

PN 20-166985
V07 House Start Up Renovation
Type of Original Notice: Request for Bids
Notice Number: 20-166985

September 17, 2020

ADDENDUM 1

Questions:

1. Can the existing baseboard and door casing be re-used or should new trim be included in the bid for the areas identified during the job walk? *Response: All baseboard throughout the First Floor is to be new, matching existing demolished base, including a quarter round base shoe. All new baseboards and base shoes to be painted to match existing paint color. Door casing only needs to be replaced on all sides of the two doors into Bathroom V07-102A1 to match existing painted trim. All other door casings remain and do not need to be replaced – only re-painted.*
2. Can an allowance be provided in our bid for the insulation and extent of the HVAC ductwork as it is unclear the full extent of this work from the bid documents or the job walk? If so, please establish an allowance so that bids can be leveled? *Response: Allowance for complete HVAC and crawl space work, NOT including replacing decorative floor registers: \$30,000*
3. Please detail the finish required on the kitchen cabinets per ADO.01 note 8. Are the cabinet doors and exposed frames to be fully sanded and stained or will they be painted? *Response: Kitchen upper cabinets as indicated on Elevations B1-B4 on A13.01 to be refinished with solid single color (paint or paint-like) finish by Colorado Cabinet Coatings of Colorado Springs or similar and base cabinets to be new cabinets with same finish. New Bathroom cabinets to match new finish on Kitchen Cabinets (paint or paint-like finish).*
4. Confirm if the wallpaper in bathroom 105A should be priced as a part of Alternate #4. *Response: Removal of the wallpaper in Bathroom 105A is to be priced as part of Alternate #4.*
5. Is this a Davis Bacon project. *Response: No.*
6. What are the liquidated damages on this project? *Response: There are no liquidated damages on this project.*
7. Is there any HVAC mechanical work? *Response: Yes, there is mechanical work in the crawl space as noted on A01.01 – Crawl Space Scope.*
8. Do the ceiling or floor HVAC grills (supply or return) need to be replaced? If so, is there a spec to match? *Response: Yes, approximately (12) floor registers need to be replaced to match existing. They are decorative brass registers.*
9. Can workers park in the building parking lot for free? *Response: Vehicle parking that is within the “Contractor fenced staging area” indicated north of the V07 House can be utilized without cost. Any other contractor parking outside this area will require either a paid monthly parking permit, or daily parking fees.*
10. Besides painting the exterior vents, conduit or pipes is there additional painting that needs to be done to the exterior? *Response: No*
11. Should we plan on replacing all the wood doors? *Response: No – all doors to remain as-is. Only the two doors into Bathroom V07-102A1 are to be reinstalled, prepped and re-painted (see Drawing Scope and Clarifications below). Scope of replacing Mechanical Room door with a fire rated door has been deleted (see Drawing Scope and Clarifications below).*
12. How do we quantify replacing any of the roof decking? What is the thickness of the roof decking? *Response: We don’t anticipate any roof decking needing to be replaced. In the event that some is damaged and needs to be replaced, the scope can be addressed at the time. Existing sheathing is believed to be 5/8” CDX. Please provide a unit price for sheathing – RE: Revised Unit Prices specification section as noted below and as attached.*
13. Has all the abatement been completed? *Response: The V07 House was constructed between 1993-1994. We do not anticipate the presence of any hazardous materials such as asbestos or lead paint. The Owner will contract with an Industrial Hygienist to perform a “due diligence” materials survey to confirm there are no hazardous materials present. If any hazardous materials are encountered on this project, they will be addressed according to*



- Article 35, Section C in The General Conditions of the Contractor's Design/Bid/Build (D/B/B) Agreement (State Form SC-6.23).*
14. What allowance is to be carried for the HVAC repair and insulation in the crawl space? *Response: See Additional Information below.*
 15. Please confirm all mechanical duct wrap has been demolished in the crawl space on A01.01 Crawl Space scope note 2. *Response: We believe that duct wrap in the crawl space needs to be demolished – See Additional Information below.*
 16. Please confirm no ceiling repairs are to be included outside of bathroom 102A1. *Response: Gyp ceiling in Bathroom V07-102A1 is intact and only needs to be re-painted. There is no other ceiling scope in the project.*
 17. Areas that have cracked walls near the ceiling, are these to be replaced? *Response: Cracks are to be filled and prepped for paint.*
 18. If there is a difference in new floor thickness from the one removed, please confirm doors/door framing will not need to be adjusted. *Response: Please refer to below Specification Clarifications below: Revision to Section 09 62 19 – LUXURY VINYL TILE FLOORING: 3.03 Preparation, C. (Clarification of required ¼" underlayment). Underlayment for new LVT flooring plus LVT should be negligible difference in thickness from demolished flooring. Gaps at bottom of door trim of less than 1/8" to be filled with sealant painted to match door casing/base. At tiled floors, difference of height between demolished materials and new materials is not expected to be considerable.*
 19. A12.01 calls for all trim /casting to be painted. Please confirm this does not include the window shutters. *Response: Painting scope does not include the window shutters, nor doors except the two doors to Bathroom V07-102A1.*
 20. A13.01 calls for upper cabinets to be refinished to match new base cabinets. Please describe the extent of what needs to be refinished. I.e. Door face, back of door face, edge banding etc. *Response: Entire door (front and back) and exposed face of cabinets are to be refinished.*
 21. A12.01 calls for wood base to match existing. Please confirm the existing wood base is a 2 part base. Painted white base board to match existing profile + solid oak stained quart round. *Response: The existing base is a two-part base. New base is to include a profiled base of the same size, shape and material of the existing base and a quarter round shoe that will now be painted to match the base. No part of the new base will be stained.*
 22. Alternate #4 calls for the removal of wallpaper. Should alternate #4 include the cost to skim coat the walls after wallpaper removal? *Response: The walls are to be prepped for new paint finish, filling imperfections or damage caused by the removal of wallpaper but do not need to be fully skim coated.*
 23. Alternate #4 calls for wallpaper removal in specified rooms. A12.01 calls for painting all rooms. Please confirm that the base bid should include any painting of existing gyp board walls, up to any wallpaper, leaving the wallpaper in place. For example, Restroom 104 has top of wall accent wallpaper. For the base bid, we are to paint the entire room, with the exception of the top of wall wallpaper. *Response: The full height walls of Restroom 104 actually have a neutral wallpaper AND a decorative border at the top. Alternate #4 would include removal of all wallpaper and decorative borders in Restroom 104. Base bid shall include painting all walls specified, with the exception of rooms with wallpaper.*
 24. Please provide information on the existing TB-1 Tile base to be matched. *Response: TB-1 tile base is to match the TB-1 tile at a size to cover the height of the demolished existing base height and is to have a bullnose edge to all exposed edges.*
 25. Please confirm door trim is to be repainted P-3 although no doors are to be repainted. *Response: All door trim throughout is to be repainted and the two doors into Bathroom V07-102A1 are to be prepped and repainted.*

Drawing scope and Clarifications:

- AD01.01** – Deleted original wording for Demo Key Note #3 (existing Mechanical room door now to remain) and replaced Note #3 to add scope for the two Bathroom doors to V07-102A1.
- AD01.01** – Added note to Demo Key Note #11 to patch wall at modification.
- AD01.01** – Added Demo Key Note #2 to door to Office V07-105.
- AD01.01** – Added Demo Key Note #17 regarding relocation of Knox Box.
- AD01.01** – Added Demo Key Note #18 noting existing bathroom sink faucets for Bathrooms V07-102A1 and V07-106A1 to be salvaged along with plumbing components and reinstalled.
- AD01.01** – Added Demo Key Note #19 noting that Laundry sink faucet is to be salvaged and re-connected to plumbing.
- A01.01** – Added note to Floor Plan Key Note #6 indicating that the existing bathroom doors to be re-painted.



- A01.01** - Added note to Floor Plan Key Note #11 indicating that the salvaged laundry sink and faucet are to be reinstalled in a new solid surface countertop.
- A01.01** – Deleted original wording for Demo Key Note #24 (light fixture scope at ceiling of Bathroom V07-102A1 which is not needed) and added new Floor Plan Key Note #24 regarding miscellaneous wall patching and keyed on Floor Plan.
- A01.01** – Added Floor Plan Key Note #25 regarding replacing decorative floor registers and keyed on Floor Plan.
- A01.01** – Added Floor Plan Key Note #26 regarding replacement of a removed smoke detector.
- A01.01** – Added Floor Plan Key Note #27 regarding relocation of the Knox Box.
- A01.01** – Added to Floor Plan key note #23 to north wall of Laundry and under Stairs.
- A01.01** – Added Crawl Space Scope note #6 regarding removal and replacement of insulating pipe wrap in crawl space.
- A01.01** – Plumbing Fixtures: Changed bathroom faucet specification to match existing bathroom faucets. New bathroom sink faucet only required in Restroom V07-104 and Bathroom V07-105A. Bathrooms V07-102A1 and V07-106A1 to have existing faucets reinstalled/reconnected at new sinks in new solid surface countertops.
- A01.01** – Plumbing Fixtures: Added Kitchen sink faucet.
- A01.01** - Added to Project Alternate #1 note regarding contractor to carry minimal amount of sheathing as part of alternate.
- A12.01** – Added note to Finish Schedule and Finish Plan regarding extent of new wall paint at the open stairway.
- A12.01** - Materials Legend: Added selection for Solid Surfacing countertop material
- A12.01** - Materials Legend: Added note regarding re-use of existing cabinet hardware.
- A13.01** – Elevation C1 – Added clarification note regarding new countertops, sink and faucet and added (2) 18” towel bars.
- A13.01** – Elevation C2 – Updated to show added 18” towel bar.
- A13.01** – Elevation C4 - Added clarification note regarding new countertops, sink and faucet and changed base cabinets to 24” wide instead of 28” wide.
- A13.01** – Elevation D3 - Added clarification note regarding new countertops, new sink and reinstalled faucet and changed base cabinets to 24” wide instead of 28” wide.
- A13.01** – Elevation D4 - Added clarification note regarding new countertops, new sink and reinstalled faucet.
- A13.01** – Materials Legend: Added Solid Surface material and noted that all cabinet hardware is to be salvaged and reused from existing.

SPECIFICATION CLARIFICATIONS:

- Delete Section 08 14 16 – FLUSH WOOD DOORS
- Add Specification Section 01 21 00 – ALLOWANCES
- Revision to Section 01 22 00 UNIT PRICES to reflect request for unit pricing for potential roof sheathing patching
- Revision to Section 09 62 19 – LUXURY VINYL TILE FLOORING:
3.03 Preparation
C. (Clarification of required ¼” underlayment)

ADDITIONAL INFORMATION:

Allowance No. 1:

All Contractors to carry the following allowance in their Base Bid amount for the Crawl Space Scope - \$30,000 to cover the following scope:

- To remove & replace paper backed insulation between the floor joists using **R38** per Crawl Space Scope notes #1 and #3 on A01.01.
- To remove and replace insulating pipe wrap in the Crawl Space per Crawl Space Scope note #6 on A01.01.
- To remove and replace all damaged ductwork and duct insulation in crawl space per Crawl Space Scope notes #2 and #5 on A01.01.

REMINDER: All bids for this project are due no later than 3:00 PM on Thursday September 24, 2020. Late bids will not be accepted. All bids shall be submitted electronically to the email address listed in the Advertisement. Bidders shall also acknowledge receipt of this Addendum on their bids.

All GC's to submit the required Bid Bond and COVID-19 operational plan for your company.

END OF ADDENDUM 1



SECTION 01 21 00

ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
 - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.
 - 2. Unit-cost allowances.
 - 3. Quantity allowances.
- C. Related Requirements:
 - 1. Section 01 22 00 "Unit Prices" for procedures for using unit prices.

1.3 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect/Engineer of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect/Engineer's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect/Engineer from the designated supplier.

1.4 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

1.5 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.6 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.7 LUMP-SUM AND UNIT-COST ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by University or selected by Architect/Engineer under allowance and shall include taxes, freight, and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by University and/or selected by Architect/Engineer under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to University, after installation has been completed and accepted.
 - 1. If requested by Architect/Engineer, retain and prepare unused material for storage by University. Deliver unused material to University's storage space as directed.

1.8 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
 - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
 - 2. Submit substantiation of a change in scope of work, if any, claimed in Change Orders related to unit-cost allowances.
 - 3. University reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
 - 1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.

2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Lump-Sum Allowance: Include the sum of \$30,000 for all Crawl Space scope as identified on A01.01 in "Crawl Space Scope" and as clarified in Addendum 1.
 1. This allowance includes material cost, receiving, handling, and installation, and Contractor overhead and profit.

END OF SECTION 01 21 00

SECTION 01 22 00

UNIT PRICES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for unit prices.
- B. Related Requirements:
 - 1. Section 01 21 00 "Allowances" for lump-sum and unit-cost allowances.
 - 2. Section 01 26 00 "Contract Modification Procedures" for procedures for submitting and handling Change Orders.

1.3 DEFINITIONS

- A. Unit price is an amount incorporated in the Agreement, applicable during the duration of the Work as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, added to or deducted from the Contract Sum by Change Order, if the scope of Work or estimated quantities of Work required by the Contract Documents are increased or decreased.

1.4 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, and profit.
- B. Measurement and Payment: Upon completion of work involving unit prices, submit documentation to establish actual quantity of work provided. A Change Order will be issued in an amount equal to the actual quantity multiplied by the unit price.
- C. University reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at University's expense, by an independent surveyor acceptable to Contractor.
- D. List of Unit Prices: A schedule of unit prices is included in Part 3. Specification Sections referenced in the schedule contain requirements for materials described under each unit price.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF UNIT PRICES

- A. Unit Price 1: Removal of damaged roof sheathing and replacement with sheathing to match existing - \$.00 / square foot.
1. Description: Damaged roof sheathing removed and replaced with sheathing to match existing sheathing type, grade and thickness (5/8" CDX plywood roof sheathing). Contractor to verify roof sheathing assumptions.
 2. Unit of Measurement: One (1) square foot of sheathing material.

END OF SECTION 01 22 00

SECTION 09 62 19 – LUXURY VINYL TILE FLOORING

PART 1 - GENERAL

1.01 SUMMARY

- A. Section Includes:
 - 1. Flooring and accessories as shown on the drawings and schedules and as indicated by the requirements of this section. Luxury Vinyl Tile flooring (LVT).

1.02 REFERENCES

- A. ASTM International:
 - 1. ASTM E 648 Standard Test Method for Critical Radiant Flux of Floor-Covering Systems Using a Radiant Heat Energy Source
 - 2. ASTM E 662 Standard Test Method for Specific Optical Density of Smoke Generated by Solid Materials
 - 3. ASTM F 1482, Standard Guide to Wood Underlayment Products Available for Use Under Resilient Flooring
 - 4. ASTM F 1700 Standard Specification for Solid Vinyl Tile
 - 5. ASTM F 1869 Standard Test Method for Measuring Vapor Emission Rate of Concrete Subfloor Using Anhydrous Calcium Chloride
- B. National Fire Protection Association (NFPA):
 - 1. NFPA 253 Standard Method of Test for Critical Radiant Flux of Floor Covering Systems Using a Radiant Heat Energy Source
 - 2. NFPA 258 Standard Test Method for Measuring the Smoke Generated by Solid Materials
- C. Standards Council of Canada
 - 1. CAN/ULC-S102.2 Standard Test Method for Surface Burning Characteristics of Flooring, Floor Covering and Miscellaneous Materials and Assemblies

1.03 SYSTEM DESCRIPTION

- A. Performance Requirements: Provide flooring which has been manufactured, fabricated and installed to performance criteria certified by manufacturer without defects, damage, or failure.

1.04 SUBMITTALS

- A. Submit shop drawings, seaming plan, coving details, and manufacturer's technical data, installation and maintenance instructions for flooring and accessories.
- B. Submit the manufacturer's standard samples showing the required colors for flooring and applicable accessories.
- C. Submit Safety Data Sheets (SDS) available for flooring product, adhesives, patching/leveling compounds, floor finishes and cleaning agents.

D. Closeout Submittals: Submit the following:

1. Operation and Maintenance Data: Operation and maintenance data for installed products in accordance with Division 1 Closeout Submittals (Maintenance Data and Operation Data) Section. Include methods for maintaining installed products, and precautions against cleaning materials and methods detrimental to finishes and performance.
2. Warranty: Warranty documents specified herein

1.05 QUALITY ASSURANCE

- A. Single-Source Responsibility: provide types of flooring and accessories supplied by one manufacturer, including leveling and patching compounds, and adhesives.
- B. Select an installer who is competent in the installation of resilient solid vinyl tile flooring.
- C. Fire Performance Characteristics: Provide resilient tile flooring with the following fire performance characteristics as determined by testing material in accordance with ASTM test methods indicated below by a certified testing laboratory or other testing agency acceptable to authorities having jurisdiction:
 1. ASTM E 648 (NFPA 253) Critical Radiant Flux of 0.45 watts per sq. cm. or greater, Class I
 2. ASTM E 662 (NFPA 258) (Smoke Generation) Maximum Specific Optical Density of 450 or less
 3. CAN/ULC-S102.2 – Flame Spread Rating and Smoke Developed – Results as tested

1.06 DELIVERY, STORAGE AND HANDLING

- A. Comply with manufacturer's ordering instructions and lead time requirements to avoid construction delays.
- B. Deliver materials in good condition to the jobsite in the manufacturer's original unopened containers that bear the name and brand of the manufacturer, project identification, and shipping and handling instructions.
- C. Store materials in a clean, dry, enclosed space off the ground, protected from harmful weather conditions and at temperature and humidity conditions recommended by the manufacturer. Protect adhesives from freezing. Store flooring, adhesives and accessories in the spaces where they will be installed for at least 48 hours before beginning installation.

1.07 PROJECT CONDITIONS

- A. Maintain a minimum temperature in the spaces to receive the flooring and accessories in accordance with the manufacturer's installation requirements.

1.08 WARRANTY

- A. Manufacturer's Warranty: 10 year limited warranty statement of products in a commercial application in accordance with specific applications and exclusions.

1.09 MAINTENANCE

A. Extra Materials: Deliver extra materials to Owner. Furnish extra materials from same production run as products installed. Packaged with protective covering for storage and identified with appropriate labels.

1. Quantity: Furnish quantity of flooring units equal to 5% of amount installed.
2. Delivery: Deliver to University.

PART 2 - PRODUCTS

2.01 MANUFACTURER

A. Basis of Design: Subject to compliance with requirements, provide products as listed on the Drawings as manufactured by Mannington Commercial or one of the following as acceptable to Architect:

1. Armstrong
2. Interface
3. Mohawk

2.02 MATERIALS (LVT)

A. Design:

1. Construction: LVT with micro-beveled edges
2. Gauge: 0.10 inch (2.5mm)
3. Wear layer: 20 mil (0.5mm)
4. Finish: High performance Commercial Urethane
5. Size: From manufacturer's full line
6. Installation: Perimeter glue

B. Performance:

1. Static Load Limit: 750 PSI
2. HUD/FHA: Passes
3. Flexibility ASTM F137: Passes – 1" Mandrel – No crack/break
4. Dimensional Stability ASTM F21199: Passes – Max 0.020 in/lin ft
5. Squareness ASTM F540: Passes – Max 0.010"
6. Static Load ASTM F970 mod: Passes – 2,000 PSI: Residual Indent less than or equal to 0.005"
7. Residual Indentation ASTM F1914: Passes less than 8% Avg / 10% Single Value
8. Flooring Radiant Panel ASTM E648: Passes – Class 1: greater than 0.45 watts/cm2
9. Smoke Density ASTM E662: Passes – less than 450
10. Slip Resistance ASTM C1028: Passes – greater than 0.5 Leather; 0.6 Rubber
11. Resistance to Light ASTM F1515: Passes Chemical Resistance ASTM F925 Passes
12. Resistance to Heat ASTM F1514: Passes

C. Installation Adhesive: As recommended by manufacturer for conditions and substrate.

2.06 ACCESSORIES

- A. Provide transition/reducing strips tapered to meet abutting materials.

PART 3 - EXECUTION

3.01 MANUFACTURER'S INSTRUCTIONS

- A. Compliance: Comply with manufacturer's product data, including technical bulletins, product catalog, installation instructions, and product carton instructions for installation and maintenance procedures as needed.

3.02 EXAMINATION

- A. Site Verification of Conditions: Verify substrate conditions (which have been previously installed under other sections) are acceptable for product installation in accordance with manufacturer's instructions (i.e. moisture tests, bond test, pH test, etc.).
- B. Visually inspect flooring materials, adhesives and accessories prior to installation. Flooring material with visual defects shall not be installed and shall not be considered as a legitimate claim.
- C. Examine subfloors prior to installation to determine that surfaces are smooth and free from cracks, holes, ridges, and other defects that might prevent adhesive bond or impair durability or appearance of the flooring material.
- D. Inspect subfloors prior to installation to determine that surfaces are free from curing, sealing, parting and hardening compounds; residual adhesives; adhesive removers; and other foreign materials that might prevent adhesive bond. Visually inspect for evidence of moisture, alkaline salts, carbonation, dusting, mold, or mildew.
- E. Report conditions contrary to contract requirements that would prevent a proper installation. Do not proceed with the installation until unsatisfactory conditions have been corrected.
- F. Failure to call attention to defects or imperfections will be construed as acceptance and approval of the subfloor. Installation indicates acceptance of substrates regarding conditions existing at the time of installation.

3.03 PREPARATION

- A. Subfloor Preparation: Smooth surfaces, removing rough areas, projections, ridges, and bumps, and filling low spots, control or construction joints, and other defects as recommended by the flooring manufacturer.
- B. Subfloor Cleaning: The surface shall be free of dust, solvents, varnish, paint, wax, oil, grease, sealers, release agents, curing compounds, residual adhesive, adhesive removers and other foreign materials that might affect the adhesion of resilient flooring to the concrete or cause a discoloration of the flooring from below. Remove residual adhesives as recommended by the flooring manufacturer. Remove curing and hardening compounds not compatible with the adhesives used, as indicated by a bond test or by the compound manufacturer's recommendations for flooring. Avoid organic solvents. Spray paints, permanent markers and other indelible ink markers must not be used to write on the back of the flooring material or used to mark the concrete slab as they could bleed through, telegraphing up to the surface and permanently staining the flooring material. If these contaminants are present on the substrate, they must be mechanically removed prior to the installation of the flooring material.

- C. Wood subfloors: Provide a 1/4" underlayment (see manufacturer's product installation systems for exceptions).
 - 1. Refer to manufacturer's literature and ASTM F 1482, Standard Guide to Wood Underlayment Products Available for Use under Resilient Flooring for additional information.
- D. Wood subfloors - Surface Cleaning: Make subfloor free from dust, dirt, grease, and all foreign materials.
 - 1. Check panels for sources of discoloration such as contamination from paint, varnish, stain overspray or spills, plumbing sealers, asphalt, heater fuel, markers or potential staining agents such as wood or bark not visible on the surface, edge sealers, logo markings, printed nail patterns and synthetic patches.
 - 2. Remove old adhesive.
 - 3. Cover adhesive, oil or wax residue with an appropriate underlayment. If the residue is tacky, place a layer of felt or polyethylene sheeting over it to prevent a cracking sound when walking on the floor.
 - 4. For additional information on the installation and preparation of wood and board-type underlayments see the current edition of ASTM F1482, "Standard Practice for Installation and Preparation of Panel Type Underlayments to Receive Resilient Flooring."
 - 5. Vacuum or broom-clean surfaces to be covered immediately before the application of flooring.

3.04 INSTALLATION OF FLOORING

- A. Install flooring in strict accordance with all manufacturer's requirements.
- B. Install flooring wall to wall before the installation of floor-set cabinets, casework, furniture, equipment, movable partitions, etc. Extend flooring into toe spaces, door recesses, closets, and similar openings as shown on the drawings.
- C. Scribe, cut, and fit to permanent fixtures, columns, walls, partitions, pipes, outlets, and built-in furniture and cabinets.
- D. Roll with a 100-pound (45.36 kilogram) roller in the field areas. Refer to specific rolling instructions of the flooring manufacturer
- E. Install flooring with adhesives, tools, and procedures in strict accordance with the manufacturer's written instructions. Observe the recommended adhesive trowel notching, open times, and working times.

3.05 INSTALLATION OF ACCESSORIES

- A. Apply transition strips at transition to dissimilar flooring. Secure units to the substrate, complying with the edge strip manufacturer's recommendations.

3.06 CLEANING

- A. Perform initial and on-going maintenance according to the manufacturer's recommendations.

3.07 PROTECTION

- A. Protect installed flooring as recommended by the flooring manufacturer against damage from rolling loads, other trades, or the placement of fixtures and furnishings.

END OF SECTION 096219

PERMIT - CONSTRUCTION

RDG
DESIGN

ARCHITECT
RDG Planning & Design
3001 Brighton Boulevard
Denver, CO 80216
(720) 647-6571 Phone

CONSULTANT
CONSULTANT

V07 BUILDING

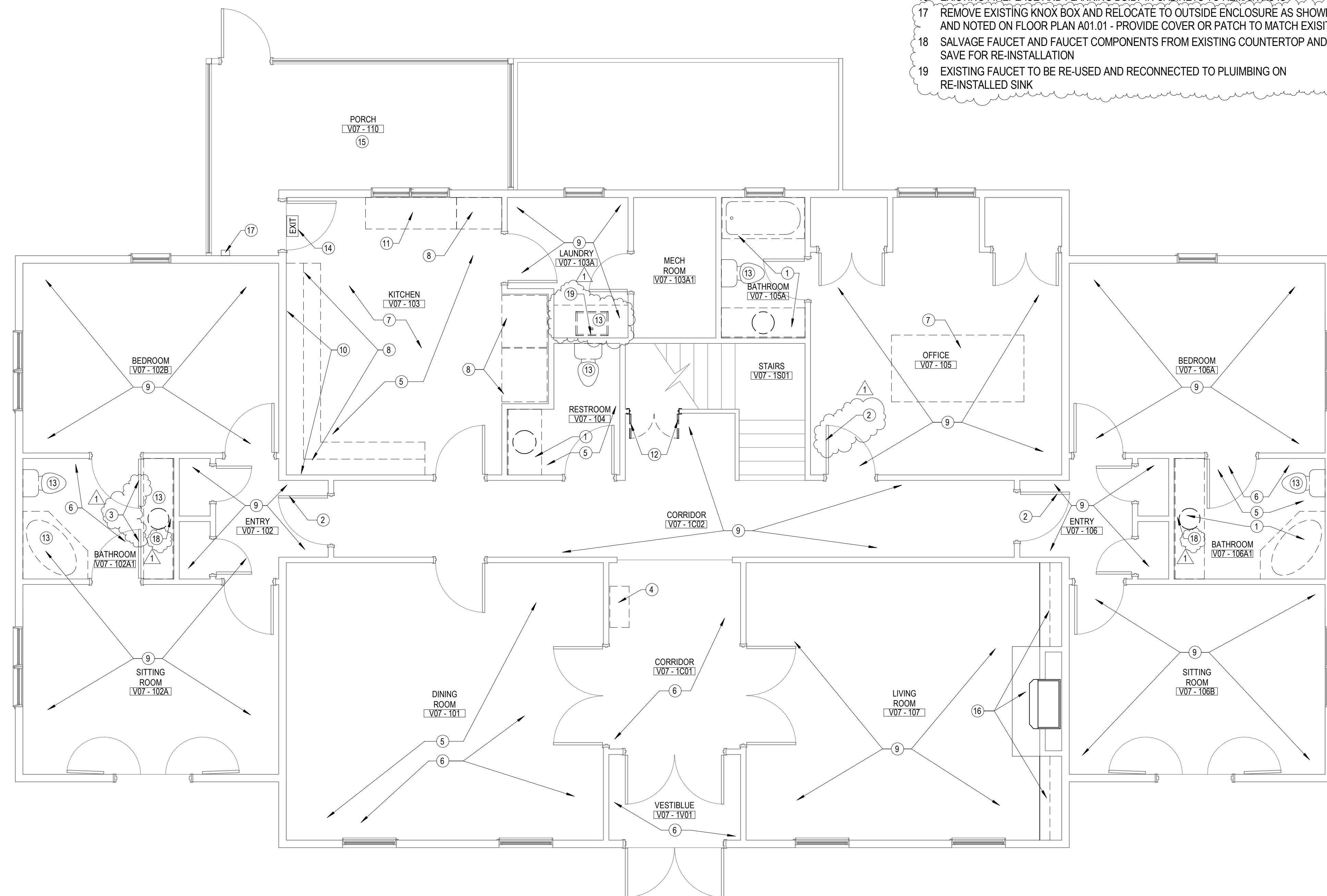
CJ Anschutz Medical Campus

KEY PLAN

V07 HOUSE START-UP RENOVATION

DEMOLITION KEY NOTES

- 1 REMOVE REMAINING FIXTURES, CABINETS, COUNTERTOPS AND ACCESSORIES AND PREPARE FOR NEW FIXTURES AND ACCESSORIES IN THE SAME LOCATIONS
- 2 REMOVE HOLD OPEN HOOK ON DOOR AND AT FLOOR AND PATCH / PAINT DOOR
- 3 PREP AND RE-PAINT EXISTING DOOR TO MATCH EXISTING AND REINSTALL DOOR IN NEW CASSED OPENING
- 4 REMOVE PEDESTAL BASE AND PATCH WALL AND FLOOR
- 5 REMOVE ALL WALLPAPER - THIS ROOM - AND PREPARE WALLS FOR NEW PAINT FINISH (ADD ALTERNATE #4)
- 6 REMOVE ALL SUBFLOOR - THIS ROOM - AND PREPARE STRUCTURE FOR NEW SUBFLOOR - RE: SPECIFICATIONS FOR TYPE BASED ON FINISHED FLOOR MATERIAL
- 7 REMOVE ONLY DAMAGED SUBFLOOR IN THIS ROOM AND REPLACE WITH NEW TO MATCH EXISTING
- 8 PREPARE REMAINING CABINETS FOR REFINISHING, INCLUDING CABINET FRONTS ON BUILT IN REFRIGERATOR AND FREEZER
- 9 PREPARE EXISTING SUBFLOOR FOR NEW FLOORING
- 10 REMOVE TILE BACKSPASH AND SUBSTRATE
- 11 MODIFY OPEN WORKTOP TO MEET ACCESSIBILITY REQUIREMENTS - RE: INTERIOR ELEVATIONS - PATCH WALL
- 12 REMOVE ACCESS DOORS AND TRIM AROUND OPENING
- 13 FIXTURE PREVIOUSLY DEMOLISHED - LOCATION SHOWN FOR INFORMATION ONLY
- 14 REMOVE EXIT LIGHT ABOVE DOOR AND SAVE FOR REINSTALLATION ABOVE FRONT DOOR - RE: FLOOR PLAN
- 15 NO DEMOLITION WORK THIS AREA
- 16 EXISTING FIREPLACE AND FLANKING BUILT-IN CABINETS TO REMAIN AS IS
- 17 REMOVE EXISTING KNOX BOX AND RELOCATE TO OUTSIDE ENCLOSURE AS SHOWN AND NOTED ON FLOOR PLAN A01.01 - PROVIDE COVER OR PATCH TO MATCH EXISTING
- 18 SALVAGE FAUCET AND FAUCET COMPONENTS FROM EXISTING COUNTERTOP AND SAVE FOR RE-INSTALLATION
- 19 EXISTING FAUCET TO BE RE-USED AND RECONNECTED TO PLUMBING ON RE-INSTALLED SINK



1 DEMOLITION PLAN - FIRST FLOOR
1/4" = 1'-0"

SHEET SIZE: 24" X 36"
PLOT PRINTED: 11/2023 10:53 AM

30% REVIEW SET 8/21/2020
PERMIT - CONST 8/22/2021

ADDENDUM 1 9/17/2020
ISSUANCE DATE

ISSUED: 8/21/2020
PROJECT NO: 20-143127

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DEMOLITION PLAN FIRST FLOOR

AD0.01

TOILET ACCESSORIES

ALL MODELS NOTED ARE BASIS OF DESIGN - FINISHES TO MATCH ON ALL ACCESSORIES

GRAB BARS: BRADLEY 812 - 1 1/2" O.D. WITH CONCEALED MOUNT
TOILET PAPER DISPENSER: BRADLEY 5084 SURFACE MOUNTED SATIN STAINLESS STEEL SINGLE ROLL
TOWEL BAR: BRADLEY 9054 STAINLESS STEEL SQUARE TOWEL BAR - 30"
TOWEL RING: BRADLEY 9334 STAINLESS STEEL TOWEL RING
ROBE HOOK: BRADLEY 9119-81 SATIN CHROME SINGLE HOOK
SHOWER CURTAIN ROD: BRADLEY 9539 1 1/4" O.D. CONCEALED MOUNTED WITH 9536 SHOWER RINGS
SHOWER CURTAIN: BRADLEY 9537 WHITE ANTIMICROBIAL

GC TO INSTALL TOILET ACCESSORIES AS SHOWN IN INTERIOR ELEVATIONS OR AS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS. BATHROOM TOILET ACCESSORIES NOT REQUIRED TO MEET ACCESSIBILITY.

PLUMBING FIXTURES

ALL MODELS NOTED ARE BASIS OF DESIGN - FINISHES TO MATCH ACCESSORIES

TOILET: AMERICAN STANDARD - 238AA 104-020 VORMAX HIGH EFFICIENCY RIGHT HEIGHT ELONGATED TOILET - WHITE 020 - TOILET TO MEET ACCESSIBILITY REQUIREMENT FOR HEIGHT
TOILET SEAT AND COVER: AMERICAN STANDARD 5055A65C-202 WHITE
SINK: AMERICAN STANDARD 1203004 020 TOWN SQUARE S. COUNTERTOP SINK (8" CENTERS) 020 WHITE
SINK FAUCET: MOEN EVA BRUSHED NICKEL TWO HANDLE HIGH ARC BATHROOM FAUCET - 8" WIDESPREAD - MODEL T6420BN
BATH TUB: AMERICAN STANDARD 2392202 020 PRINCETON 60"x30" AMERICAST ABOVE FLOOR ROUGH IN BATH TUB FOR ABOVE INSTALLATION - 020 ARCTIC WHITE - TILE WALLS WITH T-3 TILE
TUB/SHOWER TRIM: AMERICAN STANDARD TL353502 295 TOWNSEND TUB AND SHOWER TRIM KIT WITH CARTRIDGE - BRUSHED NICKEL
SHOWER PAN: SWAN STS-3738 37"x38" TRANSFER SHOWER PAN - WHITE 010 - TILE WALLS WITH T-3 TILE
SHOWER TRIM: AMERICAN STANDARD TOWNSEND PRESSURE BALANCED SHOWER SYSTEM W/ 1.8 GPM SHOWERHEAD, HAND SHOWER, SLIDE BAR, SHOWER ARM, WALL SUPPLY ELBOW, DIVERTER AND VALVE TRIM - 24" TALL SLIDE BAR - BRUSHED NICKEL
KITCHEN SINK FAUCET: AMERICAN STANDARD COLONY PRO COLLECTION SINGLE HANDLE KITCHEN FAUCET W/ PULLDOWN SPRAY - STAINLESS STEEL - MODEL NO: 7074.300.075

NOTE: CONTRACTOR TO MODIFY EXISTING PLUMBING AS REQUIRED FOR NEW FIXTURES AND FAUCETS / TRIM

PROJECT ALTERNATES

- ADD SCOPE OF NEW SHINGLES AND BUILDING PAPER ON ROOF. EXISTING GUTTERS AND DOWNSPOUTS / SPLASH BLOCKS TO REMAIN AS-IS TO BE PART OF BASE BID. PROVIDE ICE AND WATER SHIELD AT ALL ROOF VALLEYS, ROOF JACKS AND 6'-0" BACK FROM EDGE OF ALL ROOF EAVES. CONTRACTOR TO CARRY (2) 4"x8" (64 SF) OF REPLACEMENT SHEATHING TO MATCH EXISTING AS PART OF THIS ALTERNATE.
- ADD GUTTER, DOWNSPOUT AND SPLASH BLOCK REPLACEMENT.
- ADD SCOPE TO REPLACE (4) FIRST FLOOR BATHROOM FIXTURES, FINISHES, ACCESSORIES AND APRON/PANEL AT ACCESSIBLE SINK.
 BASE BID TO INCLUDE:
BATHROOM V07-102A1 - EXTERIOR WALL CONSTRUCTION (THERMAL INSULATION, VAPOR BARRIER, WALL SHEATHING), INTERIOR GYP BOARD, LIGHTING REPLACEMENT, DOOR CASING TRIM, DOOR REINSTALLATION, ELECTRICAL DEVICES, REINSTALLATION OF EXISTING FIXTURES, REINSTALLATION OF EXISTING TOILET ACCESSORIES, INSTALL NEW 18" VERTICAL GRAB BAR, REINSTALLATION OF EXISTING CABINETS AND FAUCETS. REINSTALL EXISTING CORNER TUB/SHOWER AND PROVIDE NEW TILE ON FLOOR AND (2) WALLS AROUND TUB/SHOWER TO 96". REFER TO FIRST FLOOR DEMO PLAN FOR LOCATION OF EXISTING FIXTURES.
RESTROOM V07-104 - NEW TILE ON FLOOR, INSTALL NEW 18" VERTICAL GRAB BAR, REINSTALL EXISTING TOILET (ALL OTHER FIXTURES, FAUCETS AND TOILET ACCESSORIES REMAIN). REFER TO FIRST FLOOR DEMO PLAN FOR LOCATION OF EXISTING FIXTURES.
BATHROOM V07-105A - DEMO AND REPLACE TUB AND TILED WALL AROUND THE TUB/SHOWER TO 96" A.F.F. REPLACE TUB/SHOWER FAUCET INCLUDING MIXING VALVE, REINSTALL EXISTING TOILET, NEW TILE ON THE FLOOR. (ALL OTHER FIXTURES, FAUCETS AND TOILET ACCESSORIES REMAIN). PROVIDE NEW SUBSTRATE BEHIND NEW WALL TILE. REFER TO FIRST FLOOR DEMO PLAN FOR LOCATION OF EXISTING FIXTURES.
BATHROOM V07-106A1 - REINSTALL EXISTING TOILET, NEW 18" VERTICAL GRAB BAR, NEW TILE FLOOR. (ALL OTHER FIXTURES, FAUCETS AND TOILET ACCESSORIES REMAIN). REFER TO FIRST FLOOR DEMO PLAN FOR LOCATION OF EXISTING FIXTURES.
- ADD SCOPE OF WALLPAPER REMOVAL / WALL PREP FOR PAINT ON FIRST FLOOR AS NOTED ON DEMO PLAN.

CRAWL SPACE SCOPE

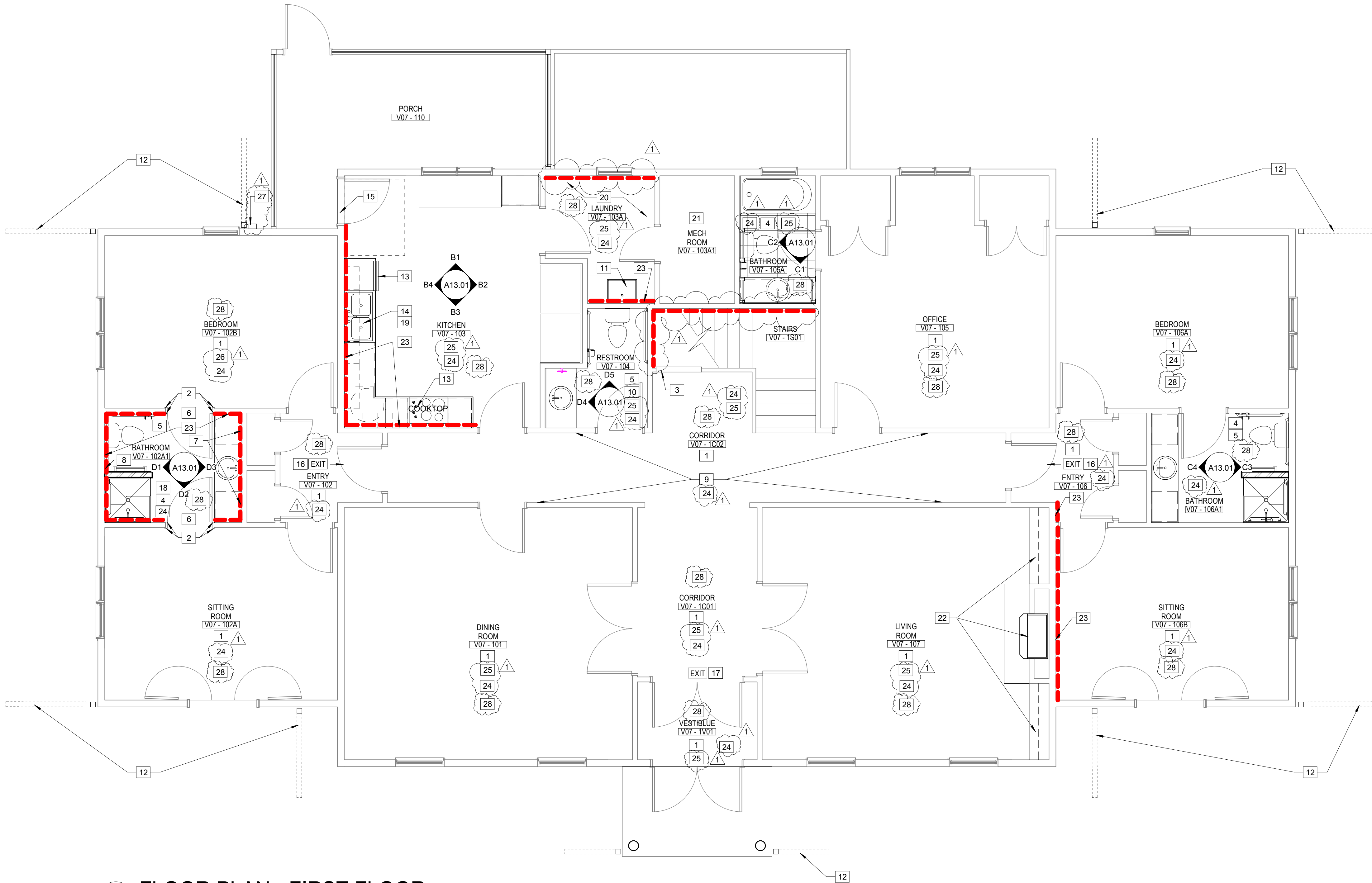
- DEMOLISH AND REMOVE ALL FLOOR BATT INSULATION AND REPLACE WITH MINIMUM R-38 BATT INSULATION TO FIT BETWEEN EXISTING JOISTS
 - DEMOLISH AND REMOVE ALL MECHANICAL DUCT WRAP AND REPLACE WITH EQUAL
 - PROVIDE MINIMUM R-10 INSULATION BETWEEN JOISTS AT FOUNDATION WALL TO PROVIDE CONTINUOUS INSULATION BETWEEN WALL ABOVE AND POURED CONCRETE FOUNDATION WALL
 - CONTRACTOR TO REPORT ANY ADDITIONAL DAMAGED ITEMS IN CRAWL SPACE POTENTIALLY REQUIRING REPLACEMENT TO OWNER AND ARCHITECT AFTER SITE VERIFICATION
 - ANY DAMAGED DUCTWORK, INCLUDING FLEX-DUCT TO BE REPLACED ENTIRELY OF EQUAL TYPE AND SIZE DUCTWORK. REMOVE AND REPLACE ALL INSULATION AROUND HVAC DUCTWORK AND HVAC DEVICES IN CRAWL SPACE
 - REMOVE AND REPLACE ALL INSULATING PIPE WRAP IN CRAWL SPACE
- REFER TO ATTACHED ORIGINAL MECHANICAL PLAN FOR INFORMATION. PLEASE NOTE THE ORIGINAL MECHANICAL PLAN IS NOT TO SCALE AND WAS NOT VERIFIED IN FIELD. CONTRACTOR TO USE THE PROVIDED INFORMATION AT THEIR OWN RISK AND AT THEIR OWN DISCRETION AND TO VERIFY ALL CONDITIONS IN FIELD.

FLOOR PLAN GENERAL NOTES

- PREVIOUSLY DEMOLISHED GYP BD TO BE REPLACED THROUGHOUT WITH TYPE 'X' GYP BOARD TO PROVIDE FIRE RATED CONSTRUCTION IN CORRIDOR 1C02 AND SMOOTH, CONTINUOUS WALL SURFACES IN ALL OTHER LOCATIONS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD AND PROVIDE FINISHED SURFACES, TRIM, CASING AND BASE THROUGHOUT, WHETHER NOTED OTHERWISE OR NOT.
- CONTRACTOR TO PROVIDE ELECTRICAL DEVICES AND COVERS FOR ALL ELECTRICAL DEVICES PREVIOUSLY DEMOLISHED AND MISSING COMPONENTS.
- PROVIDE AND INSTALL NEW GFCI ELECTRICAL SWITCHES AND RECEPTACLES ON FIRST FLOOR WHERE REQUIRED BY 2020 NEC.
- CONTRACTOR TO MODIFY EXISTING PLUMBING AS REQUIRED FOR NEW FIXTURES AND FAUCETS / TRIM

FIRST FLOOR PLAN KEY NOTES

- REPLACE ALL BASEBOARDS AND QUARTER ROUND BASE SHOE TO MATCH EXISTING MATERIAL, SIZE, HEIGHT AND PROFILE
- REPLACE ANY DEMOLISHED OR DAMAGED DOOR CASING TO MATCH EXISTING MATERIAL, SIZE AND PROFILE
- RATED WALL INFILL UNDER STAIRS AT DEMOLISHED ACCESS DOORS - NEW WALL FINISH TO ALIGN WITH EXISTING WALL FINISH, PREP AND PAINT ENTIRE WALL
- BATHROOM TO RECEIVE THE FOLLOWING ACCESSORIES: SINGLE ROLL TOILET PAPER DISPENSER, 30" TOWEL BAR, SHOWER CURTAIN ROD TO FIT SIZE OF SHOWER WIDTH, (1) ROBE HOOK ON THE BACK OF THE DOOR, NEW 18" VERTICAL GRAB BAR AT BATHROOMS 102A1 & 106A1
- REINSTALL EXISTING GRAB BARS AND PROVIDE NEW GRAB BARS IF DAMAGED
- REINSTALL RE-PAINTED EXISTING DOOR IN NEW CASED OPENING TO MATCH EXISTING
- INSTALL NEW WALL SCONCE LIGHTING AT EXISTING J-BOXES
- PROVIDE THERMAL INSULATION AND VAPOR BARRIER AT EXTERIOR WALL ONLY - RE: SPECS
- PATCHED GYP BOARD IN 1C02 IS TO PROVIDE CONTINUOUS RATED WALL SURFACE - WALL TO BE PATCHED BEHIND BASEBOARD AT AREAS DEMOLISHED
- RESTROOM TO RECEIVE THE FOLLOWING ACCESSORIES: SINGLE ROLL TOILET PAPER DISPENSER, TOWEL RING, ROBE HOOK ON THE BACK OF THE DOOR, NEW 18" VERTICAL GRAB BAR
- REINSTALL LAUNDRY UTILITY SINK AND FAUCET AT EXISTING LOCATION IN NEW SOLID SURFACE COUNTERTOP
- DOWNSPOUT LAYOUT AND NUMBER TO BE DETERMINED BY CONTRACTOR - ALL DOWNSPOUTS TO EXTEND AWAY FROM FOUNDATION MIN 60" - PROVIDE CONCRETE SPLASH BLOCKS
- REINSTALL ALL PREVIOUSLY SALVAGED APPLIANCES
- REINSTALL PREVIOUSLY SALVAGED KITCHEN SINK AND PROVIDE NEW ACCESSIBILITY COMPLIANT FAUCET IN NEW COUNTERTOP - GC TO VERIFY IF SALVAGED SINK MEETS ACCESSIBILITY FOR DEPTH AND REPLACE SINK WITH SIMILAR IF IT DOES NOT MEET ACCESSIBILITY
- ADJUST THRESHOLD AS NECESSARY FOR NEW FLOORING - THRESHOLD IS TO MEET ACCESSIBILITY REQUIREMENTS
- NEW TWO-SIDED EXIT LIGHT WITH DIRECTIONAL ARROW CONNECTED TO EXISTING LIFE SAFETY SYSTEM
- REINSTALLED EXIT LIGHT FROM KITCHEN
- PROVIDE NEW TYPE 'X' GYP BD CEILING THIS ROOM ONLY - FINISH AND PAINT TO MATCH EXISTING CEILINGS
- REINSTALL PREVIOUSLY SALVAGED FOOD WASTE DISPOSAL UNIT AT KITCHEN SINK
- REINSTALL ELECTRICAL, DRYER VENTING AND OTHER SERVICE UTILITIES FOR THE LAUNDRY ROOM
- REMOVE AND REPLACE FLOOR DRAIN IN MECHANICAL ROOM
- EXISTING FIREPLACE AND FLANKING BUILT-IN CABINETS TO REMAIN AS-IS. REPLACE BASE AND PROVIDE NEW QUARTER ROUND SHOE PAINTED TO MATCH EXISTING
- PROVIDE GYP BOARD AT WALLS AT AREAS WHERE GYP BOARD HAS BEEN DEMOLISHED - NEW WALL SURFACE TO BE FLUSH WITH EXISTING SURFACE.
- REMOVE MISC PICTURE HANGERS AND SCREWS IN ALL WALLS AND PATCH WALL
- REPLACE ALL FLOOR REGISTER COVERS TO MATCH EXISTING DECORATIVE POLISHED BRASS - APPROXIMATELY (12 REGISTERS)
- REPLACE DEMOLISHED SMOKE DETECTOR TO MATCH EXISTING AND CONNECT TO SYSTEM - THIS ROOM ONLY
- REINSTALL KNOX BOX - MATCH HEIGHT OF ORIGINAL LOCATION
- PAINT ALL WALLS, BASEBOARD AND DOOR CASINGS



1 FLOOR PLAN - FIRST FLOOR

1/4" = 1'-0"

PERMIT - CONSTRUCTION

CONSULTANT

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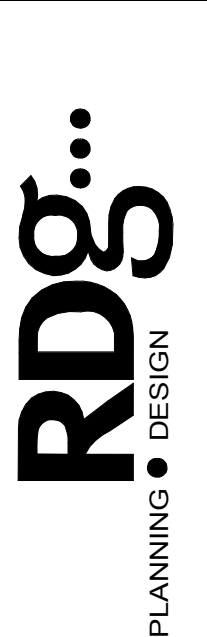
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V07 HOUSE START-UP RENOVATION



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KEY PLAN

30% REVIEW SET	8/2/2020
PERMIT - CONST.	8/2/2020
ISSUANCE	9/2/2020
PROJECT NO.	20-143127

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FLOOR PLAN - FIRST FLOOR

A01.01

FINISH SCHEDULE								
ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE / FINISH	NORTH FINISH	EAST FINISH	SOUTH FINISH	WEST FINISH	COMMENTS
V07 - 1C01	CORRIDOR	LVT-1	B-1 / P-3	P-1	P-1	P-1	P-1	RE: PLAN FOR PAINT AT AREA AROUND OPEN STAIR - NO NEW FINISHES THIS AREA
V07 - 1C02	CORRIDOR	LVT-1	B-1 / P-3	P-1	P-1	P-1	P-1	
V07 - 1S01	STAIRS		B-1 / P-3	P-1	P-1	P-1	P-1	NO NEW FINISHES THIS AREA
V07 - 1V01	VESTIBULE	LVT-1	B-1 / P-3	P-1	P-1	P-1	P-1	
V07 - 101	DINING ROOM	LVT-1	B-1 / P-3	P-1	P-1	P-1	P-1	
V07 - 102	ENTRY	LVT-1	B-1 / P-3	P-1	P-1	P-1	P-1	
V07 - 102A1	SITTING ROOM	LVT-1	B-1 / P-3	P-1	P-1	P-1	P-1	
V07 - 102A1	BATHROOM	T-1	TB-1	P-1	P-1	P-1	P-1	TILE BENEATH OPEN LAVATORY AREA
V07 - 102B	BEDROOM	LVT-1	B-1 / P-3	P-1	P-1	P-1	P-1	
V07 - 103	KITCHEN	T-1	TB-1	P-1	P-1	P-1 / T-2	P-1 / T-2	TILE BENEATH OPEN KITCHEN SINK AREA
V07 - 103A	LAUNDRY	T-1	TB-1	P-1	P-1	P-1	P-1	TILE BENEATH LAUNDRY SINK
V07 - 103A1	MECH ROOM	T-1	TB-1	P-1	P-1	P-1	P-1	EXISTING VCT TO REMAIN
V07 - 104	RESTROOM	T-1	TB-1	P-1	P-1	P-1	P-1	TILE BENEATH OPEN LAVATORY AREA
V07 - 105	OFFICE	LVT-1	B-1 / P-3	P-1	P-1	P-1	P-1	
V07 - 105A	BATHROOM	T-1	TB-1	P-1 / T-3	P-1 / T-3	P-1 / T-3	P-1	TILE BENEATH OPEN LAVATORY AREA - TILE TO 96" A.F.F. @ (3) SIDES OF TUB/SHOWER
V07 - 106	ENTRY	LVT-1	B-1 / P-3	P-1	P-1	P-1	P-1	
V07 - 106A	BEDROOM	LVT-1	B-1 / P-3	P-1	P-1	P-1	P-1	
V07 - 106A1	BATHROOM	T-1	TB-1	P-1	P-1	P-1	P-1	TILE BENEATH OPEN LAVATORY AREA
V07 - 106B	SITTING ROOM	LVT-1	B-1 / P-3	P-1	P-1	P-1	P-1	
V07 - 107	LIVING ROOM	LVT-1	B-1 / P-3	P-1	P-1	P-1	P-1	
V07 - 110	PORCH							NO NEW FINISHES THIS AREA

MATERIALS LEGEND

MARK	MATERIAL	MANUFACTURER	STYLE	COLOR	NOTES
P-1	PAINT - FIELD	TBD	N/A	TBD	
P-2	PAINT - ACCENT	TBD	N/A	TBD	
P-3	PAINT - TRIM/CASING	TBD	N/A	TBD	ALL TRIM AND CASING THROUGHOUT FIRST FLOOR TO BE PAINTED
LVT-1	LUXURY VINYL TILE	MANNINGTON	SPACIA	TBD	
T-1	FLOOR TILE	DALTILE	FLORENTINE	ARGENTO FLO8	12X24
T-2	BACKSPLASH TILE	DALTILE	COLOR WHEEL - CLASSIC	TBD	3X6 MATTE
T-3	TUB/SHOWER TILE	AMERICAN OLEAN	PERSPECTA	TBD	8X24 - MATTE - TILE TO 96" A.F.F. ON THREE SIDES OF TUB/SHOWER
B-1	WOOD BASE	TBD	TBD	P-3	PROFILE, MATERIAL AND SIZE TO MATCH EXISTING
TB-1	TILE BASE	TBD	TBD	TBD	TO MATCH FLOORING TILE
SS-1	SOLID SURFACE	AVONITE	MOVEMENT COLLECTION	ALTITUDE 8901	

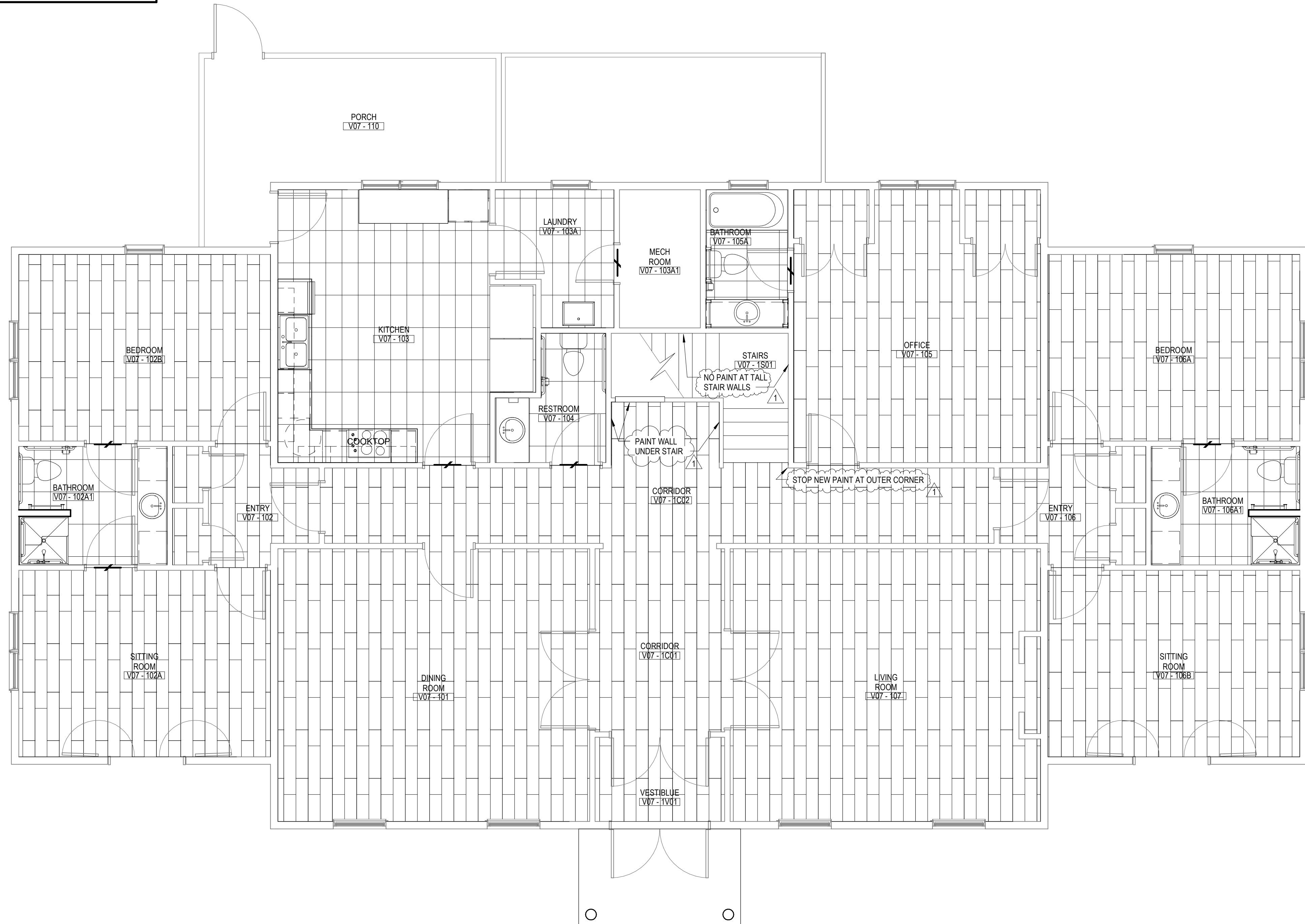
CABINET HARDWARE: ALL CABINET HARDWARE TO BE SALVAGED AND RE-USED FROM EXISTING.

SYMBOLS LEGEND

- FLOORING MATERIAL TRANSITION, REQUIRES TRANSITION STRIP
- FLOORING FINISH TRANSITION
- FLOOR
- BASE
- WALL FINISH MATERIAL, LEADERS ANNOTATE EXTENTS OF NAMED FINISH

FINISH MATERIALS GENERAL NOTES

- FLOORING TO EXTEND UNDER OPEN ACCESSIBLE SINKS
- BASE TO BE PROVIDED AT WALL UNDERNEATH OPEN ACCESSIBLE SINKS
- FLOORING TRANSITIONS TO BE PROVIDED AT ALL TRANSITIONS BETWEEN DIFFERENT FLOORING MATERIALS.
- PROVIDE METAL STRIPS AT EDGE OF TILE TO GYP BOARD



1 FINISH PLAN - FIRST FLOOR
1/4" = 1'-0"

90% REVIEW SET	8/21/2020
PERMIT - CONST.	9/2/2020

ADDENDUM 1	9/2/2020
ISSUANCE	DATE

PROJECT NO.	20-143127
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INTERIOR
ELEVATIONS

A13.01

