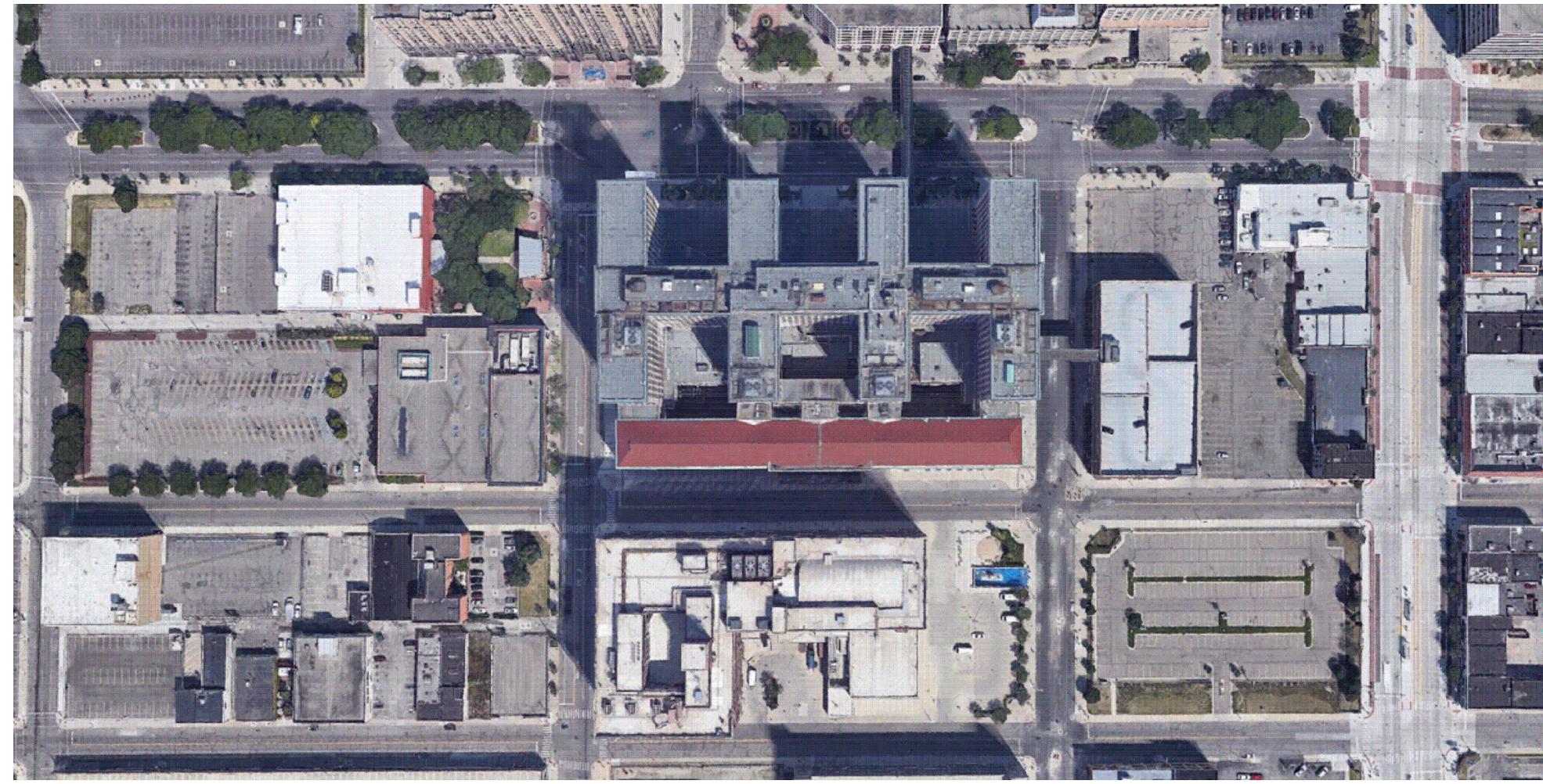


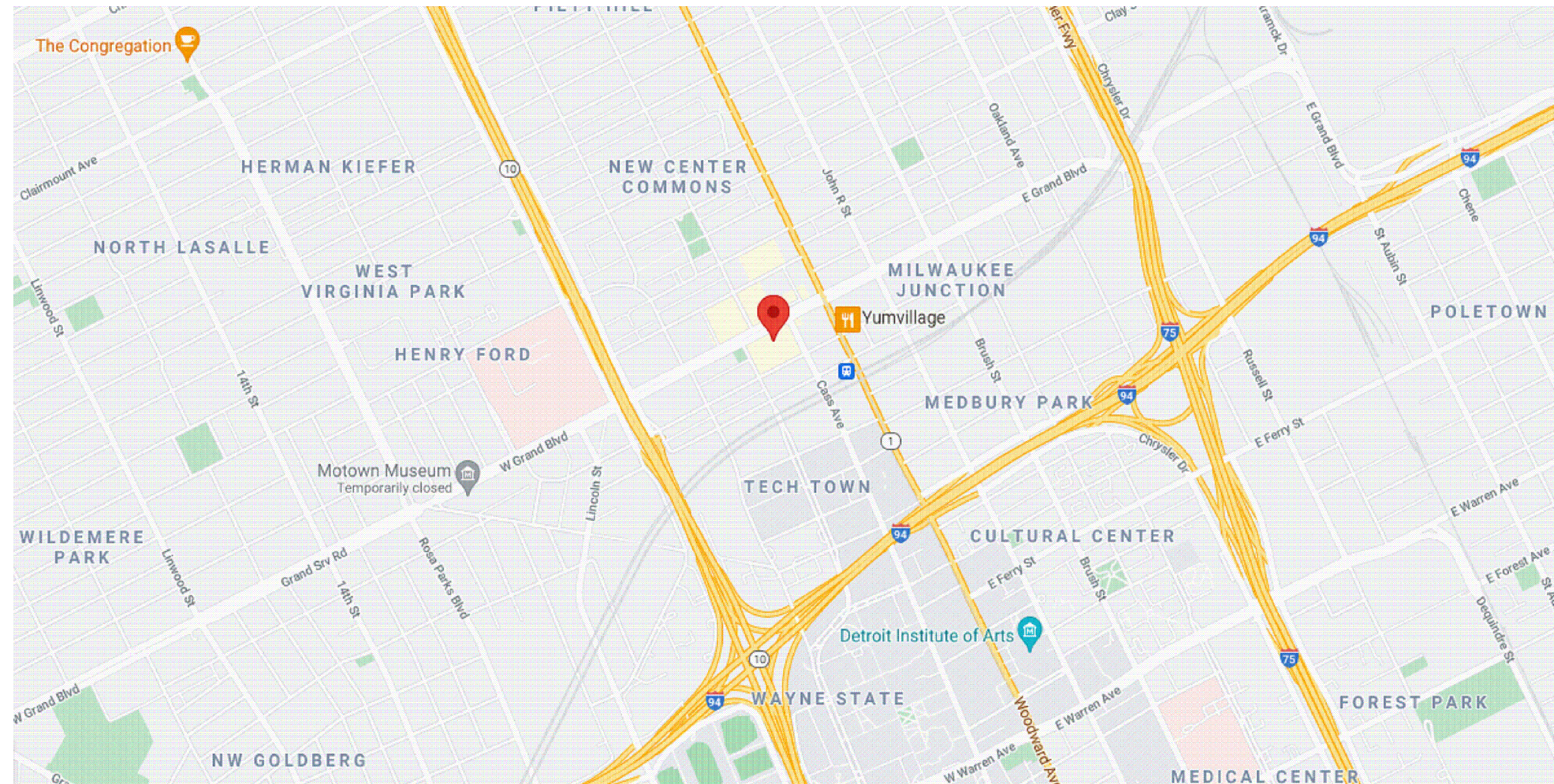
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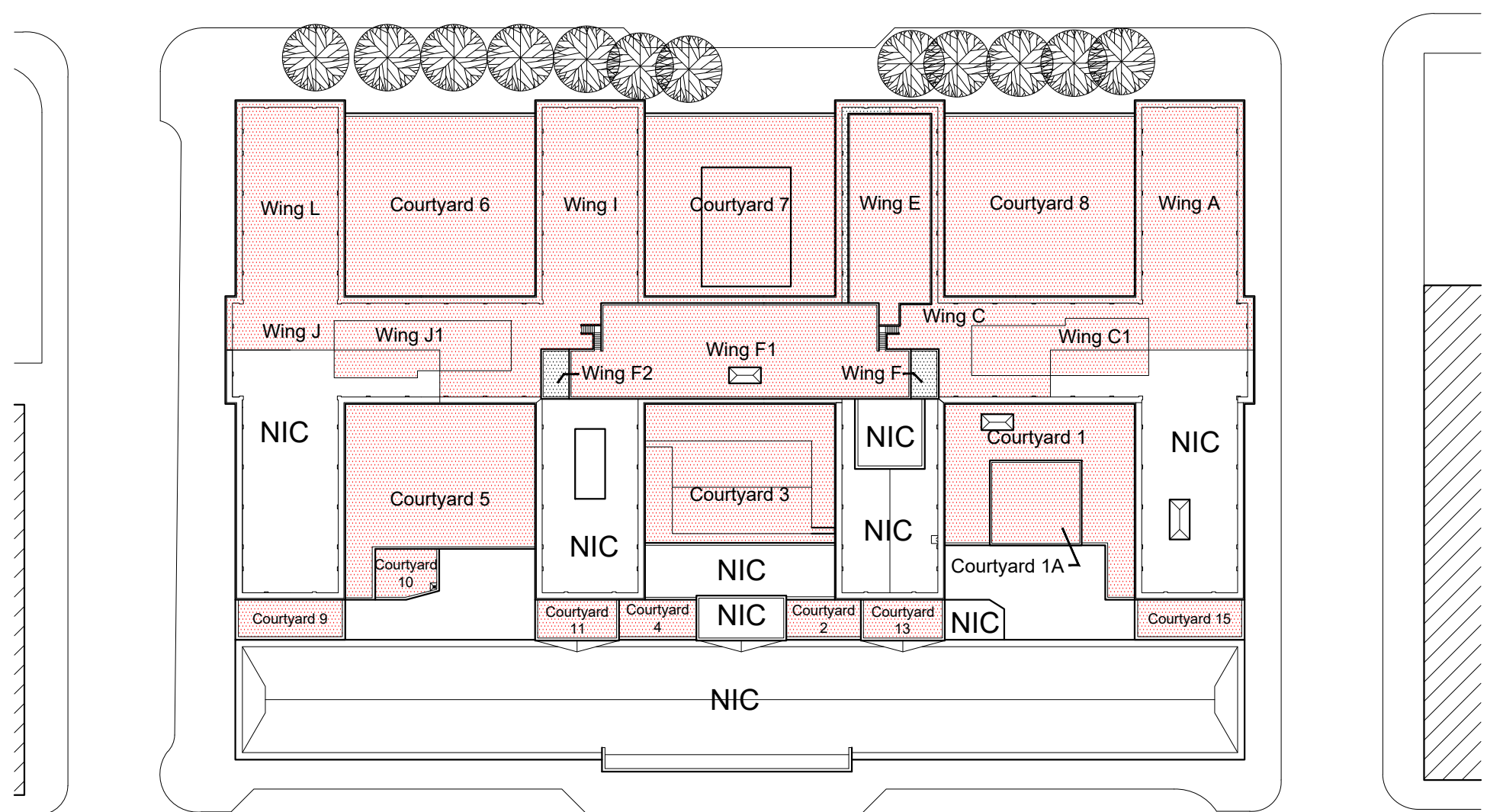
SATELLITE IMAGE



VICINITY MAP



KEY PLAN



**PROJECT SUMMARY**

**Project Scope of Work:** Ref. MICHSPEC™ No. 97.0820 - 00020 Through 97.0820 - 00440

- Designated roof replacement and related work at Cadillac Place in Detroit MI, totaling approximately 110,900 sq. ft. of roofing.
  - Base Bid: Designated low slope roof replacement and related work on Roof Areas: Courtyards 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13 and 15; Wings A, C, C1, E1, E2, F, F1, F2, J, J1, I & L at the Cadillac Place Building totaling approximately 110,900 sq. ft. of roofing. Contractor shall complete work in a manner required by single-ply manufacturer to provide the State of Michigan a 20-year NDL materials and installation warranty for the entire roof system.
  - Alternate 1 - 13 - Subtract roof replacement Courtyards 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13 and 15.
  - Elevate is the only approved single ply manufacturer for the Cadillac Place Building roofing project. All contractors must be Elevate Certified installers. (Ref. Spec 07 22 50, Section 2.01 and 2.04.

**2. Schedule:** Contractor will have 184 calendar days to substantially complete and 224 calendar for Final completion days all Work for roofing from the date of the Notice to Proceed.

**3. DTMB File No.** Phase 3 Cadillac Place Roofing - 171-24098.MNB

**4. DTMB Index No.** 171CODTMB7417

**GENERAL CONSTRUCTION DETAIL NOTES**

Use the General Construction Details on Sheet A1.0 for detail construction description as applicable when any detail is not specifically called out in Key Notes for the applicable Roof Area and Section. Detail drawings called out in General Construction Details can be found on Sheets A3.0 and A3.1. Contractor to provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

- Flashing Heights:** Perimeters, curbs, penetrations shall be raised as necessary to meet the new insulation heights, tapered edge strip and tapered insulation height to meet typical industry standard of 8 in. base flashing height.
- Tapered Insulation:** Furnish and install new tapered insulation, crickets, saddles and kick-backs as designated on roof plan to provide a finished slope of 1/4 in/ ft slope and a min length to width ratio of 3:1. All equipment w/ curb size greater than 24 in. shall have cricket install on up slope side. Contractor responsible for identifying and notifying Consultant and Owner all existing tapered insulation not called out on plans for determination of unit costing.
- Curbs - Movable Equipment:** Lift equipment from curbs; run new fully adhered membrane flashing up and over top of curb; install continuous sealing material over top of curb. Reset equipment and mechanically fasten to curb. Coordinate with Owner prior to moving equipment to install new flashings. Metal equipment flashing and/or counter flashing must extend a minimum of 3 in. past the termination of the base flashing; add metal counter flashing as required.
- Curbs - Non-Movable Equipment:** Terminate new fully adhered membrane flashing at unit framing member. Metal equipment flashing and/or counter flashing must extend a minimum of 3 in. past the termination of the base flashing; add metal counter flashing as required.
- Equipment on Support Curbs - Non-Movable Equipment:** Cut corners of metal flashing cap, terminate new adhered membrane flashing to curb nailer. Reposition metal; install new shop fabricated corner metal, riveted and set in sealant. Wire brush and apply rust inhibitive paint to rusted cap metal.
- Round penetrations:** All penetrations shall be cleaned down to surface where any sealant will contact; Install new prefabricated pipe boots or field wrap with membrane. Install draw band and sealant.
- Steel Support Posts:** Install split pipe boot or field wrap flashing with membrane. Terminate with draw band and sealant.
- Pitch pans:** Pitch pans can only be used when approved by Consultant. In the event they are to be used furnish and install new pitch pans, clean all penetrations down to original surface, blocking required at all pitch pans.
- Gas line and conduit support blocks:** Provide new treated wood supports and sleepers. Install pads under all wood supports. Replace any damaged wood with matching wood or rubber support blocking.
- Walkways:** Furnish and install new walkway pads as follows:
  - At access ladders and stairs
  - Around roof hatch
  - Under support pads small equipment units
  - Under all wood sleeper or gas line supports
  - In addition, install as shown on the Roof Plan
- Existing Surface Mounted Counterflashings:** Contractor to take the necessary measures and precautions when removing the existing surface mounted counterflashing to not damage existing building facade. Any damage to the existing building facade will be corrected at the contractor expense.

**GENERAL NOTES:**

- Drawings are produced at Arch D (24-inch by 36-inch) size. Please note and verify the scale indicated on each drawing. Note that roof plans and other project drawings produced on other paper sizes may not be correctly scaled.
- All components shown on project drawings are new unless specifically indicated as existing.
- Wood blocking identified on the project detail drawings shall be considered new unless specifically identified as existing. Consideration may be given to allowing re-use of existing wood blocking found to be in good condition. Wood blocking approved to remain in place shall be re-secured as specified in the project manual. The owner reserves the right to request a credit for nailers remaining in place. The amount of the credit due back to the owner shall be determined by the lineal footage of wood blocking to remain in place, type of wood blocking, and the schedule of unit prices submitted by the contractor.
- It is the responsibility of the contractor to verify existing project site conditions. These conditions include, but are not limited to: building dimensions and proposed project staging locations, roof replacement area dimensions, roof drainage component locations, roof penetration locations, existing roof system component make-up and thickness, and project repair quantities (if applicable). The contractor shall visit and become familiar with the site and building prior to proposal submission. Include the cost of all work described in the bidding documents and that is required or reasonably implied to achieve the design intent of the bidding documents. Notify the roof consultant of any conflicts between existing conditions and the new work, of any omissions or conflicts in the drawings and any restrictions related to the execution of the work including the coordination with other trades.
- Products proposed for use and project work shall be in accordance with applicable federal, state and local governing ordinances, codes and regulations. Notify the owner immediately of conflicts between the specified products and/or project work requirements and codes, ordinances and/or regulations.
- If discrepancies are discovered within the project manual or drawings; the owner, not the contractor, shall determine the intent of the design and provide clarification. No allowance shall be made for contractor misinterpretation or implied misinterpretation of the project manual and drawings.
- Refer to the project manual and roofing system manufacturer written instructions for further clarification of project requirements. Notify the owner immediately of conflicts between the specified design requirements and the written requirements and recommendations of the roofing system manufacturer.
- Close and seal abandoned openings to match existing adjacent surfaces where mechanical, plumbing, and/or electrical items are removed.
- Contractor shall take normal precautions so that debris, roofing material, etc., does not fall into the building or on equipment.



**State of Michigan  
Phase 3 - Cadillac Place  
2025 Roofing Project**

**DIRECTORY**

**OWNER:**  
State of Michigan  
Dept. Technology, Mgmt & Budget  
Michigan Dept. of Corrections

**PROJECT LOCATION:**  
Cadillac Place  
3044 W Grand Blvd.  
Detroit, MI 48202

**ROOFING CONSULTANTS:**  
WeatherTech Consulting Group, Inc.  
7747 Auburn Rd.  
Utica, MI 48317  
Phone: (586) 731-3095

**SHEET INDEX  
SHEET TITLE**

SHEET NO.	SHEET TITLE
A1.0	Cover Sheet
A2.0	Roof Plan Areas Wings A & C Courtyards 1, 1A & 8
A2.1	Roof Plan Areas Wings E1, E2, F, F1, F2, & I, Courtyards 3 & 7
A2.2	Roof Plan Areas Wings J & L, Courtyards 5, 6 & 10
A2.3	Roof Plan Areas Wings C1 & J1, Courtyards 2, 4, 9, 11, 13 & 15
A3.0	Detail Sheet
A3.1	Detail Sheet
A4.0	Photos
A4.1	Photos
A4.2	Photos

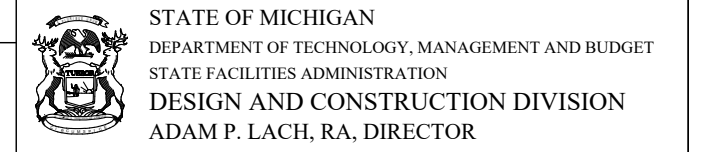
**PROFESSIONAL**



**WeatherTech**  
Consulting Group, Inc.  
Roofing/Waterproofing Consultants  
Corporate Office:  
7747 Auburn Road  
Utica, MI 48317

Phone #: 586-731-3095  
Fax #: 586-731-6863  
Email: weathertech@wtcg.net  
Web Site: www.wtcg.net

**CLIENT**



**State of Michigan  
Department of Technology,  
Management & Budget**

**PROJECT**

**State of Michigan  
Cadillac Place - Phase 3**

3044 W. Grand Blvd  
Detroit, MI 48202

File No.: 171-24098.MNB  
Index No.: 171CODTMB7417

WTProject No: XXX-XXXX-20

**ISSUE**

DATE	DESCRIPTION
10/14/2024	50% Design Review
11/14/2024	90% Design Review
12/17/2024	Issued For Bidding

File Name:  
Drawn By: MD  
Checked By: PD, AC, AW, JM

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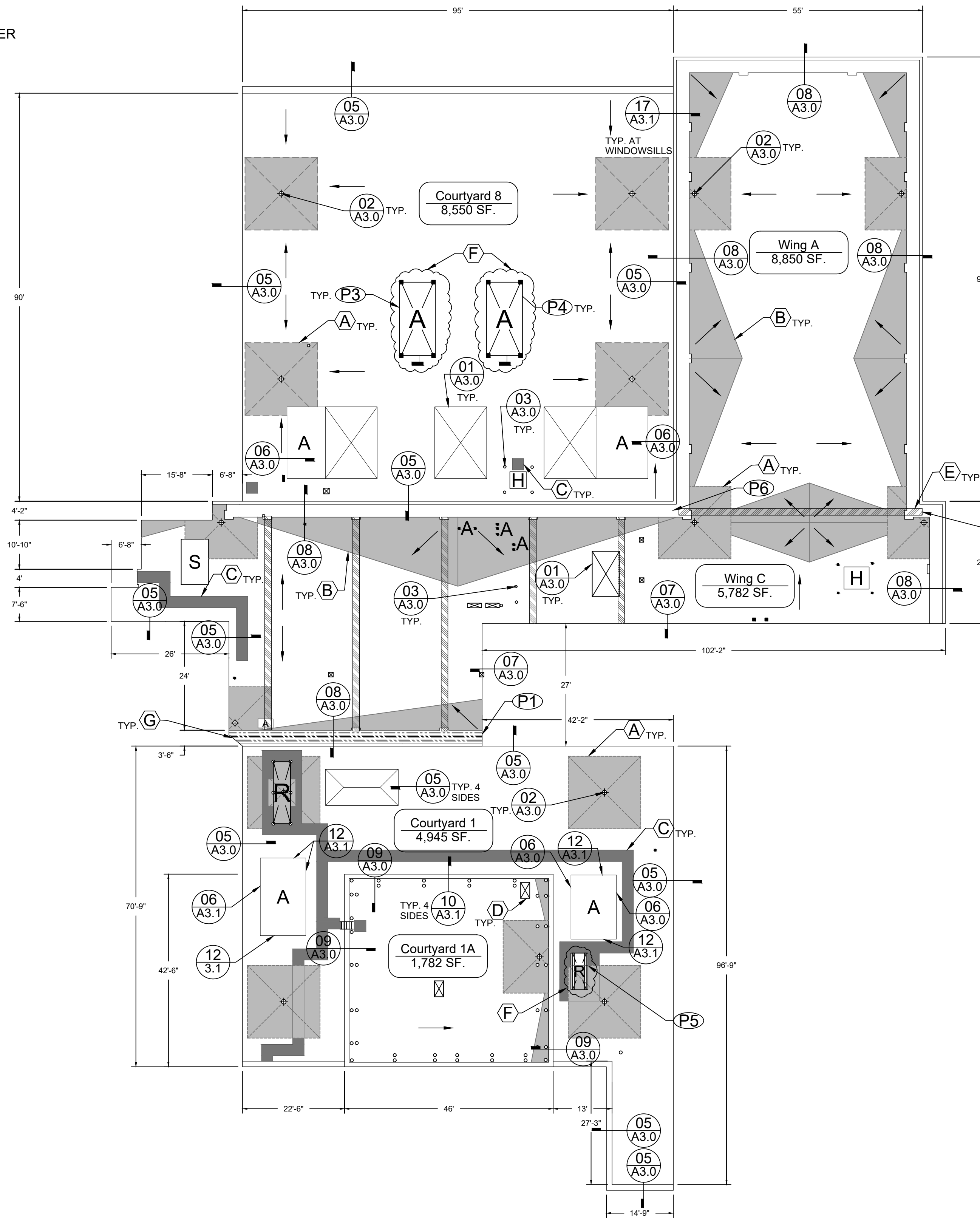


**SHEET TITLE**  
Cover Sheet

**A1.0**  
SHEET 1 OF 10

**ROOF PLAN SYMBOL LEGEND:**

- ROOF CURB
- ROOF HATCH
- RAISED EQUIPMENT
- SKYLIGHT CURB
- SUPPORT CURBS
- ABANDONED CURB
- ROOF DRAIN
- TUBULAR PENETRATION
- PITCH PAN
- PERIMETER OR CURBED EDGE
- PARAPET WALL OR AREA DIVIDER
- WALKWAY
- SUPPLY OR CONDENSATE LINE
- SLOPE DIRECTION
- DETAIL NUMBER CALLOUT
- SHEET NUMBER CALLOUT
- SUMP AREA



**NOTE: PROTECTION AND CLEANING OF INSTALLED ROOF MEMBRANE**

THE ROOFING CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF INSTALLED SECTIONS OF NEW ROOF MEMBRANE FROM STAINING AND DISCOLORATION. STRATEGIES FOR PROTECTION OF INSTALLED MEMBRANE MAY INCLUDE, BUT ARE NOT LIMITED TO, USE OF ROOF MEMBRANES WITH MANUFACTURER-APPLIED PROTECTIVE FILM, FULL COVERAGE OF INSTALLED MEMBRANE WITH SEALED TARPS, SEQUENCING OF ROOF MEMBRANE INSTALLATION IN A MANNER TO LIMIT TEAR-OFF DUST, DIRT AND DEBRIS MIGRATION, AND LIMITING TRAFFIC ON INSTALLED MEMBRANE. UPON COMPLETION OF INSTALLATION, STAINED MEMBRANE SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, AND SHALL MAINTAIN THE MANUFACTURER-PUBLISHED INITIAL SOLAR REFLECTANCE OF THE PRODUCT.

**State of Michigan  
Phase 03 - Cadillac Place Roofing  
Detroit, MI.  
2025 Roofing Project  
Roof Area Wing A, Courtyard 1, Courtyard 1A, Wing C & Courtyard 8**

**Schedule:**

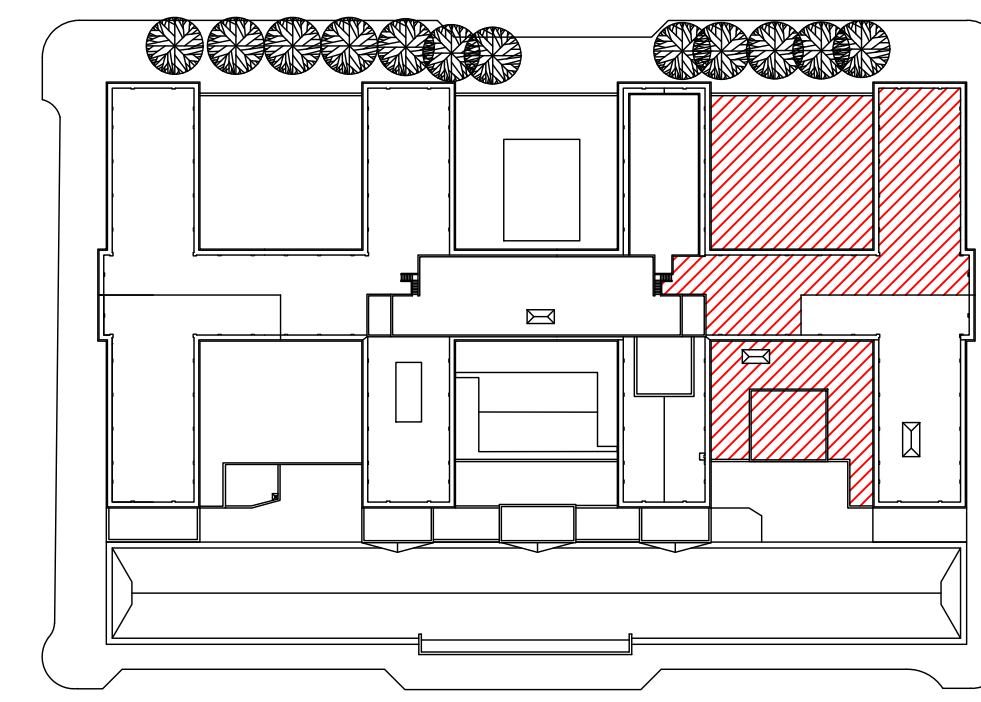
1. **WORK DESCRIPTION: General:** Designated low slope roof replacement work on **Wing A, Courtyard 1, Courtyard 1A, Wing C and Courtyard 8** Roof Area on the Cadillac Place Building; Low slope roof areas: New single-ply roof. Contractor shall complete work in a manner required by single-ply manufacturer to provide the State of Michigan a 20-year NDL materials and installation warranty for the entire roof system.
2. **Existing Roof System:**
  - a. **Roof Areas Wing A, Wing C, Courtyard 1, Courtyard 8 - One (1) Roof System**
    - 1) Roof System: Granule Surface Modified Bitumen System
    - 2) Insulation: One layer of 1.75-inch fiberglass insulation
    - 3) Deck: Poured in place concrete.
  - b. **Roof Area Courtyard 1A - Elevation**
    - 1) Roof System: Granule Surface Modified Bitumen System
    - 2) Insulation: One layer of 1.75 Fiberglass Insulation
    - 3) Deck: Steel
3. **Replacement Roof System:**
  - a. **Wing A, Courtyard 1, Wing C and Courtyard 8 Roof System:** New Fully Adhered 60 mil TPO single ply roof membrane over Dens Deck Coverboard and R30 polyisocyanurate insulation over concrete decking. **Ref. Sections 07 22 50 and 07 53 00.**
    - 1) Demolition: Remove existing roofing, insulation, metal frames and metal decking. Remove all debris from site. **Note: Existing decking is severely corroded, and sections will not support any weight. Provide a site-specific safety plan addressing fall protection procedure.**
    - 2) Temporary Protection: An interior watch person must be stationed inside the building during deck removal. Install barricades to block access to the area. Remove all debris and broom sweep interior floors and exterior drive.
    - 3) Logistics: Coordinate all construction activities with facility.
    - 4) Decking: Clean and prep existing steel framing, coat top surfaces with a rust inhibitive sealant Install new 20-gauge galvanized metal decking fastened to existing steel framing members.
    - 5) Roof System: New Fully Adhered 60 mil TPO single ply roof membrane over Dens Deck and R30 polyisocyanurate insulation on new metal decking.
  - b. **Courtyard 1A Roof System:** New Fully Adhered 60 mil TPO single ply roof membrane over Dens Deck Coverboard and R30 polyisocyanurate insulation over steel decking. **Ref. Sections 07 22 50 and 07 53 00.**
    - 1) Demolition: Remove existing roofing, insulation, metal frames and metal decking. Remove all debris from site. **Note: If existing decking is severely corroded, and sections will not support any weight. Provide a site-specific safety plan addressing fall protection procedure.**
    - 2) Temporary Protection: An interior watch person must be stationed inside the building during deck removal. Install barricades to block access to the area. Remove all debris and broom sweep interior floors and exterior drive.
    - 3) Logistics: Coordinate all construction activities with facility.
    - 4) Decking: Clean and prep existing steel framing, coat top surfaces with a rust inhibitive sealant Install new 20-gauge galvanized metal decking fastened to existing steel framing members.
    - 5) Roof System: New Fully Adhered 60 mil TPO single ply roof membrane over Dens Deck and R30 polyisocyanurate insulation on new metal decking.

**PROJECT SPECIFIC KEY NOTES:**

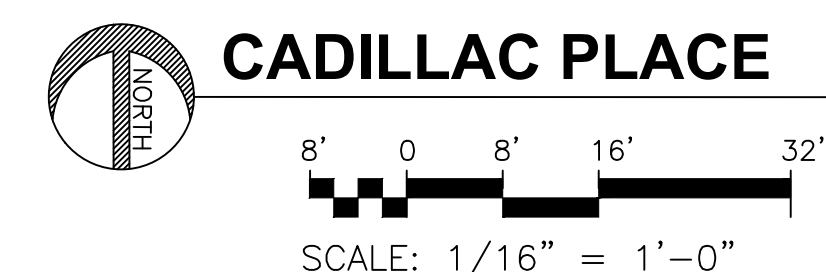
- (A) Provide tapered drainage sumps at roof drain locations indicated on the roof plan. Refer to detail 02 and section 07 22 50 for product and installation requirements.
- (B) Install new insulation saddles between roof drains, and at other locations indicated on the roof plan. Refer to section 07 22 50 for product and installation requirements. Adjust saddle configuration based on field conditions observed.
- (C) At locations indicated on the roof plan, install specified walkway pad approved by the roofing membrane manufacturer. Refer to the roofing membrane section for product and installation requirements.
- (D) Existing Curbs: Contractor shall raise curbs as needed to achieve a minimum flashing height of 8-inches. Where existing conditions do not allow for the raising of curbs, contractor shall seal the top edge of the flashing membrane and term bar with membrane manufacturer's liquid applied flashing system.
- (E) Existing Steel Structural Supports: Contractor shall prepare the existing steel per the membrane manufacturer's recommendations and requirements for installing liquid applied flashing system. Flash in existing steel supports using membrane manufacturer's liquid applied flashing system. Embed manufacturer's recommended fabric into first coat.
- (F) Existing Abandoned Curbs/Equipment: Contractor shall remove and dispose of abandoned curbs and equipment. Repair deck as necessary. Refer to the appropriate deck repair and replacement sections.
- (G) Existing gas, conduit and condensate lines on roof: Temporarily displace to allow for installation of new roof system. Provide new connections where existing is deteriorated, add new where missing or as needed for proper complete reinstallation. Re-install on new prefabricated supports and set on new walkpads. Route condensate lines to nearest roof drain. Note that disconnection and reconnection of gas and conduit lines shall be performed by a contractor licensed to perform the specified work.

**PHOTO MAP:**

- (P1) Piping running along top of parapet - Refer to Photo 1 on sheet A4.0
- (P2) Structural steel supports for elevated penthouses - Refer to Photo 2 on sheet A4.0
- (P3) Possible abandoned equipment - Refer to Photo 3 on sheet A4.0
- (P4) Possible abandoned equipment - Refer to Photo 4 on sheet A4.0
- (P5) Possible abandoned equipment - Refer to Photo 5 on sheet A4.0
- (P6) Roof Area between Roof Areas Wing A & Wing E1 on sheet A4.0



**KEY PLAN**  
NOT TO SCALE  
REPLACEMENT AREAS



**PROFESSIONAL**



**WeatherTech**

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**State of Michigan  
Department of Technology,  
Management & Budget**

**PROJECT**

**State of Michigan  
Cadillac Place - Phase 3**

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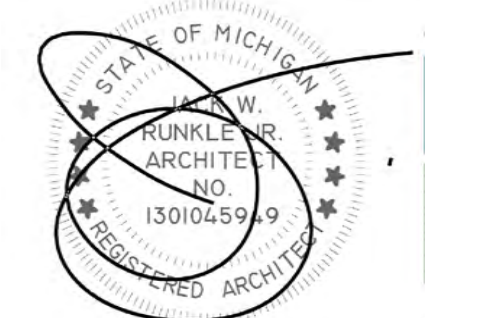
**ISSUE**

DATE	DESCRIPTION
10/14/2024	50% Design Review
11/14/2024	90% Design Review
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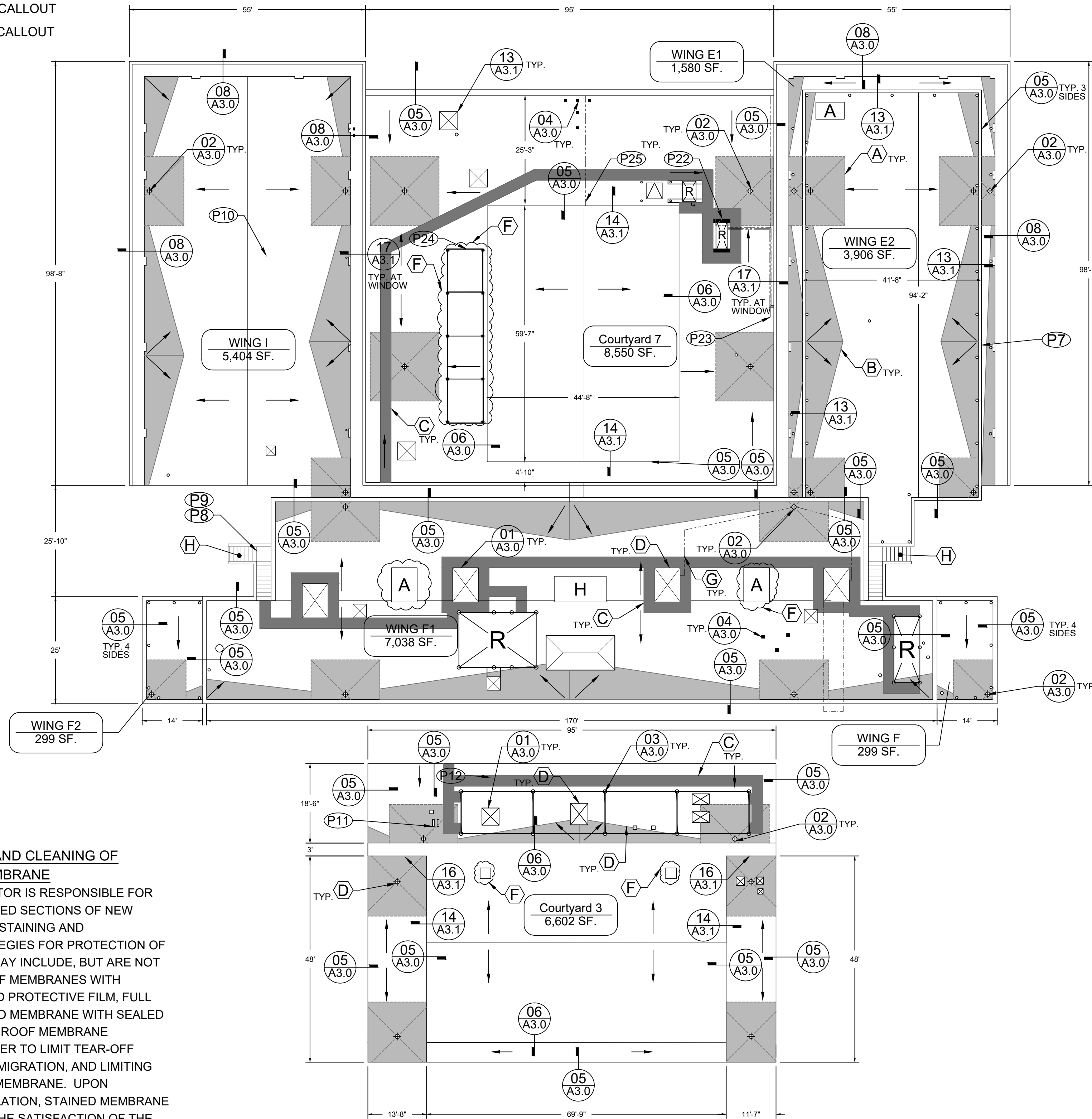
Roof Plan - Areas Wings A & C, courtyards 1, 1A & 8

**A2.0**

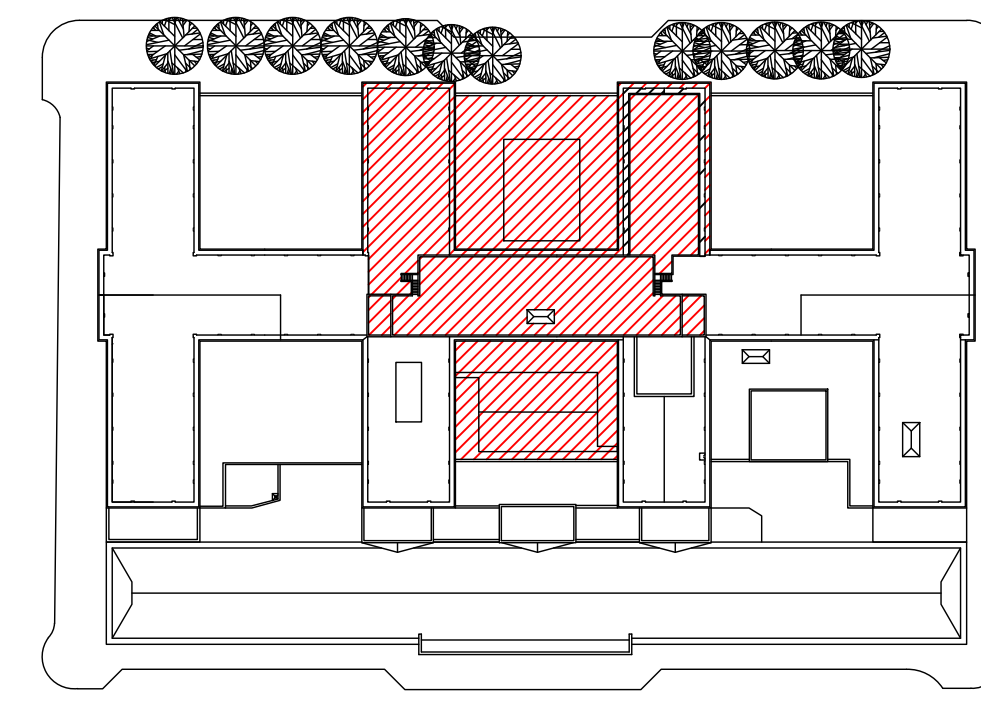
SHEET 2 OF 10

**ROOF PLAN SYMBOL LEGEND:**

- ☒ ROOF CURB
- ☒ ROOF HATCH
- ☒ RAISED EQUIPMENT
- ☒ ABANDONED CURB
- ☒ SUPPORT CURBS
- ☒ CAPPED CURB
- ◆ ROOF DRAIN
- TUBULAR PENETRATION
- PITCH PAN
- PERIMETER OR CURBED EDGE
- PARAPET WALL OR AREA DIVIDER
- WALKWAY
- SUPPLY OR CONDENSATE LINE
- ← SLOPE DIRECTION
- ⊗ DETAIL NUMBER CALLOUT
- ⊗ SHEET NUMBER CALLOUT
- SUMP AREA
- ⊗ SKYLIGHT CURB



**NOTE: PROTECTION AND CLEANING OF INSTALLED ROOF MEMBRANE**  
 THE ROOFING CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF INSTALLED SECTIONS OF NEW ROOF MEMBRANE FROM STAINING AND DISCOLORATION. STRATEGIES FOR PROTECTION OF INSTALLED MEMBRANE MAY INCLUDE, BUT ARE NOT LIMITED TO, USE OF ROOF MEMBRANES WITH MANUFACTURER-APPLIED PROTECTIVE FILM, FULL COVERAGE OF INSTALLED MEMBRANE WITH SEALED TARPS, SEQUENCING OF ROOF MEMBRANE INSTALLATION IN A MANNER TO LIMIT TEAR-OFF DUST, DIRT AND DEBRIS MIGRATION, AND LIMITING TRAFFIC ON INSTALLED MEMBRANE. UPON COMPLETION OF INSTALLATION, STAINED MEMBRANE SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, AND SHALL MAINTAIN THE MANUFACTURER-PUBLISHED INITIAL SOLAR REFLECTANCE OF THE PRODUCT.



**KEY PLAN**  
 NOT TO SCALE  
 ■ REPLACEMENT AREAS

**State of Michigan**  
**Phase 03 - Cadillac Place Roofing**  
**Detroit, MI.**  
**2025 Roofing Project**  
**Roof Areas Courtyard 3, Wing E1, Wing E2, Wing F, Wing F1, Wing F2, Wing I & Courtyard 7**

**Schedule:**

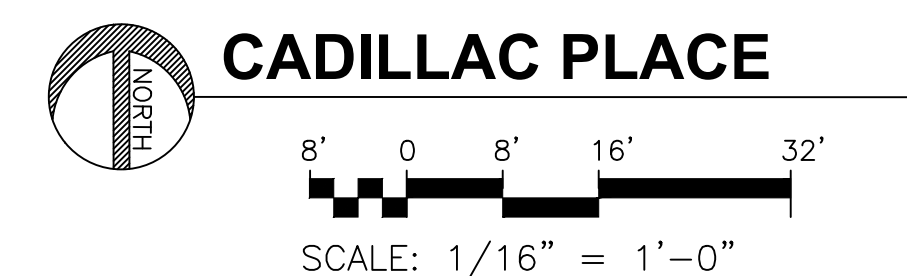
1. **WORK DESCRIPTION: General:** Designated low slope roof replacement work on Roof Areas Courtyard 3, Wing E1, Wing E2, Wing F, Wing F1, Wing F2, Wing I & Courtyard 7 on the Cadillac Place Building; Low slope roof areas: New single-ply roof. Contractor shall complete work in a manner required by single-ply manufacturer to provide the State of Michigan a 20-year NDL materials and installation warranty for the entire roof system.
2. **Existing Roof System:**
  - a. **Roof Areas Courtyard 3, Wing E1, Wing E2, Wing F, Wing F1, Wing F2, Wing I & Courtyard 7 - One (1) Roof System**
    - 1) Roof System: Granule Surface Modified Bitumen System
    - 2) Insulation: One layer of 1.75-inch fiberglass insulation
    - 3) Deck: Poured in place concrete.
3. **Replacement Roof System:**
  - a. **Courtyard 3, Wing E1, Wing E2, Wing F, Wing F1, Wing F2, Wing I & Courtyard 7 Roof System:** New Fully Adhered 60 mil TPO single ply roof membrane over Dens Deck Coverboard and R30 polyisocyanurate insulation over concrete decking. **Ref. Sections 072250 and 075300.**
    - 1) Demolition: Remove existing roofing, insulation, metal frames and metal decking. Remove all debris from site. **Note: Existing decking is severely corroded, and sections will not support any weight. Provide a site-specific safety plan addressing fall protection procedure.**
    - 2) Temporary Protection: An interior watch person must be stationed inside the building during deck removal. Install barricades to block access to the area. Remove all debris and broom sweep interior floors and exterior drive.
    - 3) Logistics: Existing area located in an active driveway. Coordinate all construction activities with facility.
    - 4) Roof System: New Fully Adhered 60 mil TPO single ply roof membrane over Dens Deck and R30 polyisocyanurate insulation on new metal decking.

**PROJECT SPECIFIC KEY NOTES:**

- (A) Provide tapered drainage sumps at roof drain locations indicated on the roof plan. Refer to detail 02 and section 07 22 50 for product and installation requirements.
- (B) Install new insulation saddles between roof drains, and at other locations indicated on the roof plan. Refer to section 07 22 50 for product and installation requirements. Adjust saddle configuration based on field conditions observed.
- (C) At locations indicated on the roof plan, install specified walkway pad approved by the roofing membrane manufacturer. Refer to the roofing membrane section for product and installation requirements.
- (D) Existing Curbs: Contractor shall raise curbs as needed to achieve a minimum flashing height of 8-inches. Where existing conditions do not allow for the raising of curbs, contractor shall seal the top edge of the flashing membrane and term bar with membrane manufacturer's liquid applied flashing system.
- (E) Not Used
- (F) Existing Abandoned Curbs/Equipment: Contractor shall remove and dispose of abandoned curbs and equipment. Repair deck as necessary. Refer to the appropriate deck repair and replacement sections.
- (G) Existing gas, conduit and condensate lines on roof: Temporarily displace to allow for installation of new roof system. Provide new connections where existing is deteriorated, add new where missing or as needed for proper complete reinstallation. Re-install on new prefabricated supports and set on new walkpads. Route condensate lines to nearest roof drain. Note that disconnection and reconnection of gas and conduit lines shall be performed by a contractor licensed to perform the specified work.
- (H) Existing Stairwells: Contractor shall remove and dispose of existing modified bitumen roof system. Prepare the existing substrate per the membrane manufacturer's recommendations and requirements for installing a PMMA roof system. Contractor shall embed granules into the finishing coat.

**PHOTO MAP:**

- (P7) Abandoned tower
- (P8) Stairwell from Wing F up to Wing I
- (P9) Stairwell from Wing F up to Wing I
- (P10) Overview - Wing I
- (P11) Abandoned Equipment Curbs
- (P12) Overview - Courtyard 3 - Raised equipment
- (P22) Abandoned Equipment Curbs
- (P23) Conduit/Piping Coming Through Flashing
- (P24) Abandoned Equipment Supports
- (P25) Electrical Conduit coming Out of Flashing



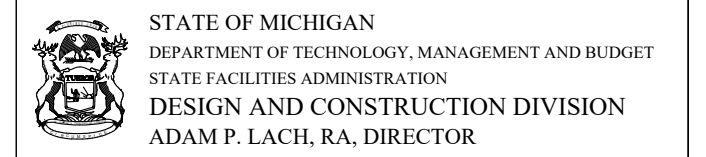
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**CLIENT**



**State of Michigan**  
**Department of Technology,**  
**Management & Budget**

**PROJECT**

**State of Michigan**  
**Cadillac Place - Phase 3**

3044 W. Grand Blvd  
 Detroit, MI 48202

File No.: **171-24098.MNB**  
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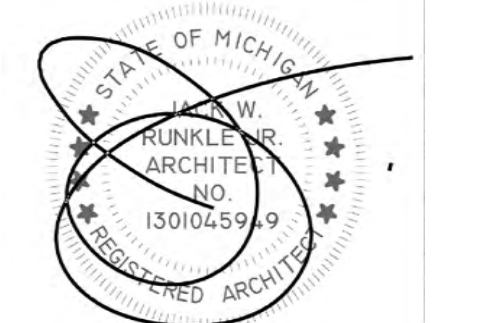
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10/14/2024	50% Design Review
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**ELECTRONIC STAMP**



**SHEET TITLE**

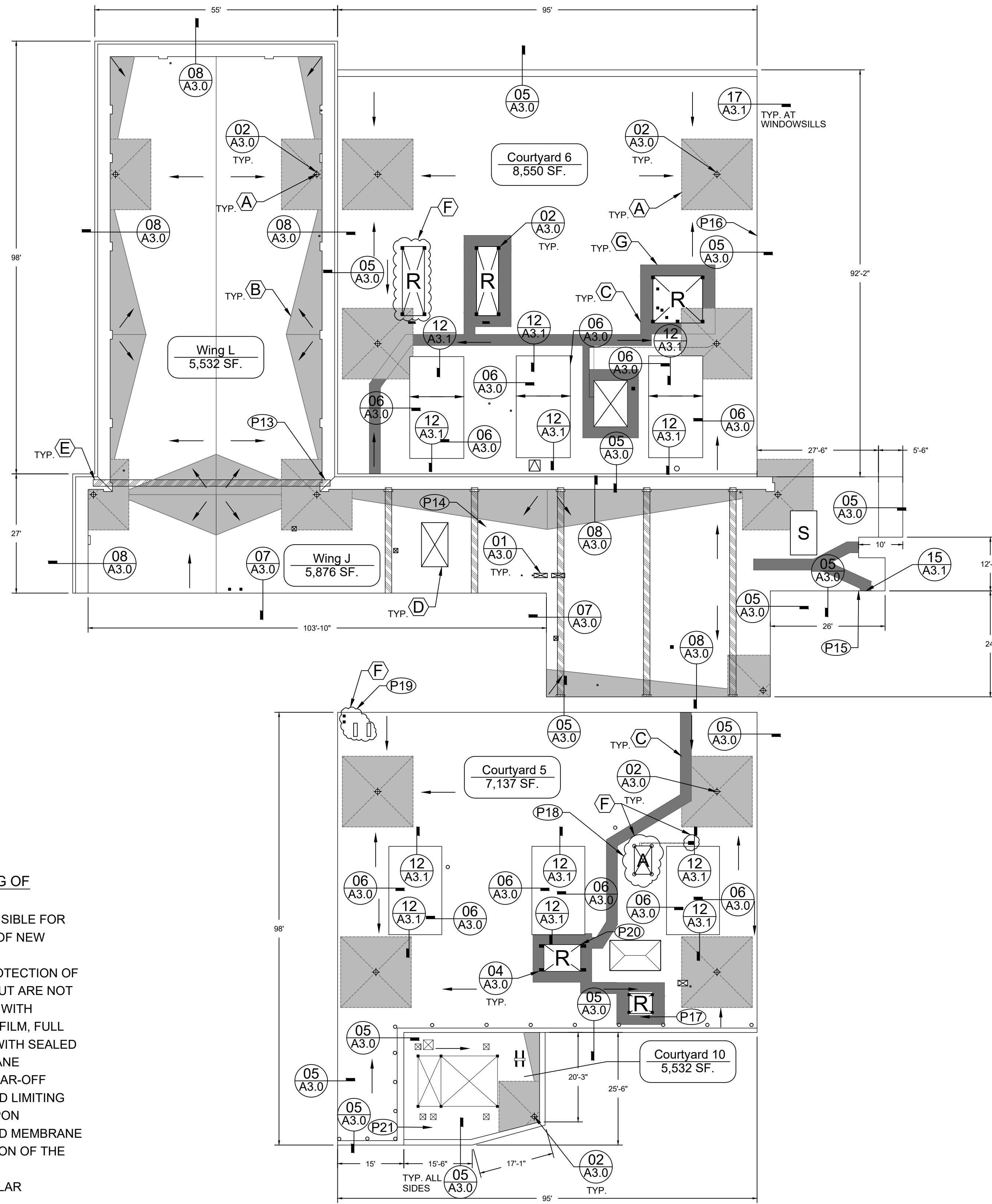
Roof Plan - Areas Wings E1, E2, F2 & I, Courtyards 3 & 7

**A2.1**

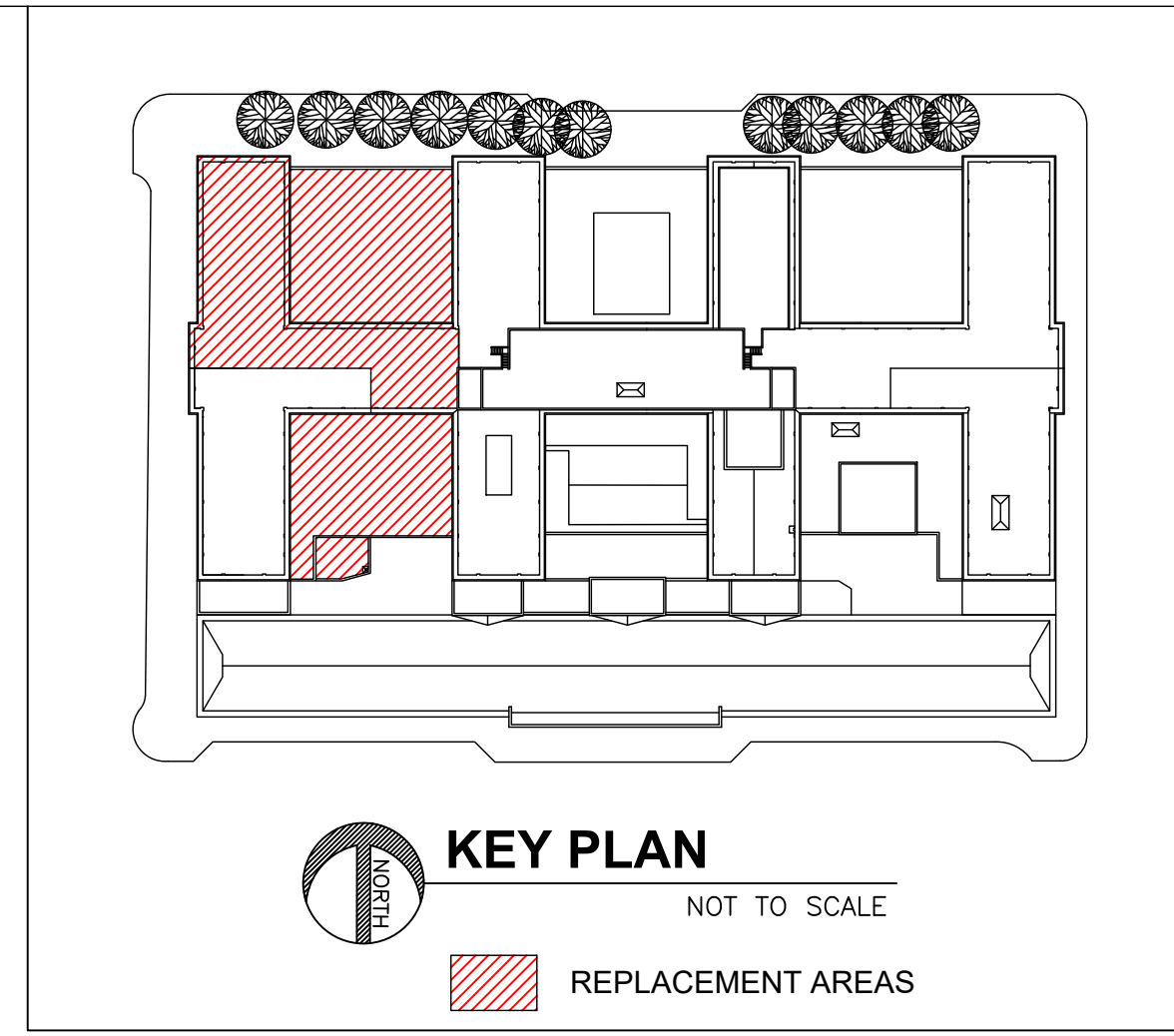
SHEET 3 OF 10

**ROOF PLAN SYMBOL LEGEND:**

- ROOF CURB
- ROOF HATCH
- RAISED EQUIPMENT
- ABANDONED CURB
- SUPPORT CURBS
- CAPPED CURB
- ROOF DRAIN
- TUBULAR PENETRATION
- PITCH PAN
- PERIMETER OR CURBED EDGE
- PARAPET WALL OR AREA DIVIDER
- WALKWAY
- SUPPLY OR CONDENSATE LINE
- SLOPE DIRECTION
- DETAIL NUMBER CALLOUT
- SHEET NUMBER CALLOUT
- SUMP AREA
- SKYLIGHT CURB



**NOTE: PROTECTION AND CLEANING OF INSTALLED ROOF MEMBRANE**  
 THE ROOFING CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF INSTALLED SECTIONS OF NEW ROOF MEMBRANE FROM STAINING AND DISCOLORATION. STRATEGIES FOR PROTECTION OF INSTALLED MEMBRANE MAY INCLUDE, BUT ARE NOT LIMITED TO, USE OF ROOF MEMBRANES WITH MANUFACTURER-APPLIED PROTECTIVE FILM, FULL COVERAGE OF INSTALLED MEMBRANE WITH SEALED TARPS, SEQUENCING OF ROOF MEMBRANE INSTALLATION IN A MANNER TO LIMIT TEAR-OFF DUST, DIRT AND DEBRIS MIGRATION, AND LIMITING TRAFFIC ON INSTALLED MEMBRANE. UPON COMPLETION OF INSTALLATION, STAINED MEMBRANE SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, AND SHALL MAINTAIN THE MANUFACTURER-PUBLISHED INITIAL SOLAR REFLECTANCE OF THE PRODUCT.



**State of Michigan  
 Phase 03 - Cadillac Place Roofing  
 Detroit, MI.  
 2025 Roofing Project  
 Roof Areas Courtyard 5, Courtyard 6, Courtyard 10, Wing J & Wing L**

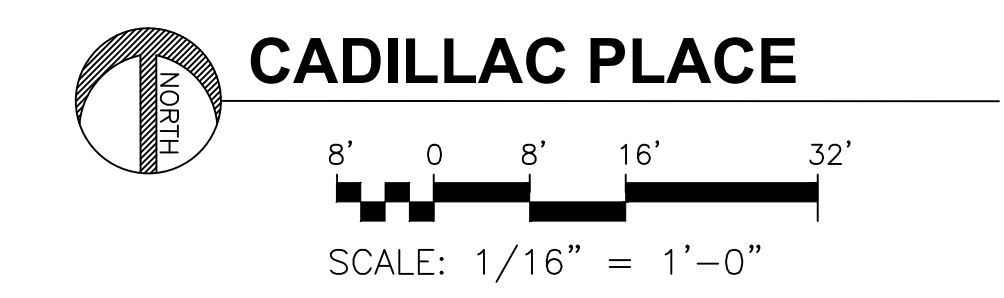
- Schedule:**
1. **WORK DESCRIPTION: General:** Designated low slope roof replacement work on Roof Areas Courtyard 5, Courtyard 6, Courtyard 10, Wing J & Wing L on the Cadillac Place Building; Low slope roof areas: New single-ply roof. Contractor shall complete work in a manner required by single-ply manufacturer to provide the State of Michigan a 20-year NDL materials and installation warranty for the entire roof system.
  2. **Existing Roof System:**
    - a. **Roof Areas Courtyard 5, Courtyard 6, Courtyard 10, Wing J & Wing L - One (1) Roof System**
      - 1) Roof System: Granule Surface Modified Bitumen System
      - 2) Insulation: One layer of 1.75-inch fiberglass insulation
      - 3) Deck: Poured in place concrete.
  3. **Replacement Roof System:**
    - a. **Roof Areas Courtyard 5, Courtyard 6, Courtyard 10, Wing J & Wing L Roof System:** New Fully Adhered 60 mil TPO single ply roof membrane over Dens Deck Coverboard and R30 polyisocyanurate insulation over concrete decking. **Ref. Sections 072250 and 075300.**
      - 1) Demolition: Remove existing roofing, insulation, metal frames and metal decking. Remove all debris from site. **Note: Existing decking is severely corroded, and sections will not support any weight. Provide a site-specific safety plan addressing fall protection procedure.**
      - 2) Temporary Protection: An interior watch person must be stationed inside the building during deck removal. Install barricades to block access to the area. Remove all debris and broom sweep interior floors and exterior drive.
      - 3) Logistics: Existing area located in an active driveway. Coordinate all construction activities with facility.
      - 4) Roof System: New Fully Adhered 60 mil TPO single ply roof membrane over Dens Deck and R30 polyisocyanurate insulation on new metal decking.

**PROJECT SPECIFIC KEY NOTES:**

- (A) Provide tapered drainage sumps at roof drain locations indicated on the roof plan. Refer to detail 02 and section 07 22 50 for product and installation requirements.
- (B) Install new insulation saddles between roof drains, and at other locations indicated on the roof plan. Refer to section 07 22 50 for product and installation requirements. adjust saddle configuration based on field conditions observed.
- (C) At locations indicated on the roof plan, install specified walkway pad approved by the roofing membrane manufacturer. Refer to the roofing membrane section for product and installation requirements.
- (D) Existing Curbs: Contractor shall raise curbs as needed to achieve a minimum flashing height of 8-inches. Where existing conditions do not allow for the raising of curbs, contractor shall seal the top edge of the flashing membrane and term bar with membrane manufacturers liquid applied flashing system.
- (E) Existing Steel Structural Supports: Contractor shall prepare the existing steel per the membrane manufacturer's recommendations and requirements for installing liquid applied flashing system. Flash in existing steel supports using membrane manufacturer's liquid applied flashing system. Embed manufacturer's recommended fabric into first coat.
- (F) Existing Abandoned Curbs/Equipment: Contractor shall remove and dispose of abandoned curbs and equipment. Repair deck as necessary. Refer to the appropriate deck repair and replacement sections.
- (G) Existing gas, conduit and condensate lines on roof. Temporarily displace to allow for installation of new roof system. Provide new connections where existing is deteriorated, add new where missing or as needed for proper complete reinstallation. Re-install on new prefabricated supports and set on new walkpads. Route condensate lines to nearest roof drain. Note that disconnection and reconnection of gas and conduit lines shall be performed by a contractor licensed to perform the specified work.
- (H) Not Used

**PHOTO MAP:**

- (P13) Steel support
- (P14) Overview Wing J under Wing J1
- (P15) Access door Wing J
- (P16) Overview of Surface Mounted Counterflashing at Windowsill
- (P17) Overview Courtyard 5
- (P18) Abandoned Equipment
- (P19) Abandoned Equipment
- (P20) Low Flashing Height on Elevated Equipment Supports
- (P21) Overview Courtyard 10



**PROFESSIONAL**

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 DESIGN AND CONSTRUCTION DIVISION  
 ADAM P. LACH, RA, DIRECTOR

Technology, Management & Budget

**State of Michigan  
 Department of Technology,  
 Management & Budget**

**PROJECT**

**State of Michigan  
 Cadillac Place - Phase 3**

3044 W. Grand Blvd  
 Detroit, MI 48202

File No.: 171-24098.MNB  
 Index No.: 171CODTMB7417

WTProject No: XXX-XXXX-20

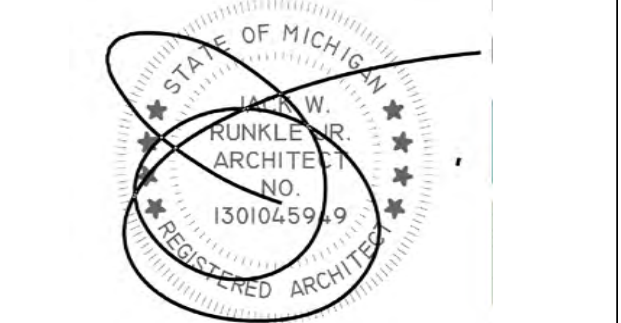
**ISSUE**

DATE	DESCRIPTION
10/14/2024	50% Design Review
11/14/2024	90% Design Review
12/17/2024	Issued For Bidding

File Name:  
 Drawn By: MD  
 Checked By: PD, AC, AW, JM

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












**SHEET TITLE**

Roof Plan - Areas Wings J & L,  
 Courtyards 3 & 7

**A2.2**

SHEET 4 OF 10

**ROOF PLAN SYMBOL LEGEND:**

-  ROOF CURB
-  ROOF HATCH
-  RAISED EQUIPMENT
-  ABANDONED CURB
-  SUPPORT CURBS
-  CAPPED CURB
-  ROOF DRAIN
-  TUBULAR PENETRATION
-  PITCH PAN
-  PERIMETER OR CURBED EDGE
-  PARAPET WALL OR AREA DIVIDER
-  WALKWAY
-  SUPPLY OR CONDENSATE LINE
-  SLOPE DIRECTION
-  DETAIL NUMBER CALLOUT
-  SHEET NUMBER CALLOUT
-  SUMP AREA

**State of Michigan  
Phase 03 - Cadillac Place Roofing  
Detroit, MI.**

**2025 Roofing Project  
Roof Areas Courtyard 2, 4, 9, 11, 13, 15, Wings C1 & J1**

**Schedule:**

**1. WORK DESCRIPTION: General:** Designated low slope roof replacement work on Roof Areas Courtyard 2, 4, 9, 11, 13, 15, Wings C1 & J1 on the Cadillac Place Building; Low slope roof areas: New single-ply roof. Contractor shall complete work in a manner required by single-ply manufacturer to provide the State of Michigan a 20-year NDL materials and installation warranty for the entire roof system.

**2. Existing Roof System:**

**a. Roof Areas Courtyard 2, 4, 9, 11, 13 & 15 - One (1) Roof System**

- 1) Roof System: Granule Surface Modified Bitumen System
- 2) Insulation: One layer of 1.75-inch fiberglass insulation
- 3) Deck: Poured in place concrete.

**2. Existing Roof System:**

**a. Roof Areas Wings C1 & J1 - One (1) Roof System**

- 1) Roof System: Granule Surface Modified Bitumen System
- 2) Insulation: One layer of 1.75-inch fiberglass insulation
- 3) Deck: Steel

**3. Replacement Roof System:**

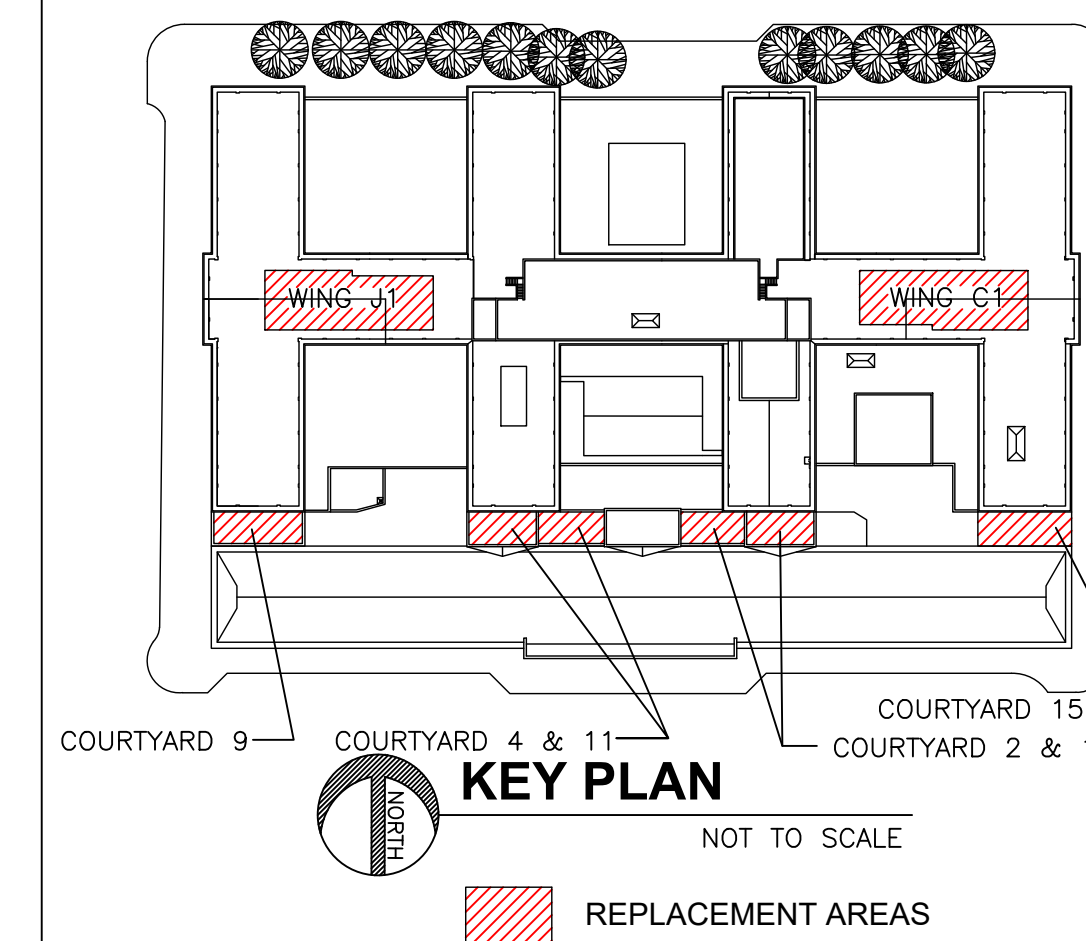
**a. Roof Areas Courtyard 5, Courtyard 6, Courtyard 10, Wing J & Wing L Roof System:** New Fully Adhered 60 mil TPO single ply roof membrane over Dens Deck Coverboard and R30 polyisocyanurate insulation over concrete decking. **Ref. Sections 072250 and 075300.**

- 1) Demolition: Remove existing roofing, insulation, metal frames and metal decking. Remove all debris from site. **Note: Existing decking is severely corroded, and sections will not support any weight. Provide a site-specific safety plan addressing fall protection procedure.**
- 2) Temporary Protection: An interior watch person must be stationed inside the building during deck removal. Install barricades to block access to the area. Remove all debris and broom sweep interior floors and exterior drive.
- 3) Logistics: Existing area located in an active driveway. Coordinate all construction activities with facility.
- 4) Roof System: New Fully Adhered 60 mil TPO single ply roof membrane over Dens Deck and R30 polyisocyanurate insulation on new metal decking.

**4. Replacement Roof System:**

**a. Roof Areas Courtyard 5, Courtyard 6, Courtyard 10, Wing J & Wing L Roof System:** New Fully Adhered 60 mil TPO single ply roof membrane over Dens Deck Coverboard and R30 polyisocyanurate insulation over concrete decking. **Ref. Sections 072250 and 075300**

- 1) Demolition: Remove existing roofing, insulation, metal frames and metal decking. Remove all debris from site. **Note: Existing decking is severely corroded, and sections will not support any weight. Provide a site-specific safety plan addressing fall protection procedure.**
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- 4) Roof System: New Fully Adhered 60 mil TPO single ply roof membrane over Dens Deck and R30 polyisocyanurate insulation on new metal decking.

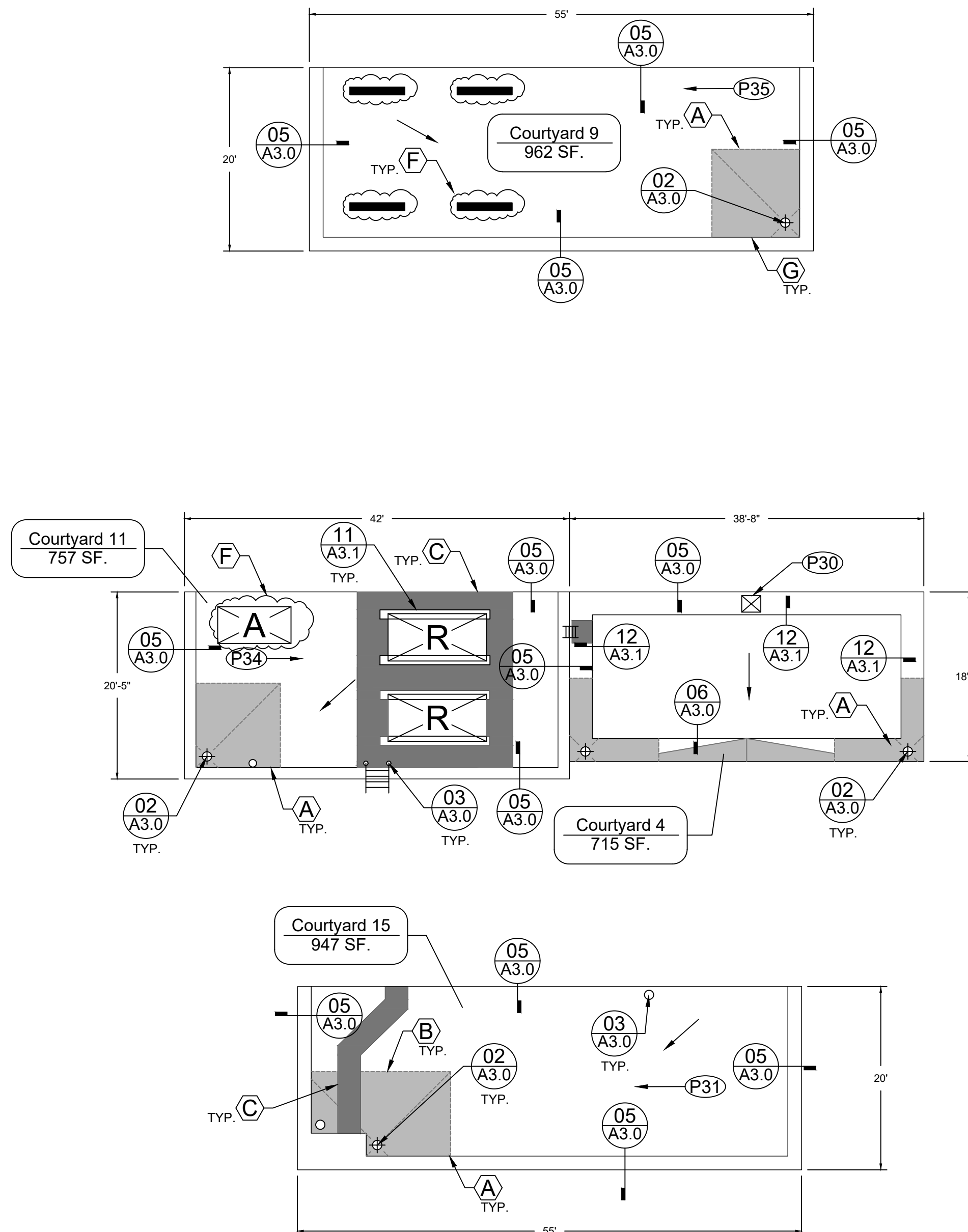
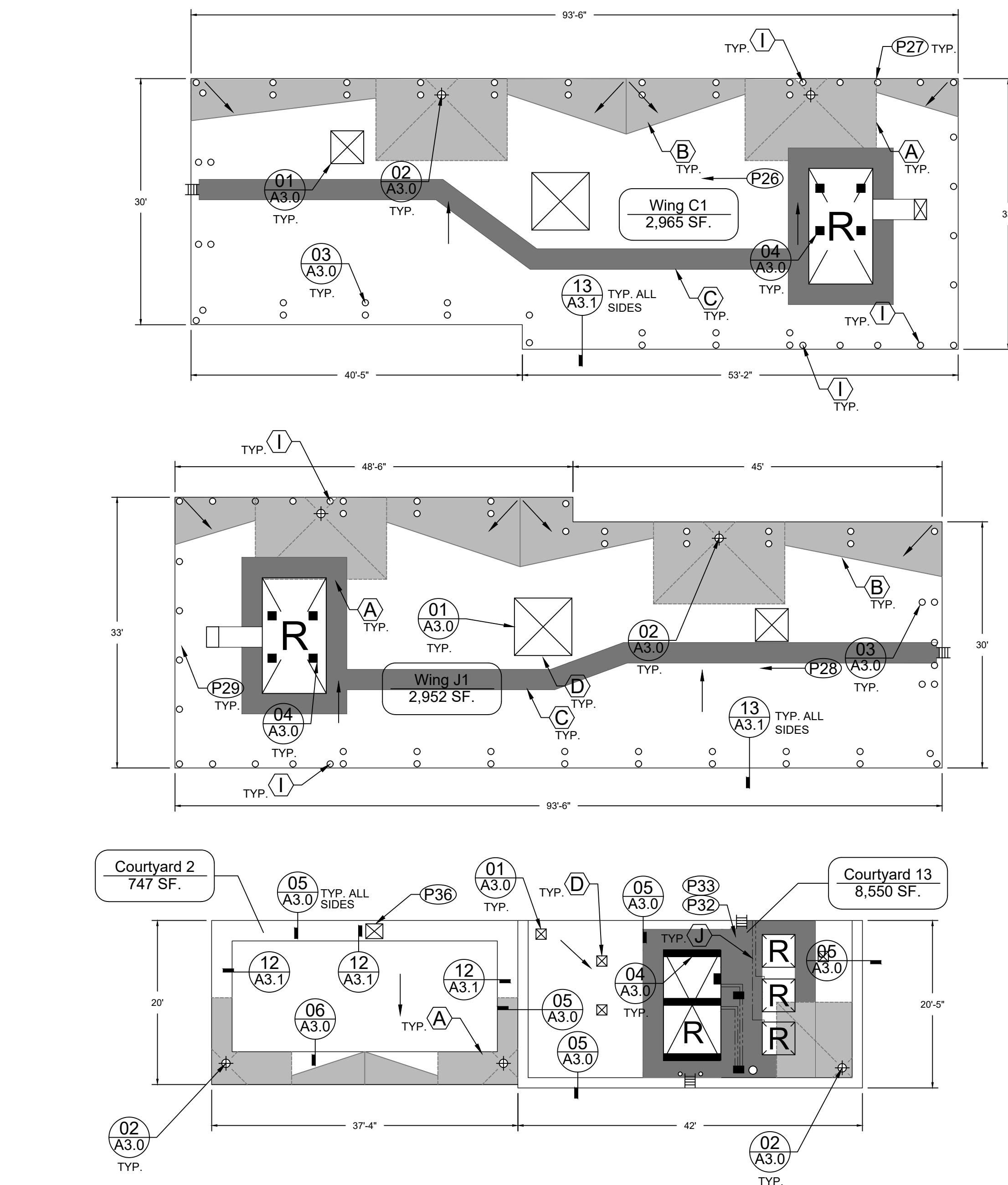


**PROJECT SPECIFIC KEY NOTES:**

- (A) Provide tapered drainage sumps at roof drain locations indicated on the roof plan. Refer to detail 02 and section 07 22 50 for product and installation requirements.
- (B) Install new insulation saddles between roof drains, and at other locations indicated on the roof plan. Refer to section 07 22 50 for product and installation requirements. adjust saddle configuration based on field conditions observed.
- (C) At locations indicated on the roof plan, install specified walkway pad approved by the roofing membrane manufacturer. Refer to the roofing membrane section for product and installation requirements.
- (D) Existing Curbs: Contractor shall raise curbs as needed to achieve a minimum flashing height of 8-inches. Where existing conditions do not allow for the raising of curbs, contractor is to seal the top edge of the flashing membrane and term bar with membrane manufacturer's liquid applied flashing system.
- (E) Not Used
- (F) Existing Abandoned Curbs/Equipment: Contractor shall remove and dispose of abandoned curbs and equipment. Repair deck as necessary. Refer to the appropriate deck repair and replacement sections.
- (G) Existing gas, conduit and condensate lines on roof: Temporarily displace to allow for installation of new roof system. Provide new connections where existing is deteriorated, add new where missing or as needed for proper complete reinstallation. Re-install on new prefabricated supports and set on new walkpads. Route condensate lines to nearest roof drain. Note that disconnection and reconnection of gas and conduit lines shall be performed by a contractor licensed to perform the specified work.
- (H) Not used.
- (I) Existing Tubular Support for Guardrail System: Contractor shall flash in tubular support with membrane manufacturer's liquid applied flashing system, prepare existing surface per the manufacturers recommendations and requirements. Embed manufacturer's recommended fabric into first coat of liquid applied flashing system.
- (J) Existing Residential Style A/C Units: Contractor shall temporarily displace to allow for installation of new roofing system. Raise all M.E.P. as needed. Reinstall on non-penetrating unit supports similar to "Mechanical Unit Support-HD" Manufactured by Mirco Industries.

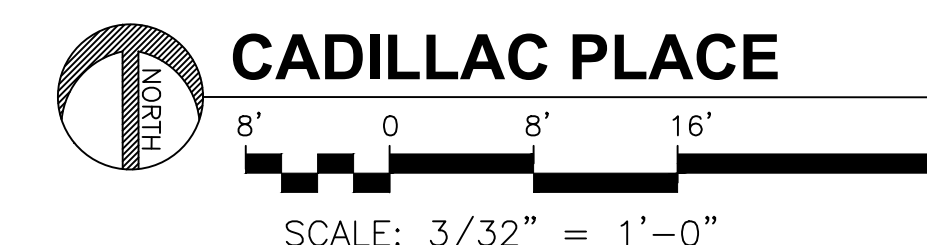
**PHOTO MAP:**

- (P26) Overview - Wing C1
- (P27) Guardrail supports Through Top of Raised Perimeter Edge - Wing C1
- (P28) Overview - Wing J1
- (P29) Guardrail supports Through Top of Raised Perimeter Edge - Wing J1
- (P30) Courtyard 4 - Capped Curb
- (P31) Courtyard 15 Overview
- (P32) Courtyard 13 - Existing HVAC Units on Support Pads
- (P33) Courtyard 13 - Possible Abandoned Equipment and Piping
- (P34) Courtyard 11 - Possible Abandoned Equipment and Curbs
- (P35) Overview Courtyard 9 - Abandoned Equipment Supports
- (P36) Overview Courtyard 2 - Capped Curb



**NOTE: PROTECTION AND CLEANING OF INSTALLED ROOF MEMBRANE**

THE ROOFING CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF INSTALLED SECTIONS OF NEW ROOF MEMBRANE FROM STAINING AND DISCOLORATION. STRATEGIES FOR PROTECTION OF INSTALLED MEMBRANE MAY INCLUDE, BUT ARE NOT LIMITED TO, USE OF ROOF MEMBRANES WITH MANUFACTURER-APPLIED PROTECTIVE FILM, FULL COVERAGE OF INSTALLED MEMBRANE WITH SEALED TARPS, SEQUENCING OF ROOF MEMBRANE INSTALLATION IN A MANNER TO LIMIT TEAR-OFF DUST, DIRT AND DEBRIS MIGRATION, AND LIMITING TRAFFIC ON INSTALLED MEMBRANE. UPON COMPLETION OF INSTALLATION, STAINED MEMBRANE SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, AND SHALL MAINTAIN THE MANUFACTURER-PUBLISHED INITIAL SOLAR REFLECTANCE OF THE PRODUCT.



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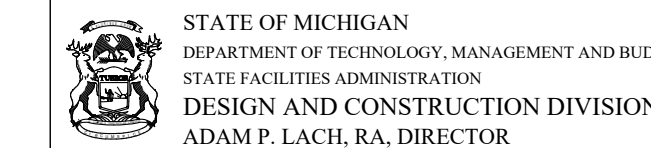


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**State of Michigan  
Department of Technology,  
Management & Budget**

**PROJECT**

**State of Michigan  
Cadillac Place - Phase 3**

3044 W. Grand Blvd  
Detroit, MI 48202

File No.: 171-24098.MNB  
Index No.: 171CODTMB7417

WTProject No: XXX-XXXX-20

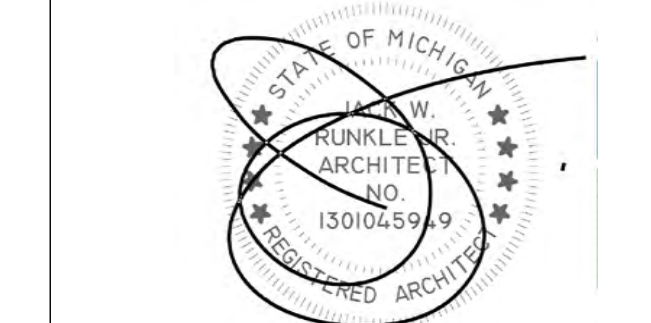
**ISSUE**

DATE	DESCRIPTION
10/14/2024	50% Design Review
11/14/2024	90% Design Review
12/17/2024	Issued For Bidding

File Name:  
Drawn By: MD  
Checked By: PD, AC, AW, JM

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**SHEET TITLE**

Roof Plan - Areas C1 & J1,  
Courtyards 2, 4, 9, 11, 13 & 15

**A2.3**

SHEET 5 OF 10

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STATE FACILITIES ADMINISTRATION
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ADAM P. LACHI, RA, DIRECTOR



State of Michigan
Department of Technology,
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PROJECT

State of Michigan
Cadillac Place - Phase 3

3044 W. Grand Blvd
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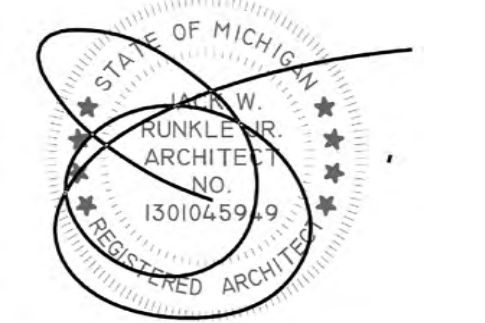
WTProject No: XXX-XXXX-20

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Drawn By: MD
Checked By: PD, AC, AW, JM

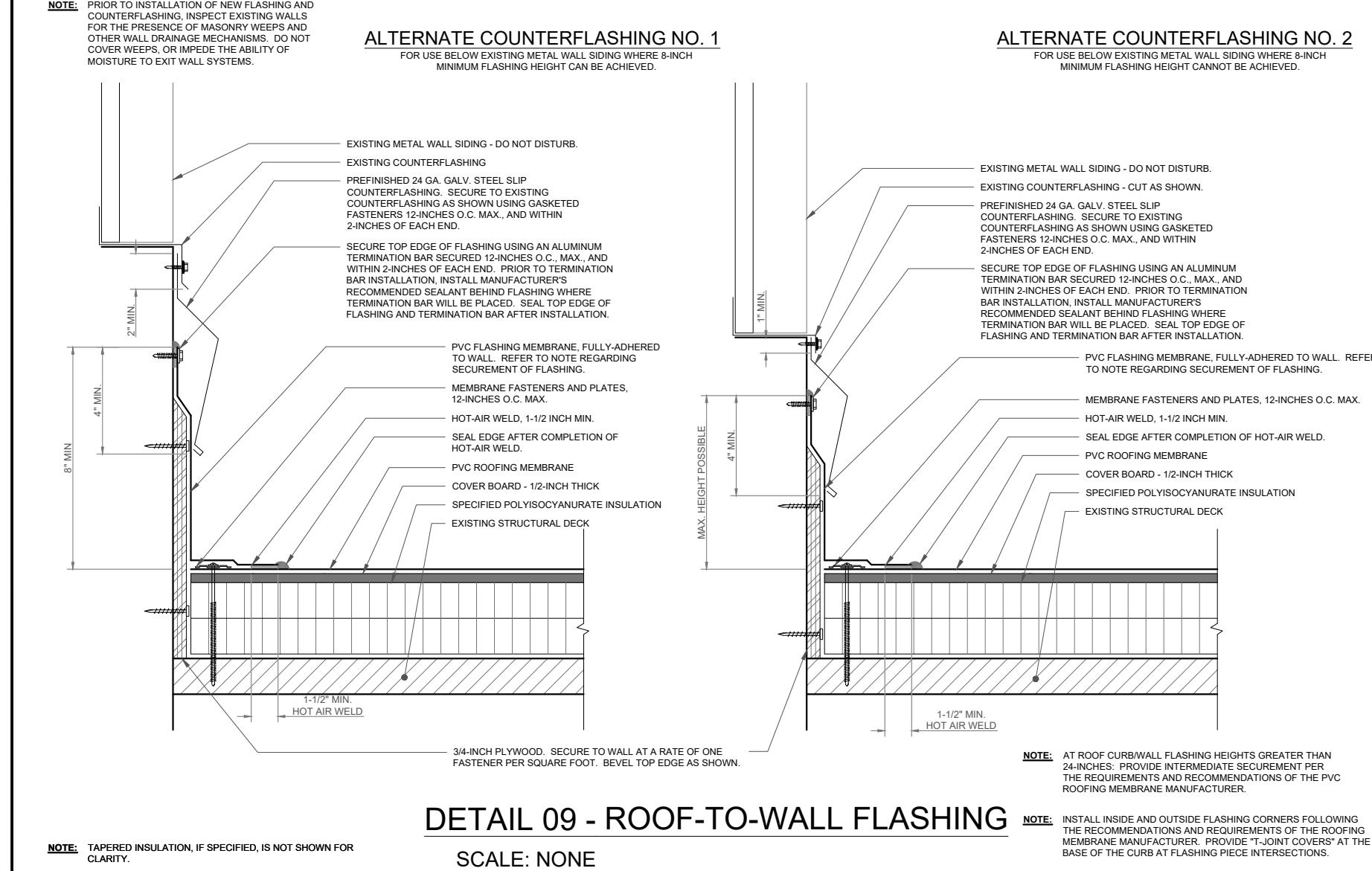
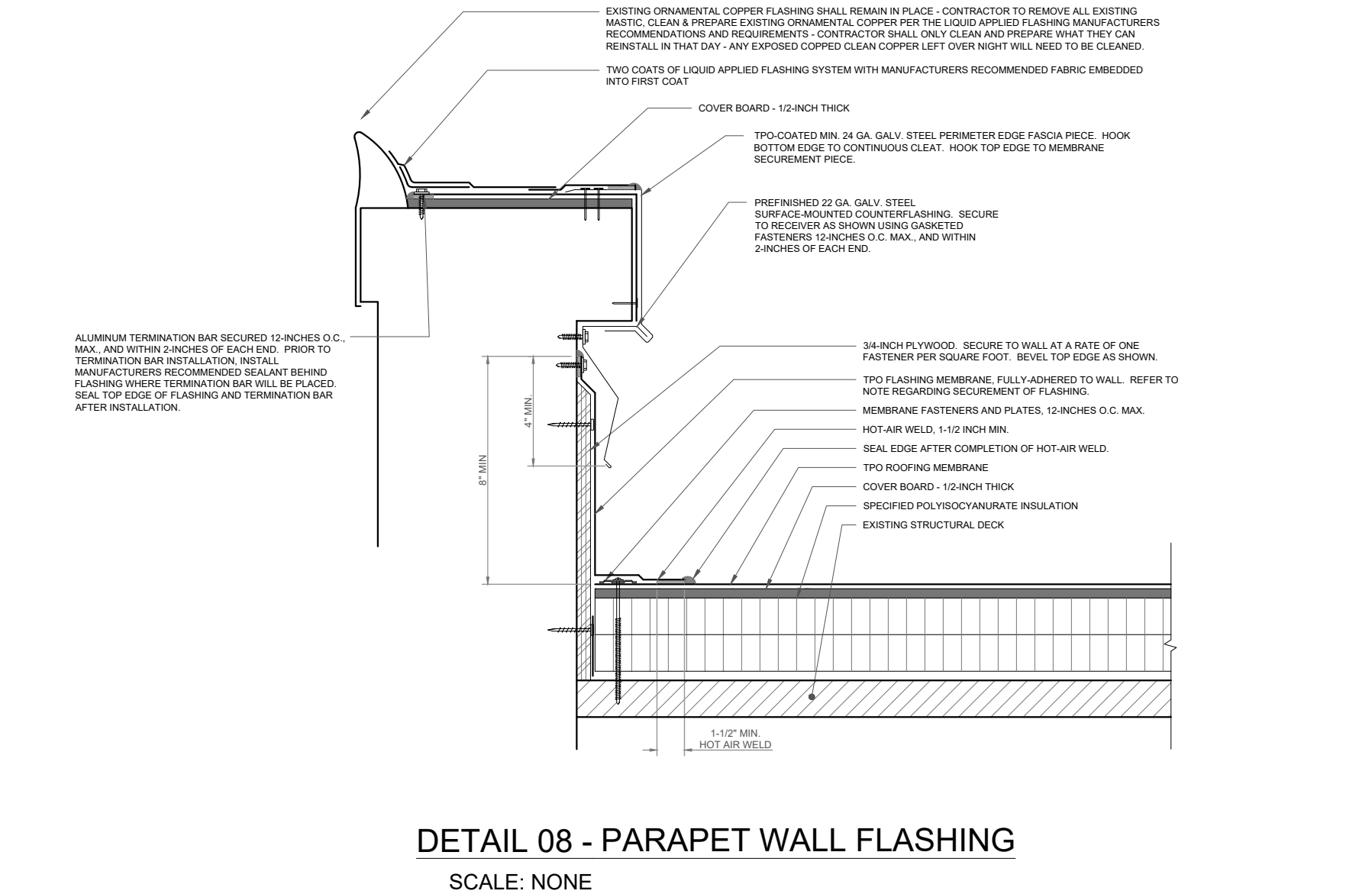
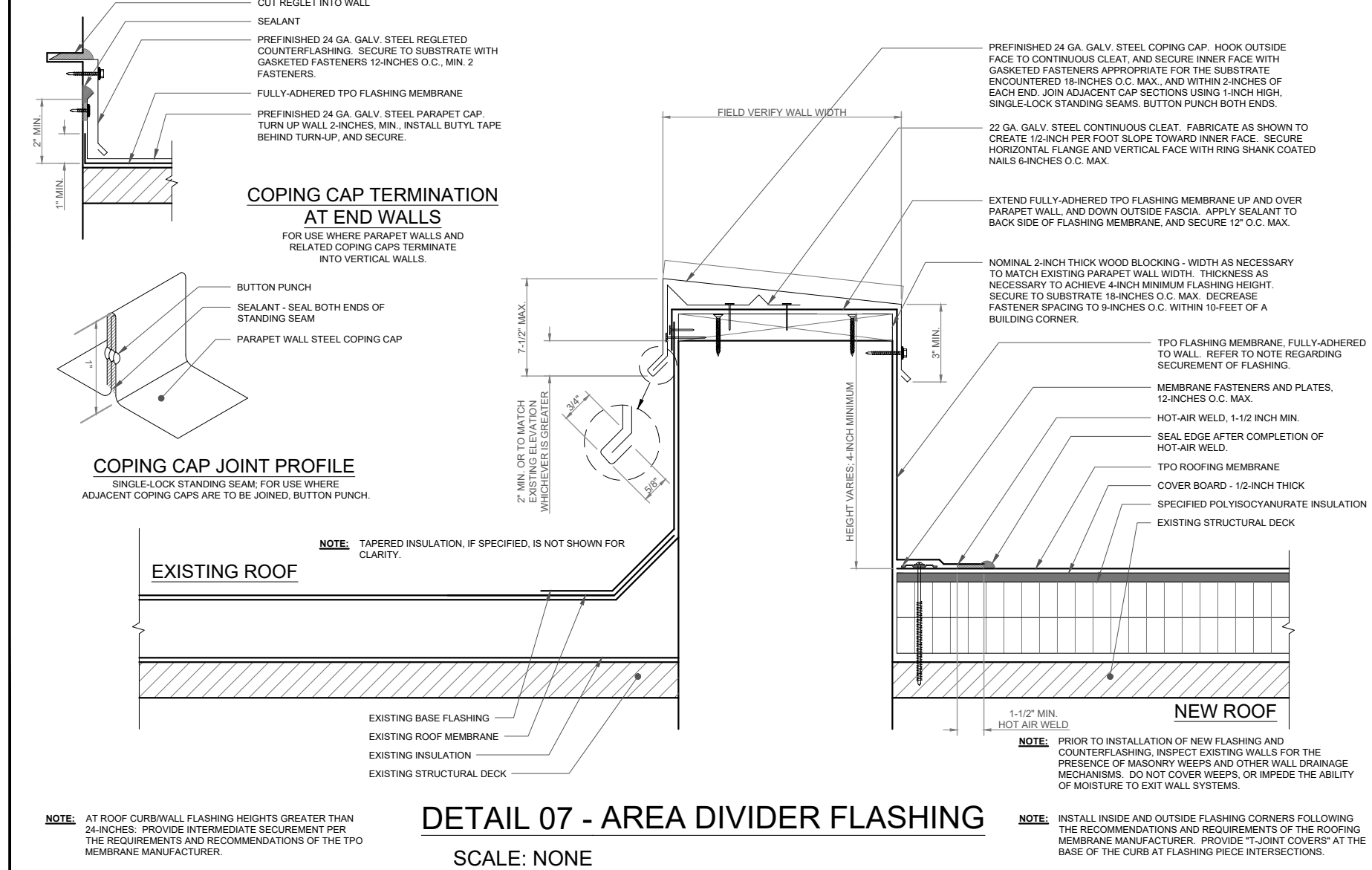
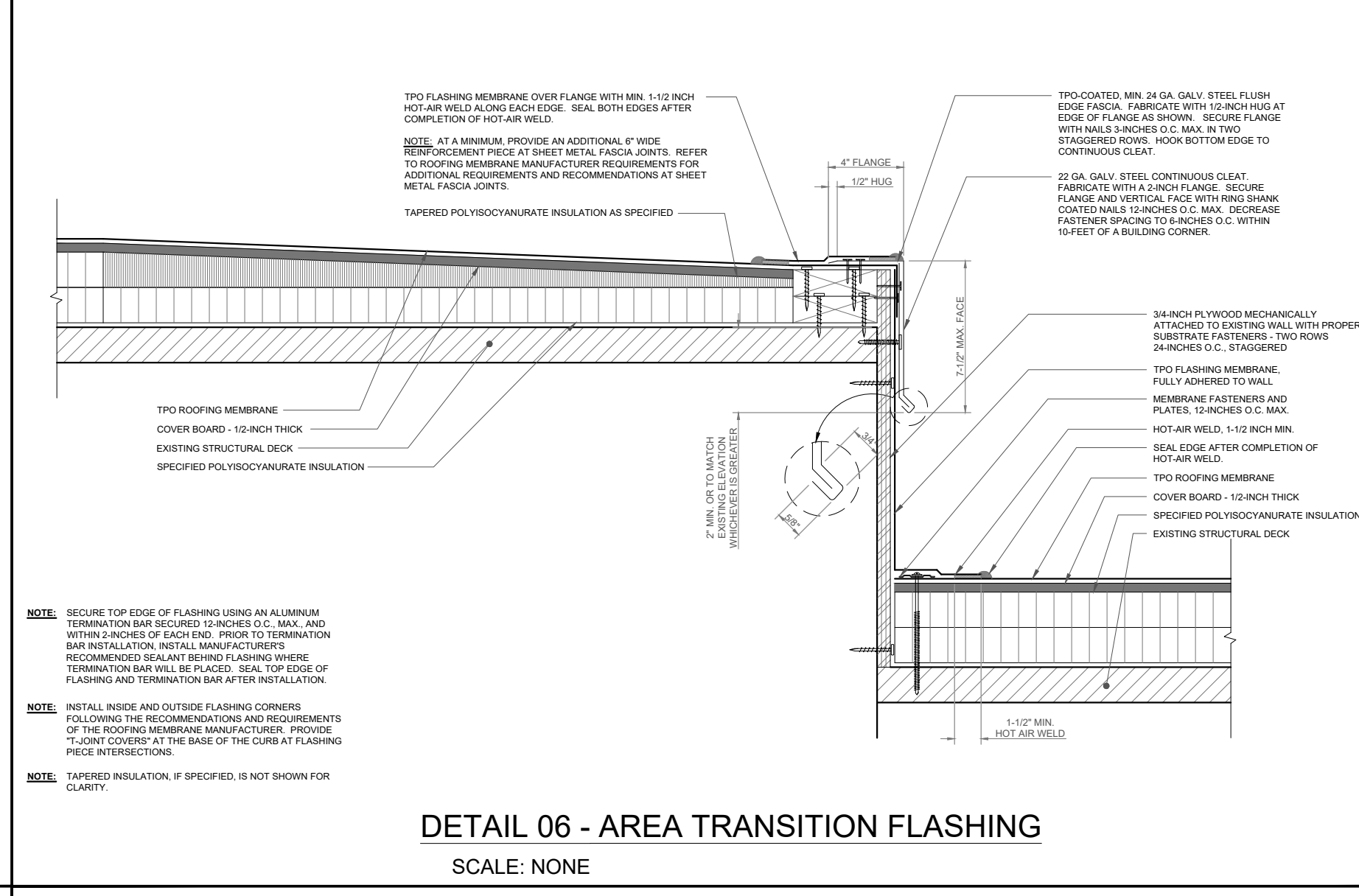
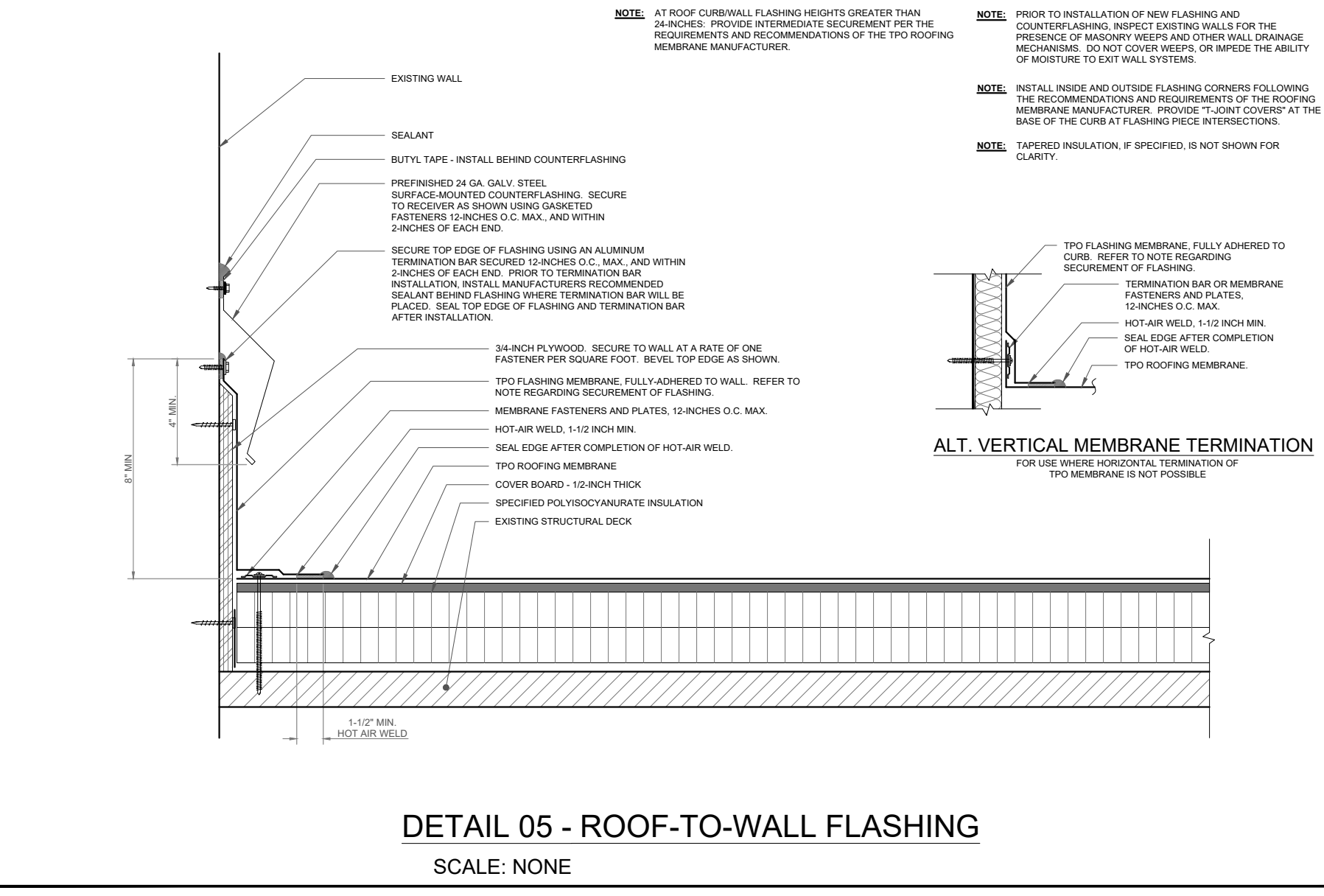
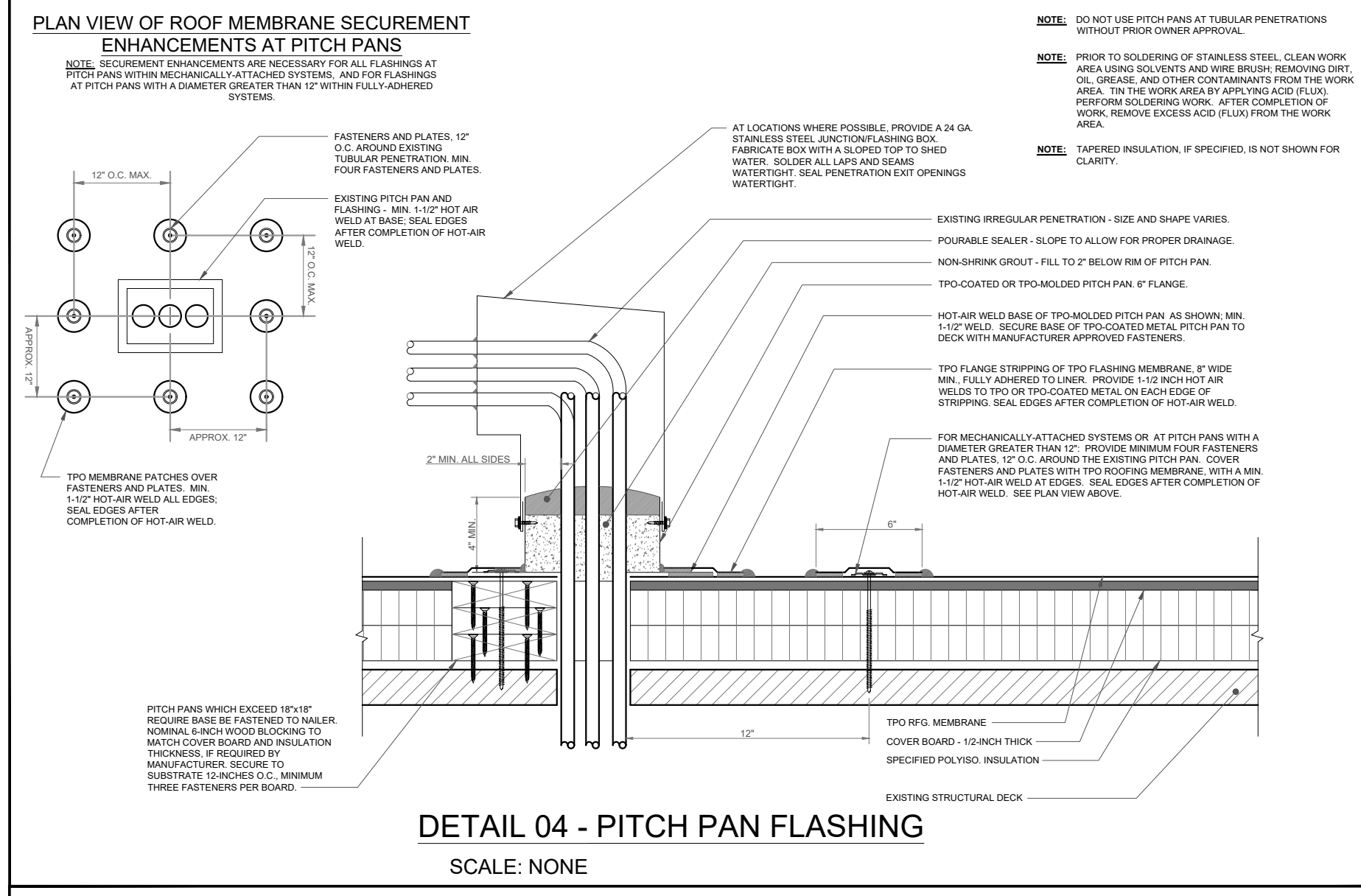
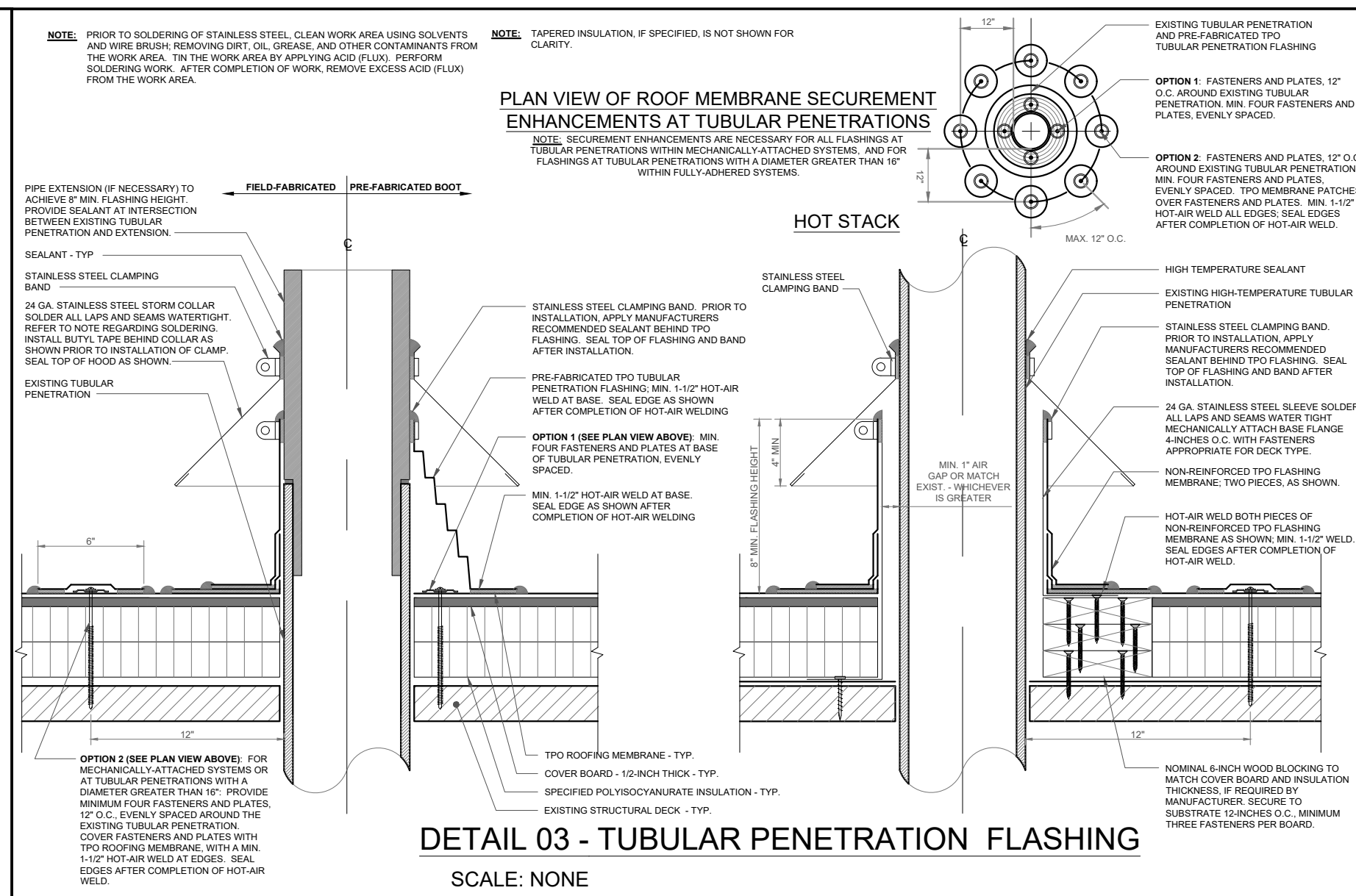
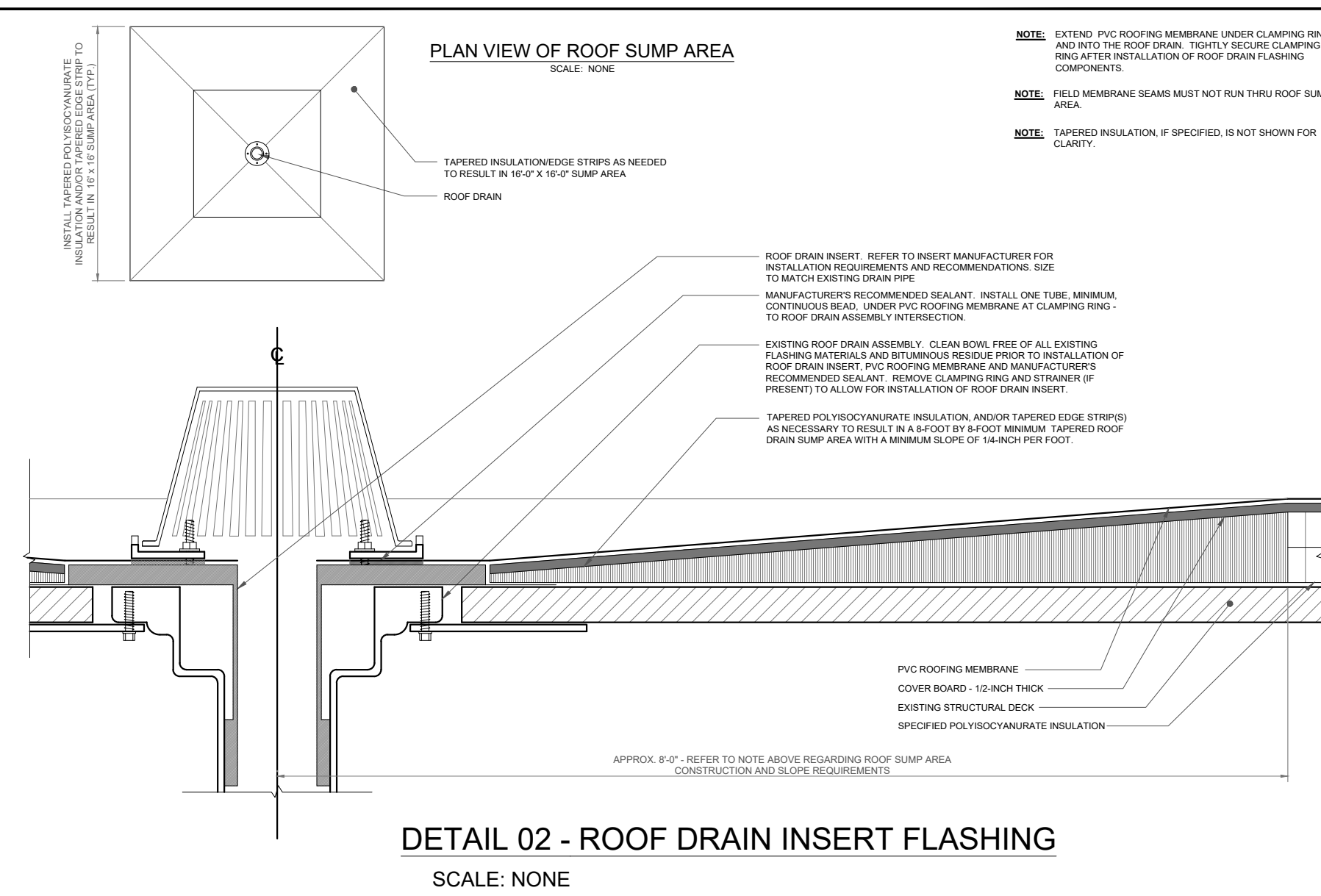
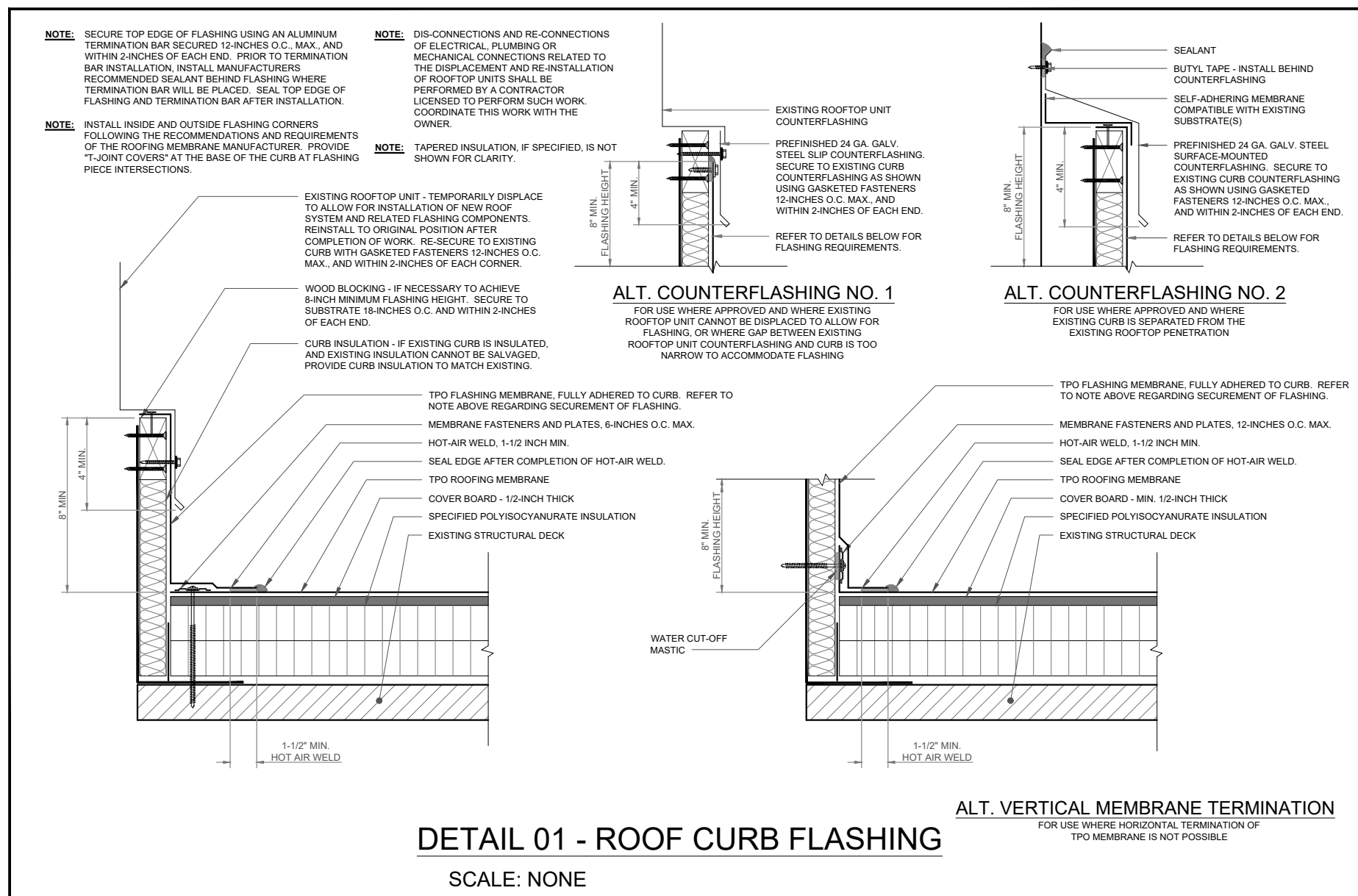
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ELECTRONIC STAMP



SHEET TITLE
Detail Sheet

A3.0
SHEET 6 OF 10



NOTE: AT ROOF CURB WALL FLASHING HEIGHTS GREATER THAN 24 INCHES, PROVIDE INTERMEDIATE SECUREMENT PER THE REQUIREMENTS AND RECOMMENDATIONS OF THE TPO ROOFING MEMBRANE MANUFACTURER.

NOTE: TAPERED INSULATION, IF SPECIFIED, IS NOT SHOWN FOR CLARITY.

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State of Michigan
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PROJECT

State of Michigan
Cadillac Place - Phase 3

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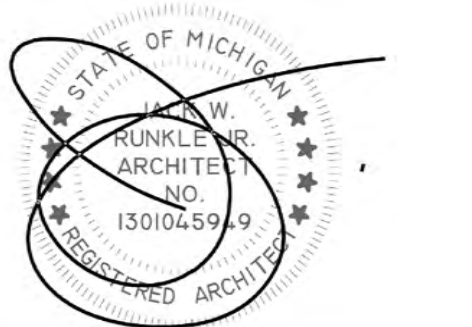
ISSUE

Table with 2 columns: DATE, DESCRIPTION. Rows include 10/14/2024 50% Design Review, 11/14/2024 90% Design Review, 12/17/2024 Issued For Bidding.

File Name:
Drawn By: MD
Checked By: PD, AC, AW, JM

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SHEET TITLE
Detail Sheet

A3.1

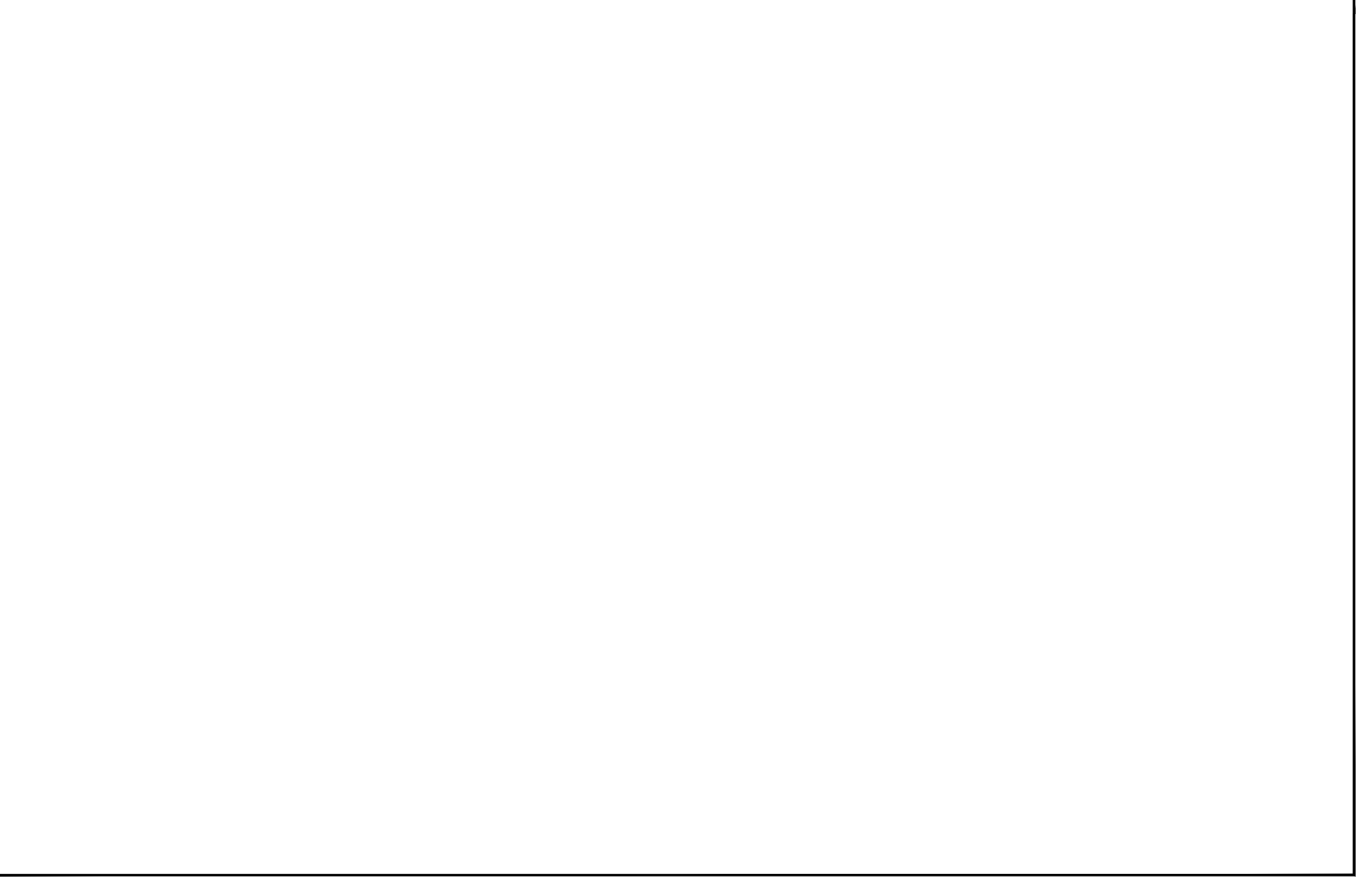
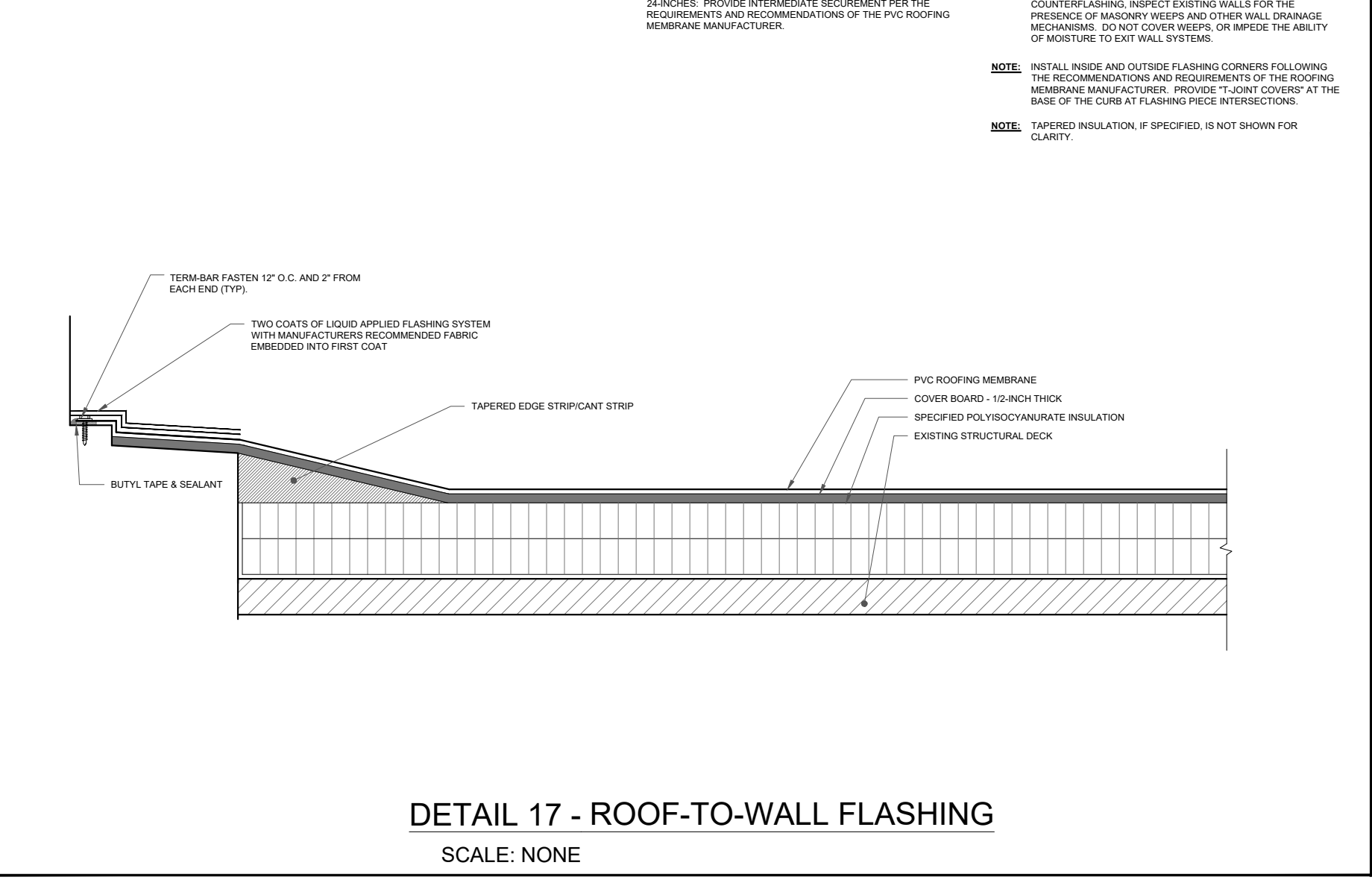
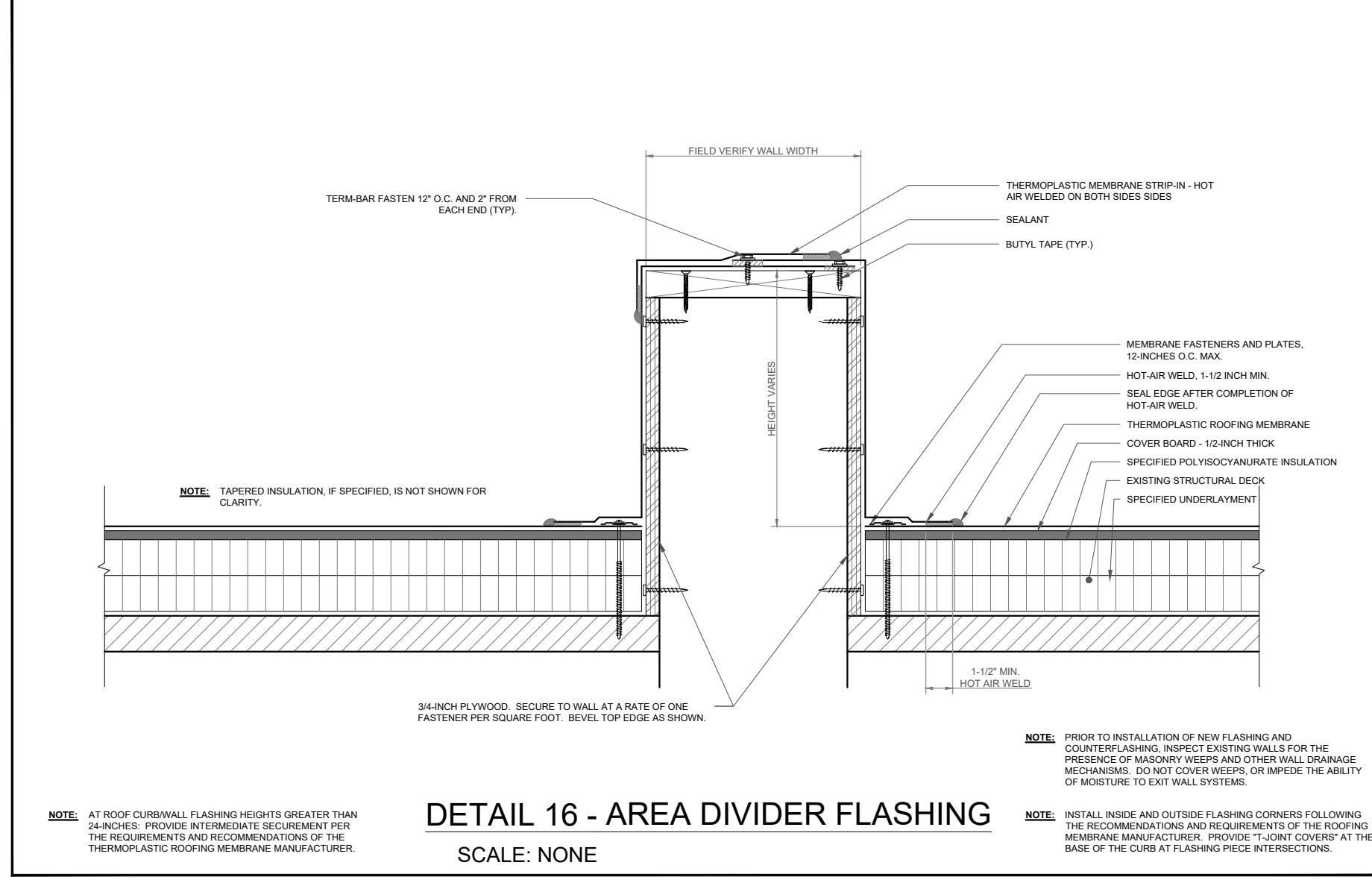
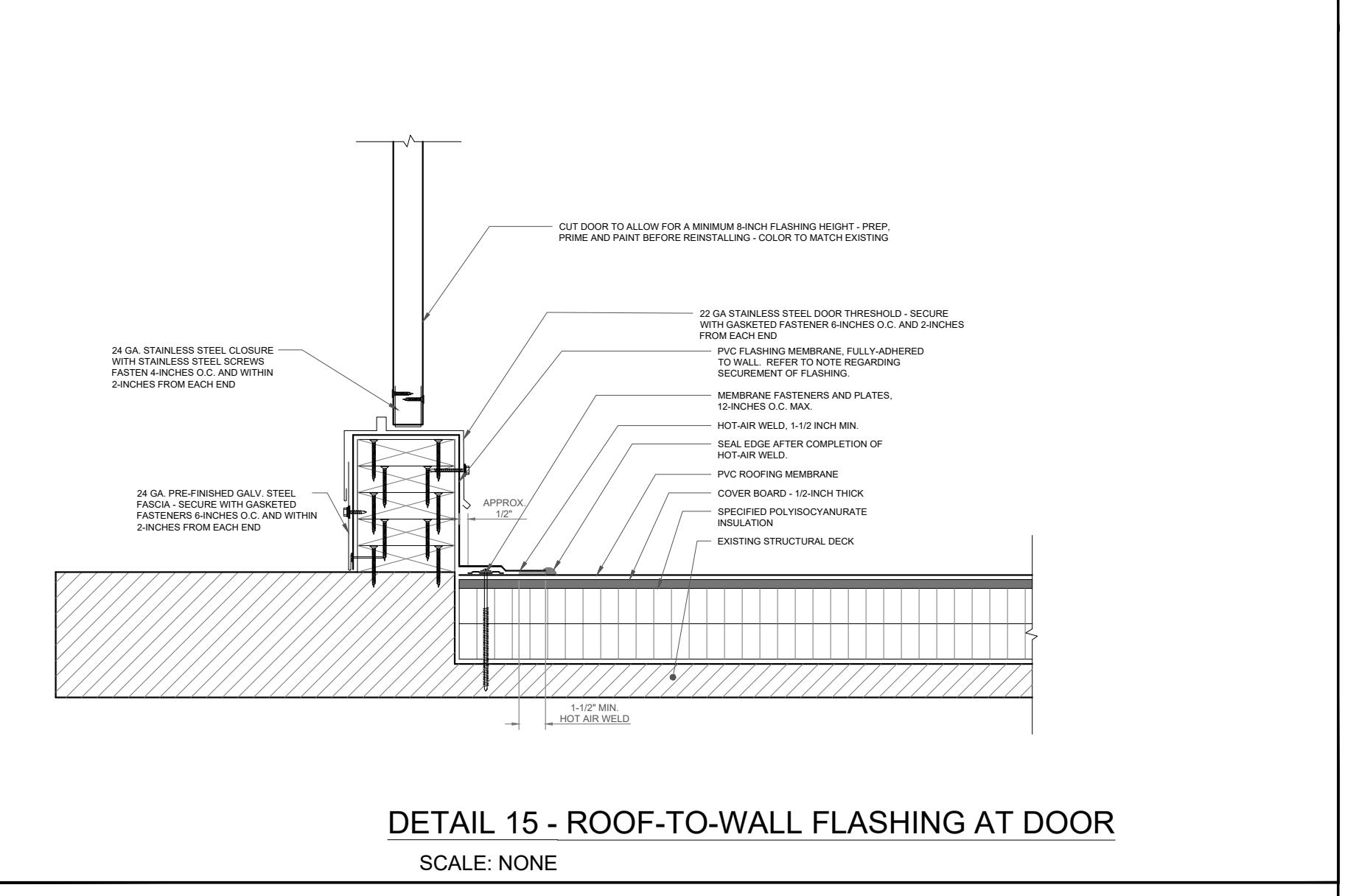
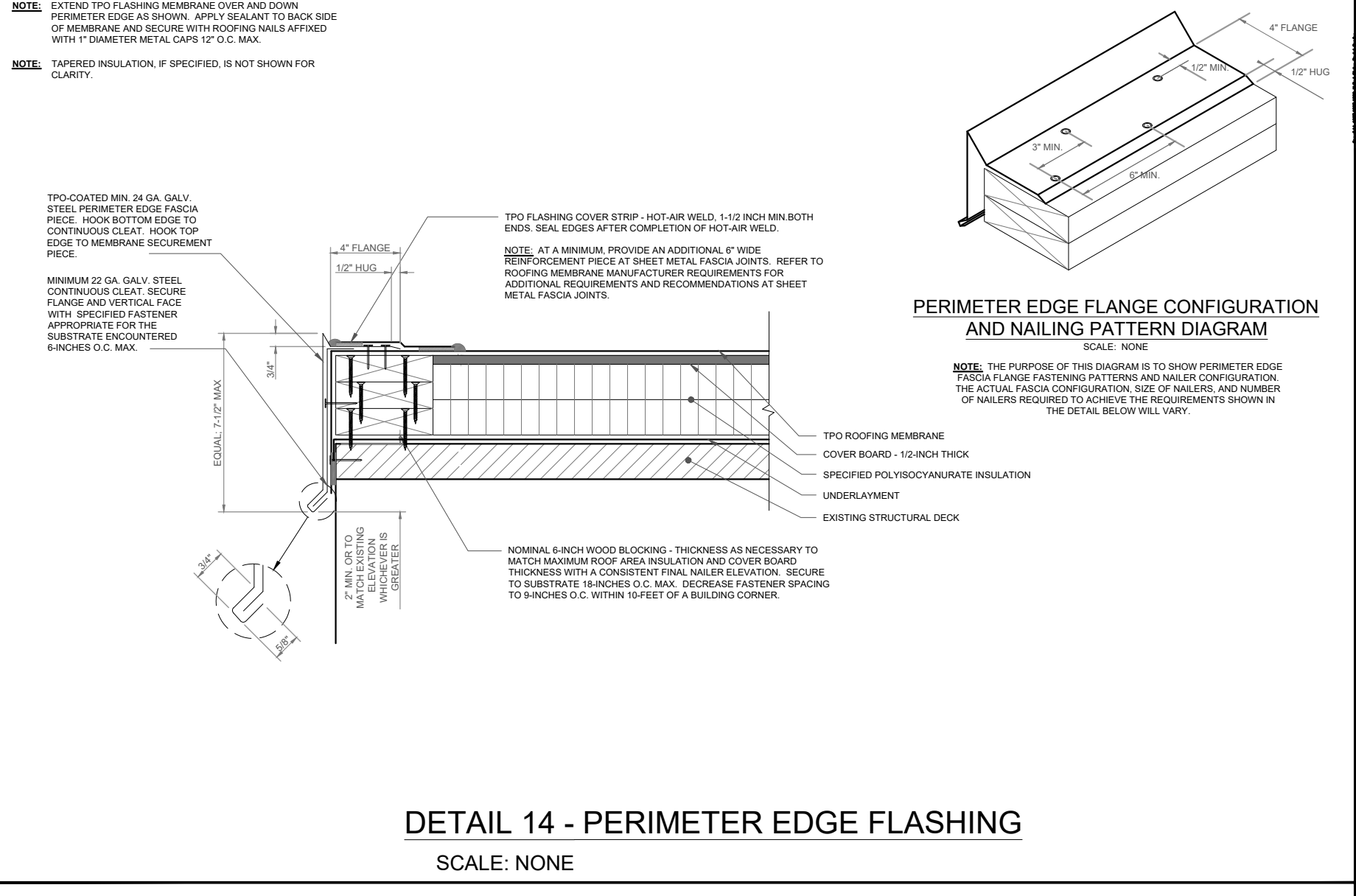
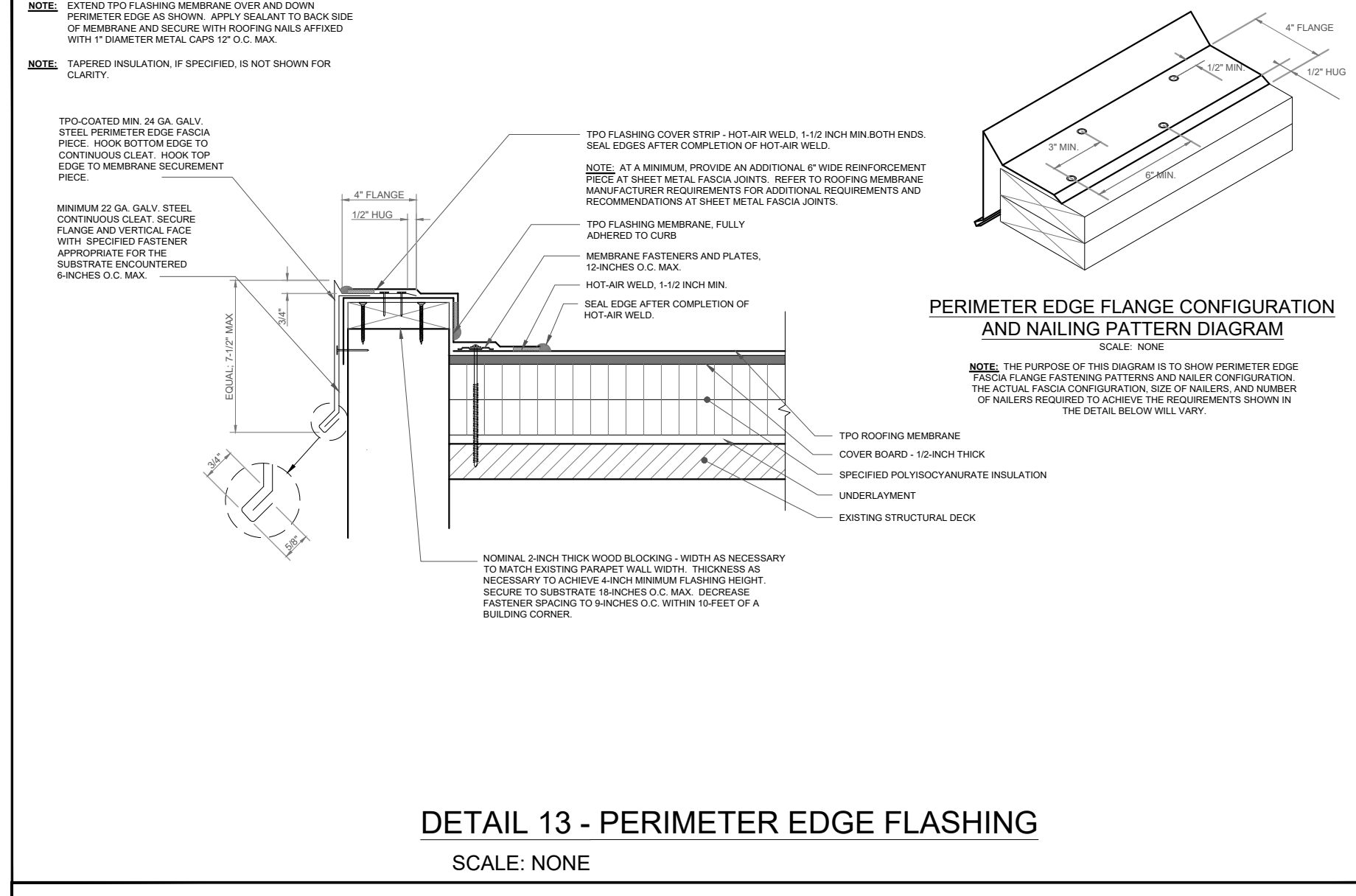
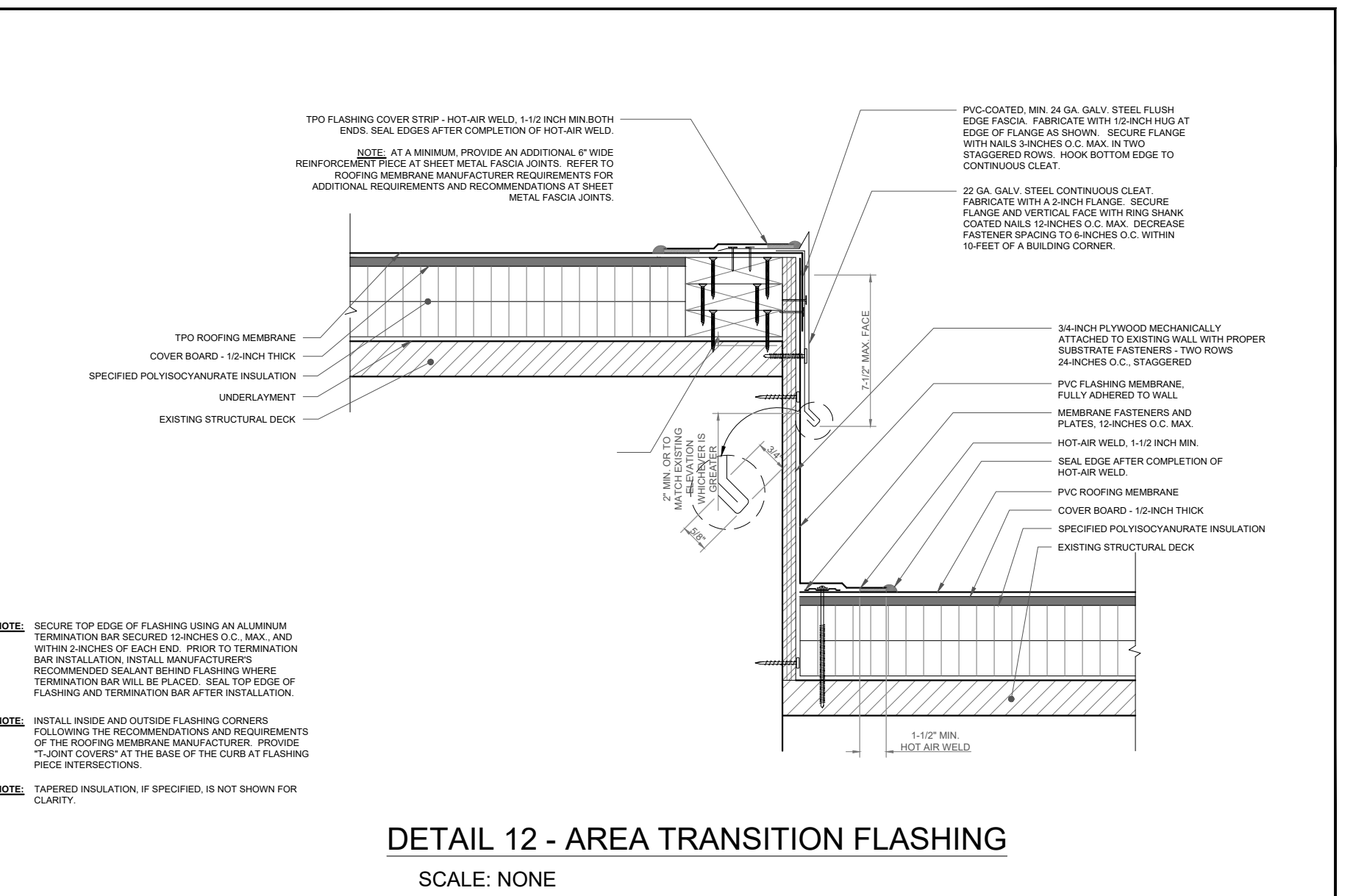
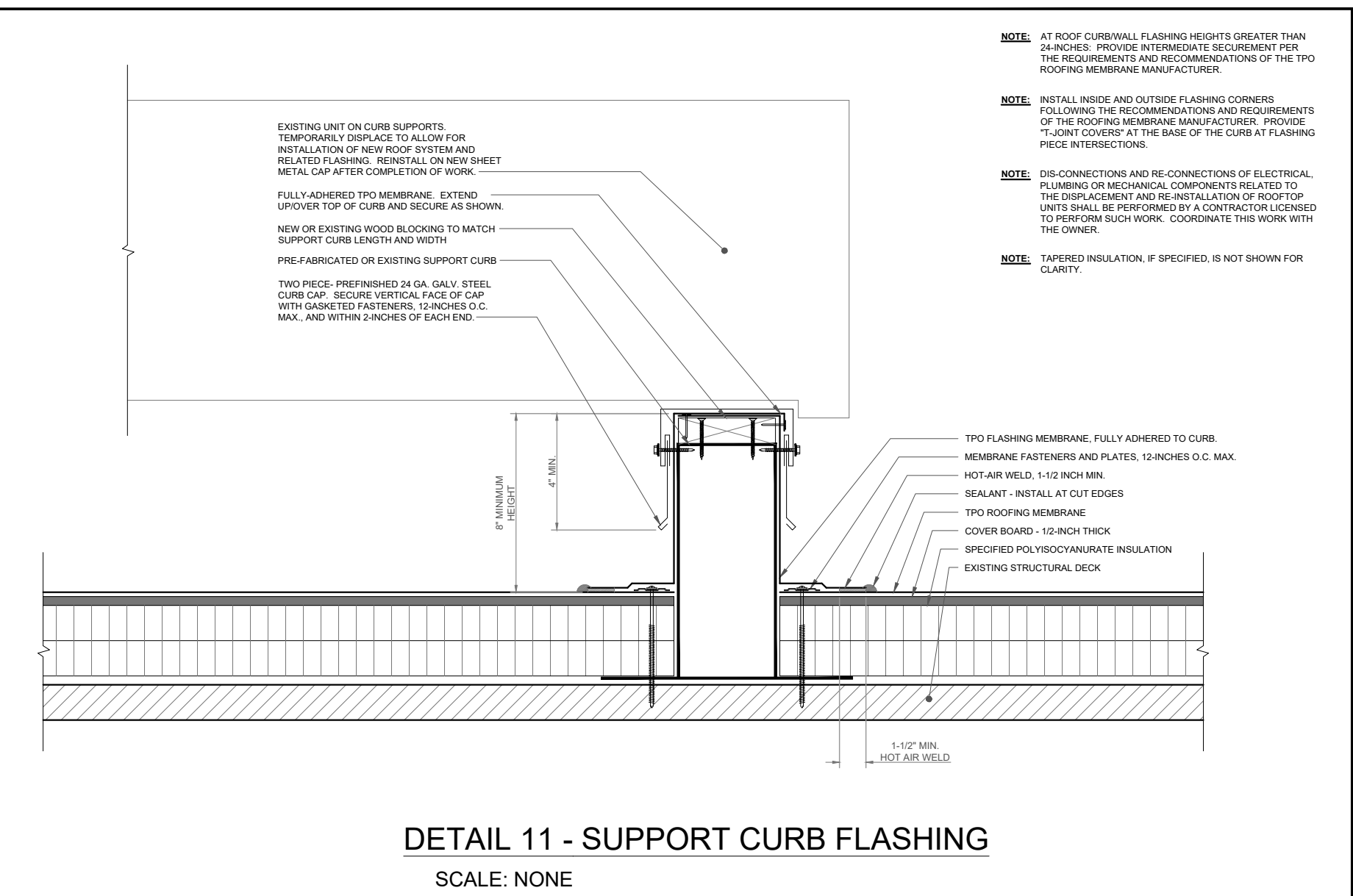
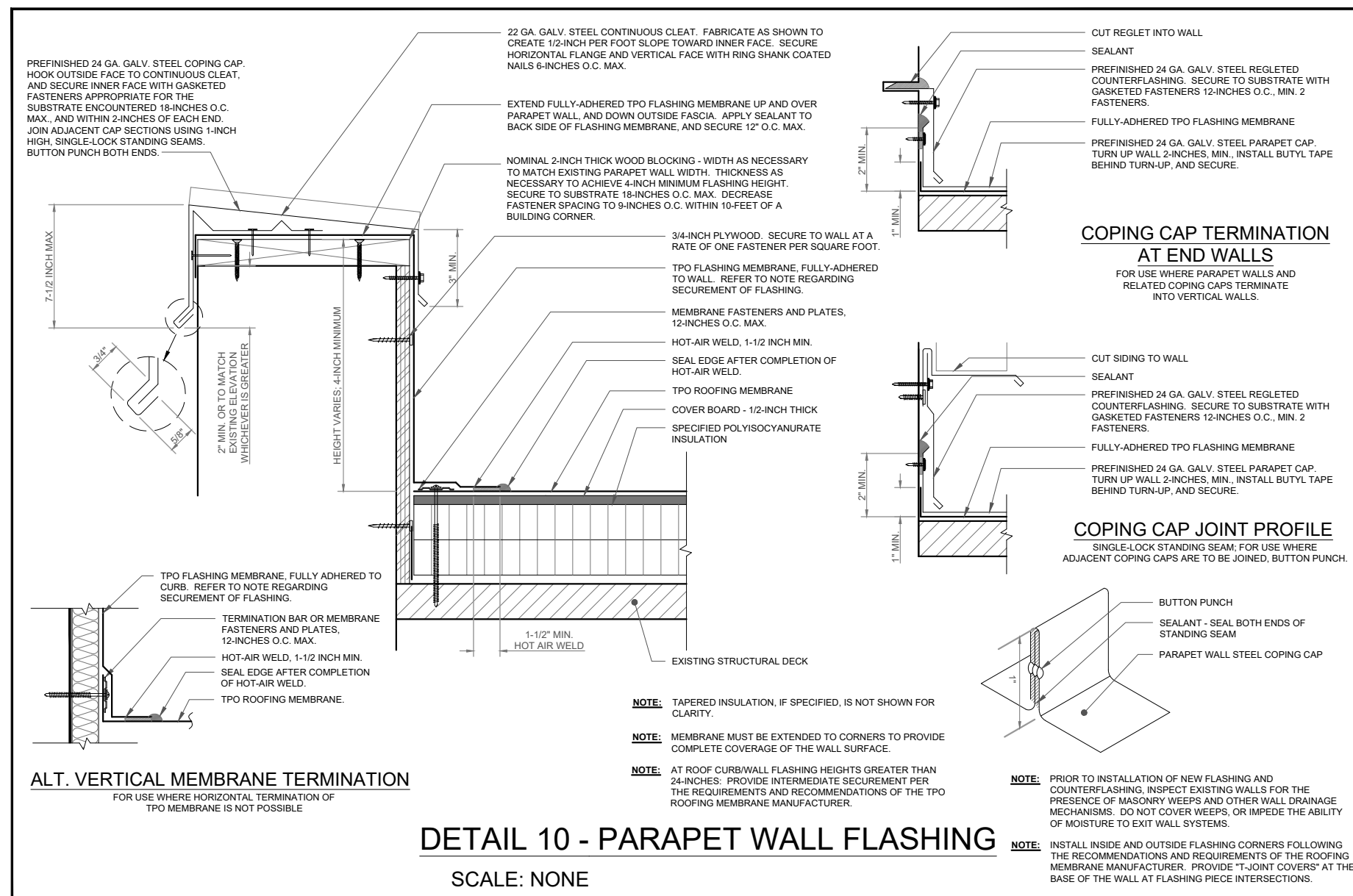




Photo 1

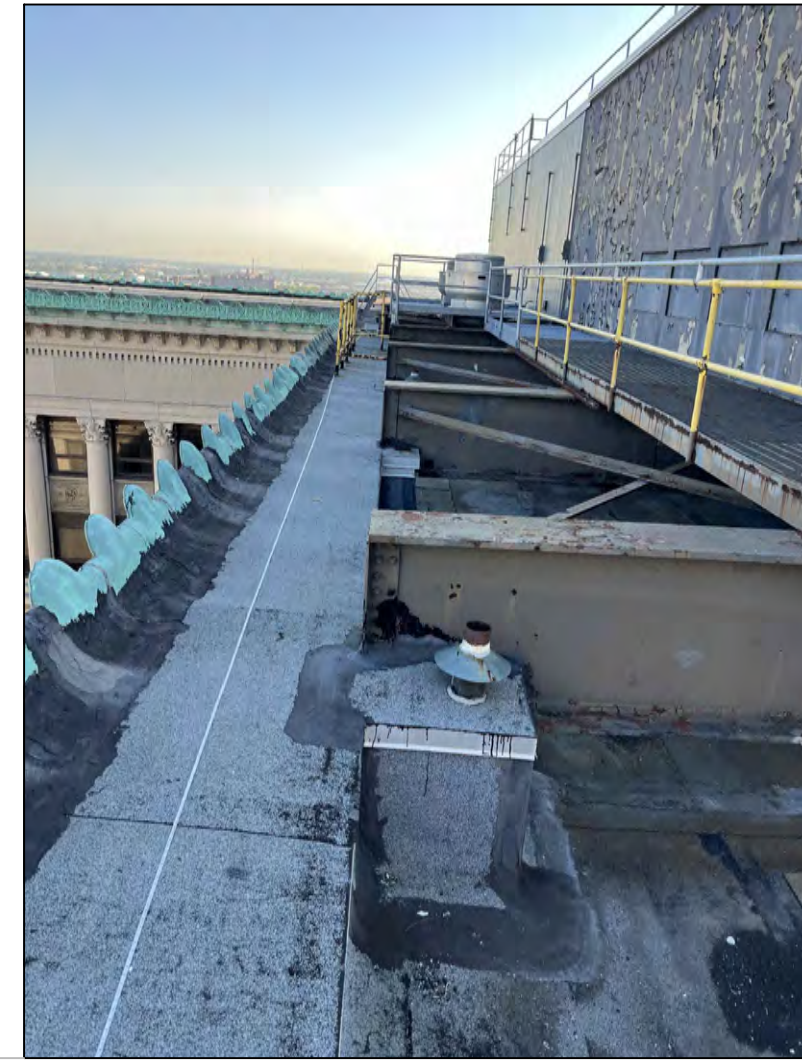


Photo 2



Photo 3



Photo 4

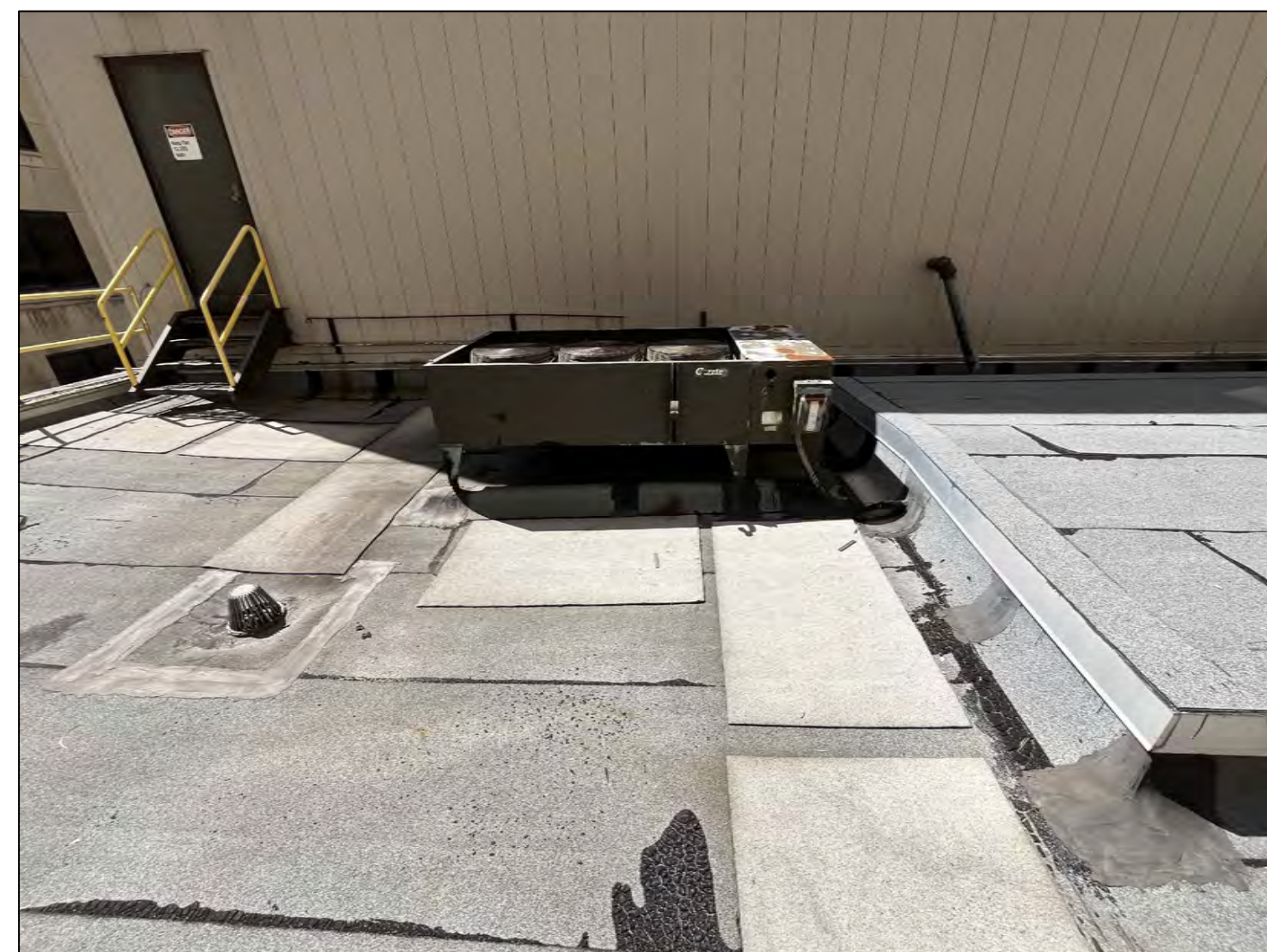


Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

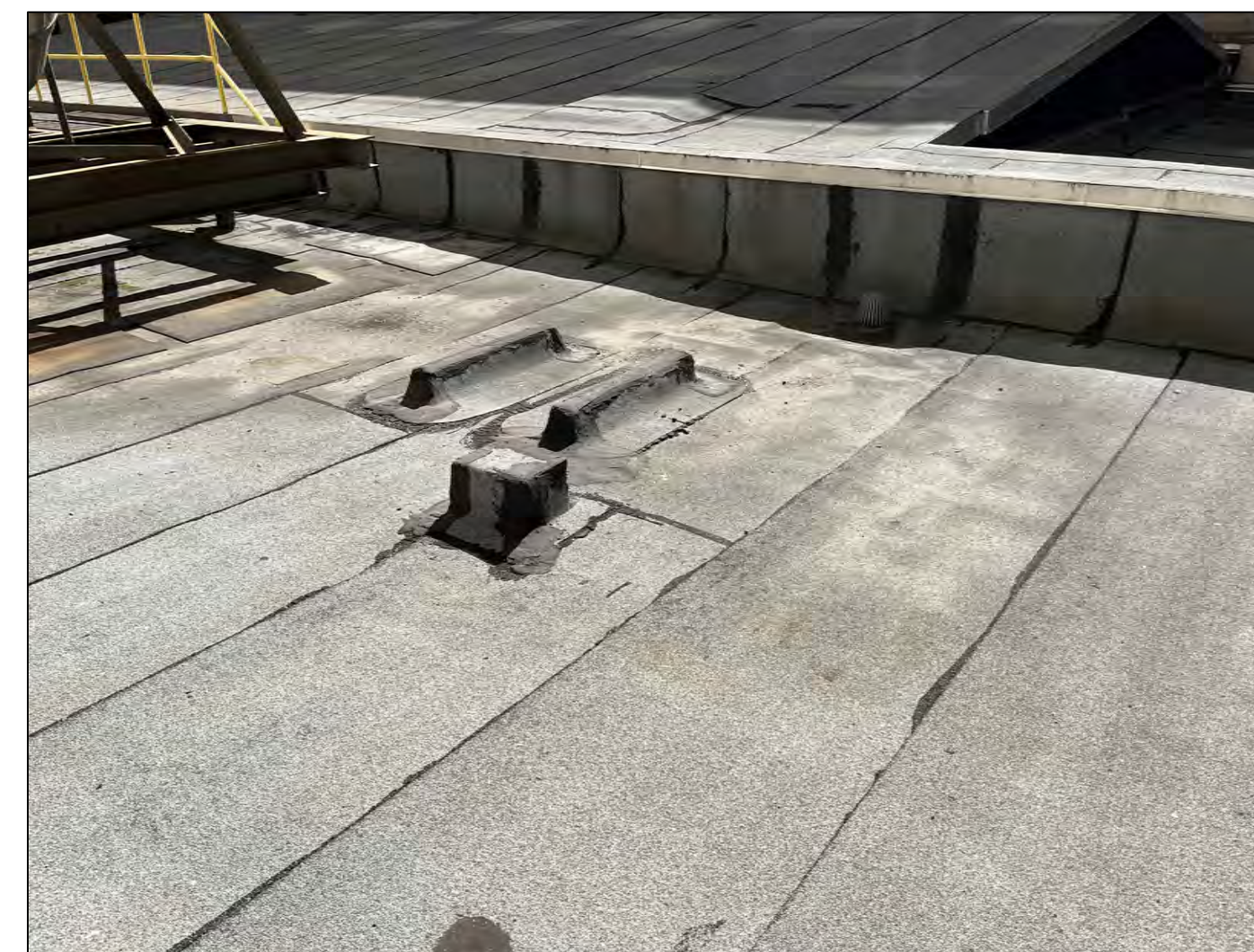


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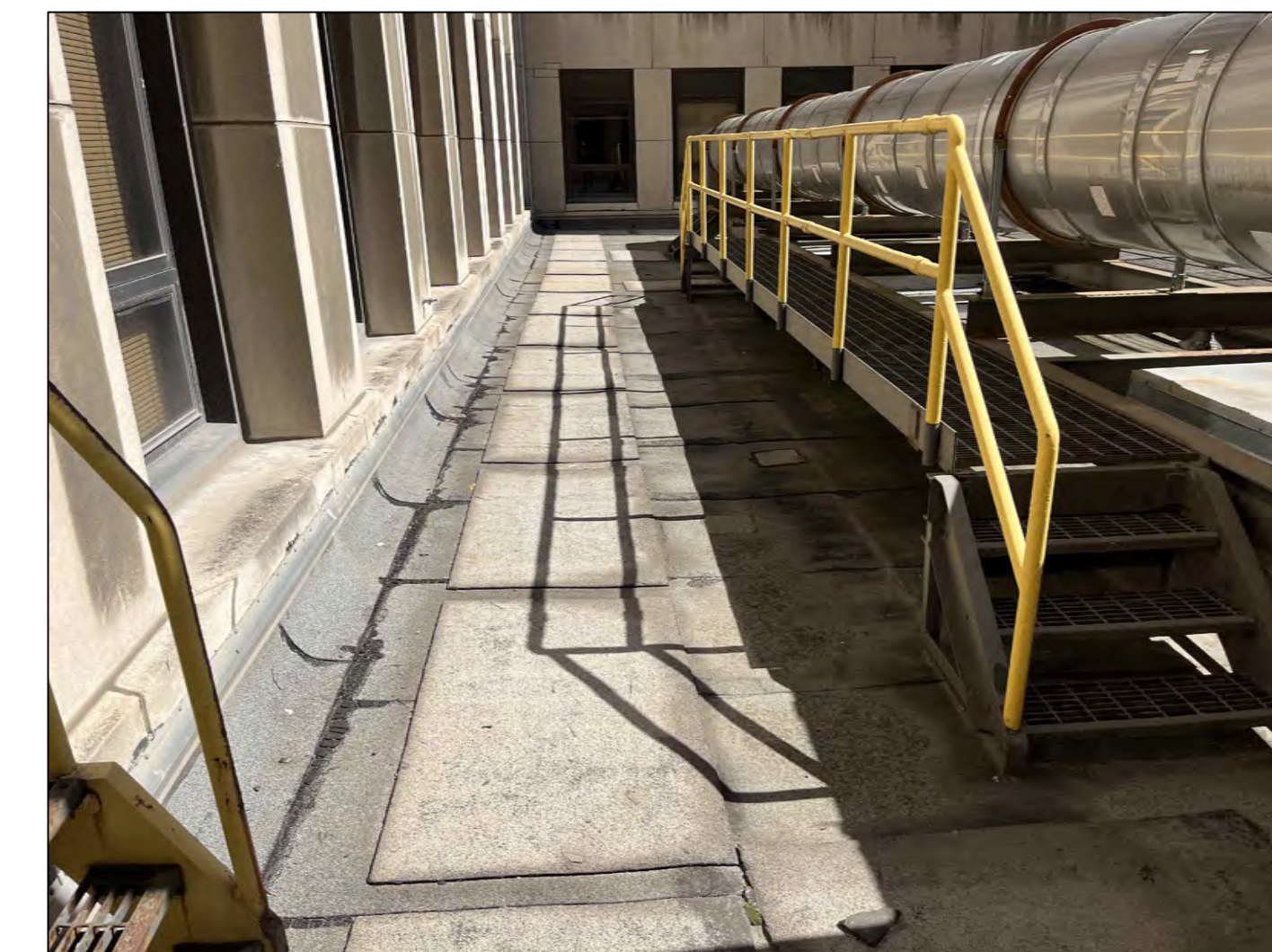


Photo 12

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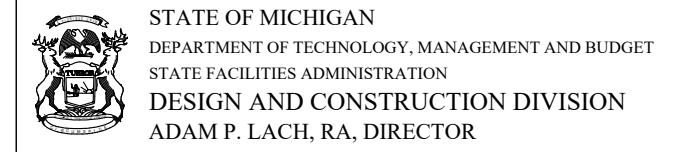


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Department of Technology,  
Management & Budget

PROJECT

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File No.: 171-24098.MNB  
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11/14/2024	90% Design Review
12/17/2024	Issued For Bidding

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Drawn By: MD  
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Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

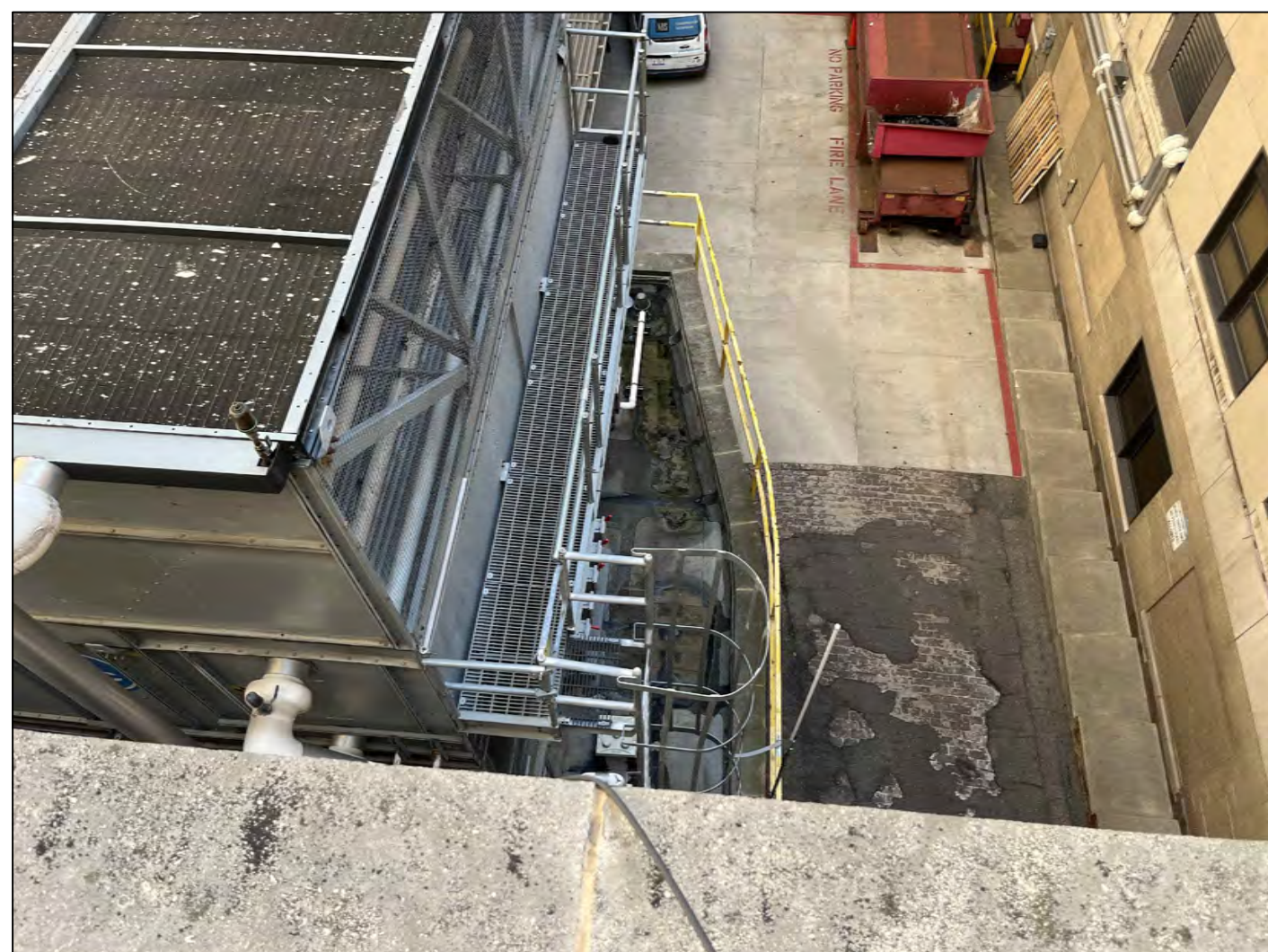


Photo 21



Photo 22



Photo 23



Photo 24

PROFESSIONAL

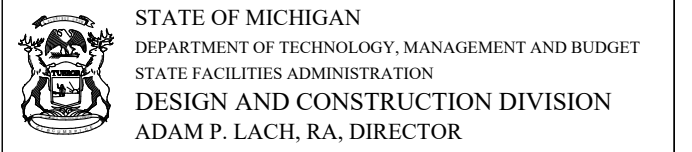


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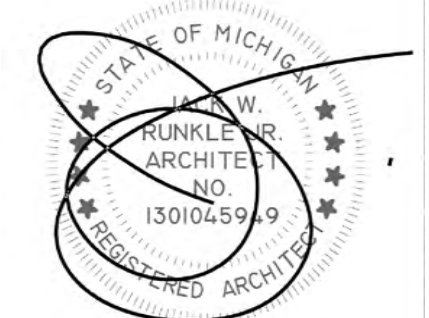
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Photo 25



Photo 26



Photo 27

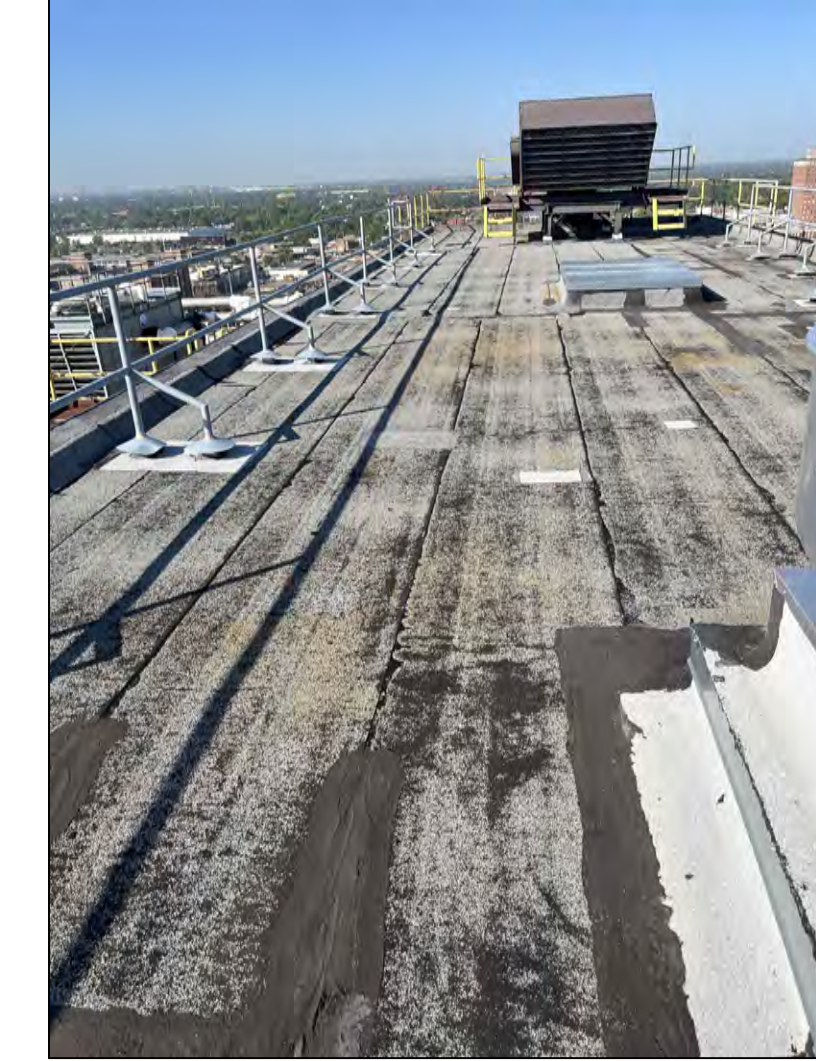


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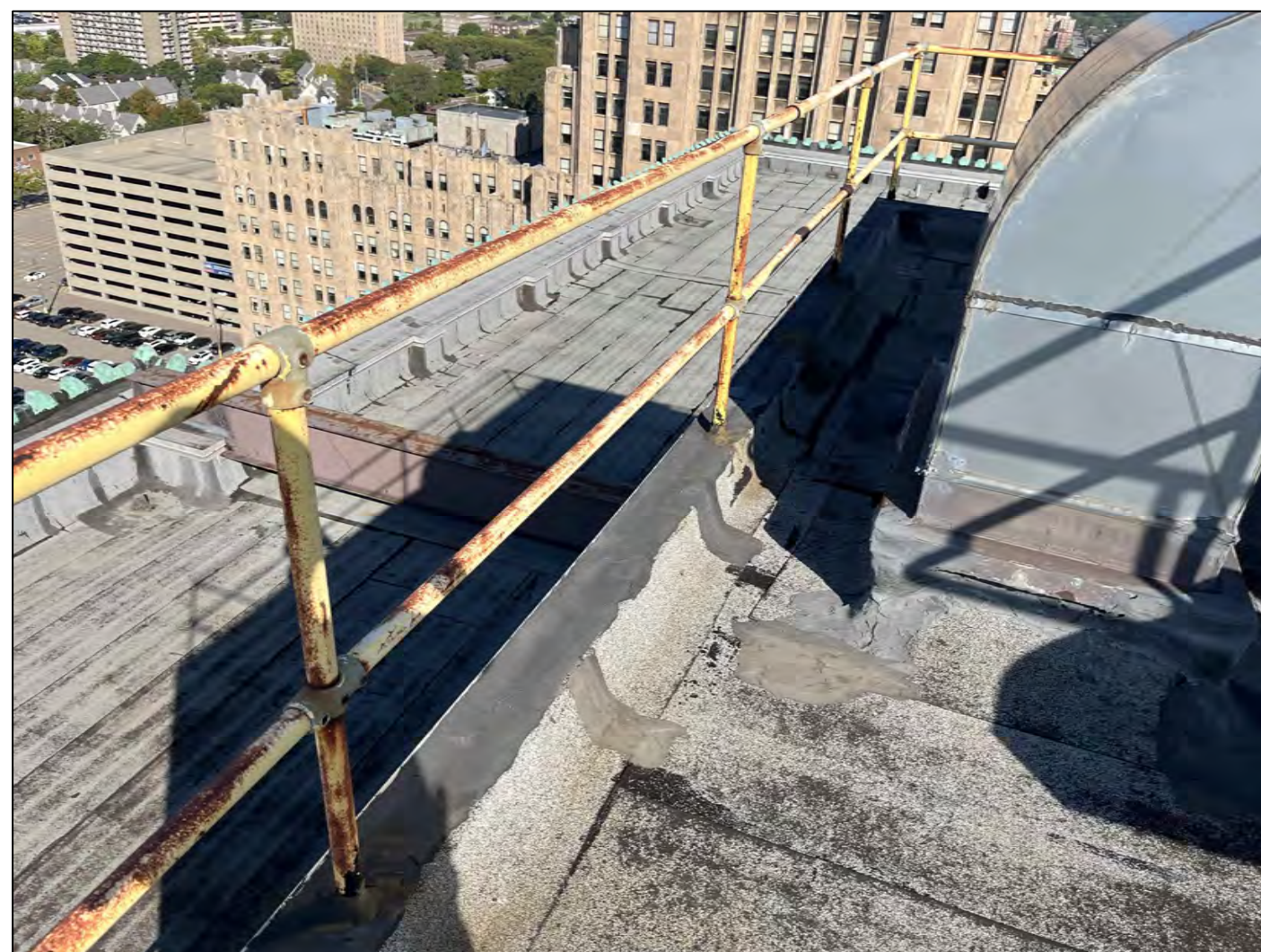


Photo 29



Photo 30

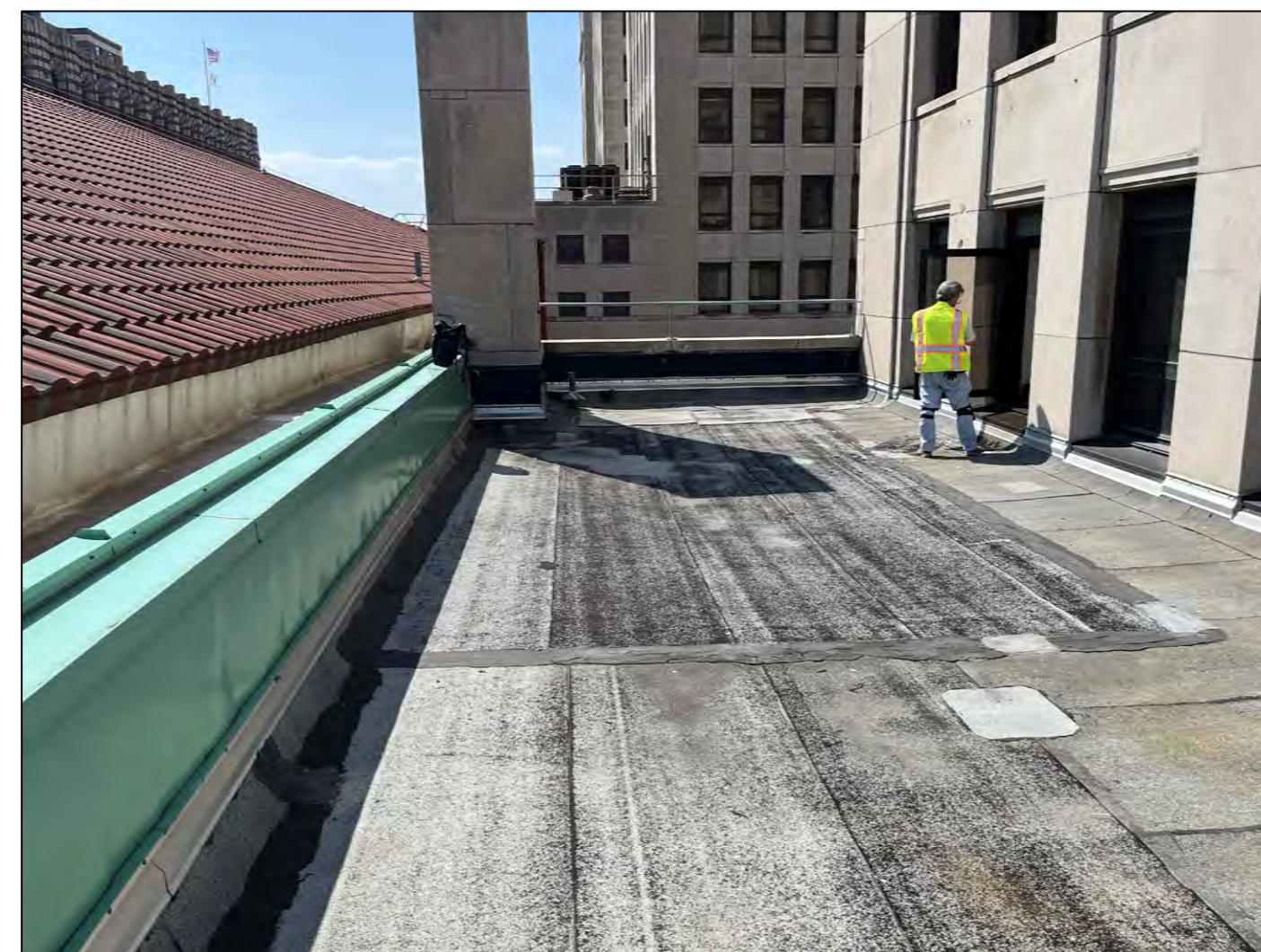


Photo 31



Photo 32



Photo 33

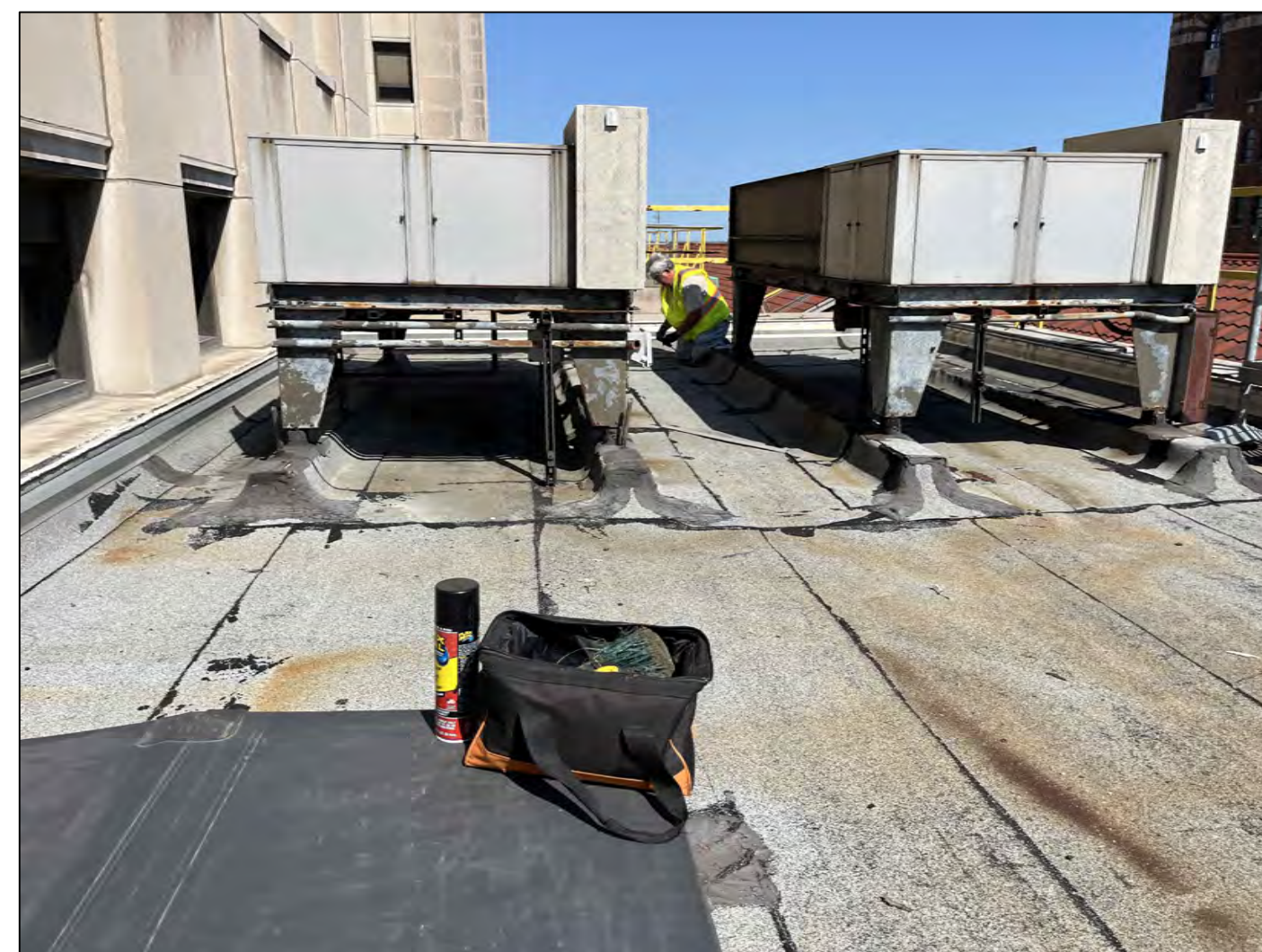


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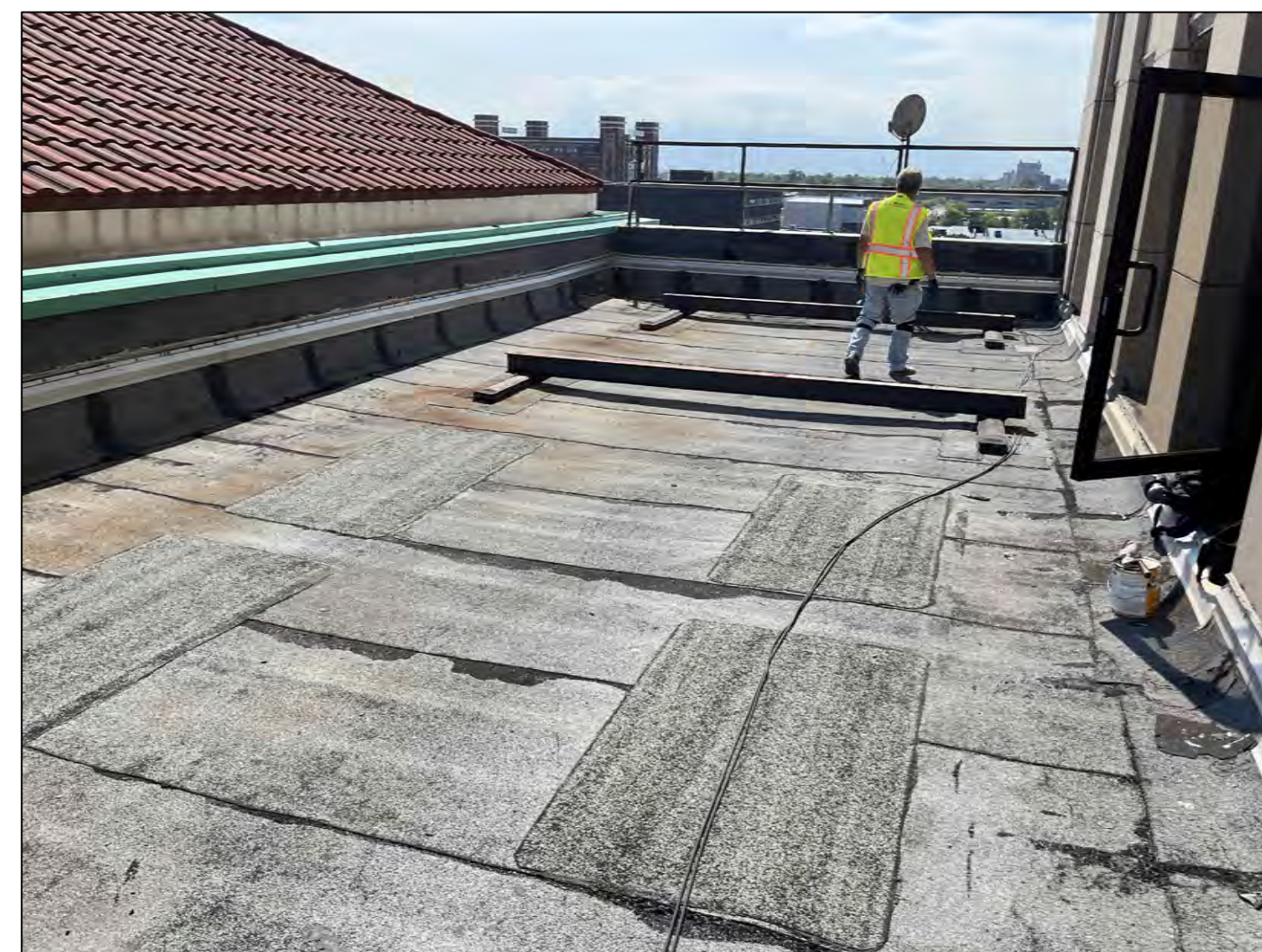


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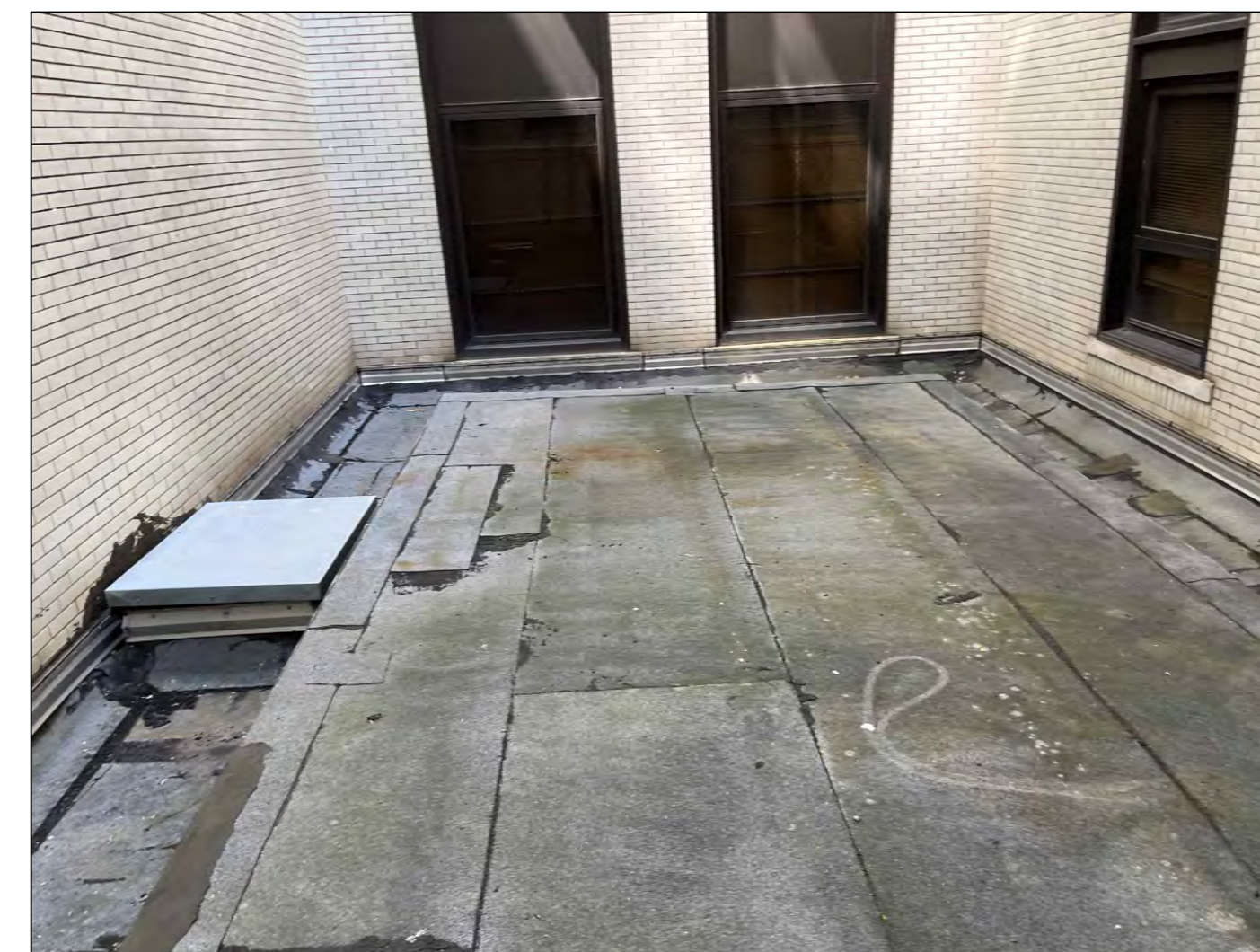


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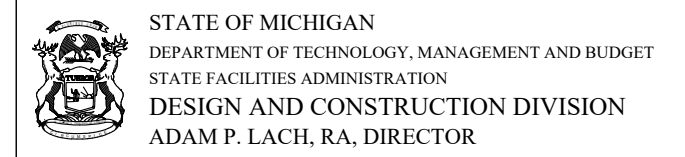


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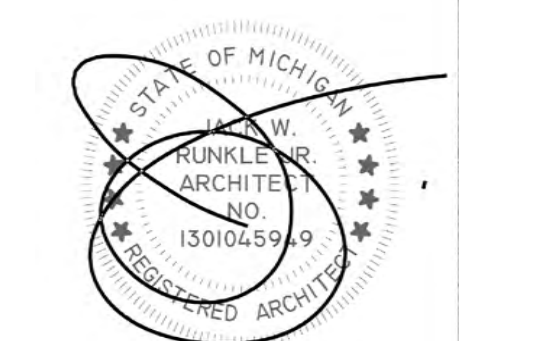
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