



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

## **ADDENDUM No.2**

October 4, 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. The steel fabricator **shall be** responsible for providing and shop attaching the Internally Threaded Studs.
2. The steel fabricator **shall be** responsible for providing the threaded reinf. bars that thread into the studs.
3. #6x50" rebar **shall not be** substituted with  $\frac{3}{4}$ "Ø A36 fully threaded rod rather than threading rebar.
4. The steel fabricator **shall be** responsible for installing the threaded reinf. Bars Steel or Concrete.
5. The steel fabricator **shall be** responsible for providing handrail mounting brackets. Brackets to be selected to accommodate revised steel handrails added via addendum 2 below.
6. Where noted 5/8" dia holes in steel tubes for spray foam install shall be revised to 1-1/16" holes.
7. All structural steel columns and x-bracing shown to be left exposed in first floor shall space shall receive spray applied fire proofing as scheduled.
8. BP 5 Steel shall include safety cable railings at the perimeter of the second floor and remove at completion of slab pour. The safety railings are deleted from BP 3 Concrete.
9. BP 6B – Exterior Siding shall include the soffits and metal fascia at the balconies. This scope is removed from the Roofing scope of work. The Basis of Design for the soffits is Pac Clad 750 solid panel.
10. Exterior gas line shall be excluded.
11. BP 33 – Landscaping shall include the 4" perforated pipe. The pipe shall be removed from BP 31 –Site Work.
12. BP 6B Interior Trim shall include the Fiberglass Patio Doors and Hardware.



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Drawings Revisions:

1. Sheet A-010 – Interior Wall Type Legend
  - a. Clarification: See attached revised sheet with the revisions to wall type 1.4a & 1.6a wall type.
2. Sheet A-322 – STAIR SECTIONS
  - a. Clarification: See attached revised sheet with the revisions to detail #12 showing stair handrails as field painted steel pipe handrails in lieu of stained wood handrails.
3. See attached Civil Addendum #2.

End of Addendum

Sincerely,

MKM architecture + design

Jordan Ownes.

Senior Associate



**Addendum #2**

**Issue Date: October 4, 2024**

**Landing 3.0 Project**

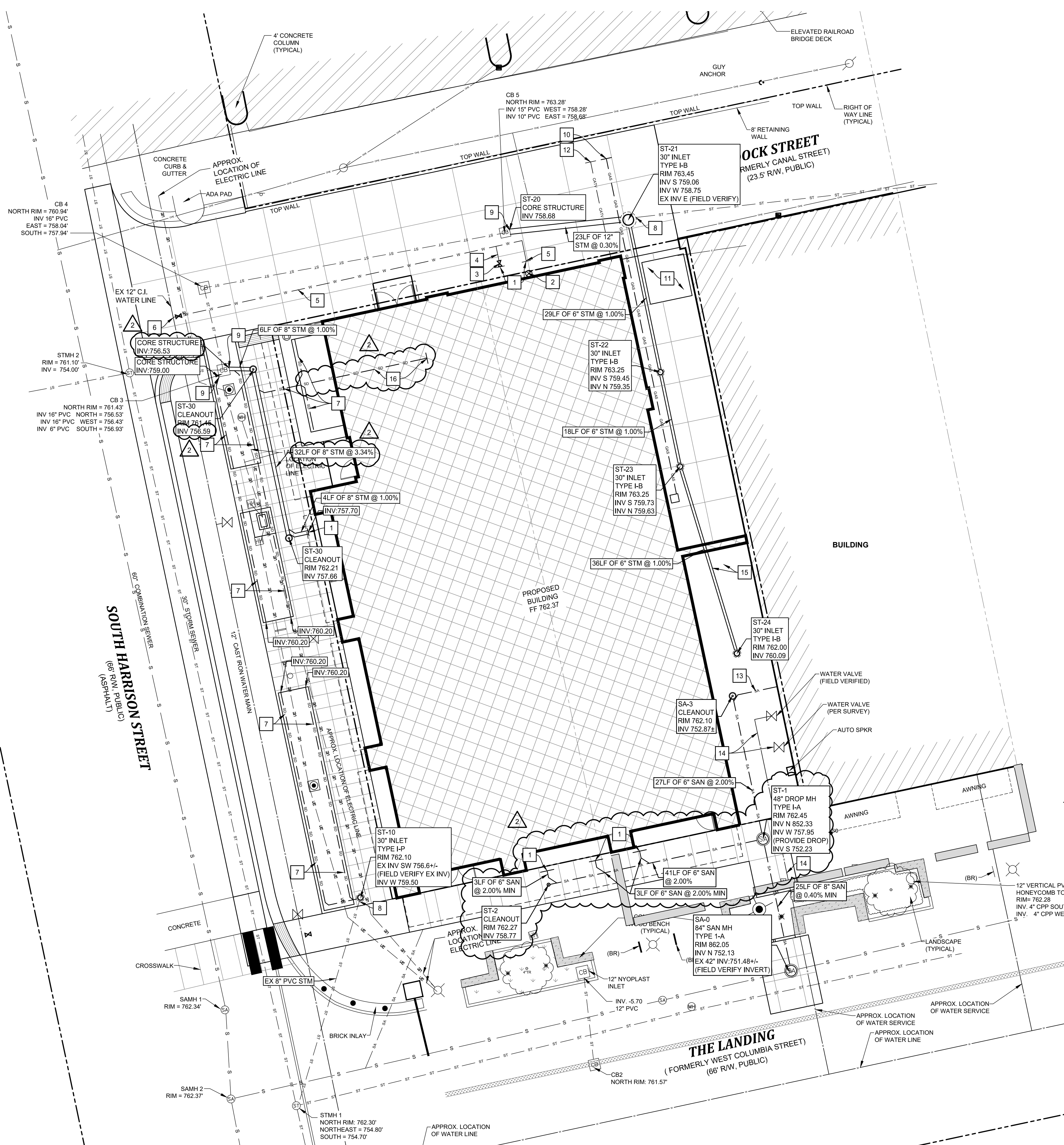
This Addendum forms a part of the Contract Documents for the above-referenced project and is issued in accordance with the Instructions to Bidders. Acknowledge receipt of this addendum by inserting its number in the space provided in the bid form.

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Item 1: C-401 Site Utility Plan

Description: Revise / Add

- A. Revise sanitary sewer building connections to match plumbing sheets.
- B. Add subdrain to extend to elevator pit and adjust downstream storm sewer to accommodate elevations.



**SITE UTILITY PLAN**  
1" = 10'-0"  
NORTH

**UTILITY NOTES:**

- COORDINATE CONNECTION, EXACT LOCATION, INVERT, AND PIPE MATERIAL WITH THE BUILDING DRAWINGS. PROVIDE ALL MATERIALS NECESSARY TO PROVIDE FINAL CONNECTIONS.
- 6" POST INDICATOR MOUNTED TO BUILDING FACE. SEE PLUMBING PLANS FOR SPECIFICATIONS AND REQUIREMENTS.
- 2" CURB STOP & BOX.
- 2" DR HOPE DOMESTIC WATER SERVICE.
- 6" C900 PVC FIRE PROTECTION SERVICE.
- WATER CONNECTION, 8"x12" TAPPING SLEEVE, GATE VALVE AND VALVE BOX, COORDINATE TAP WITH CITY OF FORT WAYNE.
- 4" PERFORATED SUBDRAIN PER DETAIL #9C-501. SLOPE TO DRAIN.
- FIELD VERIFY DEPTH LOCATION OF EXISTING STORM LINE AND CONNECT TO PROPOSED STRUCTURE.
- CORE HOLE IN EXISTING STRUCTURE AND PROVIDE WATER TIGHT CONNECTION.
- GAS SERVICE (FOR REFERENCE ONLY). COORDINATE WITH NIPSCO UTILITY PROVIDER.
- TRANSFORMER LOCATION. SEE SITE ELECTRICAL PLAN AND COORDINATE WITH UTILITY OWNER.
- CABLE / INTERNET SERVICE. SEE SITE ELECTRICAL PLAN. COORDINATE WITH UTILITY OWNER.
- FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER FOR NAWA BUILDINGS. CONFIRM INVERT ELEVATION AND CONTACT ENGINEER IF CONFLICT EXISTS. REROUTE SANITARY SEWER AS SHOWN ON PLANS. PROVIDE BY-PASS PUMPING AS NECESSARY.
- FIELD VERIFY LOCATION OF EXISTING WATER LINES FOR NAWA BUILDING. CONFIRM EXACT LOCATION AND CONFIRM NO CONFLICT EXISTS WITH PROPOSED CONSTRUCTION.
- PROVIDE SLEEVE FOR STORM LINE.
- EXTEND 4" PERFORATED SUBDRAIN TO ELEVATOR PIT AND CONNECT TO ELEVATOR PIT PERIMETER DRAIN PER ARCHITECTURAL DRAWINGS. SLOPE TO DRAIN.

NOTE: PIPE LENGTHS ARE MEASURED TO THE CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.

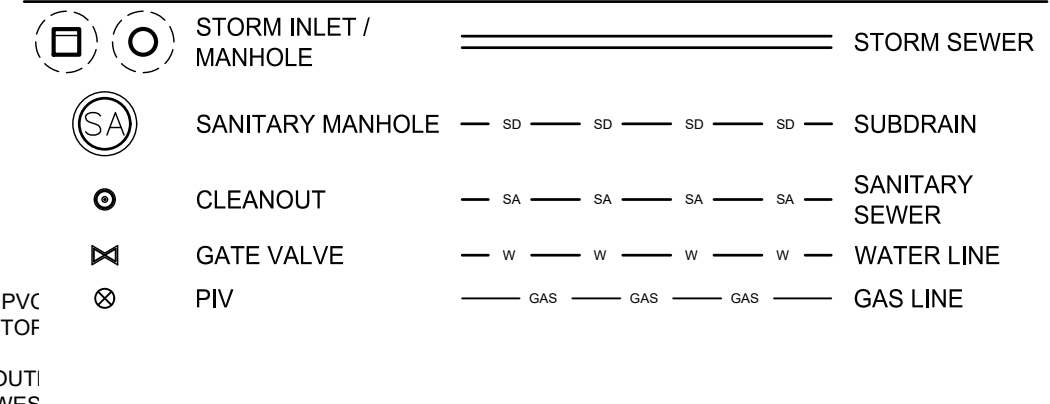
NOTE: ADJUST ALL EXISTING MANHOLES, VALVES, HYDRANTS AND HANDHOLES TO PROPOSED GRADES.

NOTE: CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY OF FINAL UTILITIES AS REQUIRED BY LOCAL AUTHORITIES.

**STORM SEWER NOTES:**

- MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THE CITY OF FORT WAYNE STANDARDS AND SPECIFICATIONS.
- ALL PIPE 12" AND SMALLER SHALL BE SDR 35 PVC, OR ADS N-12 HOPE UNLESS OTHERWISE NOTED. ALL PIPE LARGER THAN 12" SHALL BE ADS N-12 HOPE OR C76 CL-111 RCP UNLESS OTHERWISE NOTED. ALL PIPE SHALL BE INSTALLED ACCORDING TO SPECIFICATIONS AND PIPE TRENCH DETAIL #11-502.
- MAINTAIN 10'-0" MINIMUM HORIZONTAL AND 18" MINIMUM VERTICAL SEPARATION BETWEEN ALL SEWER PIPING AND POTABLE WATER PIPING. WHEN MINIMUM TOLERANCES CAN'T BE MAINTAINED, USE WATERWORKS GRADE PIPE AND FITTINGS OF MATERIAL SELECTED.
- COORDINATE TAP LOCATIONS FOR ROOF DRAINS WITH BUILDING PLUMBING DRAWINGS. ASSURE ALL REQUIRED FITTINGS ARE INSTALLED ON THE MAIN LINE PRIOR TO BACKFILLING. INCLUDE ADAPTER FITTING FOR DOWNSPOUTS.
- ALL UNDERGROUND PIPING FOR DOWNSPOUT COLLECTION SYSTEM SHALL BE 6" SDR 35 PVC STORM @ 1.00% MIN. SLOPE UNLESS NOTED OTHERWISE.

**PROPOSED LEGEND:**

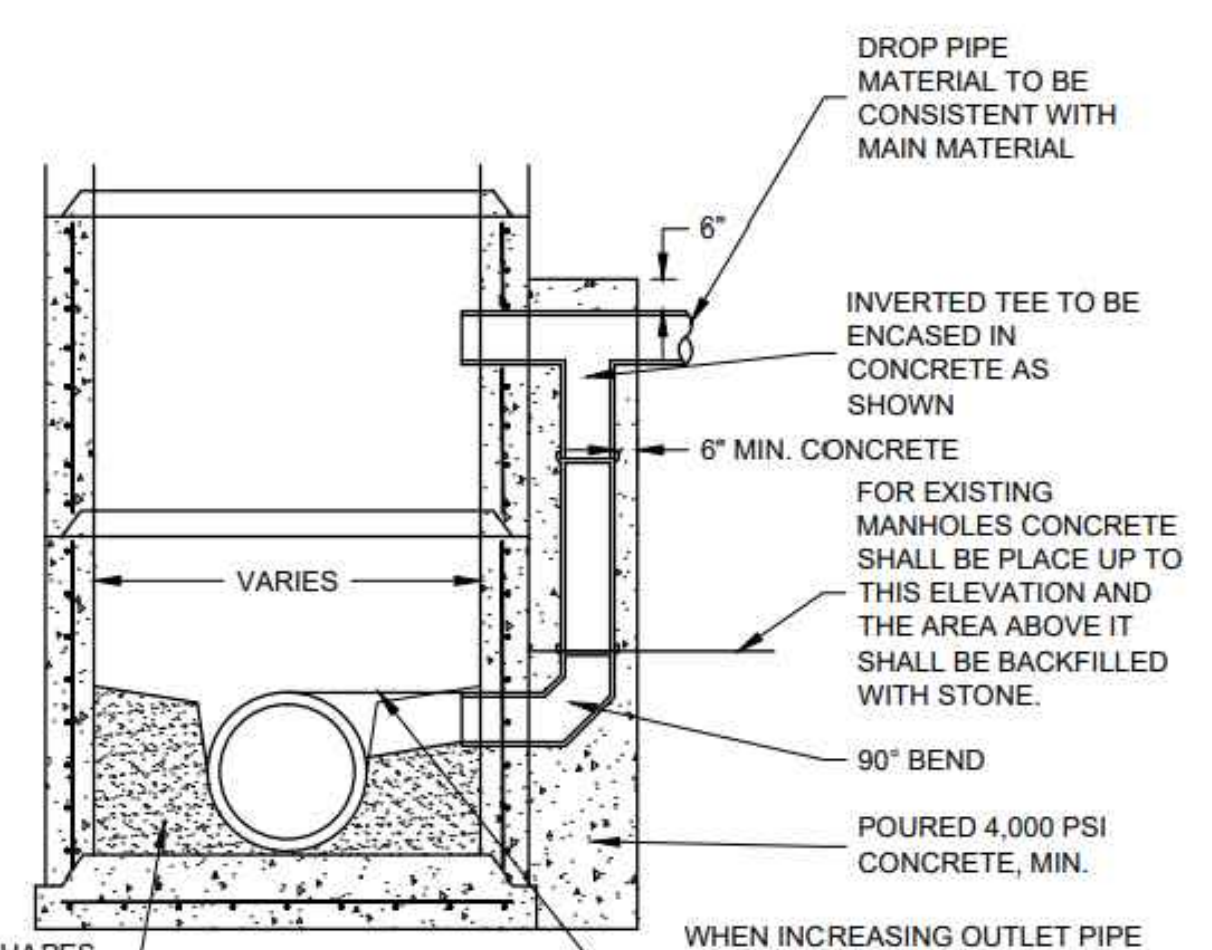


**WATER NOTES:**

- WATER TO BE SUPPLIED BY THE CITY OF FORT WAYNE WATER UTILITY.
- WATER MAINS SHALL BE INSTALLED ACCORDING TO FORT WAYNE WATER UTILITY "DETAILED SPECIFICATIONS AND CONDITIONS FOR THE INSTALLATION OF TRANSMISSION AND DISTRIBUTION MAINS: CONSTRUCTION STANDARDS AND WATER MAIN & WATER SERVICE MATERIALS STANDARDS" LATEST REVISION.
- ALL PERMANENT AND TEMPORARY EASEMENTS AND PERMITS, INCLUDING STREET AND ROAD CUT PERMITS NECESSARY FOR THE CONSTRUCTION OF THESE WATER MAINS SHALL BE SECURED AND PAID FOR BY THE DEVELOPER AND TWO COPIES FURNISHED TO THE WATER ENGINEERING DEPARTMENT BEFORE CONSTRUCTION STARTS.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN ALL PERMITS NECESSARY TO EITHER CUT OR BORE UNDER THE PUBLIC WAY FROM THE JURISDICTION HAVING CONTROL OVER THE PUBLIC WAY, APPROVAL OF PLANS BY THE WATER ENGINEERING DEPARTMENT DOES NOT WARRANT THE ISSUANCE OF THE PERMIT BY THE CONTROLLING AGENCY.
- THE CONTRACTOR SHALL NOTIFY ENGINEERING SUPPORT SERVICES AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION TO ARRANGE FOR INSPECTION AND SHUT DOWN OF EXISTING WATER MAINS WHERE REQUIRED.
- WHERE SANITARY SEWER AND WATER MAIN CROSS, ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SANITARY SEWER, AND THE VERTICAL DISTANCE TO BE A MINIMUM OF 18 INCHES. WHERE WATER LINES AND SEWER CROSS AND THE CLEARANCE CANNOT BE MAINTAINED, THE SEWER MUST BE CONSTRUCTED OF WATERWORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS OF SDR 21 PVC PRESSURE SEWER PIPE WITH COMPRESSION FITTINGS WITHIN TEN FEET OF THE WATER LINE.
- WHERE A WATER MAIN CROSSES UNDER A SEWER, THE MAIN SHALL USE 2" ELBOWS TO MINIMIZE THE LENGTH OF WATER MAIN INSTALLED IN EXCESS OF 5.0 FEET COVER.
- THE MINIMUM HORIZONTAL DISTANCE BETWEEN THE WATER MAIN AND THE STORM OR SANITARY SEWER MAIN IS 10.0 FEET.
- ALL WATER LINES SHALL BE INSTALLED USING CLASS B BEDDING, IN ACCORDANCE TO ASTM D698 FOR RIGID PIPE CLASS "B" BEDDING TO BE USED FOR ALL FLEXIBLE PIPE.
- ALL WATER TRENCHES WITHIN THE ROAD RIGHT-OF-WAY OR UNDER PARKING LOTS, DRIVES, SIDEWALKS AND EXISTING PIPES SHALL BE BACKFILLED WITH #53 OR #73 AGGREGATE COMPACTED TO 95% MODIFIED PROCTOR TEST DENSITY.
- ALL WATER LINES 3" OR LARGER MUST BE DISINFECTED ACCORDING TO ANSIAWWA C851-92.
- FOR WATER MAIN SMALLER THAN 16", RESTRAINT WILL BE REQUIRED FOR ALL TEES, CROSSES, BENDS, AND ELBOWS EXCEEDING 11".
- 4" OR LARGER WATER SERVICES TO BE DUCTILE IRON PRESSURE CLASS 350 OR DR 18 C900 PVC. WATER SERVICES BETWEEN 1" AND 2" DIAMETER SHALL BE TYPE "K" COPPER OR HOPE SDR 9 PRESSURE CLASS 200 COPPER TUBE SIZE (CTS). WATER SERVICES SMALLER THAN 1" SHALL BE TYPE "K" COPPER.
- HOPE PIPING SHALL UTILIZE SEAMLESS STAINLESS STEEL TYPE 304 STIFFENING INSERTS DESIGNED FOR USE WITH BRASS MECHANICAL COMPRESSION FITTINGS.
- HOPE PIPING TO BE BEDDED IN INDOT #6 OR #8 GRANULAR MATERIAL AND FREE FROM ROCKS, SHARP OBJECTS OR DEBRIS PER ASTM D2774.
- ALL PIPE JOINTS SHALL BE IN ACCORDANCE WITH ANSI SPECIFICATIONS OF A21.11 (AWWA C-111).
- GATE VALVES SHALL BE INSTALLED ON ALL WATER MAIN 12" AND SMALLER. ALL GATE VALVES SHALL BE CAST IRON BODY MADE IN ACCORDANCE WITH AWWA C-500 FOR DOUBLE SEATED VALVES, AND C-509 FOR RESILIENT SEATED VALVES AND ARE TO BE RIGHT HAND (CLOCKWISE) OPENING.
- THE CONTRACTOR SHALL GUARANTEE THE INSTALLATION FOR ONE YEAR FROM THE DATE THAT THE WATER LINES ARE TRANSMITTED TO THE UTILITY.
- PLANS WERE PREPARED IN COMPLIANCE WITH STATE TECHNICAL STANDARDS, PER 327 IAC 8-3-2.
- ALL MATERIALS ARE CERTIFIED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) NATIONAL SANITATION FOUNDATION (NSF) INTERNATIONAL STANDARD #1.
- ALL WATER MAINS AND THEIR ACCESSORIES SHALL BE INSTALLED AND PRESSURE AND LEAK TESTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD C900-83, C902-89, C903-90, C905-94, OF C906-87.
- ALL WORK TO CONFORM TO STATE AND LOCAL PLUMBING BACKFLOW PREVENTION CODES AND THE SPECIFICATIONS OF THE FORT WAYNE WATER UTILITY. PER STATE CODE, BACKFLOW DEVICES ARE TO BE TESTED UPON INSTALLATION AND THEN PERIODICALLY THEREAFTER. SUBMIT COPIES OF TESTS TO THE WATER ENGINEERING DEPARTMENT.
- VACUUM BREAKERS MUST BE INSTALLED ON ALL EXISTING OR PROPOSED HOSE BIBBS, MOP/SERVICE SINKS, WALL/YARD HYDRANTS.
- ALL PIPE SHALL BE INSTALLED ACCORDING TO SPECIFICATIONS AND PIPE TRENCH DETAIL #11C-502.

**SANITARY SEWER NOTES:**

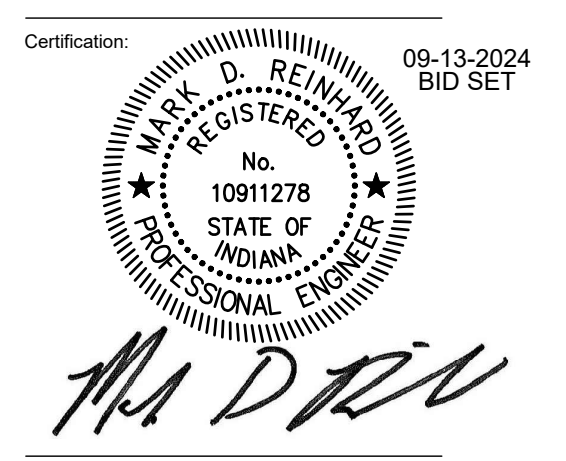
- ALL MATERIALS AND WORKMANSHIP SHALL MEET THE CITY OF FORT WAYNE DESIGN STANDARDS MANUAL AND TITLE 327 OF THE INDIANA ADMINISTRATION CODE, ARTICLE 3 (STATE CODE), LATEST VERSION.
- ALL PERMITS REQUIRED FOR THE EXECUTION OF THE WORK SHALL BE OBTAINED AND ALL APPLICABLE FEES PAID FOR BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK UNLESS OTHERWISE APPROVED BY CITY UTILITIES.
- AS-BUILT DRAWINGS (1 SET) TO BE PROVIDED TO CITY OF FORT WAYNE UPON COMPLETION OF SANITARY SEWER.
- INSPECTION BY CITY REPRESENTATIVE MUST BE PROVIDED FOR ALL SEWER CONSTRUCTION AND PAID FOR BY THE CONTRACTOR OR DEVELOPER. CONTRACTOR MUST NOTIFY CITY UTILITIES 48 HOURS PRIOR TO START OF CONSTRUCTION.
- PIPE BEDDING - CLASS "F" FOR FLEXIBLE PIPE SHALL BE BEDDED IN GRANULAR FILL, WHICH SHALL BE CARRIED 12 INCHES ABOVE THE TOP OF THE PIPE. ALL BEDDINGS, HAUNCHING AND INITIAL BACKFILL SHALL BE CRUSHED AGGREGATE INDOT #5, #8 OR #9.
- ALL SEWER TRENCHES WITHIN THE ROAD RIGHT-OF-WAY UNDER PARKING LOTS, DRIVES, SIDEWALKS AND EXISTING PIPES SHALL BE BACKFILLED WITH INDOT #53, #73 CRUSHED STONE, COMPACTED TO 95% MODIFIED PROCTOR DENSITY, UNLESS OTHERWISE NOTED.
- ALL GRAVITY SANITARY SEWER MAINS TO BE PVC CONFORMING TO ASTM D3034, UNLESS NOTED OTHERWISE.
- ALL SANITARY SEWER JOINTS SHALL BE GASKETED "PUSH ON TYPE" WITH A CONFINED ELASTOMERIC SEAL (RUBBER GASKET). JOINT TO CONFORM WITH ASTM D3212 AND SEAL TO CONFORM WITH JOINTS ASTM F477.
- ALL MANHOLES TO BE 48-INCH DIAMETER PRECAST REINFORCED CONCRETE, UNLESS NOTED OTHERWISE.
- ALL PRE-CAST CONCRETE MANHOLE COMPONENTS (CONES, ADJUSTING RINGS, SECTIONS, ETC.) SHALL CONFORM TO ASTM SPECIFICATION C478.
- ALL MANHOLE FRAMES TO BE NEEHAH R-1772 WITH "SANITARY" LETTERED, SOLID LID OR EAST JORDAN 102221 WITH 1020HDS "SANITARY SEWER" LETTERED, SOLID LID, UNLESS OTHERWISE NOTED.
- SEWER TO WATER MAIN SEPARATION DISTANCES SHALL CONFORM TO THE RECOMMENDED STANDARDS FOR 327 IAC 3-6-8, LATEST VERSION. CROSSINGS: SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. WHEN IT IS IMPOSSIBLE TO OBTAIN THE PROPER HORIZONTAL AND VERTICAL SEPARATION ONE OF THE FOLLOWING METHODS MUST BE SPECIFIED:  
A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER PIPE AND SHALL BE PRESSURE TESTED AT 150 PSI TO ASSURE WATERTIGHTNESS.  
B) EITHER THE WATER MAIN OR THE SEWER LINE MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE WHICH EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING. MEASURED PERPENDICULAR TO THE WATER MAIN, THE CARRIER PIPE SHALL BE OF THE MATERIALS APPROVED BY CITY UTILITIES FOR USE OF WATER MAIN CONSTRUCTION.  
HORIZONTAL AND VERTICAL SEPARATION: A 10 FOOT HORIZONTAL DISTANCE EDGE TO EDGE SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND EXISTING OR PROPOSED WATER MAIN. FOR GRAVITY SEWERS WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10 FOOT SEPARATION A DEVIATION MAY BE ALLOWED ON A CASE-BY-CASE BASIS. SUCH DEVIATION MAY ALLOW THE INSTALLATION OF THE GRAVITY SEWER CLOSER TO A WATER MAIN, PROVIDED THAT THE WATER MAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE GRAVITY SEWER AND AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION FOR GRAVITY SEWERS, BOTH THE WATER MAIN AND GRAVITY SEWER MUST BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT PIPE COMPLYING WITH CITY UTILITIES DESIGN STANDARDS AND BE PRESSURE TESTED TO 150 PSI TO ASSURE WATERTIGHTNESS.
- ANY EXISTING PIPE OR TILES, WHICH ARE CUT OR DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH EQUAL OR BETTER MATERIALS AND CONSTRUCTION METHODS.
- ANY PAVEMENT OR IMPROVED ROAD SURFACE OR SIDEWALK CUT DURING CONSTRUCTION SHALL BE REPLACED WITH EQUAL OR BETTER MATERIALS AND CONSTRUCTION METHODS.
- ALL GRASSED AREAS WHICH ARE DISTURBED DURING THE COURSE OF CONSTRUCTION, SHALL BE SEEDDED WITH COMPARABLE GRASS SEED AND COVERED WITH STRAW. WATER SHALL BE APPLIED AS REQUIRED TO ASSURE GROWTH.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REGRADED TO THE ORIGINAL CONTOURS PRIOR TO COMPLETION OF THE PROJECT.
- VERTICAL DEFLECTION TEST (MANDREL TEST) SHALL BE PERFORMED ON ALL FLEXIBLE PIPE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A VERTICAL DEFLECTION OF 5% ACTUAL INSIDE DIAMETER (AS LISTED IN ASTM STANDARDS). DEFLECTION TEST RESULTS SHALL BE SUBMITTED WITH THE INFILTRATION/EXFILTRATION TEST RESULTS. THE FOLLOWING ARE CONSIDERED FLEXIBLE PIPES: DIP, PVC, HOPE, PP AND FRP.
- ALL MANHOLES SHALL BE AIR TESTED IN ACCORDANCE WITH ASTM C1244, STANDARD TEST METHOD FOR CONCRETE SEWER MANHOLES BY NEGATIVE AIR PRESSURE (VACUUM TEST).
- LOW PRESSURE AIR TEST FOR GRAVITY SEWER SHALL CONFORM TO ASTM F1417, STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR, FOR PLASTIC PIPE.



**NOTES:**

- DROP PIPE SHALL BE A MINIMUM OF 6" FOR 6" TO 12" DIAMETER MAINLINE PIPE AND 12" DROP PIPE FOR ALL LARGER MAINLINE PIPES UNLESS OTHERWISE SPECIFIED.
- GENERAL CONSTRUCTION REQUIREMENTS SAME AS STANDARD 48" MANHOLE.

**EXTERNAL DROP FOR SANITARY MH**  
SCALE: NONE



Key Plan:

ALL DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY AND THE PROJECT CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE PROJECT. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION AND CONDITIONS ON THE JOB AND THIS OFFICE MAY BE NOTIFIED OF ANY VIOLATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. BEFORE COMMENCING WORK THE CONTRACTOR OR SUBCONTRACTOR SHALL BE FAMILIAR WITH THE WORK OF OTHER CONTRACTORS OR SUBCONTRACTORS, WHETHER OR NOT SHOWN ON THIS DRAWING, 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**

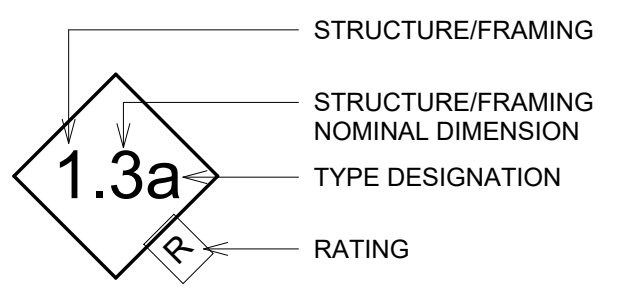
NEW CONSTRUCTION  
Fort Wayne, Indiana

REVISION		
No.	Date	Revision
1	10-01-2024	Addendum #1
2	10-04-2024	Addendum #2

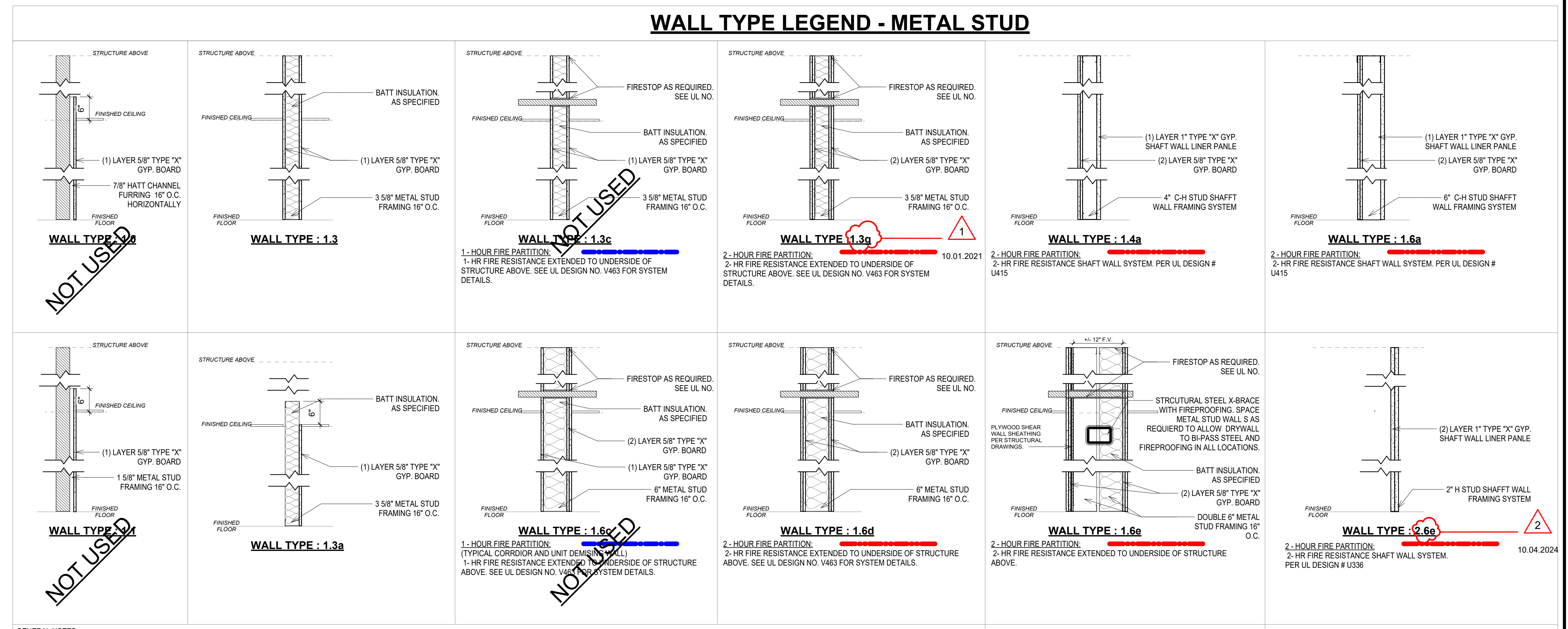
DRAWING CONTENTS:  
**SITE UTILITY PLAN**

ISSUE DATE: 09.13.2024 PROJECT NO: 23029  
DRAWING NO:

- 1.0 METAL STUD
- 2.0 WOOD STUD
- 3.0 CONCRETE MASONRY UNIT
- 4.0 CAST-IN-PLACE CONCRETE

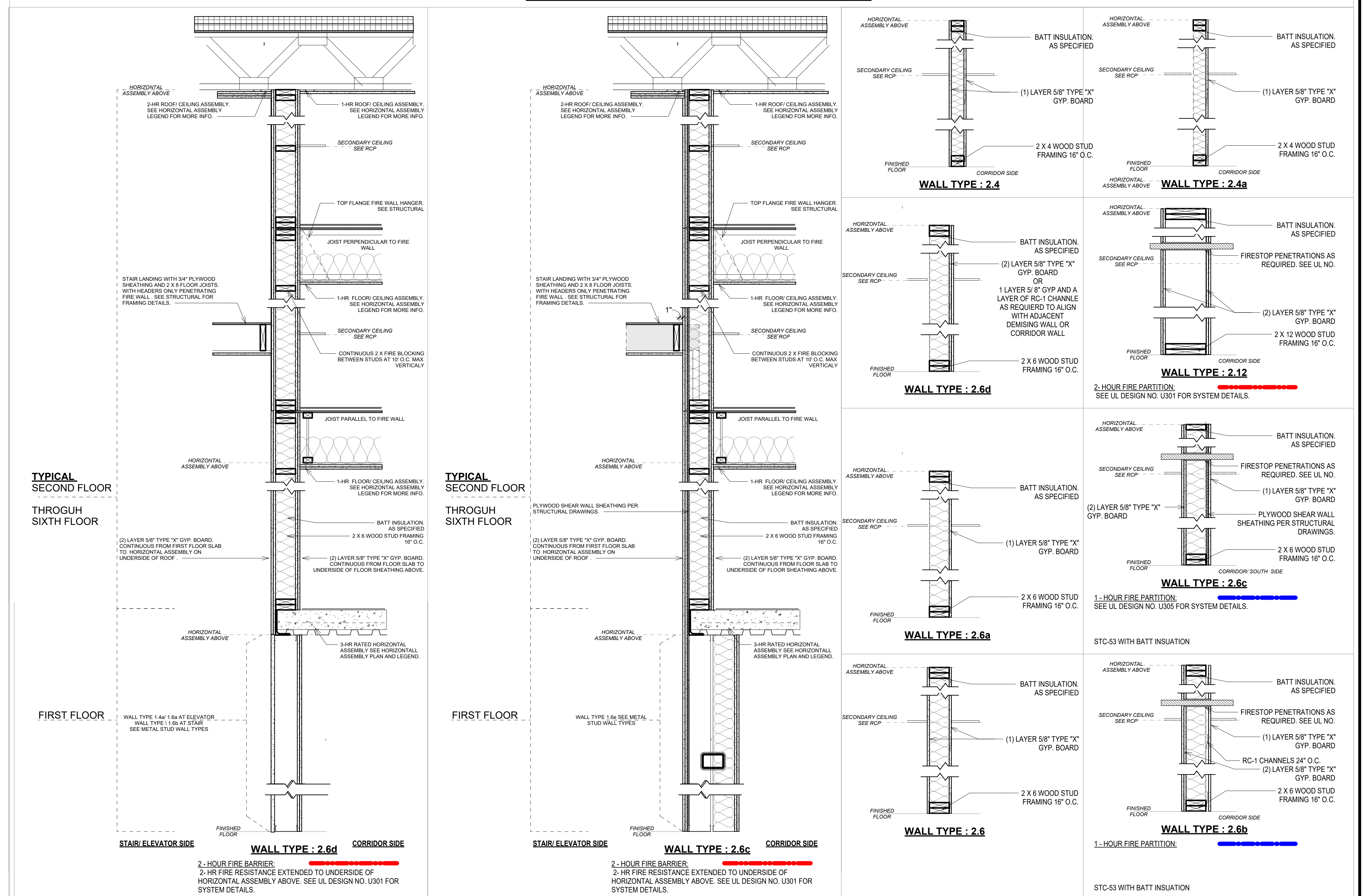


## WALL TYPE LEGEND

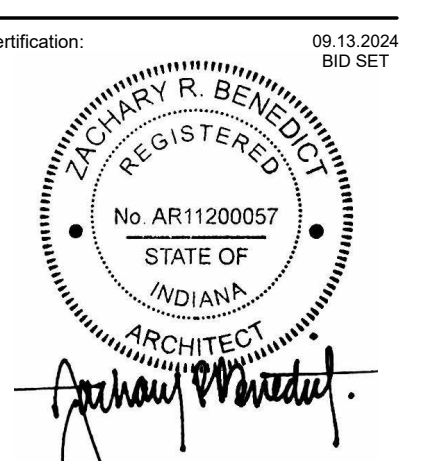


**GENERAL NOTES:**  
 \* ALL INTERIOR PARTITIONS SHALL RECEIVE FIBERGLAS BATT INSULATION U.N.O.  
 \*\*\* FIBERGLAS BATT INSULATION BASIS OF DESIGN: OWENS CORNING, ECHO TOUCH PINK, UNFACED FIBERGLAS BATT INSULATION  
 \*\*\*\* MOISTURE RESISTANT GYPSUM BOARD SHALL BE PROVIDED AT ALL PLUMBING FIXTURE LOCATIONS. SEE TYPICAL MOISTURE RESISTANT GYP. BOARD DETAIL ON A-500 SHEETS FOR MORE INFORMATION.

### WALL TYPE LEGEND - WOOD STUD



**GENERAL NOTES:**  
 A. ALL INTERIOR PARTITIONS SHALL RECEIVE FIBERGLAS BATT INSULATION U.N.O.  
 B. FIBERGLAS BATT INSULATION BASIS OF DESIGN: OWENS CORNING, ECHO TOUCH PINK, UNFACED FIBERGLAS BATT INSULATION  
 C. SOUND ATTENUATION BATT (SAB) INSULATION BASIS OF DESIGN: OWENS CORNING, ECHO TOUCH SOUND ATTENUATION BATT (SAB), UNFACED (SAB), INSULATION  
 D. MOISTURE RESISTANT GYPSUM BOARD SHALL BE PROVIDED AT ALL PLUMBING FIXTURE LOCATIONS. SEE TYPICAL MOISTURE RESISTANT GYP. BOARD DETAIL ON A-500 SHEETS FOR MORE INFORMATION.  
 E. STUD SPACING SHOWN ON ARCHITECTURAL PLANS ARE REFERENCED FOR NON-LOAD BEARING INTERIOR PARTITIONS ONLY. SEE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS AND STUD GRADE, SPECIES, AND SPACING IN SPECIFIED BEARING WALLS.



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
2	10.04.2024	Addendum #2

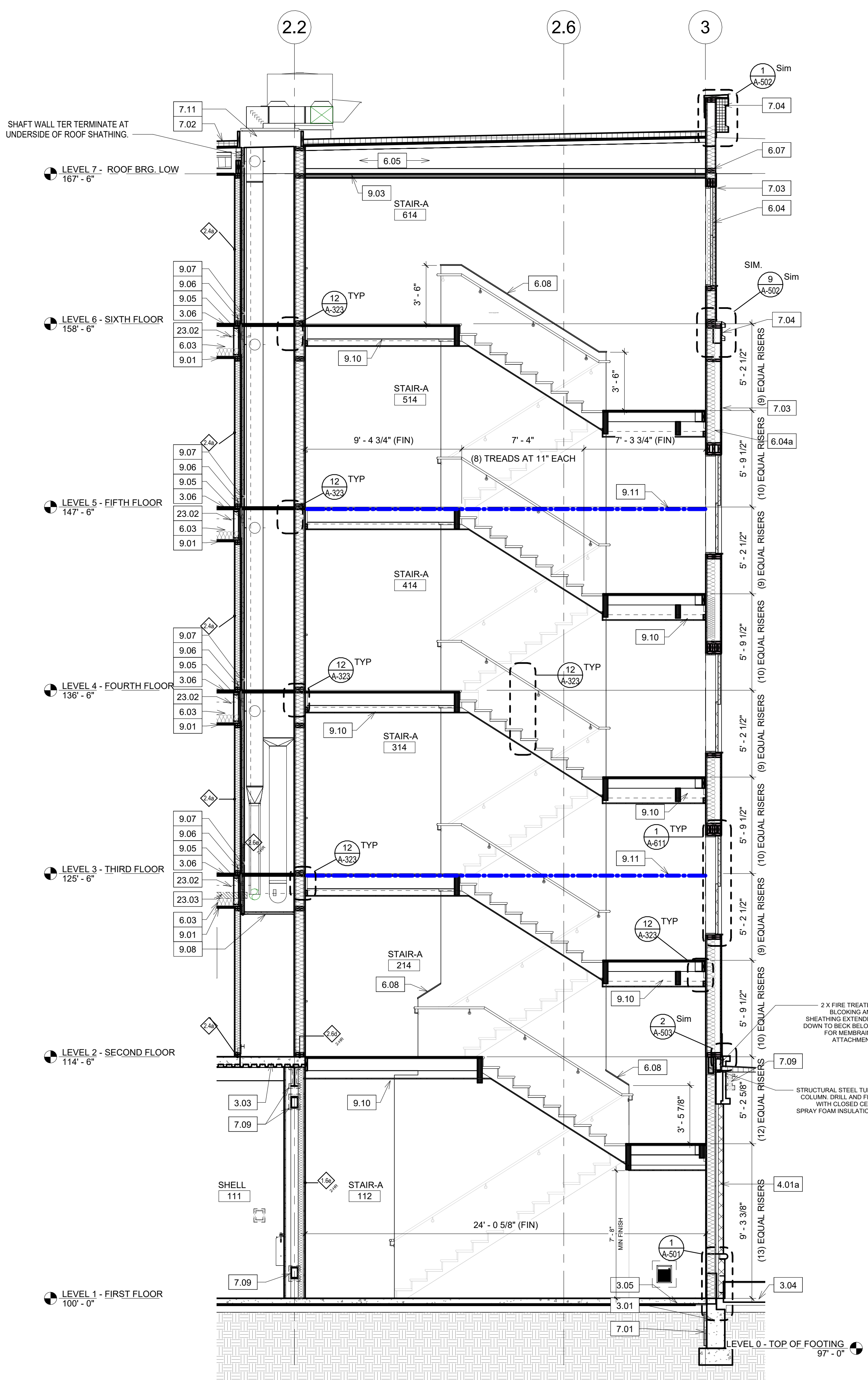
DRAWING CONTENTS:  
 INTERIOR WALL TYPE LEGENDS

ISSUE DATE: 09.13.2024  
 PROJECT NO.: 23029  
 DRAWING NO.: A-010

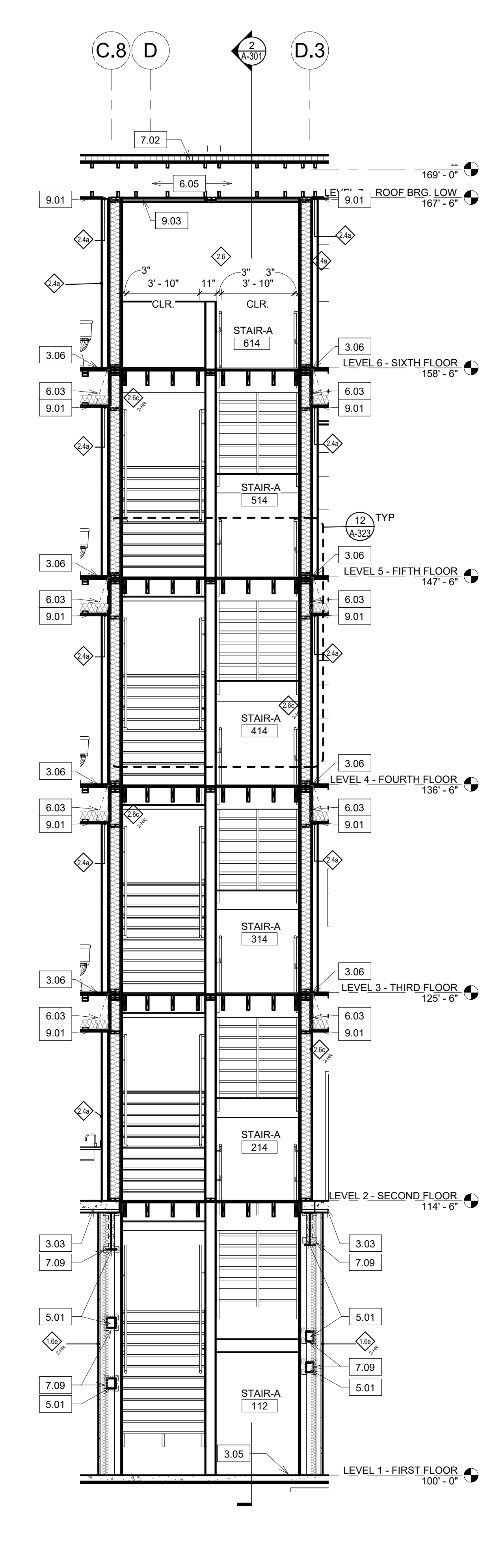


**ELEVATION/WALL SECTION NOTES**

- 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 836 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 RAILING SYSTEM. SEE BALCONY DETAIL FOR BASIS OF DESIGN.
- 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 1x8 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 4" FROM EXTERIOR WALL. SEE CEILING PLANS AND SPECS.
- DIV 8 - OPENINGS
- 8.01 6" THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM. SEE ELEVATIONS AND HEADJAMB/SILL 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 2HR FIRE RATED HORIZONTAL ASSEMBLY ON BOTTOM OF ROOF TRUSS. SEE HORIZONTAL ASSEMBLY LEGEND FOR MORE INFO.
- 9.04 (2) 1" GYPSUM SHAFT 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 VOIDS BETWEEN SHAFT WALL AND PLYWOOD WITH MINERAL WOOL FIRE STOPPING AT EACH FLOOR.
- 9.06 SHAFT WALL SYSTEM ALUMINUM BREAKAWAY CLIPS AT EACH FLOOR - TYPICAL.
- 9.07 BACK TO BACK SHAFT 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 SCHEDULED.
- 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 DETRICH, FAS-09X 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 2" 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, VISTAFOL 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, VISTAFOL 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 FIV. 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 SCONCE. SEE ELECTRICAL.
- 26.02 ELECTRICAL METERING AND DISCONNECTS. SEE ELECTRICAL DRAWINGS AND ELECTRIC METER MOUNTING DETAIL.



**1 STAIR-A SECTION**  
1/4" = 1'-0"



**2 STAIR-A SECTION**  
1/4" = 1'-0"

**THE LANDING 3.0**

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

REVISION		
No.	Date	Revision

DRAWING CONTENTS  
**STAIR SECTIONS**

ISSUE DATE	PROJECT NO.
09.13.2024	23029
DRAWING NO.	