

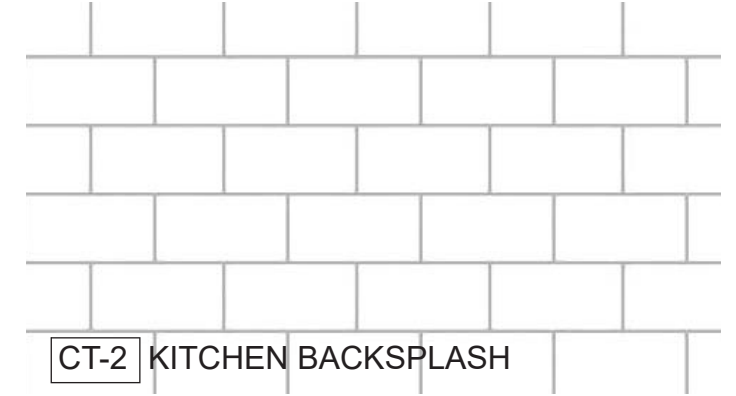
LANDMARK - INTERIOR FINISHES
APARTMENT



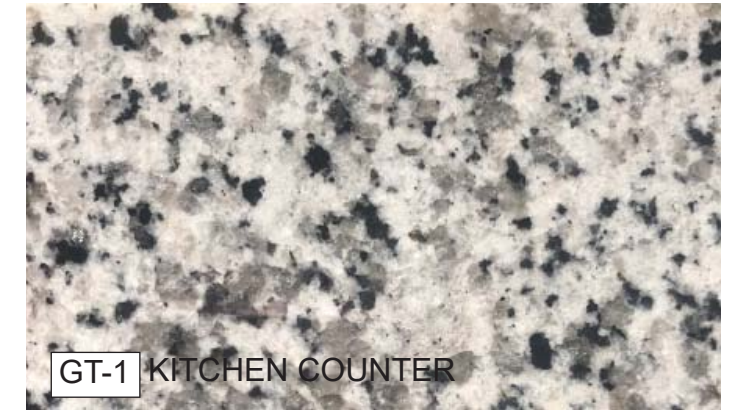
LVP-1



CPT-1



CT-2 KITCHEN BACKSPLASH



GT-1 KITCHEN COUNTER

FINISH INFORMATION

CPT-1:
SHAW FLOORS - COMMANDING TONAL - DOLPHIN
(STYLE: PS-808, COLOR: 00520)

CT-1:
MOHAWK - GLACIER COVE - TWILIGHT GREY - 12"x12"

CT-2:
DAL TILE - COLOR WHEEL COLLECTION - CLASSIC - 3" x 6" - GLOSSY -
0190 ARTIC WHITE

GT-1:
CHINESE GRANITE - CHINA BETHEL WHITE - ONDX GREY

LVP-1:
ARMSTRONG - NATURAL CREATIONS DIAMOND 10
ARBORART - AVILA OAK MADRID GRAY - NA194 - 4"x36"

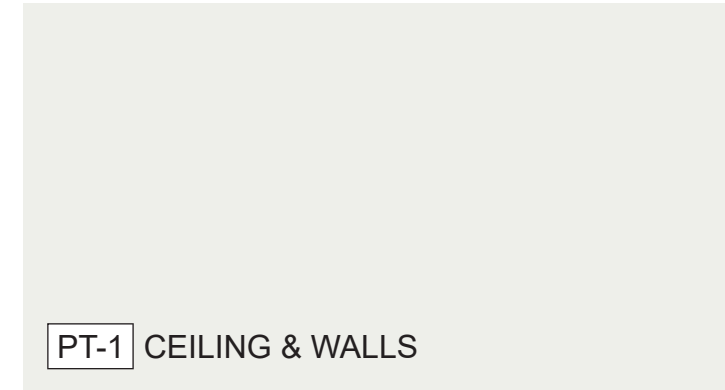
PT-1:
SHERWIN WILLIAMS - EXTRA WHITE - SW 7006

PT-2:
SHERWIN WILLIAMS - RHINESTONE - SW 7656

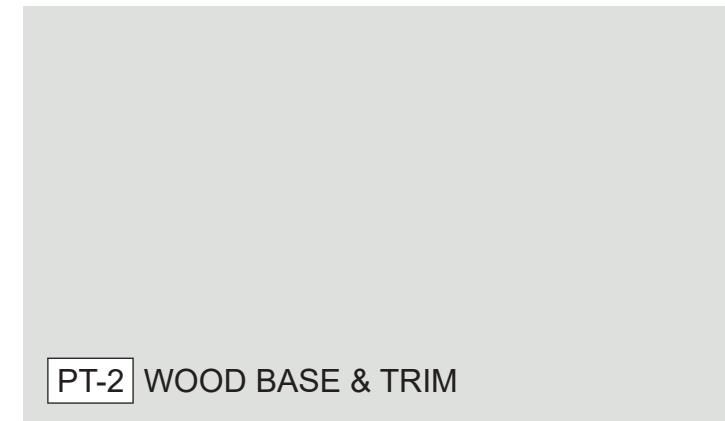
PT-3:
SHERWIN WILLIAMS - MARCH WIND - SW 7668



CT-1 BATHROOM



PT-1 CEILING & WALLS

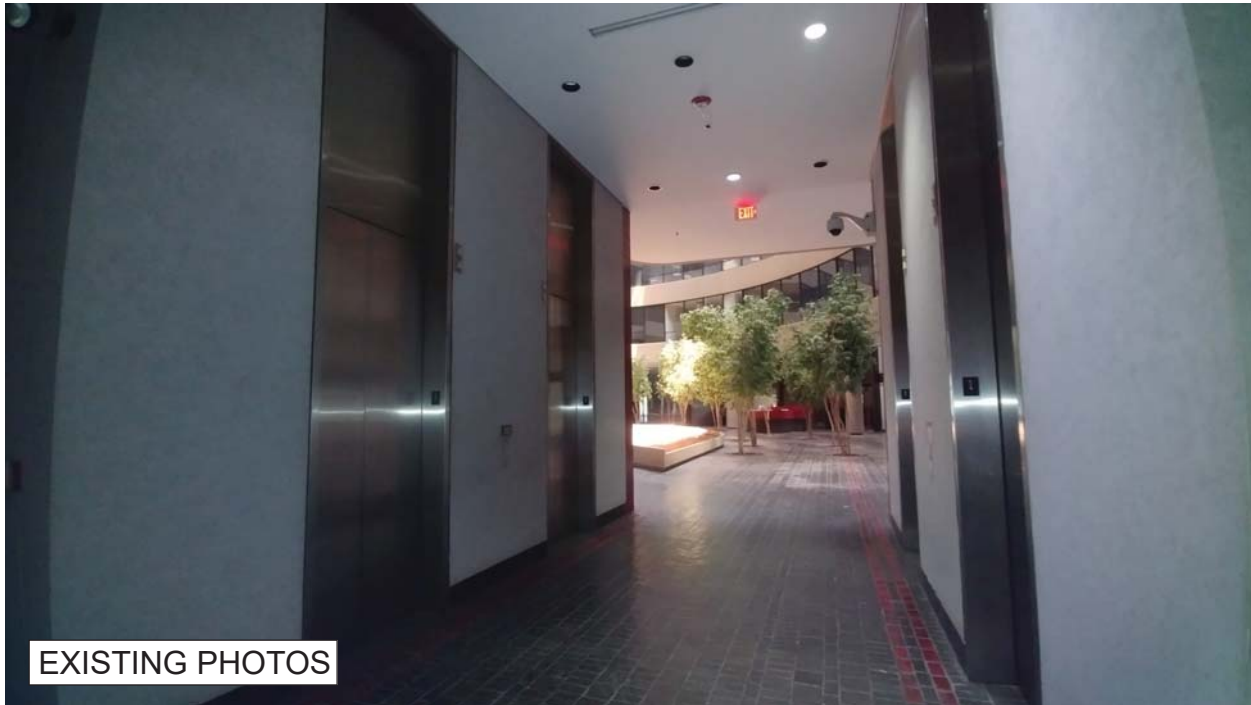


PT-2 WOOD BASE & TRIM



CABINETS TO BE SOLID WOOD, PAINTED PT-3

LANDMARK - INTERIOR FINISHES
1ST FLOOR LOBBY & ELEVATORS



EXISTING PHOTOS



INSPIRATION



WD-1 LOBBY WALL PANELS



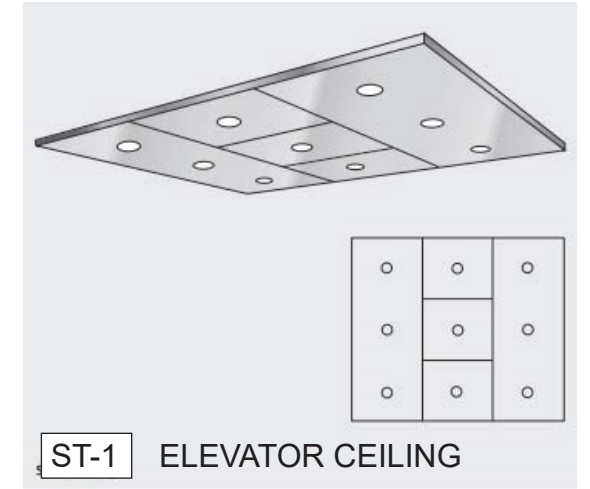
CT-3 LOBBY FLOORING



GL-1 ELEVATOR WALL PANELS



CT-5 EXT./INT. WALL TILE



ST-1 ELEVATOR CEILING



STAINLESS STEEL TRIM & HARDWARE

FINISH INFORMATION

GL-1:
BENDHEIM - BACK-PAINTED ARCHITECTURAL
GLASS - BRILLIANT WHITE

ST-1:
SCHLINDER - SC08 CEILING - #4 BRUSHED
STAINLESS STEEL

CT-3:
DAL TILE - SANTINO - GRIGIO SN08 - 18"x36"

CT-4:
DAL TILE - SANTINO - GRIGIO SN08 - 18"x18"

CT-5:
AKDO - LOOM - ARTIC WHITE (C&F) - 12"x12"

WD-1:
ARMSTRONG - WOODWORKS WALLS - UN-
PERFORATED PANELS - SIZE TBD - NATURAL
VARIATIONS WALNUT

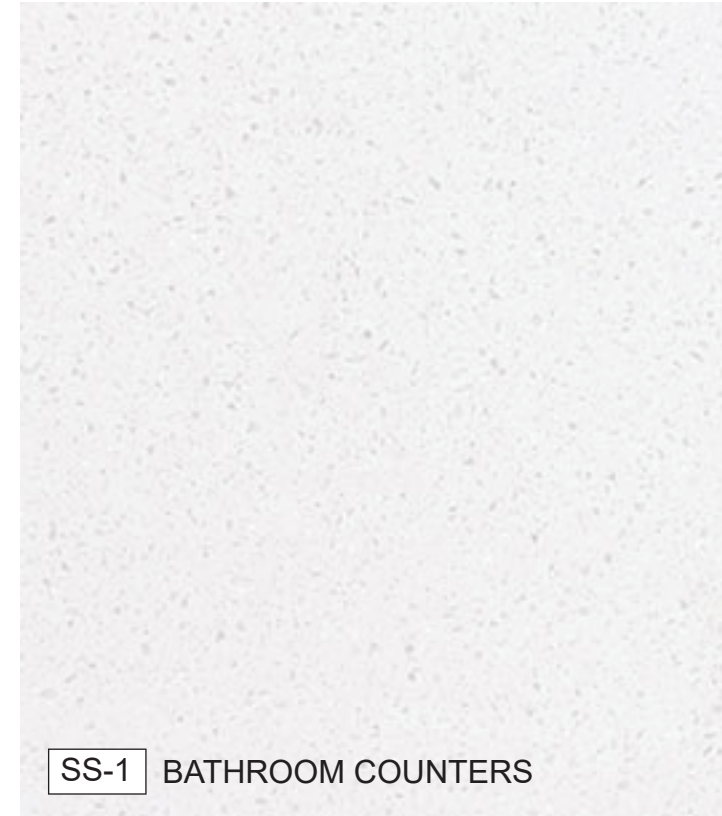


CT-4 ELEVATOR FLOORING

LANDMARK - INTERIOR FINISHES
RESTROOMS - LOBBY



CT-6 ACCENT WALL TILE (SINKS)



SS-1 BATHROOM COUNTERS



BACKLIT MIRRORS



ST-2 BATHROOM PARTITIONS

FINISH INFORMATION

CT-4:
DAL TILE - SANTINO - GRIGIO SN08 - 18"x18"

CT-6:
MSI - CALACATTA MARBELLA - PEEL AND STICK - MARBLE
MOSAIC - 12"x12"

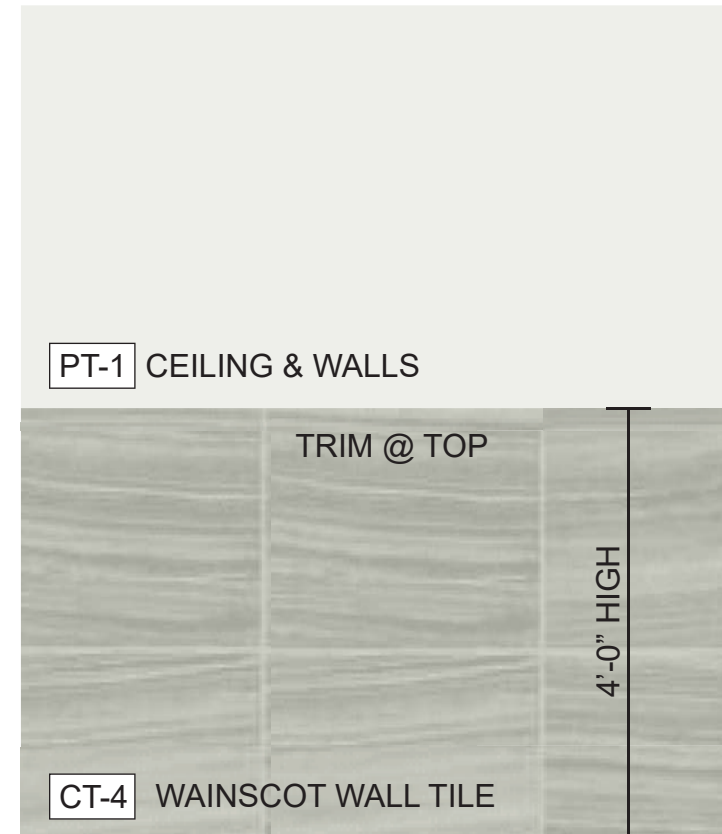
PT-1:
SHERWIN WILLIAMS - EXTRA WHITE - SW 7006

SS-1:
LG HI-MACS USA - SOLID SURFACE - FROSTINE - W101

ST-2:
BRADLEY - TOILET PARTITIONS - STAINLESS STEEL -
FLOOR MOUNTED - VERIFY SIZES NEEDED



CT-4 BATHROOM FLOORING



CT-4 WAINSCOT WALL TILE

PT-1 CEILING & WALLS



SINK INSPIRATION

SECTION 09 51 23 - ACOUSTICAL TILE CEILINGS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Acoustical tiles for interior ceilings.
2. Fully concealed, direct-hung, suspension systems.

1.2 PREINSTALLATION MEETINGS

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1.4 INFORMATIONAL SUBMITTALS

A. Product test reports.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance data.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Surface-Burning Characteristics: Comply with ASTM E 84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

1. Flame-Spread Index: Class A according to ASTM E 1264.
2. Smoke-Developed Index: 50 or less.

2.2 ACOUSTICAL TILES

A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Armstrong World Industries, Inc.

- B. Acoustical Tile Standard: Manufacturer's standard tiles of configuration indicated that comply with ASTM E 1264.
- C. Color: White.
- D. Light Reflectance (LR): LR 0.83 or greater per ASTM E1477-98.
- E. Ceiling Attenuation Class (CAC): 35 minimum.
- F. Edge/Joint Detail: Angled tegular.
- G. Thickness: 5/8 inch .
- H. Modular Size: 24" x 24".

2.3 METAL SUSPENSION SYSTEM

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Armstrong World Industries, Inc.
- B. Metal Suspension-System Standard: Manufacturer's standard, direct-hung, fully concealed, metal suspension system that complies with applicable requirements in ASTM C 635/C 635M.
- C. Direct-Hung, Double-Web Suspension System: Main and cross runners roll formed from and capped with cold-rolled steel sheet, prepainted, electrolytically zinc coated, or hot-dip galvanized, G30 coating designation.
 - 1. Structural Classification: Intermediate-duty system.
 - 2. Access: Upward Downward and end pivoted , with initial access openings of size indicated below and located throughout ceiling within each module formed by main and cross runners, with additional access available by progressively removing remaining acoustical tiles.
 - a. Initial Access Opening: In each module, 24 by 24 inches .

2.4 ACCESSORIES

- A. Attachment Devices: Size for five times the design load indicated in ASTM C 635/C 635M, Table 1, "Direct Hung," unless otherwise indicated. Comply with seismic design requirements.
- B. Seismic Clips: Manufacturer's standard seismic clips designed to secure acoustical tiles in-place during a seismic event.

2.5 METAL EDGE MOLDINGS AND TRIM

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Armstrong World Industries, Inc.
- B. Roll-Formed, Sheet-Metal Edge Moldings and Trim: Type and profile indicated or, if not indicated, manufacturer's standard moldings for edges and penetrations complying with seismic design requirements; formed from sheet metal of same material, finish, and color as that used for of suspension-system runners.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Measure each ceiling area and establish layout of acoustical tiles to balance border widths at opposite edges of each ceiling. Avoid using less-than-half-width tiles at borders unless otherwise indicated.
- B. Layout openings for penetrations centered on the penetrating items.

3.2 INSTALLATION OF SUSPENDED ACOUSTICAL TILE CEILINGS

- A. Install suspended acoustical tile ceilings according to ASTM C 636/C 636M, seismic design requirements, and manufacturer's written instructions.
- B. Install edge moldings and trim of type indicated at perimeter of acoustical ceiling area and where necessary to conceal edges of acoustical tiles.
 1. Do not use exposed fasteners, including pop rivets, on moldings and trim.
- C. Arrange directionally patterned acoustical tiles as indicated on reflected ceiling plans.

END OF SECTION 09 51 23

SECTION 11 31 00 - RESIDENTIAL APPLIANCES

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
 - 1. Cooking equipment including ranges.
 - 2. Ventilation range hoods
 - 3. Refrigerator/freezers.
 - 4. Washer
 - 5. Dryer
 - 6. Kitchen Sink Disposal

1.2 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples: For each exposed finish.
- C. Appliance Schedule: Use same designations indicated on Drawings.
- D. Maintenance data.

1.3 QUALITY ASSURANCE

- A. Installer Qualifications: An employer of workers trained and approved by manufacturer for installation and maintenance of units required for this Project.
- B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
- C. Gas-Burning Appliances: Comply with ANSI Z21 Series standards.
- D. Residential Appliances: Comply with NAECA standards.
- E. Energy Ratings: Provide appliances that qualify for the EPA/DOE ENERGY STAR product labeling program.

1.4 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer of each appliance specified agrees to repair or replace residential appliances or components that fail in materials or workmanship within specified warranty period.
 - 1. Electric Range: Five-year limited warranty for surface-burner elements.
 - 2. Microwave Oven: Five-year limited warranty for defects in the magnetron tube.

3. Refrigerator/Freezer: Five-year limited warranty for in-home service on the sealed refrigeration system.
4. Dishwasher: 10-year warranty for in-home service against deterioration of tub and door liner.
5. Clothes Washer: 10-year limited warranty for the inner wash basket and outer tub, and five-year limited warranty for the balance suspension system and drive transmission.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
 1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, products specified.
 2. Products: Subject to compliance with requirements, provide one of the products specified.
 3. Basis-of-Design Product: The design for each residential appliance is based on the product named. Subject to compliance with requirements, provide either the named product or a comparable product by one of the other manufacturers specified.

2.2 COOKING APPLIANCES

- A. Range RG: Electric, Free Standing
 1. Basis-of-Design Product: GE Artistry Range (ABS45DFBS) (Black) or a comparable product by one of the following:
 - a. Frigidaire
 - b. Jenn-Air
 - c. Kenmore
 - d. KitchenAid
 - e. LG
 - f. Maytag
 - g. Whirlpool Corporation
 2. ADA Range: GE ADA Range (JB450RFSS)
- B. Exhaust Hood:
 1. Basis-of-Design Product: Provide GE Artistry Range Hood (AV447FBS) (Black) or a comparable product by one of the following:
 - a. Frigidaire
 - b. Jenn-Air
 - c. LG
 - d. Kenmore
 - e. KitchenAid
 - f. Whirlpool Corporation
 2. ADA Range Hood: GE Range Hood (JV348LSS)

2.3 REFRIGERATION APPLIANCES

A. Refrigerator/Freezer:

1. Basis-of-Design Product: GE Artistry Refrigerator (ABE20EGEBS) (Black) or a comparable product by one of the following:
 - a. GE
 - b. Frigidaire
 - c. Jenn-Air
 - d. LG
 - e. Kenmore
 - f. KitchenAid
 - g. Whirlpool Corporation
2. ADA Refrigerator: GE ADA Refrigerator (GTZ18ICESS)

2.4 CLEANING APPLIANCES

A. Dishwasher:

1. Basis-of-Design Product: GE Artistry Dishwasher (ADT521PGFBS) (Black) or a comparable product by one of the following:
 - a. GE
 - b. Frigidaire
 - c. Jenn-Air
 - d. LG
 - e. Kenmore
 - f. KitchenAid
 - g. Whirlpool Corporation
2. ADA Dishwasher: GE ADA Dishwasher (GLDT696DSS)

B. Garbage Disposal:

1. Basis-of-Design Product: GE Artistry Food Disposer (GFC525V)

C. Washer/Dryer:

1. Basis-of-Design Product: GE Stackable Washer/Dryer (GTUN275EMWW) or a comparable product by one of the following:
 - a. GE
 - b. Frigidaire
 - c. Jenn-Air
 - d. LG
 - e. Kenmore
 - f. KitchenAid
 - g. Whirlpool Corporation
2. ADA Washer/Dryer combo LG All-in-One Washer and Dryer (WM3987HW)

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Built-in Equipment: Securely anchor units to supporting cabinets or countertops with concealed fasteners. Verify that clearances are adequate for proper functioning and rough openings are completely concealed.
- B. Freestanding Equipment: Place units in final locations after finishes have been completed in each area. Verify that clearances are adequate to properly operate equipment.
- C. Utilities: Refer to Divisions 15 and 16 for plumbing and electrical requirements.

END OF SECTION 113100

| Suggested Specifications | Section 124813**CS Entrance Floor Mats and Frames: Pedimat® M1**

Note: After downloading this spec, the Specifier must choose the correct finish, insert and frame options and delete all other options to produce an accurate specification.

Part 1 - General**1.01 Summary**

- A. This section includes the following types of entrance flooring systems:
 - 1. Floor Mats & Frame Assemblies
- B. Related Sections: The following sections contain requirements related to this section:
 - 1. Grouting frames into recess; refer to sections 03300 "Cast-In-Place Concrete" and section 03600 "Grout"
 - 2. Special requirements of various flooring types; refer to section 09400 "Terrazzo"

1.02 References

- A. American Society for Testing and Materials (ASTM)
- B. The Aluminum Association
- C. The Carpet and Rug Institute (CRI)
- D. The National Floor Safety Institute (NFSI)
- E. International Organization for Standardization (ISO)

1.03 Submittals

- A. General: Submit the following in accordance with conditions of contract and Division 1 specification section 01300.
- B. Product data for each type of floor mat and frame specified including manufacturer's specifications and installation instructions.
- C. Shop drawings in sufficient detail showing layout of mat and frame specified including details indicating construction relative to materials, direction of traffic, spline locations, profiles, anchors and accessories.
- D. Samples for verification purposes: Submit an assembled section of floor mat and frame members with selected tread insert showing each type of color for exposed floor mat, frame and accessories required.
- E. Maintenance data in the form of manufacturer's printed instructions for cleaning and maintaining floor mats.

1.04 Quality Assurance

[Specifier note: To maximize the life cycle of the entrance flooring and its appearance, the following items are critical: i) Most C/S mats are designed for traffic crossing perpendicular to the rail. ii) When designing an entranceway it is preferable to minimize the need for turning on the mat. iii) We recommend that splices in wider units (above 12') not be positioned in the middle of a door opening wherever possible.]

- A. Flammability in accordance with ASTM E648, Class 1, Critical Radiant Flux, minimum 0.45 watts/m².
- B. Slip resistance in accordance with ASTM D-2047-96, Coefficient of Friction, minimum 0.60 for accessible routes. *[Specifier note: Slip and fall accidents are a major concern in commercial entranceways. We recommend that approved systems be certified by the manufacturer as meeting a minimum coefficient of friction of 0.60, when tested in wet conditions.]*
- C. Standard rolling load performance is 350 lb./wheel with larger loading requirements as specified (load applied to a solid 5" x 2" wide polyurethane wheel, 1000 passes without damage). *[Specifier note: For entranceways in businesses such as retail outlets, airports, banks, and casinos, rolling load performance is a critical factor. We recommend that units with the highest practical loading capability be specified for such entrances.]*
- D. Single Source Responsibility: Obtain floor mats and frames from one source of a single manufacturer.

- E. Utilize superior structural aluminum alloy 6063-T6 for rail connectors.
- F. Utilize a manufacturer that is ISO 9001 & 14001 certified.

1.05 Delivery, Storage and Handling

- A. Deliver materials to the project site ready for use and fabricated in as large sections and assemblies as practical, in unopened original factory packaging clearly labeled to identify manufacturer.

1.06 Project Conditions

- A. Field measurements: Check actual openings for mats by accurate field measurements before fabrication. Record actual measurements on final shop drawings. Coordinate fabrication schedule with construction progress to avoid delay of work.
- B. Recessed Conditions: **IMPORTANT:** Coordination with Division 03 00 00 Concrete specifications is required. For proper installation, the concrete recess must be flat and smooth throughout. If the recess is formed by a concrete contractor, the pour dimensions may require leveling grout to achieve the proper depth and a smooth finish. The final recess depth will match the specified product and must be field verified. For proper frame installation, the side walls of the concrete recess must also be straight and smooth. Inconsistencies with the recess and side walls must be remediated prior to product installation.

Part 2 - Products

2.01 Manufacturers

- A. Drawings and specifications are based on manufacturer's literature from Construction Specialties, Inc. unless otherwise indicated. Other manufacturers must comply with the minimum levels of material and detailing indicated on the drawings and specified herein.

2.02 Materials

- A. Aluminum - ASTM B 221, alloys 6063-T5, 6063-T6 for extrusions.
- B. Architectural Bronze - ASTM B 455, copper/zinc alloy C38500 for extrusions.
- C. Regrind PETG/Polyurethane extrusion.
- D. Flexible TPE extrusions.
- E. Tread insert options - refer to section 2.05.

2.03 Floor Mats

- A. **Model and Description - M1 Pedimat** Exposed hinge rail connectors shall be extruded 6063-T6 aluminum. (Optional C380 architectural bronze available) complete with perforations for drainage. Tread rails shall be manufactured from high-impact Regrind PET-G complete with co-extruded soft-durometer cushions. Overall depth without frame is 7/16" (11.1 mm). Supplied in mill (standard) or one of 9 optional colors as offered by manufacturer. (Call factory for custom colors.) Choose from anodized or heavy-duty powder coat finish.

2.04 Mat Frames

(Specifier to select one below and delete others) [Specifier note: Although most entrance flooring systems can accommodate some variation in the flatness of mat well bases, it is recommended that the surface beneath the mat be finished with a leveling screed to ensure optimum performance of the system.]

- A. **SM - Tapered Frame** shall be 1 1/2"(38.1mm) wide, with tapered lead-in edge for surface mounted applications. Frame color shall be black as offered by manufacturer.
- B. **LB – Level Base Frame** shall be a 3/4"(19.1mm) deep recessed frame in 6063-T5 aluminum alloy (optional architectural bronze) with 1/4"(6.4mm) wide exposed surface. Black TPE trim fillers shall be furnished as required when standard 2" (50.8mm) tread spacing cannot be maintained. Frame color shall be supplied in mill (standard) or one of 9 optional colors as offered by manufacturer. (Custom colors are available.) Choose from anodized or heavy-duty powder coat finish. **Note:** Installer shall use recommended latex screed to ensure level base.

- C. **TNG - Tapered Angle Frame** (*Specifier note: the tapered angle frame is for use when additional screed for level base is not necessary.*) shall be a 1/2"(12.7mm) deep recessed frame in 6063-T5 aluminum alloy. Frame color shall be supplied in standard mill or one of 9 optional colors as offered by manufacturer. (Custom colors are available.) Choose from anodized or heavy-duty powder coat finish.
- D. **TA – Surface Mounted Aluminum Frame** shall be a 1 5/8"(38.1mm) wide 6105-T5 aluminum alloy and permanently positions mat for surface mounted applications. Frame color shall be supplied in mill (standard) or one of 9 optional colors as offered by manufacturer. (Custom colors are available.) Choose from anodized or heavy-duty powder coat finish.
- E. **THFR- Threshold Frame** shall be supplied in 6063-T6 aluminum alloy. For surface/recess installations to provide a flush transition from the entryway door threshold to the mat surface. The frame does not require a leveling screed. Choose from anodized or heavy-duty powder coat finish.
- F. **PS – Carpet Transition Frame** as supplied in 6063-T5-aluminum alloy creates a receiver for surrounding commercial carpet. Frame color shall be supplied in standard mill or one of 9 optional colors as offered by manufacturer. (Custom colors are available.) Choose from anodized or heavy-duty powder coat finish.

2.05 Tread Insert Options

(*Specifier to select one below and delete others.*)

- A. **HD – MonoTuft HD™ Carpet** shall meet CRI standard for good indoor air quality. Fibers shall include a minimum of 100, 12 mil monofilament fibers per square inch. Available in one of 21 standard colors as offered by manufacturer. Each carpet fiber and monofilament shall be fusion-bonded to a rigid two-ply backing to prevent fraying and supplied in continuous splice-free lengths. Anti-static carpet fibers shall contain antimicrobial additive and be treated with Scotchgard® to reduce soiling. Carpet weight shall be 33-oz./yd².
- B. **EC - Exterior Carpet** shall be solution dyed polypropylene fibers with 50/50 blend of 600/12-denier multi filament and 595/D1 monofilament, available in one of 4 standard colors as offered by manufacturer. The texturized fibers have ultraviolet blockers and color as an integral part of the filament. Each carpet fiber and monofilament shall be fusion-bonded to a rigid two-ply backing to prevent fraying and supplied in continuous splice-free lengths. (Waterproof fibers do not get soggy, rot, fade or stain.) Carpet weight shall be 32-oz./yd².
- C. **R - Rubber** shall include a flexible TPE tread insert in color Black
- D. **L - Logo Option** (Designstep carpet inserts only) Each entrance mat specifically detailed shall include a logo or trademark.

Part 3 - Execution

3.01 Examination

- A. Verification of conditions: Examine areas and conditions under which work is to be performed and identify conditions detrimental to proper or timely completion.
 1. Do not proceed until unsatisfactory conditions have been corrected.

3.02 Preparation

- A. Manufacturer shall offer assistance and guidance to provide a template of irregular shaped mat assemblies to ensure a proper installation.

3.03 Installation

- A. Install the work of this section in strict accordance with the manufacturer's recommendations.
- B. Set mat at height recommended by manufacturer for most effective cleaning action.
- C. Coordinate top of mat surface with bottom of doors that swing across to provide ample clearance between door and mat.

3.04 Cleaning

- A. It is important to the life cycle of the entrance mat that a maintenance schedule be developed which includes regular vacuuming and extraction that correctly matches the amount of traffic the mat incurs.

3.05 Protection

- A. After completing required frame installation and concrete work, provide temporary filler of plywood or fiberboard in recess, and cover frames with plywood protective flooring. Maintain protection until construction traffic has ended and project is near time of substantial completion.
- B. Defer installation of floor mats until time of substantial completion of project.