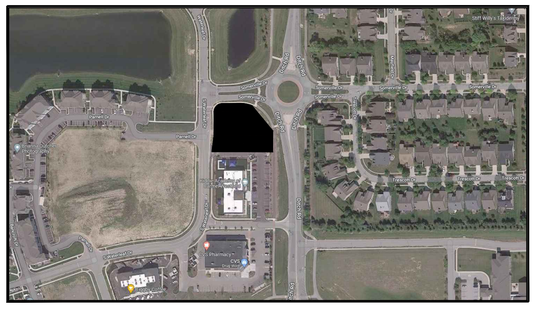
Harmony Pointe

1333 South Waterleaf Drive
Westfield, Indiana 46074

VICINITY MAP



LOCATION MAP

UTILITY COMPANIES

City of Westfield

City of Westfield
2728 E. 171st Street
Westfield, IN 46074
PH: (317) 804–3150

Electric – Duke Energy

Duke Energy
100 S. Mill Creek Road
Noblesville, IN 46062
PH: (800) 521–2232

Gas – CenterPoint Energy

CenterPoint Energy
16000 Allisonville Road
Noblesville, IN 46060
PH: (800) 227–1376

Sanitary Sewer – Westside Waste Water Treatment

Westside Waste Water Treatment
3303 W 166th Street
Westfield, IN 46074
PH: (317) 896–9189

Water – Westfield water tower/ City of Westfield

Westfield water tower/City of Westfield
2728 E. 171st Street
Westfield, IN 46074
PH: (317) 804–3150

Storm Sewer – City of Westfield

City of Westfield
2728 E. 171st Street
Westfield, IN 46074
PH: (317) 804–3150

OWNER INFORMATION

Harmony Pointe, LLC
c/o Frank Swiss
4000 W. 106th Street, #125
Carmel, Indiana 46032
PHONE: (317) 507–7313

PROPOSED PROJECTS ADDRESS

Harmony Pointe
1333 S. Waterleaf Drive
Westfield, Indiana 46074

BUILDING INFORMATION:

MISCELLANEOUS BUILDING INFORMATION:
OCCUPANCY GROUP: B, CONSTRUCTION TYPE V–B
TOTAL SQUARE FOOTAGE: 5,536.0 SQ. FT.
BUILDING MAX HT. 27'–6"
BUILDING DESIGN TO MEET EARTHQUAKE ZONE ONE
BUILDING TO MEET ADA (AMERICAN DISABILITY ACT)

ENGINEERING AND CERTIFICATION:

PLANS CERTIFIED BY:
TRENT A. BAXTER P.E.
REGISTERED P.E. No. 19700309
DATE: AUGUST 18, 2022

DESIGN SUMMARY:

DESIGN LOADS:
–ROOF LIVE LOAD: 30 PSF
–ROOF DEAD LOAD: 12 PSF
SNOW LOAD DESIGN CRITERIA:
–SNOW LOAD IMPORTANCE FACTOR: 1.0
–GROUND SNOW LOAD: 20 PSF
–FLAT ROOF SNOW LOAD: 30 PSF
WIND LOAD DESIGN CRITERIA:
–BASIC WIND SPEED: 115 MPH(3 SEC. GUST)
–WIND EXPOSURE CATEGORY: B
–WIND ENCLOSURE CLASSIFICATION: INCLOSED
SEISMIC LOAD DESIGN CRITERIA:
–SEISMIC IMPORTANCE FACTOR: 1.0
–SITE CLASS: C
–SPECTRAL RESPONSE ACCELERATIONS: Ss=0.229g, S1=0.108g, Sds=0.183g, Sd1=0.122g
–SEISMIC DESIGN CATEGORY: B

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
T100	TITLE SHEET
S100	FOUNDATION PLAN
S105	FOUNDATION DETAILS
S200	STRUCTURAL STEEL PLAN
S300	TRUSS LAYOUT PLAN
S305	TOWER TRUSS LAYOUT PLAN
A100	ELEVATION VIEWS
A105	ELEVATION VIEWS
A200	FLOOR PLAN
A205	TOWER FRAMING PLAN
A210	DOOR AND WINDOW SCHEDULE
A300	WALL SECTIONS
A305	WALL SECTIONS
A310	WALL SECTIONS
A315	WALL SECTIONS
A320	WALL SECTIONS
A325	WALL SECTIONS
A330	WALL SECTIONS
A335	WALL SECTIONS
A340	WALL SECTIONS
A400	SHEAR WALL ELEVATION VIEWS
A500	ROOFING PLAN
M100	MECHANICAL PLAN
P100	PLUMBING PLAN
E100	POWER AND LIGHTING PLAN
SP100	BUILDING SPECIFICATIONS
SP200	MASONRY SPECIFICATIONS

CODE SUMMARY:

BUILDING CODE:
–2014 INDIANA BUILDING CODE
–INTERNATIONAL BUILDING CODE, 2012 EDITION
–ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, 2009 EDITION
MECHANICAL CODE:
–2014 INDIANA MECHANICAL CODE
–INTERNATIONAL MECHANICAL CODE, 2012 EDITION
PLUMBING CODE:
–2012 INDIANA PLUMBING CODE
–INTERNATIONAL PLUMBING CODE, 2006 EDITION
ELECTRICAL CODE:
–INDIANA ELECTRICAL CODE, 2009 EDITION
–NFPA 70 – NATIONAL ELECTRICAL CODE, 2008 EDITION
ENERGY CONSERVATION CODE:
–2010 INDIANA ENERGY CONSERVATION CODE
–ANSI/ASHRAE 90.1 ENERGY STANDARD FOR BUILDINGS EXCEPT LOW–RISE RESIDENTIAL BUILDINGS, 2007 EDITION, I–P EDITION
FIRE PREVENTION CODE:
–2014 INDIANA FIRE CODE
–INTERNATIONAL FIRE CODE, 2012 EDITION

REVISION
01.17.23 A100, A105, A300, A305, A310, A320, A325, A330

VERSATILE CONSTRUCTION GROUP, LLC.
570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581
email: info@versatile–llc.com

Harmony Pointe
1333 South Waterleaf Drive
Westfield, Indiana 46074

Title Sheet

Job No.	Date Stamped	
21068	12.06.22	
Drawn By	Checked By	Scale:
ket	m.tworek	1=1

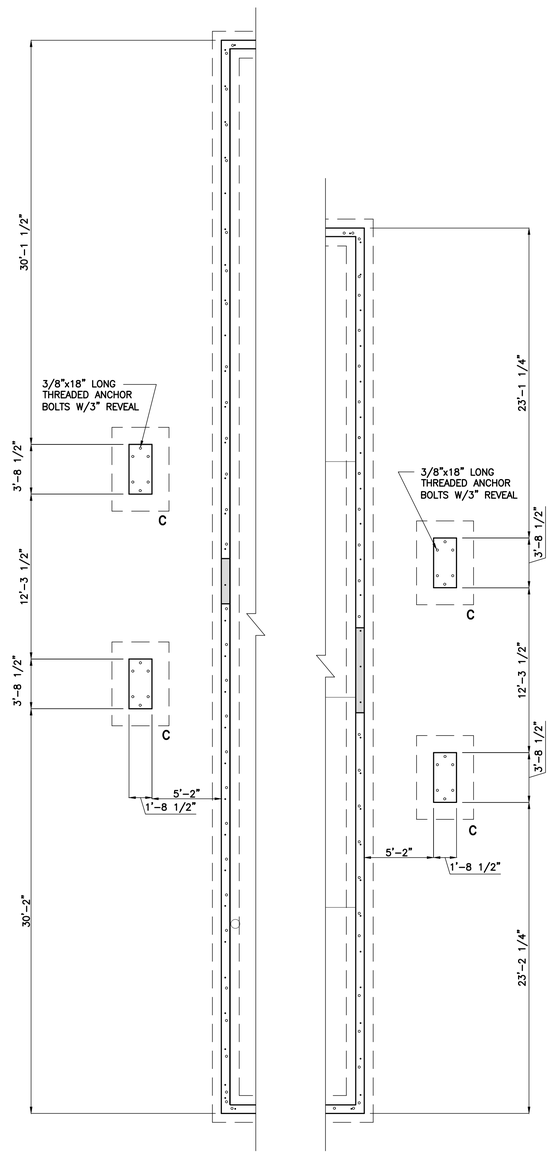
CAD FILE:
G:\21068\t100 building title sheet.dwg

TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER

CERTIFIED BY:

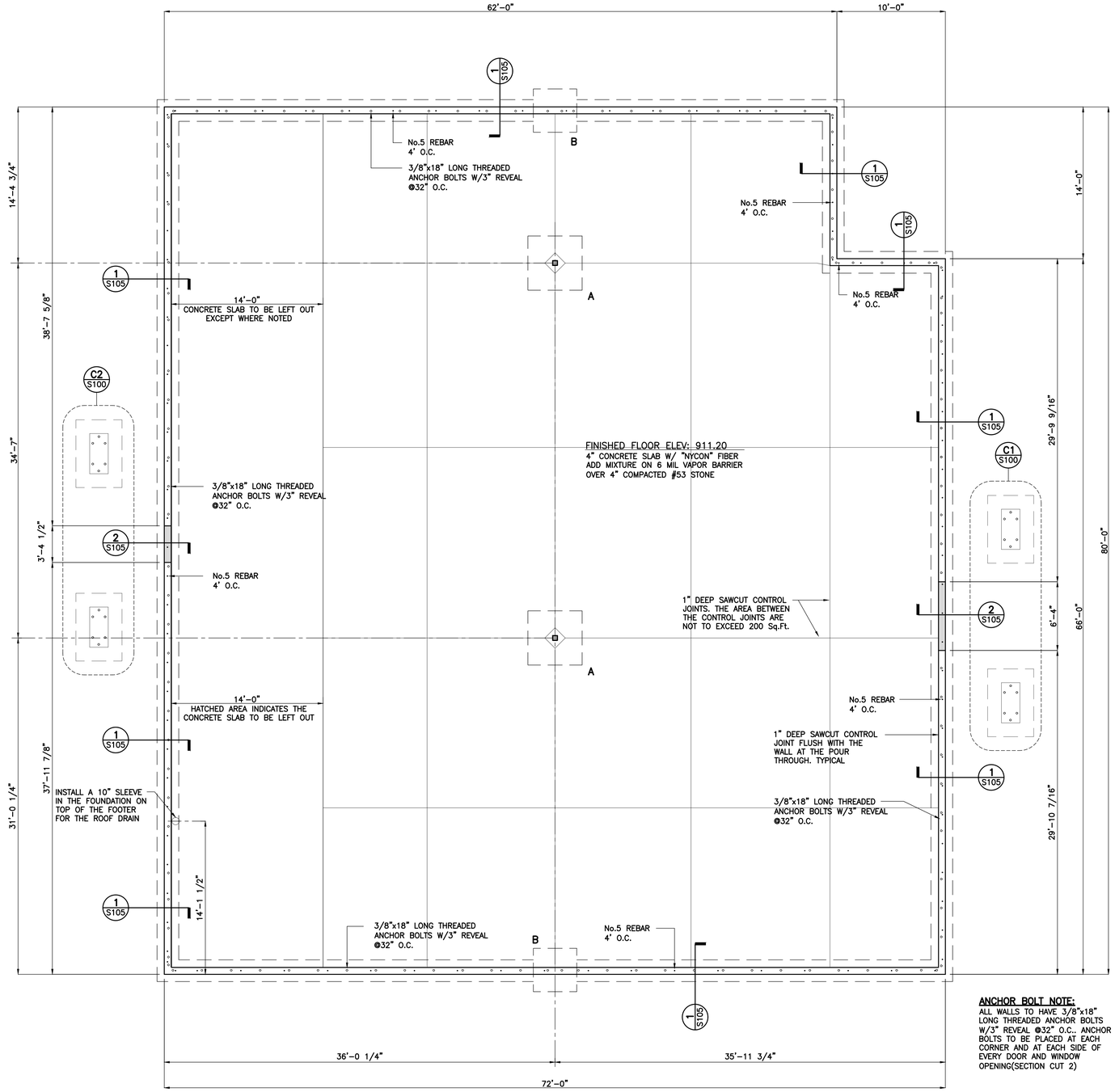
SHEET TITLE:

T100



COLUMN FOUNDATION PLAN C2
SCALE: 3/16"=1'-0"

COLUMN FOUNDATION PLAN C1
SCALE: 3/16"=1'-0"



FOUNDATION PLAN
SCALE: 3/16"=1'-0"

ANCHOR BOLT NOTE:
ALL WALLS TO HAVE 3/8"x18" LONG THREADED ANCHOR BOLTS W/3" REVEAL @32" O.C.. ANCHOR BOLTS TO BE PLACED AT EACH CORNER AND AT EACH SIDE OF EVERY DOOR AND WINDOW OPENING(SECTION CUT 2)

N

REVISION

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email: info@versatile-llc.com

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Westfield, Indiana 46074

Foundation Plan

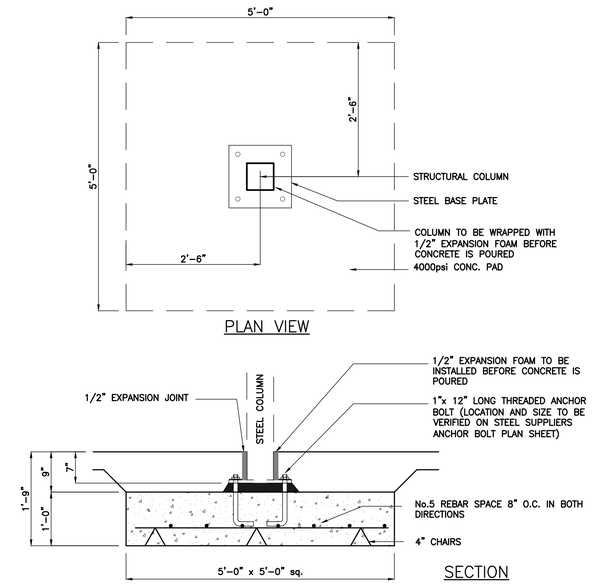
Job No.	Date Stamped	
21068	12.06.22	
Drawn By	Checked By	Scale:
ket	m.tworek	3/16"=1'-0"

CAD FILE:
G:\21068\s100 foundation plan.dwg

TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER
Trent A. Baxter
CERTIFIED BY:

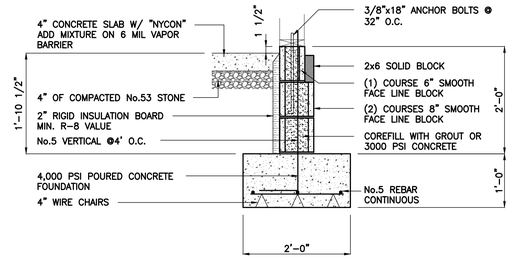
SHEET TITLE:
S100

A FOUNDATION PIER DETAIL
scale: 3/4"=1'-0"



1 FOUNDATION WALL DETAIL
scale: 3/4"=1'-0"

ALL FOOTINGS TO BEAR ON COMPACTED OR UNDISTURBED SOILS



2 FOUNDATION WALL DETAIL
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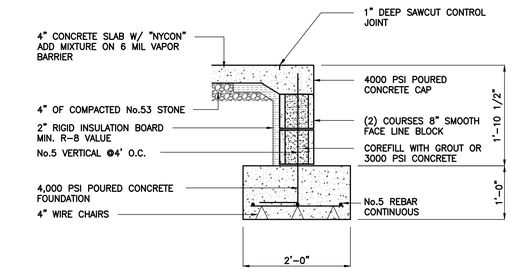
ALL FOOTINGS TO BEAR ON COMPACTED OR UNDISTURBED SOILS



C FOUNDATION PIER DETAIL
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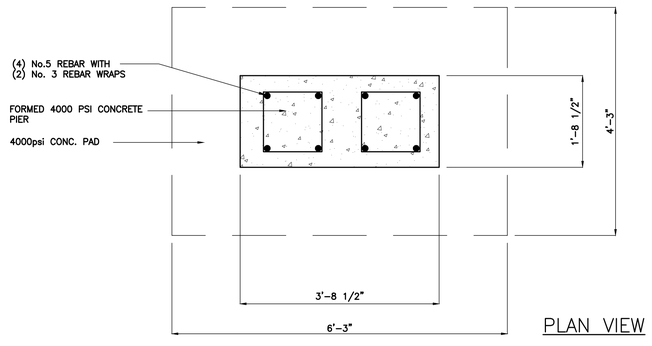

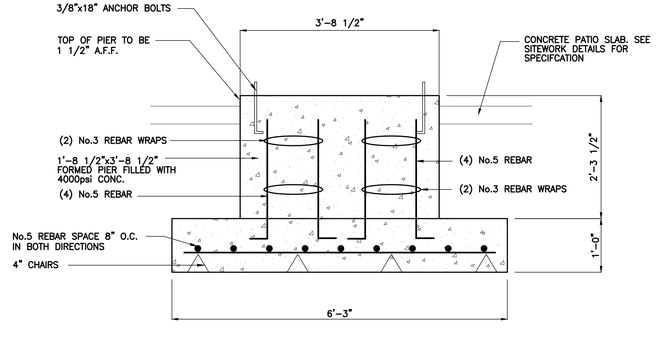

B FOUNDATION PIER DETAIL
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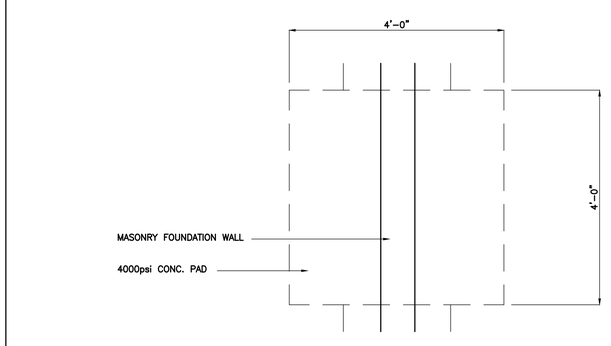
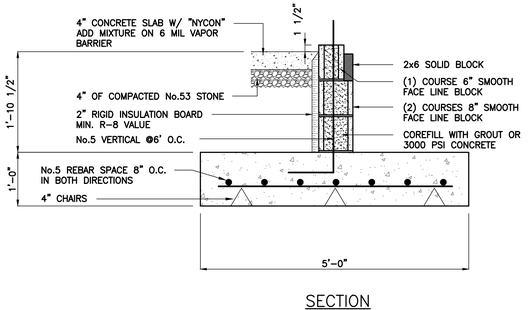
ALL FOOTINGS TO BEAR ON COMPACTED OR UNDISTURBED SOILS





FOUNDATION BLOCK NOTES

1. ALL FOUNDATION BLOCK TO BE WATERPROOFED AT FACTORY DURING MANUFACTURING.
2. ALL GROUT TO HAVE WATERPROOF ADD MIXTURE.
3. ALL GROUT TO BE 3000 PSI PEA GRAVEL CONCRETE MIX OR GROUT
4. ALL MORTAR BELOW GRADE TO BE WATERPROOFED

GENERAL FOUNDATION NOTES

1. ALL INSTALLATIONS SHALL BE PER THE RULES AND REGULATIONS OF THE STATE DEPARTMENT OF FIRE PREVENTION AND BUILDING SAFETY, AND ALL LOCAL ORDERS.
2. PAD AND FOOTING SURFACES SHALL BE COMPACTED TO 95% STANDARD PROCTOR WITHIN THE CONCRETE LIMITS, AND HAVE A MINIMUM SOILS BEARING PRESSURE OF 3,000 P.S.I.
3. ALL CONCRETE SLABS SHALL BE 4000 PSI STRENGTH AFTER TWENTY-EIGHT (28) DAYS
4. ALL CONCRETE WALLS SHALL BE THREE THOUSAND PSI STRENGTH AFTER TWENTY-EIGHT (28) DAYS WITH ALL REINFORCING STEEL 60,000 PSI.
5. THE BOTTOM OF ALL CONCRETE FOOTINGS SHALL BE AS SHOWN ON THE DRAWINGS.
6. ALL FOOTING TRENCHES SHALL BE FREE FROM STANDING WATER AND DEBRIS WITH THE REINFORCING STEEL SUSPENDED FROM THE BOTTOM OF THE TRENCH.
7. FOOTERS AND PIERS TO HAVE 4,000 PSI CONCRETE
8. CONCRETE SLAB FLATNESS TO HAVE NO MORE THAN 1/8" DIFFERENCE IN 10'

REVISION

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Harmony Pointe
1333 South Waterleaf Drive
Westfield, Indiana 46074

Foundation Details

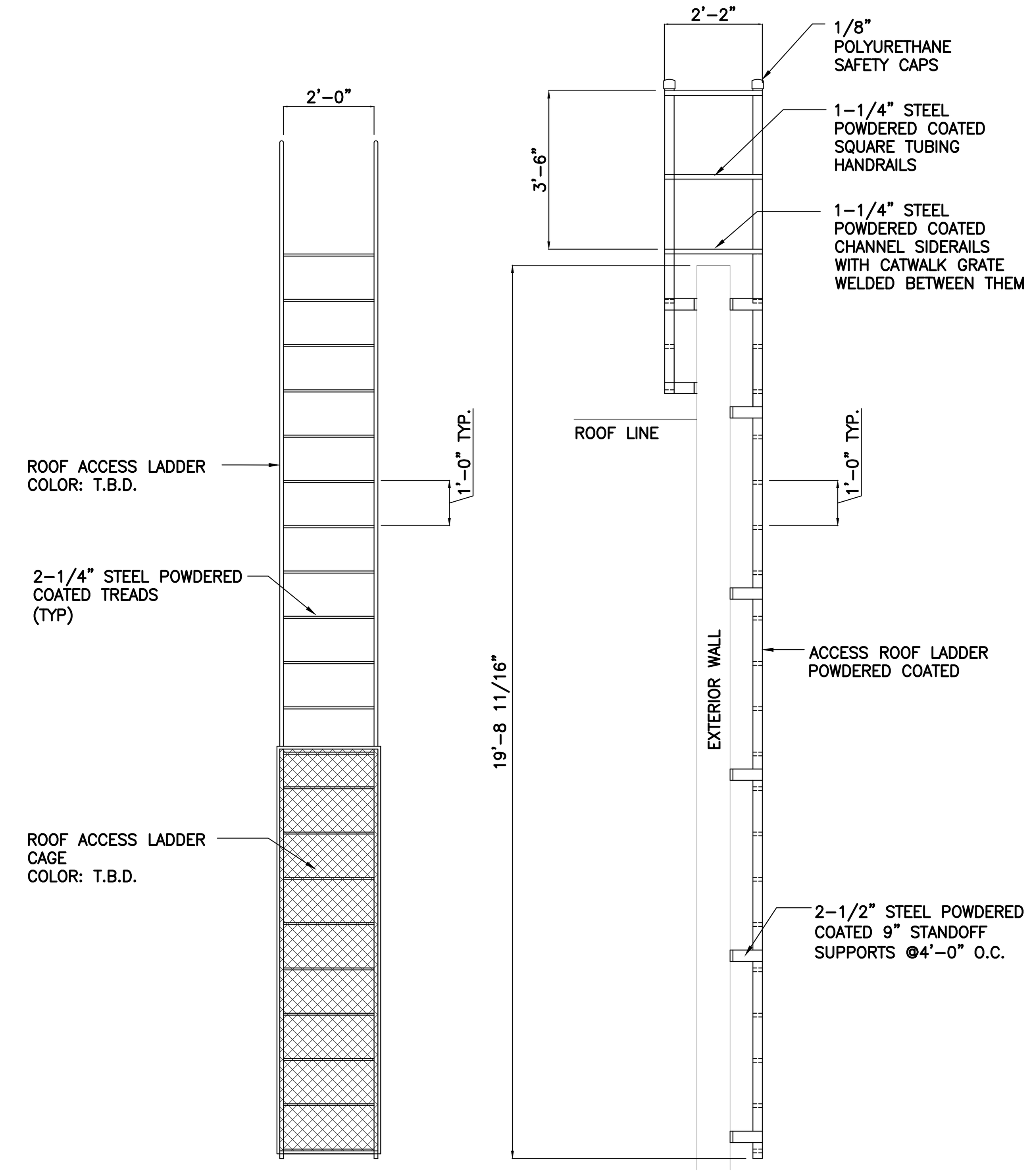
Job No.	Date Stamped	
21068	12.06.22	
Drawn By	Checked By	Scale:
ket	m.worek	3/4"=1'-0"

CAD FILE: G:\21068\a105 foundation details.dwg

TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER
Trent A. Baxter
CERTIFIED BY:

SHEET TITLE:

S105



ROOF ACCESS LADDER DETAILS
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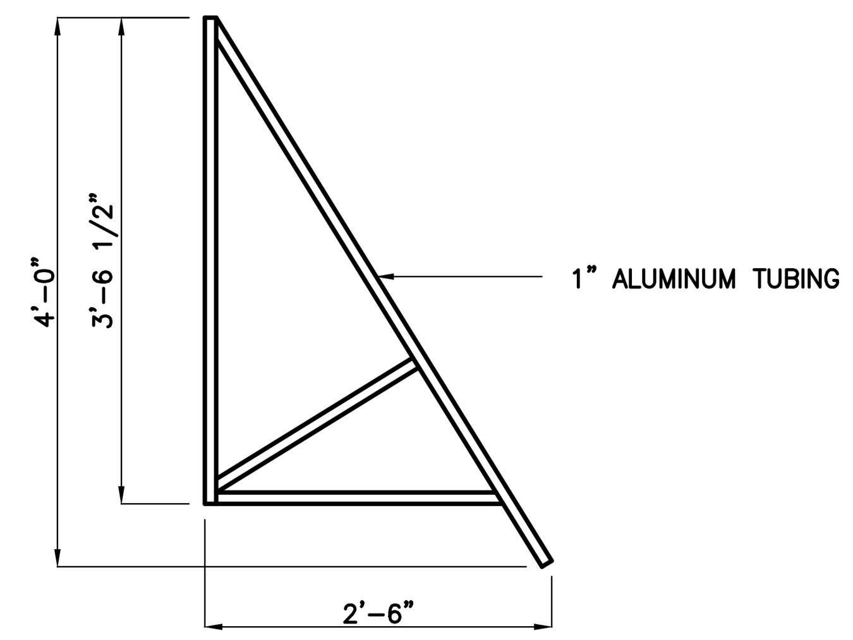

CANOPY FRAMING DETAIL
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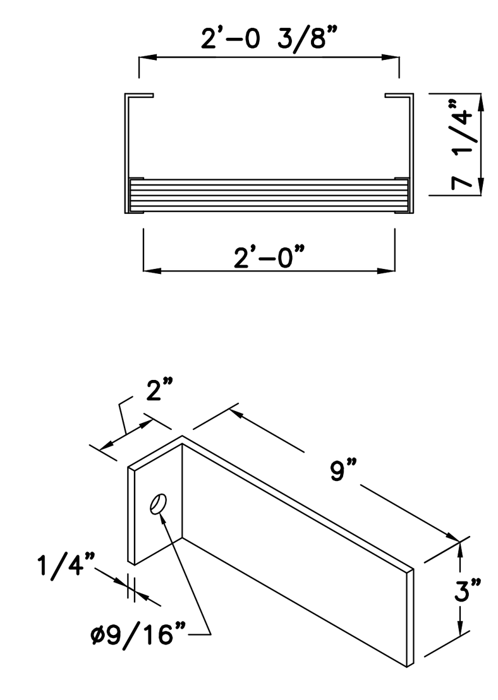

ROOF ACCESS LADDER SUPPORT BRACKET DETAIL
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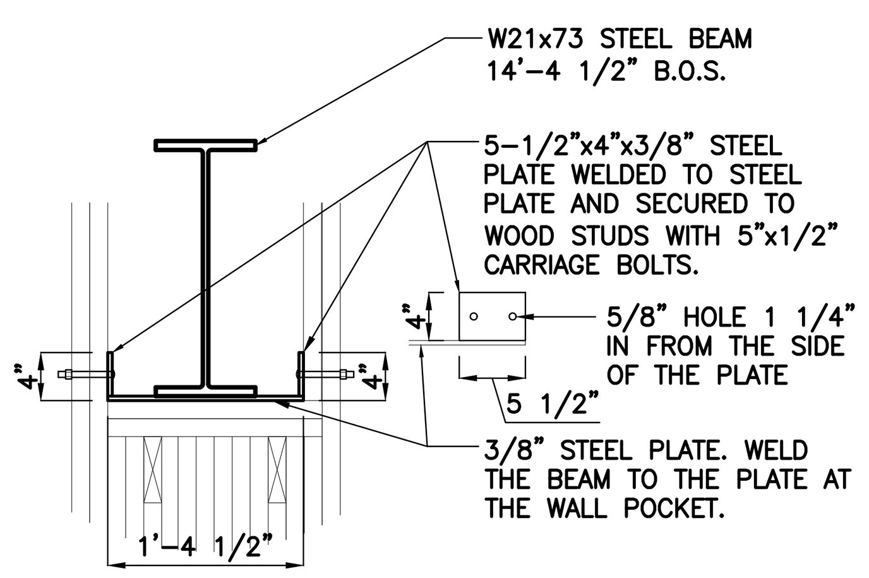

BEARING DETAIL A
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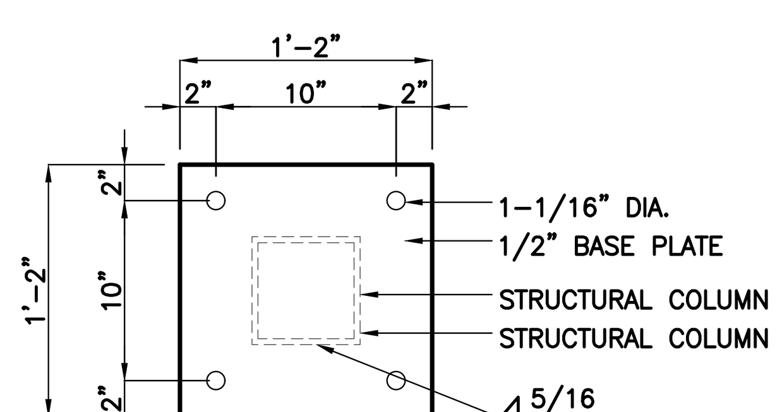

BASE PLATE DETAIL B
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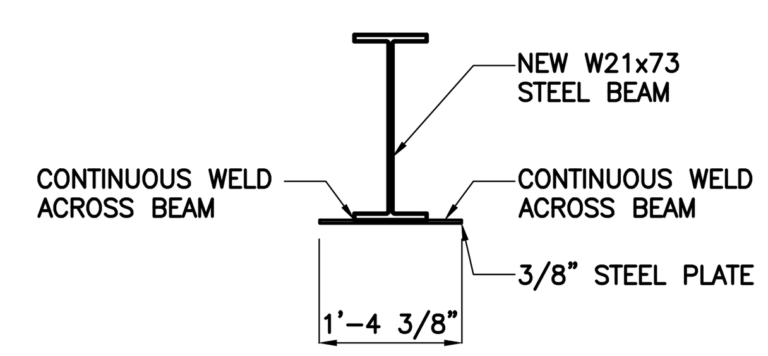

TRUSS SUPPORT PLATE DETAIL C
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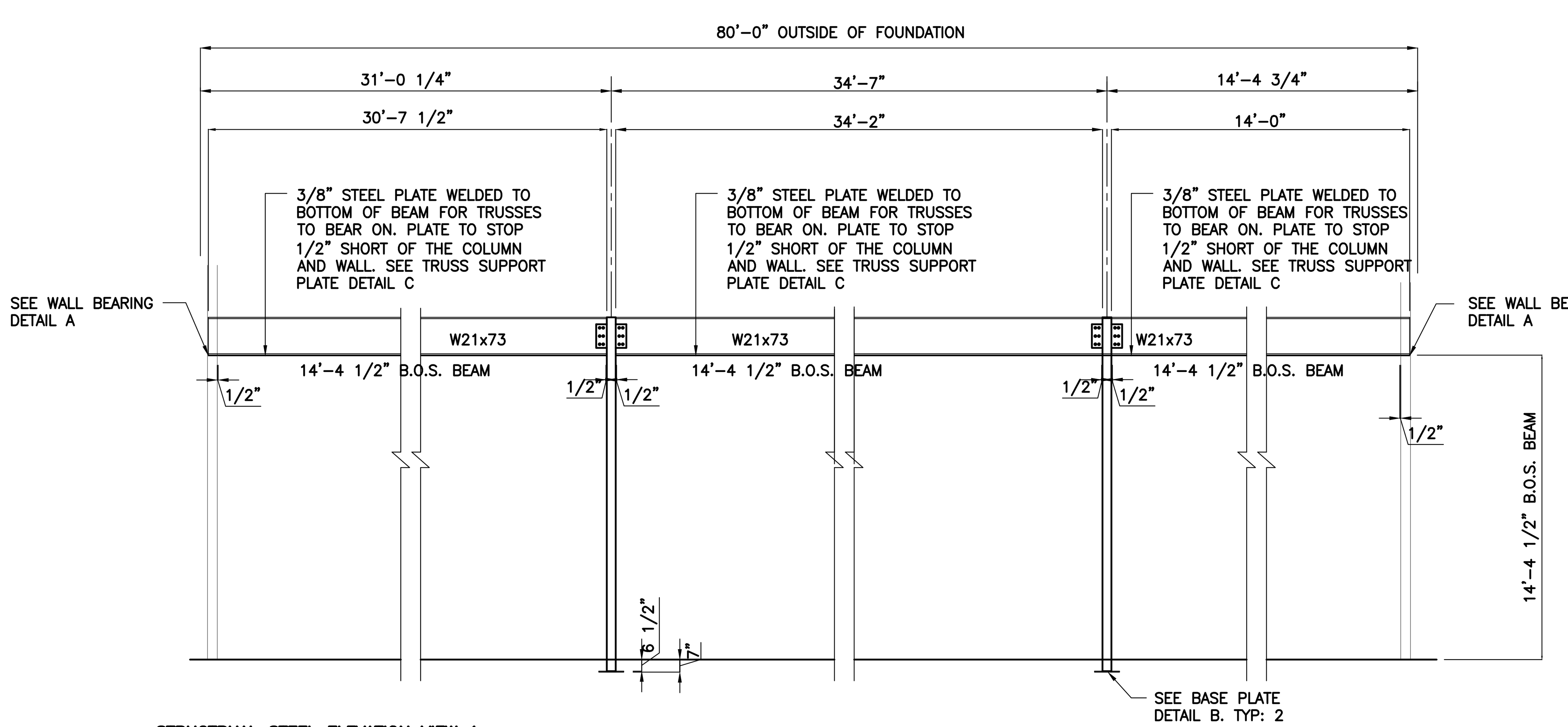

STRUCTURAL STEEL ELEVATION VIEW 1
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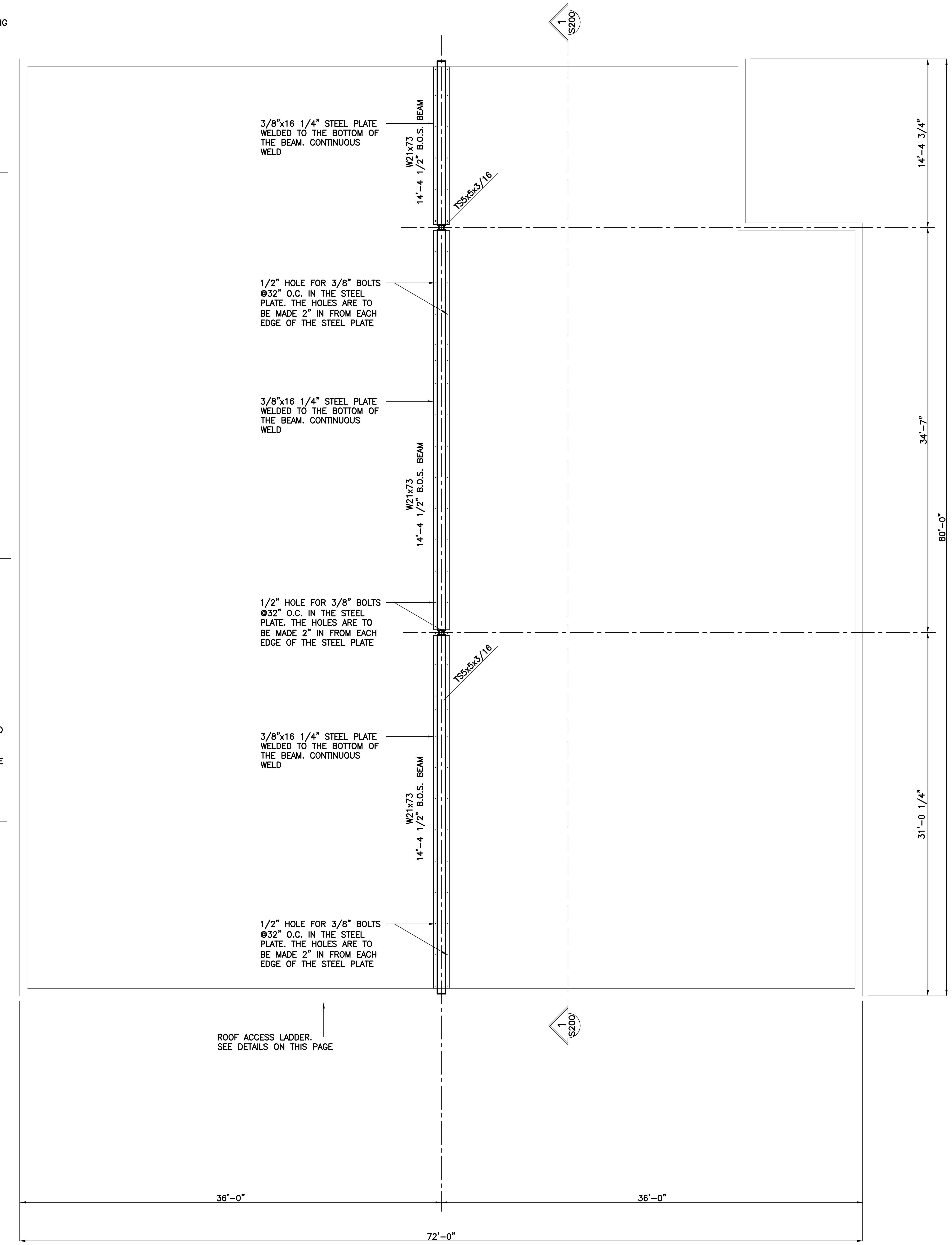

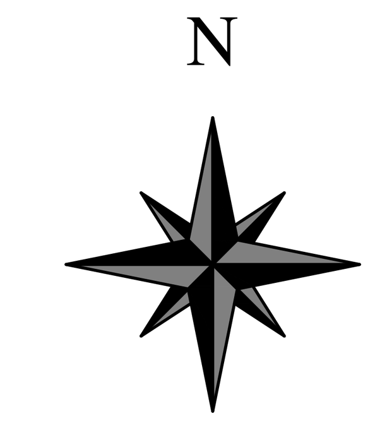

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email: info@versatile-llc.com

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Structural Steel Plan

Job No.	Date Stamped	
21068	12.06.22	
Drawn By	Checked By	Scale:
kt	m.tworek	3/16"=1'-0"

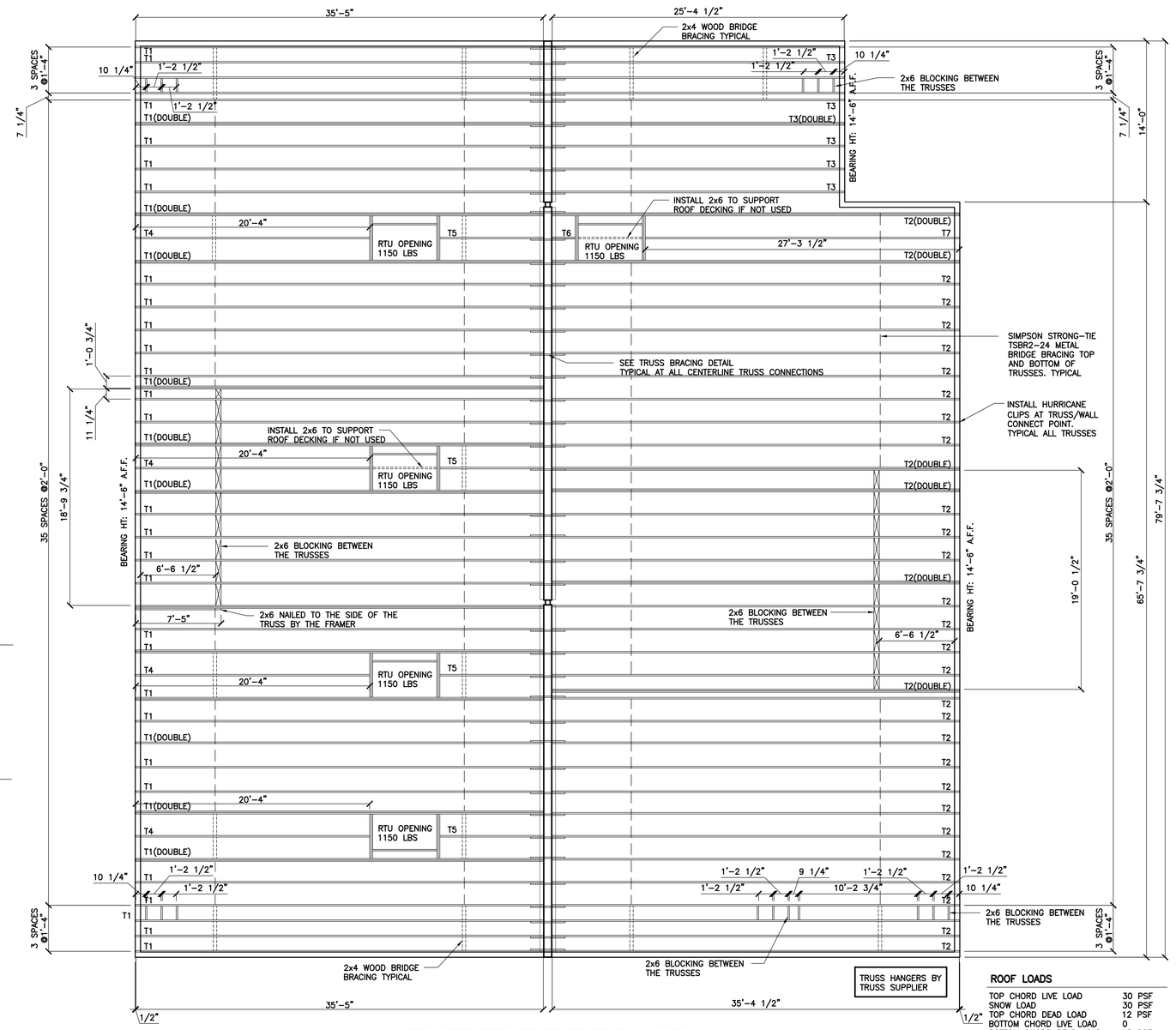
CAD FILE:
G:\21068\s200 structural steel plan.dwg

TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER

Trent A. Baxter
CERTIFIED BY:

SHEET TITLE:

S200



SEE SHEET S305 FOR TOWER TRUSS LAYOUTS

TRUSS 1
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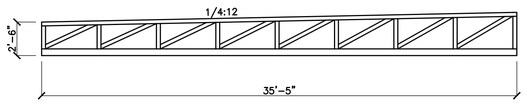

TRUSS 2
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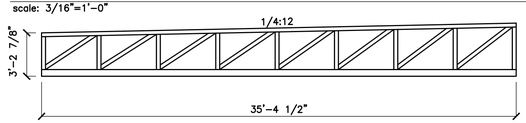

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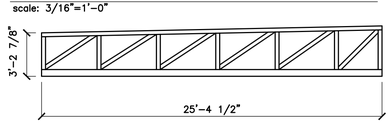

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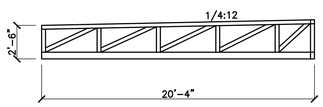

TRUSS 5
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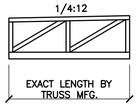

TRUSS 6
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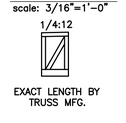

TRUSS 7
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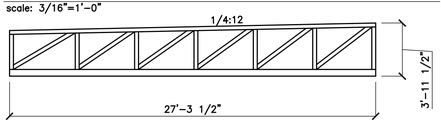

TYPICAL RTU OPENING
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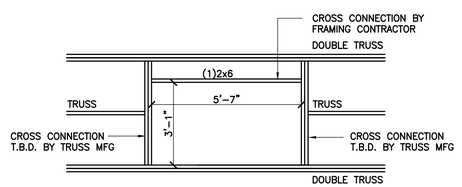

TRUSS BRACING DETAIL
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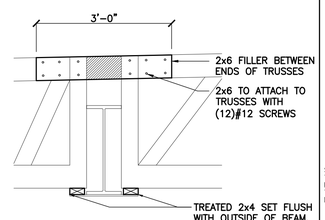
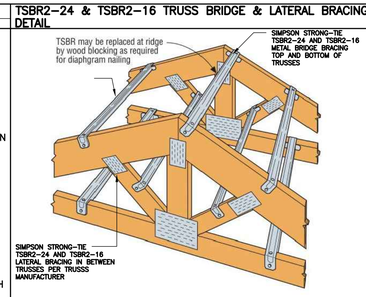


TSBR2-24 & TSBR2-16 TRUSS BRIDGE & LATERAL BRACING DETAIL



ROOF LOADS

TOP CHORD LIVE LOAD	30 PSF
SNOW LOAD	30 PSF
TOP CHORD DEAD LOAD	12 PSF
BOTTOM CHORD LIVE LOAD	0
BOTTOM CHORD DEAD LOAD	15 PSF
DRIFT LOAD MAX	84 PSF
RTU 7.5 TON MAX CORNER WT	273.9 LBS
RTU 10 TON MAX CORNER WT	405 LBS

N

REVISION

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email: info@versatile-llc.com

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1333 South Waterleaf Drive
Westfield, Indiana 46074

Truss Layout Plan

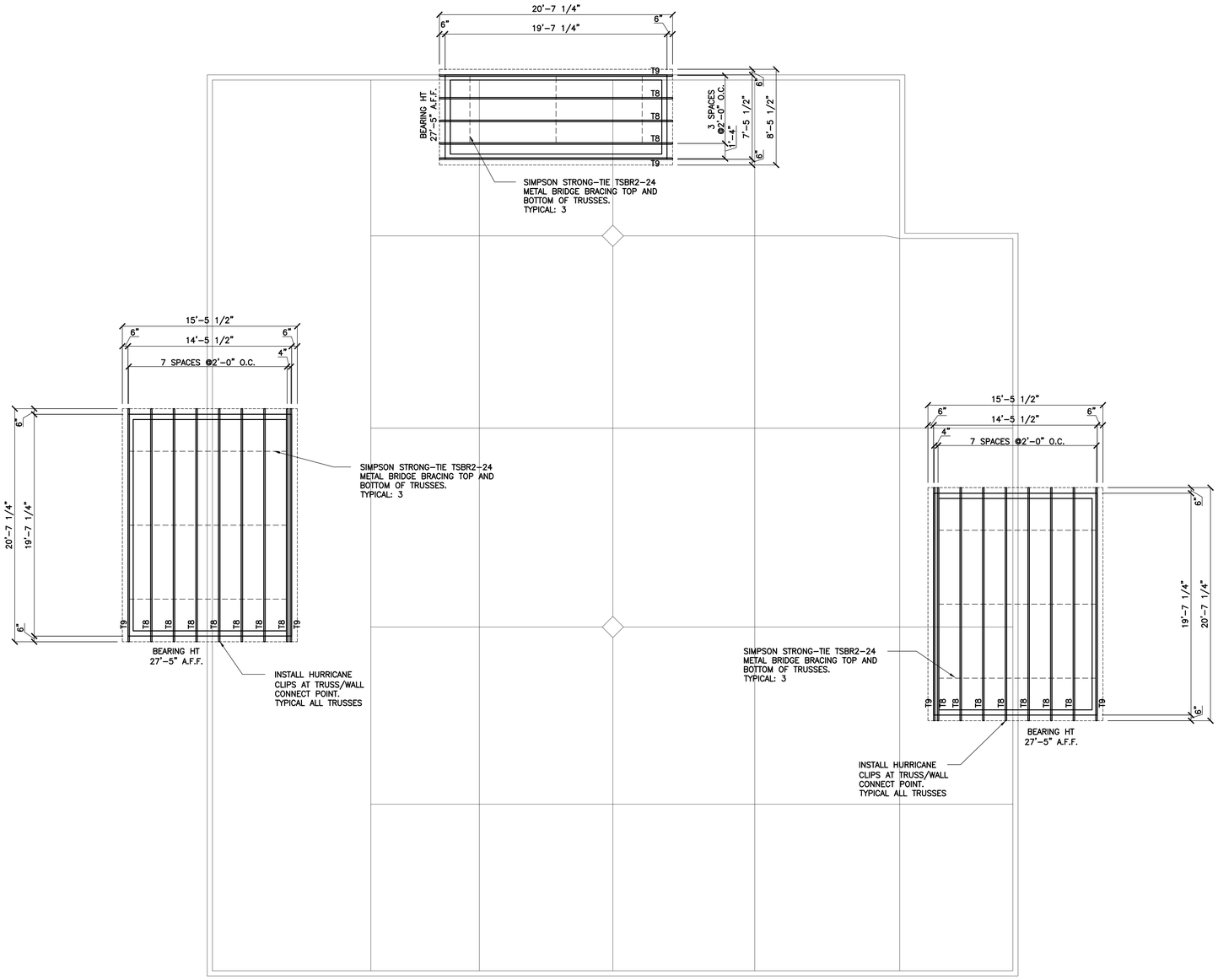
Job No.	Date Stamped	
21068	12.05.22	
Drawn By	Checked By	Scale:
ket	m.tworek	3/16"=1'-0"

CAD FILE:
G:\21068\s300 truss layout plan.dwg

TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER
Trent A Baxter
CERTIFIED BY:

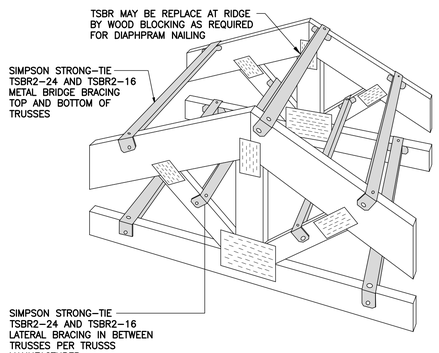
SHEET TITLE:

S300



TSBR2 BRIDGE AND LATERAL BRACING DETAIL

SCALE: N.T.S.

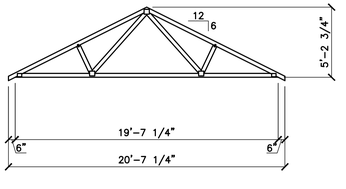


TRUSS 9 – END TRUSS SETUP FOR OVERHANG OUTRIGGERS

scale: 3/16"=1'-0"

TRUSS 8

scale: 3/16"=1'-0"



ROOF LOADS

TOP CHORD LIVE LOAD	30 PSF
SNOW LOAD	30 PSF
TOP CHORD DEAD LOAD	12 PSF
BOTTOM CHORD LIVE LOAD	0
BOTTOM CHORD DEAD LOAD	15 PSF
DRIFT LOAD MAX	84 PSF
RTU 7.5 TON MAX CORNER WT	273.9 LBS
RTU 10 TON MAX CORNER WT	405 LBS

TRUSS HANGERS BY
TRUSS SUPPLIER

N

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CONSTRUCTION
GROUP, LLC.
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Harmony Pointe
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Westfield, Indiana 46074

Tower Truss Layout Plan

Job No.	Date Stamped
21068	12.12.22
Drawn By: ket	Checked By: m.tworek
Scale: 3/16"=1'-0"	

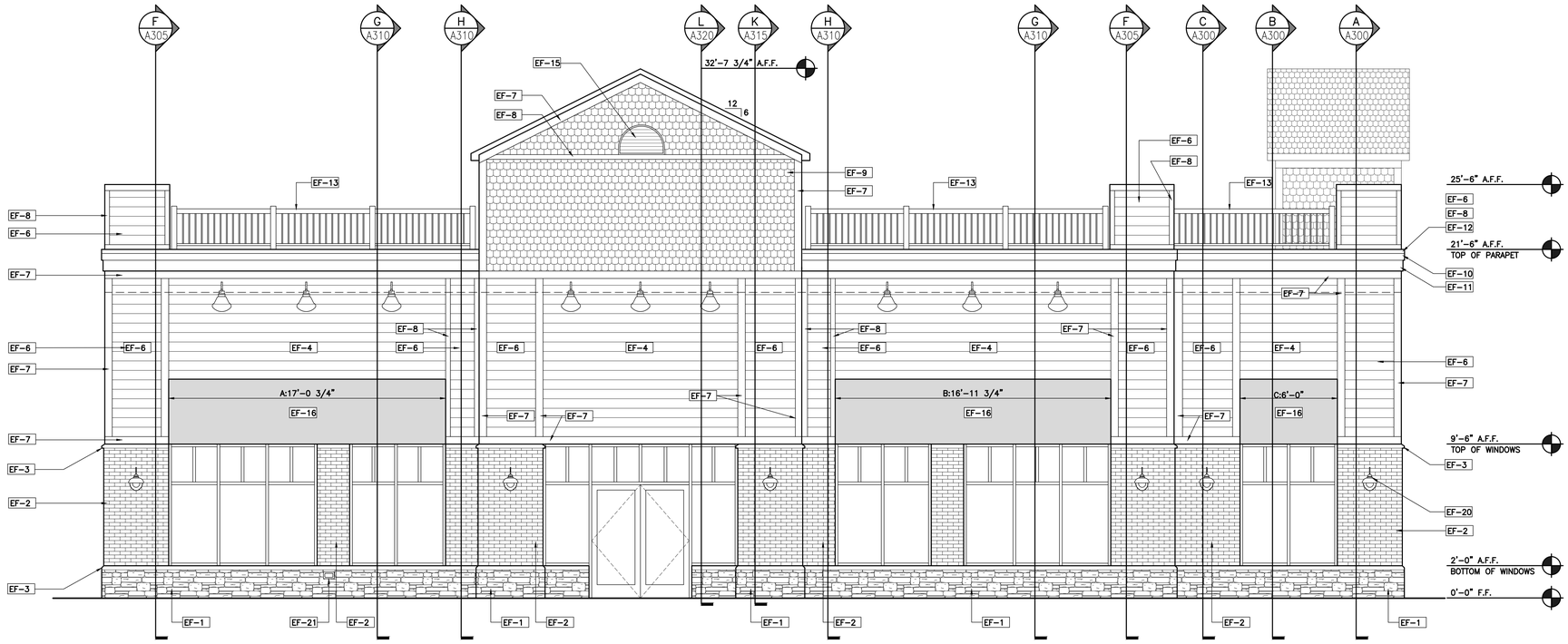
CAD FILE:
G:\21068\s305 tower truss layout plan.dwg

TRENT A. BAXTER
REGISTERED
No. 19700309
STATE OF INDIANA
PROFESSIONAL ENGINEER

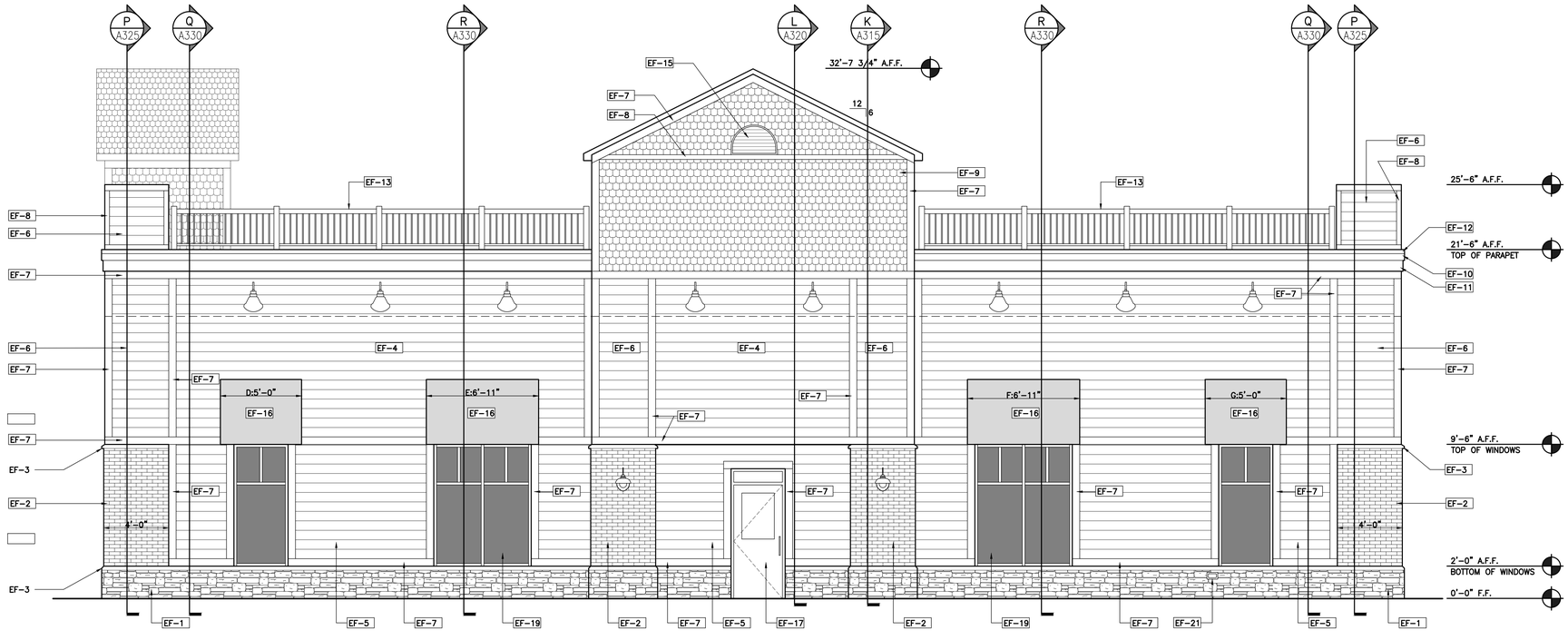
CERTIFIED BY:

SHEET TITLE:

S305



EAST ELEVATION VIEW
scale: 1/4"=1'-0"



WEST ELEVATION VIEW
scale: 1/4"=1'-0"

EXTERIOR FINISH SCHEDULE

EF-1	MANUFACTURED STONE FACADE MFG: J&N STONE STYLE: LAYTITE COLOR: DAKOTA
EF-2	MANUFACTURED STONE FACADE MFG: J&N STONE STYLE: BRICK-EASE 200 SERIES COLOR: DESERT TAN
EF-3	MANUFACTURED STONE SILL MFG: J&N STONE COLOR: CREAM
EF-4	HARDIE PLANK LAP SIDING MFG: JAMES HARDING STYLE: 7" EXPOSURE BEADED CEDAR MILL COLOR: WHITE SNOW SW9541
EF-5	HARDIE PLANK LAP SIDING MFG: JAMES HARDING STYLE: BEADED CEDAR MILL 7" EXPOSURE COLOR: SHERWIN WILLIAMS COLOR MATCH WITH EF-9
EF-6	HARDIE PLANK LAP SIDING MFG: JAMES HARDING STYLE: BEADED CEDAR MILL 7" EXPOSURE COLOR: ROCKWOOD BROWN SW2806
EF-7	HARDIE TRIM BOARDS MFG: JAMES HARDING STYLE: 4/4 RUSTIC 5.5" COLOR: WHITE SNOW SW9541
EF-8	HARDIE TRIM BOARDS MFG: JAMES HARDING STYLE: 4/4 RUSTIC 3.5" COLOR: WHITE SNOW SW9541
EF-9	VINYL SIDING CEDAR IMPRESSIONS SINGLE 6-1/3" CYPRESS PERFECTION SHAPES- SCALLOP COLOR: NATURAL CLAY
EF-10	EIFS COLOR: WHITE SNOW SW9541
EF-11	EIFS COLOR: BROWN
EF-12	TAPERED COPING WITH 4" FACE MFG: FIRESTONE COLOR: WHITE SNOW SW9541
EF-13	RAILING SEE SHEET A??? FOR DETAILS COLOR: WHITE SNOW SW9541
EF-14	SLATE IMPACT-RESISTANT SHINGLES MFG: ATLAS STORMMASTER COLOR: WEATHERED SLATE OR EQUAL
EF-15	GABLE VENT 22"x34" HALF ROUND COLOR: WHITE SNOW SW9541
EF-16	ALUMINUM FRAME AWNING W/FABRIC COVER MFG: FABRIC-SUNBRELLA COLOR: SKY-BLUE SEE SHEET S200 FOR FRAME DETAILS
EF-17	INGRESS/EGRESS DOOR COLOR: WHITE SNOW SW9541
EF-18	ROOF ACCESS LADDER SEE SHEET S200 FOR DETAILS COLOR: ROCKWOOD BROWN SW2806
EF-19	SCENIC GRAPHIC BY OWNER
EF-20	LIGHT FIXTURE WITH 9x9 LIGHT BLOCK BLOCK MFG: J&N STONE COLOR CREAM QTY: 8
EF-21	HOSE BIB WITH 5x8 OUTLET BLOCK BLOCK MFG: J&N STONE COLOR CREAM QTY: 2

REVISION
01.17.23 revised canopy detail location

VERSATILE CONSTRUCTION GROUP, LLC.
570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581
email: info@versatile-llc.com

Harmony Pointe
1333 South Waterleaf Drive
Westfield, Indiana 46074

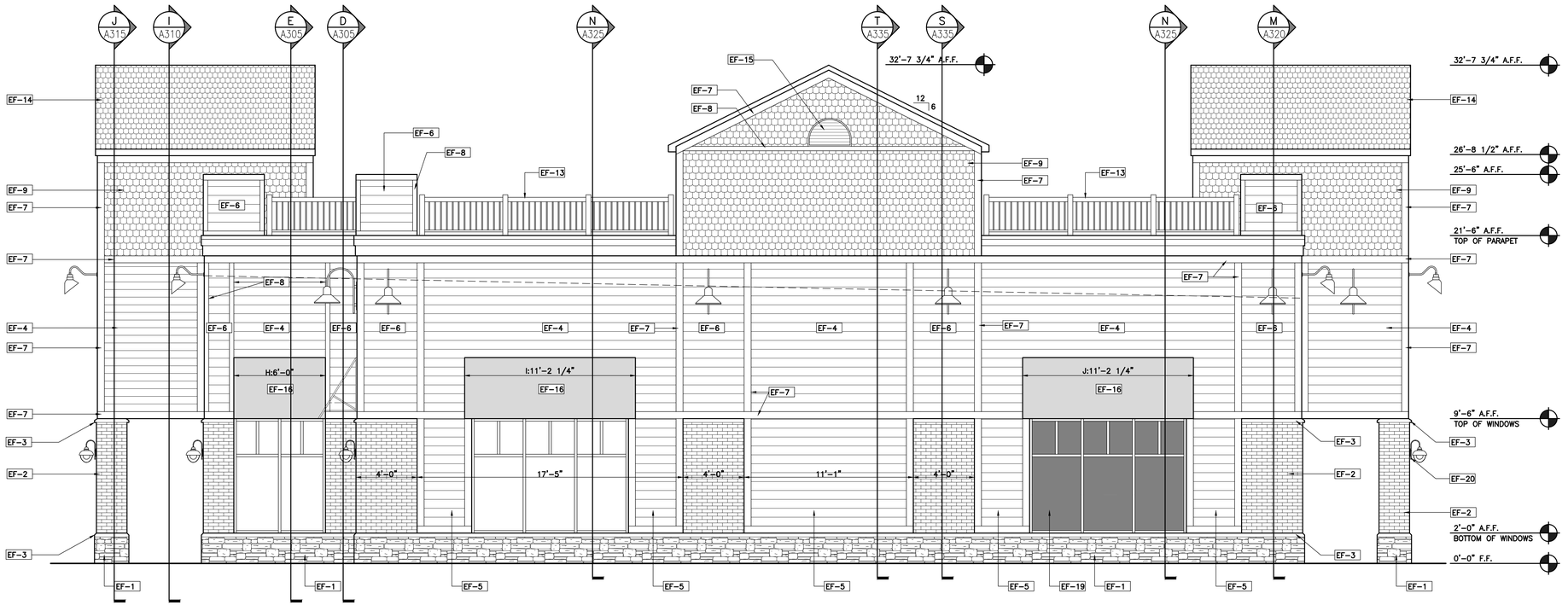
Elevation Views

Job No.	Date Stamped
21068	12.06.22
Drawn By: kt	Checked By: m.tworek
Scale: 1/4"=1'-0"	

CAD FILE:
G:\21068\a100 elevation views.dwg

TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER
CERTIFIED BY:

SHEET TITLE:
A100



NORTH ELEVATION VIEW
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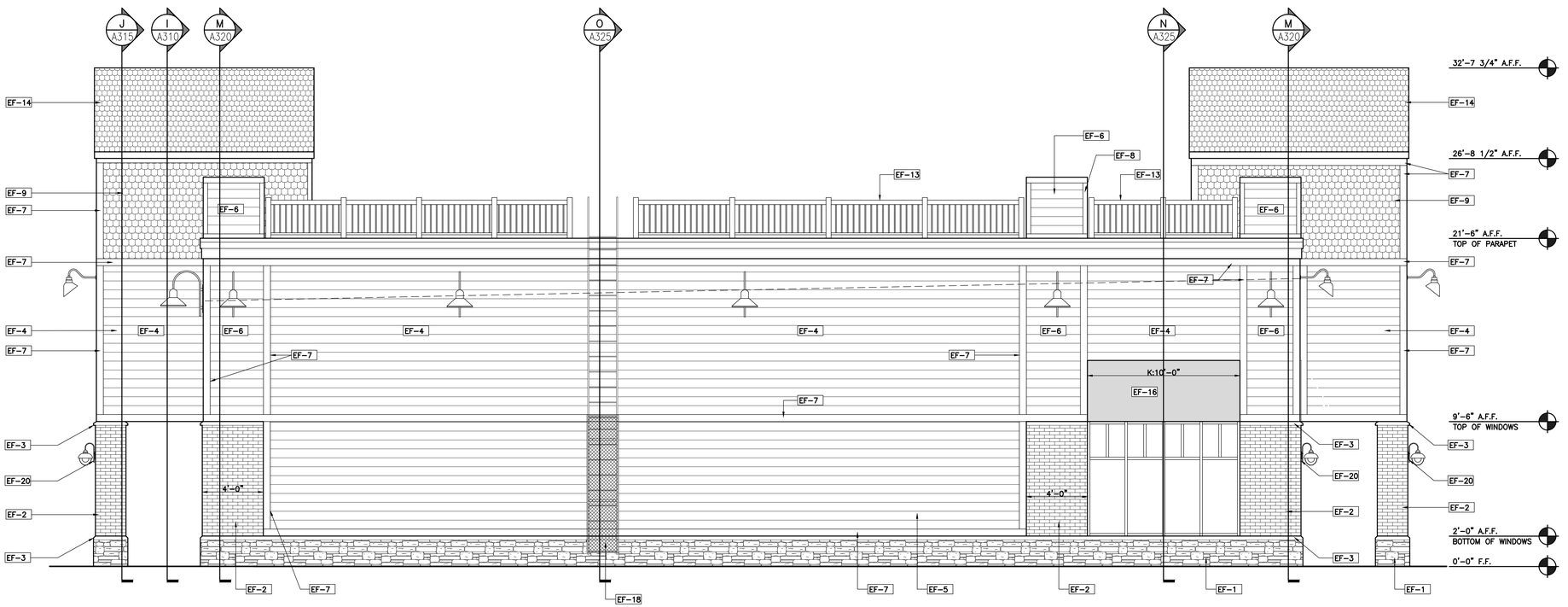

SOUTH ELEVATION VIEW
scale: 1/4"=1'-0"

EXTERIOR FINISH SCHEDULE

EF-1	MANUFACTURED STONE FACADE MFG: J&N STONE STYLE: LAYTITE COLOR: DAKOTA
EF-2	MANUFACTURED STONE FACADE MFG: J&N STONE STYLE: BRICK-EASE 200 SERIES COLOR: DESERT TAN
EF-3	MANUFACTURED STONE SILL MFG: J&N STONE COLOR: CREAM
EF-4	HARDIE PLANK LAP SIDING MFG: JAMES HARDING STYLE: 7" EXPOSURE BEADED CEDAR MILL COLOR: WHITE SNOW SW9541
EF-5	HARDIE PLANK LAP SIDING MFG: JAMES HARDING STYLE: BEADED CEDAR MILL 7" EXPOSURE COLOR: SHERWIN WILLIAMS COLOR MATCH WITH EF-9
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EF-9	VINYL SIDING CEDAR IMPRESSIONS SINGLE 6-1/3" CYPRESS PERFECTION SHAPES- SCALLOP COLOR: NATURAL CLAY
EF-10	EIFS COLOR: WHITE SNOW SW9541
EF-11	EIFS COLOR: BROWN
EF-12	TAPERED COPING WITH 4" FACE MFG: FIRESTONE COLOR: WHITE SNOW SW9541
EF-13	RAILING SEE SHEET A??? FOR DETAILS COLOR: WHITE SNOW SW9541
EF-14	SLATE IMPACT-RESISTANT SHINGLES MFG: ATLAS STORMMASTER COLOR: WEATHERED SLATE OR EQUAL
EF-15	GABLE VENT 22"x34" HALF ROUND COLOR: WHITE SNOW SW9541
EF-16	ALUMINUM FRAME AWNING W/FABRIC COVER MFG: FABRIC-SUNBRELLA COLOR: SKY BLUE SEE SHEET S200 FOR FRAME DETAILS
EF-17	INGRESS/EGRESS DOOR COLOR: WHITE SNOW SW9541
EF-18	ROOF ACCESS LADDER SEE SHEET S200 FOR DETAILS COLOR: ROCKWOOD BROWN SW2806
EF-19	SCENIC GRAPHIC BY OWNER
EF-20	LIGHT FIXTURE WITH 9x9 LIGHT BLOCK BLOCK MFG: J&N STONE COLOR CREAM QTY: 8
EF-21	HOSE BIB WITH 5x8 OUTLET BLOCK BLOCK MFG: J&N STONE COLOR CREAM QTY: 2

REVISION
01.17.23 revised canopy detail location

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Harmony Pointe
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Elevation Views

Job No.	Date Stamped	
21068	12.06.22	
Drawn By	Checked By	Scale:
kt	m.tworek	1/4"=1'-0"

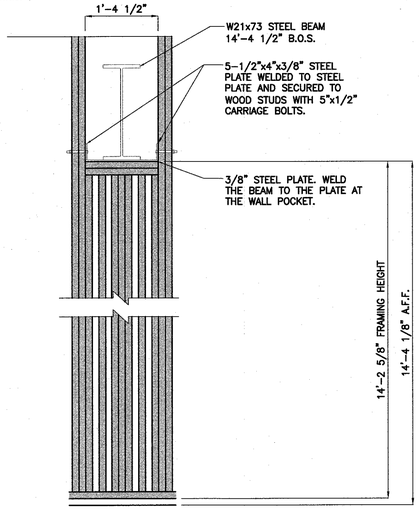
CAD FILE:
G:\21068\a100 elevation views.dwg

TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER
Trent A Baxter
CERTIFIED BY:

SHEET TITLE:
A105

STEEL BEARING FRAMING DETAIL

scale: n.t.s.



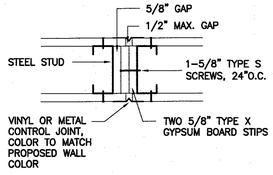
BRAILLE SIGNAGE

ADA APPROVED EXIT SIGN

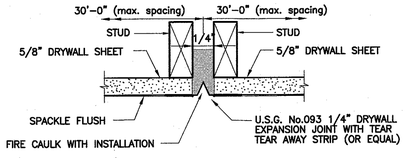
A TACTILE CHARACTERS ON THE SIGN SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR SURFACE, MEASURED FROM THE BASELINE OF HTE LOWEST TACTILE CHARACTER AND 60" MAXIMUM ABOVE THE FINISH FLOOR MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER

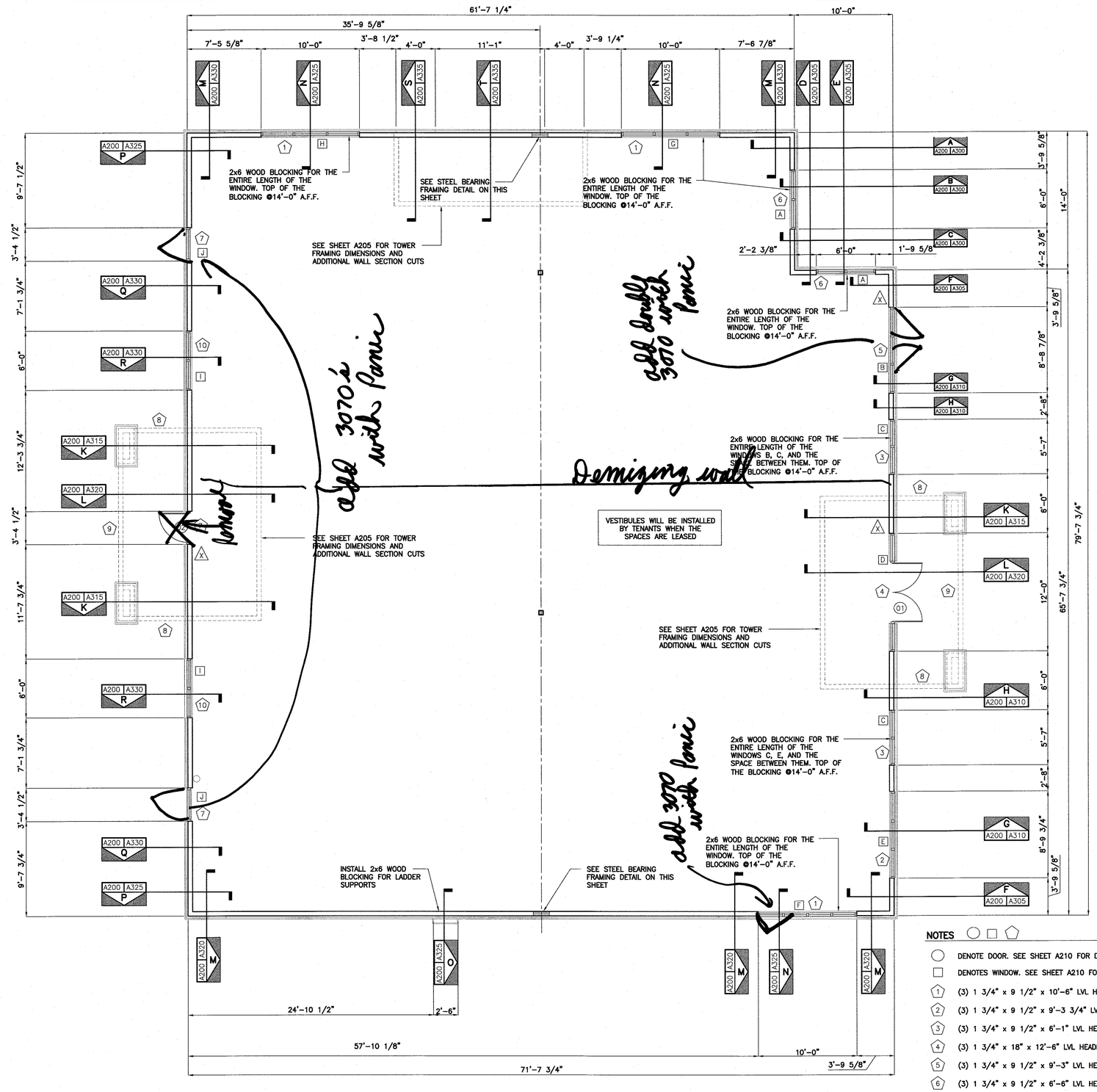
DRYWALL EXPANSION DETAILS

1-HOUR NONCOMBUSTIBLE CONTROL JOINT MAXIMUM 30' O.C.



NON-RATED NONCOMBUSTIBLE CONTROL JOINT MAXIMUM 30' O.C.





NOTES

- ◯ DENOTE DOOR. SEE SHEET A210 FOR DETAILS
- □ DENOTES WINDOW. SEE SHEET A210 FOR DETAILS
- (1) (3) 1 3/4" x 9 1/2" x 10'-6" LVL HEADERS
- (2) (3) 1 3/4" x 9 1/2" x 9'-3 3/4" LVL HEADERS
- (3) (3) 1 3/4" x 9 1/2" x 6'-1" LVL HEADERS
- (4) (3) 1 3/4" x 18" x 12'-6" LVL HEADERS
- (5) (3) 1 3/4" x 9 1/2" x 9'-3" LVL HEADERS
- (6) (3) 1 3/4" x 9 1/2" x 6'-6" LVL HEADERS
- (7) (3) 1 3/4" x 9 1/2" x 3'-10 1/2" LVL HEADERS
- (8) (3) 1 3/4" x 16" x 5'-10 3/4" LVL HEADERS
- (9) (3) 1 3/4" x 16" x 12'-10 3/4" LVL HEADERS
- (10) (3) 1 3/4" x 9 1/2" x 8'-6" LVL HEADERS

N

REVISION

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email: info@versatile-llc.com

Harmony Pointe
1333 South Waterleaf Drive
Westfield, Indiana 46074

Floor Plan

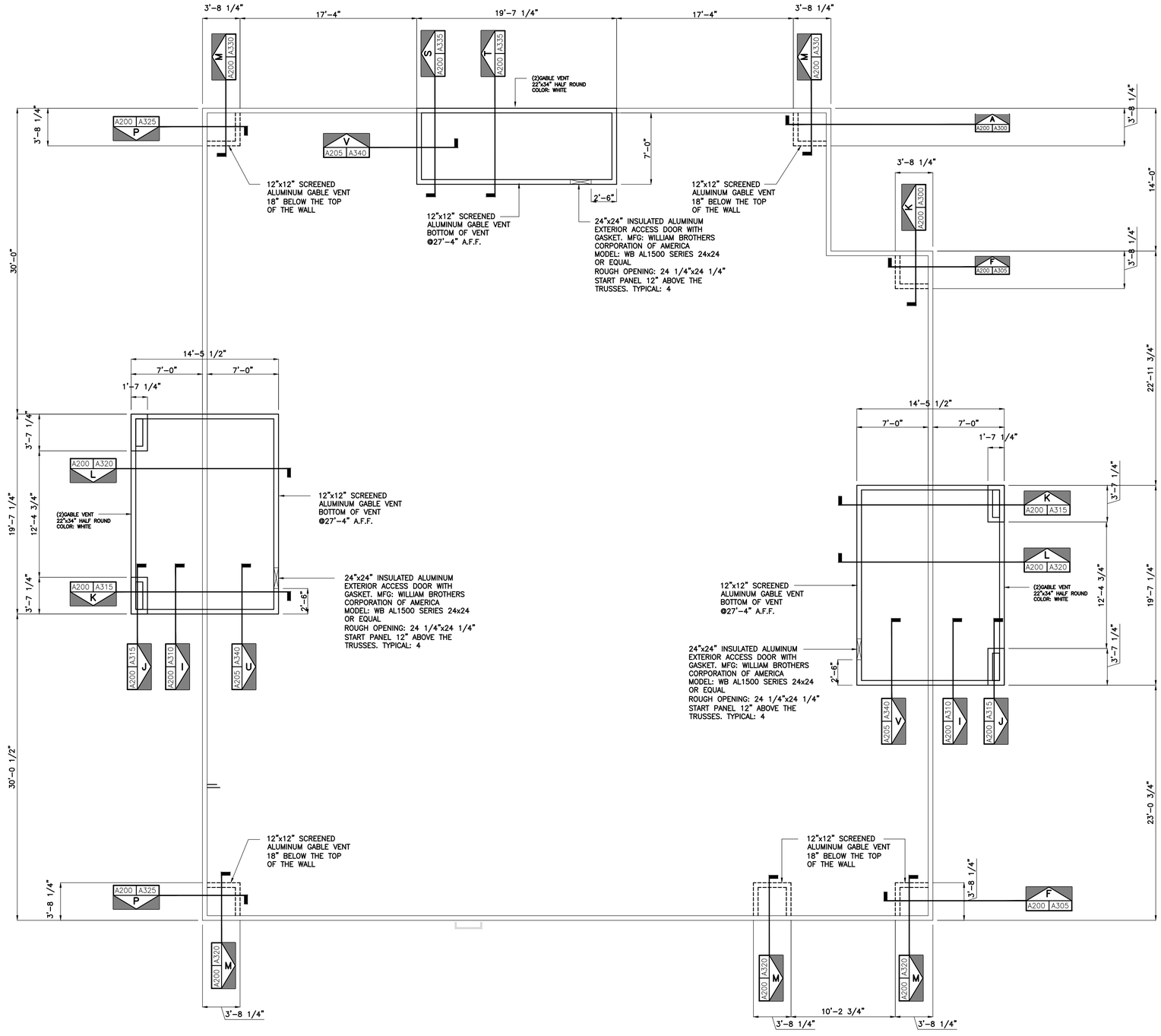
Job No.	Date Stamped
21068	12.06.22
Drawn By	Checked By / Scale:
kt	rm.tworek / 3/16"=1'-0"

CAD FILE: G:\21068\a200 floor plan.dwg

TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER
Trent A. Baxter
CERTIFIED BY:

SHEET TITLE:

A200



N	
REVISION	

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email: info@versatile-llc.com

Harmony Pointe
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Westfield, Indiana 46074

Tower Framing Plan

Job No.	Date Stamped	
21068	12.06.22	
Drawn By	Checked By	Scale:
kt	m.tworek	3/16"=1'-0"

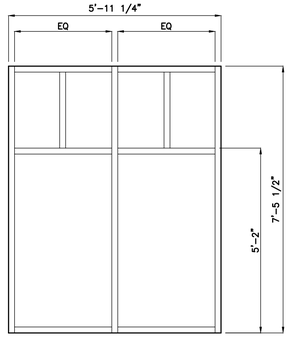
CAD FILE:
G:\21068\a205 tower framing plan.dwg

TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER

Trent A Baxter
CERTIFIED BY:

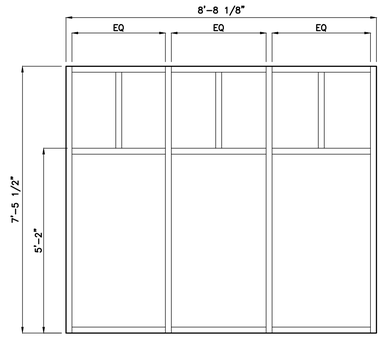
SHEET TITLE:

A205



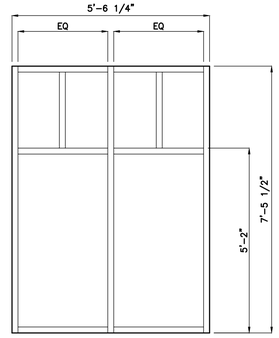
WINDOW DETAIL A

- WINDOW FRAME TO BE 2"x 4 1/2" THERMAL BREAK
- WINDOW FRAME FINISH TO BE CLEAR ANODIZED ALUMINUM
- 1" INSULATED GLASS
- HATCH INDICATES TEMPERED GLASS
- CLEAR SOFT COAT LOW-E
- GUARDIAN SX68 OR PPG SOLARBAN 60
- CONTRACTOR TO FIELD VERIFY STOREFRONT OPENING DIMENSIONS PRIOR TO FABRICATION
- 24ga. ALUMINUM WINDOW FLASHING TO BE PROVIDED BY THE STOREFRONT CONTRACTOR



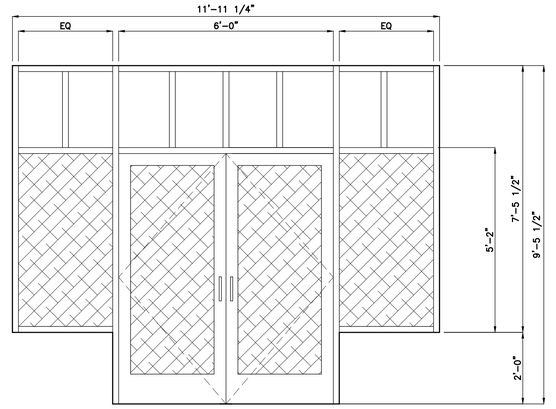
WINDOW DETAIL B

- WINDOW FRAME TO BE 2"x 4 1/2" THERMAL BREAK
- WINDOW FRAME FINISH TO BE CLEAR ANODIZED ALUMINUM
- 1" INSULATED GLASS
- HATCH INDICATES TEMPERED GLASS
- CLEAR SOFT COAT LOW-E
- GUARDIAN SX68 OR PPG SOLARBAN 60
- CONTRACTOR TO FIELD VERIFY STOREFRONT OPENING DIMENSIONS PRIOR TO FABRICATION
- 24ga. ALUMINUM WINDOW FLASHING TO BE PROVIDED BY THE STOREFRONT CONTRACTOR



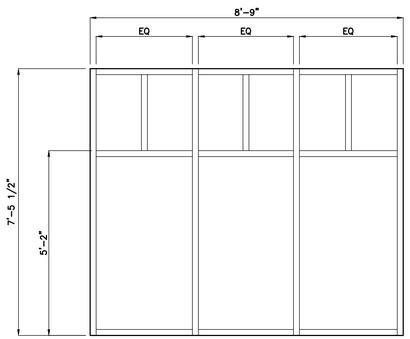
WINDOW DETAIL C

- WINDOW FRAME TO BE 2"x 4 1/2" THERMAL BREAK
- WINDOW FRAME FINISH TO BE CLEAR ANODIZED ALUMINUM
- 1" INSULATED GLASS
- HATCH INDICATES TEMPERED GLASS
- CLEAR SOFT COAT LOW-E
- GUARDIAN SX68 OR PPG SOLARBAN 60
- CONTRACTOR TO FIELD VERIFY STOREFRONT OPENING DIMENSIONS PRIOR TO FABRICATION
- 24ga. ALUMINUM WINDOW FLASHING TO BE PROVIDED BY THE STOREFRONT CONTRACTOR



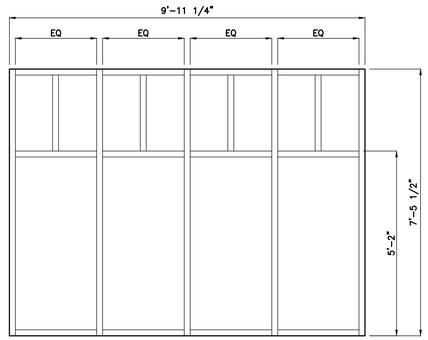
WINDOW DETAIL D

- WINDOW FRAME TO BE 2"x 4 1/2" THERMAL BREAK
- WINDOW FRAME FINISH TO BE CLEAR ANODIZED ALUMINUM
- 1" INSULATED GLASS
- HATCH INDICATES TEMPERED GLASS
- CLEAR SOFT COAT LOW-E
- GUARDIAN SX68 OR PPG SOLARBAN 60
- CONTRACTOR TO FIELD VERIFY STOREFRONT OPENING DIMENSIONS PRIOR TO FABRICATION
- 24ga. ALUMINUM WINDOW FLASHING TO BE PROVIDED BY THE STOREFRONT CONTRACTOR



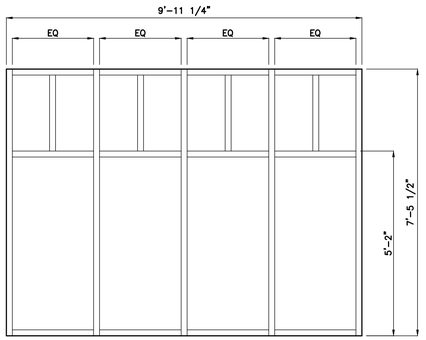
WINDOW DETAIL E

- WINDOW FRAME TO BE 2"x 4 1/2" THERMAL BREAK
- WINDOW FRAME FINISH TO BE CLEAR ANODIZED ALUMINUM
- 1" INSULATED GLASS
- HATCH INDICATES TEMPERED GLASS
- CLEAR SOFT COAT LOW-E
- GUARDIAN SX68 OR PPG SOLARBAN 60
- CONTRACTOR TO FIELD VERIFY STOREFRONT OPENING DIMENSIONS PRIOR TO FABRICATION
- 24ga. ALUMINUM WINDOW FLASHING TO BE PROVIDED BY THE STOREFRONT CONTRACTOR



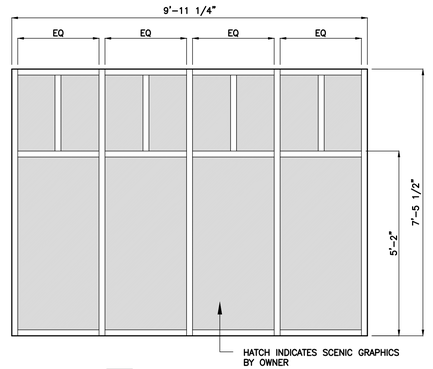
WINDOW DETAIL F

- WINDOW FRAME TO BE 2"x 4 1/2" THERMAL BREAK
- WINDOW FRAME FINISH TO BE CLEAR ANODIZED ALUMINUM
- 1" INSULATED GLASS
- HATCH INDICATES TEMPERED GLASS
- CLEAR SOFT COAT LOW-E
- GUARDIAN SX68 OR PPG SOLARBAN 60
- CONTRACTOR TO FIELD VERIFY STOREFRONT OPENING DIMENSIONS PRIOR TO FABRICATION
- 24ga. ALUMINUM WINDOW FLASHING TO BE PROVIDED BY THE STOREFRONT CONTRACTOR



WINDOW DETAIL G

- WINDOW FRAME TO BE 2"x 4 1/2" THERMAL BREAK
- WINDOW FRAME FINISH TO BE CLEAR ANODIZED ALUMINUM
- 1" INSULATED GLASS
- HATCH INDICATES SPANDRAL GLASS
- CLEAR SOFT COAT LOW-E
- GUARDIAN SX68 OR PPG SOLARBAN 60
- CONTRACTOR TO FIELD VERIFY STOREFRONT OPENING DIMENSIONS PRIOR TO FABRICATION
- 24ga. ALUMINUM WINDOW FLASHING TO BE PROVIDED BY THE STOREFRONT CONTRACTOR



WINDOW DETAIL H

- WINDOW FRAME TO BE 2"x 4 1/2" THERMAL BREAK
- WINDOW FRAME FINISH TO BE CLEAR ANODIZED ALUMINUM
- 1" INSULATED GLASS
- HATCH INDICATES SPANDRAL GLASS
- CLEAR SOFT COAT LOW-E
- GUARDIAN SX68 OR PPG SOLARBAN 60
- CONTRACTOR TO FIELD VERIFY STOREFRONT OPENING DIMENSIONS PRIOR TO FABRICATION
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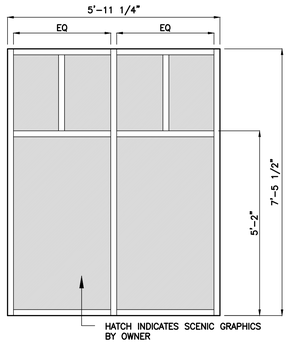
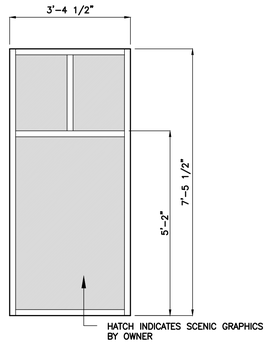


WINDOW DETAIL I

- WINDOW FRAME TO BE 2"x 4 1/2" THERMAL BREAK
- WINDOW FRAME FINISH TO BE CLEAR ANODIZED ALUMINUM
- 1" INSULATED GLASS
- HATCH INDICATES TEMPERED GLASS
- CLEAR SOFT COAT LOW-E
- GUARDIAN SX68 OR PPG SOLARBAN 60
- CONTRACTOR TO FIELD VERIFY STOREFRONT OPENING DIMENSIONS PRIOR TO FABRICATION
- 24ga. ALUMINUM WINDOW FLASHING TO BE PROVIDED BY THE STOREFRONT CONTRACTOR



WINDOW DETAIL J

- WINDOW FRAME TO BE 2"x 4 1/2" THERMAL BREAK
- WINDOW FRAME FINISH TO BE CLEAR ANODIZED ALUMINUM
- 1" INSULATED GLASS
- HATCH INDICATES TEMPERED GLASS
- CLEAR SOFT COAT LOW-E
- GUARDIAN SX68 OR PPG SOLARBAN 60
- CONTRACTOR TO FIELD VERIFY STOREFRONT OPENING DIMENSIONS PRIOR TO FABRICATION
- 24ga. ALUMINUM WINDOW FLASHING TO BE PROVIDED BY THE STOREFRONT CONTRACTOR

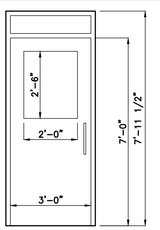
DOOR SCHEDULE

DOOR (01)

- DOUBLE 3'-0"x7'-0" STOREFRONT DOOR
- TEMPERED, LOW E, 3/4" INSULATED GLASS
- DOOR FINISH
  - STOREFRONT CLEAR ANODIZED ALUMINUM
- DOOR FRAME
  - THERMAL BREAK CLEAR ANODIZED ALUMINUM
- HARDWARE
  - 1 1/2 PAIR BUTTS 4 1/2"x4 1/2"
  - PANIC HARDWARE WITH LOCKOUT & PULL HANDLES
  - THRESHOLD
  - BOTTOM SWEEP WITH RUBBER SEAL
  - WEATHER STRIPPING
  - ADA APPROVED CLOSER
  - GLASS TO START A MINIMUM OF 10" ABOVE THE BOTTOM OF THE DOOR FRAME

DOOR (02)

- 3'-0"x7'-0" STOREFRONT DOOR
  - 12" TRANSOM
  - 2'-0"X2'-6" LIGHT
- TEMPERED, LOW E, 3/4" INSULATED GLASS TINTED AS DARK AS POSSIBLE
- DOOR FINISH
  - STOREFRONT CLEAR ANODIZED ALUMINUM
- DOOR FRAME
  - THERMAL BREAK CLEAR ANODIZED ALUMINUM
- HARDWARE
  - 1 1/2 PAIR BUTTS 4 1/2"x4 1/2"
  - PANIC HARDWARE WITH LEVERED KEYED ENTRY
  - THRESHOLD
  - BOTTOM SWEEP WITH RUBBER SEAL
  - WEATHER STRIPPING
  - ADA APPROVED CLOSER



REVISION

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email: info@versatile-llc.com

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1333 South Waterleaf Drive
Westfield, Indiana 46074

Door and Window Schedule

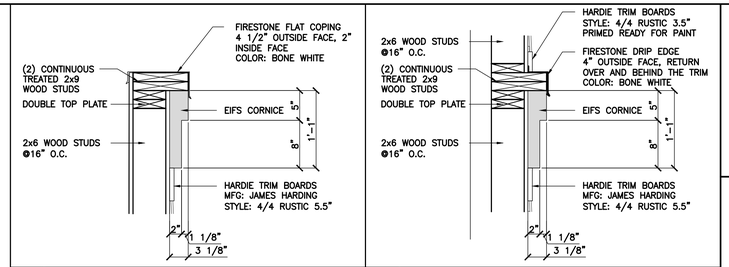
Job No.	Date Stamped	
21068	12.06.22	
Drawn By	Checked By	Scale:
kt	mjt	1/2"=1'-0"

CAD FILE:
G:\21068\a210 door and window schedule.dwg

TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER
CERTIFIED BY:

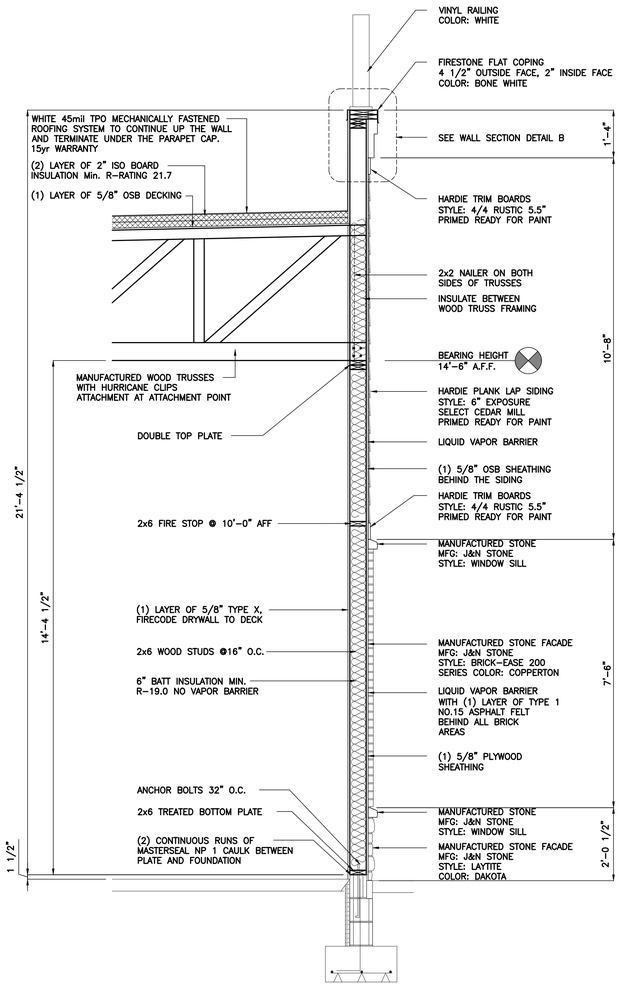
SHEET TITLE:

A210

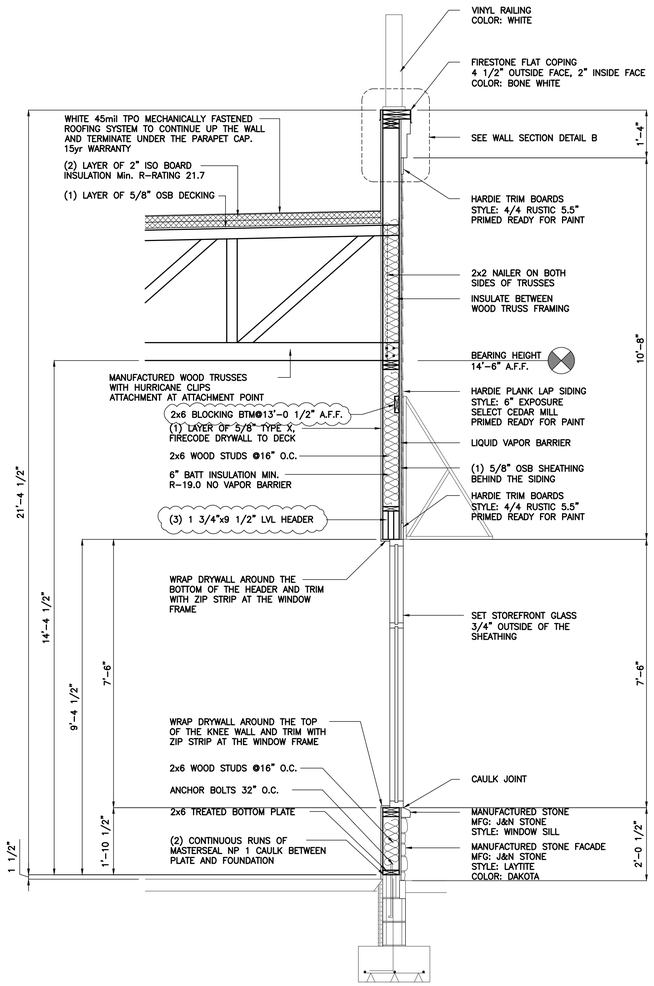


B WALL SECTION DETAIL
SCALE: n.t.s.

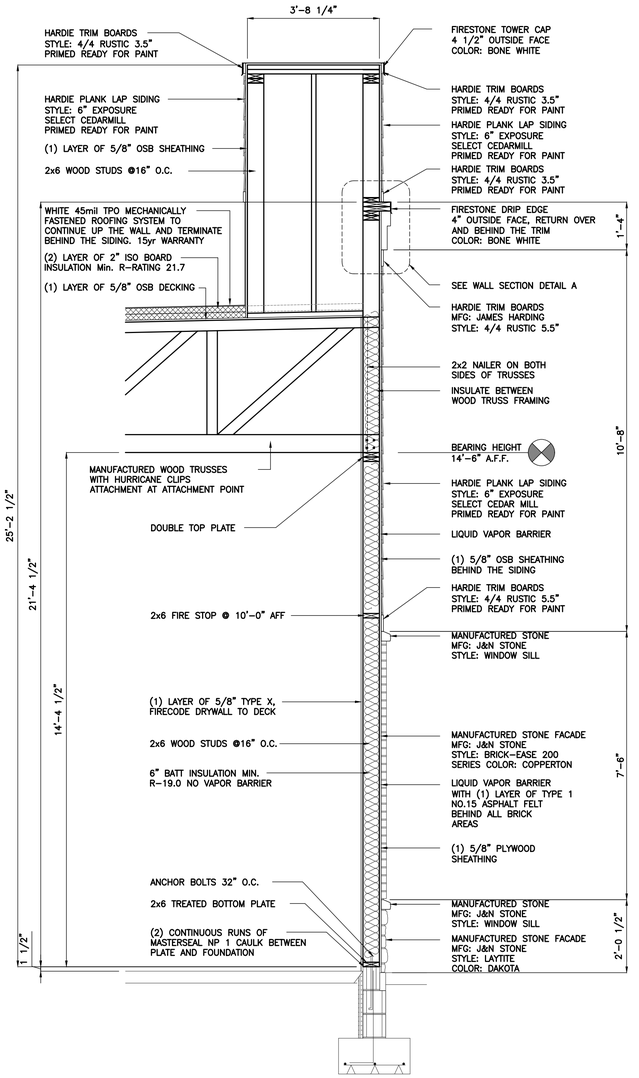
A WALL SECTION DETAIL
SCALE: n.t.s.



WALL SECTION C
SCALE: 1/2"= 1'-0"
A200 A300



WALL SECTION B
SCALE: 1/2"= 1'-0"
A200 A300



WALL SECTION A
SCALE: 1/2"= 1'-0"
A200 A300

REVISION
01.17.23 revised lvl header sizes
01.17.23 added canopy blocking

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1333 South Waterleaf Drive
Westfield, Indiana 46074

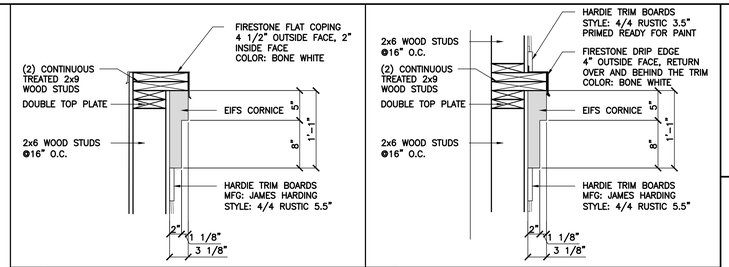
Wall Sections

Job No.	Date Stamped	
21068	12.06.22	
Drawn By	Checked By	Scale:
ket	mjt	1/2"=1'-0"

CAD FILE:
G:\21068\a300 wall sections.dwg

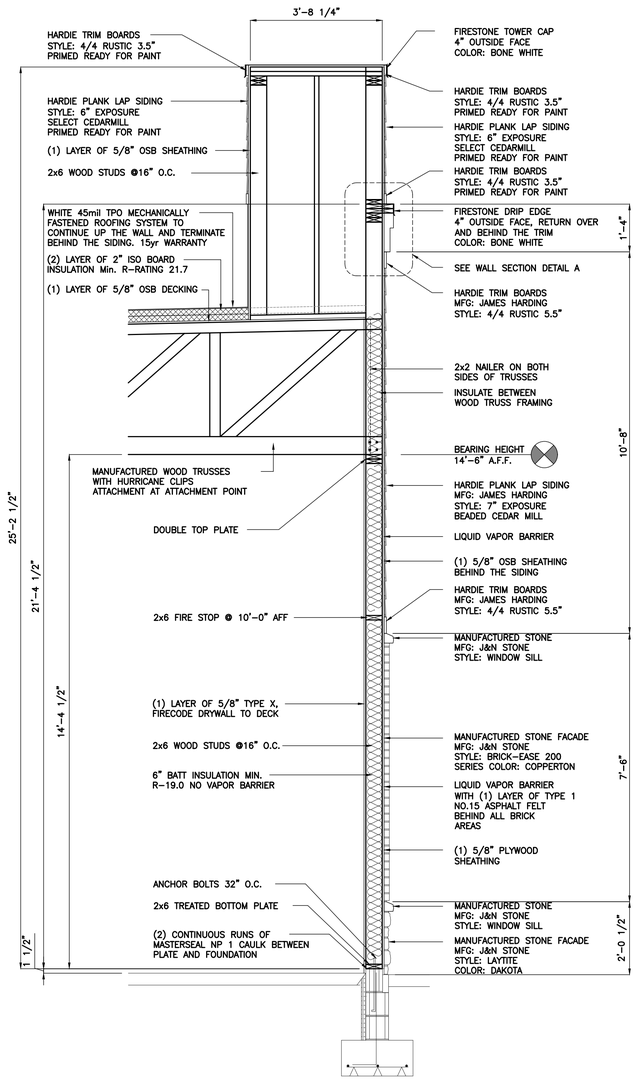
TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER
CERTIFIED BY:

SHEET TITLE:
A300

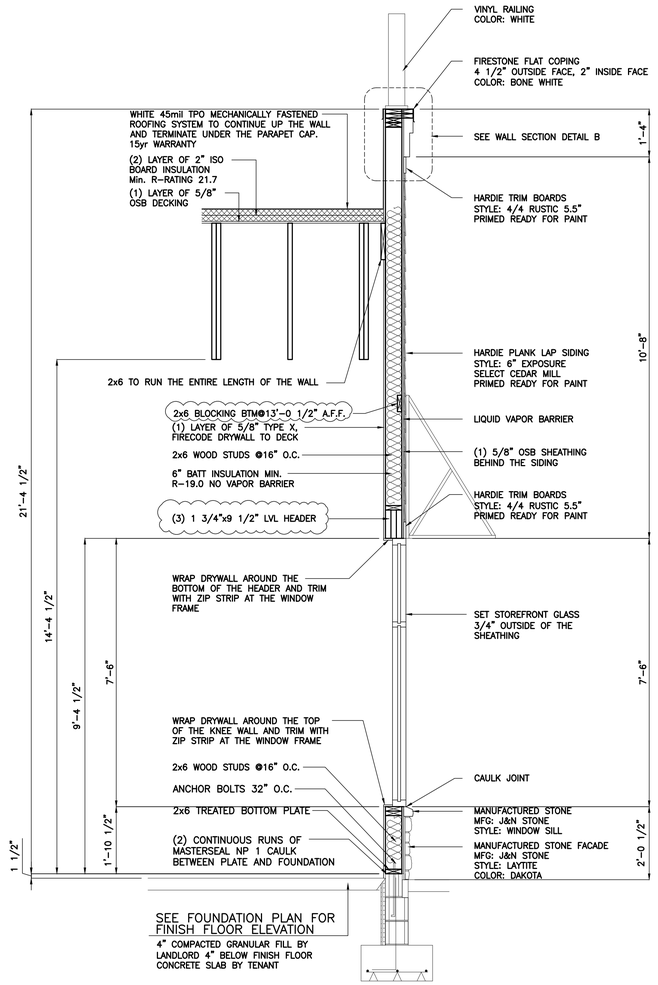


B WALL SECTION DETAIL
SCALE: n.t.s.

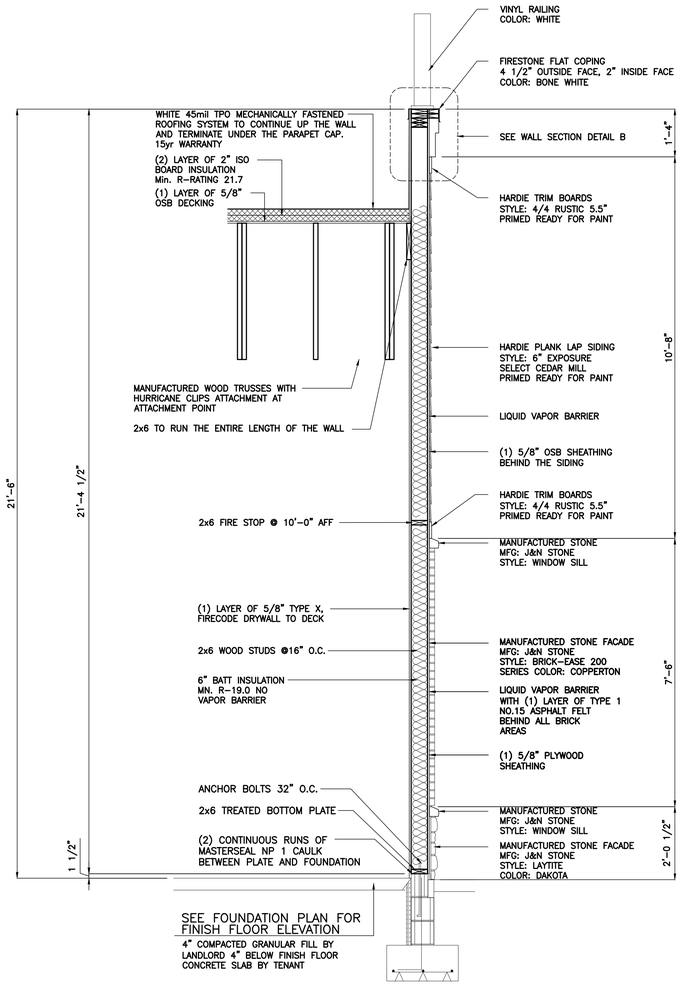
A WALL SECTION DETAIL
SCALE: n.t.s.



WALL SECTION F (A200 | A305)
SCALE: 1/2"= 1'-0"



WALL SECTION E (A200 | A305)
SCALE: 1/2"= 1'-0"



WALL SECTION D (A200 | A305)
SCALE: 1/2"= 1'-0"

REVISION
01.17.23 revised lvl header sizes
01.17.23 added canopy blocking

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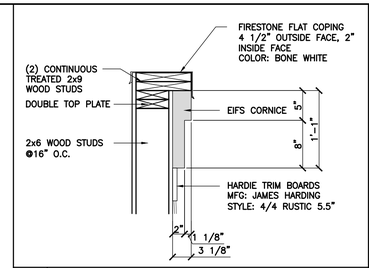
Wall Sections

Job No.	Date Stamped
21068	12.06.22
Drawn By: ket	Checked By: mjt
Scale: 1/2"=1'-0"	

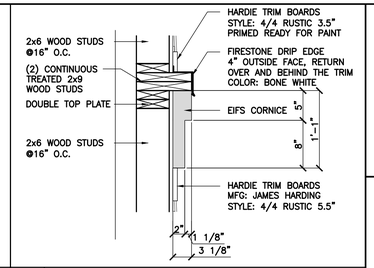
CAD FILE:
G:\21068\a300 wall sections.dwg

TREAT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER
Treat A. Baxter
CERTIFIED BY:

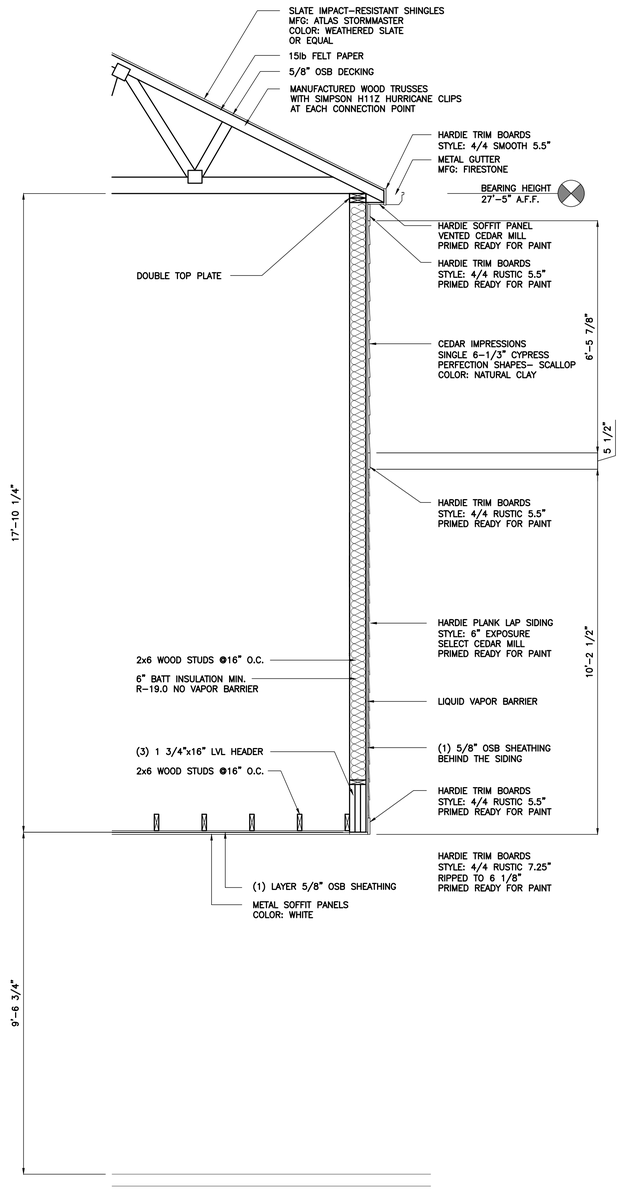
SHEET TITLE:
A305



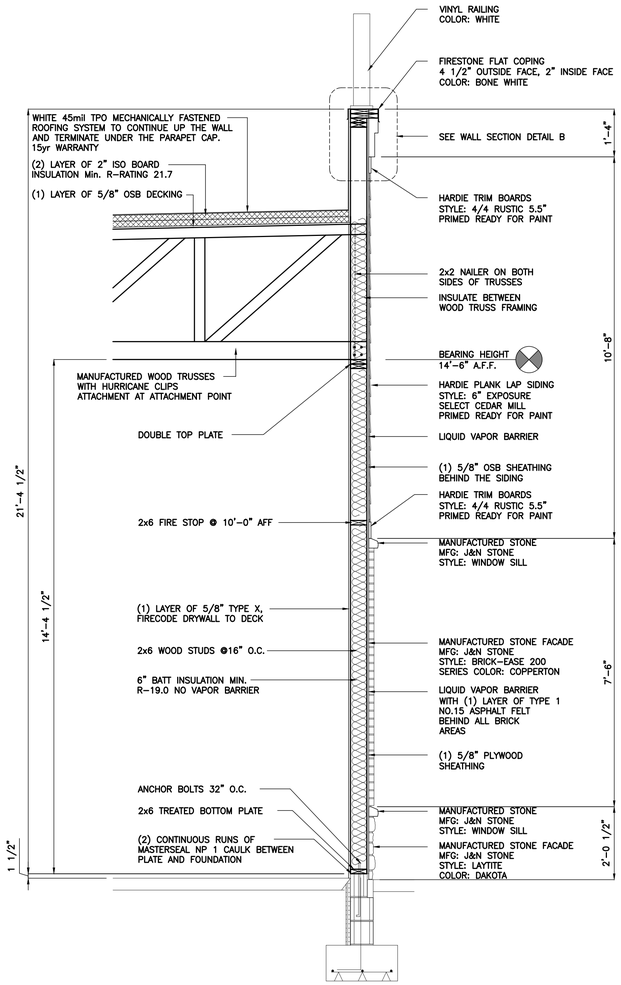
B **WALL SECTION DETAIL**
SCALE: n.t.s.



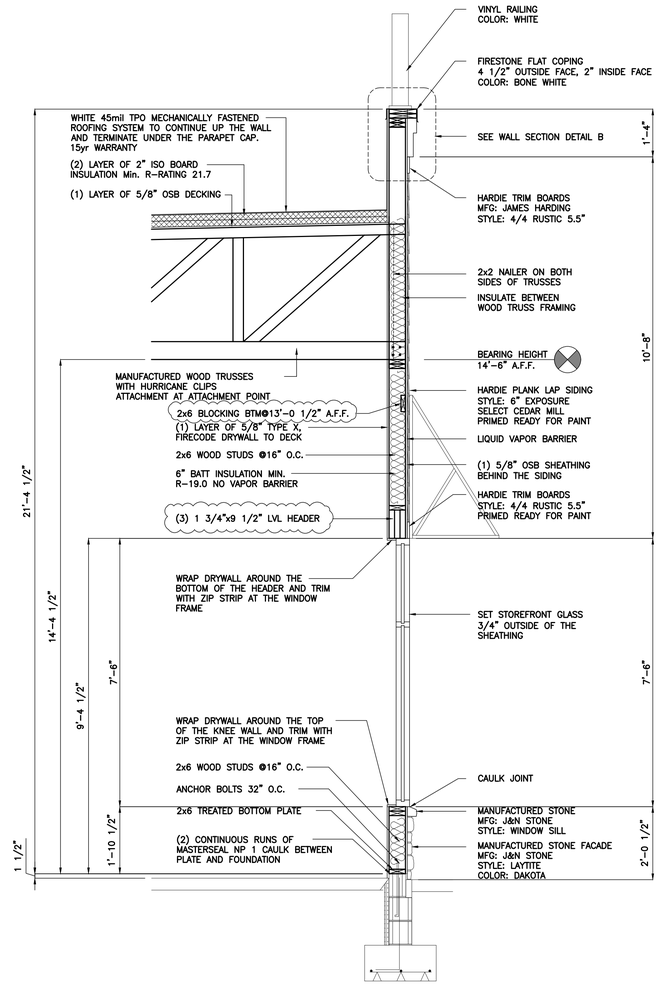
A **WALL SECTION DETAIL**
SCALE: n.t.s.



WALL SECTION I
SCALE: 1/2"= 1'-0" A200 A310



WALL SECTION H
SCALE: 1/2"= 1'-0" A200 A310



WALL SECTION G
SCALE: 1/2"= 1'-0" A200 A310

REVISION
01.17.23 revised lvl header sizes
01.17.23 added canopy blocking

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Westfield, Indiana 46074

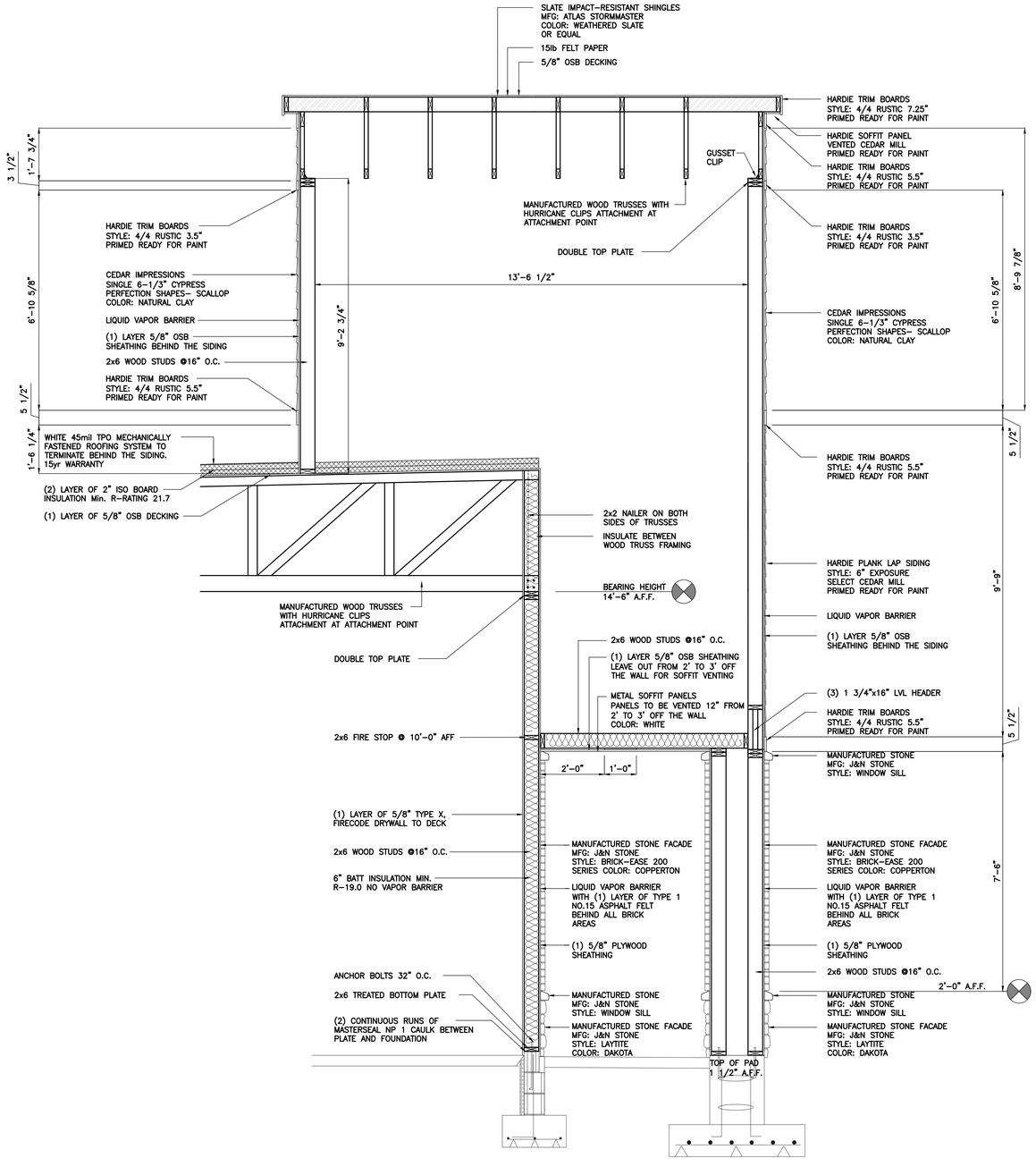
Wall Sections

Job No.	Date Stamped
21068	12.06.22
Drawn By: ket	Checked By: mjt
Scale: 1/2"=1'-0"	

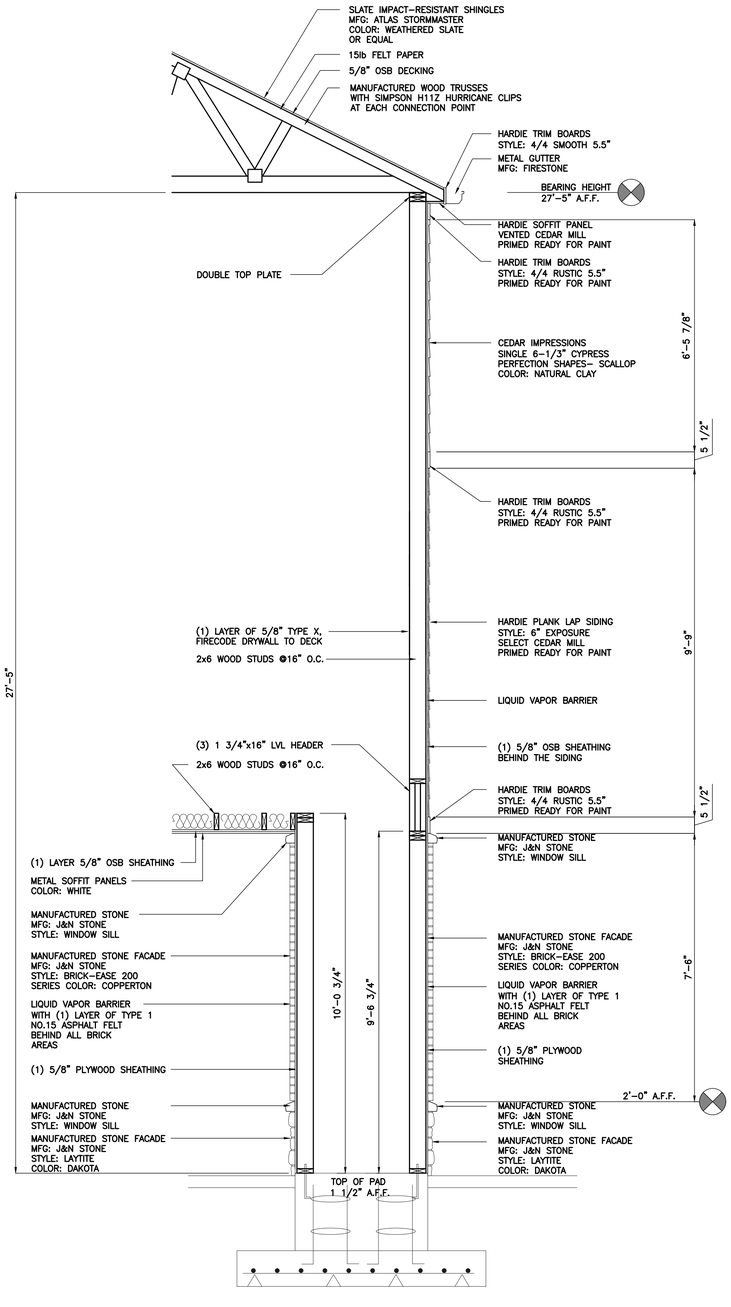
CAD FILE:
G:\21068\a300 wall sections.dwg

TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER
Trent A Baxter
CERTIFIED BY:

SHEET TITLE:
A310



WALL SECTION K
SCALE: 1/2"= 1'-0"
A200 |A315



WALL SECTION J
SCALE: 1/2"= 1'-0"
A200 |A315

REVISION

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Wall Sections

Job No.	Date Stamped
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Drawn By: ket	Checked By: mjt
Scale: 1/2"=1'-0"	

CAD FILE:
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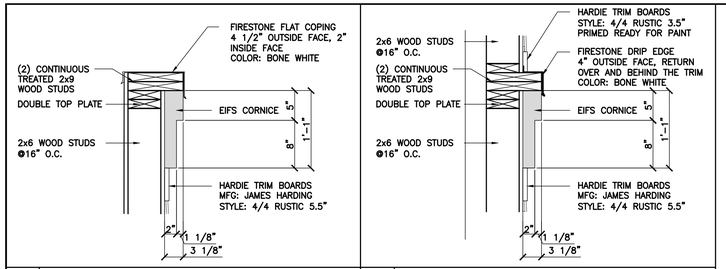
TRENT A. BAXTER
REGISTERED
No. 19700309
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY:

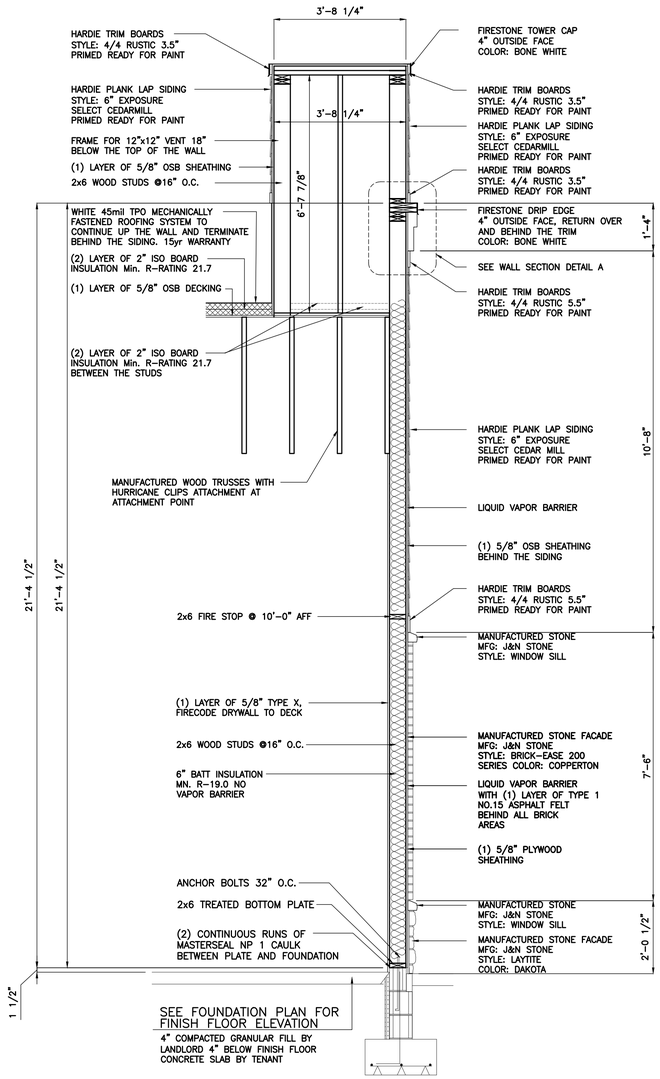
SHEET TITLE:

A315

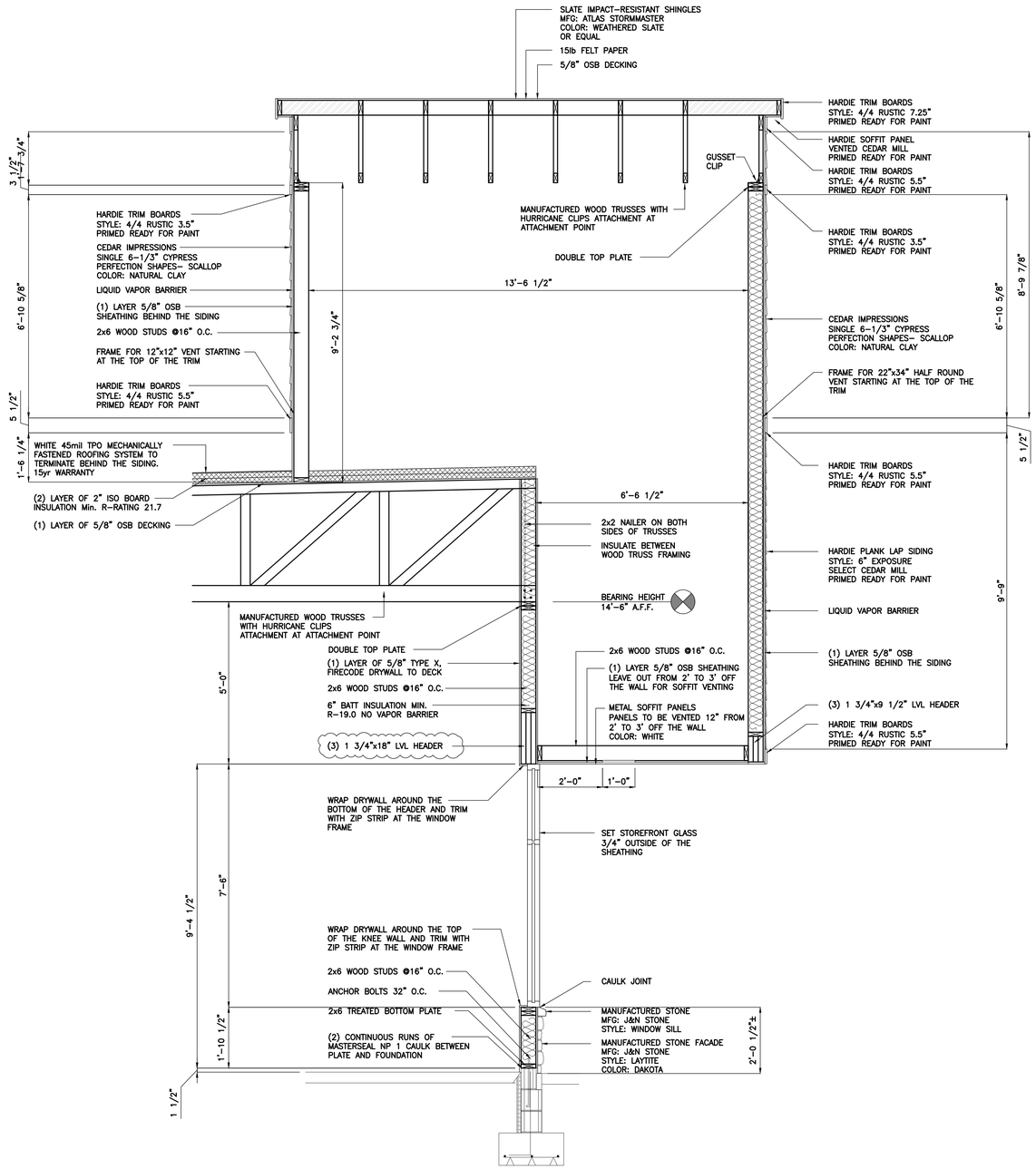


B **WALL SECTION DETAIL**
SCALE: n.t.s.

A **WALL SECTION DETAIL**
SCALE: n.t.s.



WALL SECTION M
SCALE: 1/2"= 1'-0" A200 A320



WALL SECTION L
SCALE: 1/2"= 1'-0" A200 A320

REVISION
01.17.23 revised lvl header sizes
01.17.23 added canopy blocking

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Wall Sections

Job No.	Date Stamped	
21068	12.06.22	
Drawn By	Checked By	Scale:
ket	mjt	1/2"=1'-0"

CAD FILE:
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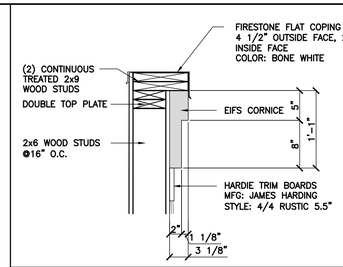
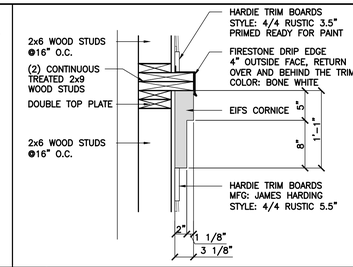
TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER
CERTIFIED BY:

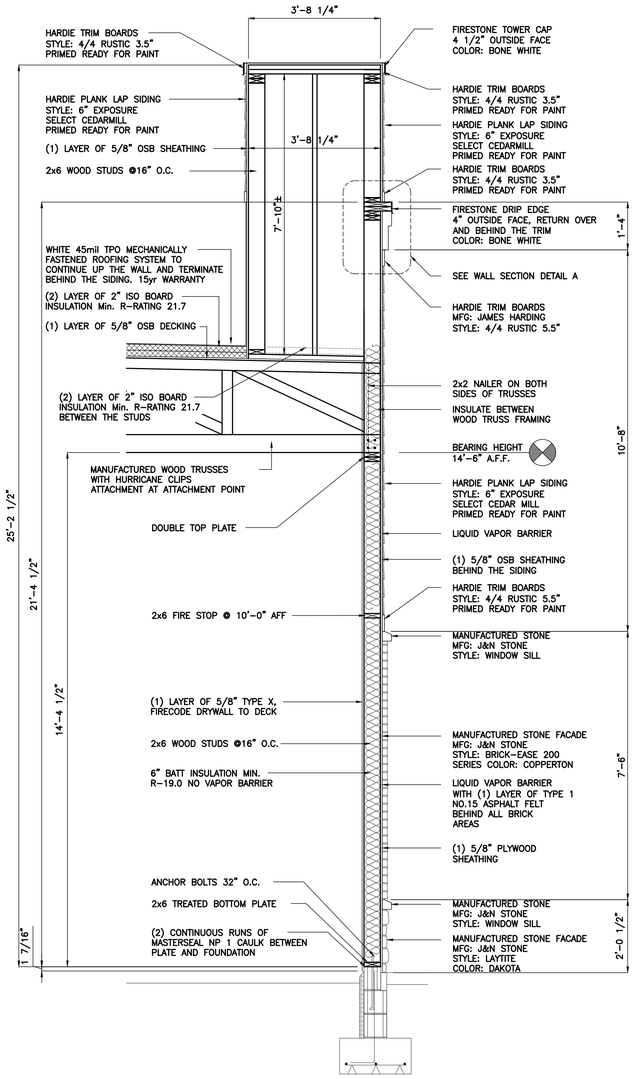
SHEET TITLE:
A320



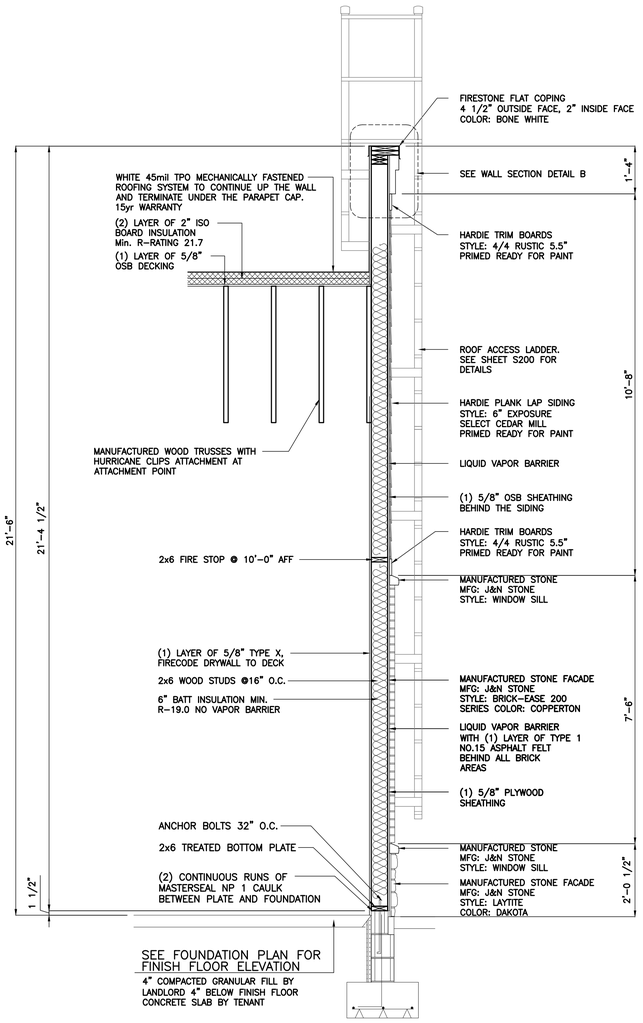
B **WALL SECTION DETAIL**
SCALE: n.t.s.



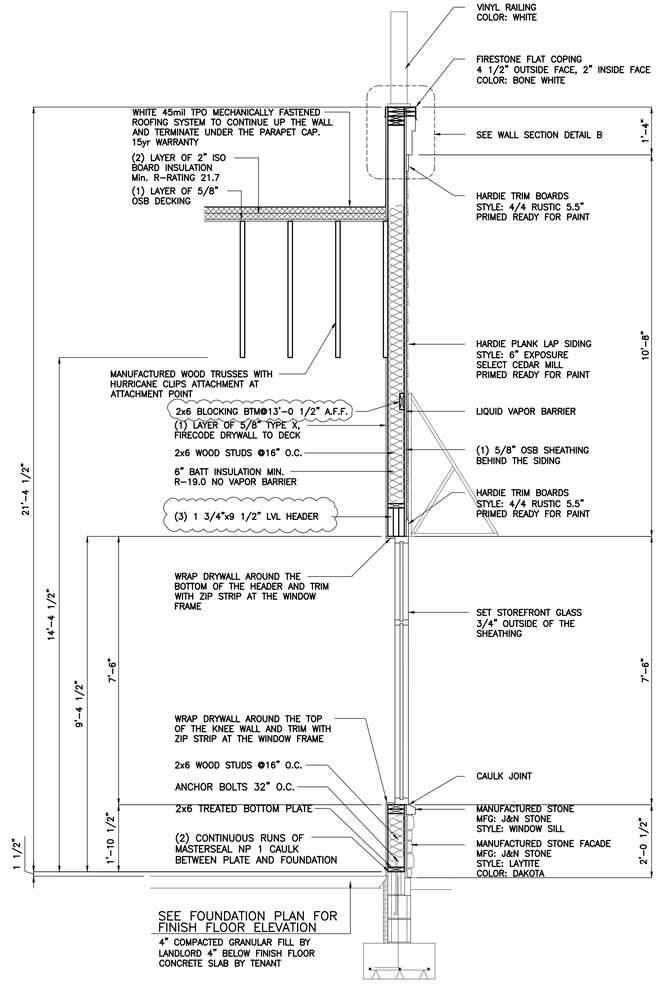
A **WALL SECTION DETAIL**
SCALE: n.t.s.



WALL SECTION P
SCALE: 1/2"= 1'-0" A200 A325



WALL SECTION O
SCALE: 1/2"= 1'-0" A200 A325



WALL SECTION N
SCALE: 1/2"= 1'-0" A200 A325

REVISION
01.17.23 revised lvl header sizes
01.17.23 added canopy blocking

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Westfield, Indiana 46074

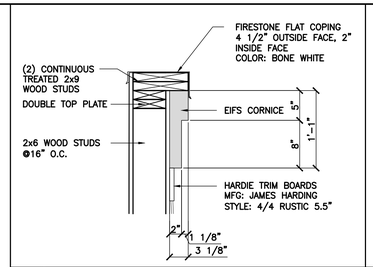
Wall Sections

Job No.	Date Stamped
21068	12.06.22
Drawn By: ket	Checked By: mjt
Scale: 1/2"=1'-0"	

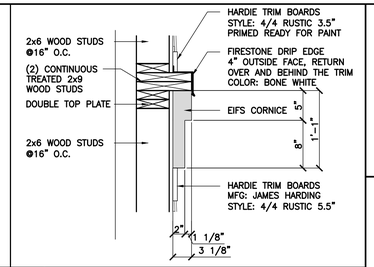
CAD FILE:
G:\21068\a300 wall sections.dwg

TRENT A. BAXTER
REGISTERED
No. 19700309
STATE OF INDIANA
PROFESSIONAL ENGINEER
Trent A Baxter
CERTIFIED BY:

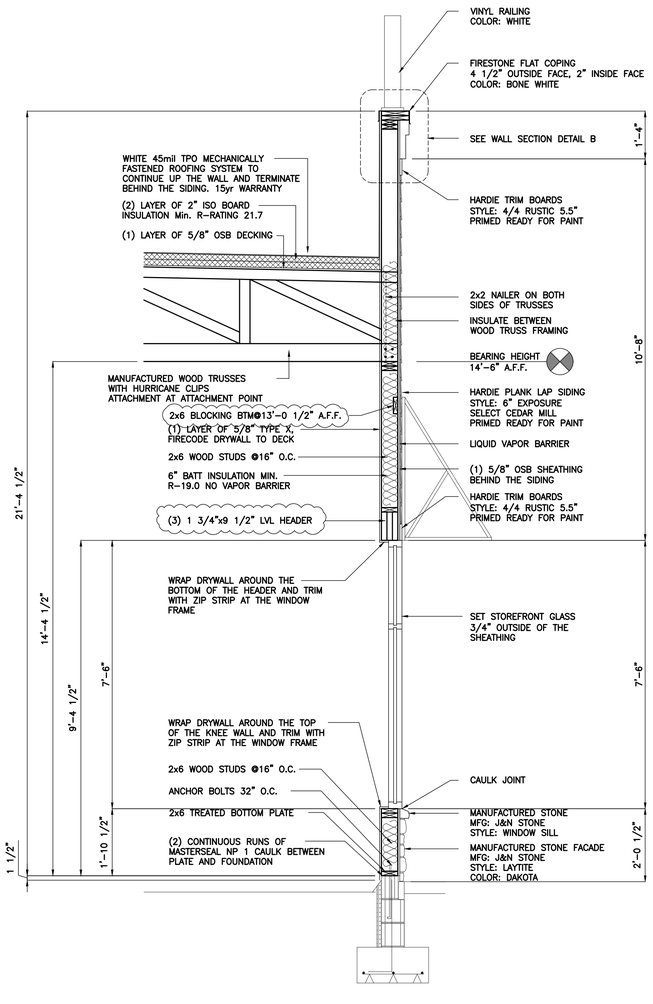
SHEET TITLE:
A325



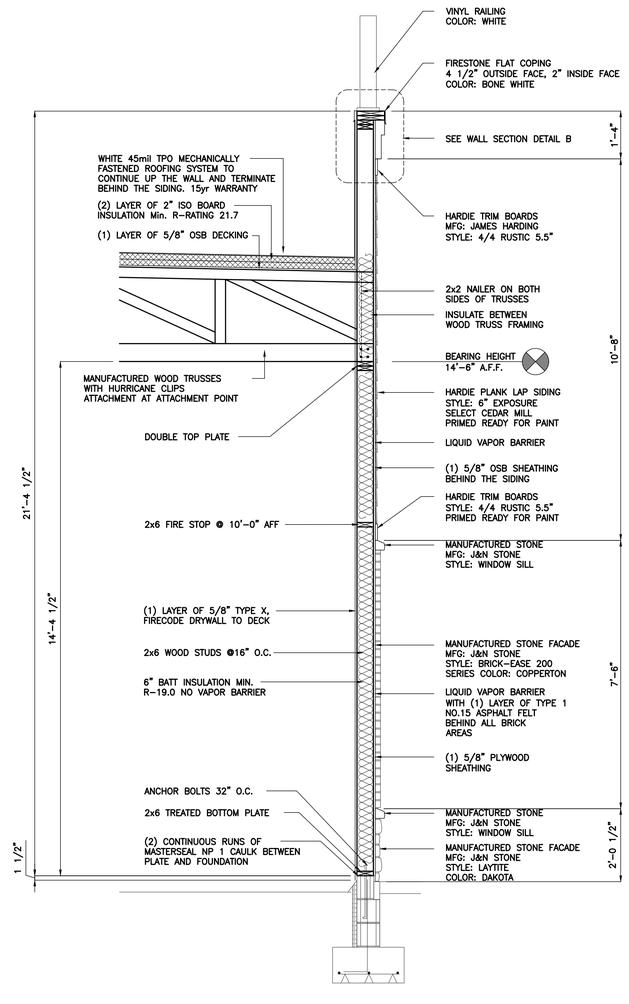
B WALL SECTION DETAIL
SCALE: n.t.s.



A WALL SECTION DETAIL
SCALE: n.t.s.



WALL SECTION R
SCALE: 1/2"= 1'-0"
A200 A330



WALL SECTION Q
SCALE: 1/2"= 1'-0"
A200 A330

REVISION
01.17.23 revised lvl header sizes
01.17.23 added canopy blocking

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Wall Sections

Job No.	Date Stamped	
21068	12.06.22	
Drawn By	Checked By	Scale:
ket	mjt	1/2"=1'-0"

CAD FILE:
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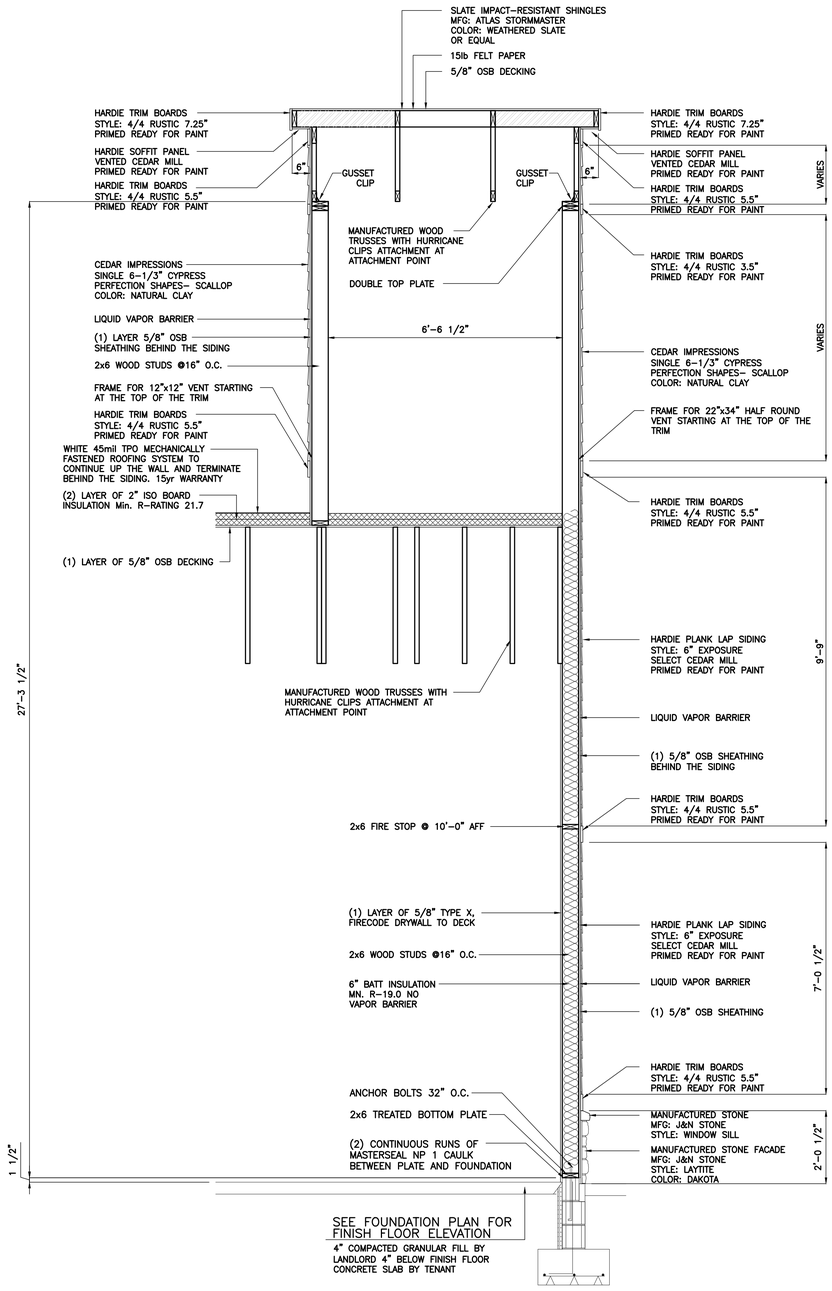
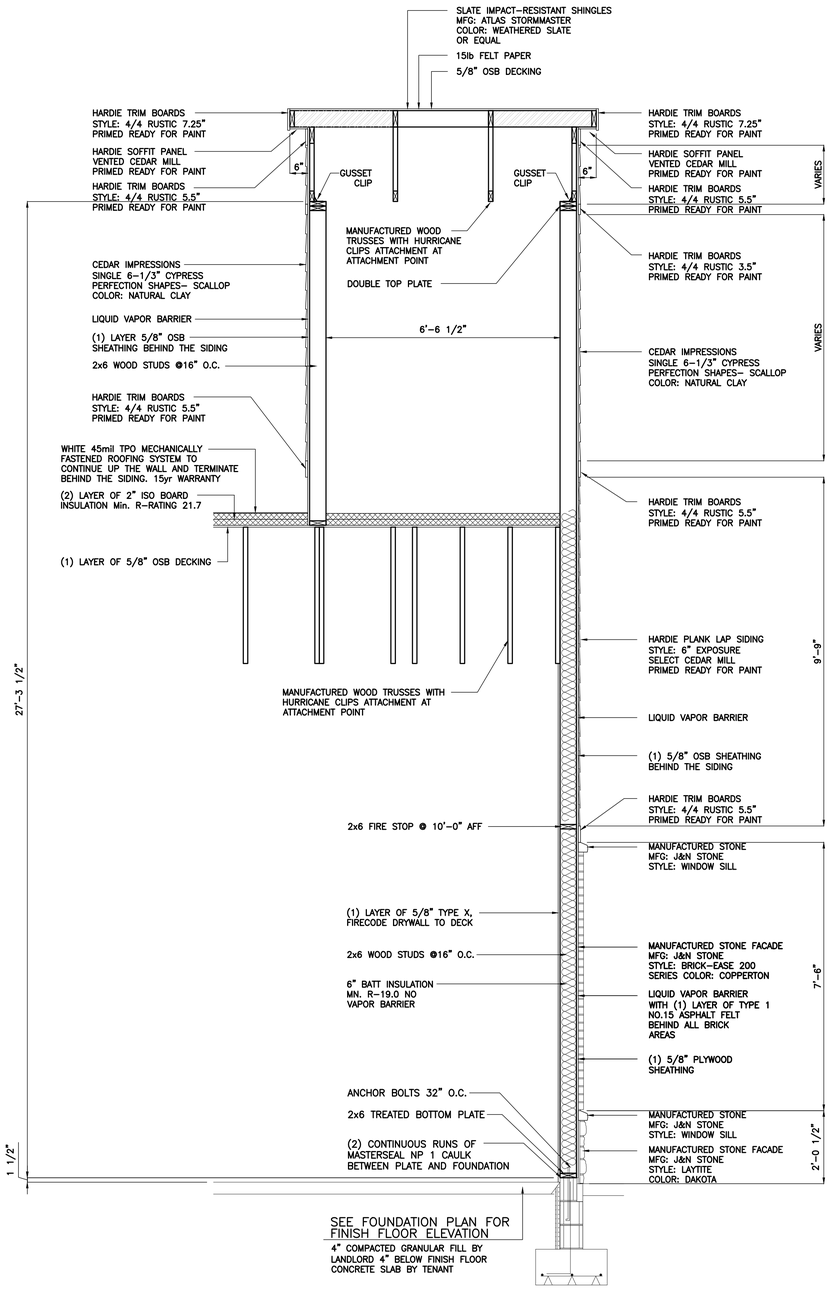
TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER
CERTIFIED BY:

SHEET TITLE:
A330



WALL SECTION T
SCALE: 1/2"= 1'-0"
A200 A335



WALL SECTION S
SCALE: 1/2"= 1'-0"
A200 A335

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Wall Sections

Job No.	Date Stamped
21068	12.06.22

Drawn By	Checked By	Scale:
ket	mjt	1/2"=1'-0"

CAD FILE:
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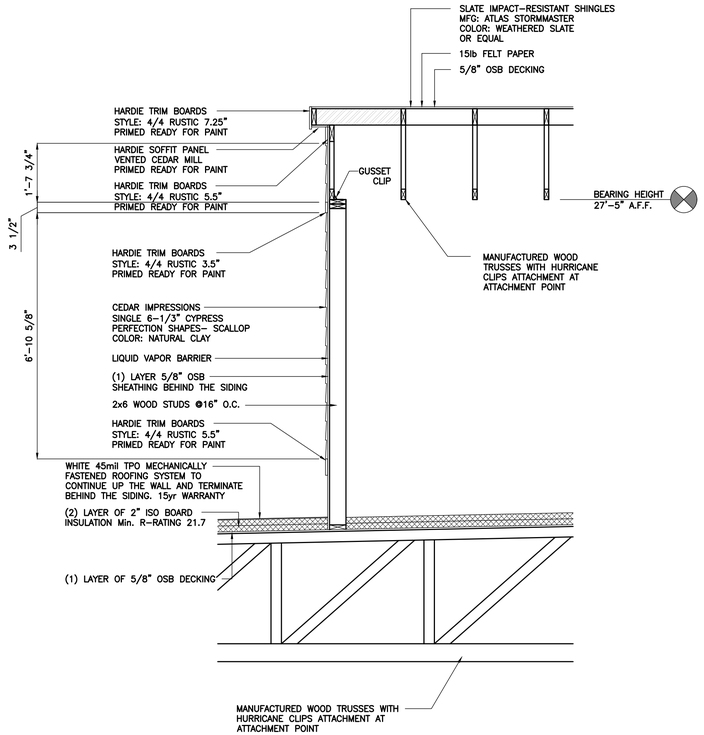
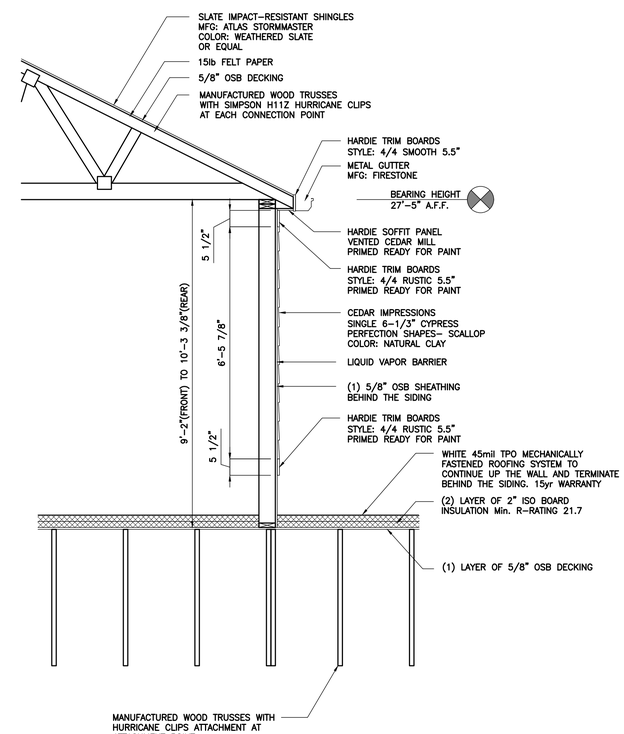
TRENT A. BAXTER
REGISTERED
No. 19700309
STATE OF INDIANA
PROFESSIONAL ENGINEER
Trent A Baxter
CERTIFIED BY:

SHEET TITLE:

A335



WALL SECTION V A205 A340
SCALE: 1/2"= 1'-0"



WALL SECTION U A205 A340
SCALE: 1/2"= 1'-0"

REVISION

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Wall Sections

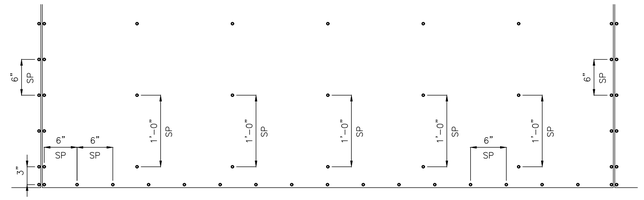
Job No.	Date Stamped
21068	12.06.22

Drawn By	Checked By	Scale:
ket	mjt	1/2"=1'-0"

CAD FILE:
G:\21068\a300 wall sections.dwg

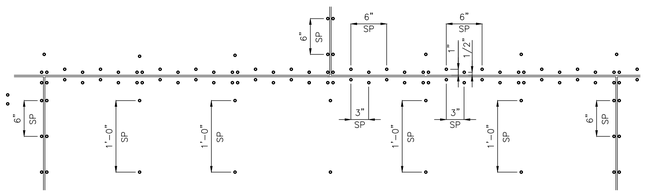
TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER
Trent A Baxter
CERTIFIED BY:

SHEET TITLE:
A340



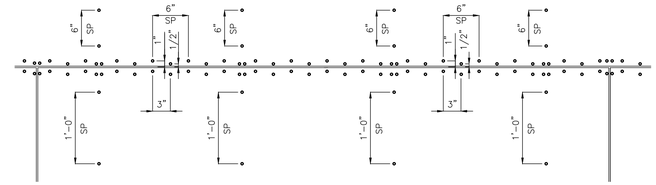
TYPICAL PATTERN DETAIL A

TYPICAL #8d NAILING PATTERN AT BASE, PANEL JOINTS AND CENTER STUD OF PANEL
scale: n.t.s.



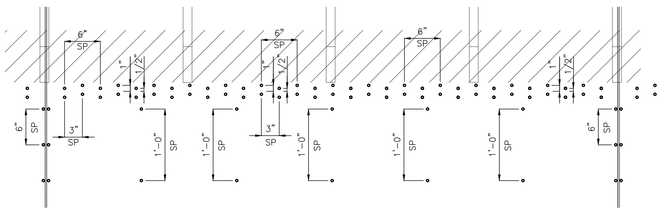
TYPICAL PATTERN DETAIL B

TYPICAL #8d NAILING PATTERN AT TOP, PANEL JOINTS AND CENTER STUD OF PANEL
scale: n.t.s.



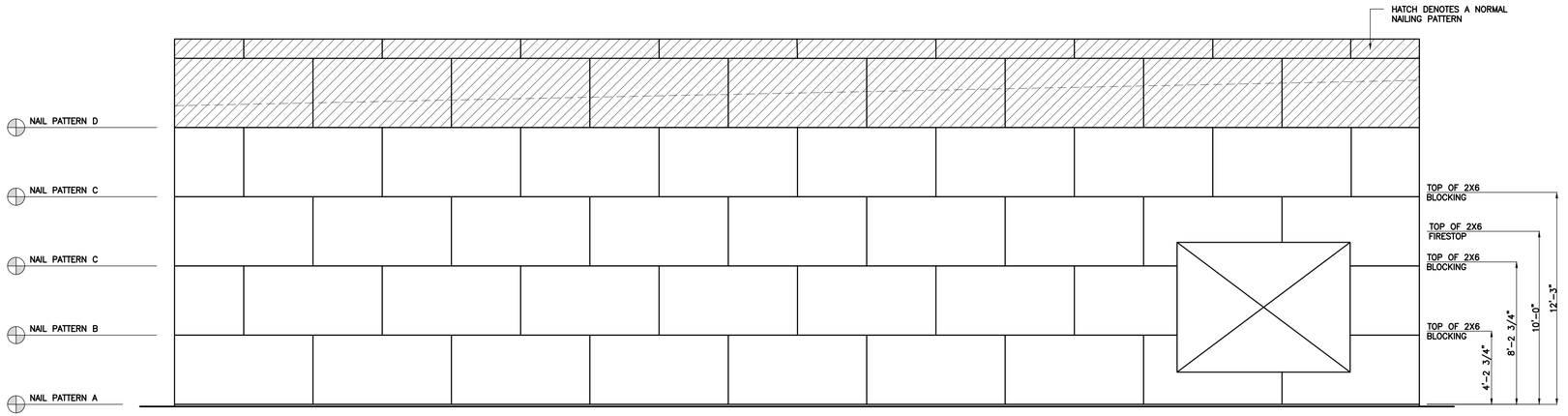
TYPICAL PATTERN DETAIL C

TYPICAL #8d NAILING PATTERN AT TOP, PANEL JOINTS AND CENTERSTUD OF PANEL
scale: n.t.s.



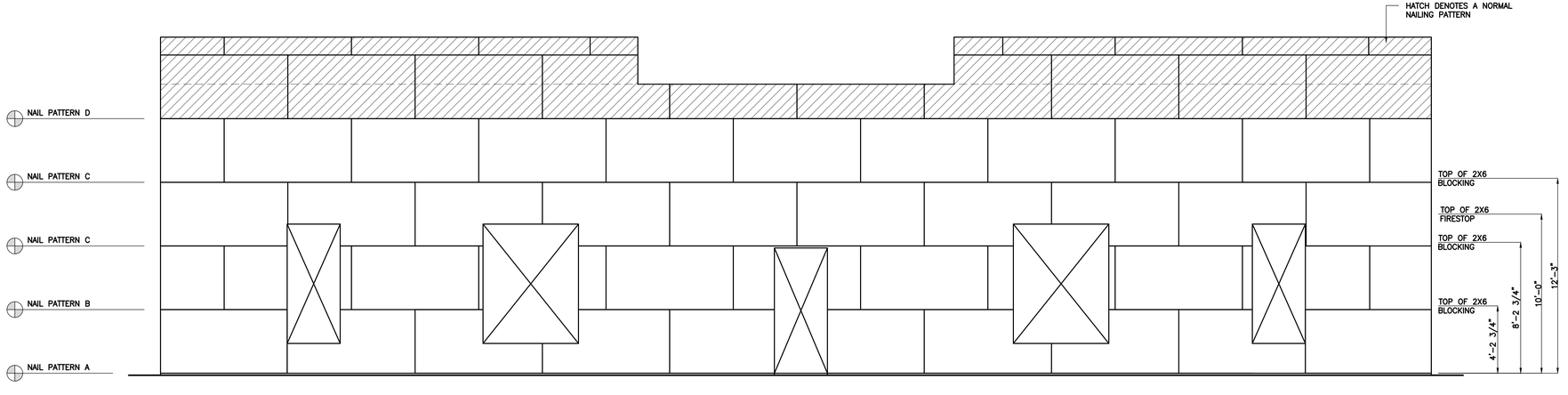
TYPICAL PATTERN DETAIL D

TYPICAL #8d NAILING PATTERN AT CENTER OF MIDDLE, PANEL JOINTS AND CENTER STUD OF PANEL
scale: n.t.s.



SOUTH ELEVATION VIEW

scale: 1/4"=1'-0"



WEST ELEVATION VIEW

scale: 1/4"=1'-0"

REVISION

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Shear Wall Elevation Views

Job No.	Date Stamped	
21068	12.06.22	
Drawn By	Checked By	Scale:
kt	m.tworek	1/4"=1'-0"

CAD FILE:
G:\21068\a400 shear wall elevation views

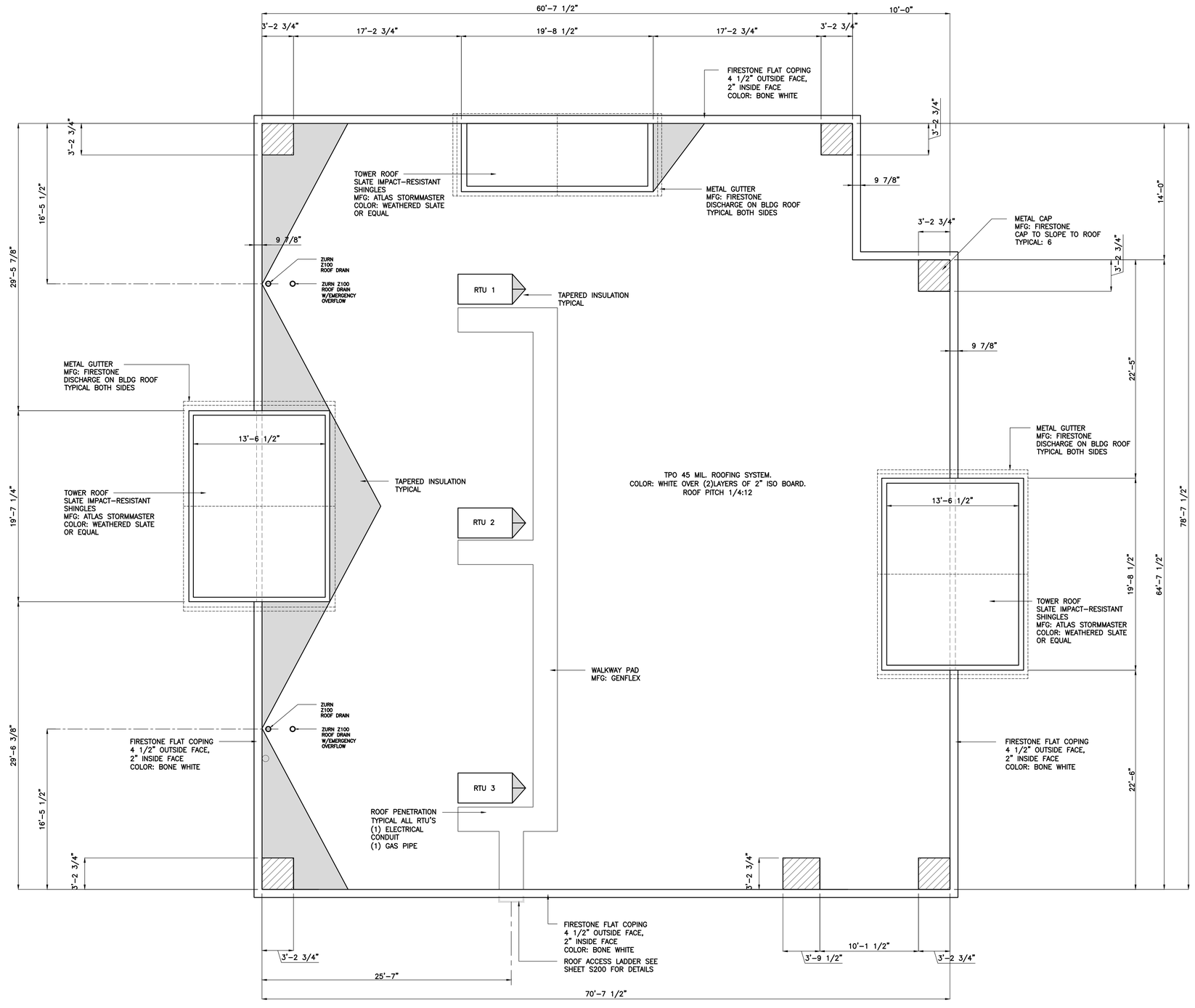
TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER

Trent A Baxter

CERTIFIED BY:

SHEET TITLE:

A400



N

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email: info@versatile-llc.com

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1333 South Waterleaf Drive
Westfield, Indiana 46074

Roofing Plan

Job No.	Date Stamped	
21068	12.06.22	
Drawn By	Checked By	Scale:
ket	m.tworek	3/16"=1'-0"

CAD FILE:
G:\21068\a500 roofing plan.dwg

TRENT A. BAXTER
REGISTERED
No. 19700309
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY:

SHEET TITLE:

A500

SECTION: 01000
GENERAL REQUIREMENTS:

1. GENERAL CONTRACTOR TO NOTIFY THE OWNER IN WRITING, DURING THE BIDDING PROCESS, OF ANY DISCREPENCIES FOUND IN THE PLANS OR SPECIFICATIONS.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SOILS ON SITE AND DISPOSING AF ANY EXTRA DIRT, CURBING, CONCRETE, ASPHALT OR MISCELLANEOUS MATERIALS NECESSARY TO COMPLETE THE PROJECT AS PER PLANS.
3. TEMPORARY POWER, LIGHT AND HEAT TO BE PAID BY CONTRACTOR.
4. IF POOR SOIL CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR FOOTINGS, THE REQUIRED EXCAVATION SHALL BE UNDERMINED AND BACKFILLED WITH COMPACTED #53 STONE TO A DEPTH SUITABLE TO OBTAIN A MINIMUM SOIL BEARING PRESSURE OF 3000 PSF AT THE COST OF THE OWNER.
5. TOTAL PROJECT SUPERVISION.
6. DAILY PROJECT CLEAN-UP AND DISPOSAL BY EACH SUBCONTRACTOR.
7. FINAL PROJECT CLEAN-UP.
8. ALL WALL PENETRATIONS SHALL BE SEALED BY TRADE MAKING PENETRATION IN COMPLIANCE WITH BUILDING CODES AND TO SATISFACTION OF OWNER.
9. ALL WORK SHALL BE WARRANTED FOR A ONE (1) YEAR PERIOD FROM THE POSSESSION DATE.
10. ANY FINAL PUNCH LIST ITEMS SHALL BE TAKEN CARE OF WITHIN SEVENTY-TWO (72) HOURS.
11. ALL SUBS ARE TO REVIEW SPECIAL NOTES.
12. ALL SUBS ARE TO SUPPLY THEIR OWN STORAGE.
13. ALL WORK MUST COMPLY WITH ALL APPLICABLE GOVERNMENTAL AND/OR AGENCY REQUIREMENTS AND CODES INCLUDING, BUT NOT LIMITED TO, U.B.C., BOCA, OSHA, NFPA, ADA, ETC.
14. A SCHEDULE OF THE WORK REQUIRED AND A TIME TABLE FOR THE COMPLETION OF ALL ITEMS SHALL BE PROVIDED TO THE OWNER BEFORE WORK COMMENCES. ALL WORK MUST BE COMPLETED IN A PROFESSIONAL, WORKMANLIKE, AND TIMELY MANNER.
15. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A NEATLY MARKED SET OF "AS BUILT" CONSTRUCTION DOCUMENTS ALONG WITH A LIST OF ALL SUBCONTRACTORS AND WARRANTIES WITHIN (30) DAYS OF COMPLETION OF CONSTRUCITON.
16. A VALID CERTIFICATE OF OCCUPANCY SHALL BE PRESENTED TO THE OWNER PRIOR TO ACCEPTANCE OF COMPLETION OF GENERAL CONTRACTOR WORK.
17. THE PROJECT DRAWINGS AND SPECIFACATIONS ARE A SET AND ARE INTENDED TO COMPLEMENT EACHOTHER. IF THERE IS A CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE.
18. GENERAL CONTRACTOR TO PROVIDE A "TURN-KEY" BUILDING PER PLANS AND SPECIFICATIONS.
19. SUBMITTALS:

    Work Submittals: The provisions of this section apply to required submittals related to units of work not to administrative submittals including payment requests, insurance certificates and progress reports.

    Special Project Warranties: 2 executed copies, plus conformed copies as required in maintenance manuals.
20. MAINTENANCE MANUALS:

    Two (2) bound copies.

    Record Drawings: Original maintained mark-up prints, plus two (2) photographic copies which may, at Contractor's option, be reduced to not less than half size (50% reduction of width and length).

SECTION: 02000
EXCAVATING, BACKFILLING AND COMPACTING FOR STRUCTURES

1.01 REFERENCES:

A. Except as herein specified or as indicated on the Drawings, the work of Section shall comply with the following:
   1. ASTM Standards:
      a. D 1557 – Test Methods for Moisture-Density Relations of Soils and Soil Aggregate Mixtures using 10 lb. Rammer and 18-inch Drop

1.02 QUALITY ASSURANCE

A. Compaction:
   1. Density shall be determined by using the modified Proctor method, ASTM D 1557.
   2. Compact fill and backfill to at least 95% maximum density.
   3. The first 12-inches of subgrade below all structures, fill and backfill on the Site:
      a. Shall be tested for density.
      b. Compact to at least 95% maximum density if the existing density is below 95%.

1.03 PROJECT CONDITIONS:

A. Existing structures and utilities:
   1. Locate all existing underground utilities prior to starting excavation.
   2. Where service lines or structures are encountered which are in active use:
      a. Provide adequate protection for them.
      b. Be responsible for damages to such utilities.
   3. Provide stand-by utility service if temporary removal is necessary for a period exceeding 2 hours.
   4. Where utility service connections to occupied buildings must be temporarily disconnected, give 8 hours notice to the affected occupants of the time and duration of the anticipated shut off.
   5. Raise, lower, or move underground utilities or structures which interfere with the line or structure being constructed as part of this Work.

PART 3 – EXECUTION

3.01 EXCAVATION

A. Rock excavation:
   1. Notify ENGINEER prior to removal if rock is encountered.
   2. Where rock is encountered within the excavation, expose the surface of the rock sufficient to permit adequate measurements to be taken before the rock excavation is started.

B. Frost protection: Protect bottoms of excavations from frost.

3.02 FILL:

A. General:
   1. Do not place fill until the subgrade has been examined by ENGINEER.
   2. Place fill in even layers not exceeding 10 inches in depth and thoroughly compact as herein specified.
   3. Do not place additional fill until compaction on a lift complies with specification requirements.
   4. If an analysis of the soil being placed shows a marked difference from 1 location to another, the fill being placed shall not be made up of a mixture of these materials.
   5. Handle each different type of material continuously so that field control of moisture and density may be based upon a known type of material.
   6. Do not place fill following a heavy rain without first making certain on isolated test areas that compaction can be obtained without damage to the already compacted fill.

B. Compaction:
   1. Select compaction equipment to achieve the required compaction without damaging adjacent structures.
   2. Suggested equipment selections:
      a. If soil is predominantly granular, use pneumatic tired or vibratory drum rollers loaded to not less than 325 pounds per rated inch of tire width.
      b. For clay fills, compact each layer with sheepsfoot rollers. Rollers shall have staggered rows of feet projecting not less than 7 inches from drum and shall be loaded to produce at least 200 pounds per square inch of tamping area in contact with the ground.
      c. Compact around structures with hand-operated vibrating compactors for granular soils and Barco rammer type compactors for clay soil

C. Moisture:
   1. Compact all fill with the moisture content as established by the 95% intercepts on the moisture density curves or the moisture content at the shrinkage limit, whichever is less.
   2. If fill material is too wet, provide and operate approved means to assist the drying of the fill until suitable for compaction.
   3. If fill material is too dry, provide and operate approved means to add moisture to the fill layers.

3.03 STRUCTURE BACKFILL:

A. General:
   1. Remove debris from excavations before backfilling.
   2. Do not backfill against foundation walls until:
      a. Approved by ENGINEER
      b. All indicated perimeter insulation is in place.
   3. Protect insulation during filling operations.
   4. Wherever possible, backfilling shall be simultaneous on both sides of walls to equalize lateral pressure.
   5. Do not backfill on only 1 side of vertically spanning walls unless walls are adequately shored or permanent construction is in place to furnish lateral support on both top and bottom of wall.
   6. Place all backfill in layers not exceeding 10-inches in depth.
   7. Do not place backfill on frozen subgrade.

3.04 EXCESS WATER CONTROL:

A. Regulations and permits:
   1. Obtain all necessary soil erosion control permits.

B. Unfavorable weather:
   1. Do not place, spread, or roll any fill material during unfavorable weather conditions.
   2. Do not resume operations until moisture content and fill density are satisfactory to ENGINEER.

C. Pumping and drainage:
   1. Provide, maintain, and use at all times during construction adequate means and devices to promptly remove and dispose of all water from every source entering the excavations or other parts of the Work.
   2. Dewater by means which will ensure dry excavations, pressure final lines and grades, and do not disturb or displace adjacent soil. Use wells, portable pumps, temporary underdrains or other methods as is necessary.
   3. Perform pumping and drainage:
      a. In such a manner to cause no damage to property or structures and without interference with the rights of the public, owners of private property, pedestrians, vehicular traffic, or the work of other contractors.
      b. In accordance with all pertinent laws, rules, ordinances and regulations.
   4. Do not overload or obstruct existing drainage facilities.
   5. Provide berms or channels to prevent flooding of subgrade. Promptly remove all water collected in depression.

3.05 DISPOSAL OF EXCESS EXCAVATED MATERIAL:

A. General:
   1. Remove and property dispose of all excavated material not needed to complete filling and backfilling.
   2. Dispose of excess excavated material at a location off the Site. (Unless otherwise specified)
   3. Disposal of materials shall not violate laws, rules, regulations and the like regarding the filling of flood plains, wet lands and other environmentally sensitive areas.
   4. Provide adequate controls to maintain disposal sites in a neat and safe condition by periodic leveling of material, the control of erosion and such other practices as are necessary.

3.06 CLEANUP:

A. Upon completion of the work of this Section, remove all rubbish, trash, and debris resulting form construction operations. Remove surplus equipment and tools. Leave the Site in a neat and orderly condition acceptable to ENGINEER, and in conformance with Section 01562-Cleaning.

SECTION: 03000
CONCRETE REQUIREMENTS:

1. All concrete footers shall be 3,000psi concrete.
2. All concrete walls shall be 3,500psi concrete.
3. Concrete floors by tenant.

SECTION: 04000
MASONRY REQUIREMENTS:

A. Submit brick sample for approval.

B. Install adjustable ties in accordance with the following requirements:
   1. One tie for each 1.77 ft² of wall area.
   2. Don not exceed 16 in. horizontal or vertical spacing.
   3. The maximum misalignment of bed joints from one wyth to the other is 1-1/4 in.
   4. The maximum clearance between connecting ties is 1/16 in.
   5. When pintle legs are used, provide ties with atleast two legs made of wire size W2.8(MW18).

B. Install wire ties perpendicular to a vertical line on the face of the wythe from which they protrude. Where one-piece ties or joint reinforcement are used, the bed joints of adjacent wythes shall align.

C. Unless otherwise required, provide additional unit ties around all openings larger than 16 in. in either dimension. Space ties around perimeter of opening at a maximum of 3 ft. on center. Place ties within 12 in. of opening.

D. Unless otherwise required, provide unit ties within 12 in. of unsupported edges

SECTION: 05000
METAL FABRICATIONS:

SCOPE

Furnish all labor, material, tools, and equipment necessary to complete all steel, and iron work shown on the drawings and herein specified.

GENERAL

Design fabrication shall comply with the recommendations of the American Institute of Steel Construction, latest edition.

SECTION: 07000
ROOFING SYSTEM REQUIREMENTS:

1. THE FLAT ROOF SHALL BE A 60 MIL White TPO ROOF SYSTEM INSTALLED PER THE MANUFACTURERS SPECIFICATIONS. WITH 2 layers of 2" ISO BD. INSULATION R-VALUE OF 21.7. WHITE ROOF
2. TAPERED INSULATION INSTALLED PER ROOF PLAN (SHEET A500)
3. WALK PADS INSTALLED PER ROOF PLAN (SHEET A500)

SECTION: 08000
STORE FRONT REQUIREMENTS:

Note:
All storefront frames to be Thermo-Break frames.

ALUMINUM DOORS AND FRAMES

PART 1 – GENERAL

1.01 SUMMARY

A. Section includes:
   1. This Section includes, but is not necessarily limited to, the furnishing and installation of the major items listed below as indicated on the Drawings, as specified herein, and as necessary for the proper and complete performance of the Work.
   2. Major items:
      a. Aluminum exterior doors with hardware except lock cylinders and where noted to be by Section 08700 – Hardware.
      b. Aluminum frames for exterior doors, including preparation for door hardware.

B. Related Sections:
   1. Documents affecting work of this Section include, but are not necessarily limited to:
      a. General Conditions, Supplementary Conditions and Sections in Division 1 of these Specifications.
      b. Section 08700 – Hardware.
      c. Section 08800 – Glazing.

1.02 REFERENCES:

A. Except as herein specified or as indicated on the Drawings, the work of this Section shall comply with the following:
   1. AAMA – Architectural Aluminum Manufacturer's Association:
      a. 605.2 – Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels.
   2. NAAMM – National Association of Architectural Metal Manufacturers
      a. Entrance Manual.

A.

1.03 SUBMITTALS:

A. Submit in accordance with Section 01300 – Submittals.

B. Shop Drawings:
   1. Submit for aluminum doors and frames.
   2. Required information:
      a. Dimensions.
      b. Details of fabrication and installation.

C. Manufacturer's literature:
   1. Submit for aluminum doors and frames.
   2. Submit Manufacturer's installation instructions.

1.04 QUALITY ASSURANCE:

A. Qualifications:
   1. Fabrication and installation personnel:
      a. Trained and experienced in the fabrication and installation of the materials and equipment.
      b. Knowledgeable of the design and the reviewed Shop Drawings.

1.05 DELIVERY, STORAGE AND HANDLING:

A. Receiving and storage:
   1. All materials shall be delivered in original, unbroken, brand marked containers or wrapping as applicable.
   2. Handle and store materials:
      a. In a manner which will prevent:
         1) Deterioration or damage.
         2) Contamination with foreign matter.
         3) Damage by weather or elements.

B. Rejected material and replacements:
   1. Reject damaged, deteriorated or contaminated material and immediately remove from the site.
   2. Replace rejected materials with new materials at no additional cost to OWNER.

1.06 WARRANTY:

A. Requirements:
   1. Furnish 2 copies of written warranty signed by Manufacturer, Installer and CONTRACTOR.
   2. Agreeing to replace doors and frames which fail in materials or workmanship within 3 years of Substantial Completion.
   3. Failures include, but are not necessarily limited to failures in operation of doors or hardware, excessive leakage or air infiltration, excessive deflections, delamination of panels, excessive deterioration of finish or metal, and defects in accessories, weatherstripping, and other components of the work.

PART 2 – PRODUCTS

2.01 MANUFACTURED UNITS:
(NOTE: REFER TO SHEET A210 FOR SPECIFICATIONS)

A. Aluminum frame doors:
   1. Manufacturers and type:
      a. Kawneer Medium Stile door as manufatured by YKK or equal.
   2. Material:
      a. Door sections shall be extruded aluminum 6063-T5 alloy with wall thickness of 0.125-inch nominal.
      b. Moldings, trim, and stops shall be 0.050-inch nominal thickness.
      c. Weatherstripping shall be silicon treated plastic pile.
   3. Construction:
      a. Doors shall have mortised and reinforced corners, with 3/8-inch steel tension rod.
      b. Fastenings shall be stainless steel or carbon steel cadmium plated.
      c. With 6-inch high top rail.
   4. Finish:
      a. Anodized aluminum.
      b. Free of scratches and blemishes.
   5. Glazing preparation:
      a. Extruded aluminum snap-in glazing stops.

PART 3 – EXECUTION

3.01 INSTALLATION:

A. General:
   1. Installation shall be in accordance with Manufaturer's and glass Manufacturer's printed instructions.
   2. Install frames plumb and true.
   3. Join frames rigidly, securely anchored to adjacent construction.

B. Door glass:
   1. Install door glass in accordance with Section 08800 – Glazing.

3.02 CLEANING:

A. Prior to acceptance of the work of the Section, thoroughly clean all installed materials and equipment and related areas in accordance with Section 01562 – Cleaning.

SECTION: 09000
FINISHES REQUIREMENTS:

A. GYPSUM BOARD SYSTEM (level 5 finish)

BY TENANT

B. ACOUSTICAL TREATMENT

BY TENANT

C. PAINTING:

PART 1 – GENERAL

1.01 QUALITY ASSURANCE:

A. General:
   1. All work may be inspected as to proper surface preparation, pretreatment, priming, dry film thickness, curing, color and workmanship. Applicable standards, test methods and inspection equipment includes:
      a. SSPC-VIS-1 photographic blast cleaning standards (latest revision)
      b. Inspector's wet film and dry film thickness gages.
      c. Zorelco 369/PHD pin hole detector.
      d. Mark II Tooke Gage.

1.02 PROJECT CONDITIONS:

1. Comply with Manufacturer's recommendations regarding environmental conditions under which coatings may be applied:
2. Environmental conditions which affect coating application include, but are not necessarily limited to: ambient air temperature, surface temperature, humidity, dew point and environmental cleanliness.
3. Do not expose epoxies during application and cure to sunlight and heaters that emit carbon dioxide and carbon monoxide.
4. CONTRACTOR shall demonstrate acceptability of environmental conditions as required by ARCHITECT.

1.03 MAINTENANCE:

A. Leave with OWNER 3% minimum extra quantity (at least one gallon) of each type and color of paint used for finish coats and one gallon of each type of thinner required. Containers shall be tightly sealed and clearly labeled.

PART 2 – BARE METAL (DOORS, PIPES, OR ELECTRICAL BOXES)

A. Remove any loose rust.
B. Prime with Porter– interlac 290 metal primer or equal.
C. Apply 1 coat of Porter 619 series Gloss Acrylic Ext. or equal.

PART 3 – PREPRIMED METAL

A. Apply 1 coat of Porter 619 series Acrylic Gloss Enamel or equal.

PART 4. EXAMINATION

A. Inspection:
   1. Prior to the commencement of surface preparation or other coating activities, thoroughly inspect the surfaces to determine if the Work is ready to be prepared and painted.
   2. Report in writing to ARCHITECT, all conditions that may potentially affect proper application
   3. Do not commence suface preparation or other coating activities affect proper application

B. Correction of defects:
   1. Correct defects and deficiencies in surfaces which may adversely affect work of the Section.

PART 5. CLEANING

A. Remove spilled, splashed, or spattered paint from all surfaces.
B. Do not mar surface finish of item being cleaned.
C. Prior to acceptance of the work of this Section, thoroughly clean all painted surfaces and related areas in accordance with Section 01562–Cleaning.

PART 6. PROTECTION

A. General:
   1. Adequately protect other surfaces from paint and damage.
   2. Repair damage as a result of inadequate or unsuitable protection.

B. Protective materials:
   1. Furnish sufficient drop cloths, shields, and protective equipment to prevent spray or droppings from fouling surfaces not being painted and in particular, surfaces within storage and preparation area.

C. Electrical plates and hardware:
   1. Remove electrical plates, surface hardware, fittings and fastenings prior to painting operations.
   2. These items are to be carefully stored, cleaned and replaced upon completion of work in each area.
   3. Do not use solvent to clean hardware that may remove permanent lacquer finish.

SECTION: 15500
MECHANICAL REQUIREMENTS:
Heating: See plan sheet M100

SECTION: 15900
MECHANICAL REQUIREMENTS:
Plumbing: See plan sheet P100
Gas: See plan sheet M100

SECTION: 16000
ELECTRICAL REQUIREMENTS: See Site Lighting Sheets 300 & 310
Building see Sheet E100

SCOPE

Furnish all labor, material, equipment and services necessary to install and connect all electrical equipment shown on the drawings and specified in these specifications.

SPECIAL REQUIREMENTS:

1. ALL ELECTRIC PANELS TO BE COPPER BUSS TYPE.
2. ALL CONDUITS TO BE STRAPPED OR CLAMPED ACCORDING TO NEC AND ALL BENDS TO BE MADE WITH APPROVED BENDERS.
3. ALL PANELS SHALL HAVE TYPED IDENTIFICATION LABLES FOR ALL CIRCUITS.
4. A SEPERATE GROUND WIRE SHALL BE PULLED IN ALL CONDUIT RUNS AND SHALL BE CONTINUOUS THROUGH SYSTEM. (EMT IS NOT AN ACCEPTABLE GROUND)
5. THERE WILL BE A WATER PIPE GROUND ALONG WITH BUILDING GROUND FOR THE SERVICE.
6. ALL ELECTRICAL CONNECTIONS SHALL BE DONE BY APPROVED METHODS.
7. ALL CONDUITS AND WIRING FOR ELECTRICAL SERVICE TO BE FURNISHED AND INSTALLED PER LOCAL POWER COMPANYS REQUIREMENTS.
8. TELEPHONE SERVICE CONDUIT TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.

GENERAL

The installation shall comply with all laws of local regulating authorities, the regulations of the current edition of the Natioinal Electric Code and with wiring rules of the local electrical utility company. After completion of work, the Contractor shall furnish the Owner, a certificate of final inspection and approval from the local inspection department or bureau having jurisdiction.

MATERIAL

Prohibited Material: The use of aluminum wire is prohibited. all material shall be new, bearing Underwriter's stamp of approval.

WORKMANSHIP

All work shall be executed in a workmanlike manner and shall present a neat appearance when completed.

Markers: Each meter and its associated switch shall be identified by number. Each meter and switch shall have a panel.

Sleeves: Passage of conduit through any firewall shall be provided with pipe sleeves. seal space between and conduit with fireproof caulking.

PROGRESS OF WORK

The Contractor shall order the progress of this work so as to conform to the progress of the work of other trades and shall complete the entire installation as soon as the condition of the building will permit.

REVISION

VERSATILE CONSTRUCTION GROUP, LLC.
570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581

Harmony Pointe
1333 South Waterleaf Drive
Westfield, Indiana 46074

Specifications

Job No.:	Date Stamped:	
21068	12.06.22	
Drawn By:	Checked By:	Scale:
ket	mjt	1/8"= 1'-0"

CAD FILE:
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TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER
Trent A. Baxter
CERTIFIED BY:

SHEET TITLE:
SP100

DRY-BLOCK® Mortar Admixture

Water-Repellent Admixture for Concrete Masonry Mortar

Short-form Specification Insert

[Specifier: The DRY-BLOCK System is comprised of DRY-BLOCK Mortar Admixture, specified in this short-form specification, which is added to the mortar, and DRY-BLOCK Block Admixture, which is mixed throughout the low slump concrete during the manufacture of the Concrete Masonry Unit (CMU) by a Qualified DRY-BLOCK Producer. The two admixtures when used together provide effective water-repellency in typical masonry construction.

In addition to this short-form specification for the mortar admixture, the short-form specification for GRACE's integral water-repellent CMU admixture, DRY-BLOCK Block Admixture, must be incorporated into your project specification in Section 04 20 00 UNIT MASONRY. If Section 04 20 00 UNIT MASONRY includes the mortar specification, this short-form specification should be incorporated in the mortar portions of the section. You may also elect to use Section 04 05 13 MASONRY MORTARING or Section 04 05 00 COMMON WORK RESULTS FOR MASONRY for mortar materials. Both admixtures are required in your project specifications to achieve a water-repellent masonry wall.

It is important to understand that the DRY-BLOCK System greatly enhances the water-resistant properties of the masonry, but it should not be considered a substitute for good design practices and quality construction procedures (workmanship). Proper flashing details and control joint spacing should also be included in your project specifications. Refer to information in National Concrete Masonry Association (NCMA) TEK 19-2A, 19-4A and 19-5A for flashing details, as well as NCMA TEK 10-1A and 10-2B for crack control and control joint recommendations. This short-form specification directly specifies the DRY-BLOCK System and is important to the water penetration performance of the wall. The DRY-BLOCK System components should be incorporated into your project specifications along with other important requirements, such as those specified in ACI 530.1 "Specification for Masonry Structures."]

[Specifier: Incorporate the following information in Part 1 – GENERAL]

PART 1 - GENERAL

1.1 SUMMARY

Section includes water-repellent mortar admixture for concrete masonry.

[Specifier: If choosing to retain optional "Related Sections" paragraph below, edit to correspond to sections used in Project.]

Related Sections:

Section 04 20 00 UNIT MASONRY for water-repellent admixture for concrete masonry units [and masonry mortar].

[Specifier: Related section reference below refers to Grace Construction Products' Infiniseal DB Sealer.]
Section 07 19 00 WATER REPELLENTS for water-repellent treatment for concrete unit masonry.

[Specifier: Optional "References" Article below is included here for information purposes.]

1.2 REFERENCES

ASTM C 109/C 109M Standard Test Method for Compressive Strength of Hydraulic Cement Mortars (Using 2-in. or [50 mm] Cube Specimens)

ASTM C 1072 Standard Test Method for Measurement of Masonry Flexural Bond Strength

ASTM C 1148 Standard Test Method for Measuring the Drying Shrinkage of Masonry Mortar

ASTM C 1314 Standard Test Method for Constructing and Testing Masonry Prisms Used to Determine Compliance with Specified Compressive Strength of Masonry

ASTM C 1384 Standard Specification for Admixtures for Masonry Mortars

ASTM C 1403 Standard Test Method for Rate of Water Absorption of Masonry Mortars

ASTM E 514 Standard Test method for Water Penetration and Leakage through Masonry

National Concrete Masonry Association (NCMA): NCMA TEK 8-4A Cleaning Concrete Masonry

[Specifier: If using this guide specification as a closed proprietary specification written around Grace DRY-BLOCK, consider retaining reference below:]

GRACE Technical Bulletin TB-13: Cleaning Masonry Containing DRY-BLOCK

1.1 SUBMITTALS

Product Data: Submit for specified products.

Certificate: From masonry Installer, stating that only mortar containing specified water-repellent admixture has been placed where required.

Test and Evaluation Reports: Prepared by qualified independent laboratory, indicating compliance with performance requirements for water-repellent mortar admixture.

1.2 QUALITY ASSURANCE

[Specifier: Sample panel is recommended for Architect and Owner approval of finished masonry appearance.]

Sample Panel: Construct sample masonry panel to verify compatibility of materials and effects of materials and construction procedures on final appearance of masonry work. Incorporate range of CMU and mortar textures and colors permissible.

Construct panel using jobsite materials to construct sample panel, including specified water-repellent CMU and mortar containing water-repellent mortar admixture.

Prepare minimum [three] sample batches of mortar to illustrate acceptable visual and performance characteristics.
Perform specified construction procedures on sample panel, including cleaning of one-half of panel, and application of specified coatings, if any, and joint sealants.
Construct additional sample panels as necessary to obtain Architect approval.
Retain approved sample panel during construction as standard for judging completed masonry work.
Acceptance of sample panel does not constitute approval of deviations from materials contained in sample panel, unless such deviations are specifically approved in writing by the Architect.

[Specifier: The pre-installation conference can help in enforcing the requirements for water-repellency, proper flashing techniques, and the use of weeps; it is often utilized on larger scale projects. Coordinate with Division 01 Section "Project Management and Coordination."]

Preinstallation Conference: Prior to commencing masonry work, schedule pre-installation conference at the jobsite. Attendees shall include Contractor, masonry installer, flashing installer, CMU supplier, integral water repellent admixture manufacturer's representative, and related subcontractors. Include as agenda items the following:

Interface of flashing, waterproofing, and air barrier work with masonry installation.

Preparation of mortar mix including water-repellent mortar admixture.
Mortar handling and tooling techniques to increase water resistance of completed masonry work.

1.3 DELIVERY, STORAGE, AND HANDLING

Store water-repellent mortar admixture where temperature is maintained between 40 to 100 deg F (4 to 38 deg C).

Do not allow water-repellent mortar admixture to freeze; discard any frozen admixture.

[Specifier: Incorporate the following in Part 2 – PRODUCTS]

PART 1 - PRODUCTS

1.1 MORTAR ADMIXTURES

Water-Repellent Mortar Admixture for Masonry Construction: Mortar admixture complying with ASTM C 1384, formulated by manufacturer to repel water, minimize efflorescence, and enhance mortar and concrete masonry unit bonding.

[Specifier: Delete the following subparagraph if proprietary specification method is not allowed.]

Product: Provide the following: **Grace Construction Products, (800) 558-7066, www.dryblock.com, DRY-BLOCK Mortar Admixture**.

1.2 PERFORMANCE REQUIREMENTS

Water-Repellent Mortar Admixture: Provide water-repellent mortar admixture with the following characteristics:

[Specifier: See * footnote following section text for explanation.]

Water Permeance of Masonry, ASTM E 514: Capable of achieving a Class E Rating when evaluated using ASTM E 514 with the test extended to 72 hours, using the rating criteria specified in ASTM E 514-74.
Rate of Water Absorption, ASTM C 1403: Reduce minimum 50 percent compared to untreated specimen.

[Specifier: The following criterion for an increase in bond strength is important to achieve an adequate margin of safety in structural design and to maximize masonry water-resistance. In no case should the bond strength be allowed to show a decrease compared to the prepared control sample.]

Flexural Bond Strength of Masonry, ASTM C 1072: Increase minimum 10 percent when compared to reference specimen.
Compressive Strength of Masonry Mortar, ASTM C 109: Minimum 80 percent measure compared to reference specimen.
Compressive Strength of Masonry Prisms, ASTM C 1314: Minimum 95 percent measure compared to reference specimen.
Drying Shrinkage of Mortar, ASTM C 1148: Maximum 5 percent increase when compared to reference specimen.

1.3 MORTAR MIXES

Water-Repellent Mortar Admixture: Mix mortar incorporating water-repellent mortar admixture at manufacturer's recommended dosage rate and mixed according to manufacturer's written instructions.

[Specifier: Incorporate the following in Part 3 – Execution]

PART 2 - EXECUTION

2.1 MORTAR BEDDING AND JOINTING

Water-Repellent Concrete Masonry: Install concrete masonry using mortar containing water-repellent admixture using mortar containing water-repellent admixture in manufacturer's recommend proportion. Mix and handle mortar according to manufacturer's written instructions.

Laying Units: Lay concrete masonry units with completely filled bed and head joints. Butter ends of units with sufficient mortar to completely fill head joints.

[Specifier: Requirement in "In-Progress Cleaning" Paragraph is important, since standard methods for removing hardened mortar involving the use of methods or materials such as strong acid, sandblasting, and high-pressure cleaning are harmful to masonry units and are not recommended by Grace Construction Products.]

In-Progress Cleaning: Promptly remove excess wet mortar from face of masonry as work progresses by dry brushing.

a. Protection of Work: Cover top of unfinished masonry work to protect it from the weather and to prevent accumulation of water in CMU cores.

[Specifier: Grace Construction Products recommends requiring tooling of mortar joints to concave or V-profile to provide greatest resistance to water penetration. Do not use raked, flush, extruded, struck, beaded, weathered, or other joint profiles due to their reduced water-resistance.]

[Specifier: Grace Construction Products recommends requiring tooling of mortar joints when thumbprint hard to provide greatest resistance to water-penetration and to minimize hairline cracks between mortar and concrete masonry unit.]

b. Tooling: Tool mortar joints to [concave] [V-profile] when thumbprint hard.

2. CLEANING

a. Final Cleaning: Clean masonry work once mortar is set and cured.

Test cleaning methods on one-half of sample panel prior to cleaning masonry work.
Remove dirt or stains from masonry walls exposed in the finished work using bucket-and-brush hand cleaning method in accordance with the manufacturer's written instructions.

[Specifier: If using this guide specification as a closed proprietary specification for Grace DRY-BLOCK, retain reference to Grace publication below:]

Comply with requirements in Grace Technical Bulletin 13.
Comply with recommendations in NCMA TEK 8-4A.

Do not clean using strong acids, sandblasting, or high-pressure cleaning methods.
Comply with environmental laws and restrictions of authorities having jurisdiction.

1.2 END OF SECTION INSERT

*[Specifier – ASTM E 514 Modification Clarification: Note that this guide specification recommends modifying the current ASTM E 514 standard by extending the test period to 72 hours and applying the Rating Scale found in ASTM E 514-74, an earlier version of the test method. Both versions subject test specimens to a 140 mm (5½ in.) per hour rainfall and a 100.6 km/hr (62.5 mph) wind. Under the 1974 version of the test method, the test period lasted for 72 hours; and the laboratory was instructed to rate the wall on an objective Rating Scale in one of five categories from L" (indicating leakage), to "E" (for Excellent). Under the current version of the ASTM E 514 the minimum test period is only 4 hours; and the laboratory is instructed only to record their observations on the specimen. The current version of the standard is not as demanding as the previous version and does not provide the same level of performance required by the 1974 version. If you want the kind of performance the DRY-BLOCK System can achieve for your project, do not change the wording in this guide specification, which extends the test period to 72 hours and applies the rating criteria found in ASTM E 514-74 to the results.]

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MP-401D 09/12

DRY-BLOCK® Block Admixture

Integral Water-Repellent Admixture for Concrete Masonry Units

Short-form Specification for inclusion in Section 04 20 00 UNIT MASONRY

[Specifier: The DRY-BLOCK System is comprised of DRY-BLOCK Mortar Admixture which is added to the mortar, and DRY-BLOCK Block admixture, specified in this short-form specification, which is mixed throughout the low slump concrete during the manufacture of the Concrete Masonry Unit (CMU) by a Qualified DRY-BLOCK Producer. The admixtures provide effective water-repellency in typical masonry construction.

In addition to this short-form specification for the CMU admixture, the short-form specification for the GRACE integral water-repellent DRY-BLOCK Mortar Admixture must be incorporated into your project mortar specification, either in Section 04 20 00 UNIT MASONRY, or in a separate Section 04 05 13 MASONRY MORTARING or Section 04 05 00 COMMON WORK RESULTS FOR MASONRY for mortar materials. Both the masonry unit and the mortar admixtures are required in your project specifications to achieve a water-repellent masonry wall.

It is important to understand that the DRY-BLOCK System greatly enhances the water-resistant properties of the masonry, but it should not be considered as a substitute for good design practices and quality construction procedures and workmanship. Proper flashing details and control joint spacing should also be included in your project specifications. Refer to information in National Concrete Masonry Association (NCMA) TEK 19-2A, 19-4A and 19-5A for flashing details, as well as NCMA TEK 10-1A and 10-2B for crack control and control joint recommendations. This short-form specification directly specifies the DRY-BLOCK System and is important to the water penetration performance of the wall. The DRY-BLOCK System components should be incorporated into your project specifications along with other important requirements, such as those specified in ACI 530.1 "Specification for Masonry Structures."]

[Specifier: Incorporate the following information in Part 1 – GENERAL]

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes integral water-repellent admixture for concrete masonry units.

[Specifier: If choosing to retain optional "Related Sections" paragraph below, edit to correspond to sections used in Project.]

B. Related Sections:

1. Section 04 05 00 COMMON WORK RESULTS FOR MASONRY for water-repellent admixture for masonry mortar.
2. Section 04 05 13 MASONRY MORTARING for water-repellent admixture for masonry mortar.

[Specifier: Related section reference below refers to Grace Construction Products' Infiniseal DB Sealer.]
3. Section 04 20 00 UNIT MASONRY for water-repellent admixture for concrete masonry units [and masonry mortar].

[Specifier: Optional "References" Article below is included here for information purposes.]

1.2 REFERENCES

A. ASTM C 426 Standard Test Method for Linear Drying Shrinkage of Concrete Masonry Units
B. ASTM C 1072 Standard Test Methods for Measurement of Masonry Flexural Bond Strength
C. ASTM C 1314 Standard Test Method for Constructing and Testing Masonry Prisms Used to Determine Compliance with Specified Compressive Strength of Masonry
D. ASTM C 1403 Standard Test Method for Rate of Water Absorption of Masonry Mortars
E. ASTM E 514 Standard Test Method for Water Penetration and Leakage through Masonry
F. National Concrete Masonry Association (NCMA): NCMA TEK 8-4A Cleaning Concrete Masonry

[Specifier: If using this guide specification as a closed proprietary specification written around Grace DRY-BLOCK, consider retaining reference below:]

A. GRACE Technical Bulletin TB-13: Cleaning Masonry Containing DRY-BLOCK

1.2 SUBMITTALS

A. Product Data: Submit for specified products.
B. Certificate: From CMU producer stating that concrete masonry units supplied to Project for construction of exterior walls comply with requirements.
C. Certificate: From Installer stating that only CMUs containing integral CMU water-repellent admixture have been placed where required.
D. Test and Evaluation Reports: Prepared by qualified independent laboratory indicating compliance with performance requirements for water-repellent CMU admixture.

1.3 QUALITY ASSURANCE

A. Sample Panel: Construct sample masonry panel to verify compatibility of materials and effects of materials and construction procedures on final appearance of masonry work. Incorporate range of CMU and mortar textures and colors permissible.

1. Construct panel using jobsite materials to construct sample panel, including specified water-repellent CMU and mortar containing water-repellent mortar admixture.
2. Prepare minimum [three] sample batches of mortar to illustrate acceptable visual and performance characteristics.
3. Perform specified construction procedures on sample panel, including cleaning of one-half of panel, and application of specified coatings, if any, and joint sealants.
4. Construct additional sample panels as necessary to obtain Architect approval.
5. Retain approved sample panel during construction as standard for judging completed masonry work.
6. Acceptance of sample panel does not constitute approval of deviations from materials contained in sample panel, unless such deviations are specifically approved by the Architect in writing.

[Specifier: The pre-installation conference can help in enforcing the requirements for water-repellency, proper flashing techniques, and the use of weeps; it is often utilized on larger scale projects. Coordinate with Division 01 Section "Project Management and Coordination."]

B. Preinstallation Conference: Prior to commencing above-grade masonry work, schedule pre-installation conference at the jobsite. Attendees shall include Contractor, masonry installer, flashing installer, concrete masonry unit supplier, integral water repellent manufacturer's representative, and related subcontractors. Include as agenda items the following:

1. Interface of flashing, waterproofing, and air barrier work with masonry installation.
2. Preparation of mortar mix including water-repellent mortar admixture.
3. Mortar handling and tooling techniques to increase water resistance of completed masonry work.

[Specifier: Incorporate the following in Part 2 – PRODUCTS]

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Water-Repellent Admixture: Concrete masonry unit integral water repellent admixture formulated by manufacturer to repel water, minimize efflorescence, and enhance mortar and concrete masonry unit bonding.

[Specifier: Delete the following subparagraph if proprietary specification method is not allowed.]

1. Product: Provide the following: **Grace Construction Products, (800) 558-7066, www.dryblock.com, DRY-BLOCK Block Admixture**.

1.2 PERFORMANCE REQUIREMENTS

A. Water-Repellent CMU Admixture:

[Specifier: See * footnote following section text for explanation.]

1. Water Permeance of Masonry, ASTM E 514: Capable of achieving a Class E Rating when evaluated using ASTM E 514 with the test extended to 72 hours, using the rating criteria specified in ASTM E 514-74.

[Specifier: The following criterion for increase in flexural bond strength is important for achieving an adequate margin of safety in structural design and to maximize water-resistance of masonry. In no case should bond strength be allowed to show a decrease compared to the prepared control sample.]

2. Flexural Bond Strength of Masonry, ASTM C 1072: Increase minimum 10 percent when compared to reference units.
3. Compressive Strength of Masonry Prisms, ASTM C 1314: Maximum 5 decrease compared to reference units.
4. Drying Shrinkage of CMU, ASTM C 426: Maximum 5 percent increase when compared to reference units.

[Specifier: Retain subparagraph below if work includes grouted (reinforced) masonry.]

5. Grout Shear Bond Strength, California State Chapter 2405(c)3.C test for Grout Shear Bond Strength: Maximum 5 percent decrease when compared to reference units.

[Specifier: Incorporate the following in Part 3 – Execution]

PART 2 - EXECUTION

2.1 MORTAR BEDDING AND JOINTING

A. Water-Repellent CMU Masonry: Install CMU made with integral water-repellent admixture using mortar containing water-repellent admixture in manufacturer's recommend proportion. Mix and handle mortar according to manufacturer's written instructions.

B. Laying Units: Lay CMUs fully bedded in mortar with completely filled bed and head joints. Butter ends of CMUs with sufficient mortar to completely fill head joints.

[Specifier: Requirement in "In-Progress Cleaning" Paragraph is important, since standard methods for removing hardened mortar involving the use of methods or materials such as strong acid, sandblasting, and high-pressure cleaning are harmful to masonry units and are not recommended by Grace Construction Products.]

C. In-Progress Cleaning: Promptly remove excess wet mortar from face of masonry as work progresses by dry brushing.

D. Protection of Work: Cover top of unfinished masonry work to protect it from the weather and to prevent accumulation of water in CMU cores.

[Specifier: Grace Construction Products recommends requiring tooling of mortar joints to concave or V-profile to provide greatest resistance to water penetration. Do not use raked, flush, extruded, struck, beaded, weathered, or other joint profiles due to their reduced water-resistance.]

[Specifier: Grace Construction Products recommends requiring tooling of mortar joints when thumbprint hard to provide greatest resistance to water-penetration and to minimize hairline cracks between mortar and CMU.]

E. Tooling: Tool mortar joints to [concave] [V-profile] when thumbprint hard.

[Specifier: The following is important, since standard methods for removing hardened mortar involve the use of methods or materials such as strong acid, sandblasting, and high-pressure cleaning, which are harmful to masonry units and are not recommended by Grace Construction Products.]

1.1 CLEANING

A. Final Cleaning: Clean masonry work once mortar is set and cured.

1. Test cleaning methods on one-half of sample panel prior to cleaning masonry work.
2. Remove dirt or stains from masonry walls exposed in the finished work using bucket-and-brush hand cleaning method in accordance with the manufacturer's written instructions.

[Specifier: If using this guide specification as a closed proprietary specification for Grace DRY-BLOCK, retain reference to Grace publication below:]

a. Comply with requirements in Grace Technical Bulletin 13.
b. Comply with recommendations in NCMA TEK 8-4A.

3. Do not clean using strong acids, sandblasting, or high-pressure cleaning methods.
4. Comply with environmental laws and restrictions of authorities having jurisdiction.

END OF SECTION INSERT

*[Specifier – ASTM E 514 Modification Clarification: Note that this guide specification recommends modifying the current ASTM E 514 standard by extending the test period to 72 hours and applying the Rating Scale found in ASTM E 514-74, an earlier version of the test method. Both versions subject test specimens to a 140 mm (5½ in.) per hour rainfall and a 100.6 km/hr (62.5 mph) wind. Under the 1974 version of the test method, the test period lasted for 72 hours; and the laboratory was instructed to rate the wall on an objective Rating Scale in one of five categories from L" (indicating leakage), to "E" (for Excellent). Under the current version of the ASTM E 514 the minimum test period is only 4 hours; and the laboratory is instructed only to record their observations on the specimen. The current version of the standard is not as demanding as the previous version and does not provide the same level of performance required by the 1974 version. If you want the kind of performance the DRY-BLOCK System can achieve for your project, do not change the wording in this guide specification, which extends the test period to 72 hours and applies the rating criteria found in ASTM E 514-74 to the results.]

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MP-404D 09/12

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Masonry Specifications

Job No.	Date Stamped
21068	12.06.22
Drawn By: ket	Checked By: m.tworek
Scale:	

CAD FILE:
G:\21068\Sp200 block specs.dwg

TRENT A. BAXTER REGISTERED No. 19700309 STATE OF INDIANA PROFESSIONAL ENGINEER

Trent A Baxter

CERTIFIED BY:

SHEET TITLE:

SP200