

CITY OF GROSSE POINTE WOODS PLANNING COMMISSION MEETING AGENDA

Tuesday, July 26, 2022 at 7:00 PM

Robert E. Novitke Municipal Center - Council Chambers/Municipal Court, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2426

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. PLEDGE OF ALLEGIANCE
- 4. ACCEPTANCE OF AGENDA
- 5. RECOGNITION OF COUNCIL REPRESENTATIVE/s
- 6. APPROVAL OF MINUTES
 - A. Planning Commission Minutes 6/28/22
- 7. FACADE ALTERATION REQUEST: 21034 Mack Ave., Merchants Fine Wine (Continued)
 - A. Building Official Memo 7/15/22
 - B. 21034 Mack Avenue, Photos of Existing Building
 - <u>C.</u> Proposed Facade Alteration Narrative, ZA Design Build 6/8/22
 - D. Proposed Facade Alteration Rendering Received 6/8/22
 - E. Proposed Facade Alteration Rendering REVISED 7/15/22
 - F. Proposed Facade Alteration Building Materials 6/8/22
 - G. Proposed Facade Alteration Lighting Specs 7/13/22
 - H. Proposed Facade Alteration Drawings T.1 A.3, Received 6/8/22
 - Proposed Facade Alteration Drawings T.1 A.3, REVISED 7/13/22

8. BUILDING OFFICIAL'S MONTHLY REPORT

9. COUNCIL REPORT/s

- A. July 11 & 18, 2022 O'Keefe
- 10. INFORMATION ONLY: Council Representatives for Next Meeting
 - A. August 8 & 15, 2022 Bailey
 - B. September 12 & 19, 2022 Fenton

11. NEW BUSINESS

- A. 2020 Plan Hamborsky, Vitale, Gilezan
- B. Crosswalk/Pocket Park Fuller

- C. Streetscape Bailey
- 12. PUBLIC COMMENT
- 13. ADJOURNMENT

PLANNING COMMISSION PENDING MINUTES 6-28-22 – 18

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON JUNE 28, 2022, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:02 p.m. by Chair Fuller.

Roll Call:	Chair Fuller
Planning Commissioners:	Fenton, Gerhart, Gilezan, Hamborsky, McNelis, O'Keefe
Absent:	Bailey, Vitale
Also Present:	Building Official, Gene Tutag
	Scott Lockwood, AEW
	Ross Wilberding, AEW

MOTION by Gilezan, seconded by O'Keefe, that absent commissioner's be excused from tonight's meeting.

Motion carried by the following vote:

YES:	Fenton, Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O'Keefe
NO:	None
Absent:	Bailey, Vitale

The Planning Commission, Staff, and the Public Pledged Allegiance to the Flag.

MOTION by McNelis, seconded by Gilezan that tonight's agenda be received and placed on file, moving agenda item nine (9), Sign Ordinance Review, to take place after agenda item six (6), Approval of Minutes.

Motion carried by the following vote:

YES:	Fenton, Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O'Keefe
NO:	None
Absent:	Bailey, Vitale

Chair Fuller recognized Council Representative Tom Vaughn, Mayor Bryant, and City Administrator Frank Schulte who were in attendance at tonight's meeting.

MOTION by Gerhart, seconded by Fenton, that the May 24, 2022 Planning Commission Meeting Minutes be approved as submitted.

Motion carried by the following vote:YES:Fenton, Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O'KeefeNO:NoneAbsent:Bailey, Vitale

The next item on the agenda was the **Review: Sign Ordinance, Chapter 32**. City Attorney, Tim Tomlinson spoke regarding the modifications made to the Sign Ordinance and how they relate to the Supreme Court decision. Discussion ensued among Commissioners, Building Official Tutag, Council Rep. Vaughn and City Attorney Tomlinson.

PLANNING COMMISSION PENDING MINUTES 6-28-22 – 19

The next item on the agenda was the **AEW Presentation: Vernier Road Intersection Improvement Plan**. Planning Commissioners and the audience moved into the Council Conference Room for the presentation. Scott Lockwood and Ross Wilberding from AEW presented and answered questions regarding their traffic improvement plan at the Vernier Road intersection. Everyone in attendance returned from the presentation into the Council Chambers at 8:06 p.m.

The next item on the agenda was the **Façade Alteration Request: 21034 Mack Ave., Merchants Fine Wine**. Chair Fuller gave the floor to Building Official Tutag to present his recommendation memo in which concerns including the lack of detail in the materials submitted was discussed, i.e. awnings and lighting. Tutag likes the concept but would need more detail, he recommended the applicants work with him and Planning Commissioners then come back at the July Planning Commission Meeting.

The owner of Merchants Wine, Calvin and the architect, Randy were both in attendance at tonight's meeting to present their request. Sample building materials were handed out to the Commissioners and the project details were described.

Discussion ensued among Commissioners, the Applicants, and Building Official Tutag. Some commissioners stated the plans were incomplete, some commissioners stated there was enough to go forward with this proposal.

MOTION by Hamborsky, seconded by McNelis, to table the Façade Alteration Request for 21034 Mack Avenue, Merchants Fine Wine, until the July 26, 2022 Planning Commission Meeting suggesting that the applicants meet with Building Official Tutag.

Motion carried by the following vote:

YES:	Fuller, Hamborsky, McNelis, O'Keefe
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NO: Fenton, Gerhart, Gilezan

Absent: Bailey, Vitale

The next item on the agenda was the **Building Official's Monthly Report**, and the following items were presented for May 2022.

- Proposed amendments to the fence ordinance (solid fencing) were brought to the Committee of the Whole and will be on the next City Council agenda.
- Court ordered cleanup on N. Renaud and court ordered garage demos on Fairway and Severn.
- IEP Urgent Care had their ribbon cutting last week, and Emcura Immediate Care will be opening up shortly.
- New construction at the old Healy's Health Hut.
- Clearzoning is almost up and live.
- Hoping to get going on the Master Plan preparation this month.

The next item on the agenda was the **Council Reports**.

• Vice-Chair Gerhart reported on the June 6 & 23, 2022 City Council meetings.

PLANNING COMMISSION PENDING MINUTES 6-28-22 – 20

The next item on the agenda was the **Council Representatives for July and August City Council meetings**. Commissioner O'Keefe to attend July 11 & 18, 2022, Commissioner Bailey to attend August 8 & 15, 2022.

Under New Business, the following items were discussed:

- 2020 Plan: nothing to report
- Crosswalk: nothing to report
- Streetscape: nothing to report

Under Public Comment, no one wished to be heard.

MOTION by Gerhart, seconded by Gilezan to adjourn at 8:49 p.m.

Motion carried by the following vote:

YES: Fenton, Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O'KeefeNO: NoneAbsent: Bailey, Vitale

Respectfully Submitted, Josie Modrack Administrative Assistant to the Building Official

CITY OF GROSSE POINTE WOODS

Building Department

MEMORANDUM

DATE: July 15, 2022

TO: Planning Commission

FROM: Gene Tutag, Building Official

SUBJECT: 21034 Mack Façade Alteration Request – Continued from June 2022 PC Meeting

At the June 28, 2022 Planning Commission meeting, the façade alteration request was brought before the Planning Commission and tabled for July's meeting, with an understanding that the owner of the building, the architect, and myself meet to go over details pertinent to the proposed façade alteration request.

On Wednesday, July 6, 2022, Josie and I met Calvin (Merchants Wine) and Randy (ZA Builders) at the property 21034 Mack Avenue, A.K.A Merchants Wine. Topics discussed were the addition of awnings, exterior lighting, and staining the brick as opposed to painting.

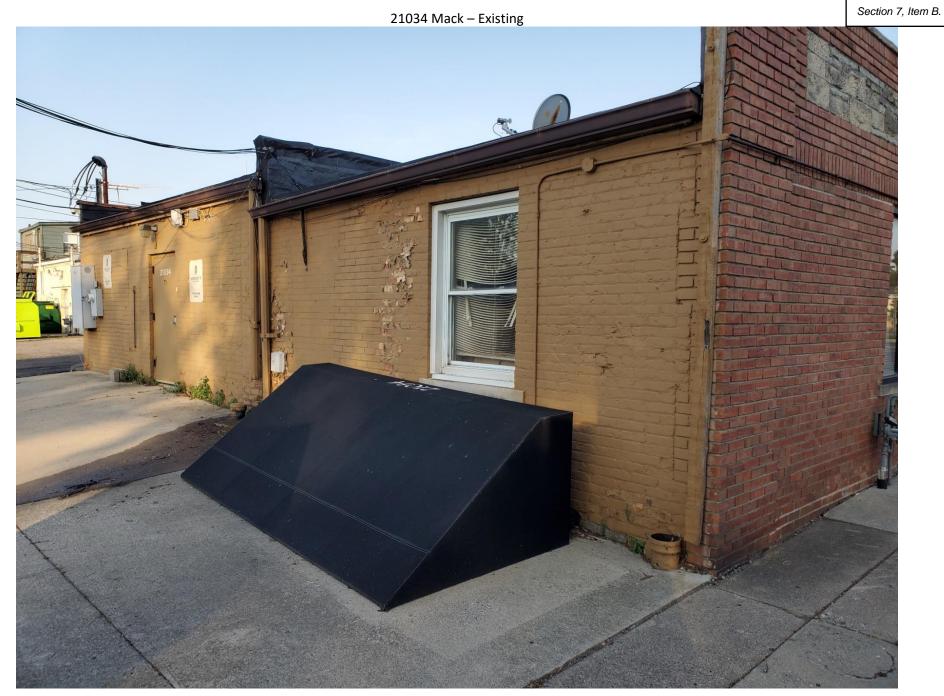
Wednesday, July 13, 2022 we received a revised set of plans from ZA Builders (attached), and manufacture specifications on their proposed wall mounted, cylinder exterior lighting (attached). On Friday, July 15, 2022, we received a revised rendering from ZA Builders (attached).

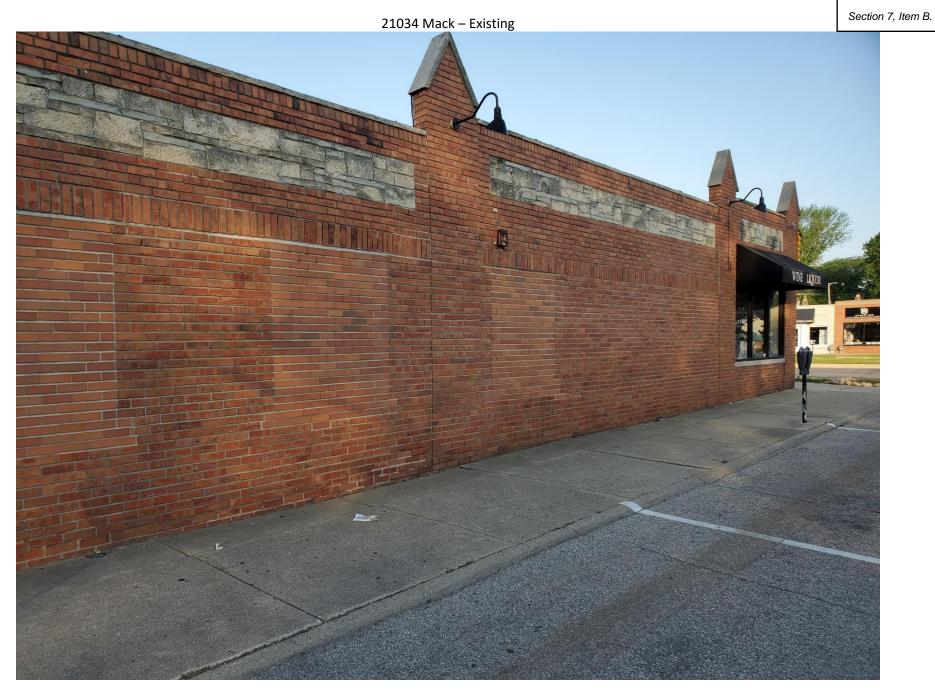
The next step in the façade alteration process would be for the Planning Commission to approve or deny the request as is or with conditions.

I will be available for any questions you may have.

Thank you, Gene Tutag Building Official









ZA Design Build 31313 Northwester Highway, Suite 104 Farmington Hills, Michigan 48334 Fax: (248) 564-5277

June 8th, 2022

Mobile: (248) 767-6928

- RE: Proposed Façade Alteration 21034 Mack Avenue Grosse Pointe Woods, Michigan 48236
- TO: City of Grosse Pointe Woods Building Department
 20025 Mack Avenue
 Grosse Pointe Woods, Michigan 48236

* Per Sheet A.2 dated 2.28.2022 we are applying Nichiha (black) & Nichiha (brown) on the west & north tower, also we are painting all existing brick (white), please see wester renderings for more detail.

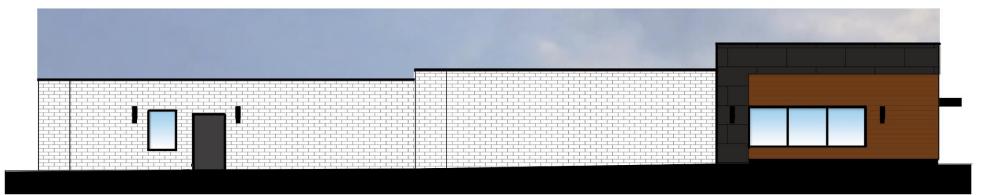
Sincerely,

Zaid Arabo President





FRONT ELEVATION



SIDE ELEVATION





Project:

Fixture Type: Location:

Contact:

Section 7, Item G.

Cylinder

Wall Mounted • Damp Location Listed PROGRESS LED

Description:

6" uplight/downlight wall cylinders are ideal for a wide variety of interior and exterior applications including residential and commercial. The aluminum Cylinders offers a contemporary design with its sleek cylindrical form and elegant fade and chip resistant Antique Bronze finish, perfect for today's inspired exteriors. With over 2,150 lumens both up and down the LED Cyl-inders unite performance, energy savings and safety benefits. Provides even illumination up and down. Specify P860046 top cover lens for use in wet locations.

Specifications:

- · Antique Bronze finish.
- Powder coat finish.
- · Die-cast aluminum construction with durable powder coated finish
- 2,150 lumens 30 lumens/watt per module (delivered)
- 3000K color temperature, 90+ CRI
- Meets California Title 24 high efficacy requirements for outdoor use only.
- $\cdot\,$ Dimmable to 10% with many ELV dimmers
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.5 in W., 4.5 in ht., 2.94 in depth
- + Mounting strap for outlet box included
- + 6 in of wire supplied

Performance:

Number of Modules	2
Input Power	29 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Down-Source)	1262/44 (LM-82) per module
Lumens/LPW (Up-Source)	1300/44 (LM-82) per module
Lumens/LPW (Delivered)	2,150/30 (LM-79)
ССТ	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Damp Location Listed





Dimensions:

Width: 6 in Height: 18 in Depth: 8-7/8 in H/CTR: 8 in



Cylinder

Wall Mounted • Damp Location Listed PROGRESS LED

Dimming Notes:

P5642-20/30K is designed to be compatible with many ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls:

Lutron_Diva DVELV-300P
Lutron_Nova NTELV-300
Lutron_Vierti VTELV-600
Lutron_Maestro MAELV-600
Lutron_spacer/system SPSELV-600
Leviton_Renoir II AWRMG-EAW
Leviton_6615-P

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.

Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.



PROPOSED PROJECT: FACADE ALTERATION

GROSSE POINTE WOODS

INDEX OF DRAWINGS

T.1	TITLE SHEET
-	

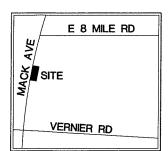
- D.1 DEMOLITION PLAN A.1 FLOOR PLAN AND FOUNDATION PLAN
- A.2 EXTERIOR ELEVATIONS AND WALL SECTION
- A.3 SPECIFICATIONS

ABBREVIATIONS

		10					
						BUILDING CODES:	2015 MICHIGAN REHABILITATION CO
A.C.T. ADJ.	ACOUSTICAL CEILING TILE ADJUSTABLE	INSUL.	INSULATION LAVATORY	©	COLUMN CENTERLINE.		2015 MICHIGAN PLUMBING CODE
A.F.F.	ABOVE FINISHED FLOOR	LAV. L.L.H.		-			2015 MICHIGAN MECHANICAL CODE
ALUM.	ALUMINUM	LL.V.	LONG LEG HORIZONTAL LONG LEG VERTICAL		DIMENSION TO CENTERLINE		2017 NATIONAL ELECTRICAL CODE
ALT.	ALTERNATE	LT. (G)	LIGHT _ING)				2015 INTERNATIONAL FUEL GAS CO
ANOD.	ANODIZED	MAS.	MASONRY	·····	DIMENSION TO FACE OF WATERIAL		
BD. BLDG.	BOARD BUILDING	MAX. M.B.S.	MAXIMUM METAL BUILDING SUPPLIER	1	FACE OF MATERIAL		
BM.	BEAM	MECH.	MECHANICAL	123	ROOM NUMBER		MICHIGAN BARRIER FREE - ICC/AN
BOT.	BOTTOM	MIN.	MINIMUM				
CFMF	COLD FORMED METAL FRAMING	MISC.	MISCELLANEOUS	13	DOOR NUMBER		
CL CLG. CLR.	CENTER LINE	M.O.	MASONRY OPENING	0			
CLG.	CEILING CLEAR	MTD. MTL.	MOUNTED METAL	۲	WALL TYPE		MBC 2015 (MICHIGAN BUILDING COL
C.J.	CONTROL JOINT	0.C.	ON CENTER	0			(MICHIGAN UNIFORM ENERGY CODE
C.J. C.M.U.	CONCRETE MASONRY UNIT	OPP. HND.	OPPOSITE HAND	•			
COL.	COLUMN	PCP	PORTLAND CEMENT PLASTER		INTERIOR ELEVATION		MICHIGAN UNIFORM ENERGY CODE,
CONC. CONT.	CONCRETE	PLYWD.	PLYWOOD	-			EFFECTIVE SEPTEMBER 20, 2017
CONT. DBL.	CONTINUE (OUS) DOUBLE	PT (D)	PAINT (ED) REFER, REFERENCE	- 🏵	BUILDING SECTION		
DET.	DETAIL	REF. REINF.	REFER, REFERENCE REINFORCING	-জ			
DR.	DOOR	RM.	ROOM	-\$-	ELEVATION IN SECTION		
D.S.	DOWNSPOUT	ROT.	ROTATED ROUGH SAW		ELEVATION IN SECTION		
DWG.	DRAWING	R.S.	ROUGH SAW	-4	ELEVATION IN PLAN	BUILDING DATA	
É.J. ELÉV.	EXPANSION JOINT ELEVATION	S.C. SCHED.	SOLID CORE SCHEDULE (ED)	\sim	REVISION AND		
ELEC.	ELECTRICAL	SHT.	SHEET	<u>,</u> , , , , , , , , , , , , , , , , , ,	REVISION NUMBER	USE GROUP:	M (MERCANTILE) SEC. 309
EQ.	EQUAL	SIM.	SIMILAR	a			
E.W.C.	ELECTRIC WATER COOLER	SPEC.	SPECIFICATION (S)				
EXP.	EXPANSION	STD.	STANDARD			CONSTRUCTION TYPE:	5B, (TABLE 601)
EXT.	EXTERIOR	ŠTL. STRUCT,	STEEL STRUCTURE (AL)			THIS BUILDING IS	
F.F. FiN,	FINISH FLOOR FINISH (ED)	TEMP.	TEMPERED				
FLR.	FLOOR	THK.	THICK			NOT EQUIPPED WITH	
F.O.C.	FACE OF CONCRETE FACE OF GRADE BEAM	T. S.	TUBULAR STEEL			A FIRE SUPPRESSION	
F.O.C. F.O.G.B. F.O.M.	FACE OF GRADE BEAM	TYP.	TYPICAL			SYSTEM	
F.O.M. F.R.P.	FACE OF MASONRY FIBERGLASS REINFORCED PANEL	U.N.O	UNLESS NOTED OTHERWISE			OTOTET:	
GA.	GAUGE, OR GAGE	V.C.T. VERT.	VINTL COMPOSITION TILL.				
GDW	GYPSUM DRYWALL	W.C.	WATER CLOSET				2450 65
GL.	GLASS	WD.	WOOD			GROSS BUILDING AREA:	3,650 SF.
GYP. BD.	GYPSUM BOARD	W.H.	WATER HEATER				
н.В.	HOSE BIB	W/	WTH			ALLOWABLE AREA	(TABLE 5062) = 9,000 SF.
H.C.	HOLLOW CORE	(*)	BY METAL BLDG. SUPPLER				•
HOWR. HT.	HARDWARE HEIGHT						
H.V.A.C.	HEATING/VENTILATING/						
	AIR CONDITIONING						

LEGEND

CODE INDEX



PROJECT ADDRESS: 21034 MACK AVENUE GROSSE POINTE WOODS, MICHIGAN 48236

LOCATION MAP NO SCALE \downarrow NORTH

OWNER:

CALVIN KHEMMORO 21034 MACK AVENUE GROSSE POINTE WOODS, MICHIGAN 48236 (248) 915–8178

ARCHITECT:

CHESTER STEMPIEN ASSOCIATES 29895 GREENFIELD ROAD SOUTHFIELD, MICHIGAN 48076 (248) 767-6928 Section 7, Item H.

DB

31313 NORTHWESTERN HWY., SUITE 104 FARMINGTON HILLS, MICHIGAN 48334 OFFICE - 248-767-6928 FAX - 248-564-5277



PROJECT:

PROPOSED FACADE ALTERATION 21034 MACK AVENUE GROSSE POINTE WOODS, MICHIGAN 48236

ISSUED FOR:

PERMIT 02-28-2021

RECEIVED

JUN 06 2022

CITY OF GROSSE PTE WOODS BUILDING DEPARTMENT

> DO NOT SCALE PRINTS-USE FIGURED DIMENSIONS ONLY

JOB NO. 21-017

T. 1

SHEET NO.

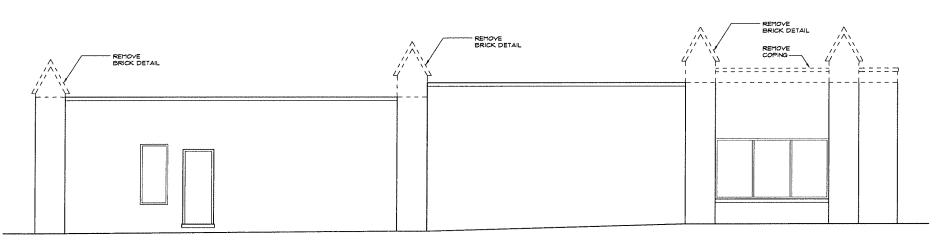


CODE OF EXISTING BUILDING

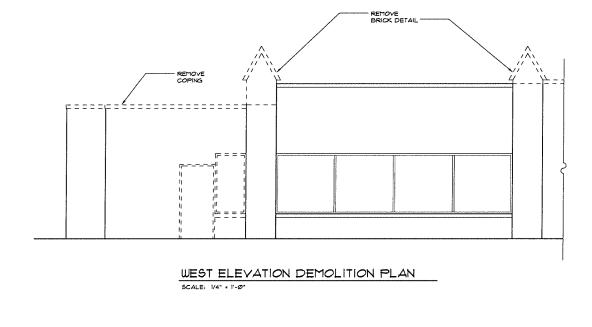
ODE

ANSI A117.1-2009

0DE 2015) - CHAPTER 13 4 MEC 2015 DE 2015) - CHAPTER 4 4 E, PART 10a, RULES (ANSI/ASHRE 30.1 - 2013)



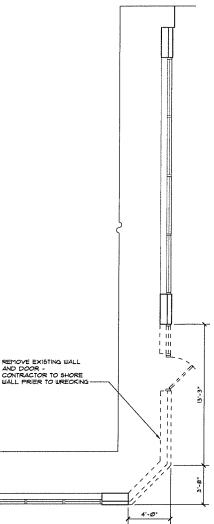
NORTH ELEVATION DEMOLITION PLAN SCALE: 1/4" = 1'-0"

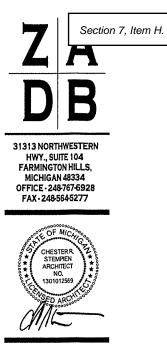


DEMOLITION NOTES

- ALL CONTRACTORS TO BE REGISTERED WITH THE CITY OF GROSSE POINTE WOODS, MICHIGAN AS REQUIRED.
- ALL DEMOLITION WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, LOCAL AND OSHA CODES AND OWNER REGULATIONS AND REQUIREMENTS.
- 3. ALL PERMITS TO BE PAID BY OWNER
- 4, ALL CONTRACTORS SHALL PROVIDE CERTIFICATES OF INSURANCE BEFORE STARTING ANY WORK. VERIFY TYPES AND AMOUNT OF COVERAGE WITH G.C. OR OWNER.
- 5. ALL TRADES SHALL CONFINE WORK TO WITHIN LEASED PREMISES OF THE PROJECT SPACE AND SHALL WORK IN AN ORDERLY MANNER REMOVING TRASH AND DEBRIS DAILY FROM THE PREMISES AND DISPOSING OF SUCH MATERIAL IN TRASH DUMPSTER PROVIDED BY G.C. OR OWNER
- 6. DUMPSTER SIZE AND PLACEMENT TO BE IN ACCORDANCE WITH CITY ORDINANCES AND OWNER'S REGULATIONS.
- AT NO TIME SHALL DEBRIS, TRASH, REMOVED MATERIAL OR EQUIPMENT BE STORED OR PLACED IN PUBLIC AREAS SO AS TO CAUSE POTENTIAL HARM TO THE PUBLIC.
- CONTRACTOR SHALL EXERCISE CARE TO MINIMIZE DISRUPTION AND DISTURBANCE TO OTHER TENANTS AND THOSE USING BUILDING AND ADJACENT SPACES DURING DEMOLITION.
- 9. IN THE EVENT OF DISCREPANCIES, NOTIFY THE ARCHITECT AND OWNER FOR CLARIFICATION PRIOR TO PROCEEDING.
- 10, REMOVE ALL EXISTING CONSTRUCTION AS SHOWN ON THE DRAWING.
- REMOVE ALL WALL AND FLOOR FINISHES TYPICAL UNLESS NOTED OTHERWISE.
- 12. REMOVE ALL LIGHT FIXTURES AS INDICATED AND SAVE PER THE DIRECTION OF THE OWNER AND/OR TENANT.
- 13. EXISTING ELECTRICAL RECEPTACLES TO BE REMOVED SHALL BE TERMINATED AS REQUIRED.
- 14. CAP ALL PLUMBING AS NECESSARY.
- IS. CONTRACTOR TO ENSURE ALL REMOVED WALLS ARE NOT LOAD BEARING UNLESS OTHERWISE NOTED.
- 16. G.C. TO PERFORM ALL NECESSARY SURVEYS PRIOR TO DEMOLITION.
- 17. G.C. TO ACQUIRE A 10 DAY NOTICE WITH THE STATE PRIOR TO DEMOLITION.







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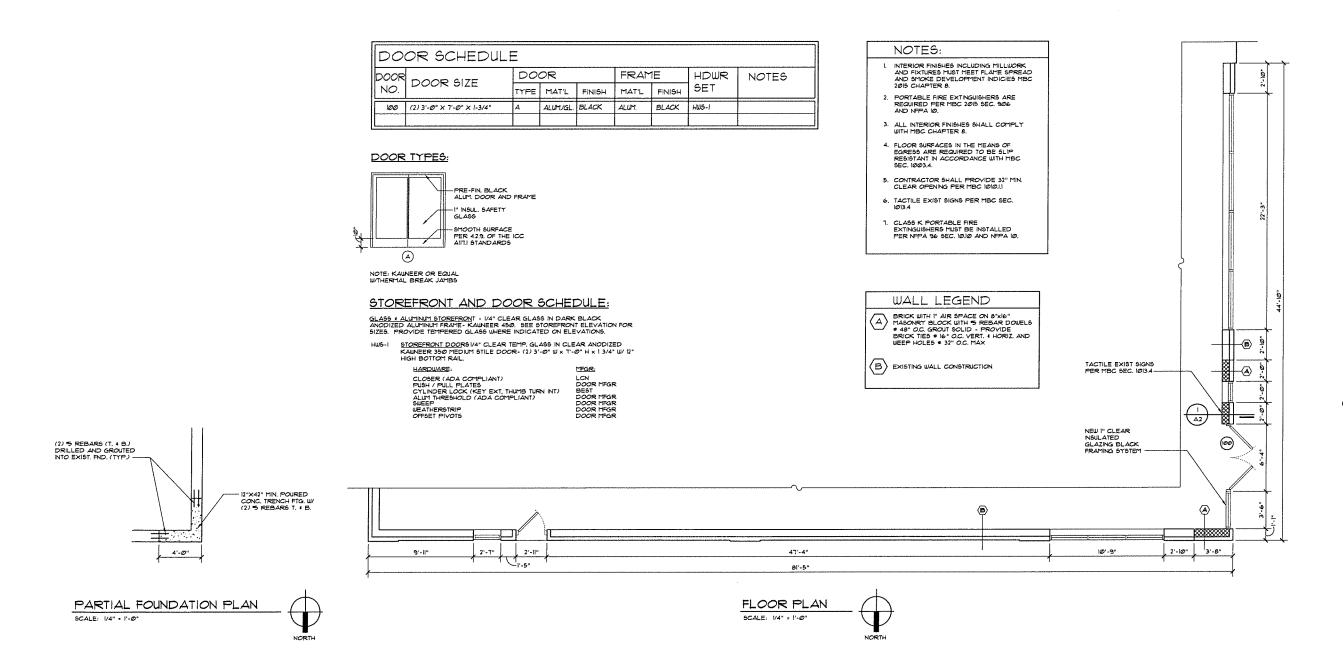
DO NOT SCALE PRINTS -USE FIGURED DIMENSIONS ONLY

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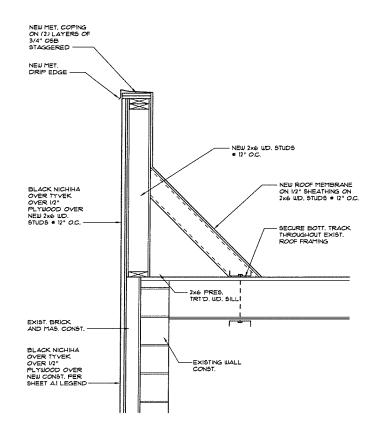
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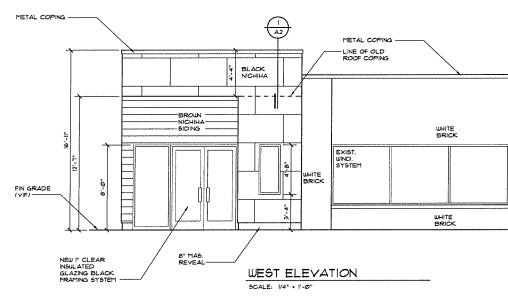
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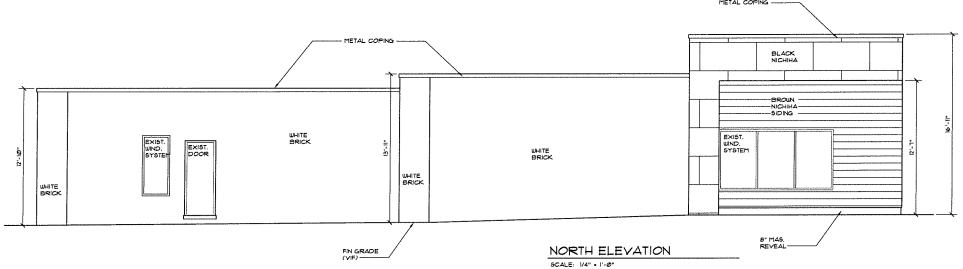








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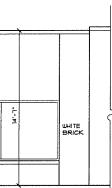


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GENERAL CONDITIONS:

1. SCOPE OF WORK

GENERAL CONTRACTOR TO PROVIDE ALL LABOR MATERIALS, EQUIPMENT, AND SERVICES NECESSARY AS REQUIRED BY DRAWINGS AND SPECIFICATIONS TO PROVIDE A COMPLETE AND FINISHED SPACE. THIS INCLUDES ALL ARCHITECTURAL, ELECTRICAL, PLUTBING, HEATING AND VENTILATING TRADES.

2. APPLICABLE CODES

2. ACTELICADLE CODIES THE CONTRACTORS ATTENTION IS DIRECTED THAT ALL CONSTRUCTION SHALL MEET 2015 MICHIGAN REHAB BUILDING CODE (MBC), 2015 MICHIGAN MECHANCIAL CODE (MMC), 2011 MICHIGAN ELECTRICAL CODE (MEC), 2015 ICC INTERNATIONAL MECHANICAL CODE (MC), 2015 INTERNATIONAL BUILDING CODE (IBC), 2015 ICC INTERNATIONAL MECHANICAL CODE (MC), 2016 INTERNATIONAL ELECTRICAL CODE (IBC), 2005 ICC INTERNATIONAL ENGERST CODE (IECC), 2017 ICC INTERNATIONAL RUE CAS CODE (RCC), 2011 NATIONAL ENGERST CODE (IECC), 2015 ICC INTERNATIONAL RUE CAS CODE (RCC), 2011 NATIONAL ENGERST CODE (IECC), 2015 ICC INTERNATIONAL PLE CAS CODE (RCC), 2011 NATIONAL ENGERST CODE (IECC), 2015 ICC INTERNATIONAL PLE CAS CODE (RCC), 2011 NATIONAL ENGERST INTERNATIONAL ENGENEE (RCC) AND THE 2016 ICC/ANSI AITI AND AFFLY TO THE CONTRACT THROUGH HERIN URITTEN GUT IN RALL.

3. TEMPORARY UTILITIES AND SERVICES

2. LIE IL CONTRACTOR SHALL PROVIDE AND PAY FOR THE COLLECTION OF DEBRIS, AS REQUIRED IN CONNECTION WITH THE WORK OF CONSTRUCTION AND INSTALLATION. CONTRACTOR'S CONSTRUCTION MATERIALS, TOOLS, EQUIPTENT AND DEBRIS SHALL BE STORED ONLY WITHIN THE DEHISSED OR IN AREAS TEMPORARILY DESIGNATED FOR THAT PURPOSE BY THE OWER. THE ELECTRICAL CONTRACTOR IS FOR THAT PURPOSE BY THE OWER. THE ELECTRICAL CONTRACTOR IS FOR THAT PURPOSE BY THE OWER. THE ELECTRICAL CONTRACTOR IS FOR THAT PURPOSE BY THE OWER. THE ELECTRICAL CONTRACTOR IS FOR THE PRIOR TO THE COMPLETION OF THE PROVENT.

4. COORDINATING AND EXPEDITING

IT SHALL BE THE FULL RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE AND EXPEDITE ALL PHASES OF ARCHITECTURAL, PLUMBING, TO COORDINATE AND EXPEDITE ALL PHASES OF ARCHITECTURAL, PLUTIBING, MECHANICAL, INCLUDING HEATING, YENTILATING AND ELECTRICAL WORK, REGARIOLESS OF WHETHER THE OWNER AND SEPARATE CONTRACTS FOR ANY TRADES, BRANCHES, OR ITEMS OF WORK AND EQUIPTENT. ALL OTHER TRADES, BUBCONTRACTORS AND/OR SEPARATE CONTRACTORS SHALL COOPERATE RALLY WITH THE GENERAL CONTRACTOR

5. CERTIFICATE OF OCCUPANCY

THE CONTRACTOR MUST SECURE A CERTIFICATE OF OCCUPANCY FROM THE JURISDICTIONAL AUTHORITIES BY THE DATE OF COMPLETION AS SPECIFIED IN THE CONTRACT AND WILL DELIVER A COPY OF THE CERTIFICATE TO

6. PERMITS

THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED.

7. GUARANTY-WARRANTY

THE GENERAL CONTRACTOR SHALL AND HEREBY DOES GUARANTEE AND EACH SUBCONTRACTOR SHALL AND HEREBY DOES WARRANT THAT ALL WORK FOR THIS BULDING, UNDER THIS CONTRACT, SHALL BE FREE FROM DEFECTS OF FAULTY LABOR AND/OR MATERIALS FOR THE FERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF SAME.

NOTE:

I. ALL CEILING, FLOOR AND WALL FINISHES SHALL COMPLY WITH THE IBC. TABLE 603.4 STANDARDS.

2. ALL DECORATIVE MATERIALS AND TRIM MUST MEET ALL STATE AND LOCAL CODE REQUIREMENTS IN ACCORDANCE WITH IB.C. AND ASTM-84 STANDARDS

DIVISION IL SITE WORK

DEMOLITION/SITE WORK - N/A താത്തത

DIVISION III CONCRETE

03000 CONCRETE

- CACKETE
 C

03010 CONCRETE SEALER

A SEAL EXISTING, NEW OR REPAIRED CONCRETE SLAB, CONCRETE SEALER SHALL BE VOCOTIP-30 ACRYLIC CURING AND SEALING COMPOUND BY WR MEADOUS APPLIED IN STRICT ACCORDANCE WITH THE MANFACTURERS INSTRICTIONS.

03100 CONCRETE SLAB PATCHING AND REPAIR

A WHERE EXISTING CONCRETE 5L4B IS CUT, DRILLED OR OTHERWISE DAMAGED DURING THE WORK, OR WHERE MINOR CONCRETE FLACEMENT IS REQUIRED, PATCH AND REPAIR (ISING 1590 PSI CONCRETE. BOND NEW CONCRETE TO OLD CONCRETE USING EPOXY-RESIN GROUT, PROPERLY CURE NEW CONCRETE. MOD FINISH TO MATCH TEXTURE OF EXISTING ADJACENT CONCRETE.

DIVISION V METALS

03400 COLD BORMED METAL PRAMING

- A GENERAL L PROVIDE FRAMING, FOLLOWING THE STANDARDS PUBLICATION STAL LATH/STEEL FRAMING ASSOCIATION, PUBLICATION 540-81, LIGHTWEIGHT STEEL FRAMING SYSTEMS MANUAL. PROVIDE ENGINEERING DESIGN AS REQUIRED BY CODE. DUCTS
- RODUCTS PROVIDE ALL FRAMING SHOUN OR REQUIRED, INCLUDING BRACING, RURRING, BRIDGING, PLATES, GUISSETS, AND CLIPS. ALL STRUCTURAL MEMBERS SHALL BE PORTED TO CORROSION RESISTANT STELL CORRESPONDING TO THE REQUIREMENTS OF

- RESISTANT STEEL CORRESPONDING TO THE REQUIRENTING OF ADDT ANA BUT AN INNITHY TELD STRENGTH OF 40 XSI FOR STUDS AND GRADE A, 33 KSI FOR RANGES. 3. TRACK. FORTED STEEL, CHANNES, SAME WIDTH AS STUDS, TIGHT FIT'S SOLID WEB. 4. ALL STRUCTURAL METHERS SHALL BE ZING COATED MEETING ASTM AS75 G20. 5. WELDING: IN ACCORDANCE WITH AWS DIJ AND AWS DIJ. 6. PRIMER. TOUCH-UP FOR GALVANIZED SURFACES. 6. DRIVER. TOUCH-UP FOR GALVANIZED SURFACES.
- G.
- NSTALL FRAMING IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

MISCELLANEOUS METAL 05500

- A. PROVIDE AND INSTALL STEEL ANGLES, BRACES, BOLTS, AND CLIPS AS REQUERED BY THE DRAWINGS AND CONSTRUCTION PRACTICE. B. ALL STRUCTURAL STEEL SHALL HEET ASTM ASS, STRUCTURAL TUBING ASTM ASSO-GRADE B, AND ANCHOR BOLTS ASTM ASSOT. STRUCTURAL STEEL SHALL HEET ALSC. SPECIFICATIONS, SUPPLY WITH SHOP PRIME COAT AND ALL BASE PLATES, HANGERS, SADDLES AND BOLTS AS REQUERED PER SHOP DRAWINGS.
 C. MISCELLANEOUS STEEL SHALL BE ASS. PIPE SHALL DE STANDARD WEIGHT OR EXTRA HEAVY AS NOTED. SUPPLY ALL STEEL WITH SHOP PRIME COAT.

DIVISION VI CARPENTRY AND MILLUORK

06000 GENERAL

- A. ALL ROUGH CARPENTRY ITEMS SHALL MEET IBC (803) REQUIREMENTS AND SHALL BE FIRE-RETARDANT TREATED, FR-5 AND HAVE A RATING OF LESS THAN 35 UNENT TESTED IN ACCORDANCE WITH ASTM E-84 AND BE 50 LABELED. ALL LUMBER SHALL BE KILN-DRIED TO A IS-IN PERCENT MOISTURE CONTENT.
- IU A 19-13 FERCENI ITUISIURE CONTENI. INTERIOR FINISHI TETIS SHALL MEET FIRE CLASSIFICATION II, FLATE SPREAD INDEX 26-15 AND DE LABELED WITH APPROPRIATE UL DESIGNATEST RESULTS OR CERTIFICATES AS REQUIRED BY THE BUILDING DEFARITIENT. c
- 06400 ARCHITECTURAL WOODWORK

A. PRODUCTS

- RODUCTS ARCHITECTURAL WOODWORK AND FINISHED CARPENTRY SHALL CORFORT TO CUSTOM GRADE QUALITY-STANDARDS OF ARCHITECTURAL WOODWORK INSTITUTE (AWI) FOR TRANSPARENT FINISHED, WOODWORK EXCEPT AS OTHERWISE NOTED OR
- SPECIFIED. SOLID HARDWOOD FOR TRANSPARENT FINISH FOR GENERAL INTERIOR USE SHALL BE CLEAR FIRST QUALITY, OAK, PLAIN
- INTERIOR USE SHALL BE CLEAR FIRST GUALITY, GAK, PLAIN SAUN. PARTICLEBOARD PANELS FOR PAINT FINISH FOR STORE INTERIOR SHALL BE HEDUT-DENSITY FIBER BOARD (MDF), WITH EXTERIOR GLUE, WHERE SPECIFICALLY INDICATED. OTHERWISE PAINLS SHALL BE SHOP GRADE, NATURAL BIRCH VEINEERED, SOLID LOR VENEER CORE. SOLID LOOD FOR PAINT FINISH FOR GENERAL INTERIOR USE INCLUDING INTERIOR STOREFRONT FRATING SHALL BE FLAIN SAUN TELLOU POPLAR, FROT FIRST JOILITT STOCK (GRADE A). PARTICLEBOARD BACK-UP FOR LATINATED PLASTIC FINISH ULATIN, DE HASTIC SHALL BE FLORE, DREYDE GRADE CORFORTING TO INETA STANDARDS, EGUAL TO PRODUCTS OF FORTICA, INFANARU, UNSCRETCO, TEXTOLITE, REFER TO DRAWINGS FOR SPECIFIC DESIGNATIONS.

- B. SHOP DRAWINGS AND SAMPLES FOR GENERAL CONTRACTOR SUPPLIED
- BHOF DRAWINGS AND SAFTLESFOR GENERAL CONTRACTOR SUPPLIED ITEMS
 PROVIDE FOUR (4) PRINT SETS OR ONE (1) SEPIA SET OF SHOP DRAWINGS FOR ALL CUSTOR FABRICATED WORK
 PADRICATION OF MATERIAL
 INSCRA AS POSIBLE ALL FIXTURES AND MILLWORK SHALL BE SHOP FABRICATED AND FNISHED, AND THEN DELIVERED TO THE SITE AS CLOSET OF THE TIME OF INSTALLETING AS POSIBLE POSITION AS INDICATED ON DRAWINGS AND APPROVED SHOP DRAWINGS. TO MINITZE POSIBLE DATABLE FROM CONSTRUCTION ACTIVITY. ALL MATERIALS SHALL BE INSTALLED BY MECHANICS EXPERIENCED IN THIS TYPE OF WORK ALL LETS SHALL BE SET, SCRIBED PLUTE, SQUARE AND LEVEL AND BE SECURED IN
- ALL FABRICATION AND APPLICATION OF PLASTIC LATINATE. METAL WORK AND GLASS, ETC, SHALL BE SHOP FABRICATED IN ACCORDANCE WITH INANFACTURERS' RECOMMERSION AND RESPECTIVE ASSOCIATIONS' STANDARDS (IE. AWI, NEMA, ETC, ALL WORK TO BE CUSTOM QUALITY).
 ALL EXPOSED PLYWOOD AND PARTICLEBOARD EDGES TO BE EDGE BANDED.

- ALL EXPOSED FILTINGS AND PARTICIPATION OF DECISION OF DECISION ALL BEADED.
 ALL EXPOSED NAILS SCREUS AND BOLTS SHALL BE CONCEALED UITH ALL POLES FILLSGED OR FILLED.
 ALS AND ALL POLES FILLS TO USE IN TRICT ACCORDANCE WITH ASSUMPTION OF STATEMENT OF THE DECISION OF ALL BEADED AND THE SAME THE DESIDENT OF STATEMENT OF S

DIVISION VIII DOORS, HARDUARE AND GLASS

DOORS & FRAMES 08100

A. GENERAL

- ENERAL VERIFY ALL LOCAL CODES AND LANDLORD'S REQUIREMENTS AND PROVIDE FIRE RATED DOORS AND FRAMES AS REQUIRED. FLUSH HOLLOU CORE AND SOLID CORE WOOD DOORS BY GENERAL CONTRACTOR TO HAVE MANUFACTURER'S STANDARD 5 YEAR GUARANTEE COVERING UNBCHANSHIP AND MATERIALS AND A LIFETHE GUARANTEE AGAINST WARP. CONFORT TO THE FOLLOWING: A. FIRE RATED DOOR AND FRAME CONSTRUCTION: NFPA 60, II. 1000.

- UL-108. ANSI STANDARD 111, HANDICAP ACCESSIBILITY
- в.
- C. GENERALIS SDI-100 STANDARDS FOR STEEL DOORS. D. INDUSTRY STANDARD FOR WOOD DOORS NUMA 15.1.

- C. EXECUTION
 I. FRAMES ARE PREFABRICATED AND SHIPPED KNOCKED DOWN FOR FIELD ASSEMBLY WITH HARDWARE REINFORCEMENT FLATES WELDED IN FLACE.
 INSTALL DOORS AND FRAMES IN ACCORDANCE WITH ANSI/SDI-IOD AS REQUIRED BY SDI PUBLICATIONS THE INSTALLATION OF COTTRECTLA DOORS AND STEEL FRAMES".
 INSTALLATION OF HARDWARE SPECIFIED IN SECTION DETODE ADDRDNATE WITH WALL CONSTRUCTION DETODE APPROPRIATE ANCHORS WHEN REQUIRED FOR A COMPLETE JOB.

08700 HARDWARE

008800

03000

09250

D.

C. EXECUTION

03500

B. EXTRA STOCK

A. GENERAL

- GENERAL GENERAL I. PROVIDE FINISH HARDWARE AS INDICATED ON SCHEDULE, DETAILS AND AS REQUIRED TO PROVIDE A COMPLETE FIRST QUALITY JOB. CUALITY JOB.

HANDWARE HERD SHALL BE LI COMMENCIAL GRADE WITH HEAVY DUTY OCINERICAL LOCKS.
 ACCEPTABLE MANUFACTURERS ARE: A. SCHLAGE, YALE BALDWIN AND BEST.
 DOOR LOCKSI: CONTROL KETING WITH REMOVABLE 1 PIN CORE.
 PROVIDE CONSTRUCTION CORES AND KETS DURING CONSTRUCTION

AND KEYS. C. EXECUTION I. INSTALL HARDWARE IN ACCORDANCE WITH REQUIREMENTS OF BIFTA AND THE MANFACTURER 2. DOORS SHALL BE FACTORY MACHINED FOR HARDWARE. PERIOD. CONTRACTOR WILL SUPPLY AND INSTALL PERTANENT CORES

MALL STOREFRONT GLAZING: CLEAR TEMPERED OR LAMINATED SAFETY GLASS 1/4" AND 1/2" THICK PER INDUSTRY SIZE

ALL FRANELESS GLASS SHALL HAVE EAROSED EDGES GROUD "GLAZING MANIAL". TEMPERED GLASS: CLEAR FLOAT, HEAT TREATED TO 45 TIMES ANNEALED STRENGTH, FREE OF ALL VISIBLE TONG MARKS, 1/4" THICK.

4. OTHER INTERIOR GLAZING: CLEAR FLOAT GLASS, QUALITY Q3,

1/4" THICK SYSTEM COMPLYING WITH PERFORMANCE REQUIREMENTS AND FGMA C. EXECUTION

KECUTION STRICTLY COMPLY WITH GLASS MANUFACTURER INSTRUCTIONS AND RECOTTENDATIONS OF THE FOMA "GLAZING MANUAL" AND "SEALANT MANUAL".

A. ALL FINISH MATERIALS SHALL BEAR APPROVED FIRE RESISTANCE AND SMOKE CONTRIBUTION RATINGS IMICH COMPLY WITH 2020 IBC SECTION 803 REQUIREMENTS, AND WHERE REQUIRED, SHALL BE FILED WITH BUILDING DEPARTMENT. B. NITERIOR FINISH IFTS SHALL MEET FIRE CLASSIFICATION B, FLAME SHEAD INDEX 26-13, AND BE LABELED WITH APPROPRIATE UL DESIGNOS, CARPENING, AND MATERIALS AS SELECTED BY THE ARCHITECT. SEE FINISH SCHEDULE.

D. FLASH PATCHING I. LEVEL AND SMOOTH EXISTING FLOOR WHERE REQUIRED, TO RECEIVE VINTL COMPOSITION TILE AND GLUEDOWN CARPET. MATERIAL SHALL BE COMPLETELY COMPATIBLE WITH BOTH FLOOR COVERINGS AND ADJESIVES. A. AT CARPETFLOORING TRANSITIONS USE FLASH PATCHING COMPOUND TO PROVIDE SHOOTH TRANSITION AS DETAILED.

BATETI GLASING RECOMPENDATIONS. GLAZING SYSTEM: MANJFACTURER'S STANDARD GASKET GLAZING ALL FRAMELESS GLASS SHALL HAVE EXPOSED EDGES GROUND AND

GLASS AND GLAZING

DIVISION IX FINISHES CLASS II FLAME SPREAD 26-15

DIVISION IX FINISHES CLASS II FLAME SPREAD 26-15

GENERAL

GYPSIM DRYILAH

A GENERAL
 L COORDINATE WITH LANDLORD AND LOCAL AND STATE AUTHORITIES FOR THEIR REQUIREMENTS FOR DRYWALL AND ASSEMBLIES.
 LIGHT GAUGE FRAMING IS TO INCLUDE, BUT NOT NECESSARLLY BE LIMITED TO: LATTORY FRAMING
 BULC AND UNLERE REQUIRED IN DRYWALL PARTITIONS OR BURGED DRYWALL FOR THE FASTENING OF SURFACE WALL STANDARDS WOOD TRITINA DH ANDLORG FRAB BARS.
 C. FIRESTOPPING AT INTERSECTION OF ALL PARTITIONS AND CEILINGS.

CEILINGS. MISCELLANEOUS BLOCKING, CLEATS AND SUPPORTS FOR OUNER SUPPLIED ITEMS.

OLIVER SUPPLIED TIEMS. GLEAN AND SUPPORTS FOR OUVER SUPPLIED TIEMS.
 PRODUCTS
 SHEERROCK BRAND 5/8" DRYWALL AND 5/8" FIRECODE

 CORE DRYWALL BY USG OR EQUAL.
 LIGHT GAUGE FRAMMG
 LIGHT GAUGE FRAMMG
 JORT 2017, 11/4" HETAL STUDS AND CHANNELS, USG OR EQUAL. SPACING AT 16" OC. EXCEPT WHERE NOTED OR OTHERWISE REQUIRED, 12 GAUGE 10" TO 15" 4 20 GAUGE 15" TO 20".
 ALL STUD COMPONENTS AS DETAILED COMPLETE WITH ALL RUNNERS, CLIPS, AND HANGERS.

 ACCESSORIES - B US OTHOM MOLD) SERIES METAL EDGES AT ALL EXPOSED EDGES
 DUR-A-BED AT OUTSIDE COMPRES
 SHEETROCK JOINT TAFE, DURABOND JOINT COMPOUND AT ALL INDIDE COMERS AND AT ALL JOINTS.

 SOUND CONTROL INSULATION: INFACED BATT INSULATION BLANKETS SIZED TO COMPLETELY FILL CAVITIES BETWEEN STUDS.

FOR WALLS OTHER THAN DEMISING WALLS! FROVIDE HORIZONTAL
 STUD BRACING AT 6'-0" ON CENTER AND DIAGONAL BRACING ABOVE THE CEILING, ANCHOR TO STRUCTURE AS DIRECTED BY LANDLORD AND AS REQUIRED BY CODE.
 TAPE AND SPACELE ALL JOINTS AND SCREW HOLES SUITABLE FOR FINISH FANTING.
 FIRE TAPE ALL CONCEALED AND FIRE RATED WALLS.
 ALL VERTICAL AND HORIZONTAL INSTALLATION PER APPLICABLE CODE AND MARKATUREN'S PUBLISHED RECOMMENDATIONS.
 PROVIDE BACKING FOR HANDICAP GRAB BARS

ACOUSTICAL PANEL CEILING

A. US. GYPSUM CO. • SIZE 24° X 48° IN DOWN DXLA (OR APPROVED EQUAL) GRID SYSTEM GRID SYSTEM: COLOR: WHITE I. MAIN RANNER: HEAVY DUTY TYPE, HANGER SPACING • 4' 0° OC.

(TRA STOCK PROVIDE TO OUNER AN EXTRA STOCK OF APPROXIMATELY 10% OF EACH TYPE OF ACOUSTICAL MATERIAL USED, ALL CAREFULLY URAPPED, FOR OUNER RUTURE USE AND MAINTENANCE.

POLISHED, ALL CORNERS SHALL BE CHAMFERED.

- CUALITY JOB. C COORNATE 120V ELECTRICAL FOR REMOTE EXIT ALARTIS, SECURITY LOCKS AND MOTION SENSORS, REFER TO HARDWARE SCHEDULES. 3. ALL DOORS TO AND DOOR HARDWARE SHALL COMPLY WITH SECTION 120331 OF THE IBC AND SECTION 404 OF ICC/ANSI AITI
- PRODUCTS 1. HARDWARE ITEMS SHALL BE LT. COMMERCIAL GRADE WITH

VINYL TILE FLOORING 4 VINYL BASE

A. VINYL TILE FLOORING BY ARMSTRONG WORLD INDUSTRIES, INSTALL WITH GRAIN IN ONE DIRECTION ONLY. NO CHECKERBOARD PATTERN. VINTE BASE BY JOHNONITE 4" COVE. INSTALL IN CONTINUOUS LENGTHS. DO NOT INSTALL BASE BEHIND SHELVING, APPLY ON SHELVING WITS AFER THEY HAVE BEEN INSTALLED. PROVIDE "ATTIC STOCK OF EACH (5% MIN.).

D. ALL MEANS OF EGRESS WALKING SURFACES SHALL BE SLIP-RESISTANT PER IBC 100326 STANDARDS

WALL COVERING

PAINTING

09650

В.

03720

A PRODUCTS

5.

PLASTIC AKNA

NEW EQUIPMENT/APPLIANCES

PORTABLE FIRE EXTINGUISHERS

DECORATION AND TRIM NOTE:

NOTE

I. SLAT WALL TO BE PLASTIC LAMINATE FINISH WITH CLEAR ANODIZED ALUMINUM REVEALS

2. ALL SLAT WALL MATERIAL TO BE COMPLIANT WITH IBC SECTION 803 CLASS B FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS. 3. ALL SLAT WALL TO BE PROVIDED BY OWNER

PRODUCTS
 MATERIALS FOR PAINTING: PER COLOR SCHEDULE. SUBMIT SAMPLES FOR APPROVAL TO THIS ARCHITECT AND OWNER PRIOR TO COMPENSING WORK WORK INCLUDES SURFACE PREPARATION AND FELD APPLICATION OF ALL PAINTS AND COATINGS.
 PRISH MATERIALS. CONFORT TO ALL APPLICABLE CODES FOR FLATE/SMOCK RATING REQUIREMENTS.

ALL PRIMERS AND UNDERCOATS TO BE TINTED TO THE APPROXIMATE COLOR OF THE SELECTED FINISH COAT.

PROVIDE ADDITIONAL COATS WHEN UNDERCOATS, STAINS OR OTHER CONDITIONS SHOW THROUGH FINAL PAINT COAT, UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND AFFEARANCE.

4. PRIME AND FINISH ALL EXPOSED WOOD AND METAL WITH TWO COATS SEMI-GLOSS PER FINISH SCHEDULE. S. PROVIDE "ATTIC" STOCK OF 2 GALLONS OF EACH COLOR.

A ALL EQUIPMENT AND APPLIANCES WILL BE LISTED AND LABELED AND ALL MANAFACTURERS INSTALLATION AND TESTING INSTRUCTIONS FOR ALL EQUIPMENT AND APPLIANCES WILL BE MADE AVAILABLE TO THE CODE OFFICIAL DURING THE FIELD INSPECTIONS, IBC (1043), IMC (3032, 3)(1)), NEC (10-7), IIC-3), IPC (3021)

B. ALL EQUIPHENT/APPLIANCES SHALL BE NEW OR REUSED. REUSED EQUIPHENT, MATERIALS, AND DEVICES SHALL BE RECONDITIONED, TESTED AND PLACED IN GOOD AND RENORE WORKING CONDITION AND APPROVED BY THE COOE OFFICIAL. A LIST OF ALL REUSED EQUIPHENT, MATERIALS AND DEVICES SHALL BE MADE AVAILABLE TO THE CODE OFFICIAL DURING THE FIELD INSPECTIONS. IBC (1043), IMC (1054), IEC (16014) AND IPC (1055).

A. ALL PLASTIC SIGNAGE SHALL MEET 2000 IBC (402.14) STANDARDS

B. PROVIDE SHOP DRAWINGS FOR ALL SIGNAGE TO MALL AND CITY FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

A. VERIFY EXISTING PORTABLE FIRE EXTINGUISHERS. PROVIDE NEW OR REFILL EXISTING PER FIRE MARSHALL RECOMENDATIONS.

B. REUSED FIRE EXTINGUISHERS SHALL BE RECONDITIONED, TESTED AND PLACED IN GOOD AND PROPER WORKING CONDITION. C. FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH THE ICC INTERNATIONAL FIRE CODE (BC(926.1))

ALL DECORATIONS AND TRIM TO COMPLY WITH I.B.C. SECTION 804 STANDARDS

A. DO NOT HANG ANY NEW CONSTRUCTION FROM METAL ROOF DECK.

B, CONTRACTOR OR OTHER MUST FIELD VERIFY DRAWING AND DIMENSIONS IN FIELD FRIE TO CONSTRUCTION. IF DRAWINGS DIFFER FROM FIELD THEN CONTRACTOR MUST CONTACT LADB TO RESOLVE ANY DISCREPANCIES.

C. CONTRACTOR SHALL NOTIFY ZA DESIGN BUILD SHOULD THERE BE ANY DISCREPANCIES WITH MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, CIVIL, ETC. DRAWINGS VERSES WHAT IS IN FIELD.

D. DRAWINGS SHALL BE SUBMITTED BY OWNER / CONTRACTOR TO ALL AUTHORITIES (TOUNSHIP, CITY, STATE, FEDERAL, ETC.) FOR APPROVAL PRIOR TO START OF CONSTRUCTION.

31313 NORTHWESTERN HWY., SUITE 104

Section 7, Item H.

FARMINGTON HILLS. MICHIGAN 48334 OFFICE - 248-767-6928 FAX-248-564-5277



PROJECT:

PROPOSED FACADE ALTERATION 21034 MACK AVENUE GROSSE POINTE WOODS. MICHIGAN 48236

ISSUED FOR:

PERMIT 02-28-2021

RECEIVED

JUN 06 2022

CITY OF GROSSE FTE WOODS. BUILDING DEPARTMENT

DO NOT SCALE PRINTS -USE FIGURED DIMENSIONS ONLY

JOB NO.





PROPOSED PROJECT: FACADE ALTERATION

GROSSE POINTE WOODS

INDEX OF DRAWINGS

T.1	TITLE SHEET

- D.1 DEMOLITION PLAN
- FLOOR PLAN AND FOUNDATION PLAN A.1 EXTERIOR ELEVATIONS AND WALL SECTION
- A.2 **SPECIFICATIONS**
- A.3

ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE	INSUL.
ADJ.	ADJUSTABLE	LAV.
A.F.F.	ABOVE FINISHED FLOOR	LLH.
ALUM.	ALUMINUM	LLV
ALT.	ALTERNATE	LT. (G)
ANOD.	ANODIZED	MAS.
8D.	BOARD	MAX
BLDG.	BUILDING	M.B.S.
BM.	BEAM	MECH.
BOT.	BOTTOM	MIN.
CFMF	COLD FORMED METAL FRAMING	MISC.
CL	CENTER LINE	M.O.
CLC.	CEILING	MTD.
CLR.	CLEAR	MTL.
Ç.J.	CONTROL JOINT	0.C.
C.M.U.	CONCRETE MASONRY UNIT	OPP, HND
COL.	COLUMN	PCP
CONC.	CONCRETE	PLYWD.
CONT.	CONTINUE (OUS)	PT (D)
DBL.	DOUBLE	REF.
DET.	DETAIL	REINF.
DR,	DOOR	RM.
D.S.	DOWNSPOUT	ROT.
DWG.	DRAWING	R.S.
E.J.	EXPANSION JOINT	S.C.
ELEV.	ELEVATION	SCHED.
ELEC.	ELECTRICAL	SHT.
EQ.	EQUAL	SIM. SPEC.
E.W.C.	ELECTRIC WATER COOLER	SPEC.
EXP.	EXPANSION	STL.
EXT.	EXTERIOR	STRUCT.
F.F.	FINISH FLOOR	TEMP.
FIN.	FINISH (ED)	THK.
FLR.	FLOOR	T.S.
F.O.C. F.O.G.B.	FACE OF CONCRETE FACE OF GRADE BEAM	TYP.
F.O.M.	FACE OF MASONRY	U.N.O
F.R.P.	FIBERGLASS REINFORCED PANEL	V.C.T.
GA.	GAUGE, OR GAGE	VERT.
GDW	GYPSUM DRYWALL	W.C.
GL.	GLASS	WD.
GYP. 8D.	GYPSUM BOARD	W.H.
H.B.	HOSE BIB	₩/
H.C.	HOLLOW CORE	Ö
HOWR.	HARDWARE	. /
HT	HEIGHT	
H.V.A.C.	HEATING/VENTILATING/	
	AIR CONDITIONING	

		LEG	END
Ξ			
	INSULATION LAVATORY	©	COLUMN CENTERLINE
	LONG LEG HORIZONTAL LONG LEG VERTICAL LIGHT _ING)		DIMENSION TO CENTERLINE
	MASONRY MAXIMUM		DIMENSION TO FACE OF MATERIAL
	METAL BUILDING SUPPLIER	123	ROOM HUMBER
	MINIMUM MISCELLANEOUS MASONRY OPENING	10	DOOR NUMBER
	MOUNTED METAL ON CENTER	۲	WALL TYPE
D.	OPPOSITE HAND PORTLAND CEMENT PLASTER	٩	INTERIOR ELEVATION
	PAINT (ED) REFER, REFERENCE	- 🏵	SULDING SECTION
	REINFORCING ROOM ROTATED		ELEVATION IN SECTION
	ROUGH SAW	-\$	ELEVATION IN PLAN
	SOLID CORE SCHEDULE (ED) SHEET SIMILAR		REVISION AND REVISION NUMBER
	SPECIFICATION (S)		
	STEEL STRUCTURE (AL)		
	TEMPERED		
	TUBULAR STEEL		
	TYPICAL UNLESS NOTED OTHERWISE		
	VINYL COMPOSITION TILE		
	VERTICAL WATER CLOSET		
	WOOD		
	WATER HEATER		
	BY METAL BLOG. SUPPLER		

BUILDING DATA CONSTRUCTION TYPE: THIS BUILDING IS

2015 MICHIGAN MECHANICAL O 2011 NATIONAL ELECTRICAL O 2015 INTERNATIONAL FUEL GAS
MICHIGAN BARRIER FREE - IC
MBC 2015 (MICHIGAN BUILDING (MICHIGAN UNIFORM ENERGY C MICHIGAN UNIFORM ENERGY C EFFECTIVE SEPTEMBER 20, 20
M (MERCANTILE) SEC. 309
58, (TABLE 601)

2015 MICHIGAN PLUMBING CODE

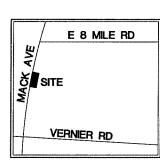
NOT EQUIPPED WITH A FIRE SUPPRESSION GROSS BUILDING AREA:

ALLOWABLE AREA:

CODE INDEX

BUILDING CODES:

3650 SF. (TABLE 5062) . 9,000 SF.



PROJECT ADDRESS: 21034 MACK AVENUE **GROSSE POINTE WOODS, MICHIGAN 48236**

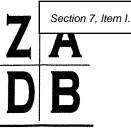
LOCATION MAP NO SCALE

OWNER:

CALVIN KHEMMORO 21034 MACK AVENUE GROSSE POINTE WOODS, MICHIGAN 48236 (248) 915-8178

ARCHITECT:

CHESTER STEMPIEN ASSOCIATES 29895 GREENFIELD ROAD SOUTHFIELD, MICHIGAN 48076 (248) 767-6928



31313 NORTHWESTERN HWY, SUITE 104 FARMINGTON HILLS, MICHIGAN 48334 OFFICE - 248-767-6928 FAX-248-564-5277



MICHIGAN

2015 MICHIGAN REHABILITATION CODE OF EXISTING BUILDING

CODE ODE (WITH PART & AMENDMENTS) S CODE

C/ANSI AIT.1-2009

3 CODE 2015) - CHAPTER 13 4 MEC 2015 CODE 2015) - CHAPTER 4 4 ODE, PART 10a. RULES (ANSI/ASHRE 90.1 - 2013) PROJECT:

PROPOSED FACADE ALTERATION 21034 MACK AVENUE **GROSSE POINTE** WOODS, MICHIGAN 48236

ISSUED FOR:

PERMIT 02-28-2021

RECEIVED

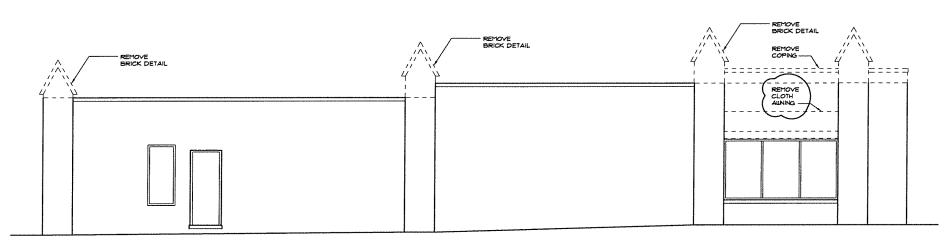
JUL 13 2022

CITY OF GROSSE PTE WOODS BUILDING DEPARTMENT

> DO NOT SCALE PRINTS -USE FIGURED DIMENSIONS ONLY

JOB NO.

21-017

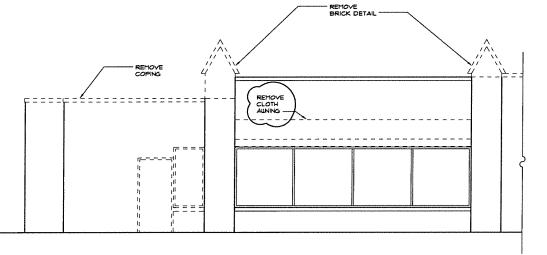


NORTH ELEVATION DEMOLITION PLAN

.E: 1/4" = 1-27"

DEMOLITION NOTES

- ALL CONTRACTORS TO BE REGISTERED WITH THE CITY OF GROSSE POINTE WOODS, MICHIGAN AS REQUIRED.
- 2. ALL DEMOLITION WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, LOCAL AND OSHA CODES AND OWNER REGULATIONS AND REQUIREMENTS.
- 3. ALL PERMITS TO BE PAID BY OWNER
- ALL CONTRACTORS SHALL PROVIDE CERTIFICATES OF INSURANCE BEFORE STARTING ANY WORK. VERIFY TYPES AND AMOUNT OF COVERAGE WITH G.C. OR OWNER.
- 5. ALL TRADES SHALL CONFINE WORK TO WITHIN LEASED PREMISES OF THE PROJECT SPACE AND SHALL WORK IN AN ORDERLY MANNER REMOVING TRASH AND DEBRIS DAILY FROM THE PREMISES AND DISPOSING OF SUCH MATERIAL IN TRASH DUMPSTER PROVIDED BY G.C. OR OWNER.
- 6. DUMPSTER SIZE AND PLACEMENT TO BE IN ACCORDANCE WITH CITY ORDINANCES AND OWNER'S REGULATIONS.
- 1. AT NO TIME SHALL DEBRIS, TRASH, REMOVED MATERIAL OR EQUIPMENT BE STORED OR PLACED IN PUBLIC AREAS SO AS TO CAUSE POTENTIAL HARM TO THE PUBLIC.
- B. CONTRACTOR SHALL EXERCISE CARE TO MINIMIZE DISRUPTION AND DISTURBANCE TO OTHER TENANTS AND THOSE USING BUILDING AND ADJACENT SPACES DURING DEMOLITION.
- 9. IN THE EVENT OF DISCREPANCIES, NOTIFY THE ARCHITECT AND OWNER FOR CLARIFICATION PRIOR TO PROCEEDING.
- REMOVE ALL EXISTING CONSTRUCTION AS SHOUN ON THE DRAWING.
- II. REMOVE ALL WALL AND FLOOR FINISHES TYPICAL UNLESS NOTED OTHERWISE.
- 2. REMOVE ALL LIGHT FIXTURES AS INDICATED AND SAVE PER THE DIRECTION OF THE OWNER AND/OR TENANT.
- 13. EXISTING ELECTRICAL RECEPTACLES TO BE REMOVED SHALL BE TERMINATED AS REQUIRED.
- 14. CAP ALL PLUMBING AS NECESSARY.
- 15. CONTRACTOR TO ENSURE ALL REMOVED WALLS ARE NOT LOAD BEARING UNLESS OTHERWISE NOTED.
- 16. G.C. TO PERFORM ALL NECESSARY SURVEYS PRIOR TO DEMOLITION.
- 17. G.C. TO ACQUIRE A 10 DAY NOTICE WITH THE STATE PRIOR TO DEMOLITION.



WEST ELEVATION DEMOLITION PLAN

SCALE: 1/4" + 1'-@"





Section 7, Item I.



PROJECT:

PROPOSED FACADE ALTERATION 21034 MACK AVENUE GROSSE POINTE WOODS, MICHIGAN 48236

ISSUED FOR:

PERMIT 02-28-2022

REVISED PR. CTY. 07-12-2022

RECEIVED

JUL 13 2022

CITY OF GROSSE PTE WOODS BUILDING DEPARTMENT

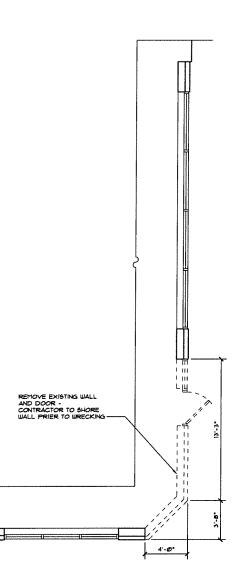
DO NOT SCALE PRINTS -USE FIGURED DIMENSIONS ONLY

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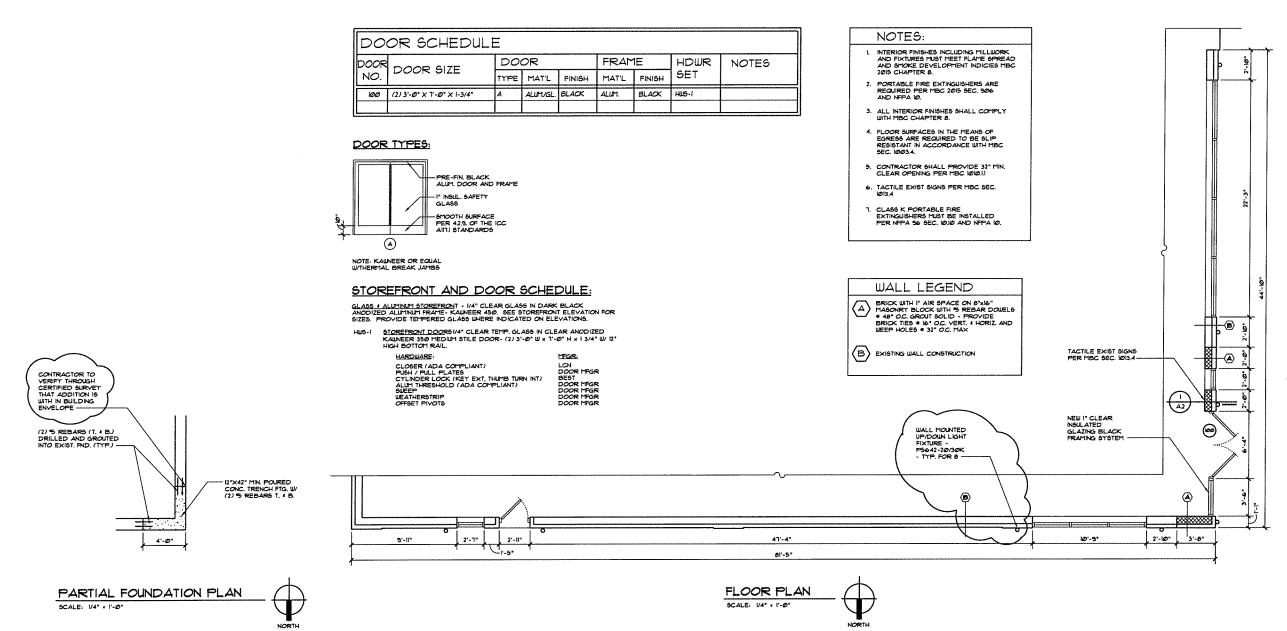
21-017

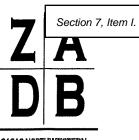
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31313 NORTHWESTERN HWY., SUITE 104 FARMINGTON HILLS, MICHIGAN 48334 OFFICE-248-767-6928 FAX-248-564-5277



PROJECT:

PROPOSED FACADE ALTERATION 21034 MACK AVENUE GROSSE POINTE WOODS, MICHIGAN 48236

ISSUED FOR:

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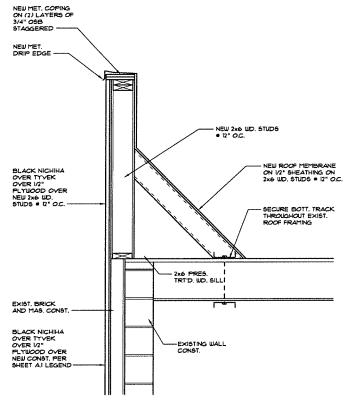
> DO NOT SCALE PRINTS -USE FIGURED DIMENSIONS ONLY

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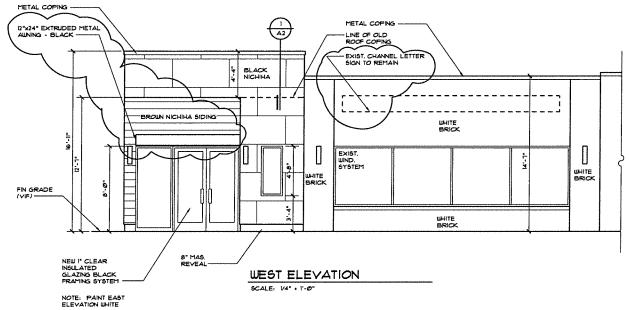
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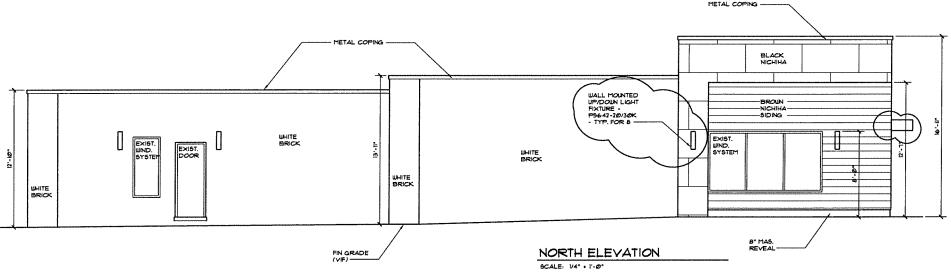
A.1

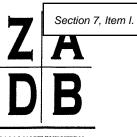






METAL COPING -





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PROJECT:

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JUL 13 2022

CITY OF GROSSE PTE WOODS BUILDING DEPARTMENT

DO NOT SCALE PRINTS -USE FIGURED DIMENSIONS ONLY

-JOB NO.

21-017



GENERAL CONDITIONS:

I. SCOPE OF WORK

GENERAL CONTRACTOR TO PROVIDE ALL LABOR MATERIALS, EQUIPMENT, AND SERVICES NECESSARY AS REQUEED BY DRAWINGS AND SPECIFICATIONS TO PROVIDE A COMPLETE AND FINISHED SPACE. THIS INCLUDES ALL ARCHITECTURAL, ELECTRICAL, PLUTBING, HEATING AND VENTILATING TRADES.

APPLICABLE CODES

ELECTILE EXCREMENTATION DE DIRECTED THAT ALL CONSTRUCTION SHALL MEET 2015 MICHIGAN REHAB BUILDING CODE (MBC), 2015 MICHIGAN MECHANCIAL CODE (MTC), 2011 MICHIGAN ELECTRICAL CODE (MEC), 2015 MICHIGAN MECHANICAL CODE (MTC), 2015 INTERNATIONAL BUILDING CODE (MEC), 2015 MICHIGAN DIRECHANICAL CODE (MTC), 2015 INTERNATIONAL BUILDING CODE (MEC), 2015 MICHIGAN DIRECHANICAL ENGERGY CODE (MECC), 2015 ICC INTERNATIONAL RUEL GAS CODE (MGC), 2017 NATIONAL ENGERGY CODE (MECC), 2015 ICC INTERNATIONAL RUEL GAS CODE (MGC), 2017 NATIONAL ENGERGY CODE (MECC), 2015 ICC INTERNATIONAL RUEL GAS CODE (MGC), 2017 NATIONAL ENGERGY CODE (MECC), 2015 ICC INTERNATIONAL RUEL GAS CODE (MGC), 2017 NATIONAL ENGERGY CODE (MECC), 2015 ICC INTERNATIONAL RUEL GAS CODE (MGC), 2017 NATIONAL ENGERGY CODE (MECC), 2015 ICC INTERNATIONAL RUEL GAS CODE (MGC), 2017 NATIONAL ENGERGY CODE (MECC), 2015 ICC INTERNATIONAL RUEL GAS CODE (MGC), 2017 NATIONAL ENGERGY CODE (MECC), 2015 ICC INTERNATIONAL RUEL GAS CODE (MGC), 2017 NATIONAL ENGERGY CODE (MECC), 2017 ICC INTERNATIONAL RUEL GAS CODE (MGC), 2017 NATIONAL ENGERGY CODE (MECC), 2016 ICC INTERNATIONAL RUEL GAS CODE (MGC), 2017 NATIONAL ENGERGY CODE (MECC), 2017 NATIONAL RUEL GAS CODE (MGC), 2017 NATIONAL ENGERGY CODE (MECC), 2017 NATIONAL RUEL GAS CODE (MGC), 2017 NATIONAL ENGERGY CODE (MGC) IN MELL

3. TEMPORARY UTILITIES AND SERVICES

2. LETTCOMART UTILITIES AND SERVICES THE GENERAL CONTRACTOR SHALL PROVIDE AND PAT FOR THE COLLECTION OF DEBRIS, AS REQUIRED IN CONNECTION WITH THE UDRY OF CONSTRUCTION AND INSTALLATION. CONTRACTOR'S CONSTRUCTION MATERIALS, TOOLS, EQUIPTENT AND DEBRIS SHALL BE STORED ONLY WITHIN THE DEFINESD PRETIDES, OR IN AREAS TEMPORARILY DESIGNATED FOR THAT PURPOSE BY THE OUNER. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A TEMPORARY LUMING AND POURSE SYSTEM FOR THE WORK OF ALL TRADES DURING CONSTRUCTION AND SHALL REMOVE SAME PRIOR TO THE CONFLICTION OF THE PROVECT.

4. COORDINATING AND EXPEDITING

IT BHALL BE THE RULL RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE AND EXPEDITE ALL PHASES OF ARCHITECTURAL, PLUMBING, MECHANICAL, INCLUDING HEATING, VERTILATING AND ELECTRICAL WORK REGARDLESS OF WHETHER THE OWNER AWARDS SEPARATE CONTRACTS FOR ANY TRADES, BRANCHES, OR ITEMS OF WORK AND EQUIPTENT, ALL OTHER TRADES, SUBCONTRACTORS AND/OR SEPARATE CONTRACTORS SHALL COOPERATE RALLY WITH THE GENERAL CONTRACTOR

CERTIFICATE OF OCCUPANCY

THE CONTRACTOR MUST SECURE A CERTIFICATE OF OCCUPANCY FROM THE JURISDICTIONAL AUTHORITIES BY THE DATE OF COMPLETION AS SPECIFIED IN THE CONTRACT AND WILL DELIVER A COPY OF THE CERTIFICATE TO THE CONER

PERMITS

THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REGUIRED.

1. GUARANTY-WARRANTY

THE GENERAL CONTRACTOR SHALL AND HEREBY DOES GUARANTEE AND EACH SUBCONTRACTOR SHALL AND HEREBY DOES WARRANT THAT ALL WORK FOR THIS BUILDING, UNDER THIS CONTRACT, SHALL BE FREE FROM DEFECTS OF FAULTY LABOR AND/OR MATERIALS FOR THE FERIOD OF ONE TEAR FROM THE DATE OF FINAL ACCEPTANCE OF SAME.

NOTE:

I. ALL CEILING, FLOOR AND WALL FINISHES SHALL COMPLY WITH THE IBC. TABLE 803.4 2. ALL DECORATIVE MATERIALS AND TRIM MUST MEET ALL STATE AND LOCAL CODE REQUIREMENTS IN ACCORDANCE WITH I.B.C. AND ASTM-84 STANDARDS

DIVISION II SITE WORK

DEMOLITION/6ITE MORK + N/A 02050

DIVISION III CONCRETE

CONCRETE

- PROVIDE CONCRETE SLAB (HIX 1560 PSI) FOR TRASH COTFACTOR AND FLOOR REFLACEMENT AS SHOUN AND DETAILED.
 CENDRIT. ASTM CSO NORTAL TYPE I PORTLAND TYPE.
 INTER IN CLEAN AND NOT DETRINENTAL TO CONCRETE.
 MARE CLEAN AND NOT DETRINENTAL TO CONCRETE.
 VAPOR BARRIER 6 HIL CLEAR POLYTENTLENE.
 VERDER DARTER 6 HIL CLEAR POLYTENTLENE.
 VELOED URE FABRIC SHALL BE MINIFULT 6* X 6* ULA X ULA NCLUDED N ALL SLABS ON GRADE.
 CHAIRS, BOLSTERS BAR SUFFORTS, SPACERS. SIZED AND SHARED FOR SUFFORT OF RENFORCING.
 FABRICATE CONCRETE RENFORCING IN ACCORDANCE WITH ACI 35 AND ASTM AB4.

- 315 AND ASTM A184. 10. INTERIOR SLABS TO RECEIVE TROUGL FINISH.

CONCRETE SEALER 03010

A SEAL EXISTING, NEW OR REPAIRED CONCRETE SLAB. CONCRETE SEALER SHALL BE VOCOTIP-20 ACRYLIC CURING AND SEALING COTIPOIND BY WIR HEADOUS APPLIED IN STRICT ACCORDANCE WITH THE MANFACTURER'S INSTRUCTIONS.

03100 CONCRETE SLAB PATCHING AND REPAIR

A. UHERE EXISTING CONCRETE SLAD IS CUT, DRILLED OR OTHERWISE DAMAGED DURING THE WORK, OR WHERE THING CONCRETE PLACEMENT IS REQUIRED, PATCH AND REPAIR USING 2500 PSI CONCRETE, BOND NEW CONCRETE TO OLD CONCRETE USING EPOXY-RESIN GROUT, PROPERLY CURE NEW CONCRETE AND FINISH TO MATCH TEXTURE OF EXISTING ADJACENT CONCRETE.

DIVISION V METALS

03400 COLD PORTED HETAL FRAHING

- PROVIDE FRAMMS, FOLLOWING THE STANDARDS Provide Framms, Following the Standards Publication 540-81, lightweight Steel Praming Ststems Manual. A. GENERAL
- MANUAL. PROVIDE ENGINEERING DESIGN AS REQUIRED BY CODE.
- PROVIDE ENGINEERING DESIGN AS REQUIRED BY CODE. RODUCTS PROVIDE ALL FRAMING SHOWN OR REQUIRED, INCLUDING BRACING, NIRRING, BRIDGING, PLATES, GUSSETS, AND CLIPS. ALL STRUCTURAL HEMBERS SHALL BE FORMED TO CORROSION RESISTANT STEEL CORRESPONDING TO THE REQUIREMENTS OF ASTM A446 WITH A MINIFUM YIELD STRENGTH OF 40 KSI FOR STUDS AND GRADE AS XSI FOR RUNNERS. TRACK: FORMED STEEL, CHANNEL SHAPED, SAME WIDTH AS STUDS, TIGHT FTI SOLID WEB. ALL STRUCTURAL MEMBERS SHALL BE ZINC COATED MEETING ASTM ASS GAD.

- PRIMER: TOUCH-UP FOR GALVANIZED SURFACES.
- EXECUTION I. INSTALL FRAMING IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

MISCELLANEOUS METAL 05560

- INDELLATEOUS HETAL A. PROVIDE AND INSTALL STEEL ANGLES, BRACES, DOLTS, AND CLIPS AS REQUIRED BY THE DRAININGS AND CONSTRUCTION PRACTICE. B. ALL STRUCTURAL STEEL SHALL MEET ASTM A36, STRUCTURAL TUBING ASTM A500-GRADE B. AND ANCHOR DOLTS ASTM A307, STRUCTURAL STEEL SHALL MEET ALSC. SPECIFICATIONS, SUPPLY UNIT SHOP PRIME COAT AND ALL BASE PLATES, HANGER, SADDLES AND BOLTS AS RECIRED PER SHOP DRAINSS. DIEGENT OR EXTRA HEAVY AS NOTED. SUPPLY ALL STEEL WITH SHOP PRIME COAT.

DIVISION VI CARPENTIRY AND MILLIORK

GENERAL

- ALL ROUGH CARPENTRY ITENS SHALL MEET ISC (803) REQUIREMENTS AND SHALL BE FIRE-RETARDANT TREATED, FR-5 AND HAYE A RATING OF LESS THAN 35 WHEN TESTED IN ACCORDANCE WITH ASTIT E-84 AND BE SO LABELED. ALL LUTIBER SHALL BE KIN-DRIED TO A 15-19 FERCENT MOISTURE CONTENT. B. IL FREE OFFERA INDEX 36-15 AND BE LABELED WITH APPROPRIATE UL DESCHATION. C. PROVIDE TEST RESULTS OR CERTIFICATES AS REQUIRED BY THE BUILDING DEPARTMENT.

06400 ARCHITECTURAL BOODBORK

- ARCHITECTURAL LIDODUCRK
 ARCHITECTURAL LIDODUCRK AND FINISHED CARPENTRY SHALL CONFORT TO CUSTOTI GRADE GUALITY-STANDARDS OF ARCHITECTURAL LIDODUCRK AND FINISHED CARPENTRY SHALL CONFORT TO CUSTOTI GRADE GUALITY-STANDARDS OF ARCHITECTURAL LIDODUCRK INSTITUTE (AUX) FOR TRANSPARENT FINISHED, LATINATED PLASTIC-FINISHED, AND PAINT-FINISHED LIDODUCRK EXCEPT 48 OTHERING HOTE DOR SPECIFIED.
 CLID HARDUCOD FOR TRANSPARENT FINISH FOR GENERAL INTERIOR USE BHALL BE CLEAR FIRST GUALITY, OXA, PLAN STERIOR USE BHALL BE CLEAR FIRST GUALITY, FOR STORE INTERIOR SHALL BE INEDUIT-DENSITY FIDER BOARD (TDF), UTHERIDS PANELS FOR FAINT FINISH FOR STORE NITERIOR SHALL BE SHOULD DENSITY FIDER BOARD (TDF), UTHERIDS PANELS BHALL BE SHOULD ORADE, MATRAL BIRCH VENEREC, SOLID OR VENERE CORE.
 SOLID WOOD FOR PAINT FINISH FOR GUALITY. STOCK (GRADE 4A). SAMIN YELLOU POPLAR, FROT FIRIST GUALITY STOCK (GRADE 4A).
 PARTICLEBOARD BACK-UP FOR LATINATED PLASTIC FISH SHALL BE COLAL TO 45 LBS. FER CULT, TO PRODUCTS OF FORMICE SHALL BE SAMPRON FIRST GUALITY STOCK (GRADE 4A).
 PARTICLEBOARD BACK-UP FOR LATINATED PLASTIC FISH SHALL BE COLAL TO 45 LBS. FER CULT, TO PRODUCTS OF FORMICE, ANEXATIC SHALL BE GENERAL TO PRODUCTS OF FORMICE, ANEXATIC SHALL BE GENERAL TO PRODUCTS OF FORMICE, ANEXATIC SHALL BE GENERAL TO TRODE GRADE CONFORTING TO NETA STANDARDS, EQUAL TO PRODUCTS OF FORMICE, ANEXATIC SHALL BE GENERAL TO PRODE GRADE CONFORTING TO NETA STANDARDS, EQUAL TO PRODUCTS OF FORMICE, NEWARL, ULSDART, OR TEXTOLOGUES, ON FORMICE, AND THAT AND AND FOR SECHIC DESIGNATIONS.

- B. SHOP DRAWINGS AND SAMPLES FOR GENERAL CONTRACTOR SUPPLIED
- PROVIDE FOUR (4) PRINT SETS OR ONE (1) SEPIA SET OF SHOP DRAWINGS FOR ALL CUSTOR FABRICATED WORK
- 5HOP DRAWINGS FOR ALL CUSTON FABRICATED WORK (MINIMUM). C. FABRICATION OF MATERIAL I. NECKAR AS POSSIBLE, ALL FIXTURES AND MILLWORK SHALL BE SHOP FABRICATED AND FINISHED, AND THEN DELIVERED TO THE SITE AS CLOSE TO THE TIME OF INSTALLATION AS POSSIBLE POSITION AS INDICATED ON DRAWINGS AND APPROVED SHOP DRAWINGS. TO MINITIZE POSSIBLE DAMAGE FROM CONSTRUCTION ASTINIT. ALL MATERIALS SHALL BE INSTALLED BY MECHANICS EXPERIENCED IN THIS TYPE OF WORK ALL INEMS SHALL BE SET, SCRIBED PLIMB, SQUARE AND LEVEL AND BE SECURED IN
- ALL FABRICATION AND APPLICATION OF PLASTIC LAMINATE, METAL UDRY, AND GLASS, ETC. SHALL BE SHOP FABRICATED IN ACCORDANCE WITH MANEACTURERS' RECOTTENDATIONS AND RESPECTIVE ASSOCIATIONS' STANDARDS (IE, AW, NEMA, ETC., ALL, WORK TO BE CUSTOM CUALITY).
 ALL EXPOSED PLTWOOD AND PARTICLEBOARD EDGES TO BE EDGE BANDED.

DOORS 4 PRAMES

ALL BADED.
 ASSEDITTIELES PELGADED OR FULLED.
 ASSEDITTIELES PELGADED.
 ALL BADE ABDED.
 ALL BE ABDED.
 ALL BADE ABDED.
 ALL BADE ABDED.
 ALL BE ABDED.
 ALL BADE ABDED.
 ALL BADE ABDED.
 AND INGEN.
 ARCHITECTS COLOR / FNISHED WITH SANDING SEALER PROTECTION OF WORK.
 ARCHITECTS COLOR / FNISHED WITH SANDING SEALER PROTECTION OF WORK.
 ARCHITECTS COLOR / FNISHED WITH SANDING SEALER PROTECTION OF WORK.
 ARCHER NSTALLATION OF FIXTURES AND MILLWORK CLEAN ALL SURFACES ON BOTH INTERIOR AND EXTERIOR OF ALL DIRT. DUST AND FORECHN SUBSTANCES. AFTER CLEANING, PROTECT INSTALLED WORK FROM DAMAGE.

DIVISION VIII DOORS, HARDELARE AND GLASS

00100

- A. GENERA ENERAL VERFY ALL LOCAL CODES AND LANDLORD'S REGUIREMENTS AND PROVIDE FIRE RATED DOORS AND FRAMES AS REGUIRED. FLISH HOLDUI CORE AND SOLID CORE WOOD DOORS BY GENERAL CONTRACTOR TO HAVE MANFACTURER'S STANDARD 5 YEAR GUARANTEE COVERING UNDROMANNE AND MATERIALS AND A LIFETHE GUARANTEE AGAINST WARP. CONFORT TO HE FOLLOWINST A FRE_RATED DOOR AND FRAME CONSTRUCTION. NFPA 80,
- UL-108. B. ANSI STANDARD III.), HANDICAP ACCESSIBILITY
- C. GENERALISDI-100 STANDARDS FOR STEEL DOORS. D. INDUSTRY STANDARD FOR WOOD DOORS NUMA 13.1

- D. INDUSTRY DIAMONANCE OF MEET STATUS STATUS

EXECUTION FRAMES ARE PREFABRICATED AND SHIPPED KNOCKED DOWN FOR FIELD ASSETIBLY WITH HARDWARE REINFORCEMENT ITLATES WELDED IN PLACE. INSTALL DOORS AND FRAMES IN ACCORDANCE WITH ANSI/SDI-IGO AND AS REQUIRED BY DDI FUBLICATIONS THE INSTALLATION OF COTTRECTLAL DOORS AND STEEL FRAMES*. COORDINATE INSTALLATION OF DOORS AND FRAMES WITH INSTALLATION OF HARDWARE SPECIFIED NECTION BS/80. COORDINATE WITH WALL CONSTRUCTION AND PROVIDE APPROPRIATE ANCIONS WHEN REQUIRED FOR A CONTRLETE JOB.

- A GENERAL I. PROVIDE FINISH HARDWARE AS INDICATED ON SCHEDULE, DETAILS AND AS REQUIRED TO PROVIDE A COMPLETE FIRST
- 2. COORDINATE 120V ELECTRICAL FOR REMOTE EXIT ALARMS, SECURITY LOCKS AND MOTION SENSORS. REFER TO HARDWARE
- SECURITIE LOCKS AND FOILD SENSORS. REFER TO HARDWARE SCHEDULES. 3. ALL DOORS TO AND DOOR HARDWARE SHALL COMPLY WITH SECTION 1200331 OF THE IBC AND SECTION 404 OF ICC/ANSI AIT]
- INDUSTICT IN THE TEXAND SECTION AND OF LECTANSTATIST
 INARDULARE ITEMS SHALL BE LT. COMMERCIAL GRADE WITH HEAVY DUTY CYLINDRICAL LOCKS.
 ACCEPTABLE MANPACTURERS ARE: A SCHLAGE, YALE, BALDWIN AND BEST.
 DOOR LOCKS: CONTROL KEYNS WITH REMOVABLE 1 PIN CORE.
 PROVIDE CONSTRUCTION CORES AND KEYS DURING CONSTRUCTION

008500

03000

03250

C. EXECUTION

03500

A. GENERAL

GLASS AND GLAZING

DIVISION IX FINISHES CLASS II FLAME SPREAD 26-TO

DIVISION DX FINISHES CLASS II FLAME SPREAD 26-TO

GENERAL

GYPOUN DRYNALL

GENERAL
 COORDINATE WITH LANDLORD AND LOCAL AND STATE AUTHORITIES FOR THEIR REQUIREMENTS FOR DRYWALL AND

ASSEMBLIES. 2. LIGHT GALGE FRAMING IS TO INCLUDE, BUT NOT NECESSARILY BE LIGHTED TO: BE LIMITED TO. A. WALL MD PLATFORT FRAMING B. BLOCKING WHERE REQUIRED IN DRYWALL PARTITIONS OR RURRED DRYWALL FOR THE FASTENING OF SUBFACE WALL STANDARDS, WOOD TRIM AND HANDICAP GRAB BARS. C. FIRESTOPPING AT INTERSECTION OF ALL PARTITIONS AND

CELINGS. MISCELLANEOUS BLOCKING, CLEATS AND SUPPORTS FOR OUNER SUPPLIED ITEMS.

UNIER SUPPLIED ITEMS.
 B. PRODUCTS
 I. GYTSVIT PAVIELS
 I. GYTSVIT PAVIELS</l

FOR WALLS OTHER THAN DEMISING WALLS! PROVIDE HORIZONTAL STUD BRACING AT 6 - 9' ON CENTER AND DIAGONAL BRACING ABOVE THE CEILING. ANCHOR TO STRUCTURE AS DIRECTED BY LANDLORD AND AS REQUIRED BY CODE.
 TAPE AND SPACKLE ALL JOINTS AND SCREW HOLES SUITABLE FOR FINISH PANTING.
 FIRE TAPE ALL CONCEALED AND FIRE RATED WALLS.
 ALL VERTICAL AND HORIZONTAL INSTALLATION PER APPLICABLE CODE AND MANTACTURER'S PUBLISHED RECONTENDATIONS.
 PROVIDE BACKING FOR HANDICAP GRAB BARS

ACOUSTICAL PANEL CEILING

A. U.9. GYPSUM CO. - 51ZE 24" X 48" N DONN DXLA (OR APPROVED EQUAL) GRID SYSTEM GRID SYSTEM, COLOR: UNITE I. Main RINNER: HEAVT DUIT TYPE, HANGER SPACING 4 4" 0"

OC. B. EXTRA STOCK I. PROVIDE TO GUNER AN EXTRA STOCK OF APPROXIMATELY 10% OF EACH TYPE OF ACCUSTICAL MATERIAL USED, ALL CAREFULLY URAPPED, FOR OWNER FUTURE USE AND MAINTENANCE.

AND KEYS. C. EXECUTION I. INSTALL HARDWARE IN ACCORDANCE WITH REQUIREMENTS OF BHTA AND THE HANFACTURER. 2. DOORS SHALL BE FACTORY MACHINED FOR HARDWARE. PERIOD CONTRACTOR WILL SUPPLY AND INSTALL PERMANENT CORES

GENERAL
 POLIGHED, ALL CORNERS SHALL BE CHAPPERED.
 PRODUCTS
 MALL STOREFRONT GLAZING: CLEAR TEMPERED OR LAMINATED SAFETY GLASS MA* AND MA* THICK PER INDUSTRY SIZE RECONTENDATIONS.
 GLAZING SYSTEM: MANEACTURER'S STANDARD GASKET GLAZING I. ALL FRAMELESS GLASS SHALL HAVE EXPOSED EDGES GROWD AND "GLAZING MANIAL".
 TEMPERED GLASS: CLEAR FLOAT, HEAT TREATED TO 45 TIMES ANNEALED STRENGTH, FREE OF ALL VISIBLE TONG MARKS, M4* THICK.

THICK OTHER INTERIOR GLAZING, CLEAR FLOAT GLASS, QUALITY Q3,

14" THICK 915TEN COMPLYING WITH PERFORMANCE REQUIREMENTS AND FGMA C. EXECUTION

RECUISON STRICTLY COMPLY WITH GLASS MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS OF THE REMA "GLAZING MANUAL" AND "SEALANT MANUAL".

A. ALL FINISH MATERIALS SHALL BEAR APPROVED FIRE RESISTANCE AND SMOKE CONTRIBUTION RATINGS WHICH COMPLY WITH 2000 IBC SECTION B03 REQUIREMENTS, AND WHERE REQUIRED, SHALL BE FILED WITH BUILDING DEPARTMENT. B. INTERIOR FINISH IFTS SHALL MEET FIRE CLASSFICATION B, FLATE SMEAD INDEX 26-15, AND BE LASELED WITH APPROPRIATE UL DATE OMES AND INDEX 26-15, AND BE LASELED WITH APPROPRIATE UL C. ALL COMES, CARPENING, AND MATERIALS AS SELECTED BY THE ARCHITECT. SEE FINISH SCHEDULE.

D. FLASH PATCHING I. LEVEL AND SMOOTH EXISTING FLOOR WHERE REQUIRED, TO RECEIVE VINTL COMPOSITION TILE AND GLUEDOWN CARPET. MATERIAL SHALL BE COMPLETELY COMPATIBLE WITH BOTH FLOOR COVERISS AND ADJESIVES. A. AT CARPET/FLOORING TRANSITIONS USE FLASH PATCHING COMPOUND TO PROVIDE SMOOTH TRANSITION AS DETAILED.

09680 VINTL TILE FLOORING & VINTL BASE

 A. VINYL TILE FLOORING BY ARTISTRONG BORLD INDUSTRIES, INSTALL WITH GRAIN IN ONE DIRECTION ONLY. NO CHECKERBOARD PATTERN.
 VINYL BASE BY JONROVITE 4' COVE. INSTALL IN CONTINUOUS LENGTHS, DO NOT INSTALL BASE BEHIND SHELVING, APPLY ON SHELVING UNITS AFTER THEY HAVE BEEN INSTALLED.
 C. PROVIDE 'ATTIC STOCK OF EACH (5% MIN). D. ALL MEANS OF EGRESS WALKING SURFACES SHALL BE SLIP-RESISTANT PER IBC 100326 STANDARDS

WALL COVERING

05720

00000

APPEARANCE

NEW EQUIPMENT/APPLIANCES

PLASTIC SIGNS

NOTE

A. PRODUCTS

I SLAT WALL TO BE PLASTIC LAMINATE FINISH WITH CLEAR ANODIZED ALLIMINIT REVEALS 2. ALL BLAT WALL MATERIAL TO BE COMPLIANT WITH IBC SECTION 803 CLASS B FLATE SPREAD AND SHOKE DEVELOPMENT RATINGS. 3. ALL BLAT WALL TO BE FROVIDED BY CUNER

PANTNG

PRODUCTS
 MATERIALS FOR PAINTING: PER COLOR SCHEDULE. SUBMIT SATPLES FOR APPROVAL TO THIS ARCHITECT AND OWNER PRIOR TO CONTINUENDS WORK INCLUDES SURFACE PREPARATION AND FIELD APPLICATION OF ALL PAINTS AND COATINGS.
 FINISH MATERIALS: COMPORT TO ALL APPLICABLE CODES FOR FLATENDYCKE RATING REQUIREMENTS.

3. ALL PRIMERS AND UNDERCOATS TO BE TINTED TO THE APPROXIMATE COLOR OF THE SELECTED FINISH COAT.

 EXECUTION
 ALL DRYWALL SHALL BE FREE OF SANDING DUST AND JONT TREATHENT CENTENT AND BE THOROUGHLY DRY. PRIME ALL SURFACES AND FINISH WITH TWO COATS LOU LUSTER.
 PANTNG TO BE UNFORT IN APPEARANCE AND LUSTER AND FREE OF DRIPS, SAGS, AND HOLIDAYS.
 REMOVE ALL PANT DRIPS, ETC. FROM ADJACENT SURFACES AND CLEAN ALL SURFACES. PROVIDE ADDITIONAL COATS WHEN UNDERCOATS, STAINS OR OTHER CONDITIONS SHOU THROUGH FINAL PAINT COAT UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND

4. PRIME AND FINISH ALL EXPOSED WOOD AND METAL WITH TWO COATS SETI-GLOSS PERF FINISH SCHEDULE. 5. PROVIDE "ATTIC" STOCK OF 2 GALLONS OF EACH COLOR

A. ALL EQUIPTIENT AND APPLIANCES WILL BE LISTED AND LABELED AND ALL MANUFACTNER'S INSTALLATION AND TESTING INSTRUCTIONS FOR ALL EQUIPTION AND APPLIANCES WILL BE MADE AVAILABLE TO THE CODE OFFICIAL DURING THE FIELD INSPECTIONS. IBC (104-3), ING (3033, SITU), NEC (10-2, 10-3), ING (3021)

B. ALL EQUIPHENT/APPLIANCES SHALL BE NEW OR REUSED. REUSED EQUIPHENT, MATERIALS, AND DEVICES SHALL BE RECONDITIONED. TESTED AND PLACED N GOOD AND REPORTER WORKING CONDITION AND APPROVED BY THE CODE OFFICIAL. A LIST OF ALL REUSED EQUIPHENT, MATERIALS AND DEVICES SHALL BE MADE AVAILABLE TO THE CODE OFFICIAL DURING THE FIELD INSPECTIONS. TADE AVAILABLE TO THE CODE OFFICIAL DURING BC (104.9), ITC (105.4), IEC (601.4) AND IPC (105.5).

A. ALL PLASTIC SIGNAGE SHALL MEET 2000 IBC (402.14) STANDARDS B. PROVIDE SHOP DRAWINGS FOR ALL SIGNAGE TO MALL AND CITY FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

PORTABLE FIRE EXTINGUIGHERS

A. VERIFY EXISTING PORTABLE FIRE EXTINGUIGHERS. PROVIDE NEW OR REFILL EXISTING PER FIRE MARSHALL RECOMENDATIONS.

B. REUSED FIRE EXTINGUISHERS SHALL BE RECONDITIONED, TESTED AND PLACED IN GOOD AND PROPER WORKING CONDITION. C. FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH THE ICC INTERNATIONAL FIRE CODE (BC(906.))

DECORATION AND THEM NOTE ALL DECORATIONS AND TRIM TO COMPLY WITH LBC. SECTION 804 STANDARDS

A. DO NOT HANG ANY NEW CONSTRUCTION FROM METAL ROOF DECK.

B. CONTRACTOR OR OTHER MUST FIELD VERIFY DRAWING AND DIFIDNSIONS IN FIELD FRIOR TO CONSTRUCTION. IF DRAWINGS DIFFER FROM FIELD THEN CONTRACTOR MUST CONTACT LADB TO RESOLVE ANY DISCREPANCIES.

C. CONTRACTOR SHALL NOTIFY ZA DESIGN BUILD SHOULD THERE BE ANY DISCREPANCIES WITH MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, CIVIL, ETC. DRAWINGS VERSES WHAT IS IN FIELD.

D. DRAWINGS SHALL BE SUBHITTED BY OWNER / CONTRACTOR TO ALL AUTHORITIES (TOUNSHIP, CITY, STATE, FEDERAL, ETC.) FOR APPROVAL PRIOR TO START OF CONSTRUCTION



31313 NORTHWESTERN HWY., SUITE 104 FARMINGTON HILLS, MICHIGAN 48334 OFFICE - 248-767-6928 FAX-248-564-5277



PROJECT:

PROPOSED FACADE ALTERATION 21034 MACK AVENUE GROSSE POINTE WOODS, MICHIGAN 48236

ISSUED FOR:

PERMIT 02-28-2021

RECEIVED

JUL 13 2022

CITY OF GROSSE PTE WOODS BUILDING DEPARTMENT

DO NOT SCALE PRINTS -USE FIGURED DIMENSIONS ONLY

JOB NO.

21-017