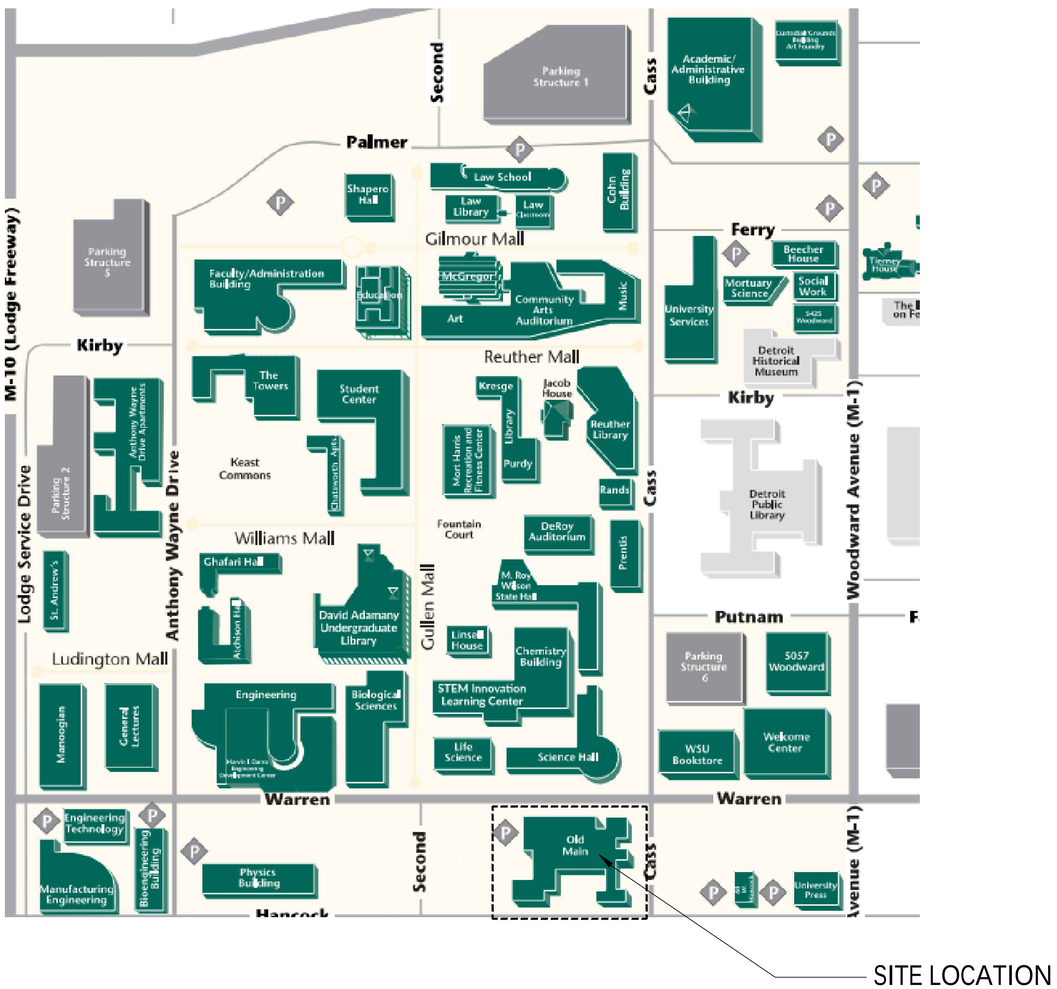
WAYNE STATE UNIVERSITY

OLD MAIN BUILDING - ENCLOSURE REPAIRS
WSU PROJECT # 001-400580

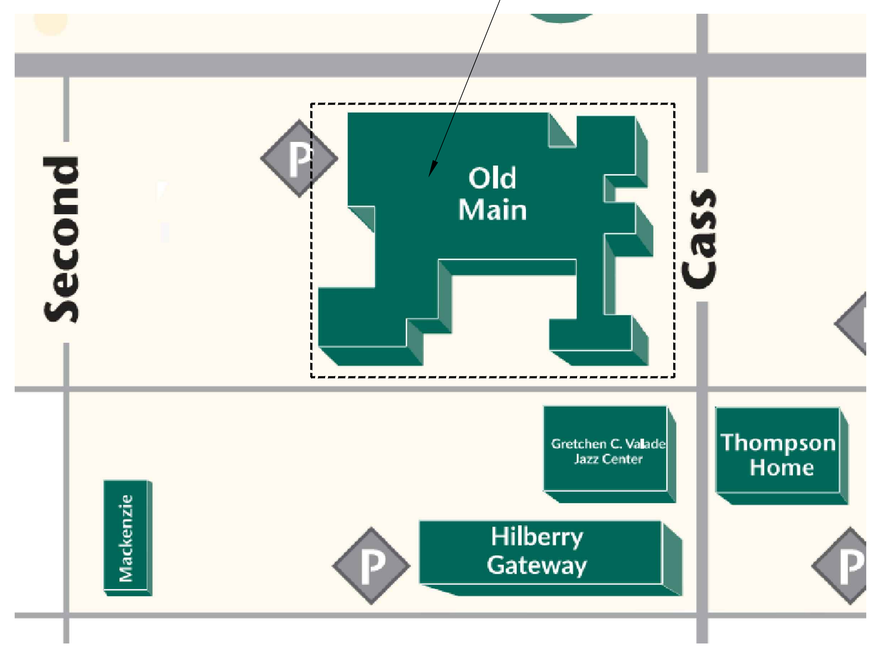


SITE LOCATION

Location Map

Scale: N.T.S.

BUILDING LOCATION



Site Maps

Scale: N.T.S.

	INITIALS/DATE	
DRAWN	INT	11/1/2024
APPROVED		11/1/2024
REVISED 1		50% CHECK SET
APPROVED		1/24/2025
REVISED 2		
APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
OLD MAIN BUILDING
WSU PROJECT #001-400580

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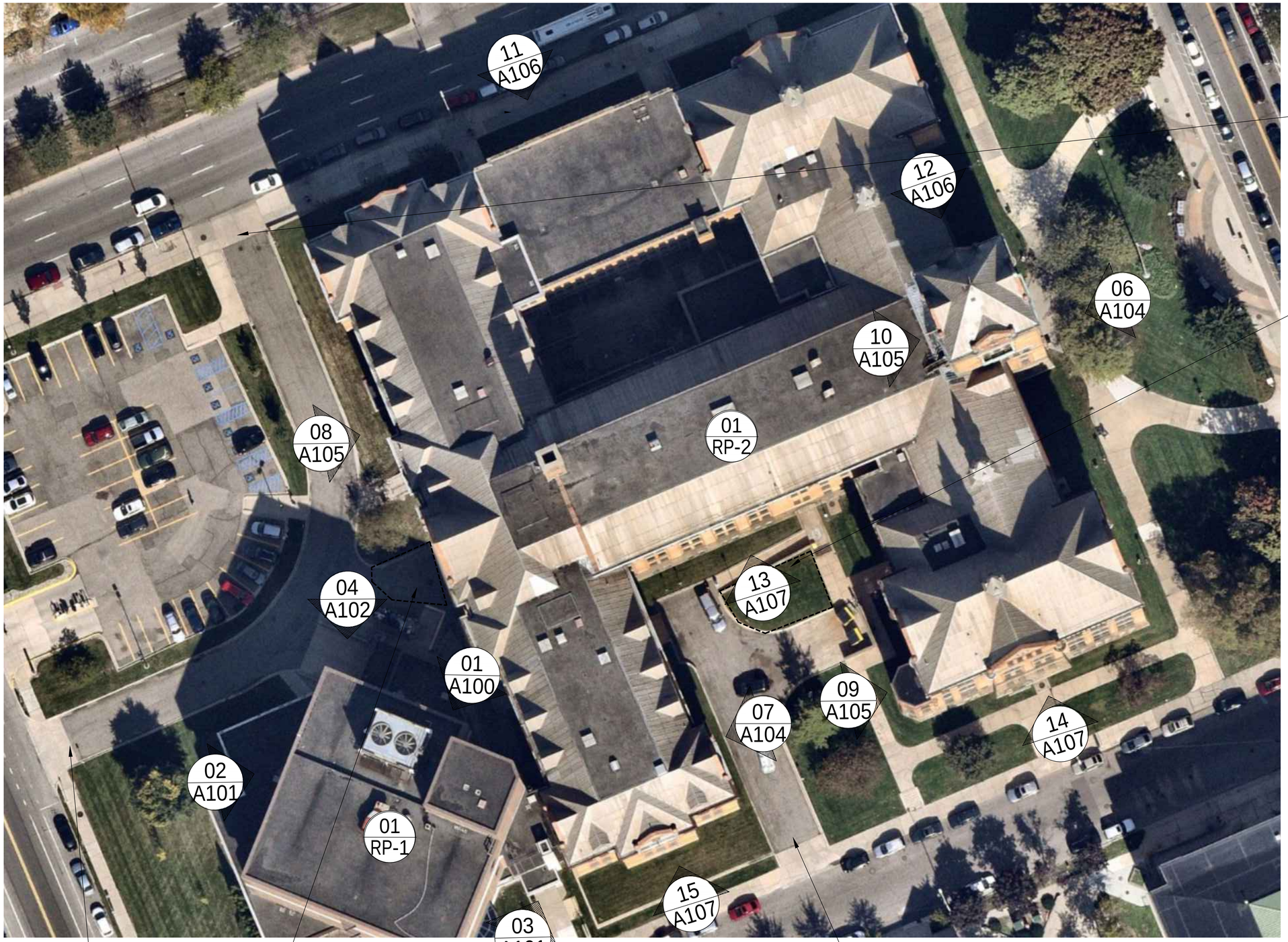
COVER



BARRICADE ENTRANCE LOCATION AT WARREN AVE DURING WORK

DUMPSTER / STAGING AREA. COORDINATE WITH WSU PROJECT MANAGER ON TRAFFIC AND FINAL LOCATION

ENTRY/EXIT POINT AT 2nd AVENUE

DUMPSTER / STAGING AREA. COORDINATE WITH WSU PROJECT MANAGER ON TRAFFIC AND FINAL LOCATION

ENTRY/EXIT POINT AT W HANCOCK ST.

01 SP1

SITE PLAN

NOT TO SCALE

GENERAL NOTES:

1. Drawings and specifications are intended to be a schematic representation of the existing conditions and overall design intent. Contractor is responsible to review existing conditions and develop the specific scope of work for the project, which shall meet the design intent as well as be in accordance with all applicable building codes.
2. Contractor shall submit a developed and complete scope of work document, including project specific shop drawings and product data sheets.
3. Permits: Contractor shall secure any required permits prior to proceeding with any work and shall coordinate building inspections with the Owner, including the WSU Fire Inspector.

General Note:

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SITE PLAN

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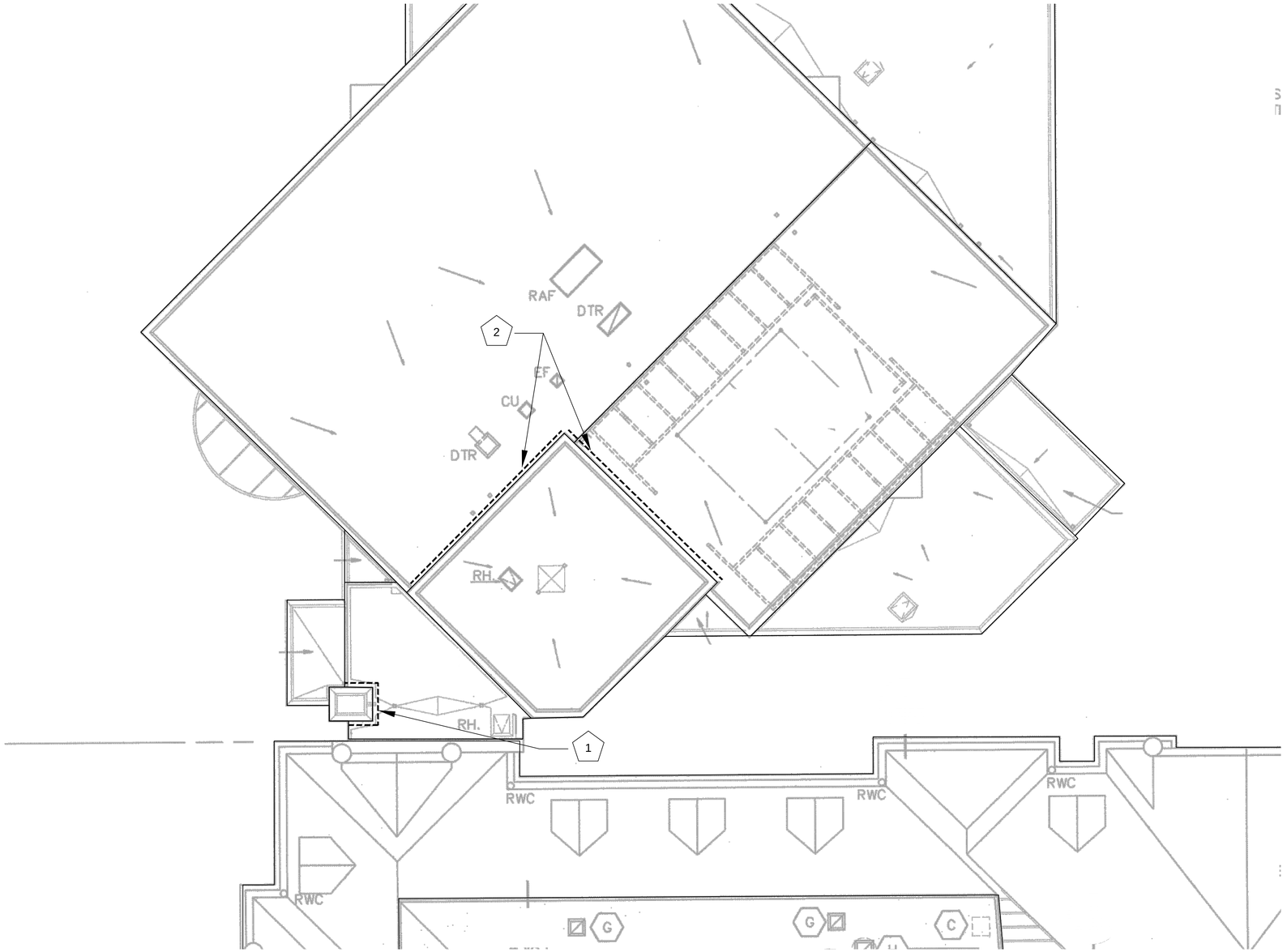
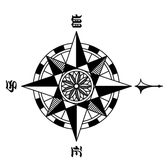
SP-1





01 RP-1 NEW ADDITION - ROOF PLAN

SCALE: N.T.S.

General Note:

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1. **NA:** Remove and replace thru-wall flashing at the stone tower with new. Refer to Detail D7/A501. [Approx. 15 LF]
2. **NA:** Remove and replace thru-wall flashing along penthouse with new. Refert to Detail D9/A501. [Approx. 70 LF]
3. **OB:** Perform metal roof repairs, which includes providing new flashing at the aluminum cladded battens with proper detailing at transition points, providing new fasteners, with washers, to aluminum cladded battens, providing a watertight barrier at the transition from the existing BUR to metal sloped roof, and sealing exposed joints in the metal panels. Refer to Detail D25/A504.
4. **OB:** Re-secure existing snowguards (all elevations). [Approx. 315 LF]. Refer to Detail D29/A504.
5. **NA:** Remove and replace existing window thru-wall flashing with new. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Details D13/A502 & D14/502. [Approx. 180 LF]
6. **NA:** Remove and replace existing shelf angles. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Detail D8/A501. [Approx. 230 LF]
7. **NA:** Remove and replace control joints with new. Refer to Details D3/A500 & D12/A502. [Approx. 2,150 LF]
8. **NA:** Remove and replace window perimeter sealants with new. Refer to Details D3/A500 & D12/A502. [Approx. 1,380 LF]
9. **NA:** Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Details D1/A500 & D2/A500. [Approx. 500 SF]
10. **NA:** Remove and replace spalled brick. Brick that is missing shall be replaced with new. Refer to Detail D2/A500 [Approx. 16 units].
11. **OB:** Remove and replace window perimeter sealants. Refer to Details D3/A500 & D12/A502. [Approx. 18,120 LF]
12. **OB:** Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Detail D1/A500 [Approx. 16,410 SF general & 1,014 SF severe deterioration]. Provide a unit price for localized and isolated repairs.
13. **OB:** Remove and replace spalled brick. Brick that is missing shall be replaced with new. Refer to Detail D2/A500 [Approx. 251 units]. Provide a unit price for localized and isolated repairs.
14. **OB:** Rout and seal cracks in the brick and stone walls. Refer to Details D7/A501, D8/A501 & D9/501. [Approx. 185 LF]. Provide a unit price for localized and isolated repairs.
15. **OB:** Repair damaged and/or spalled stone in the limestone bands using Dutchman style repairs. Refer to Details D21/A503, D22/A503 & D23/A503. [Approx. 54 SF]. Provide a unit price for localized and isolated repairs.
16. **OB:** Repair damaged and/or spalled terracotta stone. Refer to Detail D18/A503. [Approx. 122 SF]. Provide a unit price for localized and isolated repairs.
17. **OB:** Rout and seal cracks in the terracotta stone. Refer to Detail D19/A503. [Approx. 48 LF]. Provide a unit price for localized and isolated repairs.
18. **OB:** If heavy rust pack and section loss is visible in the window lintel, remove and replace existing lintels with new and associated flashing above windows. If surface corrosion with no section loss is visible, clean and paint existing lintels. Refer to Details D10/A501 & D11/A501. [Approx. 953 LF]
19. **OB:** If heavy rust pack and section loss is visible in the shelf angles, remove and replace existing shelf angles with new and associated flashing. If surface corrosion with no section loss is visible, clean and paint existing shelf angles. Similar to Detail D8/A501. [Approx. 186 LF]
20. **OB:** Repairs to the courtyard terrace concrete steps. Refer to Detail D17/A502. Allow for lump sum of $10,000.
21. **OB:** Repairs to the spalled concrete retaining wall on the west elevation of the original building. Refer to Detail D21/503. Allow for lump sum of $10,000.
22. **OB:** Repairs to the damaged keystone arch at the west elevation entrance. Refer to Detail D24/A504. Allow for lump sum of $20,000.
23. **OB:** Re-securement and/or replacement of the copper flashing. Refer to Detail D23/A503. [Approx. 15 LF]. Allow for lump sum of $15,000.

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APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
OLD MAIN BUILDING
WSU PROJECT #001-400580
NEW ADDITION - ROOF PLAN

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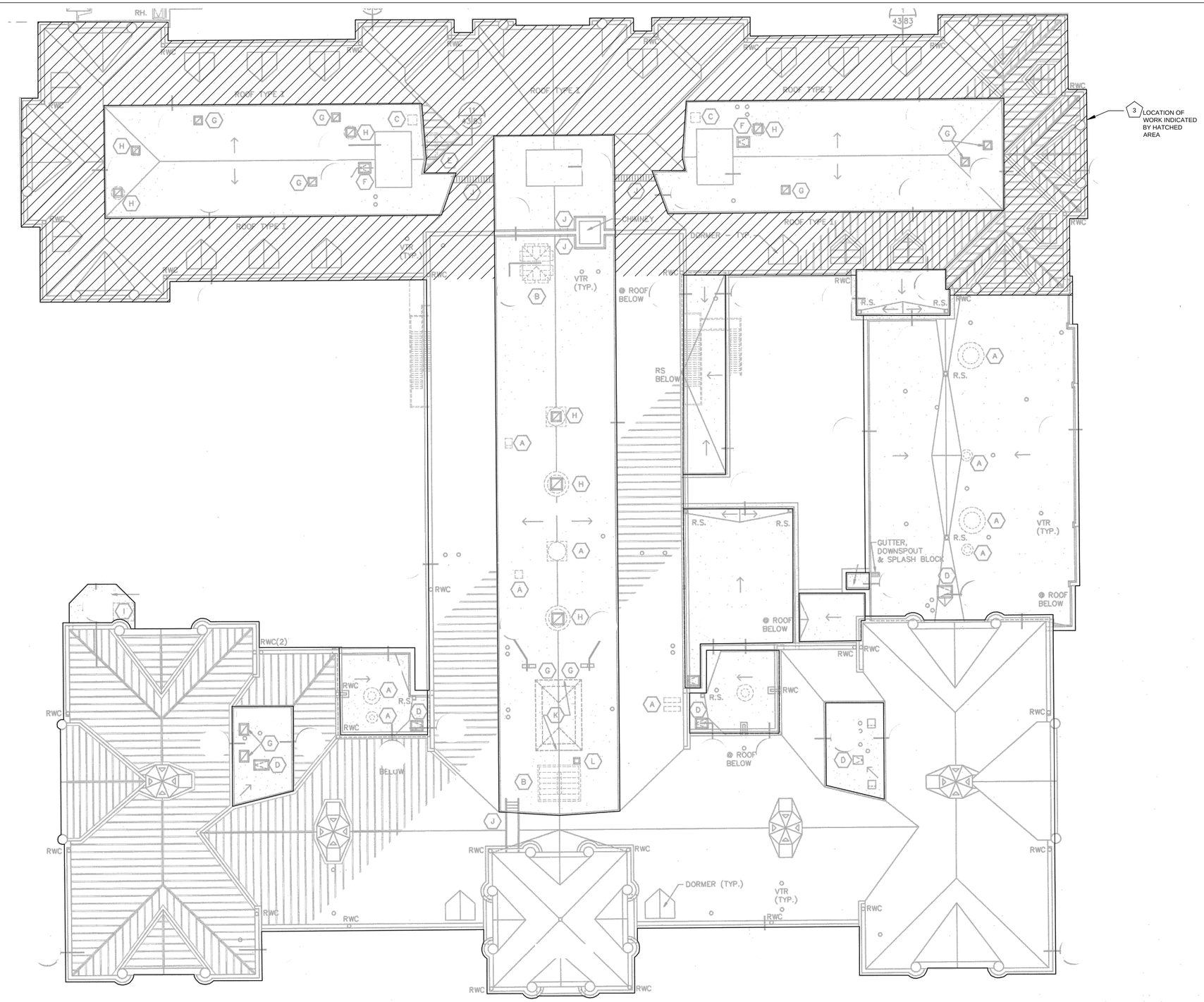
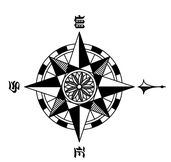
RP-1





01 RP-2 ORIGINAL BUILDING - ROOF PLAN

SCALE: N.T.S.

General Note:

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General: The following notes are intended to illustrate general locations of typical work items included in the base bid, and are not intended to be a complete scope of work. Refer to the project specifications for complete description of all work to be performed. For simplification, work items pertaining to the "original building" are noted as "OB", while work pertaining to the newer addition are noted as "NA".

1. **NA:** Remove and replace thru-wall flashing at the stone tower with new. Refer to Detail D7/A501. [Approx. 15 LF]
2. **NA:** Remove and replace thru-wall flashing along penthouse with new. Refert to Detail D9/A501. [Approx. 70 LF]
3. **OB:** Perform metal roof repairs, which includes providing new flashing at the aluminum cladded battens with proper detailing at transition points, providing new fasteners, with washers, to aluminum cladded battens, providing a watertight barrier at the transition from the existing BUR to metal sloped roof, and sealing exposed joints in the metal panels. Refer to Detail D25/A504.
4. **OB:** Re-secure existing snowguards (all elevations). [Approx. 315 LF]. Refer to Detail D29/A504.
5. **NA:** Remove and replace existing window thru-wall flashing with new. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Details D13/A502 & D14/502. [Approx. 180 LF]
6. **NA:** Remove and replace existing shelf angles. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Detail D8/A501. [Approx. 230 LF]
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8. **NA:** Remove and replace window perimeter sealants with new. Refer to Details D3/A500 & D12/A502. [Approx. 1,380 LF]
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10. **NA:** Remove and replace spalled brick. Brick that is missing shall be replaced with new. Refer to Detail D2/A500 [Approx. 16 units].
11. **OB:** Remove and replace window perimeter sealants. Refer to Details D3/A500 & D12/A502. [Approx. 18,120 LF]
12. **OB:** Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Detail D1/A500 [Approx. 16,410 SF general & 1,014 SF severe deterioration]. Provide a unit price for localized and isolated repairs.
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APPROVED		11/1/2024
REVISED 1		50% CHECK SET
APPROVED		1/24/2025
REVISED 2		
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APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
OLD MAIN BUILDING
WSU PROJECT #001-400580
ORIGINAL BUILDING - ROOF PLAN

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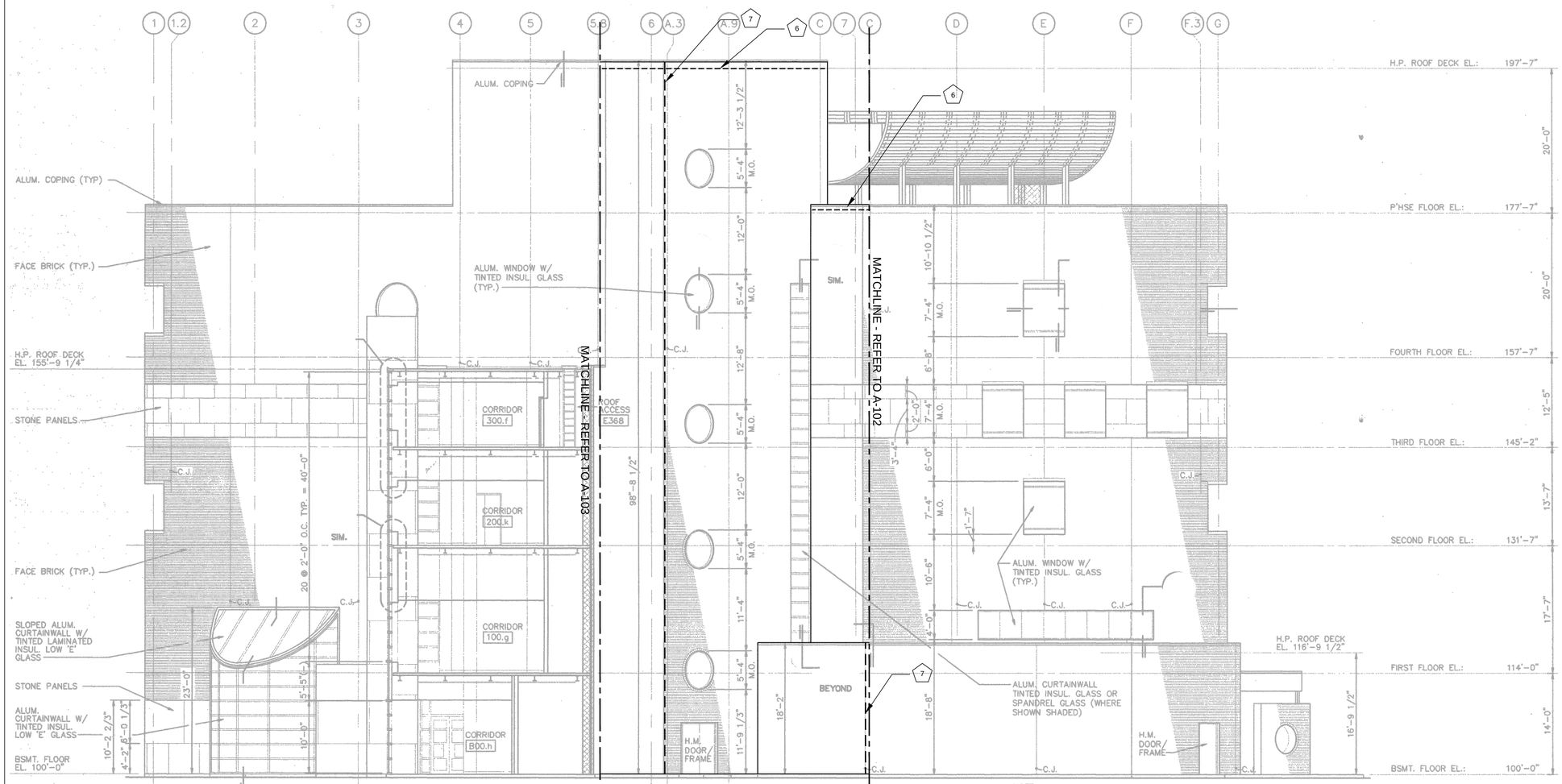
RP-2



01 A-100 EAST ELEVATION

SCALE: N.T.S.

SYMBOL LEGEND

	SEVERE BRICK REPOINTING	#	DAMAGED BRICK (# = NO. OF BRICKS)		DAMAGED/MISSING LIMESTONE		SPALLED/DAMAGED TERRACOTTA		CONTROL JOINT
	CRACKED BRICK/STONE		DAMAGED SHELF ANGLE/LINTEL	L	CRACKED LIMESTONE	T	CRACKED TERRACOTTA		

NOTE: THE SYMBOLS SHOWN ARE USED ON OUR DRAWINGS TO INDICATE ROOF FEATURES. ADDITIONAL SYMBOLS MAY BE SHOWN ON THE DRAWING FOR SPECIFIC PROJECTS.

GENERAL NOTES:

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EAST ELEVATION

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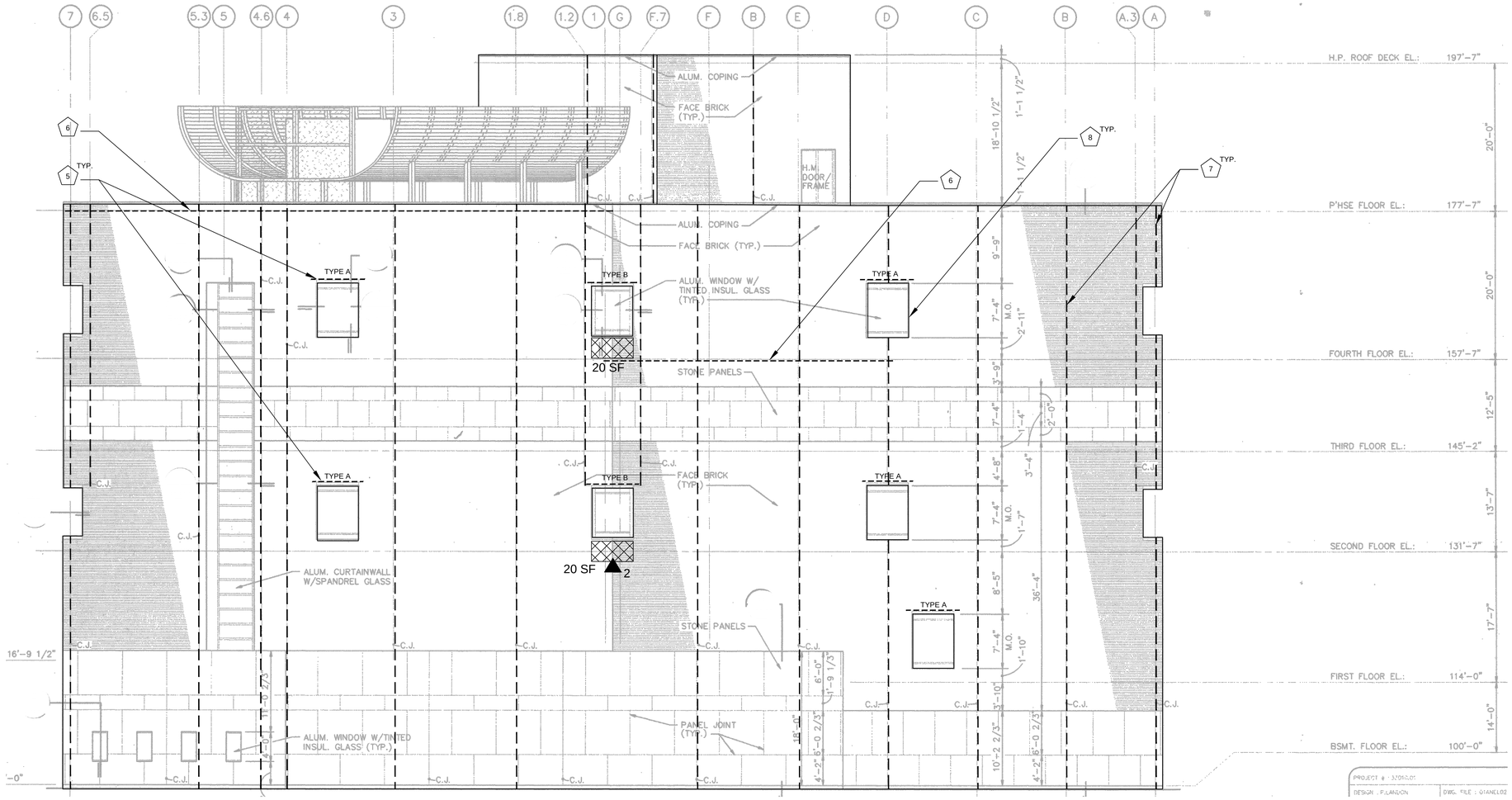
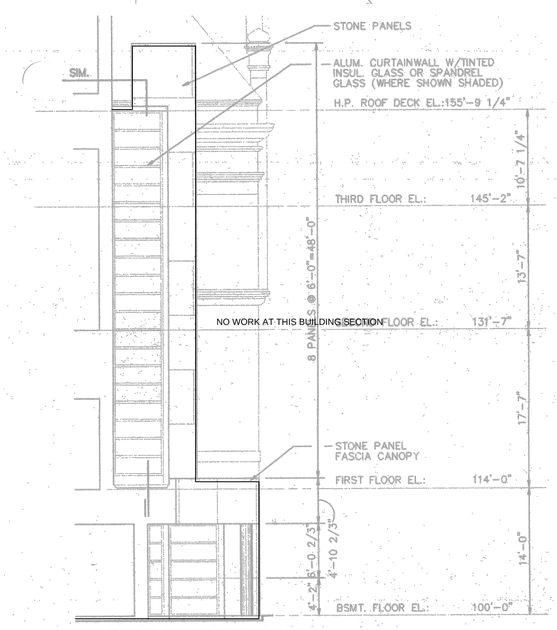
A-100



02 A-101 WEST ELEVATION

SCALE: N.T.S.



03 A-101 PARTIAL WEST ELEVATION

SCALE: N.T.S.

SYMBOL LEGEND

	SEVERE BRICK REPOINTING	▲ #	DAMAGED BRICK (# = NO. OF BRICKS)		DAMAGED/MISSING LIMESTONE		SPALLED/DAMAGED TERRACOTTA		CONTROL JOINT
	CRACKED BRICK/STONE	—	DAMAGED SHELF ANGLE/LINTEL	L	CRACKED LIMESTONE	T	CRACKED TERRACOTTA		

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4. **OB:** Re-secure existing snowguards (all elevations). [Approx. 315 LF]. Refer to Detail D29/A504.
5. **NA:** Remove and replace existing window thru-wall flashing with new. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Details D13/A502 & D14/502. [Approx. 180 LF]
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8. **NA:** Remove and replace window perimeter sealants with new. Refer to Details D3/A500 & D12/A502. [Approx. 1,380 LF]
9. **NA:** Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Details D1/A500 & D2/A500. [Approx. 500 SF]
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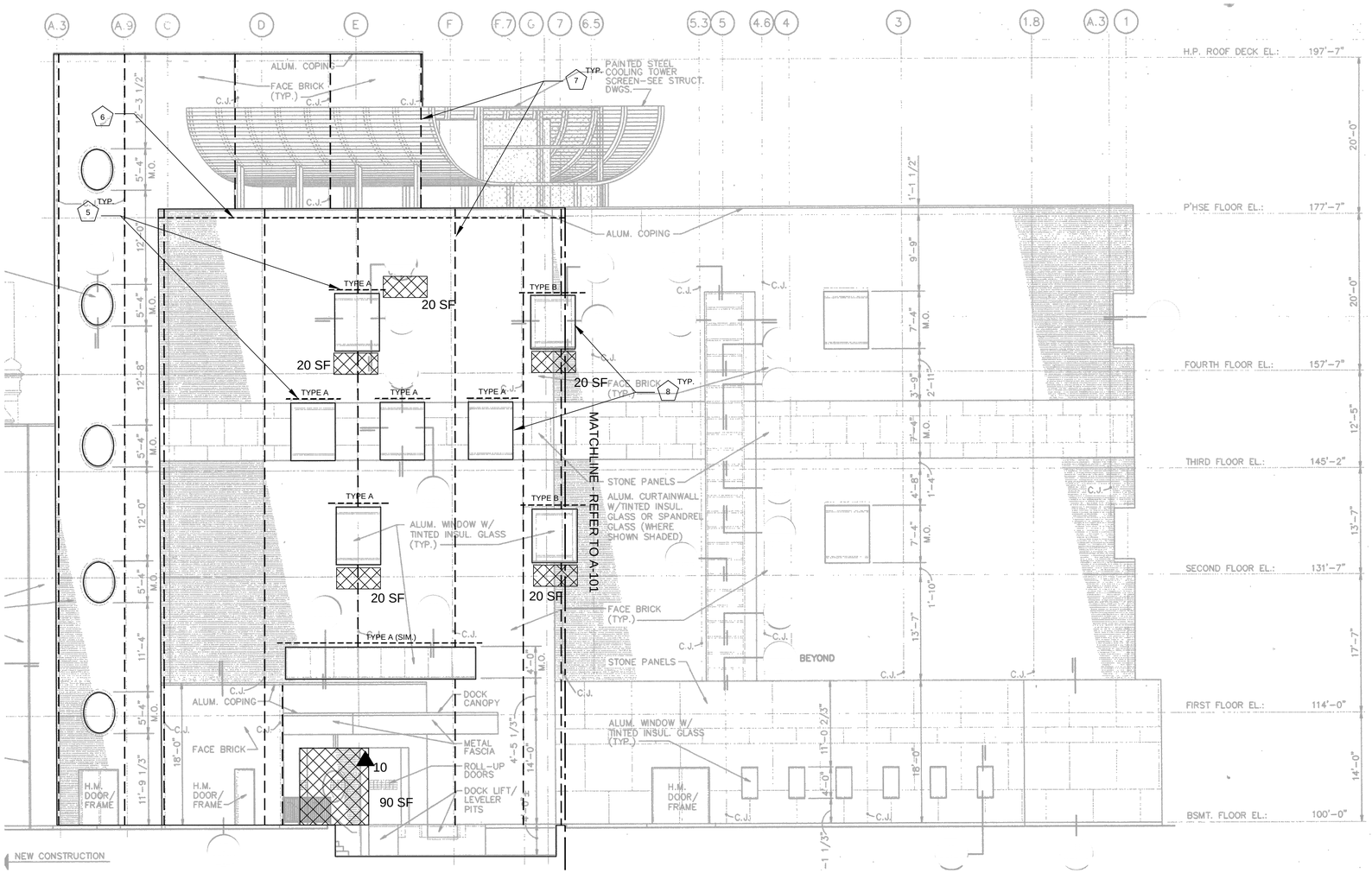
14. **OB:** Rout and seal cracks in the brick and stone walls. Refer to Details D7/A501, D8/A501 & D9/501. [Approx. 185 LF]. Provide a unit price for localized and isolated repairs.
15. **OB:** Repair damaged and/or spalled stone in the limestone bands using Dutchman style repairs. Refer to Details D21/A503, D22/A503 & D23/A503. [Approx. 54 SF]. Provide a unit price for localized and isolated repairs.
16. **OB:** Repair damaged and/or spalled terracotta stone. Refer to Detail D18/A503. [Approx. 122 SF]. Provide a unit price for localized and isolated repairs.
17. **OB:** Rout and seal cracks in the terracotta stone. Refer to Detail D19/A503. [Approx. 48 LF]. Provide a unit price for localized and isolated repairs.
18. **OB:** If heavy rust pack and section loss is visible in the window lintel, remove and replace existing lintels with new and associated flashing above windows. If surface corrosion with no section loss is visible, clean and paint existing lintels. Refer to Details D10/A501 & D11/A501. [Approx. 953 LF]
19. **OB:** If heavy rust pack and section loss is visible in the shelf angles, remove and replace existing shelf angles with new and associated flashing. If surface corrosion with no section loss is visible, clean and paint existing shelf angles. Similar to Detail D8/A501. [Approx. 186 LF]
20. **OB:** Repairs to the courtyard terrace concrete steps. Refer to Detail D17/A502. Allow for lump sum of $10,000.
21. **OB:** Repairs to the spalled concrete retaining wall on the west elevation of the original building. Refer to Detail D21/503. Allow for lump sum of $10,000.
22. **OB:** Repairs to the damaged keystone arch at the west elevation entrance. Refer to Detail D24/A504. Allow for lump sum of $20,000.
23. **OB:** Re-securement and/or replacement of the copper flashing. Refer to Detail D23/A503. [Approx. 15 LF]. Allow for lump sum of $15,000.

	INITIALS	DATE
DRAWN	INT	11/1/2024
APPROVED		11/1/2024
REVISED 1		50% CHECK SET
APPROVED		1/24/2025
REVISED 2		
APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
OLD MAIN BUILDING - NEW ADDITION
WSU PROJECT #001-400580
WEST ELEVATION

Building Science Solutions
Building and Construction
200-45000 Helm Street . Plymouth . Michigan . 48170 . Tel 248.957.9911

A-101



04 A-102 NORTH ELEVATION

SCALE: N.T.S.

GENERAL NOTES:

1. Drawings and specifications are intended to be a schematic representation of the existing conditions and overall design intent. Contractor is responsible to review existing conditions and develop the specific scope of work for the project, which shall meet the design intent as well as be in accordance with all applicable building codes.
2. Contractor shall submit a developed and complete scope of work document, including project specific shop drawings and product data sheets.
3. Permits: Contractor shall secure any required permits prior to proceeding with any work and shall coordinate building inspections with the Owner, including the WSU Fire Inspector.

General Note:

Drawing provided are approximate scale based on original design drawings. Contractor to verify all dimensions.

SYMBOL LEGEND

	SEVERE BRICK REPOINTING	▲ #	DAMAGED BRICK (# = NO. OF BRICKS)		DAMAGED/MISSING LIMESTONE		SPALLED/DAMAGED TERRACOTTA		CONTROL JOINT
	CRACKED BRICK/STONE		DAMAGED SHELF ANGLE/LINTEL	L	CRACKED LIMESTONE	T	CRACKED TERRACOTTA		

NOTE: THE SYMBOLS SHOWN ARE USED ON OUR DRAWINGS TO INDICATE ROOF FEATURES. ADDITIONAL SYMBOLS MAY BE SHOWN ON THE DRAWING FOR SPECIFIC PROJECTS.

General: The following notes are intended to illustrate general locations of typical work items included in the base bid, and are not intended to be a complete scope of work. Refer to the project specifications for complete description of all work to be performed. For simplification, work items pertaining to the "original building" are noted as "OB", while work pertaining to the newer addition are noted as "NA".

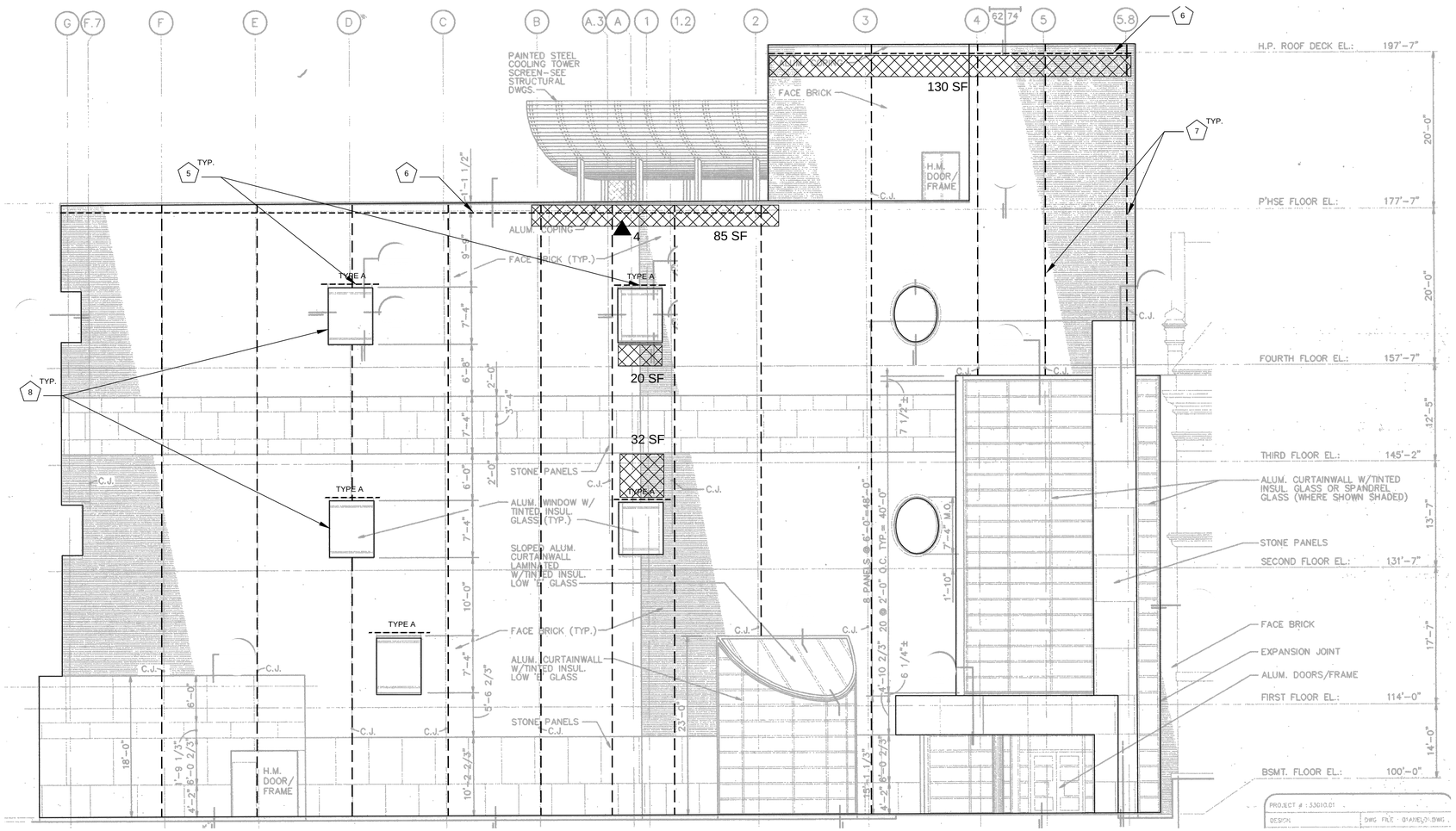
1. **NA:** Remove and replace thru-wall flashing at the stone tower with new. Refer to Detail D7/A501. [Approx. 15 LF]
2. **NA:** Remove and replace thru-wall flashing along penthouse with new. Refert to Detail D9/A501. [Approx. 70 LF]
3. **OB:** Perform metal roof repairs, which includes providing new flashing at the aluminum cladded battens with proper detailing at transition points, providing new fasteners, with washers, to aluminum cladded battens, providing a watertight barrier at the transition from the existing BUR to metal sloped roof, and sealing exposed joints in the metal panels. Refer to Detail D25/A504.
4. **OB:** Re-secure existing snowguards (all elevations). [Approx. 315 LF]. Refer to Detail D29/A504.
5. **NA:** Remove and replace existing window thru-wall flashing with new. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Details D13/A502 & D14/502. [Approx. 180 LF]
6. **NA:** Remove and replace existing shelf angles. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Detail D8/A501. [Approx. 230 LF]
7. **NA:** Remove and replace control joints with new. Refer to Details D3/A500 & D12/A502. [Approx. 2,150 LF]
8. **NA:** Remove and replace window perimeter sealants with new. Refer to Details D3/A500 & D12/A502. [Approx. 1,380 LF]
9. **NA:** Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Details D1/A500 & D2/A500. [Approx. 500 SF]
10. **NA:** Remove and replace spalled brick. Brick that is missing shall be replaced with new. Refer to Detail D2/A500 [Approx. 16 units].
11. **OB:** Remove and replace window perimeter sealants. Refer to Details D3/A500 & D12/A502. [Approx. 18,120 LF]
12. **OB:** Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Detail D1/A500 [Approx. 16,410 SF general & 1,014 SF severe deterioration]. Provide a unit price for localized and isolated repairs.
13. **OB:** Remove and replace spalled brick. Brick that is missing shall be replaced with new. Refer to Detail D2/A500 [Approx. 251 units]. Provide a unit price for localized and isolated repairs.
14. **OB:** Rout and seal cracks in the brick and stone walls. Refer to Details D7/A501, D8/A501 & D9/501. [Approx. 185 LF]. Provide a unit price for localized and isolated repairs.
15. **OB:** Repair damaged and/or spalled stone in the limestone bands using Dutchman style repairs. Refer to Details D21/A503, D22/A503 & D23/A503. [Approx. 54 SF]. Provide a unit price for localized and isolated repairs.
16. **OB:** Repair damaged and/or spalled terracotta stone. Refer to Detail D18/A503. [Approx. 122 SF]. Provide a unit price for localized and isolated repairs.
17. **OB:** Rout and seal cracks in the terracotta stone. Refer to Detail D19/A503. [Approx. 48 LF]. Provide a unit price for localized and isolated repairs.
18. **OB:** If heavy rust pack and section loss is visible in the window lintel, remove and replace existing lintels with new and associated flashing above windows. If surface corrosion with no section loss is visible, clean and paint existing lintels. Refer to Details D10/A501 & D11/A501. [Approx. 953 LF]
19. **OB:** If heavy rust pack and section loss is visible in the shelf angles, remove and replace existing shelf angles with new and associated flashing. If surface corrosion with no section loss is visible, clean and paint existing shelf angles. Similar to Detail D8/A501. [Approx. 186 LF]
20. **OB:** Repairs to the courtyard terrace concrete steps. Refer to Detail D17/A502. Allow for lump sum of $10,000.
21. **OB:** Repairs to the spalled concrete retaining wall on the west elevation of the original building. Refer to Detail D21/503. Allow for lump sum of $10,000.
22. **OB:** Repairs to the damaged keystone arch at the west elevation entrance. Refer to Detail D24/A504. Allow for lump sum of $20,000.
23. **OB:** Re-securement and/or replacement of the copper flashing. Refer to Detail D23/A503. [Approx. 15 LF]. Allow for lump sum of $15,000.

	INITIALS/DATE	
DRAWN	INT	11/1/2024
APPROVED		11/1/2024
REVISED 1		50% CHECK SET
APPROVED		1/24/2025
REVISED 2		
APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
OLD MAIN BUILDING - NEW ADDITION
WSU PROJECT #001-400580
NORTH ELEVATION

Building Science Solutions
Building and Construction
200-45000 Helm Street · Plymouth · Michigan · 48170 · Tel 248.957.9911

A-102



05 A-103 SOUTH ELEVATION

SCALE: N.T.S.

SYMBOL LEGEND

	SEVERE BRICK REPOINTING	#	DAMAGED BRICK (# = NO. OF BRICKS)		DAMAGED/MISSING LIMESTONE		SPALLED/DAMAGED TERRACOTTA		CONTROL JOINT
	CRACKED BRICK/STONE		DAMAGED SHELF ANGLE/LINTEL	L	CRACKED LIMESTONE	T	CRACKED TERRACOTTA		

NOTE: THE SYMBOLS SHOWN ARE USED ON OUR DRAWINGS TO INDICATE ROOF FEATURES. ADDITIONAL SYMBOLS MAY BE SHOWN ON THE DRAWING FOR SPECIFIC PROJECTS.

GENERAL NOTES:

1. Drawings and specifications are intended to be a schematic representation of the existing conditions and overall design intent. Contractor is responsible to review existing conditions and develop the specific scope of work for the project, which shall meet the design intent as well as be in accordance with all applicable building codes.
2. Contractor shall submit a developed and complete scope of work document, including project specific shop drawings and product data sheets.
3. Permits: Contractor shall secure any required permits prior to proceeding with any work and shall coordinate building inspections with the Owner, including the WSU Fire Inspector.

General Note:

Drawing provided are approximate scale based on original design drawings. Contractor to verify all dimensions.

General: The following notes are intended to illustrate general locations of typical work items included in the base bid, and are not intended to be a complete scope of work. Refer to the project specifications for complete description of all work to be performed. For simplification, work items pertaining to the "original building" are noted as "OB", while work pertaining to the newer addition are noted as "NA".

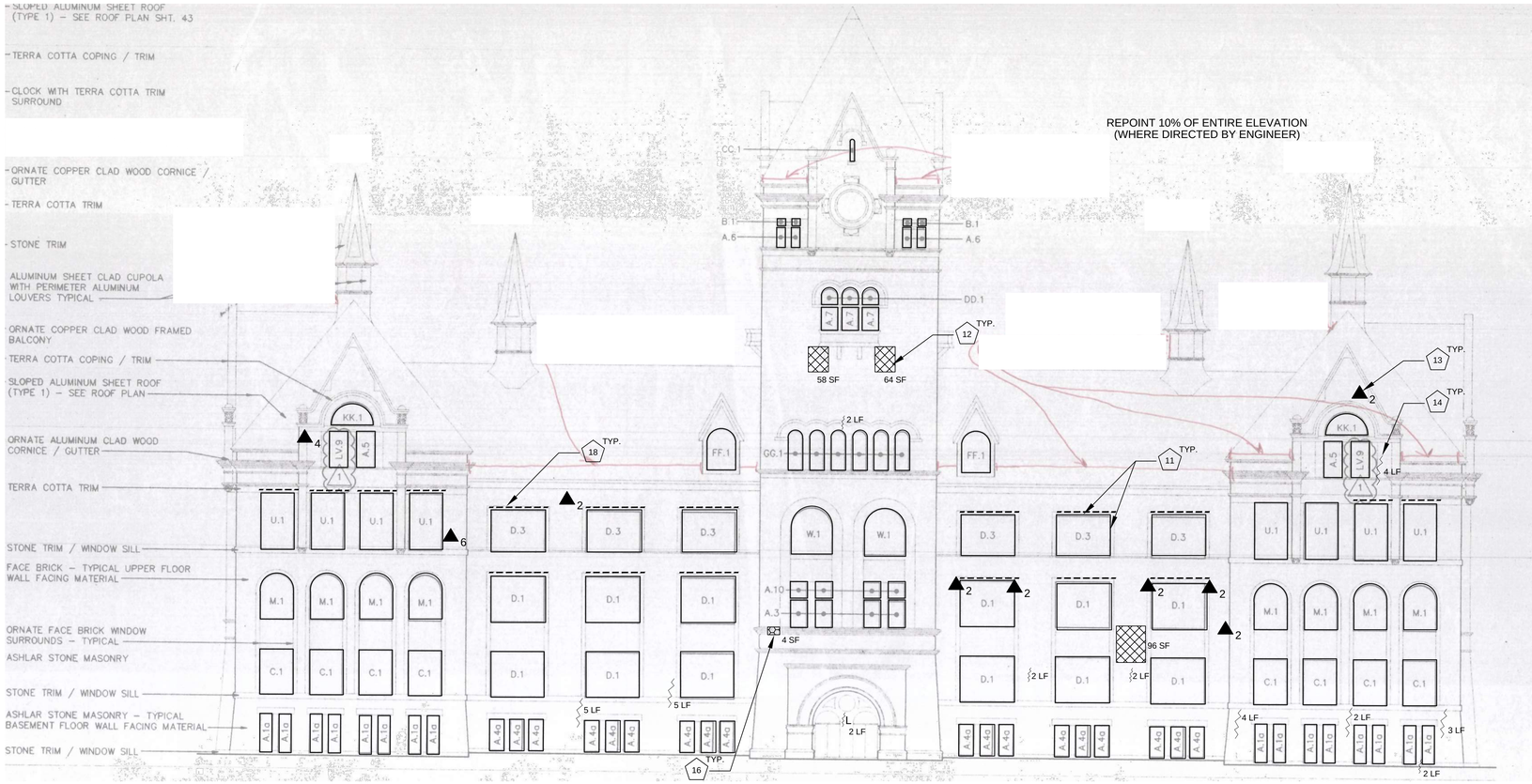
1. **NA:** Remove and replace thru-wall flashing at the stone tower with new. Refer to Detail D7/A501. [Approx. 15 LF]
2. **NA:** Remove and replace thru-wall flashing along penthouse with new. Refert to Detail D9/A501. [Approx. 70 LF]
3. **OB:** Perform metal roof repairs, which includes providing new flashing at the aluminum cladded battens with proper detailing at transition points, providing new fasteners, with washers, to aluminum cladded battens, providing a watertight barrier at the transition from the existing BUR to metal sloped roof, and sealing exposed joints in the metal panels. Refer to Detail D25/A504.
4. **OB:** Re-secure existing snowguards (all elevations). [Approx. 315 LF]. Refer to Detail D29/A504.
5. **NA:** Remove and replace existing window thru-wall flashing with new. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Details D13/A502 & D14/502. [Approx. 180 LF]
6. **NA:** Remove and replace existing shelf angles. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Detail D8/A501. [Approx. 230 LF]
7. **NA:** Remove and replace control joints with new. Refer to Details D3/A500 & D12/A502. [Approx. 2,150 LF]
8. **NA:** Remove and replace window perimeter sealants with new. Refer to Details D3/A500 & D12/A502. [Approx. 1,380 LF]
9. **NA:** Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Details D1/A500 & D2/A500. [Approx. 500 SF]
10. **NA:** Remove and replace spalled brick. Brick that is missing shall be replaced with new. Refer to Detail D2/A500 [Approx. 16 units].
11. **OB:** Remove and replace window perimeter sealants. Refer to Details D3/A500 & D12/A502. [Approx. 18,120 LF]
12. **OB:** Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Detail D1/A500 [Approx. 16,410 SF general & 1,014 SF severe deterioration]. Provide a unit price for localized and isolated repairs.
13. **OB:** Remove and replace spalled brick. Brick that is missing shall be replaced with new. Refer to Detail D2/A500 [Approx. 251 units]. Provide a unit price for localized and isolated repairs.
14. **OB:** Rout and seal cracks in the brick and stone walls. Refer to Details D7/A501, D8/A501 & D9/501. [Approx. 185 LF]. Provide a unit price for localized and isolated repairs.
15. **OB:** Repair damaged and/or spalled stone in the limestone bands using Dutchman style repairs. Refer to Details D21/A503, D22/A503 & D23/A503. [Approx. 54 SF]. Provide a unit price for localized and isolated repairs.
16. **OB:** Repair damaged and/or spalled terracotta stone. Refer to Detail D18/A503. [Approx. 122 SF]. Provide a unit price for localized and isolated repairs.
17. **OB:** Rout and seal cracks in the terracotta stone. Refer to Detail D19/A503. [Approx. 48 LF]. Provide a unit price for localized and isolated repairs.
18. **OB:** If heavy rust pack and section loss is visible in the window lintel, remove and replace existing lintels with new and associated flashing above windows. If surface corrosion with no section loss is visible, clean and paint existing lintels. Refer to Details D10/A501 & D11/A501. [Approx. 953 LF]
19. **OB:** If heavy rust pack and section loss is visible in the shelf angles, remove and replace existing shelf angles with new and associated flashing. If surface corrosion with no section loss is visible, clean and paint existing shelf angles. Similar to Detail D8/A501. [Approx. 186 LF]
20. **OB:** Repairs to the courtyard terrace concrete steps. Refer to Detail D17/A502. Allow for lump sum of $10,000.
21. **OB:** Repairs to the spalled concrete retaining wall on the west elevation of the original building. Refer to Detail D21/503. Allow for lump sum of $10,000.
22. **OB:** Repairs to the damaged keystone arch at the west elevation entrance. Refer to Detail D24/A504. Allow for lump sum of $20,000.
23. **OB:** Re-securement and/or replacement of the copper flashing. Refer to Detail D23/A503. [Approx. 15 LF]. Allow for lump sum of $15,000.

	INITIALS/DATE	
DRAWN	INT	11/1/2024
APPROVED		11/1/2024
REVISED 1		50% CHECK SET
APPROVED		1/24/2025
REVISED 2		
APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
OLD MAIN BUILDING - NEW ADDITION
WSU PROJECT #001-400580
SOUTH ELEVATION

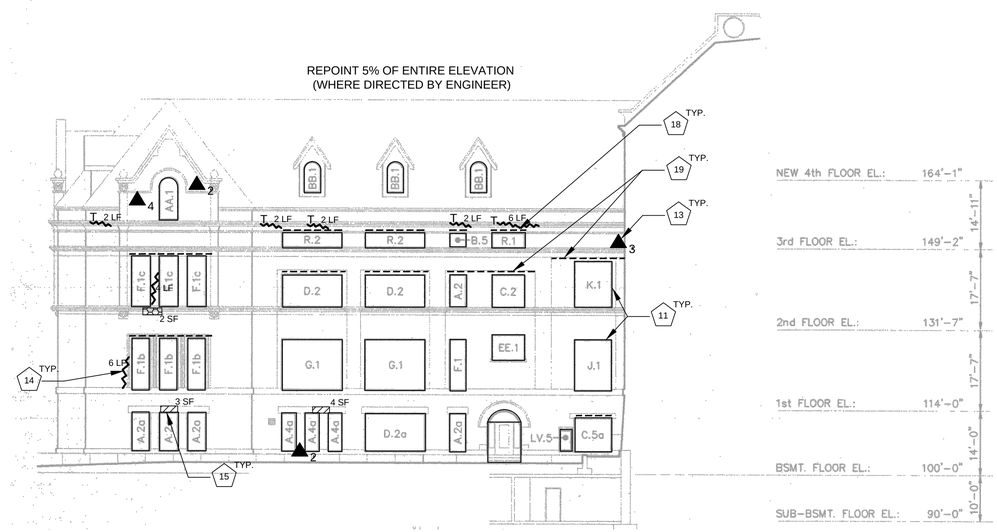
Building Science Solutions
Building and Construction
200-45000 Helm Street · Plymouth · Michigan · 48170 · Tel 248.957.9911

A-103



06 A-104 EAST ELEVATION

SCALE: N.T.S.



07 A-104 EAST ELEVATION - SOUTH SIDE

SCALE: N.T.S.

SYMBOL LEGEND

	SEVERE BRICK REPOINTING	#	DAMAGED BRICK (# = NO. OF BRICKS)		DAMAGED/MISSING LIMESTONE		SPALLED/DAMAGED TERRACOTTA		CONTROL JOINT
	CRACKED BRICK/STONE		DAMAGED SHELF ANGLE/LINTEL	L	CRACKED LIMESTONE	T	CRACKED TERRACOTTA		

NOTE: THE SYMBOLS SHOWN ARE USED ON OUR DRAWINGS TO INDICATE ROOF FEATURES. ADDITIONAL SYMBOLS MAY BE SHOWN ON THE DRAWING FOR SPECIFIC PROJECTS.

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1. **NA:** Remove and replace thru-wall flashing at the stone tower with new. Refer to Detail D7/A501. [Approx. 15 LF]
2. **NA:** Remove and replace thru-wall flashing along penthouse with new. Refert to Detail D9/A501. [Approx. 70 LF]
3. **OB:** Perform metal roof repairs, which includes providing new flashing at the aluminum cladded battens with proper detailing at transition points, providing new fasteners, with washers, to aluminum cladded battens, providing a watertight barrier at the transition from the existing BUR to metal sloped roof, and sealing exposed joints in the metal panels. Refer to Detail D25/A504.
4. **OB:** Re-secure existing snowguards (all elevations). [Approx. 315 LF]. Refer to Detail D29/A504.
5. **NA:** Remove and replace existing window thru-wall flashing with new. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Details D13/A502 & D14/502. [Approx. 180 LF]
6. **NA:** Remove and replace existing shelf angles. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Detail D8/A501. [Approx. 230 LF]
7. **NA:** Remove and replace control joints with new. Refer to Details D3/A500 & D12/A502. [Approx. 2,150 LF]
8. **NA:** Remove and replace window perimeter sealants with new. Refer to Details D3/A500 & D12/A502. [Approx. 1,380 LF]
9. **NA:** Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Details D1/A500 & D2/A500. [Approx. 500 SF]
10. **NA:** Remove and replace spalled brick. Brick that is missing shall be replaced with new. Refer to Detail D2/A500 [Approx. 16 units].
11. **OB:** Remove and replace window perimeter sealants. Refer to Details D3/A500 & D12/A502. [Approx. 18,120 LF]
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16. **OB:** Repair damaged and/or spalled terracotta stone. Refer to Detail D18/A503. [Approx. 122 SF]. Provide a unit price for localized and isolated repairs.
17. **OB:** Rout and seal cracks in the terracotta stone. Refer to Detail D19/A503. [Approx. 48 LF]. Provide a unit price for localized and isolated repairs.
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GENERAL NOTES:

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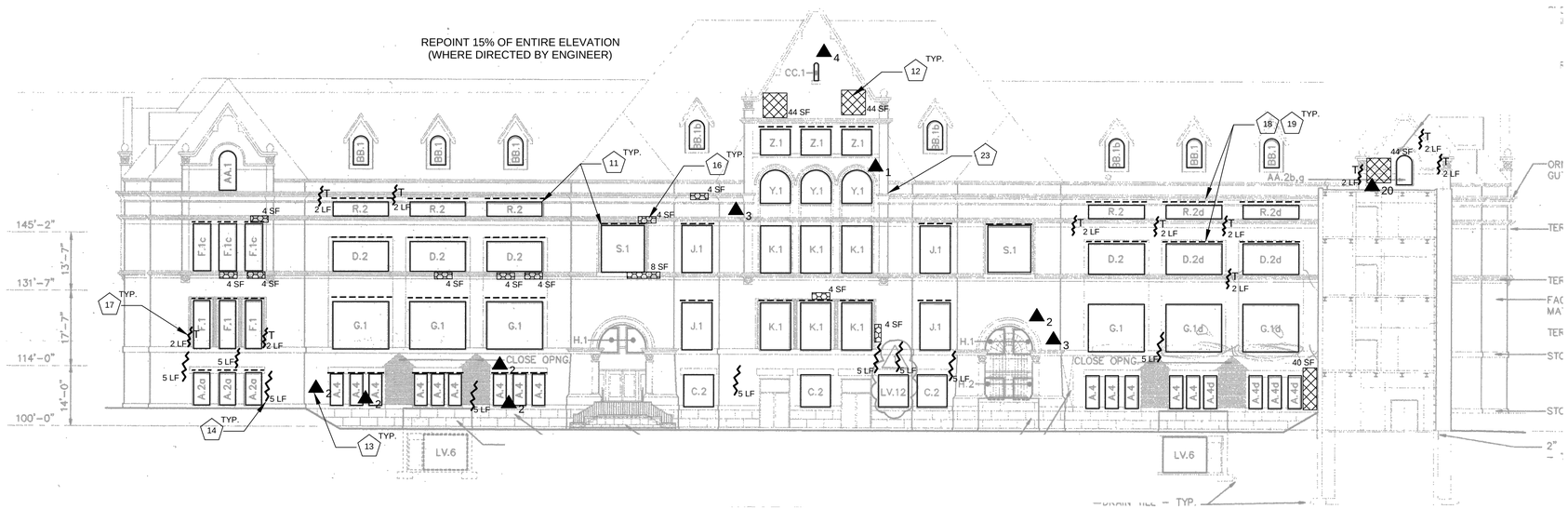
DRAWN	INT	50% CHECK SET
APPROVED		1/24/2025
REVISED 1		
APPROVED		
REVISED 2		
APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
OLD MAIN BUILDING
WSU PROJECT #001-400580
ORIGINAL BUILDING - EAST ELEVATION

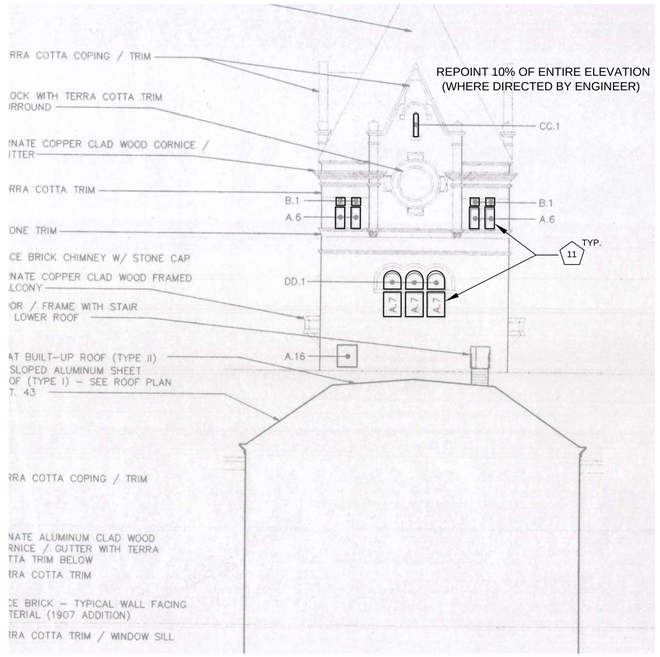
Building Science Solutions
Building and Construction
200-45000 Helm Street · Plymouth · Michigan · 48170 · Tel 248.957.9911

A-104



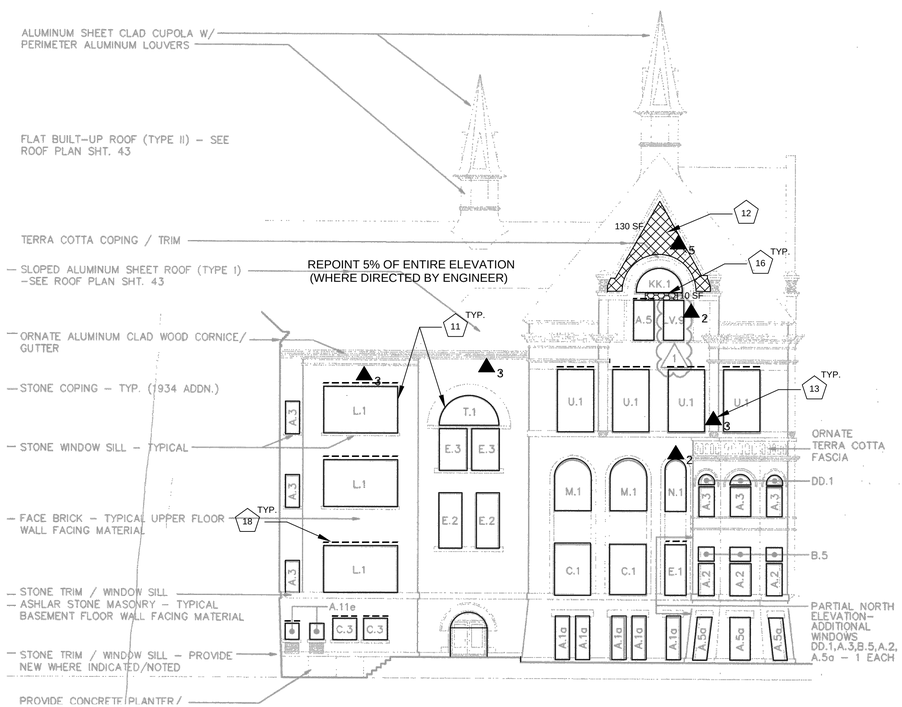
08 A-105 WEST ELEVATION

SCALE: N.T.S.



10 A-105 WEST ELEVATION - TOWER

SCALE: N.T.S.



09 A-105 WEST ELEVATION - SOUTH SIDE

SCALE: N.T.S.

SYMBOL LEGEND

	SEVERE BRICK REPOINTING	#	DAMAGED BRICK (# = NO. OF BRICKS)		DAMAGED/MISSING LIMESTONE		SPALLED/DAMAGED TERRACOTTA		CONTROL JOINT
	CRACKED BRICK/STONE		DAMAGED SHELF ANGLE/LINTEL	L	CRACKED LIMESTONE	T	CRACKED TERRACOTTA		

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3. **OB:** Perform metal roof repairs, which includes providing new flashing at the aluminum cladded battens with proper detailing at transition points, providing new fasteners, with washers, to aluminum cladded battens, providing a watertight barrier at the transition from the existing BUR to metal sloped roof, and sealing exposed joints in the metal panels. Refer to Detail D25/A504.
4. **OB:** Re-secure existing snowguards (all elevations). [Approx. 315 LF]. Refer to Detail D29/A504.
5. **NA:** Remove and replace existing window thru-wall flashing with new. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Details D13/A502 & D14/502. [Approx. 180 LF]
6. **NA:** Remove and replace existing shelf angles. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Detail D8/A501. [Approx. 230 LF]
7. **NA:** Remove and replace control joints with new. Refer to Details D3/A500 & D12/A502. [Approx. 2,150 LF]
8. **NA:** Remove and replace window perimeter sealants with new. Refer to Details D3/A500 & D12/A502. [Approx. 1,380 LF]
9. **NA:** Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Details D1/A500 & D2/A500. [Approx. 500 SF]
10. **NA:** Remove and replace spalled brick. Brick that is missing shall be replaced with new. Refer to Detail D2/A500 [Approx. 16 units].
11. **OB:** Remove and replace window perimeter sealants. Refer to Details D3/A500 & D12/A502. [Approx. 18,120 LF]
12. **OB:** Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Detail D1/A500 [Approx. 16,410 SF general & 1,014 SF severe deterioration]. Provide a unit price for localized and isolated repairs.
13. **OB:** Remove and replace spalled brick. Brick that is missing shall be replaced with new. Refer to Detail D2/A500 [Approx. 251 units]. Provide a unit price for localized and isolated repairs.
14. **OB:** Rout and seal cracks in the brick and stone walls. Refer to Details D7/A501, D8/A501 & D9/501. [Approx. 185 LF]. Provide a unit price for localized and isolated repairs.
15. **OB:** Repair damaged and/or spalled stone in the limestone bands using Dutchman style repairs. Refer to Details D21/A503, D22/A503 & D23/A503. [Approx. 54 SF]. Provide a unit price for localized and isolated repairs.
16. **OB:** Repair damaged and/or spalled terracotta stone. Refer to Detail D18/A503. [Approx. 122 SF]. Provide a unit price for localized and isolated repairs.
17. **OB:** Rout and seal cracks in the terracotta stone. Refer to Detail D19/A503. [Approx. 48 LF]. Provide a unit price for localized and isolated repairs.
18. **OB:** If heavy rust pack and section loss is visible in the window lintel, remove and replace existing lintels with new and associated flashing above windows. If surface corrosion with no section loss is visible, clean and paint existing lintels. Refer to Details D10/A501 & D11/A501. [Approx. 953 LF]
19. **OB:** If heavy rust pack and section loss is visible in the shelf angles, remove and replace existing shelf angles with new and associated flashing. If surface corrosion with no section loss is visible, clean and paint existing shelf angles. Similar to Detail D8/A501. [Approx. 186 LF]
20. **OB:** Repairs to the courtyard terrace concrete steps. Refer to Detail D17/A502. Allow for lump sum of $10,000.
21. **OB:** Repairs to the spalled concrete retaining wall on the west elevation of the original building. Refer to Detail D21/503. Allow for lump sum of $10,000.
22. **OB:** Repairs to the damaged keystone arch at the west elevation entrance. Refer to Detail D24/A504. Allow for lump sum of $20,000.
23. **OB:** Re-securement and/or replacement of the copper flashing. Refer to Detail D23/A503. [Approx. 15 LF]. Allow for lump sum of $15,000.

INITIALS/DATE		
DRAWN	INT	50% CHECK SET
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APPROVED		
REVISED 2		
APPROVED		
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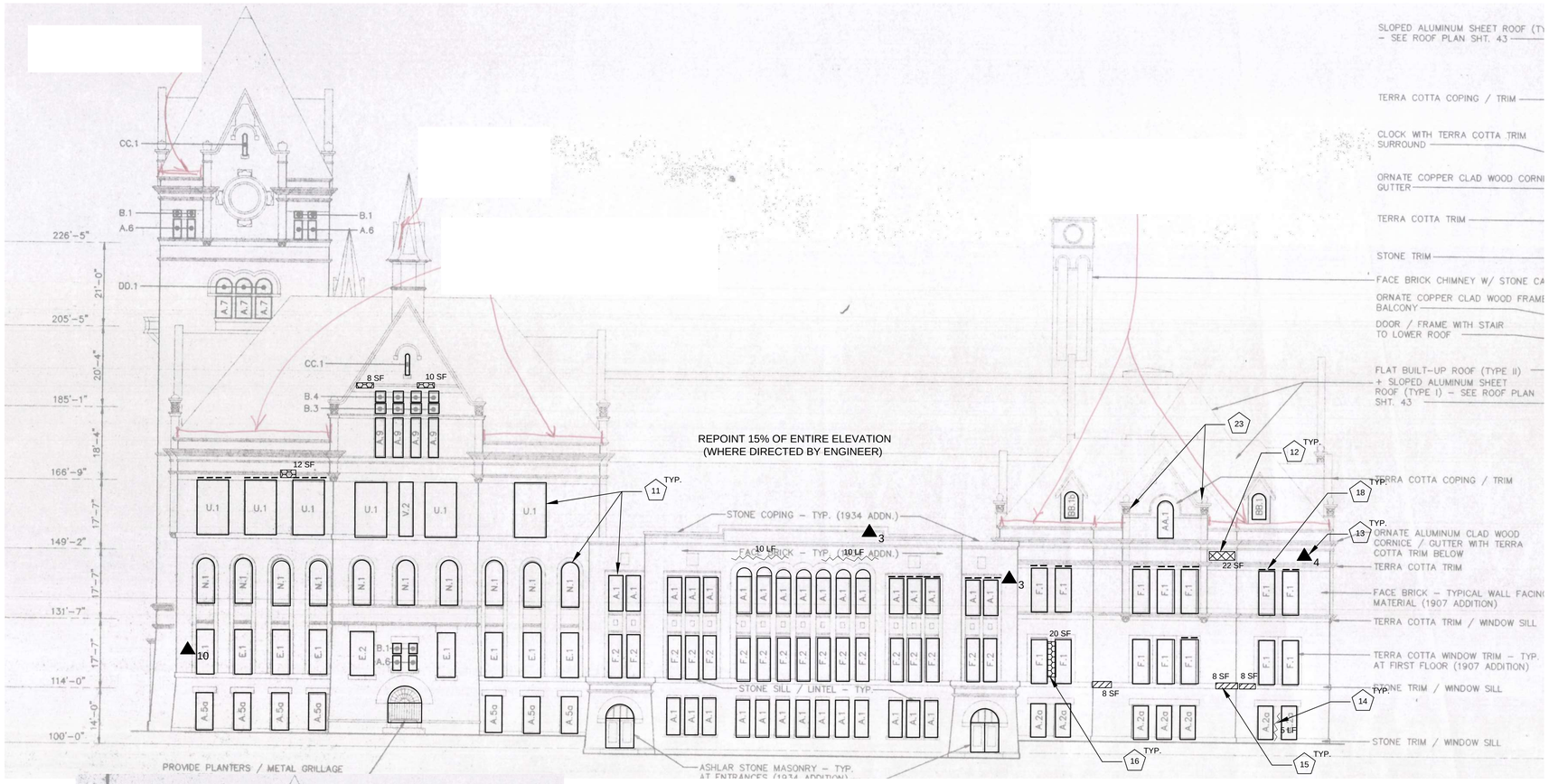
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
OLD MAIN BUILDING
WSU PROJECT #001-400580
ORIGINAL BUILDING - WEST ELEVATION

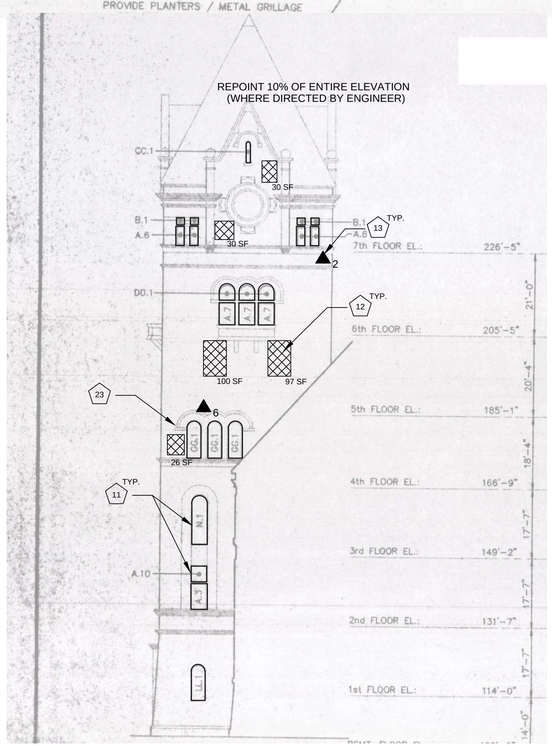
Building Science Solutions
Building and Construction
200-45000 Helm Street · Plymouth · Michigan · 48170 · Tel 248.957.9911

A-105



11 A-106 NORTH ELEVATION

SCALE: N.T.S.



12 A-106 NORTH ELEVATION - TOWER

SCALE: N.T.S.

SYMBOL LEGEND

	SEVERE BRICK REPOINTING	#	DAMAGED BRICK (# = NO. OF BRICKS)		DAMAGED/MISSING LIMESTONE		SPALLED/DAMAGED TERRACOTTA		CONTROL JOINT
	CRACKED BRICK/STONE		DAMAGED SHELF ANGLE/LINTEL	L	CRACKED LIMESTONE	T	CRACKED TERRACOTTA		

NOTE: THE SYMBOLS SHOWN ARE USED ON OUR DRAWINGS TO INDICATE ROOF FEATURES. ADDITIONAL SYMBOLS MAY BE SHOWN ON THE DRAWING FOR SPECIFIC PROJECTS.

GENERAL NOTES:

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2. Contractor shall submit a developed and complete scope of work document, including project specific shop drawings and product data sheets.
3. Permits: Contractor shall secure any required permits prior to proceeding with any work and shall coordinate building inspections with the Owner, including the WSU Fire Inspector.

General Note:

Drawing provided are approximate scale based on original design drawings. Contractor to verify all dimensions.

General: The following notes are intended to illustrate general locations of typical work items included in the base bid, and are not intended to be a complete scope of work. Refer to the project specifications for complete description of all work to be performed. For simplification, work items pertaining to the "original building" are noted as "OB", while work pertaining to the newer addition are noted as "NA".

1. **NA:** Remove and replace thru-wall flashing at the stone tower with new. Refer to Detail D7/A501. [Approx. 15 LF]
2. **NA:** Remove and replace thru-wall flashing along penthouse with new. Refert to Detail D9/A501. [Approx. 70 LF]
3. **OB:** Perform metal roof repairs, which includes providing new flashing at the aluminum cladded battens with proper detailing at transition points, providing new fasteners, with washers, to aluminum cladded battens, providing a watertight barrier at the transition from the existing BUR to metal sloped roof, and sealing exposed joints in the metal panels. Refer to Detail D25/A504.
4. **OB:** Re-secure existing snowguards (all elevations). [Approx. 315 LF]. Refer to Detail D29/A504.
5. **NA:** Remove and replace existing window thru-wall flashing with new. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Details D13/A502 & D14/502. [Approx. 180 LF]
6. **NA:** Remove and replace existing shelf angles. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Detail D8/A501. [Approx. 230 LF]
7. **NA:** Remove and replace control joints with new. Refer to Details D3/A500 & D12/A502. [Approx. 2,150 LF]
8. **NA:** Remove and replace window perimeter sealants with new. Refer to Details D3/A500 & D12/A502. [Approx. 1,380 LF]
9. **NA:** Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Details D1/A500 & D2/A500. [Approx. 500 SF]
10. **NA:** Remove and replace spalled brick. Brick that is missing shall be replaced with new. Refer to Detail D2/A500 [Approx. 16 units].
11. **OB:** Remove and replace window perimeter sealants. Refer to Details D3/A500 & D12/A502. [Approx. 18,120 LF]
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REVISED 3		
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ORIGINAL BUILDING - NORTH ELEVATION

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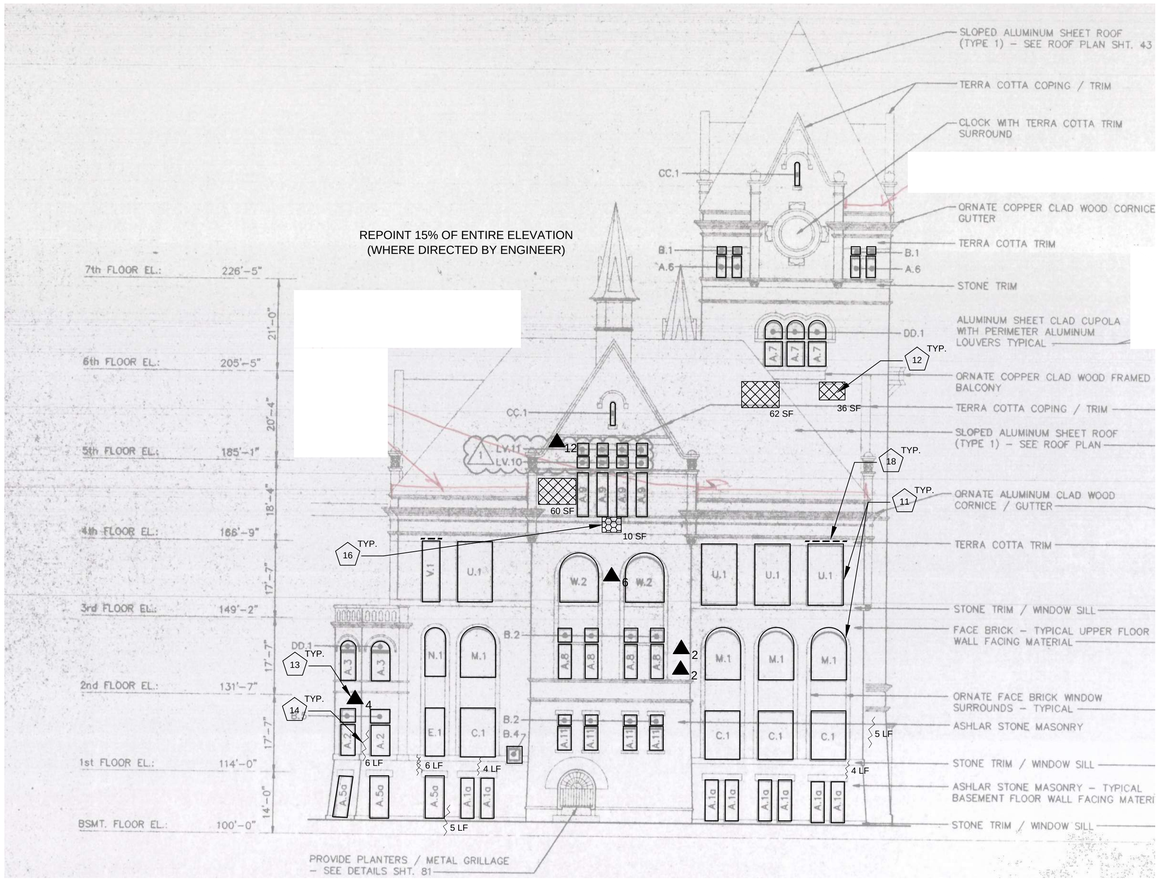
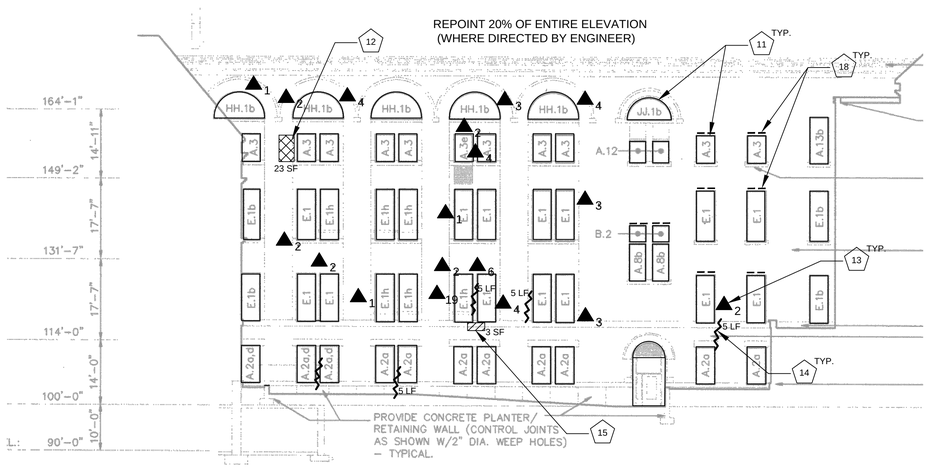
A-106



14 A-107 SOUTH ELEVATION

SCALE: N.T.S.



13 A-107 SOUTH ELEVATION

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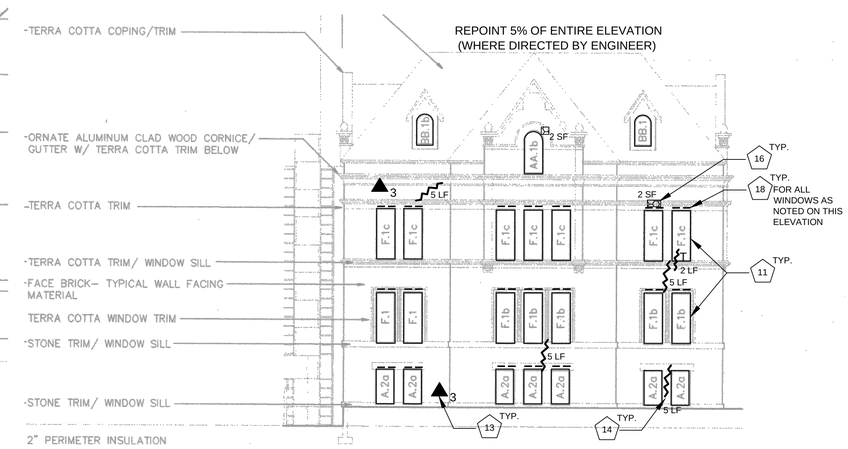

15 A-107 SOUTH ELEVATION

SCALE: N.T.S.

SYMBOL LEGEND

	SEVERE BRICK REPOINTING	#	DAMAGED BRICK (# = NO. OF BRICKS)		DAMAGED/MISSING LIMESTONE		SPALLED/DAMAGED TERRACOTTA		CONTROL JOINT
	CRACKED BRICK/STONE		DAMAGED SHELF ANGLE/LINTEL	L	CRACKED LIMESTONE	T	CRACKED TERRACOTTA		

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4. **OB:** Re-secure existing snowguards (all elevations). [Approx. 315 LF]. Refer to Detail D29/A504.
5. **NA:** Remove and replace existing window thru-wall flashing with new. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Details D13/A502 & D14/502. [Approx. 180 LF]
6. **NA:** Remove and replace existing shelf angles. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Detail D8/A501. [Approx. 230 LF]
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8. **NA:** Remove and replace window perimeter sealants with new. Refer to Details D3/A500 & D12/A502. [Approx. 1,380 LF]
9. **NA:** Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Details D1/A500 & D2/A500. [Approx. 500 SF]
10. **NA:** Remove and replace spalled brick. Brick that is missing shall be replaced with new. Refer to Detail D2/A500 [Approx. 16 units].
11. **OB:** Remove and replace window perimeter sealants. Refer to Details D3/A500 & D12/A502. [Approx. 18,120 LF]
12. **OB:** Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Detail D1/A500 [Approx. 16,410 SF general & 1,014 SF severe deterioration]. Provide a unit price for localized and isolated repairs.
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14. **OB:** Rout and seal cracks in the brick and stone walls. Refer to Details D7/A501, D8/A501 & D9/501. [Approx. 185 LF]. Provide a unit price for localized and isolated repairs.
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16. **OB:** Repair damaged and/or spalled terracotta stone. Refer to Detail D18/A503. [Approx. 122 SF]. Provide a unit price for localized and isolated repairs.
17. **OB:** Rout and seal cracks in the terracotta stone. Refer to Detail D19/A503. [Approx. 48 LF]. Provide a unit price for localized and isolated repairs.
18. **OB:** If heavy rust pack and section loss is visible in the window lintel, remove and replace existing lintels with new and associated flashing above windows. If surface corrosion with no section loss is visible, clean and paint existing lintels. Refer to Details D10/A501 & D11/A501. [Approx. 953 LF]
19. **OB:** If heavy rust pack and section loss is visible in the shelf angles, remove and replace existing shelf angles with new and associated flashing. If surface corrosion with no section loss is visible, clean and paint existing shelf angles. Similar to Detail D8/A501. [Approx. 186 LF]
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21. **OB:** Repairs to the spalled concrete retaining wall on the west elevation of the original building. Refer to Detail D21/503. Allow for lump sum of $10,000.
22. **OB:** Repairs to the damaged keystone arch at the west elevation entrance. Refer to Detail D24/A504. Allow for lump sum of $20,000.
23. **OB:** Re-securement and/or replacement of the copper flashing. Refer to Detail D23/A503. [Approx. 15 LF]. Allow for lump sum of $15,000.

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REVISED 1		
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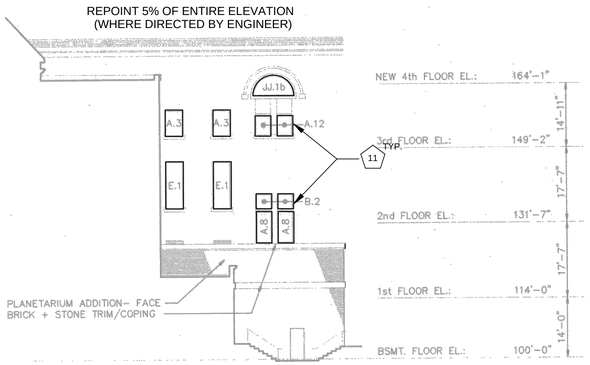
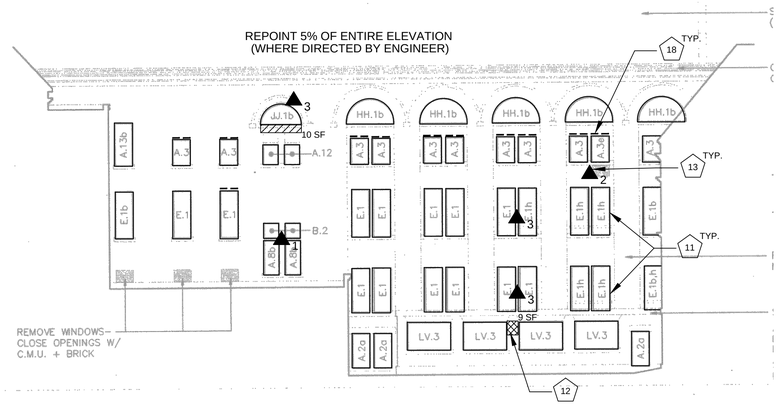
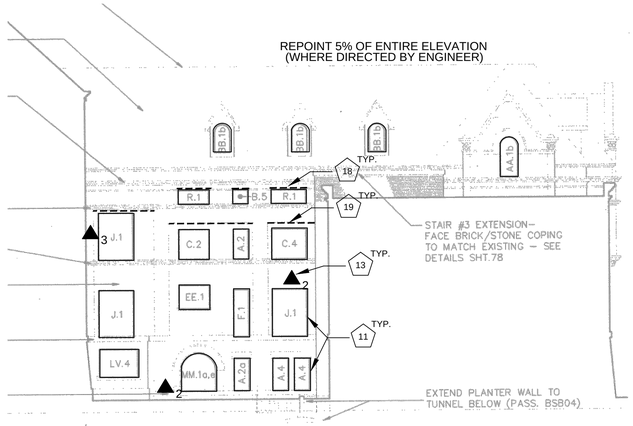
A-107





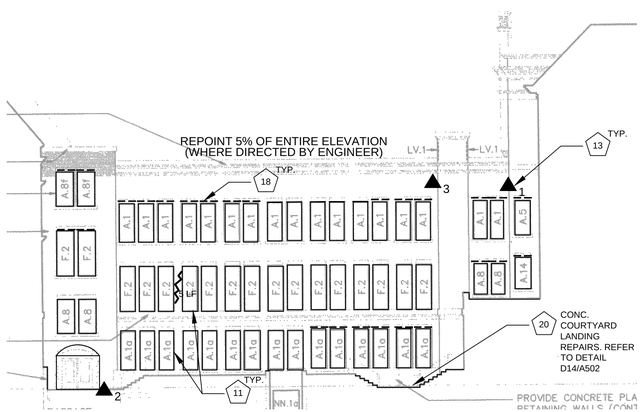
16 A-108 COURTYARD - SOUTH ELEVATION

SCALE: N.T.S.



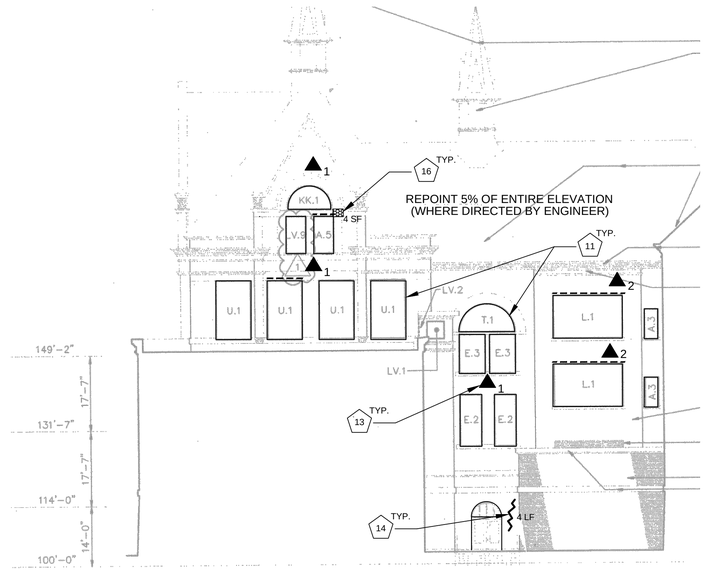
17 A-108 COURTYARD - WEST ELEVATION

SCALE: N.T.S.



18 A-108 COURTYARD - NORTH ELEVATION

SCALE: N.T.S.



19 A-108 COURTYARD - EAST ELEVATION

SCALE: N.T.S.

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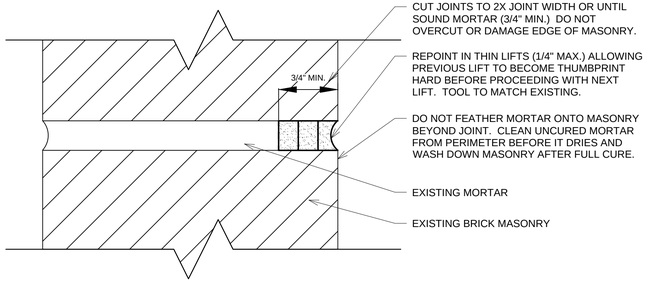
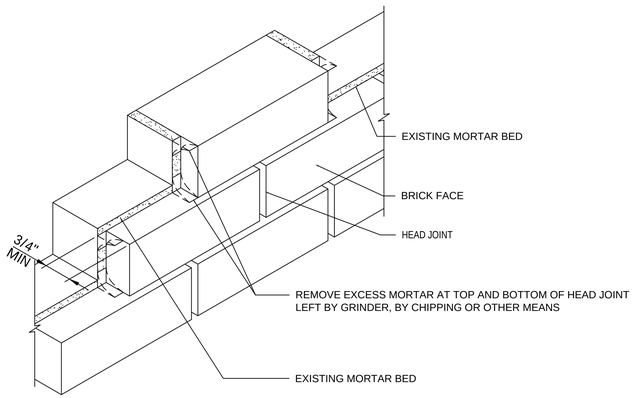
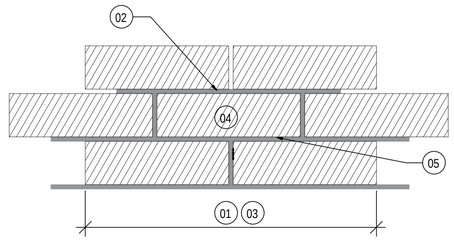
A-108





D1 / A-500 — TYPICAL MASONRY PREP & REPOINTING DETAILS



NOTE: ALL BRICK WORK SHALL FOLLOW THE TECHNICAL NOTES OF THE BRICK INSTITUTE OF AMERICA.

01 EXTENT OF BRICK REPLACEMENT SHALL BE AS NOTED BY THE ENGINEER IN FIELD.

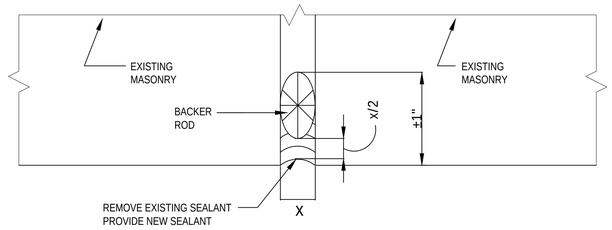
02 SAW-CUT THE SURROUNDING MORTAR JOINTS OF THE BRICK TO BE REMOVED AND REPLACED TO A DEPTH OF 3" MAXIMUM. DO NOT OVERCUT OR DAMAGE EDGES OF ADJACENT MASONRY.

03 CLEAN AND REPOINT THE EXISTING EXPOSED BACK-UP WALL WHERE EXTENTS OF LOCALIZED BRICK REBUILD EXCEEDS 2SF. INSTALL NEW STAINLESS STEEL WALL TIES AT A MIN. OF 1 PER 1.5 SF. NOTIFY ENGINEER WHERE CRACKING APPEARS TO EXTEND THROUGH BACK-UP MASONRY. DO NOT REPLACE HEADER BRICKS IF NOT CRACKED.

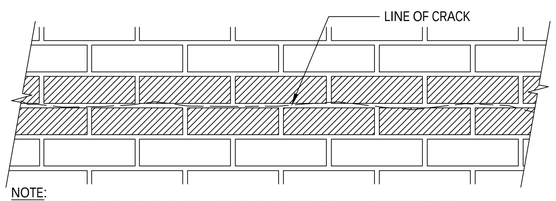
04 BUTTER THE TOP, BOTTOM AND EACH SIDE OF THE NEW BRICK TO BE INSTALLED WITH TYPE N MORTAR. NEW BRICK MUST BE REVIEWED AND APPROVED BY THE OWNER/ARCHITECT. REPLACEMENT BRICKS SHALL MATCH THE SIZE,SHAPE, TEXTURE AND COLOR OF THE EXISTING BRICK. PLACE THE NEW BRICK TO MATCH THE ADJACENT SURROUNDING COURSING.

05 RAKE THE MORTAR JOINTS ON ALL FOUR SIDES OF THE NEWLY INSTALLED REPLACEMENT BRICK AT 1.5" PAST THE OUTSIDE FACE. ALLOW THE SETTING MORTAR TO CURE FOR 24 HOURS PRIOR TO POINTING THE JOINTS WITH THE APPROVED MORTAR FOLLOWING THE REQUIREMENTS OF THE TYPICAL MASONRY REPOINTING DETAIL

D2 / A-500 — TYPICAL BRICK REPLACEMENT DETAIL

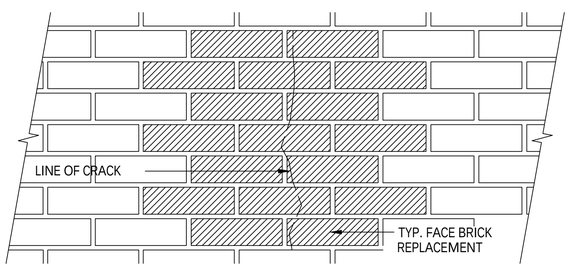


D3 / A-500 — TYPICAL SEALANT/CONTROL JOINT REPLACEMENT DETAIL



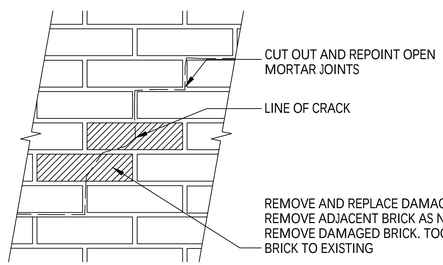
NOTE:
AT HORIZONTAL CRACK, THE REPLACEMENT OF BRICKS SHALL BE PERFORMED IN SECTIONS OF 3'-0" EACH.

HORIZONTAL CRACK

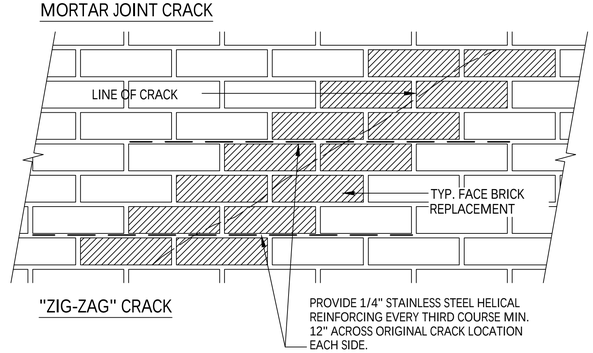


VERTICAL CRACK

D4 / A-500 — TYPICAL BRICK MASONRY CRACK REPAIR - VERTICAL & HORIZONTAL CRACKS

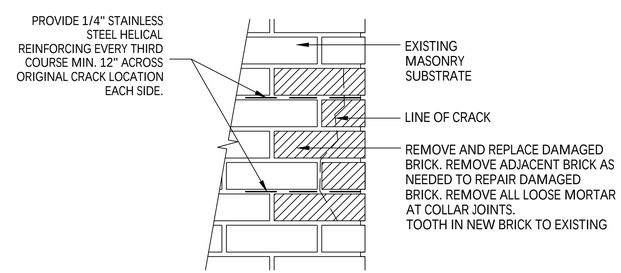


MORTAR JOINT CRACK



"ZIG-ZAG" CRACK

D5 / A-500 — TYPICAL BRICK MASONRY CRACK REPAIR - STEP CRACKING



VERTICAL CRACK AT CORNER

NOTE: PERMIT ENGINEERING REVIEW OF ALL CORNER CRACK REPAIRS IN FIELD FOR DISCUSSION OF REINFORCING STRATEGY.

D6 / A-500 — TYPICAL BRICK MASONRY CRACK REPAIR - CORNER CRACKS

	INITIALS/DATE	
DRAWN	INT	50% CHECK SET
APPROVED		1/24/2025
REVISED 1		
APPROVED		
REVISED 2		
APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

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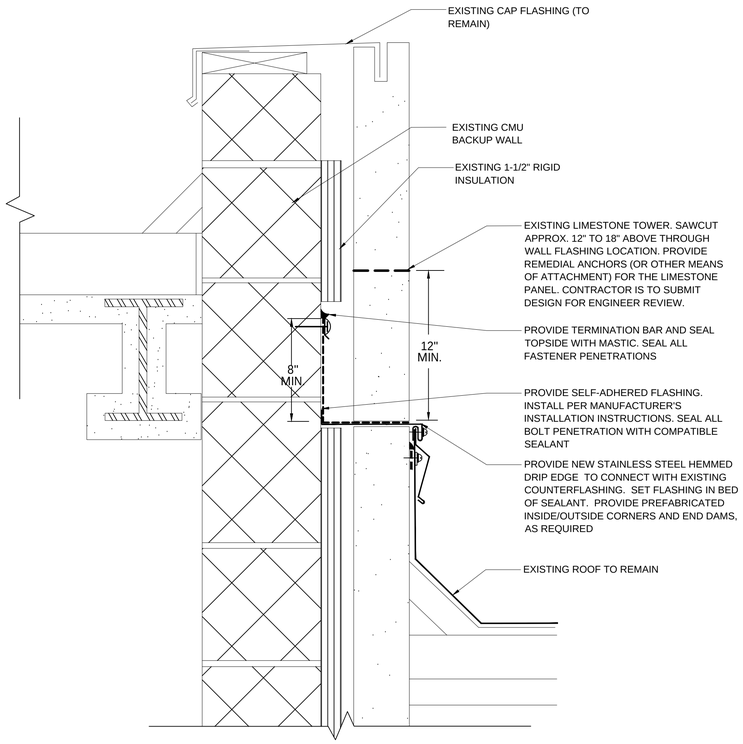
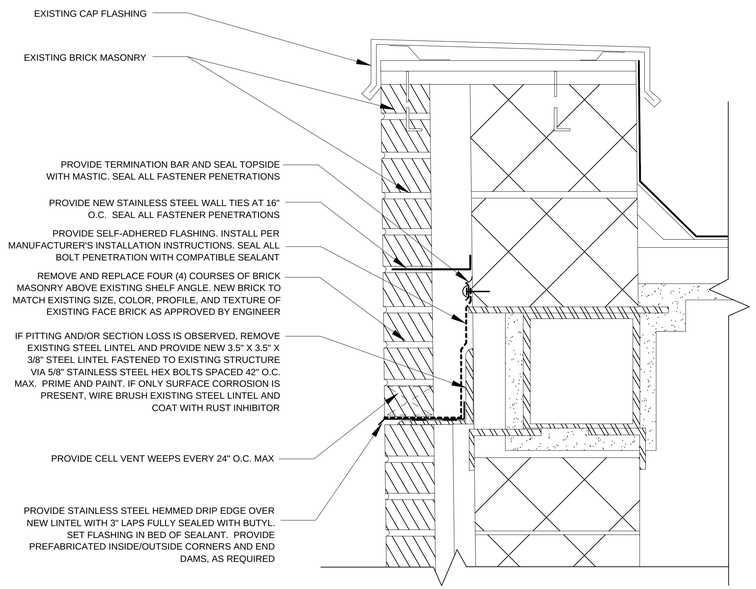
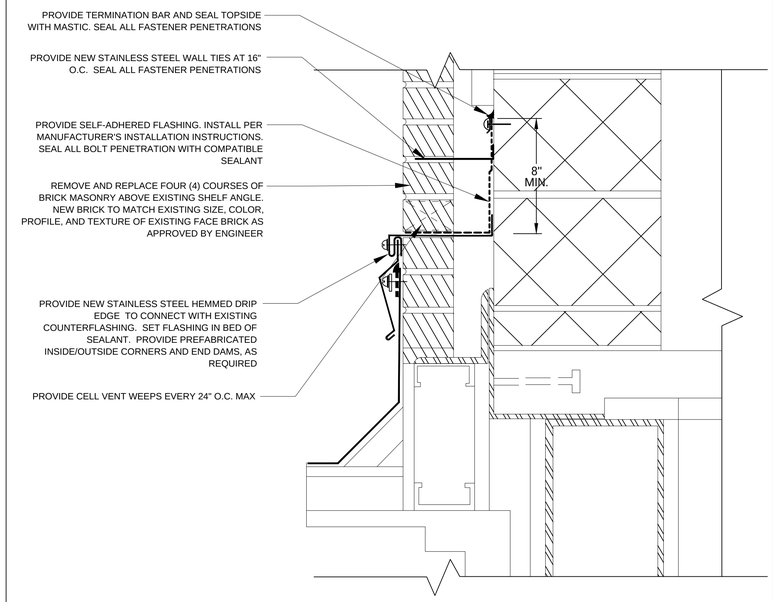
A-500



D7 A-501 TYPICAL THROUGH-WALL FLASHING DETAIL - STONE TOWER



D8 A-501 TYPICAL THROUGH-WALL FLASHING DETAIL - SHELF ANGLES



D9 A-501 TYPICAL THROUGH-WALL FLASHING DETAIL - PENTHOUSE

INITIALS/DATE		
DRAWN	INT	50% CHECK SET
APPROVED		1/24/2025
REVISED 1		
APPROVED		
REVISED 2		
APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

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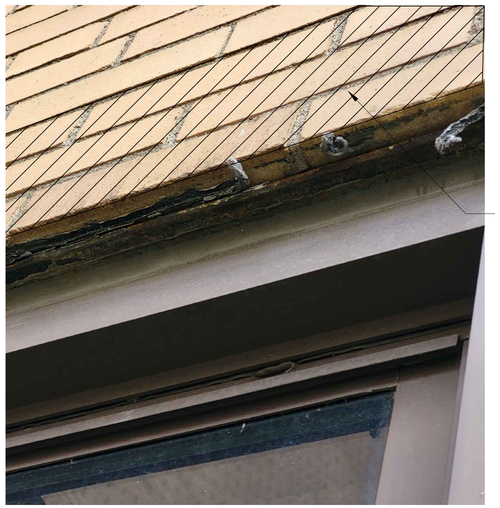
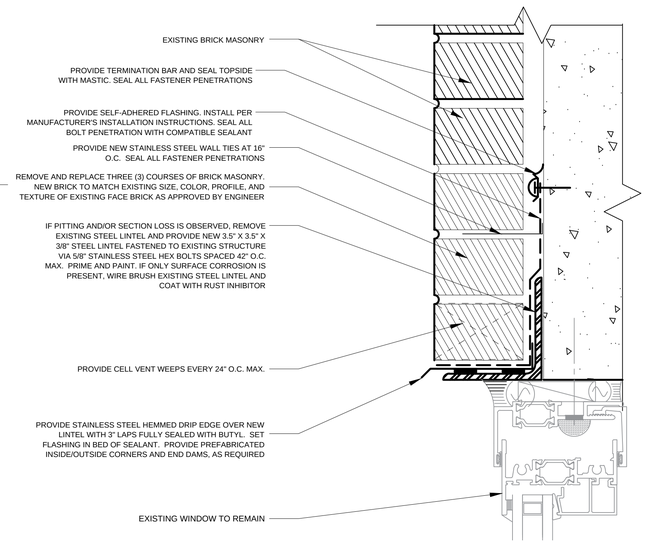
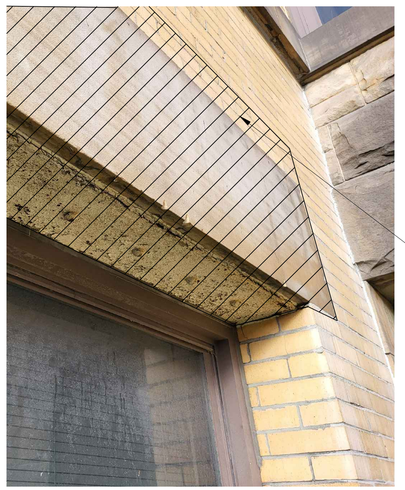
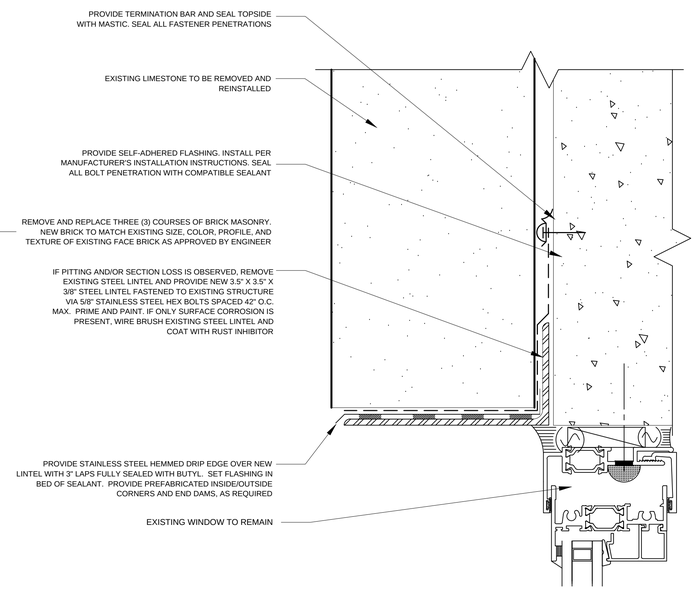




D10 A-501 TYPICAL LINTEL REPLACEMENT DETAIL AT ORIGINAL BUILDING - BRICK MASONRY





D11 A-501 TYPICAL LINTEL REPLACEMENT DETAIL AT ORIGINAL BUILDING - STONE

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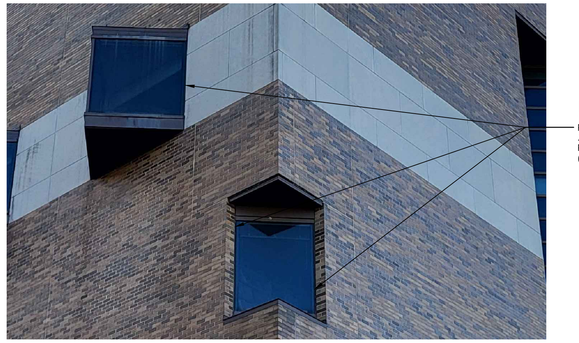
A-501



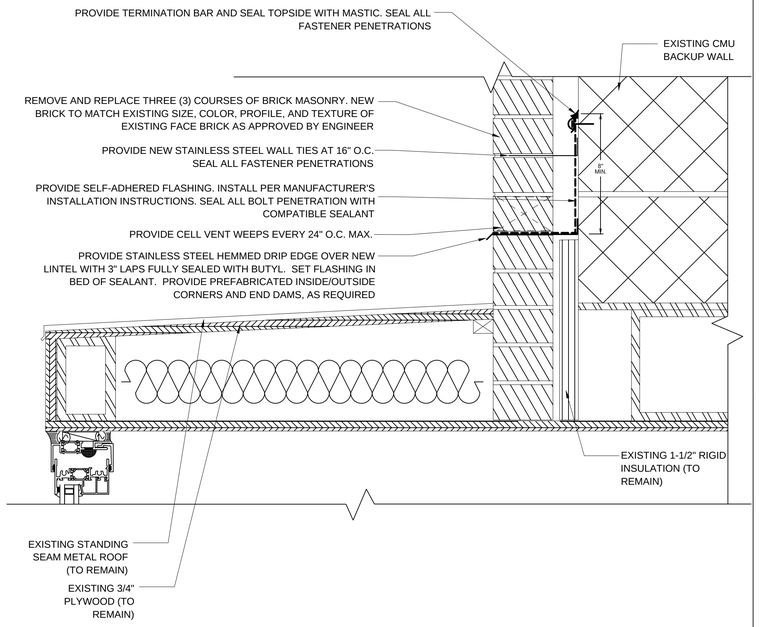
NEW ADDITION

REMOVE ALL EXISTING BACKER ROD AND SEALANT ALONG WINDOW PERIMETERS AND REPLACE WITH NEW (TYP). SIMILAR TO DETAIL D4/A500.

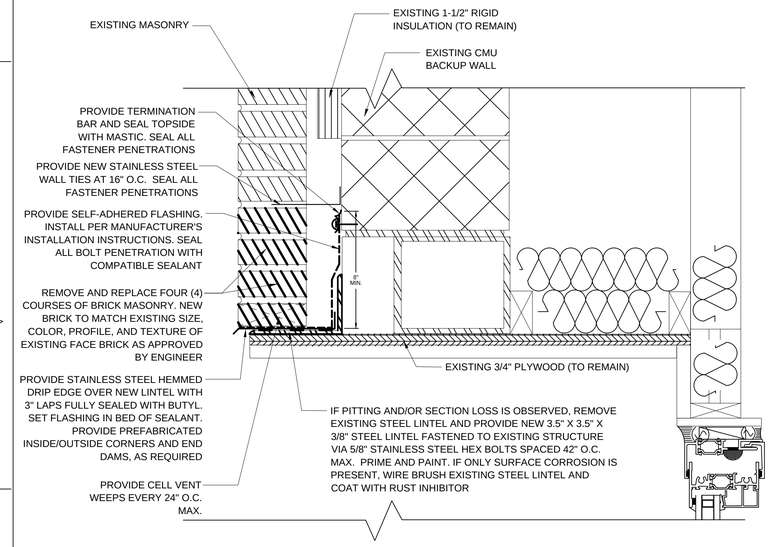
ORIGINAL BUILDING

REMOVE ALL EXISTING BACKER ROD AND SEALANT ALONG WINDOW PERIMETERS AND REPLACE WITH NEW (TYP). SIMILAR TO DETAIL D4/A500.

D12 / A-502 TYPICAL WINDOW SEALANT JOINT REPLACEMENT



D13 / A-502 TYPICAL THROUGH WALL FLASHING REPLACEMENT - WINDOW TYPE "A"



D14 / A-502 TYPICAL THROUGH WALL FLASHING REPLACEMENT - WINDOW TYPE "B"

INITIALS/DATE		
DRAWN	INT	50% CHECK SET
APPROVED		1/24/2025
REVISED 1		
APPROVED		
REVISED 2		
APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

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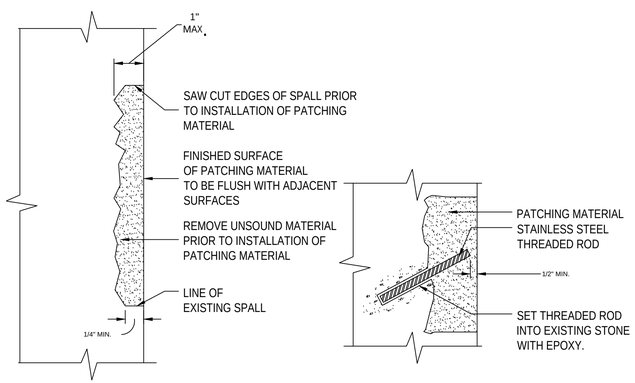
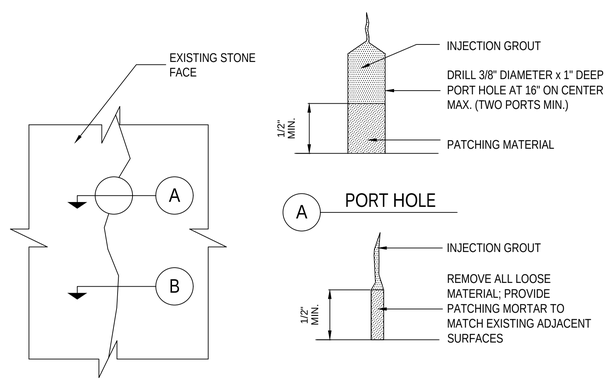
DETAILS



D15 / A-502 TYPICAL TERRACOTTA DAMAGE/SPALL REPAIR



D16 / A-502 TYPICAL TERRACOTTA CRACK REPAIR

CONC. RETAINING WALL - CURRENT CONDITION

CONTRACTOR TO REMOVE EXISTING CONCRETE DOWN TO WHERE SOUND CONCRETE IS FOUND. VERTICAL REBAR IS TO BE INSTALLED AND SET IN EPOXY (REBAR SIZING AND SPACING IS TBD). ONCE REBAR IS INSTALLED (AND FORM WORK IS SETUP), NEW CONCRETE IS TO BE POURED.

D17 / A-502 CONCRETE RETAINING WALL REPAIRS (WEST ELEVATION)

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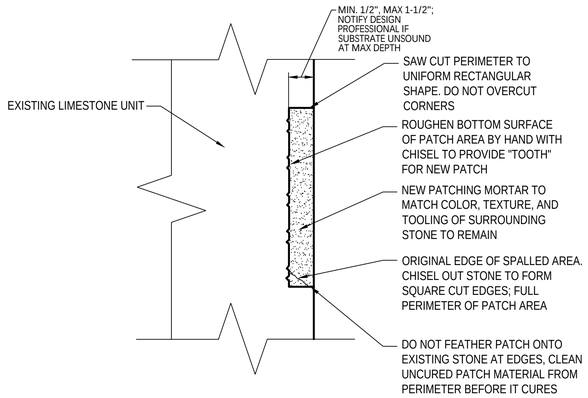
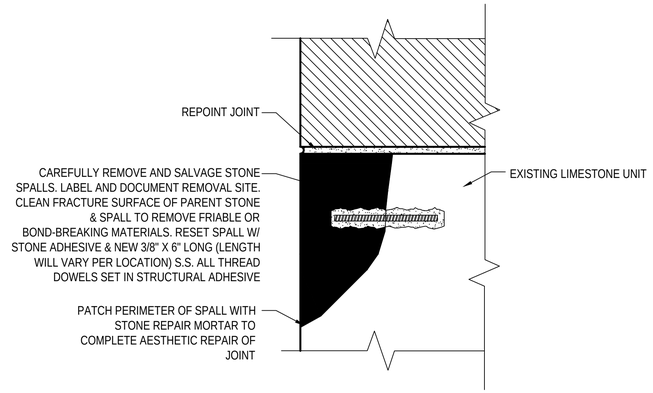
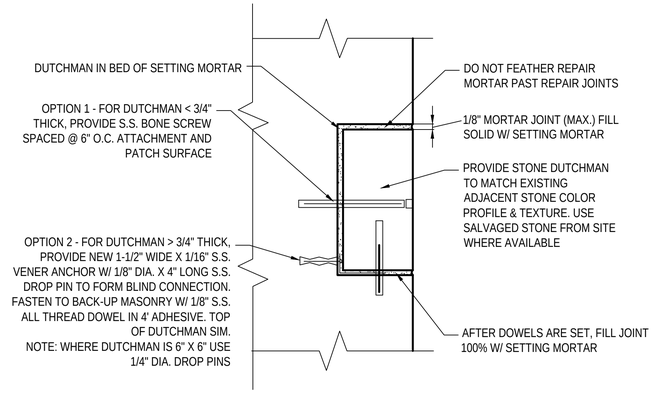


D18 A-503 TYPICAL LIMESTONE REPAIR - LESS THAN 1" DEPTH



D19 A-503 TYPICAL LIMESTONE SPALL REPAIR

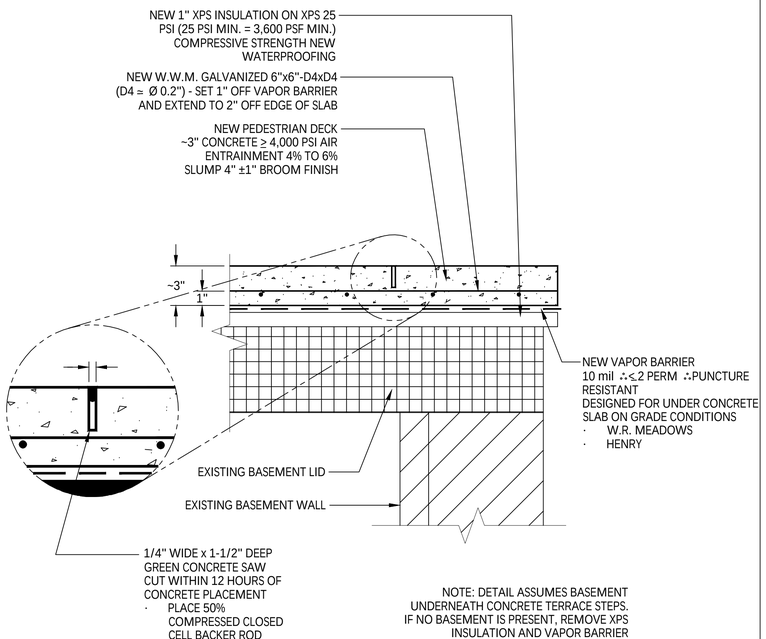


D20 A-503 TYPICAL LIMESTONE DUTCHMAN REPAIR

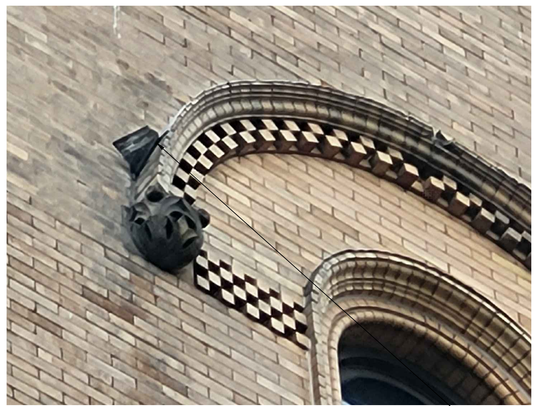
CONC. STAIRS & SLAB - CURRENT CONDITION

DEMO EXISTING TOP SLAB AT COURTYARD TERRACE STEPS. REFER TO D22/A503

D21 A-503 COURTYARD TERRACE STEP REPAIRS



D22 A-503 COURTYARD TERRACE STEP REPAIRS



EXAMPLE OF LOOSE/DAMAGED COPPER FLASHING ON TOWER NORTH ELEVATION. WHERE POSSIBLE, REATTACH EXISTING COPPER. WHERE COPPER IS DAMAGED BEYOND REPAIR, REPLACE COPPER FLASHING. AREAS OF DAMAGED COPPER INDICATED ON DRAWINGS.

D23 A-503 COPPER FLASHING REPAIRS

INITIALS/DATE		
DRAWN	INT	50% CHECK SET
APPROVED		1/24/2025
REVISED 1		
APPROVED		
REVISED 2		
APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

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WEST ELEV. KEYSTONE - CURRENT CONDITION

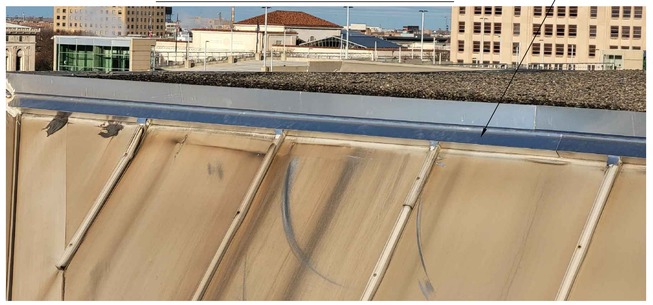
TEMPORARILY SECURE EXISTING KEYSTONES AND REMOVE ARCHED KEYSTONES. REINSTALL ARCHED KEYSTONES WITH HELICAL ANCHORS ALLOWING FOR DISPLACED KEYSTONE TO BE FLUSH WITH ADJACENT KEYSTONES. ENSURE THAT HELICAL ANCHOR IS NOT VISIBLE ON FRONT FACE OF KEYSTONES.CONTRACTOR TO PROVIDE MEANS AND METHODS FOR WORK AND SUBMIT TO ENGINEER FOR REVIEW.

WEST ELEV. KEYSTONE - TOP VIEW - CURRENT CONDITION

REMOVE EXISTING SEALANT REPAIRS AND COVER ARCHWAY WITH COPPER FLASHING.

D24 / A-504 — CONCRETE KEYSTONE REPAIRS

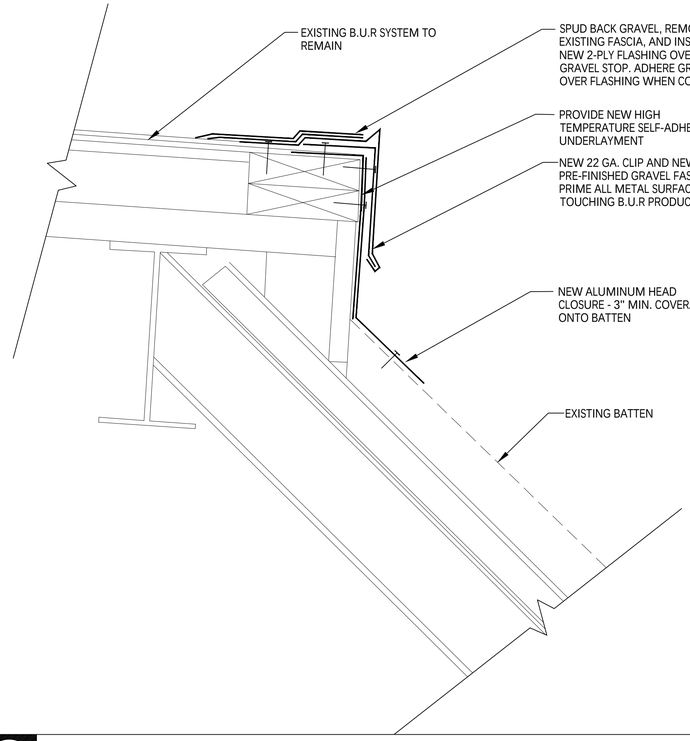
CONC. STAIRS & SLAB - CURRENT CONDITION



PROVIDE NEW ALUMINUM FLASHING AT ROOF TRANSITION. REFER TO DETAIL D26/A504

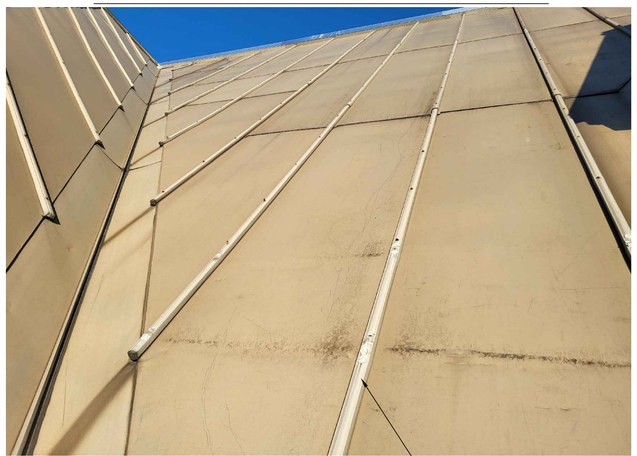
REMOVE EXISTING TWO PIECE EXISTING FASCIA METAL AND COUNTERFLASHING . SEAL ALL TRANSITIONS BETWEEN BATTENS AND PAN

D25 / A-504 — METAL SLOPED ROOF TO FLAT ROOF TRANSITION



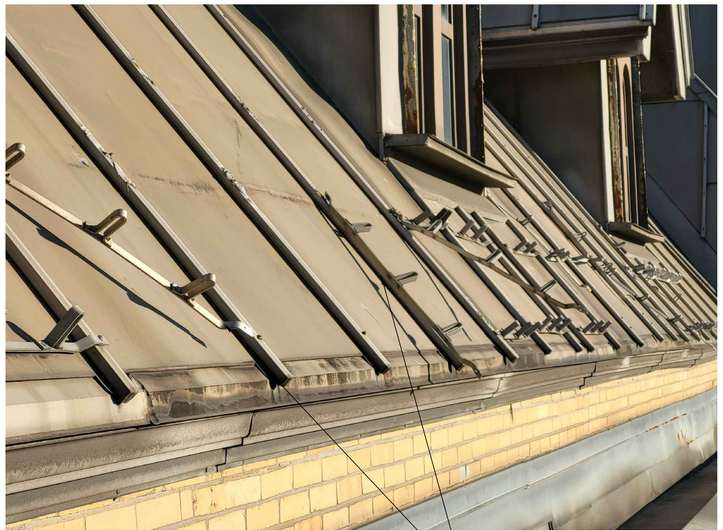
D26 / A-504 — METAL SLOPED ROOF TO FLAT ROOF TRANSITION

WOODEN BATTENS WITH ALUMINUM COVER - CURRENT CONDITION



PROVIDE NEW ALUMINUM COVERS TO EXISTING WOODEN BATTENS OUTLINED IN THE ROOF WORK AREA SHOWN ON 01/RP2. REPLACE IN LIKE KIND.

D27 / A-504 — NEW ALUMINUM COVERINGS FOR BATTENS



RESECURE EXISTING SNOW GUARDS (ALL ELEVATIONS)

D28 / A-504 — SNOWGUARD REPAIRS

-- / A-504

	INITIALS/DATE
DRAWN INT 50% CHECK SET	
APPROVED	1/24/2025
REVISED 1	
APPROVED	
REVISED 2	
APPROVED	
REVISED 3	
APPROVED	
APPROVED FOR BIDS	
ISSUED FOR BID	2/20/2025

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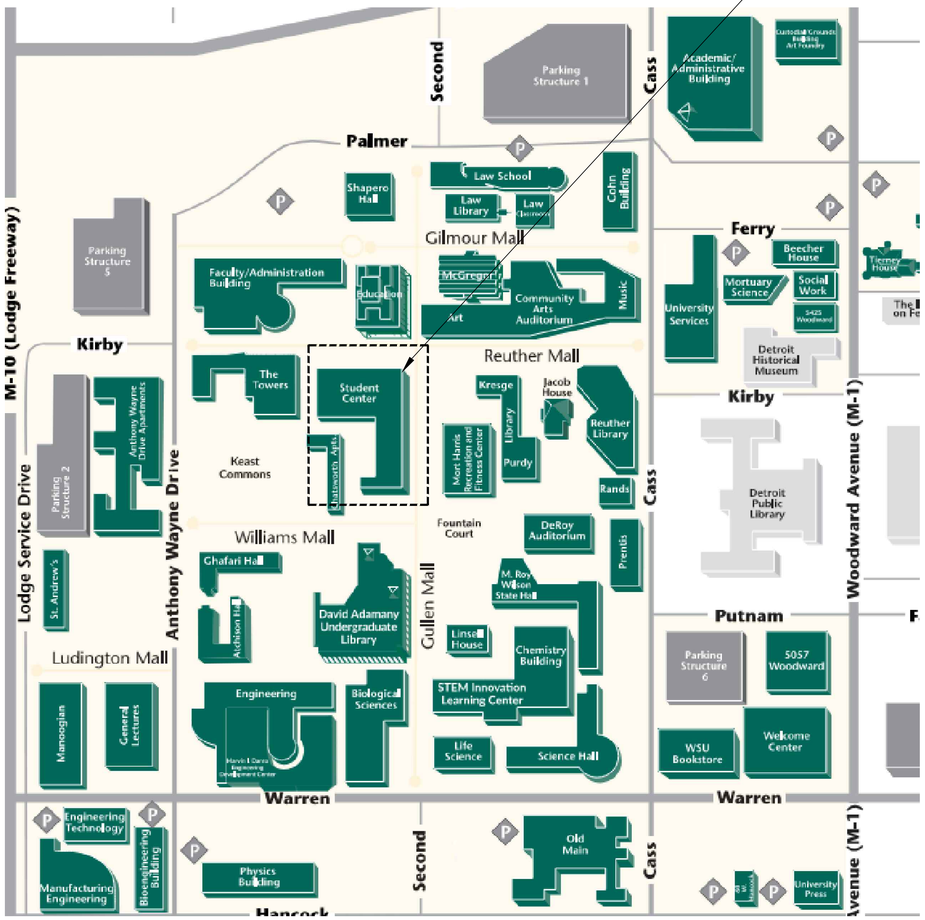
STUDENT CENTER BUILDING - ENCLOSURE REPAIRS
WSU PROJECT # 034-350347

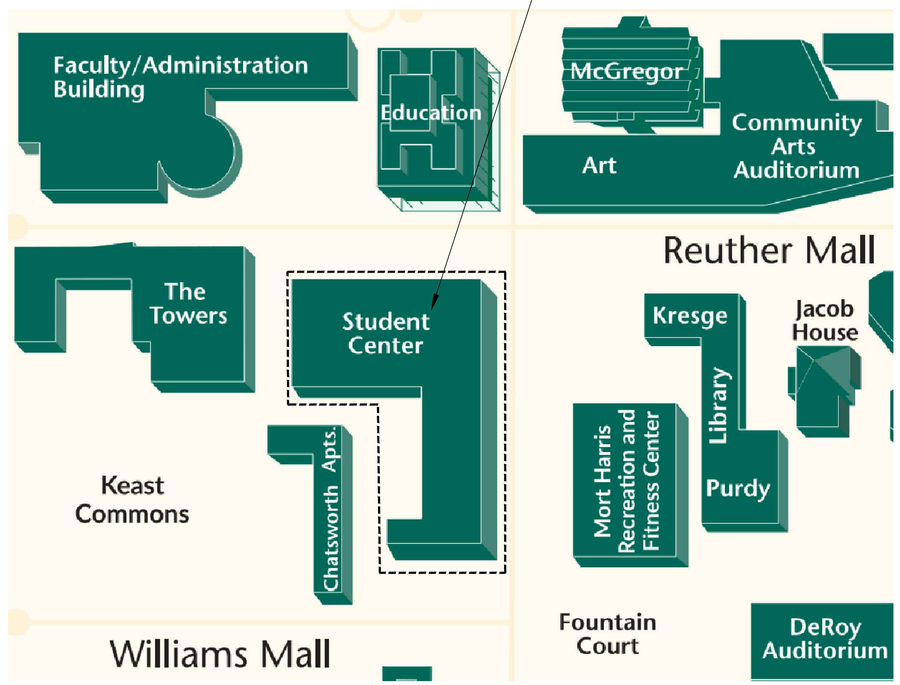
SITE LOCATION



Location Map

Scale: N.T.S.

BUILDING LOCATION



Site Maps

Scale: N.T.S.

	INITIALS/DATE	
DRAWN	INT	11/11/2024
APPROVED		11/11/2024
REVISED 1		50% CD
APPROVED		12/19/2024
REVISED 2		90% CD
APPROVED		2/5/2025
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
STUDENT CENTER
WSU PROJECT #034-350347

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COVER

TEMPORARY STAGING PERMITTED ALONG GULLEN MALL AND KIRBY ST. COORDINATE WITH WSU PROJECT MANAGER FOR LOCATION. LIFT STAGING ONLY. NO SCAFFOLDING IS PERMITTED.

STAGING AREA. COORDINATE WITH WSU PROJECT MANAGER FOR TRAFFIC AND EXACT LOCATION.

DUMPSTER AREA

ENTRY/EXIT POINT AT 3rd AVENUE

01
SP1

SITE PLAN

NOT TO SCALE

GENERAL NOTES:

1. Drawings and specifications are intended to be a schematic representation of the existing conditions and overall design intent. Contractor is responsible to review existing conditions and develop the specific scope of work for the project, which shall meet the design intent as well as be in accordance with all applicable building codes.
2. Contractor shall submit a developed and complete scope of work document, including project specific shop drawings and product data sheets.
3. Permits: Contractor shall secure any required permits prior to proceeding with any work and shall coordinate building inspections with the Owner, including the WSU Fire Inspector.

General Note:

Drawing provided are approximate scale based on original design drawings. Contractor to verify all dimensions.

	INITIALS/DATE	
DRAWN	INT	11/11/2024
APPROVED		11/11/2024
REVISED 1		50% CD
APPROVED		12/19/2024
REVISED 2		90% CD
APPROVED		2/5/2025
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
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SITE PLAN

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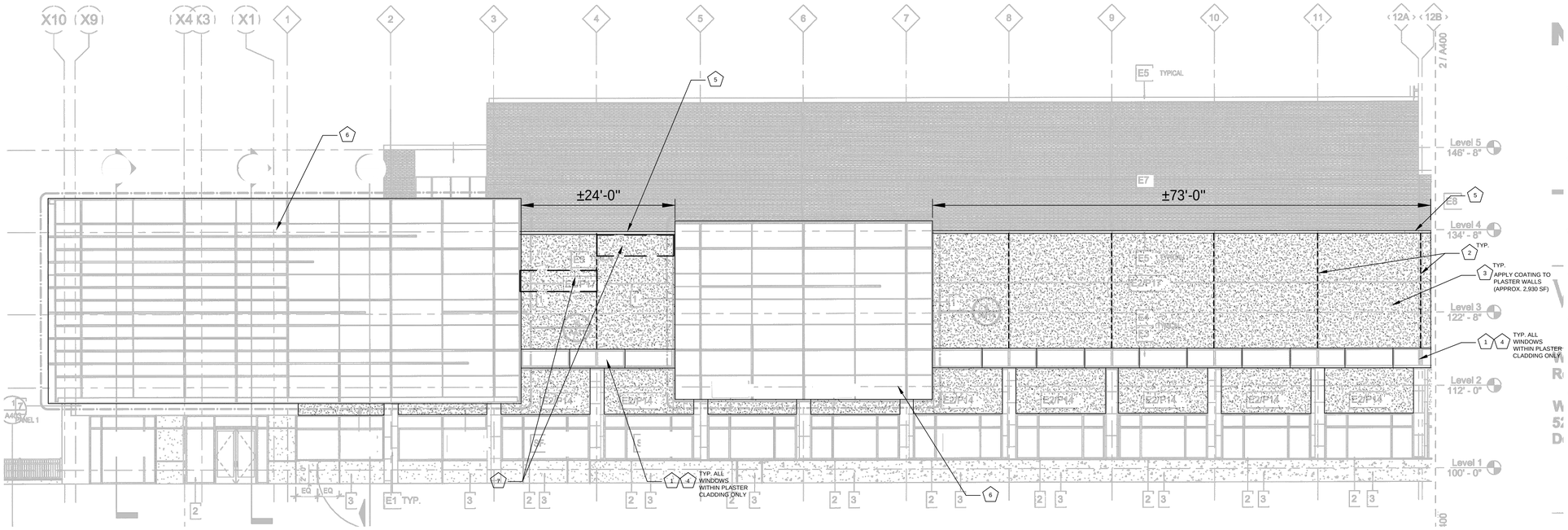
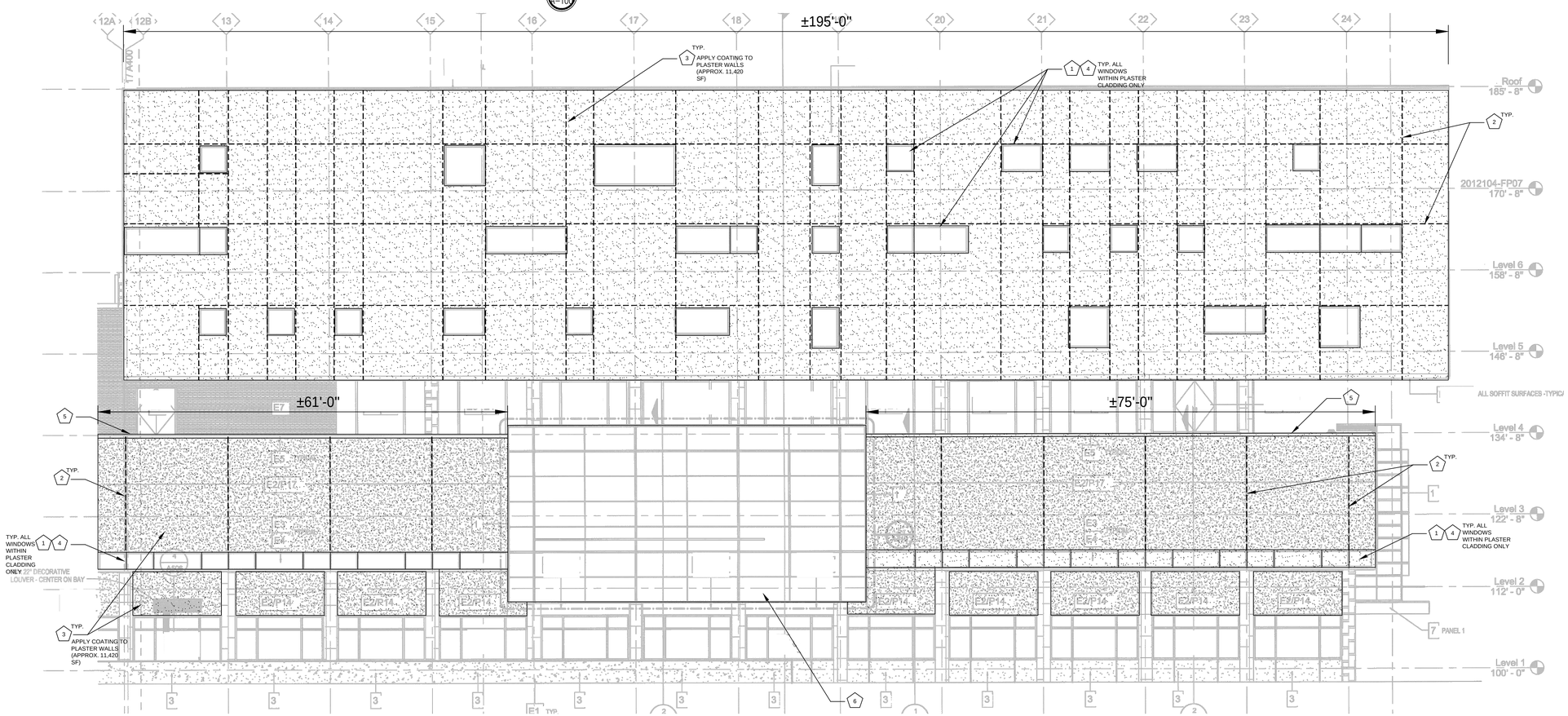
SP-1



01 A-100 EAST ELEVATION - SOUTH END



02 A-100 EAST ELEVATION - NORTH END

SCALE: N.T.S.

General: The following notes are intended to illustrate general locations of typical work items included in the base bid, and are not intended to be a complete scope of work. Refer to the project specifications for complete description of all work to be performed.

1. Remove all existing joint sealant and back-up material from all windows within the exterior plaster wall cladding and provide new back-up material and joint sealant [Approx. 2,700 LF] Refer to Details D2/A-500 and D6/A-500.
2. Remove all existing joint sealant and back-up material from building control joints within the exterior plaster wall cladding and provide new back-up material and joint sealant [Approx. 4,000 LF]. Refer to Detail D1/A-500.
3. Apply new pigmented elastomeric coating to exterior plaster walls once crack repairs have been completed [Approx. 31,069 SF].
4. Provide wet glazing seals to all glazing perimeters and frame joints. [Approx. 3,420 LF] Refer to Details D3/A-500, D4-A500, and D5-A500.
5. Remove and replace existing metal fascia with new, in like kind. [Approx. 400 LF] Refer to Detail D8/A-501.
6. Replace curtain wall snap covers, where missing. Provide unit price for this work.
7. Route and seal cracks in the existing plaster wall prior to new elastomeric coating. Paint to match existing color conditions. [Approx. 24 LF]. Refer to Detail D7/A501.

General Note:

Drawing provided are approximate scale based on original design drawings. Contractor to verify all dimensions.

	INITIALS/DATE	
DRAWN	INT	11/11/2024
APPROVED		11/11/2024
REVISED 1		50% CD
APPROVED		12/19/2024
REVISED 2		90% CD
APPROVED		2/5/2025
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

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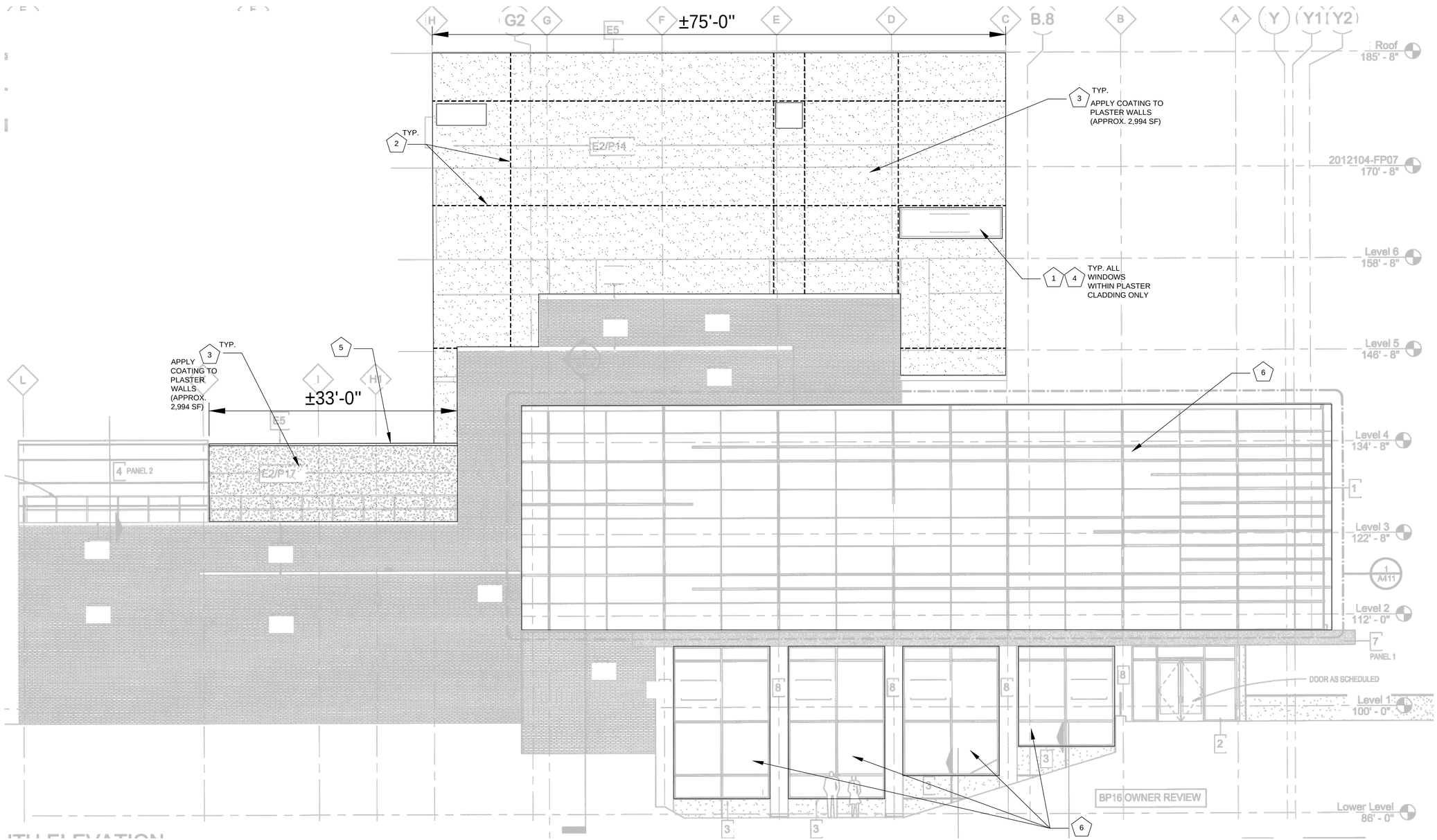
A-100



SOUTH ELEVATION

SCALE: N.T.S.

General: The following notes are intended to illustrate general locations of typical work items included in the base bid, and are not intended to be a complete scope of work. Refer to the project specifications for complete description of all work to be performed.

1. Remove all existing joint sealant and back-up material from all windows within the exterior plaster wall cladding and provide new back-up material and joint sealant [Approx. 2,700 LF] Refer to Details D2/A-500 and D6/A-500.
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3. Apply new pigmented elastomeric coating to exterior plaster walls once crack repairs have been completed [Approx. 31,069 SF].
4. Provide wet glazing seals to all glazing perimeters and frame joints. [Approx. 3,420 LF] Refer to Details D3/A-500, D4-A500, and D5-A500.
5. Remove and replace existing metal fascia with new, in like kind. [Approx. 400 LF] Refer to Detail D8/A-501.
6. Replace curtain wall snap covers, where missing. Provide unit price for this work.
7. Route and seal cracks in the existing plaster wall prior to new elastomeric coating. Paint to match existing color conditions. [Approx. 24 LF]. Refer to Detail D7/A501.

General Note:

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APPROVED		2/5/2025
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

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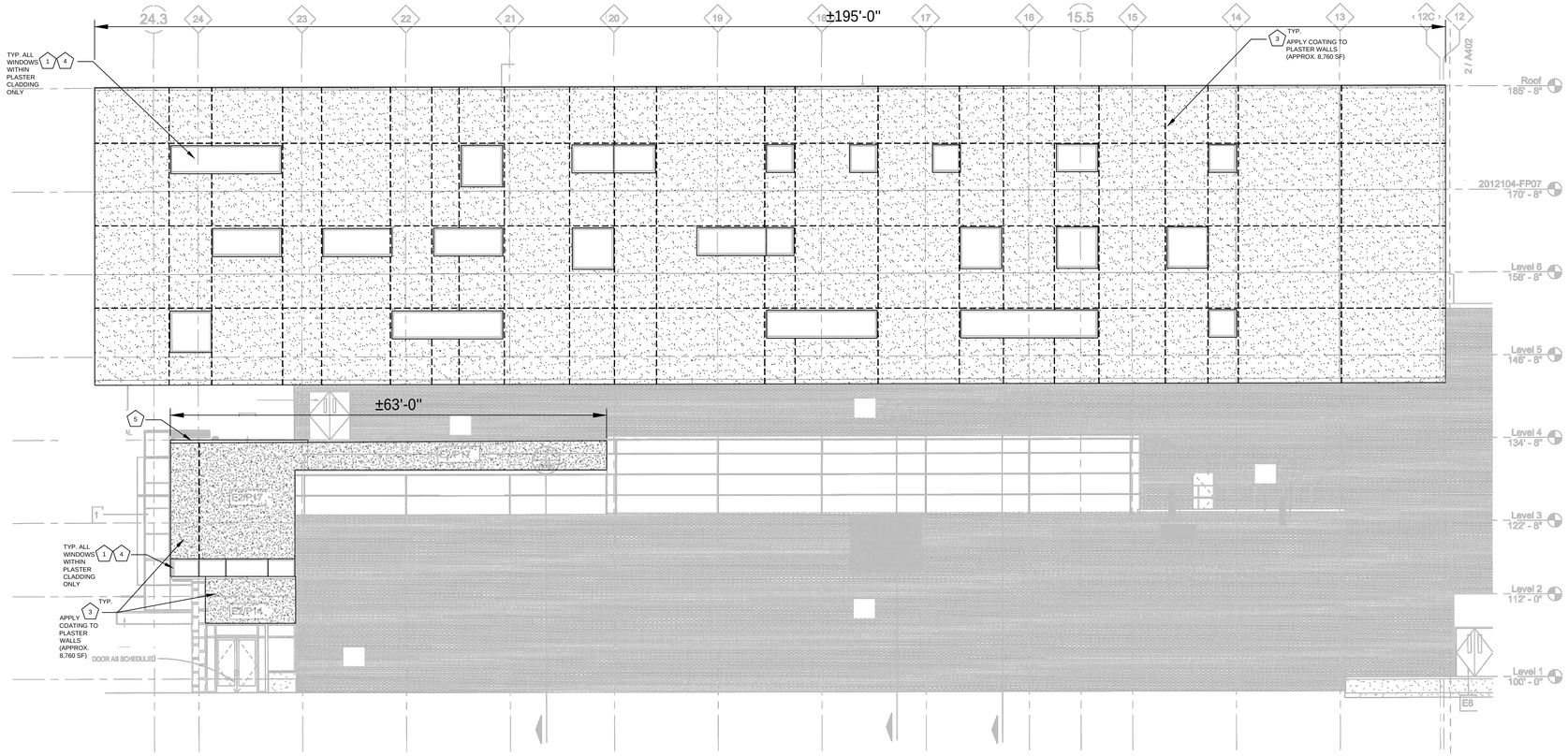
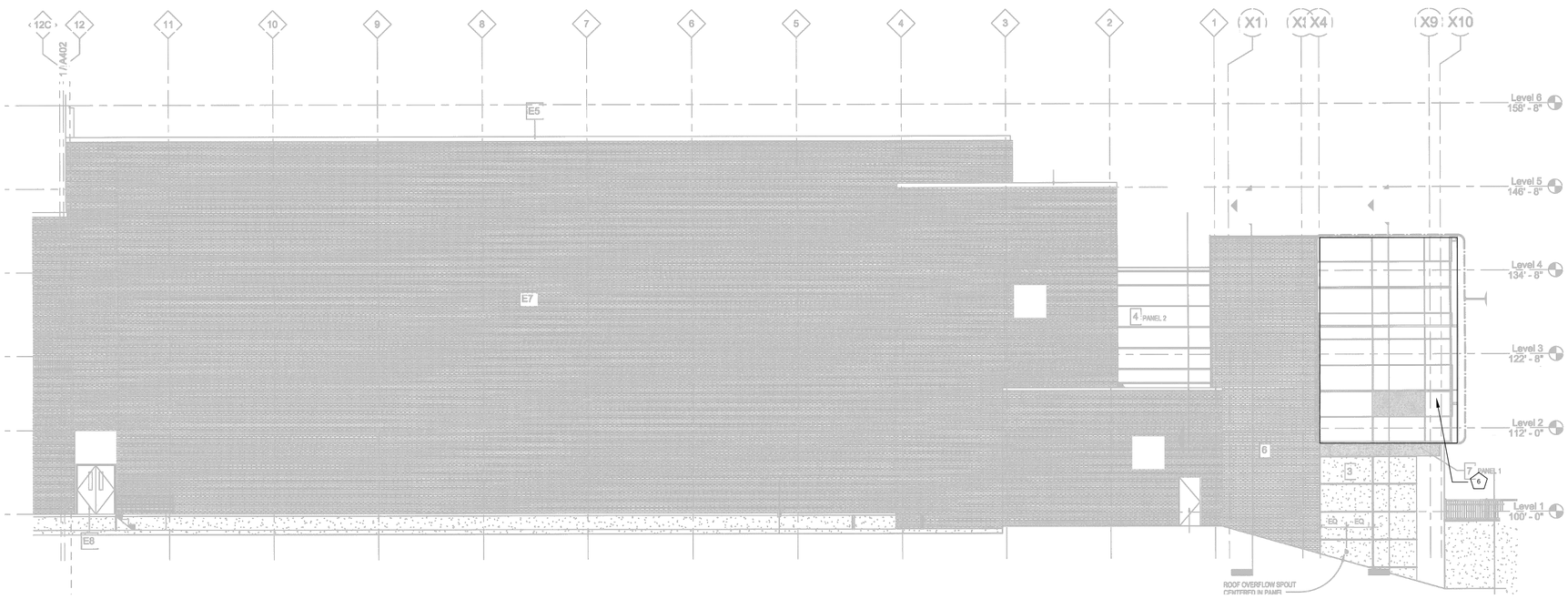
A-101



04 A-102 WEST ELEVATION - NORTH END

SCALE: N.T.S.



05 A-102 WEST ELEVATION - SOUTH END

SCALE: N.T.S.

General: The following notes are intended to illustrate general locations of typical work items included in the base bid, and are not intended to be a complete scope of work. Refer to the project specifications for complete description of all work to be performed.

1. Remove all existing joint sealant and back-up material from all windows within the exterior plaster wall cladding and provide new back-up material and joint sealant [Approx. 2,700 LF] Refer to Details D2/A-500 and D6/A-500.
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4. Provide wet glazing seals to all glazing perimeters and frame joints. [Approx. 3,420 LF] Refer to Details D3/A-500, D4-A500, and D5-A500.
5. Remove and replace existing metal fascia with new, in like kind. [Approx. 400 LF] Refer to Detail D8/A-501.
6. Replace curtain wall snap covers, where missing. Provide unit price for this work.
7. Route and seal cracks in the existing plaster wall prior to new elastomeric coating. Paint to match existing color conditions. [Approx. 24 LF]. Refer to Detail D7/A501.

General Note:

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APPROVED		11/11/2024
REVISED 1		50% CD
APPROVED		12/19/2024
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APPROVED		2/5/2025
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

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A-102

General: The following notes are intended to illustrate general locations of typical work items included in the base bid, and are not intended to be a complete scope of work. Refer to the project specifications for complete description of all work to be performed.

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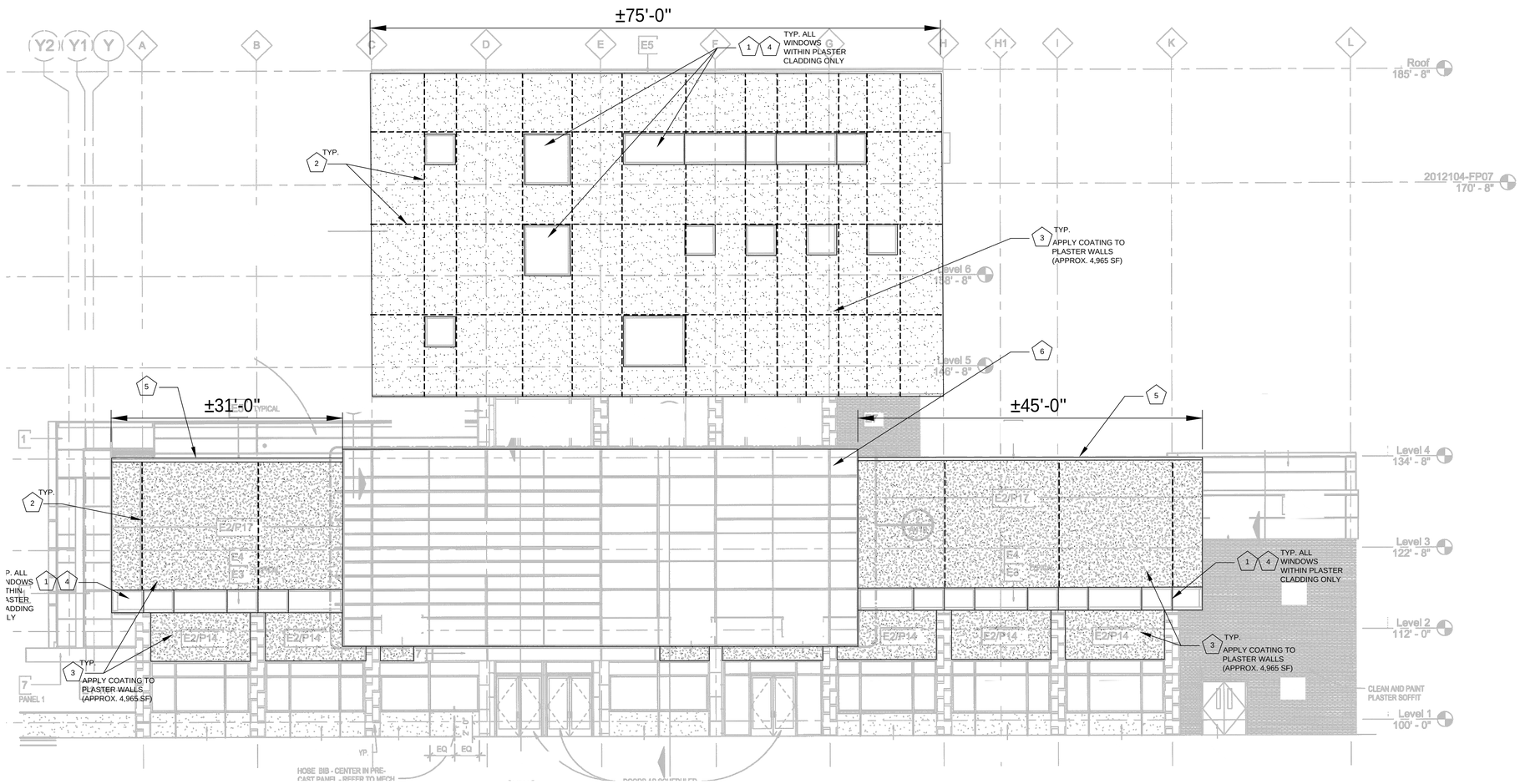
7. Route and seal cracks in the existing plaster wall prior to new elastomeric coating. Paint to match existing color conditions. [Approx. 24 LF]. Refer to Detail D7/A501.



06 A-103 NORTH ELEVATION

SCALE: N.T.S.

General Note:

Drawing provided are approximate scale based on original design drawings. Contractor to verify all dimensions.

	INITIALS/DATE	
DRAWN	INT	11/11/2024
APPROVED		11/11/2024
REVISED 1		50% CD
APPROVED		12/19/2024
REVISED 2		90% CD
APPROVED		2/5/2025
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

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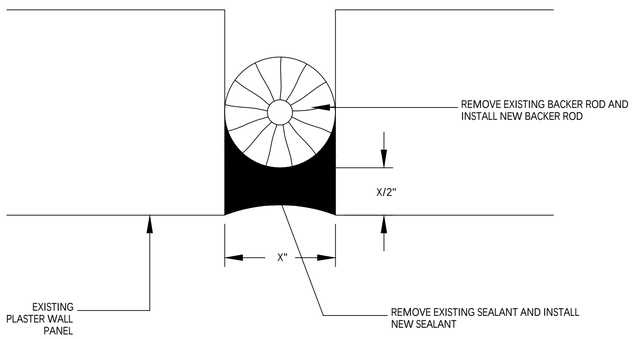
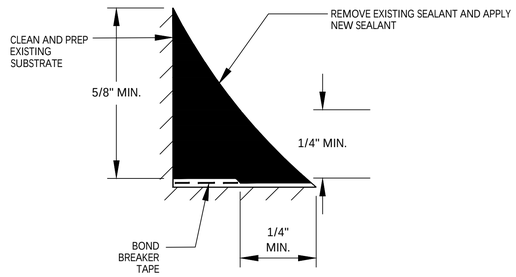
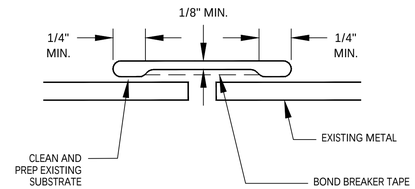
A-103



D1 A-500 PLASTER PANEL JOINT



D2 A-500 SEALANT FILLET JOINT



GENERAL NOTES

1.) FOR USE AT GLAZING METAL FRAME TO FRAME BUTT JOINTS WHERE BACKER ROD USE IS NOT POSSIBLE.

D3 A-500 SPLICE JOINT

	INITIALS/DATE	
DRAWN	INT	50% CD
APPROVED		12/19/2024
REVISED 1		90% CD
APPROVED		2/5/2025
REVISED 2		
APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
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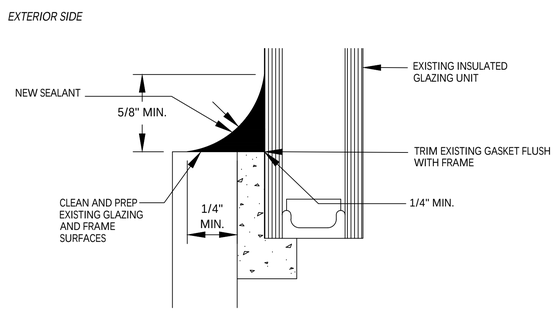
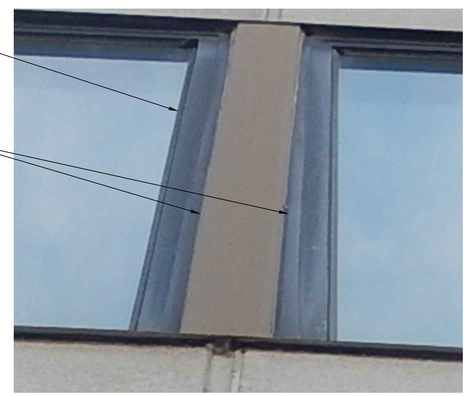
WSU PROJECT #034-350347
DETAILS



GENERAL NOTES

1.) PROVIDE BOND BREAKER AT EXISTING GASKET TO MEET ADHESION REQUIREMENTS, AS REQUIRED.

D4 A-500 WET SEAL



D5 A-500 WET SEAL LOCATIONS

D6 A-500 JOINT SEALANT AT WINDOW SILLS, JAMBS, AND HEADS

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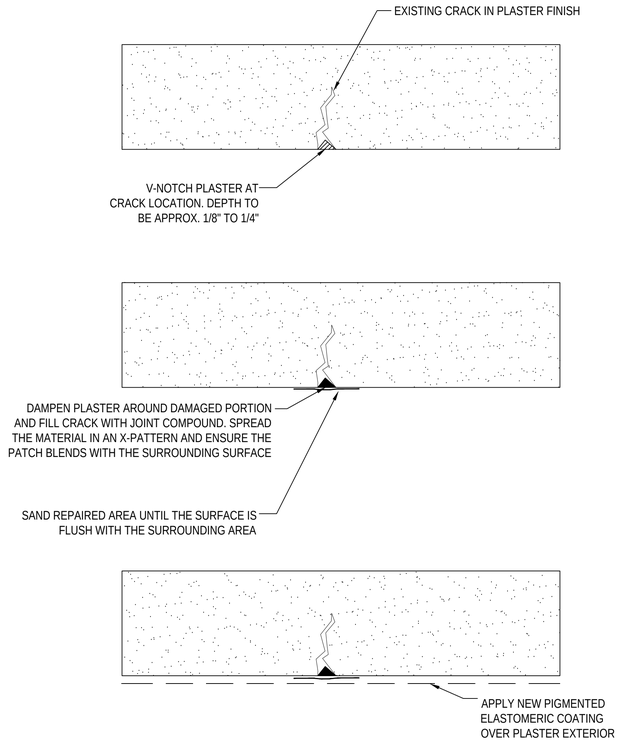
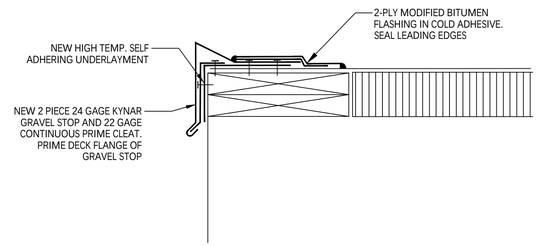
A-500



D7 / A-501 TYPICAL PLASTER CRACK REPAIR

METAL EDGE - CURRENT CONDITION



D8 / A-501 METAL EDGE REPAIR

-- / A-501

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-- / A-501

	INITIALS/DATE
DRAWN	90% CD
APPROVED	2/5/2025
REVISED 1	
APPROVED	
REVISED 2	
APPROVED	
REVISED 3	
APPROVED	
APPROVED FOR BIDS	
ISSUED FOR BID	2/20/2025

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A-501

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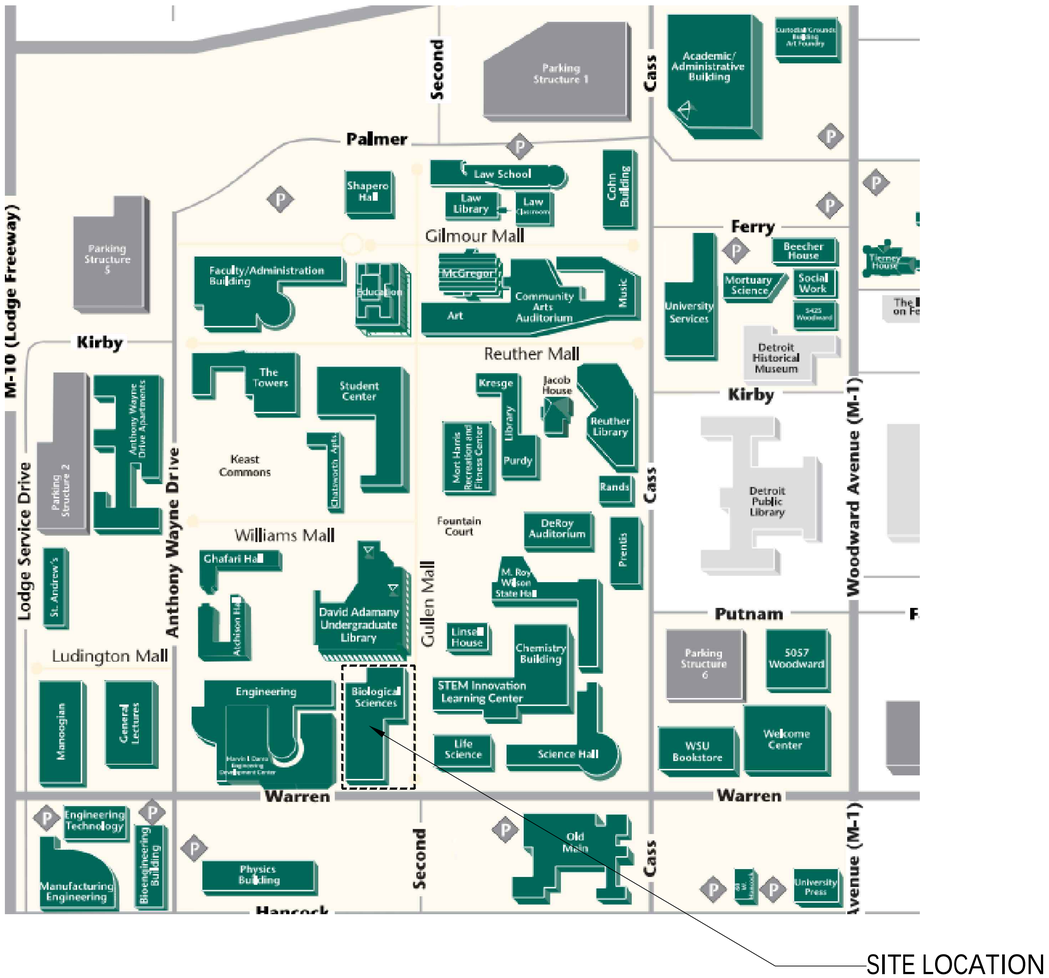
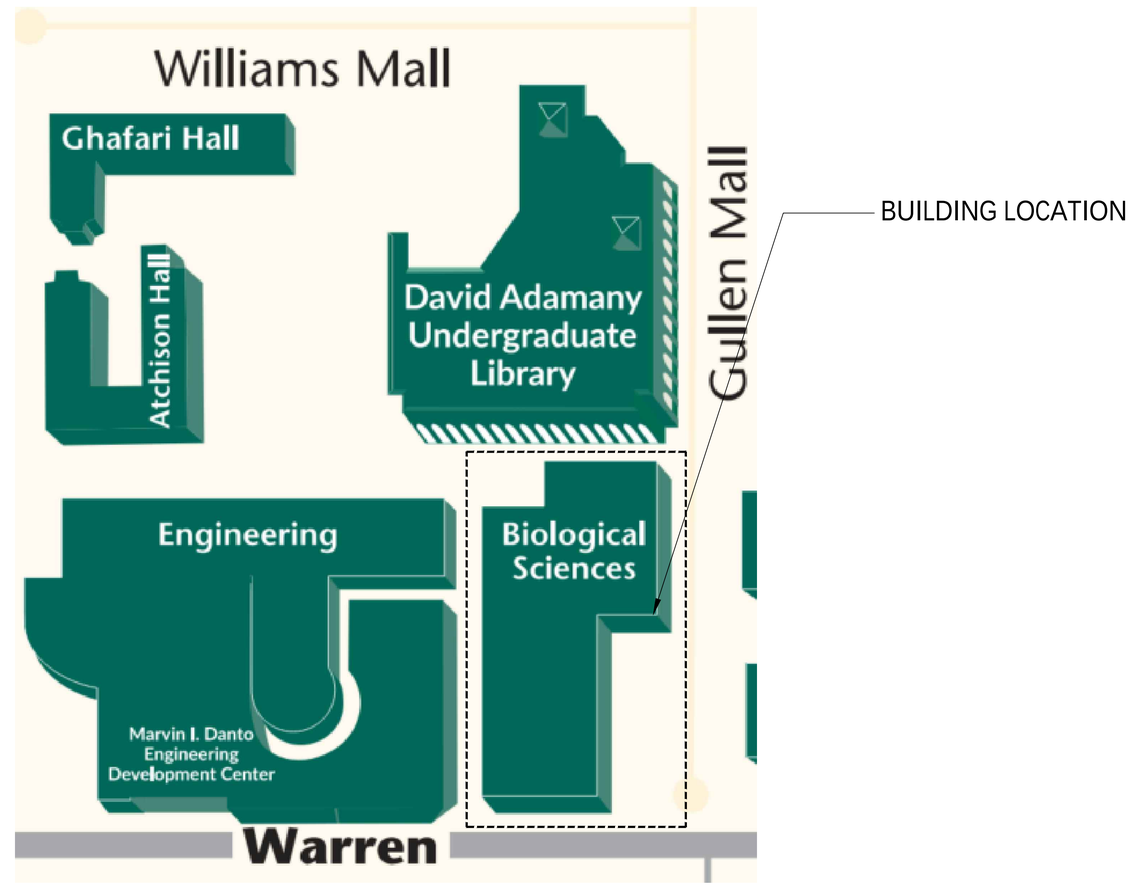
BIOLOGICAL SCIENCES BUILDING - ENCLOSURE REPAIRS

WSU PROJECT # 089-353764





Location Map

Scale: N.T.S.

Site Maps

Scale: N.T.S.

	INITIALS/DATE	
DRAWN	INT	11/1/2024
APPROVED		11/1/2024
50% CD		1/13/2025
APPROVED		1/13/2025
90% CD		2/5/2025
APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

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WSU PROJECT #089-353764

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COVER

STAGING/DUMPSTER AREA. COORDINATE WITH WSU PROJECT MANAGER FOR TRAFFIC AND EXACT LOCATION

ENTRY/EXIT POINT AT WARREN AVE

01
SP-1

SITE PLAN

SCALE: N.T.S.

GENERAL NOTES:

1. Drawings and specifications are intended to be a schematic representation of the existing conditions and overall design intent. Contractor is responsible to review existing conditions and develop the specific scope of work for the project, which shall meet the design intent as well as be in accordance with all applicable building codes.

2. Contractor shall submit a developed and complete scope of work document, including project specific shop drawings and product data sheets.

3. Permits: Contractor shall secure any required permits prior to proceeding with any work and shall coordinate building inspections with the Owner, including the WSU Fire Inspector.

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APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
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WSU PROJECT #089-353764
SITE PLAN

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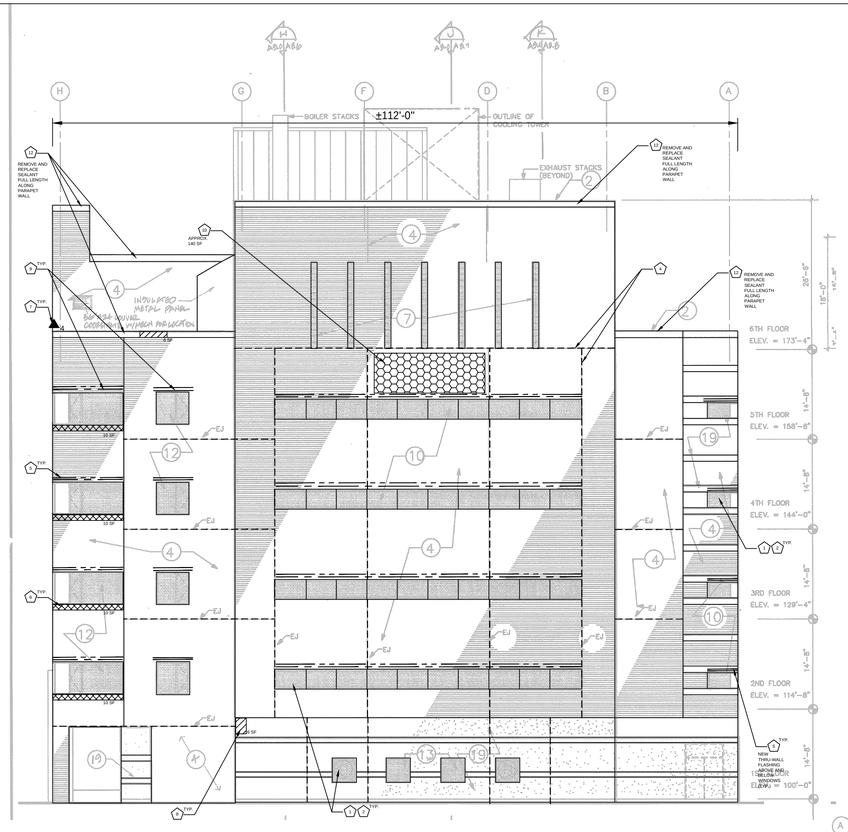
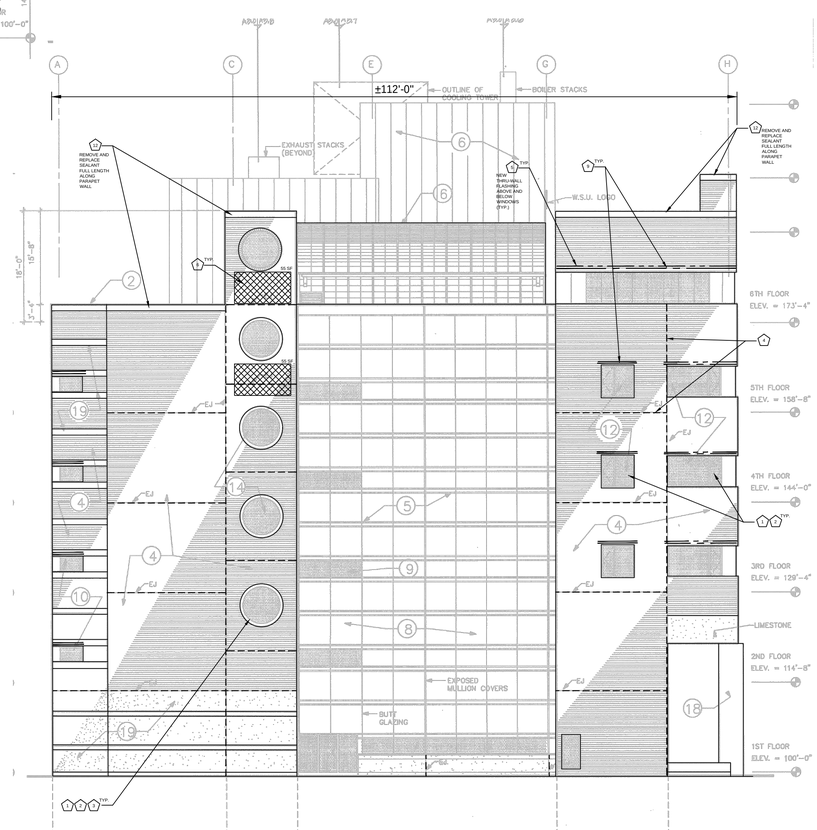
SP-1



01 A-100 NORTH ELEVATION

SCALE: N.T.S.



02 A-100 SOUTH ELEVATION

SCALE: N.T.S.

General: The following notes are intended to illustrate general locations of typical work items included in the base bid, and are not intended to be a complete scope of work. Refer to the project specifications for complete description of all work to be performed.

1. Remove all existing joint sealant and back-up material from all windows and provide new back-up material and joint sealant for all elevations. Refer to Detail D9/A501. [Approx.5,150 LF]
2. Provide wet glazing seals to all glazing perimeters and frame joints. Refer to Details D15/502 & D7/A501 & D8/A501. [Approx. 7,020 LF]
3. Remove and replace failed insulated glazing units in like kind. Provide unit price for IGU replacements.
4. Remove all existing expansion joint sealant and back-up material and provide new back-up material and joint sealant. Refer to Detail D3/A500. [Approx. 2,435 LF]
5. Remove and replace existing thru-wall flashing at window heads with new. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Details D11/A501 and D12/A502. [Approx. 1,500 LF]
6. Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Details D1/A500 & D2/A500. [Approx. 445 SF total for all elevations]. Provide a unit price for localized and isolated repairs.
7. Remove and replace spalled brick with new. Refer to Detail D16/A502 [Approx. 24 bricks]
8. Repair damaged and/or spalled stone in the limestone bands using Dutchman style repairs. Refer to Details D4/A500, D5/A500 & D6/A500. [Approx. 28 SF]
9. If surface corrosion with no section loss is visible, clean and paint existing lintels. If heavy rust pack and section loss is visible in the window lintel, **provide a unit price to remove and replace existing lintels with new** and associated flashing above windows. Refer to Details D11/501 and D12/A502. [Approx. 1,500 LF]
10. Investigate bowing in the brick at the expansion joints along the north elevation. Exact anchor and repair method will need to be field determined. For bidding purposes, include 40 labor hours and $7,500 cost for equipment and material.
11. Repair tears to the roof membrane on the northeast corner of the building. Refer to Detail D15/A502 [Approx. 15 SF].
12. Remove all existing joint sealant material from the concrete parapets and install new sealant. Refer to Detail D13/A502. [Approx. 1,220 LF]
13. Re-secure detached mechanical fixtures above greenhouse roof and fill voids visible on interior wall [Approx. 3 locations]. Additionally, clear debris from valleys in between greenhouse windows/roof. Refer to Detail D14/A502.

SYMBOL LEGEND

	BRICK REPOINTING	▲ #	DAMAGED BRICK (# = NO. OF BRICKS)
	DAMAGED/CRACKED LIMESTONE		EXPANSION JOINT

NOTE: THE SYMBOLS SHOWN ARE USED ON OUR DRAWINGS TO INDICATE ENCLOSURE FEATURES. ADDITIONAL SYMBOLS MAY BE SHOWN ON THE DRAWING FOR SPECIFIC PROJECTS.

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90% CD		2/5/2025
APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

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BIOLOGICAL SCIENCES BUILDING
WSU PROJECT #089-353764
NORTH/SOUTH ELEVATIONS

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A-100

EAST ELEVATION

SCALE: N.T.S.

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SYMBOL LEGEND

	BRICK REPOINTING	▲ #	DAMAGED BRICK (# = NO. OF BRICKS)
	DAMAGED/CRACKED LIMESTONE	— —	EXPANSION JOINT

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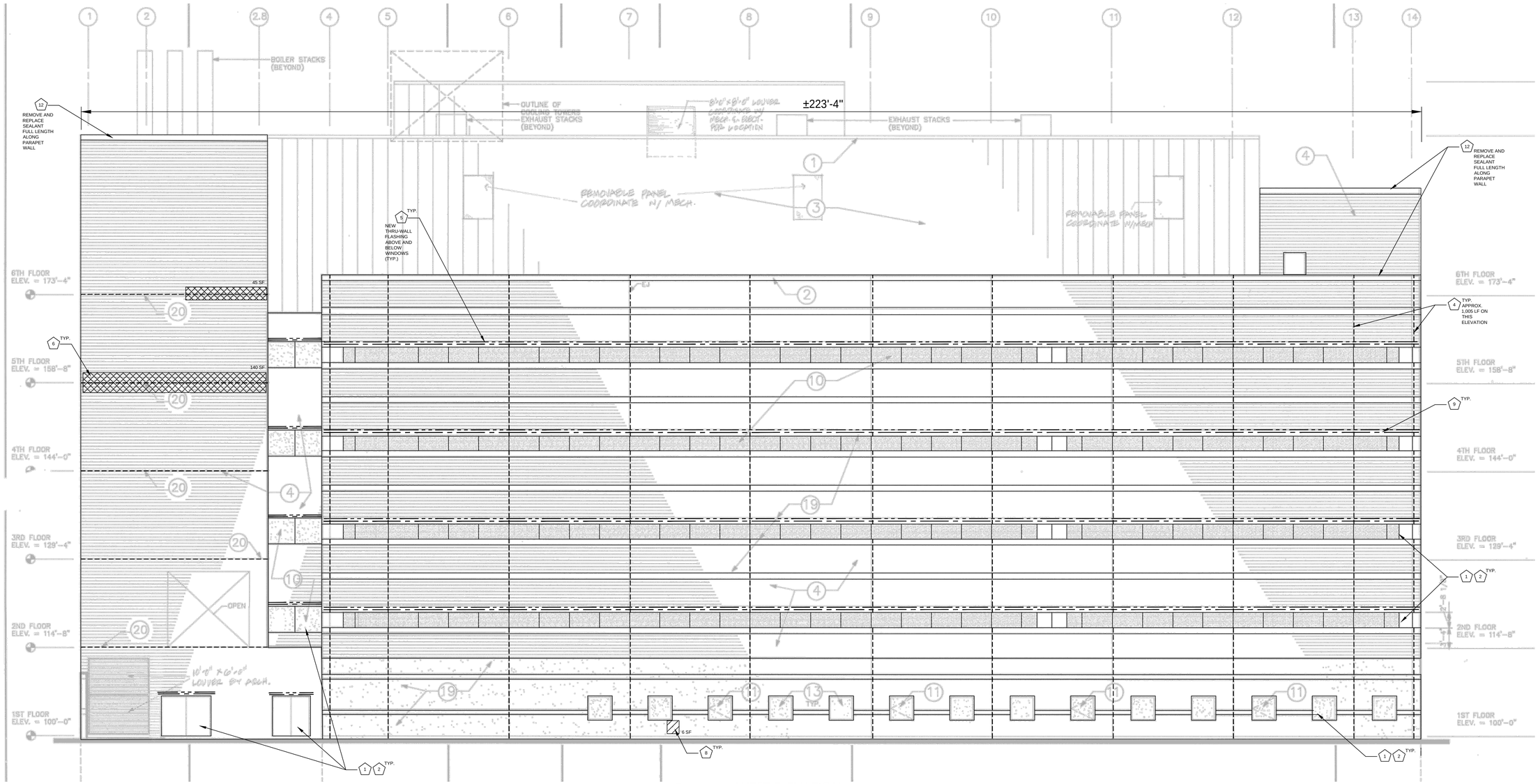
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
BIOLOGICAL SCIENCES BUILDING
WSU PROJECT #089-353764
EAST ELEVATION

Building Science Solutions
Building and Construction
200-45000 Helm Street . Plymouth . Michigan . 48170 . Tel 248.957.9911

A-101



WEST ELEVATION

D4 / A-102

SCALE: N.T.S.

General: The following notes are intended to illustrate general locations of typical work items included in the base bid, and are not intended to be a complete scope of work. Refer to the project specifications for complete description of all work to be performed.

1. Remove all existing joint sealant and back-up material from all windows and provide new back-up material and joint sealant for all elevations. Refer to Detail D9/A501. [Approx.5,150 LF]
2. Provide wet glazing seals to all glazing perimeters and frame joints. Refer to Details D15/502 & D7/A501 & D8/A501. [Approx. 7,020 LF]
3. Remove and replace failed insulated glazing units in like kind. Provide unit price for IGU replacements.
4. Remove all existing expansion joint sealant and back-up material and provide new back-up material and joint sealant. Refer to Detail D3/A500. [Approx. 2,435 LF]
5. Remove and replace existing thru-wall flashing at window heads with new. Removal and replacement of min. three (3) courses of brick will be required to complete the work. Refer to Details D11/A501 and D12/A502. [Approx. 1,500 LF]
6. Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Details D1/A500 & D2/A500. [Approx. 445 SF total for all elevations]. Provide a unit price for localized and isolated repairs.
7. Remove and replace spalled brick with new. Refer to Detail D16/A502 [Approx. 24 bricks]
8. Repair damaged and/or spalled stone in the limestone bands using Dutchman style repairs. Refer to Details D4/A500, D5/A500 & D6/A500. [Approx. 28 SF]
9. If surface corrosion with no section loss is visible, clean and paint existing lintels. If heavy rust pack and section loss is visible in the window lintel, **provide a unit price to remove and replace existing lintels with new** and associated flashing above windows. Refer to Details D11/501 and D12/A502. [Approx. 1,500 LF]
10. Investigate bowing in the brick at the expansion joints along the north elevation. Exact anchor and repair method will need to be field determined. For bidding purposes, include 40 labor hours and $7,500 cost for equipment and material.
11. Repair tears to the roof membrane on the northeast corner of the building. Refer to Detail D15/A502 [Approx. 15 SF].
12. Remove all existing joint sealant material from the concrete parapets and install new sealant. Refer to Detail D13/A502. [Approx. 1,220 LF]
13. Re-secure detached mechanical fixtures above greenhouse roof and fill voids visible on interior wall [Approx. 3 locations]. Additionally, clear debris from valleys in between greenhouse windows/roof. Refer to Detail D14/A502.

SYMBOL LEGEND

	BRICK REPOINTING	#	DAMAGED BRICK (# = NO. OF BRICKS)
	DAMAGED/CRACKED LIMESTONE		EXPANSION JOINT

NOTE: THE SYMBOLS SHOWN ARE USED ON OUR DRAWINGS TO INDICATE ENCLOSURE FEATURES. ADDITIONAL SYMBOLS MAY BE SHOWN ON THE DRAWING FOR SPECIFIC PROJECTS.

General Note:

Drawing provided are approximate scale based on original design drawings. Contractor to verify all dimensions.

	INITIALS	DATE
DRAWN	INT	11/1/2024
APPROVED		11/1/2024
50% CD		1/13/2025
APPROVED		1/13/2025
90% CD		2/5/2025
APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

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WSU PROJECT #089-353764
WEST ELEVATION

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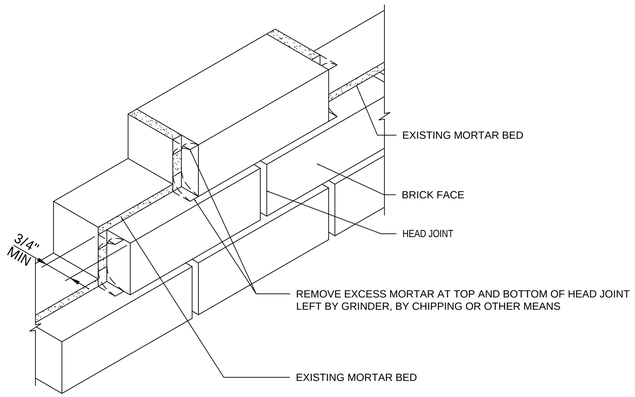
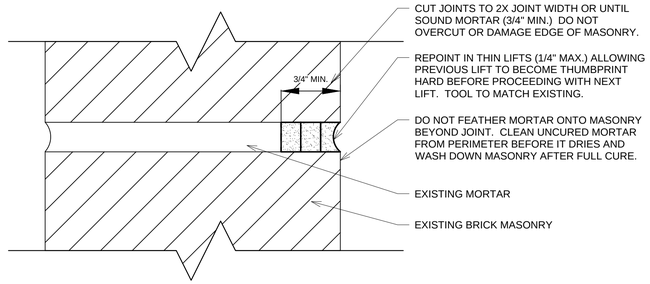
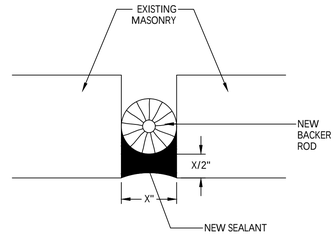
A-102



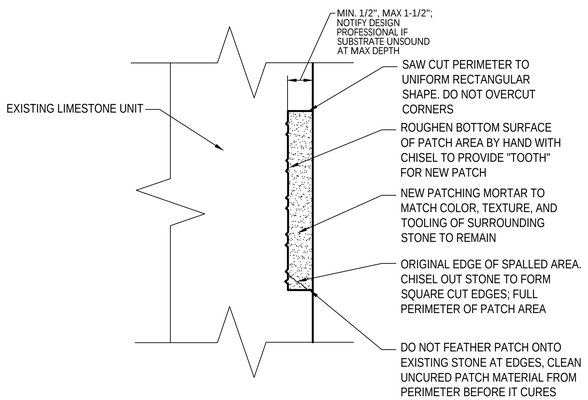
D1 A-500 TYPICAL REPOINTING PREPARATION DETAIL



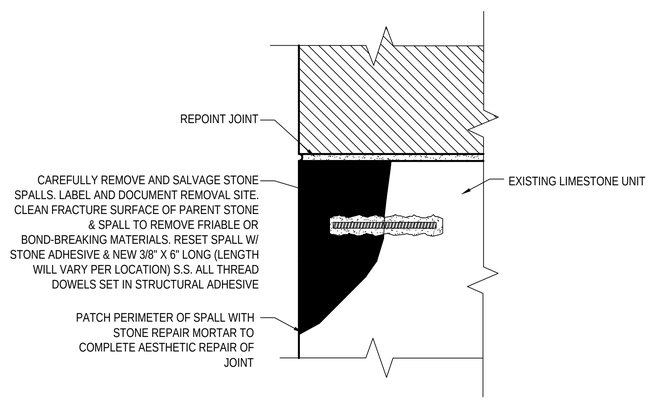
D2 A-500 TYPICAL MASONRY REPOINTING DETAIL



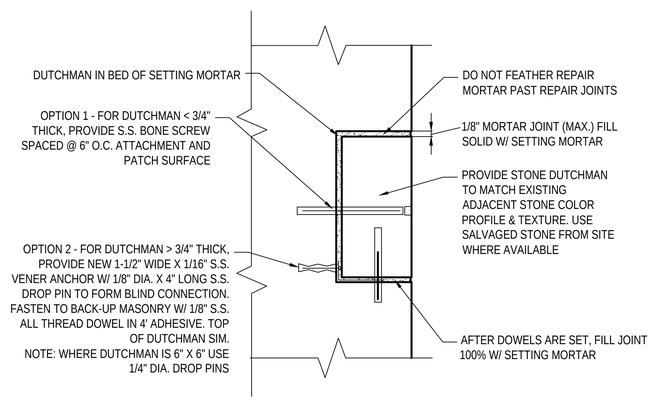
D3 A-500 EXPANSION JOINT DETAIL



D4 A-500 TYPICAL LIMESTONE REPAIR - LESS THAN 1" DEPTH



D5 A-500 TYPICAL LIMESTONE SPALL REPAIR



D6 A-500 TYPICAL LIMESTONE DUTCHMAN REPAIR

	INITIALS/DATE	
DRAWN	INT	1/10/2025
APPROVED		11/1/2024
50% CD		1/13/2025
APPROVED		1/13/2025
90% CD		2/5/2025
APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

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WSU PROJECT #089-353764
DETAILS

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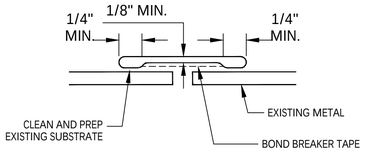
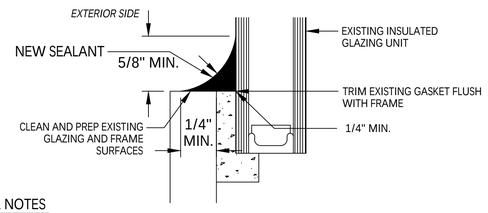
A-500



GENERAL NOTES

1.) FOR USE AT GLAZING METAL FRAME TO FRAME BUTT JOINTS WHERE BACKER ROD USE IS NOT POSSIBLE.

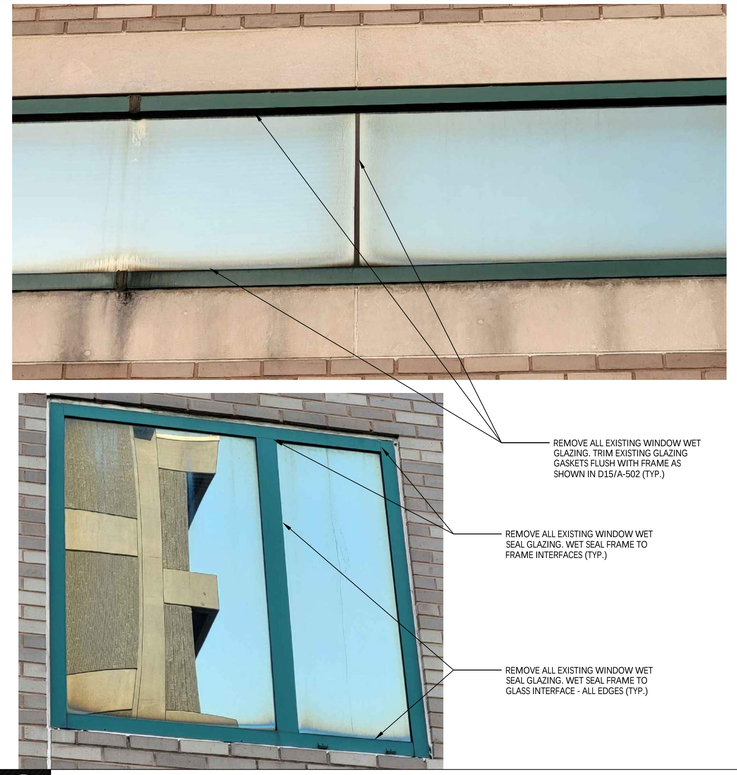
SPLICE JOINT



GENERAL NOTES

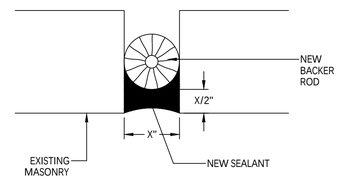
1.) PROVIDE BOND BREAKER AT EXISTING GASKET TO MEET ADHESION REQUIREMENTS, AS REQUIRED.

D7 A-501 WET SEAL



D8 A-501 WET SEAL LOCATIONS

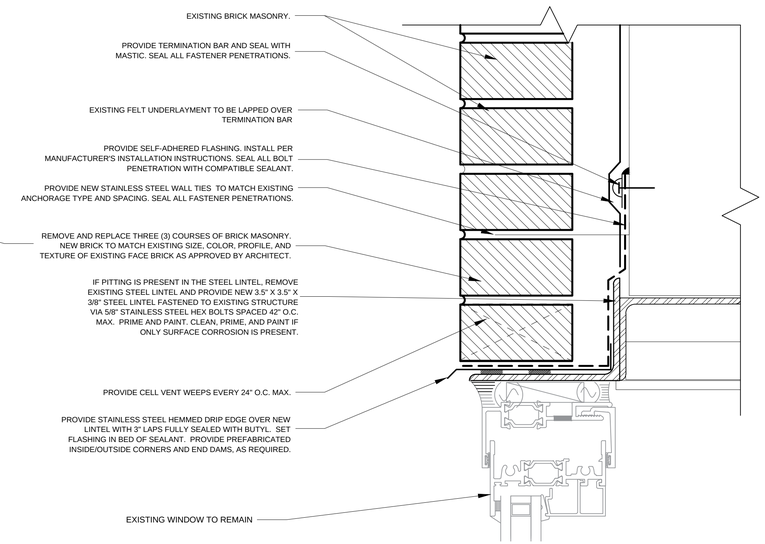
SEALANT REPALCEMENT - SIMILAR TO D3/A500



D9 A-501 JOINT SEALANT AT WINDOW SILLS, JAMBS, AND HEADS

BRICK LINTEL - CURRENT CONDITION

D10 A-501 WINDOW LINTEL CONSTRUCTION



D11 A-501 TYPICAL THROUGH WALL FLASHING/LINTEL REPLACEMENT DETAIL - BRICK

	INITIALS/DATE	
DRAWN	INT	1/10/2025
APPROVED		11/1/2024
50% CD		1/13/2025
APPROVED		1/13/2025
90% CD		2/5/2025
APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

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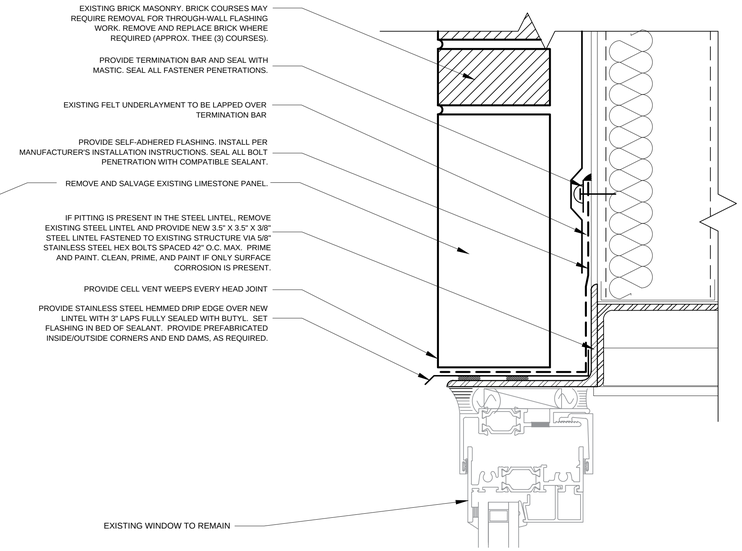
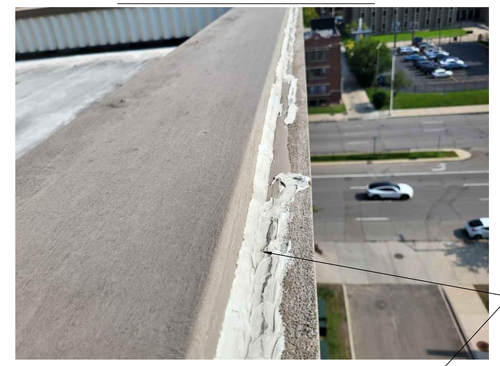
A-501

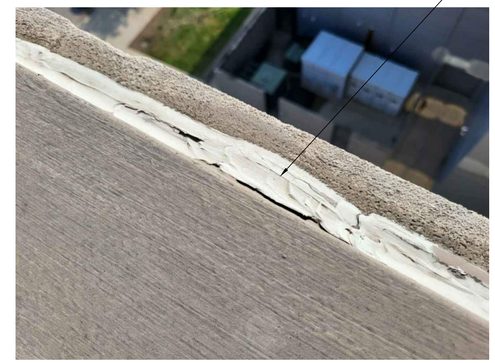


D12 A-502

TYPICAL THROUGH WALL FLASHING/LINTEL REPLACEMENT DETAIL - LIMESTONE

PARAPET WALL - CURRENT CONDITION





REMOVE ALL EXISTING SEALANTS ENTIRELY. PRIME SUBSTRATES PRIOR TO NEW SEALANT INSTALLATION.

D13 A-502

SEALANT REPLACEMENT AT PARAPET WALL

	INITIALS/DATE	
DRAWN	INT	1/13/2025
APPROVED		11/1/2024
50% CD		1/13/2025
APPROVED		1/13/2025
90% CD		2/5/2025
APPROVED		
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

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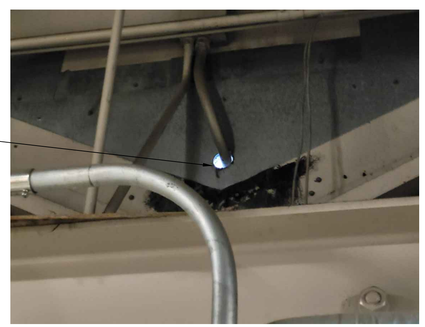
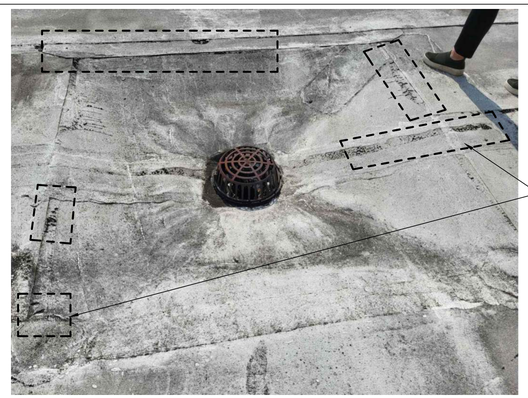
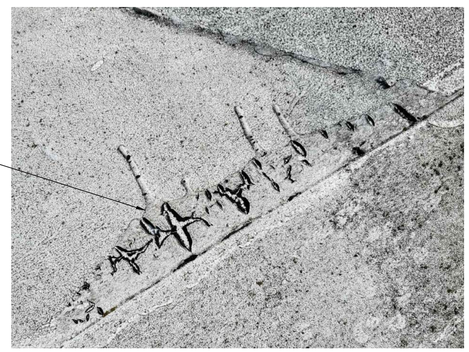
WSU PROJECT #089-353764
DETAILS



D14 A-502

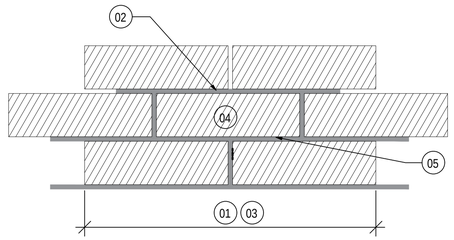
GREENHOUSE REPAIRS - EAST ELEVATION





D15 A-502

ROOF MEMBRANE REPAIRS



NOTE: ALL BRICK WORK SHALL FOLLOW THE TECHNICAL NOTES OF THE BRICK INSTITUTE OF AMERICA.

01 EXTENT OF BRICK REPLACEMENT SHALL BE AS NOTED BY THE ENGINEER IN FIELD.

02 SAW-CUT THE SURROUNDING MORTAR JOINTS OF THE BRICK TO BE REMOVED AND REPLACED TO A DEPTH OF 3" MAXIMUM. DO NOT OVERCUT OR DAMAGE EDGES OF ADJACENT MASONRY.

03 CLEAN AND REPOINT THE EXISTING EXPOSED BACK-UP WALL WHERE EXTENTS OF LOCALIZED BRICK REBUILD EXCEEDS 2SF. INSTALL NEW STAINLESS STEEL WALL TIES AT A MIN. OF 1 PER 1.5 SF. NOTIFY ENGINEER WHERE CRACKING APPEARS TO EXTEND THROUGH BACK-UP MASONRY. DO NOT REPLACE HEADER BRICKS IF NOT CRACKED.

04 BUTTER THE TOP, BOTTOM AND EACH SIDE OF THE NEW BRICK TO BE INSTALLED WITH TYPE N MORTAR. NEW BRICK MUST BE REVIEWED AND APPROVED BY THE OWNER/ARCHITECT. REPLACEMENT BRICKS SHALL MATCH THE SIZE,SHAPE, TEXTURE AND COLOR OF THE EXISTING BRICK. PLACE THE NEW BRICK TO MATCH THE ADJACENT SURROUNDING COURSING.

05 RAKE THE MORTAR JOINTS ON ALL FOUR SIDES OF THE NEWLY INSTALLED REPLACEMENT BRICK AT 1.5" PAST THE OUTSIDE FACE. ALLOW THE SETTING MORTAR TO CURE FOR 24 HOURS PRIOR TO POINTING THE JOINTS WITH THE APPROVED MORTAR FOLLOWING THE REQUIREMENTS OF THE TYPICAL MASONRY REPOINTING DETAIL

D16 A-502

BRICK REPLACEMENT DETAIL

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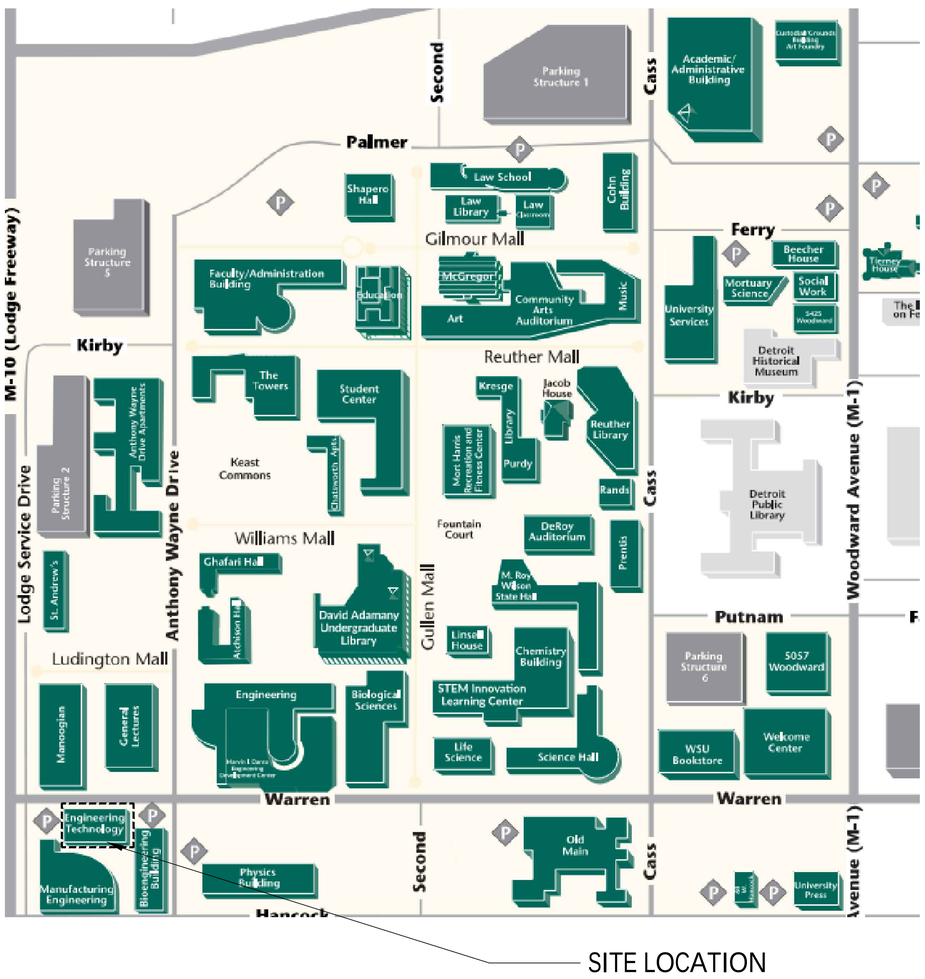
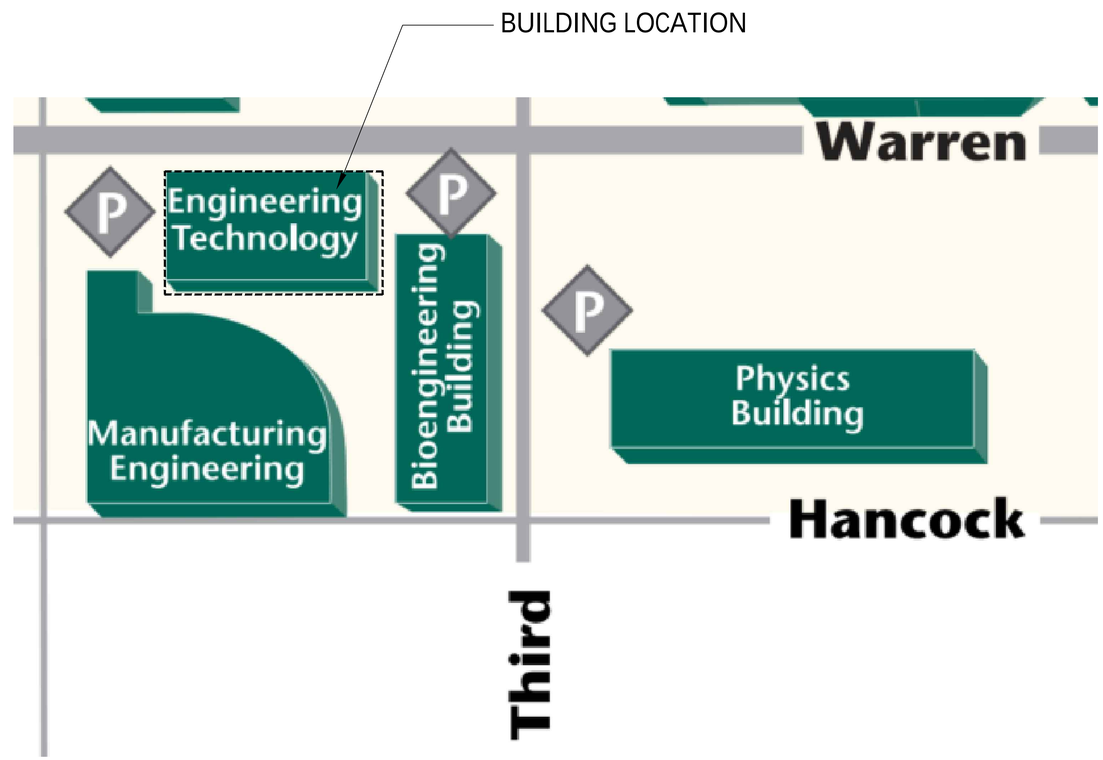
A-502

WAYNE STATE UNIVERSITY

ENGINEERING TECHNOLOGY BUILDING - ENCLOSURE REPAIRS
WSU PROJECT # 167-409636





Location Map

Scale: N.T.S.

Site Maps

Scale: N.T.S.

	INITIALS/DATE	
DRAWN	INT	11/1/2024
APPROVED		11/1/2024
REVISED 1		50% CD
APPROVED		1/21/2025
REVISED 2		90% CD
APPROVED		2/5/2025
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
ENGINEERING TECHNOLOGY BUILDING
WSU PROJECT #167-409636

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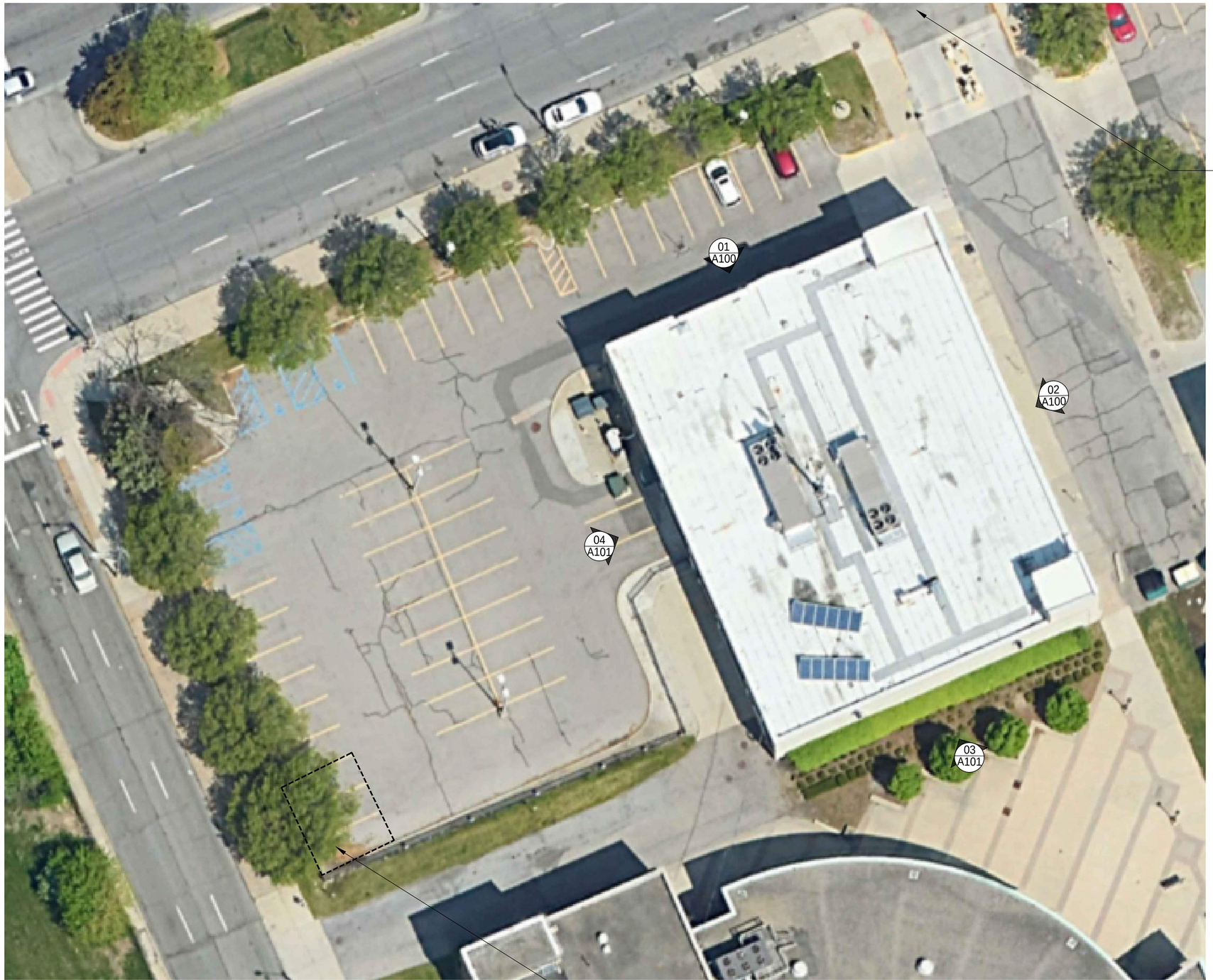
COVER



01
SP1

SITE PLAN

NOT TO SCALE

GENERAL NOTES:

1. Drawings and specifications are intended to be a schematic representation of the existing conditions and overall design intent. Contractor is responsible to review existing conditions and develop the specific scope of work for the project, which shall meet the design intent as well as be in accordance with all applicable building codes.
2. Contractor shall submit a developed and complete scope of work document, including project specific shop drawings and product data sheets.
3. Permits: Contractor shall secure any required permits prior to proceeding with any work and shall coordinate building inspections with the Owner, including the WSU Fire Inspector.

	INITIALS/DATE
DRAWN	11/1/2024
APPROVED	11/1/2024
REVISED 1	50% CD
APPROVED	1/21/2025
REVISED 2	90% CD
APPROVED	2/5/2025
REVISED 3	
APPROVED	
APPROVED FOR BIDS	
ISSUED FOR BID	2/20/2025

WAYNE STATE UNIVERSITY
ENGINEERING TECHNOLOGY BUILDING
WSU PROJECT #167-409636
SITE PLAN

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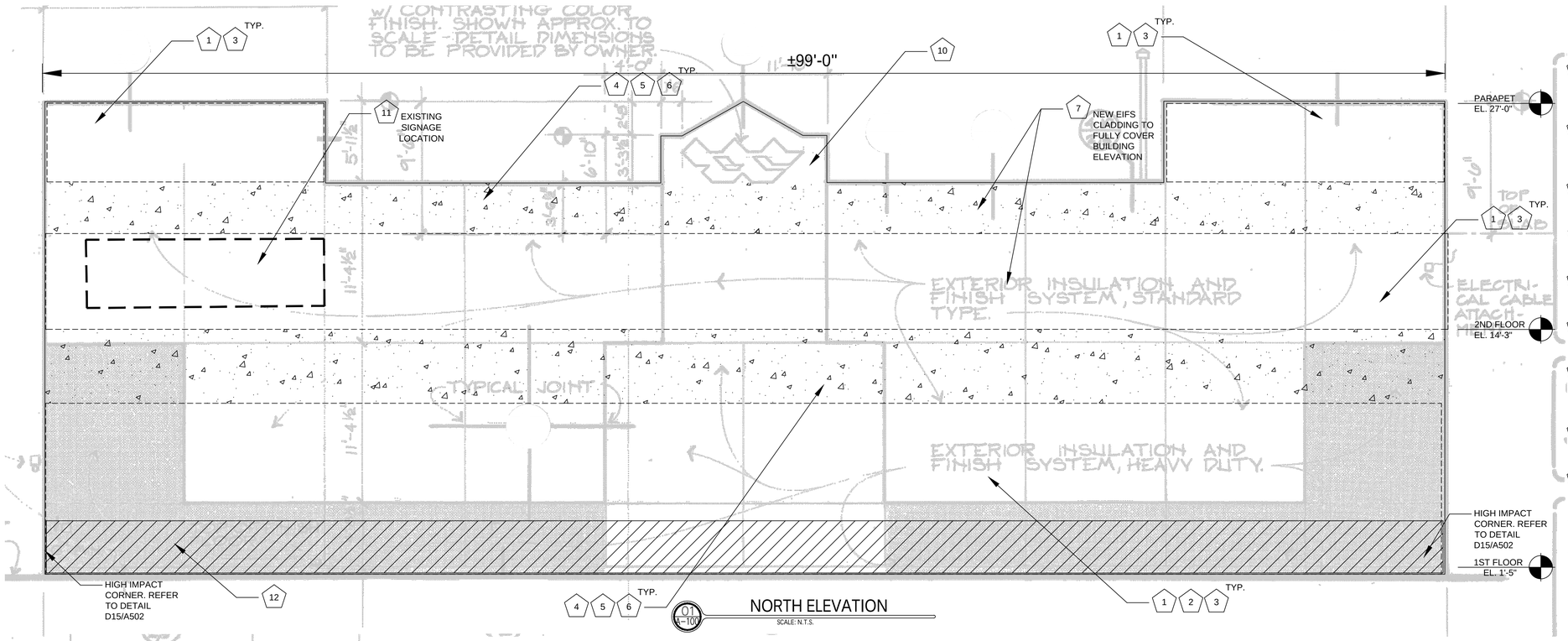
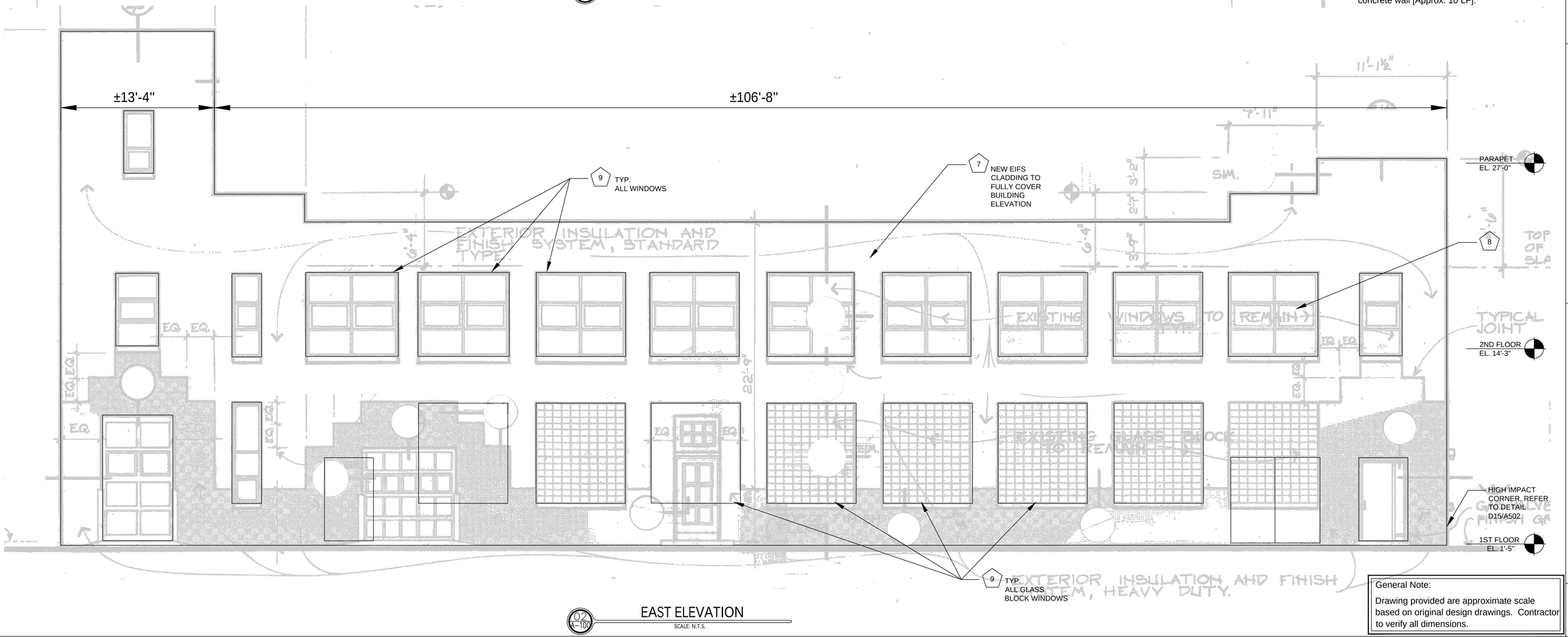
SP-1



01 A-100 NORTH ELEVATION

SCALE: N.T.S.



02 A-100 EAST ELEVATION

SCALE: N.T.S.

General: The following notes are intended to illustrate general locations of typical work items included in the base bid, and are not intended to be a complete scope of work. Refer to the project specifications for complete description of all work to be performed.

1. Clean existing efflorescence from brick masonry and rout/seal existing cracks. Provide a unit price for this work. Refer to Details D1/A500, D2/A500 & D3/A500.
2. Remove and dispose of localized spalled / damaged masonry units and replace with new brick units. Provide a unit price for this work. Refer to Detail D4/A500.
3. Cut and tuckpoint damaged and detriorated mortar joints. Refer to Details D5/A500 & D6/A500. Provide a unit price for this work.
4. Clean exposed rebar and patch concrete. Refer to Details D10/A501, D11/A501 & D12/A501. Provide a unit price for this work.
5. Rout and seal cracks in the concrete back-up wall. Refer to Detail D9/A501. Provide a unit price for this work.
6. Apply new liquid AVB to concrete and brick back-up wall (after repairs have been completed). [Approx. 11,360 SF]
7. Remove all existing EIFS cladding and replace with new EIFS with drainage system on all elevations. Refer to Details D13/A502 through D30/A504. [Approx. 11,360 SF]
8. Remove and replace failed insulated glazing units in like kind [Approx. 2 units]. Provide a unit price for this work.
9. Provide wet glazing seals to all glazing perimeters and frame joints. [Approx. 2,823 LF] Refer to Details D7/A501 & D8/A501.
10. Remove existing bulk head on north elevation. Provide unit price for this work.
11. Remove and replace existing north and west building signage with new, in like kind. Provide unit price for this work.
12. Construct a 2ft high concrete barrier wall along the north elevation, to be attached to the existing concrete wall [Approx. 10 LF].

	INITIALS/DATE
DRAWN	11/1/2024
APPROVED	11/1/2024
REVISED 1	50% CD
APPROVED	1/21/2025
REVISED 2	90% CD
APPROVED	2/5/2025
REVISED 3	
APPROVED	
APPROVED FOR BIDS	
ISSUED FOR BID	2/20/2025

WAYNE STATE UNIVERSITY
ENGINEERING TECHNOLOGY BUILDING
WSU PROJECT #167-409636
NORTH AND EAST ELEVATIONS

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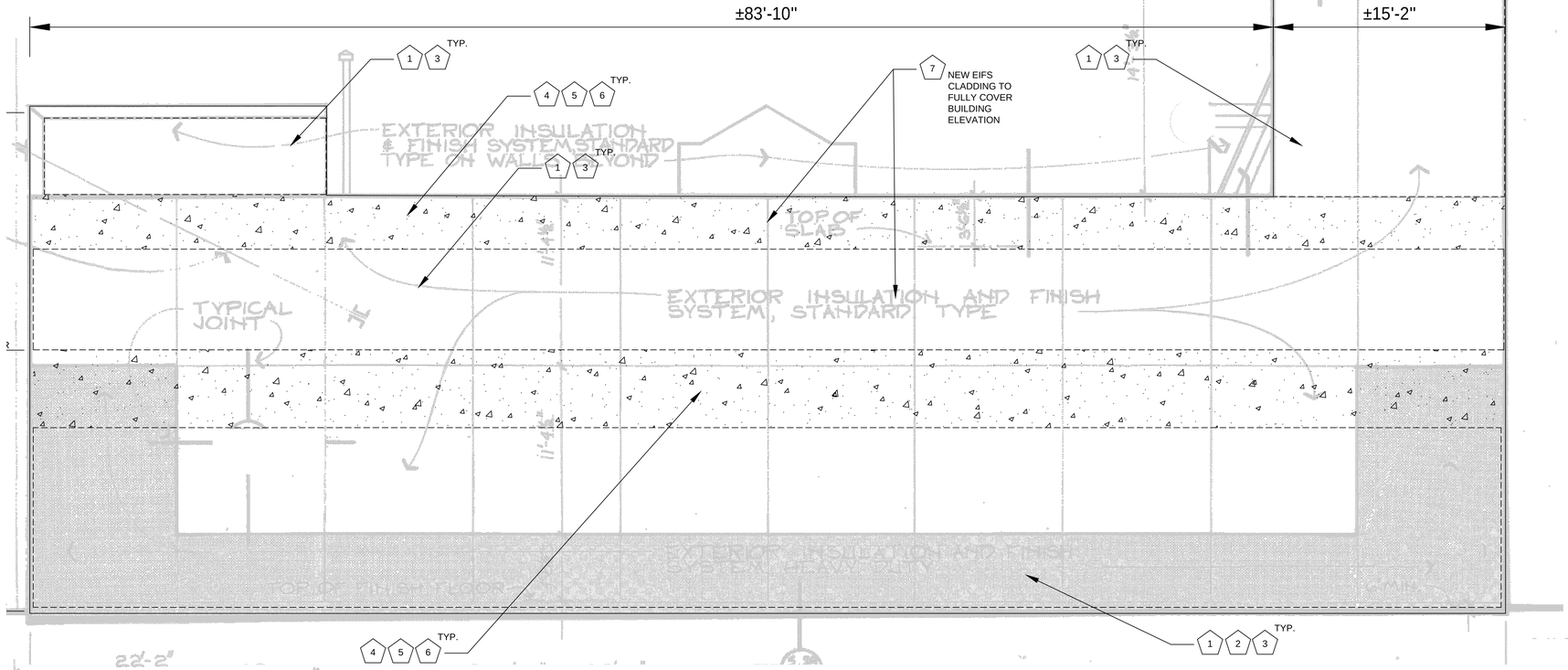
General Note:

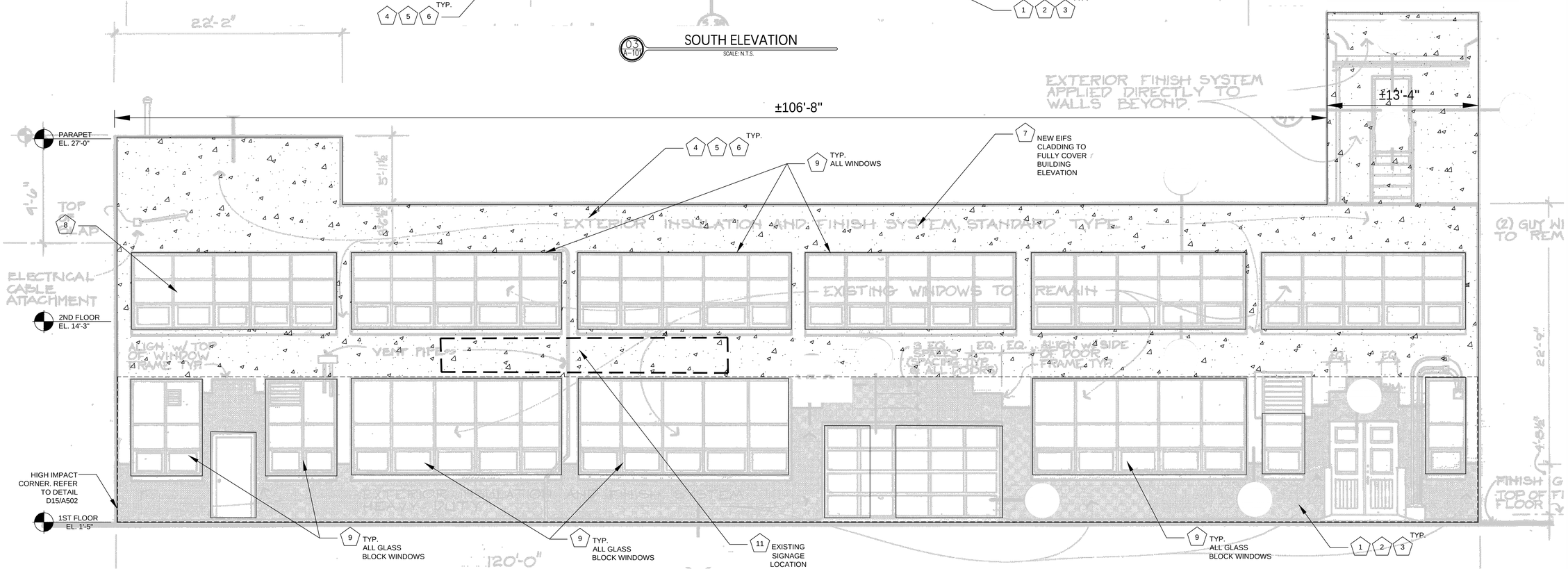
Drawing provided are approximate scale based on original design drawings. Contractor to verify all dimensions.

A-100



03 A-101 SOUTH ELEVATION

SCALE: N.T.S.



04 A-101 WEST ELEVATION

SCALE: N.T.S.

General: The following notes are intended to illustrate general locations of typical work items included in the base bid, and are not intended to be a complete scope of work. Refer to the project specifications for complete description of all work to be performed.

1. Clean existing efflorescence from brick masonry and rout/seal existing cracks. Provide a unit price for this work. Refer to Details D1/A500, D2/A500 & D3/A500.
2. Remove and dispose of localized spalled / damaged masonry units and replace with new brick units. Provide a unit price for this work. Refer to Detail D4/A500.
3. Cut and tuckpoint damaged and detriorated mortar joints. Refer to Details D5/A500 & D6/A500. Provide a unit price for this work.
4. Clean exposed rebar and patch concrete. Refer to Details D10/A501, D11/A501 & D12/A501. Provide a unit price for this work.
5. Rout and seal cracks in the concrete back-up wall. Refer to Detail D9/A501. Provide a unit price for this work.
6. Apply new liquid AVB to concrete and brick back-up wall (after repairs have been completed). [Approx. 11,360 SF]
7. Remove all existing EIFS cladding and replace with new EIFS with drainage system on all elevations. Refer to Details D13/A502 through D30/A504. [Approx. 11,360 SF]
8. Remove and replace failed insulated glazing units in like kind [Approx. 2 units]. Provide a unit price for this work.
9. Provide wet glazing seals to all glazing perimeters and frame joints. [Approx. 2,823 LF] Refer to Details D7/A501 & D8/A501.
10. Remove existing bulk head on north elevation. Provide unit price for this work.
11. Remove and replace existing north and west building signage with new, in like kind. Provide unit price for this work.
12. Construct a 2ft high concrete barrier wall along the north elevation, to be attached to the existing concrete wall [Approx. 100 LF].

General Note:

Drawing provided are approximate scale based on original design drawings. Contractor to verify all dimensions.

	INITIALS/DATE
DRAWN	11/1/2024
APPROVED	11/1/2024
REVISED 1	50% CD
APPROVED	1/21/2025
REVISED 2	90% CD
APPROVED	2/5/2025
REVISED 3	
APPROVED	
APPROVED FOR BIDS	
ISSUED FOR BID	2/20/2025

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WSU PROJECT #167-409636
SOUTH AND WEST ELEVATIONS

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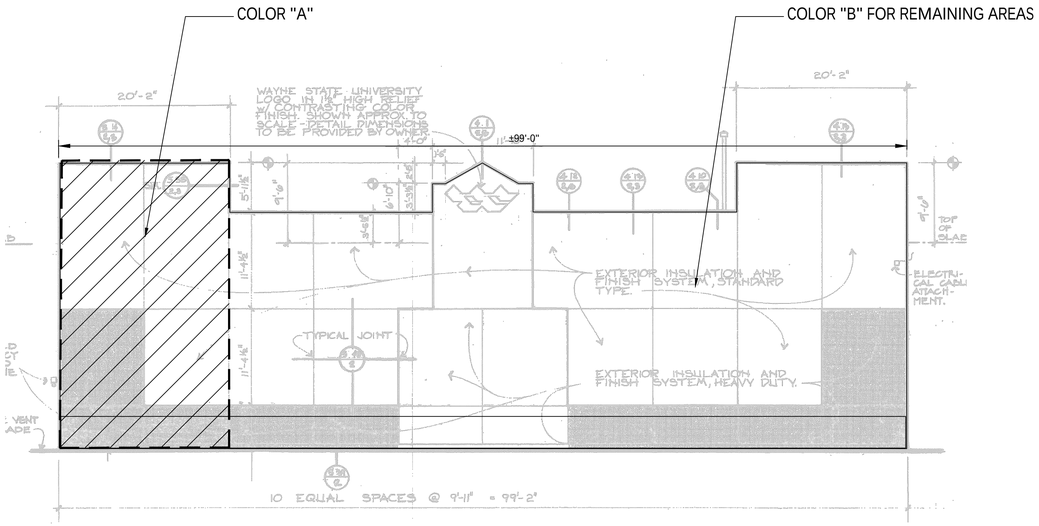
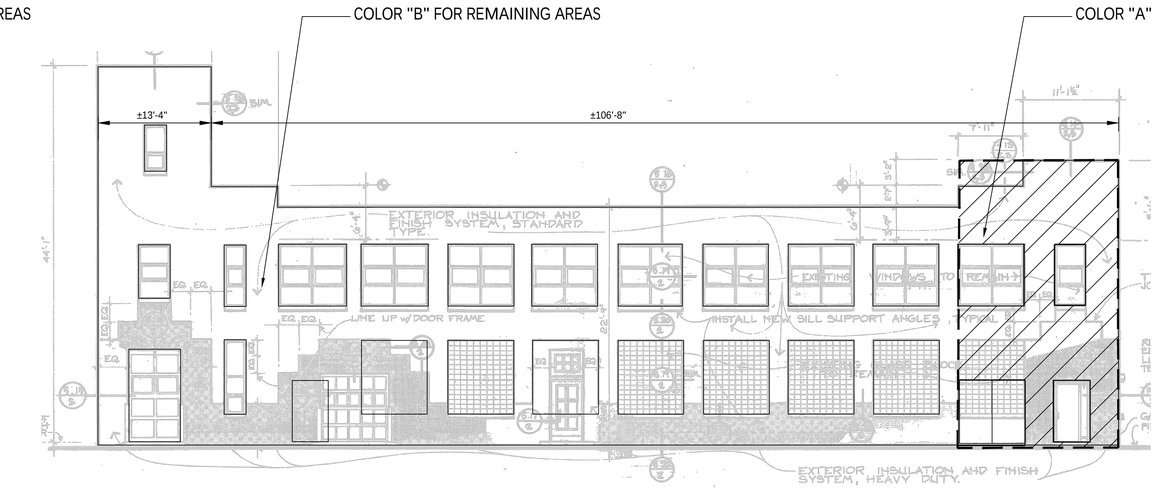
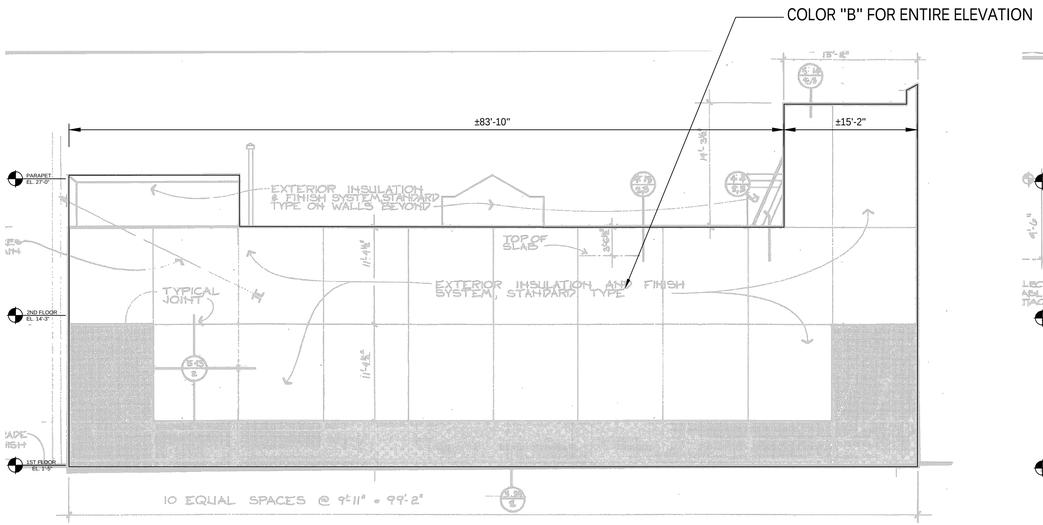
A-101



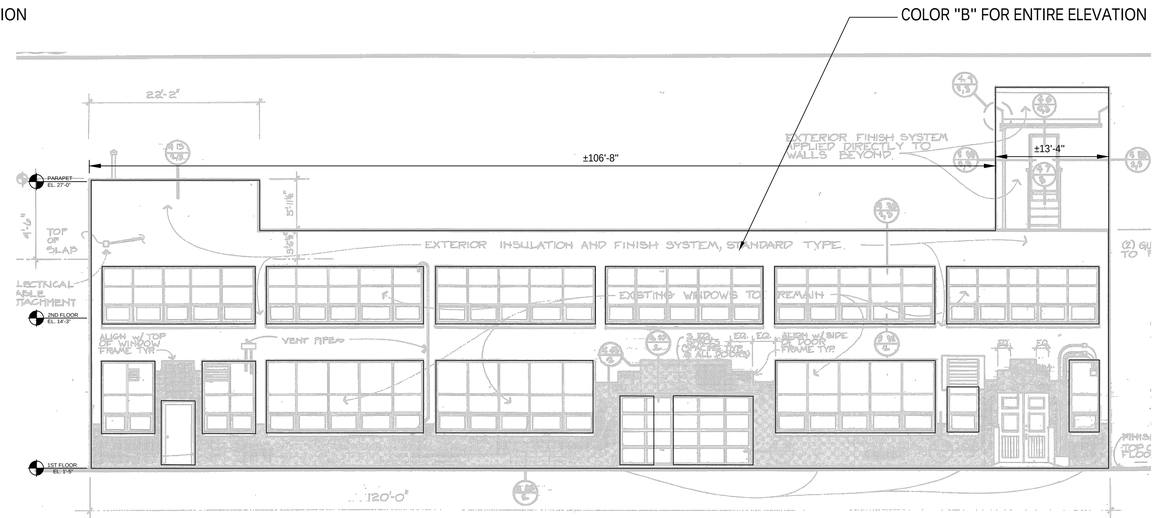
NORTH ELEVATION
SCALE: N.T.S.



EAST ELEVATION
SCALE: N.T.S.



SOUTH ELEVATION
SCALE: N.T.S.



WEST ELEVATION
SCALE: N.T.S.

NOTE: COLOR "A" AND "B" TO BE DETERMINED BY WSU PROJECT MANAGER

General Note:
Drawing provided are approximate scale based on original design drawings. Contractor to verify all dimensions.

	INITIALS/DATE
DRAWN	90% CD
APPROVED	2/5/2025
REVISED 1	
APPROVED	
REVISED 2	
APPROVED	
REVISED 3	
APPROVED	
APPROVED FOR BIDS	
ISSUED FOR BID	2/20/2025

WAYNE STATE UNIVERSITY
ENGINEERING TECHNOLOGY BUILDING
WSU PROJECT #167-409636
PAINT SCHEDULE

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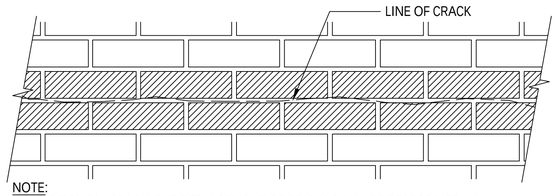
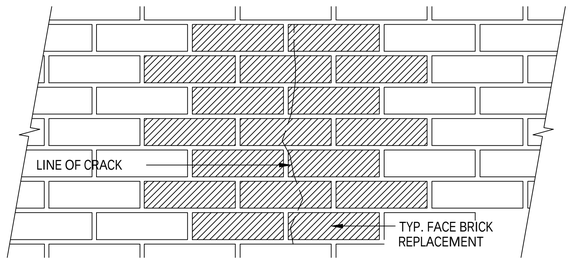
A-102



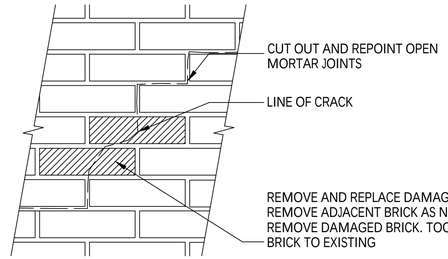
NOTE:
AT HORIZONTAL CRACK, THE REPLACEMENT OF BRICKS SHALL BE PERFORMED IN SECTIONS OF 3'-0" EACH.

HORIZONTAL CRACK

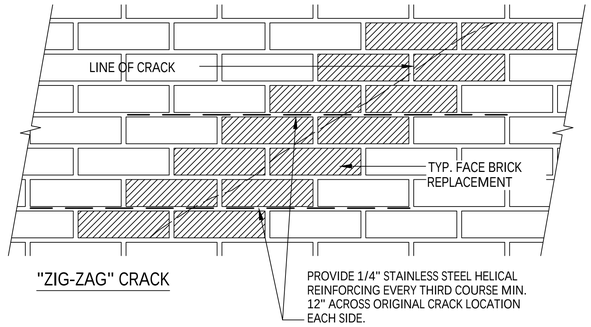


VERTICAL CRACK

D1 A-500 TYPICAL BRICK MASONRY CRACK REPAIR - VERTICAL & HORIZONTAL CRACKS

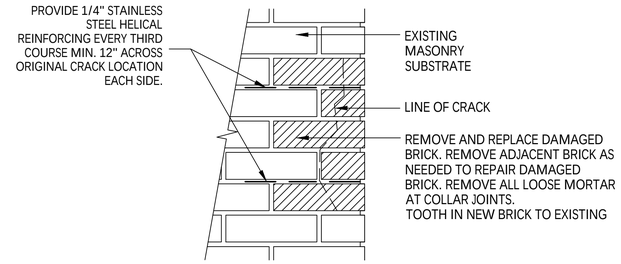


MORTAR JOINT CRACK



"ZIG-ZAG" CRACK

D2 A-500 TYPICAL BRICK MASONRY CRACK REPAIR - STEP CRACKING



VERTICAL CRACK AT CORNER

NOTE: PERMIT ENGINEERING REVIEW OF ALL CORNER CRACK REPAIRS IN FIELD FOR DISCUSSION OF REINFORCING STRATEGY.

D3 A-500 TYPICAL BRICK MASONRY CRACK REPAIR - CORNER CRACKS

	INITIALS/DATE
DRAWN	11/1/2024
APPROVED	11/1/2024
REVISED 1	50% CD
APPROVED	1/21/2025
REVISED 2	90% CD
APPROVED	2/5/2025
REVISED 3	
APPROVED	
APPROVED FOR BIDS	
ISSUED FOR BID	2/20/2025

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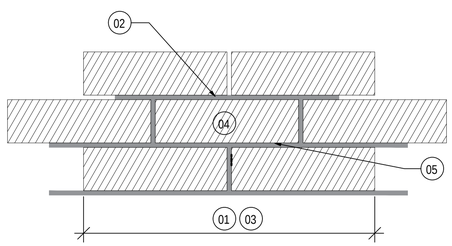
ENGINEERING TECHNOLOGY BUILDING
WSU PROJECT #167-409636
DETAILS



NOTE: ALL BRICK WORK SHALL FOLLOW THE TECHNICAL NOTES OF THE BRICK INSTITUTE OF AMERICA.

01 EXTENT OF BRICK REPLACEMENT SHALL BE AS NOTED BY THE ENGINEER IN FIELD.

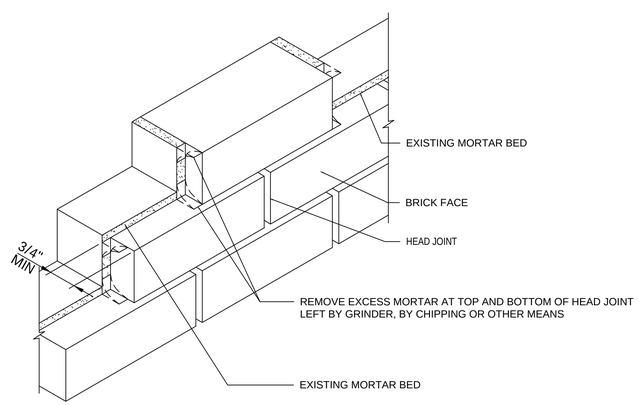
02 SAW-CUT THE SURROUNDING MORTAR JOINTS OF THE BRICK TO BE REMOVED AND REPLACED TO A DEPTH OF 3" MAXIMUM. DO NOT OVERCUT OR DAMAGE EDGES OF ADJACENT MASONRY.

03 CLEAN AND REPOINT THE EXISTING EXPOSED BACK-UP WALL WHERE EXTENTS OF LOCALIZED BRICK REBUILD EXCEEDS 2SF. INSTALL NEW STAINLESS STEEL WALL TIES AT A MIN. OF 1 PER 1.5 SF. NOTIFY ENGINEER WHERE CRACKING APPEARS TO EXTEND THROUGH BACK-UP MASONRY. DO NOT REPLACE HEADER BRICKS IF NOT CRACKED.

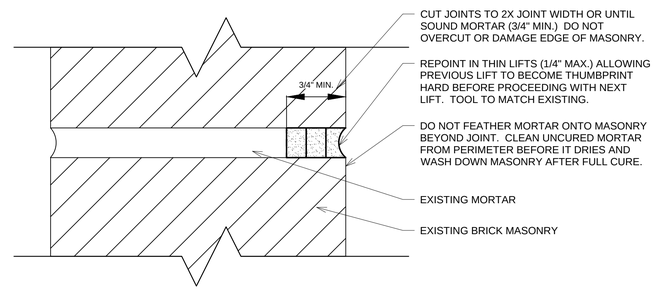
04 BUTTER THE TOP, BOTTOM AND EACH SIDE OF THE NEW BRICK TO BE INSTALLED WITH TYPE N MORTAR. NEW BRICK MUST BE REVIEWED AND APPROVED BY THE OWNER/ARCHITECT. REPLACEMENT BRICKS SHALL MATCH THE SIZE,SHAPE, TEXTURE AND COLOR OF THE EXISTING BRICK. PLACE THE NEW BRICK TO MATCH THE ADJACENT SURROUNDING COURSING.

05 RAKE THE MORTAR JOINTS ON ALL FOUR SIDES OF THE NEWLY INSTALLED REPLACEMENT BRICK AT 1.5" PAST THE OUTSIDE FACE. ALLOW THE SETTING MORTAR TO CURE FOR 24 HOURS PRIOR TO POINTING THE JOINTS WITH THE APPROVED MORTAR FOLLOWING THE REQUIREMENTS OF THE TYPICAL MASONRY REPOINTING DETAIL

D4 A-500 TYPICAL BRICK REPLACEMENT DETAIL



D5 A-500 TYPICAL REPOINTING PREPARATION DETAIL



D6 A-500 TYPICAL MASONRY REPOINTING DETAIL

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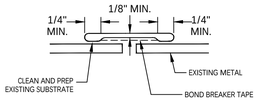
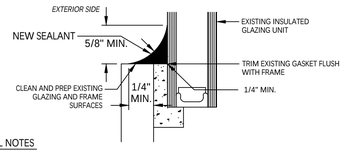
A-500



GENERAL NOTES

1.) FOR USE AT GLAZING METAL FRAME TO FRAME BUTT JOINTS WHERE BACKER ROD USE IS NOT POSSIBLE.

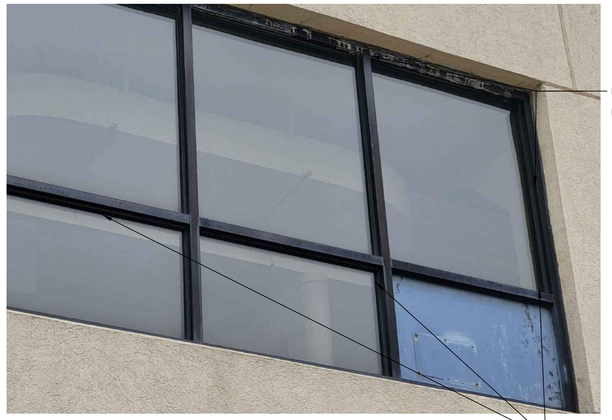
SPLICE JOINT



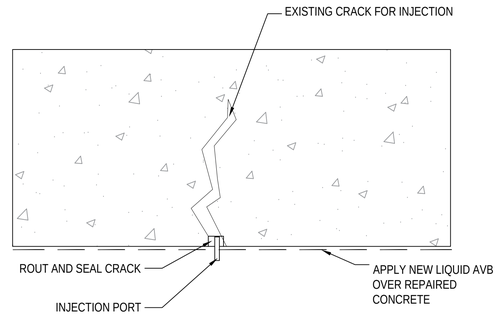
GENERAL NOTES

1.) PROVIDE BOND BREAKER AT EXISTING GASKET TO MEET ADHESION REQUIREMENTS, AS REQUIRED.

D7 A-501 WET SEAL



D8 A-501 WET SEAL LOCATONS



CRACK INJECTION SCOPE OF WORK

1.) PROTECT SURROUNDING CONSTRUCTION FROM OVERFLOW OF INJECTION MATERIALS.
2.) PREPARE CONCRETE SUBSTRATE, MIX/PLACE AND CURE INJECTION MATERIALS PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
3.) ROUT AND SEAL THE CRACKS TO BE INJECTED WITH APPROVED AND COMPATIBLE SEALANT. PERMIT ADEQUATE CURE TIME IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4.) DRILL A SERIES OF HOLES THROUGH THE SEALANT JOINT ALONG THE LENGTH OF THE CRACK AT AN APPROXIMATE SPACING OF 12" O.C. AND INSTALL INJECTION PORTS.
5.) FLUSH CRACK PRIOR TO INJECTION IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
6.) WORKING FROM LOWEST POINT TO HIGHEST POINT, INJECT MATERIAL INTO PORTS UNTIL INJECTION MATERIAL IS SEEN AT THE NEXT HIGHEST POINT. CAP LOWER PORT, AND CONTINUE PROCESS WITH HIGHER PORTS, WORKING SEQUENTIALLY.
7.) FOLLOWING CURE OF INJECTION MATERIALS, REMOVE PORTS AND PROVIDE MATCHING SEALANT TO ROUTED CRACK. ENSURE SEALANT IS FLUSH AND MEETS PROJECT AESTHETIC REQUIREMENTS.

D9 A-501 TYPICAL CONCRETE CRACK INJECTION DETAIL

	INITIALS/DATE
DRAWN	11/1/2024
APPROVED	11/1/2024
REVISED 1	50% CD
APPROVED	1/21/2025
REVISED 2	90% CD
APPROVED	2/5/2025
REVISED 3	
APPROVED	
APPROVED FOR BIDS	
ISSUED FOR BID	2/20/2025

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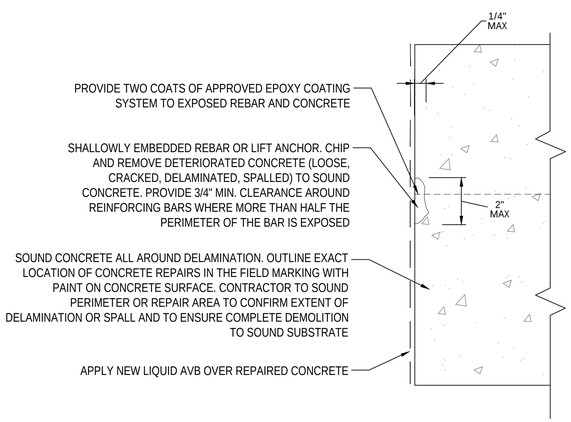
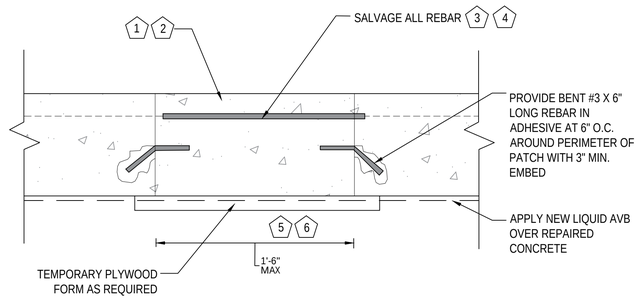
ENGINEERING TECHNOLOGY BUILDING
WSU PROJECT #167-409636
DETAILS



D10 A-501 TYPICAL CONCRETE SPALL REPAIR DETAIL



GENERAL NOTES:

1.) SOUND CONCRETE ALL AROUND DELAMINATION. OUTLINE EXACT LOCATION OF CONCRETE REPAIRS IN THE FIELD MARKING WITH PAINT ON CONCRETE SURFACE. CONTRACTOR TO SOUND PERIMETER OR REPAIR AREA TO CONFIRM EXTENT OF DELAMINATION OR SPALL AND TO ENSURE COMPLETE DEMOLITION TO SOUND SUBSTRATE

2.) CHIP AND REMOVE DETERIORATED CONCRETE (LOOSE, CRACKED, DELAMINATED, SPALLED) TO SOUND CONCRETE. PROVIDE 3/4" MIN. CLEARANCE AROUND REINFORCING BARS WHERE MORE THAN HALF THE PERIMETER OF THE BAR IS EXPOSED

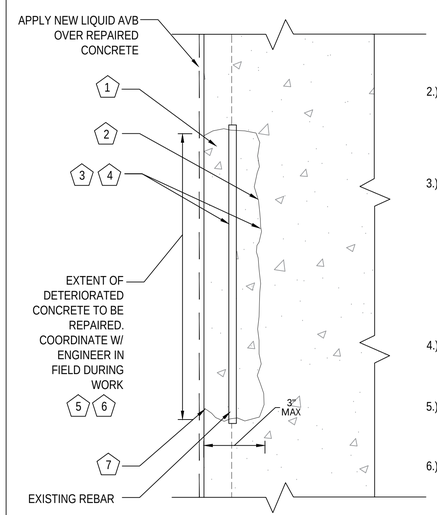
3.) SANDBLAST EXISTING CONCRETE AND REINFORCEMENT TO PROVIDE CLEAN SURFACE FREE OF DUST, DEBRIS, BIOLOGICAL GROWTH, OILS OR COATINGS. IN AREAS WHERE THE EXISTING STEEL MEMBERS (REBAR, STRUCTURAL STEEL) HAVE RUSTED AND LOST EXCESS OF 10% OF THEIR CROSS SECTION, AREA SHALL BE BROUGHT TO ENGINEERS ATTENTION. CORRODED REINFORCEMENT SHALL BE REMOVED AND REPLACED AT ENGINEERS DISCRETION. REPLACEMENT REBAR SHOULD BE #4 EPOXY COATED REBAR DEVELOPED MIN. 6" INLINE WITH EXISTING REINFORCEMENT.

4.) CUT BACK ANY EXPOSED REBAR IN PATCH AREA SUCH THAT A MIN. CONCRETE COVER OF 1" CAN BE ACHIEVED WITHIN CONCRETE PATCH AREA

5.) DESIGN AND CONSTRUCT FORMWORK AS NECESSARY TO BE READILY REMOVABLE WITHOUT IMPACT, SHOCK, OR DAMAGE TO NEW CONCRETE SURFACES AND ADJACENT MATERIALS.

6.) PLACE, FINISH, AND CURE CONCRETE PATCH MATERIAL IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. FINISH PATCH TO MATCH EXISTING/ADJACENT CONCRETE SURFACE PROFILE AND TEXTURE.

D11 A-501 TYPICAL FULL DEPTH CONCRETE REPAIR DETAIL



GENERAL NOTES:

1.) SOUND CONCRETE ALL AROUND DELAMINATION. OUTLINE EXACT LOCATION OF CONCRETE REPAIRS IN THE FIELD MARKING WITH PAINT ON CONCRETE SURFACE. CONTRACTOR TO SOUND PERIMETER OR REPAIR AREA TO CONFIRM EXTENT OF DELAMINATION OR SPALL AND TO ENSURE COMPLETE DEMOLITION TO SOUND SUBSTRATE

2.) CHIP AND REMOVE DETERIORATED CONCRETE (LOOSE, CRACKED, DELAMINATED, SPALLED) TO SOUND CONCRETE. PROVIDE 3/4" MIN. CLEARANCE AROUND REINFORCING BARS WHERE MORE THAN HALF THE PERIMETER OF THE BAR IS EXPOSED

3.) SANDBLAST EXISTING CONCRETE AND REINFORCEMENT TO PROVIDE CLEAN SURFACE FREE OF DUST, DEBRIS, BIOLOGICAL GROWTH, OILS OR COATINGS. IN AREAS WHERE THE EXISTING STEEL MEMBERS (REBAR, STRUCTURAL STEEL) HAVE RUSTED AND LOST EXCESS OF 10% OF THEIR CROSS SECTION, AREA SHALL BE BROUGHT TO ENGINEERS ATTENTION. CORRODED REINFORCEMENT SHALL BE REMOVED AND REPLACED AT ENGINEERS DISCRETION. REPLACEMENT REBAR SHOULD BE #4 EPOXY COATED REBAR DEVELOPED MIN. 6" INLINE WITH EXISTING REINFORCEMENT.

4.) CUT BACK ANY EXPOSED REBAR IN PATCH AREA SUCH THAT A MIN. CONCRETE COVER OF 1" CAN BE ACHIEVED WITHIN CONCRETE PATCH AREA

5.) DESIGN AND CONSTRUCT FORMWORK AS NECESSARY TO BE READILY REMOVABLE WITHOUT IMPACT, SHOCK, OR DAMAGE TO NEW CONCRETE SURFACES AND ADJACENT MATERIALS.

6.) PLACE, FINISH, AND CURE CONCRETE PATCH MATERIAL IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. FINISH PATCH TO MATCH EXISTING/ADJACENT CONCRETE SURFACE PROFILE AND TEXTURE.

7.) SAWCUT ALL EDGES OF REPAIRS USING A TILTED BLADE TO PROVIDE A KEYED PATCH. MIN. SAWCUT 1/2" DEPTH.

D12 A-501 TYPICAL PARTIAL VERTICAL CONCRETE REPAIR DETAIL

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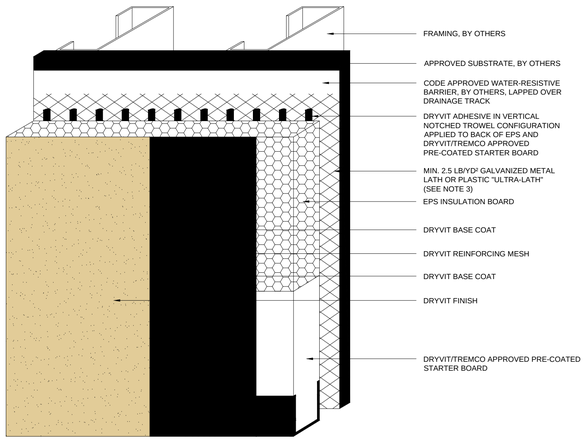
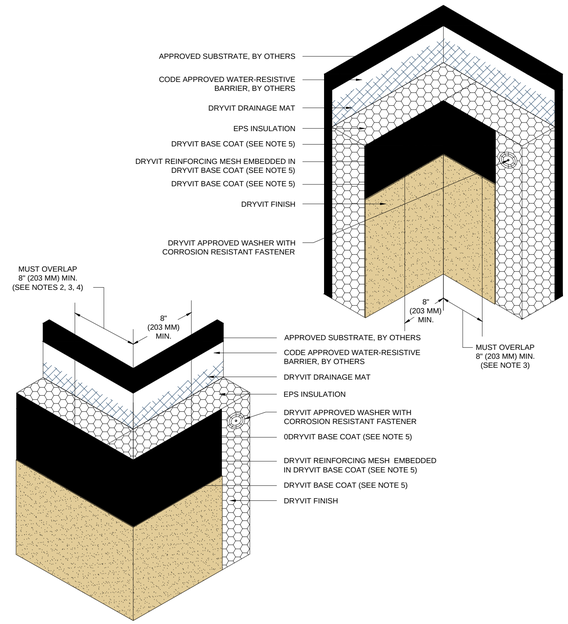
A-501



NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD OR STANDARD PLUS MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. IF PROJECT IS DEFINED AS NON-COMBUSTIBLE, DRAINAGE TRACK USAGE IS LIMITED TO THE BASE OF THE SYSTEM AT FINISHED GRADE LEVEL.
3. EXPANDED METAL LATH IS NOT RECOMMENDED FOR USE IN COASTAL AREAS AND OTHER CORROSIVE ENVIRONMENTS.

D13 / A-502

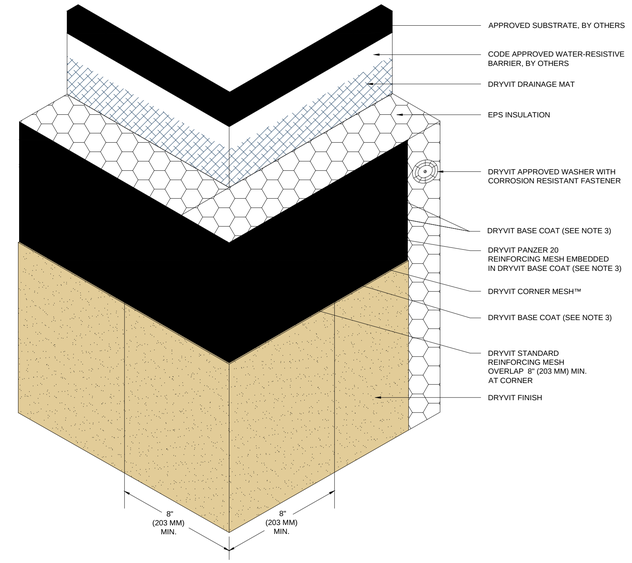
TYPICAL EIFS WALL DETAIL



NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD OR STANDARD PLUS MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. DOUBLE WRAP OUTSIDE CORNERS WITH REINFORCING MESH OR USE CORNER MESH.
3. DO NOT LAP REINFORCING MESH WITHIN 8" (203 MM) OF A CORNER.
4. OUTSIDE INSULATION BOARD EDGES SHALL BE OFFSET.
5. DRYVIT GENESIS® OR GENESIS® DM BASE COAT IS REQUIRED FOR MECHANICALLY FASTENED SYSTEMS 1-3.
6. FOR CLARITY, SEE DETAILS O-LCMD 2, 3, 4 FOR ALTERNATE SYSTEM CONFIGURATION.

D14 / A-502

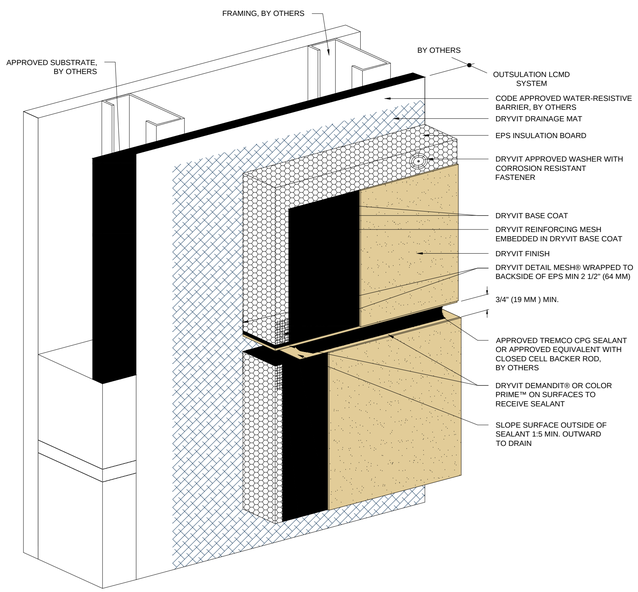
INSIDE/OUTSIDE EIFS CORNER DETAILS



NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD OR STANDARD PLUS MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. OUTSIDE INSULATION BOARD EDGES SHALL BE OFFSET.
3. DRYVIT GENESIS® OR GENESIS® DM BASE COAT IS REQUIRED FOR MECHANICALLY FASTENED SYSTEMS 1-3.
4. FOR CLARITY, SEE DETAILS O-LCMD 2, 3, 4 FOR ALTERNATE SYSTEM CONFIGURATION.

D15 / A-502

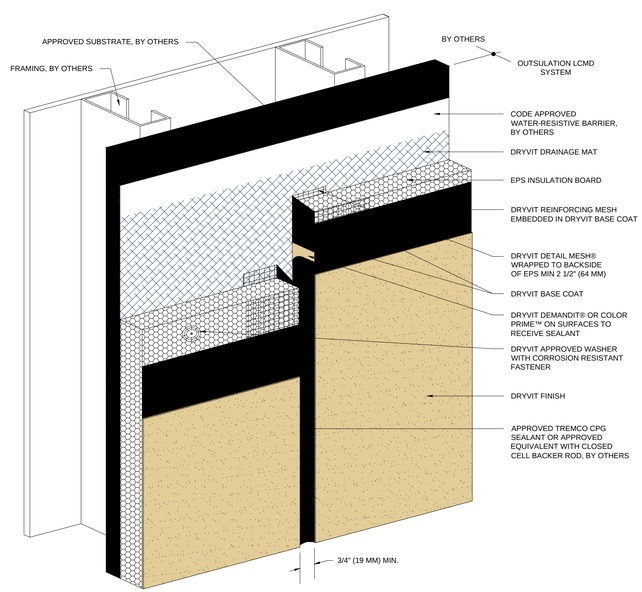
OUTSIDE CORNER - HIGH IMPACT LOCATIONS



NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD OR STANDARD PLUS MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. DRYVIT GENESIS® OR GENESIS DM BASE COAT IS REQUIRED FOR MECHANICALLY FASTENED SYSTEMS 1-3.
3. FOR CLARITY, SEE DETAILS O-LCMD 2, 3, 4 FOR ALTERNATE SYSTEM CONFIGURATION.

D16 / A-502

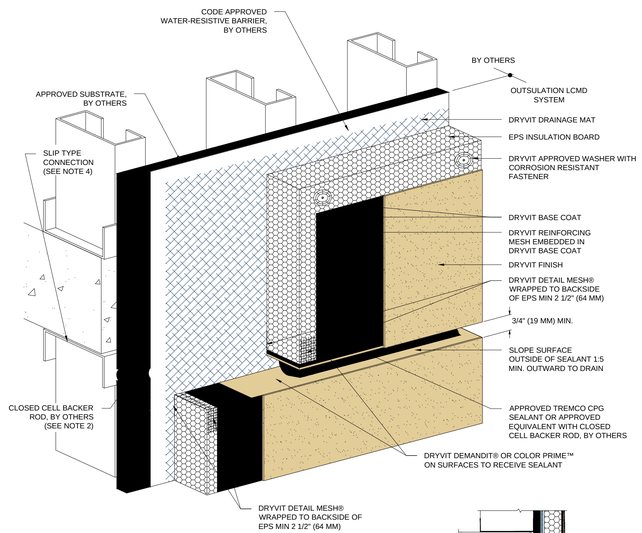
HORIZONTAL JOINT AT SUBSTRATE CHANGE DETAIL

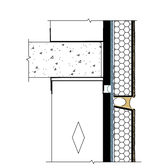


NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD OR STANDARD PLUS MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. EIFS EXPANSION JOINTS ARE REQUIRED IN CONTINUOUS ELEVATIONS AT INTERVALS NOT EXCEEDING 75 FT (23 M).
3. DRYVIT GENESIS® OR GENESIS DM BASE COAT IS REQUIRED FOR MECHANICALLY FASTENED SYSTEMS 1-3.
4. FOR CLARITY, SEE DETAILS O-LCMD 2, 3, 4 FOR ALTERNATE SYSTEM CONFIGURATION.

D17 / A-502

VERTICAL EXPANSION JOINT





NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD OR STANDARD PLUS MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. LOCATE EXTERNAL SEALANT JOINT WITHIN 2" (51 MM) OF BREAK IN SHEATHING.
3. EXPANSION JOINT IN THE OUTSULATION LCMD SYSTEM IS NECESSARY WHERE SIGNIFICANT DIFFERENTIAL MOVEMENT IS EXPECTED AT FLOOR LINES.
4. FOR STEEL FRAMED CONSTRUCTION: EXPANSION JOINT IS INTENDED TO ACCOMMODATE MOVEMENT AT SLIIP CONNECTION. FOR WOOD FRAMED CONSTRUCTION: EXPANSION JOINT IS INTENDED TO ACCOMMODATE CROSS GRAIN SHRINKAGE FOR FLOOR BEAMS.
5. DRYVIT GENESIS® OR GENESIS DM BASE COAT IS REQUIRED FOR MECHANICALLY FASTENED SYSTEMS 1-3.
6. FOR CLARITY, SEE DETAILS O-LCMD 2, 3, 4 FOR ALTERNATE SYSTEM CONFIGURATION.

D18 / A-502

HORIZONTAL JOINT AT FLOOR LINE

	INITIALS/DATE
DRAWN	11/1/2024
APPROVED	11/1/2024
REVISED 1	50% CD
APPROVED	1/21/2025
REVISED 2	90% CD
APPROVED	2/5/2025
REVISED 3	
APPROVED	
APPROVED FOR BIDS	
ISSUED FOR BID	2/20/2025

WAYNE STATE UNIVERSITY
ENGINEERING TECHNOLOGY BUILDING
WSU PROJECT #167-409636
EIFS DETAILS

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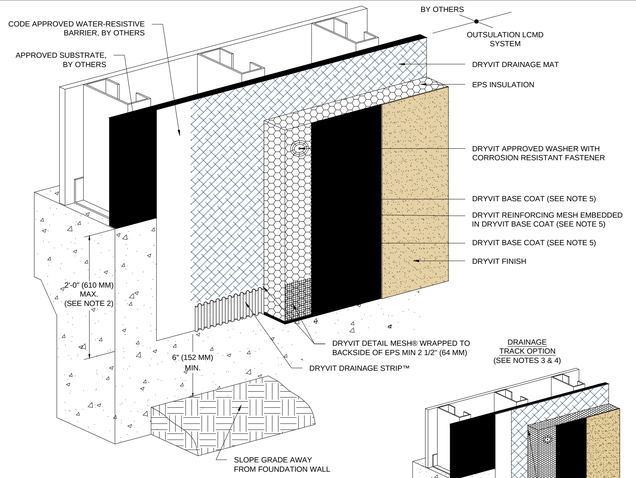
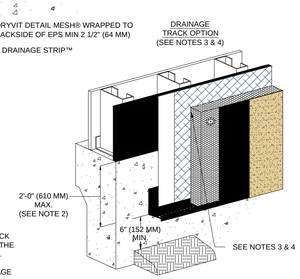
A-502





NOTE:
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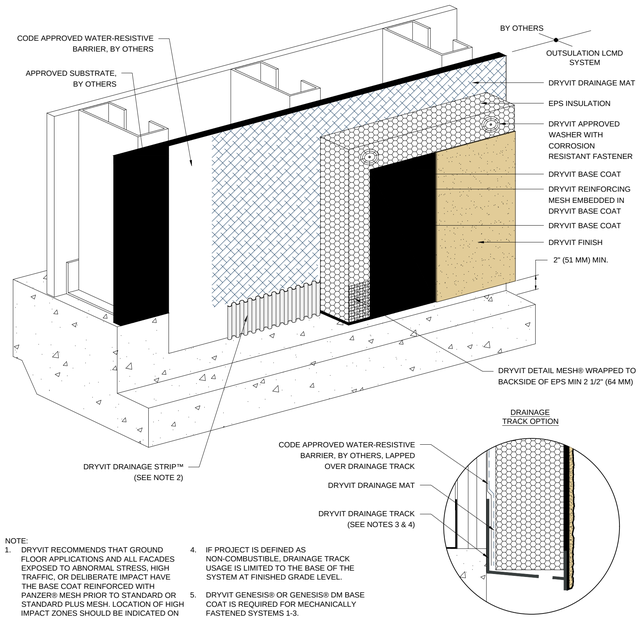
2. EXPANSION JOINT IS REQUIRED ALONG TOP OF FOUNDATION IF 2'-0" (610 MM) DIMENSION IS EXCEEDED.
3. IF PROJECT IS DEFINED AS NON-COMBUSTIBLE, DRAINAGE TRACK USAGE IS LIMITED TO THE BASE OF THE SYSTEM AT FINISHED GRADE LEVEL.
4. LIGHTLY SAND SURFACE OF DRAINAGE TRACK TO MAXIMIZE ADHESION.
5. DRYVIT GENESIS® OR GENESIS® DM BASE COAT IS REQUIRED FOR MECHANICALLY FASTENED SYSTEMS 1-3.
6. FOR CLARITY, SEE DETAILS O-LCMD 2, 3, 4 FOR ALTERNATE SYSTEM CONFIGURATION.

D19 / A-503

GRADE TERMINATION DETAIL



NOTE:
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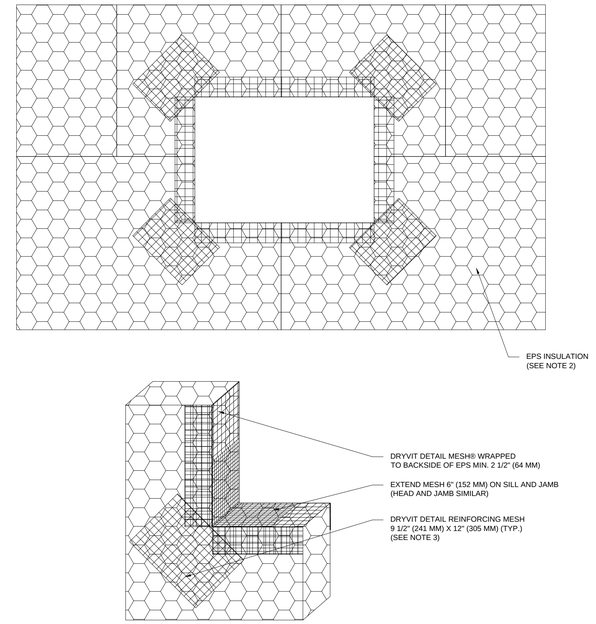
2. ENSURE BOTTOM EDGE OF DRAINAGE STRIP IS LEFT FREE TO DRAIN.
3. LIGHTLY SAND SURFACE OF DRAINAGE TRACK TO MAXIMIZE ADHESION.
4. IF PROJECT IS DEFINED AS NON-COMBUSTIBLE, DRAINAGE TRACK USAGE IS LIMITED TO THE BASE OF THE SYSTEM AT FINISHED GRADE LEVEL.
5. DRYVIT GENESIS® OR GENESIS® DM BASE COAT IS REQUIRED FOR MECHANICALLY FASTENED SYSTEMS 1-3.
6. FOR CLARITY, SEE DETAILS O-LCMD 2, 3, 4 FOR ALTERNATE SYSTEM CONFIGURATION.

D20 / A-503

TERMINATION AT CONCRETE CURB - NORTH ELEVATION



NOTE:
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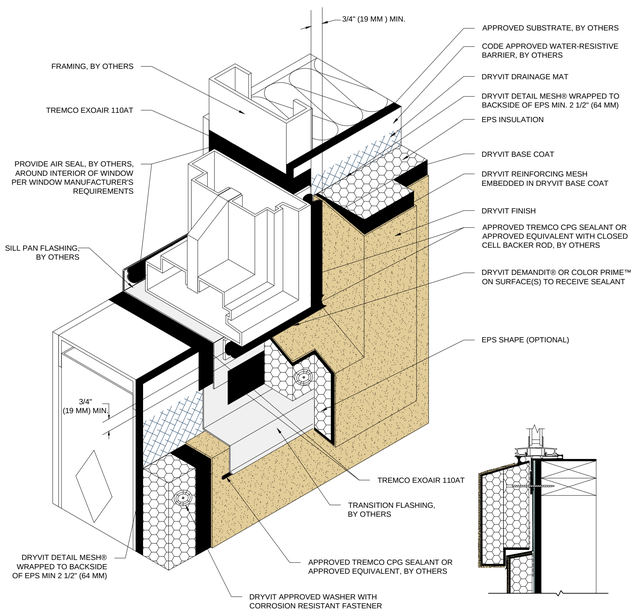
2. LOCATE INSULATION BOARDS SUCH THAT BOARD EDGES DO NOT ALIGN WITH CORNERS OF PENETRATION.
3. APPLY A PIECE OF 9 1/2" (241 MM) X 12" (305 MM) DETAIL REINFORCING MESH DIAGONALLY AT EACH CORNER.

D21 / A-503

EPS PREPARATION AT WALL PENETRATIONS

	INITIALS/DATE
DRAWN	11/1/2024
APPROVED	11/1/2024
REVISED 1	50% CD
APPROVED	1/21/2025
REVISED 2	90% CD
APPROVED	2/5/2025
REVISED 3	
APPROVED	
APPROVED FOR BIDS	
ISSUED FOR BID	2/20/2025

WAYNE STATE UNIVERSITY
ENGINEERING TECHNOLOGY BUILDING
WSU PROJECT #167-409636
EIFS DETAILS



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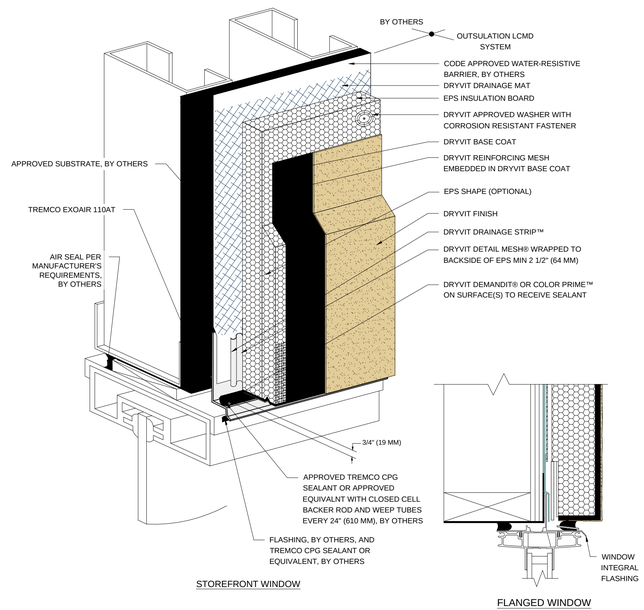
2. DRYVIT GENESIS® OR GENESIS DM BASE COAT IS REQUIRED FOR MECHANICALLY FASTENED SYSTEMS 1-3.
3. FOR CLARITY, SEE DETAILS O-LCMD 2, 3, 4 FOR ALTERNATE SYSTEM CONFIGURATION.

D22 / A-503

WINDOW SILL DETAIL



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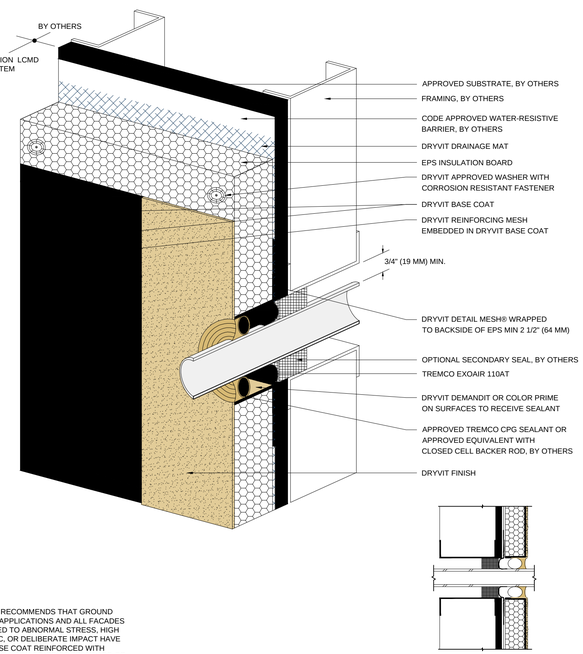
2. DRYVIT GENESIS® OR GENESIS DM BASE COAT IS REQUIRED FOR MECHANICALLY FASTENED SYSTEMS 1-3.
3. FOR CLARITY, SEE DETAILS O-LCMD 2, 3, 4 FOR ALTERNATE SYSTEM CONFIGURATION.

D23 / A-503

WINDOW HEAD DETAIL



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2. DRYVIT GENESIS® OR GENESIS DM BASE COAT IS REQUIRED FOR MECHANICALLY FASTENED SYSTEMS 1-3.
3. FOR CLARITY, SEE DETAILS O-LCMD 2, 3, 4 FOR ALTERNATE SYSTEM CONFIGURATION.

D24 / A-503

PENETRATION DETAIL

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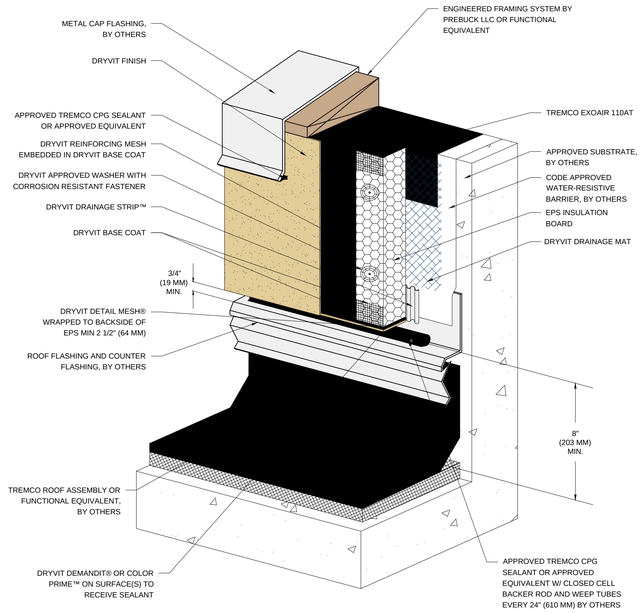
Building and Construction
200-45000 Helm Street · Plymouth · Michigan · 48170 · Tel 248.957.9911

A-503



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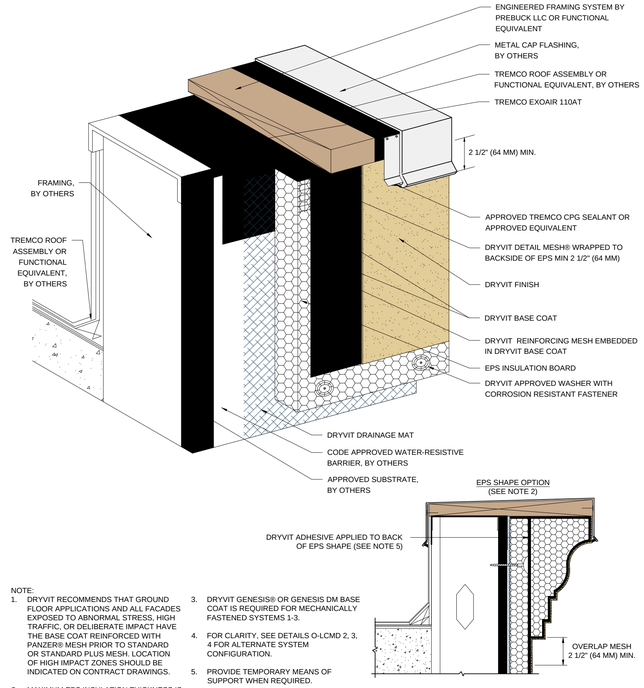
2. DRYVIT GENESIS® OR GENESIS DM BASE COAT IS REQUIRED FOR MECHANICALLY FASTENED SYSTEMS 1-3.
3. FOR CLARITY, SEE DETAILS O-LCMD 2, 3, 4 FOR ALTERNATE SYSTEM CONFIGURATION.

D25 / A-504

PARAPET WALL TERMINATION AT ROOF



NOTE:
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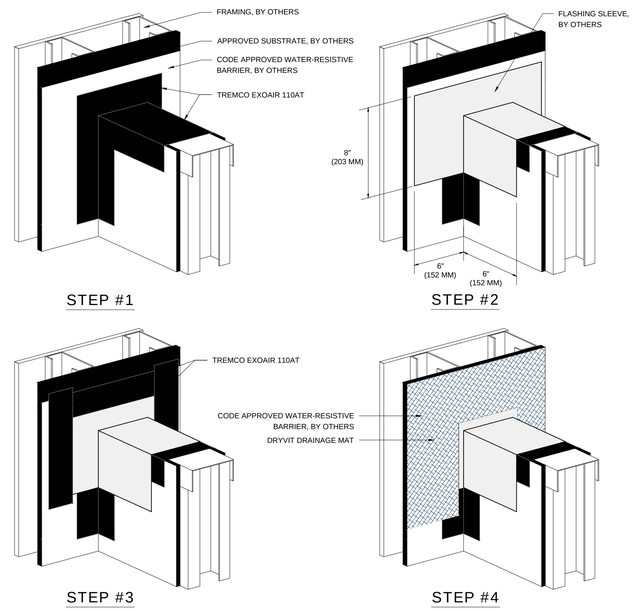
2. MAXIMUM EPS INSULATION THICKNESS IS DICTATED BY LOCAL CODE AUTHORITY AND APPLICABLE TESTING. REFER TO EVALUATION REPORTS FOR ANY LIMITATIONS TO EPS THICKNESS.
3. DRYVIT GENESIS® OR GENESIS DM BASE COAT IS REQUIRED FOR MECHANICALLY FASTENED SYSTEMS 1-3.
4. FOR CLARITY, SEE DETAILS O-LCMD 2, 3, 4 FOR ALTERNATE SYSTEM CONFIGURATION.
5. PROVIDE TEMPORARY MEANS OF SUPPORT WHEN REQUIRED.

D26 / A-504

TERMINATION AT PARAPET - CAP FLASHING



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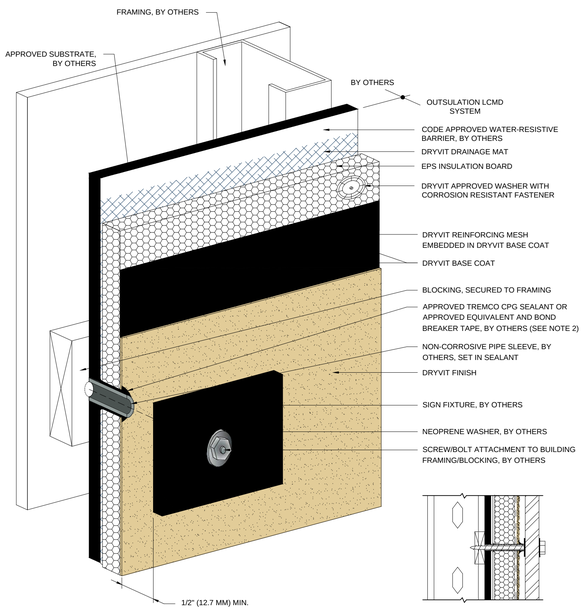
D27 / A-504

PARAPET WALL INTERSECTION DETAIL



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2. PERIMETER OF PIPE SLEEVE IS SEALED TO PREVENT WATER ENTRY INTO WALL.
3. DRYVIT GENESIS® OR GENESIS DM BASE COAT IS REQUIRED FOR MECHANICALLY FASTENED SYSTEMS 1-3.
4. FOR CLARITY, SEE DETAILS O-LCMD 2, 3, 4 FOR ALTERNATE SYSTEM CONFIGURATION.

D28 / A-504

BUILDING SIGNAGE ATTACHMENT

-- / A-504

-- / A-504

	INITIALS/DATE
DRAWN	11/1/2024
APPROVED	11/1/2024
REVISED 1	50% CD
APPROVED	1/21/2025
REVISED 2	90% CD
APPROVED	2/5/2025
REVISED 3	
APPROVED	
APPROVED FOR BIDS	
ISSUED FOR BID	2/20/2025

WAYNE STATE UNIVERSITY
ENGINEERING TECHNOLOGY BUILDING
WSU PROJECT #167-409636
EIFS DETAILS

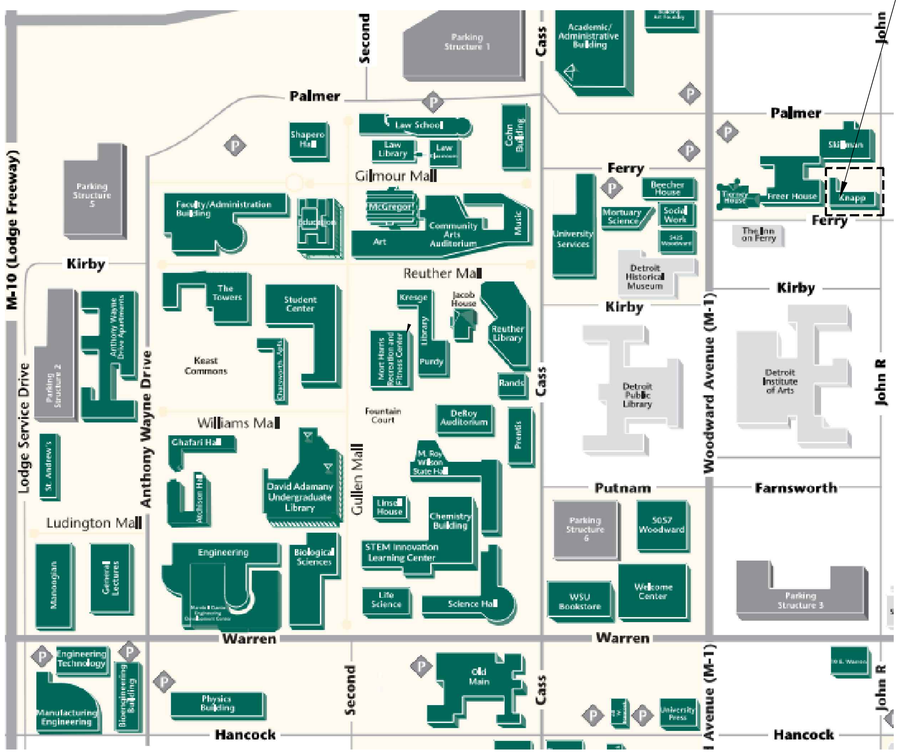
Building Science Solutions
Building and Construction
200-45000 Helm Street · Plymouth · Michigan · 48170 · Tel 248.957.9911

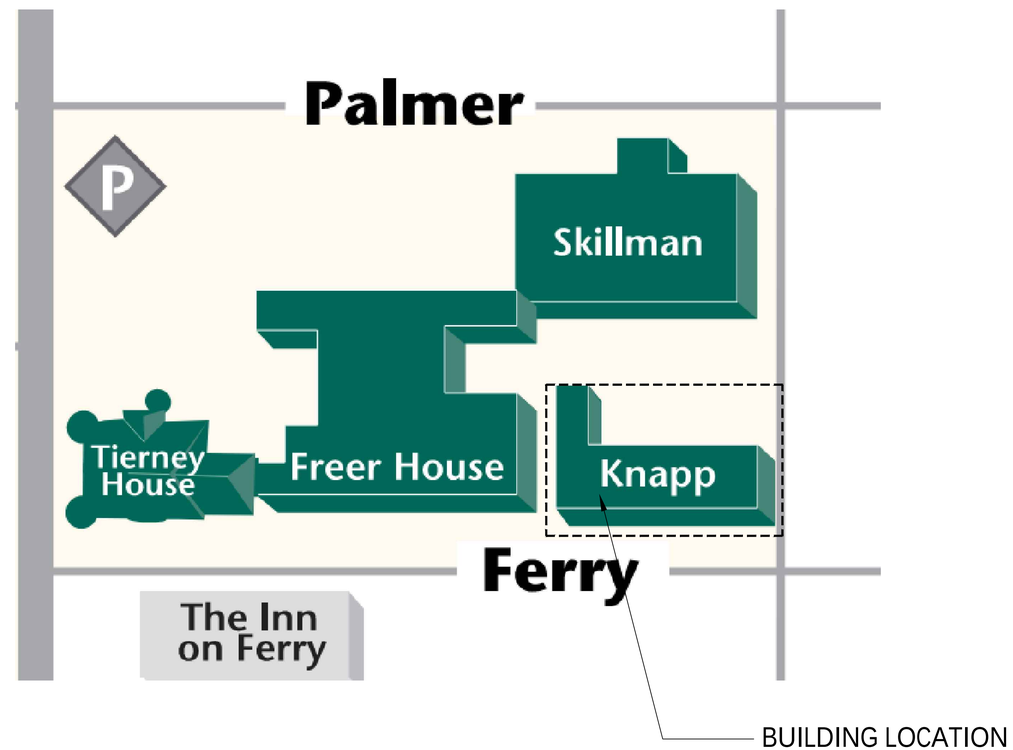
A-504

WAYNE STATE UNIVERSITY

PAULINE KNAPP BUILDING - ENCLOSURE REPAIRS
WSU PROJECT #509-404249

SITE LOCATION





Location Map

Scale: N.T.S.

Site Maps

Scale: N.T.S.

	INITIALS/DATE	
DRAWN	INT	11/1/2024
APPROVED		11/1/2024
REVISED 1		50% CD
APPROVED		1/21/2025
REVISED 2		90% CD
APPROVED		2/5/2025
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
PAULINE KNAPP BUILDING
WSU PROJECT #509-404249

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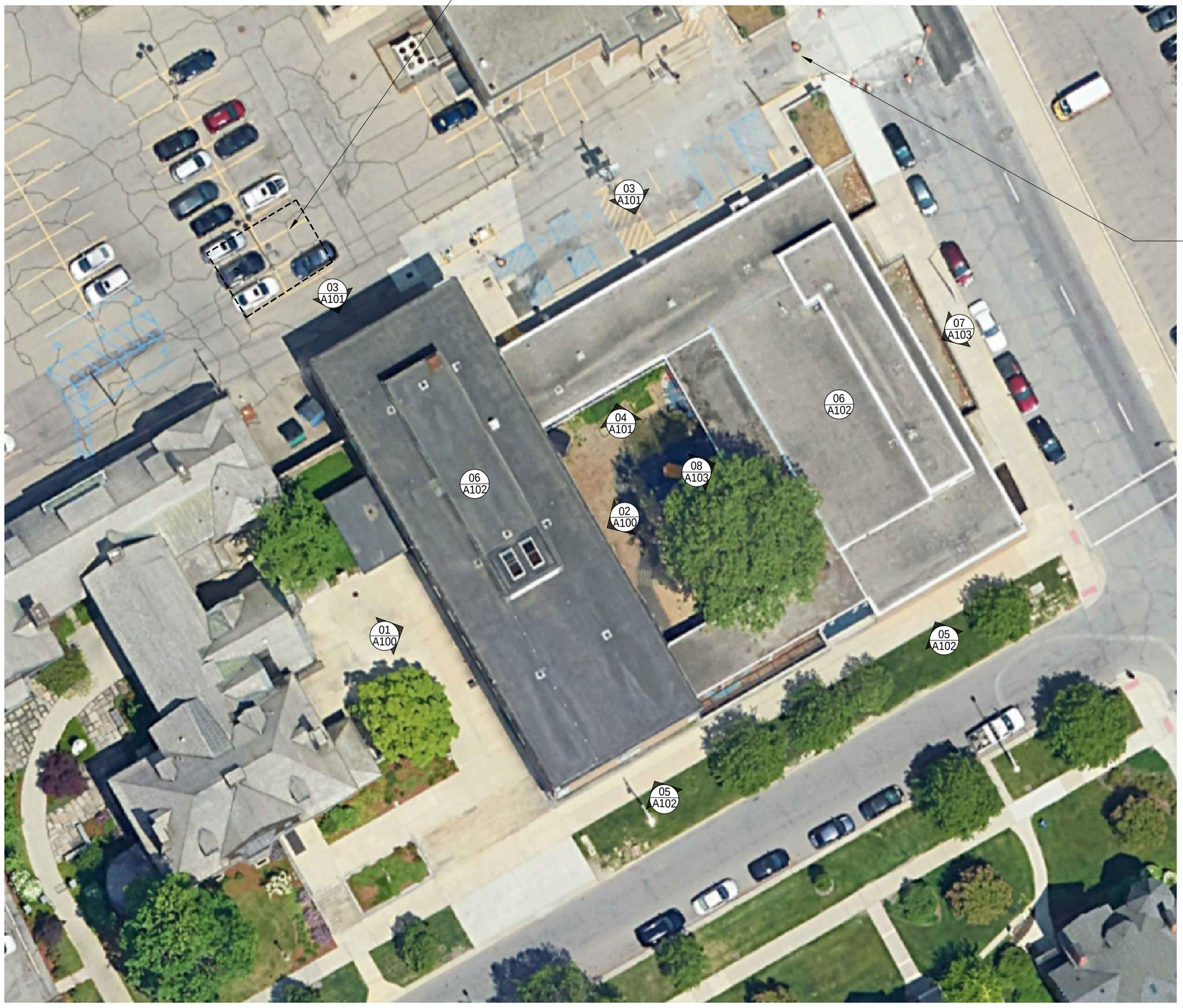
COVER

STAGING/DUMPSTER AREA. COORDINATE WITH WSU PROJECT MANAGER FOR TRAFFIC AND EXACT LOCATION



ENTRY/EXIT POINT AT JOHN R. ST.

01
SP1

SITE PLAN

NOT TO SCALE

GENERAL NOTES:

1. Drawings and specifications are intended to be a schematic representation of the existing conditions and overall design intent. Contractor is responsible to review existing conditions and develop the specific scope of work for the project, which shall meet the design intent as well as be in accordance with all applicable building codes.

2. Contractor shall submit a developed and complete scope of work document, including project specific shop drawings and product data sheets.

3. Permits: Contractor shall secure any required permits prior to proceeding with any work and shall coordinate building inspections with the Owner, including the WSU Fire Inspector.

		INITIALS/DATE
DRAWN	INT	11/1/2024
APPROVED		11/1/2024
REVISED 1		50% CD
APPROVED		1/21/2025
REVISED 2		90% CD
APPROVED		2/5/2025
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
PAULINE KNAPP BUILDING
WSU PROJECT #509-404249
SITE PLAN

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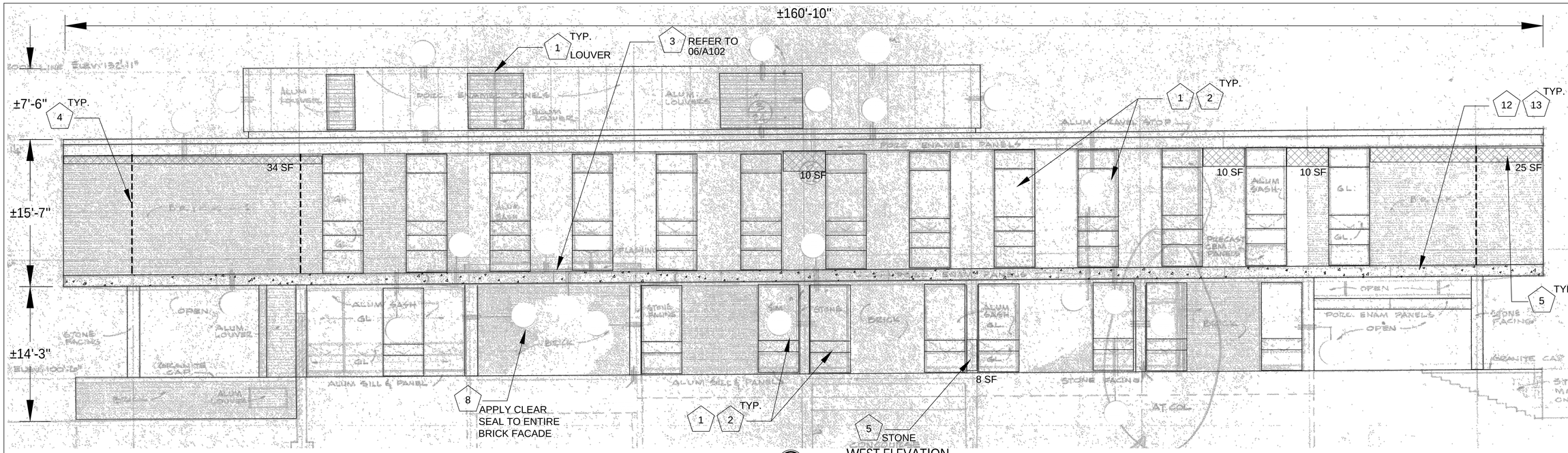
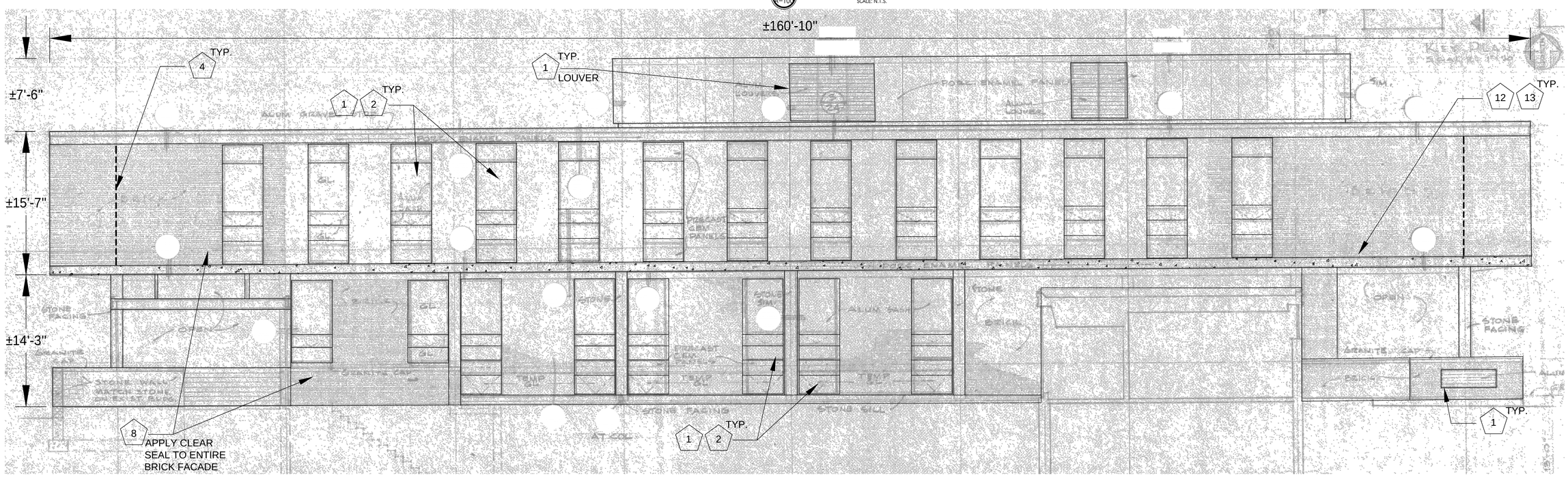
COVER



01
A-100
WEST ELEVATION
SCALE: N.T.S.



02
A-100
COURTYARD - LOOKING WEST
SCALE: N.T.S.

General: The following notes are intended to illustrate general locations of typical work items included in the base bid, and are not intended to be a complete scope of work. Refer to the project specifications for complete description of all work to be performed.

1. Remove all existing joint sealant and back-up material from all windows and provide new back-up material and joint sealant. Refer to Detail D2/A500 [Approx.1,700 LF]
2. Provide wet glazing seals to all glazing perimeters and frame joints. Refer to Details D3/A500 & D4/A500. [Approx. 4,700 LF]
3. Remove and replace, with new, thru-wall flashing above the front entrance canopy. Refer to Detail D16/A502. [Approx. 30 LF]
4. Remove all existing control joint sealant and back-up material and provide new back-up material and control joint sealant. Refer to Detail D1/A500. [Approx. 270 LF]
5. Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Details D5/A500 & D6/A500. [Approx. 503 SF total for all elevations]
6. Rout and seal cracks in the brick wall. Refer to Details D8/A501. [Approx. 6 LF]
7. Replace damaged and/or spalled brick. Refer to Detail D7/A501 [Approx. 14 bricks]
8. Apply clear seal to all locations with brick veneer on all elevations. [Approx. 6,560 SF]
9. Reflash the perimeter of the roof parapet wall (Area A), which involves a stripping repair utilizing either a similar roof cement and reinforcement mesh (with an aluminum coating finish) or a heavier ply sheet. Refer to Detail D16/A502.
10. Reflash the perimeter of the roof parapet wall (Area B), which involves a stripping repair utilizing either a similar roof cement and reinforcement mesh (with an aluminum coating finish) or a heavier ply sheet. Refer to Detail D16/A502.
11. Repair isolated areas of membrane tears on both roof areas A & B. Repairs include cleaning the area, applying roof cement and patch to the repair location and sealing the perimeter edges of the patch with sealant. Refer to Detail D15/A502.
12. Where Area A lower porcelain panels are bowing, the panels are to be removed, re-secured, and new sealant applied. Panels are to be stored in a secure location. New anchors may need to be engineered and fabricated. Contractor to provide means and methods for this repair. Refer to Details D13/A502. [Approx. 422 LF]. Provide time and expense rate for this work.
13. Repair concrete beams where porcelain enamel panels are moved. Extent of damage to the concrete beams is unknown; however, work will likely include removing any loose or cracked concrete, cleaning and coating any exposed rebar with a rust primer, patching the damaged areas, and applying a liquid AVB coating. Provide a unit price for this work. Refer to Details D9/A501, D10/A5012, D11/A501 & D12/A501.

SYMBOL LEGEND

	BRICK REPOINTING	#	DAMAGED BRICK (# = NO. OF BRICKS)
	CRACKED BRICK		STONE REPOINTING

NOTE: THE SYMBOLS SHOWN ARE USED ON OUR DRAWINGS TO INDICATE ROOF FEATURES. ADDITIONAL SYMBOLS MAY BE SHOWN ON THE DRAWING FOR SPECIFIC PROJECTS.

General Note:

Drawing provided are approximate scale based on original design drawings. Contractor to verify all dimensions.

	INITIALS/DATE	
DRAWN	INT	11/1/2024
APPROVED		11/1/2024
REVISED 1		50% CD
APPROVED		1/21/2025
REVISED 2		90% CD
APPROVED		2/5/2025
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
PAULINE KNAPP BUILDING
WSU PROJECT #509-404249
WEST ELEVATIONS

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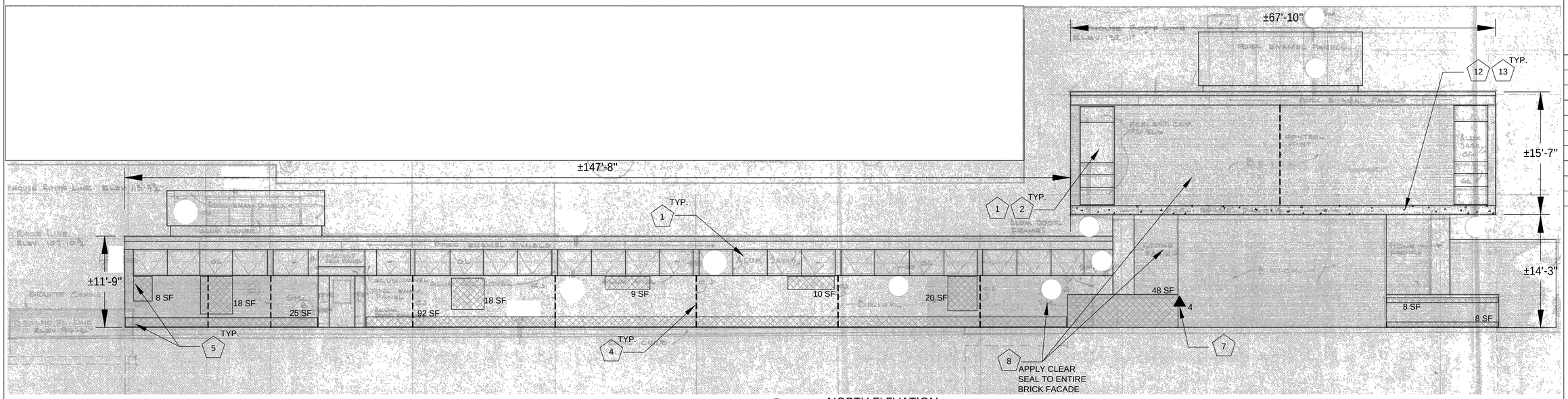
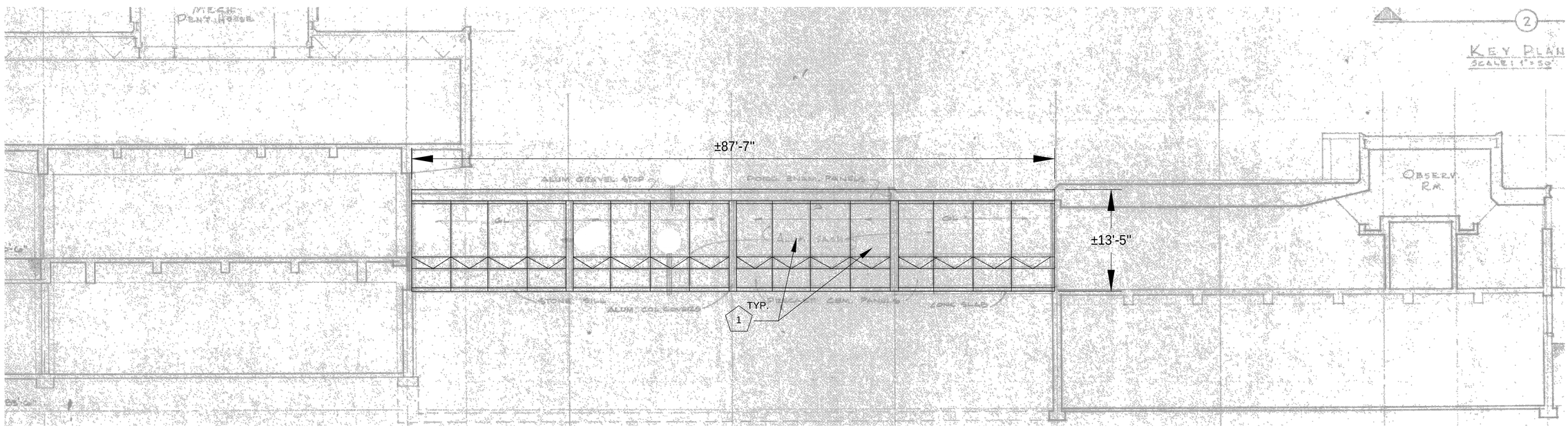
A-100



03 A-101 NORTH ELEVATION

SCALE: N.T.S.



04 A-101 COURTYARD - NORTH ELEVATION

SCALE: N.T.S.

General: The following notes are intended to illustrate general locations of typical work items included in the base bid, and are not intended to be a complete scope of work. Refer to the project specifications for complete description of all work to be performed.

1. Remove all existing joint sealant and back-up material from all windows and provide new back-up material and joint sealant. Refer to Detail D2/A500 [Approx.1,700 LF]
2. Provide wet glazing seals to all glazing perimeters and frame joints. Refer to Details D3/A500 & D4/A500. [Approx. 4,700 LF]
3. Remove and replace, with new, thru-wall flashing above the front entrance canopy. Refer to Detail D16/A502. [Approx. 30 LF]
4. Remove all existing control joint sealant and back-up material and provide new back-up material and control joint sealant. Refer to Detail D1/A500. [Approx. 270 LF]
5. Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Details D5/A500 & D6/A500. [Approx. 503 SF total for all elevations]
6. Rout and seal cracks in the brick wall. Refer to Details D8/A501. [Approx. 6 LF]
7. Replace damaged and/or spalled brick. Refer to Detail D7/A501 [Approx. 14 bricks]
8. Apply clear seal to all locations with brick veneer on all elevations. [Approx. 6,560 SF]
9. Reflash the perimeter of the roof parapet wall (Area A), which involves a stripping repair utilizing either a similar roof cement and reinforcement mesh (with an aluminum coating finish) or a heavier ply sheet. Refer to Detail D16/A502.
10. Reflash the perimeter of the roof parapet wall (Area B), which involves a stripping repair utilizing either a similar roof cement and reinforcement mesh (with an aluminum coating finish) or a heavier ply sheet. Refer to Detail D16/A502.
11. Repair isolated areas of membrane tears on both roof areas A & B. Repairs include cleaning the area, applying roof cement and patch to the repair location and sealing the perimeter edges of the patch with sealant. Refer to Detail D15/A502.
12. Where Area A lower porcelain panels are bowing, the panels are to be removed, re-secured, and new sealant applied. Panels are to be stored in a secure location. New anchors may need to be engineered and fabricated. Contractor to provide means and methods for this repair. Refer to Details D13/A502. [Approx. 422 LF]. Provide time and expense rate for this work.
13. Repair concrete beams where porcelain enamel panels are moved. Extent of damage to the concrete beams is unknown; however, work will likely include removing any loose or cracked concrete, cleaning and coating any exposed rebar with a rust primer, patching the damaged areas, and applying a liquid AVB coating. Provide a unit price for this work. Refer to Details D9/A501, D10/A5012, D11/A501 & D12/A501.

SYMBOL LEGEND

	BRICK REPOINTING	#	DAMAGED BRICK (# = NO. OF BRICKS)
	CRACKED BRICK		STONE REPOINTING

NOTE: THE SYMBOLS SHOWN ARE USED ON OUR DRAWINGS TO INDICATE ROOF FEATURES. ADDITIONAL SYMBOLS MAY BE SHOWN ON THE DRAWING FOR SPECIFIC PROJECTS.

General Note:

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REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

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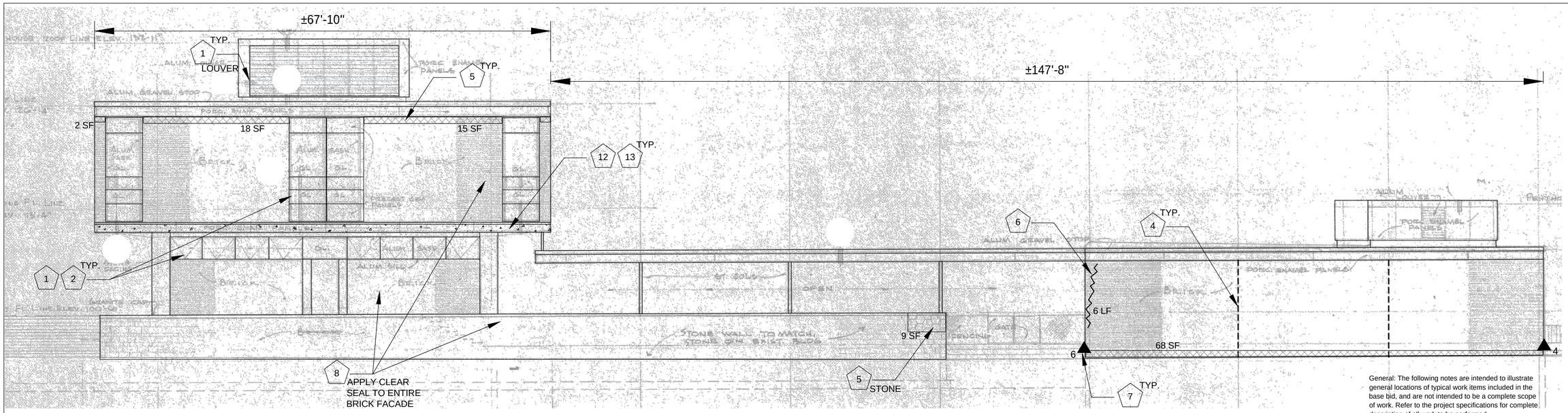
A-101

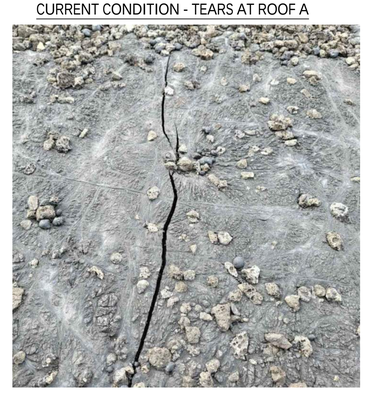


05 A-102 SOUTH ELEVATION

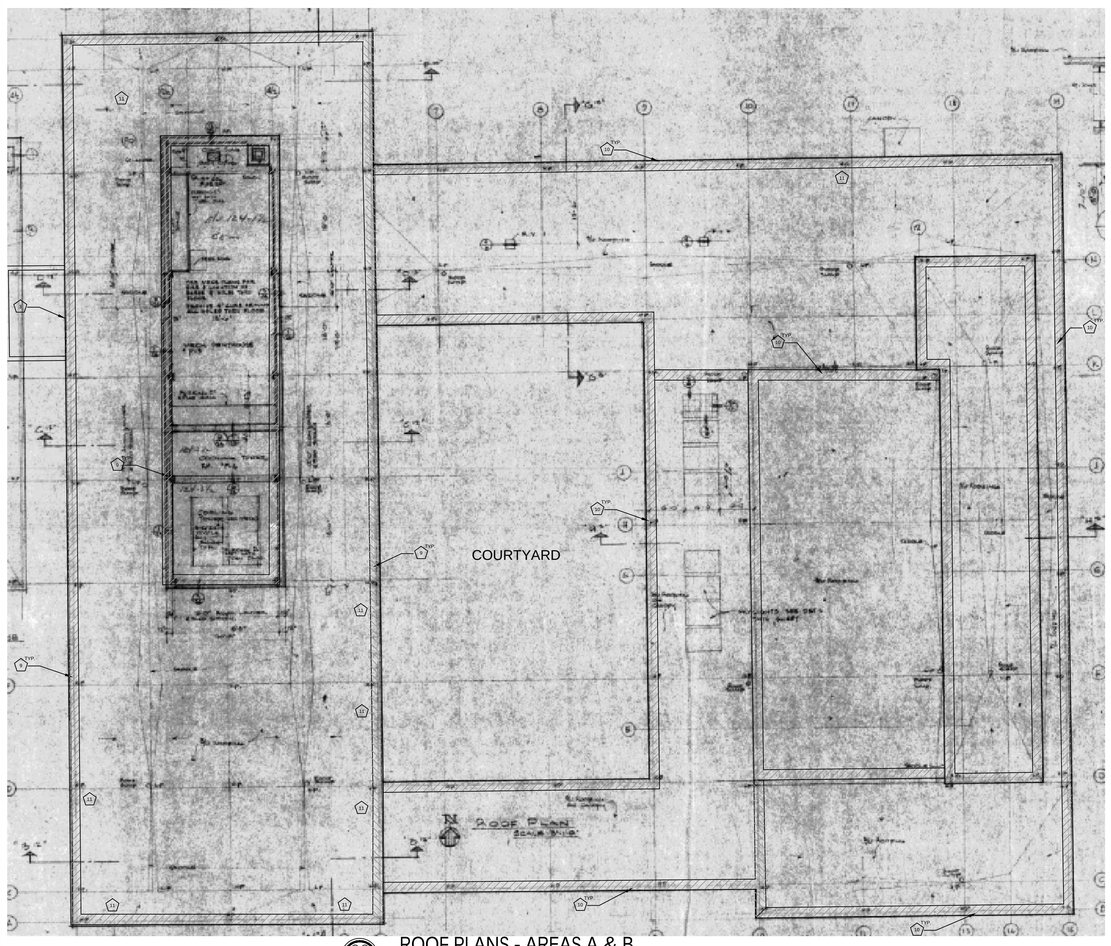
SCALE: N.T.S.

CURRENT CONDITION - PERIMETER OF ROOF A

CURRENT CONDITION - TEARS AT ROOF A



CURRENT CONDITION - PERIMETER OF ROOF B



06 A-102 ROOF PLANS - AREAS A & B

SCALE: N.T.S.

General: The following notes are intended to illustrate general locations of typical work items included in the base bid, and are not intended to be a complete scope of work. Refer to the project specifications for complete description of all work to be performed.

1. Remove all existing joint sealant and back-up material from all windows and provide new back-up material and joint sealant. Refer to Detail D2/A500 [Approx.1,700 LF]
2. Provide wet glazing seals to all glazing perimeters and frame joints. Refer to Details D3/A500 & D4/A500. [Approx. 4,700 LF]
3. Remove and replace, with new, thru-wall flashing above the front entrance canopy. Refer to Detail D16/A502. [Approx. 30 LF]
4. Remove all existing control joint sealant and back-up material and provide new back-up material and control joint sealant. Refer to Detail D1/A500. [Approx. 270 LF]
5. Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Details D5/A500 & D6/A500. [Approx. 503 SF total for all elevations]
6. Rout and seal cracks in the brick wall. Refer to Details D8/A501. [Approx. 6 LF]
7. Replace damaged and/or spalled brick. Refer to Detail D7/A501 [Approx. 14 bricks]
8. Apply clear seal to all locations with brick veneer on all elevations. [Approx. 6,560 SF]
9. Reflash the perimeter of the roof parapet wall (Area A), which involves a stripping repair utilizing either a similar roof cement and reinforcement mesh (with an aluminum coating finish) or a heavier ply sheet. Refer to Detail D16/A502.
10. Reflash the perimeter of the roof parapet wall (Area B), which involves a stripping repair utilizing either a similar roof cement and reinforcement mesh (with an aluminum coating finish) or a heavier ply sheet. Refer to Detail D16/A502.
11. Repair isolated areas of membrane tears on both roof areas A & B. Repairs include cleaning the area, applying roof cement and patch to the repair location and sealing the perimeter edges of the patch with sealant. Refer to Detail D15/A502.
12. Where Area A lower porcelain panels are bowing, the panels are to be removed, re-secured, and new sealant applied. Panels are to be stored in a secure location. New anchors may need to be engineered and fabricated. Contractor to provide means and methods for this repair. Refer to Details D13/A502. [Approx. 422 LF]. Provide time and expense rate for this work.
13. Repair concrete beams where porcelain enamel panels are moved. Extent of damage to the concrete beams is unknown; however, work will likely include removing any loose or cracked concrete, cleaning and coating any exposed rebar with a rust primer, patching the damaged areas, and applying a liquid AVB coating. Provide a unit price for this work. Refer to Details D9/A501, D10/A5012, D11/A501 & D12/A501.

SYMBOL LEGEND

	BRICK REPOINTING	#	DAMAGED BRICK (# = NO. OF BRICKS)
	CRACKED BRICK		STONE REPOINTING

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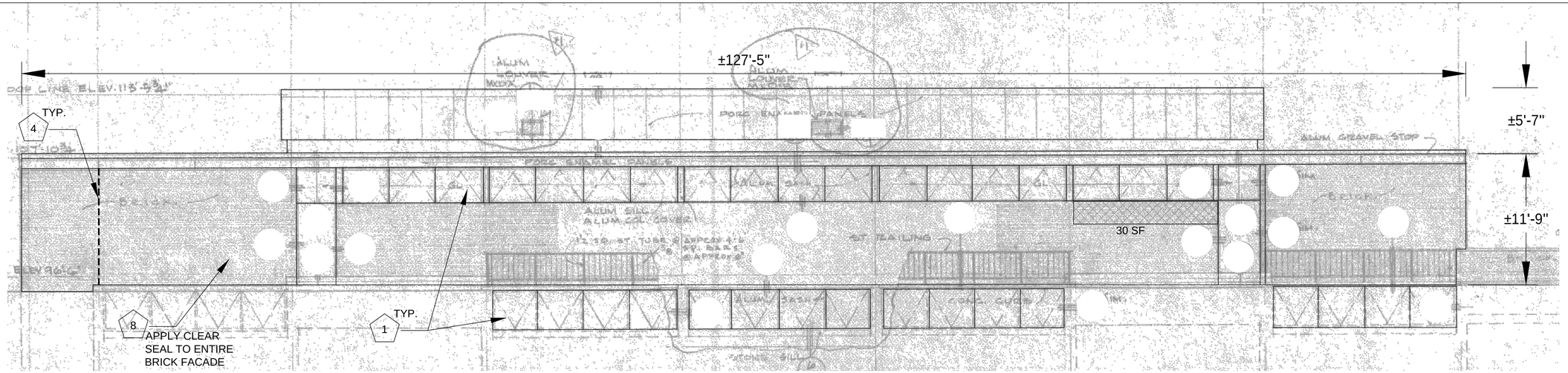
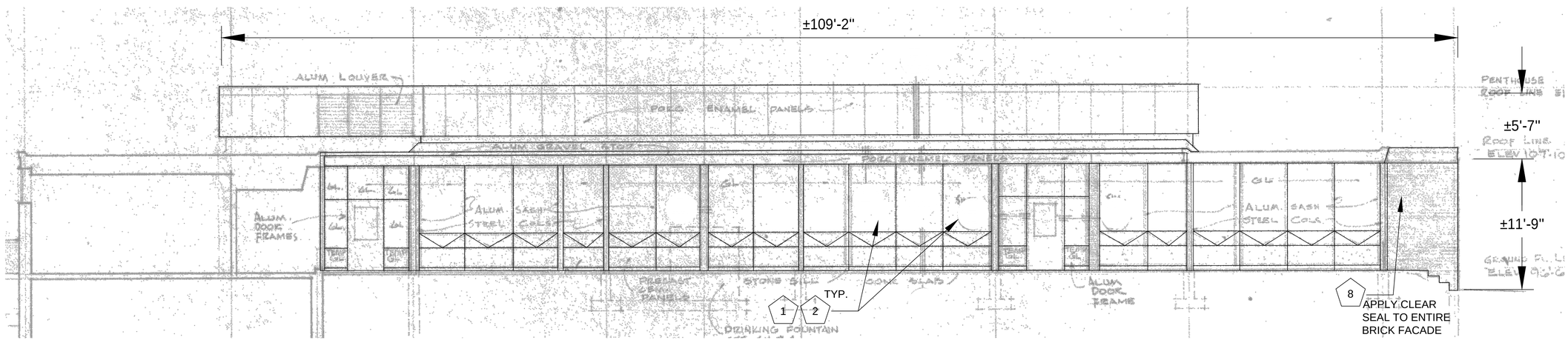


07 A-103 EAST ELEVATION

SCALE: N.T.S.



08 A-103 COURTYARD - EAST ELEVATION

SCALE: N.T.S.

General: The following notes are intended to illustrate general locations of typical work items included in the base bid, and are not intended to be a complete scope of work. Refer to the project specifications for complete description of all work to be performed.

1. Remove all existing joint sealant and back-up material from all windows and provide new back-up material and joint sealant. Refer to Detail D2/A500 [Approx.1,700 LF]
2. Provide wet glazing seals to all glazing perimeters and frame joints. Refer to Details D3/A500 & D4/A500. [Approx. 4,700 LF]
3. Remove and replace, with new, thru-wall flashing above the front entrance canopy. Refer to Detail D16/A502. [Approx. 30 LF]
4. Remove all existing control joint sealant and back-up material and provide new back-up material and control joint sealant. Refer to Detail D1/A500. [Approx. 270 LF]
5. Cut and tuckpoint damaged and deteriorated mortar joints. Refer to Details D5/A500 & D6/A500. [Approx. 503 SF total for all elevations]
6. Rout and seal cracks in the brick wall. Refer to Details D8/A501. [Approx. 6 LF]
7. Replace damaged and/or spalled brick. Refer to Detail D7/A501 [Approx. 14 bricks]
8. Apply clear seal to all locations with brick veneer on all elevations. [Approx. 6,560 SF]
9. Reflash the perimeter of the roof parapet wall (Area A), which involves a stripping repair utilizing either a similar roof cement and reinforcement mesh (with an aluminum coating finish) or a heavier ply sheet. Refer to Detail D16/A502.
10. Reflash the perimeter of the roof parapet wall (Area B), which involves a stripping repair utilizing either a similar roof cement and reinforcement mesh (with an aluminum coating finish) or a heavier ply sheet. Refer to Detail D16/A502.
11. Repair isolated areas of membrane tears on both roof areas A & B. Repairs include cleaning the area, applying roof cement and patch to the repair location and sealing the perimeter edges of the patch with sealant. Refer to Detail D15/A502.
12. Where Area A lower porcelain panels are bowing, the panels are to be removed, re-secured, and new sealant applied. Panels are to be stored in a secure location. New anchors may need to be engineered and fabricated. Contractor to provide means and methods for this repair. Refer to Details D13/A502. [Approx. 422 LF]. Provide time and expense rate for this work.
13. Repair concrete beams where porcelain enamel panels are moved. Extent of damage to the concrete beams is unknown; however, work will likely include removing any loose or cracked concrete, cleaning and coating any exposed rebar with a rust primer, patching the damaged areas, and applying a liquid AVB coating. Provide a unit price for this work. Refer to Details D9/A501, D10/A5012, D11/A501 & D12/A501.

SYMBOL LEGEND

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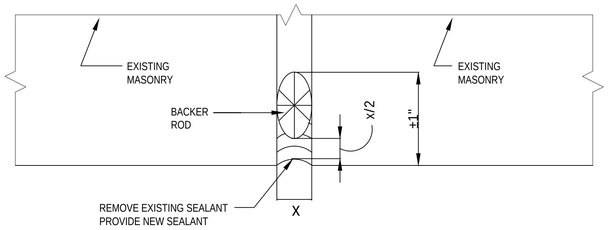
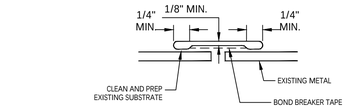
A-103



D1 A-500 CONTROL JOINT DETAIL

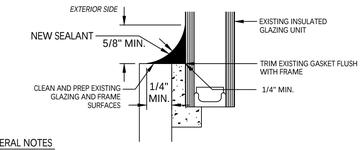
D2 A-500 JOINT SEALANT AT WINDOWS AND LOUVRES



GENERAL NOTES

1.) FOR USE AT GLAZING METAL FRAME TO FRAME BUTT JOINTS WHERE BACKER ROD USE IS NOT POSSIBLE.

SPLICE JOINT



GENERAL NOTES

1.) PROVIDE BOND BREAKER AT EXISTING GASKET TO MEET ADHESION REQUIREMENTS, AS REQUIRED.

D3 A-500 WET SEAL

	INITIALS/DATE	
DRAWN	INT	11/1/2024
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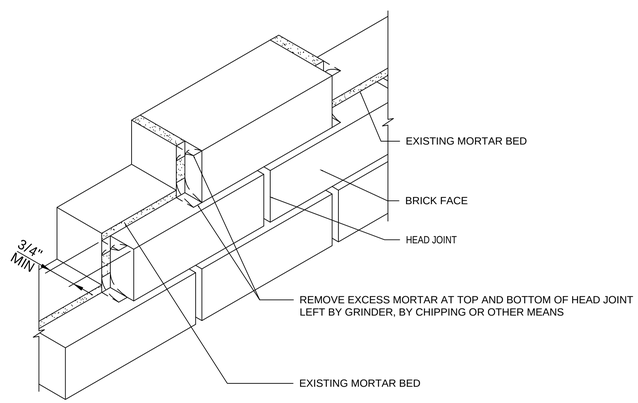
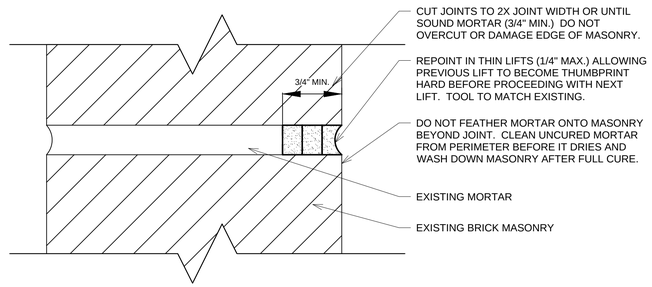
DETAILS

D4 A-500 WET SEAL LOCATIONS



D5 A-500 TYPICAL REPOINTING PREPARATION DETAIL



D6 A-500 TYPICAL MASONRY REPOINTING DETAIL

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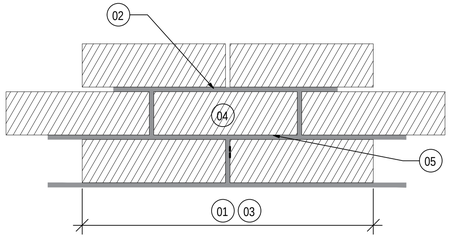
A-500



NOTE: ALL BRICK WORK SHALL FOLLOW THE TECHNICAL NOTES OF THE BRICK INSTITUTE OF AMERICA.

01 EXTENT OF BRICK REPLACEMENT SHALL BE AS NOTED BY THE ENGINEER IN FIELD.

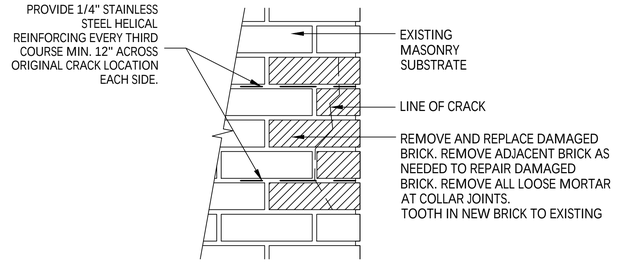
02 SAW-CUT THE SURROUNDING MORTAR JOINTS OF THE BRICK TO BE REMOVED AND REPLACED TO A DEPTH OF 3" MAXIMUM. DO NOT OVERCUT OR DAMAGE EDGES OF ADJACENT MASONRY.

03 CLEAN AND REPOINT THE EXISTING EXPOSED BACK-UP WALL WHERE EXTENTS OF LOCALIZED BRICK REBUILD EXCEEDS 2SF. INSTALL NEW STAINLESS STEEL WALL TIES AT A MIN. OF 1 PER 1.5 SF. NOTIFY ENGINEER WHERE CRACKING APPEARS TO EXTEND THROUGH BACK-UP MASONRY. DO NOT REPLACE HEADER BRICKS IF NOT CRACKED.

04 BUTTER THE TOP, BOTTOM AND EACH SIDE OF THE NEW BRICK TO BE INSTALLED WITH TYPE N MORTAR. NEW BRICK MUST BE REVIEWED AND APPROVED BY THE OWNER/ARCHITECT. REPLACEMENT BRICKS SHALL MATCH THE SIZE,SHAPE, TEXTURE AND COLOR OF THE EXISTING BRICK. PLACE THE NEW BRICK TO MATCH THE ADJACENT SURROUNDING COURSING.

05 RAKE THE MORTAR JOINTS ON ALL FOUR SIDES OF THE NEWLY INSTALLED REPLACEMENT BRICK AT 1.5" PAST THE OUTSIDE FACE. ALLOW THE SETTING MORTAR TO CURE FOR 24 HOURS PRIOR TO POINTING THE JOINTS WITH THE APPROVED MORTAR FOLLOWING THE REQUIREMENTS OF THE TYPICAL MASONRY REPOINTING DETAIL

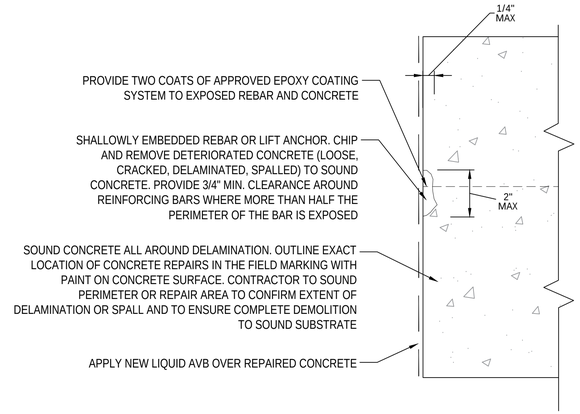
D7 / A-501 — TYPICAL MASONRY BRICK REPLACEMENT DETAIL



VERTICAL CRACK AT CORNER

NOTE: PERMIT ENGINEERING REVIEW OF ALL CORNER CRACK REPAIRS IN FIELD FOR DISCUSSION OF REINFORCING STRATEGY.

D8 / A-501 — TYPICAL BRICK CRACK REPAIR DETAIL



D9 / A-501 — TYPICAL CONCRETE SPALL REPAIR

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REVISED 3		
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APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

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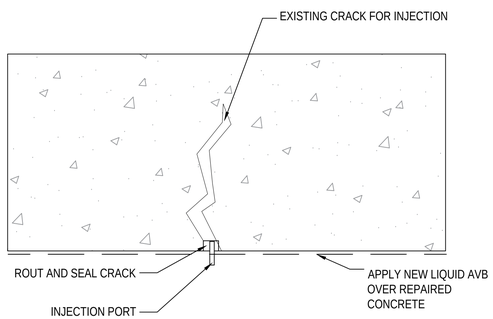
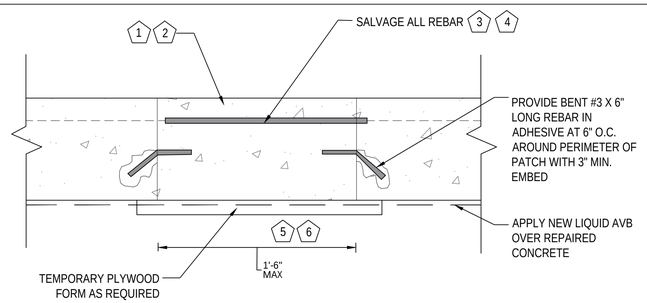


CRACK INJECTION SCOPE OF WORK

1.) PROTECT SURROUNDING CONSTRUCTION FROM OVERFLOW OF INJECTION MATERIALS.
2.) PREPARE CONCRETE SUBSTRATE, MIX/PLACE AND CURE INJECTION MATERIALS PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
3.) ROUT AND SEAL THE CRACKS TO BE INJECTED WITH APPROVED AND COMPATIBLE SEALANT. PERMIT ADEQUATE CURE TIME IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4.) DRILL A SERIES OF HOLES THROUGH THE SEALANT JOINT ALONG THE LENGTH OF THE CRACK AT AN APPROXIMATE SPACING OF 12" O.C. AND INSTALL INJECTION PORTS.
5.) FLUSH CRACK PRIOR TO INJECTION IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
6.) WORKING FROM LOWEST POINT TO HIGHEST POINT, INJECT MATERIAL INTO PORTS UNTIL INJECTION MATERIAL IS SEEN AT THE NEXT HIGHEST POINT. CAP LOWER PORT, AND CONTINUE PROCESS WITH HIGHER PORTS, WORKING SEQUENTIALLY.
7.) FOLLOWING CURE OF INJECTION MATERIALS, REMOVE PORTS AND PROVIDE MATCHING SEALANT TO ROUTED CRACK. ENSURE SEALANT IS FLUSH AND MEETS PROJECT AESTHETIC REQUIREMENTS.

D10 / A-501 — TYPICAL CONCRETE CRACK REPAIR



GENERAL NOTES:

1.) SOUND CONCRETE ALL AROUND DELAMINATION. OUTLINE EXACT LOCATION OF CONCRETE REPAIRS IN THE FIELD MARKING WITH PAINT ON CONCRETE SURFACE. CONTRACTOR TO SOUND PERIMETER OR REPAIR AREA TO CONFIRM EXTENT OF DELAMINATION OR SPALL AND TO ENSURE COMPLETE DEMOLITION TO SOUND SUBSTRATE

2.) CHIP AND REMOVE DETERIORATED CONCRETE (LOOSE, CRACKED, DELAMINATED, SPALLED) TO SOUND CONCRETE. PROVIDE 3/4" MIN. CLEARANCE AROUND REINFORCING BARS WHERE MORE THAN HALF THE PERIMETER OF THE BAR IS EXPOSED

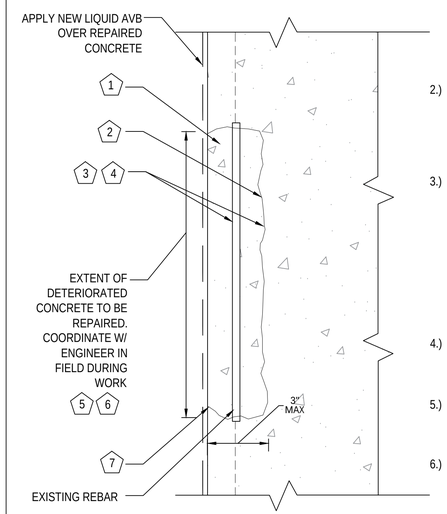
3.) SANDBLAST EXISTING CONCRETE AND REINFORCEMENT TO PROVIDE CLEAN SURFACE FREE OF DUST, DEBRIS, BIOLOGICAL GROWTH, OILS OR COATINGS. IN AREAS WHERE THE EXISTING STEEL MEMBERS (REBAR, STRUCTURAL STEEL) HAVE RUSTED AND LOST EXCESS OF 10% OF THEIR CROSS SECTION, AREA SHALL BE BROUGHT TO ENGINEERS ATTENTION. CORRODED REINFORCEMENT SHALL BE REMOVED AND REPLACED AT ENGINEERS DISCRETION. REPLACEMENT REBAR SHOULD BE #4 EPOXY COATED REBAR DEVELOPED MIN. 6" INLINE WITH EXISTING REINFORCEMENT.

4.) CUT BACK ANY EXPOSED REBAR IN PATCH AREA SUCH THAT A MIN. CONCRETE COVER OF 1" CAN BE ACHIEVED WITHIN CONCRETE PATCH AREA

5.) DESIGN AND CONSTRUCT FORMWORK AS NECESSARY TO BE READILY REMOVABLE WITHOUT IMPACT, SHOCK, OR DAMAGE TO NEW CONCRETE SURFACES AND ADJACENT MATERIALS.

6.) PLACE, FINISH, AND CURE CONCRETE PATCH MATERIAL IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. FINISH PATCH TO MATCH EXISTING/ADJACENT CONCRETE SURFACE PROFILE AND TEXTURE.

D11 / A-501 — TYPICAL FULL DEPTH CONCRETE REPAIR



GENERAL NOTES:

1.) SOUND CONCRETE ALL AROUND DELAMINATION. OUTLINE EXACT LOCATION OF CONCRETE REPAIRS IN THE FIELD MARKING WITH PAINT ON CONCRETE SURFACE. CONTRACTOR TO SOUND PERIMETER OR REPAIR AREA TO CONFIRM EXTENT OF DELAMINATION OR SPALL AND TO ENSURE COMPLETE DEMOLITION TO SOUND SUBSTRATE

2.) CHIP AND REMOVE DETERIORATED CONCRETE (LOOSE, CRACKED, DELAMINATED, SPALLED) TO SOUND CONCRETE. PROVIDE 3/4" MIN. CLEARANCE AROUND REINFORCING BARS WHERE MORE THAN HALF THE PERIMETER OF THE BAR IS EXPOSED

3.) SANDBLAST EXISTING CONCRETE AND REINFORCEMENT TO PROVIDE CLEAN SURFACE FREE OF DUST, DEBRIS, BIOLOGICAL GROWTH, OILS OR COATINGS. IN AREAS WHERE THE EXISTING STEEL MEMBERS (REBAR, STRUCTURAL STEEL) HAVE RUSTED AND LOST EXCESS OF 10% OF THEIR CROSS SECTION, AREA SHALL BE BROUGHT TO ENGINEERS ATTENTION. CORRODED REINFORCEMENT SHALL BE REMOVED AND REPLACED AT ENGINEERS DISCRETION. REPLACEMENT REBAR SHOULD BE #4 EPOXY COATED REBAR DEVELOPED MIN. 6" INLINE WITH EXISTING REINFORCEMENT.

4.) CUT BACK ANY EXPOSED REBAR IN PATCH AREA SUCH THAT A MIN. CONCRETE COVER OF 1" CAN BE ACHIEVED WITHIN CONCRETE PATCH AREA

5.) DESIGN AND CONSTRUCT FORMWORK AS NECESSARY TO BE READILY REMOVABLE WITHOUT IMPACT, SHOCK, OR DAMAGE TO NEW CONCRETE SURFACES AND ADJACENT MATERIALS.

6.) PLACE, FINISH, AND CURE CONCRETE PATCH MATERIAL IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. FINISH PATCH TO MATCH EXISTING/ADJACENT CONCRETE SURFACE PROFILE AND TEXTURE.

7.) SAWCUT ALL EDGES OF REPAIRS USING A TILTED BLADE TO PROVIDE A KEYED PATCH. MIN. SAWCUT 1/2" DEPTH.

D12 / A-501 — TYPICAL VERTICAL PARTIAL DEPTH CONCRETE REPAIR

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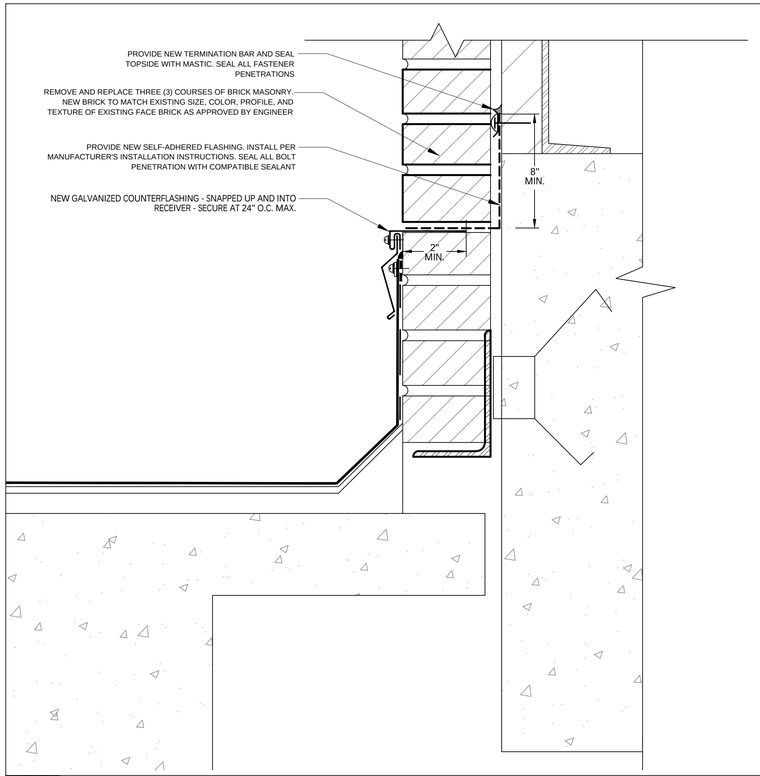
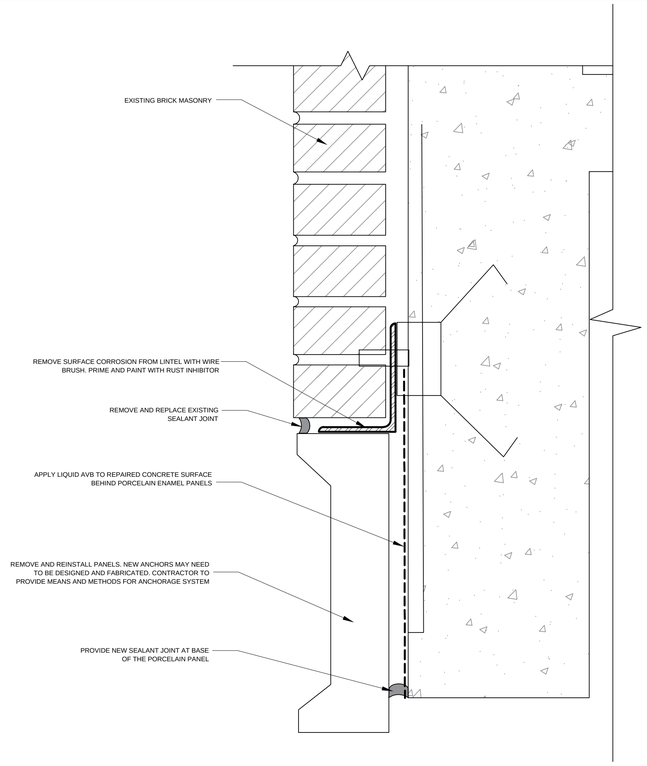
A-501



D12 A-502 CANOPY THRU-WALL FLASHING DETAIL



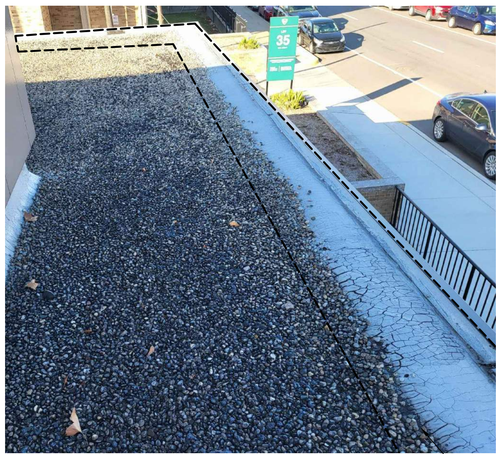
D13 A-502 TYPICAL PORCELAIN ENAMEL PANEL FLASHING REPLACEMENT - LOWER

		INITIALS/DATE
DRAWN	INT	11/1/2024
APPROVED		11/1/2024
REVISED 1		50% CD
APPROVED		1/21/2025
REVISED 2		90% CD
APPROVED		2/5/2025
REVISED 3		
APPROVED		
APPROVED FOR BIDS		
ISSUED FOR BID		2/20/2025

WAYNE STATE UNIVERSITY
PAULINE KNAPP BUILDING
WSU PROJECT #509-404249
DETAILS

D14 A-502 ROOF TEAR REPAIR DETAILS

D15 A-502 ROOF PERIMETER REPAIR DETAILS - ROOF A



D16 A-502 ROOF PERIMETER REPAIR DETAILS - ROOF B

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