PINE RIDGE SHOPPING CENTER

FACADE RENOVATION



PROPOSED

24269 NOVI ROAD NOVI, MICHIGAN

APPLICANT INFORMATION:

NAME: JOSEPH SCHIMIZZI, ACQUIRA REALTY HOLDINGS

ADDRESS: 44090 W. TWELVE MILE RD., NOVI MI 48377

PHONE: 248-470-7572 FAX: 248-228-3103 EMAIL: JSCHIMIZZI@ACQUIRAREALTY.COM

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:

NAME: J. HOWARD NUDELL, NUDELL ARCHITECTS MICHIGAN REGISTRATION NUMBER: #22234

PRELIMINARY/FINAL SITE PLAN SUBMITTAL



PROJECT TEAM

LANDLORD (APPLICANT)

ACQUIRA REALTY HOLDINGS

44090 12 MILE ROAD **NOVI, MI 48377**

PH. (248) 470-7572 JOSEPH SCHIMIZZI FAX (248) 228-3103

ARCHITECT

NUDELL ARCHITECTS

31690 WEST 12 MILE RD. **FARMINGTON HILLS, MI 48334** PH. (248) 324-8800 FAX (248) 324-5550

LM ENGINEERING

25315 DEQUINDRE ROAD **MADISON HEIGHTS, MI 48071** PH. (248) 672-1895

CODE INFO

NOVI, MI

2012 MICHIGAN BUILDING CODE ELECTRICAL CODE 2011 NATIONAL ELECTRIC CODE

FIRE PROTECTION NOT SPRINKLED 2012 INTERNATIONAL FIRE CODE (IFC) FIRE CODE

A. PROJECT DESCRIPTION: THE PROJECT CONSISTS FACADE RENOVATIONS TO EXISTING STOREFRONT WALLS, HARD CANOPIES,

AND MINIMAL LANDSCAPING (ISLAND TREES)

B. OCCUPANCY CLASSIFICATION: GROUP M - MERCHANTILE

INDEX OF DRAWINGS ● ISSUED O REFERENCE ONLY TIØØ COVER SHEET ALTA SURVEY ARCHITECTURAL SITE / LANDSCAPE PLAN GENERAL NOTES/DEMOLITION NOTES/STRUCTURAL CRITERIA SPECIFICATIONS - EIFS EXTERIOR ELEVATIONS STOREFRONT SECTIONS SECTIONS AND DETAILS SECTIONS AND DETAILS RENDERING AND MATERIALS

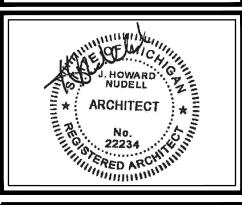


Farmington Hills, Michigan 48334 248 324 8800 f 248 324 066 OFFICES IN

> Orlando Florida 407 930 2526

PRIOR WRITTEN CONSENT OF NUDELL ARCHITECTS. ALL RIGHTS ARE HEREB'

COPYRIGHT YEAR 2016



Pine Ridge Shopping

sheet title

TITLE SHEET

Novi, Michigan

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

project number 2015-186

JRJ drawn checked

<u>approved</u> issued for

REVIEW 02-10-16 Ø3-28-16 Concept Mtq Pre-App Mtg 05-02-16 Prelim/Final SBA 06-01-16

sheet

T100

W. 10 MILE RD.

VICINITY MAP (NOT TO SCALE)

PARKING

HANDICAP PARKING = 8 STALLS STANDARD PARKING = 205 STALLS

PARCEL AREA

 \pm 199,953 SQUARE FEET = \pm 4.590 ACRES

BASIS OF BEARING

NORTH 00°00'00" EAST (NORTH), BEING THE EAST LINE OF SECTION 22, AS DESCRIBED.

ZONING REGULATIONS

B3 - GENERAL BUSINESS DISTRICTS

ALL ZONING INFORMATION IS TAKEN FROM THE CITY OF NOVI WEBSITE. ALL ZONING INFORMATION MUST BE VERIFIED FOR COMPLETENESS WITH CURRENT ZONING REGULATIONS.

FLOOD NOTE

SUBJECT PARCEL LIES WITHIN:

OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26125C0628F, COMMUNITY - PANEL NUMBER 260175 0628 F, DATED SEPTEMBER 29, 2006, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S NOTE

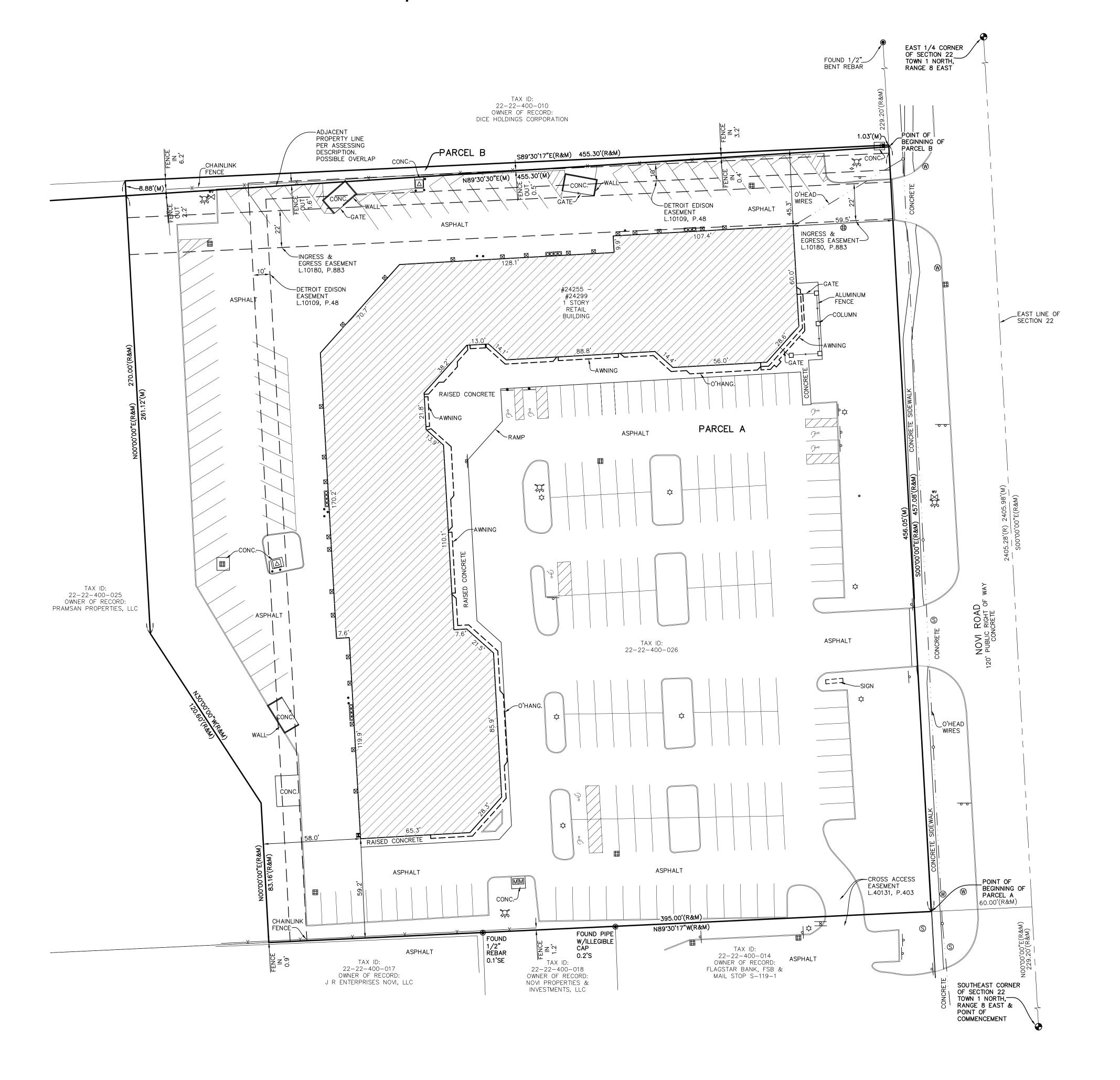
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

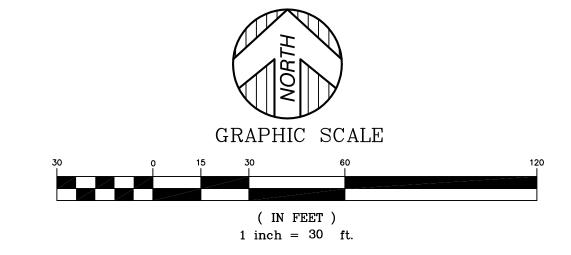
FOUND MONUMENT (AS NOTED)

<u>LEGEND</u>

•	FOUND MONOMENT (AS NOTED)
•	FOUND SECTION CORNER (AS NOTE
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊠	ELECTRIC METER
x	ELECTRIC RISER
	TRANSFORMER
o	UTILITY POLE
	GAS METER
- ≎-	VENT PIPE
0	TELEPHONE RISER
S	SANITARY MANHOLE
Ħ	SQUARE CATCH BASIN
\mathcal{R}	FIRE HYDRANT
₩ ®	WATER GATE MANHOLE
₩v ⊠	WATER VALVE
•	BOLLARD
0	FLAGPOLE
ф	LIGHTPOST/LAMP POST
M	MAIL BOX
	SINGLE POST SIGN
- 0- 0-	DOUBLE POST SIGN
<u>E</u>	HANDICAP PARKING
	PARCEL BOUNDARY LINE
	ADJOINER PARCEL LINE
	SECTION LINE
	EASEMENT (AS NOTED)
	EASEMENT CENTERLINE
	BUILDING
	BUILDING OVERHANG
	ASPHALT CURB
	CONCRETE CURB
	PARKING
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
x	FENCE (AS NOTED)
	WALL (AS NOTED)
	OVERHEAD UTILITY LINE

ALTA/ACSM LAND TITLE SURVEY





PROPERTY DESCRIPTION

THE LAND SITUATED IN THE COUNTY OF OAKLAND, CITY OF NOVI, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT DUE NORTH, ALONG THE EAST LINE OF SECTION 22, 229.20 FEET AND NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 60.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 22 AND PROCEEDING THENCE NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 395.00 FEET; THENCE DUE NORTH 83.16 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 120.60 FEET; THENCE DUE NORTH 270.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 17 SECONDS EAST, 455.30 FEET; THENCE DUE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF NOVI ROAD (120.00 FEET WIDE), 457.08 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL:

NON-EXCLUSIVE EASEMENT(S) AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS RECORDED IN LIBER 10180, PAGE 883,

PARCEL A PER SURVEY:

PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT DUE NORTH, ALONG THE EAST LINE OF SECTION 22, 229.20 FEET AND NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 60.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 22 AND PROCEEDING THENCE NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 395.00 FEET; THENCE DUE NORTH 83.16 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 120.60 FEET; THENCE DUE NORTH 261.12 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS EAST, 455.30 FEET; THENCE DUE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF NOVI ROAD (120.00 FEET WIDE), 456.05 FEET TO THE POINT OF BEGINNING.

PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT DUE NORTH, ALONG THE EAST LINE OF SECTION 22, 229.20 FEET AND NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 60.00 FEET AND DUE NORTH 456.05 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE CONTINUING DUE NORTH 1.03 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST 455.30 FEET; THENCE DUE SOUTH 8.88 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS EAST 455.30 TO THE POINT OF BEGINNING.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY FILE No. 718649 (REVISION C), DATED NOVEMBER 13, 2015, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

9. COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX. HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 2743, PAGE 627, AND IN LIBER 3715, PAGE 136. (BLANKET AGREEMENT, SEE DOCUMENT FOR TERMS AND CONDITIONS)

10. UNDERGROUND RESIDENTIAL RIGHT OF WAY AGREEMENT IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 10109, PAGE 48. (AS SHOWN)

11. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 10180, PAGE 883. (AS

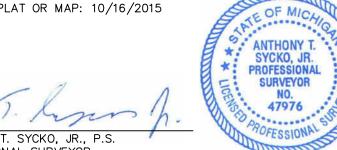
12. TERMS AND CONDITIONS CONTAINED IN CROSS ACCESS EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 40131, PAGE 403. (AS SHOWN, SEE DOCUMENT FOR TERMS AND CONDITIONS)

SURVEYOR'S CERTIFICATION

TO ACQUIRA REALTY HOLDINGS, LLC, ON BEHALF OF AN ENTITY TO BE FORMED, COMERICA BANK, A TEXAS BANKING ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 4, 7A, 8, 9, AND 11A OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 10, 2015.

DATE OF PLAT OR MAP: 10/16/2015



ANTHONY T. SYCKO, JR., P.S. PROFESSIONAL SURVEYOR MICHIGAN LICENSE NO. 47976

REVISED DECEMBER 30, 2015: REVISED PER REVIEW COMMENTS REVISED DECEMBER 18, 2015: REVISED PER REVIEW COMMENTS REVISED DECEMBER 03, 2015: REVISED PER REVIEW COMMENTS REVISED DECEMBER 02, 2015: REVISED PER REVIEW COMMENTS



KEM-TEC & ASSOCIATES PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS 22556 GRATIOT AVE * EASTPOINTE, MICHIGAN 48021 (586)772-2222 * (800)295-7222 * FAX (586)772-4048

PREPARED FOR: THOMAS A. DUKE C	OMPANY
OATE: OCTOBER 16, 2015	JOB #: 15-03947
SCALE: $1" = 30'$	SHEET: 1 OF 1
RAWN BY: JL JDM	REV.: DECEMBER 30, 2015

NEW PLANTING LIST

Description	Qty			Unit Price	Total
PLANTINGS					
Red Sunset Red Maple 3-3.5"	3	ea.	\$	429.00	\$ 1,287.00
Skyline Honeylocust 3-3.5"	4	ea.	\$	379.00	\$ 1,516.00
Topsoil for Planting	3	cy.	\$	50.00	\$ 150.00
Double Shredded Hardwood Mulch	3	cy.	\$	55.00	\$ 165.00
	SUBTOTAL FO	R PHAS	E: PL	ANTINGS	\$ 3,118.00

LANDSCAPE NOTES:

- 1. TREES TO BE BALLED/BURLAP/WIRE BASKET, FINISH WITH MULCH 2. GREEN OAKS LANDSCAPE SHALL GUARANTEE FOR 2 YEARS ON INSTALLATION AND PLANT

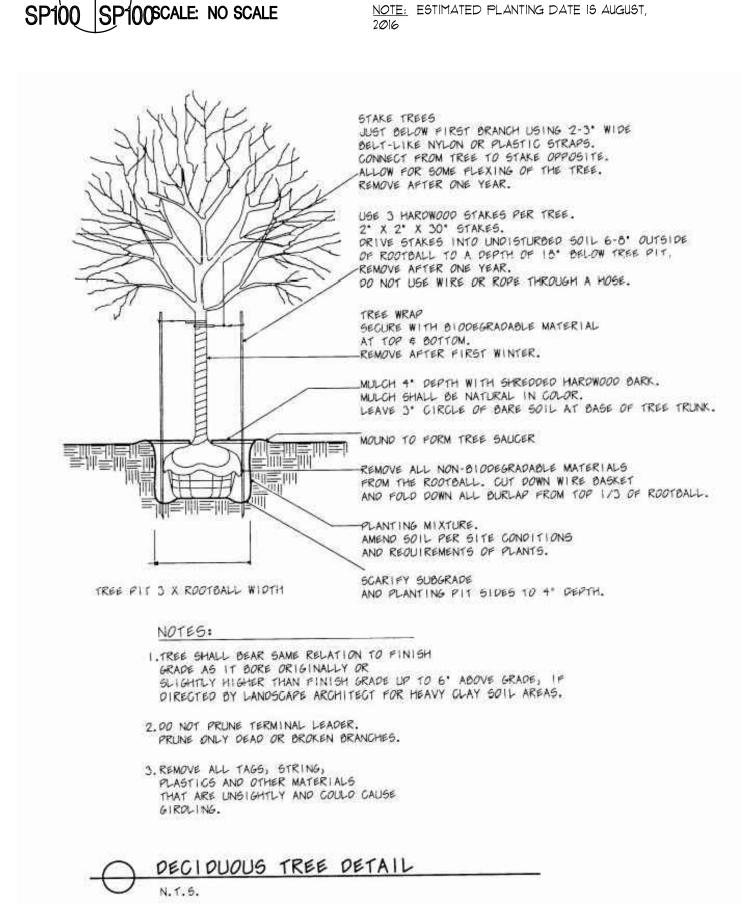
(248) 349-8555

3. PLANT SOURCE: GREAN OAKS PURCHASES FROM SCHICTELS. 4. IRRIGATION EXISTS IN THE GREEN BELT AREA, NO IRRIGATION IN THE PARKING ISLANDS.

INFORMATION PROVIDED BY: GREAT OAKS LANDSCAPE ASSOC, INC. 28025 SAMUEL LINDEN COURT NOVI MICHIGAN, 48377

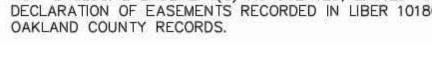
PLANTING LIST AND COST ESTIMATE

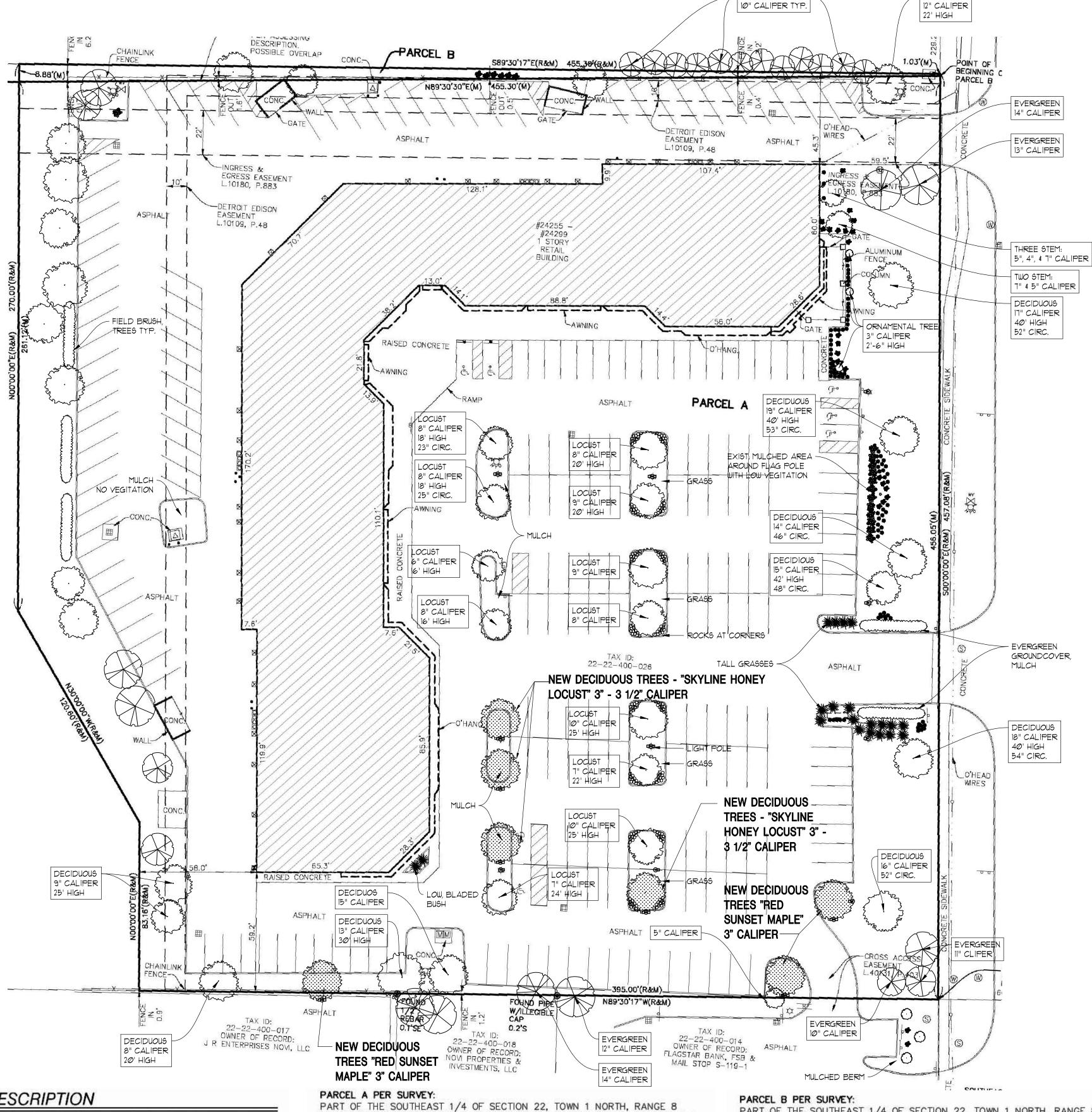
NOTE: ESTIMATED PLANTING DATE IS AUGUST,





INFORMATION TAKEN FROM THE CITY OF NOVI LANDSCAPE DESIGN MANUAL





EVERGREEN (12)

DECIDUOUS

PROPERTY DESCRIPTION

THE LAND SITUATED IN THE COUNTY OF OAKLAND, CITY OF NOVI, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT DUE NORTH, ALONG THE EAST LINE OF SECTION 22, 229.20 FEET AND NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 60.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 22 AND PROCEEDING THENCE NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 395.00 FEET; THENCE DUE NORTH 83.16 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 120.60 FEET; THENCE DUE NORTH 270.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 17 SECONDS EAST, 455.30 FEET; THENCE DUE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF NOVI ROAD (120.00 FEET WIDE), 457.08 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL: NON-EXCLUSIVE EASEMENT(S) AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS RECORDED IN LIBER 10180, PAGE 883.

PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT DUE NORTH, ALONG THE EAST LINE OF SECTION 22, 229.20 FEET AND NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 60.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 22 AND PROCEEDING THENCE NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 395.00 FEET; THENCE DUE NORTH 83.16 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 120.60 FEET; THENCE DUE NORTH 261.12 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS EAST, 455.30 FEET; THENCE DUE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF NOVI ROAD (120.00 FEET WIDE), 456.05 FEET TO THE POINT OF BEGINNING.

PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT DUE NORTH, ALONG THE EAST LINE OF SECTION 22, 229.20 FEET AND NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 60.00 FEET AND DUE NORTH 456,05 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE CONTINUING DUE NORTH 1.03 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST 455.30 FEET; THENCE DUE SOUTH 8.88 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS EAST 455.30 TO THE POINT OF BEGINNING.

SCOPE OF WORK: INSTALLATION OF A TOTAL OF SEVEN (7) DECIDUOUS TREES AS INDICATED ON THE PLAN. ALL OTHER EXISTING PLANTINGS TO REMAIN. REGISTERED LANDSCAPE ARCHITECT NOT REQUIRED FOR THIS SCOPE, PER CITY OF NOVI. REFER ALSO TO CITY OF NOVI LANDSCAPE DESIGN MANUAL FOR ADDITIONAL INFORMATION



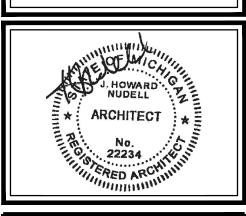
NUDELL

31690 W. Twelve Mile Road Farmington Hills, Michigan 48334 t 248 324 8800 f 248 324 0661 OFFICES IN

> Orlando Florida 407 930 2526

NOTICE THIS ARCHITECTURAL AND/OR ENGINEERING PRAWING IS GIVEN IN CONFIDENCE. NO US N WHOLE OR PART, MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF NUDELL ARCHITECTS. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED. NUDELL ARCHITECTS

COPYRIGHT YEAR 2016



project title

Pine Ridge Shopping Center

sheet title

LANDSCAPE SITE **PLAN**

Novi, Michigan

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

project number 2015-186

drawn checked

<u>approved</u>

issued for date REVIEW 02-10-16 Concept Mtq Ø3-28-16

JRJ

Prelim/Final SBA 06-01-16

sheet

SP-100

GENERAL NOTES:

- 1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL LAWS, CODES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT BETWEEN REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.
- 2. BIDDING CONTRACTORS SHALL VISIT THE JOB SITE AND VERIFY ALL FIELD CONDITIONS AS NECESSARY TO COMPLETE THE WORK AND COMPARE TO APPLICABLE CONSTRUCTION DOCUMENTS. REPORT DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS TO OWNER'S REPRESENTATIVE PRIOR TO SUBMITTING BID. FAILURE TO REPORT DISCREPANCIES DOES NOT RELIEVE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE FINISHED PRODUCT TO THE INTENT OF THE CONSTRUCTION DOCUMENTS AND SHALL NOT RESULT IN ADDITIONAL TIME OR COMPENSATION OR REVISE THE ESTABLISHED CONTRACT AMOUNTS.
- 3. DRAWINGS ARE NOT TO BE SCALED, USE DIMENSIONS ONLY. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO SUBMITTING CONSTRUCTION BIDS & BEGINNING WORK. THE CONTRACTOR SHALL REPORTED AT JUNE PROJECT MANAGER IMPEDIATELY FOR
- CLARIFICATION AND/OR RESOLUTION BEFORE BEGINNING CONSTRUCTION.

 4. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION AND DEVELOPMENT RELATED FEES, INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION PERMIT FEES, SEWER AND WATER TAP FEES, ENVIRONMENTAL IMPACT FEES, ETC.
- 5. CONTRACTOR AND HIS SUBCONTRACTORS AND AGENTS SHALL HOLD ALL APPLICABLE AND REQUIRED LICENSES FOR THE JURISDICTION WHERE THE WORK WILL BE PERFORMED.
- 6. NO WORK IS TO COMMENCE UNTIL A CONTRACT HAS BEEN EXECUTED.
- T. ALL WORK INDICATED ON THE CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS) IS BY THE GENERAL CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8. CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP, MATERIAL AND PERFORMANCE FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE. (UNLESS OTHERWISE NOTED). THROUGHOUT CONSTRUCTION DOCUMENTS.
- 9. ALL PHASES OF WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE BUILDING CODE AND A.D.A. REQUIREMENTS CURRENTLY USED BY THE CITY, STATE, FEDERAL AND LOCAL ORDINANCES THAT APPLY. HOWEVER, WHERE THE DRAWINGS AND/OR SPECIFICATIONS ARE MORE STRINGENT, THEY SHALL GOVERN. THE CONTRACTOR SHALL INFORM THE LANDLORD PROJECT MANAGER OF ANY INCONSISTENCIES OR DISCREPANCIES PRIOR TO BIDDING / CONSTRUCTION. INCLUDING CODE COMPLIANCE.
- 10. ALL WORK SHALL COMPLY WITH OSHA STANDARDS.
- 12. SAFETY MEETINGS ARE THE RESPONSIBILITY OF THE GC. CUSTOMER SAFETY IS THE DAILY RESPONSIBILITY OF THE GC.
- 13. THE CONTRACTOR SHALL COORDINATE HIS WORK AND SCHEDULE WITH PROJECT MANAGER.
- 14. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISHED WALL UNLESS OTHERWISE
- 15. ALL CONTRACTORS, SUB CONTRACTORS, SUPPLIERS AND ALL OTHER TRADES INVOLVED IN THE WORK OR PORTION THERE OF SHALL REVIEW THE COMPLETE CONSTRUCTION DOCUMENTS AND HAVE KNOWLEDGE OF ALL THE WORK TO BE PERFORMED BY ALL THE TRADES THAT AFFECTS SAID WORK AND SHALL COORDINATE THEIR WORK WITH SAID CONTRACTORS, SUB CONTRACTORS AND TRADES
- 16. CONTRACTOR SHALL KEEP A RECORD SET OF CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES AND SHALL RECORD ALL ALTERATIONS FROM THE CONSTRUCTION DOCUMENTS. THE RECORD
- 17. CONTRACTOR AND HIS AGENTS SHALL ACQUAINT THEMSELVES WITH ALL LANDLORD/DEVELOPER REQUIREMENTS AND SHALL COMPLY FULLY WITH SUCH.
- 18. MAINTAIN SAFE EXITING AND APPROPRIATE FIRE PREVENTION PROCEDURES AT ALL TIMES DURING THE CONSTRUCTION PROCESS.
- 19. ALL WORK LISTED, SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS.
- 20. CONTRACTOR SHALL PROTECT THE EXISTING CONSTRUCTION AND REPAIR ANY DAMAGE OCCURRING AS A RESULT OF THEIR OPERATIONS AT NO COST TO THE TENANT OR LANDLORD. CONTRACTOR SHALL ALSO ENSURE THAT THEIR OPERATIONS DO NOT INTERFERE WITH THE OPERATION OF THE REMAINDER OF THE DEVELOPMENT/MALL. BARRIERS TO NOISE, DUST AND SECURITY BETWEEN CONSTRUCTION AREAS AND PUBLIC AREAS SHALL BE ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR.
- 21. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. FROM LOSS, DAMAGE, FIRE, THEFT, ETC.
- 22. CONTRACTOR SHALL VERIFY AND PROVIDE ALL UTILITY CONNECTIONS (PLUMBING, ELECTRICAL, GAS, ETC. IN THE FORM OF SUPPLY AND DRAIN PIPES, CONDUIT AND PULLING WIRES, ETC.) RELATED TO EQUIPMENT AND APPLIANCES.
- 23. NEW WORK AT EXISTING CONDITIONS SHALL ALIGN WITH AND MATCH EXISTING WORK EXCEPT WHERE OTHERWISE DIMENSIONED OR DETAILED.
- 24. CONTRACTOR SHALL NEVER SCALE DRAWINGS. LOCATIONS FOR ALL PARTITIONS, WALLS, CEILINGS, ETC. WILL BE DETERMINED BY DIMENSIONS ON THE DRAWINGS. ANY AREA OF THE PLANS MISSING REQUIRED DIMENSIONS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- 25. DIMENSIONS ARE TO FACE OF GYPSUM BOARD AT METAL STUD WALLS AND TO FACE OF BLOCK AT MASONRY WALLS.
- 26. CONTRACTOR SHALL COORDINATE THE DELIVERY AND STORAGE OF EQUIPMENT WITH EQUIPMENT SUPPLIER AND TAKE MEASURES TO ENSURE THE PROTECTION OF EQUIPMENT FROM DAMAGE DURING THE CONSTRUCTION PHASE PRIOR TO AND AFTER EQUIPMENT INSTALLATION.
- 27. VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES IN THE FIELD AND PROVIDE ADDITIONAL UTILITY SERVICE AS REQUIRED TO MEET THE SCOPE AND INTENT OF THE WORK.
- 28. CONTRACTOR SHALL PROVIDE DRAFT/FIRE STOPS, AS REQUIRED BY GOVERNING CODES AND JURISDICTIONS. NEW AND EXISTING PENETRATIONS IN FIRE-RATED PARTITIONS OR DRAFT STOPS SHALL BE BE PATCHED IN A MANNER TO MEET THE ORIGINAL FIRE RATING.
- 29. TENANT IS RESPONSIBLE TO PROVIDE FIRE EXTINGUISHERS PER APPLICABLE CODES. VERIFY FINAL LOCATION WITH CITY OF ROCHESTER HILLS BUILDING INSPECTOR.

- 30. CONTRACTOR SHALL COORDINATE WORK THAT AFFECTS THE ROOF WITH THE LANDLORD. ANY AND ALL PENETRATIONS OR ITEMS ADDED ON THE ROOF SHALL BE PATCHED/SEALED DURING AND AFTER EQUIPMENT INSTALLATION.
- 31. CONTRACTOR SHALL REVIEW THE DIMENSIONS OF ALL EQUIPMENT IN THE PROJECT REGARDLESS OF THE SOURCE AND COORDINATE ACCESS TO THE SPACE AND VERIFY CLEAR FLOOR SPACE IS PROVIDED AS REQUIRED TO ENSURE EASE OF INSTALLATION.
- 32. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS
 AND VENDORS FURNISHING LABOR, MATERIALS, ETC. ON THE PROJECT TO ENSURE
 THE WORK AS A WHOLE SHALL BE EXECUTED AND COMPLETED WITHOUT
 CONFLICT OR DELAY.
- 33. CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF ANY AND ALL DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL AND ELECTRICAL. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT PRIOR TO EXECUTION OF WORK.
- 34. CONTRACTOR TO VERIFY THAT EQUIPMENT HAS APPROPRIATE CLEARANCES DURING INSTALLATION INCLUDING MAINTENANCE CLEARANCES. VERIFY THOSE WHICH INVOLVE CONFLICTING UTILITIES.
- 35. ALL JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED IN ACCORDANCE WITH THE BUILDING CODE AND ENERGY CODE.
- 36. ALL WOOD IN CONTACT WITH CONCRETE MASONRY SHALL BE PRESSURE TREATED, MOISTURE RESISTANT WOOD.
- 37. ALL SURFACES WHICH ARE INDICATED TO BE FINISHED OR PAINTED SHALL BE PREPARED, SANDED, TREATED, AND PRIMED IN STRICT ACCORDANCE WITH COMMERCIAL QUALITY STANDARDS, AND IN STRICT ACCORDANCE WITH FINISH MATERIAL MANUFACTURER'S INSTRUCTIONS.
- 38. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION, REMOVALS, CUTTING AND PATCHING TO ACCOMMODATE THE NEW WORK UNLESS SPECIFICALLY NOTED OTHERWISE.
- 39. CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING STRUCTURES OR ITEMS AND NEWLY INSTALLED MATERIALS DURING CONSTRUCTION.
- 40. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO ADEQUATELY PROTECT PERSONNEL & ADJACENT PROPERTY AND ALSO TO ENSURE THE SAFETY OF THE PUBLIC & STRUCTURE THROUGHOUT THE CONSTRUCTION PERIOD.
- 41. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND FREE OF DEFECTS. ALL MATERIALS AND EQUIPMENT SHALL BE OF THE HIGHEST QUALITY AND CONFORM TO ACCEPTABLE INDUSTRY/TRADE STANDARDS.
- 43. ALL MATERIALS ARE TO BE PURCHASED AND INSTALLED BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE
- 44. CONTRACTOR TO CLEAN THE WORK AREA AT COMPLETION OF PROJECT.
- 45. CONTRACTOR INSTALLING LAY-IN-CEILING IS TO LEAVE ONE (1) BOX OF LAY-IN CEILING TILES AT COMPLETION OF PROJECT WITH STORE MANAGER.
- 46. CONTRACTOR TO PROVIDE ALL DUMPSTERS FOR THEIR WORK! INCLUDING ONE (1) 40-YARD DUMPSTER SWITCHED OUT THREE (3) TIMES FOR FIXTURE AND MERCHANDISE SET UP.
- 41. GENERAL CONTRACTOR TO CLEAN ALL STORE FRONT GLASS AND FRAMING PRIOR TO SOFT OPENING.
- 48. APPLICATION OF MATERIAL OR EQUIPMENT INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK, AND ASSUMPTION OF THE RESPONSIBILITY FOR SATISFACTORY INSTALLATION AND PERFORMANCE.
- 49. EXISTING UTILITIES ARE SHOWN GENERICALLY AND HAVE NOT BEEN SPECIFICALLY VERIFIED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- 50. ALL WORK SHALL BE DONE TO THE HIGHEST STANDARDS OF TRADE PRACTICE.
- 51. THE CONTRACTOR SHALL REMEDY, WITHOUT COST TO THE OWNER/TENANT, ANY DEFECTS DUE TO FAULTY WORKMANSHIP.
- 52. THESE DRAWINGS ARE PREPARED FOR THE PURPOSES OF CONSTRUCTION ONLY.
 THESE DRAWINGS ARE NOT TO BE USED FOR MAINTENANCE PURPOSES AS
 ACTUAL CONDITIONS MAY VARY FROM THOSE SHOWN ON THESE DRAWINGS
 DUE TO CHANGE ORDERS, ALTERATIONS BY OTHERS, FIELD CONDITIONS,
 ETC.
- 53. NO SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE
- 54. USE FIRE RATED (IF REQUIRED BY CODE) SEALANT AROUND ALL PIPES, DUCTS, CONDUIT, OUTLETS, SWITCHES, ETC. ON BOTH SIDES OF CROSSING / PENETRATING WALL WITH THERMAL INSULATION.
- 55. EACH CONTRACTOR SHALL LEAVE THE SITE IN A NEAT, CLEAN, AND ORDERLY CONDITION UPON THE CONCLUSION OF HIS WORK ON A DAILY BASIS. ALL WASTE, RUBBISH, AND EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE PROMPTLY AND IN AN APPROPRIATE MANNER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL TRASH.
- 56. NEW SIGNAGE IS NOT WITHIN THE SCOPE OF WORK. A SEPARATE PERMIT WILL BE SUBMITTED, BY OTHERS, FOR ANY EXTERIOR SIGNAGE.
- 57. GENERAL CONTRACTOR WILL PROVIDE DOCUMENTATION ON ALL CONCEALED INSULATION TO PROVE THAT INSTALLED, CONCEALED INSULATION COMPLIES WITH SECTION 120.2 AND 603.1 OF THE MICHIGAN BUILDING CODE (2012).
- 58. A FIRE ALARM PERMIT MUST BE OBTAINED FOR MODIFICATION OF ANY EXISTING ALARM SYSTEM AND ALL RELATED INSPECTIONS APPROVED BY CITY'S BUILDING DEPARTMENT PRIOR TO CONTRACTOR'S REQUEST FOR INSPECTION.
- 59. INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS C: FLAME SPREAD 16-200, SMOKE DEVELOPED 0-450 (PER TABLE 803.9 MBC 2012).
- 60. PRIOR TO INSTALLATION OF ANY PROPOSED APPLICABLE INTERIOR WALL AND CEILING FINISHES, GENERAL CONTRACTOR IS TO PROVIDE TO THE CITY'S FIELD INSPECTOR DOCUMENTATION (CUT SHEETS) SHOWING THEIR CLASS, FLAME SPREAD AND SMOKE-DEVELOPED INDEXES AS REQUIRED.
- 61. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO WORK COMMENCING.

STRUCTURAL NOTES AND CRITERIA

GENERAL NOTES GENERAL CONDITIONS

- 1. IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISION SHALL GOVERN.
- 2. THE STRUCTURAL DRAWINGS ARE FOR THE PLACEMENT AND SIZE OF STRUCTURAL COMPONENTS ONLY. O.S.H.A., LOCAL GOVERNMENT CODES AND SAFETY CODE REQUIREMENTS SHALL BE ADHERED TO BY THE CONTRACTOR.
- 3. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER IT IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE, AND TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES PROVIDING TEMPORARY BRACING, SHORING, GUYS OR TIE-DOWNS. THESE TEMPORARY SUPPORTS WILL REMAIN IN PLACE UNTIL ALL STRUCTURAL COMPONENTS ARE IN PLACE AND COMPLETED.
- THESE TEMPORARY SUPPORTS WILL REMAIN IN PLACE UNTIL ALL STRUCTURAL COMPONENTS ARE IN PLACE AND COMPLETED.

 4. USE OF ENGINEERING DRAWINGS AS ERECTION DRAWINGS BY THE CONTRACTOR IS STRICTLY PROHIBITED. DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR BUILDING LAYOUT AND

LOCATION. SEE ARCHITECTURAL DRAWINGS AND SITE PLAN FOR THESE PURPOSES.

5. THE CONTRACTOR SHALL CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL.
AND IS SOLELY RESPONSIBLE FOR ERRORS & OMISSION IN THE
PREPARATION OF SHOP DRAWINGS TO CONFORM TO THE DESIGN DRAWINGS.
SUBMIT NO MORE THAN ONE REPRODUCIBLE AND TWO PRINTS OF SHOP
DRAWINGS FOR ENGINEER REVIEW. TWO COPIES WILL BE RETURNED TO THE

EXISTING CONDITIONS

VERIFY ALL EXISTING ASSUMED DIMENSIONS AND CONDITIONS (I.E. EXISTING MATERIALS; FRAMING MEMBER SIZES AND LOCATIONS; METHODS OF CONSTRUCTION; ETC.) AT THE SITE PRIOR TO CONSTRUCTION AND FABRICATION. IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT BEFORE PROCEEDING WITH

LIGHT GAGE FRAMING

- 1. LIGHT GAGE FRAMING SUPPLIER SHALL SUBMIT DRAWINGS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN MICHIGAN INDICATING ALL DESIGN LOADS AND MATERIALS INCLUDING VERIFYING ANY MEMBER SIZES SHOWN. DESIGN BY SUPPLIERS ENGINEER SHALL INCLUDE ALL CONNECTIONS AND MISCELLANEOUS MATERIALS NECESSARY FOR A COMPLETE STRUCTURE.
- 2. LIGHT GAGE MEMBERS SHALL BE DESIGNED, MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE AMERICAN IRON AND STEEL INSTITUTE (AISI) INCLUDING ANY REQUIRED CLIPS, STIFFENERS, AND BRACING.
- 3. MEMBER SIZES INDICATED ON DRAWINGS ARE MINIMUM DEPTH AND GAGE
 REQUIRED TO MEET THE DESIGN INTENT AND ARE BASED ON THE PROPERTIES AND
 MATERIALS LISTED IN THE DALE/INCOR PRODUCT CATALOG. ALTERNATE
 MANUFACTURERS ARE ACCEPTABLE IF THE PHYSICAL PROPERTIES ARE EQUAL OR
 BETTER THAN THOSE LISTED ACCEPTABLE TO THE PROJECT ARCHITECT AND
 ENGINEER, AND MEET OR EXCEED PERFORMANCE CRITERIA.

SHORING

- 1. SHORE STRUCTURE AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY
- 2. ALL SHORING, UNDERPINNING, ETC., SHALL BE PERFORMED BY EXPERIENCED CONTRACTORS.
- 3. SHORE, UNDERPIN, ETC., ALL QUESTIONABLE AREAS PRIOR TO REMOVAL OF ANY STRUCTURAL SUPPORT TO INSURE STRUCTURAL INTEGRITY.
- 4. MAINTAIN SHORING UNTIL NEW PERMANENT STRUCTURE IS IN PLACE AND SECURE TO MAINTAIN STRUCTURAL INTEGRITY.
- 5. REMOVE SHORING AFTER NEW WORK IS IN PLACE AND CONNECTED.

DESIGN LOADS:

DESIGN CODES:

2012 MBD

ASCE 7-10

BUILDING SNOW LOAD	DESIGN SCH	EDULE
DESCRIPTION	SYMBOL	VALUE
GROUND SNOW LOAD	Pg	25 PSF
FLAT-ROOF SNOW LOAD	Pf	20 PSF
SNOW EXPOSURE CATEGORY	Се	1.0
THERMAL FACTOR	Ct	1.0
SNOW LOAD IMPT. FACTOR		1.0

WIND DESIGN CRITE	RIA ASCE 7	-10
DESCRIPTION	SYMBOL	VALUE
RISK CATEGORY	-	
ULTIMATE DESIGN WIND SPEED (3 SECOND GUST)) V _{ULT}	120 MPH
NOMINAL DESIGN WIND SPEED (3 SECOND GUST)	V _{ASD}	90 MPH
IMPORTANCE FACTOR	_w	1.0
EXPOSURE CATEGORY		С
INTERNAL PRESSURE COEFFICIENT	GC pi	± 0.18
INTERNAL PRESSURE COEFFICIENT	EQUIVALENT FORCE PRO	

NOMINAL DESIGN WIND PRESSURE - COMPONENTS AND CLADDING TRIBUTARY AREA AREA ZONE 10 S.F. 200 S.F. 50 S.F. WALL +24.5 PSF / -26.8 PSF +22.1PSF / -24.4 PSF ZONE 4 +27.4PSF / -29.6 PSF WALL | +27.4 PSF / -36.5 PSF +24.5 PSF / --30.8 PSF ZONE 5 +22. PSF / -26.0 PSF

NOTES:

- ALL LOADS GIVEN IN THIS TABLE ARE NOMINAL LOADS CONVERTED FROM ULTIMATE LOADS BY A FACTOR OF 0.6.

 THE "a" WIDTH FOR EDGE STRIPS AND END ZONES SHALL BE TAKENAS 6'-5".
- 3. NEGATIVE NUMBERS DENOTE WIND FORCES ACTING AWAY FROM THE SURFACE UNDER CONSIDERATION (I.E., SUCTION).
 4. ALL LOADS ARE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE AND ASCE 7-10.
- 4. ALL LOADS ARE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE AND ASCE 7—10.
 5. THE OUTSIDE FACE OF PARAPETS ARE TO BE DESIGNED USING THE APPLICABLE WALL PRESSURES & THE INSIDE (ROOF SIDE) FACE OF PARAPETS ARE TO BE DESIGNED USING THE APPLICABLE NEGATIVE EDGE OR CORNER ZONE ROOF PRESSURES.

DEMOLITION NOTES

DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS APPLY TO WORK OF THIS SECTION.

ALL INTERIOR DEMOLITION IS TO COMPLY WITH ALL LOCAL CODES AND ORDINANCES.

<u>DESCRIPTION OF WORK:</u> SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWING.

ANY EXISTING BASE BUILDING CONSTRUCTION, SYSTEM OR EQUIPMENT THAT IS DAMAGED

DURING DEMOLITION IS TO BE PATCHED, REFINISHED AND REPAIRED TO "LIKE-NEW" CONDITION.

ALL DEMOLITION WORK REQUIRED TO COMPLETE THIS PROJECT IS THE RESPONSIBILITY OF THE

GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE, AND IS TO BE INCLUDED IN THE GENERAL

CONTRACTOR'S BID OR NEGOTIATED PRICE.

CONTRACTOR IS TO FIELD VERIFY THE EXISTING CONDITIONS AND REPORT BACK TO THE ARCHITECT TO ANY AND ALL DISCREPANCIES WITH THE EXISTING FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS (PLANS) FOR ALL AREAS AND PHASES OF CONSTRUCTION.

CONDITION OF STRUCTURES: OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF COMMENCEMENT OF CONTRACT WILL BE MAINTAINED BY OWNER INSOFAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN STRUCTURE MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF SELECTIVE DEMOLITION WORK.

SUBMIT SCHEDULE INDICATING PROPOSED METHODS AND SEQUENCE OF OPERATIONS FOR SELECTIVE DEMOLITION WORK TO LANDLORD AND OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO COMMENCEMENT OF WORK, INCLUDE COORDINATION FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES AS REQUIRED, TOGETHER WITH DETAILS FOR DUST AND NOISE CONTROL PROTECTION.

PROTECTIONS: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. REMOVE PROTECTIONS AT COMPLETION OF WORK.

PERSONS WILL BE CONTINUOUSLY OCCUPYING AREAS OF THE BUILDING IMMEDIATELY ADJACENT TO AREAS OF SELECTIVE DEMOLITION. CONDUCT SELECTIVE DEMOLITION WORK IN A MANNER THAT WILL MINIMIZE NEED FOR DISRUPTION OF NORMAL OPERATIONS. PROVIDE MINIMUM OF 12 HOURS ADVANCE NOTICE TO OWNER OR DEMOLITION ACTIVITIES WHICH WILL SEVERELY IMPACT OWNER'S NORMAL OPERATIONS.

ERECT AND MAINTAIN DUST-PROOF PARTITIONS AND CLOSURES AS REQUIRED TO PREVENT SPREAD OF DUST OR FUMES TO OCCUPIED PORTIONS OF THE BUILDING. INCLUDE INTERIOR AND EXTERIOR OPENINGS OF ALL TYPES, NEW AND OLD. PARTITIONS MAY BE VISQUEEN WITH WALK THROUGH AREA'S FOR SITE PERSONNEL.

PARTIAL DEMOLITION AND REMOVAL: ITEMS INDICATED TO BE REMOVED BUT OF SALVABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES. TRANSPORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.

CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVALIN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE, BLOCK OR OTHERWISE OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.

PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER. USE SUCH METHODS AS REQUIRED TO COMPLETE WORK INDICATED ON DRAWINGS IN ACCORDANCE WITH DEMOLITION SCHEDULE AND GOVERNING REGULATIONS.

PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK, INSPECT AREAS IN WHICH WORK WILL BE PERFORMED. PHOTOGRAPH EXISTING CONDITIONS OF STRUCTURE SURFACES, EQUIPMENT OR TO SURROUNDING PROPERTIES WHICH COULD BE MISCONSTRUED AS DAMAGE RESULTING FROM SELECTIVE DEMOLITION WORK! FILE WITH OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.

DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.

REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN ELEMENTS OF CONSTRUCTION AND SURFACES TO REMAIN TO CONDITIONS EXISTING PRIOR TO START OF OPERATIONS. REPAIR ADJACENT CONSTRUCTION OF SURFACE SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK. REPAIR FIREPROOFING DAMAGE OR REMOVED IN ACCORDANCE WITH FIRE MARSHALS REQUIREMENTS.

UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

LOCATE, IDENTIFY, STUB OFF AND DISCONNECT UTILITY SERVICES THAT ARE NOT INDICATED TO REMAIN.

PROVIDE MINIMUM OF 12 HOURS ADVANCE NOTICE TO OWNER OF SHUTDOWN OF SERVICE.

MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

ALL EXISTING ELECTRICAL SYSTEMS TO REMAIN EXCEPT WHERE INDICATED. DO NOT REMOVE

OR INTERFERE WITH ANY BASE BUILDING ELECTRICAL SYSTEMS, COMPONENTS OR DEVICES.
REFER TO THE MEP DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL CONSIDERATIONS. IF IT IS
UNCLEAR WHETHER OR NOT AND EQUIPMENT ITEM IS A TENANT IMPROVEMENT OR A BASE
BUILDING COMPONENT, VERIFY WITH THE LANDLORD BEFORE REMOVAL.
ALL EXISTING FIRE PROTECTION SYSTEMS, EXHAUST SYSTEMS AND OIL RECLAMATION SYSTEMS,
ARE TO REMAIN AND EXTENDED AND/OR MODIFIED AS REQUIRED BY CODE OR BY THESE
CONSTRUCTION DOCUMENTS.

ALL EXISTING BASE BUILDING FIRE PROTECTION MATERIALS (SPRAY-ON FIREPROOFING) THAT ARE DAMAGED OR REMOVED DURING DEMOLITION ARE TO BE REPAIRED OR RE-INSTALLED TO MEET THE REQUIRED FIRE ASSEMBLY SPECIFICATIONS.

EXPLOSIVES: USE OF EXPLOSIVES WILL NOT BE PERMITTED.

ALL COMPONENTS, CONNECTIONS, SUPPORTS, ETC.

ENVIRONMENTAL CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS ICE, FLOODING, AND POLLUTION. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY AT JUNCTURES WITH CONSTRUCTION TO REMAIN USING POWER-DRIVEN MASONRY SAW OR HAND TOOLS! DO NOT USE POWER-DRIVEN IMPACT TOOLS.

REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OF SITE.

FROM BUILDING SITE, TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE, REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK, REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

PROVIDE INTERIOR AND EXTERIOR NEEDLING, SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF AREAS TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.

SALVAGE ITEMS: CERTAIN MATERIALS/PRODUCTS/FABRICATIONS INDICATED TO BE REUSED, RELOCATED AND HOOKED UP IN FUTURE. OTHERS ARE TO BE REMOVED BUT NOT REUSED SUC

EXISTING CONSTRUCTION THAT IS DEMOLISHED IS TO BE REMOVED IN ITS ENTIRETY, INCLUDING

SALVAGE ITEMS: CERTAIN MATERIALS/PRODUCTS/FABRICATIONS INDICATED TO BE REUSED, RELOCATED AND HOOKED UP IN FUTURE. OTHERS ARE TO BE REMOVED BUT NOT REUSED SUCH AS DOORS WITH HARDWARE, OR RELOCATED: VERIFY EACH WITH OWNER. CAREFULLY REMOVE, CLEAN, PROTECT AND STORE SUCH ITEMS. TURN OVER ITEMS TO BE REMOVED BUT NOT REUSED OR RELOCATED TO OWNER AND OBTAIN RECEIPT. STORE OWNER SALVAGE ITEMS WHERE DIRECTED IN AN ORDERLY MANNER.

OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.

BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.

UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE CLEAN.



ARCHITECTS

31690 W. Twelve Mile Road

Farmington Hills, Michigan 48334

t 248 324 8800 f 248 324 0661

OFFICES IN

Orlando Florida

407 930 2526

NOTICE

THIS ARCHITECTURAL AND/OR ENGINEERING
PRAWING IS GIVEN IN CONFIDENCE. NO US
N WHOLE OR PART, MAY BE MADE WITHOUT

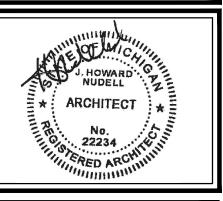
PRIOR WRITTEN CONSENT OF NUDELL

ARCHITECTS. ALL RIGHTS ARE HEREBY

SPECIFICALLY RESERVED.

NUDELL ARCHITECTS

COPYRIGHT YEAR 2016



project title

Shopping
Center

10 Mile & Novi Roa

Novi, Michigan

sheet title

GENERAL NOTES

DEMO NOTES

STRUCTURAL

CRITERIA

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

project number

2015-186

drawn JRJ
checked JF
approved JHN

issued for date
REVIEW 02-10-16
Concept Mtg 03-28-16
Pre-App Mtg 05-02-16
Prelim/Final SBA 06-01-16

sheet

400

DRYVIT SYSTEMS, INC. MANUFACTURER'S SPECIFICATION CSI MASTERFORMAT SECTION 07 24 19 OUTSULATION® PLUS MD SYSTEM **EXTERIOR INSULATION AND FINISH SYSTEM CLASS PB**

PART I GENERAL

1.01 SUMMARY

A. This document is to be used in preparing specifications for projects utilizing the Dryvit Outsulation Plus MD System.

For complete product description and usage refer to: 1. Dryvit Outsulation Plus MD System Data Sheet, DS445

2. Dryvit Outsulation Plus MD System Application Instructions, DS218 3. Dryvit Outsulation Plus MD System Installation Details, DS110

B. Related Sections

1. Cold-Formed Metal Framing – Section 05 40 00 2. Wood Framing – Section 06 11 00

3. Joint Protection - Section 07 90 00 4. Flashing – Section 07 60 00

5. Water-Resistive Barriers - Section 07 25 00

6. Vapor Retarders – 07 26 13 7. Air Barriers – 07 27 26

1.02 REFERENCES A. Section Includes

1. ASTM B 117 (Federal Test Standard 141A Method 6061) Standard Practice for Operating Salt Spray (Fog)

Apparatus 2. ASTM C 150 Standard Specification for Portland Cement

3. ASTM C 297 Standard Test Method for Flatwise Tensile Strength of Sandwich Constructions 4. ASTM C 1063 Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior

Portland Cement-Based Plaster 5. ASTM C 1177 Standard Specification for Glass Mat Gypsum Substrate for Use as Sheathing

6. ASTM C 1396 (formerly C 79) Standard Specification for Gypsum Board 7. ASTM D 968 (Federal Test Standard 141A Method 6191) Standard Test Methods for Abrasion Resistance of Organic Coatings by Falling Abrasive

8. ASTM D 1784 Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) Compounds and Chlorinated Poly (Vinyl Chloride) (CPVC) Compounds

9. ASTM D 1970 Standard Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection

10. ASTM D 2247 (Federal Test Standard 141A Method 6201) Standard Practice for Testing Water Resistance of Coatings in 100% Relative Humidity

11. ASTM D 2898 Standard Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire

12. ASTM D 3273 Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber

13. ASTM D 4060 Standard Test Method for Abrasion Resistance of Organic Coatings by the Taber Abraser 14. ASTM E 84 Standard Test Method for Surface Burning Characteristics of Building Materials

15. ASTM E 96 Standard Test Methods for Water Vapor Transmission of Materials

16. ASTM E 119 Standard Method for Fire Tests of Building Construction and Materials 17. ASTM E 283 Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain

Walls and Doors Under Specified Pressure Differences Across the Specimen

18. ASTM E 330 Test Method for Structural Performance of Exterior Windows, Doors and Curtain Walls by Uniform Static Air Pressure Difference 19. ASTM E 331 Test Method for Water Penetration of Exterior Windows, Skylights, Doors and Curtain Walls by

Uniform Static Air Pressure Difference 20. ASTM E 2098 Test Method for Determining the Tensile Breaking Strength of Glass Fiber Reinforcing Mesh for

use in Class PB Exterior Insulation and Finish Systems (EIFS), after Exposure to Sodium Hydroxide Solution 21. ASTM E 2134 Test Method for Evaluating the Tensile-Adhesion Performance of Exterior Insulation and Finish

Systems (EIFS)

22. ASTM E 2178 Standard Test Method for Air Permeance of Building Materials 23. ASTM E 2273 Test Method for Determining the Drainage Efficiency of Exterior Insulation and Finish Systems

24. ASTM E 2357 Standard Test Method for Determining Air Leakage of Air Barrier Assemblies

25. ASTM E 2430 Standard Specification for Expanded Polystyrene (EPS) Thermal Insulation Boards for use in Exterior Insulation and Finish Systems (EIFS)

Outsulation Plus MD System Specifications

D. Performance Requirements:

Resistive Barriers over Exterior Sheathing

2. Defined as a Class III vapor retarder per the 2009 IBC and IRC

1. The Outsulation Plus MD System shall have been tested as follows: a. Air/Water-Resistive Barrier Coating

TEST	TEST METHOD	CRITERIA	RESULTS
Tensile Bond	ASTM C 297/E 2134*	Minimum 15 psi (104 kPa)	Substrate: Minimum 19 psi (131 kPa) (Backstop NT) Minimum 24.1 psi (166 kPa) (Backstop DMS)
			Flashing: Minimum 431 psi (2970 kPa) (Backstop NT) Minimum 140 psi (967 kPa) (Backstop DMS)
Freeze-thaw	ASTM E 2485 Method B*	No deleterious effects after 10 cycles	Passed - No deleterious effects after ocycles
Water Resistance	ASTM D 2247*	No deleterious effects after 14 days exposure ¹	No deleterious effects after 14 days exposure
Water Vapor Transmission	ASTM E 96 Proc. B*	Vapor Permeable	Backstop NT: 7 Perms ² Backstop NT Spray: 7.9 Perms ² Backstop DMS: 30 Perms
Air Leakage	ASTM E 283	No ICC or ANSI/EIMA Criteria	0.002 cfm/ft ² (0.01 l/sec/m ²) (Backstop NT)
Air Permeance	ASTM E 2178	No ICC or ANSI/EIMA Criteria	1.2x10 ⁻⁴ cfm/ft ² @ 1.6 psf (0.0006 l/s/m ² @ 75 Pa) (Backstop NT)
Air Barrier Assembly	ASTM E 2357	No ICC or ANSI/EIMA Criteria	<0.001 cfm/ft² @ 6.24 psf (0.05 l/sec m² @300 Pa) (Backstop NT)
Nail Sealability	ASTM D 1970	No ICC or ANSI/EIMA Criteria	Passed ABAA Criteria
Structural Performance	ASTM E 1233 Proc. A*	Minimum 10 positive cycles at 1/240 deflection; No cracking in field, at joints or interface with flashing	Passed
Racking	ASTM E 72*	No cracking in field, at joints or interface with flashing at net deflection of 1/8 in (3.2 mm)	Passed
Restrained Environmental	ICC-ES Procedure*	5 cycles; No cracking in field, at joints or interface with flashing	Passed
Water Penetration	ASTM E 331*	No water penetration beyond the inner-most plane of the wall after 15 minutes at 2.86 psf (137 Pa)	Passed
Weathering UV Exposure	ASTM D 2898 Method B*	210 hours of exposure	Passed
Accelerated Aging	ICC-ES Procedure*	25 cycles of wetting and drying	Passed
Hydrostatic Pressure Test	AATCC 127*	ICC: 21.6 in (549 mm) water column for 5 hours	Passed
Surface Burning Characteristics	ASTM E 84	Flame Spread < 25 Smoke Developed < 450	Passed

. No cracking, checking, rusting, crazing, erosion, blistering, peeling, or delamination when viewed under 5x magnification

Outsulation Plus MD System Specifications

26. ASTM E 2485 (formerly EIMA Std. 101.01) Standard Test Method for Freeze-Thaw Resistance of Exterior Insulation and Finish Systems (EIFS) and Water-Resistive Barrier Coatings

27. ASTM E 2486 (formerly EIMA Std. 101.86) Standard Test Method for Impact Resistance of Class PB and PI Exterior Insulation and Finish Systems (EIFS)

28. ASTM E 2568 Standard Specification for PB Exterior Insulation and Finish Systems 29. ASTM E 2570 Standard Test Method for Evaluating Water-Resistive Barrier (WRB) Coatings Used Under

Exterior Insulation and Finish Systems (EIFS) or EIFS with Drainage 30. ASTM G 155 (Federal Test Standard 141A Method 6151) Standard Practice for Operating-Xenon Arc Light

Apparatus for Exposure of Nonmetallic Materials 31. DS131, Dryvit Expanded Polystyrene Insulation Board Specification

32. DS151, Custom Brick™ Polymer System Specifications for Use On Vertical Walls

33. DS152, Dryvit Cleaning and Recoating 34. DS153, Dryvit Expansion Joints and Sealants

35. DS159, Dryvit Water Vapor Transmission

36. DS455, Backstop® NT™ 37. DS456, Rapidry DM™ 35-50 or DS457, Rapidry DM™ 50-75 Data Sheets

38. DS494, Dryvit AquaFlash® System 39. DS704, Backstop® DMS

40. DS705, Reflectit™ 41. Mil Std E5272 Environmental Testing

42. Mil Std 810B Environmental Test Methods

43. NFPA 268 Standard Test Method for Determining Ignitibility of Exterior Wall Assemblies Using a Radiant Heat

44. NFPA 285 Standard Method of Test for the Evaluation of Flammability Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components Using the Intermediate-Scale, Multistory Test

45. ANSI FM 4880 Evaluating Insulated Wall or Wall and Roof/Ceiling Assemblies; Plastic Interior Finish Materials; Plastic Exterior Building Panels; Wall/Ceiling Coating Systems; Interior or Exterior Finish Systems

A. Base Coat: Material used to encapsulate one or more layers of reinforcing mesh fully embedded that is applied to

B. Building Expansion Joint: A joint through the entire building structure designed to accommodate structural

C. Contractor: The contractor that installs the Outsulation Plus MD System to the substrate. D. Dryvit: Dryvit Systems, Inc., the manufacturer of the Outsulation Plus MD System, a Rhode Island corporation.

E. Expansion Joint: A structural discontinuity in the Outsulation Plus MD System. F. Finish: An acrylic-based coating, available in a variety of textures and colors that is applied over the base coat.

G. Insulation Board: Expanded polystyrene (EPS) insulation board, which is affixed to the substrate and creates a laver of continuous insulation. H. Panel Erector. The contractor who installs the panelized Outsulation Plus MD System.

I. Panel Fabricator: The contractor who fabricates the panelized Outsulation Plus MD System.

J. Reinforcing Mesh: Glass fiber mesh(es) used to reinforce the base coat and to provide impact resistance. K. Sheathing: A substrate in sheet form.

L. Substrate: The material to which the Outsulation Plus MD System is affixed.

M. Substrate System: The total wall assembly including the attached substrate to which the Outsulation Plus MD System is affixed.

1.04 SYSTEM DESCRIPTION

A. General: The Dryvit Outsulation Plus MD System is an Exterior Insulation and Finish System (EIFS), Class PB, consisting of an air/water-resistive barrier, an adhesive, expanded polystyrene insulation board, base coat,

B. Methods of Installation: 1. Field Applied: The Outsulation Plus MD System is applied to the substrate system in place.

Outsulation Plus MD System Specifications

TEST	TEST METHOD	CRITERIA	RESULTS	
Abrasion Resistance	ASTM D 968	No deleterious effects after 528 quarts (500 liters)	No deleterious effects afte 1056 quarts (1000 liters)	
Accelerated Weathering	ASTM G 155 Cycle 1* No deleterious effects : 2000 hours		No deleterious effects after 5000 hours	
	ASTM G 154 Cycle 1* (QUV)	A to compare the compared of the compared to t	No deleterious effects after 5000 hours	
Freeze-Thaw	ASTM E 2485 Method A*	No deleterious effects after 60 cycles	Passed - No deleterious effects after 90 cycles	
	ASTM C 67 modified	No deleterious effects after 60 cycles	Passed - No deleterious effects after 60 cycles	
	ASTM E 2485 Method B*	No deleterious effects after 10 cycles	Passed - No deleterious effects after 10 cycles	
Mildew Resistance	ASTM D 3273	No growth during 28 day exposure period	No growth during 60 day exposure period	
Water Resistance	ASTM D 2247*	No deleterious effects after 14 days exposure	No deleterious effects after 42 days exposure	
Taber Abrasion	ASTM D 4060	N/A	Passed 1000 cycles	
Salt Spray Resistance	ASTM B 117*	No deleterious effects after 300 hours exposure	No deleterious effects after 1000 hours exposure	
Water Penetration	ASTM E 331*	No water penetration beyond the inner-most plane of the wall 2 hours at 6.24 psf (299 Pa)	Passed	
Water Vapor Transmission	ASTM E 96 Procedure B*	Vapor permeable	EPS 5 perm-inch Base Coat ¹ 40 Perms Finish ² 40 Perms	
Drainage Efficiency	ASTM E 2273	Minimum Drainage Efficiency of 90%	Passed	

c. Structural

TEST	TEST METHOD	CRITERIA	RESULTS
Tensile Bond	ASTM C 297/E 2134*	Minimum 15 psi (104 kPa) – substrate or insulation failure	Minimum 31 psi (213.6 kPa)
Transverse Wind Load	ASTM E 330*	Withstand positive and negative wind loads as specified by the building code	Minimum 90 psf (4.3 kPa) ¹ 16 in o.c. framing, 1/2 in sheathing screw attached at 8 in (203 mm) o.c.
* ASTM E 2568 Standard Speci 1. All Dryvit components remain			

d Impact Decistance: In accordance with ASTM E 2496* (formerly EIMA Standard 104 96):

Reinforcing Mesh¹/Weight oz/yd² (g/m²)	Minimum Tensile Strengths	EIMA Impact Classification	EIMA Impact Range		Impact Test Results	
	22,5000		in-lbs	(Joules)	in-lbs	(Joules)
Standard - 4.3 (146)	150 lbs/in (27 g/cm)	Standard	25-49	(3-6)	36	(4)
Standard Plus - 6 (203)	200 lbs/in (36 g/cm)	Medium	50-89	(6-10)	56	(6)
Intermediate™ - 12 (407)	300 lbs/in (54 g/cm)	High	90-150	(10-17)	108	(12)
Panzer [®] 15 ² - 15 (509)	400 lbs/in (71 g/cm)	Ultra High	>150	(>17)	162	(18)
Panzer 20 ² - 20.5 (695)	550 lbs/in (98 g/cm)	Ultra High	>150	(>17)	352	(40)
Detail Mesh® Short Rolls - 4.3 (146)	150 lbs/in (27 g/cm)	n/a	n/a	n/a	n/a	n/a
Corner Mesh™ - 7.2 (244)	274 lbs/in (49 g/cm)	n/a	n/a	n/a	n/a	n/a
* ASTM E 2568 Standard Specification for 1. It shall be colored blue and bear the Dr 2. Shall be used in conjunction with Stand	vit logo for product identifi	cation	igh traffic)			

Outsulation Plus MD System Specifications

C. Design Requirements: 1. Acceptable substrates for the Outsulation Plus MD System shall be:

a. Exterior grade gypsum sheathing meeting ASTM C 1396 (formerly C 79) requirements for water resistant

core or Type X core at the time of application of the Outsulation Plus MD System. b. Exterior sheathing having a water-resistant core with fiberglass mat facers meeting ASTM C 1177.

c. Exterior fiber reinforced cement or calcium silicate boards.

d. APA Exterior or Exposure 1 Rated Plywood, Grade C-D or better, nominal 1/2 in (12.7 mm), minimum. installed with the C face out. e. APA Exterior or Exposure 1 Fire Retardant Treated (FRT) Plywood, Grade C-D or better, nominal 1/2 in

(12.7 mm), minimum, installed with the C face out.

f. APA Exposure 1 Rated Oriented Strand Board (OSB) nominal 1/2 in (12.7 mm), minimum. NOTE: Applications over OSB sheathing requires a minimum of 2 coats of Backstop NT – Smooth or Spray. Backstop NT – Texture is not recommended for the field of wall application over OSB.

g. Unglazed brick, cement plaster, concrete or masonry. h. Pre-engineered metal building panels with an acceptable substrate as noted in Section 1.04.C.1.a through f.

2. Deflection of the substrate systems shall not exceed 1/240 times the span.

3. The substrate shall be flat within 1/4 in (6.4 mm) in a 4 ft (1.2 m) radius. 4. The slope of inclined surfaces shall not be less than 6:12 (27°) and the length shall not exceed 12 in (305 mm).

5. All areas requiring an impact resistance classification higher than "standard", as defined by ASTM E 2486 (formerly EIMA Standard 101.86), shall be as detailed in the drawings and described in the contract documents. Refer to Section 1.04.D.1.d of this specification.

6. Expansion Joints:

a. Design and location of expansion joints in the Outsulation Plus MD System is the responsibility of the project designer and shall be noted on the project drawings. As a minimum, expansion joints shall be placed at the following locations:

1) Where expansion joints occur in the substrate system. 2) Where building expansion joints occur.

3) At floor lines in wood frame construction.

4) At floor lines of non-wood framed buildings where significant movement is expected.

5) Where the Outsulation Plus MD System abuts dissimilar materials.

6) Where the substrate type changes.

7) Where prefabricated panels abut one another

8) In continuous elevations at intervals not exceeding 75 ft (23 m). 9) Where significant structural movement occurs, such as changes in roof line, building shape or structural

7. Terminations:

a. Prior to applying the Dryvit Outsulation Plus MD System, wall openings shall be treated with Dryvit AguaFlash System or Flashing Tape. Refer to Dryvit Outsulation Plus MD Installation Details (DS110).

b. The Outsulation Plus MD System shall be held back from adjoining materials around openings and penetrations such as windows, doors, and mechanical equipment a minimum of 3/4 in (19 mm) for sealant

application. See Dryvit's Outsulation Plus MD System Installation Details, DS110. c. The system shall be terminated a minimum of 8 in (203 mm) above finished grade.

d. Sealants

1) Shall be manufactured and supplied by others.

2) Shall be compatible with the Outsulation Plus MD System materials. Refer to current Dryvit Publication DS153 for listing of sealants tested by sealant manufacturer for compatibility. 3) The sealant backer rod shall be closed cell.

8. Vapor Retarders: The use and location of vapor retarders within a wall assembly is the responsibility of the project designer and shall comply with local building code requirements. The type and location shall be noted on the project drawings and specifications. Vapor retarders may be inappropriate in certain climates and can

result in condensation within the wall assembly. Refer to Dryvit Publication DS159 for additional information. 9. Dark Colors: The use of dark colors must be considered in relation to wall surface temperature as a function of local climatic conditions. Use of dark colors in high temperature climates can affect the performance of the

10. Flashing: Shall be provided at all roof-wall intersections, windows, doors, chimneys, decks, balconies and other areas as necessary to prevent water from entering behind the Outsulation Plus MD System.

Outsulation Plus MD System Specifications

DS137

TEST	TEST METHOD	CRITERIA	RESULTS
Fire Resistance	ASTM E 119	No effect on the fire resistance of a rated wall assembly	Passed 1 hour non-load bearing Passed 2 hour load bearing over wood framing
Ignitability	NFPA 268*	No ignition at 12.5 kw/m² at 20 minutes	Passed
Intermediate Multi-Story Fire Test	NFPA 285* (UBC 26-9)	1. Resist flame propagation over the exterior surface 2. Resist vertical spread of flame within combustible core/component of panel from one story to the next 3. Resist vertical spread of flame over the interior surface from one story to the next 4. Resist lateral spread of flame from the compartment of fire origin to adjacent spaces	Passed over steel framing and wood framing
Full Scale Multi-Story (corner test)	ANSI FM 4880	Resist flame propagation over the exterior surface	Passed; No height restrictions*

2. The Outsulation Plus MD components shall be tested for: a. Fire

TEST	TEST METHOD	CRITERIA	RESULTS	
urface Burning haracteristics	ASTM E 84*	All components shall have a: Flame Spread ≤ 25 Smoke Developed ≤ 450	Passed	
ASTM E 2568 Stand	lard Specification for PB Exterio	r Insulation and Finish Systems.		

b Durability

TEST	TEST METHOD	CRITERIA	RESULTS	
Reinforcing Mesh Alkali Resistance of Reinforcing Mesh	ASTM E 2098*	120 pli (> 21dN/cm) retained tensile strength after exposure	Passed	
EPS (Physical Properties) Density	ASTM C 303, D 1622	0.95-1.25 lb/ft ³ (15.2-20.0 kg/m ³)	Passed	
Thermal Resistance ASTM C 177, C 518		4.0 @ 40 °F (4.4 °C) 3.6 @ 75 °F (23.9 °C)	Passed Passed	
Water Absorption	ASTM C 272	2.5 % max. by volume	Passed	
Oxygen Index	ASTM D 2863	24% min. by volume	Passed	
Compressive Strength	ASTM D 1621 Proc. A	10 psi (69 kPa) min.	Passed	
Flexural Strength	ASTM C 203	25 psi (172 kPa) min.	Passed	
Flame Spread	ASTM E 84*	25 max.	Passed	
Smoke Developed	ASTM E 84*	450 max.	Passed	

1.05 SUBMITTALS

A. Product Data: The contractor shall submit to the owner/architect the manufacturer's product data sheets describing

products, which will be used on this project. B. Shop Drawings for Panelized Construction: The panel fabricator shall prepare and submit to the owner/architect

complete drawings showing: wall layout, connections, details, expansion joints, and installation sequence. C. Samples: The contractor shall submit to the owner/architect two (2) samples of the Outsulation Plus MD System for each finish, texture and color to be used on the project. The same tools and techniques proposed for the actual installation shall be used. Samples shall be of sufficient size to accurately represent each color and texture being utilized on the project.

D. Test Reports: When requested, the contractor shall submit to the owner/architect copies of selected test reports verifying the performance of the Outsulation Plus MD System.

E. Environmental Product Declaration: When requested, the contractor shall submit to the owner/architect copies of the Environmental Product Declaration (EPD) describing the estimated environmental impacts of the Outsulation Plus MD System.

31690 W. Twelve Mile Road Farmington Hills, Michigan 48334

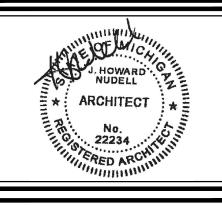
t 248 324 8800 f 248 324 0661 OFFICES IN

> Orlando Florida 407 930 2526

NOTICE

THIS ARCHITECTURAL AND/OR ENGINEERING DRAWING IS GIVEN IN CONFIDENCE . NO USE, IN WHOLE OR PART, MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF NUDELL
ARCHITECTS. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

> NUDELL ARCHITECTS COPYRIGHT YEAR 2016



project title

Novi, Michigan

sheet title **SPECIFICATIONS -**E.I.F.S.

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

project number

2015-186

<u>approved</u>

JRJ drawn checked

issued for REVIEW Ø2-1Ø-16 Concept Mtq Ø3-28-16 Prelim/Final SBA 06-01-16

sheet

PART III EXECUTION

3.01 EXAMINATION

A. Prior to installation of the Outsulation Plus MD System, the contractor shall verify that the substrate: 1. Is of a type listed in Section 1.04.C.1.

2. Is flat within 1/4 in (6.4 mm) in a 4 ft (1.2 m) radius.

3. Is sound, dry, connections are tight; has no surface voids, projections, or other conditions that may interfere with the Outsulation Plus MD System installation or performance.

B. Prior to installation of the Outsulation Plus MD System, the architect or general contractor shall insure that all needed flashings and other waterproofing details have been completed, if such completion is required prior to the

Outsulation Plus MD application. Additionally the Contractor shall ensure that: 1. Metal roof flashing has been installed in accordance with the manufacturer's requirements, Asphalt Roofing Manufacturers Association (ARMA) Standards and Dryvit Outsulation Plus MD Installation Details, DS110, or as

otherwise necessary to maintain a watertight envelope. 2. Openings are flashed in accordance with the Outsulation Plus MD System Installation Details, DS110, or as

otherwise necessary to prevent water penetration. 3. Chimneys, balconies and decks have been properly flashed.

4. Windows, doors, etc. are installed and flashed per manufacturer's requirements and the Outsulation Plus MD System Installation Details, DS110.

C. Prior to the installation of the Outsulation Plus MD System, the contractor shall notify the general contractor, and/or architect, and/or owner of all discrepancies.

3.02 PREPARATION

A. The Outsulation Plus MD materials shall be protected by permanent or temporary means from inclement weather

and other sources of damage prior to, during, and following application until completely dry. B. Protect adjoining work and property during Outsulation Plus MD installation.

C. The substrate shall be prepared as to be free of foreign materials, such as oil, dust, dirt, form-release agents, efflorescence, paint, wax, water repellants, moisture, frost, and any other condition that may inhibit adhesion.

3.03 INSTALLATION

A. The system shall be installed in accordance with the Dryvit Outsulation Plus MD System Application Instructions.

B. The overall minimum base coat thickness shall be sufficient to fully embed the mesh. The recommended method is to apply the base coat in two (2) passes.

C. Sealant shall not be applied directly to textured finishes or base coat surfaces. Dryvit Outsulation Plus MD System surfaces in contact with sealant shall be coated with Demandit or Color Prime.

D. High impact meshes shall be installed as specified at ground level, high traffic areas and other areas exposed to or susceptible to impact damage.

Dryvit Systems, Inc. One Energy Way West Warwick, RI 02893 800-556-7752

www.dryvit.com

For more information on <u>Dryvit Systems</u> or <u>Continuous Insulation</u>,



D. Drainage Track: UV treated PVC "J" channel perforated with weep holes, complying with ASTM D 1784 and ASTM C 1063. Drainage track usage is limited to the base of the system at finished grade level when installing system in noncombustible construction. All other horizontal terminations shall utilize the Dryvit Drainage Strip as shown in Outsulation Plus MD Installation Details, DS110. Shall be one of the following: 1. Starter Trac STWP – without drip edge by Plastic Components, Inc.

DS137

2. Starter Trac STDE – with drip edge by Plastic Components, Inc.

F. Adhesives: Used to adhere the EPS to the air/water-resistive barrier, shall be compatible with the water-resistive

1. Cementitious: A liquid polymer-based material, which is field mixed with Portland cement.

a. Shall be Primus[®] DM, Genesis[®] DM, Genesis[®] DMS, Rapidry DM 35-50 or Rapidry DM 50-75 G. Insulation Board: Expanded Polystyrene meeting Dryvit Specification for Insulation Board, DS131.

1. Thickness of insulation board shall be minimum 1 in (25 mm).

H. Base Coat: Shall be compatible with the EPS insulation board and reinforcing mesh(es). 1. Cementitious: A liquid polymer-based material, which is field mixed with Portland cement.

3. Ready mixed: A dry blend cementitious, copolymer-based product, field mixed with water.

I. Reinforcing Mesh: A balanced, open weave, glass fiber fabric treated for compatibility with other system materials. NOTE: Reinforcing meshes are classified by impact resistance and specified by weight and tensile

1. Shall be Standard, Standard Plus, Intermediate, Panzer 15, Panzer 20, Detail and Corner Mesh

J. Finish: Shall be the type, color and texture as selected by the architect/owner and shall be one or more of the

1. Standard DPR (Dirt Pickup Resistance): Water-based, acrylic coating with integral color and texture and

2. Hydrophobic (HDP™) Finishes: 100% acrylic coating with integral color and texture and formulated with

3. E: Water-based, lightweight acrylic coating with integral color and texture and formulated with DPR chemistry:

a. Ameristone: Multi-colored quartz aggregate with a flamed granite appearance.

c. Custom Brick: Acrylic polymer-based finish used in conjunction with a proprietary template system to

d. TerraNeo: 100% acrylic-based finish with large mica chips and multi-colored quartz aggregates.

e. Lymestone: A premixed, 100% acrylic-based finish designed to replicate the appearance of limestone blocks

f. Reflectit: 100% acrylic coating providing a pearlescent appearance.

31690 W. Twelve Mile Road Farmington Hills, Michigan 48334 t 248 324 8800 f 248 324 0661

Orlando Florida

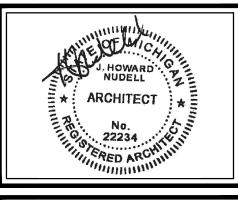
407 930 2526

OFFICES IN

NOTICE THIS ARCHITECTURAL AND/OR ENGINEERING

PRAWING IS GIVEN IN CONFIDENCE, NO US N WHOLE OR PART MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF NUDELL ARCHITECTS. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

NUDELL ARCHITECTS COPYRIGHT YEAR 2016



project title

Novi, Michigan

sheet title

SPECIFICATIONS -E.I.F.S.

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

project number 2015-186

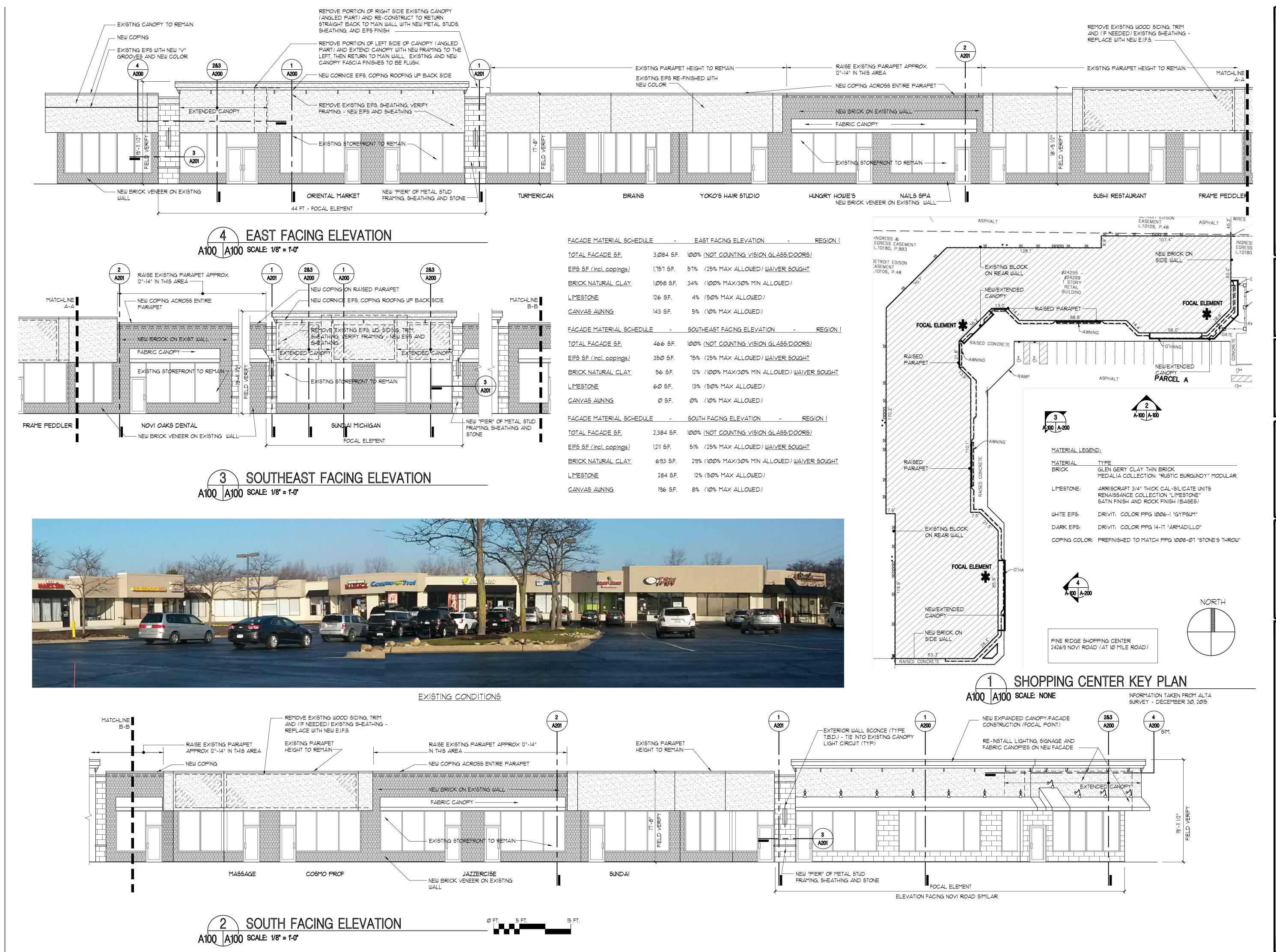
JRJ drawn checked <u>approved</u>

issued for REVIEW Ø2-1Ø-16

Concept Mtq *Ø*3-28-16 Prelim/Final SBA 06-01-16

sheet

Printed in USA. Issued 04-12-2016 Dryvit Systems, Inc. 1996



NUDELL ARCHITECTS
31690 W. Twelve Mile Road

t 248 324 8800 f 248 324 0661

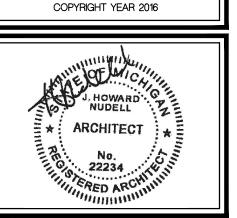
OFFICES IN

Farmington Hills, Michigan 48334

Orlando Florida 407 930 2526

THIS ARCHITECTURAL AND/OR ENGINEERING PRAWING IS GIVEN IN CONFIDENCE. NO USE, N WHOLE OR PART, MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF NUDELL ARCHITECTS. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

NUDELL ARCHITECTS



project title

Pine Ridge

Shopping
Center

10 Mile & Novi Road

Novi, Michigan

sheet title
EXTERIOR
ELEVATIONS

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

project number **2015-186**

drawn JRJ
checked JF
approved JHN

 issued for
 date

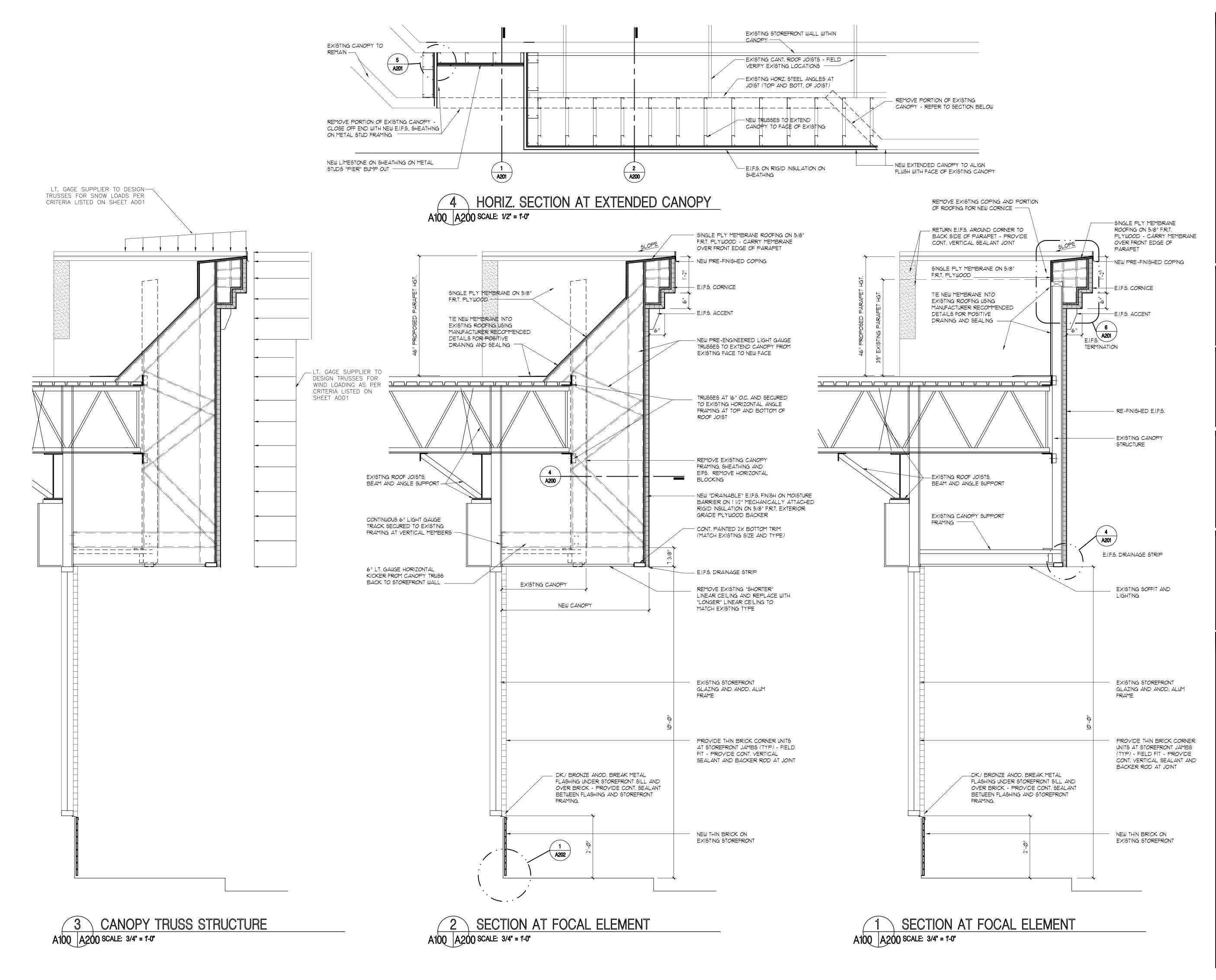
 REVIEW
 02-10-16

 Concept Mtg
 03-28-16

 Pre-App Mtg
 05-02-16

 Prelim/Final SBA
 06-01-16

sheet



NUDELL ARCHITECTS

31690 W. Twelve Mile Road
Farmington Hills, Michigan 48334
t 248 324 8800 f 248 324 0661

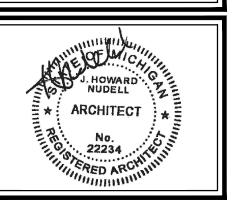
OFFICES IN

> Orlando Florida 407 930 2526

THIS ARCHITECTURAL AND/OR ENGINEERING DRAWING IS GIVEN IN CONFIDENCE . NO USE, IN WHOLE OR PART, MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF NUDELL ARCHITECTS. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

NUDELL ARCHITECTS

COPYRIGHT YEAR 2016



Pine Ridge
Shopping
Center

sheet title
SECTIONS AND
DETAILS

Novi, Michigan

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

project number

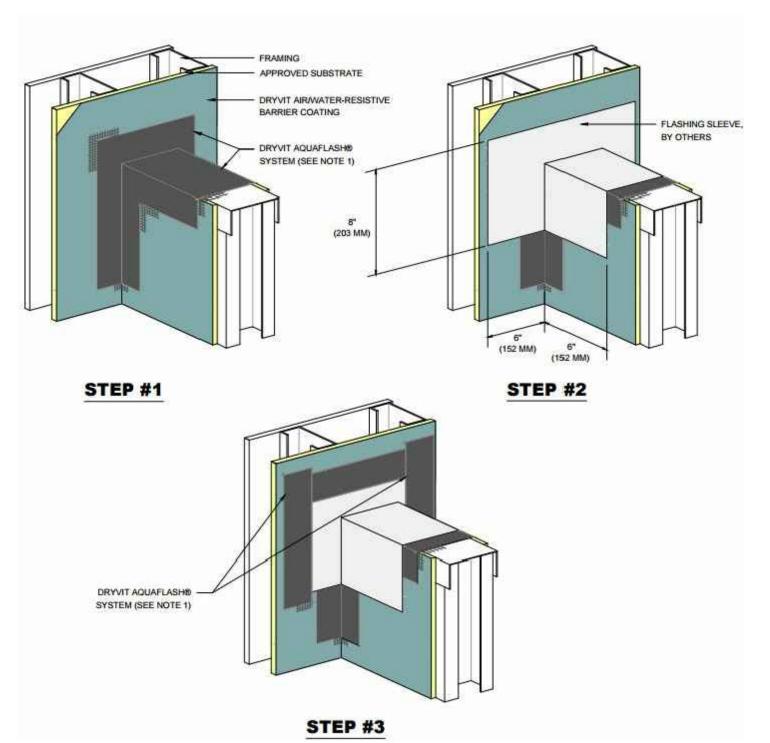
2015-186

drawn JRJ
checked JF
approved JHN

issued for date
REVIEW Ø2-10-16
Concept Mtg Ø3-28-16

Concept Mtg 03-28-16
Pre-App Mtg 05-02-16
Prelim/Final SBA 06-01-16

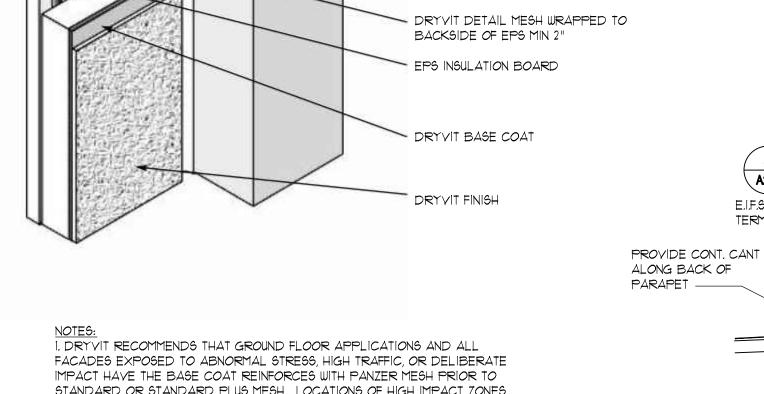
sheet



NOTES:

I. DRYVIT FLASHING TAPE SURFACE CONDITIONER AND DRYVIT FLASHING TAPE MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM

E.I.F.S. PARAPET INTERSECTION A100 A201 SCALE: NO SCALE



CANOPY FRAMING

APPROVED SUBSTRATE

DRIVIT AIR/WATER-RESISTIVE BARRIER

DRIVIT AIR/WATER-RESISTIVE BARRIER

CELL BACKER ROD BY OTHERS

COATING EXTENDING BEHIND STONE FINISH

DRYVIT COMPATIBLE SEALANT WITH CLOSED

DRYVIT ADHESIVE IN VERTICAL NOTCHED TROWEL CONFIGURATION APPLIED TO BACK OF EPS

EPS INSULATION BOARD

APPROVED SUBSTRATE

DRYVIT REINFORCING MESH

A201

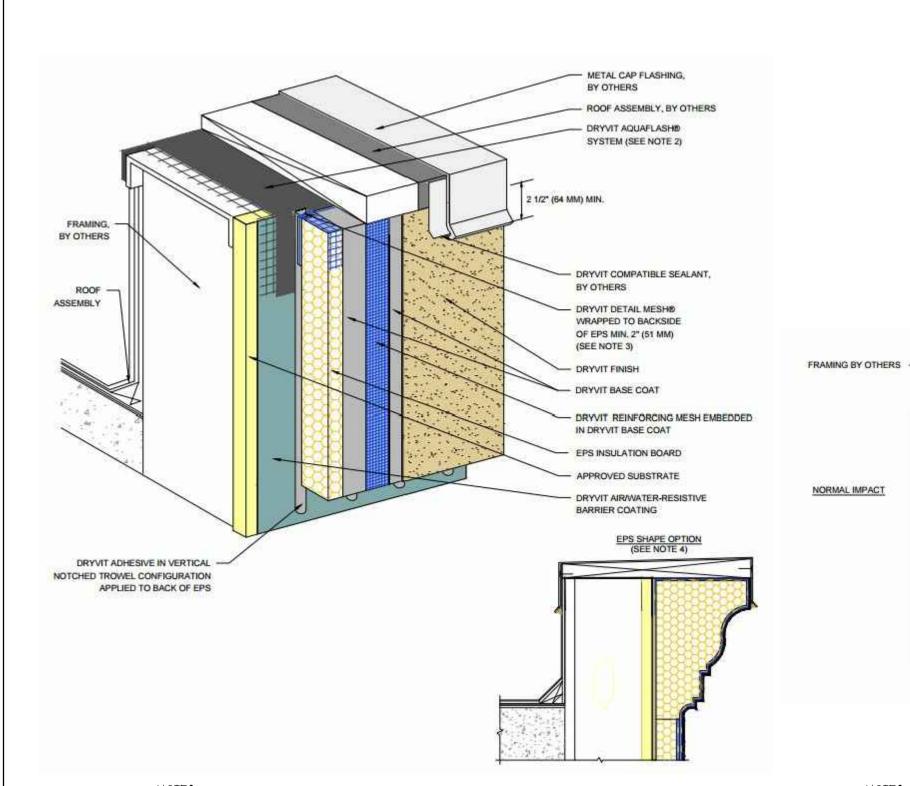
E.I.F.S. TERMINATION

COATING EXTENDING BEHIND STONE FINISH

STANDARD OR STANDARD PLUS MESH. LOCATIONS OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.

2. FOR INSTALLATION OF DRYVIT AIR/WATER RESISTIVE BARRIER COATING BENEATH CLADDINGS OTHER THAN DRYVIT EIFS, REFER TO DRYVIT PUBLICATION DS840.

E.I.F.S. DETAIL VERTICAL JOINT A100 A201 SCALE: NO SCALE



1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCES WITH PANZER MESH PRIOR TO STANDARD OR STANDARD PLUS MESH. LOCATIONS OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.

2. DRYVIT FLASHING TAPE SURFACE CONDITIONER AND DRYVIT FLASHING TAPE MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM.

3. EDGE WRAPPING METHOD IS ACCEPTABLE IN LIEU OF BACK WRAPPING. DRYVIT REINFORCING MESH MUST BE FULLY EMBEDDED IN DRYVIT BASE COAT AT EPS EDGE AND EXTEND ONTO

4. MAXIMUM THICKNESS OF EPS BUILT OUT SHAPES SHALL NOT EXCEED 13" AT ANY POINT MEASURED FROM THE SUBSTRATE.

E.I.F.S. PARAPET DETAIL

E.I.F.S. DRAINAGE STRIP DETAIL

3. DRYVIT DRAINAGE TRACK SHALL ONLY BE USED AT GRADE LEVEL TERMINATIONS.

SHOULD BE INDICATED ON CONTRACT DRAWINGS.

TO OPMD 0.0.08 FOR CONFIGURATION.

DRYVIT AIRWATER-RESISTIVE BARRIER COATING EMBEDDED IN DRYVIT BASE COAT DRYVIT DRAINAGE STRIP™ ADHERED WITH DABS OF DRYVIT AP ADHESIVE (SEE NOTES 2 AND 3) 1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO NEW THIN BRICK ON ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCES WITH EXISTING STOREFRONT PANZER MESH PRIOR TO STANDARD OR STANDARD PLUS MESH. LOCATIONS OF HIGH IMPACT ZONES 2. AS AN OPTION DRYVIT DRAINAGE TRACK CAN BE USED AT SYSTEM TERMINATE AT GRADE. REFER

\ **A202** ∕

NEW MEMBRANE ROOFING AT

NEW PRE-FINISHED COPING

RAISED PARAPET ON TOP OF EXISTING PARAPET WITH NEW

E.I.F.S. TO BE FLUSH WITH

NEW PARAPET EXTENSION TO BE FLUSH WITH EXISTING

AND REPLACE AFTER BRICK

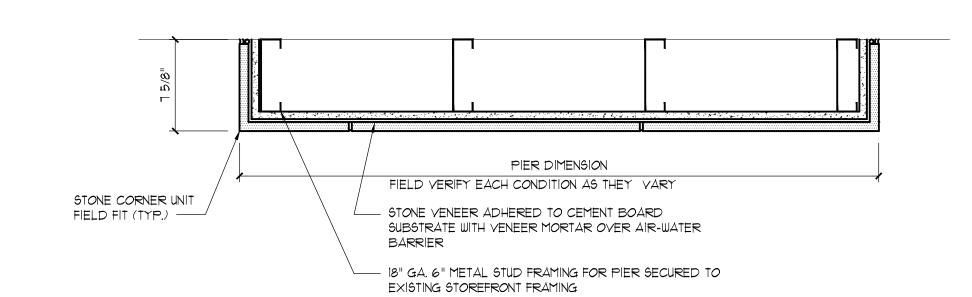
INSTALLATI*O*N

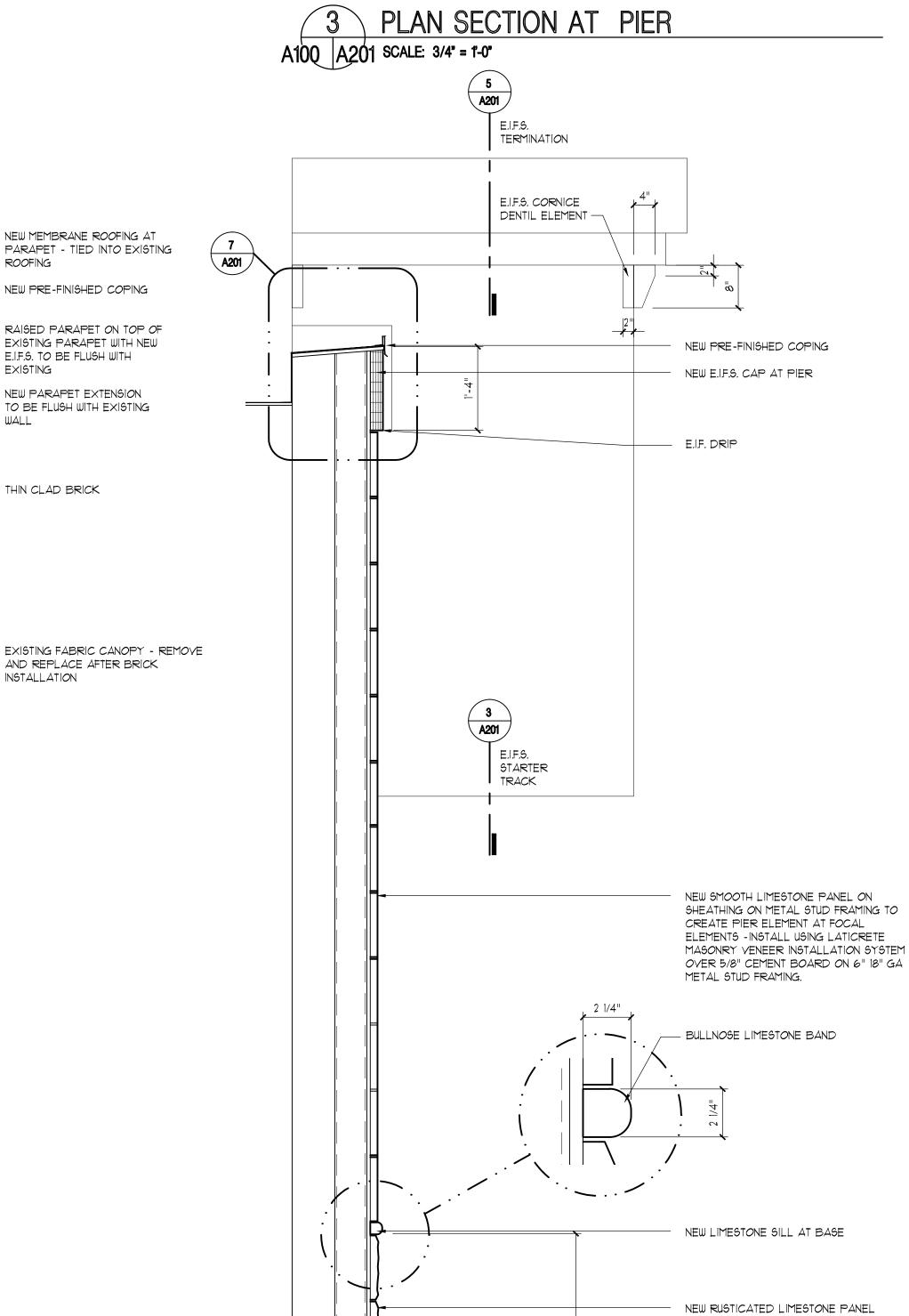
THIN CLAD BRICK

ROOFING

EXISTING

SECTION AT RAISED PARAPET A100 | A201 SCALE: 3/4" = 1-0"



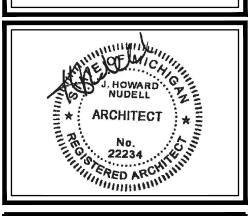


NUDELL 31690 W. Twelve Mile Road Farmington Hills, Michigan 48334 t 248 324 8800 f 248 324 0661

> Orlando Florida 407 930 2526

OFFICES IN

NOTICE THIS ARCHITECTURAL AND/OR ENGINEERING DRAWING IS GIVEN IN CONFIDENCE. NO USE, IN WHOLE OR PART, MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF NUDELL ARCHITECTS. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED. NUDELL ARCHITECTS COPYRIGHT YEAR 2016



project title Pine Ridge Shopping

sheet title **SECTIONS AND DETAILS**

Novi, Michigan

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

JRJ

date

Ø2-1Ø-16

*0*3-28-16

project number 2015-186 drawn checked approved issued for REVIEW Concept Mta Pre-App Mtg 05-02-16 Prelim/Final SBA 06-01-16

ON SHEATHING ON 6" 18 G.A. METAL

ELEMENT AT FOCAL ELEMENT BASES

STUD FRAMING TO CREATE PIER

SECTION AT FOCAL ELEMENT PIER

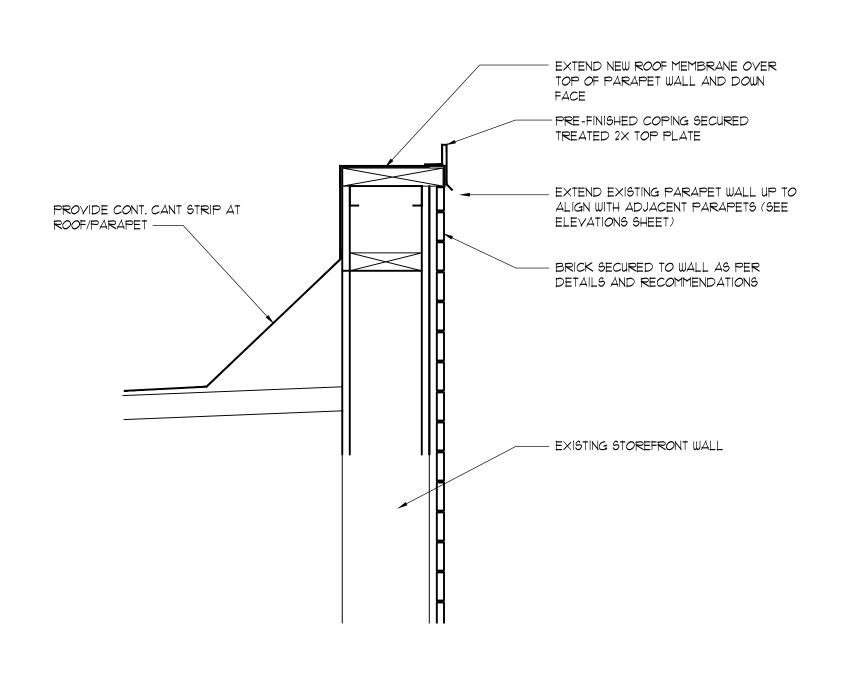
A100 | A201 SCALE: 3/4" = 1'-0"

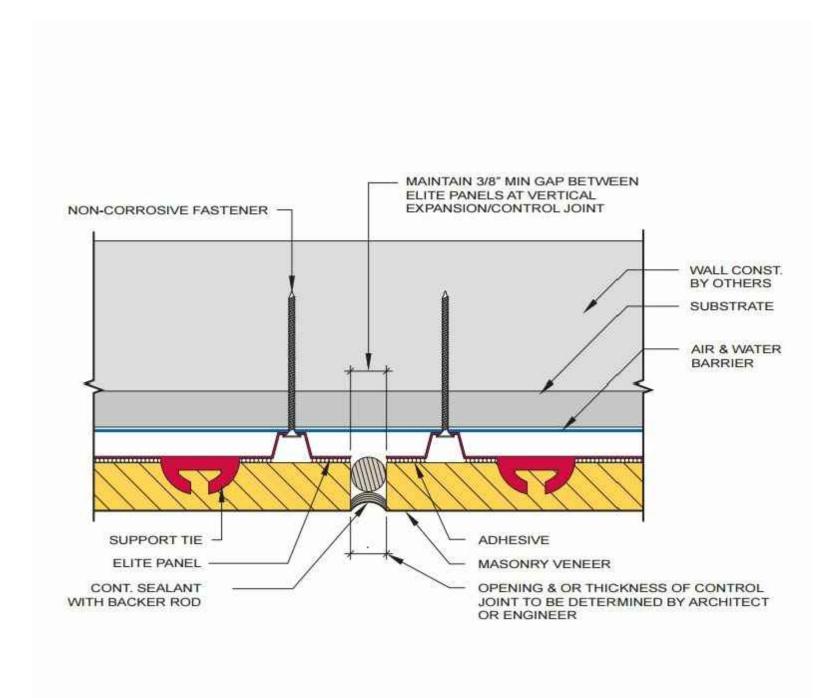
A201

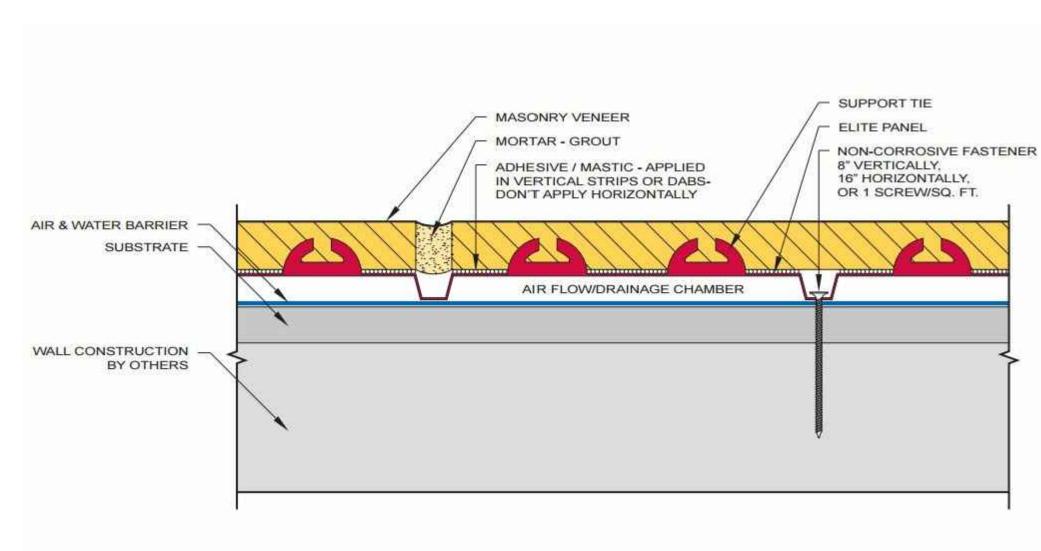
sheet

A100 A201 SCALE: NO SCALE

A100 A201 SCALE: NO SCALE



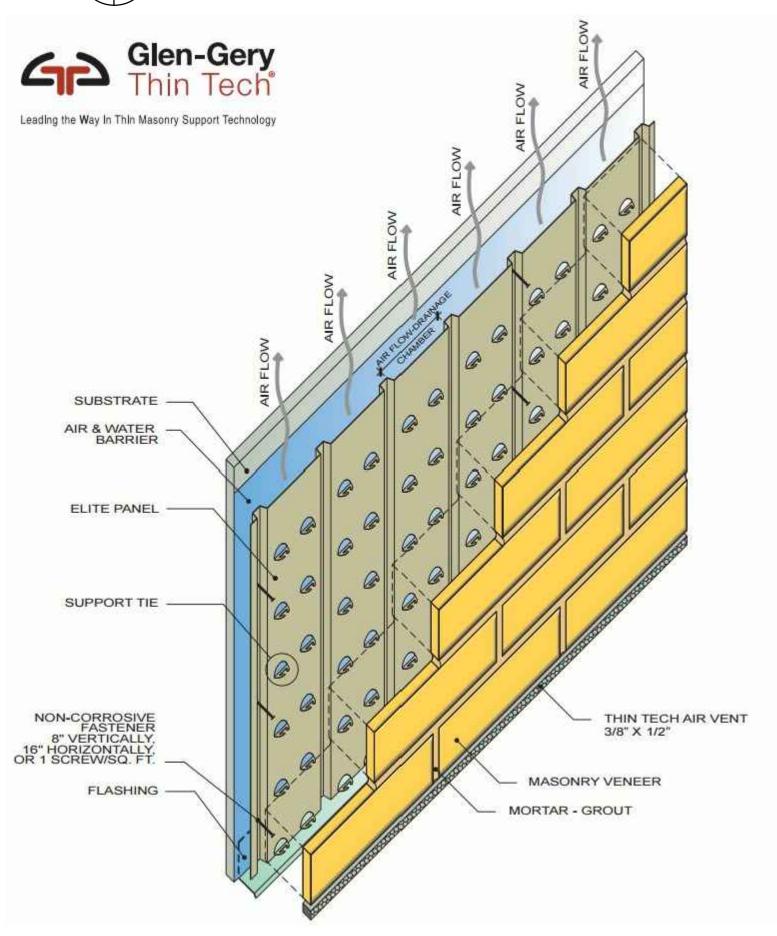


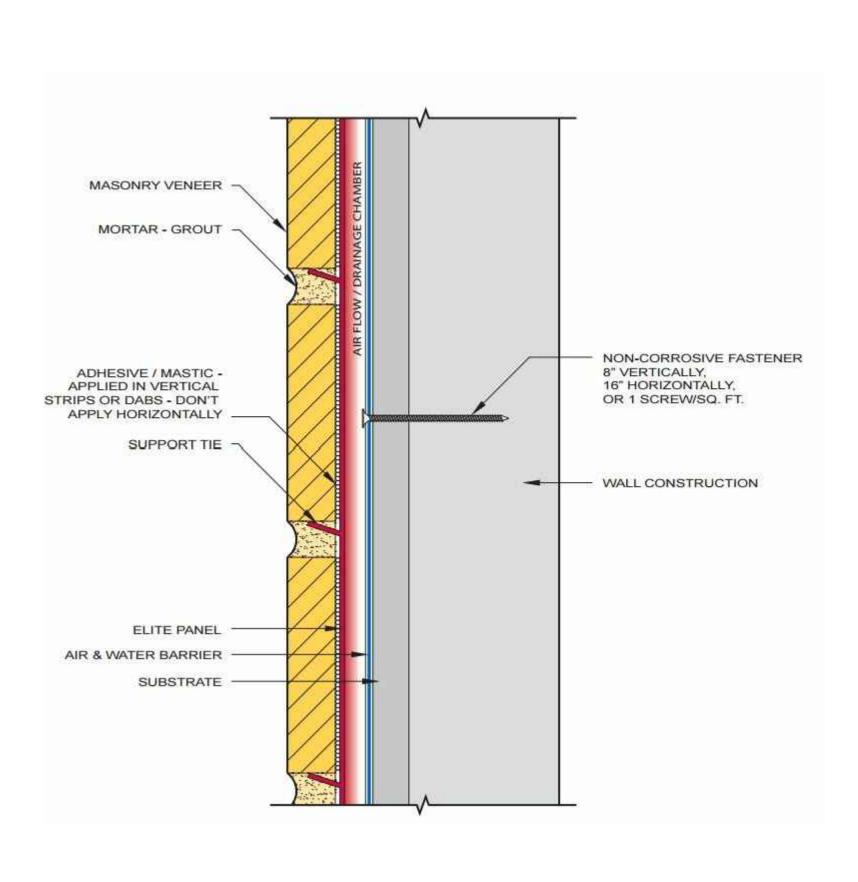


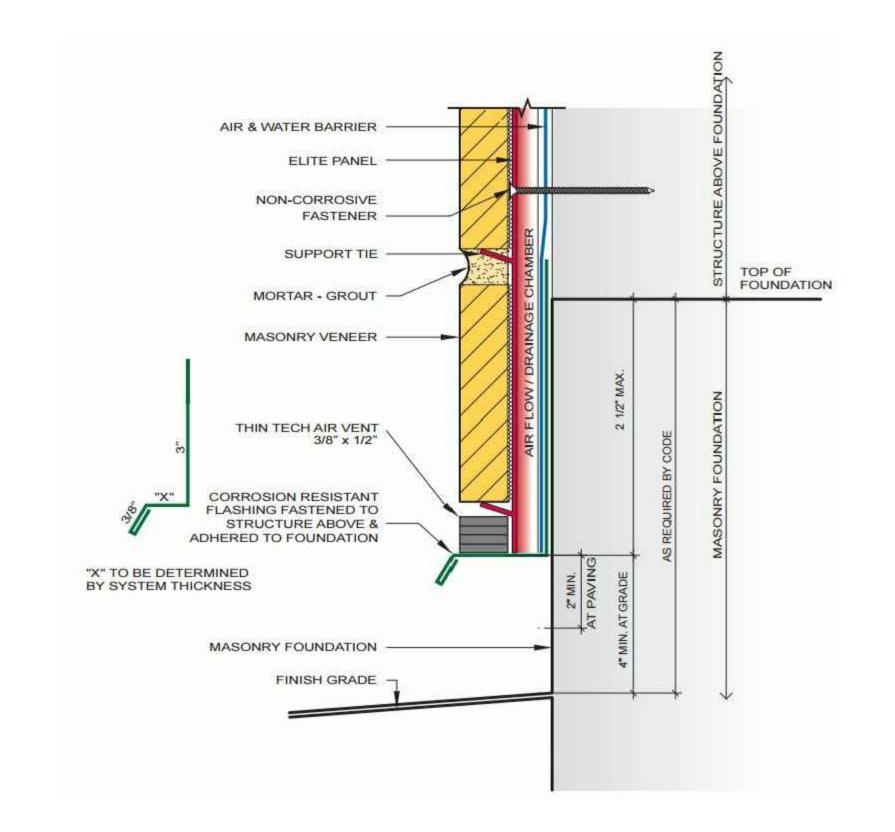
5 BRICK AT PARAPET DETAIL
A200 A202 SCALE: 11/2" = 1-0"



THIN TECH PLANDETAIL A200 A202 SCALE: NO SCALE







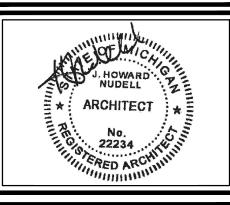
5 THIN TECH BASE DETAIL A200 A202 SCALE: NO SCALE







THIS ARCHITECTURAL AND/OR ENGINEERING DRAWING IS GIVEN IN CONFIDENCE . NO USE, IN WHOLE OR PART, MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF NUDELL ARCHITECTS. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED. NUDELL ARCHITECTS COPYRIGHT YEAR 2016



project title Pine Ridge Shopping Center Novi, Michigan

sheet title SECTIONS AND **DETAILS**

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY project number 2015-186 <u>drawn</u> JRJ checked <u>approved</u> issued for date REVIEW 02-10-16 03-28-16 Concept Mtg Pre-App Mtg 05-02-16 Prelim/Final SBA 06-01-16 sheet









EXISTING

PROPOSED

SCALE: N.T.S.



PINE RIDGE SHOPPING CENTER - NOVI, MI

PROPOSED EXTERIOR FINISHES

MAY 31, 2016 JHN# 2015-186

COLORS VIEWED ON A COMPUTER SCREEN AND PRINTED MAY VARY FROM ACTUAL MATERIAL COLORS. REFER TO THE ACTUAL MATERIAL SAMPLES FOR THE CORRECT COLORS.

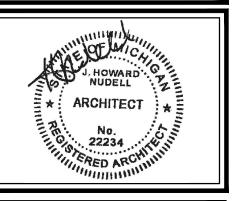
NUDELL ARCHITECTS

31690 W. Twelve Mile Road Farmington Hills, Michigan 48334 t 248 324 8800 f 248 324 0661 OFFICES IN

> Orlando Florida 407 930 2526

THIS ARCHITECTURAL AND/OR ENGINEERING DRAWING IS GIVEN IN CONFIDENCE . NO USE, IN WHOLE OR PART, MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF NUDELL ARCHITECTS. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

COPYRIGHT YEAR 2016



project title

Pine Ridge
Shopping
Center

10 Mile & Novi Road Novi, Michigan

sheet title RENDERING AND

MATERIALS

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

project number 2015-186

<u>drawn</u> <u>checked</u> <u>approved</u>

> issued for REVIEW 02-10-16 Ø3-28-16 Concept Mtg Pre-App Mtg 05-02-16

Prelim/Final SBA 06-01-16

sheet