN GROUP F-1, H, M AND S-1 OCCUPANCIES, FIRE PROTECTION OF STRUCTURAL MEMBERS IN ROOF CONSTRUCTION SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF PRIMARY STRUCTURAL FRAME MEMBERS, ROOF FRAMING AND DECKING WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE ANY FLOOR IMMEDIATELY BELOW. FIRE-RETARDANT-TREATED WOOD MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS.
- SUCH UNPROTECTED MEMBERS.
 c. IN ALL OCCUPANCIES, HEAVY TIMBER COMPLYING WITH SECTION 2304.11 SHALL BE ALLOWED WHERE A 1-HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED.
- NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE.
 NOT LESS THAN THE FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE (SEE TABLE 602).
 NOT LESS THAN THE FIRE-RESISTANCE RATING AS REFERENCED IN SECTION 704.10.

FIRE SEPARATION DISTANCE

WALI	TAE LS BASED ON FIRE S	BLE 602 EPARATIONS D	ISTANCE a, d, g	
FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP: He	OCCUPANCY GROUPS: F-1, M, S-1 ^f	OCCUPANCY GROUPS: A, B, E, F-2, I, R, S-2, U ^h
X < 5 ^b	ALL	3	2	1
5 ≤ X < 10	IA OTHERS	3 2	2 1	1 1
10 ≤ X < 30	IA, IB IIB, VB OTHERS	2 1 1	1 0 1	1 ^C 0 1 ^C
X ≥ 30	ALL	0	0	0

- LOAD-BEARING EXTERIOR WALLS SHALL ALSO COMPLY WITH THE FIRE-RESISTANCE RATING
- LOAD-BEARING EXTERIOR WALLS SHALL REQUIREMENTS OF TABLE 601.
- b. SEE SECTION 706.1.1 FOR PARTY WALLS.
 c. OPEN PARKING PARKING GARAGES COMPLYING WITH SECTION 406 SHALL NOT BE REQUIRED TO HAVE
- THE FIRE-RESISTANCE RATING OF AN EXTERIOR WALL IS DETERMINED BASED UPON THE FIRE SEPARATION DISTANCE OF THE EXTERIOR WALL AND THE STORY IN WHICH THE WALL IS LOCATED.

 FOR SPECIAL REQUIREMENT FOR GROUP H OCCUPANCIES, SEE SECTION 415.6
- e. FOR SPECIAL REQUIREMENT FOR GROUP H OCCUPANCIES, SEE SECTION 415.6.
 f. FOR SPECIAL REQUIREMENT FOR GROUP S AIRCRAFT HANGARS, SEE SECTION 412.3.1.
- WHERE TABLE 705.8 PERMITS NONBEARING EXTERIOR WALLS WITH UNLIMITED AREA OF UNPROTECTED OPENINGS, THE REQUIRED FIRE-RESISTANCE RATING FOR THE EXTERIOR WALL IS 0
- FOR A BUILDING CONTAINING ONLY A GROUP U OCCUPANCY PRIVATE GARAGE OR CARPORT, THE EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 5 FEET OR GREATER.

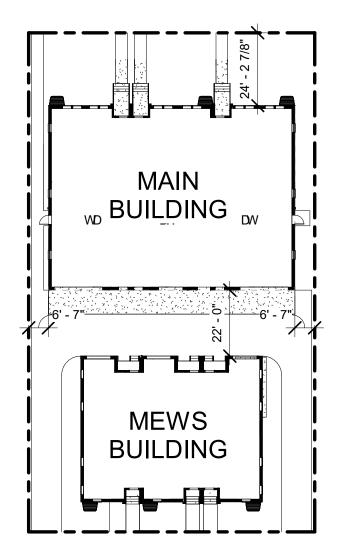
MAXIMUM AREA OF EXTERIOR WALL OPENINGS

MAXIMUM AREA OF EXTERIOR	TABLE 705.8 WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEC	GREE OF OPENING PROTECTION
FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
5 to less than 10 ft	Unprotected, Nonsprinklered (UP, NS)	10%
	Unprotected, Sprinklered (UP, S)	25%
	Protected (P)	25%
20 to less than 25 ft	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit

UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.



North Elevation:

Exterior Wall Area within Story: 967 SF
Allowable opening area: 967 SF x 0.45 = 435 SF
Actual opening area: 345 SF

2nd Floor (more restrictive than 3rd Floor):

Exterior Wall Area within Story: 939 SF

Allowable opening area: 939 SF x 0.45 = 422 SF

Actual opening area: 416 SF

West Elevation:

0.91 ≤ 1

1st Floor: Exterior Wall Area within Story: 722 SF

Mixed Openings

(Ap / ap) + (Au / au) ≤ 1 Ap = 29 SF Door (Actual area of protected openings, or the equivalent area of

protected openings, Ae (see Section 705.7).)

ap = 180.5 SF (Allowable area of protected openings.)

Au = 54 SF (Actual area of unprotected openings.)

au = 72.2 SF (Allowable area of unprotected openings.) (29 SF / 180.5 SF) + (54 SF / 72.2 SF) \leq 1 0.16 + 0.75 \leq 1

2nd Floor (more restrictive than 3rd Floor): Exterior Wall Area within Story: 690 SF

Allowable opening area: $690 \text{ SF } \times 0.10 = 69 \text{ SF}$ Actual opening area: 54 SF

East Elevation: Mirrors West Elevation

South Elevation:

Per 705.3 Buildings on the Same Lot, Exception 1:

Two or more buildings on the same lot shall be either regulated as separate buildings or shall be considered as portions of one building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building...

Main Building First Floor Area:4975 SFOther building on site (Mews Townhomes):2905 SFTotal7880 SFAllowable12000 SF

Buildings shall be treated as 1, therefore no Maximum Area applies.

FIRE RATING:
STC RATING:
SOUND TEST:
SYSTEM THICKNESS:
LOCATION:
FRAMING TYPE:

DLUU336

2 HOURS
66
RAL-TL20-180
SYSTEM THICKNESS:
15-1/2" [292 MM]
INTERIOR
WOOD STUD (LOAD-BEARING)

GYPSUM PANELS:
WOOD STUDS:
INSULATION:
AIR SPACE:
ONE LAYER 1/2" [12.7 MM] SHEETROCK® ULTRALIGHT GYPSUM PANEL
2" X 6" [38 X 89 MM] WOOD STUDS, 24" [610 MM] O.C.
6" [76 MM] FIBERGLASS INSULATION
3/4" [19 MM] AIR SPACE

STEEL STUDS: 2" [51 MM] H-STUDS, 24" [610 MM] O.C.

GYPSUM PANELS: TWO LAYERS 1" [25.4 MM] SHEETROCK® GYPSUM LINER PANELS (UL TYPE SLX)

AIR SPACE: 3/4" [19 MM] AIR SPACE

WOOD STUDS: 2" X 6" [38 X 89 MM] WOOD STUDS, 24" [610 MM] O.C.

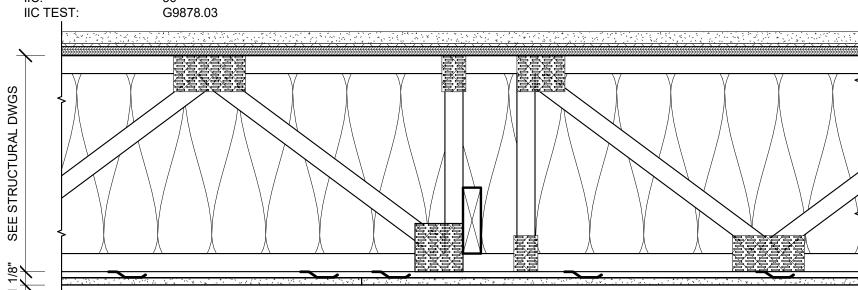
INSULATION: 6" [76 MM] FIBERGLASS INSULATION
GYPSUM PANELS: ONE LAYER 1/2" [12.7 MM] SHEETROCK® ULTRALIGHT GYPSUM PANEL

GENERAL WALL AND FLOOR ASSEMBLY NOTES:

- REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
 FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO
- THE PUBLISHED DESIGN.
 3. WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.
- 4. STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- 5. STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
 FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
- 8. FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
- 9. WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES
 ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
 10. SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS:
- INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.

UL DESIGN NO. L521 System 4

FIRE RATING: 1 HOUR
STC: 60
SOUND TEST: G9878.03
SYSTEM THICKNESS: VARIES PER STRUCTURAL REQUIREMENTS
IIC: 56



ASSEMBLY OPTIONS:

FINISH FLOORING: SHEET VINYL (BY OTHERS)

1' - 4"

FLOOR TOPPING MIXTURE: 1" THICK USG LEVELROCK® BRAND 2500 SERIES FLOOR UNDERLAYMENT
FLOOR MAT MATERIALS: 1/4" USG LEVELROCK® BRAND SAM-N25™ SOUND ATTENUATION MAT

SUBFLOORING: 23/32" PLYWOOD PANEL

TRUSSES: PARALLEL CHORD OPEN WEB WOOD TRUSSES

CAVITY INSULATION: 18" BLOWN-IN GLASS FIBER INSULATION

RESILIENT CHANNELS: 25 GA. RESILIENT CHANNELS SPACED 16" O.C. (SOUND TESTED WITH RC DELUXE®)

ONE LAYER 5/8" USG SHEETROCK® BRAND ECOSMART PA

ONE LAYER 5/8" USG SHEETROCK® BRAND ECOSMART PANELS FIRECODE® X (UL TYPE ULIX™)

DRAWING NO

1' - 4"

G001

PIERRE R. ROBERSON

License No. . . 1301066814 .

-take

DD

Permit Plan Review 8/12/202

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The Framework E, LLC retains

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purpose described in the Contract.

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CODE

COMPLIANCE

DRAWN BY

CHECKED BY

CLIENT PROJ NO

Framework E PROJ NO

of Instruments of Service is prohibited.

Author

2025012

Checker

ISSUED DATE

84 EDMUND

PLACE

MAIN BUILDING

84 EDMUND

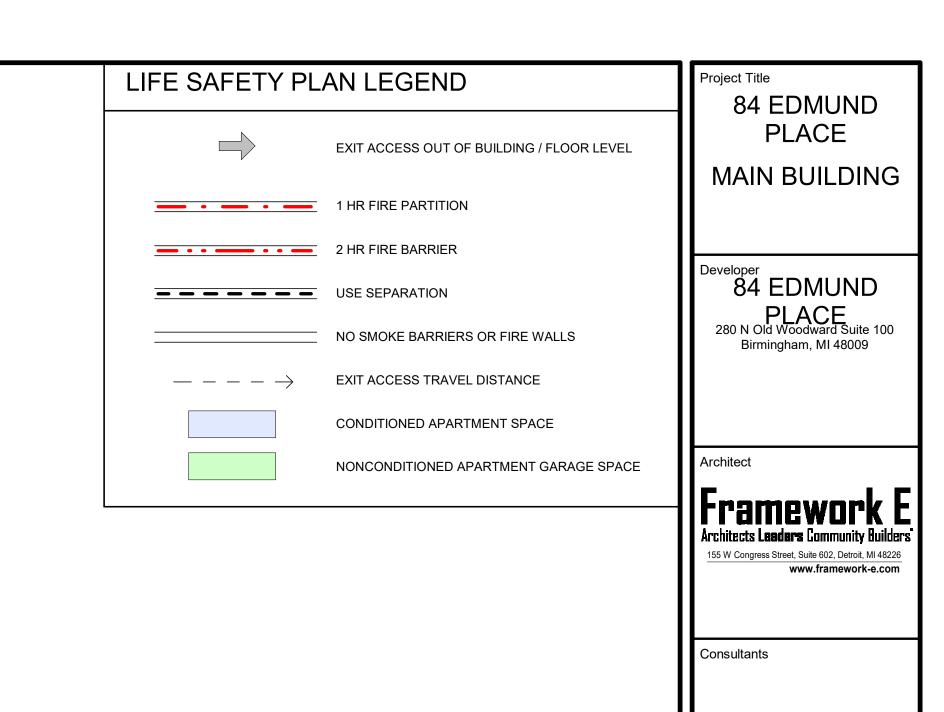
Birmingham, MI 48009

155 W Congress Street, Suite 602, Detroit, MI 48226

Consultants

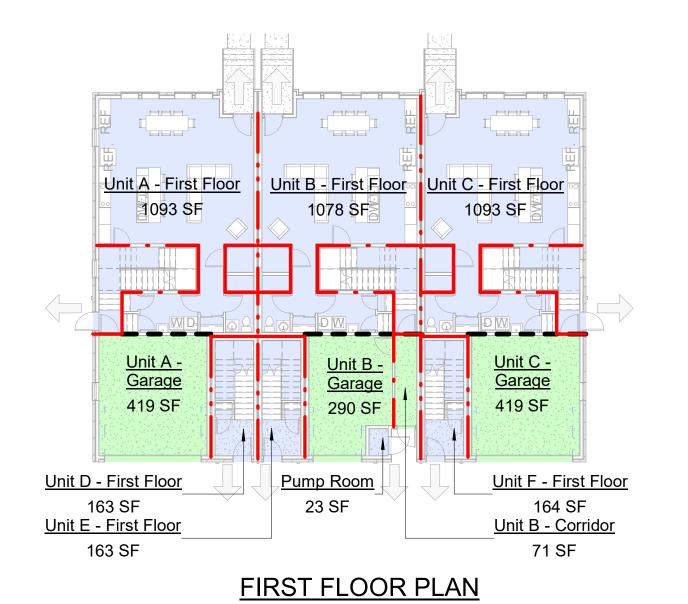
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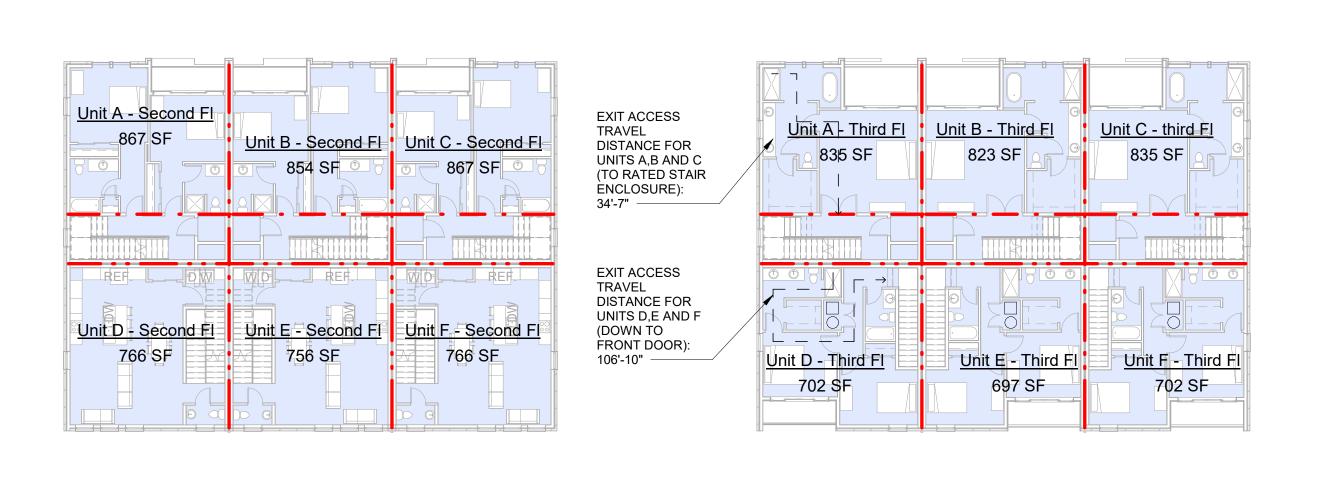


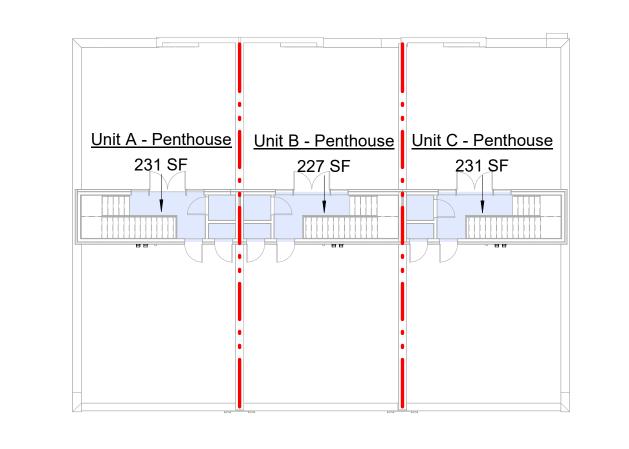


REDV Unit B - Basement Unit C - Basement 1091 SF

BASEMENT FLOOR PLAN







PENTHOUSE FLOOR PLAN

SECOND FLOOR PLAN THIRD FLOOR PLAN

Gross Conditioned Squa	re Footage Unit A	Gross Conditioned Squa	re Footage Unit
Name	Area	Name	Area
Unit A - First Floor	1093 SF	Unit D - First Floor	163 SF
Unit A - Basement	1091 SF	Unit D - Second FI	766 SF
Unit A - Second FI	867 SF	Unit D - Third FI	702 SF
Unit A - Third FI	835 SF	Conditioned	1631 SF
Unit A - Penthouse	231 SF	Grand total	1631 SF
Conditioned	4118 SF		

Unit A - Garage	419 SF
Not Conditioned	419 SF
Grand total	4537 SF

Name	Area

nit B - First Floor	1078 SF
nit B - Basement	1080 SF
nit B - Second Fl	854 SF
Init B - Third FI	823 SF
nit B - Penthouse	227 SF
onditioned	4062 SF

Unit B - Garage	290 SF
Unit B - Corridor	71 SF
Not Conditioned	362 SF
Grand total	4424 SF

Gross Conditioned Square Footage Unit C	
Name	Area
Unit C - First Floor	1093 SF
Unit C - Basement	1091 SF
Unit C - Second FI	867 SF
Unit C - third FI	835 SF

, - Penthouse	231 SF
itioned	4117 SF
C - Garage	419 SF
onditioned	419 SF

4536 SF

Name	Area	
Unit D - First Floor	163 SF	
Unit D - Second FI	766 SF	
Unit D - Third FI	702 SF	
Conditioned	1631 SF	
Grand total	1631 SF	

Gross Conditioned Square	Footage Unit
Name	Area
Unit E - First Floor	163 SF
Unit E - Second FI	756 SF
Unit E - Third FI	697 SF
Conditioned	1616 SF
Grand total	1616 SF

Gross Conditioned Squa	are Footage Unit F
Name	Area
Unit F - First Floor	164 SF
Unit F - Second FI	766 SF
Unit F - Third FI	702 SF
Conditioned	1632 SF
Grand total	1632 SF

Gross Conditioned Square Foo	otage Pump
Name	Area
Pump Room	23 SF

Conditioned

23 SF

23 SF

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PIERRE R. PIERRE

License No. 1301066814

Peter

ISSUED DATE

1 DD 9/22/2022 2 Permit Plan Review 8/12/2025

DRAWN BY	Author
CHECKED BY	Checker
CLIENT PROJ NO	
5	
Framework E PROJ NO	2025012

AREA PLANS

DRAWING NO G002

DIVISION 01 - GENERAL REQUIREMENTS SECTION 014000

QUALITY REQUIREMENTS

PART 1 GENERAL 1.01 DEFINITIONS

A. Contractor's Professional Design Services: Design of some aspect or portion

of the project by party other than the design professional of record. Provide these services as part of the Contract for Construction.

1.02 CONTRACTOR'S CONSTRUCTION-RELATED PROFESSIONAL DESIGN

A. Provide such engineering design services as may be necessary to plan and safely conduct certain construction operations, pertaining to, but not limited to the following:

Temporary sheeting, shoring, or supports.

Temporary scaffolding. Temporary bracing.

Temporary falsework for support of spanning or arched structures. Temporary foundation underpinning.

Temporary stairs or steps required for construction access only. Temporary hoist(s) and rigging.

Investigation of soil conditions to support construction equipment. 1.03 CONTRACTOR'S DESIGN-RELATED PROFESSIONAL DESIGN SERVICES A. Base design on performance and/or design criteria indicated in individual

B. Scope of Contractor's Professional Design Services: Provide for the following items of work:

1.04 QUALITY ASSURANCE

A. Designer Qualifications: Where professional engineering design services and design data submittals are specifically required of Contractor by Contract Documents, provide services of a Professional Engineer experienced in design of this type of work and licensed in the State in which the Project is

1.05 REFERENCES AND STANDARDS

specification sections.

A. For products and workmanship specified by reference to a document or documents not included in the Project Manual, also referred to as reference standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.

B. Comply with reference standard of date of issue current on date of Contract Documents, except where a specific date is established by applicable code.

C. Should specified reference standards conflict with Contract Documents, request clarification from Architect before proceeding. D. Neither the contractual relationships, duties, or responsibilities of the parties in

Contract nor those of Architect shall be altered from Contract Documents by

mention or inference otherwise in any reference document. PART 3 EXECUTION

2.01 CONTROL OF INSTALLATION

A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality. B. Comply with manufacturers' instructions, including each step in sequence.

C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.

D. Comply with specified standards as minimum quality for the work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

E. Have work performed by persons qualified to produce required and specified F. Verify that field measurements are as indicated on shop drawings or as

instructed by the manufacturer. G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, and disfigurement.

2.02 MOCK-UPS

Before installing portions of the Work where mock-ups are required, construct mock-ups in location and size indicated for each form of construction and finish required to comply with the following requirements, using materials indicated for the completed Work. The purpose of mock-up is to demonstrate the proposed range of aesthetic effects and workmanship. B. Accepted mock-ups establish the standard of quality the Architect will use to

judge the Work. C. Integrated Exterior Mock-ups: Construct integrated exterior mock-up as

indicated on drawings. Coordinate installation of exterior envelope materials and products as required in individual Specification Sections. Provide adequate supporting structure for mock-up materials as necessary. D. Obtain Architect's approval of mock-ups before starting work, fabrication, or

construction Architect will issue written comments within seven (7) working days of initial review and each subsequent follow up review of each mock-up.

Make corrections as necessary until Architect's approval is issued. E. Architect will use accepted mock-ups as a comparison standard for the

remaining Work F. Where mock-up has been accepted by Architect and is specified in product specification sections to be removed, protect mock-up throughout construction, remove mock-up and clear area when directed to do so by Architect.

2.03 DEFECT ASSESSMENT

A. Replace Work or portions of the Work not complying with specified requirements

DIVISION 02 - EXISTING CONDITIONS SECTION 024100

DEMOLITION

PART 1 GENERAL 1.01 SUBMITTALS

A. Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.

1.02 QUALITY ASSURANCE A. Demolition Firm Qualifications: Company specializing in the type of work

PART 2 PRODUCTS

PART 3 EXECUTION 3.01 GENERAL PROCEDURES AND PROJECT CONDITIONS

A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.

Obtain required permits.

Use of explosives is not permitted. Provide, erect, and maintain temporary barriers and security devices. B. Minimize production of dust due to demolition operations. Do not use water if

that will result in ice, flooding, sedimentation of public waterways or storm sewers, or other pollution

3.02 EXISTING UTILITIES

A. Coordinate work with utility companies. Notify utilities before starting work, comply with their requirements, and obtain required permits. B. Protect existing utilities to remain from damage.

3.03 DEBRIS AND WASTE REMOVAL

A. Remove debris, junk, and trash from site.

DIVISION 03 - CONCRETE SECTION 033000

PART 1 GENERAL 1.01 SUBMITTALS

A. Product Data: Submit manufacturers' data on manufactured products showing compliance with specified requirements and installation instructions.

CAST-IN-PLACE CONCRETE

B. Test Reports: Submit report for each test or series of tests specified. C. Sustainable Design Submittal: If any fly ash, ground granulated blast furnace slag, silica fume, rice hull ash, or other waste material is used in mix designs to replace Portland cement, submit the total volume of concrete cast in place,

showing successful cylinder testing, and temperature on day of pour if cold weather mix is used.

1.02 QUALITY ASSURANCE A. Perform work of this section in accordance with ACI SPEC-301 and ACI

B. Follow recommendations of ACI PRC-305 when concreting during hot weather.

mix design(s) used showing the quantity of portland cement replaced, reports

C. Follow recommendations of ACI PRC-306 when concreting during cold

PART 2 PRODUCTS

2.01 FORMWORK A. Formwork Design and Construction: Comply with guidelines of ACI PRC-347 to provide formwork that will produce concrete complying with tolerances of

ACI SPEC-117. B. Form Materials: Contractor's choice of standard products with sufficient

strength to withstand hydrostatic head without distortion in excess of permitted 2.02 REINFORCEMENT MATERIALS

A. Reinforcing Steel: ASTM A615/A615M, Grade 60 (60,000 psi).

B. Steel Welded Wire Reinforcement (WWR): Plain type, ASTM A1064/A1064M. Reinforcement Accessories:

Tie Wire: Annealed, minimum 16 gauge, 0.0508 inch. Chairs, Bolsters, Bar Supports, Spacers: Sized and shaped for adequate support of reinforcement during concrete placement.

2.03 CONCRETE MATERIALS A. Cement: ASTM C150/C150M, Type I - Normal Portland type.

B. Fine and Coarse Aggregates: ASTM C33/C33M. C. Fly Ash: ASTM C618, Class C or F.

D. Silica Fume: ASTM C1240, proportioned in accordance with ACI PRC-211.1. E. Water: ASTM C1602/C1602M; clean, potable, and not detrimental to concrete

2.04 ADMIXTURES A. Do not use chemicals that will result in soluble chloride ions in excess of 0.1 percent by weight of cement.

B. Air Entrainment Admixture: ASTM C260/C260M.

C. High Range Water Reducing and Retarding Admixture: ASTM C494/C494M

D. High Range Water Reducing Admixture: ASTM C494/C494M Type F. E. Water Reducing and Retarding Admixture: ASTM C494/C494M Type D.

F. Retarding Admixture: ASTM C494/C494M Type B. G. Water Reducing Admixture: ASTM C494/C494M Type A.

2.05 ACCESSORY MATERIALS

A. Underslab Vapor Retarder: Sheet Material: ASTM E1745, Class A; stated by manufacturer as suitable for installation in contact with soil or granular fill under concrete slabs. Single-ply polyethylene is prohibited.

B. Non-Shrink Cementitious Grout: Premixed compound consisting of nonmetallic aggregate, cement, water reducing and plasticizing agents.

2.06 BONDING AND JOINTING PRODUCTS A. Latex Bonding Agent: Non-redispersable acrylic latex, complying with ASTM C1059/C1059M, Type II.

B. Epoxy Bonding System: Complying with ASTM C881/C881M and of Type required for specific

C. Waterstops: PVC, complying with COE CRD-C 572. 2.07 CURING MATERIALS

A. Evaporation Reducer: Liquid thin-film-forming compound that reduces rapid

intended for application immediately after concrete placement. B. Curing and Sealing Compound, Moisture Emission-Reducing, Membrane-Forming: Clear, liquid sealer for application to newly-placed concrete; capable of providing adequate bond for flooring adhesives, initially and over the long term; with sufficient moisture vapor impermeability to prevent deterioration of flooring adhesives due to moisture emission.

moisture loss caused by high temperature, low humidity, and high winds;

C. Curing and Sealing Compound, Low Gloss: Liquid, membrane-forming, clear, non-yellowing acrylic; complying with ASTM C1315 Type 1 Class A.

D. Curing Agent, Densifier, and Trowelling Aid: Penetrating, moisture-retaining, densifying, and workability-extending system spray-applied to wet concrete and floated or troweled into the surface.

E. Moisture-Retaining Sheet: ASTM C171. F. Polyethylene Film: ASTM D2103, 4 mil, 0.004 inch thick, clear.

2.08 CONCRETE MIX DESIGN A. Proportioning Normal Weight Concrete: Comply with ACI PRC-211.1 recommendations

Replace as much Portland cement as possible with fly ash, ground granulated blast furnace slag, silica fume, or rice hull ash as is consistent with ACI recommendations.

Admixtures: Add acceptable admixtures as recommended in ACI PRC-211.1 and at rates recommended or required by manufacturer.

PART 3 EXECUTION

3.01 PREPARATION A. Formwork: Comply with requirements of ACI SPEC-301. Design and fabricate forms to support all applied loads until concrete is cured and for easy removal without damage to concrete.

B. Where new concrete is to be bonded to previously placed concrete, prepare existing surface by cleaning and applying bonding agent in according to bonding agent manufacturer's instructions.

3.02 INSTALLING REINFORCEMENT AND OTHER EMBEDDED ITEMS

A. Comply with requirements of ACI SPEC-301. Clean reinforcement of loose rust and mill scale, and accurately position, support, and secure in place to achieve not less than minimum concrete coverage required for protection. 3.03 PLACING CONCRETE

A. Place concrete in accordance with ACI PRC-304.

B. Place concrete for floor slabs in accordance with ACI PRC-302.1 C. Place concrete with shrinkage-compensating expansive component in

accordance with ACI PRC-223. D. Finish floors level and flat, unless otherwise indicated, within the tolerances

specified below. 3.04 FLOOR FLATNESS AND LEVELNESS TOLERANCES

A. Maximum Variation of Surface Flatness: Exposed Concrete Floors: 1/4 inch in 10 feet. Under Seamless Resilient Flooring: 1/4 inch in 10 feet.

Under Carpeting: 1/4 inch in 10 feet. B. Correct the slab surface if tolerances are less than specified. C. Correct defects by grinding or by removal and replacement of the defective

corrected areas by the same process. 3.05 CONCRETE FINISHING A. Concrete Slabs: Finish to requirements of ACI PRC-302.1 and as follows: Surfaces to Receive Thick Floor Coverings: "Wood float" as described in

work. Areas requiring corrective work will be identified. Re-measure

ACI PRC-302.1; thick floor coverings include quarry tile, ceramic tile, and Portland cement terrazzo with full bed setting system. Surfaces to Receive Thin Floor Coverings: "Steel trowel" as described in ACI PRC-302.1; thin floor coverings include carpeting, resilient flooring,

Comply with requirements of ACI PRC-308. Immediately after placement,

DIVISION 04 - MASONRY

SECTION 042000

UNIT MASONRY

protect concrete from premature drying, excessively hot or cold temperatures,

seamless flooring, resinous matrix terrazzo, thin set quarry tile, and thin set ceramic tile 3.06 CURING AND PROTECTION

PART 1 GENERAL 1.01 SUBMITTALS

A. Product Data: Provide data for masonry units, fabricated wire reinforcement,

mortar, and masonry accessories. B. Shop Drawings: Indicate pertinent dimensions, materials, anchorage, size and type of fasteners, and accessories for brickwork support system. Include calculations or selections from the manufacturer's prescriptive

design tables that indicate compliance with the applicable building code and project conditions. Include the design engineer's stamp or seal on each sheet of shop

Samples: Submit four samples of facing brick units to illustrate color, texture, and extremes of color range.

D. Installer's Qualification Statement.

A. Construct a masonry wall as a mock-up panel sized 8 feet long by 6 feet high; include mortar, accessories, structural backup, and flashings (with lap joint, corner, and end dam) in mock-up.

B. Locate where directed. C. Mock-up may remain as part of work.

PART 2 PRODUCTS 2.01 BRICK UNITS

A. Facing Brick: ASTM C216, Type match Owner's samples. Nominal size: 3.5 x 2.25 x 7.625 inches

E. Water: Clean and potable.

2.02 MORTAR MATERIALS A. Masonry Cement: ASTM C91/C91M, N or S above grade. Use Type S or M below grade. (These are the recommendations of the Architect but The Mason Contractor shall be permitted to select the cement type for use in the mortar.) 1. Colored Mortar: Premixed cement as required to match Architect's color

Portland Cement: ASTM C150/C150M, Type I; color as required to produce

approved color sample C. Hydrated Lime: ASTM C207, Type S. D. Mortar Aggregate: ASTM C144.

F. Packaged Dry Material for Mortar for Unit Masonry: Premixed masonry cement and mason's sand; complying with ASTM C1714/C1714M and capable of producing mortar of the specified strength in accordance with ASTM C270 with the addition of water only. 1. Type: Type N.

2. Color: Mineral pigments added as required to produce approved color

2.03 REINFORCEMENT AND ANCHORAGE

A. Single Wythe Joint Reinforcement: ASTM A951/A951M B. Strap Anchors: Bent steel shapes, 1-1/2 inch width, 0.105 inch thick, 24 inch length, with 1-1/2 inch long, 90 degree bend at each end to form a U or Z

shape or with cross pins, hot dip galvanized to ASTM A153/A153M Class B. C. Flexible Anchors: 2-piece anchors that permit differential movement between masonry and building frame, sized to provide not less than 5/8 inch of mortar coverage from masonry face.

D. Two-Piece Wall Ties: Formed steel wire, 0.1875 inch thick, adjustable, eye and pintle type, hot dip galvanized to ASTM A 153/A 153M. Class B, sized to provide not less than 5/8 inch of mortar coverage from masonry face and to allow vertical adjustment of up to 1-1/4 in.

E. 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. Vertical adjustment: Not less than 3-1/2 inches.

finish or hot dip galvanized to ASTM A153/A153M. 2.04 FLASHINGS

A. Metal Flashing Materials: 1. Stainless Steel Flashing: ASTM A666/A666M, Type 304, soft temper; 26 gauge, 0.0187 inch thick; finish 2B to 2D. 2. Prefabricated Metal Flashing: Smooth fabricated 12 oz/sq ft stainless

Metal-to-Metal Fasteners: Self-drilling, self-tapping screws; corrosion resistant

steel (type 304) flashing for surface mounted conditions. B. Factory-Fabricated Flashing Corners and End Dams: Stainless steel. C. Flashing Sealant/Adhesives: Silicone, polyurethane, or silvl-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.

E. Drip Edge: Stainless steel; angled drip with hemmed edge; compatible with

membrane and adhesives. Lap Sealants and Tapes: As recommended by flashing manufacturer; compatible with membrane and adhesives.

2.05 ACCESSORIES A. Joint Filler: Closed cell polyethylene; oversized 50 percent to joint width; self expanding; in maximum lengths available.

B. Cavity Mortar Control: Semi-rigid polyethylene or polyester mesh panels, sized to thickness of wall cavity, and designed to prevent mortar droppings from clogging weeps and cavity vents and allow proper cavity drainage. 1. Full-Height Airspace Maintenance and Drainage Material: Mesh panels fitted between masonry ties.

. Weeps: 1. Type: Polyester mesh. D. Cavity Vents:

2.06 LINTELS

A. Prefabricated Steel Lintels: 2.07 MORTAR MIXING

A. Mortar for Unit Masonry: ASTM C270, using the Proportion Specification. 1. Masonry below grade and in contact with earth: Type S.

1. Type: Preformed aluminum vents with sloping louvers.

B. Colored Mortar: Proportion selected pigments and other ingredients to match Architect's sample, without exceeding manufacturer's recommended pigment-

C. Mixing: Use mechanical batch mixer and comply with referenced standards.

3.01 COLD AND HOT WEATHER REQUIREMENTS

A. Comply with requirements of TMS 402/602 or applicable building code, whichever is more stringent. 3.02 COURSING

B. Maintain masonry courses to uniform dimension. Form vertical and horizontal joints of uniform thickness. C. Brick Units:

A. Establish lines, levels, and coursing indicated. Protect from displacement.

1. Bond: As indicated for different locations. Coursing: Three units and three mortar joints to equal 8 inches. Mortar Joints: Concave. 3.03 PLACING AND BONDING

A. Lav 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.

 Perform job site cutting of masonry units with proper tools to provide straight, clean, unchipped edges. Prevent broken masonry unit corners or edges. 3.04 WEEPS/CAVITY VENTS

A. Install weeps in veneer and cavity walls at 32 inches on center horizontally on top of through-wall flashing above shelf angles and lintels and at bottom of

B. Install cavity vents in veneer and cavity walls at 32 inches on center horizontally below shelf angles and lintels and near top of walls. 3.05 CAVITY MORTAR CONTROL

A. Do not permit mortar to drop or accumulate into cavity air space or to plug 3.06 REINFORCEMENT AND ANCHORAGE - GENERAL, SINGLE WYTHE

MASONRY, AND CAVITY WALL MASONRY A. Unless otherwise indicated on drawings or specified under specific wall type, install horizontal joint reinforcement 16 inches on center.

B. Place masonry joint reinforcement in first and second horizontal joints above and below openings. Extend minimum 16 inches each side of opening. C. Place continuous joint reinforcement in first and second joint below top of

D. Embed longitudinal wires of joint reinforcement in mortar joint with at least 5/8 inch mortar cover on each side.

E. Lap joint reinforcement ends minimum 6 inches F. Reinforce stack bonded unit joint corners and intersections with strap anchors

16 inches on center. G. Fasten anchors to structural framing and embed in masonry joints as masonry is laid. Unless otherwise indicated on drawings or closer spacing is indicated under specific wall type, space anchors at maximum of 36 inches horizontally and 24 inches vertically.

3.07 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 minimum on vertical surface of backing: . Install flashing in accordance with BIA Technical Notes No. 7.

D. Lap end joints of flashings at least 6 inches, minimum, and seal watertight with flashing sealant/adhesive. 3.08 LINTELS

A. Install loose steel lintels over openings. B. Install reinforced unit masonry lintels over openings where steel or precast

DIVISION 05 - METALS B. Mock-up may remain as part of the work. **SECTION 057300**

DECORATIVE METAL RAILINGS PART 1 GENERAL

concrete lintels are not scheduled.

1.01 SUBMITTALS A. Shop Drawings: Indicate railing system elevations and sections, details of profile, dimensions, sizes, connection attachments, anchorage, size and type of fasteners, and accessories. Indicate anchor and joint locations, brazed connections, transitions, and terminations.

1.02 QUALITY ASSURANCE A. Structural Designer Qualifications: Professional Structural Engineer experienced in design of this work and licensed in the State in which the

B. Performance Requirements: Applying loads simultaneously not required;

B. Delegated Design Documents: Drawings and calculations sealed by

Project is located or personnel under direct supervision of engineer. 1.03 MOCK-UPS A. Provide mock-up of railing system, full length of one balcony, indicating each type of material, cladding, and finish.

PART 2 PRODUCTS 2.01 RAILING SYSTEMS A. General: Factory- or shop-fabricated to suit project conditions, for proper connection to building structure, and in largest sizes practical for delivery to

> design and fabricate railings and anchorages to resist loads without failure, damage, or permanent set, including: 1. Lateral Force: 75 lb minimum, when tested in accordance with ASTM

2. Distributed Load: 50 lbf/ft minimum, applied vertically and horizontally at top of handrail, when tested in accordance with ASTM E935 3. Concentrated Loads: 200 lb minimum, applied to handrail horizontally

and vertically, in accordance with ASTM E935. nominal 1 inch spacing adjustments.

C. Assembly: Use slip-on, nonweld mechanical fittings, flanges, escutcheons, and wall brackets to join lengths, seal open ends, and conceal exposed mounting bolts and nuts.

D. Joints: Machined smooth with hairline seams; tightly fitted and secured. E. Field Connections: Provide sleeves to accommodate site assembly and

F. Glazed Post Railing System: Engineered, post-supported railing system with

3. Posts: Round, aluminum, 1-1/2-inch IPS / 1.9-inch OD diameter,

glass infill panels. Configuration: Guardrail only. Top Rail: Round, aluminum, 2-1/2-inch IPS / 2.87-inch OD Schedule 40.

Schedule 80 4. Glass Mounts: Pressure clamps infill mounts, same metal as railing; no holes drilled in glass.

2.02 MATERIALS A. Aluminum Components: ASTM B221 or ASTM B221M.

B. Stainless Steel Components: ASTM A666/A666M, Type 304. C. Glass: Laminated safety glass; ASTM C1172.

1. Plastic Interlayer: Minimum 0.060 inch thick. Thickness: 3/4 inch. Edges: Ground smooth and polished.

Color: Clear, no tint.

2.03 FABRICATION Welded and Brazed Joints: Make visible joints butt tight, flush, and hairline: use methods that avoid discoloration and damage of finish; grind smooth. polish, and restore to required finish.

 Ease exposed edges to small uniform radius. Welded Joints: a. Carbon Steel: Perform welding in accordance with AWS D1.1/D1.1M.

b. Stainless Steel: Perform welding in accordance with AWS

1. Complete mechanical finishes before fabrication. After fabrication, finish

D1.6/D1.6M. A. General: Comply with NAAMM AMP 500-06.

joints, bends, abrasions, and surface blemishes to match sheet. 2. Protect mechanical finishes on exposed surfaces from damage. 3. Apply organic and anodic finishes to formed metal after fabrication. 4. Appearance: Limit variations in appearance of adjacent pieces to onehalf of range represented in approved samples. Noticeable variations in same piece are not acceptable. Install components within range of approved samples to minimize contrast.

B. Aluminum Finishes: 1. Class I Color Anodized Finish: AAMA 611 AA-M12C22A44. electrolytically deposited, colored anodic coating not less than 0.7 mil,

2. Color: To be selected by Owner from manufacturer's standard range.

1. Galvanize in accordance with ASTM A123/A123M. D. Stainless Steel Finishes: Directional Satin: No.4.

2.05 ACCESSORIES A. Welding Fittings: Factory- or shop-welded from matching pipe or tube; joints and seams ground smooth.

B. Anchors and Fasteners: Provide anchors, fasteners, and other attachment devices required to attach to structure. C. Bituminous Coating: Cold-applied asphalt mastic, noncorrosive compound free of asbestos, sulfur, and other deleterious impurities; 0.015-inch dry film

PART 3 EXECUTION 3.01 INSTALLATION

thickness per coat.

C. Steel Finishes:

A. Install in accordance with manufacturer's instructions. B. Install components plumb and level, accurately fitted, free from distortion or

defects, and with tight joints, except where necessary for expansion.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

C. Anchor securely to structure.

SECTION 062000 FINISH CARPENTRY

PART 2 PRODUCTS 1.01 FINISH CARPENTRY ITEMS A. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.

1.02 LUMBER MATERIALS A. Hardwood Lumber: Poplar species, quarter sawn, maximum moisture content of 6 percent; with vertical grain, of quality suitable for transparent finish. 1.03 ACCESSORIES

B. Wood Filler: Solvent base, tinted to match surface finish color.

1.04 WOOD TREATMENT A. Factory-Treated Lumber: Comply with requirements of AWPA U1 - Use Category System for pressure impregnated wood treatments determined by use categories, expected service conditions, and specific applications.

1.05 FABRICATION A. Shop assemble work for delivery to site, permitting passage through building

A. Primer: Alkyd primer sealer.

PART 3 EXECUTION 2.01 INSTALLATION A. Install custom fabrications in accordance with AWI/AWMAC/WI (AWS) or

inch. Do not use additional overlay trim to conceal larger gaps.

AWMAC/WI (NAAWS) requirements for grade indicated. B. Set and secure materials and components in place, plumb and level. C. Carefully scribe work abutting other components, with maximum gaps of 1/32

ARCHITECTURAL WOOD CASEWORK

PART 1 GENERAL 1.01 SUBMITTALS A. Shop Drawings: Indicate materials, component profiles, fastening methods,

SECTION 064100

jointing details, and accessories. B. Samples: Submit actual samples of architectural cabinet construction, minimum 12 inches square, illustrating proposed cabinet, countertop, and shelf unit substrate and finish

C. Samples: Submit actual sample items of proposed pulls, hinges, shelf

standards, and locksets, demonstrating hardware design, quality, and finish. 1.02 QUALITY ASSURANCE A. Fabricator Qualifications: Company specializing in fabricating the products specified in this section with minimum five years of documented experience.

1. Replace, repair, or rework all work for which certification is refused. 1.03 MOCK-UPS A. Locate where directed.

B. Wood Veneer Faced Cabinet:

C. Cabinets: counter

2.02 PANEL CORE MATERIALS

with ANSI A208.2.

in color choice by Owner.

2.03 ACCESSORIES

2.04 HARDWARE

B. Quality Certification:

PART 2 PRODUCTS 2.01 CABINETS A. Quality Standard: Premium, in accordance with AWI/AWMAC/WI (AWS). unless noted otherwise

 Finish - Exposed Exterior Surfaces: Wood. Finish - Exposed Interior Surfaces: Wood. Door and Drawer Front Edge Profiles: square edge. Interface Style for Cabinet and Door: Style 2 - Finish Inset; flush overlay.

5. Adjustable Shelf Loading: 50 psf.

6. Cabinet Style: Flush overlay.

A. Particleboard: Composite panel composed of cellulosic particles, additives, and bonding system; comply with ANSI A208.1 1. Grade: M-2: moisture resistance: MR10. B. Medium Density Fiberboard (MDF): Composite panel composed of cellulosic

A. Adhesive: Type recommended by fabricator to suit application.

B. Bolts, Nuts, Washers, Lags, Pins, and Screws: Of size and type to suit application; chrome-plated finish in concealed locations and stainless steel finish in exposed locations. C. Grommets: Standard plastic, painted metal, or rubber grommets for cut-outs,

fibers, additives, and bonding system; cured under heat and pressure; comply

A. Hardware: BHMA A156.9, types as indicated for quality grade specified.

B. Adjustable Shelf Supports: Standard side-mounted system using recessed metal shelf standards and coordinated self rests, polished chrome finish, for

C. Drawer and Door Pulls: PER FINISH SCHEDULE

D. Touch-Opening Handleless Drawer Hardware:

 Type: Standard extension. Static Load Capacity: Commercial grade. 3. Mounting: Side mounted.

E. Drawer Slides:

F. Soft-Close, Door and Drawer Adjustable Dampers: 2.05 FABRICATION

A. Assembly: Shop assemble cabinets for delivery to site in units easily handled and to permit passage through building openings.

B. Fitting: When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide matching trim for scribing and site cutting. C. Matching Wood Grain: Comply with requirements of quality standard for

specified Grade. D. Provide cutouts for plumbing fixtures. Verify locations of cutouts from on-site dimensions. Prime paint cut edges.

2.06 SHOP FINISHING

A. Sand work smooth and set exposed nails and screws. B. For opaque finishes, apply wood filler in exposed nail and screw indentations

C. On items to receive transparent finishes, use wood filler matching or blending with surrounding surfaces and of types recommended for applied finishes. D. Finish work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI

(NAAWS), Section 5 - Finishing for grade specified and as follows:

B. Set and secure custom cabinets in place, assuring that they are rigid, plumb,

PART 3 EXECUTION 3.01 INSTALLATION

A. Install work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS) requirements for grade indicated.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION SECTION 071300

PART 1 GENERAL

1.01 SUBMITTALS

SHEET WATERPROOFING

A. Product Data: Provide data for membrane. B. Shop Drawings: Indicate special joint or termination conditions and conditions

C. Manufacturer's qualification statement. D. Installer's qualification statement.

of interface with other materials.

E. Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer. F. Specimen Warranty. 1.02 WARRANTY

A. Provide five year manufacturer warranty for waterproofing failing to resist

penetration of water, except where such failures are the result of structural failures of building. Hairline cracking of concrete due to temperature change or shrinkage is not considered a structural failure. PART 2 PRODUCTS

2.01 SHEET WATERPROOFING APPLICATIONS

2.03 ACCESSORIES

2.02 SHEET WATERPROOFING MATERIALS Thickness: 63 mil, 0.061 inch, minimum.

Sheet Width: 3.28 feet, minimum.

1. Polystyrene foam board, 1 inch thick.

sealant compatible with substrates and waterproofing materials. B. Bentonite Composite Waterstop: Bentonite-based waterstop with nonwoven fabric and tear-resistant netting; seals static construction joints. C. Protection Board: Provide type capable of preventing damage to

waterproofing due to backfilling and construction traffic.

A. Sealant for Cracks and Joints In Substrates: Resilient elastomeric joint

D. Foundation Insulation and Drainage Board: Flexible board comprised of majority post-industrial recycled content, providing both subgrade insulation 1. Application: Install vertically directly against acceptable substrates. 2. Board Thickness: 1-1/4 inches

E. Self-Adhered Flashing: Composite membrane with top layer consisting of

Ketone Ethylene Ester (KEE) reinforced membrane and backed by bottom

layer of waterproofing Mfr. recommended adhesive covered with release 1. Overall Thickness: 35 to 45 mil, 0.035 to 0.045 inch, nominal.

Width: 12 inches, nominal. PART 3 EXECUTION 3.01 INSTALLATION - MEMBRANE A. Install membrane waterproofing in accordance with manufacturer's

instructions and NRCA (WM) applicable requirements.

substrate with a mechanical roller to provide full contact bond. C. Adhesive Bonded Membrane: Apply adhesive in accordance with manufacturer's instructions, and bond sheet to substrate except in those areas directly over or within 3 inches of a control or expansion joint.

D. Overlap edges and ends, minimum 3 inches, seal permanently waterproof by

B. Self-Adhering Membrane: Remove release paper layer, and roll out onto

method recommended by manufacturer, and apply uniform bead of sealant to joint edge. E. Composite Waterstop: Install composite waterstop according to manufacturer's instructions. 1. Smooth Troweled Surfaces: Install composite waterstop in continuous

bead of manufacturer's recommended mastic adhesive.

SECTION 072100

THERMAL INSULATION

2. Irregular or Rough-Formed Surfaces: Remove protrusions greater than

1/2 inch high and fill voids with manufacturer's recommended mastic

PART 2 PRODUCTS

adhesive.

detail conditions

2.02 FOAM BOARD INSULATION MATERIALS

with ASTM E84.

PART 1 GENERAL 1.01 SUBMITTALS A. Product Data: Provide data on product characteristics, performance criteria,

B. Shop Drawings: Submit drawings that indicate location of joint or termination

2.01 APPLICATIONS A. Insulation at Perimeter of Foundation: Expanded polystyrene (EPS) board. B. Insulation Inside Cavity Walls and: Polyisocyanurate (polyiso) board.

A. Expanded Polystyrene (EPS) Board Insulation: Comply with ASTM C578. 1. Flame Spread Index (FSI): Class A - 0 to 25, when tested in accordance 2. Smoke Developed Index (SDI): 450 or less, when tested in accordance

B. Polyisocyanurate (ISO) Board Insulation: Rigid cellular foam, comply with

C. Insulation in Wood Framed Walls: Batt insulation with no vapor retarder.

ASTM C1289. Classifications: a. Type I: Faced with aluminum foil on both major surfaces of the core Class 1 - Non-reinforced core foam.

2) Compressive Strength: 16 psi, minimum

3) Thermal Resistance, R-value: At 1-1/2 inch thick; 9.0,

1. Combustibility: Non-combustible, when tested in accordance with ASTM

Board Thickness: Ref. dwgs.. 4. Board Edges: Square. 2.03 MINERAL FIBER BLANKET INSULATION MATERIALS A. Flexible Glass Fiber Blanket Thermal Insulation: Preformed insulation,

Board Size: 48 inch by 96 inch.

complying with ASTM C665; friction fit.

minimum, at 75 degrees F.

B. Mineral Fiber Enclosure for Recessed Ceiling Fixtures: Insulated box enclosure with foil facing on exterior side for placement over recessed ceiling light fixture; flame spread index of 25 or less, and smoke development index of 450 or less when tested in accordance with ASTM E84. 1. Light Fixture Size: As indicated on drawings. 2.04 ACCESSORIES

A. Tape: Bright aluminum self-adhering type, mesh reinforced, 2 inch wide.

B. Support for Cladding and Continuous Insulation: See respective cladding PART 3 EXECUTION

3.01 BOARD INSTALLATION AT FOUNDATION PERIMETER

A. Adhere a 6 inches wide strip of polyethylene sheet over construction, control, and expansion joints with double beads of adhesive each side of joint.

3.02 BOARD INSTALLATION AT CAVITY WALLS

A. Secure impale fasteners to substrate at following frequency: 1. Six (6) per insulation board.

3.03 BOARD INSTALLATION USING CLADDING AND CONTINUOUS INSULATION A. Install supports in accordance with manufacturer's installation instructions.

B. Install supports in compliance with system orientation, sizes, and locations as indicated on drawings and in accordance with approved shop drawings. C. Install supports to fill in exterior wall spaces without gaps or voids in insulation.

SECTION 072700 AIR BARRIERS

PART 1 GENERAL

1.01 SUBMITTALS A. Product Data: Provide data on material characteristics, performance criteria, and limitations.

1.02 MOCK-UPS A. Construct air barrier mock-up, 8 ft long by 8 ft wide, indicating transitions.

B. Locate where directed. PART 2 PRODUCTS 2.01 AIR BARRIER MATERIALS (AIR IMPERMEABLE AND WATER VAPOR

for up to 90 days of weather exposure

with ASTM E2178.

PERMEABLE' A. Air Barrier Sheet, Mechanically Fastened: 1. Air Permeance: 0.004 cfm/sq ft, maximum, when tested in accordance

2. Water Vapor Permeance: 10 perms, minimum, when tested in accordance with ASTM E96/E96M using Procedure A - Desiccant Method, at 73.4 degrees F 3. Ultraviolet (UV) and Weathering Resistance: Approved by manufacturer

4. Surface Burning Characteristics: Flame spread index of 25 or less, and smoke developed index of 50 or less. Class A. when tested in accordance with ASTM E84. 5. Seam and Perimeter Tape: Polyethylene self-adhering type, mesh

A. Sealants, Tapes, and Accessories for Sealing Air Barrier and Adjacent

Substrates: As indicated or in compliance with air barrier manufacturer's

reinforced, 2-1/2 inches wide, compatible with sheet material; unless otherwise indicated. 2.02 ACCESSORIES

installation instructions. B. Sealant for Cracks and Joints In Substrates: Resilient elastomeric joint sealant compatible with substrate and air barrier materials.

1. Application: Apply at 30 to 40 mil, 0.030 to 0.040 inch, nominal 2. Comply with NFPA 285 requirements for wall assembly.

C. Primer: Liquid applied polymer.

1. Width: 3-1/2 inches.

1. Width: 6 inches wide.

 Color: Green. D. Flexible Flashing: Self-adhering or mechanically-attached flashing used for wall penetrations in accordance with ICC-ES AC148 requirements. E. Sill Plate Sealer: Closed-cell foam tape with rubberized adhesive membrane;

tapered edges, tear resistant. G. Stainless Steel Flashing: Flexible flashing with 2 mil, 0.002 inch thick Type 304 stainless steel sheet, 8 mil, 0.008 inch of butyl adhesive and siliconized release liner.

bridges gap between foundation structure and sill plate or skirt board.

F. Preformed Transition Membrane: Semirigid silicone or polyester composition,

H. Air and Moisture Sealing Insulation Fasteners: Preassembled fastener units

A. Install materials in accordance with manufacturer's installation instructions.

B. Air Barriers: Install continuous airtight barrier over surfaces indicated, with

PART 3 EXECUTION 3.01 INSTALLATION

E. Openings and Penetrations in Exterior Air Barriers:

consisting of sealing washer, screw, and gasketing tube.

C. Apply sealants and adhesives within recommended temperature range in accordance with manufacturer's installation instructions. D. Mechanically Fastened Sheets - On Exterior: Install sheets shingle fashion to shed water, with seams generally

sealed seams and with sealed joints to adjacent surfaces.

1. Install flashing over sills, covering entire sill frame member, extending at least 5 inches onto air barrier and at least 6 inches up jambs; mechanically fasten stretched edges. 3.02 FIELD QUALITY CONTROL

A. Obtain approval of installation procedures from air barrier manufacturer based

on a mock-up installed in place, prior to proceeding with remainder of

SECTION 074646

FIBER-CEMENT SIDING

PART 2 PRODUCTS

2.01 FIBER-CEMENT SIDING

installation.

PART 1 GENERAL 1.01 SUBMITTALS A. Product Data: Submit manufacturer's data sheets on each product to be

1. Manufacturer's requirements for related materials to be installed by

2. Installation methods, including nail patterns. B. Shop Drawings: Indicate dimensions, layout, joints, construction details,

Width (Height): 5-1/4 inches

Finish: Unfinished.

Width: 48 inches.

5. Thickness: 5/16 inch, nominal.

support clips, and methods of anchorage

formed under high pressure with integral surface texture, complying with ASTM C1186, Type A, Grade II; with machined edges, for nail attachment. Style: Standard lap style. Texture: Smooth. Length: 12 feet, nominal.

A. Lap Siding: Individual horizontal boards made of cement and cellulose fiber

7. Color: As indicated on drawings 8. Warranty: 50 year limited; transferable. B. Panel Siding: Vertically oriented panels made of cement and cellulose fiber formed under high pressure with integral surface texture, complying with ASTM C1186, Type A, Grade II; with machined edges, for nail attachment.

1. Length (Height): 96 inches, nominal.

3. Thickness: 5/16 inch. nominal.

5. Color: As indicated on drawings.

4. Finish: Factory applied stain.

6. Warranty: 50 year limited; transferable. C. Soffit Panels: Smooth panels of same material and finish. **PART 3 EXECUTION**

A. Install siding in accordance with manufacturer's instructions and

recommendations 1. Read warranty and comply with terms necessary to maintain warranty B. Do not install siding less than 6 inches from ground surface, or closer than 1

inch to roofs, patios, porches, and other surfaces where water may collect.

SECTION 075400

THERMOPLASTIC MEMBRANE ROOFING PART 1 GENERAL 1.01 SUBMITTALS

3.01 INSTALLATION

conditions, conditions of interface with other materials, and paver layout. C. Warranty Documentation: 1. Submit manufacturer warranty and ensure that forms have been

completed in Owner's name and registered with manufacturer.

2. Submit installer's written verification that installation complies with

B. Shop Drawings: Submit drawings that indicate joint or termination detail

A. Product Data: Provide data indicating membrane materials, flashing

materials, insulation, vapor retarder, surfacing, and fasteners.

warranty conditions for waterproof membrane. 1.02 WARRANTY A. See Section 017800 - Closeout Submittals for additional warranty requirements

B. System Warranty: Provide manufacturer's system warranty agreeing to repair

or replace roofing that leaks or is damaged due to wind or other natural 1. Warranty Term: 20 years.

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SPECIFICATIONS

DRAWING NO

PART 2 PRODUCTS 2.01 ROOFING - UNBALLASTED APPLICATIONS

2.02 MEMBRANE ROOFING AND ASSOCIATED MATERIALS

A. Membrane Roofing Materials: TPO: Thermoplastic polyolefin (TPO) complying with ASTM D6878/D6878M, sheet contains reinforcing fabrics or scrims.

A. Thermoplastic Membrane Roofing: One ply membrane, fully adhered, over

a. Thickness: 60 mil, 0.060 inch, minimum. B. Seaming Materials: As recommended by membrane manufacturer.

C. Flexible Flashing Material: Same material as membrane. 2.03 DECK SHEATHING

A. Deck Sheathing: Glass-mat faced gypsum panels complying with ASTM C1177/C1177M

1. Thickness: 5/8 inch, Type X, fire-resistant. 2.04 COVER BOARDS

characteristics: 2.05 INSULATION

A. Cover Boards: Faced, and with high compressive strength polyisocyanurate

A. Polyisocyanurate (ISO) Board Insulation: Rigid cellular foam, complying with ASTM C1289. Classifications:

(ISO) insulation complying with ASTM C1289, and the following

- a. Type VII: Faced with glass mat faced gypsum board on one major surface of the core foam and faced on the other major surface with any facer described in this specification.
- 1) Compressive Strength: 16 psi, minimum.
- Board Size: 48 by 96 inches.
- 3. Board Thickness: 1.5 inches.

2.06 ACCESSORIES

- A. Stack Boots: Prefabricated flexible boot and collar for pipe stacks through membrane; same material as membrane.
- B. Cant Strips: Wood; pressure preservative treated.
- C. Roofing Nails: Galvanized, hot-dipped type, size and configuration as required to suit application. PART 3 EXECUTION

3.01 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 expose materials vulnerable to water or sun damage in quantities

greater than can be weatherproofed the same day. 3.02 INSTALLATION - VAPOR RETARDER AND INSULATION, UNDER **MEMBRANE**

- A. Attachment of Insulation:
- Mechanically fasten first layer of insulation to deck in accordance with roofing manufacturer's instructions and FM DS 1-28 Factory Mutual requirements.
- Embed second layer of insulation into full bed of adhesive in accordance with roofing and insulation manufacturers' instructions. 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 from joints of preceding layer.

3.03 INSTALLATION - MEMBRANE

- A. Fully Adhered Application: Apply adhesive to substrate at rate of one gallons per sixty (60) square foot. Fully embed membrane in adhesive except in areas directly over or within 3 inches of expansion joints. Fully adhere one roll before proceeding to adjacent rolls.
- B. At intersections with vertical surfaces: 1. Extend membrane over cant strips and up a minimum of 4 inches onto
- Fully adhere flexible flashing over membrane and up to nailing strips.

SECTION 076200 SHEET METAL FLASHING AND TRIM PART 1 GENERAL

1.01 SUBMITTALS

A. Shop Drawings: Indicate material profile, jointing pattern, jointing details, fastening methods, flashings, terminations, and installation details. 1.02 QUALITY ASSURANCE

A. Perform work in accordance with SMACNA (ASMM) and CDA A4050 requirements and standard details, except as otherwise indicated.

PART 2 PRODUCTS 2.01 SHEET MATERIALS

- A. Galvanized Steel: ASTM A653/A653M, with G90/Z275 zinc coating; minimum 24-gauge, 0.0239-inch thick base metal.
- B. Pre-Finished Galvanized Steel: ASTM A653/A653M, with G90/Z275 zinc coating; minimum 24-gauge, 0.0239-inch thick base metal, shop pre-coated with PVDF coating.
- 1. Polyvinylidene Fluoride (PVDF) Coating: Superior performing organic powder coating, AAMA 2605; multiple coat, thermally cured fluoropolymer finish system. Pre-Finished Aluminum: ASTM B209/B209M, 3005 alloy, H12 or H14 temper;
- 18 gauge, 0.040 inch thick; plain finish shop pre-coated with silicone modified polyester coating. Silicone Modified Polyester Coating: Pigmented organic powder coating,
- AAMA 2603; baked enamel finish system. Color: As selected by Architect from manufacturer's standard colors. D. Terne Coated Steel: 28-gauge, 0.0149-inch thick copper bearing carbon steel
- core material with 0.092 lb/sq ft terne alloy coating on both sides of core
- E. Copper: ASTM B370, cold rolled 16 oz/sq ft, 24 gauge, 0.0216 inch thick;
- F. Lead Coated Copper: ASTM B101, 24 oz/sq ft weight of bare copper sheet,
- HOO (cold-rolled) temper Terne Coated Stainless Steel: 28-gauge, 0.0156-inch ASTM A666/A666M Type 304 alloy core material with 0.092 lb/sq ft terne alloy coating on both

2.02 FABRICATION

A. Form sections true to shape, accurate in size, square, and free from distortion or defects.

B. Form pieces in longest possible lengths. C. Form material with flat lock seams, except where otherwise indicated; at

moving joints, use sealed lapped, bayonet-type or interlocking hooked seams. 2.03 GUTTERS AND DOWNSPOUTS

- A. Gutters: SMACNA (ASMM) Semi-circular profile.
- B. Downspouts: Profile as indicated. C. Gutters and Downspouts: Size for rainfall intensity determined by a storm occurrence of 1 in 10 years in accordance with SMACNA (ASMM).
- D. Accessories: Profiled to suit gutters and downspouts. Anchorage Devices: In accordance with SMACNA (ASMM)
- requirements. Gutter Supports: Spikes and ferrules.

3. Downspout Supports: Brackets. 2.04 ACCESSORIES

A. Fasteners: Galvanized steel, with soft neoprene washers.

- B. Primer Type: Zinc chromate.
- C. Concealed Sealants: Non-curing butyl sealant.
- D. Exposed Sealants: ASTM C920; elastomeric sealant, with minimum movement capability as recommended by manufacturer for substrates to be

sealed; color to match adjacent material. E. Asphalt Roof Cement: ASTM D4586/D4586M, Type I, asbestos-free.

PART 3 EXECUTION 3.01 INSTALLATION

PART 1 GENERAL

1.01 SUBMITTALS

A. Secure flashings in place using concealed fasteners, and use exposed fasteners only where permitted.

SECTION 079200

JOINT SEALANTS

- A. Product Data: Submit manufacturer's technical datasheets for each product to be used; include the following:
- Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
- List of backing materials approved for use with the specific product. Backing material recommended by sealant manufacturer. Substrates that product is known to satisfactorily adhere to and with
- which it is compatible. Substrates the product should not be used on.
- Substrates for which use of primer is required. Installation instructions, including precautions, limitations, and

recommended backing materials and tools.

- Sample product warranty
- B. Product Data for Accessory Products: Submit manufacturer's technical data sheet for each product to be used, including physical characteristics, installation instructions, and recommended tools
- Color Cards for Selection: Where sealant color is not specified, submit manufacturer's color cards showing standard colors available for selection.
- D. Samples for Verification: Where custom sealant color is specified, obtain directions from Architect and submit at least two physical samples for verification of color of each required sealant.
- Preinstallation Field Adhesion Test Reports: Submit filled out Preinstallation Field Adhesion Test Reports log within 10 days after completion of tests;

include bagged test samples and photographic records.

1.02 WARRANTY

- A. See Section 017800 Closeout Submittals for additional warranty requirements
- B. Manufacturer Warranty: Provide 2-year manufacturer warranty for installed sealants and accessories that fail to achieve a watertight seal, exhibit loss of adhesion or cohesion, or do not cure. Complete forms in Owner's name and register with manufacturer.

PART 2 PRODUCTS

2.01 JOINT SEALANT APPLICATIONS

- A. Scope: Exterior Joints:
- 2. Interior Joints:

a. Seal open joints except open joints indicated on drawings as not

- a. Do not seal interior joints indicated on drawings as not sealed. b. Do not seal gaps and openings in suspended ceilings c. Seal open joints except specific open joints indicated on drawings
- as not sealed. Do Not Seal: a. Intentional weep holes in masonry.
- b. Joints where sealant installation is specified in other sections. B. Exterior Joints: Use nonsag nonstaining silicone sealant, unless otherwise
- 1. Lap Joints in Sheet Metal Fabrications: Butyl rubber, noncuring. C. Interior Joints: Use nonsag polyurethane sealant, unless otherwise indicated
- Wall and Ceiling Joints in Nonwet Areas: Acrylic emulsion latex sealant. Wall and Ceiling Joints in Wet Areas: Nonsag polyurethane sealant for
- continuous liquid immersion. Floor Joints in Wet Areas: Self-leveling polyurethane traffic-grade sealant suitable for continuous liquid immersior
- Joints between Tile in Wet Areas and Floors, Walls, and Ceilings: Mildew-resistant silicone sealant; clear.
- In Sound-Rated Assemblies: Acrylic emulsion latex sealant. 6. Narrow Control Joints in Interior Concrete Slabs: Self-leveling epoxy
- Other Floor Joints: Self-leveling polyurethane traffic-grade sealant. D. Interior Wet Areas: Bathrooms, restrooms, kitchens, food service areas, and food processing areas; fixtures in wet areas include plumbing fixtures, food service equipment, countertops, cabinets, and other similar items.
- Sound-Rated Assemblies: Walls and ceilings identified as STC-rated, soundrated, or acoustical. F. Preformed Joint Seals: See Section 079100 for information.

2.02 JOINT SEALANTS - GENERAL A. Sealants and Primers: Provide products with acceptable levels of volatile

- organic compound (VOC) content; see Section 016116. 2.03 NONSAG JOINT SEALANTS
- A. Nonstaining Silicone Sealant: ASTM C920, Grade NS, Uses M and A; not expected to withstand continuous water immersion or traffic. Movement Capability: Plus 100 percent and minus 50 percent,
- Nonstaining to Porous Stone: Nonstaining to light-colored natural stone
- 3. Dirt Pick-Up: Reduced dirt pick-up compared to other silicone sealants. Color: To be selected by Architect from manufacturer's standard range. Service Temperature Range: Minus 20 to 180 degrees F.
- B. Mildew-Resistant Silicone Sealant: ASTM C920, Grade NS, Uses M and A; single component, mildew resistant; not expected to withstand continuous water immersion or traffic.
- 1. Color: selected by Architect from Manufacturer's full range... Polyurethane Sealant: ASTM C920, Grade NS, Uses M and A; single or multicomponent; not expected to withstand continuous water immersion or traffic.

Semi-Rigid Self-Leveling Epoxy Joint Filler: Epoxy or epoxy/polyurethane

significant movement; rigid enough to support concrete edges under traffic.

Sealant Backing Materials, General: Materials placed in joint before applying

sealants; assists sealant performance and service life by developing optimum

Backing Tape: Self-adhesive polyethylene tape with surface that sealant will

not adhere to and recommended by tape and sealant manufacturers for

C. Primers: Type recommended by sealant manufacturer to suit application;

A. Install this work in accordance with sealant manufacturer's requirements for

D. Install sealant free of air pockets, foreign embedded matter, ridges, and sags,

DIVISION 08 - OPENINGS

SECTION 081416

FLUSH WOOD DOORS

A. Product Data: Indicate door core materials and construction; veneer species

B. Shop Drawings: Show doors and frames, elevations, sizes, types, swings,

undercuts, beveling, blocking for hardware, factory machining, factory

Samples: Submit two samples of door veneer, 12 by 12 inches in size

Fire Rated Doors: Tested to ratings indicated on drawings in accordance

with UL 10C - Positive Pressure; Underwriters Laboratories Inc (UL) or

Intertek/Warnock Hersey (WHI) labeled without any visible seals when

A. Non-Rated Solid Core and 20 Minute Rated Doors: Type staved lumber core

accordance with quality standard indicated, rift cut, with slip match between

Veneer Facing for Opaque Finish: Closed grain hardwood veneer, in

leaves of veneer, running match of spliced veneer leaves assembled on door

A. Interior Doors: 1-3/4 inches thick unless otherwise indicated; flush

Wood veneer facing with factory transparent finish.

A. Veneer Facing for Transparent Finish: White birch, veneer grade in

A. Fabricate doors in accordance with door quality standard specified.

preparation of surfaces and material installation instructions.

Install bond breaker backing tape where backer rod cannot be used.

B. Provide joint sealant installations complying with ASTM C1193.

and without getting sealant on adjacent surfaces.

finishing, cutouts for glazing and other details.

illustrating wood grain, stain color, and sheen.

Provide solid core doors at each location.

masking tape immediately after tooling sealant surface.

Durometer Hardness: Minimum of 85 for Type A or 35 for Type D, after

copolymer; intended for filling cracks and control joints not subject to

Composition: Multicomponent, 100 percent solids by weight.

seven days when tested in accordance with ASTM D2240.

sealant profile and preventing three-sided adhesion; type and size

recommended by sealant manufacturer for compatibility with sealant,

2.04 SELF-LEVELING JOINT SEALANTS

substrate, and application.

specific application.

nonstaining

concrete slab.

type and characteristics.

door is open.

(SLC), plies and faces as indicated.

compliance with indicated quality standard.

2.02 DOOR AND PANEL CORES

or panel face.

2.04 DOOR CONSTRUCTION

2.03 DOOR FACINGS

PART 1 GENERAL

1.01 SUBMITTALS

PART 2 PRODUCTS

2.01 DOORS

PART 3 EXECUTION

3.01 INSTALLATION

Color: White.

2.05 ACCESSORIES

- Movement Capability: Plus 100 percent, minus 50 percent, minimum. A. Manufacturer Warranty: Provide 5-year manufacturer warranty against failure Color: To be selected by Architect from manufacturer's standard range. of glass seal on insulating glass units, including interpane dusting or misting. D. Acrylic Emulsion Latex: Water-based; ASTM C834, single component, Include provision for replacement of failed units. Complete forms in Owner's name and register with manufacturer. nonstaining, nonbleeding, nonsagging; not intended for exterior use.
- 1. Color: To be selected by Architect from manufacturer's standard range. B. Manufacturer Warranty: Provide 10-year manufacturer warranty against excessive degradation of exterior finish. Include provision for replacement of Noncuring Butyl Sealant: Solvent-based, single component, nonsag, units with excessive fading, chalking, or flaking. Complete forms in Owner's nonskinning, nonhardening, nonbleeding; nonvapor permeable; intended for mane and register with manufacturer. fully concealed applications.

PART 2 PRODUCTS A. Flexible Polyurethane Foam: Single component, gun grade, and low-2.01 SLIDING GLASS DOORS

A. Aluminum Clad Wood Sliding Doors: Extruded aluminum exterior cladding, 0.045 inch minimum thickness, over wood unit and operable panel frame, factory fabricated, factory glazed; complete with integral sloped sill/threshold, flashings, and anchorage devices.

B. Factory machine doors for hardware other than surface-mounted hardware, in

C. Factory fit doors for frame opening dimensions identified on shop drawings,

A. Finish work in accordance with AWI/AWMAC/WI (AWS), Section 5 - Finishing

1. Material and Finish: species and finish compatible with door facings.

SECTION 081433

STILE AND RAIL WOOD DOORS

A. Product Data: Indicate stile and rail core materials and construction: veneer

swings, undercuts required, special beveling, special blocking for hardware,

factory machining criteria, factory finishing criteria, and cutouts for glazing.

C. Samples: Submit two samples of door veneer, 6 by 6 inches in size illustrating

A. Quality Standard: Custom Grade, Standard Duty performance, in accordance

B. Exterior Doors: 1-3/4 inches thick unless otherwise indicated; solid lumber

A. Veneer Facing for Transparent Finish: Natural Birch, veneer grade in

A. Vertical Exposed Edge of Stiles: Of same species as veneer facing.

adequate anchorage of hardware without through-bolting.

with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless otherwise

construction; mortise and tenon joints; water repellent treated. Transparent

accordance with quality standard indicated, plain sliced (flat cut), with book

match between leaves of veneer, running match of spliced veneer leaves

C. At exterior doors, provide aluminum flashing at the top and bottom rail for full

D. Cut and configure exterior door edge to receive recessed weatherstripping

devices. Provide edge clearances in accordance with referenced quality

Fire Rated Doors: Mineral core type, with fire resistant composite core (FD),

A. Panel or Glass Retention Molding: Wood of same species as door facing, flat

SECTION 083200

SLIDING GLASS DOORS

A. Product Data: Provide component dimensions, information on glass and

glazing, internal drainage details, and descriptions of hardware and

B. Shop Drawings: Indicate opening dimensions, elevations of different types,

bead stop, with butted corners; prepared for countersink style tamper proof

plies and faces as indicated above; with core blocking as required to provide

B. Shop Drawings: Illustrate door opening criteria, elevations, sizes, types,

with edge clearances in accordance with specified quality standard.

accordance with hardware requirements and dimensions.

a. System - 11, Polyurethane, Catalyzed.

Exception: Doors to be field finished.

for grade specified and as follows:

species, type and characteristics.

wood grain, stain color, and sheen.

finish as indicated on drawings

assembled on door or panel face.

and framed opening tolerances.

B. Adhesive: Type I - Waterproof.

2.05 FINISHES - WOOD VENEER DOORS

b. Sheen: Satin.

Transparent:

2.06 ACCESSORIES

PART 1 GENERAL

1.01 SUBMITTALS

PART 2 PRODUCTS

indicated.

2.03 DOOR CONSTRUCTION

B. Panels: Flat.

standards

2.04 ACCESSORIES

PART 1 GENERAL

1.01 SUBMITTALS

screws.

2.02 DOOR AND PANEL FACINGS

2.01 DOORS

A. Wood Louvers:

- 1. Configuration: One fixed panel and one horizontal sliding panel. 2. Wood: As selected from manufacturers standard wood species, clear preservative treated and type suitable for required finish.
- 3. Frame Depth: 6 inches, minimum. 4. Aluminum Members: Factory finished; screw lock corner construction; thermally broken.
- 5. Drainage: Provide drainage to exterior for moisture entering joints and glazing spaces and for condensation occurring within frame construction. 6. Glass Stops: Same material and color as frame, sloped for wash.
- B. Construction: Factory assemble door frame as one unit, including head jambs, and sill; factory assemble operating and fixed panels. . Sizes: Allow for tolerances of rough framed openings, clearances, and shims around perimeter of assemblies
- 2. Joints and Connections: Flush, hairline width, and waterproof; accurately and rigidly joined corners. 3. Sills: One piece, sloped to drain, with integral roller track.

2.02 COMPONENTS A. Door Product Type: SD - Sliding door, in accordance with AAMA/WDMA/CSA 101/I.S.2/A440.

- B. Glazing: Double glazed, clear, Low-E coated, argon gas filled, fully tempered, with glass thicknesses as recommended by manufacturer for specified wind
- 1. Flat Glass: In accordance with ASTM C1036, Type I Transparent Flat Glass, Quality-Q3 (architectural glass) 2. Fully Tempered Glass: ASTM C1048, Kind FT - Fully Tempered.

Nonsag Sealants: Tool surface concave, unless otherwise indicated; remove 2.03 PERFORMANCE REQUIREMENTS A. Sliding Glass Doors: AAMA/WDMA/CSA 101/I.S.2/A440 requirements for F. Concrete Floor Joint Filler: After full cure, shave joint filler flush with top of door type SD:

1. Performance Class (PC): R.

2.04 ASSEMBLY A. Factory assemble door frame as one unit, including head, jambs, and sill; factory assemble operating and fixed panels.

B. Sizes: Allow for tolerances of rough framed openings, clearances, and shims around perimeter of assemblies.

- C. Joints and Connections: Flush, hairline width, and waterproof; accurately and rigidly joined corners. D. Sills: One piece, sloped to drain, with integral roller track.
- 2.05 ALUMINUM FINISHES
- A. Class I Color Anodized Finish: AAMA 611 AA-M12C22A44, electrolytically deposited colored anodic coating not less than 0.7 mil thick. 2.06 ACCESSORIES
- A. Pull Handles: Manufacturer's standard type. B. Sliding Panel Bottom Rollers: Stainless steel, adjustable from interior. C. Limit Stops: Resilient rubber.

D. Anchors: Hot-dipped galvanized or stainless steel

PART 3 EXECUTION 3.01 INSTALLATION

 Install sliding glass door units in accordance with manufacturer's instructions. B. Use anchorage devices to securely fasten sliding door assembly to wall construction without distortion or imposed stresses.

SECTION 083613 SECTIONAL DOORS

PART 1 GENERAL 1.01 SUBMITTALS

- A. Shop Drawings: Indicate opening dimensions and required tolerances, connection details, anchorage spacing, hardware locations, and installation
- B. Product Data: Show component construction, anchorage method, and hardware. 1.02 WARRANTY
- A. Extended Correction Period: Correct defective work within a 2-year period commencing on Date of Substantial Completion.

B. Manufacturer Warranty: Provide 5-year manufacturer warranty for electric operating equipment. Complete forms in Owner's name and register with

PART 2 PRODUCTS

2.01 PERFORMANCE REQUIREMENTS A. Performance: Withstand positive and negative wind loads equal to 1.5 times

- design wind loads specified by local code without damage or permanent set, when tested in accordance with ASTM E330/E330M, using 10 second duration of maximum load.
- B. Air Leakage Rate: Less than 0.40 cfm/sq ft when tested in accordance with ASTM E283/E283M at test pressure difference of 1.57 psf.
- C. Thermal Transmittance: U-factor of 0.31 Btu/hr sq ft degrees F, maximum, in accordance with DASMA 102. 2.02 STEEL DOORS
- A. Type SSD-1 Doors: Stile and rail steel with solid panels; standard lift operating style with track and hardware; complying with DASMA 102, Commercial application.

2. Electric Operation: Electric control station. 2.03 COMPONENTS

1. Door Nominal Thickness: 1-3/4 inches thick.

- A. Track: Galvanized steel angles, 0.094 inch minimum thickness; 2-5/16 x 4 inch size, continuous one piece per side; galvanized steel mounting brackets
- B. Hinge and Roller Assemblies: Heavy duty hinges and adjustable roller holders of galvanized steel; floating hardened steel bearing rollers, located at top and bottom of each panel, each side.
- C. Lift Mechanism: Torsion spring on cross head shaft, with braided galvanized steel lifting cables.
- D. Sill Weatherstripping: Resilient hollow rubber strip, one piece; fitted to bottom of door panel, full length contact. E. Jamb Weatherstripping: Roll formed steel section full height of jamb, fitted with resilient weatherstripping, placed in moderate contact with door panels.
- F. Head Weatherstripping: EPDM rubber seal, one piece full length. G. Panel Joint Weatherstripping: Neoprene foam seal, one piece full length. H. Lock: Inside center mounted, adjustable keeper, spring activated latch bar with feature to retain in locked or retracted position; interior and exterior

2.04 MATERIALS A. Sheet Steel: Hot-dipped galvanized steel sheet, ASTM A653/A653M, with

- G60/Z180 coating, plain surface. B. Aluminum Sheet: ASTM B209/B209M, 5005 alloy, H14 temper, plain surface. C. Aluminum Extrusions: ASTM B221 (ASTM B221M), 6063 alloy, T6 temper.
- D. Laminated Safety Glass: ASTM C1172 with at least 0.030 inch thick polyvinyl butyral (PVB) interlayer, and in compliance with safety criteria 16 CFR 1201 Categories 1 and 2, and ANSI Z97.1. 2.05 ELECTRIC OPERATION
- A. Operator, Controls, Actuators, and Safeties: Comply with UL 325; provide products listed by ITS (DIR), UL (DIR), or testing agency acceptable to authorities having jurisdiction.
- 1. Provide interlock switches on motor operated units. 2. Provide tamperproof operation cycle counter. B. Electric Operators:
- 1. Mounting: Side mounted on cross head shaft. Motor Enclosure: a. Exterior Doors: NEMA MG 00001, Type 4; open drip proof.
- 3. Motor Rating: Continuous duty. per Manufacturer's recommendation for door size. 4. Motor Voltage: 120 volts, single phase, 60 Hz.
- 5. Motor Controller: NEMA ICS 2, full voltage, reversing magnetic motor 6. Opening Speed: 12 inches per second.
- '. Brake: Adjustable friction clutch type, activated by motor controller. Manual override in case of power failure. C. Control Station: Provide standard three button (Open-Close-Stop)
- momentary-contact control device for each operator complying with UL 325. Surface mounted, at interior door jamb.
- 3. Entrapment Protection Devices: Provide sensing devices and safety mechanisms complying with UL 325. a. Primary Device: Provide wireless sensing as required with momentary-contact control device. D. Safety Edge: Located at bottom of sectional door panel, full width; electro-

mechanical sensitized type, wired to stop and reverse door direction upon

striking object; hollow neoprene covered to provide weatherstrip seal. PART 3 EXECUTION 3.01 INSTALLATION

- A. Install door unit assembly in accordance with manufacturer's instructions. B. Anchor assembly to wall construction and building framing without distortion or
- C. Securely brace door tracks suspended from structure. Secure tracks to structural members only. D. Coordinate installation of electrical service. Complete power and control wiring

SECTION 085113

ALUMINUM WINDOWS

from disconnect to unit components.

PART 1 GENERAL

- 1.01 SUBMITTALS A. Product Data: Include component dimensions, information on glass and
- glazing, internal drainage details, and descriptions of hardware and B. Shop Drawings: Indicate opening dimensions, elevations of different types,
- framed opening tolerances, anchorage locations, and installation C. Grade Substantiation: Prior to submitting shop drawings or starting fabrication, submit one of the following showing compliance with specified

. Evidence of AAMA Certification. 2. Test report(s) by independent testing agency itemizing compliance and acceptable to authorities having jurisdiction.

- 1.02 WARRANTY A. Manufacturer Warranty: Provide 5-year manufacturer warranty against failure of glass seal on insulating glass units, including interpane dusting or misting.
- Include provision for replacement of failed units. Complete forms in Owner's name and register with manufacturer. B. Manufacturer Warranty: Provide 20-year manufacturer warranty against excessive degradation of exterior finish. Include provision for replacement of units with excessive fading, chalking, or flaking. Complete forms in Owner's

PART 2 PRODUCTS

name and register with manufacturer.

hardware and imposed loads.

1. Construction: Thermally broken.

2. Glazing: Single; clear; transparent.

B. Fixed, Non-Operable Type:

40.10 psf.

AAMA 1503.

- 2.01 BASIS OF DESIGN AW PERFORMANCE CLASS WINDOWS A. Grade: AAMA/WDMA/CSA 101/I.S.2/A440 having Performance Class of AW,
- and Performance Grade at least as high as specified design pressure. B. Fixed. Thermally-Broken 1. Basis of Design: Boyd Aluminum; Series 3250XTF Fixed, 3-1/4-inch deep frame, thermally broken: www.boydaluminum.com/#sle.

C. Hung Windows, Vertically Sliding; with Matching Fixed Units: 1. Basis of Design: Boyd Aluminum; Series 3500, Double Hung, 4 inch deep frame, Thermally Broken: www.boydaluminum.com/#sle. 2.02 ALUMINUM WINDOWS

A. Aluminum Windows: Extruded aluminum frame and sash, factory fabricated, factory finished, with operating hardware, related flashings, and anchorage and attachment devices. 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 operating

idjaceni construction while allowing expected movement 3. Movement: Accommodate movement between window and perimeter framing and deflection of lintel, without damage to components or deterioration of seals.

2. Perimeter Clearance: Minimize space between framing members and

- 4. 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.
- 2.03 PERFORMANCE REQUIREMENTS A. Grade: AAMA/WDMA/CSA 101/I.S.2/A440 requirements for specific window Performance Class (PC): CW.

2. Performance Grade (PG): 40, with minimum design pressure (DP) of

accordance with ASTM E331 at differential pressure of 12.11 psf. C. Air Leakage: 0.1 cfm/sq ft maximum leakage per unit area of outside window frame dimension when tested at 1.57 psf pressure difference in accordance with ASTM E283/E283M.

B. Water Leakage: No uncontrolled leakage on interior face when tested in

- E. Overall Thermal Transmittance (U-value): 0.35, maximum, including glazing, measured on window sizes required for this project. 2.04 MATERIALS
- A. Extruded Aluminum: ASTM B221 (ASTM B221M), 6063 alloy, T6 temper.
- 2.05 HARDWARE
- A. Sash lock: Lever handle with cam lock.
- B. Operator: Lever action handle fitted to projecting sash arms with limit stops. C. Pulls: Manufacturer's standard type.
- D. Bottom Rollers: Stainless steel, adjustable. E. Limit Stops: Resilient rubber.
- 2.06 FINISHES A. Class II Color Anodized Finish: AAMA 611 AA-M12C22A32, integrally colored
- anodic coating not less than 0.4 mil thick. B. Apply one coat of bituminous coating to concealed aluminum and steel surfaces in contact with dissimilar materials.

3.01 PRIME WINDOW INSTALLATION

- A. Install windows in accordance with manufacturer's instructions. B. Attach window frame and shims to perimeter opening to accommodate
- construction tolerances and other irregularities. C. Align window plumb and level, free of warp or twist. Maintain dimensional tolerances and alignment with adjacent work.
- 3.02 ADJUSTING A. Adjust hardware for smooth operation and secure weathertight closure.

SECTION 088000

GLAZING

PART 1 GENERAL

- 1.01 SUBMITTALS
- A. Product Data on Insulating Glass Unit Glazing Types: Provide structural, physical and environmental characteristics, size limitations, special handling and installation requirements.
- A. Insulating Glass Units: Provide a five (5) year manufacturer warranty to include coverage for seal failure, interpane dusting or misting, including providing products to replace failed units.

PART 2 PRODUCTS 2.01 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
- B. Weather-Resistive Barrier Seals: Provide completed assemblies that maintain continuity of building enclosure water-resistive barrier, vapor retarder, and/or
- C. Thermal and Optical Performance: Provide exterior glazing products with performance properties as indicated. BASIS OF DESIGN IS VIRACON 1" **VRE1 - 38 INSULATING UNIT.** Performance properties are in accordance with manufacturer's published data as determined with the following
- procedures and/or test methods: A. Float Glass: Provide float glass based glazing unless otherwise indicated.
- Clear, Quality Q3. 2. Kind FT - Fully Tempered Type: Complies with ASTM C1048. Fully Tempered Safety Glass: Complies with ANSI Z97.1 or 16 CFR 1201 criteria for safety glazing used in hazardous locations.

4. Impact Resistant Safety Glass: Complies with ANSI Z97.1 - Class B, or

1. Annealed Type: ASTM C1036, Type I - Transparent Flat, Class 1 -

5. Thicknesses: As indicated; provide greater thickness as required for exterior glazing wind load design. 2.03 INSULATING GLASS UNITS

16 CFR 1201 - Category I criteria.

- A. Insulating Glass Units: Types as indicated. 1. Metal-Edge Spacers: Aluminum, bent and soldered corners. a. Dual-Sealed System: Provide polyisobutylene sealant as primary seal applied between spacer and glass panes, and silicone,
- polysulfide, or polyurethane sealant as secondary seal applied around perimeter b. Color: Black. 3. Purge interpane space with dry air, hermetically sealed.
- Applications: except where safety glass is required. Outboard Lite: Annealed float glass, 1/4 inch thick, minimum.

B. Type IG-1 Insulating Glass Units: Vision glass, double glazed.

- b. Coating: Low-E (passive type), on #2 surface. 3. Inboard Lite: annealed float glass, 1/4 inch thick, minimum. a. Tint: Clear. 4. Total Thickness: 1 inch.
- C. IG-2 Insulating Glass Units: Safety glazing. 1. Applications: At balcony doors and places where safety glass is 2. Outboard Lite: Heat-strengthened float glass, 1/4 inch thick, minimum. a. Tint: Clear
- b. Coating: Same as on vision units, on #2 surface. 3. Inboard Lite: Heat-strengthened float glass, 1/4 inch thick. a. Tint: Clear.

4. Total Thickness: 1 inch.

DIVISION 09 - FINISHES SECTION 099113

PART 2 PRODUCTS

2.02 PAINT SYSTEMS - EXTERIOR

- **EXTERIOR PAINTING** PART 1 GENERAL 1.01 SECTION INCLUDES A. Scope: Finish exterior surfaces exposed to view, unless fully factory-finished
- and unless otherwise indicated, including the following: 1. Exposed surfaces of steel lintels and ledge angles. 1.02 SUBMITTALS
- A. Product Data: Provide complete list of products to be used, with the following information for each: Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
- 3. Cross-reference to specified paint system(s) product is to be used in; include description of each system. B. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches in size, illustrating range of colors available for each finishing product specified. 1. Where sheen is specified, submit samples in only that sheen.

C. Samples: Submit two paper chip samples illustrating range of colors and textures available for each surface finishing product scheduled. D. Samples: Submit two painted samples, illustrating selected colors and textures for each color and system selected with specified coats cascaded.

Submit on aluminum sheet, 8 x 10 inch in size.

2. MPI product number (e.g. MPI #47).

2.01 PAINTS AND FINISHES - GENERAL A. Paints and Finishes: Ready-mixed, unless required to be a field-catalyzed 1. For opaque finishes, tint each coat including primer coat and

intermediate coats, one-half shade lighter than succeeding coat, with

2. Supply each paint material in quantity required to complete entire project's work from a single production run. 3. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is described explicitly in manufacturer's product instructions.

final finish coat as base color.

A. Paint E-OP - Exterior Surfaces to be Painted, Unless Otherwise Indicated: Including concrete, primed wood, and primed metal. 1. Two top coats and one coat primer. 2. Top Coat(s): Exterior Latex; MPI #10, 11, 15, 119, or 214.

3. Primer: As recommended by top coat manufacturer for specific

A. Primers: Provide the following unless other primer is required or recommended by manufacturer of top coats. Anti-Corrosive Alkyd Primer for Metal.

PART 3 EXECUTION 3.01 EXAMINATION A. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces are below the following

2. Latex Primer for Exterior Wood; MPI #6.

1. Exterior Wood: 15 percent, measured in accordance with ASTM D4442. 3.02 PREPARATION D. Condensation Resistance Factor of Frame: 50, measured in accordance with A. Clean surfaces thoroughly and correct defects prior to application.

- achieving the best result for the substrate under the project conditions. 3.03 APPLICATION
 - A. Apply products in accordance with manufacturer's written instructions and
 - recommendations in "MPI Architectural Painting Specification Manual". B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.

B. Prepare surfaces using the methods recommended by the manufacturer for

SECTION 099123

PART 1 GENERAL

- 1.01 SECTION INCLUDES A. Scope: Finish interior surfaces exposed to view, unless fully factory-finished
- 1.02 SUBMITTALS A. Product Data: Provide complete list of products to be used, with the following
- information for each 1. Manufacturer's name, product name and/or catalog number, and general
- product category (e.g., "alkyd enamel"). MPI product number (e.g., MPI #47).
- 3. Cross-reference to specified paint system products to be used in project; include description of each system.
- B. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches in size, illustrating range of colors available for each finishing product specified. 1. Where sheen is specified, submit samples in only that sheen.

- 1. Selection to be made by Architect after award of contract. 2.02 PAINT SYSTEMS - INTERIOR
- Two top coats and one coat primer. 2. Top Coat(s): High Performance Architectural Interior Latex; MPI #138,
- 3. Top Coat(s): Interior Latex; MPI #43, 44, 52, 53, 54, or 114. B. Paint I-OP-MD-DT - Medium Duty Door/Trim: For surfaces subject to
- C. Paint I-OP-MD-WC Medium Duty Vertical and Overhead: Including gypsum board, uncoated steel, shop primed steel, and galvanized steel. 1. Two top coats and one coat primer.
- recommended by manufacturer of top coats. **PART 3 EXECUTION** 3.01 EXAMINATION
- not apply finishes unless moisture content of surfaces is below the following Gypsum Wallboard: 12 percent.

A. Measure moisture content of surfaces using an electronic moisture meter. Do

A. Clean surfaces thoroughly and correct defects prior to application.

A. Apply products in accordance with manufacturer's written instructions and

recommendations in "MPI Architectural Painting Specification Manual".

DIVISION 10 - SPECIALTIES

- **PART 1 GENERAL PART 2 PRODUCTS**
- packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor components for installation. B. Keys: Provide keys for each accessory to Owner; master key lockable
- D. Stainless Steel Tubing: ASTM A269/A269M, Grade TP304 or TP316. E. Mirror Glass: Annealed float glass, ASTM C1036 Type I, Class 1, Quality Q2, with silvering, protective and physical characteristics complying with ASTM
- I, Class 1, Quality Q2, with silvering as required. 2.02 FINISHES

A. Stainless Steel: Satin finish, unless otherwise noted.

- B. Chrome/Nickel Plating: ASTM B456, SC 2, satin finish, unless otherwise
- 1. Cabinet Construction: Stainless steel, satin finish. Form body in one piece, without seams, and with rounded inside corners. Shelves: Adjustable, glass; provide not less than three shelves.
- spring-and-rod door stop, magnetized catch, right-hand swing, reversible B. Towel Bar: Square tubular bar; rectangular mounting posts, concealed
- D. Shower Curtain Rod: Straight tube, 1 inch diameter, with mounting flanges for concealed attachment.

A. Mop and Broom Holder: 0.05 inch thick stainless steel, Type 304, hat-shaped 1. Holders: Three spring-loaded rubber cam holders.

2.04 UTILITY ROOM ACCESSORIES

2. Length: 36 inches.

- **PART 3 EXECUTION**
- indicated on drawings. B. Install plumb and level, securely and rigidly anchored to substrate.

C. Mounting Heights: As required by accessibility regulations, unless otherwise

COUNTERTOPS

DIVISION 12 - FURNISHINGS

PART 1 GENERAL

- Storage and handling requirements and recommendations. Specimen warranty B. Shop Drawings: Complete details of materials and installation; combine with shop drawings of cabinets and casework specified in other sections.
- D. Verification Samples: For each finish product specified, minimum size 6 inches square, representing actual product, color, and patterns.
 - 2.01 COUNTERTOPS

- INTERIOR PAINTING
- and unless otherwise indicated.
 - Architect
 - C. Samples: Submit two paper chip samples, illustrating range of colors and
- textures available for each surface finishing product scheduled.
- 2.01 PAINTS AND FINISHES GENERAL
- A. Paints and Finishes: Ready-mixed, unless intended to be a field-catalyzed 1. Supply each paint material in quantity required to complete entire
- 2. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is specifically described in manufacturer's product B. Colors: To be selected from manufacturer's full range of available colors.

project's work from a single production run.

- A. Paint I-OP Interior Surfaces to be Painted, Unless Otherwise Indicated: Including gypsum board.
- 139, 140, 141, or 142. frequent contact by occupants, including metals and wood: 1. Two top coats and one coat primer.
- 2. Top Coat(s): Vinyl Acrylic Ceiling Paint. 2.03 PRIMERS A. Primers: Provide the following unless other primer is required or
- 2. Interior Wood: 15 percent, measured in accordance with ASTM D4442.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions. 3.03 APPLICATION
- B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.

3.02 PREPARATION

- **SECTION 102800 TOILET, BATH, AND LAUNDRY ACCESSORIES**
- 2.01 MATERIALS A. Accessories - General: Shop assembled, free of dents and scratches and
- accessories. C. Stainless Steel Sheet: ASTM A666/A666M, Type 304.
- F. Mirror Glass: Tempered safety glass, ASTM C1048; and ASTM C1036 Type
- 2.03 RESIDENTIAL TOILET, SHOWER, AND BATH ACCESSORIES A. Medicine Cabinet: Metal cabinet, shelves, and door; surface mounted
- Door Type: Mirror with satin finish stainless steel frame. 4. Single Door: Fitted with continuous piano-type hinge, shock-absorbing
 - E. Robe Hook: Single-prong, concealed attachment. 1. Material: Stainless steel; bright polished finish.

C. Towel Ring: Post with hanging ring, concealed attachment.

- A. Install accessories in accordance with manufacturers' instructions in locations
- **SECTION 123600**
- 1.01 SUBMITTALS A. Product Data: Manufacturer's data sheets on each product to be used,
- C. Selection Samples: For each finish product specified, color chips representing manufacturer's full range of available colors and patterns.

1. Preparation instructions and recommendations.

PART 2 PRODUCTS

- roject Title 84 EDMUND PLACE MAIN BUILDING
- 84 EDMUND

Birmingham, MI 48009

Architects **Leaders** Community Builde

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The Framework E, LLC retains

Permit Plan Review 7/25/202

DATE

10/15/25

- A. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.
- B. Natural Quartz and Resin Composite Countertops: Sheet or slab of natural quartz and plastic resin over continuous substrate. Flat Sheet Thickness: 1-1/4 inch, minimum. 2. Natural Quartz and Resin Composite Sheets, Slabs and Castings:
- Complying with ISFA 3-01 and NEMA LD 3; orthophthalic polyester resin, mineral filler, and pigments; homogenous, non-porous and capable of being worked and repaired using standard stone fabrication tools; no surface coating; color and pattern consistent throughout thickness. a. Finish on Exposed Surfaces: Polished.

2.02 MATERIALS

- A. Plywood for Supporting Substrate: PS 1 Exterior Grade, A-C veneer grade, minimum 5-ply; minimum 3/4 inch thick; join lengths using metal splines.
- B. Adhesives: Chemical resistant waterproof adhesive as recommended by manufacturer of materials being joined.

2.03 ACCESSORIES

2.04 FABRICATION

- A. Fabricate tops and splashes in the largest sections practicable, with top
- surface of joints flush. B. Provide back/end splash wherever counter edge abuts vertical surface unless otherwise indicated.
- C. Wall-Mounted Counters: Provide skirts, aprons, brackets, and braces as indicated on drawings, finished to match.

PART 3 EXECUTION 3.01 INSTALLATION

- A. Install vanities in accordance with manufacturer's instructions and approved shop drawings
- B. Securely attach countertops to cabinets using concealed fasteners. Make flat surfaces level; shim where required.
- C. Seal joint between back/end splashes and vertical surfaces.

DIVISION 14 - CONVEYING EQUIPMENT SECTION 142100

ELECTRIC TRACTION ELEVATORS

PART 1 GENERAL 1.01 SUBMITTALS

- A. Product Data: Submit data on following items:
 - Signal and operating fixtures, operating panels, and indicators. Car design, dimensions, layout, and components.
- Car and hoistway door and frame details. B. Shop Drawings: Include appropriate plans, elevations, sections, diagrams,
- and details on following items: 1. Elevator Equipment and Machines: Size and location of driving
- machines, power units, controllers, governors, and other components. Hoistway Components: Size and location of car machine beams, guide
- rails, buffers, ropes, and other components. Rail bracket spacing; maximum loads imposed on guide rails requiring
- load transfer to building structural framing.
- Clearances and over-travel of car and counterweight. Location and sizes of hoistway and car doors and frames.
- Electrical characteristics and connection requirements.
- C. Samples: Submit samples illustrating car floor material, car interior finishes, car and hoistway door and frame finishes, and handrail material and finish in the form of cut sheets and finish color selection brochures. D. Maintenance Contract: Submit proposal to Owner for standard one year
- continuing maintenance contract agreement in accordance with ASME A17.1 and requirements as indicated, starting on date initial maintenance contract is E. Operation and Maintenance Data:
- 1. Parts catalog with complete list of equipment replacement parts; identify each entry with equipment description and identifying code.
- 2. Operation and maintenance manual. 3. Schematic drawings of equipment and wiring diagrams of installed electrical equipment with list of corresponding symbols to identify

markings on machine room and hoistway apparatus. 1.02 QUALITY ASSURANCE

A. Designer Qualifications: Design guide rails under direct supervision of a licensed Professional Structural Engineer experienced in design of this type of work and licensed in the State in which the Project is located.

1.03 WARRANTY

A. Manufacturer Warranty: Provide 1-year manufacturer warranty for elevator operating equipment and devices. Complete forms in Owner's name and register with manufacturer.

PART 2 PRODUCTS 2.01 ELECTRIC TRACTION ELEVATORS

- A. Electric Traction Passenger Elevator, No. 1, 2 and 3: 1. Electric Traction Elevator Equipment:
- 2. Drive System:
- Operation Control Type: 4. Service Control Type:
- a. Standard service control only. 5. Interior Car Height: 93 inch.
- 6. Electrical Power: 208 volts; alternating current (AC); three phase; 60 Hz. Rated Net Capacity: 1,000 pounds. Rated Speed: 40 feet per minute.
- 9. Hoistway Size: As indicated on drawings.
- 10. Interior Car Platform Size: As indicated on drawings. 11. Elevator Pit Depth: 60 inch.
- 12. Overhead Clearance at Top Floor: 151 inch.
- 13. Travel Distance: As indicated on drawings. 14. Number of Stops: As indicated on drawings.
- 15. Number of Openings: 1 Front.
- 16. Traction Machine Location: Top of hoistway shaft. 2.02 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with ASME A17.1, applicable local codes, and authorities having jurisdiction (AHJ).
- B. Accessibility Requirements: Comply with ADA Standards. C. Perform structural steel design, fabrication, and installation in accordance with
- AISC 360.
- D. Perform welding of steel in accordance with AWS D1.1/D1.1M.
- E. Fabricate and install door and frame assemblies in accordance with NFPA 80 and complying with requirements of authorities having jurisdiction (AHJ).
- F. Perform electrical work in accordance with NFPA 70. 2.03 OPERATION CONTROLS
- A. Elevator Controls: Provide landing operating panels, landing indicator panels, and automatic car lighting upon entry. 1. Landing Operating Panels: Metallic type, one for originating "Up" and
 - one for originating "Down" calls, one button only at terminating landings; with illuminating indicators. 2. Landing Indicator Panels: Illuminating.
- 3. Comply with ADA Standards for elevator controls. B. Interconnect elevator control system with building fire alarm and building
- management control systems. C. Door Operation Controls:
- 1. Program door control to open doors automatically when car arrives at floor landing.
- 2. Render "Door Close" button inoperative when car is standing at dispatch landing with doors open.
- 3. Door Safety Devices: Moveable, retractable safety edges, quiet in operation; equipped with photo-electric light rays.

D. Provide "Firefighter's Emergency Operation" in accordance with ASME A17.1, applicable building codes, and authorities having jurisdiction (AHJ).

- A. Single Automatic (Push Button) Operation Control: Applies to car in single
 - 1. Refer to description provided in ASME A17.1. 2. Set system operation so that momentary pressure of landing button dispatches car from other landing to that landing.

Allow call registered by momentary pressure of landing button at any

- time to remain registered until car stops in response to that landing call. 4. If elevator car door is not opened within predetermined period of time
- after car has stopped at terminal landing, allow car to respond to call registered from other landing.

2.05 MATERIALS

2.04 OPERATION CONTROL TYPE

- A. Extruded Aluminum: ASTM B221 (ASTM B221M), natural anodized finish unless otherwise indicated.
- B. Plastic Laminate: NEMA LD 3, Type HGS, color as selected by Architect from manufacturer's standard line of colors.

2.06 CAR AND HOISTWAY ENTRANCES

- A. Elevator, No. 1, 2 & 3: 1. Car and Hoistway Entrances, each floor:
 - a. Hoistway Fire Rating: 2 Hours.
 - b. Elevator Door Fire Rating: 1-1/2 Hours.
 - c. Framed Opening Finish and Material: Alkyd enamel on steel. d. Car Door Material: Powder coat on steel, with rigid sandwich panel
 - construction. e. Hoistway Door Material: Powder coat on steel, with rigid sandwich
- panel construction.
- 2.07 CAR EQUIPMENT AND MATERIALS A. Elevator Car, No. 1, 2 & 3:

- Car Operating Panel: Provide main and auxiliary; flush-mounted applied face plate, with illuminated call buttons corresponding to floors served with "Door Open/Door Close" buttons, "Door Open" button, "Door Close" button, and alarm button.
- a. Panel Material: Integral with front return; one per car. b. Car Floor Position Indicator: Above door with illuminating position
- c. Locate alarm button where it is unlikely to be accidentally actuated; not more than 54 inch above car finished floor.

Hand Rail: Aluminum, at three side walls. Provide open clearance space

- 2. Flooring: Carpeting.
- Front Return Panel: Match material of car door. 4. Door Wall: Plastic laminate on plywood.
- 1-1/2 inch (38 mm) wide to face of wall. a. Aluminum Finish: Clear anodized.

2.08 FINISHES

A. Clear Anodized Finish: Class I, AAMA 611 AA-M12C22A41 clear anodic coating with electrolytically deposited organic seal; not less than 0.7 mils,

0.0007 inch thick. PART 3 EXECUTION

Ceiling:

3.01 INSTALLATION

- A. Install system components, and connect equipment to building utilities.
- B. Provide conduit, electrical boxes, wiring, and accessories; see Sections 260533.13 and 260583.
- C. Mount machines and motors on vibration and acoustic isolators.
- Place on structural supports and bearing plates. Securely fasten to building supports.

3. Prevent lateral displacement. 3.02 MAINTENANCE

A. Provide Initial Maintenance Contract of elevator system and components in accordance with ASME A17.1 and requirements as indicated for three months from Date of Substantial Completion.

V-Groove Panel Siding

SW Black Magic 6991

Locations: Balcony/Entry

Walls and Soffits (as

indicated

on Elevations and Wall

Sections)

Metal Coping Color to match SW Black

Magic 6991

Locations: Parapet Coping

(as indicated on Elevations

and Sections)

Black Magic

EXTERIOR CLADDING:



Image is for material visional purpose only. Does not reflet color.



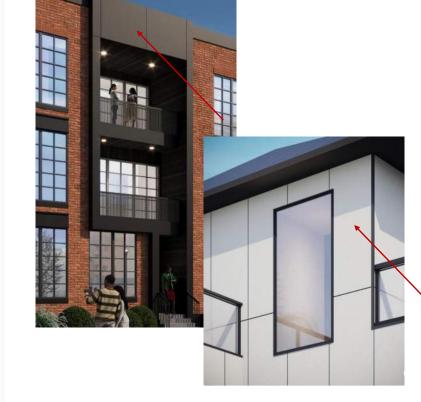


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BrickTech Architectural Carriage House Modular

- Brick Style: Tumbled
- Mortar Style: Concave

Mortar Color: 97 H (Black)

FIXTURES:



Visual Comfort & Co. Entryway Lighting (Location Estates & Mews Buildings)

Image is for material visional purpose only.

Does not reflect color or exact profile

Albermarle Large Bracketed Gas Wall Lantern

- Height: 39.75"
- Width: 18" Extension: 19"
- Backplate: 4.5" x 6" Decorative Finishes: BLK, SC
- Glass Options: CG Lightsource: Gas Burner
- Wattage: 1350 1650 BTU
- Hardware | Natural Gas Only | Professional Installation

Only | Limited Lifetime Warranty | Brass Will Patina

 Weight: 30 Pounds Note: Powder-Coated Aluminum | Brass Details and Iron

Balcony Outdoor Recessed Ceiling Lighting Maxson Round Flush Mount Specifications in cm Height: 4.7" Diameter: 4.7"

Visual Comfort & Co.

Lamp Type: MR16 LED (Sold Separately)

SDL

Balcony 4 Paneled Sliding Glass Doors

12 Lite Clear Black Grille

• Delivered Lumens: 334

Lead Wire: 18 AWG, 8"

Color Quality: 90 CRI

Color Temperature: 2700K

Watts: 5W

Voltage: 120V

Dimming: ELV

Weight: 3.8 lbs

Architectural Panel Siding

SW Black Magic 6991

Locations: Balcony

Surround and Penthouse

Walls (as indicated on

elevations)

Black Magic

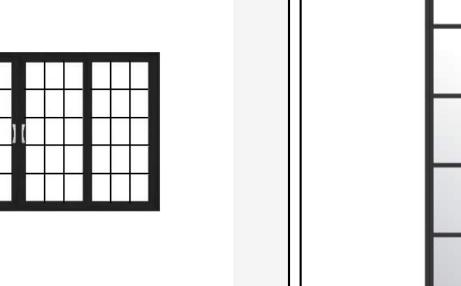




<u>OPENINGS</u>



Entry Door Right Hand Inswing Full Lite Clear Black Grille



Picture Windows (2) 10 to 12 Lite Clear **Black Grille**

Pella

ARHCITECTURAL SPECIFICATIONS

PIERRE R. ROBERSON

License No. . . 1301066814 .

-take

TAG ISSUED DATE

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DRAWN BY

CHECKED BY

CLIENT PROJ NO

Framework E PROJ NO

of Instruments of Service is

Author

Checker

ownership/ assignment in writing.

Historic Comments 11/17/25

Project Title

84 EDMUND

PLACE

MAIN BUILDING

84 EDMUND

PLACE 280 N Old Woodward Suite 100

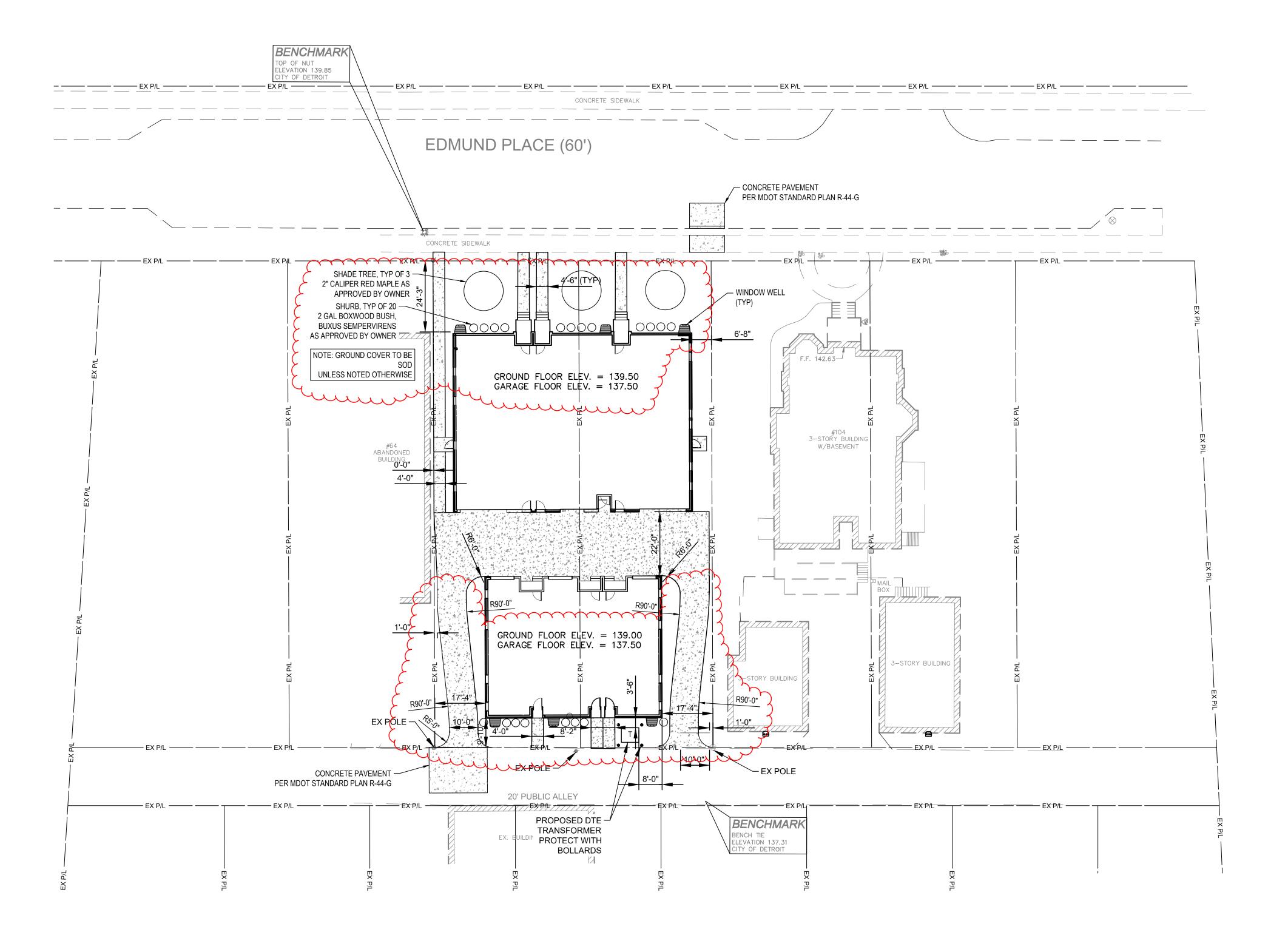
Birmingham, MI 48009

155 W Congress Street, Suite 602, Detroit, MI 48226

Consultants

www.framework-e.com

DRAWING NO G005



SITE NOTES:

THE CONTRACT.

ADJACENT PROPERTIES AT ALL TIMES.

PERFORMED BETWEEN APRIL 1ST AND SEPTEMBER 30TH

1. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION ACTIVITIES IN ORDER TO PROVIDE ACCESS TO ALL

2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OR COUNTY, BEFORE PERFORMING

3. RECONNECT ALL DISTURBED UTILITIES, PIPES, DRAIN TILES, ETC. THAT ARE NOT DESIGNATED FOR RELOCATION.

5. SAVE AND PROTECT TREES & LANDSCAPING THAT ARE NOT DESIGNATED FOR REMOVAL.

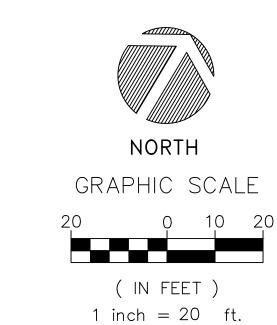
4. HAUL IN ADDITIONAL, OR HAUL AWAY EXCESS MATERIAL AS REQUIRED & DISPOSE OF ALL SPOILS AT NO EXTRA TO

6. INSTALL SEEDING AND MULCHING REQUIRED TO RESTORE ALL DISTURBED AREAS AS A RESULT OF CONTRACTOR OPERATIONS. THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED GRASS AREAS. SEEDING TO BE

8. PAVEMENT JOINT WHERE NEW PAVEMENT MEETS EXISTING TO BE SEALED WITH HOT APPLIED JOINT SEALER. (TYP)

7. EXISTING PAVEMENT GRADES TO MATCH (FLUSH) WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

9. CONTRACTOR TO RELOCATE ANY DISTURBED EXISTING LANDSCAPING IRRIGATION LINES IF ENCOUNTERED.



SITE LEGEND

roject Title

84 EDMUND, LLC 84 Edmund Street Detroit, MI

84 EDMUND, LLC 280 N Old Woodward Suite 100 Birmingham, MI 48009

www.framework-e.com

155 W Congress Street, Suite 602, Detroit, MI 48226

Consultants

Van Soelen CIVIL ENCINEERING ______LAND SURVEYING



TAG	ISSUED	DATE
1	FOR PERMIT	7/28/202
3	PLAN REVIEW RESPONSE COMMENTS	10/15/202
	Historic Comments	11/17/2

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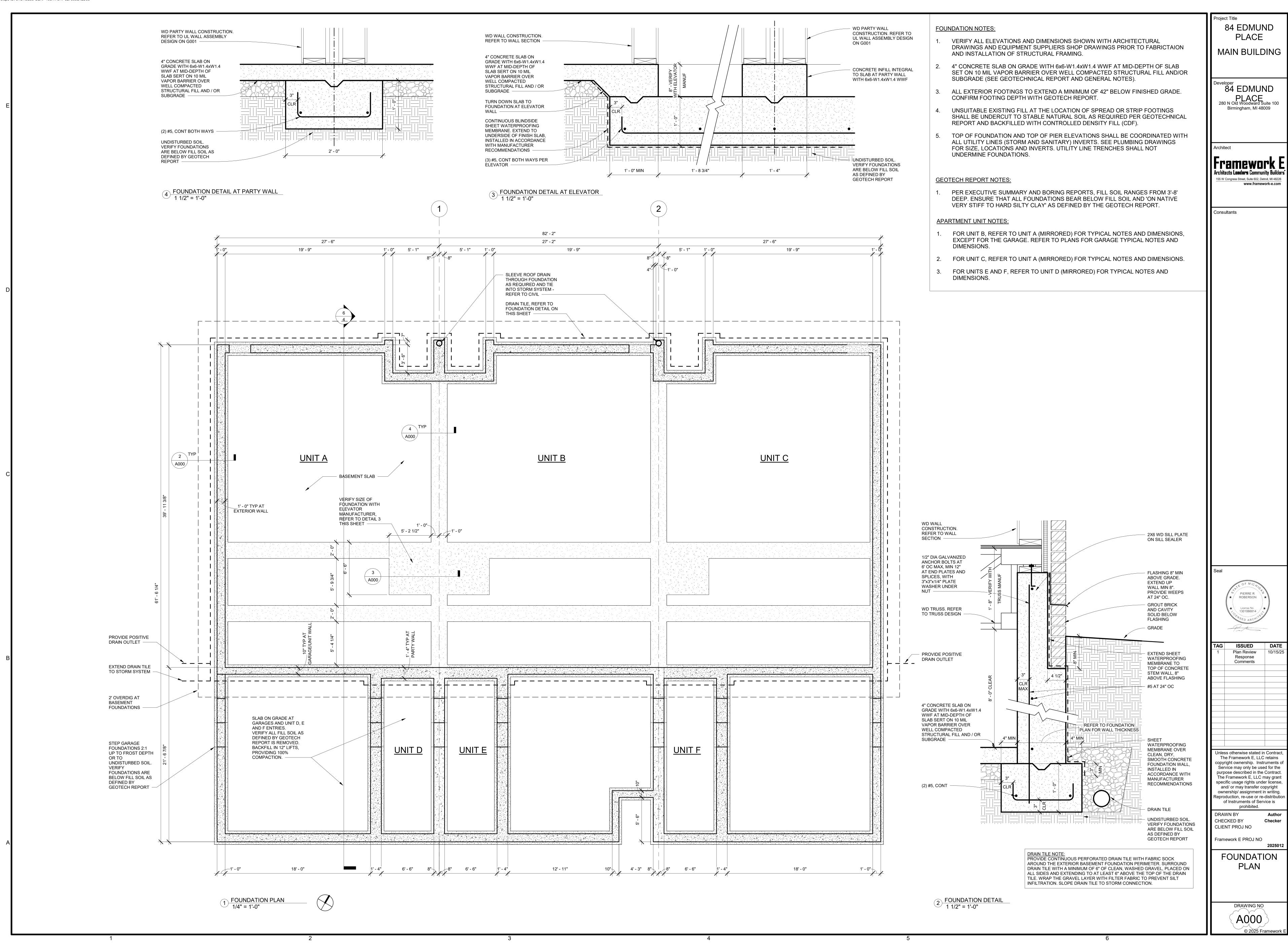
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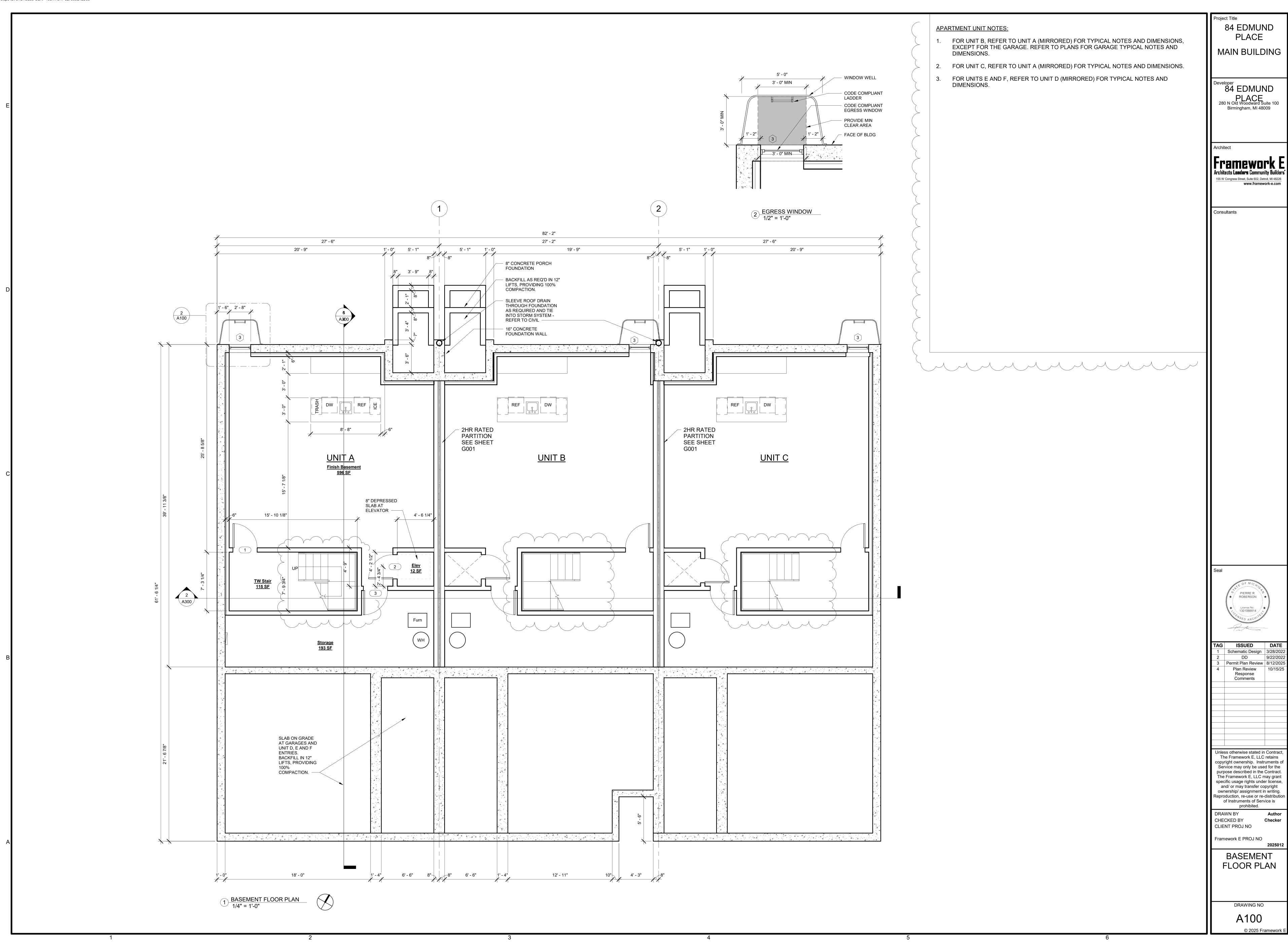
CLIENT PROJ NO

Framework E PROJ NO

SITE PLAN

DRAWING NO C2.01





ACCESSIBLE 'TYPE B' NOTES:

PROVIDE BLOCKING FOR FUTURE GRAB BARS.

BE 2x6 FRAMING. ALL OTHER WALLS TO BE 2X4.

ACCESSIBLE 'TYPE B' BATHROOM AND BEDROOM NOTED ON PLANS. RESIDENTIAL ELEVATOR MEETS 'TYPE B' ACCESSIBLITLY REQUIREMENTS. UNITS D, E AND F ARE NOT REQUIRED TO BE ACCESSIBLE PER 1108.7.1.

WALL TYPE NOTES:

LOW VOLTAGE

SLEEVE TO

EXTERIOR

INTERNET

PROVIDER BOX

LOCATION - UNIT A

PANEL LOCATION, TYP. PROVIDE

PROVIDER BOXES

\A300/

GARAGE WALLS, STAIRWAY WALLS, EXTERIOR WALLS AND PARTY WALLS TO

6' - 2"

3' - 4 7/8" (40" MIN REQ)

<u>153 SF</u>

27' - 6"

3' - 5"

5' - 6 1/8"

LAUNDRY

2HR RATED

PARTITION

SEE SHEET

G001:

18' - 0"

8' - 11 7/8"

10' - 0"

FIRST FLOOR PLAN

<u>Garage</u>

360 SF

<u>Dining</u>

<u>161 SF</u>

3' - 5"

APARTMENT UNIT NOTES:

- 1. FOR UNIT B, REFER TO UNIT A (MIRRORED) FOR TYPICAL NOTES AND DIMENSIONS, EXCEPT FOR THE GARAGE. REFER TO A101 FOR UNIT B FIRST FLOOR PLAN FOR GARAGE TYPICAL NOTES AND DIMENSIONS.
- 2. FOR UNIT C, REFER TO UNIT A (MIRRORED) FOR TYPICAL NOTES AND DIMENSIONS.
- 3. FOR UNITS E AND F, REFER TO UNIT D (MIRRORED) FOR TYPICAL NOTES AND DIMENSIONS.

GARAGE NOTES:

8' - 11 7/8"

1' - 0 5/8" 🔆 5' - 0 3/8"

2' - 0"

Foyer 27 SF

UNIT A

237 SF

PREFAB FIREPLACE -

Closet 10 SF

6' - 5 1/2"

75 SF

PROVIDER BOX

LOCATION - UNIT D

Clos Apt1 7 SF

1/2" GYP BD ON GARAGE SIDE OF WALL ADJACENT TO HABITABLE SPACES AND ON WALLS SUPPORTING GARAGE CEILING STRUCTURE.

2HR RATED

PARTITION

SEE SHEET

5/8" TYPE 'X' GYP BD ON GARAGE CEILING. SLOPE GARAGE SLAB TO FRONT OF GARAGE. FLOOR ELEVATION AT BACK OF GARAGE TO BE 2" MIN HIGHER THAN FRONT.

82' - 2"

27' - 2"

ROUTING FOR CONCEALED ROOF DRAIN

2HR RATED

PARTITION

SEE SHEET

INTERNET

PROVIDER BOX

LOCATION - UNIT E

<u>UNIT B</u>

Corridor 55 SF

4' - 2"

INTERNET

PROVIDER BOX

LOCATION - UNIT B

FLOOR FRAMING NOTES:

- 1. FLOOR CONSTRUCTION: MINIMUM 24/16 APA RATED SHEATHING ON WOOD JOISTS SPACED AT 16" OC MAX. FASTEN SHEATHING TO SUPPORTS WITH 8d COMMON NAILS AT 6" OC AT PANEL EDGES, 12" OC FIELD.
- TYPICAL EXTERIOR WALL CONSTRUCTION: 15/32" APA RATED SHEATHING ON 2x6 STUDS AT 16" OC MAX. FASTEN SHEATHING TO STUDS WITH 8d COMMON NAILS AT 6" OC AT PANEL EDGES, 12" OC FIELD, UNLESS NOTED OTHERWISE. PROVIDE BLOCKING AT ALL PANEL EDGES.
- 3. PROVIDE DOUBLE STUDS AT ALL 3-PLY OR GREATER BEAM BEARING LOCATIONS.

FIREPLACE NOTES:

PREMANUFACTURED FIREPLACE TO BE LISTED BY AN APPROVED LISTING AGENCY.

27' - 6"

32HR RATED

PARTITION

SEE SHEET

INTERNET

PROVIDER BOX

LOCATION - UNIT F

<u>UNIT C</u>

BOX

- UNIT C

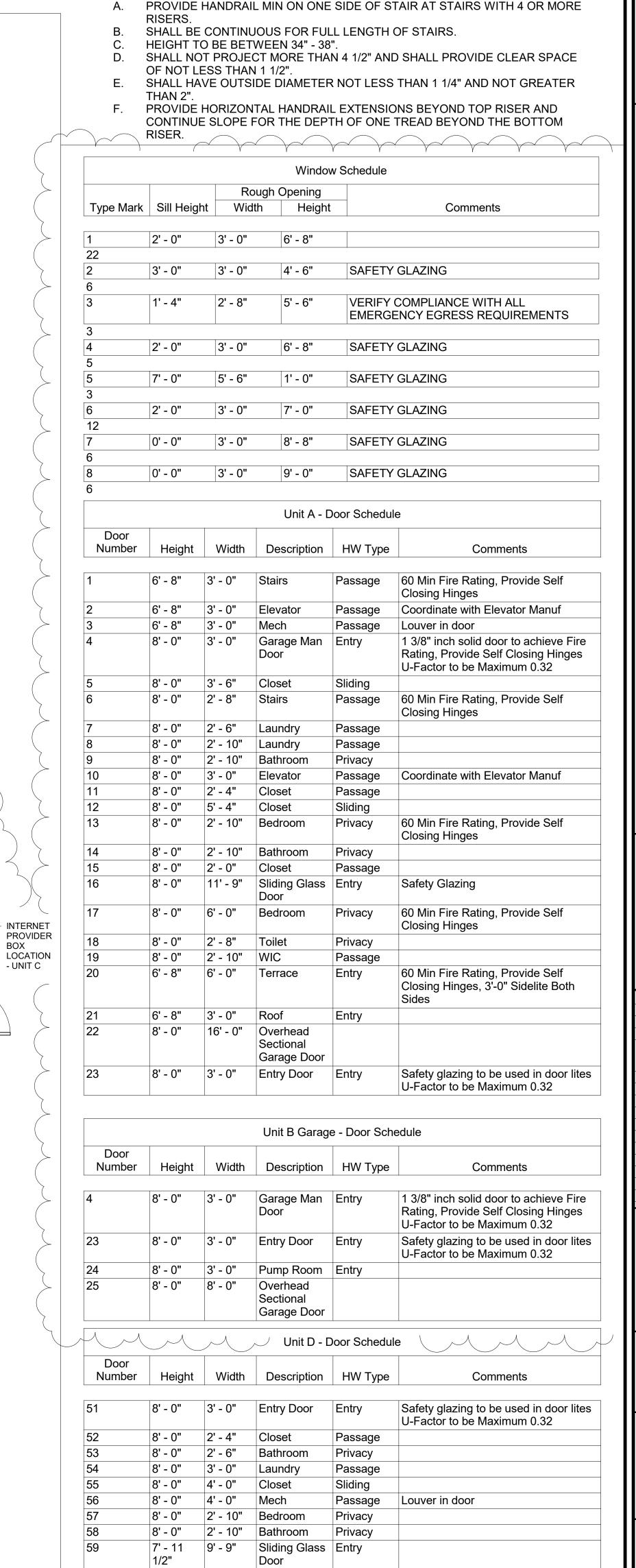
2HR RATED

SEE SHEET

PARTITION

STAIR NOTES:

- STAIR DRAWINGS SHOW INTENT BASED ON MINIMUM CODE REQUIREMENTS. FINAL
 - STAIR DESIGN TO BE COMPLETED BY CONTRACTOR. STAIRS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - MIN 36" WIDTH TREAD.
 - MIN 6' 8" HEADROOM.
 - FLIGHT OF STAIRS TO HAVE MAX VERTICAL RISE OF 12'-0".
 - MAX RISER HEIGHT OF 7 3/4". MIN TREAD DEPTH OF 10".
 - MIN 3/4" MAX 1 1/4" NOSING. LENGTH OF LANDINGS TO BE EQUAL TO STAIR WIDTH.
 - PROVIDE (4) STRINGERS PER STAIR RUN. STAIR TREADS AND RISERS SHALL BE UNIFORM IN SIZE AND SHAPE
 - TOLERANCE BETWEEN LARGEST AND SMALLEST RISERS AND TREADS SHALL NOT EXCEED 3/8". PROVIDE SOLID RISERS.
 - ENCLOSURES UNDER INTERIOR STAIRWAYS SHALL BE PROTECTED BY A 1-HR FIRE RESISTANCE RATED CONSTRUCTION OR EQUAL TO THE FIRE RESISTANCE RATING OF THE STAIRWAY ENCLOSURE.
 - HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS:



Project Title 84 EDMUND PLACE MAIN BUILDING

> 84 EDMUND PLACE 280 N Old Woodward Suite 100

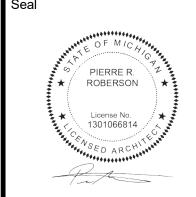
Birmingham, MI 48009

Architects Leaders Community Builder 155 W Congress Street, Suite 602, Detroit, MI 48226

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Description	HW Type	Comments
Stairs	Passage	60 Min Fire Rating, Provide Self Closing Hinges
Elevator	Passage	Coordinate with Elevator Manuf
Mech	Passage	Louver in door
Garage Man Door	Entry	1 3/8" inch solid door to achieve Fire Rating, Provide Self Closing Hinges U-Factor to be Maximum 0.32
Closet	Sliding	
Stairs	Passage	60 Min Fire Rating, Provide Self Closing Hinges
Laundry	Passage	
Laundry	Passage	
Bathroom	Privacy	
Elevator	Passage	Coordinate with Elevator Manuf
Closet	Passage	
Closet	Sliding	



ISSUED DATE Schematic Design 3/28/202 Permit Plan Review 8/12/2025 Plan Review Response Comments

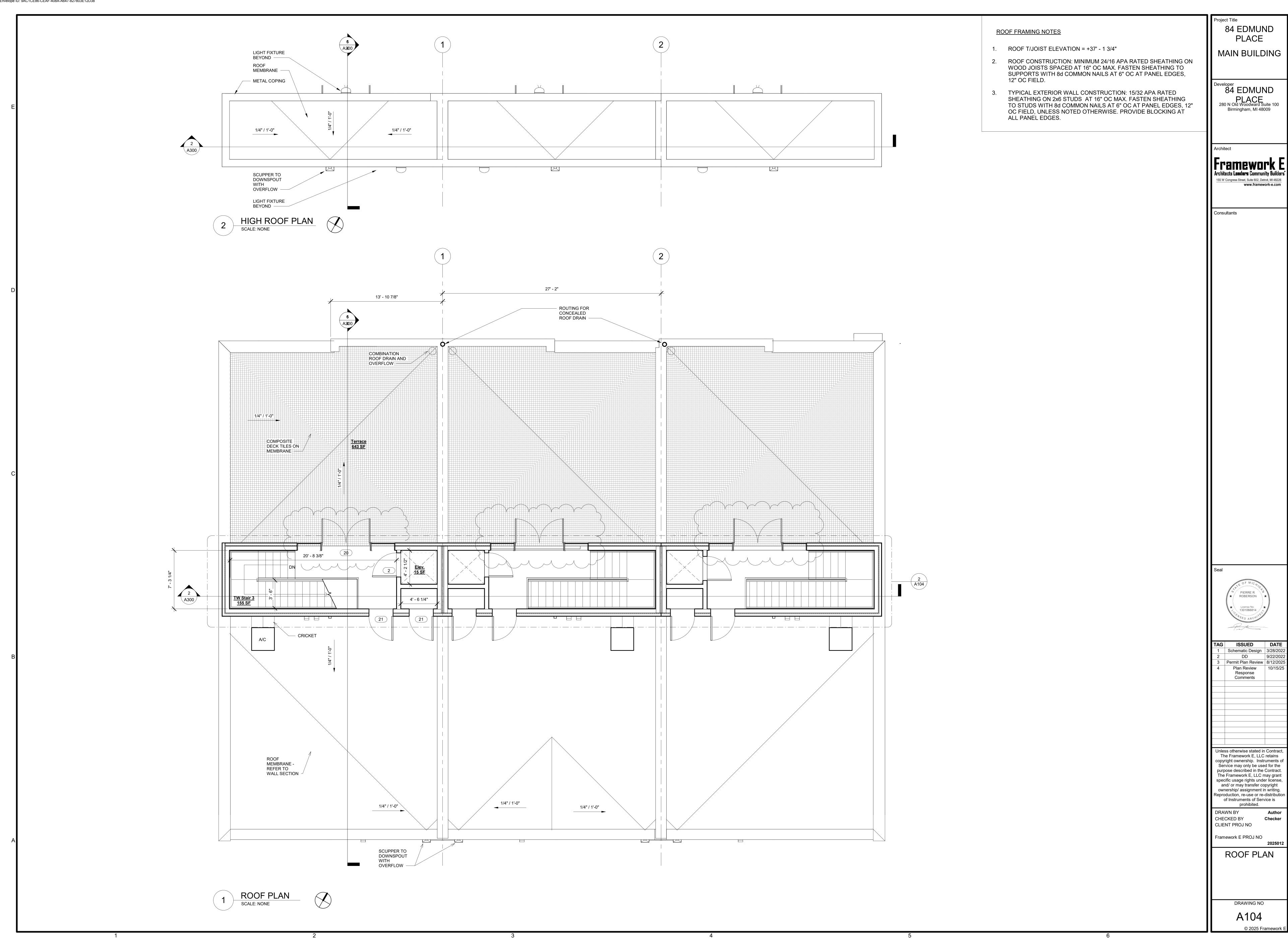
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Framework E PROJ NO FIRST FLOOR PLAN

> DRAWING NO A101





3 Permit Plan Review 8/12/2025 Plan Review 10/15/25 Historic Comments 11/17/2

Docusign Envelope ID: 9AC1CE86-CEAF-408A-A647-827803E12D38 SECTION LEGEND Project Title 84 EDMUND PLACE ROOF ASSEMBLY: WOOD FRAMING/STRUCTURAL NOTES: 1 HR FIRE PARTITION TAPERED INSULATION INSTALLED FOR PURPOSES OF ROOF DRAINAGE ONLY. WOOD FRAMING AND ALL STRUCTURAL COMPONENTS ARE DELEGATED INSTALL FULLY ADHERED TPO ROOFING SYSTEM ON COVER BOARD. MAIN BUILDING TURN TPO MEMBRANE UP A MINIMUM OF 8" ON PARAPET WALL. PROVIDE TRUSS SIZES AND OTHER FRAMING MEMBERS TO BE VERIFIED BY TRUSS 2 HR FIRE BARRIER STAINLESS STEEL SHEET METAL COUNTERFLASHING OVER MEMBRANE. EXTEND MANUFACTURER HEMMED STAINLESS STEEL TRIM OVER FLASHING, DOWN TO 1/2" ABOVE ROOF DECK. 4. EXTEND COMPOSITE WOOD SIDING ON INSIDE OF PARAPET WALL DOWN TO STAINLESS STEEL TRIM TO PROVIDE A FINISHED LOOK OVER ROOF MEMBRANE. 5. HELIOS COMPOSITE DECK TILES TO BE INSTALLED ON TPO ROOFING SYSTEM. REQUIRED ENERGY CODE REQUIREMENTS: 84 EDMUND CLIMATE ZONE 5A: PLACE 280 N Old Woodward Suite 100 BRICK CONSTRUCTION NOTES: FENESTRATION: 0.32 U-VALUE MASONRY VENEER ANCHOR SPACING: NONSWINGING DOOR: 0.31 U-VALUE A. MAX 24" HORIZONTAL SPACING Birmingham, MI 48009 SWINGING DOOR: 0.37 U-VALUE MAX 16" VERTICAL SPACING GARAGE DOOR < 14% GLAZING: 0.31 U-VALUE MUST BE PLACED WITHIN 12" OF EDGE OF OPENINGS AND WALL ENDS ENTRANCE DOOR: 0.63 U-VALUE WEEP VENTS AT 32" OC AT FLASHING FIXED FENESTRATION: 0.36 U-VALUE INSTALL THROUGH WALL FLASHING ABOVE WINDOWS AND AT CONCRETE OPERABLE FENESTRATION: 0.45 U-VALUE FOUNDATION. PROVIDE CAVITY MORTAR CONTROL AND STAINLESS STEEL ANGLED DRIP WITH HEMMED EDGE ATTIC AND OTHER: R-49 4. PROVIDE CAST STONE MASONRY ANCHOR WITH SPLIT-TAIL AND DRIVE WOOD FRAME WALL: R20 + R3.8CI ANCHORS WITH GASKET AT SILLS AND PARAPET CAP. Architect BELOW GRADE WALL: R-10CI 5. PROVIDE FINE MATTAX CLASSIC TEXTURED BRICK VENEER THOUGHOUT. FLOOR JOIST FRAMING: R-30 155 W Congress Street, Suite 602, Detroit, MI 48226 www.framework-e.com Dashed line Consultants indicates fire separation assembly Penthouse Parapet 48' - 7 3/4" T.O. Parapet 41' - 2 3/4" Penthouse 37' - 8 3/4" Third Floor 25' - 2 1/2" Second Floor 13' - 9 1/4" FIBER CEMENT V-GROOVE SIDING — PARAPET WALL FIBER CEMENT METAL COPING V-GROOVE SIDING **ASSEMBLY** TO TRUSS METAL COPING HEADER -Ground Level 2' - 0" T.O. Parapet 41' - 2 3/4" TPO ROOF T.O. Parapet TPO ROOF MEMBRANE ON 41' - 2 3/4" MEMBRANE ON TAPERED TAPERED INSULATION. TO TO High Point of TO High Point of INSULATION. TO PROVIDE Tapered Insul / Tapered Insul / PROVIDE SLOPING ONLY SLOPING ONLY Penthouse 37' - 8 3/4" Penthouse R-49 BATT 37' - 8 3/4" Basement -7' - 8 3/4" INSULATION -TO Roof Deck 37' - 1 3/4" TO Roof Deck 37' - 1 3/4" 20" TRUSS **ROOF SYSTEM** WALL CONSTRUCTION: 1/2" 20" TRUSS BRICK VENEER, GYP BD ON 2X6 WD STUD (R-20) ON 7/16" SHEATHING ON R-49 BATT ROOF SYSTEM Elevator Pit - Refer to INSULATION -R-3.8 CONTINUOUS RIGID Elevator Manuf for 2 BUILDING SECTION 1/8" = 1'-0" ALUM SLIDING INSUL ON WEATHER Requirements RESISTIVE BARRIER ON FIBER GLASS DOOR CEMENT ARCHITECTURAL TRANSOM RECESSED LIGHT WINDOW BEYOND -PANEL SIDING FIXTURE IN FIBER CEMENT V-**GROOVE PANEL** SOFFIT ---EXTEND 7/16" SHEATHING ON SLOPE Mews Lvl 24 25' - 2 1/2" 1" CONTINUOUS RIGID INSUL WALL CONSTRUCTION: 1/2" ALUM WINDOW GYP BD ON 2X6 WD STUD W/BATT INSUL (R-20) ON 7/16" SHEATHING ON R-3.8 R-49 BATT PIERRE R. CONTINUOUS RIGID INSUL INSULATION -ON WEATHER RESISTIVE BARRIER ON FIBER CEMENT BALCONY License No. . . 1301066814 . V-GROOVE SIDING CONSTRUCTION: FIBER CEMENT ARCHITECTURAL 4" LIGHTWEIGHT PANEL SIDING Penthouse Parapet 48' - 7 3/4" CONCRETE ON ALUM SLIDING ______ WATERPROOF BEYOND Hit . GLASS DOOR Dashed line MEMBRANE (INDICATED WITH RED LINE) ON WD indicates fire METAL RAILING TRUSS CONSTRUCTION 1/8"/FT T.O. Parapet 41' - 2 3/4" separation SLOPE ISSUED SMews Lvl 23 13' - 9 1/4" assembly Schematic Design | 3/28/2022 9/22/2022 FIBER CEMENT Permit Plan Review 8/12/2025 FIBER CEMENT ARCHITECTURAL Penthouse 37' - 8 3/4" 20" TRUSS ARCHITECTURAL 4 Historic Comments 11/17/25 PANEL SIDING FLOOR SYSTEM, TYP PANEL SIDING RECESSED LIGHT FIXTURE IN FIBER CEMENT PANEL CONSTRUCTION: 1/2" R-49 BATT GYP BD ON 2x6 WD TW Master Bed INSULATION **FIBERGLASS** STUD w/BATT INSUL **ENTRY DOOR** (R-20) ON 7/16" SHEATHING ON R-3.8 **CONCRETE STEPS** CONTINUOUS RIGID Third Floor 25' - 2 1/2" 20" TOP CORD 20" TOP CORD AND PORCH INSUL ON WEATHER BEARING RESISTIVE BARRIER TRUSS FLOOR TRUSS FLOOR ON BRICK VENEER SYSTEM, TYP -SYSTEM, TYP -WITH 1" AIR SPACE CMews Lvl 22 2' - 0" TW Bedroom 1 Dining Apt1 Unless otherwise stated in Contract, Grade The Framework E, LLC retains Second Floor 13' - 9 1/4" copyright ownership. Instruments of (137.50')INTERIOR Service may only be used for the INTERIOR **BASEMENT WALL** purpose described in the Contract. BASEMENT WALL WINDOW WELL **FOUNDATION** CONSTRUCTION: The Framework E, LLC may grant CONSTRUCTION: WITH LADDER 1/2" GYP BD ON WALL BEYOND specific usage rights under license, 1/2" GYP BD ON 2X4 WD STUDS and/ or may transfer copyright 12" WIDE CONCRETE <u>Living</u> <u>Garage</u> 2X4 WD STUDS ON 12" WIDE ON R-10 ownership/ assignment in writing. FOUNDATION WALL CONTINUOUS CONCRETE CONTINUOUS Reproduction, re-use or re-distribution RIGID INSUL (R-10) FOUNDATION WALL RIGID INSUL PROVIDE DRAIN IN of Instruments of Service is WELL TIED INTO prohibited. Ground Level 2' - 0" DRAIN TILE 12" HIGH CONCRETE DRAWN BY Author FOOTING CHECKED BY Checker Basement -7' - 8 3/4" Basement -7' - 8 3/4" CLIENT PROJ NO Grade Finish Basement 3/4" CLEAN Framework E PROJ NO WASHED STONE 12" HIGH CONCRETE 2025012 AT BOTTOM OF Basement -7' - 8 3/4" FOOTING -WELL BUILDING DRAIN TILE ON SECTIONS DRAIN TILE ON EXTERIOR WINDOW WELL NOTE: EXTERIOR SIDE OF SIDE OF FOUNDATION FOUNDATION TIED TO TIED TO SUMP PUMP. LAY USE WELLCRAFT 5600 SERIES MODULAR Elevator Pit - Refer to SUMP PUMP. LAY IN IN LOOSE FILL GRAVEL WINDOW WELL (OR APPROVED EQUAL) LOOSE FILL GRAVEL 4 WALL SECTION 1/4" = 1'-0" Elevator Manuf for 3 WALL SECTION 1/4" = 1'-0" 1) BUILDING SECTION 1/8" = 1'-0" FOR WINDOW WELL SURROUND. Requirements PROVIDE WELLCRAFT 5600 POLYCARBONATE WELL COVER (OR DRAWING NO APPROVED EQUAL) A300 © 2025 Framework

