April 8, 2025

Re: ***Moreland Medical Office Building***
Removal and Restoration of
Exterior Stucco with EIFS
1111 Delafield St, Waukesha, WI 53188
Application for Development Review

Dear Members of the City of Waukesha, Community Development Department:

Please accept our application for Community Development Review and Approval for our project at the above captioned address. The scope of work is to remove existing stucco exterior cladding that has been deteriorating and replace it with an EIFS exterior cladding system on the multi-story brick and stucco medical office building. The details of the scope of work are captured in our drawing set, "*Moreland Medical Office Building, Removal and Restoration, Exterior Stucco Finish with EIFS*", prepared by *SPC-Specialty Consulting* and dated *3/31/2025*. In that set we have included plans and elevations of the extent of existing ornamental stucco to be removed and the new EIFS cladding to be installed in its place. There are also representative photos detailing current existing conditions to be addressed, along with sections and details to ensure watertightness and proper installation.

We appreciate your consideration; and should there be any concerns or questions, please do not hesitate to reach out to me.

Warm Regards,

Ronald Regan

Digitally signed by Ronald Regan
DN: C=US,
E=rregan@remedymed.com,
CN=Ronald Regan
Date: 2025.04.08 13:50:18-05'00'

Ron Regan
EVP – Capital and TI Projects
Waukesha 1111 MP RK6, LLC
c/o Remedy Medical Properties, Inc

Encl: *Moreland Medical Office Building, Removal and Restoration, Exterior Stucco Finish with EIFS* drawings dated 3/31/2025

MORELAND MEDICAL OFFICE BUILDING

REMOVAL AND RESTORATION
EXTERIOR STUCCO FINISH WITH EIFS

1111 DELAFIELD ST.
WAUKESHA, WI 53188

ISSUED FOR BID

DATE: 3/31/2025

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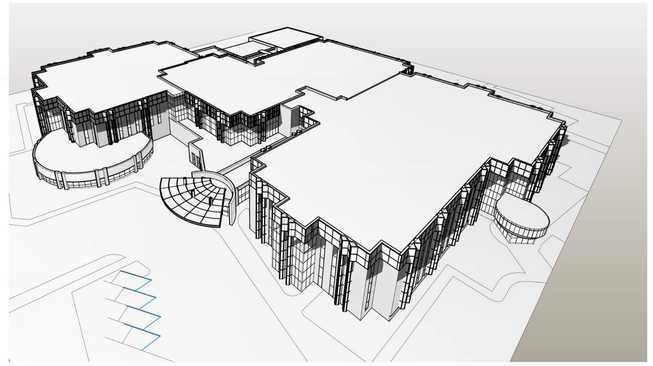
SCOPE OF WORK

THE WORK SHOWN ON DRAWINGS AND SPECIFIED IN THE CONTRACT DOCUMENTS SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. REMOVE EXISTING STUCCO AT PARAPET BAND AND PILASTERS
2. REMOVE EXISTING RIGID INSULATION AT PARAPET BAND AND PILASTERS.
3. SALVAGE EXISTING METAL STUDS AND LAYER OF GYPSUM BOARD AT PARAPET BAND AND AT PILASTERS
4. REMOVE EXISTING STUCCO UP TO CONCRETE MASONRY UNIT AT EAST AND WEST FACADE OF THE MIDDLE BUILDING
5. INSTALLATION OF NEW METAL FRAMING AND EIFS CLADDING AT PARAPET BAND AND PILASTERS



CODE REFERENCES

WISCONSIN COMMERCIAL CODE

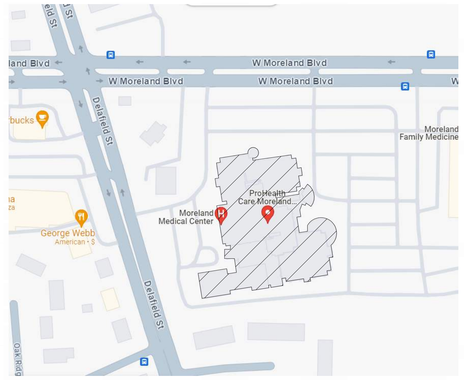
INTERNATIONAL COMMERCIAL BUILDING CODES (ICC)

CITY OF WAUKESHA MUNICIPAL CODE
(CHAPTER 16 - BUILDING)
(CHAPTER 22 - ZONING)

These drawings, specifications, and calculations have been prepared under my direct supervision and comply with applicable state and local codes and ordinances to the best of my knowledge and belief.

WISCONSIN
HECTOR H CASTILLO
A-15285-5
MILWAUKEE, WI
ARCHITECT

HECTOR CASTILLO March 31, 2025



AREA MAP

Issuance		
NO.	DATE	ISSUANCE
	02/22/24	SCHEMATIC DESIGN
	03/20/24	DESIGN DEVELOPMENT
	03/31/25	EIFS REDESIGN

WISCONSIN
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Chicago, IL 60612

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1721 Moon Lake Blvd. Suite 414
Hoffman Estates, IL 60169

Remedy Medical Properties

COVER SHEET	S23-599.93
MORELAND MEDICAL OFFICE BUILDING 1111 DELAFIELD ST WAUKESHA, WI 53188	3/31/2025 **G-1.1**

GENERAL RESTORATION NOTES

GOVERNING CODES & SPECIFICATIONS:

- International Building Code (IBC) 2018 Edition
- Latest supplements and revisions, thereto, unless noted otherwise.

DESIGN LOADINGS:

- WIND LOADS:
  COMPONENTS/CLADDING 30 PSF

EXISTING CONDITIONS:

- Contractor shall visit the site and familiarize himself with the existing conditions prior to the start of the work.
- Contractor shall be responsible for verifying all sizes, dimensions, and conditions as shown on the drawings.
- All existing sizes and structure indications are to be considered as assumptions and are offered only as a representation of the type of construction which may be encountered in the course of the work, but not necessarily the actual sizes or conditions.

DEMOLITION AND SHORING:

- Contractor shall visit the site and become familiar with the existing conditions and the areas that are to be demolished and removed from the site.
- Contractor shall bear full responsibility for the design and installation of all temporary shoring, bracing which is required for safety and proper execution of the work.
- Building structural areas which are to be removed, shall be done in a manner which shall maintain the stability of the structure, and shall allow the structure to remain in a safe condition.
- Removal of existing stucco shall be done carefully, with the minimum removal necessary to accomplish the intent of the work.

COORDINATION:
- All dimensions shown on the drawings shall be checked by the Contractor, and any discrepancies are to be reported immediately to the AOR.
- The information contained on the drawings are, in itself, incomplete and void unless used in conjunction with all of the Contract Documents and Specifications, trade practices, or applicable standards, codes, etc., incorporated therein by reference.
- The Architecture of Record (AOR) maintains no responsibility for the General or Sub-Contractors, or those working in such capacities, in the methods used in the execution of the Work, and safety precautions or lack thereof, taken at the Project Site.
- The use of these plans and specifications shall be restricted to the original site for which they were prepared. Any reproduction or distribution is expressly limited to such use. Any other reproduction, reuse, or disclosure by any method, in whole or in part, or for any other purpose other than that as a contract document, is prohibited.
- Unless otherwise noted, all details, sections, and notes on the drawings are intended to be typical for similar situations elsewhere.
- These drawings are not to be used for shop detailing or for construction unless specifically stamped by the AOR on the drawings "For Detailing" or "For Construction". These drawings are not to be reproduced for the purpose of using them as shop drawings.
- AOR approval must be secured for all substitutions.
- These tracings and all information thereon or any prints thereof are the property of Specialty Consulting, Inc. and are subject to return upon demand, are confidential and must not be made public or copied unless authorized by an officer of Specialty Consulting, Inc.
- Contractor is to assume full responsibility, unrelieved by review of shop drawings and by supervision or periodic observation of construction, for compliance with the contract documents, for dimensions to be confirmed and correlated on the job site and between individual drawings or sets of drawings, for fabrication processes and construction techniques [including excavation, shoring, scaffolding, bracing, erection, formwork, etc.], for coordination of the various trades, and for safe conditions on the job site. Variations in field conditions relative to the contract documents shall be reported to the AOR/Owner. Work shall not progress until written permission from the Owner is obtained.

STUCCO REPLACEMENT NOTES:

1. REMOVE ALL STUCCO AND RIGID INSULATION AT PARAPET BAND AND PILASTERS.
2. SALVAGE LAYER OF GYPSUM BOARD AND METAL STUDS AT PARAPET BAND AND PILASTERS.
3. PREPARE SURFACE TO RECEIVE NEW DENSDECK SHEATHING (OR EQUAL) AND EIFS CLADDING BY DRYVIT (OR EQUAL)

GENERAL REQUIREMENTS:

1.1 CONTRACTUAL

A. Contractor shall perform the work in accordance with the executed contract with the Owner and these Contract Documents.

B. All the provisions of the AIA Document A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," 2007 Edition, Articles 1 through 15 inclusive is hereby made a part of the Contract Documents. When an Owner/Contractor Agreement is in conflict with the provisions of the AIA Document A201, the more stringent requirements shall apply.

1.2 SUMMARY OF WORK

A. Project consists of replacing existing stucco system with EIFS cladding at band (frieze) and pilasters.

B. Work Restriction: Conduct construction without disrupting Owner's use of the facility. Contractor shall separate construction work areas from Owner occupied areas - see also article "Temporary Facilities and Controls".

1.3 PROJECT MANAGEMENT AND COORDINATION

A. Coordinate construction to ensure efficient and orderly installation of each part of the Work.

1.4 SUBMITTAL PROCEDURES

A. Shop Drawings: Submit Project-specific information drawn to scale. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that requires sequential activity.

1. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing.
2. Project consists of providing all materials, labor, equipment, supervision, and services required to perform repairs to the Moreland Medical Center.
3. AOR will not accept submittals without review and stamp by the Contractor.
4. Identify deviations from the Contract Documents.
5. Submit 1 copy in PDF format of each submittal.

1.5 TEMPORARY FACILITIES AND CONTROLS

A. Provide storage boxes, and other support facilities as necessary for the work.

B. Collect waste daily and when containers are full, legally dispose of waste off-site.

C. Standards: Comply with ANSI A10.6, NECA's "Temporary Electrical Facilities." and NFPA 241.

D. Barricades, Warning Signs, and Lights: Comply with industry standards, code requirements and applicable laws and regulations of the authorities having jurisdiction for erection of structurally adequate barricades. Provide barriers to prevent pedestrians or vehicles from entering construction work areas. Paint with appropriate colors, and provide graphic signs to inform personnel and public of hazard being protected against. When appropriate and needed provide lighting including red or amber lights.

E. Provide temporary environmental controls as required by authorities having jurisdiction including, but not limited to erosion and sediment control, dust control, noise control, and pollution control.

1.6 PRODUCT REQUIREMENTS

A. Provide products of same kind from a single source. The term "product" includes the term "materials", "equipment", "system", and similar terms.

B. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft. Comply with manufacturer's written instructions.

C. Provide products that comply with the Contract Documents, are undamaged, and are new at the time of installation.

1. Provide products complete with accessories, trim, finish, and other devices and components needed for a complete installation and the intended use and effect.

D. Select products to comply with all of the following that are applicable.

1. Where only a single product or manufacturer is named, provide the item indicated. No substitutions will be permitted.
2. Where two or more products or manufacturers are named, provide one of the items indicated. No substitutions will be permitted.
3. Where products are specified by name, accompanied by the term "available products" or "available manufacturers,"provide one of the named items or comply with provisions for "comparable product" to obtain approval for use of an unnamed product or manufacturer.

1.7 SELECTIVE DEMOLITION REQUIREMENTS

A. Unless otherwise indicated, demolished materials become Contractor's property. Remove and dispose of legally from Project site. Do not burn demolished materials.

B. Items indicated to be removed and salvaged remain Owner's property. Remove clean, and deliver to Owner's designated area.

C. Comply with EPA regulators and disposal regulations of authorities having jurisdiction.

D. Conduct demolition without disrupting Owner's use of the building.

E. It is not expected that hazardous materials will be encountered in the Work. If materials suspected of containing hazardous materials are encountered , do not disturb; immediately notify AOR and Owner. Hazardous materials will be removed by Owner.

F. Maintain and protect existing utilities to remain in service before proceeding with demolition, providing by pass connections to other parts of the building.

G. Locate, identify, shut-off, disconnect, and cap off utility services to be demolished.

H. Conduct demolition operations and remove debris to prevent injury to people and damage to adjacent building and site improvements.

I. Provide and maintain shoring, bracing, or structural support to preserve building stability and prevent movement, settlement, or collapse.

J. Protect building structure and interior from weather and water leakage and damage.

K. Protect walls, ceilings, floors, and exposed finishes that are to remain. Erect and maintain full height dustproof partitions. Cover and protect fixtures, furnishings, and equipment that are to remain.

L. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction.

M. Promptly patch and repair holes and damaged surfaces of the building caused by demolition. Restore exposed finishes of patched areas and extend finish restoration into remaining adjoining construction.

Section 02 41 19 - Selective Structure Demolition

1. GENERAL

A. WORK INCLUDES:

1. Base Bid

a. General Contractor Provide:

2. Demolition and removal of selected portions of building or structure for installation of new exterior finish at parapet band and pilasters.

B. RELATED WORK

3. Related Sections include the following:

C. DEFINITIONS

1. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.
2. Remove and Salvage: Detach items from existing construction and deliver them to Owner ready for reuse.
3. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.
4. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

D. SUBMITTALS

1. Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain the Owner's property, demolished materials shall become the Contractor's property and shall be removed from the site with fur- there disposition at the Contractor's option.

E. SUBMITTALS

1. Qualification Data: For demolition firm.
2. Schedule of Selective Demolition Activities: Indicate the following:

a. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure Owner's and building manager's on-site operations are uninterrupted.
b. Interruption of utility services. Indicate how long utility services will be interrupted.
c. Coordination for shutoff, capping, and continuation of utility services.
d. Locations of proposed dust- and noise-control temporary partitions and means of egress.
e. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.
f. Means of protection for items to remain and items in path of waste removal from building.

3. Inventory: After selective demolition is complete, submit a list of items that have been removed and salvaged.
4. Pre-demolition Photographs: Show existing conditions of adjoining construction and site improvements, including finish surfaces, that might be misconstrued as damage caused by selective demolition operations. Comply with Division 01 Section "Photographic Documentation." Submit before Work begins.
5. Landfill Records: Indicate receipt and acceptance of hazardous wastes by a landfill facility licensed to accept hazardous wastes.

F. QUALITY ASSURANCE

1. Demolition Firm Qualifications: An experienced firm that has specialized in demolition work similar in material and extent to that indicated for this Project.
2. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
3. Standards: Comply with ANSI A10.6 and NFPA 241.
4. Pre-demolition Conference: Conduct conference at Project site to comply with PRE-INSTALLATION conference requirements of Division I Section "Project Meetings.

G. PROJECT CONDITIONS

1. Owner will occupy the entire building. Conduct selective demolition so Owner's operations will not be disrupted.
2. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
3. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
4. Hazardous Materials: It is unknown whether hazardous materials will be encountered in the Work.

a. If suspected of containing hazardous materials are encountered, do not hesitate; immediately notify Architect and Owner.

5. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

H. WARRANTY

1. Existing Warranties: Remove, replace, patch, and repair roofing materials, exterior walls and surfaces cut, or damaged during selective demolition, by methods and with materials so as not to void existing warranties.

2. PRODUCTS (Not Used)

3. EXECUTION

A. EXAMINATION

1. Verify that utilities have been disconnected and capped.
2. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
3. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.
4. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.
5. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs.

a. Comply with requirements specified in Division 01 Section "Construction Photographs."
b. Before selective demolition or removal of existing building elements that will be reproduced or duplicated in final Work, make permanent record of measurements, materials, and construction details required to make exact reproduction.

6. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.

B. UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

1. Existing Services/Systems: Maintain services/systems indicated to remain and protect them against damage during selective demolition operations.

a. Comply with requirements for existing services/systems interruptions specified in Division 01 Section "Summary."

2. Service/System Requirements: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.

a. User Agency will arrange to shut off indicated services/systems when requested by Contractor.
b. Arrange to shut off indicated utilities with utility companies.
c. If services/systems are required to be removed, relocated, or abandoned, before proceeding with selective demolition provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
d. Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing.

1.) Where entire wall is to be removed, existing services/systems may be removed with removal of the wall.

C. PREPARATION

1. Site Access and Temporary Controls: Conduct selective demolition and debris- removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

2. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.

a. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
b. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
c. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
d. Cover and protect furniture, furnishings, and equipment that have not been removed.

3. Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

a. Strengthen or add new supports when required during progress of selective demolition.

D. SELECTIVE DEMOLITION, GENERAL

1. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:

a. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
b. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
c. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
d. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors verify condition and contents of hidden space before starting flame-cutting operations. Maintain fire watch and portable fire-suppression devices during flame-cutting operations.
e. Maintain adequate ventilation when using cutting torches.
f. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
g. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
h. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
i. Dispose of demolished items and materials promptly. Comply with requirements in Division 01 Section "Construction Waste Management and Disposal."

2. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

E. N/A

F. DISPOSAL OF DEMOLISHED MATERIALS

1. General: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.

a. Do not allow demolished materials to accumulate on-site.
b. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
c. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.

2. Burning: Burning of demolished materials will not be permitted.
3. Disposal: Transport demolished materials and dispose of at designated spoil areas on Owner's property.
4. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

G. CLEANING

1. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

Issuance

NO.	DATE	ISSUANCE
	02/22/24	SCHEMATIC DESIGN
	03/20/24	DESIGN DEVELOPMENT
	03/31/25	EIFS REDESIGN

WISCONSIN HECTOR H CASTILLO A-15285-5 MILWAUKEE, WI ARCHITECT

SPECIALTY CONSULTING
ARCHITECTS • ENGINEERS • SCIENTISTS

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Hoffman Estates, IL 60169

Remedy Medical Properties

GENERAL NOTES

MORELAND MEDICAL OFFICE BUILDING

1111 DELAFIELD ST WAUKESHA, WI 53188

S23-599.93

3/31/2025

G-1.2

Section 06 20 13 - Exterior Finish Carpentry

1. GENERAL

1.1 WORK INCLUDESA.Base Bid:

1. General Contractor Provide:

1.2 N/A

1.3 SUBMITTALS

A. Product Data: For each type of process and factory-fabricated product. Indicate component materials, dimensions, profiles, textures, and colors and include construction and application details.

1. Include data for wood-preservative treatment from chemical-treatment manufacturer and certification by treating plant that treated materials comply with requirements. Indicate type of preservative used and net amount of preservative retained. Include chemical- treatment manufacturer's written instructions for finishing treated material.
2. Include data for fire-retardant treatment from chemical-treatment manufacturer and certification by treating plant that treated materials comply with requirements.
3. For products receiving a waterborne treatment, include statement that moisture content of treated materials was reduced before shipment to Project site to levels specified.
4. Include copies of warranties from chemical-treatment manufacturers for each type of treatment.

B. Samples for Initial Selection: For each type of product involving selection of colors, profiles, or textures.

C. Samples for Verification:

1. For each species and cut of lumber and panel products, with half of exposed surface finished; 50 sq. in. for lumber and 8 by 10 inches for panels.

1.4 INFORMATIONAL SUBMITTALS

A. Compliance Certificates:

1. For lumber that is not marked with grade stamp.
2. For preservative-treated wood that is not marked with treatment-quality mark.
3. For fire-retardant-treated wood that is not marked with classification marking of testing and inspecting agency.

B. Evaluation Reports: For the following, from ICC-ES:

1. Wood-preservative-treated wood.
2. Fire-retardant-treated wood.

C. Sample Warranties: For manufacturer's warranties.

1.5 QUALITY ASSURANCE

A. Testing Agency Qualifications: For testing agency providing classification marking for fire-retardant-treated material, an inspection agency acceptable to authorities having jurisdiction that periodically performs inspections to verify that the material bearing the classification marking is representative of the material tested.

1.6DELIVERY, STORAGE, AND HANDLING

A. Stack lumber, plywood, and other panels flat with spacers between each bundle to provide air circulation. Protect materials from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.

1.7FIELD CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecast weather conditions permit work to be performed and at least one coat of specified finish can be applied without exposure to rain, snow, or dampness.

B. Do not install finish carpentry materials that are wet, moisture damaged, or mold damaged.

1. Indications that materials are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
2. Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

1.8WARRANTY

A. Manufacturer's Warranty for Cellular PVC Trim: Manufacturer agrees to repair or replace trim that fails due to defects in manufacturing within specified warranty period. Failures include, but are not limited to, deterioration, delamination, and excessive swelling from moisture.

1. Warranty Period: 25 years from date of Substantial Completion.

B. Manufacturer's Warranty for Hardboard Siding and Trim: Manufacturer agrees to repair or replace siding that fails in materials or workmanship within specified warranty period. Failures include, but are not limited to, deformation or deterioration beyond normal weathering.

1. Warranty Period for Factory-Applied Finish: Five years from date of Substantial Completion.
2. Warranty Period for Siding and Trim (Excluding Finish): 25 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1MATERIALS, GENERAL

A. Lumber: DOC PS 20 and the following grading rules:

B. Factory mark each piece of lumber with grade stamp of inspection agency, indicating grade, species, moisture content at time of surfacing, and mill.

C. Softwood Plywood: DOC PS 1.

D. Hardboard: ANSI A135.4.

2.2WOOD-PRESERVATIVE-TREATED MATERIALS

A. Water-Repellent Preservative Treatment by Non-pressure Process: AWPA N1; dip, spray, flood, or vacuum-pressure treatment.

B. Preservative Treatment by Pressure Process: AWPA U1; Use Category UC3a.

1. Lumber: AWPA C2. Kiln dry after treatment to a maximum moisture content of 19 percent.
2. Plywood: AWPA C9. Kiln dry after treatment to a maximum moisture content of 18 percent.
3. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.
4. Application: All exterior lumber and plywood.

2.3N/A
2.4N/A

2.5 MISCELLANEOUS MATERIALS

A. Fasteners for Exterior Finish Carpentry: Provide nails or screws, in sufficient length to penetrate not less than 1-1/2 inches into wood substrate.

1. For face-fastening siding, provide ringed-shank siding nails or hot-dip galvanized-steel siding nails.
2. For redwood, provide stainless-steel or hot-dip galvanized-steel fasteners.
3. For prefinished items, provide matching prefinished aluminum fasteners where face fastening is required.
4. For pressure-preservative-treated wood, provide stainless-steel or hot-dip galvanized- steel fasteners.
5. For applications not otherwise indicated, provide stainless-steel or hot-dip galvanized- steel fasteners.

B. Wood Glue: Waterproof resorcinol glue recommended by manufacturer for exterior carpentry use.

C. Adhesive for Cellular PVC Trim: Product recommended by trim manufacturer.

D. Flashing: Comply with requirements in Section 076200 "Sheet Metal Flashing and Trim" for flashing materials installed in exterior finish carpentry.

E. Insect Screening for Soffit Vents: Aluminum, 18-by-16-inch mesh.

F. Continuous Soffit Vents: Aluminum hat channel shape with perforations, 2 inches wide and in lengths not less than 96 inches.

1. Net-Free Area: 4 sq. in./linear ft.
2. Finish: White paint.

G. Sealants: Latex, complying with ASTM C 834 Type P, Grade NF and As complying with applicable requirements in Section 079200 "Joint Sealants" and recommended by sealant and substrate manufacturers for intended application.

5. FABRICATION

H. Back out or kerf backs of standing and running trim wider than 5 inches, except members with ends exposed in finished work.

I. Ease edges of lumber less than 1 inch in nominal thickness to 1/16-inch radius and edg of lumber 1 inch or more in nominal thickness to 1/8-inch radius.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Examine finish carpentry materials before installation. Reject materials that are wet, moisture damaged, and mold damaged.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Clean substrates of projections and substances detrimental to application.

B. Prime lumber and moldings to be painted, including both faces and edges, unless factory primed. Cut to required lengths and prime ends. Comply with requirements in Section 099100 "Painting."

3.3 INSTALLATION, GENERAL

A. Do not use materials that are unsound, warped, improperly treated or finished, inadequately seasoned, or too small to fabricate with proper jointing arrangements.

1. Do not use manufactured units with defective surfaces, sizes, or patterns.

B. Install exterior finish carpentry level, plumb, true, and aligned with adjacent materials. Use concealed shims where necessary for alignment.

1. Scribe and cut exterior finish carpentry to fit adjoining work. Refinish and seal cuts as recommended by manufacturer.
2. Install to tolerance of 1/8 inch in 96 inches for level and plumb. Install adjoining exterior finish carpentry with 1/32-inch maximum offset for flush installation and 1/16-inch maximum offset for reveal installation.
3. Install stairs with no more than 3/16-inch variation between adjacent treads and risers and with no more than 3/8-inch variation between largest and smallest treads and risers within each flight.
4. Coordinate exterior finish carpentry with materials and systems in or adjacent to it. Provide cutouts for mechanical and electrical items that penetrate exterior finish carpentry.

3.4 STANDING AND RUNNING TRIM INSTALLATION

A. Install flat-grain lumber with bark side exposed to weather.

B. Install cellular PVC trim to comply with manufacturer's written instructions.

C. Install trim with minimum number of joints as is practical, using full-length pieces from maximum lengths of lumber available. Do not use pieces less than 24 inches long, except where necessary.

1. Use scarf joints for end-to-end joints.
2. Stagger end joints in adjacent and related members.

D. Fit exterior joints to exclude water. Cope at returns and miter at corners to produce tight-fitting joints, with full-surface contact throughout length of joint. Plane backs of casings to provide uniform thickness across joints, where necessary for alignment.

E. Where face fastening is unavoidable, countersink fasteners, fill surface flush, and sand unless otherwise indicated.

3.5 ADJUSTING

A. Replace exterior finish carpentry that is damaged or does not comply with requirements. Exterior finish carpentry may be repaired or refinished if work complies with requirements and shows no evidence of repair or refinishing. Adjust joinery for uniform appearance.

3.6 CLEANING

A. Clean exterior finish carpentry on exposed and semi-exposed surfaces. Touch up factory- applied finishes to restore damaged or soiled areas.

3.7 PROTECTION

A. Protect installed products from damage from weather and other causes during construction.

B. Remove and replace finish carpentry materials that are wet, moisture damaged, and mold damaged.

1. Indications that materials are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
2. Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

SECTION 07 24 00 – EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes:

1. Metal framing substrate.
2. 1/2" DensDeck sheathing with taped joints, attached with metal screws.
3. Resistive air barrier by Backstop NT.
4. 3/4" EPS insulation board attached with adhesive by Dryvit.
5. Glass fiber mesh with base coat by Dryvit.
6. Finish coat: Skimit by Dryvit with Reflectit finish by Dryvit.
7. Channel reveals: ClarkDietrich, 1/4" deep by 1/2" wide.

1.2 REFERENCES

A. ASTM C1396 – Gypsum Board.
B. ASTM E2568 – Standard Specification for Exterior Insulation and Finish Systems.
C. ASTM C578 – Standard Specification for Rigid, Cellular Polystyrene Thermal Insulation.
D. ASTM E119 – Fire Tests of Building Construction.
E. ASTM C297 – Standard Test Method for Flatwise Tensile Strength of Sandwich Constructions.
F. ASTM E330 – Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls.
G. ASTM D1784 – Standard Specification for Rigid Polyvinyl Chloride (PVC) Compounds.
H. Wisconsin Commercial Building Code (SPS 361-366) – Compliance with all local and state building regulations.
I. Wisconsin Energy Code – Requirements for energy efficiency and thermal performance.

1.3 SUBMITTALS

A. Product Data: Manufacturer's data for each component.
B. Shop Drawings: Detail installation of system components.
C. Samples: 12" x 12" sample of finish system.
D. Manufacturer's Certification: Compliance with project requirements.
E. Test Reports: Provide third-party test data demonstrating compliance with ASTM standards.
F. Warranty Documentation: Submit manufacturer's warranty details.

1.4 QUALITY ASSURANCE

A. Manufacturer Qualifications: Provide EIFS system by Dryvit.
B. Installer Qualifications: Trained and approved by manufacturer.
C. Mock-up: Provide a minimum 4' x 4' mock-up for approval.
D. Pre-Installation Conference: Conduct a meeting with stakeholders to ensure coordination.
E. Compliance with Wisconsin Building Codes: Ensure all construction meets the requirements of local building authorities and state regulations.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: Dryvit Systems, Inc.
B. Substitutions: Not permitted without prior approval.

2.2 MATERIALS

A. Metal Framing: ASTM C645, minimum 20-gauge galvanized steel framing.
B. Sheathing: 1/2" DensDeck sheathing, secured with metal screws.
C. Resistive Air Barrier: Backstop NT, applied per manufacturer's specifications.
D. Insulation Board: 3/4" EPS insulation board, ASTM C578, Type I, adhered with Dryvit adhesive.
E. Base Coat: Dryvit base coat with embedded glass fiber mesh.
F. Finish Coat: Skimit by Dryvit with Reflectit finish.
G. Channel Reveals: ClarkDietrich, 1/4" deep by 1/2" wide, installed per manufacturer's instructions.
H. Sealants: Manufacturer-approved elastomeric sealants for joints and penetrations.
I. Fasteners: Corrosion-resistant fasteners as recommended by manufacturer.
J. Insulation Board Compliance: Must meet Wisconsin energy efficiency standards for exterior wall systems.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install system in accordance with Dryvit specifications and ASTM E2568.
B. Secure sheathing to metal framing with appropriate screws.
C. Apply Backstop NT air barrier per manufacturer's recommendations.
D. Attach EPS insulation board with adhesive, ensuring full contact.
E. Embed glass fiber mesh into base coat and allow to cure.
F. Apply Skimit and Reflectit finish coats per Dryvit specifications.
G. Install ClarkDietrich channel reveals at specified locations.
H. Ensure all joints and terminations are sealed with manufacturer-approved sealants.
I. Verify alignment and levelness of all reveals and panel transitions.
J. Adhere to all Wisconsin weather and moisture barrier requirements to ensure compliance with climate conditions.

3.2 FIELD QUALITY CONTROL

A. Inspect and repair any defects prior to final application of finish.
B. Conduct adhesion tests to ensure proper bonding.
C. Perform water penetration testing as required.
D. Ensure compliance with wind load resistance per ASTM E330.
E. Verify compliance with Wisconsin Energy Code insulation requirements.

3.3 CLEANING AND PROTECTION

A. Protect finished surfaces from damage until final acceptance.
B. Clean exposed surfaces using manufacturer-approved methods.
C. Remove all construction debris and dispose of per Wisconsin environmental regulations.

3.4 WARRANTY

A. Provide manufacturer's standard warranty for EIFS system.
B. Ensure installer provides a workmanship warranty for a period of no less than two years.
C. Warranty must comply with Wisconsin consumer protection laws regarding construction defects.

END OF SECTION

Section 07 92 00 - Joint Sealants

Section 1 GENERAL

1.1. WORK INCLUDES
A. Base Bid
1. General Contractor Provide:
a. Silicone joint sealants.

1.1. RELATED WORK
A. Related sections include the following:

1.1. PRECONSTRUCTION TESTING
1. Preconstruction Field-Adhesion Testing: Before installing sealants, field test their adhesion to Project joint substrates as follows:
A. Locate test joints where indicated on Project or, if not indicated, as directed by Architect.
B. Conduct field tests for each application indicated below:
1. Each kind of sealant and joint substrate indicated.
C. Notify Architect seven days in advance of dates and times when test joints will be erected.
D. Arrange for tests to take place with joint-sealant manufacturer's technical representative present.
1. Test Method: Test joint sealants according to Method A, Field-Applied Sealant Joint Hand Pull Tab, in Appendix X1 in ASTM C 1193 or Method A, Tail Procedure, in ASTM C 1521.
a. For joints with dissimilar substrates, verify adhesion to each substrate separately; extend cut along one side, verifying adhesion to opposite side. Repeat procedure for opposite side.
b. Report whether sealant failed to adhere to joint substrates or tore cohesively. Include data on pull distance used to test each kind of product and joint substrate. For sealants that fail adhesively, retest until satisfactory adhesion is obtained.
c. Evaluation of Preconstruction Field-Adhesion-Test Results: Sealants not evidencing adhesive failure from testing, in absence of other indications of noncompliance with requirements, will be considered satisfactory. Do not use sealants that fail to adhere to joint substrates during testing.

1.1. SUBMITTALS
A. Product Data: For each joint-sealant product indicated.
B. Samples for Initial Selection: Manufacturer's color charts consisting of strips of cured sealants showing the full range of colors available for each product exposed to view.
C. Samples for Verification: For each kind and color of joint sealant required, provide Samples with joint sealants in 1/2-inch- (13-mm-) wide joints formed between two 6-inch- (150-mm-) long strips of material matching the appearance of exposed surfaces adjacent to joint sealants.
D. Joint-Sealant Schedule: Include the following information:
1. Joint-sealant application, joint location, and designation.
2. Joint-sealant manufacturer and product name.
3. Joint-sealant formulation.
4. Joint-sealant color.
E. Qualification Data: For qualified Installer.
F. Product Certificates: For each kind of joint sealant and accessory, from manufacturer.
G. Sealant, Waterproofing, and Restoration Institute (SWRI) Validation Certificate: For each sealant specified to be validated by SWRI's Sealant Validation Program.
H. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, indicating that sealants comply with requirements.
I. Preconstruction Field-Adhesion Test Reports: Indicate which sealants and joint preparation methods resulted in optimum adhesion to joint substrates based on testing specified in "Preconstruction Testing" Article.
J. Warranties: Sample of special warranties.

1.1. QUALITY ASSURANCE
A. Installer Qualifications: Manufacturer's authorized representative who is trained and approved for installation of units required for this Project.
B. Source Limitations: Obtain each kind of joint sealant from single source from single manufacturer.
C. Mockups: Install sealant in mockups of assemblies specified in other Sections that are indicated to receive joint sealants specified in this Section. Use materials and installation methods specified in this Section.

1.1. PROJECT CONDITIONS
A. Do not proceed with installation of joint sealants under the following conditions:
1. When ambient and substrate temperature conditions are outside limits permitted by joint-sealant manufacturer or are below 40 deg F (5 deg C).
2. When joint substrates are wet.
3. Where joint widths are less than those allowed by joint-sealant manufacturer for applications indicated.
4. Where contaminants capable of interfering with adhesion have not yet been removed from joint substrates.
1.1. WARRANTY
A. Special Installer's Warranty: Manufacturer's standard form in which Installer agrees to repair or replace joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
1. Warranty Period: Two (2) years from date of Substantial Completion.
B. Special Manufacturer's Warranty: Manufacturer's standard form in which joint-sealant manufacturer agrees to furnish joint sealants to repair or replace those that do not comply with performance and other requirements specified in this Section within specified warranty period.
1. Warranty Period: Twenty (20) years from date of Substantial Completion.
C. Special warranties specified in this article exclude deterioration or failure of joint sealants from the following:
1. Movement of the structure caused by structural settlement or errors attributable to design or construction resulting in stresses on the sealant exceeding sealant manufacturer's written specifications for sealant elongation and compression.
2. Disintegration of joint substrates from natural causes exceeding design specifications.
3. Mechanical damage caused by individuals, tools, or other outside agents.
4. Changes in sealant appearance caused by accumulation of dirt or other atmospheric contaminants.

Section 2 PRODUCTS

1.1. MATERIALS, GENERAL

A. Compatibility: Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by joint-sealant manufacturer, based on testing and field experience.
B. Liquid-Applied Joint Sealants: Comply with ASTM C 920 and other requirements indicated for each liquid-applied joint sealant specified, including those referencing ASTM C 920 classifications for type, grade, class, and uses related to exposure and joint substrates.

1. Suitability for Immersion in Liquids. Where sealants are indicated for Use I for joints that will be continuously immersed in liquids, provide products that have undergone testing according to ASTM C 1247. Liquid used for testing sealants is deionized water, unless otherwise indicated.
C. Stain-Test-Response Characteristics: Where sealants are specified to be nonstaining to porous substrates, provide products that have undergone testing according to ASTM C 1248 and have not stained porous joint substrates indicated for Project.
D. Colors of Exposed Joint Sealants: As selected by Architect from manufacturer's full range.

1.1. SILICONE JOINT SEALANTS

A. Single-Component, Nonsag, Neutral-Curing Silicone Joint Sealant: ASTM C 920, Type S, Grade NS, Class 25, for Use NT.
1. Products: Subject to compliance with requirements, provide one of the following:
a. Dow Corning Corporation; 795 or 756SMS.
b. GE Advanced Materials - Silicones; UltraGlaze SSG4000 or UltraGlaze SSG4000AC.
c. Tremco - Commercial Sealants & Waterproofing
d. As approved by Engineer.

1.1. MISCELLANEOUS MATERIALS

A. Primer: Material recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.
B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in any way, and formulated to promote optimum adhesion of sealants to joint substrates.
C. Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.
Section 3

EXECUTION
1.1. EXAMINATION
A. Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting joint-sealant performance.
B. Proceed with installation only after unsatisfactory conditions have been corrected.

Issuance

NO.	DATE	ISSUANCE
	02/22/24	SCHEMATIC DESIGN
	03/20/24	DESIGN DEVELOPMENT
	03/31/25	EIFS REDESIGN

WISCONSIN ☆ HECTOR H CASTILLO A-15285-5 MILWAUKEE, WI ☆ ARCHITECT

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Remedy Medical Properties

GENERAL NOTES

MORELAND MEDICAL OFFICE BUILDING

1111 DELAFIELD ST WAUKESHA, WI 53188

S23-599.93

3/31/2025

G-1.3

1.1. PREPARATION

A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements:
1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, and frost.
2. Clean porous joint substrate surfaces by brushing, grinding, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining after cleaning operations above by vacuuming or blowing out joints with oil-free compressed air. Porous joint substrates include the following:
1.) Concrete.
2.) Masonry.
3. Remove laitance and form-release agents from concrete.
4. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants. Nonporous joint substrates include the following:
1.) Metal.
B. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.
C. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.
1.1. INSTALLATION OF JOINT SEALANTS
A. General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.
B. Sealant Installation Standard: Comply with recommendations in ASTM C 1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.
C. Install sealant backings of kind indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
1. Do not leave gaps between ends of sealant backings.
2. Do not stretch, twist, puncture, or tear sealant backings.
3. Remove absorbent sealant backings that have become wet before sealant application and replace them with dry materials.
D. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.
E. Install sealants using proven techniques that comply with the following and at the same time backings are installed:
1. Place sealants so they directly contact and fully wet joint substrates.
2. Completely fill recesses in each joint configuration.
3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
F. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants according to requirements specified in subparagraphs below to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.
1. Remove excess sealant from surfaces adjacent to joints.
2. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
3. Provide concave joint profile per Figure 8A in ASTM C 1193, unless otherwise indicated.
4. Provide flush joint profile where indicated per Figure 8B in ASTM C 1193.
5. Provide recessed joint configuration of recess depth and at locations indicated per Figure 8C in ASTM C 1193.
1.) Use masking tape to protect surfaces adjacent to recessed tooled joints.
1.1. FIELD QUALITY CONTROL
A. Field-Adhesion Testing: Field test joint-sealant adhesion to joint substrates as follows:
1. Extent of Testing: Test completed and cured sealant joints as follows:
a. Perform 10 tests for the first 1000 feet (300 m) of joint length for each kind of sealant and joint substrate.
b. Perform one (1) test for each 1000 feet (300 m) of joint length thereafter or one (1) test per each floor per elevation.
2. Test Method: Test joint sealants according to Method A, Field-Applied Sealant Joint Hand Pull Tab, in Appendix X1 in ASTM C 1193 or Method A, Tail Procedure, in ASTM C 1521.
a. For joints with dissimilar substrates, verify adhesion to each substrate separately; extend cut along one side, verifying adhesion to opposite side. Repeat procedure for opposite side.
3. Inspect tested joints and report on the following:
a. Whether sealants filled joint cavities and are free of voids.
b. Whether sealant dimensions and configurations comply with specified requirements.
c. Whether sealants in joints connected to pulled-out portion failed to adhere to joint substrates or tore cohesively. Include data on pull distance used to test each kind of product and joint substrate. Compare these results to determine if adhesion passes sealant manufacturer's field-adhesion hand-pull test criteria.
4. Record test results in a field-adhesion-test log. Include dates when sealants were installed, names of persons who installed sealants, test dates, test locations, whether joints were primed, adhesion results and percent elongations, sealant fill, sealant configuration, and sealant dimensions.
5. Repair sealants pulled from test area by applying new sealants following same procedures used originally to seal joints. Ensure that original sealant surfaces are clean and that new sealant contacts original sealant.
B. Evaluation of Field-Adhesion Test Results: Sealants not evidencing adhesive failure from testing or noncompliance with other indicated requirements will be considered satisfactory. Remove sealants that fail to adhere to joint substrates during testing or to comply with other requirements. Retest failed applications until test results prove sealants comply with indicated requirements.
1.1. CLEANING
A. Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.
1.1. PROTECTION
A. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out and remove damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from original work.
1.1. JOINT-SEALANT SCHEDULE
A. Joint-Sealant Application: Exterior joints in vertical surfaces and horizontal nontraffic surfaces.
1. Joint Locations:
a. Construction joints in cast-in-place concrete.
b. Control and expansion joints in unit masonry.
c. Joints between metal panels.
d. Joints between different materials listed above.
e. Perimeter joints between materials listed above and frames of doors, windows and louvers.
f. Other joints as indicated.
2. Silicone Joint Sealant: Single component, nonsag, neutral curing, Class 100/50.
3. Only to be used due to incompatibility with elastomeric coating: Multi-Part Nonsag Urethane for Use T (2-PUS2): Type M; Grade NS; Class 25; uses T, M, G, A, and as applicable to joint substrate indicated, O.
Products: Subject to compliance with requirements provide the following:
a. Vulkem 227; Tremco.
b. Dynatred; Pecora
c. Sonolastic NP2; Sonneborn Building Products Div. Degussa
d. THC-901; Tremco.

4. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.

SECTION 09 21 16 Gypsum Board Assemblies

PART 1 - GENERAL

1.1SUMMARY
A. Section includes gypsum board systems indicated and as specified to repair interior surfaces surrounding window that are being replaced.
1.2SUBMITTALS
A. Product Data: Submit copies of manufacturer's product specifications and installation instructions for each gypsum drywall product required, including other data as may be required to show compliance with these Specifications.
1.3QUALITY ASSURANCE
A. Fire-Resistive Rating: Provide materials and installations identical with applicable assemblies, which have been tested per ASTM E 119 and listed by a testing laboratory recognized by authorities having jurisdiction.
B. References:
1. Steel Framing Standard: Comply with applicable requirements of ASTM C 754 for installation of steel framing for gypsum board and as specified.
2. Gypsum Board Standard: Comply with applicable requirements of ANSI/ASTM C 840 for application and finishing of gypsum board and as specified.
C. Allowable Tolerances: 1/16" offsets between planes of board faces, and 1/8" in 8' for plumb, level, warp and bow.
1.4DELIVERY, STORAGE AND HANDLING
A. Deliver materials in manufacturer's unopened containers, packages or bundles identified with manufacturer's name, brand, type and grade. Store inside in a dry area and protect from dampness and deterioration. Protect ready-mixed compounds (if any) from freezing.
1.5PROJECT CONDITIONS
A. Environmental Requirements: Maintain interior ambient temperatures at not less than 55 degrees F. for a period of at least 48 hours prior to application of gypsum board and joint treatment application, during application, and subsequently until joint treatment materials are dry. Ventilate as required.

PART 2 - PRODUCTS

2.1STEEL FRAMING COMPONENTS
A. General: Provide components complying with ASTM C 754 for conditions indicated.
B. Cast-in-Place and Post installed Anchors in Concrete: Anchors of type indicated below, fabricated from corrosion-resistant materials, with holes or loops for attaching hanger wires, and with capability to sustain, without failure, a load equal to 5 times that imposed by ceiling construction, as determined by testing according to ASTM E 488 conducted by a qualified independent testing agency.
1. Cast-in-place type designed for attachment to concrete forms.
2. Chemical anchor.
3. Expansion anchor.
C. Powder-Actuated Fasteners in Concrete: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with clips or other accessory devices for attaching hangers of type indicated, and with capability to sustain, without failure, a load equal to 10 times that imposed by ceiling construction, as determined by testing according to ASTM E 1190 conducted by a qualified independent testing agency.
D. Wire Ties: ASTM A 641 (ASTM A 641M), Class 1 zinc coating, soft temper, 0.162-inch (4.1-mm) diameter.
E. Wire Hangers: ASTM A 641 (ASTM A 641M), Class 1 zinc coating, soft temper, 0.162-inch (4.1-mm) diameter.
F. Channels: Cold-rolled steel, 0.0598 inch (1.5 mm) minimum thickness of base (uncoated) metal and 7/16 inch (11.1 mm) wide flanges, and as follows:
1. Carrying Channels: 1-1/2 inches (38.1 mm) deep, 475 lb/1000 feet (70 kg/100 m), unless otherwise indicated.
2. Furring Channels: 3/4 inch (19.1 mm) deep, 300 lb/1000 feet (45 kg/100 m), unless otherwise indicated.
3. Finish: Rust-inhibitive paint, except ASTM A 653, G 60 (ASTM A 653M,Z 180) hot-dip galvanized coating for framing for exterior soffits and where indicated.
G. Steel Studs and Runners: ASTM C 645, with flange edges of studs bent back 90 degrees and doubled over to form 3/16-inch- (5-mm-) wide minimum lip (return), and complying with the following requirements for minimum thickness of base (uncoated) metal, width and limiting heights. Limiting heights are based on using 16" o.c. stud spacing with 1/2" thick Gypsum board panels and 5 psf load perpendicular to partition or furring with an allowable detection of L/360.
1. Thickness, Width and Limiting Height:
Stud Width & ThicknessLimiting Height with One Layer
of Gyp. Bd. Each Side(0.0179") 25 ga.2 1/2"9'-10"3 5/8"12'-4"4"13'-4"6"17'-11"a. Where abuse-resistive gypsum fiber panels are to be used, minimum 0.0312 inch (20 gauge).
a. At all door or borrowed lite jambs, use minimum 0.0312-inch (20 gauge).
2. Protective Coating: Manufacturer's standard corrosion-resistant coating for exterior soffits and ceiling suspension members.
3. Runners: Match studs; type recommended by stud manufacturer for floor and ceiling support of studs, and for vertical abutment of drywall work at other work.
4. Stiffeners: 3/4" cold-rolled steel channels at 0.3 lb. Per ft., rust-inhibitive paint finish.
5. Stud System Accessories: Provide stud manufacturer's standard clips, shoes, ties, reinforcements, fasteners and other accessories as needed for a complete stud system.
H. Steel Channel Bridging: Cold-rolled steel, 0.0598 inch (1.5 mm) minimum thickness of base (uncoated) metal and 7/16 inch (11.1 mm) wide flanges, 1-1/2 inches (38.1 mm) deep, 475 lb/1000 feet (45 kg/100 m), unless otherwise indicated.
I. Steel Flat Strap and Backing Plate: Steel sheet for blocking and bracing complying with ASTM A 653 (ASTM A 653M) or ASTM A 568 (ASTM A 568M), length and width as indicated, and with a minimum base metal (uncoated) thickness as follows:
1. Thickness: 0.027 inch (0.7 mm) where indicated.
J. Fasteners for Metal Framing: Provide fasteners of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel framing and furring members securely to substrates involved; complying with the recommendations of gypsum board manufacturers for applications indicated.
K. Firestop Track System: Top runner manufactured to allow partition heads to expand and contract with movement of the structure while maintaining continuity of fire-resistance-rated assembly indicated; in thickness not less than indicated for studs and in width to accommodate depth of studs.
1. Available Product: Subject to compliance with requirements, products that may be incorporated into the Work if required by the firestop assembly, include, but are not limited to, the following:
a. Fire Trak Corp,; Fire Trak attached to studs with Fire Trak Slip Clip.
b. Metal-Lite, Inc,; The System.
c. Equal.
2.2GYPSUM BOARD PRODUCTS
A. Exposed Gypsum Board: Comply with ASTM C 36.
1. Type X: Provide Type X where required to achieve indicated fire-resistance ratings and where shown.
2. Sheet Size: 4' wide x maximum length available which will minimize the number of end joints in the work.
3. Sag-resistant type for ceiling surfaces.
2.3TRIM ACCESSORIES
A. Trim: Paper-faced metal for taping.
2.4MISCELLANEOUS MATERIALS
A. Laminating Adhesive: Adhesive or joint compound recommended for directly adhering gypsum panels to continuous substrate.
B. Spot Grout: ASTM C 475, setting-type joint compound of type recommended for spot grouting hollow metal doorframes.
C. Firestopping Pad: International Protective Coating Inc.,; FSP 1077 Flame Safe Pads.
D. Screws: ASTM C 1002, except ASTM C 954 for fastening to steel thicker than 0.033 inch (0.84 mm)
E. Concealed Acoustical Sealant: Non-drying, non-hardening, non-skinning, non-staining, non-bleeding, gunnable sealant.
F. Sound Attenuation Blankets: Unfaced mineral fiber blanket insulation produced by combining mineral fibers manufactured from slag wool or rock wool as required to achieve required acoustical and fire rating for the assembly, with thermosetting resins to comply with ASTM C 665 for Type I (blankets without membrane facing).

G. Thermal Insulation:
1. Unfaced Mineral Fiber Blanket Insulation: Unfaced mineral fiber blanket insulation to comply with ASTM C 665 for Type I (blankets without membrane facing).
H. Vapor Retarder: ASTM D 4397, minimum 6 mil (0.15 mm) polyethylene.
2.5JOINT TREATMENT MATERIALS
A. General: Provide joint treatment materials and systems complying with ASTM C 475 and the recommendations of both the manufacturer of the board and joint treatment materials for reach application.
B. Joint Tapes: Paper reinforcing tape complying with ASTM C 475.
C. Joint Compound: ASTM C 475, dry powder type compound ready for mixing with water, or ready-mixed type adhesive ready for application, at Installer's option.
1. Provide drying type compound or setting type compound for the entire system except where otherwise specified or recommended by the board manufacturer.
2. Provide exterior chemical-hardening type, which is moisture-resistant and recommended by the manufacturer for use on exterior gypsum boards.
3. Provide setting type compound on abuse resistant board.
D. Tile Backer Board Finish Materials: Tape and joint compounds as recommended by board manufacturer.

PART 3 - EXECUTION

3.1INSTALLATION OF METAL SUPPORT SYSTEMS
A. General: Comply with ASTM C 754 and C 840 and as further specified.
B. Wall/Partition Support Systems:

1. Install supplementary framing, solid blocking and bracing to support fixtures, equipment, services, heavy trim, furnishings, woodwork, accessories and similar work.
2. Isolate stud system from transfer of structural loading to system, both horizontally and vertically. Provide slip or cushioned type joints to attain lateral support and avoid axial loading. Cut studs 1/2" short of full height.
3. Install runner tracks where gypsum drywall stud system abuts other work.
4. Terminate partition stud system at underside of construction above, except where indicated. Provide bracing to structure above in long runs and elsewhere where required but not less than 16 foot centers.
5. Space studs 16" o.c., except as otherwise indicated closer.
6. Fasten studs only at ends of floor and ceiling runner tracks by installing a screw into both flanges at each end.
7. Install horizontal stiffeners in stud system faced on one side only; space 4' o.c. vertically; wire- tie at each intersection.
8. Secure jamb studs to frames of openings with screws, wire- ties or welds, either directly to frames or to special frame-support brackets; and install runner track sections (for jack studs) above and below openings, secured to jamb studs.
a. Space jack studs same as partition studs, and screw to runner tracks above and below.
b. Install 2 studs at each jamb of each opening.
c. Install horizontal stiffeners 6" above and 6" below each opening more than 3'-0" wide, and extend 2 regular stud spaces beyond each jamb.

3.2INSTALLATION OF GYPSUM BOARD

A. Preparations and Coordination:
1. Prior to the start of installation of gypsum board, meet at the Project Site with the installers of related work including work requiring openings, chases, frames, access panels, support and similar integrated requirements (including mechanical and electrical work). Review areas of potential interference and conflicts, and coordinate layout and sequencing requirements for proper integration of the work.
2. Do not proceed with gypsum board installation until blocking, framing, bracing and other supports for subsequently applied work have been installed.
3. Do not install gypsum board until thermal insulation to be concealed by board has been installed.
4. Install sound attenuation blankets where indicated and where required to achieve fire-resistance ratings, before installation of gypsum board unless blankets can be readily installed after board has been installed.
B. Basic Installation Requirements:
1. Comply with requirements for fire-resistance ratings.
2. Locate exposed end-butt joints as far from center of walls and ceilings as possible, and stagger not less than 1' in alternate courses of board.
3. Install exposed gypsum board with face side out. Do not install imperfect, damaged or damp boards. Butt boards together for a light contact at edges and ends with not more than 1/16" open space between boards. Do not force into place.
4. Apply board vertically, one-piece full height. Locate edge end joints over supports. Position boards so that both tapered edge joints abut, and mill-cut or field-cut end joints abut. Do not place tapered edges against cut edges or ends. Stagger vertical joints over different studs on opposite sides of partitions.
5. Attach gypsum board to framing and blocking as required for additional support at openings and cutouts.
6. After scoring face paper and breaking core, cut back paper; do not tear or snap. Bevel panel ends 1/8" at 45 degree angle with sharp knife.
7. Do not locate joints within 8" of corners or openings. Where necessary, place a single vertical joint over the center of wide openings.
8. Install gypsum board on both faces of steel stud partition framing above ceilings.
9. Provide perimeter isolation where partitions abut structural elements. Allow not less than 1/4", not more than 3/8" gap between gypsum and structure. Finish edges of face layer with J-type (semi-finishing) casing bead. Seal space between casing bead and structure with continuous acoustical sealant bead. Attach gypsum board to studs not less than 1/2" below bottom edge of ceiling track flanges and to first stud adjacent to vertical tracks. Do not attach board directly to tracks.
10.At partitions, provide continuous beads of acoustical sealant at juncture or both faces of runners of plates with floor and ceiling construction, and wherever work abuts dissimilar materials. Seal prior to installation of gypsum boards.
11.At ceilings, provide continuous beads of acoustical sealants wherever work abuts dissimilar materials.
12.Wrap all electrical and communication boxes and all other back-boxes to completely close up all openings and joints with firestopping pads.
13.At openings and cutouts, fill open spaces between edges of gypsum board and fixtures, cabinets, ducts and other flush or penetrating items, with continuous bead of acoustical sealant.
14.Install sound attenuation blankets, in partitions where indicated. Completely blanket space between studs to full height of partitions. Fit carefully behind electrical outlets and other work which penetrates partitions. Attach to back face of gypsum board in accordance with manufacturer's instructions.
15.Unless otherwise specifically shown, continue all sound attenuation blankets and gypsum board above ceiling to provide complete closure. Fit tight to abutting and penetrating construction and seal.
16.Fill joint between tracks and abutting construction with safing insulation.
17.Space fasteners in gypsum boards in accordance with referenced gypsum board application and finishing standard and manufacturer's recommendations and requirements of fire rating design (if any), but not less than 12" o.c. except 8" o.c. for abuse resistant board (if any) and the backer board.
C. Control Joints: Provide control joints at maximum 30 foot spacing located at door jamb or window jamb studs where practical. Provide on both sides of partitions. Install in accordance with ASTM C 840 and manufacturer's recommendations.
D. Single-Layer Walls and Partitions:
1. Apply sheets vertically and provide full height sheet lengths.
2. Locate edge joints over supports; stagger joints over supports on opposite sides of partitions.
3. Fasten with screws.
4. Except where otherwise specified or indicated, where drywall is base for thin-set ceramic tile and similar rigid applied wall finishes, install water-resistant gypsum backing board to comply with ASTM C 840 and recommendations of gypsum board manufacturer.
5. At showers, (tubs) and where indicated, install tile backer board and treat joints to comply with manufacturer's recommendations for type of application indicated.

3.3INSTALLATION OF TRIM ACCESSORIES

A. Coordinate the installation of trim accessories with the installation of gypsum board. Use the same fasteners to anchor trim accessory flanges as required to fasten gypsum board to the supports.

B. Install paper tape-in type metal corner beads at external corners of drywall work.

C. Install paper tape-in type metal edge trim wherever edge of gypsum board would otherwise be exposed or semi-exposed.

1. Install L-type trim-beads (for joint compound) where edge is shown to be tightly fitted to abutting work (without reveal or sealant pocket).
2. Install U-type trim-beads (for joint compound) where edge is not tightly fitted to abutting work (exposed, revealed, sealant pocket, gasketed, or other separation), except as otherwise indicated.
FINISHING

D. Comply with manufacturer's instructions for the mixing, handling and application of materials. Machine or hand application is Installer's option. Apply treatment at joints both directions, flanges of trim accessories, penetrations of the gypsum board (electrical boxes, piping and similar work), fastener heads, surface defects and elsewhere as indicated; and apply in the manner which will result in each of these being concealed when applied decoration has been completed.

E. Where open joints of more than 1/16" occur, including edges of boards with rounded or beveled corners, prefill joint with special chemical-hardening-type bedding compound, prior to bedding of joint tape.

F. Comply with the requirements for a level 4 finish except where otherwise specified. Embed tape in joint compound in all joints and interior angles and apply two (2) additional separate coats of joint compound over all flat joints and one separate coat of joint compound overall interior angles. Cover fastener heads and accessories with three separate coats of joint compound. Provide compound free of tool marks and ridges and the Gypsum board surface free of joint compound. Smooth compound by wiping with a damp sponge.

G. Partial Finishing: Omit third coat and sanding on concealed drywall construction which is indicated for drywall finishing or which requires finishing to achieve fire-resistance rating, sound rating or to act as air or smoke barrier.

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GENERAL NOTES

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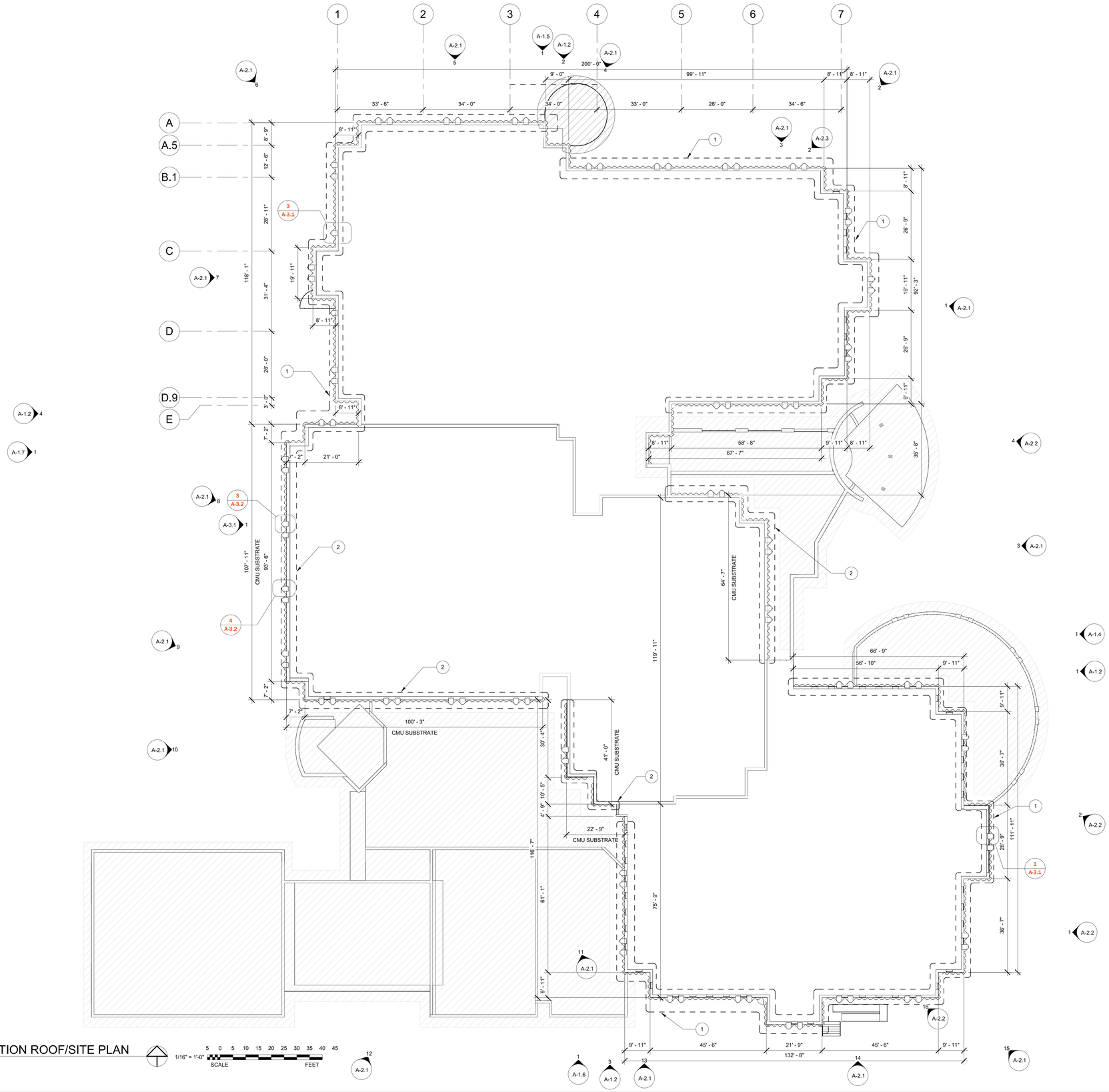

1 EXISTING & DEMOLITION ROOF/SITE PLAN
1/16" = 1'-0"

1/16" = 1'-0" SCALE 5 0 5 10 15 20 25 30 35 40 45 FEET

KEYNOTE

1. REMOVE EXISTING STUCCO AND AND RIGID INSULATION DOWN TO GYPSUM BOARD FRAMING. REMOVE THE EXISTING BUMPED UP COPING (2x4 BLOCKING AND COPING ON THE TOP) AND PREPARE THE SURFACE TO RECEIVE NEW SLOPED PLANE COPING ALL ALONG THE PARAPET. PREPARE SURFACE TO RECEIVE NEW EIFS CLADDING SYSTEM- SEE DETAILS 1/A-3.1, 2/A-3.1, 3/A-3.1 & 5 / A3.1 FOR NEW INSTALLATION
2. REMOVE EXISTING STUCCO DOWN TO EXISTING CONCRETE MAONRY UNIT. PREPARE SURFACE TO RECEIVE NEW EIFS CLADDING SYSTEM- SEE DETAILS 3/A-3.2 & 4/A-3.2 FOR NEW INSTALLATION

NOT IN SCOPE OF WORK

AREA OF WORK

5 A-2.1 VIEW TAG - PHOTOGRAPH

NOTE: ALL DIMENSIONS TO BE VERIFIED IN THE FIELD

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EXISTING & DEMOLITION ROOF/SITE PLAN

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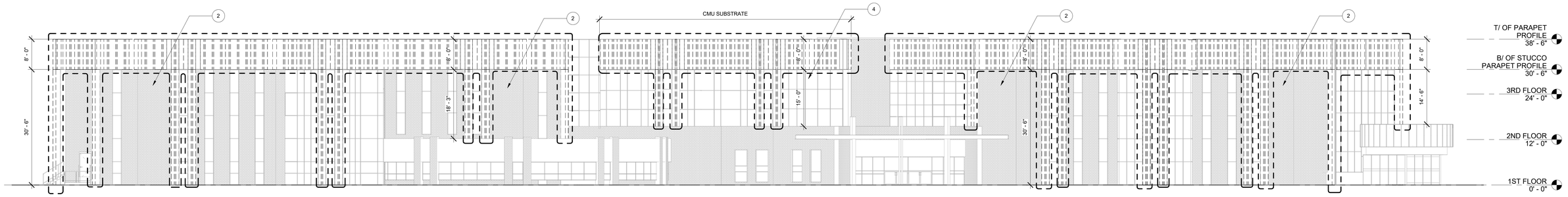
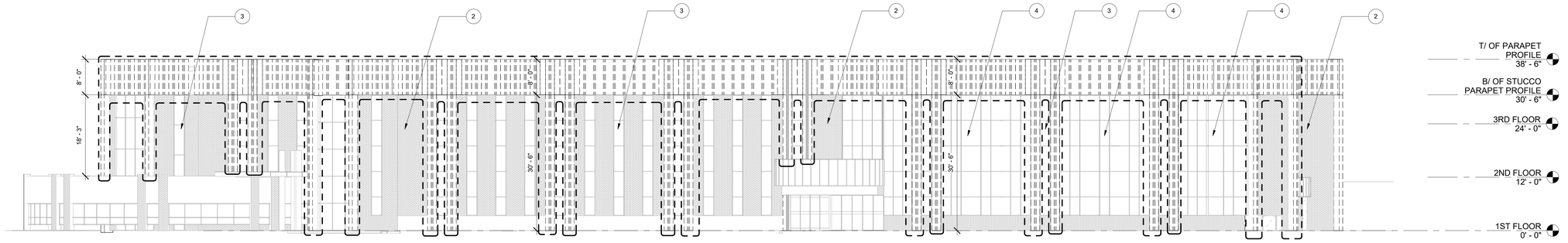
A-1.1



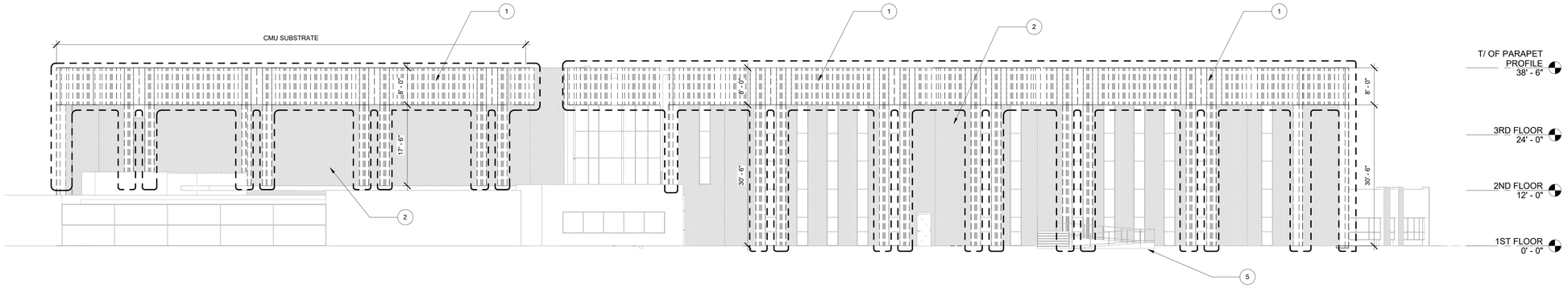
1 EAST ELEVATION DEMO
3/32" = 1'-0"

3/32" = 1'-0" SCALE 5 0 5 10 15 20 25 30 FEET



2 NORTH ELEVATION DEMO
3/32" = 1'-0"

3/32" = 1'-0" SCALE 5 0 5 10 15 20 25 30 FEET

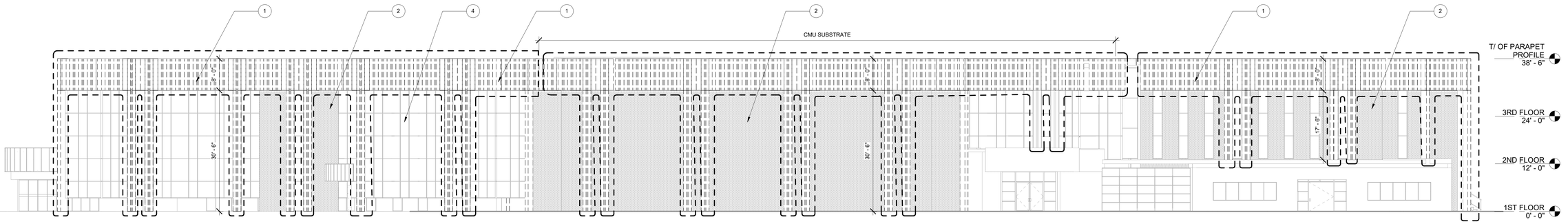


KEYNOTE

1. 5EXISTING MATERIAL TO BE REMOVED: STUCCO AND RIGID INSULATION - EXISTING DRYWALL AND METAL STUDS TO REMAIN IN PLACE - SEE DETAILS 1/A-3.1, 2/A-3.1, 3/A-3.1 & 5/A3.1
2. EXISTING BRICK FACADE TO REMAIN IN PLACE (TYP.)
3. EXISTING WINDOWS TO REMAIN IN PLACE (TYP.)
4. EXISTING CURTAIN WALL TO REMAIN IN PLACE (TYP.)
5. EXISTING HC CONCRETE RAMP TO REMAIN IN PLACE

3 SOUTH ELEVATION DEMO
3/32" = 1'-0"

3/32" = 1'-0" SCALE 5 0 5 10 15 20 25 30 FEET



4 WEST ELEVATION DEMO
3/32" = 1'-0"

3/32" = 1'-0" SCALE 5 0 5 10 15 20 25 30 FEET

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EXTERIOR ELEVATIONS- DEMOLITION

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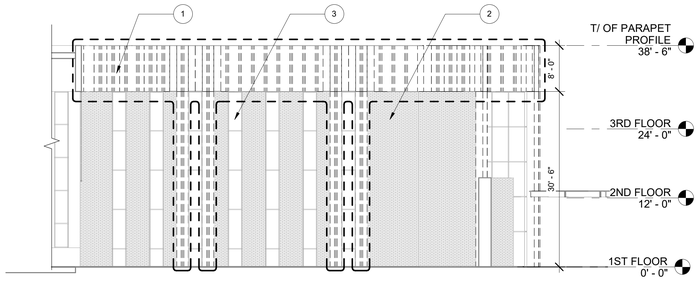

1 PARTIAL DEMOLITION ELEVATION 1
3/32" = 1'-0"

5 0 5 10 15 20 25 30
3/32" = 1'-0" SCALE FEET

KEYNOTE

1. 5EXISTING MATERIAL TO BE REMOVED: STUCCO AND RIGID INSULATION - EXISTING DRYWALL AND METAL STUDS TO REMAIN IN PLACE - SEE DETAILS 1/A-3.1, 2/A-3.1, 3/A-3.1 & 5/A3.1
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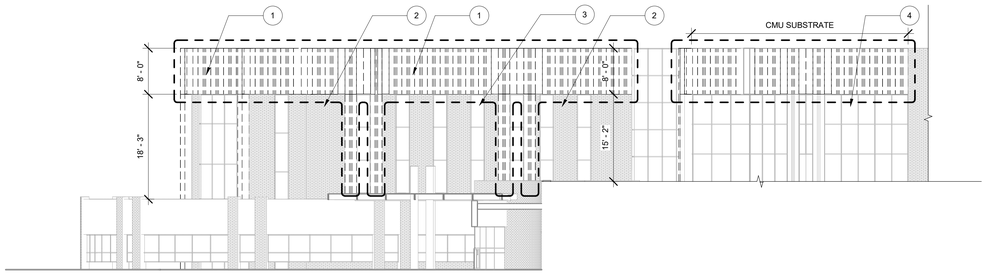
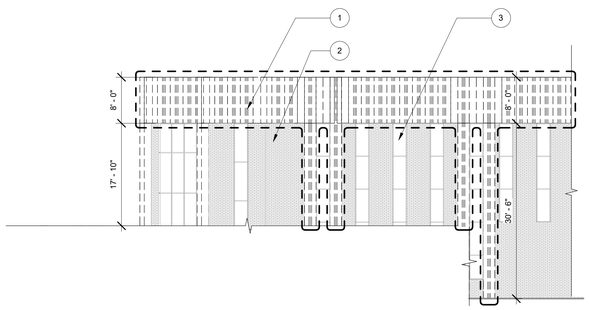
4. EXISTING CURTAIN WALL TO REMAIN IN PLACE (TYP.)
5. EXISTING HC CONCRETE RAMP TO REMAIN IN PLACE



2 PARTIAL DEMOLITION ELEVATION 2
3/32" = 1'-0"

5 0 5 10 15 20 25 30
3/32" = 1'-0" SCALE FEET



3 PARTIAL DEMOLITION ELEVATION 3
3/32" = 1'-0"

5 0 5 10 15 20 25 30
3/32" = 1'-0" SCALE FEET

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EXTERIOR ELEVATIONS- DEMOLITION

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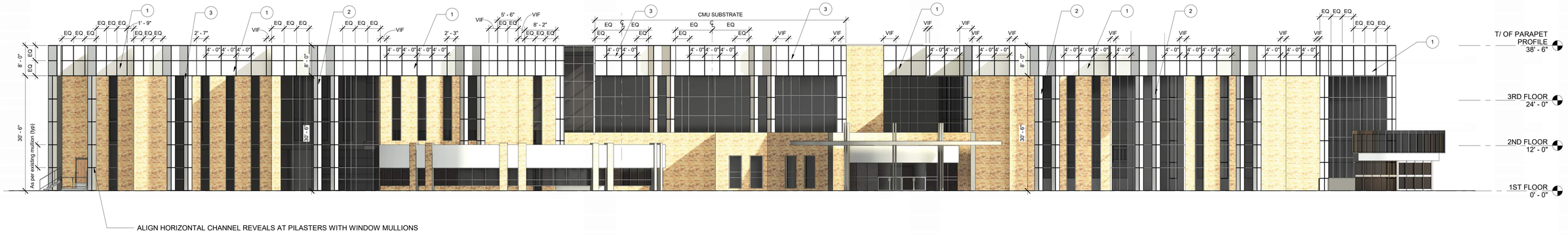

1 EAST ELEVATION
3/32" = 1'-0"

3/32" = 1'-0" SCALE 5 0 5 10 15 20 25 30 FEET

KEYNOTE

1. 5EXISTING MATERIAL TO BE REMOVED: STUCCO AND RIGID INSULATION - EXISTING DRYWALL AND METAL STUDS TO REMAIN IN PLACE - SEE DETAILS 1/A-3.1, 2/A-3.1, 3/A-3.1 & 5/A3.1
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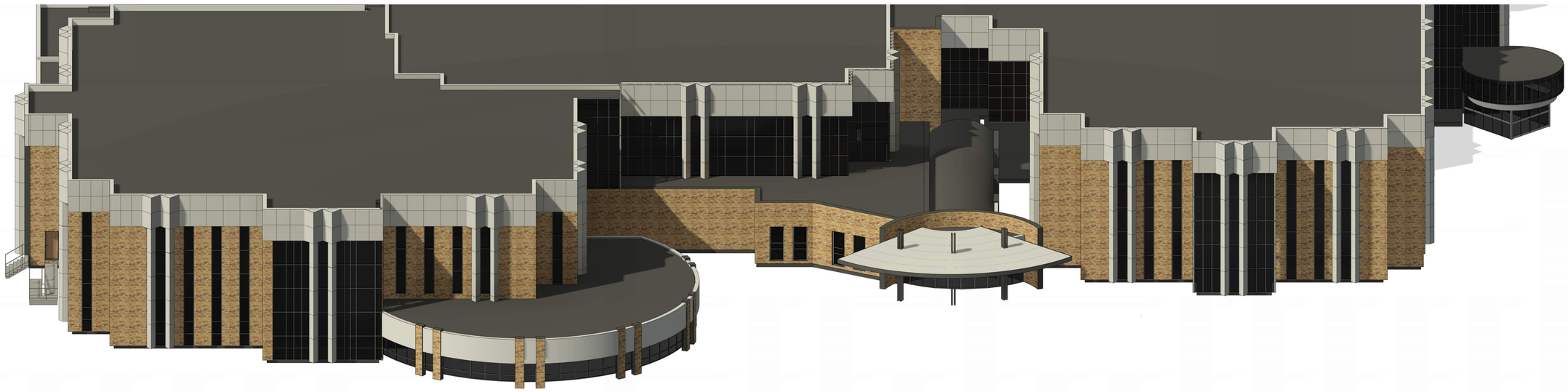
3. NEW EIFS CLADDING AT PARAPET BAND (TYP.) -AT CONCRETE MASONRY UNIT SUBSTRATE



3 EAST ELEVATION_3D VIEW

3/32" = 1'-0" SCALE 5 0 5 10 15 20 25 30 FEET

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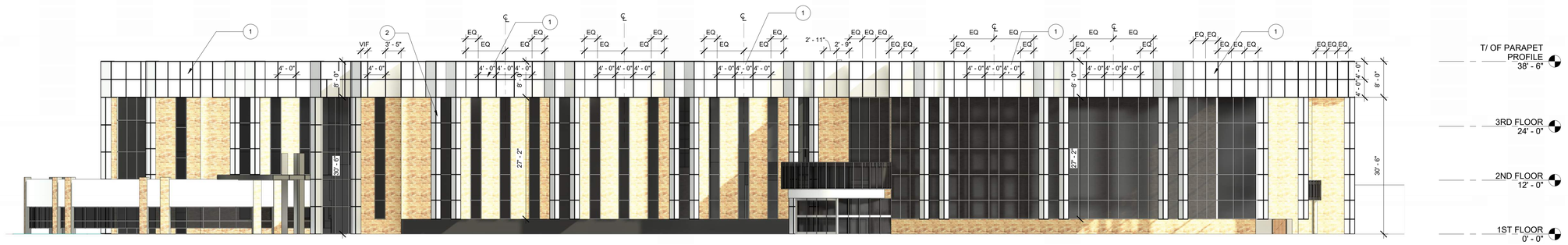

1 NORTH ELEVATION
3/32" = 1'-0"

3/32" = 1'-0" 5 0 5 10 15 20 25 30
SCALE FEET

KEYNOTE

1. 5EXISTING MATERIAL TO BE REMOVED: STUCCO AND RIGID INSULATION - EXISTING DRYWALL AND METAL STUDS TO REMAIN IN PLACE - SEE DETAILS 1/A-3.1, 2/A-3.1, 3/A-3.1 & 5/A3.1
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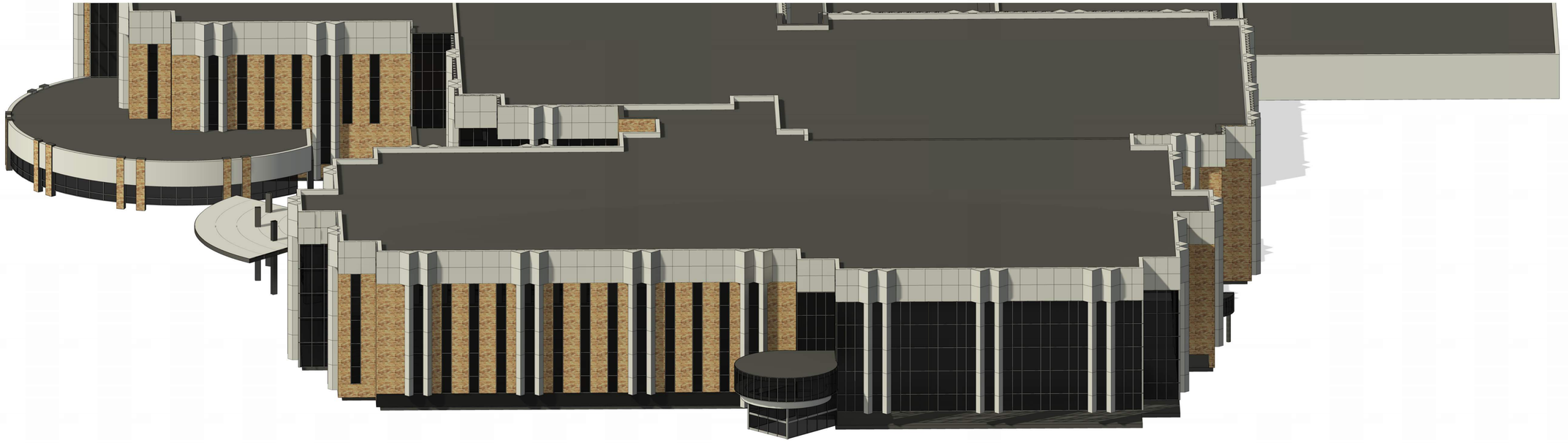

2 NORTH ELEVATION_3D VIEW

3/32" = 1'-0" 5 0 5 10 15 20 25 30
SCALE FEET

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NORTH ELEVATION - PROPOSED

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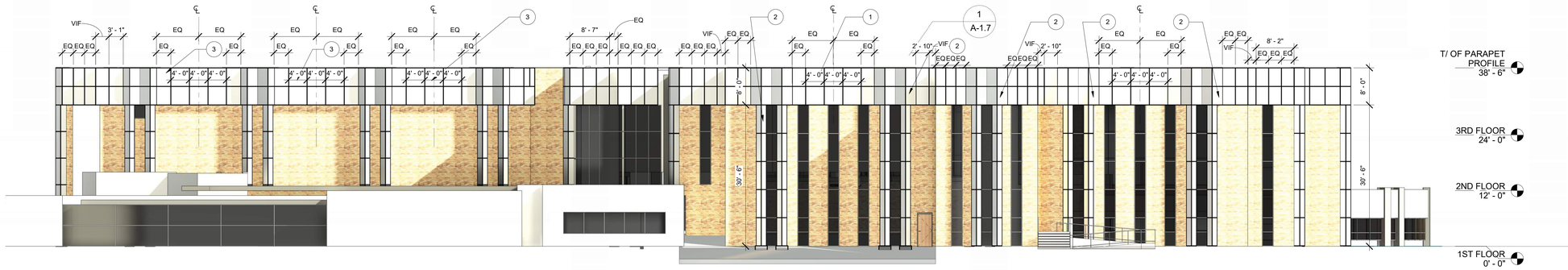

1 SOUTH ELEVATION
3/32" = 1'-0"

3/32" = 1'-0" 5 0 5 10 15 20 25 30
SCALE FEET

KEYNOTE

1. 5EXISTING MATERIAL TO BE REMOVED: STUCCO AND RIGID INSULATION - EXISTING DRYWALL AND METAL STUDS TO REMAIN IN PLACE - SEE DETAILS 1/A-3.1, 2/A-3.1, 3/A-3.1 & 5/A3.1
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2 SOUTH ELEVATION_3D VIEW

3/32" = 1'-0" 5 0 5 10 15 20 25 30
SCALE FEET

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SOUTH ELEVATION- PROPOSED

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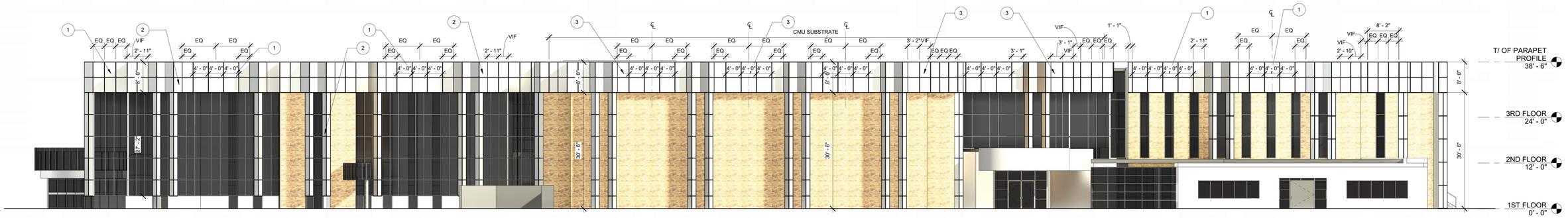

1 WEST ELEVATION
3/32" = 1'-0"

3/32" = 1'-0" 5 0 5 10 15 20 25 30
SCALE FEET

KEYNOTE

1. 5EXISTING MATERIAL TO BE REMOVED: STUCCO AND RIGID INSULATION - EXISTING DRYWALL AND METAL STUDS TO REMAIN IN PLACE - SEE DETAILS 1/A-3.1, 2/A-3.1, 3/A-3.1 & 5/A3.1
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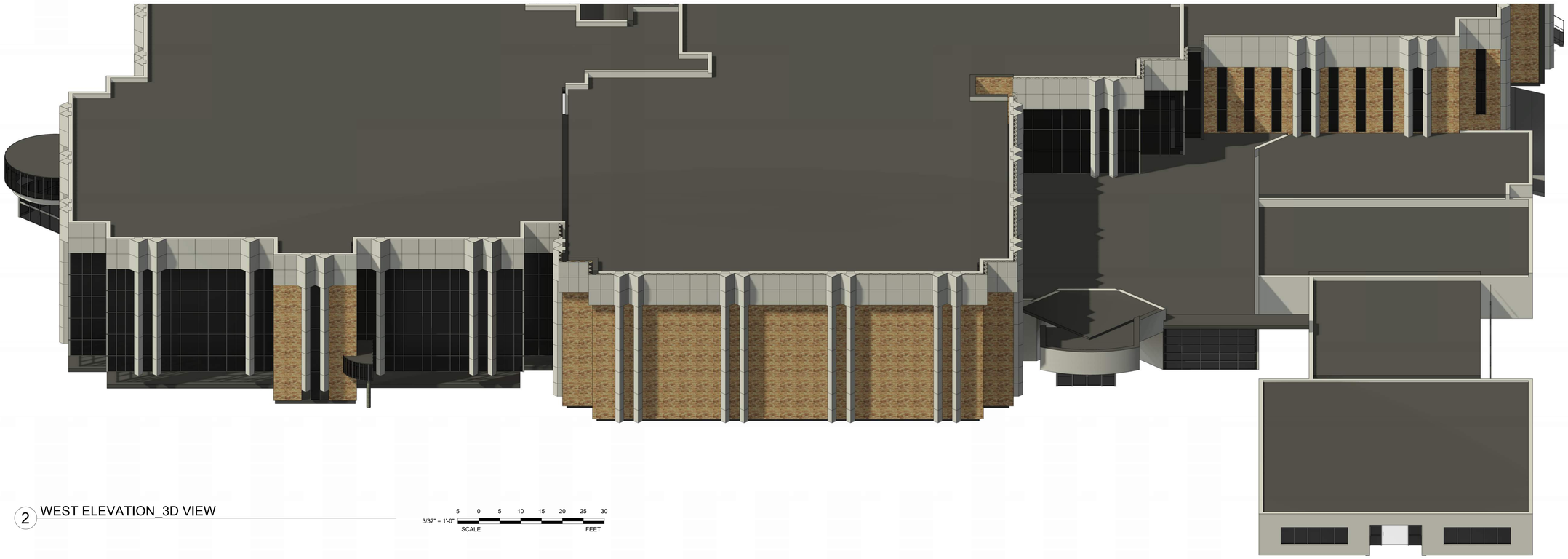

2 WEST ELEVATION_3D VIEW

3/32" = 1'-0" 5 0 5 10 15 20 25 30
SCALE FEET

Issuance

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	03/20/24	DESIGN DEVELOPMENT
	03/31/25	EIFS REDESIGN

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HECTOR H CASTILLO
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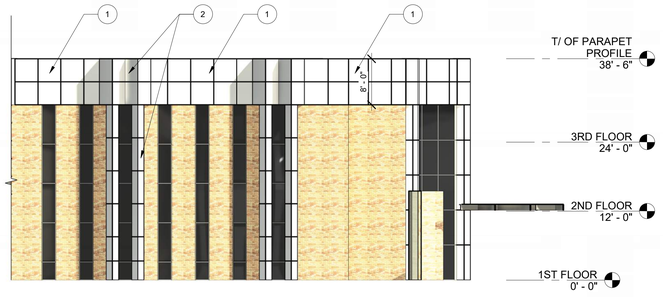
A-1.7



1 PARTIAL ELEVATION 1
3/32" = 1'-0"

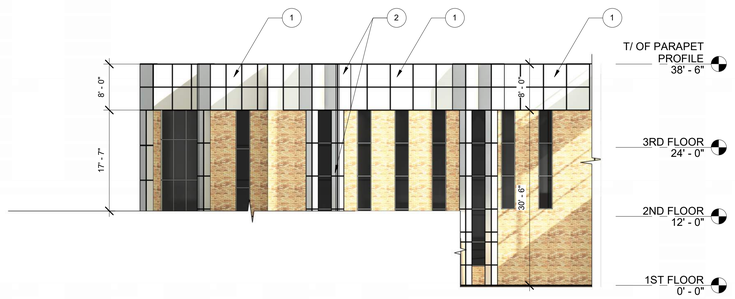
3/32" = 1'-0" SCALE 5 0 5 10 15 20 25 30 FEET

KEYNOTE

1. 5EXISTING MATERIAL TO BE REMOVED: STUCCO AND RIGID INSULATION - EXISTING DRYWALL AND METAL STUDS TO REMAIN IN PLACE - SEE DETAILS 1/A-3.1, 2/A-3.1, 3/A-3.1 & 5/A3.1
2. NEW EIFS CLADDING (TYP.) -USE MANUFACTURER'S DETAILS FOR INSTALATION
3. NEW EIFS CLADDING AT PARAPET BAND (TYP.) -AT CONCRETE MASONRY UNIT SUBSTRATE

2 PARTIAL ELEVATION 2
3/32" = 1'-0"

3/32" = 1'-0" SCALE 5 0 5 10 15 20 25 30 FEET



3 PARTIAL ELEVATION 3
3/32" = 1'-0"

3/32" = 1'-0" SCALE 5 0 5 10 15 20 25 30 FEET

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PARTIAL ELEVATIONS- PROPOSED

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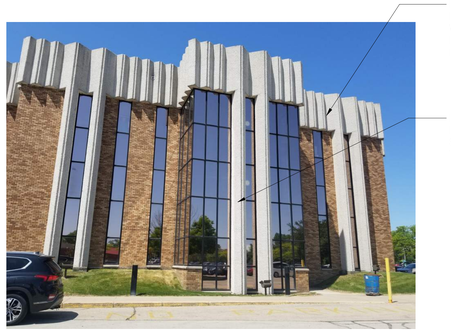
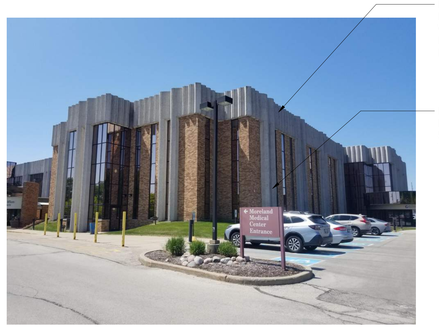


1 VIEW LOOKING WEST - PART C



2 VIEW LOOKING SOUTHWEST - PARTS B & C

3 PARTIAL VIEW LOOKING SOUTH - PART B (EAST SIDE)

4 PARTIAL VIEW LOOKING SOUTH - NORTH BUILDING- PART B (WEST SIDE)

5 PARTIAL VIEW LOOKING SOUTH - NORTH BUILDING- PART 3

6 VIEW LOOKING SOUTHEAST - PARTS A & B

7 PARTIAL VIEW LOOKING EAST- PART A (NORTH SIDE)

8 PARTIAL VIEW LOOKING EAST- PART A (SOUTH SIDE)

9 PARTIAL VIEW LOOKING EAST- PART E

10 PARTIAL VIEW LOOKING EAST- PART A (FARTHER BACK ON THE TOP)

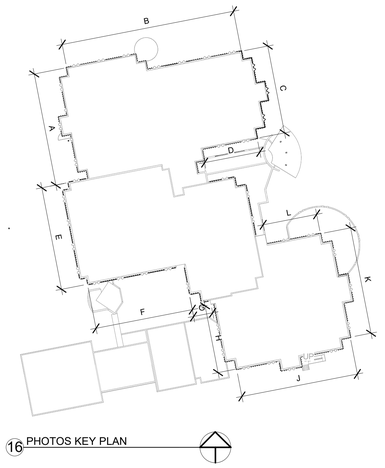
11 PARTIAL VIEW LOOKING WEST- PART F

12 VIEW LOOKING NORTHEAST - PART J

13 PARTIAL VIEW LOOKING NORTH - PART J (WEST SIDE)

14 PARTIAL VIEW LOOKING NORTH - SOUTH BUILDING - PART J (EAST SIDE)

15 VIEW LOOKING NORTHWEST - PART J



16 PHOTOS KEY PLAN

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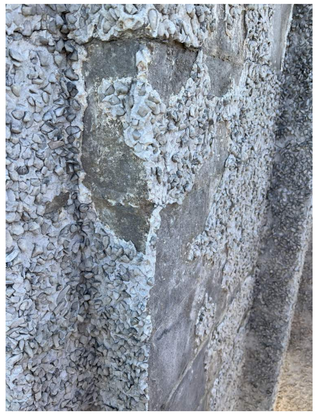
1 PARTIAL VIEW LOOKING WEST - PART K

2 PARTIAL VIEW LOOKING SOUTH WEST - PART K

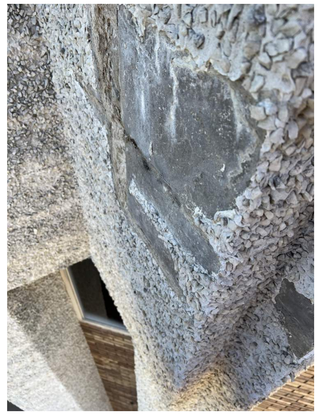
3 PARTIAL VIEW LOOKING WEST - PART M

4 PARTIAL VIEW LOOKING WEST - PART C



5 STUCCO DETACHED FROM SUBSTRATE SHOWING CMU SUBSTRATE

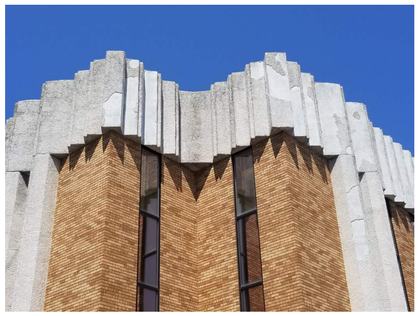
6 STUCCO ALMOST COMPLETELY MISSING AT ROOF LEVEL



7 STUCCO CRACKING AND SPALLING AT ROOF LEVEL

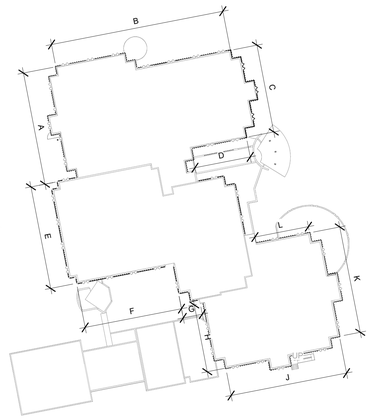
8 SHOWING DAMAGE TO RIGIS INSULATION SUBSTRATE

9 STUCCO DELAMINATING AT ROOF LEVEL



10 STUCCO DETATCHED FROM SUBSTRATE

11 STUCCO DETATCHED FROM SUBSTRATE SGOWING CMU SUBSTRATE



12 PHOTOS KEY PLAN

13 DROP 1 - EXTERIOR LAYERS DOWN TO GYP BOARD

14 DROP 1 - PILASTER LAYERS AND VERTICAL STUDS INSIDE

15 DROP 1 - INSIDE PILASTER LOOKING DOWN

16 DROP 1 - FACE OF THE BRICK TO THE WALL GYP BOARD

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1 DROP 1 - PILASTER SKIN THICKNESS

2 DROP 2 - PILASTER SKIN THICKNESS

3 DROP 2 - VERTICAL STUDS INSIDE PILASTER ATTACHED TO THE SUPPORTING CMU WALL

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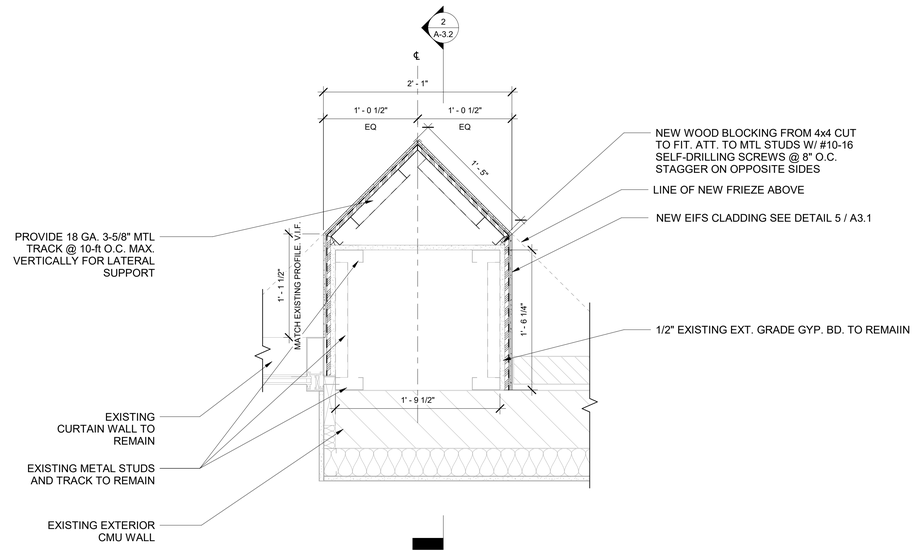
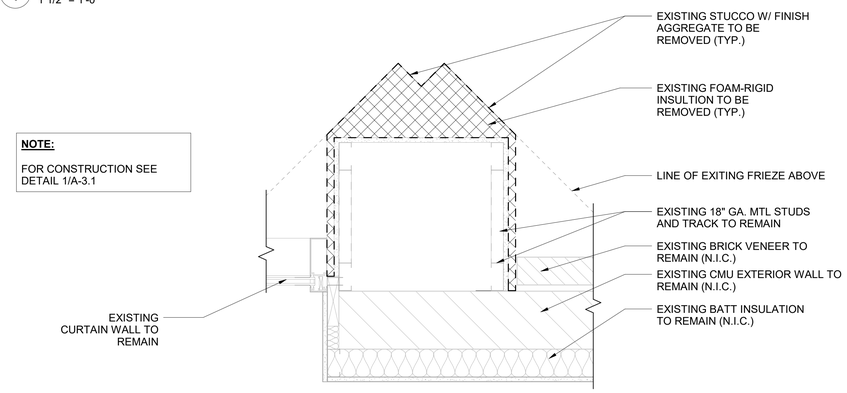
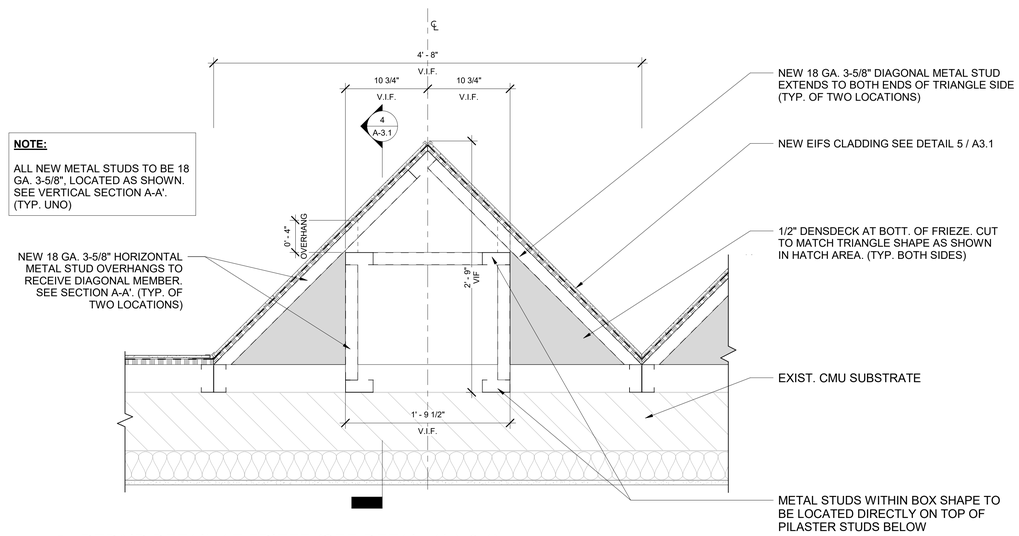
A-2.3



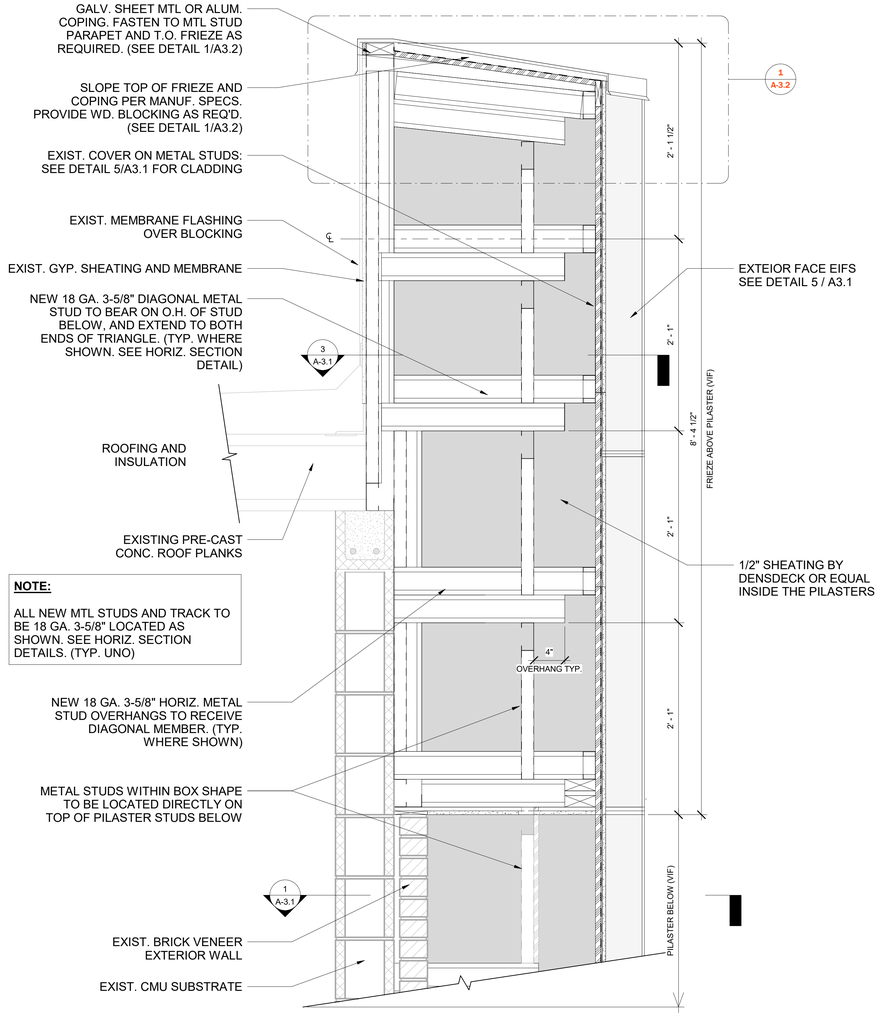
1 HORIZONTAL SECTION AT PILASTERS (SEE 4 /A-3.1)
1 1/2" = 1'-0"



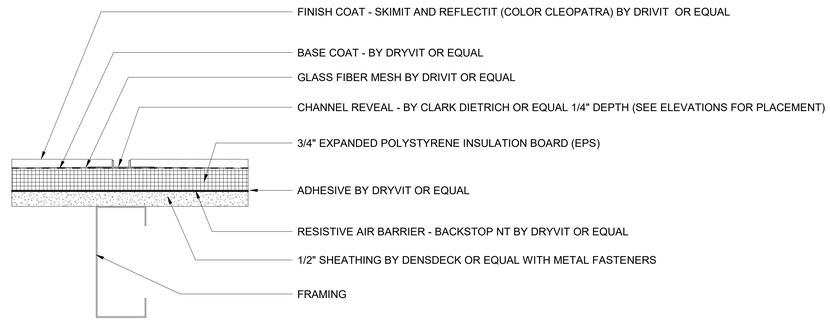
2 DEMOLITION DETAIL AT PILASTERS
1 1/2" = 1'-0"



3 REPAIR DETAIL AT FRIEZE (SEE DETAIL 4/ A-3.1)
1 1/2" = 1'-0"



4 WALL SECTION AT NON-CMU PILASTERS
1 1/2" = 1'-0"



5 EIFS CONSTRUCTION TYPE
6" = 1'-0"

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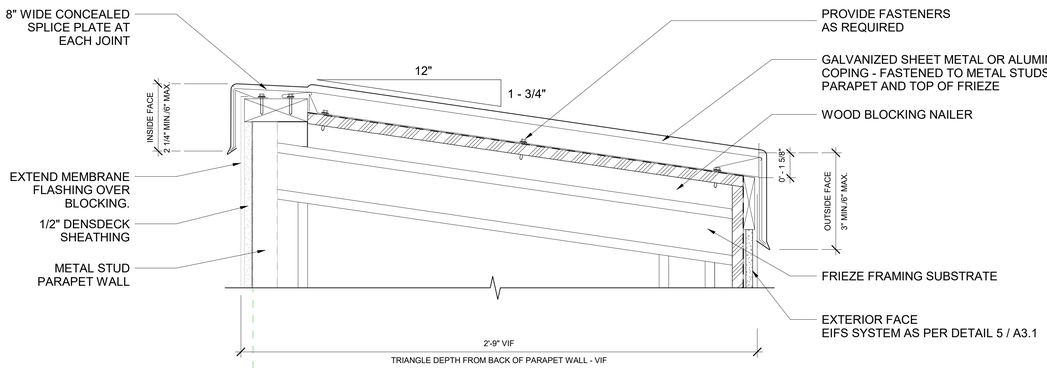
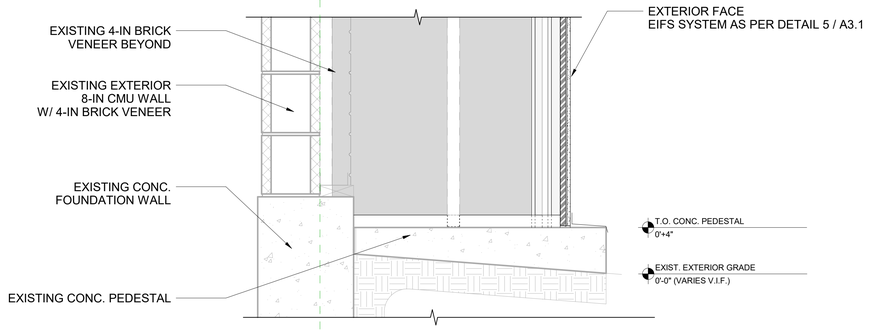
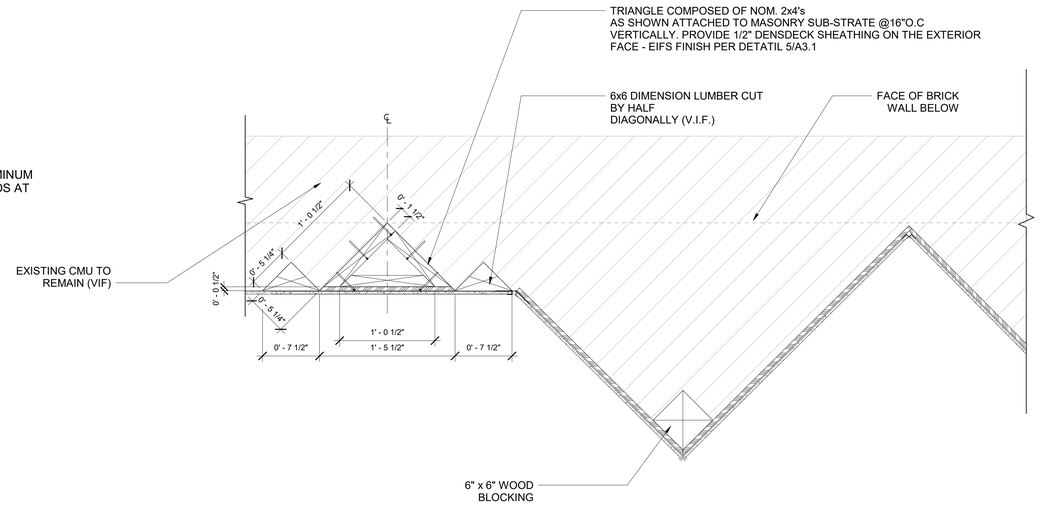


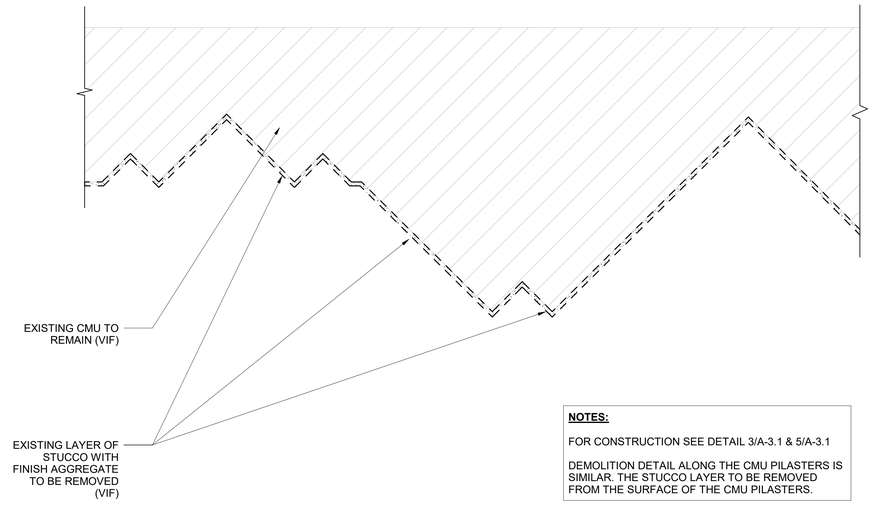
1 COPING DETAIL AT TOP OF PILASTER
3" = 1'-0"



2 SECTION AT PILASTER BASE
1 1/2" = 1'-0"



3 FRIEZE DETAIL AT CMU SUBSTRATE
1 1/2" = 1'-0"



NOTES:

FOR CONSTRUCTION SEE DETAIL 3/A-3.1 & 5/A-3.1

DEMOLITION DETAIL ALONG THE CMU PILASTERS IS SIMILAR. THE STUCCO LAYER TO BE REMOVED FROM THE SURFACE OF THE CMU PILASTERS.

4 FRIEZE DEMOLITION DETAIL AT CMU SUBSTRATE
1 1/2" = 1'-0"

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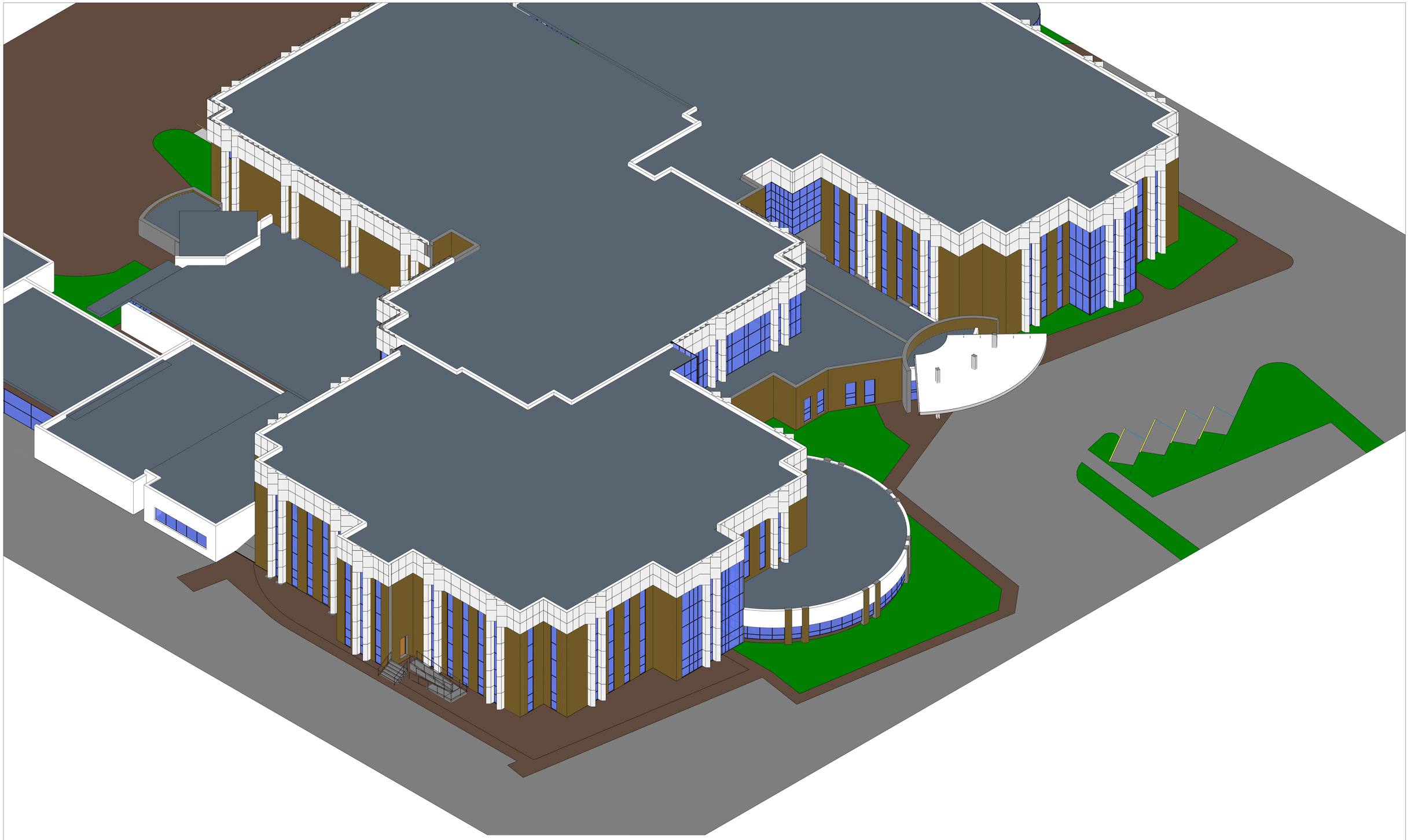

1 SOUTHEAST AXON VIEW

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1 SOUTHWEST AXON VIEW

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1 NORTHEAST AXON VIEW

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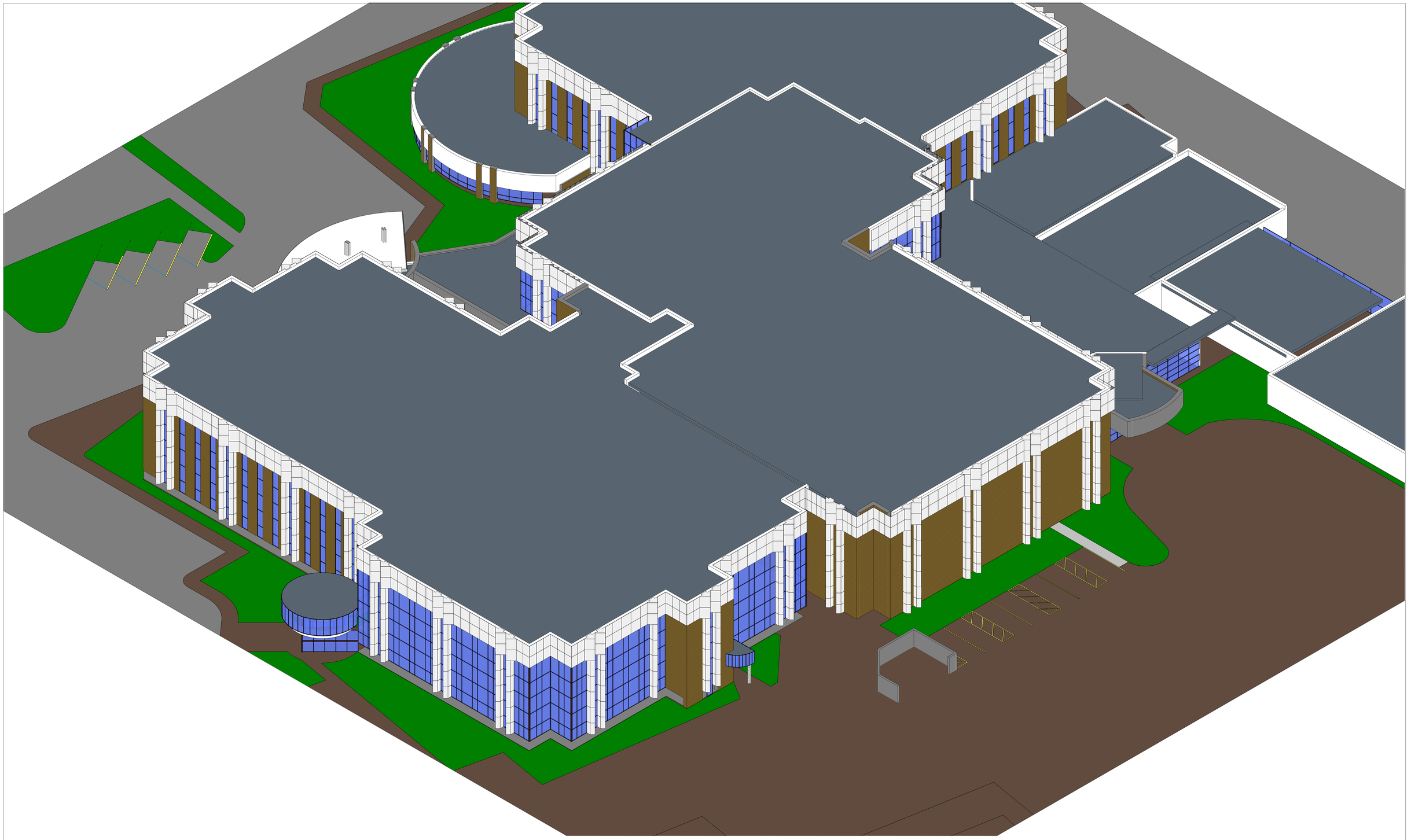

1 NORTHWEST AXON VIEW

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