ADDENDUM

JLG 18126 Eastgate Apartments

RE: Addendum 01

Issued: May 6, 2020

ADDENDUM #: 01

NOTICE TO CONTRACTORS

This Addendum is prepared to supplement information presented in the Drawings and Project Manual dated April 27, 2020 for the above referenced project. All additions, changes, omissions and conditions listed herein shall become an integral part of the Contract Documents.

PROCUREMENT AND CONTRACTING REQUIREMENTS

1. Replace Design Development spec sections with sections included in this addendum.
2. Replace Design Development drawings with sheets included in this addendum and note all areas with red and/or black revisions clouds.
3. Incorporate all clarifications provided in the design narratives included in this addendum.

SPECIFCATIONS

1. Specifications have been updated to clarify interior finishes, residential cabinetry, and construction waste management disposal.

2. Omit Division 06 4100 from specification for commercial casework.

DRAWINGS

3. G102 – TYPICAL EXTERIOR ASSEMBLIES
    - Added note about lab testing vs. field acoustic testing results.

4. C401 – UTILITY PLAN
    - Additional information regarding the stormwater management system has been provided.

5. L101 – BASE BID LANDSCAPE PLAN
    - Bike rack location provided.
    - Quantity of sod updated.

6. L102 – LANDSCAPE DETAILS
    - Bike specification provided.

7. S101 – LEVEL 1 FRAMING PLAN
    - Shear Wall Schedule provided.
    - Loading information updated and Loading Schedule provided.

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8. S102 – LEVEL 2 FRAMING PLAN
    - Updates provided to lintel and joist schedules
9. A200 – GROUND FLOOR PLAN
    - Drawing 1A/A201: Added two (2) area well locations at louvers.
    - Floor Plan Keynotes: Added keynote 01 at louvers.

10. A301 & A302 – Exterior Elevations
    - Added Exterior Elevation Keynotes 01 & 02 calling out trim sizes
    - Added Exterior Elevation Keynote 03 calling out area well at 7C/A301 & 7C/A302
    - Added area wells at 7C/A301 & 7C/A302

11. A500 – EXTERIOR WALL SECTIONS
    - Added new detail callouts to wall sections

12. A511 – EXTERIOR DETAILS
    - Added details 3A/A511, 4A/A511, 6A/A511, 1C/A511, 4C/A511

13. E2.01 – ELECTRICAL SITE PLAN
    - Light pole locations and transformer location provided.

14. E3.01 – GROUND FLOOR PLAN
    Garage light fixtures are to be type 'F4' luminaries. Refer to luminaire schedule on E9.01

15. E3.04 – THIRD FLOOR PLAN
    - Electrical room to be relocated from Third Floor to Second Floor

16. E6.03 – UNIT PLANS
    - Lighting and power layouts for Units 2E, 2F, 2G, & 2H

17. E3.04 – ENLARGED FLOOR PLANS
    - Provided new sheet number – previously issued as Sheet A6.03

18. E9.01 – ELECTRICAL SCHEDULES
    - Light pole fixture types added to Luminaire Schedule
    - Panelboard Schedule provided as an example for a typical apartment unit (Unit 1A)

DESIGN NARRATIVES

CIVIL

1. Clarifications at underground storm system
    - The preliminary stormwater management study and HydroCAD file are also included with this addendum for additional clarity. Any alternative stormwater management system will need to meet the discharge rates of node 1P in the HydroCAD file.

LANDSCAPE

1. Cedar privacy fence finish
    - Provide natural finish, no stain required.
2. Retaining wall
    - Disregard the retaining wall along the east property line on the Landscape plans – refer to Civil for retaining wall locations.
3. Plant Schedule Code Cg
    - Cg plant spec was originally not included in the Landscape plans – provide Grey Dogwood (Conus racemosa), 5 Gallon Container Size

4. South property line sod area
    - Note that the landscape edger provided identifies where the start of the mulch bed begins for the planting area and where the sod terminates

ARCHITECTURAL

1. Medicine cabinets
    - Provide one (1) medicine cabinet for each apartment unit bathroom – refer to enclosed residential cabinetry specification.

2. Linen storage at open shelving
    - Provide full height cabinetry with adjustable shelving in open alcoves located in all 1-bedroom units.

3. Sliding glass doors
    - Provide vinyl sliding glass doors on the project. See enclosed Basis of Design for Pella 250 Series. Other products may be acceptable and require review by Architect to confirm code requirements are met for accessibility.

4. Window Treatments
    - Provide Bali S-3000 Mini Blinds at all apartment unit windows.

5. Alternate #3 clarification – Acoustic Wall Assemblies
    - Provide the resilient channel as specified with the additional <GYP BD-1> layers .

6. Alternate #7 clarification – Brick at gable end on West Elevation
    - Provide fiber cement lap siding in the base bid and provide brick as an Add Alternate.

7. Alternate #11 clarification – Siding Material
    - Provide fiber cement lap siding in the base bid and provide LP Smartside (or similar) as an Alternate.

8. Residential casework specification
    - IKEA product originally specified should be omitted and residential cabinetry should be provided – refer to revised spec section.

9. Locations of NFPA 13 and NFPA 13-R sprinkler systems
    - Provide NFPA 13 in parking garage and provide NFPA 13-R at all other areas.

10. Door Schedule
    - The Door Schedule is inaccurate and will be complete with the final Construction Documents to be issued in the future. Provide the following assumptions for the project at this time:
        - Parking Garage — Frame: PTD Welded HM — Door: PTD Insulated Metal
        - Unit Entry Doors — Frame: PTD Knock Down HM — Door: Prefinished Wood Veneer
        - Interior Units Doors — Frame: PTD Wood Cased RediFrame — Door: Prefinished Pre-hung

11. Alternate #15 – Electronic Locksets
    - Provide an Add Alternate for Schlage Control Smart Interconnected Locksets at all apartment unit entry doors
        - Style: Neptune
        - Color: Satin Nickel

PLUMBING

1. Water Sense faucets at lavatories and kitchen sinks
    - Specified fixtures have been provided to meet MHFA Green Communities requirements. Refer to additional information in the plumbing fixture schedule on P801 and Spec Section 22 40 00.

MHFA Requirements:
Water Closets: 1.28 gpf (Mandatory)
Urinals: 0.5 gpf (Mandatory)
Showerheads: 2.0 gpm (Mandatory)
Kitchen Faucets: 1.5 gpm (Advanced Conservation)
Lav Faucets: 1.0 gpm (Advanced Conservation)

MECHANICAL

1. Gas piping plan
    - The general intent is for a single natural gas utility meter to be located on the exterior of the building near Domestic Water & Fire Riser Rm 013. Gas piping mains will be routed horizontally throughout the garage ceiling with branch piping to common area gas fired equipment (furnaces, water heaters, gas unit heaters, etc.) and vertical risers up to the Magic Paks in the dwelling units. The owner will furnish a natural gas sub-meter for installation by the mechanical contractor in each of the dwelling unit Magic Pak closets. Gas piping distribution is anticipated to be 2psi throughout the building with regulators at each piece of equipment.

2. VTAC Unit
    - Provide HWC9 Series MagicPaks are the basis of design HVAC system for the dwelling units. Refer to mechanical plans and equipment schedules.

3. Type and location of hallway HVAC units
    - The corridors are being served by high-efficiency natural gas furnaces with outdoor condensing units. Refer to mechanical plans and equipment schedules.

4. Type and location of vestibule heaters
    - Provide fan forced electric heaters are intended to serve the vestibules. These heaters are shown for reference on the mechanical plans, but are to be provided by the electrical contractor.

5. Type and location of stairwell heaters
    - Provide fan forced electric heaters are intended to serve the stairwells. These heaters are shown for reference on the mechanical plans, but are to be provided by the electrical contractor.

ELECTRICAL

1. AIC's
    - Final load calculations and panel schedules will be provided in the final Construction Documents to be issued for the project. At this time, please refer to what is shown on the riser diagram. However, a panel schedule for Unit 1A was added to reference as a Typical Unit to help interpolate pricing for the various apartment unit types.

2. Exterior Wall Sconces
    - Provide an Allowance for exterior wall sconces on the project. Assume three (3) sconces at the north building entrance, two (2) sconces at the east entrance, and one (1) sconce outside the south exit stair enclosure.

3. Patio lighting Fixture
    - Refer to Unit Plan drawings for Fixture Type UP locations at patios.

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SECTION 01 7419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 GENERAL

1.01 WASTE MANAGEMENT REQUIREMENTS

A. Owner requires that this project generate the least amount of trash and waste possible.

B. Employ processes that ensure the generation of as little waste as possible due to error, poor planning, breakage, mishandling, contamination, or other factors.

C. Minimize trash/waste disposal in landfills; reuse, salvage, or recycle as much waste as economically feasible.

D. Required Recycling, Salvage, and Reuse: The following may not be disposed of in landfills or by incineration:
   1. Aluminum and plastic beverage containers.
   2. Corrugated cardboard.
   3. Wood pallets.
   4. Clean dimensional wood: May be used as blocking or furring.
   5. Metals, including packaging banding, metal studs, sheet metal, structural steel, piping, reinforcing bars, door frames, and other items made of steel, iron, galvanized steel, stainless steel, aluminum, copper, zinc, lead, brass, and bronze.

E. Methods of trash/waste disposal that are not acceptable are:
   1. Burning on the project site.
   2. Burying on the project site.
   3. Dumping or burying on other property, public or private.
   4. Other illegal dumping or burying.

F. Regulatory Requirements: Contractor is responsible for knowing and complying with regulatory requirements, including but not limited to Federal, state and local requirements, pertaining to legal disposal of all construction and demolition waste materials.

1.02 DEFINITIONS

A. Clean: Untreated and unpainted; not contaminated with oils, solvents, caulk, or the like.

B. Construction and Demolition Waste: Solid wastes typically including building materials, packaging, trash, debris, and rubble resulting from construction, remodeling, repair and demolition operations.

C. Hazardous: Exhibiting the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity or reactivity.

D. Nonhazardous: Exhibiting none of the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity, or reactivity.

E. Nontoxic: Neither immediately poisonous to humans nor poisonous after a long period of exposure.

F. Recyclable: The ability of a product or material to be recovered at the end of its life cycle and remanufactured into a new product for reuse by others.

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G. Recycle: To remove a waste material from the project site to another site for remanufacture into a new product for reuse by others.

H. Recycling: The process of sorting, cleansing, treating and reconstituting solid waste and other discarded materials for the purpose of using the altered form. Recycling does not include burning, incinerating, or thermally destroying waste.

I. Return: To give back reusable items or unused products to vendors for credit.

J. Reuse: To reuse a construction waste material in some manner on the project site.

K. Salvage: To remove a waste material from the project site to another site for resale or reuse by others.

L. Sediment: Soil and other debris that has been eroded and transported by storm or well production run-off water.

M. Source Separation: The act of keeping different types of waste materials separate beginning from the first time they become waste.

N. Toxic: Poisonous to humans either immediately or after a long period of exposure.

O. Trash: Any product or material unable to be reused, returned, recycled, or salvaged.

P. Waste: Extra material or material that has reached the end of its useful life in its intended use. Waste includes salvageable, returnable, recyclable, and reusable material.

PART 2 PRODUCTS

2.01 PRODUCT SUBSTITUTIONS

A. See Section 01 6000 - Product Requirements for substitution submission procedures.

B. For each proposed product substitution, submit the following information in addition to requirements specified in Section 01 6000:
   1. Relative amount of waste produced, compared to specified product.
   2. Cost savings on waste disposal, compared to specified product, to be deducted from the Contract Sum.
   3. Proposed disposal method for waste product.
   4. Markets for recycled waste product.

PART 3 EXECUTION

3.01 WASTE MANAGEMENT PROCEDURES

A. See Section 01 3000 for additional requirements for project meetings, reports, submittal procedures, and project documentation.

B. See Section 01 5000 for additional requirements related to trash/waste collection and removal facilities and services.

C. See Section 01 6000 for waste prevention requirements related to delivery, storage, and handling.

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D. See Section 01 7000 for trash/waste prevention procedures related to demolition, cutting and patching, installation, protection, and cleaning.

3.02 WASTE MANAGEMENT PLAN IMPLEMENTATION

A. Manager: Designate an on-site person or persons responsible for instructing workers and overseeing and documenting results of the Waste Management Plan.

B. Communication: Distribute copies of the Waste Management Plan to job site foreman, each subcontractor, Owner, and Architect.

C. Instruction: Provide on-site instruction of appropriate separation, handling, and recycling, salvage, reuse, and return methods to be used by all parties at the appropriate stages of the project.

D. Meetings: Discuss trash/waste management goals and issues at project meetings.
1. Prebid meeting.
2. Preconstruction meeting.
3. Regular job-site meetings.

E. Facilities: Provide specific facilities for separation and storage of materials for recycling, salvage, reuse, return, and trash disposal, for use by all contractors and installers.
1. Provide containers as required.
2. Provide adequate space for pick-up and delivery and convenience to subcontractors.
3. Keep recycling and trash/waste bin areas neat and clean and clearly marked in order to avoid contamination of materials.

F. Hazardous Wastes: Separate, store, and dispose of hazardous wastes according to applicable regulations.

G. Recycling: Separate, store, protect, and handle at the site identified recyclable waste products in order to prevent contamination of materials and to maximize recyclability of identified materials. Arrange for timely pickups from the site or deliveries to recycling facility in order to prevent contamination of recyclable materials.

H. Reuse of Materials On-Site: Set aside, sort, and protect separated products in preparation for reuse.

I. Salvage: Set aside, sort, and protect products to be salvaged for reuse off-site.

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SECTION 09 3000 - TILING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Tile for floor applications.

B. Tile for wall applications.

C. Ceramic trim.

D. Non-ceramic trim.

1.02 RELATED REQUIREMENTS

A. Section - Joint Sealers.

B. Section 09 2116 - Gypsum Board Assemblies: Installation of tile backer board.

C. Section 22 4000 - Plumbing Fixtures: Shower receptor.

1.03 REFERENCE STANDARDS

A. ANSI A108/A118/A136.1 - American National Standard Specifications for the Installation of Ceramic Tile (Compendium); 2017.

B. ANSI A108.5 - American National Standard Specifications for Installation of Ceramic Tile with Dry-Set Portland Cement Mortar or Latex-Portland Cement Mortar; 1999 (Reaffirmed 2010).

C. ANSI A108.10 - American National Standard Specifications for Installation of Grout in Tilework; 1999 (Reaffirmed 2010).

D. ANSI A118.7 - American National Standard Specifications for High Performance Cement Grouts for Tile Installation; 2010 (Reaffirmed 2016).

E. ANSI A137.1 - American National Standard Specifications for Ceramic Tile; 2012.

F. TCNA (HB) - Handbook for Ceramic, Glass, and Stone Tile Installation; 2017.

1.04 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide manufacturers' data sheets on tile, mortar, grout, and accessories. Include instructions for using grouts and adhesives.

C. Samples: Provide two tiles, actual size, illustrating pattern and color.

D. Maintenance Data: Include recommended cleaning methods, cleaning materials, stain removal methods, and polishes and waxes.

E. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. See Section 01 6000 - Product Requirements, for additional provisions.

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2. Extra Tile: 10 square feet (1 square meters) of each size, color, and surface finish combination.

1.05 QUALITY ASSURANCE

A. Maintain one copy of The Tile Council of North America Handbook and ANSI A108 Series/A118 Series on site.

B. Manufacturer Qualifications: Company specializing in manufacturing the types of products specified in this section, with minimum 5 years of documented experience.

C. Installer Qualifications: Company specializing in performing tile installation, with minimum of 5 years of documented experience.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Protect adhesives from freezing or overheating in accordance with manufacturer's instructions.

1.07 FIELD CONDITIONS

A. Do not install solvent-based products in an unventilated environment.

B. Maintain ambient and substrate temperature of 50 degrees F (10 degrees C) during installation of mortar materials.

1.08 WARRANTY

A. Tile and Stone Installation System Warranty: Manufacturer's standard system warranty protecting against break down or deterioration of the tile setting system under normal usage, and ensuring the products are free from manufacturer defects. Manufacturer shall pay for replacement of its own products and replacement of finishing materials, including labor, for defective portions of the project.
   1. Warranty Period: 25 years.

PART 2 PRODUCTS

2.01 TILE

A. Manufacturers: All products by the same manufacturer.
   1. Alphalux Ceramiche.
   2. Studio Glass.
   3. Substitutions: See Section 01 6000 - Product Requirements.

B. Ceramic Tile : ANSI A137.1, and as follows:
   1. Material ID's:
      a. <CER TILE-10>: Ceramic wall tile, Gallura by Alphalux, 12 x 24 inch Nat, color Ghiaccio.
      b. <CER TILE-11>: Ceramic wall tile, Muretto Gallura by Alphalux, 12 x 12 inch Rett, color Tabacco 8 Pezzi.
      c. <CER TIL 20>: Ceramic floor tile, Gallura by Alphalux, 12 x 24 inch Nat, color Ghiaccio.
   2. Moisture Absorption: 0 to 0.5 percent.
   3. Edges: Square.
   4. Wet Coefficient of Friction: 0.60 minimum.
   5. Dry Coefficient of Friction: 0.70 minimum.
   6. Surface Finish: Unglazed.

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C. Glass Tile:
   1. Composition: Semi-transparent tinted glass.
   2. Mesh-Mounted Tiles:
      a. Size and Shape: 1 by 1 inch (25 by 25 mm) tiles on 12 by 12 inch (300 by 300 mm) nominal mesh backing.
      b. Thickness: 5/16 inch (8 mm).
   3. Face: Smooth.
   4. Edges: Square.
   5. Color <GLASS TILE-10>: Carbon.
   6. Products:
      a. Studio Glass 1 x 1 mosaic.

2.02 TRIM AND ACCESSORIES

A. Ceramic Trim: Matching bullnose, double bullnose, cove base, and cove ceramic shapes in sizes coordinated with field tile.
   1. Applications: Use in the following locations:
      a. Open Edges: Bullnose.
      b. Inside Corners: Jointed.
      c. Floor to Wall Joints: Cove base.
   2. Manufacturer: Same as for tile.

B. Non-Ceramic Trim <TILE TRIM-10>: Satin natural anodized extruded aluminum, style and dimensions to suit application, for setting using tile mortar or adhesive.
   1. Applications: Use in the following locations:
      a. Open edges of wall tile. Schluter RONDEC-DB or approved equal.
      b. Floor to wall joints. Schluter DILEX-AHK/-PHK or approved equal.
   2. Manufacturer:
      a. Schluter-Systems: www.schluter.com/#sle.
      b. Substitutions: See Section 01 6000 - Product Requirements.

2.03 SETTING MATERIALS

A. Provide setting materials made by the same manufacturer as grout.

B. Latex-Portland Cement Mortar Bond Coat: ANSI A118.4.
   1. Application(s): Use this type of bond coat where indicated below; basis of design product indicated.
      a. Typical Floors: LATICRETE 254 Platinum.
      b. Typical Walls: LATICRETE 4-XLT.
   2. Products:
      a. ARDEX Engineered Cements; ARDEX X 77 MICROTEC: www.ardexamericas.com.
      b. LATICRETE International, Inc: www.laticrete.com.
      c. ProSpec, an Oldcastle brand: www.prospec.com.
      d. Mapei Corporation: www.mapei.com.
      e. TEC Specialty: www.tecspecialty.com.

2.04 GROUTS

A. Manufacturers:
   1. Bostik Inc: www.bostik-us.com/#sle.

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2. LATICRETE International, Inc: www.laticrete.com/#sle.
3. Mapei Corporation: www.mapei.com.
4. TEC Specialty: www.tecspecialty.com.
5. Substitutions: See Section 01 6000 - Product Requirements.

B. Polymer Modified Grout: ANSI A118.7 polymer modified cement grout.
1. Applications: Use this type of grout for typical walls.
2. Use sanded grout for joints 1/8 inch wide and larger; use unsanded grout for joints less than 1/8 inch wide.
3. Color(s): As selected by Architect from manufacturer's full line.
4. Basis of Designs:
   a. LATICRETE International, Inc; LATICRETE PermaColor: www.laticrete.com/#sle.

C. Tile Sealant: Gunnable, silicone, siliconized acrylic, or urethane sealant; moisture and mildew resistant type.
1. Applications: Between tile and plumbing fixtures.
2. Color(s): As selected by Architect from manufacturer's full line.
3. Basis of Design:
   a. LATICRETE International, Inc; LATICRETE Latasil: www.laticrete.com.

2.05 THIN-SET ACCESSORY MATERIALS

A. Waterproofing/Crack Isolation Membrane at Floors: Specifically designed for bonding to cementitious substrate under thick mortar bed or thin-set tile; complying with ANSI A118.10.
1. Type: Trowel-applied.
2. Material: SBS rubber.
3. Thickness: 25 mils (0.6 mm), minimum, dry film thickness.
4. Basis of Design:
   a. LATICRETE International, Inc; LATICRETE Hydro Ban: www.laticrete.com.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that sub-floor surfaces are smooth and flat within the tolerances specified for that type of work and are ready to receive tile.

B. Verify that wall surfaces are smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive tile.

C. Verify that sub-floor surfaces are dust-free and free of substances that could impair bonding of setting materials to sub-floor surfaces.

D. Verify that concrete sub-floor surfaces are ready for tile installation by testing for moisture emission rate and alkalinity; obtain instructions if test results are not within limits recommended by tile manufacturer and setting materials manufacturer.

E. Verify that required floor-mounted utilities are in correct location.

3.02 PREPARATION

A. Protect surrounding work from damage.

B. Vacuum clean surfaces and damp clean.

C. Seal substrate surface cracks with filler. Level existing substrate surfaces to acceptable flatness tolerances.

D. Prepare substrate surfaces for adhesive installation in accordance with adhesive manufacturer's instructions.

3.03 INSTALLATION - GENERAL

A. Install tile and grout in accordance with applicable requirements of ANSI A108.1 through A108.13, manufacturer's instructions, and The Tile Council of North America Handbook recommendations.

B. Lay tile to pattern indicated. Do not interrupt tile pattern through openings.

C. Cut and fit tile to penetrations through tile, leaving sealant joint space. Form corners and bases neatly. Align floor joints.

D. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make grout joints without voids, cracks, excess mortar or excess grout, or too little grout.

E. Form internal angles square and external angles bullnosed.

F. Install non-ceramic trim in accordance with manufacturer's instructions.

G. Sound tile after setting. Replace hollow sounding units.

H. Prior to grouting, allow installation to completely cure; minimum of 48 hours.

I. Grout tile joints.

J. Apply sealant to junction of tile and dissimilar materials and junction of dissimilar planes.

3.04 INSTALLATION - FLOORS - THIN-SET METHODS

A. Over interior concrete substrates, install in accordance with The Tile Council of North America Handbook Method F113, dry-set or latex-Portland cement bond coat, with standard grout, unless otherwise indicated.
   1. Use crack isolation membrane under all tile unless other underlayment is indicated.

3.05 INSTALLATION - WALL TILE

A. Over gypsum wallboard on wood or metal studs install in accordance with The Tile Council of North America Handbook Method W243, thin-set with dry-set or latex-Portland cement bond coat, unless otherwise indicated.

3.06 CLEANING

A. Clean tile and grout surfaces.

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3.07 PROTECTION

A. Do not permit traffic over finished floor surface for 4 days after installation.

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SECTION 09 5100 - ACOUSTICAL CEILINGS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Suspended metal grid ceiling system.

B. Acoustical units.

1.02 RELATED REQUIREMENTS

A. Section 01 6116 - Volatile Organic Compound (VOC) Content Restrictions.

B. Divisions 21 through 28 for mechanical and electrical components in acoustical ceilings.

1.03 REFERENCE STANDARDS

A. ASTM C635/C635M - Standard Specification for the Manufacture, Performance, and Testing of Metal Suspension Systems for Acoustical Tile and Lay-in Panel Ceilings; 2017.

B. ASTM C636/C636M - Standard Practice for Installation of Metal Ceiling Suspension Systems for Acoustical Tile and Lay-In Panels; 2013.

C. ASTM E1264 - Standard Classification for Acoustical Ceiling Products; 2014.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Sequence work to ensure acoustical ceilings are not installed until building is enclosed, sufficient heat is provided, dust generating activities have terminated, and overhead work is completed, tested, and approved.

B. Do not install acoustical units until after interior wet work is dry.

1.05 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide data on suspension system components and acoustical units.

C. Samples: Submit two samples 4 x 6 inch (100 x 150 mm) in size illustrating material and finish of acoustical units.

D. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. See Section 01 6000 - Product Requirements, for additional provisions.
   2. Extra Acoustical Units: Quantity equal to 5 percent of total installed.

1.06 QUALITY ASSURANCE

A. Suspension System Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years documented experience.

B. Acoustical Unit Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years documented experience.

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1.07 FIELD CONDITIONS

A. Maintain uniform temperature of minimum 60 degrees F (16 degrees C), and maximum humidity of 40 percent prior to, during, and after acoustical unit installation.

PART 2 PRODUCTS

2.01 ACOUSTICAL UNITS

A. Manufacturers:
   1. Armstrong World Industries, Inc: www.armstrong.com.
   2. CertainTeed Corporation: www.certainteed.com.
   3. USG: www.usg.com.

B. Acoustical Panels <ACT-1>: Painted mineral fiber, ASTM E1264 Type III, with the following characteristics:
   1. Size: 24 x 24 inches (600 x 600 mm).
   2. Thickness: 3/4 inches (19 mm).
   3. Light Reflectance: 0.86 percent, determined as specified in ASTM E1264.
   4. NRC Range: 0.55 to 0.65, determined as specified in ASTM E1264.
   5. Ceiling Attenuation Class (CAC): 35, determined as specified in ASTM E1264.
   6. Edge: Reveal edge.
   7. Surface Color: White.
   8. Basis of Design Product: Eclipse ClimaPlus by USG.
   9. Suspension System: Exposed grid.

2.02 SUSPENSION SYSTEM(S)

A. Manufacturers:
   1. Armstrong World Industries, Inc: www.armstrong.com.
   2. CertainTeed Corporation: www.certainteed.com.
   3. Chicago Metallic Corporation: www.chicagometallic.com.
   4. USG: www.usg.com.

B. Suspension Systems - General: ASTM C635; die cut and interlocking components, with stabilizer bars, clips, splices, perimeter moldings, and hold down clips as required.

C. Exposed Steel Suspension System: Formed steel, commercial quality cold rolled; intermediate-duty.
   1. Profile: Tee; 9/16 inch (14 mm) wide face.
   2. Finish: White painted.
   3. Basis of Design Product: Brand DX/DXL: 9/16" by Donn USG.

2.03 ACCESSORIES

A. Support Channels and Hangers: Galvanized steel; size and type to suit application and ceiling system flatness requirement specified.

B. Perimeter Moldings: Same material and finish as grid.
   1. At Exposed Grid: Provide L-shaped molding for mounting at same elevation as face of grid.

C. Touch-up Paint: Type and color to match acoustical and grid units.

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PART 3 EXECUTION

3.01 EXAMINATION

A. Verify existing conditions before starting work.

B. Verify that layout of hangers will not interfere with other work.

3.02 INSTALLATION - SUSPENSION SYSTEM

A. Install suspension system in accordance with ASTM C636/C636M, ASTM E580/E580M, and manufacturer's instructions and as supplemented in this section.

B. Rigidly secure system, including integral mechanical and electrical components, for maximum deflection of 1:360.

C. Locate system on room axis according to reflected plan.

D. Install after major above-ceiling work is complete. Coordinate the location of hangers with other work.

E. Hang suspension system independent of walls, columns, ducts, pipes and conduit. Where carrying members are spliced, avoid visible displacement of face plane of adjacent members.

F. Where ducts or other equipment prevent the regular spacing of hangers, reinforce the nearest affected hangers and related carrying channels to span the extra distance.

G. Do not support components on main runners or cross runners if weight causes total dead load to exceed deflection capability.

H. Support fixture loads using supplementary hangers located within 6 inches (150 mm) of each corner, or support components independently.

I. Do not eccentrically load system or induce rotation of runners.

J. Perimeter Molding: Install at intersection of ceiling and vertical surfaces and at junctions with other interruptions.
   1. Use longest practical lengths.
   2. Miter corners.

3.03 INSTALLATION - ACOUSTICAL UNITS

A. Install acoustical units in accordance with manufacturer's instructions.

B. Fit acoustical units in place, free from damaged edges or other defects detrimental to appearance and function.

C. Fit border trim neatly against abutting surfaces.

D. Install units after above-ceiling work is complete.

E. Install acoustical units level, in uniform plane, and free from twist, warp, and dents.

F. Cutting Acoustical Units:

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1. Make field cut edges of same profile as factory edges.
2. Double cut and field paint exposed reveal edges.

G. Install hold-down clips on panels within 20 ft (6 m) of an exterior door.

3.04 TOLERANCES

A. Maximum Variation from Flat and Level Surface: 1/8 inch in 10 feet (3 mm in 3 m).

B. Maximum Variation from Plumb of Grid Members Caused by Eccentric Loads: 2 degrees.

END OF SECTION

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SECTION 09 6500 - RESILIENT FLOORING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Resilient tile flooring.

B. Resilient base.

C. Resilient stair accessories.

D. Installation accessories.

1.02 RELATED REQUIREMENTS

A. Section 01 6116 - Volatile Organic Compound (VOC) Content Restrictions.

B. Section 01 2300 - Alternates.

C. Section 03 3000 - Cast-in-Place Concrete: Restrictions on curing compounds for concrete slabs and floors.

1.03 REFERENCE STANDARDS

A. ASTM E648 - Standard Test Method for Critical Radiant Flux of Floor-Covering Systems Using a Radiant Heat Energy Source; 2017.

B. ASTM F1344 - Standard Specification for Rubber Floor Tile; 2015.

C. ASTM F1700 - Standard Specification for Solid Vinyl Floor Tile; 2013a.

D. ASTM F1861 - Standard Specification for Resilient Wall Base; 2016.

E. ASTM F2169 - Standard Specification for Resilient Stair Treads; 2015, with Editorial Revision (2016).

F. NFPA 253 - Standard Method of Test for Critical Radiant Flux of Floor Covering Systems Using a Radiant Heat Energy Source; 2015.

1.04 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

B. Selection Samples: Submit manufacturer's complete set of color samples for Architect's initial selection.

C. Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping, and re-waxing.

D. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. See Section 01 6000 - Product Requirements, for additional provisions.
   2. Extra Flooring Material: 100 square feet (9.29 square meters) of each type and color.
   3. Extra Wall Base: 20 linear feet (6.1 linear meters) of each type and color.
   4. Extra Stair Materials: Quantity equivalent to 5 percent of each type and color.

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1.05 DELIVERY, STORAGE, AND HANDLING

A. Protect roll materials from damage by storing on end.

1.06 FIELD CONDITIONS

A. Maintain temperature in storage area between 55 degrees F (13 degrees C) and 90 degrees F (72 degrees C).

B. Store materials for not less than 48 hours prior to installation in area of installation at a temperature of 70 degrees F (21 degrees C) to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F (13 degrees C).

1.07 WARRANTY

A. Manufacturer's standard limited 10 year commercial warranty.

PART 2 PRODUCTS

2.01 TILE FLOORING

A. Resilient Plank <RES PLNK-1>: Solid vinyl with color and pattern throughout thickness, and:
   1. Minimum Requirements: Comply with ASTM F1700, of Class corresponding to type specified.
   2. Critical Radiant Flux (CRF): Minimum 0.45 watt per square centimeter, when tested in accordance with ASTM E648 or NFPA 253.
   3. Color A: Knight Tile by Karndean, Bray Oak color.
   4. Color B: K-Trade Commercial Plank by Karndean, BU103 color.
   5. Size: 4 x 36 inch (102 x 914 mm).
   6. Acceptable Manufacturers:
      a. Karndean, Basis of Design.
      b. Mannington Commercial.
      c. Congoleum.
      d. Substitutions: See Section 01 6000 - Product Requirements.

B. Resilient Tile <RES TILE-1>: Homogeneous color and pattern throughout thickness, and:
   1. Minimum Requirements: Comply with ASTM F1344, of Class corresponding to type specified.
   2. Critical Radiant Flux (CRF): Minimum 0.45 watt per square centimeter, when tested in accordance with ASTM E648 or NFPA 253.
   3. Color A: Knight Tile by Karndean, 12 x 18 inch, Portland Stone color.
   4. Color B: K-Trade Commercial by Karndean, 18 x 18 inch, T200 color.
   5. Design: Smooth.
   6. Pattern: Mottled.
   7. Acceptable Manufacturers:
      a. Karndean, Basis of Design.
      b. Mannington Commercial.
      c. Congoleum.
      d. Substitutions: See Section 01 6000 - Product Requirements.

2.02 STAIR COVERING

A. <RB FLR-10>: Rubber stair treads, risers, and landings.

B. Stair Treads: Rubber; full width and depth of stair tread in one piece; tapered thickness; nosing not less than 1-5/8 inch (41 mm) deep.
   1. Minimum Requirements: Comply with ASTM F2169, Type TS, rubber, vulcanized thermoset.
   2. Critical Radiant Flux (CRF): Minimum 0.45 watt per square centimeter, when tested in accordance with ASTM E648 or NFPA 253.
   3. Nominal Thickness: 0.1875 inch (4.75 mm).
   4. Nosing: Square.
   5. Style: Raised square pattern with contrasting color grit strip insert at leading edge per ICC A117.1 requirements for visually impaired.
   6. Color: To be selected from Manufacturer's standard colors. Insert strip color shall contrast the rubber tread color.
   7. Acceptable Manufacturers:
      a. Burke Flooring; Product - Endura, Square Profile, Square Nose & Visually Impaired: www.burkemercer.com, Basis of Design.
      b. Johnsonite, a Tarkett Company: www.johnsonite.com.
      c. Roppe Corp: www.roppe.com. Basis of design.
      d. Substitutions: See Section 01 6000 - Product Requirements.

C. Stair Risers: Full height and width of tread in one piece, matching treads in material and color:
   1. Thickness: 0.080 inch (2.0 mm).
   2. Acceptable Manufacturers:
      a. Burke Flooring: www.burkemercer.com.
      b. Johnsonite, a Tarkett Company: www.johnsonite.com.
      c. Roppe Corp: www.roppe.com.
      d. Substitutions: See Section 01 6000 - Product Requirements.

D. Stair Landings: Rubber tile, raised square pattern to match stair treads, color to be selected from Manufacturer's standard colors.

E. Stair Nosings with carpet stair treads and risers: 1-3/4 inch (44.4 mm) horizontal return, 1-9/16 inch (39.7 mm) vertical return, full width of stair tread in one piece:
   1. Material: Rubber.
   2. Nominal Thickness: 1/4 inch (6.3 mm).
   3. Pattern: Ribbed surface.
   4. Color: Solid color, contrasting with carpet color.
   5. Acceptable Manufacturers:
      a. Burke Flooring; Product - 565 Double Undercut Carpet Stair Nosing: www.burkemercer.com, Basis of Design.
      b. Substitutions: See Section 01 6000 - Product Requirements.

2.03 RESILIENT BASE

A. Resilient Base <RB BASE-1>: ASTM F1861, Type TS rubber, vulcanized thermoset; top set Style B, Cove, and as follows:
   1. Height: 4 inch (100 mm).
   2. Thickness: 0.125 inch (3.2 mm) thick.
   3. Finish: Satin.
   4. Length: Roll.
   5. Color: Color as selected from manufacturer's standards.
   6. Acceptable Manufacturers:
      a. Burke Flooring: www.burkemercer.com.

b. Johnsonite, a Tarkett Company: www.johnsonite.com.
c. Roppe Corp: www.roppe.com.
d. Substitutions: See Section 01 6000 - Product Requirements.

2.04 ACCESSORIES

A. Subfloor Filler: White premix latex; type recommended by adhesive material manufacturer.

B. Primers, Adhesives, and Seaming Materials: Waterproof; types recommended by flooring manufacturer.
1. VOC Content Limits: As specified in Section 01 6116.

C. Moldings, Transition and Edge Strips: Same material as resilient base, color to match.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that surfaces are flat to tolerances acceptable to flooring manufacturer, free of cracks that might telegraph through flooring, clean, dry, and free of curing compounds, surface hardeners, and other chemicals that might interfere with bonding of flooring to substrate.

B. Verify that wall surfaces are smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive resilient base.

C. Cementitious Sub-floor Surfaces: Verify that substrates are dry enough and ready for resilient flooring installation by testing for moisture and pH.
1. Obtain instructions if test results are not within limits recommended by resilient flooring manufacturer and adhesive materials manufacturer.

D. Verify that required floor-mounted utilities are in correct location.

3.02 PREPARATION

A. Remove sub-floor ridges and bumps. Fill minor low spots, cracks, joints, holes, and other defects with sub-floor filler to achieve smooth, flat, hard surface.

B. Prohibit traffic until filler is cured.

C. Clean substrate.

D. Apply primer as required to prevent "bleed-through" or interference with adhesion by substances that cannot be removed.

3.03 INSTALLATION

A. Starting installation constitutes acceptance of sub-floor conditions.

B. Install in accordance with manufacturer's instructions.

C. Spread only enough adhesive to permit installation of materials before initial set.

D. Fit joints tightly.

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E. Set flooring in place, press with heavy roller to attain full adhesion.

F. Where type of floor finish, pattern, or color are different on opposite sides of door, terminate flooring under centerline of door.

G. Install edge strips at unprotected or exposed edges, where flooring terminates, and where indicated.
   1. Resilient Strips: Attach to substrate using adhesive.

H. Scribe flooring to walls, columns, cabinets, floor outlets, and other appurtenances to produce tight joints.

3.04 TILE FLOORING

A. Mix tile from container to ensure shade variations are consistent when tile is placed, unless manufacturer's instructions say otherwise.

B. Lay flooring with joints and seams parallel to building lines to produce symmetrical tile pattern.

3.05 RESILIENT BASE

A. Fit joints tightly and make vertical. Maintain minimum dimension of 18 inches (45 mm) between joints.

B. Install base on solid backing. Bond tightly to wall and floor surfaces.

C. Scribe and fit to door frames and other interruptions.

3.06 STAIR COVERINGS

A. Install stair coverings in one piece for full width and depth of tread.

B. Adhere over entire surface. Fit accurately and securely.

3.07 CLEANING

A. Remove excess adhesive from floor, base, and wall surfaces without damage.

B. Clean in accordance with manufacturer's instructions.

3.08 PROTECTION

A. Prohibit traffic on resilient flooring for 48 hours after installation.

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SECTION 09 6800 - CARPETING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Carpet, broadloom, stretched-in, with cushion underlay.

B. Carpet, broadloom, direct glued.

C. Accessories.

1.02 RELATED REQUIREMENTS

A. Section 01 6116 - Volatile Organic Compound (VOC) Content Restrictions.

B. Section 01 2300 - Alternates.

C. Section 03 3000 - Cast-in-Place Concrete: Restrictions on curing compounds for concrete slabs and floors to receive adhesive-applied carpet.

D. Section 03 5400 - Cast Underlayment.

E. Secotpm 09 6500 - Resilient Flooring: Alternate Bid rubber stair nosings with contrasting color per ICC A117.1.

F. Section 09 6813 - Tile Carpeting.

1.03 REFERENCE STANDARDS

A. ASTM D2859 - Standard Test Method for Ignition Characteristics of Finished Textile Floor Covering Materials; 2016.

B. ASTM E648 - Standard Test Method for Critical Radiant Flux of Floor-Covering Systems Using a Radiant Heat Energy Source; 2017.

C. CRI (CIS) - Carpet Installation Standard; Carpet and Rug Institute; 2009.

D. CRI (GLA) - Green Label Testing Program - Approved Adhesive Products; Carpet and Rug Institute; Current Edition.

E. NFPA 253 - Standard Method of Test for Critical Radiant Flux of Floor Covering Systems Using a Radiant Heat Energy Source; 2015.

1.04 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide data on specified products, describing physical and performance characteristics; sizes, patterns, colors available, and method of installation.

C. Manufacturer's Installation Instructions: Indicate special procedures.

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D. Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing specified carpet with minimum three years documented experience.

B. Installer Qualifications: Company specializing in installing carpet with minimum three years experience.

1.06 FIELD CONDITIONS

A. Store materials in area of installation for minimum period of 24 hours prior to installation.

B. Maintain minimum 70 degrees F (21 degrees C) ambient temperature 24 hours prior to, during and 24 hours after installation.

C. Ventilate installation area during installation and for 72 hours after installation.

PART 2 PRODUCTS

2.01 CARPET

A. Carpet <CPT-1>:
1. Basis of Design Product: Mesh 2002 manufactured by J + J Invision.
2. Roll Width: 12 ft (3658 mm).
3. Face Weight: 28 oz. sq yd.
4. Fiber: Encore SD Ultima (with recycled content).
5. Backing: PremierBac Plus.
6. Color: As selected by the Architect from Manufacturer's full range..
7. Critical Radiant Flux: Minimum of 0.22 watts/sq cm, when tested in accordance with ASTM E648 or NFPA 253.
8. Surface Flammability Ignition: Pass ASTM D2859 (the "pill test").
9. Substitutions: See Section 01 6000 - Product Requirements.

B. Carpet <CPT-2> : _____
1. Basis of Design Product: Shaw Flooring Alliance, Mayville 12', manufactured by Shaw Floors.
2. Roll Width: 12 ft (3657 mm).
3. Face Weight: 26.0 oz. sq yd.
4. Fiber: 100% Olefin.
5. Backing: Classicbac.
6. Color: As selected by the Architect from Manufacturer's full range.
7. Critical Radiant Flux: Minimum of 0.22 watts/sq cm, when tested in accordance with ASTM E648 or NFPA 253.
8. Surface Flammability Ignition: Pass ASTM D2859 (the "pill test").
9. Substitutions: See Section 01 6000 - Product Requirements.

2.02 CUSHION

A. Cushion: Sponge rubber.
1. VOC Content: Comply with Section 01 6116.
2. Product: TredMOR Horizon-60 manufactured by Sponge Cushion, Inc..

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3. Nominal Thickness: 0.295 inch (7 mm).
4. Roll Width: 54 inches (1,372 mm).
5. Density: 18 lb/cu ft (____ kg/cu m).

2.03 ACCESSORIES

A. Sub-Floor Filler: Type recommended by carpet manufacturer.

B. Tackless Strip: Carpet gripper, of type recommended by carpet manufacturer to suit application, with attachment devices.

C. Adhesives - General: Compatible with materials being adhered; maximum VOC content of 50 g/L; CRI Green Label certified; in lieu of labeled product, independent test report showing compliance is acceptable.

D. Seam Adhesive: Recommended by manufacturer.

E. Contact Adhesive: Compatible with carpet material; releasable type.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that sub-floor surfaces are smooth and flat within the tolerances specified for that type of work and are ready to receive carpet.

B. Verify that wall surfaces are smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive carpet.

C. Verify that sub-floor surfaces are dust-free and free of substances that could impair bonding of adhesives to sub floor surfaces.

D. Cementitious Sub-floor Surfaces: Verify that substrates are dry enough and ready for flooring installation by testing for moisture and pH.
   1. Obtain instructions if test results are not within limits recommended by flooring material manufacturer and adhesive materials manufacturer.

E. Verify that required floor-mounted utilities are in correct location.

3.02 PREPARATION

A. Prepare floor substrates as recommended by flooring and adhesive manufacturers.

B. Remove sub-floor ridges and bumps. Fill minor or local low spots, cracks, joints, holes, and other defects with sub-floor filler.

C. Apply, trowel, and float filler to achieve smooth, flat, hard surface. Prohibit traffic until filler is cured.

D. Clean substrate.

3.03 INSTALLATION - GENERAL

A. Starting installation constitutes acceptance of sub-floor conditions.

B. Install carpet and cushion in accordance with manufacturer's instructions and CRI Carpet Installation Standard.

C. Verify carpet match before cutting to ensure minimal variation between dye lots.

D. Lay out carpet :
   1. Locate seams in area of least traffic, out of areas of pivoting traffic, and parallel to main traffic.
   2. Do not locate seams perpendicular through door openings.
   3. Align run of pile in same direction as anticipated traffic and in same direction on adjacent pieces.
   4. Locate change of color or pattern between rooms under door centerline.
   5. Provide monolithic color, pattern, and texture match within any one area.

E. Install carpet tight and flat on subfloor, well fastened at edges, with a uniform appearance.

3.04 STRETCHED-IN CARPET (IN APARTMENT UNITS)

A. Install tackless strips with pins facing the wall around entire perimeter, except across door openings. Use edge strip where carpet terminates at other floor coverings.

B. Space tackless strips slightly less than carpet thickness away from vertical surfaces, but not more than 3/8 inch (9 mm).

C. Install cushion in maximum size pieces using spot adhesive to adhere to sub-floor.

D. Lay out cushion so that seams will be perpendicular to, or offset from, minimum 6 inches (150 mm) from carpet seams.

E. Butt cushion edges together and tape seams.

F. Trim cushion tight to edge of tackless strip and around projections and contours.

G. Double cut carpet seams, with accurate pattern match. Make cuts straight, true, and unfrayed. Apply seam adhesive to all cut edges immediately.

H. Join seams by hand sewing. Form seams straight, not overlapped or peaked, and free of gaps.

I. Following seaming, hook carpet onto tackless strip at one edge, power stretch, and hook firmly at other edges. Follow manufacturer's recommendations for method and amount of stretch.

J. Trim carpet neatly at walls and around interruptions. Tuck edges into space between tackless strip and wall.

3.05 DIRECT-GLUED CARPET (IN PUBLIC SPACES)

A. Double cut carpet seams, with accurate pattern match. Make cuts straight, true, and unfrayed. Apply seam adhesive to cut edges of woven carpet immediately.

B. Apply contact adhesive to floor uniformly at rate recommended by manufacturer. After sufficient open time, press carpet into adhesive.

C. Apply seam adhesive to the base of the edge glued down. Lay adjoining piece with seam straight, not overlapped or peaked, and free of gaps.

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D. Roll with appropriate roller for complete contact of adhesive to carpet backing.

E. Trim carpet neatly at walls and around interruptions.

3.06 INSTALLATION ON STAIRS

A. Use one piece of carpet for each tread and the riser above. Apply seam adhesive to all cut edges.

B. Insert edges of carpet at rubber stair nosings.

C. Install carpet with pile direction in the length of the stair.

D. Adhere carpet tight to stair treads and risers.

3.07 CLEANING

A. Remove excess adhesive from floor and wall surfaces without damage.

B. Clean and vacuum carpet surfaces.

END OF SECTION

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SECTION 09 6813 - TILE CARPETING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Carpet tile, fully adhered.

1.02 RELATED REQUIREMENTS

A. Section 01 6116 - Volatile Organic Compound (VOC) Content Restrictions.

B. Section 03 3000 - Cast-in-Place Concrete: Restrictions on curing compounds for concrete slabs and floors.

C. Section 03 5400 - Cast Underlayment.

D. Section 09 6800 - Carpeting: Broadloom carpet.

1.03 REFERENCE STANDARDS

A. ASTM D2859 - Standard Test Method for Ignition Characteristics of Finished Textile Floor Covering Materials; 2016.

B. ASTM E648 - Standard Test Method for Critical Radiant Flux of Floor-Covering Systems Using a Radiant Heat Energy Source; 2017.

C. CRI (CIS) - Carpet Installation Standard; Carpet and Rug Institute; 2009.

D. CRI (GLA) - Green Label Testing Program - Approved Adhesive Products; Carpet and Rug Institute; Current Edition.

E. NFPA 253 - Standard Method of Test for Critical Radiant Flux of Floor Covering Systems Using a Radiant Heat Energy Source; 2015.

1.04 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide data on specified products, describing physical and performance characteristics; sizes, patterns, colors available, and method of installation.

C. Samples: Submit two carpet tiles illustrating color and pattern design for each carpet color selected.

D. Manufacturer's Installation Instructions: Indicate special procedures.

E. Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning.

F. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. See Section 01 6000 - Product Requirements, for additional provisions.
   2. Extra Carpet Tiles: Quantity equal to 5 percent of total installed of each color and pattern installed.

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1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing specified carpet tile with minimum three years documented experience.

B. Installer Qualifications: Company specializing in installing carpet approved by manufacturer.

1.06 FIELD CONDITIONS

A. Store materials in area of installation for minimum period of 24 hours prior to installation.

PART 2 PRODUCTS

2.01 MATERIALS

A. Carpet Tile, General Requirements: Tufted, patterned loop, manufactured in one color dye lot.
   1. Tile Size: 24 x 24 inch (610 x 610 mm), nominal.
   2. Critical Radiant Flux: Minimum of 0.22 watts/sq cm, when tested in accordance with ASTM E648 or NFPA 253.
   3. Surface Flammability Ignition: Pass ASTM D2859 (the "pill test").
   4. Primary Backing Material: Nexus Modular.

B. <CPT TILE-1> Product: Conviction Modular 7017 manufactured by J & J Invision.
   1. Color: Flux 1478.
   2. Installation Pattern: Ashlar.

C. <CPT TILE-2>, <CPT TILE-3> Product: Evolve Modular 7981 manufactured by J & J Invision.
   1. <CPT TILE-2> Color: Surge 1652.
   2. <CPT TILE-3> Color: Generate 1651.
   3. Installation Pattern: Brick.

D. <CPT TILE-4> Product: Runway Walk-off Modular 7000 manufactured by J & J Invision.
   1. Color: Fresh Face 1421.
   2. Installation Pattern: Quarter turn.

E. Textile Composite Flooring: _____
   1. <TEXTILE FLR-1> Product: Kinetex manufactured by J & J Industries.
   2. Tile Size: 18 x 36 inch (457 x 914 mm), nominal.
   3. Pattern: Umbra Stripe 1820.
   4. Color: Opaque Stripe 1787.
   5. Critical Radiant Flux: Minimum of 0.22 watts/sq cm, when tested in accordance with ASTM E648 or NFPA 253.
   6. Surface Flammability Ignition: Pass ASTM D2859 (the "pill test").
   7. Total Weight: 40 to 46 oz/sy.
   8. Total Thickness: 0.205 inches.
   9. Primary Backing Material: Polyester felt cushion.

2.02 ACCESSORIES

A. Sub-Floor Filler: White premix latex; type recommended by flooring material manufacturer.

B. Edge Strips: Embossed aluminum, color as selected.

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C. Adhesives: Acceptable to carpet tile manufacturer, compatible with materials being adhered; maximum VOC of 50 g/L; CRI Green Label certified.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that sub-floor surfaces are smooth and flat within tolerances specified for that type of work and are ready to receive carpet tile.

B. Verify that sub-floor surfaces are dust-free and free of substances that could impair bonding of adhesive materials to sub-floor surfaces.

C. Cementitious Sub-floor Surfaces: Verify that substrates are dry enough and ready for flooring installation by testing for moisture and pH.
   1. Obtain instructions if test results are not within limits recommended by flooring material manufacturer and adhesive materials manufacturer.

D. Verify that required floor-mounted utilities are in correct location.

3.02 PREPARATION

A. Prepare floor substrates as recommended by flooring and adhesive manufacturers.

B. Remove sub-floor ridges and bumps. Fill minor or local low spots, cracks, joints, holes, and other defects with sub-floor filler.

C. Apply, trowel, and float filler to achieve smooth, flat, hard surface. Prohibit traffic until filler is cured.

D. Vacuum clean substrate.

3.03 INSTALLATION

A. Starting installation constitutes acceptance of sub-floor conditions.

B. Install carpet tile in accordance with manufacturer's instructions and CRI Carpet Installation Standard.

C. Blend carpet from different cartons to ensure minimal variation in color match.

D. Cut carpet tile clean. Fit carpet tight to intersection with vertical surfaces without gaps.

E. Fully adhere carpet tile to substrate.

F. Trim carpet tile neatly at walls and around interruptions.

G. Complete installation of edge strips, concealing exposed edges.

3.04 INSTALLATION ON STAIRS

A. Use one piece of carpet for each tread and the riser below. Apply seam adhesive to all cut edges.

B. Lay carpet with pile direction in the length of the stair.

C. Adhere carpet tight to stair treads and risers.

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3.05 CLEANING

A. Remove excess adhesive without damage, from floor, base, and wall surfaces.

B. Clean and vacuum carpet surfaces.

END OF SECTION

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SECTION 09 9123 - INTERIOR PAINTING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Surface preparation.

B. Field application of paints, stains, and varnishes.

C. Scope: Finish interior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.
   1. Both sides and edges of plywood backboards for electrical and telecom equipment before installing equipment.
   2. Elevator pit ladders.
   3. Prime surfaces to receive wall coverings.
   4. Mechanical and Electrical:
      a. In finished areas, paint insulated and exposed pipes, conduit, boxes, insulated and exposed ducts, hangers, brackets, collars and supports, mechanical equipment, and electrical equipment, unless otherwise indicated.
      b. In finished areas, paint shop-primed items.
      c. Paint interior surfaces of air ducts and convector and baseboard heating cabinets that are visible through grilles and louvers with one coat of flat black paint to visible surfaces.
      d. Paint dampers exposed behind louvers, grilles, and convector and baseboard cabinets to match face panels.

D. Do Not Paint or Finish the Following Items:
   1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
   2. Items indicated to receive other finishes.
   3. Items indicated to remain unfinished.
   4. Fire rating labels, equipment serial number and capacity labels, bar code labels, and operating parts of equipment.
   5. Stainless steel, anodized aluminum, bronze, terne coated stainless steel, and lead items.
   6. Marble, granite, slate, and other natural stones.
   7. Floors, unless specifically indicated.
   8. Ceramic and other tiles.
   9. Glass.
   10. Concealed pipes, ducts, and conduits.

1.02 RELATED REQUIREMENTS

A. Section 09 9113 - Exterior Painting.

B. Divisions 21 through 26: Identification for mechanical and electrical systems.

1.03 REFERENCE STANDARDS

A. ASTM D4442 - Standard Test Methods for Direct Moisture Content Measurement of Wood and Wood-Based Materials; 2016.

B. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.

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C. SSPC-SP 1 - Solvent Cleaning; 2015.

D. SSPC-SP 6 - Commercial Blast Cleaning; 2007.

E. SSPC-SP 13 - Surface Preparation of Concrete; (Reaffirmed 2015); 2003.

1.04 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide complete list of products to be used, with the following information for each:
   1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
   2. MPI product number (e.g. MPI #47).
   3. Cross-reference to specified paint system(s) product is to be used in; include description of each system.

C. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches (216 by 279 mm) in size, illustrating range of colors available for each finishing product specified.
   1. Where sheen is specified, submit samples in only that sheen.
   2. Where sheen is not specified, discuss sheen options with Architect before preparing samples, to eliminate sheens definitely not required.
   3. Paint color submittals will not be considered until color submittals for major materials not to be painted, such as masonry, have been approved.

D. Certification: By manufacturer that paints and finishes comply with VOC limits specified.

E. Manufacturer's Instructions: Indicate special surface preparation procedures.

F. Maintenance Data: Submit data including finish schedule showing where each product/color/finish was used, product technical data sheets, material safety data sheets (MSDS), care and cleaning instructions, touch-up procedures, repair of painted and finished surfaces, and color samples of each color and finish used.

G. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. See Section 01 6000 - Product Requirements, for additional provisions.
   2. Extra Paint and Finish Materials: 1 gallon (4 L) of each color, type, surface texture, and sheen; from the same product run, store where directed.
   3. Label each container with color in addition to the manufacturer's label.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified, with minimum three years documented experience.

B. Applicator Qualifications: Company specializing in performing the type of work specified with minimum five years experience.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.

B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.

C. Paint Materials: Store at minimum ambient temperature of 45 degrees F (7 degrees C) and a maximum of 90 degrees F (32 degrees C), in ventilated area, and as required by manufacturer's instructions.

1.07 FIELD CONDITIONS

A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.

B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.

C. Do not apply materials when relative humidity exceeds 85 percent; at temperatures less than 5 degrees F (3 degrees C) above the dew point; or to damp or wet surfaces.

D. Minimum Application Temperatures for Paints: 50 degrees F (10 degrees C) for interiors unless required otherwise by manufacturer's instructions.

E. Provide lighting level of 80 ft candles (860 lx) measured mid-height at substrate surface.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Provide paints and finishes used in any individual system from the same manufacturer; no exceptions.

B. Paints:
1. Benjamin Moore & Co: www.benjaminmoore.com.
2. Diamond Vogel Paints: www.diamondvogel.com/#sle.
3. PPG Paints: www.ppgpaints.com/#sle.
4. Pratt & Lambert Paints: www.prattandlambert.com/#sle.
5. Sherwin-Williams Company: www.sherwin-williams.com/#sle.

C. Substitutions: See Section 01 6000 - Product Requirements.

2.02 PAINTS AND FINISHES - GENERAL

A. Paints and Finishes: Ready mixed, unless intended to be a field-catalyzed paint.
1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
2. Provide materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
3. For opaque finishes, tint each coat including primer coat and intermediate coats, one-half shade lighter than succeeding coat, with final finish coat as base color.
4. Supply each paint material in quantity required to complete entire project's work from a single production run.
5. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is specifically described in manufacturer's product instructions.

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B. Sheens: Provide the sheens specified; where sheen is not specified, sheen will be selected later by Architect from the manufacturer's full line.

C. Colors: As indicated in Color Schedule.
   1. Allow for minimum of six colors for each system, unless otherwise indicated, without additional cost to Owner.
   2. Extend colors to surface edges; colors may change at any edge as directed by Architect.
   3. In finished areas, finish pipes, ducts, conduit, and equipment the same color as the wall/ceiling they are mounted on/under, unless noted otherwise.

2.03 PAINT SYSTEMS - INTERIOR

A. Paint I-OP - Interior Surfaces to be Painted, Unless Otherwise Indicated: Including gypsum board, concrete, wood, uncoated steel, shop primed steel, and galvanized steel.
   1. Two top coats and one coat primer.
   2. Top Coat(s): Interior Latex; MPI #43, 44, 52, 53, 54, or 114.
   3. Primer: As recommended by top coat manufacturer for specific substrate.

B. Paint I-OP-MD-DT - Medium Duty Door/Trim: For surfaces subject to frequent contact by occupants, including metals and wood:
   1. Medium duty applications include doors, door frames, railings, handrails, guardrails, and balustrades.
   2. Two top coats and one coat primer.
   3. Top Coat(s): High Performance Architectural Interior Latex; MPI #139, 140, or 141.
   4. Primer: As recommended by top coat manufacturer for specific substrate.

C. Paint I-TR -W - Transparent Finish on Wood.
   1. 1 top coat over sanding sealer over stain.
   2. Stain: Semi-Transparent Stain for Wood; MPI #90.
   3. Top Coat(s): Clear Water Based Varnish; MPI #128, 129, or 130.

2.04 ACCESSORY MATERIALS

A. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of painted surfaces.

B. Patching Material: Latex filler.

C. Fastener Head Cover Material: Latex filler.

PART 3 EXECUTION

3.01 EXAMINATION

A. Do not begin application of paints and finishes until substrates have been properly prepared.

B. Verify that surfaces are ready to receive work as instructed by the product manufacturer.

C. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially effect proper application.

D. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

E. Test shop-applied primer for compatibility with subsequent cover materials.

F. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces are below the following maximums:
   1. Gypsum Wallboard: 12 percent.
   2. Masonry, Concrete, and Concrete Masonry Units : 12 percent.
   3. Interior Wood: 15 percent, measured in accordance with ASTM D4442.

3.02 PREPARATION

A. Clean surfaces thoroughly and correct defects prior to application.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

C. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.

D. Seal surfaces that might cause bleed through or staining of topcoat.

E. Remove mildew from impervious surfaces by scrubbing with solution of tetra-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.

F. Concrete:
   1. Remove release agents, curing compounds, efflorescence, and chalk. Do not coat surfaces if moisture content or alkalinity of surfaces to be coated exceeds that permitted in manufacturer's written instructions.
   2. Prepare surface as recommended by top coat manufacturer and according to SSPC-SP 13.

G. Gypsum Board: Fill minor defects with filler compound. Spot prime defects after repair.

H. Galvanized Surfaces:
   1. Remove surface contamination and oils and wash with solvent according to SSPC-SP 1.

I. Ferrous Metal:
   1. Solvent clean according to SSPC-SP 1.
   2. Shop-Primed Surfaces: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces.
   3. Remove rust, loose mill scale, and other foreign substances using using methods recommended in writing by paint manufacturer and blast cleaning according to SSPC-SP 6 "Commercial Blast Cleaning". Protect from corrosion until coated.

J. Wood Surfaces to Receive Opaque Finish: Wipe off dust and grit prior to priming. Seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after primer has dried; sand between coats. Back prime concealed surfaces before installation.

K. Wood Surfaces to Receive Transparent Finish: Wipe off dust and grit prior to sealing, seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after sealer has dried; sand lightly between coats. Prime concealed surfaces with gloss varnish reduced 25 percent with thinner.

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L. Metal Doors to be Painted: Prime metal door top and bottom edge surfaces.

3.03 APPLICATION

A. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.

B. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".

C. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.

D. Apply each coat to uniform appearance in thicknesses specified by manufacturer.

E. Sand wood and metal surfaces lightly between coats to achieve required finish.

F. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.

G. Wood to Receive Transparent Finishes: Tint fillers to match wood. Work fillers into the grain before set. Wipe excess from surface.

H. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

3.04 CLEANING

A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.

3.05 PROTECTION

A. Protect finishes until completion of project.

B. Touch-up damaged finishes after Substantial Completion.

END OF SECTION

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SECTION 12 3530 - RESIDENTIAL CASEWORK

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Kitchen cabinets.

B. Vanity cabinets.

C. Casework hardware.

D. Installation of pulls.

E. Recessed medicine cabinets.

1.02 RELATED REQUIREMENTS

A. Section 07 9200 - Joint Sealants: Sealing joints between casework and countertops and adjacent walls, floors, and ceilings.

B. Section 11 3100 - Residential Appliances: Built-in and freestanding appliances installed in cabinets.

C. Section 12 3600 - Countertops.

1.03 REFERENCE STANDARDS

A. BHMA A156.9 - American National Standard for Cabinet Hardware; Builders Hardware Manufacturers Association; 2010 (ANSI/BHMA A156.9).

B. ANSI/KCMA A161.1 - Performance and Construction Standard for Kitchen and Vanity Cabinets; Kitchen Cabinet Manufacturers Association; 2000 (R2006).

C. KCMA (DIR) - Directory of Certified Cabinet Manufacturers; Kitchen Cabinet Manufacturers Association; current edition, online.

1.04 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide component dimensions and construction details.

C. Shop Drawings: Indicate casework locations, scale plans, elevations, clearances required, rough-in and anchor placement dimensions and tolerances, and hardware pull samples.

1.05 QUALITY ASSURANCE

A. Products: Complying with KCMA A161.1 and KCMA Certified.

B. Manufacturer: Company specializing in manufacturing the type of products specified in this section, with minimum three years of documented experience.

C. This project has Green Communities Criteria requirements, See additional requirements in Division 01 Sections.

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1. GCR #7.3 - Urea Formaldehyde-Free Composite Wood. Cabinets shall be made of particleboard and MDF that is certified compliant with the ANSI A208.1 and A208.2. If using composite wood that does not comply with ANSI, all exposed edges and sides must be sealed with low-VOC sealants.

1.06 MOCK-UP

A. Provide full size mock-up of casework base unit, upper cabinet, and counter top.

B. Locate where directed.

C. Mock-up may remain as part of the Work.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Residential Casework <RES CASE-1>:
   1. Mid Continent Cabinetry; Product Basis of Design - Pro Series, Copeland: www.midcontinentcabinetry.com.
   2. Kraftmaid Cabinetry, Inc: www.kraftmaid.com.
   3. Merillatt; Product Basis of Design - Essentials: www.merillatt.com
   4. Smart Cabinetry; www.smartcabinetry.com, (952) 983-2188.

2.02 COMPONENTS

A. Cabinet Construction: Softwood lumber framing and particle board, tempered hardboard gables.

B. Countertops: As specified in Section 12 3600.

C. Countertop Island Supports: Large Island Legs, Model TL434 by Mid-Continent Cabinetry.
   1. Total Height: 34-1/2 inches.
   2. Tapered Bottom Height: 22-1/2 inches.
   3. Tapered Top Height: 12 inches.
   4. Width: 4 inches at top, 2-1/2 inches at bottom.

D. Medicine Cabinet <MED CAB-1>: Recessed Medicine Cabinet, Model RMC16.524 by Mid-Continent Cabinetry.
   1. Width: 16-3/4 inches rough opening.
   2. Height: 24-1/4 inches rough opening.
   3. Depth: 4-1/2 inches rough opening.
   4. All plywood box construction, APC.
   5. Two adustable shelves.
   6. Door: Mirror-faced wood door with butt hinges. Match the style of the wood vanity cabinets.

2.03 HARDWARE

A. Hardware: Manufacturer's standard.

B. Shelf Standards and Rests: Manufacturer's standard.

C. Pulls Basis of Design: Gatehouse 3" Satin Nickel cabinet pulls by Lowe's.

D. Catches: Magnetic.

E. Drawer Slides: Extension arms, steel and ball bearing construction.

F. Hinges: Manufacturer's Standard, self close.

2.04 FABRICATION

A. Shop assemble casework for delivery to site in units easily handled and to permit passage through building openings.

B. Review the appliance submittals and adjust appliance opening dimensions as needed for a proper fit, with appliance manufacturer's required clearances, prior to fabrication of the cabinets.

C. Fabricate corners and joints without gaps or inaccessible spaces or areas where dirt or moisture could accumulate.

D. Fabricate each unit to be rigid and not dependent on building structure for rigidity.

E. When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide trim for scribing and site cutting.

F. If using composite wood that does not comply with ANSI A208, all exposed edges and sides must be sealed with low-VOC sealants.

2.05 FINISHES

A. Exposed To View Surfaces: Stain, seal, and varnish of color as selected.
   1. Cabinet basis of design is Mid Continent Cabinetry, Pro Series, Birch Copeland.

B. Interior Surfaces: Melamine facing of white or manufacturer's standard laminate finish.

C. Verify all finishes with the Owner.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify adequacy of support framing.

3.02 INSTALLATION

A. Install casework, components and accessories in accordance with manufacturer's instructions.

B. Use anchoring devices to suit conditions and substrate materials encountered.

C. Set casework items plumb and square, securely anchored to building structure.

D. Carefully scribe casework abutting other components, with maximum gaps of 1/32 inch (1 mm). Use filler strips; not additional overlay trim for this purpose.
   1. All scribe or filler strips shall be of the same material of the cabinet face frames, furnished by the casework supplier.

E. Close ends of units, back splashes, shelves and bases.

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3.03 ADJUSTING

A. Adjust doors, drawers, hardware, fixtures, and other moving or operating parts to function smoothly.

3.04 CLEANING

A. Clean casework, countertops, shelves, and hardware.

B. Vacuum clean all interior surfaces of all sawdust and excess material. Final wipedown of cabinet interiors shall be by Owner's forces.

3.05 PROTECTION

A. Do not permit finished casework to be exposed to continued construction activity.

END OF SECTION

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SECTION 12 3600 - COUNTERTOPS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Countertops for architectural cabinetwork.

B. Window sills.

1.02 RELATED REQUIREMENTS

A. Section 12 3530 - Residential Casework.

B. Section 22 4000 - Plumbing Fixtures: Sinks.

1.03 REFERENCE STANDARDS

A. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2018.

B. AWI/AWMAC/WI (AWS) - Architectural Woodwork Standards; 2014, with Errata (2016).

C. ISFA 2-01 - Classification and Standards for Solid Surfacing Material; 2013.

D. MIA (DSDM) - Dimensional Stone Design Manual, Version VIII; 2016.

E. NEMA LD 3 - High-Pressure Decorative Laminates; 2005.

F. PS 1 - Structural Plywood; 2009.

1.04 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

B. Product Data: Manufacturer's data sheets on each product to be used, including:
   1. Preparation instructions and recommendations.
   2. Storage and handling requirements and recommendations.
   3. Specimen warranty.

C. Shop Drawings: Complete details of materials and installation; combine with shop drawings of cabinets and casework specified in other sections.

D. Selection Samples: For each finish product specified, color chips representing manufacturer's full range of available colors and patterns.

E. Installation Instructions: Manufacturer's installation instructions and recommendations.

F. Maintenance Data: Manufacturer's instructions and recommendations for maintenance and repair of countertop surfaces.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Store products in manufacturer's unopened packaging until ready for installation.

B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

1.06 FIELD CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

PART 2 PRODUCTS

2.01 COUNTERTOP ASSEMBLIES

A. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI Architectural Woodwork Standards.

B. Plastic Laminate Countertops: High pressure decorative laminate sheet bonded to substrate.
   1. Material ID: <PLAM CTOP-1>.
   2. Laminate Sheet : NEMA LD 3 Grade HGP, for postforming, 0.039 inch (HGP, for postforming, 1.0 mm) nominal thickness.
      a. Surface Burning Characteristics: Flame spread 25, maximum; smoke developed 450, maximum; when tested in accordance with ASTM E84.
      b. NSF approved for food contact.
      c. Finish: Matte or suede, gloss rating of 5 to 20.
      d. Surface Color and Pattern: Earth Wash by Formica..
      e. Manufacturers:
         1) Formica Corporation : www.formica.com. Basis of Design.
         2) Panolam Industries International, Inc\Nevamar : www.nevamar.com.
         3) Panolam Industries International, Inc\Pionite : www.pionitelaminates.com.
         4) Wilsonart International, Inc : www.wilsonart.com.
         5) Nevamar
   3. Exposed Edge Treatment: Square, substrate built up to minimum 1-1/4 inch (32 mm) thick; covered with matching laminate.
   4. Back and End Splashes: Same material, same construction.
      a. Provide where indicated on the Drawings.
   5. Fabricate in accordance with AWI/AWMAC Quality Standards Illustrated Custom Grade.

C. Solid Surfacing Window Sills: Solid surfacing sheet or plastic resin casting over continuous substrate.
   1. Material ID: <SOLID SURF-20>.
   2. Flat Sheet Thickness: 1/2 inch (12 mm), minimum.
   3. Solid Surfacing Sheet and Plastic Resin Castings: Complying with ISFA-2 and NEMA LD 3; acrylic or polyester resin, mineral filler, and pigments; homogenous, non-porous and capable of being worked and repaired using standard woodworking tools; no surface coating; color and pattern consistent throughout thickness.
      a. Surface Burning Characteristics: Flame spread 25, maximum; smoke developed 450, maximum; when tested in accordance with ASTM E84.
      b. Finish on Exposed Surfaces: Matte, gloss rating of 5 to 20.
      c. Color and Pattern: Bisque by DuPont Corian.
      d. Manufacturers:
         1) Dupont : www.corian.com. Basis of Design.
         2) Formica Corporation : www.formica.com.

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3) Avonite Surfaces : www.avonitesurfaces.com.
4) Wilsonart International, Inc : www.wilsonart.com.

D. Natural Quartz and Resin Composite Countertops: Sheet or slab of natural quartz and plastic resin self-supporting over structural members.
1. Material ID: <QUARTZ CTOP-1>.
2. Flat Sheet Thickness: 1-1/4 inch (32 mm), minimum.
3. Natural Quartz and Resin Composite Sheets, Slabs and Castings: Complying with ISFA-2 and NEMA LD 3; orthopthalic polyester resin, mineral filler, and pigments; homogenous, non-porous and capable of being worked and repaired using standard woodworking tools; no surface coating; color and pattern consistent throughout thickness.
a. Factory fabricate components to the greatest extent practical in sizes and shapes indicated; comply with the MIA Dimension Stone Design Manual.
b. Surface Burning Characteristics: Flame spread 25, maximum; smoke developed 450, maximum; when tested in accordance with ASTM E84.
c. NSF approved for food contact.
d. Finish on Exposed Surfaces: Polished.
e. Color and Pattern: Magellan by HanStone Quartz.
f. Manufacturers:
1) HanStone Quartz, Basis of Design.
2) Silestone.
3) LG Viatera.
4) Approved equal.
4. Other Components Thickness: 3/4 inch (19 mm), minimum.
5. Exposed Edge Treatment: Built up to minimum 1-1/4 inch (32 mm) thick; square edge; use marine edge at sinks.
6. Back and End Splashes: Same sheet material, square top; minimum 4 inches (102 mm) high.

2.02 ACCESSORY MATERIALS

A. Wood-Based Components:
1. Wood fabricated from old growth timber is not permitted.

B. Plywood for Supporting Substrate: PS 1 Exterior Grade, A-C veneer grade, minimum 5-ply; minimum 3/4 inch (19 mm) thick; join lengths using metal splines.

C. Countertop Support Members: Furniture grade, epoxy powder coated steel.
1. Basis of Design: Rakks Model EH-1818FM with cover bracket as manufactured by Rangine Corporation or approved equal.

D. Adhesives: Chemical resistant waterproof adhesive as recommended by manufacturer of materials being joined.

2.03 FABRICATION

A. Fabricate tops and splashes in the largest sections practicable, with top surface of joints flush.
1. Join lengths of tops using best method recommended by manufacturer.
2. Fabricate to overhang fronts and ends of cabinets 1 inch (25 mm) except where top butts against cabinet or wall.
3. Prepare all cutouts accurately to size; replace tops having improperly dimensioned or unnecessary cutouts or fixture holes.

B. Provide back/end splash wherever counter edge abuts vertical surface unless otherwise indicated.

1. Secure to countertop with concealed fasteners and with contact surfaces set in waterproof glue.
2. Height: 4 inches (102 mm), unless otherwise indicated.
3. Detail top of backsplash to allow scribing of backsplash to wall.

C. Solid Surfacing: Fabricate window sills up to 72 inches (1828 mm) long in one piece; join pieces with adhesive sealant in accordance with manufacturer's recommendations and instructions.

PART 3 EXECUTION

3.01 EXAMINATION

A. Do not begin installation until substrates have been properly prepared.

B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

C. Verify that wall surfaces have been finished and mechanical and electrical services and outlets are installed in proper locations.

3.02 PREPARATION

A. Clean surfaces thoroughly prior to installation.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.03 INSTALLATION

A. Securely attach countertops to cabinets using concealed fasteners. Make flat surfaces level; shim where required.

B. Attach plastic laminate countertops using screws with minimum penetration into substrate board of 5/8 inch (16 mm).

C. Attach countertops using compatible adhesive as well as mechanical fasteners.

D. Seal joint between back/end splashes and vertical surfaces.

3.04 TOLERANCES

A. Variation From Horizontal: 1/8 inch in 10 feet (3 mm in 3 m), maximum.

B. Offset From Wall, Countertops: 1/8 inch (3 mm) maximum; 1/16 inch (1.5 mm) minimum.

C. Field Joints: 1/8 inch (3 mm) wide, maximum.

3.05 CLEANING

A. Clean countertops surfaces thoroughly.

3.06 PROTECTION

A. Protect installed products until completion of project.

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B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

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Pella® Vinyl Windows and Doors

Pella 250 Series Sliding Patio Door BASIS OF DESIGN - SUBMIT SIMILAR PRODUCTS FOR APPROVAL

Detailed Product Description

Frame

- Overall frame depth: 5".
- Frame members are mitered and heat fused to provide a fully welded corner assembly. Sill is fitted with weeps.
- Frame: [1-1/8" setback nail fin for 3-7/8" wall depth] [Block frame for 5" wall depth] [Double Wall Flush flange for 4-3/4" wall depth] [Integral 5/8 flange for 4-3/4" wall depth].
- Interior and exterior frame surfaces are extruded rigid uPVC.

Door Panel

- Door Panel consists of extruded rigid uPVC [with optional foam insulation].
- Panel members are mitered and heat-fused to provide a fully welded corner assembly.
- Vent panel is fully operable for ventilation.
- Vent panels have two adjustable rollers, set on a stainless steel track cap.
- Contains sealed insulating glass.

Weatherstripping

- Fin-type pile around perimeter of panels.

Glazing System

- Quality fully-tempered float glass complying with ASTM C 1036.
- Exterior face-glazed sealed insulating glass.
- ¾" Dual-Pane insulating glass [Advanced Low-E coated [with argon]] [NaturalSun Low-E coated [with argon]] [SunDefense™ Low-E coated [with argon]] [Bronze, Advanced Low-E coated [with argon]] [Gray Low-E coated [with argon]] [Obscure$_2$] [High Altitude$_1$].

~~-or-~~

- ~~1" Dual Pane Low-E insulating glass with Blinds-Between-The-Glass.~~

~~-or-~~

- ~~1" Triple-Pane insulating glass [Advanced Low-E coated with argon] [NaturalSun Low-E coated with argon] [Obscure$_2$] [High Altitude$_1$].~~

Interior / Exterior

- Frame and panel members are [[White] ~~[Almond] [Fossil]~~ with integral color extruded throughout the profiles] ~~[[Brown] [Black] [Brick Red] [Hartford Green] [Morning Sky Gray] [Poplar White] [Portobello] [Tan] [Fossil]~~ exterior, consisting of a solar reflective coating exceeding AAMA 613 test requirements, with White integral color extruded throughout the profiles on the interior].
- All exposed PVC surfaces are smooth, glossy and uniform in appearance.

Hardware

- Interior handle and thumb-lock; finish is [[White] ~~[Almond] [Fossil] to match interior finish] [Bright Brass] [Satin Nickel] [Oil-Rubbed Bronze].~~
- Exterior handle finish Matches exterior finish.
- Keylock with K-keyway cylinder. Finish is [Chrome].
- All fasteners are a corrosion-resistant material compatible with uPVC.
- Multi-point lock, ~~[electroplated steel]~~ [stainless steel].
- Door rollers are adjustable, permanently sealed, ~~[electroplated steel with organic coated ball-bearing rollers]~~ [corrosion resistant stainless steel, ball bearing rollers].

Screen

- InView™ Screens
  - Vinyl-coated 18/18 mesh fiberglass screen cloth complying with SMA 1201, set in aluminum extruded frame fitted to inside of window, supplied complete with all necessary hardware.
  - Supplied with four self-adjustable rollers, latch and latch handle.
  - Frame of screen matches exterior frame color.

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	ADDENDUM # 1	05/08/20

Optional Products

Hardware

- Footbolt, available in colors to match White, Tan or Fossil interior finishes.

Grilles

- Grilles-Between-the-Glass
  - Insulating glass contains [3/4" contoured] [5/8" Flat (dual-pane glass only)] [1" contoured (dual-pane glass only)] aluminum grilles permanently installed between two panes of glass (exterior air-space on triple-pane insulating glass).
  - Patterns are [Traditional] [6-Lite Prairie] [9-Lite Prairie] [Top Row] [Custom–Equally Divided].
  - Interior grille color matches interior frame.
  - Exterior grille color [3/4" Grille is [White] [Almond$_3$] [Brown] [Black] [Brick Red] [Hartford Green] [Morning Sky Gray] [Poplar White] [Portobello] [Tan] [Fossil]] [1" Grille is [White] [Almond$_3$] [Brown]].

-or-

- Simulated-Divided-Light grilles without spacer
  - 7/8" contour profile Grilles permanently bonded to the interior and exterior of glass.
  - Patterns are [Traditional] [9-Lite Prairie] [Top Row] [Custom–Equally Divided].
  - Grilles match color of interior and exterior frame
  - Available only on units glazed with dual-pane insulated glass.

Blinds

- Blinds-Between-the-Glass - (select sizes and air-filled glass configurations only)
  - [White] [Sand] [Clay] [Silver Moon] [Slate Gray] [Espresso] aluminum blind sealed between dual-pane Low-E insulating glass.
  - Cordless tilt, raise and lower operation.

(1) Dual-Pane IG High Altitude glazing is available with or without Argon. Triple-Pane IG High Altitude glazing is only available without Argon.

(2) Obscure glass not available with Bronze Advanced Low-E.

(3) Almond grilles only available on almond units. Almond units with grilles will have an almond grille color.

(4) Available only on doors with White, Almond or Brown exterior finish.

INTERIOR PARTITION LEGEND

PARTITION CLASSIFICATIONS:

A ACOUSTIC FULL HEIGHT GYP. BD. WALL
F SINGLE SIDED GYP. BD. WALLS
M MASONRY WALLS
P PARTITION WALLS (TERMINATE 6" ABOVE CEILING)
S SHAFTWALLS

SHEET MATERIAL ID LIST

MATERIAL ID	SPEC SECTION & DESCRIPTION
CAST UNDLMNT-1	03 5400 - GYPSUM BASED UNDERLAYMENT
GYP BD-1	09 2116 - 5/8" FIRE-RATED TYPE 'X' GYPSUM BOARD
GYP BD-4	09 2116 - 5/8" FIRE-RATED TYPE 'C' GYPSUM BOARD
GYP BD-20	09 2116 - 1" FIRE-RATED TYPE 'X' GYPSUM SHAFT LINER
INSUL-33	07 2126 - BULK CELLULOSE FIBER INSULATION FOR PNEUMATIC PLACEMENT
INSUL-80	09 2116 - ACOUSTICAL BATT INSULATION
MET FURG-4	09 2116 - RESILIENT FURRING CHANNELS
MET STUD-5	09 2116 - C-H SHAFTWALL STUDS
SEALANT-1	07 9200 - JOINT SEALANT OR CAULKING
WD SHTG-1	06 1000 - FLOOR SHEATHING, 3/4" STURD-I-FLOOR, EXPOSURE 1, T&G

PARTITION TYPE 'WS'

WALL TAG	STUD SIZE & SPACING	WIDTH	INSUL THICK	RATING	UL NO.	COMMENTS
WS6.2	5 1/2" W.S. @ 16" O.C.	0' - 8"	FILL CAVITY	2HR	U301	--

PARTITION TYPE 'S'

WALL TAG	STUD SIZE & SPACING	WIDTH	INSUL THICK	RATING	UL NO.	COMMENTS
S2.1B	2 1/2" CH STUD @24" O.C.	0' - 3 3/4"	FILL CAVITY	2HR	U415 SYSTEM 'B'	STC 39

PARTITION TYPE 'WC'

WALL TAG	STUD SIZE & SPACING	WIDTH	G.B. THK (EA. SIDE)	INSUL THICK	RATING	UL NO.	COMMENTS
WC6.1	2x6 W.S. @ 16" O.C.	0' - 7 1/4"	5/8"	FILL CAVITY	1HR	U311	--

WC/U311

STC	TEST REF.
50	BBN 760903

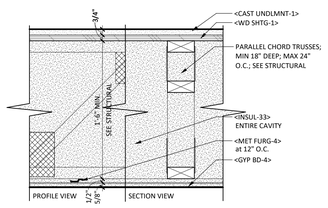
NOTE: TABLE INDICATES LAB TEST RESULTS. FIELD TEST RESULTS WILL BE 5 POINTS LESS THAN LISTED LAB TEST RESULTS.

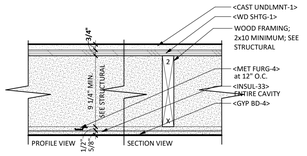
PARTITION TYPE 'WF'

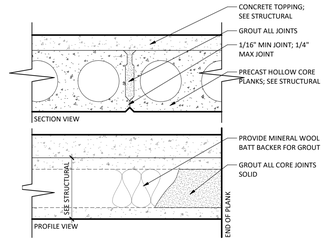
WALL TAG	STUD SIZE & SPACING	WIDTH	G.B. THK (EA. SIDE)	INSUL THICK	RATING	UL NO.	COMMENTS
WF4	3 1/2" W.S. @ 16" O.C.	0' - 4 1/8"	5/8"	N/A	0HR	--	--
WF6	5 1/2" W.S. @ 16" O.C.	0' - 6 1/8"	5/8"	N/A	0HR	--	--

PARTITION TYPE 'WA'

WALL TAG	STUD SIZE & SPACING	WIDTH	G.B. THK	INSUL THICK	RATING	UL NO.	COMMENTS
WA4	3 1/2" W.S. @ 16" O.C.	0' - 4 3/4"	5/8"	FILL CAVITY	0HR	--	--
WA6	5 1/2" W.S. @ 16" O.C.	0' - 6 3/4"	5/8"	FILL CAVITY	0HR	--	--
WA6.1	5 1/2" W.S. @ 16" O.C.	0' - 6 3/4"	5/8"	FILL CAVITY	1HR	U305	LIMITED USE, POOR SOUND TRANSMISSION







FLOOR TYPE 'FL4'

TYPE	INSUL THICK.	G.B. THICK	RATING	UL NO.	STC/IIC	COMMENTS
FL4	3 1/2"	5/8" TYPE 'C'	1 HR	L563	SEE CHART	

UL L563

FINISH FLOOR	STC	TEST REF.	IIC	TEST REF.
CPT & PAD	60-64	RAL OT04-01	81	RAL OT04-06
CUSH. VINYL	60-64	RAL OT04-03	55	RAL OT04-04
ENG. WD.	60-64	RAL OT04-05	55	RAL OT04-04
CER. TILE	60-64	RAL OT04-07	54	RAL OT04-12
SHT. VINYL	60-64	RAL OT04-11	53	RAL OT04-02

NOTE: TABLE INDICATES LAB TEST RESULTS. FIELD TEST RESULTS WILL BE 5 POINTS LESS THAN LISTED LAB TEST RESULTS.

FLOOR TYPE 'FL5'

TYPE	INSUL THICK.	G.B. THICK	RATING	UL NO.	STC/IIC	COMMENTS
FL5	--	--	1 HR	L502	SEE CHART	

UL L502

FINISH FLOOR	STC	TEST REF.	IIC	TEST REF.
CPT & PAD	55-59	G&H BW-10 MT	73	G&H BW-10 MT

NOTE: TABLE INDICATES LAB TEST RESULTS. FIELD TEST RESULTS WILL BE 5 POINTS LESS THAN LISTED LAB TEST RESULTS.

FLOOR TYPE 'FL6'

TYPE	INSUL THICK.	G.B. THICK	RATING	UL NO.	STC/IIC	COMMENTS
FL6	--	--	3 HR	J901	--/--	

CONCRETE TOPPING	
RATING HR	TOPPING THICKNESS
3	2"

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PRELIMINARY
NOT FOR CONSTRUCTION

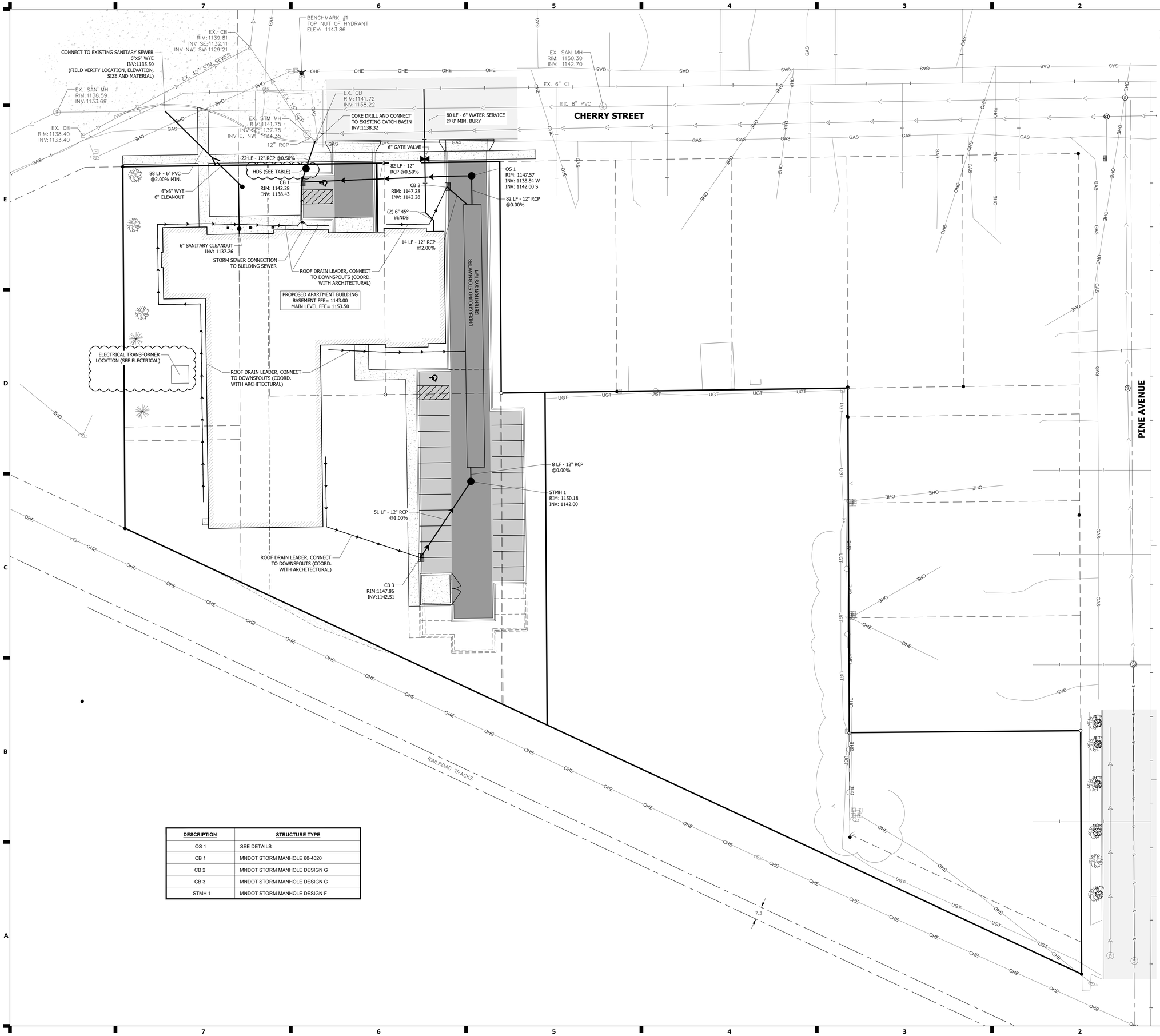
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	ADDENDUM # 1	05/06/20

LWO DEVELOPMENT, LLC
# EASTGATE APARTMENTS
OWATONNA, MN

DATE
04/27/2020
PHASE
100% DESIGN DEVELOPMENT
PROJECT
18126
SHEET
G103
TYPICAL INTERIOR ASSEMBLIES

5/6/2020 4:20:14 PM



DESCRIPTION	STRUCTURE TYPE
OS 1	SEE DETAILS
CB 1	MNDOT STORM MANHOLE 60-4020
CB 2	MNDOT STORM MANHOLE DESIGN G
CB 3	MNDOT STORM MANHOLE DESIGN G
STMH 1	MNDOT STORM MANHOLE DESIGN F

NOTES:

1. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/ OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY AND COORDINATE BUILDING UTILITY CONNECTION SIZES, LOCATIONS, AND ELEVATIONS WITH PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS.
3. ALL WATER PIPING SHALL BE BURIED A MINIMUM OF 8'.
4. SEE WATER DETAILS FOR ADDITIONAL INFORMATION.
5. WATER LINES SHALL MAINTAIN A MINIMUM OF 10' OF SEPARATION FROM SANITARY SEWER AND STORM SEWER INFRASTRUCTURE.
6. SANITARY SEWER CLEANOUTS SHALL BE PROVIDED WITHIN 5' OF THE BUILDING FOR UNIT'S CONNECTION.
7. SANITARY SEWER CLEANOUT SPACING SHALL NOT EXCEED 90'.
8. SANITARY SEWER SERVICES SHALL HAVE A MINIMUM OF 2.00% GRADE.
9. SEE SANITARY SEWER DETAILS FOR ADDITIONAL INFORMATION.
10. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MINNESOTA STATE PLUMBING CODE.
11. ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH THE MINNESOTA STATE PLUMBING CODE.
12. ALL IMPROVEMENTS SHALL REMAIN VISIBLE FOR INSPECTION .
13. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166

UTILITY LEGEND

- = EXISTING HYDRANT
- = EXISTING CURB STOP
- = EXISTING GATE VALVE
- = EXISTING SANITARY MANHOLE
- = EXISTING CLEANOUT
- = EXISTING STORM MANHOLE
- = EXISTING CATCH BASIN
- = EXISTING CULVERT APRON
- = EXISTING WATER LINE
- = EXISTING SANITARY LINE
- = EXISTING STORM LINE
- = PROPOSED HYDRANT
- = PROPOSED CURB STOP
- = PROPOSED GATE VALVE
- = PROPOSED SANITARY MANHOLE
- = PROPOSED CLEANOUT
- = PROPOSED STORM MANHOLE
- = PROPOSED CATCH BASIN
- = PROPOSED CULVERT APRON
- = PROPOSED WATER LINE
- = PROPOSED SANITARY LINE
- = PROPOSED STORM LINE

UNDERGROUND DETENTION BMP REQUIREMENTS*
STORAGE REQUIRED: 3,770 CF
SYSTEM INVERT ELEVATION: 1142.00

*2 ROWS OF 140 LF - 48" CMP WITH 48" HEADERS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF PROPOSED SYSTEM FOR APPROVAL PRIOR TO CONSTRUCTION.

HDS REQUIREMENTS
RIM ELELVATION: 1142.82
PIPE INVERT ELEVATION: 1138.39
PEAK FLOWRATE: 6.60 CFS
MIN. TOTAL SUSPENDED SOLID REMOVAL RATE: 20% MIN.
MIN. TOTAL PHOSPHOROUS REMOVAL RATE: 35% MIN.

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DESIGN TREE
engineering • land surveying
St. Cloud | Annandale | Hugo
320-257-5537

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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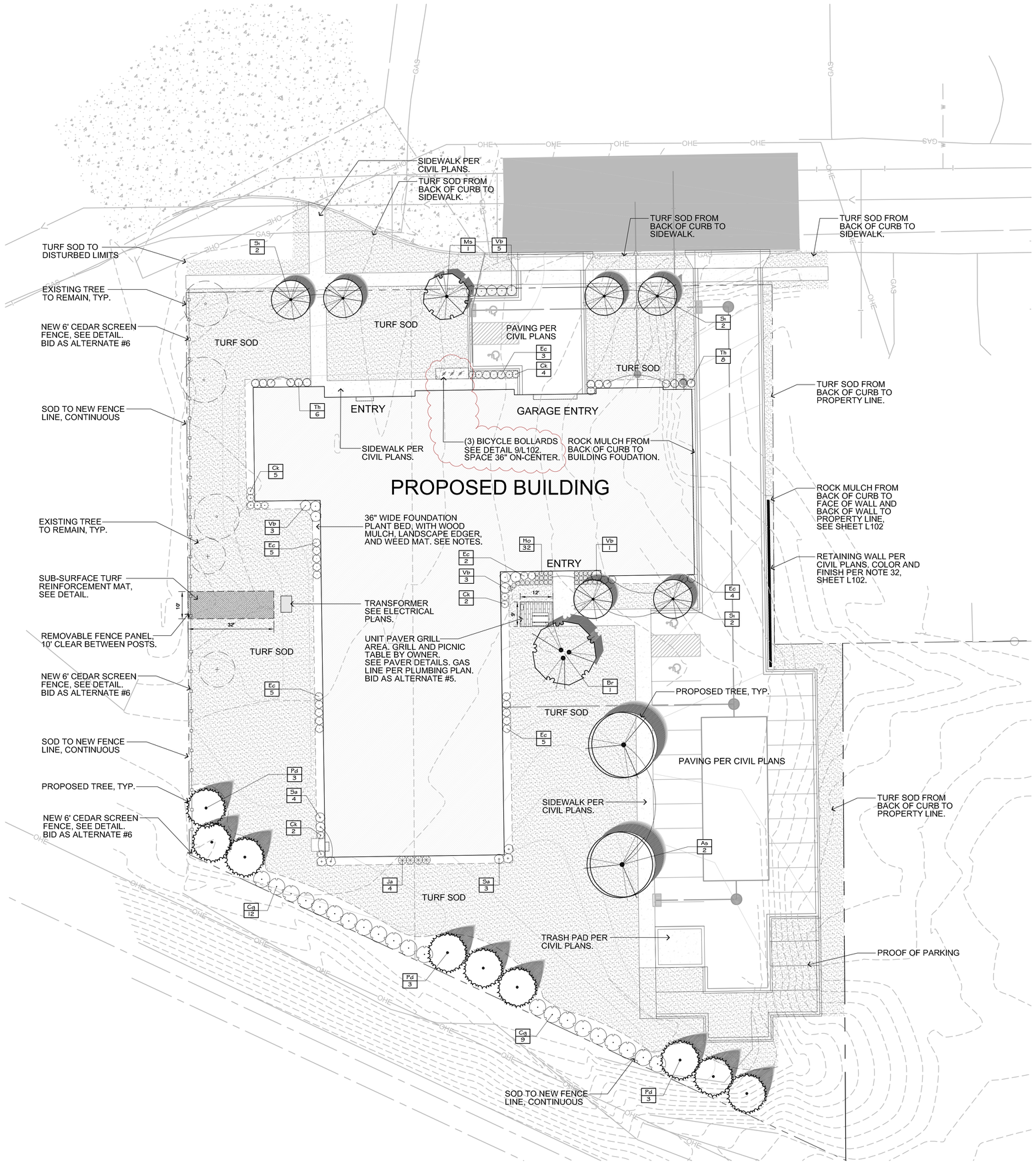
LWO DEVELOPMENT, LLC
# EASTGATE APARTMENTS
OWATONNA, MN

DATE
04/27/20
PHASE
100% DESIGN DEVELOPMENT
PROJECT
02220002
SHEET
C401
UTILITY PLAN



Landscape Legend:

- Proposed Building
- New Turf Sod
- Existing Tree To Remain
- Landscape Edging
- Proposed Wood Privacy Fence Bid As Alternate #6

PLANT SCHEDULE: BASE-BID

DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	As	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B	4
	Br	Betula nigra	River Birch	6` Hgt.	B&B	1
EVERGREEN TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	Pd	Picea glauca `Densata`	Black Hills Spruce	6` Hgt.	B&B	9
FLOWERING TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	Ms	Malus x `Spring Snow`	Spring Snow Crab Apple	2" Cal.	B&B	7
	Si	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	2" Cal.	B&B	10
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	Dl	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal. (Min. 18" Height)	Pot	3
	Ec	Euonymus fortunei `Canadale Gold`	Canadale Gold Euonymus	3 gal. (Min. 18" Height)	Pot	30
	Ja	Juniperus sabina `Arcadia`	Arcadia Juniper	3 gal.	Pot	29
	Sa	Spiraea x bumalda `Anthony Waterer`	Anthony Waterer Spiraea	3 gal. (Min. 18" Height)	Pot	11
	Th	Taxus x media `Huber`s Tawny Gold`	Huber`s Tawny Gold Spreading Yew	3 gal.	Pot	17
	Vb	Viburnum trilobum `Bailey Compact`	Compact American Cranberry Bush	5 gal. (Min. 18" Height)	Pot	12
ANNUALS/PERENNIALS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	Ck	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Pot	17
	Ho	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	Pot	32
GROUND COVERS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	Pa2	Poa pratensis `Admiral`	Kentucky Bluegrass	sod		27,862 sf

General Notes:

1. The removal, pruning, and/or planting of trees in the public boulevard requires an approved permit from the City Forester's Office. Any work must be completed by a licensed tree contractor.
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Contractor to coordinate any work in the city right-of-way with City of Owatonna Public Works Department.
4. Expose root flare and set at-grade.
5. The contractor is responsible to maintain trees in a plumb position throughout the maintenance period.
6. Remove the burlap and ropes from the top 1/3 of the root ball, cut wire basket down to the second horizontal wire from the bottom, and dispose of off-site.
7. Refer to Sheet L102 for Landscape Details, Notes, & Schedules.
8. Refer to Sheet L103 for Landscape Alt Bid Plant Materials Layout and Plant List.

SCALE: 1" = 15'-0"

NORTH

811 Know what's below. Call before you dig. CONTRACTOR(S) ARE RESPONSIBLE FOR OBTAINING UTILITY LOCATES, INCLUDE PRIVATE UTILITIES SUCH AS PHONE AND CABLE. CALL NO LESS THAN 48 HOURS IN ADVANCE.

LANDSCAPE LAYOUT PLAN: BASE BID

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710 S. 2nd Street, 8th Floor
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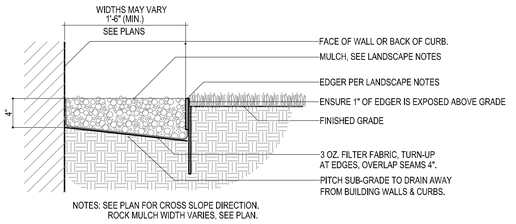
CALYX DESIGN GROUP
Landscape Architecture Planning
475 N. Cleveland Avenue | Suite 101A
Saint Paul, MN 55104
651.788.9018 | calyxdesigngroup.com

REVISION SCHEDULE

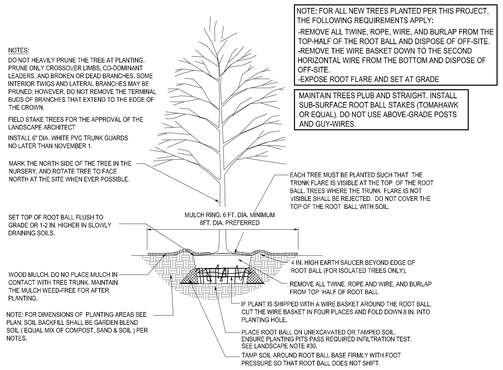
NO.	DESCRIPTION	DATE
DD ADDENDUM#1		05/06/2020

LWO DEVELOPMENT, LLC
EASTGATE APARTMENTS
OWATONNA, MN

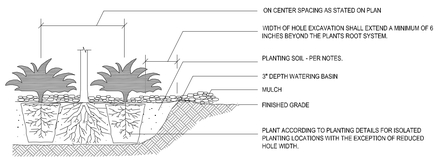
DATE
04/27/2020
PHASE
100% DESIGN DEVELOPMENT
PROJECT
18126
SHEET
L101
BASE-BID LANDSCAPE PLAN



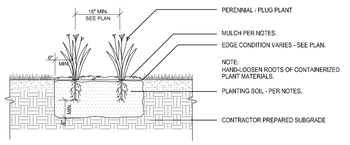
1 L102 **PLANT BED EDGE DETAIL**
NOT TO SCALE



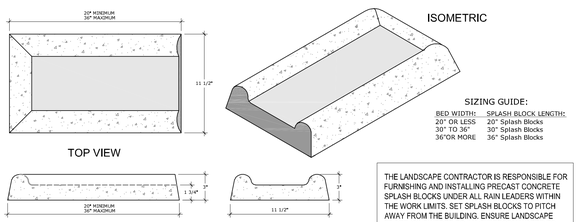
2 L102 **DECIDUOUS TREE PLANTING - SECTION**
NOT TO SCALE



3 L102 **TYP. SHRUB PLANTING - SECTION**
NOT TO SCALE



4 L102 **TYP. PERENNIAL PLANTING - SECTION**
NOT TO SCALE



6 L102 **PRECAST CONCRETE SPLASH BLOCK DETAIL**
NOT TO SCALE

Landscape Notes and Requirements:

1. Tree saucer for individual trees outside of a plant bed to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burlap from top third of root ball before final soil back-fill and mulch.

2. Refer to architectural plans for spot elevations, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.

3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.

4. Plan takes precedence over plant schedule if discrepancies in quantities exist.

5. All proposed plants shall be located and staked as shown.

6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.

7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours. Install plants and sod between April 15 and June 15 or between September 15 and October 30.

8. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.

9. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.

10. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.

11. Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.

12. The contractor shall guarantee newly planted material through TWO calendar years from the date of written owner acceptance. Plants that exhibit more than 50% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period. Prune dead wood at 11 month and 22 month warranty review periods - use wound paint on trees.

13. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.

14. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.

15. Plant size & species substitutions must be approved in writing prior to acceptance in the field.

16. Irrigation: A new irrigation system is required. Irrigation contractor to provide a cost for a new commercial-grade irrigation system, including sleeving under pavement to parking islands. Verify water service pressure and check local codes regarding building connection for irrigation. Irrigation contractor is to submit a proposed irrigation layout plan that utilizes a new connection in the proposed building mechanical room. Install controller, rain sensor, and plumbing connections to meet current plumbing code. Ensure head-to-head coverage of all turf and planted areas. Use commercial irrigation equipment with fully adjustable stream rotor and spray heads (see spec). Submit equipment cut sheets for approval. Coordinate as-needed sleeving under paving with excavation sub-contractor. Coordinate plumbing requirements with mechanical contractor. Ensure irrigation system is installed and functioning prior to installation of landscape materials. For newly landscaped areas not irrigated, the landscape contractor is responsible for watering and maintaining new plants and turf until establishment, through use of temporary irrigation, tree watering bags, watering truck, etc.

17. Unless otherwise noted, all edger shall be professional grade $\frac{3}{16}$" thick black steel edger, Ryerson or Equal. Anchor every 18" on-center (minimum). Where noted, edger shall be professional grade 5.5" black poly edger with 1" bullnose. Anchor every 18" on-center (minimum). Submit edger sample for Owner approval.

18. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.

19. Unless otherwise noted/indicated, plant beds shall receive rock mulch over 3oz spun fabric (free-draining) weed mat. Submit mulch sample for Owner approval.

20. Mulch: unless otherwise noted/indicated, plant beds shall receive 4" depth locally available 3/4" dia. limestone rock mulch, over weed mat. Submit mulch sample for Owner approval. Bryan Rock or Equal. Install rock mulch 1" below back of curbs or walks to prevent spill-over. Do not mound rock mulch. Coordinate finished grade condition with earthwork subcontractor. Where noted, wood mulch areas shall be 4" depth of single-shred hardwood mulch over fabric weed mat. Do not install weed mat under perennials, with the exception of ornamental grasses. Submit mulch sample for Owner approval

21. All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc. Unless otherwise noted, fine grading (within 4" of set grade) shall be by the Landscape Contractor, including topsoil.

22. Turf Sodding activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for seed bed preparation, installation, maintenance, acceptability, and warranty.

23. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.

24. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.

25. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.

26. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.

27. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractor on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.

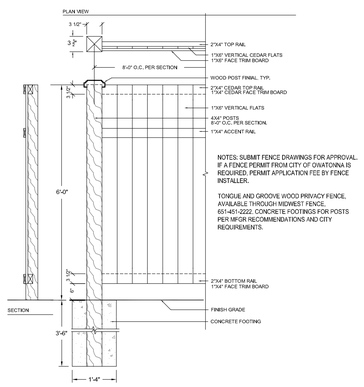
28. See architectural site plan for additional information regarding the project, including sub-surface drainage requirements and performance.

29. Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf sod shall have no less than 6" of imported top soil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting MnDOT classifications for planting soil for trees, shrubs, and turf. Slope away from building.

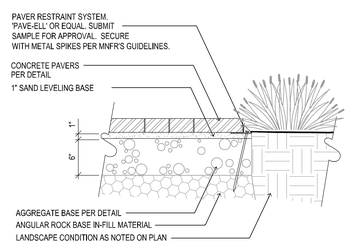
30. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.

31. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.

32. Retaining wall engineering by others. Unless otherwise noted, retaining wall block to be County Materials Co., 'County Block', Split-Face in Buff. Submit engineered wall drawings to Civil Engineer for review and approval. Include cap blocks and pre-manufactured corner units of matching finish and color. Install per manufacturer's guidelines.



7 L102 **6' CEDAR PRIVACY FENCE DETAIL** Bid As Alternate #6
NOT TO SCALE



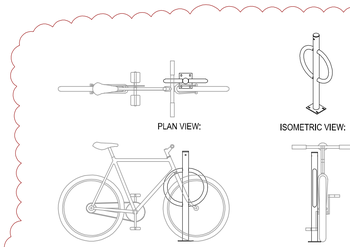
8 L102 **PAVER EDGE RESTRAINT DETAIL** Bid As Alternate #5
NOT TO SCALE

Irrigation Performance Requirements:

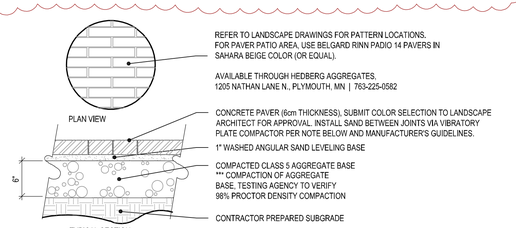
1. **IRRIGATION SYSTEM SHOULD AVERAGE 40(+/-) PSI AT THE BASE OF ALL SPRINKLER HEADS. NOTIFY LANDSCAPE ARCHITECT IF EXISTING PRESSURE DIFFERS. BUILDING PRESSURE IS NOT KNOWN.**
2. **IRRIGATION CONTRACTOR TO PREPARE FULL IRRIGATION LAYOUT PLANS FOR LANDSCAPE ARCHITECT'S REVIEW. LAYOUT WORK AS ACCURATELY AS POSSIBLE. THE CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO THE LOCATION AND SPACING AS NECESSARY TO ACCOMMODATE ACTUAL FIELD CONDITIONS. HEAD LOCATIONS SHALL BE FLAGGED AND REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.**
3. **COORDINATE SLEEVING AND IRRIGATION PIPE / HEAD / INTERNAL PLUMBING INSTALLATION WITH THE WORK OF OTHERS.**
4. **ALL MATERIALS SHALL BE INSTALLED AS DETAILED ON DRAWINGS. (HOWEVER, IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURE. ALL SUCH LITERATURE MUST BE SUBMITTED 48 HOURS PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.)**
5. **CHECK AND VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS, UTILITIES, AND SERVICES PRIOR TO TRENCHING.**
6. **LATERAL PIPING TO BE A MINIMUM OF 12 INCHES DEEP AND MAINLINES A MINIMUM OF 18 INCHES DEEP.**
7. **ALL MAIN LINE PIPING AND LATERAL PIPE OF 1-1/2" AND LARGER SHALL BE PVC (SDR 26 / CLASS 160), HOWEVER THE IRRIGATION FEED FROM THE BUILDING INTO THE LANDSCAPE SHALL BE COPPER. ALL OTHER LATERAL PIPE OF 1-1/4" AND SMALLER MAY BE POLYETHYLENE.**
8. **ALL TEES AND ELBOWS SHALL BE PVC (160 PSI). INCLUDE THRUST BLOCKING AT TEE AND ELBOW POINTS.**
9. **ALL SPRINKLERS SHALL BE AS NOTED ON DETAIL & SPECIFICATION.**
10. **ADJUST HEADS FOR GRADE, AS NECESSARY, AFTER TURF GRASS HAS BEEN ESTABLISHED AND ALL SETTLEMENT AT HEADS HAS OCCURRED.**
11. **ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUM. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISHED GRADE.**
12. **CONTROL VALVE WIRES, INCLUDING THE GROUND WIRE, SHALL BE #12 GAUGE U.F.U.L. APPROVED DIRECT BURIAL. UNDERGROUND CONNECTIONS SHALL BE MADE WITH 3-M WIRE CONNECTORS (DBY) OR APPROVED EQUAL.**
13. **TRACER-WIRE IS TO BE PLACED OVER ALL MAIN AND LATERAL LINES.**
14. **PLACE ALL VALVES IN APPROVED VALVE BOXES.**
15. **USE TEFLON TAPE ON ALL THREADED JOINTS.**
16. **BRAND EACH VALVE BOX WITH 2" HIGH LETTERING SHOWING ZONE NUMBER AND CONTROLLER LETTER (EXAMPLE 'A3'). THIS STAMP IS TO MATCH THE ZONE SHOWN ON THE PLAN UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.**
17. **CONDUCT PERFORMANCE TEST IN THE PRESENCE OF OWNER AND LANDSCAPE ARCHITECT FOLLOWING COMPLETION OF SYSTEM INSTALLATION.**
18. **CONDUCT AND DEMONSTRATE WINTERIZATION AND SPRING START-UP PROCESS TO OWNER IN THE FALL OF COMPLETION.**
19. **LANDSCAPE ARCHITECT SHALL BE NOTIFIED TO VERIFY TRENCH DEPTHS BEFORE BACKFILLING.**
20. **IRRIGATION CONTRACTOR TO COORDINATE MECHANICAL ROOM WATER CONNECTION POINT WITH MECHANICAL ENGINEER AND PLUMBING CONTRACTOR.**
21. **AFTER INSTALLATION OF DRIP IRRIGATION PIPE IS COMPLETE AND PRIOR TO SODDING OR MULCH INSTALLATION, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO REVIEW THE INSTALLATION OF THE DRIP IRRIGATION SYSTEM.**
22. **LANDSCAPE CONTRACTOR TO ADJUST HEADS IN THE FIELD TO ENSURE WATER DOES NOT SPRAY THE BUILDING FACE OR PAVED AREAS.**
23. **COORDINATE LOCATION OF ROOFTOP-MOUNTED ATMOSPHERIC MOISTURE (RAIN) SENSOR WITH OWNER AND ARCHITECT.**
24. **COORDINATE LOCATION OF SLEEVING UNDER PAVED AREAS WITH GENERAL CONTRACTOR, EARTHWORK, AND PAVING SUB-CONTRACTORS.**
25. **SUBMIT LAYOUT PLAN AND PRODUCT DATA TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.**
26. **IRRIGATION BID SHALL INCLUDE (1) FALL SHUT-DOWN AND (1) SPRING START-UP (SPRING OF THE YEAR FOLLOWING INSTALLATION).**
27. **THIS PROJECT WILL USE HUNTER COMMERCIAL IRRIGATION PRODUCTS.**
28. **PROVIDE THE OWNER WITH MANUFACTURER'S INSTRUCTION MANUAL FOR CONTROLLER. POST IRRIGATION ZONE LAYOUT MAP AT 8"x10" NEXT TO THE CONTROLLER FOR REFERENCE.**
29. **PROVIDE THE OWNER WITH AN AS-BUILT PLAN (PAPER AND CAD .DWG) UPON COMPLETION OF INSTALLATION.**

General Notes:

1. The removal, pruning, and/or planting of trees in the public boulevard requires an approved permit from the City Forester's Office. Any work must be completed by a licensed tree contractor.
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Contractor to coordinate any work in the city right-of-way with City of Owatonna Public Works Department.
4. Expose root flare and set at-grade.
5. The contractor is responsible to maintain trees in a plumb position throughout the maintenance period.
6. Remove the burlap and ropes from the top 1/3 of the root ball, cut wire basket down to the second horizontal wire from the bottom, and dispose of off-site.
7. Refer to Sheet L101 for Base Bid Landscape Layout Plan.
8. Refer to Sheet L103 for Alt Bid Landscape Layout Plan.



9 L102 **BICYCLE BOLLARD DETAIL**
NOT TO SCALE



10 L102 **UNIT PAVER INSTALLATION DETAIL** Bid As Alternate #5
NOT TO SCALE

811 Know what's below. Call before you dig. CONTRACTOR(S) ARE RESPONSIBLE FOR OBTAINING UTILITY LOCATES. INCLUDE PRIVATE UTILITIES SUCH AS PHONE AND CABLE. CALL NO LESS THAN 48 HOURS IN ADVANCE.

LANDSCAPE DETAILS, NOTES, AND SCHEDULES:

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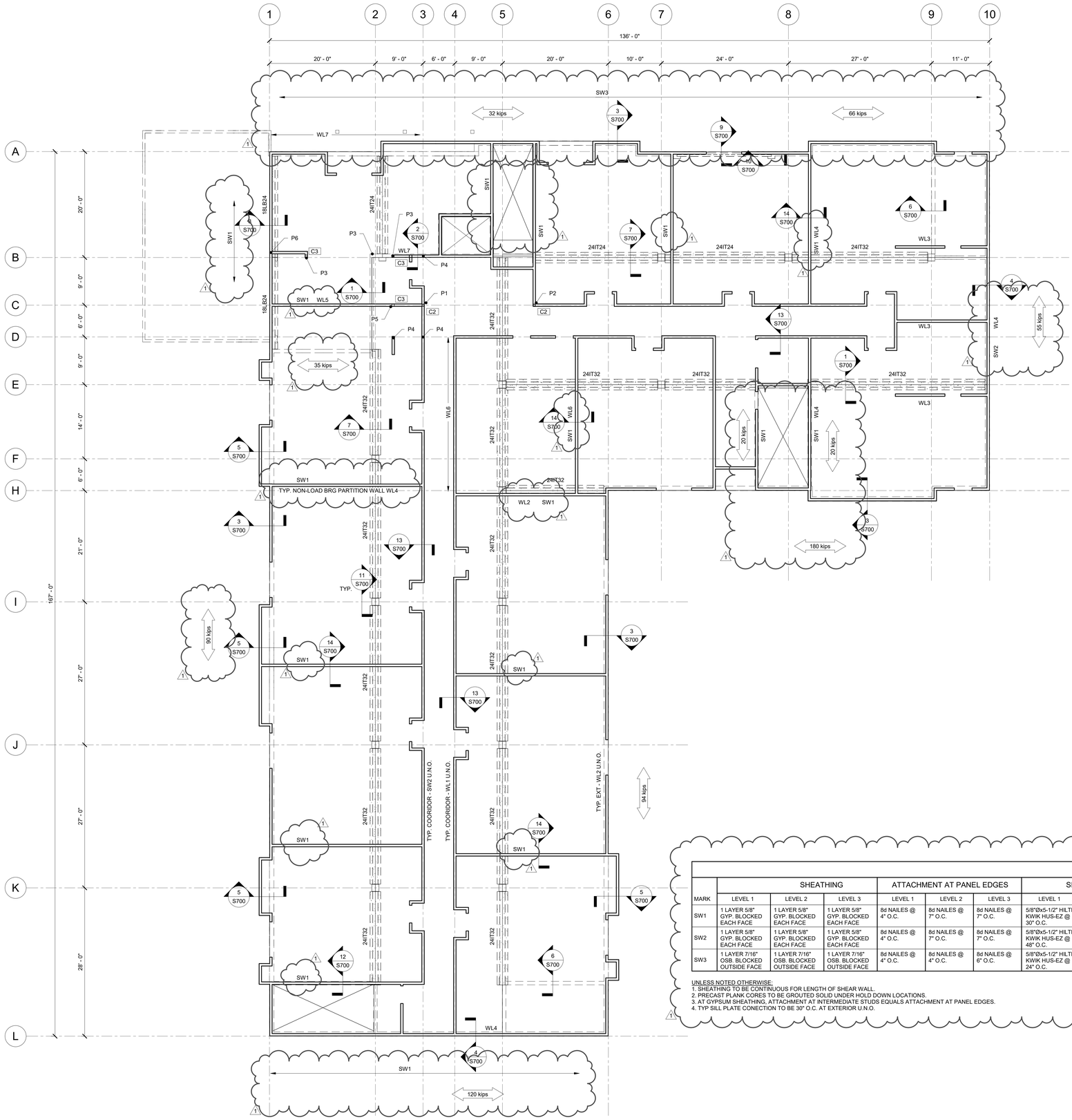
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
DD	ADDENDUM#1	05/06/2020

LWO DEVELOPMENT, LLC
# EASTGATE APARTMENTS
OWATONNA, MN

DATE
04/27/2020
PHASE
100% DESIGN DEVELOPMENT
PROJECT
18126
SHEET
L102
LANDSCAPE DETAILS



1 S101 **LVL 1 FRAMING PLAN**
1/8" = 1'-0"

FIRST FLOOR FRAMING PLAN NOTES: (TYPICAL UNO)

1. TOP OF 2" TOPPING AT NOMINAL EL. 10'-5". TOP OF PLANK EL = 10'-3" (UNO).
2. TOPPING TO BE NORMAL WEIGHT CONCRETE, REINFORCED w/ 6x6-W2.9xW2.9 WWF CENTERED IN TOPPING.
3. DESIGN OF PRECAST MEMBERS AND CONNECTIONS SHALL INCLUDE LOADING AND RESTRAINT CONDITIONS FROM INITIAL FABRICATION TO END USE INCLUDING FORM REMOVAL, STORAGE, FABRICATION AND ERECTION.
4. DESIGN OF ALL PRECAST ELEMENTS AND CONNECTIONS INCLUDING CONNECTION DETAILS BETWEEN PRECST CONCRETE AND CAST-IN-PLACE CONCRETE, PRECAST TO PRECAST AND ANY STEEL MEMBERS ARE THE RESPONSIBILITY OF THE PRECAST SUPPLIER.
5. STRUCTURE IS UNSTABLE UNTIL ALL CONNECTIONS ARE COMPLETE.
6. LOCATION AND SPACING OF TEMPORARY SHORES TO BE DETERMINED BY THE COORDINATED EFFORTS OF THE CONTRACTOR AND SUPPLIER.
7. ALL STEEL MEMBERS TO BE A572 - GRADE 50 UNO.
8. UNO ALL NON-CONTINUOUS BEAMS TO HAVE SHEAR CONNECTIONS DESIGNED BY THE FABRICATOR. SEE STRUCTURAL NOTES FOR ADDITIONAL SIZE & QUANTITY.
9. GENERAL CONTRACTOR TO VERIFY SIZE, LOADING AND LOCATION OF ALL MECHANICAL UNITS.
10. LX ON PLAN INDICATES LINTELS, SEE LINTEL SCHEDULE FOR SIZE AND REINFORCING.
11. XX kips — DENOTES IN-PLAN SHEAR WALL LFRD LOAD DUE TO WIND AND LATERAL EARTH EARTH PRESSURES. PRECASTER TO DESIGN DIAPHRAGM CAPABLE TO DELIVER SHEAR LOADS TO SHEAR WALLS.
12. CONTRACTOR TO FIELD VERIFY ALL EXISTING STRUCTURE DIMENSIONS, ELEVATIONS, CONDITIONS, ETC., PRIOR TO COMMENCING WORK OR ADDING NEW STRUCTURE OR CONNECTING TO EXISTING STRUCTURE. IF ANY OF THESE ARE DIFFERENT FROM SHOWN HERE OR IN DETAILS, CONTACT ENGINEER FOR REVIEW, COMMENTS OR REDESIGN IF NECESSARY.

WALL LOAD AND POINT LOAD SCHEDULE

MARK	DEAD LOAD	FLOOR LIVE LOAD	SNOW LOAD	COMMENTS
WL1	2.3 KLF	1.5 KLF	0.9 KLF	
WL2	2.1 KLF	1.4 KLF	0.9 KLF	
WL3	1.5 KLF	0.7 KLF	0.8 KLF	
WL4	0.5 KLF	0.2 KLF	0.2 KLF	
WL5	0.8 KLF	1.1 KLF	0.2 KLF	
WL6	1.2 KLF	2.9 KLF	0.2 KLF	
WL7	1.3 KLF	1.7 KLF	0.9 KLF	
P1	5K	10K	3K	
P2	20K	17K	7K	
P3	8K	12K	6K	NON-RADUCIBLE
P4	3.5K	6K		
P5	6K	10K		
P6	9K	4K	10K	

WOOD SHEAR WALL SCHEDULE

MARK	SHEATHING			ATTACHMENT AT PANEL EDGES			SILL PLATE CONNECTION			END OF WALL JAMBS			HOLD DOWN			END VERT FORCE
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 1	LEVEL 2	LEVEL 3	
SW1	1 LAYER 5/8" GYP. BLOCKED EACH FACE	1 LAYER 5/8" GYP. BLOCKED EACH FACE	1 LAYER 5/8" GYP. BLOCKED EACH FACE	8d NAILES @ 4" O.C.	8d NAILES @ 7" O.C.	8d NAILES @ 7" O.C.	5/8"Ø x5-1/2" HILTI KWIK HUS-EZ @ 30" O.C.	(2) 10d NAILS @ 6" O.C.	(2) 10d NAILS @ 12" O.C.	(3) 2x6	(3) 2x6	(2) 2x6	SIMPSON HDU2 - SDS2.5	SIMPSON CS16	SIMPSON CS16	-2K/+8K
SW2	1 LAYER 5/8" GYP. BLOCKED EACH FACE	1 LAYER 5/8" GYP. BLOCKED EACH FACE	1 LAYER 5/8" GYP. BLOCKED EACH FACE	8d NAILES @ 4" O.C.	8d NAILES @ 7" O.C.	8d NAILES @ 7" O.C.	5/8"Ø x5-1/2" HILTI KWIK HUS-EZ @ 48" O.C.	(2) 10d NAILS @ 12" O.C.	(2) 10d NAILS @ 12" O.C.	(5) 2x6	(4) 2x6	(3) 2x6	N/A	N/A	N/A	+18K
SW3	1 LAYER 7/16" OSB. BLOCKED OUTSIDE FACE	1 LAYER 7/16" OSB. BLOCKED OUTSIDE FACE	1 LAYER 7/16" OSB. BLOCKED OUTSIDE FACE	8d NAILES @ 4" O.C.	8d NAILES @ 4" O.C.	8d NAILES @ 6" O.C.	5/8"Ø x5-1/2" HILTI KWIK HUS-EZ @ 24" O.C.	(2) 10d NAILS @ 6" O.C.	(2) 10d NAILS @ 6" O.C.	(3) 2x6	(3) 2x6	(2) 2x6	SIMPSON HDU2 - SDS2.5	SIMPSON CS16	SIMPSON CS16	+11K

UNLESS NOTED OTHERWISE:
1. SHEATHING TO BE CONTINUOUS FOR LENGTH OF SHEAR WALL.
2. PRECAST PLANK CORES TO BE GROUTED SOLID UNDER HOLD DOWN LOCATIONS.
3. AT GYPSUM SHEATHING, ATTACHMENT AT INTERMEDIATE STUDS EQUALS ATTACHMENT AT PANEL EDGES.
4. TYP SILL PLATE CONECTION TO BE 30" O.C. AT EXTERIOR U.N.O.

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	ADDENDUM #1	05/06/20

JLG ARCHITECTS
EASTGATE APARTMENTS
OWATONNA, MN

DATE
04/13/20
PHASE
100% DESIGN DEVELOPMENT
PROJECT
20.033.00
SHEET
S101
LEVEL 1 FRAMING PLAN

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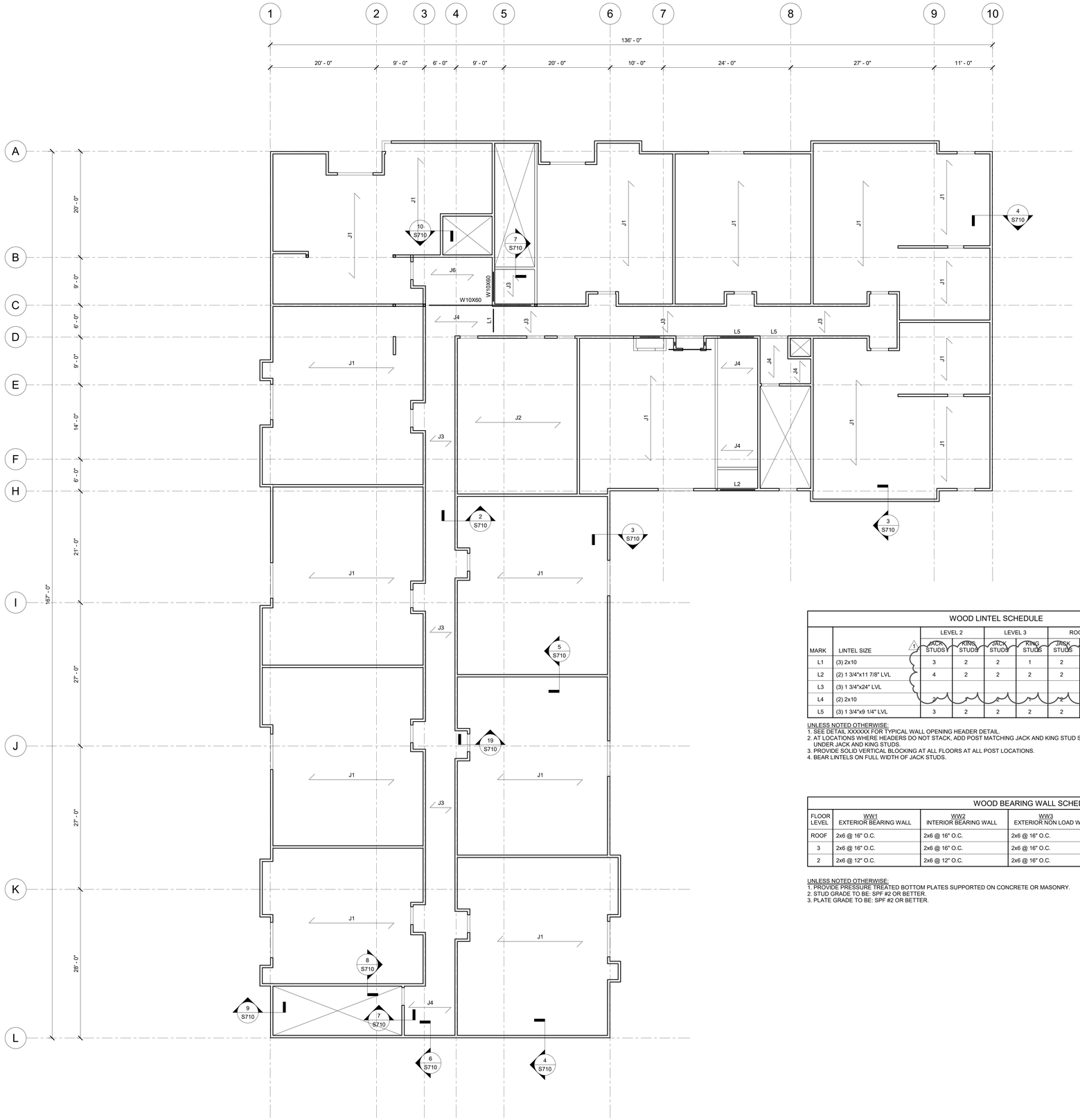

1 S102 LVL 2 FRAMING PLAN
1/8" = 1'-0"

WOOD FRAMING PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR TOP OF SUBFLOOR ELEVATIONS.
2. SUBFLOOR SHALL CONSIST OF 3/4" TONGUE AND GROOVE APA RATED PLYWOOD/OSB GLUED AND SCREWED. ATTACH SUBFLOOR TO SUPPORT FRAMING MEMBERS PER TYPICAL WOOD FLOOR DIAPHRAGM DETAIL XXXXX. SEE ARCH. FOR 3/4" GYPCRETE TOPPING OVER PLYWOOD.
3. FOR NAIL CONNECTIONS FOR WOOD ELEMENTS, SEE IBC TABLE 7304.9.1 WOOD FASTENING SCHEDULE.
4. VERIFY SIZE, LOCATION AND NUMBER OF ALL OPENINGS THROUGH FLOOR WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
5. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL DESIGN THEIR SYSTEMS TO ACCOMMODATE VERTICAL SHRINKAGE OF THE STRUCTURE NOT TO EXCEED 3/8" PER FLOOR AT WOOD LEVELS.
6. SEE PLANS FOR WOOD SHEAR WALLS (SW), WOOD BEARING WALLS (WW), WOOD JOIST(J) & WOOD LINTELS (L) SCHEDULES. SEE PLANS FOR MARK DESIGNATIONS.
7. WOOD MEMBERS SHOWN ON PLAN ARE BELOW SUBFLOOR FOR EACH LEVEL.
8. SEE SHEET XXX FOR WOOD WALL HOLD DOWN AND WOOD POST BEARING LOCATIONS AND DETAILS.
9. SEE DETAIL XXXX FOR TYPICAL HEADER OPENING FRAMING.
10. SEE DETAIL XXXXX FOR VERTICAL STUD NOTCHES/BORING GUIDE.
11. XXK DENOTES SERVICE LOAD REACTION TO BE RESISTED BY THE PRECAST WALL PANEL, BEAM SPLICE OR BEAM TO COLUMN CONNECTION. REACTION IS THE SAME AT BOTH ENDS UNO.
12. W24x62 (cm1*)
    - (cm1*) — INDICATES CAMBER.
13. KIPS ON PLAN, INDICATES ADDITIONAL HORIZONTAL SHORT TERM AXIAL SERVICE LOAD TO BE RESISTED BY MEMBER AND MEMBER CONNECTION. FORCE IS SHOWN IN KIPS AND OCCURS IN EITHER DIRECTION.
14. CONTRACTOR TO FIELD VERIFY ALL EXISTING STRUCTURE DIMENSIONS, ELEVATIONS, CONDITIONS, ETC., PRIOR TO COMMENCING WORK OF ADDING NEW STRUCTURE OR CONNECTING TO EXISTING STRUCTURE. IF ANY OF THESE ARE DIFFERENT FROM SHOWN HERE OR IN DETAILS, CONTACT ENGINEER FOR REVIEW. COMMENTS OR REDESIGN IF NECESSARY.

WOOD JOIST SCHEDULE

MARK	SIZE	REMARKS
J1	24" FLOOR TRUSS @ 24" OC	
J2	24" FLOOR TRUSS @ 16" OC	
J3	2x10 @ 16" OC	
J4	2x10 @ 12" OC	
J5	(2) 1¾"x11 7/8" LVL	
J6	(2) 1¾"x9 1/4" LVL @ 19.2" O.C.	FOR COORIDOR SPANS GREATER THAN 15'-0"

UNLESS NOTED OTHERWISE:
1. JOIST SPACING NOT TO EXCEED 24" O.C.

WOOD LINTEL SCHEDULE

MARK	LINTEL SIZE	LEVEL 2 JACK STUDS	LEVEL 2 KING STUDS	LEVEL 3 JACK STUDS	LEVEL 3 KING STUDS	ROOF JACK STUDS	ROOF KING STUDS	REMARKS
L1	(3) 2x10	3	2	2	1	2	1	CORRIDOR
L2	(2) 1 3/4"x11 7/8" LVL	4	2	2	2	2	2	EXT WALL 4'-0" - 8'-0"
L3	(3) 1 3/4"x24" LVL							TO 5¼ x 5¼ PSL
L4	(2) 2x10	2	1	2	1	2	1	
L5	(3) 1 3/4"x9 1/4" LVL	3	2	2	2	2	2	

UNLESS NOTED OTHERWISE:
1. SEE DETAIL XXXXXX FOR TYPICAL WALL OPENING HEADER DETAIL.
2. AT LOCATIONS WHERE HEADERS DO NOT STACK, ADD POST MATCHING JACK AND KING STUD SIZE AND QUANTITY UNDER JACK AND KING STUDS.
3. PROVIDE SOLID VERTICAL BLOCKING AT ALL FLOORS AT ALL POST LOCATIONS.
4. BEAR LINTELS ON FULL WIDTH OF JACK STUDS.

WOOD BEARING WALL SCHEDULE

FLOOR LEVEL	WW1 EXTERIOR BEARING WALL	WW2 INTERIOR BEARING WALL	WW3 EXTERIOR NON LOAD WALL	WW4 INTERIOR NON LOAD WALL	
ROOF	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.	
3	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.	
2	2x6 @ 12" O.C.	2x6 @ 12" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.	

UNLESS NOTED OTHERWISE:
1. PROVIDE PRESSURE TREATED BOTTOM PLATES SUPPORTED ON CONCRETE OR MASONRY.
2. STUD GRADE TO BE: SPF #2 OR BETTER.
3. PLATE GRADE TO BE: SPF #2 OR BETTER.

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EASTGATE APARTMENTS
OWATONNA, MN

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100% DESIGN DEVELOPMENT
PROJECT
20.033.00
SHEET
S102
LEVEL 2 FRAMING PLAN

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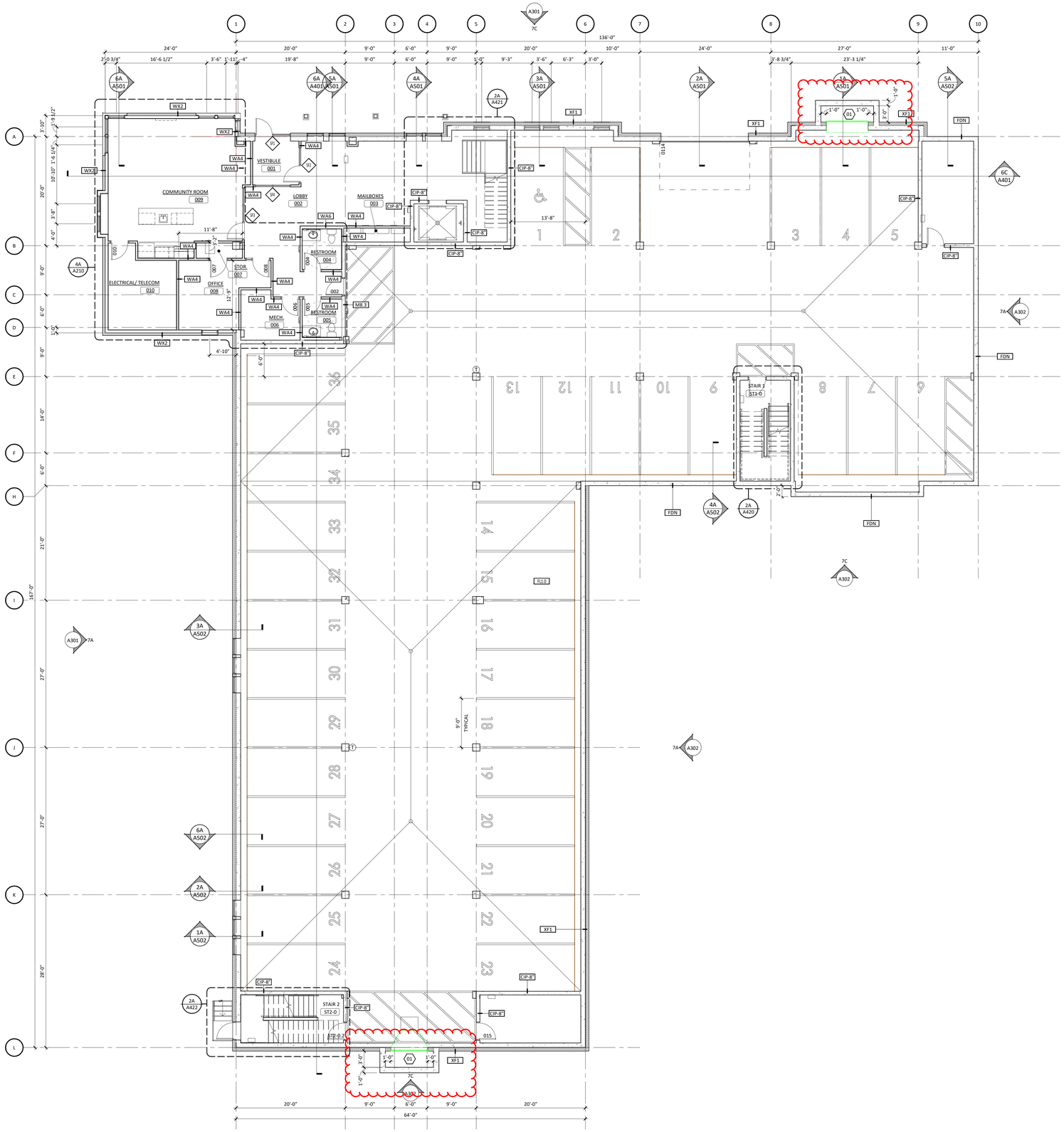
SHEET MATERIAL ID LIST

MATERIAL ID	SPEC SECTION & DESCRIPTION



FLOOR PLAN KEYNOTES

KEYNOTE	DESCRIPTION
01	LOUVER. VERIFY WIDTH WITH MECHANICAL.
02	WASHER TO BE INSTALLED TO THE LEFT OF THE DRYER.

FLOOR PLAN GENERAL NOTES

A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQUIREMENTS AND LOCATIONS SEE DWG G120.
B. FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES REQUIREMENTS AND MOUNTING LOCATIONS SEE DWG GXXX.
C. ALL PARTITION TYPES ARE "WA4" TYPICALLY UNLESS OTHERWISE NOTED.
D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON REFLECTED CEILING PLANS - DRAWING SERIES A700.
E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
F. PROVIDE WALL REINFORCEMENT PER DETAIL #X/A-XXX AT WALL-MOUNTED SHELVES AND STORAGE UNITS, MARKER BOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL-MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULE) SEE DWG AX-XXX.
G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL TYPICALLY - U.N.O. SEE DWG AX-XXX.
H. COORDINATE DIMENSIONS W/ ASTERISK (IE - "X'-X") W/ EQUIPMENT VENDOR.
I. PROVIDE BULLNOSE ON ALL CMU OUTSIDE CORNERS - TYPICAL.
J. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OR MASONRY UNLESS OTHERWISE NOTED.
K. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK W/ MECHANICAL CONTRACTOR - TYPICAL.

1A/A200 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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LWO DEVELOPMENT, LLC
EASTGATE APARTMENTS
OWATONNA, MN

DATE 04/24/2020
PHASE 100% DESIGN DEVELOPMENT
PROJECT 18126
SHEET A200
GROUND FLOOR PLAN

4/8/2020 4:19:38 PM

7C A301 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

7A A301 WEST ELEVATION
SCALE: 1/8" = 1'-0"

SHEET MATERIAL ID LIST

MATERIAL ID	SPEC SECTION & DESCRIPTION
BRICK-1	04 2000 - FACE BRICK
SHINGLE-1	07 3113 - LAMINATED FIBERGLASS SHINGLES
SIDING-20	07 4646 - MANUFACTURED WOOD TRIM OR FIBER CEMENT BOARD TRIM
SIDING-70	07 4623 - MANUFACTURED WOOD SHIP-LAP SIDING OR FIBER CEMENT LAP SIDING
SIDING-71	07 4623 - MANUFACTURED WOOD SHINGLE SIDING OR FIBER CEMENT SHINGLE SIDING
SIGN-1	10 1400 - SIGNS
SMF-2	07 6200 - PREFINISHED ALUMINUM FLASHING

XX EXT. ELEVATIONS KEYNOTE

KEYNOTE	DESCRIPTION
01	1x6 STANDARD TRIM BOARD BY SIDING MANUFACTURER. TYPICAL AT ALL EXTERIOR CORNERS, WINDOWS, AND DOORS FOR WALL TYPE 'WX1'.
02	1x12 STANDARD TRIM BOARD BY SIDING MANUFACTURER.
03	AREA WELL; COORDINATE FINAL HEIGHT WITH CIVIL. TOP OF WALL SHALL BE 6" ABOVE FINISH GRADE MINIMUM.

EXT. ELEVATION GENERAL NOTES

A. REFER TO GLAZING ELEVATIONS FOR STOREFRONT AND CURTAINWALL ELEVATIONS

NOTE***
DESIGN TEAMS ARE TO NOT INDICATE ANY GEOTECHNICAL/SOILS INFORMATION. CONTRACTORS ARE TO REMAIN RESPONSIBLE FOR READING, CUTTING AND FILLING IN ACCORDANCE TO THE GEOTECHNICAL REPORT.

BUILDING ELEVATIONS SHOULD ONLY INDICATE A HEAVY LINE FOR GRADE AND NO EARTH HATCH PATTERN.

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	ADDENDUM #1	05/06/20

LWO DEVELOPMENT, LLC
EASTGATE APARTMENTS
OWATONNA, MN

DATE 04/27/2020
PHASE 100% DESIGN DEVELOPMENT
PROJECT 18126
SHEET **A301**
EXTERIOR ELEVATIONS

5/6/2020 4:19:53 PM

SHEET MATERIAL ID LIST

MATERIAL ID	SPEC SECTION & DESCRIPTION
BRICK-1	04 2000 - FACE BRICK
SHINGLE-1	07 3113 - LAMINATED FIBERGLASS SHINGLES
SIDING-20	07 4646 - MANUFACTURED WOOD TRIM OR FIBER CEMENT BOARD TRIM
SIDING-70	07 4623 - MANUFACTURED WOOD SHIP-LAP SIDING OR FIBER CEMENT LAP SIDING
SIDING-71	07 4623 - MANUFACTURED WOOD SHINGLE SIDING OR FIBER CEMENT SHINGLE SIDING
SMF-2	07 6200 - PREFINISHED ALUMINUM FLASHING

7C / A302 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

7A / A302 EAST ELEVATION
SCALE: 1/8" = 1'-0"

XX EXT. ELEVATIONS KEYNOTE

KEYNOTE	DESCRIPTION
01	1x6 STANDARD TRIM BOARD BY SIDING MANUFACTURER. TYPICAL AT ALL EXTERIOR CORNERS, WINDOWS, AND DOORS FOR WALL TYPE 'WX1'.
02	1x12 STANDARD TRIM BOARD BY SIDING MANUFACTURER.
03	AREA WELL; COORDINATE FINAL HEIGHT WITH CIVIL. TOP OF WALL SHALL BE 6" ABOVE FINISH GRADE MINIMUM.

EXT. ELEVATION GENERAL NOTES

A. REFER TO GLAZING ELEVATIONS FOR STOREFRONT AND CURTAINWALL ELEVATIONS

NOTE***
DESIGN TEAMS ARE TO NOT INDICATE ANY GEOTECHNICAL/SOILS INFORMATION. CONTRACTORS ARE TO REMAIN RESPONSIBLE FOR READING, CUTTING AND FILLING IN ACCORDANCE TO THE GEOTECHNICAL REPORT.

BUILDING ELEVATIONS SHOULD ONLY INDICATE A HEAVY LINE FOR GRADE AND NO EARTH HATCH PATTERN.

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# EASTGATE APARTMENTS
OWATONNA, MN

DATE
04/24/2020
PHASE
100% DESIGN DEVELOPMENT
PROJECT
18126
SHEET
A302
EXTERIOR ELEVATIONS

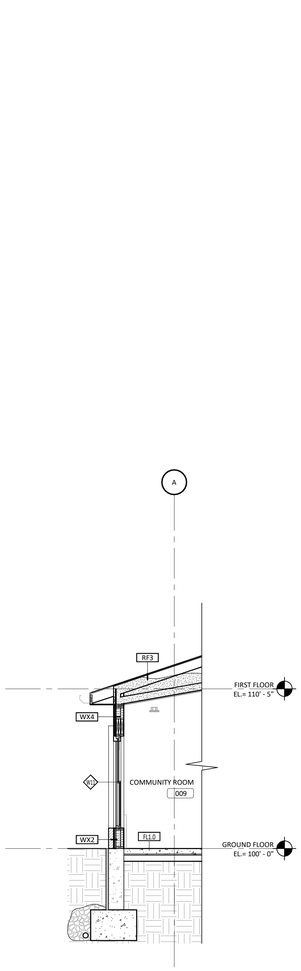
5/6/2020 4:20:10 PM

SHEET MATERIAL ID LIST

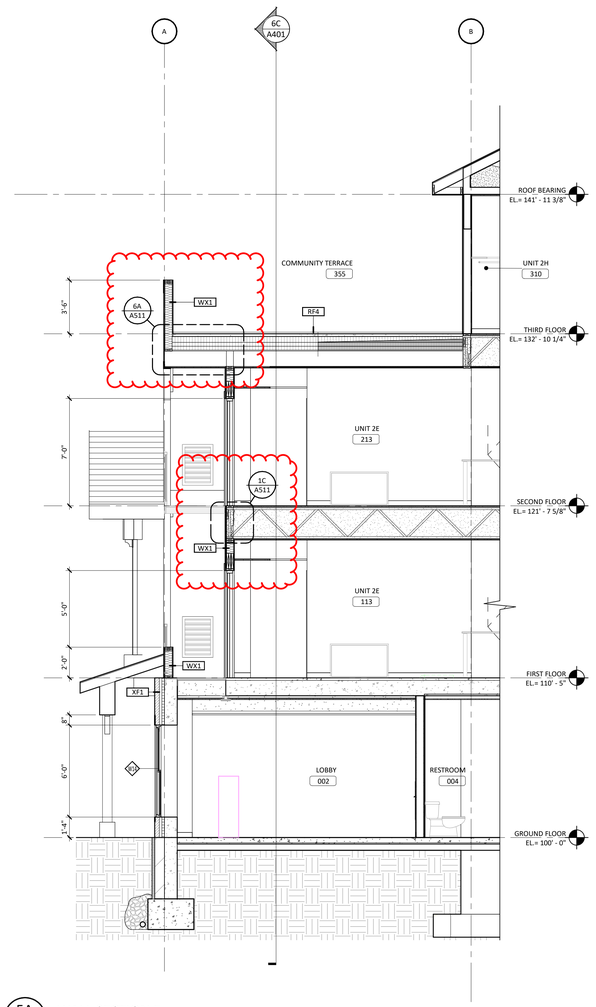
MATERIAL ID	SPEC SECTION & DESCRIPTION

NOTE***
DESIGN TEAMS ARE TO NOT INDICATE ANY GEOTECHNICAL/SOILS INFORMATION.
CONTRACTORS ARE RESPONSIBLE FOR READING, CUTTING AND FILLING IN ACCORDANCE TO THE GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.

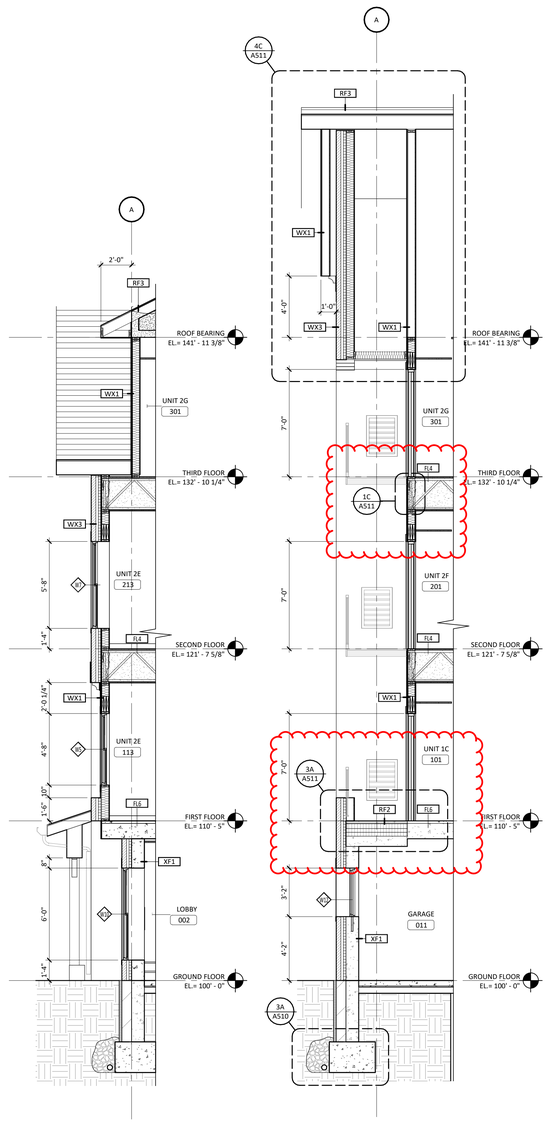
WALL SECTIONS ARE TO ONLY INDICATE A SIMPLE EARTH HATCH PATTERN.



6A A501 WALL SECTION 6
SCALE: 1/4" = 1'-0"

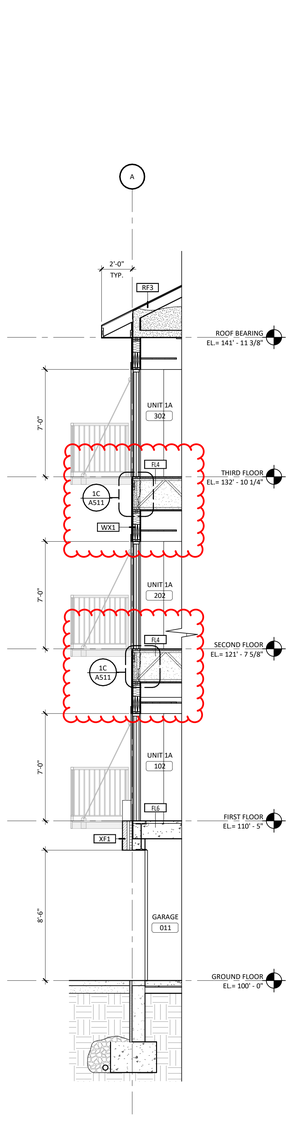


5A A501 WALL SECTION 5
SCALE: 1/4" = 1'-0"

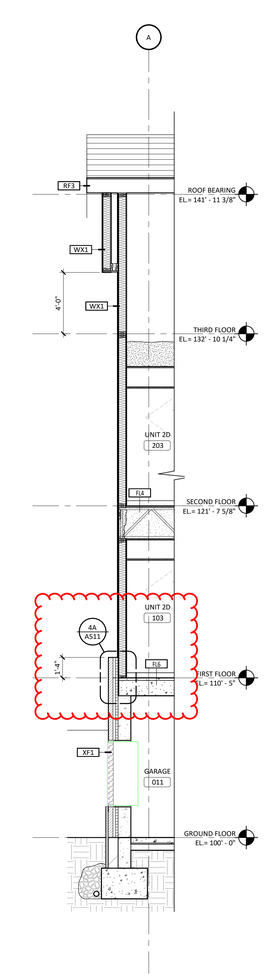


4A A501 WALL SECTION 4
SCALE: 1/4" = 1'-0"

3A A501 WALL SECTION 3
SCALE: 1/4" = 1'-0"



2A A501 WALL SECTION 2
SCALE: 1/4" = 1'-0"



1A A501 WALL SECTION 1
SCALE: 1/4" = 1'-0"

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

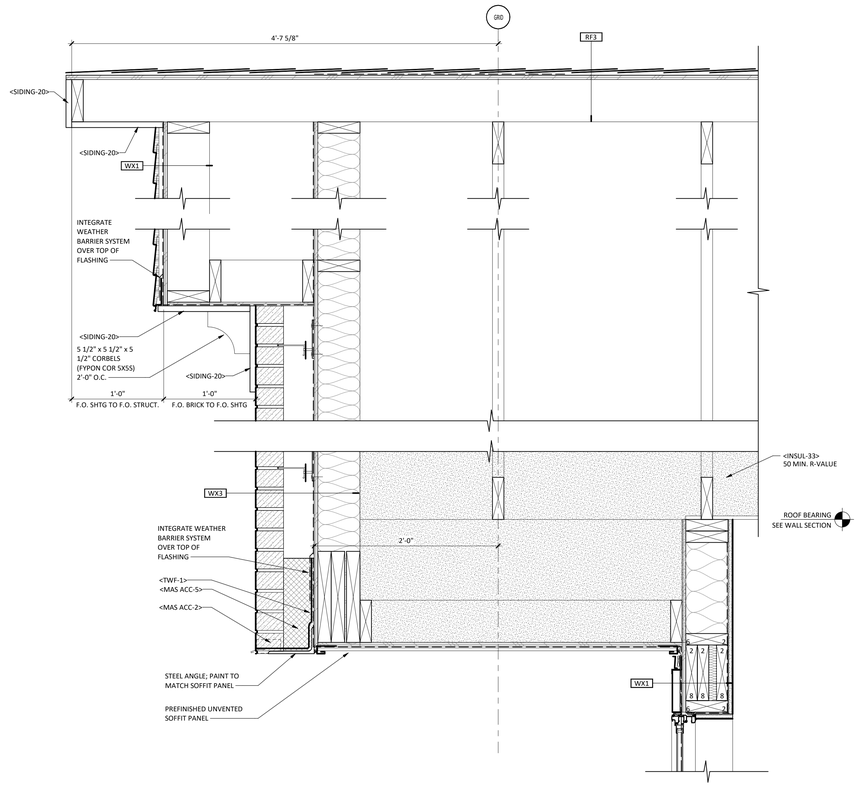
LWO DEVELOPMENT, LLC
# EASTGATE APARTMENTS
OWATONNA, MN

DATE
04/24/2020
PHASE
100% DESIGN DEVELOPMENT
PROJECT
18126
SHEET
A501
EXTERIOR WALL SECTIONS

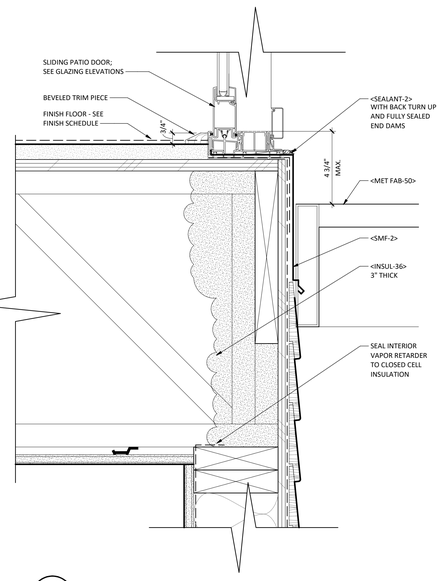
5/7/2020, 7:02:07 AM

SHEET MATERIAL ID LIST

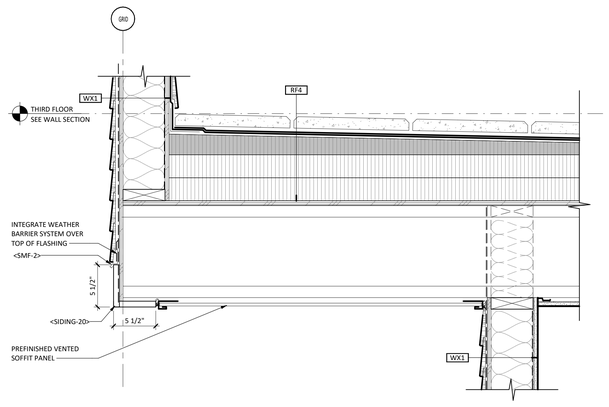
MATERIAL ID	SPEC SECTION & DESCRIPTION
AIR BAR-1	07 2500 - AIR BARRIER; MECHANICALLY FASTENED
EPDM-2	07 5300 - FULLY ADHERED EPDM ROOFING SYSTEM
INSUL-15	07 2100 - POLYISOCYANURATE INSULATION, FOIL FACED
INSUL-22	
INSUL-33	07 2126 - BULK CELLULOSE FIBER INSULATION FOR PNEUMATIC PLACEMENT
INSUL-36	07 2119 - CLOSED CELL SPRAY FOAM INSULATION
MAS ACC-2	04 2000 - POLYMER MESH HEAD JOINT WEEP
MAS ACC-5	04 2000 - CAVITY MORTAR CONTROL MESH
MET FAB-50	05 5913 - METAL BALCONIES
PAVER-1	07 5300 - CONCRETE ROOF PAVER
SEALANT-2	07 9200 - JOINT SEALANT OR CAULKING WITH BACKER ROD
SIDING-10	07 4646 - FIBER CEMENT LAP SIDING
SIDING-20	07 4646 - MANUFACTURED WOOD TRIM OR FIBER CEMENT BOARD TRIM
SMF-2	07 6200 - PREFINISHED ALUMINUM FLASHING
TWF-1	04 2000 - 40 MIL SELF-ADHERING MEMBRANE W/ STAINLESS STEEL DRIP
WD BLKG	06 1000 - WOOD BLOCKING
WD SHTG-30	06 1000 - 1/2" PLYWOOD; GRADE C-C



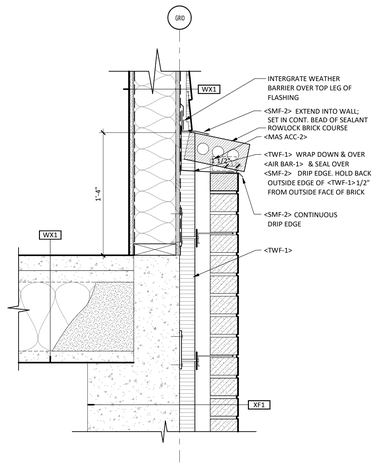
4C A511 DETAIL 1
SCALE: 1 1/2" = 1'-0"



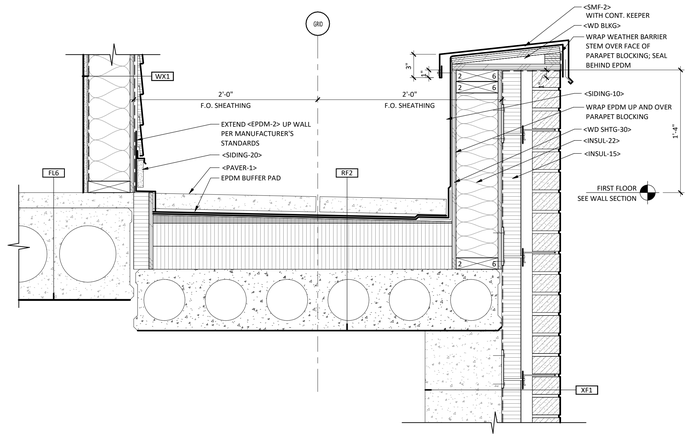
1C A511 SLIDING DOOR SILL
SCALE: 3" = 1'-0"



6A A511 PARAPET AT RF4
SCALE: 1 1/2" = 1'-0"



4A A511 FDN @ BRICK LEDGE
SCALE: 1 1/2" = 1'-0"



3A A511 RECESSED PLANK AT BALCONY
SCALE: 1 1/2" = 1'-0"

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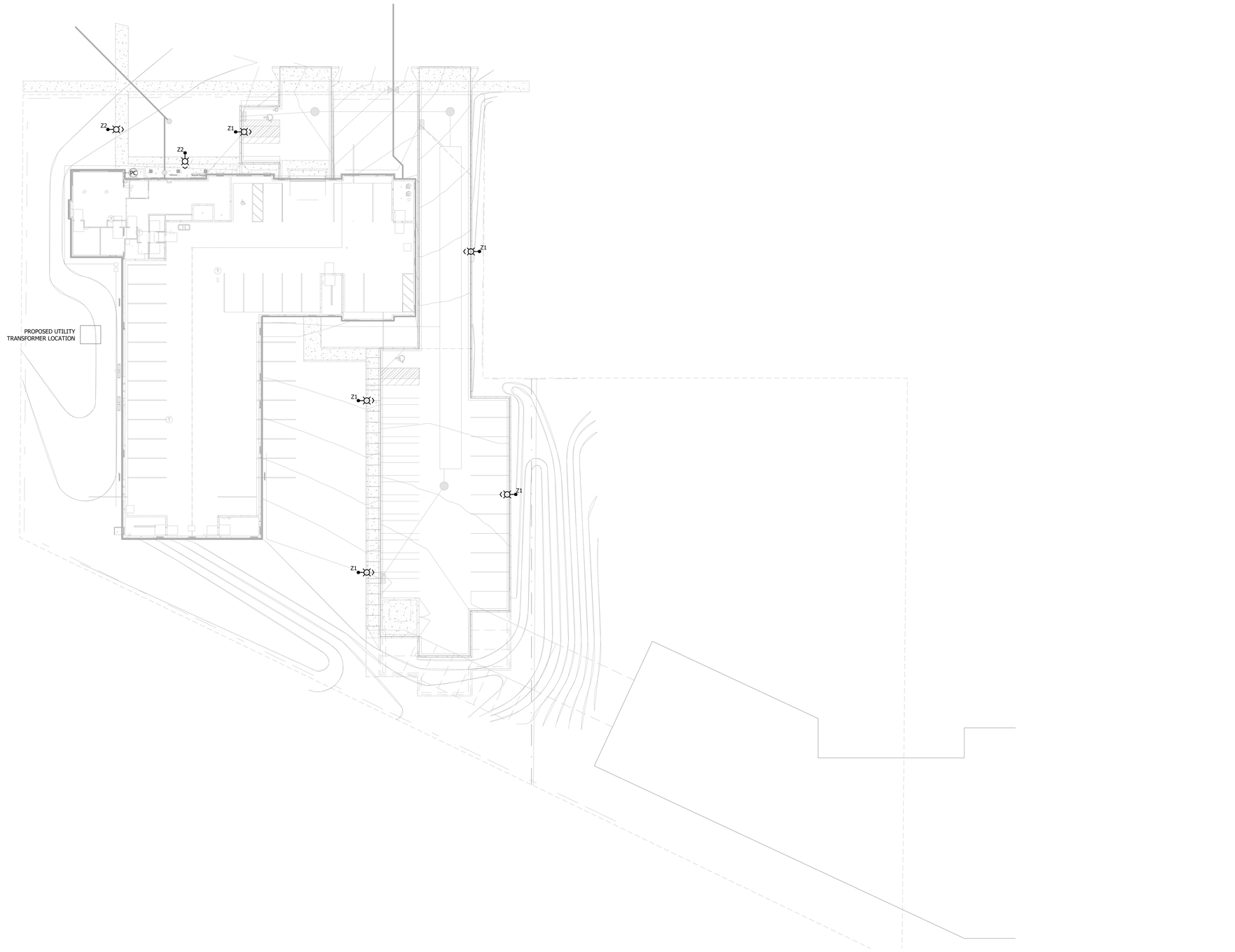
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	ADDENDUM #1	05/06/20

LWO DEVELOPMENT, LLC
EASTGATE APARTMENTS
OWATONNA, MN

DATE
05/05/20
PHASE
100% DESIGN DEVELOPMENT
PROJECT
18126
SHEET
A511
EXTERIOR DETAILS

5/6/2020 8:32:25 PM



1 Site Plan

0 10' 20' 40'

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EASTGATE APARTMENTS
OWATONNA, MN

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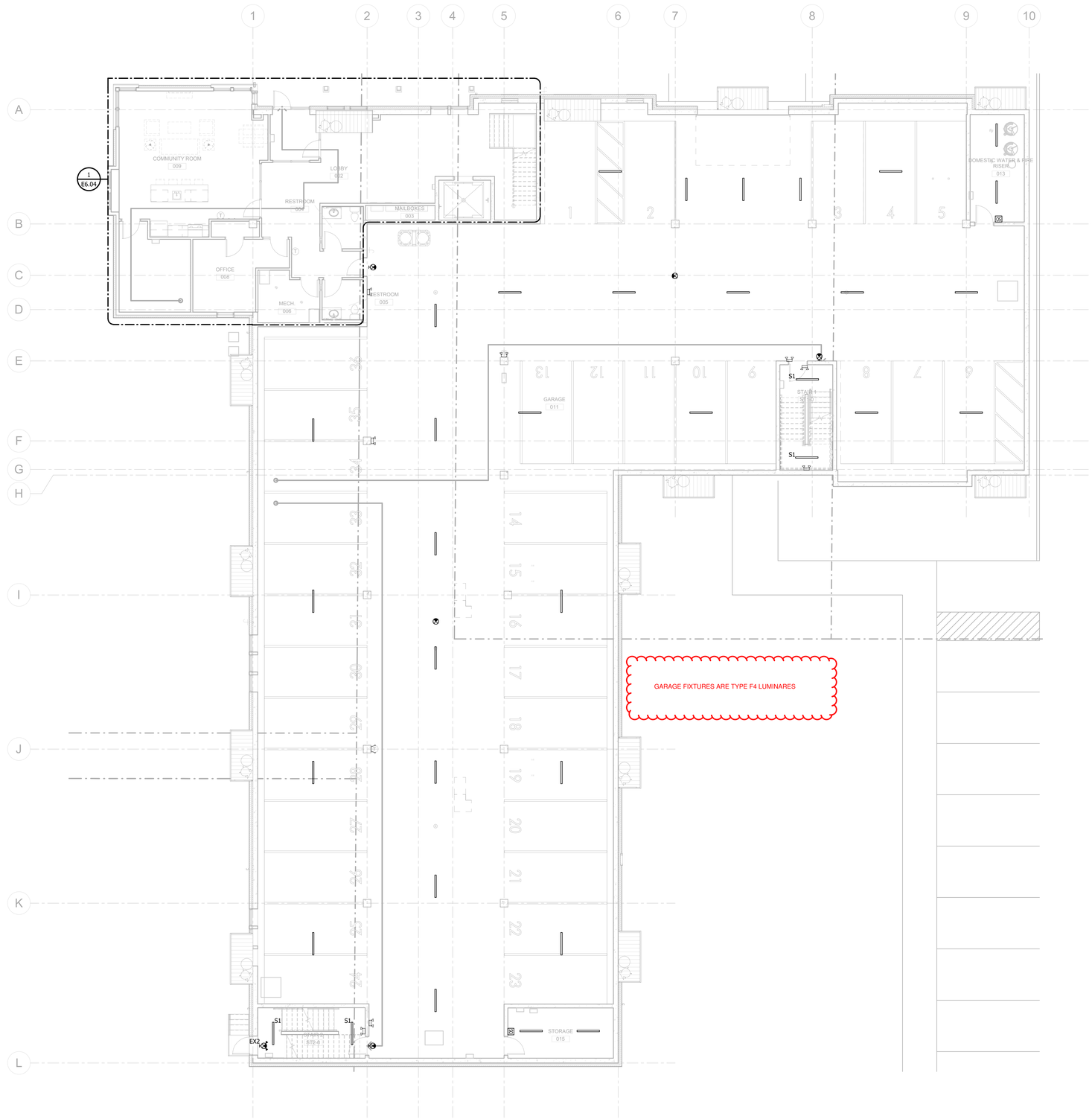
PROJECT
02220002
SHEET
E2.01
ELECTRICAL SITE PLAN

5/5/2020 4:17:11 PM



1 - Ground Floor

0 4' 8' 16'

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04/27/2020
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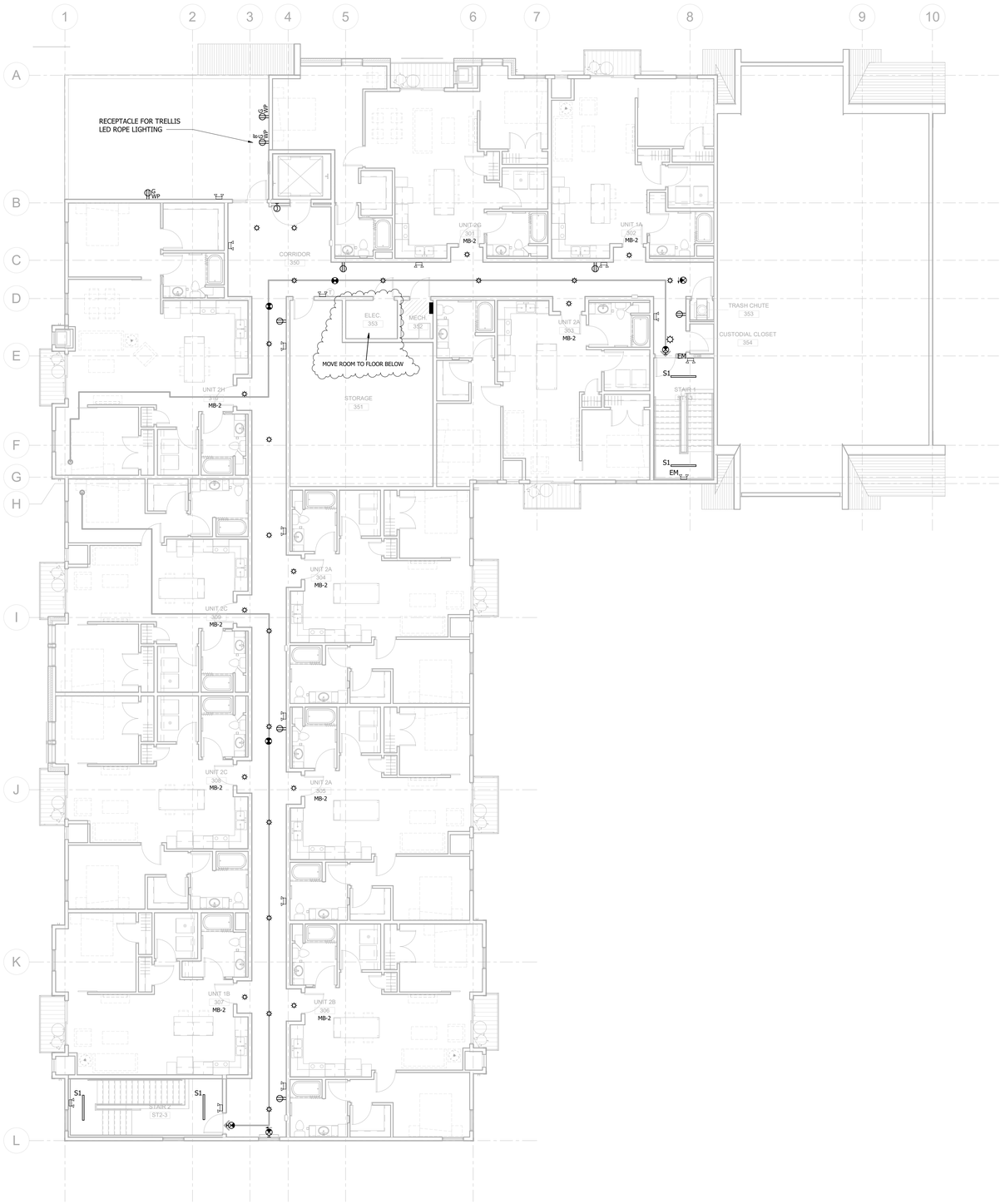
PROJECT
02220002
SHEET
E3.01
GROUND FLOOR PLAN

5/5/2020 4:17:12 PM



1 4 - Third Floor

0 4' 8' 16'

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REVISION SCHEDULE

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EASTGATE APARTMENTS
OWATONNA, MN

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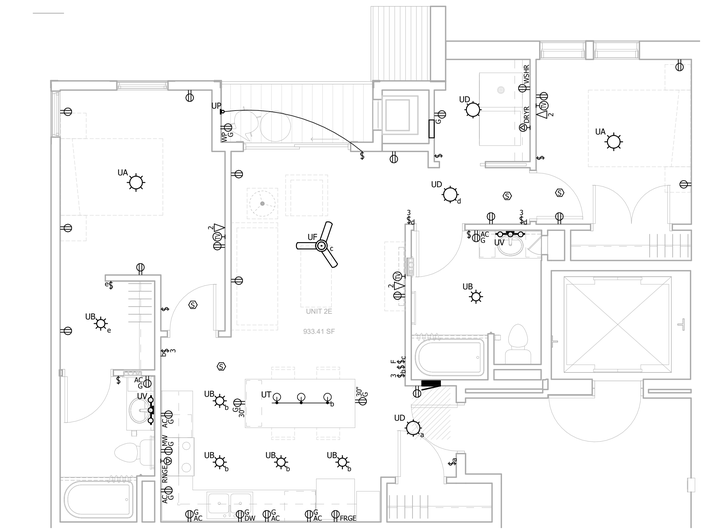
PROJECT
02220002
SHEET
E3.04
THIRD FLOOR PLAN

5/6/2020 4:17:16 PM



1 Unit 2E

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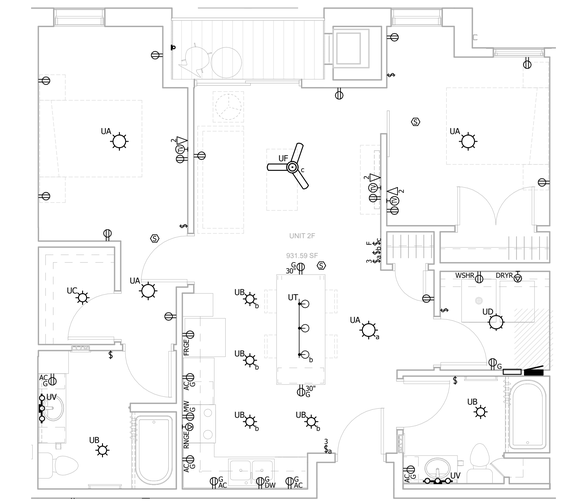

2 Unit 2F

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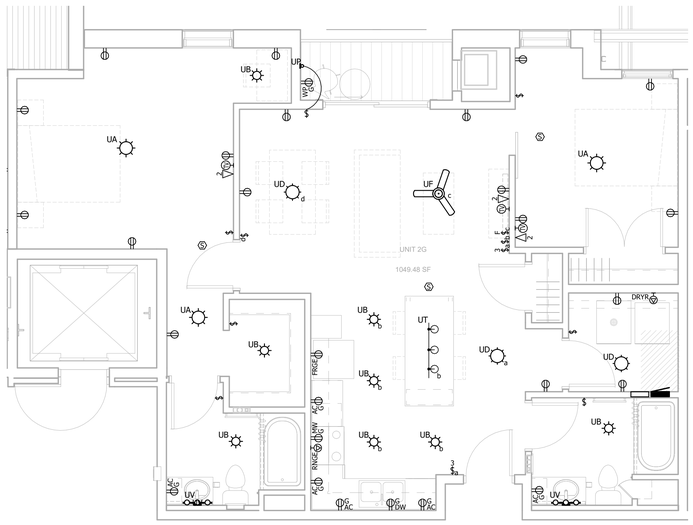

3 Unit 2G

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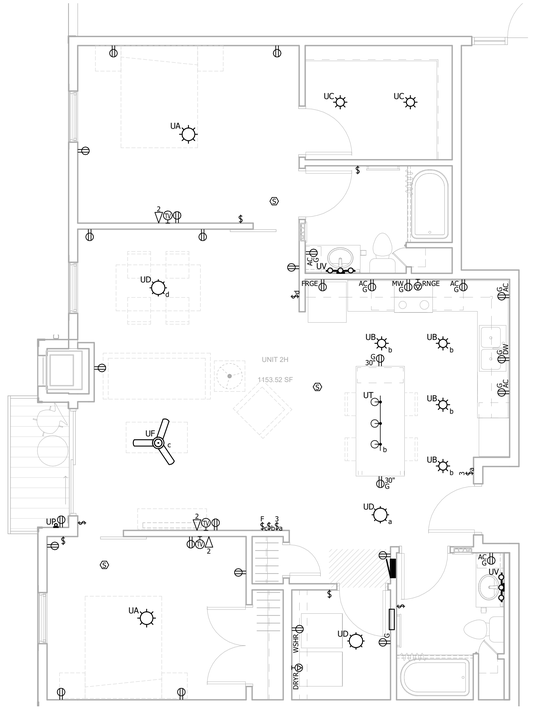

4 Unit 2H

0 2' 4' 8'

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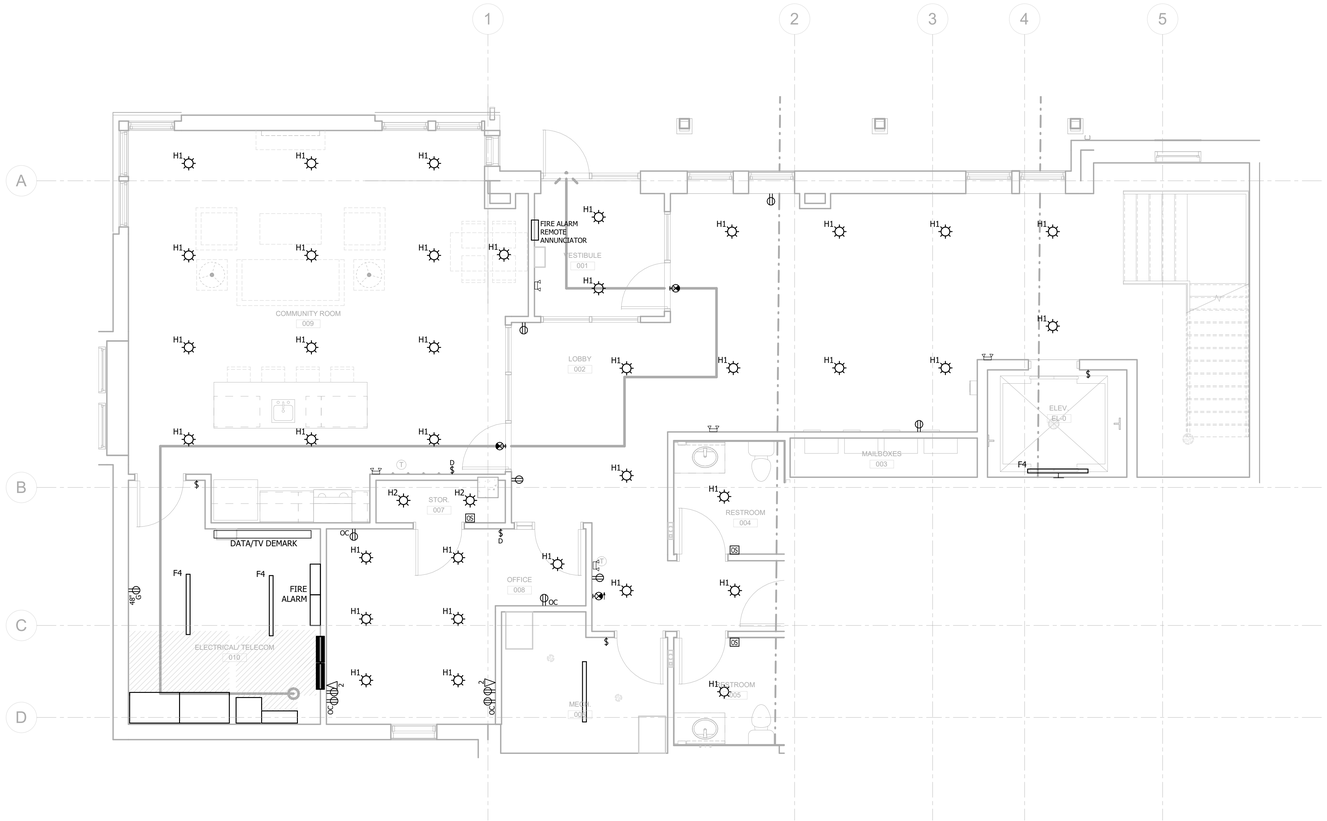
EASTGATE APARTMENTS
OWATONNA, MN

DATE
04/27/2020
PHASE
100% DESIGN DEVELOPMENT
PROJECT
02220002
SHEET
E6.03
UNIT PLANS

5/6/2020 4:17:21 PM



1 Calllout - Lobby Area

0 2' 4' 8'

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EASTGATE APARTMENTS
OWATONNA, MN

DATE
04/27/2020

PHASE
100% DESIGN DEVELOPMENT

PROJECT
02220002

SHEET
E6.04
ENLARGED FLOOR PLANS

5/5/2020 4:17:22 PM

LUMINAIRE SCHEDULE

ID TAG	TYPE	MOUNTING	LIGHT SOURCE	VOLTAGE/BALLAST	INPUT WATTS	DESCRIPTION	COLOR	APPROVED MANUFACTURER
E	EXIT SIGN	UNIVERSAL	LED	120V	5 VA	TERMOPLASTIC IMPACT RESISTANT, SCRATCH RESISTANT, CORROSION RESISTANT HOUSING	WHITE HOUSING, RED LETTERING	LITHONIA LQM SERIES, OR EQUAL
EM	EMERGENCY	UNIVERSAL	LED	120V	26 VA	WHITE THERMOPLASTIC HOUSING, SEALED, MAINTENANCE-FREE NICKEL-CADMIUM BATTERIES, SELF DIAGNOSTICS.	WHITE	LITHONIA ELM2 SERIES OR EQUAL
EX	EXIT SIGN	UNIVERSAL	LED	120V	5 VA	THERMOPLASTIC IMPACT RESISTANT, SCRATCH RESISTANT, CORROSION RESISTANT HOUSING	WHITE HOUSING, RED LETTERING	LITHONIA LQM SERIES, OR EQUAL
EX2	EXIT SIGN	UNIVERSAL	LED	120V	5 VA	THERMOPLASTIC IMPACT RESISTANT, SCRATCH RESISTANT, CORROSION RESISTANT HOUSING, EMERGENCY LIGHTING HEADS	WHITE HOUSING, RED LETTERING	LITHONIA LQM SERIES, OR EQUAL
F4	4' LENSED LED STRIP LIGHT	SURFACE	LED, 3,000-3,500 DELIEVERED LUMENS, 3000K	120V/ELECTRONIC	40 VA	INTEGRAL OCCUPANCY SENSOR, ENERGY STAR LISTED	SATIN NICKEL	SATCO|NUVO 65/1096
H1	SLIM LED	FLUSH/CEILING	LED, 1200-1400 LUMEN, 3000K	ELECTRONIC	16 VA	6 OR 7" ROUND, POLYCARBONATE FRAME, HIGH IMPACT DIFFUSED LENS, MOUNTS IN STANDARD 4" CEILING BOX, ENERGY STAR RATED, LESS THAN 0.75" HOUSING DEPTH	WHITE	HALO SMD6, OR EQUAL
H2	LED DISK LIGHT	CEILING	LED, 500-800 LUMEN, 3000K	ELECTRONIC	13 VA	4", LED DISK LIGHT, INTEGRAL OCCUPANCY SENSOR TO CONTROL FUNCTION OF LIGHT, ENERGY STAR	WHITE	NUVO, HALO, OR EQUAL
K1	4' CIRCULAR LED PENDANT	CENTRAL/CEILING	LED, 4000K	120V/ELECTRONIC DRIVER	110 VA	TWO CIRCULAR LED PENDANTS, OUTER CIRCLE 4' DIAMETER, INNER CIRCLE 3' DIAMETER, BOTH HANGING FROM SAME MOUNTING POINT AND INSIDE CIRCLE IS OFFSET FROM OUTSIDE CIRCLE, UV RESISTANT ACRYLIC OUTER LENS	WHITE	DELRAY CYLINDRO III, OR EQUAL
S1	4' LED STAIR LIGHT	SURFACE	LED, 4,000 - 6,000 DELIEVERED LUMENS, 3000K	120V/ELECTRONIC	40 VA	INTEGRAL OCCUPANCY SENSOR TO DIM 50% WHEN NO OCCUPANCY IS DETECTED, ENERGY STAR LISTED	WHITE	COOPER, LITHONIA, PHILIPS, OR EQUAL
UA	14" LED SURFACE LIGHT	SURFACE	LED, 1200-1500 DELIVERED LUMENS, 3000K	ELECTRONIC	20 VA	14" DIAMETER, ACRYLIC LENS, ENERGY STAR	WHITE	NUVO 62-746, OR EQUAL
UB	LED DISK LIGHT	CEILING	LED, 800-1000 LUMEN, 3000K	ELECTRONIC	13 VA	6" OR 7", LED DISK LIGHT, INTEGRAL OCCUPANCY SENSOR TO CONTROL FUNCTION OF LIGHT, ENERGY STAR	WHITE	NUVO, HALO, OR EQUAL
UC	LED DISK LIGHT W/OCC SENSOR	CEILING	LED, 800-1200 LUMEN, 3000K	ELECTRONIC	17 VA	6" OR 7", LED DISK LIGHT, INTEGRAL OCCUPANCY SENSOR TO CONTROL FUNCTION OF LIGHT, ENERGY STAR	WHITE	NUVO 62-1310, OR EQUAL
UD	10" LED DISK LIGHT	CEILING	LED, 1100-1400 LUMEN, 3000K	ELECTRONIC	22 VA	10" LED DISK LIGHT,DAMP LOCATION LISTED, ENERGY STAR	WHITE	NUVO 62-1265, OR EQUAL
UF	52" CEILING FAN	FLUSH	LED ENERGY STAR RATED LAMPS, 1400 LUMEN OUTPUT, 3000K	120V		52" 3-BLADE CEILING FAN WITH LIGHT	WHITE BODY WITH WHITE BLADES	FANIMATION HUGH CEILING FAN, OR EQUAL
UP	LED EXTERIOR WALL	EXTERIOR WALL RECESSED	LED, 1,000-2,000 LUMENS OUTPUT, 3500k	120V/ELECTRONIC	14 VA	CAST ALUMINUM HOUSING,	DARK BRONZE	RAB SLIM12 , OR EQUAL
UT	3 HEAD PENDANT LIGHT	PENDANT	LED ENERGY STAR RATED LAMPS	120V/ELECTRONIC	50 VA	CYLINDER SHAPE WITH GRAY OUTER AND WHITE INNER GLASS SHADES	MATTE NICKEL	EGLO PINTO NERO, OR EQUAL
UV	BATHROOM VANITY SCONCE	SURFACE	LED MOGAL BASE, ENERGY STAR RATED LAMPS	120V	180 VA	3 LAMP, 3 SQUARE RECTILINEAR GLASS SHADES, 24" LONG BASE	POLISHED NICKEL	NUVO 60-5183, OR EQUAL
Z1	LED POLE MOUNT AREA LIGHT	20' SQUARE TAPERED POLE	LED, 4000K, TYPE IV, 12,000-14,000 LUMEN, .8 CRI	208V, ELECTRONIC	70 VA	POLE MOUNTED LED, DARK BRONZE FINISH, INTEGRAL MOTION SENSOR	DARK BRONZE	LITHONIA LIGHTING /DSX-1, OR EQUAL
Z2	LED POLE MOUNT AREA LIGHT	12' SQUARE TAPERED POLE	LED, 4000K, TYPE IV, 5.000-7,500 LUMEN, .8 CRI	208V, ELECTRONIC	70 VA	POLE MOUNTED LED, DARK BRONZE FINISH, INTEGRAL MOTION SENSOR	DARK BRONZE	LITHONIA LIGHTING /DSX, OR EQUAL

PANELBOARD SCHEDULE

NAME:	UNIT PANEL	MAIN CIRCUIT BREAKER:		KAIC RATING:	10
LOCATION:		MAIN LUGS ONLY:	100A	VOLTAGE:	120/208
MOUNTING:	RECESSED	WIRES:	3	PHASE:	1

CKT	CIRCUIT DESCRIPTION	TRIP	POLES	A		B		POLES	TRIP	CIRCUIT DESCRIPTION	CKT
1	RANGE	40 A	2	0	0			2	30 A	DRYER	2
3						0	0				4
5	MP-A	15 A	2	0	0			1	15 A	LIGHTS/REC	6
7						0	0	1	20 A	KITCHEN REC	8
9	LIGHTS/REC	15 A	1	0	0			1	20 A	KITCHEN REC	10
11	BATH REC	20 A	1			0	0	1	20 A	WASHING MACHINE	12
13	MICROWAVE	20 A	1	0	0			1	20 A	SPARE	14
15	DISHWASHER/DISPOSAL	20 A	1			0	0	1	20 A	SPARE	16
17	SPARE	20 A	1	0	0			1	20 A	SPARE	18
19	SPARE	20 A	1			0	0	1	20 A	SPARE	20
21	SPARE	20 A	1	0	0			1	20 A	SPARE	22
23	SPARE	20 A	1			0	0	1	20 A	SPARE	24

TOTAL CONNECTED LOAD 0 VA | TOTAL CALCULATED DEMAND XXXXX | TOTAL CALCULATED AMPS XXXXX

GENERAL NOTES:
1.
2.
3.
4.

KEY NOTES:
*
**
***
L. =
R. =

MOTOR & EQUIPMENT SCHEDULE

EQUIPMENT ID	LOCATION	ELECTRICAL DATA						DISCONNECT INFORMATION				SARTER INFORMATION			FEEDER SIZE	NOTES
		HP	FLA	KW	MOP	VOLTS	PHASE	PROVIDED BY	AMPS/POLES	FUSES	LOCATION	PROVIDED BY	TYPE/SIZE	LOCATION		

NOTES:
1. FLUSH MOUNT FAN FORCED HEATER
2. CEILING MOUNTED UNIT HEATER
3. ARCHITECTURAL FAN FORCED WALL HEATER
4. FAN TO BE CONTROLLED BY RM LIGHTING SWITCH CIRCUIT, POWER FROM LUMINAIRE POWER CIRCUIT

LEGEND:
FRAC = FRACTIONAL HORSEPOWER
MS = MANUAL MOTOR STARTER
VFD = VARIABLE FREQUENCY DRIVE
SSRV = SOLID STATE REDUCED VOLTAGE STARTER
FVNR = FULL VOLTAGE NON-REVERSING STARTER
M = MOTOR RATED SWITCH
MANUF = PROVIDE PER MANUFACTURER RECOMMENDATIONS
DIV23 = PROVIDED BY EQUIPMENT SUPPLIER OR WITH EQUIPMENT
DIV26 = PROVIDED UNDER DIVISION 26

GENERAL NOTES:
1. XXXXX

(X) KEYEDNOTES:
1. XXXXX
2. XXXX
3. XXX
4.

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PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	ADDENDUM #1	05/06/20

JLG ARCHITECTS
EASTGATE APARTMENTS
OWATONNA, MN

DATE
04/27/2020
PHASE
100% DESIGN DEVELOPMENT
PROJECT
02220002
SHEET
E9.01
ELECTRICAL SCHEDULES

5/5/2020 4:17:23 PM