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Architects Supplemental Instruction (ASI)

Project: West Birch Apartments and Townhomes	ASI #: 01
Owner: West Birch Estates of Princeton	Date of Issuance: 09/26/19
To: Lumber One Avon	Architect's project #: 616-18

The intent of this ASI is to amend the Project Documents to incorporate various VE items which were unintentionally omitted in previous document revisions. It is not expected that any of the included items will have any impact on current Project Pricing.

Project Manual

APARTMENTS PROJECT MANUAL

1. Section 09 90 05 – Finish Schedule (Attached)
 - a. Revised Carpet Type 6
 - b. Revised Sheet Vinyl Type 1
 - c. Revised Plastic Laminate 3
2. Section 11 31 00 – Residential Appliances (Attached)
 - a. Revised product model numbers

Plans & Details


APARTMENTS DRAWINGS

1. Removed text notes referring to cellular PVC trim and replaced them with text notes referring to steel clad trim. Refer to the following sheets (Attached):
 - a. Sheet A310 – Wall Section – detail 2/A310
 - b. Sheet A602 – Exterior Details – Detail 3/A602
 - c. Sheet A603 – Exterior Details at Openings – 2/A603, 4/603
2. Removed medicine cabinets. Refer to the following sheets (Attached):
 - a. Sheet A410 – Enlarged Plans – Unit Types A, A.1, B, & F - Detail 1/A410, 2/A410, 3/A410
 - b. Sheet A411 - Enlarged Plans – Unit Types C, C.1 & D – 1/A411, 2/A411
 - c. Sheet A412 - Enlarged Plans – Unit Types E (ACC) & C.2 (ACC) – 2/A412, 4/A412

3. Sheet S112 (Attached):

- a. Revised note C.3. to provide 15/32" roof sheathing ILO previously indicated 5/8" roof sheathing.

Issued By:



Lori Hunke, AIA, NCARB
Project Manager
Blumentals/Architecture

ATTACHMENTS:

Project Manual:

- Section 09 90 05 – Finish Schedule
- Section 11 31 00 – Residential Appliances

Drawing Sheets:

- Architecture: A310, A410, A411, A412, A602, and A603
- Structural: S112

West Birch Apartments, Princeton, MN



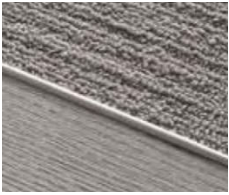



ID CODE	DESCRIPTION	LOCATION
INTERIOR FINISHES		
P1 	Product: Paint Mfg: Sherwin Williams Color: SW7043 Worldly Gray Finish: P1A: Eggshell (Walls)	Unit walls
P2 	Product: Paint Mfg: Sherwin Williams Color: SW7030 Anew Gray Finish: Eggshell	Field Color - All common area walls unless otherwise specified.
P3 	Product: Paint Mfg: Sherwin Williams Color: SW7018 Dovetail Finish: Eggshell	Accent Color (See finish floor plan for locations)
P4 	Product: Paint Mfg: Sherwin Williams Color: SW6235 Foggy Day Finish: Eggshell	Accent Color (See finish floor plan for locations)
P5 	Product: Paint Mfg: Sherwin Williams Color: SW9186 Caramelized Finish: Eggshell	Accent Color (See finish floor plan for locations)
P6 	Product: Paint Mfg: Sherwin Williams Color: SW7570 Egret White Finish: Satin Enamel	Painted trim & casing
P7 	Product: Paint Mfg: Sherwin Williams Color: SW7006 Extra White Finish: Flat (Ceilings) Eggshell (Walls)	All ceilings Maintenance Mechanical

<p>WT</p> 	<p>Wall & Ceiling Texture: Knock Down</p> <p>Knock Down Procedure: Apply as spatter as described except use material at heavy latex-paint consistency. After spattering surface, wait about 10-15 min., then very lightly flatten only tops of spatters with flat blade or flat hand trowel. Size of spatters depends on pressures used.</p> <p>Application: Spray Equipment: Pole gun, hopper, or Binks 7D, Binks 7E2 gun or equivalent Sample: Provide a 2' x 2' sample for approval prior to starting any work.</p>	
<p>C1</p> 	<p>Product: Carpet Broadloom Mfg: Shaw Contract Collection: Quiet Canvas Style: Sentiment 60775 Color: Emotion 00753 Contact: Kari Lyford 612.750.2381 kari.lyford@shawinc.com</p>	<p>Unit Bedrooms & bedroom closets.</p>
<p>C2</p> 	<p>Product: Carpet Tile Mfg: Shaw Contract Collection: Bright Work Style: Allure 59327 Color: Gloss 27761 Contact: Kari Lyford 612.750.2381 kari.lyford@shawinc.com</p>	<p>Corridors</p>
<p>C3</p> 	<p>Product: Carpet Tile Mfg: Shaw Contract Collection: Space Worx Style: Primary Tile 5T123 Color: Slate 17760 Contact: Kari Lyford 612.750.2381 kari.lyford@shawinc.com</p>	<p>Community Room, Office</p>
<p>C4</p> 	<p>Product: Carpet Tile Mfg: Shaw Contract Style: TruColours Tile 59368 Color: Slate 68481 Contact: Kari Lyford 612.750.2381 kari.lyford@shawinc.com</p>	<p>Corridor accent at unit entries</p>

<p>C5</p> 	<p>Product: Carpet Tile Mfg: Shaw Contract Collection: All Access Style: Path Tile 5T034 Color: Ebony 34500 Contact: Kari Lyford 612.750.2381 kari.lyford@shawinc.com</p>	<p>Vestibules</p>
<p>C6</p> 	<p>Product: Broadloom Carpet Mfg: Shaw Contract Collection: Bright Work Style: Amplify 5A176 Color: Gloss 27761 Contact: Kari Lyford 612.750.2381 kari.lyford@shawinc.com</p>	<p>Stairs</p>
<p>LVT1</p> 	<p>Product: Luxury Vinyl Plank – Glue Down Mfg: Shaw Contract Collection: Terrain II Style: Terrain II 12 Mil 0453V Alternate: Terrain II 20 Mil 0454V Color: Pirch 00684 Plank Size: 6” x 48” x 2.5mm Wear Layer: 12 Mil. / Alt: 20mil Contact: Kari Lyford 612.750.2381 kari.lyford@shawinc.com</p>	<p>Unit all rooms except bedrooms and bedroom closets</p>
<p>LVT2</p> 	<p>Product: Luxury Vinyl Plank – Glue Down Mfg: Shaw Contract Collection: Terrain II Style: Terrain II 20 Mil 0454V Color: Aspen 05019 Plank Size: 6” x 48” x 2.5mm Wear Layer: 20mil Contact: Kari Lyford 612.750.2381 kari.lyford@shawinc.com</p>	<p>Common areas – Lobby, Community Room, Nurse</p>
<p>SV1</p> 	<p>Product: Sheet Vinyl Mfg: Mannington Commercial Collection: Paradigm Style: Intersect Color: Precedent PD117</p>	<p>Laundry Room</p>


SECTION 09 90 05
Finish schedule

REVISIONS: 09/25/19

<p>VB1</p> 	<p>Product: Vinyl Wall Base Mfg: Johnsonite Style: 4" Traditional Cove Color: Zephyr #31</p>	<p>Unit wall base – exception bedrooms & bedroom closet</p> <p>Laundry Room</p>
<p>VB2</p> 	<p>Product: Vinyl Wall Base Mfg: Johnsonite Style: 4" Traditional Cove Color: Burnt Umber #63</p>	<p>Wall base for</p> <ul style="list-style-type: none"> - Maintenance - Mechanical
<p>VT1</p> 	<p>Product: Vinyl Floor Transition Mfg: Tandus Collection: Tandus/Metal Edge Collection Color: TBD Item: Transition Strip Size: ME002</p>	<p>Floor transition between LVT & Carpet where that condition exists.</p>
<p>T1</p> 	<p>Product: Porcelain Field Tile Mfg: Daltile Collection: Timber Glen Color: Thatch Size: 12" x 24" Grout: Mapei – Pewter #02</p>	<p>Women's & Men's Restroom – Floor + Hall at drinking fountains.</p>
<p>T2</p> 	<p>Product: Porcelain Wall Tile Mfg: Daltile Collection: Modern Dimensions Color: Matte Artic White Size: 4" x 8" Grout: Mapei – Pewter #02</p>	<p>Women's & Men's Restrooms – Wall Tile</p>
<p>T3</p> 	<p>Product: Porcelain Wall Tile Mfg: American Olean Collection: Strategies Mosaics Color: Metal Method ST73 Size: 13" x 13" Sheet Grout: Mapei – Pewter #02</p>	<p>Community Room Kitchenette Backsplash</p>






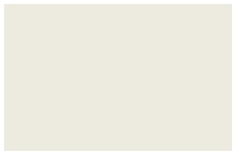
SECTION 09 90 05
Finish schedule

REVISIONS: 09/25/19

<p>T4</p> 	<p>Product: Porcelain Wall Tile Mfg: Daltile Collection: Modern Dimensions Color: Artic White – Semi Gloss Size: 4” x 4” Grout: Mapei – White</p>	<p>Unit #02 – Roll-In Shower Walls</p>
<p>MT1</p> 	<p>Product: Metal Trim Mfg: Schluter Systems Item: Dilex Finish: Brushed Nickel Anodized Aluminum</p>	<p>Women’s & Men’s Restroom – Cove between walls & floor</p>
<p>MT2</p> 	<p>Product: Metal Trim Mfg: Schluter Systems Item: Rondec Finish: Brushed Nickel Anodized Aluminum</p>	<p>Women’s & Men’s Restroom –Trim to be used at exposed wall tile edges. – Edges where tile meets painted gyp. bd.</p>
<p>MT3</p> 	<p>Product: Metal Transition Mfg: Schluter Systems Item: Schiene Finish: Brushed Nickel Anodized Aluminum</p>	<p>Edge protection between carpet and tile in all areas where that condition exists.</p>
<p>SC1</p>	<p>Product: Sealed Concrete</p>	<p>Utility/Maintenance/ Mechanical Rooms</p>
<p>PL1</p> 	<p>Product: Plastic Laminate Mfg: Wilsonart Color: Sierra Cascade 5005 Finish: 38 Fine Velvet Texture (Standard)</p>	<p>Unit Kitchen countertops</p>
<p>PL2</p> 	<p>Product: Plastic Laminate Mfg: Formica Color: Mineral Spa 6920 Finish: Matte 58</p>	<p>Laundry Room folding table</p>






SECTION 09 90 05
Finish schedule

REVISIONS: 09/25/19


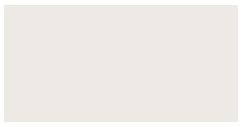


<p>PL3</p> 	<p>Product: Plastic Laminate Mfg: Formica Color: Espresso Pear 5489-NT Finish: Naturelle</p>	<p>Restroom Vanity valance & protection panels.</p>
<p>SS1</p> 	<p>Product: Quartz Mfg.: Silestone Color: Gray Expo Edge Style: Eased Edge</p>	<p>Community Room Kitchenette Countertop</p>
<p>SS2</p> 	<p>Product: Quartz Mfg.: Silestone Color: Blanco Maple Edge Style: Eased Edge Bowl Color: White</p>	<p>Women's & Men's Restroom – Vanity Tops</p>
<p>CM1</p> 	<p>Product: Cultured Marble Mfg.: Central Marble Products, Inc. Color: Pure White (145) Edge Style: Eased Edge Integral Bowl: Same Color Finish: Gloss</p>	<p>Unit Bathroom vanity tops</p>
<p>CM2</p> 	<p>Product: Cultured Marble Mfg.: Central Marble Products, Inc. Style: Pure White (145) Edge Style: Eased Edge Finish: Matte</p>	<p>Windowsills</p>
<p>WB1</p>	<p>Product: Wood Base & Door Trim Mfg: TBD Profile: Square Color: Color to closely match Doors & LVT1 **Submit samples for architect/designer approval.**</p>	<p>Unit Bedroom wall base and door trim</p>
<p>WB2</p> 	<p>Product: Wood Base & Trim Mfg: TBD Profile: Square Wood: Poplar 4" Color: Primed & Painted P6</p>	<p>Common area wall base & unit entry trim</p>


SECTION 09 90 05
Finish schedule

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<p>CAB1</p> 	<p>Product: Cabinets Mfg.: Smart Cabinetry Style: Squire (Shaker, Standard Overlay) Wood: Maple Finish: Pecan (Or approved equal by Architect/Designer)</p>	<p>Unit kitchen cabinets and bathroom vanities</p>
<p>CAB2</p> 	<p>Product: Cabinets Mfg.: Smart Cabinetry Style: Freeport (Flat, Full Overlay) Wood: Maple Finish: Coffee (Or approved equal by Architect/Designer)</p>	<p>Community Room Kitchen Cabinets</p>
<p>WP1</p> 	<p>Product: Wood Panel Wood: Maple Finish: Stain to match CAB1</p>	<p>Finished wood panel at kitchen peninsula</p>
<p>HW1</p>  <p>(or approved equal)</p>	<p>Product: Hardware – Cabinet 96mm Pull Manufacturer: Jamison Collection by Charles McMurray Model: J444-SN Finish: Satin Nickel CTC: 3.75” Length: 4.25”</p>	<p>Unit & Common areas cabinet doors & drawers</p>
<p>HW1</p>  <p>(or approved equal)</p>	<p>Product: Hardware – Cabinet 96mm Pull Manufacturer: Berenson Hardware Collection: Advantage Plus - 7 Style: Uptown Appeal Item #: 9395-1BPN-P Finish: Brushed Nickel CTC: 96mm Length: 4 1/16”</p>	<p>Unit & Common areas cabinet doors & drawers</p>
<p>BL1</p>	<p>Product: Window Blinds Manufacturer: SWF contract Style: 2” Composite Color: TBD from color selection submittals</p>	

DR1	Product: Prefinished Interior Doors Note: GC to submit physical color samples for color selection & approval. - Color/Finish to be close in color to CAB1	Common area & unit doors
MF1	Product: Prefinished Metal Door Frames Note: GC to submit physical color samples for color selection & approval. - Color to be close to P7.	Common area & unit entry door frames

EXTERIOR FINISHES		
P8 	Product: Paint Mfg: Sherwin Williams Color: SW7674 Peppercorn Finish: Eggshell	Main Field Color – Vertical Siding Exterior trim – see elevations for locations.
P9 	Product: Paint Mfg: Sherwin Williams Color: 7014 Eider White Finish: Eggshell	Main Field Color – Siding Main field color for Exterior trim, posts, and fascia unless otherwise noted on the elevations.
P10 	Product: Paint Mfg: Sherwin Williams Color: SW2839 Roycroft Copper Red Finish: Eggshell	Accent Color – Siding Exterior Trim – See elevations for locations.
P9 	Product: Paint Mfg: Sherwin Williams Color: SW7674 Peppercorn Finish: Cashmere Pearl (Satin)	Exterior metal doors and frames

<p>S1</p>	<p>Product: Fiber Cement Vertical Panel Siding Mfr: James Hardie Profile: Sierra 8</p>	<p>Exterior panel siding</p>
<p>S2</p>	<p>Product: Fiber Cement Horizontal Lap Siding Mfg: James Hardie Exposure: Cedarmill 6" Exposure</p>	<p>Exterior lap siding</p>
<p>S3</p>	<p>Product: Fiber Cement Vertical Panel Siding with Batten Boards Mfg: James Hardie Profile: Cedarmill w/ batten boards</p>	<p>Exterior siding panels + batten boards</p>
<p>S4</p> 	<p>Product: Fiber Cement Mfg: Nichiha or equivalent Collection: CanyonBrick Color: Shale Brown Note: This panel selection is for design intent. Multiple color samples shall be submitted for final approval once panel supplier is selected.</p>	<p>Exterior panels</p>

- 6.1. Load Capacity: Recommended by manufacturer for loading of 120 to 320 pounds per pair of standards.
- 6.2. Face Width: 5/8 inch.
- 6.3. Material: 16 gage, 0.0598-inch sheet steel.
- 6.4. Lengths: As indicated on drawings.
- 6.5. Finish: Electroplated, chrome-look.
- 6.6. Brackets: 14 gage, 0.0747-inch sheet steel, locking into slots; size to suit shelves; zinc coated finish.
- 6.7. Bracket Quantity: Provide one bracket for each 12 inches of standard length.
7. CLOSET RODS: Steel tubing for wall mounting in flange fittings.
 - 7.1. Type: Round stainless steel, standard duty; 1-1/16 inch outside diameter, 0.087-inch wall thickness.
 - 7.2. Length: As required for application, up to 12 feet.
 - 7.3. Provide mounting fittings to suit application.
8. FASTENERS: Screws as recommended by manufacturer for intended application or as otherwise required by project conditions.
9. EXAMINATION: Do not begin installation until substrates have been properly prepared. If substrate preparation is responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
10. PREPARATION: Clean surfaces thoroughly prior to installation. Prepare surfaces using methods recommended by manufacturer for achieving best result for substrate under project conditions.
11. INSTALLATION: Install in accordance with manufacturer's instructions. Mount standards to solid backing capable of supporting intended loads. Install brackets, shelving, and accessories.
12. PROTECTION: Protect installed products until completion of project. Touch-up, repair or replace damaged products before Substantial Completion.

DIVISION 11

RESIDENTIAL APPLIANCES – 11 31 00 (Revised per ASI #01)

1. SCOPE OF WORK: Provide and install new appliances as described in the contract documents:
 - 1.1. Unit Kitchen: Refrigerator, range, range exhaust, microwave, grease shield, and dishwasher.
 - 1.2. Common Kitchen: Refrigerator, range, range exhaust, microwave, grease shield and dishwasher.
 - 1.3. Laundry Room: Four clothes washers, and four clothes dryers.
2. SUBMITTALS: Manufacturer's data indicating dimensions, capacity, and operating features of each piece of residential equipment specified. Copies of Warranties: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
3. WARRANTY: Provide manufacturer's standard warranty for all specified equipment.
4. ENERGY STAR: Provide equipment eligible for Energy Star rating where applicable.
5. KITCHEN APPLIANCES: Appliances shall be supplied by the same manufacturer for entire project. Provide required power, sanitary and supply connections as well as mounting and installation best practices as recommended by the manufacturer. Appliances are to be coordinated with the residential cabinetry for clearances prior to ordering.
6. APPLIANCES: Indicated appliances are Basis-of-Design. Alternative manufacturers and/or products will be considered provided proposed alternates meet the requirements of this section.
 - 6.1. REFRIGERATOR (Unit): Frigidaire, Model: **FFHT1814TB**, Black

- 6.2. REFRIGERATOR (Common Area): Frigidaire, Model: FFHT1814TB, Black
- 6.3. RANGE (Std): Frigidaire, Electric, Model: FFEF3016UB, Black
- 6.4. RANGE (ADA): Frigidaire, Electric, Model: FFEF3010TB, Black
- 6.5. RANGE EXHAUST: Frigidaire, FHWC3025MB, Black, Vented to Exterior
- 6.6. DISHWASHER (Std): Frigidaire, Model: FFCD2413UB, Black
- 6.7. DISHWASHER (ADA): Frigidaire, Model: FDB2410HIB, Black
- 6.8. MICROWAVE (Unit): Frigidaire, Model: FFMO1611LB, Black
- 6.9. MICROWAVE (Common Area): Frigidaire, Model: FFMO1611LB, Black
- 6.10. GREASE SHIELD: Air King, Model: SP3003, Black
 - a) Installed flat to substrate with spray adhesive and screws. Verify in field if grease shield will fully protect wall behind top of range to bottom of cabinet/range-hood above. Install on both walls in corner range installation.
- 7. LAUNDRY EQUIPMENT: Coordinate with Owner's vendor for exact equipment and payment method prior to ordering specified equipment below. If card operation and payment method is to be provided other equipment shall be required.
 - 7.1. CLOTHES WASHER: Whirlpool, Model: CHW9150GW, White. Provide coin drop kit in lieu of coin-slide, power cord and ADA compliant pedestal as well as accessories required for intended operation.
 - 7.2. CLOTHES DRYER: Whirlpool, Model: CED9150GW, White. Provide coin drop kit in lieu of coin-slide, power cord and ADA compliant pedestal as well as accessories required for intended operation. Verify stable option prior to order.
- 8. EXAMINATION: Verify utility rough-ins are provided and correctly located. In existing structures contractor shall verify existing conditions and dimensions to determine that equipment will meet manufacturer's clearance requirements.
- 9. INSTALLATION: Install in accordance with manufacturer's instructions. Anchor built-in equipment in place. Adjust equipment to provide efficient operation.
- 10. CLEANING: Remove packing materials from equipment and properly discard. Wash and clean equipment.

PLAYGROUND EQUIPMENT – 11 68 13

- 1. SCOPE OF WORK: Provide and install whole and complete playground as selected by Owner.
 - 1.1. Include allowance and coordinate with subdrainage section.
 - 1.2. Include allowance to provide and install protective surfacing.
- 2. CURB: Include alternates for concrete curb system as detailed in contract documents as well as a fully designed system consisting of rubber curbing produced by same manufacturer as playground equipment.
- 3. SECTION INCLUDES: Playground layout (staking). Concrete footings for playground equipment. Playground equipment.
- 4. SUBMITTALS:
 - 4.1. Product Data: For manufactured equipment, provide manufacturer's product data showing materials of construction, compliance with specified standards, installation procedures, safety limitations, and number of users permitted.
 - 4.2. Shop Drawings: Detailed scale drawings showing play event layout, Use Zone perimeters, and fall height for each play event.
 - 4.3. Maintenance Data: Provide manufacturer's recommended maintenance instructions and list of replaceable parts for each equipment item, with address and phone number of source of supply.



**Blumentals
Architecture**

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SIGNATURES

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of
MINNESOTA 06/07/19
sign date
JAMES L. MOY 27036
reg. no.
6/30/2020
reg. exp. date

PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
HD
Issue Date
06/07/19

SUBMITTALS / REVISIONS

04/20/18	50% CD
06/21/18	90% CD
08/24/18	100% MHFA REVIEW
02/05/19	ISSUED FOR CITY REVIEW
02/21/19	ADDENDUM #2
1 06/07/19	ISSUED FOR CONSTRUCTION
4 09/25/19	ASI #01

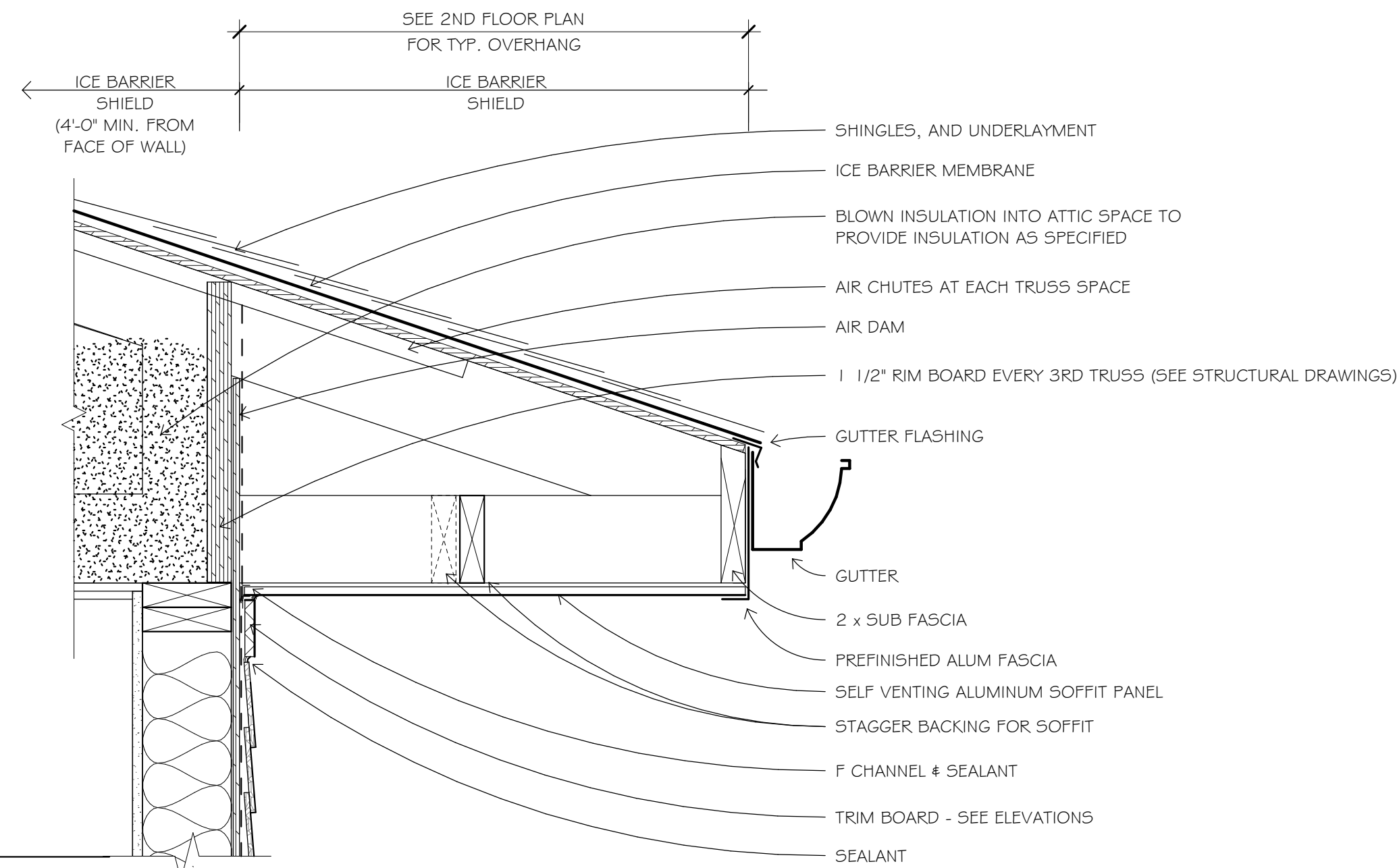
SCALE
As indicated

West Birch Apartments

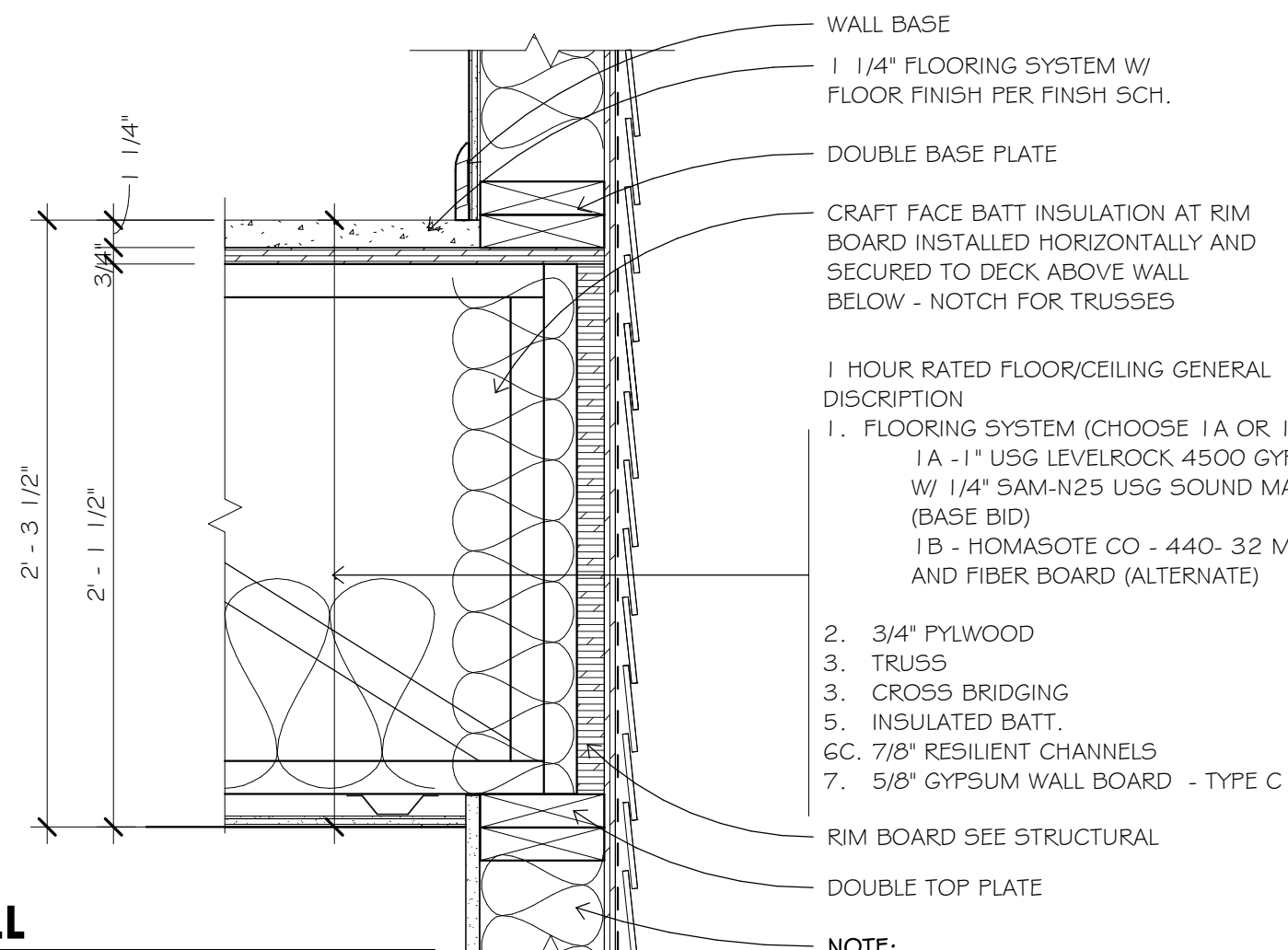
1103 West Branch Street
Princeton, MN

WALL SECTIONS

A310

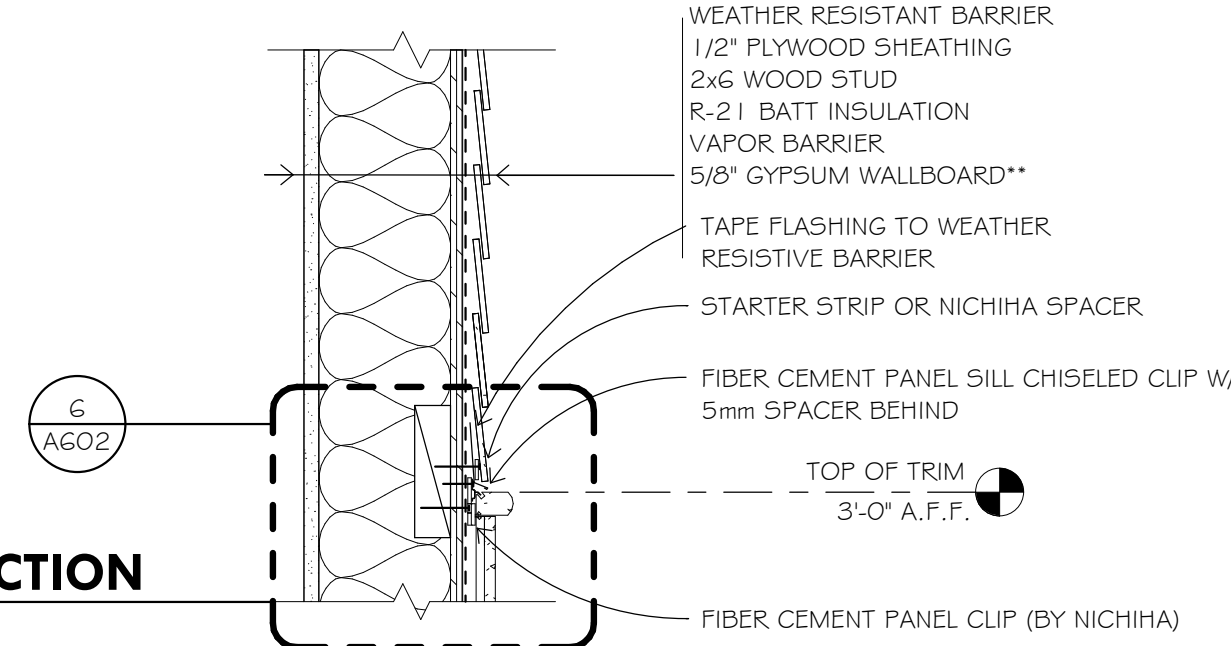
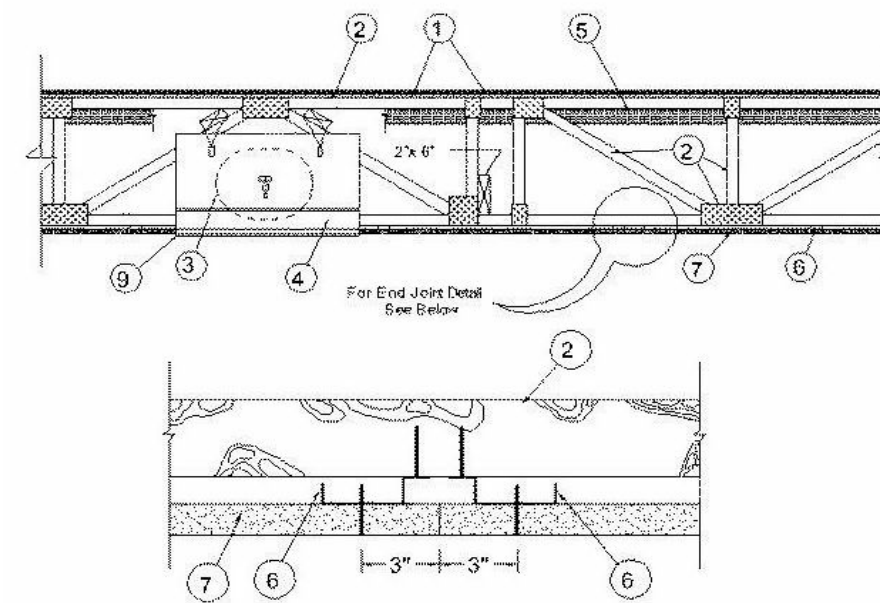


6 ROOF TO WALL CONNECTION
1 1/2" = 1'-0"

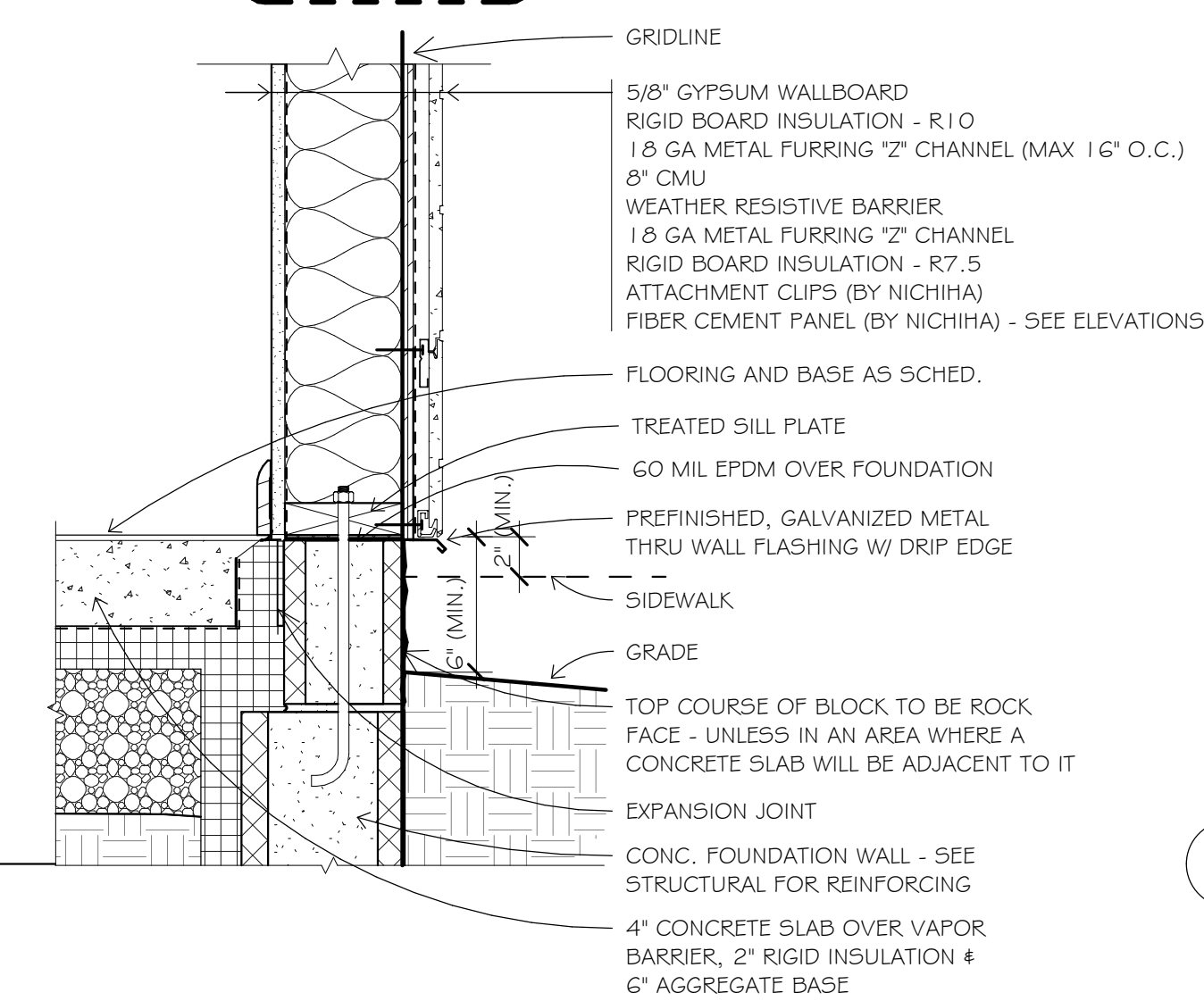


5 FLOOR JOISTS @ EXTERIOR WALL
1 1/2" = 1'-0"

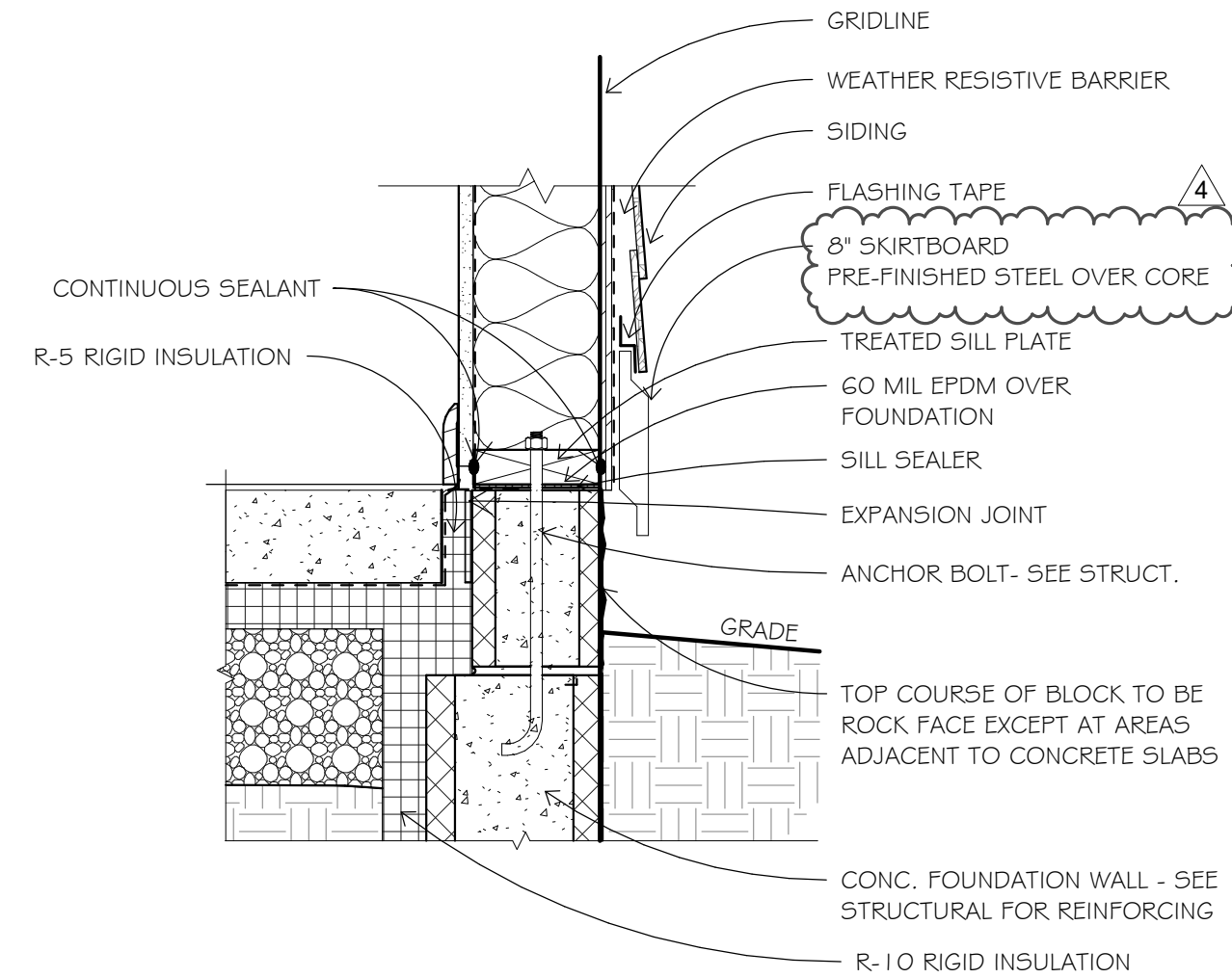
1 HOUR RATED FLOOR/CEILING ASSEMBLY
UL Design No. L516



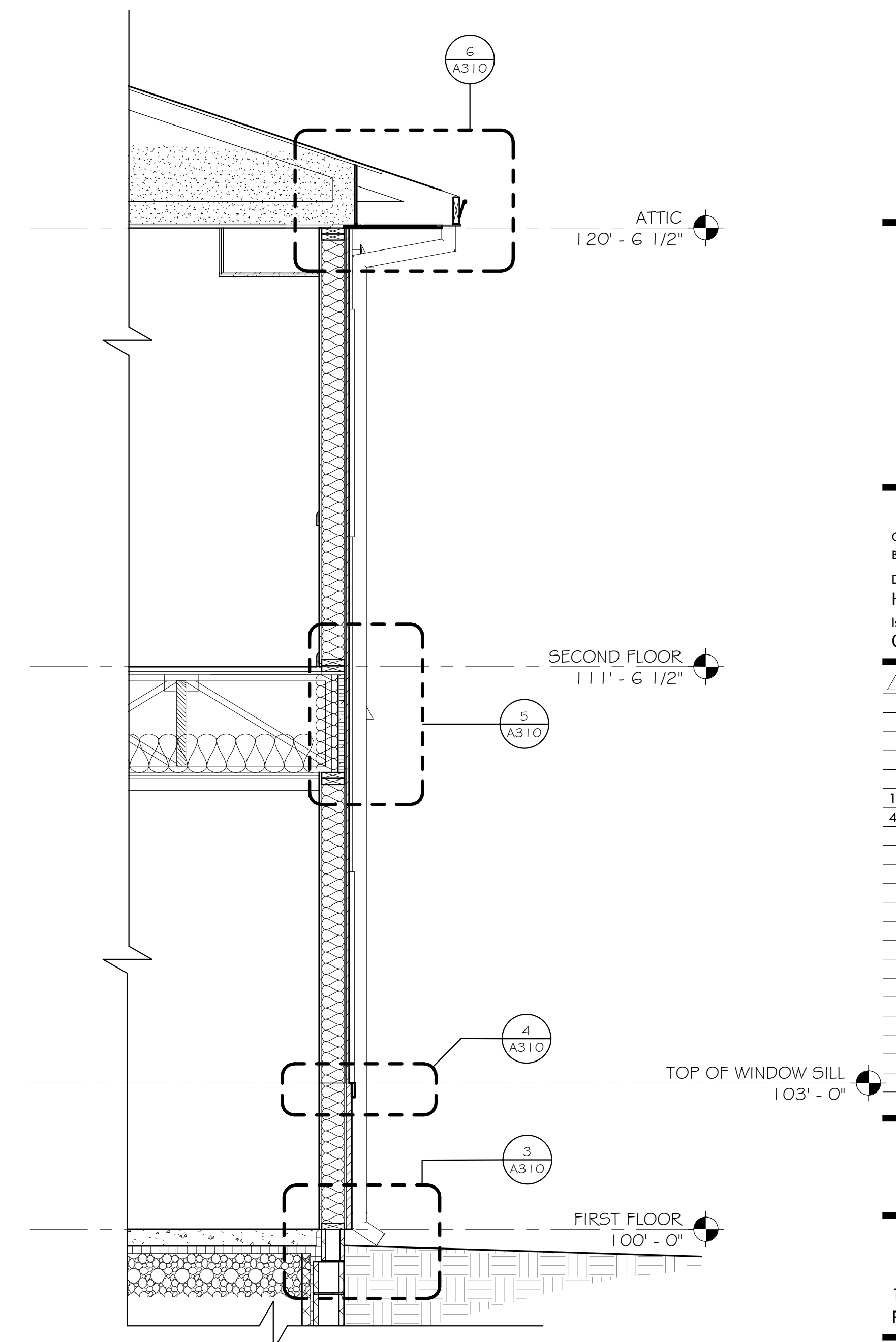
4 SIDING TO FIBER CEMENT PANEL CONNECTION
1 1/2" = 1'-0"



3 WALL TO FOUNDATION CONNECTION
1 1/2" = 1'-0"
@ NICHIA PANEL



2 WALL TO FOUNDATION CONNECTION.
1 1/2" = 1'-0"
@ SIDING



1 WALL SECTION - 2
1/2" = 1'-0"



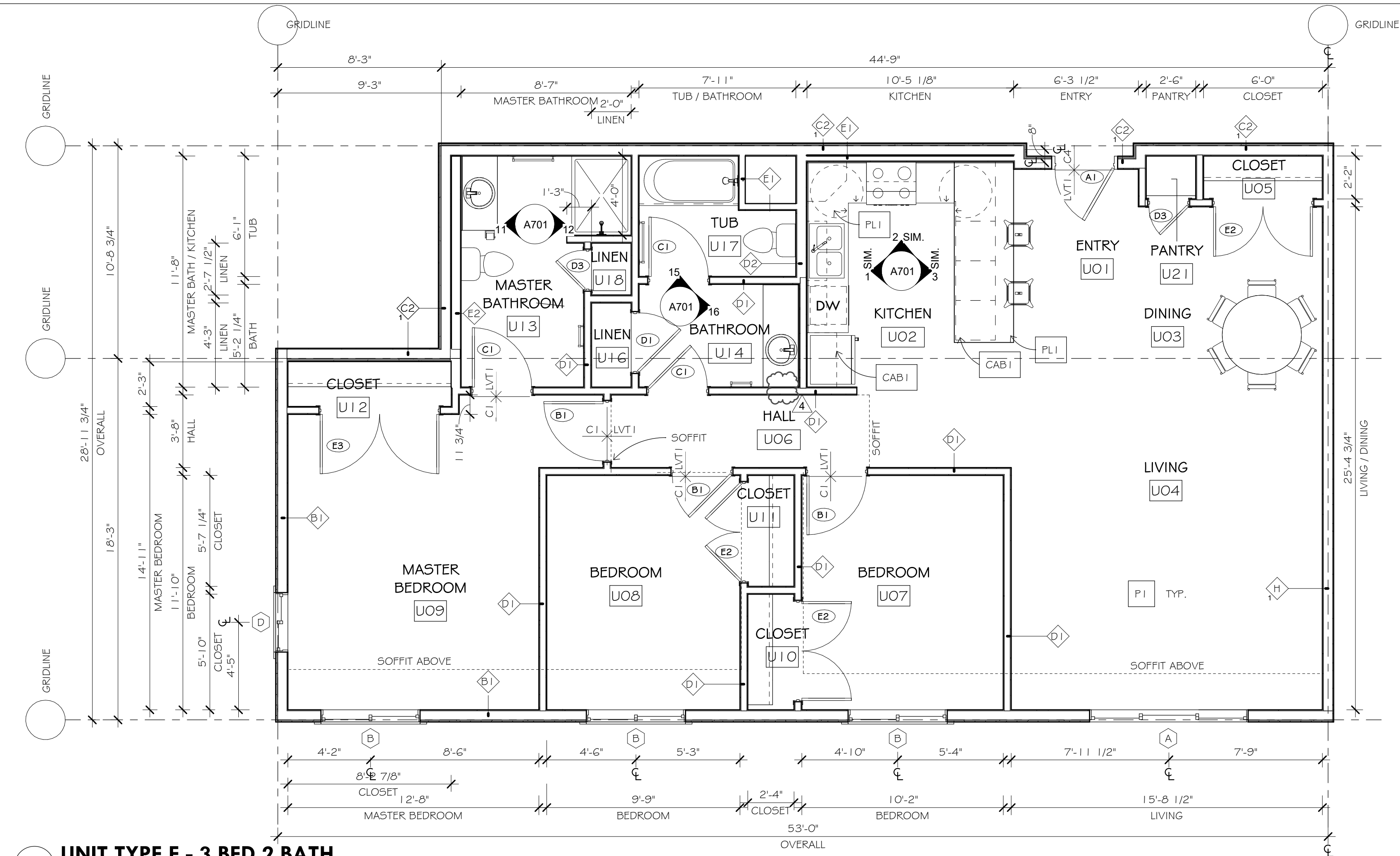
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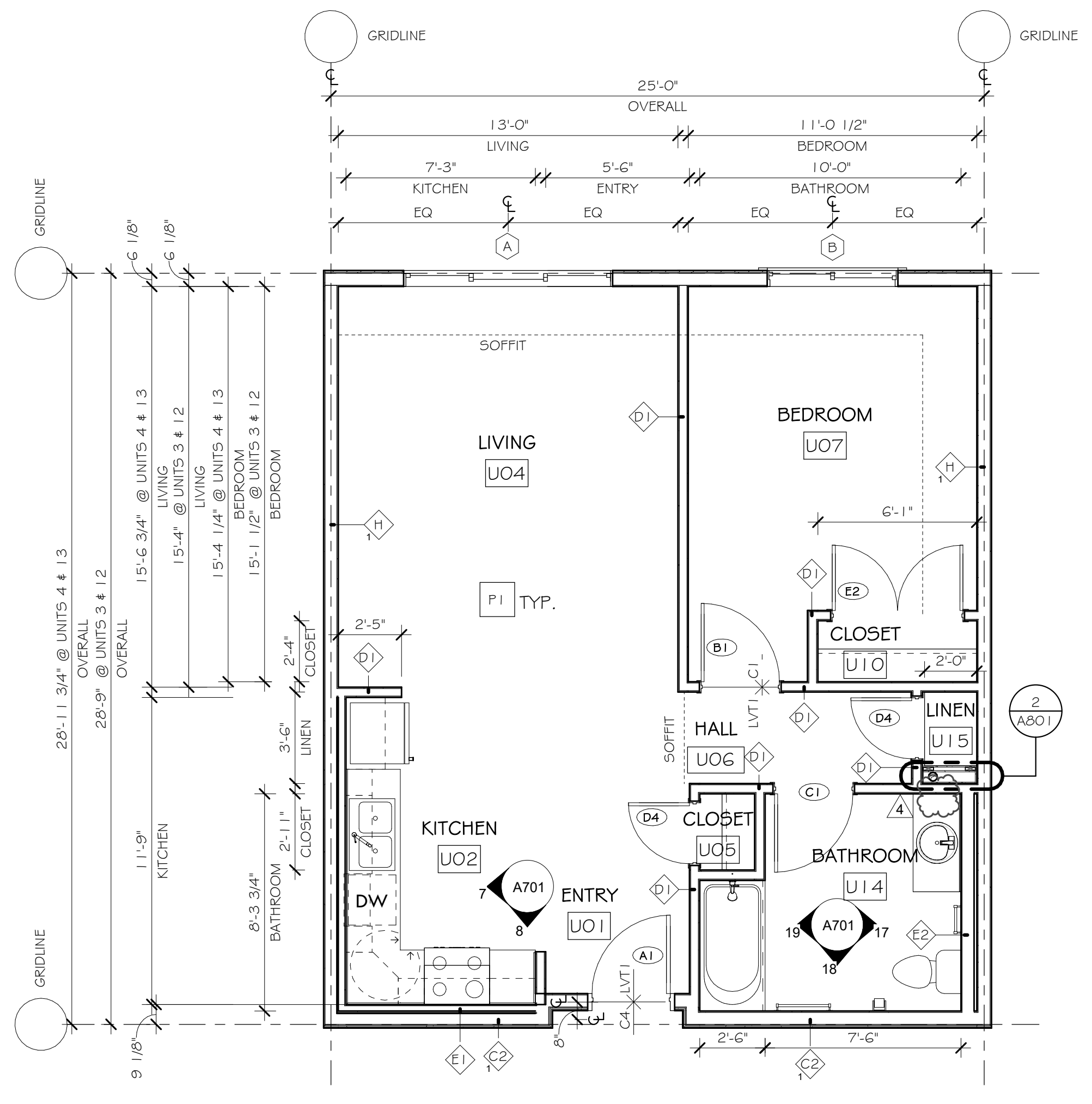
SIGNATURES

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of
MINNESOTA 06/07/19 sign date
JAMES L. MOY 27036 reg. no.
6/30/2020 reg. exp. date

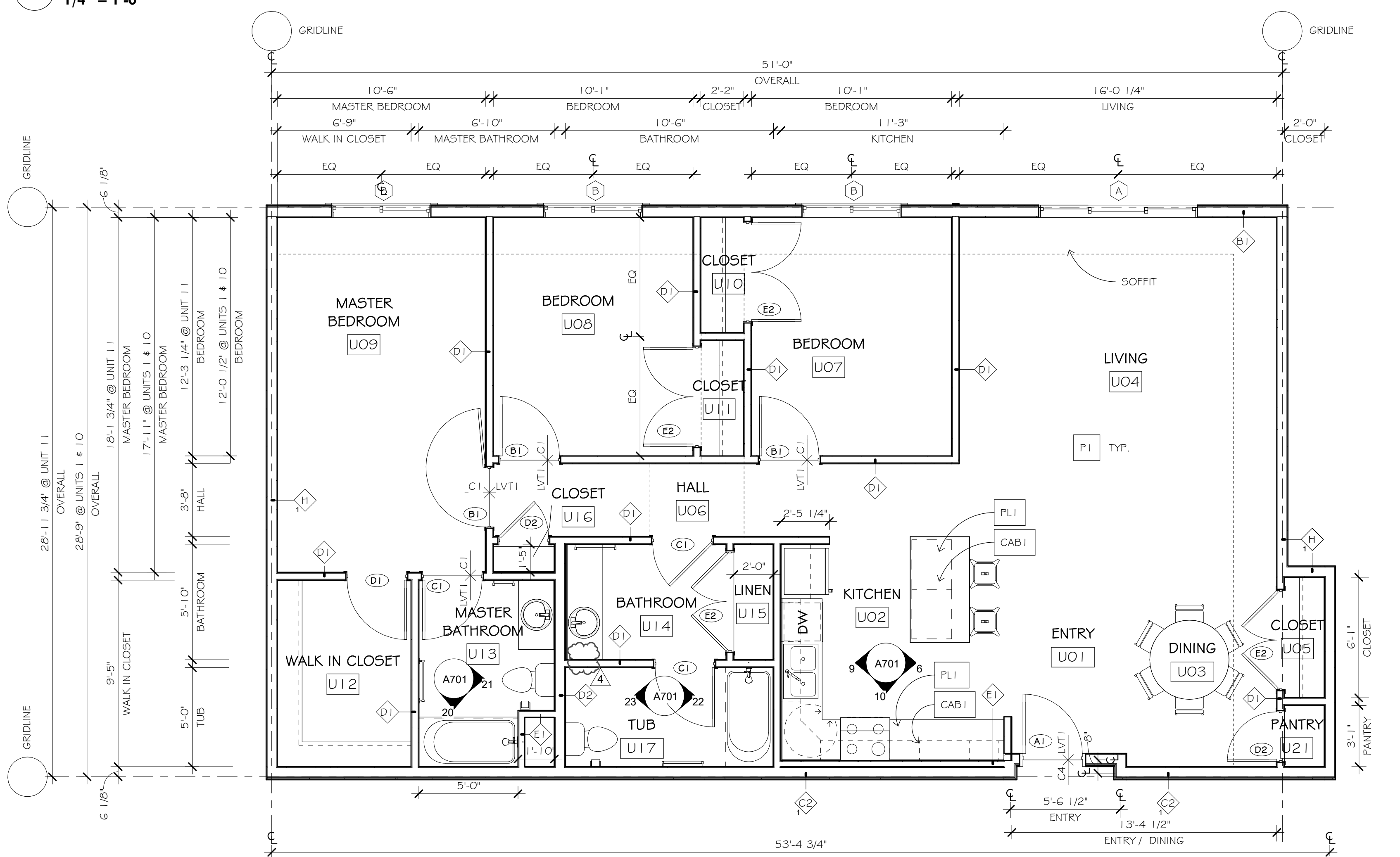
NOTE: ALL DIMENSIONS MEASURE TO THE FACE OF THE FINISH UNLESS OTHERWISE NOTED. ALL GRIDLINES MEASURE TO FACE OR CENTER OF WALL STRUCTURE.



3 UNIT TYPE F - 3 BED 2 BATH
1/4" = 1'-0"



2 UNIT TYPE B - 1 BED 1 BATH
1/4" = 1'-0"



1 UNIT TYPE A/A.1 - 3 BED 2 BATH
1/4" = 1'-0"

PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
HD
Issue Date
06/07/19

SUBMITTALS / REVISIONS

- 02/16/18 MHFA REVIEW - SD
- 04/20/18 50% CD
- 06/21/18 90% CD
- 08/24/18 100% MHFA REVIEW
- 02/05/19 ISSUED FOR CITY REVIEW
- 02/21/19 ADDENDUM #2
- 1 06/07/19 ISSUED FOR CONSTRUCTION
- 3 09/10/19 RFI #1
- 4 09/25/19 ASI #01

SCALE
As indicated

West Birch Apartments

1103 West Branch Street
Princeton, MN

ENLARGED PLANS - UNIT
TYPES A, A.1, B, & F

A410



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SIGNATURES

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of

MINNESOTA 06/07/19
sign date
JAMES L. MOY 27036
reg. no.

6/30/2020
reg. exp. date

PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
LH, HD
Issue Date
06/07/19

SUBMITTALS / REVISIONS

- 02/16/18 MHFA REVIEW - SD
- 04/20/18 50% CD
- 06/21/18 90% CD
- 08/24/18 100% MHFA REVIEW
- 02/05/19 ISSUED FOR CITY REVIEW
- 02/21/19 ADDENDUM #2
- 1 06/07/19 ISSUED FOR CONSTRUCTION
- 3 09/10/19 RFI #1
- 4 09/25/19 ASI #01

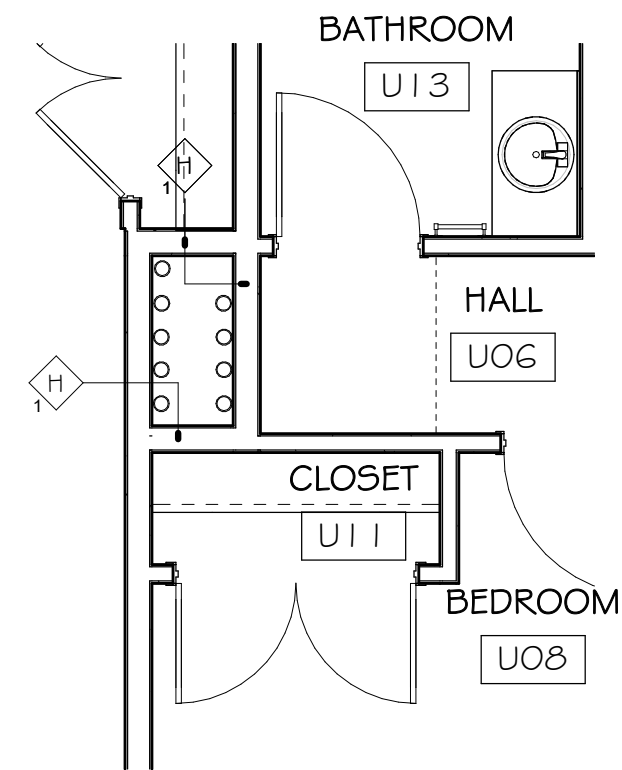
SCALE
As indicated

West Birch Apartments

1103 West Branch Street
Princeton, MN

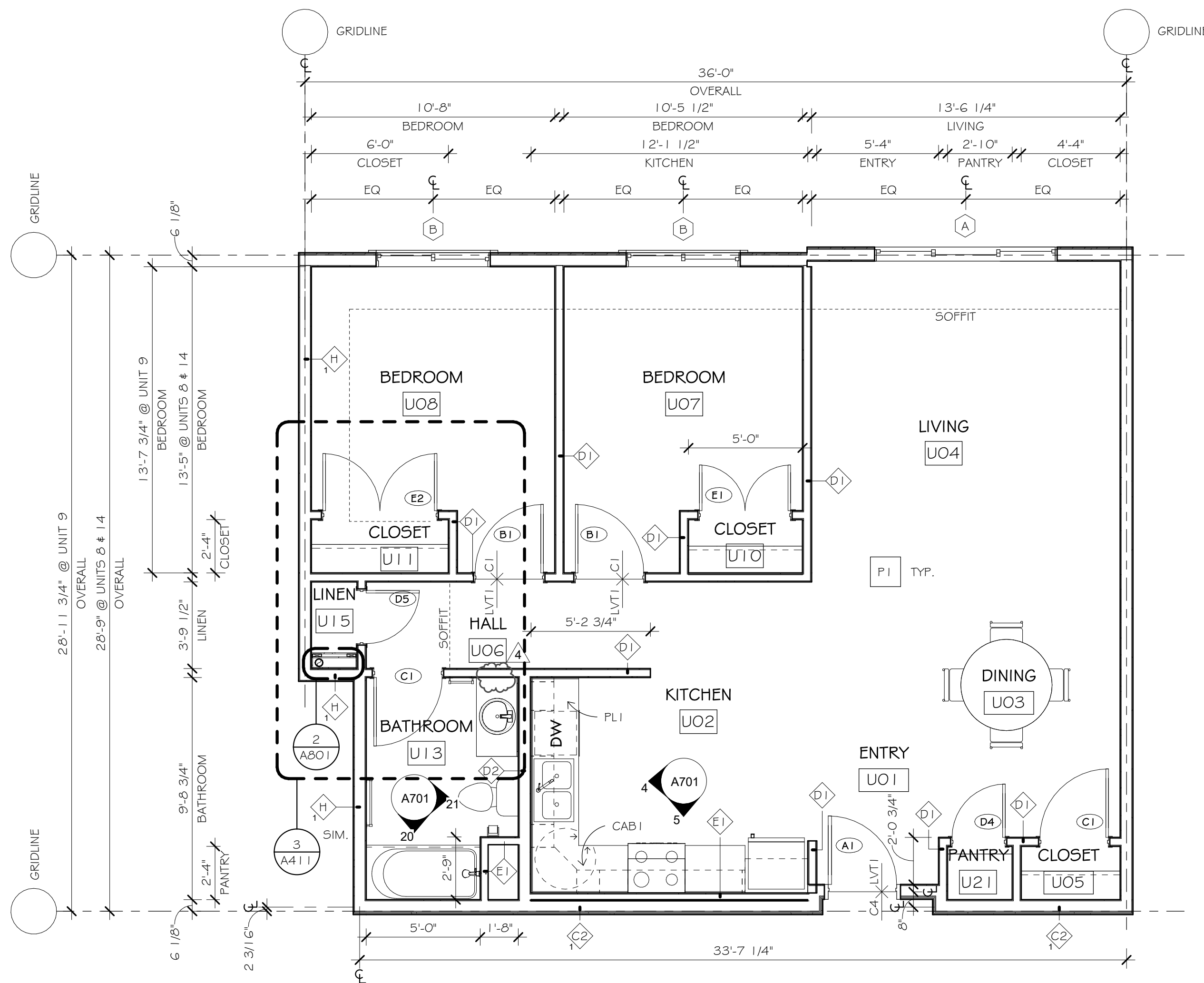
ENLARGED PLANS - UNIT
TYPES C, C.1 & D

A411



3 UNIT TYPE C.1 - 2 BED 1 BATH
1/4" = 1'-0"

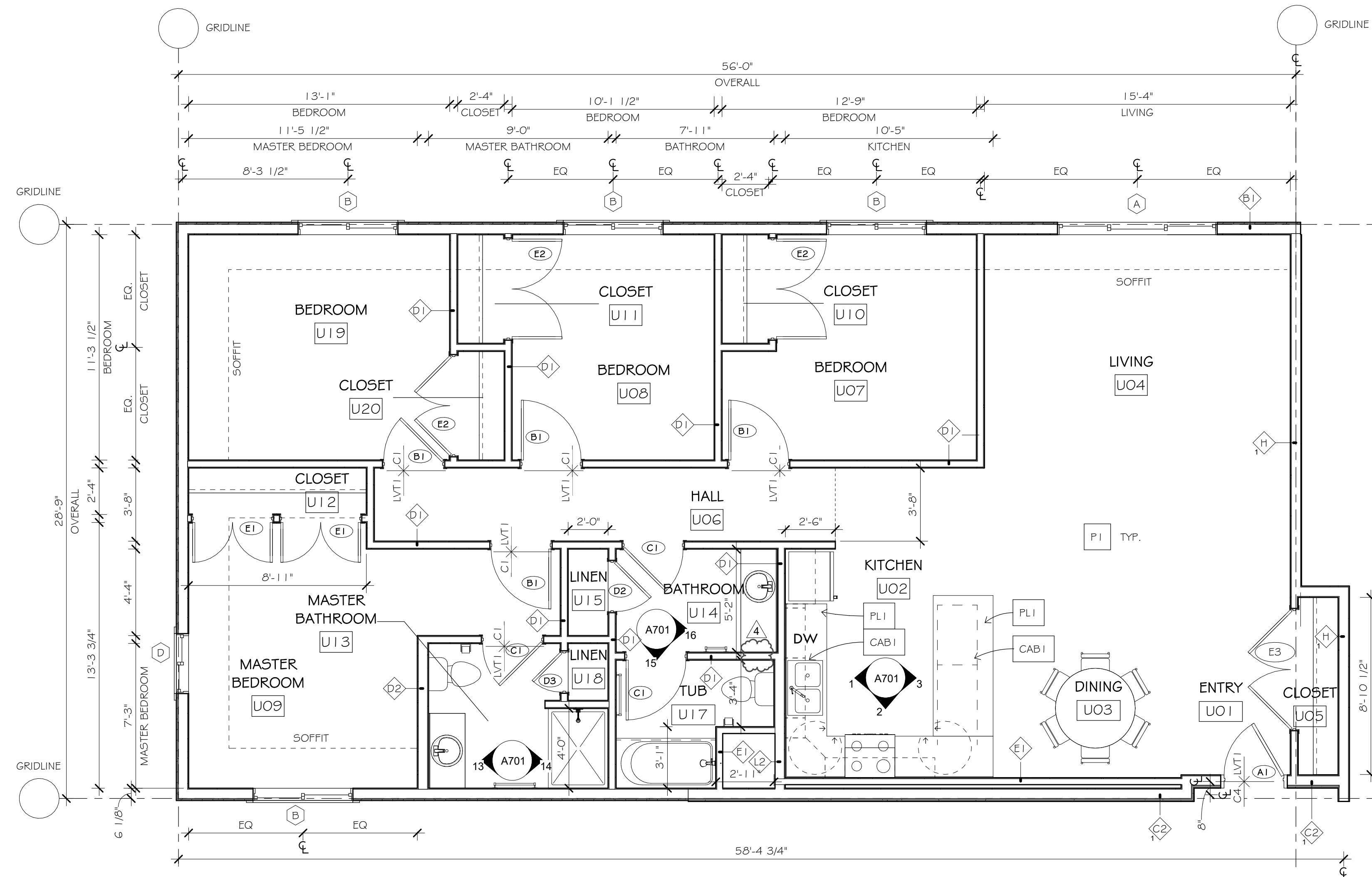
(UNIT TYPE C MIRRORED)



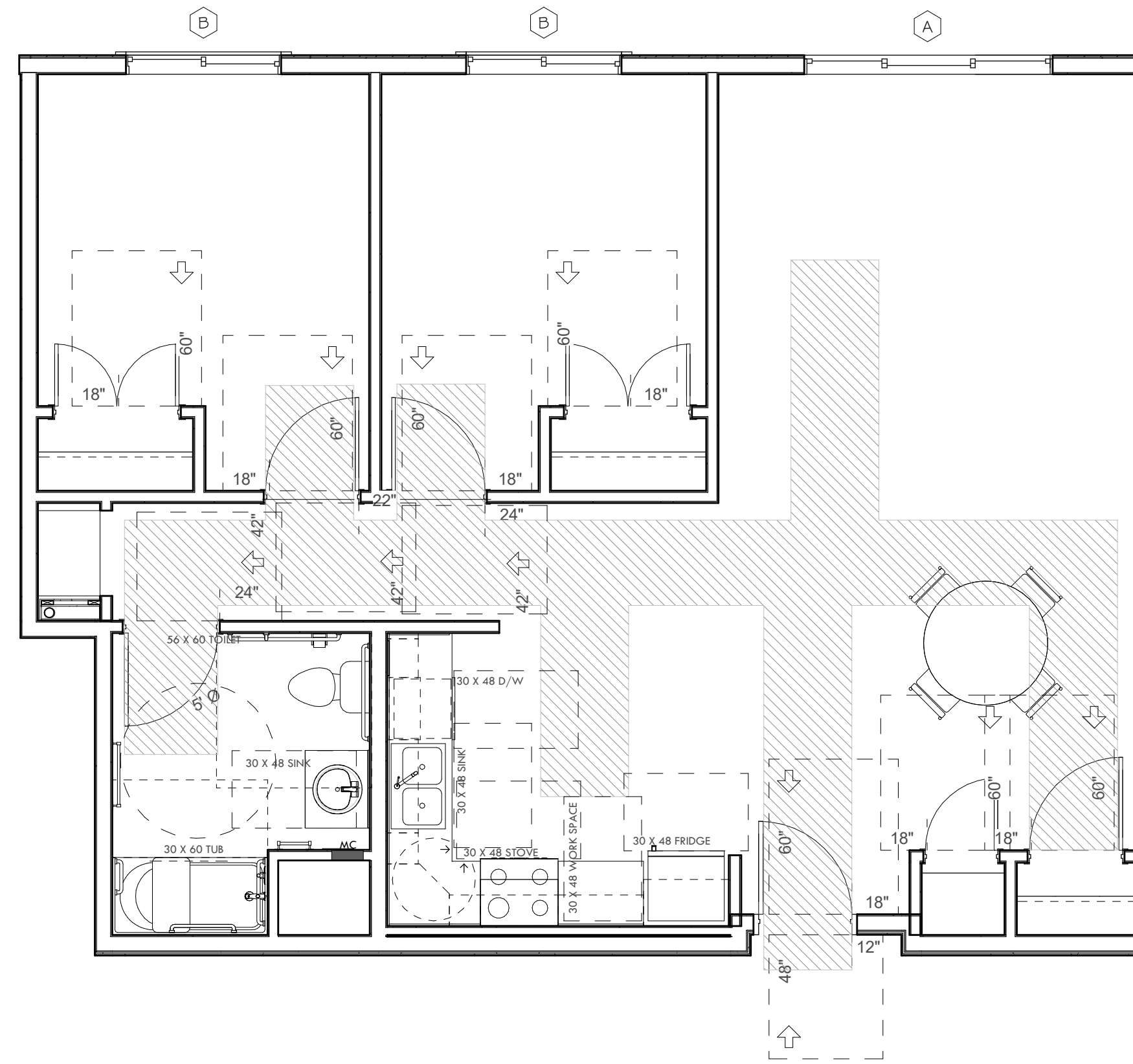
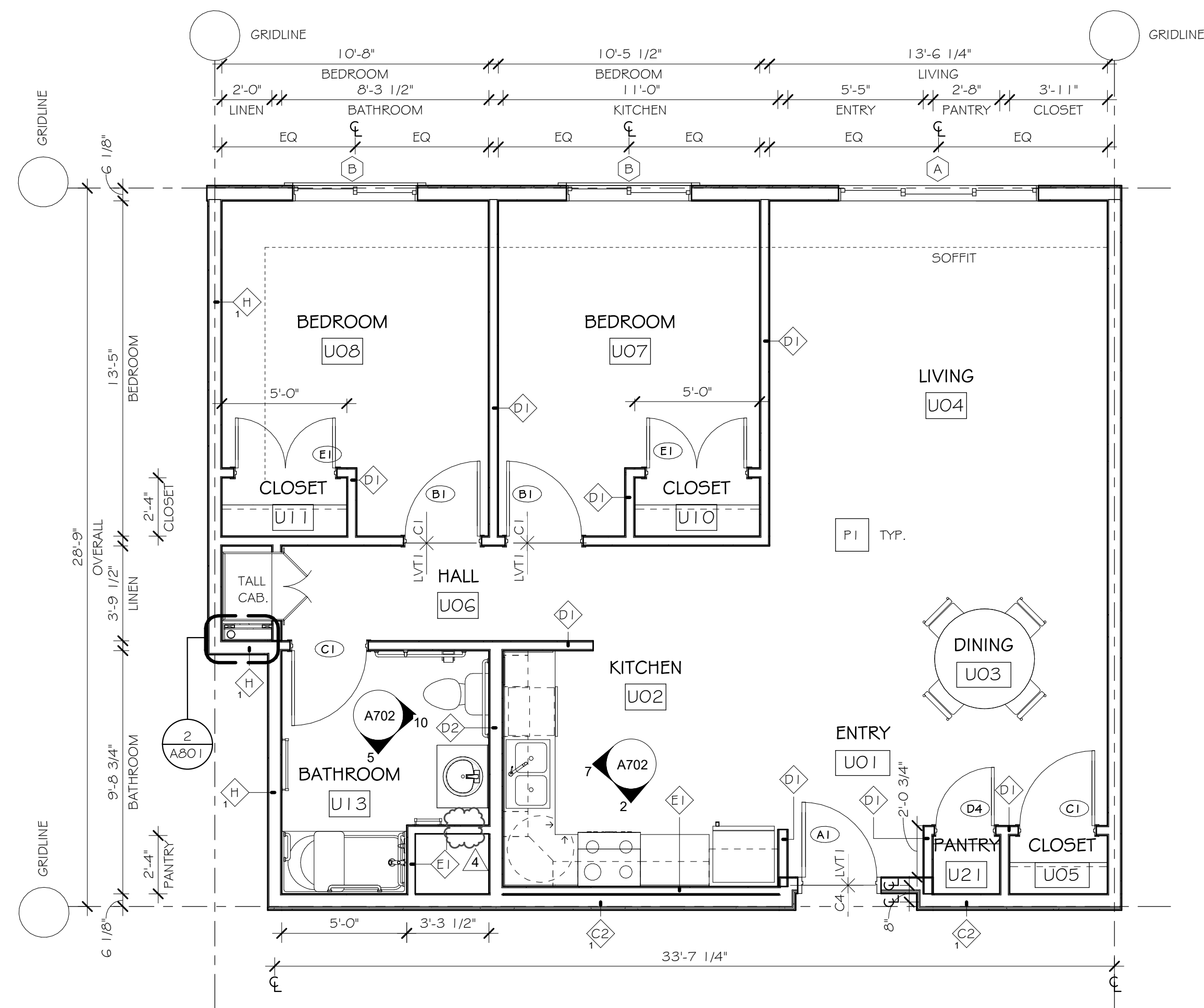
2 UNIT TYPE C - 2 BED 1 BATH
1/4" = 1'-0"

(C.1 SIMILAR / MIRRORED)

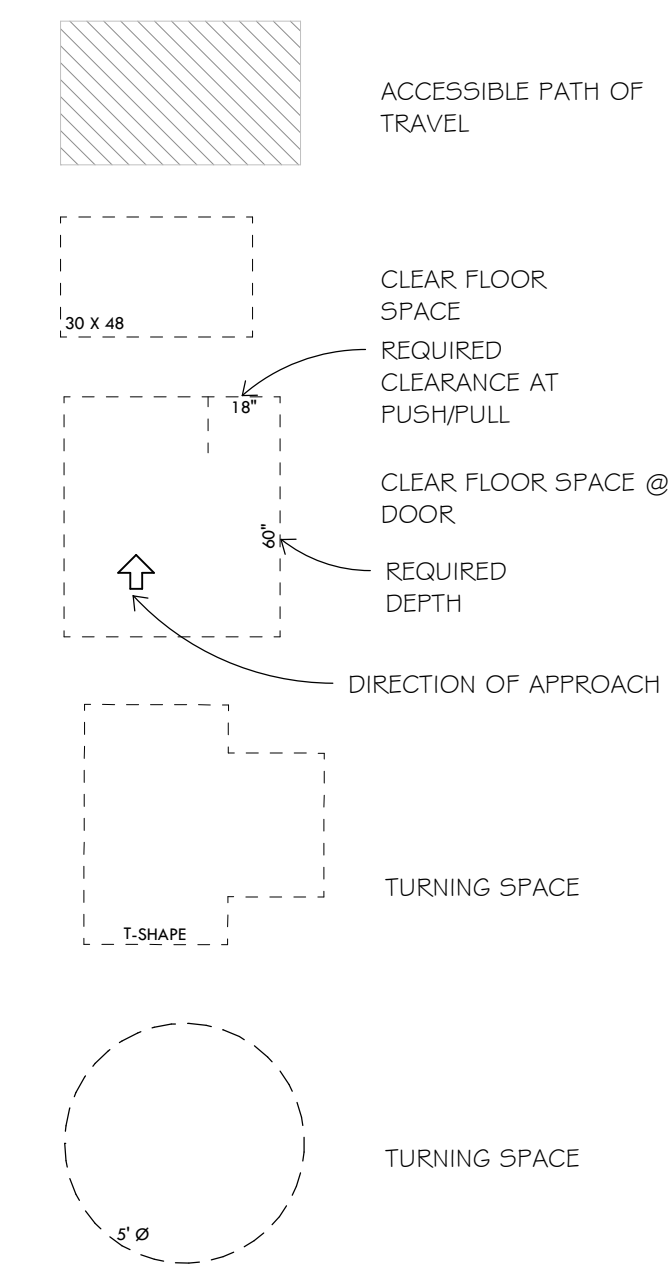
NOTE: ALL DIMENSIONS MEASURE TO THE FACE OF THE FINISH UNLESS OTHERWISE NOTED. ALL GRIDLINES MEASURE TO FACE OR CENTER OF WALL STRUCTURE.



1 UNIT TYPE D - 4 BED 2 BATH
1/4" = 1'-0"



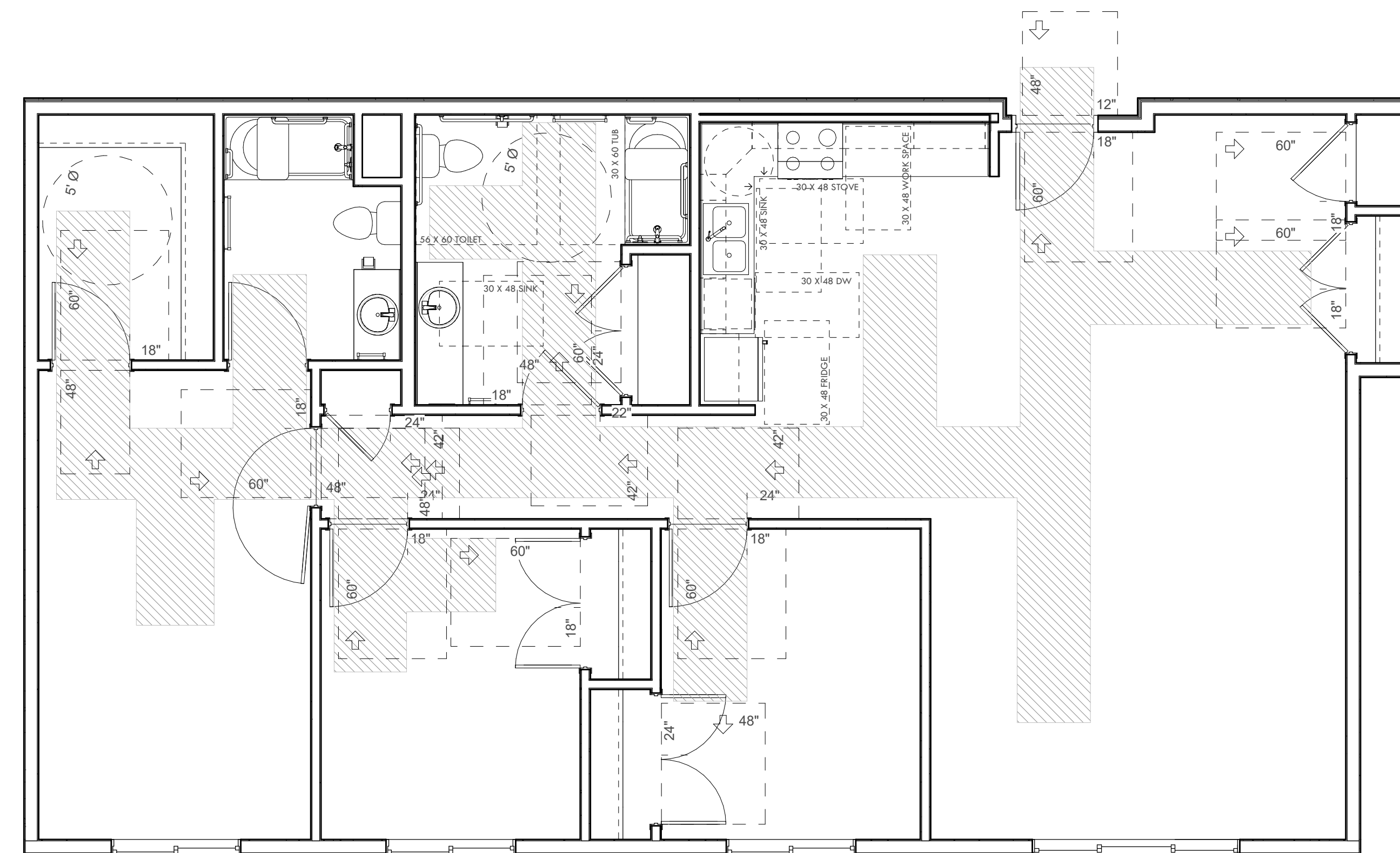
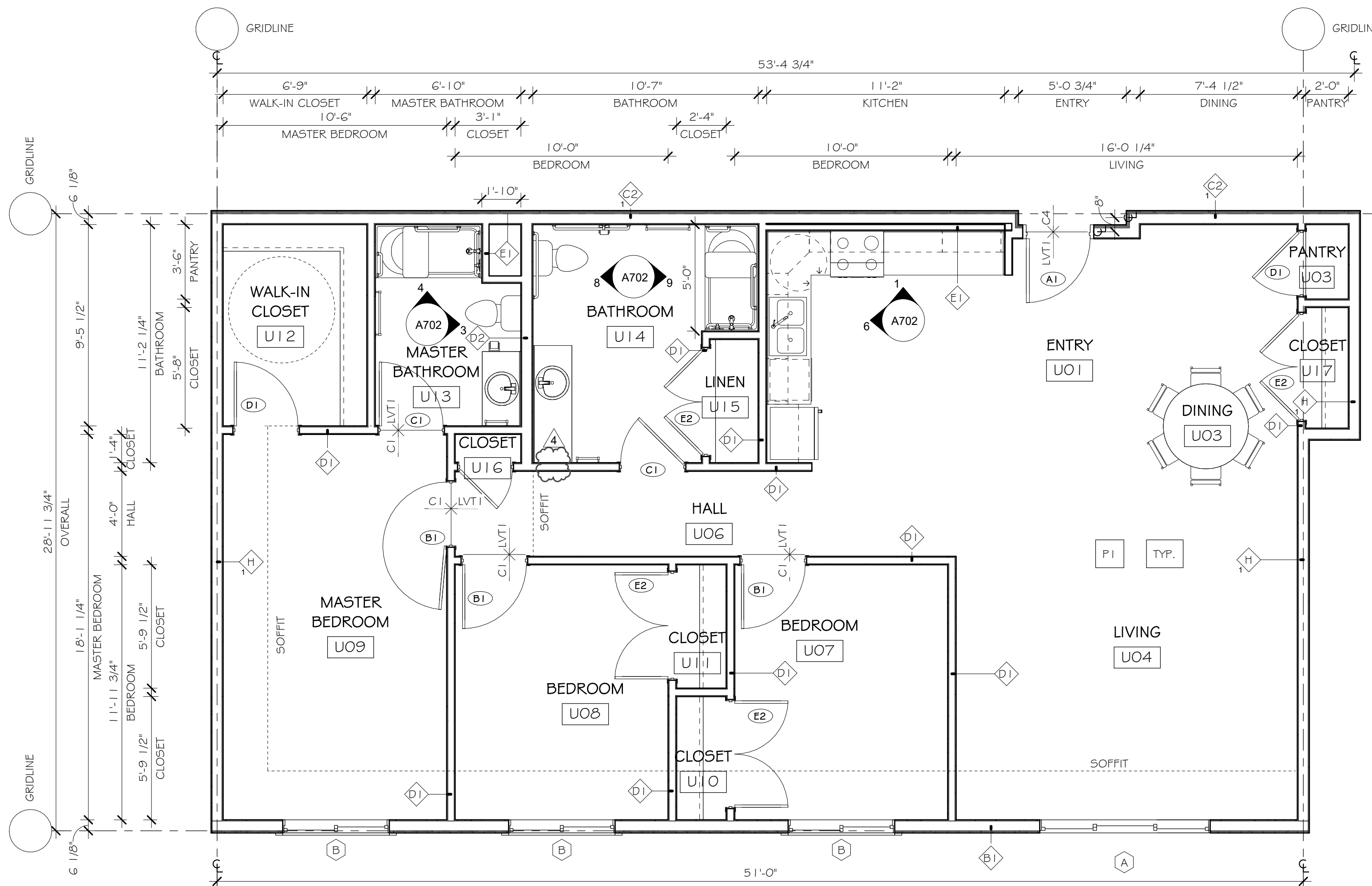
GRAPHIC LEGEND - CLEARANCE PLAN



NOTE: ALL DIMENSIONS MEASURE TO THE FACE OF THE FINISH UNLESS OTHERWISE NOTED. ALL GRIDLINES MEASURE TO FACE OR CENTER OF WALL STRUCTURE.

4 UNIT TYPE C.2 - 2 BED 1 BATH (ACCESSIBLE)
1/4" = 1'-0"

3 UNIT TYPE C.2 - 2 BED 1 BATH - ACC. CLEARANCE PLAN
1/4" = 1'-0"



2 UNIT TYPE E - 3 BED 2 BATH (ACCESSIBLE)
1/4" = 1'-0"

1 UNIT TYPE E - 3 BED 2 BATH - ACC. CLEARANCE PLAN
1/4" = 1'-0"



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SIGNATURES

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of MINNESOTA. 06/07/19 sign date
JAMES L. MOY 27036 reg. no.
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SCALE
As indicated

West Birch Apartments

1103 West Branch Street
Princeton, MN

ENLARGED PLANS - UNIT
TYPES E (ACC) & C.2 (ACC)

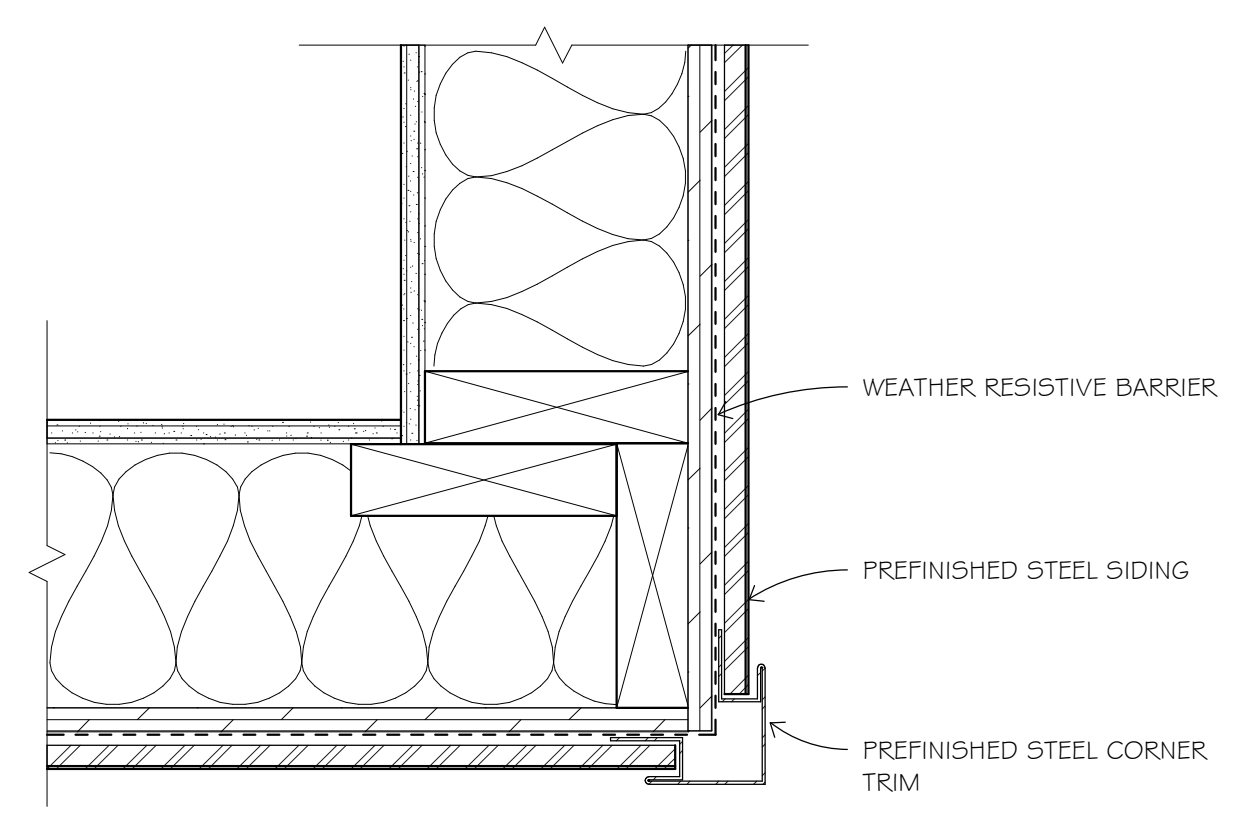
A412



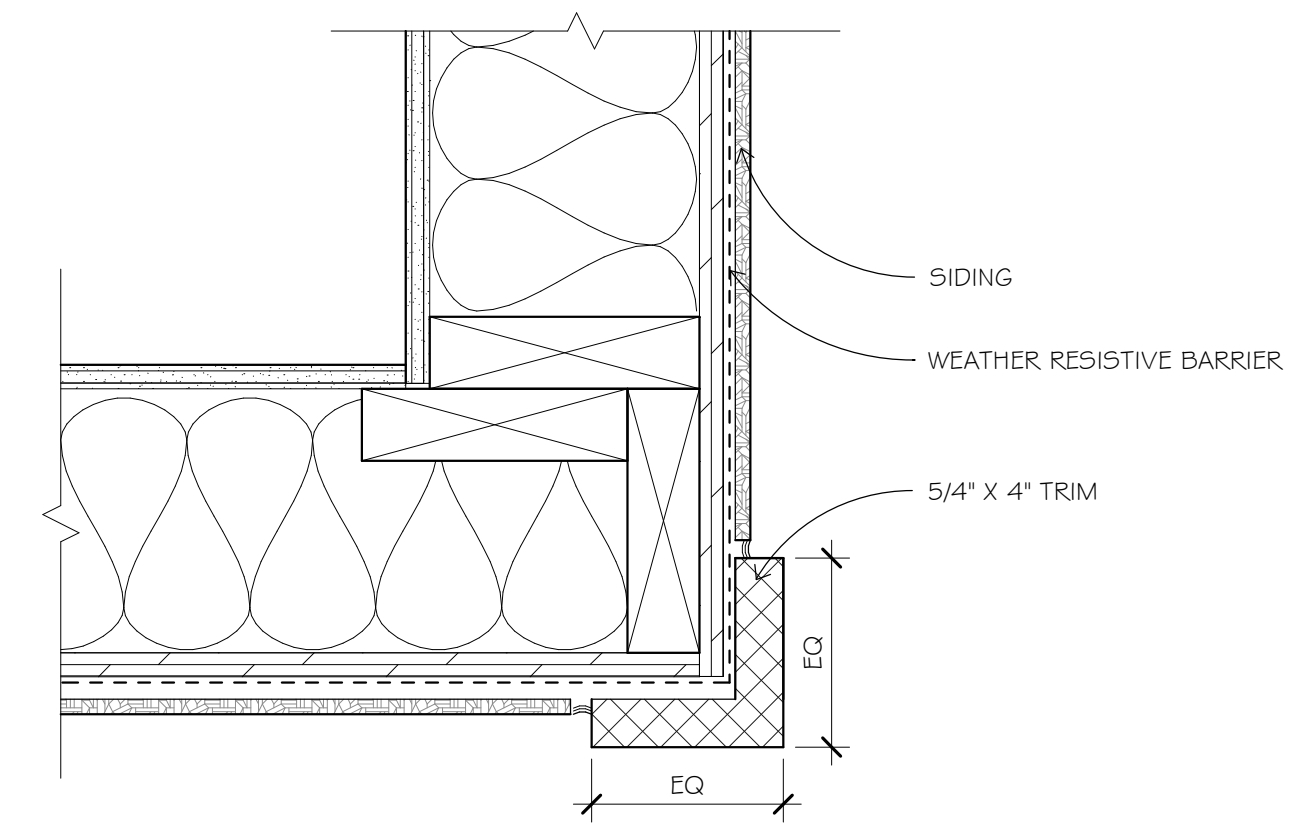
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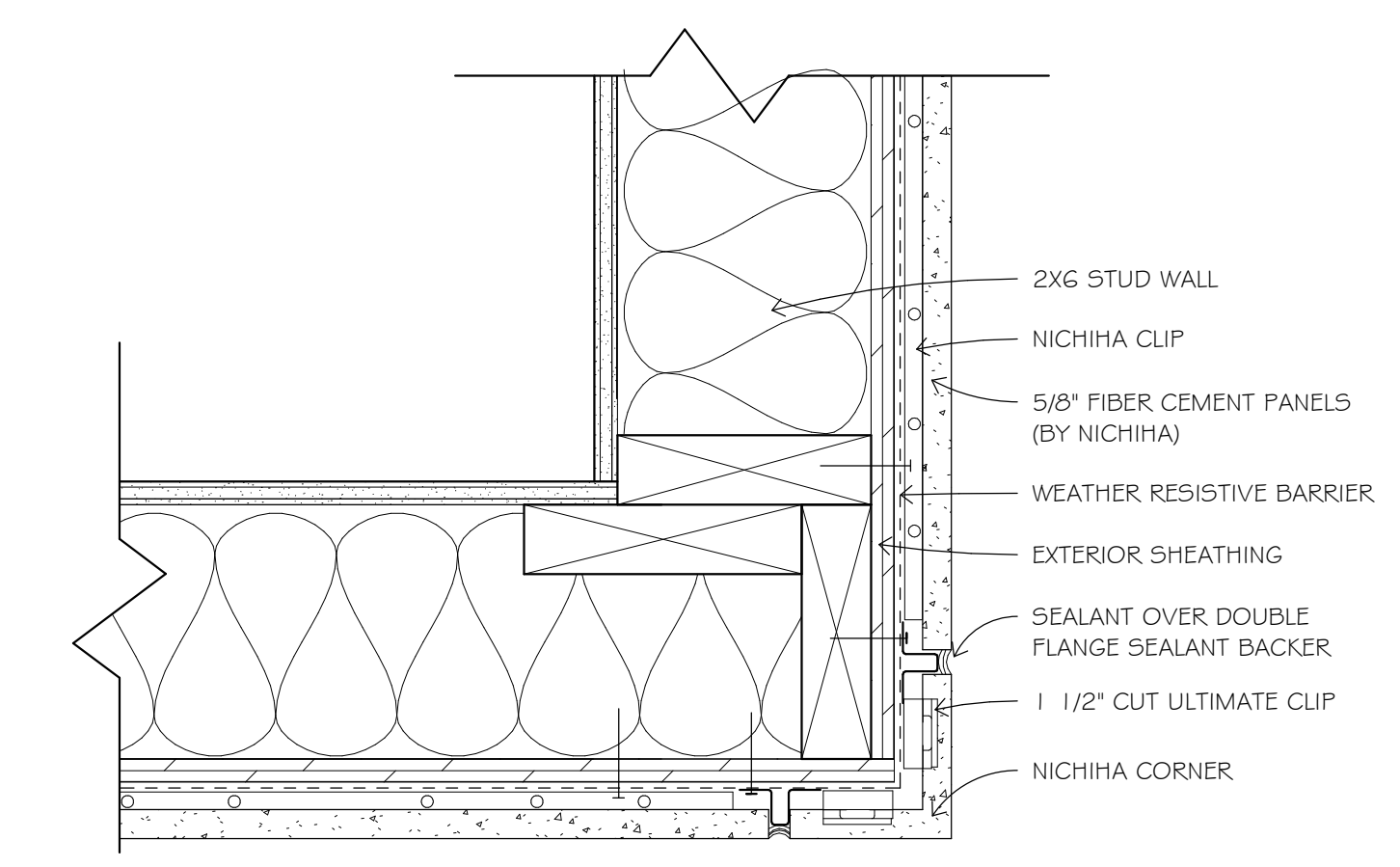
SIGNATURES



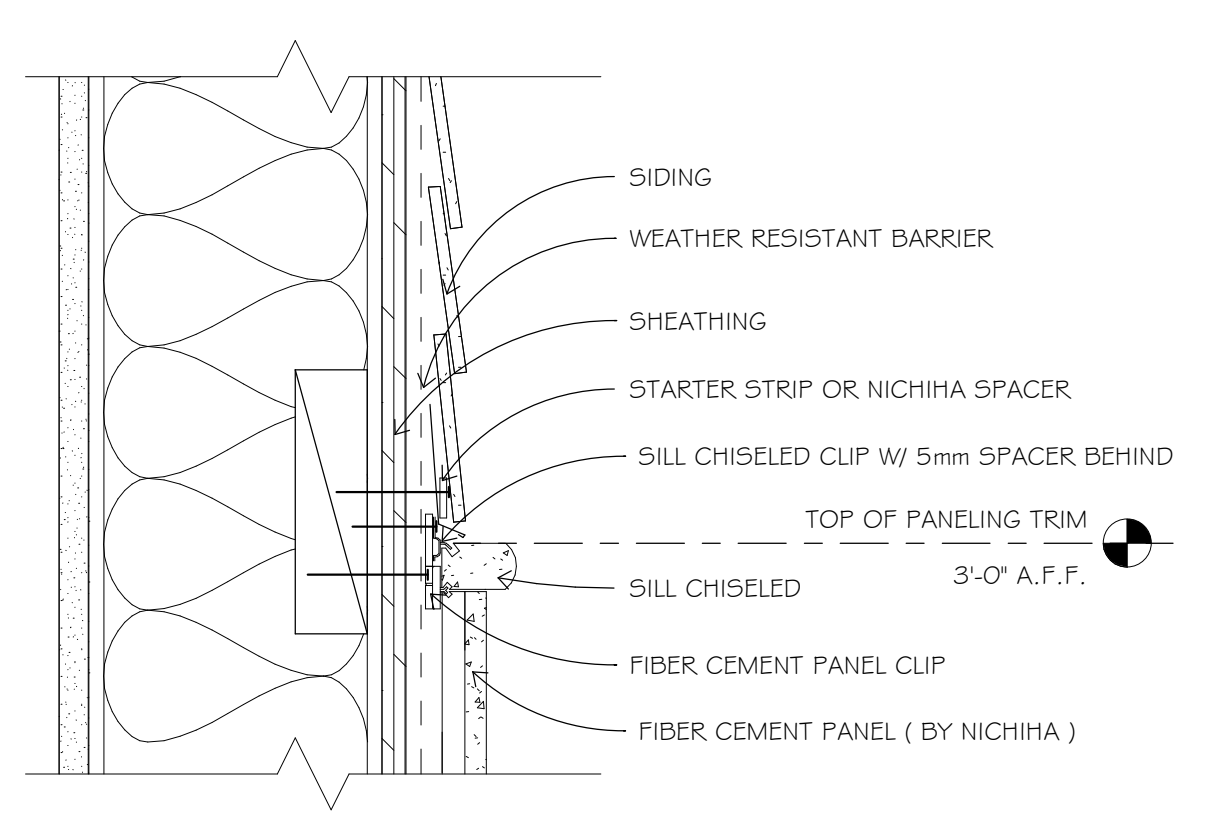
9 OUTSIDE CORNER DETAIL @ STEEL TRIM
3" = 1'-0" (OPTIONAL)



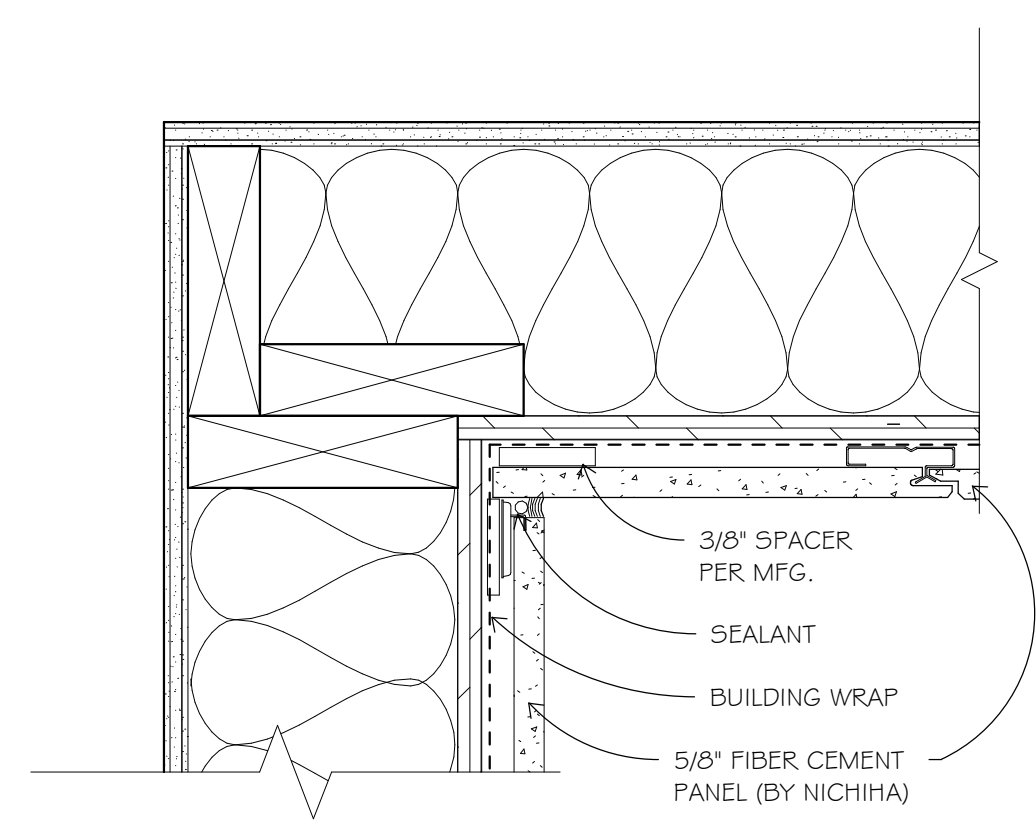
8 OUTSIDE CORNER DETAIL @ SIDING
3" = 1'-0"



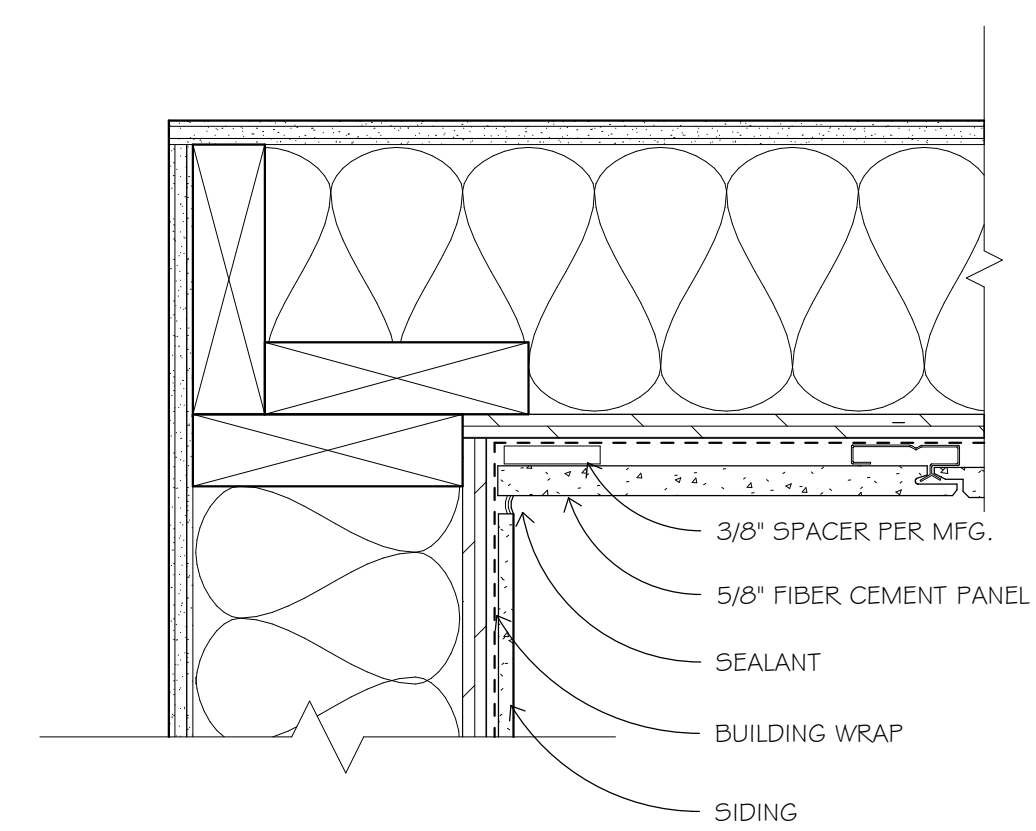
7 OUTSIDE CORNER DETAIL @ FIBER CEMENT PANEL
3" = 1'-0"



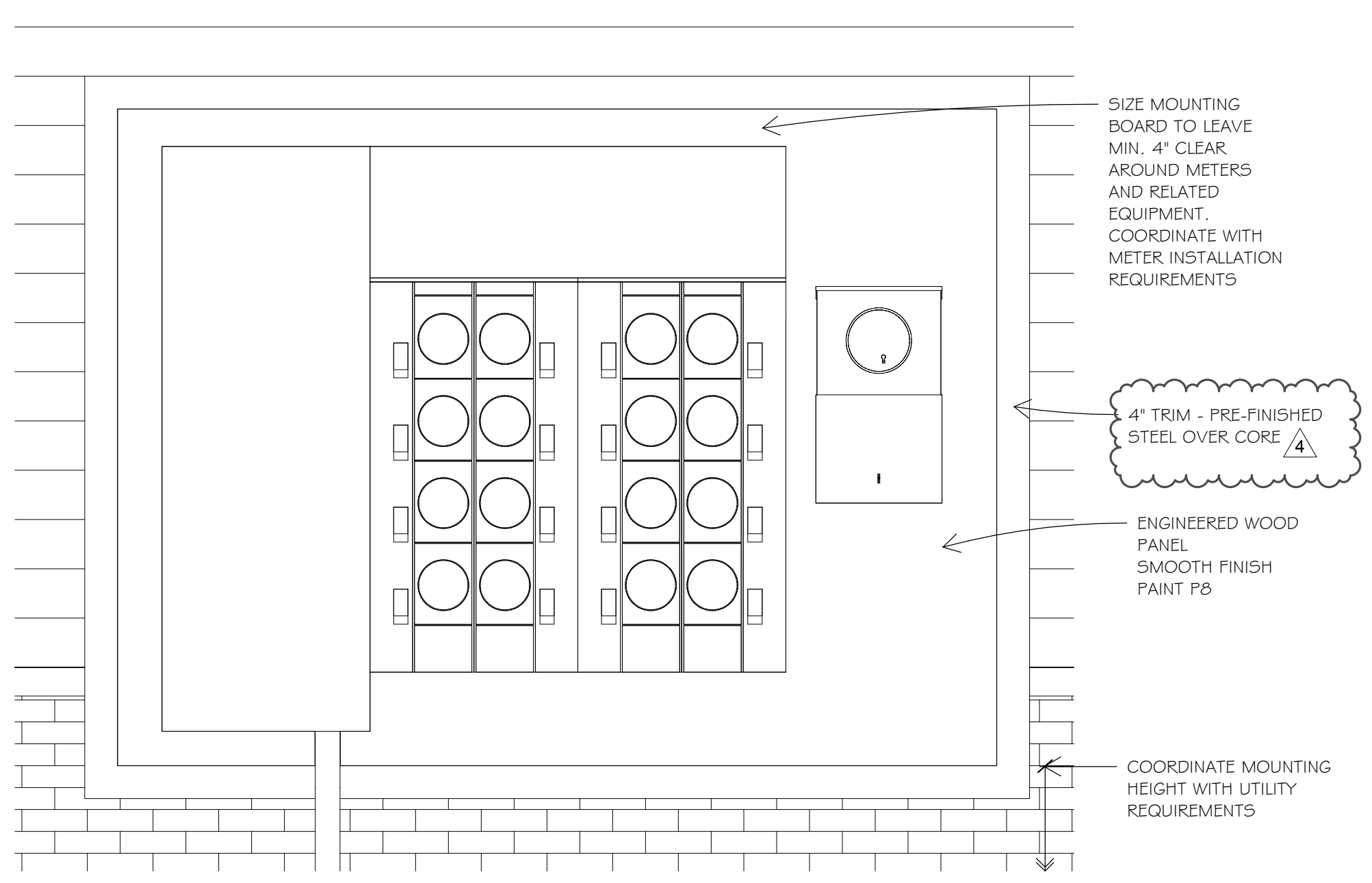
6 WALL DETAIL @ FIRST FLOOR SILL
3" = 1'-0"



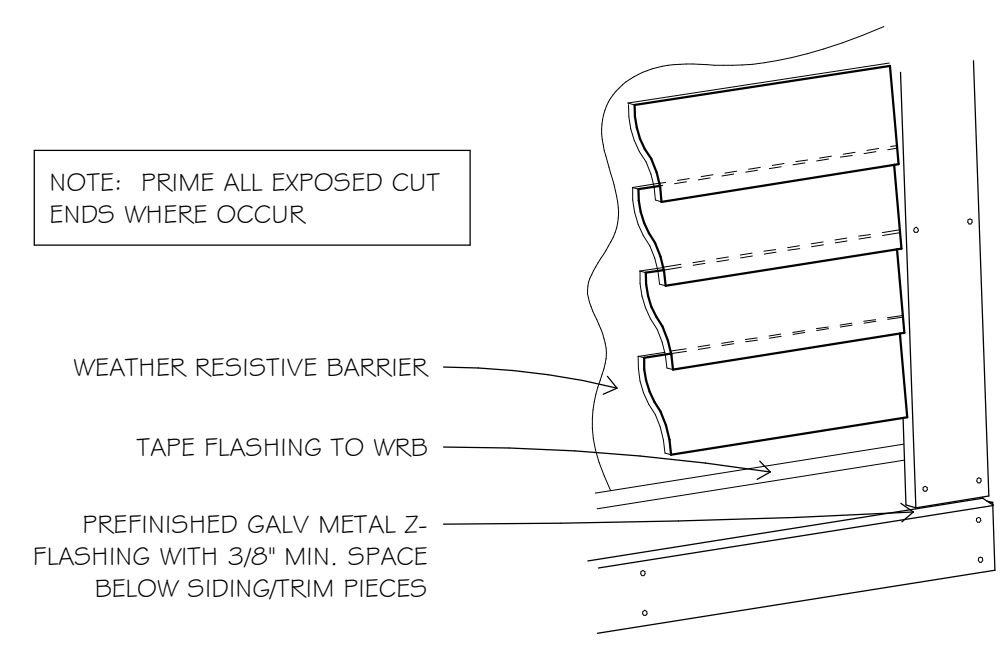
5 INSIDE CORNER DETAIL @ FIBER CEMENT PANEL
3" = 1'-0"



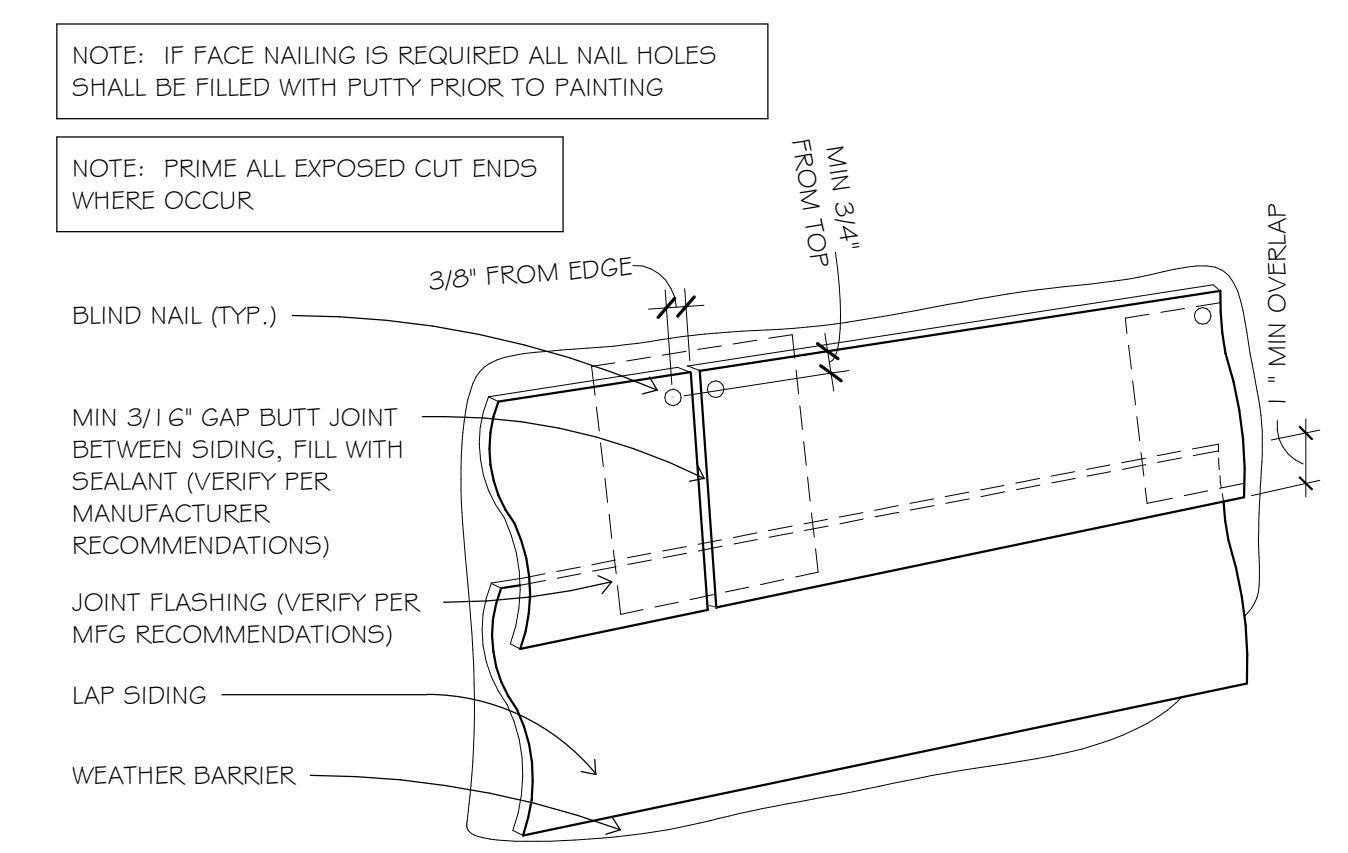
4 INSIDE CORNER DETAIL @ FIBER CEMENT PANEL WITH SIDING
3" = 1'-0"



3 METER MOUNTING BOARD DETAIL @ FIBER CEMENT
3/4" = 1'-0"



2 VERTICAL TRIM @ HORIZONTAL TRIM, TYP.
1" = 1'-0"



1 LAP SIDING INSTALLATION GUIDE
1/8" = 1'-0"

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MINNESOTA 06/07/19 sign date
JAMES L. MOY 27036 reg. no.
6/30/2020 reg. exp. date

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1	06/07/19 ISSUED FOR CONSTRUCTION
4	09/25/19 ASI #01

SCALE
As indicated

West Birch Apartments

1103 West Branch Street
Princeton, MN

EXTERIOR DETAILS

A602



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SIGNATURES

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SUBMITTALS / REVISIONS	
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4 09/25/19	ASI #01

SCALE
As indicated

West Birch Apartments

1103 West Branch Street
Princeton, MN

EXTERIOR DETAILS AT
OPENINGS

A603

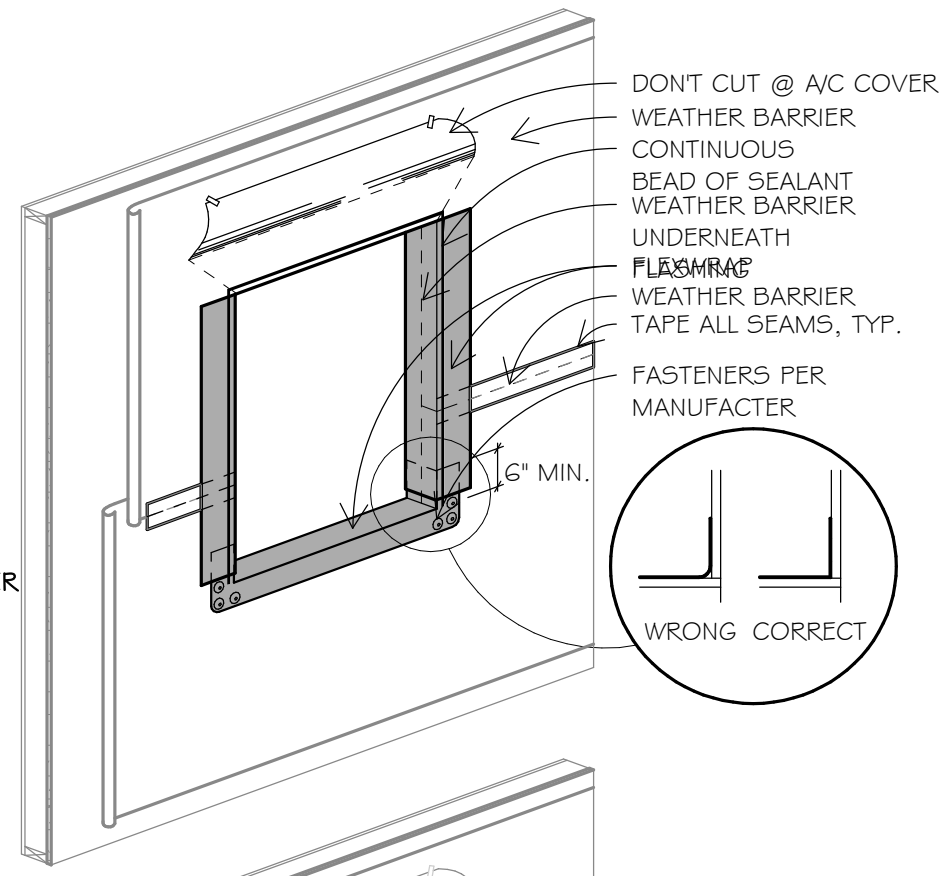
STEP 1

1. CUT A PIECE OF ADHESIVE BACKED FLEXWRAP MEMBRANE 12" LONGER THAN THE WINDOW OPENING (NOTE: USE 7" WIDE MEMBRANE FOR 2'x4' CONSTRUCTION; USE 9" WIDE MEMBRANE FOR 2'x6' CONSTRUCTION)

2. PEEL BACKING OFF MEMBRANE AND INSTALL ON SILL, CAREFUL TO NOT STRETCH MEMBRANE DURING INSTALLATION. MEMBRANE SHOULD BE FLUSH WITH INSIDE EDGE OF FRAMING. CONTINUE MEMBRANE UP A MINIMUM OF 6" ON BOTH JAMBS.

3. INSTALL MEMBRANE FLASHING VERTICALLY OVER JAMB FRAMING OVERLAPPING WEATHER BARRIER AND VERTICAL LEGS OF SILL FLASHING.

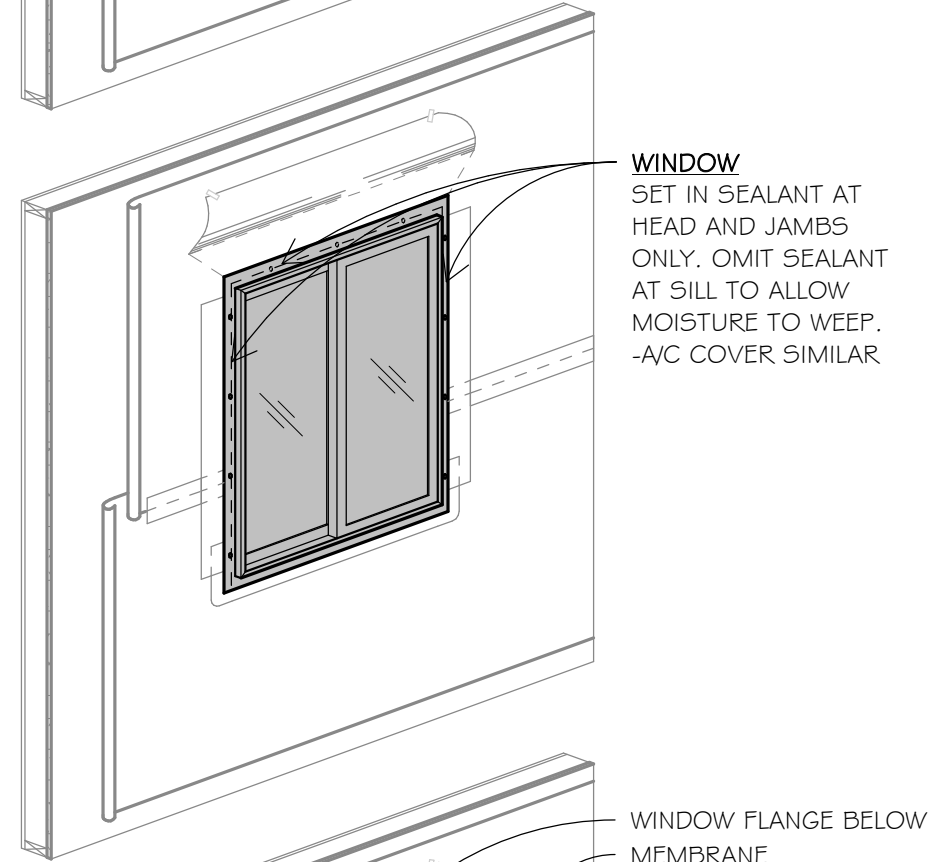
4. APPLY A CONTINUOUS BEAD OF ELASTOMERIC SEALANT AT TOP AND SIDES OF WINDOW OPENING IMMEDIATELY PRIOR TO INSTALLATION OF WINDOW. DO NOT APPLY SEALANT TO SILL.



DON'T CUT @ A/C COVER
WEATHER BARRIER
CONTINUOUS
BEAD OF SEALANT
WEATHER BARRIER
UNDERNEATH
FLASHING
WEATHER BARRIER
TAPE ALL SEAMS, TYP.
FASTENERS PER
MANUFACTURER
6" MIN.
WRONG CORRECT

STEP 2

5. INSTALL WINDOW PER MANUFACTURER'S RECOMMENDATIONS.



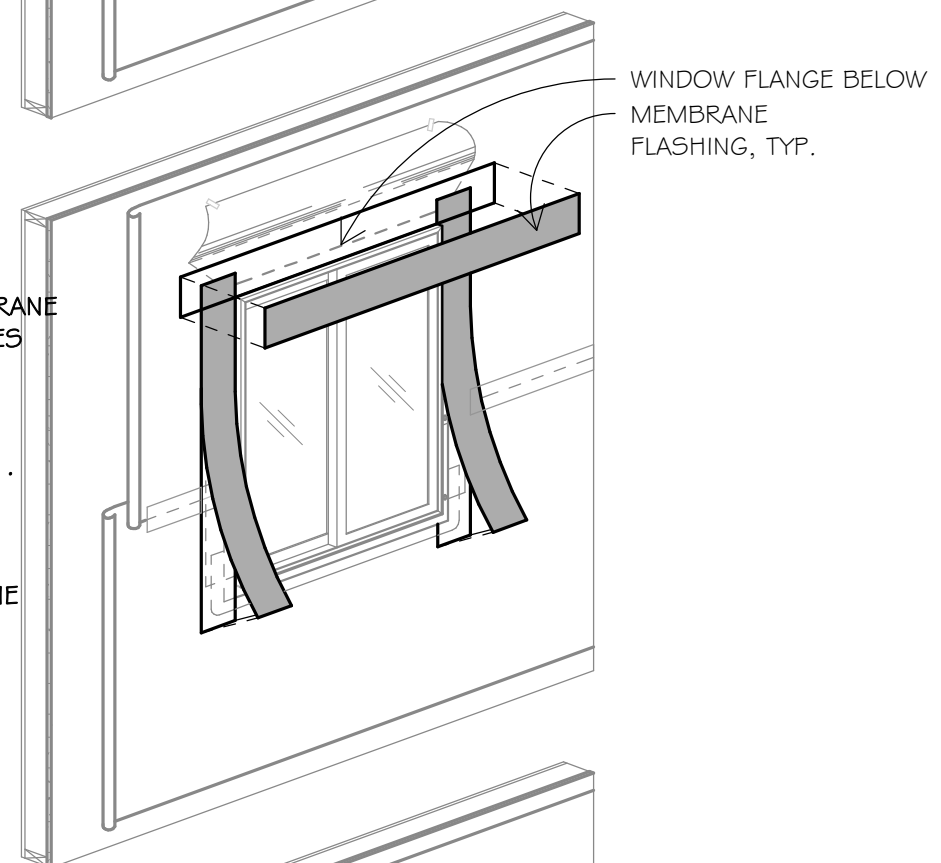
WINDOW
SET IN SEALANT AT
HEAD AND JAMBS
ONLY. OMIT SEALANT
AT SILL TO ALLOW
MOISTURE TO WEEP.
-A/C COVER SIMILAR

STEP 3

6. INSTALL VERTICAL STRIPS OF ADHESIVE MEMBRANE OVER THE WEATHER BARRIER AND NAILING FLANGES TO FOLD UP AND ONTO THE WINDOW JAMB. MEMBRANE SHOULD EXTEND PAST THE NAILING FLANGES AT THE HEAD AND SILL AND COVER THE JAMB FLASHING PREVIOUSLY INSTALLED IN STEP 1.

7. INSTALL ANOTHER LAYER OF MEMBRANE FLASHING HORIZONTALLY OVER THE BACK FLANGE OF THE DRIP CAP. MEMBRANE FLASHING AT THE HEAD SHOULD EXTEND AND COVER THE MEMBRANE PREVIOUSLY INSTALLED AT THE JAMBS.

8. IF THE DRIP CAP IS INTEGRAL TO THE WINDOW UNIT, APPLY THE MEMBRANE FLASHING OVER THE HEAD SIMILAR TO WHAT HAS BEEN DESCRIBED ABOVE.



WINDOW FLANGE BELOW
MEMBRANE
FLASHING, TYP.

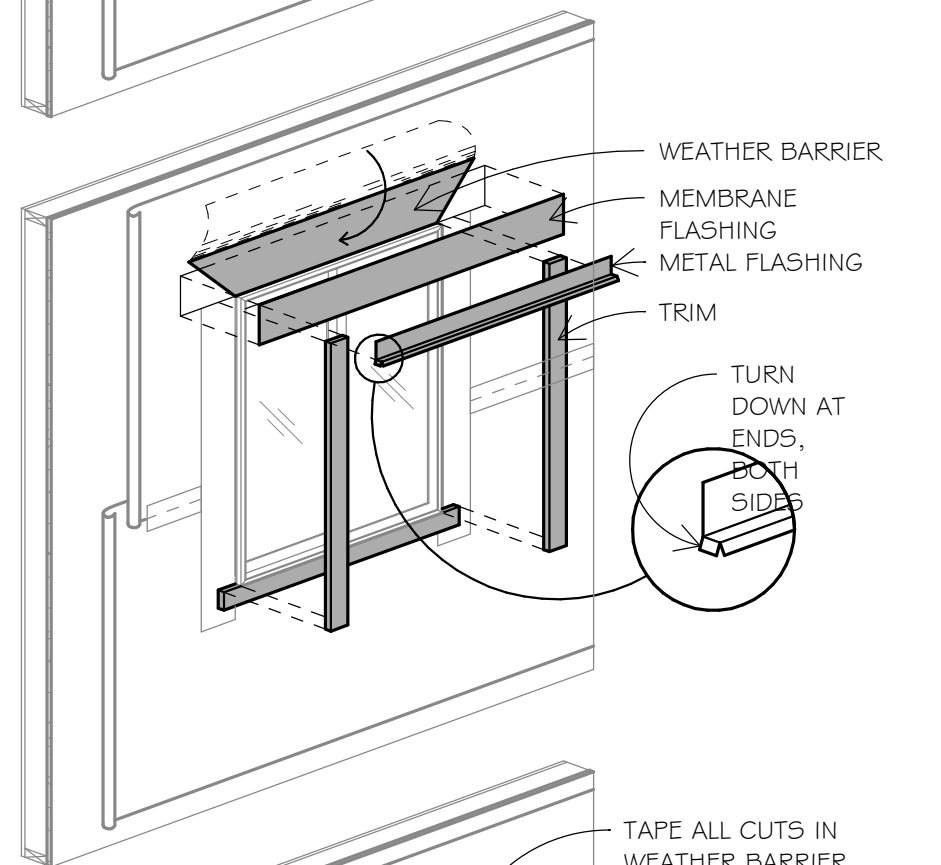
STEP 4

9. FLIP DOWN UPPER FLAP OF WEATHER BARRIER SO IT LAYS FLAT ACROSS HEAD FLASHING.

10. INSTALL ANOTHER PIECE OF CONTINUOUS ADHESIVE MEMBRANE OVER FLAP. MEMBRANE SHALL EXTEND BEYOND END CUTS IN BOTH SIDES OF WEATHER BARRIER. COMPLETELY CONCEAL ALL OTHER CUTS IN WEATHER BARRIER WITH TAPE.

11. INSTALL DECORATIVE TRIM BOARDS AS OCCUR (SEE ELEVATIONS AND DETAILS FOR LOCATIONS) BEGINNING AT THE SILL OF THE WINDOW, FOLLOWED BY THE JAMBS.

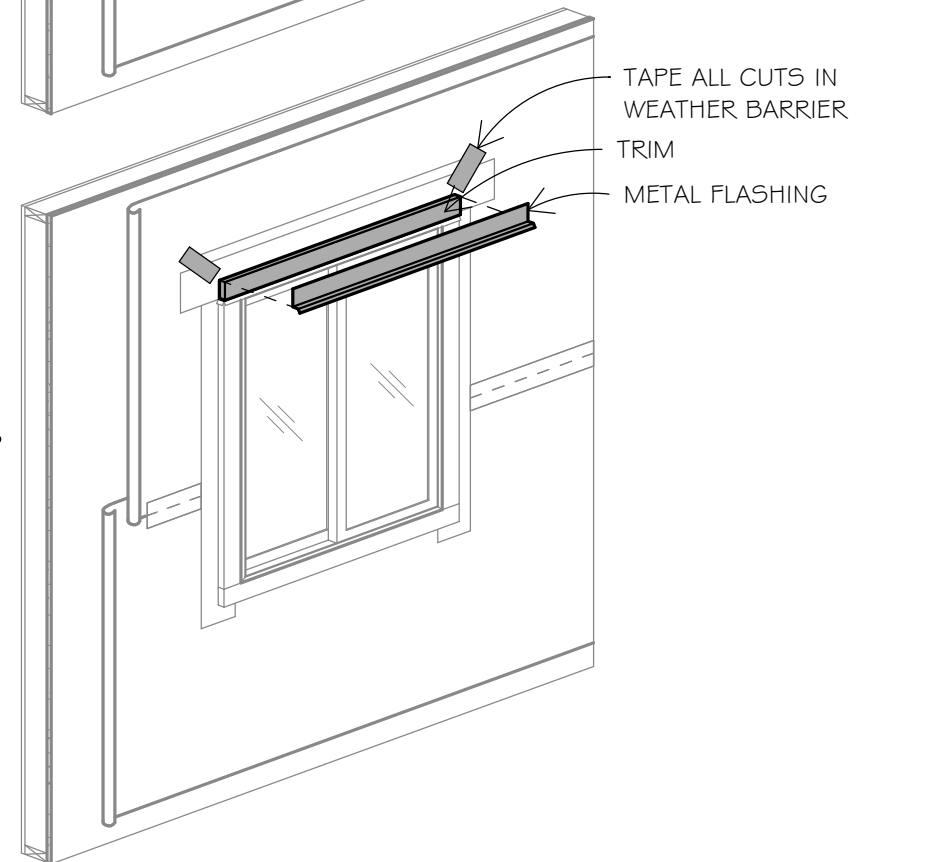
12. PRIOR TO INSTALLING THE TRIM AT THE WINDOW HEAD, INSTALL A CONTINUOUS PREFINISHED METAL HEAD FLASHING WITH DRIP EDGE. FLASHING SHALL EXTEND OVER THE ENDS OF JAMB TRIM AND SHALL BE BENT TO CREATE DRIP EDGES AT ENDS.



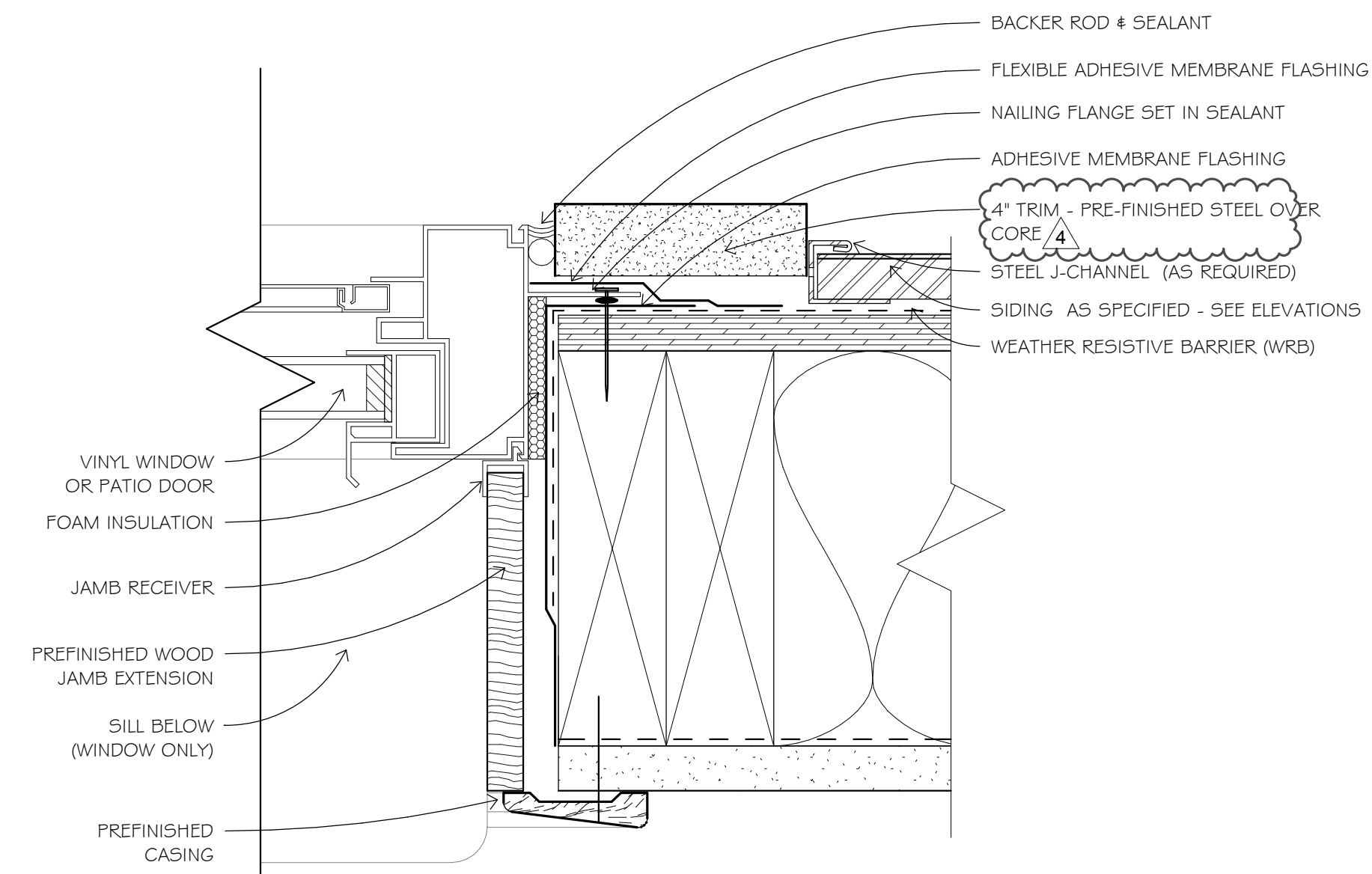
WEATHER BARRIER
MEMBRANE FLASHING
METAL FLASHING
TRIM
TURN DOWN AT ENDS,
BOTH SIDES

STEP 5

13. AFTER HEAD TRIM HAS BEEN INSTALLED, INSTALL AN ADDITIONAL PIECE OF CONTINUOUS PREFINISHED METAL HEAD FLASHING WITH DRIP EDGE OVER ENTIRE LENGTH OF TRIM BEFORE INSTALLING FINAL BUILDING MATERIAL (I.E. SIDING, ETC.). NAIL AT TOP EDGE AND TAPE TO WEATHER BARRIER WITH WEATHER BARRIER TAPE.

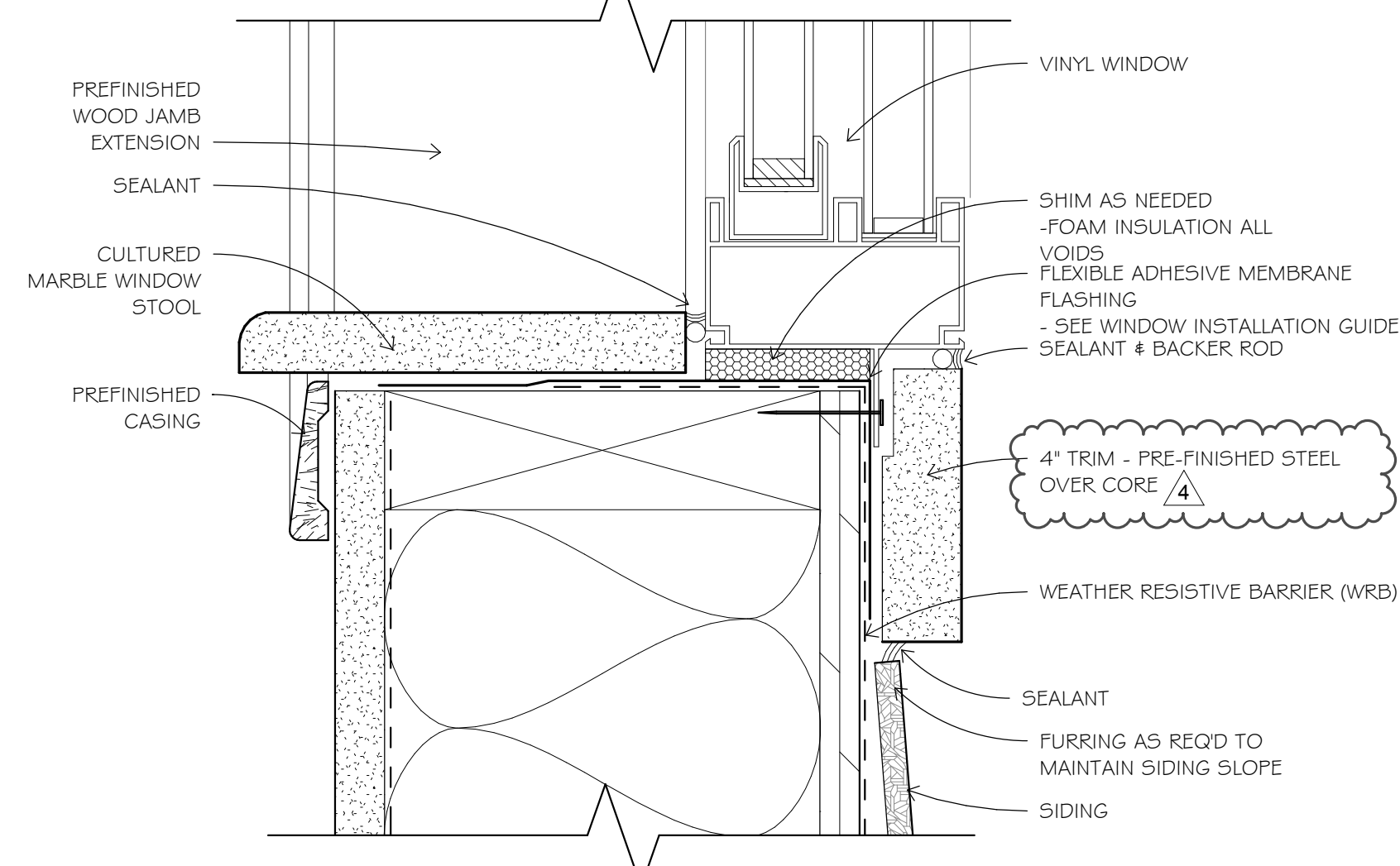
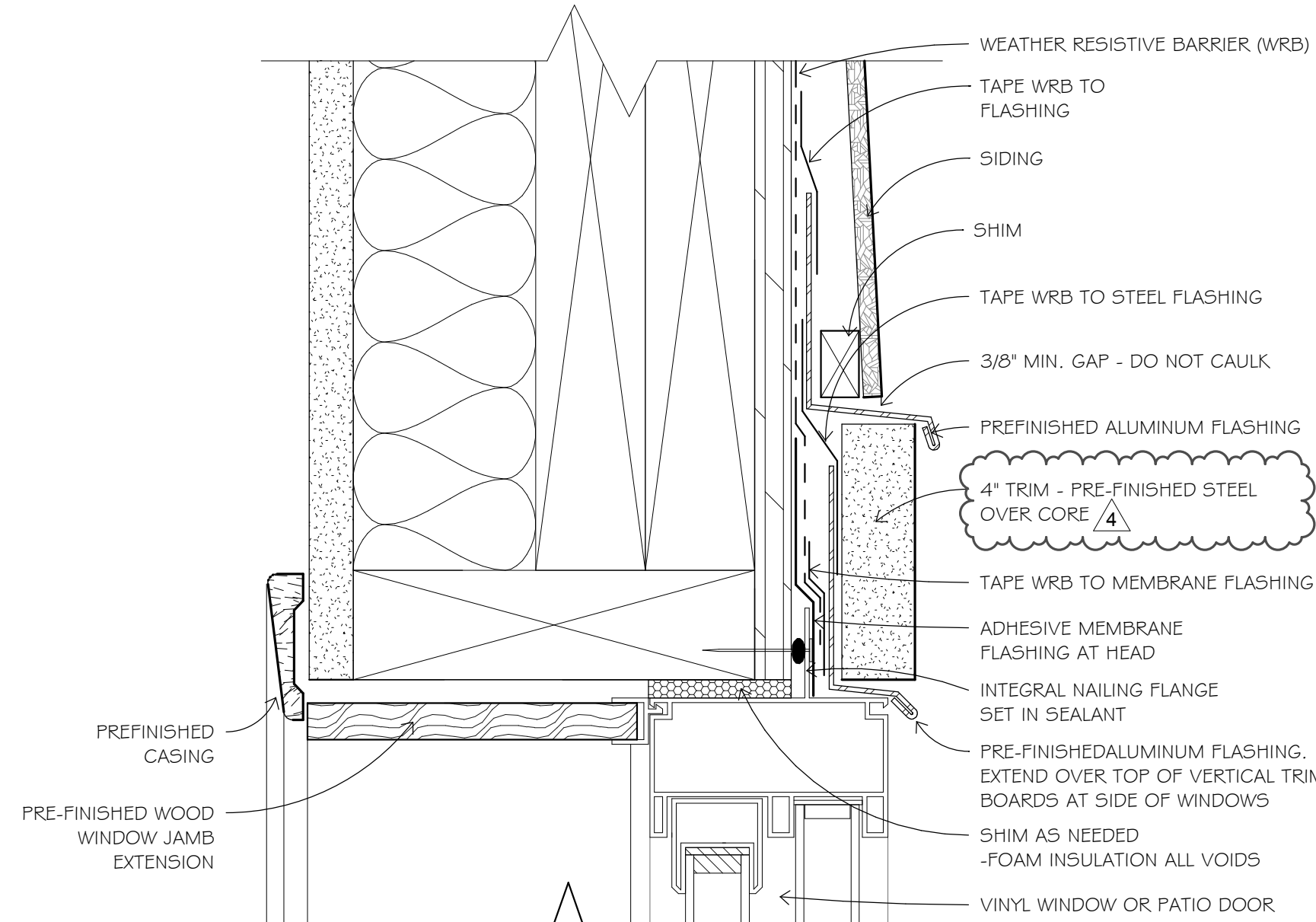


TAPE ALL CUTS IN
WEATHER BARRIER
TRIM
METAL FLASHING



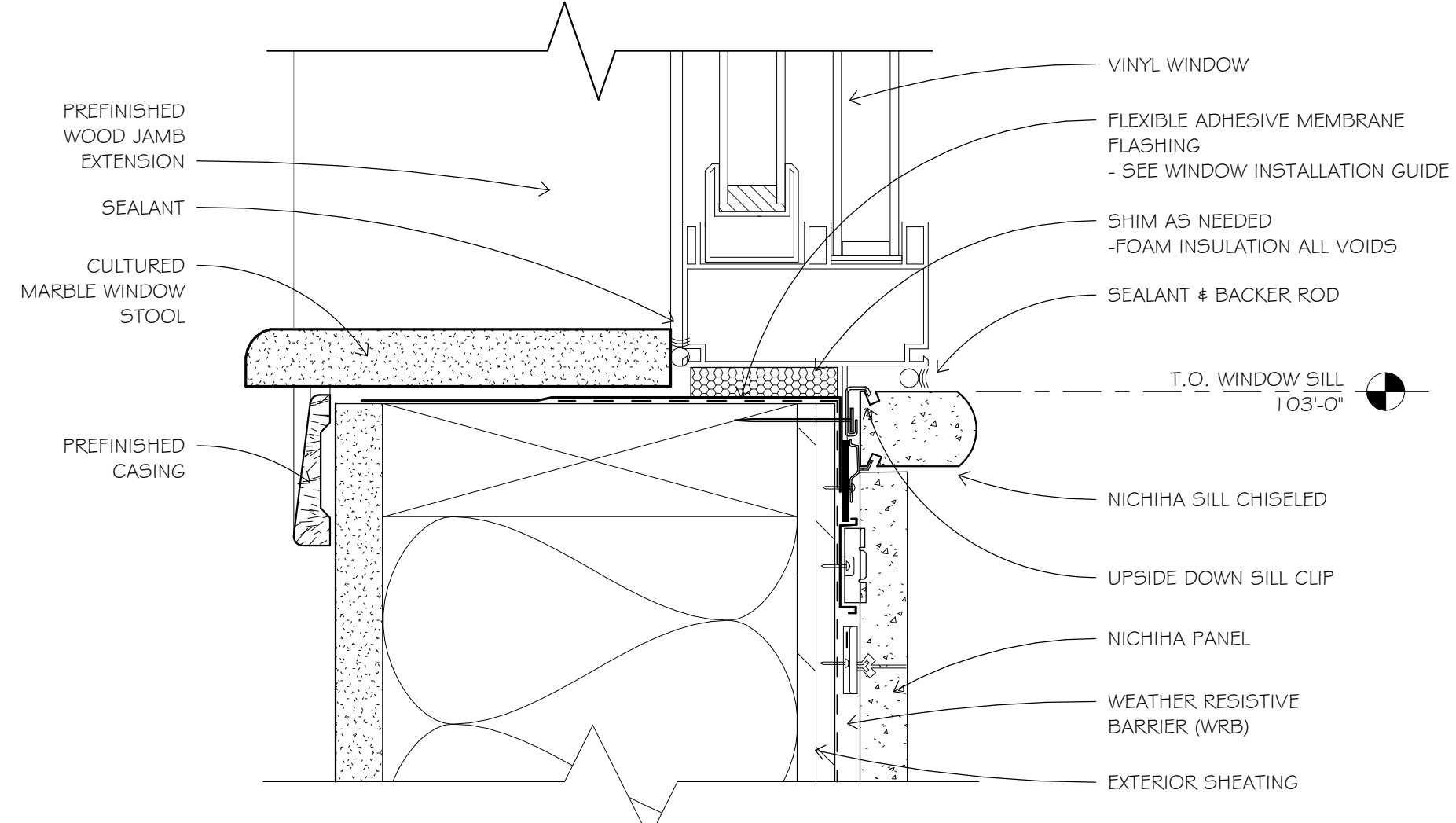
4 WINDOW & PATIO DOOR JAMB DETAIL (PLAN VIEW)

6" = 1'-0"



2 WINDOW HEAD & SILL DETAIL @ STUD (SECTION VIEW)

6" = 1'-0"



1 WINDOW SILL DETAIL @ NICHIBA (SECTION VIEW)

6" = 1'-0"

3 WINDOW INSTALLATION GUIDE

3/8" = 1'-0"



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SIGNATURES

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of MINNESOTA

WILLIAM T. BULLER 20995 reg. no.

06.30.2020 reg. exp. date

**ERA
ERIKSEN ROED
& ASSOCIATES**

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651.251.7570
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PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
MDS/TMR
Issue Date
9.26.2019

SUBMITTALS / REVISIONS
10.26.2018 100% MHFA REVIEW
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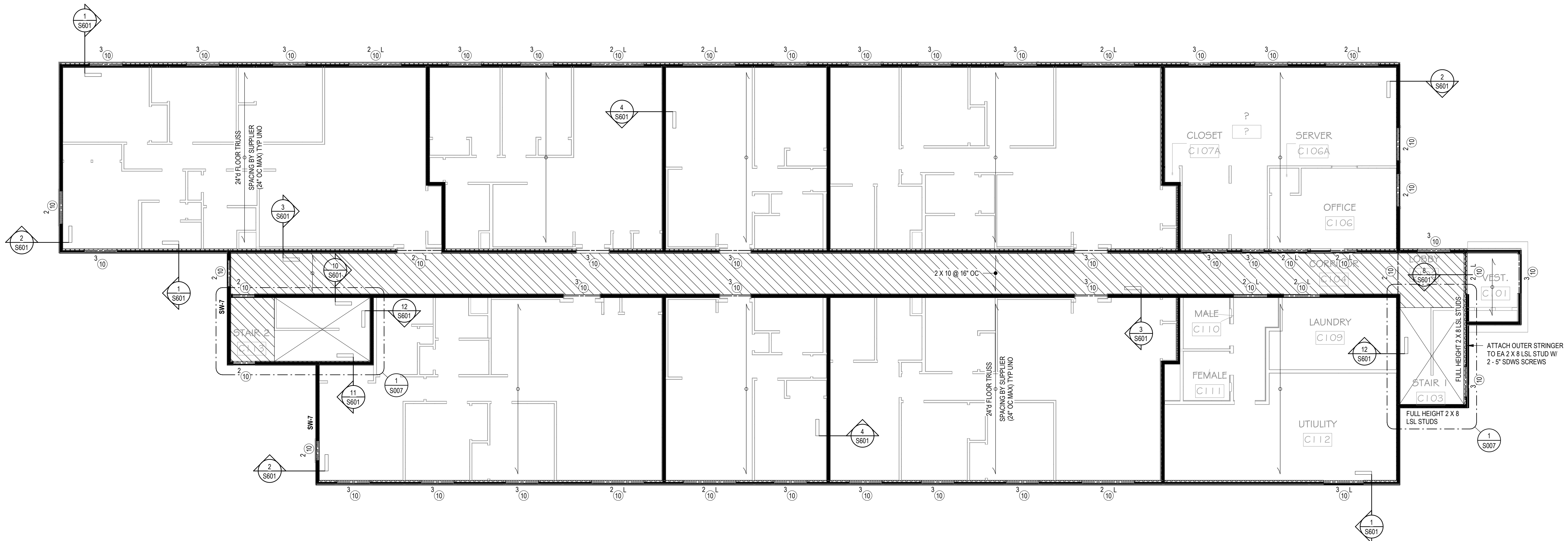
SCALE
As Indicated

West Birch Apartments

W Branch Street
Princeton, MN

SECOND FLOOR FRAMING
PLAN

S112



1 SECOND FLOOR FRAMING PLAN
S112 1/8" = 1'-0"

FRAMING PLAN SHEET NOTES

A. General

- 1. See Cover Sheet for structural sheet index defining sheet name, sheet number and issue status.
- 2. See Cover Sheet for Structural Abbreviations, Typical Marks & Symbols and Plan Legends.
- 3. Review General Structural Notes and typical details in conjunction with applicable plans. See sheet index on Cover Sheet.
- 4. Elevation 100'-0" on these drawings matches elevation 981.7' on Civil drawings.
- 5. If present, coordinate the sizes and locations of tunnels, electrical cells, pits, pipes, floor drains, trenches and floor recesses with Architectural, Structural, Mechanical, Civil, and Electrical drawings.
- 6. Dimensions shown with +/- indicate dimensions that have been rounded to the nearest 1/16 of an inch.

B. Prefabricated Wood Trusses

- 1. See Architectural for truss bearing elevations.
- 2. Prefabricated wood trusses shall be designed to resist all loads indicated on plans, notes and details. Supplier shall submit calculations signed and stamped by a registered engineer in the state of the project for review and approval prior to fabrication. See General Structural Notes and specifications for other requirements.
- 3. Truss spacing by truss supplier. Spacing not to exceed 24" oc max.

C. Floor & Roof Sheathing Diaphragms

- 1. See Architectural for top of sheathing elevations.
- 2. Floor sheathing shall be 3/4" APA rated plywood / OSB. Attach sheathing to floor framing members with 10d nails (0.128" diameter x 3" long) at 6" OC at panel edges and 12" OC at intermediate supports.
- 3. Roof sheathing shall be 15/32" OSB sheathing. Attach sheathing to roof framing members with 10d nails (0.128" diameter x 3" long) at 6" OC at panel edges and 12" OC at intermediate supports.
- 4. All diaphragm nailing shall be done with common nails and shall be driven flush but not fracture the surface of the sheathing. Box or sinker nails must be approved prior to use.
- 5. As an alternate to hand nailing the contractor shall submit for approval the size and type of nail used for automatic nailing with the approved technical data for its use in nailing horizontal diaphragms.

D. Wood framed Construction

- 1. See General Structural Notes for additional wood construction information.
- 2. See schedules for load bearing walls, shear walls, beam / header information, etc.
- 3. All bottom plates or other wood in contact with precast, concrete or masonry shall be treated.

- 4. Anchors, hangers and other metal connectors in contact with pressure treated lumber shall be hot dipped galvanized, G185 treated or approved for use with pressure treated lumber by EOR.
- 5. Provide a minimum of 2 studs (3" length of bearing) at all beam, header and girder truss bearing unless noted otherwise on plan. Full width of beam, header and girder truss must be supported by an equal width of 2X or PSL post. Where posts / stud packs consisting of 3 or more studs occur on a level, identical posts / stud packs shall be constructed on all floors below to final supporting level unless noted otherwise on plan. Solid blocking shall be placed in floor framing space between upper and lower post / stud packs.
- 6. All wood beams connected to 4 x 4 posts or larger to use Simpson FC/EPC caps or equivalent unless noted otherwise. All wood beams connected to PSL or glulam posts to use CC/ECC caps or equivalent unless noted otherwise.
- 7. Mechanical and electrical contractors to design their systems to accommodate 3/8" vertical shrinkage of the structure per floor, from lowest floor to roof.

9/24/2019 11:12:35 AM