

**FLOOR PLAN KEYNOTES**

21. INSTALL NEW PRE-ENGINEERED, MANUFACTURED GREENHOUSE KIT PER MANUFACTURER'S INSTRUCTIONS. SHOP DRAWING REVIEW/ APPROVAL REQUIRED.
22. INSTALL SPECIFIED PLATFORM LIFT. CONTRACTOR TO COORDINATE WORK BY OTHER TRADES AS REQUIRED FOR COMPLETE OPERATION. SHOP DRAWING REVIEW REQUIRED.
23. INSTALL GAS FIRED EMERGENCY BACK UP GENERATOR WITH AUTOMATIC TRANSFER SWITCH TO PROVIDE POWER FOR ALL CIRCUITS. SUBMITTAL REQUIRED.
24. INSTALL NEW TANKLESS GAS WATER HEATER.
25. INSTALL DUCTLESS MINI-SPLIT HVAC SYSTEM WITH RECESSED CEILING CASSETTE PER SPECIFICATIONS.
26. INSTALL DUCTLESS MINI-SPLIT HVAC SYSTEM WITH WALL MOUNTED INDOOR UNIT PER SPECIFICATIONS.
27. INSTALL ELECTRIC, FORCED AIR WALL HEATER UNIT PER SPECIFICATIONS.
28. INSTALL SPECIFIED ELECTRIC INDUCTION COOKTOP AND TYPE I RANGE HOOD.
29. INSTALL SPECIFIED DISHWASHER.
30. INSTALL SPECIFIED KITCHEN SINK AND FAUCET WITH NO GARBAGE DISPOSAL.
31. INSTALL SPECIFIED WATER CLOSET, FLUSH VALVE AND GRAB BARS PER INTERIOR ELEVATIONS.
32. INSTALL SPECIFIED URINAL AND FLUSH VALVE.
33. INSTALL SPECIFIED WALL HUNG LAVATORY, FAUCET AND ACCESSORIES PER INTERIOR ELEVATIONS.
34. INSTALL SPECIFIED WATER BOTTLE FILL/ DRINKING FOUNTAIN.
35. INSTALL SPECIFIED REFRIGERATORS. PLUMB FOR AND CONNECT ICE MAKERS.
36. INSTALL SPECIFIED WALL OVENS.
37. INSTALL 42" HIGH POWDER COATED STEEL GUARDRAIL PER DETAILS.
38. INSTALL 34-36" HIGH POWDER COATED STEEL HANDRAIL PER DETAILS.
39. NEW CONCRETE STAIR PER DETAILS.
40. INSTALL SPECIFIED JANITORS SINK AND FAUCET.
41. 22'x 34' ATTIC ACCESS WITH GASKETED, INSULATED 1/2" MDO PLYWOOD LID.
42. INSTALL SPECIFIED HAND SANITIZER DISPENSER @ 48" AFF.
43. INSTALL NEW FREEZE PROTECTED HOSE BIBB.
44. TYPE 20-B PORTABLE FIRE EXTINGUISHER. WALL MOUNT W/ STD BRACKET @ 42" TO TOP OF UNIT.
45. ADD ALTERNATE #1: REPLACE EXISTING EXTERIOR DOOR AND TRANSOM.
46. ADD ALTERNATE #2: INSTALL (12) 4'x8'x 1" DIRECT ATTACH ACOUSTIC INTERIOR WALL PANELS AT ± 10' AFF. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
41. - 52. NOT USED.

**GENERAL NOTES:**

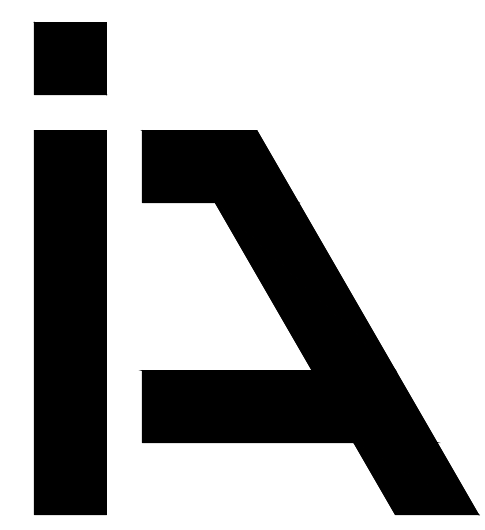
BUILDING ELEMENTS ARE EXIST'G TO REMAIN UNLESS NOTED OTHERWISE.

**FLOOR PLAN LEGEND**

- NEW 2x4 @ 16" OC STUD WALL, UNO
- NEW HEADER OR BEAM
- EXIST'G WALL/ELEMENT TO BE REMOVED
- EXIST'G WALL TO REMAIN
- NEW CMU WALL/ COLUMN

**MAIN LEVEL FLOOR PLAN**

1/4" = 1'-0"



**ISELIN ARCHITECTS P.C.**

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**ROBINWOOD STATION IMPROVEMENTS**

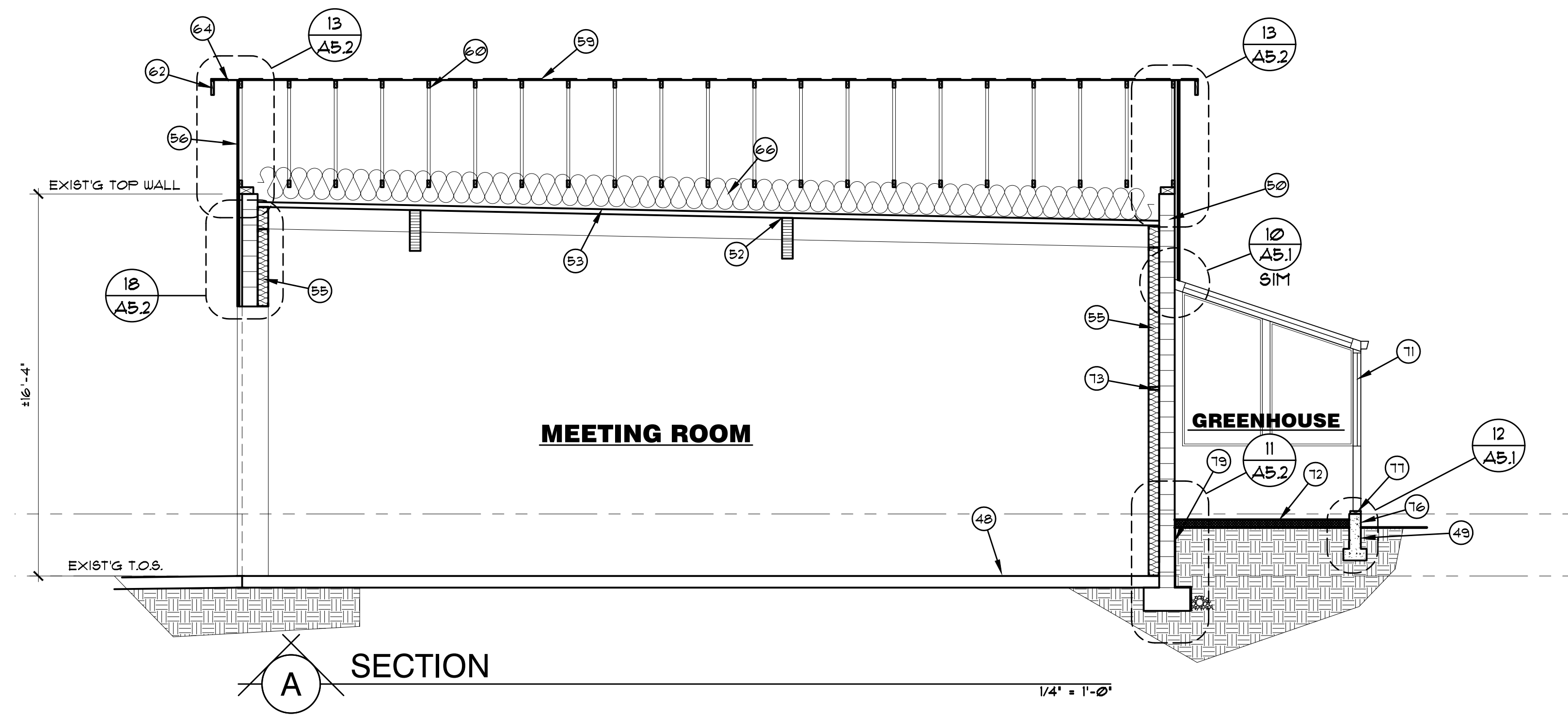
CITY OF WEST LINN

3706 CEDARROAK DRIVE  
WEST LINN, OR 97068

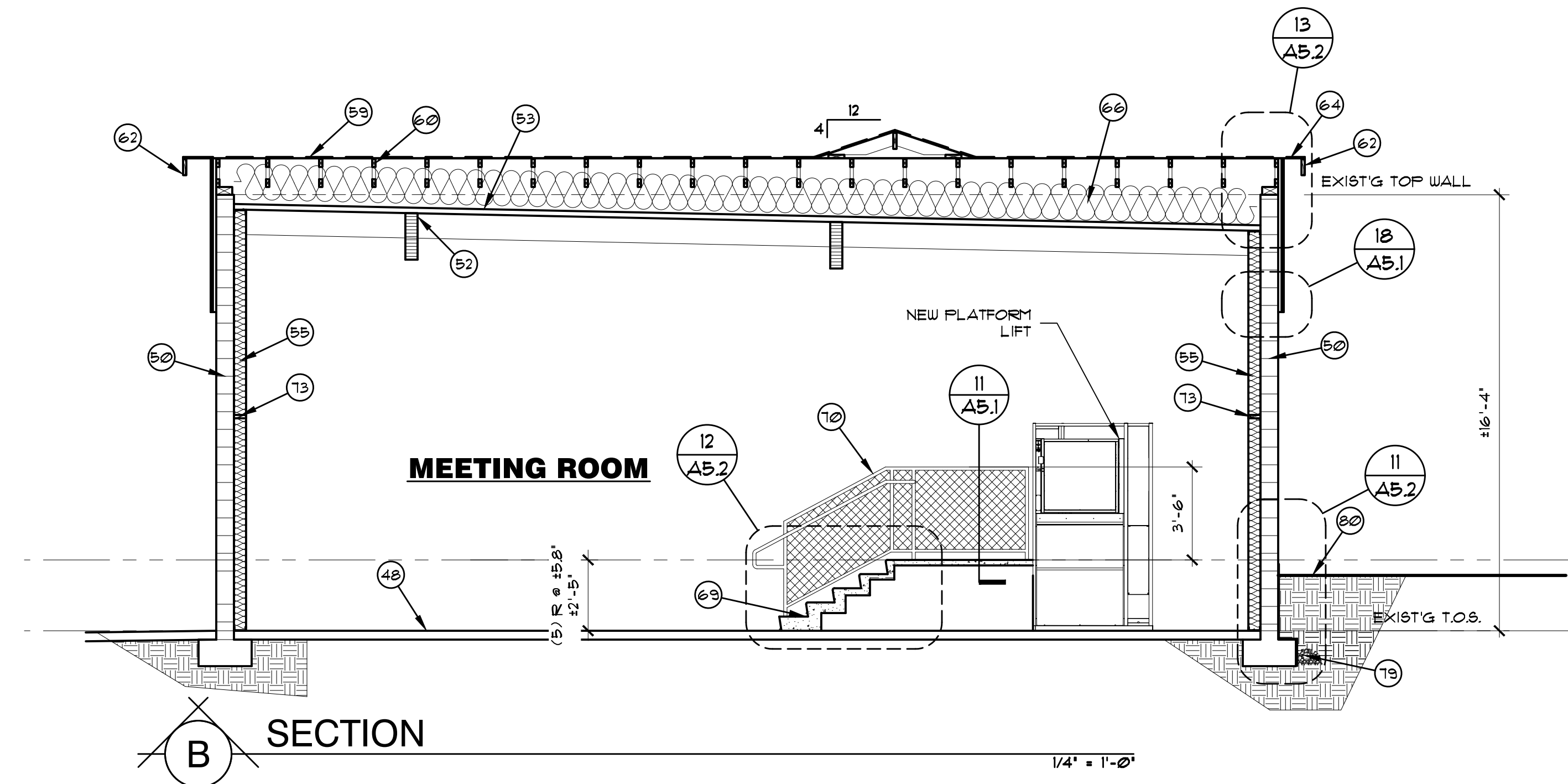
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**A1.4**

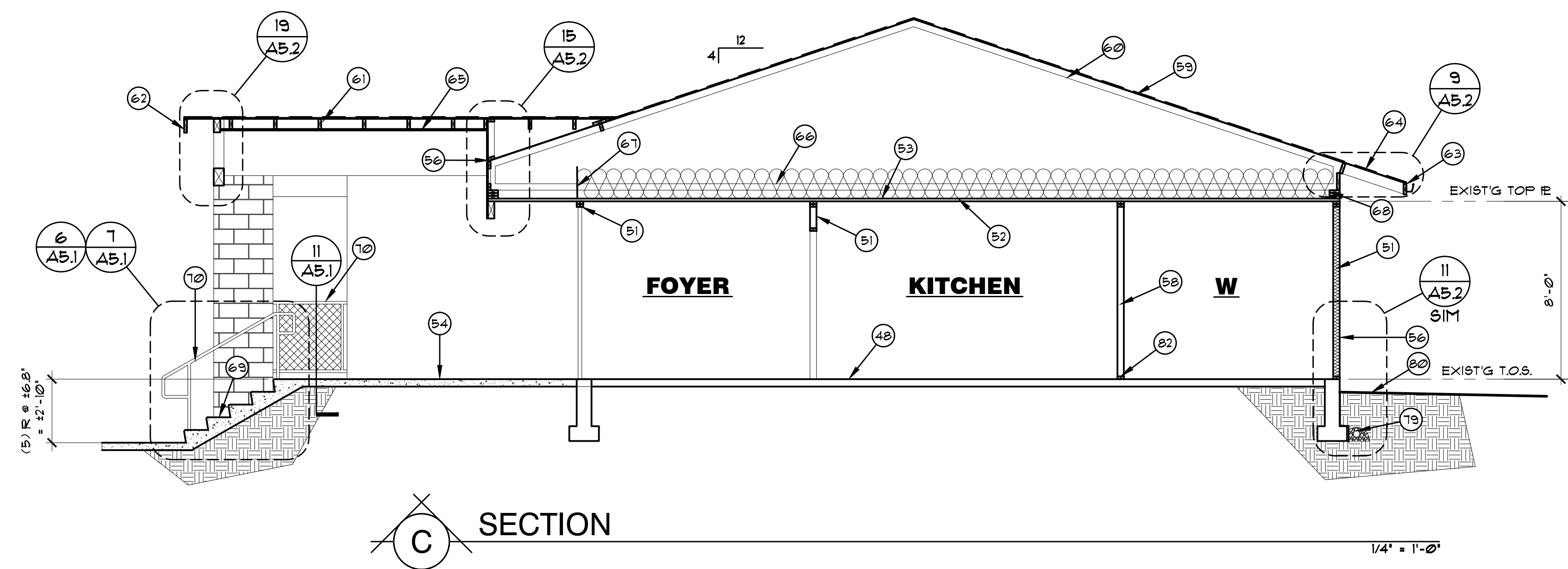
MAIN LEVEL FLOOR PLAN



**A SECTION**



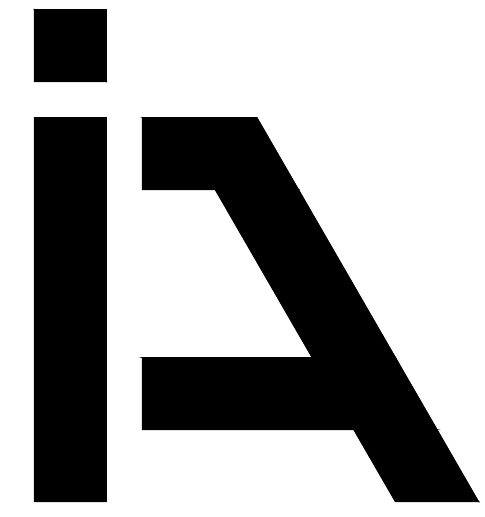
**B SECTION**



**C SECTION**

**SECTION KEYNOTES**

48. EXISTING CONCRETE SLAB AND FOUNDATION TO REMAIN, UNO. CUT AND PATCH TO MATCH EXISTING AS REQUIRED FOR NEW/ MODIFIED UTILITIES.
49. NEW CONCRETE SLAB AND FOOTING PER DETAILS.
50. EXISTING CMU WALL TO REMAIN.
51. EXISTING WOOD FRAME WALL TO REMAIN.
52. EXISTING WOOD CEILING AND SUPPORT BEAMS TO REMAIN, UNO.
53. DEMOLISH EXISTING BUILT-UP ROOF SYSTEM.
54. DEMOLISH EXISTING SIDING, SHEATHING AND INSULATION AT WALL SECTION INDICATED ON PLANS. REPLACE ALL DETERIORATED FRAMING MEMBERS AND SILL PLATE WITH NEW 2x MEMBERS TO MATCH EXISTING. INSTALL 3 1/2\" RIGID POLYISO INSUL AND PLYWOOD SHING TO MATCH EXISTING THICKNESS, NEW WRB AND SIDING PER ELEVATIONS.
55. NEW LATERAL REINFORCING, FRAMED WALL PER STRUCTURAL W/ R-21 INSULATION, AND 1/2\" GYP. BD. INTERIOR FINISH.
56. INSTALL NEW SIDING AND WRB AS INDICATED ON DETAILS.
57. NEW CMU WALL PER DETAILS.
58. TYPICAL NEW INTERIOR WALL: 2x4 @ 16\" O.C. (UNO.) W/ 1/2\" GYP. BD. EA. SIDE.
59. NEW ROOF ASSEMBLY: COMPOSITION SHINGLES OVER 30\" AS. FELT ON PLYWOOD SHEATHING PER STRUCTURAL.
60. MANUFACTURED ROOF TRUSSES. SHOP DRAWING REVIEW/ APPROVAL REQUIRED.
61. RAFTERS PER ROOF FRAMING PLAN.
62. 2x8 PRE-FRIMED, FINGER JOINTED CEDAR BARGE BOARD.
63. 5\" PRE-FINISHED, FASCIA PROFILE GUTTER ON 1x6 PRE-FRIMED CEDAR FASCIA.
64. INSTALL APA 303-O-C PLYWOOD SHEATHING AT OVERHANGS TO MATCH PANEL THICKNESS OF ROOF SHEATHING.
65. INSTALL 1x4 TONGUE AND GROOVE CEDAR SIDING AT UNDERSIDE OF RAFTERS/ CEILING JOISTS AT PORCH.
66. R-49 BATT INSULATION, TYP AT ATTIC.
67. INSTALL MOISTURE RESISTANT INSULATION Baffles AS REQUIRED TO MAINTAIN 2\" AIR FLOW OVER INSULATION.
68. INSTALL H25A ANCHOR AT EA. TRUSS/ RAFTER, UNO.
69. NEW CONCRETE STAIR PER DETAILS.
70. NEW GUARDRAIL/ HANDRAIL PER DETAILS.
71. NEW PRE-ENGINEERED GREENHOUSE STRUCTURE (DESIGN-BUILD COMPONENT)
72. 4\" COMPACTED 1/2\" MINUS GRAVEL OVER LANDSCAPE FABRIC.
73. INSTALL FIREBLK'G @ CLG & FLOOR LEVELS HORIZONTALLY @ INTERVALS NOT EXCEEDING 10'-0\". 4\" INTERCONNECTIONS BTWN CONCEALED HORIZ & VERTICAL SPACES, SUCH AS @ SOFFITS OR PORCH ROOFS, TYP.
74. - ØØ. NOT USED.
76. NEW GREENHOUSE FOUNDATION: 6\" CONCRETE FOUNDATION WALL W/ (1) #4 CONT @ TOP OF WALL, #4 @ 32\" OC VERT & 1/2\" x 1\" MIN EMBED A. BOLTS @ 48\" OC (UNO.) W/ LBR'G WASHERS ON 12\" x 6\" CONC FTG W/ (2) #4 CONT BEARING ON FIRM, UNDISTURBED SOIL. NO MORE THAN 30\" OF UNBALANCED BACKFILL PERMITTED.
77. INSTALL 1PT 2x6 MUDBILL @ OUTSIDE FACE OF FDN WALL OVER FIBERGLASS REINFORCED SILL SEALER. MIN (2) A. BOLTS REQ'D FOR ANY LENGTH OF MUDBILL.
78. NOT USED.
79. INSTALL NEW FOUNDATION WATERPROOFING AND CONTINUOUS 4\" PERF FDN DRAIN PER DETAILS. PIPE TO LOCATION NOTED ON CIVIL DRAWINGS.
80. SLOPE FIN GRADE AWAY FROM FDN MIN 6\" IN FIRST 10'-0\", TYP.
81. MIN DIST BTWN SIDING & FIN GRADE TO BE 8\", TYP.
82. INSTALL NEW P.T. 2x SILL IE W/ POWDER ACTIVATED FASTENERS @ 16\" O.C. TO EXIST'G CONC SLAB.



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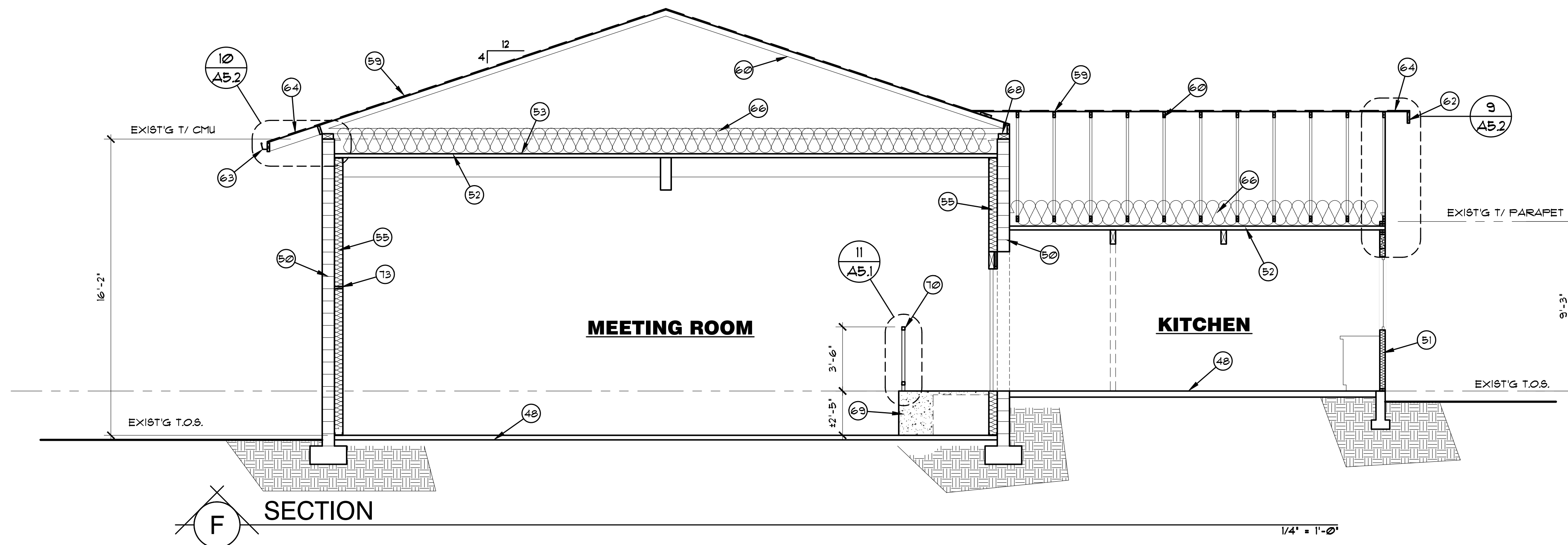
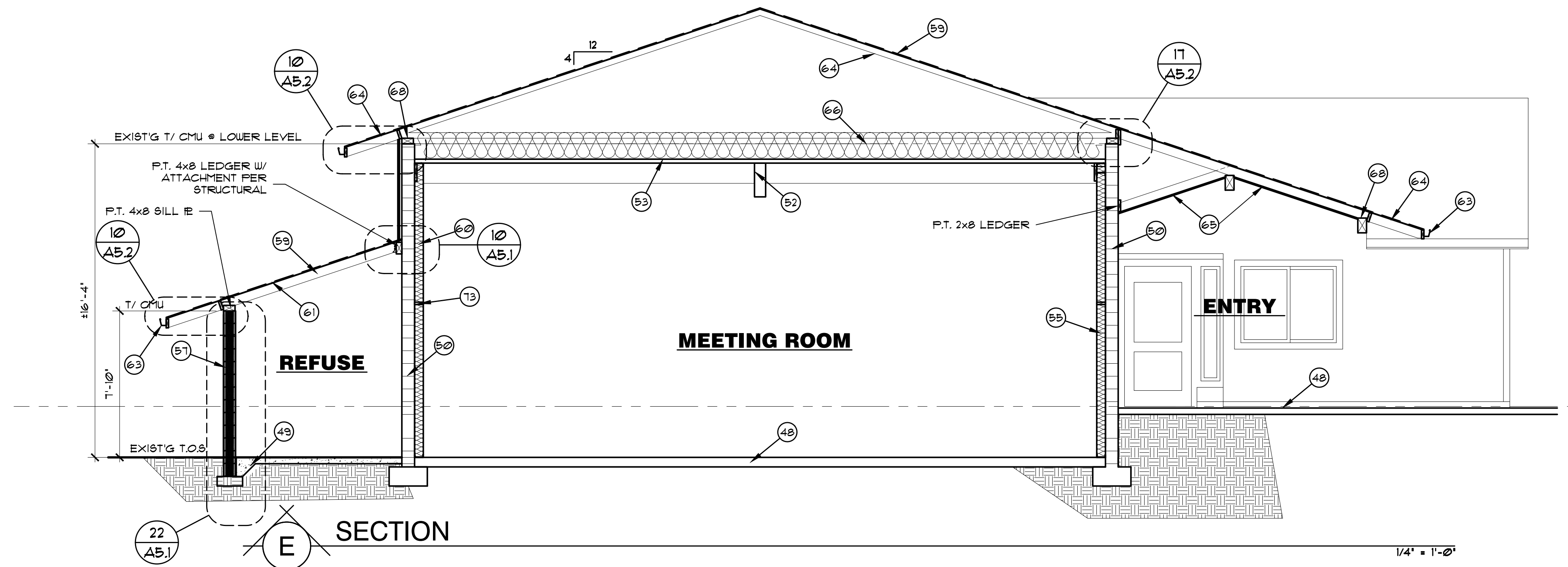
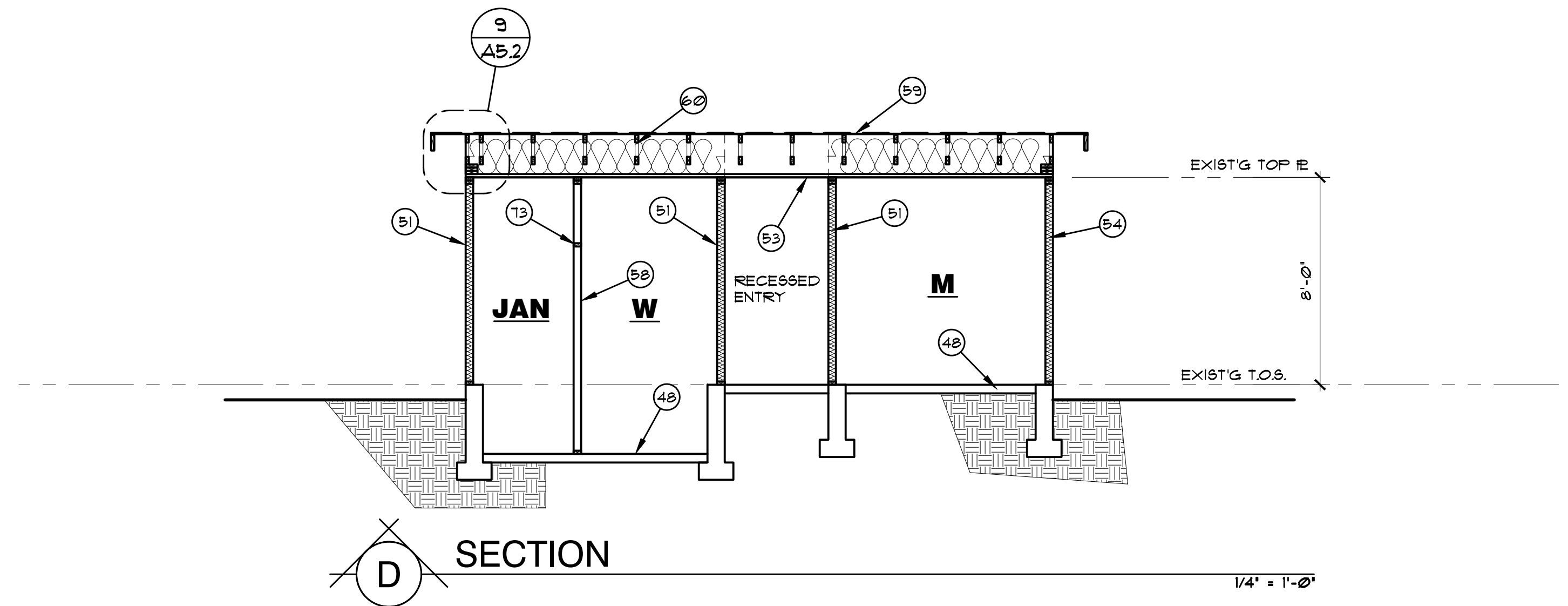
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**CITY OF WEST LINN**  
**ROBINWOOD STATION IMPROVEMENTS**  
 3706 CEDAR OAK DRIVE  
 WEST LINN, OR 97068

PROJ. NO. : 1932  
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**A3.1**



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**A3.2**

## DOOR HARDWARE:

**General:** Section includes hardware for metal doors and motorized overhead garage door operators . Refer to Door and Hardware Schedules.

### Submittals:

- C. Product Data: Submit component information illustrating conformance to specified requirements and standards.

### Products:

- A. Hinges: ANSI A156.1, full mortise type with width sufficient to clear trim when door swings 180 degrees, satin nickel finish. Furnish (3) per door to 90" high, (4) per door to 120" . Manufactured by Lawrence, Stanley (or approved equal).
- B. Entry Lockset with access control: Emtek "EMpowered" touchscreen SMART keypad entry set with Baden grip (or approved equal). Satin nickel finish.Furnish standard strikes with extended lips to protect trim/ frame from being marred by latch bolt
- C. Integrated occupancy indicator lockset: Sargent 8200 series morise lock status indicator assembly with B lever trim and standard rose (or approved equal). Satin nickel finish. Furnish standard strikes with extended lips to protect trim/ frame from being marred by latch bolt
- D. Auxiliary locksets to be ANSI A156.5, Grade 1 bored type, unless noted otherwise. Manufactured by Sargent, Schlage, Best with B lever trim to match integrated occupancy indicator (or approved equal).
- E. Cylinders: ANSI A156.5, Grade 1, key as directed by Owner, same manufacturer as Lockset/ Latchset.
- F. Exit Devices: ANSI A156.3, Grade 1, surface vertical rod type, rim device. Furnish standard strikes with extended lips to protect trim/ frame from being marred by latch bolt. Sargent 8500 series (or approved equal).
- G. Closers: ANSI A117. 1 compliant, surface and jamb mounted, adjustable, 180 degree, full rack and pinion type with steel spring and non-freezing hydraulic fluid. Locate on interior side of exterior doors, maximum operating pressure of 8.5 lbs. LCN 4010 series (or approved equal).
- H. Push/ Pulls: ANSI A 156.6 straight type pulls with no exterior fasteners, satin nickel finish, manufactured by Lawrence, Stanley (or approved equal).
- I. Weather-stripping: Install continuous; without gaps, at door head and jambs.
- J. Thresholds: Maximum 1/2" height, ADA compliant, mill finish aluminum. Manufactured by Pemko (or approved equal).
- K. Floor Stops: ANSI A156.1, Grade 1, dome type, satin nickel finish.
- L. Wall Stops: ANSI A156.1, Grade 1, rubber donut type, satin nickel finish.
- M. Overhead door operators: Medium duty commercial wall mounted, jackshaft type overhead door operator complying with UL 325 standards and local Code requirements. Liftmaster MJ medium duty Logic wall mounted operator (or approved equal).

**Execution:** Install each hardware item in compliance with the manufacturer's instructions and recommendations and as required for compliance with ADA requirements. Coordinate electric power is available to power operated devices and is of correct characteristics.

## DIVISION 9 - FINISHES

### Gypsum Board Assemblies:

**General:** Section includes Luxury Vinyl Tile flooring, transitions and accessories.

### Products:

Gypsum Board: Maximum available length in place: tapered or square edges; ASTM C36, ½" thick min. at walls, ⅝" thick at ceilings; moisture resistant at toilet rooms. Match existing thickness where blending with adjacent surfaces to remain.

Accessories: Metal corner beads; Metal edge trim; GA-201 and GA-216, open mesh fiberglass joint reinforcing tape, joint compound; Type S12 hardened screws.

### Execution:

Install gypsum board in accordance with current Gypsum Association Fire Resistance Design Manual. Locate gypsum board joints so that no joints align with edge of openings. Tape, fill, and sand exposed joints, edges and corners to produce smooth surface ready to receive finishes. Level 4, smooth finish texture. 2

### Tiling:

**General:** Section includes porcelain tile for interior floors and walls, cementitious backer board and penetrating sealer.

### Products:

Floor Tile: Porcelain, matte finish, "Daltile" colorbody porcelain, Cream PF07 (or approved equal). 12"x 12" ashlar layout with ⅛" joints.

Wall Tile: Porcelain, matte finish, "Daltile" colorbody porcelain, Earth Blend PF14 (or approved equal). Random horizontal layout with uniform joints.

Mortar: Polymer modified thinset mortar suitable for porcelain tile, white color manufactured by Custom, Mapai, or approved equal.

Grout: As suited for application. Color to be selected by Architect from manufacturer's standard range.

Cementitious Backer Board: High density glass fiber reinforced cement board, ½" thick, 2' open mesh fiberglass joint reinforcing tape at joints and corners.

Tile Sealer: Penetrating type, "Miracle Sealants" Impregator 511 (or approved equal).

### Execution:

Verify substrate is level, plumb, free from dust, debris, grease, wax or other foreign materials that may be detrimental to thinset tile installation.

Cut and fit tile to penetrations through tile, leaving sealant joint space. Form corners and bases neatly. Place tile joints uniform in width, subject to variances in tolerance allowed in tile size. Make joints watertight, without voids, cracks, excess mortar or grout.

Seal completed, cured tile areas with approved sealer.

## Resilient Tile Flooring:

**General:** Section includes Luxury Vinyl Tile flooring, transitions and accessories.

**Samples:** Submit two manufactures standard samples showing the required colors for flooring and applicable accessories.

**Safety Data Sheets (SDS):** Submit SDS available for adhesives, moisture mitigation systems, primers, patching/ leveling compounds, cleaning agents and material information sheets for flooring products.

### Products:

Luxury Vinyl Tile (LVT): "Armstrong" Natural Creations Collections LVT, Hand Crafted Honey TP 074 6"x 48" (or approved equal).

Wall Base Material: Provide 4" tall top set rubber base with cove bottom, manufactured by Armstrong, Flexco or approved equal. Color to be selected by Architect from manufacturer's standard selections.

Adhesives: Provide "Armstrong" S543 Commercial Sheet Flooring and LVT adhesive for field areas (or approved equal) and "Armstrong" S-725 Wall Base Adhesive (or approved equal) at wall base.

Accessories:

For patching, smoothing and leveling monolithic subfloors, provide "Armstron S-184 (or approved equal) fast setting, cement based patch and underlayment.

Seal existing concrete slab with "Armstrong" S-452 (or approved equal) two part moisture mitigation system.

Provide resilient transition, reducing, edge strips and thresholds tapered to meet abutting materials, with color to match with flooring or as selected by Architect from standard colors available.

### Execution:

#### Preparation:

Verify substrate conditions are acceptable for product installation in accordance with manufacturer's instructions (i.e. moisture tests, bond test, pH test, etc.).

Verify substrate conditions are acceptable for product installation in accordance with manufacturer's instructions (i.e. moisture tests, bond test, pH test, etc.).

Smooth concrete surfaces, removing rough areas, projections, ridges and bumps and filling low spots, control or construction joints and defects with approved patch and underlayment product.

Apply moisture mitigation primer in accordance with manufacturer's recommendations.

Clean subfloor of all debris, dust, solvents, varnish, paint, wax, grease or other foreign material that may effect adhesion or staining of flooring from sub-floor.

#### Installation:

Install flooring in strict accordance with current manufacturer's standards.

Scribe, cut and fit to permanent fixtures, columns, walls, partitions, pipes, outlets and casework.

Roll with 100 pound roller in field areas. Refer to specific rolling instructions of the flooring manufacturer.

install flooring with adhesives, tools, and procedures in strict accordance with the manufacturers written instructions. Observe the recommended adhesive trowel notching, open times and working times.

### Accoustical Interior Wall Panels: ADD ALTERNATE

**General:** Section includes Accoustical Interior Wall Panels directly attached with manufacturers recommended fasteners.

**Samples:** Submit two manufactures standard samples showing standard colors for Owner's selection.

### Products:

Accoustical Interior Wall Panels: "Armstrong" Tectum Direct Attach panels 4' x 8' nominal size (or approved equal).

Fasteners: Provide recommended fasteners for substrate at spacing recommended by manufacturer.

### Execution:

#### Preparation:

Store panels per manufacturers instructions. Verify substrates are clean, free from defects and acceptable for installation.

#### Installation:

Install panels in strict accordance with current manufacturer's standards.

Scribe, cut and fit to permanent fixtures, columns, walls, pipes, outlets and other items as required.

Install panels with fasteners recommended by manufacturer. Fastener spacing to be less than maximum allowed by manufacturer and equally spaced.

## PAINTS AND COATINGS:

**General:** Section includes surface preparation and field application of paints and other coatings.

**Samples:** Submit two paper chip samples, 8 x 10 inch in size illustrating color for each surface-finishing product scheduled.

**Products:** Paints & Coatings: Sherwin Williams, Miller, Parker, Rodda, Metro, or approved, low V.O.C. 2

### Execution:

#### Preparation:

Verify substrate conditions are ready to receive work. Remove electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to preparing surfaces or applying finishes.

**Gypsum Wallboard Assemblies:** 2 coats solvent free, modified acrylic satin over high solid PVA primer.

**Galvanized Surfaces:** Remove surface contamination and oils and wash with solvent. Apply coat of etching primer.

**Uncoated Steel and Iron Surfaces:** Remove scale by wire brushing, sandblasting, clean by washing with solvent. Apply treatment of phosphoric acid solution. Prime paint after repairs.

**Shop Primed Steel Surfaces:** Sand and scrape to remove loose primer and rust. Clean surfaces with solvent. Prime bare steel surfaces.

**Pre-finished Fiber Cement Siding:** Patch and touch up using manufacturers paint for full warranty.

**Ornamental Wood Profiles:** Patch and lightly sanded. Stain and lacquer.

### Application & Cleaning:

Sand wood, fiber cement and metal surfaces lightly between coats to achieve required finish. Prime concealed surfaces of new exterior woodwork with primer paint or stain. Apply additional coats of primer and/ or finish if undercoats, stains, or other conditions show through final finish.

At the end of each workday, remove empty cans, rags, rubbish, and other discarded paint material from the site. Provide "WET PAINT" signs, as required to protect newly painted finishes. Remove temporary protective wrappings provided by others to protect their work after completing painting operations.

At completion of construction activities of other trades, touch up and restore damaged or defaced painting surfaces. Provide labeled touch-up paint, label all leftover paint, and store as directed by Owner.

### Schedule:

#### Exterior Surfaces:

Steel - Painted or Primed: Touch-up with compatible primer. Two coats of acrylic enamel, semi-gloss finish.

Steel - Galvanized: One coat of galvanize primer. Two coats of acrylic enamel, semi-gloss finish.

Portland Cement Stucco: One coat of primer. Two coats of acrylic enamel, flat finish. CMU: One coat of primer. Two coats of acrylic enamel, flat finish.

Pre-Finished Fiber Cement Siding: Touch up with compatible primer. One coat of acrylic enamel recommended by siding manufacturer to match surface color and finish.

Pre-Primed Fiber Cement Siding/ Trim: One coat of primer. Two coats of acrylic enamel, flat finish.

Wood- Painted finish: Two coats of exterior acrylic enamel.

Wood- Transparent finish: One coat of sanding sealer, One coat of stain, Two coats of polyurethane, satin finish

## DIVISION 10 - SPECIALTIES

### TOILET, AND BATH ACCESSORIES:

**General:** Section includes toilet and bath accessories.

### Products:

Hand Sanitizer Dispenser: Tork model #571600 hands free hand sanitizer dispenser. White color (or approved equal).

Soap Dispenser: Tork model #57168-01 automatic soap dispenser. White color (or approved equal).

Paper Towel Dispenser: Tork model #55238 Peakserve hands free mini towel dispenser. White color (or approved equal).

Toilet Paper Dispenser: Tork model #555620 high capacity bath tissue dispenser. White color (or approved equal).

Grab Bars: Satin stainless steel, 1 ½" diameter, concealed mounting, Bobrick B-6206 (or equal).

Mirror: Concealed Stainless steel channel frame, size as indicated on drawings.

**Execution:** Verify surfaces and internal wall blocking are ready to receive work. Install items plumb and level, securely and rigidly anchored to substrate. Mounting heights and locations as indicated on drawings.

## DIVISION 11 - EQUIPMENT

### RESIDENTIAL EQUIPMENT:

**General:** Section includes range, refrigerator, dishwasher, range hoods and electric fireplaces.

**Submittals:** Provide Manufacturer's literature for proposed appliances for Architect's approval.

**Products:** Manufactured by Frigidaire, General Electric, Hot Point, Whirlpool, Amana, White-Westinghouse, or approved. Propose appliances from single manufacturer.

**Range:** 30" electric slide-in with induction cooktop and convection oven, 5.2 cu. ft. min, self-cleaning, Stainless steel finish. GE Model # PHS 930 SLSS or approved equal.

**Refrigerator:** 36" wide, min 27 cu. ft, ADA compliant, Energy Star compliant, French door refrigerator with bottom freezer. Stainless steel finish. GE Model # GNE27JMMES or approved equal.

**Dishwasher:** 24" wide, under counter type, two level wash cycle, front controls, two rubber coated pull out dish racks, loose utensil bin, stainless steel door, Energy Star rated. Maximum 55dba sound level. Provide units with adjustable height to meet ADA requirements at main level units.

**Range Hood:** 30" wide, under cabinet type, vented, two speed fan and light, min 190 cfm, stainless steel finish. Provide remote ADA controls at main level units.

**Execution:** Set and adjust units level and plumb and connect to utilities to make units operational. Set clocks, test appliances for proper operation and run dishwasher (1) complete cycle.

## DIVISION 12 - FURNISHINGS

### CASEWORK:

**General:** Section includes wood cabinets, stone countertops, and related hardware.

**Submittals:** Provide door sample for cabinets and 4" x 4" stone sample for Architect's review/ approval.

**Shop Drawings:** Indicate casework locations, scale plans, elevations, cabinet dimensions, clearances required, location and number of shelves, swing of doors, location of hardware, countertops and backsplashes.

### Products:

#### Cabinets:

**Face Frames or Stiles:** ¾ inch thick plywood or hardwood, plastic laminate veneer. "Wilsonart" Blond Echo 7939 (or approved equal).

**End Panels:** ½ inch plywood, plastic laminate veneer. "Wilsonart" Blond Echo 7939 (or approved equal)

**Shelves:** ½ inch minimum MDO plywood, edge banded. One full depth shelf at each base cabinet dadoed and glued. Full depth shelves at wall cabinets, adjustable height in 1-inch increments. Two shelves at 30-inch high and greater wall cabinets. One shelf at wall cabinets less than 30 inches high. Shelf brackets shall be heavy duty metal and shall restrain shelf top to prevent shelf from tipping.

**Tops and Bottoms:** 3/4 inch thick exterior grade plywood or high density particle board. Provide intermediate bottom supports at 24" o.c. maximum.

**Backs:** Full backs of ¼ inch thick exterior grade plywood

**Doors:** Flush, overlay type, ¾ inch thick plywood, plastic laminate veneer. "Wilsonart" Blond Echo 7939 (or approved equal).

**Door Hinges:** Heavy-duty 32 mm concealed type with 90 degree opening with independent height and side adjustment; Brushed chrome.

**Drawer Glides:** Full extension, soft close, ball bearing type. Medium duty with 50# minimum capacity.

**Door and Drawer Pulls:** 4 solid round, wire pull, brushed nickel finish, by "Zurich" or approved equal.

**Door Locks:** High security cabinet type, polished chrome finish by "National Lock" or approved equal, keyed same.

**Installation Hangers and Cleats:** ¾ inch thick minimum S4S kiln dried solid lumber. Two minimum per wall cabinet. Two plus one for each drawer at base cabinets.

**Cabinets shall have wood corner braces.**

**Toe Kick:** ¾ inch minimum solid lumber. 4" rubber base to cover toe space after installation.

**Drawers:** Fronts same material as doors. Sides, backs, and sub-front shall be ½ inch thick exterior grade plywood or solid lumber "C" grade. Bottom shall be ¼ inch exterior plywood.

**Accessories:** Plastic silencers.

**Countertops and backsplashes:** 3 cm quartz agglomerate countertops with full radius edge. 2 cm quartz agglomerate backsplash with square edge. Install with adhesives, fillers and accessories in accordance with manufacturer's recommendations. "Wilsonart" Bodega Q1022 (or approved equal).

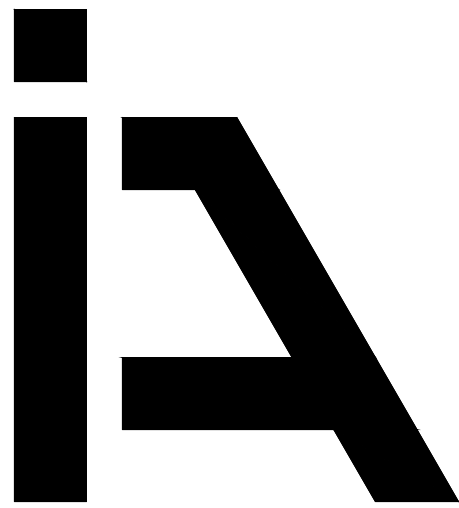
### Fabrication:

**Cabinets:** All frame members shall be rabbet jointed with joints glued and stapled. All end panels shall be let into face frame rails. Attach backs to a ¾ inch x 3-½ inch (minimum) solid wood hanging rail mortised to receive back and bottom. Exposed drawer front to be secured to four sided drawer box with concealed fasteners. Drawer back and sub-front dovetailed to drawer sides or dadoed and glued into drawer sides. Drawer front glued and attached to sub-front by two screws. Drawer bottom dadoed and glued to back, sides, and sub-front.

**Countertops:** Bullnose edge at all exposed edges.

**Backsplashes:** Flat edge and finish all exposed edges.

**Execution:** Verify adequacy of backing and location of mechanical and electrical outlets. Set and secure casework in place rigid, plumb, and level. Provide cutouts for plumbing fixtures, appliances, and other fixtures and fittings. Use concealed joint fasteners to align and secure adjoining cabinet units and counter tops. Carefully scribe casework and countertops against other building materials, leaving gaps of 1/32 inch maximum. Use filler strips not additional overlay trim for this purpose. Secure cabinet bases to floor using appropriate anchorage. Adjust operating hardware to function smoothly and correctly. Install backsplashes and end splashes where indicated. Clean exposed and semi-exposed surfaces ready for use.



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CITY OF WEST LINN  
**ROBINWOOD STATION IMPROVEMENTS**

3706 CEDAROAK DRIVE  
WEST LINN, OR 97068

PROJ. NO. : 1932  
FILE : A-SPEC  
DATE : 11/23/2021 BID SET  
2 REVISIONS

1: 3/26/2021  
2: 1/05/2022  
3: 2/04/2022

SHEET #

# A6.2

SPECIFICATIONS

## DIVISION 13 - SPECIAL CONSTRUCTION

### GREENHOUSE:

**General:** Section includes pre-engineered, custom lean to style wood greenhouse with 24" high redwood and cedar base wall, 3 automatic roof vents, pipe beam with braces for roof support and tempered glass walls and roof panels. **General Contractor to coordinate and install work of other trades required for complete greenhouse installation.**

**Products:** Manufactured by greenhouse company with minimum 5 years experience: Sturdy-built Greenhouse Manufacturing or approved equal.

### Submittals:

**Product Data:** Submit manufacturer's product data demonstrating materials and connections of components and attachment to CMU walls.

**Shop Drawings:** Provide plans, elevations, sections and details of assembly, erection, and anchorage.

### Execution:

Verify components for complete installation are shipped to site and all components are undamaged and suitable for installation. Store per manufacturer's instructions and protect from damage until installation. Prepare work by other trades needed prior to installation as required.

1. Notify Architect of unacceptable conditions upon discovery. Do not proceed with preparation and installation until any unacceptable conditions have been corrected.
2. Install components level and plumb or per manufacturer's details.
3. Repair any damage to adjacent materials caused by installation of vertical wheelchair lift
4. Upon completion, remove surplus material, debris, tools and equipment.

Protect installed products from damage during subsequent construction.



## DIVISION 14 - CONVEYING SYSTEM

### VERTICAL WHEELCHAIR LIFT:

**General:** Section includes complete, 4 stop pre-engineered enclosed vertical platform lift complying with American Society of Mechanical Engineers (ASME) Standards; ASME A17.1, ASME 17.5 and ASME A18.1 and local Code requirements as applicable. **General Contractor to coordinate and install work of other trades required for complete lift installation and operation including mechanical, electrical, plumbing, low voltage and structural support.**

### Submittals:

**Product Data:** Submit selection data for Owner's selection of standard enclosure, controls, signal fixture data and Sample warranty.

**Shop Drawings:** Show equipment arrangement specific to the proposed location and vertical rise. Provide plans, elevations, sections and details of assembly, erection, anchorage and equipment location. Indicate platform lift system capacities, sizes, performance, safety features, finishes and other pertinent information. Indicate electrical power requirements and branch circuit protection device recommendations.

**Operation and Maintenance Manuals:** At time of system demonstration, submit two copies of Owners Manual and wiring diagrams, Parts list with recommended parts inventory.

**Warranty:** Fully execute

### Products:

- A. 2 stop with 90 degree adjacent side configuration, 750 lb capacity, installed without pit. 3'x 4' cab floor area. 'Bruno' model VPL-3353B (or approved equal).
- B. Components:
  1. Drive tower including:
    - a. main frame: steel tube guides with formed steel sheet back; welded construction.
    - b. Travel carriage: Steel tube and plate fabrication with 2 3/4" diameter front and back sealed dual ball bearing wheels, and adjustable low friction plastic side stabilizer pads.
    - c. DC battery-powered system including:
      - Primary drive: 1/2 hp motor, 1750 rpm, 24V DC permanent magnet, 10 full load amps, continuous duty.
      - Intermediate reduction: Dual 4L style poly-V belts and pulleys with 3.94:1 reduction.
      - Final drive: 1" diameter Acme screw with bronze nut and safety back up nut.
      - Motor controller: 24V DC relay control with 35A circuit breaker and disconnect.
      - Braking: Precision landing control.
  - d. Batteries (2): 12V DC; 34Ah.
  - e. Internal batter charger: 5A, 24V DC output with 120V AC, 3A 60Hz input.
  - f. Limit switches: Adjustable upper and lower limit switches: upper and lower final limit switches.
  - g. Drive tower cabinet: Formed steel sheet enclosure with top: bolted assembly.

- h. Platform: Formed steel floor with fully enclosed bottom safety panel, 42" high sidewalls with 1" metal tube frames fitted with sheet metal panels, grab bar, lighted platform controls with keyed on-off switch, continuous pressure up-down rocker switch, and emergency stop with audio visual alarm.
- i. Platform gate: 42" high; 1 1/2" metal tube frame fitted with 16 gauge steel panel, hinges, latch plate, and pull handle: electro-mechanical interlock releases gate with platform at lower landing; electronic sensors stop platform from operating unless gate is locked.
- j. Upper landing gate: 36" x 42"; 1 1/2" square x 12 gauge steel tube frame with clear acrylic insert panel, hinges, latch plate, cam locking actuator and pull handle, 3" x 1 1/2" x 12 gauge welded steel gate posts; interlock releases gate with platform at upper landing; electronic sensors stop platform from operation unless gate is locked; landing controls built into gate post, with keyed on-off switch and continuous pressure up-down rocker switch.
- k. Automatic folding ramp: 16" long by width of platform; self lowering.
- l. Enclosure: Aluminum frame with clear acrylic panels.
- m. Tower wing walls: 1 1/2" metal tube frames fitted with sheet metal panels; extend full height of enclosure.
- n. Lower landing door: 36" x 80"; 1 1/2" square x 12 gauge steel tube frame with clear acrylic insert panel, hinges, latch plate, cam locking actuator and pull handle, 3" x 1 1/2" x 12 gauge welded steel gate posts; interlock releases gate with platform at upper landing; electronic sensors stop platform from operation unless gate is locked; landing controls built into gate post, with keyed on-off switch and continuous pressure up-down rocker switch. Powder coat finish; manufacturer's standard color.
- o. Stationary sidewall and tower wing walls: 56" high; 1 1/2" metal tube frames filled with sheet metal panels.

### Execution:

Verify vertical and horizontal dimension, all existing conditions and work under other section are acceptable for installation of vertical wheel chair lift in accordance with manufacturer's written instructions and approved submittals.

1. Notify Architect of unacceptable conditions upon discovery. Do not proceed with preparation and installation until any unacceptable conditions have been corrected.
2. Prepare mounting locations for installation in accordance with manufacturer's written instructions and approved submittals.
3. install vertical wheelchair lift in accordance with manufacturer's written instructions and approved submittals.
4. Repair any damage to adjacent materials caused by installation of vertical wheelchair lift
5. Upon completion, remove surplus material, debris, tools and equipment.
6. Protect installed products from damage during subsequent construction.

## DIVISION 15 - MECHANICAL

**General:** The work of this section shall be completed on a **Design-Build** basis under a separate permit to be obtained and paid for by Contractor. Work to include ductless mini split systems for heating and cooling of main spaces indicated on drawings, Commercial kitchen range hood and ductwork for bath exhaust fans.

## DIVISION 16 - ELECTRICAL

**General:** The work of this section shall be completed on a **Design-Build** basis under a separate permit. Electrical and low voltage contractors shall provide and submit to the authority having jurisdiction and service provider all documents necessary to obtain such permits and receive all required inspections. The information provided on the drawings and listed below is provided to show general design intent and parameters. Design-Build contractor is responsible for coordinating power requirements and providing appropriate wiring and making connections to HVAC equipment, platform lift, overhead door operators and other specified equipment. Contractor shall coordinate and verify all specific details and requirements with serving utility and as necessary to provide complete and functional systems complying with all applicable current code provisions. Utilize existing circuits and devices where practical and safe. Device locations shown on drawings are intended to show completed work. Where existing devices are within 24" of those indicated on drawings and of appropriate type they may be retained.

### Products:

### Lighting:

Refer to Drawings for Light Fixture Schedule.

**Service Gear/ Panel:** All equipment shall be by single manufacturer; Pass and Seymour/ Legrand, Square D (or approved equal).

**Generator:** natural gas powered sized to provide power for all building loads with automatic transfer switch. Install per manufacturers instructions and applicable codes. Manufactured by Kohler, Generac or approved equal.

**Receptacles and Devices:** All switches and receptacles to be manufactured by Leviton, Pass and Seymour/ Legrand (or equal). All devices and and cover plates to be by single manufacturer.

**Telephone/Data:** General Contractor to provide and install data cabling to electric room and dedicated 2" conduit to each residential unit. Install additional conduits as required for access control systems, common areas

**Execution:** Install all items in strict accordance with the manufacturer's instructions, UL Listing and current Code requirements. Where the installation shown or specified is contrary to the manufacturer's instructions, advise the Architect in writing of the differences before proceeding with the installation.

Install luminaries uniformly aligned and level at heights indicated on drawings. Provide each fixture with a lamp as specified or as catalogued for the specific fixture type. Thoroughly clean fixtures and re-lamp fixtures as required upon completion of construction.

Touch up factory-painted surfaces, as necessary, with paint of matching color.

## DIVISION 22 - PLUMBING

### Basic Plumbing Materials and Methods:

### General:

The work of this section shall be completed on a Design-Build basis. Mechanical contractor shall provide and submit to the authority having jurisdiction all documents necessary to obtain such permits and receive all required inspections. The information provided on the drawings and listed below is provided to show general design intent and parameters. Contractor shall coordinate and verify all specific details and requirements as necessary to provide complete and functional systems complying with all applicable current codes. Contractor shall submit documents to Architect for review prior to permit submittal.

### Submittals:

**Record Drawings:** Maintain one set of drawings at the job site for the purpose of recording work of the mechanical contract, as actually installed. Submit one complete set to Architect at completion of project.

**Operation and Maintenance Manuals:** At time of system demonstration, submit one complete copy of the Operation and Maintenance Manuals to the Owner. Manual shall be bound in 3 ring binder, indexed and include all pertinent manufacturer, product and installer information.

### Products:

**Note:** Refer to Division 11 for Kitchen equipment.

**Water Closet:** Floor mounted, commercial weight, ADA height at ADA stalls, 1.28 gpf, automatic sensing flushometer, heavy-duty solid plastic seat, open front, American Standard Madera with Selectronic flush valve or equal.

**Urinal:** Wall mount, .5 gpf, automatic sensing flush valve, AC power operated, American Standard Washbrook or approved.

**Countertop Lavatory:** Vitreous china, ADA approved, drop-in, American Standard Aqualyn or equal

**Lavatory Faucet:** Touch free, AC power operated, satin chrome, 0.5 gpm flow restricting aerator, Delta 591T or approved.

**Drinking Fountain:** ADA compliant, drinking fountain/ water bottle filling station, Elkay EZS8WSK or approved.

**Mop Sink:** Floor mount, one-piece molded fiberglass, 24" x 24", Mustee 63M or approved; ADA wall mount utility faucet.

### Execution:

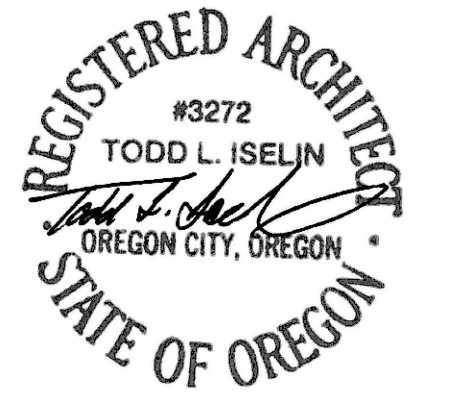
Install all equipment in strict accordance with the manufacture's instructions unless otherwise indicated. Where the installation shown or specified is contrary to the manufacturer's instructions, advise the Architect in writing of the differences before proceeding with the installation.

Upon completion of installation, fully instruct Owner's Representative in complete operations, adjustment and maintenance of each respective installation.



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**A6.3**

SPECIFICATIONS