Indianapolis Historic Preservation Commission (IHPC)

HEARING AGENDA

Wednesday, May 6, 2026, 5:30 P.M.
2nd Floor, Public Assembly Room, City-County Building
200 East Washington Street, Indianapolis, Indiana

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

APRIL 2026 IHPC HEARING MINUTES — *Page 5*

III. OLD BUSINESS – NO PUBLIC HEARING

621 LOCKERBIE STREET — *Page 17*
Check-in

2019-COA-009 AMENDED (MCD) — *Page 27*
1 & 15 NORTH PENNSYLVANIA STREET
BRANDEN BURKE
1-year COA extension & modification of stipulation #13 (to permit new deadline for façade reconstruction)

2022-COA-447 AMENDMENT 1 (IURS) — *Page 33*
39 JACKSON PLACE
MICHAEL EICHENAUER FOR CITY OF INDIANAPOLIS DEPARTMENT OF METROPOLITAN DEVELOPMENT
Approval of stamped concrete pattern and color for street gutters

2023-COA-110 (FP) — *Page 39 & 41*
Submittal Page 139
323 CINCINNATI STREET
MARK CROUCH
1-year extension request & approval of final construction drawings

2023-COA-111 (FP) — *Page 47 & 49*
Submittal Page 156
324 SOUTH COLLEGE AVENUE
MARK CROUCH
1-year extension request & approval of final construction drawings

2024-COA-226 (WD) — *Page 55*
Submittal Page 169
230 SOUTH PENNSYLVANIA STREET
ICE MILLER
Approval of final construction drawings and material mock ups

2026-VHP-003 — *Page 61*
602 NORTH PARK AVENUE
RANDY VEATCH
Approval of Findings of Fact

IV. NEW BUSINESS – NO PUBLIC HEARING

NONE

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2025-COA-489B (CAMA)	**409 MASSACHUSETTS AVENUE** **JUSTIN KINGEN** Solution for trash cans in right of way	***Page 63***

VI. EXPEDITED CASES

2026-COA-102 (IRV)	**317 SOUTH DOWNEY AVENUE** **KARL & KRISTEN LEFFLER** Demolish historic garage	***Page 65*** ***Submittal*** ***Page 351***
2026-COA-107 (CH)	**703 DORMAN STREET** **HEATHER SULLIVAN** Demolish rear addition, construct 2-story addition, extend side porch enclose existing porch	***Page 69*** ***Submittal*** ***Page 353***
2026-COA-112 (RP) & 2026-ZON-036	**1010 DR MARTIN LUTHER KING JR STREET** **JOSEPH CALDERON** Rezone from CBD-S to C-3	***Page 83***
2026-COA-117 (CAMA) & 2026-VHP-004	**429 MASSACHUSETTS AVENUE** **HALIL IBRAHIM** Variance of use to allow continued use of a tattoo parlor where not permitted	***Page 87*** ***Submittal*** ***Page 359***
2026-COA-121 (CAMA) & 2026-VHP-005	**602 NORTH PARK AVENUE** **RANDY VEATCH** Variance of Use for single family dwelling where not permitted	***Page 95***

VII. APPLICATIONS TO BE HEARD (CONTINUED)

2026-COA-054 (HMP)	**1933 NORTH TALBOTT STREET** **NICOLE QUINT & BROC JACKSON,** Additions on existing non-historic garage to provide for living space	***Page 99*** ***Submittal*** ***Page 384***
2026-COA-033 (FP)	**324 SOUTH COLLEGE AVENUE & ALLEY 350 SOUTH & ALLEY 375 EAST (BETWEEN CINCINNATI STREET & SOUTH COLLEGE AVENUE)** **MARK CROUCH** Vacation and removal of northern alley; enlarging and paving southern alley; relocate power poles; realign concrete sidewalks and curb cuts	***Page 117*** ***Submittal*** ***Page 392***

VIII. APPLICATIONS TO BE HEARD (NEW)

NONE

IX. PRELIMINARY REVIEW

2026-COA-111 (FP)	**501 EAST LOUISIANA STREET** **RICK HAHN** Preliminary review for construction of townhomes & rezone from C7 and I4 to D-9	***Page 125*** ***Submittal*** ***Page 396***

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

2026-COA-090B (SJ)	**1040 NORTH DELAWARE STREET** **GAVIN RAILING** Maintain electric Amazon parcel locker station in the front yard installed without approval	***Page 133***

XI. OLD BUSINESS – TO BE HEARD

NONE

XII. CLOSING BUSINESS

NONE

INDIANAPOLIS HISTORIC PRESERVATION COMMISSIONERS		
William A. Browne, Jr., President	Mayor, City of Indianapolis	January 1, 2024-December 31, 2027
David Baker, Vice President	Indianapolis City-County Council	January 1, 2026-December 31, 2029
Susan Williams, Secretary	Indianapolis City-County Council	February 6, 2023-December 31, 2026
Anjanette Sivilich	Indianapolis City-County Council	February 5, 2024-December 31, 2027
Annie Lear	Indianapolis City-County Council	February 5, 2024-December 31, 2027
Anson Keller	Mayor, City of Indianapolis	January 1, 2026-December 31, 2029
Disa Watson-Summers	Mayor, City of Indianapolis	January 1, 2022-December 31, 2025 (Pending Reappointment)
Krystin Wiggs	Mayor, City of Indianapolis	January 1, 2026-December 31, 2029
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Indianapolis Historic Preservation Commission (IHPC)

HEARING MINUTES

Wednesday, April 1, 2026, 5:30 P.M.
2nd Floor, Public Assembly Room, City-County Building
200 East Washington Street, Indianapolis, Indiana

Commissioners
Present: Anson Keller (AK), William Browne (WB), Annie Lear (AL), Michael Bivens (MB), Susan Williams (SW), and Krystin Wiggs (KW).
Absent: David Baker (DB), Anjanette Sivilich (AS), and Disa Watson-Summers (DW).

Staff
Present: Meg Busch (MEG), Christopher Steinmetz (CS), Emily Jarzen (EJ), Shelbi Long (SL), Morgan Marmolejo (MM), Caroline Emenaker (CE), and Miriam Burkett (ML).

BUSINESS

I. CALL TO ORDER

WB called the meeting to order at **5:30 p.m.**

II. APPROVAL OF MINUTES

OCTOBER 2025 IHPC HEARING MINUTES
FEBRUARY 2026 IHPC HEARING MINUTES
MARCH 2026 IHPC HEARING MINUTES

MOTION TO APPROVE THE MINUTES: AL moved to approve the minutes from the October 2025, February 2026, and March 2026 IHPC hearings. **AK** seconded. The motion was approved **6-0.**

III. OLD BUSINESS – NO PUBLIC HEARING

621 LOCKERBIE STREET
Check-in

Ronda Duvall (RD), 621 Lockerbie St. and **Arie Lipinski (Attorney),** 951 N. Delaware St., were sworn in and presented their case.

Attorney informed the Commission that work on the chimney has been completed and the owner has been in contact with contractors regarding the other work.

WB emphasized the need to have the property continue to move forward and let the applicant know they'd be back the next month.

~~**2023-COA-110 (FP)**~~ ~~**323 CINCINNATI STREET**~~
~~**MARK CROUCH**~~
~~Approval of final construction drawings for new house and garage~~

~~**2023-COA-111 (FP)**~~ ~~**324 SOUTH COLLEGE AVENUE**~~
~~**MARK CROUCH**~~
~~Approval of final construction drawings for new house and garage~~

2024-COA-364 (FP) **317 SOUTH COLLEGE AVENUE**
3-year extension request

EJ presented staff comments on the extension request for the case.

MOTION TO APPROVE THE EXTENSION: AK moved to approve the extension. **AL** seconded. The motion was approved **6-0.**

2026-HP-001 **CIRCLE TOWER**
55 MONUMENT CIRCLE
Designation of the interior first floor lobby and second floor 1930's former barber shop space

MOTION TO APPROVE THE DESIGNATION: SW moved to approve the designation. **MB** seconded. The motion was approved **5-1. (EB, AL, SW, MB, KW) (AK – Nay)**

2026-HP-002 **CIRCLE TOWER**
55 MONUMENT CIRCLE
Adoption resolution to place Circle Tower Historic Area in the Marion County Register of Historic Places

MEG presented staff comments regarding the adoption in conjunction with the designation of **2026-HP-001.**

AK questioned why the designation was not expanded to include more of the interior spaces within the building.

MEG clarified that the property owner was not in agreement to include the expanded spaces within the building. She noted the designation could be amended and expanded in the future if the opportunity is given.

Jim Lingenfelter 525 Lord St., was sworn in and spoke in support of the case.

MOTION TO ADOPT THE RESOLUTION: SW moved to adopt the resolution. **MB** seconded. The motion was approved **5-1. (WB, AL, SW, MB, KW) (AK – Nay)**

2026-COA-018 (SJ) **817 NORTH PENNSYLVANIA STREET**
ASHLEY DANIELSON
Improvements to existing parking lots

Ashley Danielson (AD) and James Brown (MB) of Studio M 275 Veterans Way, Ste. 200, Carmel, IN 46032, presented the case.

SL presented staff comments on the improvements of the parking lots.

WB offered favorable comments regarding the improvements.

AK questioned the location of the parking lot and setback requirements.

MOTION TO APPROVE THE IMPROVEMENTS: KW moved to approve the improvements. **SW** seconded. The motion was approved **6-0.**

IV. NEW BUSINESS – NO PUBLIC HEARING

NONE

PUBLIC HEARING

WB made introductory comments.

MM swore in those from the public who intended to speak.

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2026-COA-033 (FP) **324 SOUTH COLLEGE AVENUE & ALLEY 350 SOUTH & ALLEY 375 EAST (BETWEEN CINCINNATI STREET & SOUTH COLLEGE AVENUE)**
MARK CROUCH
Remove northern alley; enlarge and pave southern alley; relocate power poles; realign concrete sidewalks and curb cuts.

MOTION TO CONTINUE THE COA: moved to continue the COA to the **May 6, 2026, IHPC hearing.** seconded. The motion was approved **6-0.**

VI. EXPEDITED CASES

2026-COA-027 (HMP) **2148 NORTH PENNSYLVANIA STREET**
PAUL MUSIELAK
Partial demolition of new garage; enlarge first floor of garage & construct second floor with living space

2026-COA-042 (FP) **706 LEXINGTON AVENUE**
JOSHUA PFENDLER
Construct rear addition on commercial building.

2026-COA-050 (CH) **1307 EAST 09TH STREET**
ENRIQUE MARTINEZ
Construct rear addition and detached carriage house with living space; exterior restoration.

MOTION TO APPROVE THE COAs: AL moved to approve the COAs. **KW** seconded. The motion was approved **6-0.**

VII. APPLICATIONS TO BE HEARD (CONTINUED)

NONE

VIII. APPLICATIONS TO BE HEARD (NEW)

2026-COA-041 (HMP) **2057 NORTH TALBOTT STREET**
EVELYN RUIZ
Construct new house and detached carriage house.

Evelyn Ruiz (ER), 1719 E 36th St. and **Alfredo Rojas (AR),** 17475 Natchez Ct, Noblesville, IN 46062, presented the case.

No one spoke in support or remonstrance.

MM made staff comments. She outlined the notes staff included in their report regarding the final construction drawings for the request.

SW expressed concern over the trim size for the windows. She also expressed issues with the second story windows on the side façade.

AK expressed concern with water table trim and how it should continue around the structure.

WB asked for adjustment to the window placement throughout the structure. Asked staff to work with the applicant on adjustment.

MOTION TO APPROVE THE COA: SW moved to approve the COA as read by **MEG** and subject to the 9 stipulations and one note. **KW** Seconded. The motion was approved **6-0.**

2026-COA-048 (CAMA) & 2026-VHP-003

602 NORTH PARK AVENUE
RANDY VEATCH

Construct accessory structures, paint building, replace and repair windows and doors, alter/create openings, install rainscreen with lighting, fencing/perimeter walls, roof mechanicals and solar panels, downspouts, patios and walks, parking lot and site improvements, and for a Variance of Development Standards to exceed the maximum permitted height of a masonry fence

Mike Keifling (MK) of Luminaut, 702 N. Capitol, presented the case.

No one spoke in support or remonstrance.

SL made staff comments. She outlined staff did not support the variance for the wall as the request is twice the heigh of what is permitted in the zoning code and the historic area plan. Staff does not believe the test of the findings of fact were met.

SW stated she does not support the 12-foot wall. Questioned the zoning compliance of the car collection space. Expressed a desire to have the Park Ave façade look more in line with the residential street.

SL confirmed that the zoning is compliant as the residence is the primary use and the collection is private.

AL expressed there needs to be changes to the Park Ave side as the façade is flat. Expressed she also does not support the 12-foot wall.

AK asked for clarification on which portion of the wall was being discussed. Asked for clarification on various design points.

WB asked about the heights along the North St. façade. Asked staff where the area of concern is.

SL clarified the variance is only for the courtyard portion of the fence.

Randy Veatch (RV), 811 Woodruff Pl, clarified the desire for the 12-foot wall.

Several Commissioners discussed ways to improve the wall and justifications for the height.

MEG clarified this is a unique case and that the commission must agree the applicant meets the test of the findings of fact. She suggested they may need to come back with a revised set.

RV clarified the heights of the adjacent commercial property and the need for the 12-foot wall.

Several Commissioners state they cannot support the 12-foot wall but would allow a lower height.

MOTION TO APPROVE THE COA: AK moved to approve the COA as read by **MEG** and subject to the 9 stipulations and one note. **MB** seconded. The motion was approved **6-0.**

MOTION TO APPROVE THE VHP: MB moved to approve the VHP as read by **MEG**. **KW** seconded. The motion was approved **6-0.**

MEG clarified the applicant will need to provide a revised Findings of Fact.

2026-COA-052 (WP) **791 WOODRUFF PLACE MIDDLE DRIVE**
MELISSA IANNUCI
Construct new house, pool and parking pad; alter openings on historic carriage house.

Melissa Iannucci (MI), 5771 Central Ave, presented the case.

No one spoke in support or remonstrance.

EJ made staff comments.

AK asked if any repairs had been made to the carriage house in the last 5 years.

EJ clarified that there were no repairs made to the carriage house that staff could find.

AK expressed concern over the immediate health of the carriage house and that he believes it needs to be maintained as a connection to the original construction.

WB asked how staff came to the decision to recommend a 10-foot setback. Asked about ownership of the carriage house. Asked about the trees being removed.

EJ provided clarification on all points.

ARTHUR HAAN (AH), 421 S. Park Ave, commented on the removal of the trees. He also commented on the placement of the house on the lot. He added additional comments on the desire to restore the carriage house.

WB asked staff for clarification on the staff's desire for a 10-foot setback.

EJ clarified that Woodruff Place does not have standard setbacks throughout the neighborhood and the desire was to maintain as much view of the historic carriage house as possible. She clarified that the size of the lot does not lead to much precedent.

WB added that maintaining a streetscape character would be more beneficial than a larger view of the carriage house.

SW commented on the uniqueness of the streetscapes of Woodruff Place. She also comments on the loss of other carriage houses of this scale and design, she expressed the view of the carriage house should be maintained.

AL asked if there was a middle ground between the location the applicant desires and the staff's recommendation.

AK stated that he believes if the placement of the house as proposed happens, it would through off the rhythm of the street that has developed since the lot has been vacant.

MEG discussed the concerns that surround Stipulation 4 from the staff report. She stated that the restoration of the carriage house should be the priority and thus the need for the restoration plans for the carriage house.

AH clarified they have been able to access the carriage house interior, but due to tenants, they have not been able to properly measure the interior spaces.

Several Commissioners provide support for the design of the new construction.

MOTION TO APPROVE THE COA: MB moved to approve the COA as read by **MEG** and subject to the 20 stipulations and one note. **KW** seconded. The motion was approved **6-0.**

MI asked for clarification on the location of the house on the lot.

WB clarified the home is to be placed 10 feet from the property line.

2026-COA-054 (HMP) **1933 NORTH TALBOTT STREET**
NICOLE QUINT & BROC JACKSON
Additions on existing non-historic garage to provide living space.

Nicole Quint (NQ), 1933 N. Talbott St., presented the case.

MM made staff comments.

AK outlined that the overall design was too busy, there are inconsistent with walls, dormers should extend to exterior walls. He added that a much more simplified design would be preferred. Consolidate forms to simplify roof and façade designs. He suggested taking away elements and return back to original form like staff is suggesting.

NQ commented that the primary structure has various window sizes. She also added they tried different roof materials and other designs that staff was not supportive of.

AK stated the structures look like 3 different planes even though they're all on the same face. He reiterates to simplify, reduce movement, consolidate roof forms, and standardize window size.

NQ asked if the roof was simplified what the Commission would want the stairs to be.

WB stated the stairs need to be on the interior, need to make the form much simpler. He further stated it feels like multiple things instead of one idea. He stated materiality is generally fine.

MOTION TO CONTINUE THE COA: MB moved to continue the case to the **May 6, 2026, IHPC Hearing. AK** seconded**.** The motion was approved **6-0.**

2026-COA-056 (WP) **552 WOODRUFF PLACE WEST DRIVE**
CHARLIE WATSON
Construct rear addition.

Charlie Watson (CW), 10929 Innis Brook Ln, Fishers, IN, presented the case.

No one spoke in support or remonstrance.

SL made staff comments.

MOTION TO APPROVE THE COA: AL moved to approve the COA as read by **MEG** and subject to the 7 stipulations and one note. **KW** seconded. The motion was approved **6-0.**

IX. PRELIMINARY REVIEW

2026-COA-057 (WD) **231, 235 & 239 SOUTH MERIDIAN STREET**
JENNIFER MILLIKEN
Preliminary review for the demolition of three historic structures, maintaining only the front facades, constructing a new building behind the remaining facades, altering the remaining historic facades and storefronts, and site improvements and signage.

WB recused himself. **SW** chaired.

MM swore in those from the public intended to speak on the preliminary review.

SW made preliminary review introductory comments.

Tim Ochs (TO) of Ice Miller 1 American Sq, Ste. 2900, presented the introduction to the case.

Mike Balog (MIKE) 11312 Hazel Dell Pkwy, Carmel, IN, presented the desire and background of the case.

Ashley King (KI) of Woolpert, 224 N. Alexander St., New Orleans, LA, presented the condition of the existing structures.

TO explained that the entire structure will not be demolished, the front façade will remain. He continued that the north wall would remain as well as the basement of the structures. He outlines the alterations that would be needed to make the existing structures suitable for the use the applicants are pursuing. He also outlined the investment and development of the surrounding area.

AK expressed his appreciation to the applicant for tackling a project of this nature in the city. He expressed his support for the practical nature of the project and the lack of historically significant material behind the facades. He asked staff if there was any historic material in the interior left.

MEG stated that staff had been in the structure and there was historic material throughout the structure with the exception of the first floor in two of the three buildings. She stated that the front facades have been altered, but the upper floors have remained mostly unaltered for some time.

TO stated that the building at 231 S. Meridian is heavily braced.

KI stated that the upper floors were always intended to be storage or manufacturing, secondary or tertiary in nature. She discussed the material that is remaining in those spaces.

AK stated he would like to see documentation of interior conditions.

MEG clarified that the Commission typically walks through structures with requests of this nature.

AK asked about the condition of the front facades, specifically the cast iron elements.

KI and MIKE discuss the cast iron and the plans for the front façades. They clarified that they are intending to maintain the majority of the front facades.

AK asked that the pedestrian level be considered in their plan. Stated that he does not support painting brick and would prefer to see the paint removed and the brick restored. He expressed that he would like to see the facades remain individual rather than homogenized. He asked if the alley was included in this development.

TO clarified the alley was not part of this request, and they would finalize their plans for the next hearing.

AK expressed he would like to see the alley utilized in some manner.

MIKE the alley will need to remain open as it is part of the hotel and Live Nation complex.

AL expressed her agreement with **AK's** comments. She stated that she would like to see the details restored and recreated to be as close to original as possible. She also added that she would like to see the paint removed from the brick. She expressed a desire for as much original material on the interior remain as a nod to what was once there.

MB expressed that he would find it beneficial to know what was going to be located within the structure to aid the Commission in their decision. He asked that plans be shared if they could be.

TO stated plans would be ready for the next hearing.

MB asked if they would be favorable to leaving the first couple bays of the buildings and designing around that so there were more of the buildings remaining than just the front facades.

TO stated that this was an all or nothing proposition due to the way the

structures were constructed, it would not be possible to keep anything except the front walls.

MB asked if they anticipate underground parking for the site.

TO stated there will be no underground parking.

AL asked how the basement was utilized historically.

TO stated it was mainly used as a mechanical space and possibly where coal was held.

KW expressed her agreement with the comments from other Commissioners. She stated this was an exciting opportunity.

SW asked if there was a wall missing from the building in one of the photos presented.

TO stated that was most likely an issue with image quality, but that wall was not intended to be an exterior wall and that it became one when the adjacent building was.

SW asked staff when windows were added.

MEG stated that staff has not dated the alterations to that wall and that we would be able to find that information.

SW expressed that we are missing Commissioners that will want to weigh in on this at the next hearing. She added that the original material of the building should be maintained. Questioned who owned the adjacent building at 225.

TO stated the building is under the same ownership.

SW expressed a desire to see work on that building occur as well.

AK questioned who will operate the concert venue at this location with its proximity to the Live Nation venue.

TO stated this will not be run by Live Nation.

Phil Bayt (PB) of Ice Miller 1 American Sq, Ste. 2900, stated that both users are aware, familiar with, and will not be competitive with each other.

AK stated it is important that if the Commission approves this request and the work is done, the venue will succeed.

PB stated that since the venues are of a different capacity, they will both be successful. He stated that everything has been secured and this is the final step.

AL stated it would be beneficial to have more detail on the operation.

TO stated they will be able to share the information at the next hearing.

SW asked when the applicant would like to return.

MEG stated the deadline for the May hearing was April 2nd and deferred to the applicant for their decision.

TO asked when the final deadline was.

MEG clarified that the application deadline is for all documentation to be submitted. The documentation deadline is for corrections required by staff, not supplemental time to submit final documentation.

TO stated they would like to return for the June IHPC Hearing.

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

NONE

XI. OLD BUSINESS – TO BE HEARD

NONE

XII. CLOSING BUSINESS

NONE

Adjourned: 8:05 p.m.

INDIANAPOLIS HISTORIC PRESERVATION COMMISSIONERS		
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Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2026**
Property Address:	**621 Lockerbie Street**
Historic Area:	**Lockerbie Square**
Township:	**Center**
Council District:	**17**
Owner:	**Ronda Kay Duvall**
Case At-A-Glance:	**The IHPC Administrator is asking for permission from the Commission to pursue enforcement action per IC 36-7-11.1-12**

UPDATE FROM LAST MEETING

Update Since April

The owner was to be working on finalizing a contract for additional repairs. Staff has not gotten any updates on this since April but has reached out to Ms. Duvall's attorney for an update.

BACKGROUND OF PROPERTY

History of the Property

The George Webber House was built in 1873. Ms. Duvall purchased the property in 1992 according to property records.

Repair Orders on the Property

City records indicate Ms. Duvall was receiving repair orders from the Marion County Health Department as early as 2008. Although Ms. Duvall was able to come into compliance at various times since then, the property has been in and out of compliance since. The most recent repair orders were opened four years ago with the Department of Business and Neighborhood Services (DBNS). Penalties and liens have been assessed and some paid by the owner, however, no work has occurred to correct the

violations, other than removal of some of the vines on the property (IHPC staff has heard an adjacent neighbor may have done that work). A list of the DBNS repair orders is included in this report.

Some of the top chimney bricks fell off into the alley due to severe mortar loss. Some of those bricks hit the house next door on the alley side. There used to be a wood privacy fence, but according to neighbors someone set it on fire.

A vacant board order violation VBO22-00562 was opened in May of 2022 due to someone breaking in the back door. The owner failed to secure the door within the allowed time so DBNS contractors secured the door. See photo in this report.

After complaints from neighbors were received, the IHPC Administrator tried to locate Ms. Duvall but her service address was to this house which is empty. Recently, the IHPC Administrator learned of a potential secondary address that Ms. Duvall might be at and was able to serve her the letter included in this memo dated October 17, 2025. Soon after, the IHPC staff received a COA application from her but staff is still waiting on additional information to review the application. The IHPC Administrator received an email from Ms. Duvall's attorney asking to continue appearing before the Commission from December to January. He emailed on December 15th and stated that he asked his client to obtain written confirmation from the contractor that he'll complete the work required by the repair orders and an estimated date of completion. She's working on that, and I'll send it to you upon receipt (or start looking for another contractor.

The following list of repairs is taken directly from the BNS repair order RNH24-00018:

Chimney	MISSING BRICKS (top) MORTAR LOSS (throughout)
Foundation	MISSING/LOOSE BRICKS AND MORTAR LOSS
Gutter boards, gutters, and downspouts	MISSING (front & west side) GUTTERBOARD WOOD ROT (throughout)
Paint	PEELING AND FLAKING ON SURFACES
Porch (Front)	DECKING BOARDS AND SUPPORTS WOOD ROT / HOLES
Roof	HOLE (upper story back) DAMAGED/MISSING SHINGLES (north-east side)
Shrubbery	REMOVE ENCHROACHING TREE LIMBS, VINES AND WEEDS
Siding	WOOD ROT, DAMAGED AND LOOSE WOOD PANELS
Soffits	WOOD ROT, DISREPAIR
Steps (Outside)	BROKEN/MISSING BRICK STEPS
Stoop	DAMAGED BRICK AND MORTAR LOSS
Windows and Doors	REPAIR TO MAKE WEATHERTIGHT AND IN WORKING ORDER

Ms. Duvall's COA application was to do the following work: paint; replace roof shingles; repa ir masonry; repair/replace siding & trim, repair/replace soffits; repair porch floorboards; repai r windows and doors.

What staff is asking from the Commission

Staff has asked the owner of the above property to appear in person at the January meeting to discuss why the above property that she owns is not being maintained or

repaired and to allow the Commission to ask questions. Her attorney has emailed that they will be in attendance.

Staff is asking the Commission to hear the owner's comments and discuss whether the IHPC Administrator should pursue enforcement action against Ms. Duvall for failure to comply with the repair and maintenance requirements setforth in the IHPC's state statute. Staff is also asking to set a deadline for the COA work applied for to be completed with regular check-ins before the Commission until the repair work is completed.

Property Maintenance Language from the Statute
IC 36-7-11.1-12:
Enforcement of chapter, ordinance, and covenants; notice to correct failures or violations
Sec. 12. (a) Whenever the commission finds that the owner of property in any historic area has neglected to keep the property and premises in a clean, sanitary, and tidy condition or has failed to maintain any structure in a good state of repair and in a safe condition, the commission may give the owner written notice to correct the failures or violations within thirty (30) days after receipt of notice, and if the owner fails to comply, then the commission may bring appropriate enforcement actions as provided by subsection (b).

Next Steps
Staff is asking that Ms. Duvall come into compliance with all the repair orders outlined in RNH24-00018 no later than April 1, 2026 and is to appear before the Commission with a progress update at the February 4th, March 4th and April 1st IHPC meetings.

The IHPC Administrator is asking authorization from the Commission to pursue enforcement action now against Ms. Duvall for failure to comply with the repair and maintenance requirements set forth in the IHPC's state statute.

NOTE #1:
This enforcement action does not preclude the owner from getting a COA to make the necessary repairs and completing them. If she comes into compliance earlier than April 1, 2026, IHPC staff will withdraw the complaint with the City Prosecutor.

NOTE #2:
This action is independent from the DBNS RNH24-0018 case and it is still Ms. Duvall's responsibility to come into compliance with their repair order.

EXHIBITS

Google view of house May 2024 with overgrowth
The rest of the photos below were taken October 17, 2025 by the inspector (DBNS)

Ms. Ronda Kay Duvall
225 E. North St Apt. 1003
Indianapolis, IN 46204

Date: October 17, 2025

Re: 621 Lockerbie Street, Indianapolis, IN 46202

Ms. Duvall:

Per *IC 36-7-11.1-12*[1], you are to correct failures or violations on the property within 30 days after receipt of this notice on the property you own at 621 Lockerbie Street which is located in the locally protected historic district of Lockerbie Square. The Indianapolis Historic Preservation Commission is requiring all violations per orders RNH24-00018/RNH21-00901 with the Department of Business and Neighborhood Services/ City of Indianapolis /Unsafe Buildings to be corrected. The following items are in violation and are included in the orders to repair:

Chimney	MISSING BRICKS (top) MORTAR LOSS (throughout)
Foundation	MISSING/LOOSE BRICKS AND MORTAR LOSS
Gutter boards, gutters, and downspouts	MISSING (front & west side) GUTTERBOARD WOOD ROT (throughout)
Paint	PEELING AND FLAKING ON SURFACES
Porch (Front)	DECKING BOARDS AND SUPPORTS WOOD ROT / HOLES
Roof	HOLE (upper story back) DAMAGED/MISSING SHINGLES (north-east side)
Shrubbery	REMOVE ENCHROACHING TREE LIMBS, VINES AND WEEDS
Siding	WOOD ROT, DAMAGED AND LOOSE WOOD PANELS
Soffits	WOOD ROT, DISREPAIR
Steps (Outside)	BROKEN/MISSING BRICK STEPS
Stoop	DAMAGED BRICK AND MORTAR LOSS
Windows and Doors	REPAIR TO MAKE WEATHERTIGHT AND IN WORKING ORDER

[1] **IC 36-7-11.1-12 Enforcement of chapter, ordinance, and covenants; notice to correct failures or violations**

Sec. 12. (a) Whenever the commission finds that the owner of property in any historic area has neglected to keep the property and premises in a clean, sanitary, and tidy condition or has failed to maintain any structure in a good state of repair and in a safe condition, the commission may give the owner written notice to correct the failures or violations within thirty (30) days after receipt of notice, and if the owner fails to comply, then the commission may bring appropriate enforcement actions as provided by subsection (b).

(b) The commission, or any enforcement official of the consolidated city designated by the commission, may enforce this chapter, any ordinance adopted under it, and any covenants or conditions required or imposed by the commission by civil action in the circuit or superior court. Any legal, equitable, or special remedy may be invoked, including mandatory or prohibitory injunction or a civil fine. These enforcement actions (except those seeking a civil fine) may also be brought by any interested person or affected owner.

As added by Acts 1982, P.L.77, SEC.6. Amended by P.L.16-1995, SEC.14.

You are required to obtain approval from our office prior to commencement of work. The Certificate of Appropriateness application can be submitted at the link below.

https://www.indy.gov/activity/historic-preservation-certificate-of-appropriateness

Please note, you are being asked to appear at the December 3, 2025, IHPC meeting at 5:30PM in the Public Assembly Room of the City-County Building for an update on the progress of the above repairs. Failure to comply with this notice will result in this matter being forwarded to the City Prosecutor for enforcement.

Sincerely,

Meg Busch
Administrator, Indianapolis Historic Preservation Commission
Meg.busch@indy.gov
317-327-4408

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Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**MAY 6, 2026**
Case Type:	**OLD BUSINESS**
Continued From:	
Case Number:	**2019-COA-009 Amended**
Property Address:	**1 & 15 N. Pennsylvania Street**
Historic Area:	**Monument Circle District**
Township:	**Center**
Council District:	**12**
Applicant:	**Branden Burke**
Owner:	**1NP LLC**
Request:	**1-year COA extension & modification of stipulation #13 (to permit new deadline for façade reconstruction)**
Staff Recommendation:	**Approval**
Staff Reviewer:	**Emily Jarzen**

BACKGROUND OF KIMPTON HOTEL PROJECT

This project was reviewed in 2019, with a preliminary review in February 2019, and approval in August 2019. An amended COA which included dismantling, storing and reconstructing the façade of 15 N. Pennsylvania was approved in May 2024, with a 2-year expiration.

Much work on this project has been completed. This includes the addition at 15 N. Pennsylvania, the rooftop addition, masonry repairs, and many of the windows being installed. The reconstruction of the façade at 15 N. Pennsylvania needs additional time from the originally set deadline (stipulation #13). IHPC staff has reviewed storage of the materials, rebuild plans, mortar samples and terracotta repairs. All are in compliance. The reconstruction is ready to start, but the deadline was May 1st, and so a modification to that deadline must be approved by the commission. Staff is recommending four months. The façade reconstruction project is not anticipated to take that long, but figuring in some allowance for weather and careful work during the install seems prudent.

STAFF RECOMMENDATION

Staff recommends a 1-year extension for the entirety of the project, and a modification of stipulation #13 with a new deadline for reconstruction of September 1, 2026.

STAFF RECOMMENDED MOTION

COA#2019-COA-009 AMENDED (MCD)

To approve a 1-year extension of Certificate of Appropriateness for:

- ***1 N. Pennsylvania St* - remodel of lower-level storefront; alteration of openings; general repair and restoration of all facades; construct rooftop addition; signage**
- ***15 N. Pennsylvania*- dismantle and reconstruct historic façade; construct 15-story addition at north side of 1 N. Pennsylvania Street; signage**
- **Façade illumination on both buildings;**

as per submitted documentation and subject to the following stipulations:

BNS: Stipulations number 1 and 2 must be fulfilled prior to issuance of permits.

1. **Construction must not commence prior to approval by the IHPC staff of final construction drawings, reflecting any changes directed at the May 1, 2024 IHPC Hearing.** ***Approved*** **_____ *Date*_____**
2. **A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. Approved _____ Date ____**
3. **Material mock-ups must be constructed for review and approval by staff, and IHPC members given the opportunity to view and provide comments to staff. Approved_____Date_____**
4. **The facade at 15 N. Pennsylvania will be disassembled and catalogued per the submitted packet as presented on May 1, 2024, stored at the Summit Construction yard, 1107 Burdsal Parkway, & reconstructed per the reconstruction plans. Care shall be taken when removing any façade material to avoid risk of damage. In the event material loss occurs upon removal or reinstallation, the applicant shall contact IHPC staff and matching materials shall be used for replacement.**
5. **Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.**
6. **Changes to the design must be approved by IHPC staff prior to commencement of work.**
7. **Final signage design to be reviewed and approved by IHPC staff prior to purchase or installation. *Approved:* _____ *Date:* _____**
8. **Final window and door specifications shall be submitted to IHPC staff for review and approval prior to purchase or installation. *Approved:* _____ *Date:* _____**
9. **All replacement materials shall match the original materials for which they replace. All new materials shall have the same color, surface texture, and method of construction.**
10. **All new, repaired, and/or rebuilt elements shall replicate the documented historic appearance of said elements.**
11. **No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.**
12. **Notify IHPC staff prior to making unexpected repairs.**
13. **Historic façade of 15 N. Pennsylvania must be rebuilt per specifications and to match original no later than September 1, 2026. *Approved:* _____ *Date:* _____**

Note: Owner is responsible for complying with all applicable codes.

EXHIBITS

Photo of construction in-progress, April 28, 2026

Photo of construction in-progress, April 28, 2026

Project Renderings (2024)

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

CERTIFICATE OF APPROPRIATENESS

FILE NUMBER: 2019COA009 Amended **DATE APPROVED:** May 01, 2024 **HISTORIC AREA:** Monument Circle

FOR WORK TO BE DONE AT: 1 & 15 N. PENNSYLVANIA ST
APPLICANT: Branden Burke
ADDRESS: PO BOX 441219 **CITY/STATE:** Indianapolis, IN **ZIP CODE:** 46244

TYPE OF WORK APPROVED UNDER THIS CERTIFICATE:

Approval of a 2-year Certificate of Appropriateness for:

- **1 N. Pennsylvania St - remodel of lower-level storefront; alteration of openings; general repair and restoration of all facades; construct rooftop addition; signage**
- **15 N. Pennsylvania- dismantle and reconstruct historic façade; construct 15-story addition at north side of 1 N. Pennsylvania Street; signage**
- **Façade illumination on both buildings;**

per submitted documentation and subject to the following stipulations:

BNS: Stipulations number 1 and 2 must be fulfilled prior to issuance of permits.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings, reflecting any changes directed at the May 1, 2024 IHPC Hearing. ***Approved*** _____ ***Date***_____
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. ***Approved*** _____ ***Date*** ____
3. Material mock-ups must be constructed for review and approval by staff, and IHPC members given the opportunity to view and provide comments to staff. ***Approved*** _____ ***Date***_____
4. The facade at 15 N. Pennsylvania will be disassembled and catalogued per the submitted packet as presented on May 1, 2024, stored at the Summit Construction yard, 1107 Burdsal Parkway, & reconstructed per the reconstruction plans. Care shall be taken when removing any façade material to avoid risk of damage. In the event material loss occurs upon removal or reinstallation, the applicant shall contact IHPC staff and matching materials shall be used for replacement.
5. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
6. Changes to the design must be approved by IHPC staff prior to commencement of work.
7. Final signage design to be reviewed and approved by IHPC staff prior to purchase or installation. ***Approved:*** _____ ***Date:*** _____
8. Final window and door specifications shall be submitted to IHPC staff for review and approval prior to purchase or installation. ***Approved:*** _____ ***Date:*** _____
9. All replacement materials shall match the original materials for which they replace. All new materials shall have the same color, surface texture, and method of construction.
10. All new, repaired, and/or rebuilt elements shall replicate the documented historic appearance of said elements.
11. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.
12. Notify IHPC staff prior to making unexpected repairs.
13. Historic façade of 15 N. Pennsylvania must be rebuilt per specifications and to match original no later than May 1, 2026. ***Approved:*** _____ ***Date:*** _____

Note: Owner is responsible for complying with all applicable codes.

General Note: Permits are required for some work. Please contact the Permits office at 1200 Madison Ave, (317) 327-8700, to acquire all applicable permits prior to starting any project.

BY: _____
Susan Williams, IHPC Secretary

2024 COA

Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2026**
Case Type:	**Old Business**
Continued From:	
Case Number:	**2022-COA-447 AMENDMENT 1 (IURS)**
Property Address:	**39 Jackson Place**
Historic Area:	**Indianapolis Union Railroad Station and Wholesale District**
Township:	**Center**
Council District:	**18**
Applicant:	**Michael Eichenauer for City of Indianapolis Department of Metropolitan Development**
Owner:	**City of Indianapolis Department of Metropolitan Development**
Request:	**Approval of stamped concrete pattern and color for street gutters**
Staff Recommendation:	
Staff Reviewer:	**Shelbi Long**
Case At-A-Glance:	**The Commission approved the use of stamped concrete for the street gutters instead of brick pavers. The Commission required the stamped patterning and coloration to return under Old Business for final approval.**

BACKGROUND OF PROPERTY

At the June 2024 IHPC hearing the Commission approved a Certificate of Authorization to amend previous approval 2022-COA-447 eliminating all brick pavers from scope on Illinois and Capitol and install stamped concrete gutters on Illinois. The COA required Commission approval of the stamped concrete pattern and color.

REQUEST

Approval of stamped concrete pattern and color. Three color options with two sealing options are shown in the images below.

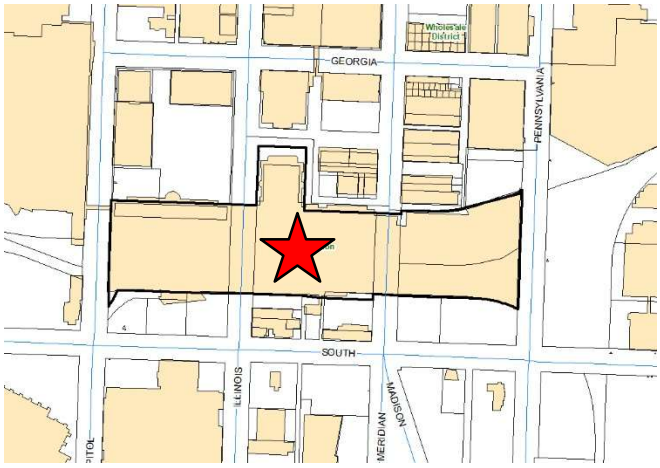
HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

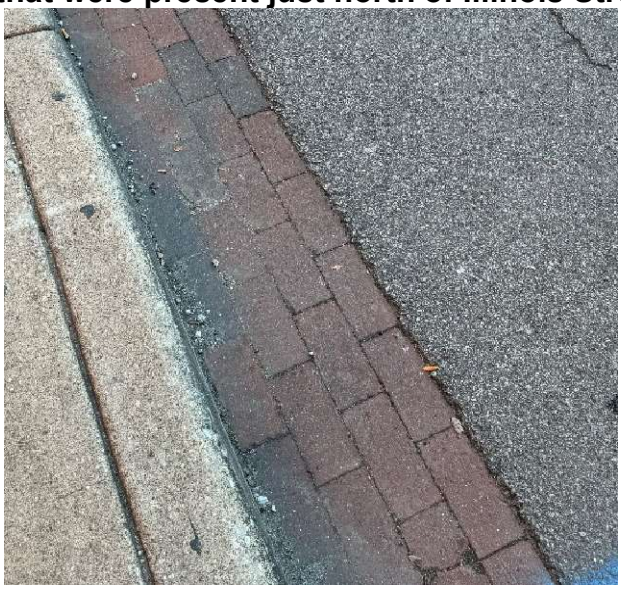
STAFF RECOMMENDED MOTION

EXHIBITS

LOCATION OF SUBJECT PROPERTY



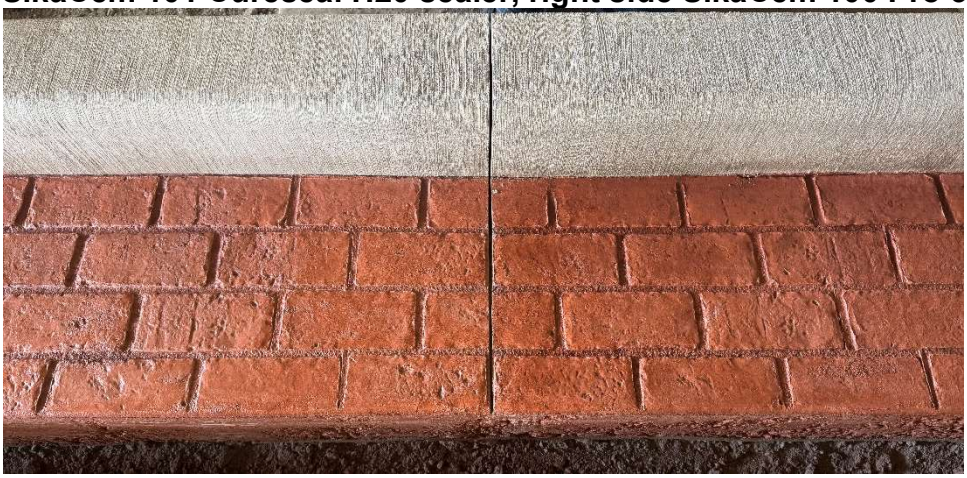
Brick gutters that were present just north of Illinois Street underpass



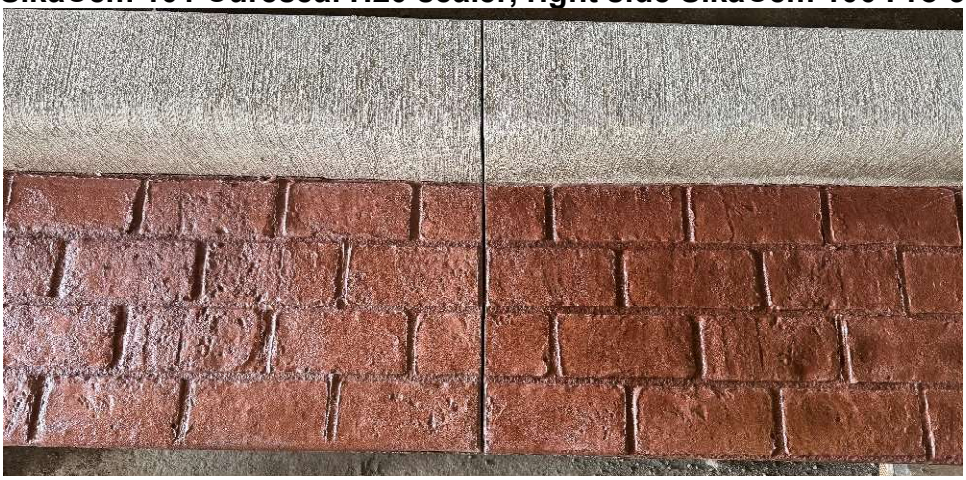
SAMPLES OF CONCRETE STAMP AND COLOR

#1 Etruscon Tile, #2 Burnt Red, #3 Sorrento Red

Sample 1 – Etruscon Tile
Left side SikaCem 101 Cureseal H20 sealer, right side SikaCem 100 Pro 350 sealer



Sample 2 – Burnt Red
Left side SikaCem 101 Cureseal H20 sealer, right side SikaCem 100 Pro 350 sealer



Sample 3 – Sorrento Red
Left side SikaCem 101 Cureseal H20 sealer, right side SikaCem 100 Pro 350 sealer

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Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2026**
Case Type:	**Old Business**
Continued From:	
Case Number:	**2023-COA-110 (FP)**
Property Address:	**323 Cincinnati Street AKA 324 South College Avenue**
Historic Area:	**Fletcher Place**
Township:	**Center**
Council District:	**18**
Applicant:	**Mark Crouch**
Owner:	**Prestige Developments LLC**
Request:	**COA extension**
Staff Recommendation:	**Approval**
Staff Reviewer:	**Shelbi Long**
Case At-A-Glance:	**This case was originally approved in June 2023. No work has begun on the site so an extension is required.**

BACKGROUND OF PROPERTY

At the June 2023 IHPC hearing the Commission approved the above request to build a single-family house and detached, two story garage.

REQUEST

One year COA extension.

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

STAFF RECOMMENDED MOTION

Approval of a one year COA extension.

EXHIBITS

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Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2026**
Case Type:	**Old Business**
Continued From:	
Case Number:	**2023-COA-110 (FP)**
Property Address:	**323 Cincinnati Street AKA 324 South College Avenue**
Historic Area:	**Fletcher Place**
Township:	**Center**
Council District:	**18**
Applicant:	**Mark Crouch**
Owner:	**Prestige Developments LLC**
Request:	**Approval of final construction drawings**
Staff Recommendation:	**Approval**
Staff Reviewer:	**Shelbi Long**
Case At-A-Glance:	**This case was originally approved in June 2023. The final construction drawings require Commission approval.**

BACKGROUND OF PROPERTY

At the June 2023 IHPC hearing the Commission approved the above request to build a single-family house and detached, two story garage. Approval of the final construction drawings required Commission review under Old Business. At the March 2026 hearing, the Commission initially reviewed the final construction drawings and did not have any requests for changes.

REQUEST

Approval of final construction drawings for single family house and two-story garage.

HISTORIC AREA PLAN RECOMMENDATION

New Construction

- Architectural design of any period reflects the technology, construction methods, and materials available at that time. Therefore, today's architecture should reflect the design approaches, technology, and materials currently accessible. Imitation of "period" styles in buildings of new construction is not appropriate in any historic area.
- Newly designed buildings should not detract from the historic character of Fletcher Place. Form, scale, mass and texture are all elements that allow classification of a particular building into type

and/or style categories. The concentration of a certain type or style of building, and/or the mixture of types and styles, are the ingredients that give the area its quality. New construction must relate the elements of the new building to the characteristics of the historic district and its individual components.

- New buildings should clearly indicate, through their design and construction, the period of their integration within the district.
- Location: any new construction must reflect the traditional location and relationship of buildings on their sites. This includes setback from streets, spacing among buildings, and orientation of openings to the street and neighboring structures. In addition, the location of the buildings must respect significant landscape features on the site.
- Scale: New construction must respect certain standards of scale in order to maintain the district's special qualities. Overall building height and massing, relationships of primary buildings to secondary buildings, landscape elements – all must be consistent with the surrounding architecture and spaces.

STAFF RECOMMENDATION

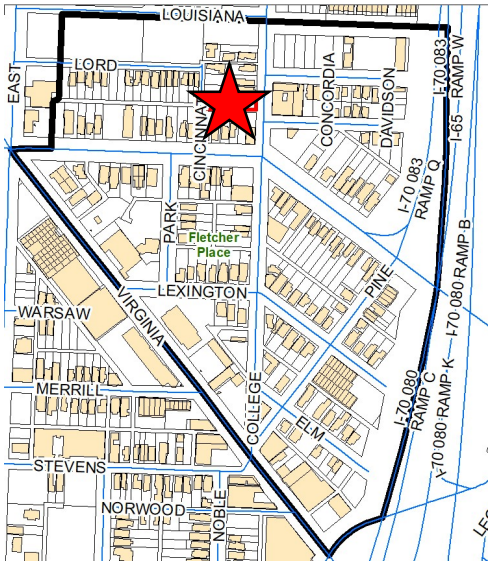
Overall, the designs have not changed since the initial approval. The final construction set shows some adjustment to the sizes of the porch elements and the elevations of the primary structure are showing boxed soffits. Staff recommends the boxed soffits be corrected on the drawings, as they are not permitted, but otherwise staff recommends approval.

STAFF RECOMMENDED MOTION

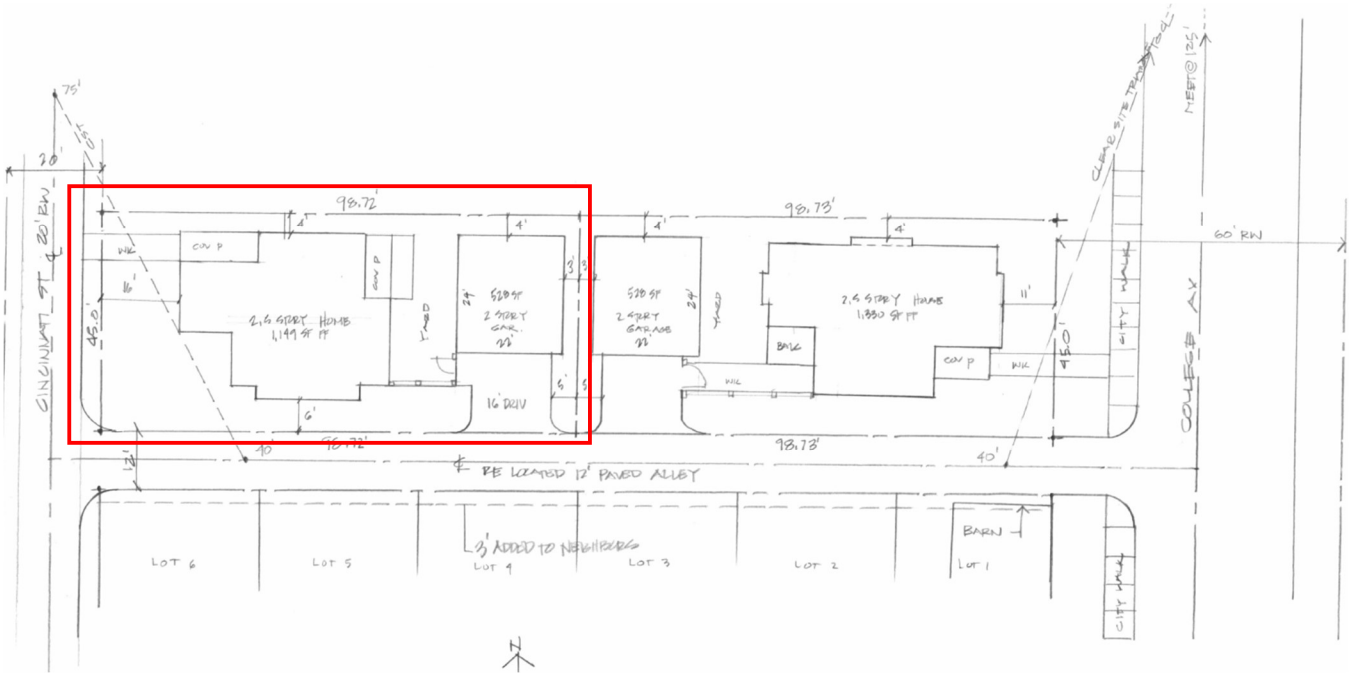
2023-COA-110 (FP)
To approve the final construction drawings.

EXHIBITS

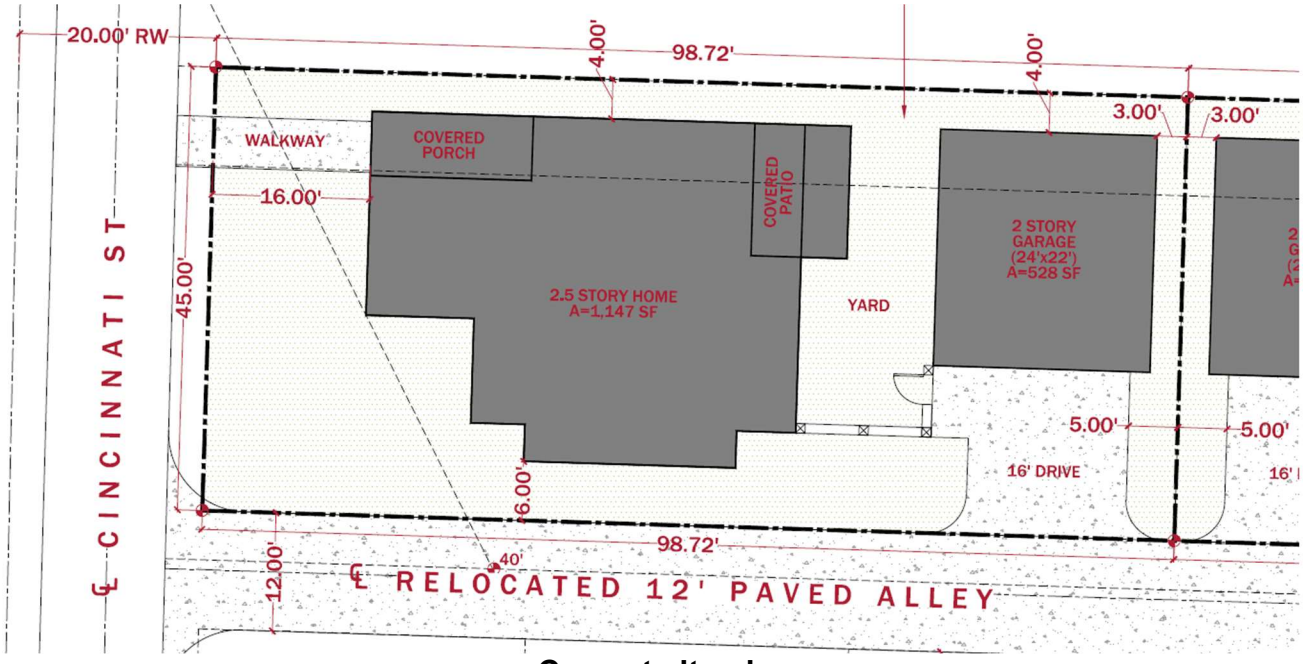
LOCATION OF SUBJECT PROPERTY



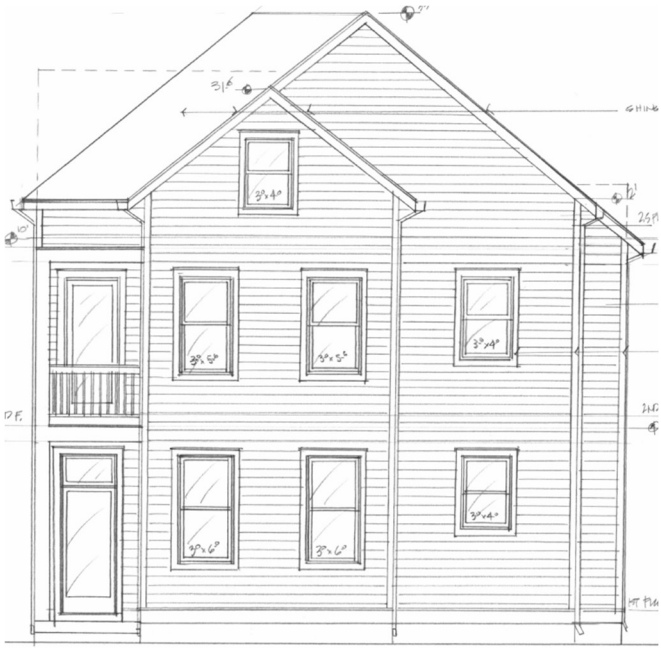
PLANS



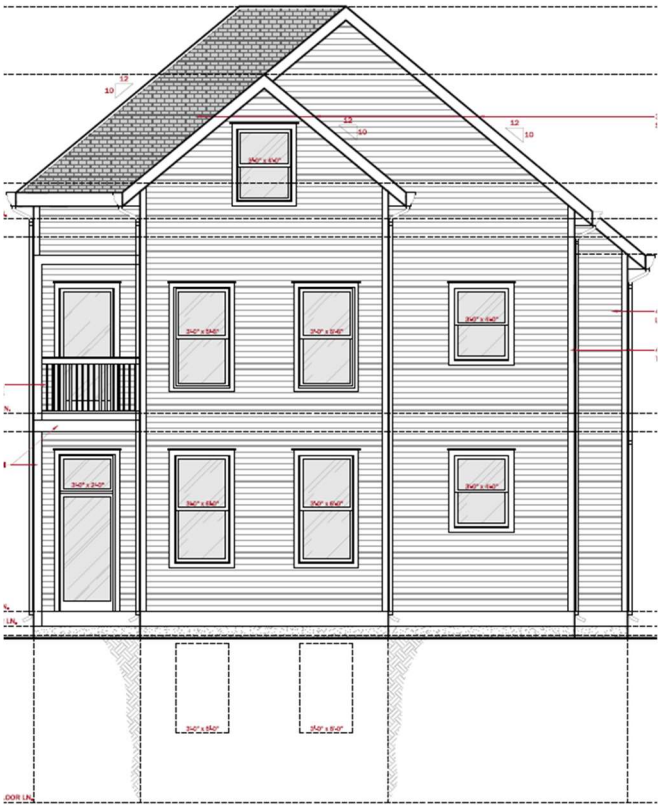
2023 site plan



Current site plan

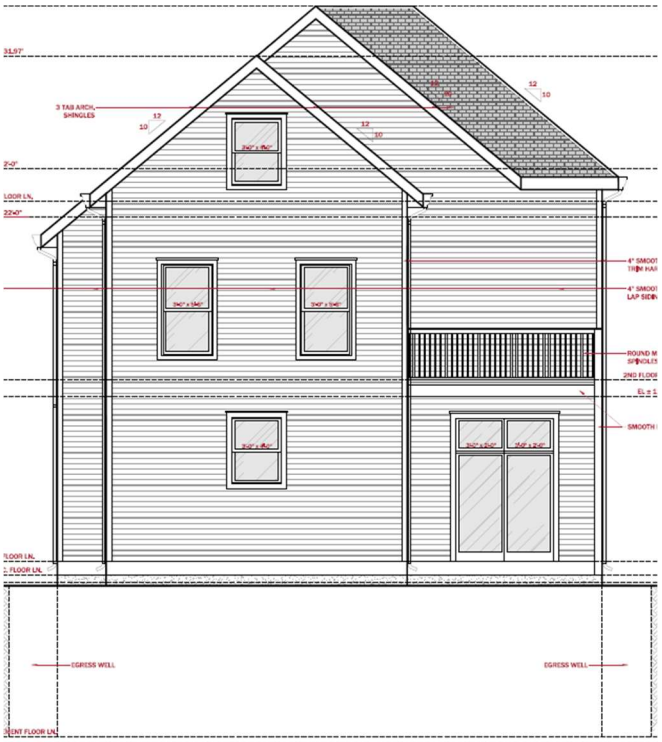


2023 west/front elevation



Current west/front elevation

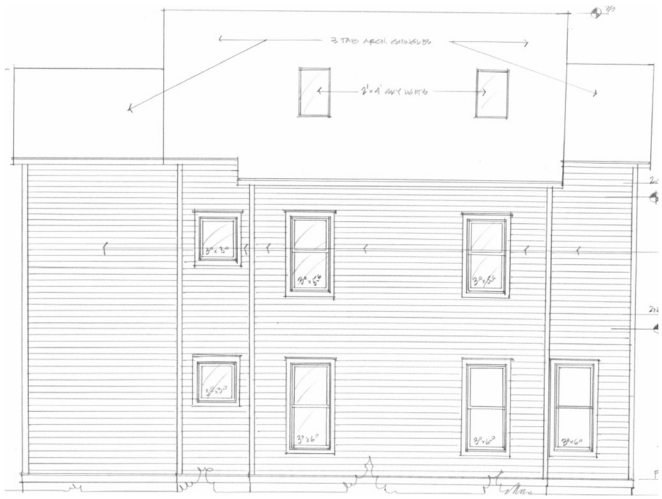
2023 rear/east elevation



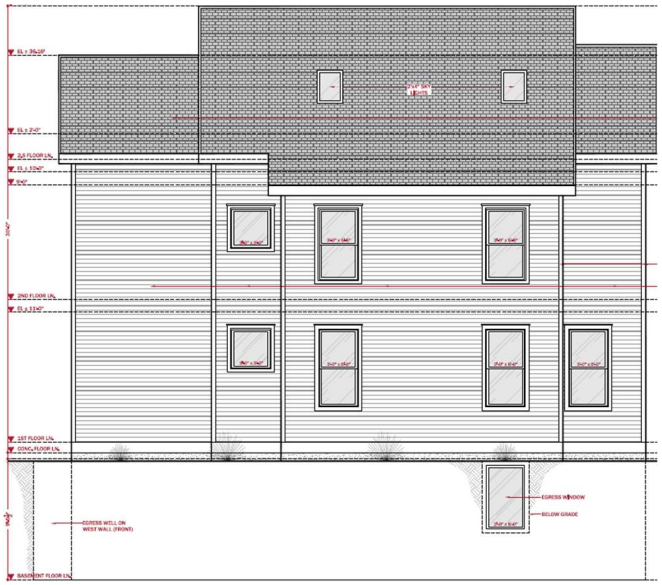
Current rear/east elevation

2023 north elevation

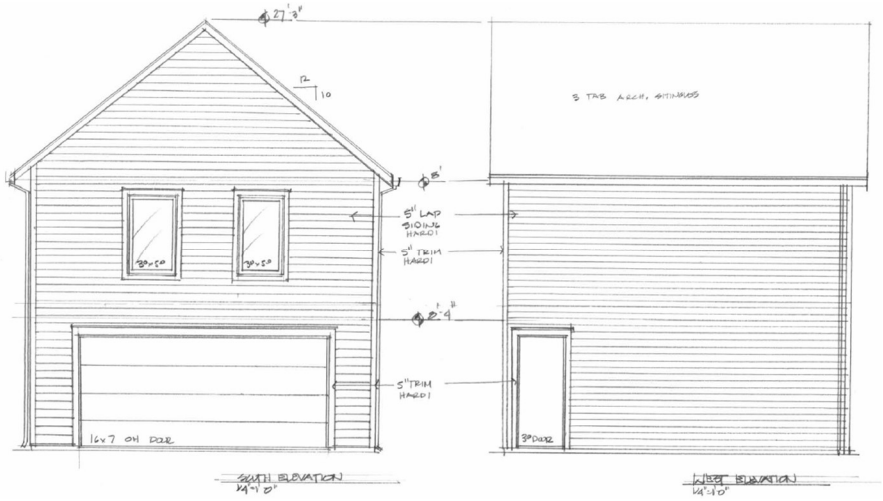
Current north elevation

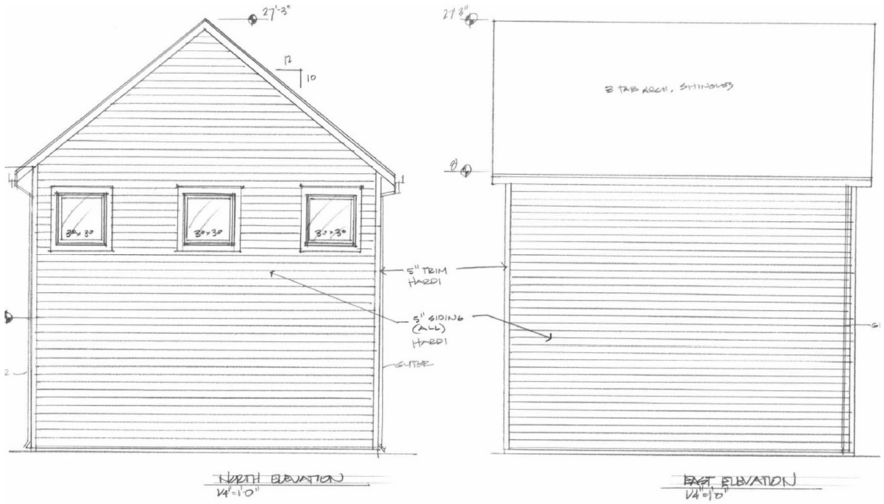


2023 south elevation

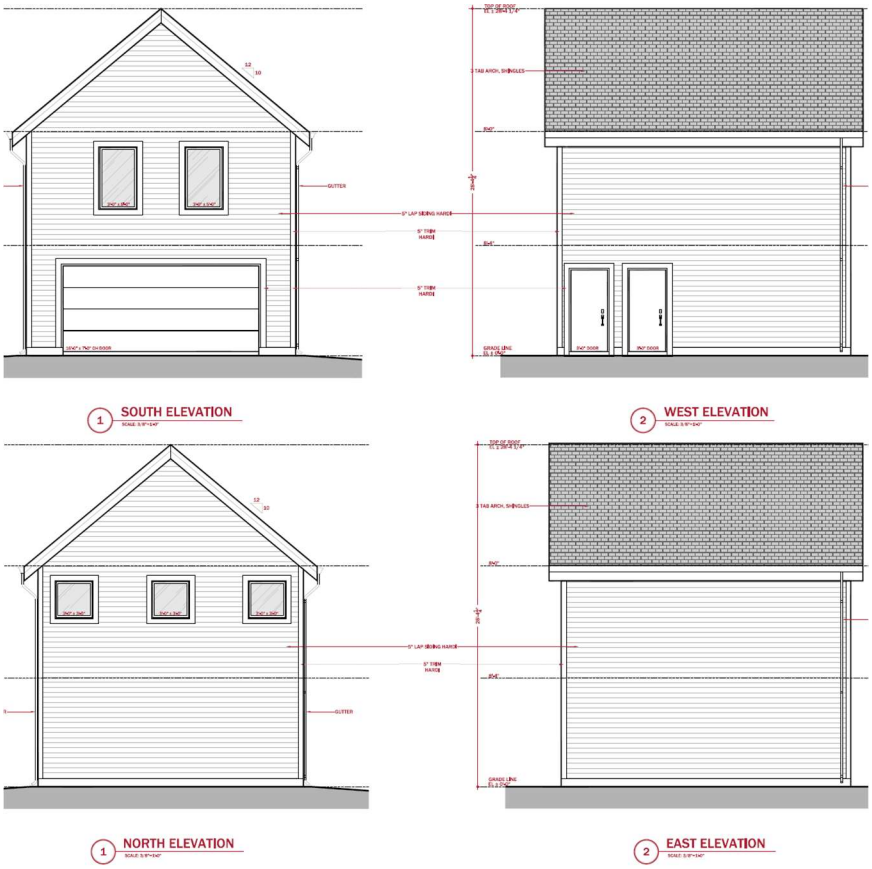


Current south elevation





2023 garage



Current garage

SEE FULL FINAL CONSTRUCTION SET IN CASE SUBMITTAL

Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2026**
Case Type:	**Old Business**
Continued From:	
Case Number:	**2023-COA-111 (FP)**
Property Address:	**324 South College Avenue**
Historic Area:	**Fletcher Place**
Township:	**Center**
Council District:	**18**
Applicant:	**Mark Crouch**
Owner:	**Prestige Developments LLC**
Request:	**COA extension**
Staff Recommendation:	**Approval**
Staff Reviewer:	**Shelbi Long**
Case At-A-Glance:	**This case was originally approved in July 2023. No work has begun on the site so an extension is required.**

BACKGROUND OF PROPERTY

At the July 2023 IHPC hearing the Commission approved the above request to build a single-family house and detached, two story garage.

REQUEST

One year COA extension.

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

STAFF RECOMMENDED MOTION

Approval of a one year COA extension.

EXHIBITS

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Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2026**
Case Type:	**Old Business**
Continued From:	
Case Number:	**2023-COA-111 (FP)**
Property Address:	**324 South College Avenue**
Historic Area:	**Fletcher Place**
Township:	**Center**
Council District:	**18**
Applicant:	**Mark Crouch**
Owner:	**Prestige Developments LLC**
Request:	**Approval of final construction drawings**
Staff Recommendation:	**Approval**
Staff Reviewer:	**Shelbi Long**
Case At-A-Glance:	**This case was originally approved in July 2023. The final construction drawings require Commission approval.**

BACKGROUND OF PROPERTY

At the July 2023 IHPC hearing the Commission approved the above request to build a single-family house and detached, two story garage. Commission approval of the final construction drawings is required. At the March 2026 hearing, the Commission initially reviewed the final construction drawings and did not have any requests for changes.

REQUEST

Approval of final construction drawings for single family house and two story garage.

HISTORIC AREA PLAN RECOMMENDATION

New Construction

- Architectural design of any period reflects the technology, construction methods, and materials available at that time. Therefore, today's architecture should reflect the design approaches, technology, and materials currently accessible. Imitation of "period" styles in buildings of new construction is not appropriate in any historic area.
- Newly designed buildings should not detract from the historic character of Fletcher Place. Form, scale, mass and texture are all elements that allow classification of a particular building into type

and/or style categories. The concentration of a certain type or style of building, and/or the mixture of types and styles, are the ingredients that give the area its quality. New construction must relate the elements of the new building to the characteristics of the historic district and its individual components.

- New buildings should clearly indicate, through their design and construction, the period of their integration within the district.
- Location: any new construction must reflect the traditional location and relationship of buildings on their sites. This includes setback from streets, spacing among buildings, and orientation of openings to the street and neighboring structures. In addition, the location of the buildings must respect significant landscape features on the site.
- Scale: New construction must respect certain standards of scale in order to maintain the district's special qualities. Overall building height and massing, relationships of primary buildings to secondary buildings, landscape elements – all must be consistent with the surrounding architecture and spaces.

STAFF RECOMMENDATION

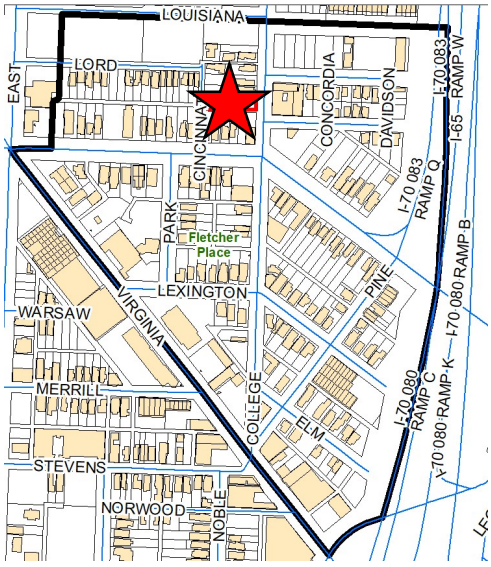
Overall, the designs have not changed since the initial approval. The final construction set shows some adjustments to opening locations and additional windows, and the section drawing of the packet shows boxed soffits. Staff recommends the section drawing be corrected as boxed soffits are not permitted, but otherwise staff recommends approval.

STAFF RECOMMENDED MOTION

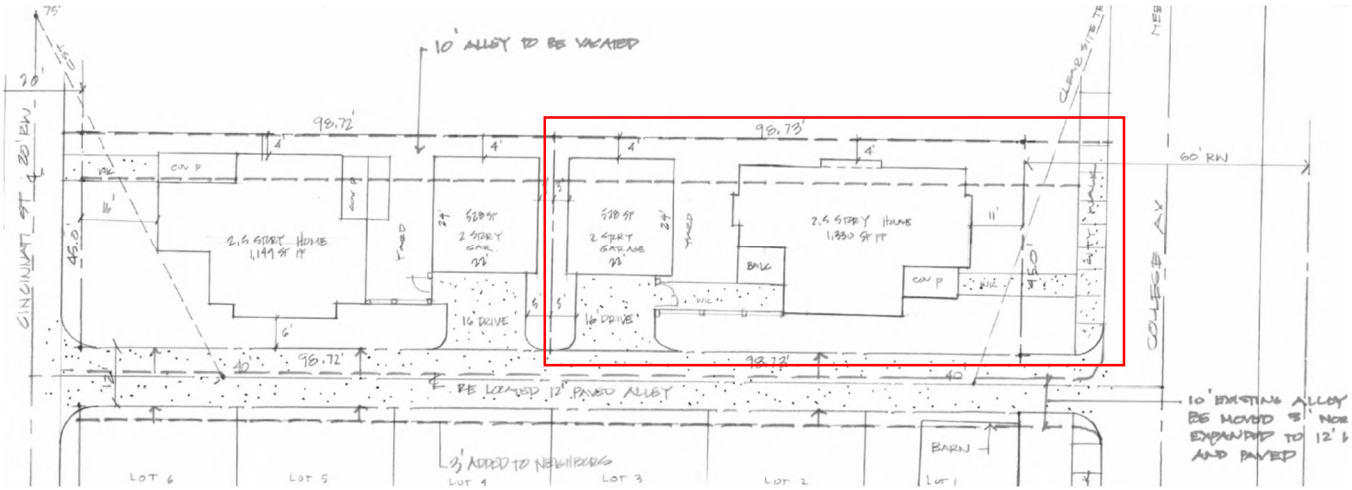
2023-COA-111 (FP)
To approve the final construction drawings.

EXHIBITS

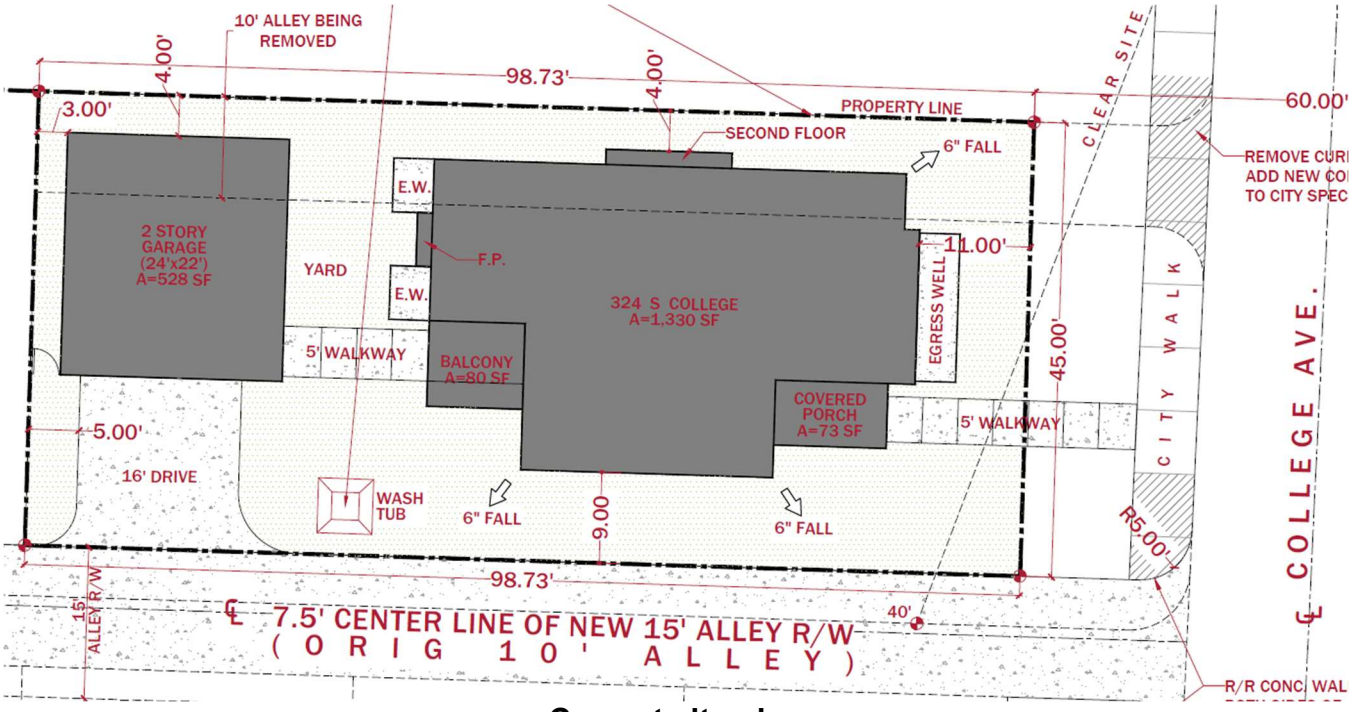
LOCATION OF SUBJECT PROPERTY



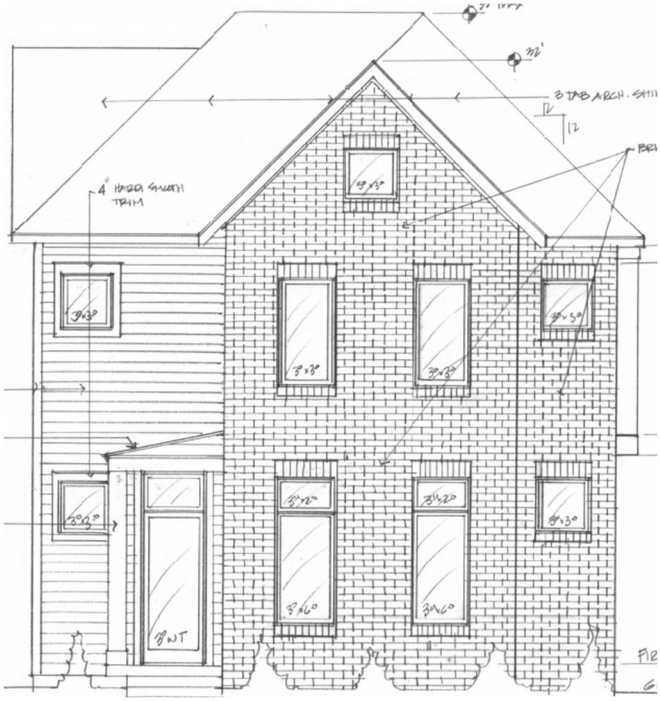
PLANS



2023 site plan

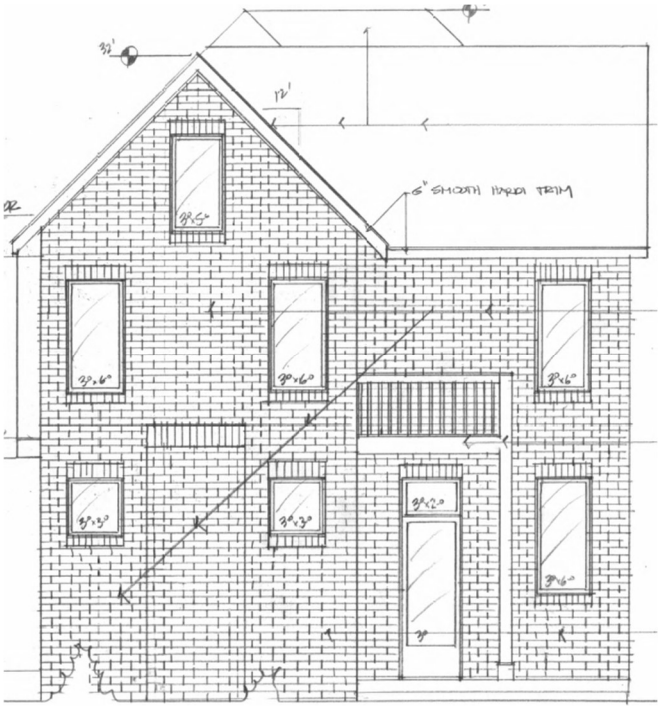


Current site plan

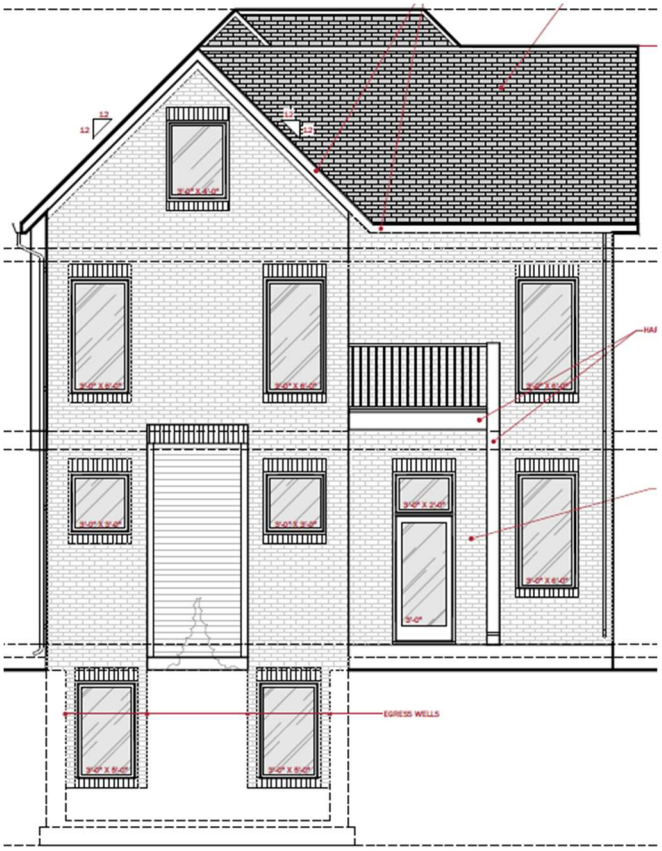


2023 east/front elevation

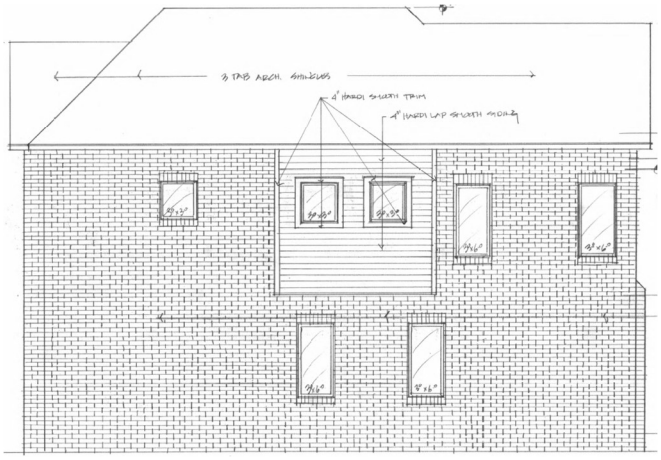
Current east/front elevation



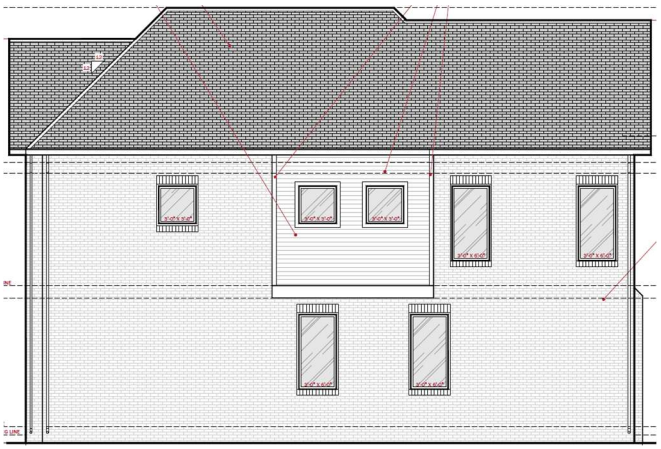
2023 rear/west elevation



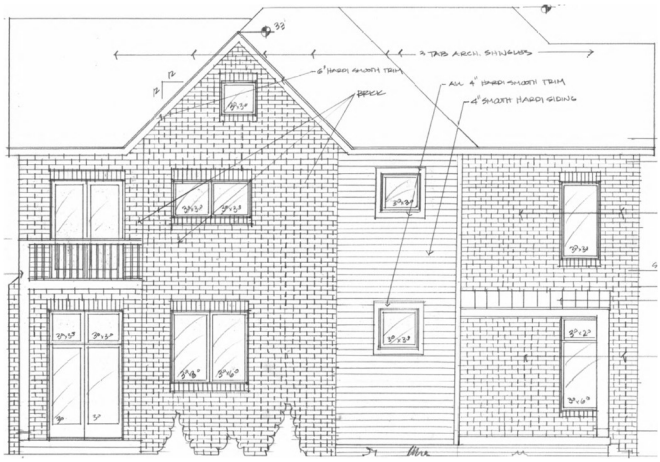
Current rear/west elevation



2023 north elevation

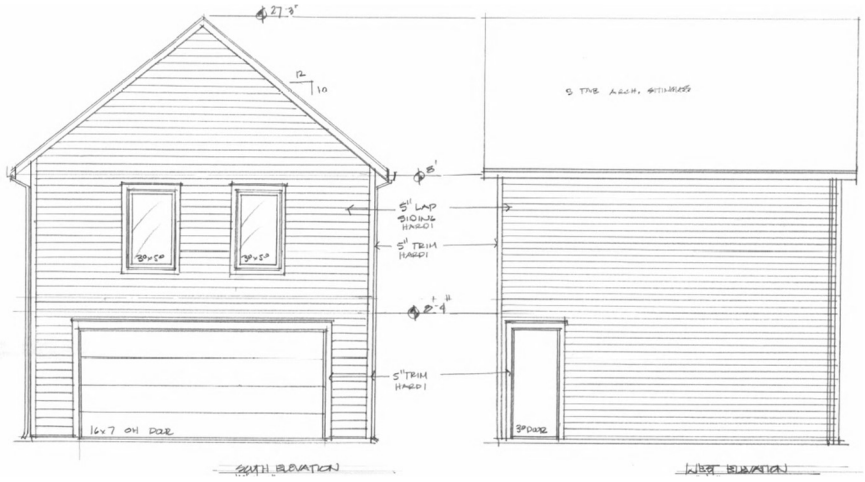


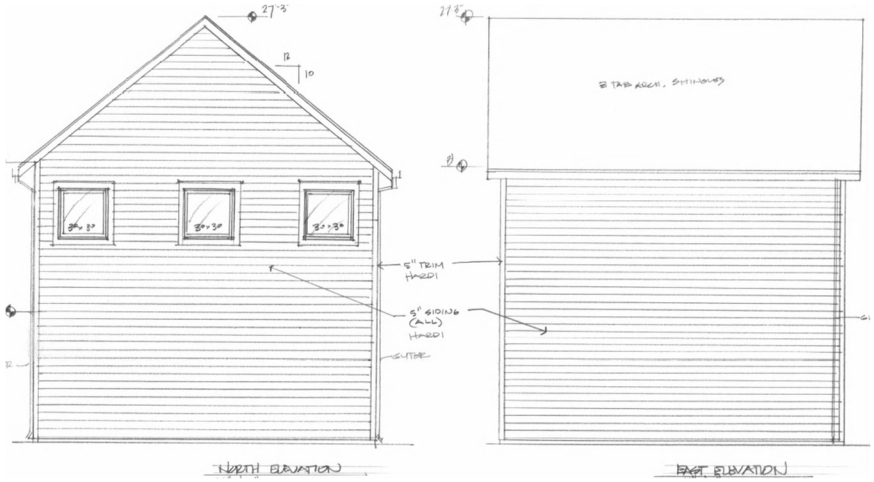
Current north elevation



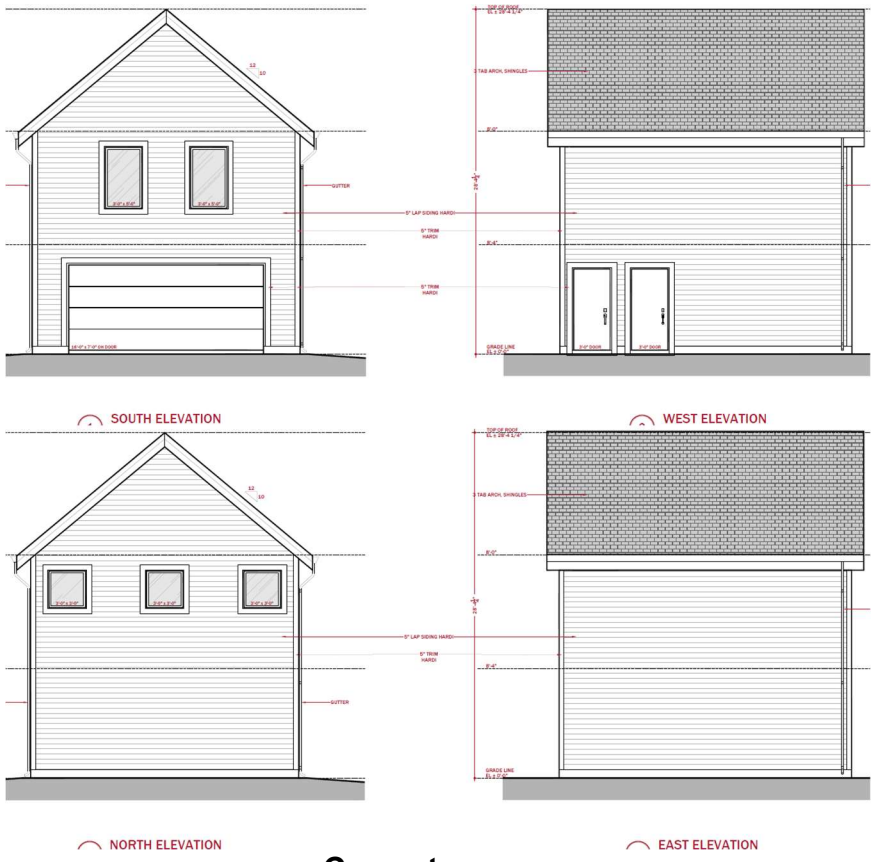
2023 south elevation

Current south elevation





2023 garage



Current garage

SEE FULL FINAL CONSTRUCTION SET IN CASE SUBMITTAL

Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2026**
Case Type:	**Old Business**
Continued From:	
Case Number:	**2024-COA-226 (WD)**
Property Address:	**230 South Pennsylvania Street**
Historic Area:	**Wholesale District**
Township:	**Center**
Council District:	**18**
Applicant:	**Ice Miller**
Owner:	**Boxcar Development LLC**
Request:	**Approval of final construction drawings for the hotel and material mock ups for hotel and entertainment venue**
Staff Recommendation:	**Approval**
Staff Reviewer:	**Shelbi Long**
Case At-A-Glance:	**Review of final construction drawings for the hotel portion of the project (the entertainment venue drawings have already been approved). A material mock up for the hotel and the venue have also been provided for the Commission's review.**

BACKGROUND OF PROPERTY

At the September 2024 IHPC hearing the Commission approved 2024-COA-226 to demolish the historic building on site and construct a new hotel with commercial spaces, parking garage, entertainment venue and a skybridge. At the January 2026 IHPC hearing the Commission approved an amendment to enlarge the hotel building and alter the initial design.

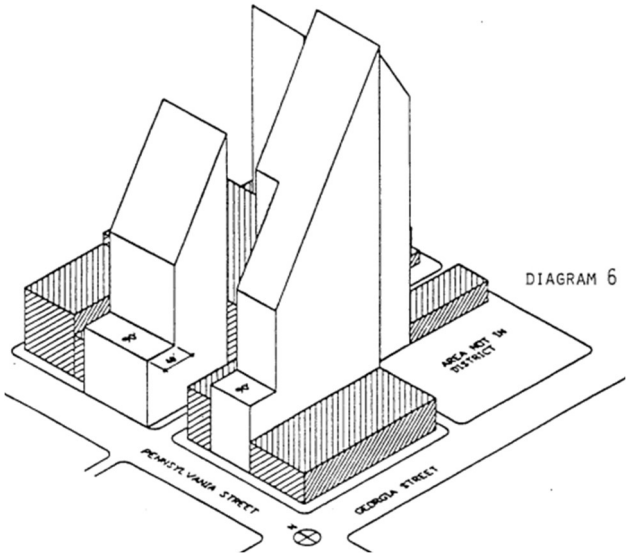
REQUEST

Approval of the final construction drawings for the hotel and the material mock ups for hotel and entertainment venue.

HISTORIC AREA PLAN RECOMMENDATION

New Construction

- Context: every site for new construction possesses a unique context to which the new construction should compatibly relate. Where new construction is… adjacent to historic buildings, its design should relate directly to the proportion, alignment and façade component of the adjacent buildings.
- Height and Proportion: The proper height and proportion of new buildings in the Wholesale District varies slightly from block to block. To address the height and proportion of the new buildings, diagrams are included which graphically represent the allowable maximum massing and height of the new infill construction. The diagrams showing proposed heights and building volumes (one example to the right) were derived from the city's skyplane and exposure ordinances for CBD-2 zoning classifications and were then altered to more closely respond to the existing buildings of the Wholesale District.



- Alignment: new buildings should be constructed to align with property lines on primary streets in order to define the urban corners and streets. The façade elements of the new buildings, such as storefront openings, signs, awnings, and windows should be aligned with those of neighboring structures. New building setbacks on secondary streets and alleys should also be aligned with those of area structures.
- Façade Components: …use typical façade components such as storefront elements (kickplate, transoms, display windows, and entrances), ornamentation, signage, and awnings. Use building materials that are most prevalent and that will blend into the district…

STAFF RECOMMENDATION

Staff recommends approval.

STAFF RECOMMENDED MOTION

2024-COA-226 (WD)
To approve the final construction drawings for the hotel and the material mock ups for the hotel and entertainment venue.

EXHIBITS

LOCATION OF SUBJECT PROPERTY

PROPOSED

East / Pennsylvania Street elevation (left January 2026; right final construction)

North / Georgia Street elevation (left January 2026; right final construction)

West elevation (left January 2026; right final construction)

South elevation (left January 2026; right final construction)

SEE FULL SET OF FINAL CONSTRUCTION DRAWINGS IN THE CASE SUBMITTAL

IMAGES OF MATERIAL MOCKUPS

Left mock up for hotel; right mock up for venue

Mock up for hotel

Mock up for venue

Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2026**
Case Type:	**Old Business**
Continued From:	
Case Numbers:	**2026-VHP-003**
Property Address:	**602 North Park Avenue**
Historic Area:	**Chatham Arch – Massachusetts Avenue**
Township:	**Center**
Council District:	**13**
Applicant:	**Randy Veatch**
Owner:	**JDJ REALTY INVESTMENTS LLC**
Request:	**Approval of the Findings of Fact**
Staff Recommendation:	**Approval**
Staff Reviewer:	**Shelbi Long**
Case At-A-Glance:	**The Commission approved the variance at the April 2026 hearing but required updates to the Findings of Fact.**

BACKGROUND OF PROPERTY

At the April 2026 IHPC hearing the Commission approved 2026-VHP-003 a Variance of Development Standards to allow a privacy wall to not exceed 9.5 feet in height when a 6-foot-tall maximum is required but did not adopt the Findings of Fact.

REQUEST

Review and final approval of the updated Findings of Fact.

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

Staff recommends approval.

STAFF RECOMMENDED MOTION

2026-VHP-003:

Adoption of the submitted Findings of Fact.

EXHIBITS

UPDATED FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The increase in height to the fence/wall is relatively limited to the rear of the property and along the shared property line with the neighboring commercial property. The proposed fence/wall will be constructed to current engineering standards and be of complementary building materials. The higher fence/wall will increase privacy and noise control between neighboring properties.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The property is an existing industrial use changing to a residential use that will enhance the neighborhood. The proposed length of the wall/fence above the allowable height is only to be a small percentage of the rear yard. Also, the location of the wall/fence is at the rear of the property that is only visible along the alley that primarily is used for utility and refuse collection access. The materials proposed for this fence/wall are in keeping with the adjacent structures.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The required 6'-0" height allowance of the rear yard wall/fence will prohibit the necessary security and noise separation desirable for the proposed residential use. This property is adjacent a business use with direct sight lines into the property and late evening operating hours. The increased height will reduce the impact of business activities on the property.

Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2026**
Case Type:	**Continued Case**
Continued From:	**January 7, 2026, February 4, 2026, March 4, 2026**
Case Number:	**2025-COA-489B (CAMA)**
Property Address:	**409 Massachusetts Avenue aka 316 East Vermont Street**
Historic Area:	**Chatham Arch – Massachusetts Avenue**
Township:	**Center**
Council District:	**12**
Applicant:	**Justin Kingen**
Owner:	**409 Massachuetts Ave LLC**
Request:	**Trash can solution**
Staff Recommendation:	**Continue to the June 3, 2026 IHPC hearing**
Staff Reviewer:	**Shelbi Long**
Case At-A-Glance:	**The current trash cans are stored in the right-of-way. The Commission requested a different solution be found for the cans.**

BACKGROUND OF PROPERTY

REQUEST

A continuance is needed for more time to work on a solution for the trash cans.

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

STAFF RECOMMENDED MOTION

COA# 2025-COA-489B (CAMA)
To continue to the June 3, 2026 IHPC hearing.

EXHIBITS

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Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2025**
Case Type:	**Expedited Case**
Continued From:	
Case Number:	**2026-COA-102 (IRV)**
Property Address:	**317 S Downey Ave**
Historic Area:	**Irvington**
Township:	**Warren**
Council District:	**14**
Applicant:	**KC Leffler**
Owner:	**Karl & Kristen Leffler**
Request:	**Demolish historic detached garage/barn.**
Staff Recommendation:	**Approval**
Staff Reviewer:	**Morgan Marmolejo**
Case At-A-Glance:	**The request is to demolish a historic garage/barn. Staff is in support of the request and is not aware of any opposition.**

BACKGROUND OF PROPERTY

The subject property appears on the 1915 Sanborn Atlas map, it is believed the home was built around 1905, but it does not appear on earlier Sanborn maps. The subject structure is a frame accessory building. It features horizontal siding with a sliding double garage door. There are window openings on the north and west sides of the structure, but no sashes are located in those openings. The garage sits on slab foundation that is deteriorated, cracked, and sinking.

REQUEST

The applicant is requesting to demolish the deteriorated historic garage/barn due to it's condition and loss of character defining features.

HISTORIC AREA PLAN RECOMMENDATION

DEMOLITION OF ACCESSORY STRUCTURES

- Historical significance: Because the preservation plan does not identify non-contributing accessory structures, the IHPC will determine whether the structure contributes to the historic character of the primary structure or district based on historical and architectural research.

- Architectural significance: The IHPC will consider whether or not the structure exhibits stylistic detailing that contributes to its uniqueness. For example, the design of a garage may reflect the architectural style of the property's house. The structure may also be significant for its construction method if it represents a variation, evolution, or transition of construction practices.
- Architectural integrity: The IHPC will consider if the architectural design of the structure has been altered and/or sufficient historic material has been removed in such a way that it compromises the overall integrity of the building. This may include a combination of the following:
    - Removal or alteration of original door and/or window openings
    - Removal or alteration of original garage/barn/pedestrian doors
    - Installation of artificial siding
    - Alteration of the original building footprint and/or roofline
    - Loss of original materials from removal and/or deterioration
- Functionality: The IHPC will consider whether or not the structure can be put to any reasonable use. For example, an historic one-car garage may be too small to house a modern-day vehicle, but may still function as storage. When assessing reasonable use, the following factors may be considered:
    - Costs associated with maintaining the historic structure in relation to the extent to which it can be reasonably used
    - Proposed replacement plans
    - Alternatives to demolition that could accomplish the desired use
- Structural condition: The IHPC will consider if one or more significant structural problems exist and whether or not rehabilitation of that structure would result in most of the historic materials being replaced, resulting in essentially a new building. Factors considered may include, but are not limited to, the following:
    - Quality of original construction
    - Bowing walls
    - Lack of a foundation
    - Extensive siding repair
    - Termite damage
    - Rotted wood
    - Integrity of roof system
- Location on the property: The IHPC may consider the building's location on the property and whether or not it is visible from the public right-of-way when assessing the impact that demolition will have on a historic district. However, location alone typically does not justify demolition.

STAFF RECOMMENDATION

Staff is in support of the request. The existing garage/barn, while historic, has significantly deteriorated. Staff does not believe the garage contributes to the historic character of the house or district as it cannot be seen from the street, or that it exhibits unique stylistic detailing.

When considering demolition of a historic structure the IHPC considers the structural condition of the building, including but not limited to: quality of original construction, bowing walls, lack of foundation, extensive siding repair, termite damage, rotted wood, and integrity of the roof system. The structure as it currently stands has highly deteriorated original construction. The walls bow in all directions. There is no lack of foundation, but the condition of the existing foundation is cracked, and unlevel. The existing siding on the structure is rotting and warped due to the bowing walls. The wood throughout the structure is rotting out due to the deteriorated roofing system. There are holes throughout the roof on the structure. Overall, the condition of the structure is not stable, to the point that it cannot be saved.

The interior images included in the staff report were provided by the applicant. Staff reviewed and assessed the structure from the exterior only as staff had safety concerns with entering the structure.

STAFF RECOMMENDED MOTION

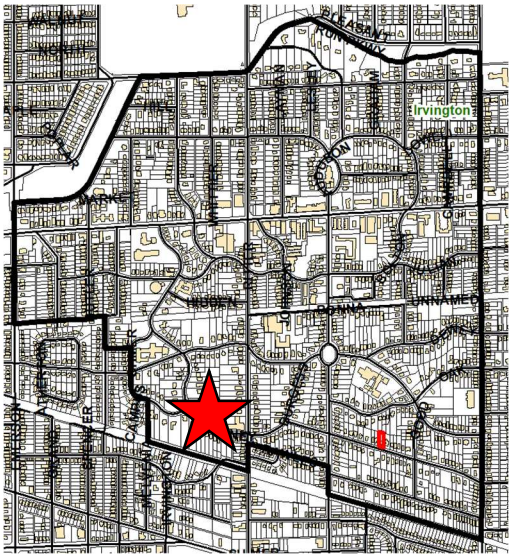
2026-COA-102 (IRV)
To approve a Certificate of Appropriateness to demolish historic detached garage/barn, per submitted documentation and subject to the following stipulation:

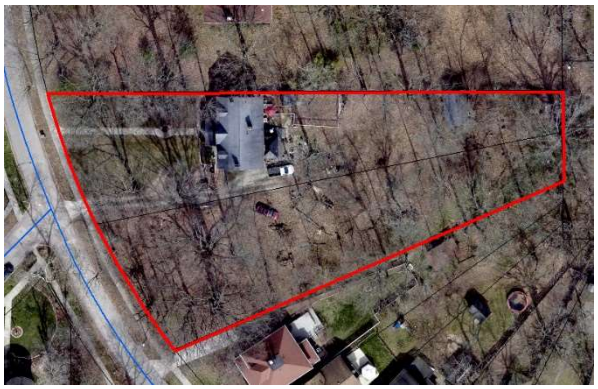
1. All debris from demolition work shall be removed from the site within 7 days of substantial completion.
2. All slab and subterranean foundations shall be removed from site.
3. Site shall be backfilled and graded to match existing grades and seeded with grass.
4. Any deviation from this approach shall be approved by IHPC staff prior to work taking place.
5. Notify IHPC staff prior to making unexpected repairs.

NOTE: Owner is responsible for complying with all applicable codes.

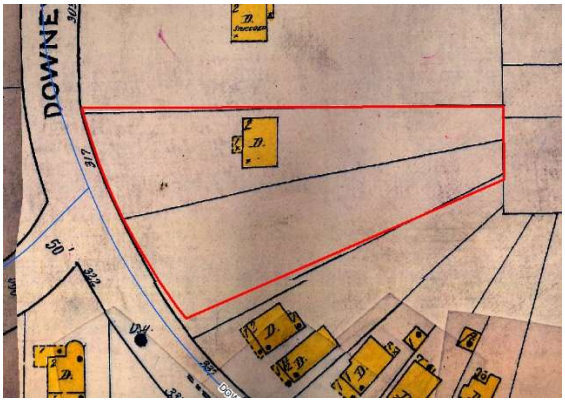
EXHIBITS

LOCATION OF SUBJECT PROPERTY

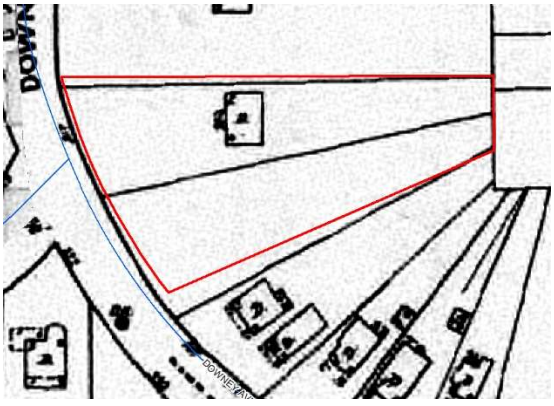




HISTORIC MAPS

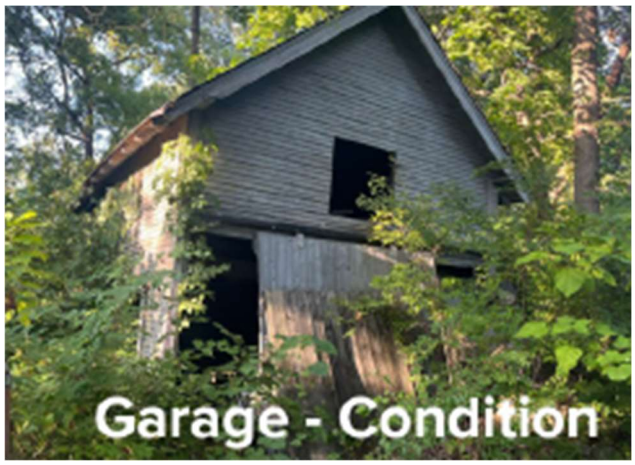


1915 (red outline showing existing parcel)



1956 (red outline showing existing parcel)

SUBJECT PROPERTY



North Side

East Side (interior)

West Side

North Side

North Side

South Wall (interior)

Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2026**
Case Type:	**Expedited Case**
Continued From:	
Case Number:	**2026-COA-107 (CH)**
Property Address:	**703 Dorman St**
Historic Area:	**Cottage Home**
Township:	**Center**
Council District:	**13**
Applicant:	**Heather Sullivan**
Owner:	**Eric Nordgulen & Julia Taugner**
Request:	**Construct rear addition, enclose existing porch, extend existing porch**
Staff Recommendation:	**APPROVAL**
Staff Reviewer:	**Morgan Marmolejo**
Case At-A-Glance:	**This request meets the plan. Staff is not aware of any opposition.**

BACKGROUND OF PROPERTY

The subject property is a 1-and-a-half-story frame, single family dwelling with a single-story portion at the rear of the structure. The home first appears on Sanborn maps in 1898 without the rear single-story portion and a single-story accessory structure at the rear of the property. The rear single-story portion appears on the 1915 Sanborn map. The home appears in the same configuration on the 1927 and 1941 Baist maps. The home remained relatively unchanged until around 2007 when the front porch was altered. The home has remained in the same form since the porch alteration.

REQUEST

The applicant is proposing to construct an addition on the rear of the home. The addition will be 2-stories and enlarge the dept of the structure. The applicant is also proposing to enclose the existing porch and construct a new porch. The addition will feature a front gable behind the homes existing cross gable. It will have 4 ½" reveal cedar lap siding to match the existing home. The roof will have dimensional asphalt shingles to match. The addition will also feature aluminum-clad windows. The applicant is requesting to construct the new porch in front of the existing porch. This new porch will end 18" from the front façade of the home.

HISTORIC AREA PLAN RECOMMENDATION

Porches

Recommended

1. Repair and retain original porches on front and side facades.
2. If rebuilding front and side porches is necessary due to structural instability, reuse as much of the original decorative details as possible.
3. If replacing a missing porch, it should be based on as much evidence as possible about the original porch design, shape, and details, or it should be a simple design that is compatible with the style of house. The following sources may provide evidence of an original porch:
    a. Old photographs
    b. Historic Sanborn maps
    c. Paint lines defining porch roof outlines
    d. Paint lines defining porch post design
    e. Remnants of the porch foundation
    f. Similar houses in the neighborhood (helpful but not always dependable)
    g. Oral descriptions from previous owners.
4. If adding a porch to the front or side façade where none ever existed, it should be designed to be as reversible as possible and should cover and remove as little historic detail as possible.
5. If altering an existing front or side porch, it should be done in a way to minimize the effect on the historic character of the house. If a wood porch floor is replaced with concrete, it should replicate the original form and dimensions as close as possible.
6. Consider retaining non-original front and side porches if they have their own architectural or historical importance.

Additions

When designing a new addition to an historic building or a new accessory building such as a garage or storage building, the context to which the designer must relate is usually very narrowly defined by the existing building on the site. For the most part, the guidelines pertaining to new construction of primary structures (see previous section) are applicable to addition and accessory building as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case. The following guidelines are specific to additions and accessory buildings and are particularly important when undertaking such a project.

Recommended

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory building should be of a secondary nature and garages should be oriented to alleys.
2. The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures in the surrounding area.
3. Attached garages should not face the main street unless that is typical of the area's historic character. Otherwise, attached garages should be designed to not be obvious from the front of the property.
4. Additions, garages, or other large accessory buildings should be of a scale, height, size, and mass that relates to the existing primary building and does not overpower it.
5. Additions should be located at the rear, away from the front façade.
6. The mass and form of the original building should be discernible, even after an addition has been constructed.
7. Additions and accessory buildings should be discernible as a product of their own time.
8. Additions to non-contributing buildings should be compatible in design with the original building and with surrounding historic buildings.

STAFF RECOMMENDATION

Staff is in support of this request. The design of the new addition is compatible with the historic cottage and buildings in the surrounding area and is a product of its own time.

Staff believes that the alteration of the side/front porch is justified as enclosing the existing porch will give the homeowner a usable entry in their home and the extension of the porch will maintain the side/front porch look the cottage currently has. The existing porch has been altered significantly throughout time, as seen on the 1898 and 1915 as well as aerial photos. The porch has remained in its current configuration since 2007, though this porch does not match the original. The intent is to create a porch and entry area to the home, similar to what is found at 815 N. Highland (image included below).

STAFF RECOMMENDED MOTION

COA #2026-COA-107 (CH)
To approve a Certificate of Appropriateness to construct a two-story rear addition, enclose existing porch, and extend existing porch, per submitted documentation and subject to the following stipulations:

DBNS: PERMITS MAY NOT BE ISSUED until stipulations numbers 1-3 are fulfilled.

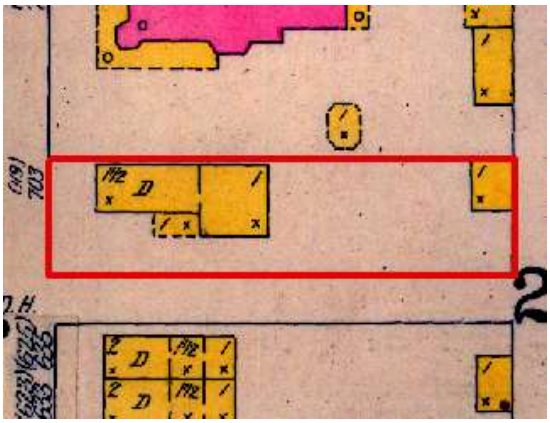
1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved* _____ *Date*_____
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved* _____ *Date* _____
3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction. *Approved* _____ *Date* _____
4. Boxed soffits ("bird boxes") are not permitted. Rafter tails may be exposed or sheathed with sloping soffit board parallel to pitch of roof. Soffits may be vented.
5. Siding and trim materials must be wood or cementitious board and must have a smooth texture free of major imperfections and without embossed grain or rough-cut texture; artificial wood-grain patterns are NOT permitted.
6. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
7. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
8. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

NOTE: Owner is responsible for complying with all applicable codes.

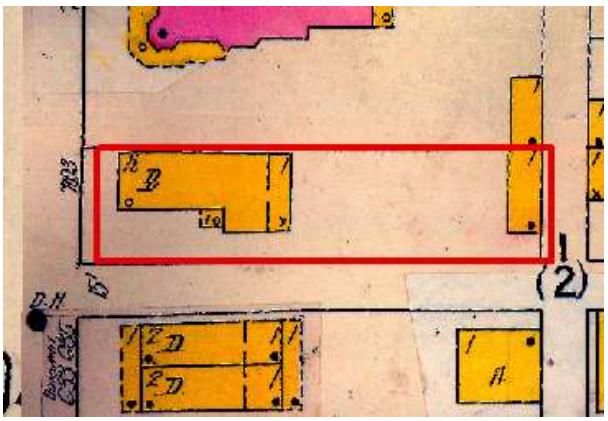
EXHIBITS

LOCATION OF SUBJECT PROPERTY

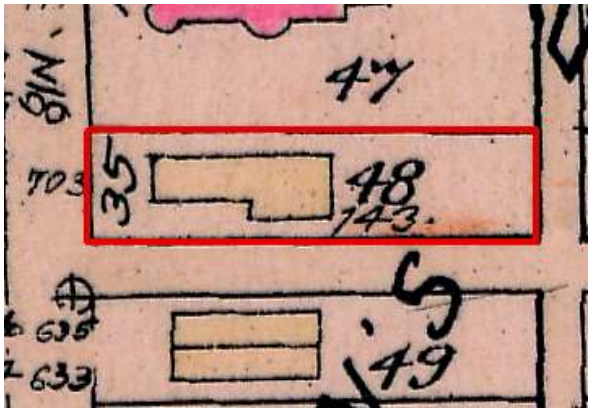
HISTORIC MAPS & IMAGES



1898 Sanborn

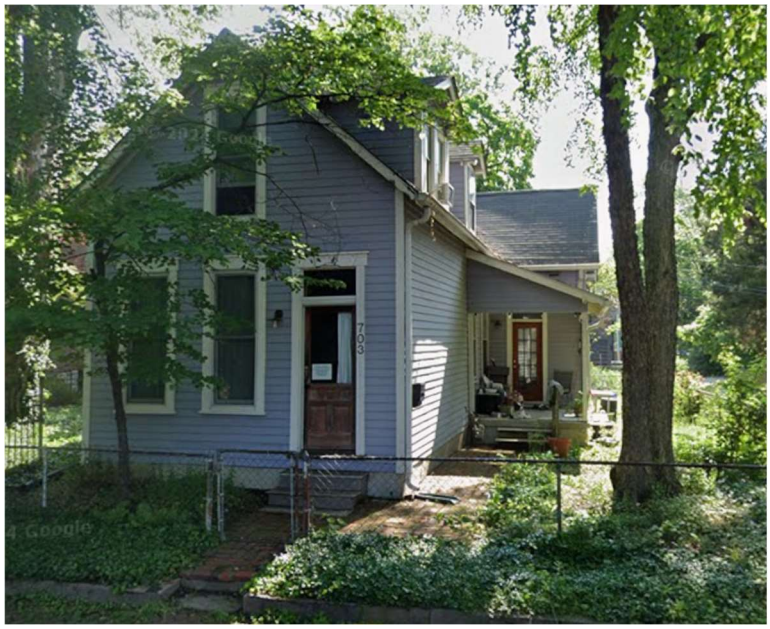


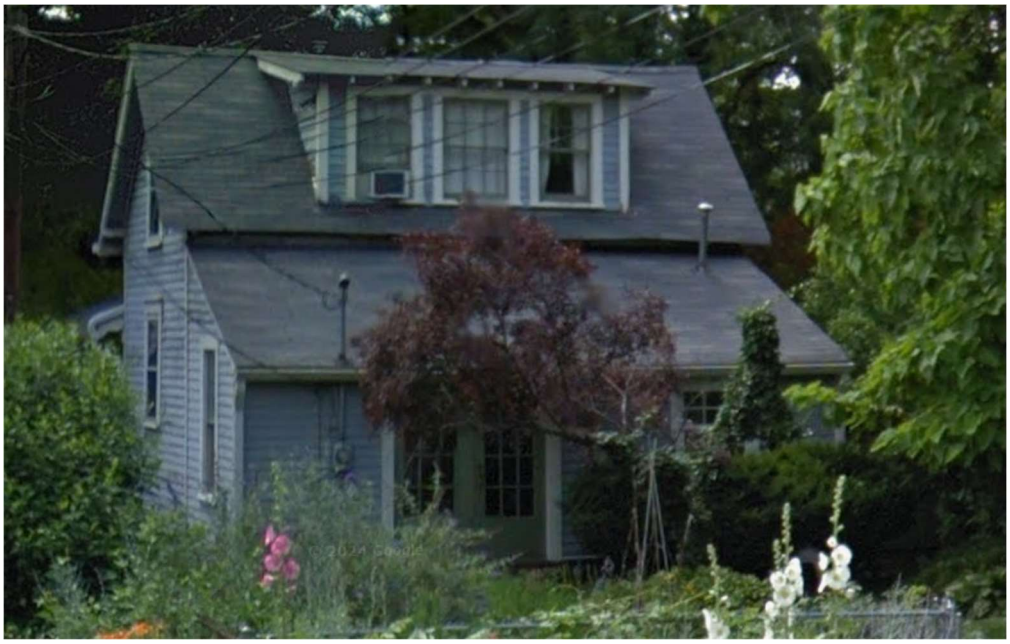
1915 Sanborn

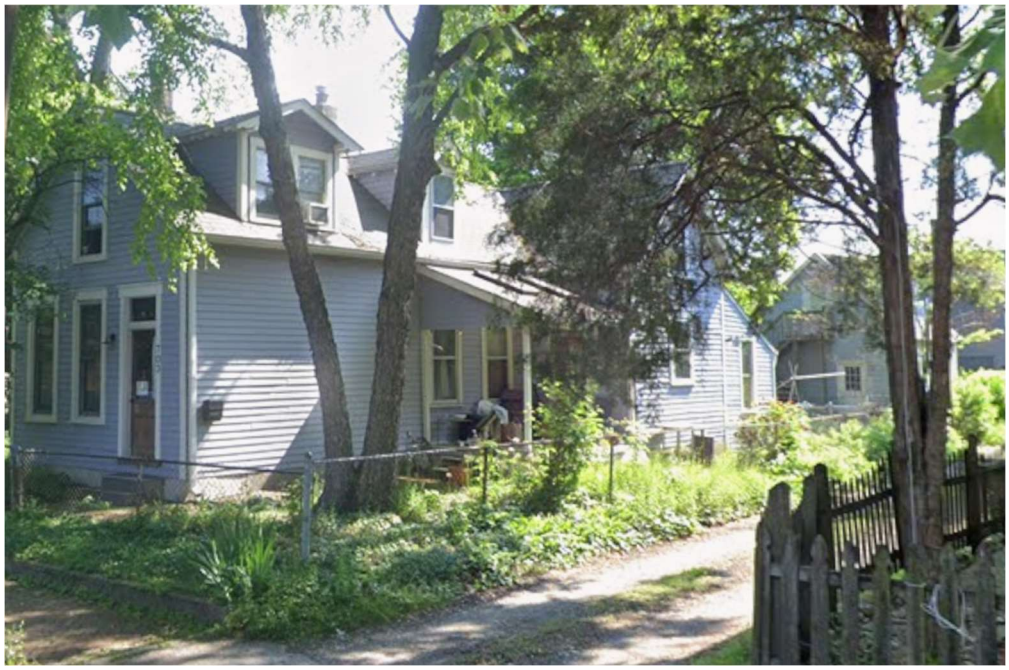


1941 Baist **2007 Aerial**

SUBJECT PROPERTY & CONTEXT

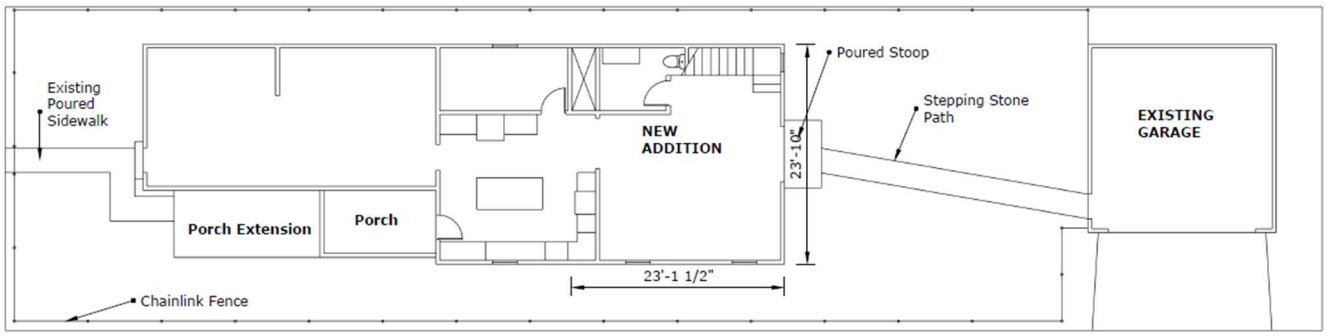






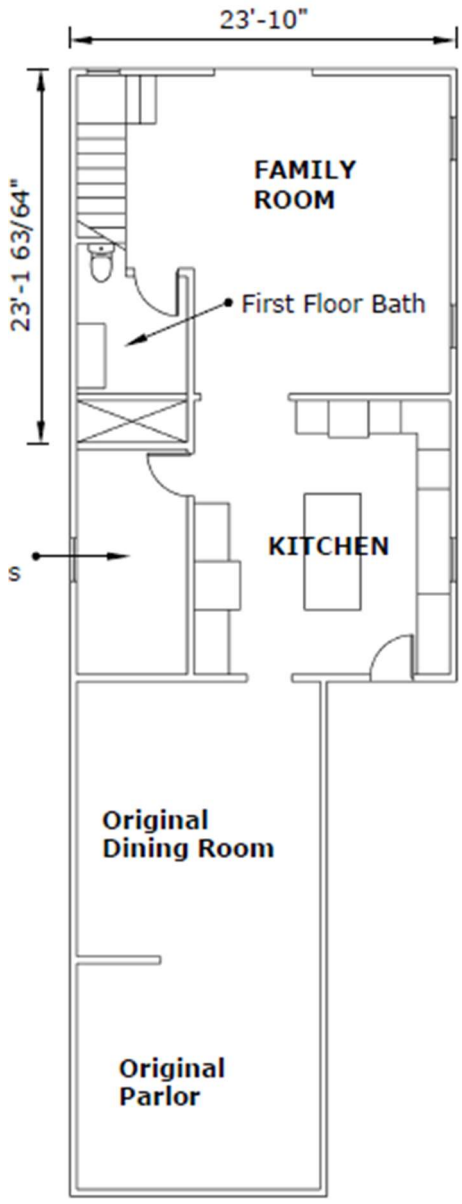
815 N. Highland Porch Reference Photo

PROPOSED

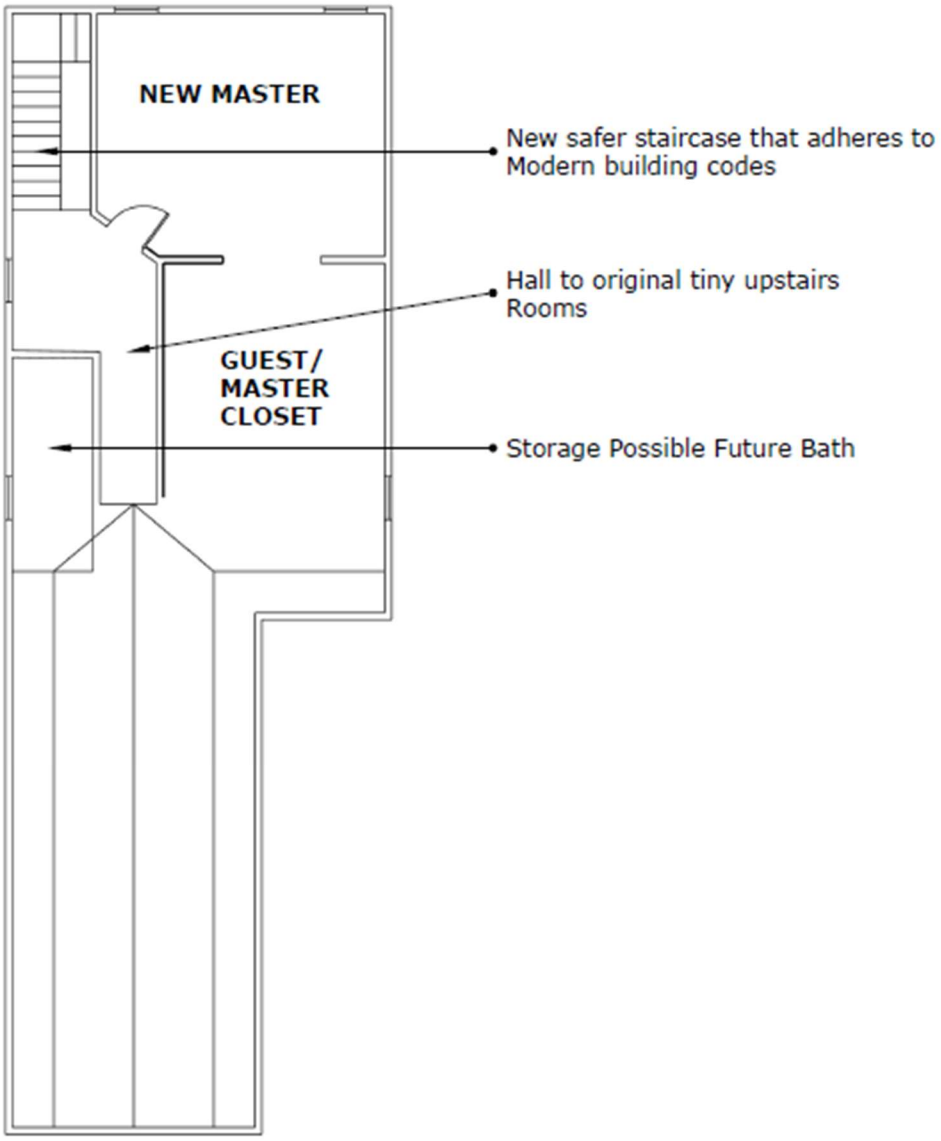


Site Plan

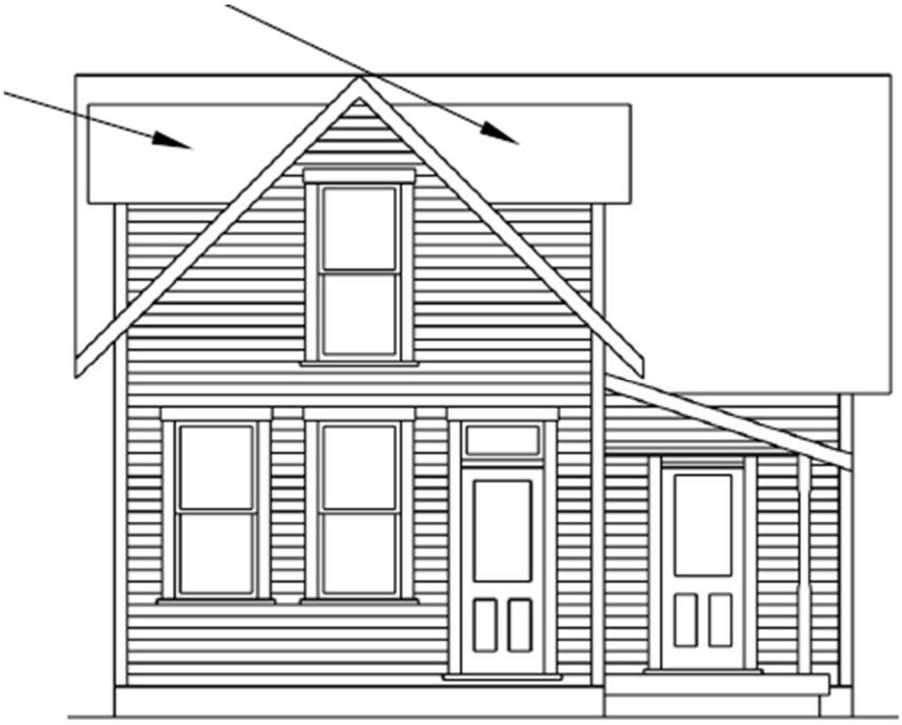
Streetscape



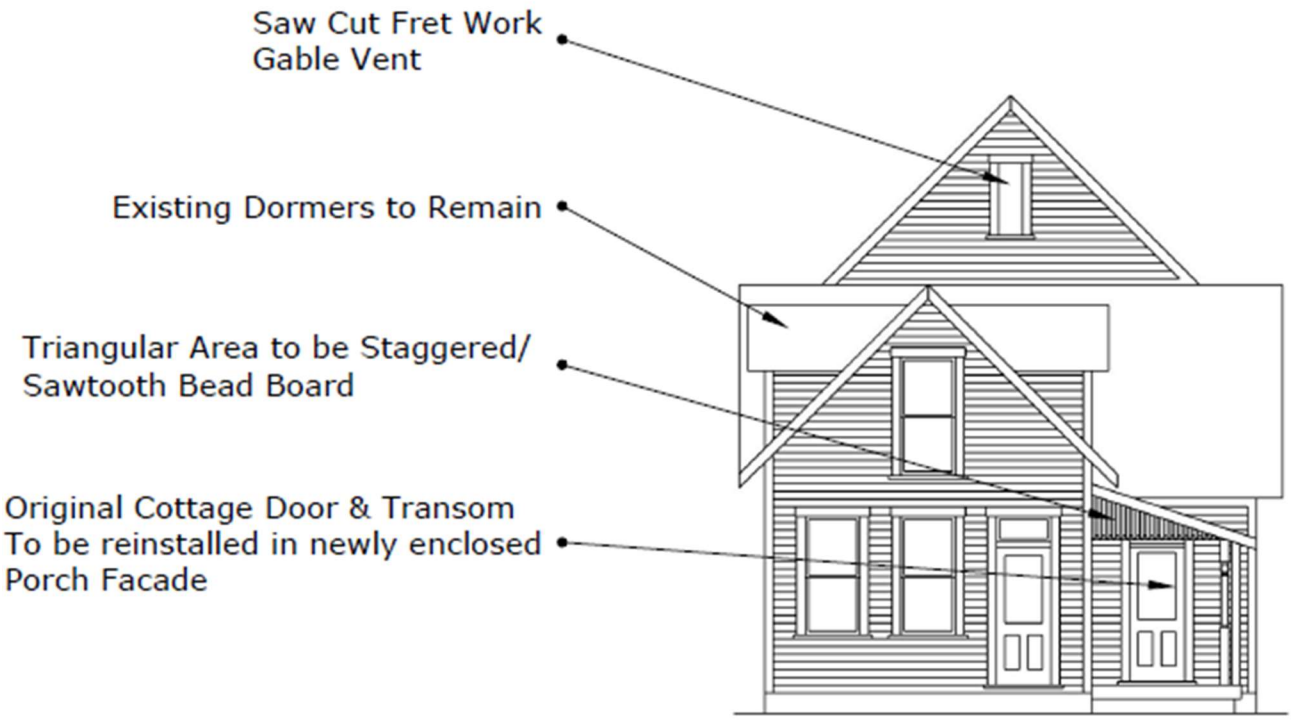
First Floor Plan



Second Floor Plan

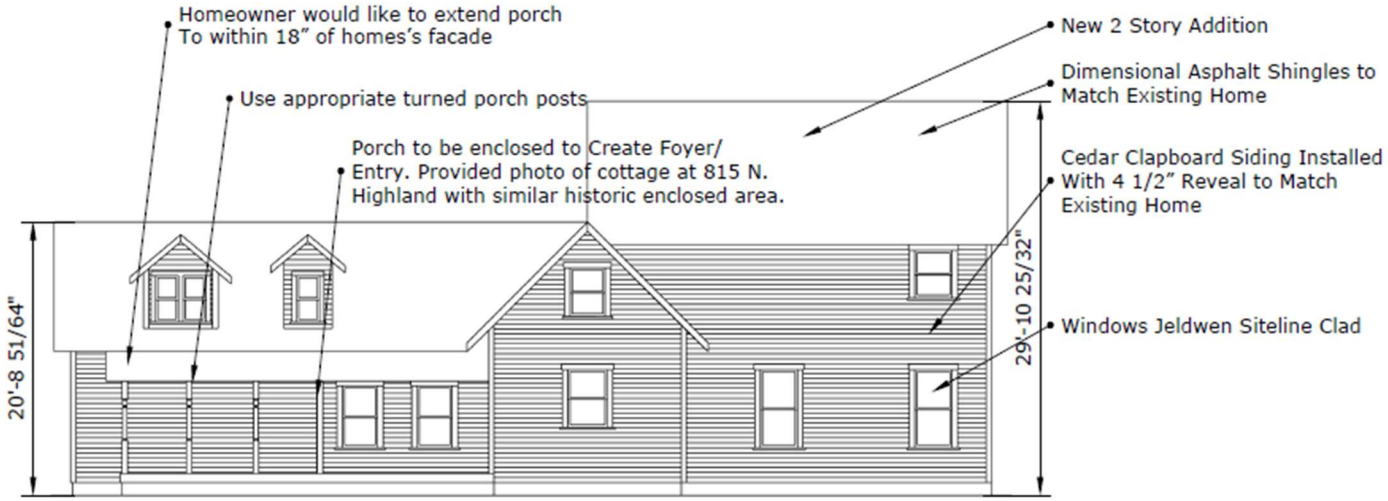


West Existing Elevation

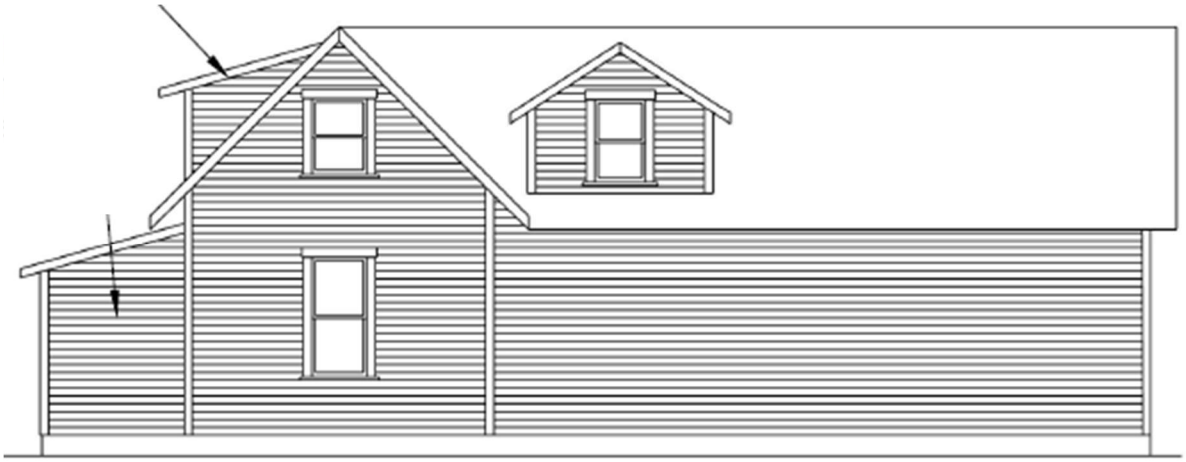


West Proposed Elevation

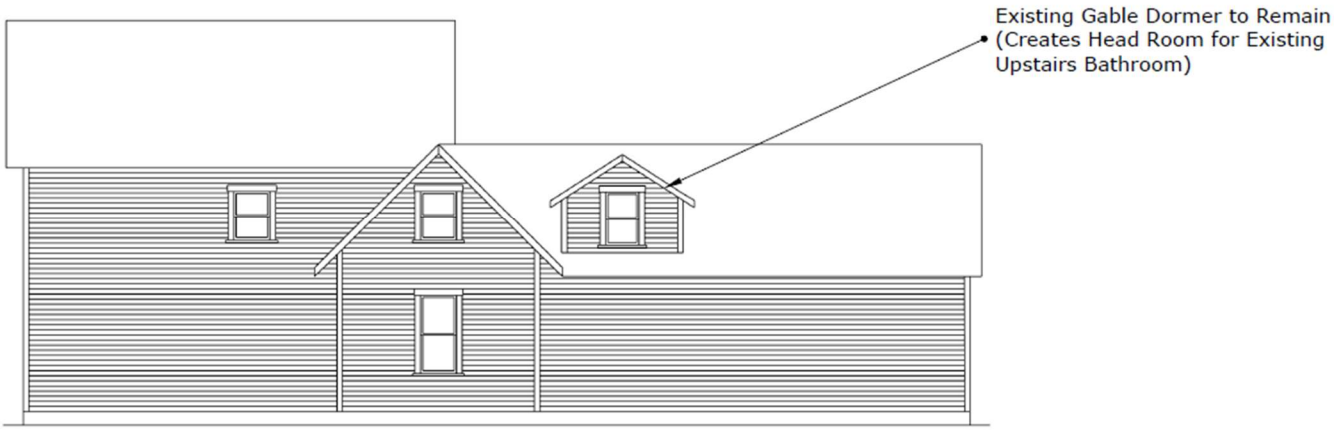
South Existing Elevation



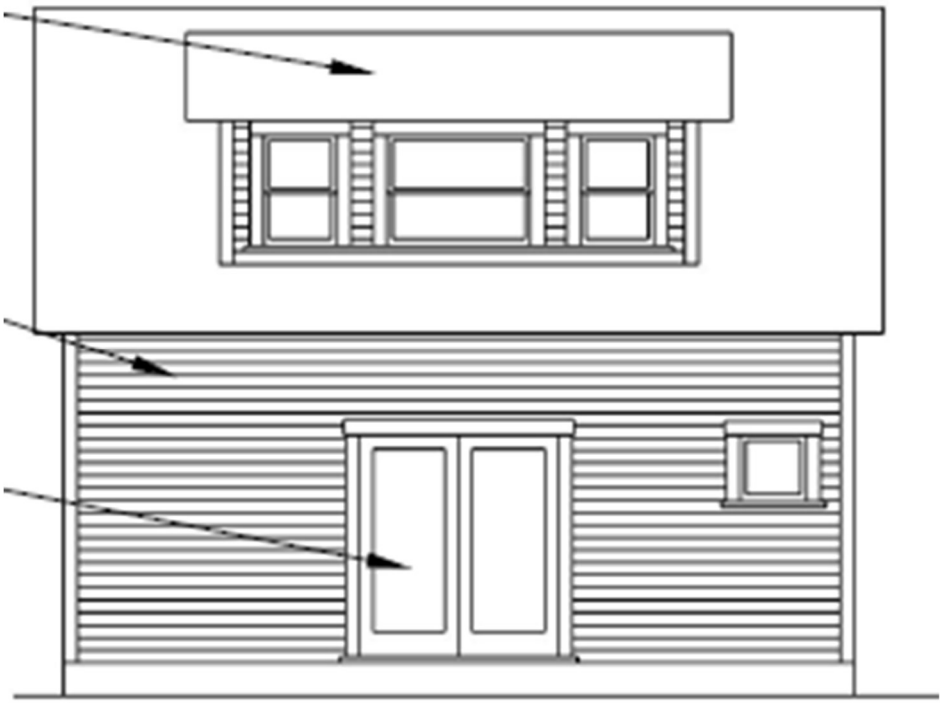
South Proposed Elevation



North Existing Elevation



North Proposed Elevation



East Existing Elevation

East Proposed Elevation

Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2026**
Case Type:	**Expedited Case**
Continued From:	
Case Number:	**2026-COA-112 & 2026-ZON-036**
Property Address:	**1010 Dr. Martin Luther King Jr. Street**
Historic Area:	**Ransom Place**
Township:	**Center**
Council District:	**12**
Applicant:	**Joseph Calderon**
Owner:	**1010 DR MLK JR LLC**
Request:	**Rezone from CBD-S to C-3**
Staff Recommendation:	**Approval**
Staff Reviewer:	**Shelbi Long**
Case At-A-Glance:	**The request is to rezone from CBD-S to C-3 to allow for a grocery store development. Included at the end of the report is a list of undesirable uses submitted by a neighbor.**

BACKGROUND OF PROPERTY

The subject property was initially the location of several frame dwellings and commercial stores with associated accessory structures. These buildings fronted Dr. Martin Luther King Jr. Street (at that time N. West Street). By the mid-20th century, those structures had all been demolished and replaced with a concrete block gas station. That structure remained until the early 2000s. The site has been vacant since the time the gas station was demolished.

At the February 2026 IHPC hearing the Commission preliminarily reviewed 2026-COA-009 for a new commercial development on the lot including rezoning from CBD-S to C-3.

REQUEST

The site is currently zoned CBD-S, which is a special zoning classification specific to a development plan that is proposed at the time of the zoning approval. The applicant is requesting approval to rezone to C-3 to permit the proposed grocery store use. The design for the new building and site will be reviewed at a later hearing.

C-3 is the Neighborhood Commercial District. Per code the C-3 district is for the development of an extensive range of retail sales and personal, professional and business services required to meet the demands of a fully developed residential neighborhood, regardless of its size.

HISTORIC AREA PLAN RECOMMENDATION

Zoning – the Ransom Place district plan recommends C-3 zoning for the subject property, and to encourage development along Dr. Martin Luther King St. that does not have a negative effect on the rest of the neighborhood.

STAFF RECOMMENDATION

Staff recommends approval. C-3 is the recommendation zoning classification and permits residential neighborhood focused developments.

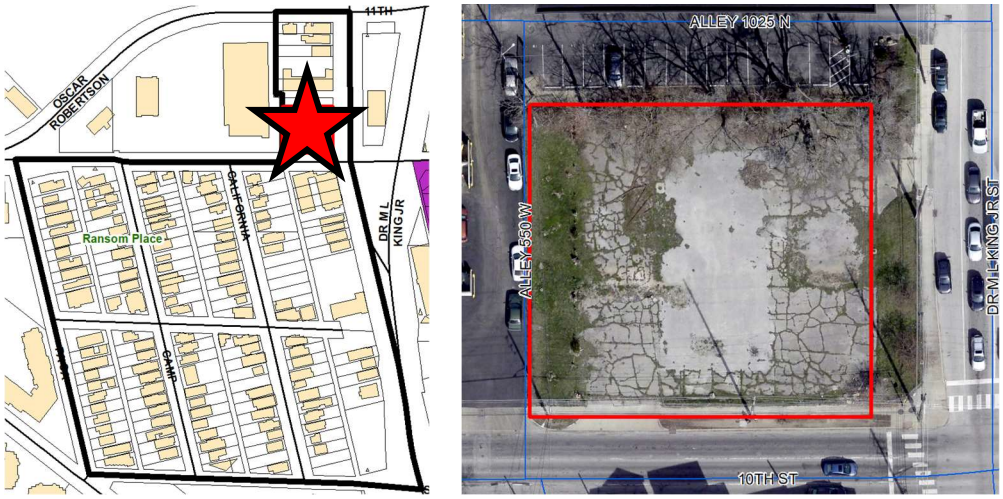
STAFF RECOMMENDED MOTION

2026-COA-112 (RP)
To approve a Certificate of Appropriateness to rezone the subject property from CBD-S to C-3 per the submitted documentation.

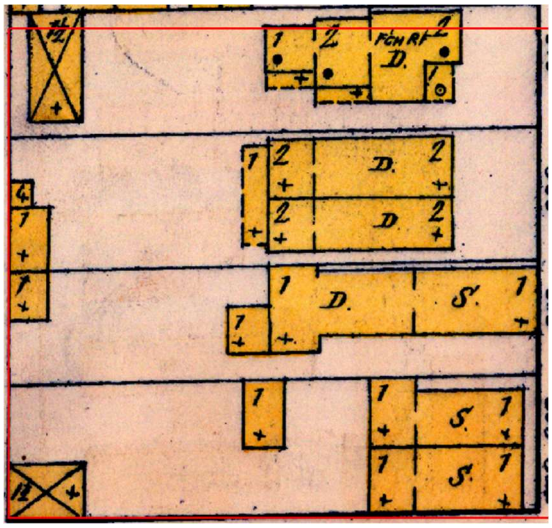
2026-ZON-036
To recommend approval to the Metropolitan Development Commission to rezone the subject site from CBD-S to C-3.

EXHIBITS

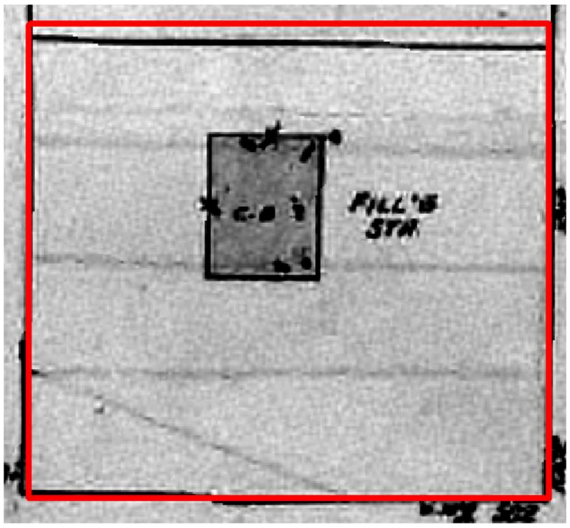
SUBJECT PROPERTY



HISTORIC IMAGERY

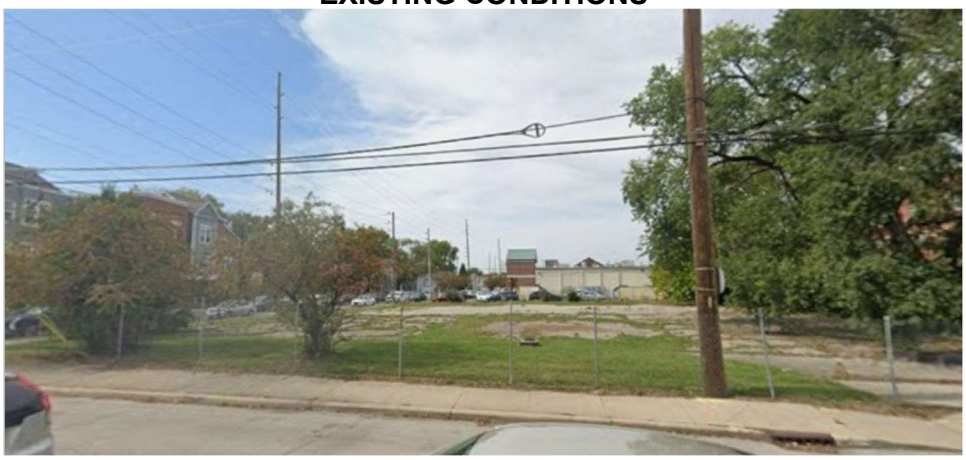


1887

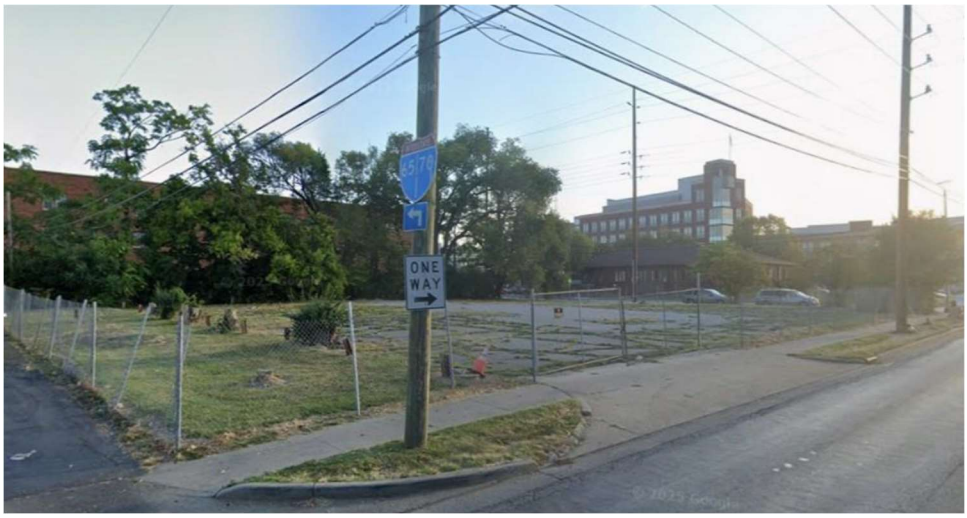


1956

EXISTING CONDITIONS



View of site from MLK (looking west)



View from 10th Street (looking northeast)

LIST OF UNDESIRABLE USE FOR SITE FROM NEIGHBOR

From: h haizlip
Sent: Sunday, April 26, 2026 12:27 PM
To: Long, Shelbi <Shelbi.Long@Indy.Gov>
Cc: Sylva Zhang; Candyce Hawkins
Subject: Re: 1010 MLK

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Hi Shelbi, below are the undesirable uses. I will forward them to the petitioner. Thanks, p

1. Emergency Shelter, Daily
2. Nursing Home
3. Amateur Radio Antenna
4. Automotive Rental Station
5. Department Store
6. Drive Through
7. Hospital
8. Laundromats
9. Mortuary, Funeral Home
10. Outdoor Advertising Off-Premise Sign
11. Outdoor Display and Sales
12. Portable Storage
13. Recycling Collection Point
14. Renewable Energy Facility, Solar or Geothermal
15. Satellite Dish Antenna
16. Substations and Utility Distribution Nodes
17. Transit Center
18. Transportation Facilities and Accessories
19. Wireless Communications Facility

Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**MAY 6, 2026**
Case Type:	**Expedited**
Continued From:	
Case Number:	**2026COA117 & 2026VHP004**
Property Address:	**429 Massachusetts Avenue**
Historic Area:	**CHATHAM-ARCH & MASSACHUSETTS AVENUE**
Township:	**WARREN**
Council District:	**12**
Applicant:	**Halil Ibrahim Karadere**
Owner:	**Kong Fu Chen**
Request:	**Variance of use to allow tattoo parlor**
Staff Recommendation:	**Approval**
Staff Reviewer:	**Caroline Emenaker**
Case At-A-Glance:	**This request is to obtain a variance of use to continue the use of property as a tattoo parlor where not permitted in the zoning code.**

BACKGROUND OF PROPERTY

The subject property is the site of a two-story commercial building. It first shows up in its current form in the 1898 Sanborn Map and is labeled as a store. On the 1887 Sanborn Map it is labelled as a dwelling, so it is likely the current version was built between 1887 and 1898. The façade appears to be close to the original design, with a few repairs and replacements made to replicate the original details. The subject property is currently being used as a tattoo parlor, which is not permitted in the CBD-2 Zoning Ordinance.

REQUEST

The request of this application is to obtain a variance of use to allow the continued use of a tattoo parlor which is not permitted in CBD-2. The applicant has been leasing the space on the first and second floor of the building for a tattoo parlor since August 2025. On February 2, 2026, the applicant was cited for operation of a non-permitted use and submitted a variance request to IHPC shortly thereafter.

HISTORIC AREA PLAN RECOMMENDATION

CHATHAM-ARCH & MASSACHUSETTS AVE HISTORIC AREA PLAN:

LAND USE OBJECTIVES:
-To support and encourage mixed-use development and neighborhood serving businesses along Massachusetts Avenue that are compatible with existing historic structures or appropriate new construction that compliments Massachusetts Avenue unique urban atmosphere.

LAND USE AND DEVELOPMENT RECOMMENDATIONS:

SUBAREA B: COMMERCIAL AREAS:
Massachusetts Avenue is the primary commercial corridor and represents an urban streetscape that possesses a “big city” feel. The area was designated in 2004 as one of Indianapolis’ six cultural districts, due to its concentration of art galleries, performing arts theatres, eclectic shops, and public art. Historic commercial buildings front the corridor and generally range in height from 2-4 stories… Much of the land along Massachusetts Avenue is zoned Central Business District (CBD-2), which is an appropriate zoning classification for this mixed-use commercial corridor.

GENERAL RECOMMENDATIONS:
- Encourage and support commercial and retail businesses, art and entertainment organizations, offices, residences, and mixed-uses that serve the Chatham-Arch and Lockerbie Square neighborhoods, the Regional Center/Downtown, and City of Indianapolis as a whole.
- Encourage and support a mixed-use, pedestrian-friendly atmosphere in the commercial areas.
- Maintain and encourage the “big city” feel along Massachusetts Ave. by promoting the location of businesses with a high level of pedestrian activity.
- Encourage retail and pedestrian-oriented businesses on the street level.

STAFF RECOMMENDATION

Why Tattoo Parlors are not permitted in CBD-2 (Central Business District Two)
The zoning ordinance restricts these businesses to specific commercial and mixed-use zones where they are subject to strict separation requirements from "protected districts" (such as residential areas and schools) due to the inherent risk of generating infectious waste that requires specialized treatment, storage, and disposal. Prohibiting them in high-density pedestrian areas like CBD-2 is often intended to mitigate potential impacts on public health and safety.

Buffer Requirements: Indianapolis requires tattoo parlors to maintain a 1,000-foot separation from protected districts when permitted "by right" (in C-4, C-5, and C-7 zones) or a 500-foot separation with a "Special Exception" (in C-3, MU-3, or MU-4 zones). The dense, mixed-use nature of CBD-2 makes meeting these buffer requirements difficult.

Why Staff is Recommending Approval
Staff believes the proposed use meets the tests of the findings. The applicant provided the following findings in the variance of use petition:

1.THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE
The business will operate in full compliance with all applicable health, safety, and sanitation regulations. Strict sterilization protocols, staff training in bloodborne pathogen control, and proper hazardous waste disposal will ensure no risk to public health. The appointment-only scheduling minimizes congestion and noise, protecting community welfare. Security measures including controlled access and surveillance will safeguard safety and morale.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE
The proposed tattoo and piercing studio is a low-impact, professional service business compatible with existing commercial uses in the vicinity. It will not generate excessive noise, traffic, or disturbances.

Measures such as appointment-only operations and controlled client flow further reduce potential impacts. The use supports continued economic vitality of the area and will not detract from neighboring property values

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE
The property consists of a relatively small interior area with an existing layout that limits its suitability for many permitted uses requiring larger open spaces, higher occupancy, or extensive structural modifications. The configuration of the space naturally supports small, appointment-based services that require private rooms and controlled environments. These physical limitations are unique to this particular space and create a practical constraint that does not apply uniformly to all similarly zoned properties.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE
Applying the zoning code without exception effectively prohibits any reasonable use of the property compatible with its size and configuration. The property's limitations preclude many permitted uses, creating a hardship by denying economically viable operation. Granting the variance will allow appropriate, low-impact business use without altering the character or integrity of the neighborhood.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE
The proposed use aligns with the comprehensive plan's goals to promote small businesses and productive reuse of commercial spaces. Its low-impact, appointment-based model ensures consistency with objectives for maintaining community compatibility, encouraging economic development, and supporting sustainable land use.

Staff finds the Variance of Use to be appropriate for the following reasons:

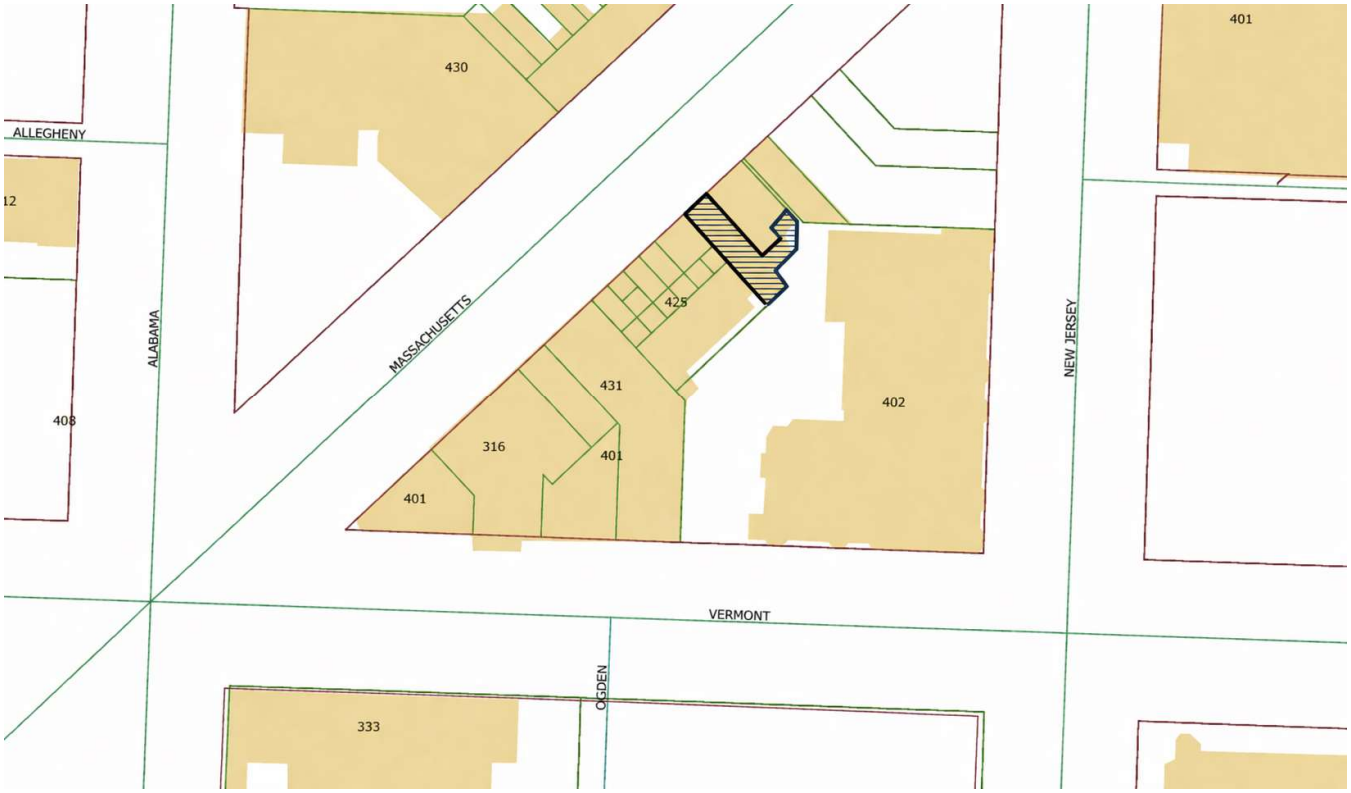
1. Staff believes the proposed use meets the tests of the findings above.
2. The CAMA plan emphasizes that Massachusetts Avenue should encourage and support commercial and retail businesses that serve the neighborhood and downtown.
3. The CAMA plan says that Massachusetts Avenue was designated as one of six cultural districts because of the concentration of art galleries, performing arts theatres, eclectic shops, and public art. While a tattoo parlor does not directly apply to these examples, it is a professional artist-based industry.
4. The tattoo parlor is located near an apartment building but is separated by green space. According to the submitted Plan of Operation the tattoo parlor is using a hazardous waste removal service and is in full compliance with health and safety standards, including staff training on bloodborne pathogen control. Therefore, it will not be detrimental to public health or affect any of the neighboring businesses or properties.

STAFF RECOMMENDED MOTION

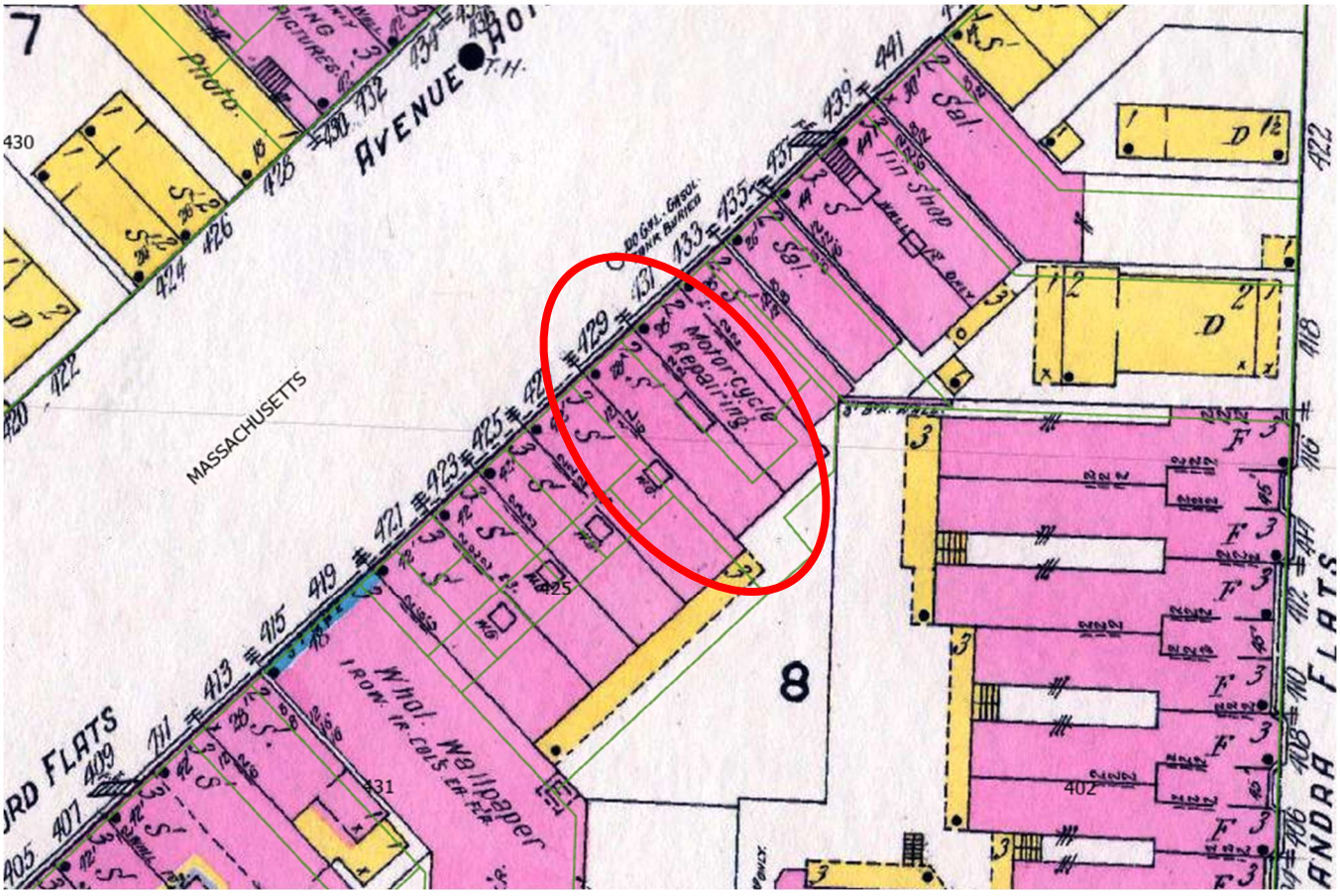
COA #2026-COA-117 (CAMA)
To approve a Certificate of Appropriateness for a Variance of Use to allow a tattoo parlor per the Plan of Operation and other submitted documentation.

PETITION # 2026-VHP-004
To approve a Variance of Use and submitted Findings of Fact to allow a tattoo parlor subject to the Plan of Operation included in the May 6, 2026 IHPC staff report.

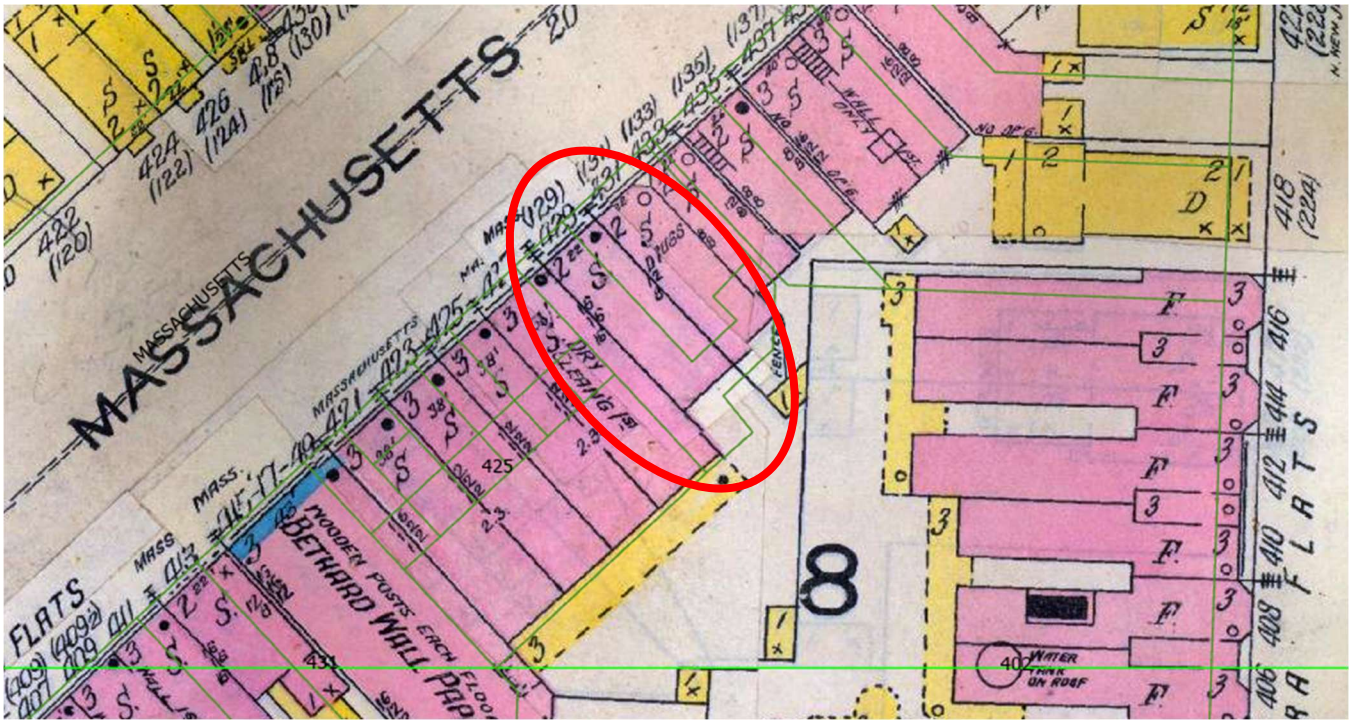
EXHIBITS



Location of subject property



1915 Sanborn Map



1898 Sanborn Map

2024 Street View image of property

2026 image of storefront

Plan of Operation

Description of Proposed Facilities:
The proposed tattoo and piercing studio will be located in a well-maintained commercial space. The facility will include a reception and waiting area, private service rooms for tattooing and piercing procedures, a dedicated sterilization area equipped with autoclaves and sanitation supplies, and ADA-compliant restrooms. The layout is designed to ensure client privacy and an efficient workflow.

Number of Employees:
The studio will employ three staff members: two licensed tattoo and piercing artists trained in bloodborne pathogen safety and infection control, and one receptionist responsible for scheduling and customer service.

Security Provisions:
The facility will maintain controlled access during business hours and a secure locking system after hours.

Surveillance cameras will be installed at entry and exit points. Staff will be trained in basic emergency procedures and incident reporting.

Description of Hazardous Materials and Waste Disposal:
The business will use standard tattoo inks, needles, and sterilized equipment in compliance with state health regulations. Biohazardous waste, including needles and contaminated materials, will be disposed of through approved medical waste disposal services in accordance with local and state regulations. Sharps containers will be used for needles, and all waste will be stored safely until collected by a licensed disposal provider. General waste will be managed using designated trash receptacles and removed regularly to maintain cleanliness and sanitation.

Hours of Operation:
The studio will operate by appointment only from 12:00 PM to 8:00 PM, Monday through Saturday. This helps reduce unnecessary traffic and prevents crowding.

Other Information:
The studio will operate in compliance with all applicable state and local regulations. The business will maintain a professional, clean, and safe environment, with a focus on client privacy and community compatibility. Parking is available nearby, and the appointment-only model minimizes impact on surrounding properties.

Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2026**
Case Type:	**Expedited Case**
Continued From:	
Case Numbers:	**2026-COA-121 (CAMA) & 2026-VHP-005**
Property Address:	**602 North Park Avenue**
Historic Area:	**Chatham Arch – Massachusetts Avenue**
Township:	**Center**
Council District:	**13**
Applicant:	**Randy Veatch**
Owner:	**JDJ REALTY INVESTMENTS LLC**
Request:	**Variance of Use to permit single family residential**
Staff Recommendation:	**Approval**
Staff Reviewer:	**Shelbi Long**
Case At-A-Glance:	**CBD-2 does not permit single-family detached dwellings. The historic area plan recommends CBD-2 zoning for the site. Since the structure would be converted into a residence a Variance of Use needed to permit a single family residence.**

BACKGROUND OF PROPERTY

The subject property is a machine shop building constructed in the 1950s. At the rear, west end is an addition that was constructed in 2003-2004. The structure is a contributing site to the Chatham-Arch Massachusetts Avenue District.

REQUEST

The existing structure will be converted into a single family residence. The site is zoned CBD2 which does not permit single family detached residential, so the applicant is requesting approval of a Variance of Use.

HISTORIC AREA PLAN RECOMMENDATION

The recommended zoning for the subject property is CBD-2. The site is located in the adaptive reuse area, Subarea C. The dominant land use in Subarea C should be high density residential. While the

continued use of existing, legally established industrial and manufacturing should be supported, those land use types should not be expanded beyond current property boundaries.

STAFF RECOMMENDATION

Staff is recommending approval. The site is in a mixed context with commercial and residential uses, so converting the site to a residence will not be out of place or have a negative impact on the historic district.

STAFF RECOMMENDED MOTION

2026-COA-121 (CAMA) & 2026-VHP-005:

To approve a Certificate of Appropriateness for Variance of Use to permit single family residential per submitted documentation and subject to the following stipulations:

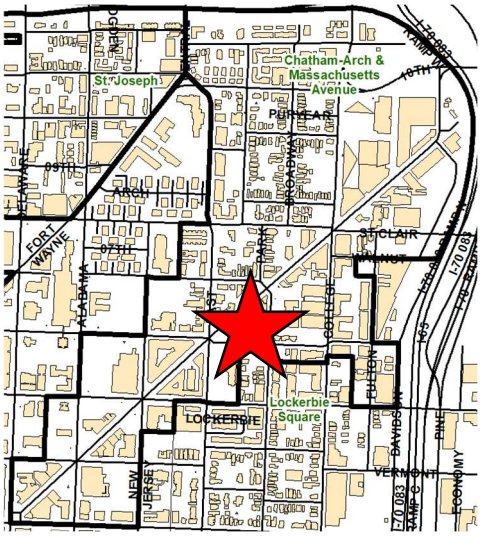
1. Any changes to the proposal must be approved by IHPC staff prior to commencement of work.

NOTE: Property owner is responsible for complying with all applicable codes.

Variance Petition: 2026-VHP-005
To approve a Variance of Use to permit single family residential per submitted Findings of Fact.

EXHIBITS

LOCATION OF SUBJECT PROPERTY



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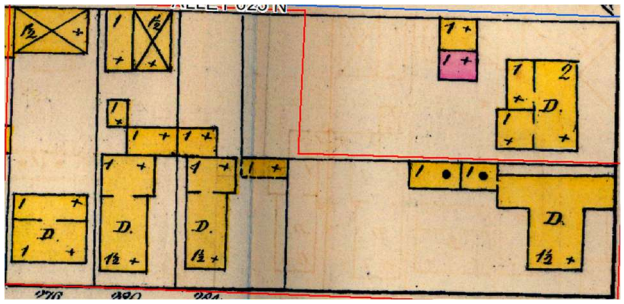

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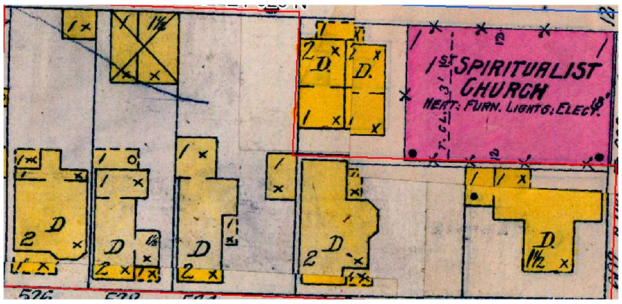

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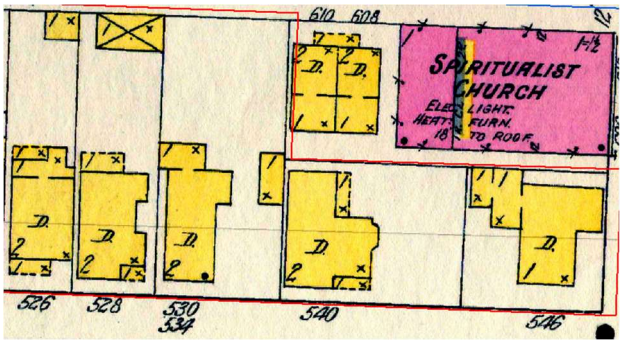

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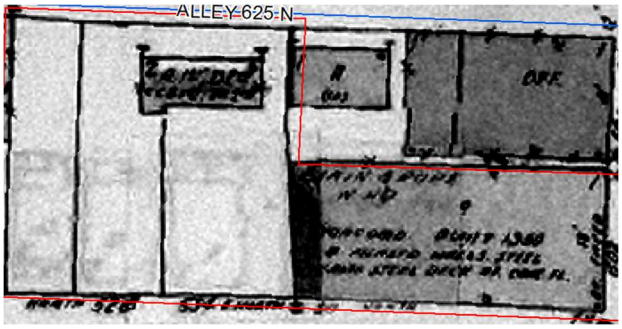


1956

EXISTING CONDITIONS & CONTEXT

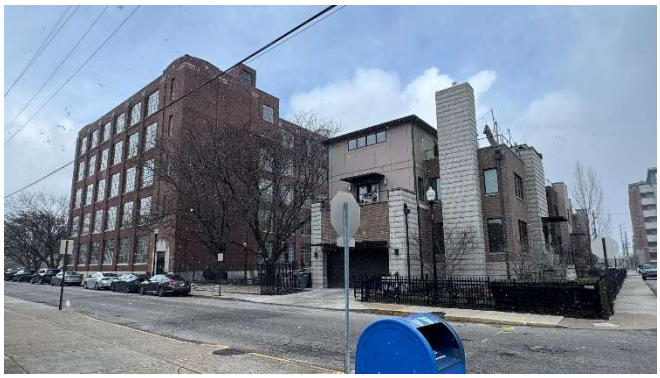
Front / east elevation

Rear / west elevation & parking lot

South elevation

Sites to the west

Sites to the south



Sites to the east

FINDINGS OF FACT

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

There currently exists single family in the area. There is no negative impact to the community as having full-time occupancy in this building use adds to the fabric of the community and enhances physical human activity necessary to increase general security and care of the area

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

There is various uses surrounding the property including a number of business uses and also residential uses. These are all in keeping with the intended use of this property

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

The need arises due to the current zoning the building is located in and the relative limitations the building has for multiple residences.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

It limits the use of smaller footprint properties and would lead to demolition of the historic structures to accommodate higher density residences.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

There is no negative impact to the overall plan by allowing the use in the existing structure. The historic fabric is more likely to be maintained thought this use

Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2026**
Case Type:	**Continued Case**
Continued From:	
Case Number:	**2026-COA-054**
Property Address:	**1933 N. Talbott St.**
Historic Area:	**Herron-Morton Place**
Township:	**Center**
Council District:	**12**
Applicant:	**Nicole Quint**
Owner:	**Nicole Quint**
Request:	**Convert existing 2-car garage into 3-car carriage house**
Staff Recommendation:	**DENIAL**
Staff Reviewer:	**Morgan Marmolejo**
Case At-A-Glance:	**Staff does not believe the comments from the previous IHPC Hearing were fully addressed.**

BACKGROUND OF PROPERTY

The site is currently a single-family dwelling with a 2-car garage. According to the 1989 Sanborn map, the property was the site of two 2-and-a-half-story frame doubles. In 1915, the doubles were reduced to 2-stories. Based on aerial images, the doubles were demolished sometime between 1972 and 1979. The lot was vacant until the current structure was built in 2015. The property has remained unchanged since.

At the April 1, 2026 IHPC Hearing the Commission asked that the stairs be moved to the interior of the structure, the design be simplified, and the roof form be simplified.

REQUEST

The applicant is proposing to convert the existing 2-car garage into a 3-car carriage house. The applicant plans to add a 2-story addition to the south side and a dormer addition to the current garage. The addition will feature lap siding with a reveal to match the existing garage. There will also be panel siding to match the detailing on the primary structure. The main addition will be a front gable with shed roofs over the dormers and the rear addition of the structure. The roofs will be clad in shingles to match the existing garage. The structure will feature casement windows throughout.

Since the April 1, 2026 IHPC Hearing, the applicant has moved the stairs to the interior and moved doors to be complaint with the zoning code. The applicant did not address the rest of the Commission's comments to simply the design.

HISTORIC AREA PLAN RECOMMENDATION

Herron-Morton Place Historic Area Plan

1. Generally, accessory buildings should be of a secondary nature, and garages should be oriented to alleys.
2. Additions and accessory buildings should be discernible as a product of their own time.

STAFF RECOMMENDATION

Staff believes the applicant has not fully addressed the Commission's comments and concerns from the previous IHPC Hearing. While the stairs were moved to the interior of the structure, the overall design and form has not changed.

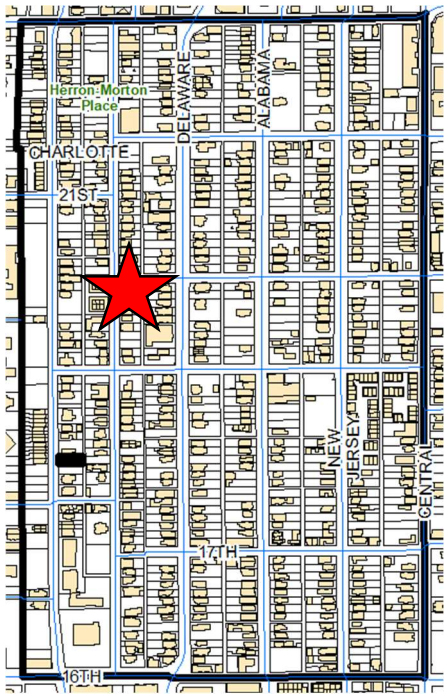
Staff does not find the alterations appropriate and recommends denial of the request.

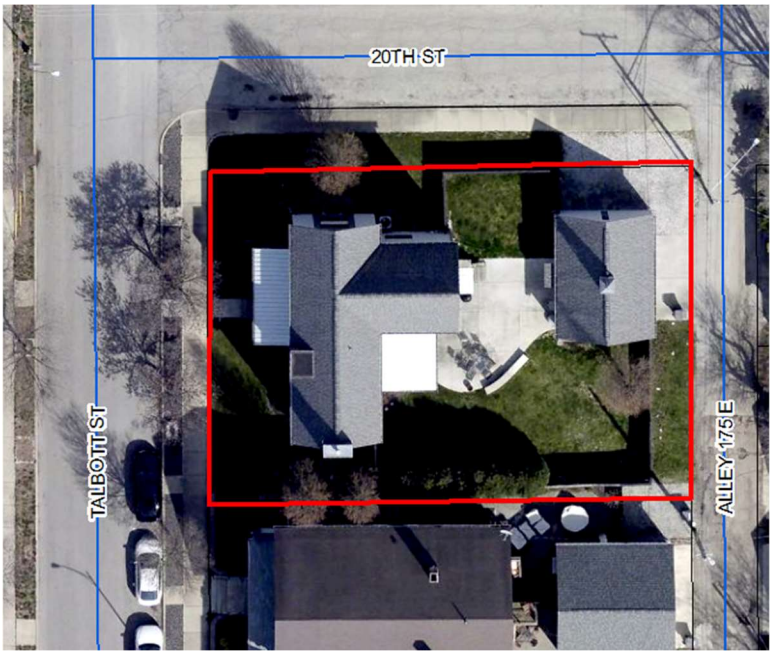
STAFF RECOMMENDED MOTION

COA #2026-COA-054 (HMP)
To deny the application for a Certificate of Appropriateness to convert a 2-car garage into 3-car carriage house.

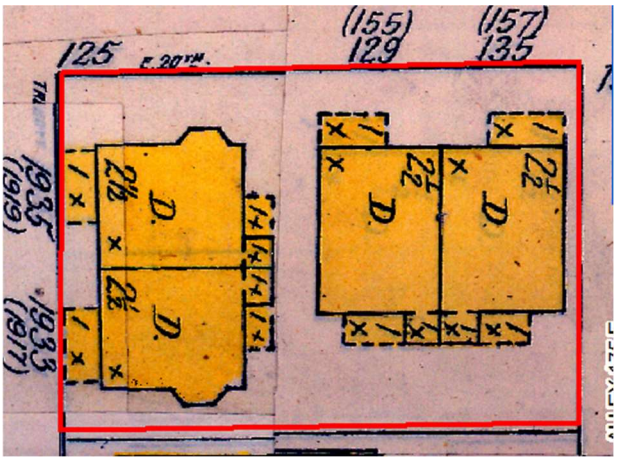
EXHIBITS

LOCATION OF SUBJECT PROPERTY

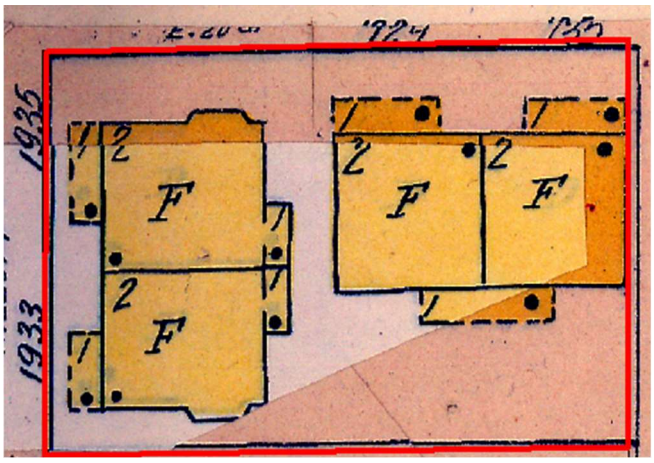




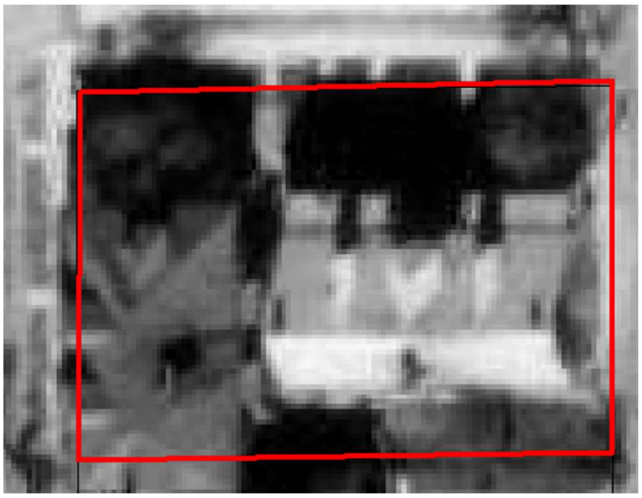
HISTORIC MAPS & IMAGES



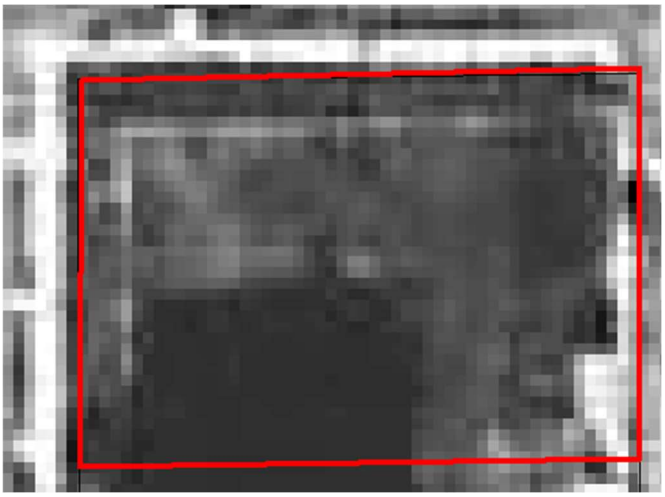
1898



1915



1972



1979

2015

2024

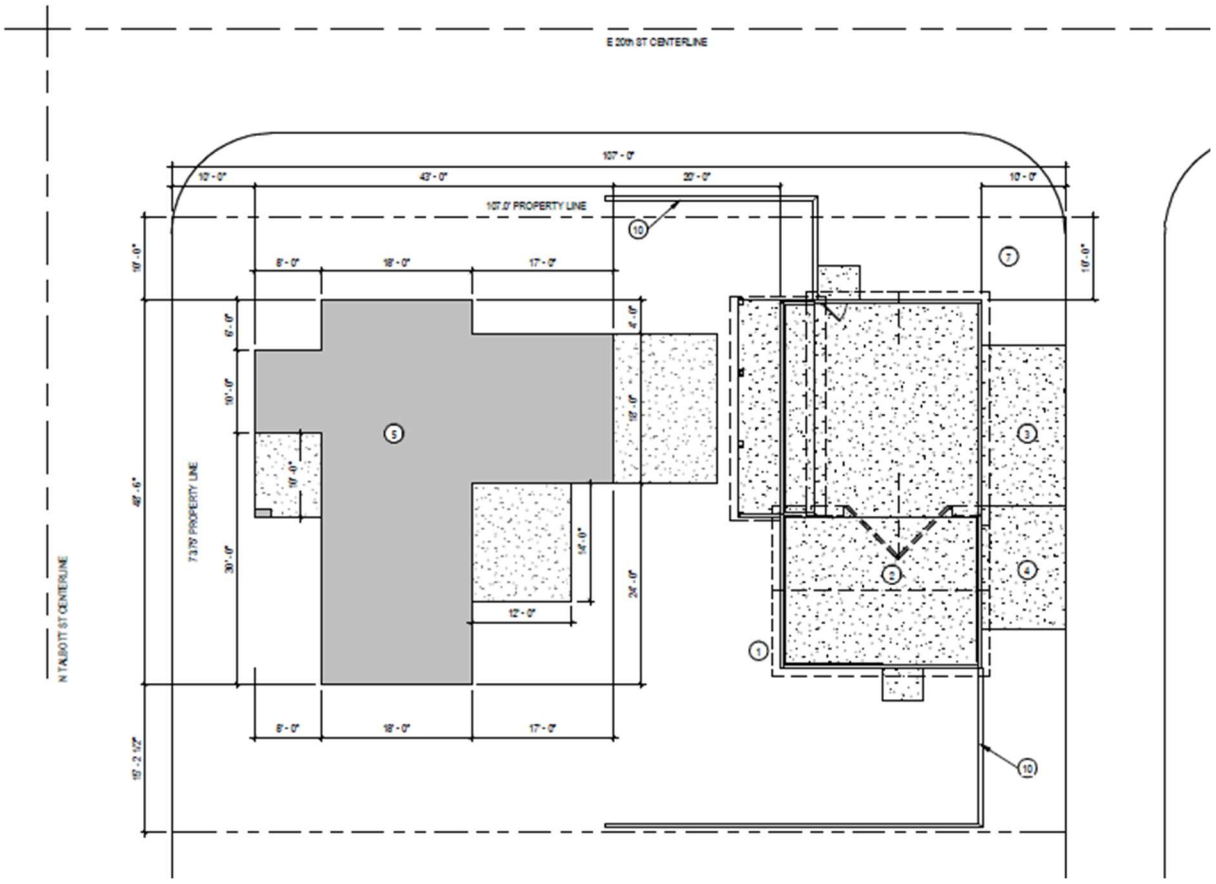
SUBJECT PROPERTY & CONTEXT

Subject property

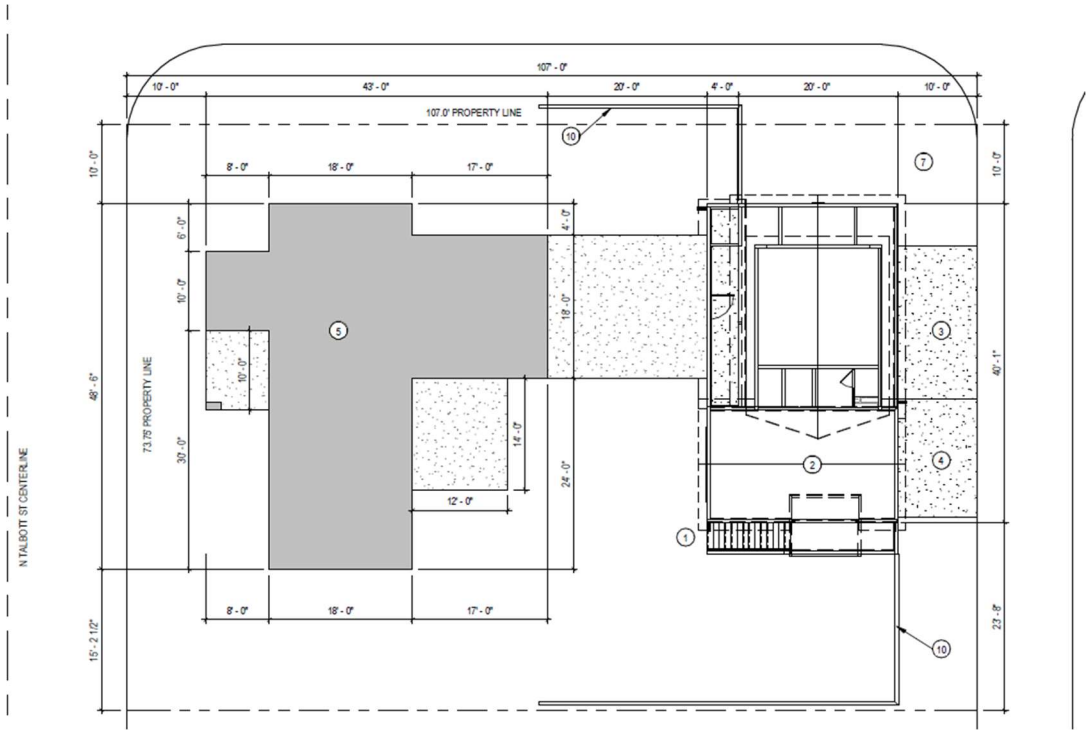
20th Street View of Property

Alley view

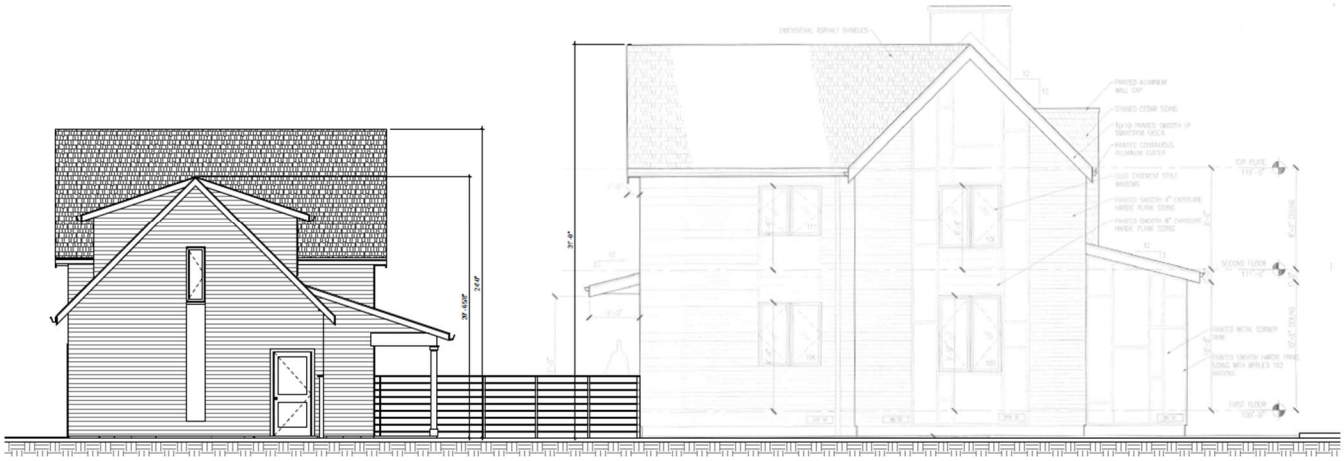
PROPOSED



Current Site Plan



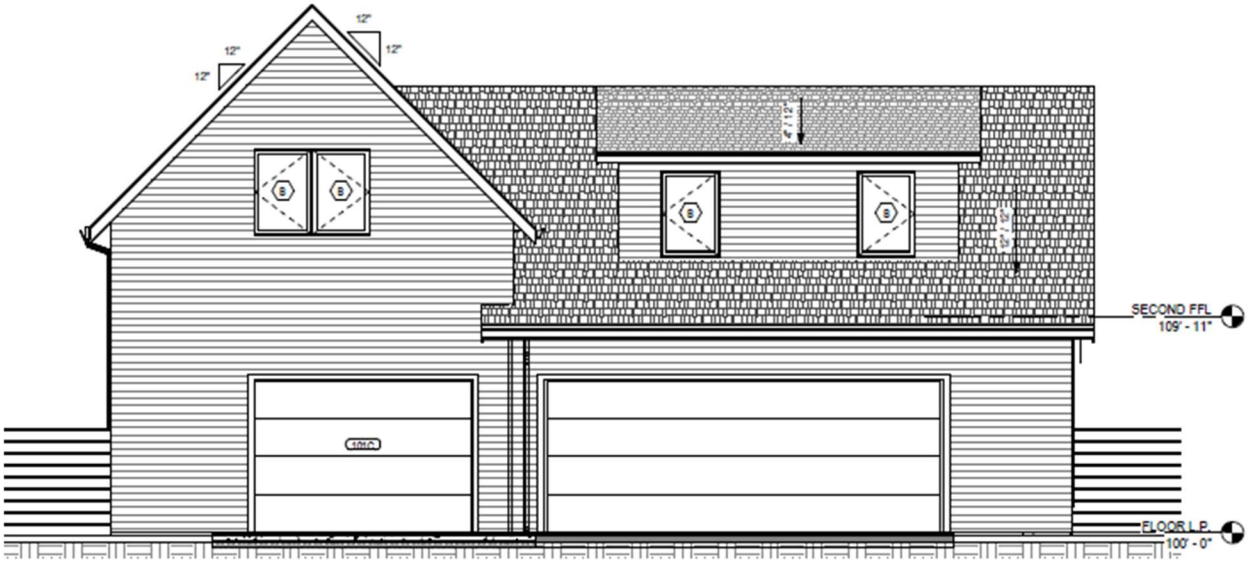
Previous Site plan



Current Site Context

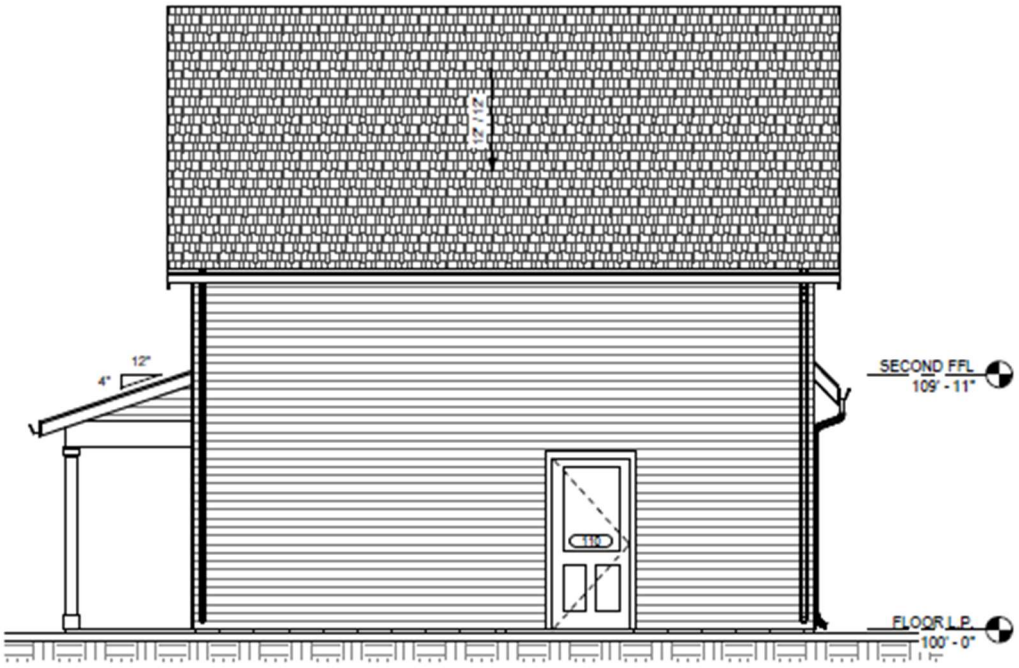
Previous Site Context

ELEVATIONS

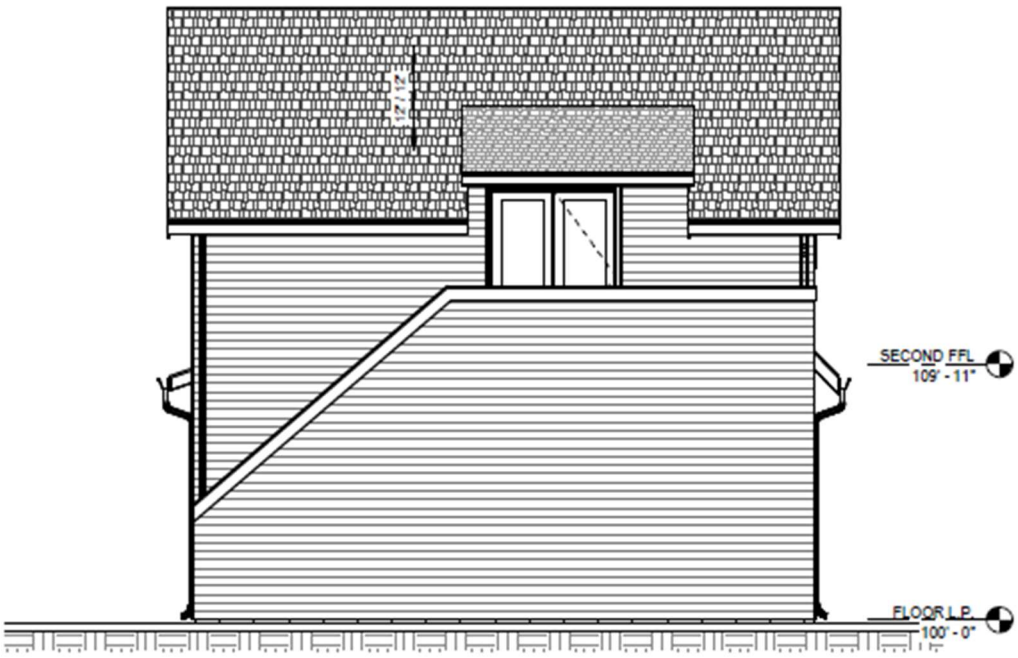


Current Alley/East Elevation

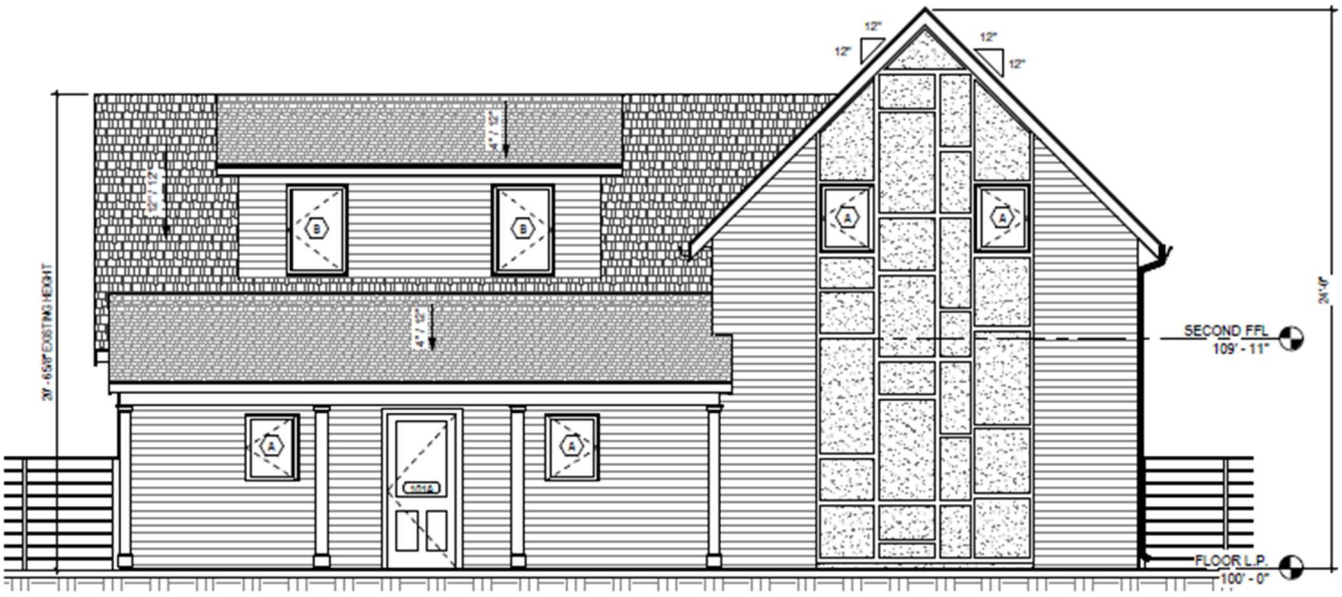
Previous Alley/East Elevation



Current South Elevation

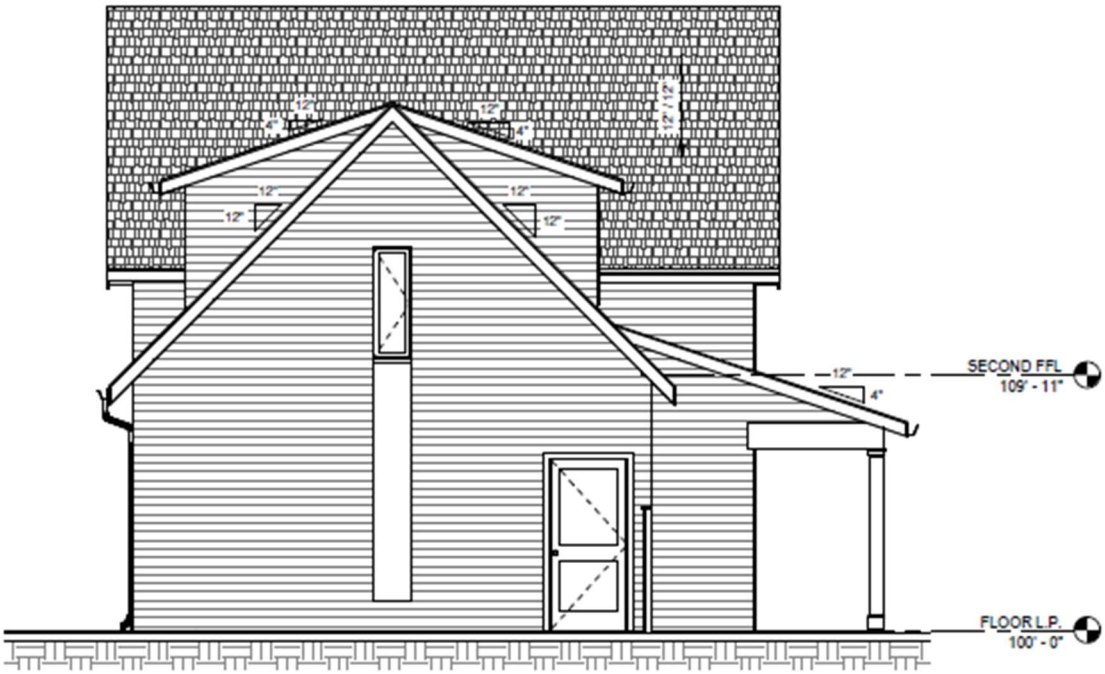


Previous South Elevation

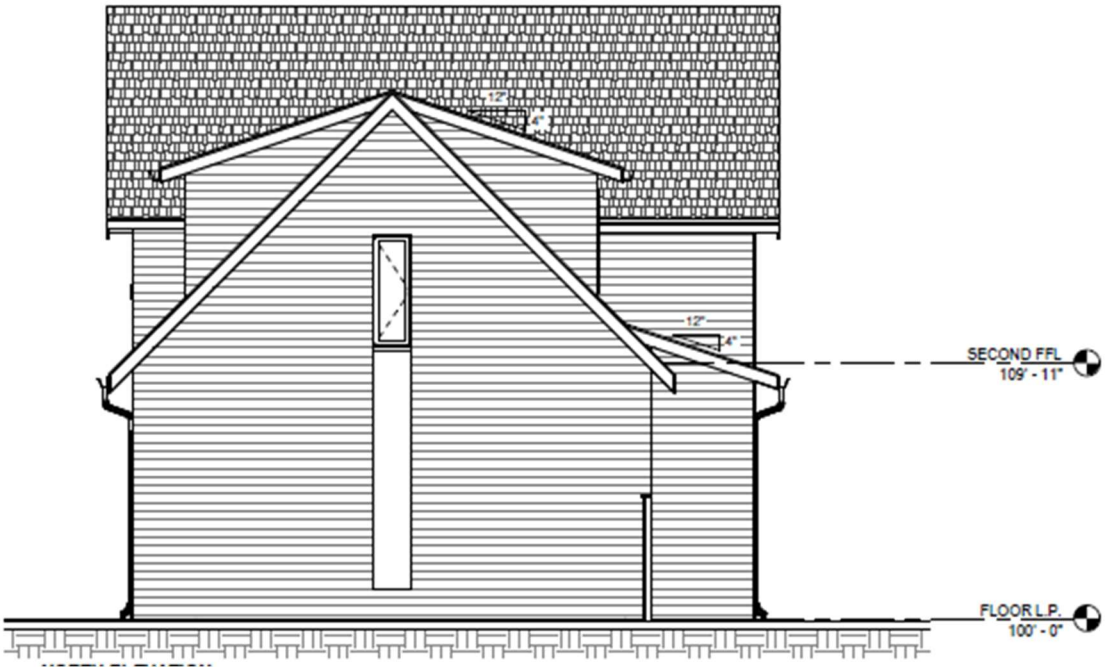


Current Rear/West Elevation

Previous Rear/West Elevation



Current North Elevation



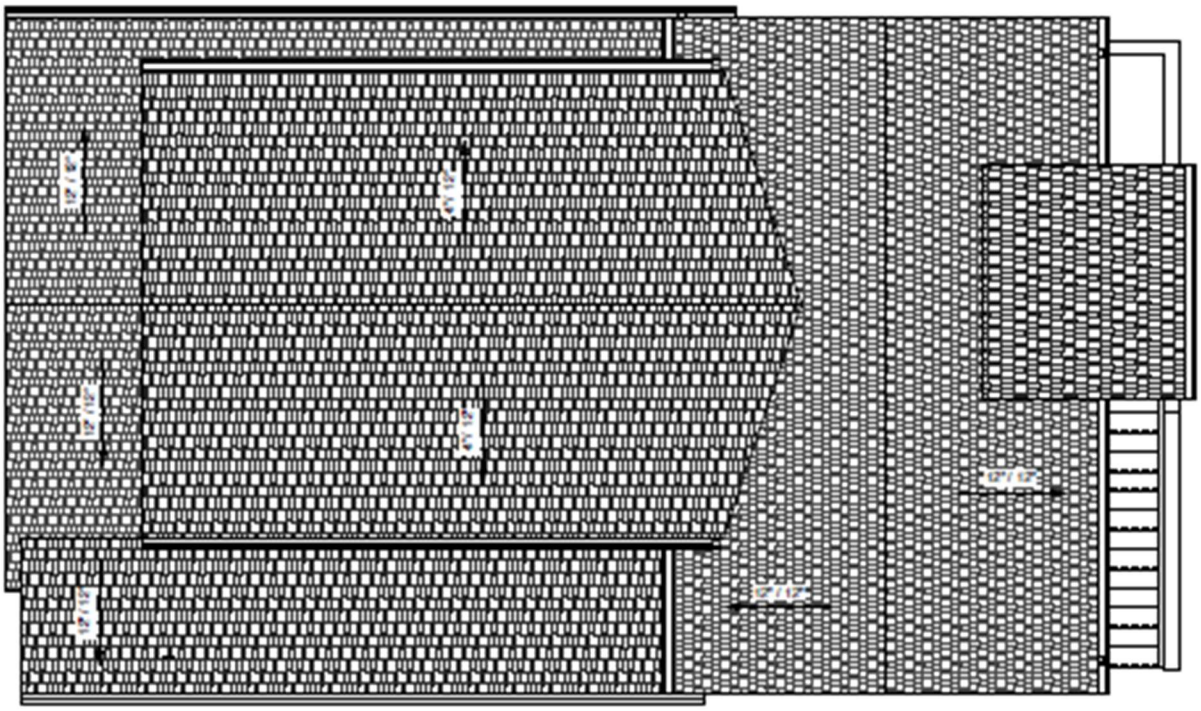
Previous North Elevation

PERSPECTIVES

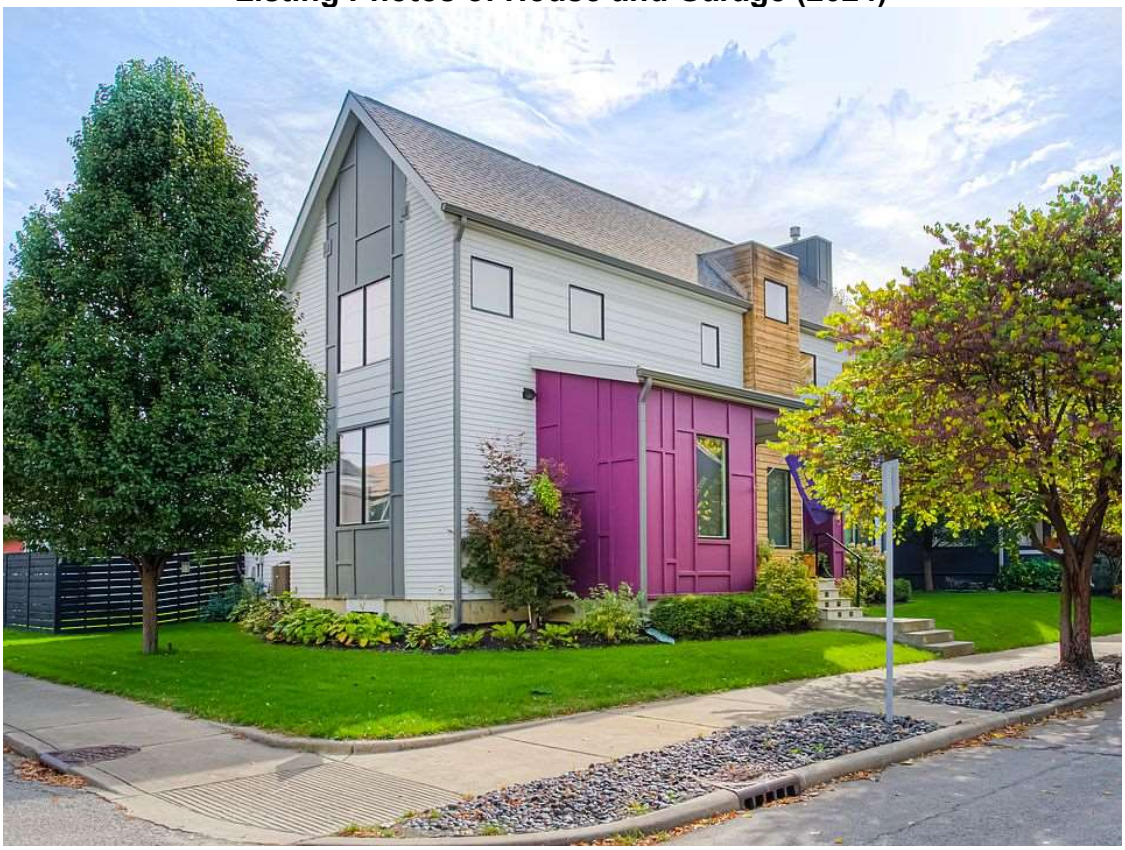
West Elevation

Alley side (East) Elevation

ROOF PLAN



Listing Photos of House and Garage (2024)



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Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2026**
Case Type:	**Continued case**
Continued From:	**April 1, 2026**
Case Number:	**2026-COA-033 (FP)**
Property Address:	**324 South College Avenue**
Historic Area:	**Fletcher Place**
Township:	**Center**
Council District:	**18**
Applicant:	**Mark Crouch**
Owner:	**Prestige Developments LLC**
Request:	**Remove vacated north alley material and grass over; enlarge and pave south alley; relocate power poles; realign concrete sidewalks and curb cuts**
Staff Recommendation:	**Approval of a Certificate of Authorization**
Staff Reviewer:	**Shelbi Long**
Case At-A-Glance:	**In 2023 the Commission approved the construction of two houses with garages on this site. Alterations to the alleys are needed for the construction to happen as shown on the approved plans. These alterations and alley vacation have been approved by the Plat Committee.**

BACKGROUND OF PROPERTY

In 2023, the Commission approved 2023-COA-110 and 111 to build two single-family houses and detached, two story garages. To construct the houses as shown on the approved plans, the parcel needed to be replatted into two and the north alley vacated and absorbed into the new lots. This was heard and approved by the Plat Committee in petition 2025PLT046. As part of the petition, the owner agreed to a commmitment to dedicate 5 feet of the south side of the lots to the public right-of-way, enlarging the 10 foot alley on the south side to 15 feet.

REQUEST

Alley Removal (vacated alley previously known as Alley 350 South)
The 10 foot wide vacated alley to the north of the site will be removed and absorbed by the two new lots, creating a lot width of 45 feet. The curb cut onto College Avenue will be removed and a new section of sidewalk will be installed.

Alley Alterations (Alley 375 South)
The edges of the10 foot wide alley to the south have disappeared over time due to vehicle traffic driving over the subject property. The southern alley will be properly realigned east to west and will now be 15 feet wide due to the owner dedicating 5 feet of the parcel to the north side of the right-of-way. 12 feet of that will be paved with asphalt leaving 3 feet along the south side unpaved. The south alley line will not be moved. Existing power poles will be relocated and the College Avenue curbcut and surrounding sidewalks will be adjusted to the new width.
There is a historic cobblestone alley to the southwest of Alley 375 South that will not be impacted by any of this work.

HISTORIC AREA PLAN RECOMMENDATION

Vehicular Circulation: The uncommon pattern of angular streets and alleys should be retained. In addition, original curbing and paving materials exist on some district streets (such as cobblestones Cincinnati Street). The plan recommends that any further street improvements recognize and respect these materials as contributing to the historic fabric of the neighborhood.

STAFF RECOMMENDATION

Reasons for Recommending a Certificate of Authorization:
If the Commission finds a request to be inappropriate, a Certificate of Authorization could be granted, but only if the request meets one of the following criteria:

1. Denial would result in substantial hardship
2. Denial would deprive the owner of all reasonable use and benefit of the subject property, or
3. The effect of approval upon the historic area would be insubstantial.

Staff believes this request warrants a Certificate of Authorization for insubstantial effect. The two alleys that are the subject of this request appear to have been in place, at 10 feet wide, since at least 1887. However, the alleys don't maintain historic materials. They are currently dirt and gravel. We believe the north alley's removal and minimal alteration of the southern alley will have an overall insubstantial impact on the district. It is fairly unusual for a parcel to have two alleys on both sides and the addition of 5 feet to the southern alley seems positive.

STAFF RECOMMENDED MOTION

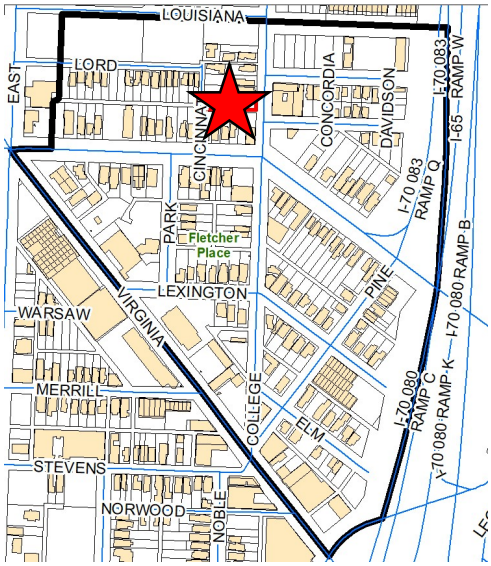
2026-COA-033 (FP)
To approve a Certificate of Authorization to remove vacated north alley material and grass over; enlarge and pave south alley; relocate power poles; realign concrete sidewalks and curb cuts all per submitted documentation and subject to the following stipulations:

1. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.
2. Curbcut shall be paved with asphalt or concrete and shall blend smoothly into the existing street.
3. New sidewalk must match the existing sidewalk in profile and appearance as closely as possible.
4. Concrete surfaces shall have the lightest possible broom finish. Strokes must be straight with no curves or swirls.

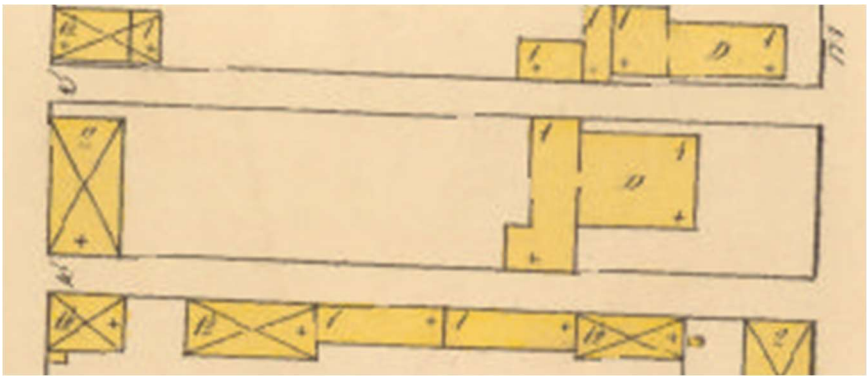
NOTE: Owner is responsible for complying with all applicable codes.

EXHIBITS

LOCATION OF SUBJECT PROPERTY



SITE AND THE ALLEYS ALONG THE NORTH/SOUTH PARCEL LINES



1887 Sanborn Map

EXISTING SITE & CONDITIONS

View of site with both alleys on either side in 2009 and 2025

Property looking west

Property looking east

(cobblestone at bottom right corner of image – not to be impacted by this project)

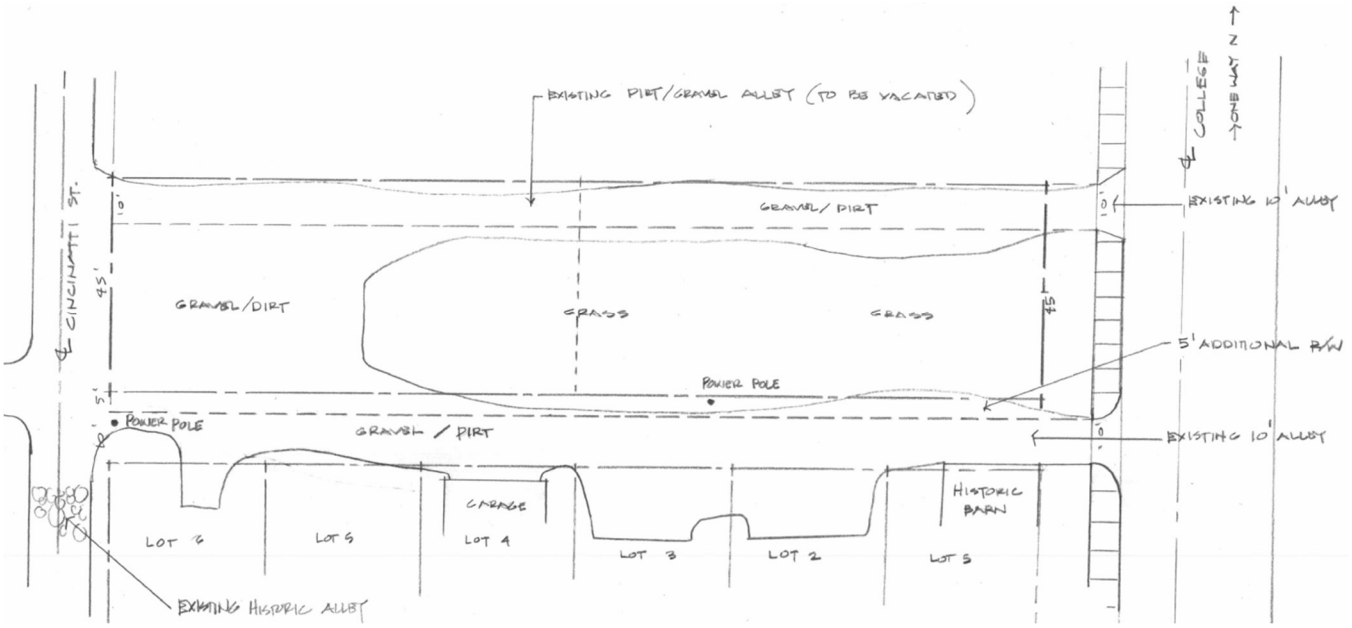
Northern alley to be removed (looking west)

Southern alley to be altered (looking west)

Northern alley to be removed (looking east)

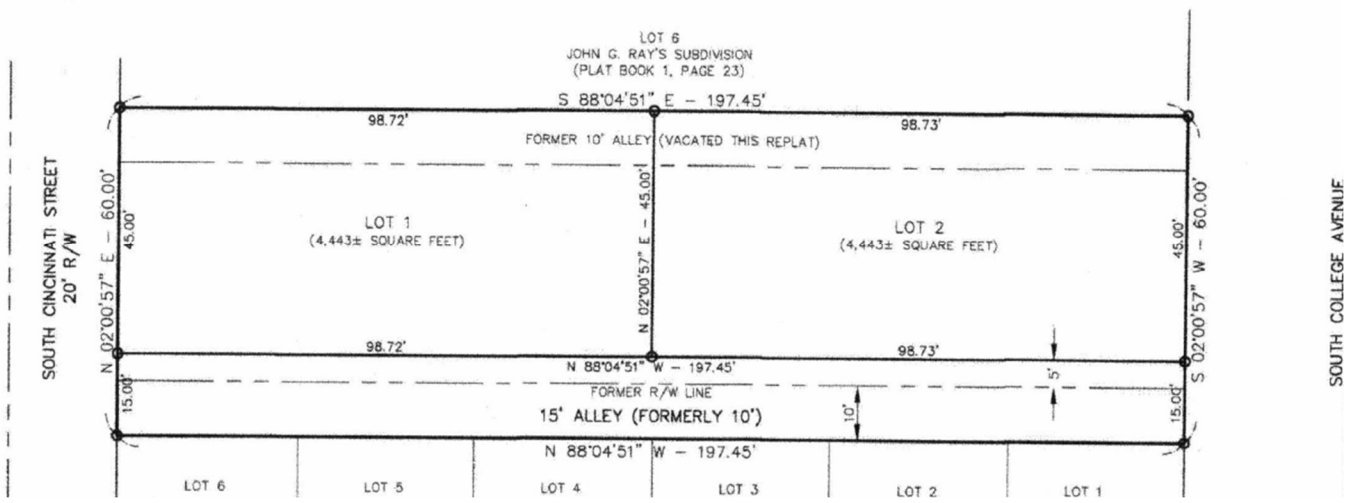
Southern alley to be altered (looking east)

PROPOSED

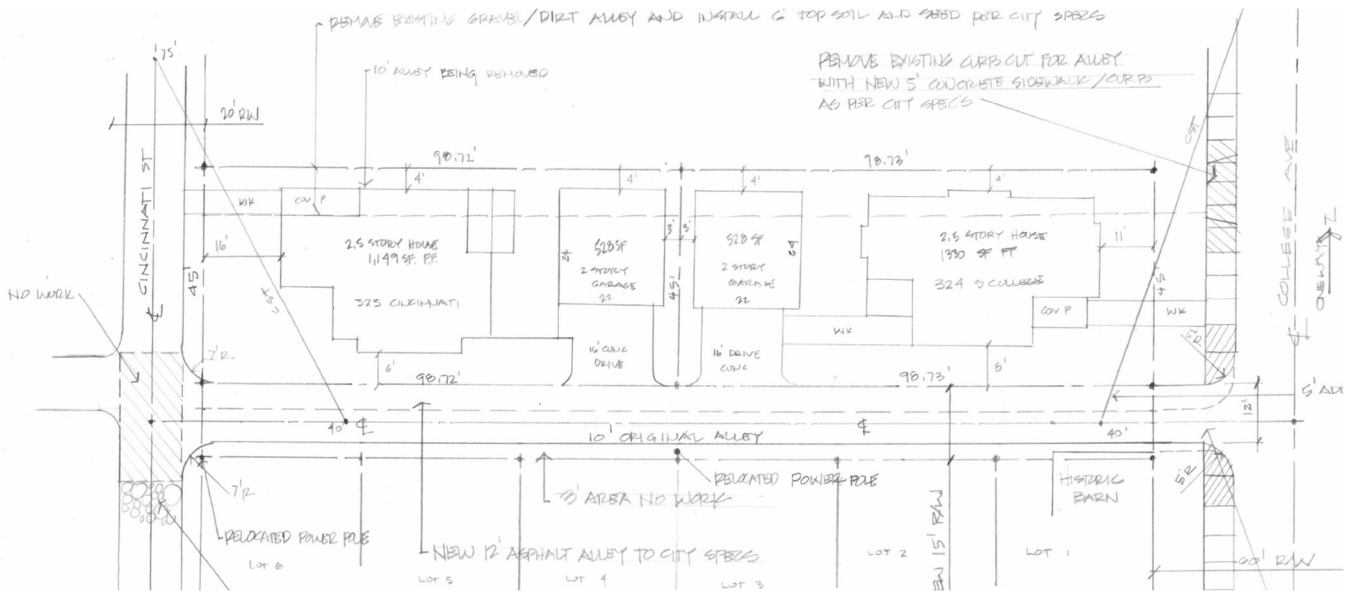


Existing site plan

Existing conditions (areas of grass missing from vehicles driving through the lot)



Survey of proposed alley changes with parcel split



Proposed site plan (including approved houses)

PLAT COMMITTEE APPROVAL

INDIANAPOLIS
METROPOLITAN DEVELOPMENT

February 19, 2026

Mark and Kim Crouch
124 E Pleasant Run Pkwy NDR
Indianapolis, IN 46225

Re: 2025-PLT-046 (Amended): 2025-PLT-046 (Amended)
324 South College Avenue
Center Township, Council District #18, zoned D-8 (FP – IHPC) (TOD)
Carmone Holdings, LLC, by Mark and Kim Crouch
Approval of a Subdivision Plat to be known as Stellard College Avenue Homes, dividing 0.18-acre into two lots, including a vacation of a 10-foot wide east-west alley abutting the parcel to the north, from the west right-of-way line of College Avenue, west 197.45 feet, to the east right-of-way line of Cincinnati Street, with a waiver of the assessment of benefits.

Dear Petitioner,

You are hereby notified that after a public hearing on January 14, 2026, Plat application 2025-PLT-046 and the above Declaratory Resolution, file-dated February 9, 2026, was approved by the Plat Committee of the Metropolitan Development Commission, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
12. The plat shall be recorded within two (2) years after the date of conditional approval by the Plat Committee.

The petition is subject to commitments, recorded under instrument number A202600010727.

THE CITY OF
INDIANAPOLIS

INDIANAPOLIS
METROPOLITAN DEVELOPMENT

The Plat Committee of the Metropolitan Development Commission on January 14, 2026, approved the above Declaratory Resolution and waived the assessment of benefits.

The Declaratory Resolution is subject to the vacation document, recorded as Instrument No. A202600010728, in the office of the Recorder of Marion County, Indiana.

Copies of these recorded documents are on file along with the record of findings in the offices of the Plat Committee of the Metropolitan Development Commission.

If you have any questions regarding this matter, please contact me at Michael.Weigel3@indy.gov.

Sincerely,

Michael Weigel
Senior Planner
MW: mw

RECORDED COMMITMENTS FROM PLAT PETITION (INSTRUMENT # A202600010727)

Legal Description:

LOT NUMBER 7 IN JAMES G. RAY SUBDIVISION OF THE EAST HALF OF OUTLOT 92 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGES 23 & 24, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA

Statement of MODIFICATION OR TERMINATION of Covenants or Commitments:

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. Owner agrees to dedicate a 5-foot right-of-way from the southern portion of the property per survey to result in the creation of a 15-foot alley, pay for the paving of a 12-foot wide alley to the south of the property, and coordinate with the Department of Public Works on both the location and materials comprising the alley
3. Owner agrees to work with AES Indiana in relocating the utility poles to the north side of the expanded southern alley right-of-way.
4. Owner agrees to pay for the elimination of existing curb cuts and the addition of full curbing and complete sidewalk along College Avenue for the areas where the northern alley is vacated within 12 months of the approval of 2025-PLT-046

Plat Exhibit B - - page 1 of 1

Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2026**
Case Type:	**Preliminary Review**
Continued From:	
Case Number:	**2026-COA-111 (FP)**
Property Address:	**501/555 E. Louisiana Street & 304/306 S. College Avenue**
Historic Area:	**Fletcher Place**
Township:	**Center**
Council District:	**18**
Applicant:	**Rick Hahn, Buckingham Properties**
Owner:	**Indiana Farm Bureau**
Request:	**Preliminary review for construction of townhomes and for rezoning from C-7 & I-4 to D-9.**
Staff Recommendation:	**Preliminary review: No Recommendation**
Staff Reviewer:	**Emily Jarzen**
Case At-A-Glance:	**This preliminary review is for discussion of a proposed townhome development. No decision will be made. This site is a split site, with part of it being outside of the historic district. The rezoning Hearing Examiner process will be carried out through Current Planning's process. The IHPC will only vote on the COA for the land use and the new construction within the IHPC boundaries.**

BACKGROUND OF PROPERTY

The 1887 Sanborn map shows the Cutler and Savidge Lumber Company taking up much of this site. It consisted of lumber yard space, as well as buildings for offices and finished lumber. There were dwellings at the SW corner of current-day Lord & East Streets. There were three houses on the 304 & 306 S. College lots. The former C.C.C. & St Louis Railroad was to the direct north of the site (current-day Louisiana). Between 1898 and 1915, The W.P. Junglaus Co. took over ownership of the lumber yard. The buildings along East Street had been demolished by 1956. Those on College were demolished in the late 1950s to mid-1960s. A large portion of the site was then used for parking and used as such into the 1990s. Its current iteration with grass and trees appears by 1995.

REQUEST

The request is for the construction of a 58-townhome project on these vacant lots. The plan shows 10 townhome buildings spread across the property, with rear garage access from the interior drive. There

are access points shown on College, Louisiana and Lord. Most of the townhome buildings are groupings of 6, with a 7-unit and a 3-unit building on the site as well.

The site is partially outside IHPC jurisdiction, as the western edge is outside of the Fletcher Place Historic District boundary. The IHPC can only act as the MDC Hearing Examiner for the portion of the site within its jurisdiction, making only a recommendation to the MDC (no final rezoning approval power). Therefore, for ease and clarity, any petitions to rezone the entire site and/or for variances, including those within the IHPC boundaries, will be taken through Current Planning's MDC Hearing Examiner (which they can do). However, the IHPC will need to review and issue a Certificate of Appropriateness for any land use requests of the IHPC portion of the site first.

The site is currently zoned C-7 and I-4.

- C-7 is the High-Intensity Commercial District characterized by commercial uses which have unusually incompatible features relative to other commercial uses, such as major outdoor storage or display of sizeable merchandise and the outdoor parking and storage of trucks, materials or equipment essential to the operation of these uses.

- I-4 is the Heavy Industrial District for those heavy industrial uses which present an elevated risk to the general public and are typically characterized by factors that would be exceedingly difficult, expensive or impossible to eliminate. Permitted uses include bulk storage of commercial or industrial liquids, manufacturing that using heating, chilling, adding a liquid, adding a coating, or chemical or biochemical reaction or alteration, heavy equipment sales & service, waste or recycling transfer facility, crematorium, major power generation facility, fleet terminals, vehicle storage & repair, heavy equipment sales & repair, outdoor storage, etc.

The planned rezoning request is to D-9. D-9 is Dwelling District Nine, The D-9 district is intended for higher density housing formats, with a mix of small- and moderate-scale multi- unit building types. This district can be used at transitions to walkable, commercial areas, transit stations and urban and suburban corridors, including the high-density residential recommendations of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, or Village or Urban Mixed-Use Typologies of the Land Use Pattern Book..

D-8 is the recommended zoning classification per the Fletcher Place Historic Area Plan. However, D-8 became more restrictive after Indy Rezone (2016). When the Fletcher Place Plan was written in 1980, D-8 permitted one-family, two-family, attached multi-family, detached single-family cluster, "or any other form of residential dwelling." D-8 no longer permits for apartments over 12 units, nor for townhomes/row houses that are not parceled off or are not part of a condominium association. D-9 permits a non-condo townhome project outright.

STAFF RECOMMENDATION

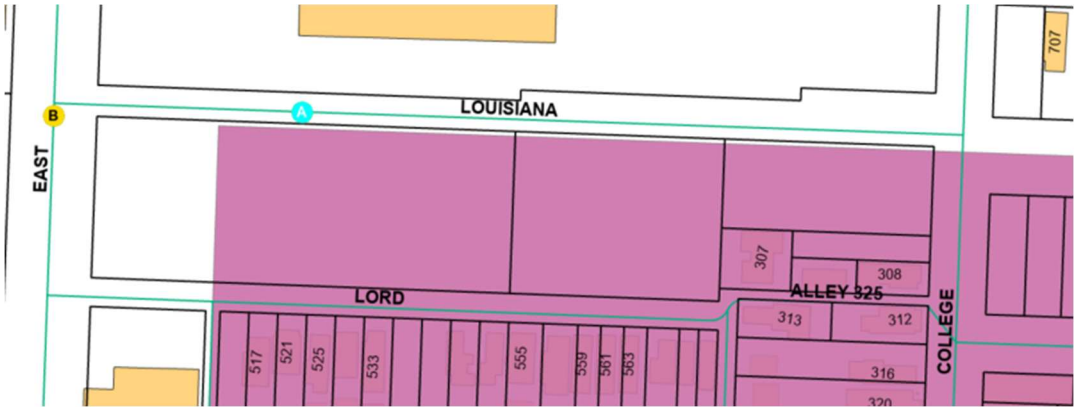
No recommendations provided for a preliminary review.

Staff shared that the following information would be useful, and will be required for any final application:

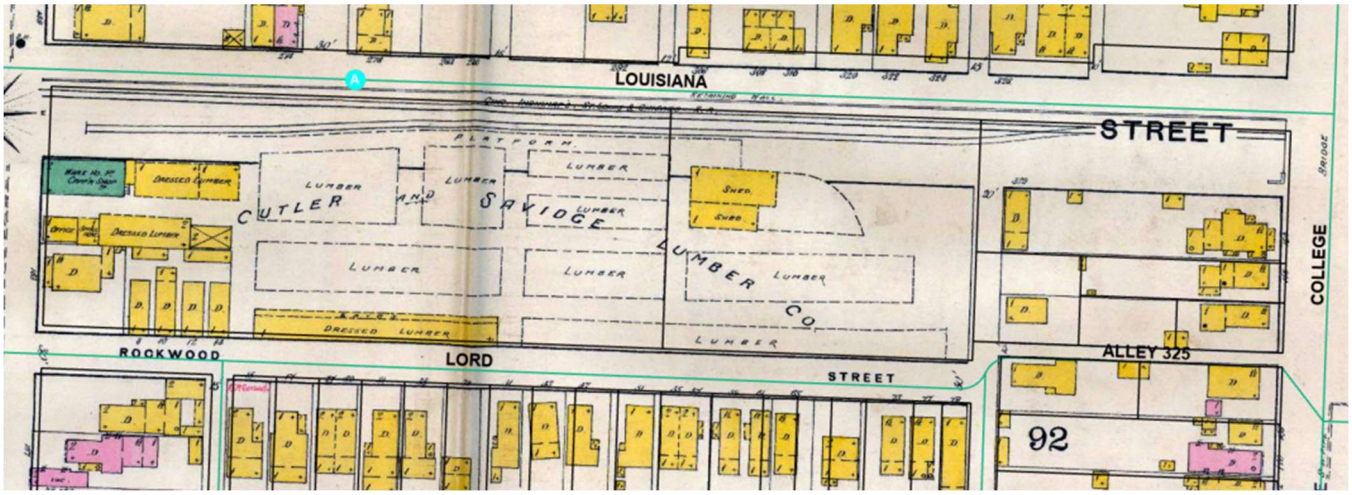
- Streetscapes (for Louisiana, Lord and College).
- Drawings that provide a better understanding of grade change implications
- Renderings, particularly those that show the relationship between the townhomes and houses on College, and up and down Lord Street.
- Landscaping plans

EXHIBITS

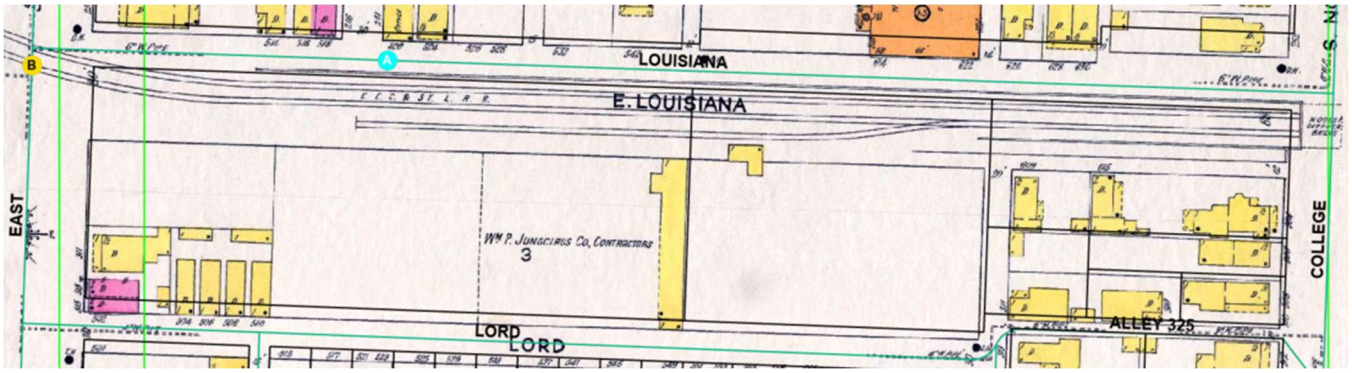
Location of subject site



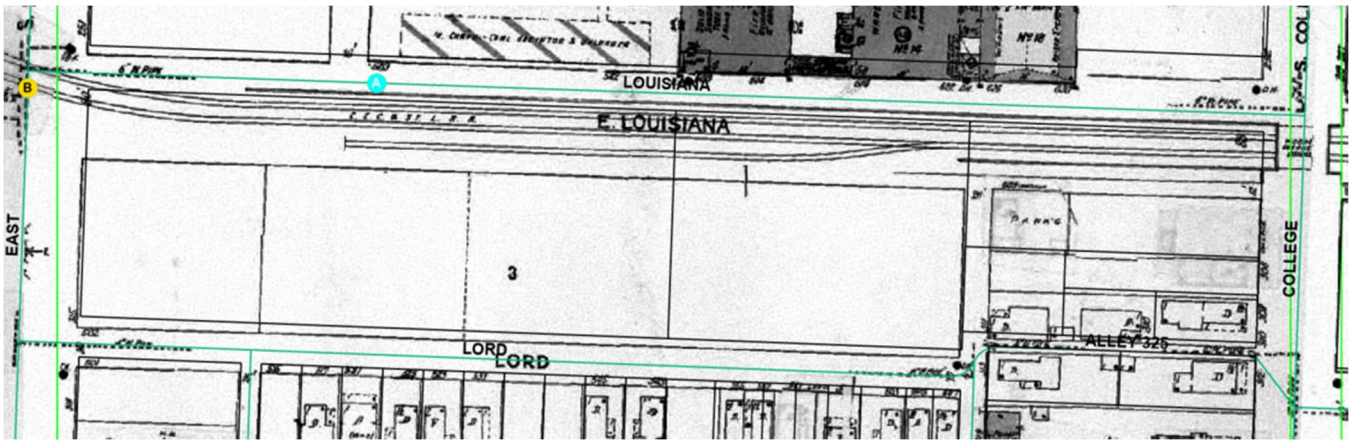
Fletcher Place Historic District in purple



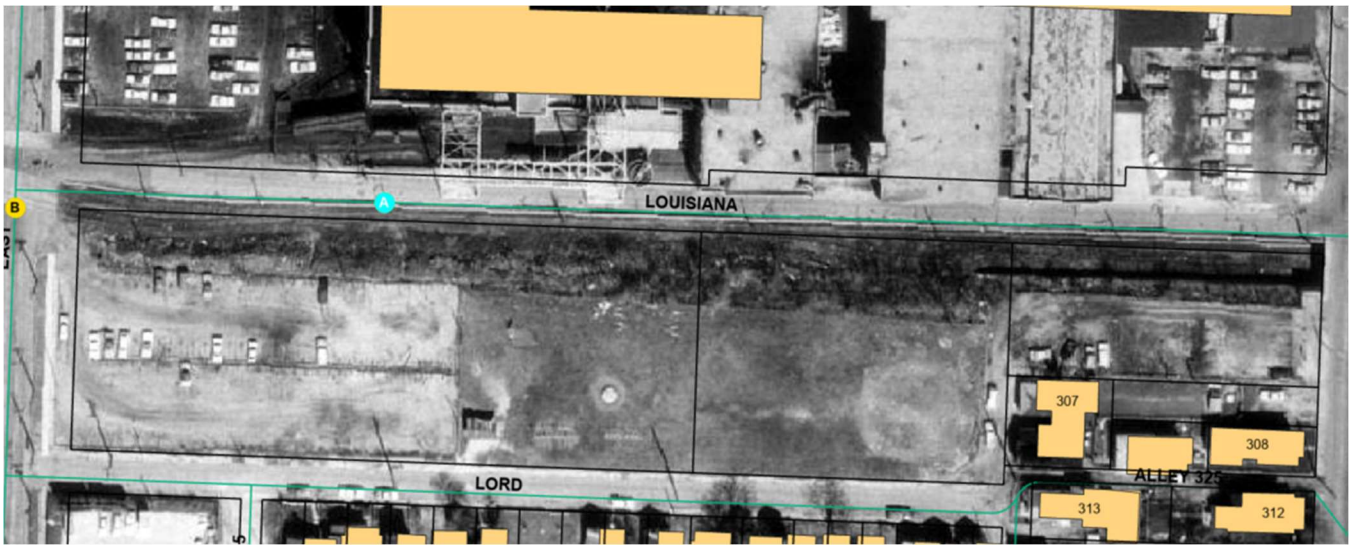
1887 Sanborn Map



1915 Sanborn



1956 Sanborn Map



1972 Aerial

Aerial View

Photographs

S. College lots and neighboring houses

View towards East Street, from Louisiana Street

View of site, looking SE from Louisiana towards Lord Street

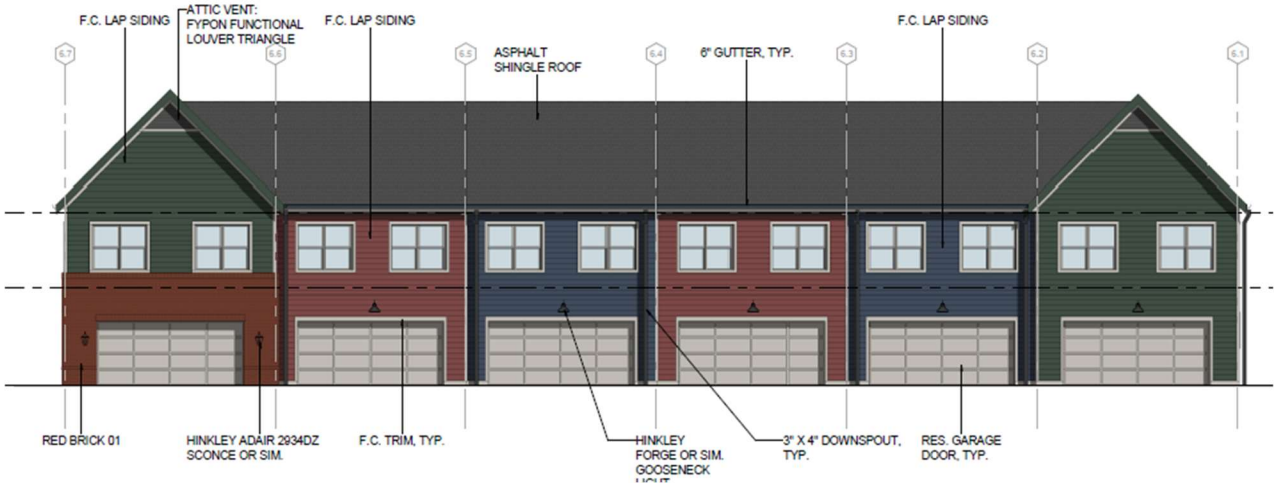
Google Street View of site, facing east from East Street

Google Street View from Lord Street looking east. Subject site on left.

Proposed Plans (Additional Drawings in Submittal Packet)

Proposed site plan

Example 6-unit grouping, front facades



Example 6-unit grouping, rear facades

Indianapolis Historic Preservation Commission (IHPC)

STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	**May 6, 2026**
Case Type:	**Work Started Without Approval**
Continued From:	
Case Number:	**2026-COA-090, Part B (SJ)**
Property Address:	**1040 N. Delaware Street**
Historic Area:	**St. Joseph**
Township:	**Center**
Council District:	**12**
Applicant:	**Gavin Railing, Core Redevelopment**
Owner:	**Wyndham Partners LLC**
Request:	**Retain parcel locker installed in front yard without approval**
Staff Recommendation:	**Denial**
Staff Reviewer:	**Emily Jarzen**
Case At-A-Glance:	**Staff is recommending denial for retention of the parcel locker in its current location. The size and placement of the locker are inappropriate. The property is large and the locker could be accommodated elsewhere. An alternative recommendation to relocate the locker is included in the report, if the applicant is willing to move it at the direction of the Commission.**

BACKGROUND OF PROPERTY

The building, commonly known as the Wyndham Apartments, is a 7-story Tudor Revival style building constructed in 1929. There is limestone detailing on the building, and Gothic limestone archs at the recessed entrance and oriel windows. It was rehabilitated in 2016 using historic tax credits.

In 2016, the IHPC approved the installation of new windows at the July hearing. The construction of the front patio area and significant expansion of the parking lot were approved at the December hearing that year.

REQUEST

A DBNS citation was made for signs, the parcel locker and the lack of a dumpster enclosure in 2024. Aerial photography indicates the locker was installed between March and November 2022. The signs

were taken down, while Part A of this COA is for the installation of a dumpster enclosure. This request is to retain the parcel locker as installed in the front yard, on the east side of the building.

The subject locker is for package delivery to building tenants. The delivery person can access a tenant's locker to place deliveries. The locker is over 6' wide, over 7' tall, and is 2' deep. It sits on a concrete pad (installed specifically for the locker) in the front yard. The locker is serviced by electric service. According to DBNS, an electrical permit was most likely required for such work, but there are no permits associated with this parcel locker.

The applicant has stated that this was installed prior to their ownership. However, Core Redevelopment purchased the partnership. The deed was not transferred, and Wyndham is still listed as the owner of the property.

HISTORIC AREA PLAN RECOMMENDATION

The St. Joseph Historic Area Plan was written prior to online ordering and widescale daily package deliveries. The parcel locker is somewhat a security device, somewhat mechanical equipment, and somewhat like an outbuilding, as it is roughly the height and width of a shed. Applicable guidelines include:

Not Recommended:

- "Placing mechanical equipment such as roof vents, new metal chimneys, solar panels, TV antenna, satellite dishes, air conditioning units, etc. where they can be seen from the street or affect the character of the building."

Recommended:

- "Security devices that will not detract from the character of the building and surrounding area."
- "Accessory buildings buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and oriented to alleys."

STAFF RECOMMENDATION

The applicant has stated that the locker is hidden from view due to plant materials. However, the locker is visible from the street. The problem with plant screening is that plants can die and/or easily be removed. Other apartment buildings have requested parcel lockers in front yards, prior to installation. IHPC staff worked with these building owners on alternative placement to less prominent locations.

If the Commission finds a request to be inappropriate, a Certificate of Authorization could be granted, but only if the request meets one of the following criteria:

1. *Denial would result in substantial hardship,*
2. *Denial would deprive the owner of all reasonable use and benefit of the subject property, or*
3. *The effect of approval upon the historic area would be insubstantial.*

Staff finds this request to be inappropriate and does not believe it qualifies for a Certificate of Authorization for the following reasons:

1. No evidence of a financial hardship has been presented. Any hardship in this situation was self-imposed by the owner's failure to seek the necessary approvals prior to the commencement of work.
2. Denial will not deprive the owner of the use of the property. A parcel locker is an amenity, but not a necessity. In addition, this lot is large and such a locker could be accommodated elsewhere on the site, where it is far less visible and does not sit in the front yard.
3. The effect on the historic area would be substantial as the request negatively impacts the property and district due to its location, visibility and size.

STAFF RECOMMENDED MOTION

2024-COA-446 (ONS):
To deny a Certificate of Appropriateness or Authorization to retain the parcel locker installed without approval.

Removal shall be completed no later than June 15, 2026. Once completed, owner must contact IHPC staff for an inspection. Failure to comply will result in this case being forwarded to the City Prosecutor for enforcement.

Final inspection: Approved: _____ Date_____

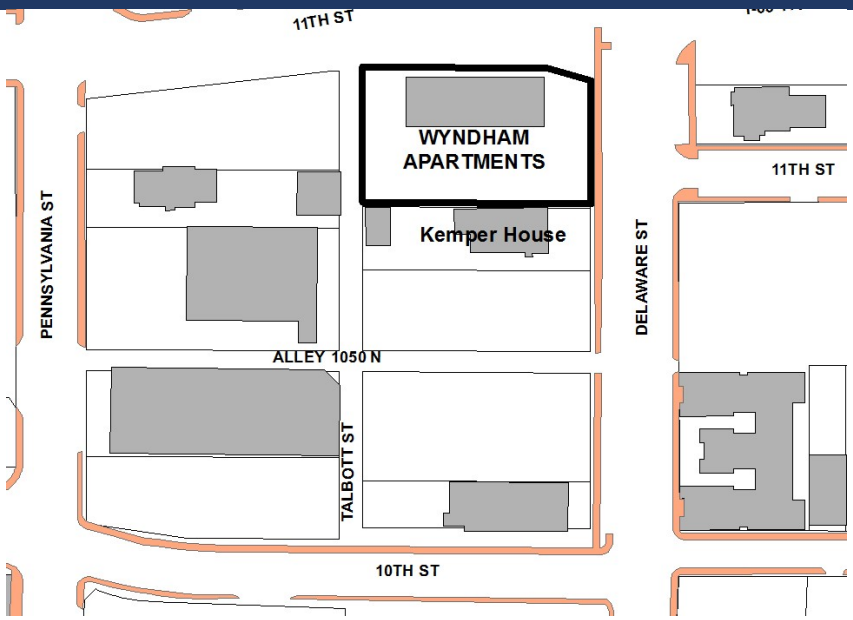
OR

To approve a Certificate of Appropriateness to relocate the parcel locker, per Commission comments from the May 6, 2026 IHPC hearing.

Relocation to a different, previously approved place on the property shall be completed no later than June 15, 2026. Once completed, owner must contact IHPC staff for an inspection. Failure to comply will result in this case being forwarded to the City Prosecutor for enforcement.

New location: Approved: _____ Date: _____
Final inspection: Approved: _____ Date_____

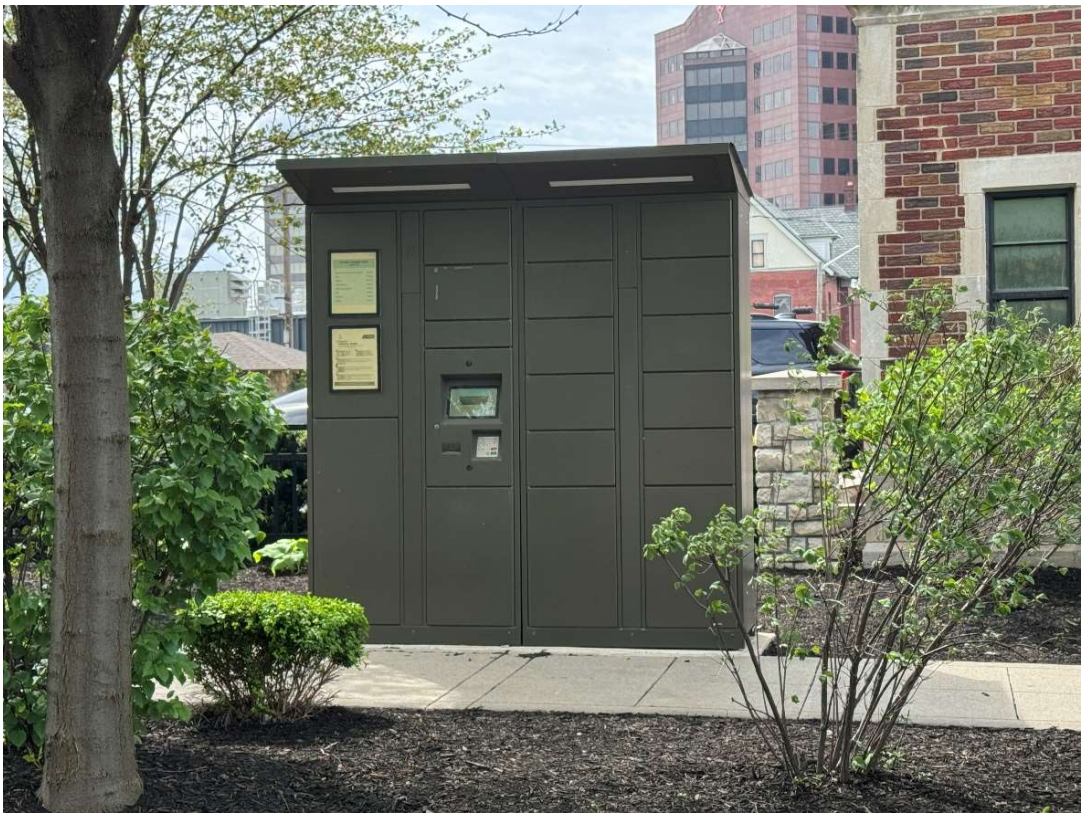
EXHIBITS



Location of subject property

Aerial view of subject property. Parcel locker indicated by arrow.

Subject property, viewed from NW corner of Delaware & 11th Streets



Parcel locker as installed

Property with parcel locker visible, taken from N. Delaware sidewalk

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

Preserve Indy

MAY 6, 2026
IHPC HEARING SUBMITTALS

2023-COA-110 (FP)
323 CINCINNATI STREET

APPLICABLE CODES

2020 Indiana Residential Code (IRC)
2014 Indiana Fire Code
2010 Indiana Conservation Code

NOTE:

All work shall conform to the relevant code, as adopted and amended by the State of Indiana. These construction documents are intended to comply fully with all applicable codes and regulations. Nothing in these drawings is intended to authorize work that violates any provision of the adopted building code, zoning ordinance, or other applicable law.

If any discrepancy, conflict, or code-related issue is discovered during bidding, construction, or inspection, the contractor shall notify the designer of record immediately for clarification or resolution prior to proceeding with the affected work.

SCOPE OF PROJECT

This project involves the proposed new construction of a two-story single-family residence with an attic and a detached garage. The residence will include four (4) bedrooms with associated bathrooms, along with front and rear porches and a balcony. The total gross floor area of the main residence is approximately 3,337 square feet, while the detached garage will have an area of approximately 528 square feet.

TOTAL SQUARE FOOTAGE

BASEMENT/FDN FLOOR	: 1,147 SF
FIRST FLOOR	: 1,147 SF
COVERED PORCH	: 99 SF
COVERED PATIO	: 78 SF
SECOND FLOOR	: 1,147 SF
BALCONIES	: 177 SF
2.5 LEVEL FINISHED ATTIC	: 689 SF
DETACHED GARAGE	: 528 SF
TOTAL AREA	: 3,865 SF

RESIDENTIAL-TWO STORY SINGLE FAMILY HOME

Prestige Developments LLC

325 S Cincinnati Street, Indianapolis, IN 46202

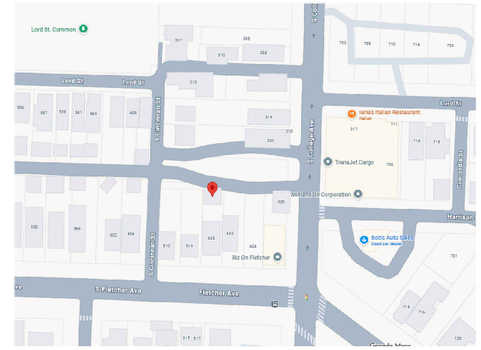
CLAYBORN

SHEET INDEX

A0.0 Cover Page
A0.1 Site Development PLan
A1.1 Basement/ Foundation Plan
A1.2 First Floor Plan
A1.3 Second Floor Plan
A1.4 2.5 Level - Finished Attic Plan
A1.5 West Elevation
A1.6 South Elevation
A1.7 East Elevation
A1.8 North Elevation
A1.9 Typical Wall Section
A1.10 Typical Details

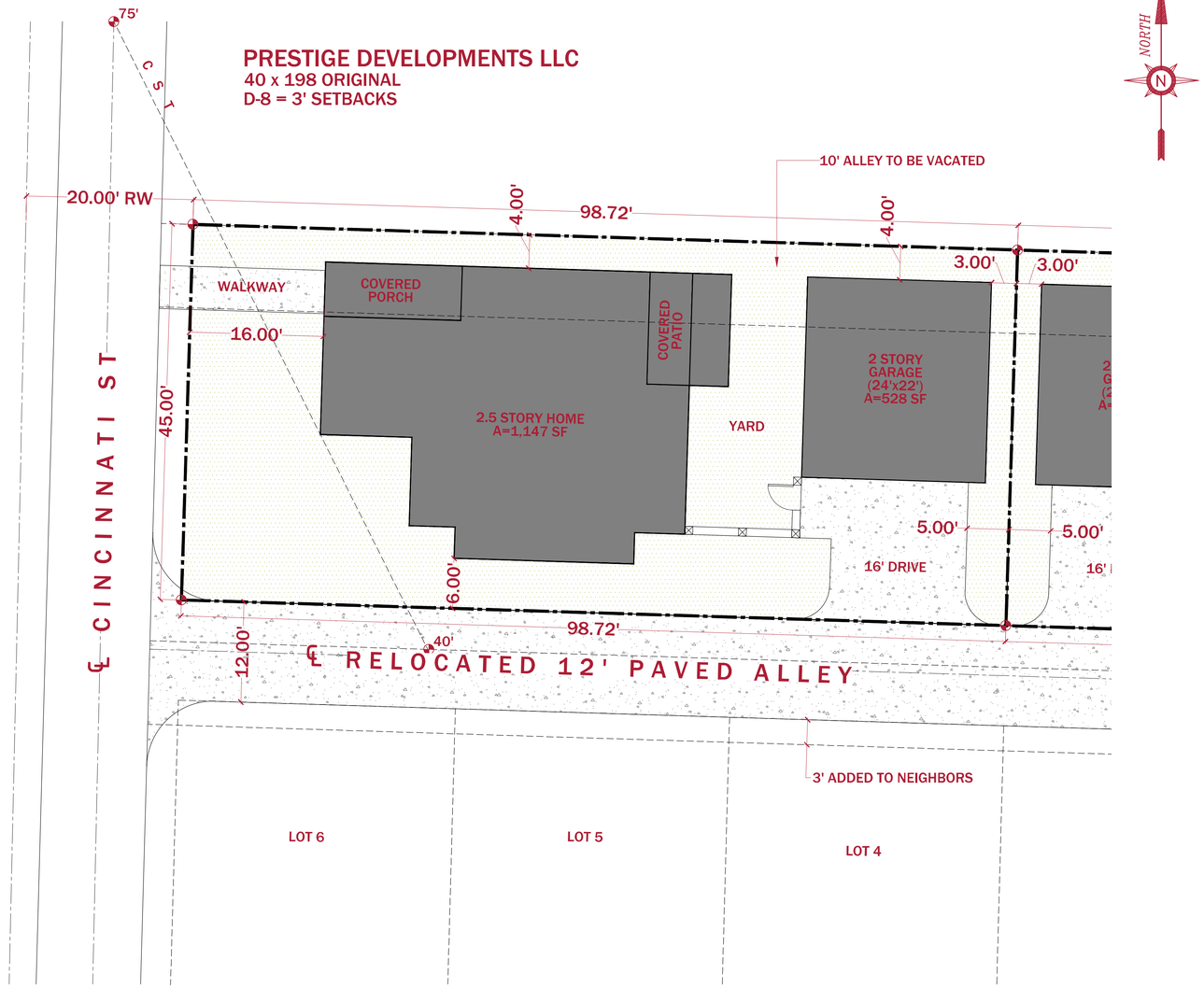
A2.1 First & Second Floor Plan
A2.2 South & West Elevation
A2.3 North & East Elevation
A2.4 Foundation Plan & Typical Cross Section Detail

PROJECT LOCATION



KEY MAP

March 18, 2026



1 SITE DEVELOPMENT PLAN • 325 CINCINNATI • 324 S COLLEGE

SCALE: 3/32"=1'-0"

NOTE:

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IF THIS NOTE IS NOT RED, THIS DRAWING IS NOT IN COLOR AND NEEDS TO BE REPRINTED IN COLOR.

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Prestige Developments LLC
325 S Cincinnati Street, Indianapolis, IN 46202

Project No. 2026.506

March 18, 2026

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Site Development Plan

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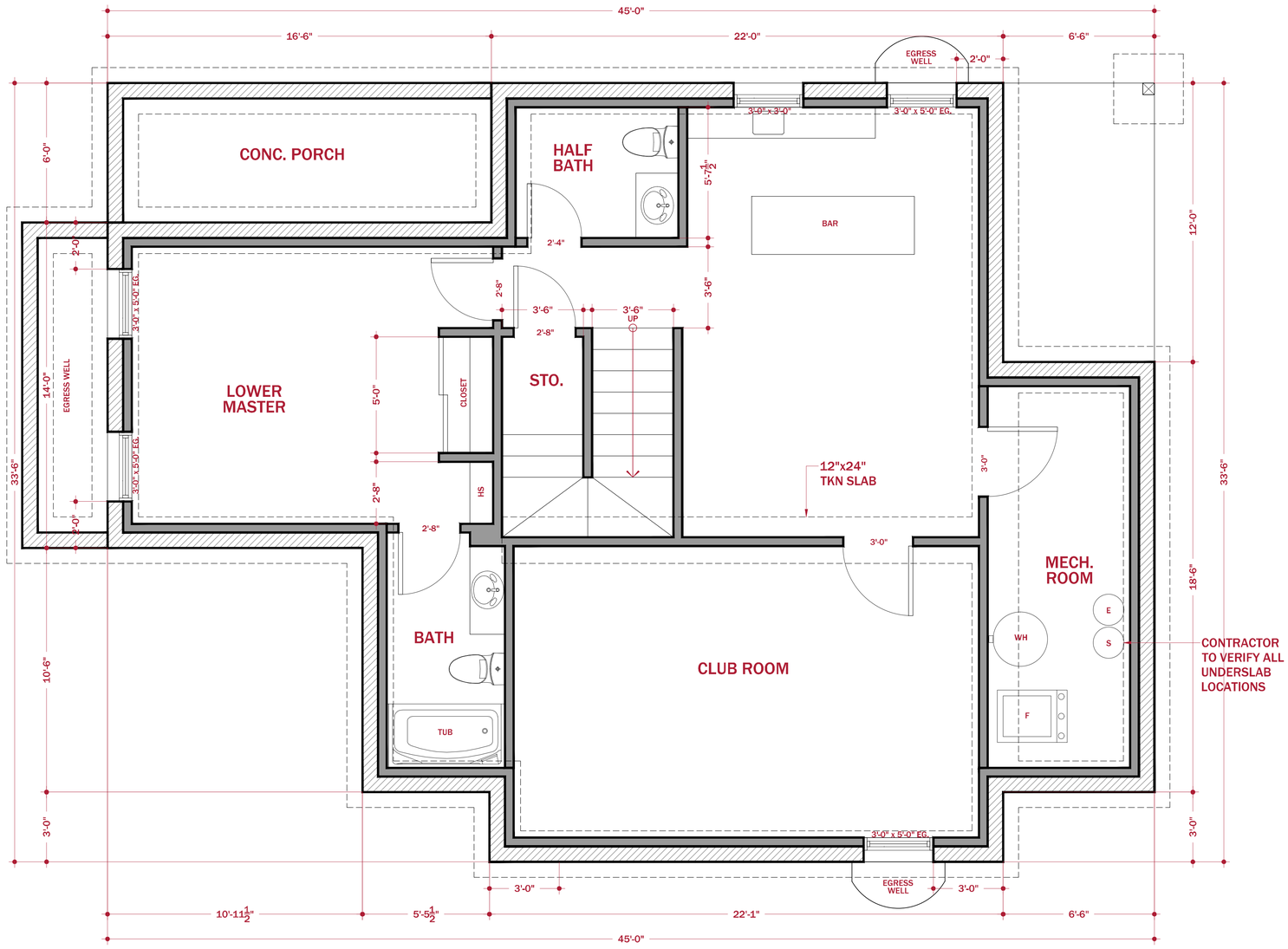

1 BASEMENT/ FOUNDATION PLAN

SCALE: 3/8"=1'-0" 1,147 SQ. FT

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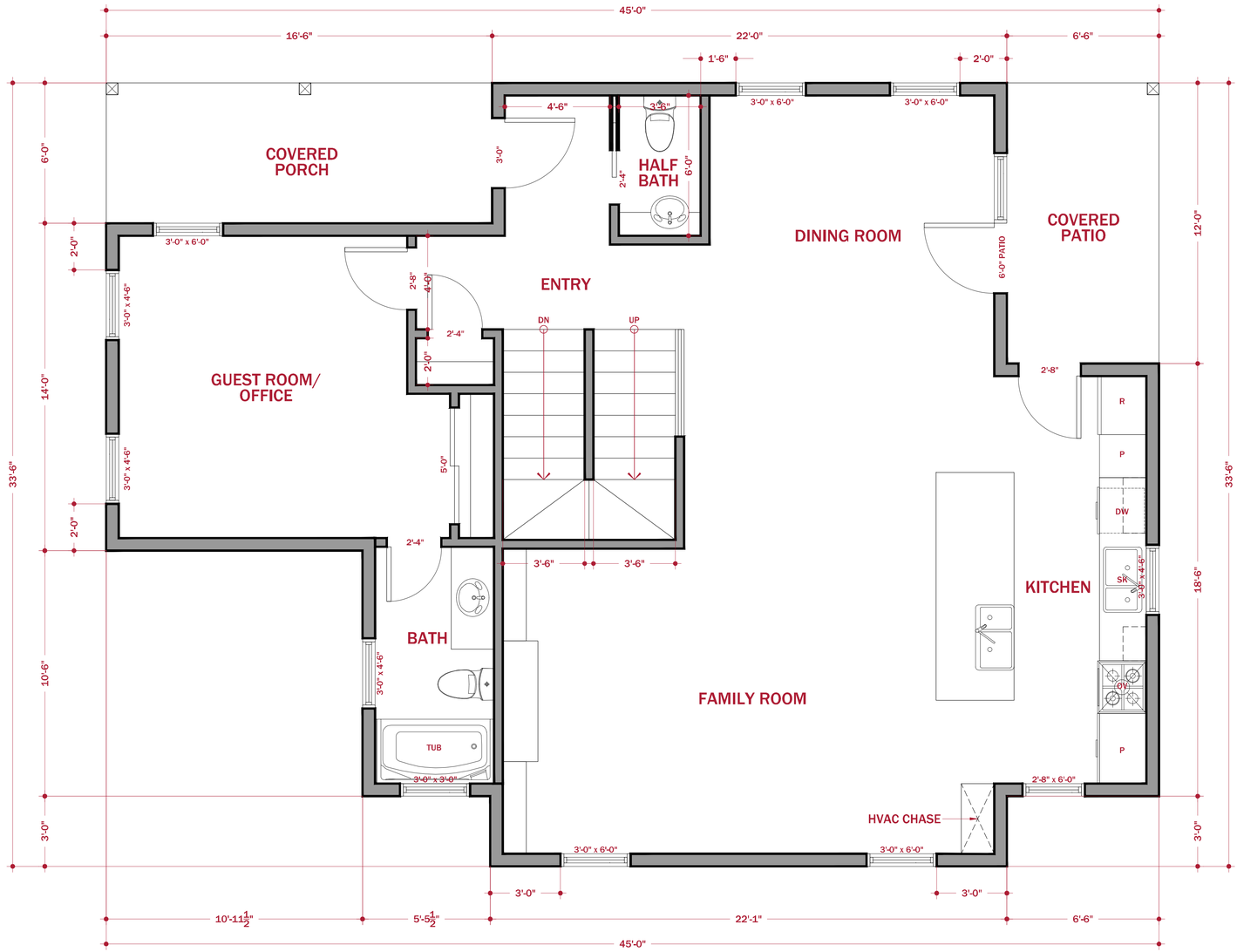

1 FIRST FLOOR PLAN

SCALE: 3/8"=1'-0" 1,147 SQ. FT

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First Floor Plan

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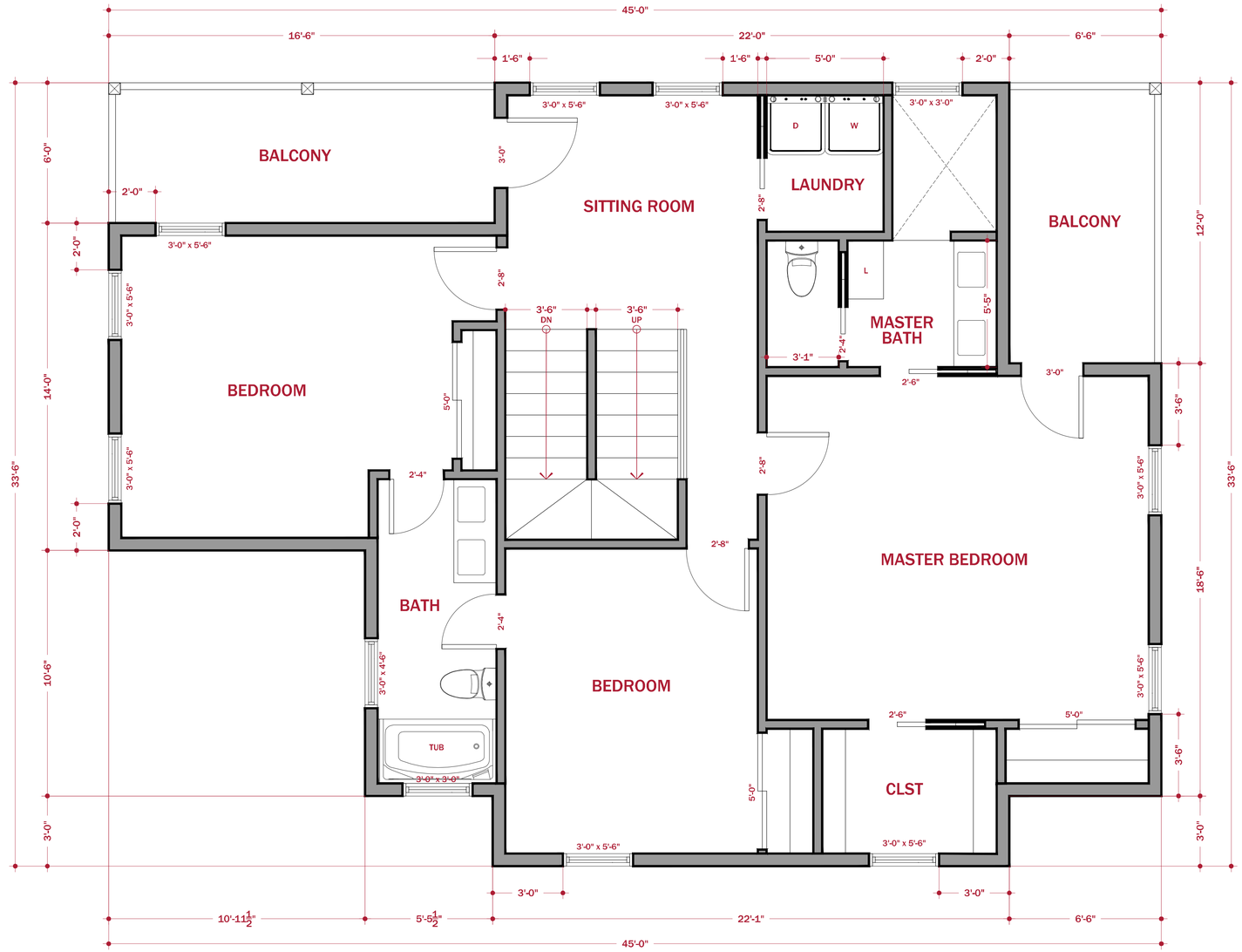

1 SECOND FLOOR PLAN

SCALE: 3/8"=1'-0" 1,147 SQ. FT

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Second Floor Plan

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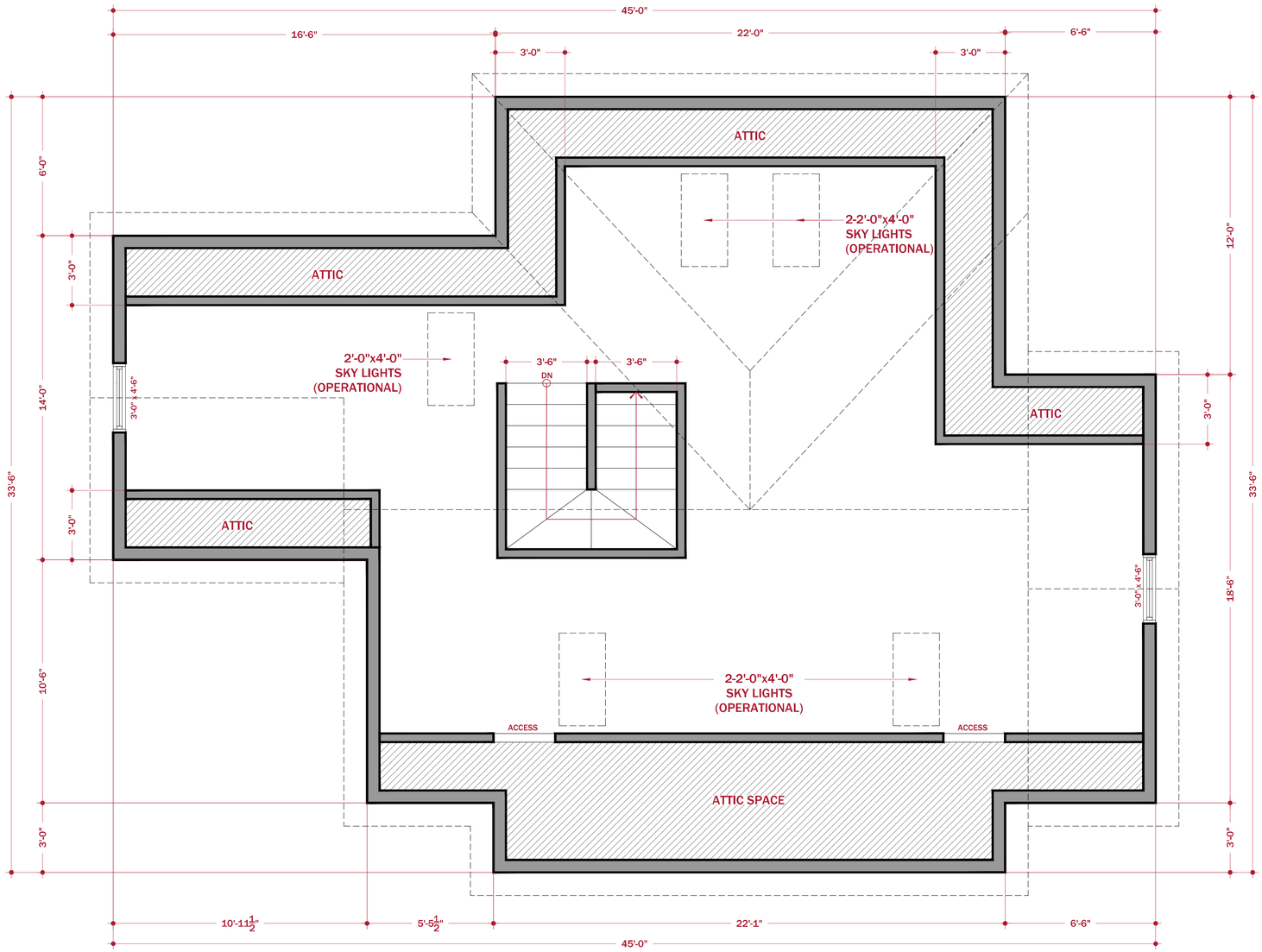

1 2.5 LEVEL - FINISHED ATTIC PLAN

SCALE: 3/8"=1'-0" 689 SQ. FT

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2.5 Level - Finished Attic Plan

A1.4

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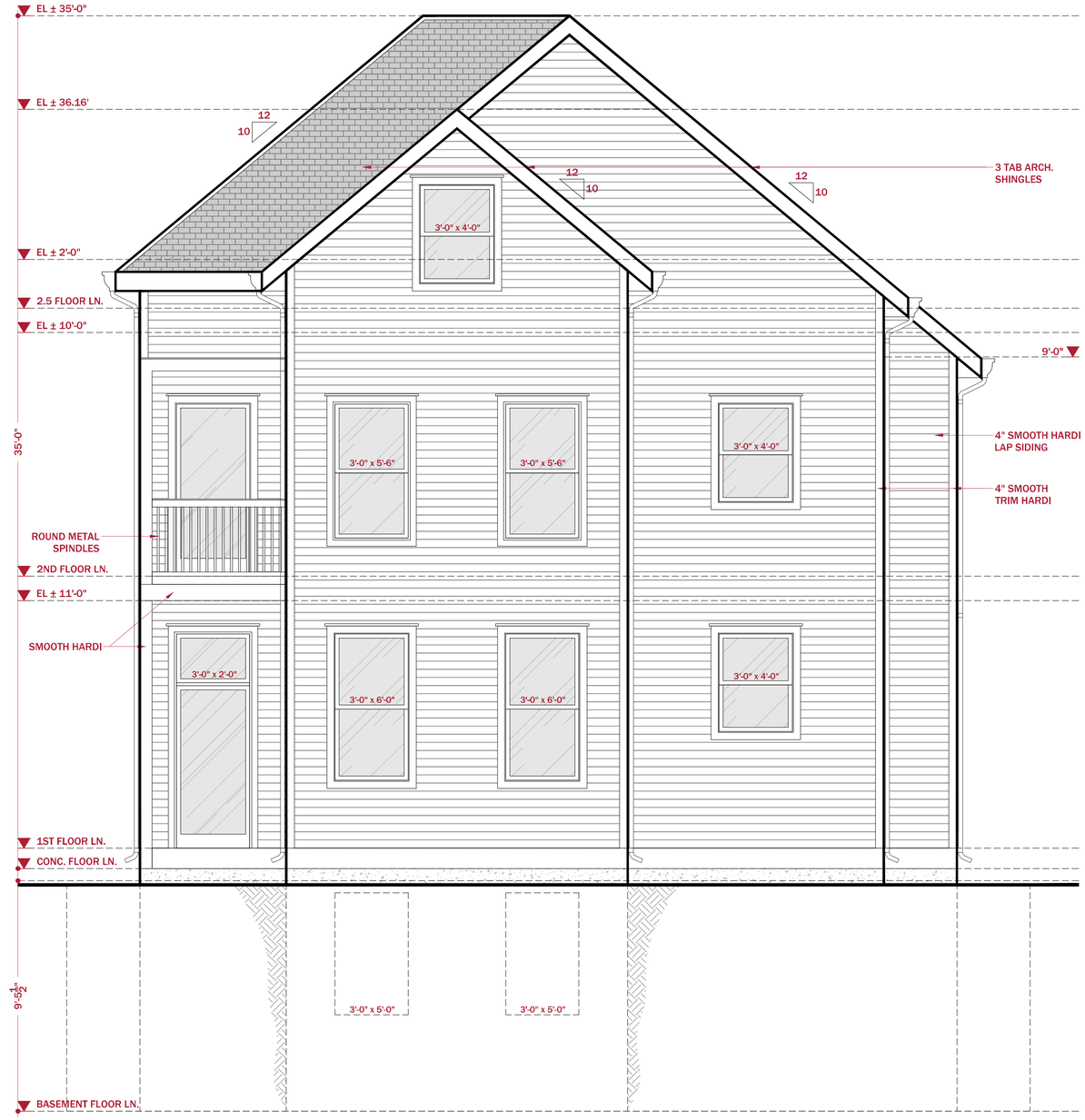

1 WEST ELEVATION

SCALE: 3/8"=1'-0"

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West Elevation

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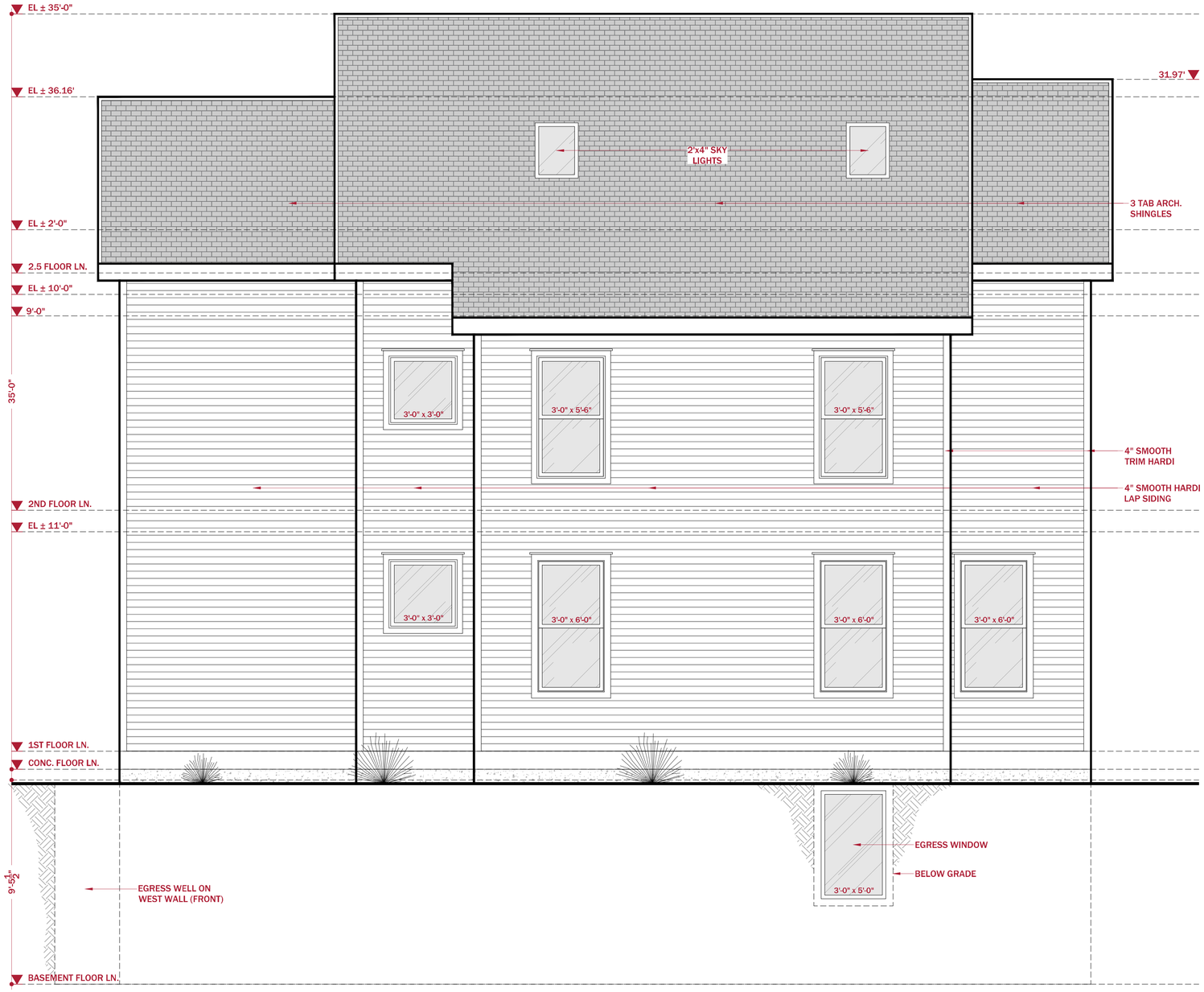

1 SOUTH ELEVATION

SCALE: 3/8"=1'-0"

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South Elevation

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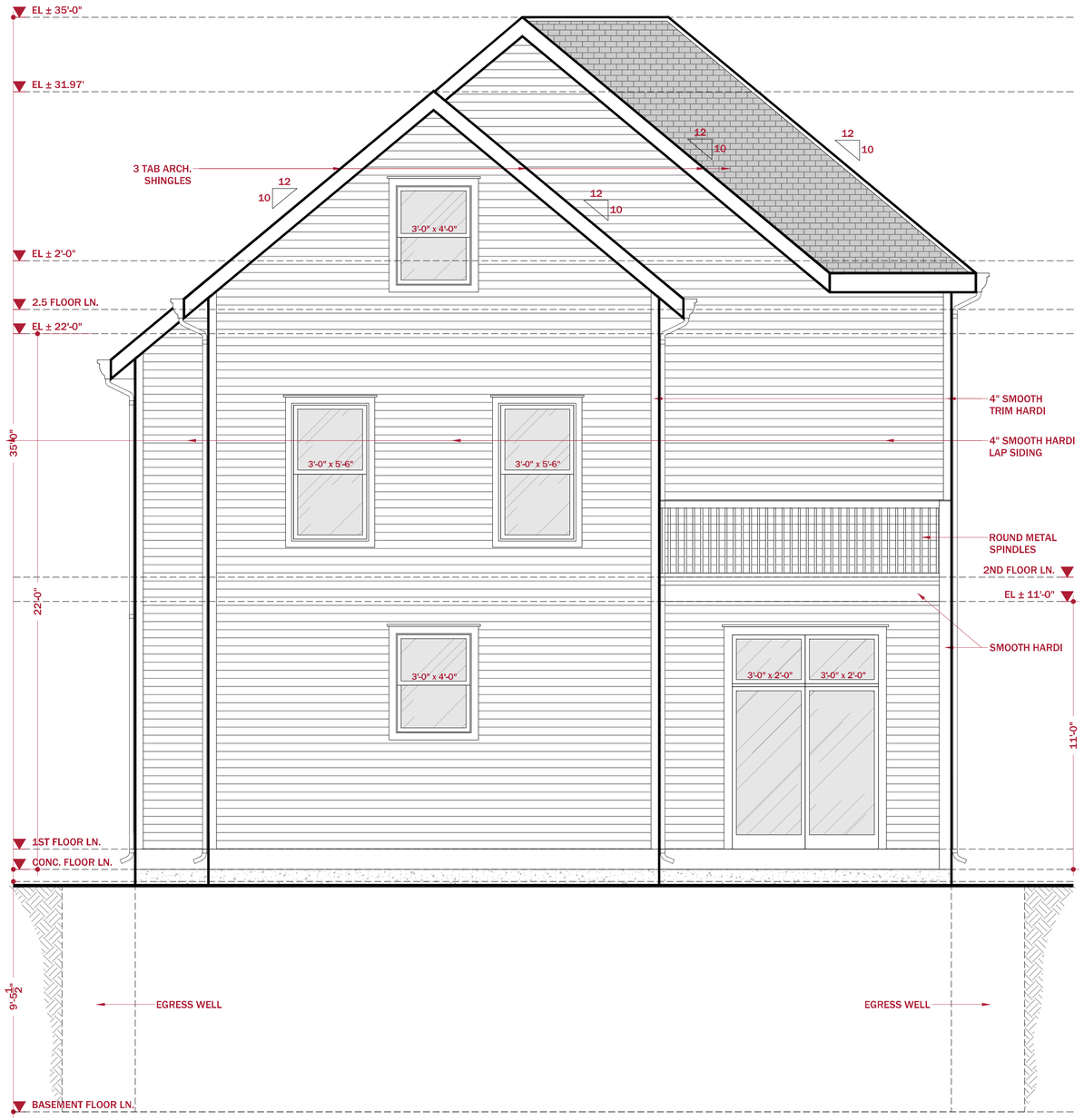

1 EAST ELEVATION

SCALE: 3/8"=1'-0"

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RESIDENTIAL-TWO STORY
SINGLE FAMILY HOME

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East Elevation

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1 NORTH ELEVATION

SCALE: 3/8"=1'-0"

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North Elevation

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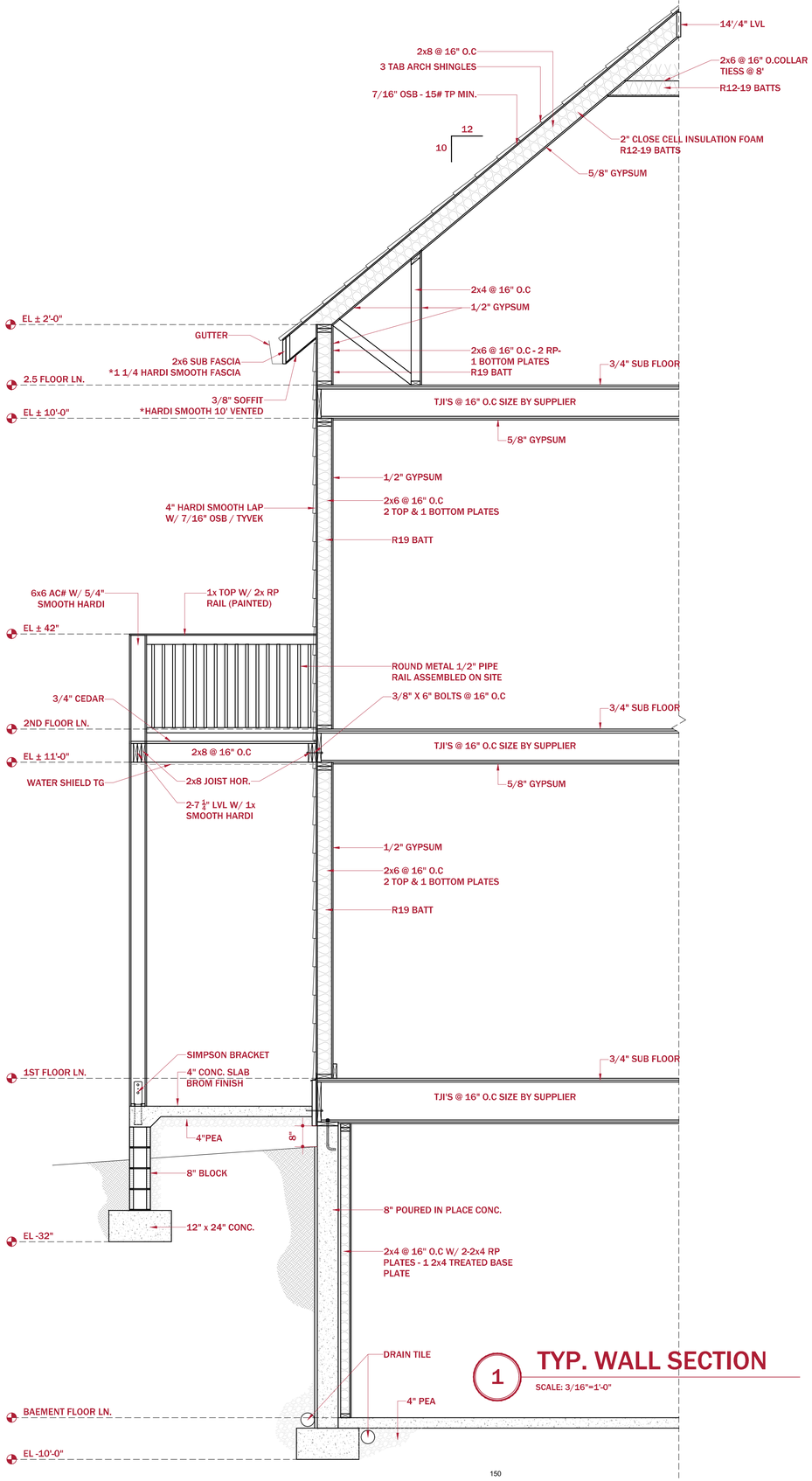

1 **TYP. WALL SECTION**

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

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RESIDENTIAL-TWO STORY SINGLE FAMILY HOME

Prestige Developments LLC
325 S Cincinnati Street, Indianapolis, IN 46202

Project No. 2026.506

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Typical Wall Section

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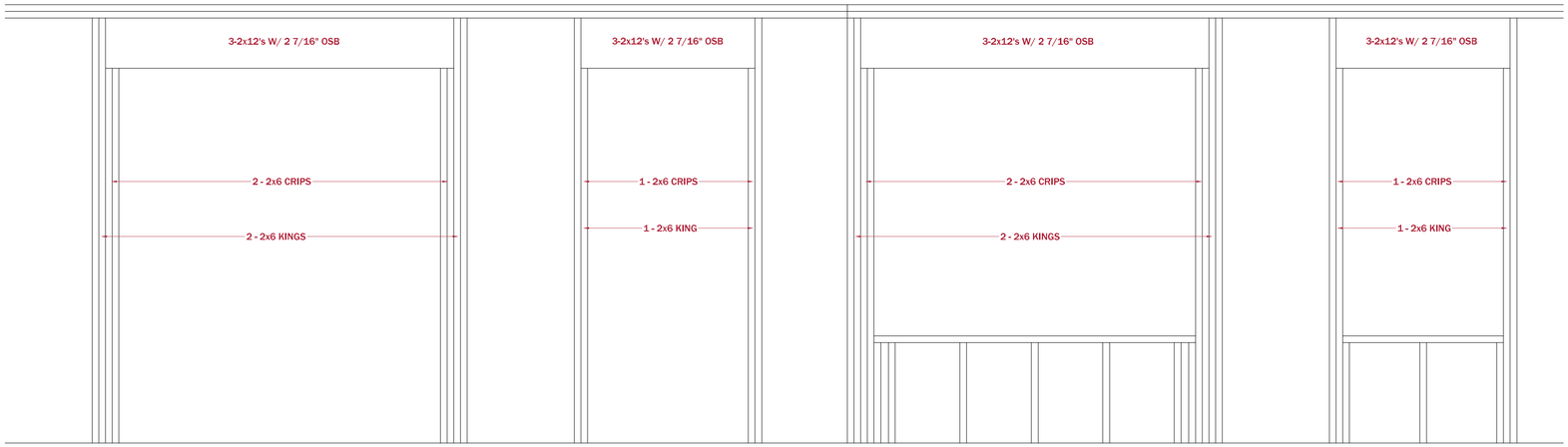


A DET.@ DOUBLE DOORS

SCALE: 3/4"=1'-0"

B DET. @ 3' DOORS

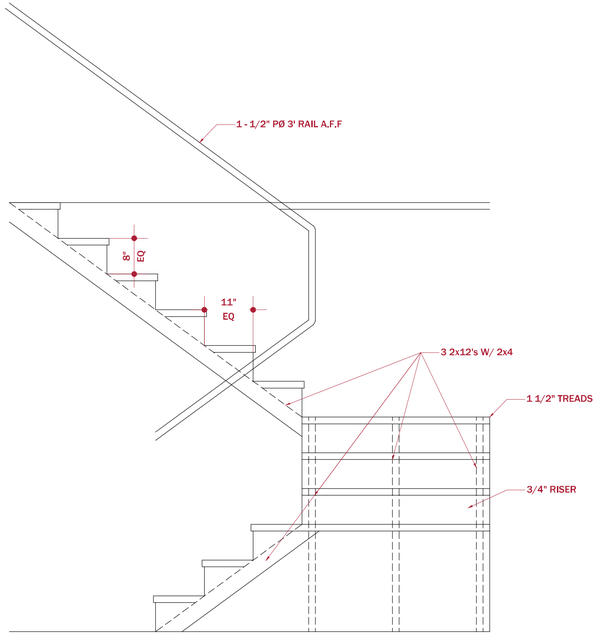
SCALE: 3/4"=1'-0"

C DET. @ DOUBLE WINDOWS

SCALE: 3/4"=1'-0"

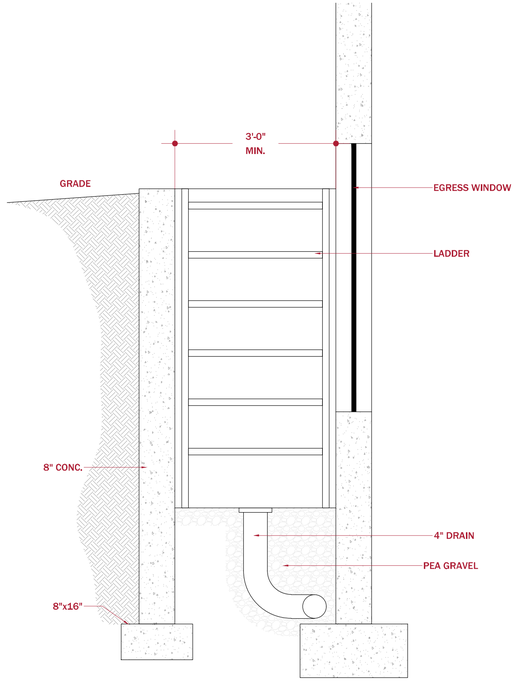
D DET. @ 3' WINDOWS

SCALE: 3/4"=1'-0"



E TYP. STAIR DETAIL

SCALE: 3/4"=1'-0"



E EGRESS WELL DETAIL

SCALE: 3/4"=1'-0"

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RESIDENTIAL-TWO STORY
SINGLE FAMILY HOME

Prestige Developments LLC
325 S Cincinnati Street, Indianapolis, IN 46202

Project No. 2026.506

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Typical Details

A1.10

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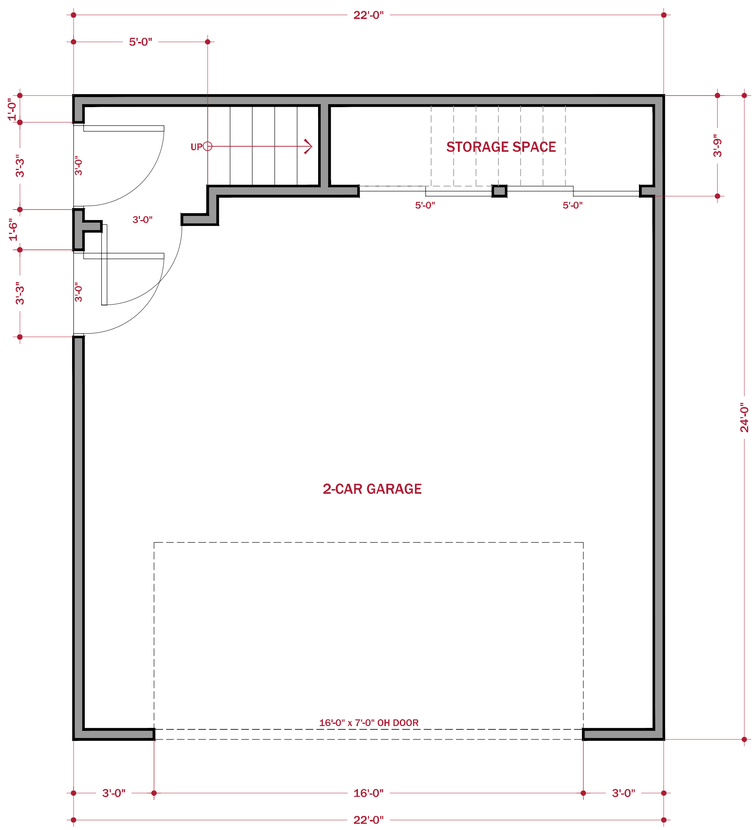
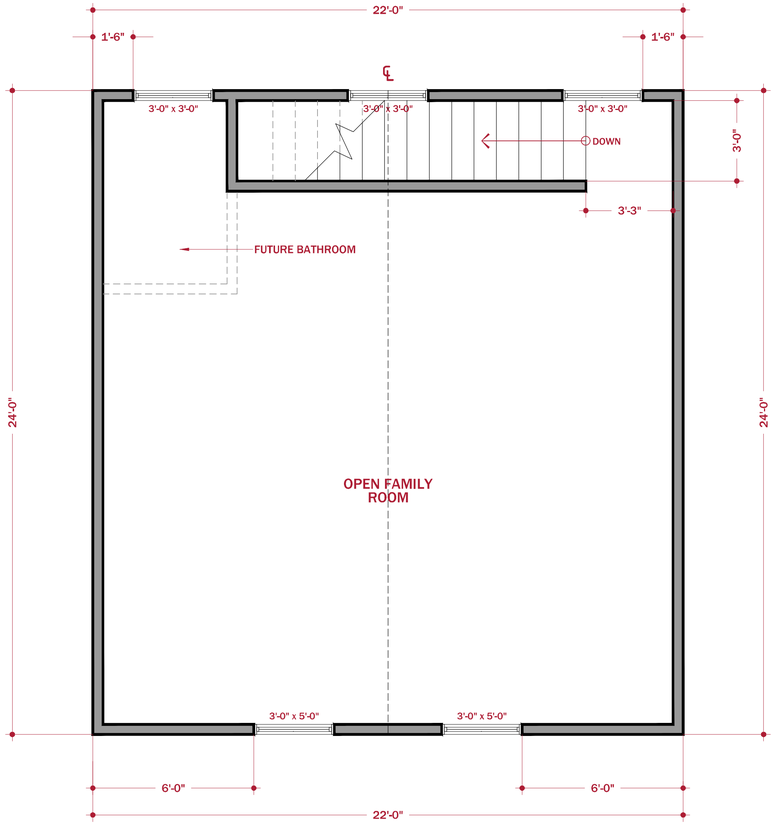


1 FIRST FLOOR PLAN

SCALE: 3/8"=1'-0"



2 SECOND FLOOR PLAN

SCALE: 3/8"=1'-0"

A TWO STORY GARAGE/ FAMILY ROOM

SCALE: 3/8"=1'-0"

NOTE:

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Prestige Developments LLC
325 S Cincinnati Street, Indianapolis, IN 46202

Project No. 2026.506

March 18, 2026

Revisions

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V23.1

Sheet Title

First & Second Floor Plan

A2.1

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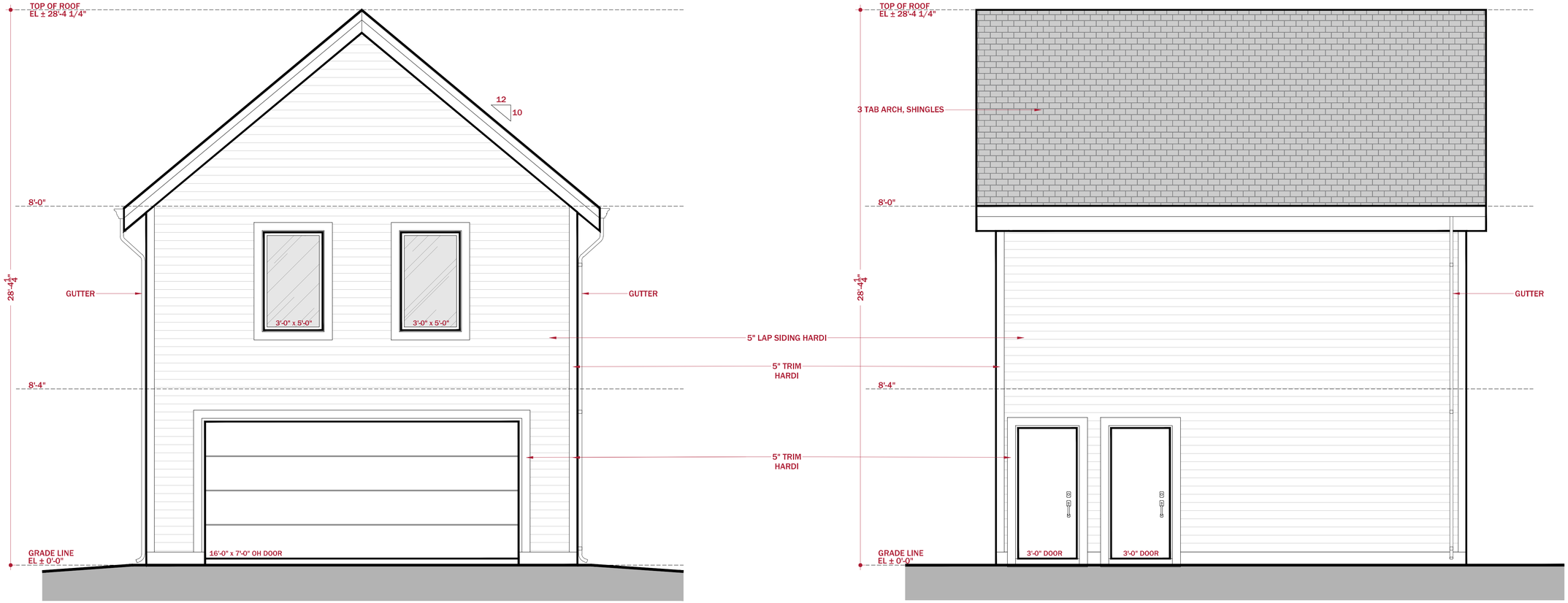

1 SOUTH ELEVATION

SCALE: 3/8"=1'-0"

2 WEST ELEVATION

SCALE: 3/8"=1'-0"

NOTE:

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South & West Elevation

A2.2

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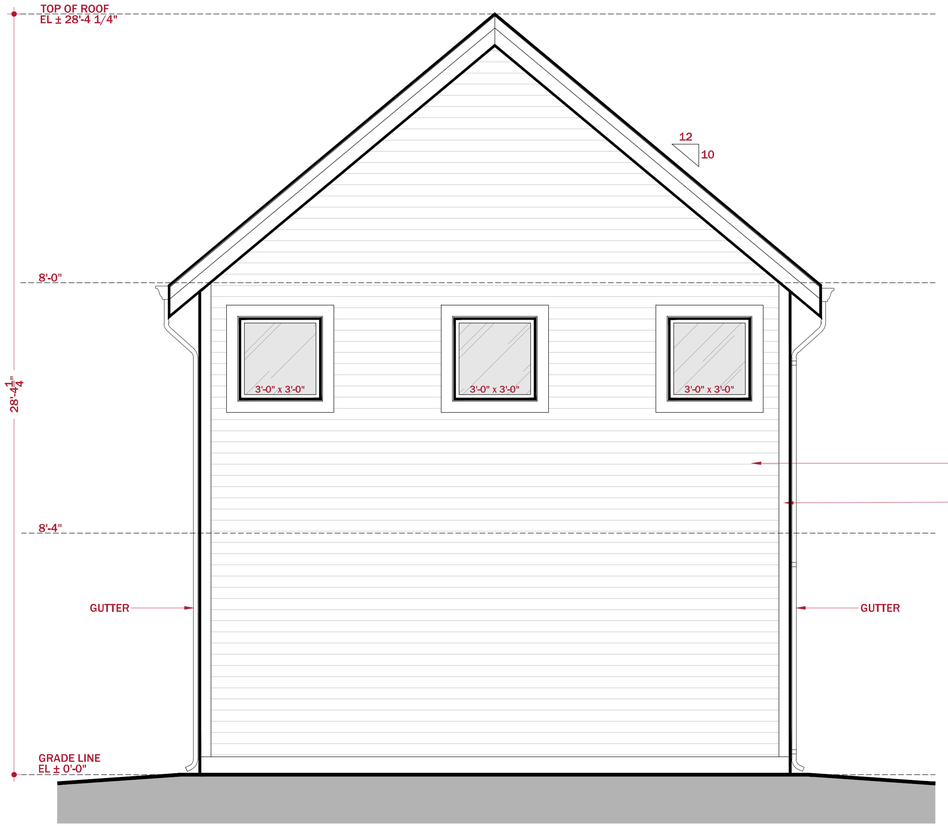
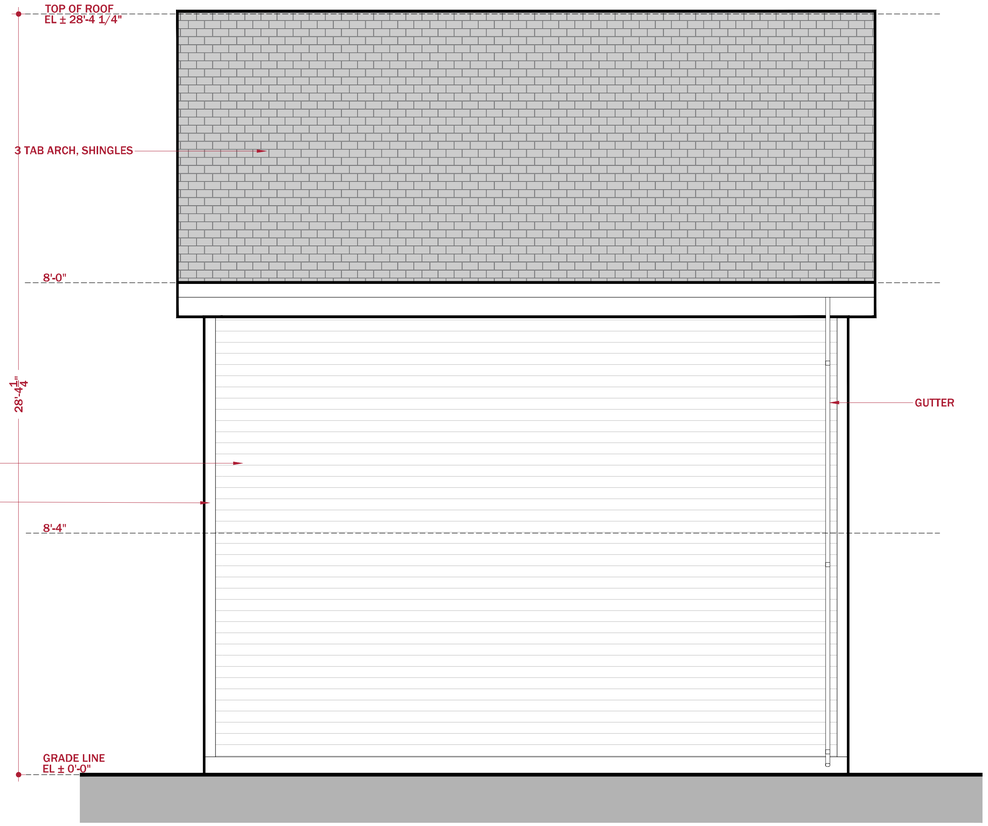


1 **NORTH ELEVATION**

SCALE: 3/8"=1'-0"



2 **EAST ELEVATION**

SCALE: 3/8"=1'-0"

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North & East Elevation

A2.3

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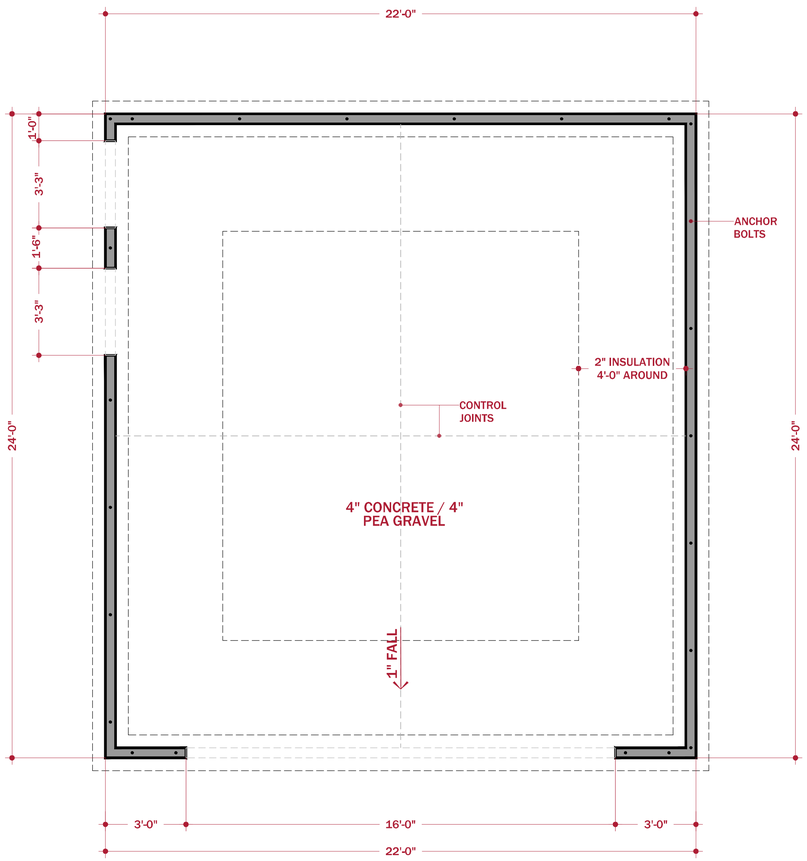
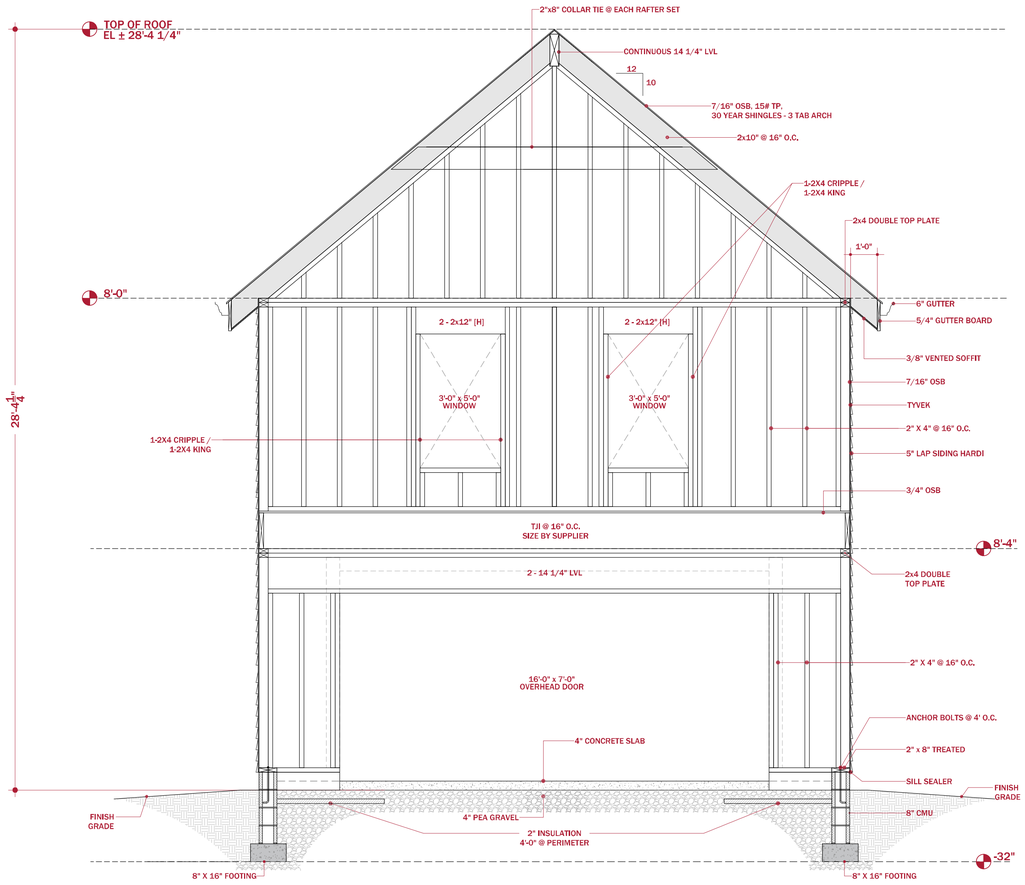


1 FOUNDATION PLAN

SCALE: 3/8"=1'-0"



2 TYPICAL CROSS SECTION DETAIL

SCALE: 3/8"=1'-0"

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SINGLE FAMILY HOME

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325 S Cincinnati Street, Indianapolis, IN 46202

Project No. 2026.506

March 18, 2026

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Sheet Title

Foundation Plan & Typical Cross Section Detail

A2.4

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2023-COA-111 (FP)
324 SOUTH COLLEGE AVENUE

APPLICABLE CODES

2020 Indiana Residential Code (IRC)
2014 Indiana Fire Code
2010 Indiana Conservation Code

NOTE:

All work shall conform to the relevant code, as adopted and amended by the State of Indiana. These construction documents are intended to comply fully with all applicable codes and regulations. Nothing in these drawings is intended to authorize work that violates any provision of the adopted building code, zoning ordinance, or other applicable law.

If any discrepancy, conflict, or code-related issue is discovered during bidding, construction, or inspection, the contractor shall notify the designer of record immediately for clarification or resolution prior to proceeding with the affected work.

SCOPE OF PROJECT

This project involves a proposed new construction of a two-story single-family residence with unfinished attic space and a basement. The home includes four (4) bedrooms with associated bathrooms, with covered porch and a balcony above concrete patio. The total floor area is approximately 4,577 square feet.

TOTAL SQUARE FOOTAGE

BASEMENT	: 1,184 SF
FIRST FLOOR	: 1,184 SF
COVERED PORCH	: 73 SF
COVERED PATIO	: 80 SF
SECOND FLOOR	: 1,184 SF
BALCONY	: 80 SF
UNFINISHED ATTIC SPACE	: 792 SF
DETACHED GARAGE	: 528 SF
TOTAL AREA	: 5,105 SF

RESIDENTIAL-TWO STORY SINGLE FAMILY HOME

Prestige Developments LLC

324 S South College Avenue, Indianapolis, IN 46202

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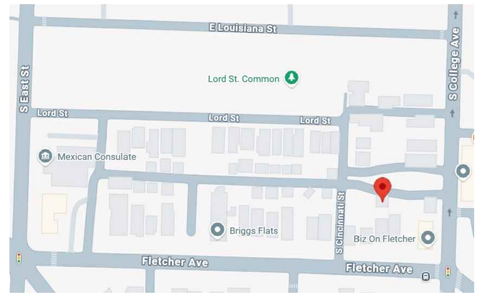
SHEET INDEX

A0.0 COVER PAGE
A0.1 SITE DEVELOPMENT PLAN
A1.1 FIRST FLOOR PLAN
SECOND FLOOR PLAN
A1.2 UNFINISHED ATTIC SPACE
A1.3 BASEMENT PLAN
A2.1 NORTH AND SOUTH ELEVATION
A2.2 EAST AND WEST ELEVATION
A3.1 TYPICAL SECTION DETAIL

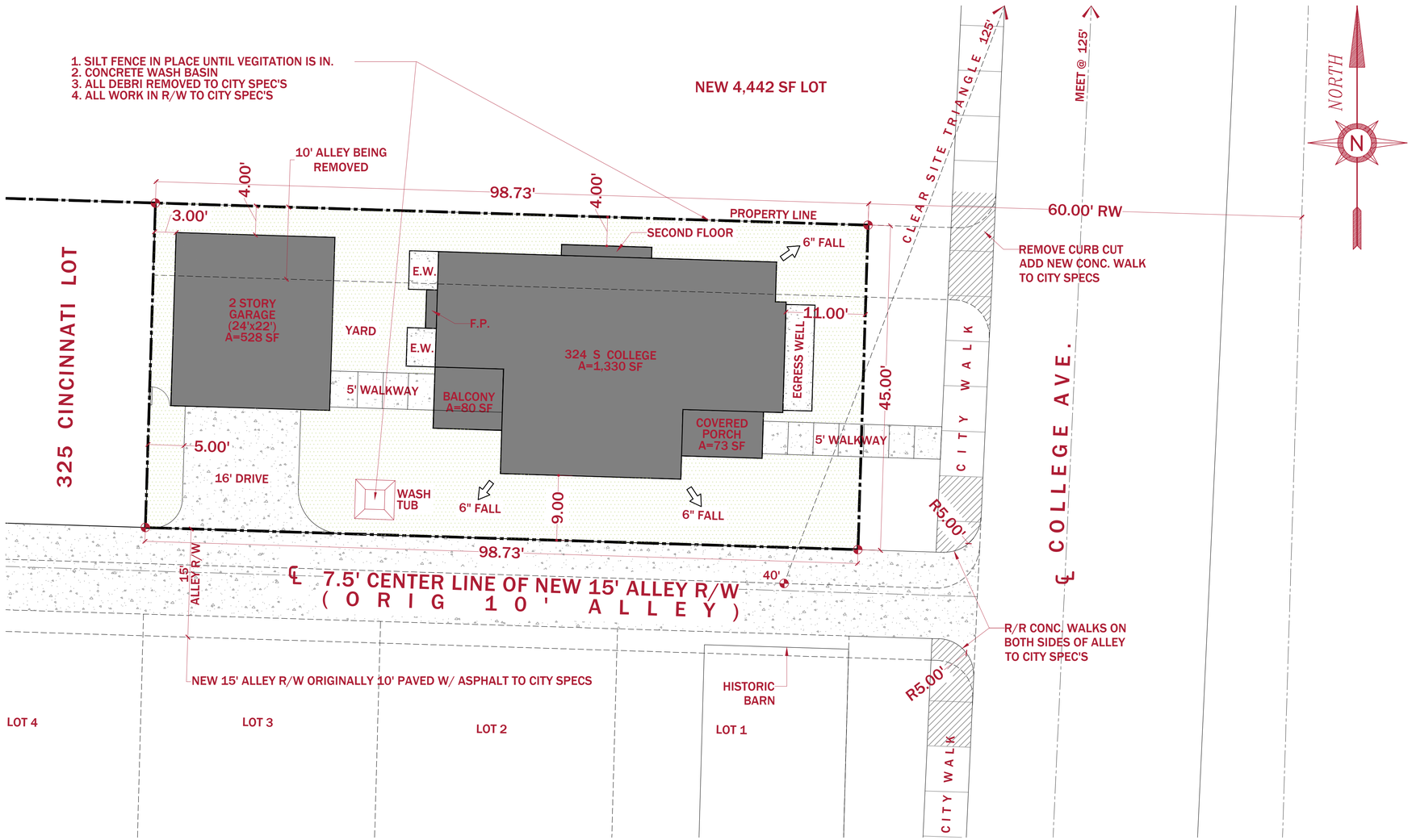
A4.1 FIRST AND SECOND FLOOR PLAN
A4.2 SOUTH AND WEST ELEVATION
A4.3 NORTH AND EAST ELEVATION
A4.4 FOUNDATION PLAN AND TYPICAL CROSS SECTION DETAIL

PROJECT LOCATION



KEY MAP

March 18, 2026



1 SITE DEVELOPMENT PLAN

SCALE: 1/8"=1'-0"

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Prestige Developments LLC
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Project No. 2026.506

March 18, 2026

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V23.1

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Site Development Plan

A0.1

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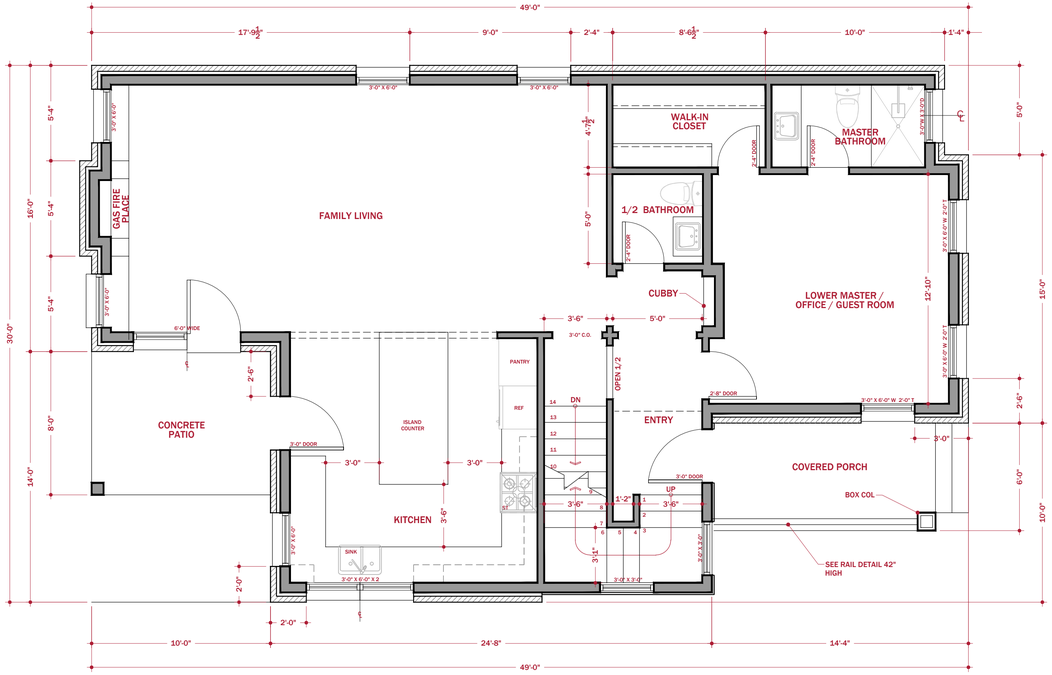
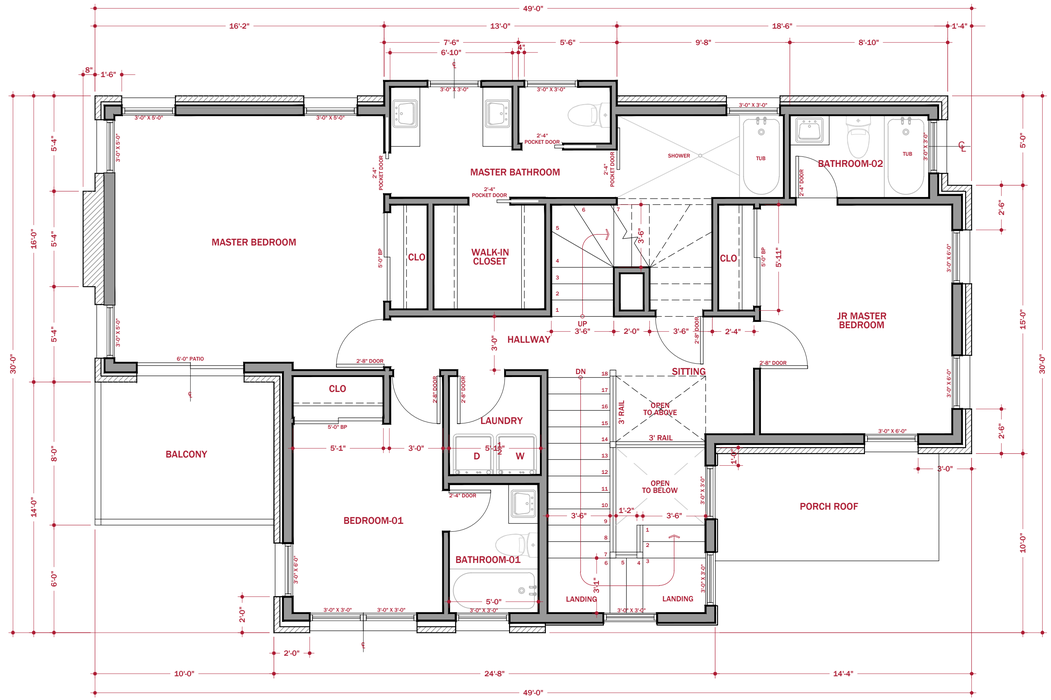


1 FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" 1,330 SQ. FT.



2 SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" 1,330 SQ. FT.

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V23.1

Sheet Title

First Floor Plan
Second Floor Plan

A1.1

Sheet No.

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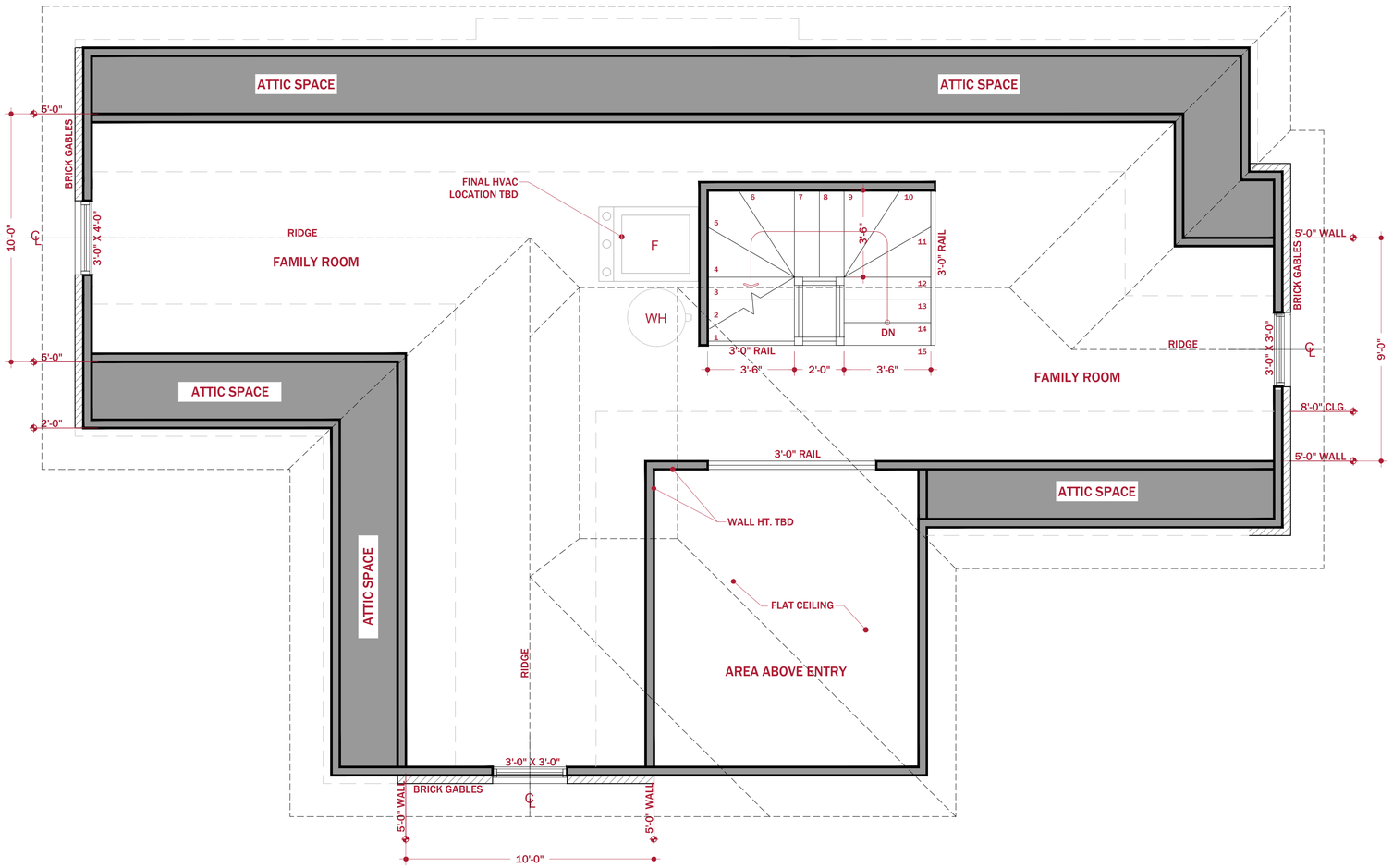

1 UNFINISHED ATTIC SPACE

SCALE: 3/8"=1'-0" 682 SQ. FT.

NOTE:

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Unfinished Attic Space

A1.2

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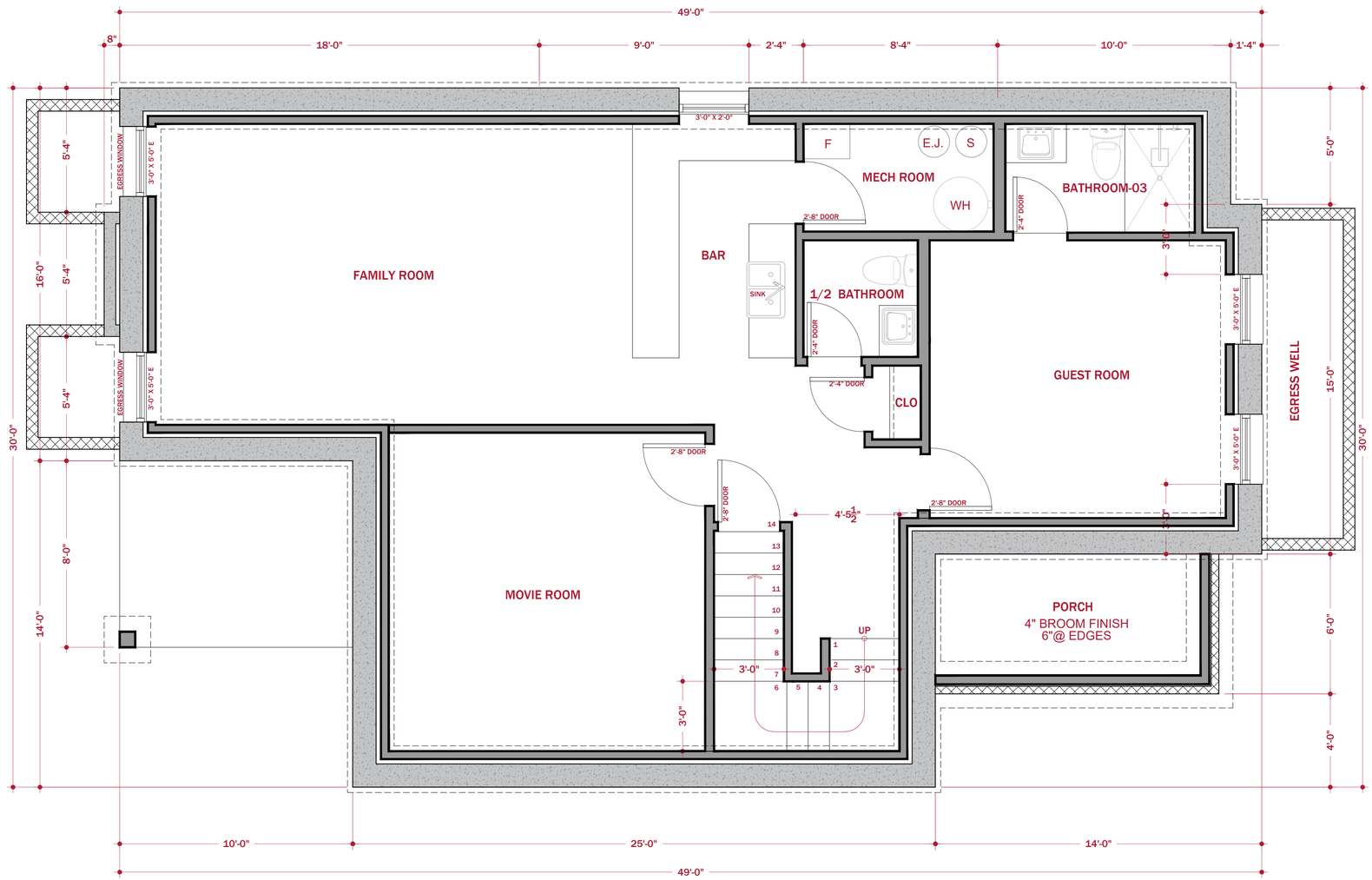

1 BASEMENT PLAN

SCALE: 3/8"=1'-0"

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Basement Plan

A1.3

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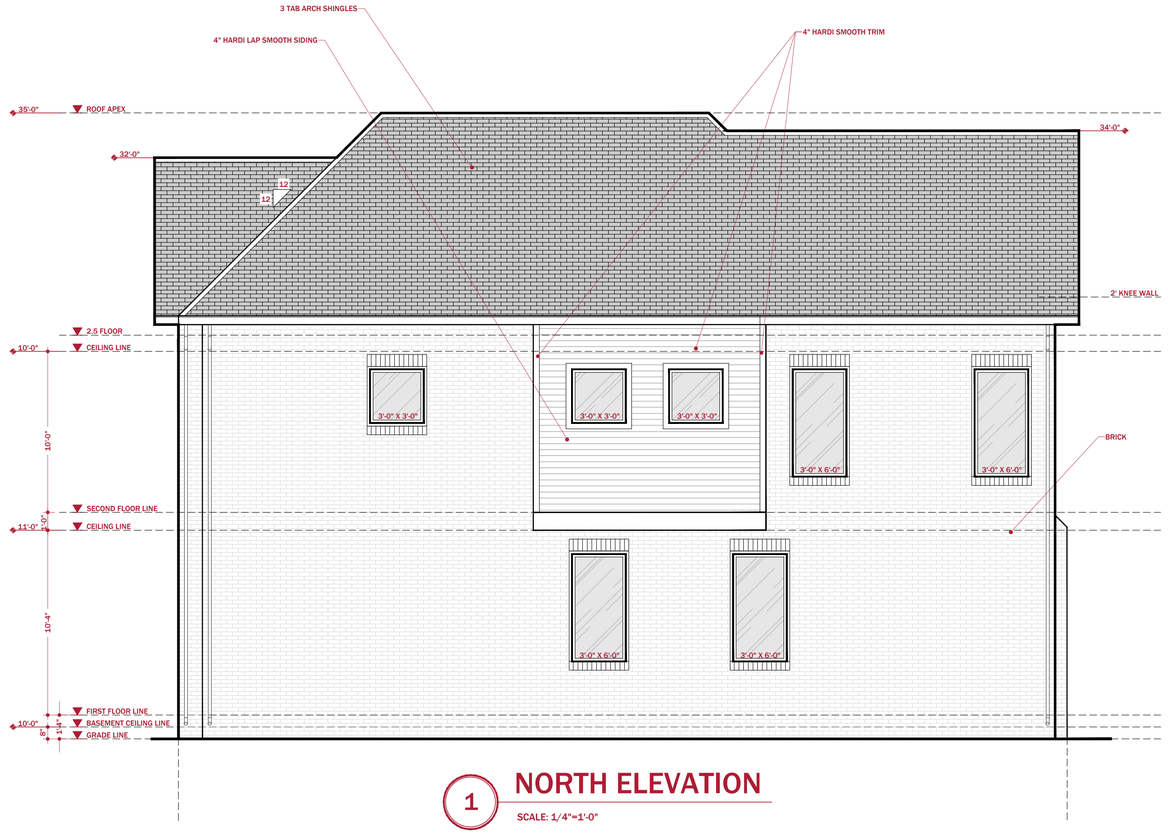

1 **NORTH ELEVATION**

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

2 **SOUTH ELEVATION**

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

NOTE:

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V23.1

Sheet Title

North Elevation
South Elevation

A2.1

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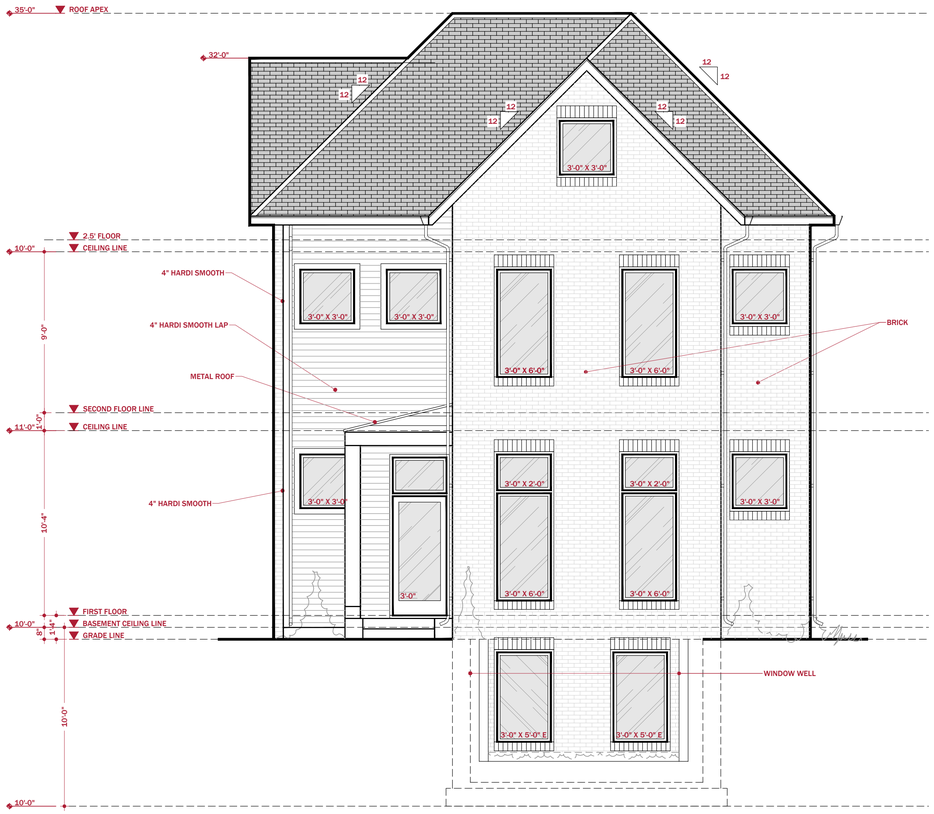
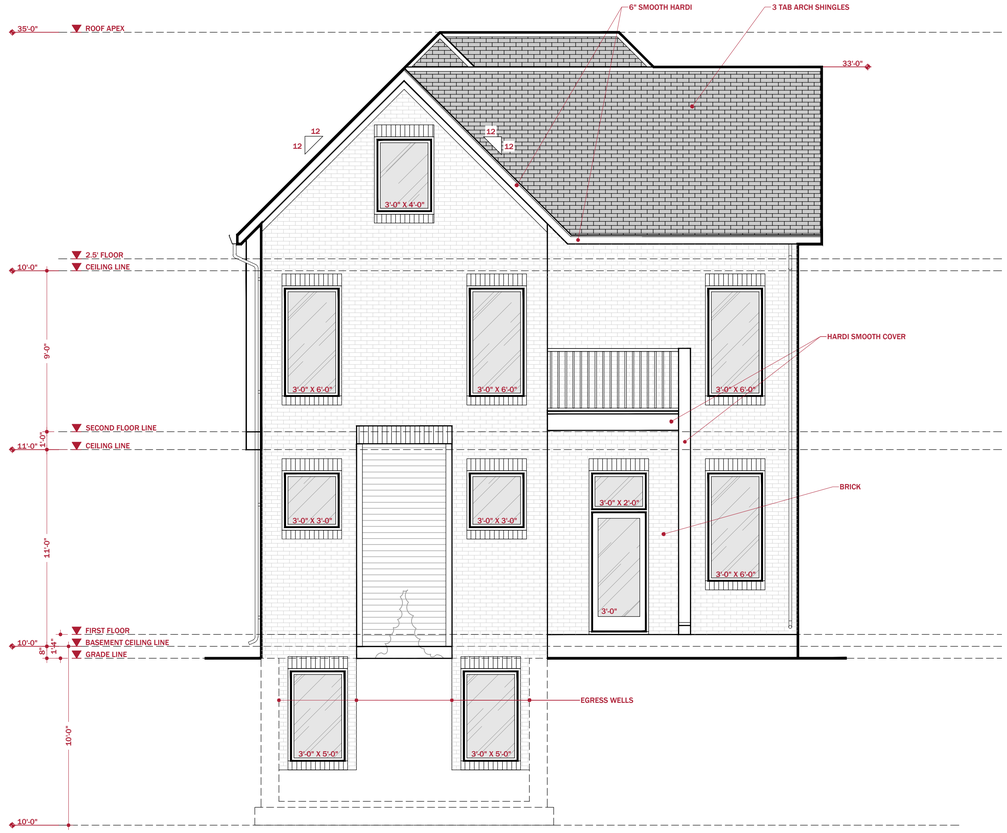


1 EAST ELEVATION

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



2 WEST ELEVATION

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

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V23.1

Sheet Title

East Elevation
West Elevation

A2.2

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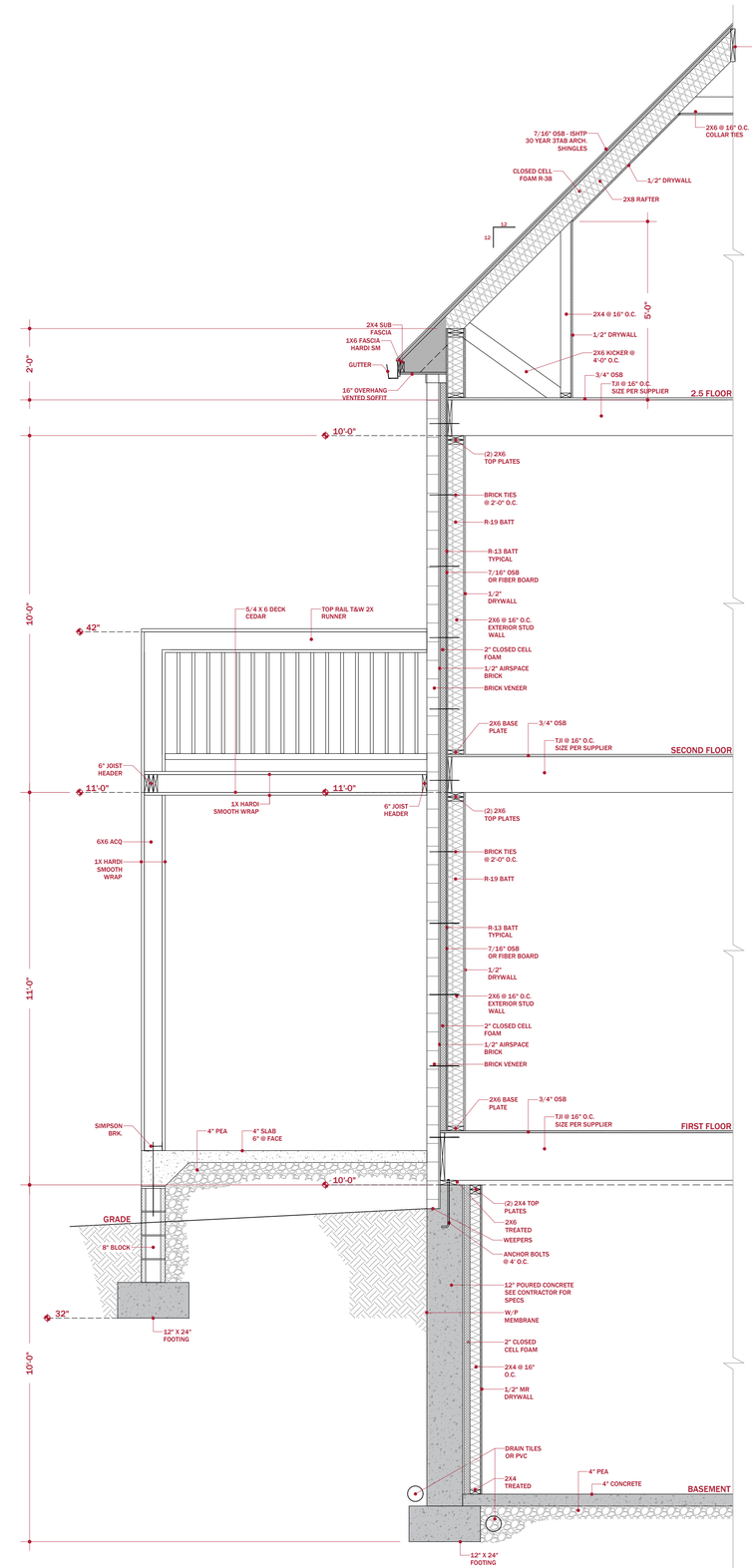

1 TYPICAL SECTION DETAIL

SCALE: 1/2"=1'-0"

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Typical Section Detail

A3.1

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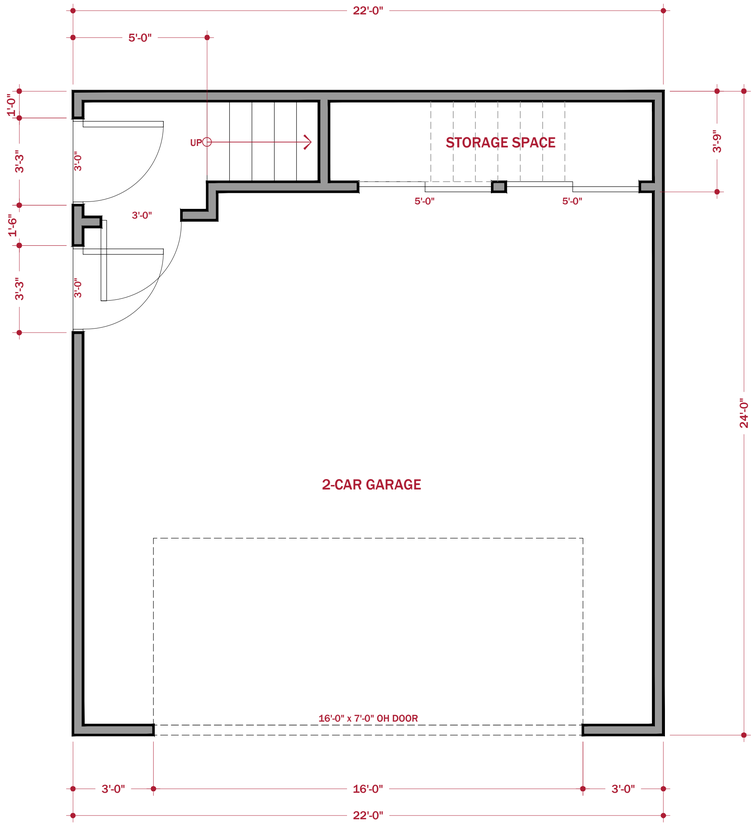
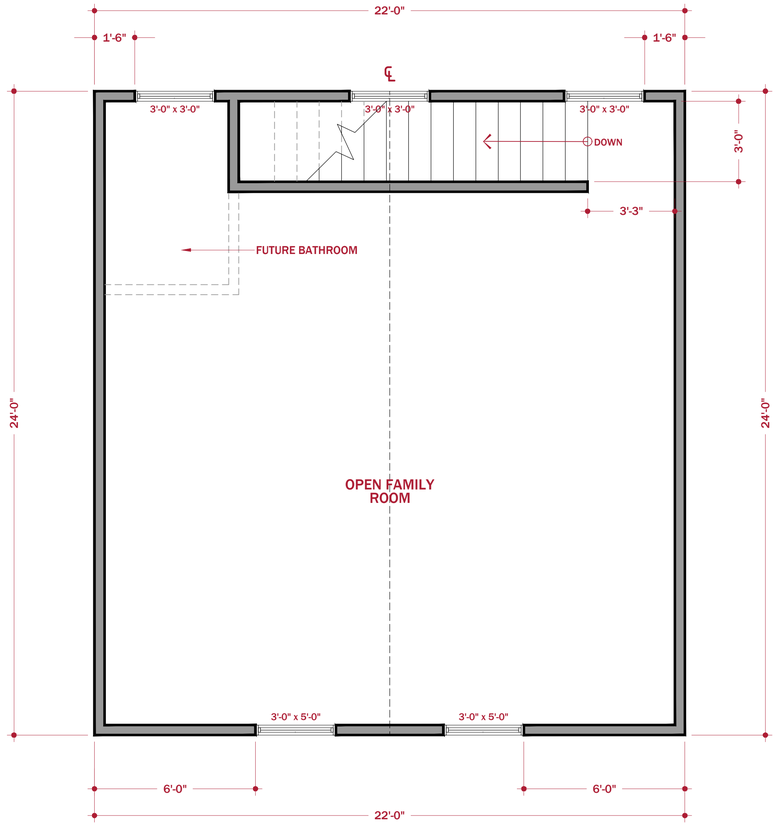


1 FIRST FLOOR PLAN

SCALE: 3/8"=1'-0"



2 SECOND FLOOR PLAN

SCALE: 3/8"=1'-0"

A TWO STORY GARAGE/ FAMILY ROOM

SCALE: 3/8"=1'-0"

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First and Second Floor Plan

A4.1

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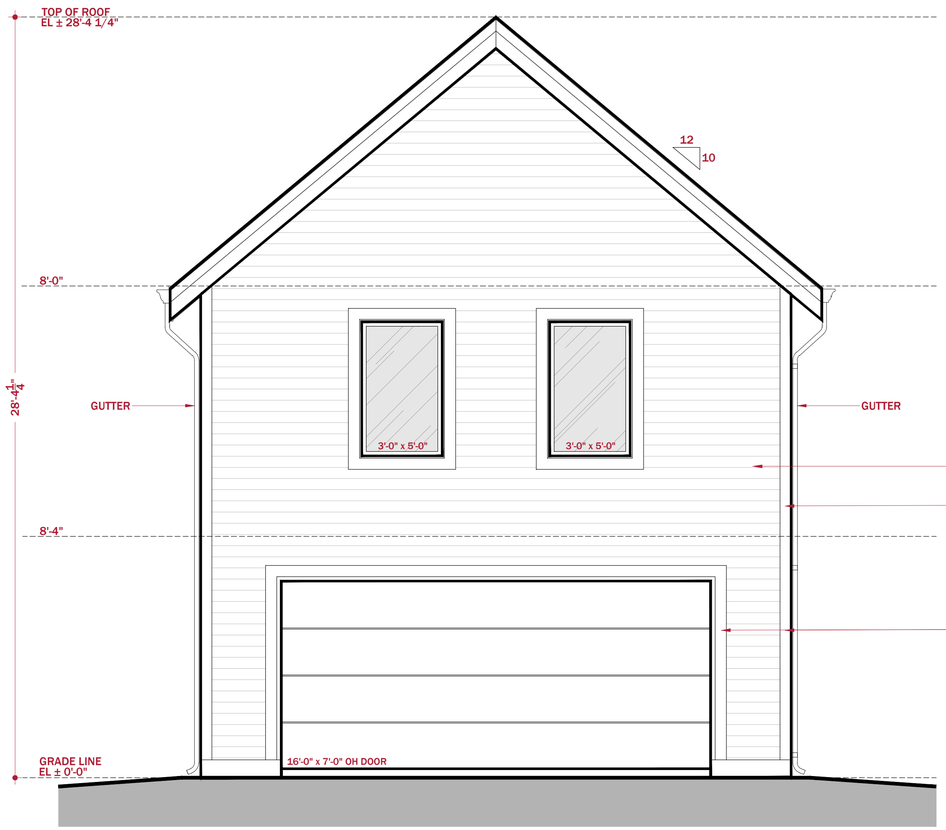
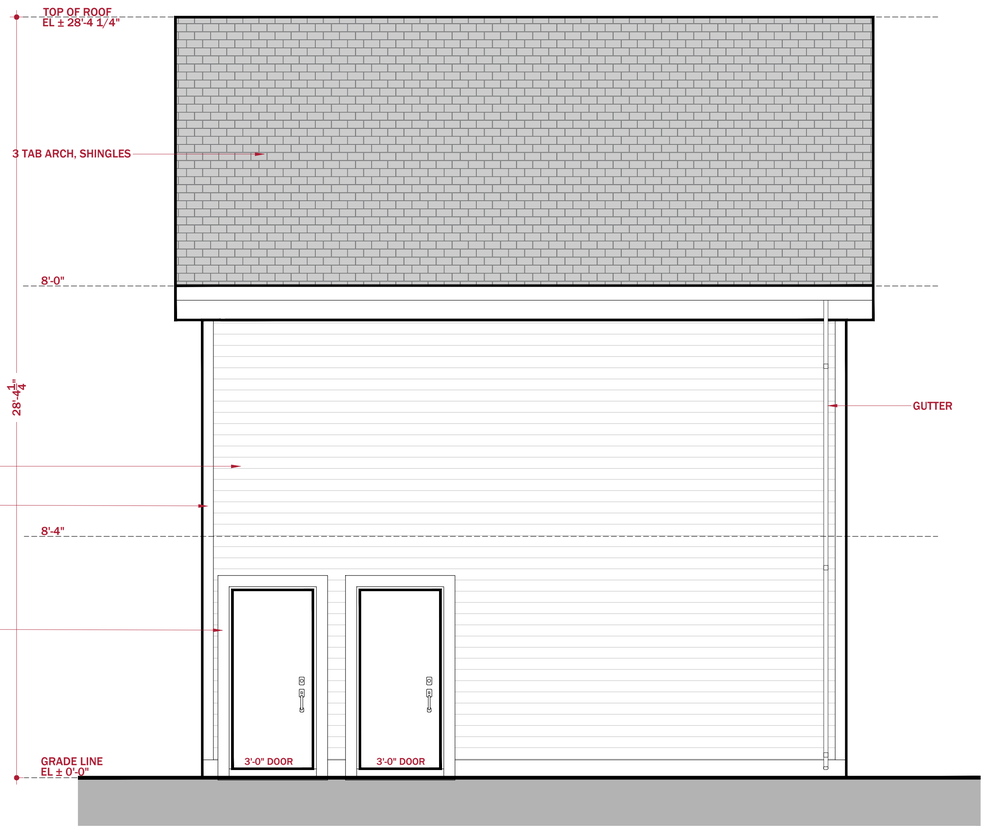


1 SOUTH ELEVATION

SCALE: 3/8"=1'-0"



2 WEST ELEVATION

SCALE: 3/8"=1'-0"

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First and Second Floor Plan

A4.2

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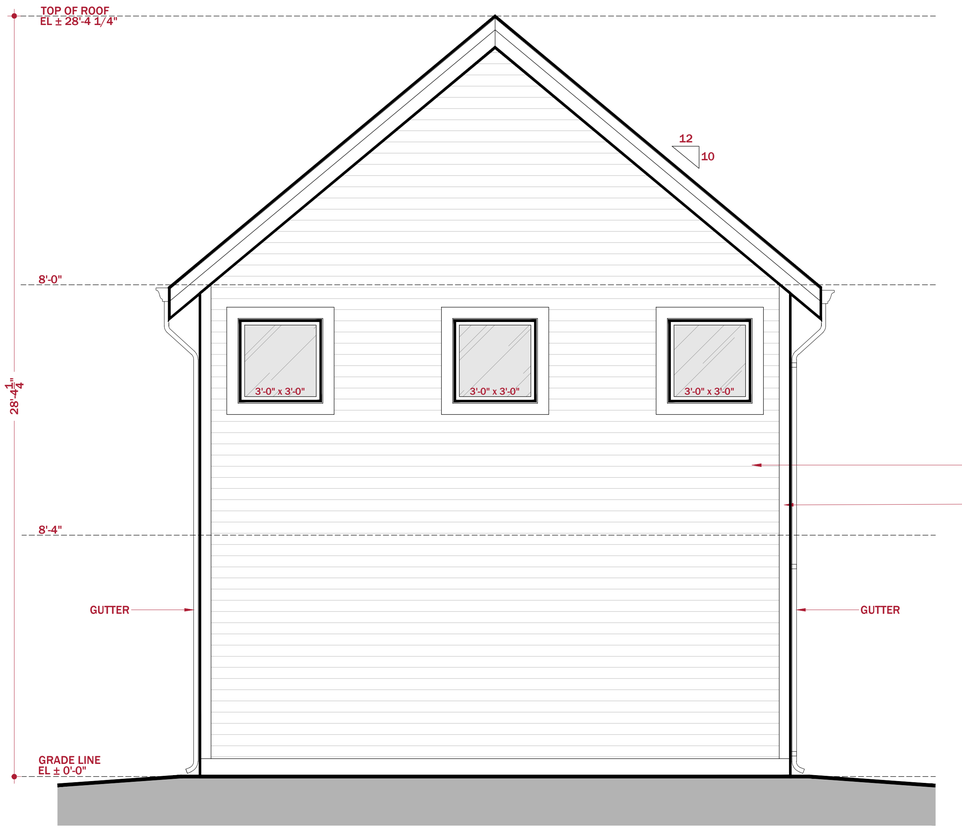
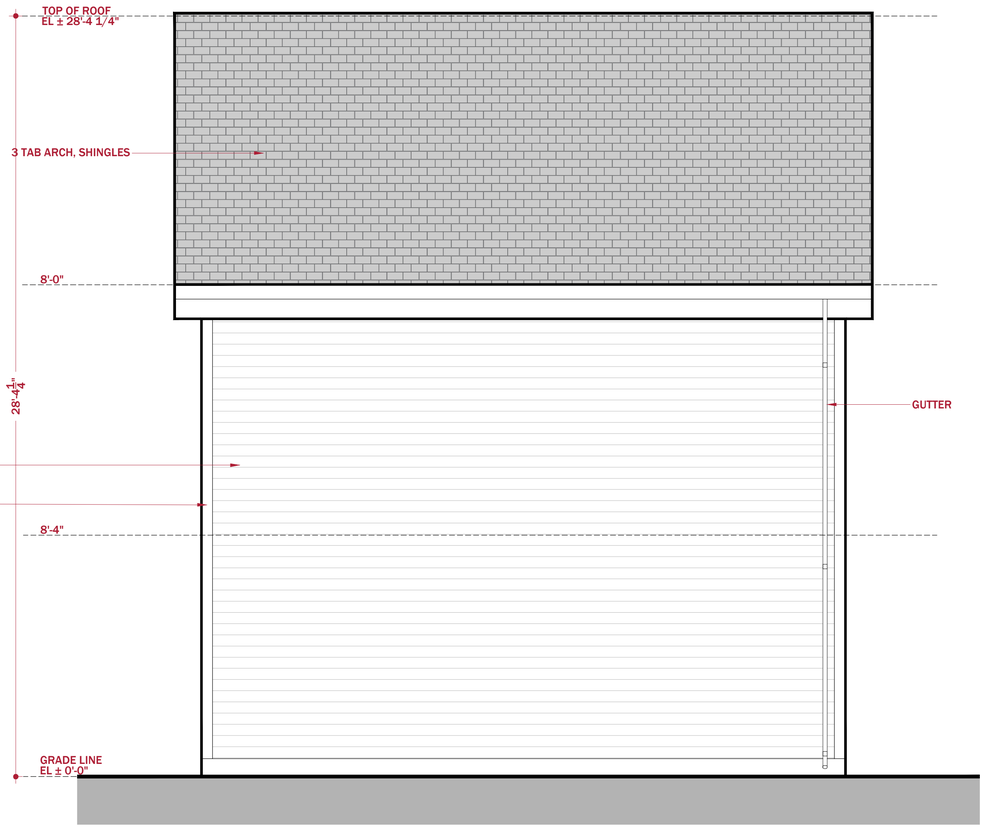


1 NORTH ELEVATION

SCALE: 3/8"=1'-0"



2 EAST ELEVATION

SCALE: 3/8"=1'-0"

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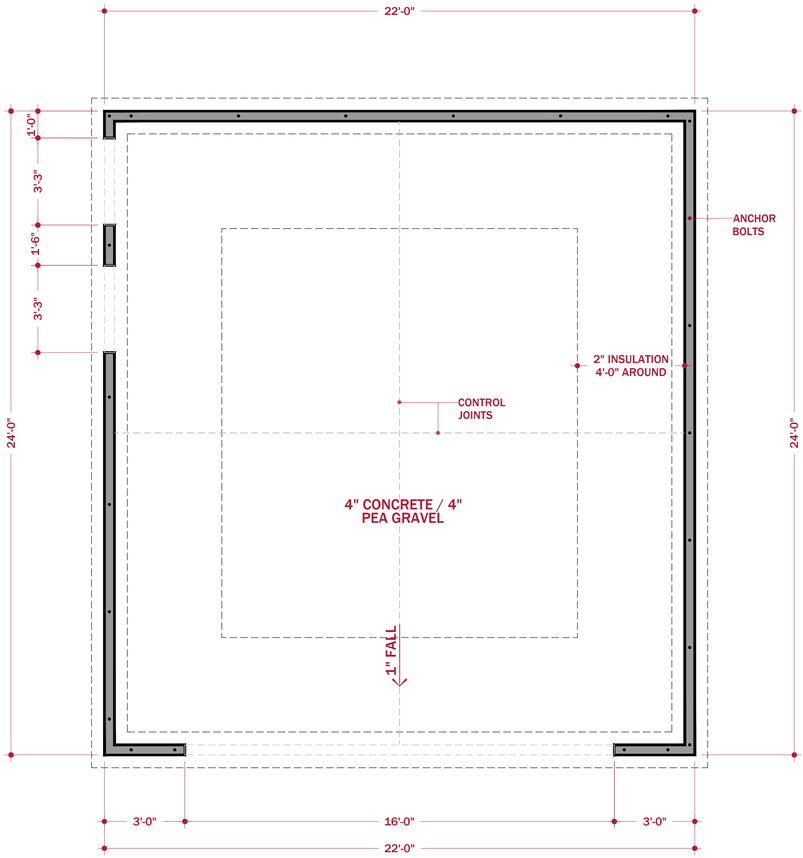
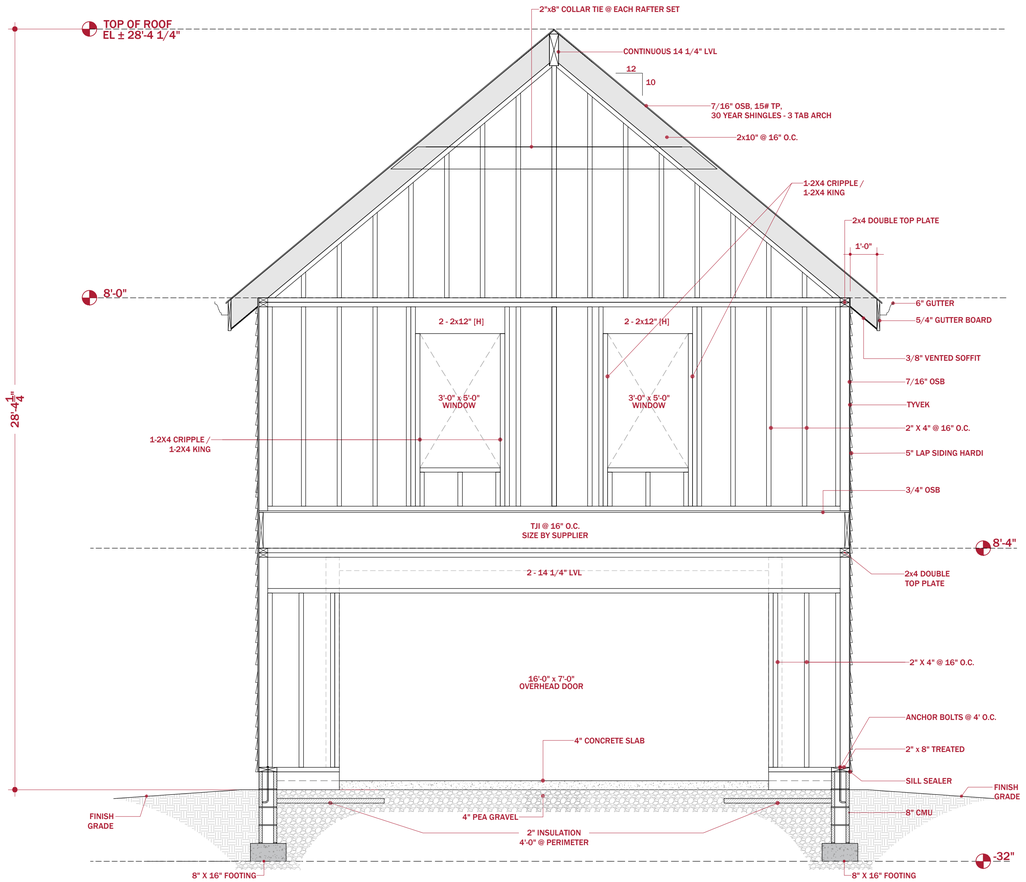


1 FOUNDATION PLAN

SCALE: 3/8"=1'-0"



2 TYPICAL CROSS SECTION DETAIL

SCALE: 3/8"=1'-0"

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V23.1

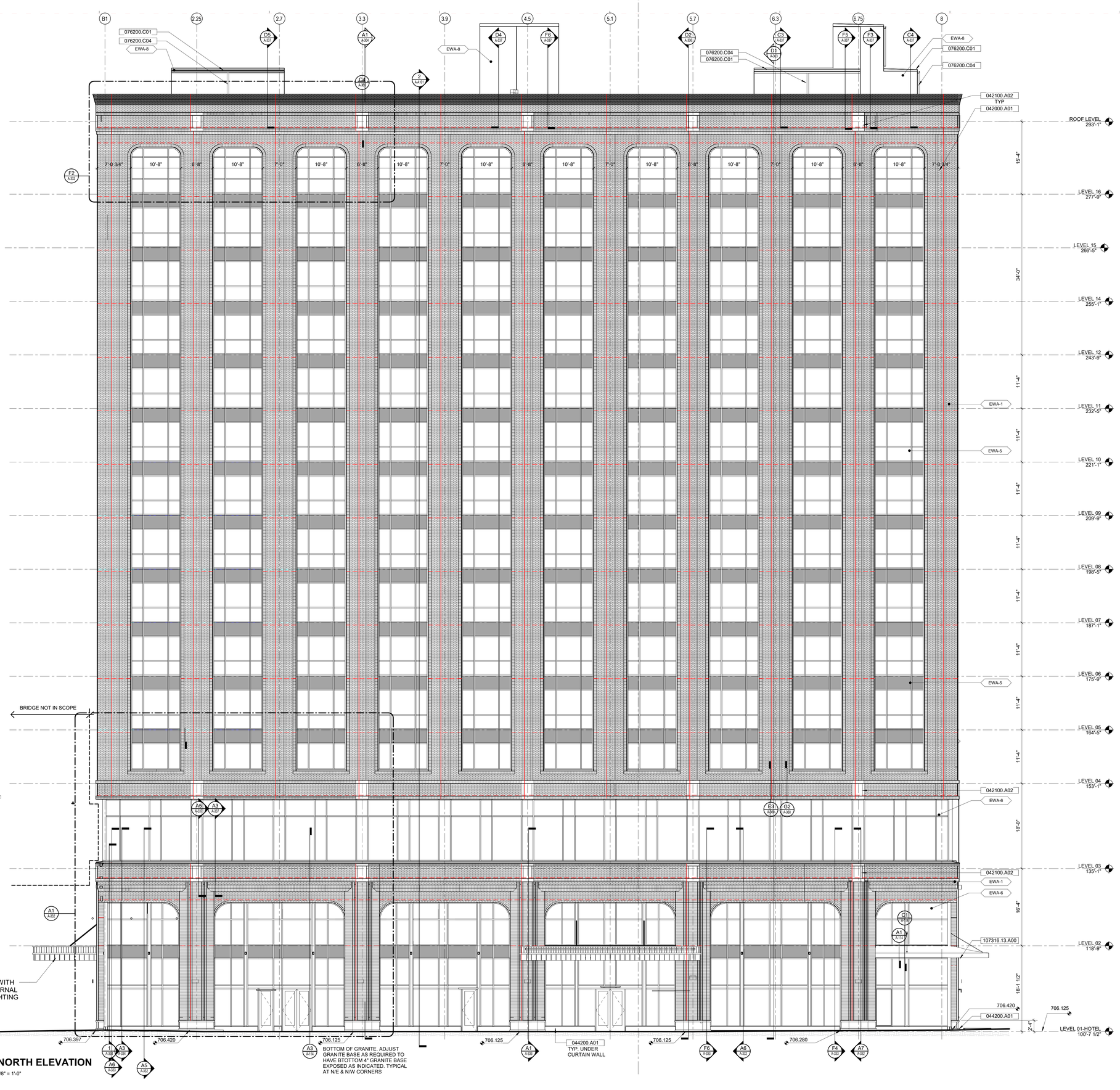
Sheet Title

Foundation Plan & Typical Cross Section Detail

A4.4

Sheet No. ©2026

2024-COA-226 (WD)
230 SOUTH PENNSYLVANIA STREET



A1 A-201 **NORTH ELEVATION**
1/8" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.A01	FACE BRICK
042100.A02	EMBLEM, ARCHITECTURAL TERRA COTTA
044200.A01	EXTERIOR STONE CLADDING SYSTEM, GRANITE
076200.C01	HANGING GUTTER
076200.C04	DOWNSPOUT
107316.13.A00	METAL CANOPIES

GENERAL EXTERIOR ELEVATION NOTES

DENOTES BRICK CONTROL JOINT.

DENOTES FERO BRICK RELIEF ANGLE ANCHORED TO STEEL.

A. COORDINATE WITH MECH DWG. FOR LOCATION & SIZE OF ACTIVE LOUVERS REQUIRED.
B. BLACK LINES IN EWA-4 DESIGNATES METAL PANEL JOINTS.
C. BLACK LINES WHERE INDICATED AT 044200.A01 DENOTES GRANITE JOINT. UNLESS OTHERWISE NOTED, PROVIDE JOINT IN 044200.A01 TO ALIGN WITH CURTAIN WALL MULLION ABOVE.
D. ALL BRICK ARE MODULAR, UNO.
E. PROVIDE SPECIAL SHAPED BRICK AT EXTERIOR CORNERS WHERE BRICKS PROJECT FROM WALL, AT BRICK BANDING AND BRICK CORNICE.
F. FOR GLAZING AT CANOPY, REFER TO GLAZING SCHEDULE
G. FOR ARCHITECTURAL TERRACOTTA EMBLEM, REFER TO A-362 FOR DETAILS.
H. FOR EWA-9, COORDINATE LOCATION OF ACTIVE LOUVER WTIH MECHANICAL DRAWINGS.

CSX Hotel and Retail Development

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SEAL | DATE 03/19/26

WILLIAM A. BROWNE, JR. REGISTERED No. AR00034154 STATE OF INDIANA ARCHITECT

SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

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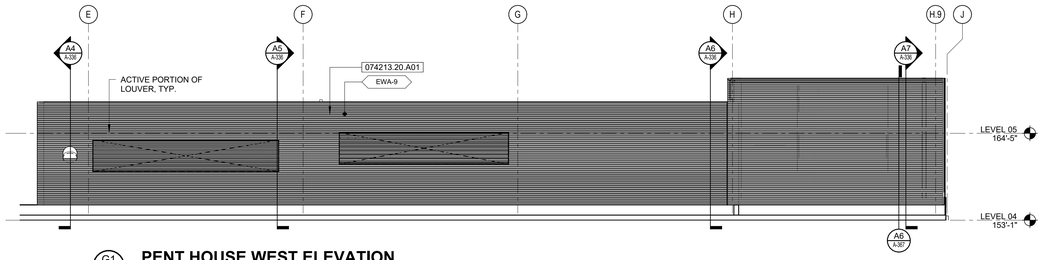
PROJECT NO. 23044.000

SHEET TITLE
EXTERIOR HOTEL ELEVATIONS - NORTH

SHEET NUMBER
A-201

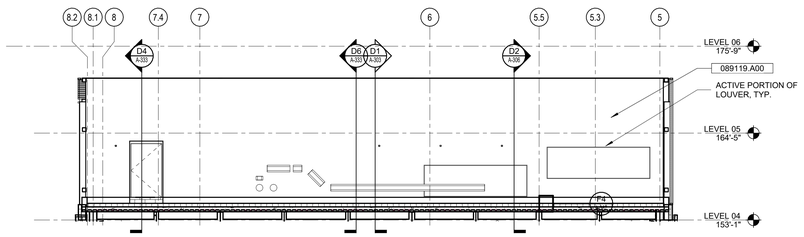
3/20/2026 6:53:03 AM



G1 A-202

PENT HOUSE WEST ELEVATION

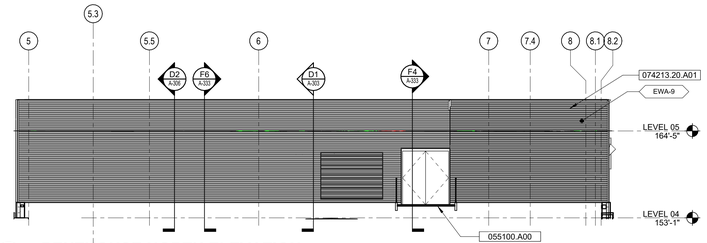
1/8" = 1'-0"



E1 A-202

PENTHOUSE SOUTH ELEVATION

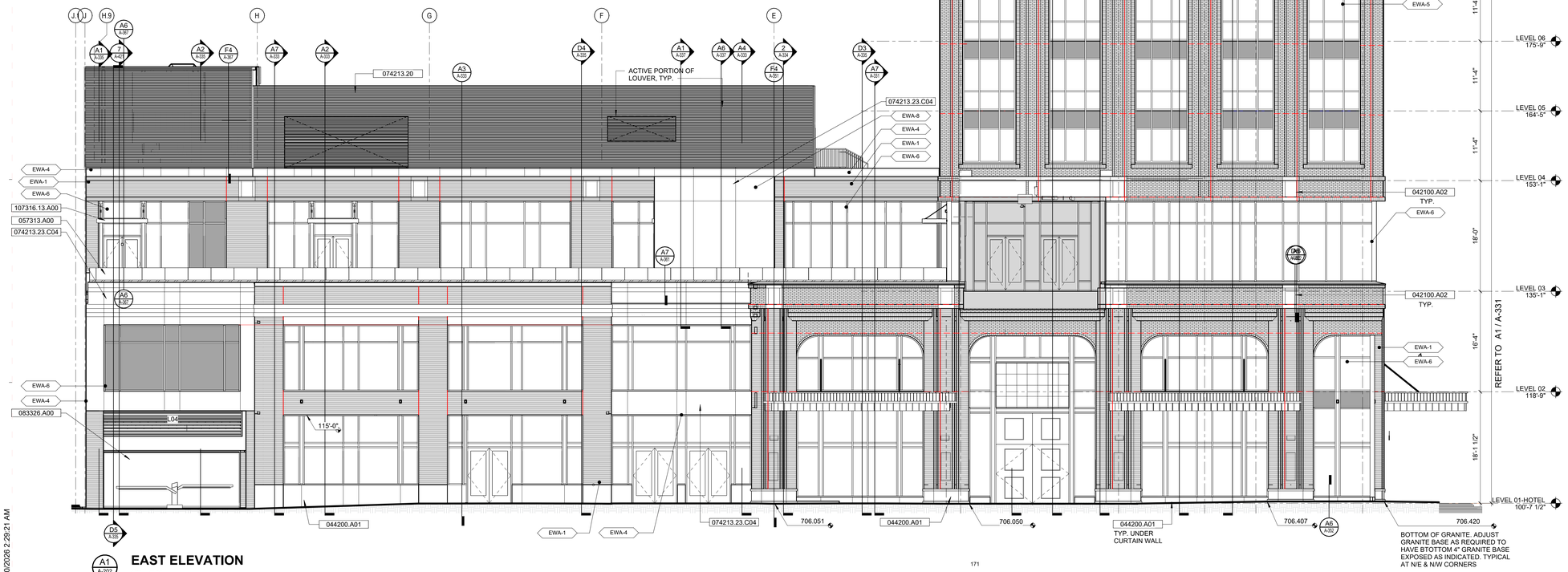
1/8" = 1'-0"



D1 A-202

PENTHOUSE NORTH ELEVATION

1/8" = 1'-0"



A1 A-202

EAST ELEVATION

1/8" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042100.A02	EMBLEM, ARCHITECTURAL TERRA COTTA
044200.A01	EXTERIOR STONE CLADDING SYSTEM, GRANITE
055100.A00	METAL STAIRS
057313.A00	GLAZED DECORATIVE METAL RAILINGS
074213.20	INTEGRATED INSULATED METAL PANEL AND LOUVER SYSTEM
074213.20.A01	INTEGRATED INSULATED METAL PANEL AND LOUVER SYSTEM, FRONT LOUVER BLADE.
074213.23.C04	METAL COMPOSITE METAL WALL PANEL, JOINT
083326.A00	OVERHEAD COILING GRILLES
089119.A00	FIXED LOUVERS
107316.13.A00	METAL CANOPIES

GENERAL EXTERIOR ELEVATION NOTES

—— DENOTES BRICK CONTROL JOINT.

– – DENOTES FERO BRICK RELIEF ANGLE ANCHORED TO STEEL.

A. COORDINATE WITH MECH DWG. FOR LOCATION & SIZE OF ACTIVE LOUVERS REQUIRED.
B. BLACK LINES IN EWA-4 DESIGNATES METAL PANEL JOINTS.
C. BLACK LINES WHERE INDICATED AT 044200.A01 DENOTES GRANITE JOINT. UNLESS OTHERWISE NOTED, PROVIDE JOINT IN 044200.A01 TO ALIGN WITH CURTAIN WALL MULLION ABOVE.
D. ALL BRICK ARE MODULAR, UNO.
E. PROVIDE SPECIAL SHAPED BRICK AT EXTERIOR CORNERS WHERE BRICKS PROJECT FROM WALL, AT BRICK BANDING AND BRICK CORNICE.
F. FOR GLAZING AT CANOPY, REFER TO GLAZING SCHEDULE
G. FOR ARCHITECTURAL TERRACOTTA EMBLEM, REFER TO A-362 FOR DETAILS.
H. FOR EWA-9, COORDINATE LOCATION OF ACTIVE LOUVER WITH MECHANICAL DRAWINGS.

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PROJECT NO. 23044.000

SHEET TITLE

EXTERIOR HOTEL ELEVATIONS - EAST

SHEET NUMBER

A-202

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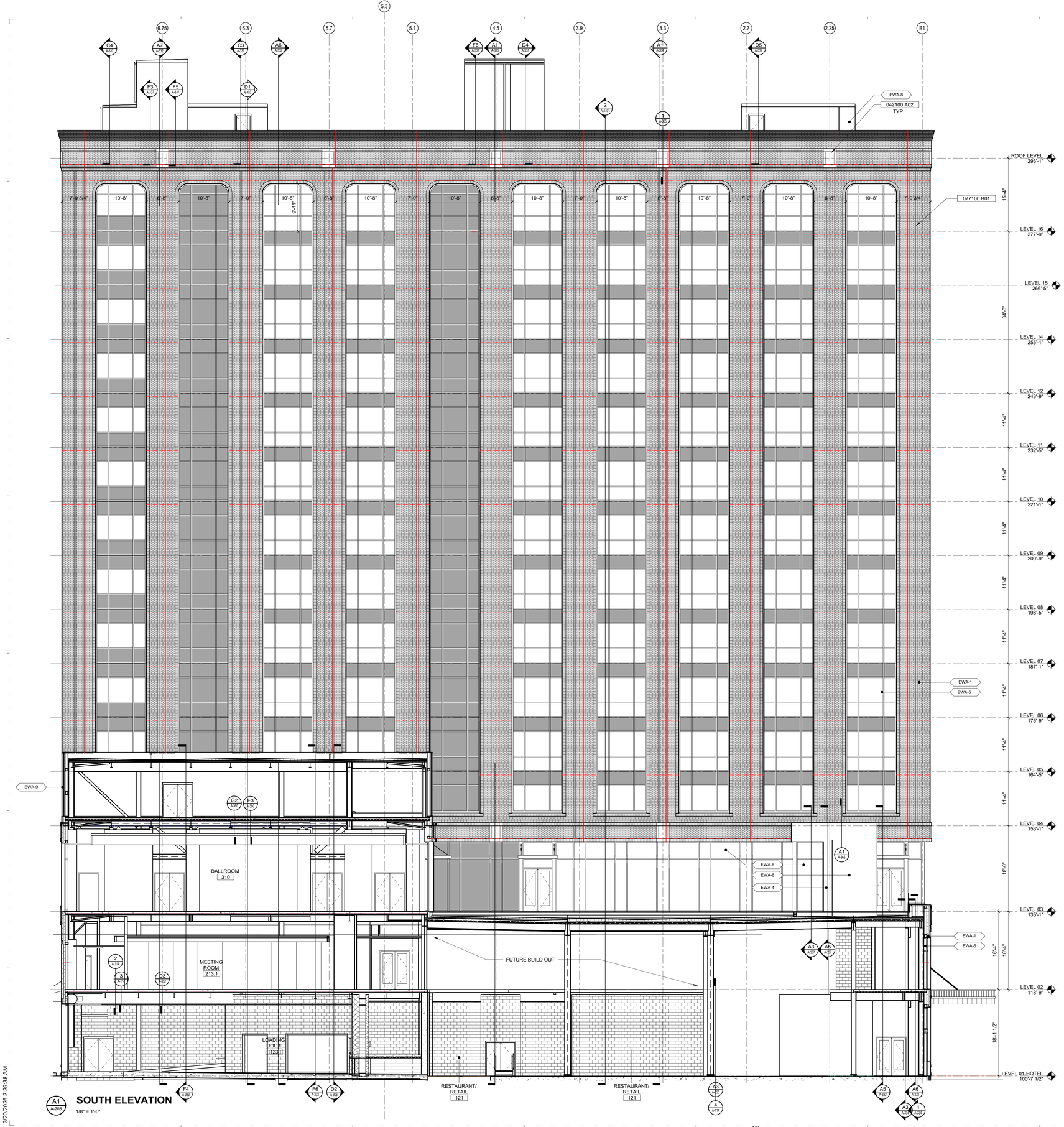

A1 A-203 **SOUTH ELEVATION**

1/8" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042100.A02	EMBLEM, ARCHITECTURAL TERRA COTTA
077100.B01	GRAVEL STOP, MANUFACTURED

GENERAL EXTERIOR ELEVATION NOTES

—— DENOTES BRICK CONTROL JOINT.

– – DENOTES FERO BRICK RELIEF ANGLE ANCHORED TO STEEL.

A. COORDINATE WITH MECH DWG. FOR LOCATION & SIZE OF ACTIVE LOUVERS REQUIRED.
B. BLACK LINES IN EWA-4 DESIGNATES METAL PANEL JOINTS.
C. BLACK LINES WHERE INDICATED AT 044200.A01 DENOTES GRANITE JOINT, UNLESS OTHERWISE NOTED, PROVIDE JOINT IN 044200.A01 TO ALIGN WITH CURTAIN WALL MULLION ABOVE.
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1	Core and Shell Construction Documents	03/19/26

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PROJECT NO. 23044.000

SHEET TITLE
EXTERIOR HOTEL ELEVATIONS - SOUTH

SHEET NUMBER
A-203

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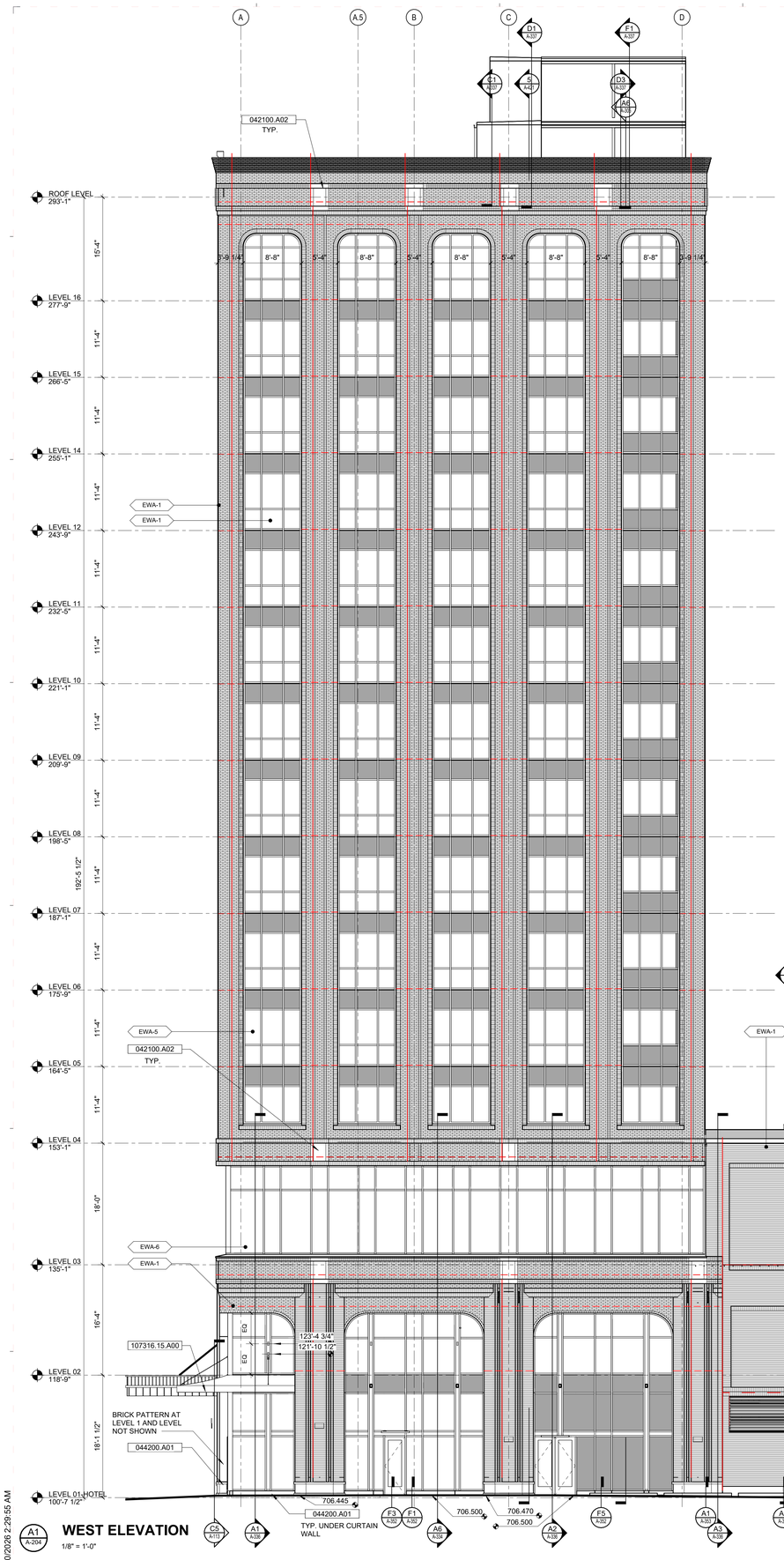

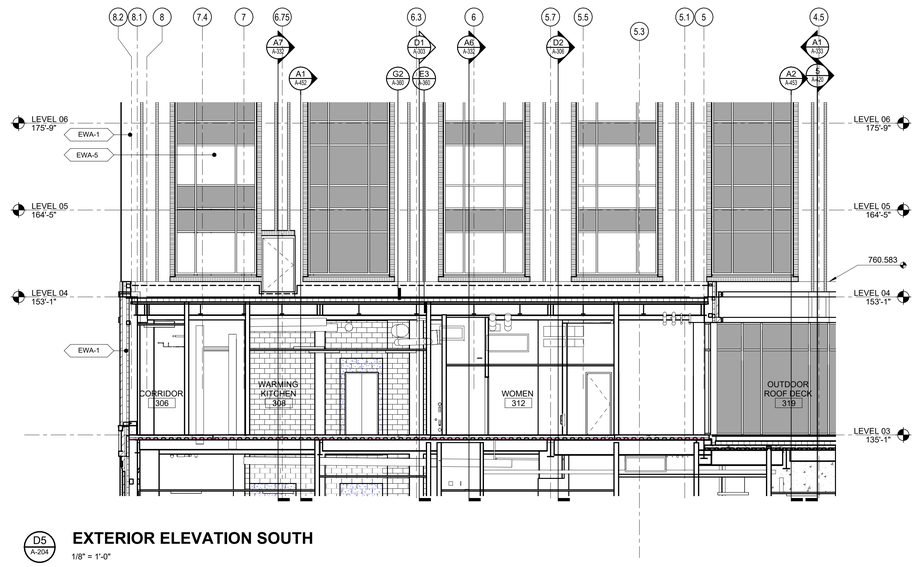

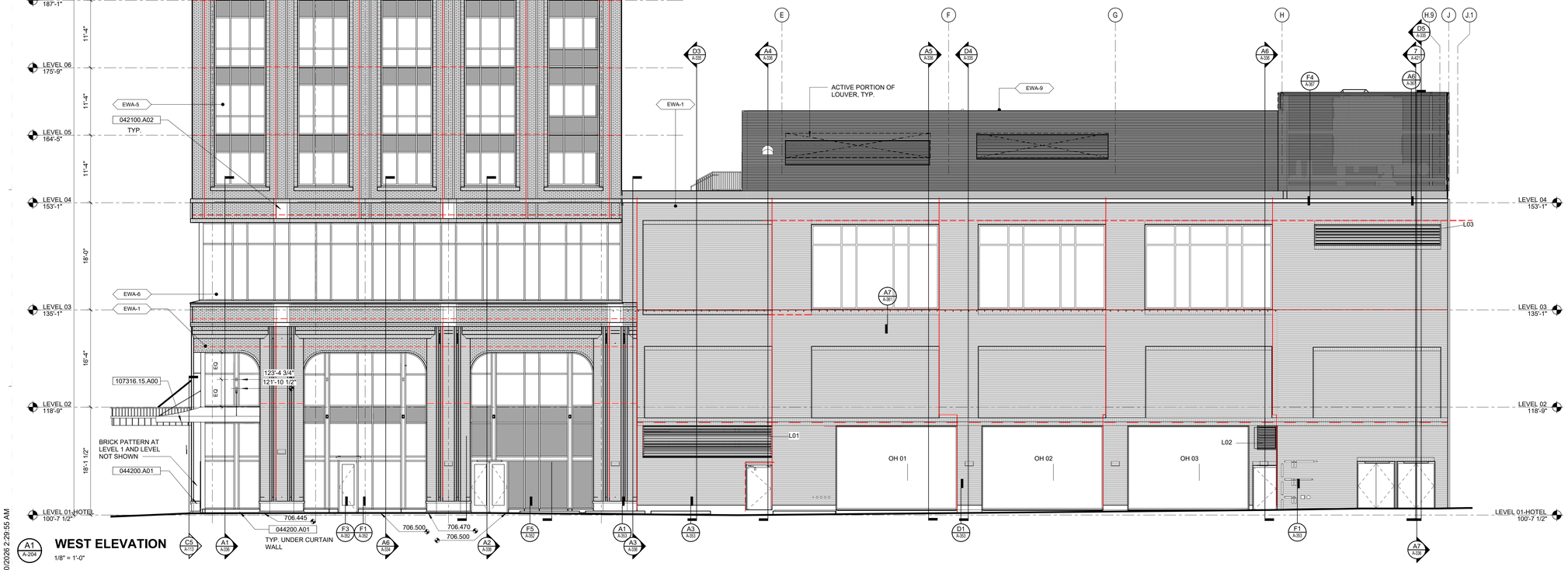

KEYNOTES (SPEC BASED)

061600.A00

042100.A02	EMBLEM, ARCHITECTURAL TERRA COTTA
044200.A01	EXTERIOR STONE CLADDING SYSTEM, GRANITE
107316.15.A00	CUSTOM METAL CANOPIES

GENERAL EXTERIOR ELEVATION NOTES

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PROJECT NO. 23044.000

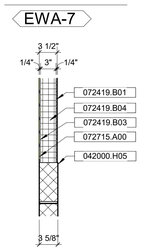
SHEET TITLE
EXTERIOR HOTEL ELEVATIONS - WEST

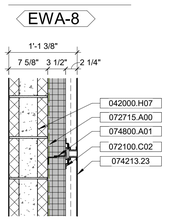
SHEET NUMBER
A-204

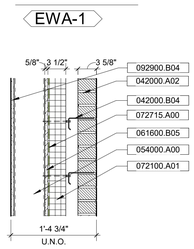
3/20/2026 2:29:55 AM

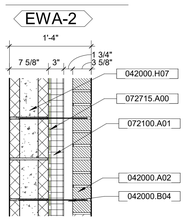
EXTERIOR WALL LEGEND

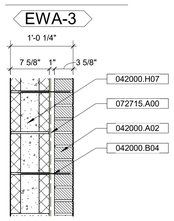
- WHERE BRICK CAVITY (FROM OUTSIDE EDGE OF SHEATHING TO INSIDE FACE OF BRICK) IS LARGER THAN 6 5/8", PROVIDE ENGINEERED BRICK ANCHORS
- REFER TO SECTIONS FOR EXTERIOR WALL ASSEMBLY AT GRADE.

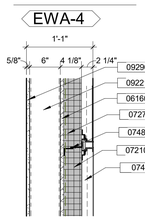


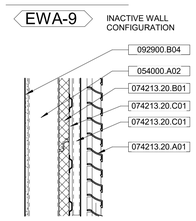




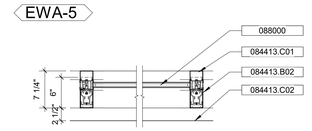


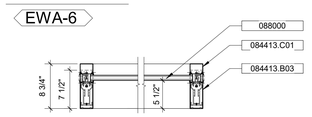






- AT ACTIVE WALL CONFIGURATION: DELETE THE INSULATED METAL PANEL, PROVIDE FULL BLADE. COORDINATE WITH MECH FOR LOCATION AND SIZE.
- AT OPEN, COOLING TOWER: PROVIDE A HALF SYSTEM WITH FULL BLADE AND VERTICAL ALUMINUM BACKUP.





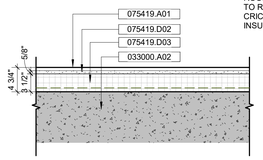
KEYNOTES (SPEC BASED)

061600.A00

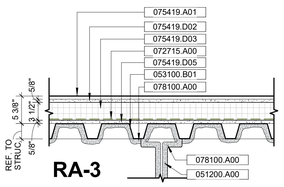
033000.A00	CAST-IN-PLACE CONCRETE
033000.A02	CAST-IN-PLACE CONCRETE SLAB
033000.A05	CAST-IN-PLACE CONCRETE WALL
042000.A02	STANDARD MODULAR BRICK
042000.B04	MASONRY VENEER, TIE/ANCHOR
042000.H01	CONCRETE MASONRY UNIT
042000.H05	CONCRETE MASONRY UNIT, 4"
042000.H07	CONCRETE MASONRY UNIT, 8"
042100.A02	EMBLEM, ARCHITECTURAL TERRA COTTA
051200.A00	STRUCTURAL STEEL FRAMING
053100.B01	ROOF DECK
054000.A00	COLD-FORMED METAL FRAMING
054000.A02	COLD-FORMED METAL FRAMING - 6"
055313.A00	BAR GRATINGS
057313.A00	GLAZED DECORATIVE METAL RAILINGS
061600.B05	WALL SHEATHING, GLASS-MAT GYPSUM, 5/8"
071413.A00	HOT FLUID APPLIED WATERPROOFING
071413.A02	PROTECTION FABRIC
071413.B01	HOT FLUID APPLIED WATERPROOFING, PROTECTION COURSE
071413.B03	HOT FLUID APPLIED WATERPROOFING, MOLDED-SHEET DRAINAGE PANELS
071413.C01	RIGID BOARD INSULATION FOR HOT FLUID APPLIED WATERPROOFING
072100.A01	EXTRUDED POLYSTYRENE BOARD INSULATION (RIGID)
072100.C02	MINERAL-WOOL BOARD
072419.B01	EIFS MATERIAL
072419.B03	DRAINAGE MAT
072419.B04	MOLDED, RIGID CELLULAR POLYSTYRENE BOARD INSULATION
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
074213.20	INTEGRATED INSULATED METAL PANEL AND LOUVER SYSTEM
074213.20.A01	INTEGRATED INSULATED METAL PANEL AND LOUVER SYSTEM, FRONT LOUVER BLADE
074213.20.B01	INTEGRATED INSULATED METAL PANEL AND LOUVER SYSTEM, INSULATED METAL PANEL
074213.20.C01	INTEGRATED INSULATED METAL PANEL AND LOUVER SYSTEM, ALUMINUM CHANNEL
074213.23	METAL COMPOSITE MATERIAL WALL PANELS
074800.A01	THERMALLY BROKEN, NON-CONTINUOUS ALUMINUM RAINSCREEN ATTACHMENT SYSTEM
075419.A00	PVC ROOFING
075419.A01	PVC ROOFING SYSTEM
075419.D02	PVC ROOFING, COVER BOARD
075419.D03	PVC ROOFING, INSULATION BOARD
075419.D05	PVC ROOFING, COVER BOARD
077129.A00	MANUFACTURED ROOF EXPANSION JOINT
077600.A00	PORCELAIN CONCRETE PAVERS ON ADJUSTABLE PEDESTALS
078100.A00	APPLIED FIREPROOFING
078100.C02	
079513.16	EXTERIOR EXPANSION JOINT COVER ASSEMBLIES
084413.B02	GLAZED ALUMINUM CURTAIN WALLS - 6" FRAME DEPTH
084413.B03	GLAZED ALUMINUM CURTAIN WALLS - 7 1/2" FRAME DEPTH
084413.C01	MULLION COVER
084413.C02	EXTENDED SILL
088000	GLAZING
092216.D01	6" METAL STUD FRAMING, NON-STRUCTURAL
092900.B04	GYPSUM BOARD, 5/8"
107316.13.A00	METAL CANOPIES

ROOF ASSEMBLY LEGEND

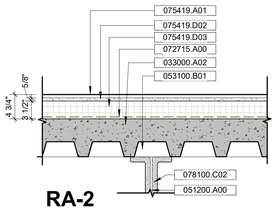
- INSULATION THICKNESS SHOWNIN ROOF ASSEMBLY IS MINIMUM. REFER TO ROOF PLAN AND ROOF SADDLE / CRICKET THIS PAGE FOR TAPER INSULATION.



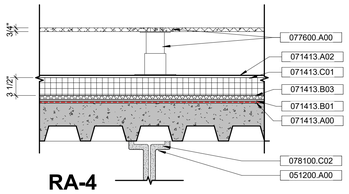
RA-1



RA-3

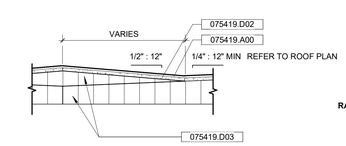


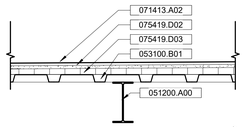
RA-2



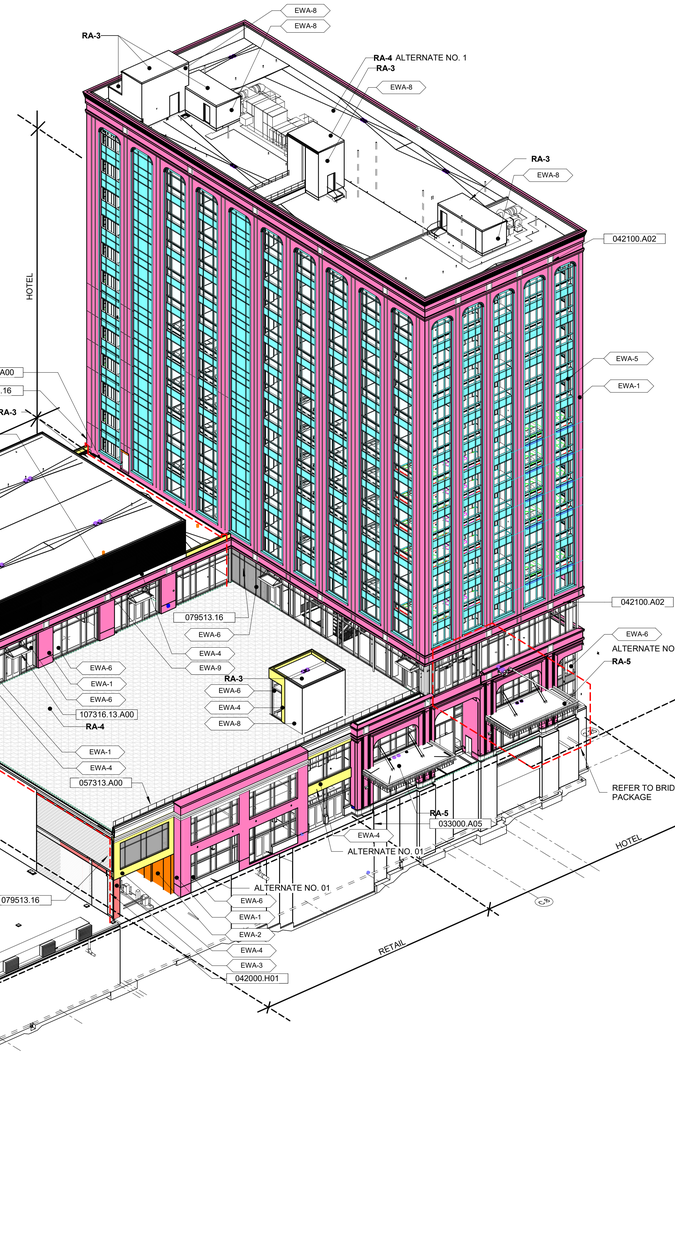
RA-4

ROOF SADDLE/CRICKET DETAIL





RA-5



A3 / A-301 **SOUTH EAST VIEW**

CORE AND SHELL SCOPE OF WORK EXCLUDES.:

- UTILITIES INSIDE BUILDING FOOTPRINT.
  - PERMANENT SUBSURFACE DEWATERING SYSTEM.
  - PARKING GARAGE DRAIN.
  - SUMP PUMPS AS INDICATED.
- ELECTRICAL VAULT:
  - CONNECTION TO EXISTING NORTH VAULT.
  - NEW WEST VAULT.
- SOUTH DETENTION TANK.
- CONCRETE WORK:
  - FOOTING BELOW B02 AND B01 AND L01.
  - B02 AND B01 SLABS.
  - FOUNDATION WALLS. FOUNDATION WALLS STOP BELOW LEVEL 01 SLAB AND LEVEL 01 BEAMS.
  - CONCRETE SHEAR WALLS, ELEVATOR PIT / WALLS AND STAIRS WALLS UP TO BELOW LEVEL 01.
  - VAULT AND AREAWAYS.
- WATERPROOFING:
  - WATERPROOFING WORK ALONG FOUNDATION WALL, FOOTING AND HORIZONTAL SURAFCES AS INDICATED IN DWGS.
  - WATERPROOFING ALONG FOUNDATION WALL WILL TIE TO AIR BARRIER PROVIDED IN CORE / SHELL FUTURE WORK. THIS WILL SHALL BE ISSUED IN A FUTURE PACKAGE.
  - WATERPROOFING WORK SHALL BE PROVIDED BY ONE INSTALLER USING COMPATIBLE SYSTEMS FROM THE SAME MANUFACTURER.
  - SCOPE SHALL ANTICIPATE THE FUTURE WORK AT LEVEL 01 WHERE WATERPROOFING STOPS AND AIR BARRIER BEGINS AT LEVEL 01.

CORE AND SHELL SCOPE OF WORK INCLUDES.:

- B02 AND B01 INTERIOR FIT-OUT.
- STAIRS, RAILINGS, VERTICAL CIRCULATION.
- RETAIL
- HOTEL
- NORTH SIDE FIRE WALL. SOUTH SIDE FIRE WALL SCOPE IS IN VENUE.
- EXPANSION JOINT.
- LANDSCAPE/ SIDEWALK PAVING
- BUILDING SHELL (WALLS AND ROOF ASSEMBLY)

LIST OF ALTERNATES:

ALTERNATE NO. 1: CUSTOM METAL CANOPY
REFER TO S-650B, A-111B AND A-114.

1. BASE BID: PROVIDE TWO (2) VERTICAL STEEL HSS, AT INDICATED BAYS. THESE STRUCTURAL STEEL SUPPORTS ARE TO RECEIVE CUSTOM METAL CANOPIES (ALTERNATE 1A). LOCATIONS SHOWN ON SHEETS A-111B AND S-650B.
2. ALTERNATE 1A (ADD): INSTALL CUSTOM METAL CANOPIES AT THE BAYS INDICATED ON SHEET A-114. PROVIDE BREAK DOWN OF COSTS PER BAY AND CORNER CANOPY. REFER TO SECTION 107316.15 "CUSTOM METAL CANOPIES" FOR REQUIREMENTS. PROVIDE CONDUIT FOR LIGHITING UNDER CANOPY.
3. ALTERNATE 1B (DEDUCT): REMOVE VERTICAL HSS AND ASSOCIATED STRUCTURAL CONNECTIONS AT INDICATED BAYS. WITH HSS REMOVED, PROVIDE RECONFIGURED METAL FLASHING BEHIND INSULATION METAL SPANDREL, FLUSH WITH ADJACENT CURTAIN WALL MULLION.

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SEAL | DATE 03/19/26

WILLIAM A. BROWNING, JR. REGISTERED No. AR00034154 STATE OF INDIANA ARCHITECT

SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

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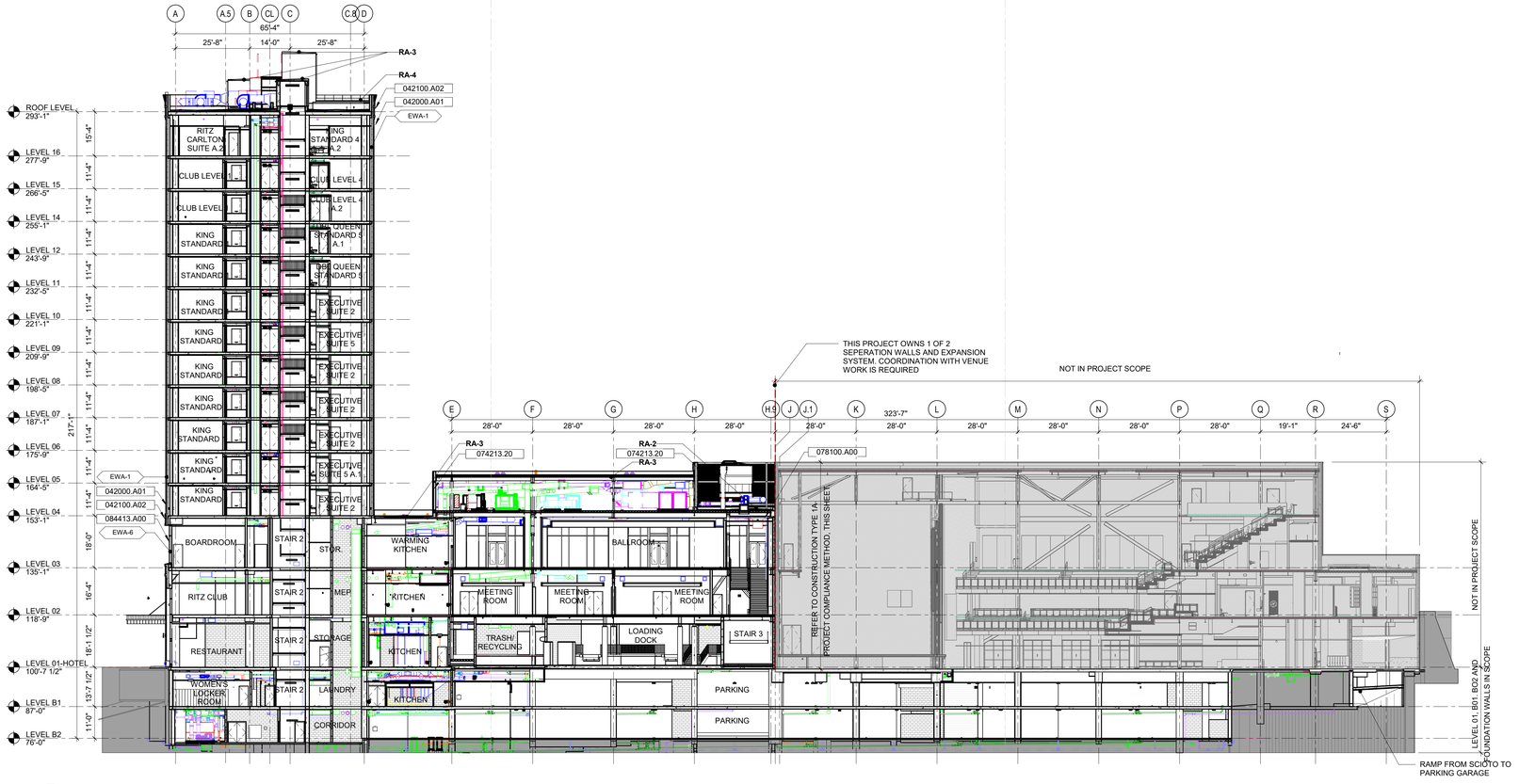
PROJECT NO. 23044.000

SHEET TITLE
EXTERIOR WALL ASSEMBLY

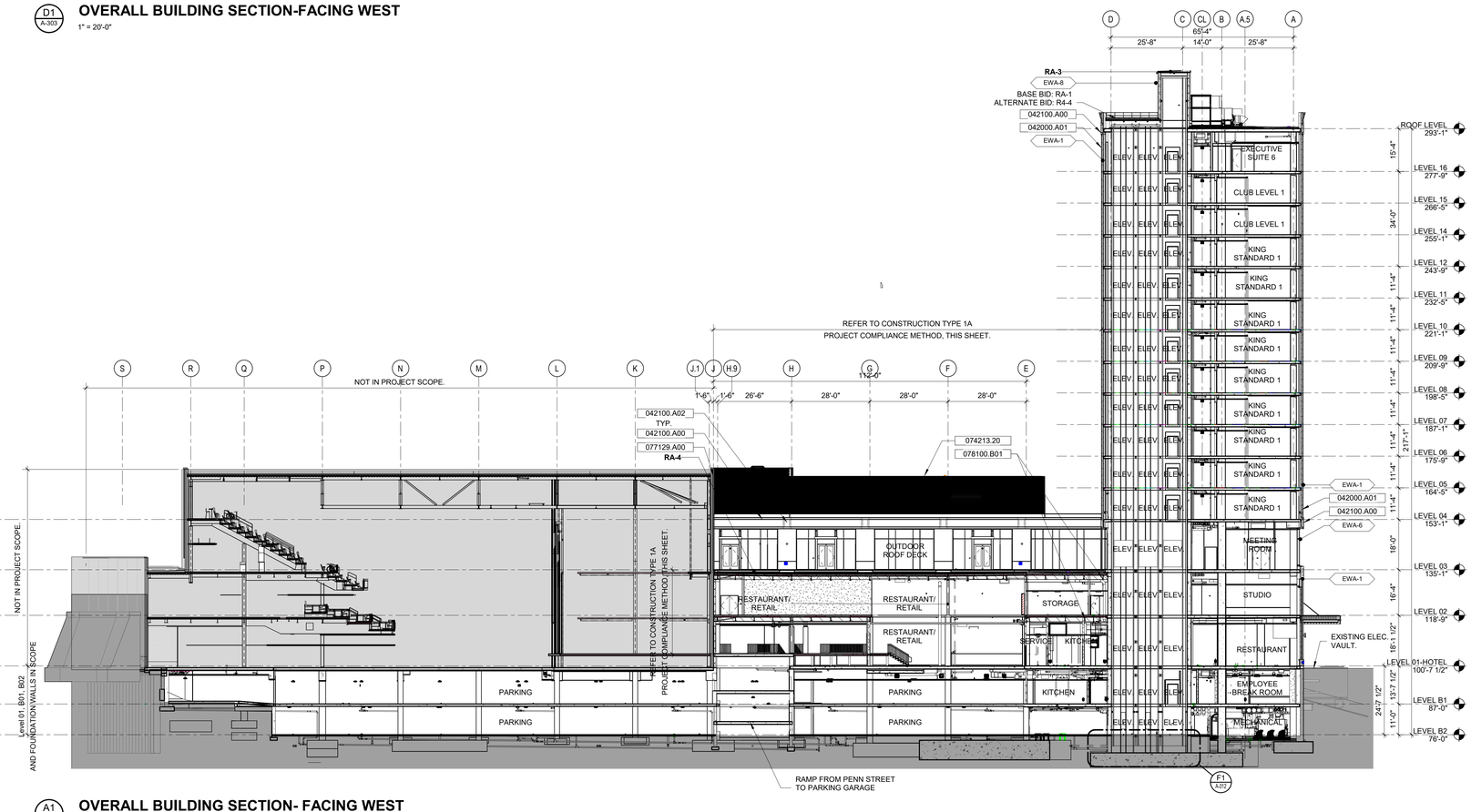
SHEET NUMBER
A-301

3/20/2026 6:55:50 AM



D1 / A-303 **OVERALL BUILDING SECTION-FACING WEST**

1" = 20'-0"



A1 / A-303 **OVERALL BUILDING SECTION- FACING WEST**

1" = 20'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.A01	FACE BRICK
042100.A00	ARCHITECTURAL TERRA COTTA
042100.A02	EMBLEM, ARCHITECTURAL TERRA COTTA
074213.20	INTEGRATED INSULATED METAL PANEL AND LOUVER SYSTEM
077129.A00	MANUFACTURED ROOF EXPANSION JOINT
078100.A00	APPLIED FIREPROOFING
078100.B01	1 HOUR RATED SPRAYED FIRE RESISTIVE MATERIAL
084413.A00	GLAZED ALUMINUM CURTAIN WALLS

CONSTRUCTION TYPE 1A PROJECT COMPLIANCE METHOD

FOR HOTEL AND RETAIL
WITH 403.2.1 REDUCTION IN FIRE RESISTANCE RATING.

	CODE REQUIREMENT	PROJECT COMPLIANCE METHOD
COLUMNS SUPPORTING FLOORS:	3 HOURS	>4 1/2" CONC. 3HR SFRM ON STEEL
CONNECTING BEAMS SUPPORTING FLOORS:	2 HOURS	>4 1/2" CONC. 2HR SFRM ON STEEL
PRIMARY FRAME SUPPORTING ROOF ONLY:	1 HOUR	>4 1/2" CONC. 1HR SFRM ON STEEL
FLOOR ASSEMBLIES:	2 HOURS	>4 1/2" CONC. 2HR SFRM ON STEEL
ROOF ASSEMBLY:	1 HOUR	>4 1/2" CONC. 1HR SFRM ON STEEL
EXTERIOR NONBEARING WALLS:	1 HR<30FT FIRE SEP.DISTANCE, NONRATED OTHERWISE	1 HOUR FROM BOTH SIDES

REINFORCED AND PRESTRESSED FLOORS AND ROOFS

CONC. TYPE	FIRE RESISTANCE RATING IN HOURS				
	1	1 1/2	2	3	4
LIGHTWEIGHT	**2.5**	3.1	**3.6**	4.4	5.1

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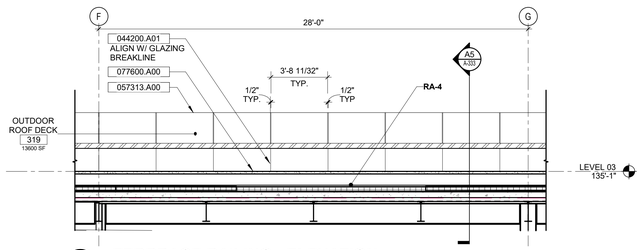
PROJECT NO. 23044.000

SHEET TITLE
OVERALL BUILDING SECTIONS

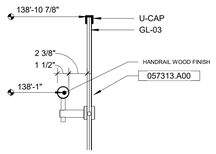
SHEET NUMBER
A-303

3/20/2026 7:03:23 AM



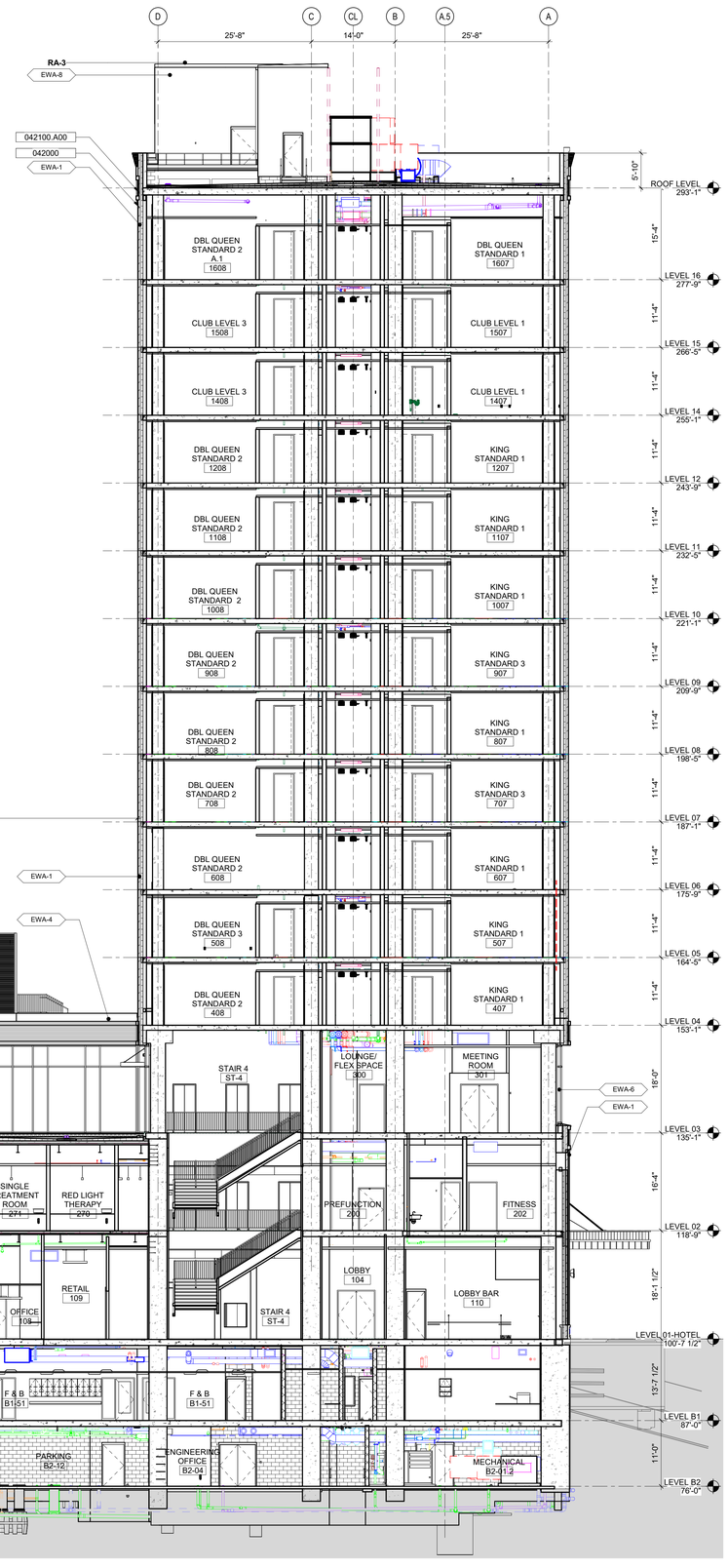
F1 A-304 **TERRRACE RAILING - ELEVATION**

1/4" = 1'-0"



E1 A-304 **SECTION DETAIL**

1 1/2" = 1'-0"



A1 A-304 **OVERALL BUILDING SECTION -FACING WEST**

1" = 10'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000	UNIT MASONRY
042100.A00	ARCHITECTURAL TERRA COTTA
044200.A01	EXTERIOR STONE CLADDING SYSTEM, GRANITE
057313.A00	GLAZED DECORATIVE METAL RAILINGS
074213.20	INTEGRATED INSULATED METAL PANEL AND LOUVER SYSTEM
077129.A00	MANUFACTURED ROOF EXPANSION JOINT
077600.A00	PORCELAIN CONCRETE PAVERS ON ADJUSTABLE PEDESTALS
107316.13.A00	METAL CANOPIES

CONSTRUCTION TYPE 1A PROJECT COMPLIANCE METHOD

FOR HOTEL AND RETAIL
WITH 403.2.1 REDUCTION IN FIRE RESISTANCE RATING.

	CODE REQUIREMENT	PROJECT COMPLIANCE METHOD
COLUMNS SUPPORTING FLOORS:	3 HOURS	>4 1/2" CONC. 3HR SFRM ON STEEL
CONNECTING BEAMS SUPPORTING FLOORS:	2 HOURS	>4 1/2" CONC. 2HR SFRM ON STEEL
PRIMARY FRAME SUPPORTING ROOF ONLY:	1 HOUR	>4 1/2" CONC. 1HR SFRM ON STEEL
FLOOR ASSEMBLIES:	2 HOURS	>4 1/2" CONC. 2HR SFRM ON STEEL
ROOF ASSEMBLY:	1 HOUR	>4 1/2" CONC. 1HR SFRM ON STEEL
EXTERIOR NONBEARING WALLS:	1 HR<30FT FIRE SEP.DISTANCE, NONRATED OTHERWISE	1 HOUR FROM BOTH SIDES

REINFORCED AND PRESTRESSED FLOORS AND ROOFS

CONC. TYPE	FIRE RESISTANCE RATING IN HOURS				
	1	1 1/2	2	3	4
LIGHTWEIGHT	**2.5**	3.1	**3.6**	4.4	5.1

GLAZING SCHEDULE

GL-01	LOW-E-COATED, MID-IRON, CLEAR INSULATING GLASS
GL-01	LOW-E-COATED, MID-IRON, CLEAR INSULATING GLASS
GL-01T	LOW-E-COATED, MID-IRON, CLEAR TEMPERED INSULATING GLASS
GL-02	CERAMIC-COATED, LOW-E-COATED, MID-IRON, SPANDREL GLASS
GL-02T	CERAMIC-COATED, LOW-E-COATED, MID-IRON, TEMPERED SPANDREL GLASS
GL-03	CLEAR LAMINATED GLASS WITH TWO PILES OF ANNEALED FLOAT GLASS
GL-04	LAMINATED REEDED GLASS

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SEAL | DATE 03/19/26

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PROJECT NO. 23044.000

SHEET TITLE
HOTEL OVERALL BUILDING SECTION - FACING WEST

SHEET NUMBER
A-304

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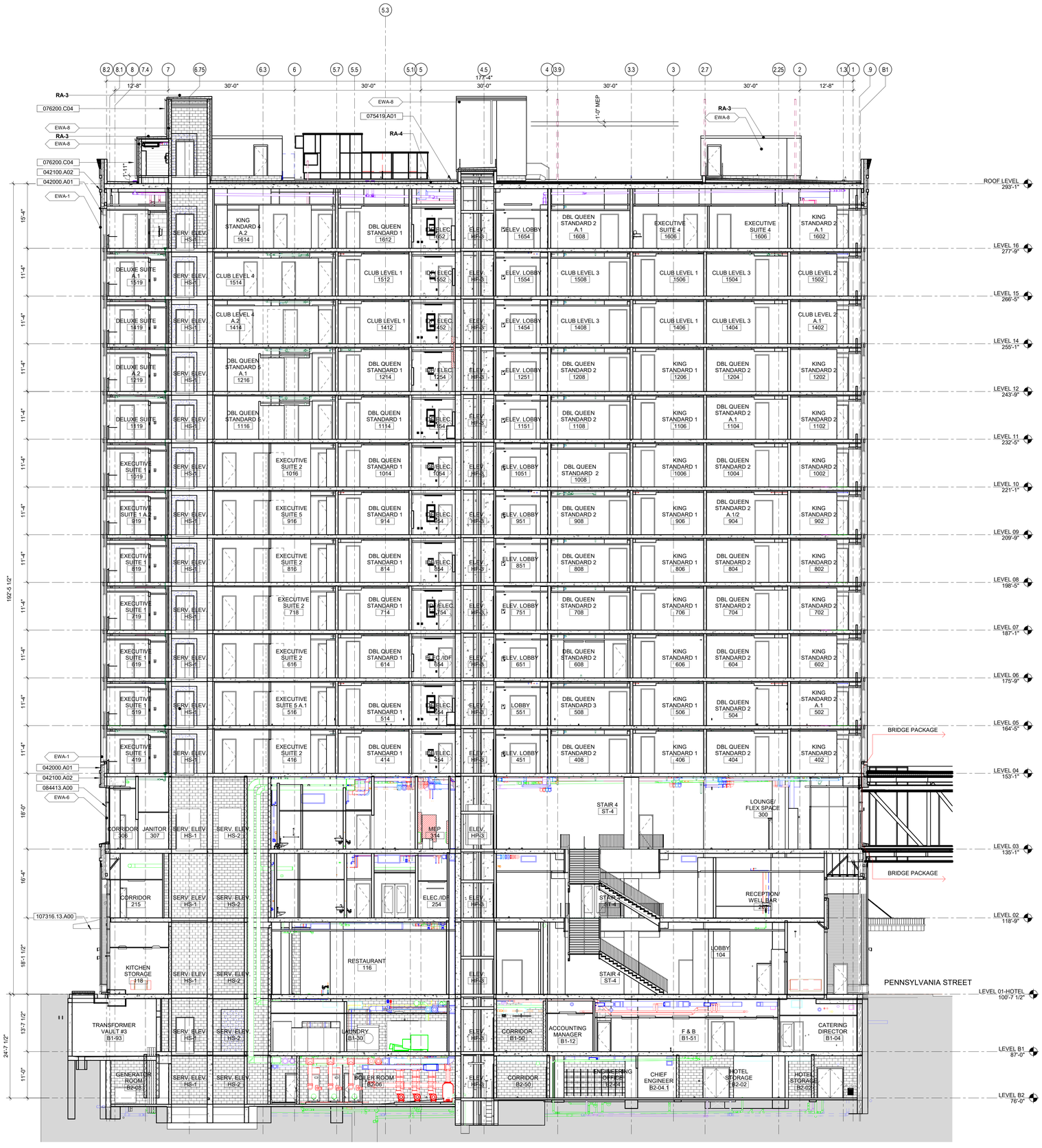

A1 / A-305 **WE Hotel Building Section - Facing North**

1" = 10'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.A01	FACE BRICK
042100.A02	EMBLEM, ARCHITECTURAL TERRA COTTA
075419.A01	PVC ROOFING SYSTEM
076200.C04	DOWNSPOUT
084413.A00	GLAZED ALUMINUM CURTAIN WALLS
107316.13.A00	METAL CANOPIES

CONSTRUCTION TYPE 1A
PROJECT COMPLIANCE METHOD

FOR HOTEL AND RETAIL
WITH 403.2.1 REDUCTION IN FIRE RESISTANCE RATING.

	CODE REQUIREMENT	PROJECT COMPLIANCE METHOD
COLUMNS SUPPORTING FLOORS:	3 HOURS	>4 1/2" CONC. 3HR SFRM ON STEEL
CONNECTING BEAMS SUPPORTING FLOORS:	2 HOURS	>4 1/2" CONC. 2HR SFRM ON STEEL
PRIMARY FRAME SUPPORTING ROOF ONLY:	1 HOUR	>4 1/2" CONC. 1HR SFRM ON STEEL
FLOOR ASSEMBLIES:	2 HOURS	>4 1/2" CONC. 2HR SFRM ON STEEL
ROOF ASSEMBLY:	1 HOUR	>4 1/2" CONC. 1HR SFRM ON STEEL
EXTERIOR NONBEARING WALLS:	1 HR<30FT FIRE SEP.DISTANCE, NONRATED OTHERWISE	1 HOUR FROM BOTH SIDES

REINFORCED AND PRESTRESSED FLOORS AND ROOFS

CONC. TYPE	FIRE RESISTANCE RATING IN HOURS				
	1	1 1/2	2	3	4
LIGHTWEIGHT	**2.5**	3.1	**3.6**	4.4	5.1

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PROJECT NO. 23044.000

SHEET TITLE
HOTEL OVERALL BUILDING SECTION - FACING NORTH

SHEET NUMBER
A-305

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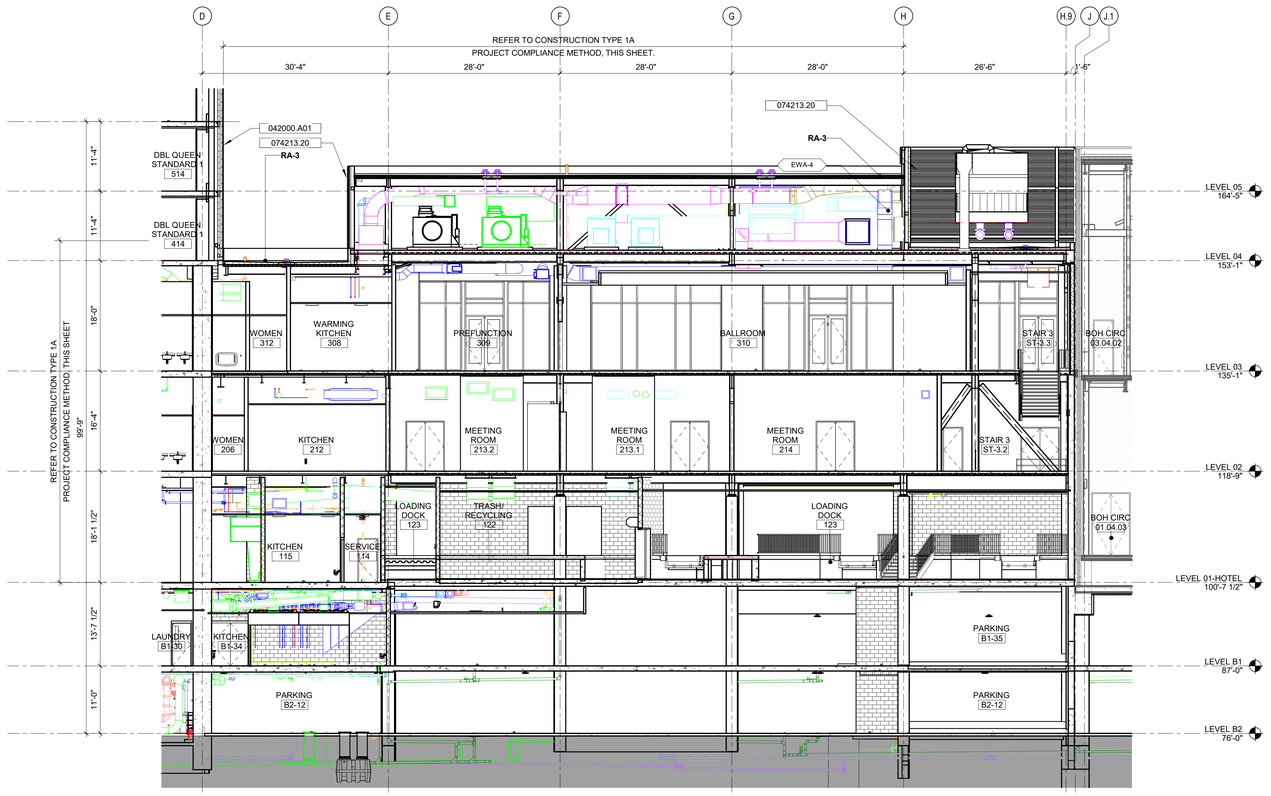
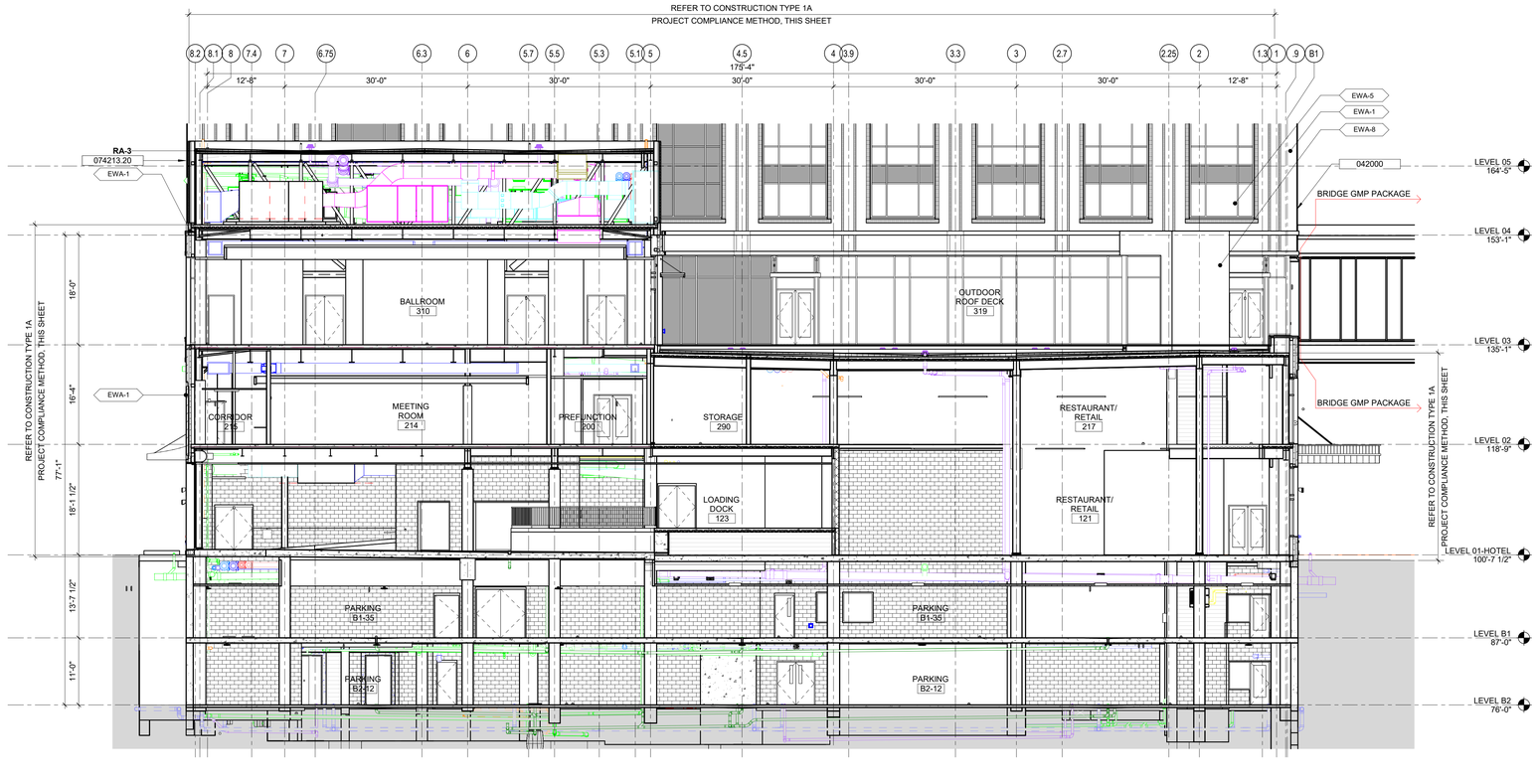


D2
A-306

NS RETAIL SECTION - FACING WEST

1" = 10'-0"



A2
A-306

WE LUMP SECTION - FACING NORTH

1" = 10'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000	UNIT MASONRY
042000.A01	FACE BRICK
074213.20	INTEGRATED INSULATED METAL PANEL AND LOUVER SYSTEM

CONSTRUCTION TYPE 1A PROJECT COMPLIANCE METHOD

FOR HOTEL AND RETAIL
WITH 403.2.1 REDUCTION IN FIRE RESISTANCE RATING.

	CODE REQUIREMENT	PROJECT COMPLIANCE METHOD
COLUMNS SUPPORTING FLOORS:	3 HOURS	>4 1/2" CONC. 3HR SFRM ON STEEL
CONNECTING BEAMS SUPPORTING FLOORS:	2 HOURS	>4 1/2" CONC. 2HR SFRM ON STEEL
PRIMARY FRAME SUPPORTING ROOF ONLY:	1 HOUR	>4 1/2" CONC. 1HR SFRM ON STEEL
FLOOR ASSEMBLIES:	2 HOURS	>4 1/2" CONC. 2HR SFRM ON STEEL
ROOF ASSEMBLY:	1 HOUR	>4 1/2" CONC. 1HR SFRM ON STEEL
EXTERIOR NONBEARING WALLS:	1 HR<30FT FIRE SEP.DISTANCE, NONRATED OTHERWISE	1 HOUR FROM BOTH SIDES

REINFORCED AND PRESTRESSED FLOORS AND ROOFS

CONC. TYPE	FIRE RESISTANCE RATING IN HOURS				
	1	1 1/2	2	3	4
LIGHTWEIGHT	**2.5**	3.1	**3.6**	4.4	5.1

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PROJECT NO. 23044.000

SHEET TITLE
RETAIL SPACE OVERALL BUILDING SECTION

SHEET NUMBER
A-306

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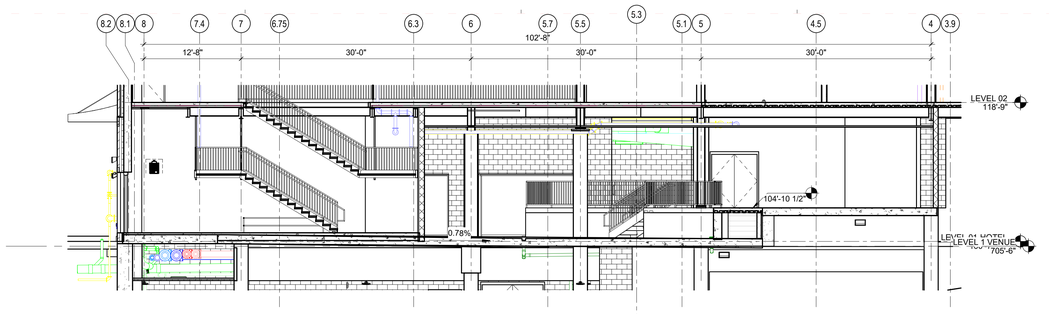
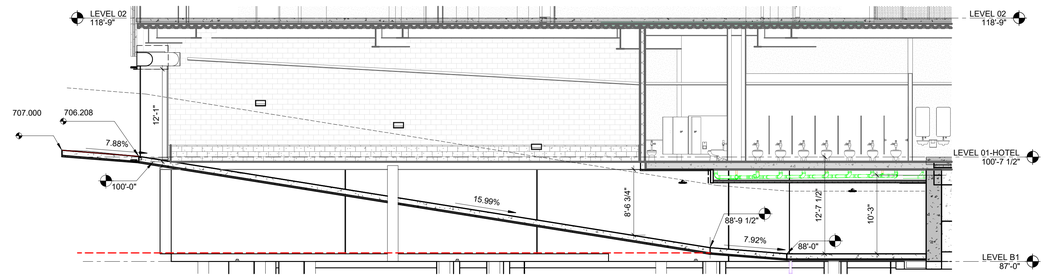
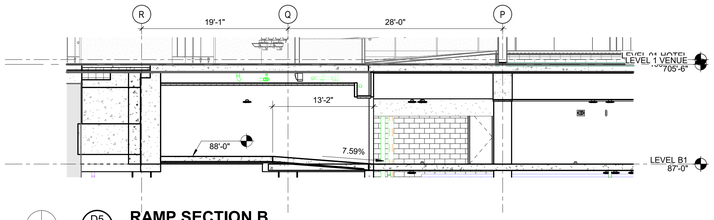


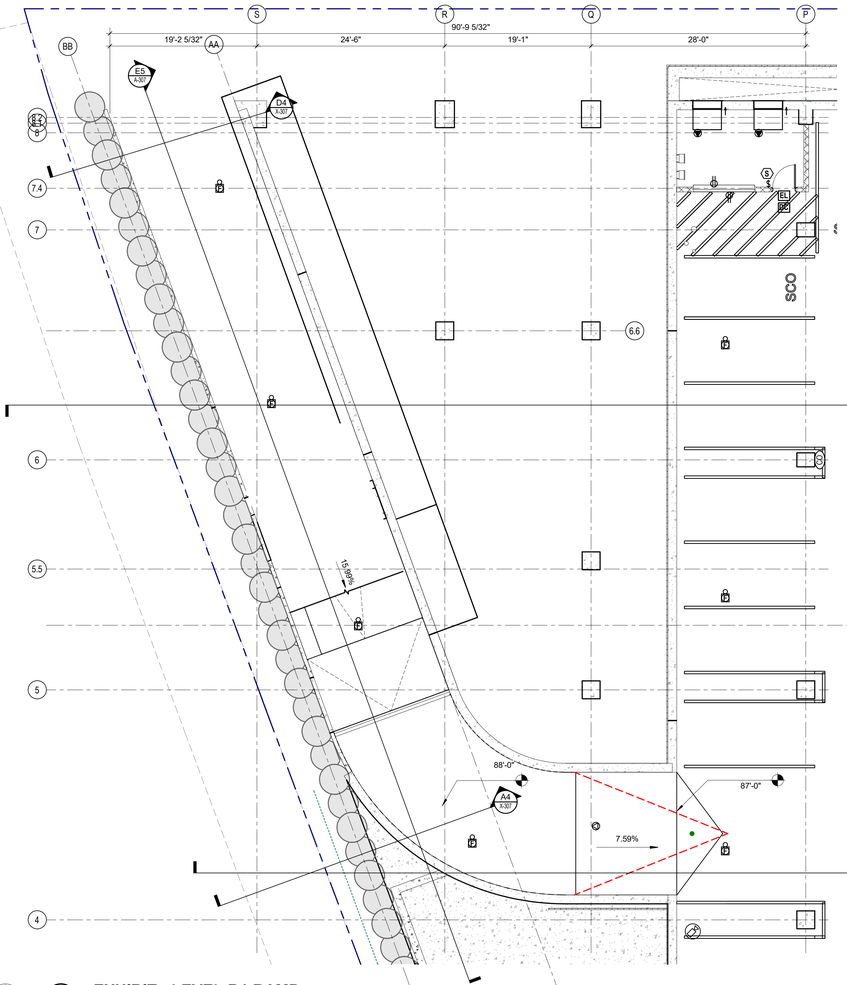
F5 A-307 **LOADING DOCK - SECTION B**
1/8" = 1'-0"



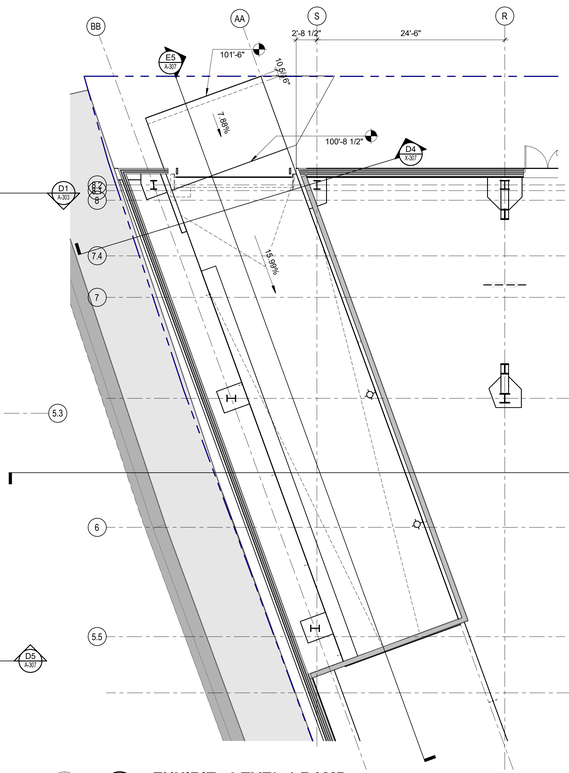
E5 A-307 **RAMP SECTION A**
1/8" = 1'-0"



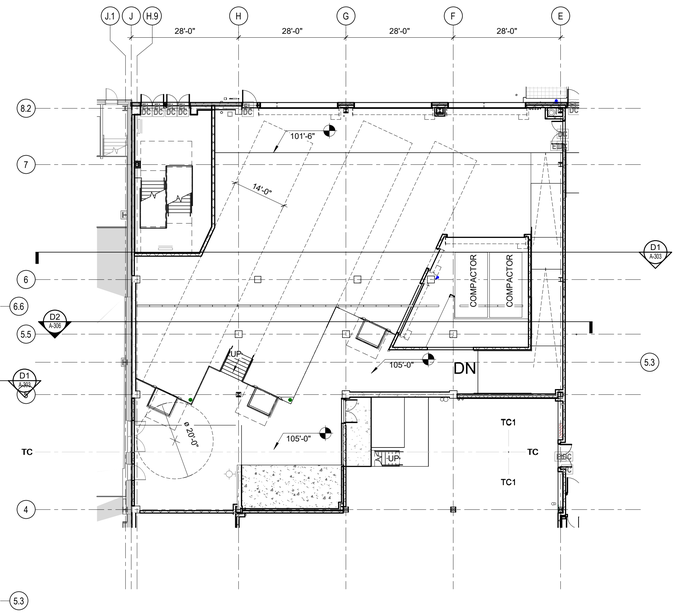
D5 A-307 **RAMP SECTION B**
1/8" = 1'-0"



A1 A-307 **EXHIBIT - LEVEL B1 RAMP**
1/8" = 1'-0"



A5 A-307 **EXHIBIT - LEVEL 1 RAMP**
1/8" = 1'-0"



E1 A-307 **LEVEL 01 FLOOR PLAN**
1/16" = 1'-0"

3/20/2026 7:06:56 AM

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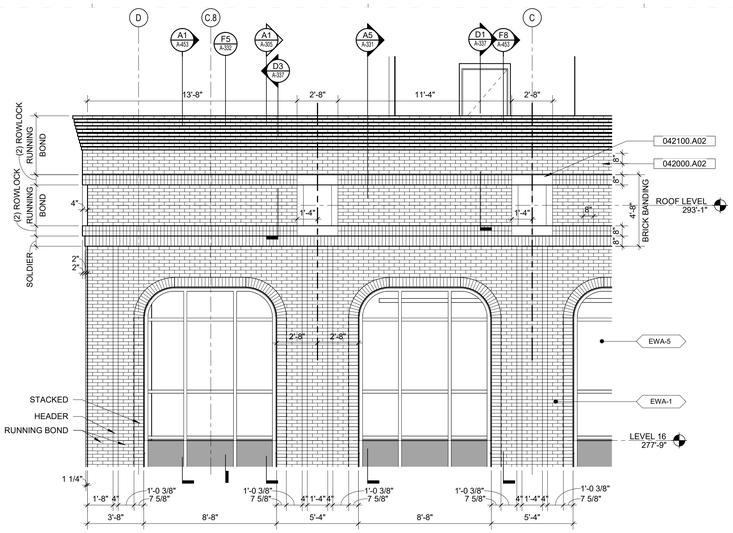
PROJECT NO. 23044.000

SHEET TITLE
LOADING DOCK AND EXIT RAMP PLANS AND SECTIONS

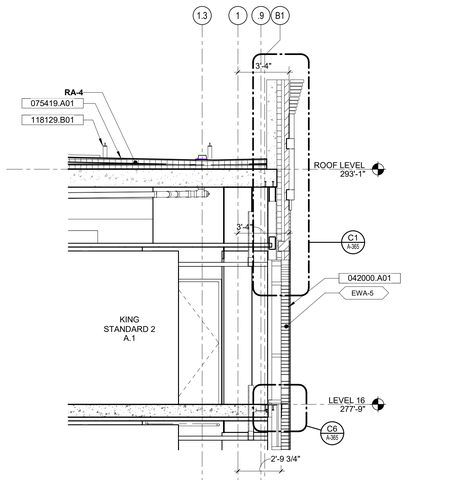
SHEET NUMBER
A-307

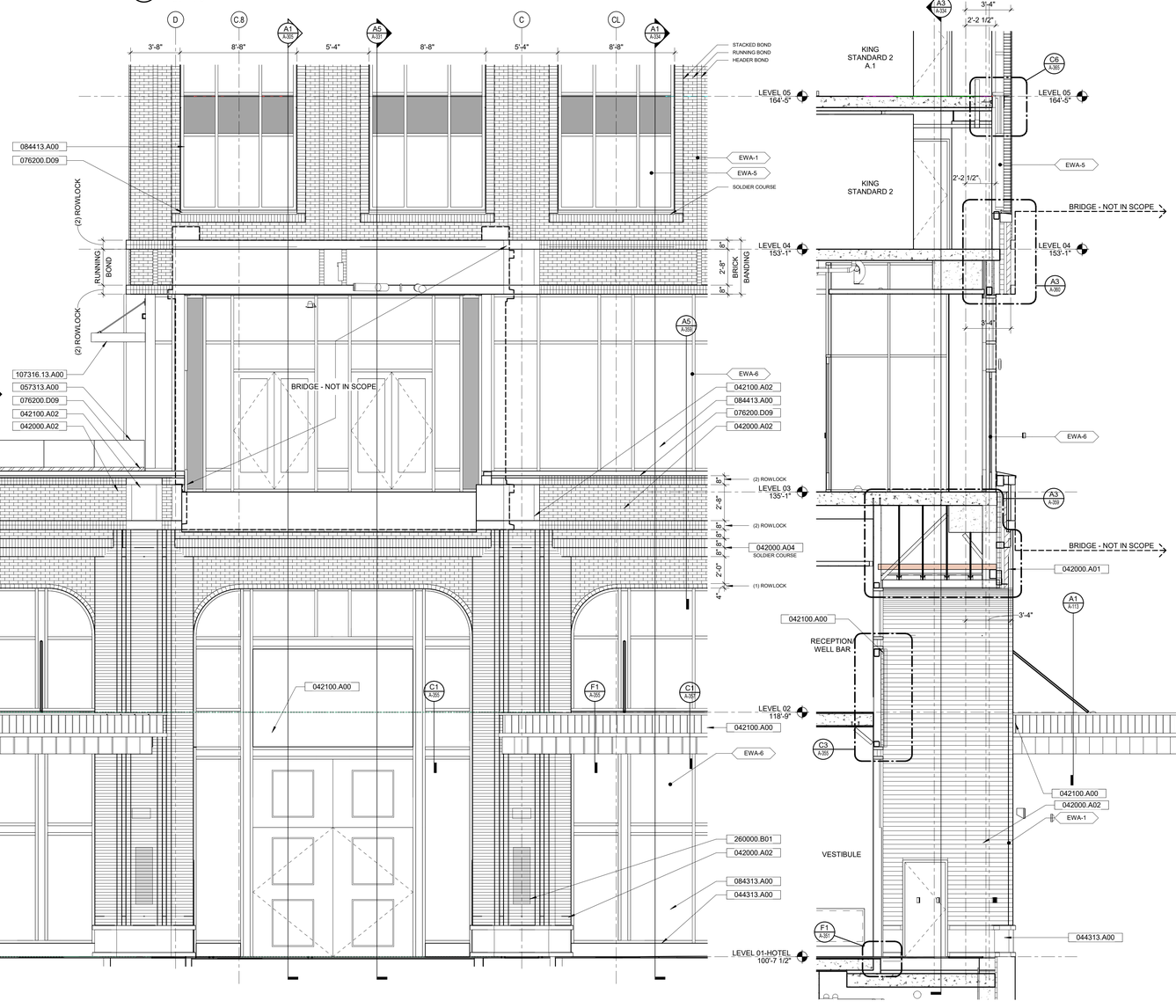


F2 A-331

PARTIAL EAST ELEVATION

1/4" = 1'-0"





A1 A-331

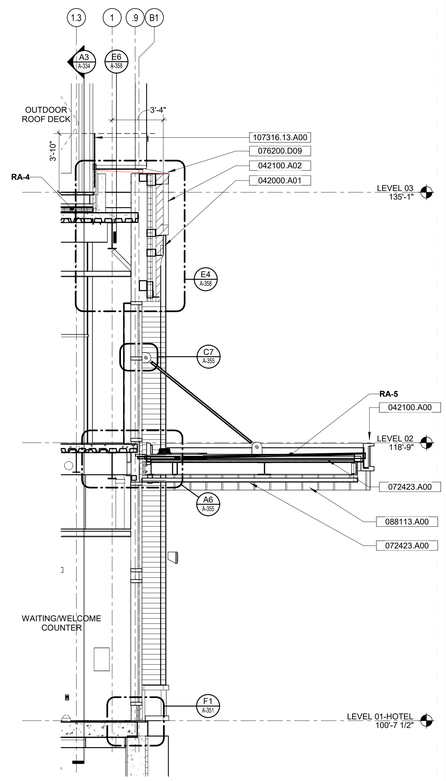
PARTIAL EAST ELEVATION

1/4" = 1'-0"

A5 A-331

WALL SECTION
EAST ENTRY / BRIDGE CONNECTION

1/4" = 1'-0"



A7 A-331

WALL SECTION
EAST CANOPY

1/4" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.A01	FACE BRICK
042000.A02	STANDARD MODULAR BRICK
042000.A04	SPECIAL SHAPED BRICK
042100.A00	ARCHITECTURAL TERRA COTTA
042100.A02	EMBLEM, ARCHITECTURAL TERRA COTTA
044313.A00	ANCHORED STONE MASONRY VENEER, GRANITE
057313.A00	GLAZED DECORATIVE METAL RAILINGS
072423.A00	DIRECT-APPLIED FINISH SYSTEMS
075419.A01	PVC ROOFING SYSTEM
076200.D09	ALUMINUM SILL FLASHING
084313.A00	ALUMINUM-FRAMED STOREFRONTS
084413.A00	GLAZED ALUMINUM CURTAIN WALLS
088113.A00	DECORATIVE GLASS GLAZING
107316.13.A00	METAL CANOPIES
118129.B01	ROOF ANCHOR
260000.B01	LIGHT FIXTURE, REFERENCE ELECTRICAL DRAWINGS

GENERAL EXTERIOR ELEVATION NOTES

——— DENOTES BRICK CONTROL JOINT.

– – – DENOTES FERO BRICK RELIEF ANGLE ANCHORED TO STEEL.

A. COORDINATE WITH MECH DWG. FOR LOCATION & SIZE OF ACTIVE LOUVERS REQUIRED.
B. BLACK LINES IN EWA-4 DESIGNATES METAL PANEL JOINTS.
C. BLACK LINES WHERE INDICATED AT 044200.A01 DENOTES GRANITE JOINT. UNLESS OTHERWISE NOTED, PROVIDE JOINT IN 044200.A01 TO ALIGN WITH CURTAIN WALL MULLION ABOVE.
D. ALL BRICK ARE MODULAR, UNO.
E. PROVIDE SPECIAL SHAPED BRICK AT EXTERIOR CORNERS WHERE BRICKS PROJECT FROM WALL, AT BRICK BANDING AND BRICK CORNICE.
F. FOR GLAZING AT CANOPY, REFER TO GLAZING SCHEDULE
G. FOR ARCHITECTURAL TERRACOTTA EMBLEM, REFER TO A-362 FOR DETAILS.
H. FOR EWA-9, COORDINATE LOCATION OF ACTIVE LOUVER WTIH MECHANICAL DRAWINGS.

CSX Hotel and Retail Development

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Indianapolis, Indiana 46280

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RATIO
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SEAL | DATE 03/19/26

WILLIAM A. BROWNIE, JR. REGISTERED No. AR00034154 STATE OF INDIANA ARCHITECT

SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

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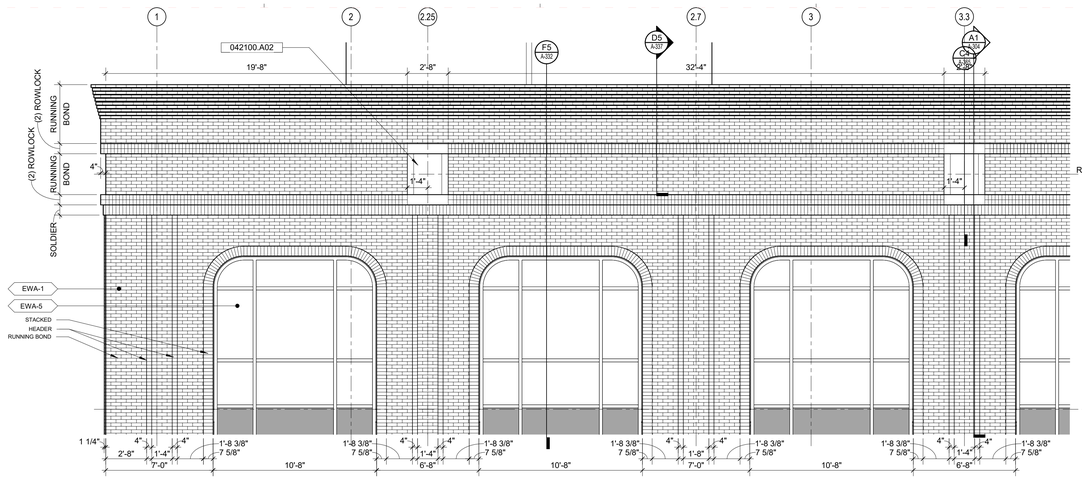
PROJECT NO. 23044.000

SHEET TITLE
HOTEL SECTIONS - EAST SIDE WALL SECTIONS

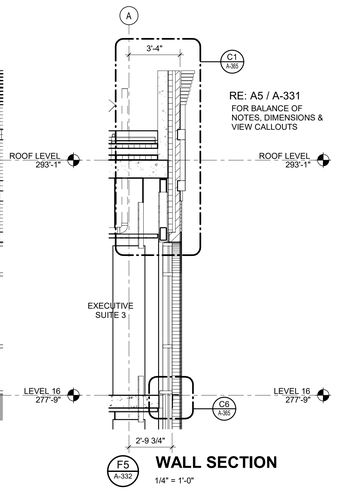
SHEET NUMBER
A-331

3/20/2026 7:07:09 AM



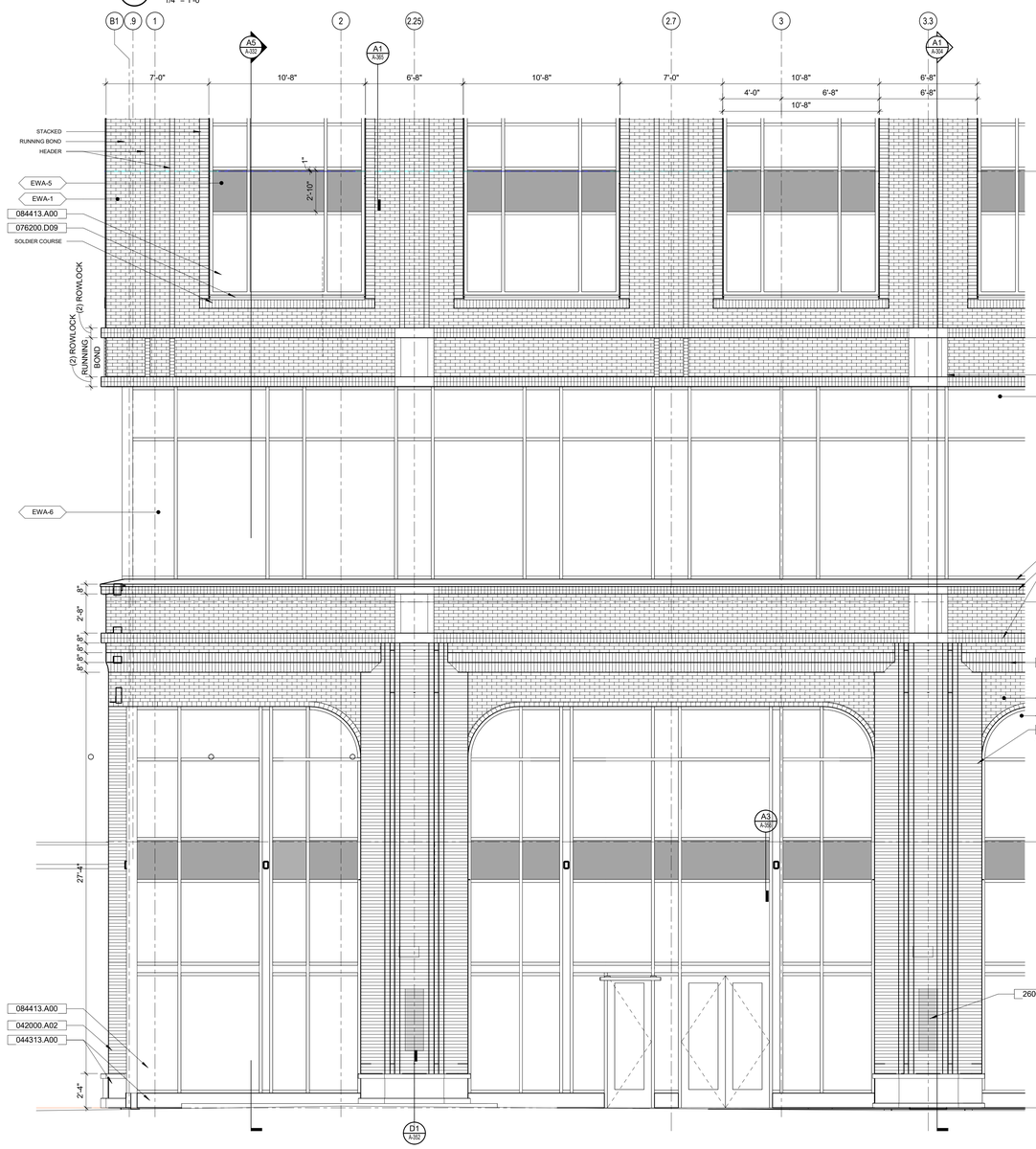
F2 A-332 **PARTIAL NORTH ELEVATION**

1/4" = 1'-0"



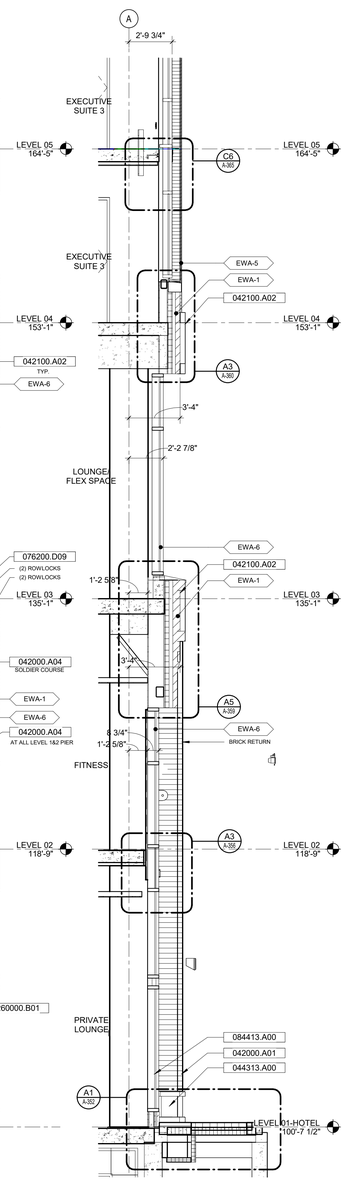
F5 A-332 **WALL SECTION**

1/4" = 1'-0"



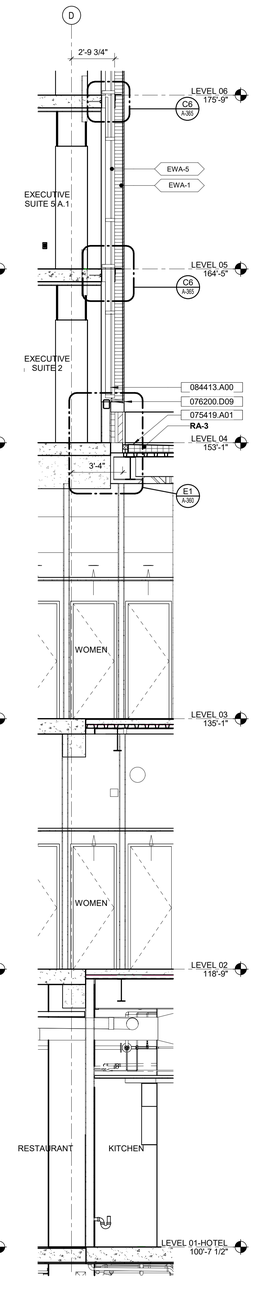
A1 A-332 **PARTIAL NORTH ELEVATION**

1/4" = 1'-0"



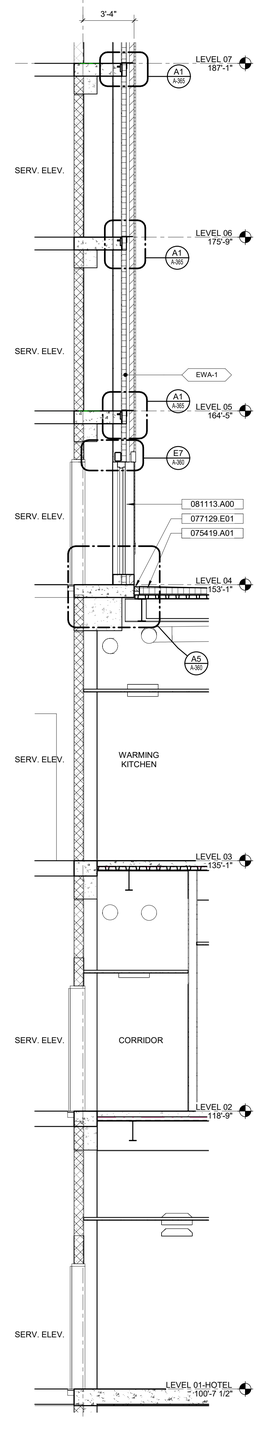
A5 A-332 **WALL SECTION NORTH WALL**

1/4" = 1'-0"



A6 A-332 **WALL SECTION SOUTH WALL**

1/4" = 1'-0"



A7 A-332 **WALL SECTION SOUTH WALL MECH PH**

1/4" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.A01	FACE BRICK
042000.A02	STANDARD MODULAR BRICK
042000.A04	SPECIAL SHAPED BRICK
042100.A02	EMBLEM, ARCHITECTURAL TERRA COTTA
044313.A00	ANCHORED STONE MASONRY VENEER, GRANITE
075419.A01	PVC ROOFING SYSTEM
076200.D09	ALUMINUM SILL FLASHING
077129.E01	DOUBLE FLANGED EXTRUDED THERMOPLASTIC ROOF JOINT WITH THERMAL BARRIER
081113.A00	HOLLOW METAL DOORS AND FRAMES
084413.A00	GLAZED ALUMINUM CURTAIN WALLS
260000.B01	LIGHT FIXTURE, REFERENCE ELECTRICAL DRAWINGS

GENERAL EXTERIOR ELEVATION NOTES

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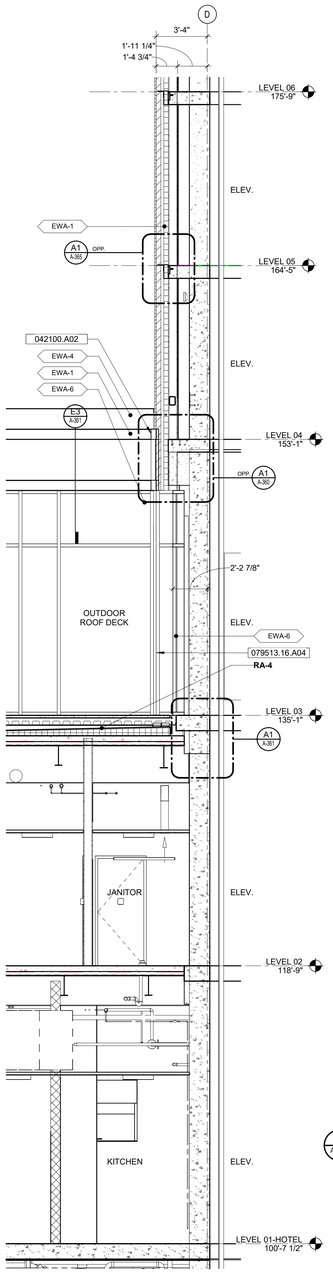
PROJECT NO. 23044.000

SHEET TITLE
HOTEL SECTIONS - NORTH SIDE WALL SECTIONS

SHEET NUMBER
A-332

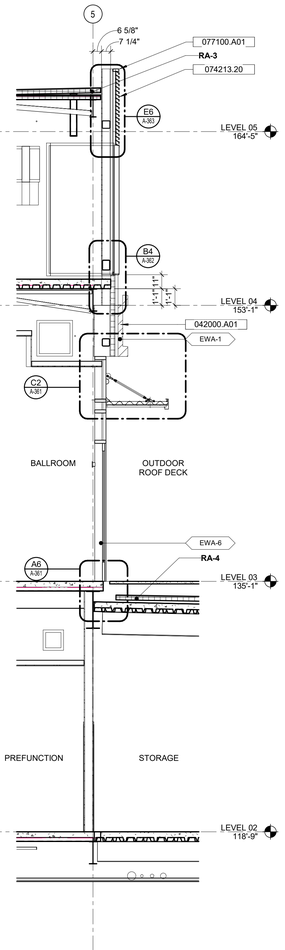
3/20/2026 7:07:24 AM



WALL SECTION
TERRACE NORTH WALL

A1 / A-333

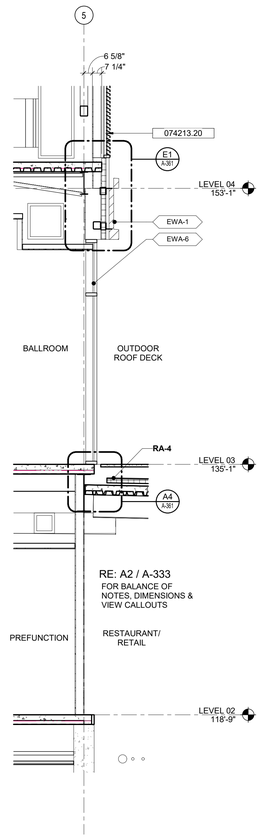
1/4" = 1'-0"



WALL SECTION
TERRACE WEST WALL

A2 / A-333

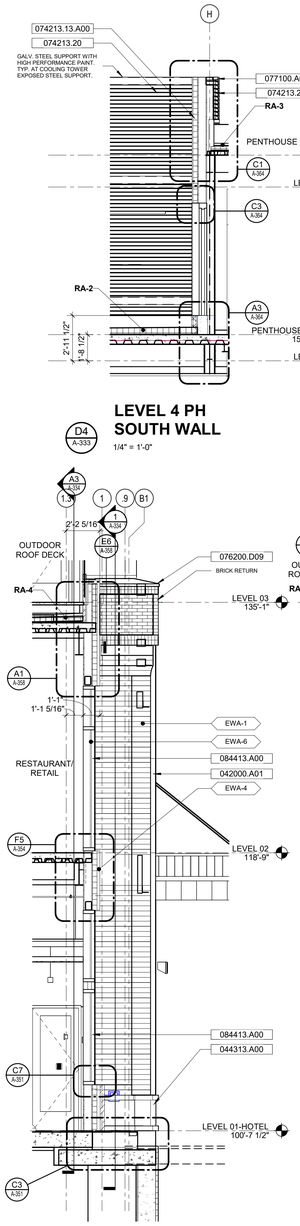
1/4" = 1'-0"



WALL SECTION
TERRACE WEST WALL

A3 / A-333

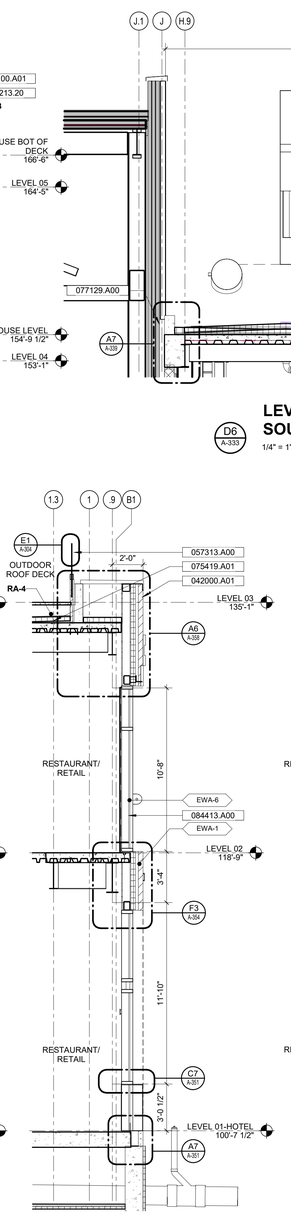
1/4" = 1'-0"



WALL SECTION
ELEVATOR ENTRY

A4 / A-333

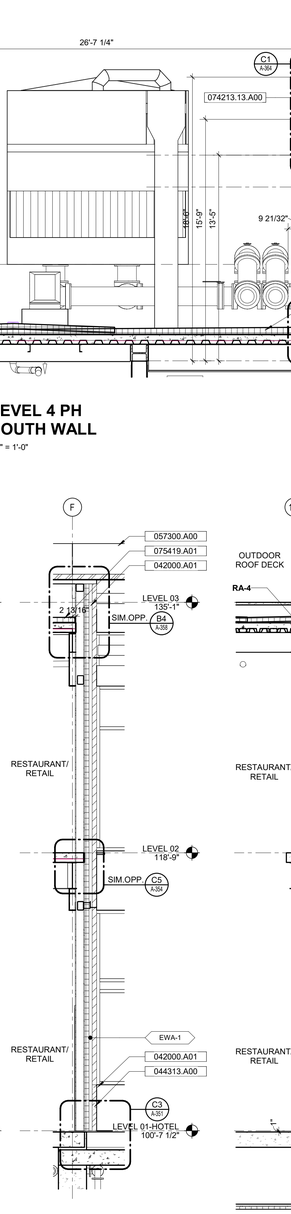
1/4" = 1'-0"



WALL SECTION
RETAIL CW

A5 / A-333

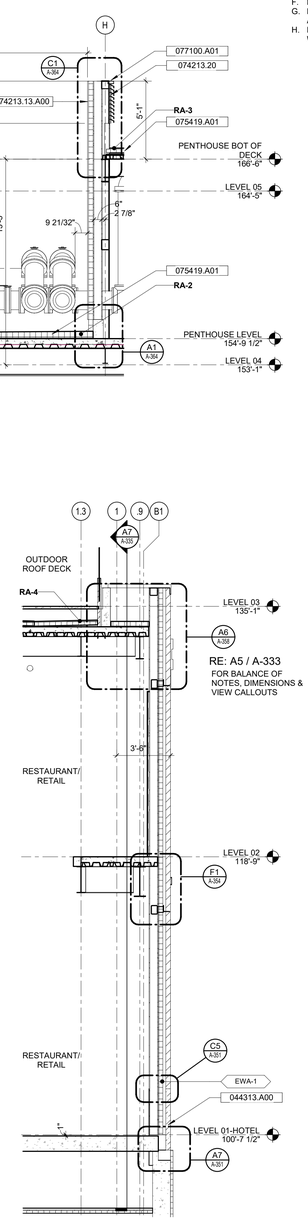
1/4" = 1'-0"



WALL SECTION
RETAIL BRICK
RETURN WALL

A6 / A-333

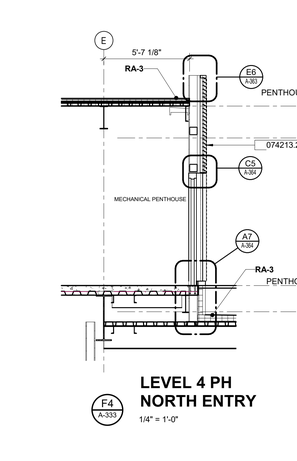
1/4" = 1'-0"



WALL SECTION
SOUTH RETAIL

A7 / A-333

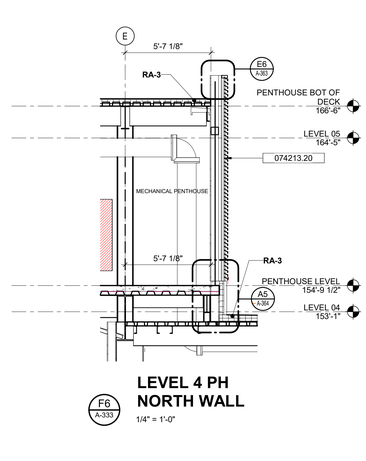
1/4" = 1'-0"



LEVEL 4 PH
NORTH ENTRY

F4 / A-333

1/4" = 1'-0"



LEVEL 4 PH
NORTH WALL

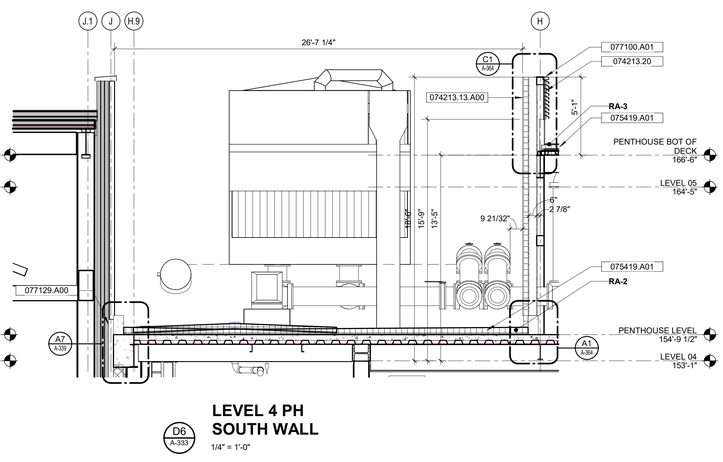
F6 / A-333

1/4" = 1'-0"

LEVEL 4 PH
SOUTH WALL

D4 / A-333

1/4" = 1'-0"



LEVEL 4 PH
SOUTH WALL

D6 / A-333

1/4" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.A01	FACE BRICK
042100.A02	EMBLEM, ARCHITECTURAL TERRA COTTA
044313.A00	ANCHORED STONE MASONRY VENEER, GRANITE
057300.A00	DECORATIVE METAL RAILINGS
057313.A00	GLAZED DECORATIVE METAL RAILINGS
074213.13.A00	FORMED METAL WALL PANELS
074213.20	INTEGRATED INSULATED METAL PANEL AND LOUVER SYSTEM
075419.A01	PVC ROOFING SYSTEM
076200.D09	ALUMINUM SILL FLASHING
077100.A01	COPING, METAL, MANUFACTURED
077129.A00	MANUFACTURED ROOF EXPANSION JOINT
079513.16.A04	PRECOMPRESSED WALL EXPANSION JOINT
084413.A00	GLAZED ALUMINUM CURTAIN WALLS

GENERAL EXTERIOR ELEVATION NOTES

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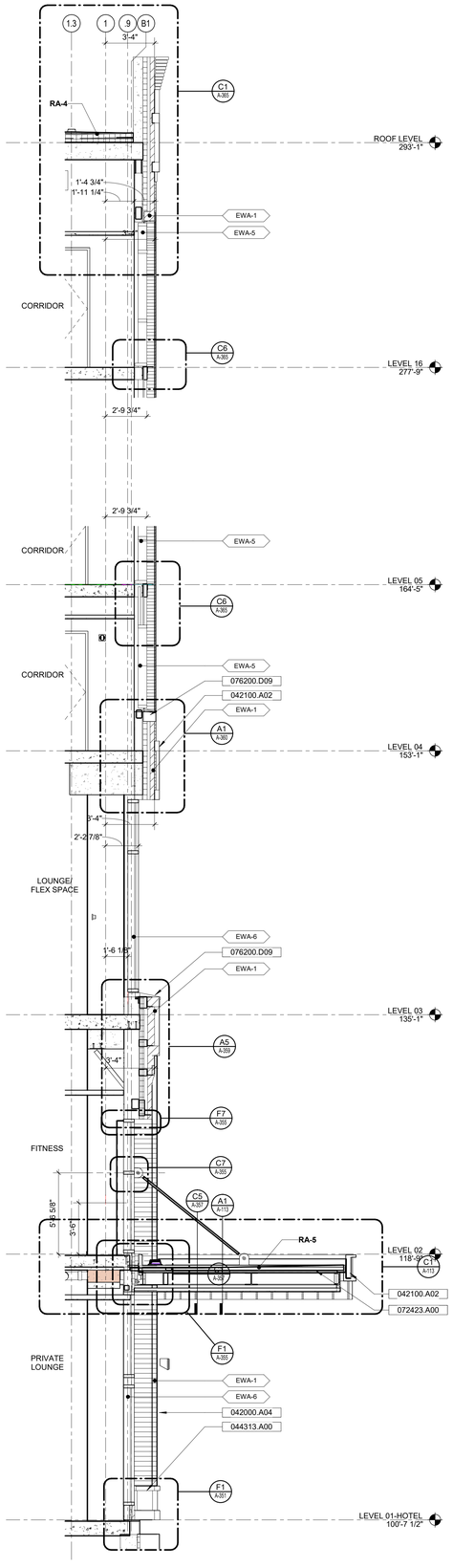
PROJECT NO. 23044.000

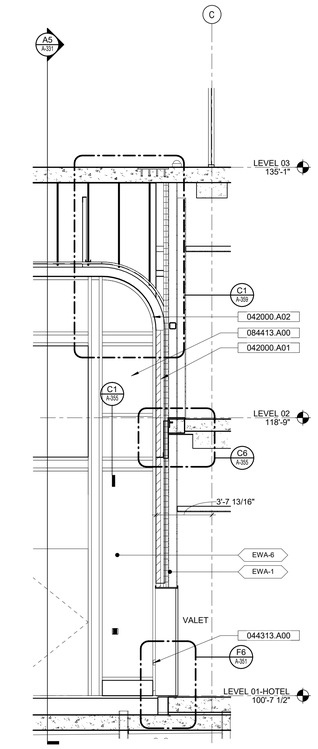
SHEET TITLE
TERRACE AND EAST RETAIL SECTIONS
WALL SECTIONS

SHEET NUMBER
A-333

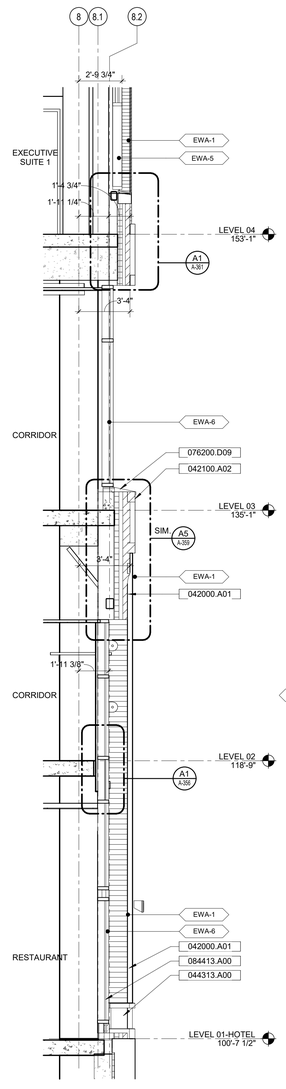
3/20/2026 7:07:52 AM



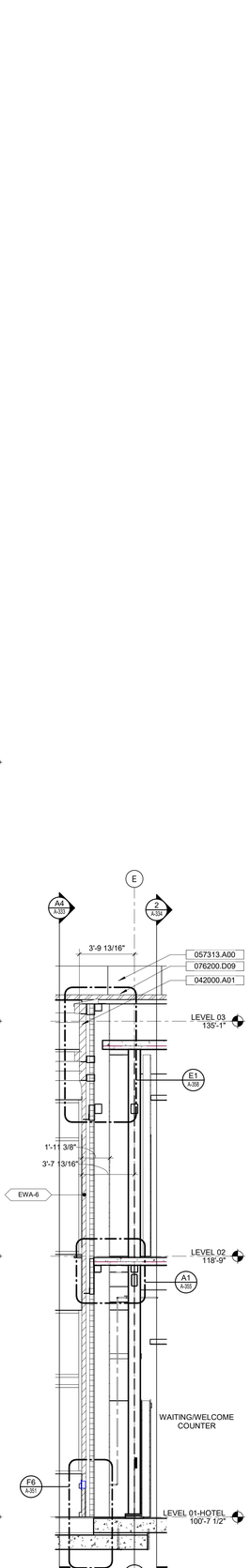
WALL SECTION
EAST WALL / FLANKING CANOPY
A1 / A-334
1/4" = 1'-0"



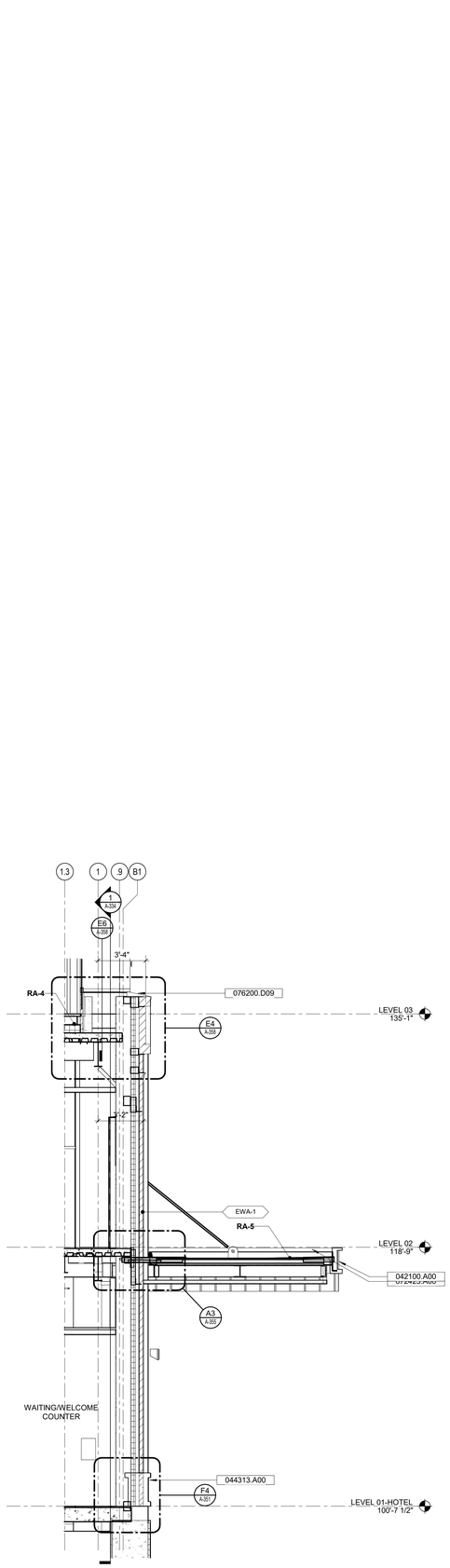
WALL SECTION
EAST ENTRY
A3 / A-334
1/4" = 1'-0"



WALL SECTION
WEST SIDE
A6 / A-334
1/4" = 1'-0"



WALL SECTION
EAST HOTEL PIER RETURN
1 / A-334
1/4" = 1'-0"



WALL SECTION
EAST HOTEL BRICK PIER
2 / A-334
1/4" = 1'-0"

KEYNOTES (SPEC BASED)

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042000.A01	FACE BRICK
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072423.A00	DIRECT-APPLIED FINISH SYSTEMS
076200.D09	ALUMINUM SILL FLASHING
084413.A00	GLAZED ALUMINUM CURTAIN WALLS

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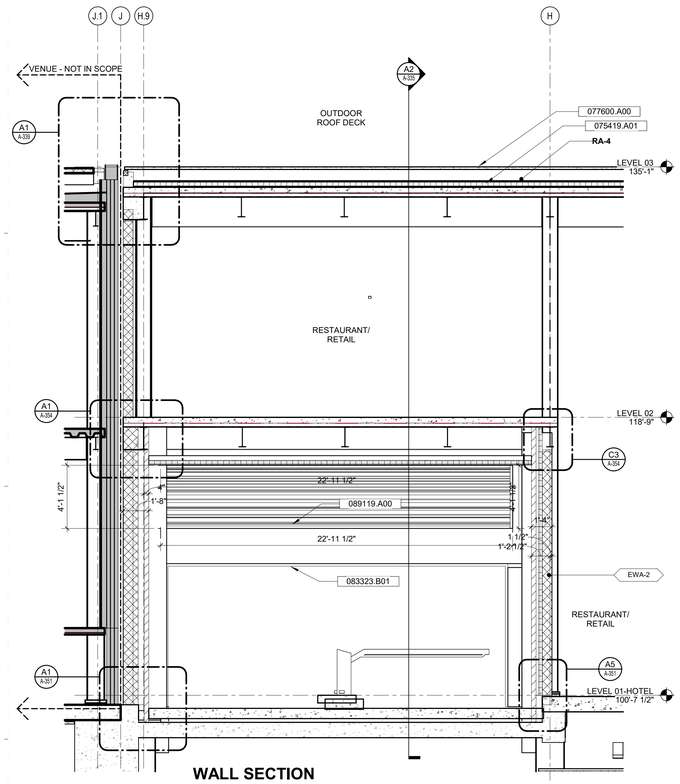
PROJECT NO. 23044.000

SHEET TITLE
WALL SECTIONS
HOTEL

SHEET NUMBER
A-334

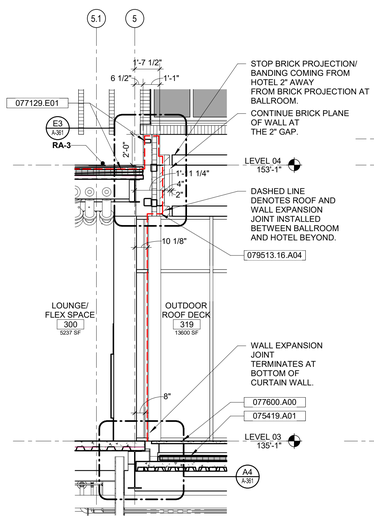
3/20/2026 7:08:18 AM



D1 A-335

WALL SECTION
RAMP ENTRY

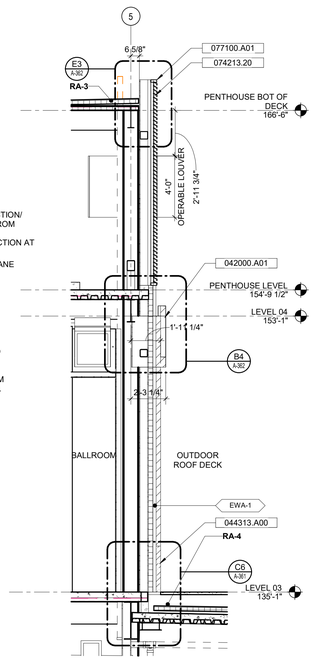
1/4" = 1'-0"



D3 A-335

WALL SECTION
TERRACE WEST WALL

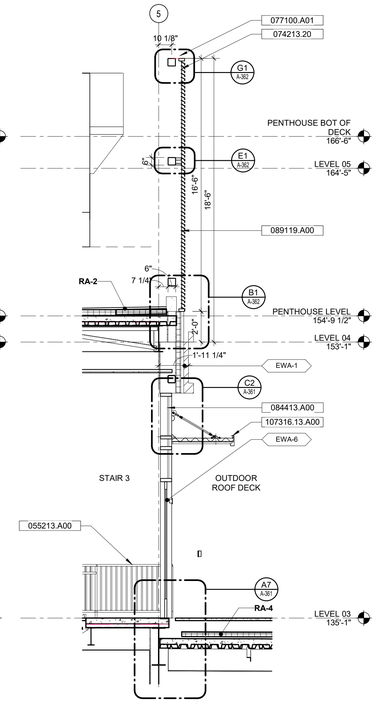
1/4" = 1'-0"



D4 A-335

WALL SECTION
TERRACE WEST WALL

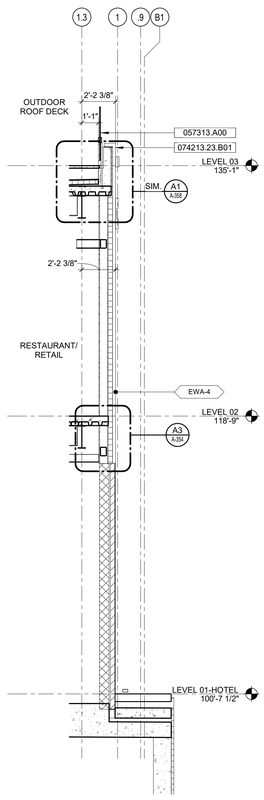
1/4" = 1'-0"



D5 A-335

WALL SECTION
TERRACE WEST WALL

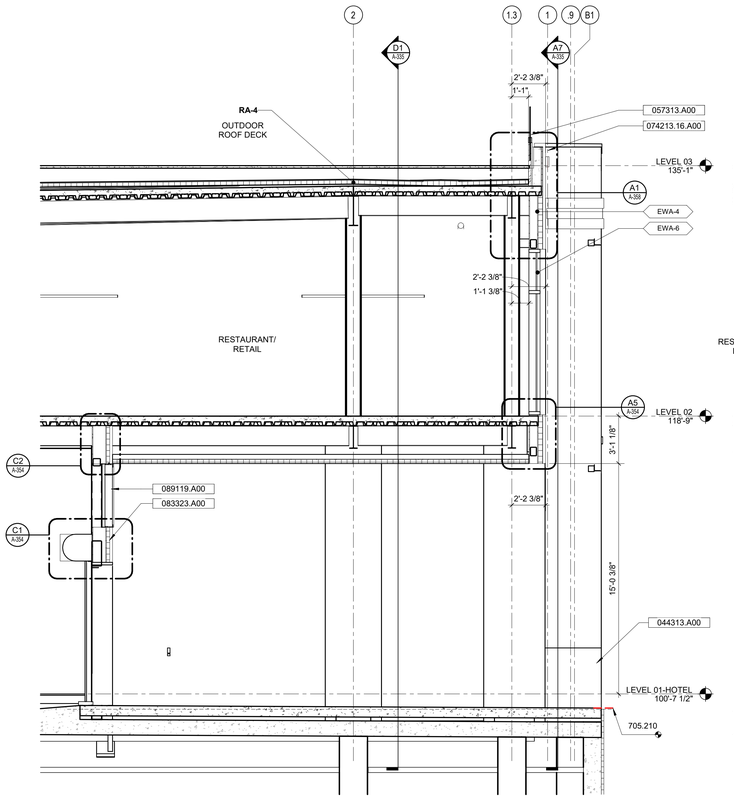
1/4" = 1'-0"



A1 A-335

WALL SECTION
WEST RAMP @ VENUE

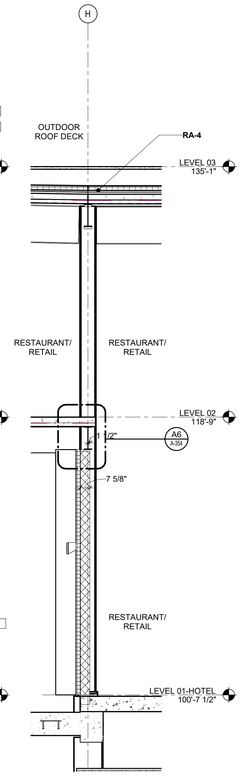
1/4" = 1'-0"



A2 A-335

WALL SECTION
RAMP LOOKING NORTH

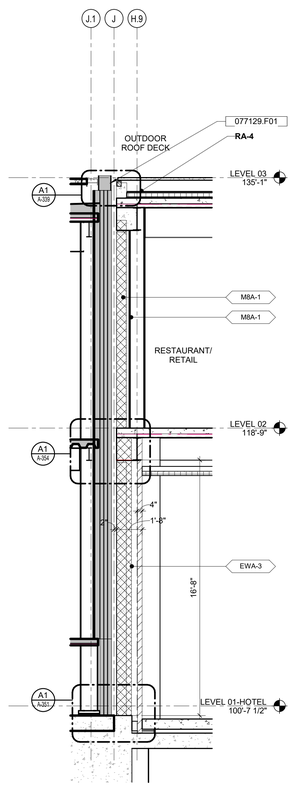
1/4" = 1'-0"



A4 A-335

WALL SECTION
RAMP NORTH WALL

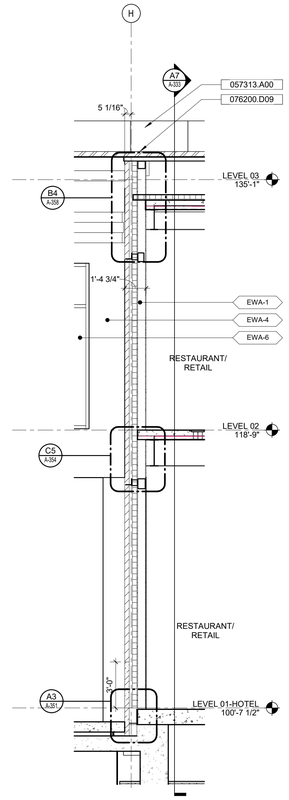
1/4" = 1'-0"



A6 A-335

WALL SECTION
RAMP SOUTH WALL
AT VENUE

1/4" = 1'-0"



A7 A-335

WALL SECTION
RAMP NORTH WALL

1/4" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.A01	FACE BRICK
044313.A00	ANCHORED STONE MASONRY VENEER, GRANITE
055213.A00	TUBE RAILING
057313.A00	GLAZED DECORATIVE METAL RAILINGS
074213.16.A00	METAL PLATE WALL PANELS
074213.20	INTEGRATED INSULATED METAL PANEL AND LOUVER SYSTEM
074213.23.B01	METAL-FACED COMPOSITE METAL WALL PANEL
075419.A01	PVC ROOFING SYSTEM
076200.D09	ALUMINUM SILL FLASHING
077100.A01	COPING, METAL, MANUFACTURED
077129.E01	DOUBLE FLANGED EXTRUDED THERMOPLASTIC ROOF JOINT WITH THERMAL BARRIER
077129.F01	PLAZA DECK EXPANSION JOINT
077600.A00	PORCELAIN CONCRETE PAVERS ON ADJUSTABLE PEDESTALS
079513.16.A04	PRECOMPRESSED WALL EXPANSION JOINT
083323.A00	OVERHEAD COILING DOORS
083323.B01	OVERHEAD COILING DOOR
084413.A00	GLAZED ALUMINUM CURTAIN WALLS
089119.A00	FIXED LOUVERS
107316.13.A00	METAL CANOPIES

GENERAL EXTERIOR ELEVATION NOTES

——— DENOTES BRICK CONTROL JOINT.

– – – DENOTES FERO BRICK RELIEF ANGLE ANCHORED TO STEEL.

A. COORDINATE WITH MECH DWG. FOR LOCATION & SIZE OF ACTIVE LOUVERS REQUIRED.
B. BLACK LINES IN EWA-4 DESIGNATES METAL PANEL JOINTS.
C. BLACK LINES WHERE INDICATED AT 044200.A01 DENOTES GRANITE JOINT. UNLESS OTHERWISE NOTED, PROVIDE JOINT IN 044200.A01 TO ALIGN WITH CURTAIN WALL MULLION ABOVE.
D. ALL BRICK ARE MODULAR, UNO.
E. PROVIDE SPECIAL SHAPED BRICK AT EXTERIOR CORNERS WHERE BRICKS PROJECT FROM WALL, AT BRICK BANDING AND BRICK CORNICE.
F. FOR GLAZING AT CANOPY, REFER TO GLAZING SCHEDULE
G. FOR ARCHITECTURAL TERRACOTTA EMBLEM, REFER TO A-362 FOR DETAILS.
H. FOR EWA-9, COORDINATE LOCATION OF ACTIVE LOUVER WTIH MECHANICAL DRAWINGS.

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SEAL | DATE 03/19/26

WILLIAM A. BROWNE, JR. REGISTERED No. AR00034154 STATE OF INDIANA ARCHITECT

SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

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PROJECT NO. 23044.000

SHEET TITLE
EAST RAMP AND ROOF SCREEN SECTIONS WALL SECTIONS

SHEET NUMBER
A-335

3/20/2026 7:08:56 AM

GENERAL EXTERIOR ELEVATION NOTES

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– – – DENOTES FERO BRICK RELIEF ANGLE ANCHORED TO STEEL.

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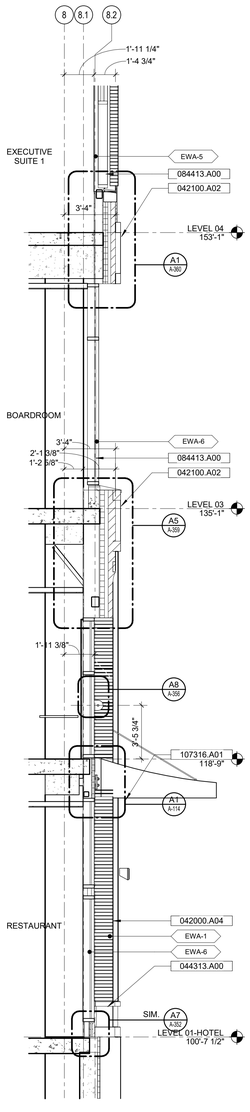
B. BLACK LINES IN EWA-4 DESIGNATES METAL PANEL JOINTS.
C. BLACK LINES WHERE INDICATED AT 044200.A01 DENOTES GRANITE JOINT. UNLESS OTHERWISE NOTED, PROVIDE JOINT IN 044200.A01 TO ALIGN WITH CURTAIN WALL MULLION ABOVE.
D. ALL BRICK ARE MODULAR, UNO.
E. PROVIDE SPECIAL SHAPED BRICK AT EXTERIOR CORNERS WHERE BRICKS PROJECT FROM WALL, AT BRICK BANDING AND BRICK CORNICE.
F. FOR GLAZING AT CANOPY, REFER TO GLAZING SCHEDULE
G. FOR ARCHITECTURAL TERRACOTTA EMBLEM, REFER TO A-362 FOR DETAILS.
H. FOR EWA-9, COORDINATE LOCATION OF ACTIVE LOUVER WTIH MECHANICAL DRAWINGS.

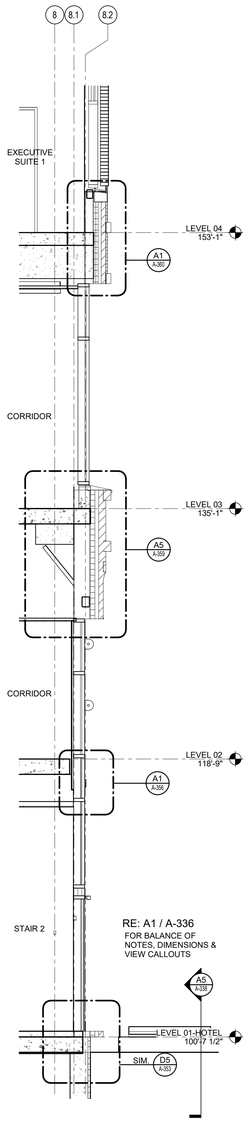
KEYNOTES (SPEC BASED)

061600.A00

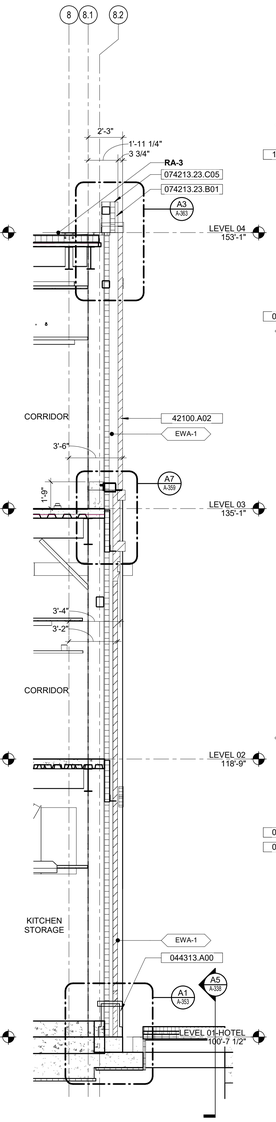
042000.A01	FACE BRICK
042000.A02	STANDARD MODULAR BRICK
042000.A04	SPECIAL SHAPED BRICK
42100.A02	
042100.A02	EMBLEM, ARCHITECTURAL TERRA COTTA
044313.A00	ANCHORED STONE MASONRY VENEER, GRANITE
074213.20	INTEGRATED INSULATED METAL PANEL AND LOUVER SYSTEM
074213.23.B01	METAL-FACED COMPOSITE METAL WALL PANEL
074213.23.C05	METAL COMPOSITE METAL COPING
075419.A01	PVC ROOFING SYSTEM
077100.A01	COPING, METAL, MANUFACTURED
081113.A00	HOLLOW METAL DOORS AND FRAMES
083323.A00	OVERHEAD COILING DOORS
084413.A00	GLAZED ALUMINUM CURTAIN WALLS
089119.A00	FIXED LOUVERS
102400.A00	ARCHITECTURAL ROOF SCREEN
107316.A01	CANOPY



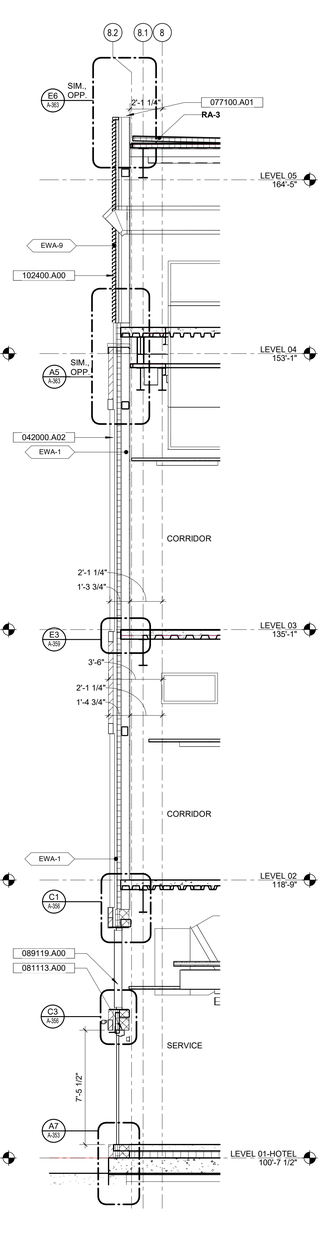
WALL SECTION HOTEL WEST WALL
A1 / A-336 — 1/4" = 1'-0"



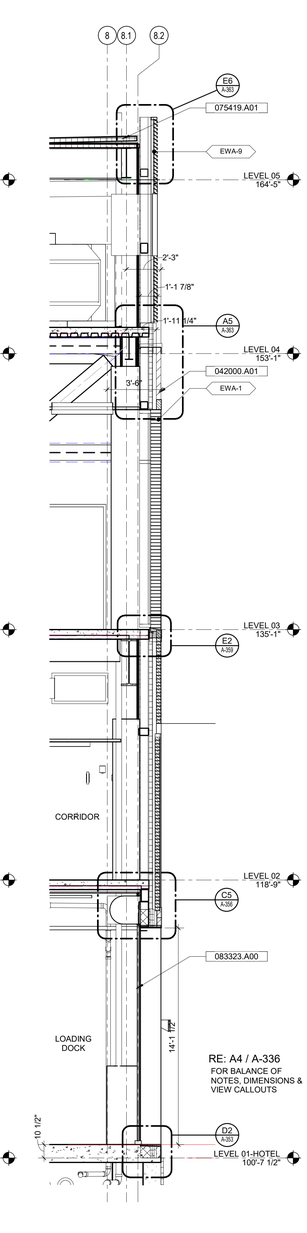
WALL SECTION
A2 / A-336 — 1/4" = 1'-0"



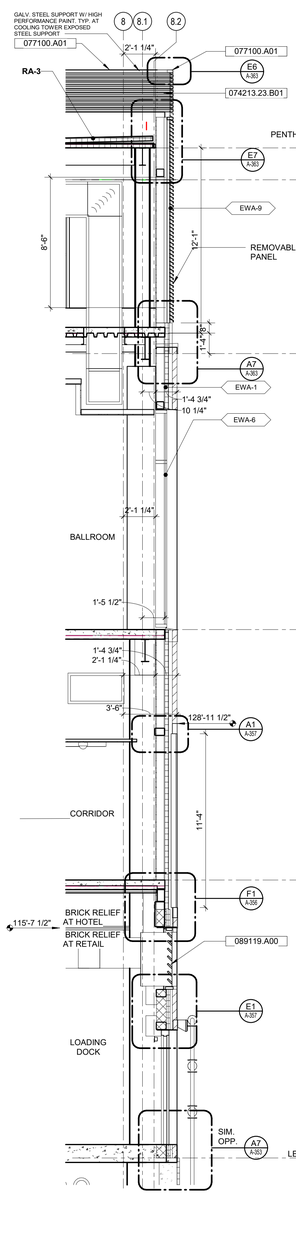
WALL SECTION HOTEL & LOADING DOCK
A3 / A-336 — 1/4" = 1'-0"



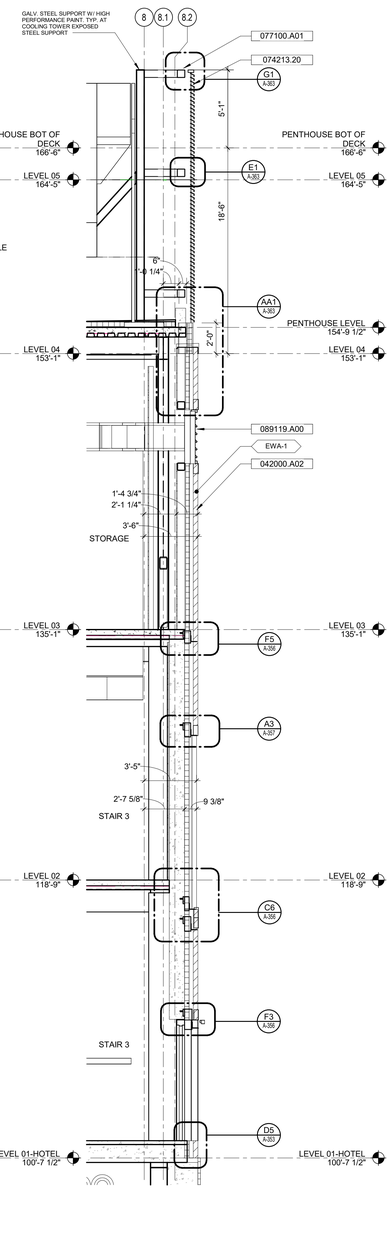
WALL SECTION WEST HOTEL SERVICE DOOR
A4 / A-336 — 1/4" = 1'-0"



WALL SECTION WEST LOADING DOCK
A5 / A-336 — 1/4" = 1'-0"



WALL SECTION LOADING DOCK MAN DOOR
A6 / A-336 — 1/4" = 1'-0"



WALL SECTION WEST STAIR 3
A7 / A-336 — 1/4" = 1'-0"

3/20/2026 7:09:31 AM

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SHEET ISSUE

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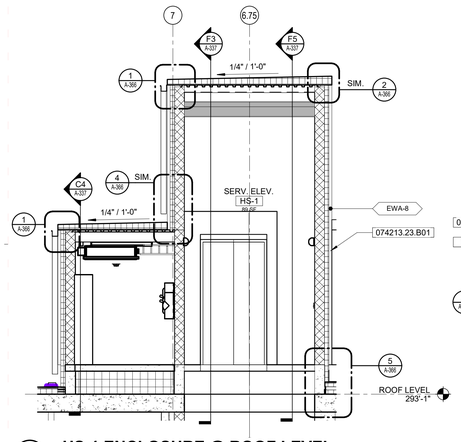
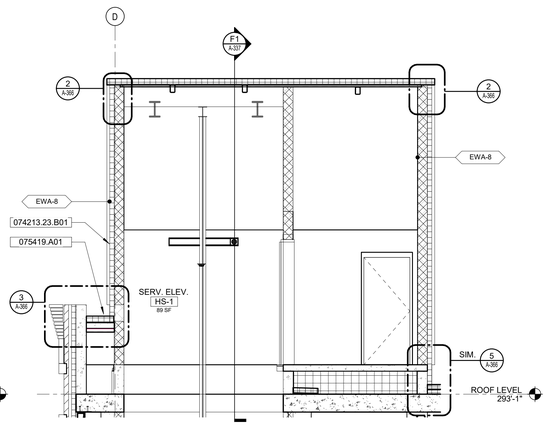
PROJECT NO. 23044.000

SHEET TITLE
LOADING DOCK - WEST SIDE WALL SECTIONS

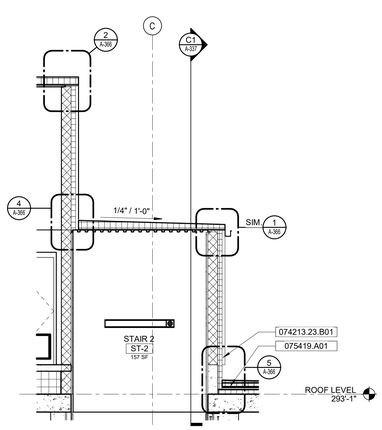
SHEET NUMBER
A-336



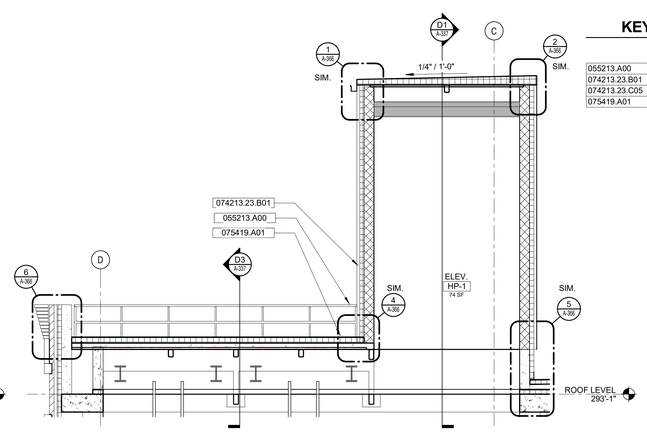
F1 A-337 **HS-1 ENCLOSURE @ ROOF LEVEL**
1/4" = 1'-0"



F3 A-337 **HS-1 ENCLOSURE @ ROOF LEVEL**
1/4" = 1'-0"



F5 A-337 **STAIR 2- ENCLOSURE @ ROOF**
1/4" = 1'-0"

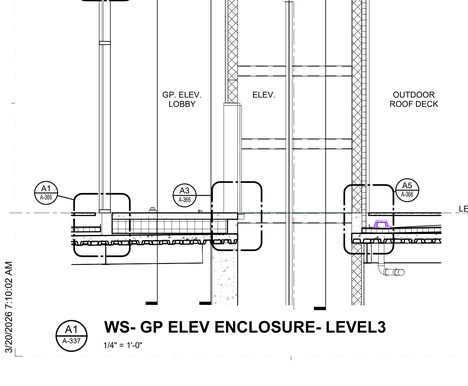


F6 A-337 **HP ELEV- ENCLOSURE @ ROOF**
1/4" = 1'-0"

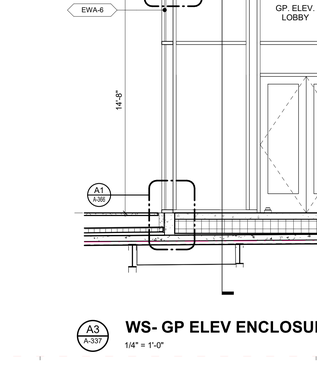
KEYNOTES (SPEC BASED)

061600.A00

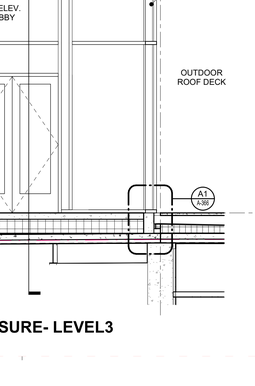
055213.A00	TUBE RAILING
074213.23.B01	METAL-FACED COMPOSITE METAL WALL PANEL
074213.23.C05	METAL COMPOSITE METAL COPING
075419.A01	PVC ROOFING SYSTEM



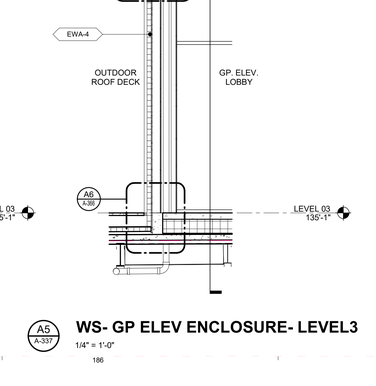
D1 A-337 **HP ELEV- ENCLOSURE 3@ ROOF**
1/4" = 1'-0"



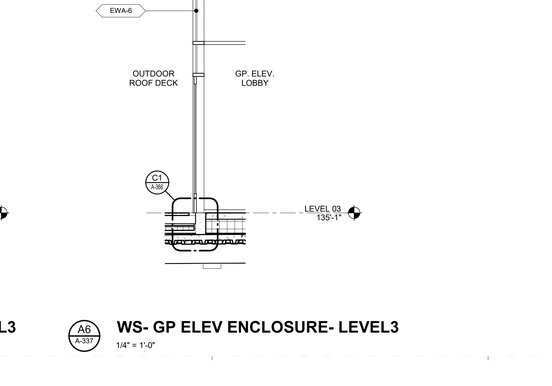
D3 A-337 **HP ELEV- ENCLOSURE @ ROOF**
1/4" = 1'-0"



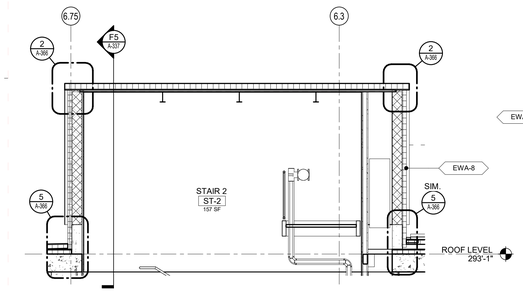
D4 A-337 **HP ELEV- ENCLOSURE @ ROOF**
1/4" = 1'-0"



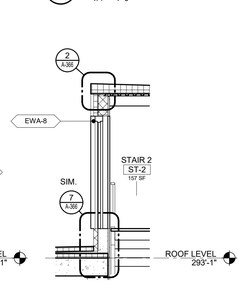
D5 A-337 **STAIR 1- ENCLOSURE @ ROOF**
1/4" = 1'-0"



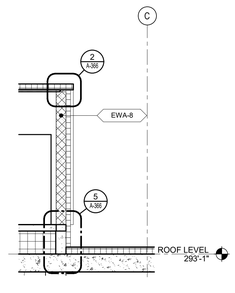
D6 A-337 **STAIR 1- ENCLOSURE @ ROOF**
1/4" = 1'-0"



C1 A-337 **STAIR 2- ENCLOSURE @ ROOF**
1/4" = 1'-0"

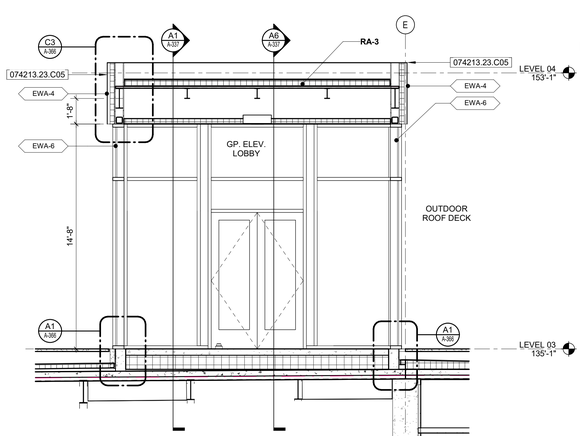


C3 A-337 **STAIR 2- ENCLOSURE @ ROOF**
1/4" = 1'-0"



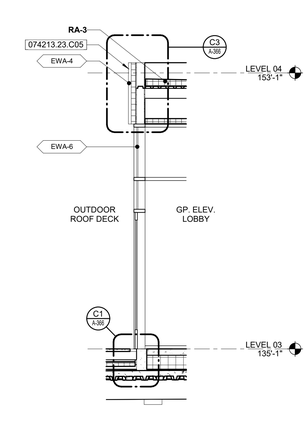
C4 A-337 **ELEV CR- ENCLOSURE @ ROOF**
1/4" = 1'-0"

A1 A-337 **WS- GP ELEV ENCLOSURE- LEVEL3**
1/4" = 1'-0"



A3 A-337 **WS- GP ELEV ENCLOSURE- LEVEL3**
1/4" = 1'-0"

A5 A-337 **WS- GP ELEV ENCLOSURE- LEVEL3**
1/4" = 1'-0"



A6 A-337 **WS- GP ELEV ENCLOSURE- LEVEL3**
1/4" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

——— DENOTES BRICK CONTROL JOINT.

– – – DENOTES FERO BRICK RELIEF ANGLE ANCHORED TO STEEL.

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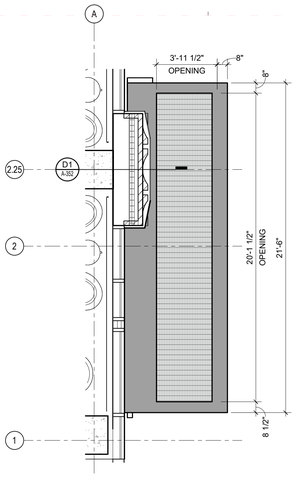
PROJECT NO. 23044.000

SHEET TITLE
ELEVATOR & STAIRS ENCLOUSURE

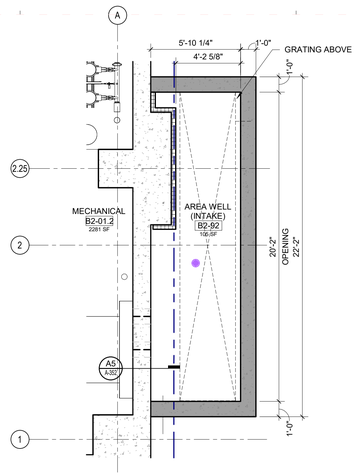
SHEET NUMBER
A-337

3/20/2026 7:10:02 AM



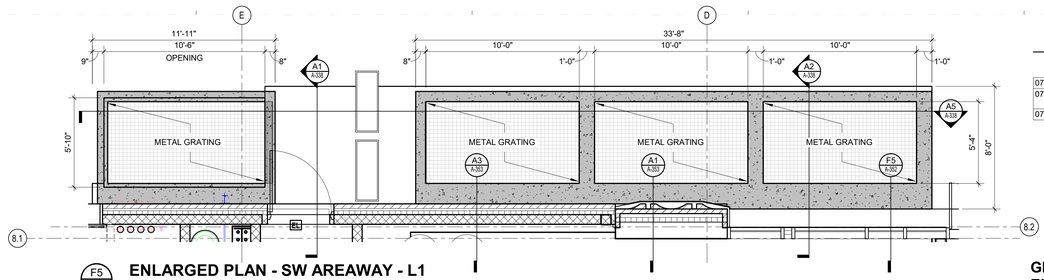
F1 A-338 **ENLARGED PLAN - NE AREAWAY - L1**

1/4" = 1'-0"



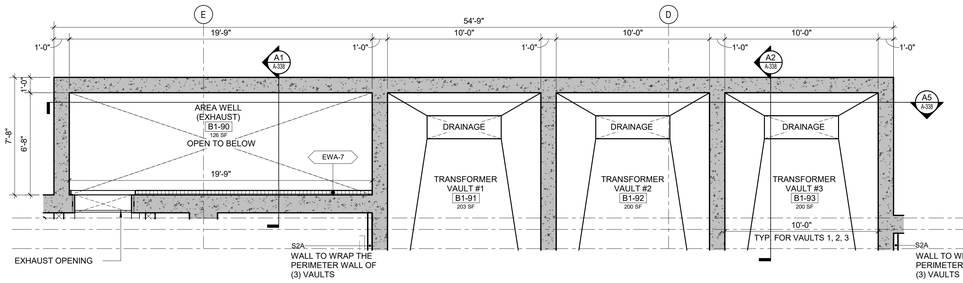
F2 A-338 **ENLARGED PLAN - NE AREAWAY - B2**

1/4" = 1'-0"



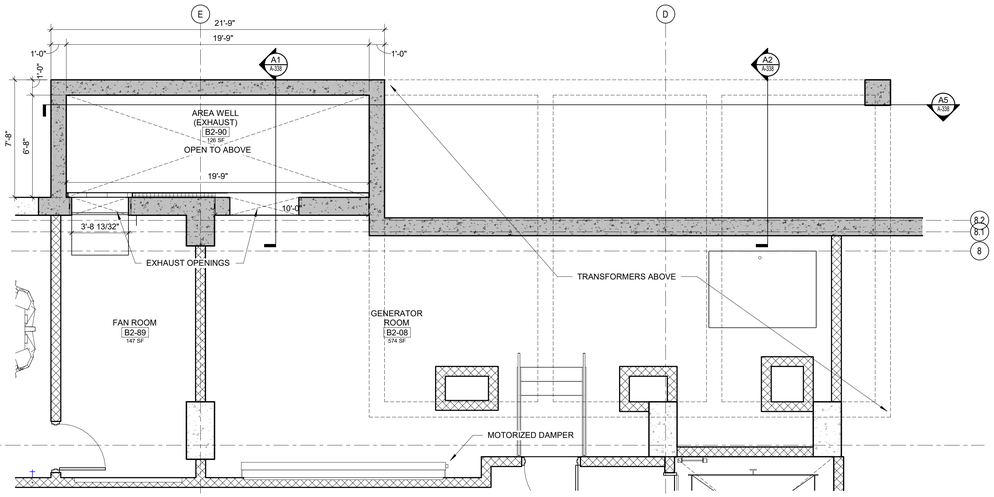
F5 A-338 **ENLARGED PLAN - SW AREAWAY - L1**

1/4" = 1'-0"



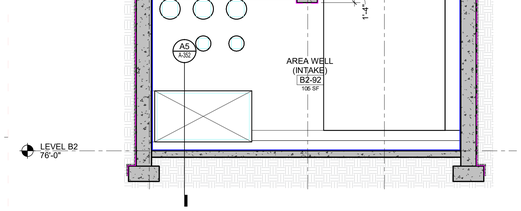
E5 A-338 **ENLARGED PLAN - SW AREAWAY - B1**

1/4" = 1'-0"



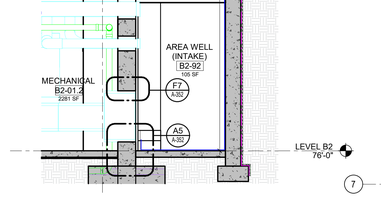
C5 A-338 **ENLARGED PLAN - SW AREAWAY - B2**

1/4" = 1'-0"



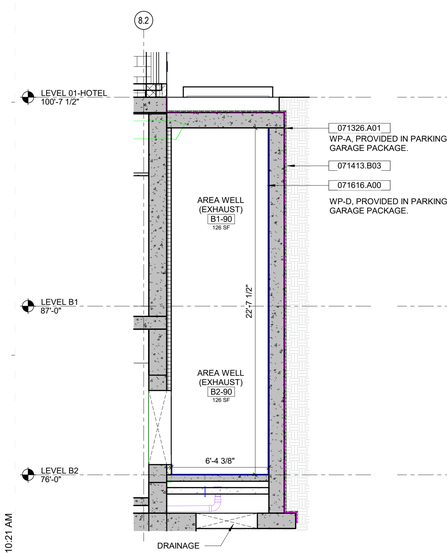
C1 A-338 **SECTION - NE AREAWAY**

1/4" = 1'-0"



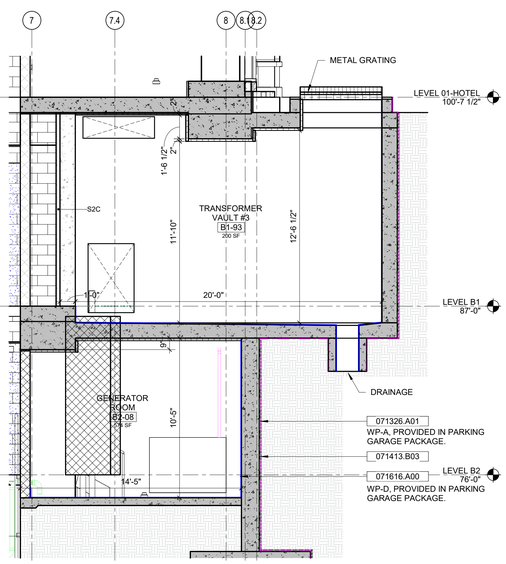
C2 A-338 **SECTION - NE AREAWAY**

1/4" = 1'-0"



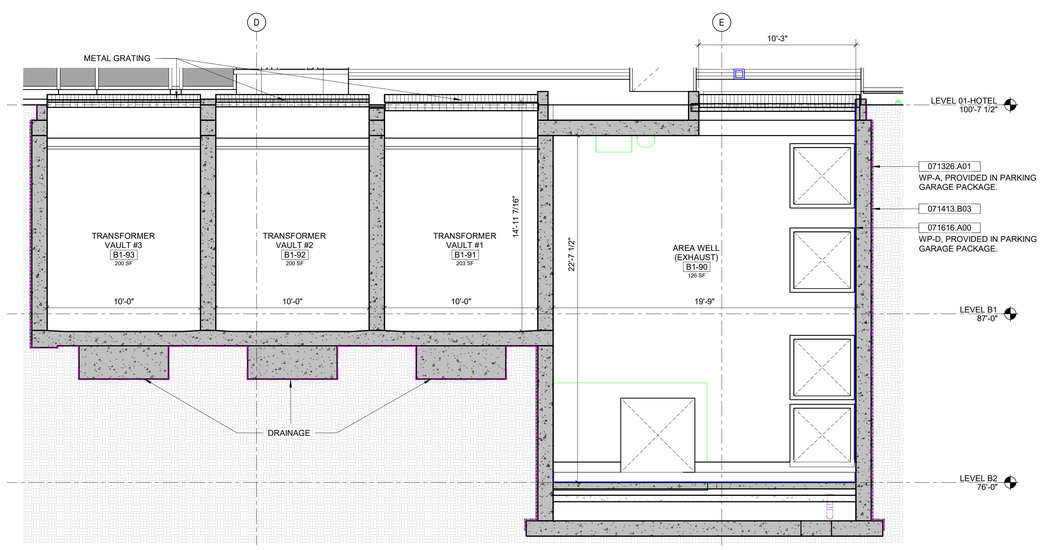
A1 A-338 **SECTION - SW AREAWAY**

1/4" = 1'-0"



A2 A-338 **SECTION - SW AREAWAY**

1/4" = 1'-0"



A5 A-338 **SECTION - SW AREAWAY**

1/4" = 1'-0"

3/20/2026 7:10:21 AM

187

KEYNOTES (SPEC BASED)

061600.A00

071326.A01	SELF-ADHERING SHEET WATERPROOFING, WP-A
071413.B03	HOT FLUID APPLIED WATERPROOFING, MOLDED-SHEET DRAINAGE PANELS
071616.A00	CRYSTALLINE WATERPROOFING

GENERAL EXTERIOR ELEVATION NOTES

DENOTES BRICK CONTROL JOINT.

DENOTES FERO BRICK RELIEF ANGLE ANCHORED TO STEEL.

A. COORDINATE WITH MECH DWG. FOR LOCATION & SIZE OF ACTIVE LOUVERS REQUIRED.
B. BLACK LINES IN EWA-4 DESIGNATES METAL PANEL JOINTS.
C. BLACK LINES WHERE INDICATED AT 044200.A01 DENOTES GRANITE JOINT. UNLESS OTHERWISE NOTED, PROVIDE JOINT IN 044200.A01 TO ALIGN WITH CURTAIN WALL MULLION ABOVE.
D. ALL BRICK ARE MODULAR, UNO.
E. PROVIDE SPECIAL SHAPED BRICK AT EXTERIOR CORNERS WHERE BRICKS PROJECT FROM WALL, AT BRICK BANDING AND BRICK CORNICE.
F. FOR GLAZING AT CANOPY, REFER TO GLAZING SCHEDULE
G. FOR ARCHITECTURAL TERRACOTTA EMBLEM, REFER TO A-362 FOR DETAILS.
H. FOR EWA-9, COORDINATE LOCATION OF ACTIVE LOUVER WITH MECHANICAL DRAWINGS.

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SEAL | DATE 03/19/26

WILLIAM A. BROWNE REGISTERED JR. No. AR00034154 STATE OF INDIANA ARCHITECT

SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

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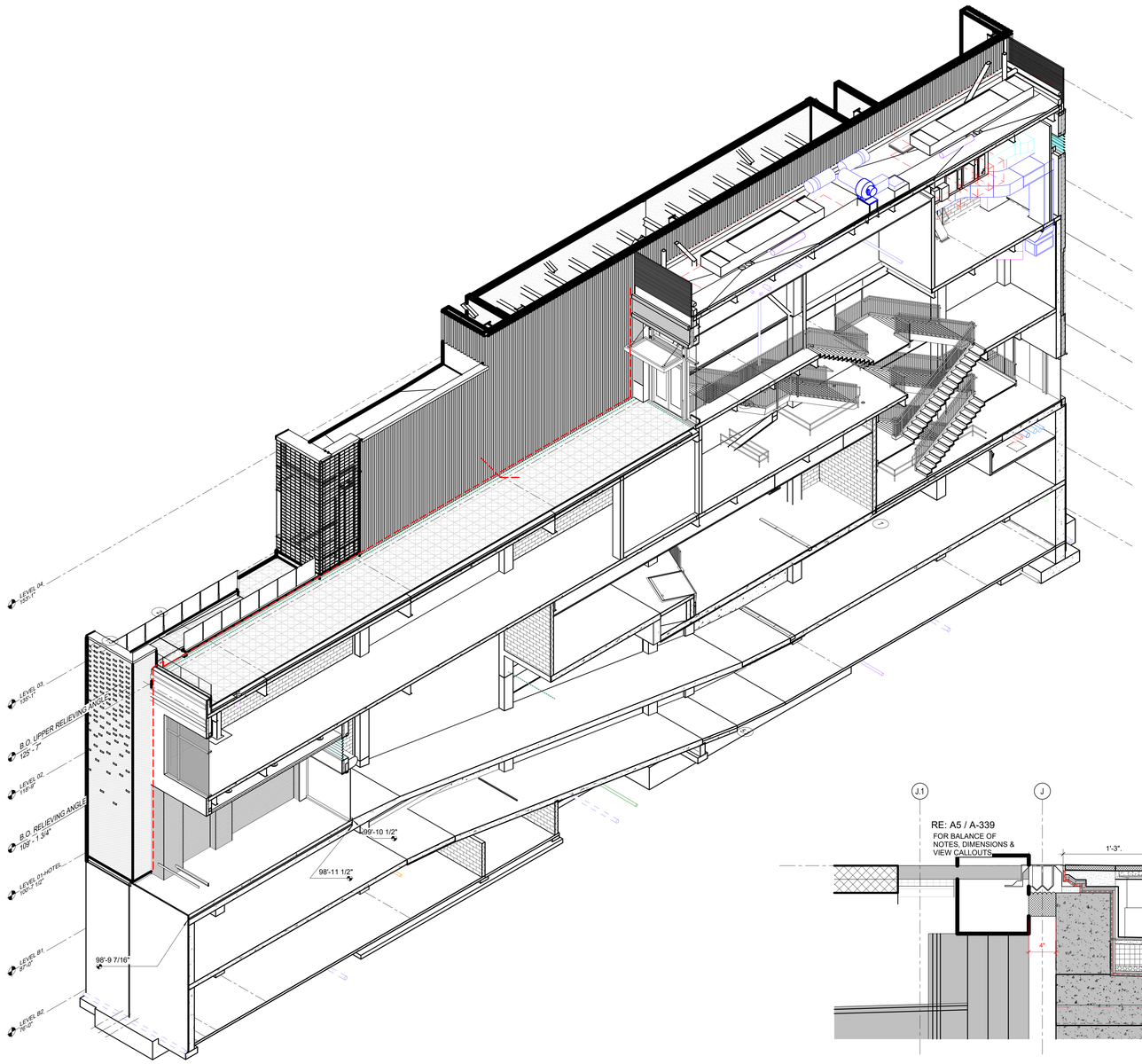
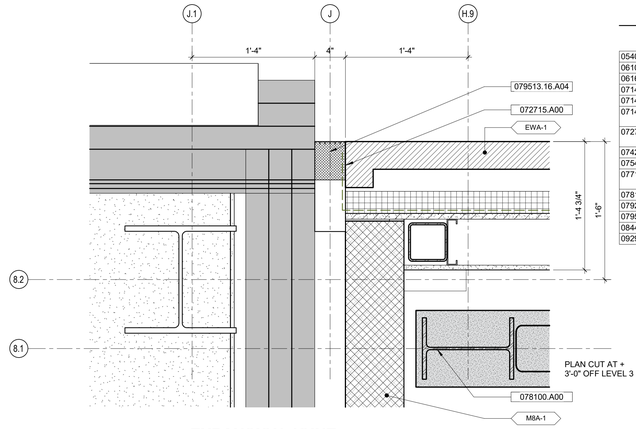
PROJECT NO. 23044.000

SHEET TITLE
AREAWAY PLANS AND SECTIONS

SHEET NUMBER
A-338



C1 A-339 **EXPANSION JOINT 1**



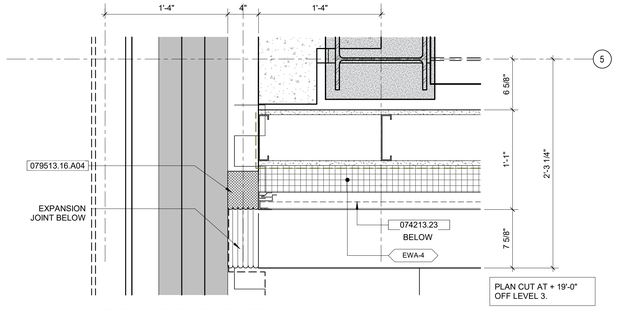
F6 A-339 **EXPANSION JOINT PLAN DETAIL**

1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

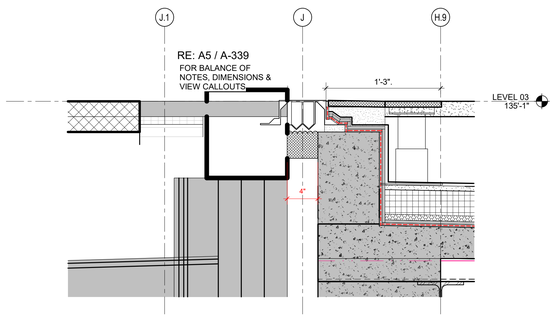
061600.A00

054000.A00	COLD-FORMED METAL FRAMING
061053.B01	WOOD BLOCKING
061600.B05	WALL SHEATHING, GLASS-MAT GYPSUM, 5/8"
071413.A00	HOT FLUID APPLIED WATERPROOFING
071413.A02	PROTECTION FABRIC
071413.B01	HOT FLUID APPLIED WATERPROOFING, PROTECTION COURSE
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
074213.23	METAL COMPOSITE MATERIAL WALL PANELS
075419.A01	PVC ROOFING SYSTEM
077129.E01	DOUBLE FLANGED EXTRUDED THERMOPLASTIC ROOF JOINT WITH THERMAL BARRIER
078100.A00	APPLIED FIREPROOFING
079200.C01	BACKER ROD AND SEALANT
079513.16.A04	PRECOMPRESSED WALL EXPANSION JOINT
084413.C04	INSULATED SPANDREL PANEL
092900.B04	GYPSUM BOARD, 5/8"



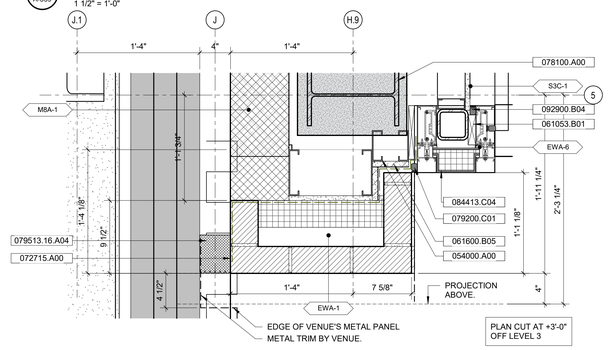
D6 A-339 **EXPANSIONG JOINT PLAN DETAIL**

1 1/2" = 1'-0"



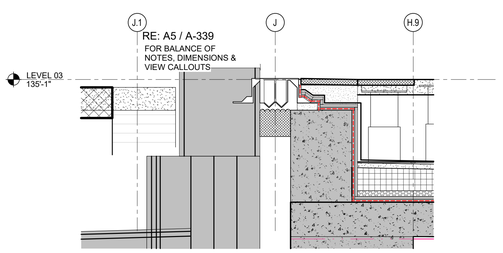
C4 A-339 **EXPANSION JOINT AT RAMP**

1 1/2" = 1'-0"



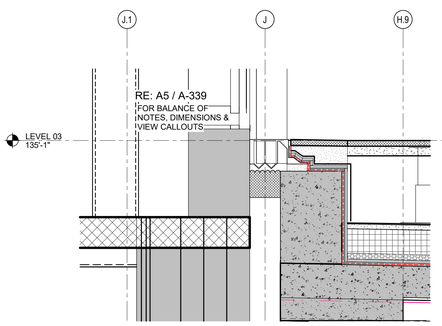
C6 A-339 **EXPANSIONG JOINT PLAN DETAIL**

1 1/2" = 1'-0"



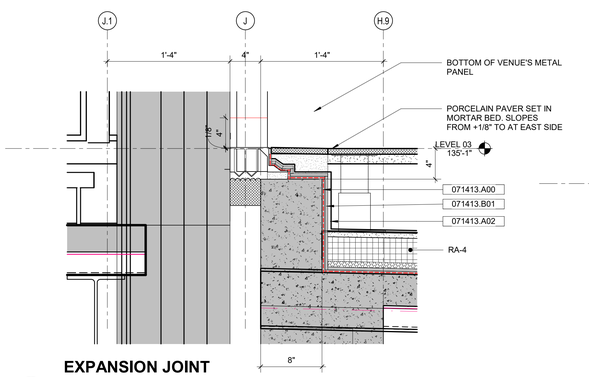
A1 A-339 **EXPANSION JOINT AT FENCE**

1 1/2" = 1'-0"



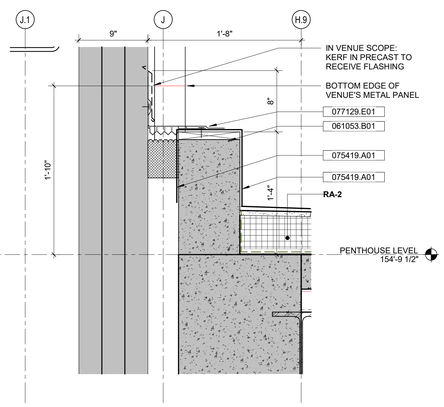
A3 A-339 **EXPANSION JOINT AT GLASS**

1 1/2" = 1'-0"



A5 A-339 **EXPANSION JOINT AT LEVEL 3 METAL PANEL**

1 1/2" = 1'-0"



A7 A-339 **E.J. SECTION @ LEVEL 4 PH ROOF**

1 1/2" = 1'-0"

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SEAL | DATE 03/19/26

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SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

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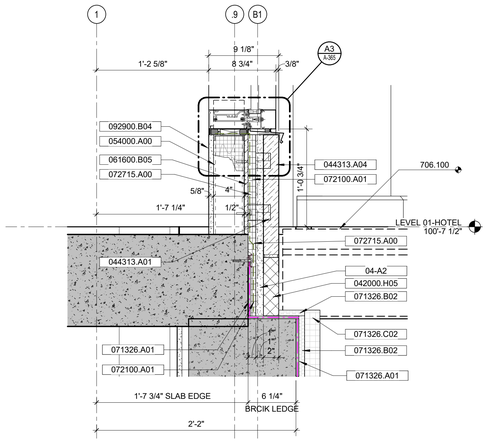
PROJECT NO. 23044.000

SHEET TITLE
EXPANSION JOINT DETAILS

SHEET NUMBER
A-339

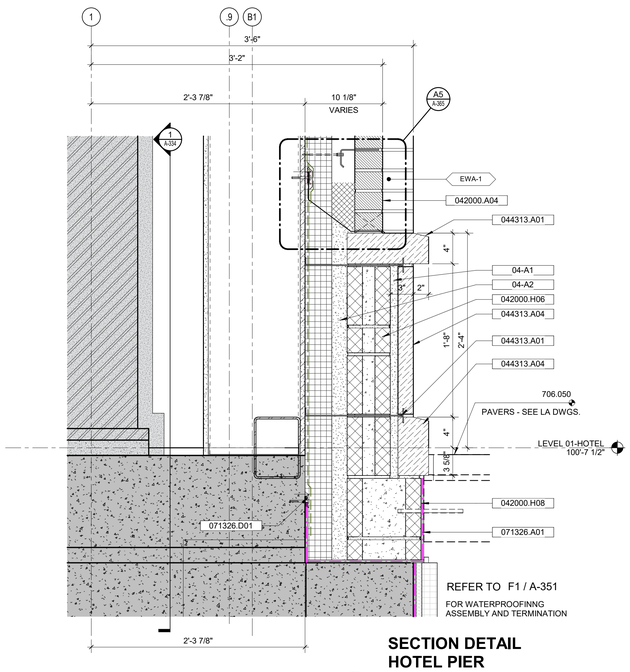
3/20/2026 7:10:58 AM



SECTION DETAIL
HOTEL CURTAIN WALL

F1 / A-351

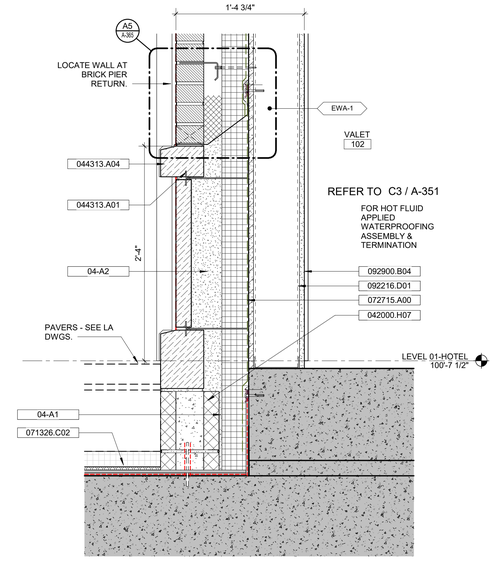
1 1/2" = 1'-0"



SECTION DETAIL
HOTEL PIER
COL 1/E

F4 / A-351

1 1/2" = 1'-0"



SECTION DETAIL
HOTEL @ ELEVATOR

F6 / A-351

1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

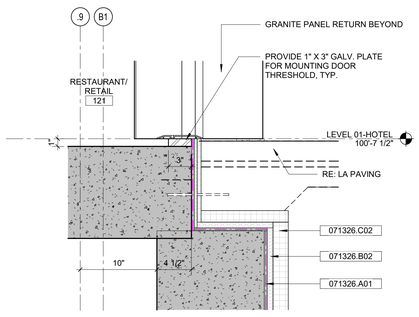
061600.A00

042000.A04	SPECIAL SHAPED BRICK
042000.B01	MASONRY VENEER, FLASHING
042000.B02	MASONRY VENEER, DRAINAGE MATERIAL
042000.B03	MASONRY VENEER, WEEP/VENT
042000.B08	STAINLESS STEEL DRIP EDGE
042000.H05	CONCRETE MASONRY UNIT, 4"
042000.H06	CONCRETE MASONRY UNIT, 6"
042000.H07	CONCRETE MASONRY UNIT, 8"
042000.H08	CONCRETE MASONRY UNIT, 10"
042000.H09	CONCRETE MASONRY UNIT, 12"
044313.A01	STONE TRIM ANCHORS
044313.A04	EXTERIOR STONE CLADDING, GRANITE
054000.A00	COLD-FORMED METAL FRAMING
061053.B01	WOOD BLOCKING
061053.F01	MISCELLANEOUS ROUGH CARPENTRY, PLYWOOD
061600.B05	WALL SHEATHING, GLASS-MAT GYPSUM, 5/8"
071326.A01	SELF-ADHERING SHEET WATERPROOFING, WP-A
071326.B02	SELF-ADHERING SHEET WATERPROOFING, DRAINAGE MEMBRANE
071326.C02	2" RIGID BOARD INSULATION FOR SELF-ADHERING SHEET WATERPROOFING
071326.D01	TERMINATION BAR FOR SELF-ADHERING SHEET WATERPROOFING
071413.A00	HOT FLUID APPLIED WATERPROOFING
071413.A01	HOT FLUID APPLIED RUBBERIZED ASPHALT WATERPROOFING MEMBRANE, WP-C
071413.B01	HOT FLUID APPLIED WATERPROOFING, PROTECTION COURSE
071413.B03	HOT FLUID APPLIED WATERPROOFING, MOLDED-SHEET DRAINAGE PANELS
072100.A01	EXTRUDED POLYSTYRENE BOARD INSULATION (RIGID)
072100.E01	SPRAY-APPLIED CELLULOSIC INSULATION
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
076200.D09	ALUMINUM SILL FLASHING
079200.C01	BACKER ROD AND SEALANT
084413.A00	GLAZED ALUMINUM CURTAIN WALLS
092216.D01	6" METAL STUD FRAMING, NON-STRUCTURAL
092900.B04	GYPSUM BOARD, 5/8"

KEYNOTES (ACTION/GENERAL)

00-A1

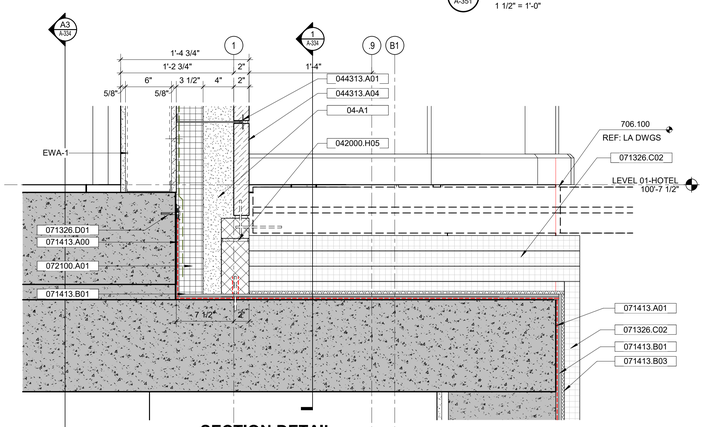
04-A1	GROUT SOLID
04-A2	GROUT SOLID BELOW FLASHING



SECTION DETAIL
EAST RETAIL THRESHOLD

C1 / A-351

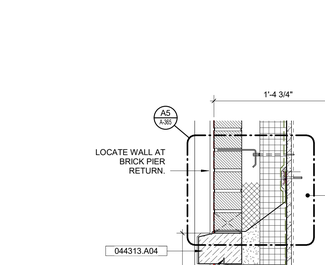
1 1/2" = 1'-0"



SECTION DETAIL
EAST ELEVATOR

C3 / A-351

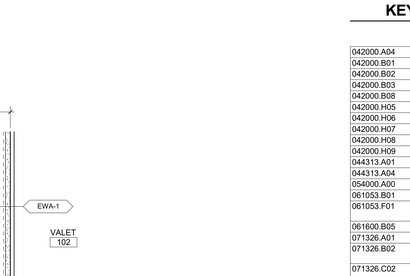
1 1/2" = 1'-0"



SECTION DETAIL
EAST RETAIL BRICK BASE

C5 / A-351

1 1/2" = 1'-0"



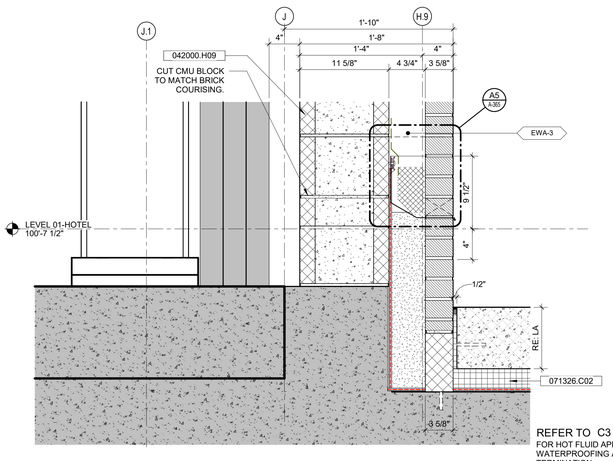
SECTION DETAIL
EAST RETAIL / ELEVATOR

C7 / A-351

1 1/2" = 1'-0"

GENERAL WALL AND DETAIL SECTION NOTES

A. COORDINATE WITH WATEPROOFING FOR ADDITONAL WORK TO CONNECT FOUNDATION PACKAGE WORK TO BUILDING CONSTRUCTION.
   a. FOR WP-A, EXTEND MEMBRANE UP TO BOTTOM OF CURTAIN WALL AS INDICATED. AT BRICK VEWNEER WALL, EXTEND MEMBRANE UP TO +8" ABOVE BUILDING FLOOR LINE WITH TERMINATION BAR.
   b. FOR WP-D, EXTEND UP, TERMINATE @ +8" ABOVE BUILDING FLOOR WITH TERMINATION BAR.
B. EXPOSED STEEL AND METALS SHALL BE GALVANIZED AND RECEIVE HIGH PERFEORMANCE COATING.
C. AT INTERSECTION BETWEEN TOP OF WALLS AND UNDERSIDE OF METAL DECK, PROVIDE A METAL PLATE SPANNING DECK FOR METAL STUD RUNNER TO ANCHOR TOO. INSTALL FIRE STOPPING IN FLUTES.
D. ALL WOOD SHOWN IN DETAILS SHALL BE FIRE RETARDANT TREATED (FRT). ALL FASTENERS THOUGH FRT WOOD SHALL BE HOT DIP GALVANIZED.
E. FOR TRAFFIC COATING SPECIFICATION AND LOCATION, RE: SPECIFICATIONS 071000 DECK WATERPROOFING.
F. METAL FLASHING ADJACENT TO EWA-4 OR EWA-8 SHALL MATCH METAL PANEL.
G. WHERE TOP OF WALL STOPS AT METAL DECK, PROVIDE JOINT FIRESTOPPING IN FLUTES AND METAL PLATE TO ANCHOR STUD TO.
H. PROVIDE SEPARATION BETWEEN DIFFERENT METALS AND REQUIRED.

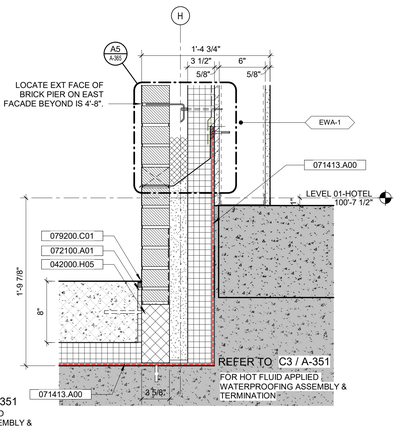


SECTION DETAIL
RAMP SOUTH SIDE

A1 / A-351

1 1/2" = 1'-0"

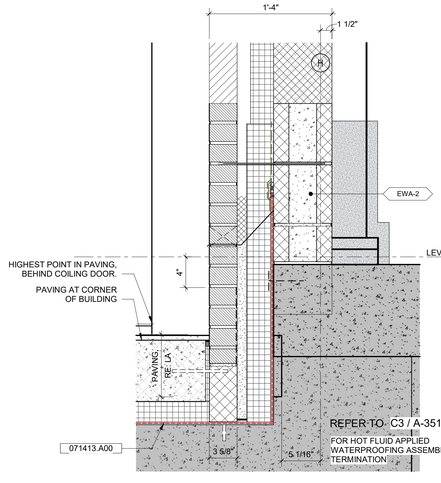
REFER TO C3 / A-351
FOR HOT FLUID APPLIED
WATERPROOFING ASSEMBLY &
TERMINATION



SECTION DETAIL
RAMP NORTH SIDE

A3 / A-351

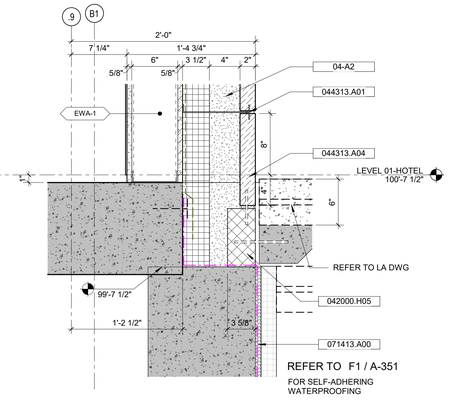
1 1/2" = 1'-0"



SECTION DETAIL
RAMP NORTH SIDE

A5 / A-351

1 1/2" = 1'-0"



SECTION DETAIL
EAST RETAIL GRANITE BASE

A7 / A-351

1 1/2" = 1'-0"

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SEAL | DATE 03/19/26

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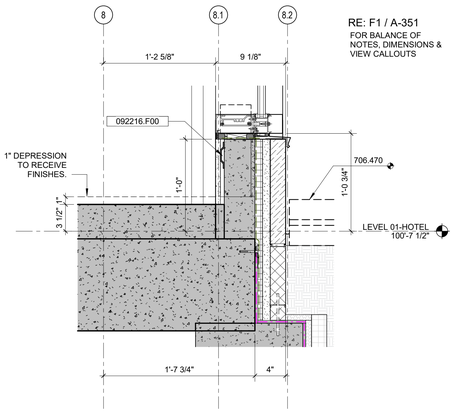
PROJECT NO. 23044.000

SHEET TITLE
SECTION DETAILS
LEVEL 1

SHEET NUMBER
A-351

3/20/2026 7:11:39 AM

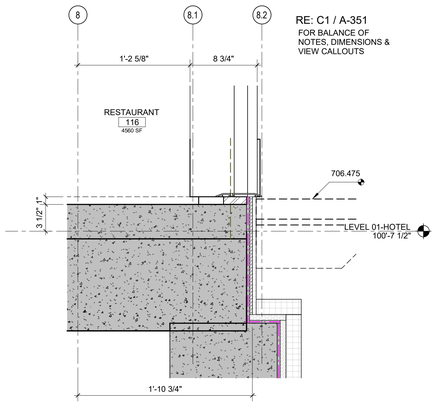


RE: F1 / A-351
FOR BALANCE OF NOTES, DIMENSIONS & VIEW CALLOUTS

F1 / A-352

SECTION DETAIL WEST 101'-0"

1 1/2" = 1'-0"

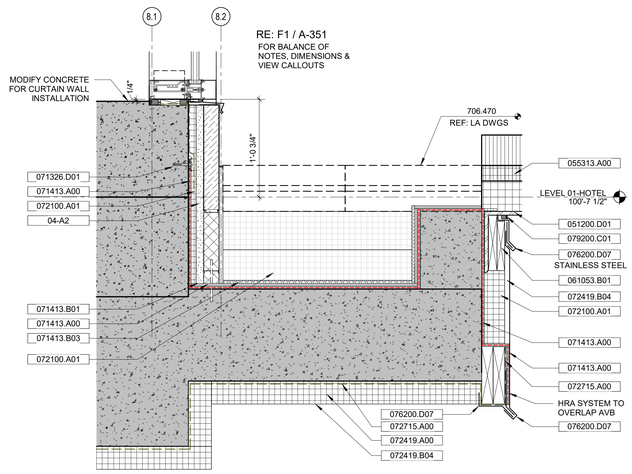


RE: C1 / A-351
FOR BALANCE OF NOTES, DIMENSIONS & VIEW CALLOUTS

F3 / A-352

SECTION DETAIL WEST 101'-0"

1 1/2" = 1'-0"

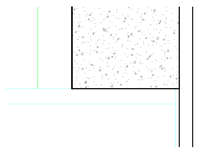


RE: F1 / A-351
FOR BALANCE OF NOTES, DIMENSIONS & VIEW CALLOUTS

F5 / A-352

SECTION DETAIL WEST TRANSFER BEAM

1 1/2" = 1'-0"



F7 / A-352

SECTION DETAIL - WEST AREAWAY

1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

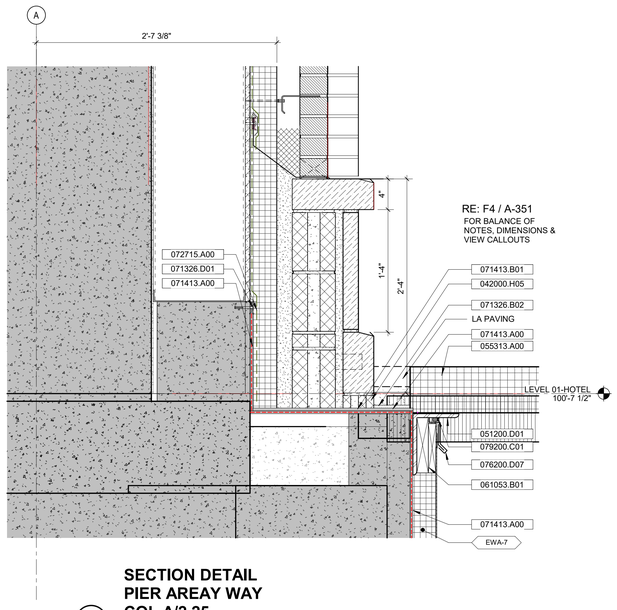
061600.A00

042000.H05	CONCRETE MASONRY UNIT, 4"
051200.D01	STRUCTURAL STEEL FRAMING, ANGLE
055313.A00	BAR GRATINGS
061053.B01	WOOD BLOCKING
071326.A01	SELF-ADHERING SHEET WATERPROOFING, WP-A
071326.B02	SELF-ADHERING SHEET WATERPROOFING, DRAINAGE MEMBRANE
071326.D01	TERMINATION BAR FOR SELF-ADHERING SHEET WATERPROOFING
071413.A00	HOT FLUID APPLIED WATERPROOFING
071413.A01	HOT FLUID APPLIED RUBBERIZED ASPHALT WATERPROOFING MEMBRANE, WP-C
071413.B01	HOT FLUID APPLIED WATERPROOFING, PROTECTION COURSE
071413.B03	HOT FLUID APPLIED WATERPROOFING, MOLDED-SHEET DRAINAGE PANELS
071413.C01	RIGID BOARD INSULATION FOR HOT FLUID APPLIED WATERPROOFING
071616.A00	CRYSTALLINE WATERPROOFING
072100.A01	EXTRUDED POLYSTYRENE BOARD INSULATION (RIGID)
072419.A00	WATER-DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
072419.B04	MOLDED, RIGID CELLULAR POLYSTYRENE BOARD INSULATION
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
076200.A01	SHEET METAL FLASHING AND TRIM
076200.D07	TWO PIECE RECEIVER AND COUNTERFLASHING
079200.C01	BACKER ROD AND SEALANT
089119	FIXED LOUVERS
092216.F00	METAL FURRING

KEYNOTES (ACTION/GENERAL)

00-A1

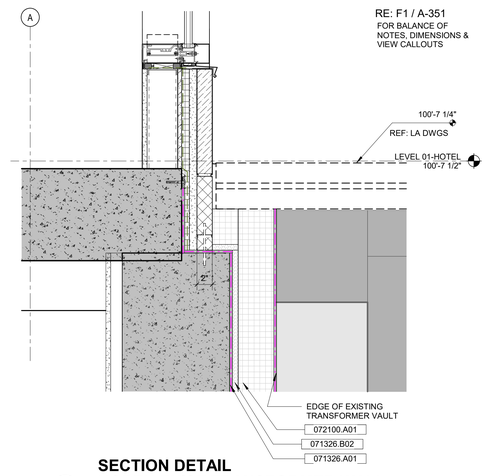
04-A2	GROUT SOLID BELOW FLASHING



D1 / A-352

SECTION DETAIL PIER AREAY WAY COL A/2.25

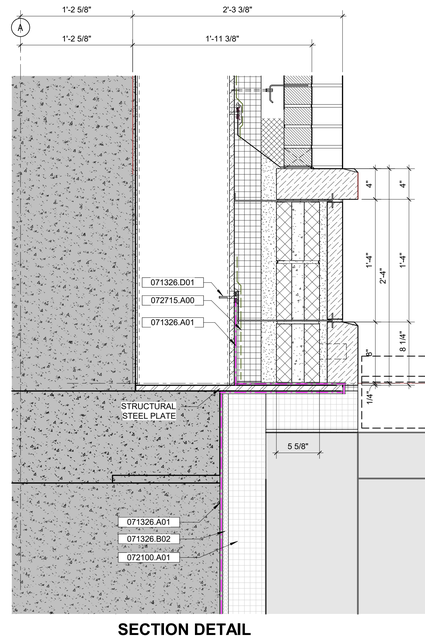
1 1/2" = 1'-0"



D3 / A-352

SECTION DETAIL NORTH EXIST TRANSFORMER WALL

1 1/2" = 1'-0"



RE: F4 / A-351
FOR BALANCE OF NOTES, DIMENSIONS & VIEW CALLOUTS

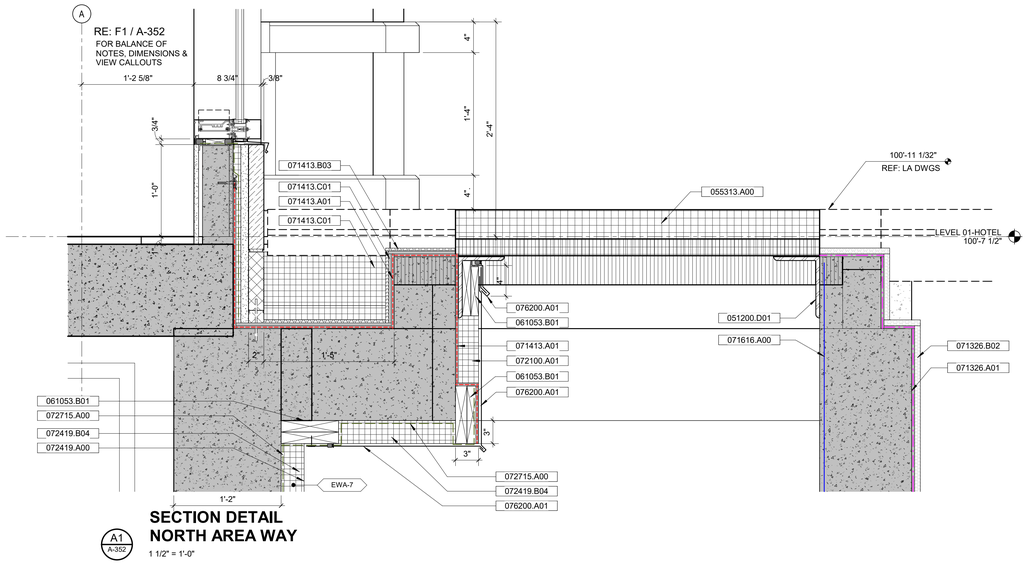
D5 / A-352

SECTION DETAIL NORTH EXIST TRANSFORMER COL A/6.75

1 1/2" = 1'-0"

GENERAL WALL AND DETAIL SECTION NOTES

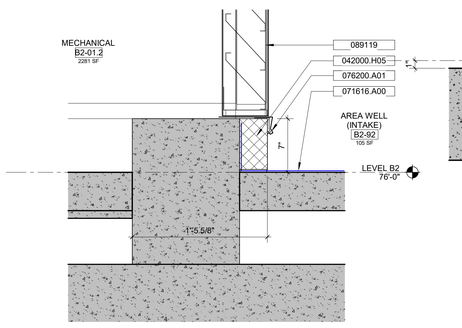
A. COORDINATE WITH WATEPROOFING FOR ADDITONAL WORK TO CONNECT FOUNDATION PACKAGE WORK TO BUILDING CONSTRUCTION.
   a. FOR WP-A, EXTEND MEMBRANE UP TO BOTTOM OF CURTAIN WALL AS INDICATED. AT BRICK VEWNEER WALL, EXTEND MEMBRANE UP TO +8" ABOVE BUILDING FLOOR LINE WITH TERMINATION BAR.
   b. FOR WP-D, EXTEND UP, TERMINATE @ +8" ABOVE BUILDING FLOOR WITH TERMINATION BAR.
B. EXPOSED STEEL AND METALS SHALL BE GALVANIZED AND RECEIVE HIGH PERFEORMANCE COATING.
C. AT INTERSECTION BETWEEN TOP OF WALLS AND UNDERSIDE OF METAL DECK, PROVIDE A METAL PLATE SPANNING DECK FOR METAL STUD RUNNER TO ANCHOR TOO. INSTALL FIRE STOPPING IN FLUTES.
D. ALL WOOD SHOWN IN DETAILS SHALL BE FIRE RETARDANT TREATED (FRT). ALL FASTENERS THOUGH FRT WOOD SHALL BE HOT DIP GALVANIZED.
E. FOR TRAFFIC COATING SPECIFICATION AND LOCATION, RE: SPECIFICATIONS 071000 DECK WATERPROOFING.
F. METAL FLASHING ADJACENT TO EWA-4 OR EWA-8 SHALL MATCH METAL PANEL.
G. WHERE TOP OF WALL STOPS AT METAL DECK, PROVIDE JOINT FIRESTOPPING IN FLUTES AND METAL PLATE TO ANCHOR STUD TO.
H. PROVIDE SEPARATION BETWEEN DIFFERENT METALS AND REQUIRED.



A1 / A-352

SECTION DETAIL NORTH AREA WAY

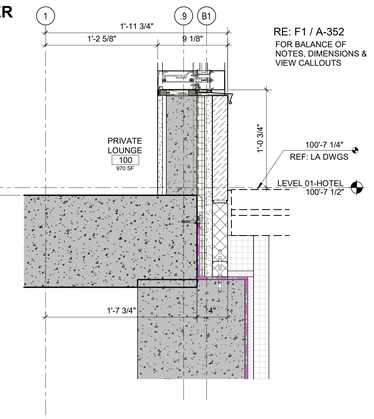
1 1/2" = 1'-0"



A5 / A-352

SECTION DETAIL

1 1/2" = 1'-0"



A7 / A-352

SECTION DETAIL CW w/ CONC STEM

1 1/2" = 1'-0"

CSX Hotel and Retail Development

230, 238, & 240 S Pennsylvania Street
Indianapolis, IN 46204

Owner
Boxcar Development LLC
401 Pennsylvania Pkway, Suite 100
Indianapolis, Indiana 46280

Architect
RATIO
101 South Pennsylvania Street
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Structural Engineer
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Indianapolis, IN 46240
317-872-8400

Mechanical / Electrical Engineer
Circle Design Group
9229 Delegates Row #150
Indianapolis, IN 46240
317-781-6200

Civil Engineer
Civil & Environmental Consultants, Inc.
530 East Ohio Street, Suite G
Indianapolis, IN 46204
317-655-7777

SEAL | DATE 03/19/26

WILLIAM A. BROWNE JR. REGISTERED No. AR00034154 STATE OF INDIANA ARCHITECT

SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

RATIO

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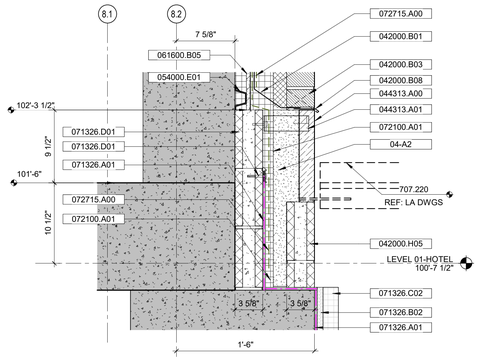
PROJECT NO. 23044.000

SHEET TITLE
SECTION DETAILS
LEVEL 1

SHEET NUMBER
A-352

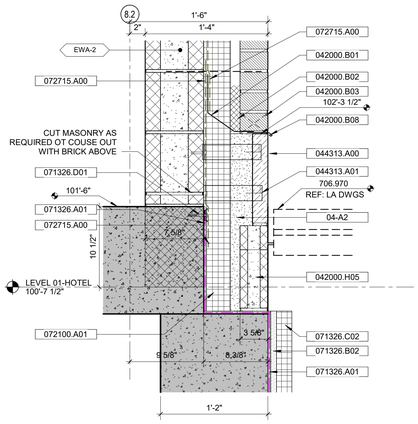
3/20/2026 7:12:17 AM



SECTION DETAIL
LOADING DOCK WALL

F1 / A-353

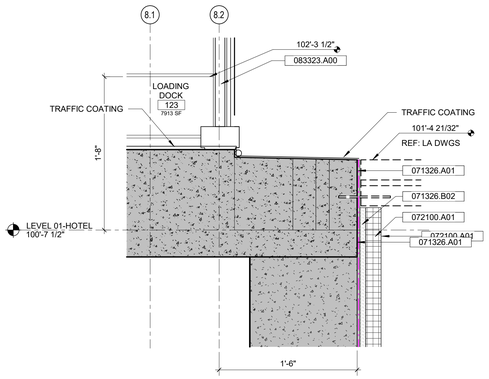
1 1/2" = 1'-0"



SECTION DETAIL
LOADING DOCK WALL

D1 / A-353

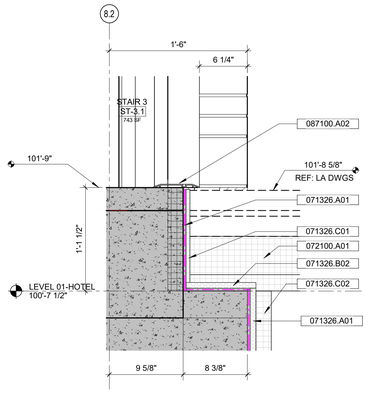
1 1/2" = 1'-0"



SECTION DETAIL
LOADING DOCK

D2 / A-353

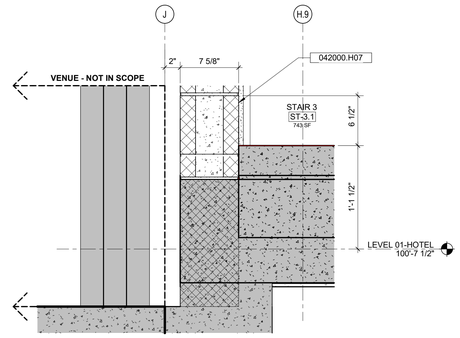
1 1/2" = 1'-0"



SECTION DETAIL
STAIR 3 DOORS

D5 / A-353

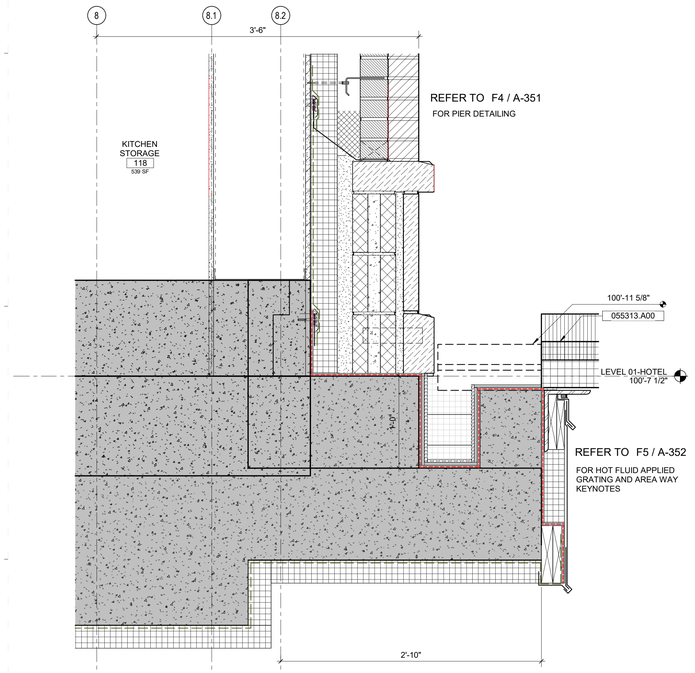
1 1/2" = 1'-0"



SECTION DETAIL
STAIR 3 SOUTH WALL
STAIRS

D7 / A-353

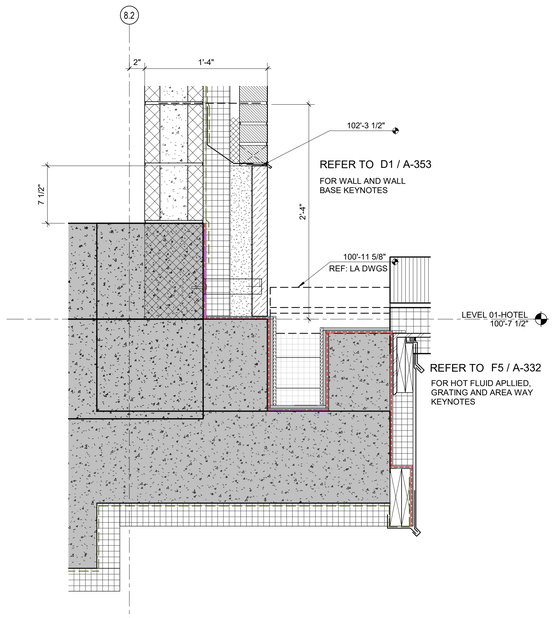
1 1/2" = 1'-0"



SECTION DETAIL
WEST TRANSFER BEAM @ PIER
COL 8/D

A1 / A-353

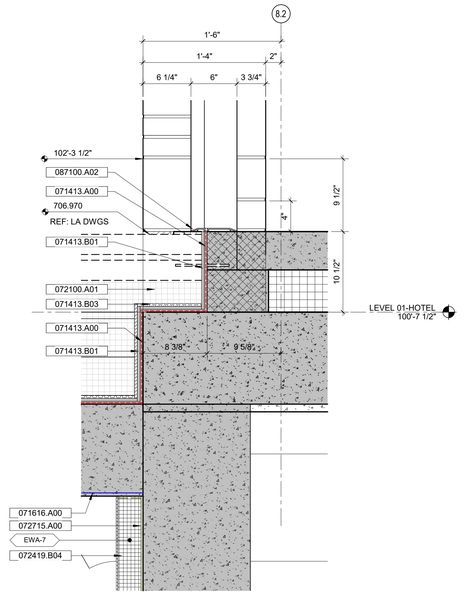
1 1/2" = 1'-0"



SECTION DETAIL
WEST TRANSFER BEAM @ CMU

A3 / A-353

1 1/2" = 1'-0"



SECTION DETAIL
WEST HM DOOR

A7 / A-353

1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.B01	MASONRY VENEER, FLASHING
042000.B02	MASONRY VENEER, DRAINAGE MATERIAL
042000.B03	MASONRY VENEER, WEEP/VENT
042000.B08	STAINLESS STEEL DRIP EDGE
042000.H05	CONCRETE MASONRY UNIT, 4"
042000.H07	CONCRETE MASONRY UNIT, 8"
044313.A00	ANCHORED STONE MASONRY VENEER, GRANITE
044313.A01	STONE TRIM ANCHORS
054000.E01	COLD-FORMED METAL FRAMING - Z FURRING
055313.A00	BAR GRATINGS
061600.B05	WALL SHEATHING, GLASS-MAT GYPSUM, 5/8"
071326.A01	SELF-ADHERING SHEET WATERPROOFING, WP-A
071326.B02	SELF-ADHERING SHEET WATERPROOFING, DRAINAGE MEMBRANE
071326.C01	RIGID BOARD INSULATION FOR SELF-ADHERING SHEET WATERPROOFING
071326.C02	2" RIGID BOARD INSULATION FOR SELF-ADHERING SHEET WATERPROOFING
071326.D01	TERMINATION BAR FOR SELF-ADHERING SHEET WATERPROOFING
071413.A00	HOT FLUID APPLIED WATERPROOFING
071413.B01	HOT FLUID APPLIED WATERPROOFING, PROTECTION COURSE
071413.B03	HOT FLUID APPLIED WATERPROOFING, MOLDED-SHEET DRAINAGE PANELS
071616.A00	CRYSTALLINE WATERPROOFING
072100.A01	EXTRUDED POLYSTYRENE BOARD INSULATION (RIGID)
072419.B04	MOLDED, RIGID CELLULAR POLYSTYRENE BOARD INSULATION
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
083323.A00	OVERHEAD COILING DOORS
087100.A02	DOOR HARDWARE - THRESHOLD

KEYNOTES (ACTION/GENERAL)

00-A1

04-A2	GROUT SOLID BELOW FLASHING

GENERAL WALL AND DETAIL SECTION NOTES

A. COORDINATE WITH WATEPROOFING FOR ADDITONAL WORK TO CONNECT FOUNDATION PACKAGE WORK TO BUILDING CONSTRUCTION.
   a. FOR WP-A, EXTEND MEMBRANE UP TO BOTTOM OF CURTAIN WALL AS INDICATED. AT BRICK VEWNEER WALL, EXTEND MEMBRANE UP TO +8" ABOVE BUILDING FLOOR LINE WITH TERMINATION BAR.
   b. FOR WP-D, EXTEND UP, TERMINATE @ +8" ABOVE BUILDING FLOOR WITH TERMINATION BAR.
B. EXPOSED STEEL AND METALS SHALL BE GALVANIZED AND RECEIVE HIGH PERFEORMANCE COATING.
C. AT INTERSECTION BETWEEN TOP OF WALLS AND UNDERSIDE OF METAL DECK, PROVIDE A METAL PLATE SPANNING DECK FOR METAL STUD RUNNER TO ANCHOR TOO. INSTALL FIRE STOPPING IN FLUTES.
D. ALL WOOD SHOWN IN DETAILS SHALL BE FIRE RETARDANT TREATED (FRT). ALL FASTENERS THOUGH FRT WOOD SHALL BE HOT DIP GALVANIZED.
E. FOR TRAFFIC COATING SPECIFICATION AND LOCATION, RE: SPECIFICATIONS 071000 DECK WATERPROOFING.
F. METAL FLASHING ADJACENT TO EWA-4 OR EWA-8 SHALL MATCH METAL PANEL.
G. WHERE TOP OF WALL STOPS AT METAL DECK, PROVIDE JOINT FIRESTOPPING IN FLUTES AND METAL PLATE TO ANCHOR STUD TO.
H. PROVIDE SEPARATION BETWEEN DIFFERENT METALS AND REQUIRED.

CSX Hotel and Retail Development

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Indianapolis, IN 46240
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Civil & Environmental Consultants, Inc.
530 East Ohio Street, Suite G
Indianapolis, IN 46204
317-655-7777

SEAL | DATE 03/19/26

WILLIAM A. BROWNE, JR. REGISTERED No. AR00034154 STATE OF INDIANA ARCHITECT

SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

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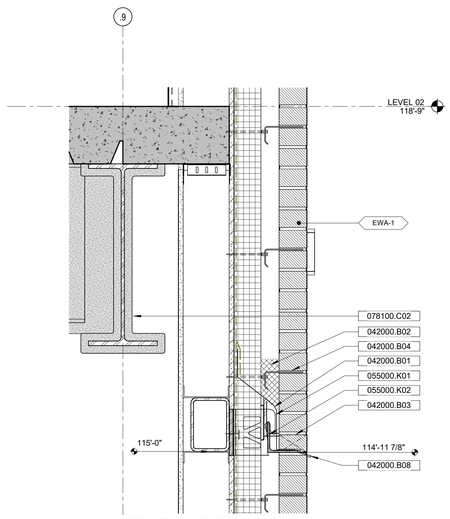
PROJECT NO. 23044.000

SHEET TITLE
SECTION DETAILS
LEVEL 1

SHEET NUMBER
A-353

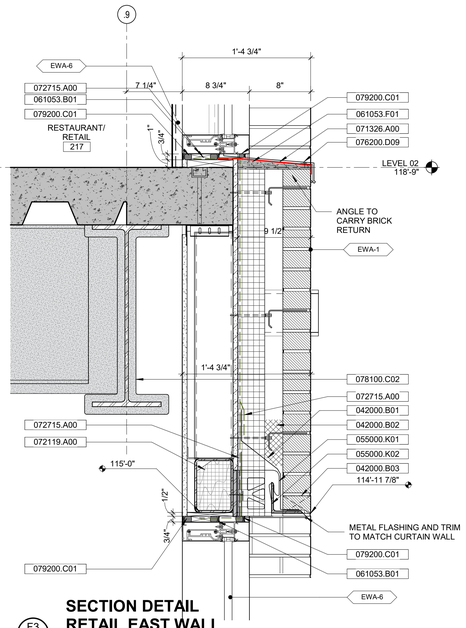
3/20/2026 7:12:40 AM



SECTION DETAIL
RETAIL SOUTH WALL
BRICK RELIEF

F1 / A-354

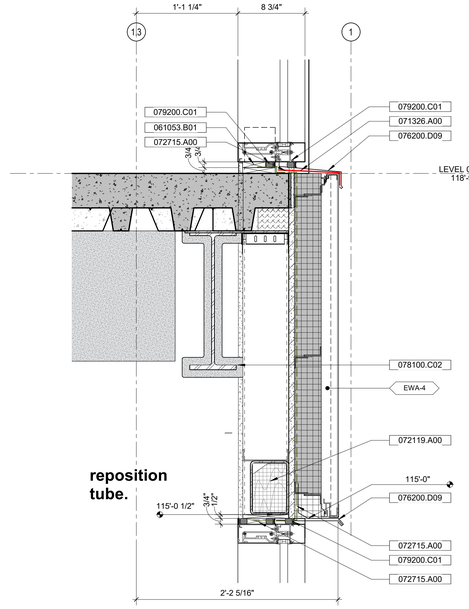
1 1/2" = 1'-0"



SECTION DETAIL
RETAIL EAST WALL

F3 / A-354

1 1/2" = 1'-0"



SECTION DETAIL
EAST ELEV ENTRY

F5 / A-354

1 1/2" = 1'-0"

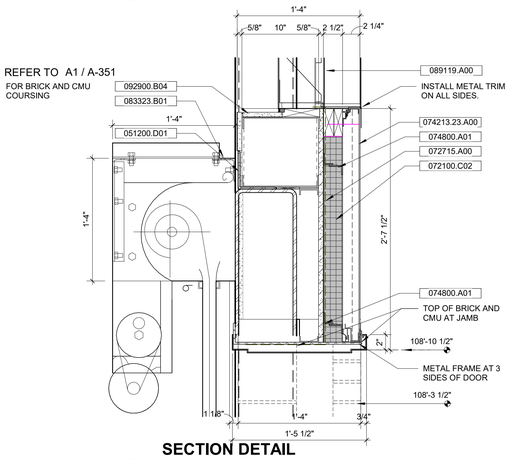
KEYNOTES (SPEC BASED)

061600.A00

042000.A02	STANDARD MODULAR BRICK
042000.B01	MASONRY VENEER, FLASHING
042000.B02	MASONRY VENEER, DRAINAGE MATERIAL
042000.B03	MASONRY VENEER, WEEP/VENT
042000.B04	MASONRY VENEER, TIE/ANCHOR
042000.B08	STAINLESS STEEL DRIP EDGE
042000.H07	CONCRETE MASONRY UNIT, 8"
042000.J01	CONCRETE MASONRY UNIT, BOND BEAM, MATCH WALL THICKNESS, REFER TO STRUCTURAL
051200.D01	STRUCTURAL STEEL FRAMING, ANGLE
051200.E02	STRUCTURAL STEEL FRAMING, PLATE
054000.A01	COLD-FORMED METAL FRAMING - 3 5/8"
054000.A02	COLD-FORMED METAL FRAMING - 6"
055000.K01	THERMALLY BROKEN BRACKET
055000.K02	THERMALLY BROKEN BRACKET, STEEL ANGLE
061053.B01	WOOD BLOCKING
061053.F01	MISCELLANEOUS ROUGH CARPENTRY, PLYWOOD
061600.B05	WALL SHEATHING, GLASS-MAT GYPSUM, 5/8"
071326.A00	SELF-ADHERING SHEET WATERPROOFING
072100.A01	EXTRUDED POLYSTYRENE BOARD INSULATION (RIGID)
072100.C02	MINERAL-WOOL BOARD
072119.A00	FOAMED-IN-PLACE INSULATION
072419.A00	WATER-DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
072419.B04	MOLDED, RIGID CELLULAR POLYSTYRENE BOARD INSULATION
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
074213.23.A00	METAL COMPOSITE MATERIAL WALL PANELS
074213.23.A01	
074800.A01	THERMALLY BROKEN, NON-CONTINUOUS ALUMINUM RAINSCREEN ATTACHMENT SYSTEM
076200.A01	SHEET METAL FLASHING AND TRIM
076200.D09	ALUMINUM SILL FLASHING
078100.A00	APPLIED FIREPROOFING
078100.C02	
078443.A00	JOINT FIRESTOPPING
079200.C01	BACKER ROD AND SEALANT
083323.B01	OVERHEAD COILING DOOR
089119.A00	FIXED LOUVERS
092216.D01	6" METAL STUD FRAMING, NON-STRUCTURAL
092900.B04	GYPSUM BOARD, 5/8"

KEYNOTES (ACTION/GENERAL)

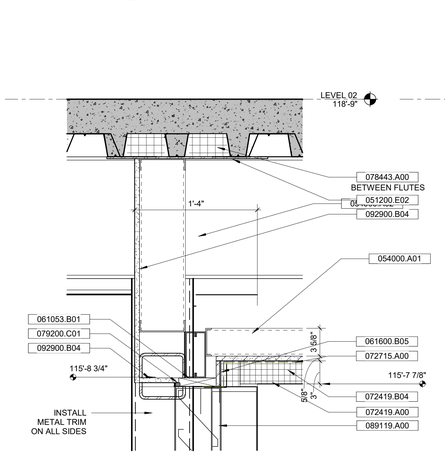
00-A1



SECTION DETAIL
RAMP COILING DOOR

C1 / A-354

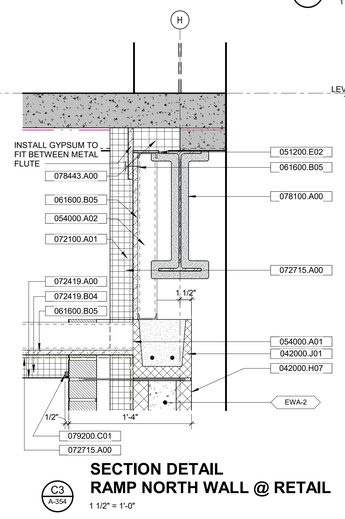
1 1/2" = 1'-0"



SECTION DETAIL

C2 / A-354

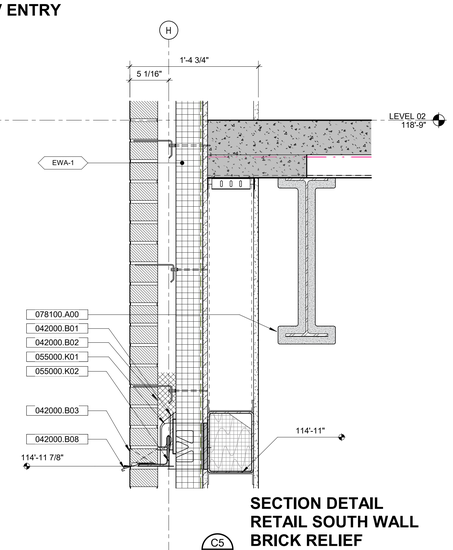
1 1/2" = 1'-0"



SECTION DETAIL
RAMP NORTH WALL @ RETAIL

C3 / A-354

1 1/2" = 1'-0"



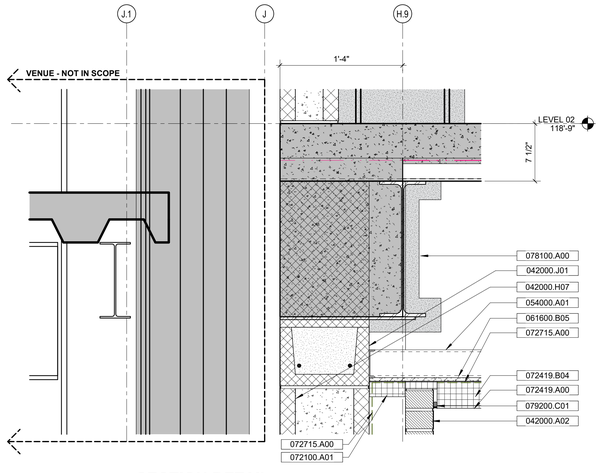
SECTION DETAIL
RETAIL SOUTH WALL
BRICK RELIEF

C5 / A-354

1 1/2" = 1'-0"

GENERAL WALL AND DETAIL SECTION NOTES

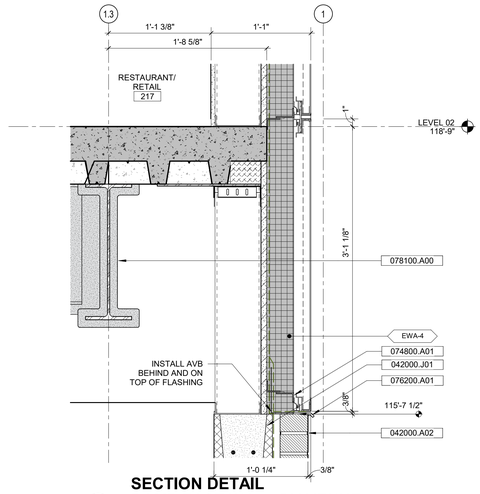
A. COORDINATE WITH WATEPROOFING FOR ADDITONAL WORK TO CONNECT FOUNDATION PACKAGE WORK TO BUILDING CONSTRUCTION.
   a. FOR WP-A, EXTEND MEMBRANE UP TO BOTTOM OF CURTAIN WALL AS INDICATED. AT BRICK VEWNEER WALL, EXTEND MEMBRANE UP TO +8" ABOVE BUILDING FLOOR LINE WITH TERMINATION BAR.
   b. FOR WP-D, EXTEND UP, TERMINATE @ +8" ABOVE BUILDING FLOOR WITH TERMINATION BAR.
B. EXPOSED STEEL AND METALS SHALL BE GALVANIZED AND RECEIVE HIGH PERFEORMANCE COATING.
C. AT INTERSECTION BETWEEN TOP OF WALLS AND UNDERSIDE OF METAL DECK, PROVIDE A METAL PLATE SPANNING DECK FOR METAL STUD RUNNER TO ANCHOR TOO. INSTALL FIRE STOPPING IN FLUTES.
D. ALL WOOD SHOWN IN DETAILS SHALL BE FIRE RETARDANT TREATED (FRT). ALL FASTENERS THOUGH FRT WOOD SHALL BE HOT DIP GALVANIZED.
E. FOR TRAFFIC COATING SPECIFICATION AND LOCATION, RE: SPECIFICATIONS 071000 DECK WATERPROOFING.
F. METAL FLASHING ADJACENT TO EWA-4 OR EWA-8 SHALL MATCH METAL PANEL.
G. WHERE TOP OF WALL STOPS AT METAL DECK, PROVIDE JOINT FIRESTOPPING IN FLUTES AND METAL PLATE TO ANCHOR STUD TO.
H. PROVIDE SEPARATION BETWEEN DIFFERENT METALS AND REQUIRED.



SECTION DETAIL
EAST WALL AT VENUE

A1 / A-354

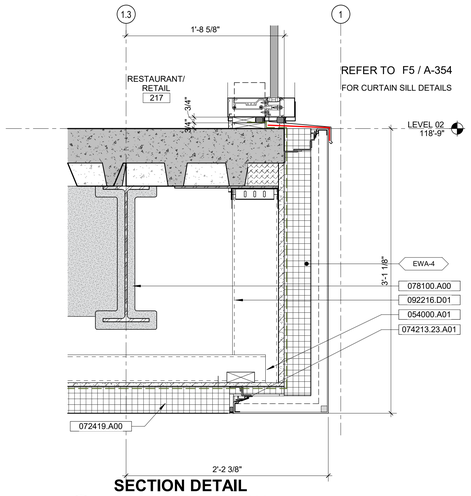
1 1/2" = 1'-0"



SECTION DETAIL
RAMP EAST WALL BY VENUE

A3 / A-354

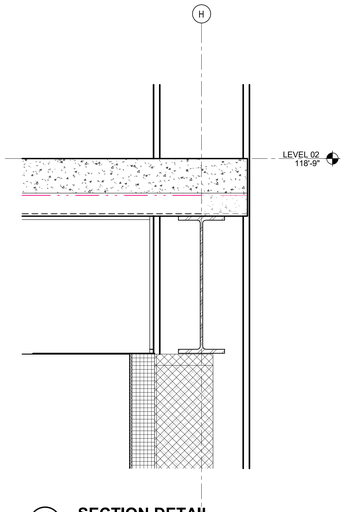
1 1/2" = 1'-0"



SECTION DETAIL
EAST RAMP ENTRY

A5 / A-354

1 1/2" = 1'-0"



SECTION DETAIL

A6 / A-354

1 1/2" = 1'-0"

CSX Hotel and Retail Development

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Indianapolis, IN 46204

Owner
Boxcar Development LLC
401 Pennsylvania Pkway, Suite 100
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Architect
RATIO
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SEAL | DATE 03/19/26

WILLIAM A. BROWNE JR. REGISTERED No. AR00034154 STATE OF INDIANA ARCHITECT

SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

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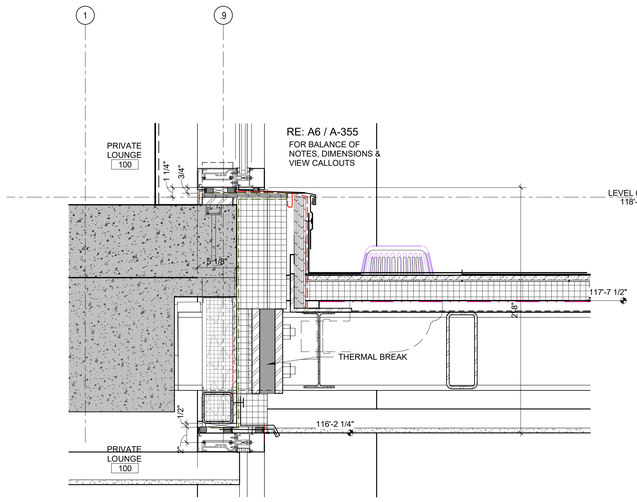
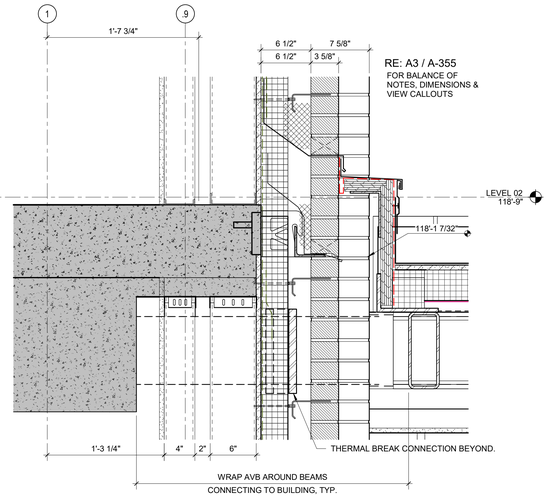
PROJECT NO. 23044.000

SHEET TITLE
SECTION DETAILS
LEVEL 2

SHEET NUMBER
A-354

3/20/2026 7:13:25 AM

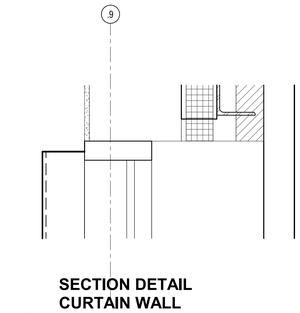




F3 / A-355

SECTION DETAIL EAST PIER @ CONC. STRUCTURE

1 1/2" = 1'-0"



F7 / A-355

SECTION DETAIL CURTAIN WALL @ CANOPY COLUMN

1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.A04	SPECIAL SHAPED BRICK
042000.B01	MASONRY VENEER, FLASHING
042000.B02	MASONRY VENEER, DRAINAGE MATERIAL
042000.B03	MASONRY VENEER, WEEP/VENT
042000.B08	STAINLESS STEEL DRIP EDGE
042100.A00	ARCHITECTURAL TERRA COTTA
042100.B01	CLIP WITH ISOLATOR GASKET FOR ARCHITECTURAL TERRA COTTA
042100.B02	ALUMINUM TRACK WITH GASKET FOR ARCHITECTURAL TERRA COTTA
054000.A00	COLD-FORMED METAL FRAMING
054000.A01	COLD-FORMED METAL FRAMING - 3 5/8"
054000.A02	COLD-FORMED METAL FRAMING - 6"
054000.F01	COLD-FORMED METAL FRAMING - DEFLECTION TRACK
055000.K01	THERMALLY BROKEN BRACKET
055000.K02	THERMALLY BROKEN BRACKET, STEEL ANGLE
061053.B01	WOOD BLOCKING
061053.F01	MISCELLANEOUS ROUGH CARPENTRY, PLYWOOD
061053.F05	MISCELLANEOUS ROUGH CARPENTRY, PLYWOOD, 3/4"
061600.B05	WALL SHEATHING, GLASS-MAT GYPSUM, 5/8"
071326.A00	SELF-ADHERING SHEET WATERPROOFING
072100.A01	EXTRUDED POLYSTYRENE BOARD INSULATION (RIGID)
072119.A00	FOAMED-IN-PLACE INSULATION
072423.A00	DIRECT-APPLIED FINISH SYSTEMS
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
074800.A01	THERMALLY BROKEN, NON-CONTINUOUS ALUMINUM RAINSCREEN ATTACHMENT SYSTEM
075419.D01	PVC ROOFING, MEMBRANE
076200.A01	SHEET METAL FLASHING AND TRIM
076200.D09	ALUMINUM SILL FLASHING
078443.A00	JOINT FIRESTOPPING
079200.C01	BACKER ROD AND SEALANT
084413.C03	BACKPAN
084413.C04	INSULATED SPANDREL PANEL
092216.D01	6" METAL STUD FRAMING, NON-STRUCTURAL
092900.B04	GYPSUM BOARD, 5/8"

F1 / A-355

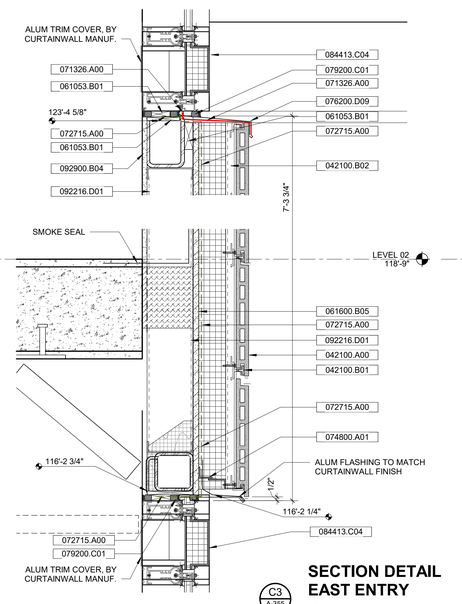
SECTION DETAIL EAST CANOPY @ CONC. STRUCTURE

1 1/2" = 1'-0"

C1 / A-355

SECTION DETAIL EAST ENTRY

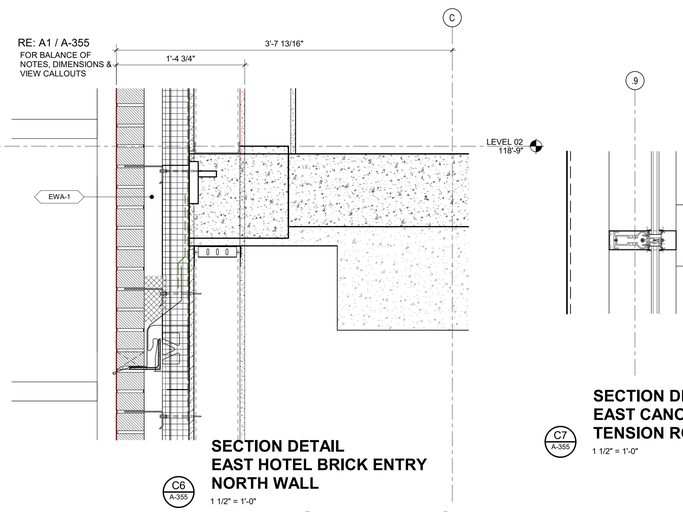
1 1/2" = 1'-0"



C3 / A-355

SECTION DETAIL EAST ENTRY

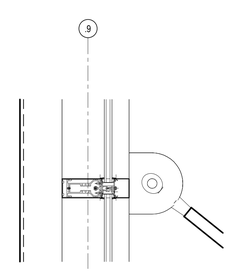
1 1/2" = 1'-0"



C6 / A-355

SECTION DETAIL EAST HOTEL BRICK ENTRY NORTH WALL

1 1/2" = 1'-0"



SECTION DETAIL EAST CANOPY TENSION ROD

1 1/2" = 1'-0"

KEYNOTES (ACTION/GENERAL)

00-A1

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H. PROVIDE SEPARATION BETWEEN DIFFERENT METALS AND REQUIRED.

A1 / A-355

SECTION DETAIL EAST SIDE HOTEL SOUTH WALL

1 1/2" = 1'-0"

A3 / A-355

SECTION DETAIL EAST CANOPY @ PIER

1 1/2" = 1'-0"

A6 / A-355

SECTION DETAIL EAST CANOPY @ STEEL STRUCTURE

1 1/2" = 1'-0"

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SEAL | DATE 03/19/26

WILLIAM A. BROWNE REGISTERED JR. No. AR00034154 STATE OF INDIANA ARCHITECT

SHEET ISSUE

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PROJECT NO. 23044.000

SHEET TITLE
SECTION DETAILS LEVEL 2

SHEET NUMBER
A-355

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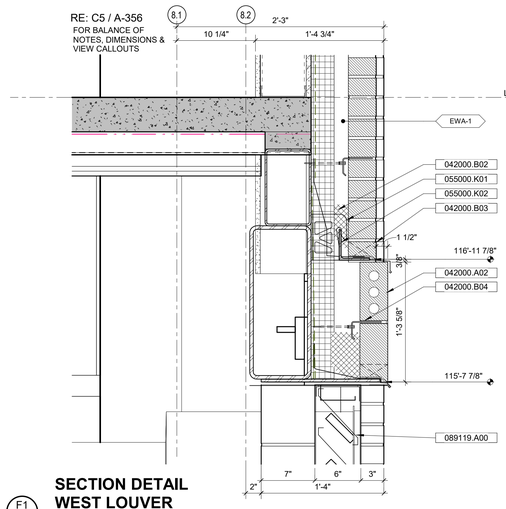
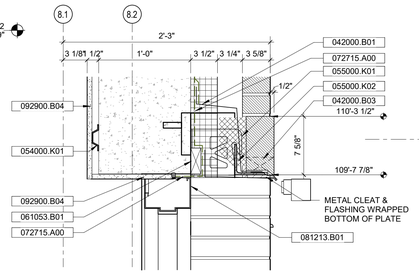


F1 A-356

SECTION DETAIL WEST LOUVER

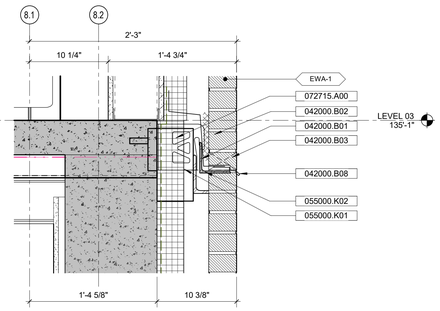
1 1/2" = 1'-0"



F3 A-356

SECTION DETAIL SOUTHWEST HOTEL

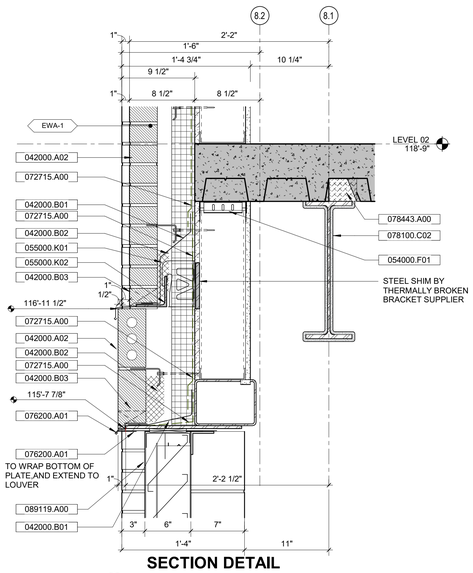
1 1/2" = 1'-0"



F5 A-356

SECTION DETAIL L3 SHEAR WALL TO CFMF

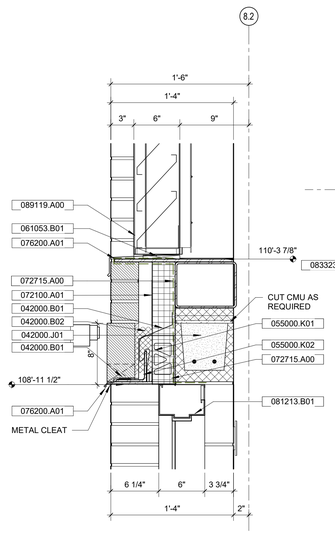
1 1/2" = 1'-0"



C1 A-356

SECTION DETAIL NORTH WEST LOUVER

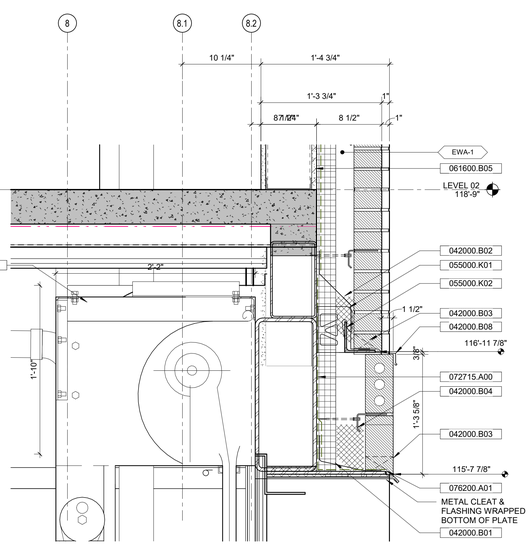
1 1/2" = 1'-0"



C3 A-356

SECTION DETAIL NORTH WEST LOUVER

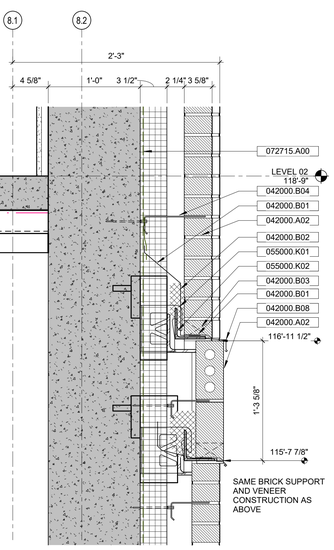
1 1/2" = 1'-0"



C5 A-356

SECTION DETAIL WEST OVERHEAD DOOR

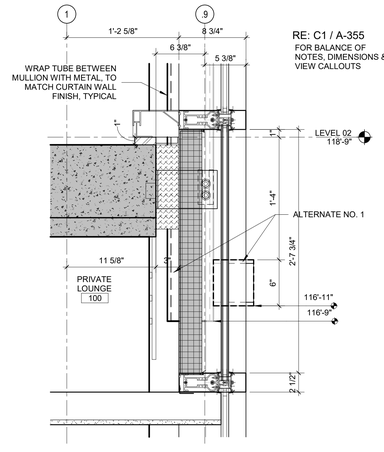
1 1/2" = 1'-0"



C6 A-356

SECTION DETAIL BRICK RELIEF AT SHEAR WALL

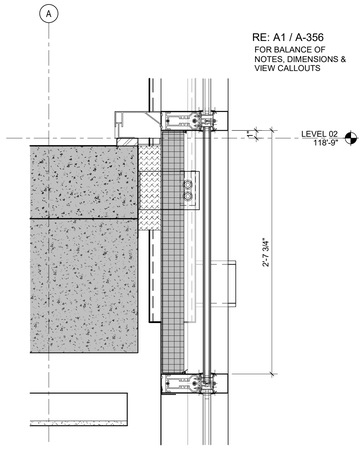
1 1/2" = 1'-0"



A1 A-356

SECTION DETAIL @ NORTH / EAST CORNER BASE BID

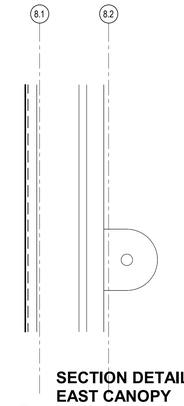
1 1/2" = 1'-0"



A3 A-356

SECTION DETAIL NORTH CANOPY BASE BID

1 1/2" = 1'-0"



A8 A-356

SECTION DETAIL EAST CANOPY TENSION ROD

1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.A02	STANDARD MODULAR BRICK
042000.B01	MASONRY VENEER, FLASHING
042000.B02	MASONRY VENEER, DRAINAGE MATERIAL
042000.B03	MASONRY VENEER, WEEP/VENT
042000.B04	MASONRY VENEER, TIE/ANCHOR
042000.B08	STAINLESS STEEL DRIP EDGE
042000.J01	CONCRETE MASONRY UNIT, BOND BEAM, MATCH WALL THICKNESS, REFER TO STRUCTURAL
054000.F01	COLD-FORMED METAL FRAMING - DEFLECTION TRACK
054000.K01	COLD-FORMED METAL FRAMING - HAT CHANNEL
055000.K01	THERMALLY BROKEN BRACKET
055000.K02	THERMALLY BROKEN BRACKET, STEEL ANGLE
061053.B01	WOOD BLOCKING
061600.B05	WALL SHEATHING, GLASS-MAT GYPSUM, 5/8"
072100.A01	EXTRUDED POLYSTYRENE BOARD INSULATION (RIGID)
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
076200.A01	SHEET METAL FLASHING AND TRIM
078100.C02	
078443.A00	JOINT FIRESTOPPING
081213.B01	HOLLOW METAL FRAME
083323.B01	OVERHEAD COILING DOOR
089119.A00	FIXED LOUVERS
092900.B04	GYPSUM BOARD, 5/8"

KEYNOTES (ACTION/GENERAL)

00-A1

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SHEET ISSUE

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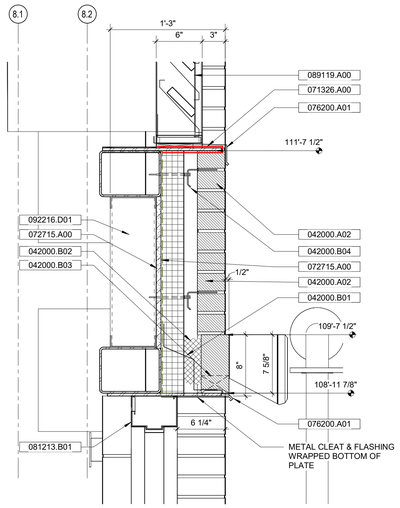
PROJECT NO. 23044.000

SHEET TITLE
SECTION DETAILS LEVEL 2

SHEET NUMBER
A-356

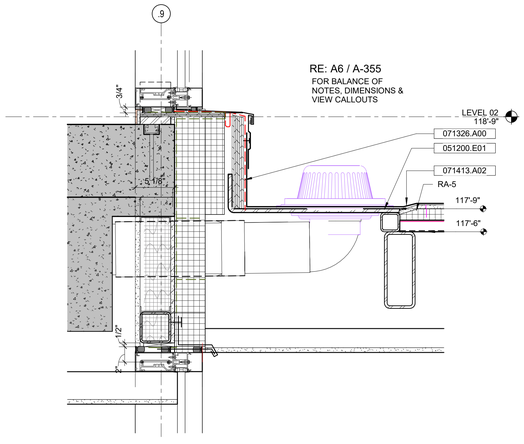
3/20/2026 7:14:52 AM



E1 / A-357

SECTION DETAIL WEST LOUVER

1 1/2" = 1'-0"



C1 / A-357

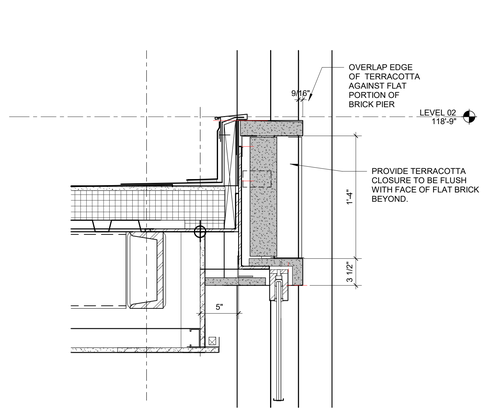
SECTION DETAIL

1 1/2" = 1'-0"

C3 / A-357

SECTION DETAIL FRONT FASCIA

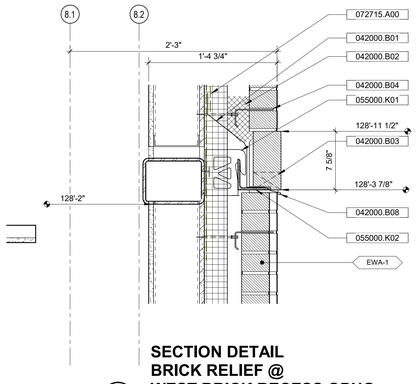
1 1/2" = 1'-0"



C5 / A-357

EAST CANOPY SECTION DETAIL

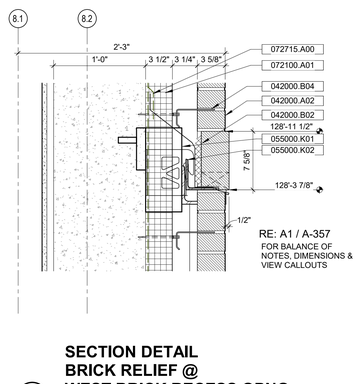
1 1/2" = 1'-0"



A1 / A-357

SECTION DETAIL BRICK RELIEF @ WEST BRICK RECESS OPNG

1 1/2" = 1'-0"



A3 / A-357

SECTION DETAIL BRICK RELIEF @ WEST BRICK RECESS OPNG

1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.A02	STANDARD MODULAR BRICK
042000.B01	MASONRY VENEER, FLASHING
042000.B02	MASONRY VENEER, DRAINAGE MATERIAL
042000.B03	MASONRY VENEER, WEEP/VENT
042000.B04	MASONRY VENEER, TIE/ANCHOR
042000.B08	STAINLESS STEEL DRIP EDGE
042100.A00	ARCHITECTURAL TERRA COTTA
042100.C02	STAINLESS STEEL STRAP ANCHOR(S) FOR ARCHITECTURAL TERRA COTTA
042100.C03	STAINLESS STEEL ANGLE FOR ARCHITECTURAL TERRA COTTA
051200.E01	STRUCTURAL STEEL FRAMING, BENT PLATE
054000.A02	COLD-FORMED METAL FRAMING - 6"
055000.K01	THERMALLY BROKEN BRACKET
055000.K02	THERMALLY BROKEN BRACKET, STEEL ANGLE
057313.C01	SHOE MOUNTED GLASS RAIL
071326.A00	SELF-ADHERING SHEET WATERPROOFING
071413.A02	PROTECTION FABRIC
072100.A01	EXTRUDED POLYSTYRENE BOARD INSULATION (RIGID)
072423.A00	DIRECT-APPLIED FINISH SYSTEMS
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
075419.D01	PVC ROOFING, MEMBRANE
076200.A01	SHEET METAL FLASHING AND TRIM
076200.D09	ALUMINUM SILL FLASHING
079200.A01	SEALANT
081213.B01	HOLLOW METAL FRAME
089119.A00	FIXED LOUVERS
092216.D01	6" METAL STUD FRAMING, NON-STRUCTURAL
107316.13.A00	METAL CANOPIES

KEYNOTES (ACTION/GENERAL)

00-A1

GENERAL WALL AND DETAIL SECTION NOTES

A. COORDINATE WITH WATEPROOFING FOR ADDITONAL WORK TO CONNECT FOUNDATION PACKAGE WORK TO BUILDING CONSTRUCTION.
   a. FOR WP-A, EXTEND MEMBRANE UP TO BOTTOM OF CURTAIN WALL AS INDICATED. AT BRICK VEWNEER WALL, EXTEND MEMBRANE UP TO +8" ABOVE BUILDING FLOOR LINE WITH TERMINATION BAR.
   b. FOR WP-D, EXTEND UP, TERMINATE @ +8" ABOVE BUILDING FLOOR WITH TERMINATION BAR.
B. EXPOSED STEEL AND METALS SHALL BE GALVANIZED AND RECEIVE HIGH PERFEORMANCE COATING.
C. AT INTERSECTION BETWEEN TOP OF WALLS AND UNDERSIDE OF METAL DECK, PROVIDE A METAL PLATE SPANNING DECK FOR METAL STUD RUNNER TO ANCHOR TOO. INSTALL FIRE STOPPING IN FLUTES.
D. ALL WOOD SHOWN IN DETAILS SHALL BE FIRE RETARDANT TREATED (FRT). ALL FASTENERS THOUGH FRT WOOD SHALL BE HOT DIP GALVANIZED.
E. FOR TRAFFIC COATING SPECIFICATION AND LOCATION, RE: SPECIFICATIONS 071000 DECK WATERPROOFING.
F. METAL FLASHING ADJACENT TO EWA-4 OR EWA-8 SHALL MATCH METAL PANEL.
G. WHERE TOP OF WALL STOPS AT METAL DECK, PROVIDE JOINT FIRESTOPPING IN FLUTES AND METAL PLATE TO ANCHOR STUD TO.
H. PROVIDE SEPARATION BETWEEN DIFFERENT METALS AND REQUIRED.

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SEAL | DATE 03/19/26

WILLIAM A. BROWNE JR. REGISTERED No. AR00034154 STATE OF INDIANA ARCHITECT

SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

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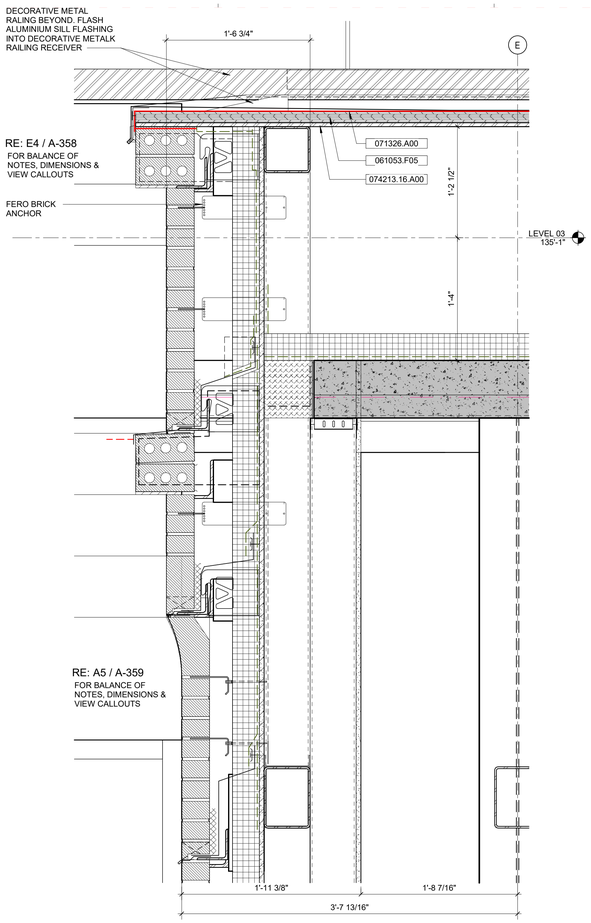
PROJECT NO. 23044.000

SHEET TITLE
SECTION DETAILS LEVEL 2

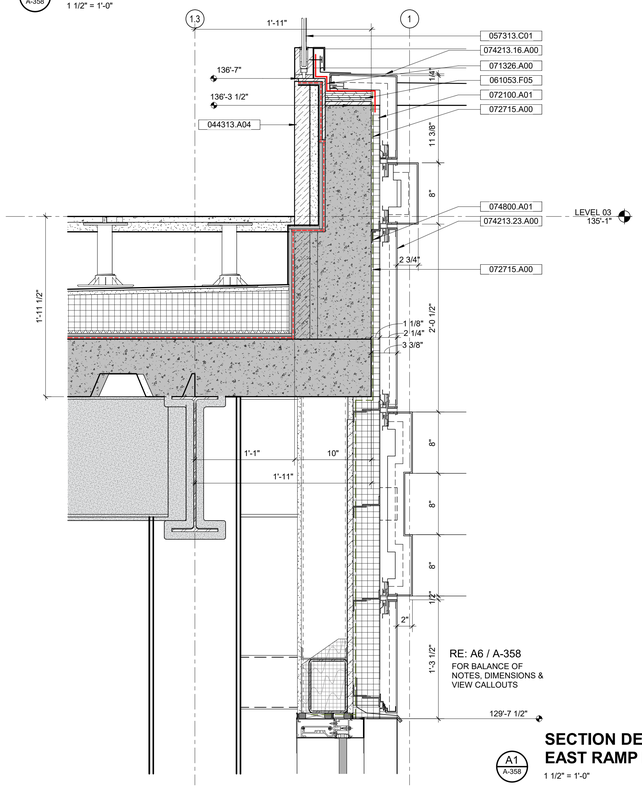
SHEET NUMBER
A-357

3/20/2026 7:15:19 AM



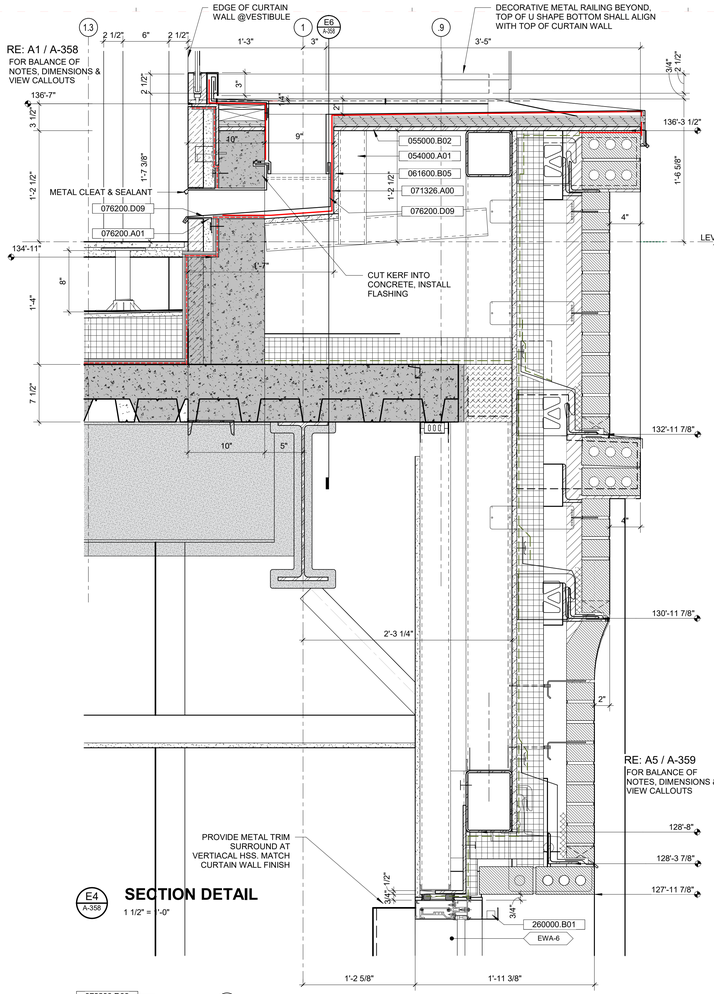
SECTION DETAIL AT HOTEL LOOKING AT ELEV

E1 / A-358 — 1 1/2" = 1'-0"



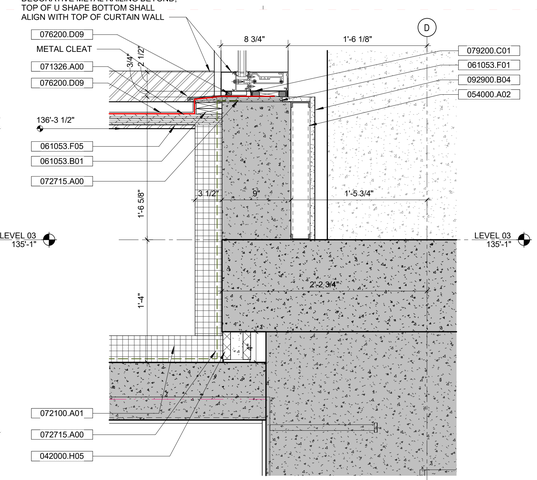
SECTION DETAIL EAST RAMP ENTRY

A1 / A-358 — 1 1/2" = 1'-0"



SECTION DETAIL

E4 / A-358 — 1 1/2" = 1'-0"



SECTION DETAIL CW AT S/W HOTEL

E6 / A-358 — 1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.A02	STANDARD MODULAR BRICK
042000.B01	MASONRY VENEER, FLASHING
042000.B02	MASONRY VENEER, DRAINAGE MATERIAL
042000.B03	MASONRY VENEER, WEEP/VENT
042000.H05	CONCRETE MASONRY UNIT, 4"
044313.A04	EXTERIOR STONE CLADDING, GRANITE
051200.D01	STRUCTURAL STEEL FRAMING, ANGLE
054000.A01	COLD-FORMED METAL FRAMING - 3 5/8"
054000.A02	COLD-FORMED METAL FRAMING - 6"
055000.B02	METAL FABRICATIONS, STEEL PLATE, REFERENCE STRUCTURAL
055000.B03	METAL FABRICATIONS, STEEL BENT PLATE, REFERENCE STRUCTURAL
055000.K01	THERMALLY BROKEN BRACKET
057300.A00	DECORATIVE METAL RAILINGS
057313.C01	SHOE MOUNTED GLASS RAIL
061053.B01	WOOD BLOCKING
061053.F01	MISCELLANEOUS ROUGH CARPENTRY, PLYWOOD
061053.F05	MISCELLANEOUS ROUGH CARPENTRY, PLYWOOD, 3/4"
061600.B05	WALL SHEATHING, GLASS-MAT GYPSUM, 5/8"
071326.A00	SELF-ADHERING SHEET WATERPROOFING
071413.A00	HOT FLUID APPLIED WATERPROOFING
071413.A02	PROTECTION FABRIC
071413.B01	HOT FLUID APPLIED WATERPROOFING, PROTECTION COURSE
072100.A01	EXTRUDED POLYSTYRENE BOARD INSULATION (RIGID)
072100.C02	MINERAL-WOOL BOARD
072119.A00	FOAMED-IN-PLACE INSULATION
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
074213.16.A00	METAL PLATE WALL PANELS
074213.23.A00	METAL COMPOSITE MATERIAL WALL PANELS
074800.A01	THERMALLY BROKEN, NON-CONTINUOUS ALUMINUM RAINSCREEN ATTACHMENT SYSTEM
076200.A01	SHEET METAL FLASHING AND TRIM
076200.D09	ALUMINUM SILL FLASHING
078100.A00	APPLIED FIREPROOFING
078443.A00	JOINT FIRESTOPPING
079200.C01	BACKER ROD AND SEALANT
092900.B04	GYPSUM BOARD, 5/8"
260000.B01	CABLE TRAY (ALL ACTIVITIES UNDER ELECTRICAL)

KEYNOTES (ACTION/GENERAL)

00-A1

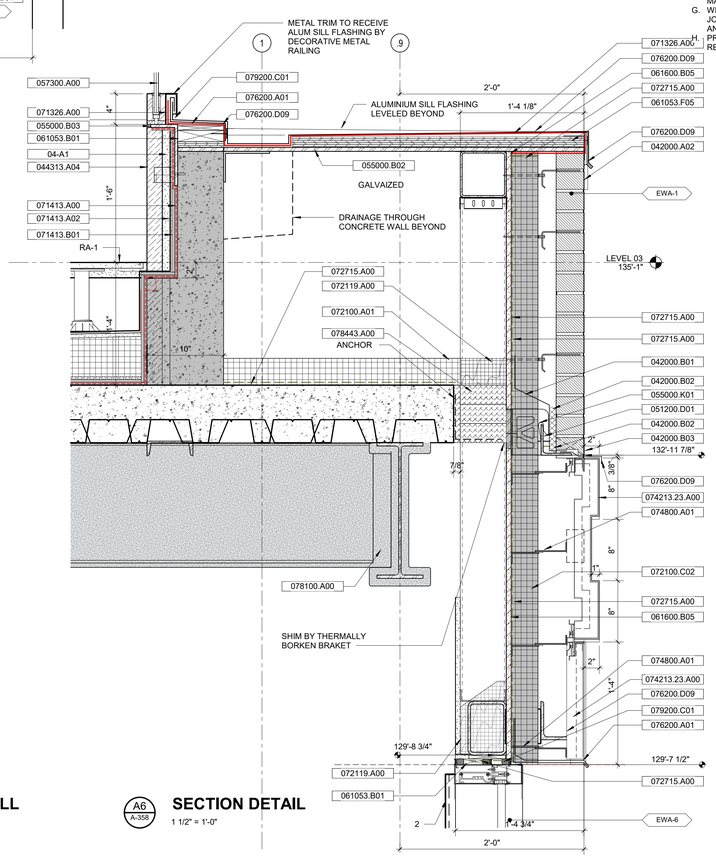
04-A1	GROUT SOLID

GENERAL WALL AND DETAIL SECTION NOTES

A. COORDINATE WITH WATEPROOFING FOR ADDITONAL WORK TO CONNECT FOUNDATION PACKAGE WORK TO BUILDING CONSTRUCTION.
   a. FOR WP-A, EXTEND MEMBRANE UP TO BOTTOM OF CURTAIN WALL AS INDICATED. AT BRICK VEWNEER WALL, EXTEND MEMBRANE UP TO +8" ABOVE BUILDING FLOOR LINE WITH TERMINATION BAR.
   b. FOR WP-D, EXTEND UP, TERMINATE @ +8" ABOVE BUILDING FLOOR WITH TERMINATION BAR.
B. EXPOSED STEEL AND METALS SHALL BE GALVANIZED AND RECEIVE HIGH PERFEORMANCE COATING.
C. AT INTERSECTION BETWEEN TOP OF WALLS AND UNDERSIDE OF METAL DECK, PROVIDE A METAL PLATE SPANNING DECK FOR METAL STUD RUNNER TO ANCHOR TOO. INSTALL FIRE STOPPING IN FLUTES.
D. ALL WOOD SHOWN IN DETAILS SHALL BE FIRE RETARDANT TREATED (FRT). ALL FASTENERS THOUGH FRT WOOD SHALL BE HOT DIP GALVANIZED.
E. FOR TRAFFIC COATING SPECIFICATION AND LOCATION, RE: SPECIFICATIONS 071000 DECK WATERPROOFING.
F. METAL FLASHING ADJACENT TO EWA-4 OR EWA-8 SHALL MATCH METAL PANEL.
G. WHERE TOP OF WALL STOPS AT METAL DECK, PROVIDE JOINT FIRESTOPPING IN FLUTES AND METAL PLATE TO ANCHOR STUD TO.
H. PROVIDE SEPARATION BETWEEN DIFFERENT METALS AND REQUIRED.

SECTION DETAIL RETAIL SOUTH WALL

B4 / A-358 — 1 1/2" = 1'-0"



SECTION DETAIL

A6 / A-358 — 1 1/2" = 1'-0"

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SEAL | DATE 03/19/26

WILLIAM A. BROWNE JR. REGISTERED No. AR00034154 STATE OF INDIANA ARCHITECT

SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

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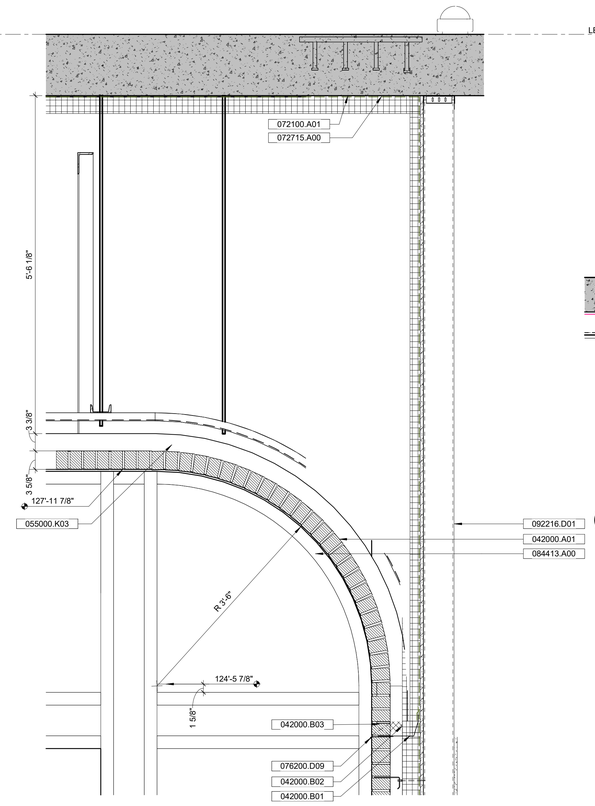
PROJECT NO. 23044.000

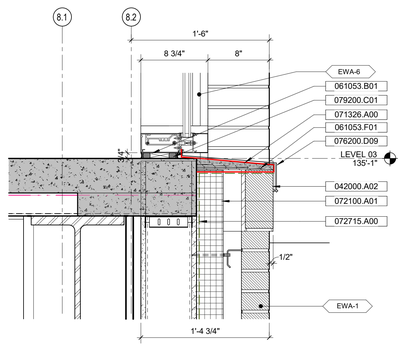
SHEET TITLE
SECTION DETAILS LEVEL 3

SHEET NUMBER
A-358

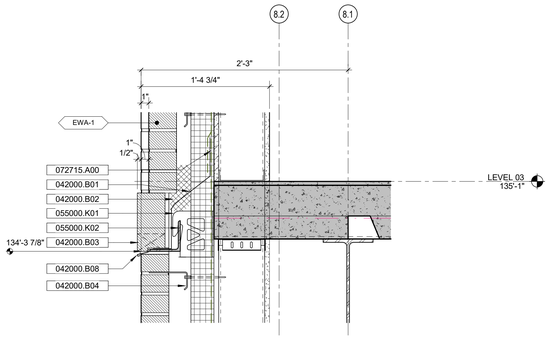
3/20/2026 7:15:49 AM



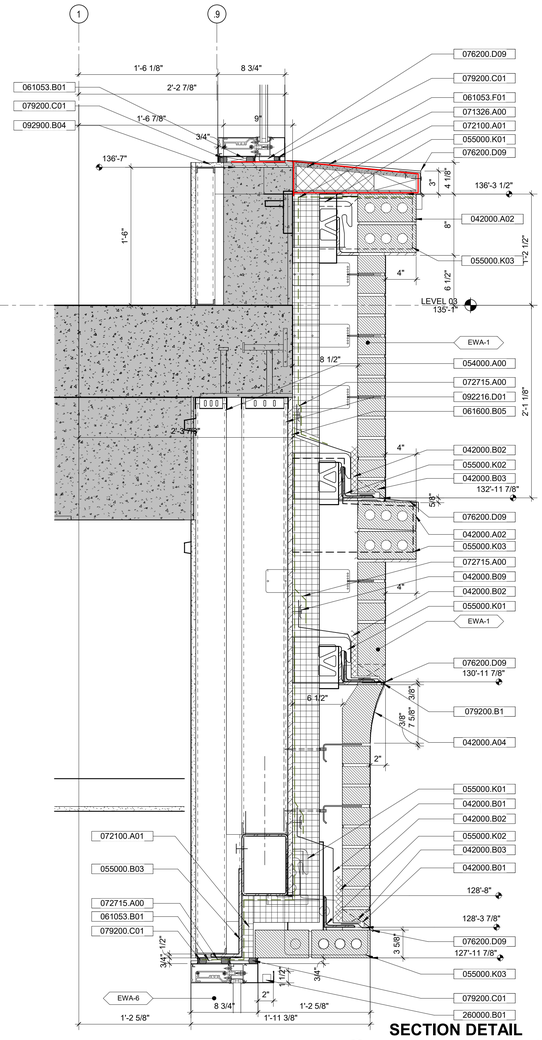
C1 A-359 **SECTION DETAIL**
1" = 1'-0"



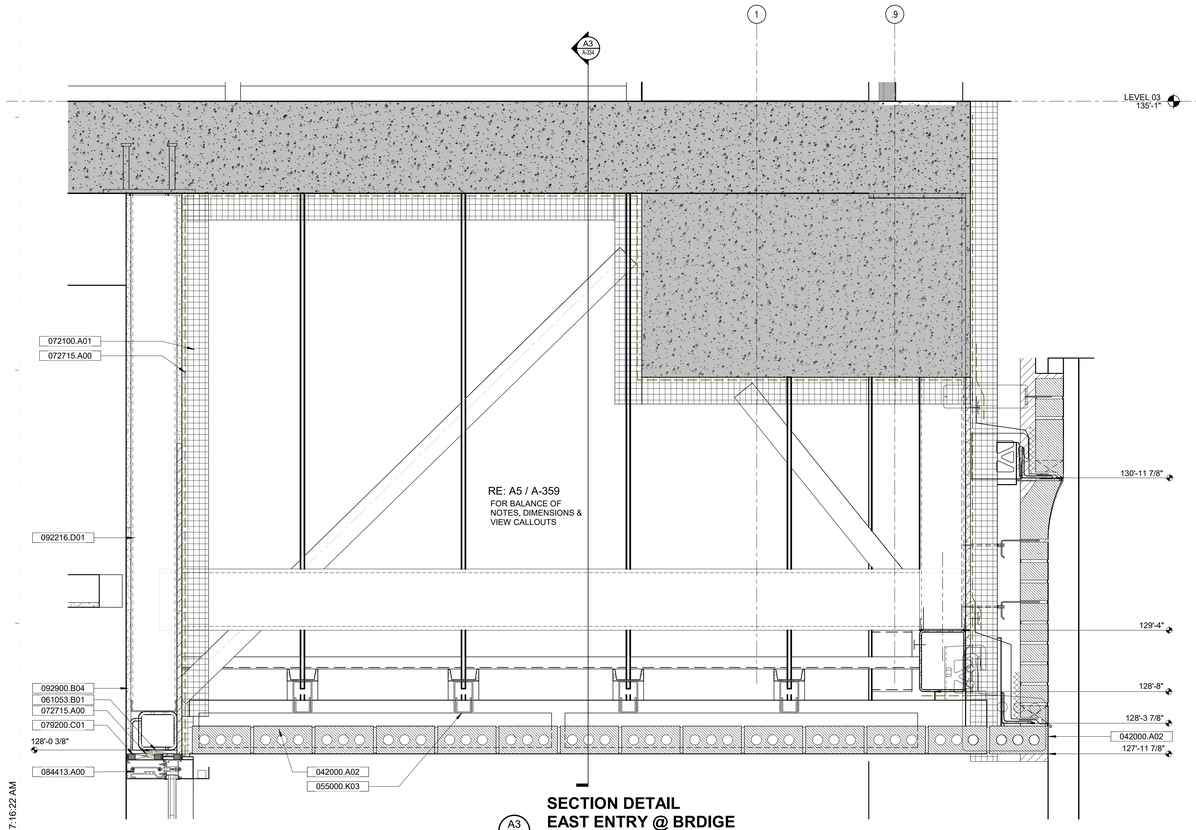
E2 A-359 **SECTION DETAIL**
WEST BALL ROOM SILL
1 1/2" = 1'-0"



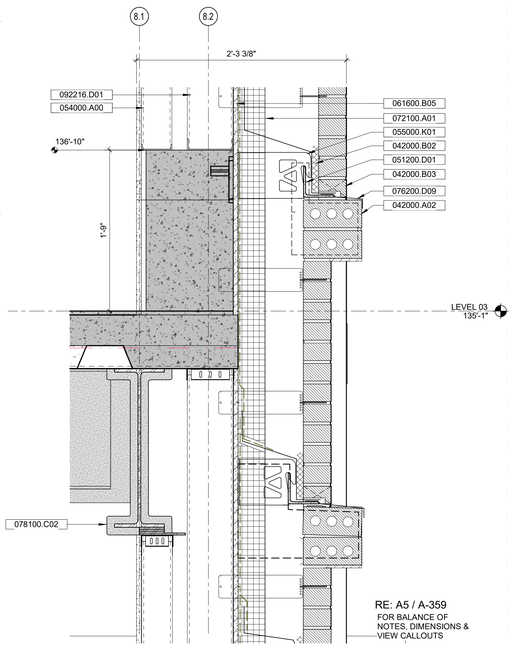
E3 A-359 **SECTION DETAIL**
WEST BRICK RECESS
1 1/2" = 1'-0"



A5 A-359 **SECTION DETAIL**
TYPICAL LEVEL 3 CURB DETAIL
1 1/2" = 1'-0"



A3 A-359 **SECTION DETAIL**
EAST ENTRY @ BRDIGE
1 1/2" = 1'-0"



A7 A-359 **SECTION DETAIL**
WEST SIDE
1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.A01	FACE BRICK
042000.A02	STANDARD MODULAR BRICK
042000.A04	SPECIAL SHAPED BRICK
042000.B01	MASONRY VENEER, FLASHING
042000.B02	MASONRY VENEER, DRAINAGE MATERIAL
042000.B03	MASONRY VENEER, WEEPVENT
042000.B04	MASONRY VENEER, TIE/ANCHOR
042000.B08	STAINLESS STEEL DRIP EDGE
042000.B09	TERMINATION BAR
051200.D01	STRUCTURAL STEEL FRAMING, ANGLE
054000.A00	COLD-FORMED METAL FRAMING
055000.B03	METAL FABRICATIONS, STEEL BENT PLATE, REFERENCE STRUCTURAL
055000.K01	THERMALLY BROKEN BRACKET
055000.K02	THERMALLY BROKEN BRACKET, STEEL ANGLE
055000.K03	THERMALLY BROKEN BRACKET, CONCEALED LINTEL
061053.B01	WOOD BLOCKING
061053.F01	MISCELLANEOUS ROUGH CARPENTRY, PLYWOOD
061600.B05	WALL SHEATHING, GLASS-MAT GYPSUM, 5/8"
071326.A00	SELF-ADHERING SHEET WATERPROOFING
072100.A01	EXTRUDED POLYSTYRENE BOARD INSULATION (RIGID)
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
076200.D09	ALUMINUM SILL FLASHING
078100.C02	
079200.B1	
079200.C01	BACKER ROD AND SEALANT
084413.A00	GLAZED ALUMINUM CURTAIN WALLS
092216.D01	6" METAL STUD FRAMING, NON-STRUCTURAL
092900.B04	GYPSUM BOARD, 5/8"
260000.B01	LIGHT FIXTURE, REFERENCE ELECTRICAL DRAWINGS

KEYNOTES (ACTION/GENERAL)

00-A1

GENERAL WALL AND DETAIL SECTION NOTES

A. COORDINATE WITH WATEPROOFING FOR ADDITONAL WORK TO CONNECT FOUNDATION PACKAGE WORK TO BUILDING CONSTRUCTION.
   a. FOR WP-A, EXTEND MEMBRANE UP TO BOTTOM OF CURTAIN WALL AS INDICATED. AT BRICK VEWNEER WALL, EXTEND MEMBRANE UP TO +8" ABOVE BUILDING FLOOR LINE WITH TERMINATION BAR.
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D. ALL WOOD SHOWN IN DETAILS SHALL BE FIRE RETARDANT TREATED (FRT). ALL FASTENERS THOUGH FRT WOOD SHALL BE HOT DIP GALVANIZED.
E. FOR TRAFFIC COATING SPECIFICATION AND LOCATION, RE: SPECIFICATIONS 071000 DECK WATERPROOFING.
F. METAL FLASHING ADJACENT TO EWA-4 OR EWA-8 SHALL MATCH METAL PANEL.
G. WHERE TOP OF WALL STOPS AT METAL DECK, PROVIDE JOINT FIRESTOPPING IN FLUTES AND METAL PLATE TO ANCHOR STUD TO.
H. PROVIDE SEPARATION BETWEEN DIFFERENT METALS AND REQUIRED.

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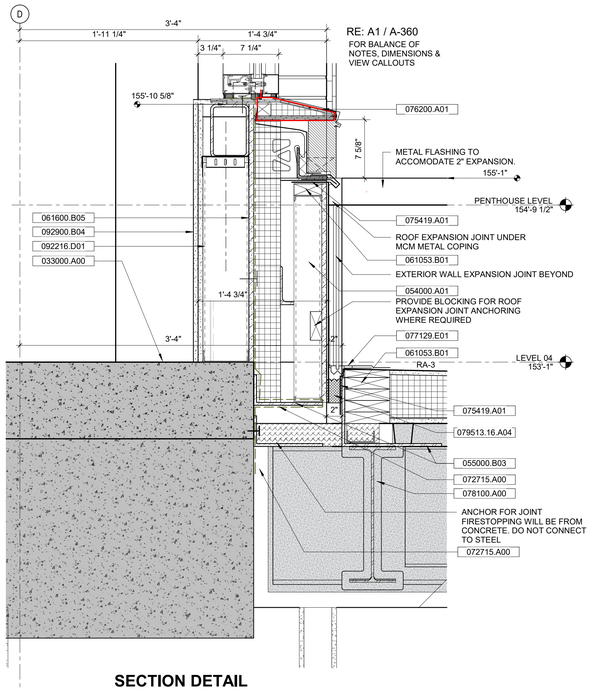
PROJECT NO. 23044.000

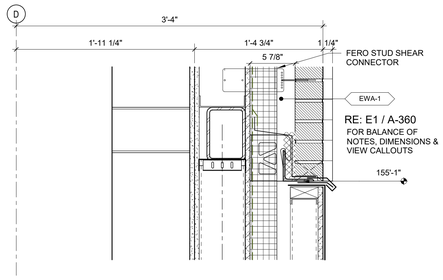
SHEET TITLE
SECTION DETAILS
LEVEL 3

SHEET NUMBER
A-359

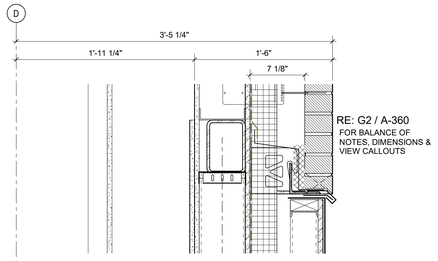
3/20/2026 7:16:22 AM



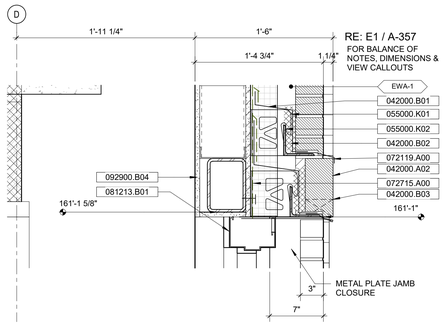
E1 / A-360
SECTION DETAIL
TYPICAL @ LEVEL 4 PH
1 1/2" = 1'-0"



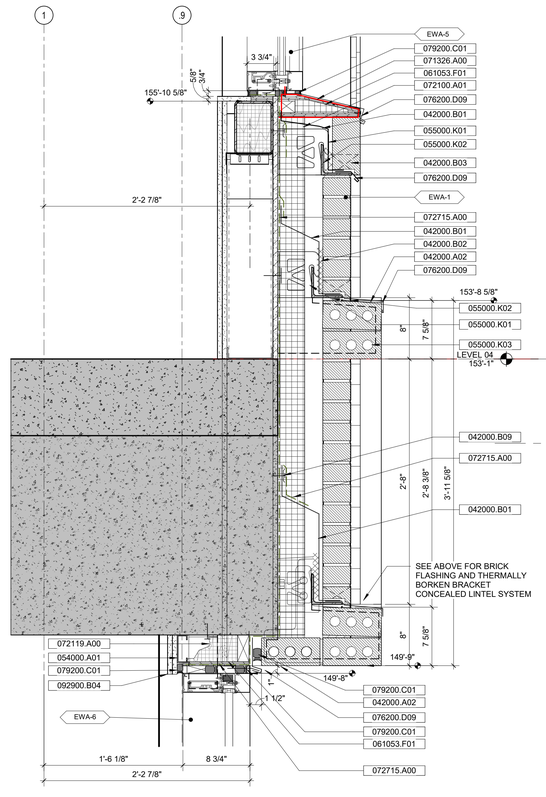
G2 / A-360
SECTION DETAIL
BRICK RELIEF
AT LEVEL 4 SOUTH TOWER/PH
1 1/2" = 1'-0"



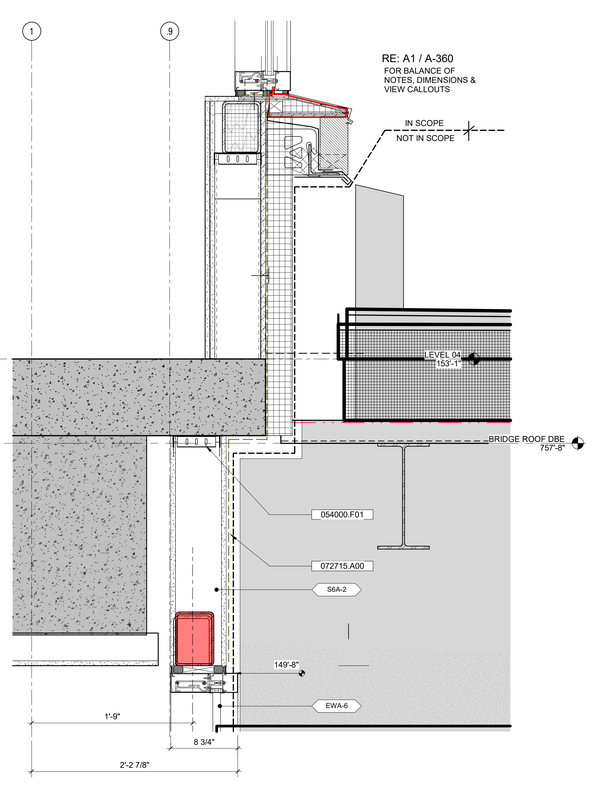
E3 / A-360
SECTION DETAIL
BRICK RELIEF
AT LEVEL 4 SOUTH TOWER/PH
BRICK PROJECTION
1 1/2" = 1'-0"



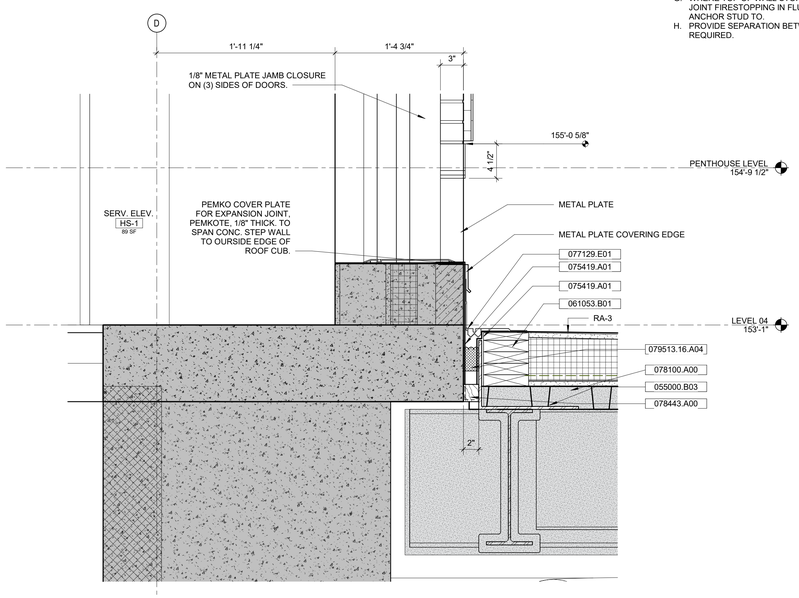
E7 / A-360
SECTION DETAIL
1 1/2" = 1'-0"



A1 / A-360
SECTION DETAIL
TYPICAL
1 1/2" = 1'-0"



A3 / A-360
SECTION DETAIL
BRDIGE CONNECTION
1 1/2" = 1'-0"



A5 / A-360
SECTION DETAIL
SOUTH MECH ACCESS
1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

033000.A00	CAST-IN-PLACE CONCRETE
042000.A02	STANDARD MODULAR BRICK
042000.B01	MASONRY VENEER, FLASHING
042000.B02	MASONRY VENEER, DRAINAGE MATERIAL
042000.B03	MASONRY VENEER, WEEP/VENT
042000.B09	TERMINATION BAR
054000.A01	COLD-FORMED METAL FRAMING - 3 5/8"
054000.F01	COLD-FORMED METAL FRAMING - DEFLECTION TRACK
055000.B03	METAL FABRICATIONS, STEEL BENT PLATE, REFERENCE STRUCTURAL
055000.K01	THERMALLY BROKEN BRACKET
055000.K02	THERMALLY BROKEN BRACKET, STEEL ANGLE
055000.K03	THERMALLY BROKEN BRACKET, CONCEALED LINTEL
061053.B01	WOOD BLOCKING
061053.F01	MISCELLANEOUS ROUGH CARPENTRY, PLYWOOD
061600.B05	WALL SHEATHING, GLASS-MAT GYPSUM, 5/8"
071326.A00	SELF-ADHERING SHEET WATERPROOFING
072100.A01	EXTRUDED POLYSTYRENE BOARD INSULATION (RIGID)
072119.A00	FOAMED-IN-PLACE INSULATION
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
075419.A01	PVC ROOFING SYSTEM
076200.A01	SHEET METAL FLASHING AND TRIM
076200.D09	ALUMINUM SILL FLASHING
077129.E01	DOUBLE FLANGED EXTRUDED THERMOPLASTIC ROOF JOINT WITH THERMAL BARRIER
078100.A00	APPLIED FIREPROOFING
078443.A00	JOINT FIRESTOPPING
079200.C01	BACKER ROD AND SEALANT
079513.16.A04	PRECOMPRESSED WALL EXPANSION JOINT
081213.B01	HOLLOW METAL FRAME
092216.D01	6" METAL STUD FRAMING, NON-STRUCTURAL
092900.B04	GYPSUM BOARD, 5/8"

KEYNOTES (ACTION/GENERAL)

00-A1

GENERAL WALL AND DETAIL SECTION NOTES

A. COORDINATE WITH WATEPROOFING FOR ADDITONAL WORK TO CONNECT FOUNDATION PACKAGE WORK TO BUILDING CONSTRUCTION.
   a. FOR WP-A, EXTEND MEMBRANE UP TO BOTTOM OF CURTAIN WALL AS INDICATED. AT BRICK VEWNEER WALL, EXTEND MEMBRANE UP TO +8" ABOVE BUILDING FLOOR LINE WITH TERMINATION BAR.
   b. FOR WP-D, EXTEND UP, TERMINATE @ +8" ABOVE BUILDING FLOOR WITH TERMINATION BAR.
B. EXPOSED STEEL AND METALS SHALL BE GALVANIZED AND RECEIVE HIGH PERFEORMANCE COATING.
C. AT INTERSECTION BETWEEN TOP OF WALLS AND UNDERSIDE OF METAL DECK, PROVIDE A METAL PLATE SPANNING DECK FOR METAL STUD RUNNER TO ANCHOR TOO. INSTALL FIRE STOPPING IN FLUTES.
D. ALL WOOD SHOWN IN DETAILS SHALL BE FIRE RETARDANT TREATED (FRT). ALL FASTENERS THOUGH FRT WOOD SHALL BE HOT DIP GALVANIZED.
E. FOR TRAFFIC COATING SPECIFICATION AND LOCATION, RE: SPECIFICATIONS 071000 DECK WATERPROOFING.
F. METAL FLASHING ADJACENT TO EWA-4 OR EWA-8 SHALL MATCH METAL PANEL.
G. WHERE TOP OF WALL STOPS AT METAL DECK, PROVIDE JOINT FIRESTOPPING IN FLUTES AND METAL PLATE TO ANCHOR STUD TO.
H. PROVIDE SEPARATION BETWEEN DIFFERENT METALS AND REQUIRED.

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SEAL | DATE 03/19/26

WILLIAM A. BROWNE JR. REGISTERED No. AR00034154 STATE OF INDIANA ARCHITECT

SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

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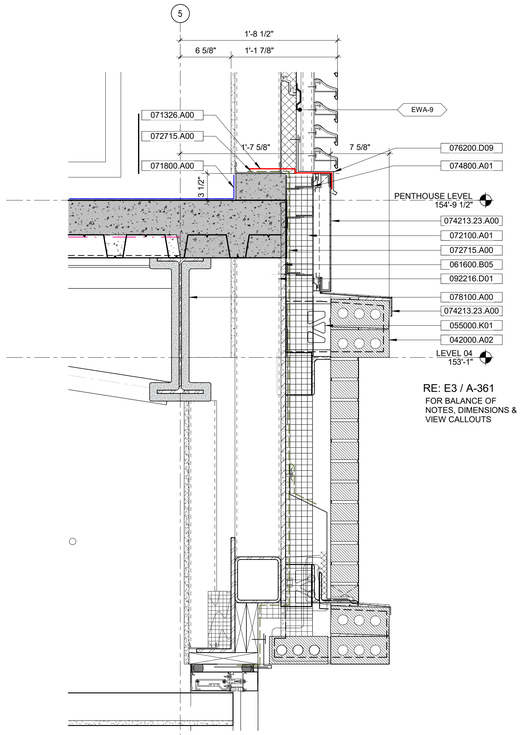
PROJECT NO. 23044.000

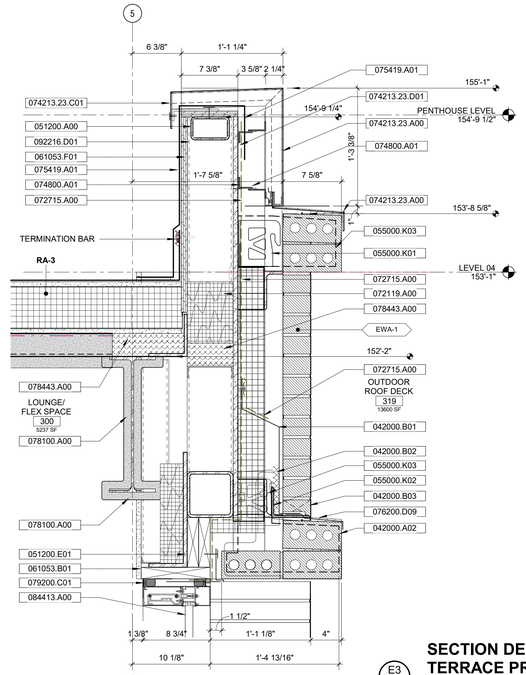
SHEET TITLE
SECTION DETAILS
LEVEL 4 TOWER

SHEET NUMBER
A-360

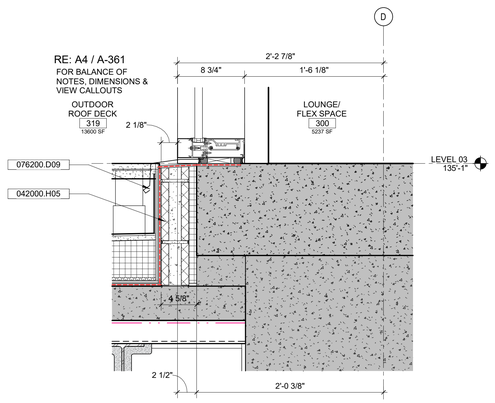
3/20/2026 7:16:46 AM



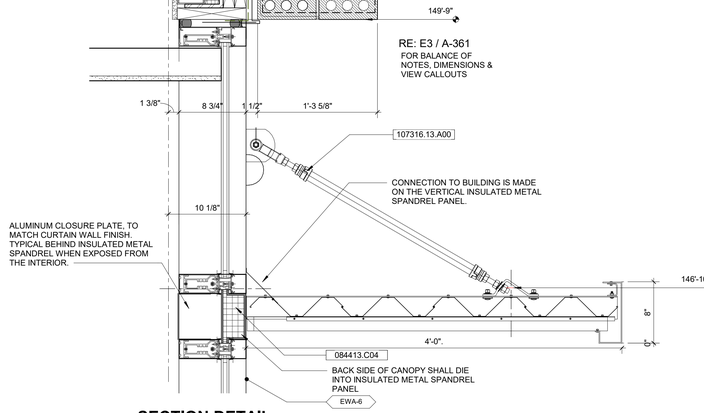
SECTION DETAIL
WEST TERRACE CW HEAD
E1 / A-361
1 1/2" = 1'-0"



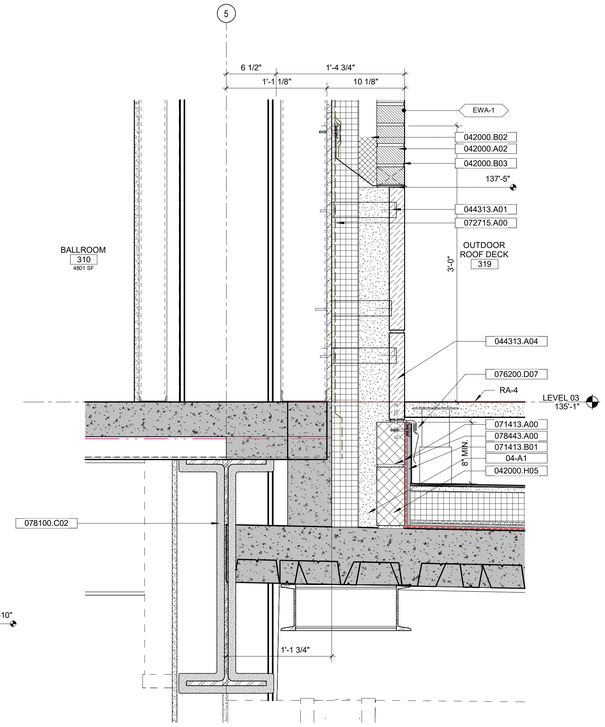
SECTION DETAIL
TERRACE PREFUNCTION
E3 / A-361
1 1/2" = 1'-0"



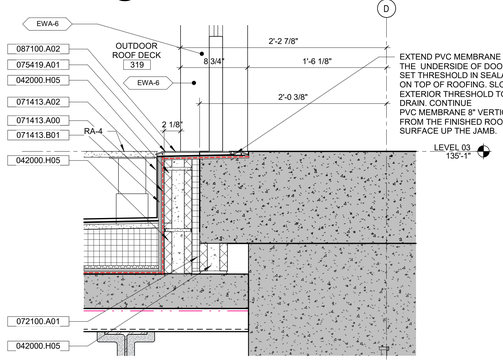
SECTION DETAIL
TERRACE NORTH CW
C1 / A-361
1 1/2" = 1'-0"



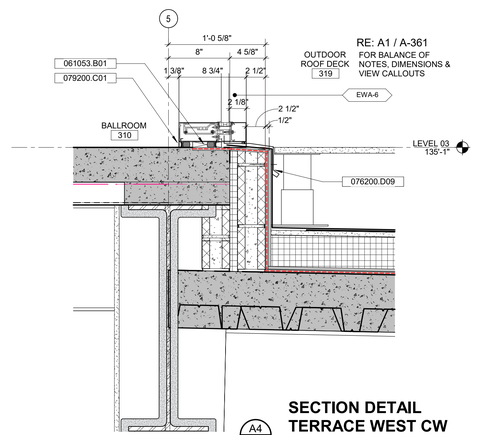
SECTION DETAIL
WEST TERRACE CW & CANOPY
C2 / A-361
1 1/2" = 1'-0"



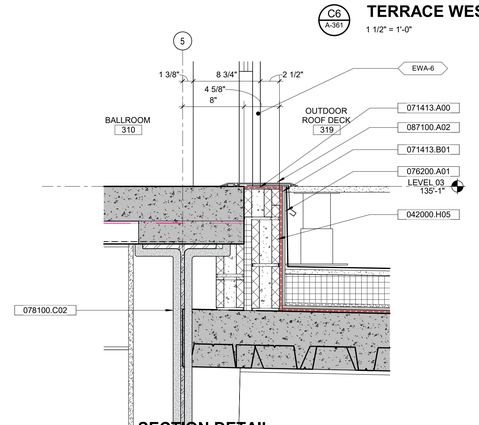
SECTION DETAIL
TERRACE WEST GRANITE
C6 / A-361
1 1/2" = 1'-0"



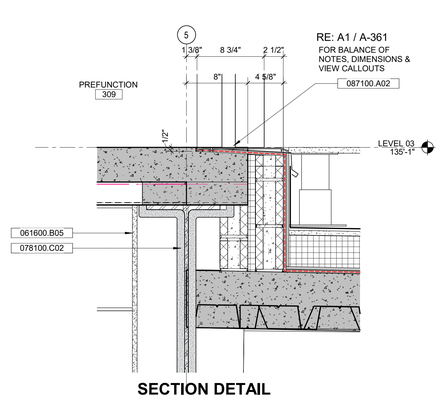
SECTION DETAIL
TERRACE NORTH VESTIBULE
INSWINGING DOOR
A1 / A-361
1 1/2" = 1'-0"



SECTION DETAIL
TERRACE WEST CW
A4 / A-361
1 1/2" = 1'-0"



SECTION DETAIL
TERRACE WEST BALLROOM
OUTSWINGING DOOR
A6 / A-361
1 1/2" = 1'-0"



SECTION DETAIL
TERRACE WEST PREFUNC.
INSWINGING DOOR
A7 / A-361
1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00	
042000.A02	STANDARD MODULAR BRICK
042000.B01	MASONRY VENEER, FLASHING
042000.B02	MASONRY VENEER, DRAINAGE MATERIAL
042000.B03	MASONRY VENEER, WEEP/VENT
042000.H05	CONCRETE MASONRY UNIT, 4"
044313.A01	STONE TRIM ANCHORS
044313.A04	EXTERIOR STONE CLADDING, GRANITE
051200.A00	STRUCTURAL STEEL FRAMING
051200.E01	STRUCTURAL STEEL FRAMING, BENT PLATE
055000.K01	THERMALLY BROKEN BRACKET
055000.K02	THERMALLY BROKEN BRACKET, STEEL ANGLE
055000.K03	THERMALLY BROKEN BRACKET, CONCEALED LINTEL
061053.B01	WOOD BLOCKING
061053.F01	MISCELLANEOUS ROUGH CARPENTRY, PLYWOOD
061600.B05	WALL SHEATHING, GLASS-MAT GYPSUM, 5/8"
071326.A00	SELF-ADHERING SHEET WATERPROOFING
071413.A00	HOT FLUID APPLIED WATERPROOFING
071413.A02	PROTECTION FABRIC
071413.B01	HOT FLUID APPLIED WATERPROOFING, PROTECTION COURSE
071800.A00	TRAFFIC COATINGS
072100.A01	EXTRUDED POLYSTYRENE BOARD INSULATION (RIGID)
072119.A00	FOAMED-IN-PLACE INSULATION
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
074213.23.A00	METAL COMPOSITE MATERIAL WALL PANELS
074213.23.C01	METAL COMPOSITE METAL WALL PANEL, CLIP
074213.23.D01	SELF-ADHERING SHEET UNDERLAYMENT FOR METAL COMPOSITE METAL WALL PANEL SYSTEM
074800.A01	THERMALLY BROKEN, NON-CONTINUOUS ALUMINUM RAINSCREEN ATTACHMENT SYSTEM
075419.A01	PVC ROOFING SYSTEM
076200.A01	SHEET METAL FLASHING AND TRIM
076200.D07	TWO PIECE RECEIVER AND COUNTERFLASHING
076200.D09	ALUMINUM SILL FLASHING
078100.A00	APPLIED FIREPROOFING
078100.C02	
078443.A00	JOINT FIRESTOPPING
079200.C01	BACKER ROD AND SEALANT
084413.A00	GLAZED ALUMINUM CURTAIN WALLS
084413.C04	INSULATED SPANDREL PANEL
087100.A02	DOOR HARDWARE - THRESHOLD
092216.D01	6" METAL STUD FRAMING, NON-STRUCTURAL
107316.13.A00	METAL CANOPIES

KEYNOTES (ACTION/GENERAL)

00-A1	
04-A1	GROUT SOLID

GENERAL WALL AND DETAIL SECTION NOTES

A. COORDINATE WITH WATEPROOFING FOR ADDITONAL WORK TO CONNECT FOUNDATION PACKAGE WORK TO BUILDING CONSTRUCTION.
   a. FOR WP-A, EXTEND MEMBRANE UP TO BOTTOM OF CURTAIN WALL AS INDICATED. AT BRICK VEWNEER WALL, EXTEND MEMBRANE UP TO +8" ABOVE BUILDING FLOOR LINE WITH TERMINATION BAR.
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F. METAL FLASHING ADJACENT TO EWA-4 OR EWA-8 SHALL MATCH METAL PANEL.
G. WHERE TOP OF WALL STOPS AT METAL DECK, PROVIDE JOINT FIRESTOPPING IN FLUTES AND METAL PLATE TO ANCHOR STUD TO.
H. PROVIDE SEPARATION BETWEEN DIFFERENT METALS AND REQUIRED.

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SEAL | DATE 03/19/26

WILLIAM A. BROWNE, JR. REGISTERED No. AR00034154 STATE OF INDIANA ARCHITECT

SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

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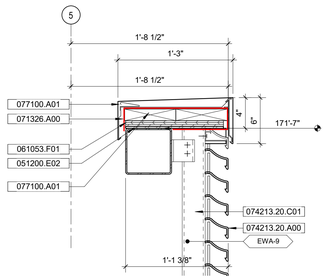
PROJECT NO. 23044.000

SHEET TITLE
SECTION DETAILS
LEVEL 3/4
BALLROOM EAST

SHEET NUMBER
A-361

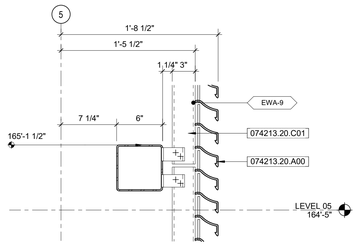
3/20/2026 7:17:05 AM



SECTION DETAIL
PH EAST CHILLER

G1 / A-362

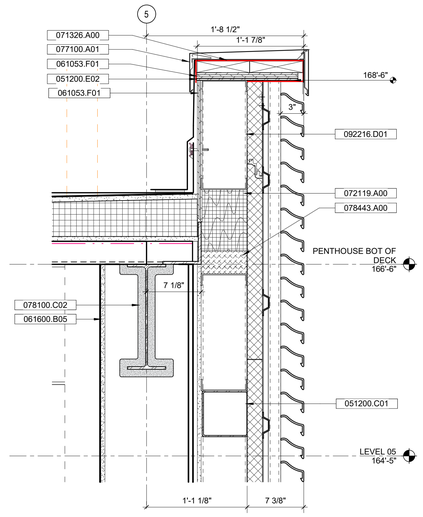
1 1/2" = 1'-0"



SECTION DETAIL
PH EAST COOLING TOWER

E1 / A-362

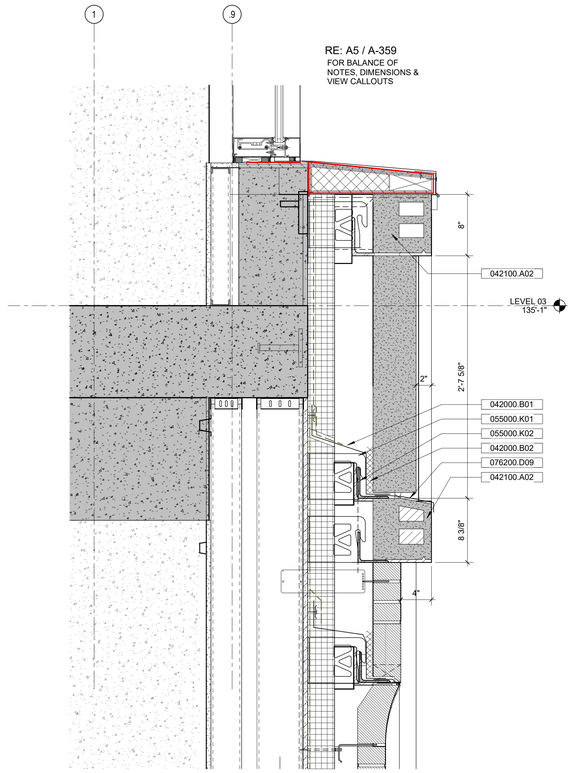
1 1/2" = 1'-0"



SECTION DETAIL
EAST PH PARPAET

E3 / A-362

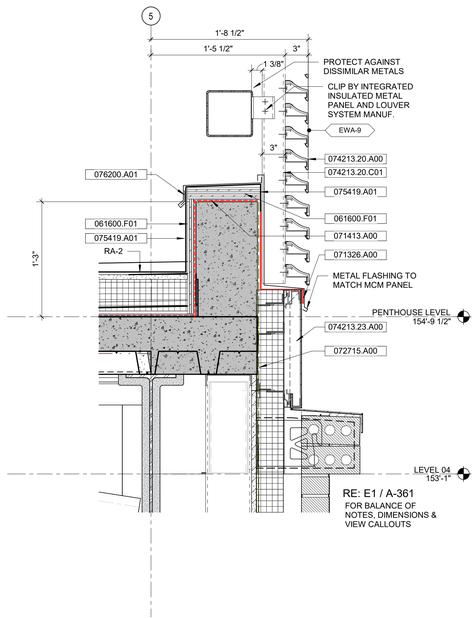
1 1/2" = 1'-0"



SECTION DETAIL
TYPICAL LEVEL 3 CURB DETAIL

D6 / A-362

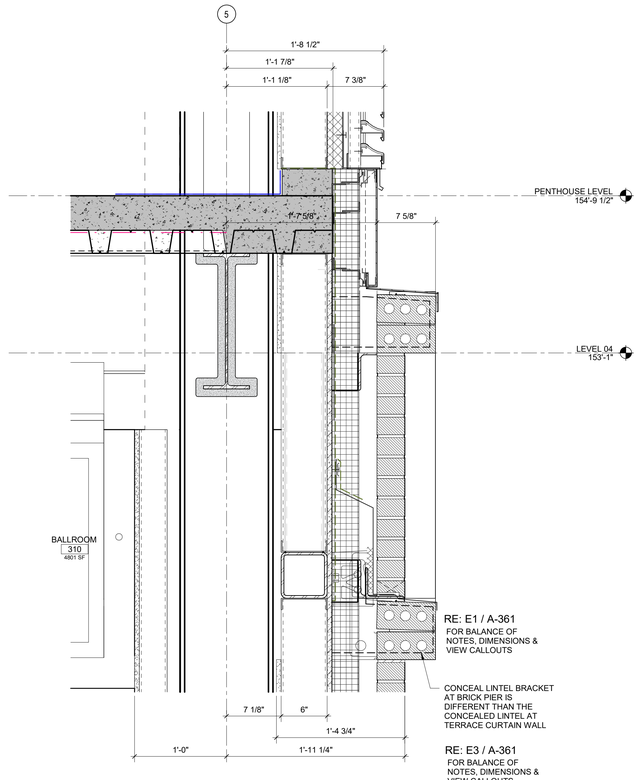
1 1/2" = 1'-0"



SECTION DETAIL
L4 PH EAST COOLING TOWER

B1 / A-362

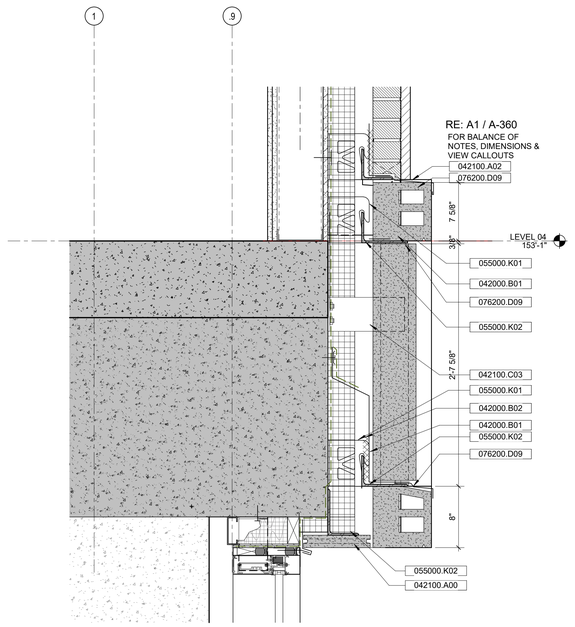
1 1/2" = 1'-0"



SECTION DETAIL
BALLROOM TERRACOTTA

B4 / A-362

1 1/2" = 1'-0"



SECTION DETAIL
TYPICAL LEVEL 3 CURB DETAIL

A6 / A-362

1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.B01	MASONRY VENEER, FLASHING
042000.B02	MASONRY VENEER, DRAINAGE MATERIAL
042100.A00	ARCHITECTURAL TERRA COTTA
042100.A02	EMBLEM, ARCHITECTURAL TERRA COTTA
042100.C03	STAINLESS STEEL ANGLE FOR ARCHITECTURAL TERRA COTTA
051200.C01	STRUCTURAL STEEL FRAMING, BEAM
051200.E02	STRUCTURAL STEEL FRAMING, PLATE
055000.K01	THERMALLY BROKEN BRACKET
055000.K02	THERMALLY BROKEN BRACKET, STEEL ANGLE
061053.F01	MISCELLANEOUS ROUGH CARPENTRY, PLYWOOD
061600.B05	WALL SHEATHING, GLASS-MAT GYPSUM, 5/8"
061600.F01	SHEATHING, SUBFLOORING AND UNDERLAYMENT
071326.A00	SELF-ADHERING SHEET WATERPROOFING
071413.A00	HOT FLUID APPLIED WATERPROOFING
072119.A00	FOAMED-IN-PLACE INSULATION
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
074213.20.A00	INTEGRATED INSULATED METAL PANEL AND LOUVER SYSTEM, FULL LOUVER BLADE.
074213.20.C01	INTEGRATED INSULATED METAL PANEL AND LOUVER SYSTEM, ALUMINUM CHANNEL
074213.23.A00	METAL COMPOSITE MATERIAL WALL PANELS
075419.A01	PVC ROOFING SYSTEM
076200.A01	SHEET METAL FLASHING AND TRIM
076200.D09	ALUMINUM SILL FLASHING
077100.A01	COPING, METAL, MANUFACTURED
078100.C02	
078443.A00	JOINT FIRESTOPPING
092216.D01	6" METAL STUD FRAMING, NON-STRUCTURAL

KEYNOTES (ACTION/GENERAL)

00-A1

GENERAL WALL AND DETAIL SECTION NOTES

A. COORDINATE WITH WATEPROOFING FOR ADDITONAL WORK TO CONNECT FOUNDATION PACKAGE WORK TO BUILDING CONSTRUCTION.
   a. FOR WP-A, EXTEND MEMBRANE UP TO BOTTOM OF CURTAIN WALL AS INDICATED. AT BRICK VEWNEER WALL, EXTEND MEMBRANE UP TO +8" ABOVE BUILDING FLOOR LINE WITH TERMINATION BAR.
   b. FOR WP-D, EXTEND UP, TERMINATE @ +8" ABOVE BUILDING FLOOR WITH TERMINATION BAR.
B. EXPOSED STEEL AND METALS SHALL BE GALVANIZED AND RECEIVE HIGH PERFEORMANCE COATING.
C. AT INTERSECTION BETWEEN TOP OF WALLS AND UNDERSIDE OF METAL DECK, PROVIDE A METAL PLATE SPANNING DECK FOR METAL STUD RUNNER TO ANCHOR TOO. INSTALL FIRE STOPPING IN FLUTES.
D. ALL WOOD SHOWN IN DETAILS SHALL BE FIRE RETARDANT TREATED (FRT). ALL FASTENERS THOUGH FRT WOOD SHALL BE HOT DIP GALVANIZED.
E. FOR TRAFFIC COATING SPECIFICATION AND LOCATION, RE: SPECIFICATIONS 071000 DECK WATERPROOFING.
F. METAL FLASHING ADJACENT TO EWA-4 OR EWA-8 SHALL MATCH METAL PANEL.
G. WHERE TOP OF WALL STOPS AT METAL DECK, PROVIDE JOINT FIRESTOPPING IN FLUTES AND METAL PLATE TO ANCHOR STUD TO.
H. PROVIDE SEPARATION BETWEEN DIFFERENT METALS AND REQUIRED.

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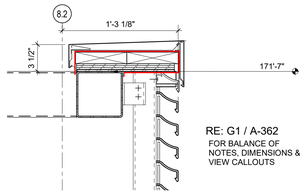
PROJECT NO. 23044.000

SHEET TITLE
SECTION DETAILS
LEVEL 4 BALLROOM
WEST

SHEET NUMBER
A-362

3/20/2026 7:17:24 AM

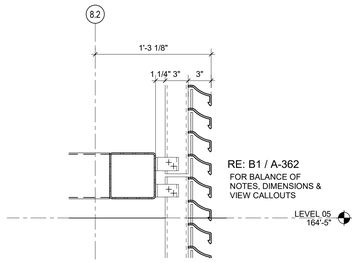


RE: G1 / A-362
FOR BALANCE OF NOTES, DIMENSIONS & VIEW CALLOUTS

SECTION DETAIL
PH SCREENWALL COPING CHILLER

G1 / A-363

1 1/2" = 1'-0"

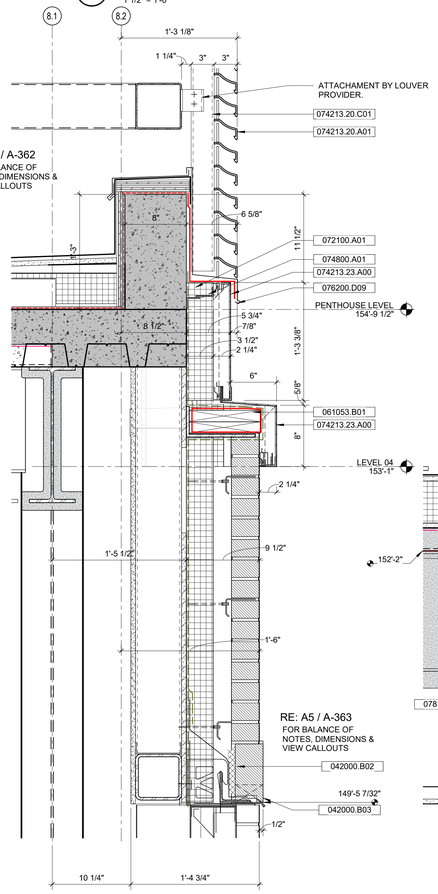


RE: B1 / A-362
FOR BALANCE OF NOTES, DIMENSIONS & VIEW CALLOUTS

SECTION DETAIL

E1 / A-363

1 1/2" = 1'-0"

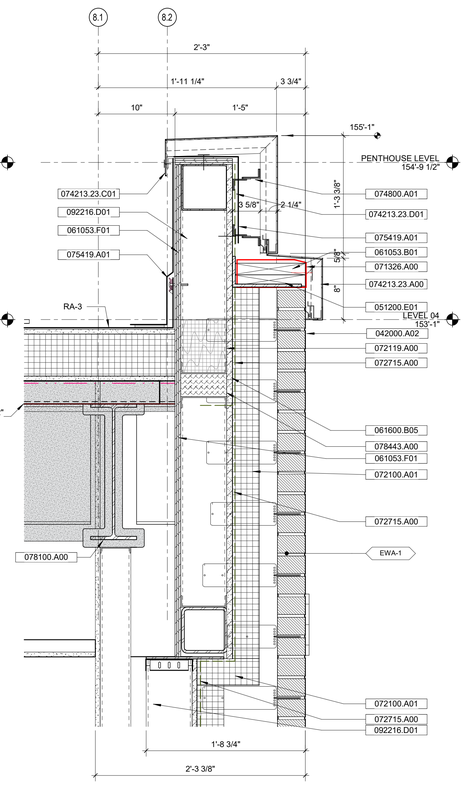


RE: A5 / A-363
FOR BALANCE OF NOTES, DIMENSIONS & VIEW CALLOUTS

SECTION DETAIL
WEST @ CHILLER & LOUVER

AA1 / A-363

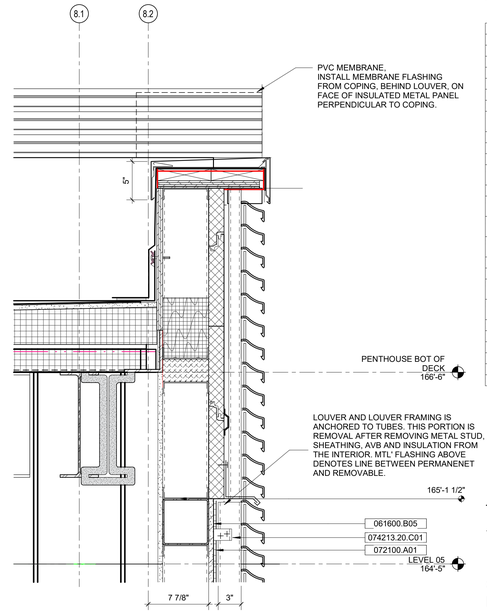
1 1/2" = 1'-0"



SECTION DETAIL
WEST HOTEL/PENTHOUSE

A3 / A-363

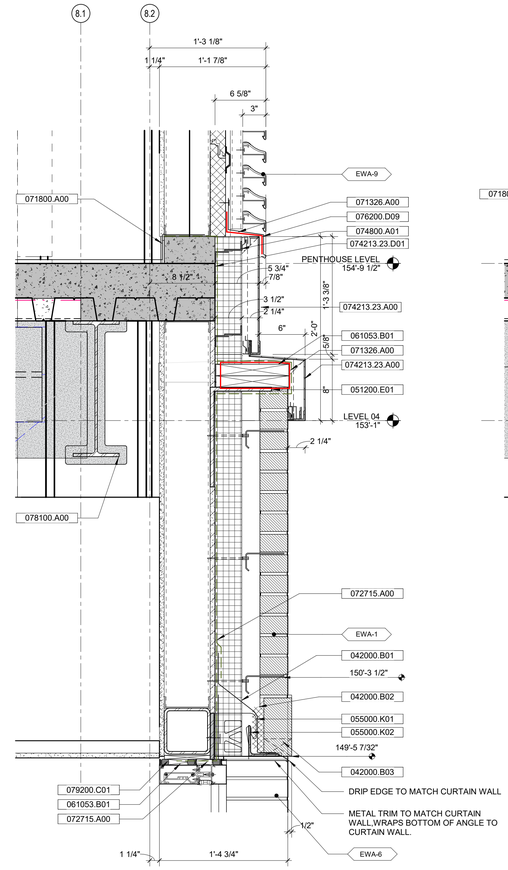
1 1/2" = 1'-0"



SECTION DETAIL
REMOVABLE SCREEN

E7 / A-363

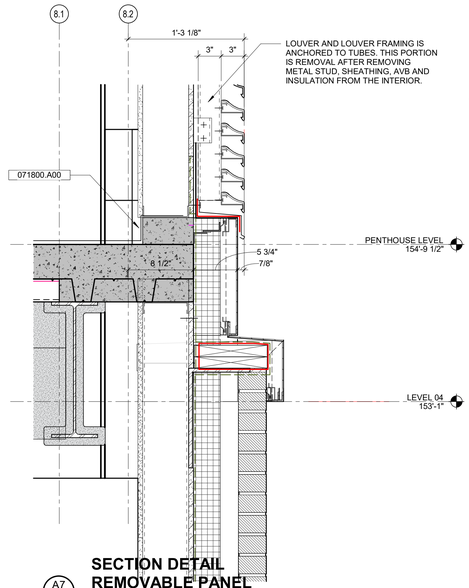
1 1/2" = 1'-0"



SECTION DETAIL
WEST BALLROOM @ CW

A5 / A-363

1 1/2" = 1'-0"



SECTION DETAIL
REMOVABLE PANEL

A7 / A-363

1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.A02	STANDARD MODULAR BRICK
042000.B01	MASONRY VENEER, FLASHING
042000.B02	MASONRY VENEER, DRAINAGE MATERIAL
042000.B03	MASONRY VENEER, WEEP/VENT
051200.E01	STRUCTURAL STEEL FRAMING, BENT PLATE
055000.K01	THERMALLY BROKEN BRACKET
055000.K02	THERMALLY BROKEN BRACKET, STEEL ANGLE
061053.B01	WOOD BLOCKING
061053.F01	MISCELLANEOUS ROUGH CARPENTRY, PLYWOOD
061600.B05	WALL SHEATHING, GLASS-MAT GYPSUM, 5/8"
071326.A00	SELF-ADHERING SHEET WATERPROOFING
071800.A00	TRAFFIC COATINGS
072100.A01	EXTRUDED POLYSTYRENE BOARD INSULATION (RIGID)
072119.A00	FOAMED-IN-PLACE INSULATION
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
074213.20.A01	INTEGRATED INSULATED METAL PANEL AND LOUVER SYSTEM, FRONT LOUVER BLADE.
074213.20.C01	INTEGRATED INSULATED METAL PANEL AND LOUVER SYSTEM, ALUMINUM CHANNEL
074213.23.A00	METAL COMPOSITE MATERIAL WALL PANELS
074213.23.C01	METAL COMPOSITE METAL WALL PANEL, CLIP
074213.23.D01	SELF-ADHERING SHEET UNDERLAYMENT FOR METAL COMPOSITE METAL WALL PANEL SYSTEM
074800.A01	THERMALLY BROKEN, NON-CONTINUOUS ALUMINUM RAINSCREEN ATTACHMENT SYSTEM
075419.A01	PVC ROOFING SYSTEM
076200.D09	ALUMINUM SILL FLASHING
078100.A00	APPLIED FIREPROOFING
078443.A00	JOINT FIRESTOPPING
079200.C01	BACKER ROD AND SEALANT
092216.D01	6" METAL STUD FRAMING, NON-STRUCTURAL

KEYNOTES (ACTION/GENERAL)

00-A1

GENERAL WALL AND DETAIL SECTION NOTES

A. COORDINATE WITH WATEPROOFING FOR ADDITONAL WORK TO CONNECT FOUNDATION PACKAGE WORK TO BUILDING CONSTRUCTION.
   a. FOR WP-A, EXTEND MEMBRANE UP TO BOTTOM OF CURTAIN WALL AS INDICATED. AT BRICK VEWNEER WALL, EXTEND MEMBRANE UP TO +8" ABOVE BUILDING FLOOR LINE WITH TERMINATION BAR.
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D. ALL WOOD SHOWN IN DETAILS SHALL BE FIRE RETARDANT TREATED (FRT). ALL FASTENERS THOUGH FRT WOOD SHALL BE HOT DIP GALVANIZED.
E. FOR TRAFFIC COATING SPECIFICATION AND LOCATION, RE: SPECIFICATIONS 071000 DECK WATERPROOFING.
F. METAL FLASHING ADJACENT TO EWA-4 OR EWA-8 SHALL MATCH METAL PANEL.
G. WHERE TOP OF WALL STOPS AT METAL DECK, PROVIDE JOINT FIRESTOPPING IN FLUTES AND METAL PLATE TO ANCHOR STUD TO.
H. PROVIDE SEPARATION BETWEEN DIFFERENT METALS AND REQUIRED.

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317-655-7777

SEAL | DATE 03/19/26

WILLIAM A. BROWNE, JR. REGISTERED No. AR00034154 STATE OF INDIANA ARCHITECT

SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

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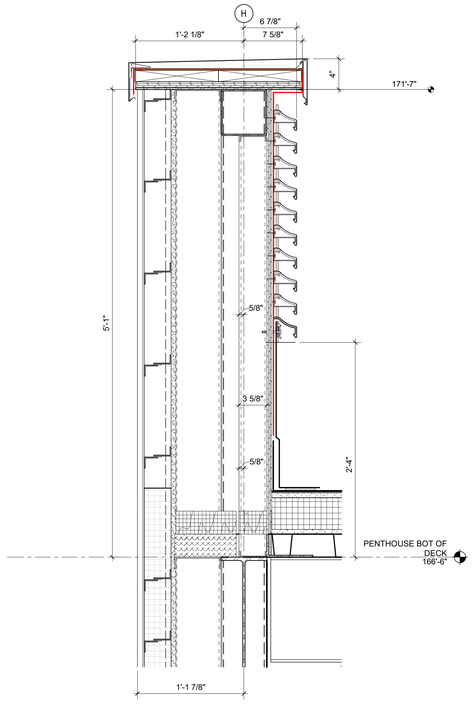
PROJECT NO. 23044.000

SHEET TITLE
SECTION DETAILS LEVEL 4 BALLROOM WEST

SHEET NUMBER
A-363

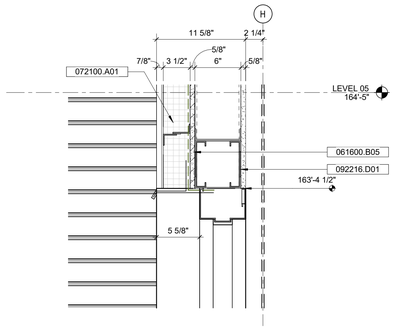
3/20/2026 7:17:43 AM



C1 A-364

SECTION DETAIL
PH SOUTH SCREENWALL COPING

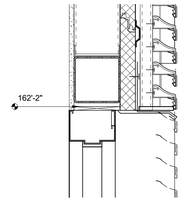
1 1/2" = 1'-0"



C3 A-364

SECTION DETAIL
PH SOUTH SCREEN WALL DOOR HEAD

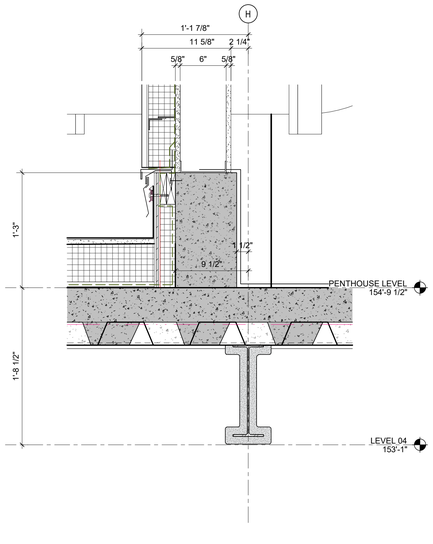
1 1/2" = 1'-0"



C5 A-364

SECTION DETAIL
L4 NORTH DOOR HEAD

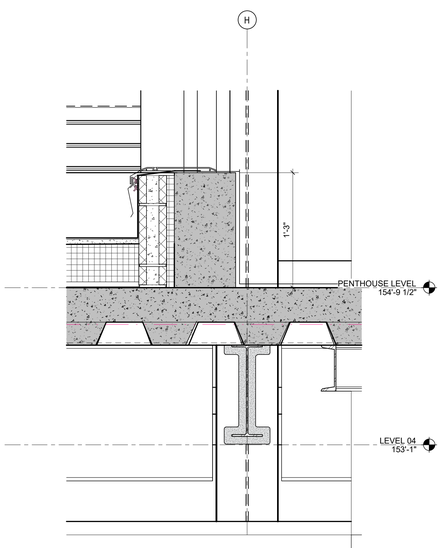
1 1/2" = 1'-0"



A1 A-364

SECTION DETAIL
L4 PH SOUTH BASE

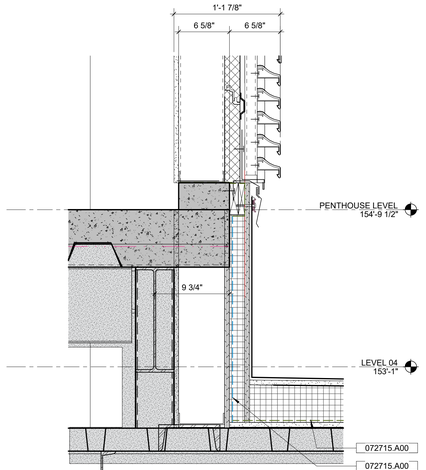
1 1/2" = 1'-0"



A3 A-364

SECTION DETAIL
L4 PH SOUTH DOOR

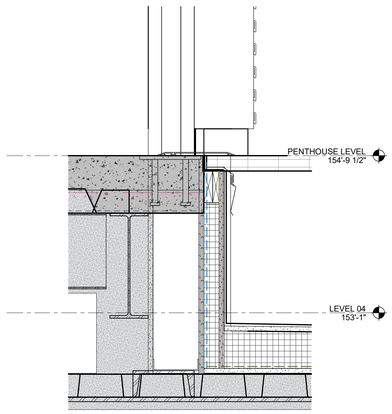
1 1/2" = 1'-0"



A5 A-364

SECTION DETAIL
L4 PH NORTH BASE

1 1/2" = 1'-0"



A7 A-364

SECTION DETAIL
L4 NORTH DOOR @ STAIRS

1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

061600.B05	WALL SHEATHING, GLASS-MAT GYPSUM, 5/8"
072100.A01	EXTRUDED POLYSTYRENE BOARD INSULATION (RIGID)
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
092216.D01	6" METAL STUD FRAMING, NON-STRUCTURAL

KEYNOTES (ACTION/GENERAL)

00-A1

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SEAL | DATE 03/19/26

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SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

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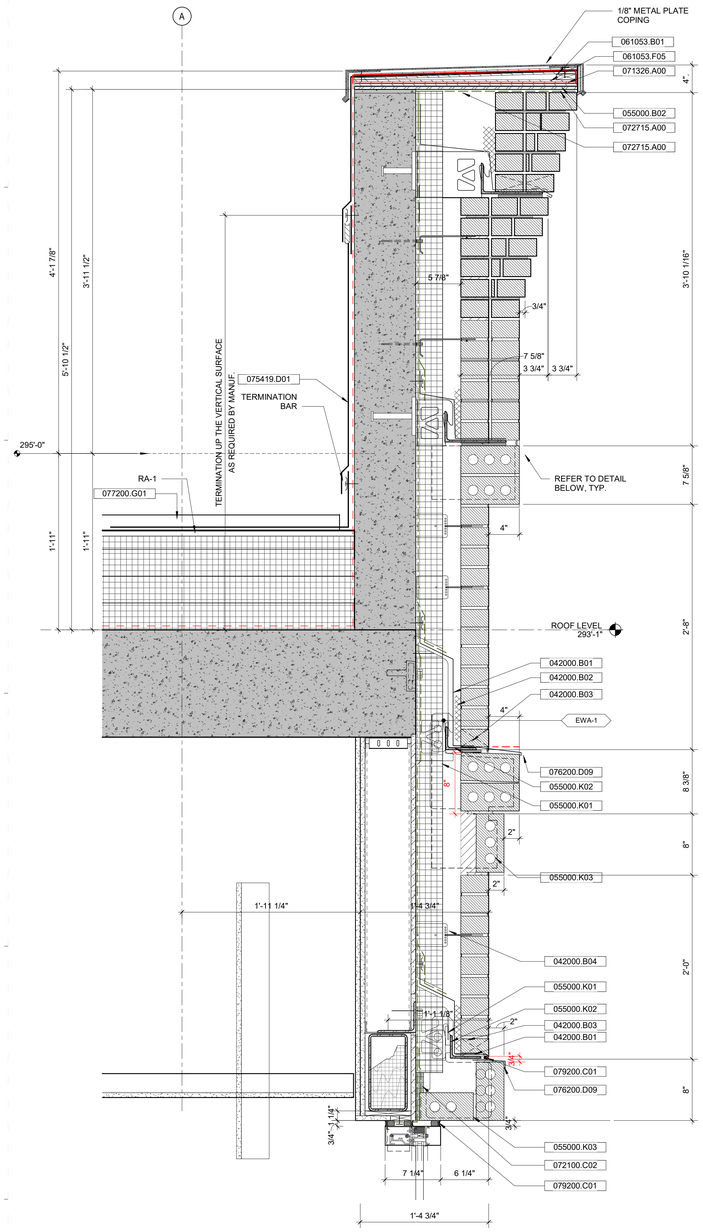
PROJECT NO. 23044.000

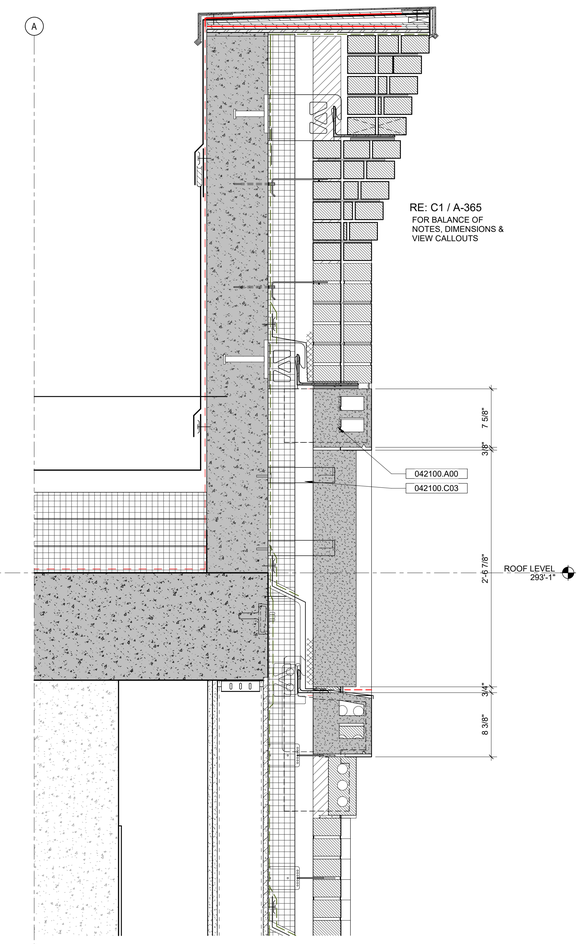
SHEET TITLE
SECTION DETAILS LEVEL 4 MECH PENTHOUSE NORTH / SOUTH

SHEET NUMBER
A-364

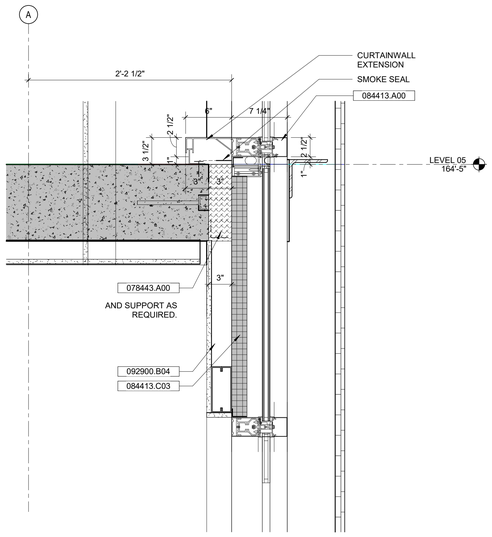
3/20/2026 7:18:00 AM



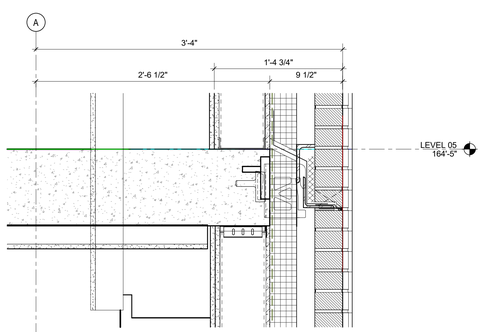
C1 / A-365 **CORNICE DETAIL**
1 1/2" = 1'-0"



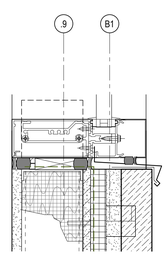
C4 / A-365 **SECTION DETAIL**
1 1/2" = 1'-0"



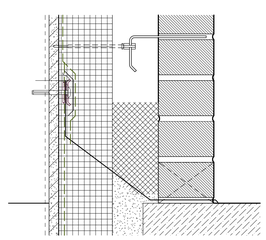
C6 / A-365 **CURTAIN WALL BYPASS TYPICAL @ HOTEL TOWER**
1 1/2" = 1'-0"



A1 / A-365 **BRICK BYBASS**
1 1/2" = 1'-0"



A3 / A-365 **SECTION DETAIL CW SILL @ GRANITE BASE**
3" = 1'-0"



A5 / A-365 **SECTION DETAIL BRICK & GRANITE FLASHING**
3" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.B01	MASONRY VENEER, FLASHING
042000.B02	MASONRY VENEER, DRAINAGE MATERIAL
042000.B03	MASONRY VENEER, WEEPVENT
042000.B04	MASONRY VENEER, TIE/ANCHOR
042100.A00	ARCHITECTURAL TERRA COTTA
042100.C03	STAINLESS STEEL ANGLE FOR ARCHITECTURAL TERRA COTTA
055000.B02	METAL FABRICATIONS, STEEL PLATE, REFERENCE STRUCTURAL
055000.K01	THERMALLY BROKEN BRACKET
055000.K02	THERMALLY BROKEN BRACKET, STEEL ANGLE
055000.K03	THERMALLY BROKEN BRACKET, CONCEALED LINTEL
061053.B01	WOOD BLOCKING
061053.F05	MISCELLANEOUS ROUGH CARPENTRY, PLYWOOD, 3/4"
071326.A00	SELF-ADHERING SHEET WATERPROOFING
072100.C02	MINERAL-WOOL BOARD
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
075419.D01	PVC ROOFING, MEMBRANE
076200.D09	ALUMINUM SILL FLASHING
077200.G01	ROOF WALKWAY
078443.A00	JOINT FIRESTOPPING
079200.C01	BACKER ROD AND SEALANT
084413.A00	GLAZED ALUMINUM CURTAIN WALLS
084413.C03	BACKPAN
092900.B04	GYPSUM BOARD, 5/8"

KEYNOTES (ACTION/GENERAL)

00-A1

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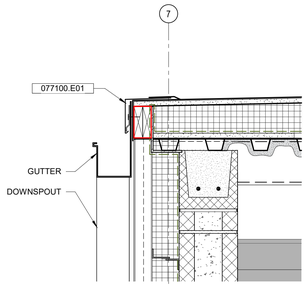
PROJECT NO. 23044.000

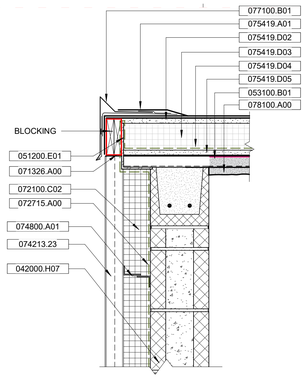
SHEET TITLE
SECTION DETAILS TOWER

SHEET NUMBER
A-365

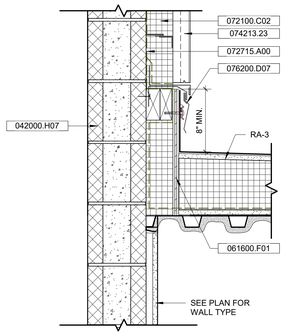
3/20/2026 7:18:17 AM



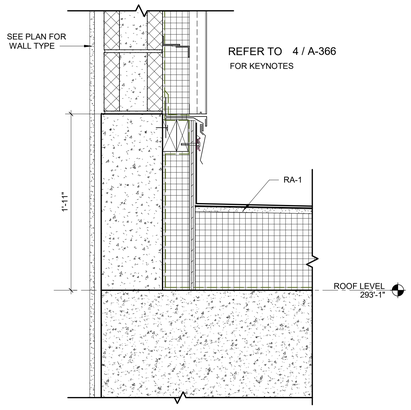
1 A-366 **SECTION DETAIL**
1 1/2" = 1'-0"



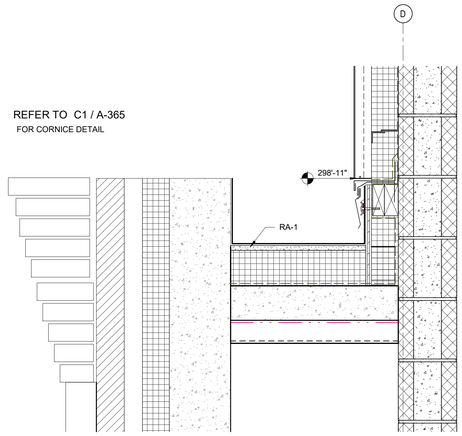
2 A-366 **SECTION DETAIL**
1 1/2" = 1'-0"



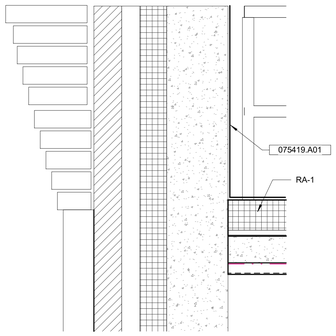
4 A-366 **SECTION DETAIL**
1 1/2" = 1'-0"



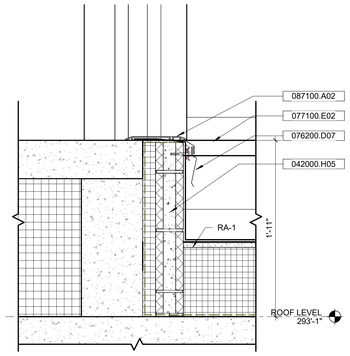
5 A-366 **SECTION DETAIL**
1 1/2" = 1'-0"



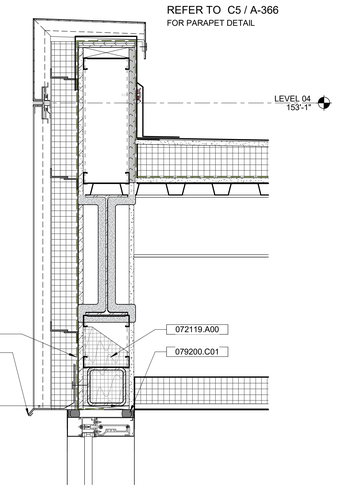
3 A-366 **SECTION DETAIL**
1 1/2" = 1'-0"



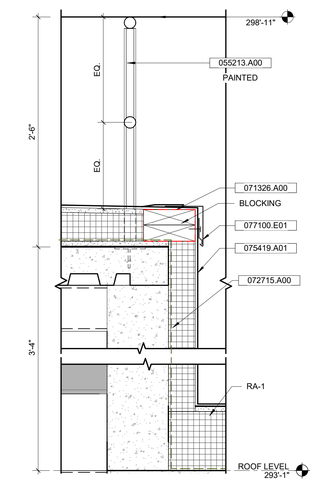
6 A-366 **SECTION DETAIL**
1 1/2" = 1'-0"



7 A-366 **SECTION DETAIL**
1 1/2" = 1'-0"

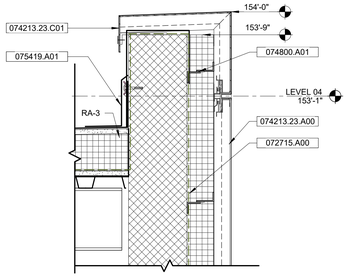


C3 A-366 **SECTION DETAIL**
1 1/2" = 1'-0"

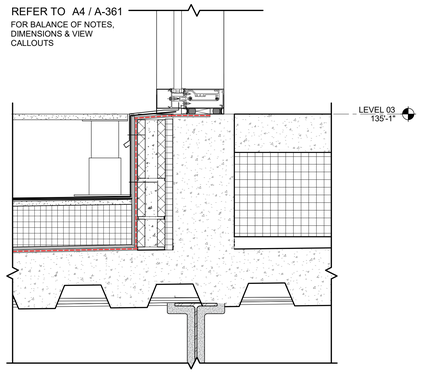


8 A-366 **SECTION DETAIL**
1 1/2" = 1'-0"

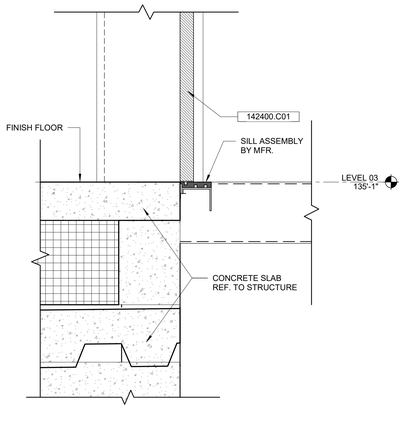
C1 A-366 **SECTION DETAIL**
1 1/2" = 1'-0"



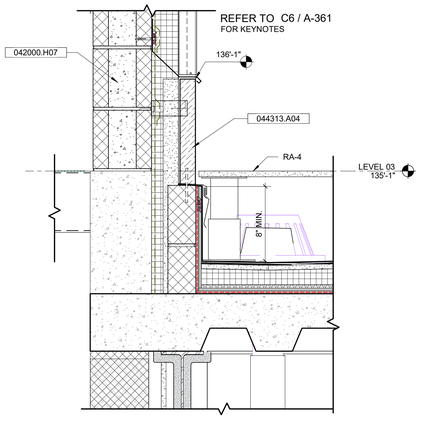
C5 A-366 **SECTION DETAIL**
1 1/2" = 1'-0"



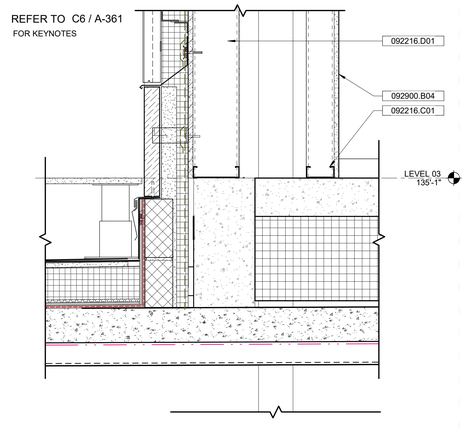
A1 A-366 **SECTION DETAIL**
1 1/2" = 1'-0"



A3 A-366 **SECTION DETAIL**
1 1/2" = 1'-0"



A5 A-366 **SECTION DETAIL**
1 1/2" = 1'-0"



A6 A-366 **SECTION DETAIL**
1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.H05	CONCRETE MASONRY UNIT, 4"
042000.H07	CONCRETE MASONRY UNIT, 8"
044313.A04	EXTERIOR STONE CLADDING, GRANITE
051200.E01	STRUCTURAL STEEL FRAMING, BENT PLATE
053100.B01	ROOF DECK
055213.A00	TUBE RAILING
061600.F01	SHEATHING, SUBFLOORING AND UNDERLAYMENT
071326.A00	SELF-ADHERING SHEET WATERPROOFING
072100.C02	MINERAL-WOOL BOARD
072119.A00	FOAMED-IN-PLACE INSULATION
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
074213.23	METAL COMPOSITE MATERIAL WALL PANELS
074213.23.A00	METAL COMPOSITE MATERIAL WALL PANELS
074213.23.C01	METAL COMPOSITE METAL WALL PANEL, CLIP
074800.A01	THERMALLY BROKEN, NON-CONTINUOUS ALUMINUM RAINSCREEN ATTACHMENT SYSTEM
075419.A01	PVC ROOFING SYSTEM
075419.D02	PVC ROOFING, COVER BOARD
075419.D03	PVC ROOFING, INSULATION BOARD
075419.D04	PVC ROOFING, VAPOR BARRIER MEMBRANE
075419.D05	PVC ROOFING, COVER BOARD
076200.A01	SHEET METAL FLASHING AND TRIM
076200.D07	TWO PIECE RECEIVER AND COUNTERFLASHING
077100.B01	GRAVEL STOP, MANUFACTURED
077100.E01	ROOF-EDGE FASCIA, MANUFACTURED
077100.E02	NON PENETRATING ROOF STEPS AND PLATFORMS
078100.A00	APPLIED FIREPROOFING
079200.C01	BACKER ROD AND SEALANT
087100.A02	DOOR HARDWARE - THRESHOLD
092216.C01	3 5/8" METAL STUD FRAMING, NON-STRUCTURAL
092216.D01	6" METAL STUD FRAMING, NON-STRUCTURAL
092900.B04	GYPSUM BOARD, 5/8"
142400.C01	ELEVATOR ENTRANCE FRAME

KEYNOTES (ACTION/GENERAL)

00-A1

GENERAL WALL AND DETAIL SECTION NOTES

A. COORDINATE WITH WATEPROOFING FOR ADDITONAL WORK TO CONNECT FOUNDATION PACKAGE WORK TO BUILDING CONSTRUCTION.
   a. FOR WP-A, EXTEND MEMBRANE UP TO BOTTOM OF CURTAIN WALL AS INDICATED. AT BRICK VEWNEER WALL, EXTEND MEMBRANE UP TO +8" ABOVE BUILDING FLOOR LINE WITH TERMINATION BAR.
   b. FOR WP-D, EXTEND UP, TERMINATE @ +8" ABOVE BUILDING FLOOR WITH TERMINATION BAR.
B. EXPOSED STEEL AND METALS SHALL BE GALVANIZED AND RECEIVE HIGH PERFEORMANCE COATING.
C. AT INTERSECTION BETWEEN TOP OF WALLS AND UNDERSIDE OF METAL DECK, PROVIDE A METAL PLATE SPANNING DECK FOR METAL STUD RUNNER TO ANCHOR TOO. INSTALL FIRE STOPPING IN FLUTES.
D. ALL WOOD SHOWN IN DETAILS SHALL BE FIRE RETARDANT TREATED (FRT). ALL FASTENERS THOUGH FRT WOOD SHALL BE HOT DIP GALVANIZED.
E. FOR TRAFFIC COATING SPECIFICATION AND LOCATION, RE: SPECIFICATIONS 071000 DECK WATERPROOFING.
F. METAL FLASHING ADJACENT TO EWA-4 OR EWA-8 SHALL MATCH METAL PANEL.
G. WHERE TOP OF WALL STOPS AT METAL DECK, PROVIDE JOINT FIRESTOPPING IN FLUTES AND METAL PLATE TO ANCHOR STUD TO.
H. PROVIDE SEPARATION BETWEEN DIFFERENT METALS AND REQUIRED.

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SEAL | DATE 03/19/26

WILLIAM A. BROWNE JR. REGISTERED No. AR00034154 STATE OF INDIANA ARCHITECT

SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

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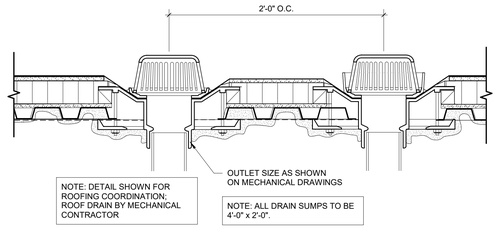
PROJECT NO. 23044.000

SHEET TITLE
DETAIL SECTIONS STAIRS AND ELEVATOR ENCLOSURE

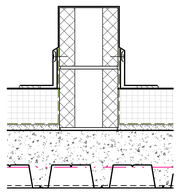
SHEET NUMBER
A-366

3/20/2026 7:18:45 AM



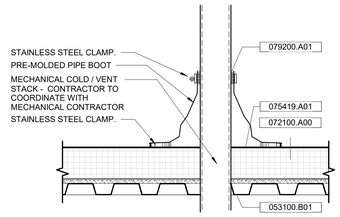
F1 / A-367 **ROOF DRAIN AND OVERFLOW DRAIN**

1 1/2" = 1'-0"



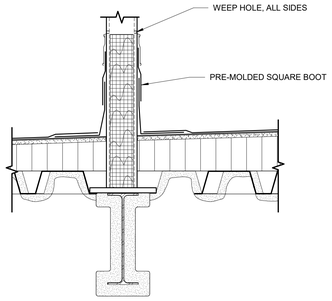
F4 / A-367 **ROOF BASIN CURB**

1 1/2" = 1'-0"



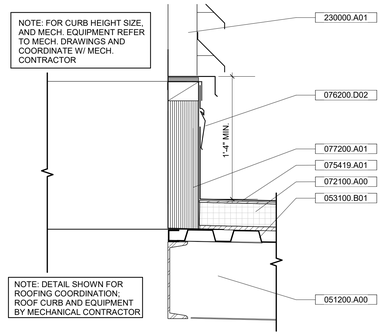
F6 / A-367 **ROOF PENETRATION DETAIL-VENT PIPE BOOT**

1 1/2" = 1'-0"



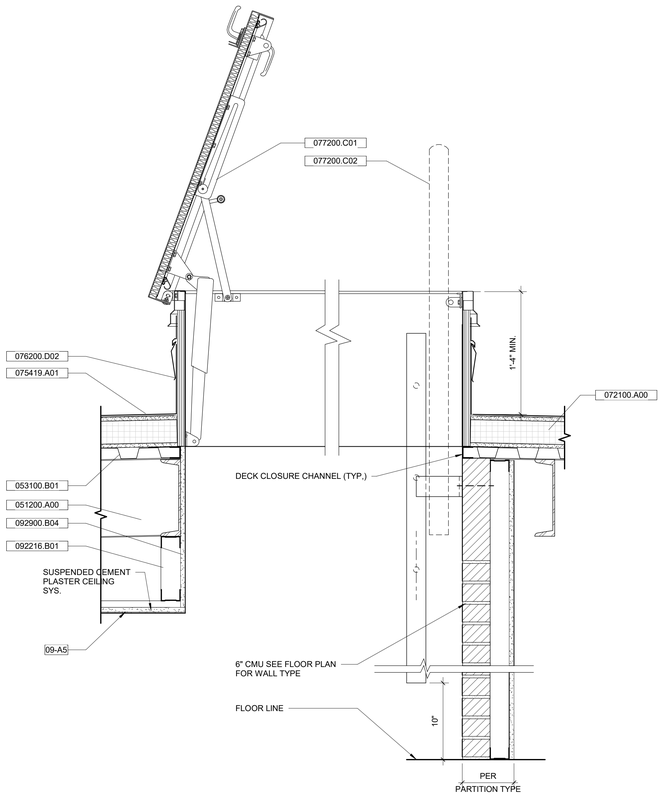
E1 / A-367 **SCREEN WALL SUPPORT**

1 1/2" = 1'-0"



E4 / A-367 **MECHANICAL ROOF CURB**

1 1/2" = 1'-0"



A1 / A-367 **ROOF HATCH DETAIL**

1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

051200.A00	STRUCTURAL STEEL FRAMING
053100.B01	ROOF DECK
072100.A00	THERMAL INSULATION
075419.A01	PVC ROOFING SYSTEM
076200.D02	COUNTERFLASHING
077200.A01	ROOF CURB
077200.C01	ROOF HATCH
077200.C02	LADDER ASSIST POST
079200.A01	SEALANT
092216.B01	2 1/2" METAL STUD FRAMING, NON-STRUCTURAL
092900.B04	GYPSUM BOARD, 5/8"
230000.A01	MECHANICAL SYSTEM DEVICE, REFERENCE MECHANICAL DRAWINGS

KEYNOTES (ACTION/GENERAL)

00-A1

09-A5	SUSPENDED CEILING, REFER TO REFLECTING CEILING PLAN FOR TYPE

GENERAL WALL AND DETAIL SECTION NOTES

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SEAL | DATE 03/19/26

WILLIAM A. BROWNE, JR. REGISTERED No. AR00034154 STATE OF INDIANA ARCHITECT

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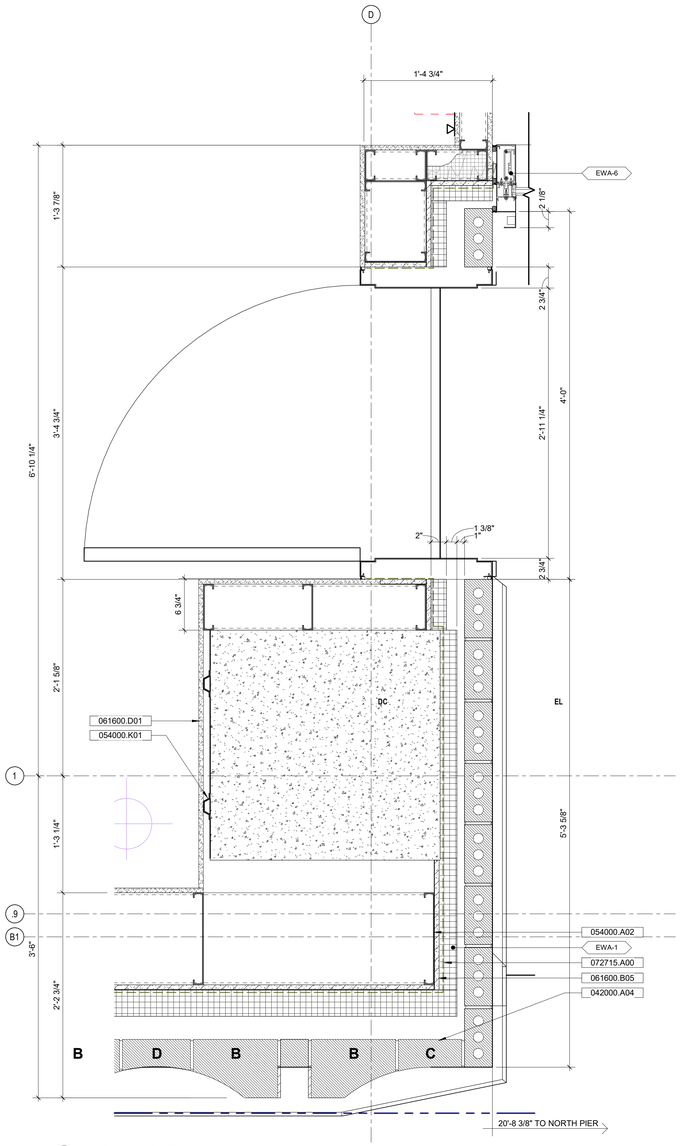
PROJECT NO. 23044.000

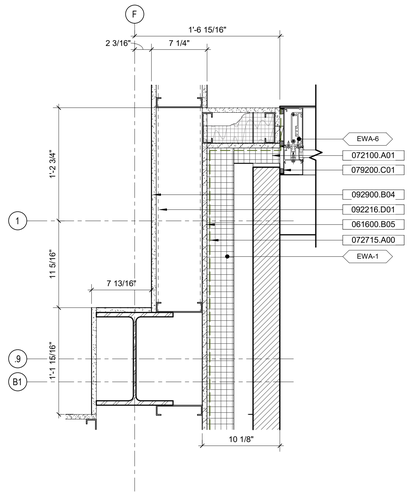
SHEET TITLE
TYPICAL ROOF PENETRATION DETAILS

SHEET NUMBER
A-367

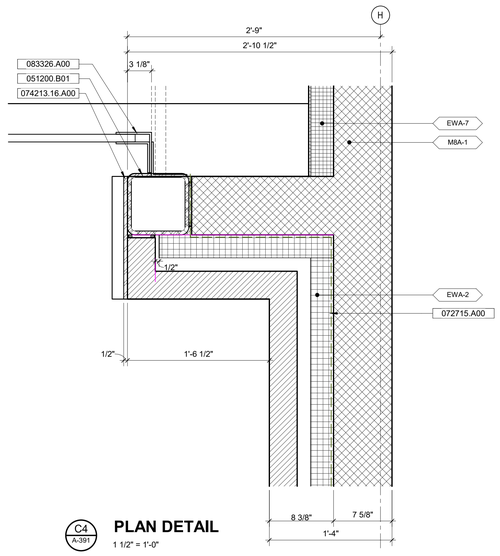
3/20/2026 7:18:52 AM



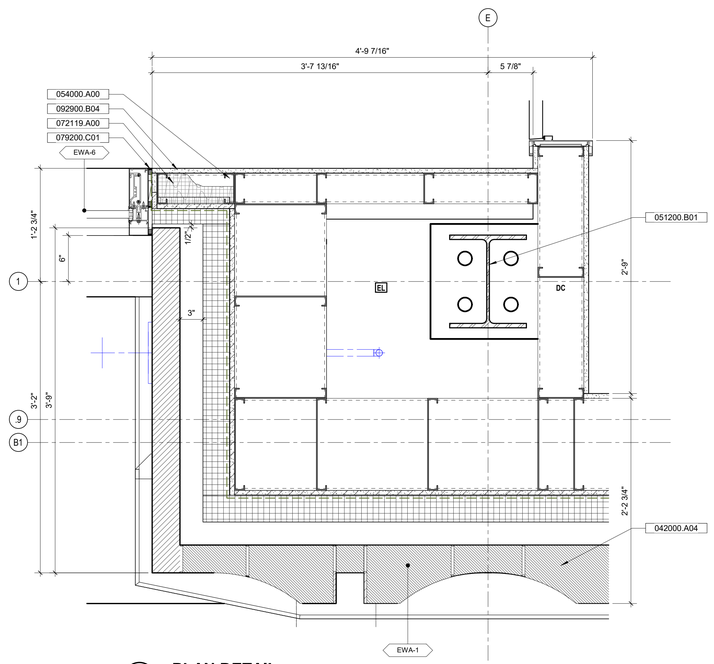
C1 A-391 **PLAN DETAIL**
1 1/2" = 1'-0"



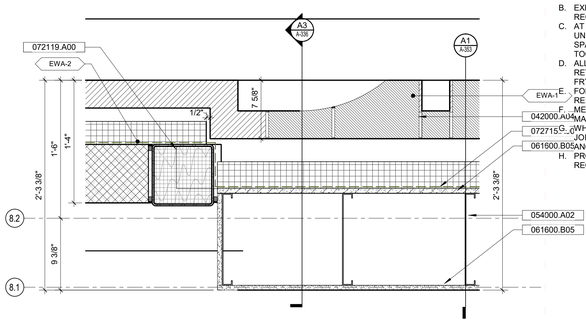
F4 A-391 **PLAN DETAIL**
1 1/2" = 1'-0"



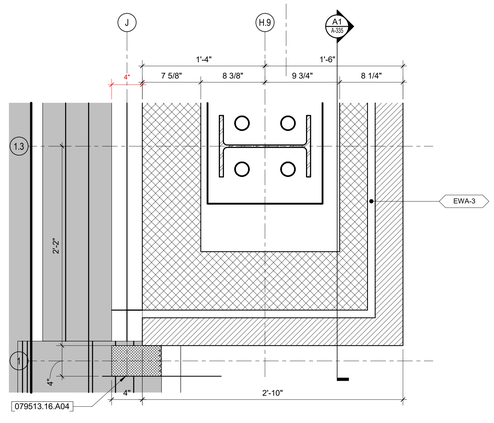
C4 A-391 **PLAN DETAIL**
1 1/2" = 1'-0"



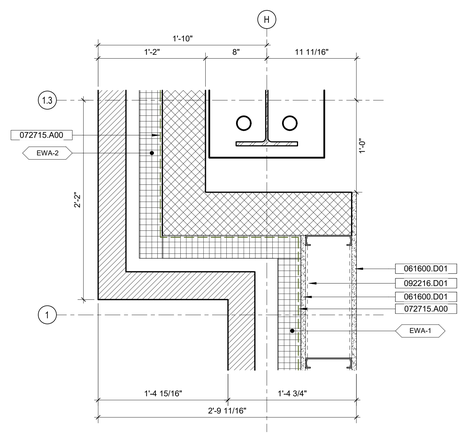
E6 A-391 **PLAN DETAIL**
1 1/2" = 1'-0"



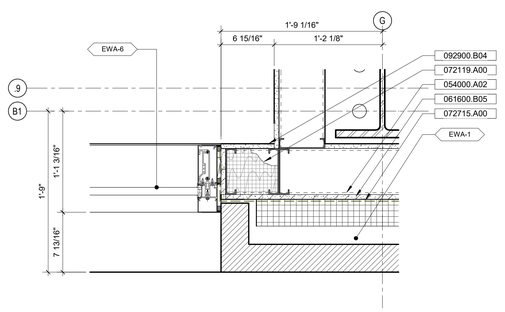
C6 A-391 **PLAN DETAIL**
1 1/2" = 1'-0"



A1 A-391 **PLAN DETAIL**
SOUTH EXPANSION JT.
1 1/2" = 1'-0"



A4 A-391 **PLAN DETAIL**
EAST RAMP & RETAIL
1 1/2" = 1'-0"



A6 A-391 **PLAN DETAIL**
RETAIL CURTAIN WALL
1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.A04	SPECIAL SHAPED BRICK
051200.B01	STRUCTURAL STEEL FRAMING, COLUMN
054000.A00	COLD-FORMED METAL FRAMING
054000.A02	COLD-FORMED METAL FRAMING - 6"
054000.K01	COLD-FORMED METAL FRAMING - HAT CHANNEL
061600.B05	WALL SHEATHING, GLASS-MAT GYPSUM, 5/8"
061600.D01	PARAPET SHEATHING
072100.A01	EXTRUDED POLYSTYRENE BOARD INSULATION (RIGID)
072119.A00	FOAMED-IN-PLACE INSULATION
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
074213.16.A00	METAL PLATE WALL PANELS
079200.C01	BACKER ROD AND SEALANT
079513.16.A04	PRECOMPRESSED WALL EXPANSION JOINT
083326.A00	OVERHEAD COILING GRILLES
092216.D01	6" METAL STUD FRAMING, NON-STRUCTURAL
092900.B04	GYPSUM BOARD, 5/8"

KEYNOTES (ACTION/GENERAL)

00-A1

GENERAL WALL AND DETAIL SECTION NOTES

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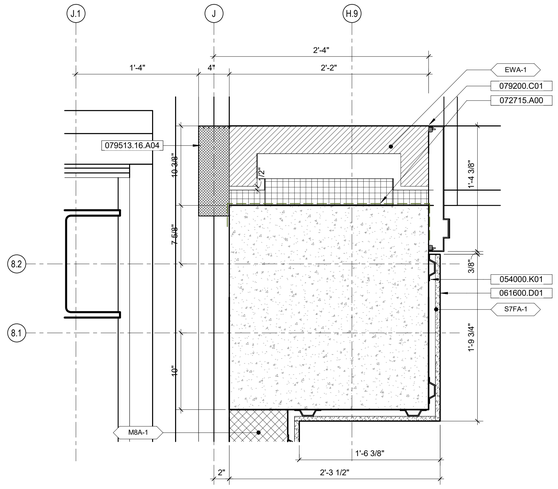
PROJECT NO. 23044.000

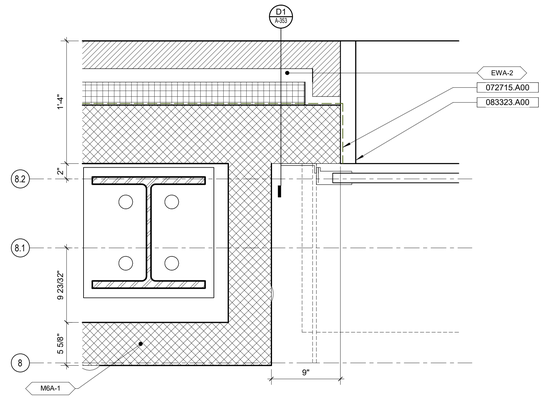
SHEET TITLE
PLAN DETAILS
LEVEL 1

SHEET NUMBER
A-391

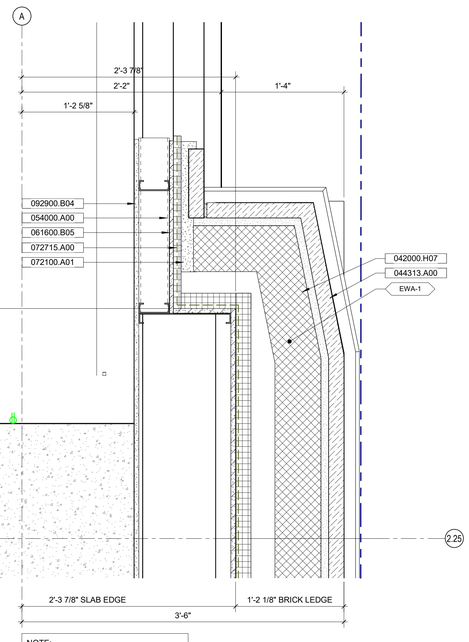
3/20/2026 7:19:21 AM



F1 A-392 **PLAN DETAIL**
1 1/2" = 1'-0"

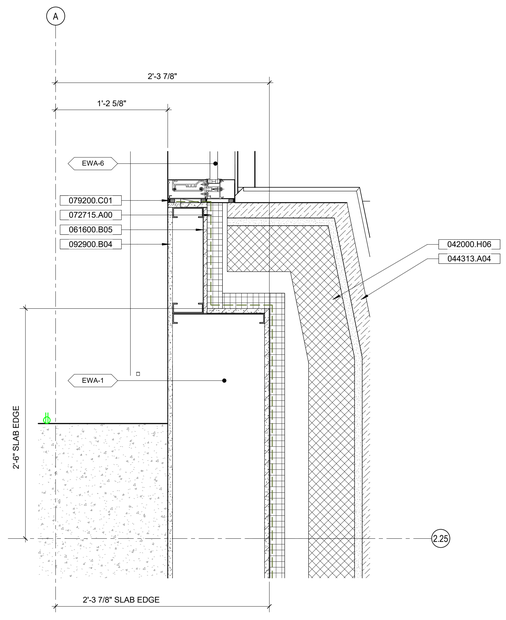


F4 A-392 **PLAN DETAIL**
1 1/2" = 1'-0"



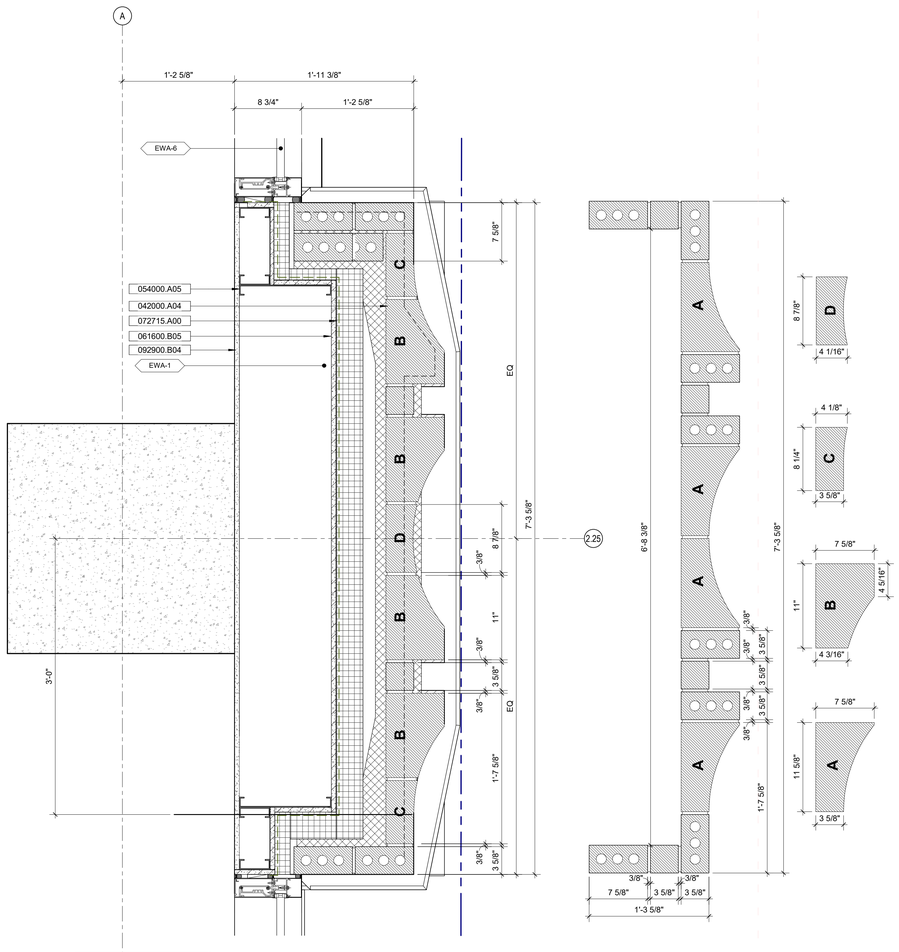
NOTE:
- SECTION CUT @ 100'-0".
- CONCRETE CURB NOT SHOWN HERE. COORDINATION w/ STRUCTURAL FOR CURB LOCATION.

C1 A-392 **PLAN DETAIL**
1 1/2" = 1'-0"



NOTE:
- SECTION CUT @ 101'-10".
- CONCRETE CURB NOT SHOWN HERE. COORDINATION w/ STRUCTURAL FOR CURB LOCATION.

C3 A-392 **PLAN DETAIL**
1 1/2" = 1'-0"



NOTE:
- SECTION CUT @ 105'-0".
- CONCRETE CURB NOT SHOWN HERE. COORDINATION w/ STRUCTURAL FOR CURB LOCATION.

A6 A-392 **PLAN DETAIL**
1 1/2" = 1'-0"

KEYNOTES (SPEC BASED)

061600.A00

042000.A04	SPECIAL SHAPED BRICK
042000.H06	CONCRETE MASONRY UNIT, 6"
042000.H07	CONCRETE MASONRY UNIT, 8"
044313.A00	ANCHORED STONE MASONRY VENEER, GRANITE
044313.A04	EXTERIOR STONE CLADDING, GRANITE
054000.A00	COLD-FORMED METAL FRAMING
054000.A05	COLD-FORMED METAL FRAMING - 12"
054000.K01	COLD-FORMED METAL FRAMING - HAT CHANNEL
061600.B05	WALL SHEATHING, GLASS-MAT GYPSUM, 5/8"
061600.D01	PARAPET SHEATHING
072100.A01	EXTRUDED POLYSTYRENE BOARD INSULATION (RIGID)
072715.A00	NONBITUMINOUS SELF-ADHERING SHEET AIR BARRIER
079200.C01	BACKER ROD AND SEALANT
079513.16.A04	PRECOMPRESSED WALL EXPANSION JOINT
083323.A00	OVERHEAD COILING DOORS
092900.B04	GYPSUM BOARD, 5/8"

CSX Hotel and Retail Development

230, 238, & 240 S Pennsylvania Street Indianapolis, IN 46204

Owner
Boxcar Development LLC
401 Pennsylvania Pkway, Suite 100
Indianapolis, Indiana 46280

Architect
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Structural Engineer
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Civil Engineer
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Indianapolis, IN 46204
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SEAL | DATE 03/19/26

WILLIAM A. BROWNING, JR. REGISTERED No. AR00034154 STATE OF INDIANA ARCHITECT

SHEET ISSUE

1	Core and Shell Construction Documents	03/19/26

RATIO

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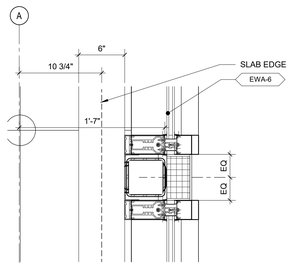
PROJECT NO. 23044.000

SHEET TITLE
PLAN DETAILS LEVEL 1

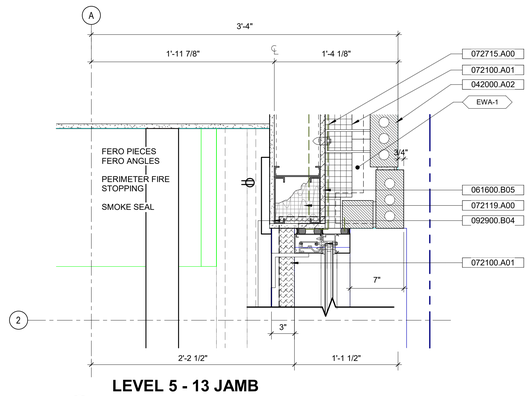
SHEET NUMBER
A-392



F5 A-393

LEVEL 3 JAMB PLAN DETAIL

1 1/2" = 1'-0"



F7 A-393

LEVEL 5 - 13 JAMB PLAN DETAIL

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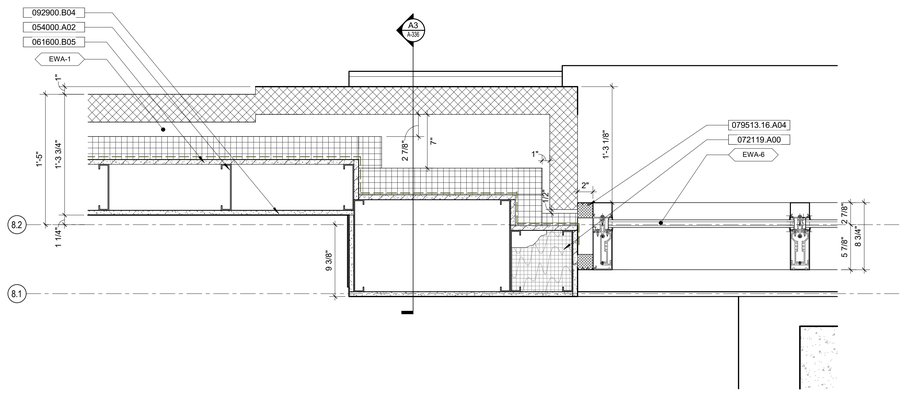
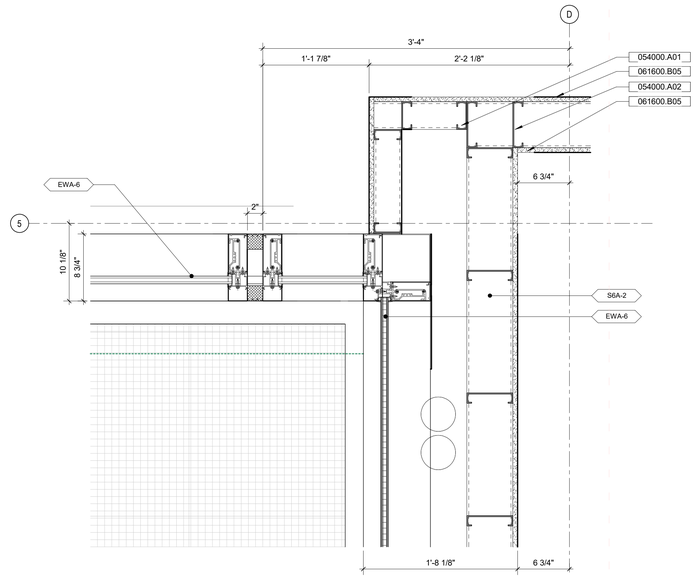


B4 A-393

LEVEL 03 JAMB PLAN DETAIL

1 1/2" = 1'-0"



B6 A-393

LEVEL 03 JAMB PLAN DETAIL

1 1/2" = 1'-0"

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PROJECT NO. 23044.000

SHEET TITLE
PLAN DETAILS
LEVEL 2 AND UP

SHEET NUMBER
A-393

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SECTION 042100-H – ARCHITECTURAL TERRA COTTA

PART 1 GENERAL

1.1 WORK INCLUDED

A. The Contractor shall furnish all labor, materials, equipment and services necessary or incidental to the completion of all work in accordance with the Contract Documents.

1. Provide terra cotta as indicated on the Drawings.
2. Detail, furnish, and install all support, anchorage, and connection devices for new terra cotta and coordinate size and configuration with all other elements of the work.

B. Furnish and install all steel support members and anchorage required to safely secure and hold the terra cotta and surrounding masonry in place.

1.3 REFERENCE STANDARDS

A. ASTM C212 – Standard Specification for Structural Clay Facing Tile.

A. ASTM C126 – Standard Specification for Ceramic Glazed Structural Clay Facing Tile, Facing Brick, and Solid Masonry Units.

B. ASTM C67 – Standard Methods of Sampling and Testing Brick and Structural Clay Tile.

1.4 QUALITY ASSURANCE

A. Subcontractor Qualifications: All work to be performed by mechanics experienced in the handling and setting of the material having not less than five years satisfactory experience in comparable fabrication and installation of new Terra Cotta including work on at least two projects similar in scope and scale to this Project. Submit references with name of contact person and telephone number for the two submitted similar projects.

B. Manufacture’s Qualifications:

1. All terra cotta work to be produced by a manufacturing firm normally in business of producing work of the type indicated and shall be capable of submitting proof to the Engineer as follows:

a. Length of Time in this Kind of Manufacturing: Five years.
b. Photographs and Job Description: At least three previous jobs.

C. Installer’s Qualifications:

1. All terra cotta work to be by installed by a firm normally in business of installing work of the type indicated and shall be capable of submitting proof to the Engineer as follows:

    a. Length of Time in this Kind of Installation: Ten years.
    b. Photographs and Job Description: At least two previous jobs.

1.5 SUBMITTALS

A. Shop and Setting Drawings:

1. Terra Cotta Installation:

    a. Furnish the Terra Cotta manufacturer with all drawings, details and information necessary for the manufacture of terra cotta units, including drawings of all classes of work with which the Terra Cotta engages, proposed method of installation, and elevations showing location of the units to be installed.

2. Submit shop, fabrication and setting drawings to the Contractor for approval by both the Engineer and the Contractor prior to production of any material. Contractor shall be responsible for all field dimension verification. Shop drawings to show sections, dimensions and connection with other work. These drawings must conform as nearly as practicable to the Architect's drawings, but shall be in accordance with Terra Cotta standard practice.
3. Mortar terra cotta in solid with the surrounding masonry.
4. Provide complete set of scale shop drawings to be used for setting and showing the piece numbering of the Terra Cotta, and the size of the joints to be used for setting the various portions of the work clearly indicated. These drawings shall be designated as the setting drawings.

B. Samples:

1. Provide a cleaned full-size Terra Cotta unit control sample representing required color, texture and finish.
2. Preliminary Color Sample Approval: Submit two 3x5 inch samples showing typical color range for preliminary acceptance.
3. Final Approval: After approval of the preliminary color sample, submit two (2) 12x12 inch final samples, and/or full prototype samples which when inspected and approved become the standard for quality, color range, texture and color finish. All materials shall conform to the approved samples within the range, subject to normal ceramic variation.
4. Submit manufacturer's specifications and other product data for each manufactured product including instructions for storage, handling and use.

C. Submit details and procedures for incremental protection of completed work. .

D. Material Testing:

1. Test in accordance with ASTM C67 to determine compressive strength and absorption. Use a certified lab for testing. Manufacturer to supply current test data. Contractor shall be responsible for the cost of all such testing.

1.6 DELIVERY, STORAGE AND HANDLING

A. Pack and crate the Architectural Terra Cotta to prevent damage to the units in transit by normal handling methods Deliver to correspond to priority sequencing as directed by the customer.

B. Inspect delivery within 72-hour window. Any non-conformity to be communicated to the Manufacturer immediately and in writing, within that time frame.

C. Storage at Job Site or Production Facility:

1. Keep units in their original packing material until ready for use. Crates to not be stacked, and to remain in an upright position. Store units on firm, level and smooth surface. Protect units from weather before setting, to prevent staining.

1.7 JOB CONDITIONS

A. Cold Weather: Perform work in accordance with ACI 530.1 current edition.

B. Hot Weather: Perform work in accordance with ACI 530.1 current edition.

C. At end of the working day, or during rainy weather, cover masonry work exposed to weather with waterproof coverage and securely anchor as necessary.

D. Protection: Adequately protect and do not damage existing construction to remain.

PART 2 PRODUCTS

2.1 MANUFACTURES

A. Manufacturer Qualifications: Firm with a demonstrated capability to produce architectural terra cotta products of quality and scope required for this project and actively involved in architectural terra cotta production for at least 5 years. Manufacturer must have sufficient production capacity to produce, transport, and deliver required units without causing delay of the Work.

1. Acceptable Manufacturers:

a. Boston Valley Terra Cotta
a. Gladding McBean
b. NBK North America.

2. Color: Clay Color: NBK Brown with transparent glaze.

2.2 TERRA COTTA AND ACCESSORIES

A. Terra Cotta Units: Appearance and profile as indicated on Drawings.

1. Manufacture all pieces for particular installation conditions to minimize any cutting in the field. Contractor to adjust individual pieces to accommodate setting sequence.
2. Adjust pieces to accommodate relieving angles, flashing, vents, weeps, expansion joints, etc.

B. Quality Control:

1. Terra Cotta units shall conform to the physical requirements listed below as performed in accordance with ASTM Specifications.

   a. Compressive Strength – ASTM C 67
   b. Absorption (5-hour boil) – ASTM C 67
   c. Saturation Coefficient – ASTM C 67
   d. Crazing – ASTM C 126

2. Face Dimension Tolerances: The face dimensions (length and width) of sized/cut terra cotta units shall not vary more than 1/16-inch over or under the dimensions specified on the setting drawings.
   Handmade Tolerance – Table II and III, C126 Exposed face shall not vary from shop drawing dimensions by more than 1/8 inch plus or minus per liner foot.
3. Warpage Tolerances: The exposed face of hand made terra cotta shall not vary from a true plane more than the existing original material.
   Warpage Tolerances – The exposed face of machine-extruded ceramic veneer shall not vary from a true plane by more than 0.005 inch per inch of length.
4. Finished faces that will be exposed when installed shall be free from chips, blisters or other imperfections detracting from the appearance of the finished wall when viewed from a distance of 15 feet.

Terra Cotta Specifications

Test Average (based on 10 Samples)	Method	Criteria
Compressive strength – 8000 psi	ASTM C67	ASTM C126
Absorption (5-hour boil) – 11.9%	ASTM C67	
Absorption (24-hour soak) – 7.9%	ASTM C67	

Saturation Coefficient - .69	ASTM C67	
Craze resistance	ASTM C126	ASTM C126
Glaze absorption - .15%	ASTM C67	
Freeze/thaw resistance	ASTM C67	100 cycles without degradation

C. All anchors, hangers, bolts, clips, straps, rods and pins for securing Terra Cotta shall be of stainless steel or hot dipped galvanized steel.

2.3 MORTAR AND GROUT MATERIALS

A. Mortars shall comply with ASTM C-270.

B. Grouts shall conform to ASTM C-476

C. Cementitious Materials:

1. Portland Cement: ASTM C-150. Type I or II; low-alkali per ASTM C-150, Table 2.
2. Hydrated Lime: ASTM C207, Type S.
3. Masonry cements, gypsum Portland cements, or blended cements will not be allowed.

D. Aggregates:

1. Sand: Clean, washed natural or manufactured silica sand grated according to ASTM C144 sand contain no more than 50 parts per million of chloride ions, and shall be free of organic contaminants.
2. Coarse Aggregates: ASTM C404 with a maximum size of 3/8-inch diameter. Aggregate shall contain no more than 50 parts per million of chloride ions and shall be free of organic contaminants.

E. Water shall be potable, clean and free from injurious amount of oil, alkali, organic matter or other deleterious material.

2.4 FABRICATION

A. Terra Cotta Walls: Not be less than one inch thick and partitions of such thickness and spaced as to perform their proper functions with regard to form and structure. Anchor holes and hand holes to be in accordance with shop drawings so formed as to properly engage the structure. Beds: Not less than 4 inches deep.

PART 3 EXECUTION

3.1 PREPARATION BY INSTALLER

A. Establish lines, levels, and coursing. Protect from disturbance.

B. Clean terra cotta unit prior to setting, leaving edges and surfaces free of dirt or foreign material. Do not use wire brushes or implements that mark or damage exposed surfaces.

1. Soak units in a vat or box of clean water for one hour or more just prior to installation. Units shall be noticeably damp at the time of setting. Units shall be drained sufficiently to eliminate surface water.
2. At the beginning of setting each day, soak all walls to be faced with clean water applied by a hose and spray nozzle. Soak again with water not more than one hour before setting of units.

3.2 INSTALLATION

A. All steel beams, channels, angles, tees, plates and fabricated members for supporting terra cotta shall be furnished and set by the Contractor for setting Terra Cotta.

B. All loose anchors, such as clamps, hangers, clips, straps and pins shall be furnished and set by the Contractor for setting Terra Cotta.

C. Proper care should be exercised to prevent the corrosion of all steel supports, ties, etc. All new anchors shall be ASTM Type 304 stainless steel unless noted otherwise. Structural shapes such as beams, channels, tees and angles shall be hot-dipped galvanized. Dissimilar metals in contact with each other shall be coated with asphalt or other suitable material such that galvanic corrosion cannot take place.

D. Install by anchored method as required by referenced standards and as described on approved shop drawings. All anchors, clips, straps, pins, rods, bolts for securing terra cotta to be of stainless steel or galvanized steel .

E. Maintain uniform joint widths, matching existing.

F. Erection Tolerances:

1. Variation from Plumb: In accordance with ACI 530.1 current addition.
2. Variation from Level: In accordance with ACI 530.1 current addition.
3. Variation from True Plane: In accordance with ACI 530.1 current addition.

3.3 MIXING, MORTAR AND GROUT

A. Mix and proportion cementitious materials for site-made setting beds and grout:

1. Setting Mortar:

Use Type N mortar; in accordance with ASTM C270 with the following material mix proportion by volume:

Portland Cement: 1 part
Hydrated Lime: ½ to 1 ¼ part
Sand: 2 ¼ to 3 times the sum of the Portland Cement and Hydrated Lime parts

a. Color of mortar shall match building's existing cleaned mortar.
b. Use colored sand to obtain desired mortar color.

2. Mortar Grout: Setting mortar with sufficient additional water to cause the mixture to flow readily without segregation. This grout is used where the spacing between the terra cotta and the wall is between 5/8 to ¾ inch, which spacing is permissible for shapes not exceeding 1000 square inches in surface area.

3. Mortar for Terra Cotta pointing:
Use mortar prepared in accordance with ASTM C270 to match both the adjacent and new addition construction.

3.4 SETTING FOR TERRA COTTA NON-CAVITY WALL

A. Just prior to commencement of setting, brush a coat of Portland Cement and water onto a limited area of the wall and the entire back of the piece of soaked terra cotta unit to be set.

B. Spread half of the setting mortar coat on a limited area of the wall and the other half over the back of the terra cotta unit.

C. Screed the setting mortar troweled on the back of terra cotta unit to a uniform thickness as measured from the face of the terra cotta. Screed the other half of the setting mortar being applied to the wall surface to a true and plumb level.

D. Thickness of the Setting Mortar Coat: Average ¾ inch, use sufficient mortar to create a slight excess, which will be forced out at the joints at the edge of the unit when tapped into place.

E. Firmly place the unit against the wall by repeated tapping with a rubber mallet to eliminate all voids in the setting bed.

F. Completely fill all voids and joints with appropriate mortar and make watertight. Rake out the face joints of each unit ¾ inch to allow for pointing.

G. Anchorage and reinforcement shall be located in bed joints or interior webs as indicated on approved shop drawings.

H. Remove any Terra Cotta unit tipped away from the wall for readjustment or improperly set for any reason. Remove and clean away all mortar from units and wall surface, and reset in accordance with the above procedure.

I. Support each Terra Cotta unit, in addition to the usual centers and teflon or plastic wedges, with suitable bent vertical wooden shores exerting a constant upward pressure until the mortar coat is set for several days.

J. After setting, but prior to pointing, clean all exposed surfaces with soft natural fiber brushes, non-ionic mild soap powder or detergent and clean water.

3.5 POINTING JOINTS

A. Pointing

1. Refer to ACI 530.1 current addition for Hot and Cold Weather construction.
2. Wet joint thoroughly and repeatedly prior to pointing and between pointing lifts. Allow water to soak in so that no freestanding water is visible.
3. Point in two lifts; pack joints to within 3/8 inch of surface on first lift; allow first lift to set prior to pointing second lift.
4. As soon as mortar has taken its initial set, tool joint surfaces to be slightly concave, or to match existing sound mortar joint surfaces. Do not allow mortar to extend over the face of the terra cotta units.

    a. After initial 24-hour set, moisten until cured. Allow mortar to cure completely prior to cleaning operations, minimum 30 days.
    b. Clean up after pointing operations are complete. Remove mortar stains, excess mortar, etc., from all surrounding surfaces. Do not use acids; rinse thoroughly after clean up operations.

3.6 CUTTING AND FITTING

A. Obtain Engineer concurrence prior to job site cutting and fitting any item not indicated on drawing. Cutting and fitting of the Terra Cotta shall be done by the installation contractor. Do not impair appearance or strength of terra cotta.

B. All necessary face cutting of Terra Cotta at the job site shall be done with a saw using a water-cooled diamond blade. Face cutting shall not disturb the glaze.

3.7 CLEANING

A. Remove excess mortar from all surrounding surfaces upon completion of setting to prevent stains.

B. Clean area of work as specified.

3.8 PROTECTION

A. Protect new work from damage or staining due to construction operations.

1. Protect uncompleted walls including Terra Cotta and backing by waterproof covering at night and at any time when liable to injury from storms or freezing.

3.9 ACCEPTANCE

A. The completed installation shall have the acceptance of the Engineer and Owner. Remove and replace units that are chipped, cracked, or otherwise damaged which do not conform to the Specification requirements at no additional cost to the Owner.

3.10 CLEAN-UP

A. Upon completion of Terra Cotta replacement operations, remove tools, equipment, and other unnecessary materials from site. Return adjacent area to the clean condition, which existed prior to the start of work.

B. Remove and legally dispose off-site all debris, rubbish, and other materials resulting from Terra Cotta installation.

END OF SECTION 042100-H

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SECTION 044313.13-H - ANCHORED STONE MASONRY VENEER

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Stone masonry anchored to cold-formed metal framing and sheathing.

B. Products Installed but Not Furnished under This Section Include:

1. Steel lintels in unit masonry.
2. Steel shelf angles for supporting unit masonry.

C. Related Requirements:

1. Section 014339 “Mockups” for integrated exterior mock up.
2. Section 042000 "Unit Masonry" for concealed flashing and veneer anchors.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1.3 ACTION SUBMITTALS

A. Product Data: For each variety of stone, stone accessory, and manufactured product.

B. Samples for Initial Selection: For colored mortar and other items involving color selection.

C. Samples for Verification:

1. For each stone type indicated. Include at least three Samples in each set and show the full range of color and other visual characteristics in completed Work.
2. For each color of mortar required. Label Samples to indicate types and amounts of pigments used.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer.

B. List of Materials Used in Constructing Mockups: List generic product names together with manufacturers, manufacturers' product names, supply sources, and other

information as required to identify materials used. Include mix proportions for mortar and source of aggregates.

1. Neither receipt of list nor approval of mockups constitutes approval of deviations from the Contract Documents contained in mockups unless Architect approves such deviations in writing.

C. Material Test Reports:

1. Stone Test Reports: For each stone variety proposed for use on Project, by a qualified testing agency, indicating compliance with required physical properties, other than abrasion resistance, according to referenced ASTM standards. Base reports on testing done within previous five years.
2. Sealant Compatibility and Adhesion Test Report: From sealant manufacturer indicating that sealants will not stain or damage stone. Include interpretation of test results and recommendations for primers and substrate preparation needed for adhesion.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: A qualified installer who employs experienced stonemasons and stone fitters.

B. Mockups: Build mockups to demonstrate aesthetic effects and to set quality standards for materials and execution.

1. Build mockup of typical wall area as shown on Drawings.
2. Protect accepted mockups from the elements with weather-resistant membrane.
3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
4. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.6 PRECONSTRUCTION TESTING

A. Preconstruction Sealant Compatibility and Adhesion Testing: Submit to joint-sealant manufacturers, for compatibility and adhesion testing according to sealant manufacturer's standard testing methods and Section 079200 "Joint Sealants," Samples of materials that will contact or affect joint sealants.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.

B. Store aggregates where grading and other required characteristics can be maintained and contamination avoided.

C. Deliver preblended, dry mortar mix in moisture-resistant containers designed for use with dispensing silos. Store preblended, dry mortar mix in delivery containers on elevated platforms, under cover, in a dry location, or in covered weatherproof dispensing silos.

D. Store masonry accessories, including metal items, to prevent corrosion and accumulation of dirt and oil.

1.8 FIELD CONDITIONS

A. Protection of Stone Masonry: During construction, cover tops of walls, projections, and sills with waterproof sheeting at end of each day's work. Cover partially completed stone masonry when construction is not in progress.

1. Extend cover a minimum of 24 inches down both sides and hold cover securely in place.

B. Stain Prevention: Immediately remove mortar and soil to prevent them from staining stone masonry face.

1. Protect base of walls from rain-splashed mud and mortar splatter using coverings spread on the ground and over the wall surface.
2. Protect sills, ledges, and projections from mortar droppings.
3. Protect surfaces of window and door frames, as well as similar products with painted and integral finishes, from mortar droppings.
4. Turn scaffold boards near the wall on edge at end of each day to prevent rain from splashing mortar and dirt on completed stone masonry.

C. Cold-Weather Requirements: Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen substrates. Remove and replace stone masonry damaged by frost or freezing conditions. Comply with cold-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.

1. Cold-Weather Cleaning: Use liquid cleaning methods only when air temperature is 40 deg F and above and will remain so until masonry has dried, but not less than seven days after completing cleaning.

D. Hot-Weather Requirements: Comply with hot-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.

1.9 COORDINATION

A. Advise installers of adjacent Work about specific requirements for placement of reinforcement, veneer anchors, flashing, and similar items to be built into stone masonry.

B. Coordinate locations of dovetail slots installed in concrete that are to receive stone anchors.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Source Limitations for Stone: Obtain each variety of stone, regardless of finish, from single quarry, whether specified in this Section or in another Section of the Specifications, with resources to provide materials of consistent quality in appearance and physical properties.

B. Source Limitations for Mortar Materials: Obtain mortar ingredients of uniform quality for each cementitious component from single manufacturer and each aggregate from single source or producer.

C. Varieties and Sources: Subject to compliance with requirements, provide stone of varieties and from sources complying with Section 044200 "Exterior Stone Cladding."

2.2 GRANITE

A. Material Standard: Comply with ASTM C615/C615M.

B. Description: Uniform, fine-grained, stone.

C. Varieties and Sources: Subject to compliance with requirements, provide one of the following:

1. COLDSPRING, Cold Spring, MN.
2. Dakota Granite, Milbank, SD.

D. Basis-of-Design Manufacturer: COLDSPRING Granite, Cold Spring, MN.

E. Color: Cold Spring Black, Diamond finish.

2.3 MORTAR MATERIALS

A. Portland Cement: ASTM C150/C150M, Type I or Type II, except Type III may be used for cold-weather construction; natural color or white cement may be used as required to produce mortar color indicated.

1. Low-Alkali Cement: Not more than 0.60 percent total alkali when tested according to ASTM C114.

B. Hydrated Lime: ASTM C207, Type S.

C. Portland Cement-Lime Mix: Packaged blend of portland cement and hydrated lime containing no other ingredients.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

    a. Holcim (US) Inc.
    b. Lafarge North America Inc.
    c. Lehigh Hanson; HeidelbergCement Group.

D. Mortar Pigments: Natural and synthetic iron oxides and chromium oxides, compounded for use in mortar mixes and complying with ASTM C979/C979M. Use only pigments with a record of satisfactory performance in stone masonry mortar.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

    a. Davis Colors.
    b. Solomon Colors Inc.

E. Aggregate: ASTM C144 and as follows:

1. For pointing mortar, use aggregate graded with 100 percent passing No. 16 sieve.

F. Cold-Weather Admixture: Nonchloride, noncorrosive, accelerating admixture complying with ASTM C494/C494M, Type C, and recommended by manufacturer for use in masonry mortar of composition indicated.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

    a. Euclid Chemical Company (The); an RPM company.
    b. GCP Applied Technologies Inc.
    c. Sonneborn Products.

G. Water: Potable.

2.4 STONE TRIM ANCHORS

A. Stone Trim Anchors: Units fabricated with tabs or dowels designed to engage kerfs or holes in stone trim units and holes for fasteners or postinstalled anchor bolts for fastening to substrates or framing as indicated.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

    a. Heckmann Building Products, Inc.
    b. Hohmann & Barnard, Inc.

B. Materials: Fabricate anchors from stainless steel, ASTM A240/A240M or ASTM A666, Type 316. Fabricate dowels from stainless steel, ASTM A276, Type 316.

C. Fasteners for Stone Trim Anchors: Annealed stainless steel bolts, nuts, and washers; ASTM F593 for bolts and ASTM F594 for nuts, Alloy Group 1.

D. Postinstalled Anchor Bolts for Fastening Stone Trim Anchors: Chemical anchors ortorque-controlled expansion anchors made from stainless steel components complying with ASTM F593 and ASTM F594, Alloy Group 1 or 2 for bolts and nuts; ASTM A666 or ASTM A276, Type 304 or Type 316, for anchors.

2.5 EMBEDDED FLASHING MATERIALS

A. Metal Flashing: Provide metal flashing, where flashing is exposed or partly exposed and where indicated, complying with SMACNA's "Architectural Sheet Metal Manual" and as follows:

1. Stainless Steel: ASTM A240/A240M, Type 304, 0.016 inch thick.
2. Fabricate continuous flashings in sections 96 inches long minimum, but not exceeding 12 feet. Provide splice plates at joints of formed, smooth metal flashing.
3. Fabricate through-wall metal flashing embedded in masonry from stainless steel, with ribs at 3-inch intervals along length of flashing to provide an integral mortar bond.

    a. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

        1) Cheney Flashing Company.
        2) Hohmann & Barnard, Inc.
        3) Keystone Flashing Company, Inc.

4. Fabricate through-wall flashing with snaplock receiver on exterior face where indicated to receive counterflashing.
5. Fabricate through-wall flashing with drip edge unless otherwise indicated. Fabricate by extending flashing 1/2 inch out from wall, with outer edge bent down 30 degrees and hemmed.
6. Fabricate metal drip edges for ribbed metal flashing from plain metal flashing of same metal as ribbed flashing and extending at least 3 inches into wall with hemmed inner edge to receive ribbed flashing and form a hooked seam. Form hem on upper surface of metal so that completed seam will shed water.
7. Metal Drip Edges: Fabricate from stainless steel. Extend at least 3 inches into wall and 1/2 inch out from wall, with outer edge bent down 30 degrees and hemmed.
8. Metal Expansion-Joint Strips: Fabricate from stainless steel to shapes indicated.

B. Flexible Flashing: For flashing unexposed to the exterior, use the following unless otherwise indicated:

1. Self-Adhering, Stainless Steel Flashing: Composite flashing product consisting of a min. 2 mil sheet of type 304 Stainless steel with butyl adhesive to produce an overall thickness of not less than 10 mil.

a. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1) Hohmann & Barnard, Inc.
2) STS Coatings.
3) York Manufacturing. (Basis of Design)
4) Vaproshield.

C. Application: Unless otherwise indicated, use the following:

1. Where flashing is indicated to receive counterflashing, use metal flashing.
2. Where flashing is indicated to be turned down at or beyond wall face, use metal flashing.
3. Where flashing is partly exposed and is indicated to terminate at wall face, use metal flashing with a drip edge or flexible flashing with a metal drip edge.
4. Where flashing is fully concealed, use flexible flashing.

D. Solder and Sealants for Sheet Metal Flashings: As specified in Section 076200 "Sheet Metal Flashing and Trim."

1. Solder for Stainless Steel: ASTM B32, Grade Sn60, with acid flux of type recommended by stainless steel sheet manufacturer.
2. Elastomeric Sealant: ASTM C920, chemically curing silicone sealant; of type, grade, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.

E. Adhesives, Primers, and Seam Tapes for Flexible Flashings: Flashing manufacturer's standard products or products recommended by flashing manufacturer for bonding flashing sheets to each other and to substrates.

2.6 MISCELLANEOUS MASONRY ACCESSORIES

A. Compressible Filler: Premolded filler strips complying with ASTM D1056, Grade 2A1; compressible up to 35 percent; of width and thickness indicated; formulated from neoprene urethane or PVC.

B. Weep/Vent Products: Use the following unless otherwise indicated:

1. Aluminum Weep Holes/Vents: One-piece, L-shaped units made from painted sheet aluminum, designed to fit into head joint and consisting of vertical channel with louvers stamped in web and with top flap to keep mortar out of head joint.

a. Manufacturers: Subject to compliance with requirements, provide products by the following:

1) Hohmann & Barnard, Inc.

C. Cavity Drainage Material: Free-draining mesh, made from polymer strands that will not degrade within the wall cavity.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

    a. Advanced Building Products Inc.
    b. CavClear; a division of Archovations, Inc.
    c. Mortar Net Solutions.

2. Provide one of the following configurations:

    a. Strips, full depth of cavity and 10 inches wide, with dovetail-shaped notches 7 inches deep that prevent mesh from being clogged with mortar droppings.

2.7 MASONRY CLEANERS

A. Proprietary Acidic Cleaner: Manufacturer's standard-strength cleaner designed for removing mortar and grout stains, efflorescence, and other new construction stains from stone masonry surfaces without discoloring or damaging masonry surfaces; expressly approved for intended use by cleaner manufacturer and stone producer.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

    a. Diedrich Technologies, Inc.; a Hohmann & Barnard company.
    b. Hydroclean; Hydrochemical Techniques, Inc.
    c. PROSOCO, Inc.

2.8 FABRICATION

A. General: Fabricate stone units in sizes and shapes required to comply with requirements indicated.

1. For granite, comply with recommendations in NBGQA's "Specifications for Architectural Granite."

B. Cut stone to produce pieces of thickness, size, and shape indicated, including details on Drawings and pattern specified in "Setting Stone Masonry" Article.

1. Shape stone specified to be laid in three-course, random range ashlar pattern with sawed beds.

C. Dress joints (bed and vertical) straight and at right angle to face unless otherwise indicated. Shape beds to fit supports.

D. Cut and drill sinkages and holes in stone for anchors and supports.

E. Carefully inspect stone at quarry or fabrication plant for compliance with requirements for appearance, material, and fabrication. Replace defective units before shipment.

1. Clean sawed backs of stone to remove rust stains and iron particles.

F. Thickness of Stone: Provide thickness indicated, but not less than the following:

1. Thickness: 3 inches plus or minus 1/4 inch. Thickness does not include projection of pitched faces.

G. Finish exposed stone faces and edges to comply with requirements indicated for finish and to match approved samples and mockups.

1. Finish: Thermal for granite.
2. Finish for Sills: Sand rubbed.

2.9 MORTAR MIXES

A. General: Do not use admixtures, including pigments, air-entraining agents, accelerators, retarders, water-repellent agents, antifreeze compounds, or other admixtures, unless otherwise indicated.

1. Do not use calcium chloride.
2. Use portland cement-lime mortar unless otherwise indicated.
3. Add cold-weather admixture (if used) at same rate for all mortar that will be exposed to view, regardless of weather conditions, to ensure that mortar color is consistent.
4. Mixing Pointing Mortar: Thoroughly mix cementitious and aggregate materials together before adding water. Then mix again, adding only enough water to produce a damp, unworkable mix that will retain its form when pressed into a ball. Maintain mortar in this dampened condition for one to two hours. Add remaining water in small portions until mortar reaches required consistency. Use mortar within 30 minutes of final mixing; do not retemper or use partially hardened material.

B. Preblended, Dry Mortar Mix: Furnish dry mortar ingredients in the form of a preblended mix. Measure quantities by weight to ensure accurate proportions, and thoroughly blend ingredients before delivering to Project site.

C. Mortar for Stone Masonry: Comply with ASTM C270, Proportion Specification.

1. Mortar for Setting Stone: Type N.
2. Mortar for Pointing Stone: Type N.

D. Pigmented Mortar: Use colored cement product or select and proportion pigments with other ingredients to produce color required. Do not add pigments to colored cement products.

1. Pigments shall not exceed 10 percent of portland cement by weight.
2. Mix to match Architect's sample.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine surfaces indicated to receive stone masonry, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of stone masonry.

B. Examine substrate to verify that dovetail slots, inserts, reinforcement, veneer anchors, flashing, and other items installed in substrates and required for or extending into stone masonry are correctly installed.

C. Examine wall framing, sheathing, and weather-resistant sheathing paper to verify that stud locations are suitable for spacing of veneer anchors and that installation will result in a weatherproof covering.

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

3.2 PREPARATION

A. Accurately mark stud centerlines on face of weather-resistant sheathing paper before beginning stone installation.

B. Coat concrete and unit masonry backup with asphalt dampproofing.

C. Clean dirty or stained stone surfaces by removing soil, stains, and foreign materials before setting. Clean stone by thoroughly scrubbing with fiber brushes and then drenching with clear water. Use only mild cleaning compounds that contain no caustic or harsh materials or abrasives.

3.3 INSTALLATION OF STONE MASONRY

A. Perform necessary field cutting and trimming as stone is set.

1. Use power saws to cut stone that is fabricated with saw-cut surfaces. Cut lines straight and true, with edges eased slightly to prevent snipping.
2. Use hammer and chisel to split stone that is fabricated with split surfaces. Make edges straight and true, matching similar surfaces that were shop or quarry fabricated.
3. Pitch face at field-split edges as needed to match stones that are not field split.

B. Sort stone before it is placed in wall to remove stone that does not comply with requirements relating to aesthetic effects, physical properties, or fabrication, or that is otherwise unsuitable for intended use.

C. Install supports, fasteners, and other attachments indicated or necessary to secure stone masonry in place.

D. Set stone accurately in locations indicated with edges and faces aligned according to established relationships and indicated tolerances.

E. Install steel lintels where indicated. Provide minimum bearing of 8 inches at each jamb unless otherwise indicated.

F. Maintain uniform joint widths except for variations due to different stone sizes and where minor variations are required to maintain bond alignment if any. Lay walls with joints not less than 3/8 inch at narrowest points or more than 1/2 inch at widest points.

G. Provide sealant joints of widths and at locations indicated.

1. Keep sealant joints free of mortar and other rigid materials.
2. Sealant joints are specified in Section 079200 "Joint Sealants."

H. Install metal expansion strips in sealant joints at locations indicated. Build flanges of expansion strips into masonry by embedding in mortar between stone masonry and backup wythe. Lap each joint 4 inches in direction of water flow. Seal joints below grade and at junctures with horizontal expansion joints if any.

I. Install embedded flashing and weep holes at shelf angles, lintels, ledges, other obstructions to downward flow of water in wall, and where indicated.

1. At stud-framed walls, extend flashing through stone masonry, up sheathing face at least 8 inches, and behind weather barrier.
2. At concrete backing, extend flashing through stone masonry, turned up a minimum of 8 inches, and insert in reglet. Reglets are specified in Section 076200 "Sheet Metal Flashing and Trim."
3. At lintels and shelf angles, extend flashing full length of angles but not less than 6 inches into masonry at each end.
4. At sills, extend flashing not less than 4 inches at ends.
5. At ends of head and sill flashing, turn up not less than 2 inches to form end dams.
6. Interlock end joints of ribbed sheet metal flashing by overlapping ribs not less than 1-1/2 inches or as recommended by flashing manufacturer, and seal lap with elastomeric sealant complying with requirements in Section 079200 "Joint Sealants" for application indicated.
7. Install metal drip edges with ribbed sheet metal flashing by interlocking hemmed edges to form hooked seam. Seal seam with elastomeric sealant complying with requirements in Section 079200 "Joint Sealants" for application indicated.
8. Extend sheet metal flashing 1/2 inch beyond masonry face at exterior, and turn flashing down to form a drip.
9. Install metal drip edges beneath flexible flashing at exterior wall face. Stop flexible flashing 1/2 inch back from exterior wall face and adhere flexible flashing to top of metal drip edge.

10. Install metal flashing termination beneath flexible flashing at exterior wall face. Stop flexible flashing 1/2 inch back from exterior wall face and adhere flexible flashing to top of metal flashing termination.
11. Cut flexible flashing flush with wall face after completing masonry wall construction.

J. Place weep holes and vents in joints where moisture may accumulate, including at base of cavity walls, above shelf angles, and at flashing.

1. Use aluminum weep holes/vents to form weep holes.
2. Space weep holes 16 inches o.c.
3. Place cavity drainage material in cavities to comply with configuration requirements for cavity drainage material in "Miscellaneous Masonry Accessories" Article.

K. Install vents in head joints at top of each continuous cavity at spacing indicated. Use aluminum weep holes/vents to form vents.

1. Close cavities off vertically and horizontally with blocking in manner indicated. Install through-wall flashing and weep holes above horizontal blocking.

L. Coat limestone with cementitious dampproofing as follows:

1. Stone at Grade: Beds, joints, and back surfaces to at least 12 inches above finish-grade elevations.
2. Allow cementitious dampproofing formulations to cure before setting dampproofed stone. Do not damage or remove dampproofing in the course of handling and setting stone.

3.4 CONSTRUCTION TOLERANCES

A. Variation from Plumb: For vertical lines and surfaces, do not exceed 1/4 inch in 10 feet, 3/8 inch in 20 feet, or 1/2 inch in 40 feet or more. For external corners, expansion joints, control joints, and other conspicuous lines, do not exceed 1/4 inch in 20 feet or 1/2 inch in 40 feet or more.

B. Variation from Level: For bed joints and lines of exposed lintels, sills, parapets, horizontal grooves, and other conspicuous lines, do not exceed 1/4 inch in 20 feet or 1/2 inch in 40 feet or more.

C. Variation of Linear Building Line: For position shown in plan, do not exceed 1/2 inch in 20 feet or 3/4 inch in 40 feet or more.

D. Measure variation from level, plumb, and position shown in plan as a variation of the average plane of each stone face from level, plumb, or dimensioned plane.

E. Variation in Mortar-Joint Thickness: Do not vary from joint size range indicated.

F. Variation in Plane between Adjacent Stones: Do not exceed one-half of tolerance specified for thickness of stone.

3.5 INSTALLATION OF ANCHORED STONE MASONRY

A. Anchor stone masonry to unit masonry with wire anchors unless otherwise indicated. Connect anchors to masonry joint reinforcement by inserting pintles into eyes of masonry joint reinforcement projecting from unit masonry.

B. Embed veneer anchors in mortar joints of stone masonry at least halfway, but not less than 1-1/2 inches, through stone masonry and with at least a 5/8-inch cover on exterior face.

1. Install continuous wire reinforcement in horizontal joints and attach to seismic veneer anchors as stone is set.

C. Space anchors to provide not less than one anchor per 2 sq. ft. of wall area. Install additional anchors within 12 inches of openings, sealant joints, and perimeter at intervals not exceeding 12 inches.

D. Anchor stone trim with stone trim anchors where indicated. Install anchors by fastening to substrate and inserting tabs and dowels into kerfs and holes in stone units. Provide compressible filler in ends of dowel holes and bottoms of kerfs to prevent end bearing of dowels and anchor tabs on stone. Fill remainder of anchor holes and kerfs with mortar.

E. Set stone in full bed of mortar with full head joints unless otherwise indicated. Build anchors into mortar joints as stone is set.

F. Provide 1-inch cavity between stone masonry and backup construction unless otherwise indicated. Keep cavity free of mortar droppings and debris.

1. Slope beds toward cavity to minimize mortar protrusions into cavity.
2. Do not attempt to trowel or remove mortar fins protruding into cavity.

G. Rake out joints for pointing with mortar to depth of not less than 1/2 inch before setting mortar has hardened. Rake joints to uniform depths with square bottoms and clean sides.

3.6 POINTING

A. Prepare stone-joint surfaces for pointing with mortar by removing dust and mortar particles. Where setting mortar was removed to depths greater than surrounding areas, apply pointing mortar in layers not more than 3/8 inch deep until a uniform depth is formed.

B. Point stone joints by placing and compacting pointing mortar in layers of not more than 3/8 inch deep. Compact each layer thoroughly and allow to it become thumbprint hard before applying next layer.

C. Tool joints, when pointing mortar is thumbprint hard, with a smooth jointing tool to produce the following joint profile:

1. Joint Profile: Concave.

3.7 ADJUSTING AND CLEANING

A. Remove and replace stone masonry of the following description:

1. Broken, chipped, stained, or otherwise damaged stone. Stone may be repaired if methods and results are approved by Architect.
2. Defective joints.
3. Stone masonry not matching approved samples and mockups.
4. Stone masonry not complying with other requirements indicated.

B. Replace in a manner that results in stone masonry matching approved samples and mockups, complying with other requirements, and showing no evidence of replacement.

C. In-Progress Cleaning: Clean stone masonry as work progresses. Remove mortar fins and smears before tooling joints.

D. Final Cleaning: After mortar is thoroughly set and cured, clean stone masonry as follows:

1. Remove large mortar particles by hand with wooden paddles and nonmetallic scrape hoes or chisels.
2. Test cleaning methods on mockup; leave one-half of panel uncleaned for comparison purposes. Obtain Architect's approval of sample cleaning before cleaning stone masonry.
3. Protect adjacent stone and nonmasonry surfaces from contact with cleaner by covering them with liquid strippable masking agent, polyethylene film, or waterproof masking tape.
4. Wet wall surfaces with water before applying cleaner; remove cleaner promptly by rinsing thoroughly with clear water.
5. Clean stone masonry by bucket and brush hand-cleaning method described in BIA Technical Note No. 20, Revised II, using job-mixed detergent solution.
6. Clean stone masonry with proprietary acidic cleaner applied according to manufacturer's written instructions.
7. Clean limestone masonry to comply with recommendations in ILI's "Indiana Limestone Handbook."

3.8 EXCESS MATERIALS AND WASTE

A. Excess Stone: Stack excess stone where directed by Owner for Owner's use.

B. Disposal as Fill Material: Dispose of clean masonry waste, including mortar and excess or soil-contaminated sand, by crushing and mixing with fill material as fill is placed.

1. Crush masonry waste to less than 4 inches in greatest dimension.
2. Mix masonry waste with at least 2 parts of specified fill material for each part of masonry waste. Fill material is specified in Section 312000 "Earth Moving."
3. Do not dispose of masonry waste as fill within 18 inches of finished grade.

C. Excess Masonry Waste: Remove excess clean masonry waste that cannot be used as fill, as described above, and other waste, and legally dispose of off Owner's property.

END OF SECTION 044313.13-H

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SECTION 057313- H - GLAZED DECORATIVE METAL RAILINGS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Exterior glazed metal railings (Roof Screen/Wind Wall).

1.2 DEFINITIONS

A. Railings: Guards, handrails, and similar devices used for protection of occupants at open-sided floor and exterior deck areas and for pedestrian guidance and support, visual separation, or wall protection.

1.3 COORDINATION AND SCHEDULING

A. Coordinate installation of anchorages for railings. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver items to Project site in time for installation.

1.4 ACTION SUBMITTALS

A. Product Data:

1. Metal railings assembled from standard components.
2. Glass products.
3. Fasteners.
4. Shop primer.
5. Bituminous paint.
6. Nonshrink, nonmetallic grout.
7. Anchoring cement.

B. Shop Drawings: Include plans, elevations, sections, and attachment details.

C. Samples for Verification: For each type of exposed finish required.

1. Sections of each distinctly different linear railing member, including handrails, top rails, posts, and balusters.
2. Base channel.
3. Each type of glass and glass edge required.
4. Fittings and brackets.

5. Assembled Samples of railing systems, made from full-size components, including top rail, post, handrail, glass-infill panels. Show method of finishing members at intersections. Samples need not be full height.

D. Delegated Design Submittal: For installed products indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1.5 INFORMATIONAL SUBMITTALS

A. Qualification Data: For professional engineer and testing agency.

B. Mill Certificates: Signed by manufacturers of stainless steel products, certifying that products furnished comply with requirements.

C. Product Test Reports: For tests performed by a qualified testing agency, in accordance with ASTM E894, ASTM E935, ASTM E2353, and ASTM E2358.

D. Evaluation Reports: From ICC-ES or other qualified testing agency acceptable to authorities having jurisdiction.

1. For glazed decorative metal railings.
2. For post-installed anchors.

E. Preconstruction test reports.

1.6 QUALITY ASSURANCE

A. Mockups: Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for fabrication and installation.

1. Build mockups for each form and finish of glass-infill panel railing consisting of two posts, top rail, handrail, glass-infill panel, and anchorage system components that are full height and are not less than 24 inches in length.
2. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.7 FIELD CONDITIONS

A. Field Measurements: Verify actual locations of walls and other construction contiguous with railings by field measurements before fabrication and indicate measurements on Shop Drawings.

1.8 WARRANTY

A. Manufacturer's Special Warranty for Laminated Glass: Glazed decorative metal railing manufacturer agrees to replace laminated-glass units that deteriorate within specified warranty period. Deterioration of laminated glass is defined as defects developed from normal use that are not attributed to glass breakage or to maintaining and cleaning laminated glass contrary to manufacturer's written instructions. Defects include edge separation, delamination materially obstructing vision through glass, and blemishes exceeding those allowed by referenced laminated-glass standard.

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

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design glazed decorative metal railings, including attachment to building construction.

B. General: In engineering railings to withstand structural loads indicated, determine allowable design working stresses of railing materials based on the following:

1. Stainless Steel: 60 percent of minimum yield strength.
2. Glass: 25 percent of mean modulus of rupture (50 percent probability of breakage), as listed in "Mechanical Properties" in AAMA CW-12, "Structural Properties of Glass."

C. Structural Performance: Railings, including attachment to building construction, are to withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated:

1. Handrails and Top Rails of Guards:

a. Uniform load of 50 lbf/ft. applied in any direction.
b. Concentrated load of 200 lbf applied in any direction.
c. Uniform and concentrated loads need not be assumed to act concurrently.

D. Wind Loads: For exterior glazed decorative metal railings, capable of withstanding the following wind loads in accordance with the IBC and ASTM E1300:

1. Wind Load: As indicated on Drawings.

E. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes.

1. Temperature Change: 120 deg F, ambient; 180 deg F, material surfaces.

2.2 GLAZED DECORATIVE METAL RAILINGS

A. Basis-of-Design Product: Subject to compliance with requirements, provide VIVA Railings, LLC; Windwall System for the exterior railing and Viva Railings Shoe for the interior railings or comparable product by one of the following:

1. Viva Railings, LLC.
2. Livers Bronze.
3. Hollaender Manufacturing.
4. CR Laurence.
5. Tuttle, a Dant Clayton Division.

B. Source Limitations for Laminated Glass: Obtain from single source from single manufacturer.

C. Source Limitations for Decorative Metal Railing Components: Obtain from single source from single manufacturer for each component and installation method.

D. Product Options: Information on Drawings and in the Specifications establishes requirements for railing system's aesthetic effects and performance characteristics. Aesthetic effects are indicated by dimensions, arrangements, alignment, and profiles of components and assemblies as they relate to sightlines, to one another, and to adjoining construction.

1. Do not change intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If changes are proposed, submit comprehensive explanatory data to Architect for review.

2.3 METALS, GENERAL

A. Metal Surfaces, General: Provide materials with smooth surfaces, without seam marks, roller marks, rolled trade names, stains, discolorations, or blemishes.

B. Brackets, Flanges, and Anchors: Same metal and finish as supported rails unless otherwise indicated.

2.4 STAINLESS STEEL

A. Tubing: ASTM A554, Grade MT 316 exterior and 304 interior.

B. Pipe: ASTM A312/A312M, Grade TP 316 and 304 interior.

C. Castings: ASTM A743/A743M, Grade CF 8M or Grade CF 3M.

D. Sheet, Strip, Plate, and Flat Bar: ASTM A666 or ASTM A240/A240M, Type 316 and 304 interior.

E. Bars and Shapes: ASTM A276, Type 316 and 304 interior.

F. U-shaped glass surround.

2.5 GLASS AND GLAZING PRODUCTS, GENERAL

A. Glazing Publications: Comply with written instructions of glass product manufacturers and organizations below unless more stringent requirements are indicated. See these publications for glazing terms not otherwise defined in this Section or in referenced standards.

1. NGA/GANA Publications: "GANA Laminated Glazing Reference Manual" and "GANA Glazing Manual."

B. Safety Glazing: Glazing is to comply with 16 CFR 1201, Category II.

C. Safety Glazing Labeling: Permanently mark glass with certification label of the SGCC. Label is to indicate manufacturer's name, type of glass, thickness, and safety glazing standard with which glass complies.

D. Fully Tempered Float Glass: ASTM C1048, Kind FT (fully tempered), Condition A (uncoated) unless otherwise indicated, Type I, Class 1 (clear), Class 1 and low-iron clear, or Class 2 (tinted) as indicated, Quality-Q3.

E. Glazing Gaskets for Glass-Infill Panels: Glazing gaskets and related accessories as recommended or supplied by railing manufacturer for installing glass-infill panels in post-supported railings.

2.6 GLASS HANDRAILS AND GUARDS

A. Laminated Glass Handrails and Guards: ASTM C1172, Type II with two plies of glass bonded together by an interlayer.

1. Construction: Laminate glass with polyvinyl butyral interlayer to comply with interlayer manufacturer's written instructions.
2. Interlayer Thickness: 0.090 inch.
3. Kind: LT (laminated tempered).
4. Glass Color: Inner-ply clear; outer-ply clear.
5. Interlayer Color: Clear.
6. Glass Plies for Glass-Infill Panels: Thickness required by structural loads, but not less than 5.0 mm each, minimum.

2.7 FASTENERS

A. Fastener Materials: Unless otherwise indicated, provide the following:

1. Stainless Steel Components: Type 316 stainless steel fasteners.

2. Dissimilar Metals: Type 316 stainless steel fasteners.

B. Fasteners for Anchoring to Other Construction: Select fasteners of type, grade, and class required to produce connections suitable for anchoring railings to other types of construction indicated and capable of withstanding design loads.

C. Provide concealed fasteners for interconnecting railing components and for attaching railings to other work unless exposed fasteners are the standard fastening method for railings indicated.

1. Provide tamper-resistant flat-head machine screws for exposed fasteners unless otherwise indicated.

D. Post-Installed Anchors: Fastener systems with working capacity greater than or equal to design load, in accordance with an evaluation report acceptable to authorities having jurisdiction, based on ICC-ES AC193 or ICC-ES AC308.

1. Material for Exterior Locations and Where Stainless Steel Is Indicated: Alloy Group 2 stainless steel bolts, ASTM F593, and nuts; ASTM F594.

2.8 MISCELLANEOUS MATERIALS

A. Handrail Brackets: Cast stainless steel, center of rail 2-1/2 inches (63.5 mm) from face of railing, unless noted otherwise. Design as approved by Architect.

B. Bituminous Paint: Cold-applied asphalt emulsion complying with ASTM D1187/D1187M.

C. Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C1107/C1107M. Provide grout specifically recommended by manufacturer for interior and exterior applications.

2.9 FABRICATION OF METAL RAILINGS

A. Fabricate railings to comply with requirements indicated for design, dimensions, member sizes and spacing, details, finish, and anchorage, but not less than that required to support structural loads.

B. Assemble railings in the shop to greatest extent possible to minimize field splicing and assembly. Disassemble units only as necessary for shipping and handling limitations. Clearly mark units for reassembly and coordinated installation. Use connections that maintain structural value of joined pieces.

C. Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges to a radius of approximately 1/32 inch unless otherwise indicated. Remove sharp or rough areas on exposed surfaces.

D. Form work true to line and level with accurate angles and surfaces.

E. Fabricate connections that will be exposed to weather in a manner to exclude water. Provide weep holes where water may accumulate. Locate weep holes in inconspicuous locations.

F. Cut, reinforce, drill, and tap as indicated to receive finish hardware, screws, and similar items.

G. Mechanical Connections: Connect members with concealed mechanical fasteners and fittings. Fabricate members and fittings to produce flush, smooth, rigid, hairline joints.

1. Fabricate splice joints for field connection using an epoxy structural adhesive if this is manufacturer's standard splicing method.

H. Form changes in direction as follows:

1. By bending or by inserting prefabricated elbow fittings.

I. Bend members in jigs to produce uniform curvature for each configuration required; maintain cross section of member throughout entire bend without buckling, twisting, cracking, or otherwise deforming exposed surfaces of components.

J. Close exposed ends of hollow railing members with prefabricated end fittings.

K. Brackets, Flanges, Fittings, and Anchors: Provide wall brackets, flanges, handrail brackets, miscellaneous fittings, and anchors to interconnect railing members to other work where indicated.

1. At brackets and fittings fastened to plaster or gypsum board partitions, provide crush-resistant fillers, or other means to transfer loads through wall finishes to structural supports and to prevent bracket or fitting rotation and crushing of substrate.

L. Provide inserts and other anchorage devices for connecting railings to concrete or masonry work. Fabricate anchorage devices capable of withstanding loads imposed by railings. Coordinate anchorage devices with supporting structure.

M. For railing posts set in concrete, provide stainless steel sleeves not less than 6 inches long with inside dimensions not less than 1/2 inch greater than outside dimensions of post, with metal plate forming bottom closure.

2.10 FABRICATION OF GLASS PANELS

A. Fabricate glass to sizes and shapes required; provide for proper edge clearance and bite on glazing panels.

B. Glass-Infill Panels: Provide laminated, tempered glass-infill panels.

1. Edge Finish: Clean-cut or flat-grind edges to produce smooth, square edges with slight chamfers at junctions of edges and faces.

2.11 METAL FINISH REQUIREMENTS, GENERAL

A. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipment.

B. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

C. Provide exposed fasteners with finish matching appearance, including color and texture, of railings.

2.12 STAINLESS STEEL FINISHES

A. Surface Preparation: Remove tool and die marks and stretch lines, or blend into finish.

B. Polished Finishes: Grind and polish surfaces to produce uniform finish, free of cross scratches.

1. Run grain of directional finishes with long dimension of each piece.
2. When polishing is completed, passivate and rinse surfaces. Remove embedded foreign matter and leave surfaces chemically clean.

C. Stainless Steel Tubing Finishes:

1. 180-Grit Polished Finish: Uniform, directionally textured finish.

D. Stainless Steel Sheet, Strip, Plate, and Bar Finishes:

1. Directional Satin Finish: ASTM A480/A480M, No. 4.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Comply with Drawings and manufacturer's written instructions for installing glazed decorative metal railings, accessories, and other components.

B. Perform cutting, drilling, and fitting required for installing metal railings.

1. Fit exposed connections together to form tight, hairline joints.
2. Install railings level, plumb, square, true to line; without distortion, warp, or rack.
3. Set railings accurately in location, alignment, and elevation; measured from established lines and levels.

4. Do not weld, cut, or abrade surfaces of metal railing components that have been coated or finished after fabrication and that are intended for field connection by mechanical or other means without further cutting or fitting.
5. Set posts plumb within a tolerance of 1/16 inch in 3 feet.
6. Align rails so variations from level for horizontal members and variations from parallel with rake of steps and ramps for sloping members do not exceed 1/4 inch in 12 feet.

C. Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.

D. Adjust railings before anchoring to ensure matching alignment at abutting joints.

E. Fastening to In-Place Construction: Use anchorage devices and fasteners where necessary for securing railings and for properly transferring loads to in-place construction.

3.2 METAL RAILING CONNECTIONS

A. Nonwelded Connections:

1. Use mechanical or adhesive joints for permanently connecting railing components.
2. Use wood blocks and padding to prevent damage to railing members and fittings.
3. Seal recessed holes of exposed locking screws using plastic cement filler colored to match finish of railings.

B. Expansion Joints: Install expansion joints at locations indicated, but not farther apart than required to accommodate thermal movement. Provide slip-joint internal sleeve extending 2 inches beyond joint on either side, fasten internal sleeve securely to one side, and locate joint within 6 inches of post.

3.3 METAL ANCHORING POSTS

A. Use steel pipe sleeves preset and anchored into concrete for installing posts. After posts have been inserted in sleeves, fill annular space between post and sleeve with nonshrink, nonmetallic grout, mixed and placed to comply with anchoring material manufacturer's written instructions.

B. Form or core-drill holes not less than 5 inches deep and 3/4 inch larger than OD of post for installing posts in concrete. Clean holes of loose material, insert posts, and fill annular space between post and concrete with nonshrink, nonmetallic grout, mixed and placed to comply with anchoring material manufacturer's written instructions.

C. Cover anchorage joint with flange of same metal as post, attached to post with setscrews.

D. Leave anchorage joint exposed with anchoring material flush with adjacent surface.

E. Anchor posts to metal surfaces with flanges, angle type, or floor type as required by conditions, connected to posts and to metal supporting members as follows:

1. For stainless steel railings, weld flanges to posts and bolt to metal-supporting surfaces.

3.4 FIELD QUALITY CONTROL

A. Testing Agency: Owner will engage a qualified testing agency to perform tests and inspections and to prepare test reports. Payment for these services will be made by Owner.

B. Extent and Testing Methodology: Testing agency will randomly select completed railing assemblies for testing that are representative of different railing designs and conditions in the completed Work. Test railings in accordance with ASTM E894, ASTM E935, ASTM E2353, and ASTM E2358 for compliance with performance requirements.

C. Remove and replace railings where test results indicate that they do not comply with specified requirements unless they can be repaired in a manner satisfactory to Architect and comply with specified requirements.

D. Perform additional testing and inspecting, at Contractor's expense, to determine compliance of replaced or additional work with specified requirements.

3.5 CLEANING

A. Clean stainless steel by washing thoroughly with water and soap, rinsing with clean water, and wiping dry.

B. Clean and polish glass as recommended in writing by manufacturer. Wash both exposed surfaces in each area of Project not more than four days before date scheduled for inspections that establish date of Substantial Completion.

3.6 PROTECTION

A. Protect finishes of railings from damage during construction period with temporary protective coverings approved by railing manufacturer. Remove protective coverings at time of Substantial Completion.

B. Restore finishes damaged during installation and construction period so no evidence remains of correction work. Return items that cannot be refinished in the field to the shop; make required alterations and refinish entire unit, or provide new units.

END OF SECTION 057313-H

SECTION 074213.13-H - FORMED METAL WALL PANELS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Exposed-fastener, lap-seam metal wall panels.
2. Concealed-fastener, lap-seam metal wall panels.
3. Metal liner panels.

B. Related Requirements:

1. Section 074213.16 "Metal Plate Wall Panels" for solid metal plate wall panels.
2. Section 074213.19 "Insulated Metal Wall Panels" for foamed-in-place, laminated and honeycomb insulated metal wall panels.
3. Section 074213.23 "Metal Composite Material Wall Panels" for metal-faced composite wall panels.
4. Section 074293 "Soffit Panels" for metal panels used in horizontal soffit applications.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at [**Project site**] <**Insert location**>.

1. Meet with Owner, Architect, Owner's insurer if applicable, metal panel Installer, metal panel manufacturer's representative, structural-support Installer, and installers whose work interfaces with or affects metal panels, including installers of doors, windows, and louvers.
2. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
3. Review methods and procedures related to metal panel installation, including manufacturer's written instructions.
4. Examine support conditions for compliance with requirements, including alignment between and attachment to structural members.
5. Review flashings, special siding details, wall penetrations, openings, and condition of other construction that affect metal panels.
6. Review governing regulations and requirements for insurance, certificates, and tests and inspections if applicable.
7. Review temporary protection requirements for metal panel assembly during and after installation.
8. Review of procedures for repair of metal panels damaged after installation.
9. Document proceedings, including corrective measures and actions required, and furnish copy of record to each participant.

1.3 ACTION SUBMITTALS

A. Product Data: Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each type of panel and accessory.

1. Exposed-fastener, lap-seam metal wall panels.
2. Concealed-fastener, lap-seam metal wall panels.
3. Metal liner panels.

B. Sustainable Design Submittals:

1. <Double click to insert sustainable design text for recycled content.>
2. <Double click to insert sustainable design text for EPDs and HPDs.>

C. Sustainable Design Submittals: Refer to Division 01 Sections for sustainable design requirements for LEED documentation required under this section.

D. Shop Drawings:

1. Include fabrication and installation layouts of metal panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment system, trim, flashings, closures, and accessories; and special details.
2. Accessories: Include details of the flashing, trim, and anchorage systems, at a scale of not less than 1-1/2 inches per 12 inches.

E. Samples for Initial Selection: For each type of metal panel indicated with factory-applied finishes.

1. Include Samples of trim and accessories involving color selection.

F. Samples for Verification: For each type of exposed finish, prepared on Samples of size indicated below:

1. Metal Panels: 12 inches long by actual panel width. Include fasteners, closures, and other metal panel accessories.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer.

B. Product Test Reports: For [**exposed-fastener, lap-seam metal wall panels**] [**concealed-fastener, lap-seam metal wall panels**] [**metal liner panels**], for tests performed by a qualified testing agency.

C. Field quality-control reports.

D. Sample Warranties: For special warranties.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance Data: For metal panels to include in maintenance manuals.

1.6 QUALITY ASSURANCE

A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.

B. UL-Certified, Portable Roll-Forming Equipment: UL-certified, portable roll-forming equipment capable of producing metal panels warranted by manufacturer to be the same as factory-formed products. Maintain UL certification of portable roll-forming equipment for duration of work.

1.7 MOCKUPS

A. Build mockups to verify selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for fabrication and installation.

1. Build mockup of typical metal panel assembly [**as shown on Drawings**] <**Insert size**>, including[**corner,**] [**soffits,**] supports, attachments, and accessories.
2. Water-Spray Test: Conduct water-spray test of metal panel assembly mockup, testing for water penetration according to AAMA 501.2.
3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
4. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Deliver components, metal panels, and other manufactured items so as not to be damaged or deformed. Package metal panels for protection during transportation and handling.

B. Unload, store, and erect metal panels in a manner to prevent bending, warping, twisting, and surface damage.

C. Stack metal panels horizontally on platforms or pallets, covered with suitable weathertight and ventilated covering. Store metal panels to ensure dryness, with positive slope for drainage of water. Do not store metal panels in contact with other materials that might cause staining, denting, or other surface damage.

D. Retain strippable protective covering on metal panels during installation.

E. Copper Panels: Wear gloves when handling to prevent fingerprints and soiling of surface.

1.9 FIELD CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit assembly of metal panels to be performed according to manufacturers' written instructions and warranty requirements.

1.10 COORDINATION

A. Coordinate metal panel installation with rain drainage work, flashing, trim, construction of soffits, and other adjoining work to provide a leakproof, secure, and noncorrosive installation.

1.11 WARRANTY

A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of metal panel systems that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Structural failures including rupturing, cracking, or puncturing.
b. Deterioration of metals and other materials beyond normal weathering.

2. Warranty Period: [**Two**] <**Insert number**> years from date of Substantial Completion.

B. Special Warranty on Panel Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace metal panels that show evidence of deterioration of factory-applied finishes within specified warranty period.

1. Exposed Panel Finish: Deterioration includes, but is not limited to, the following:

a. Color fading more than 5 Delta E units when tested according to ASTM D2244.
b. Chalking in excess of a No. 8 rating when tested according to ASTM D4214.
c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.

2. Finish Warranty Period: [**20**] [**10**] <**Insert number**> years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. <Double click to insert sustainable design text for recycled content.>

B. Structural Performance: Provide metal panel systems capable of withstanding the effects of the following loads, based on testing according to ASTM E1592:

1. Wind Loads: As indicated on Drawings.
2. Other Design Loads: [**As indicated on Drawings**] <**Insert loads**>.
3. Deflection Limits: For wind loads, no greater than [**1/180**] [**1/240**] <**Insert deflection**> of the span.
4. <**Insert serviceability requirements**>.

C. Air Infiltration: Air leakage of not more than 0.06 cfm/sq. ft. when tested according to ASTM E283 at the following test-pressure difference:

1. Test-Pressure Difference: [**1.57 lbf/sq. ft.**] [**6.24 lbf/sq. ft.**].

D. Water Penetration under Static Pressure: No water penetration when tested according to ASTM E331 at the following test-pressure difference:

1. Test-Pressure Difference: [**2.86 lbf/sq. ft.**] [**6.24 lbf/sq. ft.**].

E. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

1. Temperature Change (Range): [**120 deg F, ambient; 180 deg F, material surfaces**] <**Insert temperature range**>.

F. Fire-Resistance Ratings: Comply with ASTM E119; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

1. Indicate design designations from UL's "Fire Resistance Directory" or from the listings of another qualified testing agency.

2.2 EXPOSED-FASTENER, LAP-SEAM METAL WALL PANELS

A. Provide factory-formed metal panels designed to be field assembled by lapping side edges of adjacent panels and mechanically attaching panels to supports using exposed fasteners in side laps. Include accessories required for weathertight installation.

B. Corrugated-Profile, Exposed-Fastener Metal Wall Panels <**Insert drawing designation**>: Formed with alternating curved ribs spaced at 2.67 inches o.c. across width of panel.

1. <Double click here to find, evaluate, and insert list of manufacturers and products.>
2. Metallic-Coated Steel Sheet: Zinc-coated (galvanized) steel sheet complying with ASTM A653/A653M, G90 coating designation, or aluminum-zinc alloy-coated

steel sheet complying with ASTM A792/A792M, Class AZ50 coating designation; structural quality. Prepainted by the coil-coating process to comply with ASTM A755/A755M.

a. Nominal Thickness: [**0.022 inch**] [**0.028 inch**] [**0.034 inch**] [**0.040 inch**] [**0.052 inch**].
b. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] <**Insert finish**>.
c. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

3. Aluminum Sheet: Coil-coated sheet, ASTM B209, alloy as standard with manufacturer, with temper as required to suit forming operations and structural performance required.

a. Thickness: [**0.032 inch**] [**0.040 inch**].
b. Surface: [**Smooth, flat**] [**Embossed**] finish.
c. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] [**Clear anodized**] [**Color anodized**] <**Insert finish**>.
d. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

4. Stainless Steel Sheet: ASTM A240/A240M, [**Type 304**] [**Type 316**], fully annealed.

a. Nominal Thickness: [**0.0188 inch**] [**0.0250 inch**] [**0.0313 inch**] [**0.0375 inch**] [**0.0500 inch**].
b. Exterior Finish: [**ASTM A480/A480M No. 4**] [**ASTM A480/A480M No. 2B**] <**Insert finish**>.

5. Copper Sheet: ASTM B370, cold-rolled copper sheet, H00 temper.

a. Thickness: [**16 oz./sq. ft.**] [**20 oz./sq. ft.**].
b. Exposed Finish: [**Mill**] [**Prepatinated**].
c. Prepatinated Color: [**Dark brown**] [**Verdigris**] <**Insert color**>.

6. Rib Spacing: [**2.67 inches**] <**Insert dimension**> o.c.
7. Panel Coverage: [**21.3 inches**] [**29.3 inches**] [**34.6 inches**] [**37.3 inches**] [**42.6 inches**] [**45.3 inches**] <**Insert dimension**>.
8. Panel Height: [**0.5 inch**] [**0.875 inch**] <**Insert dimension**>.

C. Tapered-Rib-Profile, Exposed-Fastener Metal Wall Panels <**Insert drawing designation**>: Formed with raised, trapezoidal major ribs and [**intermediate stiffening ribs symmetrically spaced**] [**a flat pan**] between major ribs.

1. <Double click here to find, evaluate, and insert list of manufacturers and products.>

2. Metallic-Coated Steel Sheet: Zinc-coated (galvanized) steel sheet complying with ASTM A653/A653M, G90 coating designation, or aluminum-zinc alloy-coated steel sheet complying with ASTM A792/A792M, Class AZ50 coating designation; structural quality. Prepainted by the coil-coating process to comply with ASTM A755/A755M.

    a. Nominal Thickness: [**0.022 inch**] [**0.028 inch**] [**0.034 inch**] [**0.040 inch**] [**0.052 inch**].
    b. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] <**Insert finish**>.
    c. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

3. Aluminum Sheet: Coil-coated sheet, ASTM B209, alloy as standard with manufacturer, with temper as required to suit forming operations and structural performance required.

    a. Thickness: [**0.032 inch**] [**0.040 inch**].
    b. Surface: [**Smooth, flat**] [**Embossed**] finish.
    c. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] [**Clear anodized**] [**Color anodized**] <**Insert finish**>.
    d. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

4. Stainless Steel Sheet: ASTM A240/A240M, [**Type 304**] [**Type 316**], fully annealed.

    a. Nominal Thickness: [**0.0188 inch**] [**0.0250 inch**] [**0.0313 inch**] [**0.0375 inch**] [**0.0500 inch**].
    b. Exterior Finish: [**ASTM A480/A480M No. 4**] [**ASTM A480/A480M No. 2B**] <**Insert finish**>.

5. Copper Sheet: ASTM B370, cold-rolled copper sheet, H00 temper.

    a. Thickness: [**16 oz./sq. ft.**] [**20 oz./sq. ft.**].
    b. Exposed Finish: [**Mill**] [**Prepatinated**].
    c. Prepatinated Color: [**Dark brown**] [**Verdigris**] <**Insert color**>.

6. Major-Rib Spacing: [**6 inches**] [**8 inches**] [**9 inches**] [**12 inches**] <**Insert dimension**> o.c.
7. Panel Coverage: [**24 inches**] [**36 inches**] <**Insert dimension**>.

8. Panel Height: [**0.625 inch**] [**0.75 inch**] [**1.0 inch**] [**1.25 inches**] [**1.5 inches**] <**Insert dimension**>.

D. Reverse-Rib-Profile, Exposed-Fastener Metal Wall Panels <**Insert drawing designation**>: Formed with recessed, trapezoidal major valleys and [**intermediate stiffening valleys symmetrically spaced**] [**a flat pan**] between major valleys.

1. <Double click here to find, evaluate, and insert list of manufacturers and products.>
2. Metallic-Coated Steel Sheet: Zinc-coated (galvanized) steel sheet complying with ASTM A653/A653M, G90 coating designation, or aluminum-zinc alloy-coated steel sheet complying with ASTM A792/A792M, Class AZ50 coating designation; structural quality. Prepainted by the coil-coating process to comply with ASTM A755/A755M.

    a. Nominal Thickness: [**0.022 inch**] [**0.028 inch**] [**0.034 inch**] [**0.040 inch**] [**0.052 inch**].
    b. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] <**Insert finish**>.
    c. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

3. Aluminum Sheet: Coil-coated sheet, ASTM B209, alloy as standard with manufacturer, with temper as required to suit forming operations and structural performance required.

    a. Thickness: [**0.032 inch**] [**0.040 inch**].
    b. Surface: [**Smooth, flat**] [**Embossed**] finish.
    c. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] [**Clear anodized**] [**Color anodized**] <**Insert finish**>.
    d. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

4. Stainless Steel Sheet: ASTM A240/A240M, [**Type 304**] [**Type 316**], fully annealed.

    a. Nominal Thickness: [**0.0188 inch**] [**0.0250 inch**] [**0.0313 inch**] [**0.0375 inch**] [**0.0500 inch**].
    b. Exterior Finish: [**ASTM A480/A480M No. 4**] [**ASTM A480/A480M No. 2B**] <**Insert finish**>.

5. Copper Sheet: ASTM B370, cold-rolled copper sheet, H00 temper.

    a. Thickness: [**16 oz./sq. ft.**] [**20 oz./sq. ft.**].

b. Exposed Finish: [**Mill**] [**Prepatinated**].
c. Prepatinated Color: [**Dark brown**] [**Verdigris**] <**Insert color**>.

6. Major-Rib Spacing: [**12 inches**] <**Insert dimension**> o.c.
7. Panel Coverage: [**36 inches**] <**Insert dimension**>.
8. Panel Height: [**1.25 inches**] <**Insert dimension**>.

E. Vee-Rib-Profile, Exposed-Fastener Metal Wall Panels <**Insert drawing designation**>: Formed with raised, V-shaped ribs and recesses that are approximately same size, evenly spaced across panel width, and with rib/recess sides angled at approximately 45 degrees.

1. <Double click here to find, evaluate, and insert list of manufacturers and products.>
2. Metallic-Coated Steel Sheet: Zinc-coated (galvanized) steel sheet complying with ASTM A653/A653M, G90 coating designation, or aluminum-zinc alloy-coated steel sheet complying with ASTM A792/A792M, Class AZ50 coating designation; structural quality. Prepainted by the coil-coating process to comply with ASTM A755/A755M.

   a. Nominal Thickness: [**0.022 inch**] [**0.028 inch**] [**0.034 inch**] [**0.040 inch**] [**0.052 inch**].
   b. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] <**Insert finish**>.
   c. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

3. Aluminum Sheet: Coil-coated sheet, ASTM B209, alloy as standard with manufacturer, with temper as required to suit forming operations and structural performance required.

   a. Thickness: [**0.032 inch**] [**0.040 inch**].
   b. Surface: [**Smooth, flat**] [**Embossed**] finish.
   c. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] [**Clear anodized**] [**Color anodized**] <**Insert finish**>.
   d. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

4. Stainless Steel Sheet: ASTM A240/A240M, [**Type 304**] [**Type 316**], fully annealed.

   a. Nominal Thickness: [**0.0188 inch**] [**0.0250 inch**] [**0.0313 inch**] [**0.0375 inch**] [**0.0500 inch**].

b. Exterior Finish: [**ASTM A480/A480M No. 4**] [**ASTM A480/A480M No. 2B**] <**Insert finish**>.

5. Copper Sheet: ASTM B370, cold-rolled copper sheet, H00 temper.

   a. Thickness: [**16 oz./sq. ft.**] [**20 oz./sq. ft.**].
   b. Exposed Finish: [**Mill**] [**Prepatinated**].
   c. Prepatinated Color: [**Dark brown**] [**Verdigris**] <**Insert color**>.

6. Rib Spacing: [**5.3 inches**] [**7.2 inches**] [**12 inches**] <**Insert dimension**> o.c.
7. Panel Coverage: [**30 inches**] [**32 inches**] [**36 inches**] [**40 inches**] <**Insert dimension**>.
8. Panel Height: [**1.375 inches**] [**1.5 inches**] [**1.75 inches**] [**2.0 inches**] [**3.0 inches**] <**Insert dimension**>.

F. Box-Rib-Profile, Exposed-Fastener Metal Wall Panels <**Insert drawing designation**>: Formed with raised, box-shaped ribs, evenly spaced across panel width, and with rib/recess sides angled 60 degrees or more.

1. <Double click here to find, evaluate, and insert list of manufacturers and products.>
2. Metallic-Coated Steel Sheet: Zinc-coated (galvanized) steel sheet complying with ASTM A653/A653M, G90 coating designation, or aluminum-zinc alloy-coated steel sheet complying with ASTM A792/A792M, Class AZ50 coating designation; structural quality. Prepainted by the coil-coating process to comply with ASTM A755/A755M.

   a. Nominal Thickness: [**0.022 inch**] [**0.028 inch**] [**0.034 inch**] [**0.040 inch**] [**0.052 inch**].
   b. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] <**Insert finish**>.
   c. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

3. Aluminum Sheet: Coil-coated sheet, ASTM B209, alloy as standard with manufacturer, with temper as required to suit forming operations and structural performance required.

   a. Thickness: [**0.032 inch**] [**0.040 inch**].
   b. Surface: [**Smooth, flat**] [**Embossed**] finish.
   c. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] [**Clear anodized**] [**Color anodized**] <**Insert finish**>.
   d. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

4. Stainless Steel Sheet: ASTM A240/A240M, [**Type 304**] [**Type 316**], fully annealed.

    a. Nominal Thickness: [**0.0889 inch**] [**0.0250 inch**] [**0.0313 inch**] [**0.0375 inch**] [**0.0500 inch**].
    b. Exterior Finish: [**ASTM A480/A480M No. 4**] [**ASTM A480/A480M No. 2B**] <**Insert finish**>.

5. Copper Sheet: ASTM B370, cold-rolled copper sheet, H00 temper.

    a. Thickness: [**16 oz./sq. ft.**] [**20 oz./sq. ft.**].
    b. Exposed Finish: [**Mill**] [**Prepatinated**].
    c. Prepatinated Color: [**Dark brown**] [**Verdigris**] <**Insert color**>.

6. Rib Spacing: [**2.67 inches**] [**4.0 inches**] [**5.3 inches**] [**6.0 inches**] <**Insert dimension**> o.c.
7. Panel Coverage: [**24 inches**] [**28 inches**] [**30 inches**] [**32 inches**] [**36 inches**] <**Insert dimension**>.
8. Panel Height: [**0.625 inch**] [**1.0 inch**] [**1.5 inches**] [**2.0 inches**] <**Insert dimension**>.

G. Deep-Box-Rib-Profile, Exposed-Fastener Metal Wall Panels <**Insert drawing designation**>: Formed with raised, box-shaped ribs, evenly spaced across panel width, and with rib/recess sides angled more than 60 degrees.

1. <Double click here to find, evaluate, and insert list of manufacturers and products.>
2. Metallic-Coated Steel Sheet: Zinc-coated (galvanized) steel sheet complying with ASTM A653/A653M, G90 coating designation, or aluminum-zinc alloy-coated steel sheet complying with ASTM A792/A792M, Class AZ50 coating designation; structural quality. Prepainted by the coil-coating process to comply with ASTM A755/A755M.

    a. Nominal Thickness: [**0.022 inch**] [**0.028 inch**] [**0.034 inch**] [**0.040 inch**] [**0.052 inch**].
    b. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] <**Insert finish**>.
    c. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

3. Aluminum Sheet: Coil-coated sheet, ASTM B209, alloy as standard with manufacturer, with temper as required to suit forming operations and structural performance required.

    a. Thickness: [**0.032 inch**] [**0.040 inch**].
    b. Surface: [**Smooth, flat**] [**Embossed**] finish.

c. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] [**Clear anodized**] [**Color anodized**] <**Insert finish**>.
d. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

4. Stainless Steel Sheet: ASTM A240/A240M, [**Type 304**] [**Type 316**], fully annealed.

a. Nominal Thickness: [**0.0188 inch**] [**0.0250 inch**] [**0.0313 inch**] [**0.0375 inch**] [**0.0500 inch**].
b. Exterior Finish: [**ASTM A480/A480M No. 4**] [**ASTM A480/A480M No. 2B**] <**Insert finish**>.

5. Copper Sheet: ASTM B370, cold-rolled copper sheet, H00 temper.

a. Thickness: [**16 oz./sq. ft.**] [**20 oz./sq. ft.**].
b. Exposed Finish: [**Mill**] [**Prepatinated**].
c. Prepatinated Color: [**Dark brown**] [**Verdigris**] <**Insert color**>.

6. Rib Spacing: [**12 inches**] <**Insert dimension**> o.c.
7. Panel Coverage: [**24 inches**] <**Insert dimension**>.
8. Panel Height: [**3.0 inches**] [**4.0 inches**] <**Insert dimension**>.

2.3 CONCEALED-FASTENER, LAP-SEAM METAL WALL PANELS

A. Provide factory-formed metal panels designed to be field assembled by lapping and interconnecting side edges of adjacent panels and mechanically attaching through panel to supports using concealed fasteners[**and factory-applied sealant**] in side laps. Include accessories required for weathertight installation.

B. Flush-Profile, Concealed-Fastener Metal Wall Panels <**Insert drawing designation**>: Formed with vertical panel edges and [**intermediate stiffening ribs symmetrically spaced**] [**a flat pan**] between panel edges; with flush joint between panels.

1. <Double click here to find, evaluate, and insert list of manufacturers and products.>
2. Metallic-Coated Steel Sheet: Zinc-coated (galvanized) steel sheet complying with ASTM A653/A653M, G90 coating designation, or aluminum-zinc alloy-coated steel sheet complying with ASTM A792/A792M, Class AZ50 coating designation; structural quality. Prepainted by the coil-coating process to comply with ASTM A755/A755M.

a. Nominal Thickness: [**0.022 inch**] [**0.028 inch**] [**0.034 inch**] [**0.040 inch**] [**0.052 inch**].

b. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] <**Insert finish**>.
c. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

3. Aluminum Sheet: Coil-coated sheet, ASTM B209, alloy as standard with manufacturer, with temper as required to suit forming operations and structural performance required.

a. Thickness: [**0.032 inch**] [**0.040 inch**].
b. Surface: [**Smooth, flat**] [**Embossed**] finish.
c. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] [**Clear anodized**] [**Color anodized**] <**Insert finish**>.
d. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

4. Stainless Steel Sheet: ASTM A240/A240M, [**Type 304**] [**Type 316**], fully annealed.

a. Nominal Thickness: [**0.0188 inch**] [**0.0250 inch**] [**0.0313 inch**] [**0.0375 inch**] [**0.0500 inch**].
b. Exterior Finish: [**ASTM A480/A480M No. 4**] [**ASTM A480/A480M No. 2B**] <**Insert finish**>.

5. Copper Sheet: ASTM B370, cold-rolled copper sheet, H00 temper.

a. Thickness: [**16 oz./sq. ft.**] [**20 oz./sq. ft.**].
b. Exposed Finish: [**Mill**] [**Prepatinated**].
c. Prepatinated Color: [**Dark brown**] [**Verdigris**] <**Insert color**>.

6. Panel Coverage: [**12 inches**] <**Insert dimension**>.
7. Panel Height: [**1.0 inch**] [**1.5 inches**] <**Insert dimension**>.

C. Reveal-Joint, Concealed-Fastener Metal Wall Panels <**Insert drawing designation**>: Formed with vertical panel edges and [**intermediate stiffening ribs symmetrically spaced**] [**a flat pan**] between panel edges; with narrow reveal joint between panels.

1. <Double click here to find, evaluate, and insert list of manufacturers and products.>
2. Metallic-Coated Steel Sheet: Zinc-coated (galvanized) steel sheet complying with ASTM A653/A653M, G90 coating designation, or aluminum-zinc alloy-coated steel sheet complying with ASTM A792/A792M, Class AZ50 coating designation; structural quality. Prepainted by the coil-coating process to comply with ASTM A755/A755M.

a. Nominal Thickness: [**0.022 inch**] [**0.028 inch**] [**0.034 inch**] [**0.040 inch**] [**0.052 inch**].
b. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] <**Insert finish**>.
c. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

3. Aluminum Sheet: Coil-coated sheet, ASTM B209, alloy as standard with manufacturer, with temper as required to suit forming operations and structural performance required.

a. Thickness: [**0.032 inch**] [**0.040 inch**].
b. Surface: [**Smooth, flat**] [**Embossed**] finish.
c. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] [**Clear anodized**] [**Color anodized**] <**Insert finish**>.
d. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

4. Stainless Steel Sheet: ASTM A240/A240M, [**Type 304**] [**Type 316**], fully annealed.

a. Nominal Thickness: [**0.0188 inch**] [**0.0250 inch**] [**0.0313 inch**] [**0.375 inch**] [**0.0500 inch**].
b. Exterior Finish: [**ASTM A480/A480M No. 4**] [**ASTM A480/A480M No. 2B**] <**Insert finish**>.

5. Copper Sheet: ASTM B370, cold-rolled copper sheet, H00 temper.

a. Thickness: [**16 oz./sq. ft.**] [**20 oz./sq. ft.**].
b. Exposed Finish: [**Mill**] [**Prepatinated**].
c. Prepatinated Color: [**Dark brown**] [**Verdigris**] <**Insert color**>.

6. Panel Coverage: [**12 inches**] <**Insert dimension**>.
7. Panel Height: [**1.0 inch**] [**1.5 inches**] <**Insert dimension**>.

D. Wide-Reveal-Joint, Concealed-Fastener Metal Wall Panels <**Insert drawing designation**>: Formed with vertical panel edges and a stepped profile between panel edges, resulting in a wide reveal joint between panels.

1. <Double click here to find, evaluate, and insert list of manufacturers and products.>
2. Metallic-Coated Steel Sheet: Zinc-coated (galvanized) steel sheet complying with ASTM A653/A653M, G90 coating designation, or aluminum-zinc alloy-coated steel sheet complying with ASTM A792/A792M, Class AZ50 coating designation;

structural quality. Prepainted by the coil-coating process to comply with ASTM A755/A755M.

a. Nominal Thickness: [**0.022 inch**] [**0.028 inch**] [**0.034 inch**] [**0.040 inch**] [**0.052 inch**].
b. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] <**Insert finish**>.
c. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

3. Aluminum Sheet: Coil-coated sheet, ASTM B209, alloy as standard with manufacturer, with temper as required to suit forming operations and structural performance required.

a. Thickness: [**0.032 inch**] [**0.040 inch**].
b. Surface: [**Smooth, flat**] [**Embossed**] finish.
c. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] [**Clear anodized**] [**Color anodized**] <**Insert finish**>.
d. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

4. Stainless Steel Sheet: ASTM A240/A240M, [**Type 304**] [**Type 316**], fully annealed.

a. Nominal Thickness: [**0.0188 inch**] [**0.0250 inch**] [**0.0313 inch**] [**0.0375 inch**] [**0.0500 inch**].
b. Exterior Finish: [**ASTM A480/A480M No. 4**] [**ASTM A480/A480M No. 2B**] <**Insert finish**>.

5. Copper Sheet: ASTM B370, cold-rolled copper sheet, H00 temper.

a. Thickness: [**16 oz./sq. ft.**] [**20 oz./sq. ft.**].
b. Exposed Finish: [**Mill**] [**Prepatinated**].
c. Prepatinated Color: [**Dark brown**] [**Verdigris**] <**Insert color**>.

6. Panel Coverage: [**12 inches**] <**Insert dimension**>.
7. Panel Height: [**1.5 inches**] <**Insert dimension**>.

E. V-Groove-Profile, Concealed-Fastener Metal Wall Panels <**Insert drawing designation**>: Formed with vertical panel edges and [**intermediate stiffening ribs symmetrically spaced**] [**a flat pan**] between panel edges.

1. <Double click here to find, evaluate, and insert list of manufacturers and products.>

2. Metallic-Coated Steel Sheet: Zinc-coated (galvanized) steel sheet complying with ASTM A653/A653M, G90 coating designation, or aluminum-zinc alloy-coated steel sheet complying with ASTM A792/A792M, Class AZ50 coating designation; structural quality. Prepainted by the coil-coating process to comply with ASTM A755/A755M.

    a. Nominal Thickness: [**0.022 inch**] [**0.028 inch**] [**0.034 inch**] [**0.040 inch**] [**0.052 inch**].
    b. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] <**Insert finish**>.
    c. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

3. Aluminum Sheet: Coil-coated sheet, ASTM B209, alloy as standard with manufacturer, with temper as required to suit forming operations and structural performance required.

    a. Thickness: [**0.032 inch**] [**0.040 inch**].
    b. Surface: [**Smooth, flat**] [**Embossed**] finish.
    c. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] [**Clear anodized**] [**Color anodized**] <**Insert finish**>.
    d. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

4. Stainless Steel Sheet: ASTM A240/A240M, [**Type 304**] [**Type 316**], fully annealed.

    a. Nominal Thickness: [**0.0188 inch**] [**0.0250 inch**] [**0.0313 inch**] [**0.0375 inch**] [**0.0500 inch**].
    b. Exterior Finish: [**ASTM A480/A480M No. 4**] [**ASTM A480/A480M No. 2B**] <**Insert finish**>.

5. Copper Sheet: ASTM B370, cold-rolled copper sheet, H00 temper.

    a. Thickness: [**16 oz./sq. ft.**] [**20 oz./sq. ft.**].
    b. Exposed Finish: [**Mill**] [**Prepatinated**].
    c. Prepatinated Color: [**Dark brown**] [**Verdigris**] <**Insert color**>.

6. Panel Coverage: [**6 inches**] [**8 inches**] [**12 inches**] <**Insert dimension**>.
7. Panel Height: [**0.625 inch**] [**1.25 inches**] <**Insert dimension**>.

F. Creased-Rib-Profile, Concealed-Fastener Metal Wall Panels <**Insert drawing designation**>: Formed with raised, center-creased, trapezoidal major ribs; with reveal joint between panels.

1. <Double click here to find, evaluate, and insert list of manufacturers and products.>
2. Metallic-Coated Steel Sheet: Zinc-coated (galvanized) steel sheet complying with ASTM A653/A653M, G90 coating designation, or aluminum-zinc alloy-coated steel sheet

complying with ASTM A792/A792M, Class AZ50 coating designation; structural quality. Prepainted by the coil-coating process to comply with ASTM A755/A755M.

a. Nominal Thickness: [**0.022 inch**] [**0.028 inch**] [**0.034 inch**] [**0.040 inch**] [**0.052 inch**].
b. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] <**Insert finish**>.
c. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

3. Aluminum Sheet: Coil-coated sheet, ASTM B209, alloy as standard with manufacturer, with temper as required to suit forming operations and structural performance required.

a. Thickness: [**0.032 inch**] [**0.040 inch**].
b. Surface: [**Smooth, flat**] [**Embossed**] finish.
c. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] [**Clear anodized**] [**Color anodized**] <**Insert finish**>.
d. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

4. Stainless Steel Sheet: ASTM A240/A240M, [**Type 304**] [**Type 316**], fully annealed.

a. Nominal Thickness: [**0.0188 inch**] [**0.0250 inch**] [**0.0313 inch**] [**0.0375 inch**] [**0.0500 inch**].
b. Exterior Finish: [**ASTM A480/A480M No. 4**] [**ASTM A480/A480M No. 2B**] <**Insert finish**>.

5. Copper Sheet: ASTM B370, cold-rolled copper sheet, H00 temper.

a. Thickness: [**16 oz./sq. ft.**] [**20 oz./sq. ft.**].
b. Exposed Finish: [**Mill**] [**Prepatinated**].
c. Prepatinated Color: [**Dark brown**] [**Verdigris**] <**Insert color**>.

6. Panel Coverage: [**12 inches**] <**Insert dimension**>.
7. Panel Height: [**0.875 inch**] [**1.5 inches**] <**Insert dimension**>.

2.4 METAL LINER PANELS

A. Provide factory-formed metal liner panels designed for interior side walls and field assembled by lapping and interconnecting side edges of adjacent panels and mechanically attaching through panel to supports using concealed fasteners in side laps. Include accessories required for a complete installation.

B. Metal Liner Panels <**Insert drawing designation**>: [**Solid**] [**Perforated**] panels formed with [**intermediate stiffening ribs symmetrically spaced**] [**a flat pan**] between panel edges; with a flush joint between panels.

1. <Double click here to find, evaluate, and insert list of manufacturers and products.>
2. Metallic-Coated Steel Sheet: Zinc-coated (galvanized) steel sheet complying with ASTM A653/A653M, G90 coating designation, or aluminum-zinc alloy-coated steel sheet complying with ASTM A792/A792M, Class AZ50 coating designation; structural quality. Prepainted by the coil-coating process to comply with ASTM A755/A755M.

    a. Nominal Thickness: [**0.022 inch**] [**0.028 inch**] [**0.034 inch**] [**0.040 inch**] [**0.052 inch**].
    b. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] <**Insert finish**>.
    c. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

3. Aluminum Sheet: Coil-coated sheet, ASTM B209, alloy as standard with manufacturer, with temper as required to suit forming operations and structural performance required.

    a. Thickness: [**0.032 inch**] [**0.040 inch**].
    b. Surface: [**Smooth, flat**] [**Embossed**] finish.
    c. Exterior Finish: [**Two-coat fluoropolymer**] [**Three-coat fluoropolymer**] [**Mica fluoropolymer**] [**Metallic fluoropolymer**] [**FEVE fluoropolymer**] [**Siliconized polyester**] [**Clear anodized**] [**Color anodized**] <**Insert finish**>.
    d. Color: [**As indicated by manufacturer's designations**] [**Match Architect's samples**] [**As selected by Architect from manufacturer's full range**] <**Insert color**>.

4. Stainless Steel Sheet: ASTM A240/A240M, [**Type 304**] [**Type 316**], fully annealed.

    a. Nominal Thickness: [**0.0188 inch**] [**0.0250 inch**] [**0.0313 inch**] [**0.0375 inch**] [**0.0500 inch**].
    b. Exterior Finish: [**ASTM A480/A480M No. 4**] [**ASTM A480/A480M No. 2B**] <**Insert finish**>.

5. Panel Coverage: [**12 inches**] [**16 inches**] [**24 inches**] [**36 inches**] <**Insert dimension**>.
6. Seam Profile: [**Flush**] [**Tapered**] [**Striated**].
7. Seam Height: [**1.5 inches**] [**2.0 inches**] [**3.0 inches**] <**Insert dimension**>.
8. Acoustical Performance: Where sound-absorption requirement is indicated, fabricate interior liner panels with 1/8-inch-diameter holes uniformly spaced approximately 1000 holes/sq. ft..

    a. NRC of not less than [**0.65**] [**0.85**] [**1.00**] <**Insert rating**> when tested according to ASTM C423.

2.5 MISCELLANEOUS MATERIALS

A. Miscellaneous Metal Subframing and Furring: ASTM C645, cold-formed, metallic-coated steel sheet, ASTM A653/A653M, G90 hot-dip galvanized coating designation or ASTM A792/A792M, Class AZ50 aluminum-zinc-alloy coating designation unless otherwise indicated. Provide manufacturer's standard sections as required for support and alignment of metal panel system.

B. Panel Accessories: Provide components required for a complete, weathertight panel system including trim, copings, fasciae, mullions, sills, corner units, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal panels unless otherwise indicated.

1. Closures: Provide closures at eaves and rakes, fabricated of same metal as metal panels.
2. Backing Plates: Provide metal backing plates at panel end splices, fabricated from material recommended by manufacturer.
3. Closure Strips: Closed-cell, expanded, cellular, rubber or crosslinked, polyolefin-foam or closed-cell laminated polyethylene; minimum 1-inch-thick, flexible closure strips; cut or premolded to match metal panel profile. Provide closure strips where indicated or necessary to ensure weathertight construction.

C. Flashing and Trim: Provide flashing and trim formed from same material as metal panels as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, bases, drips, sills, jambs, corners, endwalls, framed openings, rakes, fasciae, parapet caps, soffits, reveals, and fillers. Finish flashing and trim with same finish system as adjacent metal panels.

D. Panel Fasteners: Self-tapping screws designed to withstand design loads. Provide exposed fasteners with heads matching color of metal panels by means of plastic caps or factory-applied coating. Provide EPDM or PVC sealing washers for exposed fasteners.

E. Panel Sealants: Provide sealant type recommended by manufacturer that are compatible with panel materials, are nonstaining, and do not damage panel finish.

1. Sealant Tape: Pressure-sensitive, 100 percent solids, gray polyisobutylene compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape 1/2 inch wide and 1/8 inch thick.
2. Joint Sealant: ASTM C920; elastomeric polyurethane or silicone sealant; of type, grade, class, and use classifications required to seal joints in metal panels and remain weathertight; and as recommended in writing by metal panel manufacturer.
3. Butyl-Rubber-Based, Solvent-Release Sealant: ASTM C1311.

2.6 FABRICATION

A. Fabricate and finish metal panels and accessories at the factory, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.

B. On-Site Fabrication: Subject to compliance with requirements of this Section, metal panels may be fabricated on-site using UL-certified, portable roll-forming equipment if panels are of same profile and warranted by manufacturer to be equal to factory-formed panels. Fabricate according to equipment manufacturer's written instructions and to comply with details shown.

C. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.

D. Fabricate metal panel joints with factory-installed captive gaskets or separator strips that provide a weathertight seal and prevent metal-to-metal contact, and that minimize noise from movements.

E. Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's recommendations and recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated.

1. Form exposed sheet metal accessories that are without excessive oil canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.
2. Seams for Aluminum: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints for additional strength.
3. Seams for Other Than Aluminum: Fabricate nonmoving seams in accessories with flat-lock seams. Tin edges to be seamed, form seams, and solder.
4. Sealed Joints: Form nonexpansion, but movable, joints in metal to accommodate sealant and to comply with SMACNA standards.
5. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of accessories exposed to view.
6. Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal recommended in writing by metal panel manufacturer.

a. Size: As recommended by SMACNA's "Architectural Sheet Metal Manual" or metal wall panel manufacturer for application but not less than thickness of metal being secured.

2.7 FINISHES

A. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

B. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

C. Steel Panels and Accessories:

1. Two-Coat Fluoropolymer: AAMA 621. Fluoropolymer finish containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions[**for seacoast and severe environments**].
2. Three-Coat Fluoropolymer: AAMA 621. Fluoropolymer finish containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight in both color coat and clear topcoat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions[**for seacoast and severe environments**].
3. Mica Fluoropolymer: AAMA 621. Two-coat fluoropolymer finish with suspended mica flakes containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions[**for seacoast and severe environments**].
4. Metallic Fluoropolymer: AAMA 621. Three-coat fluoropolymer finish with suspended metallic flakes containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight in both color coat and clear topcoat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions[**for seacoast and severe environments**].
5. FEVE Fluoropolymer: AAMA 621. Two-coat fluoropolymer finish containing 100 percent fluorinated ethylene vinyl ether (FEVE) resin in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions[**for seacoast and severe environments**].
6. Siliconized Polyester: Epoxy primer and silicone-modified, polyester-enamel topcoat; with a dry film thickness of not less than 0.2 mil for primer and 0.8 mil for topcoat.

7. Concealed Finish: Apply pretreatment and manufacturer's standard white or light-colored acrylic or polyester backer finish consisting of prime coat and wash coat with a minimum total dry film thickness of 0.5 mil.

D. Aluminum Panels and Accessories:

1. Two-Coat Fluoropolymer: AAMA 2605. Fluoropolymer finish containing not less than 70 percent polyvinylidene fluoride (PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions[**for seacoast and severe environments**].
2. Three-Coat Fluoropolymer: AAMA 2605. Fluoropolymer finish containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight in both color coat and clear topcoat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions[**for seacoast and severe environments**].
3. Mica Fluoropolymer: AAMA 2605. Two-coat fluoropolymer finish with suspended mica flakes containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions[**for seacoast and severe environments**].
4. Metallic Fluoropolymer: AAMA 2605. Three-coat fluoropolymer finish with suspended metallic flakes containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight in both color coat and clear topcoat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions[**for seacoast and severe environments**].
5. FEVE Fluoropolymer: AAMA 2605. Two-coat fluoropolymer finish containing 100 percent fluorinated ethylene vinyl ether (FEVE) resin in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions[**for seacoast and severe environments**].
6. Siliconized Polyester: Epoxy primer and silicone-modified, polyester-enamel topcoat; with a dry film thickness of not less than 0.2 mil for primer and 0.8 mil for topcoat.
7. Exposed Anodized Finish:

    a. Clear Anodic Finish: AAMA 611, [**AA-M12C22A41, Class I, 0.018 mm**] [**AA-M12C22A31, Class II, 0.010 mm**] or thicker.
    b. Color Anodic Finish: AAMA 611, [**AA-M12C22A42/A44, Class I, 0.018 mm**] [**AA-M12C22A32/A34, Class II, 0.010 mm**] or thicker.

E. Stainless Steel Panels and Accessories:

1. Surface Preparation: Remove tool and die marks and stretch lines, or blend into finish.
2. Polished Finishes: Grind and polish surfaces to produce uniform finish, free of cross scratches.

a. Run grain of directional finishes with long dimension of each piece.
b. When polishing is completed, passivate and rinse surfaces. Remove embedded foreign matter and leave surfaces chemically clean.
c. Directional Satin Finish: ASTM A480/A480M No. 4.

3. Bright, Cold-Rolled, Unpolished Finish: ASTM A480/A480M No. 2B.

F. Copper Panels and Accessories:

1. Prepatination: Factory prepatinate according to ASTM B882 to convert the copper surface to an inorganic crystalline structure with the appearance and durability of naturally formed patina.

PART 3 - EXECUTION

3.1 EXAMINATION

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

1. Examine wall framing to verify that girts, angles, channels, studs, and other structural panel support members and anchorage have been installed within alignment tolerances required by metal wall panel manufacturer.
2. Examine wall sheathing to verify that sheathing joints are supported by framing or blocking and that installation is within flatness tolerances required by metal wall panel manufacturer.

a. Verify that air- or water-resistive barriers have been installed over sheathing or backing substrate to prevent air infiltration or water penetration.

B. Examine roughing-in for components and systems penetrating metal panels to verify actual locations of penetrations relative to seam locations of metal panels before installation.

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

3.2 PREPARATION

A. Miscellaneous Supports: Install subframing, furring, and other miscellaneous panel support members and anchorages according to ASTM C754 and metal panel manufacturer's written recommendations.

3.3 INSTALLATION OF METAL PANELS

A. Install metal panels according to manufacturer's written instructions in orientation, sizes, and locations indicated. Install panels perpendicular to supports unless otherwise indicated. Anchor metal panels and other components of the Work securely in place, with provisions for thermal and structural movement.

1. Shim or otherwise plumb substrates receiving metal panels.
2. Flash and seal metal panels at perimeter of all openings. Fasten with self-tapping screws. Do not begin installation until air- or water-resistive barriers and flashings that will be concealed by metal panels are installed.
3. Install screw fasteners in predrilled holes.
4. Locate and space fastenings in uniform vertical and horizontal alignment.
5. Install flashing and trim as metal panel work proceeds.
6. Locate panel splices over, but not attached to, structural supports. Stagger panel splices and end laps to avoid a four-panel lap splice condition.
7. Align bottoms of metal panels and fasten with blind rivets, bolts, or self-tapping screws. Fasten flashings and trim around openings and similar elements with self-tapping screws.
8. Provide weathertight escutcheons for pipe- and conduit-penetrating panels.

B. Fasteners:

1. Steel Panels: Use stainless steel fasteners for surfaces exposed to the exterior; use galvanized-steel fasteners for surfaces exposed to the interior.
2. Aluminum Panels: Use aluminum or stainless steel fasteners for surfaces exposed to the exterior; use aluminum or galvanized-steel fasteners for surfaces exposed to the interior.
3. Copper Panels: Use copper, stainless steel, or hardware-bronze fasteners.
4. Stainless Steel Panels: Use stainless steel fasteners.

C. Metal Protection: Where dissimilar metals contact each other or corrosive substrates, protect against galvanic action as recommended in writing by metal panel manufacturer.

D. Lap-Seam Metal Panels: Fasten metal panels to supports with fasteners at each lapped joint at location and spacing recommended by manufacturer.

1. Lap ribbed or fluted sheets one full rib. Apply panels and associated items true to line for neat and weathertight enclosure.
2. Provide metal-backed washers under heads of exposed fasteners bearing on weather side of metal panels.
3. Locate and space exposed fasteners in uniform vertical and horizontal alignment. Use proper tools to obtain controlled uniform compression for positive seal without rupture of washer.
4. Install screw fasteners with power tools having controlled torque adjusted to compress washer tightly without damage to washer, screw threads, or panels. Install screws in predrilled holes.
5. Flash and seal panels with weather closures at perimeter of all openings.

E. Watertight Installation:

1. Apply a continuous ribbon of sealant or tape to seal lapped joints of metal panels, using sealant or tape as recommend by manufacturer on side laps of nesting-type panels; and elsewhere as needed to make panels watertight.
2. Provide sealant or tape between panels and protruding equipment, vents, and accessories.
3. At panel splices, nest panels with minimum 6-inch end lap, sealed with sealant and fastened together by interlocking clamping plates.

F. Metal Liner Panels: Install panels on [**exterior side of girts, with girts exposed to the interior**] [**interior side of girts with flush appearance on the inside**].

G. Accessory Installation: Install accessories with positive anchorage to building and weathertight mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.

1. Install components required for a complete metal panel system including trim, copings, corners, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items. Provide types indicated by metal wall panel manufacturer; or, if not indicated, provide types recommended by metal panel manufacturer.

H. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level as indicated. Install work with laps, joints, and seams that are permanently watertight.

1. Install exposed flashing and trim that is without buckling and tool marks, and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and achieve waterproof performance.
2. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet with no joints allowed within 24 inches of corner or intersection. Where lapped expansion provisions cannot be used or would not be sufficiently waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant (concealed within joints).

3.4 FIELD QUALITY CONTROL

A. Testing Agency: [**Owner will engage**] [**Engage**] a qualified testing agency to perform tests and inspections.

B. Water-Spray Test: After installation, test area of assembly [**shown on Drawings**] [**as directed by Architect**] <**Insert area**> for water penetration according to AAMA 501.2.

C. Manufacturer's Field Service: Engage a factory-authorized service representative to test and inspect completed metal wall panel installation, including accessories.

D. Remove and replace metal wall panels where tests and inspections indicate that they do not comply with specified requirements.

E. Additional tests and inspections, at Contractor's expense, are performed to determine compliance of replaced or additional work with specified requirements.

F. Prepare test and inspection reports.

3.5 CLEANING AND PROTECTION

A. Remove temporary protective coverings and strippable films, if any, as metal panels are installed, unless otherwise indicated in manufacturer's written installation instructions. On completion of metal panel installation, clean finished surfaces as recommended by metal panel manufacturer. Maintain in a clean condition during construction.

B. After metal panel installation, clear weep holes and drainage channels of obstructions, dirt, and sealant.

C. Replace metal panels that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 074213.13-H

SECTION 074213.16-H - METAL PLATE WALL PANELS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes the following:

1. Metal plate wall panels.
2. Thermally broken, rainscreen attachment system.

B. Related Sections:

1. Section 072100 “Thermal Insulation” for mineral wool insulation.
2. Section 074213.13 “Formed Metal Wall Panels”
3. Section 074213.23 “Metal Composite Material Wall Panels”

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each type of panel and accessory.

B. Shop Drawings:

1. Include fabrication and installation layouts of metal panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment assembly, trim, flashings, closures, and accessories; and special details.
2. Submit connection details to the cladding manufacturer, showing interface of rainscreen attachment system to substrate and panels with adjacent construction, signed and sealed by Professional Engineer.
3. Accessories: Include details of the flashing, trim, and anchorage, at a scale of not less than 1-1/2 inches per 12 inches.

C. Test Reports for Rainscreen Attachment System:

1. Test to the following standards and provide written test reports by a third party:

a. AAMA TIR-A8: Structural Performance of Composite Thermal Barrier Framing Systems – Section 7.2
b. Gravity load test report, performed by IAS accredited third party

2. Comprehensive three-dimensional thermal modeling report indicating framing systems impact on exterior insulation rated R-value.

D. Samples for Verification: For each type of exposed finish required, prepared on Samples of size indicated below.

1. Metal Panels: 12 inches long by actual panel width. Include fasteners, closures, and other metal panel accessories.

E. Delegated-Design Submittal: For thermally broken, rainscreen attachment system, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data:

1. For Installer.
2. For professional engineer's experience with providing delegated-design engineering services of the kind indicated, including documentation that engineer is licensed in the jurisdiction in which Project is located.

B. Product Test Reports: For each product, tests performed by a qualified testing agency.

C. Sample Warranties: For special warranties.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance Data: For metal panels to include in maintenance manuals.

1.6 QUALITY ASSURANCE

A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.

B. Engineer Qualifications: Registered professional engineer experienced in the design of curtain wall systems, anchors, fasteners and licensed to practice engineering in the jurisdiction where Project is located.

C. Mockups: Build mockups to verify selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for fabrication and installation.

1. Build mockup of typical metal panel assembly as shown on Drawings, including corner, supports, attachments, and accessories.

2. Water-Spray Test: Conduct water-spray test of mockup of metal panel assembly, testing for water penetration according to AAMA 501.2.
3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
4. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Deliver components, metal panels, and other manufactured items so as not to be damaged or deformed. Package metal panels for protection during transportation and handling.

B. Unload, store, and erect metal panels in a manner to prevent bending, warping, twisting, and surface damage.

C. Stack metal panels horizontally on platforms or pallets, covered with suitable weathertight and ventilated covering. Store metal panels to ensure dryness, with positive slope for drainage of water. Do not store metal panels in contact with other materials that might cause staining, denting, or other surface damage.

D. Retain strippable protective covering on metal panels during installation.

1.8 FIELD CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit assembly of metal panels to be performed according to manufacturers' written instructions and warranty requirements.

1.9 COORDINATION

A. Coordinate metal panel installation with rain drainage work, flashing, trim, construction of soffits, and other adjoining work to provide a leakproof, secure, and noncorrosive installation.

1.10 WARRANTY

A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of metal panel systems that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Structural failures including rupturing, cracking, or puncturing.
b. Deterioration of metals and other materials beyond normal weathering.

2. Warranty Period: Two years from date of Substantial Completion.

B. Special Warranty on Panel Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace metal panels that show evidence of deterioration of factory-applied finishes within specified warranty period.

1. Exposed Panel Finish: Deterioration includes, but is not limited to, the following:

a. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.

2. Finish Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Structural Performance: Provide metal panel systems capable of withstanding the effects of the following loads, based on testing according to ASTM E 330:

1. Wind Loads: As indicated on Drawings.
2. Other Design Loads: As indicated on Drawings.
3. Deflection Limits: For wind loads, no greater than 1/240 of the span.

B. Air Infiltration: Air leakage of not more than 0.06 cfm/sq. ft. when tested according to ASTM E 283 at the following test-pressure difference:

1. Test-Pressure Difference: 1.57 lbf/sq. ft..

C. Water Penetration under Static Pressure: No water penetration when tested according to ASTM E 331 at the following test-pressure difference:

1. Test-Pressure Difference: 6.24 lbf/sq. ft..

D. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

1. Temperature Change (Range): 120 deg F, ambient; 180 deg F, material surfaces.

2.2 METAL PLATE WALL PANELS

A. Metal Plate Wall Panels **MP-04** (Acceptable alternative to aluminum composite panels): Provide factory-formed, metal plate wall panels fabricated from single sheets of metal formed into profile for installation method indicated. Include attachment assembly components, and accessories required for weathertight system.

1. Basis-of-Design Product: Subject to compliance with requirements, provide NorthClad AL-DI Series wall panel system or comparable product by one of the following:

a. Centria
b. Dri-Design
c. Northclad.
d. TitanTek Architectural Metal Panels.
e. Altiers Architectural Products Co., Intercept+ Entyre.

B. Panel Depth: 1 inches.

C. Panel Thickness: 0.063 inches.

D. Aluminum Sheet: Tension-leveled, smooth aluminum sheet, ASTM B 209.

1. Exterior Finish: Two-coat fluoropolymer.

a. Color: Custom color.:

E. Attachment Assembly: Rainscreen-principle system.

1. Basis of Design: Knightwall or approved equivalent.

a. 1-1/2 inches vertically oriented only.

2.3 MISCELLANEOUS MATERIALS

A. Miscellaneous Metal Subframing and Furring: ASTM C 645, cold-formed, metallic-coated steel sheet, ASTM A 653/A 653M, G90 coating designation or ASTM A 792/A 792M, Class AZ50 aluminum-zinc-alloy coating designation unless otherwise indicated. Provide manufacturer's standard sections as required for support and alignment of metal panel system.

B. Panel Accessories: Provide components required for a complete, weathertight panel system including trim, copings, fasciae, mullions, sills, corner units, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal panels unless otherwise indicated.

C. Flashing and Trim: Provide flashing and trim formed from same material as metal panels as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, bases, drips, sills, jambs, corners, endwalls, framed openings, rakes, fasciae, parapet caps, soffits, reveals, and fillers. Finish flashing and trim with same finish system as adjacent metal panels.

D. Panel Fasteners: Self-tapping screws designed to withstand design loads. Provide exposed fasteners with heads matching color of metal panels by means of plastic caps or factory-applied coating. Provide EPDM or PVC sealing washers for exposed fasteners.

E. Panel Sealants: ASTM C 920; elastomeric polyurethane or silicone sealant; of type, grade, class, and use classifications required to seal joints in metal panels and remain weathertight; and as recommended in writing by metal panel manufacturer. Provide sealant types that are compatible with panel materials, are nonstaining, and do not damage panel finish.

2.4 THERMALLY BROKEN RAINSCREEN ATTACHMENT SYSTEM

A. General:

1. No framing component may penetrate the layer of continuous exterior insulation other than thermally isolated fasteners.
2. Frequency, spacing and fastening of girts as indicated by manufacture in project specific engineering package.

B. Performance Requirements:

1. Rainscreen Attachment System Performance: Comply with ANSI/ASHRAE 90.1-2013 definition of continuous insulation (c.i.).
2. No thermal bridges other than fasteners and service openings.
3. Thermal Performance:

    a. Full constructed assembly must have a minimum 95% EFFECTIVE R-value when compared to the exterior continuous insulations rated R-Value.
    b. Continuous framing profiles (including C- or Z-shaped sections or furring) penetrating insulation not allowed.
    c. Perform effective R-Value calculation or modeling in accordance with ASHRAE guidelines.

4. Gravity load (dead load) performance

    a. Attachment system must demonstrate resistance to deflection under shear loading, applied parallel to the wall assembly and directly to the attachment system. Testing must be conducted using calibrated equipment by an IAS accredited third party laboratory. Deflection not to exceed 0.050 inches at 150 pounds per square foot.

5. Framing Members:

a. Test framing components to AAMA TIR- A8 – Section 7.2 to determine structural performance and effective moment of inertia for each perforated component. Minimum Effective Moment of Inertia: 0.0066 in^4.
b. Localized bending stress for eccentrically loaded framing members must be evaluated with the maximum effective length of resisting element not more than 12 inches.

6. Fasteners:

a. Minimum Safety Factor of 3 for both tension and shear values
b. Combined tension and shear shall be evaluated according to an interaction formula. Sum of terms shall not exceed 1.0.

C. Comply with ANSI/ASHRAE 90.1-2013 definition of continuous insulation (c.i.).

D. Coating Material: ASTM A1046, Zinc-Aluminum-Magnesium, minimum thickness ZM40.

1. ASTM A653 Galvanized steel is not acceptable.

E. Steel Classification: Structural Steel (SS), Grade 50, 50 ksi Yield.

F. Spacing: Comply with manufacturer's Professional Engineers calculations.

G. Vertical CI-Girt: Vertical girt with pre-punched attachment holes, directly attached on top of rigid insulation directly to substrate at regular spacing, with engineered thermally isolated washer assembly and fasteners.

1. Steel Thickness: Minimum 0.046-inch thick (18 gauge).
2. Profile Depth: 0.75 inches.
3. Girt Fastening Face, Width: 2-inches.
4. Finish: Painted black at open joint panel assemblies.
5. Basis of Design: Vertical CI™ Girt Only, by Knight Wall Systems.
6. Or approved equal.

H. Fasteners:

1. Sufficient length to provide solid attachment through insulation to structure as required by manufacturer.
2. Thermal Isolating Washers: Minimum 0.125 inch thick Polyoxymethylene copolymer (POM) washers with integral centering lip to act as a thermal break between wall anchor fasteners and girt.

a. Tensile Yield Strength: 9.57 ksi per ISO 527
b. Melting Temperature: 329 degrees Fahrenheit per ISO 3146
c. Basis of Design: ThermaStop™ Isolator by Knight Wall Systems.
d. Or approved equal.

3. Steel stud framing substrate: Self-drill hex-washer-head stainless steel with 1,000 hour salt-spray rated thermoset polyester coating.

a. Embedment depth: 0.625 inches or three full threads minimum, whichever is greater.
b. Minimum ultimate pull-out capacity from 18 gauge steel: 570 pounds.

I. Accessories:

1. Galvanic Protection: Utilize tapes and other methods as necessary to separate and prevent contact between dissimilar metals.

2.5 FABRICATION

A. General: Fabricate and finish metal panels and accessories at the factory, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.

B. Fabricate metal panel joints with factory-installed captive gaskets or separator strips that provide a weathertight seal and prevent metal-to-metal contact, and that minimize noise from movements.

C. Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's recommendations and recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated.

1. Form exposed sheet metal accessories that are without excessive oil canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.
2. Seams for Aluminum: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints for additional strength.
3. Sealed Joints: Form nonexpansion, but movable, joints in metal to accommodate sealant and to comply with SMACNA standards.
4. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of accessories exposed to view.
5. Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal recommended in writing by metal panel manufacturer.

a. Size: As recommended by SMACNA's "Architectural Sheet Metal Manual" or metal wall panel manufacturer for application but not less than thickness of metal being secured.

2.6 FINISHES

A. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

B. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

C. Aluminum Panels and Accessories:

1. Two-Coat Fluoropolymer: AAMA 2605. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

PART 3 - EXECUTION

3.1 EXAMINATION

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

1. Examine wall framing to verify that girts, angles, channels, studs, and other structural panel support members and anchorage have been installed within alignment tolerances required by metal wall panel manufacturer.
2. Examine wall sheathing to verify that sheathing joints are supported by framing or blocking and that installation is within flatness tolerances required by metal wall panel manufacturer.

    a. Verify that air- or water-resistive barriers have been installed over sheathing or backing substrate to prevent air infiltration or water penetration.

B. Examine roughing-in for components and systems penetrating metal panels to verify actual locations of penetrations relative to seam locations of metal panels before installation.

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

3.2 PREPARATION

A. Miscellaneous Supports: Install subframing, furring, and other miscellaneous panel support members and anchorages according to ASTM C 754 and metal panel manufacturer's written recommendations.

3.3 RAINSCREEN ATTACHMENT SYSTEM INSTALLATION

A. Rainscreen-Principle Installation: Install using manufacturer's standard assembly with vertical channel that provides support and secondary drainage assembly, draining at base of wall. Notch vertical channel to receive support pins. Install vertical channels supported by channel brackets or adjuster angles and at locations, spacings, and with fasteners recommended by manufacturer. Attach metal plate wall panels by inserting horizontal support pins into notches in vertical channels and into flanges of panels. Leave horizontal and vertical joints with open reveal.

1. Install metal plate wall panels to allow individual panels to be installed and removed without disturbing adjacent panels.
2. Do not apply sealants to joints unless otherwise indicated.

B. Verify vertical girt does not cantilever past rigid insulation.

C. Install vertical girts in vertical orientation in strict accordance with manufacturer’s installation instructions.

D. Do not use shims to plumb the wall between the vertical girt and insulation.

E. Minimum length of installed cut girt is 24-inches and shall be attached with at least two (2) fasteners.

F. Mount box girts, fastened up to 24 inches on center (as determined by the manufactures engineering calculations) over installed rigid insulation, using one wall anchor per pre-punched attachment hole at spacing indicated on engineering calculations.

1. Check plumb of vertical girts both parallel and perpendicular to the structure.
2. Tighten screws that attach vertical girt through insulation to substructure to a snug tight condition and not stripped. Do not over-torque beyond manufacturer’s recommendation. If installed using hand tools, verify for each installer at beginning of project using snug-tight criteria. Do not use stripped holes.
3. Where obstructions are present and unavoidable (i.e. window openings), use laser or chalk line to restart girt.
4. Locate vertical girt at jamb conditions and outside corner conditions.
5. Use shearing instruments (i.e. snips, nibbler, etc.) for cutting metal framing components. Saws are not recommended, as the sparks produced during cutting will damage the anti-corrosion coating. If sparks are generated during cutting, be sure the portion of the component to be installed on the building is protected from sparks and that any stockpile near the cutting station is also protected.
6. The systems components should not be cut while installed on the building, unless using a shearing instrument.
7. Replace thermal isolator pieces that break during installation.
8. Provide a 3/8 inch – 1/2 inch gap between girts for expansion when multiple lengths of vertical girts are installed.

G. Attach secondary horizontal rails to vertical girts plumb, straight and square.

1. Tighten screws to a snug tight conditions and not stripped. Do not use stripped holes or screws.
2. Shims can be used between horizontal rail and vertical girt or cladding panel and horizontal rail (if approved by cladding manufacturer). Shims cannot be used between vertical girt and insulation.
3. Both flanges/edges of stiffened horizontal rail must be attached to vertical girt.

3.4 METAL PANEL INSTALLATION

A. General: Install metal panels according to manufacturer's written instructions in orientation, sizes, and locations indicated. Install panels perpendicular to supports unless otherwise indicated. Anchor metal panels and other components of the Work securely in place, with provisions for thermal and structural movement.

1. Shim or otherwise plumb substrates receiving metal panels.
2. Flash and seal metal panels at perimeter of all openings. Fasten with self-tapping screws. Do not begin installation until air- or water-resistive barriers and flashings that will be concealed by metal panels are installed.
3. Install screw fasteners in predrilled holes.
4. Locate and space fastenings in uniform vertical and horizontal alignment.
5. Install flashing and trim as metal panel work proceeds.
6. Locate panel splices over, but not attached to, structural supports. Stagger panel splices and end laps to avoid a four-panel lap splice condition.
7. Align bottoms of metal panels and fasten with blind rivets, bolts, or self-tapping screws. Fasten flashings and trim around openings and similar elements with self-tapping screws.
8. Provide weathertight escutcheons for pipe- and conduit-penetrating panels.

B. Fasteners:

1. Aluminum Panels: Use aluminum or stainless-steel fasteners for surfaces exposed to the exterior; use aluminum or galvanized-steel fasteners for surfaces exposed to the interior.

C. Metal Protection: Where dissimilar metals contact each other or corrosive substrates, protect against galvanic action as recommended in writing by metal panel manufacturer.

D. Attachment Assembly, General: Install attachment assembly required to support metal plate wall panels and to provide a complete weathertight wall system, including subgirts, perimeter extrusions, tracks, drainage channels, panel clips, and anchor channels.

1. Include attachment to supports, panel-to-panel joinery, panel-to-dissimilar-material joinery, and panel-system joint seals.

E. Installation: Attach metal plate wall panels to supports at locations, spacings, and with fasteners recommended by manufacturer to achieve performance requirements specified.

1. Rainscreen Systems: Do not apply sealants to joints unless otherwise indicated.

F. Accessory Installation: Install accessories with positive anchorage to building and weathertight mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.

1. Install components required for a complete metal panel system including trim, copings, corners, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items. Provide types indicated by metal panel manufacturer; or, if not indicated, provide types recommended in writing by metal panel manufacturer.

G. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level as indicated. Install work with laps, joints, and seams that are permanently watertight.

1. Install exposed flashing and trim that is without buckling and tool marks and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and to result in waterproof performance.
2. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet with no joints allowed within 24 inches of corner or intersection. Where lapped expansion provisions cannot be used or would not be sufficiently waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant (concealed within joints).

3.5 ERECTION TOLERANCES

A. Installation Tolerances: Shim and align metal plate wall panel units within installed tolerance of 1/4 inch in 20 feet, non-accumulative, on level, plumb, and location lines as indicated, and within 1/8-inch offset of adjoining faces and of alignment of matching profiles.

3.6 FIELD QUALITY CONTROL

A. Testing Agency: Engage a qualified independent testing agency to perform field tests and inspections.

B. Water-Spray Test: After installation, test area of assembly as directed by Architect for water penetration according to AAMA 501.2.

C. Manufacturer's Field Service: Engage a factory-authorized service representative to test and inspect completed metal wall panel installation, including accessories.

D. Remove and replace metal wall panels where tests and inspections indicate that they do not comply with specified requirements.

E. Additional tests and inspections, at Contractor's expense, are performed to determine compliance of replaced or additional work with specified requirements.

F. Prepare test and inspection reports.

3.7 CLEANING AND PROTECTION

A. Remove temporary protective coverings and strippable films, if any, as metal panels are installed, unless otherwise indicated in manufacturer's written installation instructions. On completion of metal panel installation, clean finished surfaces as recommended by metal panel manufacturer. Maintain in a clean condition during construction.

B. After metal panel installation, clear weep holes and drainage channels of obstructions, dirt, and sealant.

C. Replace metal panels that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 074213.16-H

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SECTION 074213.20-H – INTEGRATED INSULATED METAL PANELS AND LOUVER SYSTEM

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Foamed-insulation-core metal panels.
2. Architectural louvers.

B. Related Requirements:

1. Section 054000 “Cold-Formed Metal Framing” for support framing for wall panel/louver system.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1. Meet with Owner, Architect, Owner's insurer if applicable, metal panel Installer, metal panel manufacturer's representative, structural-support Installer, and installers whose work interfaces with or affects metal panels, including installers of doors, windows, and louvers.
2. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
3. Review methods and procedures related to metal panel installation, including manufacturer's written instructions.
4. Examine support conditions for compliance with requirements, including alignment between and attachment to structural members.
5. Review flashings, special siding details, wall penetrations, openings, and condition of other construction that affect metal panels.
6. Review governing regulations and requirements for insurance, certificates, and tests and inspections if applicable.
7. Review temporary protection requirements for metal panel assembly during and after installation.
8. Review procedures for repair of metal panels damaged after installation.
9. Document proceedings, including corrective measures and actions required, and furnish copy of record to each participant.

1.3 ACTION SUBMITTALS

A. Product Data:

1. Foamed-insulation-core metal wall panels.
2. Architectural louvers.

B. Product Data Submittals: For each product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each type of panel and accessory.

C. Shop Drawings:

1. Include fabrication and installation layouts of metal panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment system, trim, flashings, closures, and accessories; and special details.
2. Accessories: Include details of the flashing, trim, and anchorage systems, at a scale of not less than 1-1/2 inches per 12 inches.
3. Include structural data indicating compliance with performance requirements.
4. Show anchorage details for louver system.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer.

B. Product Test Reports: For each product, tests performed by a qualified testing agency.

C. Field quality-control reports.

D. Sample Warranties: For special warranties.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance Data: For metal panels to include in maintenance manuals.

1.6 QUALITY ASSURANCE

A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer with a minimum of 5 years of successful completed project experience installing insulated wall panels. Installer must provide proof of training at the time of submittal.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Deliver components, metal panels, and other manufactured items so as not to be damaged or deformed. Package metal panels for protection during transportation and handling.

B. Unload, store, and erect metal panels in a manner to prevent bending, warping, twisting, and surface damage.

C. Stack metal panels horizontally on platforms or pallets, covered with suitable weathertight and ventilated covering. Store metal panels to ensure dryness, with positive slope for drainage of water. Do not store metal panels in contact with other materials that might cause staining, denting, or other surface damage.

D. Retain strippable protective covering on metal panels during installation.

1.8 FIELD CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit assembly of metal panels to be performed in accordance with manufacturers' written instructions and warranty requirements.

1.9 COORDINATION

A. Coordinate metal panel installation with rain drainage work, flashing, trim, construction of soffits, and other adjoining work to provide a leakproof, secure, and noncorrosive installation.

1.10 WARRANTY

A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of metal panel systems that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Structural failures including rupturing, cracking, or puncturing.
b. Deterioration of metals and other materials beyond normal weathering.

2. Warranty Period: Two years from date of Substantial Completion.

B. Weathertight Wall Warranty: Provide manufacturer’s standard limited weathertight wall warranty in which manufacturer will warrant against leakage under the specified project design criteria or normal weather and atmospheric conditions for a period of ten years based on a review of final installation drawings and verification of installation by a manufacturer trained installer. Project installation inspection is at the sole discretion of the manufacturer.

C. Special Warranty on Panel Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace metal panels that show evidence of deterioration of factory-applied finishes within specified warranty period.

1. Exposed Panel Finish: Deterioration includes, but is not limited to, the following:

a. Color fading more than 5 Hunter units when tested in accordance with ASTM D2244.
b. Chalking in excess of a No. 8 rating when tested in accordance with ASTM D4214.
c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.

2. Finish Warranty Period: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Structural Performance: Provide metal panel systems capable of withstanding the effects of the following loads, based on testing in accordance with ASTM E72:

1. Wind Loads: As indicated on Drawings.
2. Deflection Limits: For wind loads, no greater than 1/240 of the span.

B. Air Infiltration: Air leakage of not more than 0.06 cfm/sq. ft. when tested in accordance with ASTM E283 at the following test-pressure difference:

1. Test-Pressure Difference: 1.57 lbf/sq. ft..

C. Water Penetration under Static Pressure: No water penetration when tested in accordance with ASTM E331 at the following test-pressure difference:

1. Test-Pressure Difference: 6.24 lbf/sq. ft..

D. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

1. Temperature Change (Range): 120 deg F, ambient; 180 deg F, material surfaces.

E. Fire-Test-Response Characteristics: Provide metal wall panels and system components with the following fire-test-response characteristics, as determined by testing identical panels and system components per test method indicated below by UL or another testing and inspecting agency acceptable to authorities having jurisdiction. Identify products with appropriate markings of applicable testing agency.

1. Fire-Resistance Characteristics: Provide materials and construction tested for fire resistance per ASTM E119.
2. Intermediate-Scale Multistory Fire Test: Tested mockup, representative of completed multistory wall assembly of which wall panel is a part, complies with

NFPA 285 for test method and required fire-test-response characteristics of exterior non-load-bearing wall panel assemblies.

3. Radiant Heat Exposure: No ignition when tested in accordance with NFPA 268.
4. Potential Heat: Acceptable level when tested in accordance with NFPA 259.
5. Surface-Burning Characteristics: Provide wall panels with a flame-spread index of 25 or less and a smoke-developed index of 450 or less, per ASTM E84.

2.2 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide product by one of the following:

1. Basis of Design: Centria, MetalWrap with CS, MW-7315 louvers or approved equivalent.

2.3 FOAMED-INSULATION-CORE METAL WALL PANELS

A. System Description: Metal wall backup panel installation consisting of foamed-insulation-core metal-skinned wall panels and accessories, attached to metal framing with specified clips or rails, serving as combined thermal, air, and moisture barrier and support for integrated CS louvers.

B. General: Provide factory-formed and -assembled metal wall panels fabricated from two metal facing sheets and insulation core foamed in place during fabrication, and with joints between panels designed to form weathertight seals. Include accessories required for weathertight installation.

1. Insulation Core: Modified isocyanurate or polyurethane foam using a non-CFC blowing agent, with maximum flame-spread and smoke-developed indexes of 25 and 450, respectively.

    a. Closed-Cell Content: 90 percent when tested in accordance with ASTM D6226.
    b. Density: 2.0 to 2.6 lb/cu. ft. when tested in accordance with ASTM D1622.
    c. Compressive Strength: Minimum 20 psi when tested in accordance with ASTM D1621.
    d. Shear Strength: 26 psi when tested in accordance with ASTM C273/C273M.

C. Concealed-Fastener, Foamed-Insulation-Core Metal Wall Panels: Formed with tongue-and-groove panel edges; designed for sequential installation by interlocking panel edges and mechanically attaching panels to supports using concealed clips or fasteners.

1. Metallic-Coated Steel Sheet: Facings of zinc-coated (galvanized) steel sheet complying with ASTM A653/A653M, G90 coating designation, or aluminum-zinc alloy-coated steel sheet complying with ASTM A792/A792M, Class AZ50 coating

designation; structural quality. Prepainted by the coil-coating process to comply with ASTM A755/A755M.

a. Nominal Thickness: [**0.022 inch**] [**0.028 inch**] [**0.034 inch**].
b. Panel Face Finish: 0.8-mil (0.203-mm) thick black silicon polyester color coat on exterior face.

2. Panel Core: Foamed-in-place modified polyisocyanurate, closed-cell, CFC and HCFC free, with minimum density of 3.0 +/- 0.5 pcf./cu. ft. (48.1 kg/cu. m)) and minimum compressive strength of 15 lb./sq. in. (103 kPa).
3. Panel Coverage: 36 inches nominal.
4. Panel Thickness: 2.0 inches.
5. Thermal-Resistance Value (R-Value): 14 in accordance with ASTM C1363.

D. Panel Configuration: Provide metal wall backup panels configured for the following application system:

1. Horizontal metal wall backup panels with integral pre-punched thermally isolated hat channel (MR300) sub-girt attachment system configured to serve for the attachment of manufacturer-furnished vertical sub-girts to receive horizontal louvers.

2.4 ARCHITECTURAL LOUVERS

A. Basis of Design: CS 7 inches (177.8mm) Deep Storm Resistant Fixed Horizontal Integrated Louver Model MW-7315.

B. Material: Heads, sills, jambs and mullions to be one-piece structural aluminum members with integral caulking slot and retaining beads. Architectural line drainable sightproof storm resistant fixed-blade designed to collect and drain water to exterior at sill by means of multiple gutters in blades and channels in jambs and mullions Louvers to be supplied with 4 inches (101.6mm) high by full depth sill flashings formed from minimum 0.050 inch (1.27mm) thick aluminum. Sill flashings to have welded side panels. Louvers and sill flashings to be installed in accordance with the manufacturer's recommended procedures to ensure complete water integrity performance of the louver system. Nominal minimum material thickness to be as follows: Front blade thickness: 0.068 inch, Rear blade thickness: 0.068 inch; Frame thickness: 0.068 inch/

C. AMCA Performance: A 4 ft x 4 ft unit shall conform to the following:

1. Free Area 8.09 sq. ft. (0.75 sq. m.)
2. Intake Pressure drop at 900 fpm free area velocity (274 m/min)0.33 in. H2O (6.58 mm)
3. Exhaust pressure drop at 900 fpm free area velocity (274 m/min) 0.42 in. H2O (6.58 mm)

D. Wind Driven Rain Performance: AMCA certified and licensed to bear the AMCA seal. The louver test was based on a 39.370 inch (1.00m) x 39.370 inch (1.00 m) core area. Unit tested at a rainfall rate of 3.0 inches per hour (75 mm/hr) and with a wind directed

to the face of the louver at a velocity 29.1-mph (13 m/s). The test data shall show the water penetration effectiveness rating at each corresponding ventilation rate.

E. Inactive louver to be integrated with CENTRIA MetalWrap Series MR-300 Insulated Backup Panels. Where indicated on drawings CS louver model MW-7315 front blade to be integrated with exterior of MetalWrap panel with custom mounting channel and braces. Louver and metal panel system integration must be an engineered system. Louver installation will not compromise metal panel system performance.

2.5 MISCELLANEOUS MATERIALS

A. Miscellaneous Metal Subframing and Furring: ASTM C645, cold-formed, metallic-coated steel sheet, ASTM A653/A653M, G90 coating designation or ASTM A792/A792M, Class AZ50 aluminum-zinc-alloy coating designation unless otherwise indicated. Provide manufacturer's standard sections as required for support and alignment of metal panel system.

B. Panel Accessories: Provide components required for a complete, weathertight panel system including trim, copings, fasciae, mullions, sills, corner units, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal panels unless otherwise indicated.

1. Closures: Provide closures at eaves and rakes, fabricated of same metal as metal panels.
2. Backing Plates: Provide metal backing plates at panel end splices, fabricated from material recommended by manufacturer.
3. Closure Strips: Closed-cell, expanded, cellular, rubber or crosslinked, polyolefin-foam or closed-cell laminated polyethylene; minimum 1-inch-thick, flexible closure strips; cut or premolded to match metal panel profile. Provide closure strips where indicated or necessary to ensure weathertight construction.

C. Flashing and Trim: Provide flashing and trim formed from same material as metal panels as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, bases, drips, sills, jambs, corners, endwalls, framed openings, rakes, fasciae, parapet caps, soffits, reveals, and fillers. Finish flashing and trim with same finish system as adjacent metal panels.

D. Panel Fasteners: Self-tapping screws designed to withstand design loads. Provide exposed fasteners with heads matching color of metal panels by means of plastic caps or factory-applied coating. Provide EPDM or PVC sealing washers for exposed fasteners.

E. Panel Sealants: Provide sealant type recommended by manufacturer that are compatible with panel materials, are nonstaining, and do not damage panel finish.

1. Sealant Tape: Pressure-sensitive, 100 percent solids, gray polyisobutylene compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape 1/2 inch wide and 1/8 inch thick.

2. Joint Sealant: ASTM C920; elastomeric polyurethane or silicone sealant; of type, grade, class, and use classifications required to seal joints in metal panels and remain weathertight; and as recommended in writing by metal panel manufacturer.
3. Butyl-Rubber-Based, Solvent-Release Sealant: ASTM C1311.

2.6 FABRICATION

A. General: Fabricate and finish metal panels and accessories at the factory, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.

B. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.

C. Fabricate metal panel joints with factory-installed captive gaskets or separator strips that provide a weathertight seal and prevent metal-to-metal contact, and that minimize noise from movements.

D. Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's recommendations and recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated.

1. Form exposed sheet metal accessories that are without excessive oil canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.
2. Seams for Aluminum: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints for additional strength.
3. Seams for Other Than Aluminum: Fabricate nonmoving seams in accessories with flat-lock seams. Tin edges to be seamed, form seams, and solder.
4. Sealed Joints: Form nonexpansion, but movable, joints in metal to accommodate sealant and to comply with SMACNA standards.
5. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of accessories exposed to view.
6. Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal recommended in writing by metal panel manufacturer.

    a. Size: As recommended by SMACNA's "Architectural Sheet Metal Manual" or metal wall panel manufacturer for application but not less than thickness of metal being secured.

2.7 FINISHES

A. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

B. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

C. Steel Panels and Accessories:

1. Siliconized Polyester: Epoxy primer and silicone-modified, polyester-enamel topcoat; with a dry film thickness of not less than 0.2 mil for primer and 0.8 mil for topcoat.

D. Louver Finish:

1. Two Coat Fluorocarbon Coating
2. Louvers to be finished with a minimum 1.0 mil (0.025mm) thick full strength 70 percent resin, 2 coat Fluoropolymer system.
3. All aluminum shall be thoroughly cleaned, etched and given a chromated conversion pre-treatment before application of the MICA II coating. The coating shall consist of a primer and a pearlescent pigmented PFV2 topcoat. It shall receive a bake cycle of 17 minutes at 450°F. All finishing procedures shall be one continuous operation in the plant of the manufacturer.
4. Manufacturer to furnish an extended 20 limited warranty for the Kynar/Hylar coating. This limited warranty shall begin on the date of material shipment.

PART 3 - EXECUTION

3.1 EXAMINATION

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

1. Examine wall framing to verify that girts, angles, channels, studs, and other structural panel support members and anchorage have been installed within alignment tolerances required by metal wall panel manufacturer.
2. Examine wall sheathing to verify that sheathing joints are supported by framing or blocking and that installation is within flatness tolerances required by metal wall panel manufacturer.

    a. Verify that air- or water-resistive barriers have been installed over sheathing or backing substrate to prevent air infiltration or water penetration.

B. Examine roughing-in for components and systems penetrating metal panels to verify actual locations of penetrations relative to seam locations of metal panels before installation.

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

3.2 PREPARATION

A. Miscellaneous Supports: Install subframing, furring, and other miscellaneous panel support members and anchorages in accordance with ASTM C754 and metal panel manufacturer's written recommendations.

3.3 INSTALLATION OF METAL PANELS

A. General: Install metal panels in accordance with manufacturer's written instructions in orientation, sizes, and locations indicated. Install panels perpendicular to supports unless otherwise indicated. Anchor metal panels and other components of the Work securely in place, with provisions for thermal and structural movement.

1. Install with drain plane of panel facing weather side of installation.
2. Shim or otherwise plumb substrates receiving metal panels.
3. Flash and seal metal panels at perimeter of all openings. Fasten with self-tapping screws. Do not begin installation until air- or water-resistive barriers and flashings that will be concealed by metal panels are installed.
4. Install screw fasteners in predrilled holes.
5. Locate and space fastenings in uniform vertical and horizontal alignment.
6. Install flashing and trim as metal panel work proceeds.
7. Locate panel splices over, but not attached to, structural supports. Stagger panel splices and end laps to avoid a four-panel lap splice condition.
8. Align bottoms of metal panels and fasten with blind rivets, bolts, or self-tapping screws. Fasten flashings and trim around openings and similar elements with self-tapping screws.
9. Provide weathertight escutcheons for pipe- and conduit-penetrating panels.

B. Fasteners:

1. Steel Panels: Use stainless steel fasteners for surfaces exposed to the exterior; use galvanized-steel fasteners for surfaces exposed to the interior.

C. Metal Protection: Where dissimilar metals contact each other or corrosive substrates, protect against galvanic action as recommended in writing by metal panel manufacturer.

D. Joint Sealers: Install gaskets, joint fillers, and sealants where indicated and where required for weathertight performance of metal wall panel assemblies. Provide types of gaskets, fillers, and sealants indicated by metal panel manufacturer; or, if not indicated, provide types recommended by metal wall panel manufacturer.

1. Seal metal wall panel end laps with double beads of tape or sealant, full width of panel. Seal side joints where recommended by metal wall panel manufacturer.
2. Prepare joints and apply sealants to comply with requirements in Section 079200 "Joint Sealants."

3.4 INSTALLATION OF INSULATION-CORE METAL WALL PANELS

A. General: Apply continuous ribbon of sealant to panel joint on concealed side of insulated metal wall panels as vapor seal; apply sealant to panel joint on exposed side of panels for weather seal.

1. Fasten foamed-insulation-core metal wall panels to supports with fasteners at each lapped joint at location and spacing and with fasteners recommended by manufacturer.
2. Apply panels and associated items true to line for neat and weathertight enclosure. Avoid "panel creep" or application not true to line.
3. Provide metal-backed washers under heads of exposed fasteners on weather side of insulated metal wall panels.
4. Locate and space exposed fasteners in uniform vertical and horizontal alignment. Use proper tools to obtain controlled uniform compression for positive seal without rupture of washer.
5. Provide sealant tape at lapped joints of insulated metal wall panels and between panels and protruding equipment, vents, and accessories.
6. Apply a continuous ribbon of sealant tape to panel side laps and elsewhere as needed to make panels weathertight.
7. Apply snap-on battens to exposed-fastener, insulated-core metal wall panel seams to conceal fasteners.

B. Foamed-Insulation-Core Metal Wall Panels: Fasten metal wall panels to supports with concealed clips at each joint at location and spacing and with fasteners recommended by manufacturer. Fully engage tongue and groove of adjacent panels.

1. Install clips to supports with self-tapping fasteners.

C. Accessory Installation: Install accessories with positive anchorage to building and weathertight mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.

1. Install components required for a complete metal panel system including trim, copings, corners, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items. Provide types indicated by metal panel manufacturer; or, if not indicated, provide types recommended by metal panel manufacturer.

D. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level. Install work with laps, joints, and seams that are permanently watertight.

1. Install exposed flashing and trim that is without buckling and tool marks, and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and to achieve waterproof performance.
2. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet with no joints allowed

within 24 inches of corner or intersection. Where lapped expansion provisions cannot be used or would not be sufficiently waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant (concealed within joints).

3.5 INSTALLATION OF LOUVERS

A. Anchor louvers to the metal panels as indicated on shop drawings.

B. Erection Tolerances:

1. Maximum variation from plane or location shown on the approved shop drawings: 1/8 inch per 12 feet of length, but not exceeding ½ inch in any total building length or portion thereof (non-cumulative).
2. Maximum offset from true alignment between two members abutting end to end, edge-to-edge in line or separated by less than 3 inches: 1/16 inch (shop or field joints). This limiting condition shall prevail under both load and no-load conditions.

C. Cut and trim component parts during erection only with the approval of the manufacturer or fabricator, and in accordance with his recommendations. Restore finish completely. Remove and replace members where cutting and trimming has impaired the strength or appearance of the assembly.

D. Do not erect warped, bowed, deformed, or otherwise damaged or defaced members. Remove and replace any members damaged in the erection process as directed.

E. Set units level, plumb and true to line, with uniform joints.

3.6 FIELD QUALITY CONTROL

A. Manufacturer's Field Service: Engage a factory-authorized service representative to test and inspect completed metal wall panel installation, including accessories.

B. Metal wall panels will be considered defective if they do not pass test and inspections.

C. Additional tests and inspections, at Contractor's expense, are performed to determine compliance of replaced or additional work with specified requirements.

D. Prepare test and inspection reports.

3.7 CLEANING AND PROTECTION

A. Remove temporary protective coverings and strippable films, if any, as metal panels are installed, unless otherwise indicated in manufacturer's written installation instructions. On completion of metal panel installation, clean finished surfaces as

recommended by metal panel manufacturer. Maintain in a clean condition during construction.

B. After metal panel installation, clear weep holes and drainage channels of obstructions, dirt, and sealant.

C. Replace metal panels that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 074213.19-H

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SECTION 074213.23-H - METAL COMPOSITE MATERIAL WALL PANELS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes the following:

1. Metal composite material wall panels.
2. Soffit.
3. Coping.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each type of panel and accessory.

B. Shop Drawings:

1. Include fabrication and installation layouts of metal composite material panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment assembly, trim, flashings, closures, and accessories; and special details.
2. Accessories: Include details of the flashing, trim and anchorage, at a scale of not less than 1-1/2 inches per 12 inches.

C. Samples for Verification: For each type of exposed finish required, prepared on Samples of size indicated below.

1. Metal Composite Material Panels: 12 inches long by actual panel width. Include fasteners, closures, and other metal composite material panel accessories.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer.

B. Product Test Reports: For each product, tests performed by a qualified testing agency.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance Data: For metal composite material panels to include in maintenance manuals.

1.6 QUALITY ASSURANCE

A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.

B. Mockups: Build mockups to verify selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for fabrication and installation.

1. Build mockup of typical metal composite material panel assembly as shown on Drawings, including corner, supports, attachments, and accessories.
2. Water-Spray Test: Conduct water-spray test of mockup of metal composite material panel assembly, testing for water penetration according to AAMA 501.2.
3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
4. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Deliver components, metal composite material panels, and other manufactured items so as not to be damaged or deformed. Package metal composite material panels for protection during transportation and handling.

B. Unload, store, and erect metal composite material panels in a manner to prevent bending, warping, twisting, and surface damage.

C. Stack metal composite material panels horizontally on platforms or pallets, covered with suitable weathertight and ventilated covering. Store metal composite material panels to ensure dryness, with positive slope for drainage of water. Do not store metal composite material panels in contact with other materials that might cause staining, denting, or other surface damage.

D. Retain strippable protective covering on metal composite material panels during installation.

1.8 FIELD CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit assembly of metal composite material panels to be performed according to manufacturers' written instructions and warranty requirements.

1.9 COORDINATION

A. Coordinate metal composite material panel installation with rain drainage work, flashing, trim, construction of soffits, and other adjoining work to provide a leakproof, secure, and noncorrosive installation.

1.10 WARRANTY

A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of metal composite material panel systems that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Structural failures including rupturing, cracking, or puncturing.
b. Deterioration of metals and other materials beyond normal weathering.

2. Warranty Period: Two (2) years from date of Substantial Completion.

B. Special Warranty on Panel Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace metal composite material panels that show evidence of deterioration of factory-applied finishes within specified warranty period.

1. Exposed Panel Finish: Deterioration includes, but is not limited to, the following:

a. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.

2. Finish Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Structural Performance: Provide metal composite material panel systems capable of withstanding the effects of the following loads, based on testing according to ASTM E 330:

1. Wind Loads: As indicated on Drawings.
2. Other Design Loads: As indicated on Drawings.
3. Deflection Limits: For wind loads, no greater than 1/240 of the span.

B. Air Infiltration: Air leakage of not more than 0.06 cfm/sq. ft. when tested according to ASTM E 283 at the following test-pressure difference:

1. Test-Pressure Difference: 1.57 lbf/sq. ft..

C. Water Penetration under Static Pressure: No water penetration when tested according to ASTM E 331 at the following test-pressure difference:

1. Test-Pressure Difference: 6.24 lbf/sq. ft..

D. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

1. Temperature Change (Range): 120 deg F, ambient; 180 deg F, material surfaces.

E. Fire-Resistance Ratings: Comply with ASTM E 119; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

1. Indicate design designations from UL's "Fire Resistance Directory" or from the listings of another qualified testing agency.

F. Fire Propagation Characteristics: Metal composite material wall panel system passes NFPA 285 testing.

2.2 METAL COMPOSITE MATERIAL WALL PANELS

A. Metal Composite Material Wall Panel Systems: Provide factory-formed and -assembled, metal composite material wall panels fabricated from two metal facings that are bonded to a solid, extruded thermoplastic core; formed into profile for installation method indicated. Include attachment assembly components, panel stiffeners, and accessories required for weathertight system.

1. Products: Subject to compliance with requirements, provide one of the following:

    a. 3A Composites USA, Inc.; Alucobond.
    b. Alcoa Inc.; Reynobond FR.
    c. CENTRIA Architectural Systems; Formabond Wall System.
    d. Mitsubishi Plastics Composites America, Inc.; Alpolic.
    e. John W. MacDougall Co., Inc.
    f. Larson, Alucoil.
    g. Alumitex, Alcotex.

B. Aluminum-Faced Composite Wall Panels: Formed with 0.020-inch- thick, coil-coated aluminum sheet facings.

1. Panel Thickness: 0.236 inch.
2. Core: Fire retardant.
3. Exterior Finish: Two-coat fluoropolymer.

    a. Color: Smoke Gray to match Architect's sample.

2.3 ATTACHMENT SYSTEM – RAIN SCREEN:

A. Manufacturer – Aluminum Attachment System:

1. Subject to compliance with requirements, provide panel attachment system by one of the following:

    a. "RLS-9000", modified; Shaffner Heaney Associates, Inc.
    b. "SL-2000"; Sobotec Ltd.
    c. "Series 400"; John W. MacDougall Co., Inc.
    d. "Envelope 2000 Rainscreen"; East Coast Metals
    e. "D7-100", Division 7 Metals.

2. Hanging System: Minimum .063 extrusions designed to mechanically integrate with composite and provide for water collection and weep to exterior.
3. Extrusions shall be full length around panel perimeter for panel reinforcement and alignment.
4. Spline at back of reveal shall be continuous around perimeter of panel. Minimize joints. Produce flat, flush surfaces, forming exposed connections with hairline joints, flush and smooth, using concealed fasteners.

B. Attachment Clips: Design attachment to structural supports so as to provide for movement in all directions. Provide all necessary shims, clips, etc. to assure alignment specified.

1. Include manufacturer's standard perimeter extrusions with integral weather stripping panel stiffeners panel clips and anchor channels.

C. Attachment Assembly Components: Formed from extruded aluminum.

D. Attachment Assembly: Rainscreen principle system.

2.4 MISCELLANEOUS MATERIALS

A. Miscellaneous Metal Subframing and Furring: ASTM C 645, cold-formed, metallic-coated steel sheet ASTM A 653/A 653M, G90 coating designation or ASTM A 792/A 792M, Class AZ50 aluminum-zinc-alloy coating designation unless otherwise indicated. Provide manufacturer's standard sections as required for support and alignment of metal composite material panel system.

B. Panel Accessories: Provide components required for a complete, weathertight panel system including trim, copings, fasciae, mullions, sills, corner units, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal composite material panels unless otherwise indicated.

C. Flashing and Trim: Provide flashing and trim formed from same material as metal composite material panels as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, bases, drips, sills, jambs, corners, endwalls, framed openings, rakes, fasciae, parapet caps, soffits, reveals, and fillers. Finish flashing and trim with same finish system as adjacent metal composite material panels.

D. Panel Fasteners: Self-tapping screws designed to withstand design loads. Provide exposed fasteners with heads matching color of metal composite material panels by means of plastic caps or factory-applied coating. Provide EPDM or PVC sealing washers for exposed fasteners.

E. Panel Sealants: ASTM C 920; elastomeric polyurethane or silicone sealant; of type, grade, class, and use classifications required to seal joints in metal composite material panels and remain weathertight; and as recommended in writing by metal composite material panel manufacturer.

2.5 FABRICATION

A. General: Fabricate and finish metal composite material panels and accessories at the factory, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.

1. Form panel lines, breaks, and angles to be sharp and true, with surfaces free from warp and buckle.
2. Fabricate wall panels with panel stiffeners as required to maintain fabrication tolerances and to withstand design loads.

B. Fabricate metal composite material panel joints with factory-installed captive gaskets or separator strips that provide a weathertight seal and prevent metal-to-metal contact, and that minimize noise from movements.

C. Metal-Faced Composite Wall Panels: Factory form panels in a continuous process with no glues or adhesives between dissimilar materials. Trim and square edges of sheets with no displacement of face sheets or protrusion of core material.

1. Fabricate panels with panel stiffeners, as required to comply with deflection limits, attached to back of panels with structural silicone sealant and mechanically retained by the edge trim members.
2. Fabricate panels with sharply cut edges, with no displacement of face sheets or protrusion of core material.
3. Dimensional Tolerances:

    a. Length: Plus 0.375 inch.
    b. Width: Plus 0.188 inch.
    c. Thickness: Plus or minus 0.008 inch.
    d. Panel Bow: 0.8 percent maximum of panel length or width.
    e. Squareness: 0.2 inch maximum.

D. Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's recommendations and recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated.

1. Form exposed sheet metal accessories that are without excessive oil canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.
2. Seams for Aluminum: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints for additional strength.
3. Seams for Other Than Aluminum: Fabricate nonmoving seams in accessories with flat-lock seams. Tin edges to be seamed, form seams, and solder.
4. Sealed Joints: Form non-expansion, but movable, joints in metal to accommodate sealant and to comply with SMACNA standards.
5. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of accessories exposed to view.
6. Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal recommended in writing by metal panel manufacturer.

    a. Size: As recommended by SMACNA's "Architectural Sheet Metal Manual" or metal wall panel manufacturer for application but not less than thickness of metal being secured.

2.6 ACCESSORIES

A. Wall Panel Accessories: Provide components required for a complete metal wall panel assembly including trim, fasciae, mullions, sills, corner units, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal wall panels, unless otherwise indicated.

1. Optional Accessories:

    a. Copings related to composite panels.

2.7 WEATHER-RESISTANT BARRIER

A. Refer to Division 07 Sections for Weather-Resistant Barrier and Air Barrier sections.

2.8 UNDERLAYMENT

A. Self-Adhering Sheet Underlayment, Polyethylene Faced: ASTM D 1970, minimum of 40-mil-thick, slip-resisting, polyethylene-film-reinforced top surface laminated to SBS-modified asphalt adhesive, with release paper backing; cold applied.

1. Products:

    a. Carlisle Coatings & Waterproofing, Div. of Carlisle Companies Inc.; Dri-Start "A."
    b. Grace, W. R. & Co.; Grace Ice and Water Shield.
    c. Johns Manville International, Inc.; Roof Defender.
    d. Owens Corning; WeatherLock M.
    e. Polyguard Products, Inc.; Polyguard Deck Guard.
    f. SafSeal Innovations; SafSeal 7740.

2.9 FINISHES

A. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

B. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

C. Aluminum Panels and Accessories:

1. Two-Coat Fluoropolymer: AAMA 2605. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

    a. Color: Smoke Gray to match Architect’s sample.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, metal composite material panel supports, and other conditions affecting performance of the Work.

1. Examine wall framing to verify that girts, angles, channels, studs, and other structural panel support members and anchorage have been installed within alignment tolerances required by metal composite material wall panel manufacturer.
2. Examine wall sheathing to verify that sheathing joints are supported by framing or blocking and that installation is within flatness tolerances required by metal composite material wall panel manufacturer.

    a. Verify that air- or water-resistive barriers have been installed over sheathing or backing substrate to prevent air infiltration or water penetration.

B. Examine roughing-in for components and assemblies penetrating metal composite material panels to verify actual locations of penetrations relative to seam locations of metal composite material panels before installation.

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

3.2 PREPARATION

A. Miscellaneous Supports: Install subframing, furring, and other miscellaneous panel support members and anchorages according to ASTM C 754 and metal composite material panel manufacturer's written recommendations.

3.3 METAL COMPOSITE MATERIAL PANEL INSTALLATION

A. General: Install metal composite material panels according to manufacturer's written instructions in orientation, sizes, and locations indicated on Drawings. Install panels perpendicular to supports unless otherwise indicated. Anchor metal composite material panels and other components of the Work securely in place, with provisions for thermal and structural movement.

1. Shim or otherwise plumb substrates receiving metal composite material panels.
2. Flash and seal metal composite material panels at perimeter of all openings. Fasten with self-tapping screws. Do not begin installation until air- or water-resistive barriers and flashings that will be concealed by metal composite material panels are installed.
3. Install screw fasteners in predrilled holes.
4. Locate and space fastenings in uniform vertical and horizontal alignment.
5. Install flashing and trim as metal composite material panel work proceeds.

6. Locate panel splices over, but not attached to, structural supports. Stagger panel splices and end laps to avoid a four-panel lap splice condition.
7. Align bottoms of metal composite material panels and fasten with blind rivets, bolts, or self-tapping screws. Fasten flashings and trim around openings and similar elements with self-tapping screws.
8. Provide weathertight escutcheons for pipe- and conduit-penetrating panels.

B. Fasteners:

1. Aluminum Panels: Use aluminum or stainless-steel fasteners for surfaces exposed to the exterior; use aluminum or galvanized-steel fasteners for surfaces exposed to the interior.

C. Metal Protection: Where dissimilar metals contact each other or corrosive substrates, protect against galvanic action as recommended in writing by metal composite material panel manufacturer.

D. Attachment Assembly, General: Install attachment assembly required to support metal composite material wall panels and to provide a complete weathertight wall system, including subgirts, perimeter extrusions, tracks, drainage channels, panel clips, and anchor channels.

1. Include attachment to supports, panel-to-panel joinery, panel-to-dissimilar-material joinery, and panel-system joint seals.

E. Installation: Attach metal composite material wall panels to supports at locations, spacings, and with fasteners recommended by manufacturer to achieve performance requirements specified.

1. Rainscreen Systems: Do not apply sealants to joints unless otherwise indicated.

F. Rainscreen-Principle Installation: Install using manufacturer's standard assembly with vertical channel that provides support and secondary drainage assembly, draining at base of wall. Notch vertical channel to receive support pins. Install vertical channels supported by channel brackets or adjuster angles and at locations, spacings, and with fasteners recommended by manufacturer. Attach metal composite material wall panels by inserting horizontal support pins into notches in vertical channels and into flanges of panels. Leave horizontal and vertical joints with open reveal.

1. Install wall panels to allow individual panels to be installed and removed without disturbing adjacent panels.
2. Do not apply sealants to joints unless otherwise indicated.

G. Accessory Installation: Install accessories with positive anchorage to building and weathertight mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.

1. Install components required for a complete metal composite material panel assembly including trim, copings, corners, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items. Provide types indicated by metal composite material panel manufacturer; or, if not indicated, provide types recommended in writing by metal composite material panel manufacturer.

H. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level as indicated. Install work with laps, joints, and seams that are permanently watertight.

1. Install exposed flashing and trim that is without buckling and tool marks and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and to result in waterproof performance.
2. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet with no joints allowed within 24 inches of corner or intersection. Where lapped expansion provisions cannot be used or would not be sufficiently waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant (concealed within joints).

3.4 ERECTION TOLERANCES

A. Installation Tolerances: Shim and align metal composite material wall panel units within installed tolerance of 1/4 inch in 20 feet, non-accumulative, on level, plumb, and location lines as indicated, and within 1/8-inch offset of adjoining faces and of alignment of matching profiles.

3.5 CLEANING AND PROTECTION

A. Remove temporary protective coverings and strippable films, if any, as metal composite material panels are installed, unless otherwise indicated in manufacturer's written installation instructions. On completion of metal composite material panel installation, clean finished surfaces as recommended by metal composite material panel manufacturer. Maintain in a clean condition during construction.

B. After metal composite material panel installation, clear weep holes and drainage channels of obstructions, dirt, and sealant.

C. Replace metal composite material panels that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 074213.23-H

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SECTION 074800-H – RAINSCREEN ATTACHMENT SYSTEM

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Provide a thermally broken, structural composite, rainscreen attachment system for attachment of exterior cladding installed over continuous exterior-insulation.

B. Related Requirements:

1. Section 061600 "Sheathing" for gypsum board glass mat sheathing installed directly over steel framing.
2. Section 072100 “Thermal Insulation” for rigid insulation.
3. Section 072715 “Nonbituminous Self-Adhering Sheet Air Barrier”.

1.3 COORDINATION

A. Coordinate with wall insulation preparation for tight connection with girt system.

1.4 ACTION SUBMITTALS

A. Product Data: Submit material data sheets that detail the components, fasteners, finishes, and methods of fabrication. Product data shall demonstrate materials comply designated standards and specified requirements.

B. Shop Drawings: Submit shop drawings that show layout including plan views, elevations, sections and details.

1. Location, layout, and dimensions of panels, including special pieces and trim
2. Submit connection details showing interface of rainscreen attachment system to substrate and panels with adjacent construction.
3. Show system installation and attachment, including fastener size and spacing.
4. Shop drawings shall be signed and sealed by the Professional Engineer responsible for their preparation. Professional Engineer shall be licensed to practice engineering in the jurisdiction where Project is located.

C. Structural Calculations:

1. Submit comprehensive rainscreen system Structural Design Calculations signed and sealed by the Professional Engineer responsible for their preparation. Professional Engineer shall be licensed to practice engineering in the jurisdiction where Project is located.
2. Provide professional engineer stamped calculations for the composite sub-framing system carrying the associated cladding system considering the following:
   a. Anisotropic properties of the sub-framing.
   b. Point loading of the fasteners and representative dynamics of the cladding system.
   c. Uniform loading calculations are not allowed as they are not representative of composite wall systems.
   d. Calculations for eccentric cantilever conditions.
3. Calculations providing a safety factor minimum of 4 at the high service temperature of 180 degrees Fahrenheit.
4. Fastener Creep and Durability Test for FRP sub-girts, certified by third party/PE. Test to be completed in accordance with specified fastener creep and durability testing requirements.
5. Provide finite element analysis (FEA) to model and evaluate areas of the longest composite girt cantilever span possible between intermediate framing members/attachment.
   a. Include maximum dead load and wind load conditions.
   b. Include point loads representative of fastener locations.
   c. FEA for composite materials shall:
      1) Provide crosswise material properties of tensile strength and modulus of elasticity.
      2) Provide lengthwise material properties of tensile strength and modulus of elasticity.
   d. Maximum directional stresses in model shall have a safety factor of 4 or greater.
   e. Indicate stresses and analyze in 3 directions.
   f. Accurately replicate the wall system and physical loading dynamics.
   g. Furnish report with submittal.

1.5 INFORMATIONAL SUBMITTALS

A. Product Test Reports: For each product, for tests performed by a qualified testing agency.

B. Evaluation Reports: For foam-plastic insulation, from ICC-ES.

C. Test Reports:

1. Test to the following standards and provide written test reports by a third party:

   a. AAMA TIR-A8-04: Structural Performance of Composite Thermal Barrier Framing Systems – Section 7.2

b. ASTM E330
c. ASTM E1233
d. Gravity load test report, performed by IAS accredited third party

2. Comprehensive three-dimensional thermal modeling report indicating framing systems impact on exterior insulation rated R-value.

D. Provide manufacturer's sample warranty, installation and maintenance instructions

1.6 QUALITY ASSURANCE

A. Manufacturer Qualifications:

1. Minimum 5 years' experience specializing in the manufacturing of façade attachment/support framing similar to those specified.
2. Ability to demonstrate conformance to testing requirements.

B. Installer Qualifications:

1. Minimum of 3 years' documented experience or minimum of 5 completed projects of equivalent scope and quality and recommended by manufacturer to perform work of this Section.
2. Onsite superintendent or foreman overseeing installation on site during entire work of this Section with experience equivalent to installer and in good standing with the manufacturer.

C. Engineer Qualifications: Registered professional engineer experienced in the design of curtain wall systems, anchors, fasteners and licensed to practice engineering in the jurisdiction where Project is located.

D. Pre-Installation Meeting:

1. Discuss sequence and scheduling of work and interface with other trades.
2. Review framing assemblies for potential interference and conflicts and coordinate layout and support provisions for interfacing work.
3. Review and document methods, procedures and manufacturer's installation guidelines and safety procedures for exterior wall assembly.

E. Integrated Exterior Mock-Ups: Coordinate mock-up materials and requirements with mock-up specified in Division 01 and exterior cladding specification.

F. Single Source Responsibility: Furnish engineered rain screen attachment system components under direct responsibility of single manufacturer

1.7 QUALITY CONTROL

A. Single source responsibility:

1. Furnish engineered rainscreen attachment system components under direct responsibility of single manufacturer.

B. Field Measurements: Verify actual supporting and adjoining construction before fabrication.

C. Record field measurements on project record shop drawings.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Delivery: Deliver materials and components in manufacturers' original, unopened and undamaged containers or bundles, fully identified. Exercise care to avoid damage during unloading, storing and installation.

B. Inspect aluminum attachment components immediately upon delivery at site. Notify manufacturer of damage.

C. Store, protect and handle materials and components in accordance with manufacturer recommendations to prevent damage, contamination and deterioration. Keep materials clean, dry, and free of dirt and other foreign matter, and protect from damage due to weather or construction activities.

1.9 SEQUENCING

A. Ordering: Comply with manufacturers' ordering instructions and lead time requirements to avoid construction delays.

B. Coordinate construction to ensure that assemblies fit properly to supporting and adjoining construction; coordinate schedule with construction in progress to avoid delaying work.

1.10 WARRANTY

A. Manufacturer Warranties:

1. Attachment System: Five (5) year Limited Warranty.

a. Covers components of the attachment system, including structural failure of components when all the materials and components are supplied and installed per manufacturer's requirements.
b. Includes labor and material for removal and replacement of defective material.
c. Includes labor to remove and reinstall façade finish panels, finish closures and façade finish accessories necessary to access defective material.

B. Contractor's Warranties: Two (2) year labor warranty, starting from Substantial Completion, to cover repair of materials found to be defective as a result of installation errors.

C. Limitation of Warranties: Exclude repairs, replacement, and corrective work to the substrate, primary structure, finish panels, and/or property – unless otherwise noted above. Warranties exclude mechanical damage due to abuse, neglect, primary structure failure, or forces of nature greater than normal weather conditions.

PART 2 - PRODUCTS

2.1 SYSTEM DESCRIPTION

A. Cladding Support System: High-performance building enclosure system designed to eliminate thermal bridging and support exterior insulation and cladding assemblies and composed of the following:

1. Non-metallic composite sub-framing members (Z-girts), mechanically fastened to structural framing.
2. Sub-framing configured to receive rigid polyisocyanurate insulation panels with factory-applied dual foil facers and profiled edges to permit interlocking alignment.
3. Integrated pressure-seal components to assist in maintaining continuity of air and water-resistive barriers.
4. Assembly to provide continuity of thermal insulation and environmental control layers at the exterior wall.
5. Insulation materials complying with ASTM E84, Class A surface burning characteristics.

B. Design Requirements:

1. Provide, in conjunction with wall substrate and air barrier, a weather tight wall assembly utilizing rain screen principle
2. Manufacturer is responsible for designing system, including anchorage to structural system and necessary modifications to meet specified requirements and maintain visual design concepts.
3. Design modifications shall be provided only as necessary to satisfy as built conditions and to meet performance requirements.
4. Employ registered professional engineer, licensed to practice engineering in jurisdiction where Project is located, to engineer each component of rainscreen attachment system.

C. Performance Requirements:

1. Rainscreen Attachment System Performance: Comply with ANSI/ASHRAE 90.1-2010 definition of continuous insulation (c.i.) and required U-value for walls.
2. No thermal bridges other than fasteners and service openings.
3. Thermal Performance:

   a. Full constructed assembly must have a minimum 95% EFFECTIVE R-value when compared to the exterior continuous insulations rated R-Value.
   b. Continuous framing profiles (including C- or Z-shaped sections or furring) penetrating insulation not allowed.

c. Perform effective R-Value calculation or modeling in accordance with ASHRAE guidelines.
d. Wall Assembly effective R-Value (U-Factor): As indicated on Drawings.

4. Structural Performance:

   a. Wind Load Performance – Attachment system must show the following results when tested in accordance with ASTM E330-02.

      1) 90 pound per square foot negative and positive pressure held for 60 seconds, system components shall not experience failure or gross permanent distortion.
      2) 135 pound per square foot negative and positive pressure held for 10 seconds, system components shall not experience failure or gross permanent distortion.

   b. Wind cycling (air pressure cycling) performance – Attachment system must show conformance to the following results when tested in accordance with ASTM E1886-05.

      1) A total of 4,500 air pressure cycles. Cycles must include 50 cycles at a maximum pressure of 90 pounds both positive and negative. Average cycle time must not be less than 3.25 seconds for both negative and positive cycles. Cladding weight supported during test must be a minimum of 11.5 pounds per square foot. No damage or deformation must be seen at end of test.

   c. Gravity load (dead load) performance – Attachment system must demonstrate resistance to deflection under shear loading, applied parallel to the wall assembly and directly to the attachment system. Testing must be conducted using calibrated equipment by an IAS accredited third party laboratory. Deflection not to exceed 0.050 inches at 150 pounds per square foot.
   d. Accommodate movement of cladding components without undue stress on fasteners or other detrimental effects, when subjected to seasonal temperature range of :
      1) Ambient: 120 degrees F
      2) Cladding surface: 180 degrees F

   e. Accommodate tolerances of support structure

5. Condensation: System shall accommodate positive drainage for moisture entering or condensation occurring within panel system.
6. Flatness: System shall be flat with no noticeable warpage, buckling, deflections or other surface irregularities
7. Framing Members:

   a. Test framing components to AAMA TIR- A8-04 – Section 7.2 to determine structural performance and effective moment of inertia for each component. Minimum Effective Moment of Inertia: 0.0066 in4.

b. Localized bending stress for eccentrically loaded framing members must be evaluated with the maximum effective length of resisting element not more than 12 inches.

8. Fasteners:

a. Minimum Safety Factor of 3 for both tension and shear values
b. Combined tension and shear shall be evaluated according to an interaction formula. Sum of terms shall not exceed 1.0.

2.2 AIR/VAPOR BARRIER

A. Refer to Section 072715 – Nonbituminous Self-Adhering Sheet Membrane Air Barriers: Air, water, vapor barrier over exterior sheathing.

2.3 RIGID INSULATION

A. Refer to Section 072100 – Thermal Insulation for polyisocyanurate insulation.

2.4 RAINSCREEN ATTACHMENT/SUPPORT FRAMING SYSTEM

A. Basis of Design: Advanced Architectural Products, Green Girt, CMH Z-girts or approved equivalent.

1. Strongwell, Stongirt.
2. Middlesex Building Products, Therma-Girt Sub Framing System

B. Comply with ANSI/ASHRAE 90.1-2010 definition of continuous insulation (c.i.).

C. Structural Composite Girts:

1. Composite metal hybrid construction combining fiber-reinforced polymer with steel reinforced flanges with minimum thickness of 0.17 inches. Steel reinforcements to be G90 coated.
2. Depth: As required by façade design.
3. Standard length: 8 feet.
4. Orientation: Horizontal installation:
5. Horizontal Spacing: As required by façade design.
6. Vertical Spacing: As required by façade design.
7. Color: Manufacturer’s standard green.

D. Insulation Panels (Polyiso or XPS):
1. Insulation Panel Edges: Provide factory-profiled/routed edges on insulation panels that interlock with CMH system components. Back side of insulation must be flush with back side of GreenGirt® component and installed flat against the substrate. If insulation panels and GreenGirt® are the same depth, face of insulation must be flush with face of GreenGirt® component to create a smooth drainage plane.

2. Polyisocyanurate Panel Insulation:
   a. Surface Burning Characteristics:
      1) Flame Spread Index (FSI): 25 or less when tested in accordance with ASTM E84.
      2) Smoke Developed Index (SDI): 450 or less when tested in accordance with ASTM E84.
   b. Comply with fire-resistance requirements as indicated on drawings and as part of an exterior non-load-bearing wall assembly, tested in accordance with NFPA 285.
   c. Acceptable Products:
      1) Hunter Panels, LLC; Product Hunter Xci.
      2) DuPont; Product DuPont Thermax Sheathing.

E. Pressure Seals:

1. Provide factory-integrated pressure seals within insulation panels to form dual, three-point compression seals at panel interfaces.
2. Pressure seals shall enhance air and water resistance, ensure retention of insulation, and prevent thermal bridging or bypass.

F. Continuous Insulation Accommodation:

1. Girt profile shall be engineered to support continuous insulation applications in exterior wall assemblies. Composite Metal Hybrid (CMH) system shall include an integral ThermaLock™ feature to retain insulation without separate mechanical fasteners.
2. Maintain uniform insulation thickness over variable substrate conditions.
3. Insulation retention design: to support compliance with thermal performance requirements of ASHRAE 90.1 and the International Energy Conservation Code (IECC).
4. Accommodate rigid insulation boards in thicknesses from 1 inch to 8 inches.
5. Coordinate sizing and pre-fitting of insulation boards to prevent gaps between support system and insulation to provide a continuous insulation system.

G. Structural Support: Manufacturer shall perform engineering analysis to determine the following:

1. Structural Capacity: to support cladding systems in accordance with project loading requirements.

2.5 CLADDING

A. Refer to Division 07 sections.

PART 3 - EXECUTION

3.1 PREPARATION

A. Clean substrates of substances that are harmful to insulation, including removing projections capable of puncturing insulation or vapor retarders, or that interfere with insulation attachment.

3.2 EXAMINATION

A. Examine substrates and conditions for compliance with manufacturer requirements for installation conditions affecting performance of the work.

1. Do not proceed with installation until unsatisfactory conditions have been corrected.
2. Ensure weather-resistant barrier (WRB) and rigid insulation is installed prior to installing rainscreen attachment system.
3. Ensure fenestration, transitions, discontinuities, sills, and ledgers are flashed and sealed to move moisture to the exterior of the building.

B. Field verify architectural details and mechanical and electrical requirements prior to commencing installation.

C. Commencement of installation constitutes acceptance of existing conditions and acceptance of responsibility for satisfactory performance.

3.3 RAINSCREEN ATTACHMENT SYSTEM INSTALLATION

A. Preparation:

1. Prepare surfaces using methods recommended by rain screen manufacturer for achieving best result for substrate under project conditions
2. Prepare sub-framing, base angles, sills, furring, and other rain screen system members and provide anchorage suitable for substrate type and wall cladding type in accordance with manufacturer’s installation instructions

3.4 INSTALLATION

A. Ensure weather-resistant/air barrier and rigid insulation is installed prior to installing rainscreen attachment system.

B. Install rainscreen support system in strict accordance with manufacturer’s installation instructions and approved shop drawings.

C. Do not use shims to plumb the wall between brackets and insulation.

D. Align and fasten Structural composite Z-girts directly to framing or sheathing, using manufacturer-approved fasteners sized to penetrate the structural framing member.

E. Install structural composite system components in strict accordance with manufacturer's current published instructions and approved shop drawings.

F. Maintain consistent spacing and alignment of Z-girts, both vertically and horizontally, to support insulation panels and cladding system per design load requirements.

3.5 INSULATION PANEL AND SEALS INSTALLATION

A. Install pre-profiled polyisocyanurate insulation panels between Z-girts, ensuring tight fit with no visible gaps.

B. Panels shall compress evenly against integrated seal components to create dual three-point compression seals at all interfaces.

C. Apply manufacturer-specified pressure-sealing components as required to ensure continuity at joints, penetrations, and transitions.

D. Cut insulation cleanly to fit around windows, doors, or mechanical penetrations, sealing all cuts with sealant or tape per manufacturer's instructions.

3.6 ADJACENT ASSEMBLY INTEGRATION INSTALLATION

A. Coordinate the installation of the rainscreen system with air/vapor barriers, flashings, and transition membranes to maintain continuity of the building envelope.

B. Integrate rainscreen system with:

1. Roof and foundation transitions
2. Window and door openings (coordinate with rough opening details and back dams)
3. Control joints, expansion joints, and deflection joints

C. Ensure cladding attachment aligns with the Z-girt layout and complies with wind load requirements and fastener pull-out capacity.

3.7 CLADDING INSTALLATION

A. The cavity must be clear and free from air flow and drainage obstructions.

3.8 TOLERANCES

A. Shim and align rainscreen system within installed tolerances of 1/4 inch in 20 feet, non-cumulative, level, plumb, and on location lines as indicated.

3.9 PROTECTION

A. Protect installed insulation from damage due to harmful weather exposures, physical abuse, and other causes. Provide temporary coverings or enclosures where insulation is subject to abuse and cannot be concealed and protected by permanent construction immediately after installation.

END OF SECTION 074800-H

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SECTION 084113-H - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Storefront framing.
2. Manual-swing entrance doors.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.

B. Shop Drawings: For aluminum-framed entrances and storefronts. Include plans, elevations, sections, full-size details, and attachments to other work.

1. Include details of provisions for assembly expansion and contraction and for draining moisture occurring within the assembly to the exterior.
2. Include full-size isometric details of each type of vertical-to-horizontal intersection of aluminum-framed entrances and storefronts, showing the following:

a. Joinery, including concealed welds.
b. Anchorage.
c. Expansion provisions.
d. Glazing.
e. Flashing and drainage.

3. Show connection to and continuity with adjacent thermal, weather, air, and vapor barriers.
4. Include point-to-point wiring diagrams showing the following:

a. Power requirements for each electrically operated door hardware.
b. Location and types of switches, signal device, conduit sizes, and number and size of wires.

C. Samples for Verification: For each type of exposed finish required, in manufacturer's standard sizes.

D. Fabrication Sample: Of each vertical-to-horizontal intersection of assemblies, made from 12-inch lengths of full-size components and showing details of the following:

1. Joinery, including concealed welds.
2. Anchorage.
3. Expansion provisions.
4. Glazing.
5. Flashing and drainage.

E. Entrance Door Hardware Schedule: Prepared by or under supervision of supplier, detailing fabrication and assembly of entrance door hardware, as well as procedures and diagrams. Coordinate final entrance door hardware schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of entrance door hardware.

F. Delegated-Design Submittal: For aluminum-framed entrances and storefronts indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer.

B. Energy Performance Certificates: For aluminum-framed entrances and storefronts, accessories, and components, from manufacturer.

1. Basis for Certification: NFRC-certified energy performance values for each aluminum-framed entrance and storefront.

C. Product Test Reports: For aluminum-framed entrances and storefronts, for tests performed by a qualified testing agency.

D. Source quality-control reports.

E. Sample Warranties: For special warranties.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance Data: For aluminum-framed entrances and storefronts to include in maintenance manuals.

1.6 QUALITY ASSURANCE

A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.

B. Product Options: Information on Drawings and in Specifications establishes requirements for aesthetic effects and performance characteristics of assemblies. Aesthetic effects are indicated by dimensions, arrangements, alignment, and profiles of components and assemblies as they relate to sightlines, to one another, and to adjoining construction.

1. Do not change intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If changes are proposed, submit comprehensive explanatory data to Architect for review.

1.7 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of aluminum-framed entrances and storefronts that do not comply with requirements or that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Structural failures, including, but not limited to, excessive deflection.
b. Noise or vibration created by wind and thermal and structural movements.
c. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
d. Water penetration through fixed glazing and framing areas.
e. Failure of operating components.

2. Warranty Period: Five years from date of Substantial Completion.

B. Special Finish Warranty: Standard form in which manufacturer agrees to repair finishes or replace aluminum that shows evidence of deterioration of factory-applied finishes within specified warranty period.

1. Deterioration includes, but is not limited to, the following:

a. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.

2. Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Source Limitations: Obtain all components of aluminum-framed entrance and storefront system, including framing, entrances, and accessories, from single manufacturer.

2.2 PERFORMANCE REQUIREMENTS

A. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design aluminum-framed entrances and storefronts.

B. General Performance: Comply with performance requirements specified, as determined by testing of aluminum-framed entrances and storefronts representing those indicated for this Project without failure due to defective manufacture, fabrication, installation, or other defects in construction.

1. Aluminum-framed entrances and storefronts shall withstand movements of supporting structure, including, but not limited to, twist, column shortening, long-term creep, and deflection from uniformly distributed and concentrated live loads.
2. Failure also includes the following:

    a. Thermal stresses transferring to building structure.
    b. Glass breakage.
    c. Noise or vibration created by wind and thermal and structural movements.
    d. Loosening or weakening of fasteners, attachments, and other components.
    e. Failure of operating units.

C. Structural Loads:

1. Wind Loads: As indicated on Structural Drawings, but not less than 30 PSF.
2. Other Design Loads: As indicated on Drawings.

D. Deflection of Framing Members: At design wind pressure, as follows:

1. Deflection Normal to Wall Plane: Limited to edge of glass in a direction perpendicular to glass plane not exceeding 1/175 of the glass edge length for each individual glazing lite or an amount that restricts edge deflection of individual glazing lites to 3/4 inch, whichever is less.
2. Deflection Parallel to Glazing Plane: Limited to 1/360 of clear span or 1/8 inch, whichever is smaller.
3. Cantilever Deflection: Where framing members overhang an anchor point, as follows:

a. Perpendicular to Plane of Wall: No greater than 1/240 of clear span plus 1/4 inch for spans greater than 11 feet 8-1/4 inches or 1/175 times span, for spans of less than 11 feet 8-1/4 inches.

E. Structural: Test according to ASTM E 330/E 330M as follows:

1. When tested at positive and negative wind-load design pressures, storefront assemblies, including entrance doors, do not evidence deflection exceeding specified limits.
2. When tested at 150 percent of positive and negative wind-load design pressures, storefront assemblies, including entrance doors and anchorage, do not evidence material failures, structural distress, or permanent deformation of main framing members exceeding 0.2 percent of span.
3. Test Durations: As required by design wind velocity, but not less than 10 seconds.

F. Air Infiltration: Test according to ASTM E 283 for infiltration as follows:

1. Fixed Framing and Glass Area:

a. Maximum air leakage of 0.06 cfm/sq. ft. at a static-air-pressure differential of 6.24 lbf/sq. ft..

2. Entrance Doors:

a. Single Doors: Maximum air leakage of 0.5 cfm/sq. ft. at a static-air-pressure differential of 1.57 lbf/sq. ft..

G. Water Penetration under Static Pressure: Test according to ASTM E 331 as follows:

1. No evidence of water penetration through fixed glazing and framing areas, including entrance doors, when tested according to a minimum static-air-pressure differential of 20 percent of positive wind-load design pressure, but not less than 6.24 lbf/sq. ft..

H. Water Penetration under Dynamic Pressure: Test according to AAMA 501.1 as follows:

1. No evidence of water penetration through fixed glazing and framing areas when tested at dynamic pressure equal to 20 percent of positive wind-load design pressure, but not less than 6.24 lbf/sq. ft..
2. Maximum Water Leakage: No uncontrolled water penetrating assemblies or water appearing on assemblies' normally exposed interior surfaces from sources other than condensation. Water leakage does not include water controlled by flashing and gutters, or water that is drained to exterior.

I. Seismic Performance: Aluminum-framed entrances and storefronts shall withstand the effects of earthquake motions determined according to ASCE/SEI 7.

1. Seismic Drift Causing Glass Fallout: Complying with criteria for passing based on building occupancy type when tested according to AAMA 501.6 at design displacement and 1.5 times the design displacement.

J. Noise Reduction: Test according to ASTM E 90, with ratings determined by ASTM E 1332, as follows.

1. Outdoor-Indoor Transmission Class: Minimum 30.

K. Thermal Movements: Allow for thermal movements resulting from ambient and surface temperature changes.

1. Temperature Change: 120 deg F, ambient; 180 deg F, material surfaces.
2. Thermal Cycling: No buckling; stress on glass; sealant failure; excess stress on framing, anchors, and fasteners; or reduction of performance when tested according to AAMA 501.5.

a. High Exterior Ambient-Air Temperature: That which produces an exterior metal-surface temperature of 180 deg F.
b. Low Exterior Ambient-Air Temperature: 0 deg F.
c. Interior Ambient-Air Temperature: 75 deg F.

2.3 STOREFRONT SYSTEMS

A. Basis-of-Design Product: Subject to compliance with requirements, provide Kawneer North America; an Alcoa Company; Trifab VersaGlaze 451T or comparable product by one of the following:

1. EFCO Corporation.
2. Kawneer North America; an Alcoa company.
3. Oldcastle BuildingEnvelope.
4. YKK AP America Inc.

B. Framing Members: Manufacturer's extruded- or formed-aluminum framing members of thickness required and reinforced as required to support imposed loads.

1. Exterior Framing Construction: Thermally broken .
2. Interior Vestibule Framing Construction: Nonthermal.
3. Glazing System: Retained mechanically with gaskets on four sides.
4. Glazing Plane: Front.
5. Finish: High-performance organic finish.
6. Fabrication Method: Field-fabricated stick system.
7. Aluminum: Alloy and temper recommended by manufacturer for type of use and finish indicated.
8. Steel Reinforcement: As required by manufacturer.

C. Backer Plates: Manufacturer's standard, continuous backer plates for framing members, if not integral, where framing abuts adjacent construction.

D. Brackets and Reinforcements: Manufacturer's standard high-strength aluminum with nonstaining, nonferrous shims for aligning system components.

2.4 ENTRANCE DOOR SYSTEMS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. EFCO Corporation.
2. Kawneer North America; an Alcoa company.
3. Oldcastle Building Envelope.
4. YKK AP America Inc.

B. Entrance Doors: Manufacturer's standard glazed entrance doors for manual-swing or automatic operation.

1. Door Construction: 1-3/4-inch overall thickness, with minimum 0.125-inch- thick, extruded-aluminum tubular rail and stile members. Mechanically fasten corners with reinforcing brackets that are deeply penetrated and fillet welded or that incorporate concealed tie rods.

    a. Thermal Construction: High-performance plastic connectors separate aluminum members exposed to the exterior from members exposed to the interior.

2. Door Design: Wide stile; 5-inch nominal width.
3. Glazing Stops and Gaskets: Square, snap-on, extruded-aluminum stops and preformed gaskets.

    a. Provide nonremovable glazing stops on outside of door.

2.5 ENTRANCE DOOR HARDWARE

A. Entrance Door Hardware: Hardware not specified in this Section is specified in Section 087100 "Door Hardware."

2.6 GLAZING

A. Glazing: Comply with Section 088000 "Glazing."

B. Glazing Gaskets: Manufacturer's standard sealed-corner pressure-glazing system of black, resilient elastomeric glazing gaskets, setting blocks, and shims or spacers.

C. Glazing Sealants: As recommended by manufacturer.

2.7 MATERIALS

A. Sheet and Plate: ASTM B 209.

B. Extruded Bars, Rods, Profiles, and Tubes: ASTM B 221.

C. Extruded Structural Pipe and Tubes: ASTM B 429/B 429M.

D. Structural Profiles: ASTM B 308/B 308M.

E. Steel Reinforcement:

1. Structural Shapes, Plates, and Bars: ASTM A 36/A 36M.
2. Cold-Rolled Sheet and Strip: ASTM A 1008/A 1008M.
3. Hot-Rolled Sheet and Strip: ASTM A 1011/A 1011M.
4. Primer: Manufacturer's standard zinc-rich, corrosion-resistant primer complying with SSPC-PS Guide No. 12.00; applied immediately after surface preparation and pretreatment. Select surface preparation methods according to recommendations in SSPC-SP COM, and prepare surfaces according to applicable SSPC standard.

2.8 ACCESSORIES

A. Fasteners and Accessories: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding fasteners and accessories compatible with adjacent materials.

1. Use self-locking devices where fasteners are subject to loosening or turning out from thermal and structural movements, wind loads, or vibration.
2. Reinforce members as required to receive fastener threads.
3. Use exposed fasteners with countersunk Phillips screw heads, fabricated from 300 series stainless steel.

B. Anchors: Three-way adjustable anchors with minimum adjustment of 1 inch that accommodate fabrication and installation tolerances in material and finish compatible with adjoining materials and recommended by manufacturer.

1. Concrete and Masonry Inserts: Hot-dip galvanized cast-iron, malleable-iron, or steel inserts complying with ASTM A 123/A 123M or ASTM A 153/A 153M requirements.

C. Concealed Flashing: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding flashing compatible with adjacent materials.

D. Bituminous Paint: Cold-applied asphalt-mastic paint containing no asbestos, formulated for 30-mil thickness per coat.

E. Rigid PVC Filler.

2.9 FABRICATION

A. Form or extrude aluminum shapes before finishing.

B. Fabricate components that, when assembled, have the following characteristics:

1. Profiles that are sharp, straight, and free of defects or deformations.
2. Accurately fitted joints with ends coped or mitered.
3. Physical and thermal isolation of glazing from framing members.
4. Accommodations for thermal and mechanical movements of glazing and framing to maintain required glazing edge clearances.
5. Provisions for field replacement of glazing from interior for vision glass and exterior for spandrel glazing or metal panels.
6. Fasteners, anchors, and connection devices that are concealed from view to greatest extent possible.

C. Storefront Framing: Fabricate components for assembly using shear-block system.

D. Entrance Door Frames: Reinforce as required to support loads imposed by door operation and for installing entrance door hardware.

1. At interior and exterior doors, provide compression weather stripping at fixed stops.

E. Entrance Doors: Reinforce doors as required for installing entrance door hardware.

1. At pairs of exterior doors, provide sliding-type weather stripping retained in adjustable strip and mortised into door edge.
2. At exterior doors, provide weather sweeps applied to door bottoms.

F. Entrance Door Hardware Installation: Factory install entrance door hardware to the greatest extent possible. Cut, drill, and tap for factory-installed entrance door hardware before applying finishes.

G. After fabrication, clearly mark components to identify their locations in Project according to Shop Drawings.

2.10 ALUMINUM FINISHES

A. High-Performance Organic Finish: Three-coat fluoropolymer finish complying with AAMA 2605 and containing not less than 70 percent PVDF resin by weight in both color coat and clear topcoat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

1. Color and Gloss: Kawneer, Smoke Gray.

PART 3 - EXECUTION

3.1 EXAMINATION

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

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

3.2 INSTALLATION

A. General:

1. Comply with manufacturer's written instructions.
2. Do not install damaged components.
3. Fit joints to produce hairline joints free of burrs and distortion.
4. Rigidly secure nonmovement joints.
5. Install anchors with separators and isolators to prevent metal corrosion and electrolytic deterioration and to prevent impeding movement of moving joints.
6. Seal perimeter and other joints watertight unless otherwise indicated.

B. Metal Protection:

1. Where aluminum is in contact with dissimilar metals, protect against galvanic action by painting contact surfaces with materials recommended by manufacturer for this purpose or by installing nonconductive spacers.
2. Where aluminum is in contact with concrete or masonry, protect against corrosion by painting contact surfaces with bituminous paint.

C. Set continuous sill members and flashing in full sealant bed, as specified in Section 079200 "Joint Sealants," to produce weathertight installation.

D. Install components plumb and true in alignment with established lines and grades.

E. Install glazing as specified in Section 088000 "Glazing."

F. Entrance Doors: Install doors to produce smooth operation and tight fit at contact points.

1. Exterior Doors: Install to produce weathertight enclosure and tight fit at weather stripping.
2. Field-Installed Entrance Door Hardware: Install surface-mounted entrance door hardware according to entrance door hardware manufacturers' written instructions using concealed fasteners to greatest extent possible.

3.3 ERECTION TOLERANCES

A. Erection Tolerances: Install aluminum-framed entrances and storefronts to comply with the following maximum tolerances:

1. Plumb: 1/8 inch in 10 feet; 1/4 inch in 40 feet.
2. Level: 1/8 inch in 20 feet; 1/4 inch in 40 feet.
3. Alignment:

    a. Where surfaces abut in line or are separated by reveal or protruding element up to 1/2 inch wide, limit offset from true alignment to 1/16 inch.
    b. Where surfaces are separated by reveal or protruding element from 1/2 to 1 inch wide, limit offset from true alignment to 1/8 inch.
    c. Where surfaces are separated by reveal or protruding element of 1 inch wide or more, limit offset from true alignment to 1/4 inch.

4. Location: Limit variation from plane to 1/8 inch in 12 feet; 1/2 inch over total length.

END OF SECTION 084113-H

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SECTION 084413-H - GLAZED ALUMINUM CURTAIN WALLS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Conventionally glazed aluminum curtain walls.
2. Insulated backpan.
3. Insulated spandrel.
4. Exterior and interior aluminum trim.

B. Related Requirements:

1. Section 078443 "Joint Firestopping" perimeter fire-containment systems (safing insulation) field installed with glazed aluminum curtain walls.
2. Section 076200 “Sheet Metal Flashing and Trim” for color coordinated flashing.
3. Section 079200 "Joint Sealants" for installation of joint sealants installed with glazed aluminum curtain walls and for sealants to the extent not specified in this Section.
4. Section 088000 "Glazing" for curtain wall glazing.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.

B. Shop Drawings: For glazed aluminum curtain walls. Include plans, elevations, sections, full-size details, and attachments to other work.

1. Include details of provisions for assembly expansion and contraction and for draining moisture occurring within the assembly to the exterior.
2. Include full-size isometric details of each type of vertical-to-horizontal intersection of glazed aluminum curtain walls, showing the following:

a. Joinery, including concealed welds.

b. Anchorage.
c. Expansion provisions.
d. Glazing.
e. Flashing and drainage.

3. Show connection to and continuity with adjacent thermal, weather, air, and vapor barriers.

C. Samples for Verification: For each type of exposed finish required, in manufacturer's standard sizes.

D. Fabrication Sample: Of each vertical-to-horizontal intersection of assemblies, made from 12-inch lengths of full-size components and showing details of the following:

1. Joinery, including concealed welds.
2. Anchorage.
3. Expansion provisions.
4. Glazing.
5. Flashing and drainage.

E. Delegated-Design Submittal: For glazed aluminum curtain walls, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data:

1. For Installer.
2. For professional engineer's experience with providing delegated-design engineering services of the kind indicated, including documentation that engineer is licensed in the jurisdiction in which Project is located.

B. Energy Performance Certificates: For glazed aluminum curtain walls, accessories, and components from manufacturer.

1. Basis for Certification: NFRC-certified energy performance values for each glazed aluminum curtain wall.

C. Product Test Reports: For glazed aluminum curtain walls, for tests performed by a qualified testing agency.

D. Sample Warranties: For special warranties.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance Data: For glazed aluminum curtain walls to include in maintenance manuals.

B. Maintenance Data for Structural Sealant: For structural-sealant-glazed curtain walls to include in maintenance manuals. Include ASTM C 1401 recommendations for post-installation-phase quality-control program.

1.6 QUALITY ASSURANCE

A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.

B. Product Options: Information on Drawings and in Specifications establishes requirements for aesthetic effects and performance characteristics of assemblies. Aesthetic effects are indicated by dimensions, arrangements, alignment, and profiles of components and assemblies as they relate to sightlines, to one another, and to adjoining construction.

1. Do not change intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If changes are proposed, submit comprehensive explanatory data to Architect for review.

C. Structural-Sealant Glazing: Comply with ASTM C 1401 for design and installation of curtain wall assemblies.

1.7 WARRANTY

A. Special Assembly Warranty: Manufacturer agrees to repair or replace components of glazed aluminum curtain wall that do not comply with requirements or that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Structural failures including, but not limited to, excessive deflection.
b. Noise or vibration created by wind and thermal and structural movements.
c. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
d. Water penetration through fixed glazing and framing areas.
e. Failure of operating components.

2. Warranty Period: Five years from date of Substantial Completion.

B. Special Finish Warranty, Factory-Applied Finishes: Standard form in which manufacturer agrees to repair finishes or replace aluminum that shows evidence of deterioration of organic finishes within specified warranty period.

1. Deterioration includes, but is not limited to, the following:

    a. Color fading more than 5 Delta E units when tested according to ASTM D 2244.
    b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
    c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.

2. Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design glazed aluminum curtain walls.

B. General Performance: Comply with performance requirements specified, as determined by testing of glazed aluminum curtain walls representing those indicated for this Project without failure due to defective manufacture, fabrication, installation, or other defects in construction.

1. Glazed aluminum curtain walls shall withstand movements of supporting structure, including, but not limited to, story drift, twist, column shortening, long-term creep, and deflection from uniformly distributed and concentrated live loads.
2. Failure also includes the following:

    a. Thermal stresses transferring to building structure.
    b. Glass breakage.
    c. Noise or vibration created by wind and thermal and structural movements.
    d. Loosening or weakening of fasteners, attachments, and other components.
    e. Failure of operating units.

C. Structural Loads:

1. Wind Loads: As indicated on Structural Drawings.
2. Other Design Loads: As indicated on Structural Drawings.

D. Deflection of Framing Members: At design wind pressure, as follows:

1. Deflection Normal to Wall Plane: Limited to edge of glass in a direction perpendicular to glass plane not exceeding 1/175 of the glass edge length for each individual glazing lite or an amount that restricts edge deflection of individual glazing lites to 3/4 inch, whichever is less.
2. Deflection Parallel to Glazing Plane: Limited to 1/360 of clear span or 1/8 inch, whichever is smaller.

3. Operable Units: Provide a minimum 1/16-inch clearance between framing members and operable units.
4. Cantilever Deflection: Where framing members overhang an anchor point, as follows:

    a. Perpendicular to Plane of Wall: No greater than 1/240 of clear span plus 1/4-inch for spans of greater than 11 feet 8-1/4 inches or 1/175 times span, for spans of less than 11 feet 8-1/4 inches.

E. Structural: Test according to ASTM E 330/E 330M as follows:

1. When tested at positive and negative wind-load design pressures, assemblies do not evidence deflection exceeding specified limits.
2. When tested at 150 percent of positive and negative wind-load design pressures, assemblies, including anchorage, do not evidence material failures, structural distress, or permanent deformation of main framing members exceeding 0.2 percent of span.
3. Test Durations: As required by design wind velocity, but not less than 10 seconds.

F. Air Infiltration: Test according to ASTM E 283 for infiltration as follows:

1. Fixed Framing and Glass Area:

    a. Maximum air leakage of 0.06 cfm/sq. ft. at a static-air-pressure differential of 6.24 lbf/sq. ft..

G. Water Penetration under Static Pressure: Test according to ASTM E 331 as follows:

1. No evidence of water penetration through fixed glazing and framing areas when tested according to a minimum static-air-pressure differential of 20 percent of positive wind-load design pressure, but not less than 6.24 lbf/sq. ft..

H. Water Penetration under Dynamic Pressure: Test according to AAMA 501.1 as follows:

1. No evidence of water penetration through fixed glazing and framing areas when tested at dynamic pressure equal to 20 percent of positive wind-load design pressure, but not less than 6.24 lbf/sq. ft..
2. Maximum Water Leakage: No uncontrolled water penetrating assemblies or water appearing on assemblies' normally exposed interior surfaces from sources other than condensation. Water leakage does not include water controlled by flashing and gutters or water that is drained to exterior.

I. Interstory Drift: Accommodate design displacement of adjacent stories indicated.

1. Design Displacement: As indicated on Drawings.
2. Test Performance: Complying with criteria for passing based on building occupancy type when tested according to AAMA 501.4 at design displacement and 1.5 times the design displacement.

J. Seismic Performance: Glazed aluminum curtain walls shall withstand the effects of earthquake motions determined according to ASCE/SEI 7.

1. Seismic Drift Causing Glass Fallout: Complying with criteria for passing based on building occupancy type when tested according to AAMA 501.6 at design displacement and 1.5 times the design displacement.
2. Vertical Interstory Movement: Complying with criteria for passing based on building occupancy type when tested according to AAMA 501.7 at design displacement and 1.5 times the design displacement.

K. Noise Reduction: Test according to ASTM E 90, with ratings determined by ASTM E 1332, as follows:

1. Outdoor-Indoor Transmission Class: Minimum 26.
2. Sound Transmission Class: Minimum 31.

L. Thermal Movements: Allow for thermal movements resulting from ambient and surface temperature changes:

1. Temperature Change: 120 deg F, ambient; 180 deg F, material surfaces.
2. Thermal Cycling: No buckling; stress on glass; sealant failure; excess stress on framing, anchors, and fasteners; or reduction of performance when tested according to AAMA 501.5.

    a. High Exterior Ambient-Air Temperature: That which produces an exterior metal-surface temperature of 180 deg F.
    b. Low Exterior Ambient-Air Temperature: 0 deg F.

M. Structural-Sealant Joints:

1. Designed to carry gravity loads of glazing.

N. Structural Sealant: ASTM C 1184. Capable of withstanding tensile and shear stresses imposed by structural-sealant-glazed curtain walls without failing adhesively or cohesively. When tested for preconstruction adhesion and compatibility, cohesive failure of sealant shall occur before adhesive failure.

1. Adhesive failure occurs when sealant pulls away from substrate cleanly, leaving no sealant material behind.
2. Cohesive failure occurs when sealant breaks or tears within itself but does not separate from each substrate, because sealant-to-substrate bond strength exceeds sealant's internal strength.

2.2 SOURCE LIMITATIONS

A. Obtain all components of curtain-wall system and storefront system, including framing entrances and accessories, from single manufacturer.

2.3 GLAZED ALUMINUM CURTAIN WALL SYSTEMS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Kawneer North America, an Arconic company.
2. Oldcastle Building Envelope, Inc.
3. YKK AP America Inc.

B. Basis of Design: Kawneer, 1600UT or approved equivalent by listed manufacturers.

1. 6 inch system at the hotel tower as indicated on Drawings.
2. 7-1/2 inch system at lower levels indicated on Drawings.

C. Framing Members: Manufacturer's extruded- or formed-aluminum framing members of thickness required and reinforced as required to support imposed loads.

1. Construction: Thermally broken.
2. Glazing System: Retained mechanically with gaskets on four sides.
3. Glazing Plane: Front.
4. Finish: High-performance fluoropolymer finish.
5. Fabrication Method: Either factory- or field-fabricated system.
6. Aluminum: Alloy and temper recommended by manufacturer for type of use and finish indicated.
7. Steel Reinforcement: As required by manufacturer.
8. Mullion Caps: 2 inch deep.

D. Pressure Caps: Manufacturer's standard aluminum components that mechanically retain glazing.

1. Include snap-on aluminum trim that conceals fasteners.

E. Brackets and Reinforcements: Manufacturer's standard high-strength aluminum with nonstaining, nonferrous shims for aligning system components.

F. Glazing: As specified in Section 088000 "Glazing".

G. Finish: Match adjacent glazed aluminum curtain-wall finish.

H. Entrance Door Systems: Comply with Section 084113 "Aluminum-Framed Entrances and Storefronts".

2.4 GLAZING

A. Glazing: Comply with Section 088000 "Glazing."

B. Glazing Gaskets: ASTM C 509 or ASTM C 864. Comply with Section 088000 "Glazing.".

1. Color: Black.

C. Structural Glazing Sealants: ASTM C 1184, chemically curing silicone formulation that is compatible with system components with which it comes into contact, specifically formulated and tested for use as structural sealant and approved by structural-sealant manufacturer for use in curtain-wall assembly indicated.

1. Color: Black.

D. Weatherseal Sealants: ASTM C 920 for Type S; Grade NS; Class 25; Uses NT, G, A, and O; chemically curing silicone formulation that is compatible with structural sealant and other system components with which it comes into contact; recommended by structural-sealant, weatherseal-sealant, and structural-sealant-glazed curtain-wall manufacturers for this use.

1. Color: Match curtainwall finish, as selected by Architect.

2.5 MATERIALS

A. Sheet and Plate: ASTM B 209.

B. Extruded Bars, Rods, Profiles, and Tubes: ASTM B 221.

C. Extruded Structural Pipe and Tubes: ASTM B 429/B 429M.

D. Structural Profiles: ASTM B 308/B 308M.

E. Steel Reinforcement:

1. Structural Shapes, Plates, and Bars: ASTM A 36/A 36M.
2. Cold-Rolled Sheet and Strip: ASTM A 1008/A 1008M.
3. Hot-Rolled Sheet and Strip: ASTM A 1011/A 1011M.

F. Steel Reinforcement Primer: Manufacturer's standard zinc-rich, corrosion-resistant primer complying with SSPC-PS Guide No. 12.00; applied immediately after surface preparation and pretreatment. Select surface preparation methods according to recommendations in SSPC-SP COM, and prepare surfaces according to applicable SSPC standard.

2.6 INTERIOR TRIM AND ACCESSORIES

A. Interior brake metal shall be aluminum, minimum wall thickness 0.125 inch", profiles as indicated on Drawings. Thickness, reinforcement and anchorage as required for indicated performance criteria

1. Aluminum Composite Material: Not allowed.

B. Where interior trim intersects with curtain wall or with other trim provide:

1. At ends of extruded trim, cut square, de-burr and prepare for a hairline joint.
2. At ends of brake metal trim, hem the edge and prepare for a hairline joint.

C. Interior trim shall be extruded aluminum minimum wall thickness 0.080, finish to match adjacent mullions.

1. Where size indicated for trim is beyond the size of an extrusion that can fit within a 9 inch diameter circle, provide fabricated aluminum plate minimum thickness 0.080. Plate shall typically be back-welded to extrusion to form crisp corners
2. Furnish, for example, corner fillers, finished panels at shadow box, mullion covers (not acoustic rated), head trim, sill, stools, and partition closers as indicated. Individual pieces shall be fabricated to snap together forming hairline joints.

D. Interior Stool and Trim: Extruded aluminum, minimum, designed to be cantilevered off the interior face of curtain wall mullions along floor line and including additional extrusion mounted to floor to close gap and allow movement.

1. Fabricate stool from extruded aluminum.
2. Fabricate jambs, head closures and other trim from extruded aluminum.
3. Fabricate to cantilever over finishes below and allow for differential movement between unitized frames.
4. Joints in interior stool shall align with centers of mullions.
5. Provide a back-up splice plate/alignment lug at each joint. Mill out portions of the extrusion to allow for back up plate at all exposed surfaces.

E. Interior Mullion Extensions: Extruded aluminum mounted to back of mullions and supported by aluminum tube.

2.7 EXTERIOR TRIM AND ACCESSORIES

A. Brake metal and other similar formed exterior trim profiles shall be as indicated on Drawings. Thickness, reinforcement and anchorage as required for indicated performance criteria.

1. Aluminum Composite Material: Not allowed.

B. Coping: Fabricate from 0.125 inch diamond plate or gauge sheet metal as indicated on drawings to profiles indicated and for sealing into curtain wall. Provide 0.25 inch aluminum support brackets concealed under the coping. Hook leading edge over support bracket. Anchor back edge with screws with neoprene washers in slotted holes 16 inches on center. At each joint provide an adhered or welded angle to support sealant and backer rod. Joints shall align with mullions.

C. Extruded Fin: Fabricate to profile indicated with provisions for concealed mounting.

D. Brake metal counterflashing at base of CW: Provide brake metal or extrusion that mounts into the nosing of the starter track and covers over base flashing and insulation.

1. Screws shall be concealed by gaskets in stack joint.
2. Provide clips at approximately 24 inches on-center along the bottom of the counterflashing. Clips shall be anchored into fiberglass zee girts.
3. Provide a backup plate at each joint.

E. Aluminum Flashing at Masonry Sill: Provide brake metal or extrusion that covers over the brick masonry sill.

1. Screws shall be concealed by gaskets in stack joint.
2. Provide clips at approximately 24 inches on-center along the bottom of the counterflashing. Clips shall be anchored into fiberglass zee girts.
3. Provide a backup plate at each joint.

2.8 SPANDREL

A. Back Pan: Galvanized steel sheet, minimum 20 gage, reinforced to comply with 4psf loading indicated cladding loads report. Reinforcing shall be galvanized angles.

1. Profile shall be sealed to surrounding curtain wall mullions and to seal around anchors or other obstructions to form an airtight barrier.

B. Insulation: Semi-rigid, rock or slag mineral fiber, complying with ASTM C 612, unfaced, including manufacturer's written recommended foil-tape, sealants and accessories.

1. Spindle-Type Anchors: Plate welded to projecting spindle; capable of holding insulation of specified thickness securely in position with self-locking washer in place.
   a. Plate: Perforated, galvanized carbon-steel sheet, 0.030 inch thick by 2 inches square.
   b. Spindle: Copper-coated, low-carbon steel; fully annealed; 0.105 inch in diameter; length to suit depth of insulation.
   c. Insulation-Retaining Washers: Self-locking washers formed from 0.016inch-thick galvanized-steel sheet, with beveled edge for increased stiffness, sized as required to hold insulation securely in place, but not less than 11/2 inches square or in diameter.

C. Insulated Spandrel Panels:

1. Laminated, metal-faced flat panels with no deviations in plane exceeding 0.8 percent of panel dimension in width or length.

   a. Overall Panel Thickness: 1 inch with 1 inch custom center extrusion to match mullion depth.

      1) Basis of Design: Laminators, Incl, Thermolite SE or approved equivalent.

   b. Exterior Skin: Aluminum.

1) Thickness: Manufacturer's standard for finish and texture indicated.
2) Finish: Match framing system.
3) Texture: Smooth.
4) Backing Sheet: Extruded corrugated polypropylene.

c. Interior Skin: Aluminum.

1) Thickness: Manufacturer's standard for finish and texture indicated.
2) Finish: Matching storefront framing.
3) Texture: Smooth.
4) Backing Sheet: Extruded corrugated polypropylene.

d. Thermal Insulation Core: Expanded polystyrene (EPS), 2.0 pcf nominal density (Type 1).
e. Surface-Burning Characteristics: Comply with ASTM E84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

1) Flame-Spread Index: 0.
2) Smoke-Developed Index: 20 or less.

2.9 ACCESSORIES

A. Fasteners and Accessories: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding fasteners and accessories compatible with adjacent materials.

1. Use self-locking devices where fasteners are subject to loosening or turning out from thermal and structural movements, wind loads, or vibration.
2. Reinforce members as required to receive fastener threads.
3. Use exposed fasteners with countersunk Phillips screw heads, fabricated from 300 series stainless steel.

B. Anchors: Three-way adjustable anchors with minimum adjustment of 1 inch that accommodate fabrication and installation tolerances in material and finish compatible with adjoining materials and recommended by manufacturer.

C. Concealed Flashing: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding flashing compatible with adjacent materials.

D. Bituminous Paint: Cold-applied asphalt-mastic paint containing no asbestos, formulated for 30-mil thickness per coat.

2.10 FABRICATION

A. Form or extrude aluminum shapes before finishing.

B. Weld in concealed locations to greatest extent possible to minimize distortion or discoloration of finish. Remove weld spatter and welding oxides from exposed surfaces by descaling or grinding.

C. Fabricate components that, when assembled, have the following characteristics:

1. Profiles that are sharp, straight, and free of defects or deformations.
2. Accurately fitted joints with ends coped or mitered.
3. Physical and thermal isolation of glazing from framing members.
4. Accommodations for thermal and mechanical movements of glazing and framing to maintain required glazing edge clearances.
5. Provisions for field replacement of glazing from interior for vision glass and exterior for spandrel glazing or metal panels.
6. Provisions for safety railings mounted on interior face of mullions.
7. Fasteners, anchors, and connection devices that are concealed from view to greatest extent possible.

D. Fabricate components to resist water penetration as follows:

1. Internal guttering system or other means to drain water passing joints, condensation occurring within framing members, and moisture migrating within glazed aluminum curtain wall to exterior.
2. Pressure-equalized system or double barrier design with primary air and vapor barrier at interior side of glazed aluminum curtain wall and secondary seal weeped and vented to exterior.

E. Curtain-Wall Framing: Fabricate components for assembly using manufacturer's standard assembly method .

F. Factory-Assembled Frame Units:

1. Rigidly secure nonmovement joints.
2. Prepare surfaces that are in contact with structural sealant according to sealant manufacturer's written instructions, to ensure compatibility and adhesion.
3. Preparation includes, but is not limited to, cleaning and priming surfaces.
4. Seal joints watertight unless otherwise indicated.
5. Install glazing to comply with requirements in Section 088000 "Glazing."

G. Air Barrier/Water Resistant Barrier: Inside face of glazing pocket and glazing forms a portion of air barrier/water resistant barrier system for building enclosure. Provide continuity of air barrier/ water resistant barrier system across inner face of glazing pocket. Where vapor retarder is at a location other than the inside face of glass, detail system to maintain continuity of air barrier/vapor retarder across framing members, system and connection to adjacent air barrier/vapor retarder materials

1. Fabricate curtain wall to accept sealing to adjacent air barrier membrane flashing at perimeter of glazing pocket.

H. Interior Stool/Raceway:

1. Cut extrusions to length at factory with joints designed to align with centers of mullions. De-burr and shop paint the cut ends. Cut ends do not have to be shop painted where end is butted against adjacent surface with a hairline joint.
2. Provide structural support bracket as required based on load calculations required by code.
3. Provide splice/alignment plates behind each splice joint.
4. Provide angle closure for mounting to floor.

I. Brake Metal Elements:

1. Fabricate to profiles indicated and as required for performance criteria.
2. Fold back edges or provide adhered or welded on angle at perimeter to accept sealant and backer.
3. Fabricate back-up plates with concealed retainer clips.
4. Reinforce to eliminate oilcanning with aluminum angles welded or adhered to back of panel.
5. Complete welding before finishing.
6. Fabricate anchor clips and attachments which resist loads and allow movement.
7. At formed metal, the perimeter arris (i.e. the arris between the face plane and the edge plane) shall be consistent throughout the work.
8. Panel support construction shall result in a panel visual flatness within specified tolerances.

J. Copings: Fabricate from diamond plate or 0.125 inch brake metal reinforced as indicated on drawings to support indicated loads.

1. Fabricate so all joints align with joints between curtainwall below.
2. Provide concealed aluminum supports, cleats and brackets.
3. Provide a turned down edge to support sealant backer rod.
4. Provide a shop fabricated piece for every corner, transition, termination, or special shape. Provide end dams on all pieces that intersect with a rising wall or similar surface. Pieces shall be shop welded watertight. Finish after fabrication.

K. Entrances and Doors:

1. Fabricate curtain wall with frames for aluminum entrance doors sub-frames.
2. Seal door sub-frames and frames into glazing pocket.

L. Back Pans: Fabricate with air and watertight corners and seams.

1. Install onto frames, anchor and seal perimeter and penetrations.
2. Install semi-rigid insulation over stick pins and secure in-place. Locate stick-pins per insulation manufacturers instructions.
3. Fully seal mullion joints from face of back pan outward.

M. After fabrication, clearly mark components to identify their locations in Project according to Shop Drawings.

2.11 ALUMINUM FINISHES

A. Superior-Performance Organic Finish, Three-Coat PVDF: Fluoropolymer finish complying with AAMA 2605 and containing not less than 70 percent PVDF resin by weight in both color coat and clear topcoat.

1. Color and Gloss: Kawneer, Smoke Gray to match Architect's sample.

2.12 SOURCE QUALITY CONTROL

A. Structural Sealant: Perform quality-control procedures complying with ASTM C 1401 recommendations, including, but not limited to, assembly material qualification procedures, sealant testing, and assembly fabrication reviews and checks.

PART 3 - EXECUTION

3.1 EXAMINATION

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

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

3.2 PREPARATION

A. Prepare surfaces that will contact structural sealant according to sealant manufacturer's written instructions, to ensure compatibility and adhesion. Preparation includes, but is not limited to, cleaning and priming surfaces.

3.3 INSTALLATION, GENERAL

A. Comply with manufacturer's written instructions.

B. Do not install damaged components.

C. Fit joints to produce hairline joints free of burrs and distortion.

D. Rigidly secure nonmovement joints.

E. Install anchors with separators and isolators to prevent metal corrosion and electrolytic deterioration and to prevent impeding movement of moving joints.

F. Where welding is required, weld components in concealed locations to minimize distortion or discoloration of finish. Protect glazing surfaces from welding.

G. Seal joints watertight unless otherwise indicated.

H. Metal Protection:

1. Where aluminum is in contact with dissimilar metals, protect against galvanic action by painting contact surfaces with primer, applying sealant or tape, or installing nonconductive spacers as recommended by manufacturer for this purpose.
2. Where aluminum is in contact with concrete or masonry, protect against corrosion by painting contact surfaces with bituminous paint.

I. Install components to drain water passing joints, condensation occurring within framing members, and moisture migrating within glazed aluminum curtain wall to exterior.

J. Install components plumb and true in alignment with established lines and grades.

K. Firesafing: Refer to Section 078400 “Firestopping”.

L. Joint Sealants and Joint Fillers: Refer to Section 079200 “Joint Sealants”.

3.4 INSTALLATION OF GLAZING

A. Install glazing as specified in Section 088000 "Glazing."

1. Prepare surfaces that will contact structural sealant according to sealant manufacturer's written instructions, to ensure compatibility and adhesion. Preparation includes, but is not limited to, cleaning and priming surfaces.

3.5 INSTALLATION OF WEATHERSEAL SEALANT

A. Install weatherseal sealant according to Section 079200 "Joint Sealants" and according to sealant manufacturer's written instructions to produce weatherproof joints. Install joint filler behind sealant as recommended by sealant manufacturer.

3.6 ERECTION TOLERANCES

A. Install glazed aluminum curtain walls to comply with the following maximum tolerances:

1. Plumb: 1/8 inch in 10 feet; 1/4 inch in 40 feet.
2. Level: 1/8 inch in 20 feet; 1/4 inch in 40 feet.
3. Alignment:
   a. Where surfaces abut in line or are separated by reveal or protruding element up to 1/2 inch wide, limit offset from true alignment to 1/16 inch.

b. Where surfaces are separated by reveal or protruding element from 1/2 to 1 inch wide, limit offset from true alignment to 1/8 inch.
c. Where surfaces are separated by reveal or protruding element of 1 inch wide or more, limit offset from true alignment to 1/4 inch.

4. Location: Limit variation from plane to 1/8 inch in 12 feet; 1/2 inch over total length.

3.7 FIELD QUALITY CONTROL

A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.

B. Test Area: Perform tests on one bay at least 30 feet, by one story.

C. Field Quality-Control Testing: Perform the following test on representative areas of structural-sealant-glazed curtain walls.
1. Water-Spray Test: Before installation of interior finishes has begun, areas designated by Architect shall be tested in accordance with AAMA 501.2 and shall not evidence water penetration.
a. Perform a minimum of two tests in areas as directed by Architect.
b. Perform tests in each test area, as directed by Architect. Perform at least three tests, prior to 10, 35, and 70 percent completion.

2. Air Leakage: ASTM E783 at 1.5 times the rate specified for laboratory testing in Part 2 "Performance Requirements" Article but not more than 0.50 cfm/sq. ft..
a. Perform a minimum of two tests in areas, as directed by Architect.
b. Perform tests in each test area, as directed by Architect. Perform at least three tests, prior to 10, 35, and 70 percent completion.

3. Water Penetration: ASTM E1105 at a minimum uniform static-air-pressure differential of 0.67 times the static-air-pressure differential specified for laboratory testing in Part 2 "Performance Requirements" Article, but not less than 6.24 lbf/sq. ft., and shall not evidence water penetration.

D. Structural-Sealant Adhesion: Test structural sealant in accordance with recommendations in ASTM C1401, Destructive Test Method A, "Hand Pull Tab (Destructive)," Appendix X2.

1. Test a minimum of two areas on each building facade.
2. Repair installation areas damaged by testing.

E. Structural-sealant-glazed curtain walls will be considered defective if they do not pass tests and inspections.

F. Prepare test and inspection reports.

END OF SECTION 084413-H

2026-COA-102 (IRV)
317 SOUTH DOWNEY AVENUE

317 S. Downey / Garage

West side of garage

West side of garage

West side of garage (looking in)

Back wall (looking in)

East side of garage (looking in)

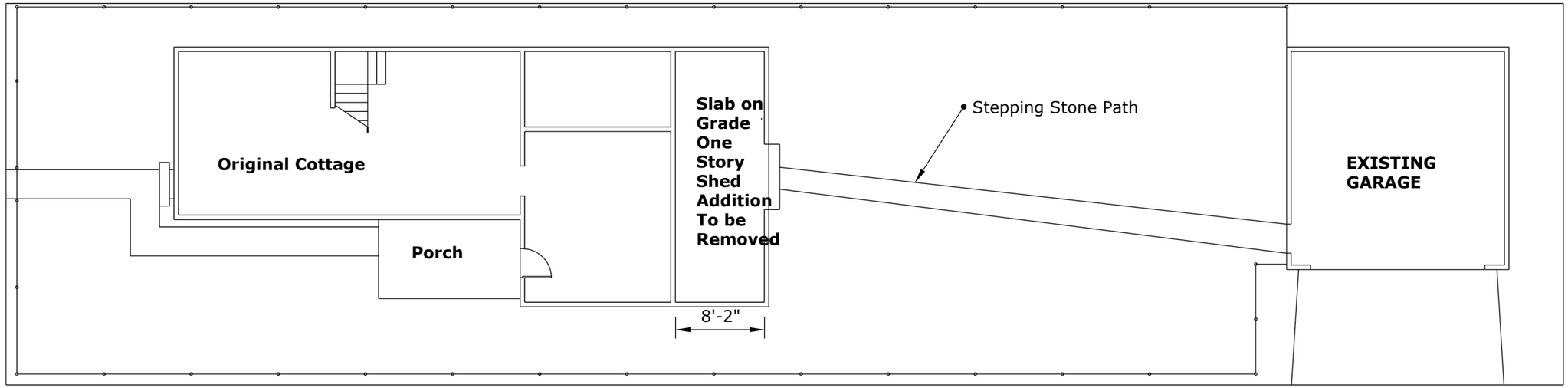
East side of garage (from inside)

East side of garage (from inside)

East side of garage (from outside)

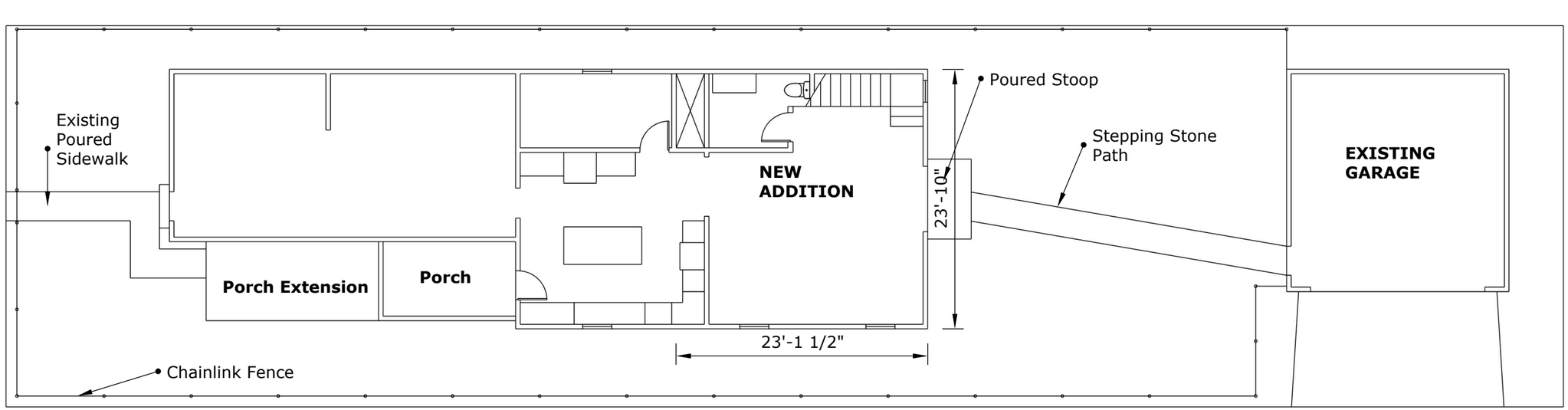
East side of garage (from outside)

2026-COA-107 (CH)
703 DORMAN STREET



EXISTING SITE PLAN

Scale 3/32” = 1’0”



PROPOSED SITE PLAN

Scale 3/32” = 1’0”

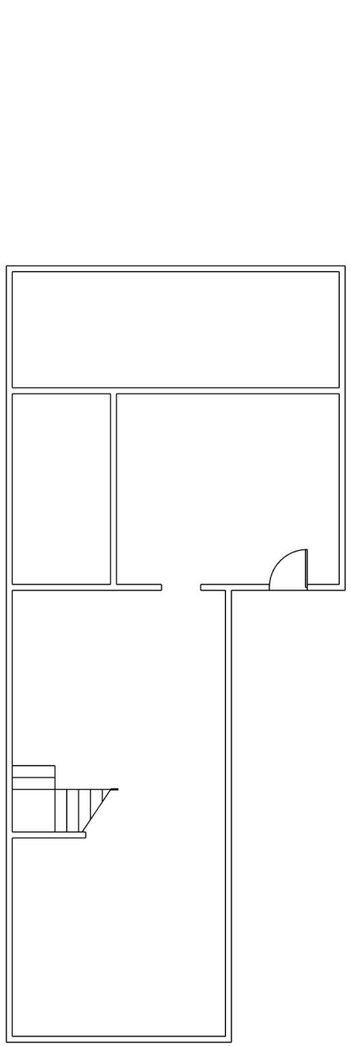
GRAYDON RENOVATION

Heather Sullivan
Graydon Renovation
1114 East 9th Street
Indianapolis, IN 46202
619-316-5130
317-459-8016

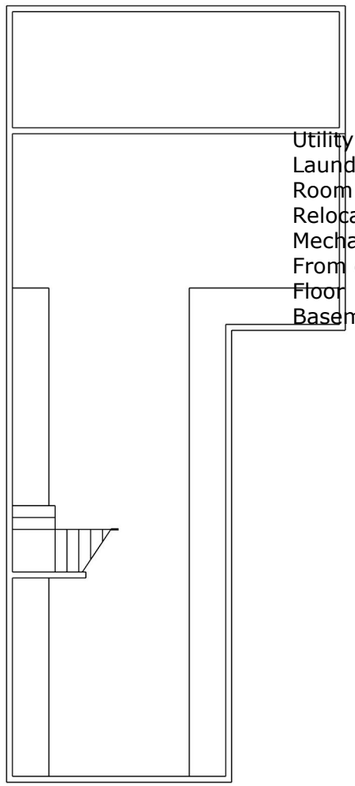
703 Dorman St.

INDIANAPOLIS, IN 46202

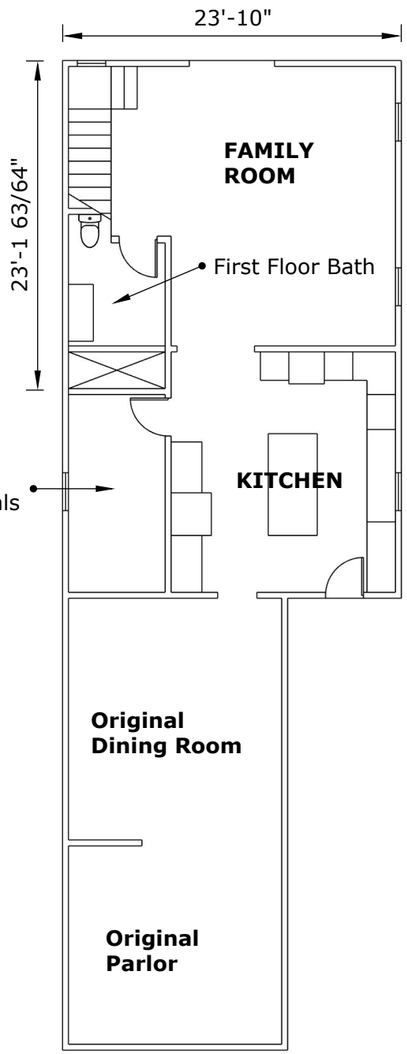
A1



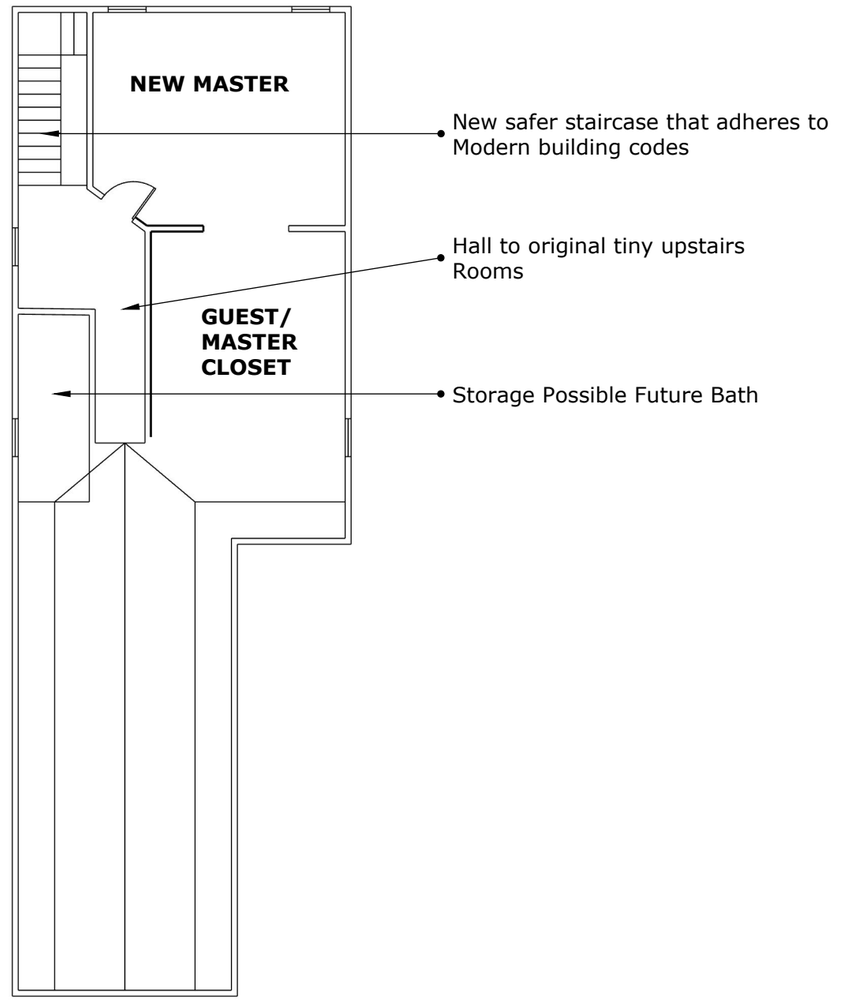
AS BUILT FIRST FLOOR



AS BUILT SECOND FLOOR



PROPOSED FIRST FLOOR.



PROPOSED SECOND FLOOR

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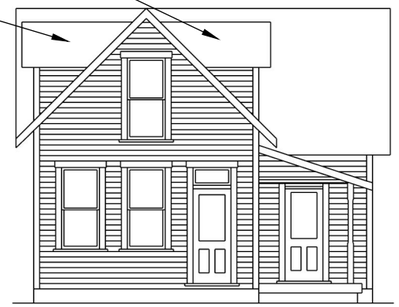
703 Dorman Street

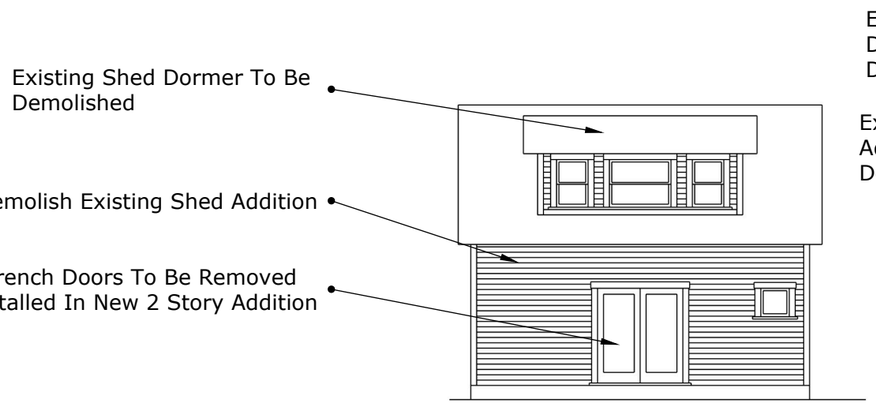
INDIANAPOLIS, IN 46202

A1



West Elevation **Scale 3/32 = 1’0”**

South Elevation **Scale 3/32” = 1’0”**



East Elevation **Scale 3/32”=1’0”**

North Elevation **Scale 3/32” = 1’0”**

AS BUILT ELEVATIONS

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317-459-8016

703 Dorman St.

INDIANAPOLIS, IN 46202

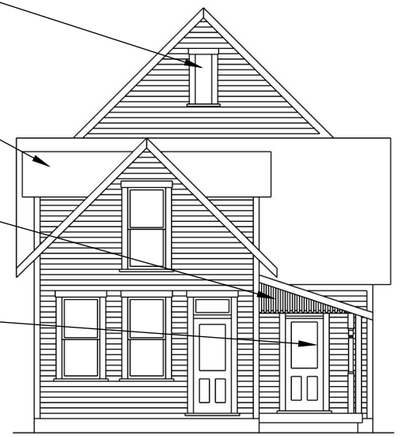
B1

Saw Cut Fret Work
Gable Vent

Existing Dormers to Remain

Triangular Area to be Staggered/
Sawtooth Bead Board

Original Cottage Door & Transom
To be reinstalled in newly enclosed
Porch Facade



West Elevation Scale 3/32” = 1’0”

Homeowner would like to extend porch
To within 18” of homes’s facade

Use appropriate turned porch posts

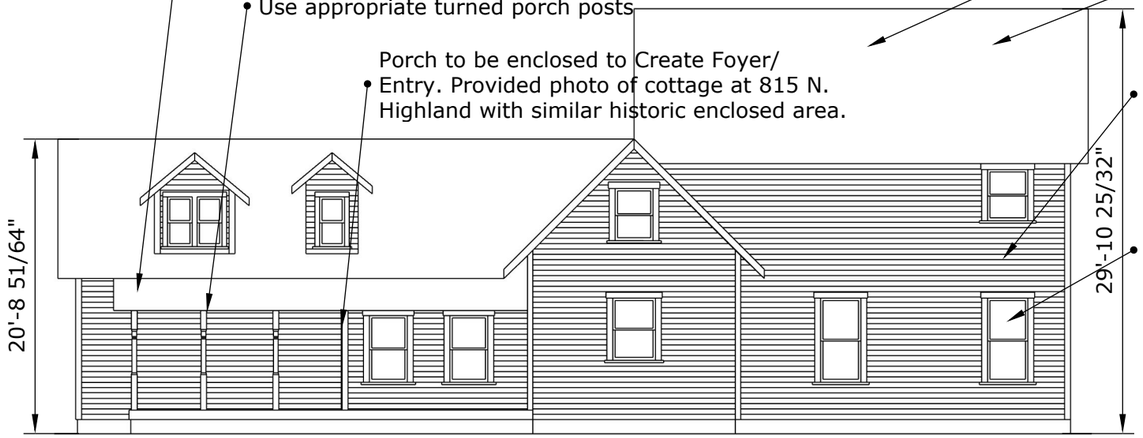
Porch to be enclosed to Create Foyer/
Entry. Provided photo of cottage at 815 N.
Highland with similar historic enclosed area.

New 2 Story Addition

Dimensional Asphalt Shingles to
Match Existing Home

Cedar Clapboard Siding Installed
With 4 1/2” Reveal to Match
Existing Home

Windows Jeldwen Siteline Clad

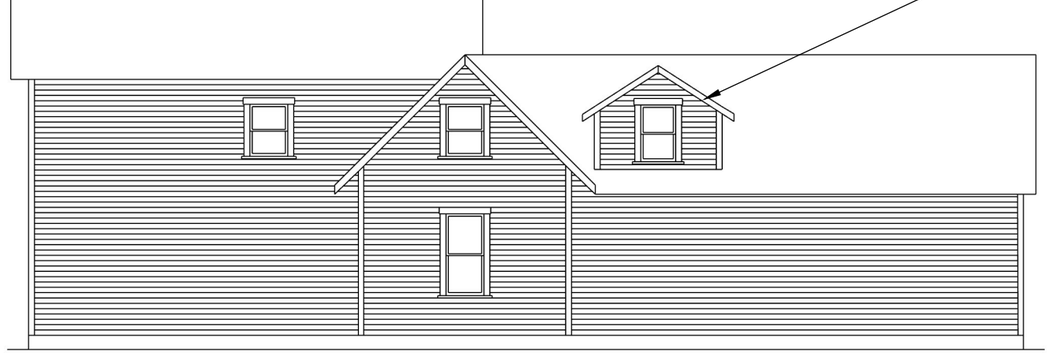


South Elevation Scale 3/32” = 1’0”

Relocated French Door Unit from
Demolished Shed Addition

East Elevation Scale 3/32” = 1’0”

Existing Gable Dormer to Remain
(Creates Head Room for Existing
Upstairs Bathroom)



North Elevation Scale 3/32” = 1’0”

PROPOSED EXTERIOR ELEVATIONS

GRAYDON RENOVATION

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1114 East 9th Street
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317-459-8016

703 Dorman St.

INDIANAPOLIS, IN 46202

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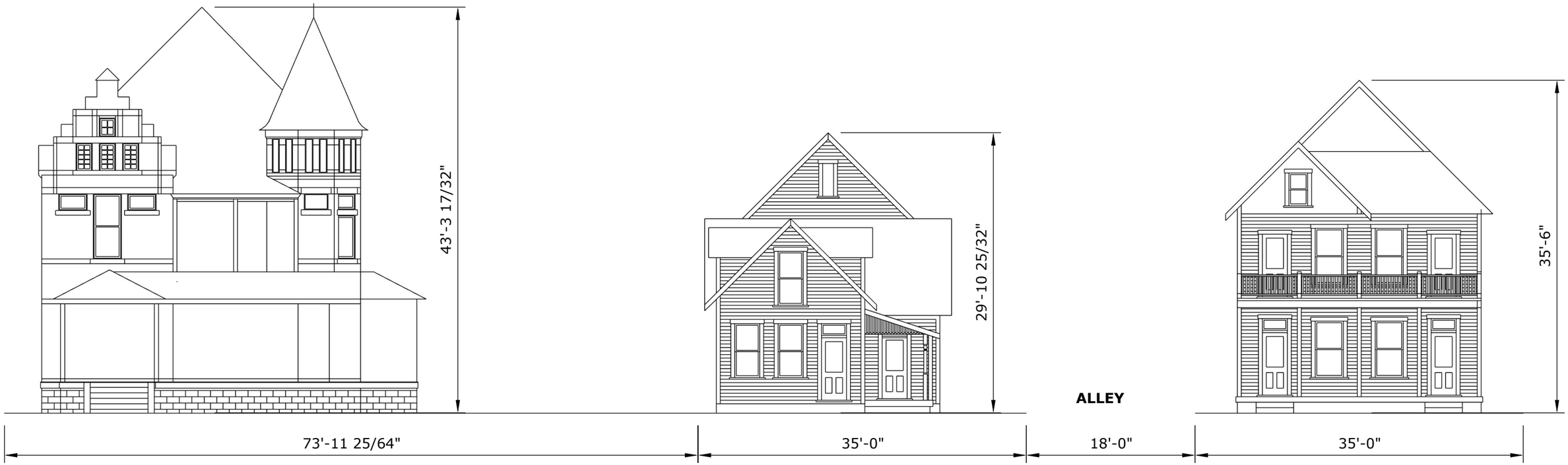

711 Dorman St.

703 Dorman St.

633 / 635 Dorman St.

Streetscape for NORDGULEN / TAUGNER Addition to 703 Dorman St.

Scale 3/32” = 1’0”

GRAYDON RENOVATION

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1114 East 9th Street
Indianapolis, IN 46202
619-316-5130
317-459-8016

703 Dorman St.

INDIANAPOLIS, IN 46202

A1

2026-COA-117 (CAMA) & 2026-VHP-004
429 MASSACHUSETTS AVENUE

Petition Number_____

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division
OF MARION COUNTY, INDIANA
PETITION FOR VARIANCE OF USE
FINDINGS OF FACT

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

The business will operate in full compliance with all applicable health, safety, and sanitation regulations. Strict sterilization protocols, staff training in bloodborne pathogen control, and proper hazardous waste disposal will ensure no risk to public health. The appointment-only scheduling minimizes congestion and noise, protecting community welfare. Security measures including controlled access and surveillance will safeguard safety and morale.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

The proposed tattoo and piercing studio is a low-impact, professional service business compatible with existing commercial uses in the vicinity. It will not generate excessive noise, traffic, or disturbances. Measures such as appointment-only operations and controlled client flow further reduce potential impacts. The use supports continued economic vitality of the area and will not detract from neighboring property values

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

The property consists of a relatively small interior area with an existing layout that limits its suitability for many permitted uses requiring larger open spaces, higher occupancy, or extensive structural modifications. The configuration of the space naturally supports small, appointment-based services that require private rooms and controlled environments. These physical limitations are unique to this particular space and create a practical constraint that does not apply uniformly to all similarly zoned properties.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

Applying the zoning code without exception effectively prohibits any reasonable use of the property compatible with its size and configuration. The property’s limitations preclude many permitted uses, creating a hardship by denying economically viable operation. Granting the variance will allow appropriate, low-impact business use without altering the character or integrity of the neighborhood.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

The proposed use aligns with the comprehensive plan’s goals to promote small businesses and productive reuse of commercial spaces. Its low-impact, appointment-based model ensures consistency with objectives for maintaining community compatibility, encouraging economic development, and supporting sustainable land use.

DECISION

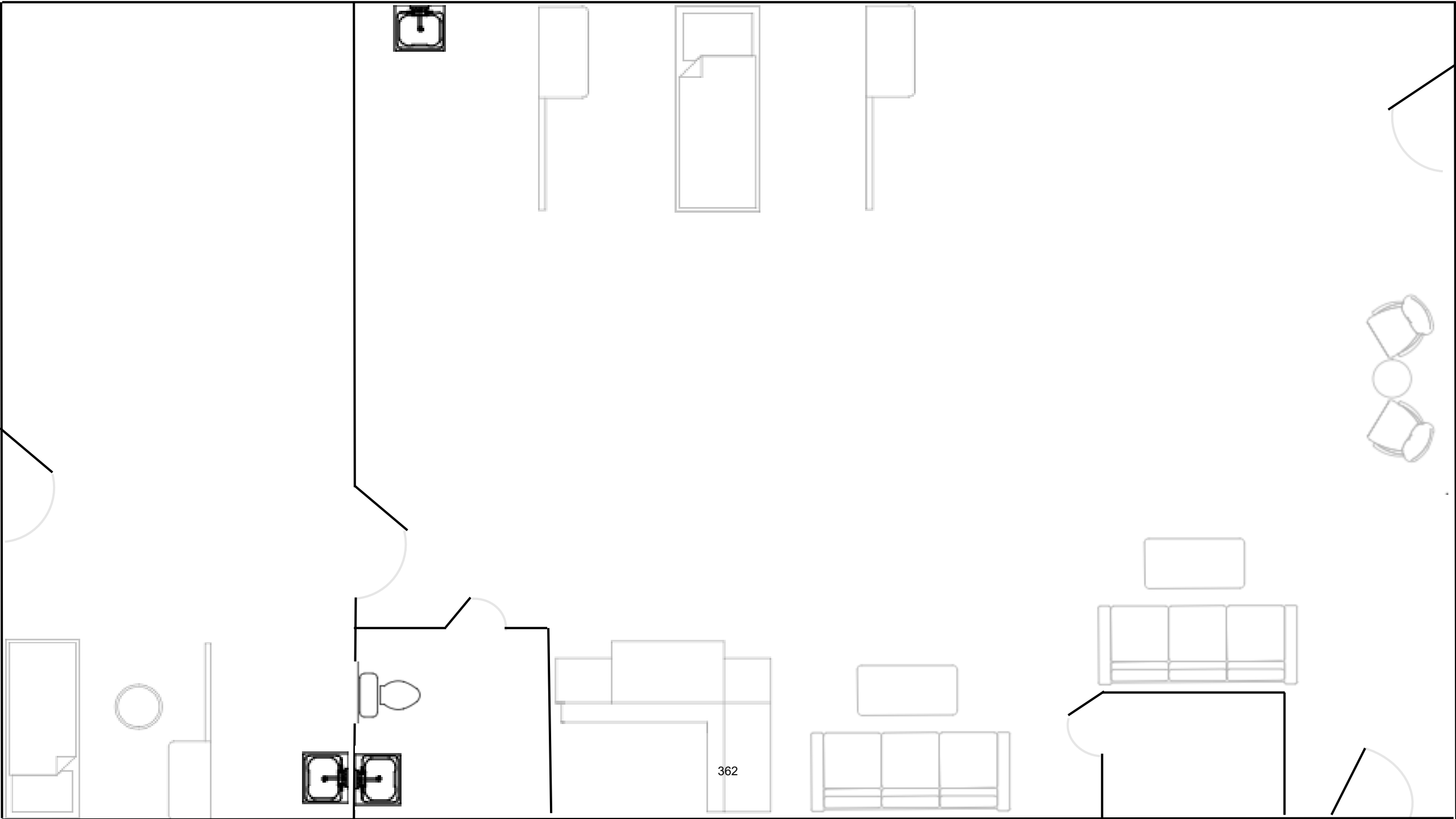
IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

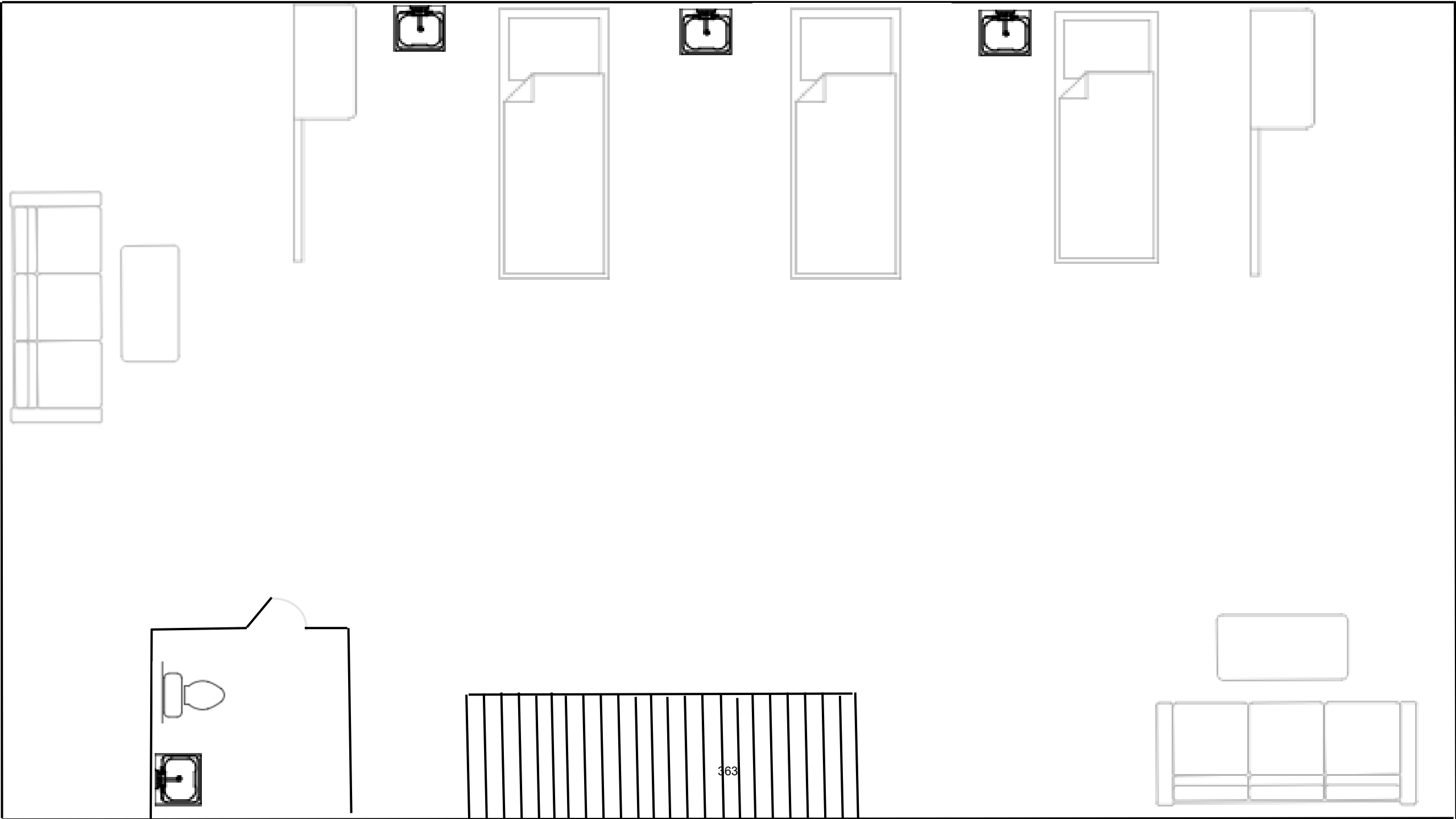
Adopted this_____ day of _____, 20 _____

_____ _____

_____ _____

_____ _____

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01/03/2013 08:56 AM
JULIE L. VOORHIES
MARION COUNTY IN RECORDER
FEE: $ 24.50
PAGES: 3
By: ER

TK
12-006519

WARRANTY DEED

THIS INDENTURE WITNESSETH, That ETS Properties, LLC ("Grantor"), ***Conveys and Warrants*** to Chen's Brothers LLC, an Indiana limited liability company ("Grantee"), of Marion County, State of Indiana, for the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Marion County, State of Indiana:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Property Address: 429-431 Massachusetts Ave., Indianapolis, IN 46204

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

The undersigned persons executing this deed on behalf of Grantor represent and certify that each of the undersigned has been fully empowered by proper resolution, or by the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana; that Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 28th day of December, 2012.

GRANTOR: ETS Properties, LLC

By: _____

Printed: EN JUNG TSAO

Title: Sole Member

E004134 BS

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR
Jan 03 2013 AM 08:53
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

Marion County Assessor
Jan 02 2013
Received NC

ACKNOWLEDGMENT

STATE OF INDIANA)
)SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared En Jung Tsao, as Sole member of ETS Properties, LLC, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 28th day of December, 2012.

My Commission expires:

DANIEL D. GUYNN, JR.
Hendricks County
My Commission Expires
June 27, 2015

Signature

Printed Daniel D Guynn, Jr.

Resident of Hendricks County

State of Indiana

Send Tax Bills to: 7934 Lawrence Wood Blvd, Indianapolis IN 46236

Grantee's Mailing Address: 7934 Lawrence Wood Blvd, Indianapolis IN 46236

This instrument was prepared by JEFFREY R. LADE, Attorney at Law, 135 N. Pennsylvania Street, Suite 710, Indianapolis, Indiana 46204.
I affirm, under penalty of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Daniel D. Guynn, Jr.
File No. 12-006519.

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I:

Part of Square 19 of the Donation Lands of the Original Town, now City of Indianapolis, Marion County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Southeast half of said Square 19, being the intersection of the Southeast line of Massachusetts Avenue and the West line of New Jersey Street; thence Southwesterly along the Southeasterly right-of-way line of Massachusetts Avenue a distance of 230 feet to the Northwest corner of the tract of land described in Instrument #80-48048 in the Office of the Recorder, Marion County, Indiana; thence Southeast at right angles with said Avenue 52.80 feet to the Southerly corner of the tract of land described in Instrument #88-22141 and the Point of Beginning (the following 3 calls are along the Southeasterly lines of said tract of land and the Southerly line of a building); (1) thence Northeasterly a distance of 15.62 feet; (2) thence Northwesterly a distance of 7.88 feet; (3) thence Northeasterly a distance of 14.41 feet to the Northeasterly line of the aforesaid tract of land described in Instrument #80-48048 (the following 3 calls are along the Northeasterly and Southeasterly lines of said tract of land); (1) thence Southeasterly a distance of 4.53 feet; (2) thence Westerly a distance of 3.94 feet; (3) thence Southerly 24.85 feet to the North corner of a tract of land described in Instrument #84-101772; thence Southwesterly along the Northwesterly line of said tract of land a distance of 9.59 feet to the West corner of said tract of land and the Southwesterly line of the tract of land described in Instrument No. 80-48048; thence Northwesterly along said Southwesterly line a distance of 11.89 feet to the Point of Beginning.

Parcel II:

Part of Square nineteen (19) in the donation lands of the City of Indianapolis, more particularly described as follows:

Commencing at the point of Intersection of the Southerly right-of-way line of Massachusetts Avenue and the west right-of-way line of New Jersey Street; thence south 44 degrees 58 minutes 30 seconds west, along the southerly right-of-way line of Massachusetts Avenue, a distance of 245.00 feet (measured 246.00 feet recorded) to a point on the northeasterly exterior side of a three story brick building, said point being the Point of Beginning for this tract; thence south 44 degrees 56 minutes 10 seconds east, along the northeasterly side of said three story building and along the southwesterly side of a one story brick building, a distance of 69.19 feet (measured 69.18 feet recorded) to a point that 0.35 feet from the southerly corner of said one story building; thence north 45 degrees 10 minutes 00 seconds east, a distance of 14.35 feet (measured 14.57 feet recorded); thence north 44 degrees 50 minutes 00 seconds west, a distance of 4.54 feet; thence north 45 degrees 10 minutes 00 seconds east, a distance of 0.94 feet (measured 0.76 feet recorded); thence north 44 degrees 59 minutes 04 seconds west, a distance of 64.70 feet (measured 64.69 feet recorded) to the said southerly line of Massachusetts Avenue; thence south 44 degrees 58 minutes 30 seconds west along said southerly line, a distance of 15.25 feet (measured 16.00 feet recorded) to the Point of Beginning.

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Stericycle®
We protect what matters.

Standard Agreement

Effective Date 08.13.2025 between Stericycle, Inc. and Cleopatra Ink located at 429 Massachusetts Avenue, Indianapolis, Indiana,46204-1501

Contract Entities: (Sold to) :

Customer/Company Name:	Cleopatra Ink
Address:	429 Massachusetts Avenue
Floor/Suite Number:	
City / State / Zip:	Indianapolis, Indiana, 46204-1501
Phone:	(310) 428-0209
Email:	melih.ozen1195@gmail.com
Contact:	Melih Ozen
Title:	

Billing Information

Billing Contact/Company Name:	Cleopatra Ink
Address:	429 Massachusetts Avenue
Floor/Suite Number:	
City / State / Zip:	Indianapolis, Indiana, 46204-1501
Phone:	(310) 428-0209
Email:	melih.ozen1195@gmail.com
Contact:	Melih Ozen
Title:	

Services Included are checked Below (Reference Attachment "Service Descriptions" for details)	Allotted Annual Containers	Allotted Annual Stops	Additional Stop Charge	Additional Container / Overweight / Envelope Charge	Monthly Service Fee	Billing Schedule
STERI-SAFE OSHA COMPLIANCE SUBSCRIPTION	13	13	$75	Current container rate plus 10%	$149.00	Monthly

Contract Effective Date: 08.13.2025

Monthly Service Fees $149.00

Additional Taxes and Surcharges May Apply

IN WITNESS WHEREOF, this Agreement has been duly executed on the day, month and year written below.*

The offer will expire 08.12.2026

Stericycle, Inc.:

Name: Ryan Nelson
Title: Account Manager
Date: Aug 13, 2025 | 12:08 PM CDT
Signature: DocuSigned by: Ryan Nelson CB1BC398A0154CB...

Customer:

Customer/Company: Cleopatra Ink
Name: Melih Ozen
Title: Manager
Date: Ağu 13, 2025 | 12:06 PM CDT
Signature: Signed by: 989EB85EFCE949B...

By signing above, I acknowledge that I am the Customer's authorized officer or agent and that I have the authority to bind Customer to this Agreement. Customer agrees to be bound by these terms and conditions and to comply with the applicable Stericycle Waste Acceptance policy, both of which are integral parts of this Agreement. Stericycle, INC.

2355 Waukegan Road, Bannockburn, IL 60015 P (866) 783-7422. F (866) 783-7432

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TERMS AND CONDITIONS

Stericycle, Inc., a Delaware corporation, with offices at 2355 Waukegan Rd., Bannockburn, IL 60015 (collectively, "Stericycle"), and Cleopatra Ink with offices at 429 Massachusetts Avenue, Indianapolis, Indiana, United States, 46204-1501 ("Customer"), hereby enter into and agree as provided in this Services Agreement (the "Agreement") dated as of the 08 of 13,2025 (the "Effective Date).

1.Services

(a) Stericycle will provide Customer the services set forth on page 1 of this Agreement (the "Services") which are incorporated herein and made a part of this Agreement. (b) The current versions of the applicable Stericycle Waste Acceptance Policies ("WAP") are attached and made a part of this Agreement. Stericycle may periodically update the WAP and the current version is posted at **https://www.stericycle.com/en-us/about-us/policies-positions** .Customer shall comply with the WAP applicable to the Services. (c) Customer shall be liable for and shall indemnify, defend and hold harmless Stericycle from and against all demands, claims, actions, losses, damages, and expenses, including reasonable attorney fees, resulting from any Non-Conforming Waste (as defined in the WAP) or Customer's failure to properly store, package, label, or segregate waste in connection with the Services. (d) During the Term, Stericycle shall be the exclusive provider of the Services to Customer at all of its locations, and Customer shall use no other provider for the Services, whether at the service location(s) set forth herein or at any other current or future location(s) of Customer. (e) Stericycle may bill additional charges for each non-compliant container (50lbs per standard container); containers holding Non-Conforming Waste; and containers where the waste is improperly segregated or packaged) provided by Customer.

2.Term of this Agreement

(a) The initial term of this Agreement (the "Initial Term") will begin on the Effective Date set forth above and continue for 12 months. This Agreement will automatically renew for successive terms of (each, an "Extension Term"), unless either party gives the other party at least 60 days' written notice, prior to the renewal date , of its request to terminate this Agreement. The Initial Term and each Extension Term, if any, are collectively referred to as the "Term".(b) Upon the expiration or termination of this Agreement, Customer shall pay Stericycle all amounts due for services and products provided prior to the expiration or termination (and any other amounts due to Stericycle, which may include a final pickup fee). (c) Stericycle shall have the right to retrieve its Equipment (defined below) from Customer wherever located.
Contract Term Length from Quote. Text format to be displayed as that of in the document.

3.Pricing

Customer shall pay to Stericycle the service fees and surcharges as set forth on page 1 (collectively "Service Fees"). (a) Stericycle reserves the right, in its sole discretion, to increase the amount of each Service Fee by up to seven percent (7%) annually on the anniversary of the Effective Date. (b) additionally, Stericycle reserves the right to adjust or add a surcharge from time to time. Stericycle will provide notice of any new surcharges to Customer, which notice may be included on an invoice. (c) Notwithstanding any provision to the contrary, for Customers with transactional pricing models, Customer shall pay the No Waste Charge if Customer declines or cancels a scheduled service or if Customer's location is closed during a scheduled service. Customer shall pay the Minimum Pickup Charge for service where the total container and stop fees are less than the Minimum Pickup Charge. (d) For Customers with subscription-based pricing models, for services rendered beyond the stated quantities, the total charge will increase based on the amount of units serviced at the applicable additional container rate, extra material unit rate or the current Stericycle standard list price. (e) Customer agrees to pay ancillary charges according to the then-current Schedule of Ancillary Charges at www.stericycle.com ("Schedule"), which is incorporated by reference as if fully set forth herein and is subject to change from time to time in Stericycle's discretion. Stericycle has instituted a per invoice fuel surcharge to manage the impact of diesel fuel price fluctuations. The fuel surcharge is based on the U.S. 'On Highway' Diesel Price Index, a table outlining the Fuel Surcharge can be found at www.stericycle.com.

4.Equipment

Customer shall have the care, custody and control of any containers and other equipment owned by Stericycle and placed at Customer's premises ("Equipment") and accepts responsibility and liability for the Equipment and its contents. Any damage or loss to such Equipment, other than normal wear and tear, will be charged to Customer at full replacement value.

5.Payment Terms

a) Customer shall pay in full each Stericycle invoice within 30 days of the date of such invoice by ACH or other agreed upon means. Any invoiced amounts not received by Stericycle within that timeframe will be subject to a late fee of 1.5% per month (or the maximum amount allowed by law). Customer shall reimburse Stericycle for all costs that it incurs in collecting overdue amounts from Customer. Stericycle may, with notice, suspend services until any overdue amounts (plus interest charges and collection fees, if any) are paid. Customer shall also pay all taxes imposed by any governmental authority with respect to the purchase of any services and products hereunder, including all sales, use, excise, occupation, franchise and similar taxes and tax-like fees and charges (but excluding all taxes on Stericycle's net income). Stericycle will cooperate with Customer to determine the applicability of exemption certificates, if any, that Customer provides in a timely manner to Stericycle. (b) Stericycle shall submit invoices to Customer in accordance with Stericycle's standard billing process. Stericycle shall not be required to adopt Customer's billing process or to use Customer's preferred billing portal. If Stericycle agrees to depart from its standard billing process (which is entirely within Stericycle's discretion), such agreement may be made provided that: (i) Customer agrees to pay a billing surcharge; (ii) Customer reimburses Stericycle for all fees or other costs payable for the use of Customer's portal; and/or (iii) Customer agrees to any other reasonable requirements of Stericycle related to the use of non-standard billing processes.

6.Termination

Either party may terminate this Agreement, in whole or in part, upon written notice to the other party if the other party breaches any material provision of this Agreement and fails to cure such breach within thirty (30) days following receipt of written notice of such breach. Documented service or performance deficiencies by Stericycle or nonpayment by Customer of amounts rightfully owed to Stericycle or Customer's failure to comply with Stericycle polices related to the Services shall constitute a material breach. Either party may terminate this Agreement for convenience by giving the other party at least sixty (60) days' notice, however, if Customer terminates this Agreement for convenience, Customer shall be required to promptly pay Stericycle (a) all unpaid invoices and any late charges thereon; and (b) as liquidated damages and not as a penalty, an amount equal to 50% of Customer's average monthly charge multiplied by the number of months (including any partial months) remaining until the expiration date of the Term.

7.Limitation of Liability

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT, STERICYCLE WILL NOT BE LIABLE TO CUSTOMER FOR ANY INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE, EXEMPLARY OR CONSEQUENTIAL DAMAGES OF ANY KIND (INCLUDING LOST PROFITS, FINES, CIVIL PENALTIES, GOODWILL, DATA, THE COST OF REPLACEMENT GOODS OR SERVICES, OR OTHER INTANGIBLE LOSSES) ARISING FROM OR RELATED TO THIS AGREEMENT, INCLUDING BUT NOT LIMITED TO STERICYCLE'S BREACH OR ALLEGED BREACH OF THIS AGREEMENT, REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EVEN IF STERICYCLE HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. STERICYCLE'S AGGREGATE LIABILITY, IF ANY, IS LIMITED TO THE AMOUNT OF SERVICE FEES RECEIVED BY STERICYCLE FROM CUSTOMER UNDER THE AGREEMENT DURING THE PRECEDING TWELVE (12) MONTH PERIOD PRIOR TO THE ALLEGED LIABILITY.

8.Compliance Materials; Confidentiality

To the extent that Stericycle provides Customer with electronic or printed materials ("Compliance Materials"), it provides these subject to a limited license to Customer to use Compliance Materials for its own, non- commercial use. Stericycle may revoke this license at any time. Customer may not copy or distribute Compliance Materials or use or republish Compliance Materials for or to any third party or audience. Customer agrees to return all Compliance Materials to Stericycle at Customer's expense at the expiration or termination

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of this Agreement. Stericycle may charge Customer a fee for failure to return Compliance Materials. Customer agrees to not disclose to any third parties Stericycle pricing, policies and procedures. Customer agrees to not disclose to any third parties Stericycle pricing, policies and procedures. Stericycle will keep confidential all Customer confidential information provided to Stericycle in connection with this Agreement and will use the same solely for the purposes provided in this Agreement. As used herein, "confidential information" means any information provided to Stericycle in confidence that relates to Customer's property, business and/or affairs, other than (i) information that is or has become publicly available due to disclosure by Customer or by a third party having a legal right to make such disclosure and (ii) information previously known to Stericycle free of any obligation to keep it confidential prior to receipt of the same from Customer.

9.Compliance with Laws

Each party shall comply with all laws, rules and regulations applicable to its performance hereunder, including anti-corruption and economic and trade sanctions laws. Stericycle and Customer shall keep adequate books, records and documentation as required by applicable laws, rules, and regulations pertaining to storage or handling of wastes and the Services hereunder.

10.Excuse of Performance

Neither party will be responsible if its performance of any act(s) required hereunder (other than the payment of any amounts due) is interrupted or delayed due to any reason beyond its reasonable control.

11.Governing Law & Dispute Resolution/Agreement to Arbitrate/Class Waiver

Except as otherwise set forth herein, this Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to the conflict of law provisions. Any dispute or issue or controversy arising in connection with or relating to this Agreement in any way whatsoever or between the parties ("Disputes") that the parties are unable to resolve informally or through mediation or other means shall solely and exclusively be resolved by binding and final arbitration before the American Arbitration Association ("AAA") in arbitration governed by the Federal Arbitration Act (as the parties acknowledge that the services provided involve interstate commerce) and by means of AAA's Commercial Arbitration Rules and Mediation Procedures (as amended and effective September 1, 2022) ("AAA's Rules"). To the extent that AAA's Rules are subsequently amended, the parties agree that AAA's Rules will be utilized as they existed on September 1, 2022, unless the parties agree otherwise. Expenses of the arbitration (including compensation of the arbitrator) shall at all times be borne equally by the parties, and administrative expenses shall be borne in the manner specified in Rule R-55 of AAA's Rules. The parties will, however, bear their own legal fees. All issues of arbitrability will be decided exclusively by the arbitrator.

All Disputes will be determined on an individual, non-class basis, and in no event shall class arbitration be allowed or utilized nor shall the claims of any other party be consolidated with the claims of any Customer in any arbitration conducted under this provision. To the extent permissible under governing law, Customer further agrees to not participate as a party or absent class member in any class action or other representative proceeding. The exclusive jurisdiction and forum for resolution of any Dispute shall be by arbitration, which shall take place in the state where Customer is located at the closest AAA office.

12.Waste Brokers

Stericycle reserves the right to deal solely with the Customer and not with any third party agents of the Customer for all purposes relating to this Agreement. Customer represents and warrants to Stericycle that it is the waste generator and is acting for its own account and not through a broker or agent. Stericycle shall be entitled to terminate this agreement and seek all available legal remedies, including but not limited to liquidated damages, in the amount set forth herein for Customer's breach of this representation and warranty.

13.No Fine. No Fee. OSHA Guarantee Requirements

With regard to Steri·Safe℠ Compliance Solutions, Stericycle will reimburse any Customer who subscribes to a Preferred or Platinum Level Program for any civil penalty or portion thereof contained in a citation issued by the U.S. Occupational Safety and Health Administration (OSHA) for a violation of the bloodborne pathogens standard at 29 C.F.R. § 1910.1030 or of a state standard that is identical to the federal bloodborne pathogens standard. Stericycle's obligation to reimburse Customer under this Section 7(b) is contingent upon: (1) at the time that Customer received the citation, Customer must be subscribed to a Preferred or Platinum Level Program and must not be delinquent on any payments due; (2) the citation must concern Customer's actions or omissions during the period that the Customer was a subscriber to a Preferred or Platinum Level Program; (3) Customer having fully followed each recommendation and instruction included in the Preferred or Platinum Level Program as related to compliance with the bloodborne pathogens standard (whether expressed orally by employees or agents of Stericycle or as set forth in any Compliance Materials); (4) the citation must not relate to actions or omissions for which Customer had previously received a citation; (5) Customer notifying Stericycle as soon as possible after receiving the citation and promptly providing all information and materials requested by Stericycle related to such citation; (6) allowing Stericycle to fully participate in (and, upon request, take control of any aspects of) any defense of the citation; (7) obtaining Stericycle's prior approval of any settlement related to the citation; and (8) Customer paying any civil penalty due in a timely manner and providing acceptable proof of such payment to Stericycle. Stericycle's reimbursement responsibility is limited to civil penalties for actions or omissions during the period that Customer was subscribed to a Preferred or Platinum Level Program. Stericycle shall not have any reimbursement responsibility for any civil penalties due for any period after the date that the citation is received. Customer's failure to perform any of its obligations in this Section to Stericycle's satisfaction shall absolve Stericycle of its reimbursement responsibilities. For purposes of clarity, Stericycle's reimbursement obligations are for the applicable civil penalty only, and Stericycle shall not be responsible for any costs or expenses of any kind that Customer may incur as a result of receiving such citation or any action taken to bring Customer into compliance.

14.Miscellaneous

(a) This Agreement constitutes the entire agreement between the parties relating to the subject matter of this Agreement and supersedes any prior agreements and arrangements between the parties. (b) This Agreement may be modified only by a written amendment signed by an authorized representative of each party. (c) This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns, legal representatives and heirs; provided, however, that Customer may not assign its rights or delegate its obligations under this Agreement without the prior written consent of Stericycle. (d) Stericycle's relationship with Customer is that of an independent contractor, and nothing in this Agreement shall be construed to designate Stericycle as an employee, agent or partner of or a joint venture with Customer. (e) The failure of either party to insist upon the performance of any provision hereof, or to exercise any right granted under any provision hereof, will not be construed as waiving that provision or any other provision, and the provision will continue in full force and effect. (f) No term or condition contained in a Customer purchase order or any other invoice acknowledgment, or any other document from Customer shall be binding upon Stericycle unless agreed to by Stericycle in writing. (g) Each provision of this Agreement must be interpreted in a way that is valid under applicable law. If any provision is held invalid, the rest of the Agreement will remain in full force and effect. (h) Stericycle will perform the Services in a professional, workmanlike manner, consistent with applicable industry standards. In the event that the Services do not conform to this warranty and Customer notifies Stericycle of such within ten (10) business days of receipt of non-conforming Services, Stericycle will re-perform such Services at no additional cost to Customer. EXCEPT FOR THE FOREGOING, STERICYCLE MAKES NO OTHER REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, EITHER IN FACT OR BY OPERATION OF LAW, BY STATUTE OR OTHERWISE, AND STERICYCLE SPECIFICALLY DISCLAIMS ANY OTHER WARRANTIES, WHETHER WRITTEN OR ORAL, OR EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF QUALITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OR ANY WARRANTY AS TO THE SERVICES OR STERICYCLE'S PERFORMANCE HEREIN.

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Attachment: Service Compliance

33 GAL BOX 20x18x22

STERI-SAFE OSHA COMPLIANCE SUBSCRIPTION

REGULATED MEDICAL WASTE SERVICEAUTOCLAVE

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Service Descriptions

BIOHAZARDOUS REGULATED MEDICAL WASTE DISPOSAL

- Safe, compliant collection, transport, and treatment of regulated medical waste.
- Access to DOT and biohazardous training on MyStericycle.com, our convenient online customer portal.

RELATED SERVICES:

Secure pick-up of Fixer/Developer – Photo Processing Disposal Service

- Treatment and disposal of x-ray fixer/developer containing silver or hydroquinone.
- This service is available in CA and parts of CT, MA, NH, RI, VT, NJ and NY.

Secure pick-up of Pathological/Trace Chemotherapy Disposal Service

- Treatment and disposal of infectious waste or discarded items that have been contaminated by trace amounts of chemotherapeutic, cytotropic or antineoplastic pharmaceuticals.

Regulated Medical Waste – Transactional

- Containers, manifests, collection, transport, treatment and disposal of all regulated medical waste (except non-conforming waste) on an on-call basis.

STERICYCLE REUSABLE SHARPS PROGRAM

- Our Sharps Management Service utilizes reusable sharps containers to streamline the collection and disposal of sharps in your facility. A Stericycle driver will pick up your packaged, full sharps containers and provide clean ones for continued use.
- Each reusable container can be utilized up to 600 times. Our service reduces plastic going into landfills and helps avoid utilizing natural resources to create new containers.
- Easy-to-use container design allows for single-handed disposal of sharps. The container base is transparent making it easy to see the fill line and prevent overfilling to reduce needlestick injuries.

COMPLIANCE SOLUTIONS

Steri-Safe℠ OSHA Compliance Solutions

- Award-winning bloodborne pathogens training*, available online in English and Spanish. Our Online Training Center provides tracking and reporting.
- Simple, automated Safety Plan Builder to help you stay compliant and access to over 10 million Safety Data Sheets to easily create a customized online binder.
- Preferred level services include annual on-site training, mock OSHA inspection and a dedicated Healthcare Compliance Educator. We also provide a No Fine. No Fail. OSHA Guarantee.
- Enjoy a 10% discount on Healthcare Products.

Steri-Safe℠ HIPAA Compliance Solutions

- Critical training including HIPAA privacy, security and social media.
- Easy-to-use HIPAA privacy and security risk assessments.
- Preferred level services include annual on-site HIPAA privacy and security gap analysis and trainings.

**2016 Bronze Telly Award for our bloodborne pathogens training in the category of Non-Broadcast Productions – Health and Wellness.*

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Service Descriptions

Steri-Safe℠ Platinum OSHA Compliance Solutions

- Annual On-Site Training and Mock-OSHA Inspections delivered by your dedicated Compliance Field Educator
- Quarterly Check-Ins that can be used to create required safety plans, SDS Binders, and address issues identified in the Mock-OSHA Inspection
- No-Fine. No Fail. OSHA Guarantee
- "White-Glove" Concierge Onboarding and Personal Online Walkthrough
- Access to Award-Winning Online Blood Borne Pathogens training, with easy-to-use tracking and completion metrics.
- Simple automated safety plan builder and SDS library with access to over 10 Million SDS's.

PHARMACEUTICAL WASTE DISPOSAL

Drug Disposal Service

- Treatment and disposal of non-hazardous pharmaceutical waste. This includes pharmaceutical and over-the-counter drug products that do not fall under the definition of hazardous pharmaceutical waste.
- Environmentally friendly solutions to protect your communities and waterways.

Hazardous Drug Disposal Service

- Treatment and disposal of pharmaceuticals that either exhibit characteristics that make them a hazardous waste or that are specifically listed as a hazardous waste by EPA or state authorities.
- We provide you with a Pharmaceutical Waste Identification Checklist.

Seal&Send℠ Controlled Substance Envelopes

- Seal&Send controlled substance mailback envelopes are for use only by patients/end-users;
- 50 envelopes per location annually.

CsRx® Controlled Substance Waste Service

- This solution is designed to help small hospitals and non-acute care facilities prevent diversion when disposing of controlled substances in the form of tablets, capsules, liquids and patches.
- Mitigates the risk of diversion when disposing of controlled substance waste in your facilities.
- This solution provides peace of mind that your controlled substance waste will be processed with total security and compliance.

SHRED-IT® SECURE INFORMATION DESTRUCTION

- Paper shredding, secure document and hard drive destruction tailored to your needs.
- End-to-end chain of custody and certificate of document destruction after every use.

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Stericycle®
We protect what matters.

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Stericycle®
We protect what matters.

Standard Agreement

Effective Date 08.13.2025 between Stericycle, Inc. and Cleopatra Ink located at 429 Massachusetts Avenue, Indianapolis, Indiana,46204-1501

Contract Entities: (Sold to) :

		Billing Information	
Customer/Company Name:	Cleopatra Ink	Billing Contact/Company Name:	Cleopatra Ink
Address:	429 Massachusetts Avenue	Address:	429 Massachusetts Avenue
Floor/Suite Number:		Floor/Suite Number:	
City / State / Zip:	Indianapolis, Indiana, 46204-1501	City / State / Zip:	Indianapolis, Indiana, 46204-1501
Phone:	(310) 428-0209	Phone:	(310) 428-0209
Email:	melih.ozen1195@gmail.com	Email:	melih.ozen1195@gmail.com
Contact:	Melih Ozen	Contact:	Melih Ozen
Title:		Title:	

Services Included are checked Below (Reference Attachment "Service Descriptions" for details)	Allotted Annual Containers	Allotted Annual Stops	Additional Stop Charge	Additional Container / Overweight / Envelope Charge	Monthly Service Fee	Billing Schedule
STERI-SAFE OSHA COMPLIANCE SUBSCRIPTION	13	13	$75	Current container rate plus 10%	$149.00	Monthly

Contract Effective Date: 08.13.2025

Monthly Service Fees $149.00

Additional Taxes and Surcharges May Apply

IN WITNESS WHEREOF, this Agreement has been duly executed on the day, month and year written below.*

The offer will expire 08.12.2026

Stericycle, Inc.:

Name: Ryan Nelson
Title: Account Manager
Date: Aug 13, 2025 | 12:08 PM CDT
Signature: DocuSigned by: Ryan Nelson CB1BC398A0154CB...

Customer:

Customer/Company: Cleopatra Ink
Name: Melih Ozen
Title: Manager
Date: Ağu 13, 2025 | 12:06 PM CDT
Signature: Signed by: 989EB85EFCE949B...

By signing above, I acknowledge that I am the Customer's authorized officer or agent and that I have the authority to bind Customer to this Agreement. Customer agrees to be bound by these terms and conditions and to comply with the applicable Stericycle Waste Acceptance policy, both of which are integral parts of this Agreement. Stericycle, INC.

2355 Waukegan Road, Bannockburn, IL 60015 P (866) 783-7422. F (866) 783-7432

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TERMS AND CONDITIONS

Stericycle, Inc., a Delaware corporation, with offices at 2355 Waukegan Rd., Bannockburn, IL 60015 (collectively, "Stericycle"), and Cleopatra Ink with offices at 429 Massachusetts Avenue, Indianapolis, Indiana, United States, 46204-1501 ("Customer"), hereby enter into and agree as provided in this Services Agreement (the "Agreement") dated as of the 08 of 13,2025 (the "Effective Date).

1.Services

(a) Stericycle will provide Customer the services set forth on page 1 of this Agreement (the "Services") which are incorporated herein and made a part of this Agreement. (b) The current versions of the applicable Stericycle Waste Acceptance Policies ("WAP") are attached and made a part of this Agreement. Stericycle may periodically update the WAP and the current version is posted at **https://www.stericycle.com/en-us/about-us/policies-positions** .Customer shall comply with the WAP applicable to the Services. (c) Customer shall be liable for and shall indemnify, defend and hold harmless Stericycle from and against all demands, claims, actions, losses, damages, and expenses, including reasonable attorney fees, resulting from any Non-Conforming Waste (as defined in the WAP) or Customer's failure to properly store, package, label, or segregate waste in connection with the Services. (d) During the Term, Stericycle shall be the exclusive provider of the Services to Customer at all of its locations, and Customer shall use no other provider for the Services, whether at the service location(s) set forth herein or at any other current or future location(s) of Customer. (e) Stericycle may bill additional charges for each non-compliant container (50lbs per standard container); containers holding Non-Conforming Waste; and containers where the waste is improperly segregated or packaged) provided by Customer.

2.Term of this Agreement

(a) The initial term of this Agreement (the "Initial Term") will begin on the Effective Date set forth above and continue for 12 months. This Agreement will automatically renew for successive terms of (each, an "Extension Term"), unless either party gives the other party at least 60 days' written notice, prior to the renewal date , of its request to terminate this Agreement. The Initial Term and each Extension Term, if any, are collectively referred to as the "Term".(b) Upon the expiration or termination of this Agreement, Customer shall pay Stericycle all amounts due for services and products provided prior to the expiration or termination (and any other amounts due to Stericycle, which may include a final pickup fee). (c) Stericycle shall have the right to retrieve its Equipment (defined below) from Customer wherever located.
Contract Term Length from Quote. Text format to be displayed as that of in the document.

3.Pricing

Customer shall pay to Stericycle the service fees and surcharges as set forth on page 1 (collectively "Service Fees"). (a) Stericycle reserves the right, in its sole discretion, to increase the amount of each Service Fee by up to seven percent (7%) annually on the anniversary of the Effective Date. (b) additionally, Stericycle reserves the right to adjust or add a surcharge from time to time. Stericycle will provide notice of any new surcharges to Customer, which notice may be included on an invoice. (c) Notwithstanding any provision to the contrary, for Customers with transactional pricing models, Customer shall pay the No Waste Charge if Customer declines or cancels a scheduled service or if Customer's location is closed during a scheduled service. Customer shall pay the Minimum Pickup Charge for service where the total container and stop fees are less than the Minimum Pickup Charge. (d) For Customers with subscription-based pricing models, for services rendered beyond the stated quantities, the total charge will increase based on the amount of units serviced at the applicable additional container rate, extra material unit rate or the current Stericycle standard list price. (e) Customer agrees to pay ancillary charges according to the then-current Schedule of Ancillary Charges at www.stericycle.com ("Schedule"), which is incorporated by reference as if fully set forth herein and is subject to change from time to time in Stericycle's discretion. Stericycle has instituted a per invoice fuel surcharge to manage the impact of diesel fuel price fluctuations. The fuel surcharge is based on the U.S. 'On Highway' Diesel Price Index, a table outlining the Fuel Surcharge can be found at www.stericycle.com.

4.Equipment

Customer shall have the care, custody and control of any containers and other equipment owned by Stericycle and placed at Customer's premises ("Equipment") and accepts responsibility and liability for the Equipment and its contents. Any damage or loss to such Equipment, other than normal wear and tear, will be charged to Customer at full replacement value.

5.Payment Terms

a) Customer shall pay in full each Stericycle invoice within 30 days of the date of such invoice by ACH or other agreed upon means. Any invoiced amounts not received by Stericycle within that timeframe will be subject to a late fee of 1.5% per month (or the maximum amount allowed by law). Customer shall reimburse Stericycle for all costs that it incurs in collecting overdue amounts from Customer. Stericycle may, with notice, suspend services until any overdue amounts (plus interest charges and collection fees, if any) are paid. Customer shall also pay all taxes imposed by any governmental authority with respect to the purchase of any services and products hereunder, including all sales, use, excise, occupation, franchise and similar taxes and tax-like fees and charges (but excluding all taxes on Stericycle's net income). Stericycle will cooperate with Customer to determine the applicability of exemption certificates, if any, that Customer provides in a timely manner to Stericycle. (b) Stericycle shall submit invoices to Customer in accordance with Stericycle's standard billing process. Stericycle shall not be required to adopt Customer's billing process or to use Customer's preferred billing portal. If Stericycle agrees to depart from its standard billing process (which is entirely within Stericycle's discretion), such agreement may be made provided that: (i) Customer agrees to pay a billing surcharge; (ii) Customer reimburses Stericycle for all fees or other costs payable for the use of Customer's portal; and/or (iii) Customer agrees to any other reasonable requirements of Stericycle related to the use of non-standard billing processes.

6.Termination

Either party may terminate this Agreement, in whole or in part, upon written notice to the other party if the other party breaches any material provision of this Agreement and fails to cure such breach within thirty (30) days following receipt of written notice of such breach. Documented service or performance deficiencies by Stericycle or nonpayment by Customer of amounts rightfully owed to Stericycle or Customer's failure to comply with Stericycle polices related to the Services shall constitute a material breach. Either party may terminate this Agreement for convenience by giving the other party at least sixty (60) days' notice, however, if Customer terminates this Agreement for convenience, Customer shall be required to promptly pay Stericycle (a) all unpaid invoices and any late charges thereon; and (b) as liquidated damages and not as a penalty, an amount equal to 50% of Customer's average monthly charge multiplied by the number of months (including any partial months) remaining until the expiration date of the Term.

7.Limitation of Liability

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT, STERICYCLE WILL NOT BE LIABLE TO CUSTOMER FOR ANY INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE, EXEMPLARY OR CONSEQUENTIAL DAMAGES OF ANY KIND (INCLUDING LOST PROFITS, FINES, CIVIL PENALTIES, GOODWILL, DATA, THE COST OF REPLACEMENT GOODS OR SERVICES, OR OTHER INTANGIBLE LOSSES) ARISING FROM OR RELATED TO THIS AGREEMENT, INCLUDING BUT NOT LIMITED TO STERICYCLE'S BREACH OR ALLEGED BREACH OF THIS AGREEMENT, REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EVEN IF STERICYCLE HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. STERICYCLE'S AGGREGATE LIABILITY, IF ANY, IS LIMITED TO THE AMOUNT OF SERVICE FEES RECEIVED BY STERICYCLE FROM CUSTOMER UNDER THE AGREEMENT DURING THE PRECEDING TWELVE (12) MONTH PERIOD PRIOR TO THE ALLEGED LIABILITY.

8.Compliance Materials; Confidentiality

To the extent that Stericycle provides Customer with electronic or printed materials ("Compliance Materials"), it provides these subject to a limited license to Customer to use Compliance Materials for its own, non- commercial use. Stericycle may revoke this license at any time. Customer may not copy or distribute Compliance Materials or use or republish Compliance Materials for or to any third party or audience. Customer agrees to return all Compliance Materials to Stericycle at Customer's expense at the expiration or termination

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of this Agreement. Stericycle may charge Customer a fee for failure to return Compliance Materials. Customer agrees to not disclose to any third parties Stericycle pricing, policies and procedures. Customer agrees to not disclose to any third parties Stericycle pricing, policies and procedures. Stericycle will keep confidential all Customer confidential information provided to Stericycle in connection with this Agreement and will use the same solely for the purposes provided in this Agreement. As used herein, "confidential information" means any information provided to Stericycle in confidence that relates to Customer's property, business and/or affairs, other than (i) information that is or has become publicly available due to disclosure by Customer or by a third party having a legal right to make such disclosure and (ii) information previously known to Stericycle free of any obligation to keep it confidential prior to receipt of the same from Customer.

9.Compliance with Laws

Each party shall comply with all laws, rules and regulations applicable to its performance hereunder, including anti-corruption and economic and trade sanctions laws. Stericycle and Customer shall keep adequate books, records and documentation as required by applicable laws, rules, and regulations pertaining to storage or handling of wastes and the Services hereunder.

10.Excuse of Performance

Neither party will be responsible if its performance of any act(s) required hereunder (other than the payment of any amounts due) is interrupted or delayed due to any reason beyond its reasonable control.

11.Governing Law & Dispute Resolution/Agreement to Arbitrate/Class Waiver

Except as otherwise set forth herein, this Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to the conflict of law provisions. Any dispute or issue or controversy arising in connection with or relating to this Agreement in any way whatsoever or between the parties ("Disputes") that the parties are unable to resolve informally or through mediation or other means shall solely and exclusively be resolved by binding and final arbitration before the American Arbitration Association ("AAA") in arbitration governed by the Federal Arbitration Act (as the parties acknowledge that the services provided involve interstate commerce) and by means of AAA's Commercial Arbitration Rules and Mediation Procedures (as amended and effective September 1, 2022) ("AAA's Rules"). To the extent that AAA's Rules are subsequently amended, the parties agree that AAA's Rules will be utilized as they existed on September 1, 2022, unless the parties agree otherwise. Expenses of the arbitration (including compensation of the arbitrator) shall at all times be borne equally by the parties, and administrative expenses shall be borne in the manner specified in Rule R-55 of AAA's Rules. The parties will, however, bear their own legal fees. All issues of arbitrability will be decided exclusively by the arbitrator.

All Disputes will be determined on an individual, non-class basis, and in no event shall class arbitration be allowed or utilized nor shall the claims of any other party be consolidated with the claims of any Customer in any arbitration conducted under this provision. To the extent permissible under governing law, Customer further agrees to not participate as a party or absent class member in any class action or other representative proceeding. The exclusive jurisdiction and forum for resolution of any Dispute shall be by arbitration, which shall take place in the state where Customer is located at the closest AAA office.

12.Waste Brokers

Stericycle reserves the right to deal solely with the Customer and not with any third party agents of the Customer for all purposes relating to this Agreement. Customer represents and warrants to Stericycle that it is the waste generator and is acting for its own account and not through a broker or agent. Stericycle shall be entitled to terminate this agreement and seek all available legal remedies, including but not limited to liquidated damages, in the amount set forth herein for Customer's breach of this representation and warranty.

13.No Fine. No Fee. OSHA Guarantee Requirements

With regard to Steri·Safe℠ Compliance Solutions, Stericycle will reimburse any Customer who subscribes to a Preferred or Platinum Level Program for any civil penalty or portion thereof contained in a citation issued by the U.S. Occupational Safety and Health Administration (OSHA) for a violation of the bloodborne pathogens standard at 29 C.F.R. § 1910.1030 or of a state standard that is identical to the federal bloodborne pathogens standard. Stericycle's obligation to reimburse Customer under this Section 7(b) is contingent upon: (1) at the time that Customer received the citation, Customer must be subscribed to a Preferred or Platinum Level Program and must not be delinquent on any payments due; (2) the citation must concern Customer's actions or omissions during the period that the Customer was a subscriber to a Preferred or Platinum Level Program; (3) Customer having fully followed each recommendation and instruction included in the Preferred or Platinum Level Program as related to compliance with the bloodborne pathogens standard (whether expressed orally by employees or agents of Stericycle or as set forth in any Compliance Materials); (4) the citation must not relate to actions or omissions for which Customer had previously received a citation; (5) Customer notifying Stericycle as soon as possible after receiving the citation and promptly providing all information and materials requested by Stericycle related to such citation; (6) allowing Stericycle to fully participate in (and, upon request, take control of any aspects of) any defense of the citation; (7) obtaining Stericycle's prior approval of any settlement related to the citation; and (8) Customer paying any civil penalty due in a timely manner and providing acceptable proof of such payment to Stericycle. Stericycle's reimbursement responsibility is limited to civil penalties for actions or omissions during the period that Customer was subscribed to a Preferred or Platinum Level Program. Stericycle shall not have any reimbursement responsibility for any civil penalties due for any period after the date that the citation is received. Customer's failure to perform any of its obligations in this Section to Stericycle's satisfaction shall absolve Stericycle of its reimbursement responsibilities. For purposes of clarity, Stericycle's reimbursement obligations are for the applicable civil penalty only, and Stericycle shall not be responsible for any costs or expenses of any kind that Customer may incur as a result of receiving such citation or any action taken to bring Customer into compliance.

14.Miscellaneous

(a) This Agreement constitutes the entire agreement between the parties relating to the subject matter of this Agreement and supersedes any prior agreements and arrangements between the parties. (b) This Agreement may be modified only by a written amendment signed by an authorized representative of each party. (c) This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns, legal representatives and heirs; provided, however, that Customer may not assign its rights or delegate its obligations under this Agreement without the prior written consent of Stericycle. (d) Stericycle's relationship with Customer is that of an independent contractor, and nothing in this Agreement shall be construed to designate Stericycle as an employee, agent or partner of or a joint venture with Customer. (e) The failure of either party to insist upon the performance of any provision hereof, or to exercise any right granted under any provision hereof, will not be construed as waiving that provision or any other provision, and the provision will continue in full force and effect. (f) No term or condition contained in a Customer purchase order or any other invoice acknowledgment, or any other document from Customer shall be binding upon Stericycle unless agreed to by Stericycle in writing. (g) Each provision of this Agreement must be interpreted in a way that is valid under applicable law. If any provision is held invalid, the rest of the Agreement will remain in full force and effect. (h) Stericycle will perform the Services in a professional, workmanlike manner, consistent with applicable industry standards. In the event that the Services do not conform to this warranty and Customer notifies Stericycle of such within ten (10) business days of receipt of non-conforming Services, Stericycle will re-perform such Services at no additional cost to Customer. EXCEPT FOR THE FOREGOING, STERICYCLE MAKES NO OTHER REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, EITHER IN FACT OR BY OPERATION OF LAW, BY STATUTE OR OTHERWISE, AND STERICYCLE SPECIFICALLY DISCLAIMS ANY OTHER WARRANTIES, WHETHER WRITTEN OR ORAL, OR EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF QUALITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OR ANY WARRANTY AS TO THE SERVICES OR STERICYCLE'S PERFORMANCE HEREIN.

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Attachment: Service Compliance

33 GAL BOX 20x18x22

STERI-SAFE OSHA COMPLIANCE SUBSCRIPTION

REGULATED MEDICAL WASTE SERVICEAUTOCLAVE

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Service Descriptions

BIOHAZARDOUS REGULATED MEDICAL WASTE DISPOSAL

- Safe, compliant collection, transport, and treatment of regulated medical waste.
- Access to DOT and biohazardous training on MyStericycle.com, our convenient online customer portal.

RELATED SERVICES:

Secure pick-up of Fixer/Developer – Photo Processing Disposal Service

- Treatment and disposal of x-ray fixer/developer containing silver or hydroquinone.
- This service is available in CA and parts of CT, MA, NH, RI, VT, NJ and NY.

Secure pick-up of Pathological/Trace Chemotherapy Disposal Service

- Treatment and disposal of infectious waste or discarded items that have been contaminated by trace amounts of chemotherapeutic, cytotropic or antineoplastic pharmaceuticals.

Regulated Medical Waste – Transactional

- Containers, manifests, collection, transport, treatment and disposal of all regulated medical waste (except non-conforming waste) on an on-call basis.

STERICYCLE REUSABLE SHARPS PROGRAM

- Our Sharps Management Service utilizes reusable sharps containers to streamline the collection and disposal of sharps in your facility. A Stericycle driver will pick up your packaged, full sharps containers and provide clean ones for continued use.
- Each reusable container can be utilized up to 600 times. Our service reduces plastic going into landfills and helps avoid utilizing natural resources to create new containers.
- Easy-to-use container design allows for single-handed disposal of sharps. The container base is transparent making it easy to see the fill line and prevent overfilling to reduce needlestick injuries.

COMPLIANCE SOLUTIONS

Steri-Safe℠ OSHA Compliance Solutions

- Award-winning bloodborne pathogens training*, available online in English and Spanish. Our Online Training Center provides tracking and reporting.
- Simple, automated Safety Plan Builder to help you stay compliant and access to over 10 million Safety Data Sheets to easily create a customized online binder.
- Preferred level services include annual on-site training, mock OSHA inspection and a dedicated Healthcare Compliance Educator. We also provide a No Fine. No Fail. OSHA Guarantee.
- Enjoy a 10% discount on Healthcare Products.

Steri-Safe℠ HIPAA Compliance Solutions

- Critical training including HIPAA privacy, security and social media.
- Easy-to-use HIPAA privacy and security risk assessments.
- Preferred level services include annual on-site HIPAA privacy and security gap analysis and trainings.

**2016 Bronze Telly Award for our bloodborne pathogens training in the category of Non-Broadcast Productions – Health and Wellness.*

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Stericycle®
We protect what matters.

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Service Descriptions

Steri-Safe℠ Platinum OSHA Compliance Solutions

- Annual On-Site Training and Mock-OSHA Inspections delivered by your dedicated Compliance Field Educator
- Quarterly Check-Ins that can be used to create required safety plans, SDS Binders, and address issues identified in the Mock-OSHA Inspection
- No-Fine. No Fail. OSHA Guarantee
- "White-Glove" Concierge Onboarding and Personal Online Walkthrough
- Access to Award-Winning Online Blood Borne Pathogens training, with easy-to-use tracking and completion metrics.
- Simple automated safety plan builder and SDS library with access to over 10 Million SDS's.

PHARMACEUTICAL WASTE DISPOSAL

Drug Disposal Service

- Treatment and disposal of non-hazardous pharmaceutical waste. This includes pharmaceutical and over-the-counter drug products that do not fall under the definition of hazardous pharmaceutical waste.
- Environmentally friendly solutions to protect your communities and waterways.

Hazardous Drug Disposal Service

- Treatment and disposal of pharmaceuticals that either exhibit characteristics that make them a hazardous waste or that are specifically listed as a hazardous waste by EPA or state authorities.
- We provide you with a Pharmaceutical Waste Identification Checklist.

Seal&Send℠ Controlled Substance Envelopes

- Seal&Send controlled substance mailback envelopes are for use only by patients/end-users;
- 50 envelopes per location annually.

CsRx® Controlled Substance Waste Service

- This solution is designed to help small hospitals and non-acute care facilities prevent diversion when disposing of controlled substances in the form of tablets, capsules, liquids and patches.
- Mitigates the risk of diversion when disposing of controlled substance waste in your facilities.
- This solution provides peace of mind that your controlled substance waste will be processed with total security and compliance.

SHRED-IT® SECURE INFORMATION DESTRUCTION

- Paper shredding, secure document and hard drive destruction tailored to your needs.
- End-to-end chain of custody and certificate of document destruction after every use.

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Stericycle®
We protect what matters.

Tamamlanma Sertifikası

Zarf Kimliği: E1ED6BCE-C871-4DC6-8F17-5908C11420B0
Konu: Documents for your DocuSign Signature
Kaynak Zarf:
Belge Sayfaları: 12
Sertifika Sayfaları: 2
AutoNav: Etkinleştirildi
Zarf Kimliği Damgalama: Etkinleştirildi
Saat Dilimi: (UTC-06:00) Central Time (US & Canada)

İmzalar: 4
Paraf: 0

Durum: Tamamlandı

Zarf Oluşturucusu:
Ryan Nelson
2355 Waukegan Road
Bannockburn, IL 60062
rnelson@stericycle.com
IP Adresi: 155.226.129.247

Kayıt İzleme

Durum: Özgün
13.08.2025 11:52:53

Hamil: Ryan Nelson
rnelson@stericycle.com

Konum: DocuSign

İmza Sahibi Etkinlikleri	İmza	Zaman Damgası
Melih Ozen melih.ozen1195@gmail.com Manager Güvenlik Seviyesi: E-posta, Hesap Kimlik Doğrulaması (Hiçbiri) Elektronik Kayıt ve İmza Açıklaması: Docusign ile Sunulmaz	Signed by: 989EB85EFCE949B... İmza Kabulü: Cihazda Çizilmiş IP Adresi Kullanma: 2600:1015:b233:ae11:595:6e9e:9b53:3251 Mobilde imzalandı	Gönderildi: 13.08.2025 11:52:56 Görüntülendi: 13.08.2025 12:01:48 İmzalandı: 13.08.2025 12:06:02
Ryan Nelson rnelson@stericycle.com Account Manager Stericycle Inc.- HCS Güvenlik Seviyesi: E-posta, Hesap Kimlik Doğrulaması (Hiçbiri) Elektronik Kayıt ve İmza Açıklaması: Docusign ile Sunulmaz	DocuSigned by: Ryan Nelson CB1BC398A0154CB... İmza Kabulü: Önceden Seçilen Tarz IP Adresi Kullanma: 108.91.42.40	Gönderildi: 13.08.2025 12:06:04 Görüntülendi: 13.08.2025 12:08:06 İmzalandı: 13.08.2025 12:08:22

Şahsi İmza Sahibi Etkinlikleri	İmza	Zaman Damgası

Düzenleyici Teslimat Etkinlikleri	**Durum**	Zaman Damgası

Temsilci Teslimat Etkinlikleri	**Durum**	Zaman Damgası

Vekil Teslimat Etkinlikleri	**Durum**	Zaman Damgası

Onaylı Teslimat Etkinlikleri	**Durum**	Zaman Damgası

Bilgi Etkinlikleri	**Durum**	Zaman Damgası

Tanık Etkinlikleri	İmza	Zaman Damgası

Noter Etkinlikleri	İmza	Zaman Damgası

Zarf Özeti Etkinlikleri	Durum	Zaman Damgaları
Zarf Gönderildi	Karma/Şifreli	13.08.2025 11:52:56
Onaylı Teslim Edildi	Güvenlik Kontrol Edildi	13.08.2025 12:08:06
İmzalama İşlemi Tamamlandı	Güvenlik Kontrol Edildi	13.08.2025 12:08:22
Tamamlandı	Güvenlik Kontrol Edildi	13.08.2025 12:08:22

Ödeme Etkinlikleri	Durum	Zaman Damgaları

Plan of Operation

Description of Proposed Facilities:
The proposed tattoo and piercing studio will be located in a well-maintained commercial space. The facility will include a reception and waiting area, private service rooms for tattooing and piercing procedures, a dedicated sterilization area equipped with autoclaves and sanitation supplies, and ADA-compliant restrooms. The layout is designed to ensure client privacy and an efficient workflow.

Number of Employees:
The studio will employ three staff members: two licensed tattoo and piercing artists trained in bloodborne pathogen safety and infection control, and one receptionist responsible for scheduling and customer service.

Security Provisions:
The facility will maintain controlled access during business hours and a secure locking system after hours. Surveillance cameras will be installed at entry and exit points. Staff will be trained in basic emergency procedures and incident reporting.

Description of Hazardous Materials and Waste Disposal:
The business will use standard tattoo inks, needles, and sterilized equipment in compliance with state health regulations. Biohazardous waste, including needles and contaminated materials, will be disposed of through approved medical waste disposal services in accordance with local and state regulations. Sharps containers will be used for needles, and all waste will be stored safely until collected by a licensed disposal provider. General waste will be managed using designated trash receptacles and removed regularly to maintain cleanliness and sanitation.

Hours of Operation:
The studio will operate by appointment only from 12:00 PM to 8:00 PM, Monday through Saturday. This helps reduce unnecessary traffic and prevents crowding.

Other Information:
The studio will operate in compliance with all applicable state and local regulations. The business will maintain a professional, clean, and safe environment, with a focus on client privacy and community compatibility. Parking is available nearby, and the appointment-only model minimizes impact on surrounding properties.

METROPOLITAN DEVELOPMENT COMMISSION
METROPOLITAN BOARD OF ZONING APPEALS
HEARING OFFICER
OF MARION COUNTY, INDIANA

Docket No:

DMD use only

◆ PETITION ◆

Address of Subject Property: 429 MASSACHUSETTS AVE Indianapolis ,Indiana 46204

Petitioner(s) Name: Halil Ibrahim karadere
Phone: 4244438401
Address of Petitioner: 17234 Jetton Rd, Cornelius, NC
FAX:
Zip Code: 28031
Email: ibrahim.karadere@cleopatraink.com

Owner(s) Name: Kong Fu Chen
Phone: 3173664050
Address of Owner:
FAX:
7934 Lawrence Woods Boulevard Indianapolis
Zip Code: 46236
Email: andyindy999@gmail.com

Request is for (check all that apply):

- [x] Variance of Use
- [ ] Variance of Development Standards
- [ ] Regional Center Approval
- [ ] Appeal of Administrator's Decision
- [ ] Modification of Site Plan
- [ ] Modification of Commitments or Conditions
- [ ] Approval of Use in Special District
- [ ] Approval of Development Plan in Special District
- [ ] Modification of Development Statement
- [ ] Special Exception for:
- [ ] Rezoning of the Primary Classification to:
- [ ] Rezoning of the Secondary Classification to:

Legal Description (check one):

_____ Complete Metes & Bounds legal description attached.

_____ Platted site within a recorded subdivision, copy of plat map attached.

Subdivision Name: Indianapolis Original Plat
Lot Number(s): PT SQ 19 Section Number(s): 1
Recorded in Plat Book number: Plat Book 1 page(s): 1
or recorded as Instrument Number: _____ in the Marion County Recorder's Office.

Does the petitioner **own** one hundred percent (100%) of the area involved in the petition (yes or no)? yes

Tax Parcel Numbers: 49-11-01-244-006.000-101

Acreage: 0.034 **Township(s):** Center Township

Continued

METROPOLITAN DEVELOPMENT COMMISSION
METROPOLITAN BOARD OF ZONING APPEALS
HEARING OFFICER
OF MARION COUNTY, INDIANA

◆ PETITION - - PAGE TWO◆

Is this property the subject of any **code enforcement** action (yes or no)? yes

Was this property the subject of any **previous petition** (yes or no)? no

If yes, list the previous petitions' docket number(s): _____

Current **Primary Zoning** Classification: CBD2 Current **Secondary Zoning** Classification: _____

Current **Comprehensive Plan** recommendation**:** MU

Existing Use of the Subject Property: Commercial – Retail

Existing Improvements on the Subject Property: _____

Provide a **detailed description** of the proposal. Attached additional pages or documentation if necessary.

This variance is requested to allow the property located at 429 Massachusetts Avenue to be used as a tattoo and piercing studio operated by Cleopatra Ink. The current zoning classification does not list tattoo and piercing services as a permitted use.

Specify any **specific ordinance**(s), standard(s), condition(s), commitment(s), and/or regulation(s) sought to be modified. Attached additional pages or documentation if necessary.

_____

_____

_____

Oath: The above information, to my knowledge and belief, is true and correct.

_____ _____

Signature(s) of Petitioner(s)

STATE OF INDIANA,
COUNTY OF MARION, SS:
Subscribed and sworn to before me this
_____ *day of* _____ *, 20* ____

_____

Notary Public

_____

Printed Name of Notary Public
My Commission expires: _____
My County of residence: _____

_____

Signature(s) of Owner(s) (if different than petitioner)

STATE OF INDIANA,
COUNTY OF MARION, SS:
Subscribed and sworn to before me this
_____ *day of* _____ *, 20* ____

_____

Notary Public

_____

Printed Name of Notary Public
My Commission expires: _____
My County of residence: _____

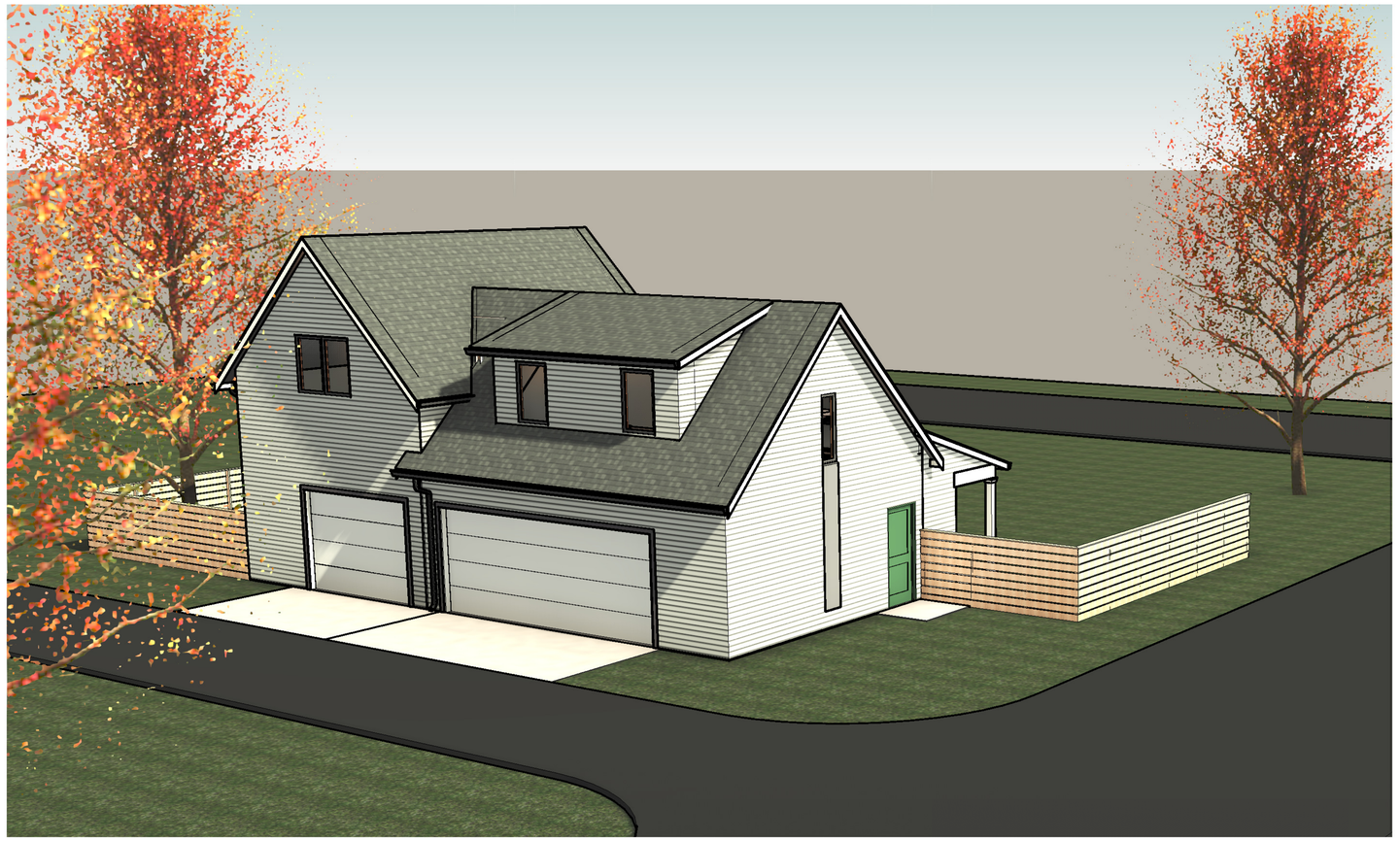
2026-COA-054 (HMP)
1933 NORTH TALBOTT STREET

NICOLE QUINT & BROC JACKSON
GARAGE ADDITION

1933 N TALBOT ST
INDIANAPOLIS, IN 46202

NOT FOR CONSTRUCTION

DEVELOPMENT DESIGN - 20 APR 2026



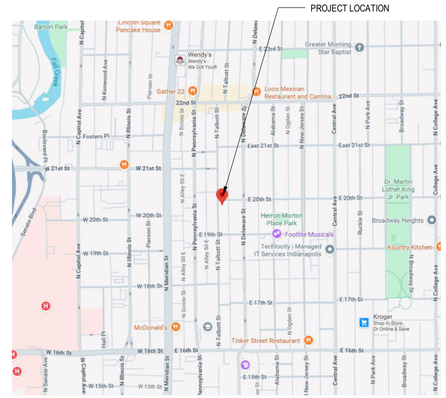
OWNER
NICOLE QUINT & BROC JACKSON
1933 N TABOTT ST
INDIANAPOLIS, IN 46202

SHEET LIST

C101	SITE PLAN
G001	3D CARRIAGE HOUSE VIEWS
A101	CARRIAGE HOUSE PLANS
A301	CARRIAGE HOUSE ELEVATIONS
A401	CARRIAGE HOUSE SECTIONS
A402	CARRIAGE HOUSE SECTIONS

SUMMARY OF WORK

ADD DORMERS IN EXISTING GARAGE ROOF. INTERIOR FINISH OF EXISTING ATTIC OVER GARAGE. TWO STORY ADDITION TO EXISTING GARAGE.



ARCHITECT
JEFFREY COWSERT-ARCHITECT, LLC
831 N PARK AVE - UNIT A
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JEFFREYCOWSERT@GMAIL.COM

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NICOLE QUINT & BROC JACKSON -NBJ_001

GARAGE ADDITION
1933 N TALBOT ST
INDIANAPOLIS, IN 46202

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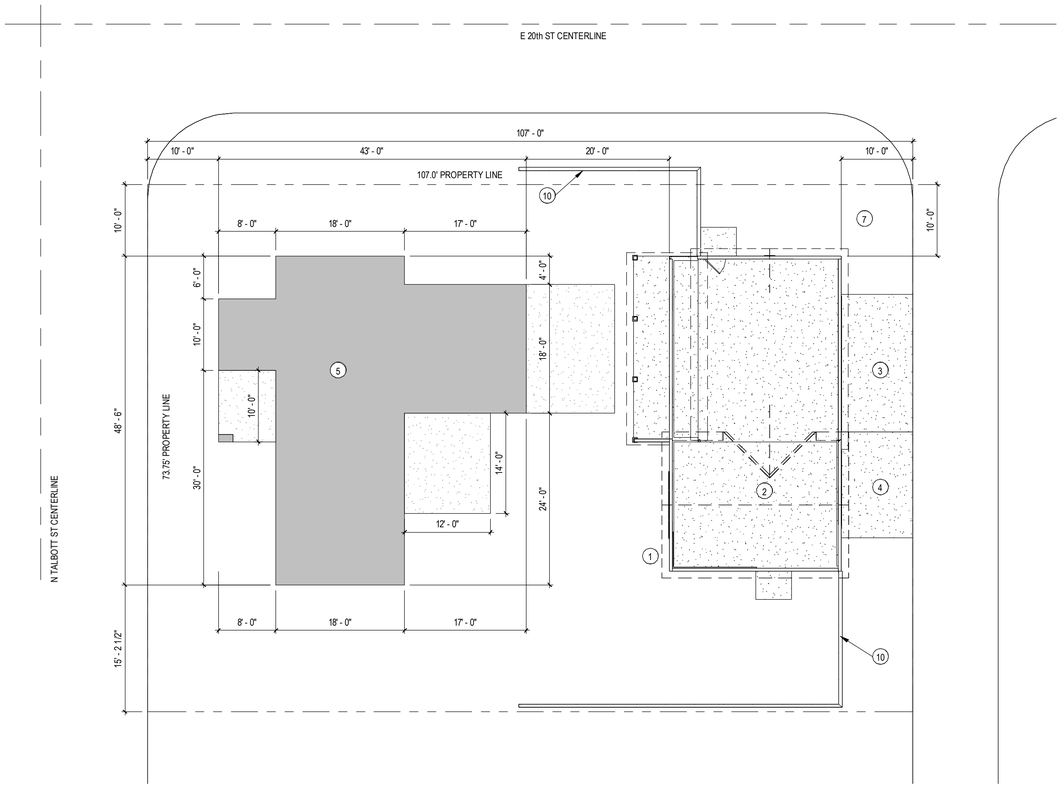
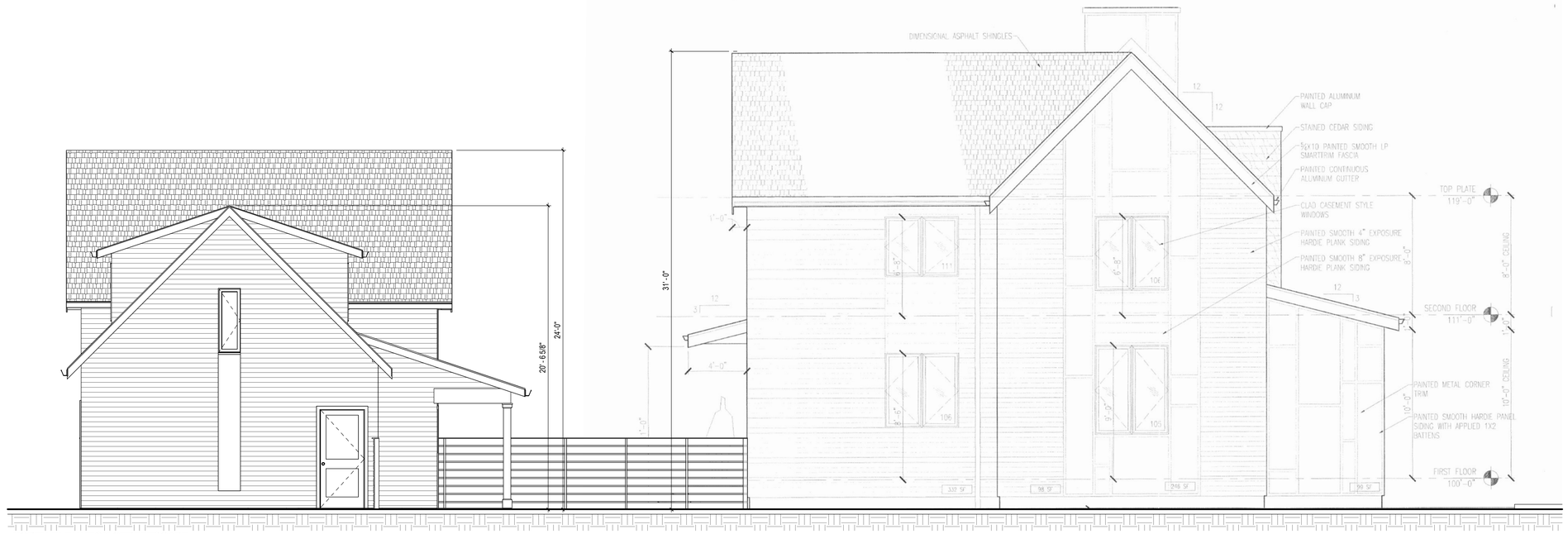


1 **SITE PLAN**
1" = 10'-0"

0 5' 10' 20' 40'



2 **NORTH ELEVATION STREETSCAPE**
1/4" = 1'-0"

SITE PLAN GENERAL NOTES

A. VERIFY ALL DIMENSIONS IN FIELD
B. NO CHANGES TO EXISTING DRAINAGE EXIT FROM THE SITE WILL BE ALLOWED
C. PROVIDE SILT FENCE AT ALL AREAS OF SOIL TO BE DISTURBED
D. PROVIDE STORM SEWER INLET SILT FILTER AT ALL LOCATIONS SUBJET TO RUNOFF FROM THE PROJECT SITE.

(1) SITE PLAN NOTES

1. NEW SIDEWALK - FOLLOW SITE CONTOUR
2. NEW GARAGE ADDITION
3. EXISTING DRIVEWAY
4. NEW DRIVEWAY
5. EXISTING HOUSE
6. NEW CONCRETE PORCH/STEPS
7. CONCRETE WASHOUT BASIN
8. SILT FENCE AROUND PROJECT AREA
9. PROVIDE STORM SEWER INLET SILT FILTER AT DRAIN IN FRONT OF XX ST
10. EXISTING FENCE TO REMAIN

SITE DESIGN DATA

PARCEL DESCRIPTION:

PARCEL ID:	1045026
ADDRESS:	1933 TALBOTT ST INDIANAPOLIS, IN 46202
TOWNSHIP:	CENTER
COUNTY:	MARION
LEGAL DESCRIPTION:	ELIZ TALBOTTS REVISED ADD L192 & L193 EX 6.3' N SIDE L192

OPEN SPACE CALCULATION:

TOTAL LOT SIZE	7,891 SF
HOUSE AREA	1,214 SF
EXISTING GARAGE	520 SF
GARAGE ADDITION	440 SF
COVERED AREA =	2,174 SF
COVERED AREA PERCENT =	27.55%
OPEN AREA (60% MIN) =	**72.45%**

SETBACK REQUIREMENTS:

ZONE	D8
CONTEXT AREA	COMPACT
LOT TYPE	SMALL
STREET CLASSIFICATION	LOCAL
FRONT YARD SETBACK	25'
SIDE YARD SETBACK	4' /10' AGGREGATE
REAR YARD SETBACK	25' / 50' ALONG RAIL TRACKS

HEIGHT REQUIREMENTS:

PRIMARY STRUCTURE	35' MAX
ACCESSORY USE STRUCTURE	24' MAX

IMPERMEABLE SURFACES:

HOUSE & FRONT PORCH	XXX SF
GARAGE	XXX SF
DRIVEWAY & SIDEWALKS	XXX SF
TOTAL IMPERMEABLE SURFACE:	XXXX SF
TOTAL IMPERMEABLE SURFACE	**XX%**

PROPOSED CHANGE IN SITE GRADING MINIMAL - MAINTAIN CURRENT SITE TOPOGRAPHY.
WATER RUN-OFF: SLOPE GRADE AWAY FROM STRUCTURES - MAINTAIN CURRENT RUN-OFF PATTERNS

SITE SYMBOLS LEGEND

PROPERTY LINE
BUILD SETBACK OR EASEMENT LINE
STREET CENTERLINE
CONTOUR LINE
799
799 SPOT ELEVATION
SILT FENCE
(1) PLAN KEYED NOTE

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SITE PLAN
NICOLE QUINT & BROC JACKSON - NBJ_001
GARAGE ADDITION
1933 N TALBOTT ST
INDIANAPOLIS, IN 46202

DEVELOPMENT DESIGN

20 APR 2026

C101

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Copy Pattern

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3D CARRIAGE HOUSE VIEWS

NICOLE QUINT & BROC JACKSON - NBJ_001
GARAGE ADDITION
1933 N TALBOTT ST
INDIANAPOLIS, IN 46202

DEVELOPMENT DESIGN

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G001

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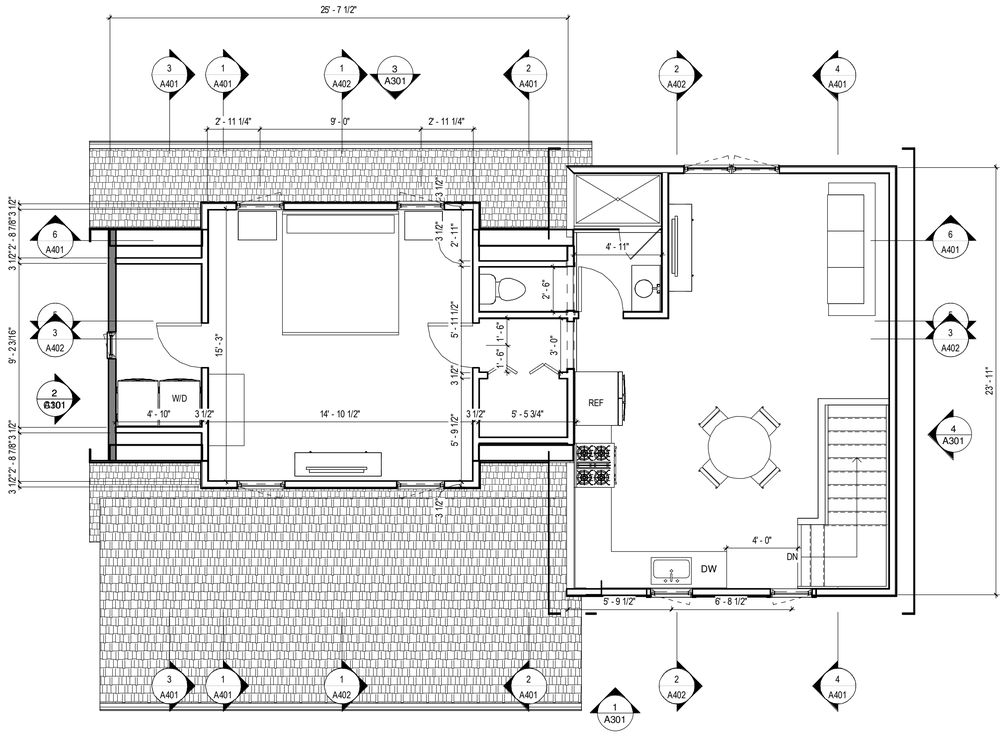
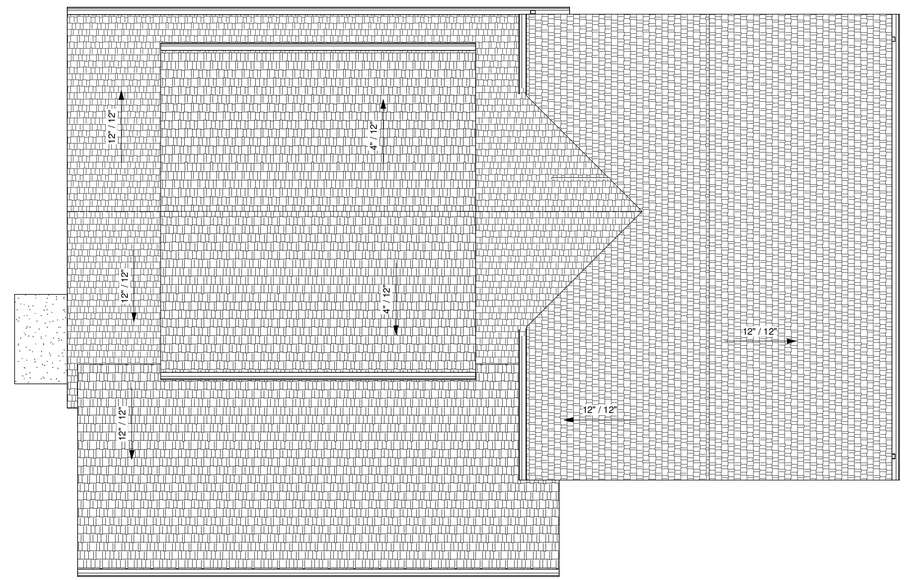
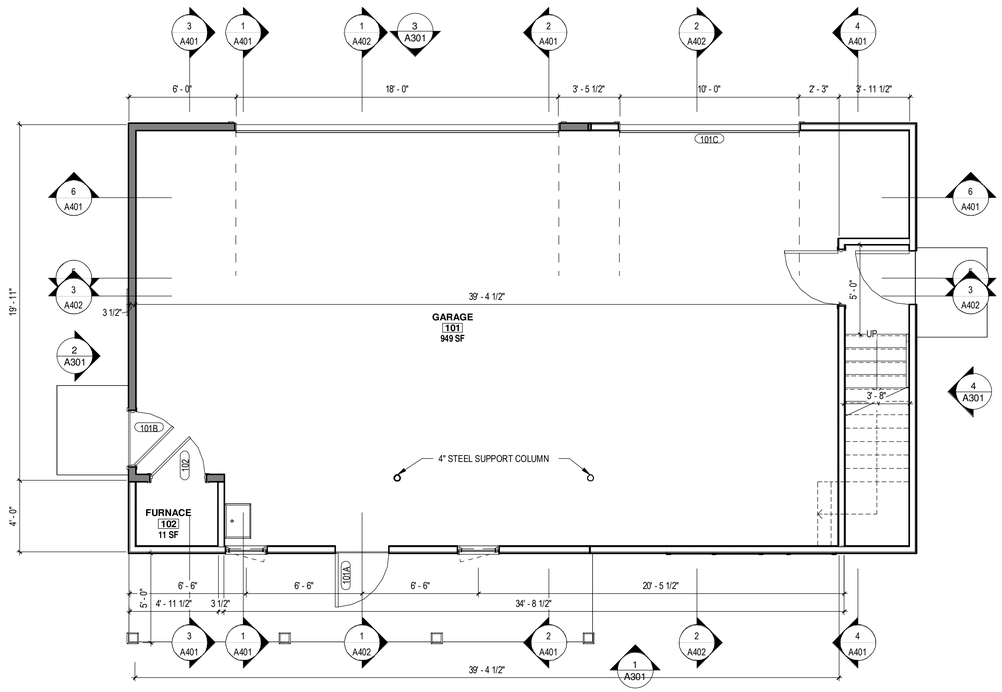


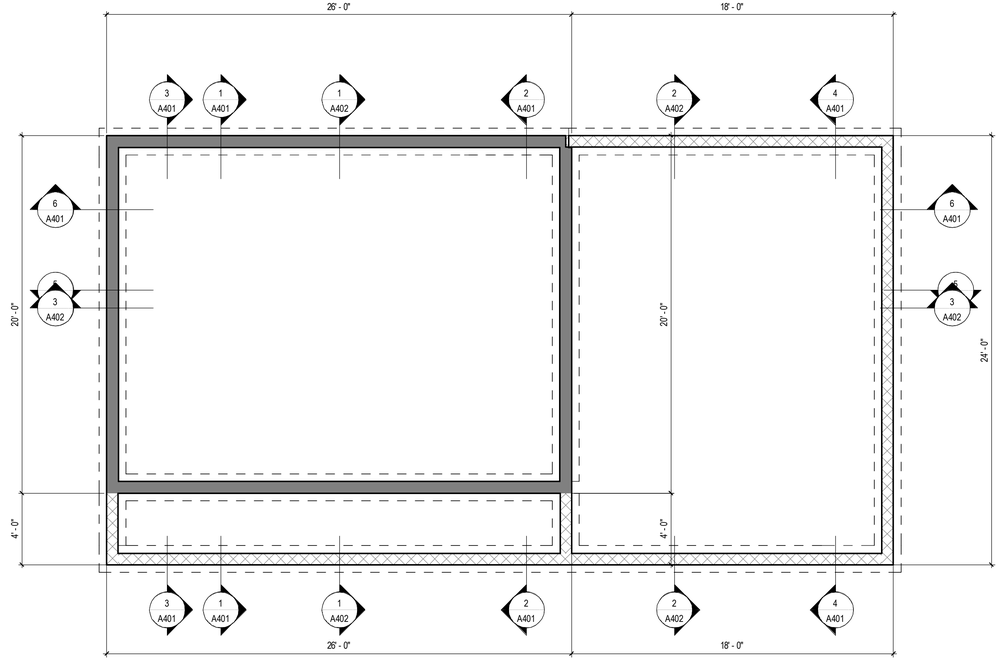
3 SECOND FLOOR PLAN
1/4" = 1'-0"



4 ROOF PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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CARRIAGE HOUSE PLANS

NICOLE QUINT & BROC JACKSON - NBJ_001
GARAGE ADDITION
1933 N TALBOTT ST
INDIANAPOLIS, IN 46202

DEVELOPMENT DESIGN

20 APR 2026

A101

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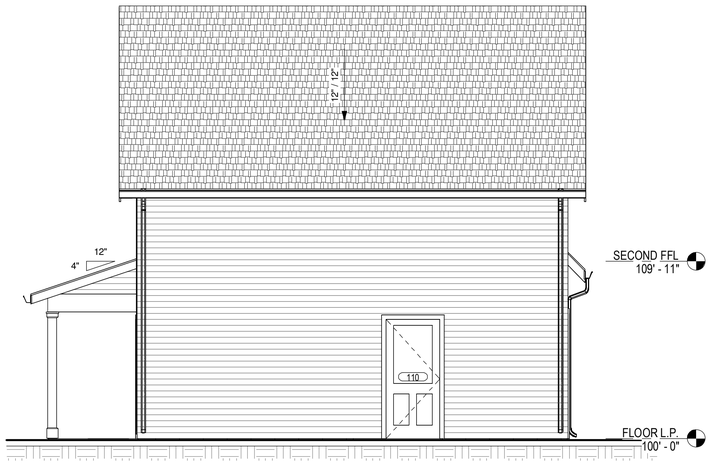
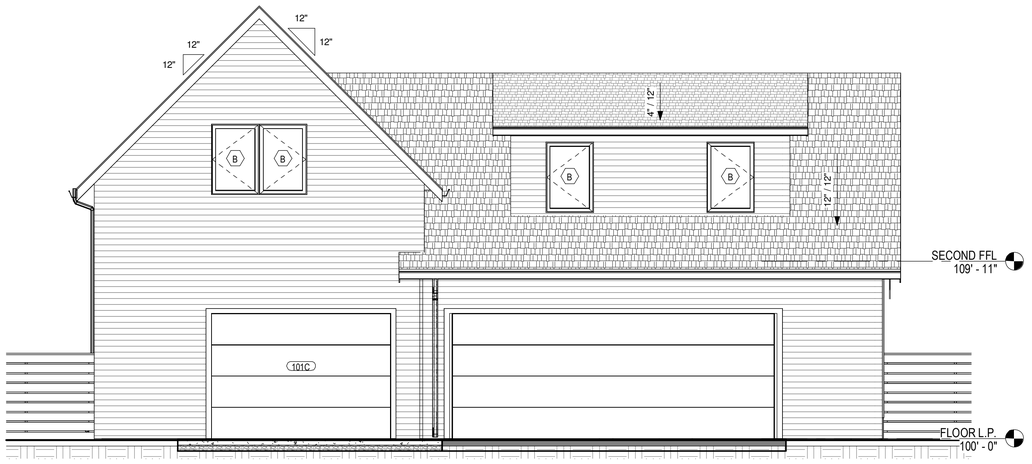
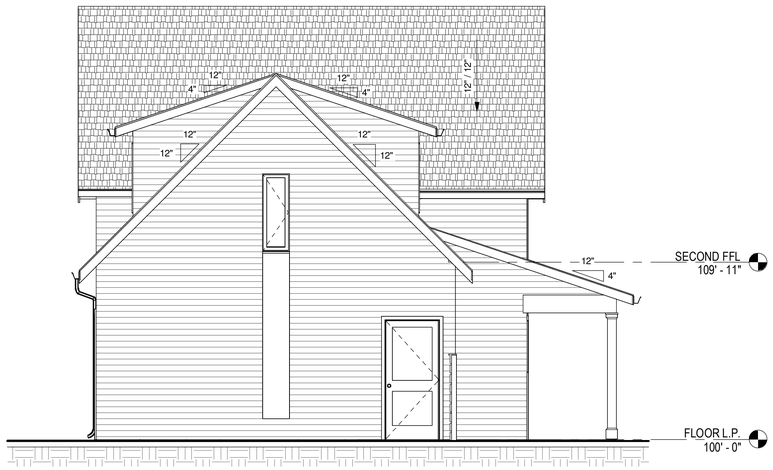


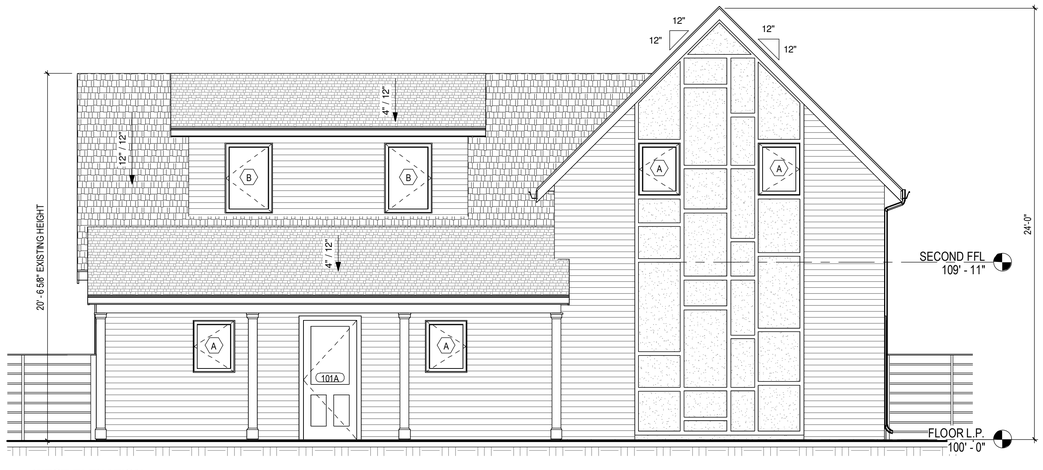
4 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

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CARRIAGE HOUSE ELEVATIONS

NICOLE QUINT & BROC JACKSON - NBJ_001
GARAGE ADDITION
1933 N TALBOTT ST
INDIANAPOLIS, IN 46202

DEVELOPMENT DESIGN

20 APR 2026

A301

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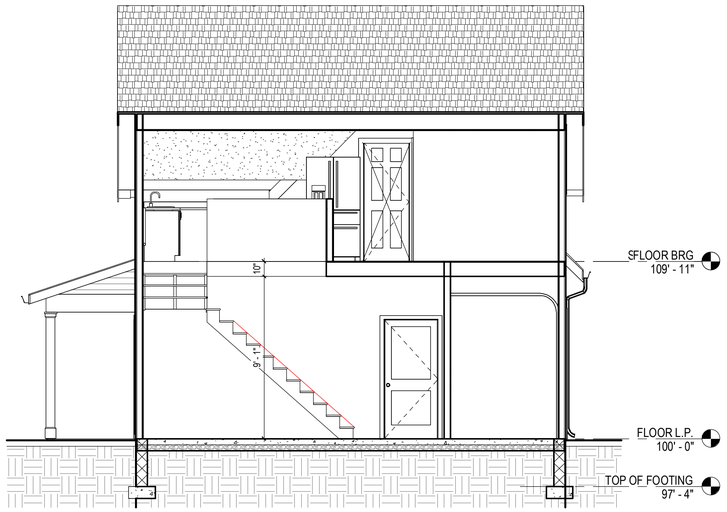
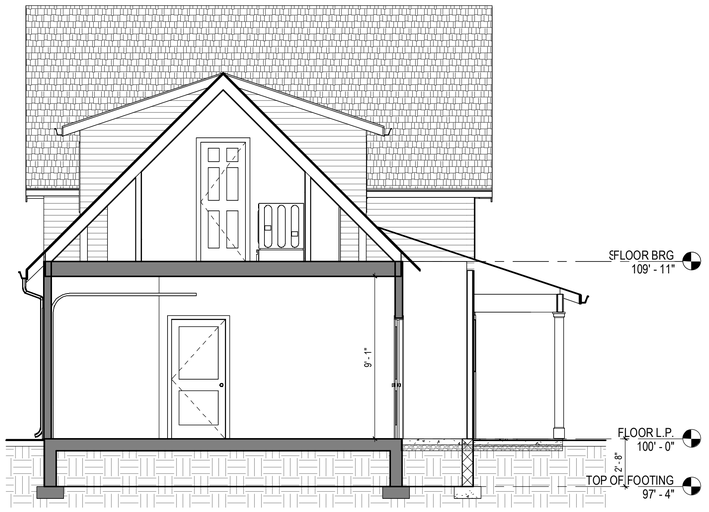
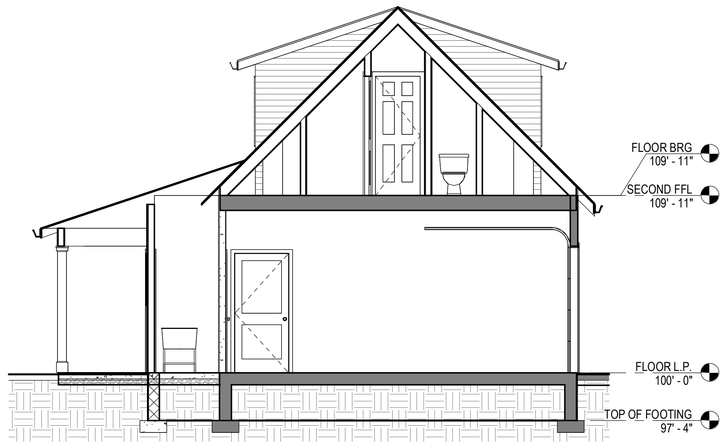


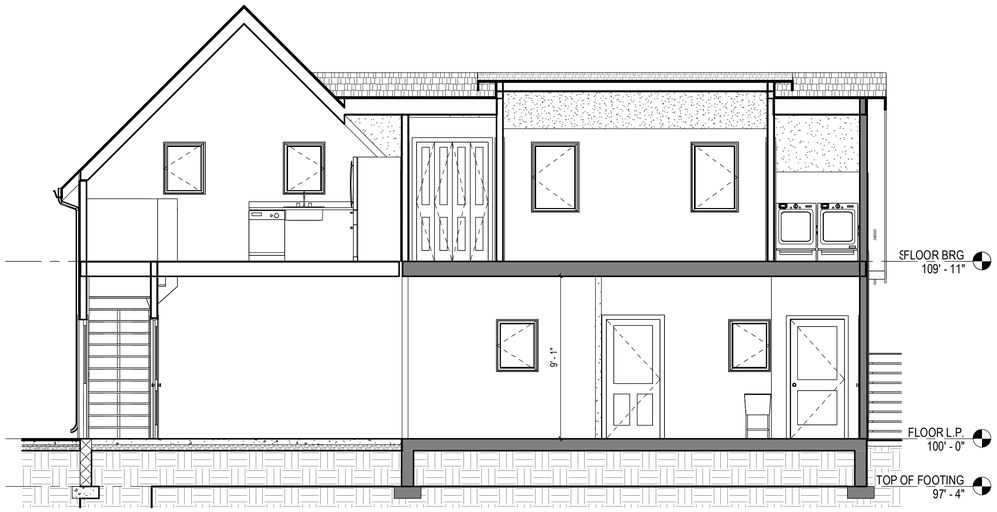
4 BUILDING SECTION
1/4" = 1'-0"



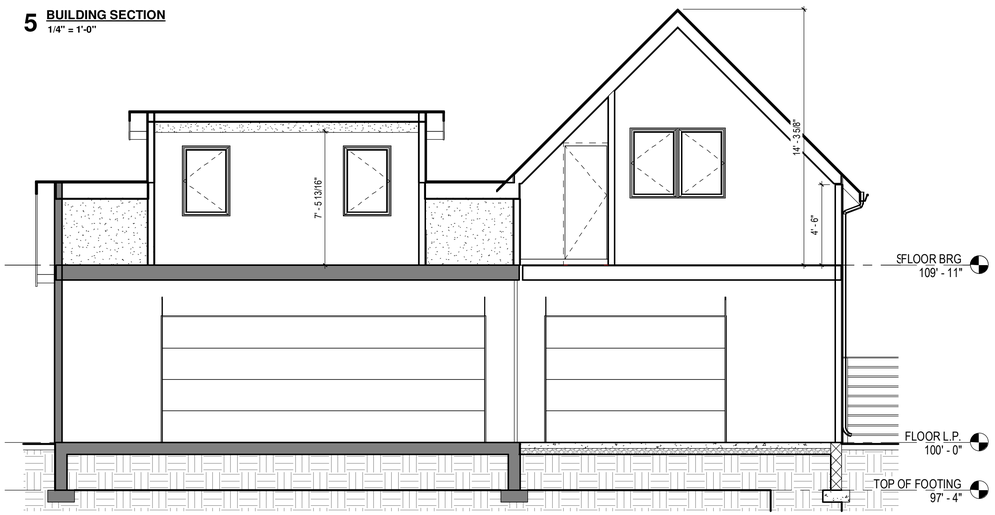
3 BUILDING SECTION
1/4" = 1'-0"



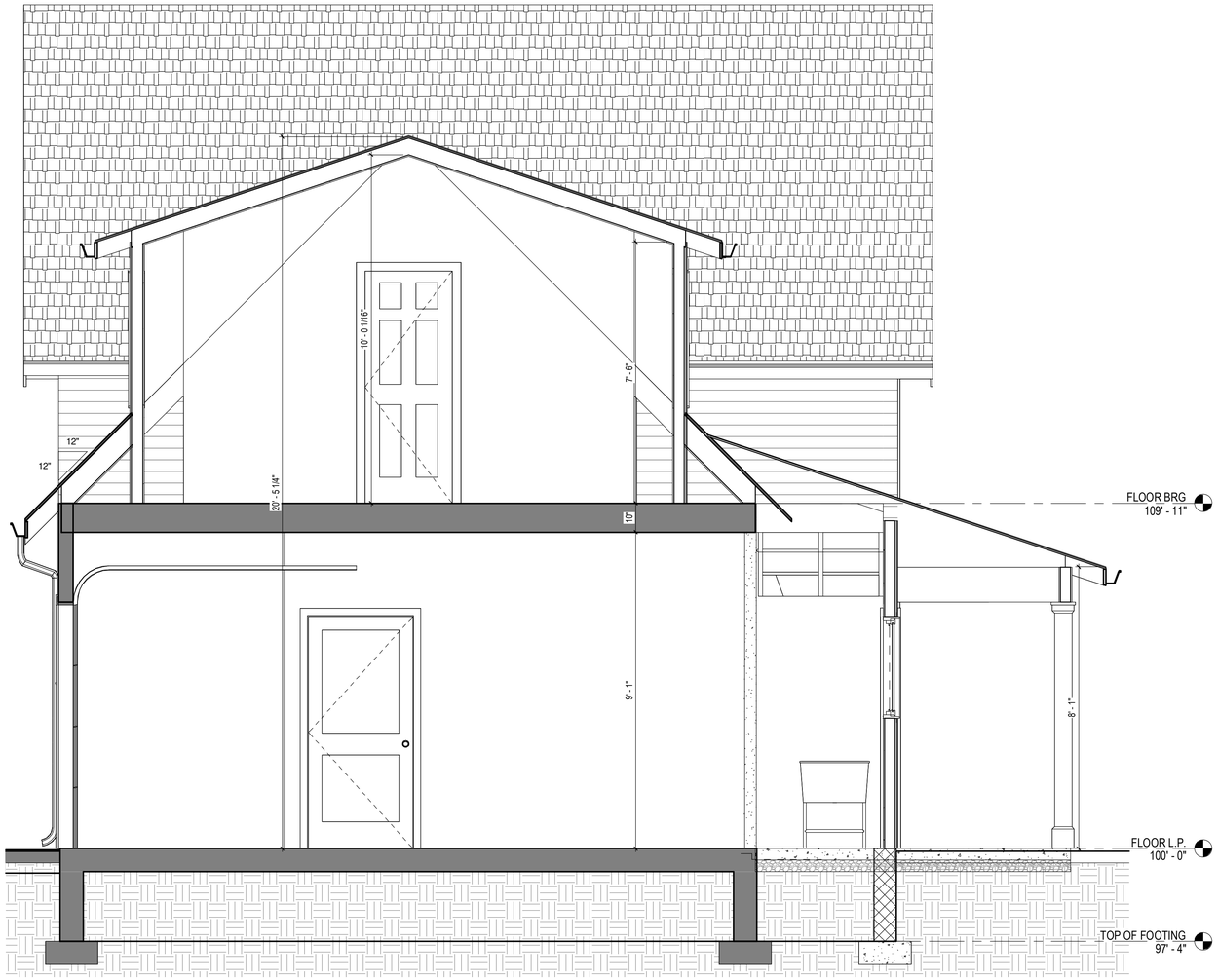
2 BUILDING SECTION
1/4" = 1'-0"



5 BUILDING SECTION
1/4" = 1'-0"



6 BUILDING SECTION
1/4" = 1'-0"



1 BUILDING SECTION
1/2" = 1'-0"

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CARRIAGE HOUSE SECTIONS

NICOLE QUINT & BROC JACKSON - NBJ_001
GARAGE ADDITION
1933 N TALBOTT ST
INDIANAPOLIS, IN 46202

DEVELOPMENT DESIGN

20 APR 2026

A401

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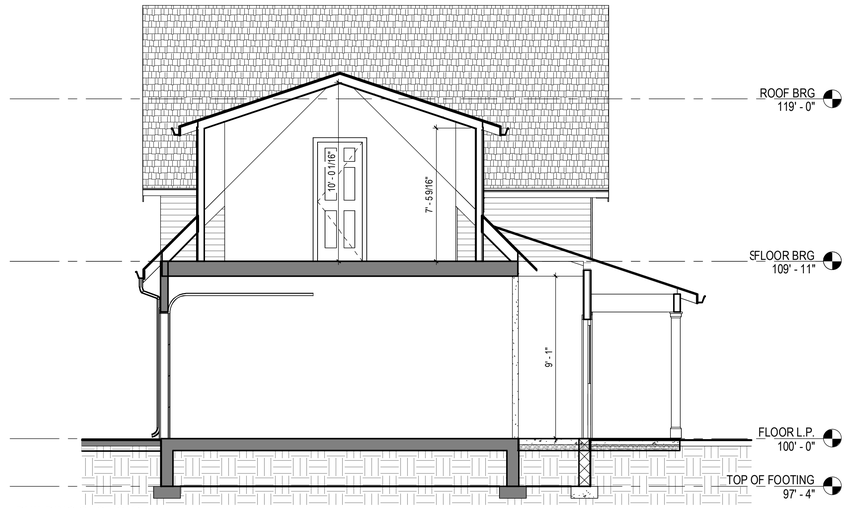
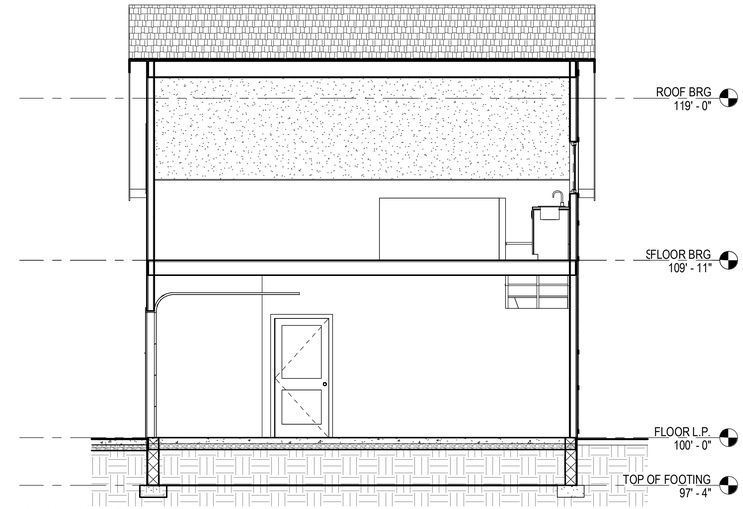


1 BUILDING SECTION1
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"

3 BUILDING SECTION
1/2" = 1'-0"

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CARRIAGE HOUSE SECTIONS

NICOLE QUINT & BROC JACKSON - NBJ_001
GARAGE ADDITION
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INDIANAPOLIS, IN 46202

DEVELOPMENT DESIGN

20 APR 2026

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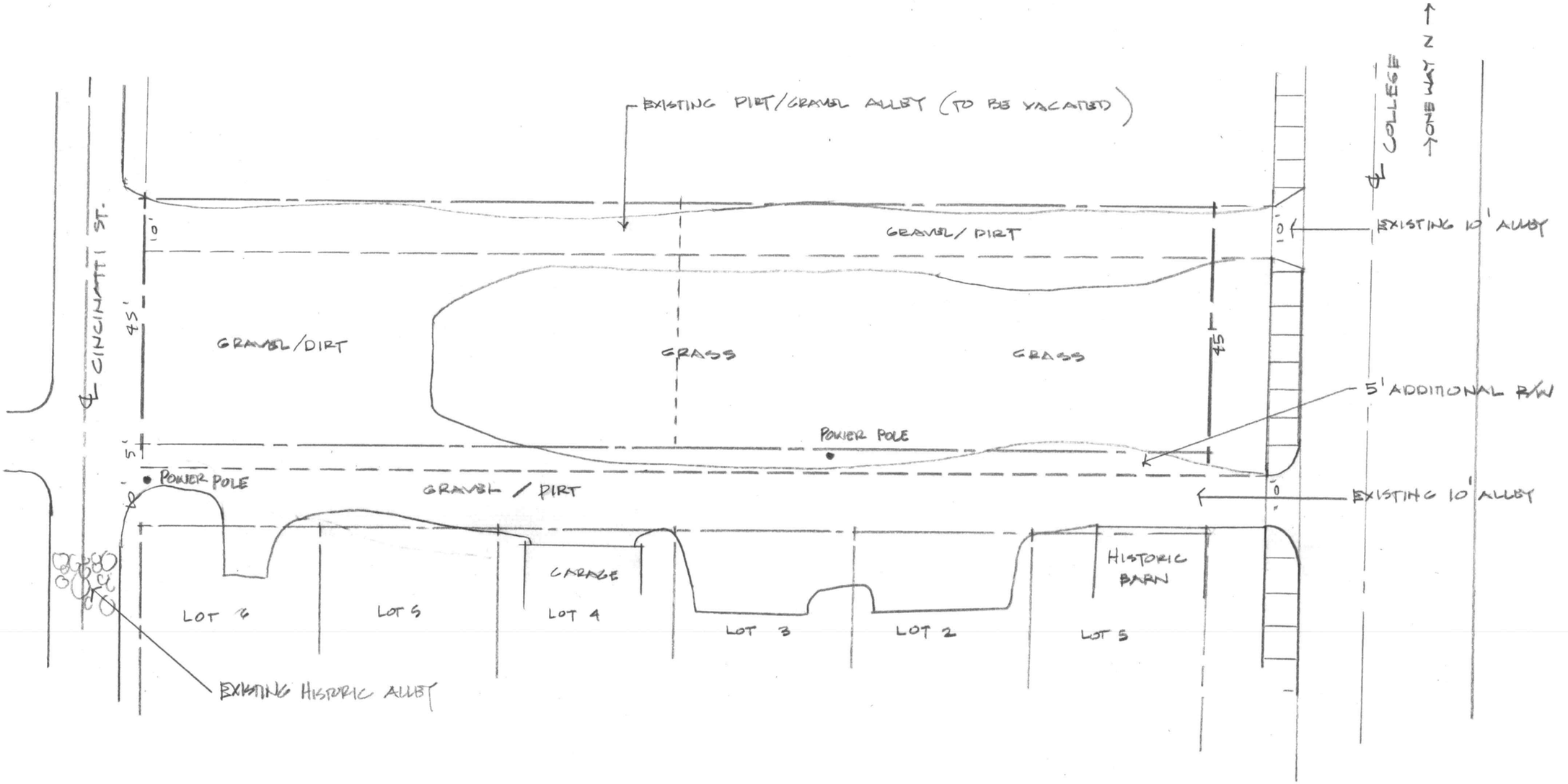
2026-COA-033 (FP)

324 SOUTH COLLEGE AVENUE & ALLEY 350 SOUTH & ALLEY 375 EAST (BETWEEN CINCINNATI STREET & SOUTH COLLEGE AVENUE)



EXISTING SITE CONDITIONS 325 CINCINNATI/324 COLLEGE

1"=20'

REMOVE EXISTING GRAVEL/DIRT ALLEY AND INSTALL 6" TOP SOIL AND SEED PER CITY SPECS

10' ALLEY BEING REMOVED

REMOVE EXISTING CURB CUT FOR ALLEY WITH NEW 5' CONCRETE SIDEWALK/CURB AS PER CITY SPEC'S

TO 125' CL

75'

20' RW

CINCINNATI ST

98.72'

98.73'

4'

WK

CONC P

16'

45'

2.5 STORY HOUSE
1,149 SF FF

325 CINCINNATI

520 SF
2 STORY
GARAGE
22

3'

3'

2'

2'

520 SF
2 STORY
GARAGE
22

2.5 STORY HOUSE
1330 SF FF

324 S COLLEGE

11'

CONC P

WK

5'

NO WORK

7'R

6'

16' CONC DRIVE

16' DRIVE CONC

98.72'

98.73'

5'

5'R

COLLEGE AVE

ONE WAY

5' ADDITIONAL R/W

12'

10'

10' ORIGINAL ALLEY

40'

7'R

RELOCATED POWER POLE

3' AREA NO WORK

RELOCATED POWER POLE

HISTORIC BARN

5'R

LOT 6

NEW 12' ASPHALT ALLEY TO CITY SPECS

LOT 5

LOT 4

LOT 3

LOT 2

NEW 15' R/W

LOT 1

60' R/W

HISTORIC ALLEY
NO WORK

*

REMOVE/REPLACE/RELOCATE 12' CURB CUT FOR NEW ALLEY
(ASPHALT ALLEY/CONCRETE WALK)
TO CITY SPECS

2 NEW LOTS 98.72 x 45 = 4,442 SF / 98.73 x 45 = 4,442 SF 3' REAR YARD

N

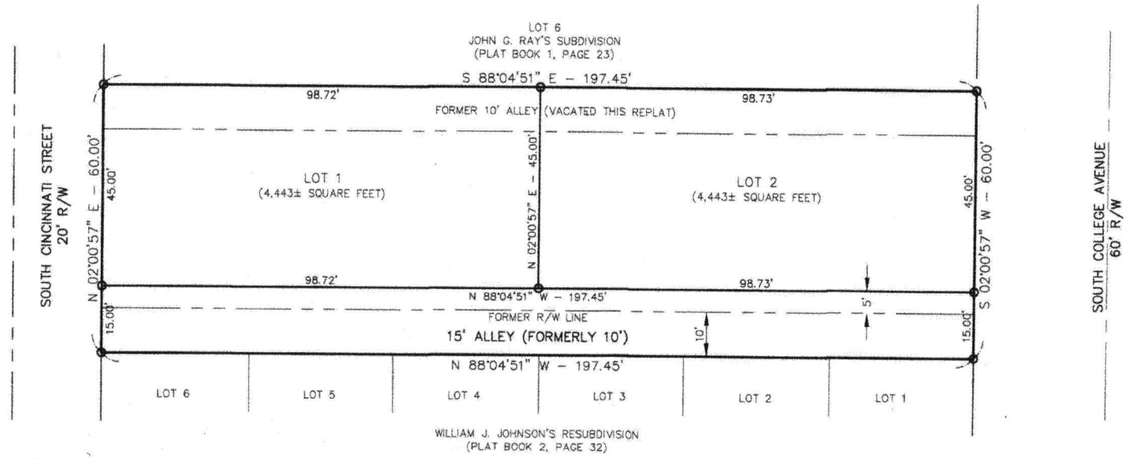
SITE PLAN 325 CINCINNATI AND 324 S COLLEGE

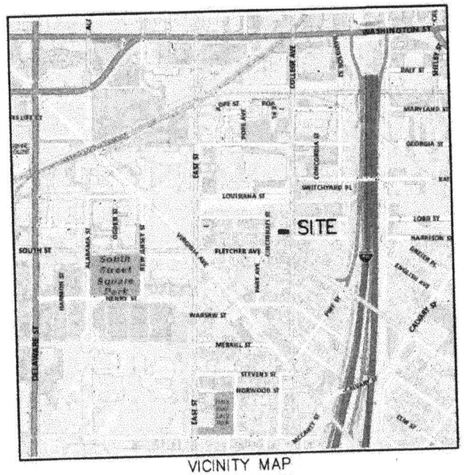
SECONDARY PLAT OF:
STELLARD COLLEGE AVENUE HOMES
A RESUBDIVISION OF LOT 7 AND ADJOINING NORTH AND SOUTH ALLEYS, AS PART OF JOHN G. RAY'S SUBDIVISION, AND WILLIAM J. JOHNSON'S RESUBDIVISION OF JOHN G. RAY'S SUBDIVISION INDIANAPOLIS, CENTER TOWNSHIP, MARION COUNTY, INDIANA

LOT ADDRESSES:
Lot #1: 325 South Cincinnati Street, Indianapolis, IN
Lot #2: 324 South College Avenue, Indianapolis, IN

LEGEND
○ DENOTES 5/8"x24" STEEL REBAR W/PLASTIC CAP "ARE SURVEYING FIRM #0097"

20' 0 20'
SCALE: 1" = 20'





VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

Lot 7 and the alley adjoining the north line thereof, both in John G. Ray's Subdivision of Out Lot 92 in the Donation Lands of Indianapolis, as per plat thereof recorded in Plat Book 1, page 32, and also the alley adjoining the south line of said Lot 7, said alley being part of William J. Johnson's Resubdivision, as per plat thereof recorded in Plat Book 2, page 32, all in the Office of the Recorder of Marion County, Indiana.

SURVEYOR CERTIFICATION

This subdivision consists of 2 lots, Numbered 1 and 2 inclusive, all as shown on the within plat. The size of each lot and block and the widths of the streets and alleys are given in dimensions denoting feet and decimal parts thereof.

This plat is based on a survey performed by ARE Surveying Consultants, Inc., as Job #23-015, dated March 24, 2023.

Witness my signature this 12th day of July, 2025.

R. Eric Browning, Professional Surveyor No. LS20000001
State of Indiana

R. ERIC BROWNING REGISTERED No. LS 20000001 STATE OF INDIANA LAND SURVEYOR

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.– R. Eric Browning

DECLARANT

The Undersigned, _____, Principal, of Prestige Developments LLC, and the owner of record of the real estate described hereon, does hereby certify that it has laid off, platted and subdivided and does hereby lay off, plat and subdivided said real estate as shown hereon in accordance with the within plat.

This subdivision shall be known and designated as STELLARD COLLEGE AVENUE HOMES, a subdivision for single family residences in Center Township, Marion County, Indiana. All rights-of-way and easements shown hereon not heretofore dedicated to the public are hereby so dedicated.

SITE DISTANCE COVENANT
Sight obstruction: No fence, wall, hedge or shrub planting that obstructs sight lines at elevations between 2.5 and 9 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 25 feet from the intersection of such street right-ofway lines, or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. The same sight line limitations shall apply to any lot within 10 feet from the intersection of a street right-of-way line with the edge of the driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage is maintained at a sufficient height to prevent obstruction of the sight lines.

STORM DRAINAGE COVENANT
It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the City of Indianapolis and the requirements of all drainage permits issued for this plat.

SANITARY SEWER COVENANT
It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the sanitary sewer construction approved by the municipality and the requirements of all sanitary sewer construction permits issued for this plat. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owner's real estate in which the easement is granted without express written permission, that is then duly recorded, and shall run with the real estate. The municipality and its agents shall have the right to ingress and egress, for temporary periods only, over the owner's real estate adjoining such easement and right-of-way, when necessary to construct, repair or maintain sanitary sewer facilities.

ENFORCEMENT COVENANT
Metropolitan Development Commission: The Metropolitan Development Commission, its successors and assigns shall have no right, power or authority to enforce any covenants, restrictions or other limitations contained herein other than those covenants, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provision of this article, or any conditions attached to approval of this plat by the Plat Committee.

This subdivision has been designed to include a stormwater quality best management practice BMP(s) that must be maintained by the BMP(s) Owner. Said BMP(s) is currently maintained by the developer ; however, upon the activation of the homeowners association, the Operations and Maintenance Manual for BMP(s) shall become the responsibility of said association subject to all fees and other city requirements.

Subject to the Standards and Specifications of the Citizens Energy Group, Sanitation Section.
Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.

OWNERS CERTIFICATION
Owners of the lots in this subdivision shall take title to said lot, subject to the easements, covenants, and restrictions as shown on the within plat.

Dated this 29 day of January 2026.

David Sabeda
_____ Principal, of Prestige Developments LLC

STATE OF ~~INDIANA~~ NEW YORK
SS: ~~MARION COUNTY~~ NEW YORK

Before me, the undersigned Notary Public, in and for said County and State, personally appeared DAVID SABEDRA, Principal, of Prestige Developments LLC, who acknowledged the execution of the forgoing as a voluntary act and deed for the purposes herein express and affixed his signature hereto.

Witness my hand and Notary Seal this 29 day of JAN. 2026.

Signature: _____
Printed Name: FASIL YILMA
My County of Residence: NEW YORK
My Commission Expires: MAY 23, 2028

FASIL A. YILMA
Notary Public, State of New York
No. 01YI6342601
Qualified in New York County
Commission Expires May 23, 20 28

SOURCE OF TITLE: Inst. #2025-81429

This instrument was prepared by:
R. Eric Browning
ARE Surveying Consultants, Inc.
129 South 8th Avenue
Beech Grove, IN 46107

REVISIONS	DRAWING: 23-015-SEC-PLAT
	JOB NO.: 23-015
	DATE: 03/26/23
	DRAWN: REB CHECKED BY: PEH
	SHEET 1 OF 1

ARE SURVEYING CONSULTANTS, INC.
129 SOUTH 8TH AVENUE
BEECH GROVE, INDIANA 46107
(317) 407-8080
(317) 784-7937 FAX
WWW.ARESURVEYING.COM

2026-COA-111 (FP)
501 EAST LOUISIANA STREET

CONCEPTUAL - DESIGN IN PROGRESS

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Drawing name: K:\IND_LDEV\170291016_Buckingham_farm bureau site_Indianapolis_in\2 Design\CADD\plansheets\C0.0-TITLE SHEET.dwg C0.0 Apr 01, 2026 6:45pm by: DouglasFuchs

Indiana Utilities Protection Service
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50% SCHEMATIC DESIGN CIVIL ENGINEERING PLANS

FARM BUREAU INDIANAPOLIS

501 E LOUISIANA ST.
INDIANAPOLIS, INDIANA 46135

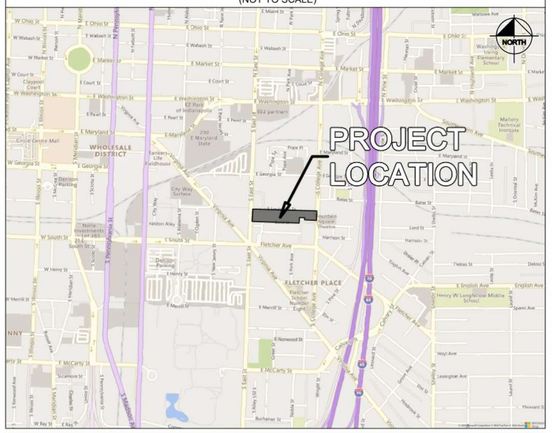
UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING DRIVE, INDIANAPOLIS, IN 46202	(317) 927-4351	BRAD HOSTETLER
STORM SEWER	CITY OF INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS	200 E. WASHINGTON STREET #2460, INDIANAPOLIS, IN 46202	(317) 327-4000	NATHAN SHEETS
WATER	CITIZENS ENERGY GROUP/CWA AUTHORITY, INC.	2150 DR. MARTIN LUTHER KING DRIVE, INDIANAPOLIS IN 46202	(317) 927-4351	BRAD HOSTETLER
NATURAL GAS	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING DRIVE, INDIANAPOLIS, IN 46202	(317) 696-0441	RICH MILLER
ELECTRICITY	INDIANAPOLIS POWER & LIGHT COMPANY	1230 W. MORRIS STREET, INDIANAPOLIS, IN 46220	(317) 261-5966	LARRY GRINTER
TELEPHONE / COMMUNICATIONS	AT&T DISTRIBUTION	5858 N. COLLEGE AVENUE INDIANAPOLIS, IN 46220	(317) 525-4007	MICHAEL HAYNES
STREETS	CITY OF INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS	200 E. WASHINGTON ST #2460 INDIANAPOLIS, IN 46204	(317) 327-4000	NATHAN SHEETS
PLANNING AND ZONING	DEPARTMENT OF METROPOLITAN DEVELOPMENT	1200 S. MADISON AVENUE, INDIANAPOLIS, IN 46225	(317) 327-5155	KATHLEEN BLACKHAM

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	BUCKINGHAM COMPANIES	941 N. MERIDIAN ST., INDIANAPOLIS, IN 46204	(317) 506-1843	BRETT DAVIS
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	(317) 218-9560	PATRICK SOWINSKI, PE
GEOTECHNICAL ENGINEER	ALT & WITZIG CONSULTING SERVICES	4105 WEST 99TH ST., CARMEL, IN 46032	(317) 875-7000	JACOB L. RANKIN
LANDSCAPE ARCHITECT	CONTEXT DESIGN	5825 LAWTON LOOP E DR., INDIANAPOLIS, IN 46216	(317) 505-9403	JOSH SCHMACKERS
LAND SURVEYOR	SCHNEIDER GEOMATICS	8901 OTIS AVE., INDIANAPOLIS, IN 46216	(317) 826-7100	JOSEE L. MOSSON-BAUM

LOCATION MAP
(NOT TO SCALE)

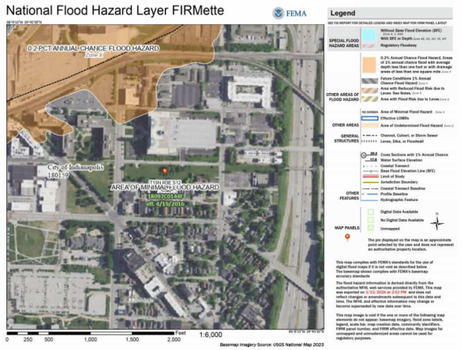


MARION COUNTY

CONSTRUCTION OF A ±60,000 SF TOWNHOMES FOR BUCKINGHAM COMPANIES ON ±3.11 AC. PROJECT IS IN SECTION 12 OF T15N, R3E IN INDIANAPOLIS, MARION COUNTY, INDIANA

Sheet Number	Sheet Title
C0.0	TITLE SHEET
C1.0	GENERAL SPECIFICATIONS
C1.1	GENERAL NOTES
C3.0	SITE PLAN
C5.0	OVERALL GRADING AND DRAINAGE PLAN
C5.1	GRADING AND DRAINAGE PLAN
C5.2	GRADING AND DRAINAGE PLAN
C5.3	GRADING AND DRAINAGE PLAN
C5.4	GRADING AND DRAINAGE PLAN
C6.0	UTILITY PLAN

National Flood Hazard Layer FIRMette



LEGAL DESCRIPTION

PARCEL 1:
A PART OF OUT LOT 92 AND OUT LOT 93 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS AND A PART OF LOUISIANA STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF EAST STREET AND NORTH RIGHT-OF-WAY OF LORD STREET; THENCE NORTH 00°10'41" EAST ALONG SAID EAST RIGHT-OF-WAY LINE AND SAID LINE EXTENDED NORTHERLY 170.24 FEET TO A RAILROAD SPIKE SET AT THE CENTERLINE OF LOUISIANA STREET AS ORIGINALLY PLATTED; THENCE SOUTH 89°49'23" EAST ALONG SAID CENTERLINE 654.25 FEET TO A RAILROAD SPIKE SET AT THE WEST RIGHT-OF-WAY LINE OF CINCINNATI STREET EXTENDED NORTHERLY; THENCE SOUTH 00°07'33" WEST ALONG WEST RIGHT-OF-WAY LINE OF LORD STREET; THENCE NORTH 90°00'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 654.41 FEET TO THE POINT OF BEGINNING.
ALSO, THE WEST 10 FEET OF CINCINNATI STREET, EAST OF ADJACENT TO SAID PARCEL 1 VACATED BY RESOLUTION RECORDED MAY 26, 1994 AS INSTRUMENT NO. 1994-0083785.
ALSO, THAT PORTION OF VACATED LOUISIANA STREET NORTH OF AND ADJACENT TO SAID PARCEL 1, VACATED BY RESOLUTION RECORDED MAY 26, 1994 AS INSTRUMENT NO. 1994-0083785.
PARCEL 2:
A PART OF OUT LOT 92 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, A PART OF LOT 1 AND LOT 2 OF JAMES G. RAY'S SUBDIVISION OF OUT LOT 92 OF SAID DONATION LANDS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 1, PAGE 23 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, AND A PART OF LOUISIANA STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A RAILROAD SPIKE SET AT THE INTERSECTION OF THE CENTERLINE OF ORIGINAL PLATTED LOUISIANA STREET AND THE WEST RIGHT-OF-WAY OF COLLEGE AVENUE EXTENDED NORTHERLY; THENCE SOUTH 00°12'25" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID RIGHT-OF-WAY LINE EXTENDED NORTHERLY 92.09 FEET TO AN IRON PIN FOUND AT A POINT 45 FEET 8 INCHES SOUTHER BY PERPENDICULAR MEASURE FROM THE SOUTH RIGHT-OF-WAY LINE OF LOUISIANA STREET: THENCE NORTH 89°49'23" WEST PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE 140.00 FEET TO A FOND IRON PIN: THENCE NORTH 00°12'25" EAST PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF SAID COLLEGE AVENUE 92.09 FEET TO A RAILROAD SPIKE SET AT THE CENTERLINE OF SAID LOUISIANA STREET; THENCE SOUTH 89°49'23" EAST ALONG SAID CENTERLINE 140.00 FEET TO THE POINT OF BEGINNING.
ALSO
A PART OF LOTS 1 AND 2 IN JAMES G. RAY'S SUBDIVISION OF OUT LOT 92 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 1, PAGE 23 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING ON THE WEST LINE OF SAID LOT 1 AT A POINT 26'-5" SOUTH BY PERPENDICULAR MEASURE FROM THE SOUTH RIGHT-OF-WAY LINE OF LOUISIANA STREET AS ORIGINALLY PLATTED: THENCE NORTH 90°0'00" EAST (BEARING ASSUMED) PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE 57 FEET (57.81 FEET MEASURED) TO A POINT 140.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF COLLEGE AVENUE; THENCE SOUTH 00°12'25" WEST PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE 45.67 FEET; THENCE NORTH 89°49'23" WEST 57 FEET (57.74 FEET MEASURED) TO A POINT SOUTH 45'-8" BY PERPENDICULAR MEASURE FROM THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF SAID LOT 2; THENCE NORTH 00°07'33" EAST ALONG THE WEST LINE OF SAID LOT 2 AND LOT 1 A DISTANCE OF 45.67 FEET TO THE POINT OF BEGINNING, CONTAINING 2648 SQUARE FEET, MORE OR LESS.
ALSO, THE EAST 10 FEET OF CINCINNATI STREET, WEST OF ADJACENT TO SAID PARCEL 2 VACATED BY RESOLUTION RECORDED MAY 26, 1994, AS INSTRUMENT NO. 1994-0083785
ALSO, THAT PORTION OF VACATED LOUISIANA STREET NORTH OF ADJACENT TO SAID PARCEL 2, VACATED BY RESOLUTION RECORDED MAY 26, 1994, AS INSTRUMENT NO. 1994-0083785
PARCEL 3:
PART OF LOTS 2 AND 3 IN PAY'S SUBDIVISION OF OUT LOT 92 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 24, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT ON THE WEST LINE OF COLLEGE AVENUE (FORMERLY NOBLE STREET) 35 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 3 IN RAY'S SUBDIVISION OF OUT LOT 92 IN THE CITY OF INDIANAPOLIS, AND RUNNING THENCE NORTH 27 FEET AND 9 INCHES; THENCE WEST 140 FEET; THENCE SOUTH 27 FEET AND 9 INCHES; THENCE EAST 140 FEET TO THE PLACE OF BEGINNING.
PARCEL 5:
LOTS 1 THROUGH 9, BOTH INCLUSIVE, IN WILLIAM S. HUGHEY'S SUBDIVISION OF OUT LOT 88 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "O", PAGE 265, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA; LOT 10 IN THE RE-PLAT OF LOT 10 IN WILLIAM S. HUGHEY'S SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 1, PAGES 49 AND 50, IN THE OFFICE OF SAID RECORDER; LOTS 1 THROUGH 16, BOTH INCLUSIVE, IN YANDES AND WILKINS SUBDIVISION OF OUT LOT 87 OF SAID DONATION LANDS THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "U", PAGE 170 IN THE OFFICE OF SAID RECORDER; A PART OF THE ORIGINAL PLATTED LOUISIANA STREET, PARTS OF VACATED BATES STREET, VACATED COOK STREET, VACATED LIBERTY STREET, VACATED CINCINNATI STREET AND PARTS OF VACATED ALLEYS LYING WITHIN SAID OUT LOTS 87 AND 88, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF GEORGIA STREET WITH THE WEST RIGHT-OF-WAY LINE OF COLLEGE AVENUE (NOBLES STREET), SAID POINT BEING MARKED BUY CAPPED IRON REBAR MARKED "SEG"; THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID LINE EXTENDED SOUTHERLY 494.96 FEET TO THE CENTERLINE OF LOUISIANA STREET AS ORIGINALLY PLATED; THENCE NORTH 89 DEGREES 49 MINUTES 23 SECONDS WEST ALONG THE CENTERLINE OF SAID LOUISIANA STREET AS ORIGINALLY PLATTED 872.12 FEET TO THE EAST RIGHT-OF-WAY LINE OF EAST STREET EXTENDED SOUTHERLY; THENCE NORTH 00 DEGREES 10 MINUTES 41 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE AND SAID LINE EXTENDED SOUTHERLY 494.35 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GEORGIA STREET; THENCE SOUTH 89 DEGREES 51 MINUTES 47 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 870.62 FEET TO THE POINT OF BEGINNING.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: PGS | DRAWN BY: DJF | CHECKED BY: PGS

PATRICK G. SOWINSKI — STATE OF INDIANA — REGISTERED PROFESSIONAL ENGINEER — 21
NOT APPROVED FOR CONSTRUCTION

BUCKINGHAM COMPANIES

TITLE SHEET

FARM BUREAU
501 E. LOUISIANA STREET,
INDIANAPOLIS, IN 46202

ORIGINAL ISSUE: 4/1/2026
KHA PROJECT NO. 170291016
SHEET NUMBER C0.0

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Drawing name: K:\IND_LDEV\170291016_buckingham_farm bureau site_indianapolis_in\2 Design\CADD\plotsheets\C3.0-OVERALL SITE PLAN.dwg C3.0 Apr 01, 2026 6:46pm by: DouglasFuchs

CONCEPTUAL - DESIGN IN PROGRESS

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT TRAIL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- GRAVEL — SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

SITE SUMMARY

SITE ZONING	=	XX
SITE ACREAGE	=	XX AC.±
BUILDING AREA	=	XX SF
BUILDING HEIGHT	=	X' FT
PARKING SPACES (STANDARD) REQUIRED	=	XX SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	XX SPACES
PARKING SPACES (STANDARD) PROVIDED	=	XX SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	XX SPACES
TOTAL PARKING SPACES PROVIDED	=	XX SPACES

EXISTING LEGEND

- BOLLARD
- CONTROL BENCHMARK
- ROW MONUMENT
- FLAG POLE
- MAIL BOX
- UTILITY POLE
- POST
- SOIL BORING
- HANDICAP SYMBOL
- SIGN
- CABLE MANHOLE
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- TELEPHONE HAND HOLE
- TELEPHONE MARKER
- TELEPHONE MANHOLE
- FIBER OPTIC MAKER
- MISC LID
- MONITOR WELL
- GAS MARKER
- GAS METER
- GAS VALVE
- AC UNIT
- AREA LIGHT
- ELECTRICAL BOX
- ELECTRICAL HAND HOLE
- ELECTRICAL METER
- ELECTRICAL MANHOLE
- ELECTRICAL MARKER
- ELECTRICAL TRANSFORMER
- GUY POLE/WIRE
- POWER POLE
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- YARD LIGHT
- SANITARY CLEANOUT
- SANITARY MANHOLE
- VENT PIPE
- STORM CURB INLET
- STORM INLET
- STORM ROOF DRAIN
- STORM DRAIN MANHOLE
- STORM YARD DRAIN
- FIRE DEPT CONNECTION
- FIRE HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- WELL
- WATER METER
- WATER VALVE
- TREE / STUMP
- SWALE
- FENCE LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- TREE LINE
- TS — TOE OF SLOPE
- TB — TOP OF BANK
- FIB — UNDERGROUND FIBER OPTIC
- OHE — OVERHEAD ELECTRICAL
- GAS — UNDERGROUND GAS
- TEL — UNDERGROUND TELEPHONE

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)
ORIGINAL BENCHMARK: THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY NATIONAL GEODETIC SURVEY (NGS) UTILIZING THEIR ONLINE POSITIONING USER SERVICE (OPUS) SOFTWARE. THE COORDINATE VALUES SHOWN ARE IN THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE REFERENCED TO THE 1983 NORTH AMERICAN DATUM UTILIZING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) ADJUSTMENT AS DETERMINED BY NGS (NAD_83 (2011)) (EPOC 2010.00) WITH A REPORTED OVERALL ROOT MEAN SQUARE (RMS) OF 0.377 METERS.

TBM #100 A CAPPED REBAR SET IN THE GREEN SPACE NORTH OF EAST LOUISIANA STREET, LOCATED 7 FEET NORTH OF THE NORTH EDGE OF THE CONCRETE WALK AND 68 FEET EAST OF THE CENTER OF STORM MANHOLE 30028.
ELEVATION=716.96

TBM #105 A CAPPED REBAR SET IN THE GREEN SPACE SOUTH OF EAST GEORGIA STREET, THE LOCATED 17 FEET SOUTH OF THE CENTERLINE OF EAST GEORGIA STREET AND 78 FEET EAST OF THE CENTER OF THE STORM CURB INLET 32330.
ELEVATION=711.31

TBM #107 A MAG NAIL WITH WASHER SET IN THE NORTHWEST SIDE OF THE INTERSECTION OF EAST GEORGIA STREET & NORTH COLLEGE AVENUE, LOCATED 12 FEET NORTH OF THE CENTERLINE OF EAST GEORGIA STREET AND 20 FEET WEST OF THE CENTERLINE OF NORTH COLLEGE AVENUE.
ELEVATION=731.02

TBM #108 A MAG NAIL WITH WASHER SET IN THE WEST EDGE OF THE CONCRETE WALK ALONG THE WEST SIDE OF NORTH COLLEGE AVENUE, LOCATED 76 FEET SOUTH OF STORM MANHOLE 32318 AND 22 FEET WEST OF THE CENTERLINE OF NORTH COLLEGE AVENUE.
ELEVATION=734.62

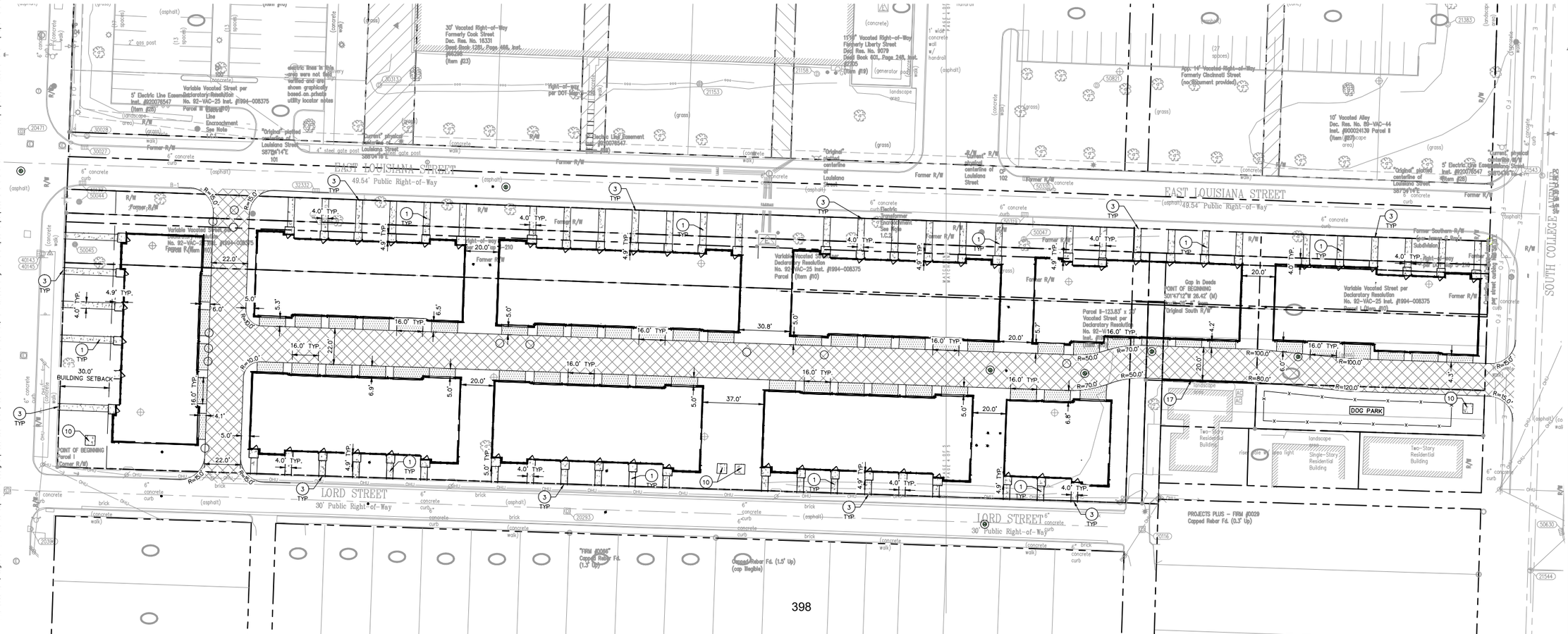
KEY NOTES

1. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
2. COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
3. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
4. ACCESSIBLE RAMP (SEE DETAILS)
5. 2' WIDE TACTILE WARNING STRIP
6. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
7. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
8. CONCRETE BOLLARD, TYP. (SEE DETAILS)
9. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
10. TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
11. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
12. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
13. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
14. RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
15. 2' CURB TURNOUT (SEE DETAILS)
16. 3-FT TRANSITION CURB (SEE DETAILS)
17. VARIABLE HEIGHT TALL CURB. SEE GRADING PLAN FOR DETAILS.

Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'



| | | |

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Drawing name: K:\IND_LDEV\170291016_Buckingham_farm bureau site_Indianapolis_Jn\2 Design\CADD\plansheets\C5.0-OVERALL GRADING AND DRAINAGE PLAN.dwg C5.0 Apr 01, 2026 6:46pm by: Douglas.Fuchs

CONCEPTUAL - DESIGN IN PROGRESS

GRADING LEGEND

XXX.XX	FINISHED GRADE SPOT ELEVATION
TC XXX.XX / BC XXX.XX	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
FL XXX.XX	FLOW LINE SPOT ELEVATION
ME XXX.XX	MATCH EXISTING SPOT ELEVATION
FF XXX.XX	FINISHED FLOOR SPOT ELEVATION
FG XXX.XX	FINISHED GRADE NEAR BUILDING SPOT ELEVATION
TW XXX.XX	TOP OF WALL SPOT ELEVATION
BW XXX.XX	BOTTOM OF WALL SPOT ELEVATION
R XXX.XX	RIM ELEVATION
STR XX R XXX.XX	STRUCTURE ID & RIM ELEVATION
STR XX INV XXX.XX	STRUCTURE ID & INVERT ELEVATION
620	PROPOSED CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY
	PROPOSED SWALE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER STRUCTURES
	PROPOSED LIGHT POLES
T	PROPOSED TRANSFORMER PAD

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
POST	AREA LIGHT	STORM ROOF DRAIN
SOIL BORING	ELECTRICAL BOX	STORM DRAIN MANHOLE
HANDICAP SYMBOL	ELECTRICAL HAND HOLE	STORM YARD DRAIN
SIGN	ELECTRICAL METER	FIRE DEPT CONNECTION
CABLE MANHOLE	ELECTRICAL MANHOLE	FIRE HYDRANT
CABLE PEDESTAL	ELECTRICAL MARKER	IRRIGATION VALVE
TELEPHONE PEDESTAL	ELECTRICAL TRANSFORMER	POST INDICATOR VALVE
TELEPHONE HAND HOLE	GUY POLE/WIRE	WELL
TELEPHONE MARKER	POWER POLE	WATER METER
TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MARKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE	TS TOE OF SLOPE	
X FENCE LINE	TB TOP OF BANK	
SS SANITARY SEWER	FIB UNDERGROUND FIBER OPTIC	
SD STORM DRAIN	OHE OVERHEAD ELECTRICAL	
W WATER LINE	GAS UNDERGROUND GAS	
TREE LINE	TEL UNDERGROUND TELEPHONE	

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)
ORIGINAL BENCHMARK: THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY NATIONAL GEODETIC SURVEY (NGS) UTILIZING THEIR ONLINE POSITIONING USER SERVICE (OPUS) SOFTWARE. THE COORDINATE VALUES SHOWN ARE IN THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE REFERENCED TO THE 1983 NORTH AMERICAN DATUM UTILIZING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) ADJUSTMENT AS DETERMINED BY NGS (NAD_83 (2011)) (EPOC 2010.00) WITH A REPORTED OVERALL ROOT MEAN SQUARE (RMS) OF 0.377 METERS.

TBM #100 A CAPPED REBAR SET IN THE GREEN SPACE NORTH OF EAST LOUISIANA STREET, LOCATED 7 FEET NORTH OF THE NORTH EDGE OF THE CONCRETE WALK AND 68 FEET EAST OF THE CENTER OF STORM MANHOLE 30028.
ELEVATION=716.96

TBM #105 A CAPPED REBAR SET IN THE GREEN SPACE SOUTH OF EAST GEORGIA STREET, THE LOCATED 17 FEET SOUTH OF THE CENTERLINE OF EAST GEORGIA STREET AND 78 FEET EAST OF THE CENTER OF THE STORM CURB INLET 32330.
ELEVATION=711.31

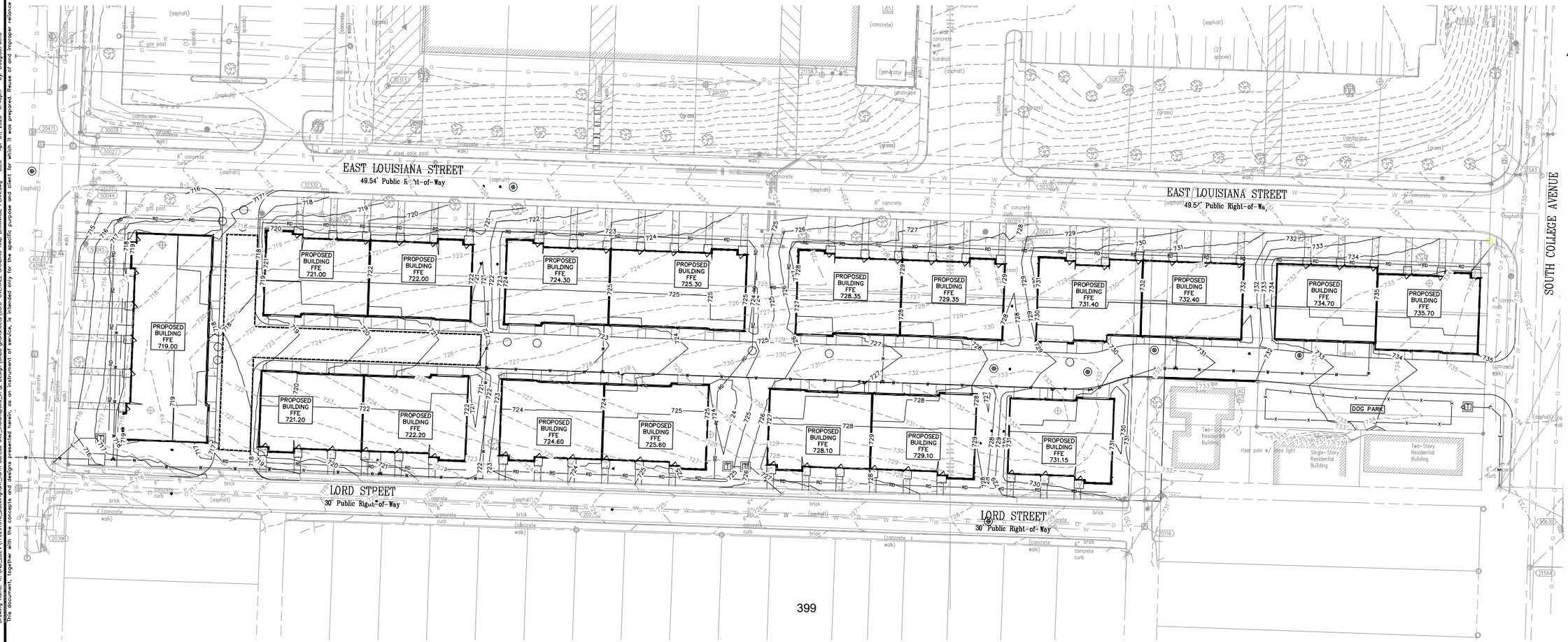
TBM #107 A MAG NAIL WITH WASHER SET IN THE NORTHWEST SIDE OF THE INTERSECTION OF EAST GEORGIA STREET & NORTH COLLEGE AVENUE, LOCATED 12 FEET NORTH OF THE CENTERLINE OF EAST GEORGIA STREET AND 20 FEET WEST OF THE CENTERLINE OF NORTH COLLEGE AVENUE.
ELEVATION=731.02

TBM #108 A MAG NAIL WITH WASHER SET IN THE WEST EDGE OF THE CONCRETE WALK ALONG THE WEST SIDE OF NORTH COLLEGE AVENUE, LOCATED 76 FEET SOUTH OF STORM MANHOLE 32318 AND 22 FEET WEST OF THE CENTERLINE OF NORTH COLLEGE AVENUE.
ELEVATION=734.62

Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'



Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

SCALE: AS NOTED
DESIGNED BY: PCS
DRAWN BY: DJF
CHECKED BY: PCS

PATRICK C. SMITH REGISTERED PROFESSIONAL ENGINEER STATE OF INDIANA
PRELIMINARY NOT APPROVED FOR CONSTRUCTION
4/1/2026

BUCKINGHAM COMPANIES

OVERALL GRADING AND DRAINAGE PLAN

FARM BUREAU
501 E. LOUISIANA STREET,
INDIANAPOLIS, IN 46202

ORIGINAL ISSUE: 4/1/2026
KHA PROJECT NO. 170291016
SHEET NUMBER C5.0

BUCKINGHAM COMPANIES

FARM BUREAU TOWNHOMES

50% SCHEMATIC DESIGN

04/01/2026

LAS Project No. 12936-00

Buckingham Companies
Client

941 N. Meridian
Indianapolis, IN 46204
(317) 554-6732

Lord Aeck Sargent
Architect

1175 Peachtree Street NE
100 Colony Square
Suite 2400
Atlanta, GA 30361
(404) 253-1400
(404) 253-1401 - Fax

Kimley-Horn
Civil

500 E 96th St. #300
Indianapolis, IN, 46240
(317) 533-6362

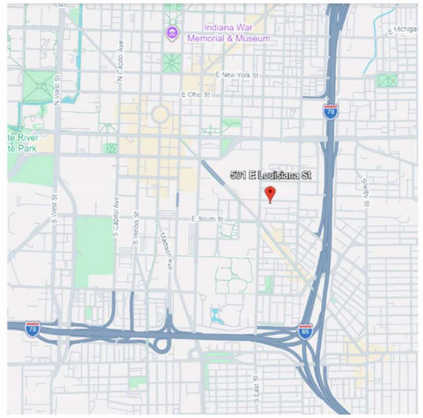
Structural Consultant Name
Structural

Address
City, State, Zip
(XXX)XXX-XXXX
(XXX)XXX-XXXX - Fax

Engineering Consultant Name
MEP

Address
City, State, Zip
(XXX)XXX-XXXX
(XXX)XXX-XXXX - Fax

VICINITY MAP



PROJECT NARRATIVE

THIS PROJECT CONSISTS OF 58 BUILD-TO-RENT TOWNHOMES. THE TOWNHOMES ARE ORGANIZED INTO FIVE BUILDING TYPES AND 10 TOTAL TOWNHOME BUILDINGS. EACH TOWNHOME HAS AN ATTACHED PRIVATE GARAGE.

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REVISION

SEAL

SHEET TITLE
COVER SHEET

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES

LOCATION
225 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE
04/01/2026

JOB. NO.
12936-00

DWG. NO.
G000

CONCEPTUAL - DESIGN IN PROGRESS

NOT FOR CONSTRUCTION - 50% SCHEMATIC DESIGN

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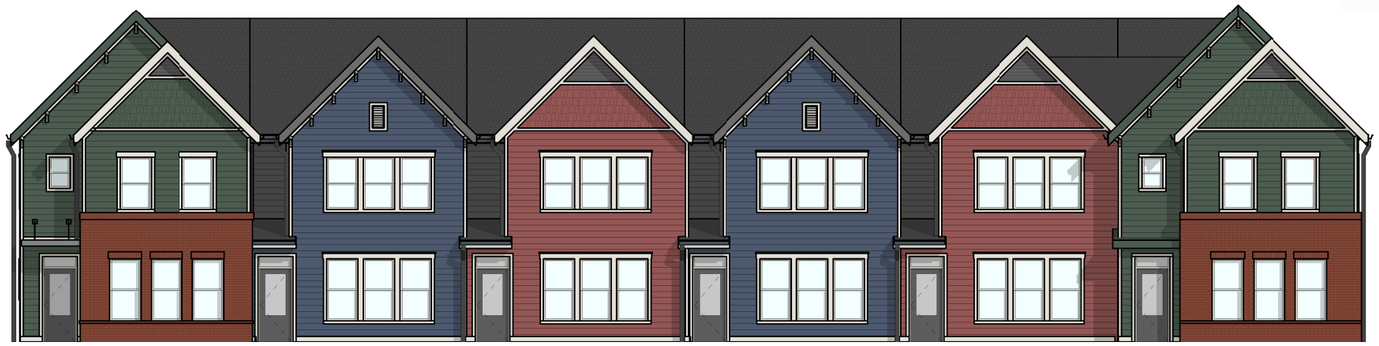
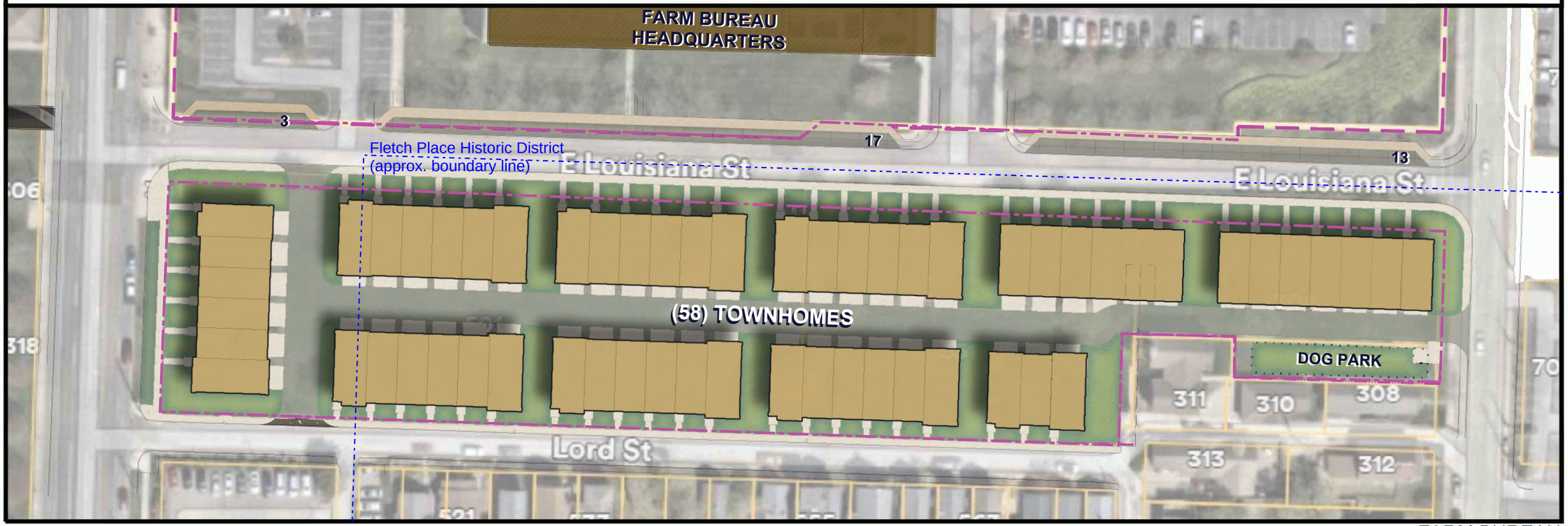


TOWNHOMES Type V Two-Story (3.09 AC)			
Units	**QTY**	**RSF/Unit**	**Total RSF**
A	42	1456	61152
B	8	1641	13128
C	8	1848	14784
Total Units	**58**	**1536**	**89064**
		SF/Unit	
Garages	**58**	**430**	**24940**
Total GSF			**114004**
Two-Stall Private Garages per Townhome Unit			



FARM BUREAU

CONFIDENTIAL, CONCEPTUAL, SUBJECT TO CHANGE, FOR ILLUSTRATION PURPOSES ONLY

FARM BUREAU
INDIANAPOLIS, IN
APRIL 6, 2026
SCALE: 3 / 16" = 1' - 0"

CONCEPTUAL - DESIGN IN PROGRESS

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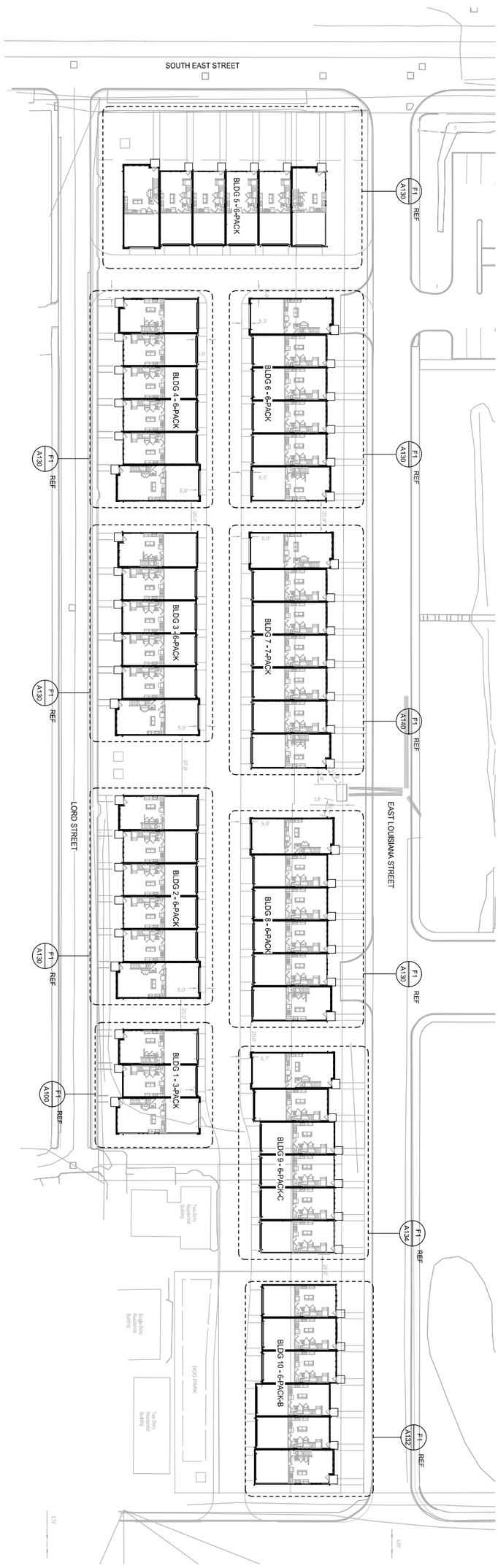

402

PROJECT NORTH

KEY PLAN

SEAL

G002	DWG. NO.	JOB NO. 12936-00	ISSUE DATE 04/01/2026

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES
LOCATION
225 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

SHEET TITLE
SITE PLAN

REVISION

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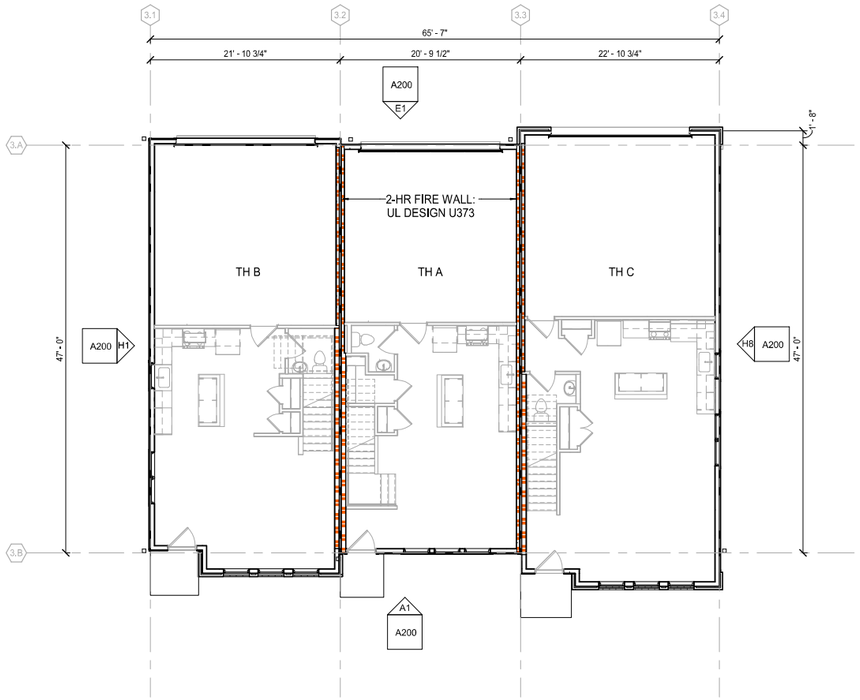

F1 TH 3-PACK - LEVEL 01 PLAN
0 4' 8' 16' 1/8" = 1'-0"

PLACEHOLDER FOR SLAB PLAN

MATERIAL KEYNOTES

07 71 23.D DOWNSPOUT

PLAN LEGEND

- X' - XX" — BRICK LEDGE, 4 3/4" WIDE
- X/X" — SLAB DROP
- BEGIN SLAB SLOPE
- DS — DOWNSPOUT 07 71 23.D
- GARAGE DOOR WASHOUT

FLOOR PLAN GENERAL NOTES

A. SEE A100 SERIES DRAWINGS FOR ENLARGED TOWNHOME PLANS.
B. SEE G009 AND G010 FOR WALL TYPE ASSEMBLIES.
C. DOUBLE STUD CONSTRUCTION IS TO BE USED AT ALL DOOR OPENINGS.
D. ALL PENETRATIONS IN RATED ASSEMBLIES SHALL BE SEALED WITH APPROVED, CURRENT FIRESTOP ASSEMBLIES APPROPRIATE FOR THE RATED ASSEMBLY.
E. DIMENSIONS TO EXTERIOR DOORS AND WINDOWS ARE TO THE CENTERLINE OF THE OPENING.
F. PREROCK AT CONDITIONS WHERE A TUB OR SHOWER PAN IS ADJACENT TO A RATED OR EXTERIOR WALL.

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REVISION

KEY PLAN

PROJECT NORTH

SEAL

ISSUE DATE 04/01/2026

JOB NO. 12936-00

DWG. NO. A100

SHEET TITLE
SLAB & LEVEL 01 PLANS - TOWNHOMES
3-PACK

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES
LOCATION
225 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

BUCKINGHAM COMPANIES

CONCEPTUAL - DESIGN IN PROGRESS

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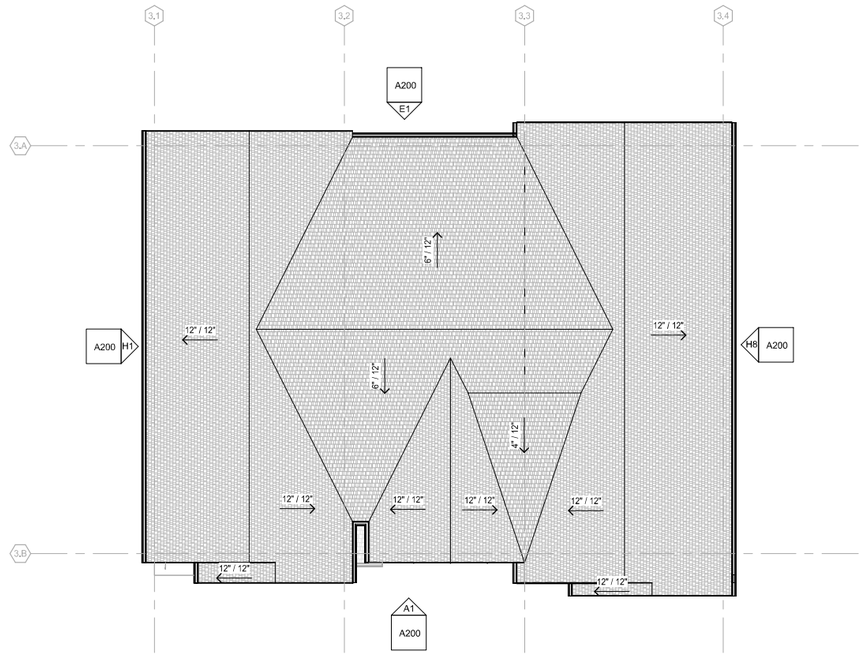
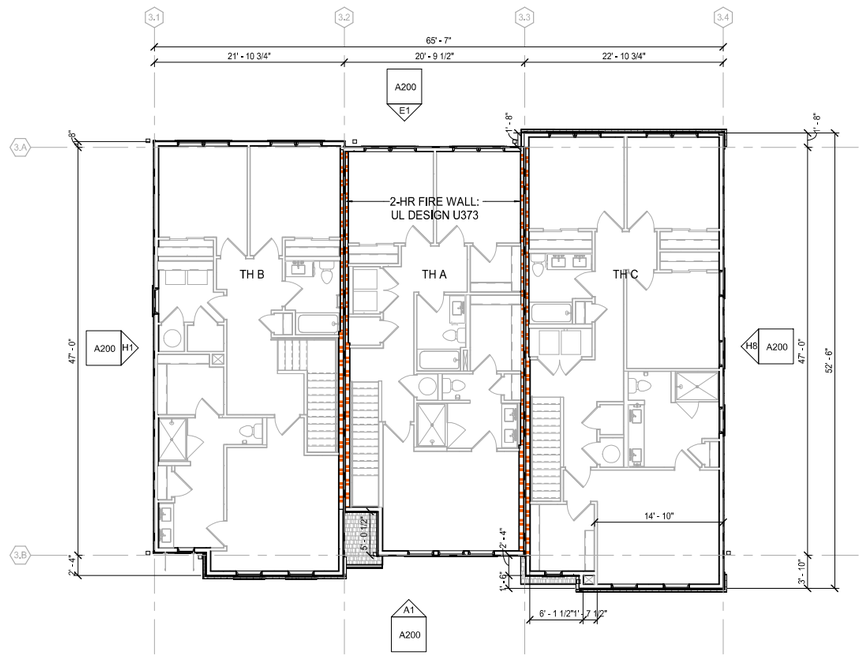


F1 TH 3-PACK - ROOF PLAN
0 4' 8' 16' 1/8" = 1'-0"



A1 TH 3-PACK - LEVEL 02 PLAN
0 4' 8' 16' 1/8" = 1'-0"

404

MATERIAL KEYNOTES

07 71 23.D	DOWNSPOUT

ROOF PLAN LEGEND

- ASPHALT SHINGLE
- DS — DOWNSPOUT 07 71 23.D
- ROOF LOUVER VENTS
- RIDGE VENT, 18 SQ. IN. / FT. NET FREE AREA
- CONTINUOUS SOFFIT VENT, 12.6 SQ. IN. / FT. NET FREE
- NO ROOF PENETRATIONS W/IN 4' OF DEMISING WALLS
- X"/ 12" — APPROXIMATE ROOF SLOPE, SEE SPOT ELEVATIONS AND BUILDING SECTIONS FOR ROOF TOP AND BOTTOM OF SLOPE ELEVATIONS ABOVE SLAB ON GRADE
- WALL EXT. STUD BELOW

REF. A114 FOR "FLOOR PLAN GENERAL NOTES"

GENERAL NOTES

A. INSTALL SOFFIT AND RIDGE VENTS AS WELL AS ADDITIONAL INTAKE AND EXHAUST VENTS TO ACHIEVE APPROPRIATE ATTIC VENTILATION PER ATTIC VENTILATION SCHEDULE. INTAKE AND EXHAUST VENTS TO BE EVENLY DISTRIBUTED THROUGHOUT EACH ATTIC COMPARTMENT TO ENSURE SUFFICIENT VENTILATION.
B. REFER TO G110 FOR ATTIC VENTILLATION CALCULATIONS PER COMPARTMENT AREAS
C. GUTTERS TO BE 5" WIDE. DOWNSPOUTS TO BE 3"X4" PLAIN RECTANGULAR. GUTTERS AND DOWNSPOUTS TO BE BLACK COLOR, UNO.
D. SPACE DOWNSPOUTS AS INDICATED ON PLAN.

DOWNSPOUT CALCULATIONS (REF. TABLE XXXX.X OF 2008 INTERNATIONAL PLUMBING CODE)

PER SMACNA, INDIANA RAINFALL RATE: X.X PER HOUR
PER IPC, DALLAS RAINFALL RATE: X.XX PER HOUR
PROFILE DOWNSPOUT: 3" X 4"
CAPACITY OF 3" X 4" DOWNSPOUT: XXX GALLONS PER MINUTE (GPM)

GPM FOR ROOF AREA =0.0104 ROOF AREA (SF) X RAINFALL (INCHES)

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REVISION

KEY PLAN

SEAL

PROJECT NORTH

ISSUE DATE 04/01/2026
JOB. NO. 12936-00
DWG. NO. A101

SHEET TITLE
LEVEL 02 & ROOF PLAN - TOWNHOMES 3-PACK

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES
LOCATION
225 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

CONCEPTUAL - DESIGN IN PROGRESS

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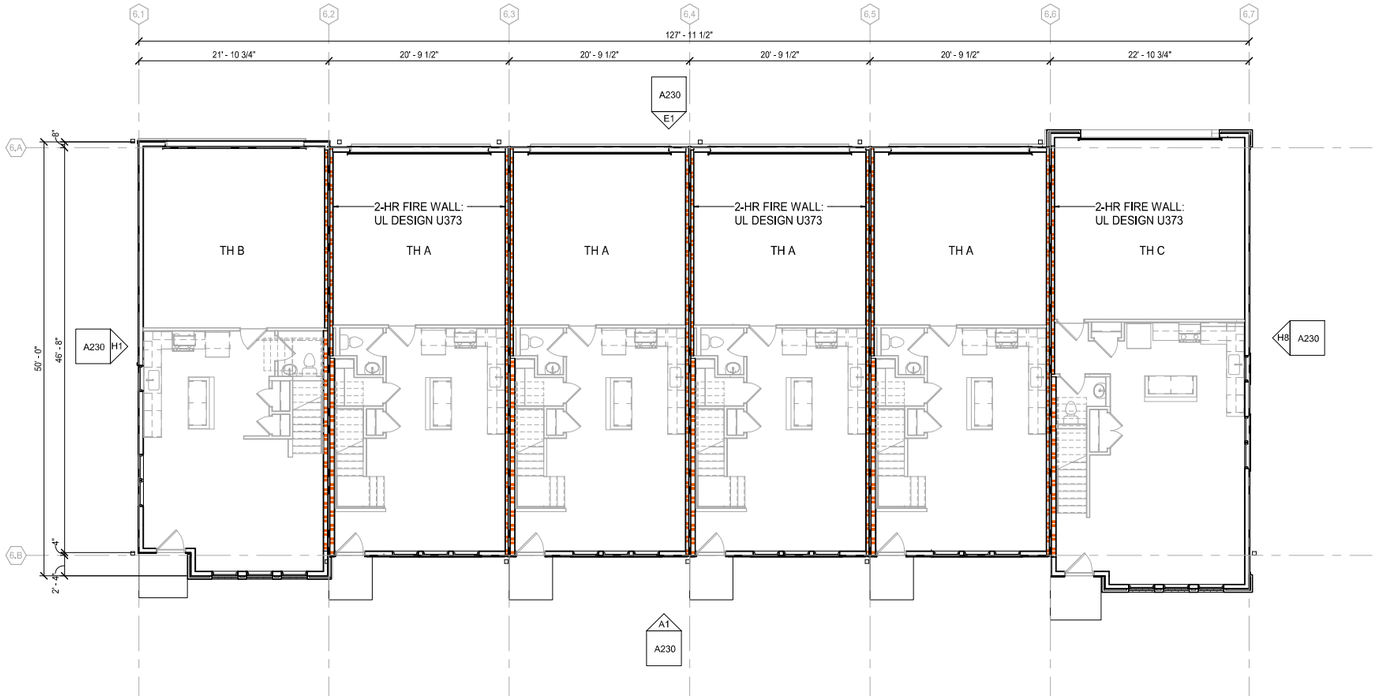

F1 TH 6-PACK - LEVEL 01 PLAN
0 4' 8' 16' 1/8" = 1'-0"

PLACEHOLDER FOR SLAB PLAN

MATERIAL KEYNOTES

07 71 23.D DOWNSPOUT

PLAN LEGEND

- X' - XX" — BRICK LEDGE, 4 3/4" WIDE
- X/X" — SLAB DROP
- BEGIN SLAB SLOPE
- DS — DOWNSPOUT 07 71 23.D
- GARAGE DOOR WASHOUT

FLOOR PLAN GENERAL NOTES

A. SEE A100 SERIES DRAWINGS FOR ENLARGED TOWNHOME PLANS.
B. SEE G009 AND G010 FOR WALL TYPE ASSEMBLIES.
C. DOUBLE STUD CONSTRUCTION IS TO BE USED AT ALL DOOR OPENINGS.
D. ALL PENETRATIONS IN RATED ASSEMBLIES SHALL BE SEALED WITH APPROVED, CURRENT FIRESTOP ASSEMBLIES APPROPRIATE FOR THE RATED ASSEMBLY.
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F. PREROCK AT CONDITIONS WHERE A TUB OR SHOWER PAN IS ADJACENT TO A RATED OR EXTERIOR WALL.

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REVISION:

KEY PLAN

PROJECT NORTH

SEAL

ISSUE DATE 04/01/2026

JOB NO. 12936-00

DWG. NO. A130

SHEET TITLE
SLAB & LEVEL 01 PLANS - TOWNHOMES
6-PACK

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES
LOCATION
225 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

BUCKINGHAM COMPANIES

CONCEPTUAL - DESIGN IN PROGRESS

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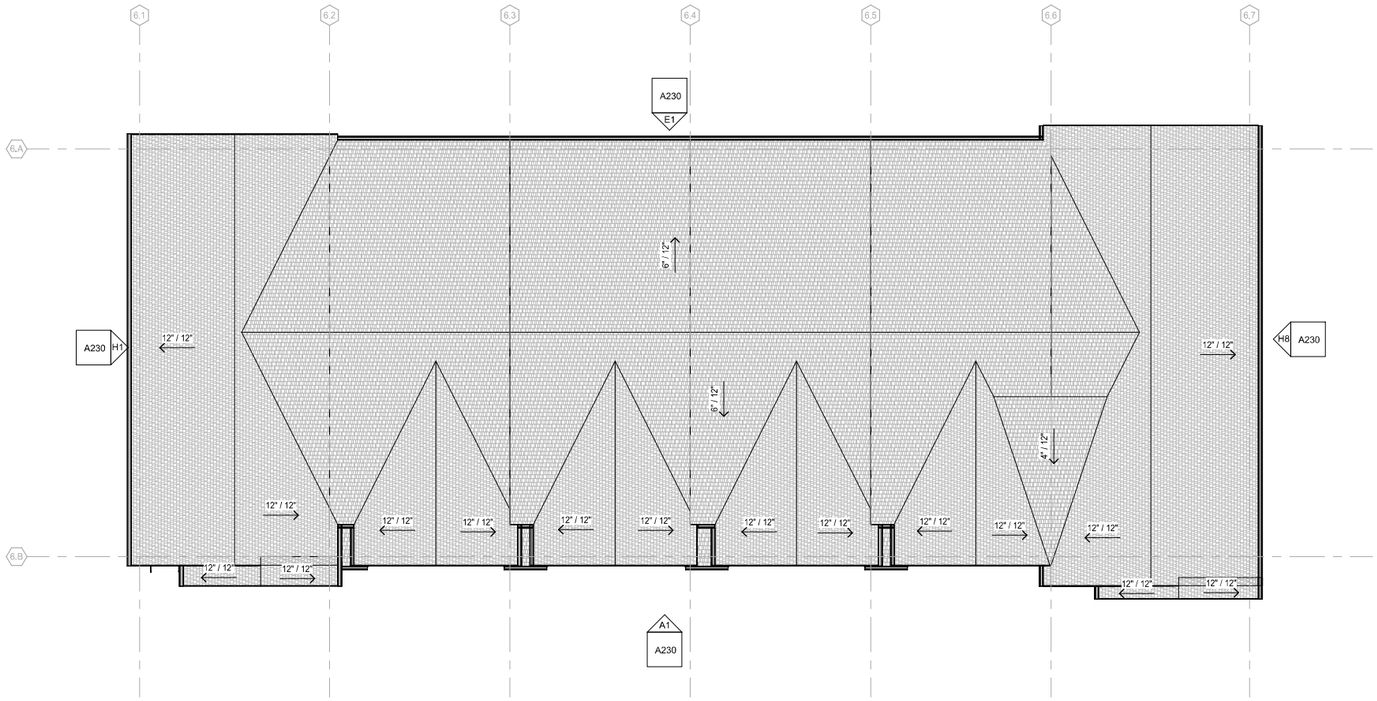
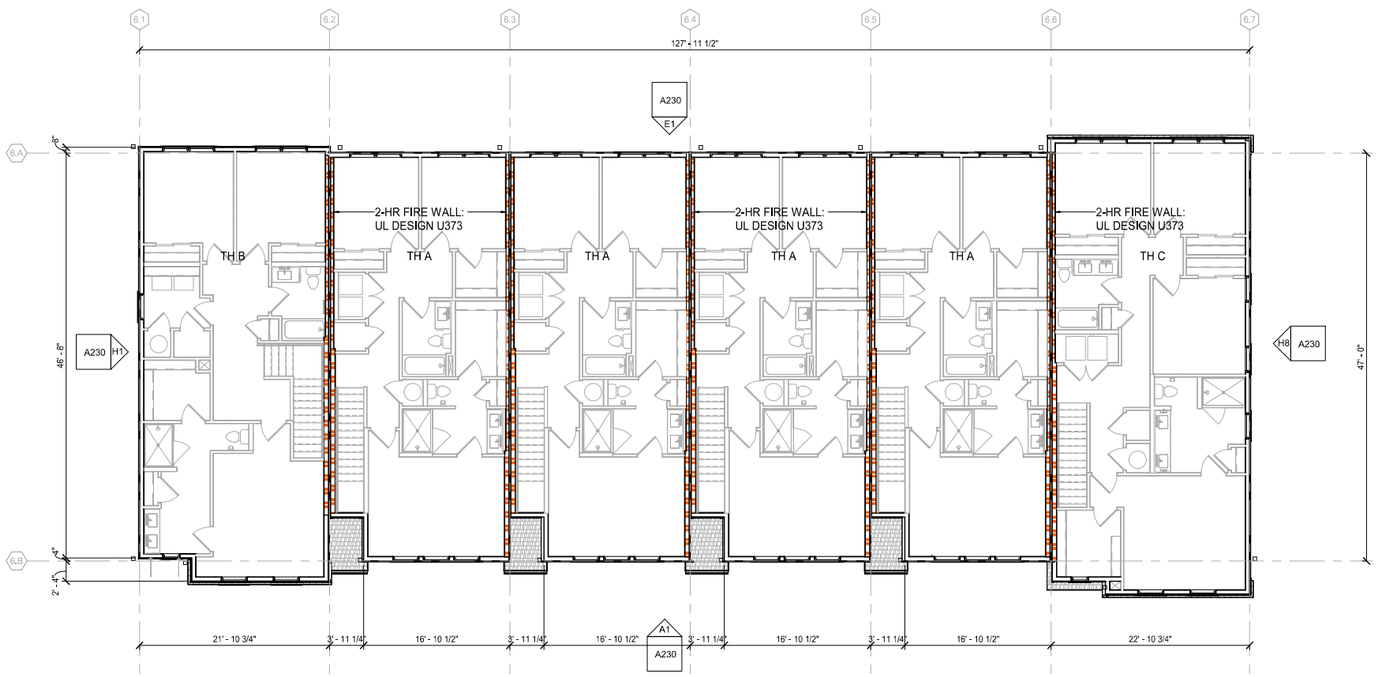


F1 TH 6-PACK - ROOF PLAN
0 4' 8' 16' 1/8" = 1'-0"



A1 TH 6-PACK - LEVEL 02 PLAN
0 4' 8' 16' 1/8" = 1'-0"

MATERIAL KEYNOTES

07 71 23.D DOWNSPOUT

ROOF PLAN LEGEND

- ASPHALT SHINGLE
- DS — DOWNSPOUT 07 71 23.D
- ROOF LOUVER VENTS
- RIDGE VENT, 18 SQ. IN. / FT. NET FREE AREA
- CONTINUOUS SOFFIT VENT, 12.6 SQ. IN. / FT. NET FREE
- NO ROOF PENETRATIONS W/IN 4' OF DEMISING WALLS
- X"/ 12" — APPROXIMATE ROOF SLOPE, SEE SPOT ELEVATIONS AND BUILDING SECTIONS FOR ROOF TOP AND BOTTOM OF SLOPE ELEVATIONS ABOVE SLAB ON GRADE
- WALL EXT. STUD BELOW

REF. A114 FOR "FLOOR PLAN GENERAL NOTES"

GENERAL NOTES

A. INSTALL SOFFIT AND RIDGE VENTS AS WELL AS ADDITIONAL INTAKE AND EXHAUST VENTS TO ACHIEVE APPROPRIATE ATTIC VENTILATION PER ATTIC VENTILATION SCHEDULE. INTAKE AND EXHAUST VENTS TO BE EVENLY DISTRIBUTED THROUGHOUT EACH ATTIC COMPARTMENT TO ENSURE SUFFICIENT VENTILATION.
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D. SPACE DOWNSPOUTS AS INDICATED ON PLAN.

DOWNSPOUT CALCULATIONS (REF. TABLE XXXX.X OF 2008 INTERNATIONAL PLUMBING CODE)

PER SMACNA, INDIANA RAINFALL RATE: X.X PER HOUR
PER IPC, DALLAS RAINFALL RATE: X.XX PER HOUR
PROFILE DOWNSPOUT: 3" X 4"
CAPACITY OF 3" X 4" DOWNSPOUT: XXX GALLONS PER MINUTE (GPM)

GPM FOR ROOF AREA =0.0104 ROOF AREA (SF) X RAINFALL (INCHES)

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REVISION

SHEET TITLE
LEVEL 02 & ROOF PLAN - TOWNHOMES
6-PACK

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES
LOCATION
225 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

KEY PLAN

SEAL

ISSUE DATE
04/01/2026
JOB. NO.
12936-00
DWG. NO.
A131

PROJECT NORTH

CONCEPTUAL - DESIGN IN PROGRESS

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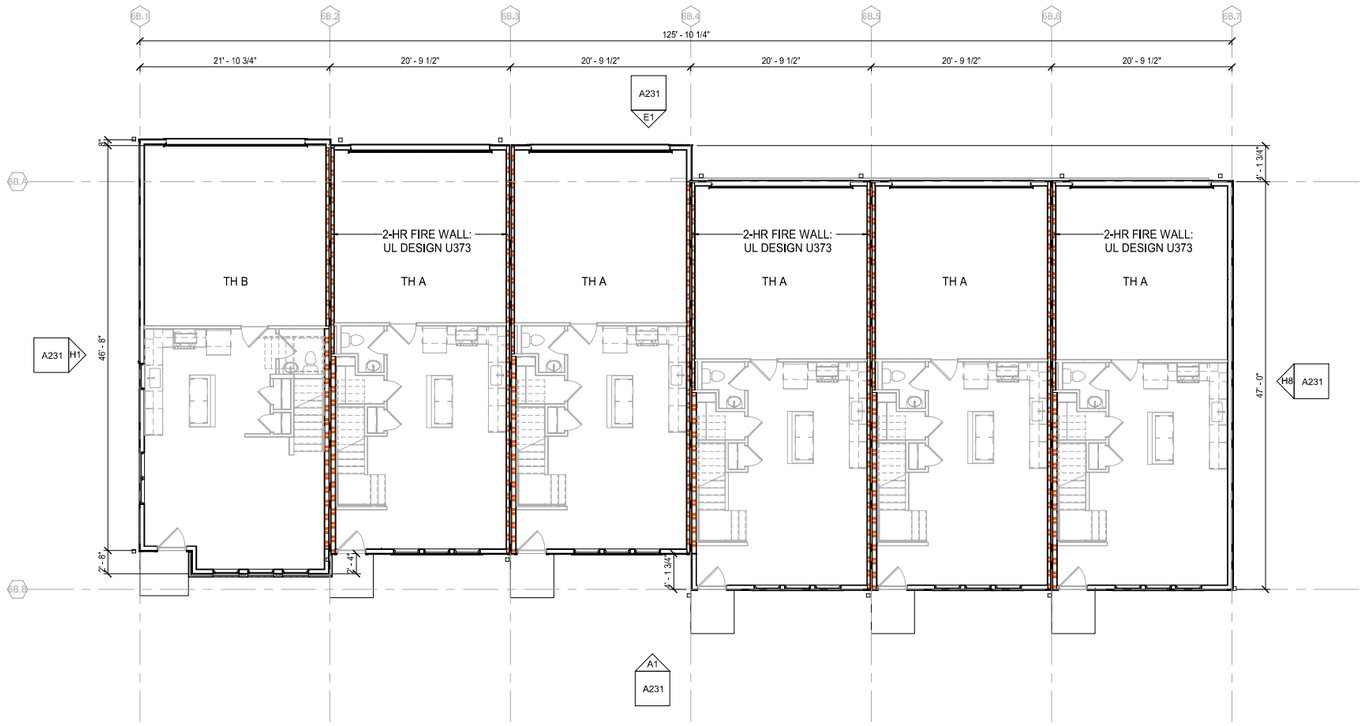

F1 TH 6-PACK B - LEVEL 01 PLAN
0 4' 8' 16' 1/8" = 1'-0"

PLACEHOLDER FOR SLAB PLAN

MATERIAL KEYNOTES

07 71 23.D DOWNSPOUT

ROOF PLAN LEGEND

- ASPHALT SHINGLE
- DS DOWNSPOUT 07 71 23.D
- ROOF LOUVER VENTS
- RIDGE VENT, 18 SQ. IN. / FT. NET FREE AREA
- CONTINUOUS SOFFIT VENT, 12.6 SQ. IN. / FT. NET FREE
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- X'/ 12" APPROXIMATE ROOF SLOPE, SEE SPOT ELEVATIONS AND BUILDING SECTIONS FOR ROOF TOP AND BOTTOM OF SLOPE ELEVATIONS ABOVE SLAB ON GRADE
- WALL EXT. STUD BELOW

REF. A114 FOR "FLOOR PLAN GENERAL NOTES"

GENERAL NOTES

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CAPACITY OF 3" X 4" DOWNSPOUT: XXX GALLONS PER MINUTE (GPM)

GPM FOR ROOF AREA =0.0104 ROOF AREA (SF) X RAINFALL (INCHES)

KEY PLAN

PROJECT NORTH

SEAL

LORD AECK SARGENT

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REVISION

ISSUE DATE 04/01/2026
JOB. NO. 12936-00
DWG. NO. A132

SHEET TITLE
SLAB PLAN & LEVEL 01 - TOWNHOMES
6-PACK - TH B

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES
LOCATION
225 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

CONCEPTUAL - DESIGN IN PROGRESS

NOT FOR CONSTRUCTION - 50% SCHEMATIC DESIGN

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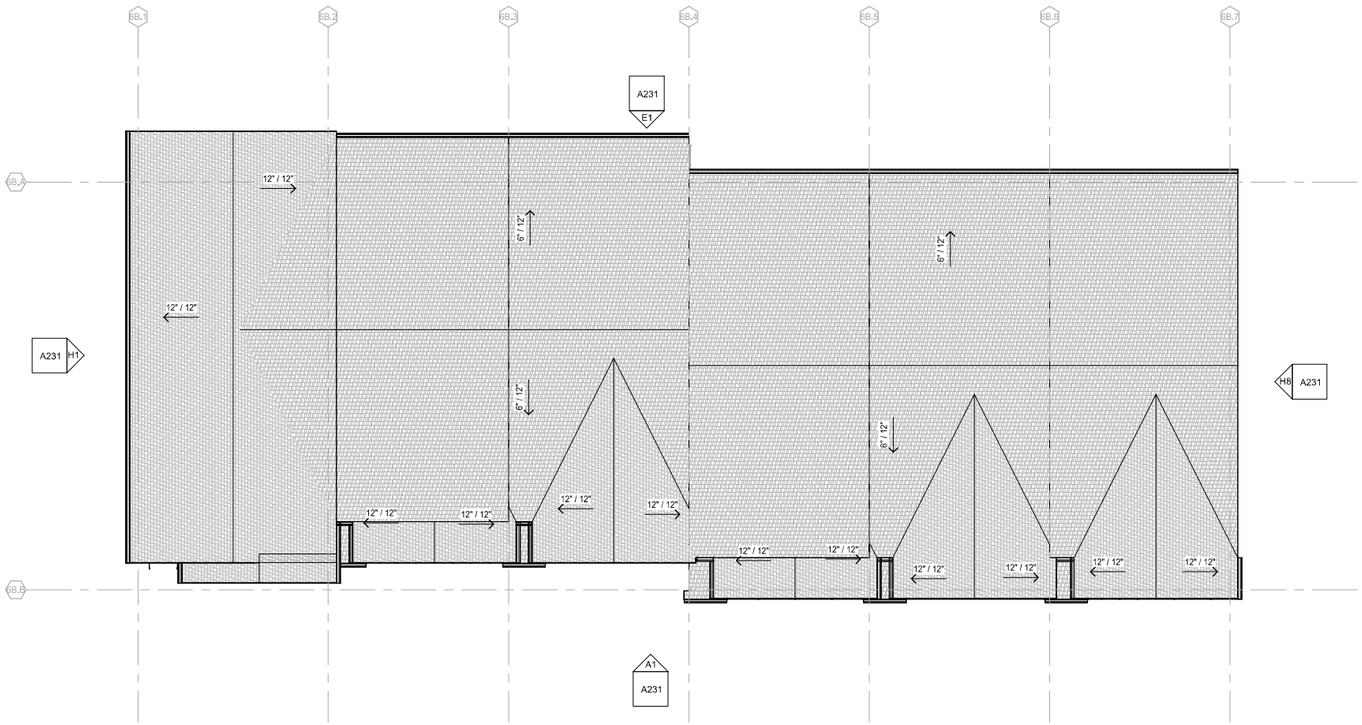
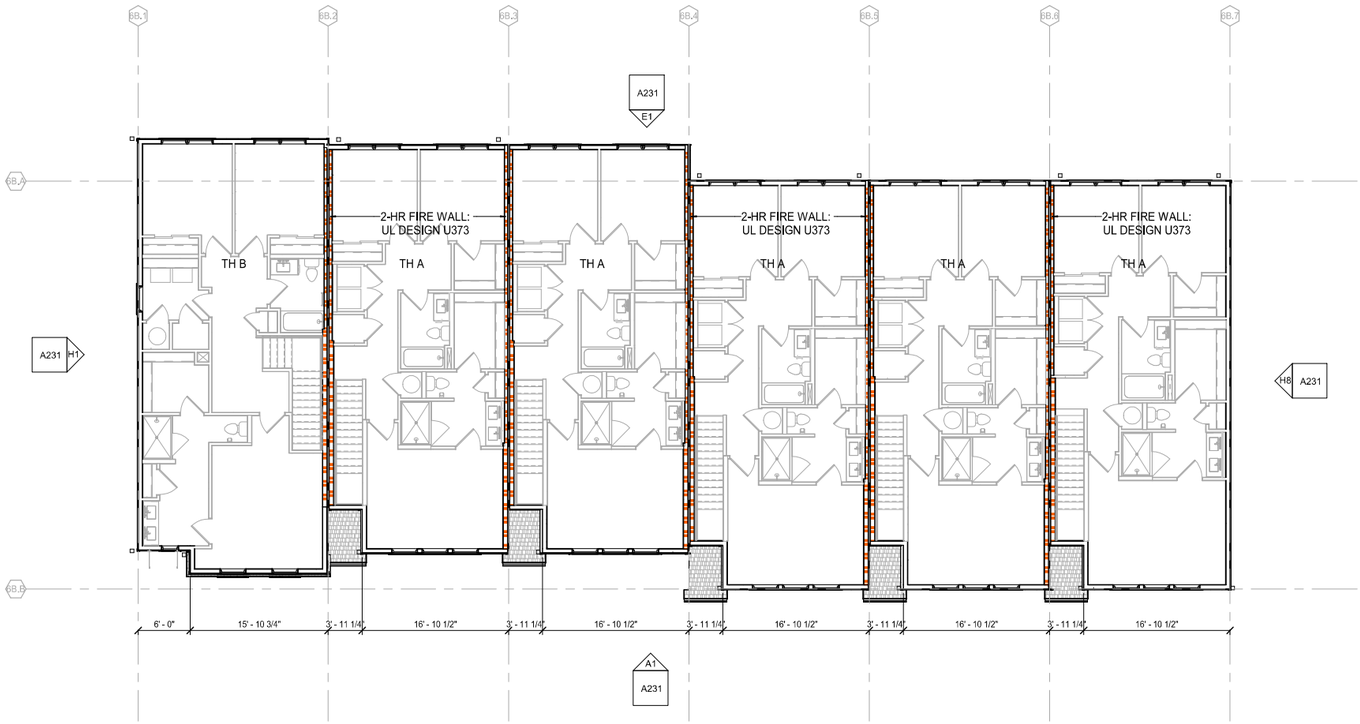


F1 TH 6-PACK B - ROOF PLAN
0 4' 8' 16' 1/8" = 1'-0"



A1 TH 6-PACK B - LEVEL 02 PLAN
0 4' 8' 16' 1/8" = 1'-0"

408

MATERIAL KEYNOTES

07 71 23.D	DOWNSPOUT

ROOF PLAN LEGEND

- ASPHALT SHINGLE
- DS — DOWNSPOUT 07 71 23.D
- ROOF LOUVER VENTS
- RIDGE VENT, 18 SQ. IN. / FT. NET FREE AREA
- CONTINUOUS SOFFIT VENT, 12.6 SQ. IN. / FT. NET FREE
- NO ROOF PENETRATIONS W/IN 4' OF DEMISING WALLS
- X"/ 12" — APPROXIMATE ROOF SLOPE, SEE SPOT ELEVATIONS AND BUILDING SECTIONS FOR ROOF TOP AND BOTTOM OF SLOPE ELEVATIONS ABOVE SLAB ON GRADE
- WALL EXT. STUD BELOW

REF. A114 FOR "FLOOR PLAN GENERAL NOTES"

GENERAL NOTES

A. INSTALL SOFFIT AND RIDGE VENTS AS WELL AS ADDITIONAL INTAKE AND EXHAUST VENTS TO ACHIEVE APPROPRIATE ATTIC VENTILATION PER ATTIC VENTILATION SCHEDULE. INTAKE AND EXHAUST VENTS TO BE EVENLY DISTRIBUTED THROUGHOUT EACH ATTIC COMPARTMENT TO ENSURE SUFFICIENT VENTILATION.
B. REFER TO G110 FOR ATTIC VENTILLATION CALCULATIONS PER COMPARTMENT AREAS
C. GUTTERS TO BE 5" WIDE. DOWNSPOUTS TO BE 3"X4" PLAIN RECTANGULAR. GUTTERS AND DOWNSPOUTS TO BE BLACK COLOR, UNO.
D. SPACE DOWNSPOUTS AS INDICATED ON PLAN.

DOWNSPOUT CALCULATIONS (REF. TABLE XXXX.X OF 2008 INTERNATIONAL PLUMBING CODE)

PER SMACNA, INDIANA RAINFALL RATE: X.X PER HOUR
PER IPC, DALLAS RAINFALL RATE: X.XX PER HOUR
PROFILE DOWNSPOUT: 3" X 4"
CAPACITY OF 3" X 4" DOWNSPOUT: XXX GALLONS PER MINUTE (GPM)

GPM FOR ROOF AREA =0.0104 ROOF AREA (SF) X RAINFALL (INCHES)

KEY PLAN

PROJECT NORTH

SEAL

LORD AECK SARGENT

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REVISION

SHEET TITLE
LEVEL 02 & ROOF PLAN - TOWNHOMES
6-PACK - TH B

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES
LOCATION
225 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE
04/01/2026
JOB. NO.
12936-00
DWG. NO.
A133

CONCEPTUAL - DESIGN IN PROGRESS

NOT FOR CONSTRUCTION - 50% SCHEMATIC DESIGN

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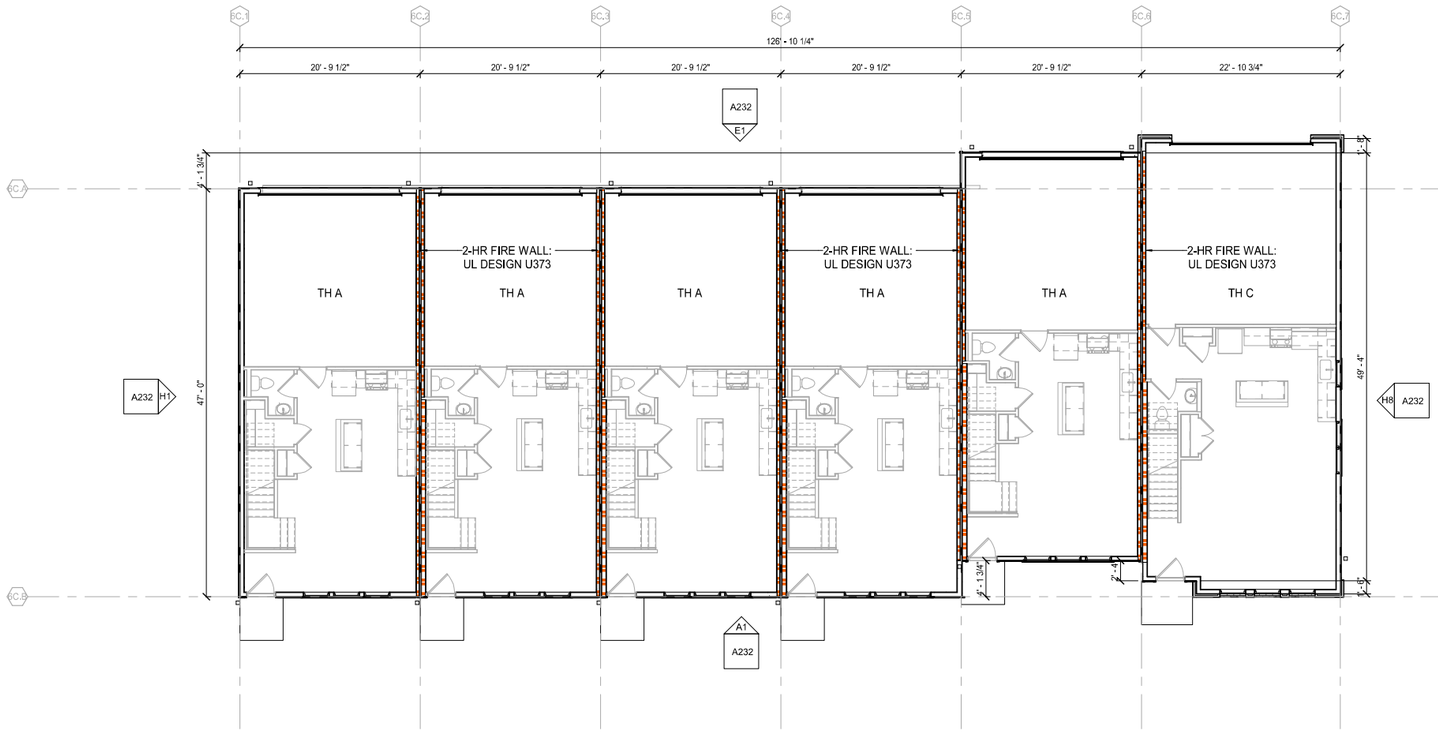

F1 TH 6-PACK C - LEVEL 01 PLAN
0 4' 8' 16' 1/8" = 1'-0"

PLACEHOLDER FOR SLAB PLAN

MATERIAL KEYNOTES

07 71 23.D DOWNSPOUT

ROOF PLAN LEGEND

- ASPHALT SHINGLE
- DS DOWNSPOUT 07 71 23.D
- ROOF LOUVER VENTS
- RIDGE VENT, 18 SQ. IN. / FT. NET FREE AREA
- CONTINUOUS SOFFIT VENT, 12.6 SQ. IN. / FT. NET FREE
- NO ROOF PENETRATIONS W/IN 4' OF DEMISING WALLS
- X'/ 12" APPROXIMATE ROOF SLOPE, SEE SPOT ELEVATIONS AND BUILDING SECTIONS FOR ROOF TOP AND BOTTOM OF SLOPE ELEVATIONS ABOVE SLAB ON GRADE
- WALL EXT. STUD BELOW

REF. A114 FOR "FLOOR PLAN GENERAL NOTES"

GENERAL NOTES

A. INSTALL SOFFIT AND RIDGE VENTS AS WELL AS ADDITIONAL INTAKE AND EXHAUST VENTS TO ACHIEVE APPROPRIATE ATTIC VENTILATION PER ATTIC VENTILATION SCHEDULE. INTAKE AND EXHAUST VENTS TO BE EVENLY DISTRIBUTED THROUGHOUT EACH ATTIC COMPARTMENT TO ENSURE SUFFICIENT VENTILATION.
B. REFER TO G110 FOR ATTIC VENTILLATION CALCULATIONS PER COMPARTMENT AREAS
C. GUTTERS TO BE 5" WIDE. DOWNSPOUTS TO BE 3"X4" PLAIN RECTANGULAR. GUTTERS AND DOWNSPOUTS TO BE BLACK COLOR, UNO.
D. SPACE DOWNSPOUTS AS INDICATED ON PLAN.

DOWNSPOUT CALCULATIONS (REF. TABLE XXXX.X OF 2008 INTERNATIONAL PLUMBING CODE)

PER SMACNA, INDIANA RAINFALL RATE: X.X PER HOUR
PER IPC, DALLAS RAINFALL RATE: X.XX PER HOUR
PROFILE DOWNSPOUT: 3" X 4"
CAPACITY OF 3" X 4" DOWNSPOUT: XXX GALLONS PER MINUTE (GPM)

GPM FOR ROOF AREA =0.0104 ROOF AREA (SF) X RAINFALL (INCHES)

KEY PLAN

PROJECT NORTH

SEAL

LORD AECK SARGENT

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REVISION

ISSUE DATE 04/01/2026
JOB. NO. 12936-00
DWG. NO. A134

SHEET TITLE
SLAB PLAN & LEVEL 01 - TOWNHOMES
6-PACK - TH C

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES
LOCATION
225 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

CONCEPTUAL - DESIGN IN PROGRESS

NOT FOR CONSTRUCTION - 50% SCHEMATIC DESIGN

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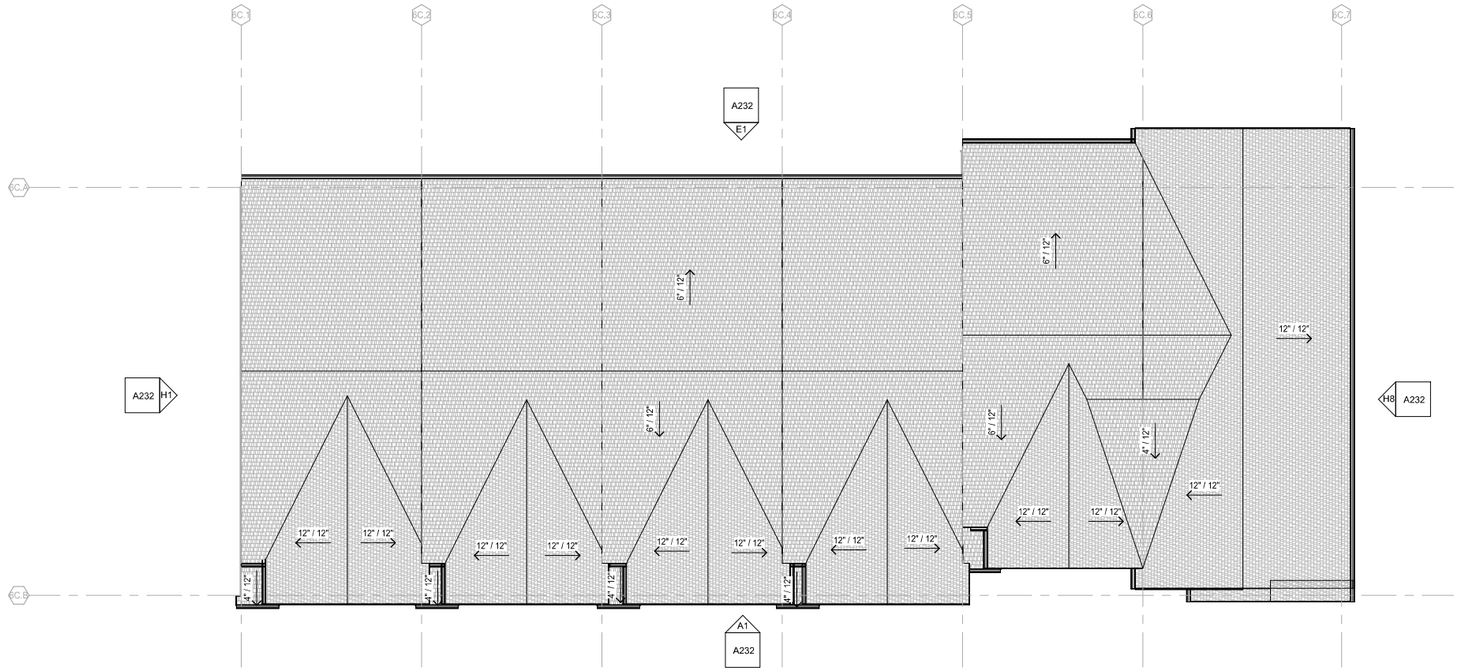
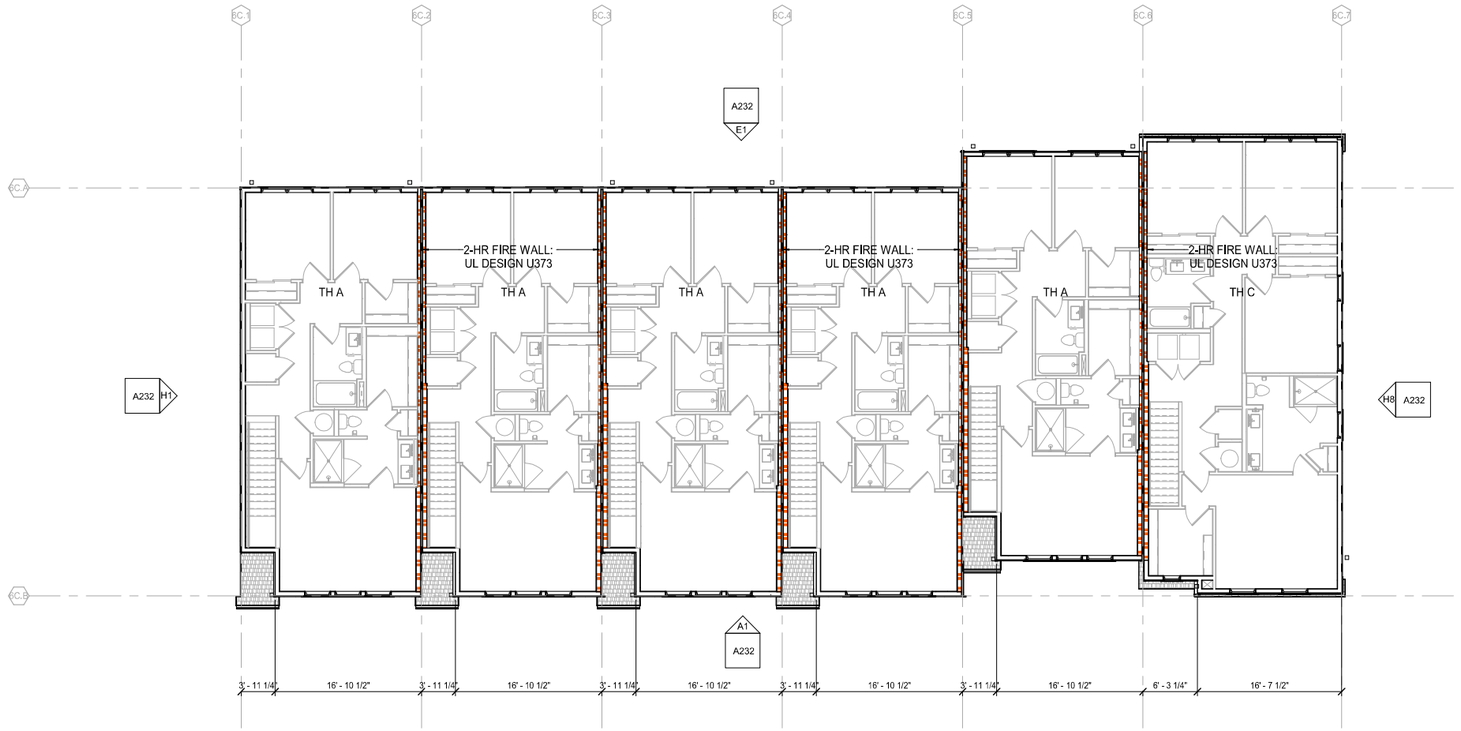


F1 TH 6-PACK C - ROOF PLAN
0 4' 8' 16' 1/8" = 1'-0"



A1 TH 6-PACK C - LEVEL 02 PLAN
0 4' 8' 16' 1/8" = 1'-0"

MATERIAL KEYNOTES

07 71 23.D DOWNSPOUT

ROOF PLAN LEGEND

- ASPHALT SHINGLE
- DS DOWNSPOUT 07 71 23.D
- ROOF LOUVER VENTS
- RIDGE VENT, 18 SQ. IN. / FT. NET FREE AREA
- CONTINUOUS SOFFIT VENT, 12.6 SQ. IN. / FT. NET FREE
- NO ROOF PENETRATIONS W/IN 4' OF DEMISING WALLS
- X"/ 12" APPROXIMATE ROOF SLOPE, SEE SPOT ELEVATIONS AND BUILDING SECTIONS FOR ROOF TOP AND BOTTOM OF SLOPE ELEVATIONS ABOVE SLAB ON GRADE
- WALL EXT. STUD BELOW

REF. A114 FOR "FLOOR PLAN GENERAL NOTES"

GENERAL NOTES

A. INSTALL SOFFIT AND RIDGE VENTS AS WELL AS ADDITIONAL INTAKE AND EXHAUST VENTS TO ACHIEVE APPROPRIATE ATTIC VENTILATION PER ATTIC VENTILATION SCHEDULE. INTAKE AND EXHAUST VENTS TO BE EVENLY DISTRIBUTED THROUGHOUT EACH ATTIC COMPARTMENT TO ENSURE SUFFICIENT VENTILATION.
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D. SPACE DOWNSPOUTS AS INDICATED ON PLAN.

DOWNSPOUT CALCULATIONS (REF. TABLE XXXX.X OF 2008 INTERNATIONAL PLUMBING CODE)

PER SMACNA, INDIANA RAINFALL RATE: X.X PER HOUR
PER IPC, DALLAS RAINFALL RATE: X.XX PER HOUR
PROFILE DOWNSPOUT: 3" X 4"
CAPACITY OF 3" X 4" DOWNSPOUT: XXX GALLONS PER MINUTE (GPM)

GPM FOR ROOF AREA =0.0104 ROOF AREA (SF) X RAINFALL (INCHES)

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REVISION

SHEET TITLE
LEVEL 02 & ROOF PLAN - TOWNHOMES
6-PACK - TH C

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES
LOCATION
225 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

KEY PLAN

SEAL

PROJECT NORTH

ISSUE DATE
04/01/2026
JOB. NO.
12936-00
DWG. NO.
A135

CONCEPTUAL - DESIGN IN PROGRESS

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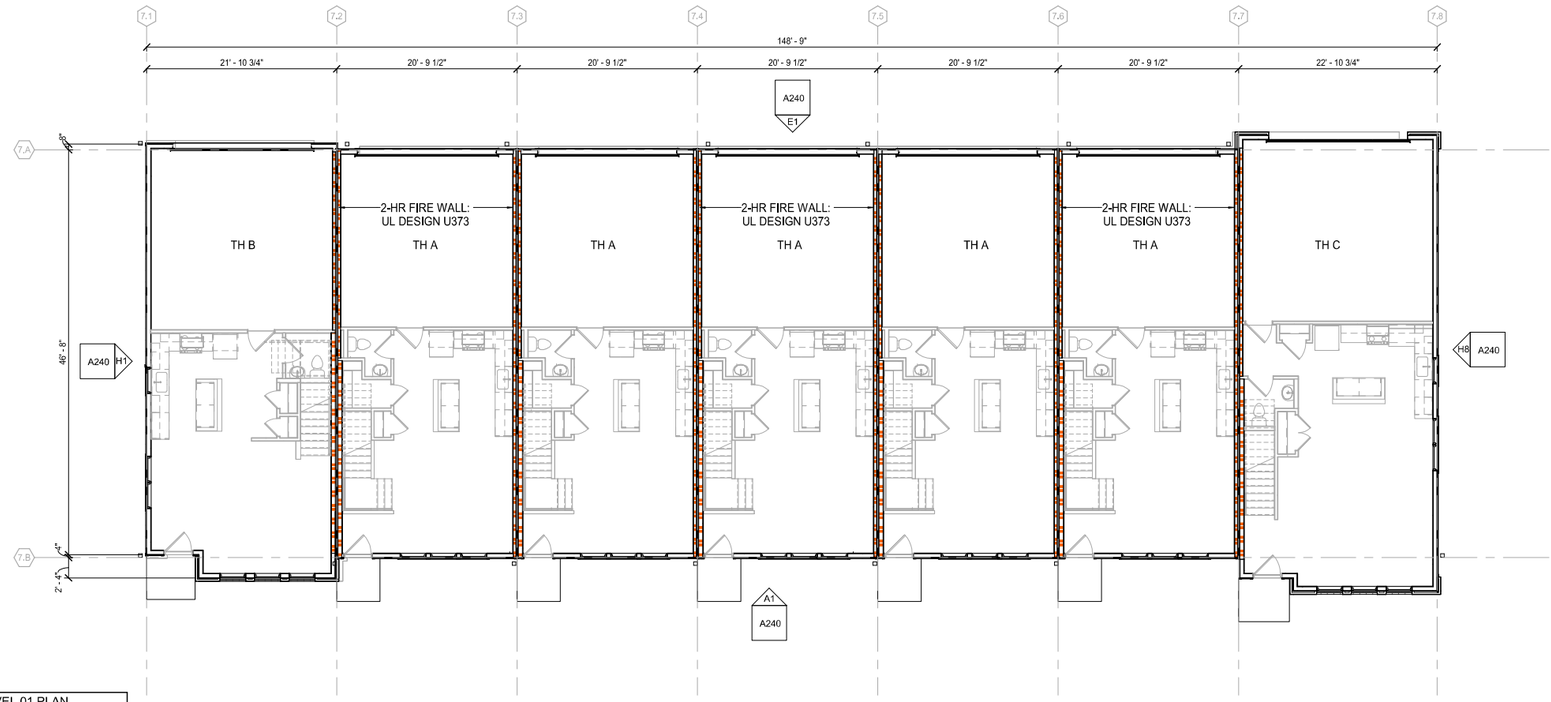

F1 TH 7-PACK - LEVEL 01 PLAN

0 4' 8' 16' 1/8" = 1'-0"

PLACEHOLDER FOR SLAB PLAN

MATERIAL KEYNOTES

07 71 23.D DOWNSPOUT

PLAN LEGEND

- BRICK LEDGE, 4 3/4" WIDE
- SLAB DROP
- BEGIN SLAB SLOPE
- DOWNSPOUT 07 71 23.D
- GARAGE DOOR WASHOUT

FLOOR PLAN GENERAL NOTES

A. SEE A100 SERIES DRAWINGS FOR ENLARGED TOWNHOME PLANS.
B. SEE G009 AND G010 FOR WALL TYPE ASSEMBLIES.
C. DOUBLE STUD CONSTRUCTION IS TO BE USED AT ALL DOOR OPENINGS.
D. ALL PENETRATIONS IN RATED ASSEMBLIES SHALL BE SEALED WITH APPROVED, CURRENT FIRESTOP ASSEMBLIES APPROPRIATE FOR THE RATED ASSEMBLY.
E. DIMENSIONS TO EXTERIOR DOORS AND WINDOWS ARE TO THE CENTERLINE OF THE OPENING.
F. PREROCK AT CONDITIONS WHERE A TUB OR SHOWER PAN IS ADJACENT TO A RATED OR EXTERIOR WALL.

SHEET SPECIFIC NOTES

KEY PLAN

SEAL

PROJECT NORTH

LORD AECK SARGENT

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REVISION

SHEET TITLE
SLAB & LEVEL 01 PLANS - TOWNHOMES
7-PACK

BUCKINGHAM COMPANIES

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES
LOCATION
225 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE
04/01/2026
JOB. NO.
12936-00
DWG. NO.
A140

CONCEPTUAL - DESIGN IN PROGRESS

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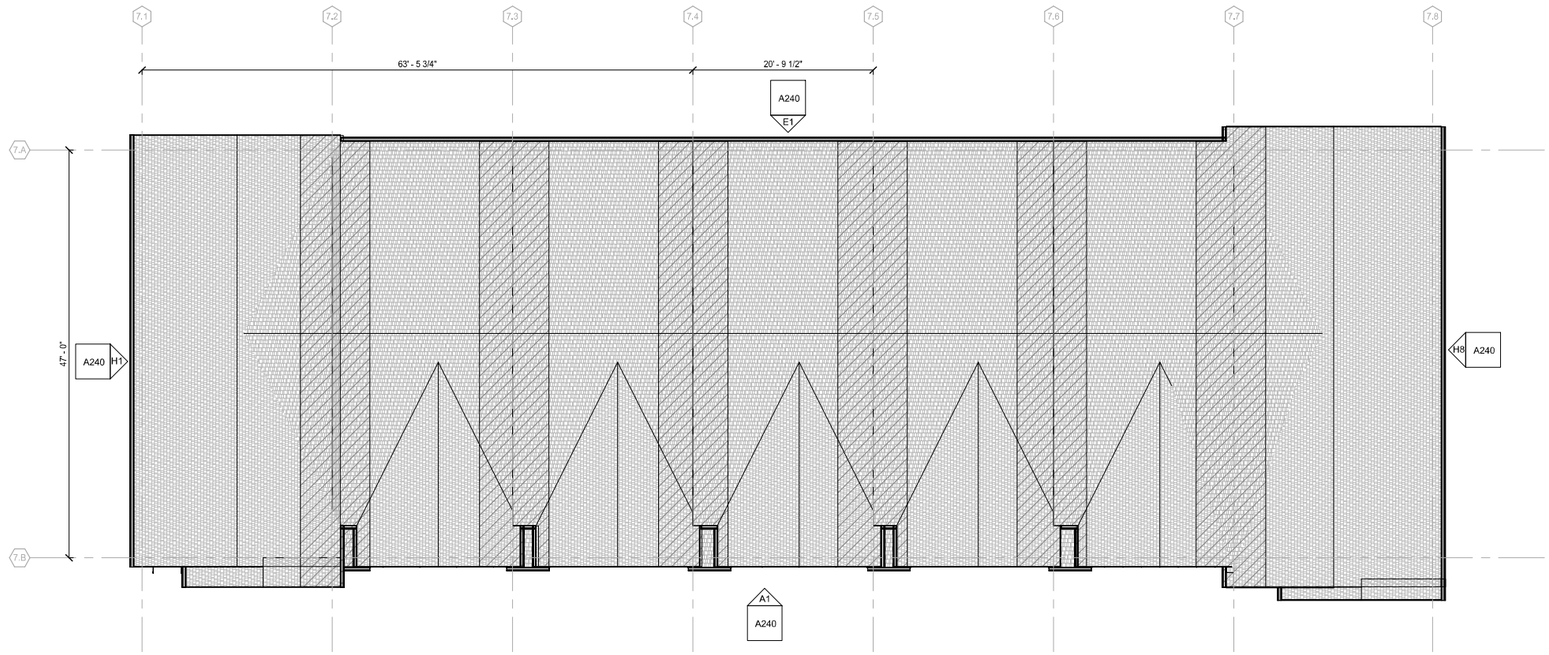
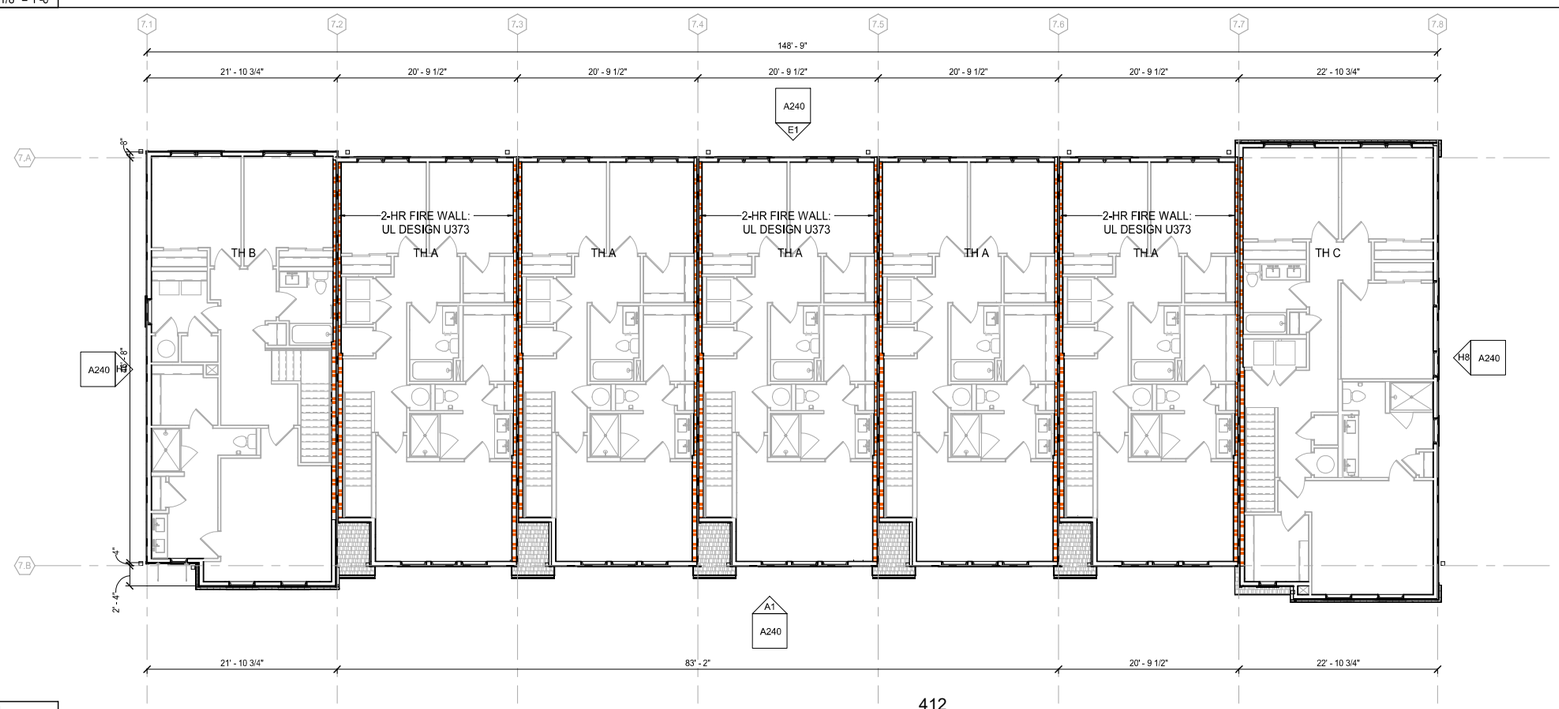


F1 TH 7-PACK - ROOF PLAN
0 4' 8' 16' 1/8" = 1'-0"



A1 TH 7-PACK - LEVEL 02 PLAN
0 4' 8' 16' 1/8" = 1'-0"

412

MATERIAL KEYNOTES

07 71 23.D DOWNSPOUT

ROOF PLAN LEGEND

- ASPHALT SHINGLE
- DS DOWNSPOUT 07 71 23.D
- ROOF LOUVER VENTS
- RIDGE VENT, 18 SQ. IN. / FT. NET FREE AREA
- CONTINUOUS SOFFIT VENT, 12.6 SQ. IN. / FT. NET FREE
- NO ROOF PENETRATIONS W/IN 4' OF DEMISING WALLS
- X"/ 12" APPROXIMATE ROOF SLOPE, SEE SPOT ELEVATIONS AND BUILDING SECTIONS FOR ROOF TOP AND BOTTOM OF SLOPE ELEVATIONS ABOVE SLAB ON GRADE
- WALL EXT. STUD BELOW

REF. A114 FOR "FLOOR PLAN GENERAL NOTES"

GENERAL NOTES

A. INSTALL SOFFIT AND RIDGE VENTS AS WELL AS ADDITIONAL INTAKE AND EXHAUST VENTS TO ACHIEVE APPROPRIATE ATTIC VENTILATION PER ATTIC VENTILATION SCHEDULE. INTAKE AND EXHAUST VENTS TO BE EVENLY DISTRIBUTED THROUGHOUT EACH ATTIC COMPARTMENT TO ENSURE SUFFICIENT VENTILATION.
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D. SPACE DOWNSPOUTS AS INDICATED ON PLAN.

DOWNSPOUT CALCULATIONS (REF. TABLE XXXX.X OF 2008 INTERNATIONAL PLUMBING CODE)

PER SMACNA, INDIANA RAINFALL RATE: X.X PER HOUR
PER IPC, DALLAS RAINFALL RATE: X.XX PER HOUR
PROFILE DOWNSPOUT: 3" X 4"
CAPACITY OF 3" X 4" DOWNSPOUT: XXX GALLONS PER MINUTE (GPM)

GPM FOR ROOF AREA =0.0104 ROOF AREA (SF) X RAINFALL (INCHES)

SHEET SPECIFIC NOTES

LORD AECK SARGENT

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REVISION

SHEET TITLE
LEVEL 02 & ROOF PLAN - TOWNHOMES 7-PACK

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES
LOCATION
225 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

KEY PLAN
PROJECT NORTH

SEAL

ISSUE DATE
04/01/2026
JOB. NO.
12936-00
DWG. NO.
A141

CONCEPTUAL - DESIGN IN PROGRESS

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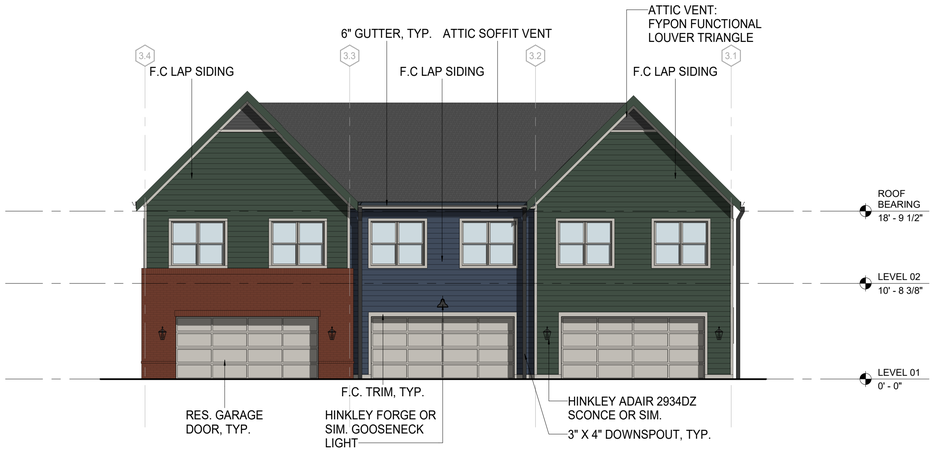
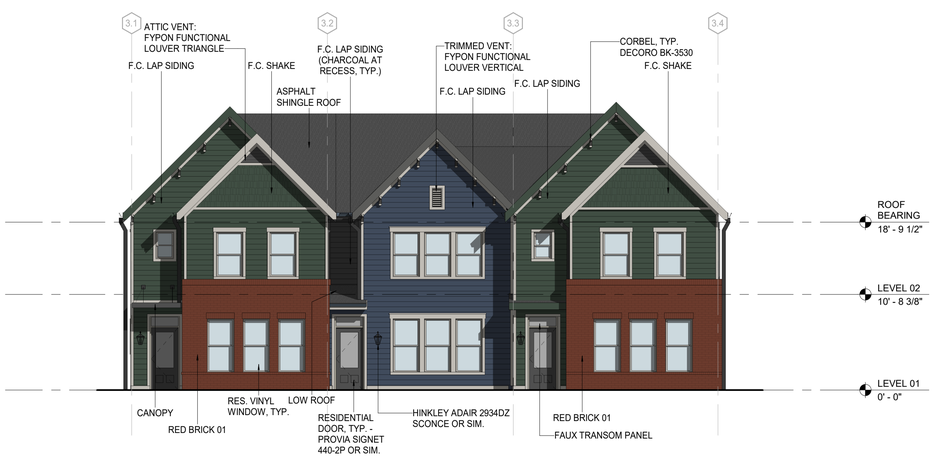
H1 TH 3-PACK - SIDE ELEVATION 1
0 4' 8' 16' 1/8" = 1'-0"

H8 TH 3-PACK - SIDE ELEVATION 2
0 4' 8' 16' 1/8" = 1'-0"



E1 TH 3-PACK - BACK ELEVATION
0 4' 8' 16' 1/8" = 1'-0"



A1 TH 3-PACK - FRONT ELEVATION
0 4' 8' 16' 1/8" = 1'-0"

MATERIAL KEYNOTES

GENERAL NOTES

SHEET SPECIFIC NOTES

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REVISION:

SHEET TITLE
EXTERIOR ELEVATIONS - TOWNHOMES
3-PACK

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES

LOCATION
225 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

KEY PLAN

PROJECT NORTH

SEAL

ISSUE DATE
04/01/2026

JOB NO.
12936-00

DWG. NO.
A200

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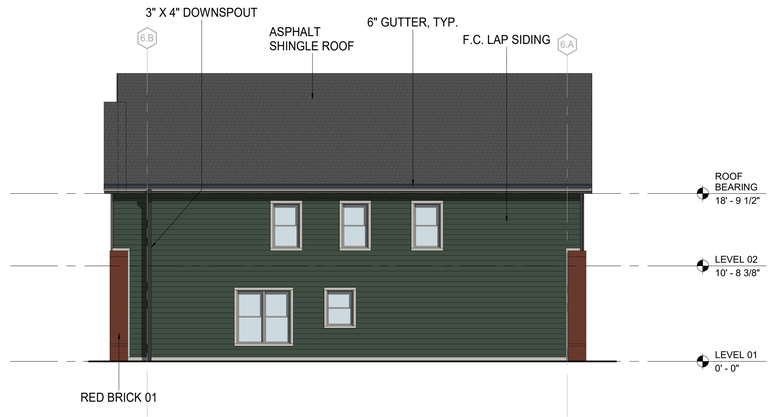

H8 TH 6-PACK - SIDE ELEVATION 2
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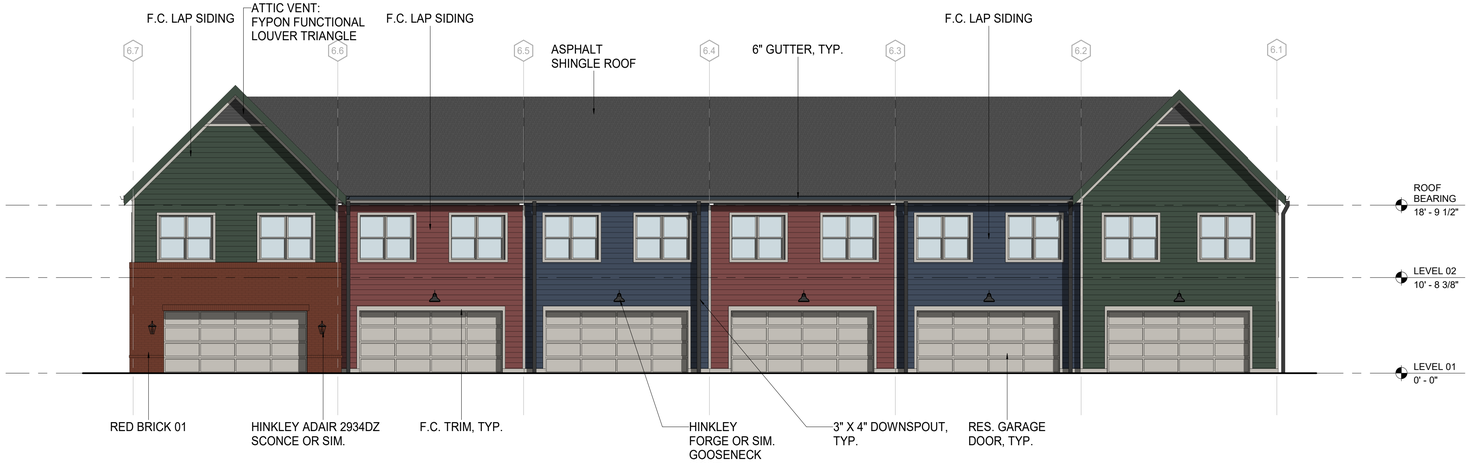

E1 TH 6-PACK - BACK ELEVATION
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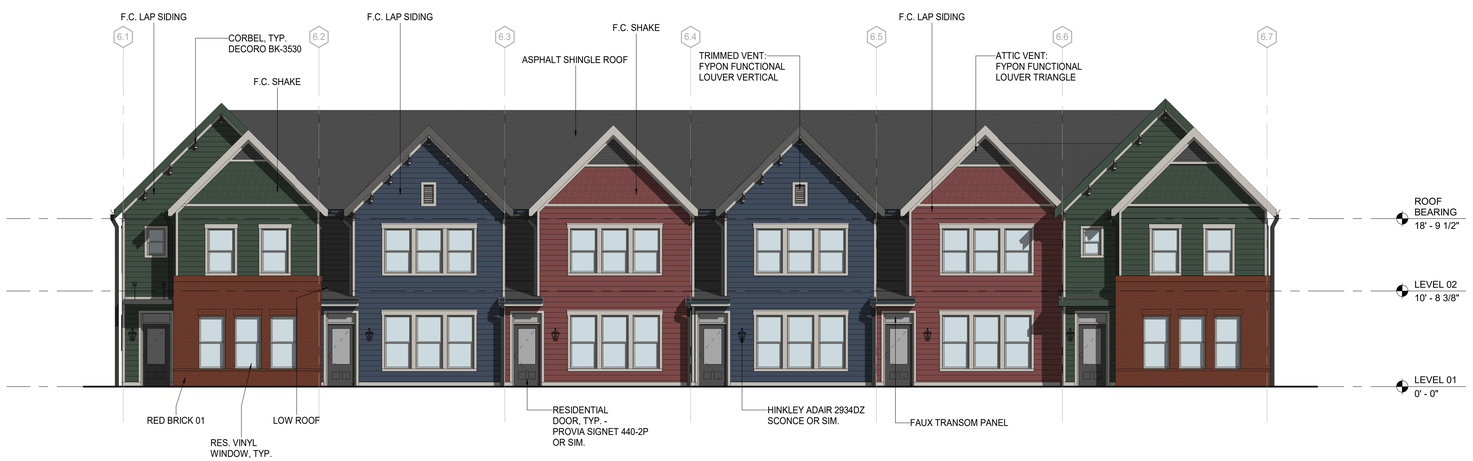

A1 TH 6-PACK - FRONT ELEVATION
0 4' 8' 16' 1/8" = 1'-0"

MATERIAL KEYNOTES

GENERAL NOTES

SHEET SPECIFIC NOTES

KEY PLAN

PROJECT NORTH

SEAL

LORD AECK SARGENT

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REVISION:

SHEET TITLE
EXTERIOR ELEVATIONS - TOWNHOMES 6-PACK

BUCKINGHAM COMPANIES

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES

LOCATION
2251 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE
04/01/2026

JOB. NO.
12936-00

DWG. NO.
A230

NOT FOR CONSTRUCTION - 50% SCHEMATIC DESIGN

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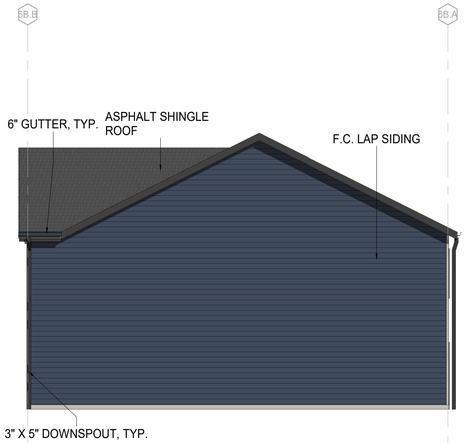
0 4' 8' 16' 1/8" = 1'-0"



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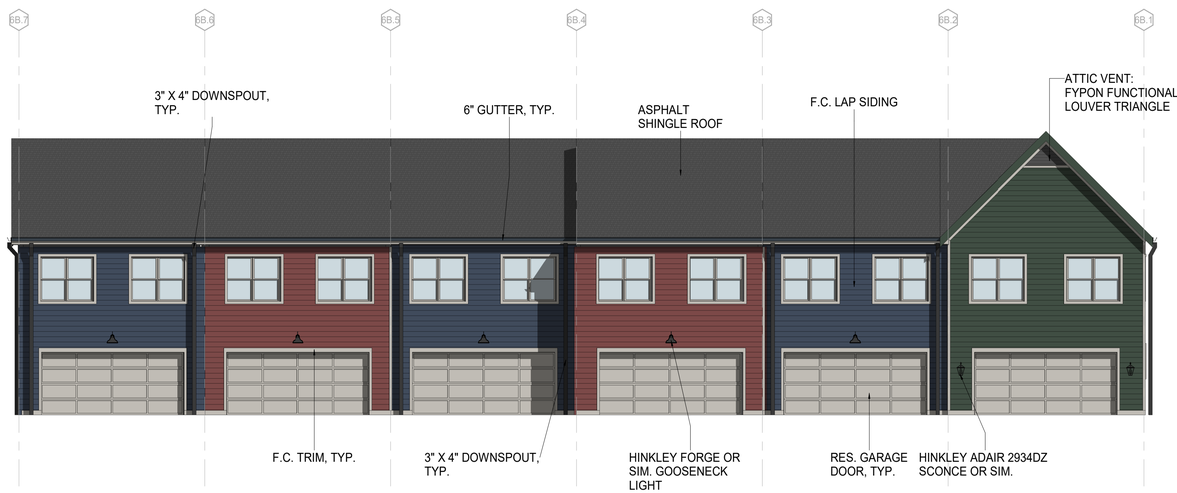

E1 TH 6-PACK B - BACK ELEVATION
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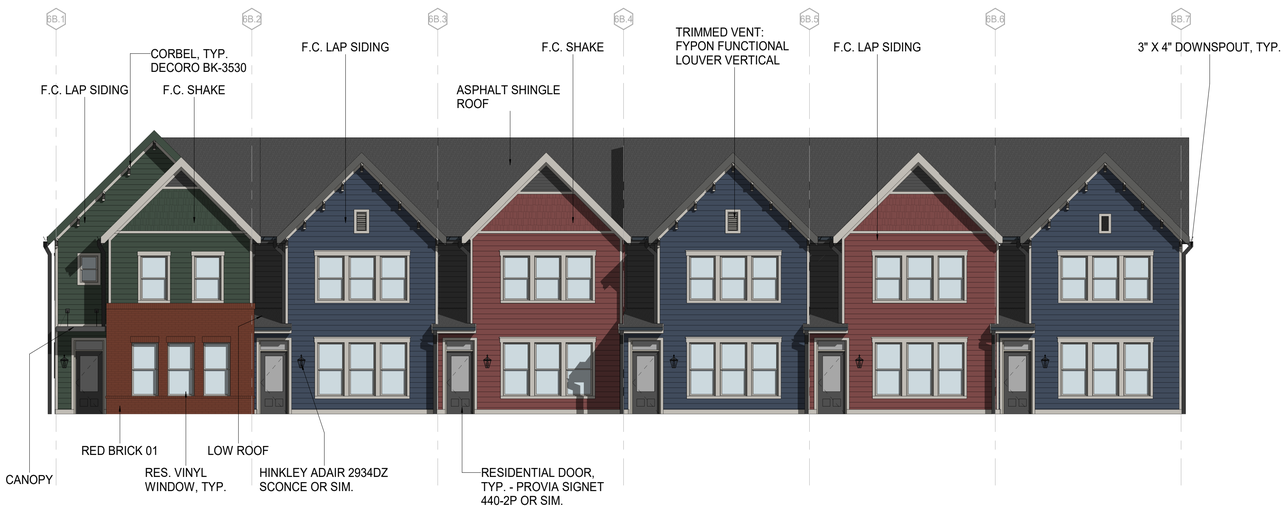

A1 TH 6-PACK B - FRONT ELEVATION
0 4' 8' 16' 1/8" = 1'-0"

MATERIAL KEYNOTES

GENERAL NOTES

SHEET SPECIFIC NOTES

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REVISION:

SHEET TITLE
EXTERIOR ELEVATIONS - TOWNHOMES
6-PACK - TH B

BUCKINGHAM COMPANIES

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES

LOCATION
2200 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

KEY PLAN

SEAL

ISSUE DATE
04/01/2026

JOB. NO.
12936-00

DWG. NO.
A231

PROJECT NORTH

NOT FOR CONSTRUCTION - 50% SCHEMATIC DESIGN

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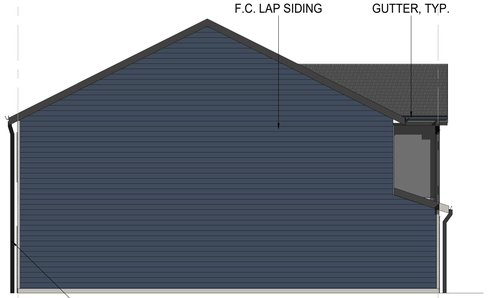

H1 TH 6-PACK C - SIDE ELEVATION 1
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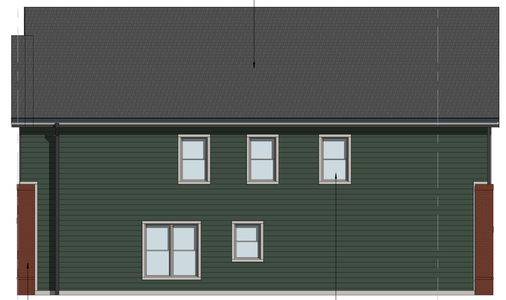

H8 TH 6-PACK C - SIDE ELEVATION 2
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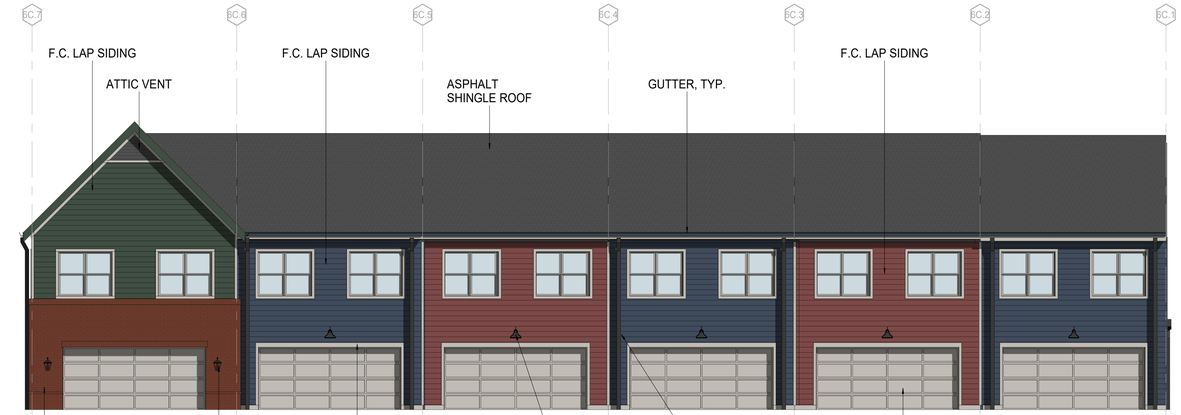
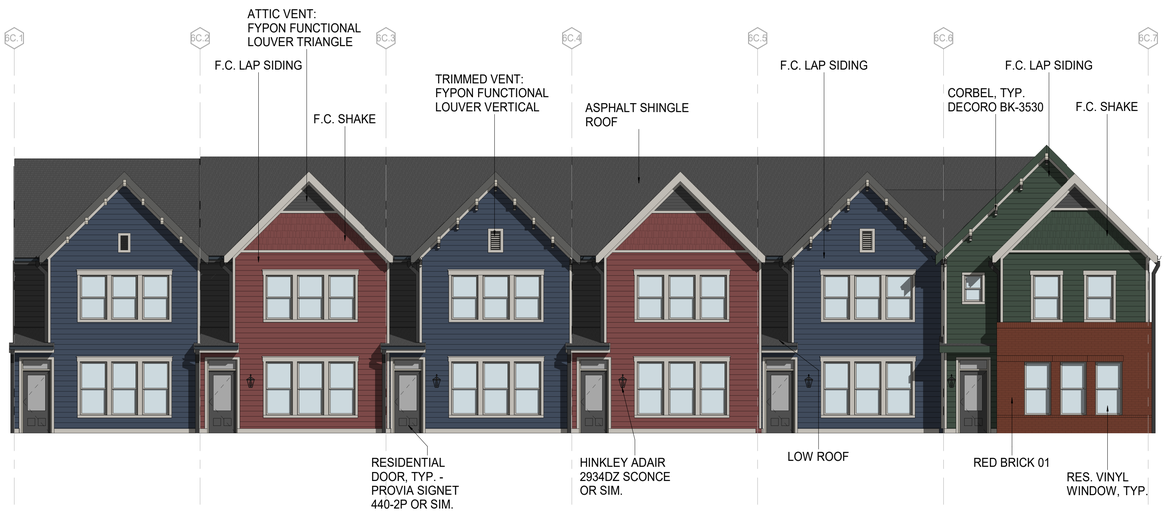


E1 TH 6-PACK C - BACK ELEVATION
0 4' 8' 16' 1/8" = 1'-0"



A1 TH 6-PACK C - FRONT ELEVATION
0 4' 8' 16' 1/8" = 1'-0"

MATERIAL KEYNOTES

GENERAL NOTES

SHEET SPECIFIC NOTES

KEY PLAN

PROJECT NORTH

SEAL

LORD AECK SARGENT

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LordAeckSargent.com

REVISION:

SHEET TITLE
EXTERIOR ELEVATIONS - TOWNHOMES
6-PACK - TH C

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES

LOCATION
2250 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE
04/01/2026

JOB. NO.
12936-00

DWG. NO.
A232

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Autodesk Docs://12936-00 Buckingham Farm Bureau Townhomes/Central_12936-00_v24.rvt
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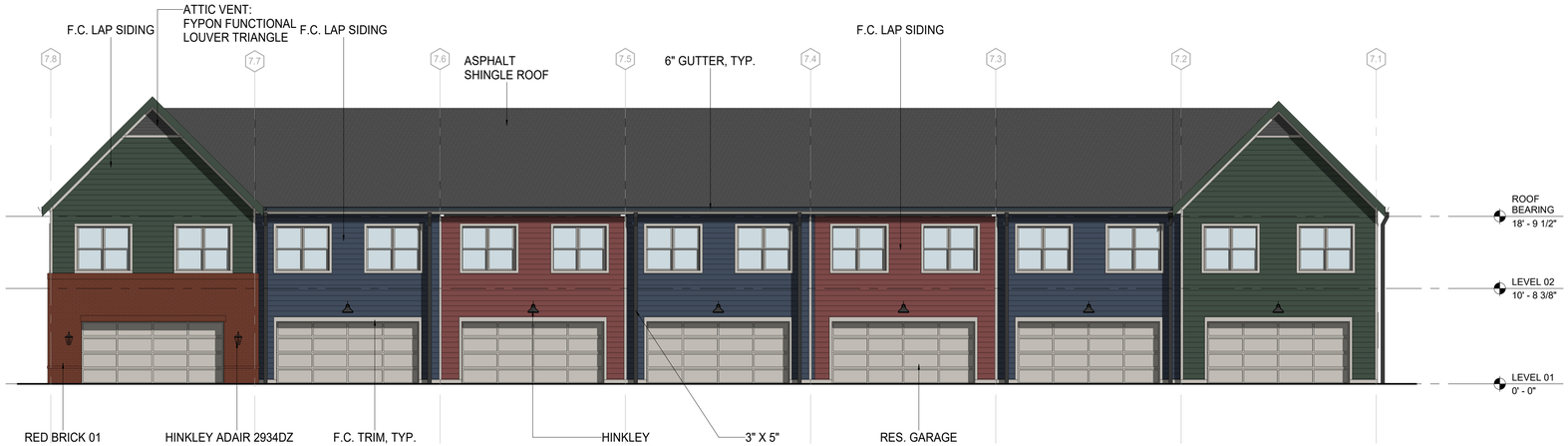
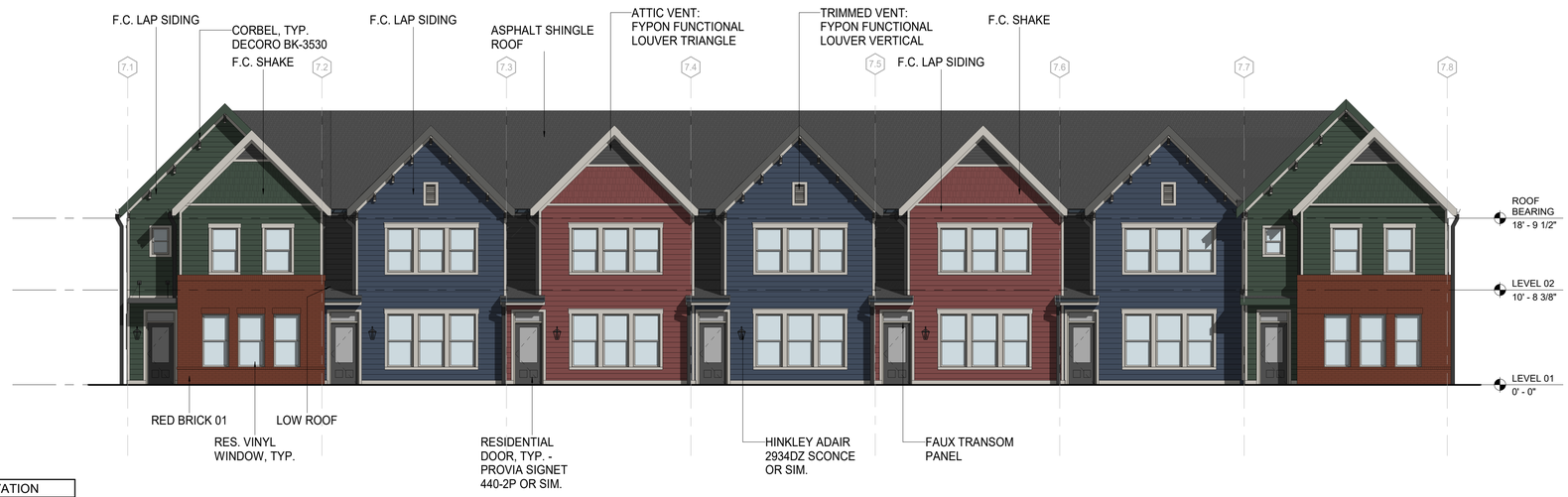
H1 TH 7-PACK - SIDE ELEVATION 1
0 4' 8' 16' 1/8" = 1'-0"

H8 TH 7-PACK - SIDE ELEVATION 2
0 4' 8' 16' 1/8" = 1'-0"



E1 TH 7-PACK - BACK ELEVATION
0 4' 8' 16' 1/8" = 1'-0"



A1 TH 7-PACK - FRONT ELEVATION
0 4' 8' 16' 1/8" = 1'-0"

MATERIAL KEYNOTES

GENERAL NOTES

SHEET SPECIFIC NOTES

KEY PLAN

SEAL

PROJECT NORTH

LORD AECK SARGENT

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LordAeckSargent.com

REVISION:

SHEET TITLE
EXTERIOR ELEVATIONS - TOWNHOMES
7-PACK

JOB NAME
BUCKINGHAM COMPANIES
FARM BUREAU TOWNHOMES
LOCATION
125 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE
04/01/2026

JOB. NO.
12936-00

DWG. NO.
A240

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