

ADDENDUM TWO

Hillcrest Commons
711 East Tillman Road
Fort Wayne, IN 46816

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

Commission No.: F23066

Addendum Date: 01 May 2024

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

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

CLARIFICATIONS:

Contractor Question#2:

The toilet accessory schedule shows T14 - Towel Rings and T11 - Folding Shower Seats, but none are called out in the bathrooms?

Answer: (Model Group) Exclude all towel rings and shower seats. The shower seats will be supplied by BP 23 - Plumbing.
(MR) Sheet A120 (Toilet Accessory Schedule) updated to reflect this modification.

Contractor Question#3:

The Toilet Paper Holder ASI 20030 I can see in the public restroom, but I don't think that's really what they want in the A & B units and that's what the legend is showing?

Answer: (MR) Sheets A110, A111, and A120 updated to reflect this modification.

Contractor Question#4:

Drawing E401 lists Unit A and Unit B each having their own electrical panel Fed from the MDP on the first floor which in total is 24 apartments. The panel schedule for the MDP on drawing E501 only lists breakers for 6 apartments. What is the avenue i am suppose to take to bid this? Do we assume the rest of the apartments are coming from this panel (MDP) and this panel will be full when we are done?

Answer: (MR) The apartment panels have feed through lugs. The first-floor apartment panel is fed from the MDP. The 2nd floor apartment panel is fed from the first-floor apartment panel. The third-floor apartment panel is fed from the 2nd floor apartment panel.

Contractor Question#5:

E501. Panel LP1B is not list in the MDP, also there should be 4 - 200 amp breakers for panels, LP1A, LP1B, LP2, LP3?

Answer: (MR) Panel LP1B feed circuit breaker in MDP was added in Addendum #1.

Contractor Question#6:

Marvin Elevate Double-Hung windows, white exterior but what finish on the interior? Fixed top sash with 4" Window operating Control Device, or will a Double-Hung window be okay?

Answer: (MR) White finish to match PVC Sill on the interior. We will accept a Single-Hung window with fixed top-sash including a 4" WOCD.

Contractor Question#7:

Will you require a vinyl Single-Hung option?

Answer: (MR) We will not include any vinyl window options within the project.

Contractor Question#8:

Do you want Hardie Smooth Panels with EZ Trim Reveals to create the checkerboard effect?

Answer: (MR) EZ Trim Reveals are acceptable with the smooth fiber cement product. Internal reveals will include inset reveals similar to EZ Trim Reveals EZ.5 (horizontal reveal in trim), EZ.7 (vertical reveal u-trim panel), and EZ.21 (2-piece soffit panel).

Contractor Question#9:

What is the required finish for the storefront system?

Answer: (MR) See Specification *084313 Aluminum-Framed Storefronts*, Paragraph 2.05-A, for Class I Color Anodized Finish. Color to be selected.

Contractor Question#10:

I am having trouble understanding the ceilings in here (listed the various notes found in the prints below)... are all ceilings single layer 1/2" Type-C?

Answer: (MR) All ceilings to be resilient channels and double-layer 1/2" Type-C, to maintain the 1-HR fire rating, horizontally, between dwelling units.

Contractor Question#11:

I have a question regarding window sills for the project. The elevations and wall sections do not show or call out for stone sills. However, detail 7/A520 shows a stone sill profile. Should we include the stone sill per the detail or just figure brick in that location? If stone, should this be "cast" stone to match the profile between the brick and siding or "cut" stone as noted per the detail?

Answer: (MR) Where windows include brick, a cast-stone sill to match the finish of profile between the brick and siding is to be provided. Where windows include fiber-cement/metal panel, no sill is to be provided.

Contractor Question#12:

The drawing sheet A520 shows the glass as insulated, laminated but the specifications are showing the exterior units to be just 1” insulated with standard low-e. Can you advise which one it should be?

Answer: (MR) 1” Insulated with standard low-e.

CHANGES TO THE SPECIFICATIONS:

Section *075400 Thermoplastic Membrane Roofing*, **MODIFY** Section 2.01 Manufacturers to include Sika Corporation Roofing (PVC), and **ADD** Paragraph 2.02-A-1, stating:

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

CHANGES TO DRAWINGS:

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

- INDEX OF DRAWINGS:
 - **ADD** Sheet EX001 EXISTING BUILDING CONDITIONS to set.

Sheet **EX001** - SEE ATTACHED SHEET for revisions: **ADD** Sheet to Document Set.

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

- 1/A110: **UPDATE** (1) Toilet Accessory Tag.

Sheet **A111** - SEE ATTACHED SHEET for revisions:

- 1/A111: **UPDATE** (1) Toilet Accessory Tag.

Sheet **A120** - SEE ATTACHED SHEET for revisions:

- TOILET ACCESSORY SCHEDULE:
 - **MODIFY** Toilet Accessory T-11.
 - **REMOVE** Toilet Accessory T-14, “Not in Use”.
- 2/A120: **UPDATE** (1) Toilet Accessory Tag.
- 5/A120: **UPDATE** (1) Toilet Accessory Tag.
- 6/A120:
 - **UPDATE** (1) Toilet Accessory Tag.
 - **MOVE** (2) Toilet Accessory Tags for clarity.

- 7/A120: **UPDATE** (1) Toilet Accessory Tag.

ATTACHMENTS:

075400 Thermoplastic Membrane Roofing.pdf

T101.pdf

A110.pdf

A111.pdf

A120.pdf

EX001.pdf

END OF ADDENDUM NUMBER TWO

W:\2023 Projects\F23066 Hillcrest Commons\Project Management\05-Bidding\ADDENDUM 2

**SECTION 075400
THERMOPLASTIC MEMBRANE ROOFING**

PART 1 GENERAL

1.01 SECTION INCLUDES

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

1.02 RELATED REQUIREMENTS

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

1.03 REFERENCE STANDARDS

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

1.04 ADMINISTRATIVE REQUIREMENTS

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

1.05 SUBMITTALS

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

1.06 QUALITY ASSURANCE

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

1.07 DELIVERY, STORAGE, AND HANDLING

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

1.08 FIELD CONDITIONS

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

1.09 WARRANTY

- A. Roofing Contractor's Warranty: Provide roofing contractor's "Roofing Warranty" typical in form and content indicated by Midwest Roofing Contractors Association, Inc. approved guarantee form no. 2007, 2-years as indicated on form.
- B. Manufacturer's Warranty: Provide flexible sheet roofing manufacturer's standard unlimited product and contractor workmanship liability "Roofing Manufacturer's Basic Roofing Guarantee" from date of substantial completion against leaks caused by defective materials or workmanship and against normal wear and tear for the following period of time with respect to the following system designations
 - 1. ITA 30-year No Dollar Limit (NDL)

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Thermoplastic Polyolefin (TPO) Membrane Roofing Materials:
 - 1. Carlisle Roofing Systems, Inc; Sure-Weld TPO - 80mil: www.carlisle-syntec.com/#sle.
 - 2. Firestone Building Products, LLC; Ultraply TPO Platinum Membrane (80 mil): www.firestonebpco.com/#sle.
 - 3. Johns Manville; JM TPO - 80 Mil: www.jm.com/#sle.
 - 4. Substitutions: See Section 016000 - Product Requirements.

- B. Thermoplastic Polyvinyl Chloride (PVC) Membrane Roofing Materials:
 - 1. Sika Corporation Roofing; Sikaplan PVC: usa.sika.com/sarnafil/#sle.
 - 2. Substitutions: See Section 016000 - Product Requirements.

2.02 MEMBRANE ROOFING AND ASSOCIATED MATERIALS

- A. Membrane Roofing Materials:
 - 1. PVC: Polyvinyl chloride (PVC) complying with ASTM D4434/D4434M, Type II, sheet contains reinforcing fibers or reinforcing fabrics.
 - a. Thickness: 80 mil, 0.080 inch (2 mm), minimum.

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

2.03 COVER BOARDS

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

2.04 INSULATION

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

1. Thermal Resistance: R-value of 5.41 Long Term Thermal Resistance (LTTR).

2.05 ACCESSORIES

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

PART 3 EXECUTION

3.01 EXAMINATION

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

3.02 INSTALLATION, GENERAL

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

3.03 INSTALLATION - INSULATION, UNDER MEMBRANE

- A. Attachment of Insulation:
 1. Mechanically fasten insulation to deck in accordance with roofing manufacturer's instructions and FM DS 1-28 Factory Mutual requirements.
- B. Cover Boards: Mechanically fasten cover boards in accordance with roofing manufacturer's instructions and FM (AG) Factory Mutual requirements.
- C. Lay subsequent layers of insulation with joints staggered minimum 6 inches (152 mm) from joints of preceding layer.
- D. Lay boards with edges in moderate contact without forcing. Cut insulation to fit neatly to perimeter blocking and around penetrations through roof.

- E. Do not install more insulation than can be covered with membrane in same day.

3.04 INSTALLATION - MEMBRANE

- A. Roll out membrane, free from wrinkles or tears. Place sheet into place without stretching.
- B. Shingle joints on sloped substrate in direction of drainage.
- C. Fully Adhered Application: Apply adhesive to substrate at rate indicated by manufacturer 2 gal/square (____ L/sq m). Fully embed membrane in adhesive except in areas directly over or within 3 inches (75 mm) of expansion joints. Fully adhere one roll before proceeding to adjacent rolls.
- D. Overlap edges and ends and seal seams by contact adhesive, minimum 3 inches (76 mm). Seal permanently waterproof. Apply uniform bead of sealant to joint edge.
- E. At intersections with vertical surfaces:
 - 1. Extend membrane over cant strips and up a minimum of 4 inches (102 mm) onto vertical surfaces.
 - 2. Fully adhere flexible flashing over membrane and up to nailing strips.
- F. Around roof penetrations, seal flanges and flashings with flexible flashing.
- G. Coordinate installation of roof gutters downspouts and related flashings.

3.05 FIELD QUALITY CONTROL

- A. Provide daily on-site attendance of roofing and insulation manufacturer's representative during installation of this work.

3.06 CLEANING

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

3.07 PROTECTION

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

END OF SECTION

Fort Wayne Housing Authority Hillcrest Commons



711 E Tillman Rd
Ft Wayne, IN 46816

modelgroup

fwaha
FORT WAYNE housing authority

SYMBOLS KEY

EARTHWORK

- EARTH UNDISTURBED FILL
- EARTH COMPACTED FILL
- GRANULAR FILL
- SAND

WOOD

- FINISH WOOD
- WOOD BLOCKING
- PLYWOOD

CONCRETE

- CONCRETE

GLASS

- GLASS
- GLASS BLOCK

MASONRY

- CONCRETE MASONRY UNIT
- BRICK

INSULATION

- BATT/LOOSE INSULATION
- RIGID INSULATION

METALS

- STEEL
- ALUMINUM

Other Symbols:

- NORTH ARROW
- NEW ELEVATION POINT
- EXISTING ELEVATION POINT
- ELEVATION TARGET
- COLUMN CENTERLINE
- BUILDING SECTION
- WALL SECTION
- ENLARGED PLAN/DETAIL
- DETAIL SHEET
- DETAIL SHEET
- ELEVATIONS
- OFFICE ROOM NAME
- ROOM NUMBER
- WORK DESCRIPTION NOTE
- DEMO WORK DESCRIPTION NOTE
- DETAIL DESCRIPTION NOTES
- WINDOW OR ROOF AREA

AREA MAP

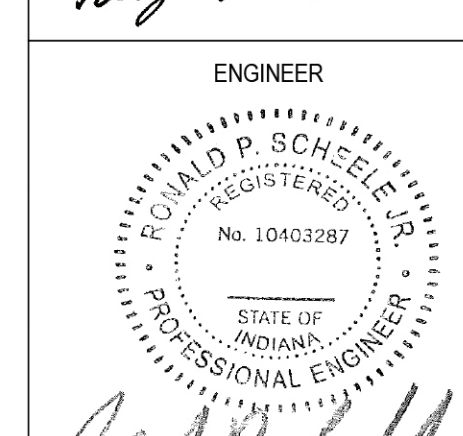
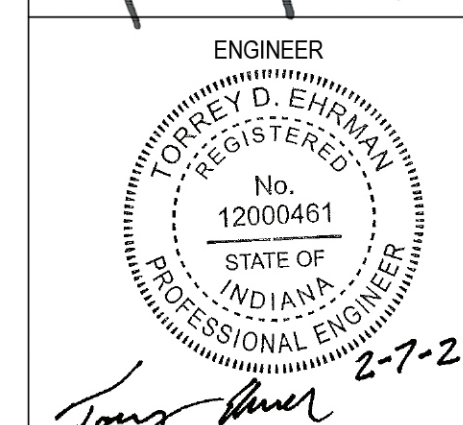
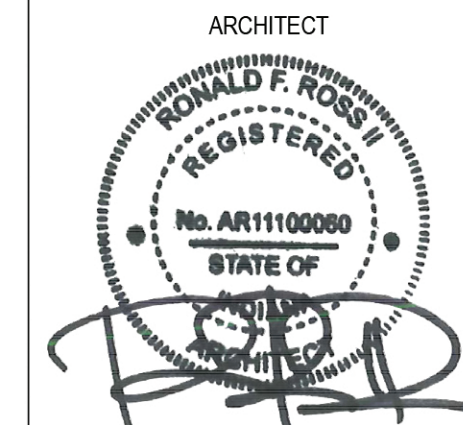


General Notes

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

INDEX OF DRAWINGS

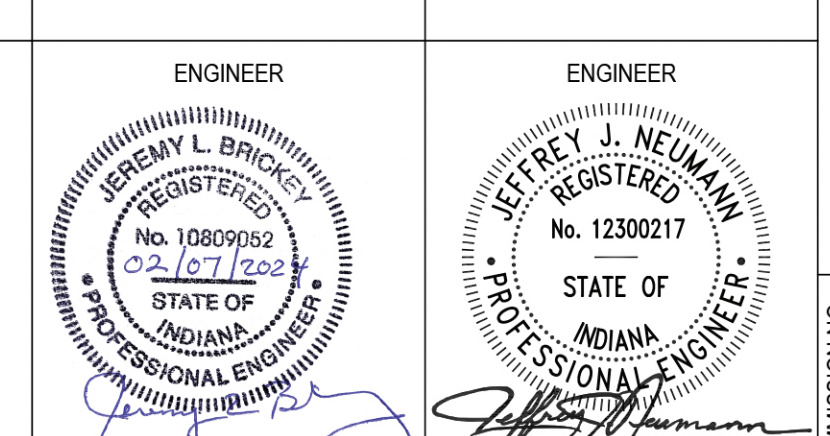
T101	TITLE SHEET	S501	STRUCTURAL DETAILS	R101	ROOF PLAN
G101	GENERAL DETAILS	S502	STRUCTURAL DETAILS	R102	ROOF DETAILS
G102	SIGNAGE SCHEDULE	S503	STRUCTURAL DETAILS	M101	MECHANICAL PLAN FIRST FLOOR
C000	TOPOGRAPHIC & TITLE 885 IAC BOUNDARY SURVEY	A001	CODE SUMMARY & LIFE SAFETY PLANS	M102	MECHANICAL PLAN SECOND FLOOR
C101	SITE DEMOLITION PLAN	A101	FIRST FLOOR PLAN	M103	MECHANICAL PLAN THIRD FLOOR
C200	SITE LAYOUT PLAN	A102	SECOND FLOOR PLAN	M301	MECHANICAL SCHEDULE AND DETAILS
C300	GRADING PLAN	A103	THIRD FLOOR PLAN	MEP101	MEP ROOF PLAN
C400	UTILITY PLAN	A104	SITE AMENITY PLANS AND DETAILS	E100	ELECTRICAL SITE PLAN
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S206	SHEAR WALL PLANS	A501	BUILDING DETAILS		
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S302	STRUCTURAL SECTIONS	A503	ALTERNATE DETAILS		
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		A512	STOREFRONT DETAILS		
		A520	WINDOW SCHEDULE, WINDOW ELEVATIONS, AND DETAILS		
		A601	FINISH PLAN - FIRST FLOOR AND SECOND FLOOR		
		A602	FINISH PLAN - THIRD FLOOR AND ROOM FINISH SCHEDULE		



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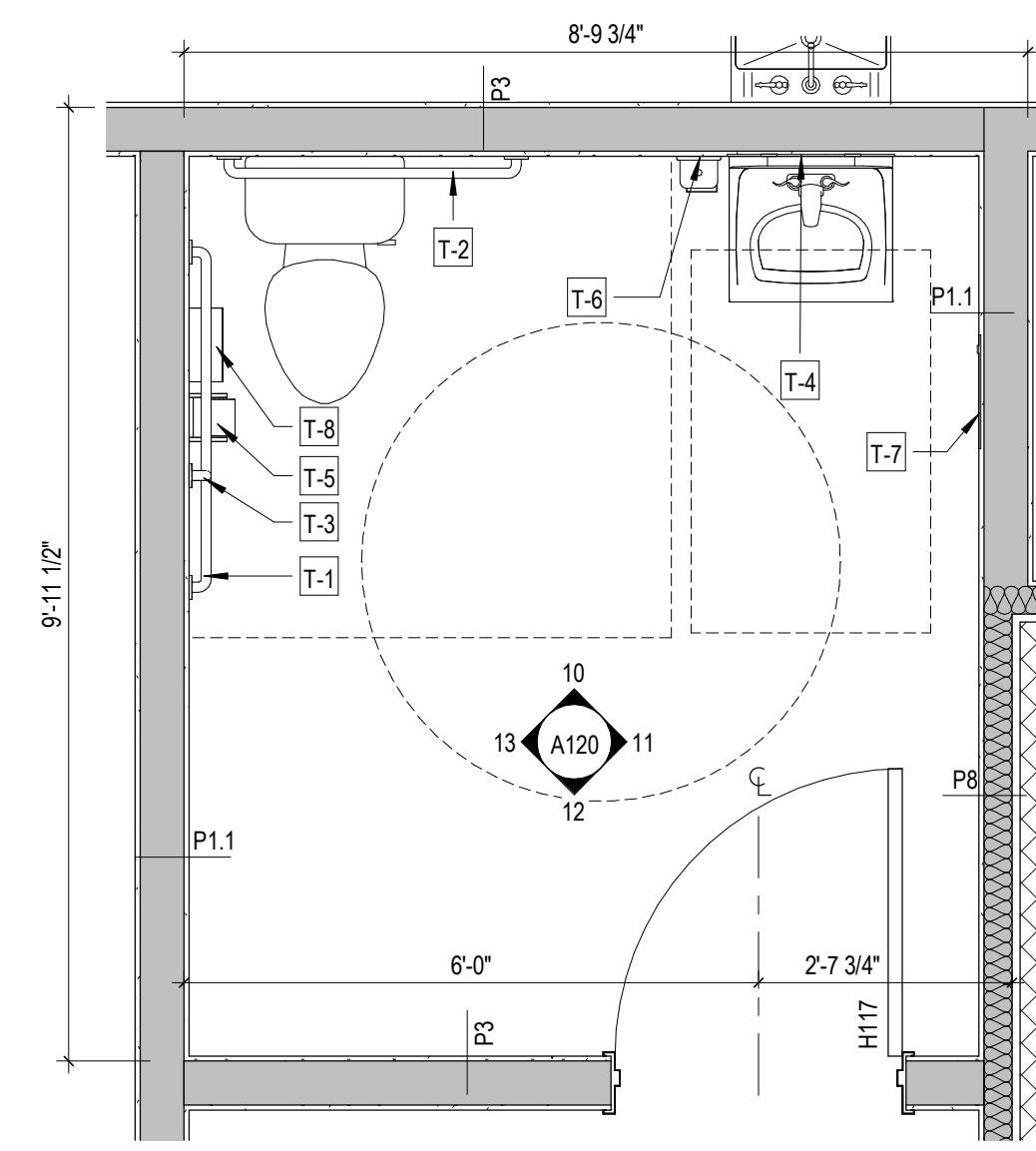
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02/07/2024

Hillcrest Commons
COMMISSION NO. F23066

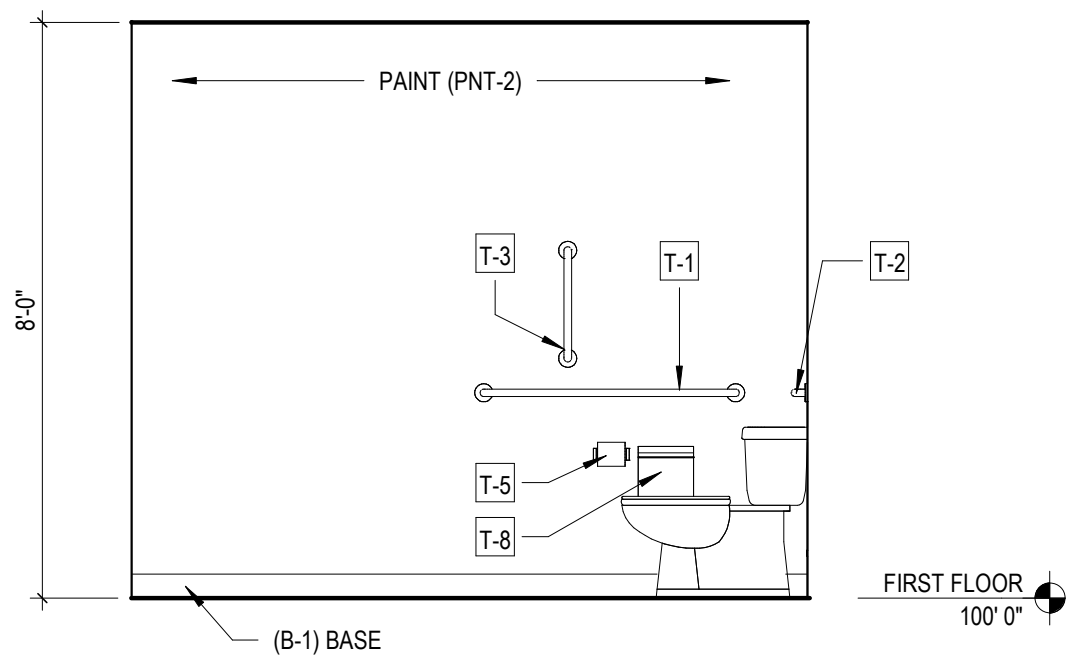
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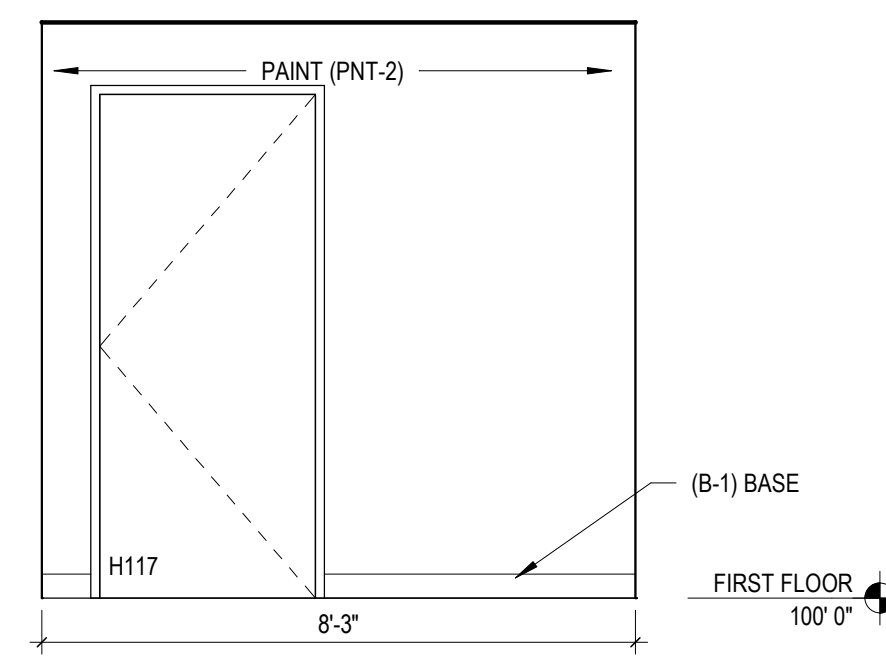
14 Enlarged Restroom
1/2" = 1'-0"

TOILET ACCESSORY SCHEDULE					
NO.	ITEM	DESCRIPTION	MOUNTING HEIGHT	MODEL	REMARKS
T-1	GRAB BAR- CONCEALED MOUNTING	42" x 1-1/2" DIAMETER	34" A.F.F. TO CENTER	AMERICAN SPECIALTIES, INC - 3800 SERIES	
T-2	GRAB BAR- CONCEALED MOUNTING	36" x 1-1/2" DIAMETER	34" A.F.F. TO CENTER	AMERICAN SPECIALTIES, INC - 3800 SERIES	
T-3	GRAB BAR- CONCEALED MOUNTING	18" x 1-1/2" DIAMETER	34" A.F.F. TO CENTER	AMERICAN SPECIALTIES, INC - 3800 SERIES	
T-4	MIRROR- PLATE GLASS	24" x 30"	40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE	AMERICAN SPECIALTIES, INC - 0600-2430	2.
T-5	TOILET PAPER DISPENSER- SURFACE MOUNTED	35" x 4" x 22"	18" A.F.F. TO BOTTOM	AMERICAN SPECIALTIES, INC - 20030	
T-6	SOAP DISPENSER- SURFACE MOUNTED	5-1/2" x 10-3/4" x 4"	44" A.F.F. TO CENTER OF OPERABLE COMPONENT	AMERICAN SPECIALTIES, INC - 20365	
T-7	PAPER TOWEL DISPENSER & WASTE RECEPTACLE	14-1/4" x 28" x 4-1/4"	44" A.F.F. TO CENTER OF OPERABLE COMPONENT	AMERICAN SPECIALTIES, INC - 0462-AD	1.
T-8	SANITARY NAPKIN DISPOSAL- SURFACE MOUNTED	11" x 15-1/4" x 4"	30" A.F.F. TO TOP OF DISPOSAL DOOR	AMERICAN SPECIALTIES, INC - 0473-A	
T-9	SINGLE ROBE HOOK	1-15/16" x 1-15/16" x 2-5/16"	48" MAX TO TOP OF HOOK	AMERICAN SPECIALTIES, INC - 7308	
T-10	18" SQUARE TOWEL BAR- SURFACE MOUNTED	18" L WITH MOUNTING FLANGE	48" MAX TO TOP OF BAR	AMERICAN SPECIALTIES, INC - 7360-18S	
T-11	TOILET PAPER DISPENSER - SURFACE MOUNTED	6-5/16" x 6-5/16"	18" A.F.F. TO BOTTOM	AMERICAN SPECIALTIES, INC - 7402-SSM	
T-12	SHOWER CURTAIN ROD WITH FLANGES	1" DIA x 60"	75" - 77" A.F.F.	AMERICAN SPECIALTIES, INC - 1214 x 60"	
T-13	ADA UNDER LAV PIPE COVER			PLUMBEREX SPECIALTY PRODUCTS #2465848- WHITE	3.
T-14	NOT USED				

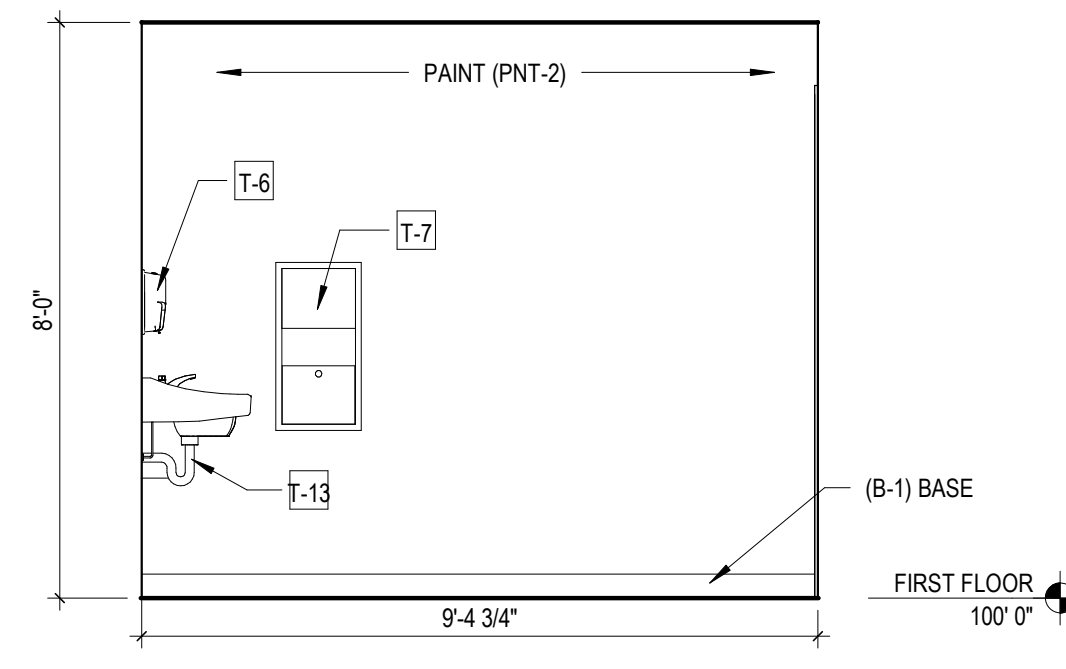
REMARKS
 1. RECESSED
 2. MIRROR NOT TO TOUCH PLUMBING FIXTURE
 3. REFER TO PLUMBING DRAWINGS



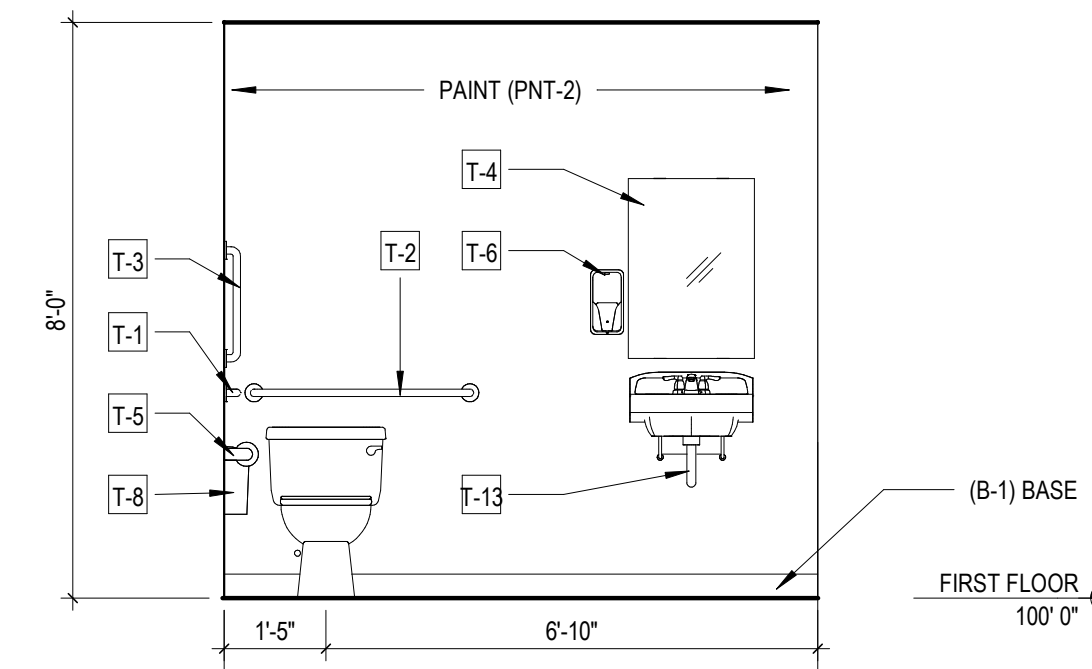
13 Public RR - West
3/8" = 1'-0"



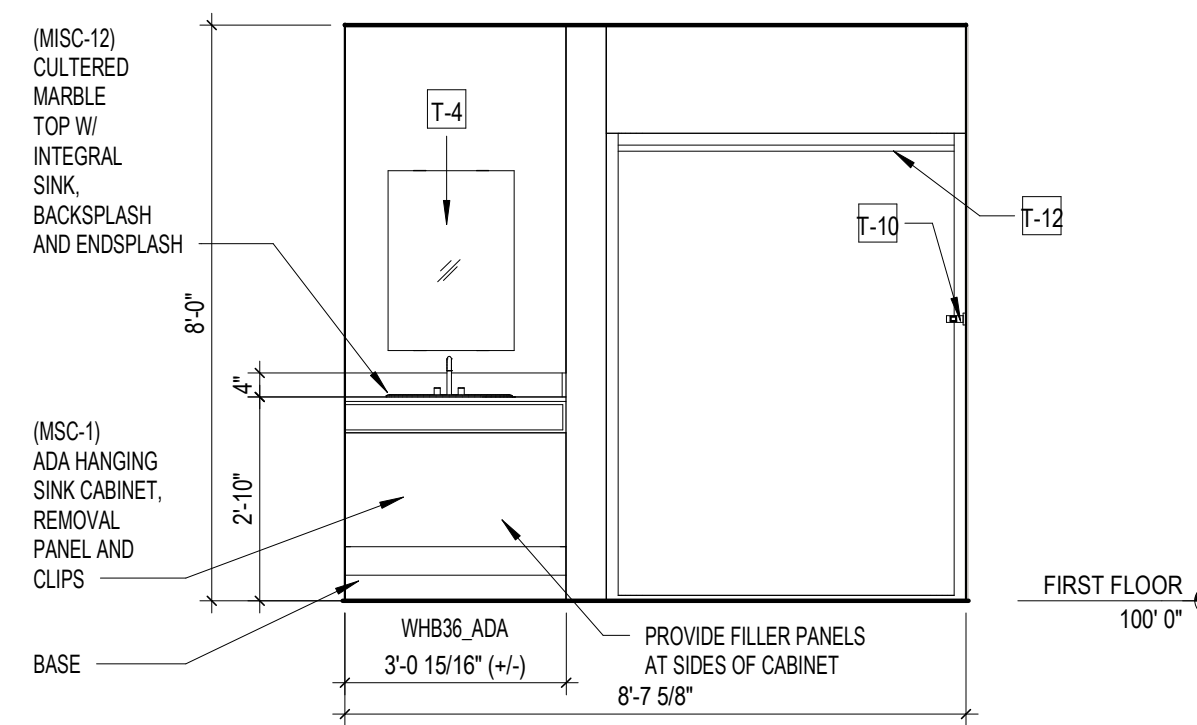
12 Public RR - South
3/8" = 1'-0"



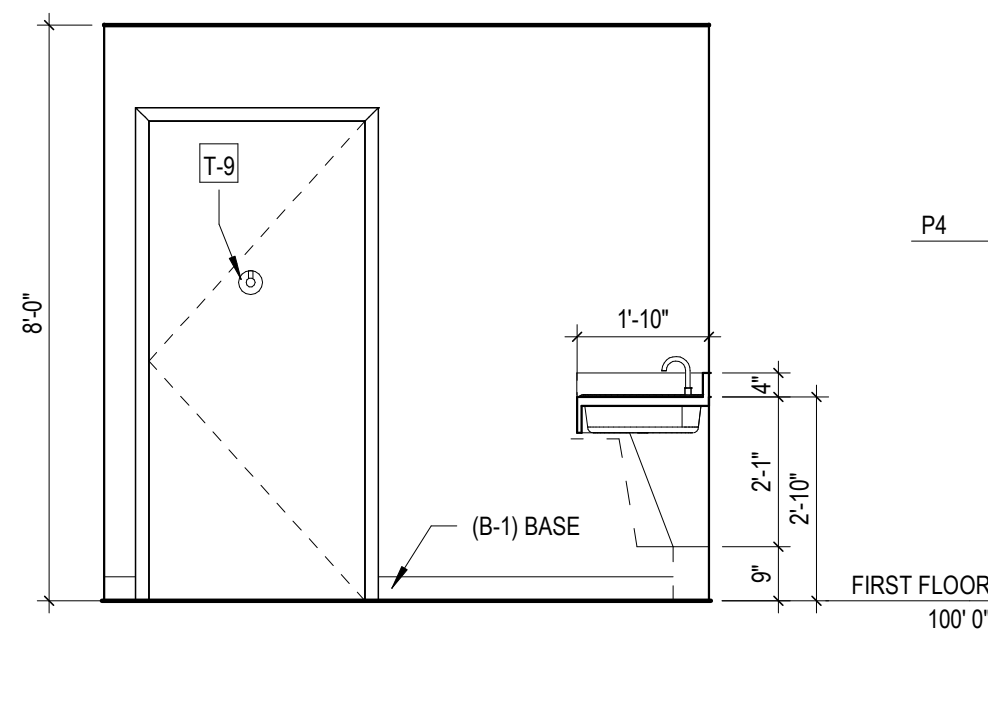
11 Public RR - East
3/8" = 1'-0"



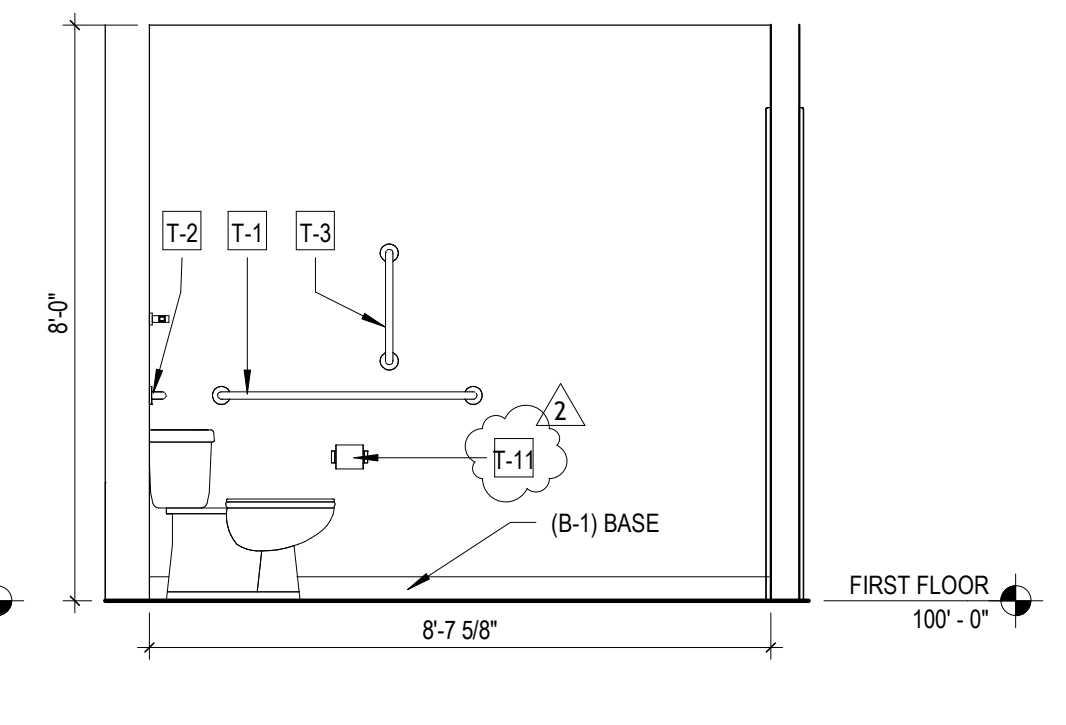
10 Public RR - North
3/8" = 1'-0"



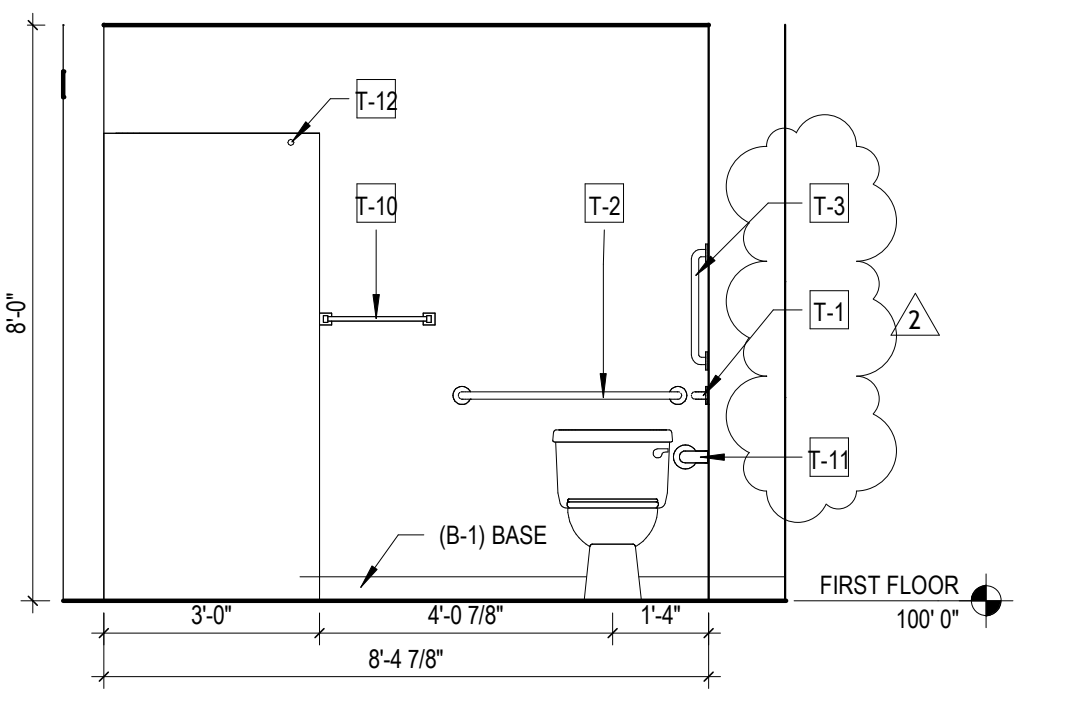
9 ADA Bathroom - West
3/8" = 1'-0"



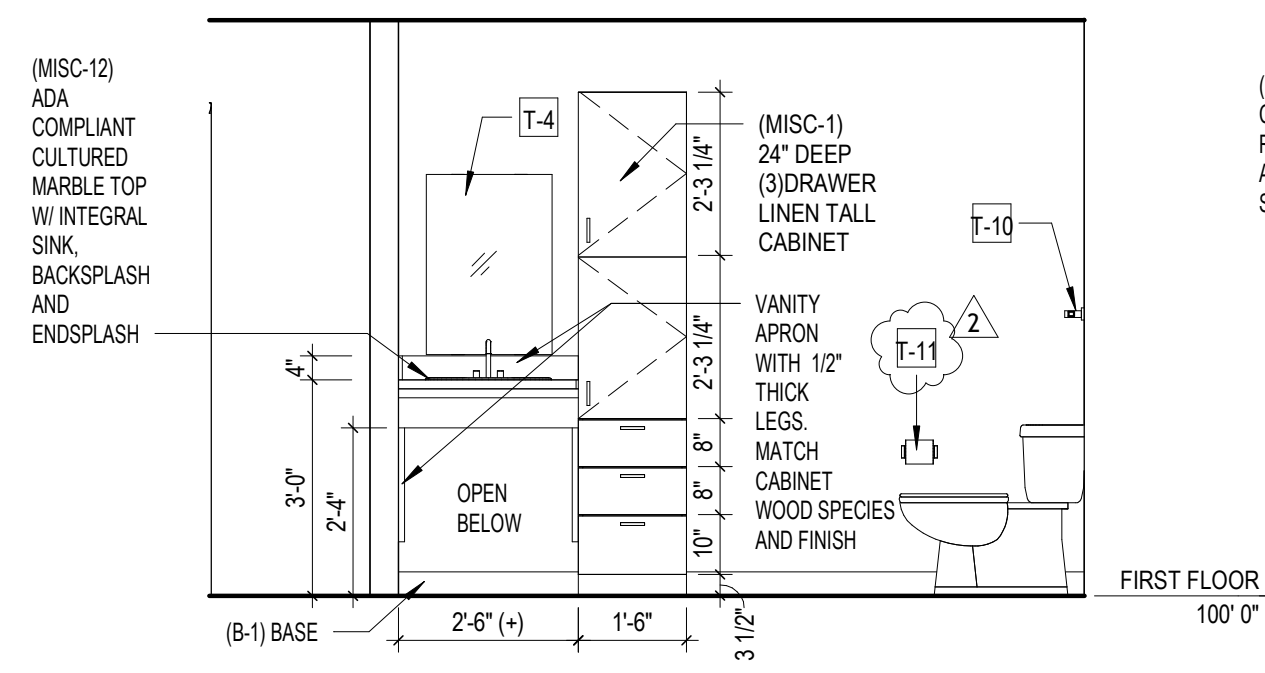
8 ADA Bathroom - South
3/8" = 1'-0"



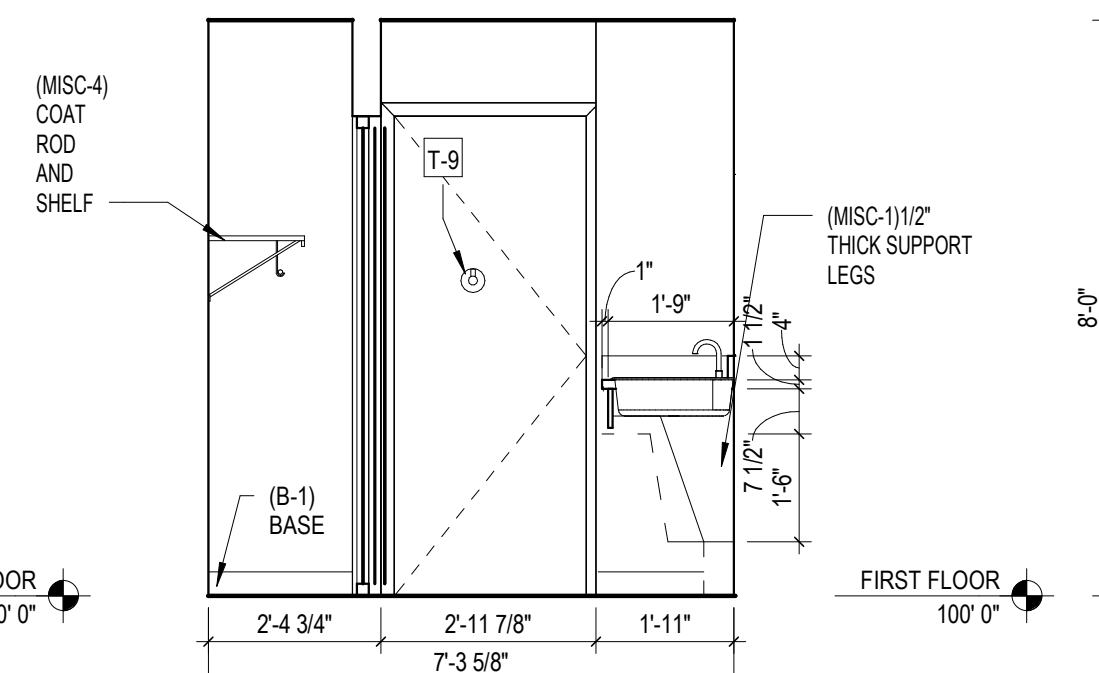
7 ADA Bathroom - East
3/8" = 1'-0"



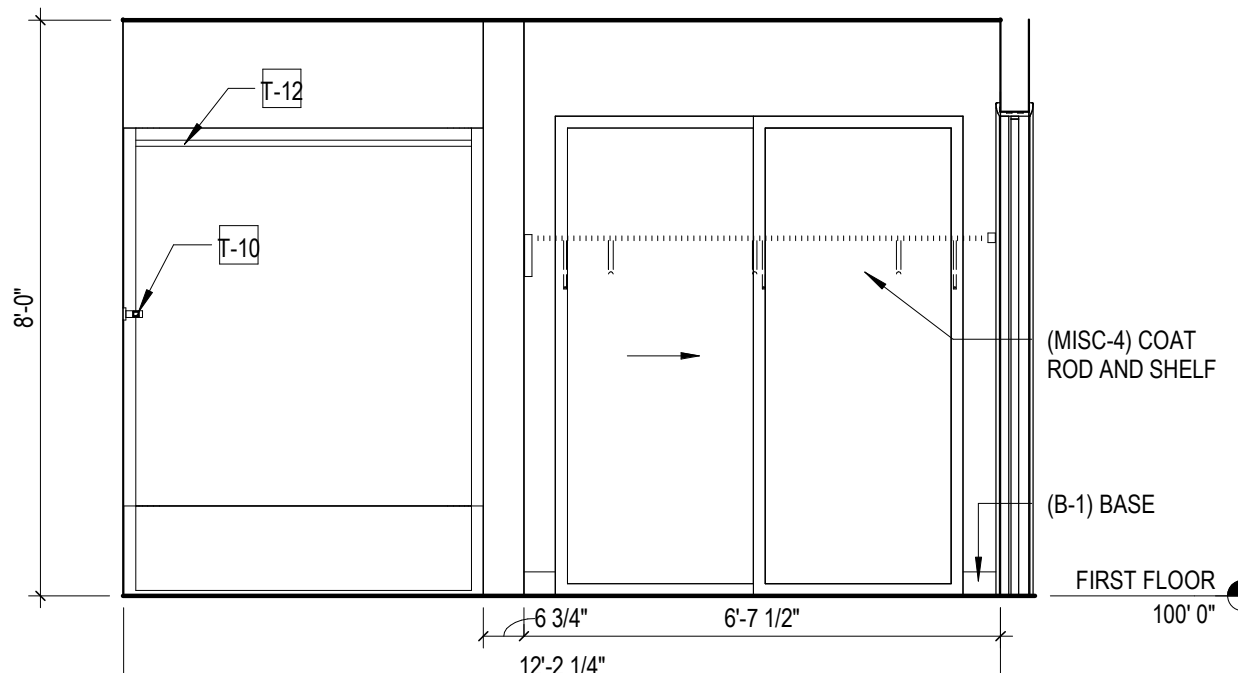
6 ADA Bathroom - North
3/8" = 1'-0"



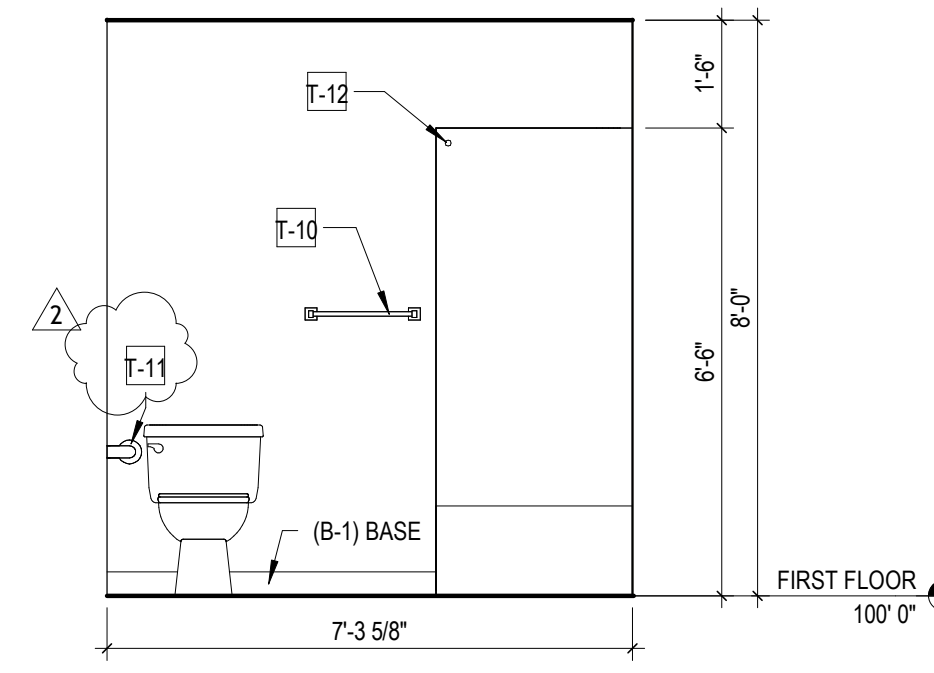
5 Standard Bathroom - East
3/8" = 1'-0"



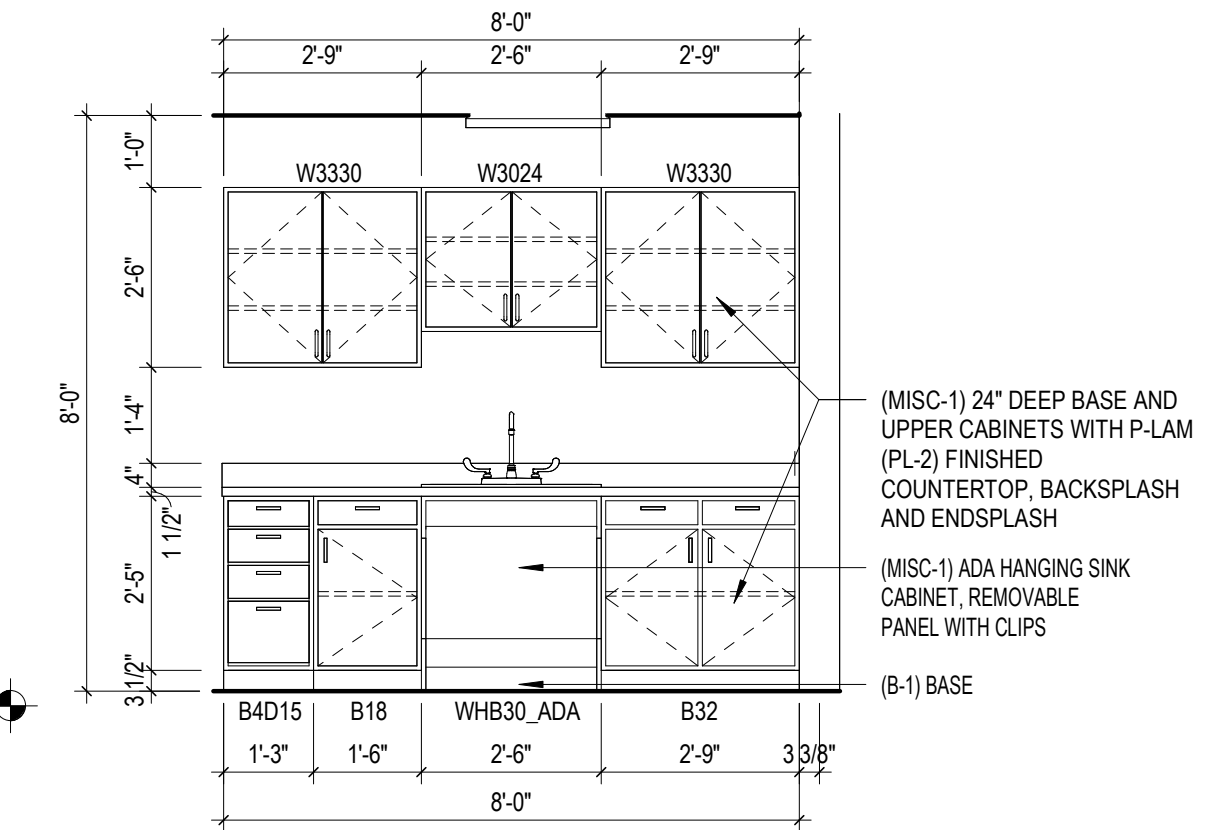
4 Standard Bathroom - South
3/8" = 1'-0"



3 Standard Bathroom - West
3/8" = 1'-0"



2 Standard Bathroom - North
3/8" = 1'-0"



1 Community Kitchen Elevation
3/8" = 1'-0"

New Construction and Renovation Work for :

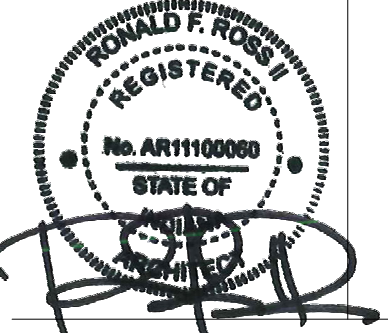
Hillcrest Commons

711 E Tillman Rd
Ft Wayne, IN 46816



221 West Baker Street
Fort Wayne, Indiana 46802

pho 260.422.7994
fax 260.426.2067



ALL THESE DRAWINGS, SPECIFICATIONS AND NOTES ARE HEREBY APPROVED BY THE DRAWING AND CHECKED BY THE PROJECT MANAGER, ARCHITECTS+ENGINEERS, AND REGISTERED PROFESSIONAL ENGINEER, ARCHITECTS+ENGINEERS, INC. THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTS+ENGINEERS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF ARCHITECTS+ENGINEERS, INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS, OMISSIONS, OR INADEQUACIES IN THESE DRAWINGS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE THESE DRAWINGS. SHOP DETAILS SHALL BE SUBJECT TO THE OFFICE FOR REVIEW OF THE PROJECT MANAGER OR ARCHITECT BEFORE PROCEEDING WITH FABRICATION.

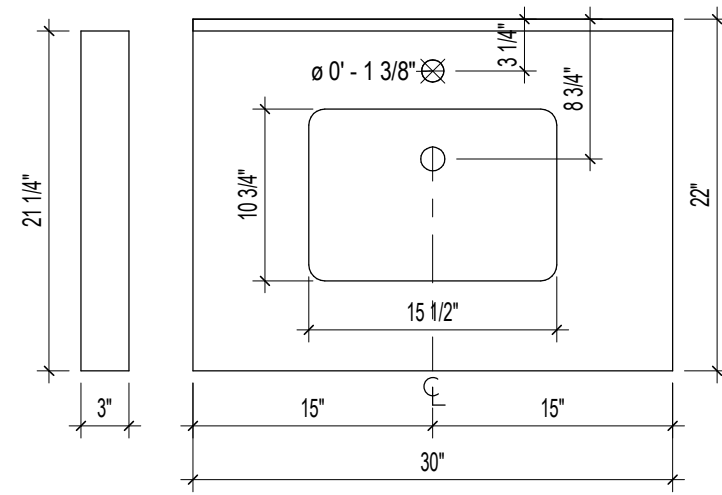
REVISION: 2 ADDENDUM 2 DATE: 2024 - 04 - 01

DRAWN BY: CPB/BMM REVIEWED BY: [Signature] CHECKER: [Signature]
 COMMISSION NUMBER: F23066 DATE: 2024-02-07

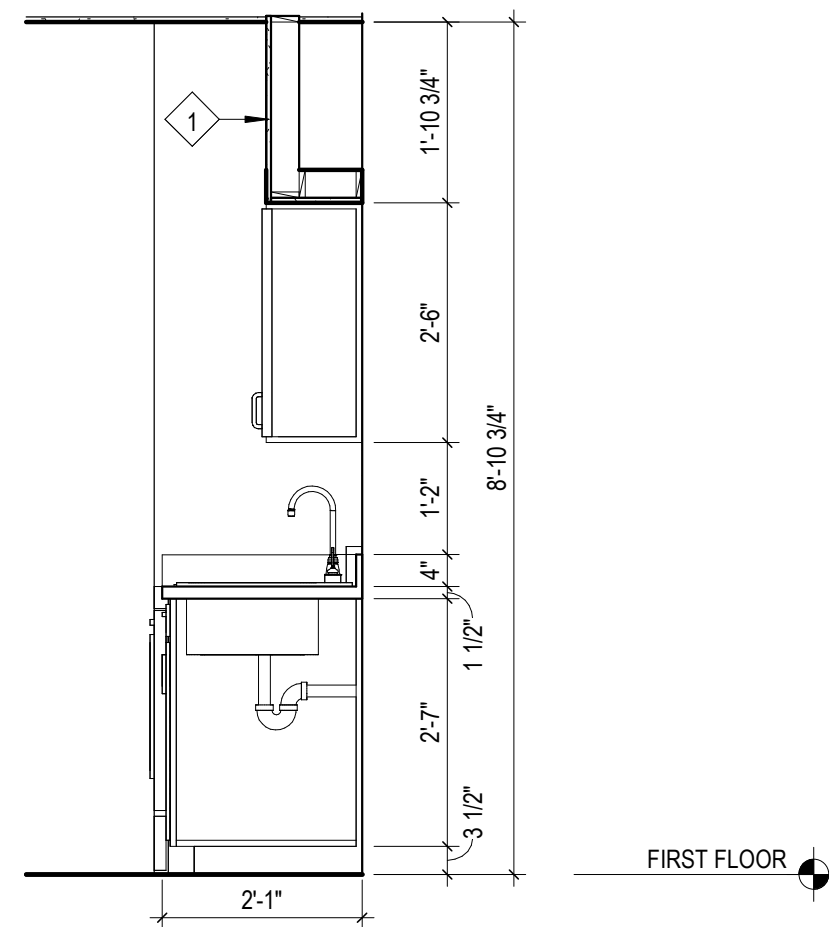
A120

CASEWORK & RESTROOM ELEVATIONS

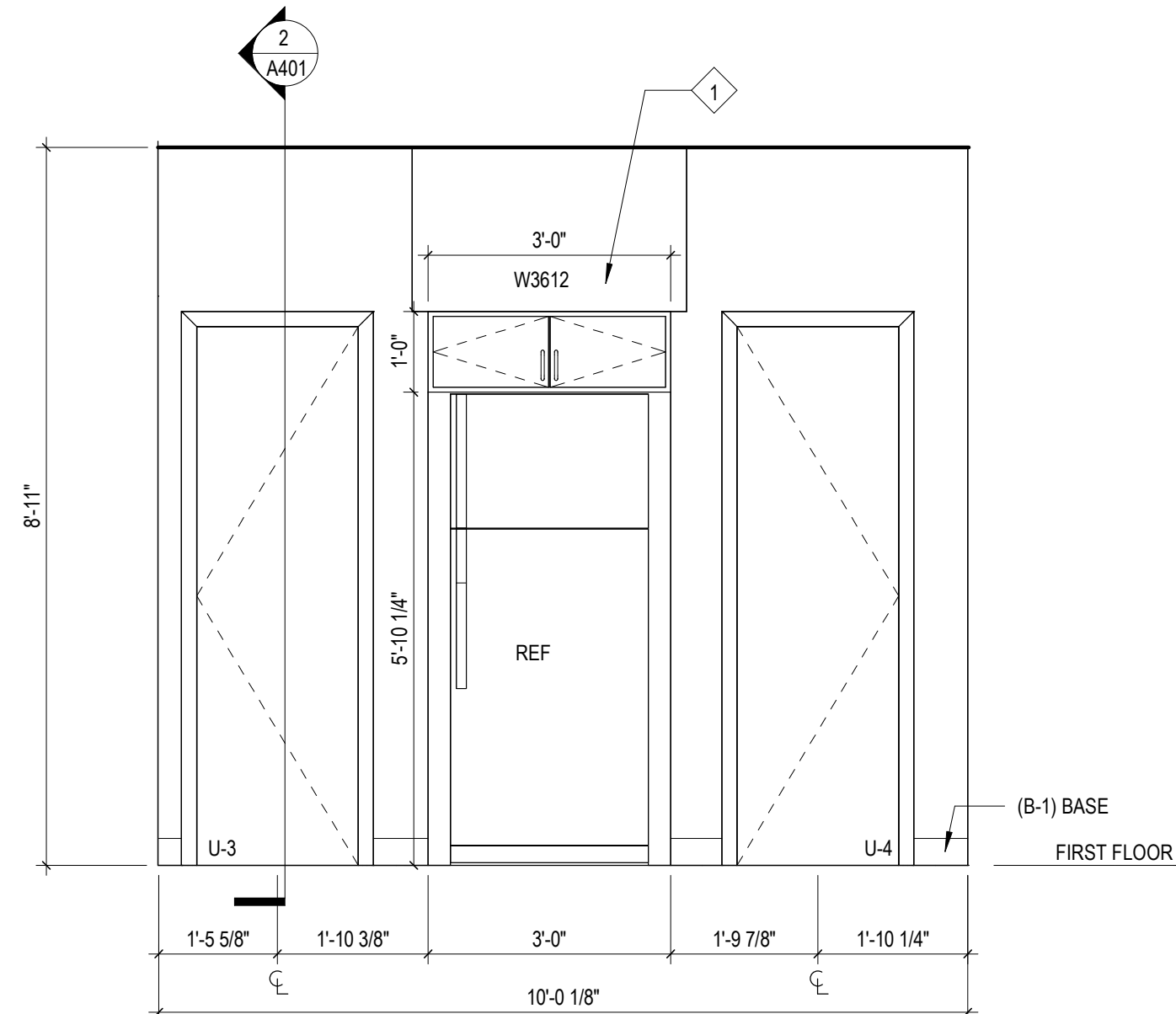
F23066 - Hillcrest Commons
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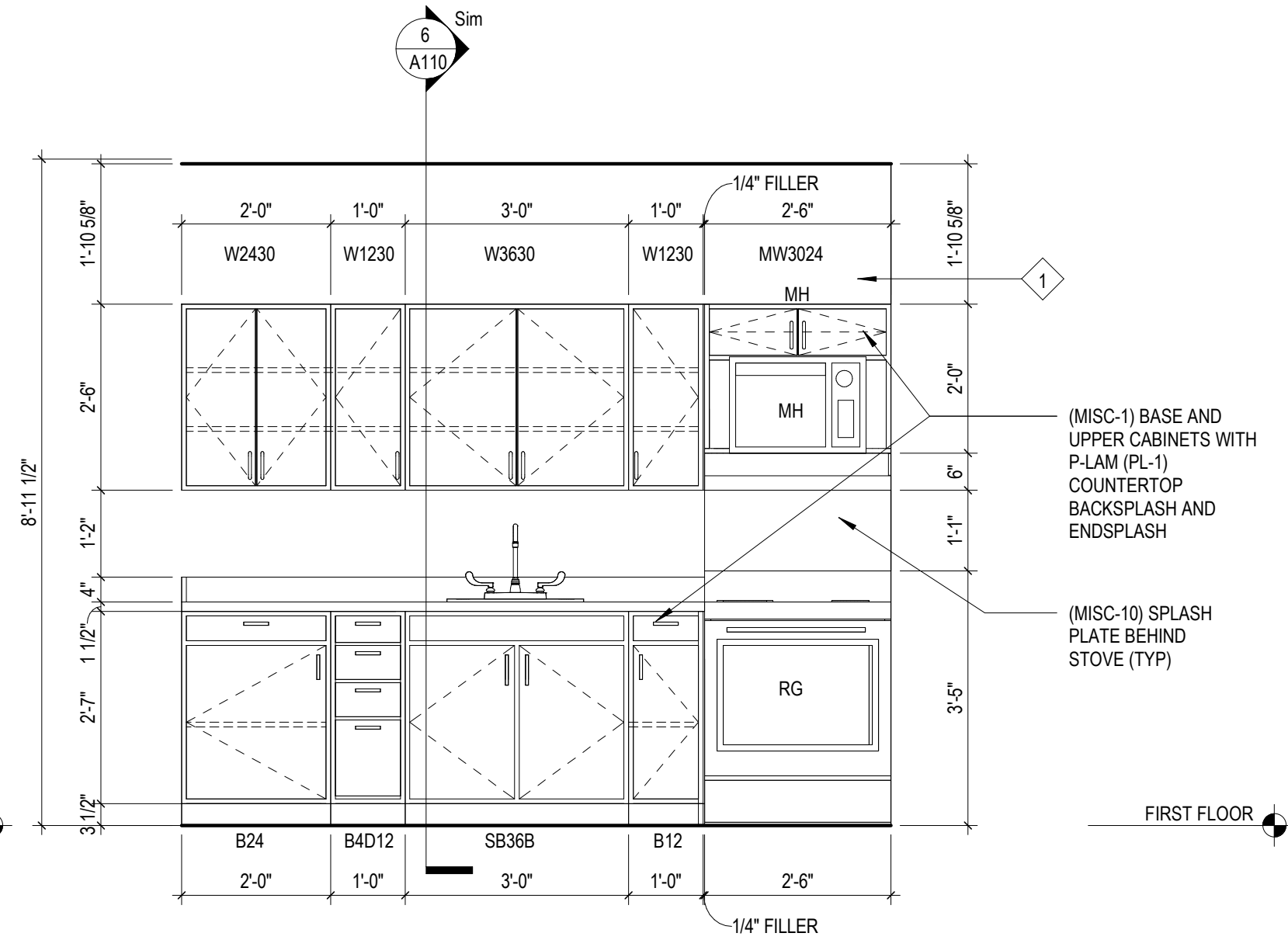
7 Bathroom Single Vanity
1" = 1'-0"



6 Unit Kitchen Section
1/2" = 1'-0"



5 Unit Kitchen Elevation
1/2" = 1'-0"



4 Unit Kitchen Elevation
1/2" = 1'-0"

RESIDENTIAL APPLIANCE SCHEDULE					
TAG	TYPE	BRAND		COLOR	REMARKS
REF	REFRIGERATOR	GE		WHITE	
RG	RANGE	GE		WHITE	30" WIDTH
MH	MICROHOOD	GE		WHITE	

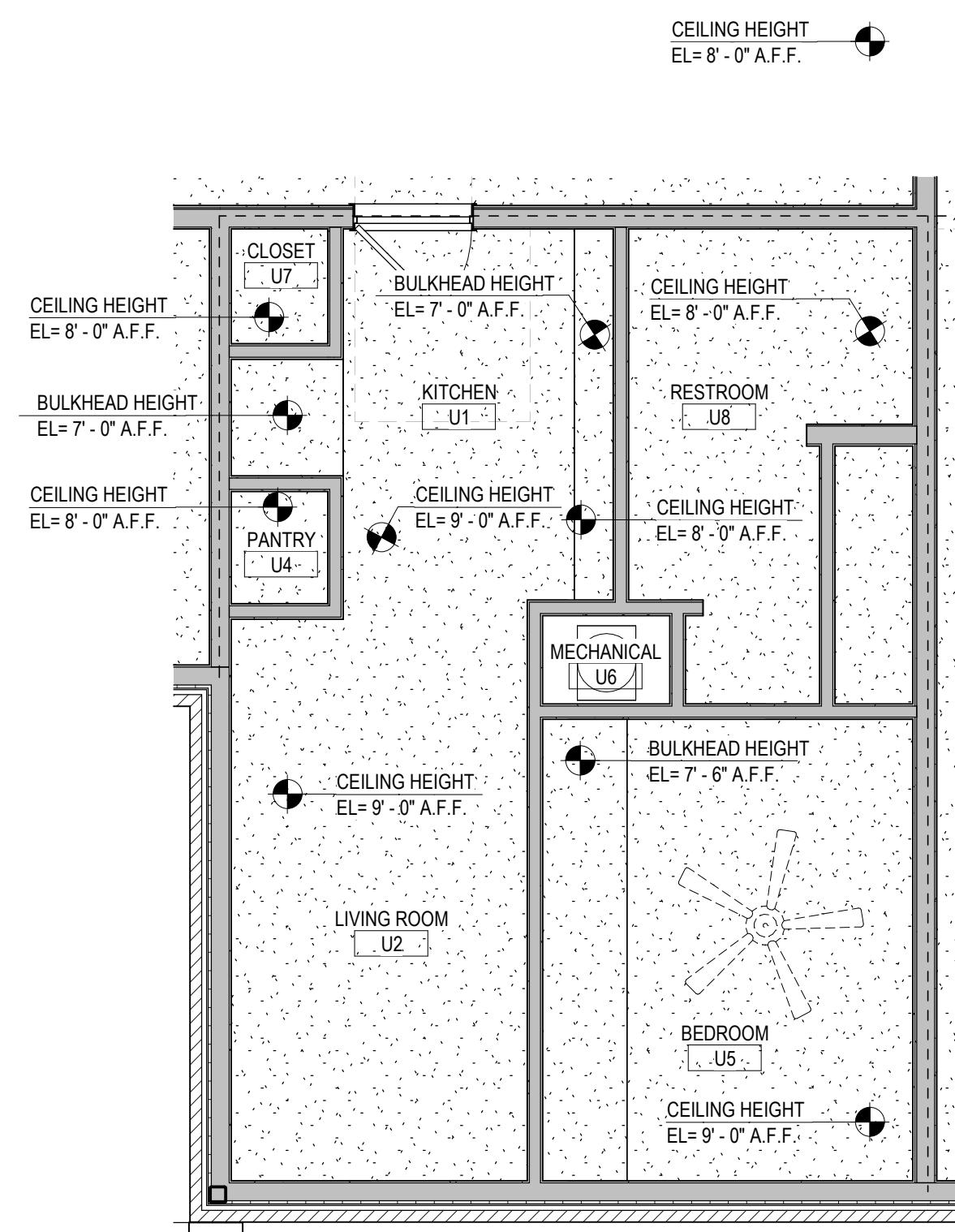
GENERAL NOTES:
1. ALL APPLIANCES TO BE ENERGY STAR COMPLIANT.

General Notes

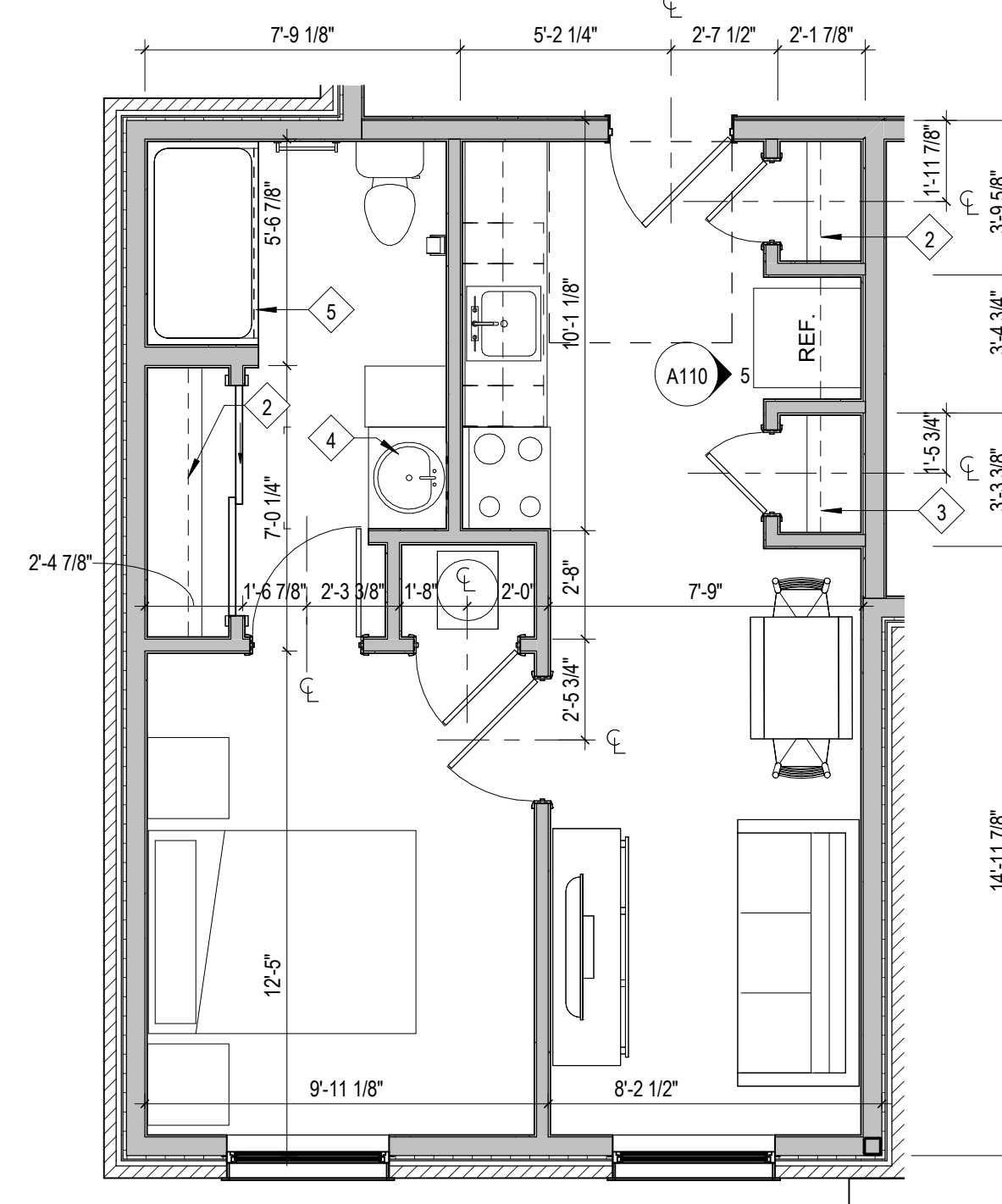
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL OR OTHER GOVERNING BODIES' CODES. ADDITIONALLY, WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS OR GUIDELINES.
- ALL DIMENSIONS ARE TO THE FACE OF MASONRY, FACE OF EXISTING WALL AND/OR FACE OF NEW FRAMING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

Work Description Notes

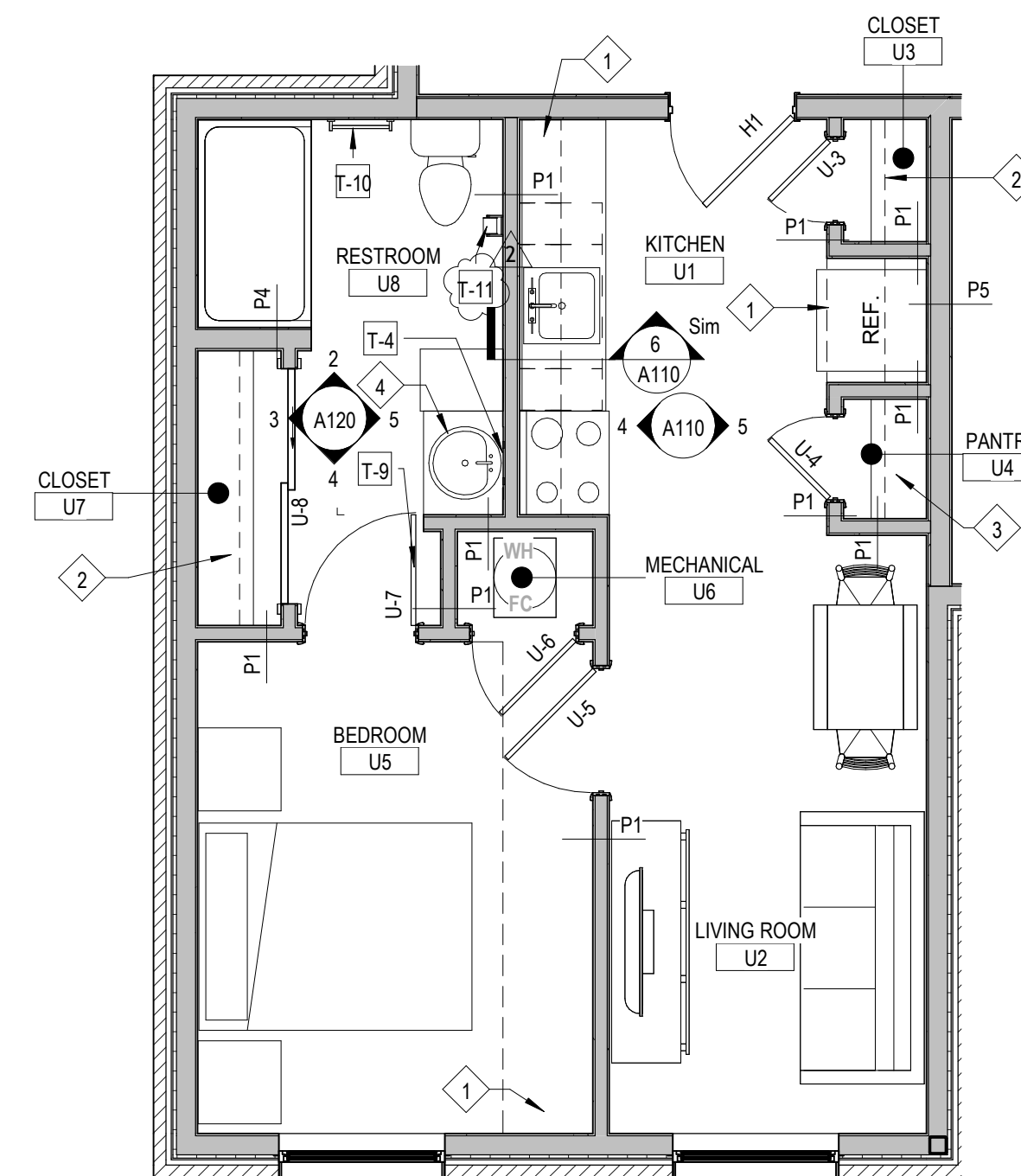
- BULKHEAD. SEE REFLECTED CEILING PLAN.
- (MISC-4) COAT ROD/ SHLF
- (MISC-3) PANTRY SHELVES
- VANITY
- NEOPRENE COLLAPSIBLE DAM



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



2 Enlarged Unit Plan A - Dimensions
1/4" = 1'-0"



1 Enlarged Unit Plan A - Notes
1/4" = 1'-0"

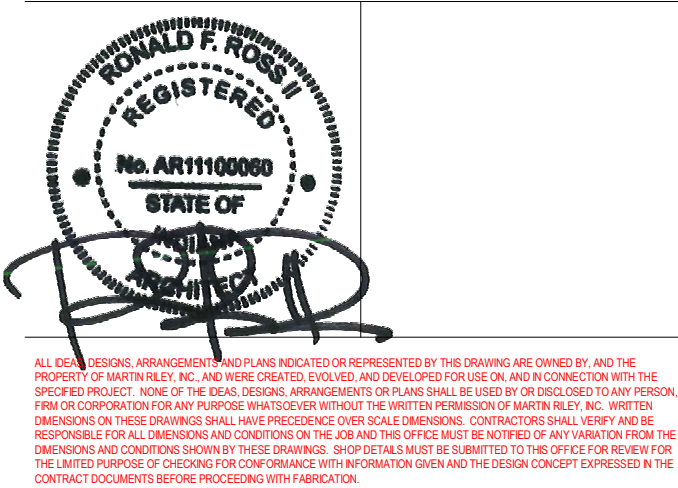
New Construction and Renovation Work for :

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711 E Tillman Rd
Ft Wayne, IN 46816



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



REVISION	DATE
2	ADDENDUM 2
	2024 - 04 - 01

DRAWN BY	COMMISSION NUMBER	CPB/BMM	F23066	REVIEWED BY	DATE	Checker	2024-02-07
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A110

UNIT A PLAN