

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting
Tuesday, January 22, 2019
7:00 p.m.

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:**
 - Planning Commission Workshop – 11/27/18
 - Planning Commission – 11/27/18
7. **PUBLIC HEARING TO AMEND THE 2007 GROSSE POINTE WOODS CITY CODE, CHAPTER 50, ZONING ARTICLE III DISTRICT REGULATIONS, BY ADDING NEW SECTION #50-186 "PROHIBITED USES – MARIJUANA ESTABLISHMENTS", TO PROHIBIT MARIJUANA ESTABLISHMENTS UNDER THE MICHIGAN REGULATION AND TAXATION OF MARIHUANA ACT (MRTMA)**
 - A. Committee-of-the-Whole Excerpt – 10/22/18
 - B. Letter – 11/07/18 – City Attorney (C. Berschback)
 - C. City Council Excerpt – 11/19/18
 - D. Letter – 11/20/18 – City Attorney (C. Berschback)
 - E. Planning Commission Excerpt – 11/27/18
 - F. Letter – 01/10/19 – City Attorney (C. Berschback)
 - (1) Resolution
 - (2) Proposed Ordinance #50-186 Prohibited Uses – Marijuana Establishments
 - G. Affidavit of Legal Publication – 01/03/19
8. **PC ATTENDANCE FOR 2018 CITY COUNCIL MEETINGS:**
 - Memo – 12/03/18 – Building Inspector (Tutag)
9. **ELECTION OF CHAIR AND VICE-CHAIR/SECRETARY:**
10. **ADOPTION OF RULES OF ORDER AND PROCEDURE:**
 - A. PC Excerpt – 01/23/18
 - B. Rules of Order and Procedure – 01/23/18

11. **FAÇADE CHANGE: 20853 MACK AVENUE: ORANGE THEORY FITNESS**
 - A. Memo with 10 Photos – 01/14/19 - Building Inspector (Tutag)
 - B. Letter of Request – 01/03/19
 - (1) Sheet TS1.1 – Title Sheet – 01/02/19
 - (2) Sheet A1.1 – Architectural Floor Plan – 01/02/19
 - (3) Sheet A2.1 – Reflected Ceiling Plan – 01/02/19
 - (4) Sheet A3.1 – Exterior Elevations & Door/Hardware Schedule – 01/02/19
 - (5) Sheet A3.2 – Exterior Building Elevations – 01/02/19
 - (6) Sheet A4.1 – Wall Sections & Canopy Detail – 01/02/19
 - (7) Sheet A4.2 – Typical Details – 01/02/19
 - (8) Sheet PS1.1 – Project Specifications – 01/02/19
 - (9) Sheet PS1.2 – Project Specifications – 01/02/19
 - (10) Sheet REF-1 – Reference Floor Plan – 01/02/19

12. **BUILDING OFFICIAL’S MONTHLY REPORT:**
 - Building Department Reports – November 2018
 - December 2018

13. **COUNCIL REPORT/s:**
 - November – Gilezan
 - December – Hamborsky
 - January – Ketels

14. **INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**
 - February – Profeta

15. **NEW BUSINESS:**
 - Subcommittees:**
 - A. 2020 Plan (Chair Hamborsky/Vitale/Fuller/Gilezan)
 - B. Branding (Chair Profeta/Hamborsky/Ketels)
 - C. Crosswalk/Pocket Park (Chair Fuller/Vaughn/Vitale)
 - D. Streetscape (Chair Roczycki/Gilezan/Hamborsky)

16. **PUBLIC COMMENT:**

17. **ADJOURNMENT:**

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT) POSTED
AND COPIES GIVEN TO NEWSPAPERS

Notice: The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to said meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or calling the A.D.A. Coordinator or the City Clerk’s office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2445; or Telecommunications Device for the Deaf (TDD) (313) 343-9249.

MINUTES OF THE PLANNING COMMISSION WORKSHOP MEETING HELD ON NOVEMBER 27, 2018, IN THE CONFERENCE ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 6:33 p.m. by Chair Hamborsky.

Roll Call: Chair Hamborsky
Planning Commissioners: Fuller, Gilezan, Ketels, Profeta, Vaughn, Vitale

Absent: Rozycki

Also Present: Building Official Tutag
Deputy City Clerk Antolin

Also in attendance was Donna O'Keefe representing The Avenue in the Woods Business Association.

Motion by Profeta, seconded by Vitale, that tonight's agenda be accepted as presented.

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn, Vitale
NO: None
ABSENT: Rozycki

Discussion ensued regarding rejuvenating the 2020 plan by moving projects along with reports and updates. The key topic of this meeting was to review the current ordinances and provide any changes or additions that may be beneficial to the city, residents, and business owners.

It was suggested that some of the changes can be implemented within the site plan approval process for new tenants. Here are some examples:

- Require extensive site plan improvements for landscaping;
- Tie right-of-way and streetscape improvements to business owners;
- Require façade improvements.

Discussion ensued regarding the Sign Ordinance. Uniformity creates a nice look with the streetscapes. It was recommended that the Planning Commission revisit this ordinance. Some topics included:

- Types of signs that should or should not be allowed. Blade signs, sandwich board (A-Frame) signs and neon signs are some examples;
- Types of awnings - striped awnings and barrel shaped awnings;
- Lack of graphics on signs.

The Planning Commission requested the Building Official to:

- Meet with the City Attorney to discuss policy and procedure to ordinance changes;
- Revisit old Planning Commission files;
- Produce a copy of the City of Birmingham's sign ordinance.

Discussion ensued regarding other ideas or concepts that would enhance the Mack Avenue experience. Some of these ideas included:

- Street directory;
- Walkability on Mack Avenue;
- Events on Mack Avenue;
- Holiday lights;
- Pre-paid or bagged parking meters.

Other topics of interests regarding ordinance changes were:

- Increase driveway allowance from 30% to 35%;
- Solar Ordinance for both commercial and residential properties.

Motion by Vaughn, seconded by Gilezan, that the Planning Commission Workshop be adjourned at 7:33 p.m. Passed unanimously.

Respectfully submitted,

Paul P. Antolin
Deputy City Clerk

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON NOVEMBER 27, 2018, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:36 p.m. by Chair Hamborsky.

Roll Call: Chair Hamborsky
Planning Commissioners: Fuller, Gilezan, Ketels, Profeta, Vaughn, Vitale

Absent: Rozycki

Also Present: Building Inspector Tutag
Deputy City Clerk Antolin

The Planning Commission, Administration and the audience Pledged Allegiance to the Flag.

Motion by Vaughn, seconded by Gilezan, to excuse Commission Member Rozycki from tonight's meeting.

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn, Vitale
NO: None
ABSENT: Rozycki

Motion by Vaughn, seconded by Profeta, that all items on tonight's agenda be received, placed on file, taken in order of appearance.

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn, Vitale
NO: None
ABSENT: Rozycki

The Chair recognized Council Representative Granger who was in attendance.

Motion by Gilezan, seconded by Vaughn, regarding **Approval of Minutes**, that the Regular Planning Commission Minutes of October 23, 2018, be approved as submitted.

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn, Vitale
NO: None
ABSENT: Rozycki

The next item on the agenda was **Site Plan Review: Southpointe Vintage, 19517 Mack Avenue.**

The Building Official provided an overview of his memo dated November 14, 2018, and recommended approval of this request.

The following individual was heard on behalf of the petitioner:

Edward J. Russell III
Russell Development Company

Discussion ensued regarding the site plan review for **Southpointe Vintage, 19517 Mack Avenue.**

Motion by Vitale, seconded by Ketels, regarding site plan review: **Southpointe Vintage, 19517 Mack Avenue.**, to approve the site plan as presented.

Motion by Vitale, seconded by Ketels, that the previous motion be amended by adding, "and to include the North and South connections to the existing building be reviewed by the Building Official."

Motion by Vitale, seconded by Ketels, that the previous motion be amended by adding, ", and to also include the Building Official's review and approval of the lighting and landscaping improvements in front of the building."

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn, Vitale
NO: None
ABSENT: Rozycki

The next item was to **Schedule a Public Hearing: Michigan Regulation and Taxation of Marijuana Act (MRTMA).**

Discussion ensued regarding the purpose, procedures, and scheduling of the Public Hearing for a zoning ordinance amendment prohibiting marijuana facilities. The Building Official was asked to include the attachments from the City Attorney's letter dated

November 20, 2018, into the December's meeting packet. The attachments to be included are as follows:

1. The "Resolution for land use moratorium regarding recreational marijuana establishments."
2. The draft ordinance amendment to Sec. 50-186 – "Prohibited Uses-Marijuana Establishments", to prohibit marijuana establishments under the Michigan Regulation and Taxation of Marijuana Act (MRTMA).

Motion by Profeta, seconded by Vaughn, regarding scheduling a Public Hearing for a zoning amendment with regard to Michigan Regulation and Taxation of Marijuana Act (MRTMA), that a Public Hearing be scheduled for January 22, 2019 at 7:00 p.m.

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn, Vitale
NO: None
ABSENT: Rozycki

The next item was the **Building Official's Monthly Report for October of 2018**, and the following items were presented:

1. Building Official is pleased with amount of construction throughout the city.
2. Many residents and businesses are renovating.
3. Beyond Juicery and Eatery has inspections scheduled prior to the holidays.
4. Jersey Mike's has permits ready to move forward for renovations.
5. There have been preliminary meetings with Montana Properties.
6. Demolition at Hawthorne and Marter has finally taken place.

Commissioners Fuller and Gilezan reported on the October and November 2018 Council Meetings, respectively.

The Chair stated he is the Planning Commission Representative scheduled to attend Council Meetings for the month of December.

Under New Business, the following items were discussed:

- **2020 Plan-** There is lots of activity from the subcommittees. The Chair will be presenting the 2020 Plan to the Grosse Pointe Foundation on December 4, 2018. Planning Commission would like to stay engaged with City Council to facilitate progress with the 2020 Plan. There were suggestions of possibly presenting 2020 plan to business owners within the city.
- **Branding –** An update was given regarding the status of The Avenue in the Woods Business Association. The association will be attending the Committee-of-the-Whole Meeting on December 10, 2018. The Commission would like to maintain open communication with the association to keep the momentum of interest going.

There was a consensus to try to set up a meeting with the association in January 2019.

- **Crosswalk/Pocket Park** – The subcommittee met with the Building Official, Public Safety Director and a traffic consultant on November 6, 2018. Key points to the meeting were as follows:
 - Develop a pilot crosswalk.
 - Contact the City Engineer to create concept plan.
 - Meet with Wayne County Officials to discuss the plan.
 - Finalize concept plan and budget.
 - Develop presentation package.

Currently, the Commission is waiting on feedback from the consultant.

- **Streetscape** – The Chair and Commissioner Gilezan will meet to revisit the progress and goals of this subcommittee.

Under New Business the following was heard:

- Article regarding the Headlee Amendment;
- New Bicycle Law – Bicyclists must be at least 3' away from other cyclists.

Motion by Gilezan, seconded by Profeta, that the Planning Commission Meeting adjourn at 9:19 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
Deputy City Clerk

COMMITTEE-OF-THE-WHOLE MINUTES EXCERPT
10-22-18

The City Attorney then provided an overview regarding the November 6th Proposal 1, **recreational marijuana**. If the initiative passes, the law will go into effect ten days after it passes. Cities have plenty of time to determine whether they are going to permit marijuana establishments. It will be legal for 21 year old people to smoke but not in public. Retail marijuana stores are also part of the Act. In the past the City took no action thereby not allowing medical marijuana. If it is the intent to prohibit recreational marijuana, the City needs to opt-out, and following discussions with the Building Official that would be done through the Zoning Ordinance. The issue would first go to the Planning Commission for a report and then to Council for first/second ordinance readings. There is no specific timeline in the new Act, and the State will have a year to promulgate the rules for issuing licenses.

The City Attorney recommended the Council address a Land Use Moratorium at the November 19th meeting until such time as the City may enact an ordinance that will prohibit marijuana establishments in Grosse Pointe Woods, adding the moratoriums are being upheld in the courts.

There was a consensus of the Committee to prohibit the use of recreational marijuana and directed the City Attorney to prepare a moratorium.

CHARLES T. BERSCHBACK
ATTORNEY AT LAW
24053 EAST JEFFERSON AVENUE
ST. CLAIR SHORES, MICHIGAN 48080-1530

(586) 777-0400
FAX (586) 777-0430
blbwlaw@yahoo.com

CHARLES T. BERSCHBACK

DON R. BERSCHBACK
OF COUNSEL

RECEIVED
NOV - 7 2018
CITY OF GROSSE PTE. WOODS

November 7, 2018

The Honorable Mayor and City Council
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

RE. Michigan Regulation and Taxation of Marijuana Act (MRTMA) / Agenda item 11.19.18

Dear Mayor and Council:

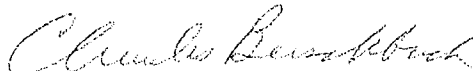
On November 6, 2018, the Michigan Electorate voted to adopt the MRTMA. The Act allows municipalities to make a decision on whether a "marijuana establishment" should be allowed to operate within each city. If the City of Grosse Pointe Woods wishes to allow these uses, I should be directed to start drafting comprehensive zoning ordinances consistent with the MRTMA. If not, the Council should direct me to draft an ordinance making clear that recreational marijuana establishments are prohibited.

Regardless of which decision is made, it will be best to place such an ordinance in Chapter 50 relating to Zoning. Any ordinance would require a report from the Planning Commission. Administration is prepared to have this on the next Planning Commission Agenda scheduled for November 27, 2018. The Council would then receive their report and address the proposed ordinance on December 3, 2018 or at a later date as directed by Council.

Because of the time involved in drafting, reviewing, and enacting a zoning ordinance, I am recommending that the Council adopt a resolution for a six month moratorium regarding recreational marijuana establishments. I have attached a proposed resolution to this letter.

I am also requesting direction from the Council regarding what type of ordinance to draft. Thank you.

Very truly yours,



CHARLES T. BERSCHBACK

CTB:nmg
Enclosures

cc: Bruce Smith
Lisa Hathaway
Don Berschback
Gene Tutag

Motion by Bryant, seconded by Shetler, regarding **Resolution – Michigan Regulation and Taxation of Marijuana Act (MRTMA)**, that the City Council adopt the Resolution as presented.

Motion carried by the following vote:

Yes: Bryant, Granger, Koester, McConaghy, McMullen, Novitke, Shetler

No: None

Absent: None

Motion by Bryant, seconded by Shetler, regarding **amendment to the Zoning Ordinance**, that the City Attorney be directed to prepare an amendment to the Zoning Ordinance, Chapter 50, making it clear that marijuana establishments are prohibited, and forward to the Planning Commission for their review at the meeting on January 22, 2019.

Motion carried by the following vote:

Yes: Bryant, Granger, McConaghy, McMullen, Novitke, Shetler

No: Koester

Absent: None

CHARLES T. BERSCHBACK

ATTORNEY AT LAW
24053 EAST JEFFERSON AVENUE
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FAX (586) 777-0430
blbwlaw@yahoo.com

CHARLES T. BERSCHBACK

DON R. BERSCHBACK
OF COUNSEL

November 20, 2018

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

RE. November 27, 2018 Agenda Item
Scheduling Recreational Marijuana Ordinance Public Hearing

Dear Planning Commission:

The Michigan Regulation and Taxation of Marijuana Act (MRTMA) was passed after a ballot initiative on November 6, 2018. On November 19, 2018 the City Council adopted a resolution providing for a six month land use moratorium regarding recreational marijuana establishments (attached).

The Council also directed me to prepare an ordinance consistent with the new Act which would prohibit marijuana establishments as a use in all districts in the City. I have attached a copy of that Ordinance for your review.

Because this Ordinance will be part of Chapter 50 Zoning, Section 50-120 allows the Council to amend the zoning regulations "after report by the Planning Commission".

I have reviewed the Act and have reviewed comments from other City Attorneys regarding ordinances in this regard. It is simply a matter of making clear that the marijuana establishments are prohibited as shown in the attached draft ordinance.

MCL 125.3306 requires the Planning Commission to hold at least one public hearing before submitting its report/recommendation for a proposed zoning ordinance to the City Council. Accordingly, I am requesting that the Planning Commission schedule a public hearing on this matter for its January meeting. Administration will then post and publish the appropriate notices.

If you have any questions, please call.

Very truly yours,


CHIP BERSCHBACK

CTB:nmg

Enclosures

cc: City Council
Bruce Smith
Gene Tutag
Sue Stewart

The next item was to **Schedule a Public Hearing: Michigan Regulation and Taxation of Marijuana Act (MRTMA).**

Discussion ensued regarding the purpose, procedures, and scheduling of the Public Hearing for a zoning ordinance amendment prohibiting marijuana facilities. The Building Official was asked to include the attachments from the City Attorney's letter dated November 20, 2018, into the December's meeting packet. The attachments to be included are as follows:

1. The "Resolution for land use moratorium regarding recreational marijuana establishments."
2. The draft ordinance amendment to Sec. 50-186 – "Prohibited Uses-Marijuana Establishments", to prohibit marijuana establishments under the Michigan Regulation and Taxation of Marihuana Act (MRTMA).

Motion by Profeta, seconded by Vaughn, regarding scheduling a Public Hearing for a zoning amendment with regard to Michigan Regulation and Taxation of Marijuana Act (MRTMA), that a Public Hearing be scheduled for January 22, 2019 at 7:00 p.m.

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn, Vitale
NO: None
ABSENT: Rozycki

CHARLES T. BERSCHBACK

ATTORNEY AT LAW
24053 EAST JEFFERSON AVENUE
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(586) 777-0400
FAX (586) 777-0430
blbwlaw@yahoo.com

CHARLES T. BERSCHBACK

DON R. BERSCHBACK
OF COUNSEL

January 10, 2019

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

RE. Recreational Marijuana Ordinance Public Hearing
Agenda Item January 22, 2019

Dear Planning Commission:

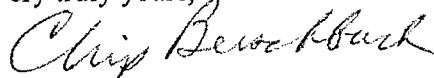
I have attached a copy of my original letter which placed this item on the January 22nd Planning Commission agenda.

I have also attached a copy of the proposed ordinance. As previously noted, our Zoning chapter allows the Council to amend the zoning regulations "after a report by the Planning Commission".

I propose the following motion: "After review of the proposed ordinance prohibiting marijuana establishment uses, the Planning Commission concurs with the draft of the ordinance prepared by the City Attorney and recommends to the City Council that the ordinance be adopted."

If you have any questions please call.

Very truly yours,



CHIP BERSCHBACK

CTB:gmr
Enclosures

cc: Bruce Smith
Lisa Hathaway
Gene Tutag
Sue Stewart

**CITY OF GROSSE POINTE WOODS
RESOLUTION FOR LAND USE MORATORIUM
REGARDING RECREATIONAL MARIJUANA ESTABLISHMENTS**

WHEREAS, the City of Grosse Pointe Woods is currently reviewing the appropriateness of allowing certain land uses relating to businesses which, because of their nature, are recognized as having a potential to detract from neighborhoods, potentially adversely affect property values, potentially cause an increase in crime, and have other undesirable effects, and

WHEREAS, the City has initiated a review to determine the appropriate ordinances regarding recreational marihuana establishments, and

WHEREAS, City of Grosse Pointe Woods has a legitimate purpose in addressing the appropriateness of such land use, and

WHEREAS, this review process may take several months to properly accomplish, and

WHEREAS, the City is legitimately concerned that uses may attempt to be established before the revised land use ordinances may be drafted and enacted, thereby defeating the purpose of the ordinance.

WHEREAS, it is a routine and appropriate method to forestall such problems to enact a reasonable moratorium on all land uses for certain businesses until such time as an ordinance can be drafted and enacted,

NOW, THEREFORE, BE IT RESOLVED, that the City of Grosse Pointe Woods hereby temporarily denies use of land for activities relating to the following certain businesses:

Recreational Marihuana Establishments.

BE IT FURTHER RESOLVED that this moratorium shall terminate and be of no further effect upon the effective date of a land use ordinance regulating such activities, or after six months from the effective date of this moratorium, whichever occurs first.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

LISA K. HATHAWAY
City Clerk

CERTIFICATION

I, Lisa K. Hathaway, Clerk of the City of Grosse Pointe Woods, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council on November 19, 2018, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.

LISA K. HATHAWAY
City Clerk

ORDINANCE # _____

**ORDINANCE TO AMEND CHAPTER 50, ZONING,
ARTICLE III DISTRICT REGULATIONS BY ADDING
NEW SEC. 50-186 “PROHIBITED USES – MARIJUANA ESTABLISHMENTS”,
TO PROHIBIT MARIJUANA ESTABLISHMENTS
UNDER THE MICHIGAN REGULATION AND TAXATION
OF MARIHUANA ACT (MRTMA).**

THE CITY OF GROSSE POINTE WOODS ORDAINS:

Sec. 50-186. Prohibited Uses – Marijuana Establishments.

Pursuant to Sec. 6.1 of the Michigan Regulation and Taxation of Marihuana Act (the Act), the City of Grosse Pointe Woods elects to completely prohibit all marijuana establishments as defined by the Act, in all zoning districts in the City of Grosse Pointe Woods.

First reading:

Second reading:

Published GPN:

Adopted:

Effective:

RECEIVED

JAN 08 2019

AFFIDAVIT OF LEGAL PUBLICATION

CITY OF GROSSE POINTE WOODS

Grosse Pointe News

16980 Kercheval
Grosse Pointe, Mich
(313) 882-3

City of Grosse Pointe Woods, Michigan

PLANNING COMMISSION NOTICE

COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

John Minnis

being duly sworn deposes and says that attached

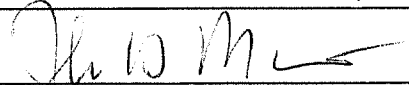
City of Grosse Pointe Woods

was duly published in accordance with instruction
the following date:

January 3, 2019

#2 GPW 1/3 PCN MARIJUANA EST

and knows well the facts stated herein, and that he



NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Grosse Pointe Woods will hold a public hearing under the provisions of Michigan Compiled Laws, Sections 125.3101 through 125.3702 as amended, to consider amendments to Chapter 50 Zoning, at a meeting scheduled for Tuesday, January 22, 2019, at 7:00 p.m. in the Council Room of the Municipal Building. The proposed ordinance is available for public inspection at the Municipal Building, 20025 Mack Plaza, between 8:30 a.m. and 5:00 p.m., Monday through Friday. All interested persons are invited to attend and will be given opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's office, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313 343-2440 seven days prior to the meeting:

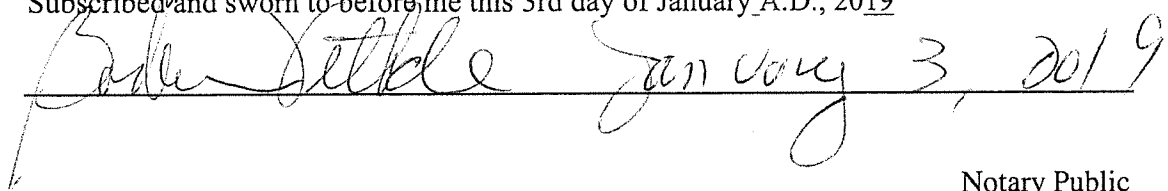
An ordinance to add to Chapter 50, Zoning of the 2017 Grosse Pointe Woods City Code, in accordance with the Zoning Enabling Act:

ORDINANCE TO AMEND CHAPTER 50, ZONING, ARTICLE III DISTRICT REGULATIONS BY ADDING NEW SEC. 50-186 "PROHIBITED USES-MARIJUANA ESTABLISHMENTS", TO PROHIBIT MARIJUANA ESTABLISHMENTS UNDER THE MICHIGAN REGULATION AND TAXATION OF MARIJUANA ACT (MRTMA).

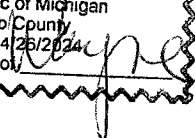
Lisa Kay Hathaway
City Clerk

G.P.N.: 1/3/2019

Subscribed and sworn to before me this 3rd day of January A.D., 2019



Notary Public

Barbara Vethacke
Notary Public of Michigan
Macomb County
Expires 04/26/2024
Acting in the County of 

**CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT
MEMORANDUM**

TO: Planning Commissioners
FROM: Gene Tutag, Building Official
DATE: December 3, 2018
SUBJECT: PC Member Attendance at 2019 City Council Meetings

City Council meetings are normally held on the first and third Mondays of each month at 7:00 p.m. A Planning Commission member is required to attend such meetings. Below are meeting dates with Planning Commission Members assigned for that month. Please make every effort to be in attendance to report back to the Planning Commission.

MONTH	DATES	PC MEMBER
January	7 - 28	Ketels
February	4 - 25	Profeta
March	4 - 18	Rozycki
April	1 - 15	Vaughn
May	6 - 20	Vitale
June	3 - 17	Fuller
July	1 - 15	Gilezan
August	5 - 19	Hamborsky
September	9 - 16	tbd (new member)
October	7 - 21	Ketels
November	18 - 25	Profeta
December	2 - 16	Rozycki

If you cannot attend specific meeting/s, please make arrangements with other Planning Commission Member/s to cover.

PLANNING COMMISSION EXCERPT
01-23-18

Discussion ensued regarding the **Planning Commission Rules of Order and Procedure**, and changing the meeting start time to 7:00 p.m. There was a consensus of the Commission to change the start time commencing January 2019, and to amend the rules in 2019 to include this change under Item 5 of the rules.

Motion by Vitale, seconded by Hamborsky, to change the Planning Commission Meeting start time from 7:30 p.m. to 7:00 p.m. effective January 2019.

MOTION CARRIED by the following vote:
YES: Fuller, Gilezan, Hamborsky, Profeta, Reiter, Rozycki, Vaughn, Vitale
NO: None
ABSENT: Stapleton

Motion by Profeta, seconded by Rozycki, that the Planning Commission approve and adopt the **Rules of Order and Procedure** as presented.

MOTION CARRIED by the following vote:
YES: Fuller, Gilezan, Hamborsky, Profeta, Reiter, Rozycki, Vaughn, Vitale
NO: None
ABSENT: Stapleton

RULES OF ORDER AND PROCEDURE
OF
PLANNING COMMISSION
OF
GROSSE POINTE WOODS

1. The Planning Commission shall be constituted and shall have powers and perform such duties as are provided for in Section 1, Chapter 4, of the City Code of the City of Grosse Pointe Woods.
2. The officers of the Planning Commission shall be a Chair, and Vice Chair/Secretary. The Chair shall preside at all Planning Commission meetings, and in the Chair's absence, the Vice Chair/Secretary shall act in such place and stead.
3. The terms of office of the Chair and Vice Chair/Secretary shall be for a period of one (1) calendar year, or until their respective successors shall be elected and have qualified. At the first scheduled meeting of each calendar year, the Commission shall *elect* from among its members, a Chair and Vice Chair/Secretary who shall be seated at the next regularly scheduled meeting.
4. The City Clerk or the Clerk's agent shall record all proceedings of the Planning Commission.
5. The Planning Commission shall hold regular meetings on the fourth Tuesday in each month, except December, which shall be held on the second Tuesday, as such time and at such Planning Commission shall determine.
6. Special meetings of the Planning Commission shall be called by the City Clerk upon the written request of the Chair, endorsed in writing of two other members, or in such absence, by the Vice Chair/Secretary, endorsed in writing by two other members; or the written request of any three members of the Planning Commission on at least twenty-four (24) hours written notice to each member of the Planning Commission served personally or left at the place of residence; or by a majority affirmative vote of those present at a Planning Commission meeting.
7. No business shall be transacted at any special meeting of the Commission unless the same shall have been stated in the notice of such meeting, provided that the provisions hereof may be waived by consent of the members of the Commission present and the written consent of the absent members.
8. All meetings, both regular and special, shall be open to the public.
9. The majority of the members of the Planning Commission in office shall constitute the quorum for the transaction of business at any meeting thereof and in the event of a lack of quorum,

the members of the Commission so present shall adjourn any such meeting to a later date.

10. The business of all meetings of the Commission shall be transacted, so far as possible, in the following order:

- Roll Call
- Approval of minutes
- Matters appearing upon the Agenda
- New Business

11. The presiding officer shall preserve order and decorum and shall speak to points of order in preference to other members. The presiding officer shall decide questions of order subject to appeal to the Commission, which appeal must be duly moved and seconded and sustained by majority vote of the Commission.

12. Before any member of the Commission, officers, or person in the audience may address the Commission, permission to do so must be obtained from the presiding officer, provided that any person having the floor shall not be interrupted unless ruled out of order by the presiding officer.

13. Approval of the Planning Commission shall be evidenced by a duly adopted motion or resolution of the Commission and by the execution of the "approval stamp" affixed to the front elevation of the building, the Plot Plan, the plat, the subdivision restrictions, the property use statement and other documents, as the case may be requiring approval by the Chair, or in the Chair's absence, by the Vice Chair/Secretary of the Commission, and when so approved the same shall be delivered to the City Clerk for further processing.

14. The Chair, in consultation with the Building Official, shall prepare an agenda of all matters which will be considered at each meeting, which agenda shall be distributed among the Commission members at least forty-eight (48) hours prior to the time of holding the meeting. Any matter not on the agenda shall not be acted upon without the unanimous consent of the members of the Commission present at such meeting, provided, if any matter is presented upon motion duly made and seconded, objection to action thereon shall be immediately voiced by any objecting members of the Commission before discussion is entered upon and, if no such objection is voiced, no objection shall thereafter be voiced to any action taken or proposed to be taken.

15. Upon request of a majority of the members of the Commission present, any question PROPERLY before the Commission shall be put to vote; such request for a vote shall be acted upon immediately without further discussion of the subject, and shall thereupon bring the question to a direct vote upon a motion to table, a motion to refer, a motion to amend, or upon the main question, in the order named.

16. At the request of a Commission member, any question shall be divided if such question, in the opinion of the presiding officer, is subject to division and shall be submitted as divided.

17. No motion or proposition different from that under consideration shall be admitted under cover of amendment, provided that a substitute motion may be submitted to cover the same subject matter and, if carried, shall result in determining the original motion out of order.

18. No motion shall be debated or put to a vote unless the same shall have been seconded and properly read by the Clerk, or summarized by the Chair.

19. A motion to reconsider any vote upon any question shall be in order at the following meeting of the Commission; provided that a member of the prevailing side intending to move to reconsider shall file a notice in writing of the Member's intention to do so with the Vice Chair/Secretary and the City Clerk within twenty-four (24) hours after the action to be reconsidered was taken. The same number of votes shall be required to reconsider any action of the Commission as is required to adopt the same.

Upon the filing of a Notice for reconsideration, the effect of the action to be reconsidered shall be suspended until action can be taken upon such consideration. Action upon the reconsideration shall be taken at the next regular Commission meeting or at a prior Special Meeting called for that purpose.

20. When any question is under debate, no motion shall be received except the following, and in the order named:

- Motion to adjourn
- Motion to table
- Motion for the question
- Motion to refer
- Motion to amend
- Substitute motion

21. A motion to adjourn shall always be in order except when a vote is being taken or when a member of the Commission has the floor. A motion to adjourn or to table shall be decided without debate.

22. These Rules of Order may be amended or altered by a majority vote of the Commission.

23. The Commission, by a majority affirmative vote of the Commission, may suspend the operation of any one of the aforementioned Rules for a single session, except Section 18.

24. Making of remarks by Commission members should be preceded by asking permission of the presiding officer.

25. Upon the City Clerk receiving a petition directed to the Planning Commission, which petition requires a public hearing under the provisions of the City Code, the City Clerk shall determine whether such petition contains all necessary information and, if so, the City Clerk may establish a date for a public hearing before the Planning Commission and publish any notices required and shall forward such petition to the Planning Commission which shall conduct the public hearing on the date established therefore.

26. **IMPORTANT:** If a Planning Commission Member will be absent for a meeting, the Member must notify the Chair of such anticipated absence as soon as possible prior to such meeting.

27. Except as above provided, Roberts "Rules of Order" shall govern.

28. The Chair shall prepare an annual report to be submitted to the City Council in accordance with the Planning Enabling Act. The report shall be submitted to the Planning Commission for approval in January of each calendar year to ensure that the report is submitted to the City Council for their budget deliberations. The report should summarize the Commission's operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

29. **Conflict of Interest**

A. Before casting a vote on a matter on which a member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the Planning Commission. The member is disqualified from voting on the matter if a conflict exists.

B. Each member of the Commission shall avoid conflicts of interest and/or incompatibility of office. As used here, a conflict of interest shall at a minimum include, but not necessarily be limited to, the following:

1. Issuing, deliberating on, voting on, or reviewing a case concerning him or her.
2. Issuing, deliberating on, voting on, or reviewing a case concerning work on land owned by him or her or which is adjacent to land owned by him or her.
3. Issuing, deliberating on, voting on, or reviewing a case involving a corporation, company partnership, or any other entity in which he or she is a part owner, or any other relationship where he or she may stand to have a financial gain or loss.
4. Issuing, deliberating on, voting on, or reviewing a case which is an action which results in a pecuniary benefit to him or her.
5. Issuing, deliberating on, voting on, or reviewing a case concerning his or her spouse, children, step-children, grandchildren, parents, brothers, sisters, grandparents, parents in-law, grandparents in-law, or members of his or her

household.

6. Issuing, deliberating on, voting on, or reviewing a case where his or her employee or employer is:

- a) An applicant or agent of an applicant, or
- b) Has a direct interest in the outcome.

C. If there is a question whether a conflict of interest exists or not, the question shall be put before the Commission. Whether a conflict of interest exists or not shall be determined by a majority vote of the remaining members of the Commission.

D. When a conflict of interest exists, the member of the Commission, or committee, shall do all of the following as soon as possible.

- 1. Declare a conflict exists at the first available meeting of the Commission or committee;
- 2. Cease to participate at the Commission or committee meetings, or in any other manner, or represent one's self before the Commission, its staff, or others, provided however that the member may remain in the Council chambers during deliberation.

E. If a member of the Commission is appointed to another office, which is an incompatible office with his or her membership on the Commission, then on the effective date of the appointment to the other office, that shall result in an automatic resignation from the Commission. If a member of another office is appointed to the Commission, which is an incompatible office with his or her membership in the other office, then on the effective date of the appointment to the Commission, that shall result in an automatic resignation from the other office.

30. **Capital Improvement Review**

The Planning Commission will review information regarding appropriate capital improvement projects as provided to it by the Administration in order to comply with state law regarding the capital improvement review process.

* * *

**MEMORANDUM
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT**

TO: Planning Commission
FROM: Gene Tutag, Building Inspector *GT*
DATE: January 14, 2019
SUBJECT: 20825 thru 20853 Mack Avenue, Façade Change

The attached plans prepared by Stucky Vitale Architects, submittal date 01/01/19, to modify the existing façade of the east (front) side of 20825 thru 20853 Mack Avenue have been reviewed. The project involves no increase or construction of new floor space. The exterior of this building has not seen an upgrade in many years.

The project is being planned in two phases with the first phase (20853 Mack) involving the removal of the existing mansard roof on the front and removal of a decorative portico structure over the side door, installation of Nichiha panels, composite wood panels, new store front glazing, and the repair and painting of existing masonry. A tenant, Orangetheory Fitness, has signed a lease for this space.

The second phase of the façade improvements, which will be reviewed at a later date, involves the removal of the mansard roof and installing a combination of Nichiha panels and a weathered wood composite siding to the balance of the building. A decorative open metal projection is common to both phases of the façade improvement. New doors are shown on the plans as well.

Painting of the rear elevation is proposed along with new doors and decorative metal gable and shed roofs. Colors shown on the plans are found in the adopted color chart.

The governing section of the city’s code for the project is as follows:

Sec. 50-374. - Change of appearance of building exterior in C, RO-1 or C-2 district.

- (a) *Approval required.* All plans for new construction, renovations, remodeling or exterior building alterations within all C commercial district, the RO-1 restricted office district, and the C-2 high intensity city center district shall be submitted to the building inspector for approval prior to the issuance of any building, sign, or awning permit and any new certificate of occupancy as may be required. All plans will be submitted to the planning commission for review consistent with the design standards ordinance, unless otherwise exempt under subsection (b) of this section.

Sec. 50-373. – Design standards.

(a) General.

- (1) New construction, renovations, remodeling or exterior building alterations within all C commercial, C-2 high intensity city center, and RO-1 restricted office zoning districts shall be designed in conformance with approved design standards found in this section and on file with the building department. The purpose of these design standards is to promote a coordinated and complimentary use of design elements that result in a theme oriented, harmonious appearance and image for the commercial and high intensity residential areas of the city.
- (2) To be in compliance with these standards, all designs as governed by this section shall contain a dominant use of assorted architectural design elements generally described as "Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional." Specific definitions and examples of these elements are included within this section, and in the "design standards" guidelines on file with the building department. The guidelines may be modified by planning commission resolution.

(b) Design components.

- (1) The words "Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional" shall collectively refer to use of a pallet of materials, trim, shapes, forms, colors and details most commonly associated with the dominant architectural styles utilized during the early development of the east coast American towns and cities. Some examples of where these designs are commonly found and featured include Williamsburg, Virginia, Cape Cod, New England and Philadelphia.
- (2) To more specifically define the assorted components that can be utilized to achieve this design style, the design standards guidelines include graphic examples of design elements, all of which are considered by definition of this section to be acceptable when collectively used within a total design. These elements shall be utilized in appropriate proportions and quantity to form an overall total design consistent with the requirements of this section.
- (3) Colors utilized in all design components shall be consistent with the approved color chart on file with the building department and shall be utilized to produce a balanced, coordinated and complimentary total design solution.

Colors shown are found on the approved chart. The Nichiha panels are a high quality exterior building product along with the composite wood panels. Window and door design will also add to the detail, dimension and balance of the façade.

A sample board of materials and colors along with a color rendering will be presented at the meeting.

The exterior design of the building is in keeping with the city design standards as high quality materials and design are being utilized. When completed the building will blend seamlessly into the existing streetscape along Mack Avenue.

Although the new façade is somewhat contemporary in design, approval of the plan for phase one as indicated on the submitted plan is recommended with three (3) conditions:

1. Phase one construction shall commence within six (6) months and be completed one (1) year from issuance of building permit;
2. Owner shall provide a landscape plan prior to completion of the project for the ROW in front of the buildings along Mack Avenue for review by the Building Department and Public Services Director. This plan shall include street furniture, planters, and hardscape.
3. The owner and/or architect will schedule a future meeting to discuss the 2nd phase of the projects design.

1.



2.



3.



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R. 988. 84. 1111
A. 988. 84. 1111
1. 988. 84. 1111

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Grosse Pointe **EYE CENTER**
CORNEA · LASER · CATARACT IMPLANT

20845

Grosse Pointe
Eye Center & Med Spa
P. VERB, M.D., F.A.C.S.
N. MUZ, M.D.
A. TOCCO, O.D.
Fashion Eye Wear
Optical Shop

PULL
WATCH YOUR STEP

5.



6.



7.



8.



9.

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Family Resource Associates
1000 North Main Street
Cincinnati, OH 45203
733-263-1111

NO PARKING
IN FRONT
OF BUS STOP
NO PARKING
IN FRONT
OF BUS STOP



10.





Date: January 3, 2019

Attention: Gene Tutag – Building Official
City of Grosse Pointe Woods

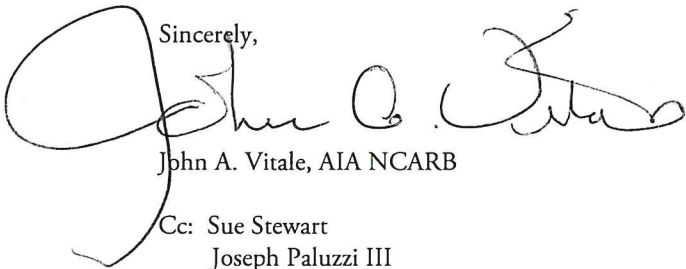
Re: Orange Theory Fitness Center
Architects' Project No.: 2018.063

Dear : Mr. Tutag

Please accept this letter as a request to be placed on the January 22, 2019 schedule for site plan approval by the City of Grosse Pointe Woods Planning Commission. Our office has delivered 16 sets of the proposed renovation design documents.

Please feel free to contact our office if you need any additional information.

Sincerely,



John A. Vitale, AIA NCARB

Cc: Sue Stewart
Joseph Paluzzi III

LEASE SPACE RENOVATION

VERUS DEVELOPMENT GROUP

20853 MACK AVE.

GROSSE POINTE WOODS, MI. 48236

ARCHITECT:

STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MICHIGAN 48067
(248) 546-6700

STRUCTURAL ENGINEER:

CARL J. BOBISH
BOBISH ENGINEERING
1035 HEMLOCK DRIVE
ROCHESTER, MI 48307-1038
(248) 650-8480

APPLICABLE CODES: (COMMERCIAL):

BUILDING CODE:
2015 MICHIGAN REHABILITATION FOR EXISTING BUILDING
2015 MICHIGAN BUILDING CODE (MBC) AS AMENDED

MECHANICAL CODE:

2015 MICHIGAN MECHANICAL CODE AS AMENDED

PLUMBING CODE:

2015 MICHIGAN PLUMBING CODE AS AMENDED

ELECTRICAL CODE:

2014 NATIONAL ELECTRIC CODE (NEC) AS AMENDED & MICHIGAN AMENDMENTS PART 8.

ENERGY CODE:

2015 MICHIGAN BUILDING CODE (CHAPTER 13)
2015 MICHIGAN ENERGY CODE
ASHRAE 90.1-2013 ENERGY STANDARDS FOR BUILDINGS

FIRE CODE:

2015 INTERNATIONAL FIRE CODE REFERENCED IN 2015 MICHIGAN BUILDING CODE

BARRIER FREE REQUIREMENTS:

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOJ)
MBC-2012 (CHAPTER 11)
ICC /ANSI 117.1 - 2009, EXCEPT SECTION 611 & 707

LIFE SAFETY CODES:

2015 NFPA 101 LIFE SAFETY CODE
2013 NFPA 13 STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS
2013 NFPA 72 NATIONAL FIRE ALARM CODE

PROJECT DATA:

BUILDING CODE AUTHORITY:
CITY OF GROSSE POINTE WOODS

OWNER:

VDG MACK AVE. LLC.
399 FISHER RD.
GROSSE POINTE, MI. 48230

TYPE OF CONSTRUCTION:

IIIB

USE GROUP:

A-3 - Assembly

PROJECT AREA:

EXISTING = 3214 GSF
RENOVATION = 2912 SF

TOTAL PROJECT AREA:

= 3214 GSF

OCCUPANT LOAD:

EXERCISE ROOMS = 50 GROSS
= 64 OCC.

EGRESS WIDTH:

REQUIRED (2" PER OCCUPANT) = 12.8"
PROVIDED = 36" x 2 DOORS = 72"

NOTE:

THESE CONSTRUCTION DRAWINGS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY CODE AUTHORITY CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

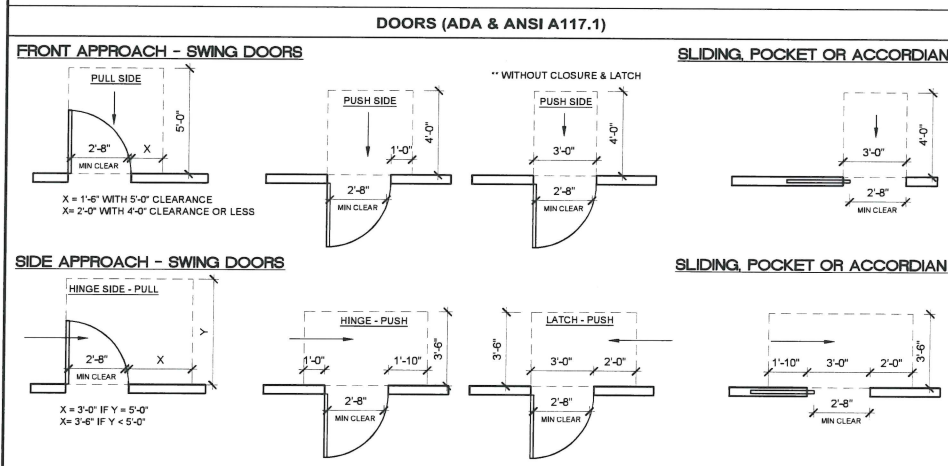


SHEET INDEX		ISSUED FOR			
DRAWING INDEX KEY:		12.03.18	12.10.18	12.28.18	01.02.19
□	NOT ISSUED	OWNER REVIEW	OWNER REVIEW	OWNER REVIEW	S.P.A. SUBMITTAL
○	PREVIOUSLY ISSUED				
■	ISSUED				
☒	REFERENCE				
GENERAL					
TS1.1	TITLE SHEET AND SHEET INDEX AND LOCATOR PLAN	○	○	○	●
ARCHITECTURAL					
A1.1	ARCHITECTURAL FLOOR PLAN + DEMOLITION PLAN	○	○	○	●
A2.1	ARCHITECTURAL REFLECTED CEILING PLAN + DEMO. RCP	○	○	○	●
A3.2	EXTERIOR ELEVATIONS	○	○	○	●
A3.2	EXTERIOR BUILDING ELEVATIONS	○	○	○	●
A4.1	WALL SECTION + CANOPY DETAILS + DOOR/WINDOW SCHED.	○	○	○	●
A4.2	TYPICAL DETAILS	○	○	○	●
PS.1	WALL SECTION + CANOPY DETAILS + DOOR/WINDOW SCHED.	○	○	○	●
PS.2	WALL SECTION + CANOPY DETAILS + DOOR/WINDOW SCHED.	○	○	○	●
REF-1	ORANGE THEORY LAYOUT PLAN	☒	☒	☒	☒

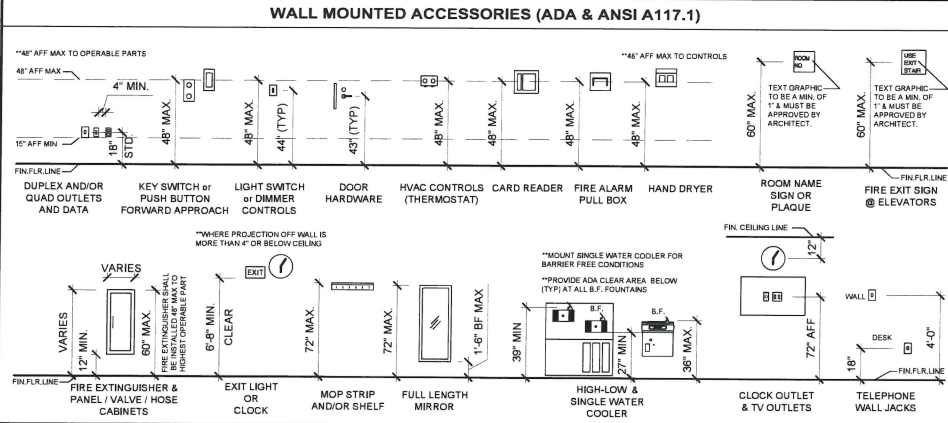
SYMBOL LEGEND		ABBREVIATION	
	DARKENED ARROW INDICATES ELEVATED SECTION	AC	ACOUSTICAL
	ELEVATION NUMBER	ACT	ACOUSTIC CEILING TILE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	ADJ	ADJACENT
	ELEVATION NUMBER	A.F.F.	ABOVE FINISH FLOOR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	ALUM	ALUMINUM
	ELEVATION NUMBER	ANOD	ANODIZED
	SHEET NUMBER WHERE ELEVATION IS LOCATED	BD	BOARD
	ELEVATION NUMBER	BLDG	BUILDING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	BLK	BLOCK
	ELEVATION NUMBER	BLKG	BLOCKING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CEM	CEMENT
	ELEVATION NUMBER	C.J.	CONTROL JOINT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CLG	CEILING
	ELEVATION NUMBER	CL	CENTER LINE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	C.O.	CLEAN OUT
	ELEVATION NUMBER	COL	COLUMN
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CONC.	CONCRETE
	ELEVATION NUMBER	CG	CORNER GUARD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CONST.	CONSTRUCTION
	ELEVATION NUMBER	CONT.	CONTINUOUS
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CORR.	CORRUGATED
	ELEVATION NUMBER	CPT.	CARPET
	SHEET NUMBER WHERE ELEVATION IS LOCATED	C.T.	CERAMIC TILE
	ELEVATION NUMBER	DET.	DETAIL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	DIA.	DIAMETER
	ELEVATION NUMBER	DM.	DIMENSION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	DN	DOWN
	ELEVATION NUMBER	D.O.	DOOR OPENING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	DR.	DOOR
	ELEVATION NUMBER	DWG.	DRAWING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	EA	EACH
	ELEVATION NUMBER	ELEV	ELEVATION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	E.W.	EACH WAY
	ELEVATION NUMBER	EXG.	EXISTING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	EXP.	EXPANSION, EXPOSED
	ELEVATION NUMBER	EXT.	EXTERIOR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	F.D.	FLOOR DRAIN
	ELEVATION NUMBER	FDN.	FOUNDATION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	F.R.P.	FIBER REINFORCED PANELS
	ELEVATION NUMBER	FIN.	FINISH
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FLR.	FLOOR
	ELEVATION NUMBER	F.O.	FACE OF STUD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FR	FRAME
	ELEVATION NUMBER	FTG.	FOOTING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FV.	FIELD VERIFY
	ELEVATION NUMBER	GA	GAUGE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	GALV.	GALVANIZED
	ELEVATION NUMBER	GYP.	GYPSUM
	SHEET NUMBER WHERE ELEVATION IS LOCATED	HDW.	HARDWARE
	ELEVATION NUMBER	H.M.	HOLLOW METAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	HRZ.	HORIZONTAL
	ELEVATION NUMBER	HT	HEIGHT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	I.D.	INSIDE DIAMETER
	ELEVATION NUMBER	INSUL.	INSULATION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	INT.	INTERIOR
	ELEVATION NUMBER	JOINT	JOINT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	LAV.	LAVATORY
	ELEVATION NUMBER	LG.	LONG
	SHEET NUMBER WHERE ELEVATION IS LOCATED	L.L.O.	LONG LEG OUTSTANDING
	ELEVATION NUMBER	L.L.V.	LONG LEG VERTICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	MAX.	MAXIMUM
	ELEVATION NUMBER	MECH.	MECHANICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	MET.	METAL
	ELEVATION NUMBER	MEZZ.	MESZANINE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	M.I.	MISCELLANEOUS IRON
	ELEVATION NUMBER	MIN.	MINIMUM
	SHEET NUMBER WHERE ELEVATION IS LOCATED	MISC.	MISCELLANEOUS
	ELEVATION NUMBER	M.O.	MASONRY OPENING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	M.C.	NOT IN CONTRACT
	ELEVATION NUMBER	N.T.S.	NOT TO SCALE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	O.C.	ON CENTER
	ELEVATION NUMBER	O.D.	OUTSIDE DIAMETER
	SHEET NUMBER WHERE ELEVATION IS LOCATED	OPNG.	OPENING
	ELEVATION NUMBER	OPP.	OPPOSITE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	PL.G.	PLATE GLASS
	ELEVATION NUMBER	PL.S.	PLATE STEEL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	PLAM	PLASTIC LAMINATE
	ELEVATION NUMBER	PLAS.	PLASTER
	SHEET NUMBER WHERE ELEVATION IS LOCATED	PREFAB.	PREFABRICATED
	ELEVATION NUMBER	PROJ.	PROJECT, PROJECTION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	P.S.F.	POUNDS PER SQUARE FOOT
	ELEVATION NUMBER	PT.	POINT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.	RISER
	ELEVATION NUMBER	R.A.	RETURN AIR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.B.	RUBBER BASE
	ELEVATION NUMBER	R.C.	ROOF CONDUCTOR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.C.P.	REFLECTED CEILING PLAN
	ELEVATION NUMBER	R.D.	ROOF DRAIN
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.F.	RUBBER FLOORING
	ELEVATION NUMBER	REINF.	REINFORCED, REINFORCING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	REQ'D.	REQUIRED
	ELEVATION NUMBER	RFG.	ROOFING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	ROOM	ROOM
	ELEVATION NUMBER	RM.	ROOM SUMP
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.S.	RUBBER TILE
	ELEVATION NUMBER	R.T.	ROOF TRUSS
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SAN.	SANITARY
	ELEVATION NUMBER	SCHED.	SCHEDULE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SHT.	SHEET
	ELEVATION NUMBER	SIM.	SIMILAR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SPEC.	SPECIFICATION
	ELEVATION NUMBER	S.S.	SERVICE SINK
	SHEET NUMBER WHERE ELEVATION IS LOCATED	STD.	STEEL
	ELEVATION NUMBER	STOR.	STANDARD STORAGE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	STRUCT.	STRUCTURAL
	ELEVATION NUMBER	SUSP.	SUSPENDED
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SW.	SWITCH
	ELEVATION NUMBER	SYM.	SYMMETRICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	T.	TREAD
	ELEVATION NUMBER	T&B	TOP AND BOTTOM
	SHEET NUMBER WHERE ELEVATION IS LOCATED	TEL.	TELEPHONE
	ELEVATION NUMBER	TERR.	TERRAZZO
	SHEET NUMBER WHERE ELEVATION IS LOCATED	T&G	TONGUE AND GROOVE
	ELEVATION NUMBER	THK.	THICK, THICKNESS
	SHEET NUMBER WHERE ELEVATION IS LOCATED	THRES.	THRESHOLD
	ELEVATION NUMBER	T.O.S.	TOP OF STEEL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	TYP.	TYPICAL
	ELEVATION NUMBER	U/C	UNDERCUT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	U.N.O.	UNLESS NOTED OTHERWISE
	ELEVATION NUMBER	V.B.	VINYL BASE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	V.C.T.	VINYL COMPOSITION TILE
	ELEVATION NUMBER	V.J.F.	VERIFY IN FIELD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	W.	WIDE
	ELEVATION NUMBER	VERT.	VERTICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	WAINSCOT	WAINSCOT
	ELEVATION NUMBER	WC.	WATER CLOSET
	SHEET NUMBER WHERE ELEVATION IS LOCATED	WD.WN.	WOOD WINDOW
	ELEVATION NUMBER	WT.	WEIGHT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	W.W.F.	WELDED WIRE FABRIC

MATERIAL LEGEND	
	ACOUSTICAL CEILING
	BATT/LOOSE INSULATION
	BLOCKING/ROUGH LUMBER - CONTINUOUS
	BLOCKING/ROUGH LUMBER
	CONCRETE
	FINISHED WOOD
	GLASS
	GYPSUM WALLBOARD
	MASONRY
	PARTICLE BOARD
	PLYWOOD

MINIMUM CLEARANCES FOR MANUAL DOORS



TYPICAL MOUNTING HEIGHT SCHEDULE



CONCEPTUAL RENDERING
SCALE: N.T.S.



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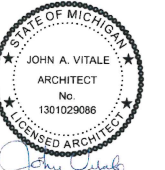
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Project:
LEASE SPACE RENOVATION
20853 MACK AVE.
GROSSE POINTE WOODS
MI. 48236

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OWNER REVIEW	12.10.18
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JPM
Checked by:
JAV, MJB

Sheet Title:
TITLE SHEET,
SHEET INDEX, +
LOCATOR PLAN

Project No.:
2018.163

Sheet No.:
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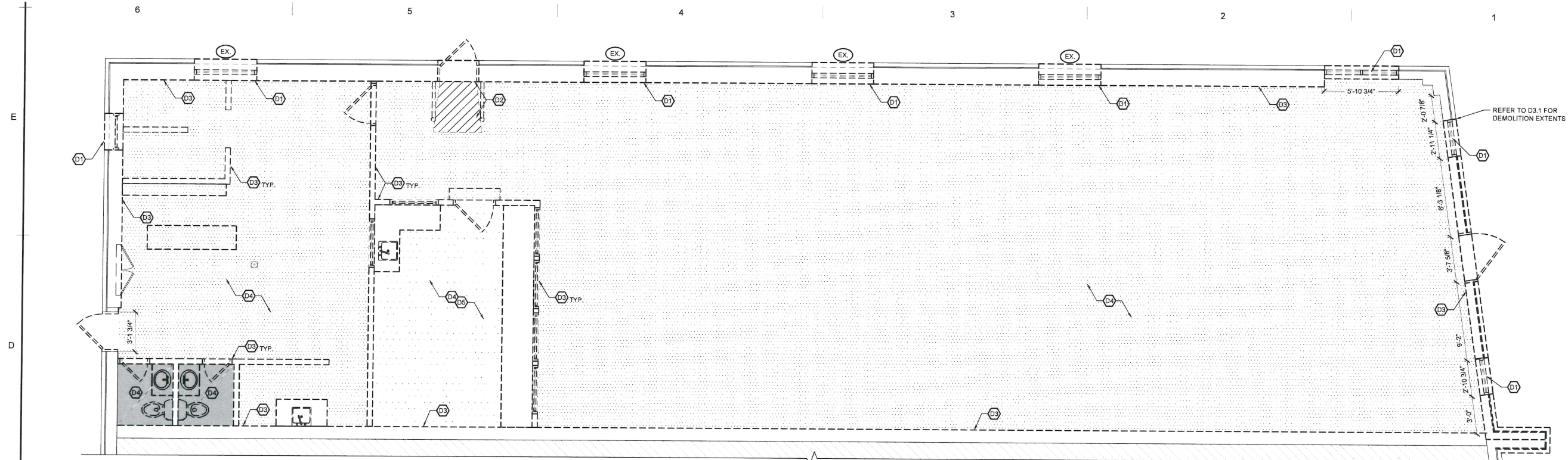
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FLOOR PLAN

Project No.:
2018.163

Sheet No.:
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DEMOLITION KEY:

- WALL ASSEMBLY TO REMAIN
- WALL ASSEMBLY TO BE REMOVED
- EXISTING DOOR ASSEMBLY TO REMAIN
- EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED UNO.
- DESIGNATED ITEM TO BE REMOVED
- DESIGNATED FINISH TO BE REMOVED
- DESIGNATED FINISH TO BE REMOVED

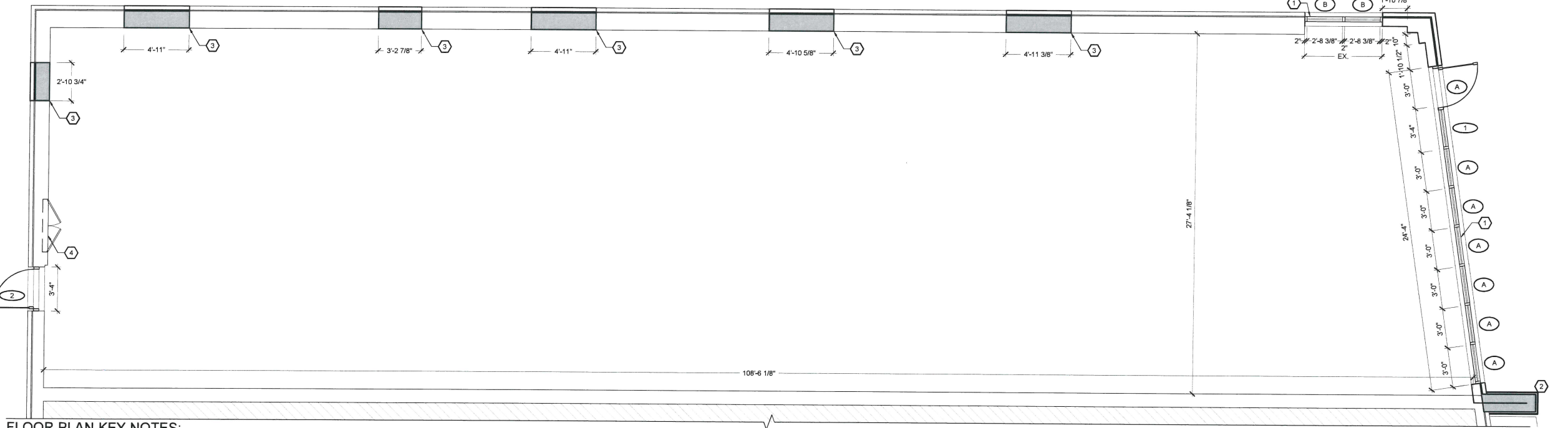
GENERAL DEMOLITION PLAN NOTES:

- ALL DEMOLITION WORK REQUIRED IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ITEMS AS REQUIRED TO FACILITATE NEW CONSTRUCTION.
- COORDINATE SCOPE AND EXTENT OF DEMOLITION WORK WITH NEW WORK PLANS AND DETAILS.
- ALL WALLS, DOORS, FRAMES, AND RELATED HARDWARE ASSEMBLIES DESIGNATED AS "TO BE REMOVED" (SHOWN AS DASHED LINES) SHALL BE COMPLETELY REMOVED, AND DISPOSED OF AS DESIGNATED BY OWNER/TENANT. ALL EXISTING WALLS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE AND REMAIN "AS-IS".
- IN OCCUPIED BUILDINGS, ANY CONSTRUCTION BEYOND 48 HOURS MUST BE ISOLATED WITH HARD BARRIER WALL (1 HR. RATED), PER BUILDING CODE. 1 HOUR FIRE RATED PLASTIC BARRIER MAY BE USED, VERIFY WITH LOCAL AHJ. PROVIDE ANY/ALL DUST CONTROL AND INFECTION CONTROL MEASURES TO ISOLATE ALL WORK TO PROJECT AREA.
- PHASED CONSTRUCTION MAY BE REQUIRED, FINAL NUMBER OF PHASES TBD BY OWNER/ ARCHITECT/ GC PRIOR TO CONSTRUCTION. CONTRACTOR PROVIDE ANY/ALL TEMP. CONSTRUCTION MEASURES AS REQUIRED BY LOCAL AHJ (EXIT SIGNS, EMERGENCY LIGHTING, CONSTRUCTION LIGHTING, EGRESS SIGNAGE, ETC.)
- ALL EQUIPMENT, DOORS, FRAMES, RELATED HARDWARE, AND DESIGNATED ITEMS TO BE SALVAGED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND STORED FOR REUSE.
- CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
- ALL DEMOLITION WORK SHALL BE PERFORMED IN A NEAT AND WORKMANSHIP MANNER. ALL SURFACES ADJACENT TO AND ABUTTING TO THOSE DESIGNATED "TO BE REMOVED" SHALL BE LEFT WITH A SMOOTH AND FLUSH APPEARANCE.
- THE CONTRACTOR SHALL EXERCISE ALL REQUISITE CARE NECESSARY TO ENSURE THAT ALL EQUIPMENT, MATERIALS, FINISHES AND ASSEMBLIES WHICH ARE NOT BEING REMOVED ARE PROTECTED FROM DAMAGE DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION OPERATIONS.
- REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION INFORMATION.
- GENERAL PRECAUTIONS SHALL BE TAKEN AS NECESSARY TO HOLD ALL DISRUPTION, DUST, DIRT, NOISE, AND DEBRIS TO A MINIMUM.
- THE CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH OWNER TO ENSURE THAT IMPACTS ON THE BALANCE OF THE BUILDING ARE HELD TO A MINIMUM.
- PREPARE ALL SURFACES TO RECEIVE THE NEW WORK AND FINISHES OF THE CONTRACT.
- THE CONTRACTOR SHALL DESIGN, PROVIDE, INSTALL AND MAINTAIN ANY AND ALL TEMPORARY BRACING AS REQUIRED TO ENSURE THE STABILITY OF THE BUILDING ASSEMBLY AND/OR ANY SYSTEMS AND/OR SUB-ASSEMBLIES AND/OR SYSTEMS APPURTENANT THERETO UNTIL SAID ASSEMBLY AND/OR SUB-ASSEMBLIES ARE COMPLETE, SELF-SUPPORTING AND/OR STABLE.

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

DEMOLITION PLAN KEY NOTES:
 (TYPICAL THIS SHEET ONLY)

- D1 EXISTING WINDOWS & SILL ASSEMBLY TO BE REMOVED (REFER TO A3.1)
- D2 EXISTING DOOR ASSEMBLY AND HAND RAILS TO BE REMOVED. FLOOR SLOPE AND WALL TO BE INFILLED TO MATCH EXISTING HT. USE ARDEX FEATHER FINISH PRODUCT (OR APPROVED EQUAL)
- D3 ALL INTERIOR WALLS, MILLWORK, PLUMBING FIXTURES, WINDOW AND DOOR ASSEMBLIES TO BE DEMOLISHED. PATCH AND REPAIR ALL OUTER WALLS AS REQ'D. CAP ALL FLOOR, PLUMBING AND ELECTRICAL.
- D4 REMOVE EXISTING FLOOR AND REPLACE TO SMOOTH, LEVEL CONCRETE FLOOR TYP.
- D5 EXISTING RAISED PLATFORM TO BE DEMOLISHED



FLOOR PLAN KEY NOTES:
 (TYPICAL THIS SHEET ONLY)

- 1 NEW WORK STOREFRONT SYSTEM - REFER TO ELEVATIONS: 1/A3.1
- 2 NEW WORK SMOOTH FIBER CEMENT PANEL - NICHIBA NICHIBOARD ILLUMINATION SERIES AWP 1818/3030 (OR APPROVED EQUAL)
- 3 REFER TO ELEVATIONS: 1/A3.1 INFILL EXISTING WALL (AS REQ'D) TO MATCH EXISTING.
- 4 LOCATION OF EXISTING ELECTRICAL PANEL(S) IN RECESSED WALL CABINET - TO REMAIN. NOTE: "4" WIRE, 120/208 V, 3 PHASE 400 AMP ELECTRICAL SERVICE - PANEL TO BE LOCATED... (IN EXISTING LOCATION)."

ARCHITECTURAL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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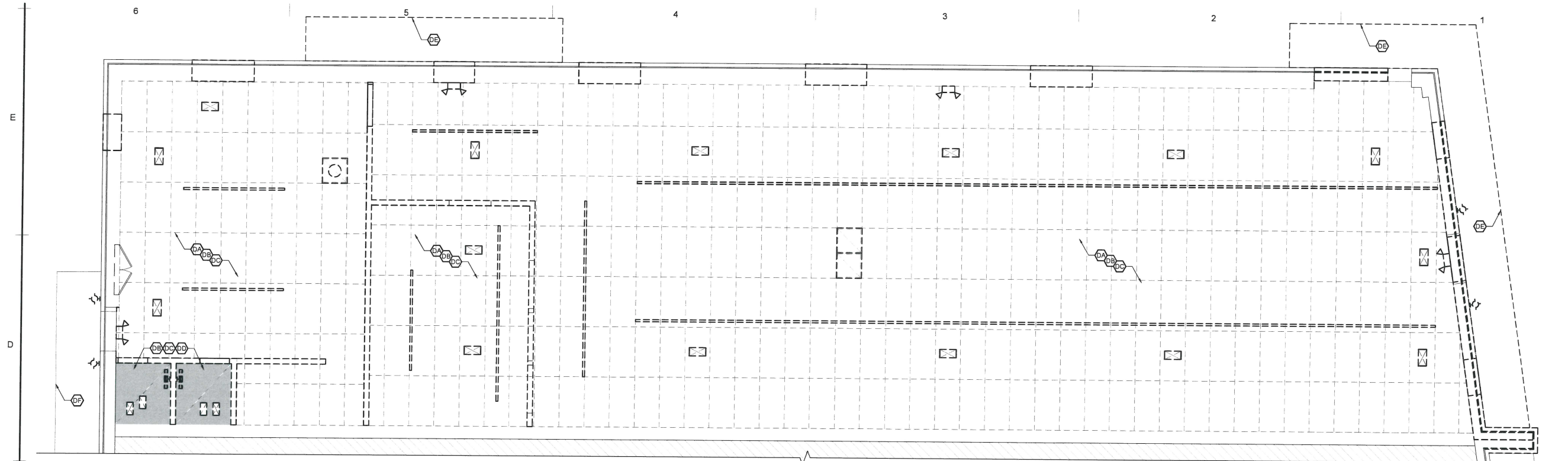
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Sheet Title :
 REFLECTED CEILING PLAN

Project No. :
 2018.163

Sheet No. :
 A2.1

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DEMOLITION KEY:

- CEILING GRID ASSEMBLY TO BE REMOVED
- CEILING (LIGHT, DIFFUSER, ETC.) FIXTURE TO BE REMOVED UNLESS NOTED OTHERWISE
- CEILING FINISH TO BE REMOVED

GENERAL DEMOLITION CEILING PLAN NOTES:

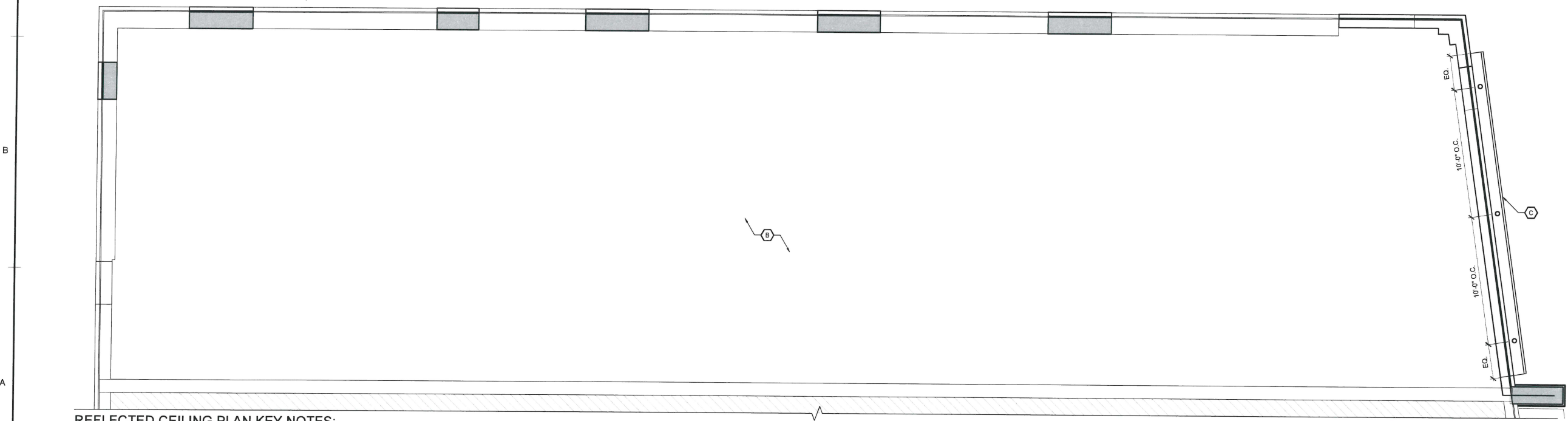
1. REFER TO SHEET D1.1 FOR BALANCE OF DEMOLITION NOTES.
2. IF APPLICABLE TO PROJECT, REPLACE ANY EXISTING TO REMAIN, DAMAGED CEILING TILES IN PROJECT SCOPE WITH NEW MATCHING TILES OR SALVAGED TILES IN GOOD CONDITION. REPLACE ANY EXISTING TO REMAIN TILES WITH MOUNTING HOLES CAUSED BY PREVIOUSLY INSTALLED EQUIPMENT.
3. FIRE PROTECTION CONTRACTOR SHALL REMOVE EXISTING HEADS AND TURN UP DURING CONSTRUCTION. ONCE CEILING GRID HAS BEEN ESTABLISHED, DROP NEW QUICK RESPONSE HEADS AS NEEDED WITH NEW CEILING PLAN LAYOUT.

DEMOLITION CEILING PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- REMOVED EXISTING CEILING TILES AND GRID
- REMOVE ALL DUCTWORK (HVAC UNITS TO REMAIN)
- REMOVE AND PATCH ALL CEILING AND WALL CONDUIT, PLUMBING, ETC.
- REMOVE EXISTING CEILING FINISHES
- REMOVE EXISTING MANSARD ROOF OVERHANG(S), RECESSED LIGHT & HVAC FIXTURES.
- REMOVE EXISTING ASPHALT SHINGLES ON EXISTING CANOPY AND PREPARE FOR NEW METAL ROOF.

2
 D1.1
 SCALE: 1/4" = 1'-0"



REFLECTED CEILING PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- NOT USED
 - UP TO THREE (3) NEW CARRIER UNITS WITH STAINLESS HUMIDIFIERS ROOFTOP HVAC UNITS TOTALING 1 TON PER 200 SQUARE FEET OF SPACE WITH DEHUMIDIFIER CONTROLS
 - NEW WORK O.H. CANOPY DETAIL WITH EXTERIOR DOWNLIGHTS - REFER TO ELEVATIONS & WALL SECTIONS (A3.1/A4.1)
- ...BE DETERMINED BY TENANT'S MECHANICAL ENGINEER, PROVIDED THAT LANDLORD SHALL HAVE NO OBLIGATION TO PAY OR INSTALL MORE THAN 3 HVAC UNITS.

1
 A2.1
 SCALE: 1/4" = 1'-0"

A
B
C
D
E

6
5
4
3
2
1

6
5
4
3
2
1

HARDWARE SCHEDULE

SET #1	SET #2
1 1/2 PAIR HINGES	1 1/2 PAIR HINGES
1 ENTRANCE LOCKSET	1 EXIT HANDLESET (INSIDE ONLY)

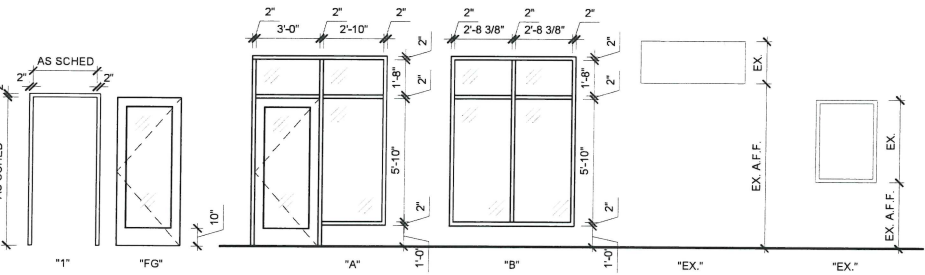
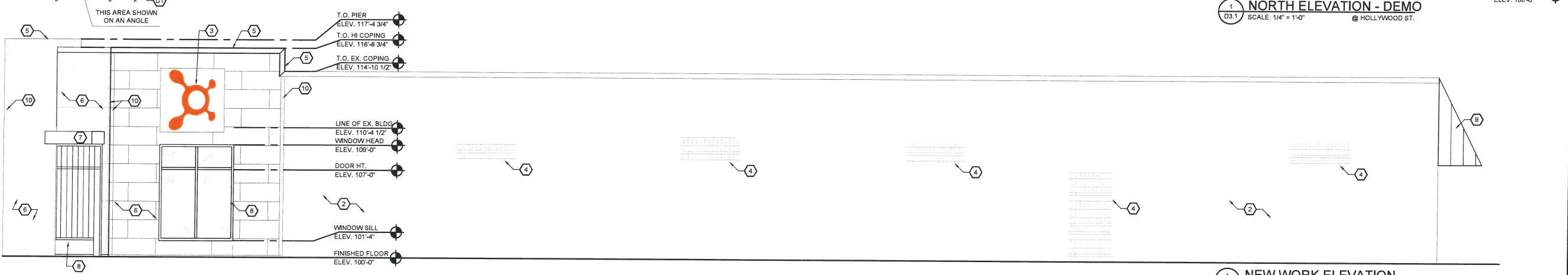
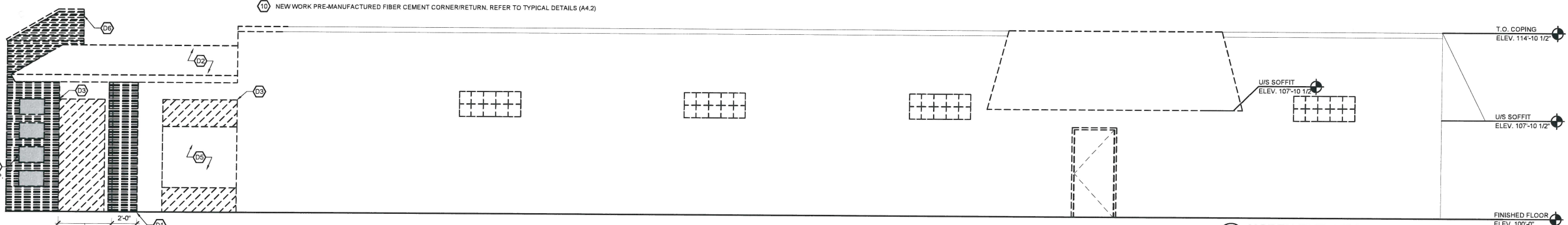
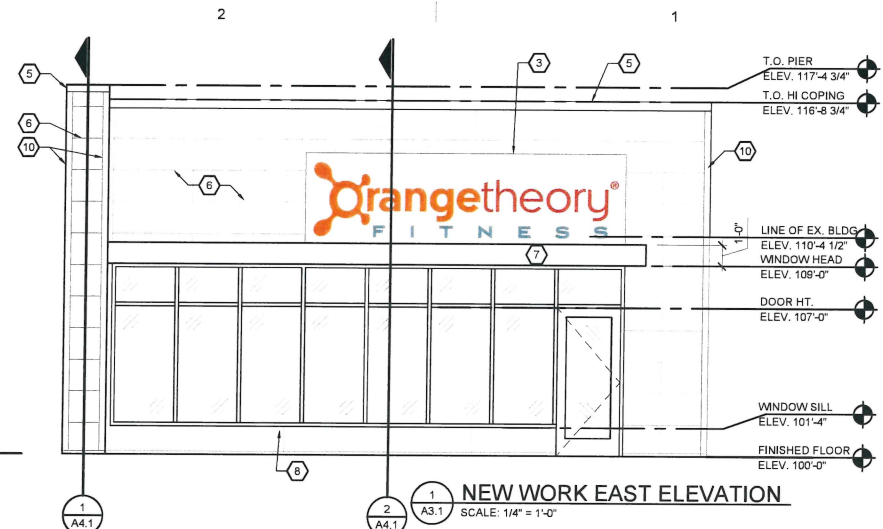
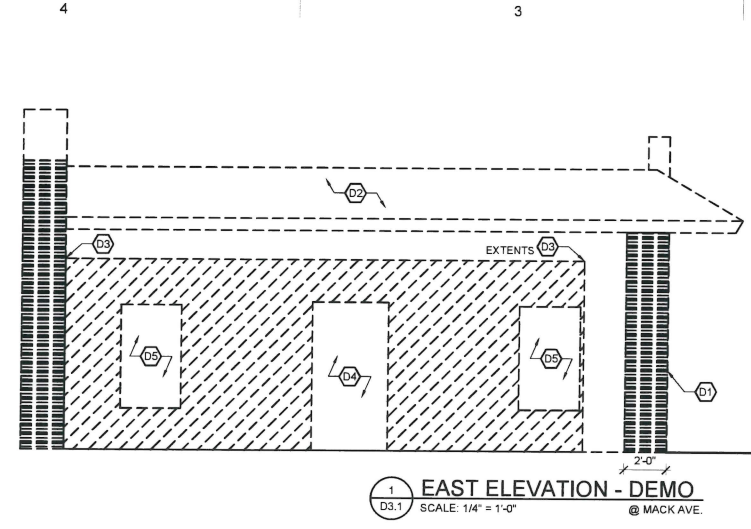
REMARKS:

- PROVIDE 1/4" TEMPERED GLASS AT DOOR.
- PROVIDE CLOSER.
- FIELD VERIFY EXISTING HARDWARE, REPLACE ANY MISSING OR DAMAGED PARTS NEEDED FOR PROPER DOOR OPERATION (LATCHES, CLOSERS, MAGNETIC HOLD OPENS, WALL BUMPERS, ETC.)

GENERAL NOTES:

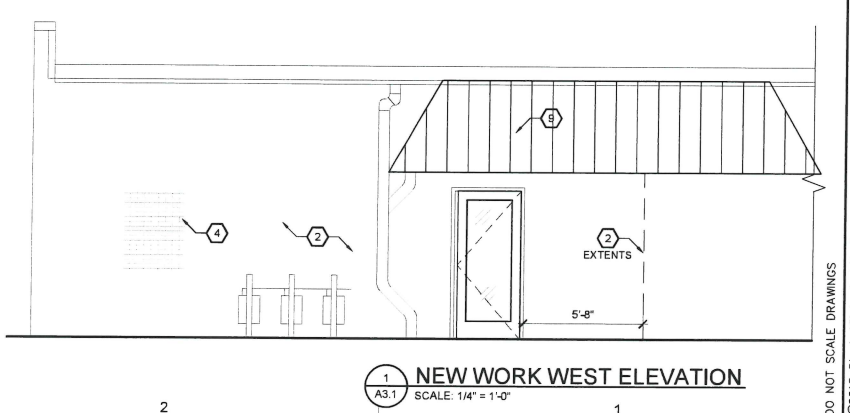
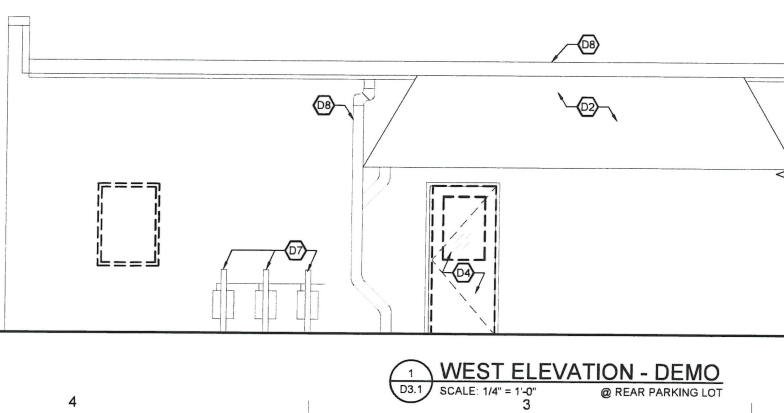
- ALL DOOR FRAMES IN MASONRY ASSEMBLIES EXCEEDING 3'-6" IN WIDTH SHALL BE GROUTED SOLID FOR RIGIDITY.
- HARDWARE ON ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. ALL DESIGNATED EXIT DOORS SHALL BE NON-LOCKING AGAINST EGRESS.
- ALL THUMB LATCH LOCKING DEVICES ON MEANS OF EGRESS DOORS SHALL BE ACTIVATED BY NO MORE THAN ONE-HALF (1/2) TURN.
- ALL DOOR HARDWARE SHALL BE US26D DULL CHROME FINISH AND BE IN COMPLIANCE WITH THE MICHIGAN BARRIER FREE DESIGN LAW AND THE AMERICANS WITH DISABILITIES ACT (ADA).

- ### DEMOLITION ELEVATION KEY NOTES:
- (TYPICAL THIS SHEET ONLY)
- D1 REMOVE EXISTING EXTERIOR STONE CLADDING & INFILL WITH BRICK TO MATCH EXISTING
 - D2 REMOVE EXISTING O.H. MANSARD ROOF FEATURE. PATCH & REPAIR BRICK AS REQUIRED
 - D3 SHORE AND DEMOLISH EXISTING FACADE AS REQUIRED FOR INSTALLATION OF NEW WORK STOREFRONT SYSTEM.
 - D4 REMOVE EXISTING DOOR AND ASSEMBLY
 - D5 REMOVE EXISTING WINDOW ASSEMBLY
 - D6 REMOVE EXISTING EXTERIOR STONE CLADDING. NOTE: SHADED AREAS INDICATE CMU BLOCK INFILL
 - D7 EXISTING EXTERIOR UTILITY METER(S) AND PIPE CONCRETE BOLLARD(S) TO REMAIN
 - D8 EXISTING GUTTER AND DOWNSPOUT TO REMAIN. CAP AS REQUIRED.
- ### NEW WORK ELEVATION KEY NOTES:
- (TYPICAL THIS SHEET ONLY)
- 1 NOT USED
 - 2 EXISTING BRICK TO BE PAINTED - REFER TO EXTERIOR BUILDING ELEVATIONS (A3.2)
 - 3 NEW WORK SIGN - TO BE PROVIDED BY TENANT
 - 4 INDICATES AREA OF INFILL - TO MATCH EXISTING
 - 5 NEW WORK COPING TO MATCH EXISTING - REFER TO WALL SECTIONS (A4.1)
 - 6 NEW WORK SMOOTH FIBER CEMENT PANEL - NICHHA AWP 18"x6"-0" PANEL (OR APPROVED EQUAL)
 - 7 NEW WORK O.H. CANOPY DETAIL - REFER TO WALL SECTIONS & DETAILS (A4.1)
 - 8 NEW WORK STOREFRONT SYSTEM - REFER TO FLOOR PLANS (A1.1)
 - 9 NEW RAISED SEAM METAL ROOF ON EXISTING CANOPY STRUCTURE
 - 10 NEW WORK PRE-MANUFACTURED FIBER CEMENT CORNER/RETURN. REFER TO TYPICAL DETAILS (A4.2)



DOOR SCHEDULE

#	ROOM NAME	SIZE	HARDWARE	DOOR		FRAME		THRESH	OLD	LABEL	REMARKS
				MATL.	FINISH	TYPE	MATL.	FINISH	TYPE		
1	STOREFRONT ENTRANCE	3-0 x 7-0	1	H.M.	CLEAR ANOD.	FG	H.M.	CLEAR	SF	EXT.	A,B,C 1, 2, 3
2	REAR EXIT DOOR	3-0 x 7-0	2	H.M.	CLEAR ANOD.	FG	H.M.	PAINT	1	EXT.	A,B,C,D 1, 2, 3



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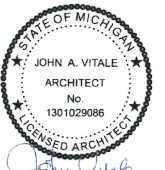
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Sheet Title:
EXTERIOR ELEVATIONS
+ DOOR/HARDWARE
SCHEDULE

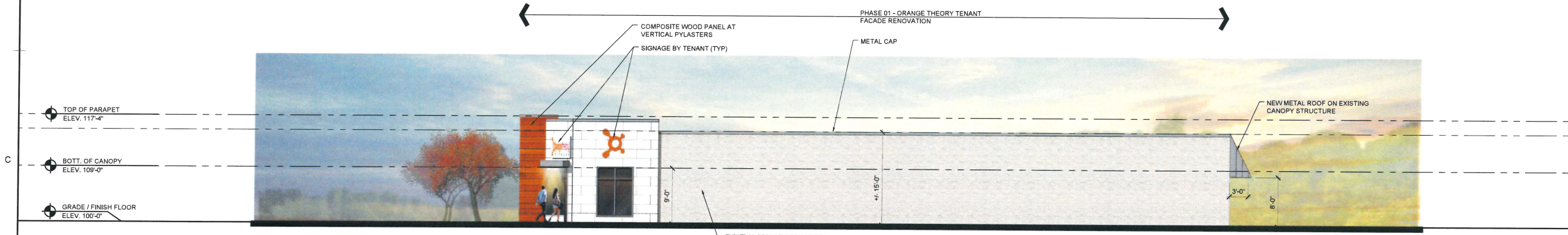
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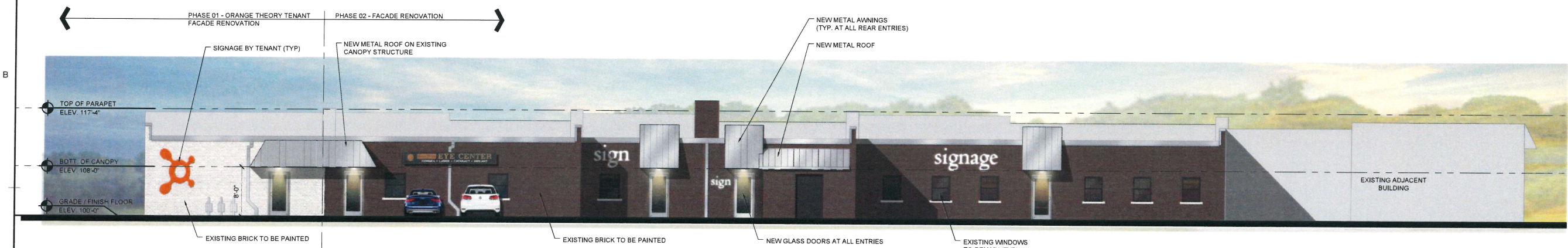
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3 EAST ELEVATION (MACK AVE)
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (HOLLYWOOD AVE)
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION (REAR PARKING)
SCALE: 1/8" = 1'-0"

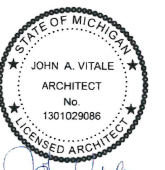
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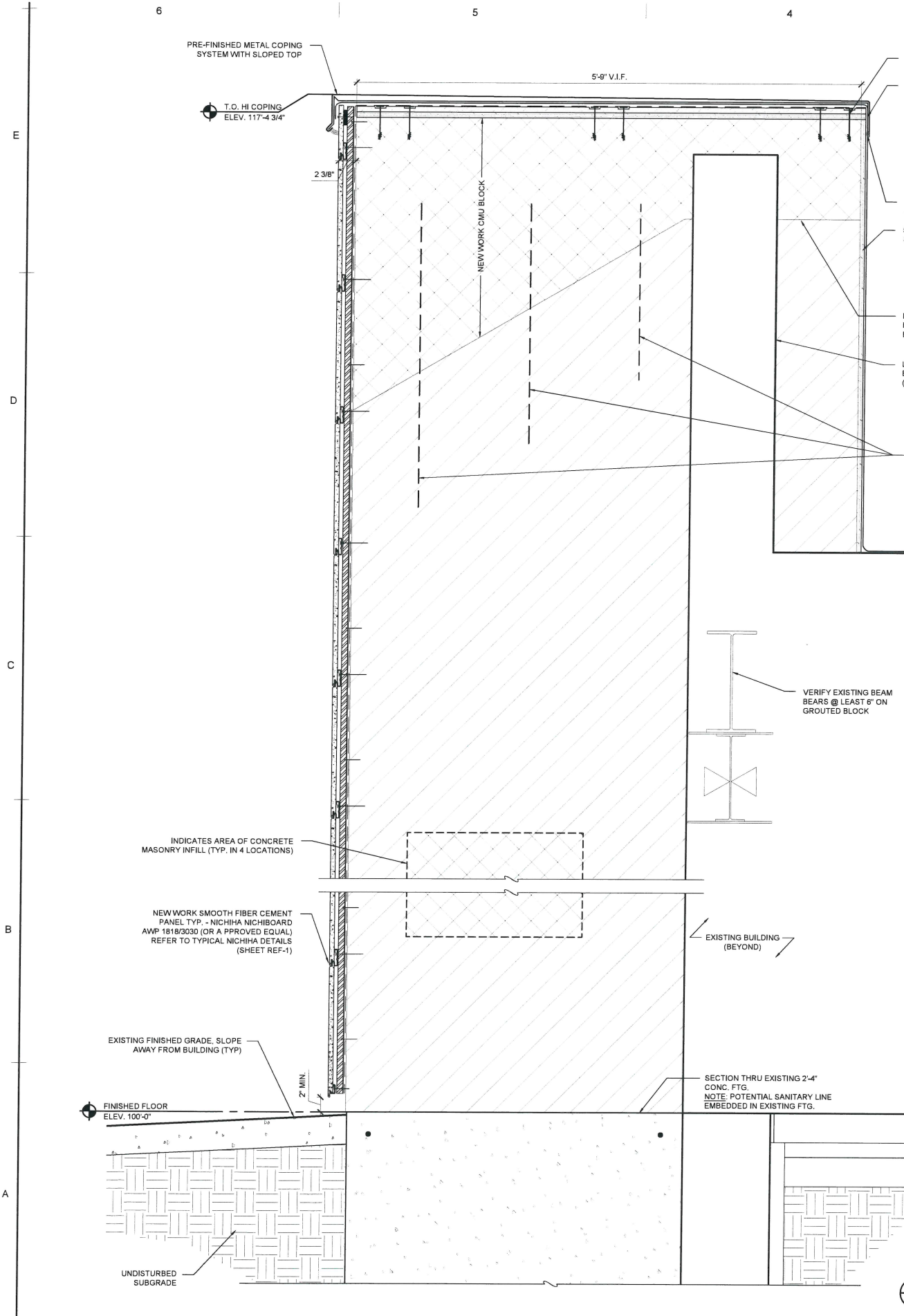
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EXTERIOR BUILDING
ELEVATIONS

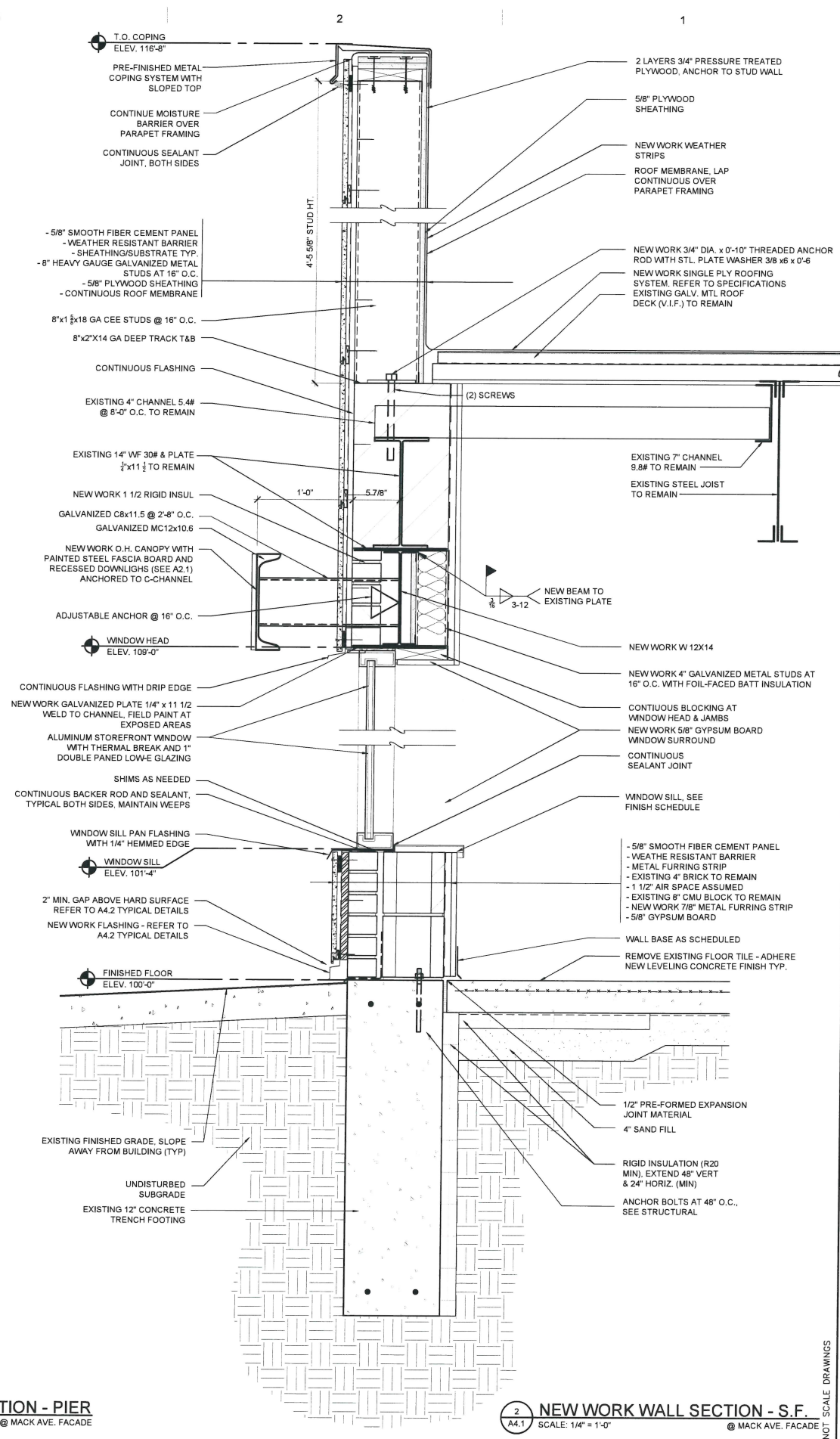
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1 NEW WORK WALL SECTION - PIER
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@ MACK AVE. FACADE



2 NEW WORK WALL SECTION - S.F.
SCALE: 1/4" = 1'-0"
@ MACK AVE. FACADE

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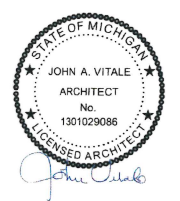
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Sheet Title:
WALL SECTIONS +
CANOPY DETAIL

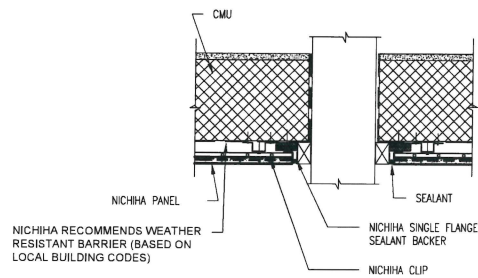
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NOTES:

1. THIS CONCEPTUAL DETAIL IS A GUIDE FOR INSTALLATION OF NICHHA PRODUCTS. ARCHITECTS/ENGINEERS/CONTRACTORS ARE RESPONSIBLE FOR SUCCESSFUL APPLICATION WHICH DEPENDS UPON SUBSTRATE DESIGN AND CONSTRUCTION BUILT IN ACCORDANCE WITH BEST PRACTICES AND LOCAL BUILDING CODES.
2. METAL FURRING CHANNEL CAN BE "Z" OR HAT CHANNEL AND MUST BE A MINIMUM OF 18 GA.
3. COMPLY WITH LOCAL BUILDING CODE FOR REQUIREMENT OF WRB.
4. NICHHA PANEL REPRESENTED HERE IS 5/8" NICHHA PRODUCT. ADJUST ACCORDINGLY FOR OTHER NICHHA PRODUCT THICKNESSES.
5. FOR PENETRATIONS GREATER THAN 1.5" BLOCK/FRAME OUT THE OPENING. SMALLER PENETRATIONS MAY BE CUT THROUGH PANEL AND SEALED WITH POLYURETHANE SEALANT.

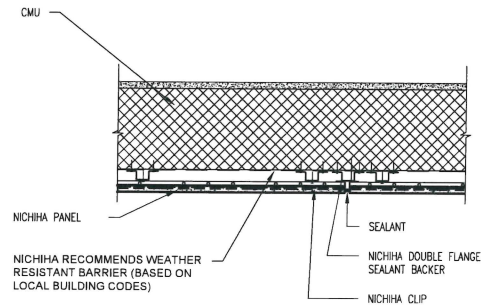


10 mm CMU WITH FURRING 6'-10' HORIZONTAL PANEL PENETRATIONS - PLAN VIEW
SCALE: 1 1/2" = 1'-0"

TYP. A4.2
DETAIL - BY MANUFACTURER
SCALE: 1 1/2" = 1'-0"

NOTES:

1. THIS CONCEPTUAL DETAIL IS A GUIDE FOR INSTALLATION OF NICHHA PRODUCTS. ARCHITECTS/ENGINEERS/CONTRACTORS ARE RESPONSIBLE FOR SUCCESSFUL APPLICATION WHICH DEPENDS UPON SUBSTRATE DESIGN AND CONSTRUCTION BUILT IN ACCORDANCE WITH BEST PRACTICES AND LOCAL BUILDING CODES.
2. METAL FURRING CHANNEL CAN BE "Z" OR 7/8" HAT CHANNEL AND MUST BE A MINIMUM OF 18 GA.
3. COMPLY WITH LOCAL BUILDING CODE FOR REQUIREMENT OF WRB.
4. NICHHA PANEL REPRESENTED HERE IS 5/8" NICHHA PRODUCT. ADJUST ACCORDINGLY FOR OTHER NICHHA PRODUCT THICKNESSES.

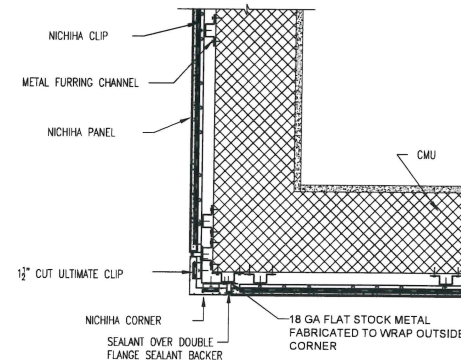


10 mm CMU WITH FURRING 6'-10' HORIZONTAL PANEL EXPANSION JOINT DETAIL
SCALE: 1 1/2" = 1'-0"

TYP. A4.2
DETAIL - BY MANUFACTURER
SCALE: 1 1/2" = 1'-0"

NOTES:

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2. NICHHA PANEL REPRESENTED HERE IS 5/8" NICHHA PRODUCT. ADJUST ACCORDINGLY FOR OTHER NICHHA PRODUCT THICKNESSES.
3. METAL FURRING CHANNEL CAN BE "Z" OR HAT CHANNEL (SHOWN HERE) AND MUST BE A MINIMUM OF 18 GA.
4. COMPLY WITH LOCAL BUILDING CODE FOR REQUIREMENT OF WRB.

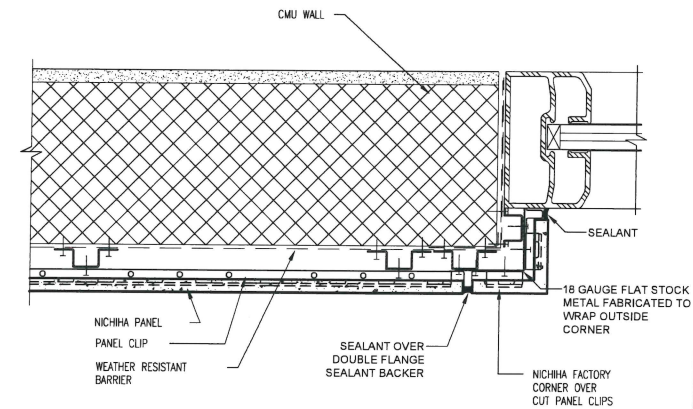


10 mm CMU WITH FURRING 6' & 10' HORIZONTAL PANEL OUTSIDE CORNER DETAIL - NICHHA PRE-MANUFACTURED CORNER - METHOD 1
SCALE: 1 1/2" = 1'-0"

TYP. A4.2
DETAIL - BY MANUFACTURER
SCALE: 1 1/2" = 1'-0"

NOTES:

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3. METAL FURRING CHANNEL CAN BE "Z" OR HAT CHANNEL (SHOWN HERE) AND MUST BE A MINIMUM OF 18 GA.
4. COMPLY WITH LOCAL BUILDING CODE FOR REQUIREMENT OF WRB.

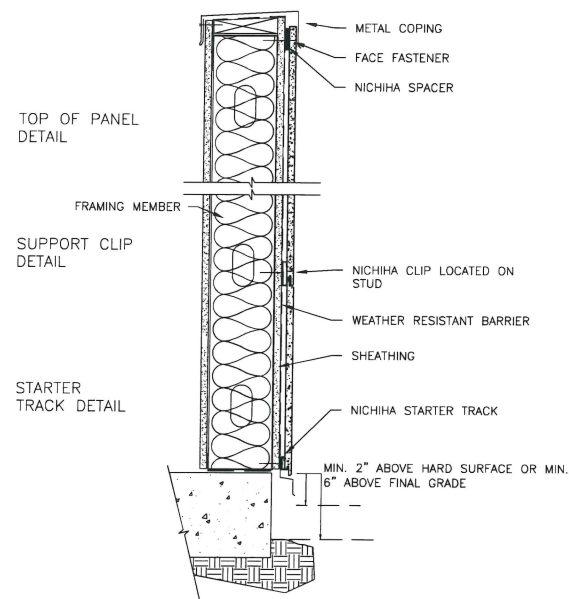


10 mm - CMU - RECESSED WINDOW JAMB DETAIL WITH FACTORY CORNER
SCALE: 3" = 1'-0"

TYP. A4.2
DETAIL - BY MANUFACTURER
SCALE: 3" = 1'-0"

NOTES:

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2. NICHHA PANEL REPRESENTED HERE IS 5/8" NICHHA PRODUCT. ADJUST ACCORDINGLY FOR OTHER NICHHA PRODUCT THICKNESSES.
3. SHEATHING REPRESENTED HERE IS 5/8" EXTERIOR GYPSUM WALLBOARD, IF USING OSB OR PLYWOOD ADJUST ACCORDINGLY.
4. METAL FRAMING MEMBERS MUST BE A MINIMUM OF 18 GA.

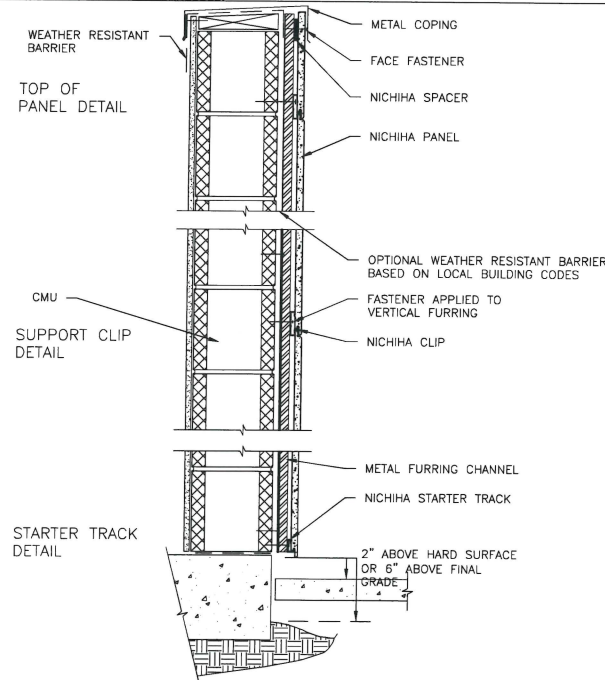


10 mm - METAL STUD PANEL TYPICAL WALL DETAIL WITH PARAPET
SCALE: 1 1/2" = 1'-0"

TYP. A4.2
DETAIL - BY MANUFACTURER
SCALE: 1 1/2" = 1'-0"

NOTES:

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2. METAL FURRING CHANNEL CAN BE "Z" OR HAT CHANNEL AND MUST BE A MINIMUM OF 18 GA.
3. COMPLY WITH LOCAL BUILDING CODE FOR REQUIREMENT OF WRB.
4. NICHHA PANEL REPRESENTED HERE IS 5/8" NICHHA PRODUCT. ADJUST ACCORDINGLY FOR OTHER NICHHA PRODUCT THICKNESSES.

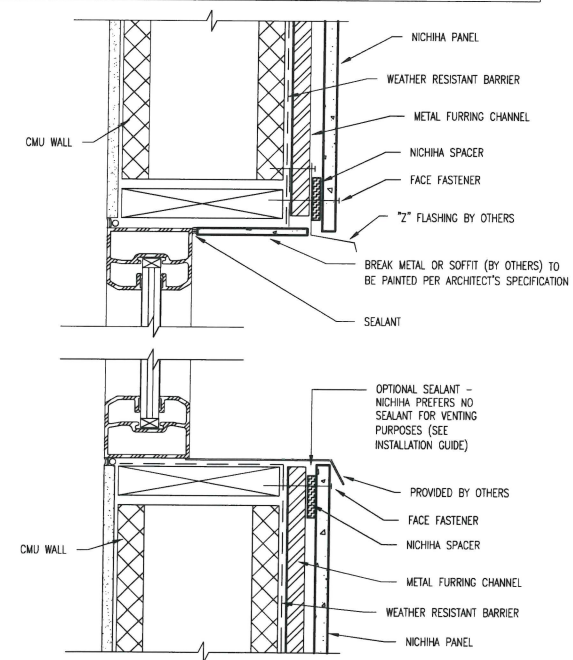


10 mm CMU WITH FURRING 6' & 10' HORIZONTAL PANEL TYPICAL WALL DETAIL
SCALE: 1 1/2" = 1'-0"

TYP. A4.2
DETAIL - BY MANUFACTURER
SCALE: 1 1/2" = 1'-0"

NOTES:

1. THIS CONCEPTUAL DETAIL IS A GUIDE FOR INSTALLATION OF NICHHA PRODUCTS. ARCHITECTS/ENGINEERS/CONTRACTORS ARE RESPONSIBLE FOR SUCCESSFUL APPLICATION WHICH DEPENDS UPON SUBSTRATE DESIGN AND CONSTRUCTION BUILT IN ACCORDANCE WITH BEST PRACTICES AND LOCAL BUILDING CODES.
2. NICHHA PANEL REPRESENTED HERE IS 5/8" NICHHA PRODUCT. ADJUST ACCORDINGLY FOR OTHER NICHHA PRODUCT THICKNESSES.
3. METAL FURRING CHANNEL CAN BE "Z" OR HAT CHANNEL (MUST BE A MINIMUM OF 18 GA.
4. COMPLY WITH LOCAL BUILDING CODE FOR REQUIREMENT OF WRB.



10 mm - CMU - RECESSED WINDOW HEADER & SILL DETAIL
SCALE: 3" = 1'-0"

TYP. A4.2
DETAIL - BY MANUFACTURER
SCALE: 3" = 1'-0"



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Project:
LEASE SPACE RENOVATION
20853 MACK AVE
GROSSE POINTE WOODS
MI 48236

Issued for:
S.P.A. SUBMITTAL 01.02.19



Drawn by:
JPM
Checked by:
JAV, MJB
Sheet Title:
TYPICAL DETAILS

Project No.:
2018.163

Sheet No.:
A4.2

DO NOT SCALE DRAWINGS
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DEFINITIONS AND STANDARDS

1. The following is a general list of definitions as used in the specifications.
Architect/Engineer Refers to Stucky + Vitale Architects
Contractor Refers to the General Contractor
Subcontractor Refers to trades people having subcontractual agreements with the Contractor.
Owner Refers to the person, organization or authorized representative identified in the contract documents.
Contract Documents Consist of the documents enumerated in the agreement and generally includes the contract proposal, drawings and specifications.
Drawings Are diagrammatic interpretations of the physical work to be performed on the project.
Work Refers to labor, materials, equipment and services related to the project.
Project Refers to total of the work to be performed including drawings, engineering and construction.
Change Order Is an order from the Owner or an agreement between the Owner and Contractor to make a change in the project.
N.I.C. Is an abbreviation for "Not Included In Contract" and indicates that a particular item is not to be included in the work to be done by the Contractor.

2. The following is a general list of technical societies referenced in the Specifications.

- AIA American Institute of Architects
ACI American Concrete Institute
AIEE American Institute of Electrical Engineers
AISC American Institute of Steel Construction
AITC American Institute of Timber Construction
ASHRAE American Society of Heating, Refrigerating and Air Conditioning Engineers
ASME American Society of Mechanical Engineers
ASTM American Society for Testing and Materials
AWS American Welding Society
NAFM National Association of Fan Manufacturers
NEC National Electrical Code
NEMA National Electrical Manufacturer's Assoc.
RCSC Research Council on Structural Connections
UL Underwriters Laboratories

SECTION 01003

SPECIAL SUPPLEMENTARY CONDITIONS

1. PERMITS, TAPS AND FEES AND BONDS
The Contractor shall obtain building permits, test borings, surveys, licenses, certificates, inspections and other permits as required.
The Contractor shall be fully reimbursed for the above items by the Owner upon proper transfer of all receipts.
Utility taps and fees and bonds shall be reimbursed by the Owner.
Plumbing, HVAC, Electrical and Signage subcontractors shall be responsible to obtain and pay for their own permits.

2. ELECTRICAL SERVICE
Existing electrical service is available for use.

3. TEMPORARY SANITARY FACILITY
The Contractor shall provide self-contained chemical sanitary facilities on the site for workers and Subcontractor's workers for the duration of the construction period.

4. TEMPORARY HEAT AND PROTECTION
If temporary heat is required for the protection of the work, the Contractor shall provide approved salamanders, stoves with smoke pipes to the outside, or other approved apparatus. All apparatus shall be properly vented to the outside. The Contractor shall also provide temporary apparatus for the drying out of work as necessary. No work shall be damaged by the apparatus.

When the permanent heating apparatus is available for use and the building is enclosed, the Owner shall furnish heat and air circulation for that portion of the building that is permanent.

If the HVAC units are used during the construction period, the filters shall be changed as needed but at least per month. New filters shall be installed at substantial completion at which time Subcontractor warranty shall commence.

5. CUTTING AND PATCHING
EACH SUBCONTRACTOR shall be required to perform all cutting, patching and excavating necessary for his particular work unless specifically stated otherwise.
The Contractor shall be responsible for COORDINATING the cutting and patching. The Contractor shall only perform cutting and patching or fitting necessary for his own work and as necessary to assure that all parts and work of other Subcontractors comes together properly.

6. WORK BY OTHERS
The Owner agrees to provide any work and/or materials not an obligation of the Contractor at such time and in such a manner so as not to delay the progress of the work of the Contractor.

7. RELOCATION OF UTILITIES
The Owner will pay for the relocation of all public utilities that conflict with construction.

SECTION 02225

DEMOLITION

Refer to Division 1 - General Requirements

- 1. Subcontractor shall provide all labor, materials, equipment, and incidentals necessary and required for the completion of this Work.
2. Scope of Work shall include but not be limited to the following:
- Selective demolition of building elements for alteration purposes.
3. REFERENCE STANDARDS
- 29 CFR 1926 - U.S. Occupational Safety and Health Standards; current edition.
- NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition Operations
5. SUBMITTALS
- Demolition Plan: Submit demolition plan as specified by OSHA and local authorities. Indicate extent of demolition, removal sequence, bracing and shoring, and location and construction of barricades and fences. Identify demolition firm and submit qualifications. Include a summary of safety procedures.
- Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.
6. GENERAL PROCEDURES AND PROJECT CONDITIONS
- Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
- Obtain required permits.
- Use of explosives is not permitted.
- Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
- Provide, erect, and maintain temporary barriers and security devices. Use physical barriers to prevent access to areas that could be hazardous to workers or the public.
- Conduct operations to minimize effects on and interference with adjacent structures and occupants. Do not close or obstruct roadways or sidewalks without permit.
- Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.
- Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon or limit access to their property.
- Do not begin removal until receipt of notification to proceed from Owner.
- Do not begin removal until built elements to be salvaged or relocated have been removed.
- Protect existing structures and other elements that are not to be removed. Provide bracing and shoring. Prevent movement or settlement of adjacent structures. Stop work immediately if adjacent structures appear to be in danger.
- Minimize production of dust due to demolition operations; do not use water if that will result in ice, flooding, sedimentation of public waterways or storm sewers, or other pollution.

DEMOLITION

- 6. GENERAL PROCEDURES AND PROJECT CONDITIONS
- If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner: hazardous materials include regulated asbestos containing materials, lead, PCB's, and mercury.
- Partial Removal of Paving and Curbs: Neatly saw cut at right angle to surface.
7. EXISTING UTILITIES
- Coordinate work with utility companies; notify before starting work and comply with their requirements, obtain required permits.
- Protect existing utilities to remain from damage. Do not disrupt public utilities without permit from authority having jurisdiction. Do not close, shut off, or disrupt existing life safety systems that are in use without at least 7 days prior written notification to Owner. Do not close, shut off, or disrupt existing utility branches or take-offs that are in use without at least 3 days prior written notification to Owner.
- Locate and mark utilities to remain; mark using highly visible tags or flags, with identification of utility type, protect from damage due to subsequent construction, using substantial barricades if necessary.
- Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.
- Prepare building demolition areas by disconnecting and capping utilities outside the demolition zone; identify and mark utilities to be subsequently reconnected, in same manner as other utilities to remain.

- 8. SELECTIVE DEMOLITION FOR ALTERATIONS
- Drawings showing existing construction and utilities are based on casual field observation and existing record documents only. Verify that construction and utility arrangements are as shown. Report discrepancies to Architect before disturbing existing installation. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.
- Maintain waterproof exterior building enclosure except for interruptions required for replacement or modifications; take care to prevent water and humidity damage.
- Remove existing work as indicated and as required to accomplish new work. Remove rotted wood, corroded metals, and deteriorated masonry and concrete; replace with new construction specified.
- Services (Including but not limited to HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications): Remove existing systems and equipment as indicated.
- Maintain existing active systems that are to remain in operation; maintain access to equipment and operational components.
- Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.
- Verify that abandoned services serve only abandoned facilities before removal. Remove abandoned pipe, ducts, conduits, and equipment, including those above accessible ceilings; remove back to source of supply where possible, otherwise cap stub and tag with identification.
- Protect existing work to remain.
- Prevent movement of structure; provide shoring and bracing if necessary.
- Perform cutting to accomplish removals neatly and as specified for cutting new work.
- Repair adjacent construction and finishes damaged during removal work.
- Patch as specified for patching new work.

- 9. DEBRIS AND WASTE REMOVAL
- Remove debris, junk, and trash from site. Leave site in clean condition, ready for subsequent work. Clean up spillage and wind-blown debris from public and private lands.

SECTION 05100

STRUCTURAL STEEL

Refer to Division 1 - General Requirements.

- 1. Subcontractor shall provide all labor, material, equipment and incidentals necessary and required for the completion of this work.
2. Scope of work shall include but not be limited to the following:
- Provide shop drawings.
- Supply steel channels and beams.
- Fabricate and erect steel beams for framing.
- Supply loose lintels, anchor bolts, leveling and bearing plates.
3. Related work by others specified elsewhere:
- Concrete fill, see Section 03010.
- Loose lintel installation, see Section 04200.
- Finish painting, see Section 09900.
4. STRUCTURAL STEEL AND MISCELLANEOUS IRON:
A. Structural tubes shall be ASTM A 500 GR. B (FY = 46ksi); all other structural steel shall be ASTM A 36 for shapes, plates and bars.
B. High Strength Bolts and Nuts to be ASTM A325, bearing type and shall be designed based on allowable stresses with threads in the shear plane. Hardened washers are to be ASTM F436.
Bolts to be tightened to the snug tight condition per Research Council on Structural Connections, June 5, 1985 unless noted otherwise.
C. Machine Bolts and Nuts; Anchor bolts, nuts and washers: ASTM A 307, Grade A, sized as noted, square heads and nuts.
D. Welding Electrodes - AWS E 70 LH Series, manual, shielded or submerged arc.
E. The design, fabrication, and erection of all structural steel components shall comply with the following:
1) "Load and Resistance Factor Design Specification for Structural Steel Buildings" - AISC (September 1, 1986).
2) "Code of Standard Practice for Steel Buildings and Bridges" - AISC (September 1, 1986).
Paragraph 4.2.1 of the above code is hereby modified by deletion of the following sentence: "This approval constitutes the Owner's acceptance of all responsibility for the design adequacy of any detail configuration of connections developed by the fabricator as part of his preparation of these shop drawings."
3) "Structural Welding Code", AWS D1-1 (latest edition).
4) "Specification for Structural Joints using ASTM A325 or A490 Bolts" - RCSC (November 13, 1985).
F. Shop connections shall be made with high tensile bolts or welded in strict accordance with AWS Standards. Field connections shall be made with high tensile bolts or field welded in strict accordance with AWS Standards. All connections shall be standard unless otherwise indicated. Fabricate and assemble in the shop to the greatest extent possible.
G. All steel shall be cleaned and painted in accordance with the Federal Structural Steel Painting Council. Paint shall be SPC Paint 2, a red-iron oxide oil-alkyl metal primer. Contact surfaces of bolted connections can be painted, areas to be field welded can not be painted. All connections shall be field painted after installation.
H. Furnish anchor bolts, straps, clips, leveling plates and lintels to proper trades for installation.
I. Shop drawings are drawings, diagrams, schedules and other data specially prepared for the work by the contractor or any Subcontractor, manufacturer, supplier or distributor to illustrate some portion of the work.
1) After award of the contract, but prior to the start of detailed shop drawings, submit four (4) sets of shop drawings for approval of the AISC Type 1 and Type 2 connections that are to be used, with calculations supporting the design. These typical details as accepted shall be used as the basis for developing detailed shop drawings.
2) Submit four (4) sets of shop drawings and erection drawings for approval of Engineer prior to commencing work.
J. Field check alignments and levels prior to erection and report discrepancies for correction to the Engineer. Field measure as necessary prior to fabrication.
K. Construct all work plumb and true to line and level and adequately secure all work during erection with required bracing and any temporary seat angles.

STRUCTURAL STEEL

- L. Materials and fabrication procedures are subject to inspection and tests in mill, shop and field, conducted by a qualified inspection agency. Such inspections and tests will not relieve Subcontractor of responsibility for providing materials and fabrication procedures in compliance with specific requirements.
M. Holes in base plate shall allow tolerance for anchor bolt placement.

- 5. Provide one year written guarantee warranting against defects in materials and workmanship.
6. The Subcontractor shall keep the premises and surrounding areas free from the accumulation of waste materials or rubbish caused by operations under contract. The Subcontractor shall be responsible for the complete removal of his trade's debris.
7. Refer to structural drawings for additional specifications.

SECTION 07213

BOARD AND BATT INSULATION

Refer to Division 1 - General Requirements.

- 1. Subcontractor shall provide all labor, materials, equipment and incidentals necessary and required for the completion of this work.
2. Scope of Work shall include but not be limited to the following:
- Board insulation at cavity wall construction, and exterior wall behind wall finish.
- Batt insulation and vapor retarder in exterior wall construction.
- Batt insulation for filling cavities in exterior wall and roof.
- Supply and install sound blanket insulation.
3. Related Work by Others specified elsewhere:
- See Section 05400 - Cold Formed Metal Framing: Supporting construction for batt insulation.
- See Section 07260 - Weather Barriers: Separate air barrier and vapor retarder materials.
- See Section 09260 - Gypsum Board Assemblies: Acoustic insulation.
4. Do not install insulation adhesives when temperature or weather conditions are detrimental to successful installation.
5. APPLICATIONS
- Insulation inside Masonry Cavity Walls: Extruded polystyrene board.
- Insulation in Metal Framed Walls: Batt insulation with integral or separate vapor retarder.
6. FOAM BOARD INSULATION MATERIALS: Extruded Polystyrene Board Insulation: ASTM C 578, Type X; Extruded polystyrene board with either natural skin or cut cell surfaces; complying with ASTM E 84 Class A.
- Board Thickness: 1-1/2 inches.
- Board Edges: Square.
- Manufacturers: Dow Chemical Co. or Owens Corning Corp.
7. BATT INSULATION MATERIALS: Glass Fiber Batt Insulation: Flexible preformed batt or blanket, complying with ASTM C 665, ASTM E 84 Class A and ASTM E 136; friction fit, formaldehyde free.
- Facing: Aluminum foil, flame spread 25 rated; one side.
- Manufacturers: CertainTeed Corp., Johns Manville Corp., or Owens Corning Corp.
8. ACCESSORIES
- Tape: Bright aluminum self-adhering type, mesh reinforced, 2 inch wide.
- Staples: Steel wire, electroplated, or galvanized; type and size to suit application for installation in wood framing only.
9. EXAMINATION: Verify that substrate, adjacent materials, and insulation materials are dry and that substrates are ready to receive insulation. Verify substrate surfaces are flat, free of honeycomb, fins, or irregularities.

- 10. BOARD INSTALLATION AT EXTERIOR WALLS: Apply adhesive to back of boards per manufacturer's instructions with full bed 1/8 inch thick. Install boards horizontally on walls. Install in running bond pattern. Butt edges and ends tightly to adjacent boards and to protrusions. Extend boards over expansion joints, unbonded to wall on one side of joint. Cut and fit insulation tightly to protrusions or interruptions to the insulation plane.
12. BOARD INSTALLATION AT CAVITY WALLS: Apply adhesive to back of boards per manufacturer's instructions with full bed 1/8 inch thick. Install boards fit snugly between wall ties. Place membrane surface facing out, and tape seal board joints. Install boards horizontally on walls in running bond pattern. Cut and fit insulation tightly to protrusions or interruptions to the insulation plane.
14. BATT INSTALLATION: Install insulation and vapor retarder in accordance with manufacturer's instructions. Install in exterior wall spaces without gaps or voids. Do not compress insulation. Trim insulation neatly to fit spaces. Insulate miscellaneous gaps and voids. Fit insulation tightly in cavities and tightly to exterior side of mechanical and electrical services within the plane of the insulation. Install with factory applied vapor retarder membrane facing warm side of building spaces. Lap ends and side flanges of membrane over framing members. Tape insulation batts in place. Tape seal butt ends, lapped flanges, and tears or cuts in membrane. Tape seal tears or cuts in vapor retarder. Extend vapor retarder tightly to full perimeter of adjacent window and door frames and other items interrupting the plane of the membrane. Tape seal in place. Coordinate work of this section with construction of air barrier seal.
- At wood framing, place vapor retarder on warm side of insulation by stapling at 6 inches on center. Lap and seal sheet retarder joints over member face.
- At metal framing, place vapor retarder on warm side of insulation; lap and seal sheet retarder joints over member face.
- Exterior wall blanket insulation: (R=19 min) foil faced fiberglass insulation.
15. PROTECTION: Do not permit installed insulation to be damaged prior to its concealment.

- 16. The Subcontractor shall keep the premises and surrounding area free from the accumulation of waste materials or rubbish caused by operations under contract. The Subcontractor shall be responsible for the complete removal and disposal of his trade's debris.

SECTION 07530

FULLY ADHERED SINGLE-PLY MEMBRANE ROOFING

Refer to Division 1 - General Requirements.

- 1. Subcontractor shall provide all labor, materials, equipment and incidentals necessary and required for the completion of this Work.
2. Scope of Work shall include, but not be limited to the following:
- Elastomeric roofing membrane, adhered conventional application.
- Insulation, flat and tapered.
- Flashings.
- Roofing stack boots, roofing expansion joints, and walkway pads.
3. Related Work by others specified elsewhere:
- Section 06100 - Rough Carpentry: Wood nailers and curbs.
- Section 07620 - Sheet Metal Flashing and Trim: Counterflashings and reglets.
- Division 15 - Plumbing: Roof drains and overflow drains; vent stacks.
- Division 15 - HVAC: Roof curbs and penetrations.
4. REFERENCE STANDARDS
- ASTM C1289 - Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board; 2008.
- ASTM D4637 - Standard Specification for EPDM Sheet Used in Single-Ply Roof Membrane; 2008.
- NRCA ML104 - The NRCA Roofing and Waterproofing Manual, National Roofing Contractors Association; Fifth Edition, with interim updates.
- UL (RMSD) - Roofing Materials and Systems Directory; Underwriters Laboratories Inc.; current edition.
- UL (FRD) - Fire Resistance Directory; Underwriters Laboratories Inc.; current edition.
5. ADMINISTRATIVE REQUIREMENTS:
- Coordinate with installation of associated counterflashings installed under other sections.
- Preinstallation Meeting: Convene a preinstallation meeting one week before starting work of this section; require attendance by all affected installers; review preparation and installation procedures and coordination and scheduling necessary for related work.

SECTION 07530 (CONTINUED)

- 6. SUBMITTALS
- Product Data: Provide data indicating membrane materials, flashing materials, insulation, surfacing, and fasteners.
- Shop Drawings: Indicate joint or termination detail conditions, conditions of interface with other materials, and setting plan for tapered insulation.
- Manufacturer's Installation Instructions: Indicate membrane seaming precautions, special procedures, and perimeter conditions requiring special attention.
- Manufacturer's Certificate: Certify that products meet or exceed specified requirements.
- Manufacturer's Field Reports: Indicate procedures followed, ambient temperatures, humidity, wind velocity during application, and supplementary instructions given.
- Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

- 7. QUALITY ASSURANCE
- Perform work in accordance with NRCA Roofing and Waterproofing Manual and manufacturer's instructions.
- Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.
- Applicator Qualifications: Company specializing in performing the work of this section with minimum five (5) years experience and approved by manufacturer.

- 8. DELIVERY, STORAGE, AND HANDLING: Deliver products in manufacturer's original containers, dry, undamaged, with seals and labels intact. Store products in weather protected environment, clear of ground and moisture. Protect foam insulation from direct exposure to sunlight.

- 9. FIELD CONDITIONS: Do not apply roofing membrane during unsuitable weather. Do not apply roofing membrane when ambient temperature is below 40 degrees F. Do damp or frozen deck surface or when precipitation is expected or occurring. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed the same day.

- 10. WARRANTY
- Correct defective Work within a two year period after Date of Substantial Completion.
- Provide 20 year manufacturer's material and labor warranty to cover failure to prevent penetration of water.

- 11. MANUFACTURERS
- EPDM Membrane Materials: Carlisle SynTec, Firestone Building Products Co., or Johns Manville.
- Insulation: Use flat and tapered insulation as approved by roofing manufacturer.

- 12. ROOFING
- Elastomeric Membrane Roofing: One ply membrane, fully adhered, over insulation.
- Acceptable Insulation Types - Constant Thickness Application: Minimum 2 layers of polyisocyanurate board.
- Acceptable Insulation Types - Tapered Application: Uniform thickness polyisocyanurate board covered with tapered polyisocyanurate board.

- 13. ROOFING MEMBRANE AND ASSOCIATED MATERIALS
- Membrane: Ethylene-propylene-diene-terpolymer (EPDM), internally reinforced with fabric or scrim; complying with minimum properties of ASTM D4637.
- Thickness: 0.060 inch.
- Sheet Width: 76 inch, minimum; factory-fabricate into largest sheets possible.
- Seaming Materials: As recommended by membrane manufacturer.
- Flexible Flashing Material: Same material as membrane, conforming to the following:
14. INSULATION
- Polyisocyanurate Board Insulation: Rigid cellular foam, complying with ASTM C1289, Type II, Class 1, cellulose felt or glass fiber mat both faces, Grade 1 and with the following characteristics: Compressive Strength: 20 psi; Board Thickness: 2 inch minimum; Board Edges: Square.

- 15. ACCESSORIES
- Prefabricated Roofing Expansion Joint Flashing: Sheet butyl over closed-cell foam backing sealed to stainless steel flanges.
- Stack Boots: Prefabricated flexible boot and collar for pipe stacks through membrane; same material as membrane.
- Insulation Joint Tape: Glass fiber reinforced type as recommended by insulation manufacturer; compatible with roofing materials; 6 inches wide; self adhering.
- Insulation Fasteners: Appropriate for purpose intended and approved by roofing manufacturer. Length as required for thickness of insulation material and penetration of deck substrate, with metal washers.
- Membrane Adhesive: As recommended by membrane manufacturer.
- Surface Conditioner for Adhesives: Compatible with membrane and adhesives.
- Traps and Cleaners: As recommended by adhesive manufacturer, compatible with membrane.
- Insulation Adhesive: As recommended by insulation manufacturer.
- Roofing Nails: Galvanized, hot dipped type, size and configuration as required to suit application.
- Strip Reglet Devices: Galvanized steel, maximum possible lengths per location, with attachment flanges.
- Sealants: As recommended by membrane manufacturer.
- Walkway Pads: EPDM rubber mats, 24"x24"x1/4" thick.

- 16. EXAMINATION: Verify that surfaces and site conditions are ready to receive work. Verify deck is supported and secure. Verify deck is clean and smooth, flat, free of depressions, waves, or projections, properly sloped and suitable for installation of roof system. Verify deck surfaces are dry and free of snow or ice. Verify that roof openings, curbs taller than 8' above finished top of roof, and penetrations through roof are solidly set, and reglets are in place.

- 19. METAL DECK PREPARATION: Install preformed sound absorbing glass fiber insulation strips supplied by Section 04200 in acoustic deck flutes. Install in accordance with manufacturer's instructions.

- 20. INSULATION - UNDER MEMBRANE
- Attachment of Insulation:
1. Mechanically fasten insulation to deck in accordance with roofing manufacturer's instructions.
2. Where roof deck is to remain exposed as a finished condition inside building, embed each layer of insulation in adhesive in full contact, in accordance with roofing and insulation manufacturers' instructions.
- Lay subsequent layers of insulation with joints staggered minimum 6 inch from joints of preceding layer.
- Place tapered insulation to the required slope pattern in accordance with manufacturer's instructions.
- On metal deck, place boards parallel to flutes with insulation board edges bearing on deck flutes.
- Lay boards with edges in moderate contact without forcing. Cut insulation to fit neatly to perimeter blocking and around penetrations through roof. Provide full support of membrane at roof drains and overflow roof drains.
- Tape joints of insulation in accordance with roofing and insulation manufacturers' instructions.
- At roof drains, use factory-tapered boards to slope down to roof drains over a distance of 24 inches.
- Do not apply more insulation than can be covered with membrane in same day.

- 21. MEMBRANE APPLICATION
- Roll out membrane, free from wrinkles or tears. Place sheet into place without stretching.
- Shingle joints on sloped substrate in direction of drainage.
- Fully Adhered Application: Apply adhesive to substrate at rate recommended by roofing manufacturer. Fully embed membrane in adhesive except in areas directly over or within 3 inches of expansion joints. Fully adhere one roll before proceeding to adjacent rolls.
- Overlap edges and ends and seal seams by contact adhesive, minimum 3 inches. Seal permanently waterproof.
- At intersections with vertical surfaces: Extend membrane over cant strips and up a minimum of 4 inches onto vertical surfaces. Fully adhere flexible flashing over membrane and up to nailing strips or reglets. Secure flashing to nailing strips at 4 inches on center. Insert flashing into reglets and secure.
- Around roof penetrations, seal flanges and flashings with flexible flashing.
- Install roofing expansion joints where indicated or as recommended by roofing manufacturer. Make joints watertight. Install prefabricated joint components in accordance with manufacturer's instructions.
- Coordinate installation of roof drains and sumps and related flashings.
- Coordinate installation of associated counterflashings installed under other sections.

- 22. FINISHING UNBALLASTED SURFACES: Install walkway pads. Space pad joints to permit drainage.

- 23. FIELD QUALITY CONTROL: Require site attendance of roofing and insulation material manufacturers daily during installation of the Work.

- 24. CLEANING: Remove bituminous markings from finished surfaces. In areas where finished surfaces are soiled by work of this section, consult manufacturer of surfaces for cleaning advice and conform to their documented instructions. Repair or replace defaced or damaged finishes caused by work of this section.

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



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- Project: LEASE SPACE RENOVATION, 20853 MACK AVE, GROSSE POINTE WOODS, MI 48236
Issued for: OWNER REVIEW 12.03.18, OWNER REVIEW 12.10.18, OWNER REVIEW 12.28.18, S.P.A. SUBMITTAL 01.02.19

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Drawn by: JPM
Checked by: JAV, MJB

Sheet Title: PROJECT SPECIFICATIONS

Project No.: 2018.163

Sheet No.: PS1.1

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SECTION 07620 6
SHEET METAL FLASHING AND TRIM

REFER TO DIVISION 1 - GENERAL REQUIREMENTS.

- Subcontractor shall provide all labor, materials, equipment and incidentals necessary and required for the completion of this Work.
- Scope of Work shall include but not be limited to the following:
 - Fabricated sheet metal items, including flashings, counterflashings, gutters, downspouts, sheet metal roofing, and other items indicated in Schedule.
- Related Work by Others specified elsewhere:
 - Division 4 - Masonry: Through-wall flashings in masonry.
 - Section 07900 - Joint Sealers.
 - Section 09900 - Paints and Coatings: Field painting.
 - Mechanical Drawings: Roof curbs, flashing sleeves and collars for mechanical equipment on and protruding through roofing membrane.
- REFERENCES
 - AAMA 611 - Voluntary Specification for Anodized Architectural Aluminum; American Architectural Manufacturers Association, 1998.
 - AAMA 2604 - Voluntary Specification, Performance Requirements and Test Procedures for High Performance Organic Coatings on Aluminum Extrusions and Panels; 2005.
 - ASTM A 653/A 653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2009a.
 - ASTM A 666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2003.
 - ASTM B 209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate; 2007.
 - ASTM B 209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate [Metric]; 2007.
 - ASTM D 4586 - Standard Specification for Asphalt Roof Cement, Asbestos-Free; 2007.
 - SMACNA (ASMM) - Architectural Sheet Metal Manual, Sheet Metal and Air Conditioning Contractors' National Association, 2003.
- SUBMITTALS
 - See Section 01300 - Administrative Requirements, for submittal procedures.
 - Shop Drawings: Indicate material profile, jointing pattern, jointing details, fastening methods, flashings, terminations, and installation details.
 - Submit manufacturer's recommendation for layout, spacing, and quantities of snow guards.
 - Samples: Submit two samples 3x4 inch in size illustrating metal finish color.
- QUALITY ASSURANCE
 - Perform work in accordance with SMACNA Architectural Sheet Metal Manual requirements and standard details, except as otherwise indicated.
 - Fabricator and Installer Qualifications: Company specializing in sheet metal work with (3) three years of documented experience.
- DELIVERY, STORAGE, AND HANDLING
 - Stack material to prevent twisting, bending, and abrasion, and to provide ventilation. Slope metal sheets to ensure drainage.
 - Prevent contact with materials that could cause discoloration or staining.
- SHEET MATERIALS
 - Galvanized Steel: ASTM A 653/A 653M, with G90/Z275 zinc coating; minimum 0.02 inch thick base metal.
 - Aluminum: ASTM B 209 (ASTM B 209M); 0.032 inch thick; anodized finish of color as selected.
 - Clear Anodized Finish: AAMA 611 AA-M12C22A41 Class I clear anodic coating not less than 0.7 mils thick.
 - Color Anodized Finish: AAMA 611 AA-M12C22A42/44 Class I integrally or electrolytically colored anodic coating not less than 0.7 mils thick.
 - Pre-Finished Aluminum: ASTM B 209 (ASTM B 209M); 0.032 inch thick; plain finish shop pre-coated with fluoropolymer coating.
 - Fluoropolymer Coating: High Performance Organic Finish, AAMA 2604; multiple coat, thermally cured fluoropolymer finish system.
 - Stainless Steel: ASTM A 666 Type 304, soft temper, 0.015 inch thick; smooth No. 4 finish.
- ACCESSORIES
 - Fasteners: Same material and finish as flashing metal, with soft neoprene washers.
 - Primer: Zinc chromate type.
 - Protective Backing Paint: Zinc molybdate alkylid.
 - Sealant: Type as specified in Section 07900.
 - Plastic Cement: ASTM D 4586, Type I.
- FABRICATION
 - Form sections true to shape, accurate in size, square, and free from distortion or defects.
 - Form pieces in longest possible lengths.
 - Hem exposed edges on underside 1/2 inch, miter and seam corners.
 - Form material with flat lock seams, except where otherwise indicated. At moving joints, use sealed lapped, bayonet-type or interlocking hooked seams.
 - Fabricate corners from one piece with minimum 24 inch long legs; seam for rigidity, seal with sealant.
 - Fabricate vertical faces with bottom edge formed outward 1/4 inch (6 mm) and hemmed to form drip.
 - Fabricate flashings to allow toe to extend 2 inches over roofing gable. Return and brake edges.
 - Snow guards to be polycarbonate, deck-mounted type Sno-Gem Original and Junior, by Sno-Gem. Color to match metal roof system.
 - Snow guards to be standing seam mounted Sno-Barricade Clamp on System with barricade plates, by Sno-Gem. Color to match metal roof system.
- GUTTER AND DOWNSPOUT FABRICATION
 - Gutters: SMACNA Architectural Sheet Metal Manual, Rectangular profile.
 - Downspouts: Profile as indicated.
 - Gutters and Downspouts: Size indicated.
 - Accessories: Profiled to suit gutters and downspouts.
 - Downspout Boots: Steel.
 - Seal metal joints.
- EXAMINATION
 - Verify roof openings, curbs, pipes, sleeves, ducts, and vents through roof are solidly set, reglets in place, and nailing strips located.
 - Verify roofing termination and base flashings are in place, sealed, and secure.
- PREPARATION
 - Install starter and edge strips, and cleats before starting installation.
 - Back paint concealed metal surfaces with protective backing paint to a minimum dry film thickness of 15 mil.
- INSTALLATION
 - Conform to drawing details.
 - Secure flashings in place using concealed fasteners. Use exposed fasteners only where permitted.
 - Apply plastic cement compound between metal flashings and felt flashings.
 - Fit flashings tight in place. Make corners square, surfaces true and straight in planes, and lines accurate to profiles.
 - Seal metal joints watertight.
 - Install snow guards in spacing and quantities recommended by manufacturer.
 - Secure gutters and downspouts in place using concealed fasteners.
 - Slope gutters 1/4 inch per foot minimum.
 - Connect downspouts to downspout boots. Seal connection watertight.

SECTION 07900 4
CAULKING AND SEALANTS

Refer to Division 1 - General Requirements.

- Subcontractor shall provide all labor, materials, equipment and incidentals necessary and required for the completion of this work.
- Scope of work shall include but not be limited to the following:
 - Control joint sealants within the masonry.
 - Control joint sealants within the dissimilar materials.
- Related work by others specified elsewhere:
 - Sealants for concrete slab joints, see Section 03010.
 - Sealants between aluminum door frames and wall construction, see Section 08400.
 - Sealants between aluminum window frames and wall construction, see Section 08400.
 - Sealants between window stools and window frames, see Section 09900.
 - Sealants within the roofing and coping system, see Section 07300.
 - Sealants within the window systems, see Section 08400.

Note: Consult with window Subcontractor to be sure not to seal up any required weeps at window sill.

- General Sealants throughout this construction shall be multi part non-sag polysurethane sealant equal to Pecora Dynabolt 2 in colors to match the surrounding surfaces.
- Sealants shall be installed around all door frames and at any control joints as indicated, packed with ethafoam backer rod as necessary.
- Provide one year written guarantee warranting against defects in material and workmanship.
- This Subcontractor shall submit three (3) color charts to the Architect for approval prior to installation. Bid shall cover any available color at no additional charge.
- The Subcontractor shall keep the premises and surrounding area free from the accumulation of waste materials or rubbish caused by operations under contract. The Subcontractor shall be responsible for the complete removal and disposal of his trade's debris.

SECTION 08400
ALUMINUM DOORS, WINDOWS AND FRAMES

Refer to Division 1 - General Requirements.

- Subcontractor shall provide all labor, materials, equipment and incidentals necessary and required for the completion of this work.
- Scope of work shall include but not be limited to the following:
 - Prepare and submit shop drawings.
 - Supply and install aluminum doors and frames.
 - Supply and install aluminum entrance hardware.
- Related work by others specified elsewhere:
 - Glass and glazing, see Section 08800.
- Supply and install storefront entrance doors, sidelights, arched top transom and aluminum framing system. Extruded aluminum framing shall be equal to Kawneer TRIFAB 451 (2" x 4-1/2") Flush Glaze Framing System.

The doors shall be medium stile equal to series 350 as manufactured by the Kawneer Company. All glazing shall be 1/4" tempered with low-e coating.

Size shall be 3' x 7' x 1 3/4" typical. Color shall be standard Clear Anodized.

The hardware shall be as follows:

Exterior Door

- 1 set top, intermediate, and bottom offset pivots
- 1 pair finger operated flush bolts
- 1 Kawneer threshold
- 1 LCN 2030 concealed overhead closer
- 1 bottom rail weather-strip and sealair weatherstripping each leaf
- 1 CO-S Architect's Classic Kawneer pull Clear Anodized
- 1 CP push Clear Anodized
- 1 Adams-Rite MS-1890 latch lock with 4089 exit indicator and 4560 lever handle and 4066 mortise thumbturn.
- 1 cylinder supplied by others, installed by this subcontractor.

- Supply and install entrance doors and aluminum framing system. Extruded aluminum framing shall be equal to Kawneer TRIFAB 450 (1 3/4" x 4 1/2") Flush Glaze Framing System.

The door shall be medium stile equal to series 350 as manufactured by the Kawneer Company. All glazing shall be 1/4" tempered with low-e coating.

Door size shall be 3' x 7' x 1 3/4" typical. Color shall be selected.

The hardware shall be as follows:

- Rope and sealant to match frame color shall be installed around all aluminum by this subcontractor. Be sure not to seal required weeps at sill.
- Subcontractor shall make field measurements and present four sets of shop drawings for the Architect's approval prior to fabrication.
- Subcontractor shall precisely follow the manufacturers fabrication and installation instructions.
- Provide one year written guarantee warranting against defects in materials and workmanship.
- The Subcontractor shall keep the premises and surrounding area free from the accumulation of waste materials or rubbish caused by operations under contract. The Subcontractor shall be responsible for the complete removal and disposal of his trade's debris.

SECTION 08712
FINISH HARDWARE SCHEDULE

Refer to Division 1 - General Requirements.

- Subcontractor shall provide all materials and incidentals as required for the proper completion of this work.
- Scope of work shall include the following:
 - Provide door hardware and deliver to construction site.
 - Prepare and provide four copies of hardware schedule for approval of Architect.
- Related work by others specified elsewhere:
 - Installation shall be by Carpentry Trades, see Section 06100.
- All hardware items for each door opening shall be packaged in one individual carton with opening number and a complete list of the contents clearly indicated on the exterior. Drop shipments or unsorted materials will not be accepted.
- All hardware items for listed fire door assemblies shall comply with the requirements of the NFPA and shall bear the UL or FMEC for the opening classification indicated in the Door Schedule, and shall also comply with the requirements of the State Fire Marshall or other authorities having jurisdiction.
- Refer to Door and Hardware schedule on the plans for hardware numbers. Entry doors to be Schlage AL series lock set. Interior doors to be Schlage SL Series passage set.
- No substitutions shall be allowed unless approved by Architect prior to bidding.
- All lock and latch sets shall have 2-3/4" backset.

SECTION 08712 (Continued) 3

- All hardware to be applied to metal doors or frames shall be made to template and packed with machine screws. Any mortise hardware shall be forwarded to the plant of the door manufacturer, for application there, is required and all necessary templates shall be promptly provided by the Subcontractor upon receipt of shop drawings for doors and frames.
- All door edgings and plates shall be free of sharp edges and shall be ground and polished by the manufacturer or the supplier.
- All material furnished under this contract shall be guaranteed free from defects in manufacture and be capable of performing the duties required for which it is designed for a period of one (1) year after final acceptance. Any material failing to comply with the above guarantee shall be removed and replaced with satisfactory material at the Subcontractor's expense, including the necessary labor for removing and replacing.

SECTION 08800
GLASS AND GLAZING

Refer to Division 1 - General Requirements.

- Subcontractor shall provide all labor, materials, equipment and incidentals necessary and required for the completion of this work.
- Scope of work shall include:
 - Submit shop drawings for approval.
 - Supply and install all glass for Aluminum doors/windows and storefront.
 - Supply and install vision glass for doors and borrowed lites.
- Related work by others specified elsewhere:
 - Aluminum doors and frames, see Section 08400.
- All glass shall conform with Federal Specifications DD-G-451. All tempered glass shall conform with Federal Specifications DD-G-1403.
- Glass for exterior Aluminum entry DOORS shall be 1/4" clear tempered plate glass with low-e coating.

Glass for Exterior Aluminum vestibule ENCLOSURE AND SIDELITES shall be 1" insulated units composed of 1/4" clear tempered plate glass inboard lite, 1/2" sealed air space, and 1/4" clear tempered plate glass inboard lite.

- Glazing Subcontractor shall remove stops and replace when glazing is complete.
- Replace all broken glass or cracked glass due to improper setting.
- Final cleaning of the glass shall be performed by the Contractor.
- Subcontractor shall make field measurements and present four sets of shop drawings for the Architect's approval prior to fabrication.
- The Subcontractor shall keep the premises and surrounding area free from the accumulation of waste materials or rubbish caused by operations under contract. The Subcontractor shall be responsible for the complete removal and disposal of his trade's debris.
- Provide one year warranty against defects in materials and workmanship.

SECTION 09250
GYPSUM BOARD, SOUND INSULATION AND METAL STUDS

Refer to Division 1 - General Requirements.

- Subcontractor shall provide all labor, materials, equipment and incidentals necessary and required for the completion of this work.
- Scope of work shall include but not be limited to the following:
 - Boarding and finishing interior face of exterior walls.
- Related work by others specified elsewhere:
 - Rough wood stud framing, see Section 09250
 - Ceiling blanket insulation and wire strapping, see Section 07213.
 - Exterior wall blanket insulation, see Section 07213.
- Gypsum Board work:
 - Provide and install gypsum wall panels such as USG Sheetrock brand SW or equal with tapered edges. Include the following types as required:
 - In general, board shall be 5/8" thick.
 - Board for walls shall be 5/8" thick unless indicated otherwise.
 - Use Type "X" fire retardant gypsum board on all fire rated assemblies. Board thickness shall depend on the design requirements.
 - Fire resistant sheathing, such as USG Gypsum Sheathing.
 - Exterior Dens glass gypsum sheathing. (If required).

All gypsum board shall be installed horizontally across the partition and wall framing except as otherwise approved. When resilient channels or furring must be installed horizontally, the board may be run vertically. Be extremely careful to prevent waves in appearance.

All gypsum board shall be glued and screwed to metal studs. Screws shall be of the self tapping variety and shall be spaced at 12" o.c.

- Provide and install corner beads, casing beads, expansion joints and trims as necessary, (wherever gypsum board abuts another material). All trim beads and accessories shall be metal unless otherwise indicated. Plastic trims shall be used only where the gypsum board terminates against a dissimilar metal or incompatible material.
- All outside corner beads must be glued in addition to screwing or stapling to assure continuous securement.
- All joints and interior corners shall be reinforced with USG Perf a Tape reinforcing tape prior to finishing with jointing compound.
- All concealed portions of gypsum board shall be fire taped but need not be finished. All exposed portions of walls and drops located below the ceiling line shall be finished accordingly to receive paint or wall coverings as indicated.
- Sound insulation shall consist of 3 1/2" minimum thickness unfaced fiberglass sound attenuating blanket insulation x appropriate widths for wall stud spacing. Sound insulation in partition walls shall extend to just above the ceiling line in all locations.
- Metal Stud Work: Refer to Structural Drawings for additional stud framing specifications.
 - Metal studs for interior partitions shall be 3-5/8" or 6" Series ST standard 25 gauge galvanized steel as manufacturer by United States Gypsum and shall be installed in accordance with manufacturer's instructions. All studs shall be installed in full lengths without splices. All studs shall be spaced at a minimum 16" o.c.
 - Metal studs that extend beyond the ceiling by more than 4" shall have metal blocking at the ceiling line to prevent waves in the gypsum board and provide anchorage for the wall angles of the suspended ceiling system.
 - All runner tracks and shoes for interior partitions shall be not less than 22 gauge galvanized cold rolled steel.
- Provide all rough hardware and fasteners as necessary for the proper completion of this work.
- Do all work in strict accordance with the manufacturer's printed instructions.
- Provide one year written guarantee warranting against defects in material and workmanship.
- The Subcontractor shall keep the premises and surrounding area free from the accumulation of waste materials or rubbish caused by operations under contract. The Subcontractor shall be responsible for the complete removal and disposal of his trade's debris.

SECTION 09900 2
PAINTING AND WALLCOVERINGS

Refer to Division 1 - General Requirements.

- Subcontractor shall provide all labor, materials, equipment and incidentals necessary and required for the completion of this work.
- Scope of work shall include but not be limited to the following:
 - Submit Letter of Intent or drawdown samples.
 - Provide specified finish on exposed surfaces including, but not limited to the following:
 - Prime coated mechanical units, piping, pipe covers, sprinkler piping, interior duct surfaces visible behind grilles, radiation covers, cabinet unit heaters, exposed ductwork, louvers and grilles.
 - Electrical panel box covers and surface raceways (over factory finish), conduits and boxes.
 - Hollow metal doors and frames, steel stairs, ladders and railings, catwalks, and safety mesh grilles, prime painted fire extinguisher cabinets, access panels, prime painted hardware, ceiling grilles and doors (unless factory finished), metal supports for counters and exposed miscellaneous metals, exposed structural steel, exposed underside of roof / floor deck.
 - Spot-spackling, caulking and sealing required for finishing.
 - Paint gypsum walls and ceilings where indicated.
 - Seal gypsum wall board to receive wall covering.
 - Paint all plumbing and HVAC roof vents and roof stacks.
- Related work by others specified elsewhere:
 - Priming structural steel, see Section 05100.
 - Prefinished metal flashings, see Section 07300.
- All surfaces scheduled to receive paint or wallcoverings shall be cleaned and properly prepared in accordance with manufacturer's instructions. Fill nail holes with non-shrink putty colored to match stain. Caulk excessive open joints between trims and wall surfaces.
- Subcontractor shall examine the substrate conditions and work of other trades which affects the work under this section. Subcontractor shall report to the Contractor and Architect in writing all defects found therein. Contractor shall see that appropriate subcontractors make corrections.
- Commencement of work under this section shall be considered as an acceptance of such work of other trades.
- Painting shall be of the very best workmanship as follows:
 - Exterior ferrous metals- 1 ct primer and 2 cts enamel.
 - Exterior galvanized metals- 1 ct primer and 2 cts enamel.
 - Interior ferrous metals- 1 ct primer, 1 ct enamel undercoat and 1 ct enamel Eggshell (Luster-Low eggshell semi-gloss)
 - Stain millwork- 1 ct stain, 1 ct sealer, 1 ct spirit reduced gloss varnish, 1 ct satin varnish, (sand between sealer and varnish coats).
 - Stained wood cabinetry- (two-tone stain where indicated) 1 ct stain, 1 ct sealer, 1 ct spirit reduced gloss varnish, 2 cts satin varnish, (sand between sealer and varnish coats).
 - Paint millwork- 1 ct enamel undercoat, 2 cts interior alkyd eggshell enamel. (Luster-Low eggshell semi-gloss)
 - Paint gyp board- 1 ct latex primer, 2 cts alkyd eggshell enamel. (Luster-Low eggshell semi-gloss)
 - Paint gyp board ceilings- 1 ct latex primer, 2 cts alkyd eggshell enamel. (FLAT)
 - Vinyl covered gyp board- 1 ct oil base primer - sealer.
 - Int. painted masonry - 1 ct block filler, 1 ct flat wall finish, 1 ct satin enamel.
 - Ext. painted masonry- 1 ct block filler, 2 cts masonry paint.
 - Ext. wood siding/trims- 2 cts stain. (1 on ground, 1 in place) Backprime all items with 1 ct stain.
 - Ext. wood soffits/trims- 2 cts stain. (1 on ground, 1 in place) Backprime all items with 1 ct stain.

The number of coats indicated above shall be considered as minimum. Apply additional coats where required for adequate coverage or to correct defects.

- For the purpose describing "Finish appearance" the following general values shall be used:

Description	Light Reflectance Value	Remarks
Flat	0-5	No sheen. Hides flaws but lacks washability and durability because pigment is at the surface.
Eggshell	6-15	No sheen. Cannot tell difference from Flat but product has improved washability and durability.
Satin	20-35	Sheen can only be detected with a light held at an angle. Has improved scrubability.
Semi-gloss	35-60	Noticeable sheen.
Gloss	over 60	High sheen.

- All paint coats shall be tinted to approximate shade of the final coat. Each successive coat shall be slightly darker than the preceding coat. All coats shall be thoroughly dry before applying succeeding coat.
- Colors shall be as selected by Architect and paint manufacturers may be Sherwin-Williams, Pratt & Lambert, Benjamin Moore or Olympic or as approved by Owner.
- Subcontractor shall submit Letter of Intent stating that of each item to be used shall be exactly as specified in the Color and Material Schedule. If a manufacturer other than the one specified in the Color and Material Schedule is intended to be used, the Subcontractor shall submit paint drawdown samples for each color selection for Architects approval.
- Protect work of other trades from damage of painting and staining and correct any damage by cleaning, repairing, or replacing as acceptable to the Architect. Before painting, remove hardware, accessories and light fixtures, etc., and replace upon completion.

Finish top, bottom and edges of doors same as balance of door after fitting. Remove doors, if necessary, to finish bottom edge.

- Store all materials in a single location and keep neat and clean. Remove oily rags every night to avoid fire.
- All exterior wood shall be stained as indicated. All wood trims, siding, and wood soffits shall be back primed and one coat applied while material is on the ground and the final coat applied after the material is installed. Provide additional coats as necessary to obtain acceptable uniform color and coverage.
- Subcontractor shall submit samples of each item specified for Architect's approval prior to ordering.
- Provide one year written guarantee warranting against defects in materials and workmanship.
- The Subcontractor shall keep the premises and surrounding area free from the accumulation of waste materials or rubbish caused by operations under contract. The Subcontractor shall be responsible for the complete removal and disposal of his trade's debris.



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Consultants:



Project:
LEASE SPACE RENOVATION
20853 MACK AVE.
GROSSE POINTE WOODS
MI. 48236

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SVA
Checked by:
JAV, MJB

Sheet Title:
PROJECT SPECIFICATIONS

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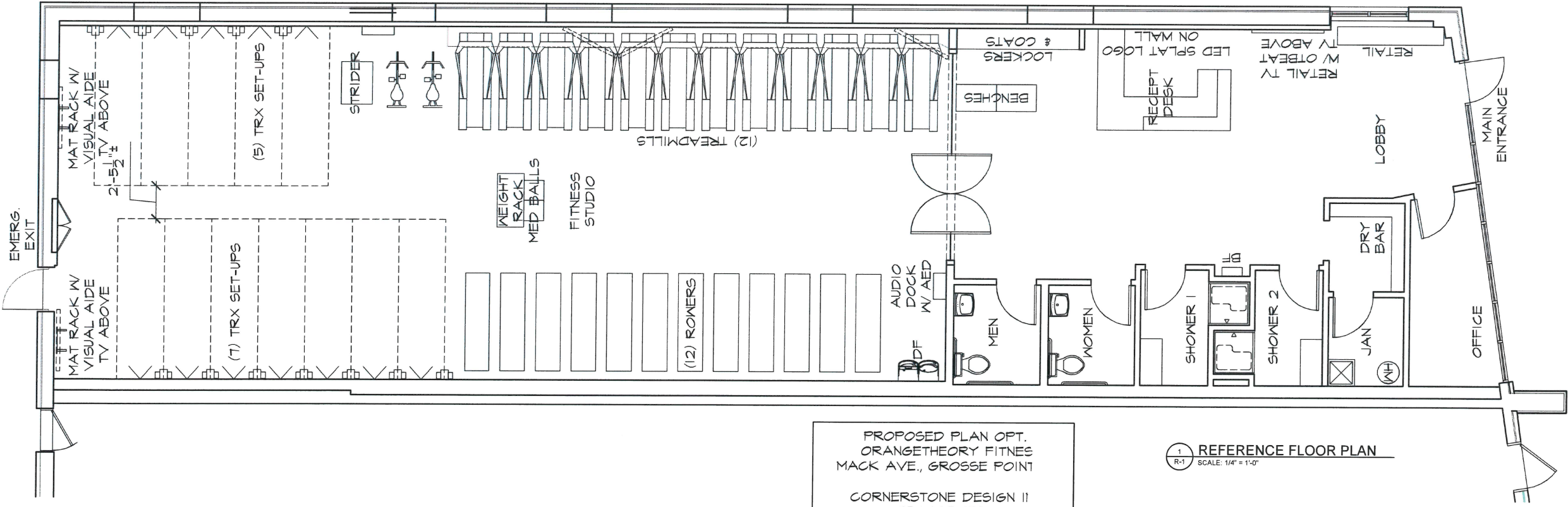
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GENERAL FLOOR PLAN NOTES:

- THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK. COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- WALL THICKNESS ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
- ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
- PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FLOOR FINISH MATERIALS.
- PAINT, PATCH AND REPAIR THE FOLLOWING TO MATCH EXISTING MATERIALS: FLOOR, WALL, AND CEILING SURFACES AS REQUIRED ADJACENT TO AREAS BEING DEMOLISHED. REFER TO DEMOLITION DRAWINGS FOR MORE INFORMATION.
- REINFORCE WALL AND PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL CABINETS AND COUNTERTOPS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL WALL REINFORCING FOR INSTALLATION OF ACCESSORIES, COAT RACKS, CHART RACKS, CASEWORK, AND OTHER WALL MOUNTED ITEMS.
- CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
- ALL EXPOSED PIPES, DUCTS, AND CONDUIT TO BE PAINTED TO MATCH EXISTING.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM AND AS INDICATED IN THE CONTRACT DOCUMENTS.
- COORDINATE WITH OWNER'S EQUIPMENT SUPPLIER FOR INSTALLATION REQUIREMENTS / LOCATIONS OF FLOOR / WALL / CEILING MOUNTED ITEMS, IE: CAMERAS, TV'S, SPEAKERS, SENSORS, SECURITY WIRING, VAULTS, ATM'S.
- CONTRACTOR SHALL CONDUCT A ROUGH ELECTRICAL INSPECTION WITH OWNER, PRIOR TO ENCLOSING WALLS, FOR THE PURPOSE OF CONFIRMING ALL J-BOX LOCATIONS FOR POWER, DATA, VOICE, SWITCH, THERMOSTAT, ETC.
- CONTRACTOR TO FILL ANY AND ALL EQUIPMENT PENETRATIONS OR DEPRESSIONS INTO OR THROUGH THE EXISTING SLAB THAT WILL NOT BE UTILIZED TO FEED NEW EQUIPMENT (I.E. ABANDONED FLOOR CORES, IMPRESSION FROM PREVIOUS EQUIPMENT FLOOR PLATE REMOVAL). PENETRATIONS SHALL BE FILLED WITH NON-SHRINK GROUT. THE SIDES OF ANY EXISTING OPENINGS SHALL BE MODIFIED/TAPERED SO THAT THEY ARE WIDER AT THE TOP THAN AT THE BOTTOM. FOR LARGE OPENINGS, PROVIDE ONE (1) #5 BAR 2' UP FROM BOTTOM OF HOLE.
- A TACTILE SIGN STATING 'EXIT' AND COMPLYING WITH ICC-A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN 'AREA OF REFUGE', AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY, AND THE EXIT DISCHARGE.
- PROVIDE PERMANENT MIN 3-INCH HIGH CONTRASTING COLOR MARKING AND IDENTIFICATION AT ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS WITHIN 15 FEET AT THE END OF EACH WALL, AND NOT EXCEEDING 30 FEET MAXIMUM HORIZONTAL INTERVALS, MINIMUM 2 LOCATIONS EACH WALL. TYPICAL FOR ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACES PER CODE (MBC 703.7)

GENERAL REFLECTED CEILING PLAN NOTES:

- CONTRACTOR TO CENTER ALL CEILING MOUNTED ITEMS (I.E., RECESSED LIGHT FIXTURES, SMOKE DETECTORS, FIRE SUPPRESSION HEADS) WITHIN THE ASSOCIATED CEILING TILE AS SHOWN. COORDINATE FINAL LOCATION WITH THE APPROPRIATE MECHANICAL, ELECTRICAL, FIRE ALARM, AND FIRE SUPPRESSION DRAWINGS AS REQUIRED.
- CONTRACTOR SHALL VERIFY IN FIELD IF DESIGNATED CEILING HEIGHTS IN ROOMS AREA POSSIBLE. IF NOT, MAXIMIZE CEILING HEIGHTS AND NOTIFY ARCHITECT, ENGINEER OR PROJECT MANAGER OF ANY DISCREPANCY.
- SPRINKLER HEADS SHOWN FOR REFERENCE ONLY. DESIGN-BUILD FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL LOCATIONS, QUANTITY, TYPE AND FULL FIRE PROTECTION DESIGN. FIRE PROTECTION SYSTEM SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND BUILDING STANDARDS INCLUDING NFPA 101 LIFE SAFETY CODE (SPECIFICALLY CHAPTER 20). SEE TITLE SHEET AND CODE SHEETS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL PROVIDE ACOUSTIC SOUND BATT INSULATION ABOVE THE ENTIRE CEILING IN THE FOLLOWING ROOMS (TYPICAL UNO): TOILET ROOMS, OFFICES, RECEPTION AREAS, EXAM ROOMS AND CONFERENCE ROOMS.
- CONTRACTOR TO PROVIDE DENS ARMOR PLUS WALL BOARD (MOISTURE RESISTANT) IN ALL CEILING AREAS AND WALLS OF TOILET ROOMS AND VESTIBULES (TYPICAL UNO).
- ACCESS PANELS TO BE INDEPENDENTLY MOUNTED. DO NOT SUPPORT ON CEILING TILE GRID ASSEMBLY. SUPPORT FROM STRUCTURE ABOVE ONLY. COORDINATE SIZE, QUANTITY AND LOCATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. IF NOT SHOWN, CONTRACTOR TO PROVIDE WHERE REQUIRED AND COORDINATE FINAL LOCATIONS IN FIELD WHERE REQUIRED PER MEP EQUIPMENT AND DRAWINGS.
- PROVIDE EXTERIOR MOUNTED EMERGENCY EGRESS LIGHT AT ALL EXTERIOR EXITS AS REQUIRED BY CODE, BATTERY BACK-UP AND MOUNTED 36" ABOVE DOOR UNO.
- SOFFITS ABOVE UPPER CABINETS SHALL BE 16" DEEP AND SHALL BE CONSTRUCTED OF 5/8" GYPSUM BOARD ON 3/4" METAL FRAMING AT 16" OC (TYPICAL UNO).
- REFER TO WALL TYPES FOR WALLS THAT PENETRATE CEILINGS.
- REFER TO MECHANICAL HVAC PLANS FOR DIFFUSER / GRILLE SIZES.
- FOR LIGHT FIXTURE TYPES SEE ELECTRICAL LIGHTING PLANS.
- REFER TO DIMENSIONS ON REFLECTED CEILING PLAN TO LOCATE / LAYOUT CEILING GRID AND LIGHT FIXTURES.



PROPOSED PLAN OPT.
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1 REFERENCE FLOOR PLAN
 SCALE: 1/4" = 1'-0"



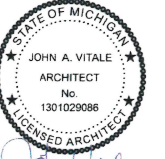
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DO NOT SCALE DRAWINGS
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