



Project 23029 – The Landing 3.0
New Construction – 555 S. Harrison St. Fort Wayne IN, 46802

ADDENDUM No.1

October 1, 2024

This addendum and MEP addendum hereby becomes part of the Contract Documents. Each bidder shall acknowledge receipt of this addendum by number on the Bid Form.

It is each Prime Contractor's responsibility to notify all subcontractors of this addendum and provide copies for all sets of plans in their possession.

Item Description _____

General Clarifications:

1. Performance and Payment Bids are **NOT** required from subcontractor on this project.
2. See sheet A-601, hardware Set # 17 for patio door system details.
3. All cameras shown on drawings are assumed to be low voltage cameras provided and installed through a direct contract with camera/ it vendor, cameras are shown on the drawings for reference only. EC shall provide only the receptacle noted in Room 105 for camera head end equipment.
4. The project includes (2) ADA units 204, 205. Additionally unit 207 is provided as a Sensory Unit see electrical plans for sensory unit devices to be provided.
5. BP 31A shall exclude temporary fencing. Model Group will provide all temporary fencing.
6. Voltex Waterproofing bid package shall list the value of installing waterproofing mats under the elevator pit slab as a line item cost. The projects Geotechnical reports show ground water evident between 5' -6" below grade. If ground water is found in the pit during excavation the bottom of elevator pit mat shall be waterproofed. If no ground water is seen during excavation MKM would recommend eliminating the waterproofing panels under the pit mat.
7. Alcotex Aluminum Composite Panels as submitted as a substitution request for MCM panels as specified in section 074213.23 is approved for this project.
8. Specification 035413 – Gypsum Cement Underlayment
 - (a) Clarification: Section 2.1.A.3 shall be revised to read Compressive Strength: Not less than **2500 psi** at 28 days when tested according to ASTM C 109/C 109M.

Drawings Revisions:

1. **Sheet G-120 – HORIZONTAL ASSEMBLIES PLANS**
 - a. Clarification: See attached revised sheet with revisions to notes defining locations that acoustical underlayment's shall be provided within the gypcrete underlayment assembly.
2. **Sheet A-010 – Interior Wall Type Legend**
 - a. Clarification: See attached revised sheet with the revisions to wall type 1.3g wall type.
3. **Sheet A-111 – First Floor Notation & Dimension Plan**



435 E. Brackenridge St.
Fort Wayne, IN 46802
260.422.0783



3500 Depauw Blvd., Ste. 1089
Indianapolis, IN 46268
317.792.5020

mkmdesign.com
info@mkmdesign.com

- a. Clarification: See attached revised sheet with the addition of alternate A3 :Window Blinds
- 4. Sheet A-161 – Signage Plans**
 - a. Clarification: See attached revised sheet with clarification to signage plan notes #5
 - b. Clarification: See attached revised sheet with the addition of a Basis of Design elevation for Byson deck Single, plan note #2.
- 5. Sheet A-310/ A-311 – Wall Sections**
 - a. Clarification: See attached revised sheet with the removal of batt insulation in roof/ ceiling assembly of the 6th floor.
- 6. Sheet A-321 – Stair Elevator Sections**
 - a. Clarification: See attached revised sheet with the removal of waterproofing and foundation drain from exterior wall foundation in section #2 .
 - b. Clarification: See attached revised sheet with the removal of batt insulation in roof/ ceiling assembly of the 6th floor.
- 7. Sheet A-401/ A-402/ A-403– Enlarged Unit Plans**
 - a. Clarification: See attached revised sheet with the addition of window blinds on transoms above patios doors.
- 8. Sheet P-100**
 - a. Clarification: See attached revised sheet with the revision to underground sanitary piping addressing comments from the City of Fort Wayne Plan review.
 - b. Clarification: See attached revised sheet with the revision to FDC location addressing comments from the City of Fort Wayne Plan review.
- 9. Sheet P-300**
 - a. Clarification: See attached revised sheet with the addition of a backflow preventor detail addressing comments from the City of Fort Wayne Plan review.
- 10. Sheet P-301**
 - a. Clarification: See attached revised sheet with the revision to Plumbing isometric addressing comments from the City of Fort Wayne Plan review.
- 11. See attached Civil Addendum #1.**
- 12. See attached Structural Addendum #1.**

End of Addendum

Sincerely,

MKM architecture + design

Jordan Ownes.

Senior Associat



Addendum #1

Issue Date: October 1, 2024

Landing 3.0 Project

This Addendum forms a part of the Contract Documents for the above-referenced project and is issued in accordance with the Instructions to Bidders. Acknowledge receipt of this addendum by inserting its number in the space provided in the bid form.

Item 1: C-101 Site Demolition Plan

Description: Clarification / Delete

- A. Added tags to indicate curb removal along the Harrison Street sidewalk.
- B. Removed a section of asphalt removal in Harrison Street since we are no longer connecting to the existing sanitary at this location.

Item 2: C-201 Site Layout Plan

Description: Delete

- A. Removed a section of proposed asphalt in Harrison Street since we are no longer connecting to the existing sanitary at this location.

Item 3: C-301 Site Grading Plan

Description: Clarification

- A. Add grading note #1 to plan sheet.
- B. Add grade adjustment note for existing water valve castings.

Item 4: C-401 Site Layout Plan

Description: Clarification/Add

- A. Add utility note tags.
- B. Revise sanitary sewer location to connect south in the Landing in lieu of Harrison Street.
- C. Add Sanitary Sewer Manhole – External Drop Detail.



Addendum #1 (Structural)

Issue Date: September 27, 2024

Landing 3.0 Project

This Addendum forms a part of the Contract Documents for the above-referenced project and is issued in accordance with the Instructions to Bidders. Acknowledge receipt of this addendum by inserting its number in the space provided in the bid form.

Item 1: Specification 051200 – Structural Steel Framing

Description: Deletion

- A. Delete Items A and B in Section 1.6 requiring AISC certification.
- B. Delete Item A in section 1.7 related to AISC certification.

Item 2: S-002 Structural Notes Sheet

Description: Deletion

- A. Item in Steel Notes requiring AISC certification removed.

SECTION 051200 - STRUCTURAL STEEL FRAMING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Structural steel, including:
 - a. Lintels
 - b. Loose angles
 - c. Embed plates
 - d. Bearing plates
- 2. Shear stud connectors.
- 3. Shrinkage-resistant grout.

- B. Related Sections:

- | | |
|---------------------------|----------------|
| 1. Cast-in-Place Concrete | Section 033000 |
| 2. Unit Masonry | Section 042200 |
| 3. Post-Installed Anchors | Section 050519 |
| 4. Steel Decking | Section 053100 |

1.3 DEFINITIONS

- A. Structural Steel: Elements of the structural frame indicated on Drawings and as described in ANSI/AISC 303.

1.4 COORDINATION

- A. Coordinate selection of shop primers with topcoats to be applied over them. Comply with paint and coating manufacturers' written recommendations to ensure that shop primers and topcoats are compatible with one another.
- B. Coordinate installation of anchorage items to be embedded in or attached to other construction without delaying the Work. Provide setting diagrams, sheet metal templates, instructions, and directions for installation.

1.5 ACTION SUBMITTALS

- A. Do not submit MSDS or SDS sheets with product data submittal. Engineer of Record is not responsible for review of this information.
- B. Product Data: For each type of product.
- C. Shop Drawings: Show fabrication of structural-steel components. The fabricator shall neither use nor reproduce any part of the Drawings as part of the shop or erection drawings.
 - 1. Include details of cuts, connections, splices, camber, holes, and other pertinent data.
 - 2. Include embedment Drawings.
 - 3. Indicate welds by standard AWS symbols, distinguishing between shop and field welds, and show size, length, and type of each weld. Show backing bars that are to be removed and supplemental fillet welds where backing bars are to remain.
 - 4. Indicate type, size, and length of bolts, distinguishing between shop and field bolts. Identify pretensioned and slip-critical, high-strength bolted connections.
 - 5. Identify members not to be shop primed.
- D. Delegated-Design Submittal: For structural-steel connections indicated on Drawings to comply with design loads (other than simple shear connections), include analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1.6 INFORMATIONAL SUBMITTALS

- ~~A. AISC Certification Data for fabricator. Shop drawings will not be reviewed until AISC Certification Data is supplied by the fabricator.~~
- ~~B. AISC Certification Data for erector. Shop drawings will not be reviewed until AISC Certification Data is supplied by the fabricator.~~
- C. Qualification Data: For fabricator and testing agency.
- D. Welding certificates.
- E. Mill test reports for structural-steel materials, including chemical and physical properties.
- F. Product Test Reports.
- G. Survey of existing conditions.
- H. Source quality-control reports.
- I. Field quality-control reports.

1.7 QUALITY ASSURANCE

- ~~A. Fabricator Qualifications: A qualified fabricator that participates in the AISC Quality Certification Program and is designated an AISC Certified Plant, Category BU.~~
- B. Welding Qualifications: Qualify procedures and personnel in accordance with AWS D1.1.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Store materials to permit easy access for inspection and identification. Keep steel members off ground and spaced by using pallets, dunnage, or other supports and spacers. Protect steel members and packaged materials from corrosion and deterioration.
 - 1. Do not store materials on structure in a manner that might cause distortion, damage, or overload to members or supporting structures. Repair or replace damaged materials or structures as directed.
- B. Store fasteners in a protected place in sealed containers with manufacturer's labels intact.
 - 1. Fasteners may be repackaged provided Owner's testing and inspecting agency observes repackaging and seals containers.
 - 2. Clean and relubricate bolts and nuts that become dry or rusty before use.
 - 3. Comply with manufacturers' written recommendations for cleaning and lubricating ASTM F3125, Grade F1852 bolt assemblies and for retesting bolt assemblies after lubrication.
- C. Deliver items which are to be embedded in cast-in-place concrete or masonry, in ample time to not delay work.
- D. Deliver materials to site at such intervals to insure uninterrupted progress of work.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Comply with applicable provisions of the following specifications and documents:
 - 1. ANSI/AISC 303.
 - 2. ANSI/AISC 360.
 - 3. RCSC's "Specification for Structural Joints Using High-Strength Bolts."
- B. Connections: Provide details of connections required by the Contract Documents to be selected or completed by structural-steel fabricator to withstand loads indicated and comply with other information and restrictions indicated.
 - 1. Select and complete connections using schematic details indicated and AISC 360.

2. Where end reactions are not shown on the Contract Documents, design simple shear connections for at least 50% of the allowable uniform load given in the beam tables in Chapter 3 of the AISC "Steel Construction Manual" for the given span and beam size. Use allowable stress design values unless noted otherwise.

2.2 STRUCTURAL-STEEL MATERIALS

- A. W-Shapes: ASTM A992 Grade 50.
- B. Channels, Angles: ASTM A36.
- C. Plate and Bar: ASTM A36.
- D. Cold-Formed Hollow Structural Sections: ASTM A500, Grade C, structural tubing.
- E. Steel Pipe: ASTM A53/A53M, Type E or Type S, Grade B.
 1. Finish: Black except where indicated to be galvanized.
- F. Welding Electrodes: Comply with AWS requirements.

2.3 BOLTS AND CONNECTORS

- A. High-Strength A325 Bolts, Nuts, and Washers: ASTM F3125, Grade A325, Type 1, heavy-hex steel structural bolts; ASTM A563, Grade DH, heavy-hex carbon-steel nuts; and ASTM F436, Type 1, hardened carbon-steel washers; all with plain finish.
- B. High-Strength A490 Bolts, Nuts, and Washers: ASTM F3125, Grade A490, Type 1, heavy-hex steel structural bolts or Grade F2280 tension-control, bolt-nut-washer assemblies with splined ends; ASTM A563, Grade DH, heavy-hex carbon-steel nuts; and ASTM F436, Type 1, hardened carbon-steel washers; all with plain finish.
- C. Zinc-Coated High-Strength A325 Bolts, Nuts, and Washers: ASTM F3125, Grade A325, Type 1, heavy-hex steel structural bolts; ASTM A563, Grade DH, heavy-hex carbon-steel nuts; and ASTM F436, Type 1, hardened carbon-steel washers.
 1. Finish: Hot-dip or mechanically deposited zinc coating.
- D. Shear Stud Connectors: ASTM A108, AISI C-1015 through C-1020, headed-stud type, cold-finished carbon steel; AWS D1.1, Type B.

2.4 RODS

- A. Anchor Rods: ASTM F1554, unheaded type unless noted otherwise.
 1. Grade: As indicated.
 2. Configuration: Straight.

3. Nuts: ASTM A563 heavy-hex carbon steel.
4. Plate Washers: ASTM A36 carbon steel.
5. Washers: ASTM F436, Type 1, hardened carbon steel.
6. Finish:
 - a. Plain unless noted otherwise.
 - b. Hot-dip zinc coating, ASTM A153/A153M, Class C when exposed to weather or earth.

B. Threaded Rods: ASTM A36 unless noted otherwise.

1. Nuts: ASTM A563 heavy-hex carbon steel.
2. Washers: ASTM F436, Type 1, hardened or ASTM A36 carbon steel.
3. Finish: Plain unless noted otherwise.

2.5 PRIMER

A. Steel Primer:

1. Comply with Painting and High Performance Coating requirements in Division 9.
2. Unless noted otherwise in Division 9, Fabricator's standard lead- and chromate-free, nonasphaltic, rust-inhibiting primer complying with MPI#79 and compatible with topcoat.

B. Galvanizing Repair Paint: SSPC-Paint 20.

C. Refer to Division 9 for painting specifications.

2.6 SHRINKAGE-RESISTANT GROUT

- A. Nonmetallic, Shrinkage-Resistant Grout: ASTM C1107, factory-packaged, nonmetallic aggregate grout, noncorrosive and nonstaining, mixed with water to consistency suitable for application and a 30-minute working time.

2.7 FABRICATION

- A. Structural Steel: Fabricate and assemble in shop to greatest extent possible. Fabricate in accordance with ANSI/AISC 303 and to ANSI/AISC 360.

1. Camber structural-steel members where indicated.
2. Fabricate beams with rolling camber up.
3. Identify high-strength structural steel in accordance with ASTM A6/A6M and maintain markings until structural-steel framing has been erected.
4. Mark and match-mark materials for field assembly.
5. Complete structural-steel assemblies, including welding of units, before starting shop-priming operations.

6. Provide finish surfaces of members exposed in final structure free of markings, burrs, and other defects.
- B. Fabricate for delivery sequence, which will expedite erection and minimize field handling of materials.
- C. Thermal Cutting: Perform thermal cutting by machine to greatest extent possible.
 1. Plane thermally cut edges to be welded to comply with requirements in AWS D1.1.
- D. Bolt Holes: Cut, drill, mechanically thermal cut or punch standard bolt holes perpendicular to metal surfaces.
- E. Finishing: Accurately finish ends of columns and other members transmitting bearing loads.
- F. Cleaning: Clean and prepare steel surfaces that are to remain unpainted in accordance with SSPC-SP 1 unless noted otherwise.
- G. Shear Stud Connectors: Prepare steel surfaces as recommended by manufacturer of shear connectors. Weld using automatic end welding of headed-stud shear connectors in accordance with AWS D1.1 and manufacturer's written instructions.
- H. Holes: Provide holes required for securing other work to structural steel and for other work to pass through steel members.
 1. Cut, drill, or punch holes perpendicular to steel surfaces.
 2. Baseplate Holes: Cut, drill, mechanically thermal cut, or punch holes perpendicular to steel surfaces.
 3. Weld threaded nuts to framing and other specialty items indicated to receive other work.
- I. Metal Surfaces: For fabrication of work which will be exposed to view, use only material which are smooth and free of surface blemishes including pitting, seam marks, roller marks, rolled trade names, and roughness. Remove such blemishes by grinding, or by welding and grinding, prior to cleaning, treating and application of surface finishes.

2.8 SHOP CONNECTIONS

- A. High-Strength Bolts: Shop install high-strength bolts in accordance with RCSC's "Specification for Structural Joints Using High-Strength Bolts" for type of bolt and type of joint specified.
 1. Joint Type: Snug tightened.
- B. Weld Connections: Comply with AWS D1.1 for tolerances, appearances, welding procedure specifications, weld quality, and methods used in correcting welding work.
 1. Assemble and weld built-up sections by methods that maintain true alignment of axes without exceeding tolerances in ANSI/AISC 303 for mill material.

2. For welding of reinforcing bars to structural steel comply with AWS D1.4 for requirements including preheat as required.

2.9 GALVANIZING

- A. Hot-Dip Galvanized Finish: Apply zinc coating by the hot-dip process to structural steel in accordance with ASTM A123.
 1. Fill vent and drain holes that are exposed in the finished Work unless they function as weep holes, by plugging with zinc solder and filing off smooth.

2.10 SHOP PRIMING

- A. Shop prime steel surfaces, except the following:
 1. Surfaces embedded in concrete or mortar. Extend priming of partially embedded members to a depth of 2 inches.
 2. Surfaces to be field welded.
 3. Surfaces of high-strength bolted, slip-critical connections.
 4. Surfaces to receive sprayed fire-resistive materials (applied fireproofing).
 5. Galvanized surfaces unless indicated to be painted.
 6. Unless noted elsewhere.
- B. Surface Preparation of Steel: Clean surfaces to be painted. Remove loose rust and mill scale and spatter, slag, or flux deposits. Coordinate minimum surface-preparation requirements with selections of primers, paint, and coating systems.
- C. Priming: Immediately after surface preparation, apply primer in accordance with manufacturer's written instructions and at rate recommended by SSPC to provide a minimum dry film thickness of 1.5 mils. Use priming methods that result in full coverage of joints, corners, edges, and exposed surfaces.
 1. Stripe paint corners, crevices, bolts, welds, and sharp edges.
 2. Apply two coats of shop paint to surfaces that are inaccessible after assembly or erection. Change color of second coat to distinguish it from first.

2.11 SOURCE QUALITY CONTROL

- A. If the fabricator is one that participates in the AISC Quality Certification Program and is designated an AISC-Certified Plant, Category BU, the following requirements do not need to be performed by an independent agency. However, the reports of any nondestructive testing of welds are to be reviewed by the independent testing agency. At the completion of fabrication, the AISC Certified fabricator shall submit a certificate of compliance stating that the materials supplied and work performed by the fabricator are in accordance with the construction documents.

- B. Testing Agency: Contractor shall engage a qualified testing agency to perform shop tests and inspections.
1. Allow testing agency access to places where structural-steel work is being fabricated or produced to perform tests and inspections.
 2. Welded Connections: Visually inspect shop-welded connections in accordance with AWS D1.1 and the following inspection procedures:
 - a. Inspect 100% of complete joint penetration shop welds.
 - b. Inspect 100% of partial joint penetration shop welds.
 - c. Inspect 100% of fillet shop welds in lateral-load-resisting braced frames and moment frames.
 - d. Inspect 10% of other fillet shop welds.
 - e. Visually inspect shop welds according to AWS D1.1.
 - f. Verify welding procedures are in accordance with AWS requirements.
 - g. Perform pre-welding inspections, including:
 - 1) Verifying welding procedure specifications (WPSs).
 - 2) Manufacturer certifications for welding consumables.
 - 3) Proper storage of welding rods.
 - 4) Material identification (type/grade).
 - 5) Welder identification system in place.
 - 6) Fit-up of groove welds.
 - 7) Configuration and finish of weld access holes.
 - 8) Fit-up of fillet welds.
 - h. Perform inspections during welding, including:
 - 1) Use of qualified welders.
 - 2) Control and handling of welding consumables.
 - 3) Not welding over cracked tack welds.
 - 4) Proper environmental conditions for welding.
 - 5) WPSs followed.
 - 6) Correct welding techniques utilized.
 - 7) Inspect pre-heat, post-heat and surface preparation between passes.
 - i. Perform inspections after welding, including:
 - 1) Welds cleaned.
 - 2) Welder identification is legible.
 - 3) Size, length and location of welds.
 - 4) Welds meet visual acceptance criteria.
 - 5) Check for arc strikes.
 - 6) Wide flange member k-areas checked for cracks where welds have been performed in the k-area.
 - 7) Backing bars and weld tabs removed (if applicable).
 - 8) Repair activities completed.
 - 9) Welded joint acceptance/rejection documented.

- j. Provide continuous inspection for full-penetration and partial-penetration groove welds and multi-pass fillet welds.
 - k. All Complete-Joint-Penetration groove welds subject to transversely applied tension loading shall be tested using Ultrasonic Testing. 10% of the joints are to be tested. Refer to Drawings for joints subject to this requirement.
3. Bolted Connections: Inspect shop-bolted connections in accordance with RCSC's "Specification for Structural Joints Using High-Strength Bolts." Inspect bolted connections as follows:
- a. Inspect 100% of shop bolted connections in lateral-load-resisting braced frames and moment frames.
 - b. Inspect 20% of all other bolted shop connections.
 - c. Perform per-bolting inspections including:
 - 1) Check manufacturer certifications for fastener materials.
 - 2) Verify fasteners marked in accordance with ASTM requirements.
 - 3) Proper fasteners (grade, type, length) used for the joint detail.
 - 4) Proper bolting procedure selected for the joint detail.
 - 5) Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements.
 - 6) Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used (not required for snug-tight connections).
 - 7) Proper storage provided for fasteners and associated components.
 - d. Perform inspections during bolting including:
 - 1) Fastener assemblies, of suitable condition, placed in all holes and washers (if required) are positioned as required.
 - 2) Joint brought to the snug-tight condition prior to the pretensioning operation (if required).
 - 3) Fastener component not turned by the wrench prevented from rotating.
 - 4) Fasteners pretensioned (if required) in accordance with the RCSC Specification systematically from the most rigid point toward the free edges.
 - 5) Monitoring of installation not required for snug-tight connections.
 - e. Perform inspections after bolting including:
 - 1) Verify quantity, size and grade of bolts, and proper fit-up of connected elements.
 - 2) Documentation of acceptance/rejection of bolted connections.
4. In addition to visual inspection, test and inspect shop-welded shear stud connectors in accordance with requirements in AWS D1.1 for stud welding and as follows:

- a. Perform bend tests if visual inspections reveal either a less-than-continuous 360-degree flash or welding repairs to any shear stud connector.
 - b. Conduct tests in accordance with requirements in AWS D1.1 on additional shear stud connectors if weld fracture occurs on shear stud connectors already tested.
5. Prepare test and inspection reports.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify, with certified steel erector present, elevations of concrete- and masonry-bearing surfaces and locations of anchor rods, bearing plates, and other embedments for compliance with requirements.
 1. Prepare a certified survey of existing conditions. Include bearing surfaces, anchor rods, bearing plates, and other embedments showing dimensions, locations, angles, and elevations.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Provide temporary shores, guys, braces, and other supports during erection to keep structural steel secure, plumb, and in alignment against temporary construction loads and loads equal in intensity to design loads. Remove temporary supports when permanent structural steel, connections, and bracing are in place unless otherwise indicated on Drawings.

3.3 ERECTION

- A. Set structural steel accurately in locations and to elevations indicated and in accordance with ANSI/AISC 303 and ANSI/AISC 360.
- B. Anchor Rods: Furnish anchor rods and other connectors required for securing structural steel to foundations and other in-place work.
 1. Furnish templates and other devices as necessary for presetting rods and other anchors to accurate locations.
 2. Refer to Division 3 of these specifications for anchor rod installation requirements in concrete.
- C. Baseplates, Bearing Plates, and Leveling Plates: Clean concrete- and masonry-bearing surfaces of bond-reducing materials, and roughen surfaces prior to setting plates. Clean bottom surface of plates.
 1. Set plates for structural members on wedges, shims, or setting nuts as required.

2. Weld plate washers to top of baseplate.
 3. Snug-tighten anchor rods after supported members have been positioned and plumbed. Do not remove wedges or shims but, if protruding, cut off flush with edge of plate before packing with grout.
 4. Promptly pack shrinkage-resistant grout solidly between bearing surfaces and plates, so no voids remain. Neatly finish exposed surfaces; protect grout and allow to cure. Comply with manufacturer's written installation instructions for grouting.
- D. Maintain erection tolerances of structural steel within ANSI/AISC 303.
- E. Align and adjust various members that form part of complete frame or structure before permanently fastening. Before assembly, clean bearing surfaces and other surfaces that are in permanent contact with members. Perform necessary adjustments to compensate for discrepancies in elevations and alignment.
1. Level and plumb individual members of structure. Slope roof framing members to slopes indicated on Drawings.
 2. Make allowances for difference between temperature at time of erection and mean temperature when structure is completed and in service.
- F. Splice members only where indicated.
- G. Do not use thermal cutting during erection unless written approval is provided by Engineer of Record. Finish thermally cut sections within smoothness limits in AWS D1.1.
- H. Do not enlarge unfair holes in members by burning or using drift pins. Ream holes that must be enlarged to admit bolts.
- I. Shear Connectors: Prepare steel surfaces as recommended by manufacturer of shear connectors. Use automatic end welding of headed-stud shear connectors according to AWS D1.1 and manufacturer's written instructions.
1. Ceramic rings to be removed after installation of shear connectors.

3.4 FIELD CONNECTIONS

- A. High-Strength Bolts: Install high-strength bolts in accordance with RCSC's "Specification for Structural Joints Using High-Strength Bolts" for bolt and joint type specified.
1. Joint Type: Snug tightened.
- B. Weld Connections: Comply with AWS D1.1 for tolerances, appearances, welding procedure specifications, weld quality, and methods used in correcting welding work.
1. Comply with ANSI/AISC 303 for bearing, alignment, adequacy of temporary connections, and removal of paint on surfaces adjacent to field welds.
 2. Assemble and weld built-up sections by methods that maintain true alignment of axes without exceeding tolerances in ANSI/AISC 303 for mill material.

3.5 REPAIR

- A. Galvanized Surfaces: Clean areas where galvanizing is damaged or missing, and repair galvanizing to comply with ASTM A780.
- B. Touchup Painting:
 - 1. Immediately after erection, clean exposed areas where primer is damaged or missing, and paint with the same material as used for shop painting to comply with SSPC-PA 1 for touching up shop-painted surfaces.
 - a. Clean and prepare surfaces by SSPC-SP 2 hand-tool cleaning or SSPC-SP 3 power-tool cleaning.
 - 2. Cleaning and touchup painting are specified in Division 9.
- C. Touchup Priming: Cleaning and touchup priming are specified in Division 9.

3.6 FIELD QUALITY CONTROL

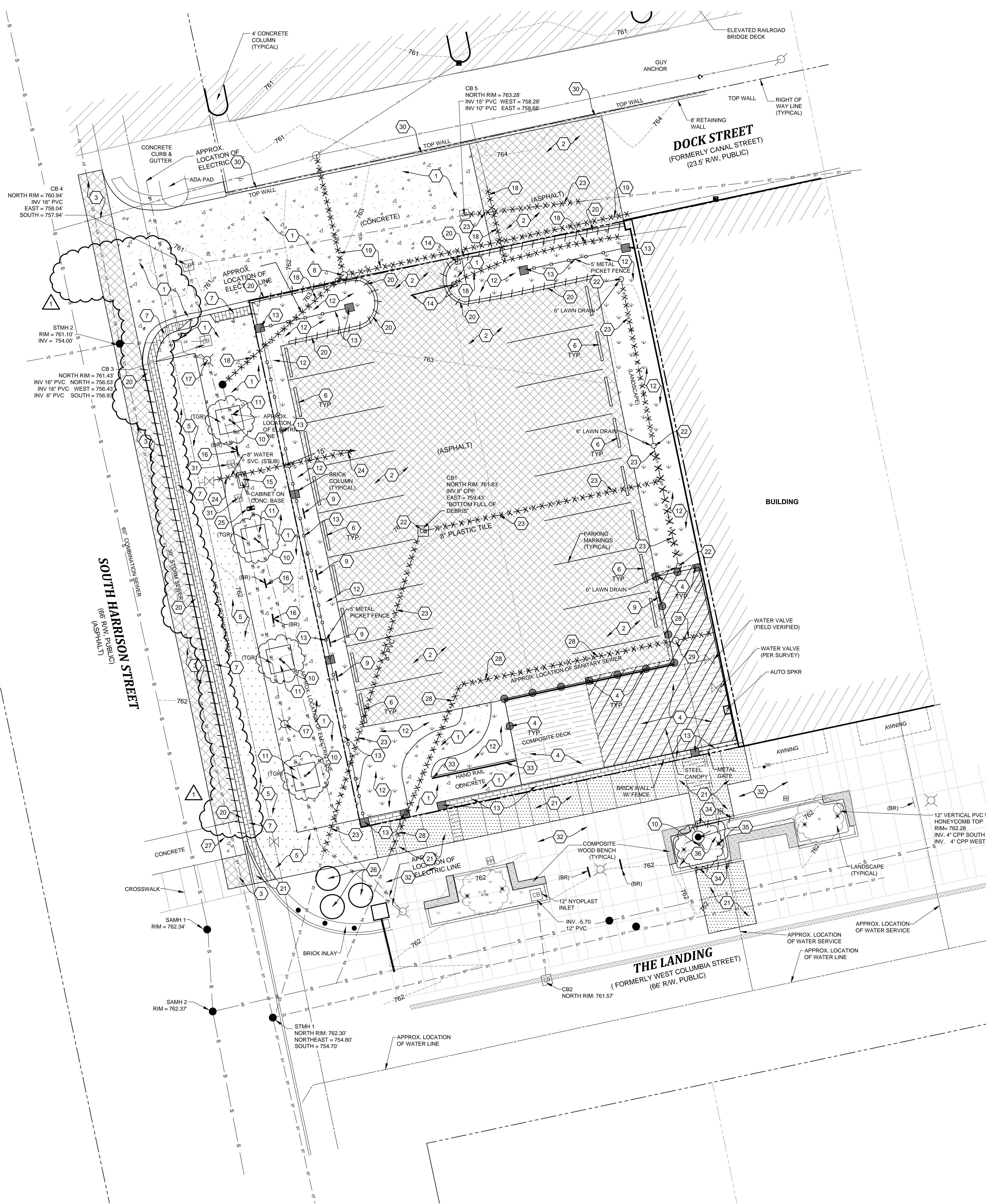
- A. Special Inspections: Contractor shall engage a special inspector to perform the following special inspections:
 - 1. Visually inspect structural steel elements as follows:
 - a. Inspect 100% of beam and girder construction and assemblies
 - b. Inspect 100% of all braced frames and moment frames
 - 2. Visually inspect steel as it is received for possible damage in shipping, workmanship, and piece marking.
 - 3. Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes.
 - 4. Verify that steel member sizes and steel grade conform to the contract documents and approved shop drawings.
 - 5. Check the installation of base plates for proper leveling.
 - 6. Verify the proper grout type and installation procedures are followed.
 - 7. Verify that anchor rod washers are welded to the base plates, at locations specified on the Drawings, prior to anchor rod tops being covered up.
 - 8. Inspect field welded connections as follows:
 - a. Inspect 100% of complete joint penetration field welds.
 - b. Inspect 100% of partial joint penetration field welds.
 - c. Inspect 100% of fillet field welds in lateral-load-resisting braced frames and moment frames.
 - d. Inspect 10% of other fillet field welds.
 - e. Visually inspect field welds according to AWS D1.1.
 - f. Verify welding procedures are in accordance with AWS requirements.
 - g. Perform pre-welding inspections, including:

- 1) Verifying welding procedure specifications (WPSs).
 - 2) Manufacturer certifications for welding consumables.
 - 3) Proper storage of welding rods.
 - 4) Material identification (type/grade).
 - 5) Welder identification system in place.
 - 6) Fit-up of groove welds.
 - 7) Configuration and finish of weld access holes.
 - 8) Fit-up of fillet welds.
- h. Perform inspections during welding, including:
- 1) Use of qualified welders.
 - 2) Control and handling of welding consumables.
 - 3) Not welding over cracked tack welds.
 - 4) Proper environmental conditions for welding.
 - 5) WPSs followed.
 - 6) Correct welding techniques utilized.
 - 7) Inspect pre-heat, post-heat and surface preparation between passes.
- i. Perform inspections after welding, including:
- 1) Welds cleaned.
 - 2) Welder identification is legible.
 - 3) Size, length and location of welds.
 - 4) Welds meet visual acceptance criteria.
 - 5) Check for arc strikes.
 - 6) Wide flange member k-areas checked for cracks where welds have been performed in the k-area.
 - 7) Backing bars and weld tabs removed (if applicable).
 - 8) Repair activities completed.
 - 9) Welded joint acceptance/rejection documented.
- j. Provide continuous inspection for full-penetration and partial-penetration groove welds and multi-pass fillet welds.
9. Inspect bolted connections as follows:
- a. Inspect 100% of bolted connections in lateral-load-resisting braced frames and moment frames
 - b. Inspect 20% of all other bolted connections.
 - c. Perform per-bolting inspections, including:
 - 1) Check manufacturer certifications for fastener materials.
 - 2) Verify fasteners marked in accordance with ASTM requirements.
 - 3) Proper fasteners (grade, type, length) used for the joint detail.
 - 4) Proper bolting procedure selected for the joint detail.

- 5) Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements.
 - 6) Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used (not required for snug-tight connections).
 - 7) Proper storage provided for fasteners and associated components.
- d. Perform inspections during bolting, including:
- 1) Fastener assemblies, of suitable condition, placed in all holes and washers (if required) are positioned as required.
 - 2) Joint brought to the snug-tight condition prior to the pretensioning operation (if required).
 - 3) Fastener component not turned by the wrench prevented from rotating.
 - 4) Fasteners pretensioned (if required) in accordance with the RCSC Specification systematically from the most rigid point toward the free edges.
 - 5) Monitoring of installation not required for snug-tight connections.
- e. Perform inspections after bolting, including:
- 1) Verify quantity, size and grade of bolts, and proper fit-up of connected elements.
 - 2) Documentation of acceptance/rejection of bolted connections.
10. Inspect steel frame for compliance with structural drawings, including bracing, member configuration and connection details.
- B. Testing Agency: Contractor shall engage a qualified testing agency to perform tests and inspections.
1. Bolted Connections: Inspect and test bolted connections in accordance with RCSC's "Specification for Structural Joints Using High-Strength Bolts."
 2. Welded Connections:
 - a. Visually inspect field welds in accordance with AWS D1.1. Any welds that warrant further evaluation following a visual inspection, shall be tested and inspected in accordance with AWS D1.1 and the following inspection procedures, at the testing agency's option:
 - 1) Liquid Penetrant Inspection: ASTM E165.
 - 2) Magnetic Particle Inspection: ASTM E709; performed on root pass and on finished weld. Cracks or zones of incomplete fusion or penetration are not accepted.
 - 3) Ultrasonic Inspection: ASTM E164.
 - 4) Radiographic Inspection: ASTM E94.

- b. All Complete-Joint-Penetration groove welds subject to transversely applied tension loading shall be tested using Ultrasonic Testing. 10% of the joints are to be tested. Refer to Drawings for joints subject to this requirement.

END OF SECTION 051200

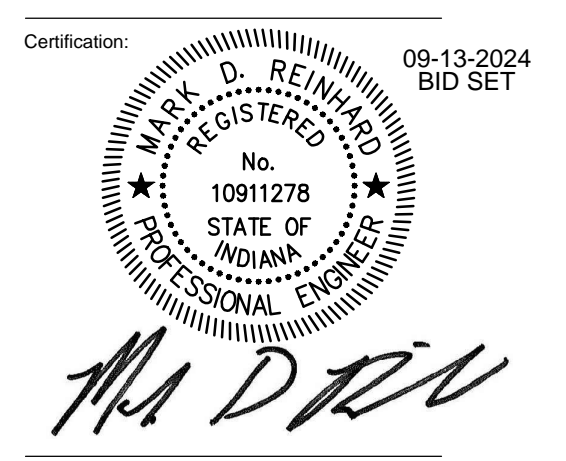


- DEMOLITION LEGEND:**
- SAWCUT AND REMOVE ASPHALT PAVEMENT.
 - SAWCUT AND REMOVE CONCRETE SIDEWALK, DRIVE, OR SLAB.
 - SAWCUT AND REMOVE LANDING PLAZA SPECIALTY CONCRETE PAVEMENT TO NEAREST JOINT.
 - SAWCUT AND REMOVE CONCRETE CURB.
 - REMOVE OR ABANDON UTILITY, AS REQUIRED, FOR NEW CONSTRUCTION. COORDINATE ALL WORK WITH UTILITY OWNER.

- DEMOLITION NOTES:**
- 1 SAWCUT AND REMOVE CONCRETE SIDEWALK/PAVEMENT.
 - 2 SAWCUT AND REMOVE ASPHALT PAVEMENT.
 - 3 SAWCUT AND REMOVE 5'-0" OF ASPHALT PAVEMENT TO PROVIDE CLEAN EDGE.
 - 4 REMOVE WOODEN DECK / CANOPY IN ITS ENTIRETY, INCLUDING CONCRETE FOUNDATIONS.
 - 5 REMOVE PAVERS AND AGGREGATE BASE.
 - 6 REMOVE PARKING BUMPER.
 - 7 REMOVE BRICK AND CONCRETE BASE.
 - 8 REMOVE POWER POLE. SEE SITE ELECTRICAL PLAN FOR ADDITIONAL INFORMATION.
 - 9 REMOVE SIGN.
 - 10 REMOVE TREE(S), INCLUDING ROOT BALLS.
 - 11 REMOVE METAL TREE GRATE.
 - 12 REMOVE LANDSCAPE BED IN ITS ENTIRETY.
 - 13 REMOVE BRICK AND DECORATIVE IRON FENCE, INCLUDING FOUNDATIONS.
 - 14 REMOVE GATE AND ASSOCIATED EQUIPMENT, INCLUDING FOUNDATIONS.
 - 15 REMOVE AND SALVAGE TRAFFIC CONTROL CABINET. REMOVE CONCRETE FOUNDATION. RESET CABINET AFTER CONSTRUCTION IS COMPLETE - SEE SITE LAYOUT PLAN AND SITE ELECTRICAL PLAN FOR INFORMATION.
 - 16 REMOVE AND SALVAGE BIKE RACK. RESET BIKE RACK AFTER CONSTRUCTION IS COMPLETE - SEE SITE LAYOUT PLAN FOR INFORMATION.
 - 17 REMOVE AND SALVAGE LIGHT POLE. REMOVE FOUNDATION. RESET LIGHT POLE ON NEW FOUNDATION - SEE SITE ELECTRICAL PLAN FOR INFORMATION. EXISTING UNDERGROUND ELECTRIC SHALL REMAIN - PROTECT DURING CONSTRUCTION.
 - 18 REMOVE UNDERGROUND ELECTRIC LINE. SEE SITE ELECTRICAL PLAN FOR ADDITIONAL INFORMATION.
 - 19 RELOCATE OVERHEAD ELECTRIC LINE. SEE SITE ELECTRICAL PLAN FOR ADDITIONAL INFORMATION.
 - 20 SAWCUT AND REMOVE CONCRETE CURB.
 - 21 SAWCUT AND REMOVE LANDING PLAZA SPECIALTY CONCRETE PAVEMENT TO NEAREST JOINT.
 - 22 REMOVE STORM STRUCTURE.
 - 23 REMOVE STORM SEWER.
 - 24 REMOVE WATER LINE.
 - 25 REMOVE AND SALVAGE BIKE REPAIR STATION. RESET BIKE REPAIR STATION - SEE SITE LAYOUT PLAN FOR PROPOSED LOCATION.
 - 26 REMOVE PLANTERS AND RETURN TO THE CITY OF FORT WAYNE.
 - 27 REMOVE AND REPLACE TABLE TOP CROSSING CONCRETE PAVEMENT TO NEAREST SCORE LINE.
 - 28 REMOVE SANITARY SEWER SERVICE. CAP EXISTING LINE TO REMAIN.
 - 29 REMOVE SANITARY CLEANOUT.
 - 30 RETAINING WALL TO REMAIN. PROTECT FROM DAMAGE DURING CONSTRUCTION.
 - 31 ADJUST HANDHOLE TO GRADE - SEE SITE GRADING PLAN FOR INFORMATION.
 - 32 PROTECT EXISTING LANDING PAVEMENT FROM DAMAGE DURING CONSTRUCTION. IF DAMAGE OCCURS, REPLACE IN KIND.
 - 33 REMOVE HANDRAIL.
 - 34 SAWCUT AND REMOVE CAST IN PLACE CURB WITH THICKENED CONCRETE EDGE.
 - 35 REMOVE AND RESET LIGHT FIXTURE AND ASSOCIATED ELECTRICAL WIRING AS REQUIRED TO INSTALL SANITARY SEWER LINE.
 - 36 REMOVE LANDSCAPE PLANTINGS AS NEEDED FOR INSTALLATION OF SANITARY SEWER.

- GENERAL NOTES:**
1. OBTAIN ALL REQUIRED PERMITS AND COORDINATE INSPECTIONS FROM AUTHORITIES HAVING JURISDICTION.
 2. CONTRACTOR SHALL NOT INTERRUPT ANY SERVICE TO ADJACENT PROPERTIES WITHOUT WRITTEN AUTHORIZATION FROM PROPERTY OWNER. AN EMERGENCY PLAN SHALL BE PROVIDED TO THE ENGINEER PRIOR TO CONSTRUCTION TO OUTLINE CORRECTIVE MEASURES IN THE EVENT OF ANY UNAUTHORIZED UTILITY SHUTDOWN.
 3. CONTRACTOR SHALL STUDY ALL DRAWINGS PRIOR TO CONSTRUCTION. RESEARCH PUBLIC UTILITY RECORDS, CONTACT THE LOCAL UTILITY LOCATOR SERVICE, AND FIELD VERIFY ALL EXISTING STRUCTURES PRIOR TO CONSTRUCTION. CONTACT ENGINEER FOR DIRECTION IF EXISTING UTILITY CONDITIONS CONFLICT WITH PROPOSED WORK, OR ANY ALTERATIONS SHALL BE THE CONTRACTORS RESPONSIBILITY.
 4. EXISTING UTILITIES ARE APPROXIMATIONS BASED ON BEST AVAILABLE DATA. CAUTION SHALL BE EXERCISED TO NOT INTERRUPT SERVICE TO ANY BUILDING. EXPLORATORY TRENCH TO VERIFY DEPTH AND LOCATION OF SEWERS PRIOR TO CONSTRUCTION OF NEW SEWER UTILITIES. ASSURE ALL SANITARY FLOW IS DIRECTED INTO THE SANITARY SEWER ON-SITE AND ALL STORM WATER IS DIRECTED INTO THE STORM SEWER SYSTEM.
 5. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION REQUIRED BY UTILITY OWNERS TO CONSTRUCT PROJECT.
 6. PROVIDE RECORD DRAWINGS TO THE OWNER FOR BELOW GRADE IMPROVEMENTS. INCLUDE: MATERIALS OF CONSTRUCTION, SIZE, ELEVATIONS, AND LOCATION DESCRIPTIONS IN THE RECORD. RECORD DRAWINGS SHALL BE CERTIFIED BY A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA.
 7. CONTRACTOR SHALL COORDINATE WITH EACH UTILITY PROVIDER TO DETERMINE TOTAL COST OF SERVICE TO BUILDING AND TO INCLUDE IN THE COST OF THE PROJECT.
 8. CONTRACTOR SHALL LOCATE ALL PRIVATE UTILITIES NOT COVERED BY THE PUBLIC LOCATING SERVICE.
 9. CONSTRUCTION DE-WATERING AS NECESSARY BY CONTRACTOR.
 10. ADJUST ANY EXISTING MANHOLES, VALVES, HYDRANTS, AND HANDHOLES, LOCATED WITHIN PROJECT LIMITS, TO PROPOSED GRADES.
 11. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION OF ADJACENT WORK.
 12. SEE SITE SURVEY FOR EXISTING CONDITIONS. IF ABANDONED WELLS ARE DISCOVERED ON THE PROPERTY, THEY MUST BE CAPPED BY A LICENSED WELL DRILL DRILLER ACCORDING TO INDIANA WELL DRILLING CODES AND REGULATIONS.
 13. COORDINATE ALL DEMOLITION WORK WITH OWNER.
 14. CONTRACTOR IS RESPONSIBLE FOR ALL PERMIT FEES, TAPPING FEES, INSPECTION FEES, ETC.
 15. IF ANY PREHISTORIC OR HISTORIC ARCHAEOLOGICAL ARTIFACTS OR HUMAN REMAINS ARE UNCOVERED DURING CONSTRUCTION, DEMOLITION, OR EARTHMOVING ACTIVITIES, STATE LAW (INDIANA CODE 14-21-1-27 AND 29) REQUIRES THAT THE DISCOVERY MUST BE REPORTED TO THE DEPARTMENT OF NATURAL RESOURCES WITHIN (2) BUSINESS DAYS. IN THAT EVENT, PLEASE CALL (317) 232-1646. BE ADVISED THAT ADHERENCE TO INDIANA CODE 14-21-1-27 AND 29 DOES NOT OBLIATE THE NEED TO ADHERE TO APPLICABLE FEDERAL STATUTES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO 36 C.F.R. 800.

SITE DEMOLITION PLAN
1" = 10'-0"
NORTH



Key Plan:

REVISION	No.	Date	Revision
	1	10-01-2024	Addendum #1

ALL DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF MKM ARCHITECTURE + DESIGN AND WERE CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THE DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF MKM ARCHITECTURE + DESIGN. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES FOR INFORMATION AND REFERENCE IN CONNECTION WITH THIS PROJECT. WRITTEN PERMISSION OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. DESIGN DRAWINGS MUST BE SUBMITTED TO THE OFFICE FOR REVIEW BEFORE PROCEEDING WITH ANY CONSTRUCTION. INSTALLATION OF THE WORK SHOWN ON THIS DOCUMENT AND THE CORRESPONDING SPECIFICATIONS, INTERFERENCES WITH WORK SHOWN ON OTHER DOCUMENTS INCLUDING WORK TO BE PERFORMED BY OTHER CONTRACTORS OR SUBCONTRACTORS. EACH CONTRACTOR OR SUBCONTRACTOR SHALL BE FAMILIAR WITH THE WORK OF OTHER CONTRACTORS OR SUBCONTRACTORS, WHETHER OR NOT SHOWN ON THIS DOCUMENT, WHICH AFFECTS THE WORK SHOWN HEREIN AND SHALL COORDINATE SUCH WORK SO AS TO BE IN COMPLIANCE WITH THE INTENT OF ALL THE PROJECT DOCUMENTS.

THE LANDING 3.0
NEW CONSTRUCTION
Fort Wayne, Indiana

REVISION	No.	Date	Revision
	1	10-01-2024	Addendum #1

DRAWING CONTENTS:
SITE DEMOLITION PLAN

ISSUE DATE: 09.13.2024 PROJECT NO: 23029
DRAWING NO.





HORIZONTAL ASSEMBLIES LEGEND

3-HR HORIZONTAL ASSEMBLY TYPICAL CEILING/FLOOR ASSEMBLY SECOND FLOOR PODIUM CONSTRUCTION
PER: UL# D916
STC: (54-58)

HORIZONTAL ASSEMBLY 1 1/2-HR RATED / CEILING/ROOF ASSEMBLY
PER UL # P753

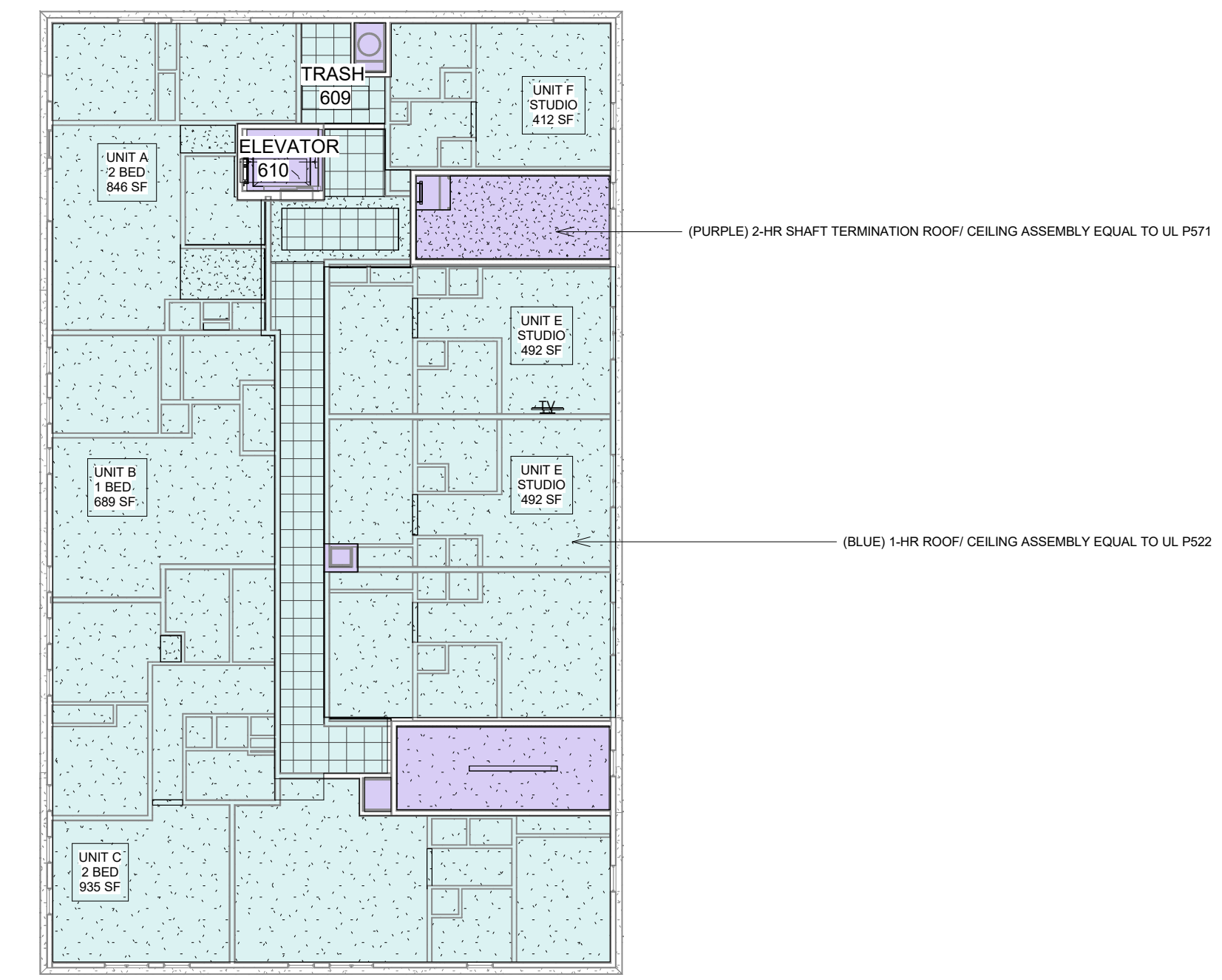
1-HR HORIZONTAL ASSEMBLY TYPICAL CEILING/FLOOR ASSEMBLY (OPEN WEB TRUSS)
PER: UL L546
STC 58-60
ICC 50-52

1-HR HORIZONTAL ASSEMBLY TYPICAL CORRIDOR CEILING/FLOOR ASSEMBLY:
PER: UL L593

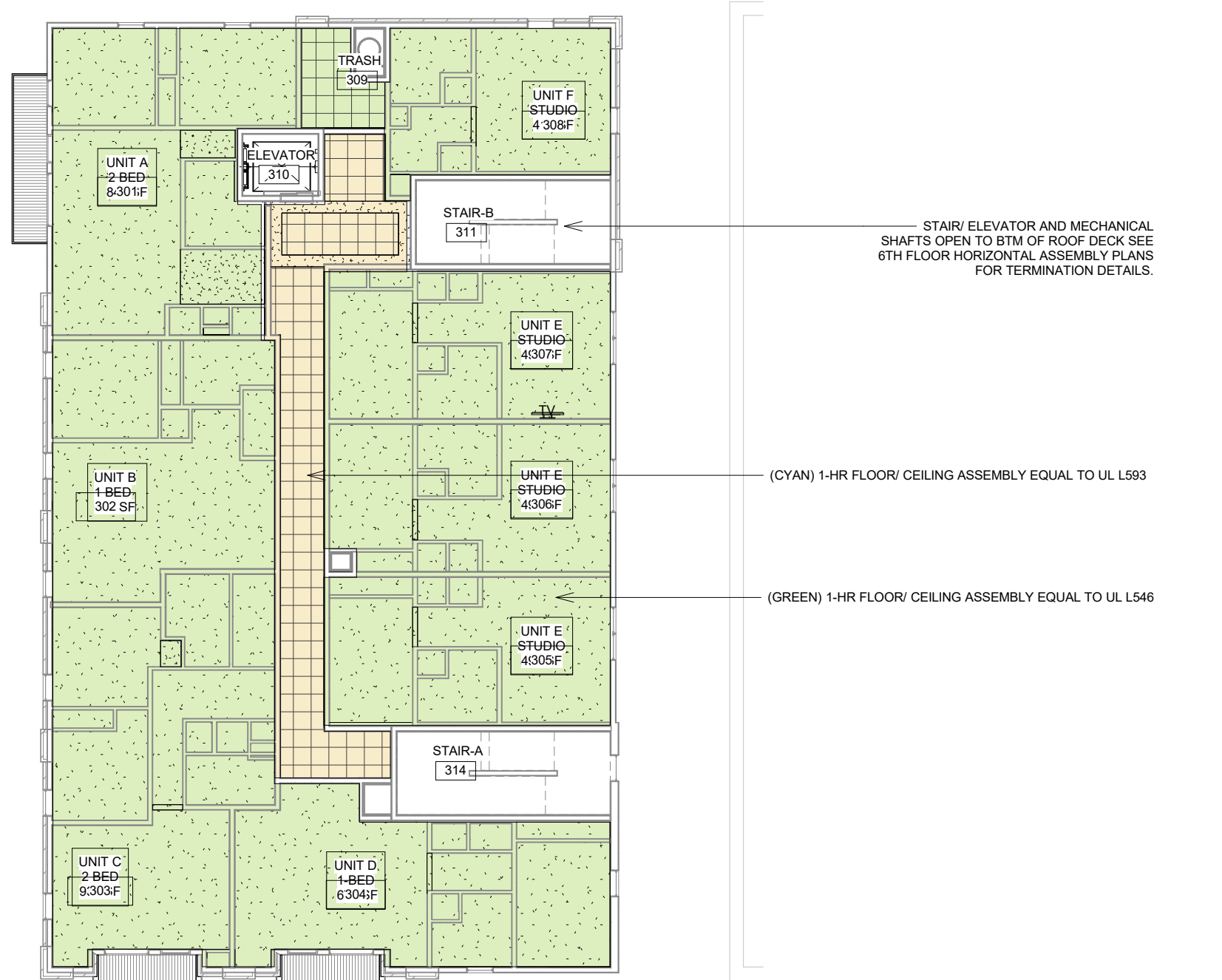
1-HR HORIZONTAL ASSEMBLY CEILING/ROOF (WOOD TRUSS):
PER UL #P522

2-HR HORIZONTAL ASSEMBLY SHAFT CEILING ASSEMBLY:
PER UL #P571

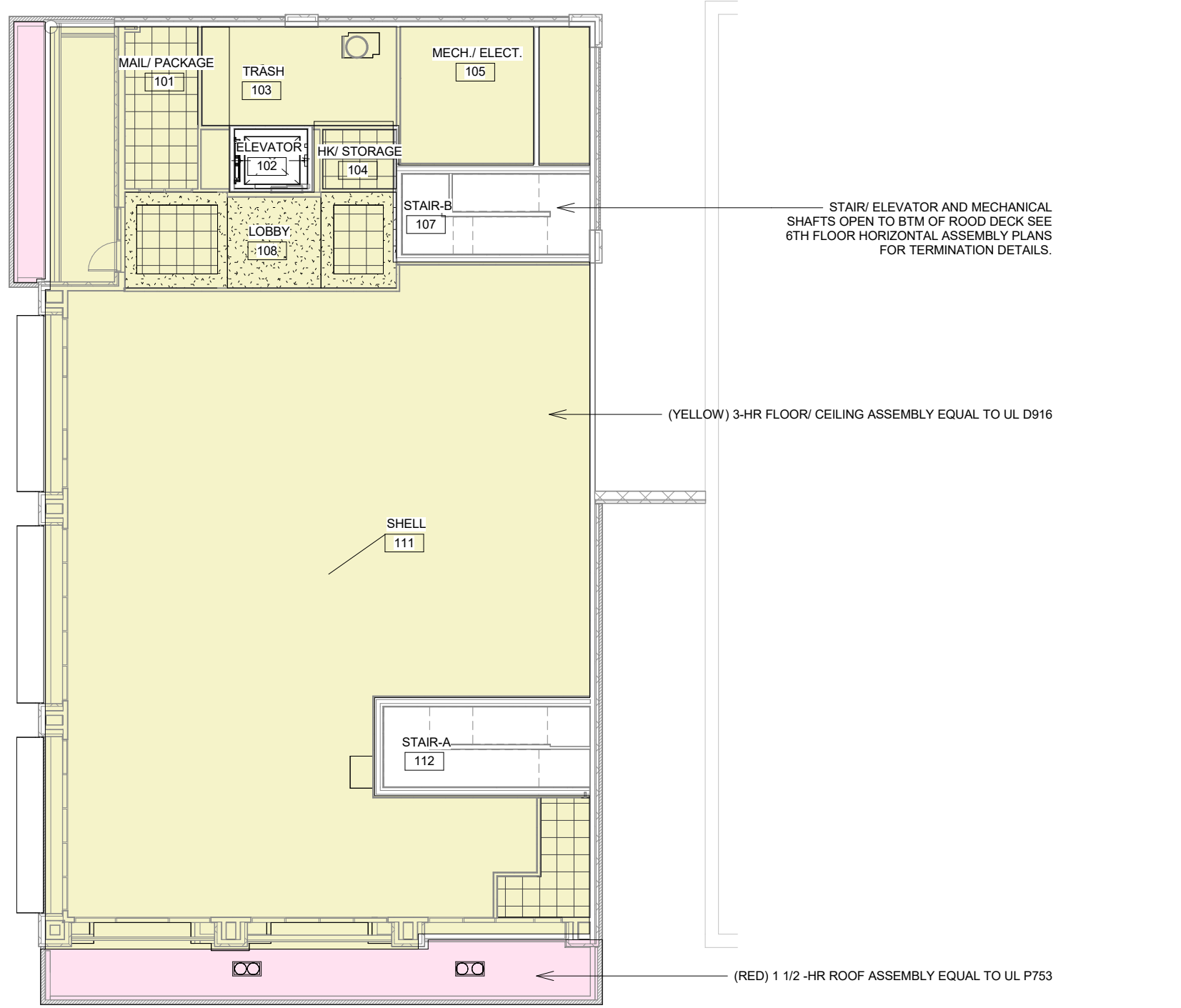
NOTE:
PLANS ON THIS SHEET ARE INTENDED TO BE DIAGRAMMATIC IN NATURE. REPRESENTING REQUIREMENTS FOR HORIZONTAL ASSEMBLIES TO BE INSTALLED ON BOTTOM OF BUILDING STRUCTURE THOUGH ALL BUILDING TYPES. IN AREAS WITH SECONDARY LAY-IN CEILINGS OR DRYWALL BULKHEADS AT LOWER ELEVATIONS ARE SCHEDULED THE HORIZONTAL ASSEMBLY(S) SHALL BE CONTINUOUS ABOVE THE SECONDARY CEILINGS SCHEDULED. SEE CEILING PLANS FOR MORE INFO.



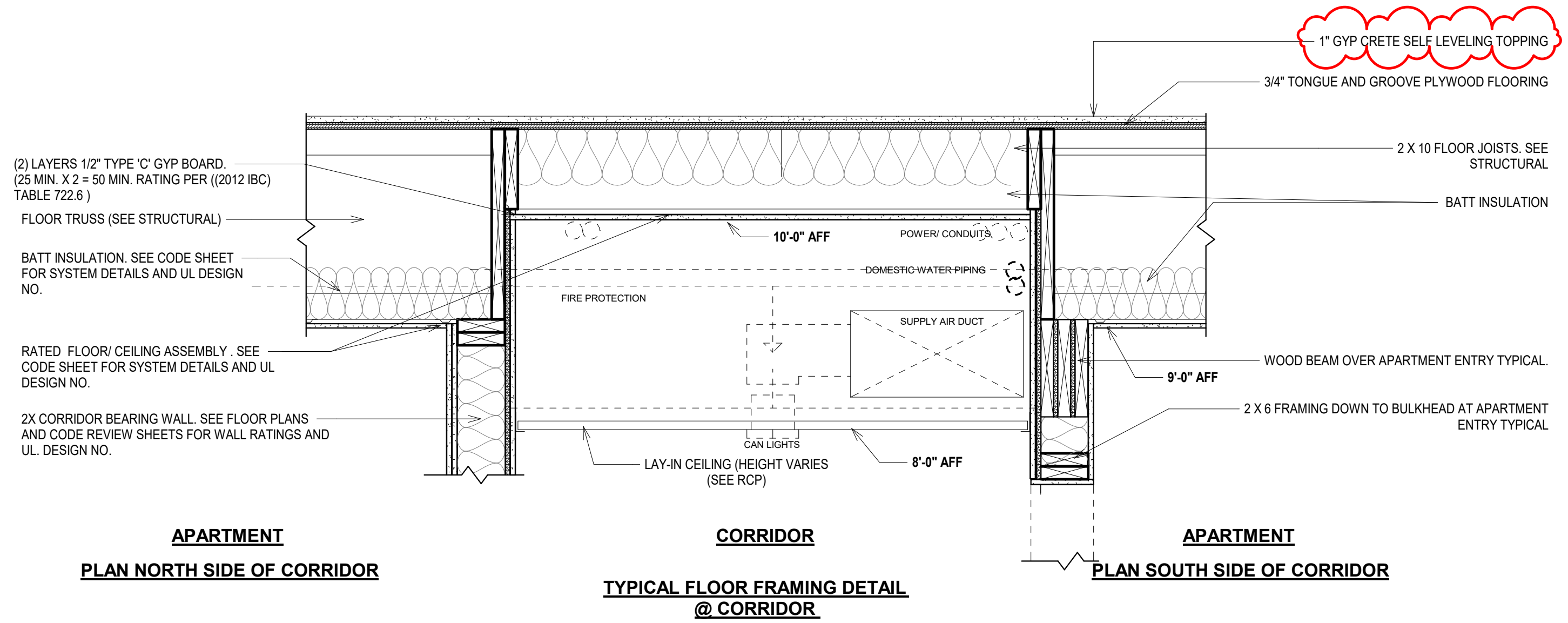
SIXTH FLOOR HORIZONTAL ASSEMBLY PLAN
1/16" = 1'-0"



HORIZONTAL ASSEMBLY PLAN - FLOORS 2/ 3/ 4/ 5
1/16" = 1'-0"



FIRST FLOOR HORIZONTAL ASSEMBLY PLAN
1/16" = 1'-0"



3 CORRIDOR FRAMING DTL.
1" = 1'-0"

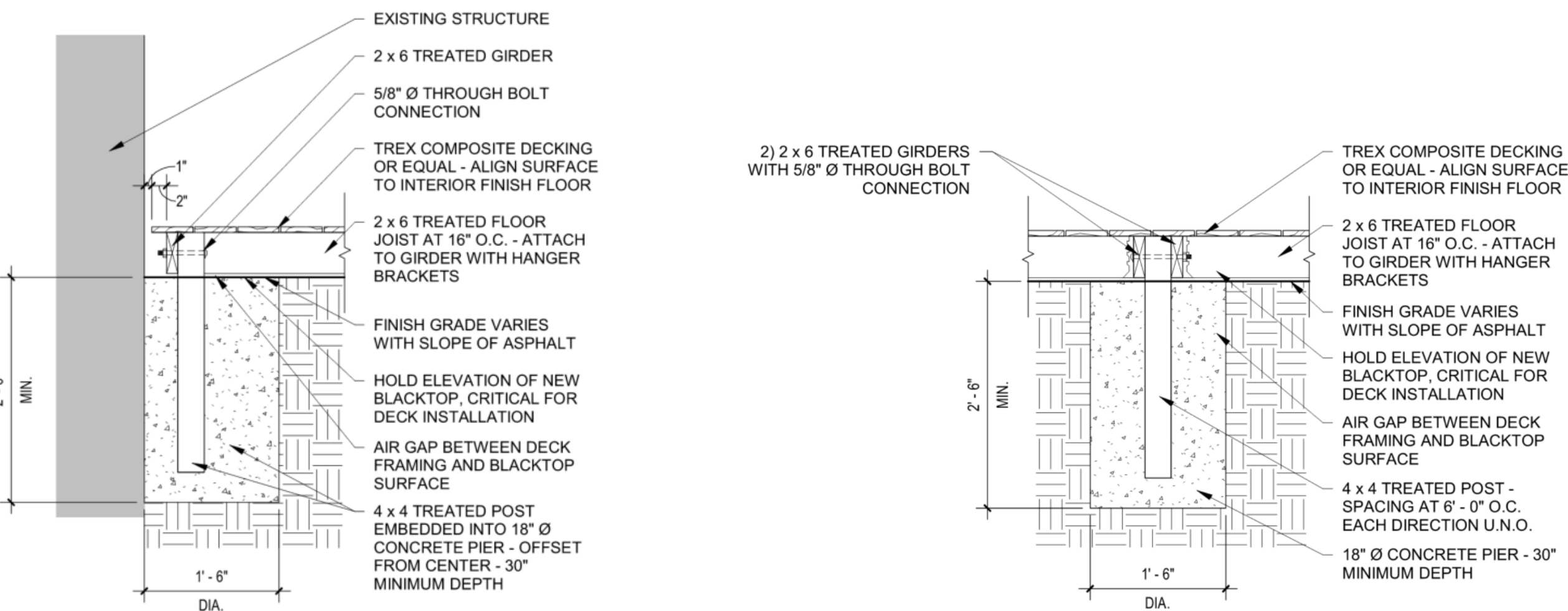
THE LANDING 3.0

NEW CONSTRUCTION
555 S. HARRISON ST.
Fort Wayne, Indiana 46802

REVISION	
No.	Date
1	10.01.2021
	Addendum #1

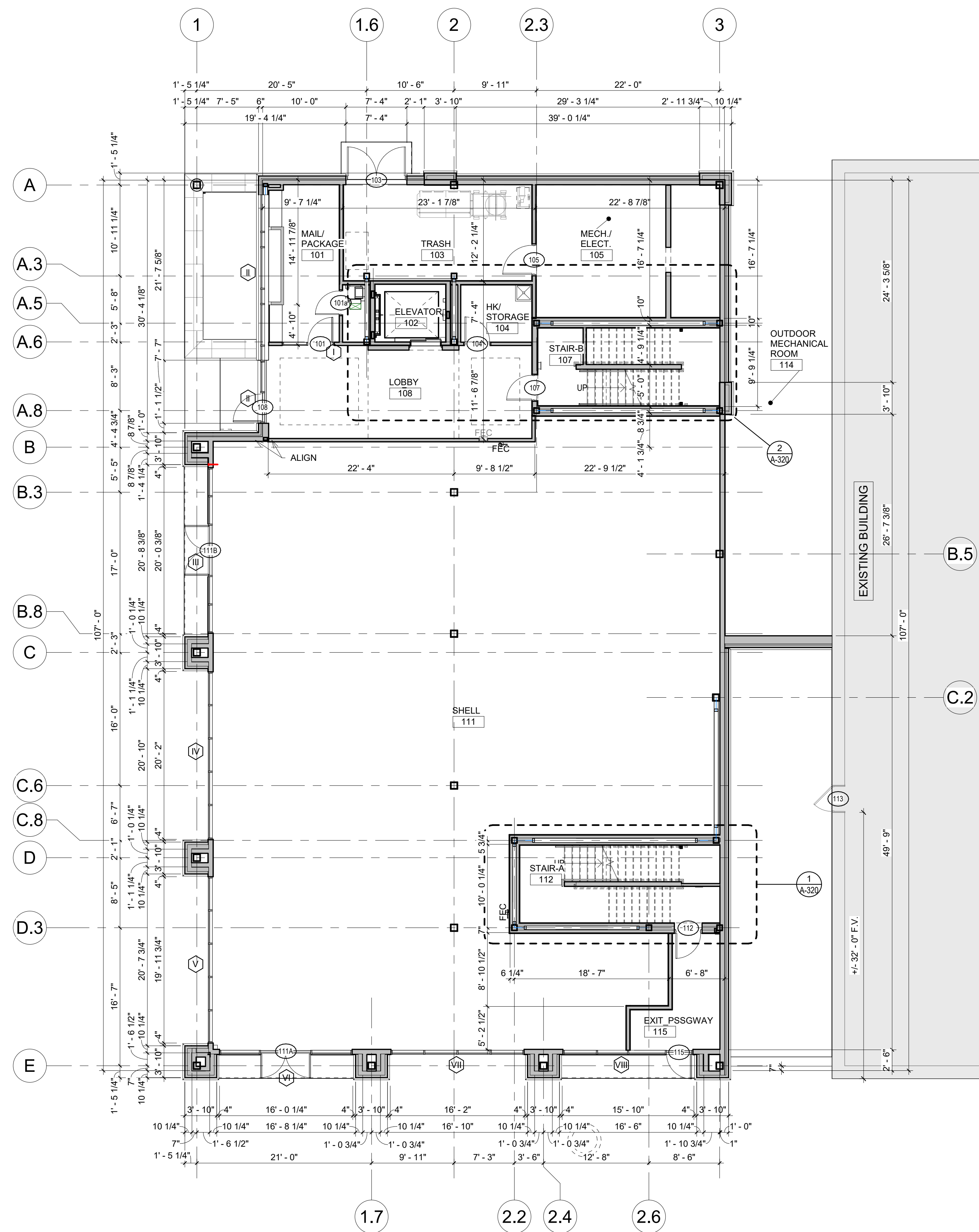
DRAWING CONTENTS:
HORIZONTAL ASSEMBLIES PLANS

ISSUE DATE: 09.13.2024	PROJECT NO. 23029
DRAWING NO. G-120	

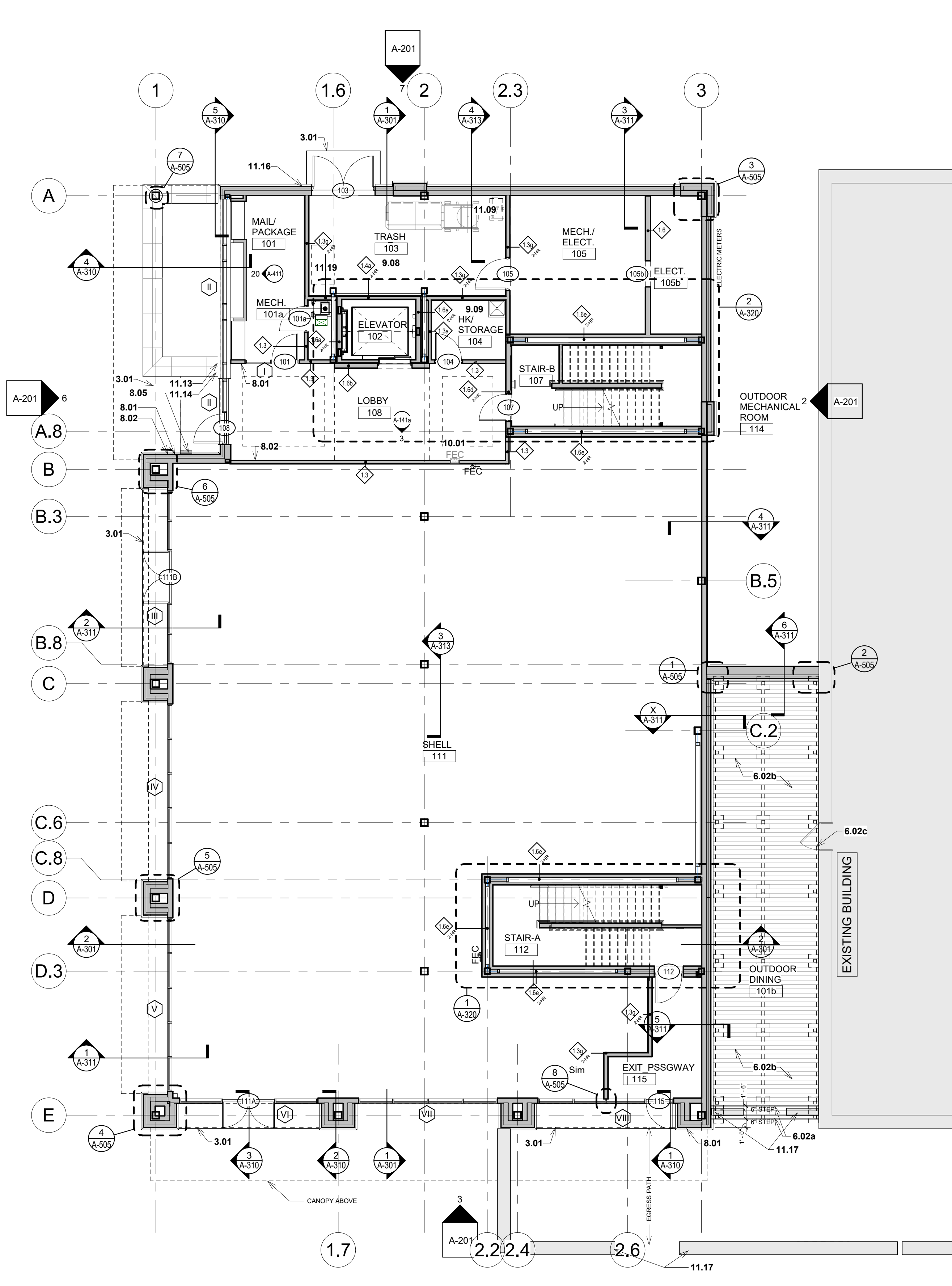


3 DECK FOOTING DTL. - A
3/4" = 1'-0"

4 DECK FOOTING DTL. - B
3/4" = 1'-0"



FIRST FLOOR DIMENSION PLAN
1/8" = 1'-0"



FIRST FLOOR NOTATION PLAN
1/8" = 1'-0"

- LIST OF ALTERNATES:
CONTRACTOR SHALL PROVIDE DEDUCTIVE ALTERNATE COST TO REMOVE THE SITE CONCRETE SHOWN IN THE ALLEY MECHANICAL YARD AREAS BETWEEN THE BUILDINGS AND INSTALL 4" THICKNESS OF LANDSCAPE RIVERROCK/ STONE MULCH OVER LANDSCAPE FABRIC IN LIEU OF SITE CONCRETE SHOWN ON PLANS.
- ALTERNATE A1: NORTH WALL SOUND RATING.
1. BASE BID SHALL INCLUDE STANDARD WALL CONSTRUCTION AND WINDOW CONSTRUCTION ALONG NORTH FACADE. SEE WALL SECTIONS AND WINDOW SPECIFICATION FOR MORE INFO.
2. CONTRACTOR TO PROVIDE ADD ALTERNATE TO PROVIDE 1 1/2" OF CLOSED CELL SPRAY FOAM IN ADDITION TO THE SPECIFIED BATT INSULATION FOR THE ENTIRE LENGTH OF THE NORTH FACED ON RESIDENTIAL LEVELS 2&6 TO PROVIDE AN ASSUMED 2.5 POINT STC INCREASE ON EXTERIOR WALL.
3. CONTRACTOR TO PROVIDE ADD ALTERNATE PRICING TO PROVIDE OFFSET GLAZING IN ALL WINDOWS ON NORTH FACADE AS NOTED ON WINDOW ELEVATIONS NOTES TO PROVIDED STC INCREASE ON NORTH FACADE WINDOWS.
- ALTERNATE A2: FIBER CEMENT SIDING FINISH.
1. BASE BID SHALL INCLUDE FACTORY FINISHED FIBER CEMENT PANELS AND EZ TRIM REVEALS AS INDICATED ON ELEVATION LEGEND.
2. CONTRACTOR TO PROVIDE ALTERNATE COST FOR LABOR AND MATERIAL TO FINISH FACTORY PRIMED FIBER CEMENT PANELS AND EZ TRIM REVEALS TO BE FIELD PAINTED. PANEL COLORS TO BE SELECTED BY ARCHITECT FROM STANDARD SHERWIN WILLIAMS PAINT COLORS IF ALTERNATE IS ACCENTED. SEE ELEVATIONS AND ELEVATION LEGEND FOR PANEL LOCATIONS AND COLORS.
- ALTERNATE A3: WINDOW BLINDS.
1. BASE BID SHALL INCLUDE 2" FAUX WOOD BLINDS AS NOTED ON FINISH LEGEND AND WITH PLAN NOTE 12.01.
2. CONTRACTOR TO PROVIDE ALTERNATE COST FOR LABOR AND MATERIAL TO FINISH FACTORY PRIMED FIBER CEMENT PANELS AND EZ TRIM REVEALS TO BE FIELD PAINTED. PANEL COLORS TO BE SELECTED BY ARCHITECT FROM STANDARD SHERWIN WILLIAMS PAINT COLORS IF ALTERNATE IS ACCENTED. SEE ELEVATIONS AND ELEVATION LEGEND FOR PANEL LOCATIONS AND COLORS.
- ALTERNATE A4: CABLE TV W/INTERNET.
1. BASE BID SHALL INCLUDE COST FROM EC TO:
A. PULL (1) CAT 6 CABLE TO EACH APARTMENT(S) AV PANEL ABOVE THE REFRIGERATOR, ROUTING CABLES THROUGH THE IDF ROOMS ON FLOORS 3 & 5 AS OUTLINED ON ELECTRICAL DRAWINGS.
B. INSTALLING A SPLITTER INSIDE THE AV PANELS ABOVE EACH UNITS REFRIGERATOR AND ROUTING (1) CAT 6 CABLE FROM THE AV PANEL TO EACH APARTMENT TV LOCATION INDICATED ON THE PLAN.
C. INSTALLING FACEPLATES AND TERMINATIONS AS REQUIRED BY CABLE PROVIDER AT EACH APARTMENT TV LOCATION SHOWN ON PLAN.
2. CONTRACTOR TO PROVIDE DEDUCT ALTERNATE TO PROVIDE BACK BOX ONLY AT THE TV LOCATIONS LOCATED IN EACH APARTMENT AND ASSUME ALL CABLE TV AND INTERNET CABLE, TERMINATIONS AND FACEPLATES WILL BE PROVIDED AND INSTALLED BY UTILITY PROVIDER.

FLOOR PLAN GENERAL NOTES

- A. THE WORK SHOWN ON THESE DOCUMENTS AND THE CORRESPONDING SPECIFICATIONS, INTERFACES WITH OTHER TRADES, WHETHER OR NOT SHOWN ON THESE DOCUMENTS, WHICH IMPACTS THE WORK SHOWN HEREIN, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE SUCH WORK SO AS TO BE IN COMPLIANCE WITH THE INTENT OF ALL THE PROJECT DOCUMENTS.
- B. GENERAL CONTRACTOR TO PROVIDE SOLID BLOCKING FOR ALL WALL MOUNTED CASEWORK, EQUIPMENT, AND ACCESSORIES, INCLUDING TOILET ACCESSORIES AS REQUIRED.
- C. REFER TO CODE REVIEW PLAN FOR RATED PARTITIONS AND ASSEMBLIES. SEE TYPICAL DETAIL SHEETS FOR FRAMING INFORMATION RELATED TO INTERSECTING SYSTEMS AND INSTALLATION CONDITIONS.
- D. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING CONSTRUCTION. FOR FURTHER DIMENSIONING SEE ENLARGED PLANS, SECTIONS, AND ELEVATIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION AND/OR INSTALLATION.
- E. WALL DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF-STUD OR EXISTING FINISH TO FACE-OF-STUD. SEE TYPICAL DETAIL FOR MORE INFORMATION.
- F. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE REFLECTED CEILING PLAN WITH THE LIGHTING PLANS AND MECHANICAL SUPPLY, RETURN AND EXHAUST PLANS. REPORT IN WRITING TO THE ARCHITECT ANY INCONSISTENCY HEREIN.
- G. THE CONTRACTOR SHALL VERIFY AND PROVIDE ACCESS PANELS IN WALLS AND CEILINGS WHERE SERVICE AND ADJUSTMENTS TO MECHANICAL, PLUMBING, OR ELECTRICAL MAY BE REQUIRED. ACCESS PANELS SHALL BE THE FIRE RATED TYPE EQUAL TO THE WALL OR CEILING IN WHICH THEY OCCUR AND FINAL LOCATION SHOULD BE VERIFIED WITH ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- H. PIPING INSIDE THE BUILDING SHALL BE CONCEALED IN FURRED SPACES WITH THE EXCEPTION OF PIPING IN MECHANICAL AND SERVICE ROOMS. CHASES SHALL PROVIDED FOR ALL MECHANICAL, ELECTRICAL, AND PLUMBING AS REQUIRED. SEE RESPECTIVE PLAN & ELEVATION DRAWINGS FOR COORDINATION.
- I. SEE ELECTRICAL DRAWINGS AND/OR COMMUNICATIONS DRAWINGS FOR LOCATIONS OF CEILING MOUNTED SMOKE DETECTORS, SPEAKERS, NURSE CALL SYSTEMS, FIRE ALARM DEVICES, EXIT SIGNAGE, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THESE ITEMS WITH THE REFLECTED CEILING PLAN(S).
- J. SEE FINISH SCHEDULE, PLANS, & ELEVATIONS FOR LOCATIONS OF SPECIFIC FINISHES, MATERIALS, AND ACCENT WALLS.

FLOOR PLAN NOTES

- DIV 3 - CONCRETE
3.01 CONCRETE STOOP. SEE STRUCTURAL FOR STOOP DTL.
- DIV 5 - METALS
5.01 24" WIDE WALL MOUNTED ALUMINUM ROOF ACCESS LADDER. EQUAL TO OKEEFER'S INC. MOLE 500 FIXED ACCESS LADDER. MILL FINISH. INCLUDE WITH SECURITY DOOR AND PAD LOCK AND WALL BRACKETS AS REQUIRED. PROVIDE SHOP DRAWING FOR REVIEW.
- DIV 6 - WOOD, PLASTICS, AND COMPOSITES
6.01 PROVIDE WOOD CASINGS AT BALCONY DOOR & WINDOW PER TYPICAL ELEVATION.
6.02a NEW TREX COMPOSITE DECK OVER 2 X 6 TREATED WOOD FRAMING WITH 4 X 4 TREATED WOOD POSTS IN CONCRETE FOOTINGS. SEE TYPICAL DECK FOOTING DETAILS FOR FOUNDATION AND FRAMING NOTES. PROVIDE PRODUCT SAMPLES OF TREX DECKING MATERIALS TO OWNER/ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
6.02b (2) NEW +6" TALL STEPS IN NEW TREX DECK. FRAME WITH TREATED WOOD 2 X 6 FRAMING 16" O.C. MAX WITH TREX DECKING TREADS AND RISERS. - (F.V.) EXISTING ELEVATIONS AND ADJUST RISERS AS REQUIRED.
6.02c NEW FINISH FLOOR ELEVATION TO ALIGN WITH EXISTING RESTAURANT FINISH FLOOR AT EXISTING OPENING. (F.V.)
- DIV 7 - THERMAL AND MOISTURE PROTECTION
7.01 ELECTRICAL OUTLETS IN KITCHENS SHALL BE COORDINATED AS TO NOT CONFLICT WITH EACH OTHER IN BACK TO BACK KITCHENS. IN NOT CASE SHALL BACK BOX BE INSTALLED BACK TO BACK. IN SUCH LOCATIONS BACK BOX SHALL BE INSTALLED ON OPPOSITE SIDES OF THE SAME STUD. SEE FIRESTOPPING SPEC FOR MORE INFO ON BACK BOX'S IN RATED WALLS.
- DIV 8 - OPENINGS
8.01 CARD READER
8.02 WALL MOUNTED ADA PUSH PAD
8.03 NARROW STYLE MULLION MOUNTED WIRELESS ADA PUSH PAD
8.04 ACTIVE DOOR LEAF
8.05 APARTMENT ENTRY AIPHONE SYSTEM PANEL.
- DIV 9 - FINISHES
9.01 PROVIDE IN WALL BLOCKING FOR FUTURE GRAB BARS IN SHOWER. SEE TYPICAL ADA/ANSI SHOWER GRAB BAR DTL.
9.02 PROVIDE IN WALL BLOCKING FOR FUTURE GRAB BARS IN BATHUB. SEE TYPICAL ADA/ANSI TUB GRAB BAR DTL.
9.03 PROVIDE IN WALL BLOCKING FOR FUTURE SWING UP GRAB BARS. SEE TYPICAL SWING UP GRAB BAR BLOCKING DTL.
9.04 PROVIDE IN WALL BLOCKING FOR FUTURE SWING UP GRAB BARS. SEE TYPICAL SWING UP GRAB BAR BLOCKING DTL.
9.05 FLOORING CONTRACTOR TO "FEATHER" FLOOR UP WITH APPROVED LATEX LEVELING COMPOUND AS REQUIRED TO PROVIDE ADA COMPLIANT TRANSITION FROM LVP ON BATHROOM FLOOR TO SHOWER THRESHOLD.
9.06 TILE TUB SURROUND WITH FIBERGLASS TUB. SEE FINISH LEGEND FOR MORE INFO.
9.07 DRYWALL KNEE WALL BELOW. SEE ISD/COUNTER DETAIL FOR MORE INFO.
9.08 PROVIDE GYP BOARD EQUAL TO MOLD TOUGH AR FIRE CODE TYPE X, ABUSE RESISTANT GYPSUM ON ALL WALLS IN TRASH ROOM
9.09 PROVIDE FRP WALL PANELS 8" TALL 36" EITHER WAY OUT OF CORNER AT MOP SINK LOCATION.
- DIV 10 - SPECIALTIES
10.01 CLOSET SHELVING. SEE CLOSET SHELVING DETAIL AND SHEET A-110.
10.02 1-HR FIRE RATED SEMI RECESSED FIRE EXTINGUISHER CABINET WITH EXTINGUISHER. SEE SPEC FOR MORE INFO.
- DIV 11 - EQUIPMENT
11.01 CONTRACTOR PROVIDED & INSTALLED GARBAGE DISPOSAL. SEE MEP DRAWINGS FOR MORE INFO.
11.02 CONTRACTOR PROVIDED & INSTALLED 30" WIDE REAR CONTROL ELECTRIC RANGE. SEE SPECS FOR MORE INFO.
11.02A CONTRACTOR PROVIDED & INSTALLED 30" WIDE FRONT CONTROL (ADA) ELECTRIC RANGE. SEE SPECS FOR MORE INFO.
11.03 CONTRACTOR PROVIDED & INSTALLED 30" WIDE OVER THE RANGE MICROWAVE WITH RECIRCULATING EXHAUST FAN. SEE SPECS FOR MORE INFO.
11.04 CONTRACTOR PROVIDED & INSTALLED STANDARD HEIGHT 24" WIDE DISHWASHER. SEE MEP DRAWINGS FOR MORE INFO. SEE SPECS FOR MORE INFO.
11.04A CONTRACTOR PROVIDED & INSTALLED STANDARD ADA HEIGHT 24" WIDE DISHWASHER. SEE MEP DRAWINGS FOR MORE INFO. SEE SPECS FOR MORE INFO.
11.05 CONTRACTOR PROVIDED & INSTALLED 30" WIDE REFRIGERATOR WITH ICE MAKER CONNECTIONS. SEE MEP DRAWINGS FOR MORE INFO. SEE SPECS FOR MORE INFO.
11.06 CONTRACTOR PROVIDED & INSTALLED STACKABLE ELECTRIC CLOTHES WASHER & CLOTHES DRYER. PROVIDE UTILITY CONNECTIONS AS REQUIRED SEE MEP DRAWINGS. SEE SPECS FOR MORE INFO.
11.06A CONTRACTOR PROVIDED & INSTALLED SIDE BY SIDE ELECTRIC CLOTHES WASHER & CLOTHES DRYER. PROVIDE UTILITY CONNECTIONS AS REQUIRED SEE MEP DRAWINGS. SEE SPECS FOR MORE INFO.
11.07 CONTRACTOR PROVIDED & INSTALLED 30" WIDE REFRIGERATOR WITH ICE MAKER CONNECTIONS. SEE MEP DRAWINGS FOR MORE INFO. SEE SPECS FOR MORE INFO.
11.09 TRASH COMPACTOR AND POWER UNITS PROVIDED AND INSTALLED BY OWNER'S VENDOR. PROVIDE POWER AS REQUIRED. COORDINATE FINAL POWER ROUGH IN LOCATION IN FIELD WITH OWNER/VENDOR PRIOR TO ROUGH IN BASIS OF DESIGN. MINI-MAC APARTMENT TRASH COMPACTOR, MODEL 3A 120 VOLT POWER REQUIREMENT. TRASH COMPACTOR CONTRACT PERSON: SCOTT KELSEY, PHONE: 616-283-0029
- 11.10 PROVIDE AND INSTALL GLASS SHOWER DOOR. SHOWER DOOR BOD: BASCO SHOWER ENCLOSURES, INFINITY SERIES- FRAMELESS 1/4" GLASS SWING & PANEL SHOWER DOOR MODEL # 1413NP, 29" WIDE DOOR OPENING, 1/4" SHOWER GUARD CLEAR GLASS, CHROME FINISH, 78" TALL UNIT. INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS WITH MANUFACTURE RECOMMENDED HARDWARE, SEALS, GASKETS, SEALANTS AND ANCHORS.
11.13 EMERGENCY RESPONDERS, WALL MOUNTED KNOX BOX. COORDINATE FINAL LOCATION IN FIELD WITH AHJ.
11.14 MAIL/PACKAGE DELIVERY, WALL MOUNTED KNOX BOX. COORDINATE FINAL LOCATION IN FIELD WITH USPS.
11.15 CONTRACTOR PROVIDED & INSTALLED 30" WIDE RECIRCULATING RANGEHOOD. SEE SPECS FOR MORE INFO.
11.16 TRASH COMPARTY, WALL MOUNTED KNOX BOX. COORDINATE FINAL LOCATION IN FIELD WITH USPS.
11.17 PLANTERS BY FUTURE TENANT TO DEFINE DINING AREA.
11.18 PROVIDE AND INSTALL GLASS SHOWER DOOR. SHOWER DOOR BOD: BASCO SHOWER ENCLOSURES, ROTOLO SEMI-FRAMELESS, 1/4" GLASS, SLIDING BATH TUB DOOR, MODEL# 5450, 1/4" SHOWER GUARD CLEAR GLASS, CHROME FINISH, 65.2" TALL UNIT. INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS WITH MANUFACTURE RECOMMENDED HARDWARE, SEALS, GASKETS, SEALANTS AND ANCHORS.
11.19 CONTRACTOR PROVIDED AND INSTALLED "WASTE CADDY" EQUAL TO D.P. PRODUCTS INC. CART CADDY SHORTY DUMPSTER MOVERS. PROVIDE 15 AMP DEDICATED CHARGING OUTLETS ON WALL ADJACENT FOR CHARGING 120 VOLT POWER REQUIREMENT. TRASH COMPACTOR CONTRACT PERSON: SCOTT KELSEY, PHONE: 616-283-0029
- DIV 12 - FURNISHINGS
12.01 CONTRACTOR PROVIDED AND INSTALLED MINIBLINDS - SEE FINISH LEGEND AND SPECIFICATION.
12.02 PROVIDE SEMI-OPAQUE FROSTED PRIVACY FILM ON INTERIOR OF GLAZING
- DIV 14 - CONVEYING EQUIPMENT
14.01 ELECTRIC TRACTION ELEVATOR CONTROLLER IN JAMB OF ELEVATOR OPENING. COORDINATE ALL ROUGH OPENING AND ELECTRICAL REQUIREMENTS WITH ELEVATOR VENDOR.
- DIV 22 - PLUMBING
22.01 FULLY ADA FIBERGLASS SHOWERS ENCLOSURE EQUAL TO 6' X 37" BATH BEST INCLUDING ADA GRAB BARS, ADA SHOWER SEAT, COLLAPSIBLE DAM AT THRESHOLD, ADJUSTABLE SHOWER HEAD. SEE PLUMBING FOR MORE INFO.
- DIV 23 - HEATING, VENTILATION, AND AIR CONDITIONING
23.01 CONTRACTOR TO PROVIDE FRAMED OPENING THROUGH WALL, CENTERED ABOVE DOOR OPENING FOR RETURN GRILLE. SEE MECH.

MKM
architecture + design
435 E. Brackenridge St.
Fort Wayne, Indiana 46802
p 260.422.0783
www.MKMdesign.com

10.01.2021

REGISTERED ARCHITECT
STATE OF INDIANA
No. AR 1200057

Consultant Logo

Key Plan:

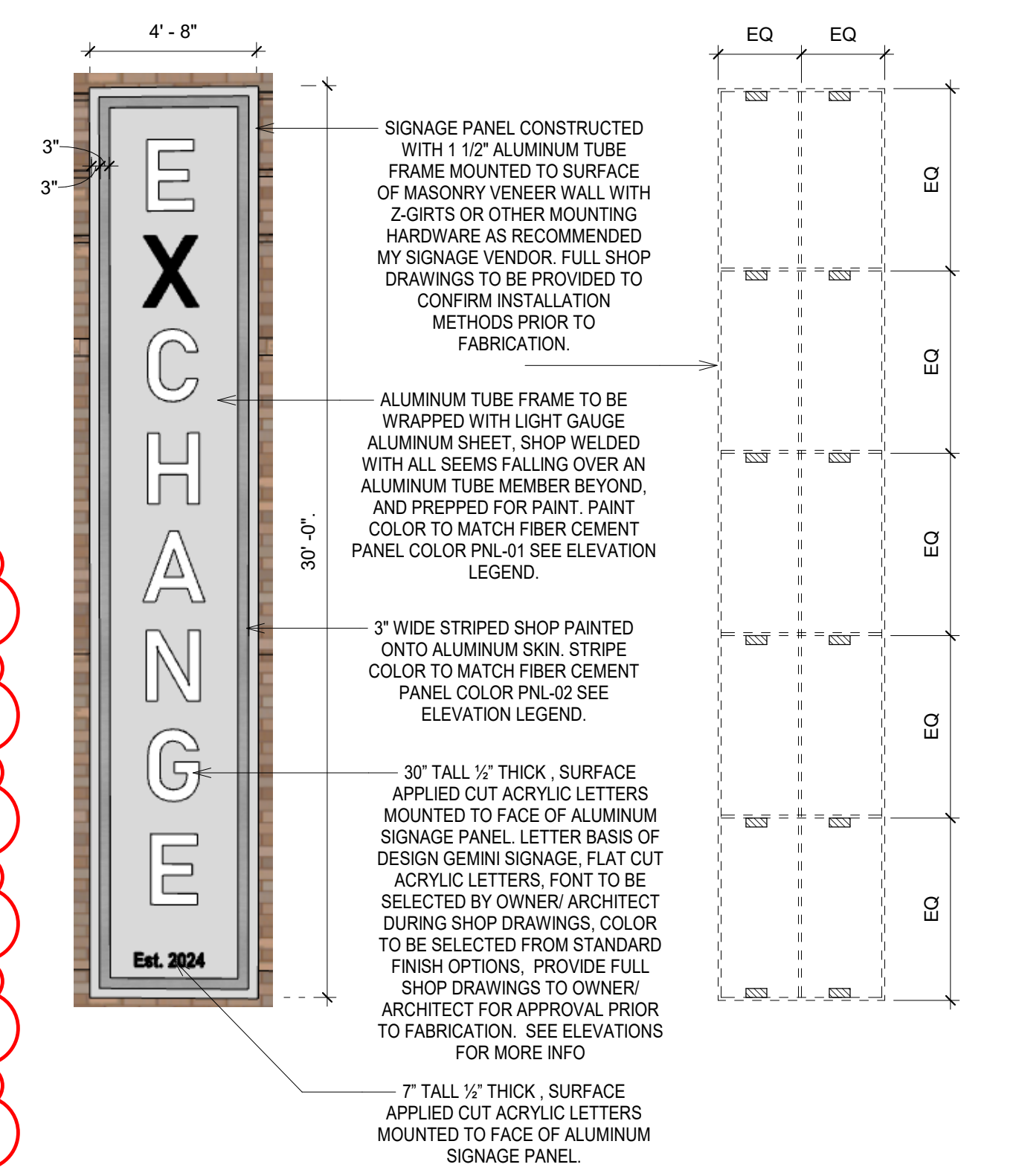
THE LANDING 3.0

NEW CONSTRUCTION
555 S. HARRISON ST.
Fort Wayne, Indiana 46802

REVISION		
No.	Date	Revision
1	10.01.2021	Addendum #1

DRAWING CONTENTS:
FIRST FLOOR NOTATION & DIMENSION PLANS

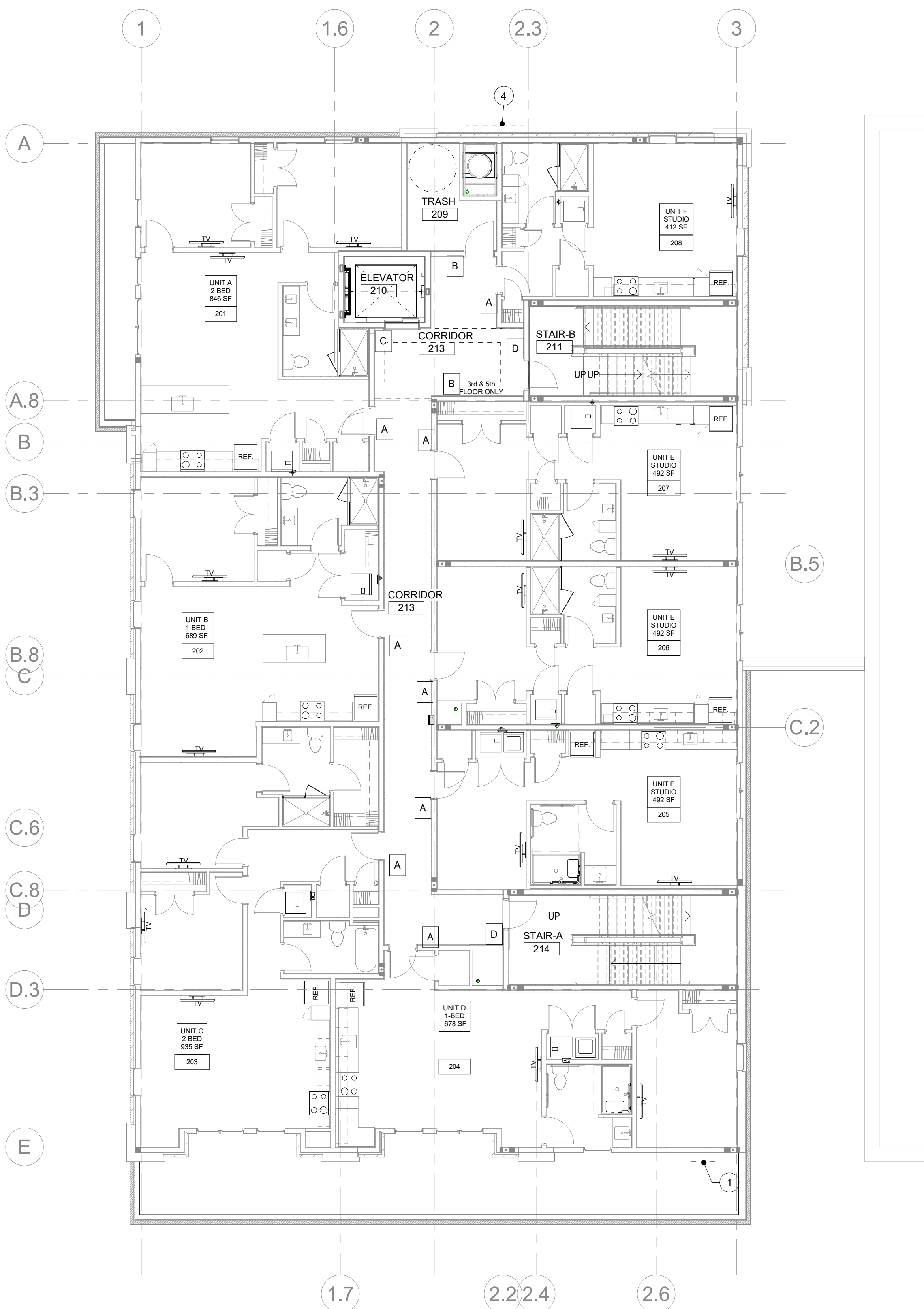
ISSUE DATE: 09.13.2024 PROJECT NO: 23029
DRAWING NO: A-111



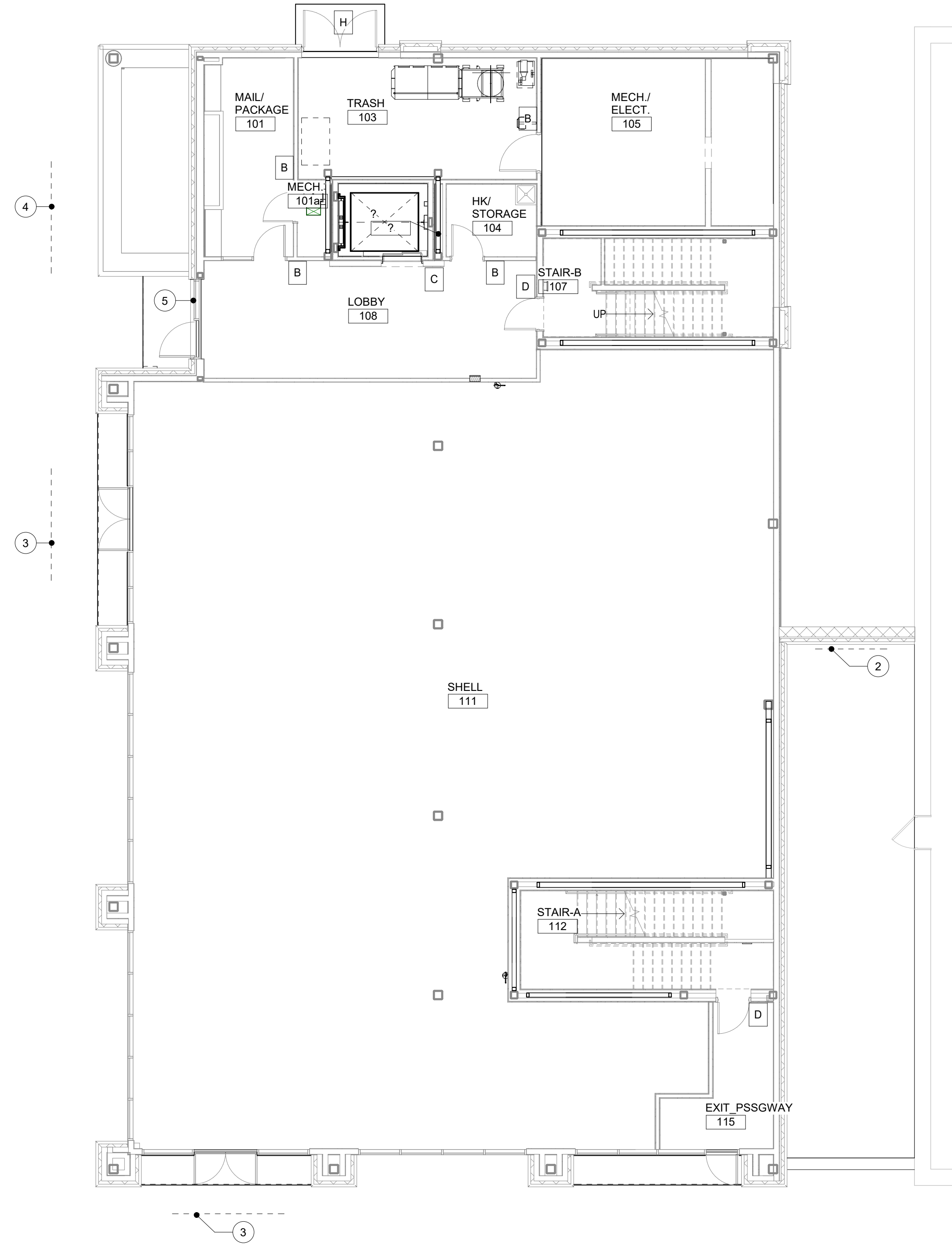
1
10.01.2021



4 SIGNAGE PANEL ELEVATION
1/4" = 1'-0"



1/8" = 1'-0"
SECOND - SIXTH FLOORS SIGNAGE PLAN - TYPICAL

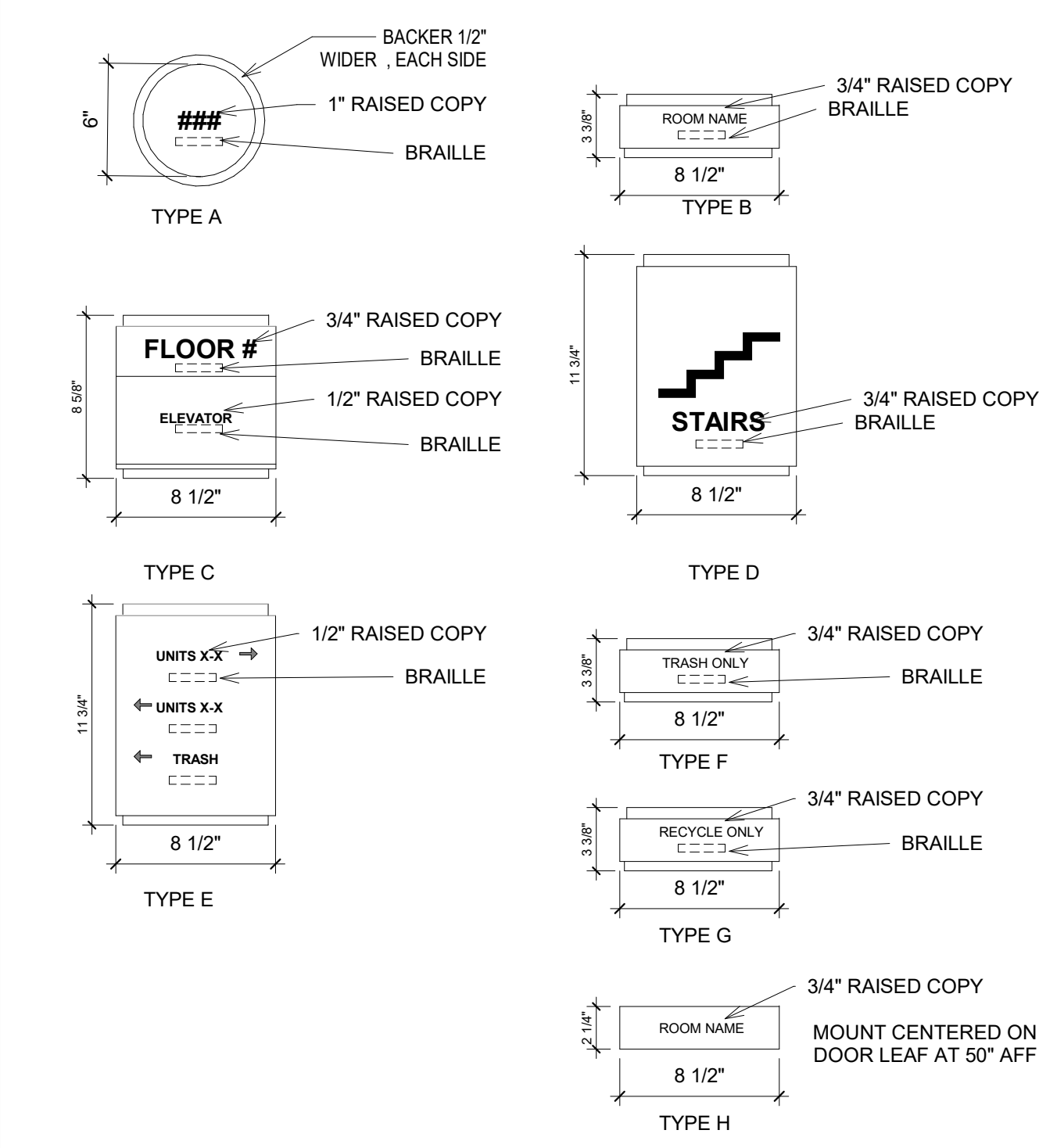


1/8" = 1'-0"
FIRST FLOOR SIGNAGE PLAN

PHASING/ICRA PLAN NOTES

- 30" TALL 1/2" THICK, SURFACE APPLIED CUT ACRYLIC LETTERS MOUNTED TO BUILDING WALL. BASIS OF DESIGN GEMINI SIGNAGE. FLAT CUT ACRYLIC LETTERS. FONT TO BE SELECTED BY OWNER ARCHITECT DURING SHOP DRAWINGS. COLOR TO BE SELECTED FROM STANDARD FINISH OPTIONS. PROVIDE FULL SHOP DRAWINGS TO OWNER ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. SEE ELEVATIONS FOR MORE INFO.
- 42" X 42" BACKLIT "BYSON DECK" SIGNAGE PANEL. INTEGRATED INTO GREEN WALL PANELS. COORDINATE SIGNAGE DESIGN REQUIREMENTS WITH ADJACENT TENANT. CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS WITH FUTURE TENANT IMPROVEMENT PROJECT PROVIDING POWER OUT OF ADJACENT TENANT SPACE.
- "FUTURE" SURFACE MOUNTED TENANT SIGNAGE ON FACE OF CANOPY. PROVIDE POWER IN FACE OF CANOPY AS NOTED. SEE ELECTRICAL.
- 30" TALL X 4'-8" WIDE SURFACE APPLIED SIGNAGE PANEL. SEE SIGNAGE PANEL DETAIL FOR MORE INFO.
- PROVIDE AND INSTALL SURFACE APPLIED VINYL GRAPHIC WITH 3" TALL VINYL LETTERS, LOCATED ON LITE OF FULL GLASS DOOR. LISTING STREET ADDRESS, BUILDING NAME AND ORIGINIZATION CONTACT INFO. CONFIRM DETAILS IN SHOP DRAWINGS TO ARCHITECT FOR REVIEW.

1
10.01.2021



NOTE: BASIS OF DESIGN: TWO LAYER SIGNAGE TYPE, EACH LAYER 1/8" THICK, FLAT PANEL, NO FRAME, SQUARE EDGE. SEPARATE COLORS TO BE SELECTED FOR FRONT PANEL AND (ACCENT) BACK PANEL. FONT COLOR WILL HAVE 30/70 CONTRAST WITH FRONT PANEL COLOR. COLORS TO BE SELECTED FROM MANUFACTURE FULL RANGE), RASTER STYLE SIGNS WITH TACTILE LETTERS RAISED 1/32" MIN FROM FACE OF SIGN, GRADE II ADA COMPLIANT BRAILLE, TAPE MOUNTED. SIGNAGE VENDOR TO PROVIDE SHOP DRAWINGS FOR OWNER'S ARCHITECT TO REVIEW TO CONFIRM FONT, ROOM NAMES, ROOM NUMBERS, SIGNAGE COLORS, ETC.

3 SIGNAGE LEGEND
1 1/2" = 1'-0"

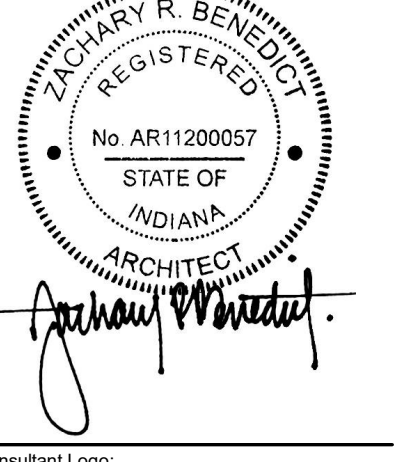
THE LANDING 3.0

NEW CONSTRUCTION
555 S. HARRISON ST.
Fort Wayne, Indiana 46802

REVISION	
No.	Date
1	10.01.2021
	Addendum #1

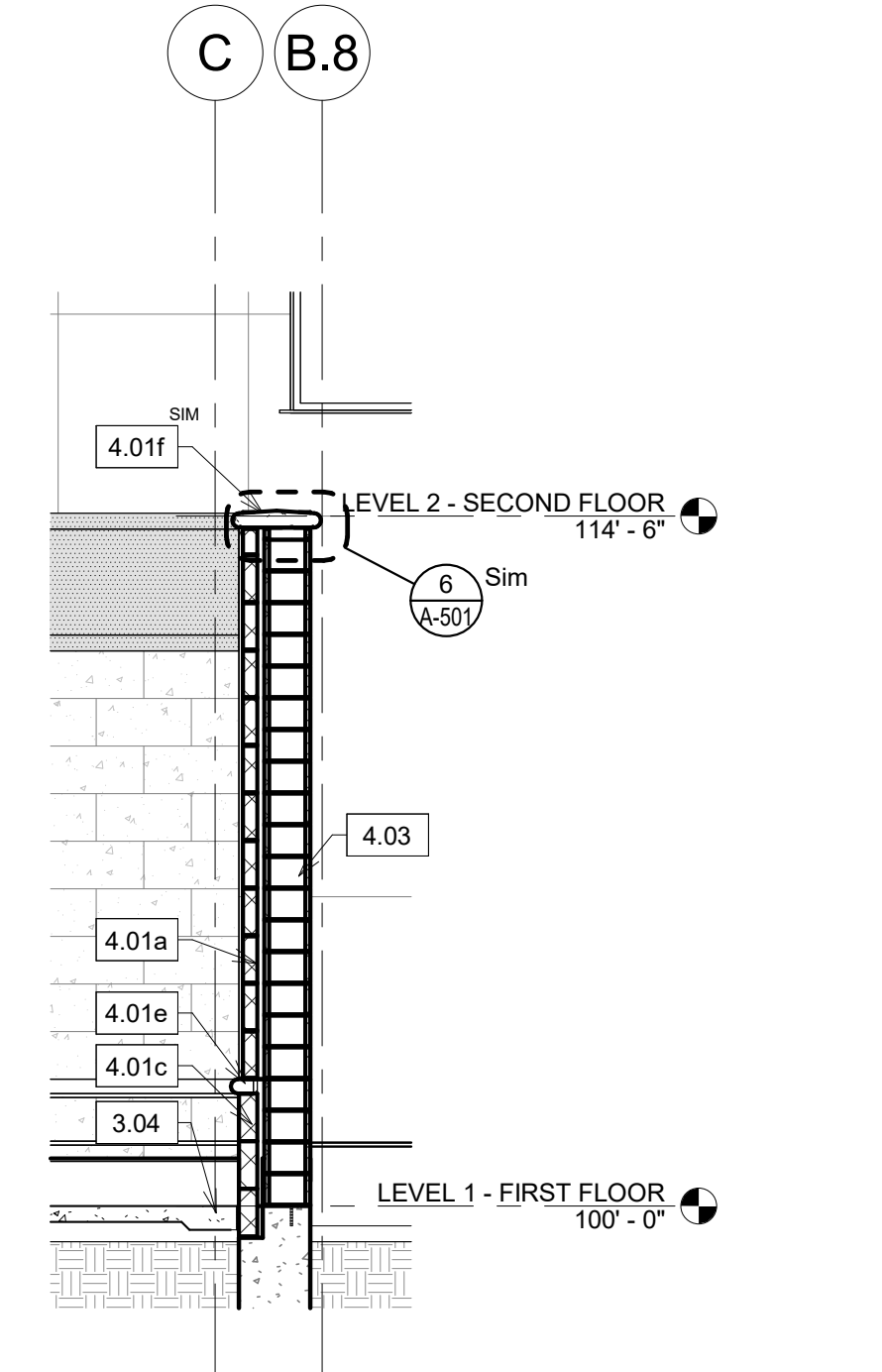
DRAWING CONTENTS:
SIGNAGE PLANS

ISSUE DATE:	PROJECT NO.:
09.13.2024	23029
DRAWING NO.:	

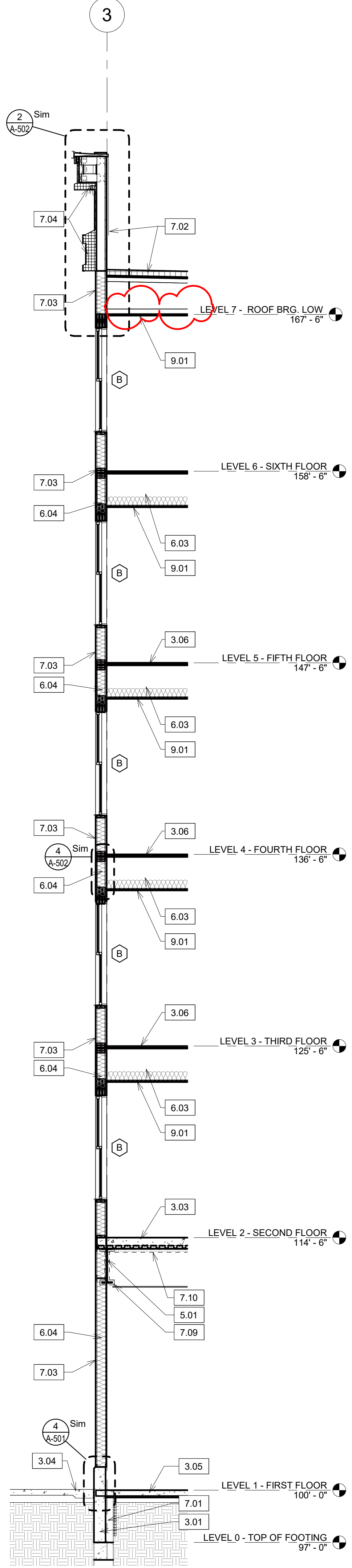


ELEVATION/ WALL SECTION NOTES

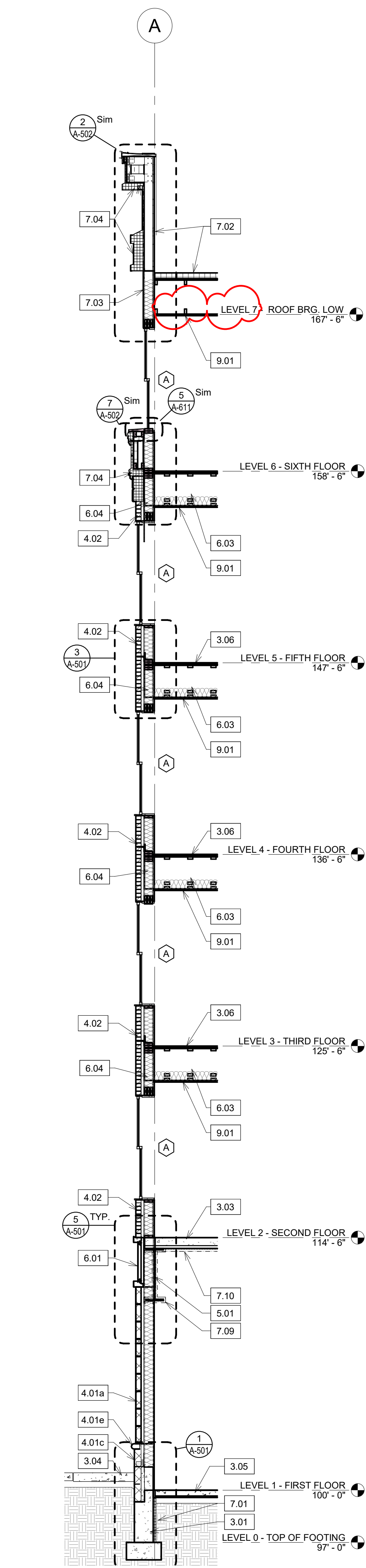
- DIV 2 - EXISTING CONDITIONS
- 2.01 ADJACENT EXISTING BUILDING TO REMAIN
- DIV 3 - CONCRETE
- 3.01 CONCRETE FOUNDATION. SEE STRUCTURAL.
- 3.02 CONCRETE SToop. SEE STRUCTURAL.
- 3.03 CONCRETE FLOOR SLAB. SEE STRUCTURAL.
- 3.04 CONCRETE SIDEWALK. SEE CIVIL.
- 3.05 CONCRETE FLOOR SLAB OVER VAPOR BARRIER. SEE STRUCTURAL FOR MORE INFO.
- 3.06 1" GYPSUM CEMENT UNDERLAYMENT OVER PLYWOOD SUBFLOOR. SEE HORIZONTAL ASSEMBLY LEGEND FOR MORE INFO.
- 3.07 EXPOSED CONCRETE FOUNDATION WALL IN PLANTER. CONTRACTOR TO INSTALL FLUID APPLIED CONCRETE WATERPROOFING MEMBRANE (EQUAL TO WR MEADOWS 636 SL) OVER EXPOSED FOUNDATION WALL BELOW PROPOSED PLANTER GRADE. WATERPROOFING MEMBRANE.
- DIV 4 - MASONRY
- 4.01a CAST STONE VENEER (PROFILE "A"). SEE EXTERIOR FINISH LEGEND.
- 4.01b CAST STONE SILL (PROFILE "B"). SEE CAST STONE PROFILE LEGEND.
- 4.01c CAST STONE VENEER (PROFILE "C"). SEE EXTERIOR FINISH LEGEND.
- 4.01d CAST STONE ACCENT BANDING (PROFILE "D"). SEE CAST STONE PROFILE LEGEND.
- 4.01e CAST STONE ACCENT BANDING (PROFILE "E"). SEE CAST STONE PROFILE LEGEND.
- 4.01f CAST STONE CAP (PROFILE "F"). SEE CAST STONE PROFILE LEGEND.
- 4.02 MASONRY BRICK VENEER (MAS-01). SEE EXTERIOR FINISH LEGEND.
- 4.03 SPLIT FACE CONCRETE MASONRY UNITS. SEE EXTERIOR FINISH LEGEND.
- 4.04 MASONRY BRICK VENEER SOLDIER COURSE. (MAS-02) SEE EXTERIOR FINISH LEGEND.
- 4.05 1" STANDARD MASONRY COURSE. RECESSED 3/4" FROM FACE OF MAIN FIELD OF BRICK. (MAS-03) SEE EXTERIOR FINISH LEGEND.
- 4.06 STEEL BRICK RELIEF ANGLE WITH BACKER ROD & SEALANT. SEE PLATFORM FRAMING DETAILS AND STRUCTURAL FOR MORE INFO.
- DIV 5 - METALS
- 5.01 STRUCTURAL STEEL FRAMING. SEE STRUCTURAL.
- 5.02 2 X 6 METAL STUD WALL @ 16" O.C.
- 5.03 PREFINISHED ALUMINUM LINER SYSTEM. SEE BALCONY DETAIL FOR BASIS OF DESIGN.
- 5.04 STEEL BRICK RELIEF ANGLE WITH BACKER ROD & SEALANT. SEE PLATFORM FRAMING DETAILS AND STRUCTURAL FOR MORE INFO.
- DIV 6 - WOOD, PLASTICS, AND COMPOSITES
- 6.01 ACM PANEL SYSTEM CANOPY. SEE EXTERIOR DETAILS AND STRUCTURAL FOR MORE INFO.
- 6.02 2-FIRE RATED EXTERIOR BEARING WALL PER IBC TABLE 601 (UL DESIGN # 349) SEE WALL SECTIONS AND UL ASSEMBLIES.
- 6.03 1-HR FIRE RATED OPEN WEB FLOOR TRUSS ASSEMBLY. SEE HORIZONTAL ASSEMBLY LEGENDS AND PLATFORM FRAMING DETAILS FOR MORE INFO.
- 6.04 2 X 6 FIRE RESISTANT WOOD STUD WALL. SEE STRUCTURAL FOR MORE INFO.
- 6.04a 2 X 10 FIRE RESISTANT WOOD STUD WALL. SEE STRUCTURAL FOR MORE INFO.
- 6.05 1-HR FIRE RATED OPEN WEB ROOF TRUSS ASSEMBLY. SEE HORIZONTAL ASSEMBLY LEGENDS AND PLATFORM FRAMING DETAILS FOR MORE INFO.
- 6.06 INTERIOR WOOD STUD PARTITION WALL. SEE FLOOR PLAN AND WALL TYPES FOR MORE INFO.
- 6.07 FIREBLOCKING IN STUD WALLS MORE THAN 10' IN HEIGHT. - TYPICAL ENTIRE PROJECT.
- 6.08 1/8" FJ PINE CAP W/ EASED EDGES. FIELD PAINT TO MATCH WALL BASE.
- 6.09 1-HR FIRE RATED 2x10 FLOOR FRAMING ASSEMBLY. SEE HORIZONTAL ASSEMBLY LEGENDS AND PLATFORM FRAMING DETAILS FOR MORE INFO.
- 6.10 PROVIDE SOLID WOOD BLOCKING IN WALL FOR SUN SHADE AND STRING LIGHT HARDWARE ATTACHMENT. SEE RCP FOR MORE INFO.
- DIV 7 - THERMAL AND MOISTURE PROTECTION
- 7.01 2" RIGID FOUNDATION INSULATION.
- 7.02 FULLY ADHERED TPO ROOF MEMBRANE OVER MIN. R-20 RIGID INSULATION. SEE ROOF PLAN FOR MORE INFO.
- 7.03 FIBER CEMENT PANEL SIDING WITH EZ-TRIM REVEALS. SEE SECTION DETAILS & BUILDING ELEVATIONS FOR MORE INFO.
- 7.04 EIFS ACCENT BAND. SEE EXTERIOR DETAILS AND EXTERIOR MATERIALS LEGEND FOR MORE INFO.
- 7.05 ALUMINUM COMPOSITE METAL (ACM). SEE EXTERIOR FINISH LEGEND.
- 7.06 ALUMINUM COMPOSITE METAL COLUMN WRAP.
- 7.07 PREFINISHED ALUMINUM FASCIA. SEE DETAILS.
- 7.08 NEW AWNING. SEE SECTION DETAILS FOR ADDITIONAL INFORMATION.
- 7.09 SPRAY-APPLIED FIREPROOFING. SEE HORIZONTAL ASSEMBLY LEGENDS SPECS.
- 7.10 1 1/2" CLOSED CELL SPRAY-FOAM INSULATION WITH INTERNAL IGNITION BARRIER FOR 48" FROM EXTERIOR WALL. SEE CEILING PLANS AND SPECS.
- DIV 8 - OPENINGS
- 8.01 8" THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM. SEE ELEVATIONS AND HEAD/JAMB/BSLL DETAILS.
- DIV 9 - FINISHES
- 9.01 5/8" TYPE "C" GYP. OVER RESILIENT CHANNELS OVER 1-HOUR HORIZONTAL ASSEMBLY. SEE HORIZONTAL ASSEMBLY LEGEND FOR MORE INFO.
- 9.02 LAY-IN CEILING. SEE RCP.
- 9.03 2-HR FIRE RATED HORIZONTAL ASSEMBLY ON BOTTOM OF ROOF TRUSS. SEE HORIZONTAL ASSEMBLY PLANS AND LEGEND FOR MORE INFO.
- 9.04 (2) 1" GYPSUM SHIRT WALL LINER PANELS WITH CLIPS, TRACKS AND ACCESSORIES PER UL DESIGN #. SEE SECTIONS AND WALL TYPE LEGEND FOR MORE INFO.
- 9.05 PROVIDE 1/2" PLYWOOD SHEATHING ON END OF FLOOR FRAMING ASSEMBLY AND FILL JOISTS BETWEEN SHIRT WALL AND PLYWOOD WITH MINERAL WOOL FIRE STOPPING AT EACH FLOOR.
- 9.06 SHAFT SYSTEM ALUMINUM BREAKAWAY CLIPS AT EACH FLOOR - TYPICAL.
- 9.07 BACK TO BACK SHIRT WALL SYSTEM C-RUNNERS 6" MIN. ABOVE EACH FLOOR - TYPICAL.
- 9.08 TERMINATE EXHAUST AND LINE SET SHAFT W/ (2) 1" GYPSUM LINER PANELS AND FIRE CAULK PERIMETER.
- 9.09 DRYWALL BULKHEAD, ON SUSPENDED METAL C-CHANNEL FRAMING. PREP AND PAINT AS SPECIFIED.
- 9.10 PROVIDE 2 X 4 LADDER FRAMING BELOW LANDING AS REQUIRED TO PROVIDE FLAT DRYWALL FINISH ALIGNED WITH THE BOTTOM OF FLOOR BEAMS BELOW LANDINGS. TYPICAL ALL STAIR LANDINGS.
- 9.11 BLUE LINE CONTRACTOR TO INSTALL HORIZONTAL FIRE RATED DRYWALL CONTROL JOINT EQUAL TO CLARK DETROIT FAS-008X FIRE RATED CONTROL JOINT. JOINT TO BE INSTALLED CONTINUOUS AROUND ENTIRE PERIMETER OF SHAFT PRIOR TO ANY STAIR OR ELEVATOR FRAMING OR COMPONENT INSTALLATION.
- DIV 10 - SPECIALTIES
- 10.01 SIGNAGE.
- 10.02 12" TALL DIMENSIONAL LETTER SIGNAGE. SEE SIGNAGE PLANS.
- 10.03 21" TALL DIMENSIONAL LETTER SIGNAGE. SEE SIGNAGE PLANS.
- 10.04 CONTRACTOR PROVIDED AND INSTALLED 40" W X 80" T SURFACE APPLIED SYNTHETIC "GREEN WALL" PANELS EQUAL TO VERTICALLY GREEN VISTAFLO GREEN WALL PANELS. PROVIDE PRODUCT DATA TO OWNER ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
- 10.05 CONTRACTOR PROVIDED AND INSTALLED 80" W X 120" T SURFACE APPLIED SYNTHETIC "GREEN WALL" PANELS EQUAL TO VERTICALLY GREEN VISTAFLO GREEN WALL PANELS. PROVIDE PRODUCT DATA TO OWNER ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
- 10.06 BACK LIT SIGNAGE PANEL INTEGRATED INTO GREEN WALL PANELS. COORDINATE SIGNAGE REQUIREMENTS WITH ADJACENT TENANT. CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS WITH FUTURE TENANT IMPROVEMENT PROJECT PROVIDING POWER OUT OF ADJACENT TENANT SPACE.
- DIV 22 - PLUMBING
- 22.01 GAS METER LOCATION. SEE PLUMBING DRAWINGS.
- 22.02 FIRE PROTECTION RVV. SEE PLUMBING DRAWINGS FOR MORE INFO.
- 22.03 FIRE PROTECTION FDC. SEE PLUMBING DRAWINGS FOR MORE INFO.
- 22.04 ROOF DRAIN OVERFLOW, DOWNSPOUT NOZZLE THROUGH WALL. FLASH INTO FIBER CEMENT PANEL AND WRB AS REQUIRED. SEE PLUMBING DRAWINGS FOR MORE INFO.
- DIV 23 - HEATING, VENTILATION, AND AIR CONDITIONING
- 23.01 VENTILATION BOX/LOUVER. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.02 HVAC LINE SET PENETRATION INTO SHAFT - TYPICAL EACH FLOOR. FIRESTOP AS REQUIRED.
- 23.03 RELIEF AIR DUCT TERMINATING INTO BOTTOM 6" OF SHAFT. SEE MECHANICAL DRAWINGS FOR MORE INFO.
- DIV 26 - ELECTRICAL
- 26.01 EXTERIOR WALL SCIENCE. SEE ELECTRICAL DRAWINGS AND DISCONNECTS.
- 26.02 ELECTRICAL METERING AND DISCONNECTS. SEE ELECTRICAL DRAWINGS AND ELECTRIC METER MOUNTING DETAIL.



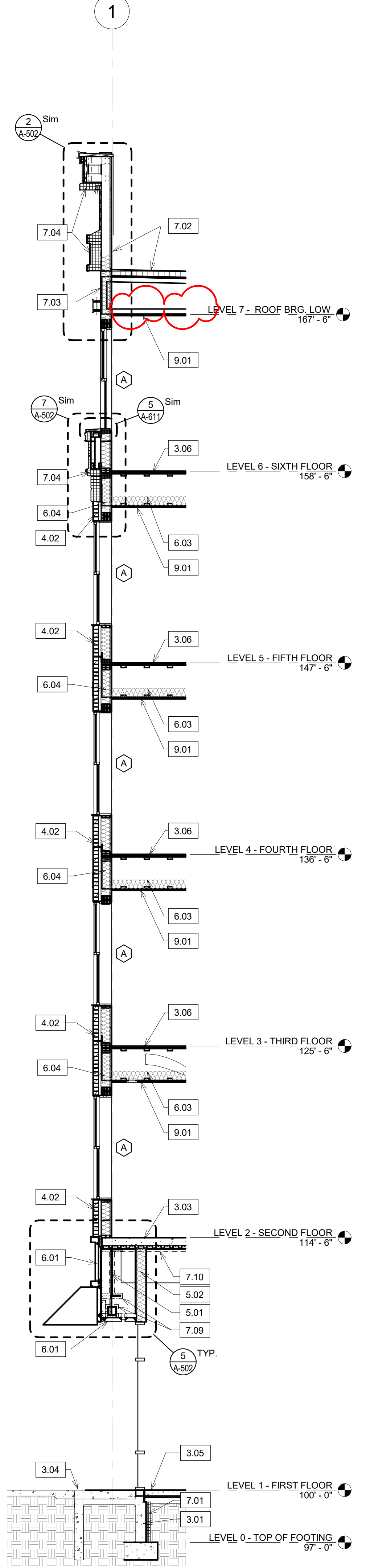
6 WALL SECTION
1/4" = 1'-0"



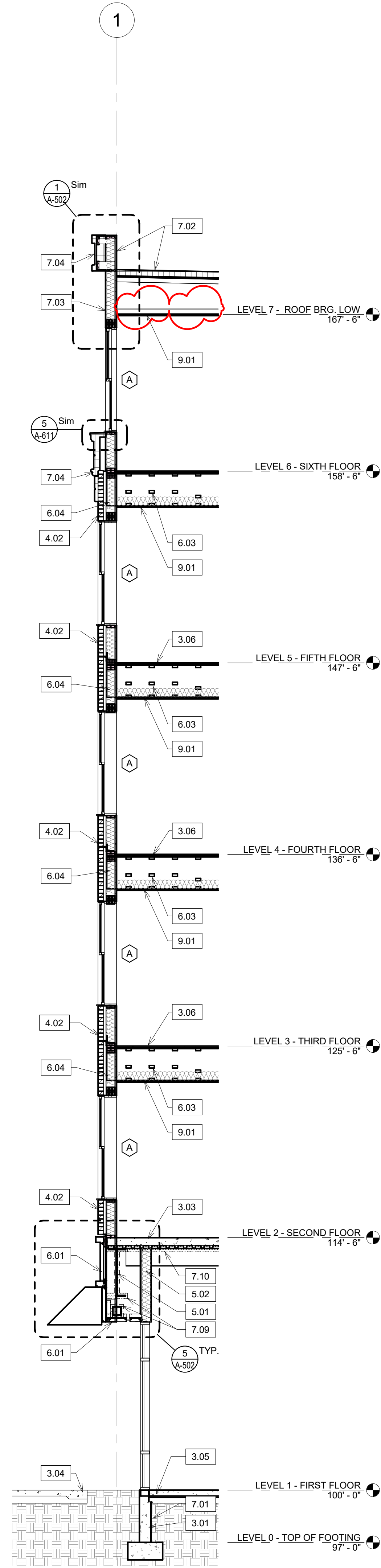
4 WALL SECTION
1/4" = 1'-0"



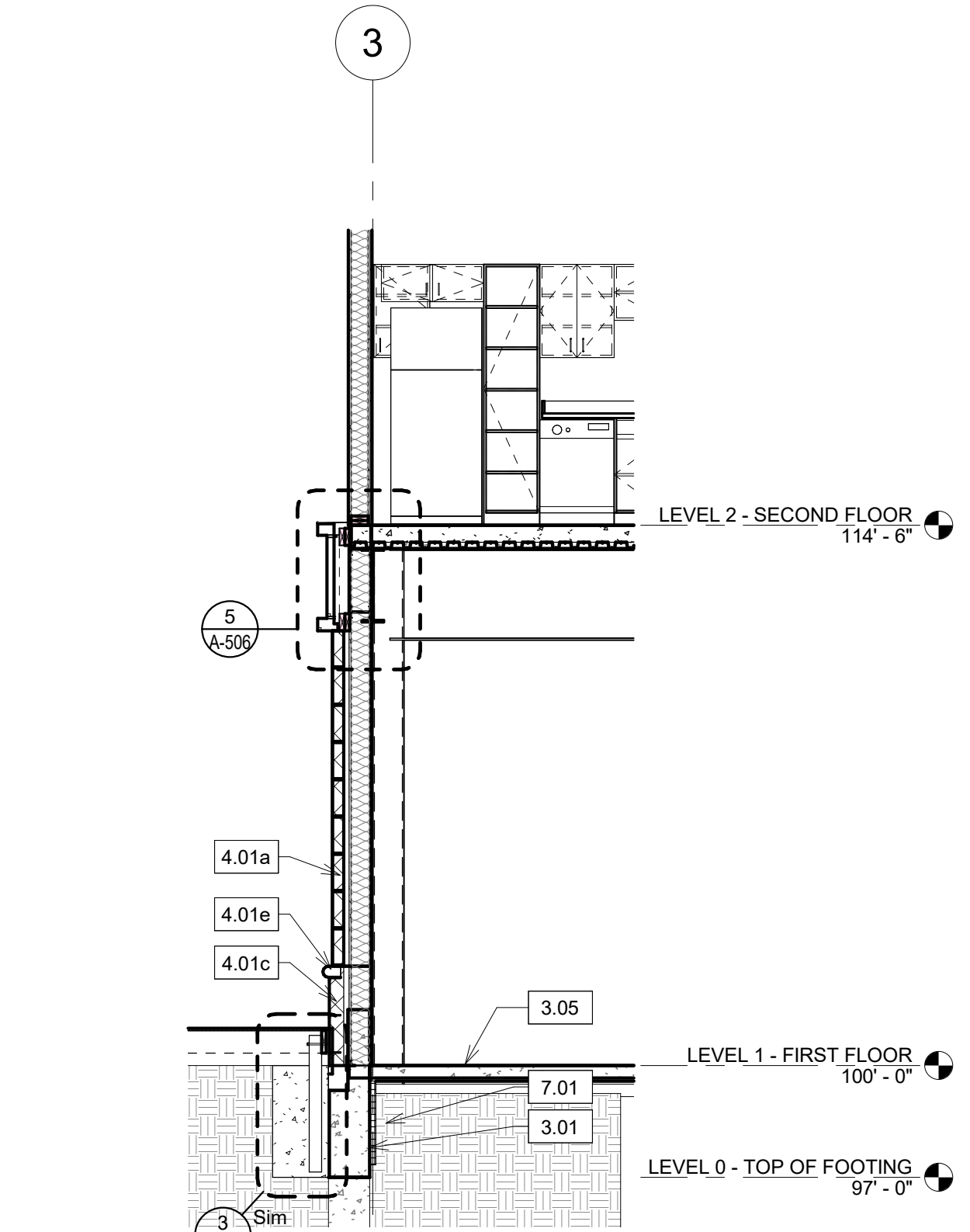
3 WALL SECTION
1/4" = 1'-0"



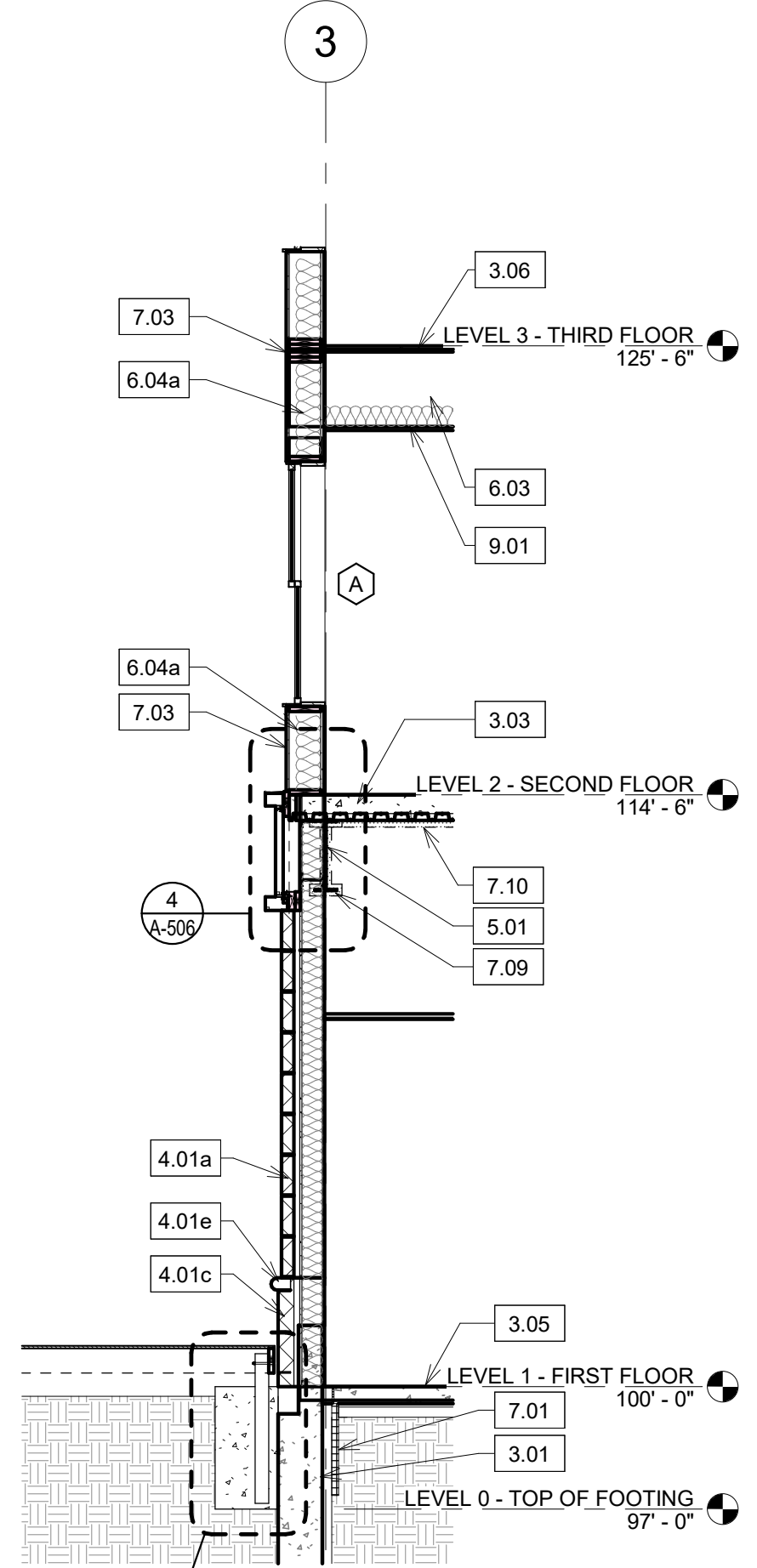
2 WALL SECTION
1/4" = 1'-0"



1 WALL SECTION
1/4" = 1'-0"



X WALL SECTION
1/4" = 1'-0"



5 WALL SECTION
1/4" = 1'-0"

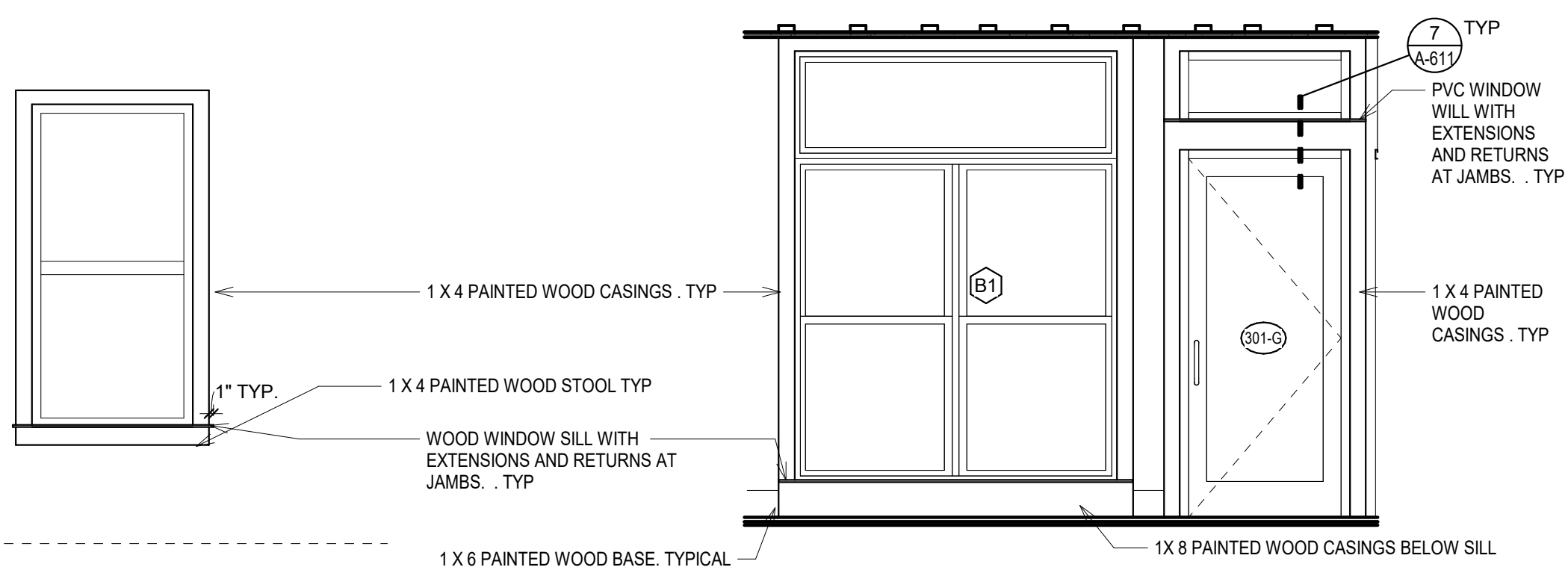
THE LANDING 3.0

NEW CONSTRUCTION
555 S. HARRISON ST.
Fort Wayne, Indiana 46802

REVISION		
No.	Date	Revision
1	10.01.2021	Addendum #1

DRAWING CONTENTS
WALL SECTIONS

ISSUE DATE:	PROJECT NO.:
09.13.2024	23029



8 WINDOW TRIM ELEV. -TYP.
3/8" = 1'-0"

7 BALCONY DOOR/ WINDOW TRIM ELEV.
3/8" = 1'-0"

REFLECTED CEILING PLAN NOTES

- ACM PANEL CANOPY SOFFIT. SEE SECTION DETAILS AND SPECIFICATIONS.
- ALUMINUM FRAME CANVAS AWINGS SEE WALL SECTIONS.
- SOLID ALUMINUM SOFFIT PANELS BELOW BALCONY FRAMING SEE BALCONY DETAIL.
- SHAFT CEILING TERMINATION - 24HR FIRE RATED GYPSUM HORIZONTAL ASSEMBLY. SEE HORIZONTAL ASSEMBLY PLAN AND SHAFT SECTIONS FOR MORE INFORMATION.
- SECONDARY DRYWALL CEILING BULKHEAD TO CONCEAL EXHAUST DUCTWORK. ON SUSPENDED METAL CEILING FRAMING. PREP AND PAINT AS SCHEDULED.
- DRYWALL CEILING ON BOTTOM OF STAIR FRAMING. PREP AND PAINT AS SCHEDULED.
- 4" SQUARE RECESSED CAN LIGHTS WITH TRIM FINISH TO MATCH ACM. SEE ELECTRICAL. (TYPICAL IN ACM SOFFIT AREAS.)
- ACM VENT STRIP. SEE SECTION DETAILS.
- EXPOSED STRUCTURAL STEEL TO BE PAINTED (WHITE)
- (5TH FLOOR ONLY) SECONDARY CEILING BULKHEAD @ 6'-0" AFF TO CONCEAL EXHAUST DUCTWORK. SEE 5TH FLOOR CEILING PLAN FOR MORE INFO.
- (HATCHED) IN ALL LOCATIONS WITH STRUCTURAL STEEL PENETRATING BUILDING ENVELOPE TO SERVE CANOPIES. CONTRACTOR SHALL PROVIDE 1"2" OF CLOSED-CELL SPRAY FOAM WITH INTEGRAL IGNITION BARRIER FOR 48" FROM EXTERIOR WALL ON ALL STRUCTURAL STEEL. INCLUDING METAL DECK. SPRAY FOAM TO BE INSTALLED AFTER FIREPROOFING INSTALLATION.
- OPEN EXPOSED STRUCTURE. (NO FINISH WORK)
- 12" X 12" RECTANGULAR SUNSHADE(S) (4) COLORS VARY. CONFIRM COLOR WITH OWNER PRIOR TO PURCHASE. PROVIDE STAINLESS STEEL CABLES AND MOUNTING HARDWARE AS REQUIRED FOR ATTACHMENT TO BUILDINGS.
- SUNSHADE ATTACHMENT TO BE LOCATED AT - 114'-4"
- SUNSHADE ATTACHMENT TO BE LOCATED AT - 114'-4"
- (DASHED LINE) CONTRACTOR SUPPLIED AND INSTALLED OUTDOOR LED STRING LIGHTING WITH AIRCRAFT CABLE. SUSPENSION CABLE TO BE INSTALLED FROM NEW TO EXISTING BUILDING FACADES IN APPROXIMATE LOCATIONS INDICATED ON PLAN. ATTACHMENT POINTS OF STRING LIGHTS ON FACADES SHALL BE MADE -8" BELOW THE BOTTOM OF THE SHADE SAILS AT EACH LOCATION (HEIGHT VARIES) CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS WITH FUTURE TENANT IMPROVEMENT PROJECT PROVIDING POWER OUT OF ADJACENT TENANT SPACE.
- CONTRACTOR PROVIDED AND INSTALLED WALL MOUNT OSCILLATING FANS EQUAL TO: ALLEN + ROTH 18-INCH 3-SPEED OSCILLATION INDOOR OUTDOOR WALL FAN. PROVIDE PRODUCT DATA TO OWNER/ARCHITECT FOR APPROVAL PRIOR TO PURCHASE. INSTALL WITH TOP OF FAN AT -11'-2". CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS WITH FUTURE TENANT IMPROVEMENT PROJECT PROVIDING POWER OUT OF ADJACENT TENANT SPACE.
- CONTRACTOR PROVIDED AND INSTALLED WALL MOUNTED 36" LONG NATURAL GAS INFRARED HEATERS (6). INSTALL TOP OF HEATER AT - 110'-0". PROVIDE PRODUCT DATA TO OWNER/ARCHITECT FOR APPROVAL PRIOR TO PURCHASE. CONTRACTOR TO COORDINATE NATURAL GAS REQUIREMENTS WITH FUTURE TENANT IMPROVEMENT PROJECT PROVIDING GAS PIPING OUT OF ADJACENT TENANT SPACE.

REFLECTED CEILING FINISH LEGEND

- GYPSUM (TYPICAL APARTMENT CEILING)
1-HR RATED GYPSUM BOARD HORIZONTAL ASSEMBLY - ATTACHED TO UNDERSIDE OF FLOOR ROOF FRAMING ABOVE. SEE HORIZONTAL ASSEMBLY LEGEND
COLOR: SEE FINISH LEGEND
FINISH: SMOOTH
- GYPSUM BULKHEAD
SECONDARY DRYWALL BULKHEAD FRAMING OVER SUSPENDED METAL STUD FRAMING.
COLOR: SEE FINISH LEGEND
FINISH: SMOOTH
- ACP-1
MANUFACTURER: ARMSTRONG COMMERCIAL CEILINGS
PRODUCT TYPE: CALLA. SQUARE LAY IN
PRODUCT NO. 2820
SIZE: 24" x 24" x 1"
COLOR: WHITE
GRID SYSTEM: 1516 PRELUDE XL EXPOSED TEE (WHITE)

UNIT ELECTRICAL MOCK UP NOTE: PRIOR TO ROUGH IN ON MULTIPLE FLOORS EC SHALL MOCK-UP ALL BACK BOXES (POWER, SWITCHING, LIGHTING, FIRE ALARM, ECT) IN A 1 UNIT OF EACH UNIT TYPE AND HOLD AN ON SITE MOCK-UP REVIEW WALKTHROUGH WITH OWNER AND ARCHITECT TO CONFIRM ALL ROUGH IN LOCATIONS PRIOR TO FINALIZING ROUGH IN'S IN ALL UNITS OR PULLING ANY WIRE.

TOILET ACCESSORIES SCHEDULE

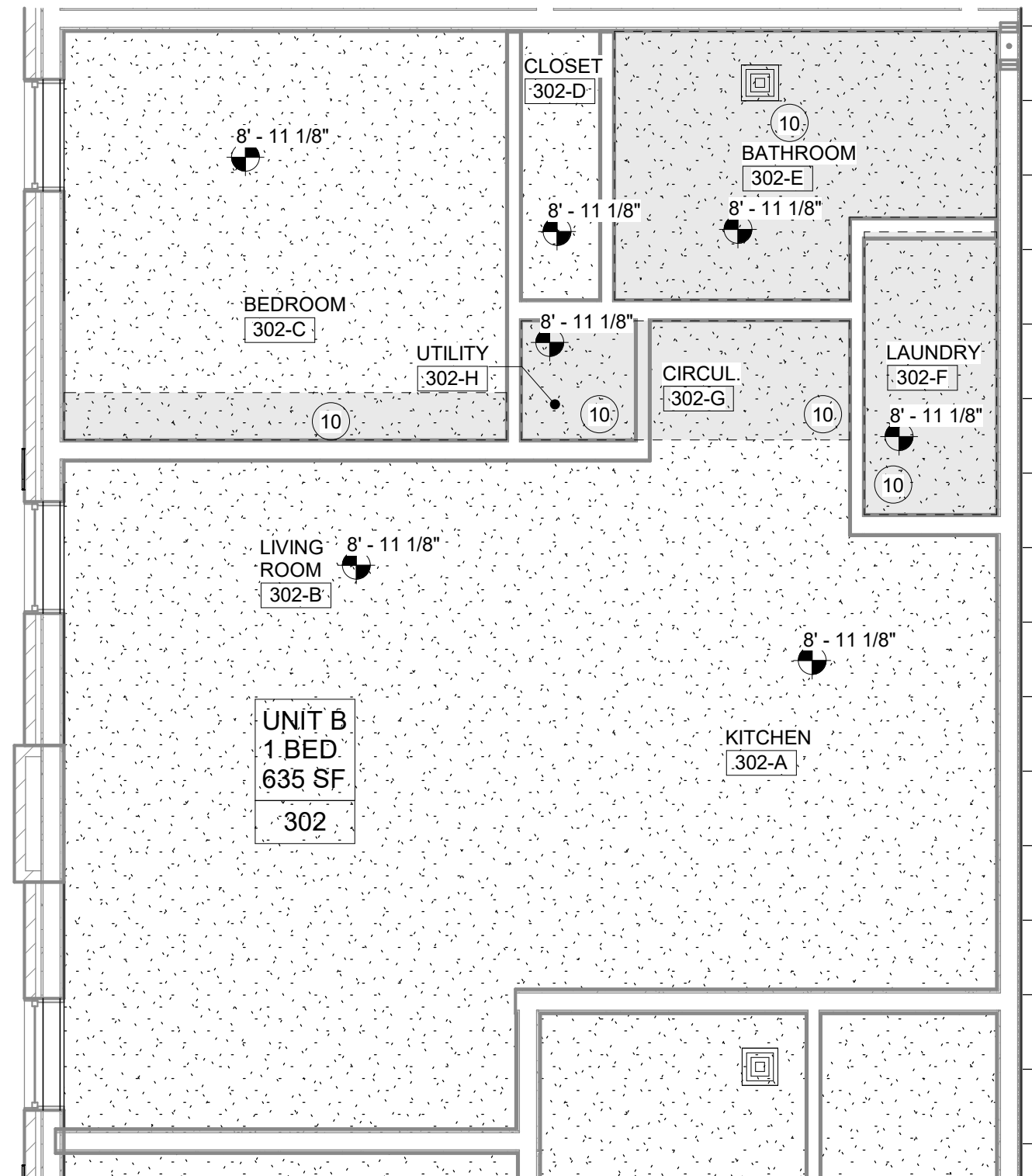
ITEM	MODEL NO.	DESCRIPTION	SUPPLIED BY	INSTALLED BY
1	-	STAINLESS STEEL CHANNEL FRAME MIRROR: CENTER OVER SINK. REFER TO ADA CLEARANCES AND TOLERANCES DETAIL FOR MOUNTING HEIGHTS.	CONTRACTOR	CONTRACTOR
2	-	SURFACE MOUNTED PAPER TOWEL DISPENSER: REFER TO ADA CLEARANCES AND TOLERANCES DETAIL FOR MOUNTING HEIGHT.	CONTRACTOR	CONTRACTOR
3	-	SURFACE MOUNTED SOAP DISPENSER: REFER TO ADA CLEARANCES AND TOLERANCES DETAIL FOR MOUNTING HEIGHT.	CONTRACTOR	CONTRACTOR
4	-	SURFACE MOUNTED TOILET PAPER DISPENSER: REFER TO ADA CLEARANCES AND TOLERANCES DETAIL FOR MOUNTING HEIGHT.	CONTRACTOR	CONTRACTOR
5	-	42" GRAB BAR: CONCEALED MOUNTING WITH SNAP FLANGE. REFER TO ADA CLEARANCES AND TOLERANCES DETAIL FOR MOUNTING HEIGHT.	CONTRACTOR	CONTRACTOR
6	-	36" GRAB BAR: CONCEALED MOUNTING WITH SNAP FLANGE. REFER TO ADA CLEARANCES AND TOLERANCES DETAIL FOR MOUNTING HEIGHT.	CONTRACTOR	CONTRACTOR
7	-	18" GRAB BAR: CONCEALED MOUNTING WITH SNAP FLANGE. REFER TO ADA CLEARANCES AND TOLERANCES DETAIL FOR MOUNTING HEIGHT.	CONTRACTOR	CONTRACTOR
8	-	TOWEL HOOK: MOUNTED AT 48" A.F.F.	CONTRACTOR	CONTRACTOR
9	-	18" TOWEL BAR: MOUNTED AT 48" A.F.F.	CONTRACTOR	CONTRACTOR
10	-	60" CURVED SHOWER ROD: MOUNTED AT 84" A.F.F.	CONTRACTOR	CONTRACTOR

TOILET ACCESSORIES GENERAL NOTE:

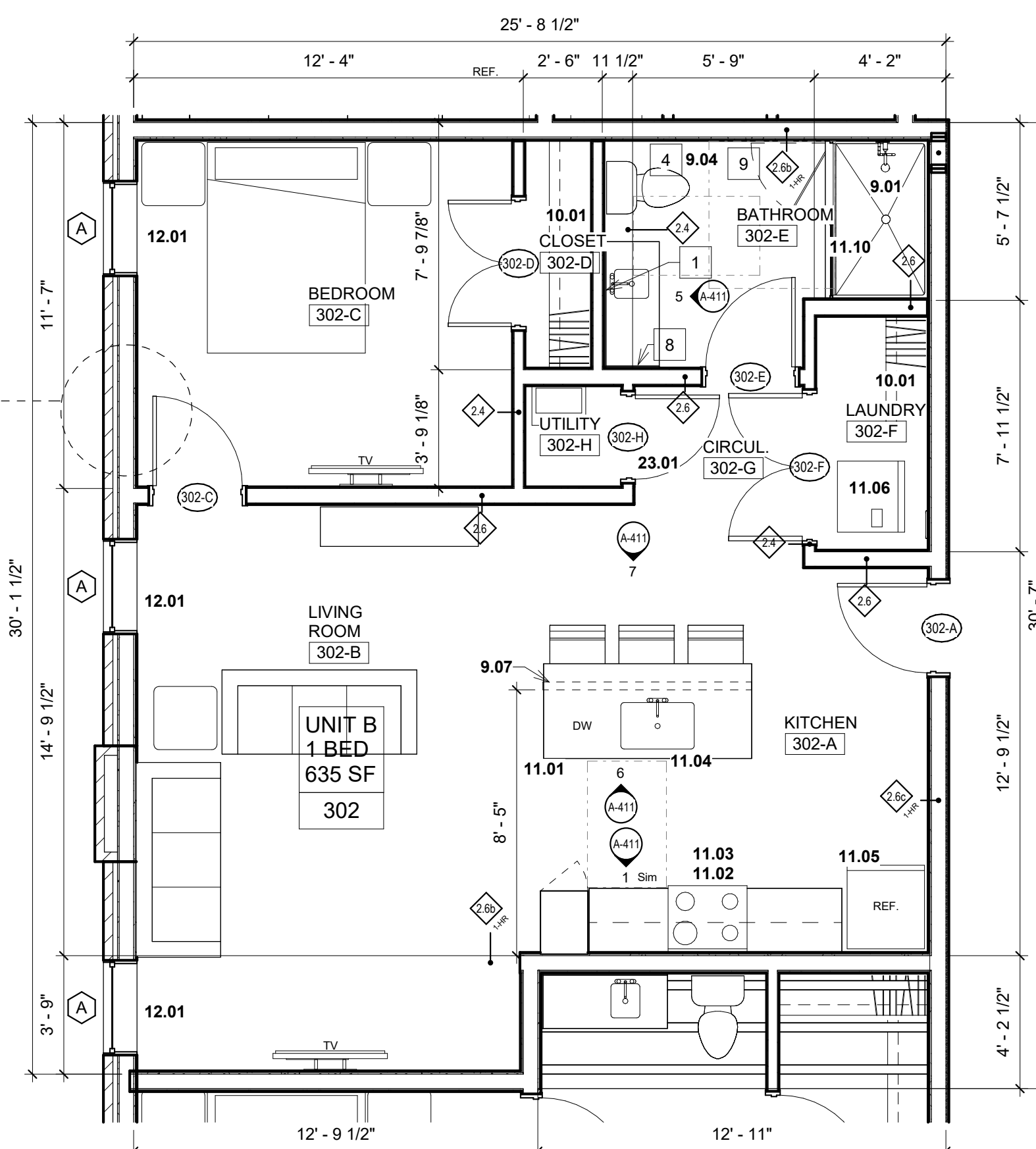
- TOILET ACCESSORIES SHD TBD BY CONTRACTOR FROM ACCEPTABLE MANUFACTURERS BELOW GIVEN ALL TOILET ACCESSORIES ARE PROVIDED FROM A SINGLE PRODUCT FAMILY AND ARE "SATIN CHROME" FINISH
- MANUFACTURERS
 - BRADLEY
 - BOBBIK
 - ASI
 - KOHLER
 - MOHER
 - DELTA
 - OR EQUAL AS APPROVED.

FLOOR PLAN NOTES

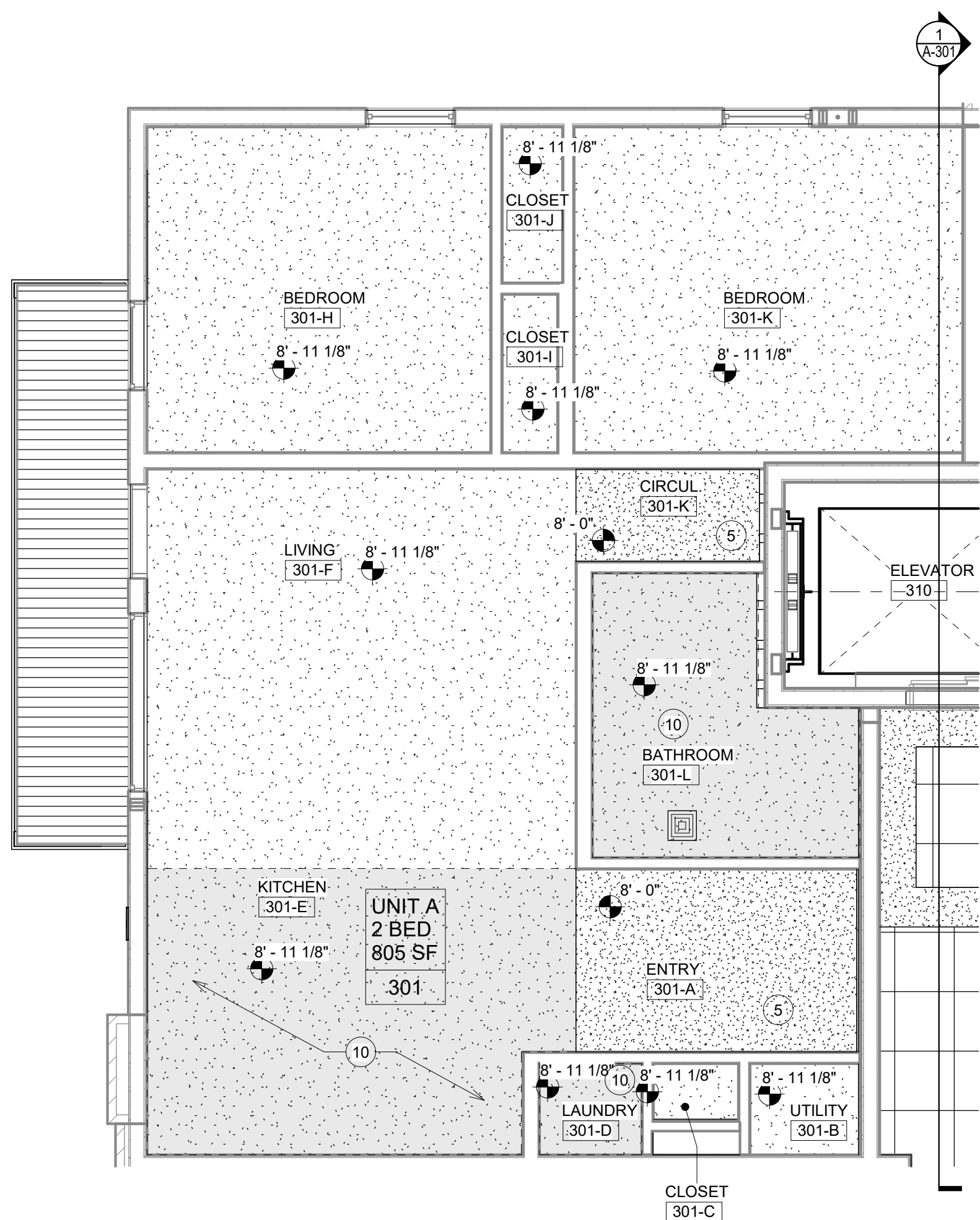
- DIV 3 - CONCRETE
3.01 CONCRETE STOOP. SEE STRUCTURAL FOR STOOP DTL.
- DIV 5 - METALS
5.01 24" WIDE WALL MOUNTED ALUMINUM SECURITY ACCESS LADDER. EQUAL TO O'KEEFE'S INC. MODEL 500 FIXED ACCESS LADDER. MILL FINISH. INCLUDING WITH DOOR AND PAD LOCK AND WALL BRACKETS AS REQUIRED. PROVIDE SHOP DRAWING FOR REVIEW.
- DIV 6 - WOOD, PLASTICS, AND COMPOSITES
6.01 PROVIDE WOOD CASINGS AT BALCONY DOOR & WINDOW PER TYPICAL ELEVATION.
6.02a NEW TREX COMPOSITE DECK OVER 2 X 8 TREATED WOOD FRAMING WITH 4 X 4 TREATED WOOD POSTS IN CONCRETE FOOTINGS. SEE TYPICAL DECK FOOTING DETAILS FOR FOUNDATION AND FRAMING NOTES. PROVIDE PRODUCT SAMPLES OF TREX DECKING MATERIALS TO OWNER/ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
6.02b (2) NEW 4" x 4" TALL STEPS IN NEW TREX DECK. FRAME WITH TREATED WOOD 2 X 6 FRAMING @ 0" C. MAX WITH TREX DECKING TRENDS AND RISERS - (F.V.) EXISTING ELEVATIONS AND ADJUST RISERS AS REQUIRED.
6.02c NEW FINISH FLOOR ELEVATION TO ALIGN WITH EXISTING RESTAURANT FINISHED FLOOR AT EXISTING OPENING. (F.V.)
- DIV 7 - THERMAL AND MOISTURE PROTECTION
7.01 ELECTRICAL OUTLETS IN KITCHENS SHALL BE COORDINATED AS TO NOT CONFLICT WITH EACH OTHER IN BACK TO BACK KITCHENS. IN NOT CASE SHALL BACK BOX BE INSTALLED BACK TO BACK. IN SUCH LOCATIONS BACK BOX'S SHALL BE INSTALLED ON OPPOSITE SIDES OF THE SAME STUD. SEE FIRESTOPPING SPEC FOR MORE INFO ON BACK BOX'S IN RATED WALLS.
- DIV 8 - OPENINGS
8.01 CARD READER
8.02 WALL MOUNTED ADA PUSH PAD.
8.03 NARROW STYLE MULLION MOUNTED WIRELESS ADA PUSH PAD.
8.04 ACTIVE DOOR LEAF.
8.05 APARTMENT ENTRY AIPHONE SYSTEM PANEL.
- DIV 9 - FINISHES
9.01 PROVIDE IN WALL BLOCKING FOR FUTURE GRAB BARS IN SHOWER. SEE TYPICAL ADA/ ANSI SHOWER GRAB BAR DTL.
9.02 PROVIDE IN WALL BLOCKING FOR FUTURE GRAB BARS IN BATHUB. SEE TYPICAL ADA/ ANSI TUB GRAB BAR DTL.
9.03 PROVIDE IN WALL BLOCKING FOR FUTURE SWING UP GRAB BARS. SEE TYPICAL SWING UP GRAB BAR BLOCKING DTL.
9.04 PROVIDE IN WALL BLOCKING FOR FUTURE GRAB BARS. SEE TYPICAL SWING UP GRAB BAR BLOCKING DTL.
9.05 FLOORING CONTROLS REQUIRED TO TEACHER FLOOR UP WITH APPROVED LATEX LEVELING COMPOUND AS REQUIRED TO PROVIDE ADA COMPLIANT TRANSITION FROM LVP ON BATHROOM FLOOR TO SHOWER THRESHOLD.
9.06 TILE TUB SURROUND WITH FIBERGLASS TUB. SEE FINISH LEGEND FOR MORE INFO.
9.07 DRYWALL KNEE WALL BELOW. SEE ISLAND COUNTER DETAIL FOR MORE INFO.
9.08 PROVIDE GYP BOARD EQUAL TO: MOLD TOUGH. AR FIRE CODE TYPE X. ABUSE RESISTANT GYPSUM ON ALL WALLS IN TRASH ROOM
9.09 PROVIDE FRP WALL PANELS 8" TALL 36" EITHER WAY OUT OF CORNER AT MOP SINK LOCATION.
- DIV 10 - SPECIALTIES
10.01 CLOSET SHELVING. SEE CLOSET SHELVING DETAIL AND SHEET A-4.01.
10.02 1-HR FIRE RATED SEMI RECESSED FIRE EXTINGUISHER CABINET WITH EXTINGUISHER. SEE SPEC FOR MORE INFO.
- DIV 11 - EQUIPMENT
11.01 CONTRACTOR PROVIDED & INSTALLED CARBAGE DISPOSAL. SEE MEP DRAWINGS FOR MORE INFO.
11.02 CONTRACTOR PROVIDED & INSTALLED 30" WIDE REAR CONTROL. ELECTRIC RANGE SEE SPECS FOR MORE INFO.
11.02a CONTRACTOR PROVIDED & INSTALLED 30" WIDE FRONT CONTROL. ADA ELECTRIC RANGE SEE SPECS FOR MORE INFO.
11.03 CONTRACTOR PROVIDED & INSTALLED 30" WIDE OVER THE RANGE MICROWAVE WITH RECIRCULATING EXHAUST FAN. SEE SPECS FOR MORE INFO.
11.04 CONTRACTOR PROVIDED & INSTALLED STANDARD HEIGHT 24" WIDE DISHWASHER. SEE MEP DRAWINGS FOR MORE INFO. SEE SPECS FOR MORE INFO.
11.04a CONTRACTOR PROVIDED & INSTALLED STANDARD ADA HEIGHT 24" WIDE DISHWASHER. SEE MEP DRAWINGS FOR MORE INFO. SEE SPECS FOR MORE INFO.
11.05 CONTRACTOR PROVIDED & INSTALLED 30" WIDE REFRIGERATOR WITH ICE MAKER CONNECTIONS. SEE MEP DRAWINGS FOR MORE INFO. SEE SPECS FOR MORE INFO.
11.06 CONTRACTOR PROVIDED & INSTALLED STACKABLE ELECTRIC CLOTHES WASHER & CLOTHES DRYER. PROVIDE UTILITY CONNECTIONS AS REQUIRED. SEE MEP DRAWINGS. SEE SPECS FOR MORE INFO.
11.06a CONTRACTOR PROVIDED & INSTALLED SIDE BY SIDE ELECTRIC CLOTHES WASHER & CLOTHES DRYER. PROVIDE UTILITY CONNECTIONS AS REQUIRED. SEE MEP DRAWINGS. SEE SPECS FOR MORE INFO.
11.07 CONTRACTOR PROVIDED & INSTALLED 30" WIDE REFRIGERATOR WITH ICE MAKER CONNECTIONS. SEE MEP DRAWINGS FOR MORE INFO. SEE SPECS FOR MORE INFO.
11.09 TRASH COMPACTOR AND POWER UNITS PROVIDED AND INSTALLED BY OWNER'S VENDOR. PROVIDE POWER AS REQUIRED. COORDINATE FINAL POWER ROUGH IN LOCATION IN FIELD WITH OWNER/VENDOR PRIOR TO ROUGH IN BASIS OF DESIGN. MINIMUM APARTMENT TRASH COMPACTOR, MODEL 3A, 120 VOLT POWER REQUIREMENT. TRASH COMPACTOR CONTRACT PERSON: SCOTT KELSEY, PHONE: 616-283-0029
11.10 PROVIDE AND INSTALL GLASS SHOWER DOOR. SHOWER DOOR B-D. BASCO SHOWER ENCLOSURES. INFINITY SERIES. FRAMELESS 1/4" GLASS SWING & PANEL. SHOWER DOOR MODEL # 41NP. 29" WIDE DOOR OPENING. 1/4" SHOWER GUARD CLEAR GLASS. CHROME FINISH. 70" TALL UNIT. INSTALL PER MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS WITH MANUFACTURE RECOMMENDED HARDWARE. SEALS, GASKETS, SEALANTS AND ANCHORS.
11.13 EMERGENCY RESPONDERS. WALL MOUNTED KNOX BOX. COORDINATE FINAL LOCATION IN FIELD WITH AHJ.
11.14 MAIL/PACKAGE DELIVERY. WALL MOUNTED KNOX BOX. COORDINATE FINAL LOCATION IN FIELD WITH USPS.
11.15 CONTRACTOR PROVIDED & INSTALLED 30" WIDE RECIRCULATING RANGEHOOD SEE SPECS FOR MORE INFO.**
11.16 TRASH COMPANY. WALL MOUNTED KNOX BOX. COORDINATE FINAL LOCATION IN FIELD WITH USPS.
11.17 PLANTERS BY FUTURE TENANT TO DEFINE DINING AREA.
11.18 PROVIDE AND INSTALL GLASS SHOWER DOOR. SHOWER DOOR B-D. BASCO SHOWER ENCLOSURES. ROTOLO SEMI-FRAMELESS. 1/2" GLASS. SLIDING BATH TUB DOOR. MODEL# 5450. 1/4" SHOWER GUARD CLEAR GLASS. CHROME FINISH. 65.5" TALL UNIT. INSTALL PER MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS WITH MANUFACTURE RECOMMENDED HARDWARE. SEALS, GASKETS, SEALANTS AND ANCHORS.
11.19 CONTRACTOR PROVIDED AND INSTALLED "WASTE CADDY" EQUAL TO: DUPRODUCTS INC. CART CADDY SHORTY DUMPSTER MOVERS. PROVIDE 15 AM DEDICATED CHARGING OUTLETS ON WALL ADJACENT FOR CHARGING 120 VOLT POWER REQUIREMENT. TRASH COMPACTOR CONTRACT PERSON: SCOTT KELSEY, PHONE: 616-283-0029
- DIV 12 - FURNISHINGS
12.01 CONTRACTOR PROVIDED AND INSTALLED MINIBLINDS - SEE FINISH LEGEND AND SPECIFICATION.
12.02 PROVIDE SEMI-OPAQUE FROSTED PRIVACY FILM ON INTERIOR OF GLAZING
- DIV 14 - CONVEYING EQUIPMENT
14.01 ELECTRIC TRACTION ELEVATOR CONTROLLER IN JAMB OF ELEVATOR OPENING. COORDINATE ALL ROUGH OPENING AND ELECTRICAL REQUIREMENTS WITH ELEVATOR VENDOR.
- DIV 22 - PLUMBING
22.01 FULLY ADA FIBERGLASS SHOWERS ENCLOSURE EQUAL TO: 60" X 37" BEST BATH INCLUDING ADA GRAB BARS, ADA SHOWER SEAT, COLLAPSIBLE DAM AT THRESHOLD, ADJUSTABLE SHOWER HEAD. SEE PLUMBING FOR MORE INFO.
- DIV 23 - HEATING, VENTILATION, AND AIR CONDITIONING
23.01 CONTRACTOR TO PROVIDE FRAMED OPENING THROUGH WALL, CENTERED ABOVE DOOR OPENING FOR RETURN GRILLE. SEE TECH.



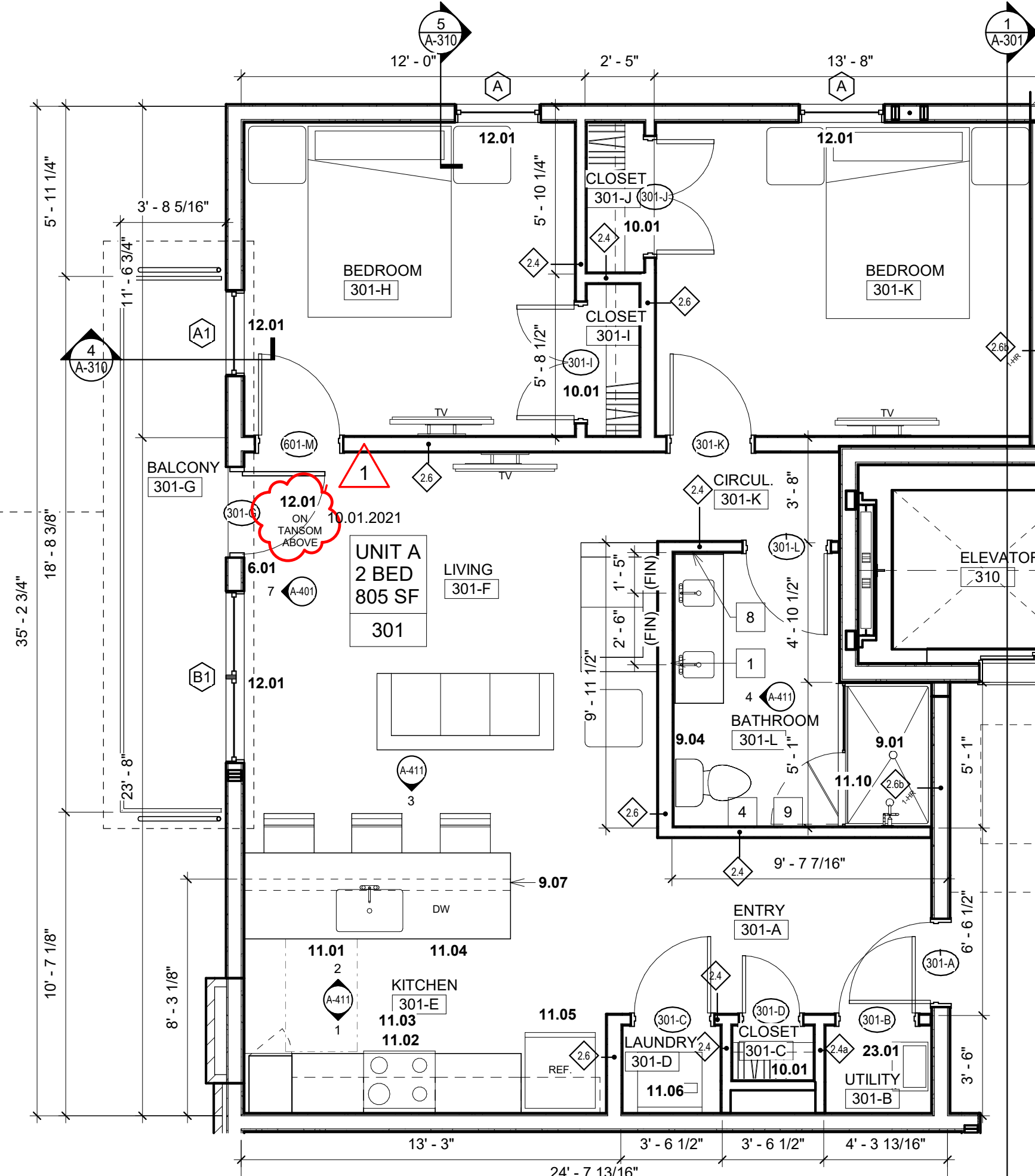
4 1-BED CEILING PLAN - UNIT B
1/4" = 1'-0"



3 1-BED FLOOR PLAN - UNIT B
1/4" = 1'-0"



2 2-BED CEILING PLAN - UNIT A
1/4" = 1'-0"



1 2-BED FLOOR PLAN - UNIT A
1/4" = 1'-0"

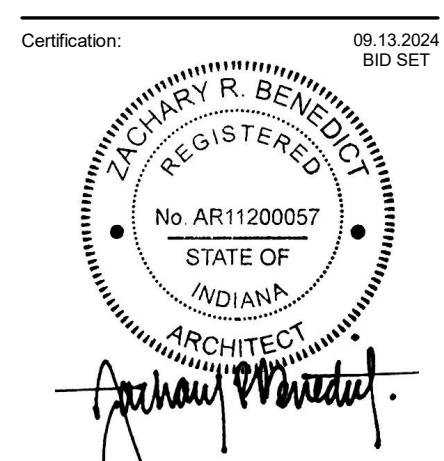
THE LANDING 3.0

NEW CONSTRUCTION
555 S. HARRISON ST.
Fort Wayne, Indiana 46802

NO.	DATE	REVISION
1	10.01.2021	Issued as #1

DRAWING CONTENTS
ENLARGED PLANS UNIT A & B

ISSUE DATE	PROJECT NO.
09.13.2024	23029



Consultant Logo

Key Plan:

REFLECTED CEILING FINISH LEGEND

- GYPSUM (TYPICAL APARTMENT CEILING)**
1-HR RATED GYPSUM BOARD HORIZONTAL ASSEMBLY - ATTACHED TO UNDERSIDE OF FLOOR/ROOF FRAMING ABOVE. SEE HORIZONTAL ASSEMBLY LEGEND
COLOR: SEE FINISH LEGEND
FINISH: SMOOTH
- GYPSUM BULKHEAD**
SECONDARY DRYWALL BULKHEAD FRAMING OVER SUSPENDED METAL STUD FRAMING
COLOR: SEE FINISH LEGEND
FINISH: SMOOTH
- ACP-1**
MANUFACTURER: ARMSTRONG COMMERCIAL CEILING
PRODUCT TYPE: CALLA SQUARE LAY IN
PRODUCT NO.: 2820
SIZE: 24" x 24" x 1"
COLOR: WHITE
GRID SYSTEM: 1516 PRELUDE XL EXPOSED TEE (WHITE)

UNIT ELECTRICAL MOCK UP NOTE: PRIOR TO ROUGH IN ON MULTIPLE FLOORS EC SHALL MOCK-UP ALL BACK BOX'S (POWER, SWITCHING, LIGHTING, FIRE ALARM, ECT.) IN A 1' UNIT OF EACH UNIT TYPE AND HOLD AN ON SITE MOCK-UP REVIEW WALKTHROUGH WITH OWNER AND ARCHITECT TO CONFIRM ALL ROUGH IN LOCATIONS PRIOR TO FINALIZING ROUGH IN'S IN ALL UNITS OR PULLING ANY WIRE.

TOILET ACCESSORIES SCHEDULE

ITEM	MODEL NO.	DESCRIPTION	SUPPLIED BY	INSTALLED BY
1	-	STAINLESS STEEL CHANNEL FRAME MIRROR: CENTER OVER SINK. REFER TO ADA CLEARANCES AND TOLERANCES DETAIL FOR MOUNTING HEIGHTS.	CONTRACTOR	CONTRACTOR
2	-	SURFACE MOUNTED PAPER TOWEL DISPENSER: REFER TO ADA CLEARANCES AND TOLERANCES DETAIL FOR MOUNTING HEIGHT.	CONTRACTOR	CONTRACTOR
3	-	SURFACE MOUNTED SOAP DISPENSER: REFER TO ADA CLEARANCES AND TOLERANCES DETAIL FOR MOUNTING HEIGHT.	CONTRACTOR	CONTRACTOR
4	-	SURFACE MOUNTED TOILET PAPER DISPENSER: REFER TO ADA CLEARANCES AND TOLERANCES DETAIL FOR MOUNTING HEIGHT.	CONTRACTOR	CONTRACTOR
5	-	42" GRAB BAR: CONCEALED MOUNTING WITH SNAP FLANGE. REFER TO ADA CLEARANCES AND TOLERANCES DETAIL FOR MOUNTING HEIGHT.	CONTRACTOR	CONTRACTOR
6	-	36" GRAB BAR: CONCEALED MOUNTING WITH SNAP FLANGE. REFER TO ADA CLEARANCES AND TOLERANCES DETAIL FOR MOUNTING HEIGHT.	CONTRACTOR	CONTRACTOR
7	-	18" GRAB BAR: CONCEALED MOUNTING WITH SNAP FLANGE. REFER TO ADA CLEARANCES AND TOLERANCES DETAIL FOR MOUNTING HEIGHT.	CONTRACTOR	CONTRACTOR
8	-	TOWEL HOOK: MOUNTED AT 48" A.F.F.	CONTRACTOR	CONTRACTOR
9	-	18" TOWEL BAR: MOUNTED AT 48" A.F.F.	CONTRACTOR	CONTRACTOR
10	-	80" CURVED SHOWER ROD: MOUNTED AT 84" A.F.F.	CONTRACTOR	CONTRACTOR

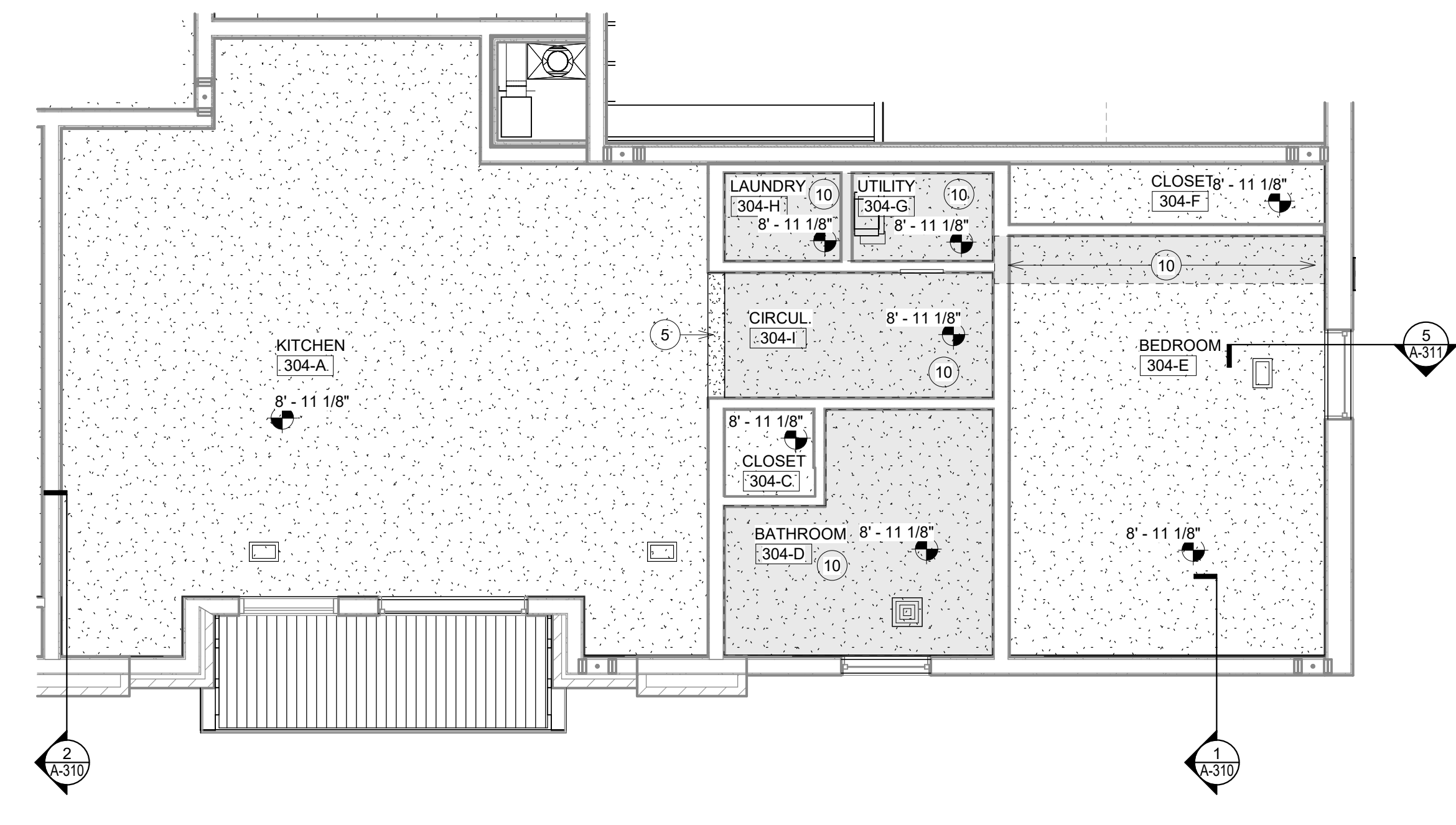
TOILET ACCESSORIES GENERAL NOTE:

TOILET ACCESSORIES SHD TRD BY CONTRACTOR FROM ACCEPTABLE MANUFACTURERS BELOW GIVEN ALL TOILET ACCESSORIES ARE PROVIDED FROM A SINGLE PRODUCT FAMILY AND ARE "SATIN CHROME" FINISH

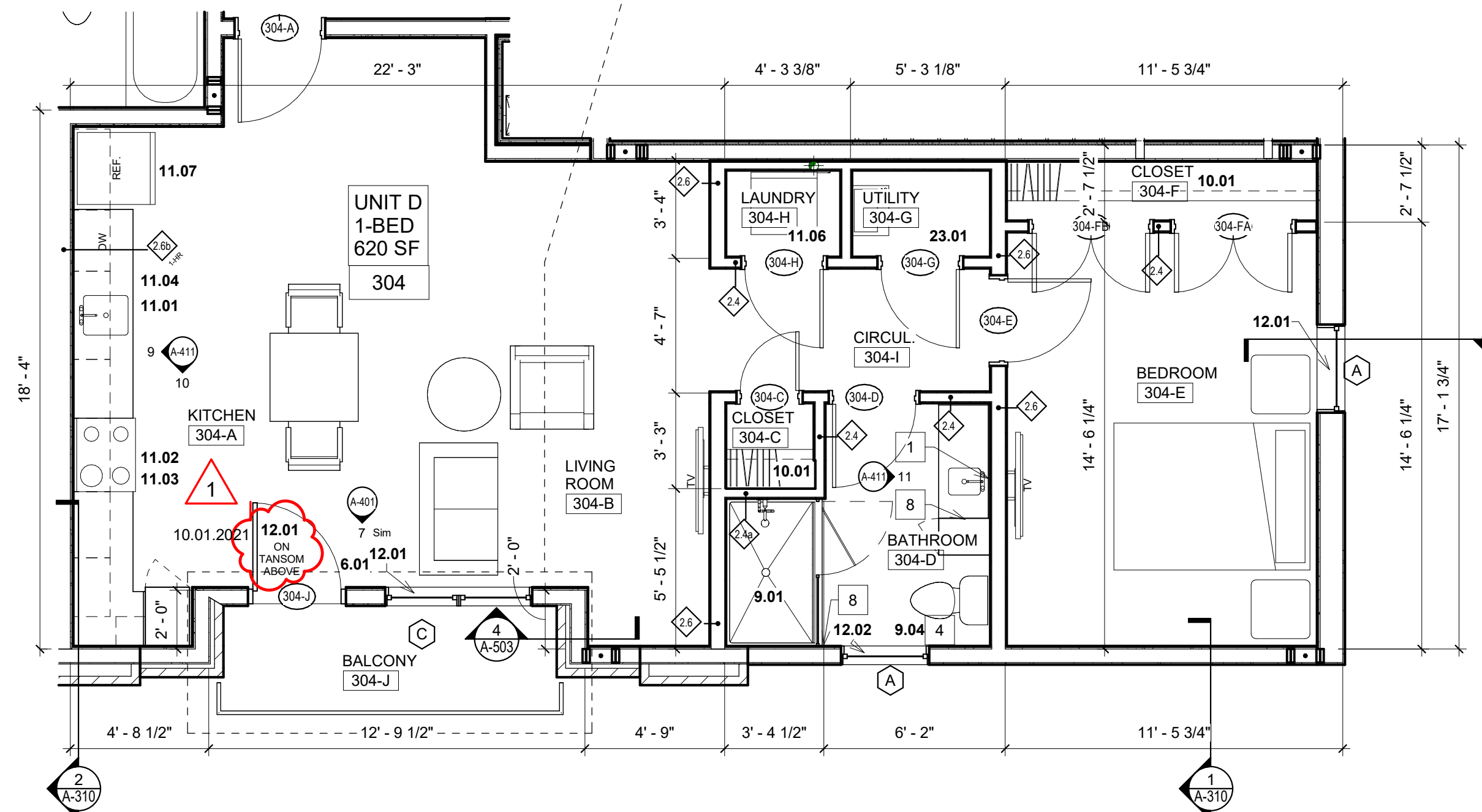
- MANUFACTURERS
 - A. BRADLEY
 - B. BOBRBOK
 - C. ASI
 - D. KOHLER
 - E. MOHEN
 - F. DELTA
 - G. OR EAUL AS APPROVED.

FLOOR PLAN NOTES

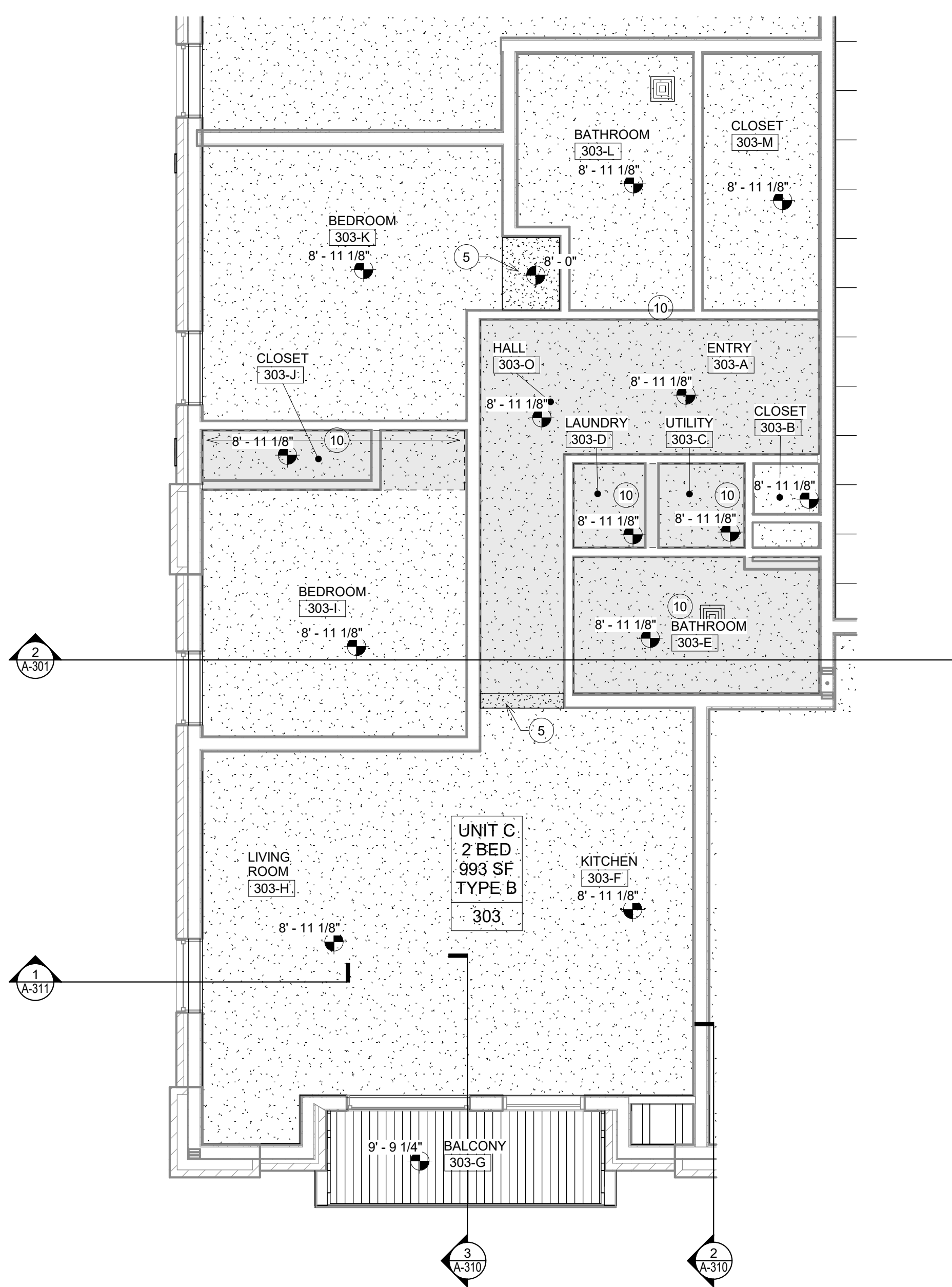
- DIV 3 - CONCRETE
 - 3.01 CONCRETE STOOP: SEE STRUCTURAL FOR STOOP DTL.
- DIV 5 - METALS
 - 5.01 24" WIDE WALL MOUNTED ALUMINUM SECURITY ACCESS LADDER: EQUAL TO O'KEEFE'S INC. MODEL 500 FIXED ACCESS LADDER. MILL FINISH. INCLUDE WITH SECURITY DOOR AND PAD LOCK AND WALL BRACKETS AS REQUIRED. PROVIDE SHOP DRAWING FOR REVIEW.
- DIV 6 - WOOD, PLASTICS, AND COMPOSITES
 - 6.01 PROVIDE WOOD CASINGS AT BALCONY DOOR & WINDOW PER TYPICAL ELEVATION.
 - 6.02a NEW TREX COMPOSITE DECK OVER 2 X 4 TREATED WOOD FRAMING WITH 4 X 4 TREATED WOOD POSTS IN CONCRETE FOOTINGS. SEE TYPICAL DECK FOOTING DETAILS FOR FOUNDATION AND FRAMING NOTES. PROVIDE PRODUCT SAMPLES OR TREX DECKING MATERIALS TO OWNER/ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
 - 6.02b (2) NEW 4" x 6" TALL STEPS IN NEW TREX DECK. FRAME WITH TREATED WOOD 2 X 6 FRAMING @ 0' C. MAX WITH TREX DECKING TREADS AND RISERS - (IF V.) EXISTING ELEVATIONS AND ADJUST RISERS AS REQUIRED.
 - 6.02c NEW FINISH FLOOR ELEVATION TO ALIGN WITH EXISTING RESTAURANT FINISHED FLOOR AT EXISTING OPENING. (IF V.)
- DIV 7 - THERMAL AND MOISTURE PROTECTION
 - 7.01 ELECTRICAL OUTLETS IN KITCHENS SHALL BE COORDINATED AS TO NOT CONFLICT WITH EACH OTHER IN BACK TO BACK KITCHENS. IN NOT CASE SHALL BACK BOX BE INSTALLED BACK TO BACK. IN SUCH LOCATIONS BACK BOX'S SHALL BE INSTALLED ON OPPOSITE SIDES OF THE SAME STUD. SEE FIRESTOPPING SPEC FOR MORE INFO ON BACK BOX'S IN RATED WALLS.
- DIV 8 - OPENINGS
 - 8.01 CARD READER
 - 8.02 WALL MOUNTED ADA PUSH PAD.
 - 8.03 NARROW STYLE MULLION MOUNTED WIRELESS ADA PUSH PAD.
 - 8.04 ACTIVE DOOR LEAF.
 - 8.05 APARTMENT ENTRY AIPHONE SYSTEM PANEL.
- DIV 9 - FINISHES
 - 9.01 PROVIDE IN WALL BLOCKING FOR FUTURE GRAB BARS IN SHOWER. SEE TYPICAL ADA/ ANSI SHOWER GRAB BAR DTL.
 - 9.02 PROVIDE IN WALL BLOCKING FOR FUTURE GRAB BARS IN BATH/TUB. SEE TYPICAL ADA/ ANSI TUB GRAB BAR DTL.
 - 9.03 PROVIDE IN WALL BLOCKING FOR FUTURE SWING UP GRAB BARS. SEE TYPICAL SWING UP GRAB BAR BLOCKING DTL.
 - 9.04 PROVIDE IN WALL BLOCKING FOR FUTURE GRAB BARS. SEE TYPICAL SWING UP GRAB BAR BLOCKING DTL.
 - 9.05 FLOORING CONTRACTOR TO REPAIR FLOOR UP WITH APPROVED LATEX LEVELING COMPOUND AS REQUIRED TO PROVIDE ADA COMPLIANT TRANSITION FROM LVP ON BATHROOM FLOOR TO SHOWER THRESHOLD.
 - 9.06 TILE TUB SURROUND WITH FIBERGLASS TUB. SEE FINISH LEGEND FOR MORE INFO.
 - 9.07 DRYWALL KNEE WALL BELOW. SEE ISLAND COUNTER DETAIL FOR MORE INFO.
 - 9.08 PROVIDE GYP BOARD EQUAL TO: MOLD TOUGH, AR FIRE CODE TYPE X, ABUSE RESISTANT GYPSUM ON ALL WALLS IN TRASH ROOM.
 - 9.09 PROVIDE FRP WALL PANELS 8' TALL 36" EITHER WAY OUT OF CORNER AT MOP SINK LOCATION.
- DIV 10 - SPECIALTIES
 - 10.01 CLOSET SHELVING: SEE CLOSET SHELVING DETAIL AND SHEET A-4.10.
 - 10.02 1-HR FIRE RATED SEMI RECESSED FIRE EXTINGUISHER CABINET WITH EXTINGUISHER. SEE SPEC FOR MORE INFO.
- DIV 11 - EQUIPMENT
 - 11.01 CONTRACTOR PROVIDED & INSTALLED CARBAGE DISPOSAL. SEE MEP DRAWINGS FOR MORE INFO.
 - 11.02 CONTRACTOR PROVIDED & INSTALLED 30" WIDE REAR CONTROL ELECTRIC RANGE SEE SPECS FOR MORE INFO.
 - 11.02a CONTRACTOR PROVIDED & INSTALLED 30" WIDE FRONT CONTROL (ADA) ELECTRIC RANGE SEE SPECS FOR MORE INFO.
 - 11.03 CONTRACTOR PROVIDED & INSTALLED 30" WIDE OVER THE RANGE MICROWAVE WITH RECIRCULATING EXHAUST FAN. SEE SPECS FOR MORE INFO.
 - 11.04 CONTRACTOR PROVIDED & INSTALLED STANDARD HEIGHT 24" WIDE DISHWASHER. SEE MEP DRAWINGS FOR MORE INFO. SEE SPECS FOR MORE INFO.
 - 11.04a CONTRACTOR PROVIDED & INSTALLED STANDARD ADA HEIGHT 24" WIDE DISHWASHER. SEE MEP DRAWINGS FOR MORE INFO. SEE SPECS FOR MORE INFO.
 - 11.05 CONTRACTOR PROVIDED & INSTALLED 30" WIDE REFRIGERATOR WITH ICE MAKER CONNECTIONS. SEE MEP DRAWINGS FOR MORE INFO. SEE SPECS FOR MORE INFO.
 - 11.06 CONTRACTOR PROVIDED & INSTALLED STACKABLE ELECTRIC CLOTHES WASHER & CLOTHES DRYER. PROVIDE UTILITY CONNECTIONS AS REQUIRED. SEE MEP DRAWINGS. SEE SPECS FOR MORE INFO.
 - 11.06a CONTRACTOR PROVIDED & INSTALLED SIDE BY SIDE ELECTRIC CLOTHES WASHER & CLOTHES DRYER. PROVIDE UTILITY CONNECTIONS AS REQUIRED. SEE MEP DRAWINGS. SEE SPECS FOR MORE INFO.
 - 11.07 CONTRACTOR PROVIDED & INSTALLED 30" WIDE REFRIGERATOR WITH ICE MAKER CONNECTIONS. SEE MEP DRAWINGS FOR MORE INFO. SEE SPECS FOR MORE INFO.
 - 11.09 TRASH COMPACTOR AND POWER UNITS PROVIDED AND INSTALLED BY OWNER'S VENDOR. PROVIDE POWER AS REQUIRED. COORDINATE FINAL POWER ROUGH IN LOCATION IN FIELD WITH OWNER/VENDOR PRIOR TO ROUGH IN BASIS OF DESIGN: MINIMUM APARTMENT TRASH COMPACTOR, MODEL 3A, 120 VOLT POWER REQUIREMENT. TRASH COMPACTOR CONTRACT PERSON: SCOTT KELSEY, PHONE: 616-283-0029
 - 11.10 PROVIDE AND INSTALL GLASS SHOWER DOOR SHOWER DOOR 8-0" BASCO SHOWER ENCLOSURES. INFINITY SERIES- FRAMELESS 1/4" GLASS SWING & PANEL SHOWER DOOR MODEL # 141NP. 29" WIDE DOOR OPENING, 1/4" SHOWER GUARD CLEAR GLASS, CHROME FINISH. 70" TALL UNIT. INSTALL PER MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS WITH MANUFACTURE RECOMMENDED HARDWARE, SEALS, GASKETS, SEALANTS AND ANCHORS.
 - 11.13 EMERGENCY RESPONDERS: WALL MOUNTED KNOX BOX. COORDINATE FINAL LOCATION IN FIELD WITH AHJ.
 - 11.14 MAIL/PACKAGE DELIVERY: WALL MOUNTED KNOX BOX. COORDINATE FINAL LOCATION IN FIELD WITH USPS.
 - 11.15 CONTRACTOR PROVIDED & INSTALLED 30" WIDE RECIRCULATING RANGEHOOD SEE SPECS FOR MORE INFO.**
 - 11.16 TRASH COMPANY: WALL MOUNTED KNOX BOX. COORDINATE FINAL LOCATION IN FIELD WITH USPS.
 - 11.17 PLANTERS BY FUTURE TENANT TO DEFINE DINING AREA.
 - 11.18 PROVIDE AND INSTALL GLASS SHOWER DOOR SHOWER DOOR 8-0" BASCO SHOWER ENCLOSURES. ROTOLO SEMI-FRAMELESS, 1/4" GLASS SLIDING BATH TUB DOOR, MODEL# 5450, 1/4" SHOWER GUARD CLEAR GLASS, CHROME FINISH, 85.5" TALL UNIT. INSTALL PER MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS WITH MANUFACTURE RECOMMENDED HARDWARE, SEALS, GASKETS, SEALANTS AND ANCHORS.
 - 11.19 CONTRACTOR PROVIDED AND INSTALLED "WASTE CADDY" EQUAL TO: DUPRODUCTS INC. CART CADDY SHORTY DUMPSTER MOVERS. PROVIDE 15 AM DEDICATED CHARGING OUTLETS ON WALL ADJACENT FOR CHARGING 120 VOLT POWER REQUIREMENT. TRASH COMPACTOR CONTRACT PERSON: SCOTT KELSEY, PHONE: 616-283-0029
- DIV 12 - FURNISHINGS
 - 12.01 CONTRACTOR PROVIDED AND INSTALLED MINIBLINDS - SEE FINISH LEGEND AND SPECIFICATION.
 - 12.02 PROVIDE SEMI-OPAQUE FROSTED PRIVACY FILM ON INTERIOR OF GLAZING
- DIV 14 - CONVEYING EQUIPMENT
 - 14.01 ELECTRIC TRACTION ELEVATOR CONTROLLER IN JAMB OF ELEVATOR OPENING. COORDINATE ALL ROUGH OPENING AND ELECTRICAL REQUIREMENTS WITH ELEVATOR VENDOR.
- DIV 22 - PLUMBING
 - 22.01 FULLY ADA FIBERGLASS SHOWERS ENCLOSURE EQUAL TO: 60" X 37" BEST BATH INCLUDING, ADA GRAB BARS, ADA SHOWER SEAT, COLLAPSIBLE DAM AT THRESHOLD, ADJUSTABLE SHOWER HEAD. SEE PLUMBING FOR MORE INFO.
- DIV 23 - HEATING, VENTILATION, AND AIR CONDITIONING
 - 23.01 CONTRACTOR TO PROVIDE FRAMED OPENING THROUGH WALL, CENTERED ABOVE DOOR OPENING FOR RETURN GRILLE. SEE TECH.



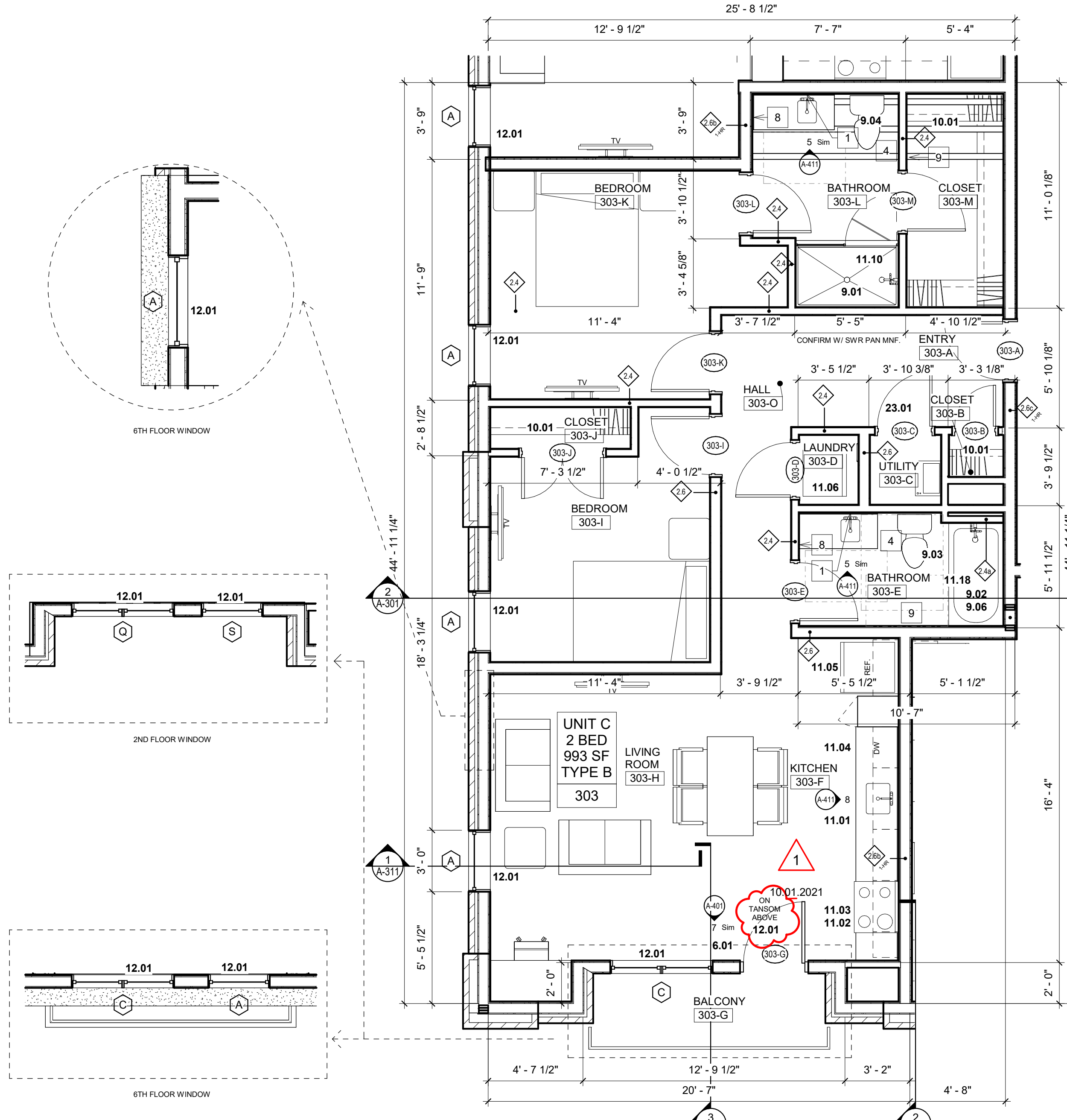
8 1-BED CEILING PLAN - UNIT D
1/4" = 1'-0"



6 1-BED FLOOR PLAN - UNIT D
1/4" = 1'-0"



7 2-BED CEILING PLAN - UNIT C
1/4" = 1'-0"



5 2-BED FLOOR PLAN - UNIT C
1/4" = 1'-0"

THE LANDING 3.0

NEW CONSTRUCTION
555 S. HARRISON ST.
Fort Wayne, Indiana 46802

REVISION		
No.	Date	Revision
1	10.01.2021	Addendum #1

DRAWING CONTENTS:
ENLARGED PLANS UNIT C & D

ISSUE DATE:	PROJECT NO.:
09.13.2024	23029

PLUMBING SPECIFICATIONS

1. PLUMBING GENERAL REQUIREMENTS

- A. THE PLUMBING CONTRACTOR MUST REFER TO SITE PLANS, ARCHITECTURAL PLANS AND ELEVATIONS... B. THE PLUMBING CONTRACTOR SHALL BE LICENSED BY THE STATE OF INDIANA... C. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL CODES AND ORDINANCES... D. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD SHALL APPLY... E. THE PLUMBING CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD... F. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE AND CERTIFIED SHOP DRAWINGS... G. COORDINATE PIPING CHASES, SHAFTS, ABOVE CEILING WORK, ETC. WITH ARCHITECT... H. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS... I. EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF ASHRAE, ARI, ASME, ASTM, CSF, UL, NEMA, AND SMACNA... J. INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS... K. THOROUGHLY EXAMINE ALL AREAS WHERE EQUIPMENT AND PIPING WILL BE INSTALLED... L. WHERE NOT PROVIDED BY OTHERS, PROCURE AND PAY FOR ALL PERMITS, FEES, TAXES AND INSPECTIONS... M. DRAWINGS ARE DIAGRAMMATIC ONLY... N. ALL WORK SHALL BE ACCURATELY LAID-OUT WITH OTHER TRADES... O. NO PIPING SHALL BE EXPOSED UNLESS APPROVED BY THE ARCHITECT... P. ANY PLUMBING SYSTEMS SERVING OTHER AREAS OF THE BUILDING MUST REMAIN UNDISTURBED OPERATIONAL...

2. USE OF INFORMATION PROVIDED BY EBS

- A. THE INFORMATION PROVIDED IS INTENDED TO CONVEY DESIGN INTENT ONLY... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... C. CONTRACTOR TO SUBMIT DRAWINGS TO OWNER FOR REVIEW PRIOR TO SUBMITTING FOR PERMIT... D. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... E. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...

3. CONTRACTOR COORDINATION

- A. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... C. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... D. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...

4. CUTTING AND PATCHING

- A. CUT AND PATCH ALL WALLS, CEILINGS, FLOORS, AND SLABS TO MATCH BUILDING CONSTRUCTION WHERE REQUIRED TO INSTALL PLUMBING.

5. CONCRETE HOUSEKEEPING PADS

- A. ALL FLOOR-MOUNTED EQUIPMENT SHALL BE INSTALLED LEVEL AND PLUMB ON 4" THICK CONCRETE HOUSEKEEPING PAD.

6. ESCUTCHEON PLATES

- A. INSTALL ONE-PIECE CHROME PLATED BRASS WALL PLATE EQUIPPED WITH SET SCREW AROUND ALL EXPOSED PIPE PASSING THROUGH WALLS IN FINISHED AREAS.

7. ACCESS PANELS

- A. LOCATE VALVES IN READILY ACCESSIBLE LOCATIONS... B. ACCESS PANELS SHALL BE PAINTABLE METAL... C. ACCESS PANEL SIZES AND LOCATIONS WITH THE ARCHITECT.

8. FIRE STOPPING

- A. PROVIDE FIRE STOPPING AT ALL PENETRATIONS THROUGH RATED SEPARATIONS PER LOCAL CODES & REGULATIONS... B. THE FIRE STOPPING MATERIAL MUST MEET THE INTEGRITY OF THE FIRE RATED WALL, FLOOR, CEILING & ROOF... C. PROVIDE FIRE STOPPING AT ALL PENETRATIONS THROUGH RATED SEPARATIONS PER LOCAL CODES & REGULATIONS...

9. FLASHING & COUNTERFLASHING

- A. PROVIDE ROOF FLASHING AND COUNTERFLASHING FOR ALL ROOF PENETRATIONS... B. OBTAIN APPROVAL FROM GENERAL CONTRACTOR, CONSTRUCTION MANAGER, OWNER AND/OR ROOFING CONTRACTOR... C. PROVIDE FLASHING AND COUNTERFLASHING FOR ALL ROOF PENETRATIONS...

10. CATHODIC PROTECTION

- A. PROVIDE DIELECTRIC INSULATION AT POINTS WHERE COPPER OR BRASS PIPE COMES IN CONTACT WITH FERROUS PIPING... B. PROVIDE DIELECTRIC INSULATION AT POINTS WHERE COPPER OR BRASS PIPE COMES IN CONTACT WITH FERROUS PIPING...

11. EXCAVATION, TRENCHING & BACKFILL

- A. DO ALL EXCAVATION, TRENCHING & BACKFILL REQUIRED FOR THE INSTALLATION OF PLUMBING WORK.

INSTALLATION OF PLUMBING WORK

- B. ALL BACKFILL SHALL BE COMPACTED & BROUGHT TO FINISHED GRADE AND MUST MATCH SURROUNDING CONDITIONS... C. RESTORE ALL DISTURBED FLOORING TO ORIGINAL CONDITION... D. ALL PIPING SHALL BE LAID ON A BED OF SAND... E. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS... F. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

12. EQUIPMENT CONNECTIONS

- A. INSTALL UNIONS AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

13. PIPING INSTALLATION

- A. INSTALL PIPING FIVE FEET OF SAGS AND BENDS... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

14. TESTING

- A. ALL PLUMBING WORK SHALL BE TESTED & APPROVED BY INSPECTOR... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

15. SHOP DRAWINGS

- A. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE & CERTIFIED SHOP DRAWINGS... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

16. OWNER'S INSTRUCTIONS

- A. PROVIDE TWO SETS OF COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS WITH DRAWINGS... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

17. WARRANTY

- A. THE PLUMBING CONTRACTOR MUST UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

18. SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING

- A. INSTALL SLEEVES FOR PIPES PASSING THROUGH CONCRETE AND MASONRY WALLS... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

19. GENERAL-DUTY VALVES FOR PLUMBING PIPING

- A. VALVES FOR DOMESTIC WATER MUST MEET THE REQUIREMENTS OF THE LEAD-FREE LAW... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

20. GAS SERVICE PIPING

- A. PROVIDE NEW GAS SERVICE FROM THE PUBLIC MAIN TO THE BUILDING AND PROVIDE NEW GAS METER SIZED FOR THE TOTAL CONNECTED LOAD... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

21. NATURAL GAS PIPING GENERAL REQUIREMENTS

- A. PROVIDE NEW GAS SERVICE FROM THE PUBLIC MAIN TO THE BUILDING AND PROVIDE NEW GAS METER SIZED FOR THE TOTAL CONNECTED LOAD... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

22. PAINT

- A. PAINT ALL EXTERIOR METAL PIPING, VALVES, SERVICE REGULATORS, SERVICE METERS AND METER PIPING... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

23. GAS SERVICE PIPING

- A. NEW SERVICE DELIVERY PRESSURE SHALL BE 7" WATER COLUMN... B. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH WORK PROVIDED BY THE UTILITY COMPANY... C. ALL EXTERIOR GAS PIPING SHALL BE MEDIUM DENSITY POLYETHYLENE PLASTIC PIPING APPROVED BY THE LOCAL UTILITY COMPANY...

24. DRAIN PANS

- A. PROVIDE DRAIN PAN UNDER WATER HEATERS, PIPE WATER HEATER DRAIN AND PRESSURE RELIEF VALVE SEPARATELY AND INDIRECTLY TO FLOOR DRAIN... B. DRAIN PANS SHALL BE PROVIDED UNDER WASHERS AND SHALL BE SIZED TO ACCOMMODATE A STANDARD WASHER OR STACKABLE WASHER/DRYER...

25. BACKFLOW PREVENTERS

- A. PROVIDE REDUCED PRESSURE BACKFLOW PREVENTER ON WATER SERVICE ENTRANCE... B. BACKFLOW PREVENTERS FOR 2" AND SMALLER WATER SERVICES... C. BACKFLOW PREVENTERS FOR 2" AND SMALLER WATER SERVICES...

26. WALL HYDRANTS

- A. WALL HYDRANTS TO BE EQUAL TO 1/2" WOODFORD MODEL B-67 WITH CHROME FINISH ON BRASS CASTING... B. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH WORK PROVIDED BY THE UTILITY COMPANY...

27. TRAP SEAL PROTECTION

- A. TRAP SEALS SUBJECT TO EVAPORATION SHALL BE PROTECTED BY ONE OF THE METHODS BELOW, AS APPROVED BY THE LOCAL PLUMBING AUTHORITY HAVING JURISDICTION... B. POTABLE WATER-SUPPLIED TRAP SEAL PRIMER VALVE - A POTABLE WATER-SUPPLIED TRAP SEAL PRIMER VALVE...

INSTALLATION, NEVER TEST WITH OR TRANSPORT/STORE COMPRESSED AIR OR GAS IN CPVC PIPE OR FITTINGS.

B. PEK TUBING SHALL BE PEKA TYPE AND FITTINGS SHALL BE EQUAL TO UPONOR AQUAPEX TUBING AND FITTINGS MUST CONFORM TO ASTM F876 "STANDARD SPECIFICATION FOR CROSSLINKED POLYETHYLENE, ASTM F877 "STANDARD FOR CROSSLINKED POLYETHYLENE LASTIC HOT AND COLD WATER DISTRIBUTION SYSTEMS".

12. EQUIPMENT CONNECTIONS

- A. INSTALL UNIONS AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

13. PIPING INSTALLATION

- A. INSTALL PIPING FIVE FEET OF SAGS AND BENDS... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

14. TESTING

- A. ALL PLUMBING WORK SHALL BE TESTED & APPROVED BY INSPECTOR... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

15. SHOP DRAWINGS

- A. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE & CERTIFIED SHOP DRAWINGS... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

16. OWNER'S INSTRUCTIONS

- A. PROVIDE TWO SETS OF COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS WITH DRAWINGS... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

17. WARRANTY

- A. THE PLUMBING CONTRACTOR MUST UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

18. SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING

- A. INSTALL SLEEVES FOR PIPES PASSING THROUGH CONCRETE AND MASONRY WALLS... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

19. GENERAL-DUTY VALVES FOR PLUMBING PIPING

- A. VALVES FOR DOMESTIC WATER MUST MEET THE REQUIREMENTS OF THE LEAD-FREE LAW... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

20. GAS SERVICE PIPING

- A. PROVIDE NEW GAS SERVICE FROM THE PUBLIC MAIN TO THE BUILDING AND PROVIDE NEW GAS METER SIZED FOR THE TOTAL CONNECTED LOAD... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

21. NATURAL GAS PIPING GENERAL REQUIREMENTS

- A. PROVIDE NEW GAS SERVICE FROM THE PUBLIC MAIN TO THE BUILDING AND PROVIDE NEW GAS METER SIZED FOR THE TOTAL CONNECTED LOAD... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

22. PAINT

- A. PAINT ALL EXTERIOR METAL PIPING, VALVES, SERVICE REGULATORS, SERVICE METERS AND METER PIPING... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

23. GAS SERVICE PIPING

- A. NEW SERVICE DELIVERY PRESSURE SHALL BE 7" WATER COLUMN... B. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH WORK PROVIDED BY THE UTILITY COMPANY... C. ALL EXTERIOR GAS PIPING SHALL BE MEDIUM DENSITY POLYETHYLENE PLASTIC PIPING APPROVED BY THE LOCAL UTILITY COMPANY...

24. DRAIN PANS

- A. PROVIDE DRAIN PAN UNDER WATER HEATERS, PIPE WATER HEATER DRAIN AND PRESSURE RELIEF VALVE SEPARATELY AND INDIRECTLY TO FLOOR DRAIN... B. DRAIN PANS SHALL BE PROVIDED UNDER WASHERS AND SHALL BE SIZED TO ACCOMMODATE A STANDARD WASHER OR STACKABLE WASHER/DRYER...

25. BACKFLOW PREVENTERS

- A. PROVIDE REDUCED PRESSURE BACKFLOW PREVENTER ON WATER SERVICE ENTRANCE... B. BACKFLOW PREVENTERS FOR 2" AND SMALLER WATER SERVICES... C. BACKFLOW PREVENTERS FOR 2" AND SMALLER WATER SERVICES...

26. WALL HYDRANTS

- A. WALL HYDRANTS TO BE EQUAL TO 1/2" WOODFORD MODEL B-67 WITH CHROME FINISH ON BRASS CASTING... B. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH WORK PROVIDED BY THE UTILITY COMPANY...

27. TRAP SEAL PROTECTION

- A. TRAP SEALS SUBJECT TO EVAPORATION SHALL BE PROTECTED BY ONE OF THE METHODS BELOW, AS APPROVED BY THE LOCAL PLUMBING AUTHORITY HAVING JURISDICTION... B. POTABLE WATER-SUPPLIED TRAP SEAL PRIMER VALVE - A POTABLE WATER-SUPPLIED TRAP SEAL PRIMER VALVE...

WATER-SUPPLIED TRAP SEAL PRIMER VALVE MUST SUPPLY WATER TO THE TRAP. WATER-SUPPLIED TRAP SEAL PRIMERS MUST CONFORM TO ASSE 1018. THE DISCHARGE PIPE FROM THE TRAP SEAL PRIMER MUST CONNECT TO THE TRAP ABOVE THE TRAP SEAL ON THE INLET SIDE OF THE TRAP.

B. PEK TUBING SHALL BE PEKA TYPE AND FITTINGS SHALL BE EQUAL TO UPONOR AQUAPEX TUBING AND FITTINGS MUST CONFORM TO ASTM F876 "STANDARD SPECIFICATION FOR CROSSLINKED POLYETHYLENE, ASTM F877 "STANDARD FOR CROSSLINKED POLYETHYLENE LASTIC HOT AND COLD WATER DISTRIBUTION SYSTEMS".

12. EQUIPMENT CONNECTIONS

- A. INSTALL UNIONS AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

13. PIPING INSTALLATION

- A. INSTALL PIPING FIVE FEET OF SAGS AND BENDS... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

14. TESTING

- A. ALL PLUMBING WORK SHALL BE TESTED & APPROVED BY INSPECTOR... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

15. SHOP DRAWINGS

- A. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE & CERTIFIED SHOP DRAWINGS... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

16. OWNER'S INSTRUCTIONS

- A. PROVIDE TWO SETS OF COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS WITH DRAWINGS... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

17. WARRANTY

- A. THE PLUMBING CONTRACTOR MUST UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

18. SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING

- A. INSTALL SLEEVES FOR PIPES PASSING THROUGH CONCRETE AND MASONRY WALLS... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

19. GENERAL-DUTY VALVES FOR PLUMBING PIPING

- A. VALVES FOR DOMESTIC WATER MUST MEET THE REQUIREMENTS OF THE LEAD-FREE LAW... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

20. GAS SERVICE PIPING

- A. PROVIDE NEW GAS SERVICE FROM THE PUBLIC MAIN TO THE BUILDING AND PROVIDE NEW GAS METER SIZED FOR THE TOTAL CONNECTED LOAD... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

21. NATURAL GAS PIPING GENERAL REQUIREMENTS

- A. PROVIDE NEW GAS SERVICE FROM THE PUBLIC MAIN TO THE BUILDING AND PROVIDE NEW GAS METER SIZED FOR THE TOTAL CONNECTED LOAD... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

22. PAINT

- A. PAINT ALL EXTERIOR METAL PIPING, VALVES, SERVICE REGULATORS, SERVICE METERS AND METER PIPING... B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS...

23. GAS SERVICE PIPING

- A. NEW SERVICE DELIVERY PRESSURE SHALL BE 7" WATER COLUMN... B. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH WORK PROVIDED BY THE UTILITY COMPANY... C. ALL EXTERIOR GAS PIPING SHALL BE MEDIUM DENSITY POLYETHYLENE PLASTIC PIPING APPROVED BY THE LOCAL UTILITY COMPANY...

24. DRAIN PANS

- A. PROVIDE DRAIN PAN UNDER WATER HEATERS, PIPE WATER HEATER DRAIN AND PRESSURE RELIEF VALVE SEPARATELY AND INDIRECTLY TO FLOOR DRAIN... B. DRAIN PANS SHALL BE PROVIDED UNDER WASHERS AND SHALL BE SIZED TO ACCOMMODATE A STANDARD WASHER OR STACKABLE WASHER/DRYER...

25. BACKFLOW PREVENTERS

- A. PROVIDE REDUCED PRESSURE BACKFLOW PREVENTER ON WATER SERVICE ENTRANCE... B. BACKFLOW PREVENTERS FOR 2" AND SMALLER WATER SERVICES... C. BACKFLOW PREVENTERS FOR 2" AND SMALLER WATER SERVICES...

26. WALL HYDRANTS

- A. WALL HYDRANTS TO BE EQUAL TO 1/2" WOODFORD MODEL B-67 WITH CHROME FINISH ON BRASS CASTING... B. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH WORK PROVIDED BY THE UTILITY COMPANY...

27. TRAP SEAL PROTECTION

- A. TRAP SEALS SUBJECT TO EVAPORATION SHALL BE PROTECTED BY ONE OF THE METHODS BELOW, AS APPROVED BY THE LOCAL PLUMBING AUTHORITY HAVING JURISDICTION... B. POTABLE WATER-SUPPLIED TRAP SEAL PRIMER VALVE - A POTABLE WATER-SUPPLIED TRAP SEAL PRIMER VALVE...

PLUMBING EQUIPMENT AND FIXTURE SCHEDULE

- WB1 - WASHER BOX, PROVIDE EQUAL TO GATEY CENTRO, IN WALL WASHER SUPPLY / DRAIN BOX FOR CLOTHES WASHER... WC1 - WATER CLOSET, EQUAL TO PROFLO MODEL PF9043... WD1 - FLOOR DRAIN, EQUAL TO SIOUX CHIEF MODEL 842-P WITH NICKEL BRONZE ADJUSTABLE STRAINER... WS1 - KITCHEN SINK, EQUAL TO PROFLO PLOMOSA 29-34" UNDERMOUNT SINGLE BASIN STAINLESS STEEL... WT1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WY1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WZ1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAA1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAB1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAC1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAD1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAE1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAF1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAG1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAH1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAI1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAJ1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAK1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAL1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAM1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAN1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAO1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAP1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAQ1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAR1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAS1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAT1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAU1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAV1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAW1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAX1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAY1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WAZ1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBA1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBB1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBC1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBD1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBE1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBF1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBG1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBH1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBI1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBJ1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBK1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBL1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBM1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBN1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBO1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBP1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBQ1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBR1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBS1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBT1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBU1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBV1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBW1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBX1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBY1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WBZ1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCA1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCB1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCC1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCD1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCE1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCF1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCG1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCH1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCI1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCK1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCL1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCM1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCN1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCO1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCP1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCQ1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCR1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCS1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCT1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCU1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCW1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCX1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WCY1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... W CZ1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDA1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDB1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDC1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDD1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDE1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDF1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDG1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDH1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDI1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDJ1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDK1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDL1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDM1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDN1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDO1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDP1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDQ1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDR1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDS1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDT1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDU1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDW1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDX1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WDY1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... W DZ1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEA1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEB1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEC1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WED1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEF1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEG1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEH1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEI1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEJ1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEK1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEL1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEM1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEN1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEO1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEP1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEQ1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WER1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WES1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WET1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEU1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEV1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEW1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEX1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEY1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WEZ1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WFA1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WFB1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WFC1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WFD1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WFE1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WFG1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WFH1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WFI1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WFK1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WFL1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67... WFM1 - WALL HYDRANT, EQUAL TO WOODF

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THE DRAWING ARE OWNED BY AND THE PROPERTY OF MKM ARCHITECTURE + DESIGN, AND ARE CREATED AND RESERVED FOR THE USE OF THE CLIENT. NO PART OF THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREIN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MKM ARCHITECTURE + DESIGN. THE OWNER SHALL BE PERMITTED TO REVIEW THESE DRAWINGS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE PROJECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE DRAWING TO BE IN COMPLIANCE WITH THE INTENT OF ALL THE PROJECT DOCUMENTS.

LANDING OVERALL LUMINAIRE SCHEDULE				
CALLOUT	DESCRIPTION	MODEL 1	FIXTURE WATTS	NOTE
A2	2X2 RECESSED LED	METALUX 22CGTS-L3C3	39	
EM	EMERGENCY WALL PACK - W/ 90 MIN. BACKUP	SURE LITES SEL-50	3	
EP	LINEAR LED ELEVATOR PIT FIXTURE	METALUX VT3 VAPORTITE	54	COORDINATE LOCATION WITH A/HJ
ER	DUAL LAMP LED REMOTE HEAD (EXTERIOR EGRESS ILLUMINATION)	SURE-LITES APWR2	0	POWERED FROM LOCAL EXIT SIGN BATTERY
EX/EM	EXIT/EMERGENCY COMBO - 90 MIN. BACKUP	SURE LITES APC-H-7-R	3	PROVIDE BATTERY CAPACITY FOR REMOTE AS REQ'D
P	LED LINEAR RGB PARAPET UP LIGHTING	KELVIX BTLX-C-CC3-5-AA	200	PROVIDE DMK TOUCHSCREEN CONTROLS
R4	4 INCH 1500 LUMEN PORTFOLIO LED DOWNLIGHT WITH 3000K, 90CRI LEDES AND 4LBCSSQ TRIM WITH MMS FINISH	COOPER LIGHTING SOLUTIONS - PORTFOLIO (FORMER EATON), LD4C15D010 EX4C159030 4LBCSSQMMMS	15.8	
R4-EM	4 INCH 1500 LUMEN PORTFOLIO LED DOWNLIGHT WITH 3000K, 90CRI LEDES AND 4LBCSSQ TRIM WITH MMS FINISH	COOPER LIGHTING SOLUTIONS - PORTFOLIO (FORMER EATON), LD4C15D010 EX4C159030 4LBCSSQMMMS	15.8	FIXTURE PROVIDED WITH REMOTE BATTERY FOR EMERGENCY ILLUMINATION
SM3	6" ROUND SURFACE MOUNT LED DOWNLIGHT	HALO SMD6R-12-930-WH	15.3	
SM30	31.5" ROUND SURFACE MOUNT LED DOWNLIGHT	LUMENS ZIGGURAT LED FLUSHMOUNT	155	
SM54	54" DECORATIVE FIRST FLOOR ELEVATOR LOBBY	LUMENS CELESTE EPOC FLUSHMOUNT, DIMMABLE, CHROME LUCID	140	
ST1-48	4' UTILITY STRIP FIXTURE	METALUX 4SNLED-LD5-48SL-UNV	19.3	
ST1-48-NL	4' UTILITY STRIP FIXTURE	METALUX 4SNLED-LD5-48SL-UNV	19.3	
W1-EM/NL	4" DECORATIVE CEILING MOUNTED STRIP FIXTURE	METALUX WP 4WP3040R	34.5	PROVIDE FIXTURE WITH BATTERY BACKUP FOR EMERGENCY ILLUMINATION
WM1-NL	UNIT ENTRY SCNCE (76" A.F.F.)	LIGHTOLOGY GLASS UP DOWN SLIM WALL SCNCE	8	
WM5	NOM. 6" DIAM. GAMMA INDIRECT/DIRECT CYLINDER	SPECTRUM LIGHTING, CW06XXUDPC 40LNDCL 40LNDCL 35XX XXMW (IND/DIR WET LOCATION)	54.8	

* NL DENOTES EGRESS ILLUMINATION

SCOPE OF WORK

NEW CONSTRUCTION OF A SIX FLOOR MULTI USE BUILDING. FIRST FLOOR INCLUDES SHELL FOR FUTURE COMMERCIAL TENANT SPACES. FLOORS TWO THROUGH SIX ARE FOR RESIDENTIAL TENANTS. SCOPE OF WORK INCLUDES NEW DEVICES, LIGHTING, AND BRANCH CIRCUIT WIRING. SEE SINGLE LINE DIAGRAM, PANEL SCHEDULES, AND DETAILS SHEETS FOR MORE INFORMATION.

GENERAL NOTES - OVERALL PROJECT

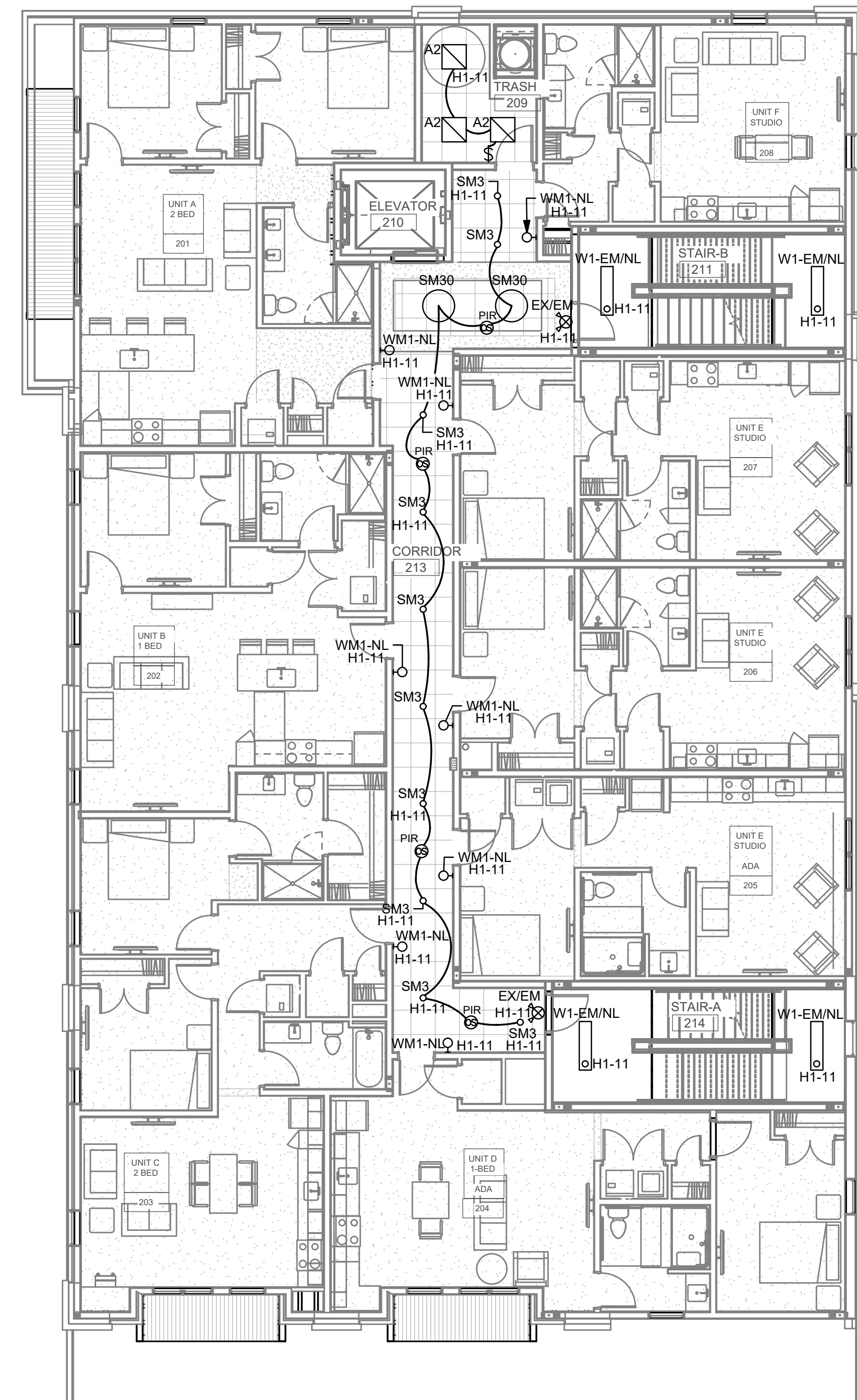
A. EBS DRAWINGS INDICATE DESIGN INTENT AND REQUIRED OUTCOMES. IF CONDITIONS ARISE IN THE FIELD THAT REQUIRE DEVIATIONS FROM THE DRAWINGS IT IS ASSUMED THAT THE CONTRACTOR WILL DETERMINE THE APPROPRIATE DEVIATION WITH APPROVAL FROM THE OWNER. EBS IS AVAILABLE TO ASSIST WHEN REQUIRED IF ISSUES ARISE.

GENERAL NOTES - LIGHTING

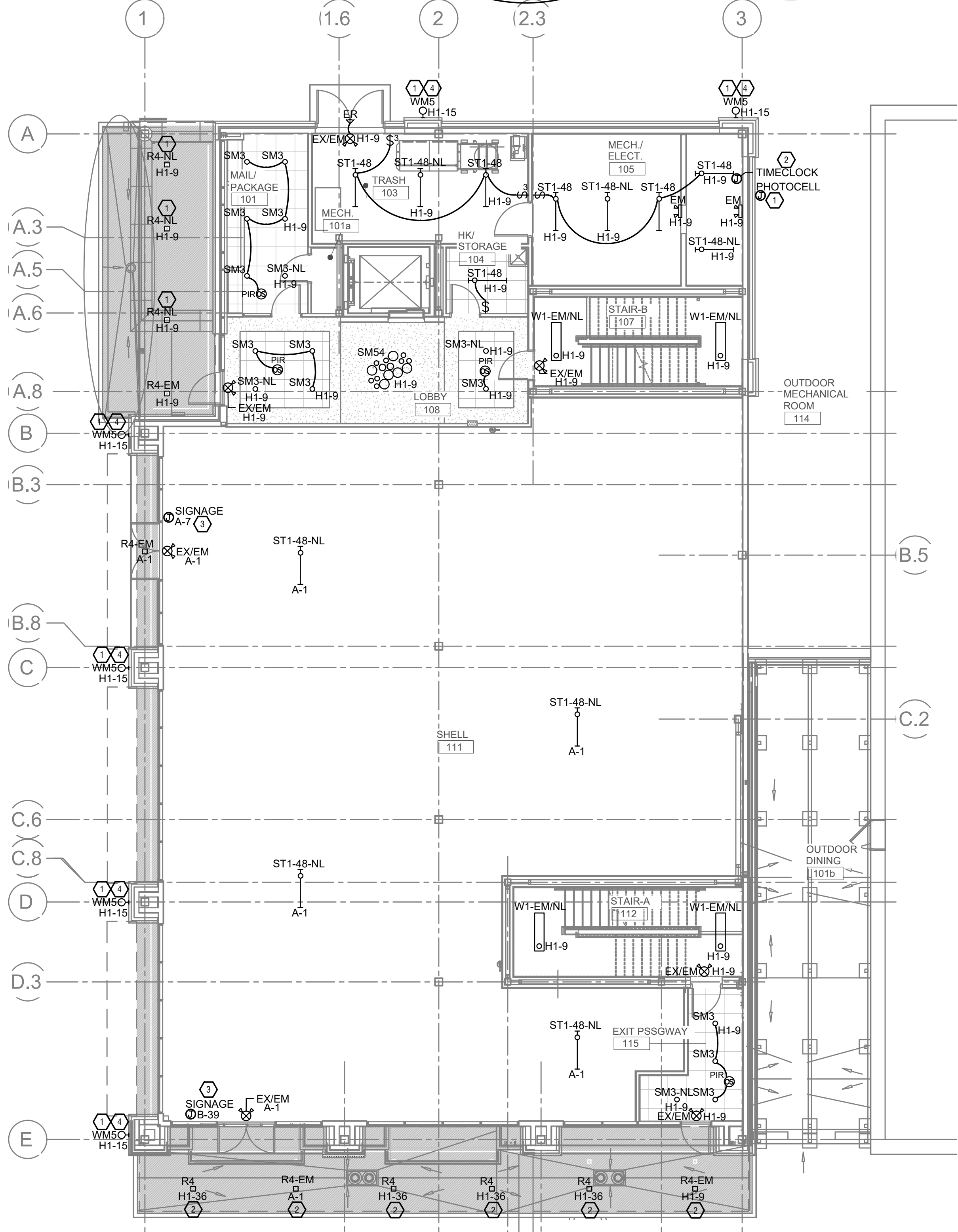
A. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.
 B. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.
 C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.
 D. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.

KEYED SHEET NOTES

1. EXTERIOR LIGHTING TO BE CONTROLLED BY PHOTOCELL.
 2. EXTERIOR TENANT LIGHTING TO BE CONTROLLED BY TIMECLOCK. TIMECLOCK TO BE INSTALLED ADJACENT TO TENANT PANEL.
 3. PROVIDE A CIRCUIT FOR BUILDING MOUNTED SIGNAGE. FIELD COORDINATE LOCATION WITH GC PRIOR TO INSTALLATION.
 4. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND ELEVATION PRIOR TO RUSH IN.
 5. PARAPET LIGHTING TO BE CONTROLLED BY TIMECLOCK LOCATED ADJACENT TO THE SIXTH FLOOR HOUSE PANEL (H6). EC TO COORDINATE POWER LOCATIONS WITH LIGHTING SUPPLIER PRIOR TO RUSH IN.



2
 E-200 SCALE: 1/8" = 1'-0"
ELECTRICAL LIGHTING SECOND FLOOR PLAN



1
 E-200 SCALE: 1/8" = 1'-0"
ELECTRICAL LIGHTING FIRST FLOOR PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THE DRAWING ARE OWNED BY AND THE PROPERTY OF MKM ARCHITECTURE + DESIGN, AND ARE CREATED AND RESERVED FOR THE USE OF THE CLIENT. NO PART OF THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREIN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MKM ARCHITECTURE + DESIGN. THE OWNER SHALL BE PERMITTED TO REVIEW THESE DRAWINGS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE PROJECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE DRAWING TO BE IN COMPLIANCE WITH THE INTENT OF ALL THE PROJECT DOCUMENTS.

PR - 10665
ENGINEERED BUILDING SYSTEMS INC.
 Shared Success Through Collaboration and Efficiency
 11100 Northline Blvd, Suite 200
 Newport, KY 41071 | (859) 261-0288
 MEP Consulting Services, Inc. #1041
 Copyright © 2015
 THIS DOCUMENT IS THE PROPERTY AND CONTAINS CONFIDENTIAL INFORMATION OF ENGINEERED BUILDING SYSTEMS INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ENGINEERED BUILDING SYSTEMS INC. IS STRICTLY PROHIBITED.

THE LANDING 3.0
 NEW CONSTRUCTION
 Columbia St., Indiana

REVISION		
No.	Date	Revision
1	09.27.24	ADDENDUM #1

DRAWING CONTENTS:
 ELECTRICAL LIGHTING FIRST & SECOND FLOOR PLAN
 ISSUE DATE: 09-03-24 PROJECT NO: 10665
 DRAWING NO:

