

**ADDENDUM #2**

<b>Addendum #</b>	Addendum #2	<b>Date Issued</b>	06/01/2026
<b>Project Name   Job #</b>	Buffalo Manor Apartment Complex		20245211
<b>Bid Date   Time</b>	June 4, 2026		2:00 pm (CST)

**THIS ADDENDUM AMENDS AND BECOMES PART OF THE CONTRACT DOCUMENTS FOR EAPC PROJECT 20245211 DATED 06/01/2026, RESPECTIVELY. EACH BIDDER SHALL ACKNOWLEDGE RECEIPT OF THIS ADDENDUM BY MARKING THE ADDENDUM NUMBER AND DATE ON THE BID FORM.**

**CLARIFICATIONS**

1. Contractor shall include the building permit costs in their Bid.
2. All unit interior doors shall be as indicated in Typical Unit Door Schedule on Sheet A801. This shall supersede all other unit door schedules.
3. All unit interior doors shall have 1 3/4" hollow core wood leafs. Unit entry doors to be 1 3/4" solid core wood.
4. Garage exterior walls to have GWB sheathing except where OSB sheathing is required.
5. Interior wall finish should have light orange peel texture.
6. Roof and wall sheathing thickness on Structural drawings should be followed over the thickness listed in Architectural drawings.
7. Maintenance garage interior shall have GWB over continuous vapor barrier.
8. Provide abuse resistant GWB walls at common public interior spaces. Provide abuse-resistant GWB at lobby, corridor and stairwell walls.
9. NM cable may be used where allowed by the NEC.
10. Red fire alarm cable may be used where concealed and allowed by codes.

**SPECIFICATIONS**

Section #	SPECIFICATION NAME	REVISION
00 0110	TABLE OF CONTENTS	REPLACE this Section, with the attached.
08 4313.2.3.B.5	ALUMINUM-FRAMED STOREFRONT	CHANGE to read "Wide stile, 5" nominal width."
08 8000	GLAZING	REPLACE this Section, with the attached. Added FR glazing.
09 6513	RESILIENT BASE AND ACCESSORIES	REPLACE this Section, with the attached.
32 9200	TURF AND GRASSES	ADD this Section, attached.



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**DRAWINGS**

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G001	COVER SHEET – BUFFALO MANOR 1. Civil sheets updated.
G003	ARCHITECTURAL SITE PLAN 1. Monument sign location changed.
G004	GARAGE PLANS, SECTIONS, & ELEVATIONS 1. Notes added or changed 2. Dimensions added to Details 1/G004, 2/G004, and 6/G004
L102	PLANTING DETAILS 1. Planting notes updated.
A021	WALL, FLOOR & ROOF TYPES 1. Contractor note revised.
A441	WALL SECTIONS 1. Detail 2/A441 adjusted. 2. Details 6/A441 and 7/A441 notes adjusted.
A501	UNIT PLANS AND INTERIOR ELEVATIONS 1. Unit door schedule removed from sheet
A502	UNIT PLANS AND INTERIOR ELEVATIONS 1. Unit door schedule removed from sheet
A503	UNIT PLANS AND INTERIOR ELEVATIONS 1. Unit door schedule removed from sheet 2. General notes made visible
A504	ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS 1. Accessories legend location adjusted.
A801	DOOR SCHEDULE, DOOR AND WINDOW ELEVATIONS 1. Door hardware group numbers added. 2. Typical unit door schedule added.
A901	INTERIOR FINISH FLOOR PLAN 1. ADD- RTF-1 and moved the other down to match design intent of floor plan. 2. CLARIFIED- Transition
E301	FIRST FLOOR LIGHTING PLAN 1. Revised

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E302	SECOND FLOOR LIGHTING PLAN 1. Revised
E303	THIRD FLOOR LIGHTING PLAN 1. Revised
E601	UNIT PLANS 1. Revised
E802	LIGHTING SCHEDULES AND DETAILS 1. Revised
S001	STRUCTURAL GENERAL NOTES, LOADS & MATERIAL NOTE TABLES 1. Revised wood truss deflection limits 2. Revised wood material notes
S202	SECOND FLOOR FRAMING PLAN 1. Revised header schedule and plan callouts
S203	THIRD FLOOR FRAMING PLAN 1. Revised header schedule and plan callouts
S204	ROOF FRAMING PLAN 1. Revised header schedule and plan callouts
S206	GARAGE ROOF FRAMING PLANS 1. Revised header schedule and plan callouts

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**PRIOR APPROVALS**

Subject to meeting all of the requirements of the plans and specifications, the following items are approved for bidding:

Section	Item	Approved Manufacturer/Product
07 3113	Roof Vents	Lomanco
07 4600	Steel Siding	Quality Edge Truedar Siding
08 1113	Hollow Metal Doors & Frames	Curries
10 5723	Adjustable Shelving	Organized Living
27 1000	Structured Cable	Panduit and General Speed

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**ATTACHMENTS****SPECIFICATIONS**

00 0110 – TABLE OF CONTENTS  
08 8000 - GLAZING  
096513 – RESILIENT BASE AND ACCESSORIES  
32 9200 – TURF AND GRASSES

**DRAWINGS**

G001, G003, G004  
  
L102  
  
A021, A441, A501, A502, A503, A504, A801, A901  
  
E301, E302, E303, E601, E802  
  
S001, S202, S203, S204, S206

**END OF ADDENDUM #2**

## **TABLE OF CONTENTS**

### **DIVISION 00 -- PROCUREMENT AND CONTRACTING REQUIREMENTS**

- 00 0110 - TABLE OF CONTENTS
- 00 0200 - INVITATION TO BID
- 00 1000 - INSTRUCTIONS TO BIDDERS
  - AIA Document A701-2018, Instructions to Bidders
- 00 1001 - SUPPLEMENTARY INSTRUCTIONS TO BIDDERS
- 00 2000 - INFORMATION AVAILABLE TO BIDDERS
  - Geotechnical Evaluation Report
- 00 3000 - FORMS
- 00 7000 - GENERAL CONDITIONS
  - ARTICLE 16 - SUPPLEMENTARY CONDITIONS
- 00 8000 - SPECIAL CONDITIONS - BUILD AMERICA-BUY AMERICA

### **DIVISION 01 -- GENERAL REQUIREMENTS**

- 01 1000 - SUMMARY
- 01 2500 - SUBSTITUTION PROCEDURES
- 01 2600 - CONTRACT MODIFICATION PROCEDURES
- 01 2900 - PAYMENT PROCEDURES
- 01 3100 - PROJECT MANAGEMENT AND COORDINATION
- 01 3200 - CONSTRUCTION PROGRESS DOCUMENTATION
- 01 3300 - SUBMITTAL PROCEDURES
- 01 4000 - QUALITY REQUIREMENTS
- 01 6000 - PRODUCT REQUIREMENTS
- 01 7300 - EXECUTION
- 01 7419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL
- 01 7700 - CLOSEOUT PROCEDURES
- 01 7823 - OPERATION AND MAINTENANCE DATA
- 01 7839 - PROJECT RECORD DOCUMENTS
- 01 7900 - DEMONSTRATION AND TRAINING

### **DIVISION 02 -- EXISTING CONDITIONS**

- 02 4100 - SITE DEMOLITION

### **DIVISION 03 -- CONCRETE**

- 03 1000 - CONCRETE FORMING AND ACCESSORIES
- 03 2000 - CONCRETE REINFORCING
- 03 3000 - CAST-IN-PLACE CONCRETE
- 03 5400 - CAST UNDERLAYMENT

**DIVISION 04 -- MASONRY**

04 2000 - UNIT MASONRY

**DIVISION 05 -- METALS**

05 5000 - METAL FABRICATIONS

**DIVISION 06 -- WOOD, PLASTICS, AND COMPOSITES**

06 1000 - ROUGH CARPENTRY

06 1753 - SHOP-FABRICATED WOOD TRUSSES

06 2000 - FINISH CARPENTRY

06 8316 - FIBERGLASS REINFORCED PANELING

**DIVISION 07 -- THERMAL AND MOISTURE PROTECTION**

07 1113 - BITUMINOUS DAMPPROOFING

07 1300 - SHEET WATERPROOFING

07 2100 - THERMAL INSULATION

07 2119 - FOAMED-IN-PLACE INSULATION

07 2126 - BLOWN INSULATION

07 2600 - VAPOR RETARDERS

07 2700 - AIR BARRIERS

07 3113 - ASPHALT SHINGLES

07 4600 - METAL SIDING

07 5300 - ELASTOMERIC MEMBRANE ROOFING

07 7100 - ROOF SPECIALTIES

07 7123 - MANUFACTURED GUTTERS AND DOWNSPOUTS

07 8400 - FIRESTOPPING

07 9200 - JOINT SEALANTS

**DIVISION 08 -- OPENINGS**

08 1113 - HOLLOW METAL DOORS AND FRAMES

08 1416 - FLUSH WOOD DOORS

08 3100 - ACCESS DOORS AND PANELS

08 3343 - OVERHEAD COILING SMOKE CURTAINS

08 3613 - SECTIONAL DOORS

08 4313 - ALUMINUM-FRAMED STOREFRONTS

08 5400 - COMPOSITE WINDOWS

08 5413 - FIBERGLASS WINDOWS

08 7100 - DOOR HARDWARE

08 7100.13 - DOOR HARDWARE SCHEDULE

08 7113 - POWER DOOR OPERATORS

08 8000 - GLAZING

**DIVISION 09 -- FINISHES**

- 09 2116 - GYPSUM BOARD ASSEMBLIES
- 09 3000 - TILING
- 09 5100 - ACOUSTICAL CEILINGS
- 09 6513 - RESILIENT BASE AND ACCESSORIES
- 09 6516 - RESILIENT SHEET FLOORING
- 09 6519 - RESILIENT TILE FLOORING
- 09 6813 - TILE CARPETING
- 09 9113 - EXTERIOR PAINTING
- 09 9123 - INTERIOR PAINTING

**DIVISION 10 -- SPECIALTIES**

- 10 1423 - PANEL SIGNAGE
- 10 2600 - WALL AND DOOR PROTECTION
- 10 2800 - TOILET, BATH, AND LAUNDRY ACCESSORIES
- 10 4400 - FIRE PROTECTION SPECIALTIES
- 10 5500 - POSTAL SPECIALTIES
- 10 5723 - CLOSET AND UTILITY SHELVING

**DIVISION 11 -- EQUIPMENT**

- 11 3013 - RESIDENTIAL APPLIANCES

**DIVISION 12 -- FURNISHINGS**

- 12 2116 - VERTICAL LOUVER BLINDS
- 12 3530 - RESIDENTIAL CASEWORK
- 12 3623.13 - PLASTIC-LAMINATE-CLAD COUNTERTOPS
- 12 3661.16 - SOLID SURFACING COUNTERTOPS

**DIVISION 13 -- SPECIAL CONSTRUCTION (NOT USED)**

**DIVISION 14 -- CONVEYING EQUIPMENT**

- 14 2400 - HYDRAULIC ELEVATORS

**DIVISION 20 -- FACILITY SERVICES**

- 20 0513 - COMMON MOTOR REQUIREMENTS

**DIVISION 21 -- FIRE SUPPRESSION**

- 21 0523 - GENERAL-DUTY VALVES FOR WATER-BASED FIRE-SUPPRESSION PIPING
- 21 0553 - IDENTIFICATION FOR FIRE SUPPRESSION PIPING AND EQUIPMENT
- 21 1300 - FIRE-SUPPRESSION SPRINKLER SYSTEMS

**DIVISION 22 -- PLUMBING**

- 22 0516 - EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPING
- 22 0517 - SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING
- 22 0519 - METERS AND GAUGES FOR PLUMBING PIPING
- 22 0523 - GENERAL-DUTY VALVES FOR PLUMBING PIPING
- 22 0529 - HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT
- 22 0548 - VIBRATION AND SEISMIC CONTROLS FOR PLUMBING PIPING AND EQUIPMENT
- 22 0553 - IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT
- 22 0716 - PLUMBING EQUIPMENT INSULATION
- 22 0719 - PLUMBING PIPING INSULATION
- 22 1005 - PLUMBING PIPING
- 22 1119 - DOMESTIC WATER PIPING SPECIALTIES
- 22 1123 - DOMESTIC WATER PUMPS
- 22 1319 - SANITARY WASTE PIPING SPECIALTIES
- 22 1429 - SUMP PUMPS
- 22 3000 - PLUMBING EQUIPMENT
- 22 4000 - PLUMBING FIXTURES

**DIVISION 23 -- HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)**

- 23 0516 - EXPANSION FITTINGS AND LOOPS FOR HVAC PIPING
- 23 0517 - SLEEVES AND SLEEVE SEALS FOR HVAC PIPING
- 23 0519 - METERS AND GAUGES FOR HVAC PIPING
- 23 0523 - GENERAL-DUTY VALVES FOR HVAC PIPING
- 23 0529 - HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT
- 23 0553 - IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
- 23 0593 - TESTING, ADJUSTING, AND BALANCING FOR HVAC
- 23 0713 - DUCT INSULATION
- 23 0716 - HVAC EQUIPMENT INSULATION
- 23 0719 - HVAC PIPING INSULATION
- 23 0923 - HVAC INSTRUMENTATION AND CONTROLS
- 23 0923.11 - CONTROL VALVES
- 23 0923.30 - VARIABLE FREQUENCY CONTROLLERS
- 23 0993.11 - SEQUENCE OF OPERATIONS
- 23 1123 - FACILITY NATURAL-GAS PIPING
- 23 2113 - HYDRONIC PIPING
- 23 2114 - HYDRONIC SPECIALTIES
- 23 2123 - HYDRONIC PUMPS
- 23 2300 - REFRIGERANT PIPING
- 23 2513 - WATER TREATMENT FOR CLOSED-LOOP HYDRONIC SYSTEMS
- 23 3113 - METAL DUCTS
- 23 3300 - AIR DUCT ACCESSORIES
- 23 3700 - AIR OUTLETS AND INLETS

- 23 5216 - CONDENSING BOILERS
- 23 7200 - AIR-TO-AIR ENERGY RECOVERY EQUIPMENT
- 23 8126 - SPLIT-SYSTEM AIR-CONDITIONERS
- 23 8200 - CONVECTION HEATING AND COOLING UNITS
- 23 8216 - AIR COILS

**DIVISION 25 -- INTEGRATED AUTOMATION (NOT USED)**

**DIVISION 26 -- ELECTRICAL**

- 26 0000 - ELECTRICAL GENERAL REQUIREMENTS
- 26 0100 - BASIC MATERIALS AND METHODS
- 26 0400 - ELECTRIC SERVICE
- 26 0519 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
- 26 0526 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
- 26 0529 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS
- 26 0533.13 - CONDUIT FOR ELECTRICAL SYSTEMS
- 26 0533.16 - BOXES FOR ELECTRICAL SYSTEMS
- 26 0553 - IDENTIFICATION FOR ELECTRICAL SYSTEMS
- 26 0583 - WIRING CONNECTIONS
- 26 0923 - LIGHTING CONTROL DEVICES
- 26 2413 - SWITCHBOARDS
- 26 2416 - PANELBOARDS
- 26 2726 - WIRING DEVICES
- 26 5100 - INTERIOR LIGHTING

**DIVISION 27 -- COMMUNICATIONS**

- 27 1000 - STRUCTURED CABLING

**DIVISION 28 -- ELECTRONIC SAFETY AND SECURITY**

- 28 1300 - ACCESS CONTROL
- 28 2300 - VIDEO SURVEILLANCE
- 28 3111 - DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM

**DIVISION 31 -- EARTHWORK**

- 31 0500 - COMMON WORK RESULTS FOR EARTHWORK
- 31 1100 - CLEARING AND GRUBBING
- 31 1413 - SOIL STRIPPING AND STOCKPILING
- 31 2300 - EXCAVATION AND FILL
- 31 2313 - SUBGRADE PREPARATION
- 31 2319 - DEWATERING
- 31 2333 - TRENCHING AND BACKFILLING
- 31 2336 - STRUCTURAL EXCAVATION AND FILL
- 31 2500 - EROSION AND SEDIMENTATION CONTROL

- 31 3700 - RIPRAP
- 31 5000 - EXCAVATION SUPPORT AND PROTECTION

**DIVISION 32 -- EXTERIOR IMPROVEMENTS**

- 32 0500 - COMMON WORK RESULTS FOR EXTERIOR IMPROVEMENTS
- 32 0505 - SELECTIVE DEMOLITION FOR EXTERIOR IMPROVEMENTS
- 32 0519 - GEOSYNTHETICS FOR EXTERIOR IMPROVEMENTS
- 32 0523 - COMMON WORK RESULTS FOR CONCRETE
- 32 0524 - CONCRETE SCHEDULES
- 32 0525 - CONCRETE FORMING
- 32 0526 - CONCRETE ACCESSORIES
- 32 0527 - CONCRETE REINFORCING
- 32 0528 - CAST-IN-PLACE CONCRETE
- 32 0529 - CONCRETE FINISHING
- 32 0530 - CONCRETE CURING
- 32 1113 - SUBGRADE MODIFICATIONS
- 32 1123 - AGGREGATE BASE COURSES
- 32 1313 - RIGID PAVING CONCRETE
- 32 1613 - CURBS AND GUTTERS
- 32 1623 - SIDEWALKS AND DRIVEWAYS
- 32 1723 - PAVEMENT MARKINGS
- 32 9113 - SOIL PREPARATION
- 32 9200 - TURF AND GRASSES

**DIVISION 33 -- UTILITIES**

- 33 0110.58 - DISINFECTION OF WATER UTILITY PIPING SYSTEM
- 33 0112 - INSPECTION AND TESTING OF WATER UTILITIES
- 33 0500 - COMMON WORK RESULTS FOR UTILITIES
- 33 0533 - POLYETHYLENE UTILITY
- 33 0561 - CONCRETE MANHOLES
- 33 0597.16 - MARKERS FOR UTILITY IDENTIFICATION
- 33 1413 - PUBLIC WATER UTILITY DISTRIBUTION PIPING
- 33 1419 - VALVES AND HYDRANTS FOR WATER UTILITY
- 33 3111 - PUBLIC SANITARY SEWERAGE GRAVITY PIPING
- 33 4416 - SUBDRAINAGE PIPING
- 33 4211 - STORMWATER GRAVITY PIPING
- 33 4231 - STORMWATER AREA DRAINS AND INLETS

**END OF SECTION 00 0110**

## SECTION 08 8000 - GLAZING

### PART 1 GENERAL

#### 1.1 SECTION INCLUDES

- A. Insulating glass units.
- B. Monolithic glazing units.
- C. Glazing compounds.
- D. Accessories.

#### 1.2 RELATED REQUIREMENTS

- A. Section 00 8000 - Special Conditions - Build America-Buy America.
- B. Section 07 9200 - Joint Sealants: Sealants for other than glazing purposes.
- C. Section 08 1416 - Flush Wood Doors: Glazed lites in doors.
- D. Section 08 4313 - Aluminum-Framed Storefronts: Glazing provided as part of storefront assembly.
- E. Section 08 5400 - Composite Windows: Glazing provided by window manufacturer.
- F. Section 10 2800 - Toilet, Bath, and Laundry Accessories: Mirrors.

#### 1.3 REFERENCE STANDARDS

- A. 16 CFR 1201 - Safety Standard for Architectural Glazing Materials; Current Edition.
- B. ANSI Z97.1 - American National Standard for Safety Glazing Materials Used in Buildings - Safety Performance Specifications and Methods of Test; 2015 (Reaffirmed 2020).
- C. ASTM C864 - Standard Specification for Dense Elastomeric Compression Seal Gaskets, Setting Blocks, and Spacers; 2005 (Reapproved 2019).
- D. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2018 (Reapproved 2024).
- E. ASTM C1036 - Standard Specification for Flat Glass; 2025.
- F. ASTM C1048 - Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass; 2025.
- G. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2025.
- H. ASTM C1376 - Standard Specification for Pyrolytic and Vacuum Deposition Coatings on Flat Glass; 2021a.

- I. ASTM E119 - Standard Test Methods for Fire Tests of Building Construction and Materials; 2026.
- J. ASTM E1300 - Standard Practice for Determining Load Resistance of Glass in Buildings; 2024.
- K. ASTM E2190 - Standard Specification for Insulating Glass Unit Performance and Evaluation; 2019.
- L. GANA (SM) - GANA Sealant Manual; 2008.
- M. ICC (IBC) - International Building Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- N. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies; 2022.
- O. NFRC 100 - Procedure for Determining Fenestration Product U-factors; 2023.
- P. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence; 2023.
- Q. NFRC 300 - Test Method for Determining the Solar Optical Properties of Glazing Materials and Systems; 2023.
- R. UL 10B - Standard for Fire Tests of Door Assemblies; Current Edition, Including All Revisions.
- S. UL 10C - Standard for Positive Pressure Fire Tests of Door Assemblies; Current Edition, Including All Revisions.
- T. UL 263 - Standard for Fire Tests of Building Construction and Materials; Current Edition, Including All Revisions.

#### 1.4 PERFORMANCE REQUIREMENTS

- A. General: Installed glazing systems shall withstand normal thermal movement and wind and impact loads without failure, including loss or glass breakage attributable to the following: defective manufacture, fabrication, or installation; failure of sealants or gaskets to remain watertight and airtight; deterioration of glazing materials; or other defects in construction.
- B. Delegated Design: Design glass, including comprehensive engineering analysis according to ASTM E 1300 and ICC's IBC by qualified engineer, using the following design criteria:
  - 1. Design Wind Pressures: Determine design wind pressures applicable to Project according to ASCE/SEI 7, based on location, exposure category, basic wind speed, and heights above grade indicated on drawings.
    - a. Building Importance Factor: 1.0
  - 2. Vertical Glazing: For glass surfaces sloped 15 degrees or less from vertical, design glass to resist design wind pressure based on glass type factors for short-duration load.
  - 3. Maximum Lateral Deflection: For glass supported on all four edges, limit center of glass deflection at design wind pressure to not more than 1/50 times the short-side length of 1", whichever is less.
  - 4. Differential Shading: Design glass to resist thermal stresses induced by differential shading within individual glass lites.

- C. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes acting on glass framing members and glazing components.
  - 1. Temperature Change: 120 deg F, ambient; 180 deg F, material surfaces.

#### 1.5 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data on All Specified Glazing Types: Provide structural, physical and environmental characteristics, size limitations, special handling and installation requirements.
- C. Product Data on Glazing Compounds and Accessories: Provide chemical, functional, and environmental characteristics, limitations, special application requirements, and identify available colors.
- D. Samples: Submit two samples 12 by 12 inch in size of glass units.
  - 1. Samples not required for glass Types G-1 or G-2.
  - 2. Provide samples of size sufficient to represent graphics or pattern to be supplied, no less than 8 inches square.
  - 3. Provide samples of glazing with divided lites, illustrating divider size, profile and color. Samples to utilize glass with tints as specified.
- E. Certificate: Certify that products of this section meet or exceed specified requirements.
- F. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

#### 1.6 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.
- B. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years documented experience.

#### 1.7 WARRANTY

- A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.
- B. Insulating Glass Units: Provide a five (5) year manufacturer warranty to include coverage for seal failure, interpane dusting or misting, including providing products to replace failed units.
- C. Manufacturer's Special Warranty for Tempered Glazing Units with Clear Intumescent Interlayer: Provide 5-year manufacturer warranty coverage to replace units that deteriorate, providing products to replace failed units, and commencing on the Date of Substantial Completion. Complete forms in Owner's name and register with manufacturer.
  - 1. Deterioration of tempered glazing units with clear intumescent interlayer is defined as failure of hermetic seal under normal use that is not attributed to glass breakage or to maintaining and cleaning glass contrary to manufacturer's written instructions. Evidence of failure is air bubbles within units, or obstruction of vision by contamination or deterioration of intumescent interlayer.

## PART 2 PRODUCTS

### 2.1 MANUFACTURERS

#### A. Glass Fabricators:

1. GGI - General Glass International: [www.generalglass.com/#sle](http://www.generalglass.com/#sle).
2. McGrory Glass, Inc: [www.mcgrory.com/#sle](http://www.mcgrory.com/#sle).
3. Oldcastle Building Envelope: [www.obe.com/#sle](http://www.obe.com/#sle).
4. Technical Glass Products: [www.fireglass.com/#sle](http://www.fireglass.com/#sle).
5. Trulite Glass & Aluminum Solutions, LLC: [www.trulite.com/#sle](http://www.trulite.com/#sle).
6. Viracon, Inc: [www.viracon.com/#sle](http://www.viracon.com/#sle).
7. Substitutions: See Section 01 6000 - Product Requirements.

#### B. Float Glass Manufacturers:

1. Cardinal Glass Industries: [www.cardinalcorp.com/#sle](http://www.cardinalcorp.com/#sle).
2. Guardian Glass, LLC: [www.guardianglass.com/#sle](http://www.guardianglass.com/#sle).
3. Oldcastle Building Envelope: [www.obe.com/#sle](http://www.obe.com/#sle).
4. Pilkington North America Inc: [www.pilkington.com/na/#sle](http://www.pilkington.com/na/#sle).
5. Saint Gobain North America: [www.saint-gobain.com/#sle](http://www.saint-gobain.com/#sle).
6. Vitro Architectural Glass (formerly PPG Glass): [www.vitroglazings.com/#sle](http://www.vitroglazings.com/#sle).
7. Substitutions: See Section 01 6000 - Product Requirements.

#### C. Fire-Resistance-Rated Glass Manufacturers:

1. SAFTIFIRST, a division of O'Keeffe's Inc; SuperLite II-XL: [www.safti.com/#sle](http://www.safti.com/#sle).
2. Pilkington North America Inc; \_\_\_\_\_: [www.pilkington.com/#sle](http://www.pilkington.com/#sle).
3. Substitutions: See Section 01 6000 - Product Requirements.

### 2.2 PERFORMANCE REQUIREMENTS - EXTERIOR GLAZING ASSEMBLIES

#### A. Provide type and thickness of exterior glazing assemblies to support assembly dead loads, and to withstand live loads caused by positive and negative wind pressure acting normal to plane of glass.

1. Comply with ASTM E1300 for design load resistance of glass type, thickness, dimensions, and maximum lateral deflection of supported glass.
2. Provide glass edge support system sufficiently stiff to limit the lateral deflection of supported glass edges to less than 1/175 of their lengths under specified design load.
3. Glass thicknesses listed are minimum.

#### B. Thermal and Optical Performance: Provide exterior glazing products with performance properties as indicated. Performance properties are in accordance with manufacturer's published data as determined with the following procedures and/or test methods:

1. Center of Glass U-Value: Comply with NFRC 100 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
2. Center of Glass Solar Heat Gain Coefficient (SHGC): Comply with NFRC 200 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
3. Solar Optical Properties: Comply with NFRC 300 test method.

## 2.3 GLASS MATERIALS

- A. Float Glass: Provide float glass based glazing unless otherwise indicated.
  - 1. Annealed Type: ASTM C1036, Type I - Transparent Flat, Class 1 - Clear, Quality - Q3.
  - 2. Kind FT - Fully Tempered Type: Complies with ASTM C1048.
  - 3. Fully Tempered Safety Glass: Complies with ANSI Z97.1 or 16 CFR 1201 criteria for safety glazing used in hazardous locations.

## 2.4 INSULATING GLASS UNITS

- A. Manufacturers:
  - 1. Glass: Any of the manufacturers specified for float glass.
- B. Insulating Glass Units, General: Types as indicated and located on drawings.
  - 1. Durability: Certified by an independent testing agency to comply with ASTM E2190.
  - 2. Coated Glass: Comply with requirements of ASTM C1376 for pyrolytic (hard-coat) or magnetic sputter vapor deposition (soft-coat) type coatings on flat glass; coated vision glass, Kind CV; coated overhead glass, Kind CO; or coated spandrel glass, Kind CS.
  - 3. Warm-Edge Spacers: Low-conductivity thermoplastic with desiccant warm-edge technology design.
    - a. Spacer Width: As required for specified insulating glass unit.
    - b. Spacer Height: Manufacturer's standard.
  - 4. Spacer Color: Black.
  - 5. Edge Seal:
    - a. Dual-Sealed System: Provide polyisobutylene sealant as primary seal applied between spacer and glass panes, and silicone, polysulfide, or polyurethane sealant as secondary seal applied around perimeter.
    - b. Color: Black.
  - 6. Purge interpane space with argon, hermetically sealed.
- C. Type IG-10 - Insulating Glass Units: Clear vision glass, double glazed.
  - 1. Applications: Exterior glazing unless otherwise indicated.
  - 2. Space between lites filled with argon.
  - 3. Outboard Lite: Annealed float glass, 1/4 inch thick, minimum.
    - a. Tint: Clear.
  - 4. Warm-edge spacer.
  - 5. Inboard Lite: Annealed float glass, 1/4 inch thick, minimum.
    - a. Tint: Clear.
    - b. Coating: Low-E (passive type), on #3 surface .
  - 6. Total Thickness: 1 inch.
  - 7. Thermal Transmittance (U-Value): As required to meet fenestration requirements for 2021 IECC Climate Zone 6.
  - 8. Shading Coefficient: 0.16, maximum.
- D. Type IG-20 - Insulating Glass Units: Clear safety glazing.
  - 1. Applications:
    - a. Glazed lites in exterior doors.
    - b. Glazed sidelights and panels next to exterior doors.
    - c. Other locations required by applicable federal, state, and local codes and regulations.

- d. Other locations indicated on drawings.
2. Glass Type: Same as Type IG-10 except use fully tempered float glass for both outboard and inboard lites.

## 2.5 SINGLE-PANE GLAZING UNITS

- A. Type G-1 - Monolithic Vision Glazing:
  1. Applications: Interior glazing unless otherwise indicated, where safety glazing is not required.
  2. Glass Type: Annealed float glass.
  3. Tint: Clear.
  4. Thickness: 1/4 inch, nominal.
- B. Type G-2 - Tempered Monolithic Safety Glazing: Non-fire-rated.
  1. Applications: Provide at the following locations, except where fire-rated glass is indicated or required.
    - a. Glazed lites in interior doors.
    - b. Glazed sidelights to doors.
    - c. Other locations required by applicable federal, state, and local codes and regulations.
    - d. Other locations indicated on drawings.
  2. Glass Type: Fully tempered safety glass as specified.
  3. Tint: Clear.
  4. Thickness: 1/4 inch, nominal.

## 2.6 FIRE RATED GLAZING UNITS

- A. Fire-Resistance-Rated Glazing: Type, thickness, and configuration of glazing that contains flames, smoke, and blocks radiant heat, as required to achieve indicated fire rating period exceeding 45 minutes.
  1. See Section 08 4435 for glazing in fire-rated framing assemblies.
  2. Applications:
    - a. Glazing in fire-rated door assembly.
    - b. Glazing in fire-rated window assembly.
    - c. Glazing in sidelites, borrowed lites, and other glazed openings in fire-rated wall assemblies.
    - d. Other locations as indicated on drawings.
  3. Glazing Method: As required for fire rating.
  4. Markings for Fire-Resistance-Rated Glazing Assemblies: Provide permanent markings on fire-resistance-rated glazing in compliance with ICC (IBC), local building code, and authorities having jurisdiction.
    - a. "W" - meets wall assembly criteria of ASTM E119 or UL 263 fire test standards.
    - b. "D" - meets fire door assembly criteria of NFPA 252, UL 10B, or UL 10C fire test standards.
    - c. "H" - meets fire door assembly hose stream test of NFPA 252, UL 10B, or UL 10C fire test standards.
    - d. "T" - meets temperature rise of not more than 450 degrees F above ambient at end of 30 minutes fire exposure in accordance with NFPA 252, UL 10B, or UL 10C fire test standards.
    - e. "XXX" - placeholder that represents fire rating period, in minutes.

## 2.7 GLAZING COMPOUNDS

- A. Silicone Glazing Sealant: Single component; neutral curing; capable of water immersion without loss of properties; nonbleeding, nonstaining; ASTM C920 Type S, Grade NS, Class 100/50, Use NT with cured Shore A hardness range of 15 to 25; color as selected.
- B. Manufacturers:
  - 1. Dow Corning Corporation; 790 Silicone Sealant: [www.dowcorning.com/construction/#sle](http://www.dowcorning.com/construction/#sle).
  - 2. Sika Corporation; SikaSil WS-290.
  - 3. Tremco Commercial Sealants & Waterproofing; Spectrem 1: [www.tremcosealants.com/#sle](http://www.tremcosealants.com/#sle).
  - 4. Substitutions: See Section 01 6000 - Product Requirements.

## 2.8 ACCESSORIES

- A. Setting Blocks: Silicone, with 80 to 90 Shore A durometer hardness; ASTM C864 Option II. Length of 0.1 inch for each square foot of glazing or minimum 4 inch by width of glazing rabbet space minus 1/16 inch by height to suit glazing method and pane weight and area.
- B. Glazing Tape, Back Bedding Mastic Type: Preformed, butyl-based, 100 percent solids compound with integral resilient spacer rod applicable to application indicated; 5 to 30 cured Shore A durometer hardness; coiled on release paper; black color.
- C. Glazing Tape: Closed cell polyvinyl chloride (PVC) foam, coiled on release paper over adhesive on two sides, maximum water absorption by volume of 2 percent, designed for compression of 25 percent to effect an air barrier and vapor retarder seal.
- D. Glazing Splines: Resilient silicone extruded shape to suit glazing channel retaining slot; ASTM C864 Option II; color black.

## PART 3 EXECUTION

### 3.1 VERIFICATION OF CONDITIONS

- A. Verify that openings for glazing are correctly sized and within tolerances, including those for size, squareness, and offsets at corners.
- B. Verify that surfaces of glazing channels or recesses are clean, free of obstructions that may impede moisture movement, weeps are clear, and support framing is ready to receive glazing system.
- C. Proceed with glazing system installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Clean contact surfaces with appropriate solvent and wipe dry within maximum of 24 hours before glazing. Remove coatings that are not tightly bonded to substrates.
- B. Seal porous glazing channels or recesses with substrate compatible primer or sealer.

- C. Prime surfaces scheduled to receive sealant where required for proper sealant adhesion.

### 3.3 INSTALLATION, GENERAL

- A. Install glazing of Types designated in locations indicated in drawings.
- B. Install glazing in compliance with written instructions of glass, gaskets, and other glazing material manufacturers, unless more stringent requirements are indicated, including those in glazing referenced standards.
- C. Install glazing sealants in accordance with ASTM C1193, GANA (SM), and manufacturer's instructions.
- D. Do not exceed edge pressures around perimeter of glass lites as stipulated by glass manufacturer.
- E. Set glass lites of system with uniform pattern, draw, bow, and similar characteristics.
- F. Set glass lites in proper orientation so that coatings face exterior or interior as indicated.
- G. Prevent glass from contact with any contaminating substances that may be the result of construction operations such as, and not limited to the following; weld splatter, fire-safing, plastering, mortar droppings, and paint.

### 3.4 INSTALLATION - DRY GLAZING METHOD (GASKET GLAZING)

- A. Application - Exterior and/or Interior Glazed: Set glazing infills from either the exterior or the interior of the building.
- B. Place setting blocks at 1/4 points with edge block no more than 6 inch from corners.
- C. Rest glazing on setting blocks and push against fixed stop with sufficient pressure on gasket to attain full contact.
- D. Install removable stops without displacing glazing gasket; exert pressure for full continuous contact.

### 3.5 FIELD QUALITY CONTROL

- A. See Section 01 4000 - Quality Requirements for additional requirements.
- B. Glass and Glazing product manufacturers to provide field surveillance of the installation of their products.
- C. Monitor and report installation procedures and unacceptable conditions.

### 3.6 CLEANING

- A. Remove excess glazing materials from finish surfaces immediately after application using solvents or cleaners recommended by manufacturers.
- B. Remove nonpermanent labels immediately after glazing installation is complete.

- C. Clean glass and adjacent surfaces after sealants are fully cured.
- D. Clean glass on both exposed surfaces not more than 4 days prior to Date of Substantial Completion in accordance with glass manufacturer's written recommendations.

3.7 PROTECTION

- A. After installation, mark pane with an 'X' by using removable plastic tape or paste; do not mark heat absorbing or reflective glass units.
- B. Remove and replace glass that is damaged during construction period prior to Date of Substantial Completion.

END OF SECTION 08 8000

## **SECTION 09 6513 - RESILIENT BASE AND ACCESSORIES**

### **PART 1 GENERAL**

#### **1.1 SECTION INCLUDES**

- A. Installation accessories.

#### **1.2 RELATED REQUIREMENTS**

- A. Section 09 6519 - Resilient Tile Flooring.

#### **1.3 SUBMITTALS**

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data on specified products, describing physical and performance characteristics; including sizes, patterns and colors available; and installation instructions.
- C. Selection Samples: Submit manufacturer's complete set of color samples for Architect's initial selection.
- D. Verification Samples: Submit two samples, 9 by 9 inch in size illustrating color and pattern for each resilient flooring product specified.
- E. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
  - 1. Extra Wall Base: 10 linear feet for every 500 linear feet (152 m) or fraction thereof, of each type, color, pattern, and size of resilient product installed.

#### **1.4 DELIVERY, STORAGE, AND HANDLING**

- A. Upon receipt, immediately remove any shrink-wrap and check materials for damage and the correct style, color, quantity and run numbers.
- B. Maintain temperature in storage area between 55 degrees F and 90 degrees F.

#### **1.5 FIELD CONDITIONS**

- A. Store materials for not less than 48 hours prior to installation in area of installation at a temperature of 70 degrees F to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F.

### **PART 2 PRODUCTS**

#### **2.1 ACCESSORIES**

- A. Adhesives: Waterproof; types recommended by flooring manufacturer.

- B. Moldings, Transition and Edge Strips: Same material as flooring.
  - 1. Description: Rubber carpet edge for glue-down applications, nosing for carpet, nosing for resilient floor covering, and reducer strip for resilient floor covering.
  - 2. Profiles: As indicated in Drawings.
  - 3. Color: As selected from manufacturer's full range.
- C. Filler for Coved Base: Plastic.

## PART 3 EXECUTION

### 3.1 EXAMINATION

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

### 3.2 PREPARATION

- A. Prepare floor and wall substrates as recommended by resilient accessory and adhesive manufacturers.
- B. Clean substrate.
- C. Apply primer as required to prevent "bleed-through" or interference with adhesion by substances that cannot be removed.

### 3.3 INSTALLATION - GENERAL

- A. Install in accordance with manufacturer's written instructions. Install accessories in longest pieces as practicable.
- B. Adhesive-Applied Installation:
  - 1. Spread only enough adhesive to permit installation of materials before initial set.
  - 2. Fit joints and butt seams tightly.
  - 3. Inspect installations and reinstall any resilient base or accessory that has detached from substrate.
- C. Install edge strips at unprotected or exposed edges, where flooring terminates, and where indicated. Do not locate seams in transition or edge strips within obvious walking paths.
  - 1. Resilient Strips: Attach to substrate using adhesive.

### 3.4 INSTALLATION - RESILIENT BASE

- A. Fit joints tightly and make vertical. Maintain minimum dimension of 18 inches between joints.
- B. Miter internal corners. At external corners, 'V' cut back of base strip to 2/3 of its thickness and fold. At exposed ends, use premolded units. Do not cut the base toe at outside corners.
- C. Do not seam base within 6 inches of a field-formed outside corner. Locate seams in wall base at inside corners where possible

- D. Install base on solid backing. Bond tightly to wall and floor surfaces. Install without excessive bulging, bucking or gaps to flooring surface.
- E. Scribe and fit to door frames and other interruptions.

3.5 CLEANING

- A. Remove excess adhesive from floor, base, and wall surfaces without damage.
- B. Clean in accordance with manufacturer's written instructions.

END OF SECTION 09 6513

## **SECTION 32 9200 – TURF AND GRASSES**

### **PART 1 GENERAL**

#### **32.1.01 DESCRIPTION**

- A. The work covered under this Specification includes all seeding, sodding, and all associated work included thereto as shown on the Drawings and specified herein.

#### **32.1.02 REFERENCES**

32.1.02.1 The current publications listed below form a part of this Specification.

32.1.02.2 Standards

AOSA Rules for Testing Seeds

#### **32.1.03 RELATED WORK SPECIFIED ELSEWHERE**

32.1.03.1 The following items of related work are specified and included in other sections of these Specifications:

SECTION 01 33 00 SUBMITTAL PROCEDURES

SECTION 31 22 19 FINISH GRADING

SECTION 32 05 00 COMMON WORK RESULTS FOR EXTERIOR SITE  
IMPROVEMENTS

SECTION 32 91 13 SOIL PREPARATION

#### **32.1.04 DEFINITIONS**

32.1.04.1 Finish Grade: Elevation of finished surface of planting soil.

32.1.04.2 Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. Pesticides include insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. They also includes substances or mixtures intended for use as a plant regulator, defoliant, or desiccant.

32.1.04.3 Pests: Living organisms that occur where they are not desired or that cause damage to plants, animals, or people. Pests include insects, mites, grubs, mollusks (snails and slugs), rodents (gophers, moles, and mice), unwanted plants (weeds), fungi, bacteria, and viruses.

32.1.04.4 Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth. See SECTION 32 91 13 – SOIL PREPARATION.

32.1.04.5 Subgrade: The surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.

#### **32.1.05 SUBMITTALS**

32.1.05.1 Shop drawings, product data, and product certifications must be submitted in accordance with SECTION 01 33 00 – SUBMITTAL PROCEDURES of these Specifications.

32.1.05.2 Submittals are required for the following:

32.1.05.2.1 Qualification Data: For landscape Installer.

- 32.1.05.2.2 Certification of Grass Seed: From seed vendor for each grass-seed monostand or mixture, stating the botanical and common name, percentage by weight of each species and variety, and percentage of purity, germination, and weed seed. Include the year of production and date of packaging.
- 32.1.05.2.3 Product Labels: For each bag of grass seed being used.
- 32.1.05.2.4 Product Certificates: For fertilizers, from manufacturer.
- 32.1.05.2.5 Pesticides and Herbicides: Product label and manufacturer's application instructions specific to Project.
- 32.1.05.2.6 Mulch product data.
- 32.1.05.2.7 Sod description and harvest location.
- 32.1.05.2.8 Maintenance data must be submitted, describing recommended procedures to be established by the Owner for maintenance of turf during a calendar year.

- 32.1.06 QUALITY ASSURANCE
  - 32.1.06.1 Installer's Field Supervision: Installer is required to maintain an experienced full-time supervisor on Project site when work is in progress.
  - 32.1.06.2 Pesticide Applicator must be State licensed, commercial.
- 32.1.07 DELIVERY, STORAGE, AND HANDLING
  - 32.1.07.1 Seed and Other Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of compliance with state and Federal laws, as applicable.
  - 32.1.07.2 Bulk Materials:
    - 32.1.07.2.1 Do not dump or store bulk materials near structures, utilities, walkways, and pavements, or on existing turf areas or plants.
    - 32.1.07.2.2 Provide erosion-control measures to prevent erosion or displacement of bulk materials; discharge of soil-bearing water runoff; and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
    - 32.1.07.2.3 Accompany each delivery of bulk materials with appropriate certificates.
- 32.1.08 FIELD CONDITIONS
  - 32.1.08.1 Planting Restrictions: Plant during one of the following periods. Coordinate planting periods with warranty/maintenance periods.
    - 32.1.08.1.1 Spring Planting: April 15 to June 15.
    - 32.1.08.1.2 Fall Planting: August 15 to November 15.
  - 32.1.08.2 Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions.

### 33 PRODUCTS

- 33.1.01 SEED
  - 33.1.01.1 Grass Seed: Fresh, clean, dry, new-crop seed complying with AOSA's "Rules for Testing Seeds" for purity and germination tolerances.
  - 33.1.01.2 Provide seed that has been tested for purity and germination within 12-months of the proposed sowing date.
  - 33.1.01.3 Seed which has become wet, moldy, or otherwise damaged in transit or storage will not be acceptable.
  - 33.1.01.4 Technical Provisions
    - 33.1.01.4.1 Reserved.
    - 33.1.01.4.2 Provide seed mixture, commercially available from Agassiz Seed & Supply as "Endure Brand Turf Mixture," or an approved equivalent: (PRSP)
      - 70% Fine Leaf Turf Type Fescue
      - 10% Kentucky Bluegrass
      - 10% Fine Leaf Perennial Ryegrass

10% Creeping Red Fescue

33.1.02 SOD

33.1.02.1 Sod furnished by the Contractor must have a good cover of living or growing grass. This shall be interpreted to include grass that is seasonally dormant during the cold or dry seasons and capable of renewing growth after the dormant period. All sod must be obtained from areas where the soil is reasonably fertile and contains a high percentage of loamy topsoil. Sod must be cut or stripped from living, thickly matted turf relatively free of weeds or other undesirable foreign plants, large stones, roots, or other materials which might be detrimental to the development of the sod or to future maintenance. Any vegetation more than 6 inches in height must be mowed to a height of 3 inches or less before sod is lifted. Sod must have a uniform thickness of at least 2 inches.

33.1.02.2 Technical Provisions

33.1.02.2.1 Reserved.

33.1.02.2.2 Contractor may substitute sod in lieu of seeding and mulching.

33.1.03 FERTILIZERS

33.1.03.1 Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:

33.1.03.2 Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing laboratory or planter.

33.1.04 MULCHES

33.1.04.1 Fiber Mulch: Biodegradable, dyed-wood, cellulose-fiber mulch; nontoxic and free of plant-growth or germination inhibitors; with a maximum moisture content of 15 percent and a pH range of 4.5 to 6.5.

33.1.04.2 Nonasphaltic Tackifier: Colloidal tackifier recommended by fiber-mulch manufacturer for slurry application; nontoxic and free of plant-growth or germination inhibitors.

33.1.05 PESTICIDES

33.1.05.1 General: Pesticides registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.

33.1.05.2 Pre-Emergent Herbicide (Selective and Nonselective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch layer.

33.1.05.3 Post-Emergent Herbicide (Selective and Nonselective): Effective for controlling weed growth that has already germinated.

34 EXECUTION

34.1.01 GENERAL

A. With the exception of agricultural tilled areas, areas to receive paving, or other such surface improvements, all areas disturbed as a result of construction must receive turf

establishment in the form of seeding or sodding as shown on the Drawings or as directed by the Owner's Representative.

34.1.01.1 All areas not designated to be sodded must be seeded.

34.1.01.2 Turf establishment must be commenced as soon as practicable after completion of grading and topsoil operations in order to minimize the exposure of the topsoil to erosion.

34.1.01.3 The Contractor shall coordinate topsoiling and finishing work with turf establishment so that completed areas will be seeded, sodded, and mulched as required without delay before undesirable weed growth or soil erosion occurs.

#### 34.1.02 EXAMINATION

34.1.02.1 Examine areas to be planted for compliance with requirements and other conditions affecting installation and performance of the Work.

34.1.02.1.1 Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.

34.1.02.1.2 Suspend planting operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.

34.1.02.1.3 Uniformly moisten excessively dry soil that is not workable, or which is dusty.

34.1.02.2 Proceed with installation only after unsatisfactory conditions have been corrected.

34.1.02.3 If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by the Owner's Representative and replace with new planting soil.

#### 34.1.03 PREPARATION

34.1.03.1 Protect structures, utilities, sidewalks, pavements, plantings, and other facilities from damage caused by planting operations.

34.1.03.1.1 Protect adjacent and adjoining areas from hydroseeding and hydromulching overspray.

34.1.03.1.2 Protect grade stakes set by others until directed to remove them.

34.1.03.2 Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

#### 34.1.04 TURF AREA PREPARATION

34.1.04.1 General: Prepare planting area for planting soil placement according to SECTION 31 22 19 – FINISH GRADING and mix planting soil according to SECTION 32 91 13 – SOIL PREPARATION.

34.1.04.1.1 Adjust the elevation of planting soil to allow for a 1-inch soil thickness of grown turfgrass.

- 34.1.04.2 Moisten prepared area before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
- 34.1.04.3 Before planting, obtain Owner's Representative's acceptance of installed planting soil. Restore planting areas if eroded or otherwise disturbed prior to planting.
- 34.1.04.4 Immediately prior to seeding or placing sod, the planting soil must be loosened to a depth of no less than 4 inches.
- 34.1.04.5 Apply initial fertilizer required for establishing new turf and mix thoroughly into top 4 inches of existing soil.
- 34.1.04.5.1 Initial Fertilizer: Slow-release fertilizer applied according to manufacturer's recommendations.

34.1.05 SEEDING

- 34.1.05.1 Drilling: Sow seed with a drill seeding machine with a spacing that does not exceed 3-1/2 inches.
  - 34.1.05.1.1 Evenly distribute seed by sowing equal quantities in two directions at right angles to each other.
  - 34.1.05.1.2 Do not use wet seed or seed that is moldy or otherwise damaged.
  - 34.1.05.1.3 Do not seed against existing trees. Limit the extent of seed to the outside edge of planting saucer.
  - 34.1.05.1.4 Sow seed at a total rate of 12 lbs. per 1,000 square feet.
- 34.1.05.2 Broadcast: If areas are unable to be drill-seeded, broadcast seed at double the specified rate and rake lightly into the top 1/8 inch of soil. Do not broadcast seed when wind velocity exceeds 5 mph.
- 34.1.05.3 Hydroseeding: Truck or trailer mounted equipment specifically designed for seed application, with sufficient mixing capacity, pressure, and hose will be required to evenly apply seed.
- 34.1.05.4 Seed must not be sown into frozen ground or standing water.

34.1.06 MULCHING AND ANCHORING

- 34.1.06.1 Truck or trailer mounted equipment specifically designed for hydromulch application, with sufficient mixing capacity, pressure, and hose will be required to evenly apply hydromulch.
- 34.1.06.2 Protect seeded areas from hot, dry weather or drying winds by applying slurry coat of fiber mulch (hydromulching) within 24 hours after completing seeding operations. Mix hydromulch slurry until uniformly blended into homogenous slurry suitable for hydraulic application.
  - 34.1.06.2.1 Mix slurry with nonasphaltic tackifier or fiber-mulch per manufacturer's recommendations.
  - 34.1.06.2.2 Spray-apply slurry coat of fiber mulch (hydromulching) at a rate of 1000 lb/acre dry weight uniformly to all seeded areas.
  - 34.1.06.2.3 Roll hydromulch slurry coat until smooth.
- 34.1.06.3 Protect seeded areas with slopes exceeding 1:4 according to erosion control plan.

## 34.1.07 SODDING

- 34.1.07.1 Sod must be cut with approved sod cutters to such a thickness that after it has been transported and placed on the prepared bed, but before it has been compacted, it has a uniform thickness of not less than 2 inches. Sod sections or strips must be cut in uniform widths, not less than 10 inches, and in lengths of not less than 18 inches, but of such length as may be readily lifted without breaking, tearing, or loss of soil. Where strips are required, the sod must be rolled without damage with the grass folded inside. The Contractor may be required to mow high grass before cutting sod.
- 34.1.07.2 Sod must be transplanted within 24 hours from the time it is stripped unless circumstances beyond the Contractor's control make storing necessary. In such cases, sod must be stacked, kept moist, and protected from exposure to the air and sun and kept from freezing. Sod must be cut and moved only when the soil moisture conditions are such that favorable results can be expected. Where the soil is too dry, permission to cut sod may be granted only after it has been watered sufficiently to moisten the soil to the depth the sod is to be cut.
- 34.1.07.3 Sodding must be performed only during the seasons when satisfactory results can be expected. Frozen sod must not be used. Sod must not be placed upon frozen soil. Sod may be transplanted during periods of drought with the approval of the Owner's Representative, provided the sod bed is watered to moisten the soil to a depth of at least 4 inches immediately prior to laying the sod.
- 34.1.07.4 The Contractor shall coordinate all preparations necessary for sodding well in advance of the arrival of the sod.
- 34.1.07.5 Sod placement must commence immediately upon delivery of the sod.
- 34.1.07.6 The sod must be moist and placed on a moist earth bed. Pitchforks must not be used to handle sod and dumping from vehicles will not be permitted. The sod must be carefully placed by hand, edge-to-edge and with staggered joints, in rows at right angles to the slopes, commencing at the base of the area to be sodded and working upward. The sod must immediately be pressed firmly into contact with the sod bed by tamping or rolling with approved equipment to provide a true and even surface and ensure knitting without displacement of the sod or deformation of the surfaces of sodded areas. Where the sod may be displaced during sodding operations, the workmen when replacing it shall work from ladders or treated planks to prevent further displacement. Screened soil of good quality must be used to fill all cracks between sods. The quantity of the fill soil must not cause smothering of the grass.
- 34.1.07.7 Where the grades are such that the flow of water will be from paved surfaces across sodded areas, the surface of the soil in the sod after compaction must be set approximately 1 inch below the pavement edge. Where the flow will be over the sodded areas and onto the paved surfaces around manholes and inlets, the surface of the soil in the sod after compaction must be placed flush with the pavement edges.
- 34.1.07.8 On slopes steeper than 3:1 and in V-Shaped or flat bottom ditches or gutters, the sod must be pegged with wooden pegs not less than 12 inches in length and have a cross sectional area of not less than 3/4 square inch. The pegs must be driven flush with the surface of the sod. Sodding must begin at the base of all slopes.
- 34.1.07.9 No stretching of the sod strips will be permitted.
- 34.1.07.10 Adequate water and watering equipment must be on hand before sodding begins, and sod must be kept moist until it has become established, and its continued growth

assured. In all cases, watering must be done in a manner which will avoid erosion from the application of excessive quantities.

34.1.07.11 The newly placed sod must be kept in good condition during the maintenance period following placement.

34.1.07.12 Sod placed after October 15th of any year, or sod placed at a time when the maintenance period for that sod extends past October 15th must show evidence of established growth after April 15th of the following year before its maintenance period will be considered concluded.

34.1.07.13 Water must be applied by sprinkling or any method approved by the Owner's Representative that prevents wasting the water by runoff from the sod area.

34.1.07.14 Technical Provisions

34.1.07.14.1 Reserved.

#### 34.1.08 TURF RENOVATION

34.1.08.1 Renovate turf damaged by Contractor's operations, such as storage of materials or equipment and movement of vehicles.

34.1.08.2 Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace materials and turf damaged or lost in areas of subsidence.

34.1.08.3 Reestablish turf where washouts occur or where minor regrading is required.

34.1.08.4 Remove sod and vegetation from diseased or unsatisfactory turf areas; do not bury in soil.

34.1.08.5 Remove topsoil containing foreign materials, such as oil drippings, fuel spills, stones, gravel, and other construction materials resulting from Contractor's operations, and replace with new planting soil.

34.1.08.6 Mow, dethatch, core aerate, and rake existing turf.

34.1.08.7 Install new planting soil as required.

34.1.08.8 Remove weeds before seeding. Where weeds are extensive, apply selective herbicides as required. Do not use pre-emergence herbicides.

34.1.08.9 Remove waste and foreign materials, including weeds, soil cores, grass, vegetation, and turf, and legally dispose of them off Owner's property.

34.1.08.10 Till stripped, bare, and compacted areas thoroughly to a soil depth of 6 inches.

34.1.08.11 Apply fertilizer, seed, fiber mulch, and water as required for new turf.

#### 34.1.09 TURF MAINTENANCE

34.1.09.1 General: Maintain and establish turf throughout the maintenance period by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth turf. Provide materials and installation the same as those used in the original installation.

34.1.09.2 The Contractor is responsible for protection against vehicular and foot traffic.

34.1.09.3 In areas where mulch has been disturbed by wind or maintenance operations, add new mulch and anchor as required to prevent displacement.

34.1.09.4 Apply treatments as required to keep turf and soil free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards.

34.1.09.5 Watering: Water turf with fine spray at a minimum rate of 1 inch per week unless rainfall precipitation is adequate. The Contractor is responsible for watering seeded areas until turf establishment. The Contractor shall provide a means to irrigate, which may include a temporary irrigation system for the turf establishment, or other means approved by the Owner's Representative.

34.1.09.6 Mow turf as soon as the top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than one-third of grass height. Remove no more than one-third of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when the grass is wet. Schedule initial and subsequent mowings to maintain the following grass height:

34.1.09.6.1 Mow seeded turf areas to a height of 2 to 3 inches.

34.1.09.7 Turf Postfertilization: Apply slow-release fertilizer after initial mowing and when grass is dry.

34.1.09.7.1 Use fertilizer that provides actual nitrogen of at least 1 lb/1000 sq. ft. to turf area.

#### 34.1.10 SATISFACTORY TURF

34.1.10.1 Turf installations shall meet the following criteria as determined by Owner's Representative:

34.1.10.1.1 Satisfactory Seeded Turf: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. and bare spots not exceeding 5 by 5 inches.

34.1.10.2 Use specified materials to reestablish turf that does not comply with requirements and continue maintenance until turf is satisfactory.

#### 34.1.11 PESTICIDE APPLICATION

34.1.11.1 Apply pesticides and other chemical products and biological control agents according to requirements of authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.

34.1.11.2 Post-Emergent Herbicides (Selective and Nonselective): Apply only as necessary to treat already-germinated weeds and according to manufacturer's written recommendations.

#### 34.1.12 CLEANUP AND PROTECTION

34.1.12.1 Promptly remove soil and debris created by turf work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.

34.1.12.2 Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property.

34.1.12.3 Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after plantings are established.

34.1.12.4 Remove nondegradable erosion-control measures after grass establishment period.

34.1.13 TURF MAINTENANCE

34.1.13.1 Maintenance Service: Provide full maintenance by skilled employees of landscape Installer. Begin maintenance immediately after each area is planted and continue until acceptable turf is established, but for not less than the following periods:

34.1.13.1.1 Maintenance Period: 12 months from Project Substantial Completion or from date of planting, whichever is later.

END OF SECTION

# BUFFALO MANOR APARTMENT COMPLEX

1105 25TH ST. SW  
JAMESTOWN, NORTH DAKOTA 58401

### GENERAL

- G001 COVER SHEET - BUFFALO MANOR
- G002 LIFE SAFETY PLANS - BUFFALO MANOR
- G003 ARCHITECTURAL SITE PLAN
- G004 GARAGE PLANS, SECTIONS & ELEVATIONS

### CIVIL

- C100 EXISTING CONDITIONS / DEMOLITION PLAN
- C200 EROSION CONTROL / SEEDING PLAN
- C201 LANDSCAPING PLAN
- C300 UTILITY PLAN - STORM SEWER
- C301 UTILITY PLAN - SANITARY SEWER / WATERMAIN
- C400 GRADING PLAN - SPOT ELEVATIONS
- C401 GRADING PLAN - CONTOURS & SLOPES
- C500 PAVING PLAN
- C700 DETAILS
- C701 DETAILS
- L101 PLANTING PLAN
- L102 PLANTING DETAILS

### STRUCTURAL

- S001 STRUCTURAL GENERAL NOTES, LOADS & MATERIAL NOTE TABLES
- S002 SPECIAL INSPECTION TABLES
- S201 FIRST FLOOR FOUNDATION/SLAB PLAN
- S202 SECOND FLOOR FRAMING PLAN
- S203 THIRD FLOOR FRAMING PLAN
- S204 ROOF FRAMING PLAN
- S205 GARAGE FOUNDATION PLANS
- S206 GARAGE ROOF FRAMING PLANS
- S301 FIRST FLOOR BRACED WALL PLAN
- S302 SECOND FLOOR BRACED WALL PLAN
- S303 THIRD FLOOR BRACED WALL PLAN
- S304 GARAGE BRACED WALL PLAN
- S601 FOUNDATION DETAILS
- S701 FRAMING DETAILS

### ARCHITECTURAL

- A001 GENERAL ARCHITECTURAL INFORMATION
- A021 WALL, FLOOR & ROOF TYPES
- A201 FIRST FLOOR PLAN
- A202 SECOND FLOOR PLAN
- A203 THIRD FLOOR PLAN
- A221 ROOF PLAN
- A301 FIRST FLOOR REFLECTED CEILING PLAN
- A302 SECOND FLOOR REFLECTED CEILING PLAN
- A303 THIRD FLOOR REFLECTED CEILING PLAN
- A401 BUILDING ELEVATIONS
- A421 BUILDING SECTIONS
- A422 BUILDING SECTIONS
- A441 WALL SECTIONS
- A442 WALL SECTIONS, CANOPY SECTIONS & DETAILS
- A501 UNIT PLANS AND INTERIOR ELEVATIONS
- A502 UNIT PLANS AND INTERIOR ELEVATIONS
- A503 UNIT PLANS AND INTERIOR ELEVATIONS
- A504 ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS
- A521 STAIR PLANS AND SECTIONS, DETAILS & ELEVATOR SECTIONS
- A801 DOOR SCHEDULE, DOOR AND WINDOW ELEVATIONS
- A901 FIRST FLOOR FINISH PLAN
- A902 SECOND FLOOR FINISH PLAN
- A903 THIRD FLOOR FINISH PLAN
- A921 EQUIPMENT SCHEDULE
- A931 SIGNAGE PLAN AND SCHEDULE
- A932 SIGNAGE PLAN AND SCHEDULE
- A933 SIGNAGE PLAN AND SCHEDULE

### FIRE PROTECTION, PLUMBING & MECHANICAL

- FPM01 MECHANICAL SYMBOLS & LEGEND SHEET

### FIRE PROTECTION

- F201 FIRST FLOOR FIRE PROTECTION PLAN & DETAILS
- F202 SECOND FLOOR FIRE PROTECTION PLAN
- F203 THIRD FLOOR FIRE PROTECTION PLAN

### PLUMBING

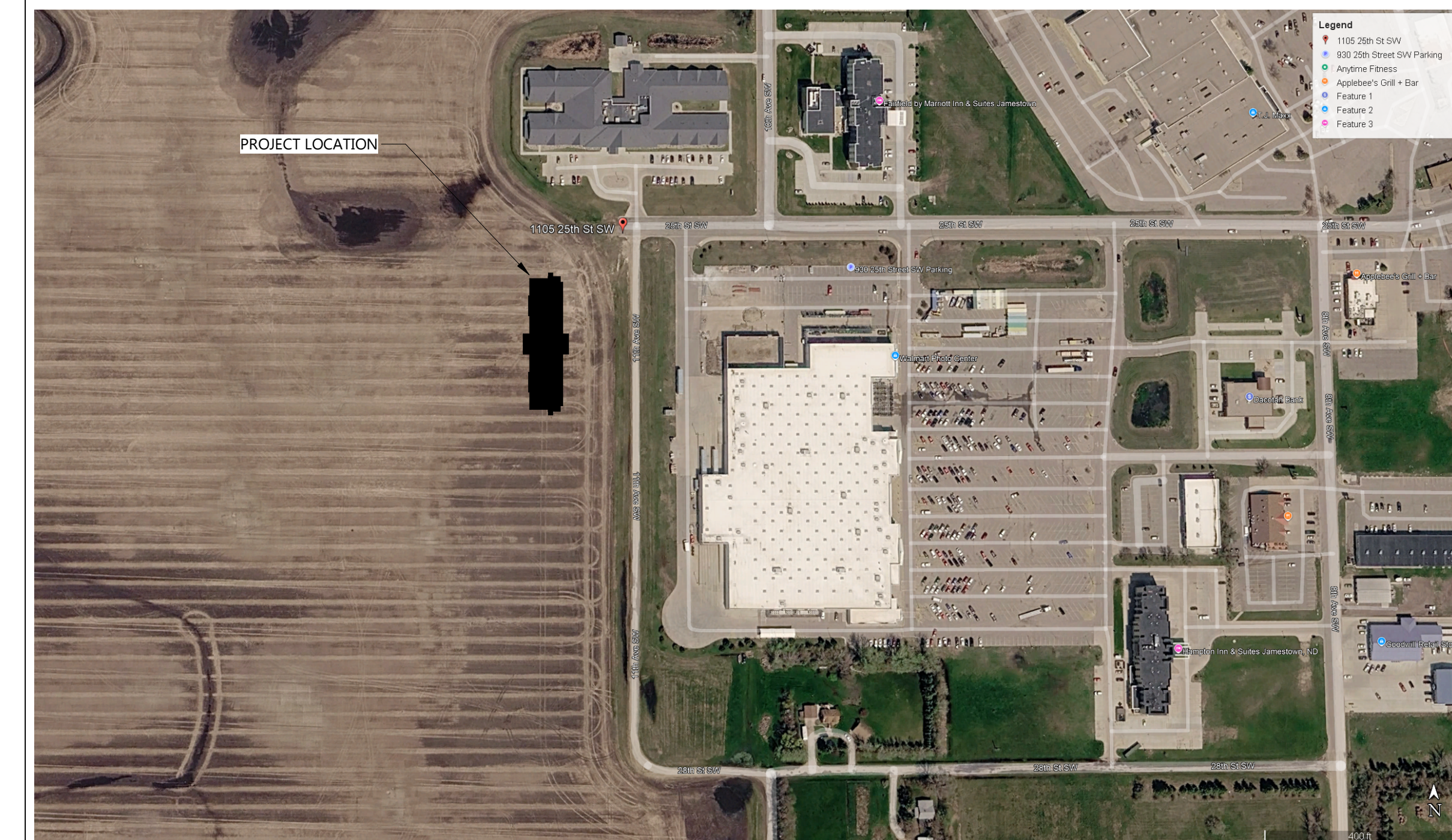
- P200 UNDERGROUND PLUMBING & RADON PLANS
- P201 FIRST FLOOR PLUMBING PLANS
- P202 SECOND FLOOR PLUMBING PLAN
- P203 THIRD FLOOR PLUMBING PLAN
- P204 ROOF PLUMBING PLAN
- P801 PLUMBING DETAILS & SCHEDULES

### MECHANICAL

- M201 FIRST FLOOR HYDRONICS PLAN
- M202 SECOND FLOOR HYDRONICS PLAN
- M203 THIRD FLOOR HYDRONICS PLAN
- M301 FIRST FLOOR VENTILATION PLAN
- M302 SECOND FLOOR VENTILATION PLAN
- M303 THIRD FLOOR VENTILATION PLAN
- M400 MECHANICAL ROOF PLAN
- M501 MECHANICAL FLOW DIAGRAM
- M601 MECHANICAL DETAILS
- M801 MECHANICAL SCHEDULES

### ELECTRICAL

- E001 ELECTRICAL SYMBOLS & ABBREVIATIONS LEGEND
- E100 ELECTRICAL SITE PLAN
- E201 FIRST FLOOR POWER, SYSTEMS & FIRE ALARM PLAN
- E202 SECOND FLOOR POWER, SYSTEMS & FIRE ALARM PLAN
- E203 THIRD FLOOR POWER, SYSTEMS & FIRE ALARM PLAN
- E204 ELECTRICAL ATTIC POWER PLAN
- E301 FIRST FLOOR LIGHTING PLAN
- E302 SECOND FLOOR LIGHTING PLAN
- E303 THIRD FLOOR LIGHTING PLAN
- E601 UNIT PLANS
- E602 UNIT PLANS
- E801 DETAILS, SCHEDULES & RISER DIAGRAMS
- E802 LIGHTING SCHEDULES & DETAILS
- E803 DETAILS, SCHEDULES & RISER DIAGRAMS
- E901 SCHEDULES
- E902 SCHEDULES



PROJECT LOCATION MAP - NOT TO SCALE

CLIENT  
BEYOND SHELTER, INC.

PROJECT DESCRIPTION  
BUFFALO MANOR  
APARTMENT COMPLEX

CITY JAMESTOWN  
STATE NORTH DAKOTA

ISSUE DATES

MARK	DESCRIPTION	DATE
2	ADDENDUM #2	06/01/2026
1	ADDENDUM #1	05/26/2026
CD	CONSTRUCTION DOCUMENTS	05/11/2026

PROJECT NO.: 20245211

DRAWN BY: BRJ


CHECKED BY: SS

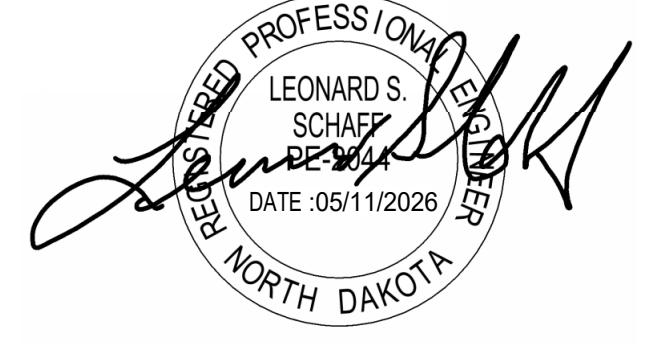
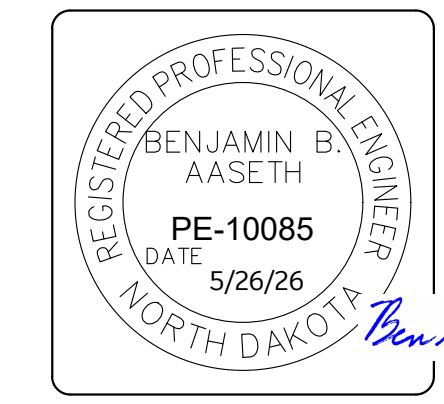
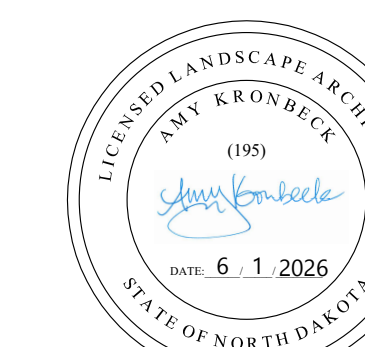
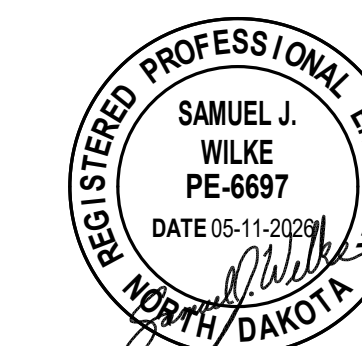
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DRAWING TITLE  
COVER SHEET -  
BUFFALO MANOR

**G001**

## STAMPS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.  
Signature:   
Date: 05-11-2026 REG. NO.: 1565



MARK	DESCRIPTION	DATE
2	ADDENDUM #2	06/01/2026
1	ADDENDUM #1	05/26/2026
CD	CONSTRUCTION DOCUMENTS	05/11/2026

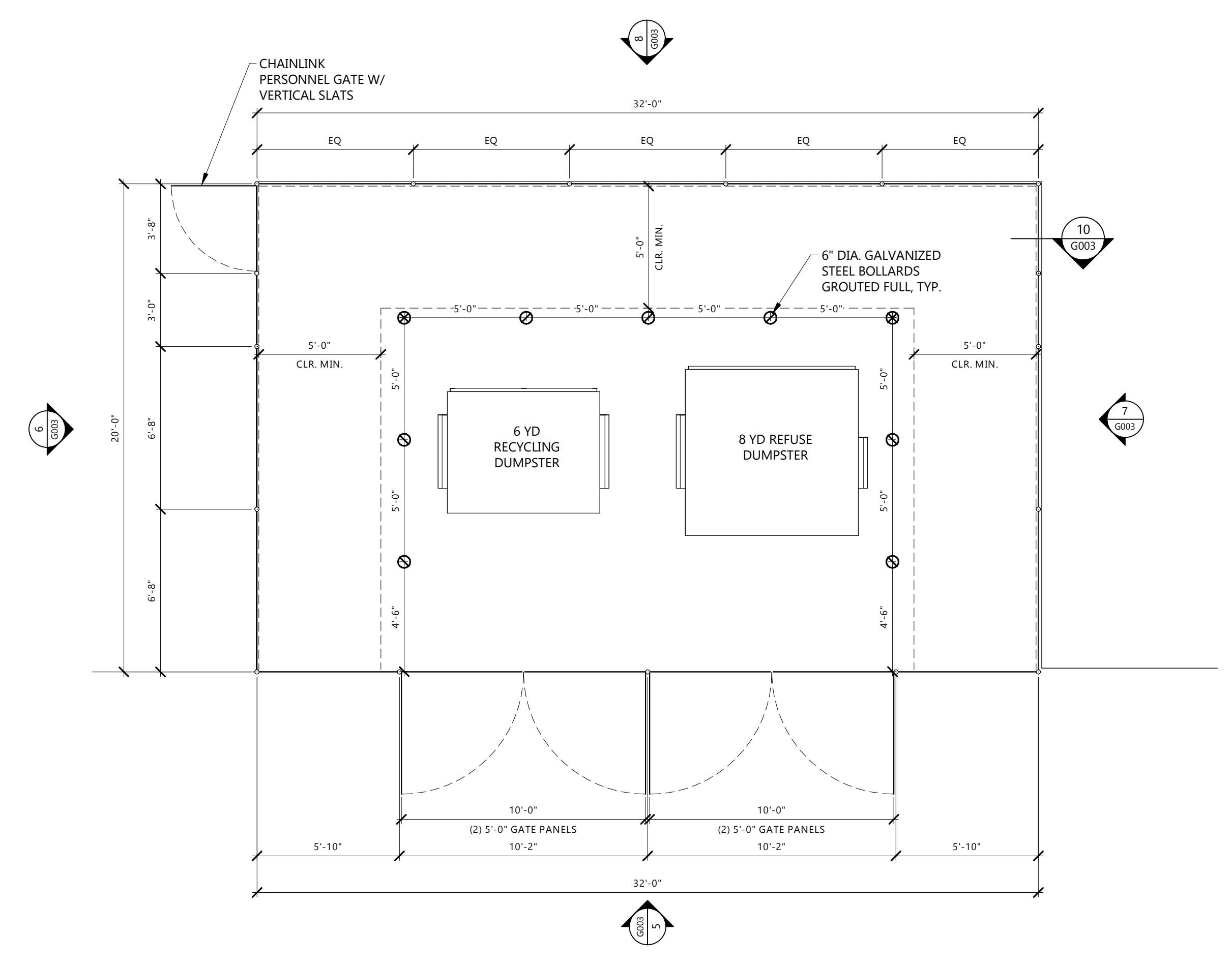
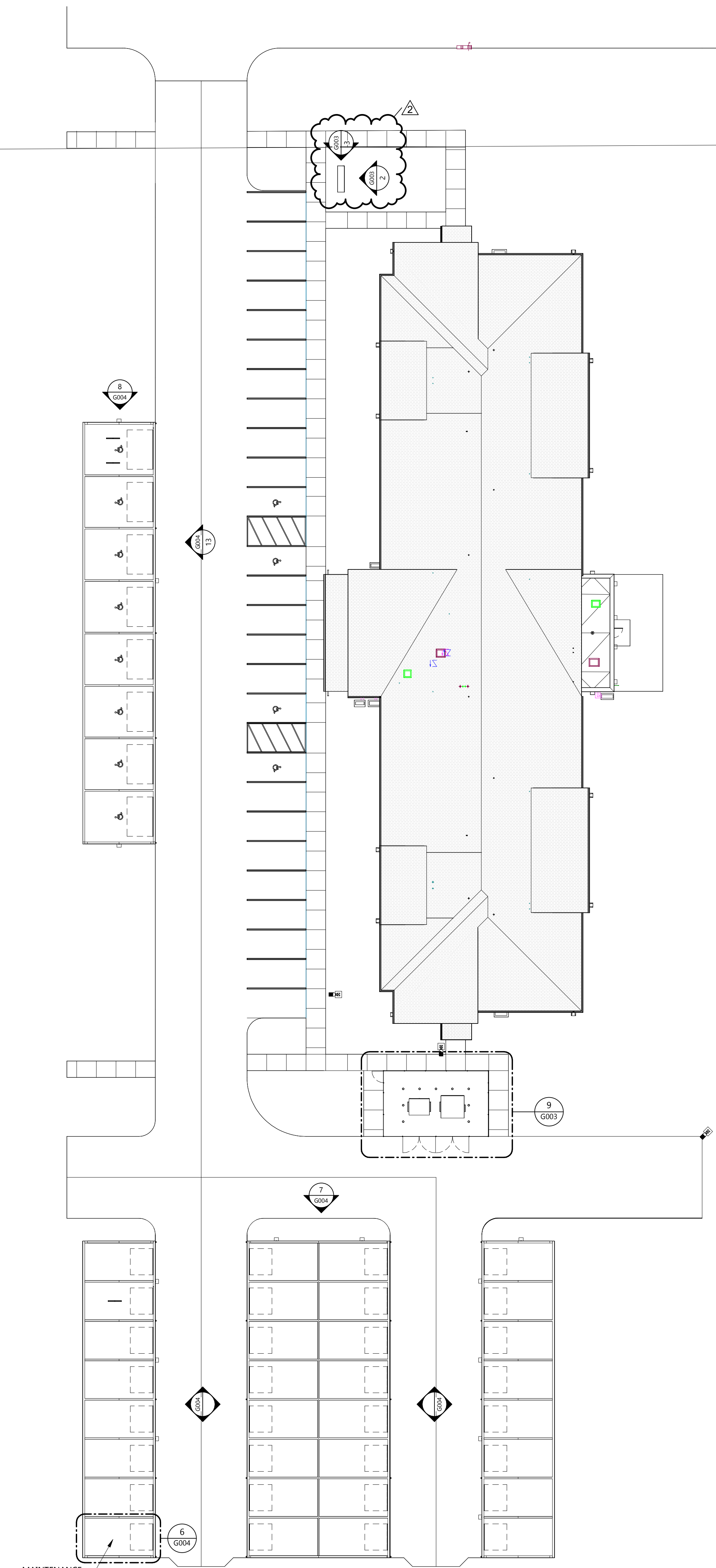
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 DRAWN BY: BRJ  
 CHECKED BY: SS

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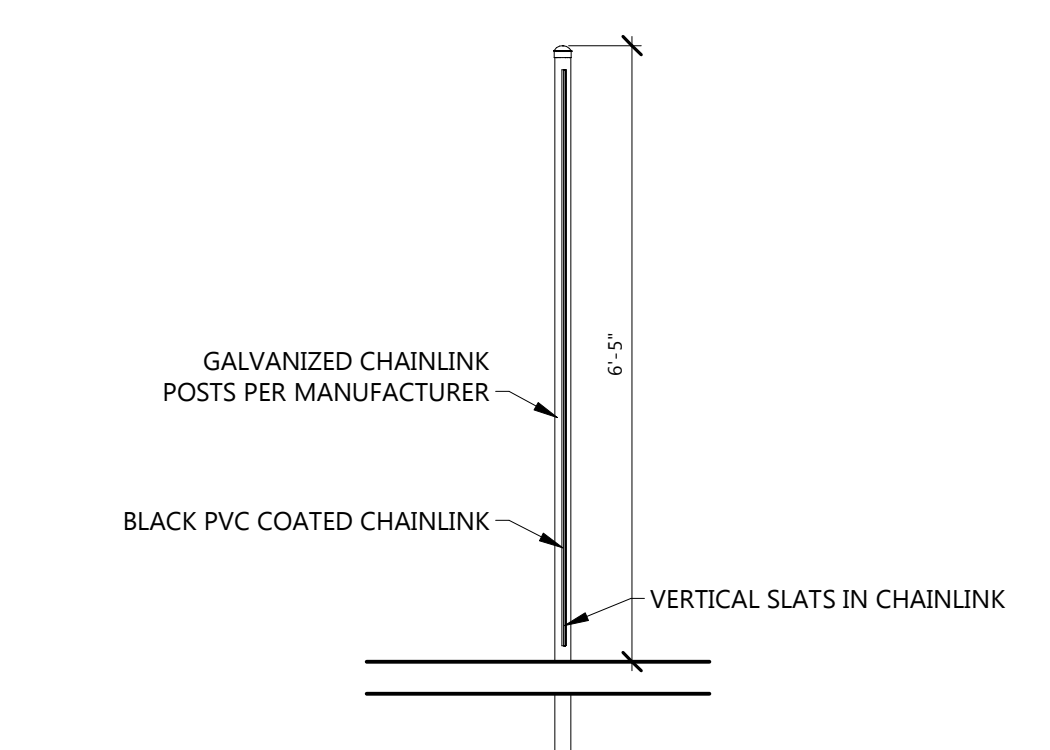
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DRAWING TITLE  
 ARCHITECTURAL SITE PLAN

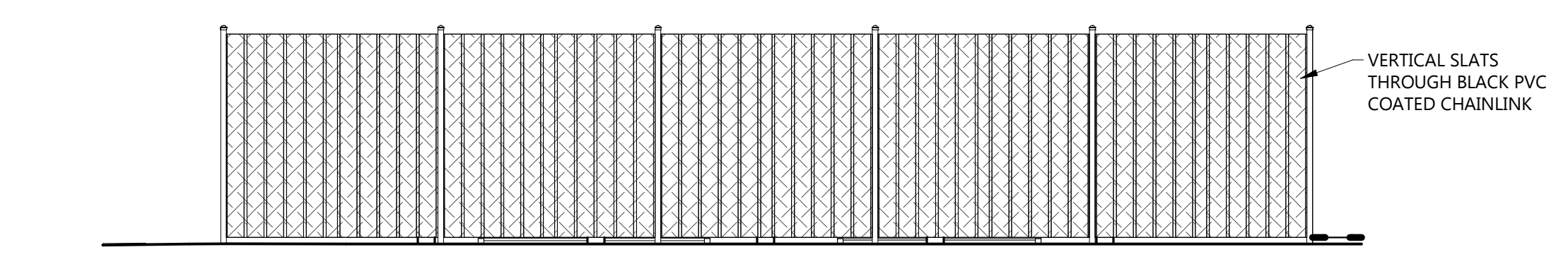
**G003**



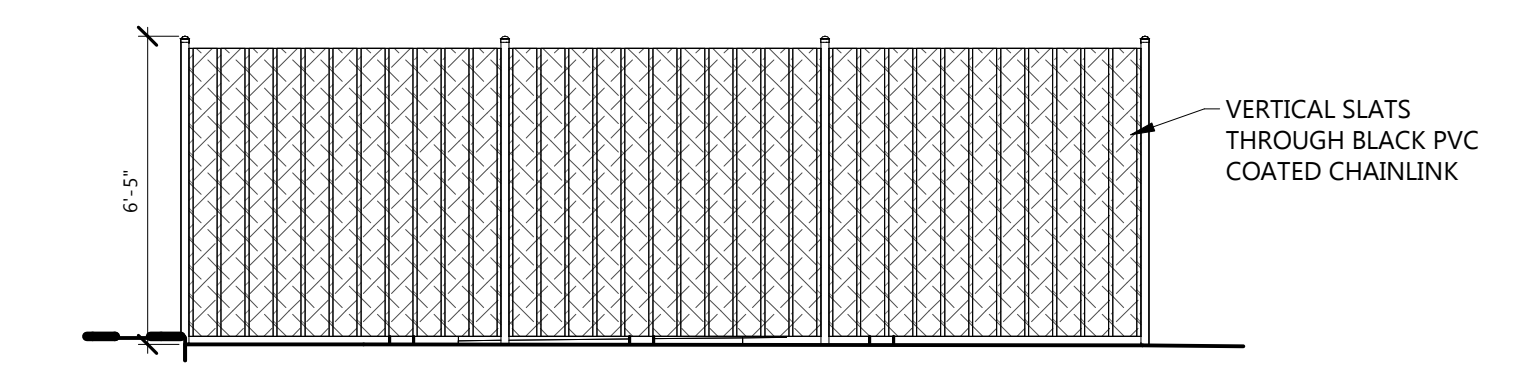
9 TRASH ENCLOSURE - ENLARGED PLAN  
 G003 1/4" = 1'-0"



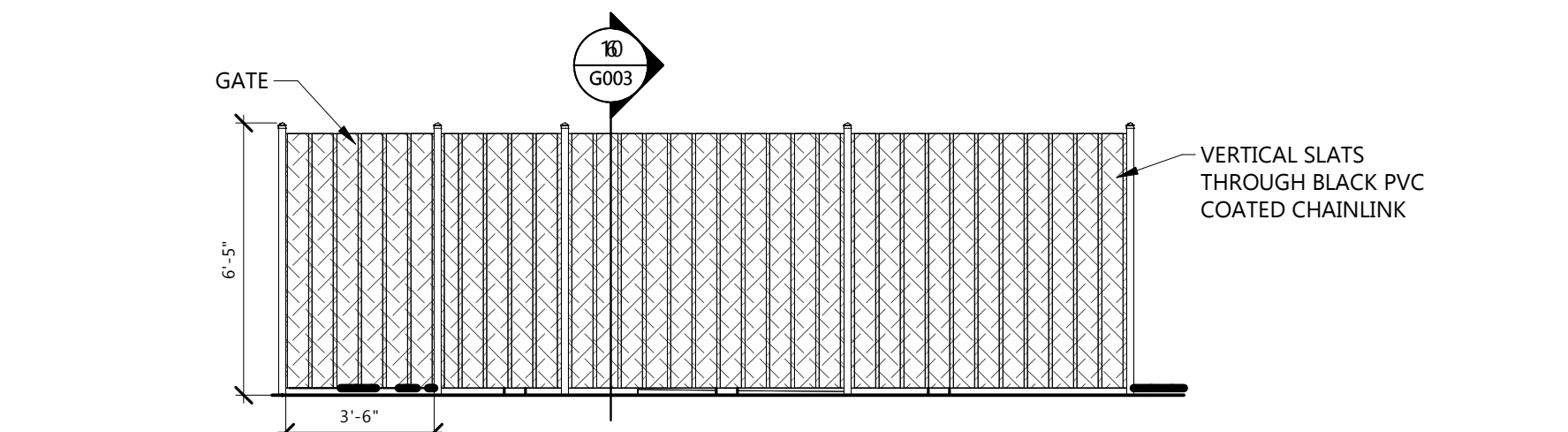
10 TRASH ENCLOSURE - WALL SECTION  
 G003 1/2" = 1'-0"



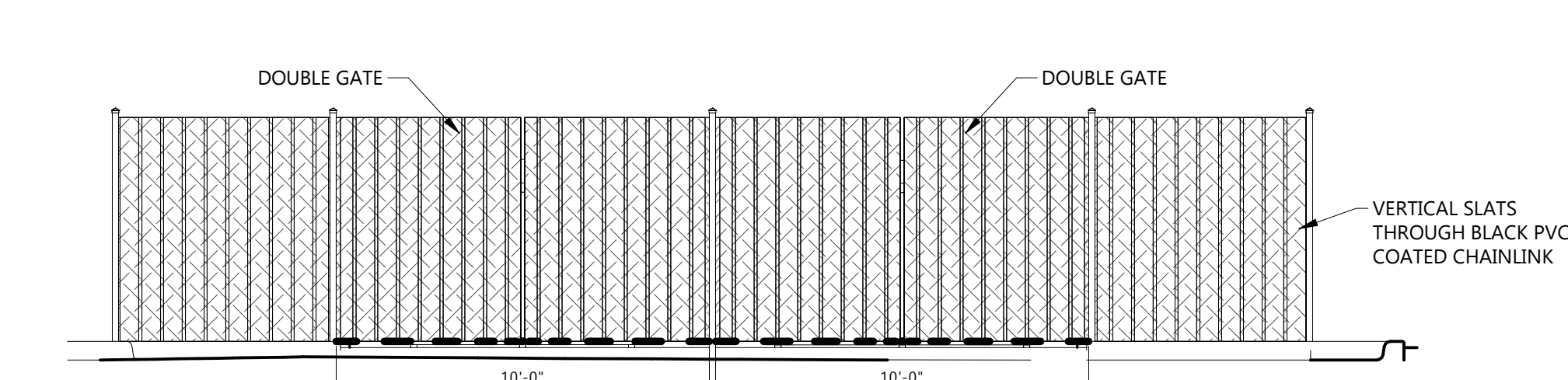
8 TRASH ENCLOSURE - REAR ELEVATION BM  
 G003 1/4" = 1'-0"



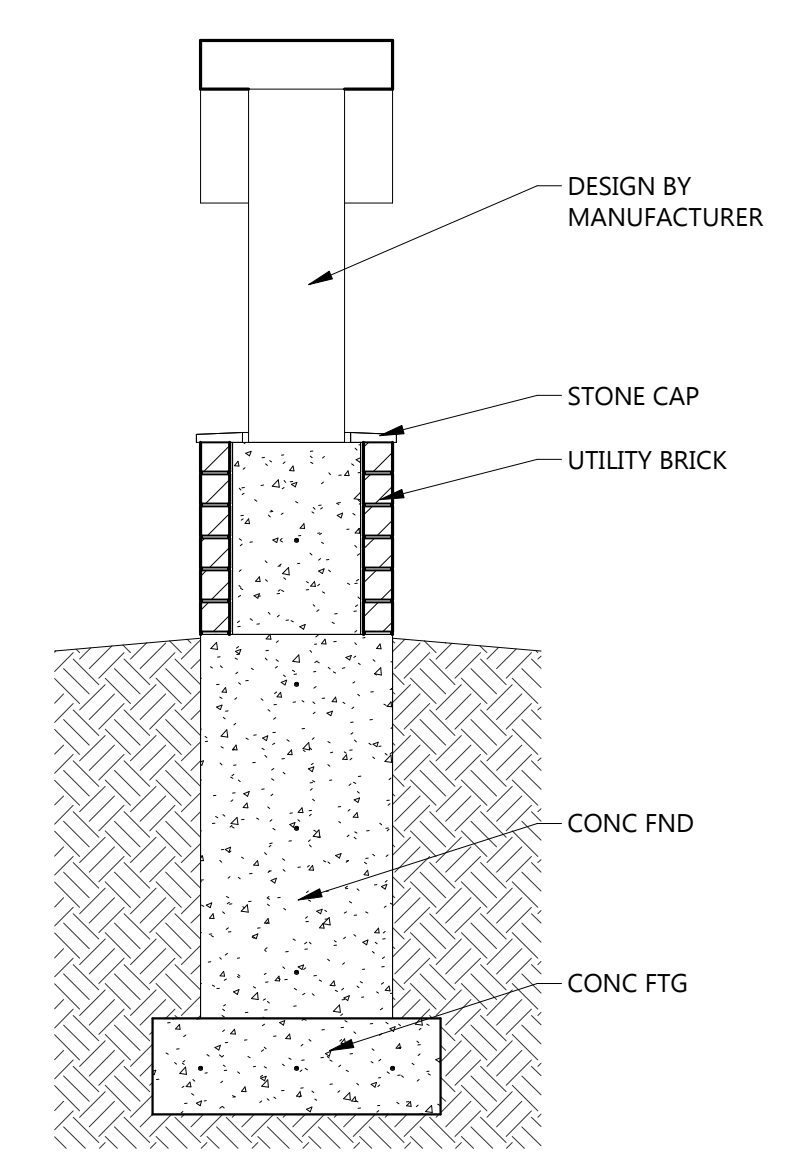
7 TRASH ENCLOSURE - SIDE ELEVATION BM  
 G003 1/4" = 1'-0"



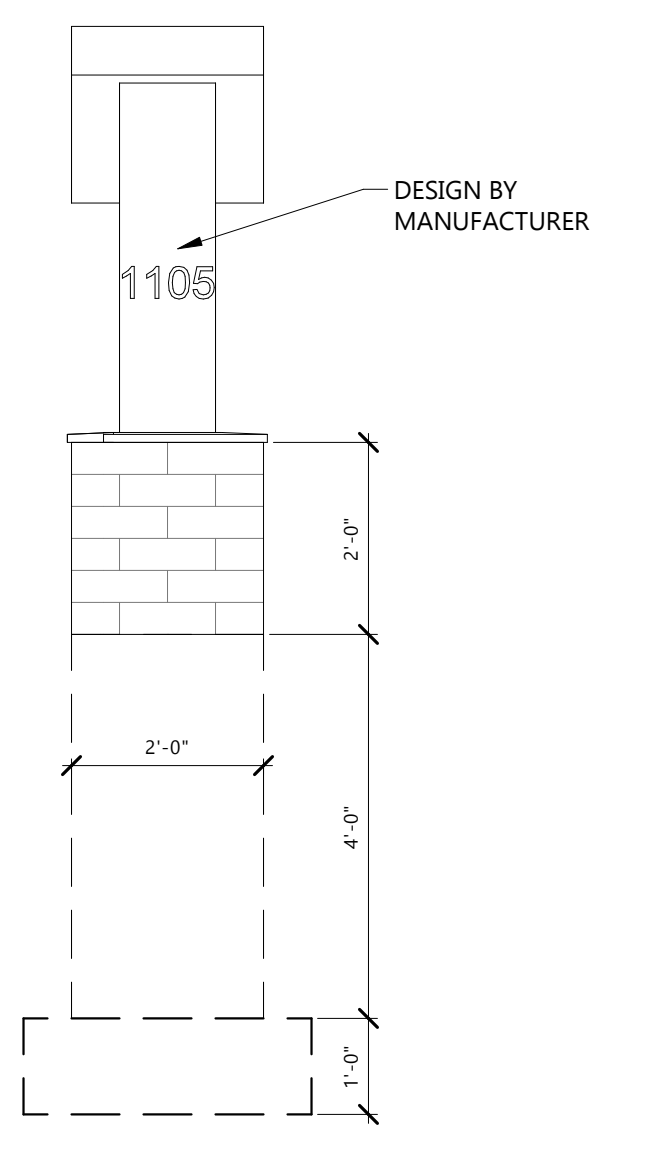
6 TRASH ENCLOSURE - DOOR ELEVATION BM  
 G003 1/4" = 1'-0"



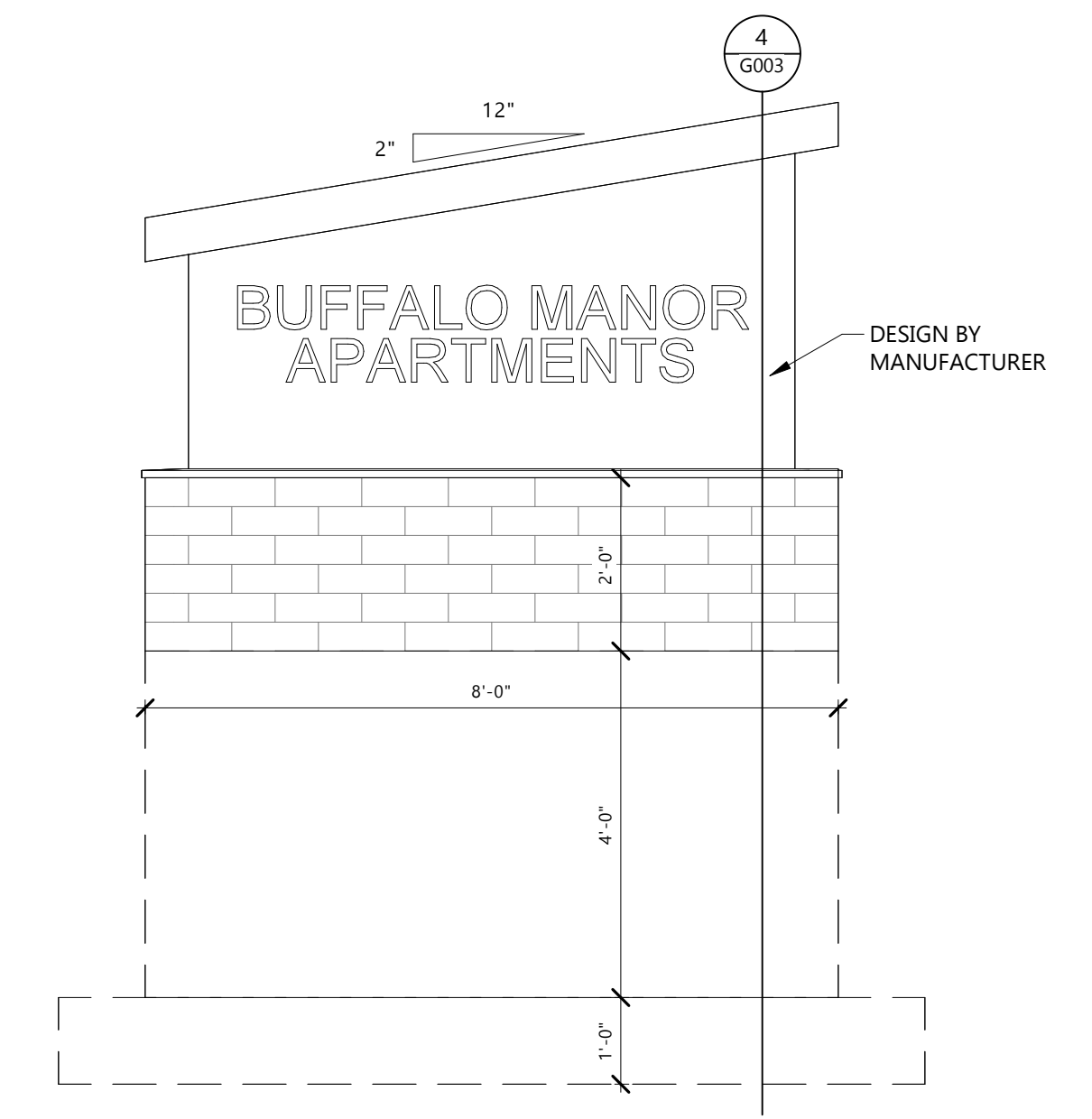
5 TRASH ENCLOSURE - FRONT ELEVATION BM  
 G003 1/4" = 1'-0"



4 MONUMENT SIGN SECTION  
 G003 1/2" = 1'-0"

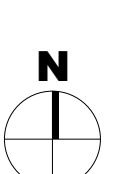


3 MONUMENT SIGN ELEVATION  
 G003 1/2" = 1'-0"



2 MONUMENT SIGN ELEVATION  
 G003 1/2" = 1'-0"

1 ARCHITECTURAL SITE PLAN - BUFFALO MANOR  
 G003 1" = 20'-0"



2	ADDENDUM #2	06/01/2026
1	ADDENDUM #1	05/26/2026
CD	CONSTRUCTION DOCUMENTS	04/24/2026
MARK	DESCRIPTION	DATE

PROJECT NO: 20245211

DRAWN BY: BRJ

CHECKED BY: SS

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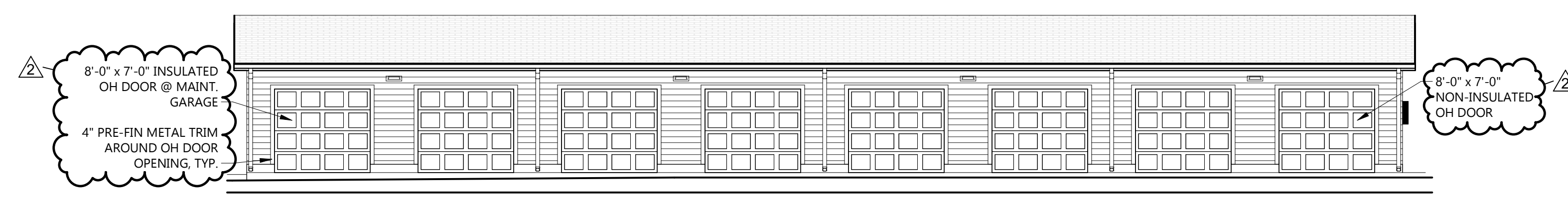
STAMP

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

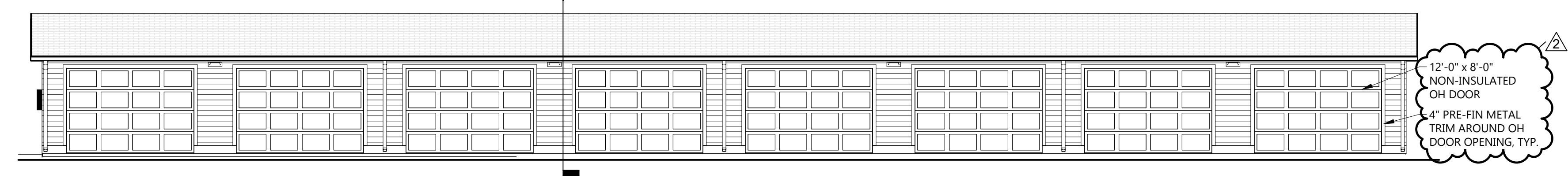
Signature: \_\_\_\_\_  
Date: 04-24-2026 REG. NO.: 1565

DRAWING TITLE  
GARAGE PLANS,  
SECTIONS &  
ELEVATIONS

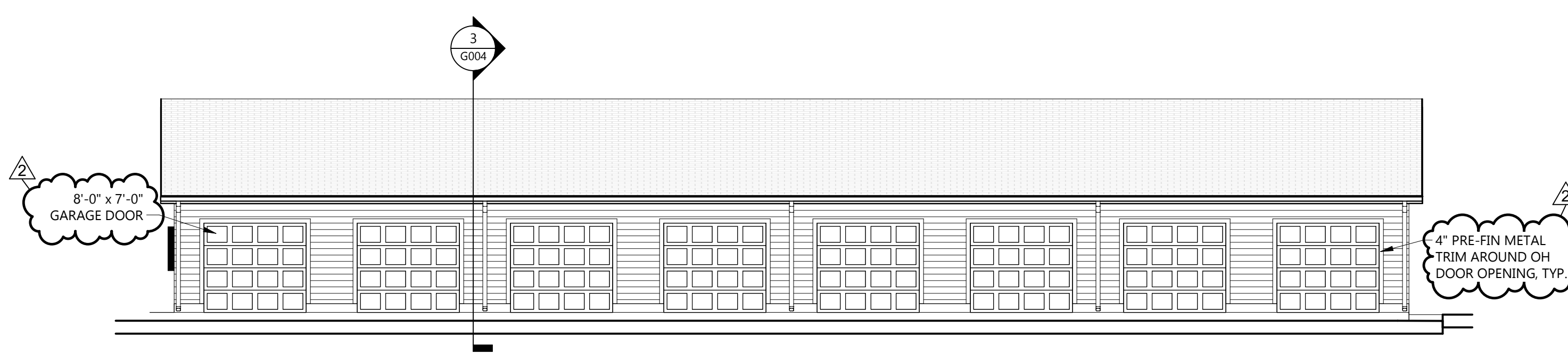
**G004**



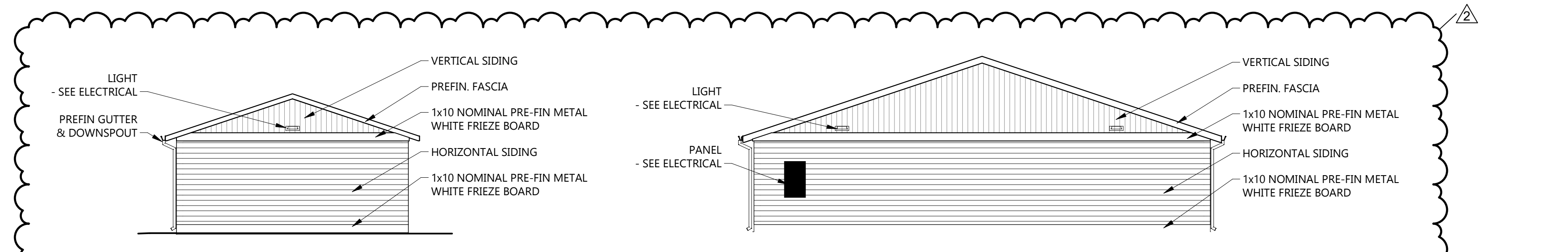
12 TYP. GARAGE ELEVATION  
G004 1/8" = 1'-0"



13 TYP. GARAGE ELEVATION  
G004 1/8" = 1'-0"

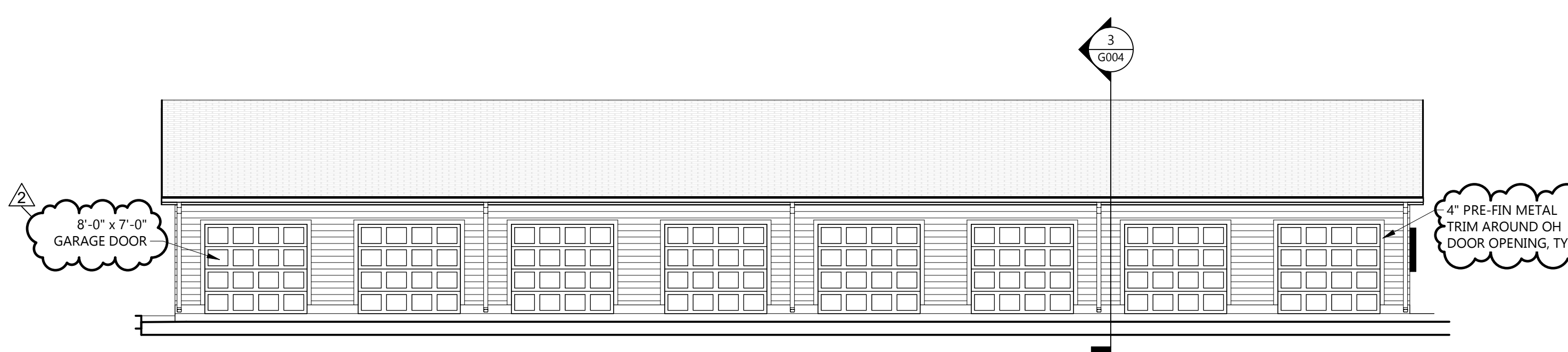


11 TYP. GARAGE ELEVATION  
G004 1/8" = 1'-0"

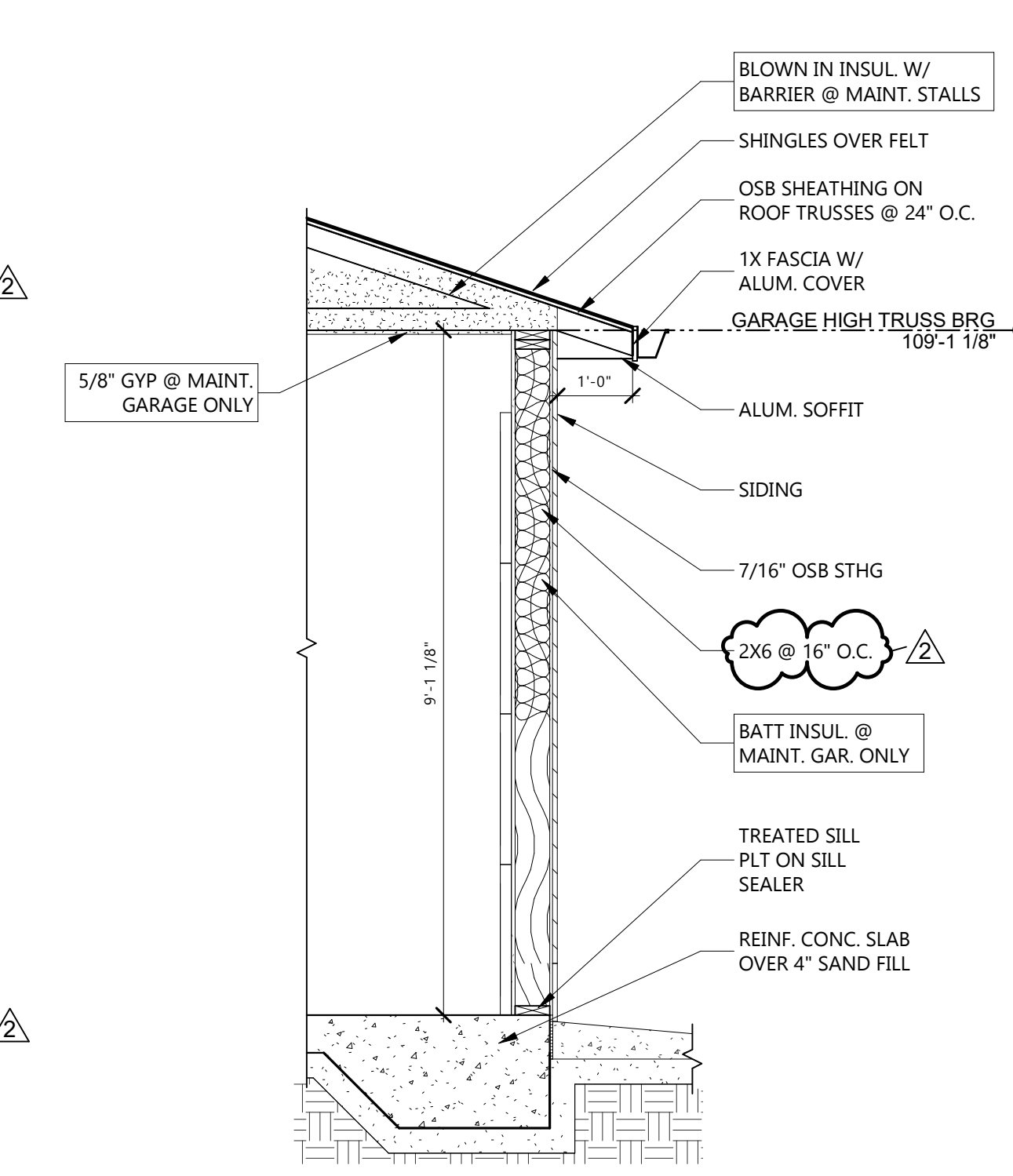


8 TYP. END WALL ELEVATION - SINGLE GARAGE  
G004 1/8" = 1'-0"

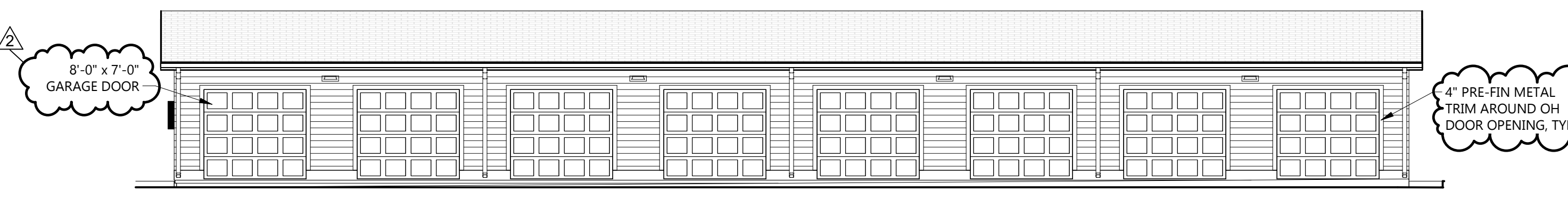
7 TYP. END WALL ELEVATION - DOUBLE GARAGE  
G004 1/8" = 1'-0"



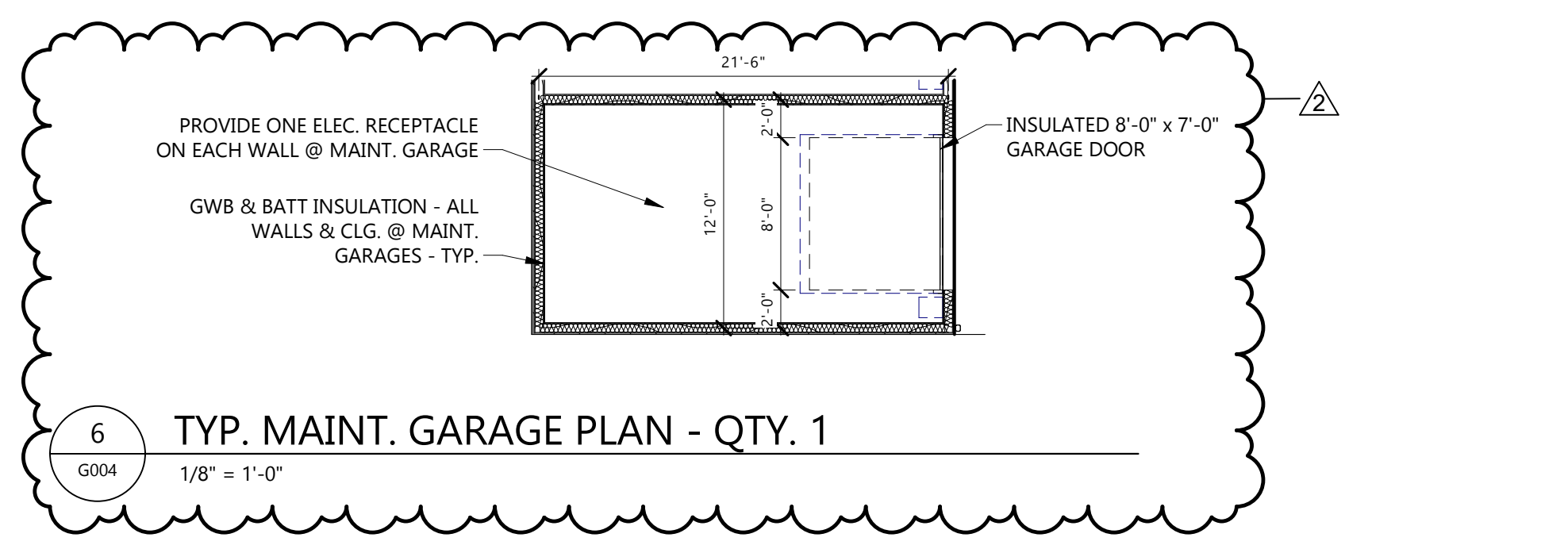
10 TYP. GARAGE ELEVATION  
G004 1/8" = 1'-0"



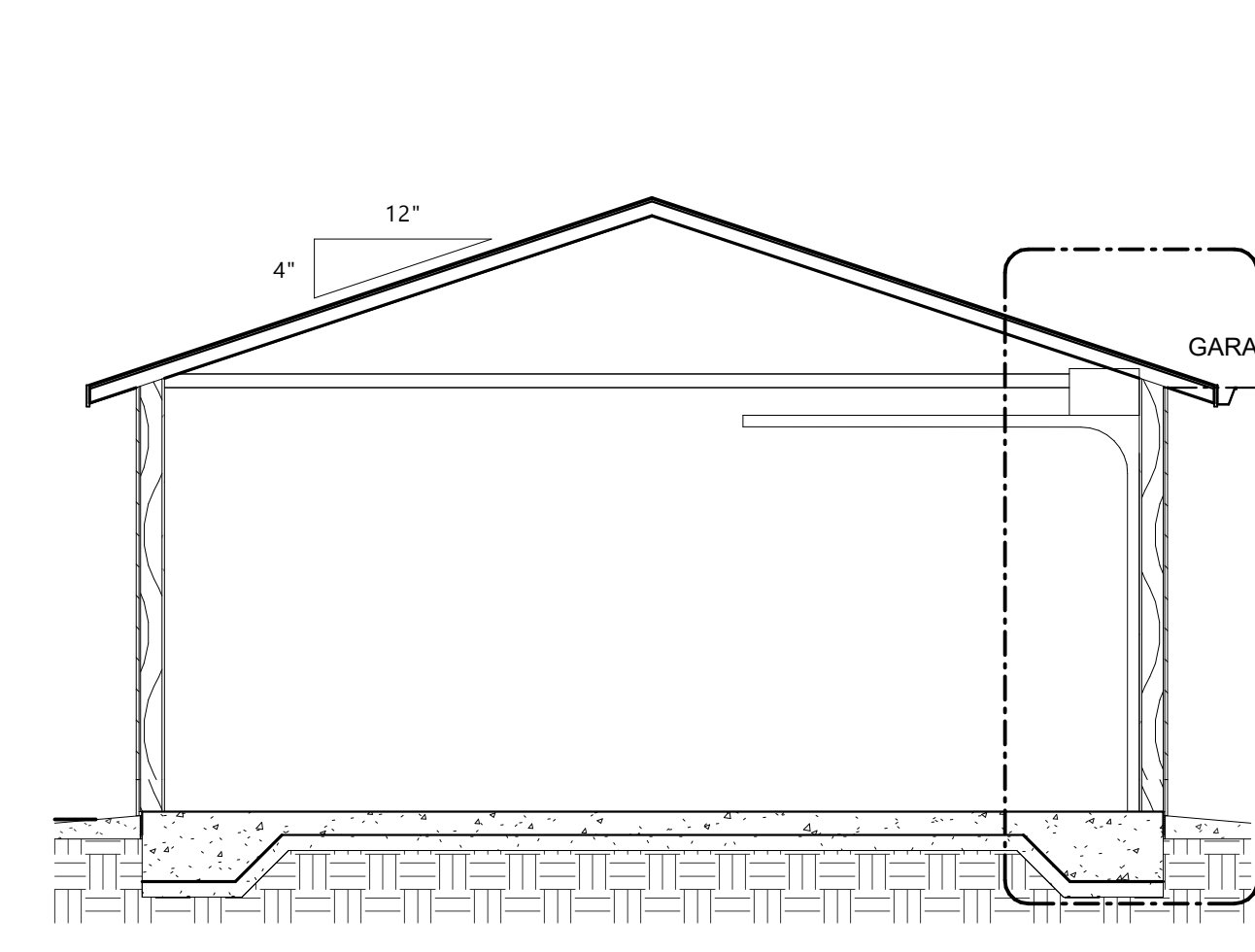
5 TYP. GARAGE SECTION  
G004 1/2" = 1'-0"



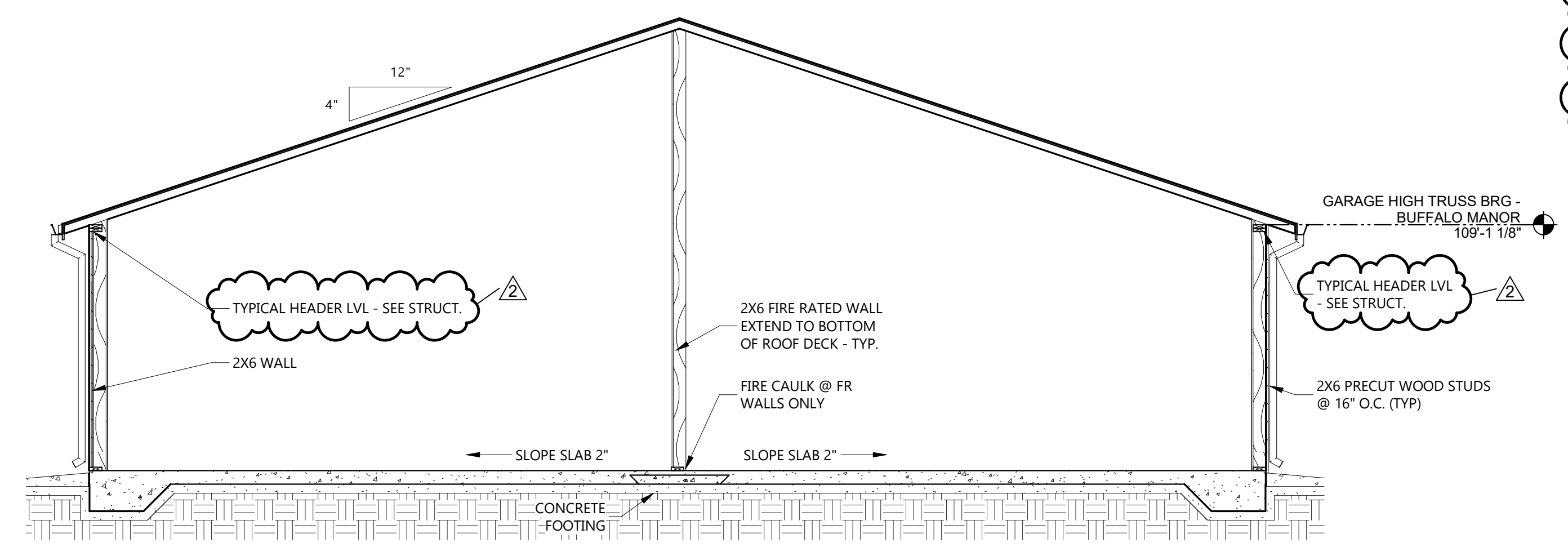
9 TYP. GARAGE ELEVATION  
G004 1/8" = 1'-0"



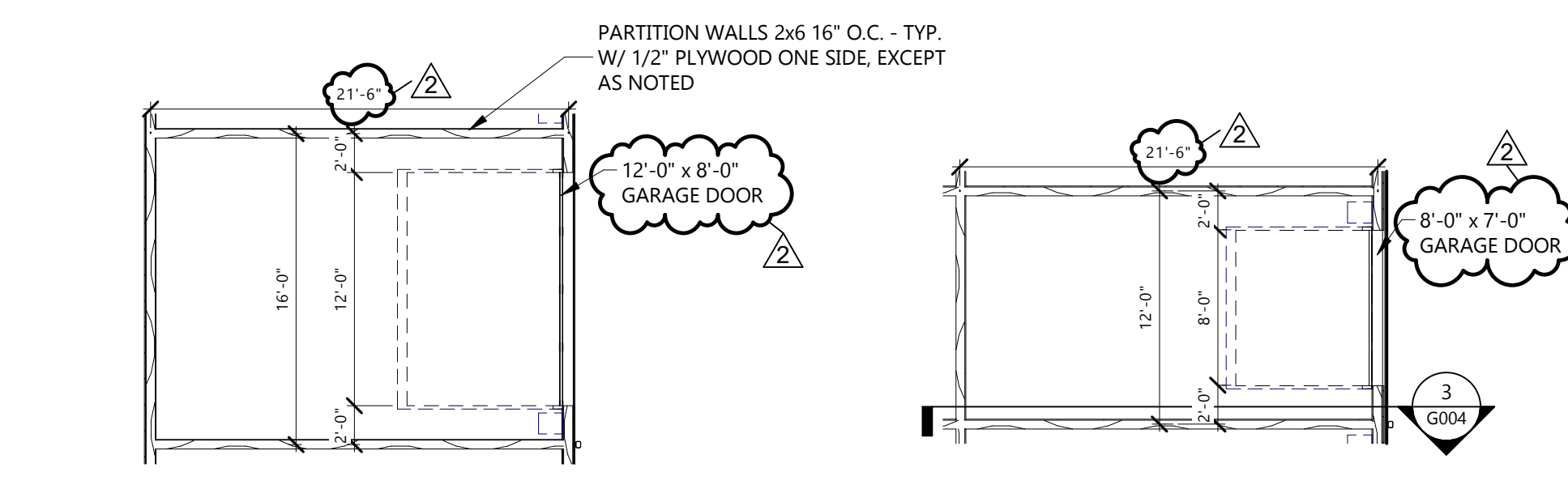
6 TYP. MAINT. GARAGE PLAN - QTY. 1  
G004 1/8" = 1'-0"



4 TYP. SINGLE GARAGE SECTION  
G004 1/4" = 1'-0"

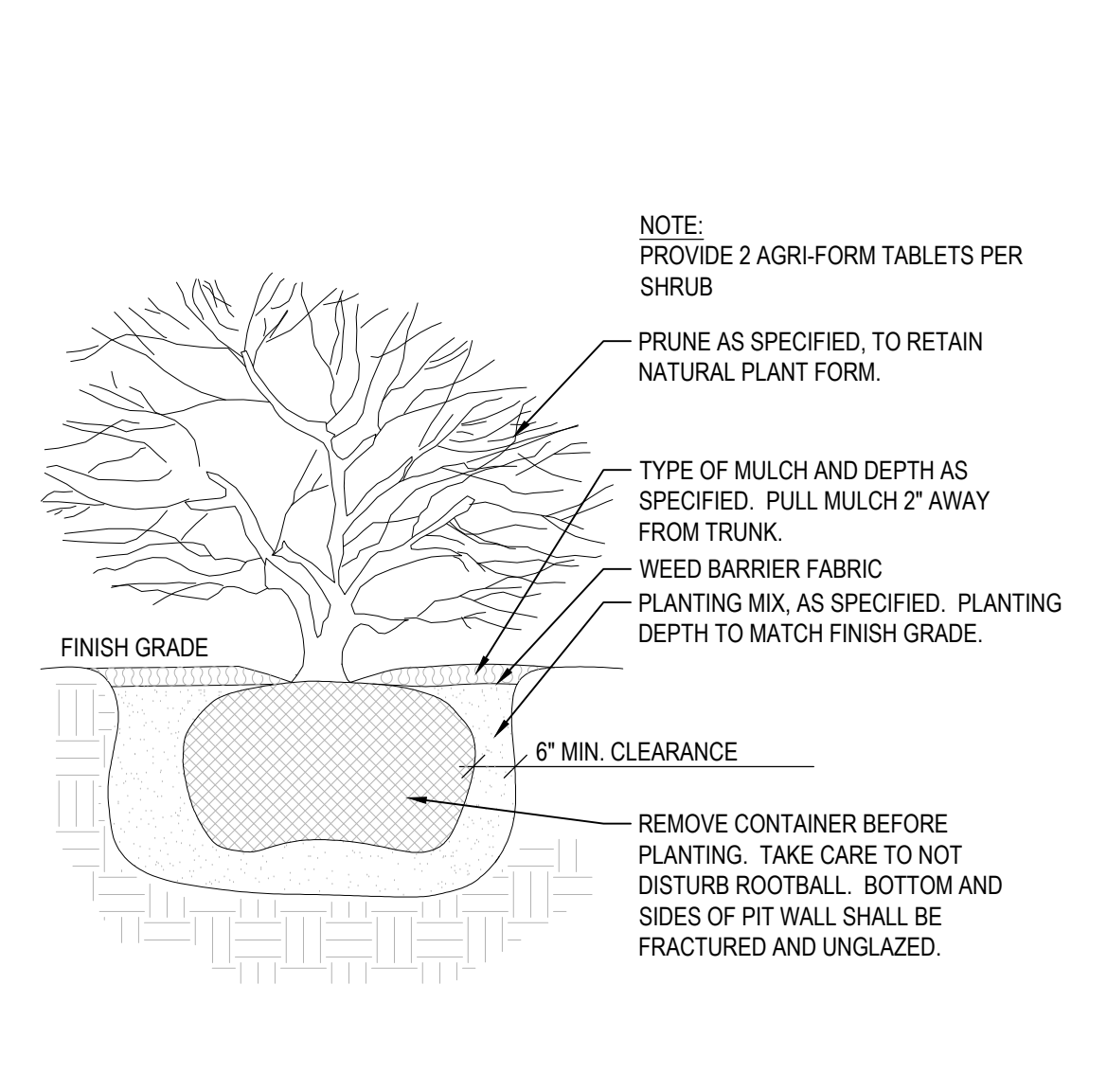
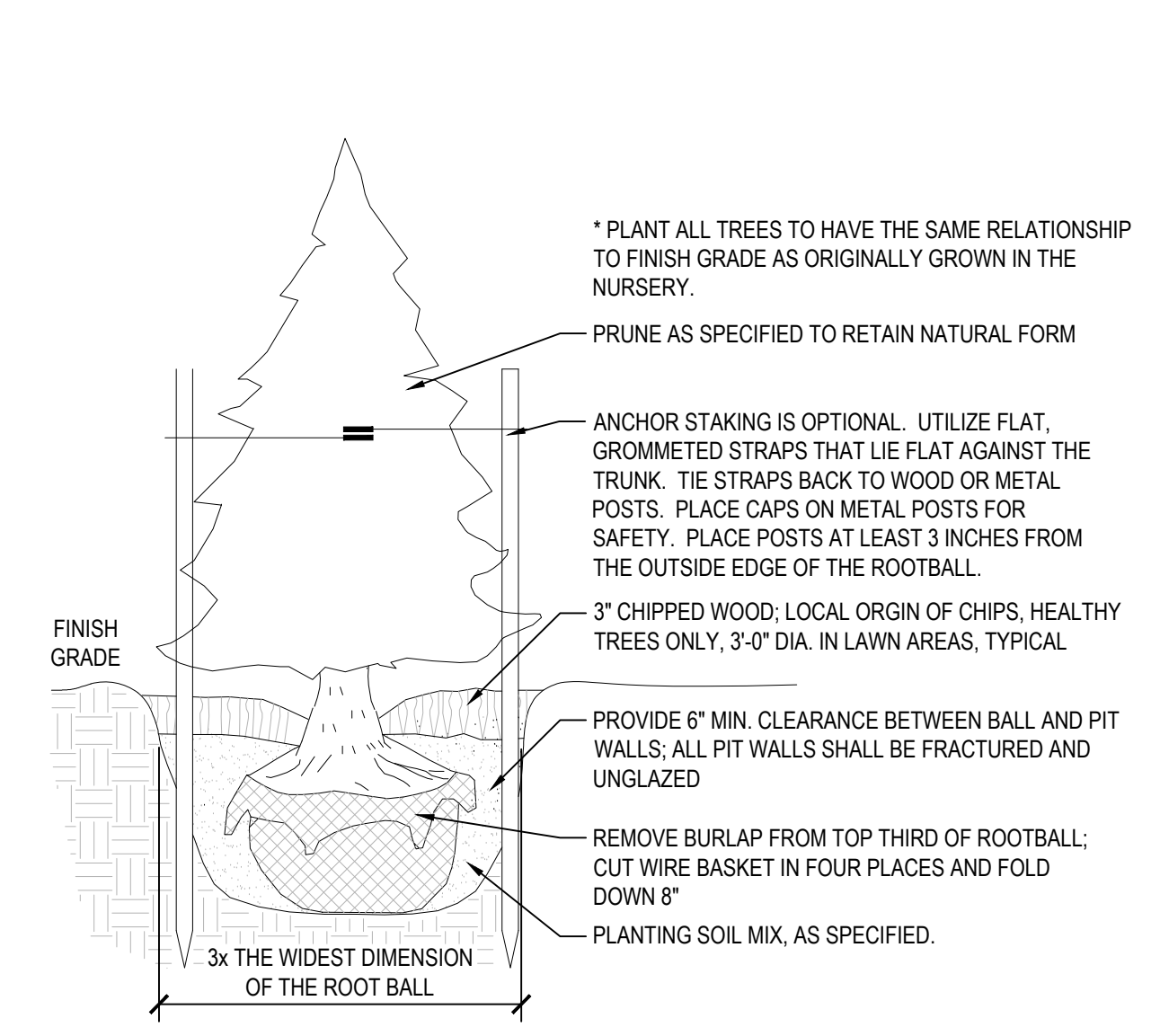
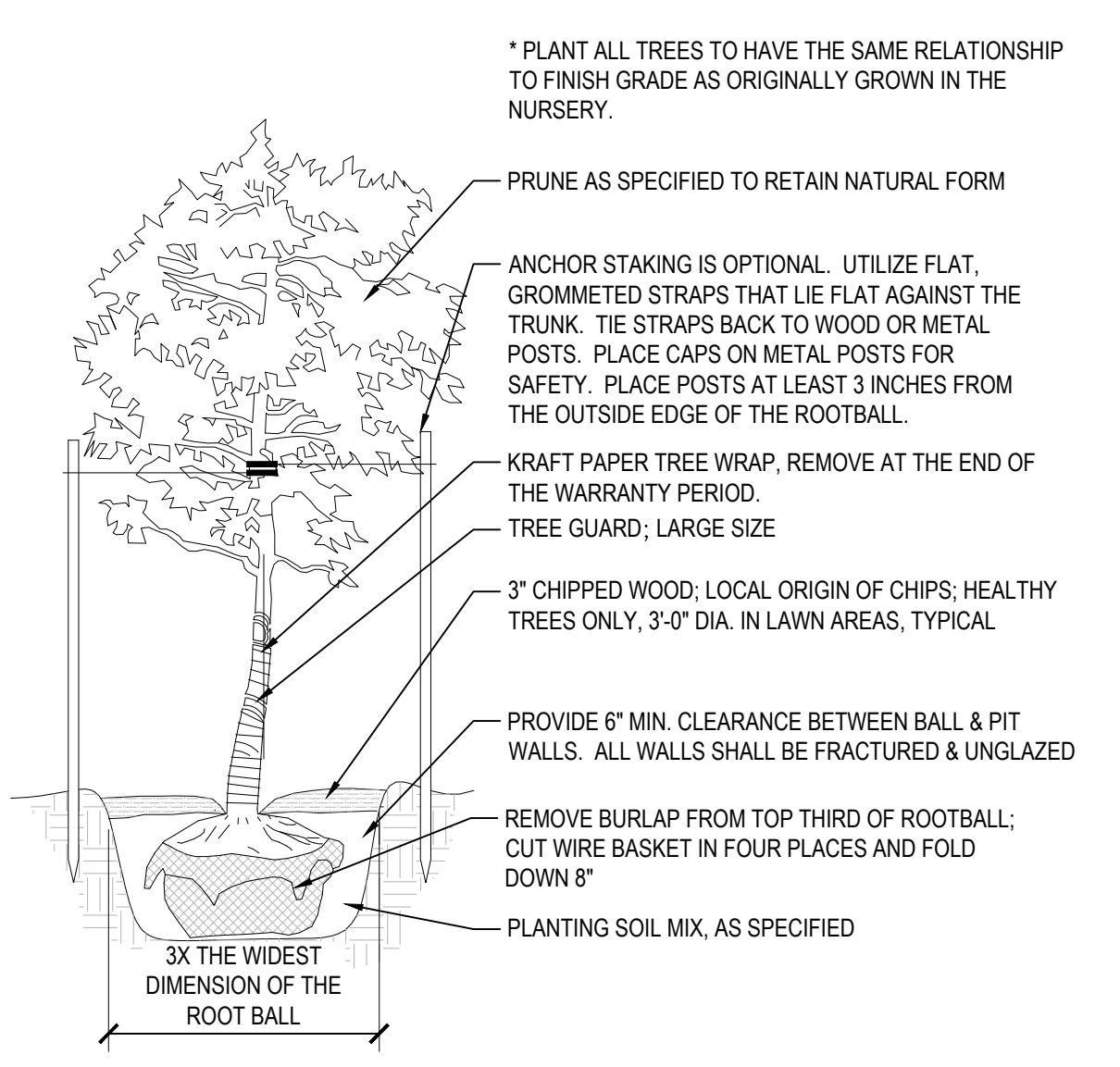


3 TYP. DOUBLE GARAGE SECTION  
G004 1/4" = 1'-0"



2 TYP. HDCP GARAGE PLAN  
G004 1/8" = 1'-0"

1 TYP. GARAGE PLAN  
G004 1/8" = 1'-0"



PLANT SCHEDULE							
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE HEIGHT	MATURE WIDTH
<b>TREES</b>							
AXM	2	ACER X FREEMANII	FREEMAN MAPLE	2\" CAL.	B&B	40 - 65FT. HT.	25 - 40FT. W.
GIN	3	GINGKO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	2\" CAL.	B&B	40 - 65FT. HT.	15 - 25FT. W.
ULM	4	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM	2\" CAL.	B&B	25 - 40FT. HT.	25 - 40FT. W.
<b>EVERGREEN TREES</b>							
PBH	4	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8\" HT.	B&B	40 - 65FT. HT.	15 - 25FT. W.
<b>SHRUBS</b>							
PHY	8	PHYSOCARPUS OPULIFOLIUS	TINY WINE NINEBARK	#1	CONT.	3 - 6FT. HT.	3 - 6FT. W.
DRO	10	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP BUSH CINQUEFOIL	#1	CONT.	18 - 36IN. HT.	3 - 6FT. W.
GRO	8	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#1	CONT.	18 - 36IN. HT.	3 - 6FT. W.
MGC	6	SPIRAEA X BUMALDA 'WALBUMA'	MAGIC CARPET SPIREA	#1	CONT.	18 - 36IN. HT.	1 - 3FT. W.
<b>ORN GRASSES</b>							
CKF	11	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1	CONT.	3 - 6FT. HT.	1 - 3FT. W.
SHD	10	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPS EED	#1	CONT.	18 - 36IN. HT.	1 - 3FT. W.

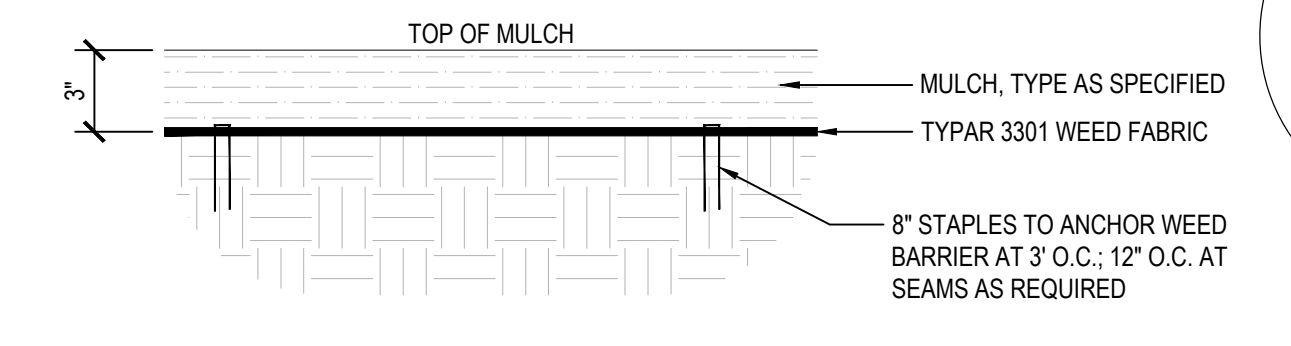
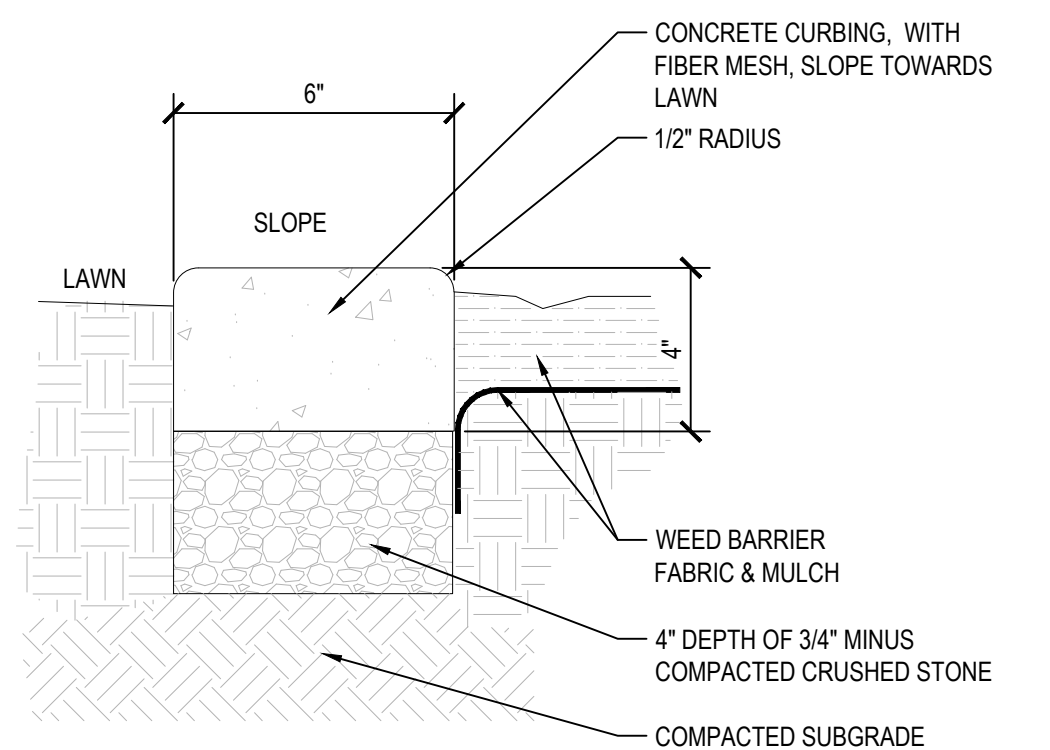
**1 DECIDUOUS TREE**  
 L102 NOT TO SCALE

**2 CONIFEROUS TREE**  
 L102 NOT TO SCALE

**3 SHRUB**  
 L102 NOT TO SCALE

**PLANTING NOTES**

- VERIFY WITH THE PROJECT MANAGER AND UTILITY COMPANIES THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START. REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS AND STRUCTURES WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT OR AS A RESULT OF THE CONTRACTOR'S ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER.
- SAFEGUARD ALL BUILDING SURFACES, EQUIPMENT AND FURNISHINGS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE EXECUTION OF WORK.
- COORDINATE WITH ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH GRADING, SURFACE AND UNDERGROUND CONDITIONS AND UTILITIES.
- ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
- ENSURE THAT THE LANDSCAPING WORK DOES NOT INTERRUPT ESTABLISHED OR PROPOSED DRAINAGE PATTERNS. OBTAIN APPROVAL ON THE FINAL GRADE BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING PLANTING OPERATIONS. FINISH GRADE BEFORE MULCHING SHALL BE +/- 3\"/>



**4 6-IN. CONCRETE MOWSTRIP**  
 L102 NOT TO SCALE

**5 MULCH**  
 L102 NOT TO SCALE

CODE COMPLIANCE TABLE		
SEC. 2-92 THRU SEC. 2-96		
CODE	REQUIREMENT	PROVIDED
2-92-2Cii	TREE DIVERSITY FOR NO. OF TREES PROVIDED ON PLAN	11 TO 20 TREES = 3 SPECIES (MIN.) 4 SPECIES
SEC. 2-94		
2-94-1	PROVIDE ONE (1) 2\"/>	13 TREES AND 28 SHRUBS 13 TREES AND 32 SHRUBS

CLIENT  
**BEYOND SHELTER, INC.**

PROJECT DESCRIPTION  
**BUFFALO MANOR APARTMENTS**

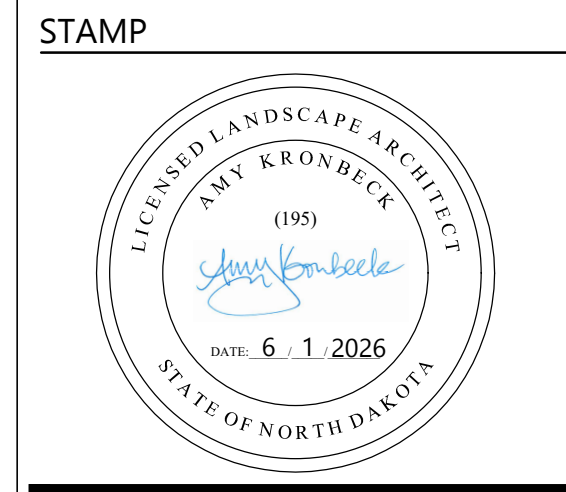
CITY JAMESTOWN  
 STATE NORTH DAKOTA

ISSUE DATES

ADDENDUM #2	6/1/2026
CD CONSTRUCTION DOCUMENTS	5/26/2026
MARK DESCRIPTION	DATE

PROJECT NO: 20245211  
 DRAWN BY: TB  
 CHECKED BY: AK

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DRAWING TITLE  
**PLANTING DETAILS**

**L102**

GENERAL REQUIREMENTS:

- 1. DESIGN AND CONSTRUCTION OF THIS PROJECT IS PER THE 2024 INTERNATIONAL BUILDING CODE (IBC) INCLUDING REFERENCED STANDARDS AND LOCAL/STATE AMENDMENTS OR BUILDING CODES.
2. THIS PROJECT IS SUBJECT TO SPECIAL INSPECTIONS AS DESCRIBED IN CHAPTER 17 OF THE IBC AND SHALL BE PROVIDED BY AN INDEPENDENT AGENCY.
3. GENERAL CONTRACTOR, CONTRACTOR, CONSTRUCTION MANAGER/AGENCY OR OTHER SIMILAR ENTITY OR REFERENCE ARE SYNONYMOUS AS IT RELATES TO USE OF AND RESPONSIBILITIES ASSIGNED BY THE CONTRACTOR DOCUMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF STRUCTURAL SYSTEMS WITH OTHER TRADES AND CONTRACT DOCUMENTS, NOTIFY THE EOR OF ANY DISCREPANCIES.
5. CONTRACTOR SHALL PROVIDE VERIFICATION OF QUANTITIES AND DIMENSIONS, MEANS AND METHODS OF CONSTRUCTION, SAFE AND SECURE PERFORMANCE OF THE WORK, AND TO NOT ALTER OR CUT ANY STRUCTURAL MEMBER WITHOUT APPROVAL FROM THE EOR.
6. THE STRUCTURAL DESIGN REPRESENTS THE COMPLETED STATE ANY TEMPORARY BRACING OR SHORING REQUIRED TO MAINTAIN STABILITY DURING CONSTRUCTION SHALL BE DESIGNED, FURNISHED, AND INSTALLED BY THE CONTRACTOR.
7. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, FRAMING MEMBERS, AND SITE CONDITIONS PRIOR TO STARTING THE WORK AND NOTIFY THE EOR OF ANY DISCREPANCIES.
8. EXACT LOCATION AND SIZE OF ROOF/FLOOR/WALL OPENINGS, SLEEVES OR MECHANICAL PENETRATIONS TO BE COORDINATED BY THE CONTRACTOR, SIMILAR FOR HOUSEKEEPING PADS, INSERTS AND EMBEDS, DEPRESSIONS, BOX-OUTS, SLOPES, DOORS AND WINDOWS, NON-BEARING WALLS, STAIRS, FINISHES, WATERPROOFING, RAILINGS, MECHANICAL EQUIPMENT LOCATIONS, LEDGES, INFLUCTION AND OTHER NON-STRUCTURAL ITEMS NECESSARY TO COMPLETE THE WORK.
9. CONTRACTOR SHALL PROVIDE CONTRACTOR APPROVED AND STAMPED SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW WITH GENERAL CONFORMANCE TO THE CONTRACTOR DOCUMENTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION AND COORDINATION WITH TESTING AND INSPECTION AGENCIES DURING CONSTRUCTION OR WHOEVER REMAINS RESPONSIBLE FOR PERFORMING WORK IN COMPLIANCE WITH THE CONTRACT DOCUMENTS.
11. CONSTRUCTION OBSERVATION BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS ONLY.
12. DEFERRED SUBMITTAL ITEMS REQUIRE SHOP DRAWINGS AND CALCULATIONS STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED AS FOLLOWS:
A. LADDERS AND CONNECTION TO STRUCTURE
B. STOREFRONT AND WINDOW SYSTEMS
C. PRE-ENGINEERED WOOD TRUSSES
D. STRUCTURAL STEEL CONNECTIONS

SPECIAL INSPECTION AND TESTING:

- 1. OWNER SHALL EMPLOY SERVICES OF AN INDEPENDENT TESTING AGENCY TO PERFORM SPECIFIED SPECIAL INSPECTION AND TESTING AS REQUIRED BY THE IBC OR AS SPECIFICALLY NOTED.
2. SPECIAL INSPECTION AND TESTING SHALL BE COMPLETED IN ACCORDANCE WITH CHAPTER 17 OF THE IBC AND AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. CONTRACTOR SHALL PROVIDE SPECIAL INSPECTOR WITH SUFFICIENT NOTICE AND ACCESS TO THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF RETESTING OR ADDITIONAL INSPECTION NEEDED AS A RESULT OF UNSPECIFIED WORK, FAILED TESTS, OR REJECTED WORK.
5. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
A. OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS.
B. FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND PROJECT TEAM.
C. IMMEDIATELY NOTIFY THE CONTRACTOR AND ARCHITECT/EOR OF ANY DISCREPANCIES, DEVIATIONS, OR FAILED TEST FOR CORRECTIVE ACTION.

EARTHWORK AND SUBGRADE PREPARATION:

- 1. COMPLETE EARTHWORK ACTIVITIES AND SITE PREPARATION IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT PREPARED BY BRAUN INTERTEC CORPORATION (#82503399).
2. NOTIFY EOR IMMEDIATELY IF ANY QUESTIONABLE SOIL CONDITIONS ARE ENCOUNTERED DURING EXCAVATION, FOUNDATION ELEVATIONS AND SUBGRADE PREPARATION ARE SUBJECT TO CHANGE DEPENDING ON CONDITIONS ENCOUNTERED.
3. PROJECT GEOTECHNICAL ENGINEER SHALL TEST TO VERIFY DESIGN BEARING PRESSURE AND INSPECT SUBGRADE EXCAVATION AND PREPARATION PRIOR TO PROCEEDING WITH PLACEMENT OF FOUNDATIONS AND SLABS.
4. FOUNDATION AND SLABS SHALL BEAR ON UNDISTURBED SOIL OR APPROVED FILL MATERIAL COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR UNLESS OTHERWISE NOTED OR SPECIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.
5. PROTECT EXCAVATIONS AND FOOTINGS FROM THE ACTION OF WATER OR FREEZING AND SHALL NOT BE EARTH FORMED WITHOUT APPROVAL BY THE EOR.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS REQUIRED TO COMPLY WITH OSHA STANDARDS.
7. MATERIAL FOR BACKFILL SHALL BE CLEAN, FREE OF WOOD SCRAPS OR OTHER DELETERIOUS SUBSTANCES AND PLACED IN 12" COMPACTED LIFTS, UNLESS NOTED OR SPECIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.
8. BACKFILL AGAINST FOUNDATION WALL CAREFULLY TO AVOID DAMAGE TO THE WALL AND OTHER CONSTRUCTION; NO UNBALANCED BACKFILL SHALL BE PLACED UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING, EITHER BY TEMPORARY CONSTRUCTION BRACING OR PERMANENT CONSTRUCTION, OR DESIGNED TO RETAIN EARTH.
9. EXISTING ON-SITE SUITABLE SOILS ARE ACCEPTABLE BACKFILL MATERIAL PROVIDED THEY CAN BE CONDITIONED AND PLACED TO THE SPECIFIED WATER CONTENT, MEET COMPACTION REQUIREMENTS, AND ARE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
10. GRANULAR FILL SHALL HAVE 100% PASSING THE #10, LESS THAN 50% PASSING THE #40, AND LESS THAN 12% PASSING THE #200 SIEVES UNLESS NOTED OR SPECIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.
11. PROVIDE A MINIMUM 6" THICK DRAINAGE COURSE BELOW ALL INTERIOR FLOOR SLABS ON GRADE UNLESS NOTED OTHERWISE. DRAINAGE COURSE SHALL HAVE 100% PASSING THE #10, LESS THAN 50% PASSING #40, AND LESS THAN 5% PASSING THE #200 SIEVES, UNLESS NOTED OR SPECIFIED BY THE PROJECT GEOTECHNICAL ENGINEER. PROVIDE A 10 MIL VAPOR BARRIER BETWEEN THE DRAINAGE COURSE AND UNDERSIDE OF CONCRETE SLAB.
12. CRUSHED STONE/GRAVEL AROUND DRAIN TILE SYSTEMS SHALL HAVE LESS THAN 10% PASSING THE #4 SIEVE UNLESS NOTED OTHERWISE.

CAST-IN-PLACE CONCRETE:

- 1. CONTRACTOR WORK SHALL CONFORM WITH REQUIREMENTS OF ACI 301 AND ACI 318 OR ACI 350, ALONG WITH ACI 305 AND ACI 306 WHEN WEATHER CONDITIONS DICTATE HOT OR COLD WEATHER PROVISIONS.
2. CONCRETE SHALL BE A RED-MIXED PRODUCT IN CONFORMANCE WITH APPROVED MIX DESIGN SUBMITTALS FOR EACH COMBINATION OF STRENGTH OR APPLICATION AS CHLORIDE BY THE SUPPLIER OR AND INDEPENDENT TESTING AGENCY.
3. DO NOT USE ADMIXTURES OR CURING ACCELERATORS CONTAINING CALCIUM CHLORIDE.
4. TOLERANCES AND FORMWORK SHALL BE DESIGNED, ERECTED, SUPPORTED, BRACED, AND MAINTAINED TO CONFORM WITH REQUIREMENTS OF ACI 114 AND ACI 347.
5. CHAMFER EXPOSED EDGES OF CONCRETE 3/4" WHERE NOT SPECIFICALLY SHOWN OR NOTED ON STRUCTURAL OR ARCHITECTURAL DRAWINGS.
6. SEE CONCRETE REINFORCING NOTES SECTION, STANDARD DETAILS AND TABLES FOR ADDITIONAL REINFORCING AND LAYOUT REQUIREMENTS.
7. ALL FOOTINGS, FOUNDATIONS, PIERS, COLUMNS, AND FRAMING MEMBERS SHALL BE CENTERED UNLESS NOTED OTHERWISE.
8. FOOTING STEPS SHALL BE GENERALLY LOCATED WHERE INDICATED ON THE FOUNDATION PLANS.
9. PROVIDE DOWEL BARS BETWEEN MEMBERS WITH STANDARD HOOKS TO SUPPORT MEMBER AND LAP SPICED WITH PRIMARY REINFORCING; DOWELS SHALL BE SAME SIZE AND SPACED TO MATCH PRIMARY REINFORCING UNLESS NOTED OTHERWISE.
10. INSERTS, SLEEVES, OPENINGS, AND OTHER EMBEDDED ITEMS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE LOCATED AND VERIFIED BY THE CONTRACTOR; THOSE NOT SHOWN SHALL BE INSTALLED ONLY AFTER APPROVAL BY THE EOR.
11. CONTRACTOR TO LAY OUT AND SUBMIT LOCATION OF CONSTRUCTION JOINTS AND CONCRETE CONSTRUCTION FOR REVIEW AND APPROVAL. SEE STANDARD DETAILS FOR SLAB ON GRADE CONSTRUCTION, CUT JOINTS WITHIN 24 HOURS OF CONCRETE PLACEMENT, SPACED NOT MORE THAN 36 TIMES THE SLAB THICKNESS, AND AN ASPECT RATIO NOT EXCEEDING 1.5.
12. UNLESS SPECIFICALLY DETAILED OR SHOWN ON THE STRUCTURAL DRAWINGS, PENETRATIONS OR OPENINGS IN SLABS AND WALL SHALL:
A. NOT EXCEED 12 INCHES IN ANY DIMENSION.
B. NOT BE LOCATED WITHIN 6 INCHES FROM AN EDGE.
C. NOT BE LOCATED WITHIN A BEAM OR COLUMN.
D. NOT BE CLOSER THAN 10 TIMES THE SLAB THICKNESS FROM A CONCENTRATED LOAD EXCEEDING 2,000 LBS.
E. WHEN PLACED IN GROUPS, SHALL BE PLACED WITH NO LESS THAN ONE PENETRATION OF OPENING DIAMETER CLEAR BETWEEN THEM.

CONCRETE REINFORCEMENT:

- 1. CONCRETE REINFORCEMENT DETAILING AND PLACEMENT SHALL CONFORM WITH REQUIREMENTS OF ACI 315 AND CRSI MANUAL.
2. SEE STANDARD DETAILS AND TABLES FOR ADDITIONAL INFORMATION RELATED TO STEEL REINFORCING COVER, LAPS, AND MISCELLANEOUS DETAILING.
3. REINFORCING STEEL SHALL BE TIED, ACCURATELY PLACED, AND SUPPORTED BY STANDARD ACCESSORIES. ACCESSORY LEGS EXPOSED TO VIEW SHALL BE STAINLESS STEEL.
4. REINFORCING STEEL AND EMBEDDED ITEMS SHALL BE LOCATED AND HELD IN PLACE PRIOR TO CONCRETE PLACEMENT; PLACEMENT OR PUSHING ("WET STICKING") INTO CONCRETE IS NOT ALLOWED.
5. REINFORCEMENT LAP SPICES SHALL BE CLASS B PLUS 6" AT NON-CONTACT SLICES UNLESS NOTED OTHERWISE, AND SPICED AT LOCATIONS NOTED WITHIN THE STRUCTURAL DOCUMENTS; DEFORMATION REINFORCEMENT NOTED AS "CONTINUOUS" MAY BE SPICED AT LOCATIONS DETERMINED BY THE CONTRACTOR.
6. DO NOT WELD REINFORCING UNLESS SPECIFICALLY SHOWN ON PLANS OR WITH WRITTEN PERMISSION FROM THE EOR.
7. PROVIDE (2) #5S, ONE EACH FACE, AROUND ALL OPENINGS GREATER THAN 12"x12", AND EXTENDING 2'-0" BEYOND OPENING IN BOTH DIRECTIONS; AT CORNERS, SIMILARLY PROVIDE (2) #5x4'-0" BARS DIAGONALLY.

CAST-IN-PLACE CONCRETE FIELD QUALITY CONTROL:

- 1. TESTING AND INSPECTING:
- CONTRACTOR SHALL ENGAGE A QUALIFIED TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND PREPARE TEST REPORTS.
2. CONCRETE TESTS:
- TESTING OF COMPOSITE SAMPLES OF FRESH CONCRETE OBTAINED ACCORDING TO ASTM C172 SHALL BE PERFORMED ACCORDING TO THE FOLLOWING REQUIREMENTS:
A. TESTING FREQUENCY: OBTAIN ONE COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE EXCEEDING 5 CU. YD. (4 CU. M), BUT LESS THAN 25 CU. YD. (19 CU. M), PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. (38 CU. M) OR FRACTION THERE OF.
a. WHEN FREQUENCY OF TESTING WILL PROVIDE FEWER THAN THREE COMPRESSIVE-STRENGTH TEST FOR EACH CONCRETE MIXTURE, TESTING SHALL BE CONDUCTED FROM AT LEAST THREE RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN FIVE ARE USED.
B. SLUMP: ASTM C143/C143M, ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
C. AIR CONTENT: ASTM C231, PRESSURE METHOD, FOR NORMAL-WEIGHT CONCRETE, ONE TEST FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE.
D. CONCRETE TEMPERATURE: ASTM C1064/C1064M, ONE TEST (HOUR) WHEN AIR TEMPERATURE IS 40 DEG F (4 DEG C) AND BELOW AND WHEN 80 DEG F (27 DEG C) AND ABOVE, AND ONE TEST FOR EACH COMPOSITE SAMPLE.
E. COMPRESSION TEST SPECIMENS: ASTM C31/C31M.
a. CAST AND LABORATORY CURE TWO SETS (4 TOTAL) OF TWO STANDARD CYLINDER SPECIMENS FOR EACH COMPOSITE SAMPLE.
F. COMPRESSIVE-STRENGTH TESTS: ASTM C39/C39M, TEST ONE SET OF TWO LABORATORY-CURED SPECIMENS AT 7 DAYS AND ONE SET OF TWO SPECIMENS AT 28 DAYS.
a. A COMPRESSIVE-STRENGTH TEST SHALL BE THE AVERAGE COMPRESSIVE STRENGTH FROM A SET OF TWO SPECIMENS OBTAINED FROM SAME COMPOSITE SAMPLE AND TESTED AT AGE INDICATED.
G. WHEN STRENGTH OF FIELD-CURED CYLINDERS IS LESS THAN 85 PERCENT OF COMPANION LABORATORY-CURED CYLINDERS, CONTRACTOR SHALL VALUATE OPERATIONS AND PROVIDE CORRECTIVE PROCEDURES FOR PROTECTING AND CURING IN-PLACE CONCRETE.
H. STRENGTH OF EACH CONCRETE MIXTURE WILL BE SATISFACTORY IF EVERY AVERAGE OF ANY THREE CONSECUTIVE COMPRESSIVE-STRENGTH TEST EQUALS OR EXCEEDS SPECIFIED COMPRESSIVE STRENGTH AND NO COMPRESSIVE-STRENGTH TEST VALUE FALLS BELOW SPECIFIED COMPRESSIVE STRENGTH BY MORE THAN 500 PSI (3.4 MPa).
3. TEST RESULTS SHALL BE REPORTED IN WRITING TO ENGINEER, CONCRETE MANUFACTURER, AND CONTRACTOR WITHIN 48 HOURS OF TESTING, REPORTS OF COMPRESSIVE-STRENGTH TESTS SHALL CONTAIN PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING AND INSPECTING AGENCY, LOCATION OF CONCRETE BATCH IN WORK, DESIGN COMPRESSIVE STRENGTH, AND TYPE OF BREAK FOR BOTH 7 AND 28 DAY TESTS.
4. NON DESTRUCTIVE TESTING:
- IMPACT HAMMER, SONOSCOPE, OR OTHER NON DESTRUCTIVE DEVICE MAY BE PERMITTED BY ENGINEER BUT WILL NOT BE USED AS SOLE BASIS FOR AN APPROVAL OR REJECTION OF CONCRETE.
5. ADDITIONAL TESTS:
- TESTING AND INSPECTING AGENCY SHALL MAKE ADDITIONAL TEST OF CONCRETE WHEN TEST RESULTS INDICATE THAT SLUMP, AIR ENTRAINMENT, COMPRESSIVE STRENGTH OR OTHER REQUIREMENTS HAVE NOT BEEN MET, AS DIRECTED BY ENGINEER. TESTING AND INSPECTING AGENCY MAY CONDUCT TEST TO DETERMINE ADEQUACY OF CONCRETE BY CORED CYLINDERS COMPLYING WITH ASTM C42/C42M OR BY OTHER METHODS AS DIRECTED BY ENGINEER.
6. ADDITIONAL TESTING AND INSPECTING, AT CONTRACTOR'S EXPENSE, WILL BE PERFORMED TO DETERMINE COMPLIANCE OF REPLACED OR ADDITIONAL WORK WITH SPECIFIED REQUIREMENTS.
7. CORRECT DEFICIENCIES IN THE WORK THAT TEST REPORTS AND INSPECTIONS INDICATE DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS.

POST INSTALLED ANCHORS:

- 1. POST INSTALLED ANCHORS SHALL ONLY BE USED WHERE OR WHEN SPECIFIED IN THE CONTRACT DOCUMENTS.
2. PRIOR APPROVAL FROM THE EOR IS REQUIRED BEFORE USING POST INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST-IN ANCHORS, BOLTS, OR RODS.
3. NO STEEL REINFORCEMENT SHALL BE CUT TO INSTALL ANCHORS, LOCATE PRIOR TO DRILLING HOLES.
4. POST INSTALLED ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND MAINTAIN NECESSARY EMBEDMENT, HOLE PREPARATION, EDGE DISTANCE, AND SPACING.
5. INSPECTION AND TESTING SHALL BE PER THE GENERAL NOTES AND CHAPTER 17 OF THE IBC.
6. SUBSTITUTION FOR A DIFFERENT TYPE OF ANCHOR OR VENDOR IS NOT PERMITTED WITHOUT A PRIOR SUBSTITUTION REQUEST SUBMITTAL WITH JUSTIFICATION AND COMPARATIVE CAPACITY ANALYSIS FOR APPROVAL BY THE EOR.

STRUCTURAL STEEL:

- 1. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE WITH WELDING BY CERTIFIED WELDERS PER AWS D11.
2. PROVIDE STIFFENER PLATES ON BOTH SIDES OF BEAM WEBS AT POINTS OF CONCENTRATED LOADS OR BEARING, UNLESS NOTED OTHERWISE, MINIMUM PLATE THICKNESS SHALL BE 3/8" OR COLUMN FLANGE THICKNESS OR BEAM WEB THICKNESS WHICHEVER IS GREATER.
3. COLUMN CAP PLATES SHALL BE 1/2 INCH THICK, UNLESS NOTED OTHERWISE.
4. STRUCTURAL STEEL CONNECTIONS NOT SPECIFICALLY DETAILED OR MODIFIED SHALL BE DESIGNED BY THE FABRICATOR FOR THE SERVICE LOADS SHOWN (#k), UNLESS NOTED OTHERWISE. WHERE NO LOAD IS GIVEN, DESIGN FOR 1/2 OF THE TOTAL ALLOWABLE UNIFORM LOAD PER AISC BEAM TABLES BASED ON SIZE AND SPAN OF BEAM. FABRICATOR TO SELECT AISC SIMPLE SHEAR CONNECTION TO MEET REQUIREMENTS AND BRACOR PREFERENCE.
5. USE 3/4" DIA (MIN) A325-N HIGH STRENGTH BOLTS AT ALL CONNECTIONS UNLESS HIGHER STRENGTH IS REQUIRED BY DESIGN, COORDINATE WITH EOR.
6. STEEL SHALL BE SHOP PRIMED WITH FABRICATOR'S STANDARD RUST-INHIBITING PRIMER COMPATIBLE WITH TOP COATING, COORDINATE WITH ARCHITECTURAL, EXCEPT AT SURFACES ENCASED IN CONCRETE, TO BE WELDED, OR TO RECEIVE FIREPROOFING.
7. EXTERIOR STEEL OR LINTELS SHALL BE HOT DIPPED GALVANIZED, UNLESS NOTED OTHERWISE.
8. ERECT BEAMS AND COLUMNS TRUE AND PLUMB WITHIN AISC TOLERANCE AND PROVIDE TEMPORARY BRACING AS REQUIRED.
9. BEAM BEARING PLATES AND COLUMN BASE PLATES SHALL BE DRY PACKED WITH GROUT.
10. CONTINUOUS MEMBERS SHALL BE FULL PENETRATION FIELD WELDED AT ALL BUTT SPICES OR OTHERWISE DETAILED TO PROVIDE CONTINUITY.
11. DO NOT FIELD CUT, WELD OR MODIFY STRUCTURAL STEEL MEMBERS WITHOUT APPROVAL OF THE EOR.

WOOD FRAMING:

- 1. WOOD FRAMING AND CONSTRUCTION SHALL COMPLY WITH CONSTRUCTION DOCUMENTS, APA, AND/OR TPI STANDARD. GLULAM FABRICATOR SHALL BE ATTC OR APA MEMBER AND FOLLOW APPEARANCE AND GRADE SPECIFICATIONS NOTED.
2. PROVIDE WOOD FRAMING FASTENING PER THE IBC FASTENING SCHEDULE, COMMON NAILS, UNLESS NOTED OTHERWISE OR RECOMMENDED BY ENGINEERED WOOD SUPPLIER. MULTI PLY MEMBERS SHALL BE FASTENED WITH (2) ROWS OF 16d NAILS AT 12" O/C; FOR MEMBERS DEEPER THAN 12", PROVIDE (3) ROWS.
3. FASTENERS TO BE STAGGERED TO PREVENT SPLITTING OF WOOD FRAMING, DRILLED BOLT HOLES SHALL BE TO A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. CUT WASHERS SHALL BE USED WHERE BOLT HEADS, NUTS, AND LAG SCREW HEADS BEAR ON WOOD. DO NOT NOTCH OR DRILL STRUCTURAL WOOD FRAMING EXCEPT AS ALLOWED BY THE IBC.
4. WOOD NAILERS SHALL BE BOLTED TO STEEL FRAMING WITH (2) ROWS OF 1/2" DIAMETER A307 BOLTS SPACED 32" O/C, STAGGERED ROWS BY ONE HALF SPACING.
5. TOP PLATES SHALL BE STAGGERED 48 INCHES MINIMUM AND FASTENED PLIES WITH (16) 16d COMMON NAILS EACH SIDE OF SPLICE.
6. SILL PLATES SHALL BE ANCHORED TO FOUNDATIONS WITH 1/2" DIAMETER BY 7" EMBEDMENT GALVANIZED ANCHOR RODS OR 1/2" DIAMETER x 10" SIMPSON TITEN HD SCREW ANCHORS AT 6'-0" O/C, UNLESS NOTED OTHERWISE, PROVIDE A MINIMUM 5"x3"x 0.25" PLATE WASHER ON ALL SILL PLATE ANCHOR BOLTS. THERE SHALL BE AT LEAST (2) ANCHOR BOLTS PER PIECE SPACED NOT MORE THAN 6 FEET APART, WITH (1) BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END OF EACH PIECE. (REVIEW EMBED & WASHER SIZES)
7. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED AND PROTECTED, OR NATURALLY RESISTANT TO DECAY.
8. BRACE INTERIOR NON-BEARING WALLS TO BLOCKING OR FRAMING ABOVE PROVIDING CLIPS ALLOWING FOR VERTICAL MOVEMENT OF THE STRUCTURE.
9. PROVIDE 2x FULL HEIGHT JAMB AND KING STUDS EACH SIDE OF WALL OPENINGS EQUAL TO THE NUMBER OF HEADER PLIES UNLESS OTHERWISE NOTED.
10. PROVIDE 2x FULL HEIGHT JAMB STUDS DIRECTLY BELOW GIRDER TRUSS BEARING IN ADDITION TO SOLID BLOCKING AT JOIST/TRUSS CAVITIES. NUMBER OF STUDS SHALL EQUAL THE NUMBER OF GIRDER PLIES, UNLESS OTHERWISE NOTED.
11. PROVIDE SOLID BLOCKING EQUAL IN SIZE/NUMBER/WIDTH OF JAMBS AT JOIST/TRUSS CAVITIES BELOW BEAM/HEADER/GIRDER BEARING LOCATIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF PANELIZED WALL CONSTRUCTION, EOR TO REVIEW SUBMITTED FRAMING FOR GENERAL CONFORMANCE AND DESIGN INTENT, NOT FOR ACTUAL ENGINEERING OF PANEL OR COMPONENTS.
13. LAMINATED WOOD SUPPLIER SHALL PROVIDE ALL HANGERS, HARDWARE, AND ACCESSORIES NECESSARY FOR CONNECTIONS ASSOCIATED WITH LAMINATED WOOD MEMBERS.
14. CONTRACTOR SHALL PROVIDE COORDINATION BETWEEN LAMINATED WOOD AND STRUCTURAL STEEL SUPPLIER FOR ALL CONNECTION DETAILS PRIOR TO FABRICATION.
15. WOOD TO STEEL CONNECTION, HANGERS, AND HARDWARE REQUIRED TO COMPLETE THE INSTALLATION OF LAMINATED WOOD SHALL BE FURNISHED BY THE STRUCTURAL STEEL SUPPLIER.
16. SHEATHING AND/OR BRACING SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FLOOR OR ROOF ABOVE.
17. SHEATHING SHEET SIZES SHALL BE 4'-0"x8'-0" (MIN) EXCEPT AT BOUNDARIES, INSTALL SHEETS WITH THE LONG DIMENSION OR STRENGTH AXIS OF THE PANEL PERPENDICULAR TO SUPPORTS AND CONTINUOUS OVER TWO OR MORE SPANS. STAGGER END JOINTS OF ADJACENT SHEETS.
18. FASTEN SHEATHING TO SUPPORTING MEMBERS AS FOLLOWS:
- ROOF SHEATHING (UNBLOCKED): 8d COMMON NAILS AT 6" O/C AT SUPPORTED PANEL EDGES AND AT DIAPHRAGM BOUNDARIES AND 12" O/C AT INTERMEDIATE SUPPORTS.
- FLOOR SHEATHING (UNBLOCKED): 8d RING SHANK NAILS AT 6" O/C AT SUPPORTED PANEL EDGES AND AT DIAPHRAGM BOUNDARIES AND 12" O/C AT INTERMEDIATE SUPPORTS.
- BRACEWALL SHEATHING: SEE BRACEWALL SCHEDULE

FABRICATED WOOD TRUSSES:

- 1. WOOD TRUSSES SHALL BE DESIGNED FOR THE LOADS INDICATED ON THE PLAN BY THE TRUSS FABRICATOR AND IN ACCORDANCE WITH THE TPI AND NPFA FOR METAL PLATE CONNECTED WOOD TRUSSES.
2. WOOD TRUSSES ARE SHOWN AS A GENERAL LAYOUT ONLY, EXCEPT GIRDER TRUSSES, WITH FINAL LAYOUT AS DETERMINED BY THE TRUSS FABRICATOR.
3. GIRDER TRUSS LOCATIONS SHOWN SHALL REMAIN UNLESS A CHANGE REQUEST IS REVIEWED AND APPROVED BY THE EOR.
4. WOOD TRUSSES AND GIRDERS SHALL BE FASTENED TO SUPPORTING MEMBERS W/ (2) 16d COMMON NAILS (MIN) AND WITH METAL CLIPS AS NECESSARY. ROOF TRUSSES SHALL ALSO BE FASTENED WITH SIMPSON H2.5T HURRICANE TIES UNLESS OTHERWISE NOTED.
5. WOOD TRUSS TO GIRDER AND TRUSS TO TRUSS CONNECTIONS SHALL BE BY THE WOOD TRUSS FABRICATOR.
6. WOOD TRUSS DESIGNER SHALL PROVIDE CONTINUOUS RIBBONS, SOLID BLOCKING, OR BLOCKING PANELS BETWEEN TRUSSES AT BEARING, HIP, AND RIDGE LINES FOR FASTENING OF DECK/SHEATHING AS REQUIRED BY TRUSS DESIGN UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL FOLLOW GUIDELINES OF THE BCSP AND TPI FOR SETTING, ERECTION, AND BRACING (TEMPORARY AND PERMANENT) OF WOOD TRUSSES, BRIDGING OR BRACING SHOWN ON THESE DRAWINGS IS SCHEMATIC.
8. CONTRACTOR TO COORDINATE LOCATION OF MECHANICAL DUCTWORK AND OPENINGS WITH WOOD TRUSS FABRICATOR.
9. WOOD TRUSS DEFLECTION SHALL MEET THE MINIMUM REQUIREMENTS AS FOLLOWS: L/480 LIVE LOAD AND L/360 TOTAL LOAD.
10. WOOD TRUSS DESIGNER SHALL DESIGN TOP AND BOTTOM CHORDS FOR 10 PSF DEAD LOAD AT ROOF TRUSSES AND TOP CHORD OF 15 PSF WITH BOTTOM CHORD OF 10 PSF AT FLOOR TRUSSES. UNLESS A GREATER LOAD IS SHOWN WITHIN THE CONTRACT DOCUMENTS.

DESIGN CRITERIA AND LOADS (IN ADDITION TO THOSE INDICATED ON PLANS & DETAILS)

Table with columns: OCCUPANCY, BUILDING RISK CATEGORY, II, DEAD LOADS (SUPERIMPOSED), ROOF, FLOOR, LIVE LOADS (CORRIDORS & STAIRS, RESIDENTIAL UNITS), SNOW LOAD (GROUND SNOW LOAD, SNOW EXPOSURE FACTOR, IMPORTANCE FACTOR, THERMAL FACTOR (HEATED), THERMAL FACTOR (UNHEATED), FLAT ROOF SNOW LOAD (HEATED), FLAT SNOW LOAD (UNHEATED), SNOW DRIFT LOAD (ADDITIVE), UNBALANCED SNOW (ULTIMATE)), WIND DESIGN (STRENGTH LEVEL UOIN), BASIC WIND SPEED, EXPOSURE CATEGORY, BUILDING TYPE, INTERNAL PRESSURE COEFFICIENT, NET UPLIFT, COMPONENTS AND CLADDING DESIGN PRESSURE (ZONE 1-5), SEISMIC DESIGN (SEISMIC DESIGN CATEGORY, SEISMIC FORCE RESISTING SYSTEM, IMPORTANCE FACTOR, SITE CLASS, SPECTRAL RESPONSE ACCELERATION, SPECTRAL DESIGN RESPONSE COEFFICIENT).

MATERIAL STRENGTHS

Table with columns: CONCRETE (28 DAY COMPRESSIVE STRENGTH, FOOTINGS, FOUNDATION WALLS/PIERS, SLABS, GROUT (NON-SHRINK / NON-METALLIC)), WOOD (SAWN LUMBER, STUD WALLS (BEARING), MISCELLANEOUS FRAMING AND BLOCKING, JOISTS/BRACES, POSTS AND TIMBERS, TOP PLATE, BTM PLATE, MICROLAM LVL, SHEATHING), STEEL (STRUCTURAL STEEL, STRUCTURAL MEMBERS, FASTENERS, WELDS), ANCHORS (SIMPSON TITEN HD), SCREW ANCHORS (SIMPSON TITEN HD).

CAST IN PLACE CONCRETE (NON-PRESTRESSED) COVER

Table with columns: UNLESS NOTED OTHERWISE ON DRAWINGS, COVER (INCHES), EXPOSED TO EARTH OR WEATHER (#6 THROUGH #18 BARS, #5 AND SMALLER), NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND (#14 & #18 BARS, #11 BARS AND SMALLER), SLABS, WALLS, JOISTS (#11 BARS AND SMALLER), BEAMS, COLUMNS (PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS), SLAB ON GRADE / SLAB ON METAL DECK (CENTERED).

CONCRETE REINFORCING STEEL LAP SPICE & DEVELOPMENT LENGTH SCHEDULE

Table with columns: BAR SIZE, TOP BARS, OTHER BARS, TOP BARS, OTHER BARS, showing development lengths for various bar sizes and conditions.

EAPC logo and contact information: Architecture, Engineering, Interior Design, Industrial, TELEPHONE 701.461.7222, 112 No Roberts Street, Suite 300, Fargo ND 58102, www.eapc.net

CONSULTANTS

PROJECT DESCRIPTION: BUFFALO MANOR APARTMENT COMPLEX, CITY: JAMESTOWN, STATE: NORTH DAKOTA, ISSUE DATES: 06/01/2026, 05/11/2026

CLIENT: BEYOND SHELTER, INC.

PROJECT DESCRIPTION: BUFFALO MANOR APARTMENT COMPLEX, CITY: JAMESTOWN, STATE: NORTH DAKOTA, ISSUE DATES: 06/01/2026, 05/11/2026

ISSUE DATES

Table with columns: MARK, DESCRIPTION, DATE, showing issue dates for addendum #2 and construction documents.

PROJECT NO: 20245211, DRAWN BY: TLR/WLM, CHECKED BY: CDR

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DRAWING TITLE: STRUCTURAL GENERAL NOTES, LOADS & MATERIAL NOTE TABLES

S001

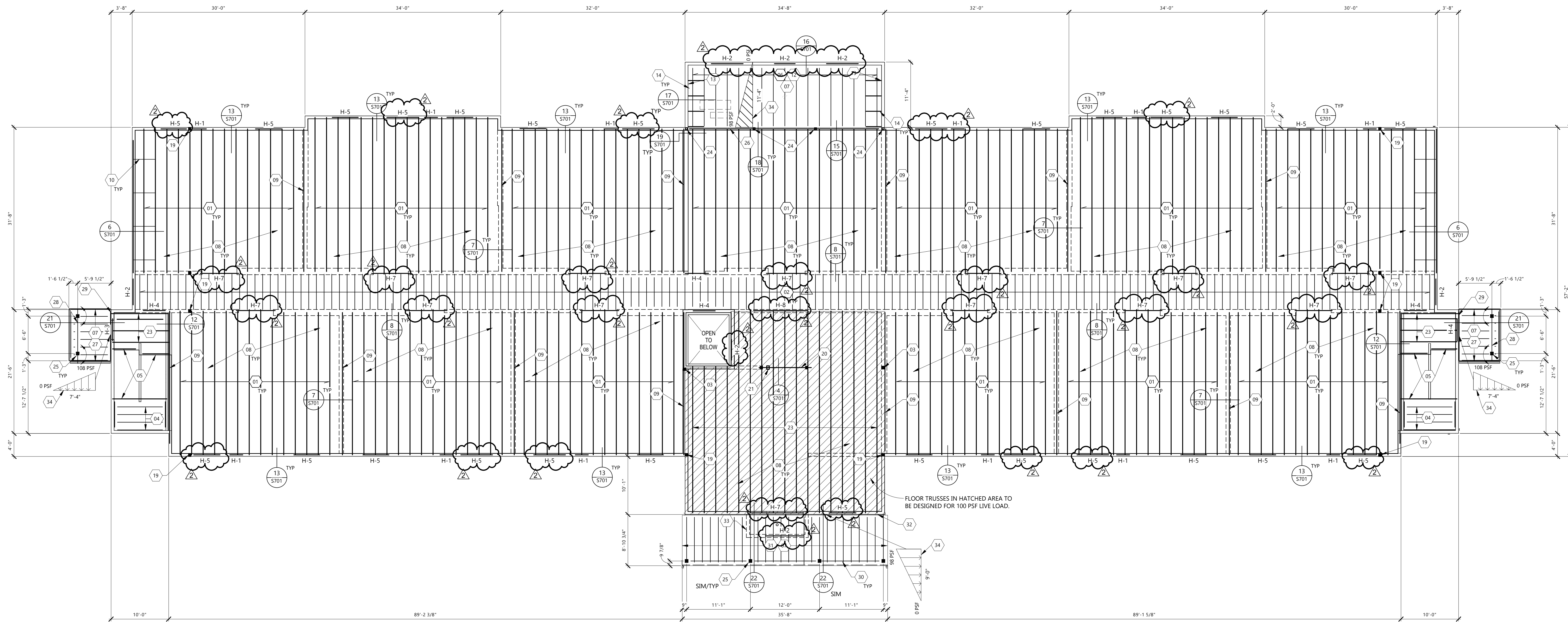
MARK	SIZE	JAMB STUDS		REMARKS
		STUDS TO HEADER BRG	STUDS FULL HEIGHT	
H-1	(2) 2x10	2	2	-
H-2	(2) 2x10	2	2	-
H-3	(2) 2x10	3	2	-
H-4	(3) 2x12	3	2	-
H-5	(2) 1 3/4" x 9 1/4" LVL	2	2	-
H-6	(3) 1 3/4" x 9 1/4" LVL	2	3	-
H-7	(3) 1 3/4" x 14" LVL	3	2	-

- NOTES:  
 1. FASTEN ALL MULTI-STUD MEMBERS TOGETHER USING (2) ROWS OF 10d NAILS @ 8" O/C.  
 2. PROVIDE ONLY (1) FULL HEIGHT JAMB FOR HEADERS USED @ INTERIOR APPLICATIONS.

- KEYNOTE LEGEND:  
 <<< INDICATES KEYNOTE ON PLAN
- 22" DEEP PRE-ENGINEERED WOODEN FLOOR TRUSSES @ 24" O/C. DESIGN TRUSSES FOR 40 PSF TOP CHORD LIVE LOAD.
  - 9 1/2" TJ @ 16" O/C. DESIGN FOR 100 PSF LIVE LOAD.
  - SEE NOTE #18 ON S203.
  - 2x14 SPF No1/No2 JOISTS @ 16" O/C. (VERIFY LANDING ELEVATION W/ ARCH).
  - (3) 2x14 SPF No1/No2.
  - PRE-ENGINEERED WOODEN ROOF TRUSSES @ 24" O/C
  - 23/32" APA RATED (SPAN RATING 48/24) ROOF SHEATHING. FASTEN W/ 8d NAILS @ 6" O/C @ PANEL EDGES & 12" O/C @ INTERMEDIATE MEMBERS.
  - 3/4" TONGUE AND GROOVE APA RATED (SPAN RATING 24" O/C) STURD-I-FLOOR SHEATHING. APPLY PANELS W/ STRONG AXIS PERPENDICULAR TO FLOOR FRAMING. FASTEN SHEATHING TO FLOOR FRAMING W/ A BEAD OF CONSTRUCTION ADHESIVE AND 6d RING SHANK NAILS @ 6" O/C AT PANEL EDGES & 12" O/C AT INTERMEDIATE SUPPORTS.
  - PROVIDE ADDITIONAL TRUSS W/ VERTICALS @ 16" O/C AT BRACED WALL LOCATIONS. SEE SHEET S301, S302, & S303 SHEETS FOR BRACED WALL LOCATIONS.
  - TRUSS BLOCKING PANELS @ 6'-0" O/C MAX. SEE DETAIL 6/S701.
  - NOT USED.
  - ROOF TRUSSES BEARING ON STEEL BEAM MUST BE PLACED DIRECTLY ADJACENT TO FLOOR TRUSSES.
  - PROVIDE AN ADDITIONAL TRUSS ADJACENT TO INSIDE FACE OF EXTERIOR WALL.
  - BLOCKING BETWEEN TOP CHORD OF TRUSSES @ 32" O/C. ALIGN BLOCKING WITH STUDS.
  - NOT USED.
  - NOT USED.

- KEYNOTE LEGEND:  
 <<< INDICATES KEYNOTE ON PLAN
- NOT USED.
  - NOT USED.
  - SEE NOTE #9 ON S204.
  - (3) 1 3/4"x16" LVL BEAM W/ HSS4x4x1/4 POST @ NORTH END W/ SIMPSON CCOQ68SD5.5 COLUMN CAP. PROVIDE 3/16" FILLET WELD ALL AROUND TO TOP OF HSS POST. PROVIDE (3) 2x STUDS BELOW DOWN TO FOUNDATIONS @ SOUTH END.
  - HSS4x4x1/4 POST ABOVE W/ CCOQ68SD5.5 COLUMN CAP @ BASE TO LVL BEAM BELOW. PROVIDE 3/16" FILLET WELD ALL AROUND TO BTM OF HSS POST.
  - NOT USED.
  - 22" DEEP PRE-ENGINEERED WOODEN FLOOR TRUSSES @ 24" O/C. DESIGN FOR 100 PSF TOP CHORD LIVE LOAD.
  - HSS 4x4x1/4" STEEL COLUMN
  - 6x6 DF No2 COLUMN W/ SIMPSON CCO3-6SD52.5 COLUMN CAP (CCQ4.62-5.50SD5 @ SIM.
  - W8x18 (6k) STEEL BEAM. TOP OF BEAM ELEV = 109'-9 5/8"
  - 2x6 SPF No 1/No 2 JOISTS @ 16" O/C.
  - (2) 2x6 SPF No 1/No 2 JOIST.
  - 2x6 SPF No 1/No 2 LEDGER BOARD.
  - (3) 2x12 SPF No 1/No 2 JOIST.
  - 2x10 SPF No 1/No 2 JOISTS @ 16" O/C.
  - 2x12 SPF No 1/No 2 LEDGER BOARD.
  - NON-BRG EXTERIOR STUD WALL BELOW - SEE ARCH.
  - SNOW DRIFT AS PER ASCE 7-22

TBE = 109'-1 1/8"  
 T.O. SHEATHING ELEVATION = 110'-11 7/8"



1 SECOND FLOOR FRAMING PLAN  
 S202 1/8" = 1'-0"

CONSULTANTS

CLIENT  
 BEYOND SHELTER, INC.

PROJECT DESCRIPTION  
 BUFFALO MANOR  
 APARTMENT COMPLEX

CITY JAMESTOWN  
 STATE NORTH DAKOTA

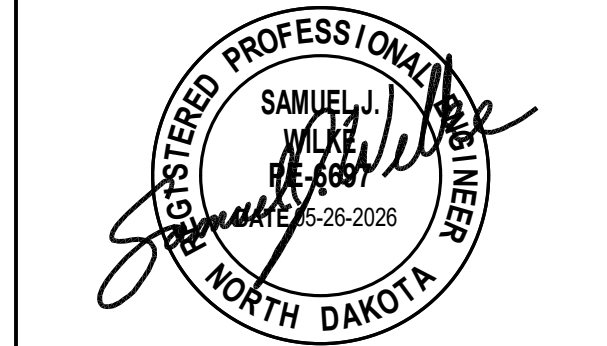
ISSUE DATES

2	ADDENDUM #2	06/01/2026
CD	CONSTRUCTION DOCUMENTS	05/11/2026
MARK	DESCRIPTION	DATE

PROJECT NO: 20245211  
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DRAWING TITLE  
 SECOND FLOOR  
 FRAMING PLAN

**S202**

**WOOD HEADER SCHEDULE**

MARK	SIZE	JAMB STUDS		REMARKS
		STUDS TO HEADER BRG	STUDS FULL HEIGHT	
H-1	(2) 2x10	2	2	-
H-2	(2) 2x10	2	2	-
H-3	(2) 2x10	3	2	-
H-4	(3) 2x12	3	2	-
H-5	(2) 1 3/4" x 9 1/4" LVL	2	2	-
H-6	(3) 1 3/4" x 14" LVL	2	3	-
H-7	(3) 1 3/4" x 14" LVL	3	2	-
H-8	(3) 1 3/4" x 14" LVL	3	2	-

NOTES:  
 1. FASTEN ALL MULTI-STUD MEMBERS TOGETHER USING (2) ROWS OF 10d NAILS @ 8" O/C.  
 2. PROVIDE ONLY (1) FULL HEIGHT JAMB STUD FOR HEADERS USED @ INTERIOR APPLICATIONS.

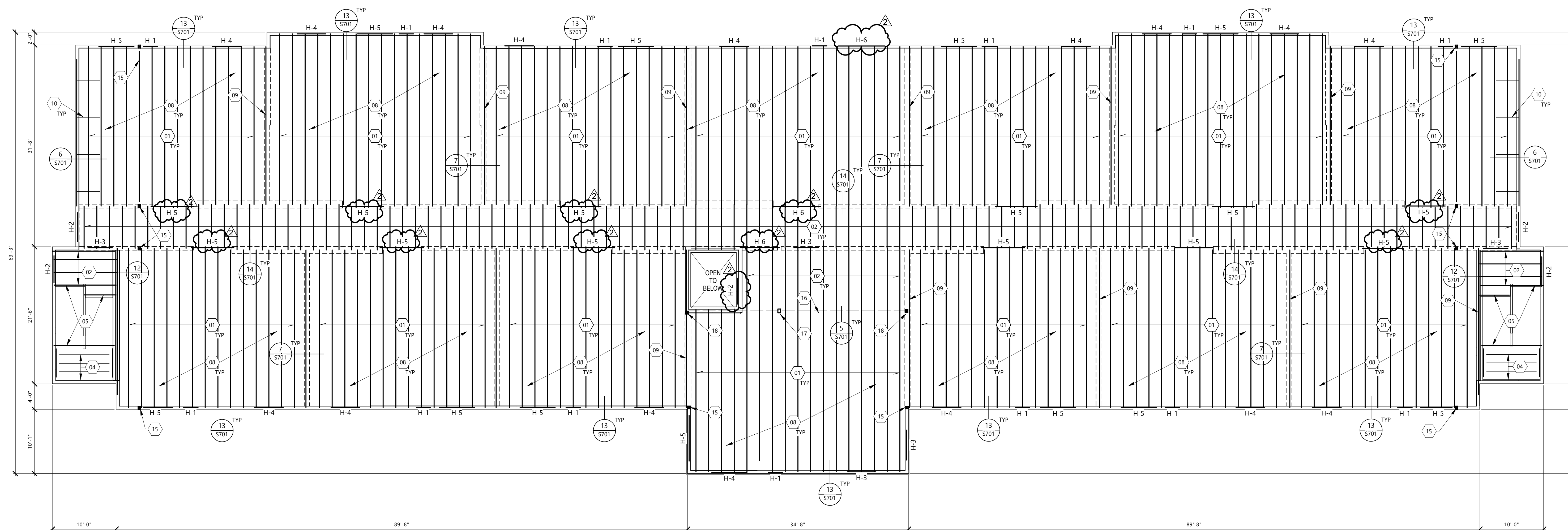
**KEYNOTE LEGEND:**

- <<< INDICATES KEYNOTE ON PLAN
- 01 22" DEEP PRE-ENGINEERED WOODEN FLOOR TRUSSES @ 24" O/C. DESIGN TRUSSES FOR 40 PSF TOP CHORD LIVE LOAD.
- 02 22" DEEP PRE-ENGINEERED WOODEN FLOOR TRUSSES @ 24" O/C. DESIGN TRUSSES FOR 100 PSF TOP CHORD LIVE LOAD.
- 03 NOT USED.
- 04 2x14 SPF No1/No2 JOISTS @ 16" O/C. (VERIFY LANDING ELEVATION W/ ARCH).
- 05 (3) 2x14 SPF No1/No2.
- 06 NOT USED.
- 07 NOT USED.
- 08 3/4" TONGUE AND GROOVE APA RATED (SPAN RATING 24" O/C) STURD-I-FLOOR SHEATHING. APPLY PANELS W/ STRONG AXIS PERPENDICULAR TO FLOOR FRAMING. FASTEN SHEATHING TO FLOOR FRAMING W/ A BEAD OF CONSTRUCTION ADHESIVE AND 8d RING SHANK NAILS @ 6" O/C AT PANEL EDGES & 12" O/C AT INTERMEDIATE SUPPORTS.
- 09 PROVIDE ADDITIONAL TRUSS W/ VERTICALS @ 16" O/C AT BRACED WALL LOCATIONS. SEE SHEET S301, S302, & S303 SHEETS FOR BRACED WALL LOCATIONS.
- 10 TRUSS BLOCKING PANELS @ 6'-0" O/C MAX. SEE DETAIL 6/S701.
- 11 NOT USED.
- 12 NOT USED.
- 13 NOT USED.

**KEYNOTE LEGEND:**

- <<< INDICATES KEYNOTE ON PLAN
- 14 NOT USED.
- 15 PROVIDE (3) 2x STUDS BELOW GIRDER TRUSS BRG DOWN TO FOUNDATION.
- 16 (4) 1 3/4"x16" LVL BEAM.
- 17 HSS4x4x1/4 POST BELOW W/ SIMPSON ECOQ7.1-SSDS2.5 COLUMN CAP, PROVIDE 3/16" FILLET WELD ALL AROUND TO TOP OF HSS POST.
- 18 PROVIDE (3) 2x STUDS BELOW BEAM DOWN TO FOUNDATION.

TBE = 120'-1"  
 T.O. SHEATHING ELEVATION = 121'-11 3/4"



1 THIRD FLOOR FRAMING PLAN  
 S303 1/8" = 1'-0"

CONSULTANTS

CLIENT  
 BEYOND SHELTER, INC.

PROJECT DESCRIPTION  
 BUFFALO MANOR  
 APARTMENT COMPLEX

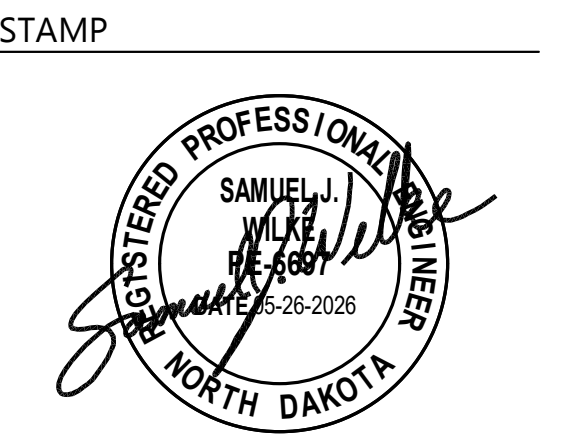
CITY JAMESTOWN  
 STATE NORTH DAKOTA

ISSUE DATES

2	ADDENDUM #2	06/01/2026
CD	CONSTRUCTION DOCUMENTS	05/11/2026
MARK	DESCRIPTION	DATE

PROJECT NO: 20245211  
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DRAWING TITLE  
 THIRD FLOOR  
 FRAMING PLAN

**S203**

WOOD HEADER SCHEDULE

MARK	SIZE	JAMB STUDS		REMARKS
		STUDS TO HEADER BRG	STUDS FULL HEIGHT	
H-1	(2) 2x10	2	2	-
H-2	(2) 2x10	2	2	-
H-3	(2) 2x10	3	2	-
H-4	(2) 2x10	3	2	-
H-5	(3) 2x12	3	2	-
H-6	(2) 1 3/4" x 9 1/4" LVL	2	2	-
H-7	(3) 1 3/4" x 9 1/4" LVL	2	3	-
H-8	(3) 1 3/4" x 14" LVL	3	2	-

NOTES

- FASTEN ALL MULTI-STUD MEMBERS TOGETHER USING (2) ROWS OF 10d NAILS @ 8" O/C.
- PROVIDE ONLY (1) FULL HEIGHT JAMB STUD FOR HEADERS USED @ INTERIOR APPLICATIONS.

TRUSS BEARING ELEVATION = 131'-0 7/8" UNO

KEYNOTE LEGEND:

- <<< INDICATES KEYNOTE ON PLAN
- 01 PRE-ENGINEERED WOODEN ROOF TRUSSES @ 24" O/C.
- 02 PRE-ENGINEERED MULTI-PLY GIRDER TRUSS.
- 03 PRE-ENGINEERED MULTI-PLY CORNER GIRDER TRUSS.
- 04 PRE-ENGINEERED JACK TRUSSES @ 24" O/C.
- 05 PRE-ENGINEERED VALLEY TRUSSES @ 24" O/C.
- 06 TYPICAL MAIN ROOF SHEATHING TO RUN CONTINUOUS BELOW VALLEY TRUSSES @ DECK ROOF FRAMING.
- 07 2x4 OUTRIGGERS @ 24" O/C - SEE 20/5701 FOR OUTRIGGER CONNECTIONS.
- 08 PROVIDE ADDITIONAL TRUSS W/ VERTICALS @ 16" O/C AT BRACED WALL LOCATIONS. SEE SHEET S301, S302, & S303 SHEETS FOR BRACED WALL LOCATIONS.
- 09 PROVIDE (3) 2x STUDS BELOW GIRDER TRUSS BRG DOWN TO FOUNDATION.
- 10 23/32" APA RATED ROOF SHEATHING (SPAN RATING 4B/24). APPLY PANELS W/ STRONG AXIS PERPENDICULAR TO ROOF FRAMING. FASTEN TO ROOF FRAMING W/ 8d NAILS @ 6" O/C AT PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS.
- 11 PROVIDE FULL DEPTH BLOCKING BETWEEN TRUSSES @ EVERY OTHER TRUSS SPACE. FASTEN SHEATHING TO BLOCKING W/ 8d NAILS @ 6" O/C. TOE-NAIL BLOCKING TO DOUBLE TOP PLATE W/ 16d NAILS @ 6" O/C. NAIL TO TRUSS VERTICALS W/ (3) 16d NAILS @ EACH END OF BLOCKING.
- 12 NOT USED
- 13 (3) 1 3/4" x 9 1/4" LVL ELEVATOR HOIST BEAM (TBE = 135'-1"). VERIFY FINAL LOCATION W/ ARCH & ELEVATOR SUPPLIER. PROVIDE (3) 2x STUDS BELOW HOIST BEAM BRG DOWN TO FOUNDATION EA SIDE.
- 14 HATCHED AREA INDICATES VAULTED CEILINGS BELOW.
- 15 SNOW DRIFT AS PER ASCE 7-22

**EAPC**  
 Architecture Engineering  
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 www.eapc.net

CONSULTANTS

CLIENT  
 BEYOND SHELTER, INC.

PROJECT DESCRIPTION  
 BUFFALO MANOR  
 APARTMENT COMPLEX

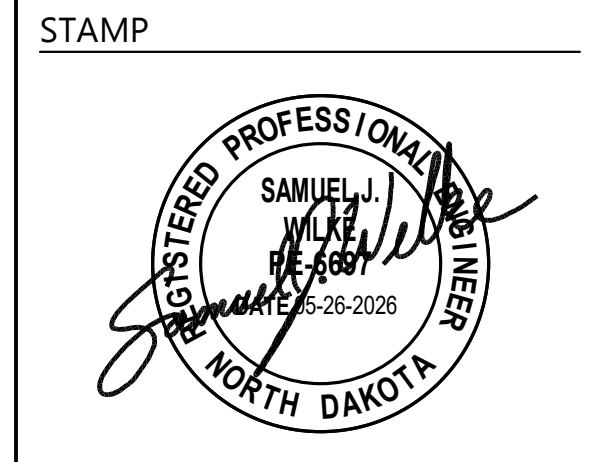
CITY JAMESTOWN  
 STATE NORTH DAKOTA

ISSUE DATES

2	ADDENDUM #2	06/01/2026
CD	CONSTRUCTION DOCUMENTS	05/11/2026
MARK	DESCRIPTION	DATE

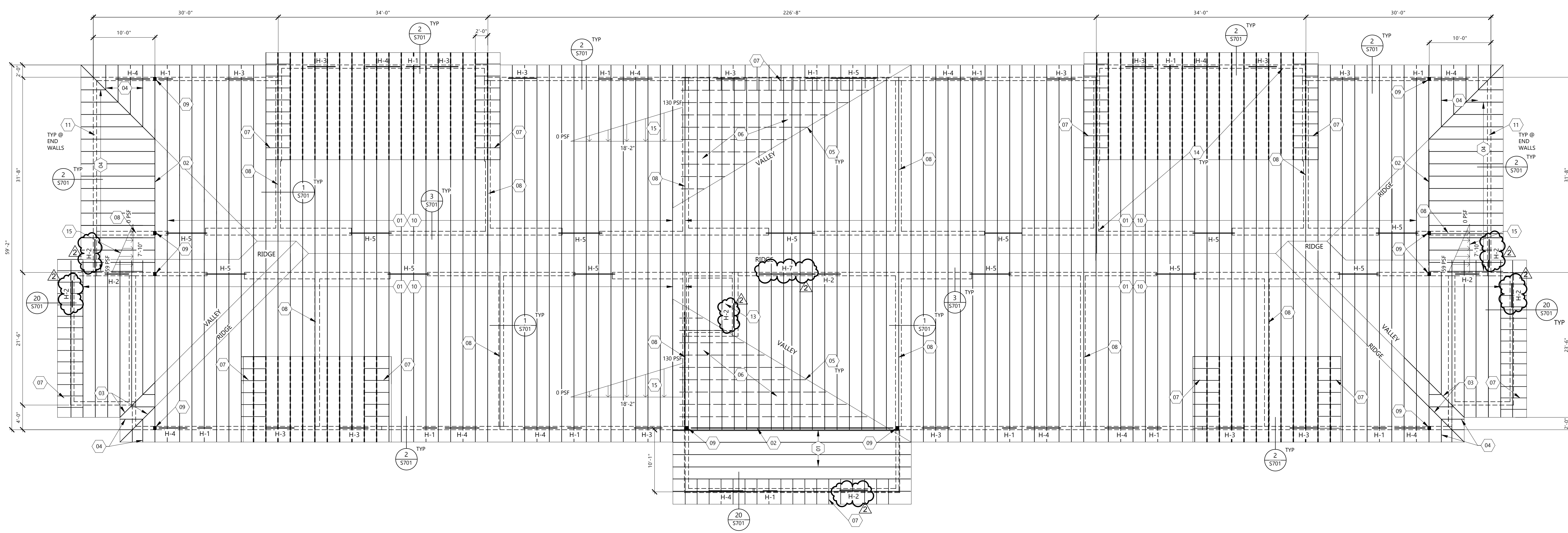
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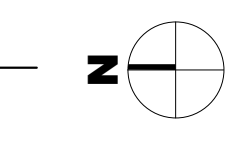


DRAWING TITLE  
 ROOF FRAMING PLAN

**S204**



1 ROOF FRAMING PLAN  
 S204 1/8" = 1'-0"



**KEYNOTE LEGEND:**

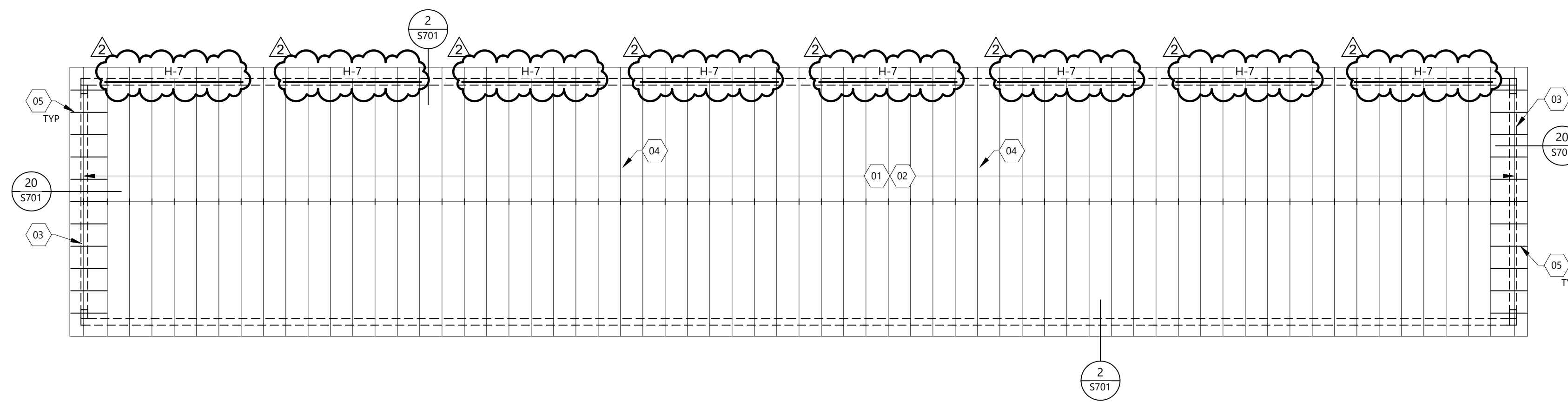
<<< INDICATES KEYNOTE ON PLAN

01	23/32" APA RATED ROOF SHEATHING (SPAN RATING 48/24). APPLY PANELS W/ STRONG AXIS PERPENDICULAR TO ROOF FRAMING. FASTEN TO ROOF FRAMING W/ 8d NAILS @ 6" O/C AT PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS.
02	PRE-ENGINEERED WOODEN ROOF TRUSSES @ 24" O/C.
03	GABLE END TRUSS W/ DROPPED TOP CHORD W/ VERTS @ 16" O/C.
04	TRUSS SUPPLIER SHALL PROVIDE AN ADDITIONAL TRUSS @ BRACED WALL LOCATIONS. TRUSS SHALL HAVE VERTICAL MEMBERS @ 16" O/C (SEE SHEET S304 FOR LOCATIONS).
05	2x4 OUTRIGGERS @ 24" O/C.

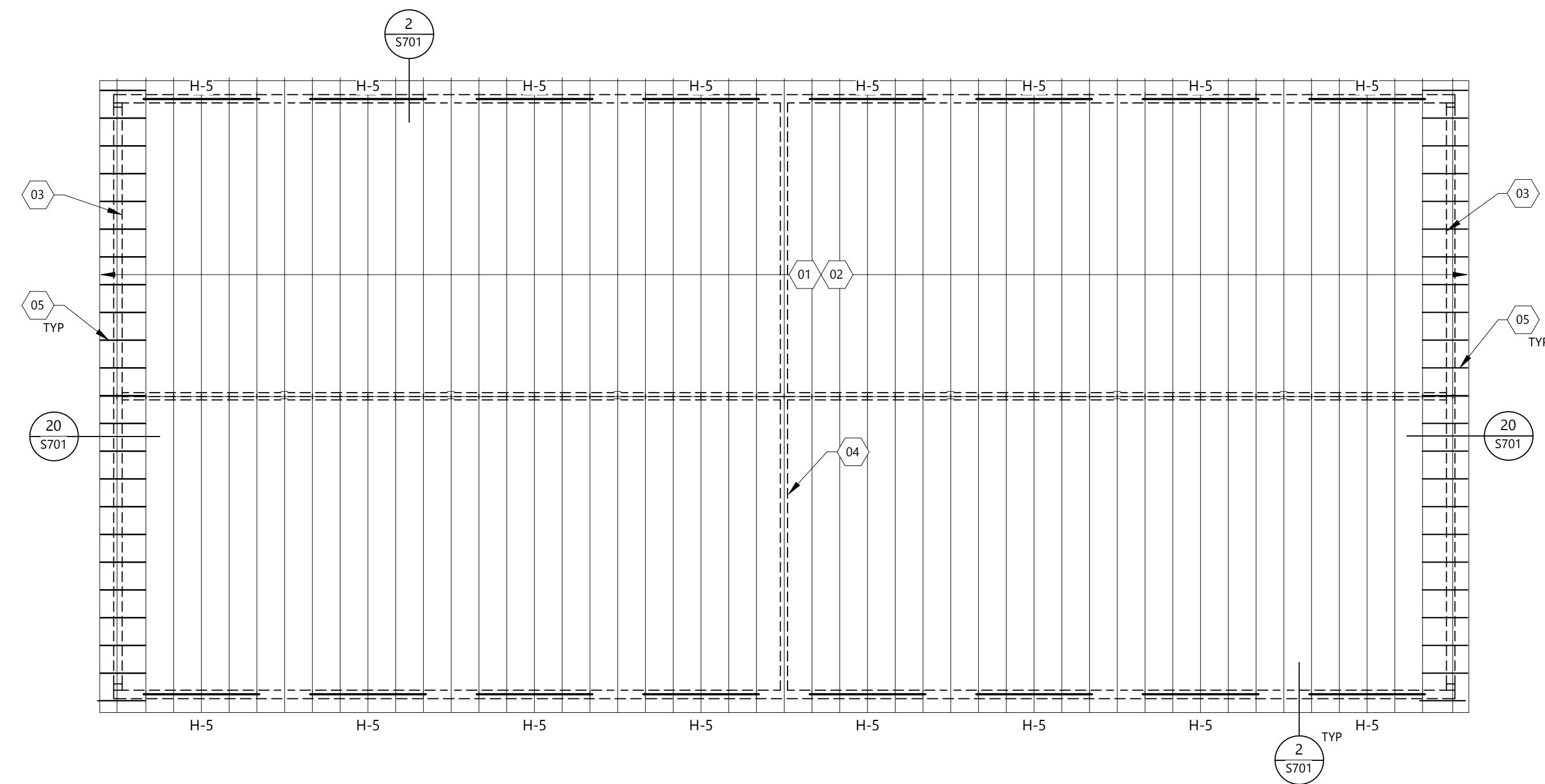
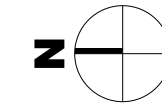
**WOOD HEADER SCHEDULE**

MARK	SIZE	JAMB STUDS		REMARKS
		STUDS TO HEADER BRG	STUDS FULL HEIGHT	
H-1		2	2	-
H-2	(2) 2x10	2	2	-
H-3	(2) 2x10	3	2	-
H-4	(2) 2x10	3	2	-
H-5	(3) 2x12	3	2	-
H-6	(2) 1 3/4" x 9 1/4" LVL	2	2	-
H-7	(3) 1 3/4" x 9 1/4" LVL	2	3	-
H-8	(3) 1 3/4" x 14" LVL	3	2	-

- NOTES:**
- FASTEN ALL MULTI-STUD MEMBERS TOGETHER USING (2) ROWS OF 10d NAILS @ 8" O/C.
  - PROVIDE ONLY (1) FULL HEIGHT JAMB STUD FOR HEADERS USED @ INTERIOR APPLICATIONS.



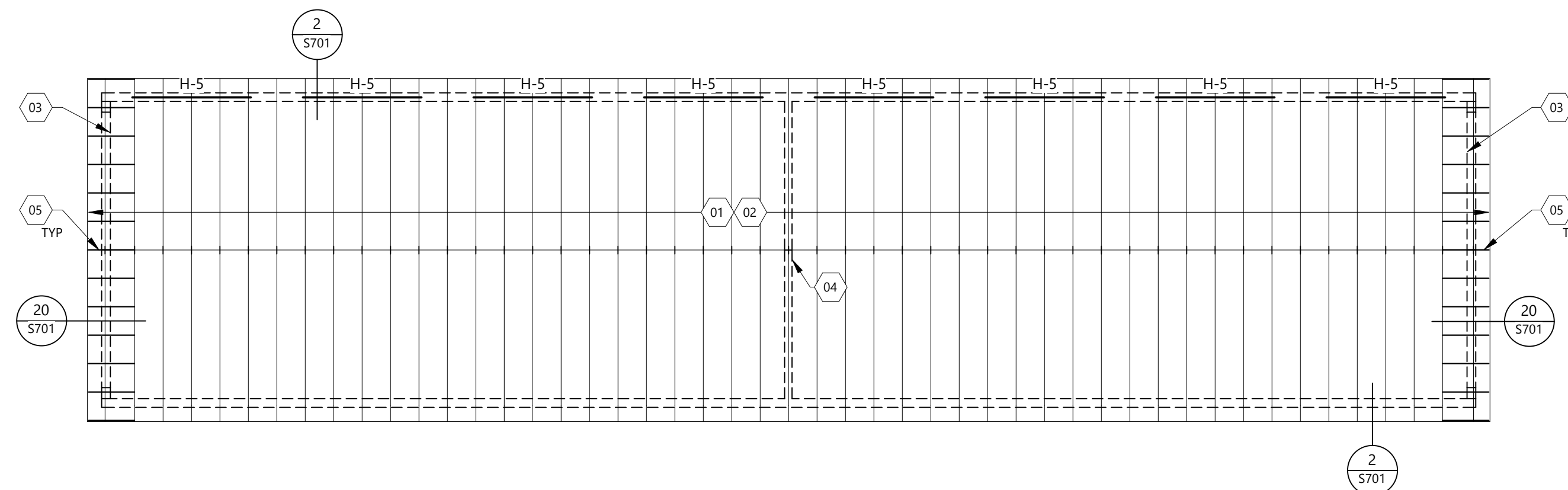
**1 HANDICAP GARAGE ROOF FRAMING PLAN**  
 S206 1/8" = 1'-0"



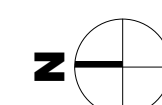
**2 DOUBLE GARAGE ROOF FRAMING PLAN**  
 S206 1/8" = 1'-0"



(2) SINGLE GARAGES ON SITE, WEST GARAGE SHOWN. EAST GARAGE TO BE MIRROR COPY OF WEST GARAGE, SEE SHEET G003.



**3 SINGLE GARAGE ROOF FRAMING PLAN**  
 S206 1/8" = 1'-0"



CLIENT  
 BEYOND SHELTER, INC.

PROJECT DESCRIPTION  
 BUFFALO MANOR  
 APARTMENT COMPLEX

CITY JAMESTOWN  
 STATE NORTH DAKOTA

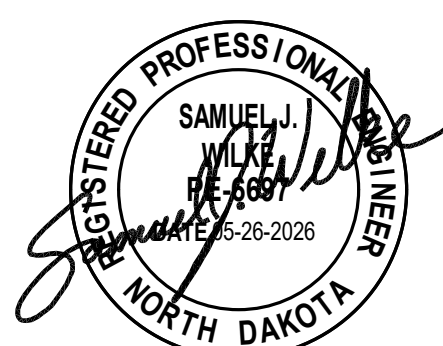
ISSUE DATES

2	ADDENDUM #2	06/01/2026
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MARK	DESCRIPTION	DATE

PROJECT NO: 20245211  
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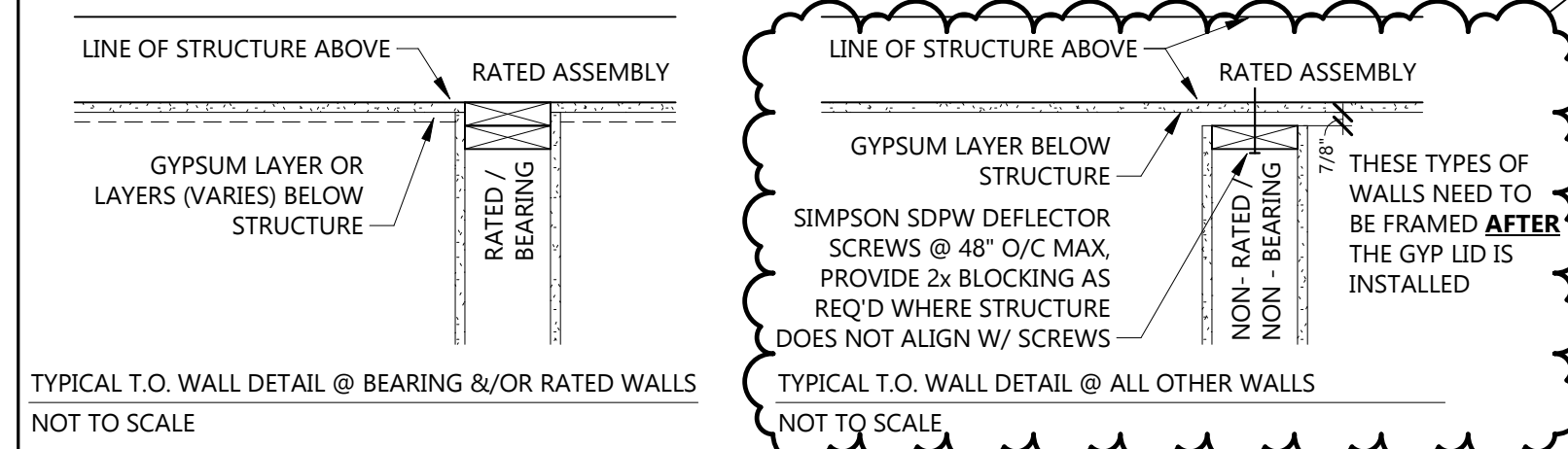
DRAWING TITLE  
 GARAGE ROOF  
 FRAMING PLANS

**S206**

**WARNING: CONTRACTOR NOTE!**

STRUCTURAL BEARING WALLS & RATED WALLS ARE ALLOWED TO FRAME TO STRUCTURE ABOVE PRIOR TO GYPSUM WALLBOARD INSTALL. REFER TO LIFE SAFETY PLAN FOR WALL TYPE RATINGS

ALL OTHER WALLS NEED TO FRAME UP TO CONTINUOUS GYPSUM WALL LAYERS TO MAINTAIN THE RATED ASSEMBLIES

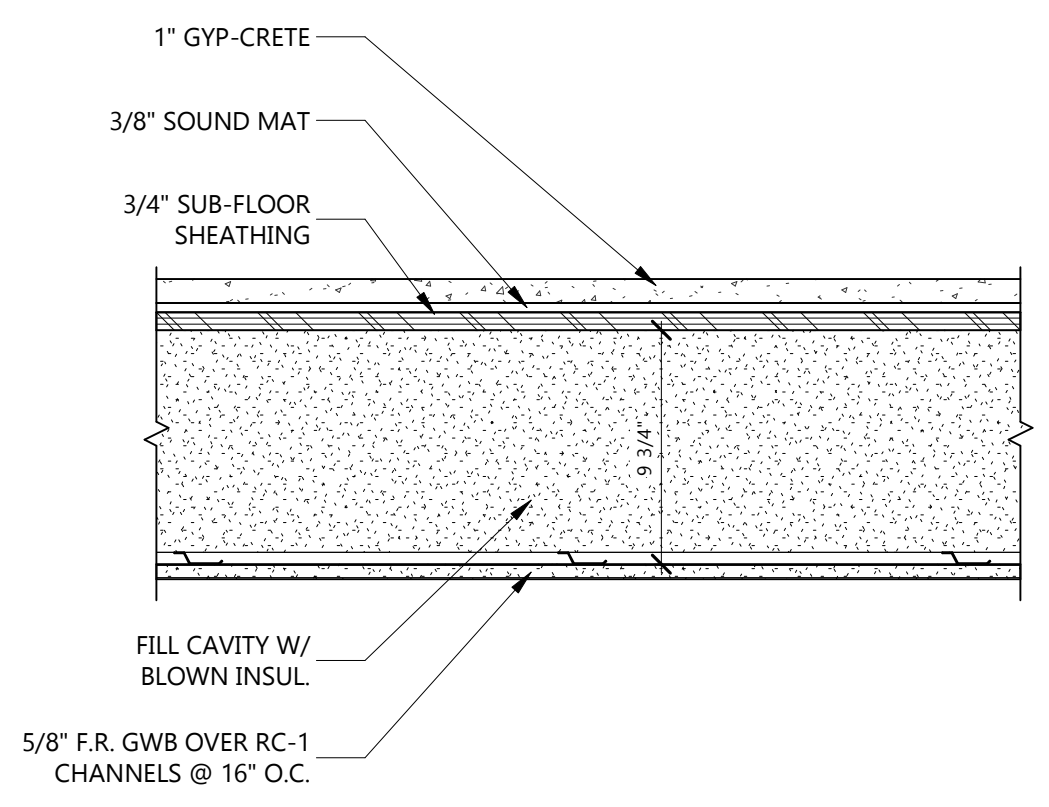


**GENERAL INTERIOR PARTITION NOTES**

- SEE FLOOR PLANS FOR EXTENT OF EACH WALL
- ON ALL RESTROOM WALLS AND OTHER AREAS SCHEDULED TO RECEIVE FRP OR TILE FINISH, PROVIDE A MINIMUM OF MOISTURE-RESISTANT GYPSUM BOARD
- ALL PARTITIONS CONTAINING PLUMBING OR HAVING AN EXTERIOR FACE SHALL BE INSULATED
- WHERE GYPSUM BOARD EXTENDS TO UNDERSIDE OF STRUCTURE ABOVE, STOP GYPSUM BOARD 1/2" BELOW LINE OF STRUCTURE AND SEAL AS REQUIRED
- REFERENCE FLOOR FINISH PLANS AND WALL FINISH PLANS FOR ADDITIONAL FINISHES NOT INDICATED ON PARTITION TYPES
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF WALL PENETRATIONS. SEAL ALL OPENINGS WITH ACOUSTICAL SEALANT
- PROVIDE WOOD BACKING FOR ALL WALL-MOUNTED FINISH CARPENTRY, ARCHITECTURAL WOODWORK, TOILET PARTITIONS, ACCESSORIES AND OTHER SIMILAR ITEMS
- ALL WALLS TO BE INSULATED W/ BATT INSULATION UNLESS NOTED OTHERWISE

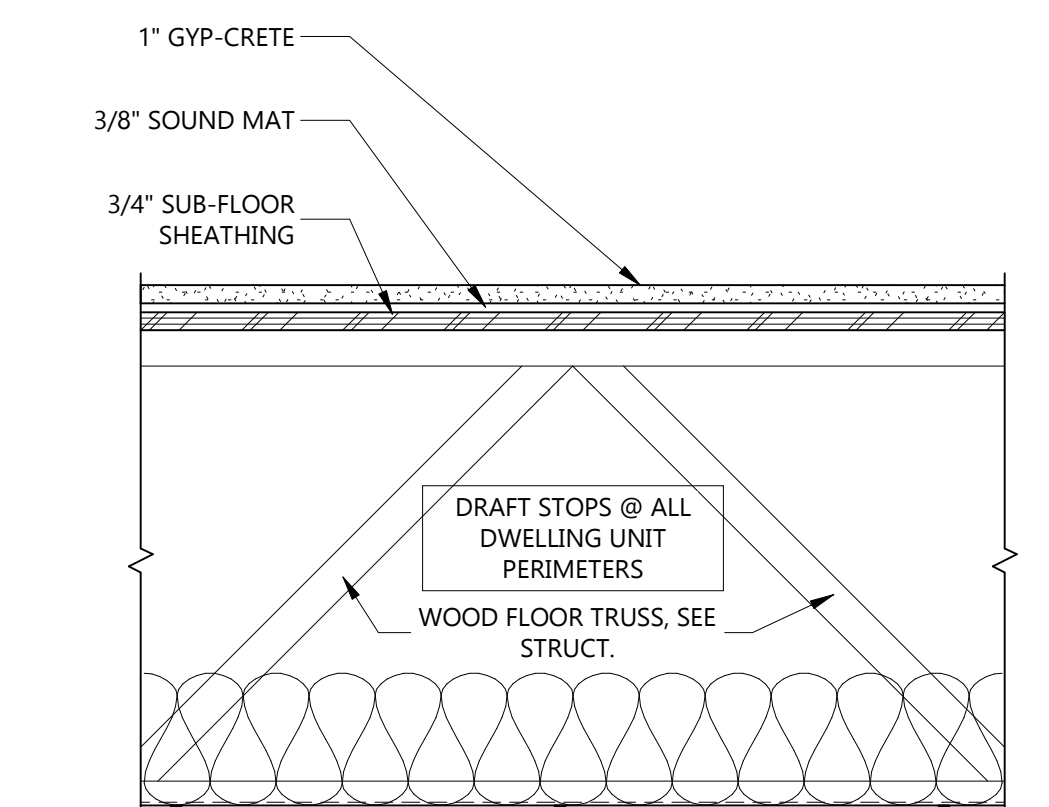
**FIRE-RATED BARRIERS & PARTITION NOTES:**

- ALL PARTITIONS NOTED TO BE FIRE-RESISTANCE RATED SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FIRE RESISTANCE TESTS
- FIRE-RATED PARTITIONS SHALL BE CONSTRUCTED BEFORE NON-RATED PARTITIONS
- ALL FIRE-RATED PARTITIONS TO EXTEND FROM TOP OF UNFINISHED FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. SEAL TOP, BOTTOM AND ALL PENETRATIONS WITH FIRE-RATED SEALANT
- ALL PENETRATIONS IN FIRE-RATED PARTITIONS SHALL BE SEALED WITH MATERIALS, SEALANTS AND/OR ASSEMBLIES WHICH MAINTAIN THE FIRE-RESISTANCE RATING OF THE PARTITION



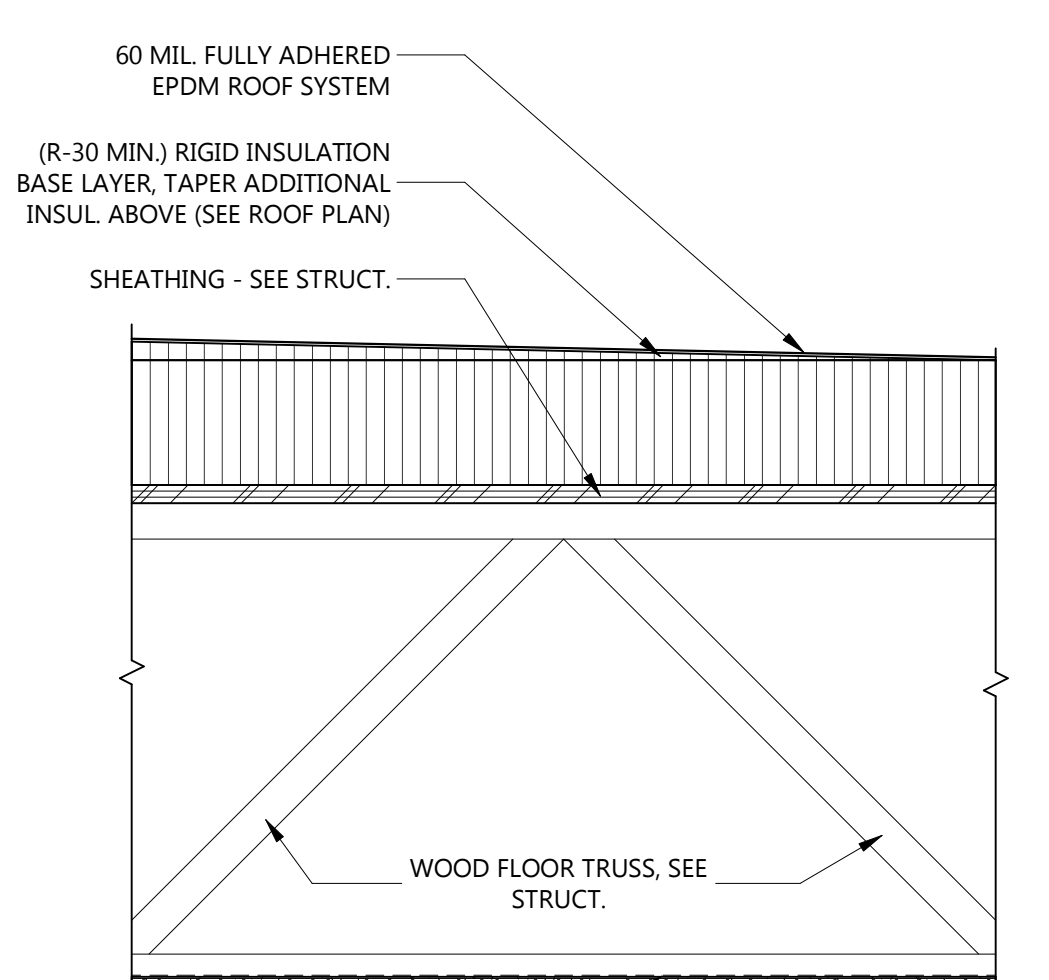
**FLOOR ASSEMBLY SECTION**  
FIRE RATING / UL DESIGN L263  
FIRE CAULK ALL PENETRATIONS & EDGES WHERE MEET OTHER MATERIALS & FINISHES

**D FLOOR ASSEMBLY (1-HOUR RATED) (CORRIDOR)**



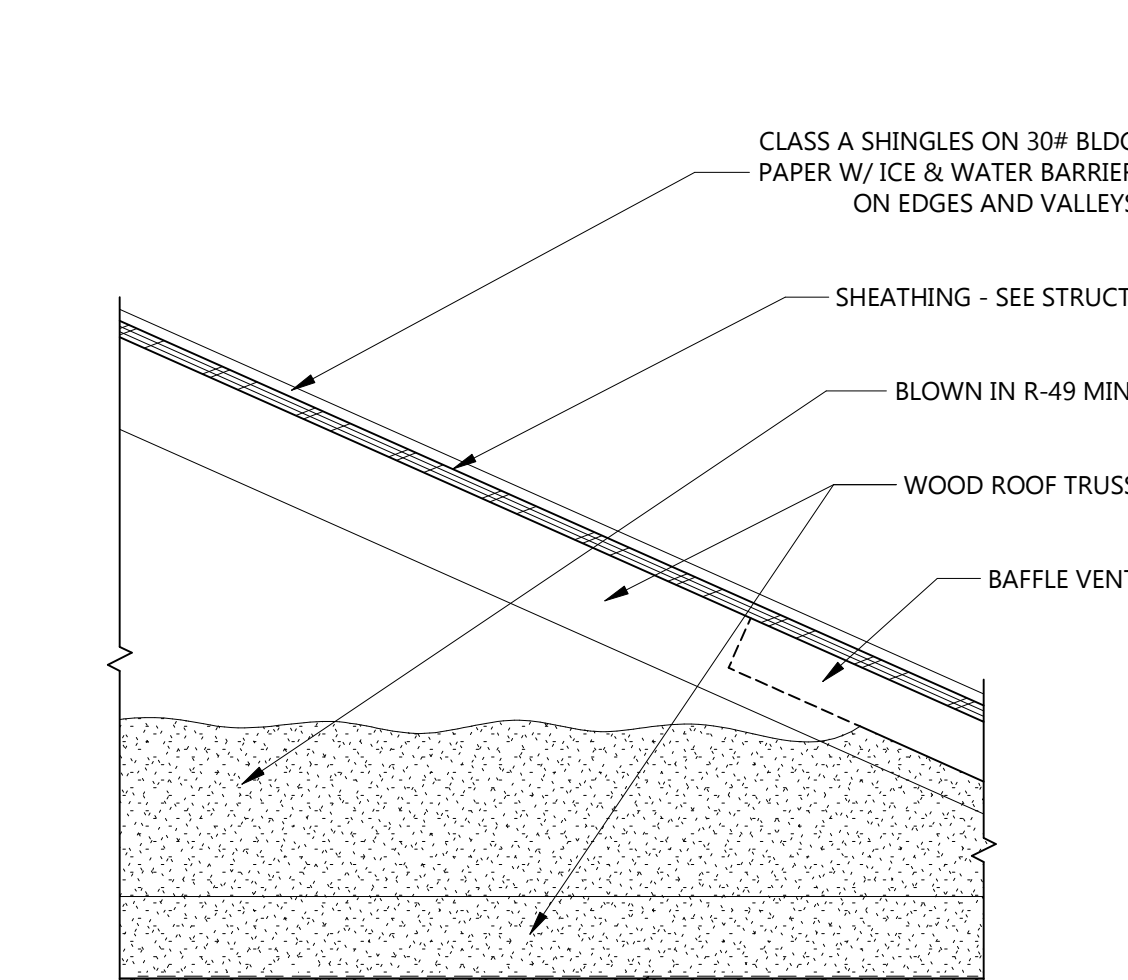
**FLOOR / CEILING ASSEMBLY SECTION**  
FIRE RATING / UL DESIGN L528 (90 STC MIN.)  
FIRE CAULK ALL PENETRATIONS & EDGES WHERE MEET OTHER MATERIALS & FINISHES

**C FLOOR-CEILING ASSEMBLY (1-HOUR RATED) (UNITS)**



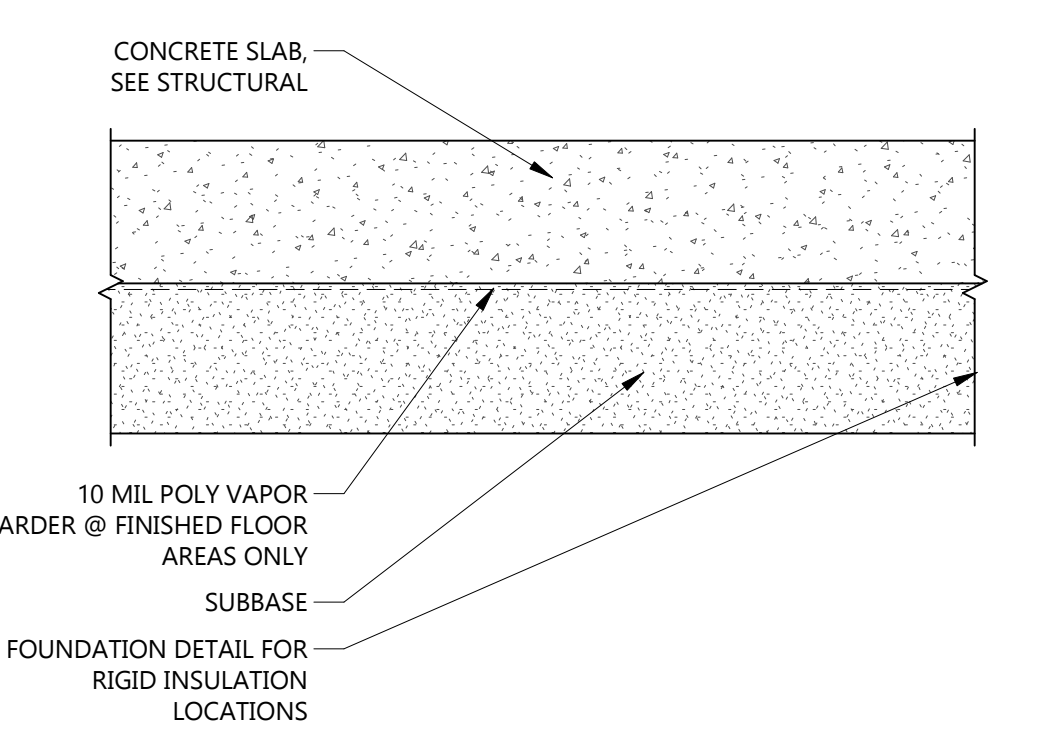
**ROOF / CEILING ASSEMBLY SECTION**  
FIRE RATING / TEST NUMBER RC-2602 UL DESIGN P522  
FIRE CAULK ALL PENETRATIONS & EDGES WHERE MEET OTHER MATERIALS & FINISHES

**B ROOF ASSEMBLY TYPE B (1-HOUR RATED)**

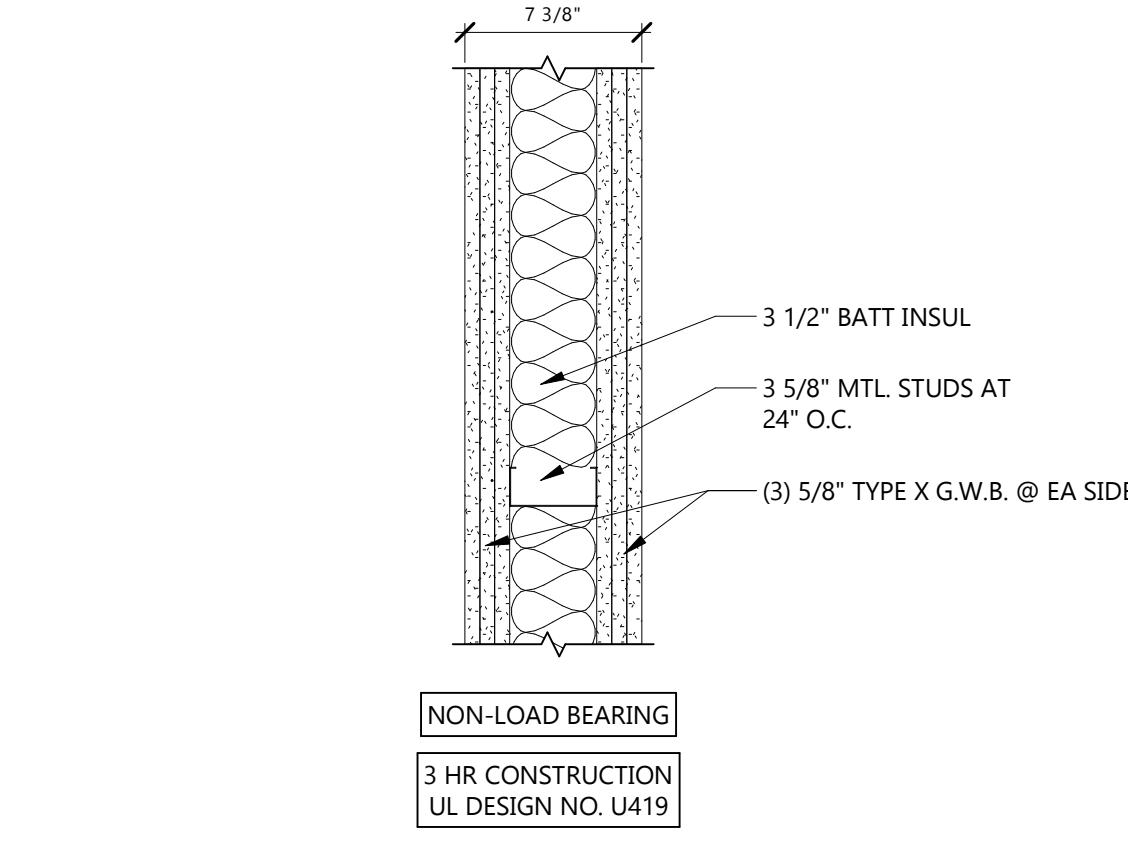


**ROOF / CEILING ASSEMBLY SECTION**  
FIRE RATING / TEST NUMBER RC-2602 UL DESIGN P522  
FIRE CAULK ALL PENETRATIONS & EDGES WHERE MEET OTHER MATERIALS & FINISHES

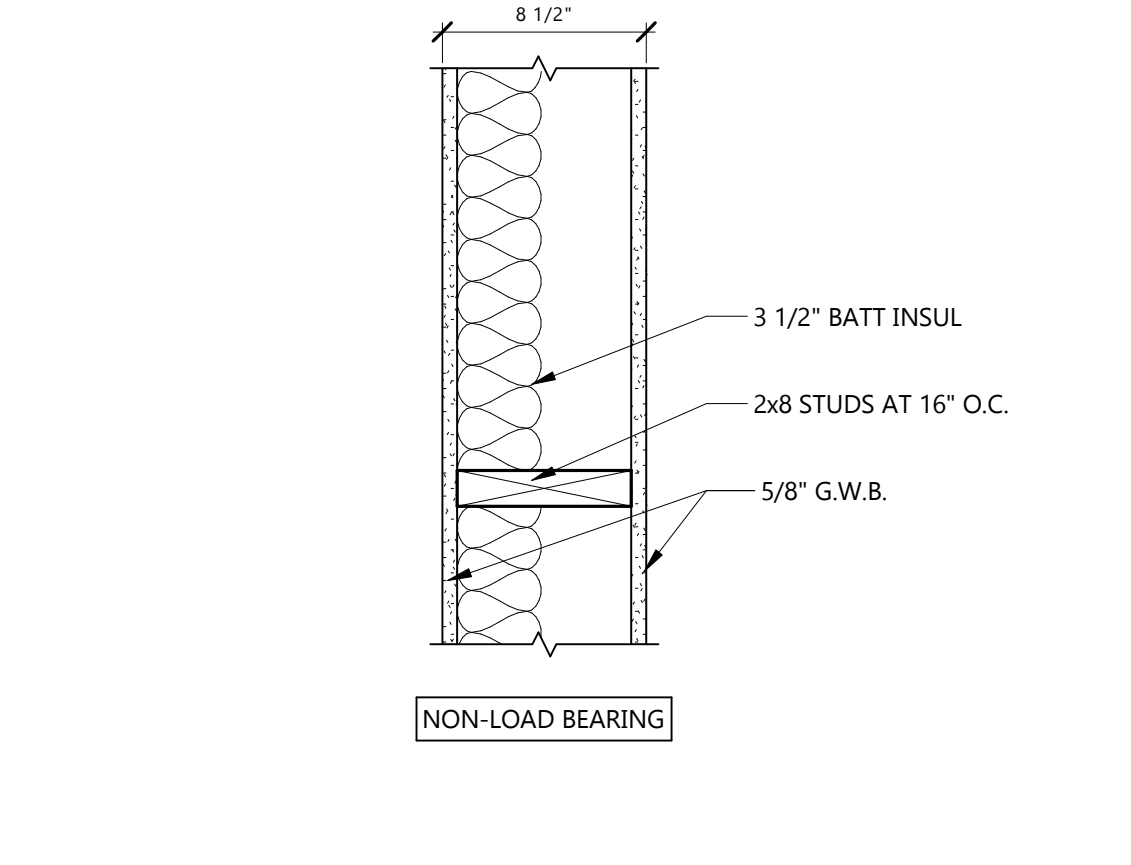
**A ROOF ASSEMBLY TYPE A (1-HOUR RATED)**



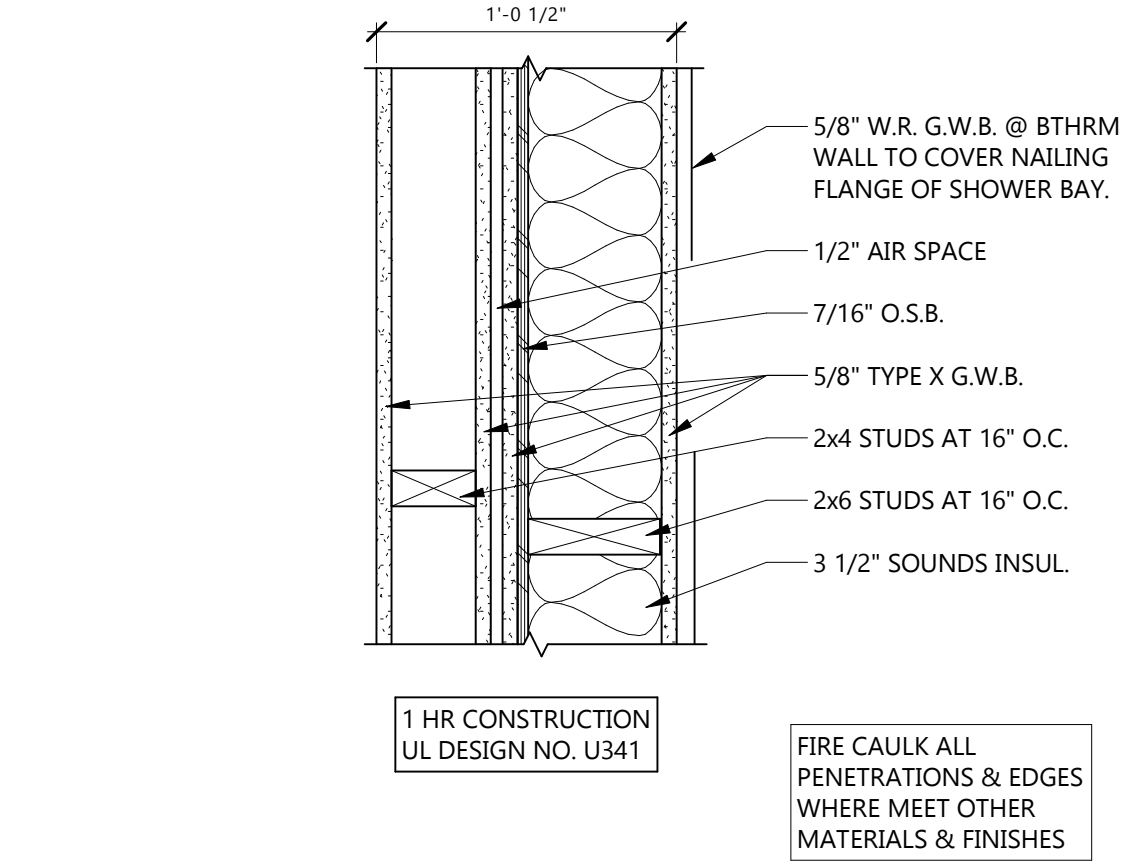
**1 FLOOR ASSEMBLY TYPE 1 - SECTION**  
(TYPICAL AT BASEMENT AND SLAB-ON-GRADE AREA)



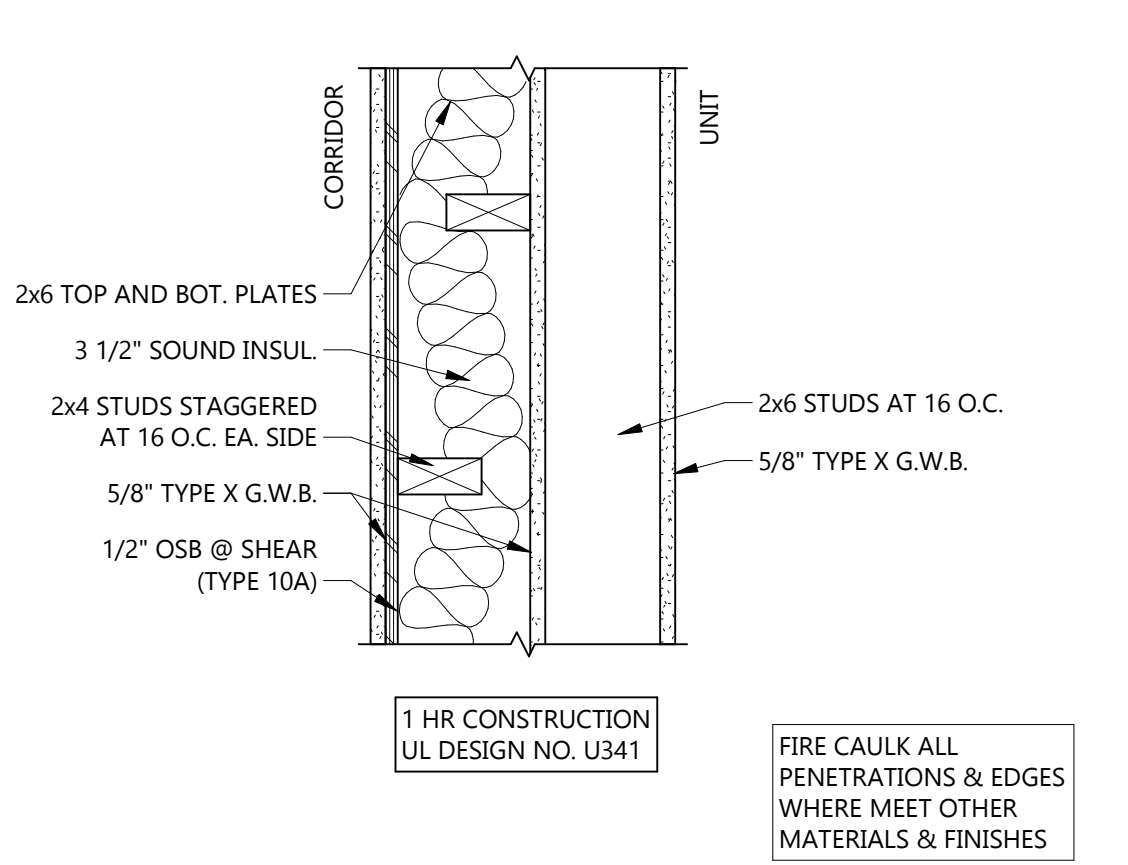
**16 3 HOUR FIRE AREA SEPARATION WALL**



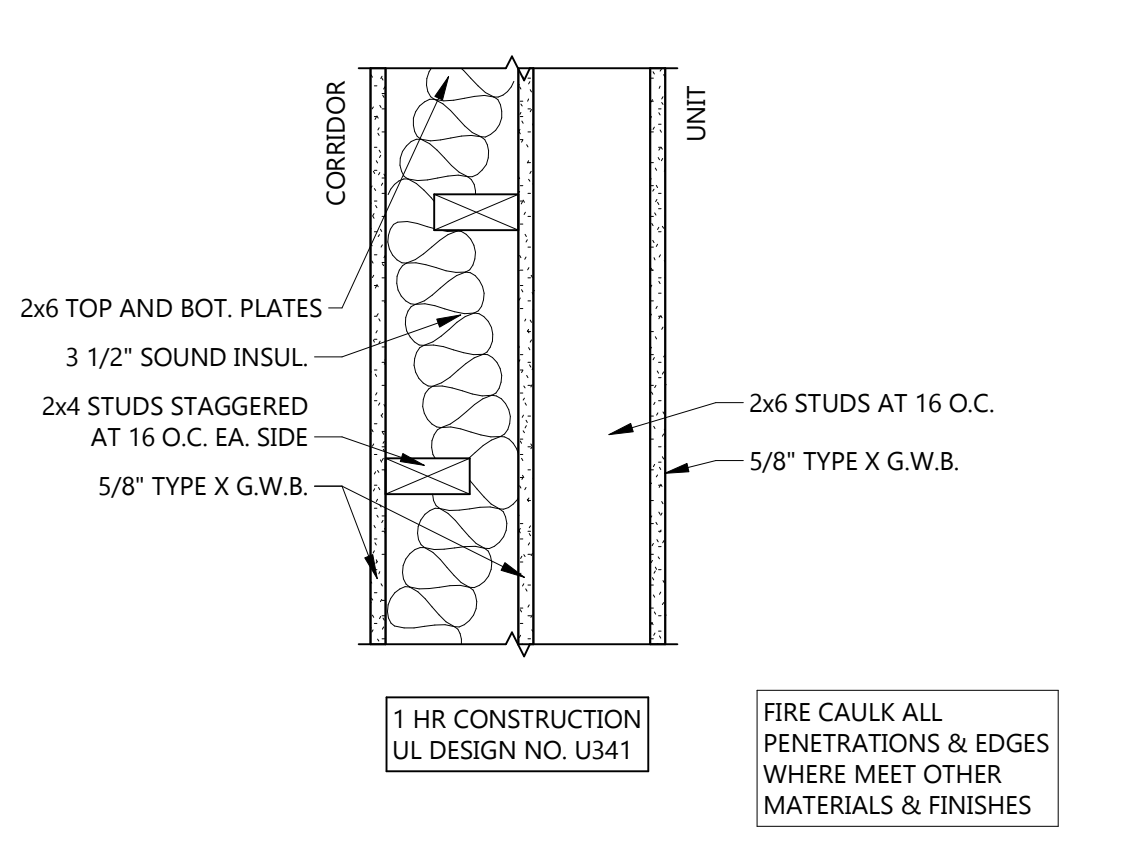
**15 INT. 2x8 NON-RATED WALL**



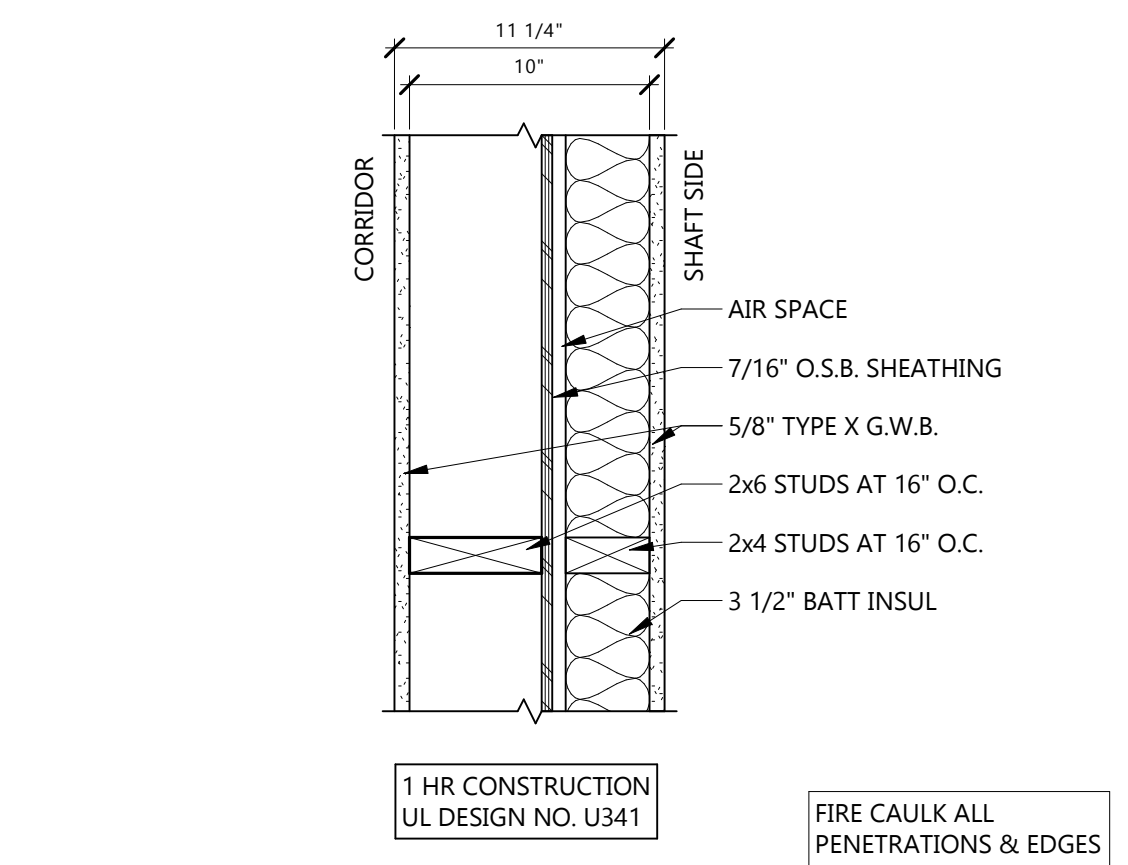
**14 STAIR PARTY WALL - FIRE BARRIER**



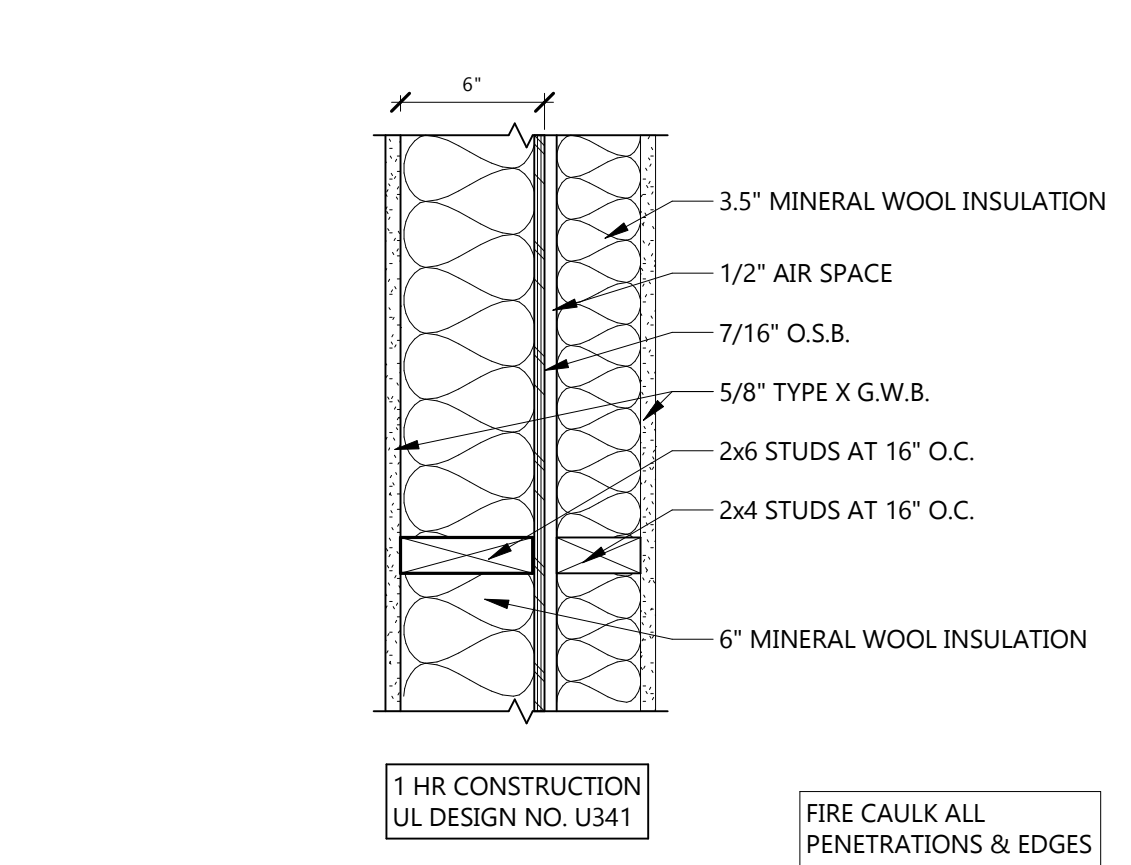
**10A PLUMBING WALL @ SHEAR WALL - FIRE PARTITION**



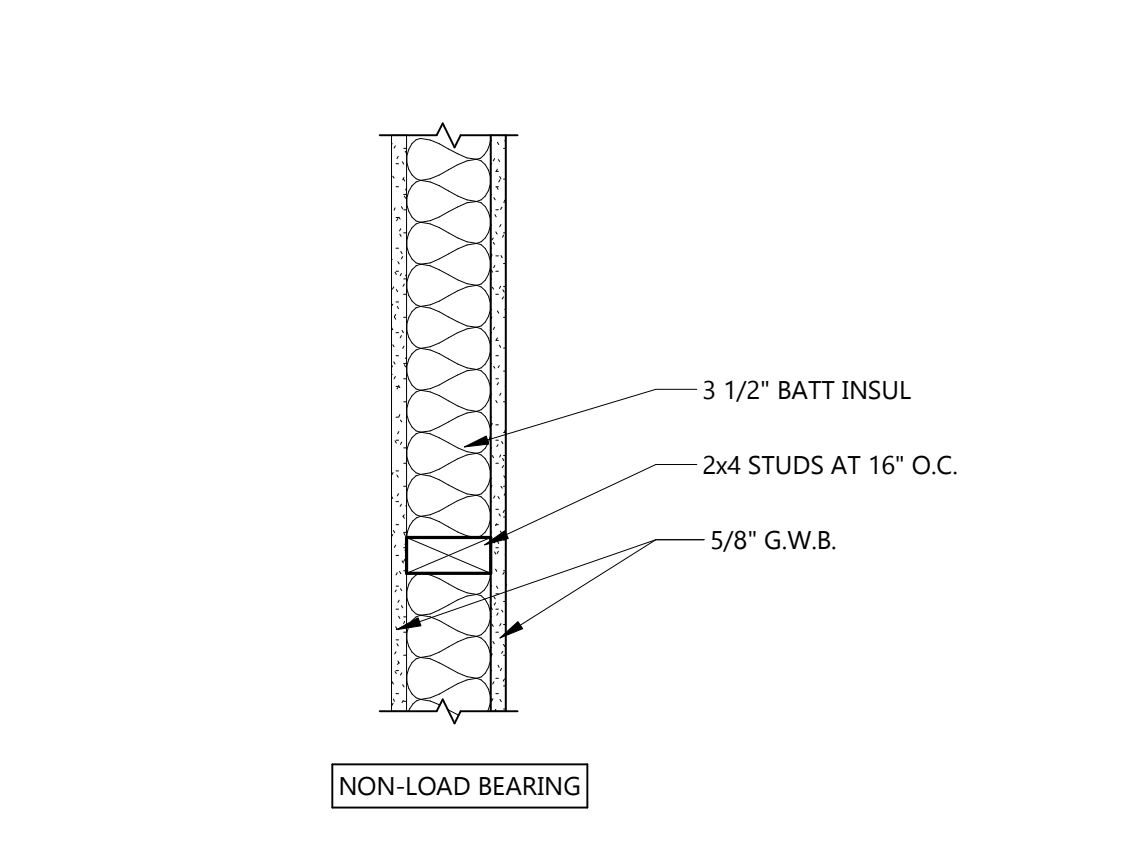
**10 PLUMBING WALL - FIRE PARTITION**



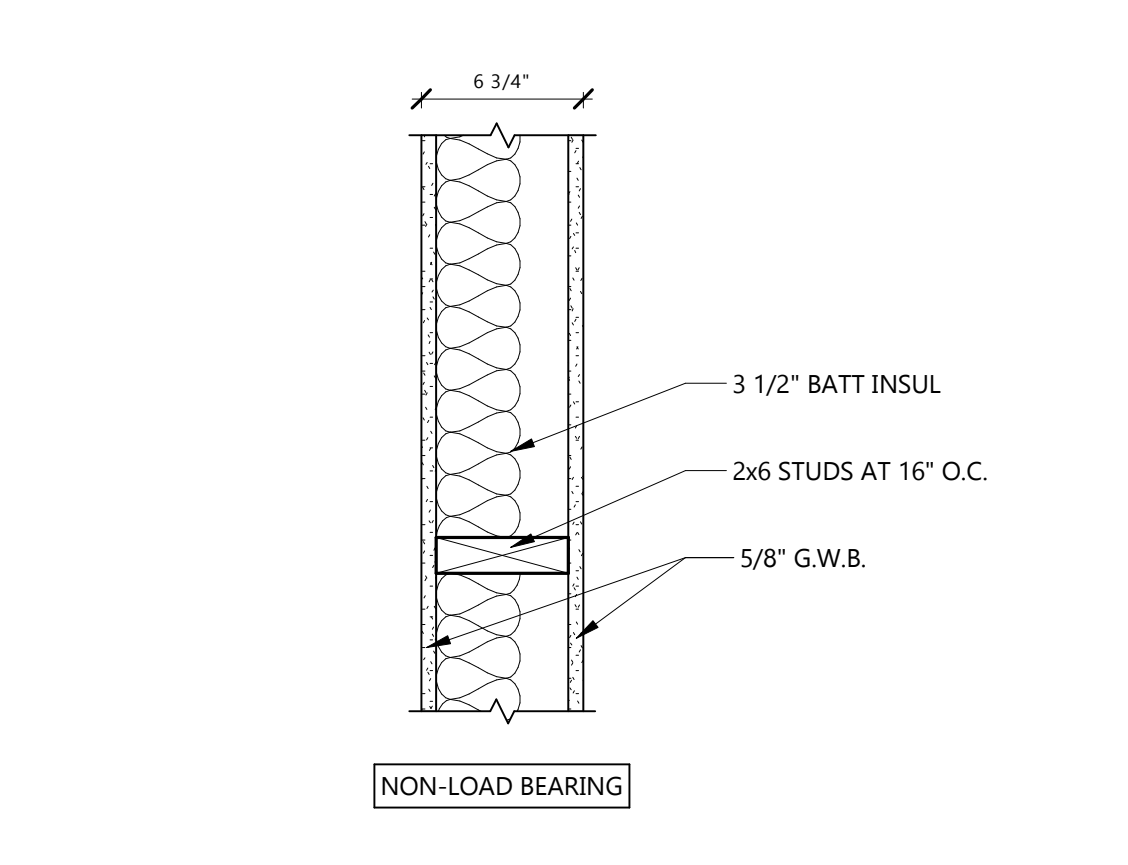
**9 ELEVATOR SHAFT WALL - FIRE BARRIER**



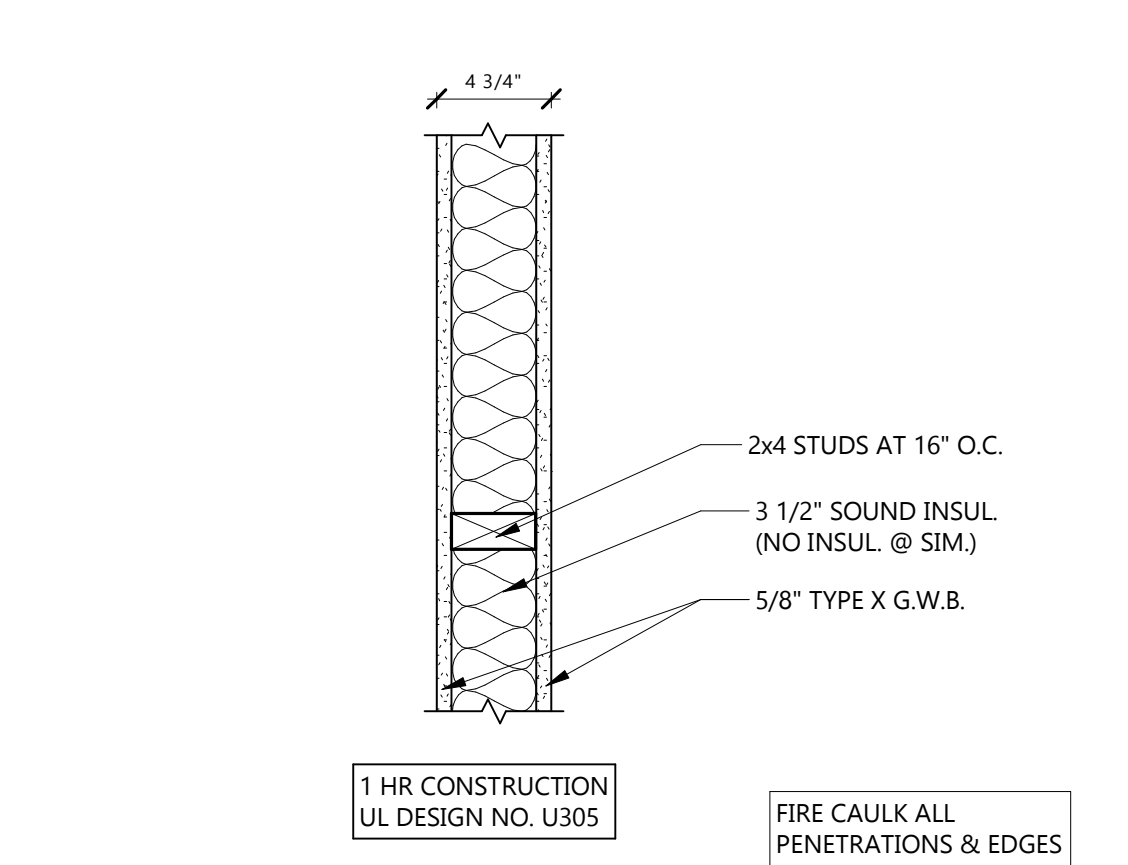
**8 MODIFIED PARTY WALL - FIRE PARTITION**



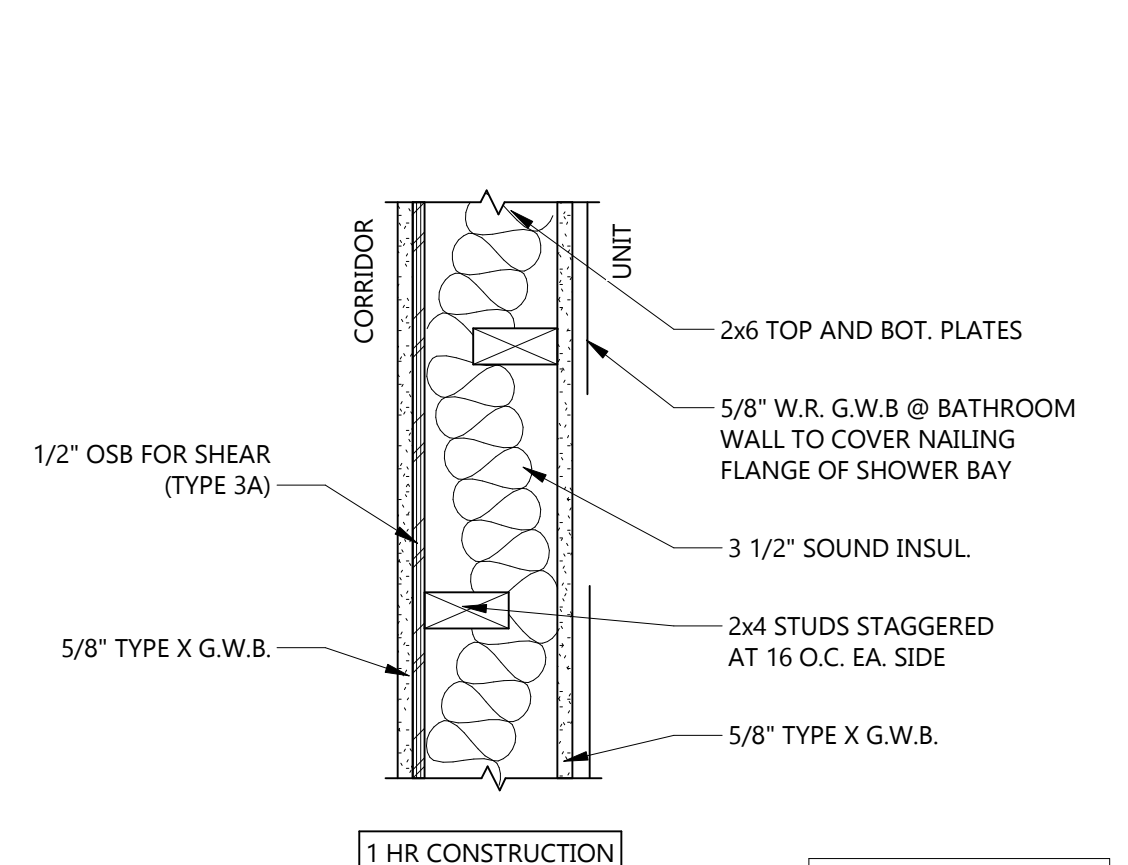
**7 INT. 2x4 NON-RATED WALL**



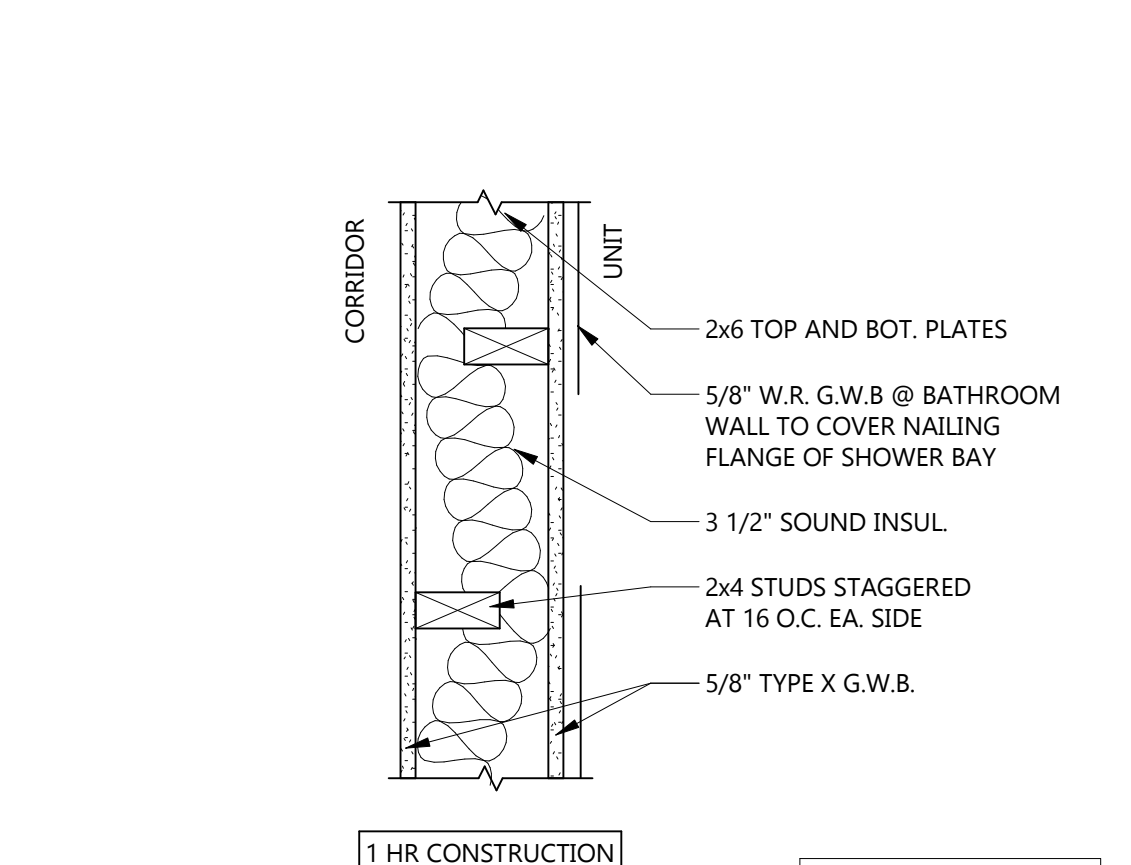
**6 INT. 2x6 PARTITION - NON-RATED WALL**



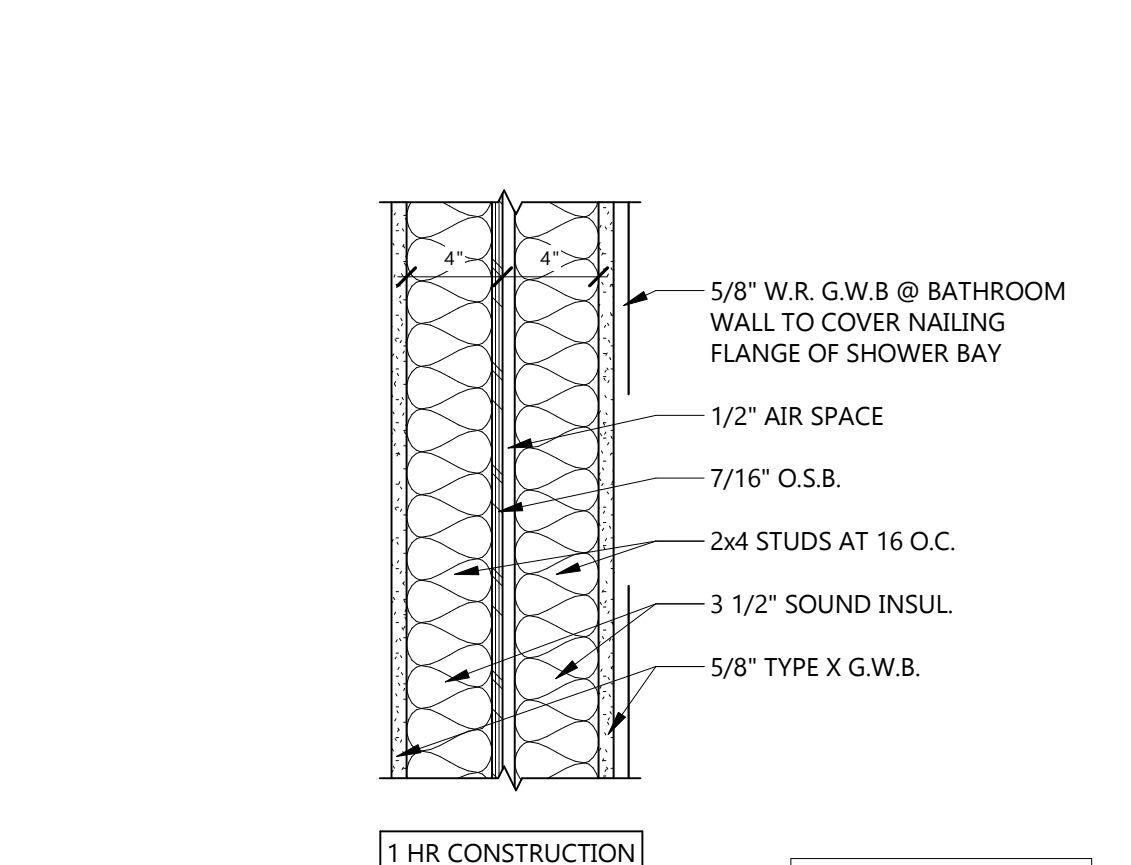
**5 INT. 2x4 PARTITION W/ INSUL.**



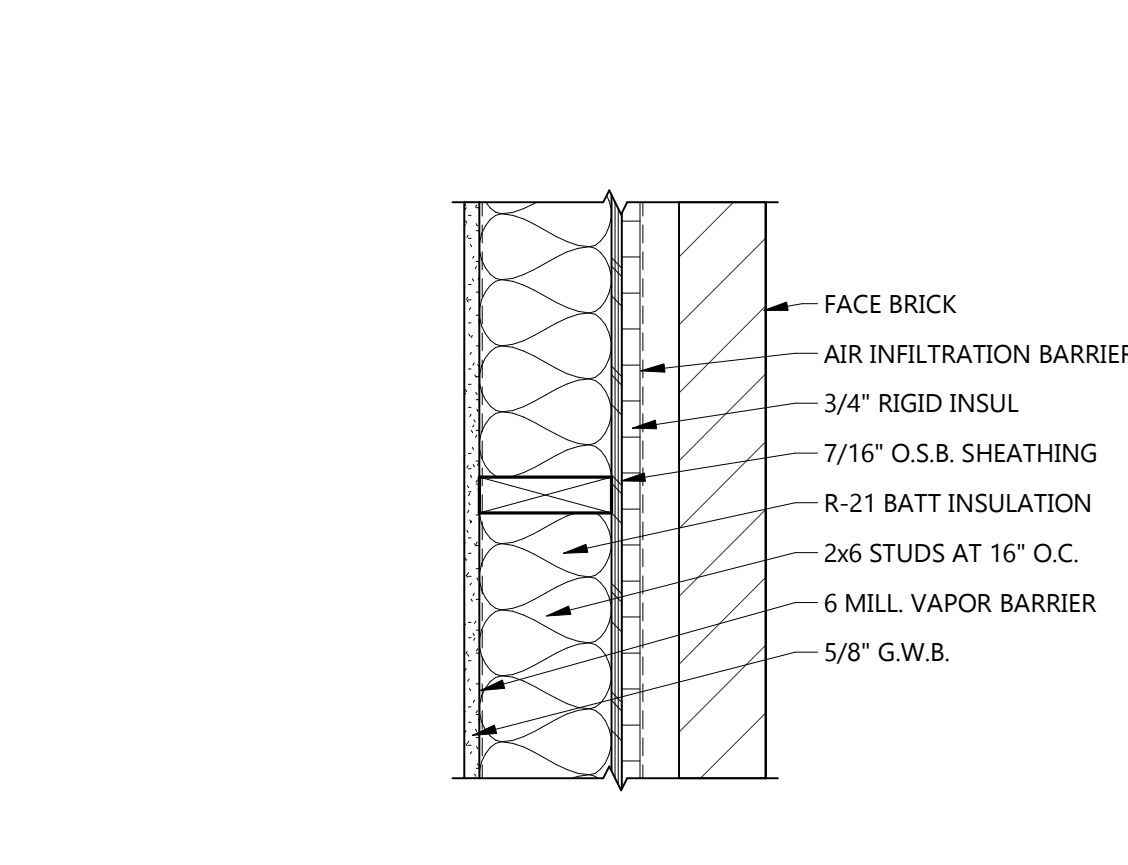
**3A CORRIDOR WALL**



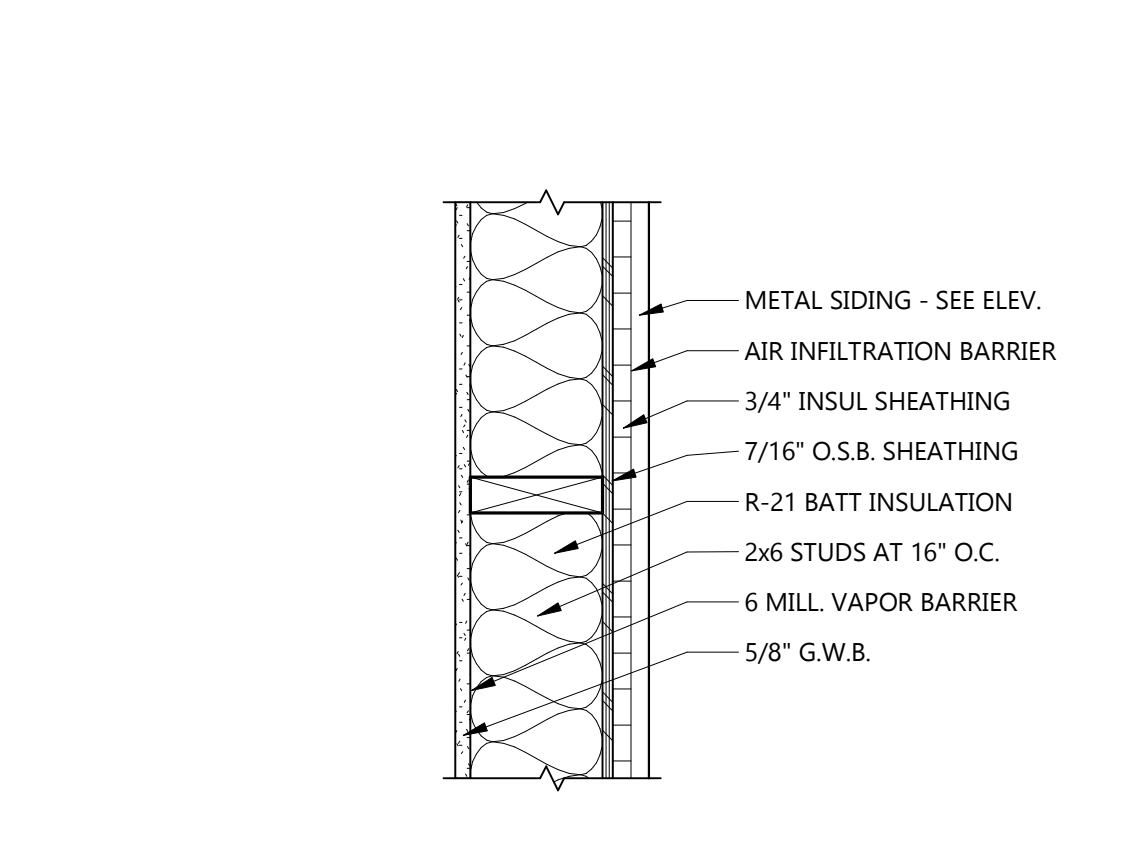
**3 CORRIDOR WALL - FIRE PARTITION**



**2 PARTY WALL - FIRE PARTITION**



**1A EXTERIOR BRICK - NON-RATED WALL**



**1 EXTERIOR METAL SIDING - NON-RATED WALL**

2	ADDENDUM #2	06/01/2026
CD	CONSTRUCTION DOCUMENTS	05/11/2026
MARK	DESCRIPTION	DATE

PROJECT NO:	20245211
DRAWN BY:	BRJ
CHECKED BY:	SS

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.  
Signature: \_\_\_\_\_  
Date: 05-26-2026 REG. NO.: 1565

DRAWING TITLE  
WALL, FLOOR & ROOF TYPES

**A021**

CONSULTANTS

CLIENT  
**BEYOND SHELTER, INC.**

PROJECT DESCRIPTION  
**BUFFALO MANOR  
 APARTMENT COMPLEX**

CITY JAMESTOWN  
 STATE NORTH DAKOTA

ISSUE DATES

MARK	DESCRIPTION	DATE
2	ADDENDUM #2	06/01/2026
CD	CONSTRUCTION DOCUMENTS	05/11/2026

PROJECT NO: 20245211  
 DRAWN BY: BRJ  
 CHECKED BY: SS

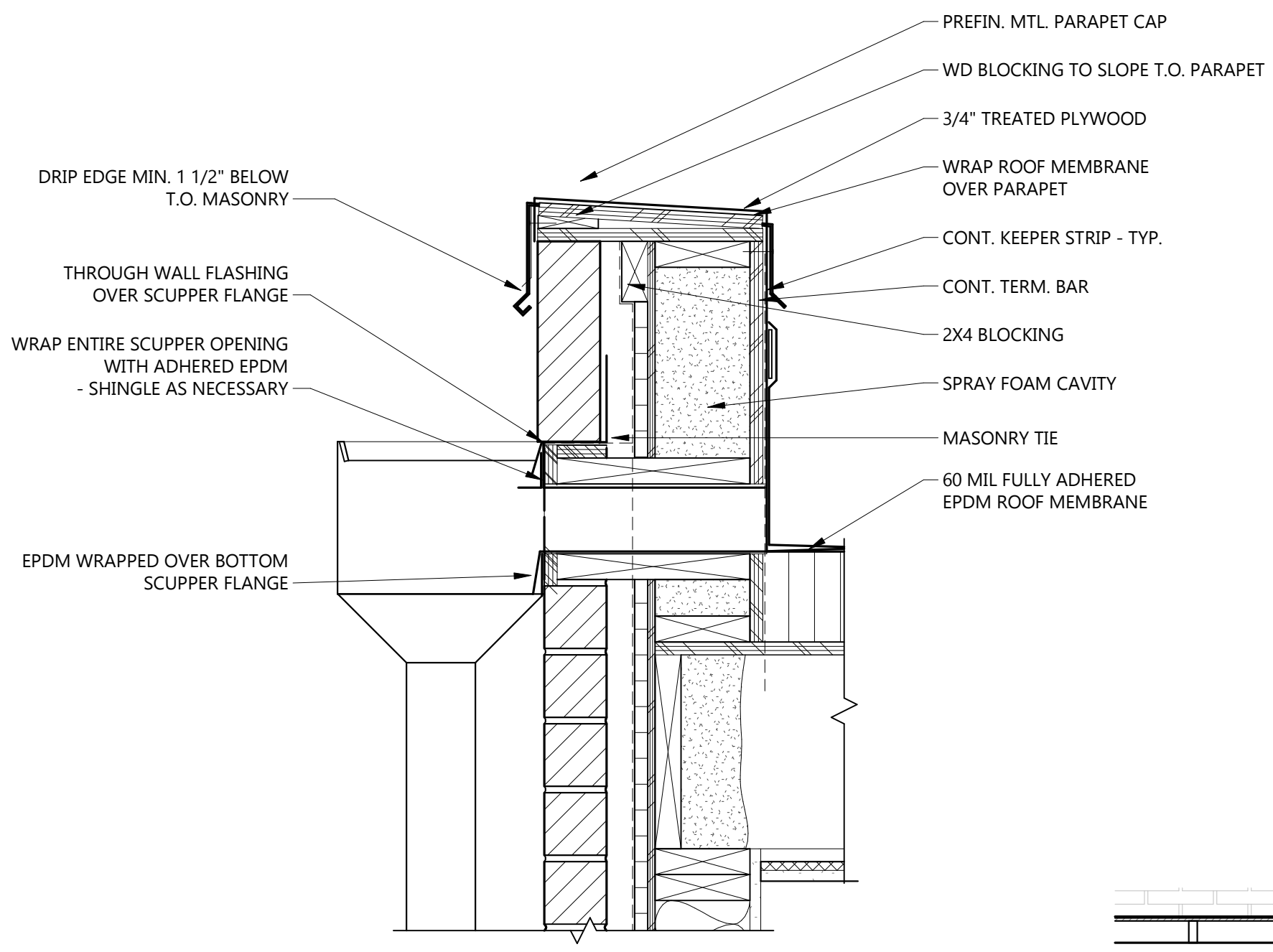
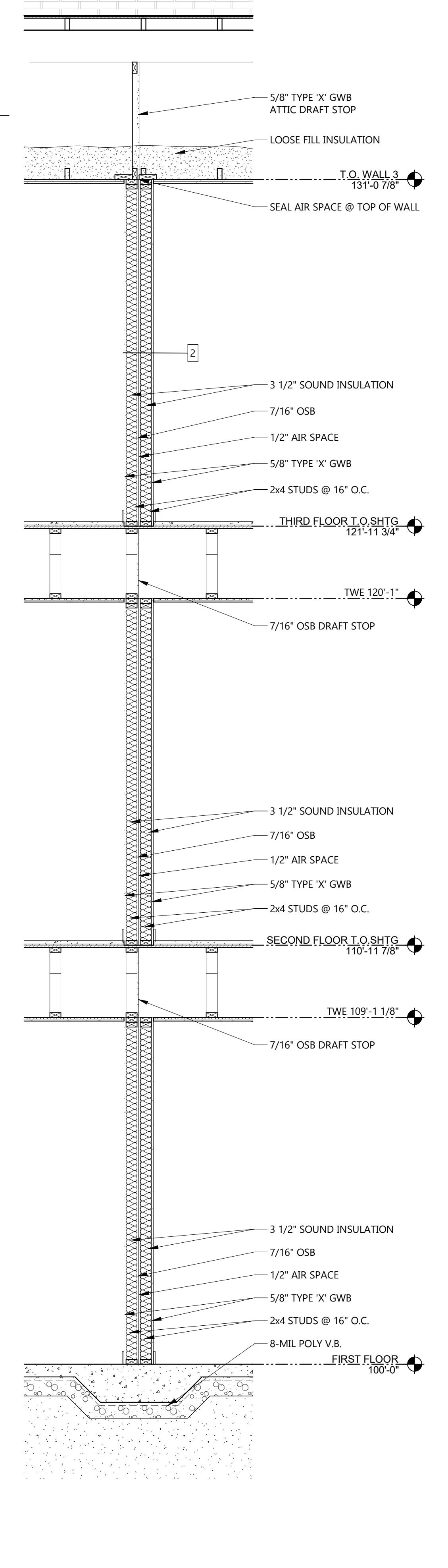
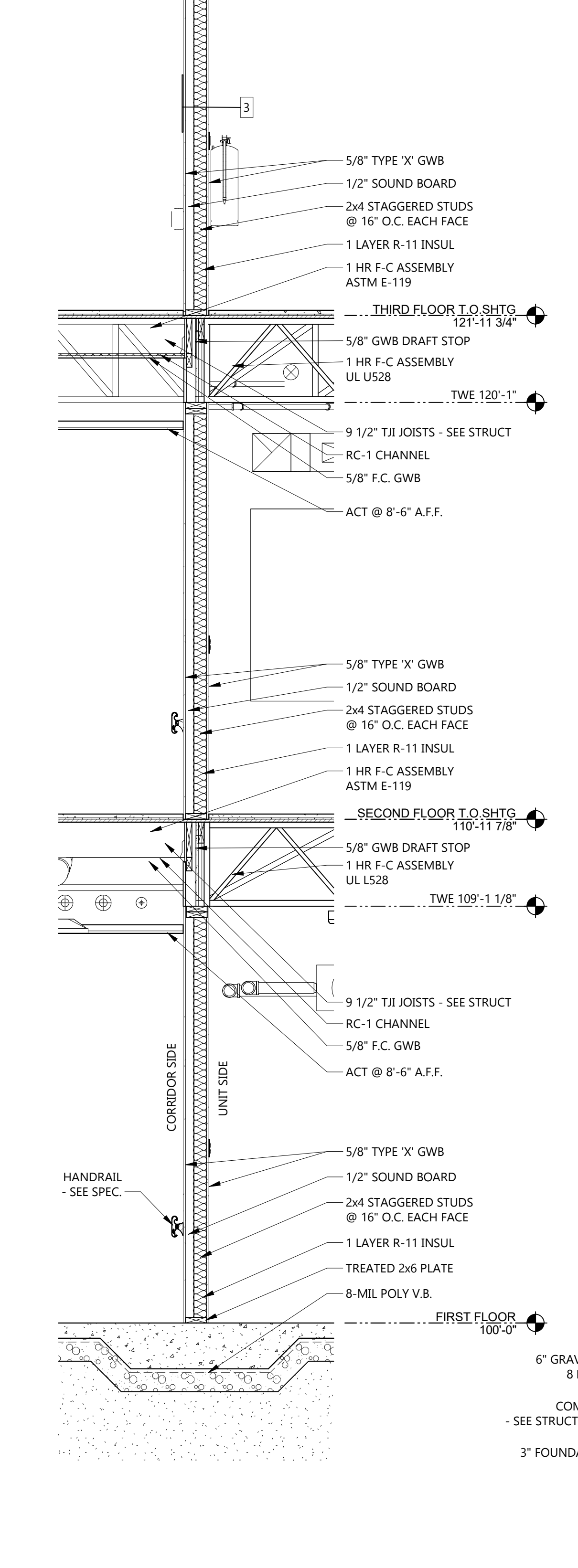
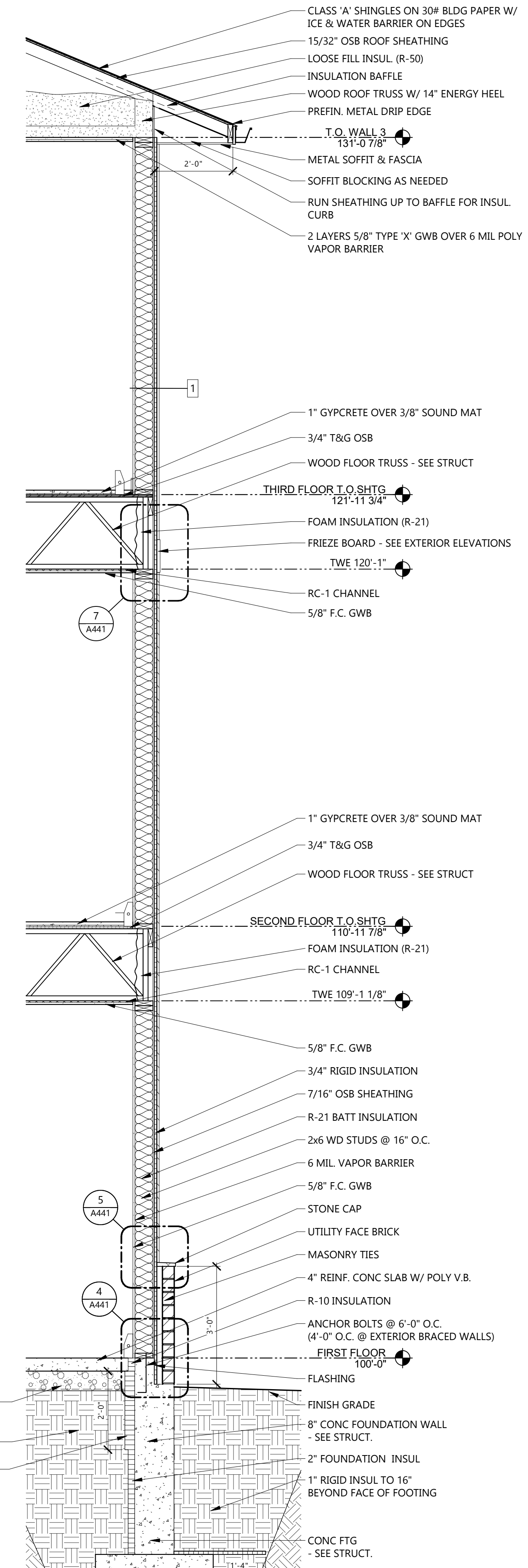
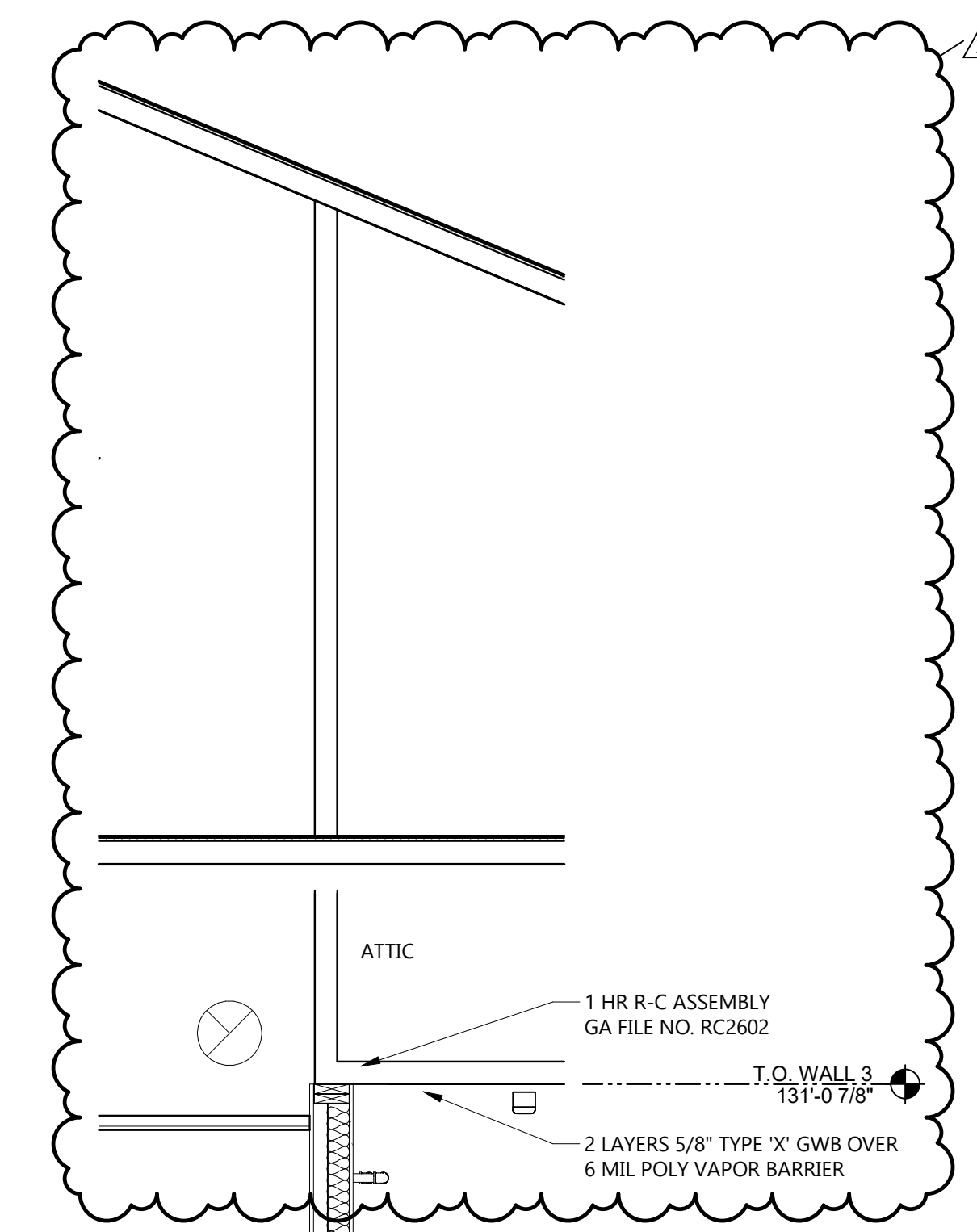
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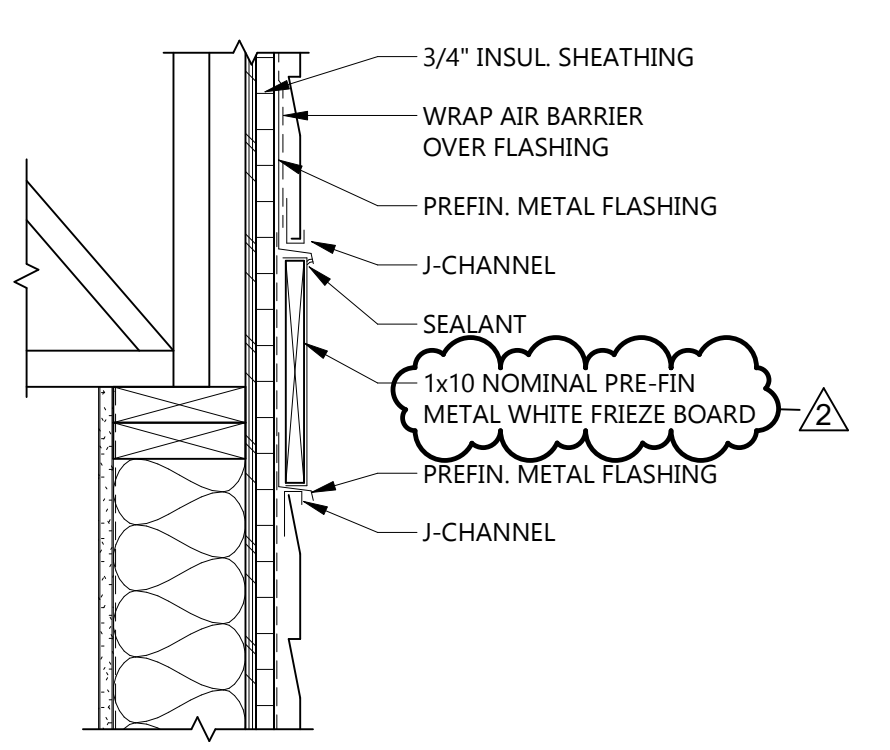
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 Signature: \_\_\_\_\_  
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DRAWING TITLE  
**WALL SECTIONS**

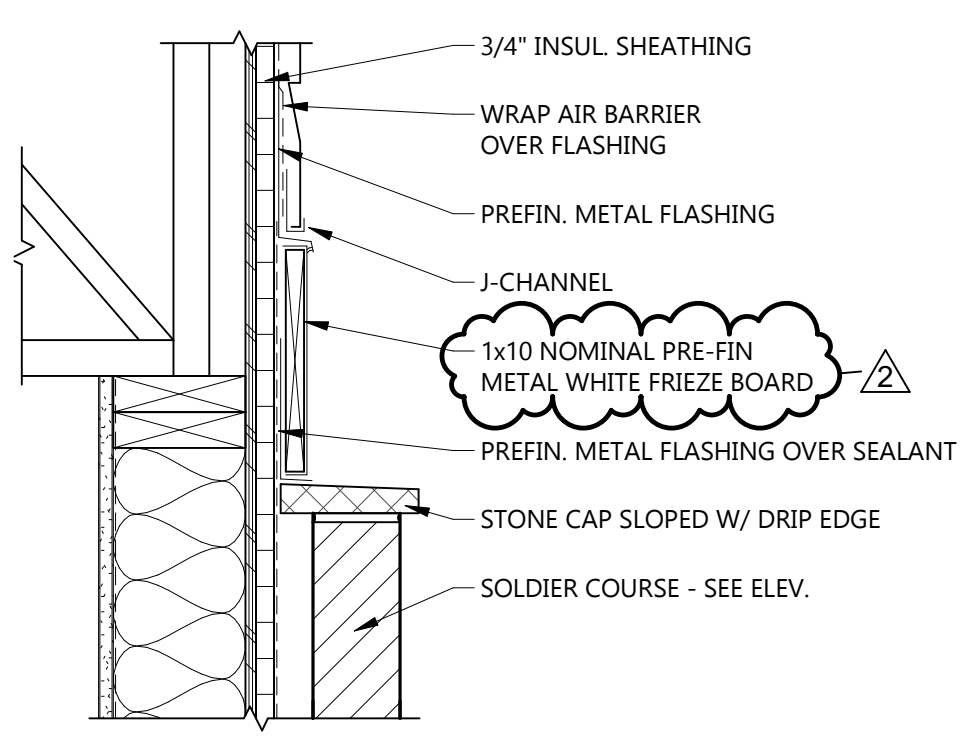
**A441**



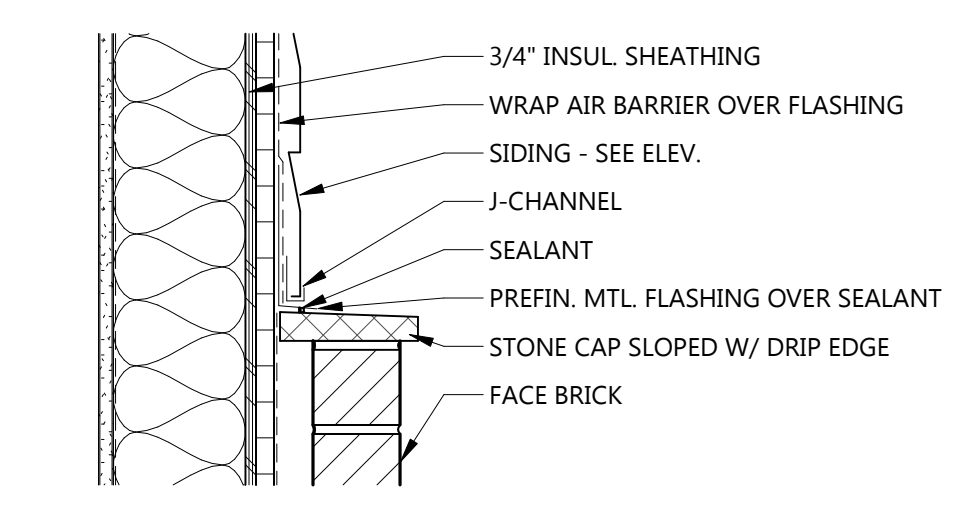
12 PARAPET SCUPPER DETAIL  
 1 1/2" = 1'-0"



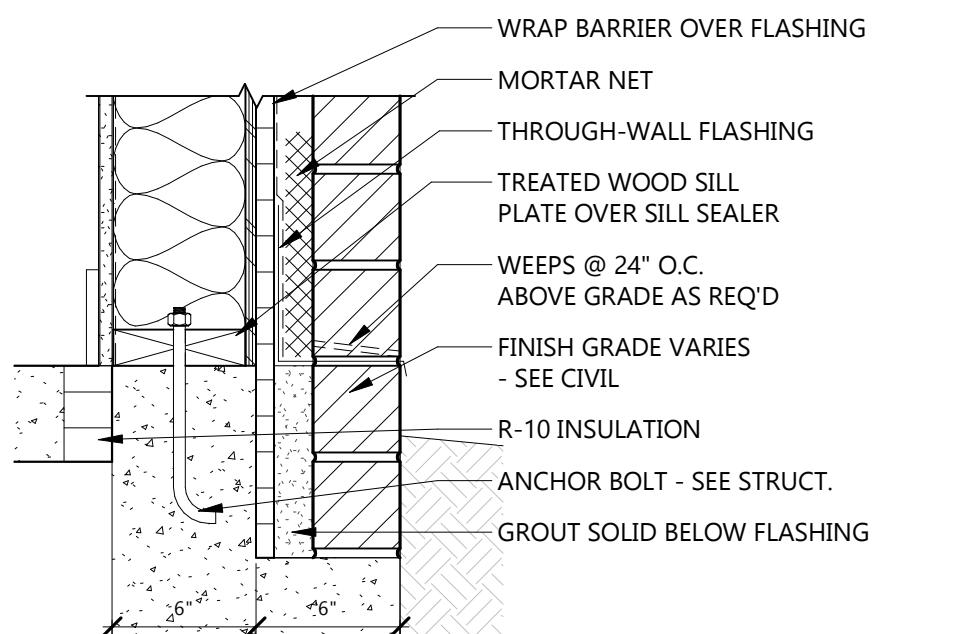
7 FRIEZE BOARD @ SIDING  
 1 1/2" = 1'-0"



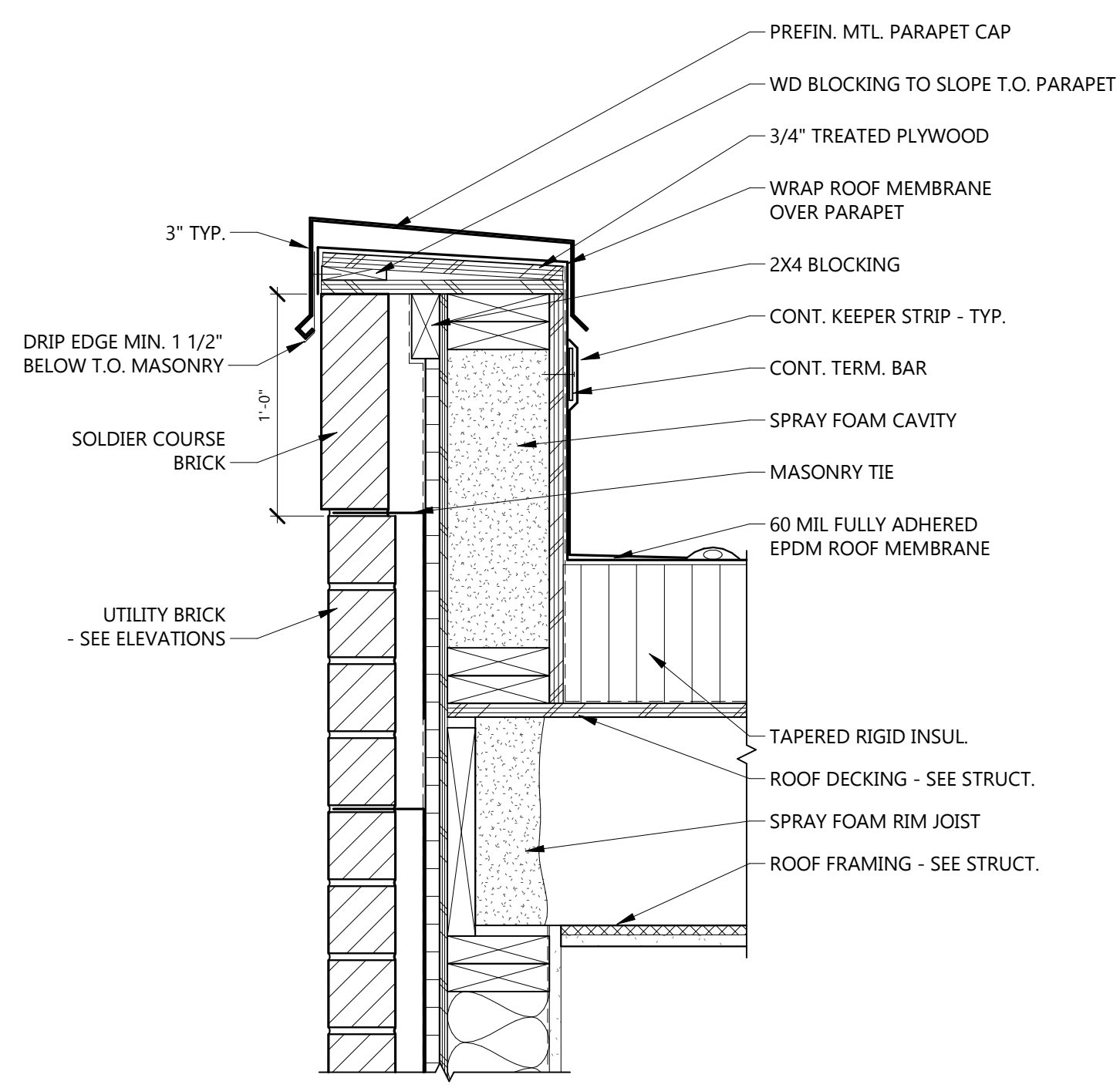
6 FRIEZE BOARD @ BRICK  
 1 1/2" = 1'-0"



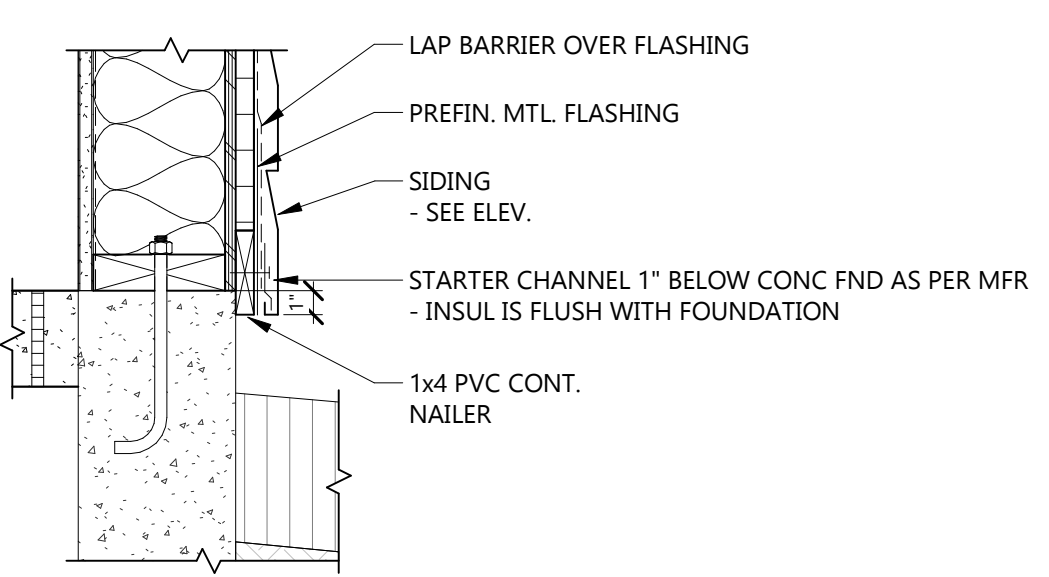
5 BRICK DETAIL LOW  
 1 1/2" = 1'-0"



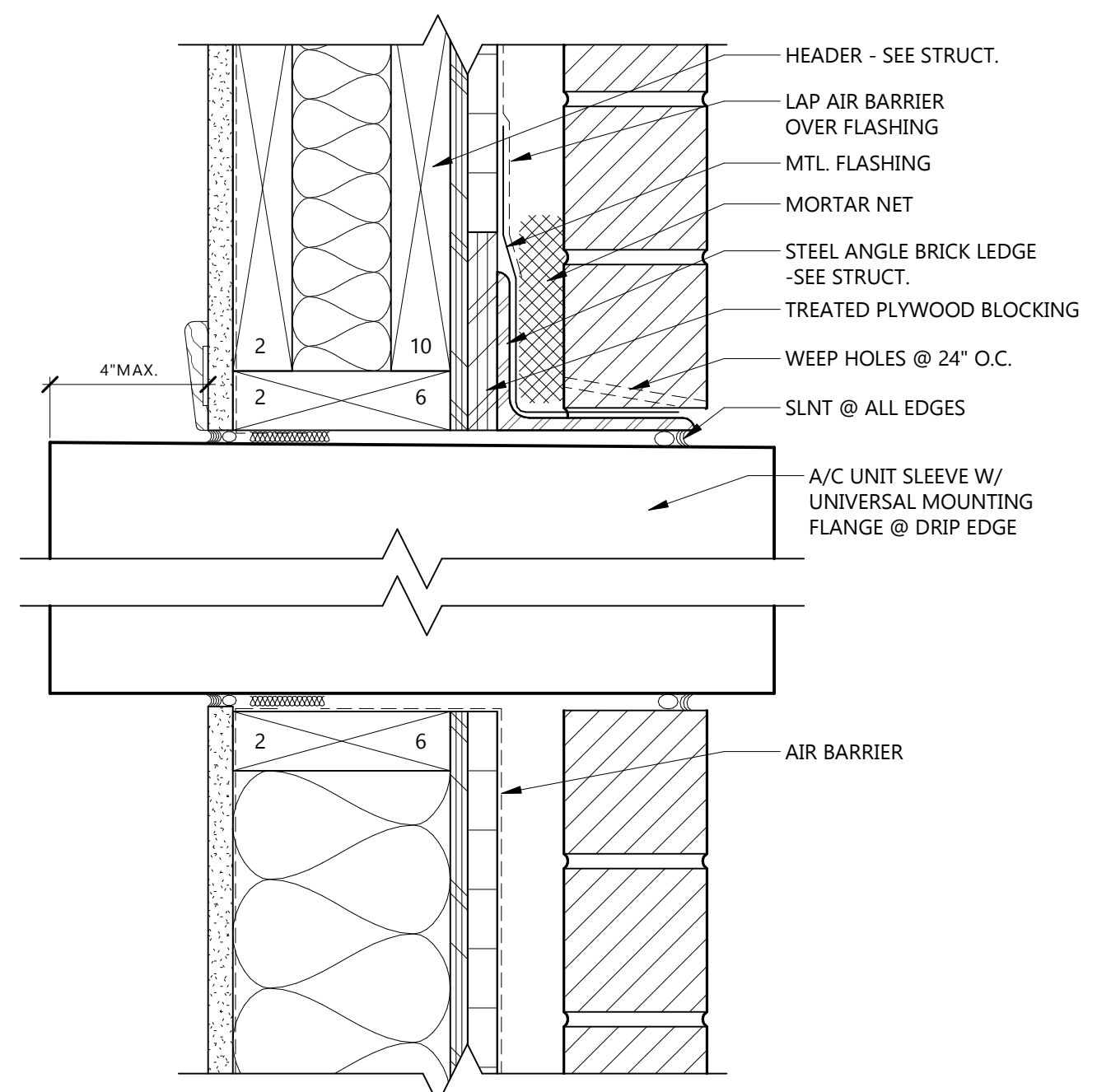
4 BRICK LEDGE DETAIL  
 1 1/2" = 1'-0"



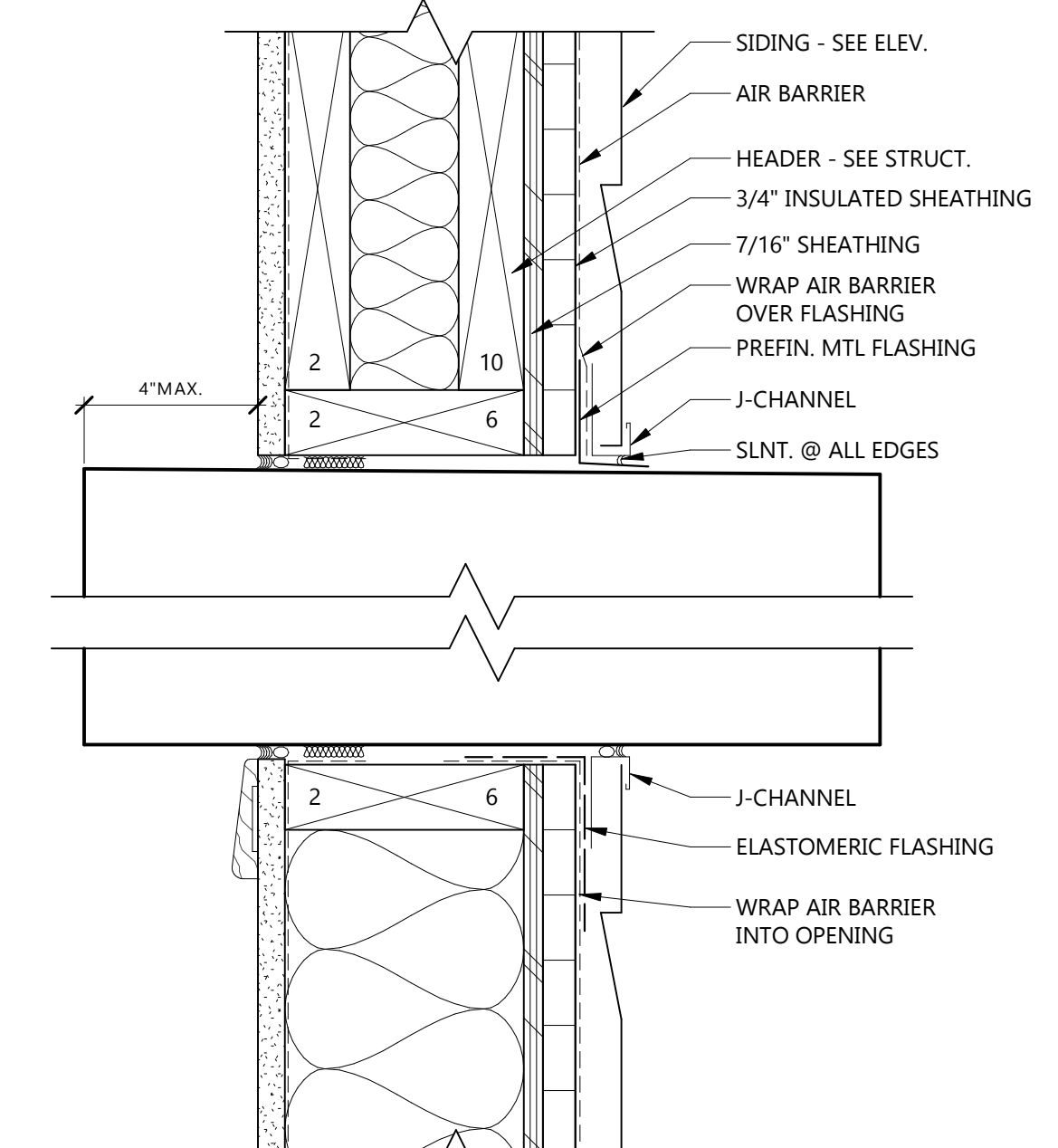
11 PARAPET WALL  
 1 1/2" = 1'-0"



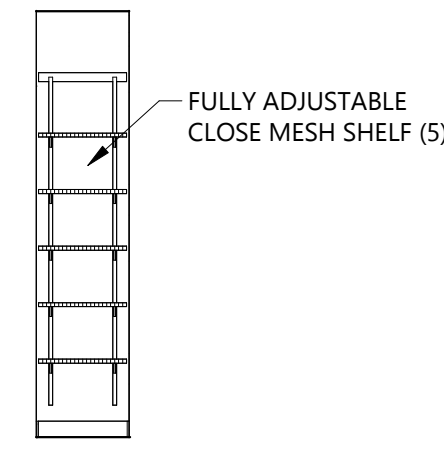
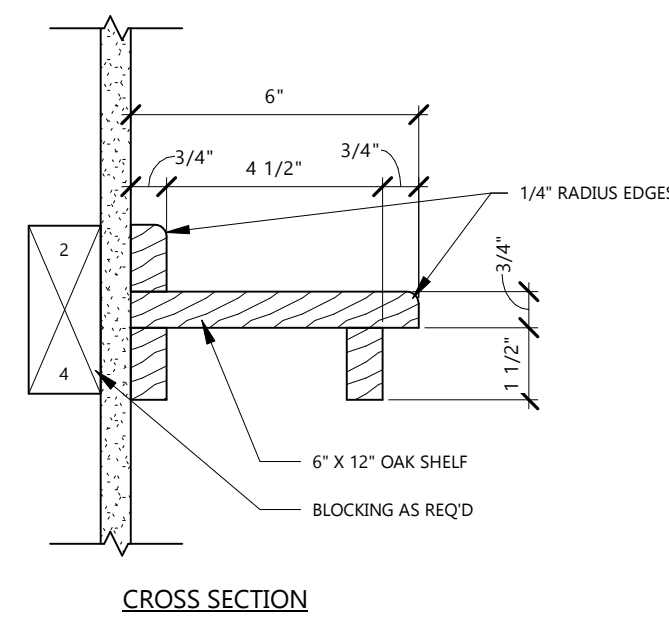
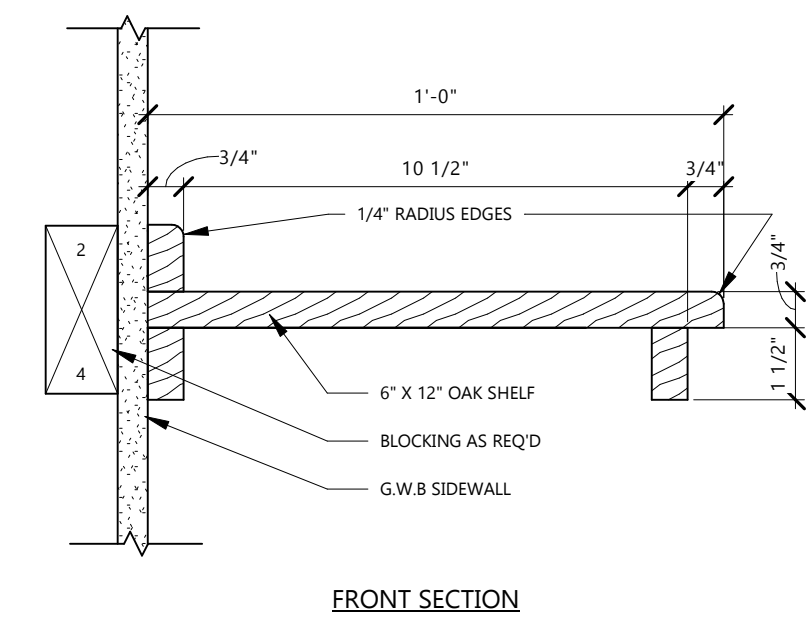
8 SIDING @ FOUNDATION  
 1 1/2" = 1'-0"



10 A/C CASE HEAD/SILL @ BRICK  
 3" = 1'-0"



9 A/C CASE HEAD/SILL @ SIDING  
 3" = 1'-0"

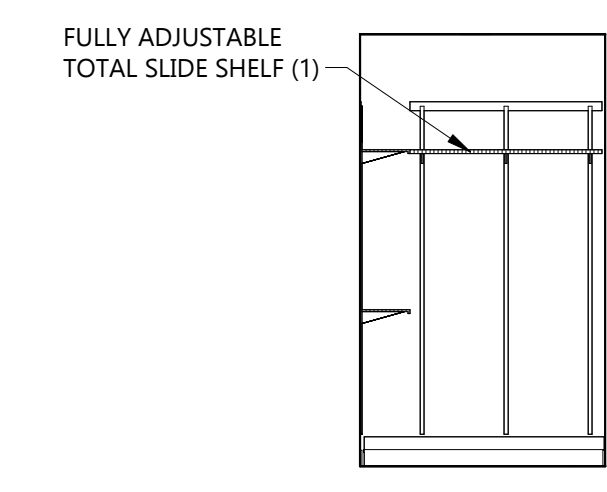
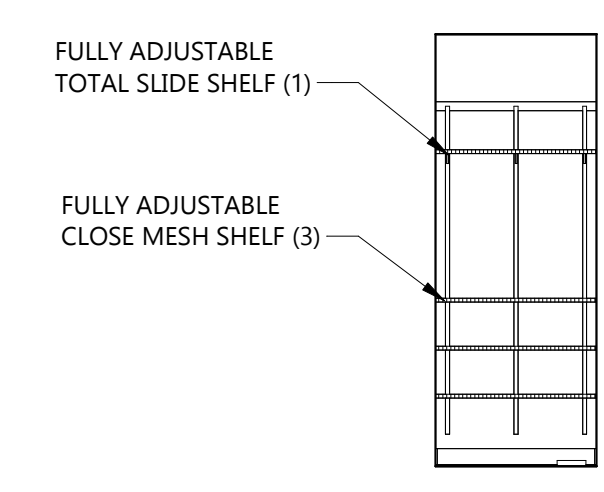
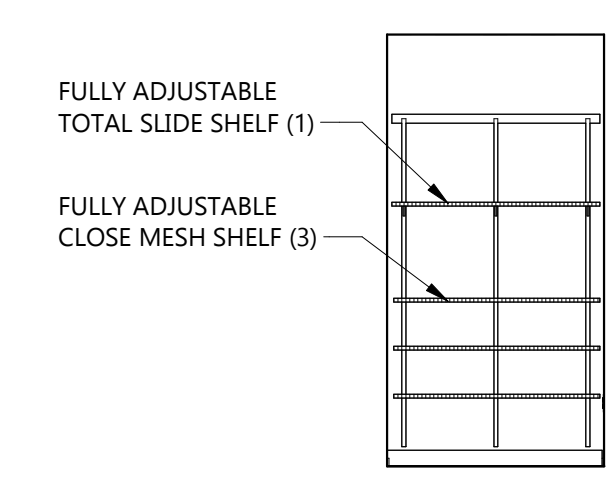
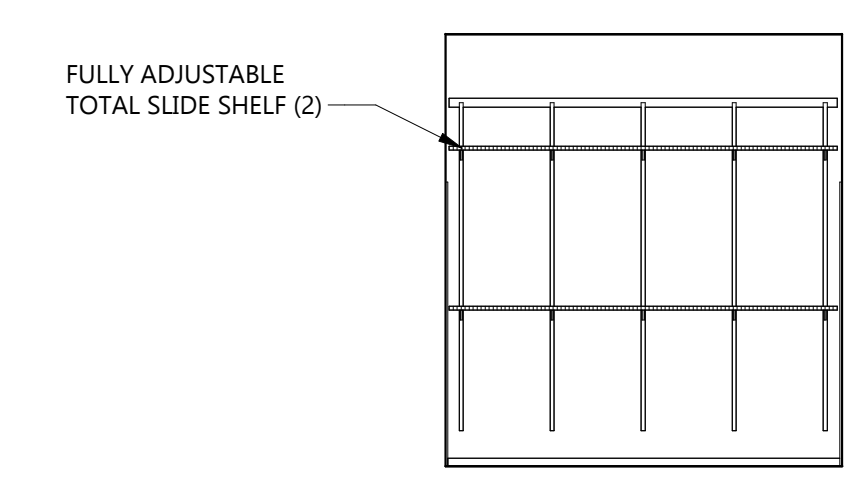
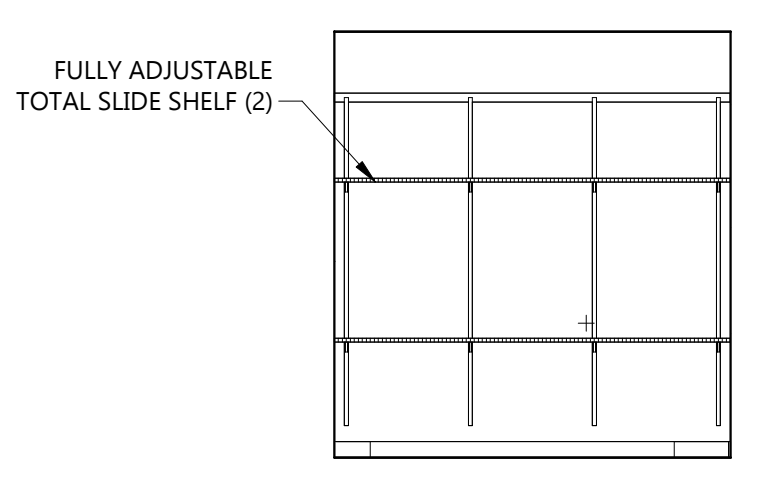
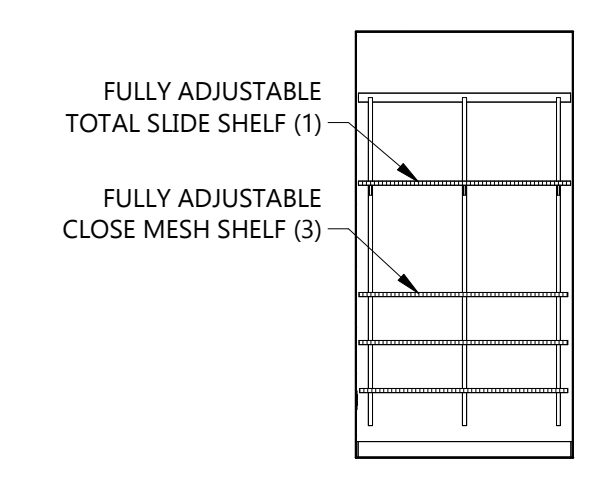


SEE A801 FOR TYPICAL UNIT DOOR SCHEDULE

- GENERAL NOTES**
1. PROVIDE UNDERCOUNTER SUPPORTS AS NECESSARY FOR COUNTERTOPS AND WORK SURFACES.
  2. REFER TO ELECTRICAL DRAWINGS FOR CABINET-MOUNTED SWITCHES, RECEPTACLES, ETC. INDICATED IN THE ELEVATIONS.
  3. REFER TO MECHANICAL DRAWING FOR PLUMBING FIXTURES INDICATED IN THE ELEVATIONS.
  4. PROVIDE SCRIBE PANELS ADJACENT TO CABINETS TO FILL IN VOID SPACES ADJACENT TO WALLS AND SOFFITS. SCRIBE PANELS SHALL NOT EXCEED 3" IN WIDTH, UNLESS SHOWN OTHERWISE.
  5. SEE SHEET A001 FOR TYPICAL TOILET FIXTURE AND ACCESSORY MOUNTING HEIGHTS.
  6. ITEMS INDICATED BY DASHED LINES ARE EQUIPMENT PROVIDED BY OWNER, REFER TO INTERIOR ELEVATION KEY LEGEND.
  7. INSTALL CORNER GUARDS AT ALL OUTSIDE CORNERS IN EACH ACCESSIBLE UNIT AND IN COMMON AREAS.
  8. PROVIDE IN-WALL BACKING FOR GRAB BARS IN ALL UNITS.
  9. PROVIDE BLOCKING AT ALL SHOWER UNITS FOR FUTURE SEAT AND GRAB BAR LOCATIONS AND AS PER SHOWER MANUFACTURER RECOMMENDATIONS.
  10. PROVIDE BLOCKING AT ALL TOILET LOCATIONS FRO GRAB BARS AND TOILET ACCESSORY LOCATIONS.
  11. ALL GRAB BARS, INCLUDING IN SHOWERS, TO BE PROVIDED BY GENERAL WORK AND LABOR CONTRACTOR.
  12. FOR ALL WALL OVEN CABINETS, SOV3384B\_SPECS86, FIELD ACCOMMODATIONS MAY BE NECESSARY.

**30 WOOD SHELF DETAIL**  
A501 1/4" = 1'-0"

**29 TYP. CLOSET SHELVING**  
A501 1/4" = 1'-0"



**27 UNIT 2A - ENTRY CLOSET**  
A501 1/4" = 1'-0"

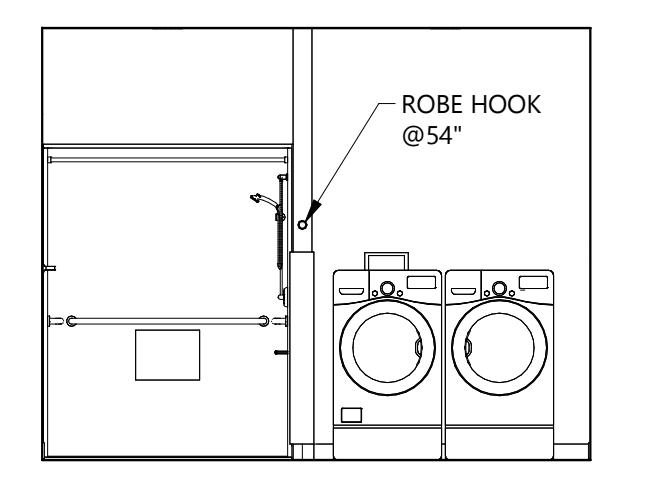
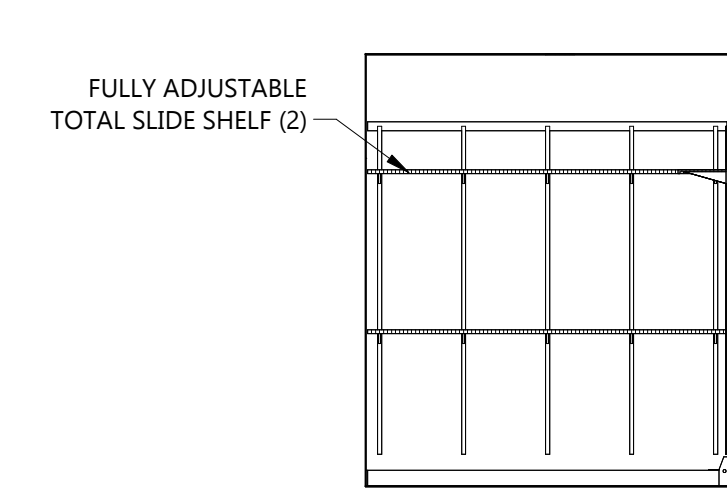
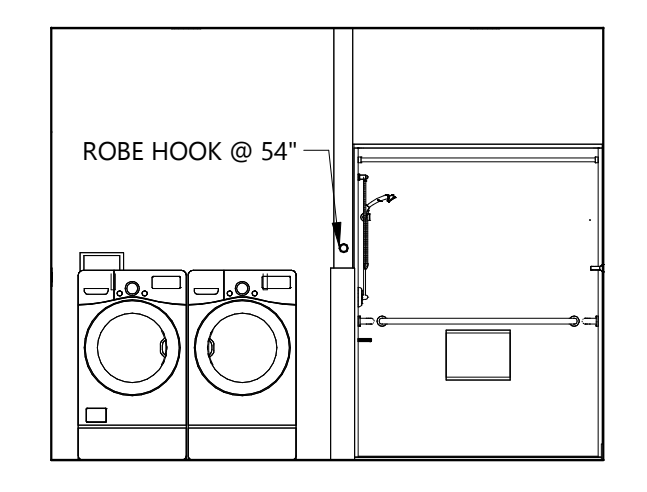
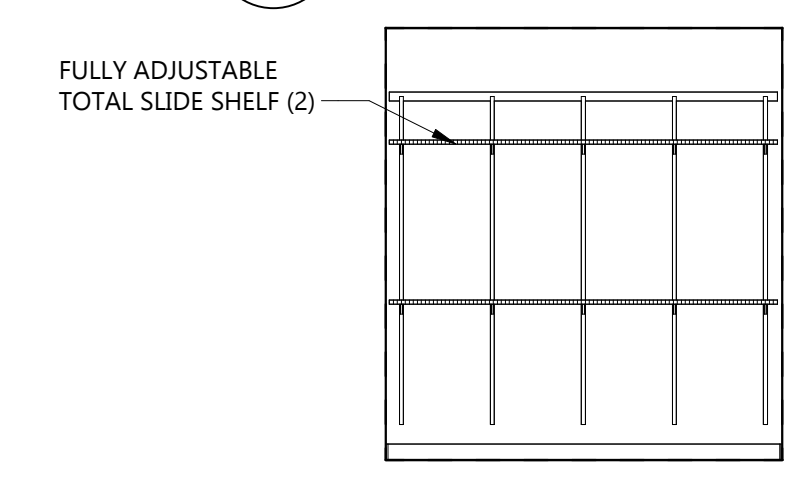
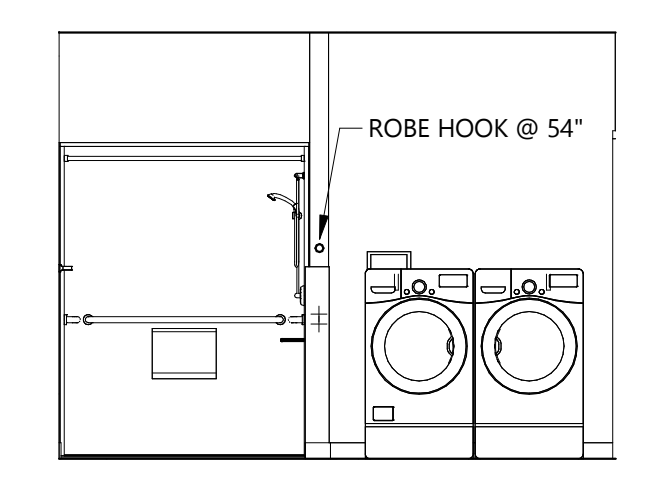
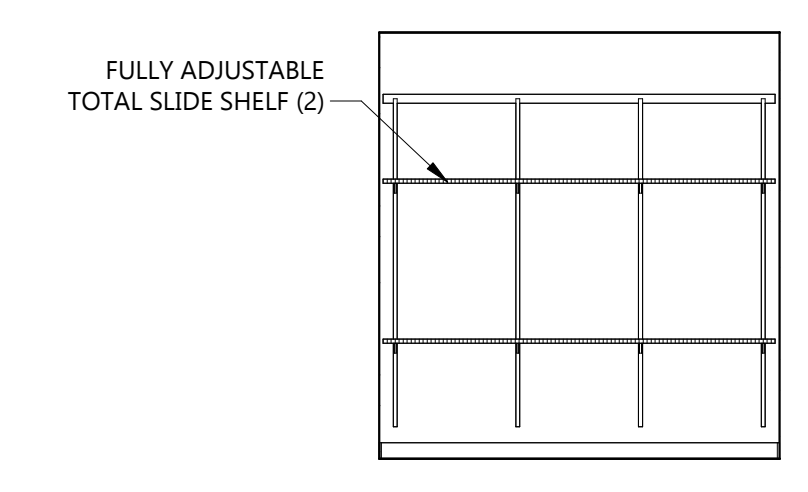
**26 UNIT 2A - BEDROOM CLOSET**  
A501 1/4" = 1'-0"

**18 UNIT 2 BEDROOM 2 CLOSET**  
A501 1/4" = 1'-0"

**17 UNIT 2 ENTRY CLOSET**  
A501 1/4" = 1'-0"

**9 UNIT 1 ENTRY CLOSET**  
A501 1/4" = 1'-0"

**8 UNIT 1 BEDROOM WIC 2**  
A501 1/4" = 1'-0"



**25 UNIT 2A - BEDROOM CLOSET**  
A501 1/4" = 1'-0"

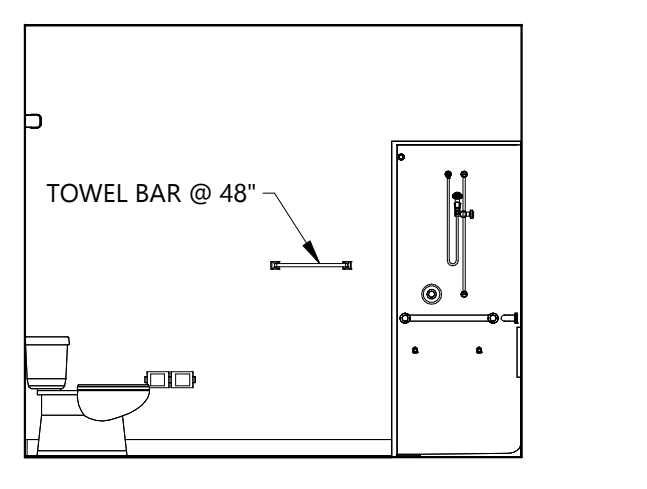
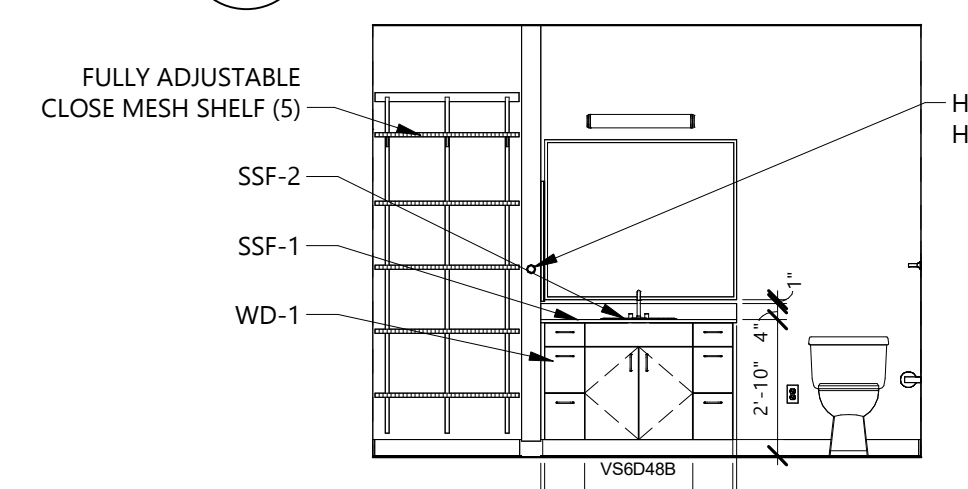
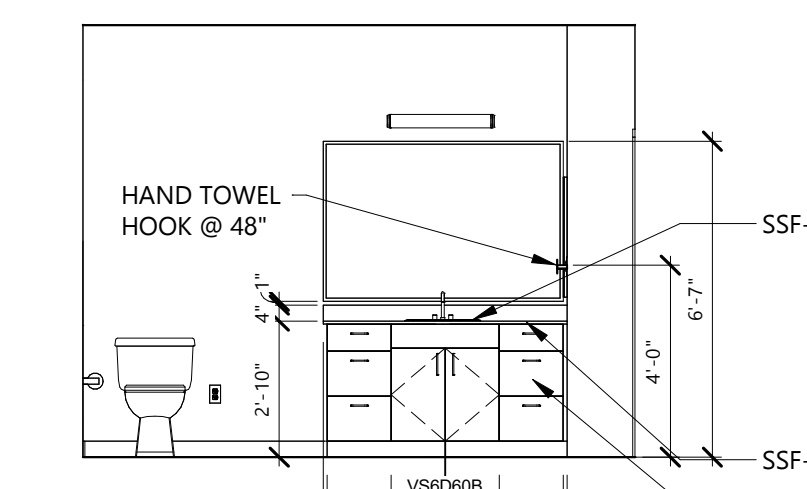
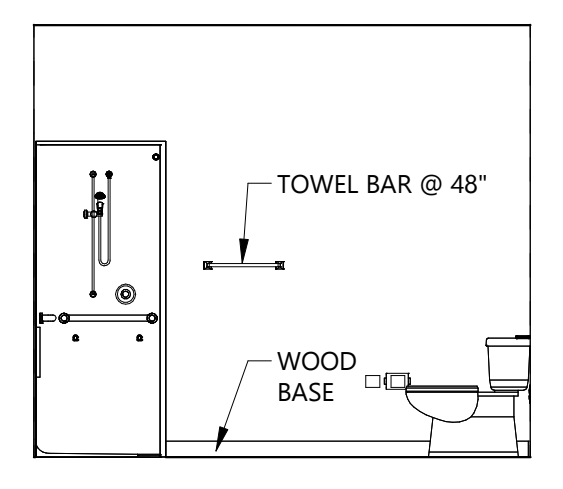
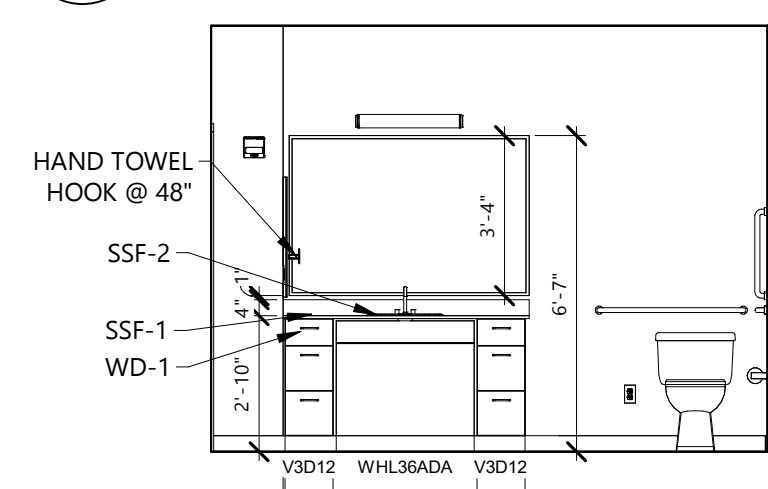
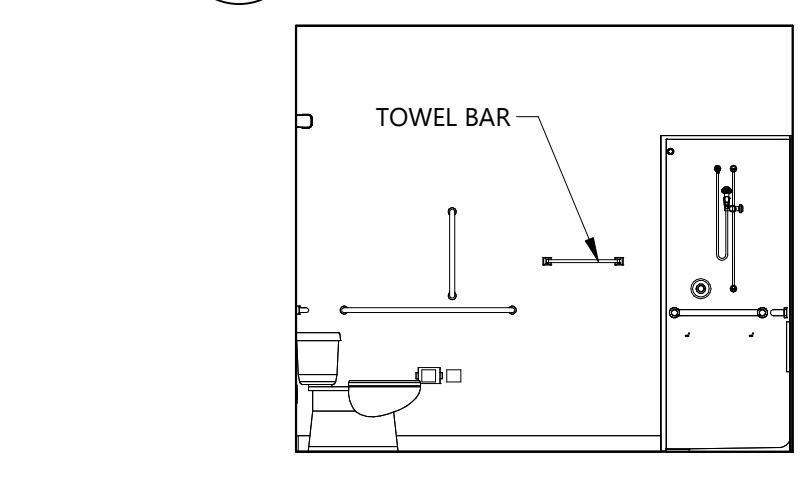
**24 UNIT 2-A BATHROOM ELEV. 3**  
A501 1/4" = 1'-0"

**16 UNIT 2 MASTER BED CLOSET**  
A501 1/4" = 1'-0"

**15 UNIT 2 BATHROOM ELEV. 3**  
A501 1/4" = 1'-0"

**7 UNIT 1 BEDROOM WIC**  
A501 1/4" = 1'-0"

**6 UNIT 1 BATHROOM ELEV.**  
A501 1/4" = 1'-0"



**23 UNIT 2-A BATHROOM ELEV. 2**  
A501 1/4" = 1'-0"

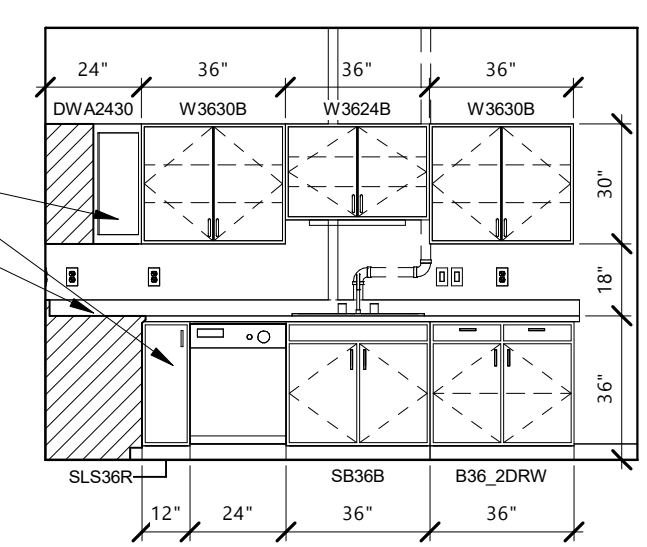
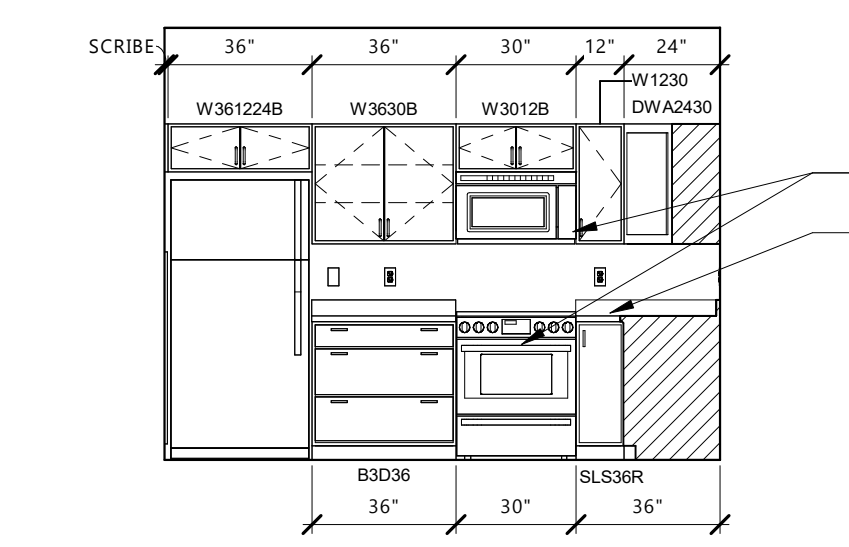
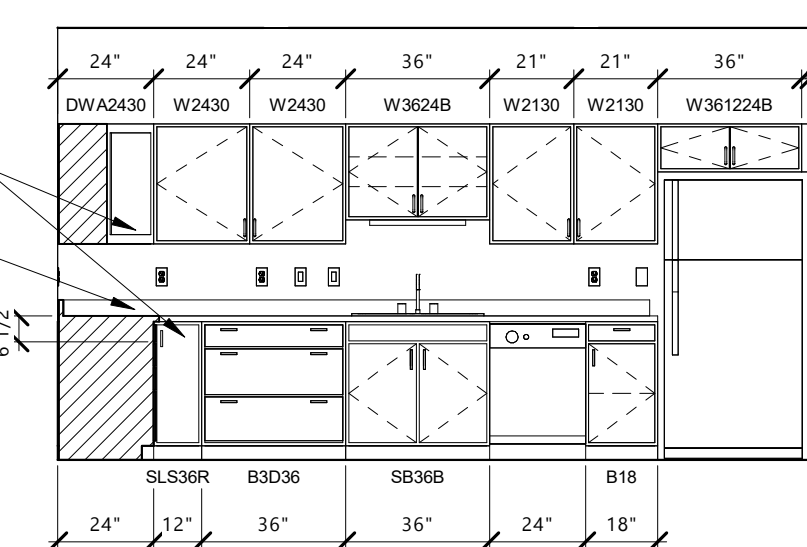
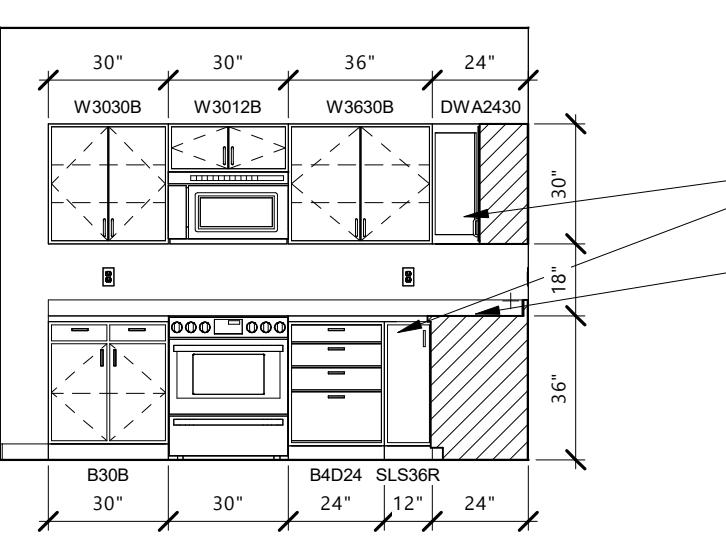
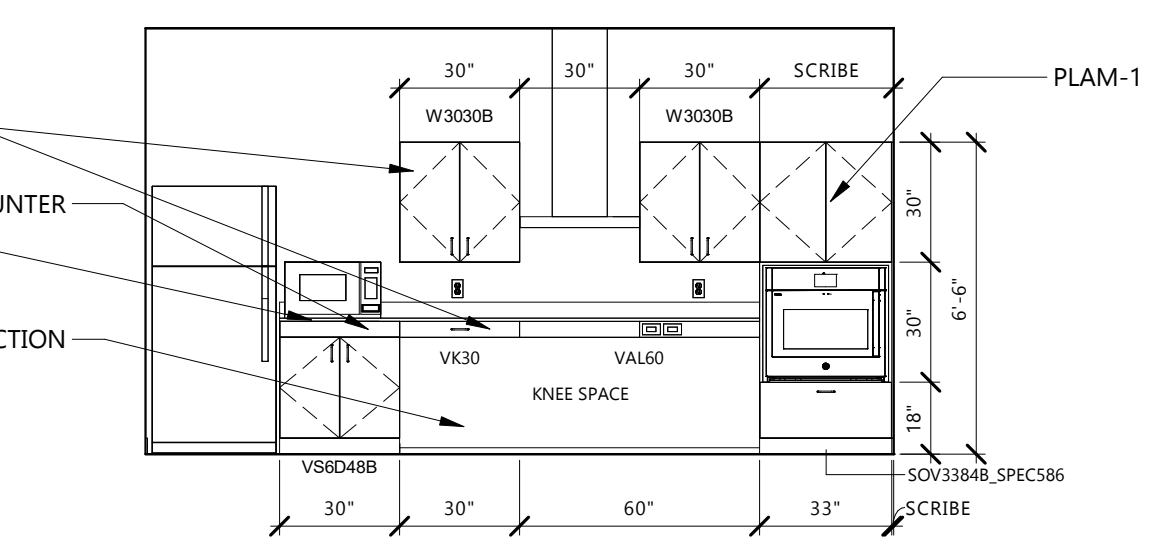
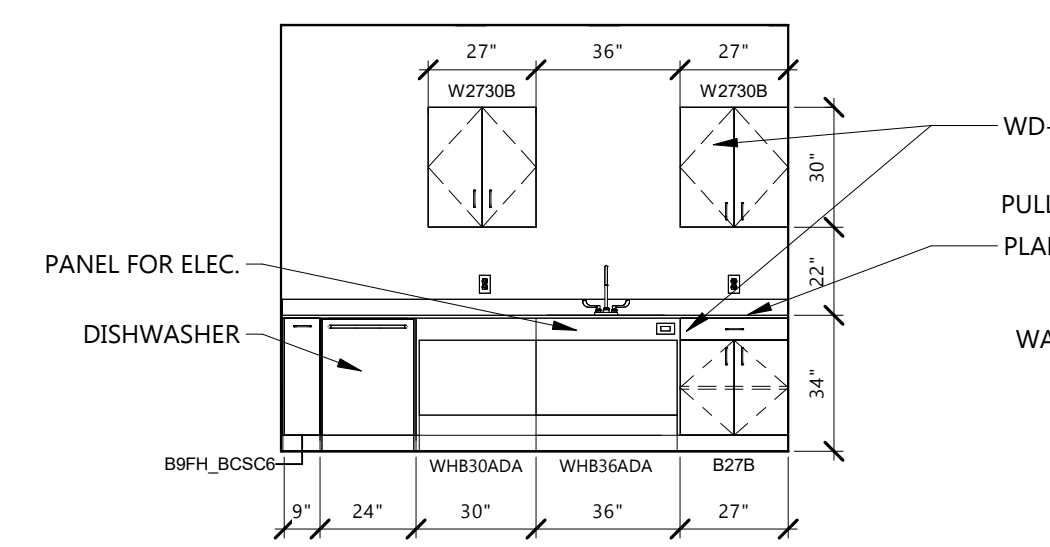
**22 UNIT 2-A BATHROOM ELEV. 1**  
A501 1/4" = 1'-0"

**14 UNIT 2 BATHROOM ELEV. 2**  
A501 1/4" = 1'-0"

**13 UNIT 2 BATHROOM ELEV. 1**  
A501 1/4" = 1'-0"

**5 UNIT 1 BATHROOM ELEV.**  
A501 1/4" = 1'-0"

**4 UNIT 1 BATHROOM ELEV.**  
A501 1/4" = 1'-0"



**21 UNIT 2-A KITCHEN ELEV.**  
A501 1/4" = 1'-0"

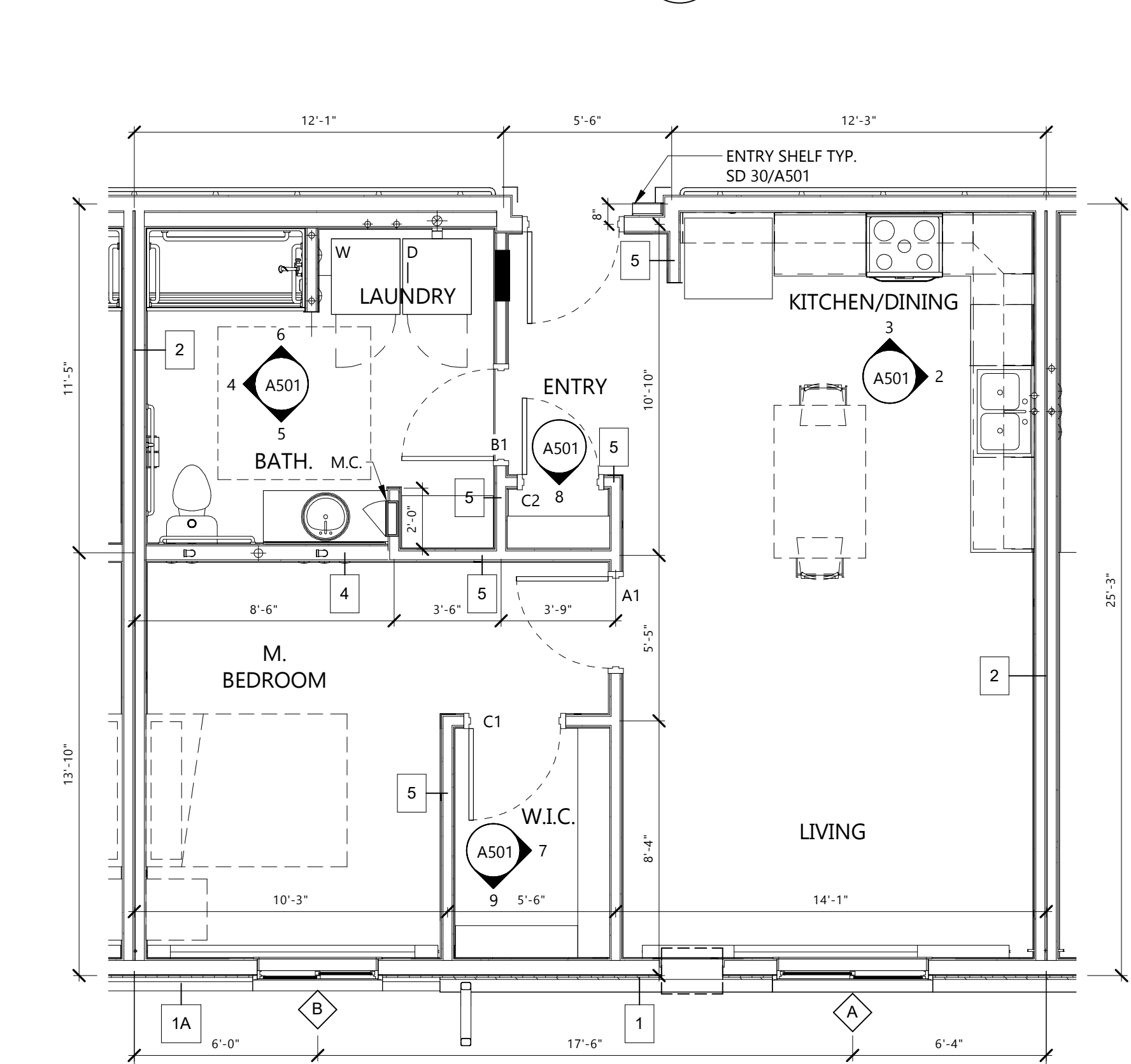
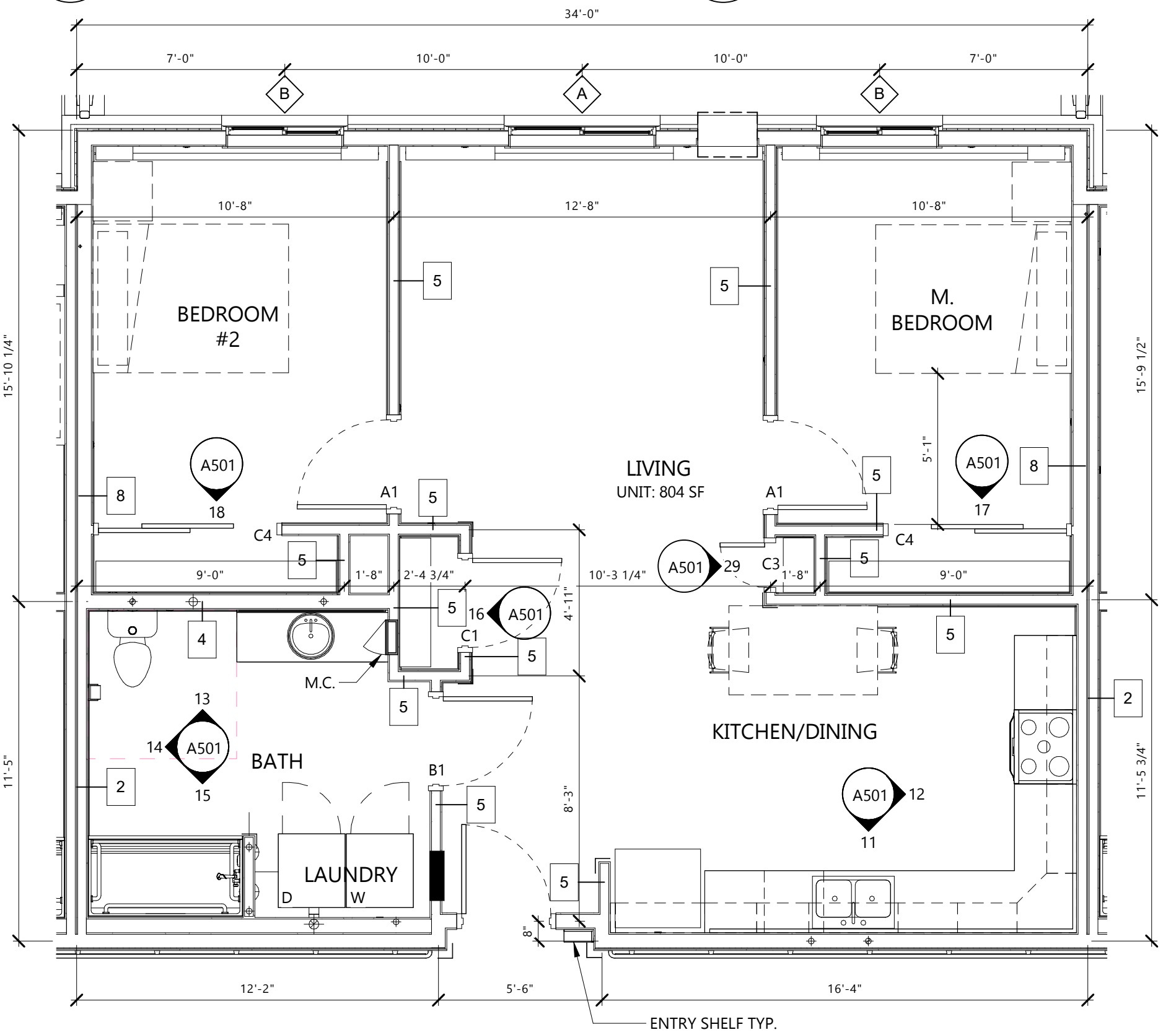
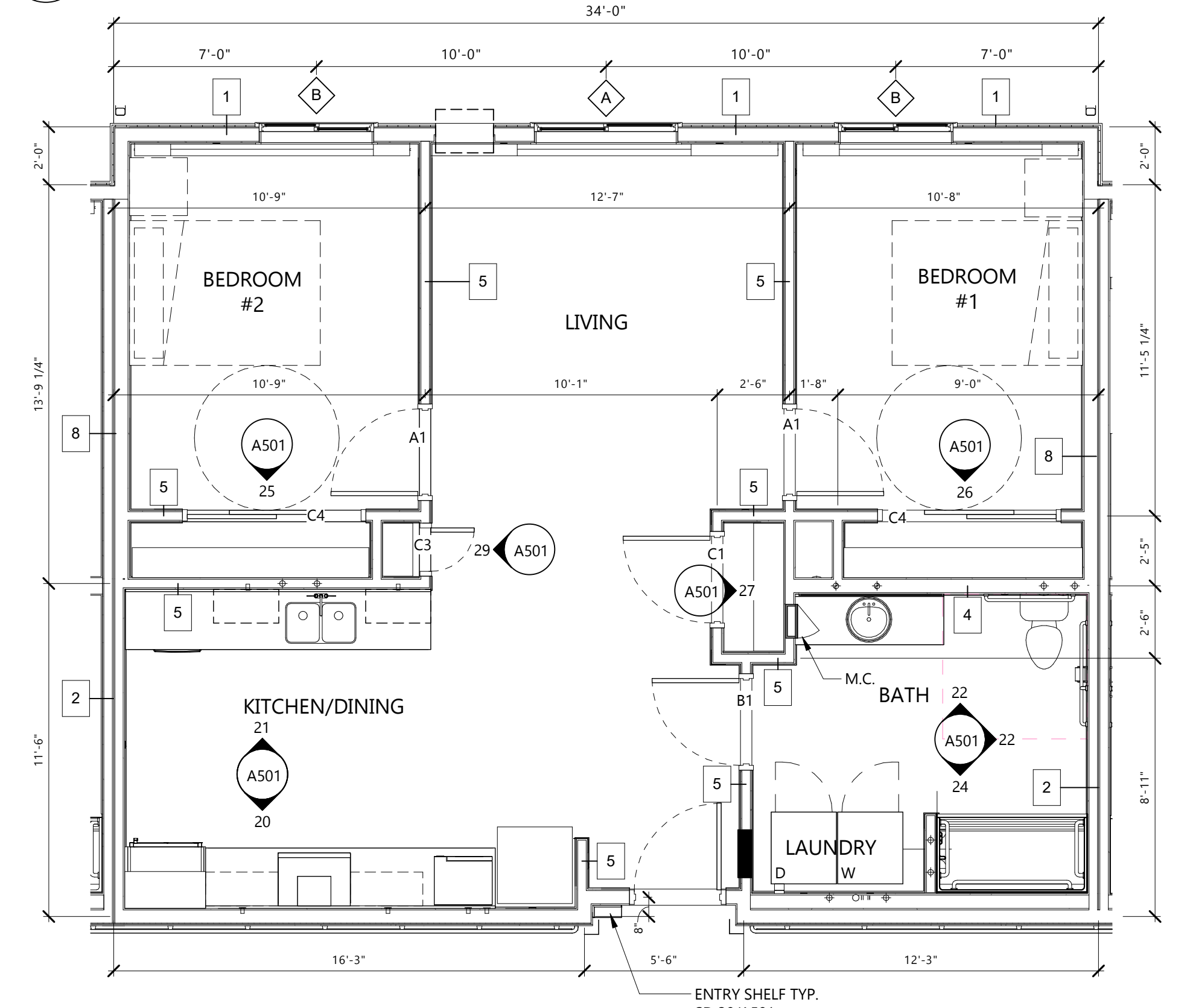
**20 UNIT 2-A KITCHEN ELEV. 1**  
A501 1/4" = 1'-0"

**12 UNIT 2 KITCHEN ELEV. 2**  
A501 1/4" = 1'-0"

**11 UNIT 2 KITCHEN ELEV. 1**  
A501 1/4" = 1'-0"

**3 UNIT 1 KITCHEN ELEV. 1**  
A501 1/4" = 1'-0"

**2 UNIT 1 KITCHEN ELEV. 2**  
A501 1/4" = 1'-0"



**19 UNIT 2-A (ACCESSIBLE)**  
A501 1/4" = 1'-0"

**10 UNIT 2**  
A501 1/4" = 1'-0"

**1 UNIT 1**  
A501 1/4" = 1'-0"

2	ADDENDUM #2	06/01/2026
1	ADDENDUM #1	05/26/2026
CD	CONSTRUCTION DOCUMENTS	05/11/2026
MARK	DESCRIPTION	DATE

PROJECT NO: 20245211  
DRAWN BY: BRJ/JN  
CHECKED BY: SS

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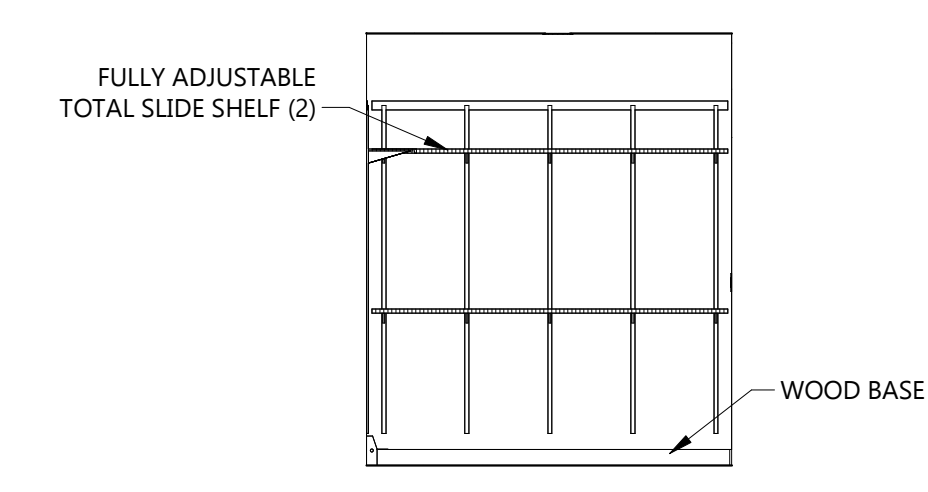
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Signature: \_\_\_\_\_  
Date: 05-26-2026 REG. NO.: 1565

DRAWING TITLE  
UNIT PLANS AND INTERIOR ELEVATIONS

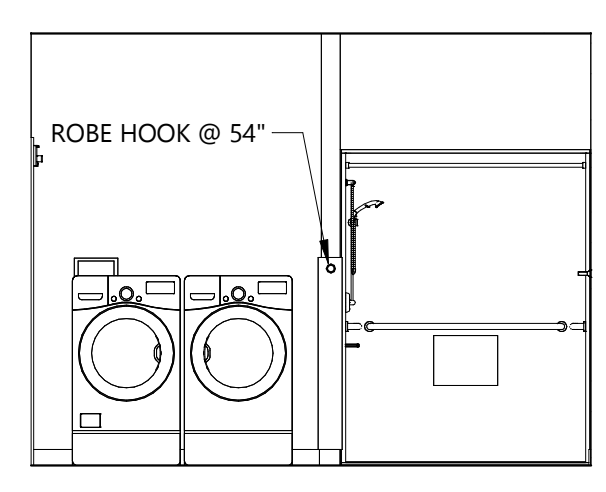
**A501**

- GENERAL NOTES**
1. PROVIDE UNDERCOUNTER SUPPORTS AS NECESSARY FOR COUNTERTOPS AND WORK SURFACES.
  2. REFER TO ELECTRICAL DRAWINGS FOR CABINET-MOUNTED SWITCHES, RECEPTACLES, ETC. INDICATED IN THE ELEVATIONS.
  3. REFER TO MECHANICAL DRAWING FOR PLUMBING FIXTURES INDICATED IN THE ELEVATIONS.
  4. PROVIDE SCRIBE PANELS ADJACENT TO CABINETS TO FILL IN VOID SPACES ADJACENT TO WALLS AND SOFFITS. SCRIBE PANELS SHALL NOT EXCEED 3" IN WIDTH, UNLESS SHOWN OTHERWISE.
  5. SEE SHEET A001 FOR TYPICAL TOILET FIXTURE AND ACCESSORY MOUNTING HEIGHTS.
  6. ITEMS INDICATED BY DASHED LINES ARE EQUIPMENT PROVIDED BY OWNER, REFER TO INTERIOR ELEVATION KEY LEGEND.
  7. INSTALL CORNER GUARDS AT ALL OUTSIDE CORNERS IN EACH ACCESSIBLE UNIT AND IN COMMON AREAS.
  8. PROVIDE IN-WALL BACKING FOR GRAB BARS IN ALL UNITS.
  9. PROVIDE BLOCKING AT ALL SHOWER UNITS FOR FUTURE SEAT AND GRAB BAR LOCATIONS AND AS PER SHOWER MANUFACTURER RECOMMENDATIONS.
  10. PROVIDE BLOCKING AT ALL TOILET LOCATIONS FRO GRAB BARS AND TOILET ACCESSORY LOCATIONS.
  11. ALL GRAB BARS, INCLUDING IN SHOWERS, TO BE PROVIDED BY GENERAL WORK AND LABOR CONTRACTOR.

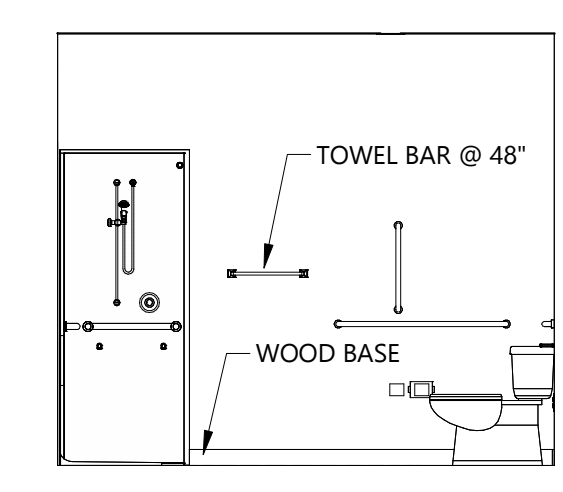
SEE A801 FOR TYPICAL UNIT DOOR SCHEDULE



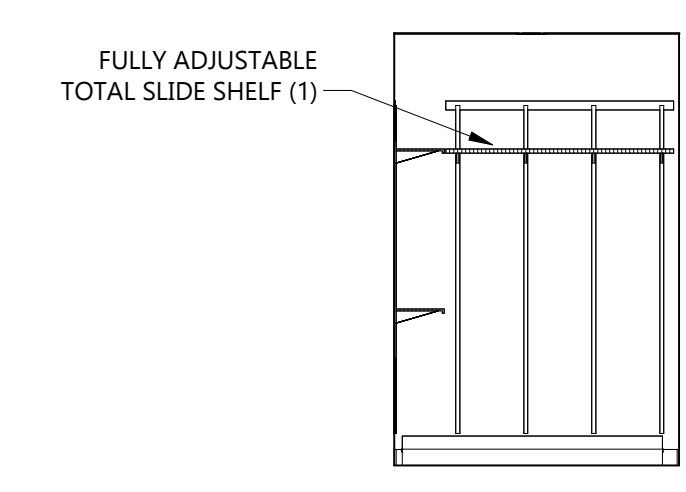
16 UNIT 3A WIC 2  
A502 1/4" = 1'-0"



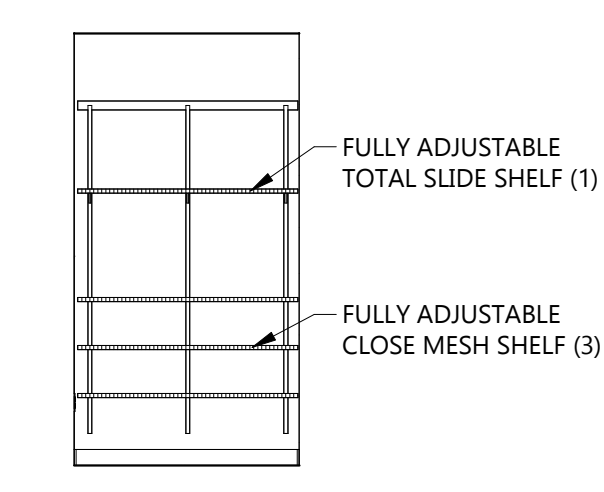
13 UNIT 3-A BATHROOM ELEV. 3  
A502 1/4" = 1'-0"



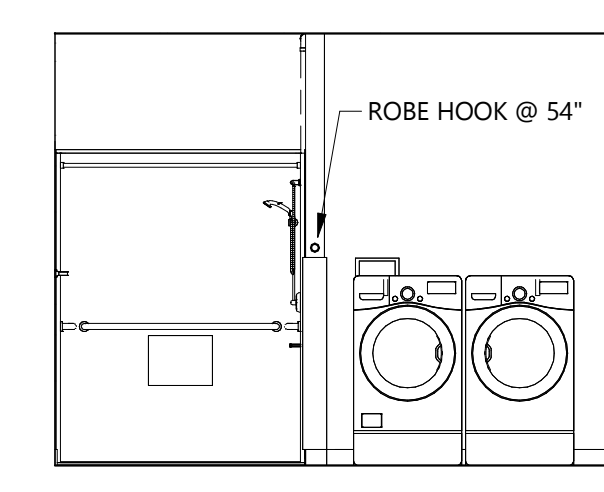
12 UNIT 3-A BATHROOM ELEV. 2  
A502 1/4" = 1'-0"



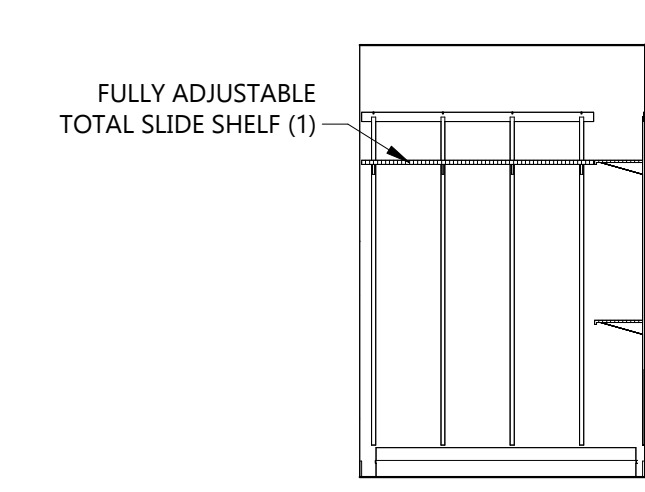
18 UNIT 3 WIC 1  
A502 1/4" = 1'-0"



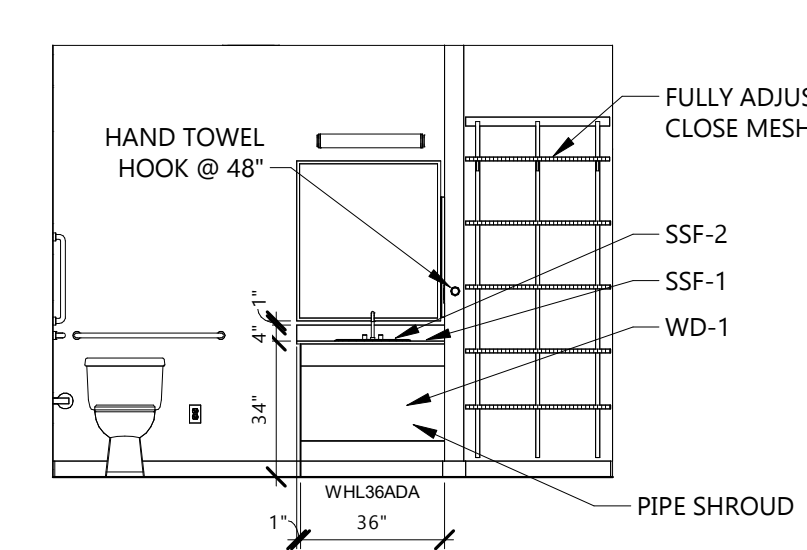
17 UNIT 3 - ENTRY CLOSET  
A502 1/4" = 1'-0"



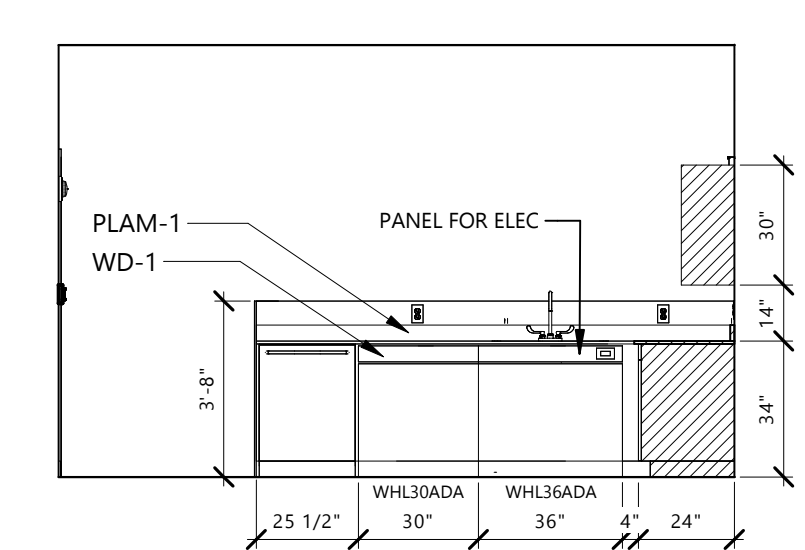
11 UNIT 3 BATHROOM ELEV. 3  
A502 1/4" = 1'-0"



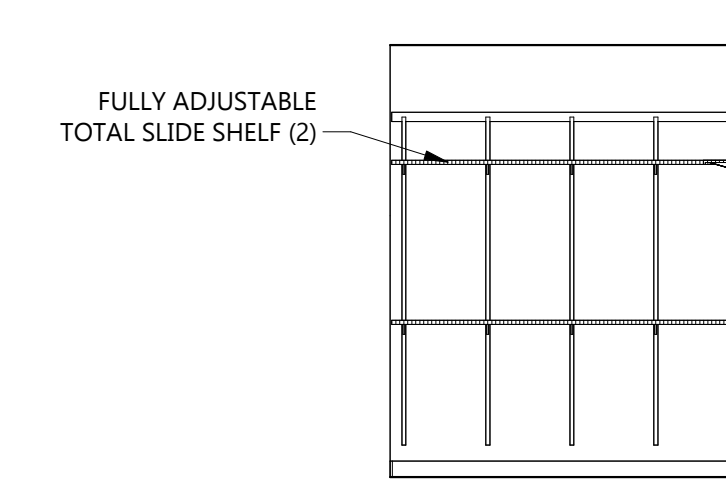
15 UNIT 3A WIC  
A502 1/4" = 1'-0"



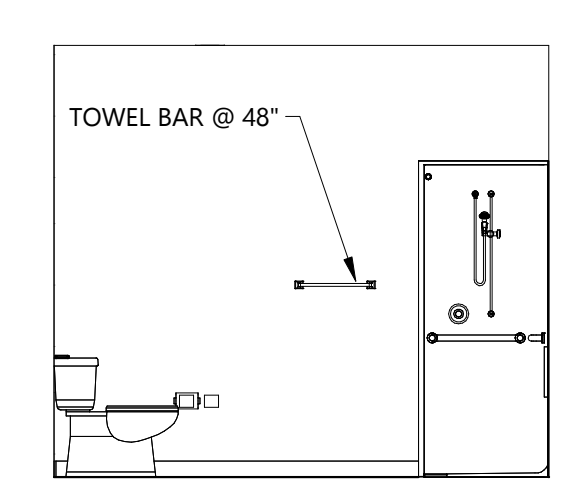
10 UNIT 3-A BATHROOM ELEV. 1  
A502 1/4" = 1'-0"



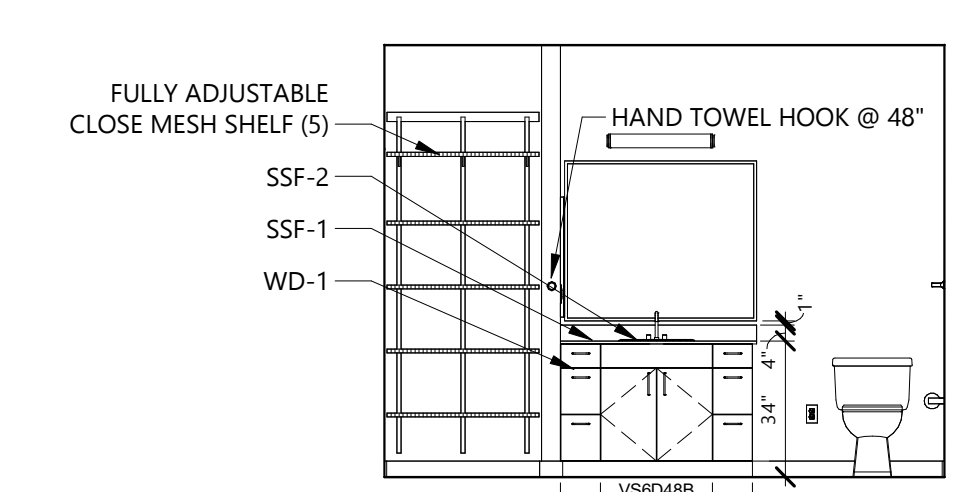
9 UNIT 3-A KITCHEN ELEV. 3  
A502 1/4" = 1'-0"



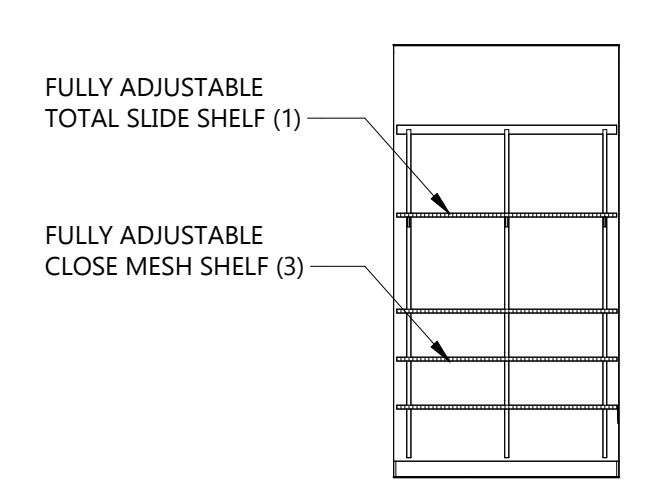
19 UNIT 3 WIC 2  
A502 1/4" = 1'-0"



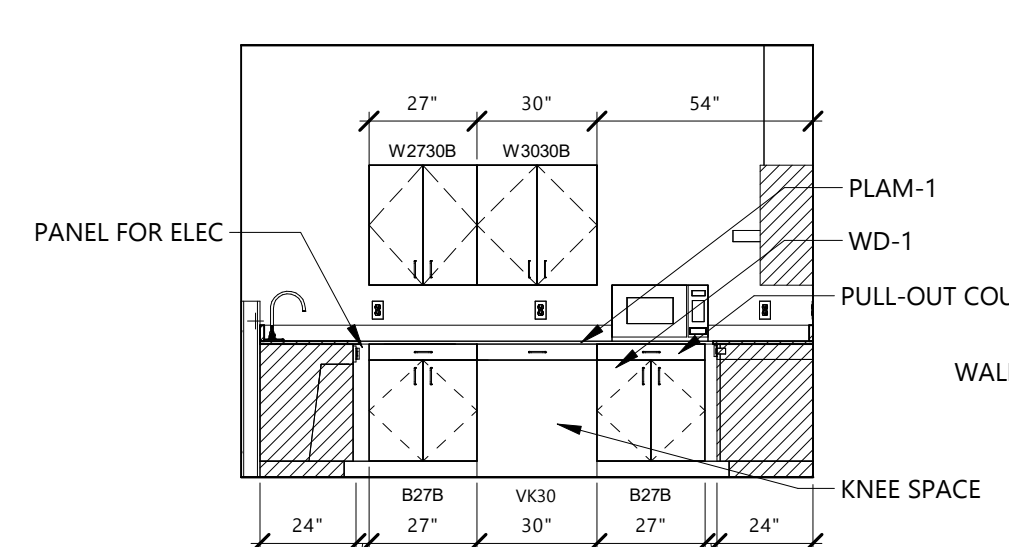
8 UNIT 3 BATHROOM ELEV. 2  
A502 1/4" = 1'-0"



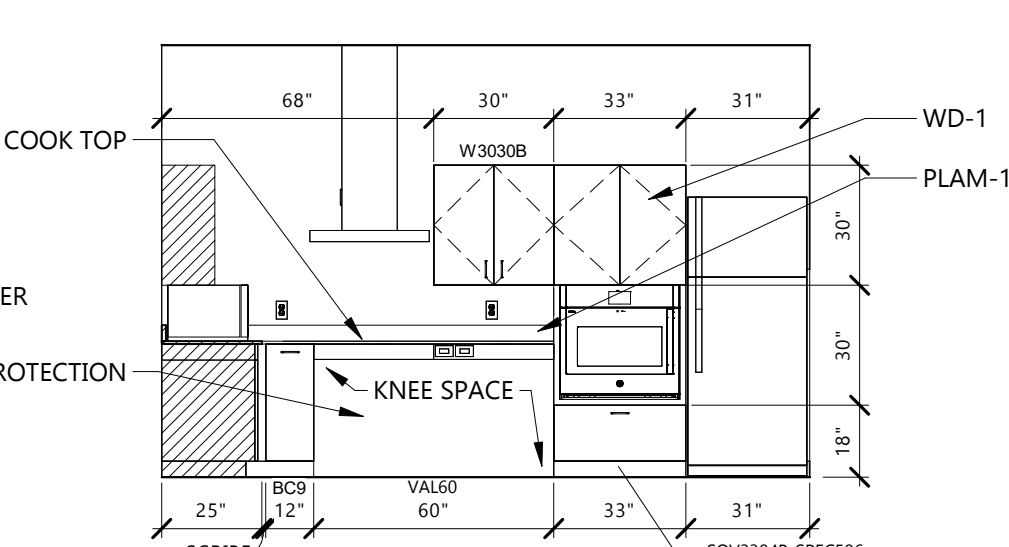
7 UNIT 3 BATHROOM ELEV. 1  
A502 1/4" = 1'-0"



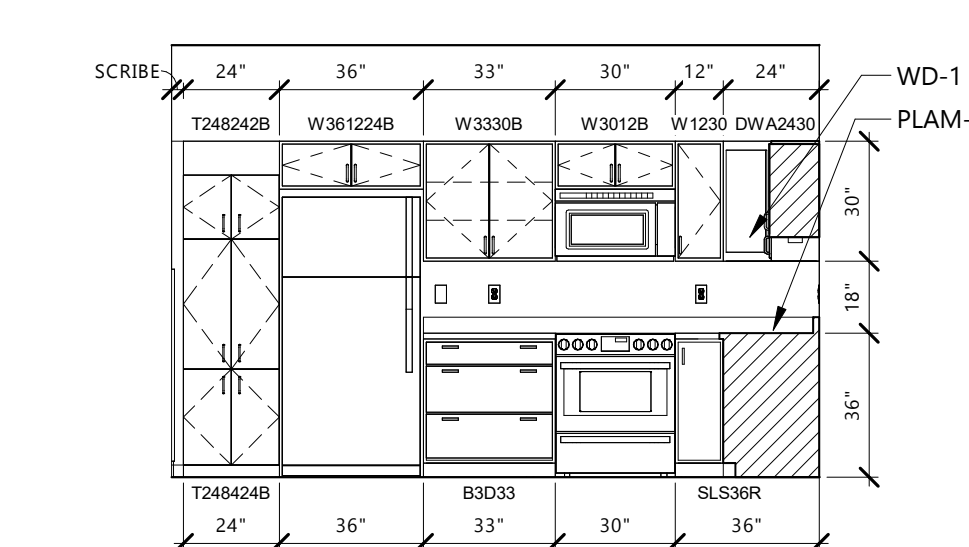
14 UNIT 3A ENTRY CLOSET  
A502 1/4" = 1'-0"



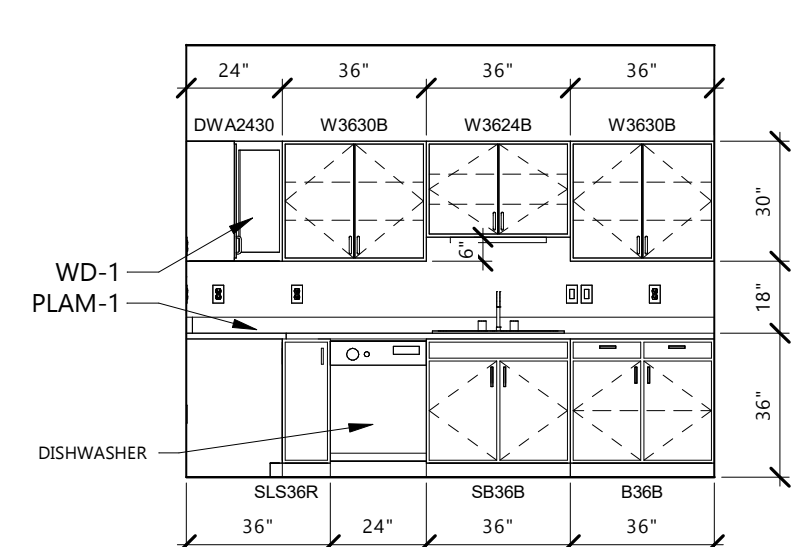
6 UNIT 3-A KITCHEN ELEV. 2  
A502 1/4" = 1'-0"



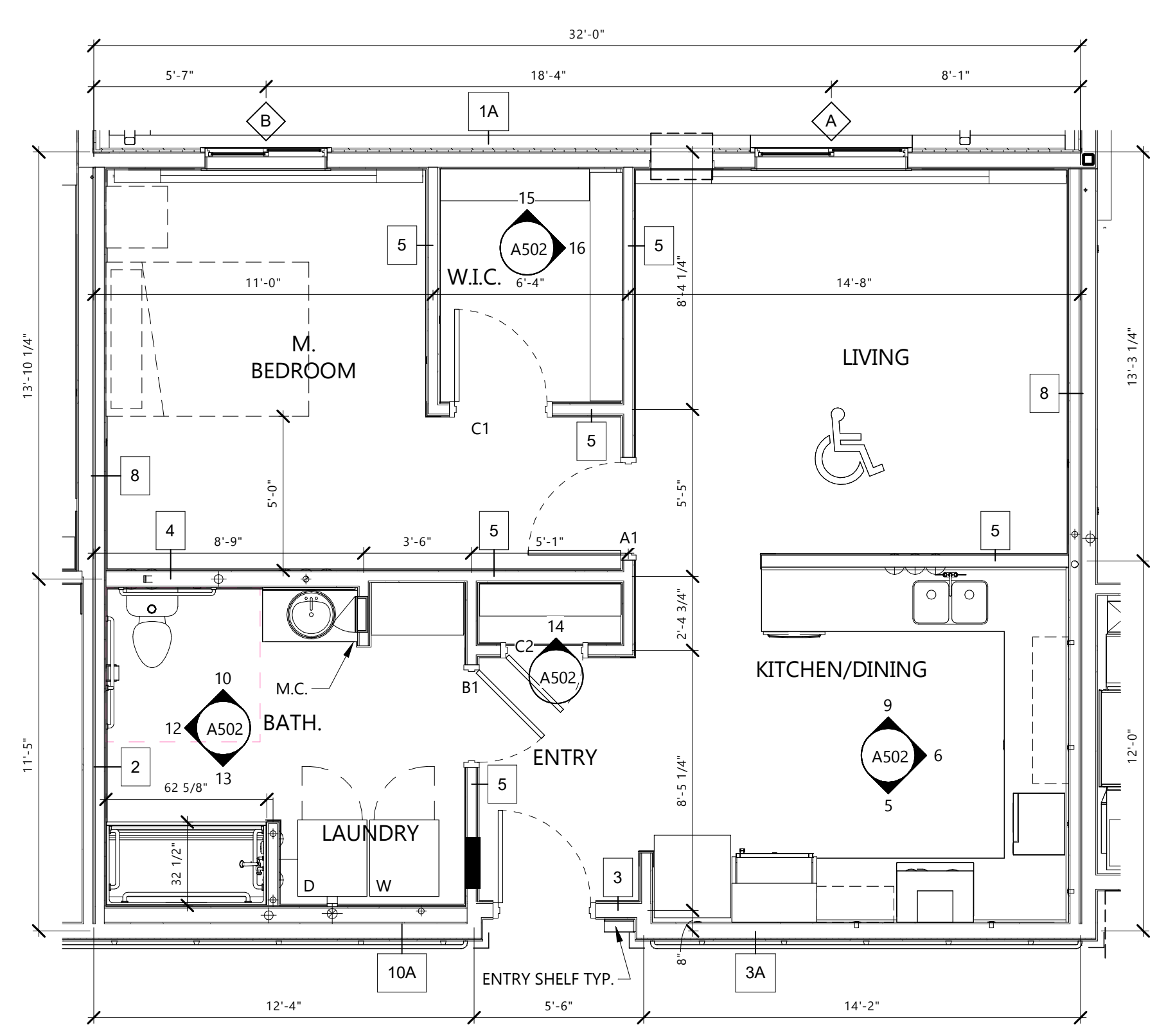
5 UNIT 3-A KITCHEN ELEV. 1  
A502 1/4" = 1'-0"



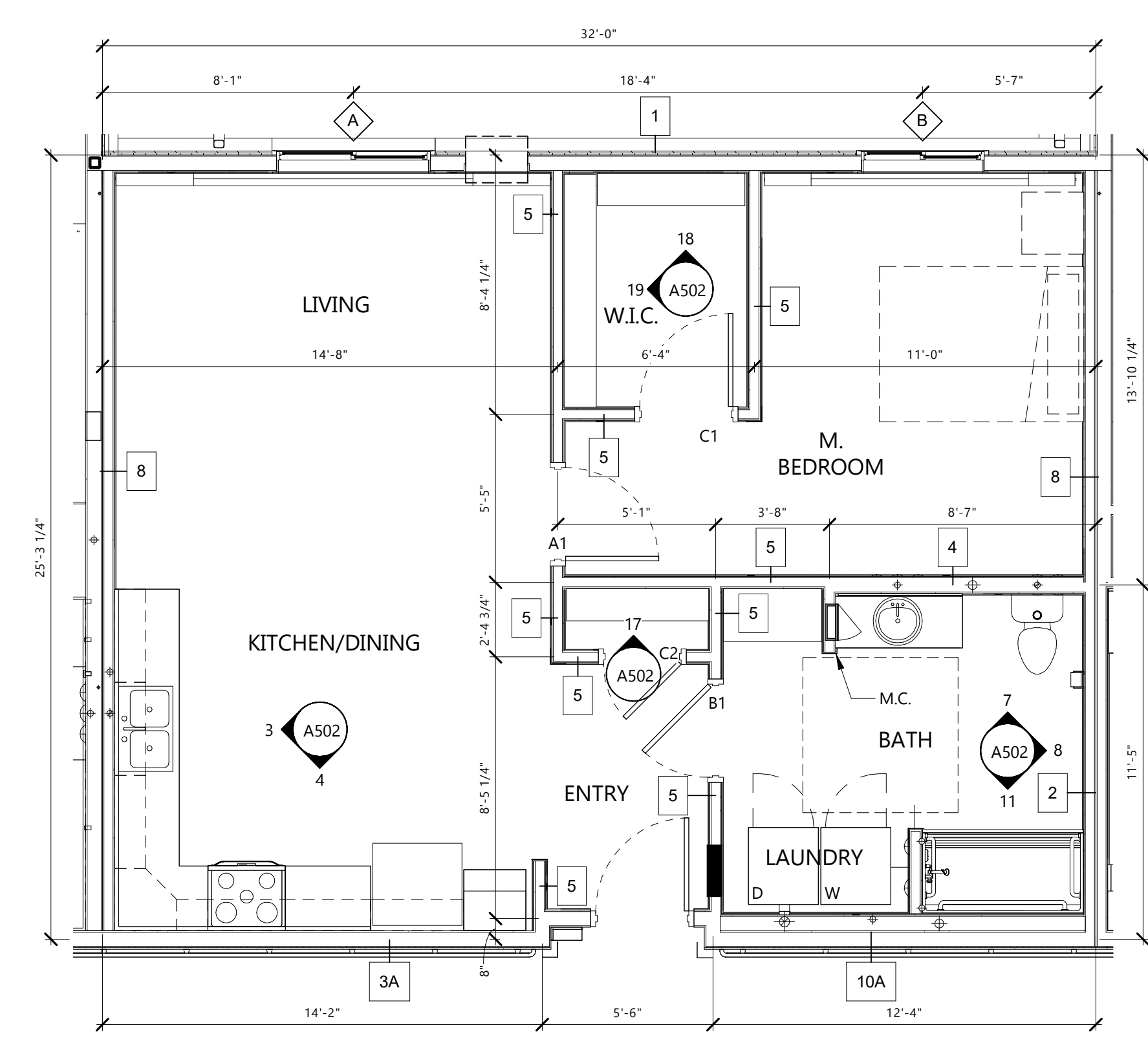
4 UNIT 3 KITCHEN ELEV. 1  
A502 1/4" = 1'-0"



3 UNIT 3 KITCHEN ELEV. 2  
A502 1/4" = 1'-0"



2 UNIT 3-A (ACCESSIBLE) 689 SF  
A502 1/4" = 1'-0"



1 UNIT 3 689 SF  
A502 1/4" = 1'-0"

CLIENT  
BEYOND SHELTER, INC.

PROJECT DESCRIPTION  
BUFFALO MANOR  
APARTMENT COMPLEX

CITY JAMESTOWN  
STATE NORTH DAKOTA

ISSUE DATES

2	ADDENDUM #2	06/01/2026
1	ADDENDUM #1	05/26/2026
CD	CONSTRUCTION DOCUMENTS	05/11/2026
MARK	DESCRIPTION	DATE

PROJECT NO: 20245211  
 DRAWN BY: BRJ/JN  
 CHECKED BY: SS

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**STAMP**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.  
 Signature: \_\_\_\_\_  
 Date: 05-26-2026 REG. NO.: 1565

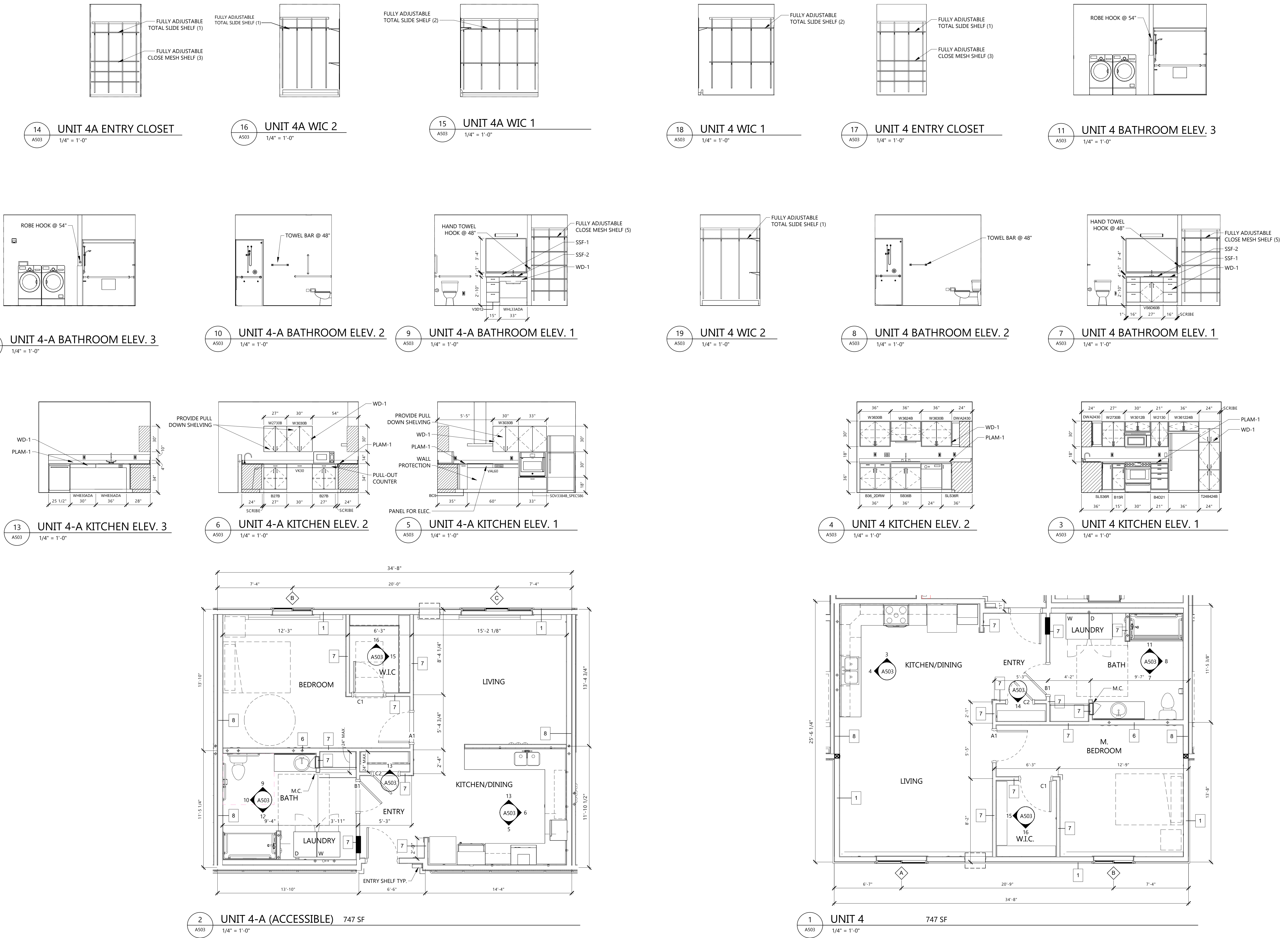
DRAWING TITLE  
UNIT PLANS AND  
INTERIOR ELEVATIONS

**A502**

**GENERAL NOTES**

1. PROVIDE UNDERCOUNTER SUPPORTS AS NECESSARY FOR COUNTERTOPS AND WORK SURFACES.
2. REFER TO ELECTRICAL DRAWINGS FOR CABINET-MOUNTED SWITCHES, RECEPTACLES, ETC. INDICATED IN THE ELEVATIONS.
3. REFER TO MECHANICAL DRAWING FOR PLUMBING FIXTURES INDICATED IN THE ELEVATIONS.
4. PROVIDE SCRIBE PANELS ADJACENT TO CABINETS TO FILL IN VOID SPACES ADJACENT TO WALLS AND SOFFITS. SCRIBE PANELS SHALL NOT EXCEED 3" IN WIDTH UNLESS SHOWN OTHERWISE.
5. SEE SHEET A001 FOR TYPICAL TOILET FIXTURE AND ACCESSORY MOUNTING HEIGHTS.
6. ITEMS INDICATED BY DASHED LINES ARE EQUIPMENT PROVIDED BY OWNER, REFER TO INTERIOR ELEVATION KEY LEGEND.
7. INSTALL CORNER GUARDS AT ALL OUTSIDE CORNERS IN EACH ACCESSIBLE UNIT AND IN COMMON AREAS.
8. PROVIDE IN-WALL BACKING FOR GRAB BARS IN ALL UNITS.
9. ALL UPPER CABINETS IN ACCESSIBLE/UNIVERSAL DESIGN UNITS SHOULD HAVE PULL DOWN SHELVING.
10. FOR ALL WALL OVEN CABINETS, SOV33848\_SPECS86, FIELD ACCOMMODATIONS MAY BE NECESSARY.

SEE A801 FOR TYPICAL UNIT DOOR SCHEDULE



CLIENT  
**BEYOND SHELTER, INC.**

PROJECT DESCRIPTION  
**BUFFALO MANOR  
APARTMENT COMPLEX**

CITY **JAMESTOWN**  
STATE **NORTH DAKOTA**

ISSUE DATES

2	ADDENDUM #2	06/01/2026
1	ADDENDUM #1	05/26/2026
CD	CONSTRUCTION DOCUMENTS	05/11/2026
MARK	DESCRIPTION	DATE

PROJECT NO: 20245211  
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Signature: \_\_\_\_\_  
Date: 05-26-2026 REG. NO.: 1565

DRAWING TITLE  
**UNIT PLANS AND  
INTERIOR ELEVATIONS**

**A503**

2	ADDENDUM #2	06/01/2026
1	ADDENDUM #1	05/26/2026
CD	CONSTRUCTION DOCUMENTS	05/11/2026
MARK	DESCRIPTION	DATE

PROJECT NO: 20245211  
 DRAWN BY: BRJ/JN  
 CHECKED BY: SS

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 Signature: \_\_\_\_\_  
 Date: 05-26-2026 REG. NO. : 1565

DRAWING TITLE  
 ENLARGED FLOOR  
 PLANS AND INTERIOR  
 ELEVATIONS

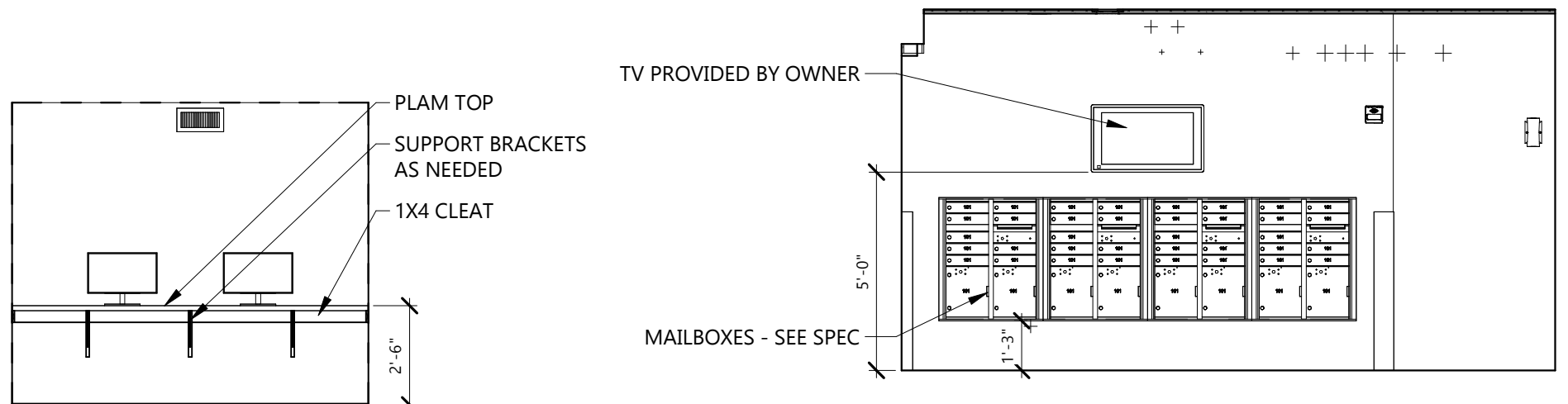
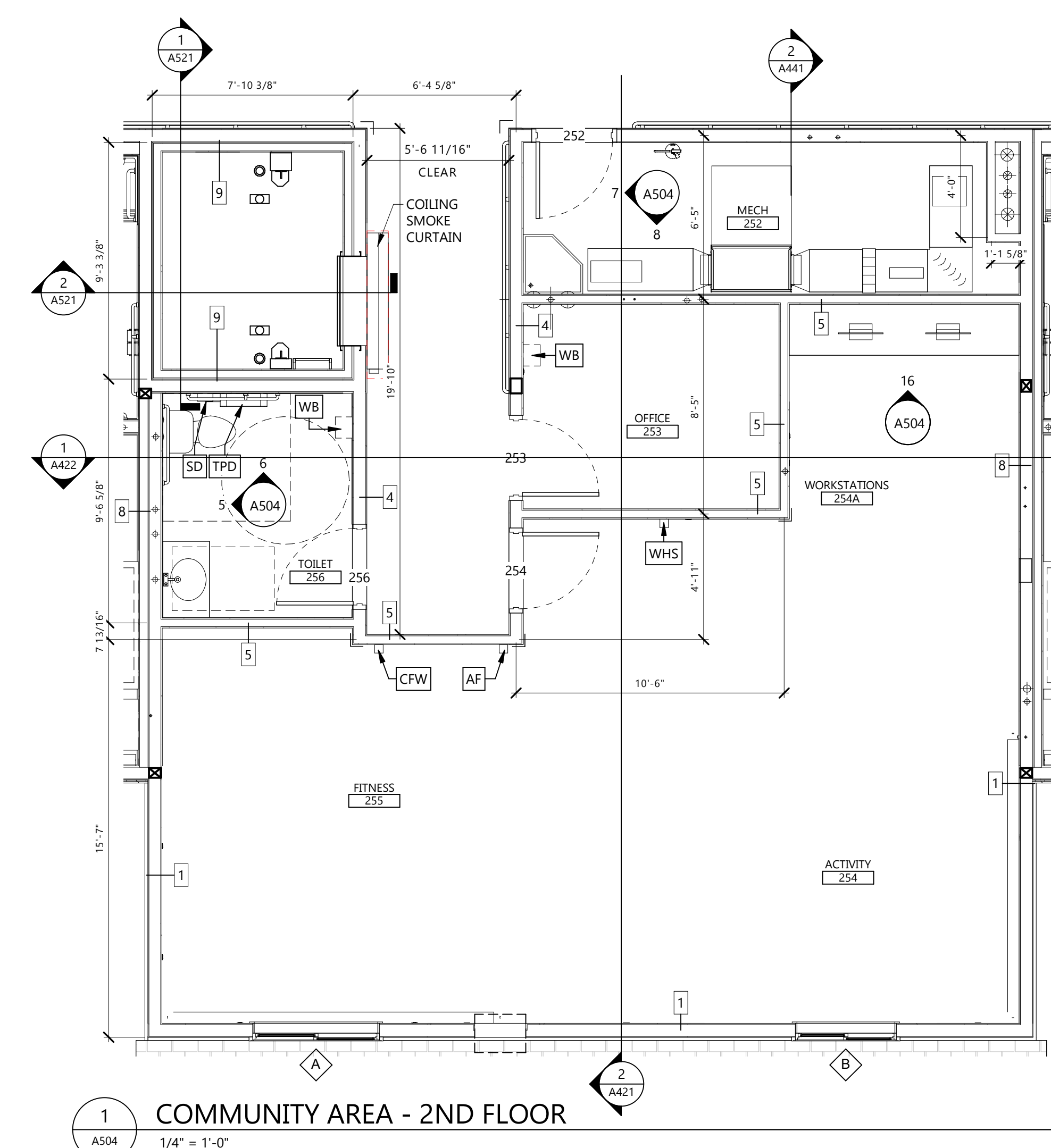
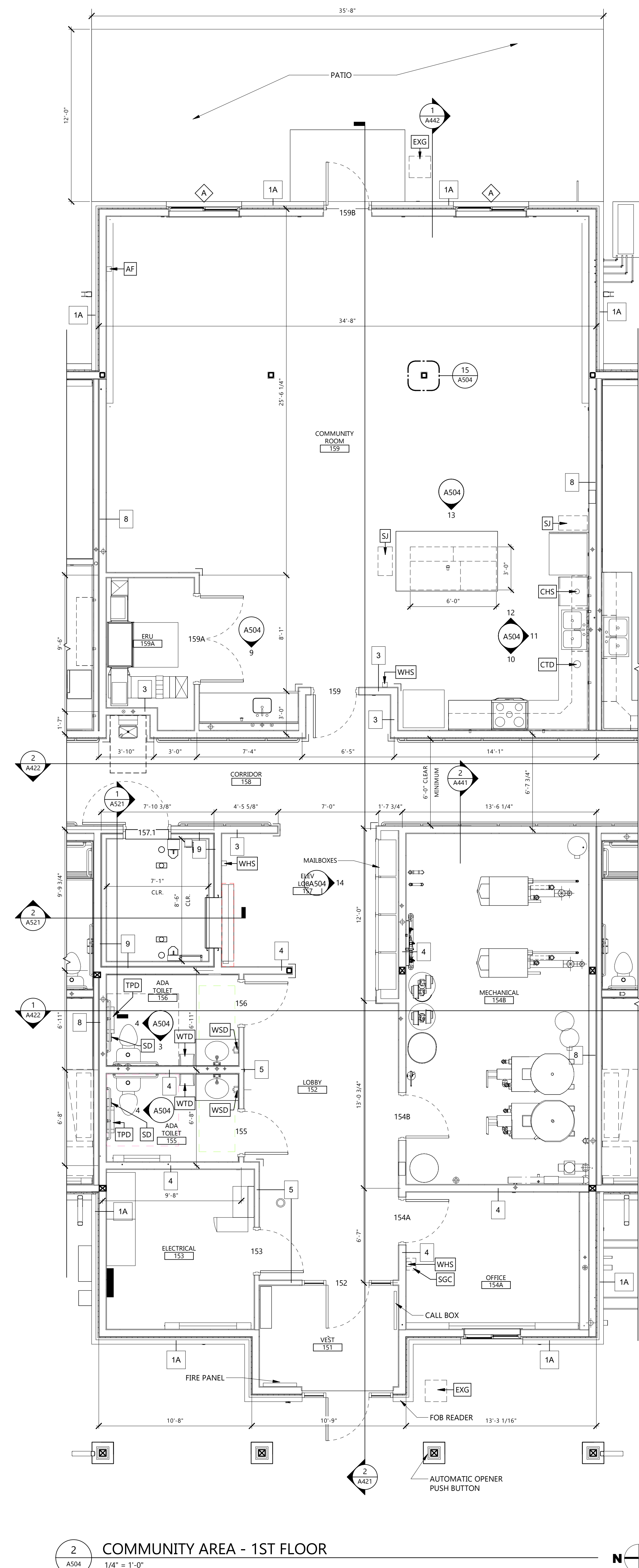
**A504**

GENERAL NOTES

1. PROVIDE UNDERCOUNTER SUPPORTS AS NECESSARY FOR COUNTERTOPS AND WORK SURFACES.
2. REFER TO ELECTRICAL DRAWINGS FOR CABINET-MOUNTED SWITCHES, RECEPTACLES, ETC. INDICATED IN THE ELEVATIONS.
3. REFER TO MECHANICAL DRAWING FOR PLUMBING FIXTURES INDICATED IN THE ELEVATIONS.
4. PROVIDE SCRIBE PANELS ADJACENT TO CABINETS TO FILL IN VOID SPACES ADJACENT TO WALLS AND SOFFITS. SCRIBE PANELS SHALL NOT EXCEED 3' IN WIDTH, UNLESS SHOWN OTHERWISE.
5. SEE SHEET A001 FOR TYPICAL TOILET FIXTURE AND ACCESSORY MOUNTING HEIGHTS.
6. ITEMS INDICATED BY DASHED LINES ARE EQUIPMENT PROVIDED BY OWNER, REFER TO INTERIOR ELEVATION KEY LEGEND.
7. INSTALL CORNER GUARDS AT ALL OUTSIDE CORNERS IN EACH ACCESSIBLE UNIT AND IN COMMON AREAS.
8. PROVIDE IN-WALL BACKING FOR GRAB BARS IN ALL UNITS.
9. ALL UPPER CABINETS IN ACCESSIBLE/UNIVERSAL DESIGN UNITS SHOULD HAVE PULL DOWN SHELVING.
10. FOR ALL WALL OVEN CABINETS, SOV3384B\_SPEC586, FIELD ACCOMMODATIONS MAY BE NECESSARY.

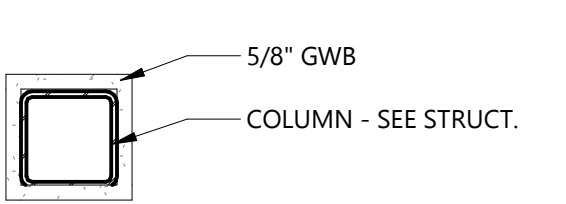
ACCESSORIES LEGEND

SYMBOL	QTY.	DESCRIPTION
EXG	2	EXTERIOR SQUARE OUTSIDE CONTAINER
WHS	4	BUCKEYE SYMMETRY 1250ML MAVRIK ALPINE DISP. WHITE WITH BLACK
CTD	1	TORK XPRESS 302028 COUNTERTOP TOWEL DISPENSER, BLACK
SJ	2	3540-60 SLIM JIM WASTEBASKET GREY, SLIM + LINERS
CHS	1	COUNTER HAND SOAP
AF	2	OURFRESH DISPENSER, #6110
WTD	3	TORK 5511284 ELEV INTUITION, HAND TOWEL DISPENSER, BLACK
TPD	3	TORK 565728 TWIN BATH TISSUE, DISPENSER FOR OPTIC-CORE, BLACK
SD	3	6140 SANITARY NAPKIN RECEPTACLE, RUBBERMAID
WB	3	3540-60 WASTEBASKET GREY, SLIM
WBL	3	RCP-267360 GREY, SLIM LIM LID
WSD	3	SYMMETRY 1250ML MAVRIK PRESTIGE DISP, BLACK
CFW	1	CLOROX FACILITY WIPES DISPENSER
SGC	2	2957 WASTEBASKET, GREY + LINERS

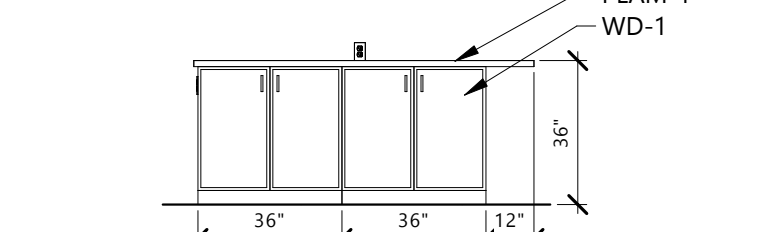


16 WORKSTATION  
 A504 1/4" = 1'-0"

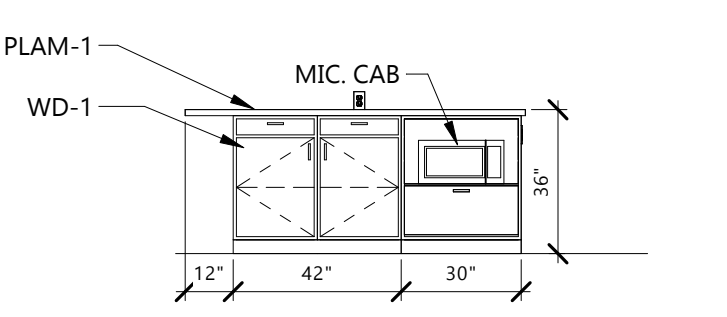
14 MAILBOX ELEV.  
 A504 1/4" = 1'-0"



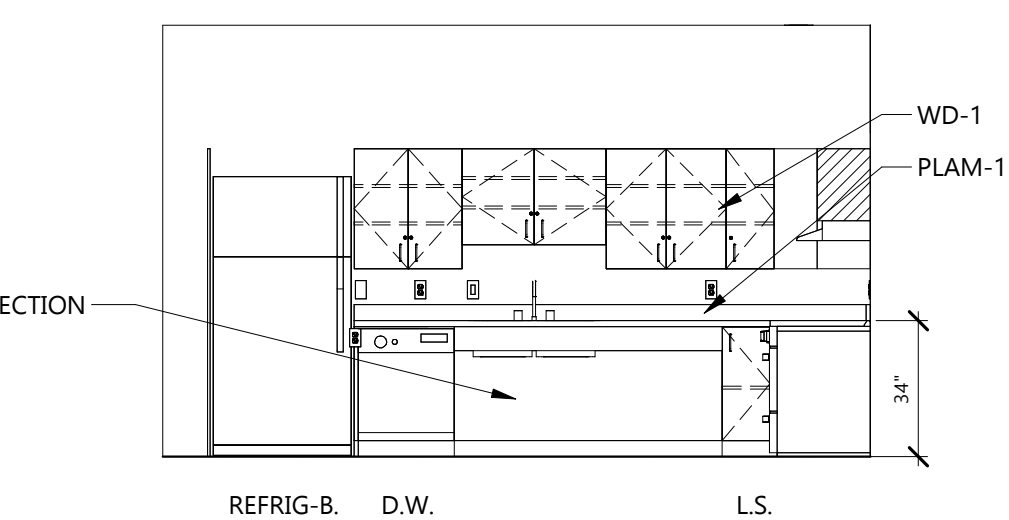
15 WRAPPED COLUMN DETAIL  
 A504 1 1/2" = 1'-0"



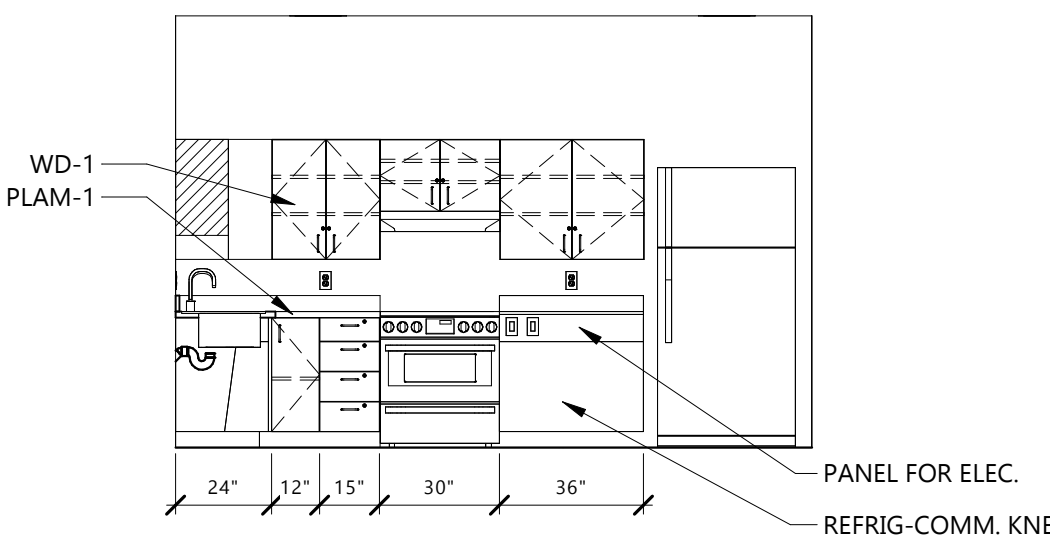
13 KITCHEN ISLAND BACK  
 A504 1/4" = 1'-0"



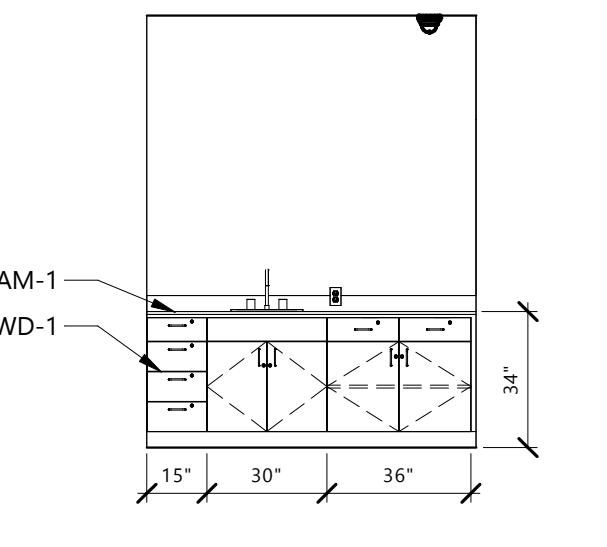
12 COMM. KITCHEN ELEV.  
 A504 1/4" = 1'-0"



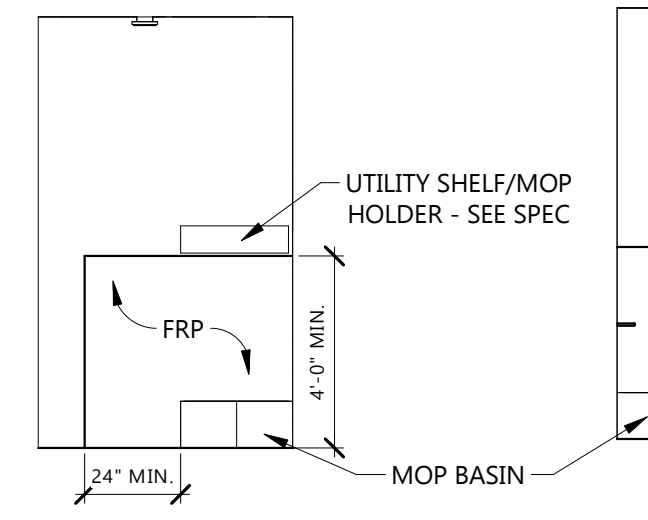
11 COMM. KITCHEN ELEV.  
 A504 1/4" = 1'-0"



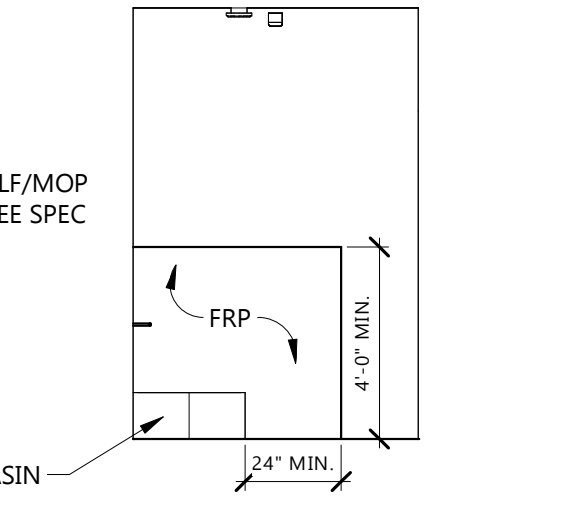
10 COMM. KITCHEN ELEV.  
 A504 1/4" = 1'-0"



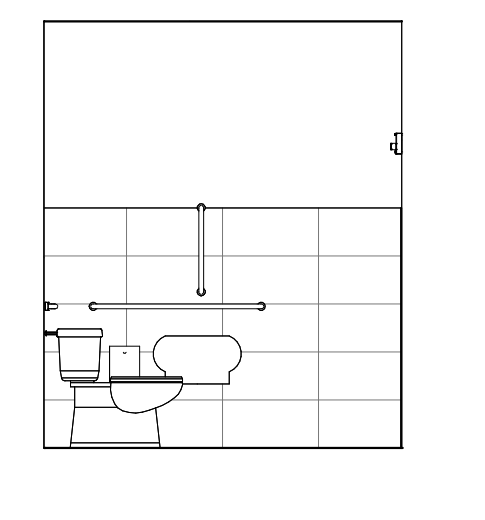
9 COMM. KITCHEN ELEV.  
 A504 1/4" = 1'-0"



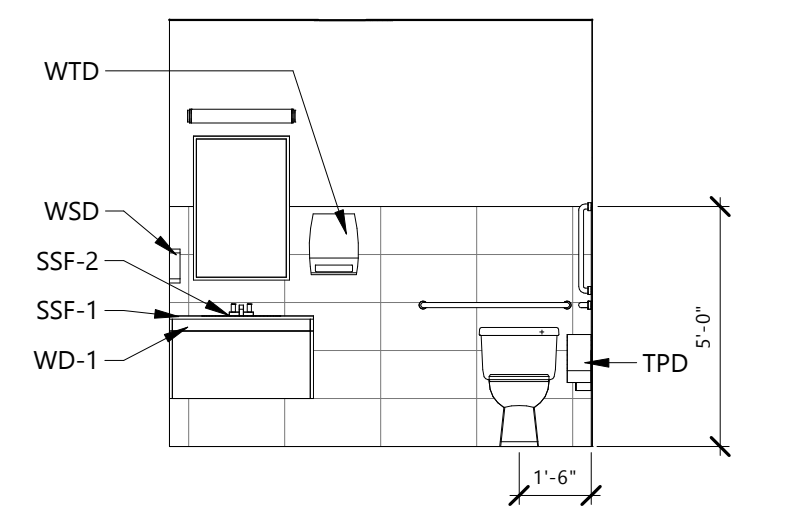
8 MOP SINK ELEV.  
 A504 1/4" = 1'-0"



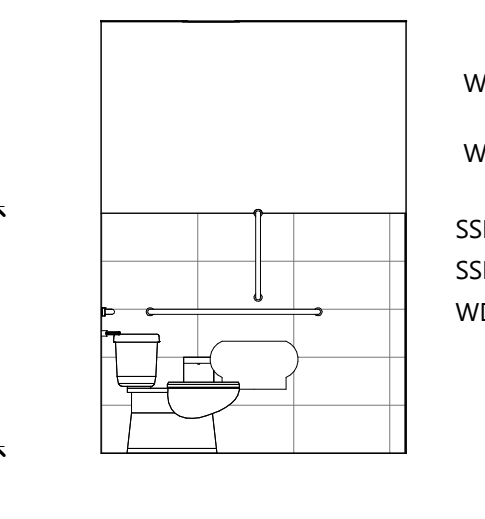
7 MOP SINK ELEV.  
 A504 1/4" = 1'-0"



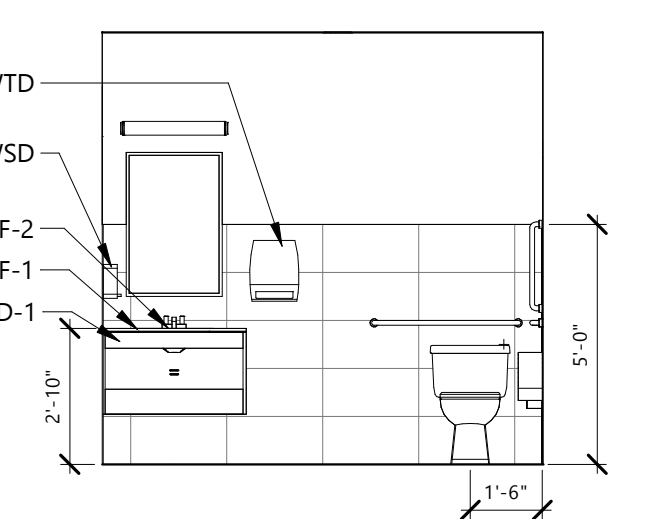
6 INT. ELEV.  
 A504 1/4" = 1'-0"



5 INT. ELEV.  
 A504 1/4" = 1'-0"



4 INT. ELEV.  
 A504 1/4" = 1'-0"



3 INT. ELEV.  
 A504 1/4" = 1'-0"

2 COMMUNITY AREA - 1ST FLOOR  
 A504 1/4" = 1'-0"

1 COMMUNITY AREA - 2ND FLOOR  
 A504 1/4" = 1'-0"

2	ADDENDUM #2	06/01/2026
CD	CONSTRUCTION DOCUMENTS	05/11/2026
MARK	DESCRIPTION	DATE

PROJECT NO: 20245211  
 DRAWN BY: BRJ/JN  
 CHECKED BY: SS

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 Signature: \_\_\_\_\_  
 Date: 05-26-2026 REG. NO.: 1565

DRAWING TITLE  
 DOOR SCHEDULE,  
 DOOR AND WINDOW  
 ELEVATIONS

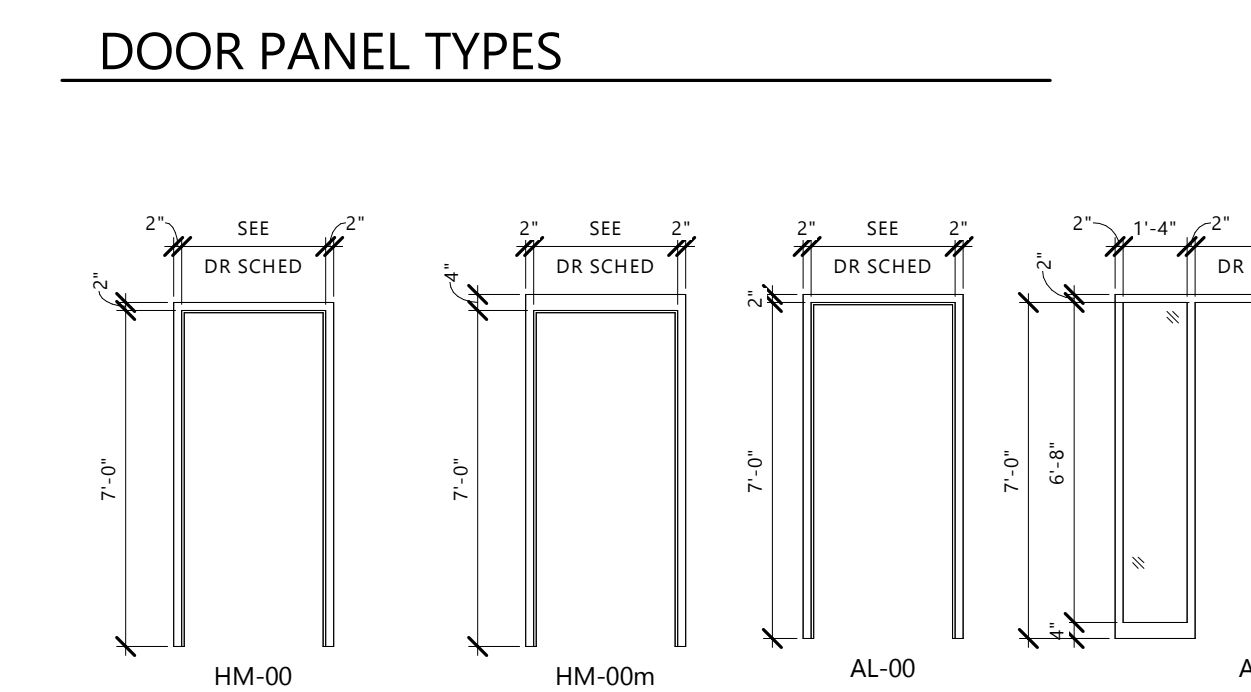
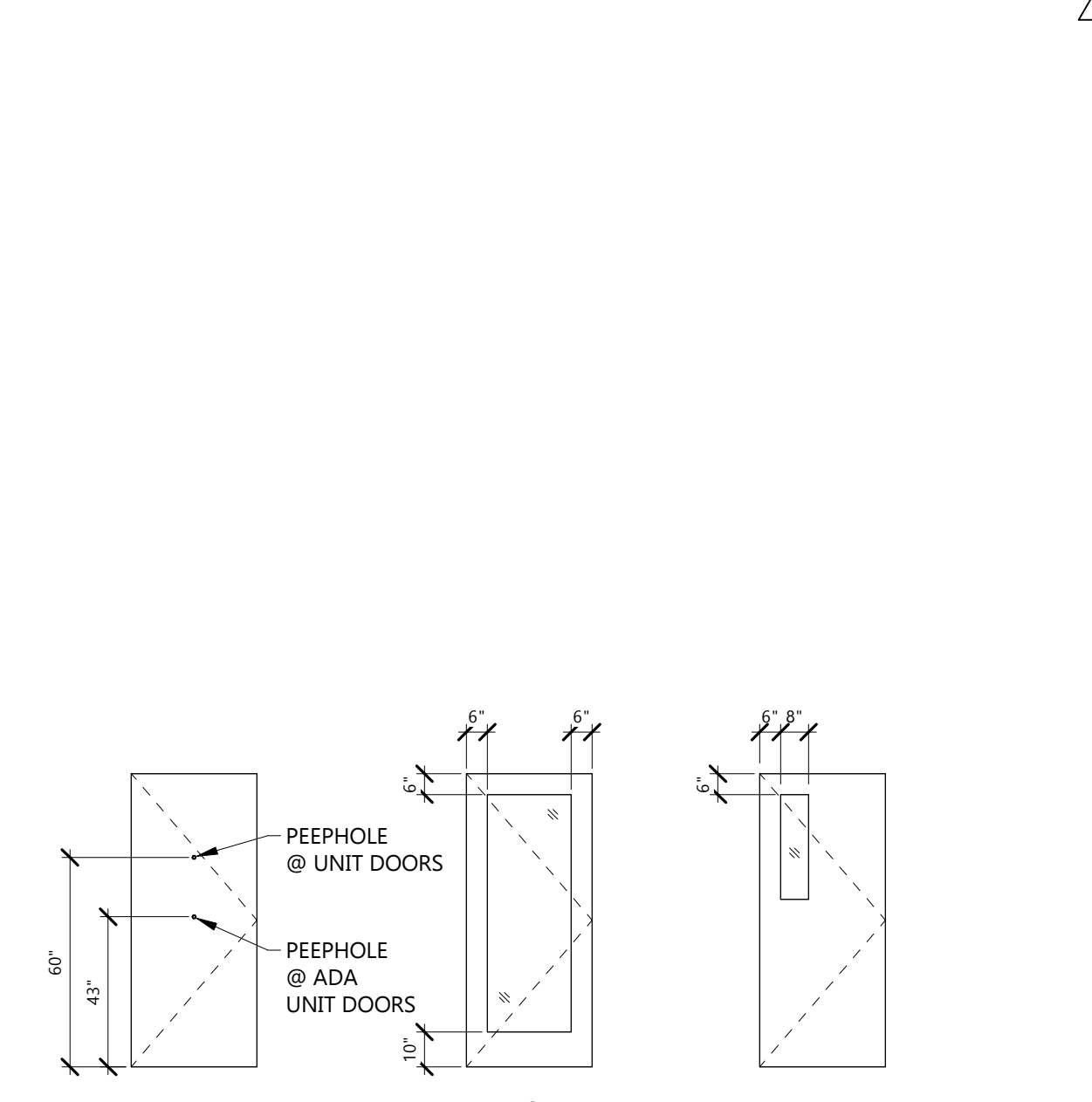
**A801**

NO.	DOOR PANEL			FRAME			DOOR FRAME			DETAILS			FIRE RATING	HARDWARE GROUP	COMMENTS
	SIZE	TYPE	MATERIAL	TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB	SILL	JAMB	SILL			
101	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
102	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
103	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
104	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
105	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
106	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
109	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
110	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
111	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
112	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
113	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
114	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
151	3'-0"x7'-0"x1 3/4"	FG	AL	AL-04	AL-04	AL	12/A801	12/A801	7/A801				20		
152	3'-0"x7'-0"x1 3/4"	FG	AL	AL-04	AL-04	AL	5/A801	5/A801	6/A801				21		
153	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	05	PANIC HDWR	
154A	3'-0"x7'-0"x1 3/4"	NV	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	02		
154B	3'-0"x7'-0"x1 3/4"	F	HM	HM-00	HM-00	HM	2/A801	2/A801				45 MIN	04		
155	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	06		
156	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	06		
157.1	3'-0"x7'-0"x1 3/4"	F	HM	HM-00	HM-00	HM	14/A801	14/A801				45 MIN	04		
159	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	02		
159A	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801					04A	DOUBLE DOOR	
159B	3'-0"x7'-0"x1 3/4"	FG	AL	AL-00	AL-00	AL	12/A801	12/A801					22		
160	3'-0"x7'-0"x1 3/4"	NV	WD	HM-00	HM-00	HM	2/A801	2/A801				45 MIN	07		
160A	3'-0"x7'-0"x1 3/4"	FG	AL	AL-00	AL-00	AL	3/A801	13/A801					22		
161	3'-0"x7'-0"x1 3/4"	NV	WD	HM-00	HM-00	HM	2/A801	2/A801				45 MIN	07		
161A	3'-0"x7'-0"x1 3/4"	FG	AL	AL-00	AL-00	AL	13/A801	13/A801					22		

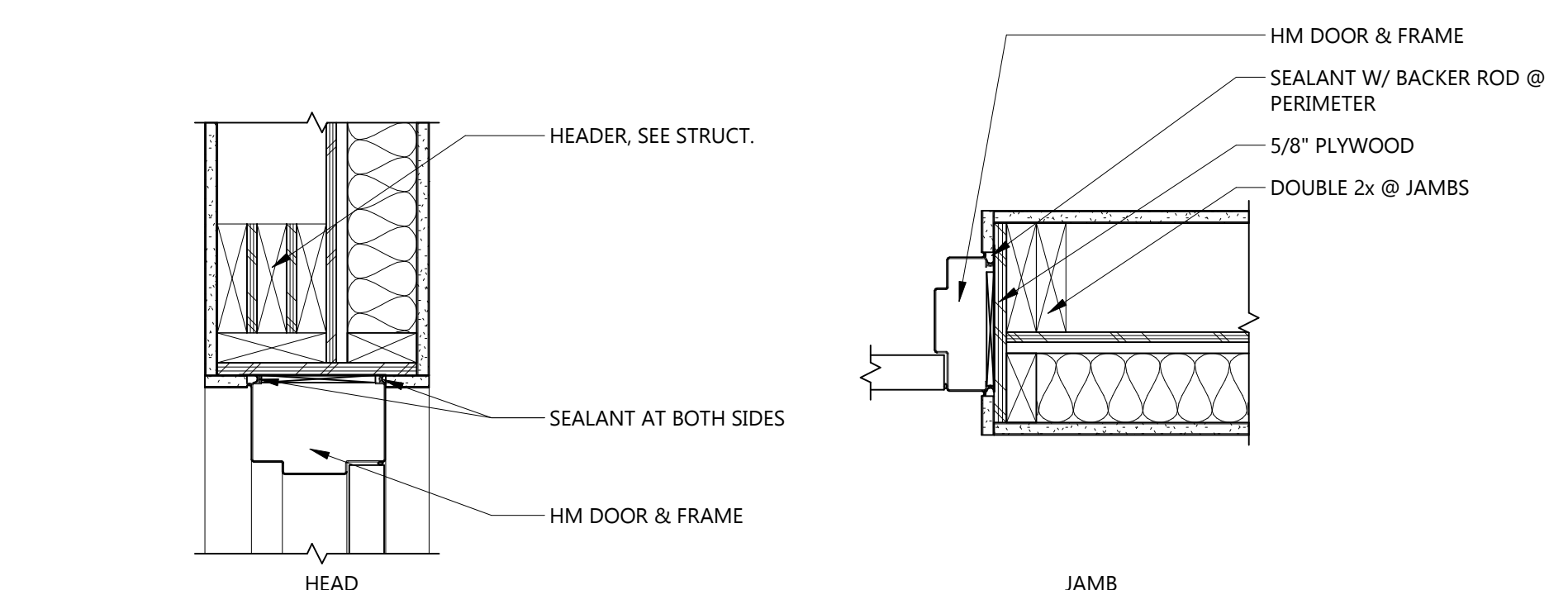
NO.	DOOR PANEL			FRAME			DOOR FRAME			DETAILS			FIRE RATING	HARDWARE GROUP	COMMENTS
	SIZE	TYPE	MATERIAL	TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB	SILL	JAMB	SILL			
201	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
202	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
203	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
204	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
205	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
206	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
207	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
209	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
210	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
211	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
212	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
213	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
214	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
252	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	04		
260A	3'-0"x7'-0"x1 3/4"	NV	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	02		
264	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	02		
256	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	06		
260	3'-0"x7'-0"x1 3/4"	NV	WD	HM-00	HM-00	HM	2/A801	2/A801				45 MIN	07		
261	3'-0"x7'-0"x1 3/4"	NV	WD	HM-00	HM-00	HM	2/A801	2/A801				45 MIN	07		

NO.	DOOR PANEL			FRAME			DOOR FRAME			DETAILS			FIRE RATING	HARDWARE GROUP	COMMENTS
	SIZE	TYPE	MATERIAL	TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB	SILL	JAMB	SILL			
301	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
302	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
303	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
304	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
305	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
306	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
307	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
308	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
309	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
310	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
311	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
312	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
313	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
314	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	10		
356	3'-0"x6'-8"x1 3/4"	F	WD	HM-00	HM-00	HM	2/A801	2/A801				20 MIN	04		
360	3'-0"x7'-0"x1 3/4"	NV	WD	HM-00	HM-00	HM	2/A801	2/A801				45 MIN	07		
361	3'-0"x7'-0"x1 3/4"	NV	WD	HM-00	HM-00	HM	2/A801	2/A801				45 MIN	07		

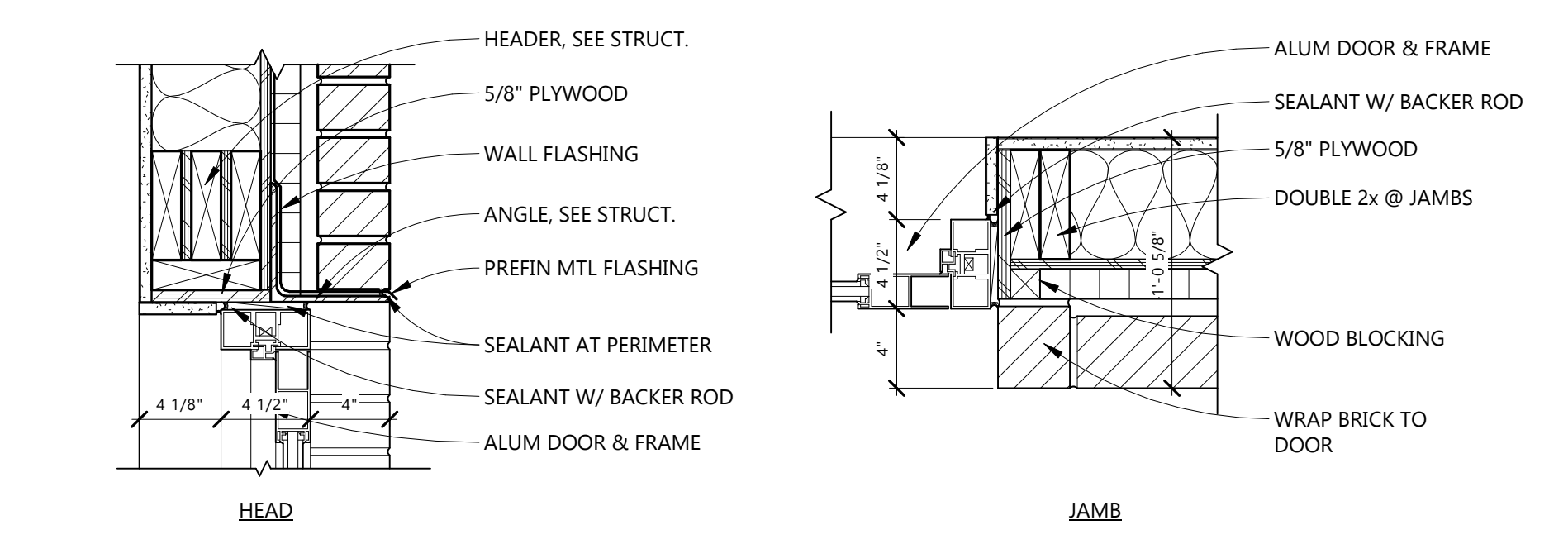
MARK	LOCATION	SIZE	DOOR				NOTES
			TYPE	MATL.	FRAME	HDW GP	
A1	BEDROOM	3'-0" X 6'-8" X 1 3/4"	F	WDHC	REDI	11	
B1	BATH	3'-0" X 6'-8" X 1 3/4"	F	WDHC	REDI	11	
C1	CLOSET	3'-0" X 6'-8" X 1 3/4"	F	WDHC	REDI	12	
C2	CLOSET	2'-6" X 6'-8" X 1 3/4"	F	WDHC	REDI	12	
C3	CLOSET	1'-6" X 6'-8" X 1 3/4"	F	WDHC	REDI	12	
C4	CLOSET	6'-0" X 6'-8" X 1 3/4"	F	WDHC	NONE	01	SLIDER PAIR



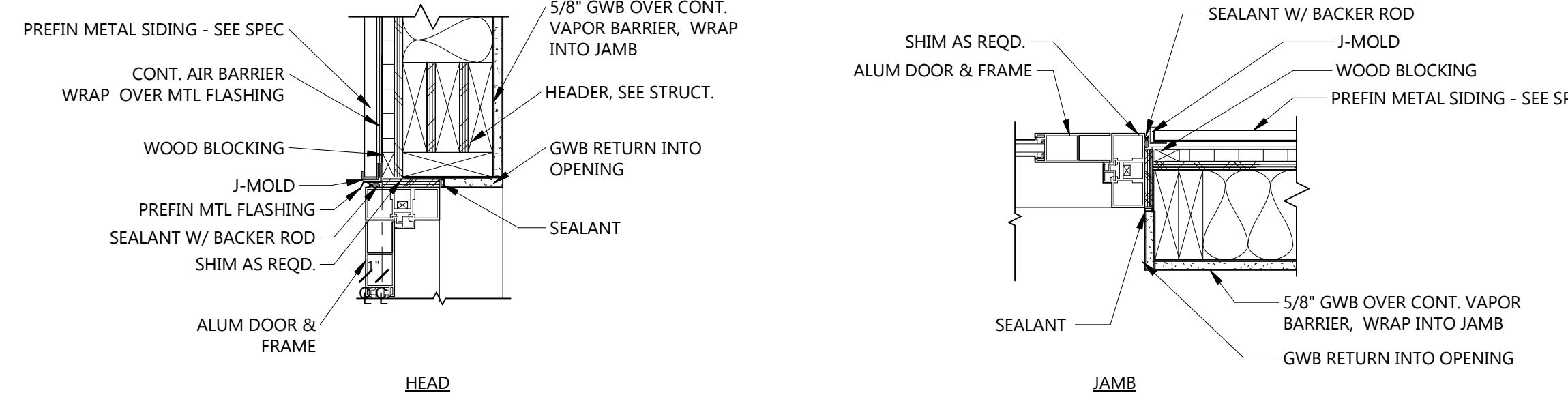
DOOR FRAME TYPES



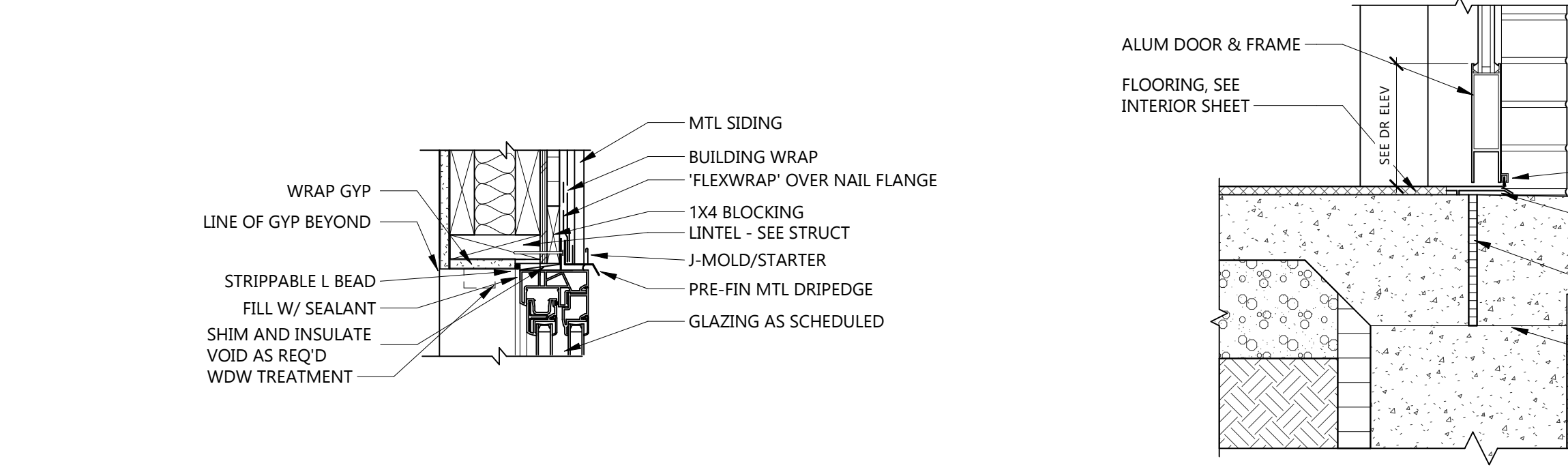
14 HM DOOR FRAME @ ELEVATOR ACCESS  
 1 1/2" = 1'-0"



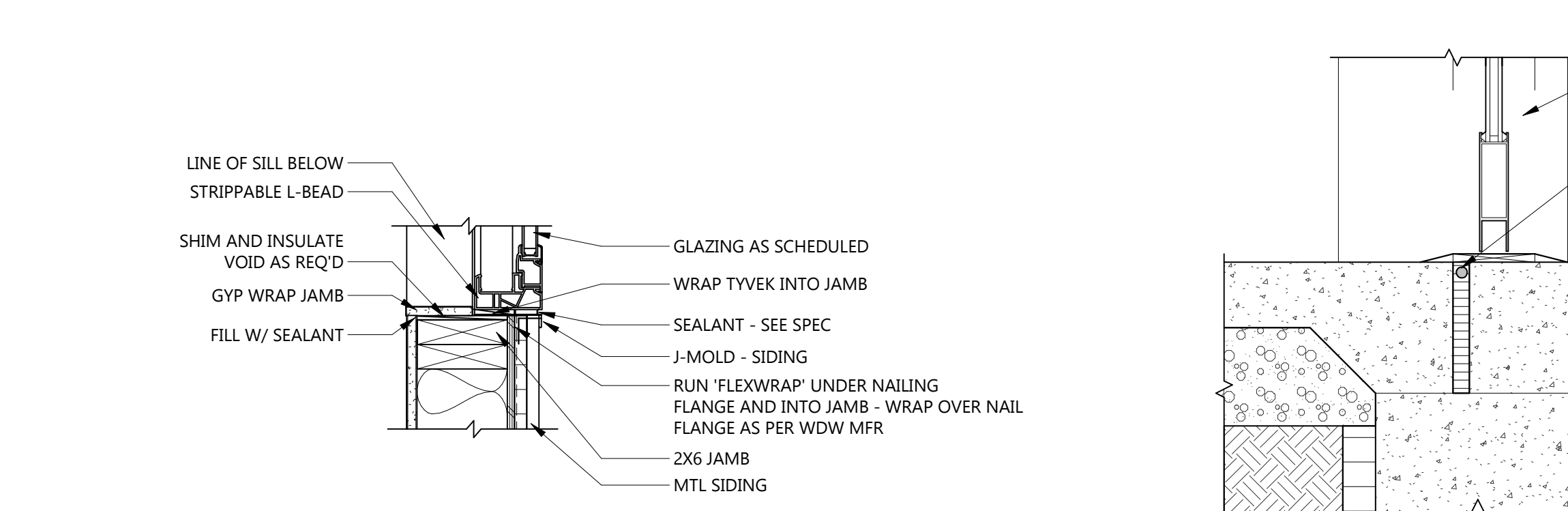
12 ALUM DOOR FRAME @ EXTERIOR BRICK  
 1 1/2" = 1'-0"



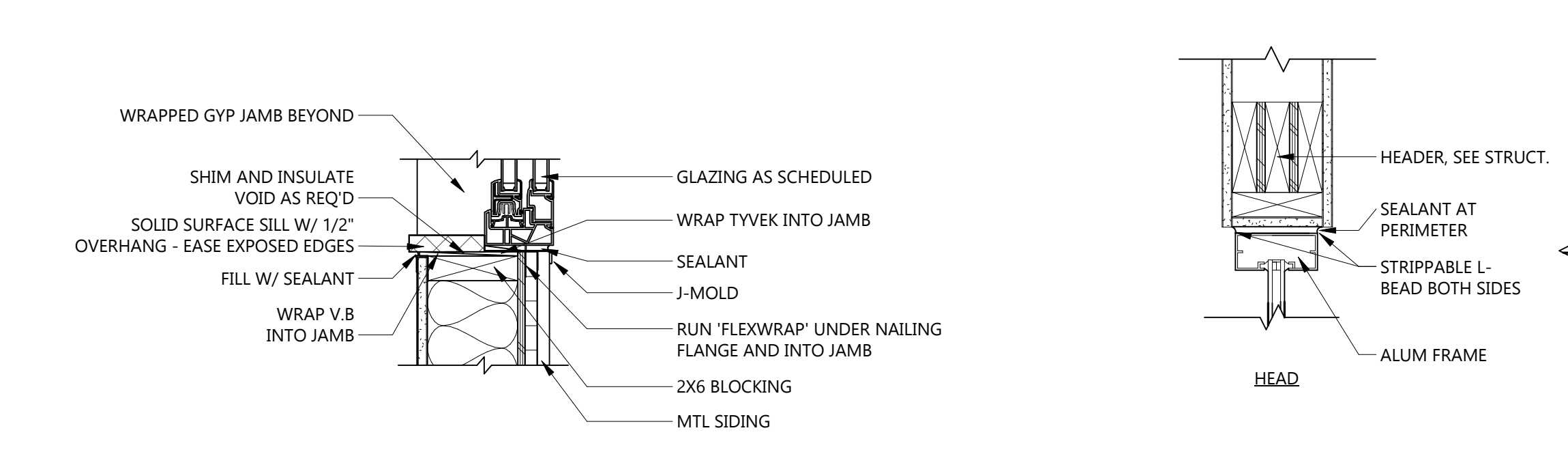
13 ALUM DOOR @ SIDING  
 1 1/2" = 1'-0"



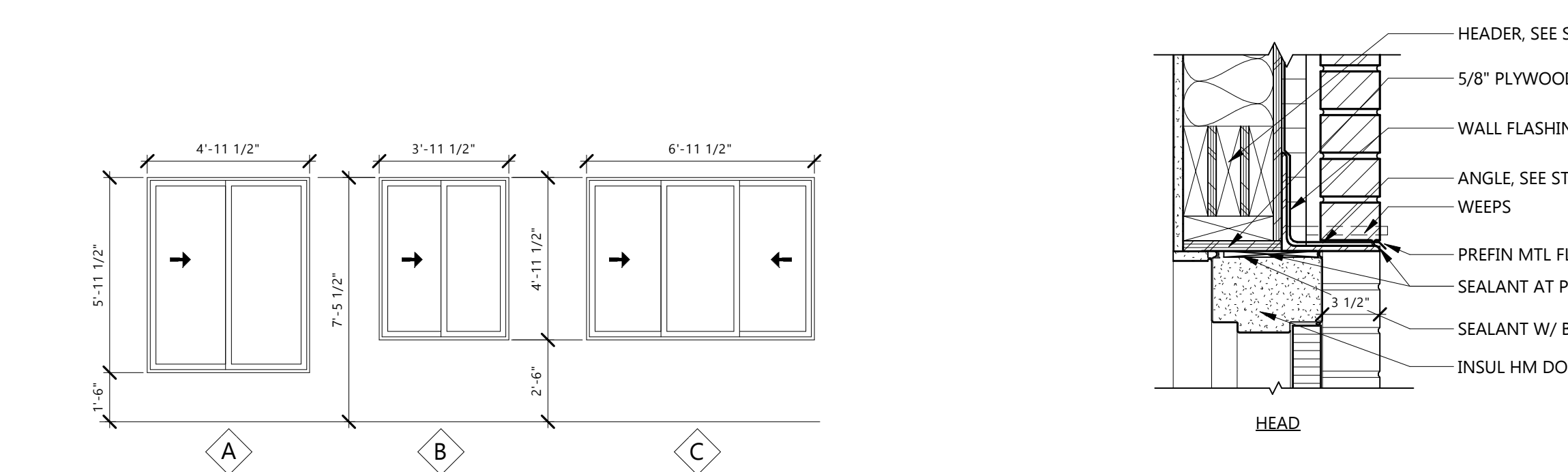
11 VINYL FRAME HEAD @ EXTERIOR WALL  
 1 1/2" = 1'-0"



10 VINYL FRAME JAMB @ EXTERIOR WALL  
 1 1/2" = 1'-0"



9 VINYL FRAME SILL @ EXTERIOR WALL  
 1 1/2" = 1'-0"



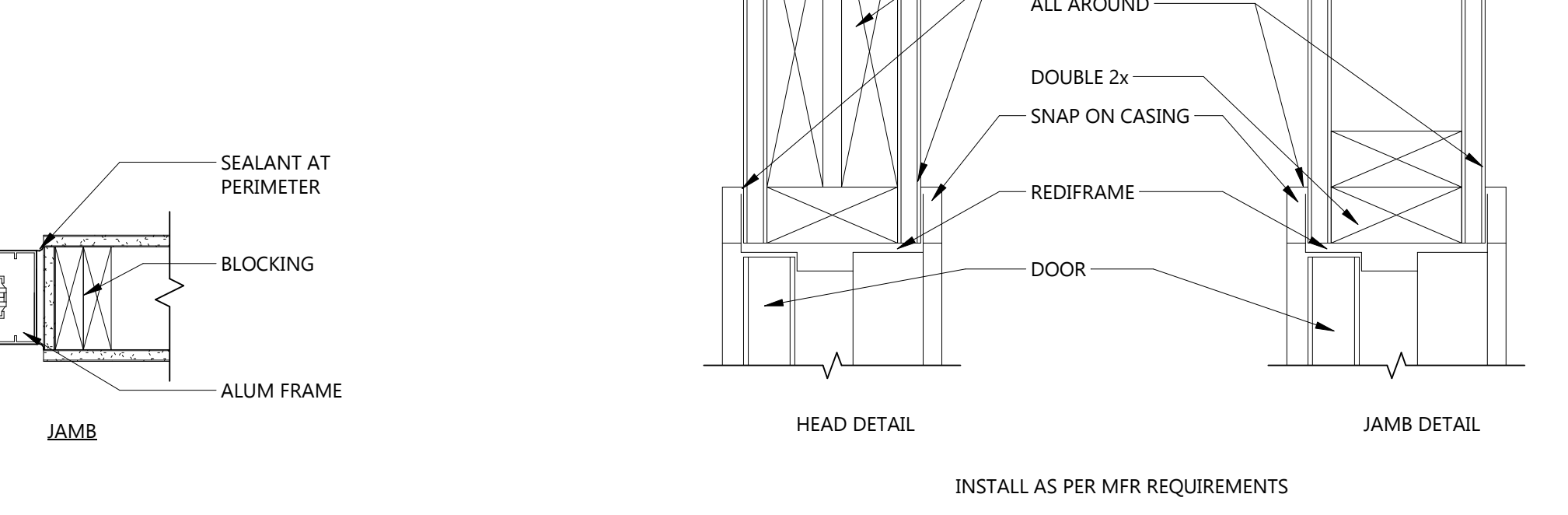
8 WINDOW ELEVATIONS  
 1/4" = 1'-0"



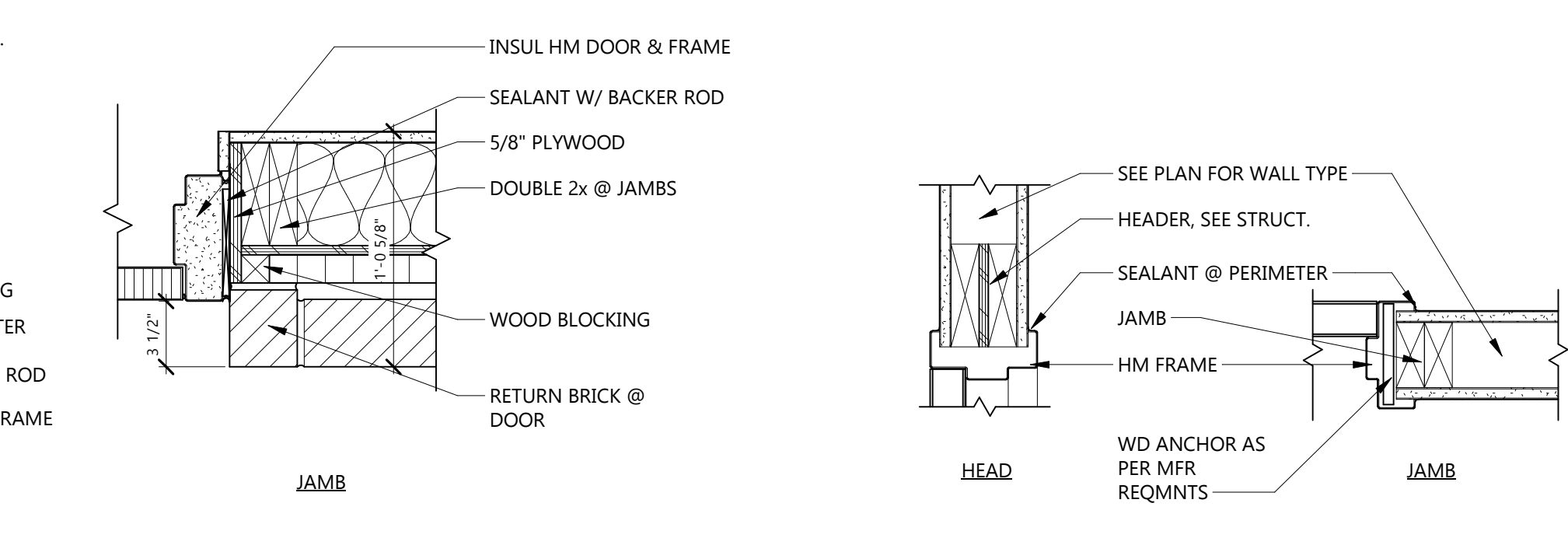
7 ALUM DOOR THRESHOLD @ EXTERIOR  
 1 1/2" = 1'-0"



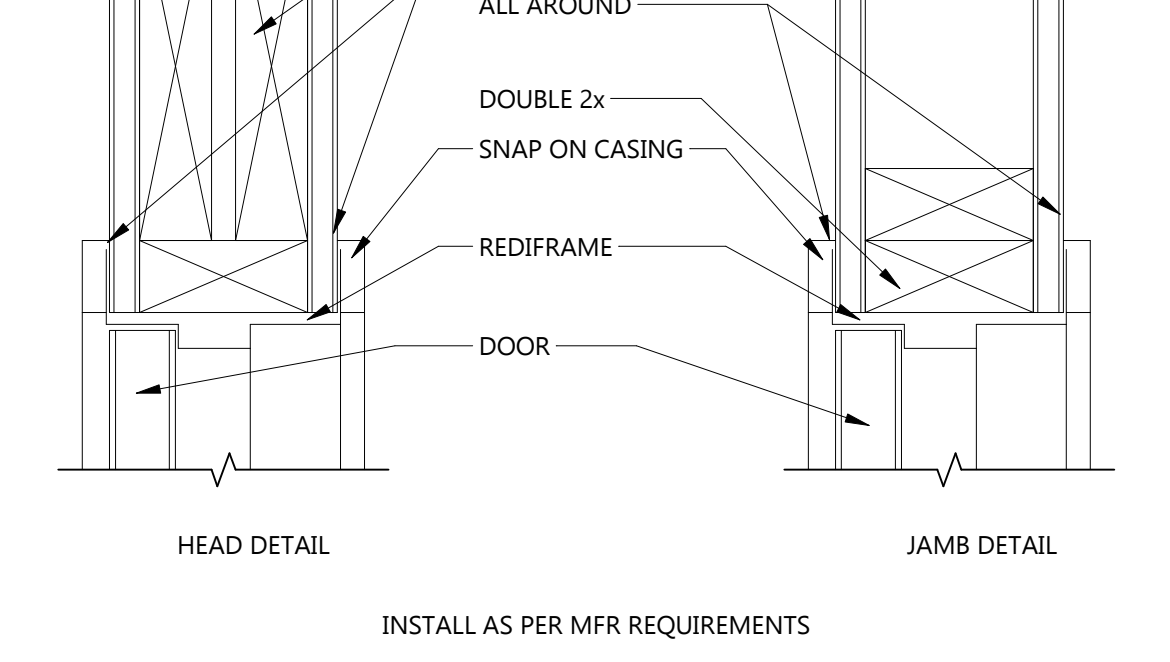
6 ALUM STOREFRONT THRESHOLD @ INTERIOR  
 1 1/2" = 1'-0"



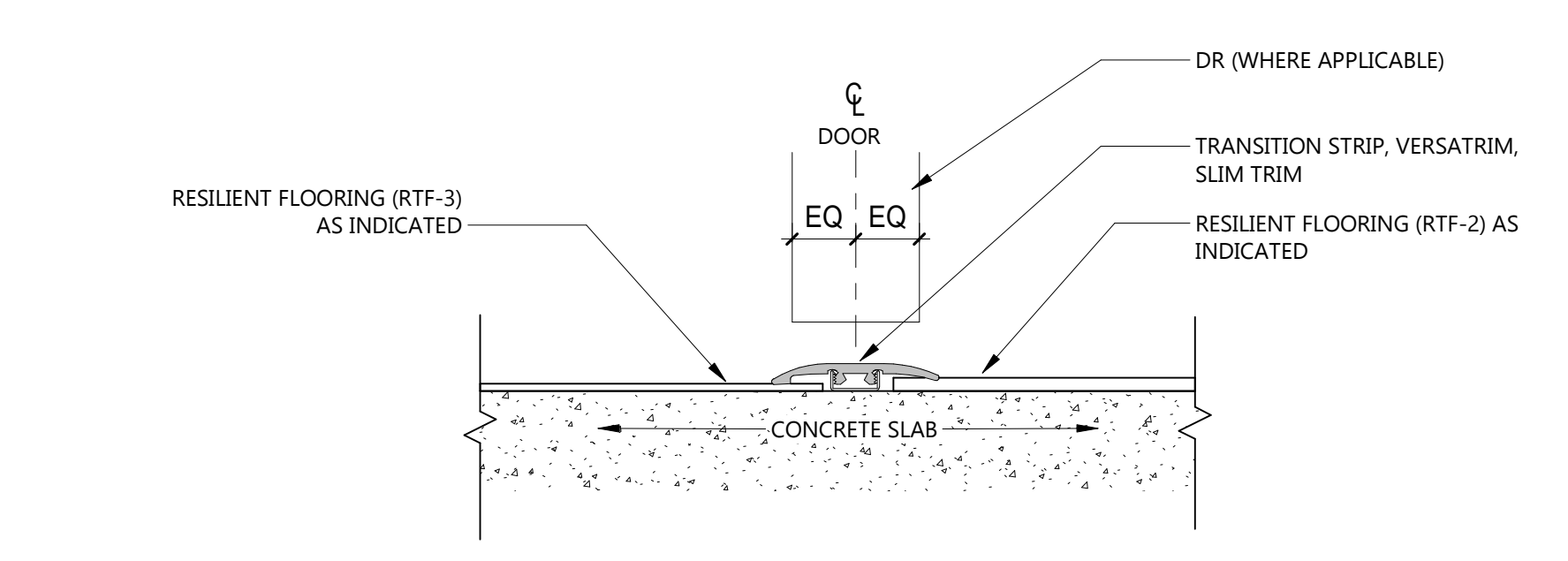
5 ALUM FRAME @ INTERIOR WALL  
 1 1/2" = 1'-0"



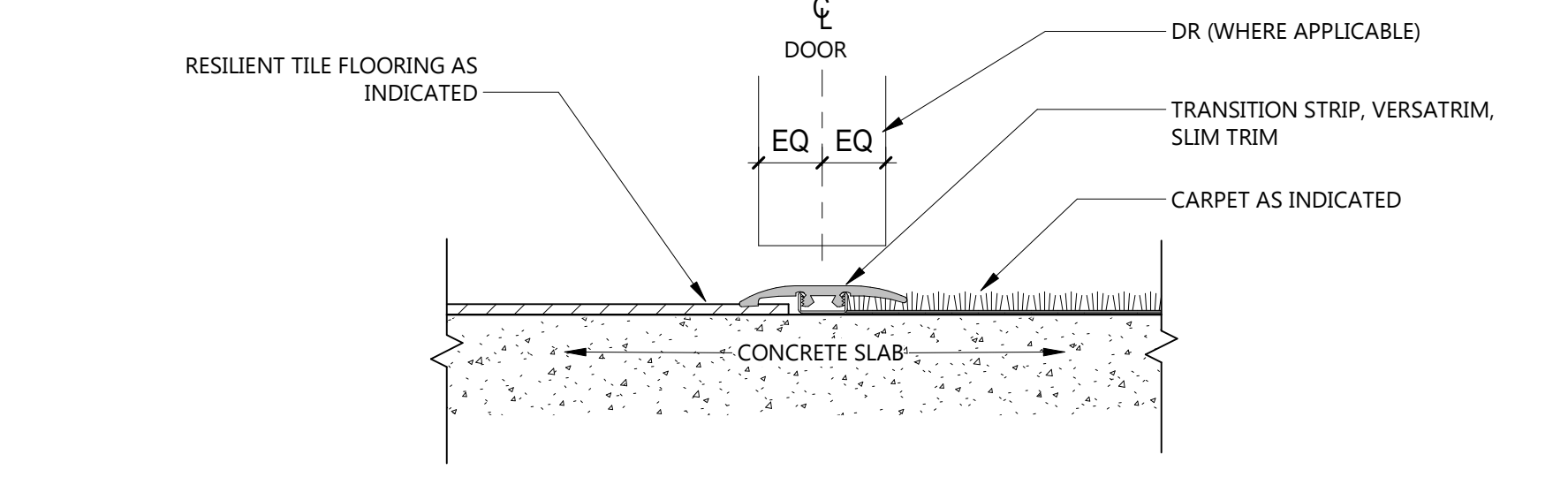
4 HM DOOR FRAME @ EXTERIOR BRICK  
 1 1/2" = 1'-0"



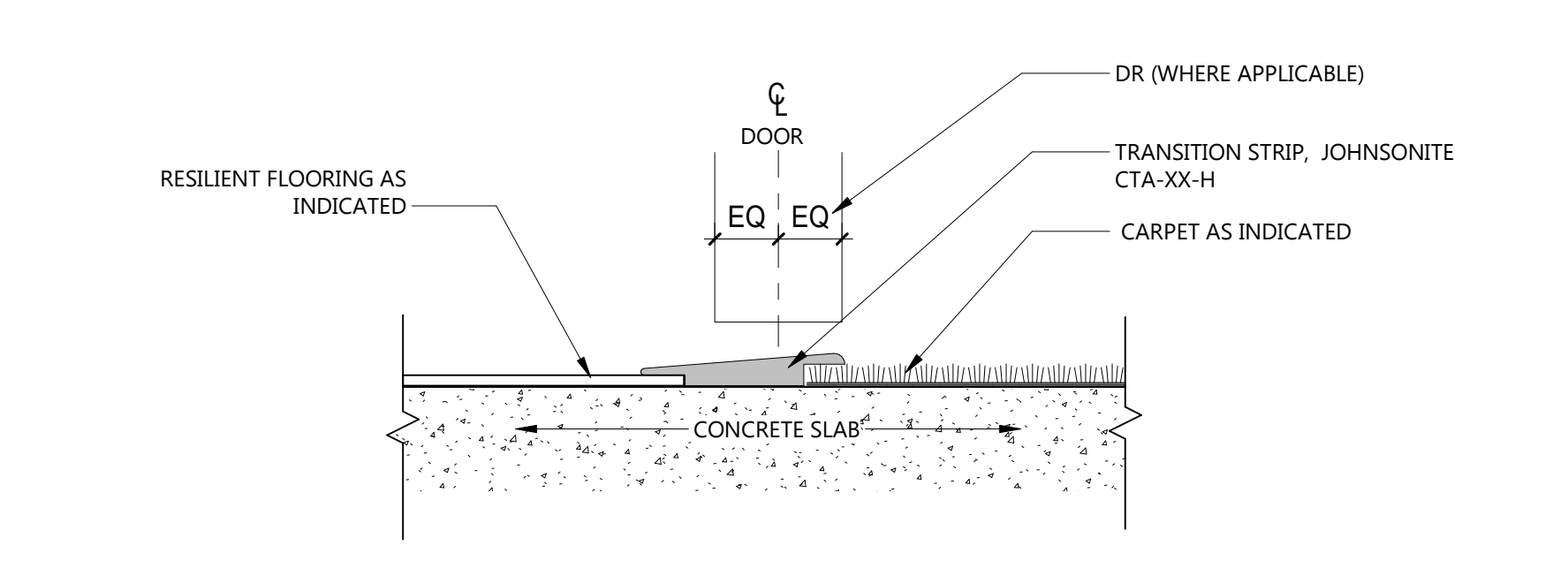
3 REDI-FRAME W/ SNAP-ON CASING  
 1 1/2" = 1'-0"



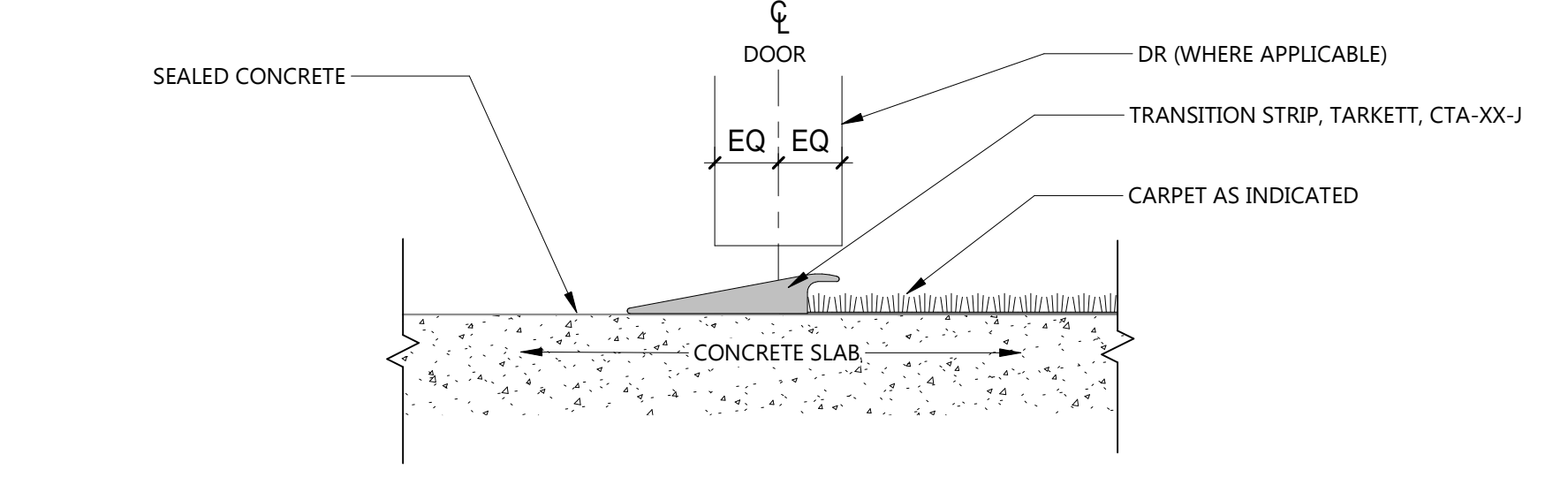
**7 TS-2 RESILIENT FLOORING TO RESILIENT FLOORING**  
 A901 6" = 1'-0"



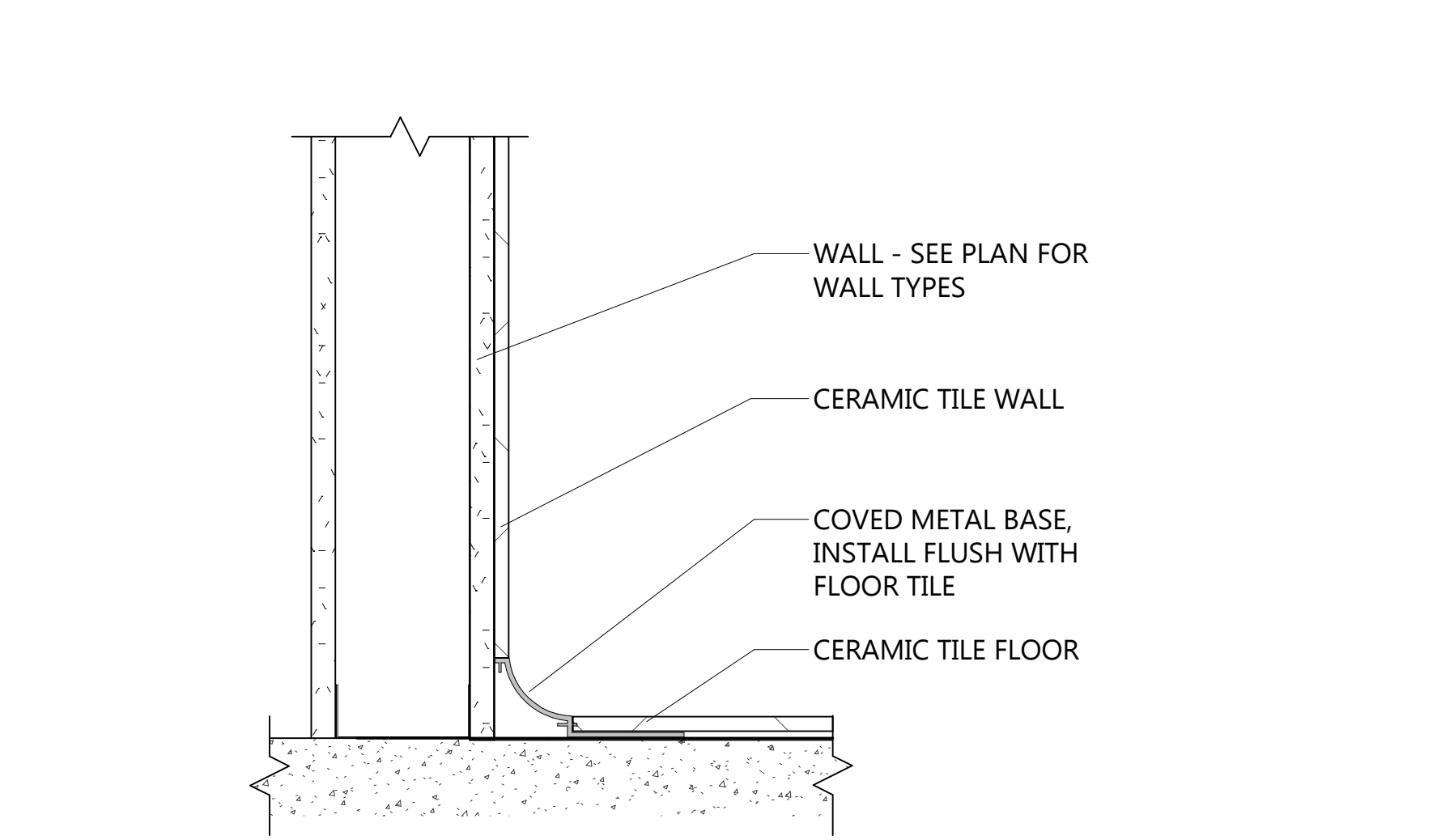
**5 TS-1 RESILIENT FLOORING TO CARPET**  
 A901 6" = 1'-0"



**6 TS-4 RESILIENT FLOORING TO CARPET -JOHNSONITE**  
 A901 6" = 1'-0"

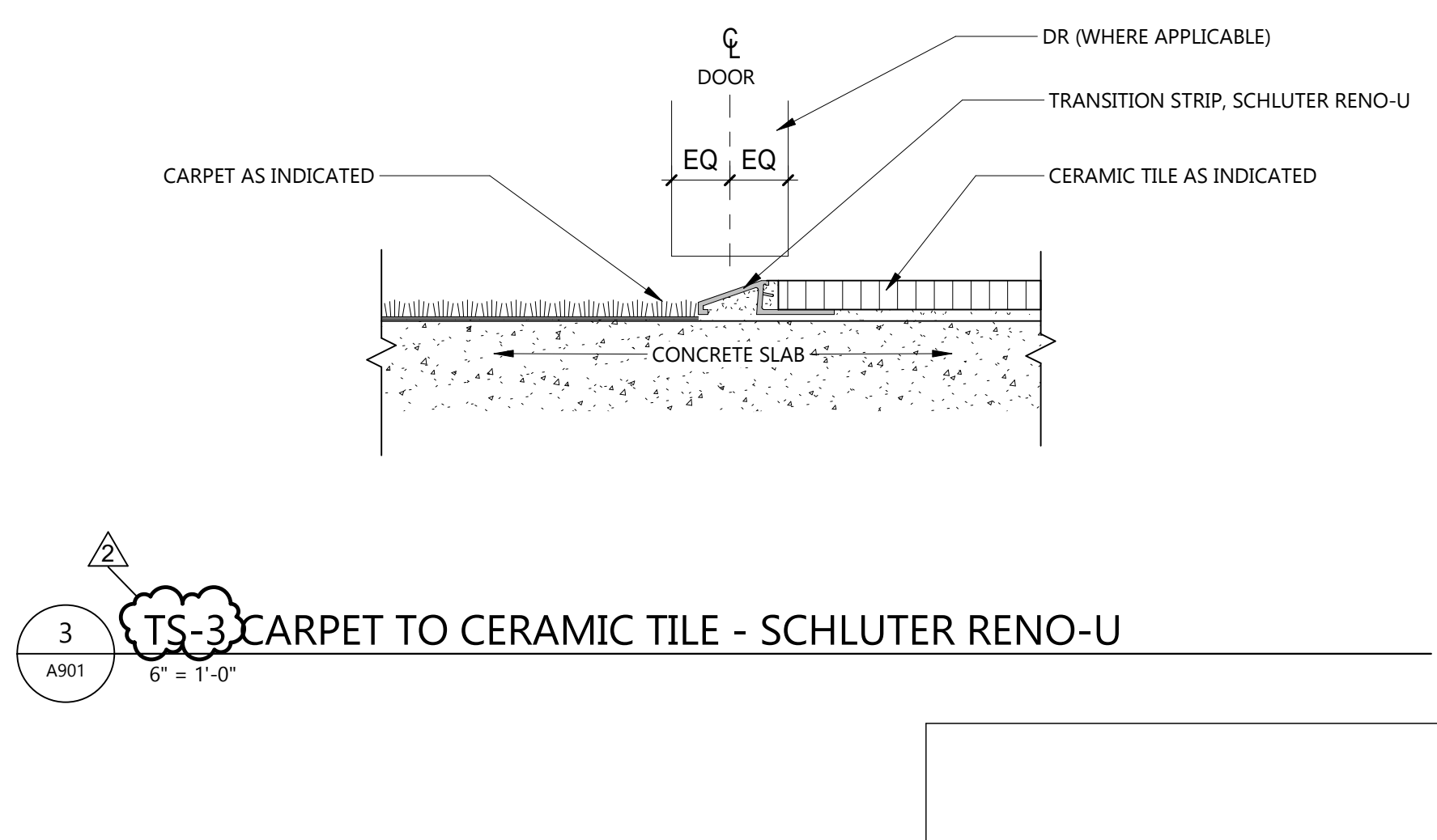
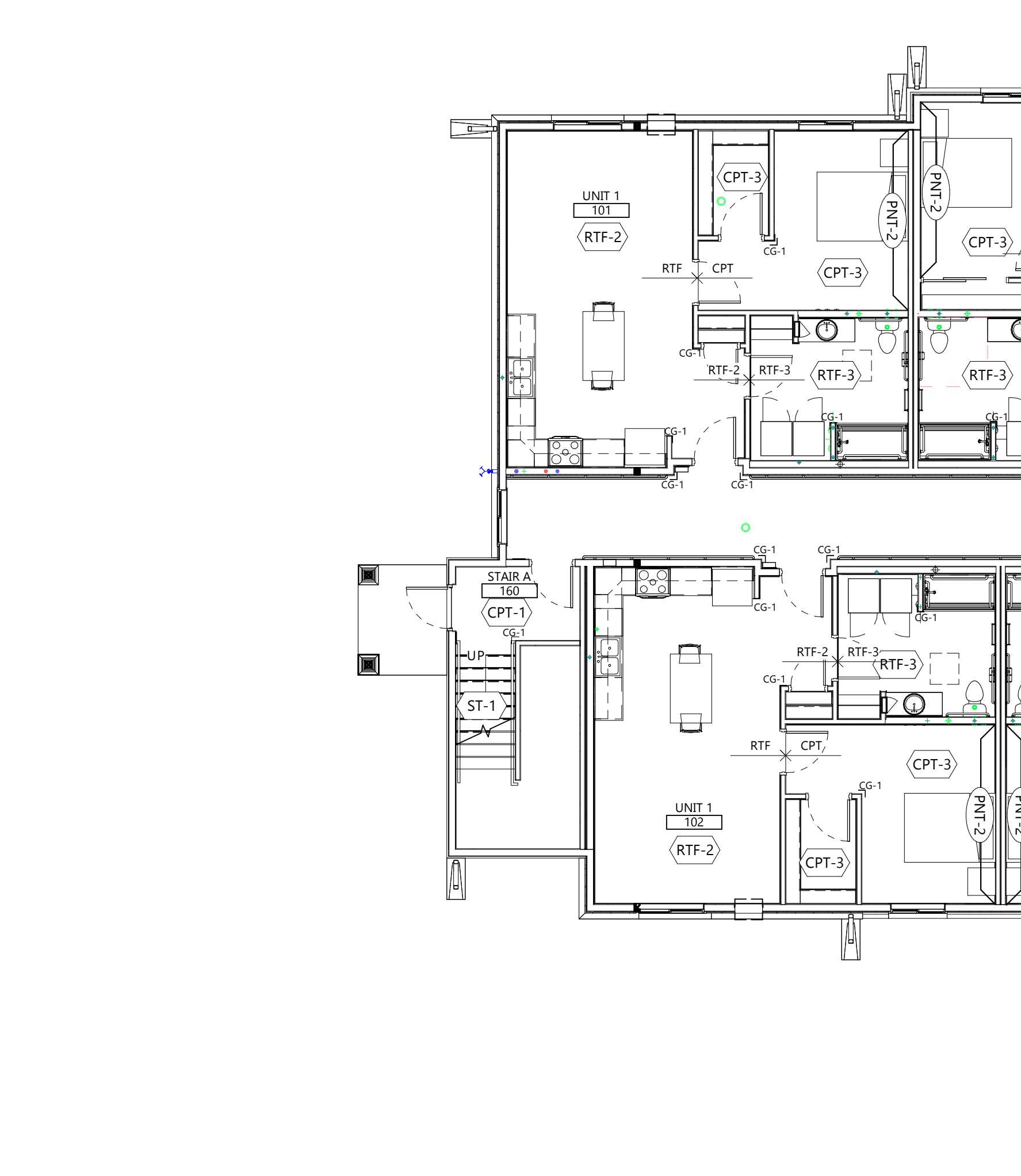


**4 TS-5 CARPET TO CONCRETE FLOORING**  
 A901 6" = 1'-0"

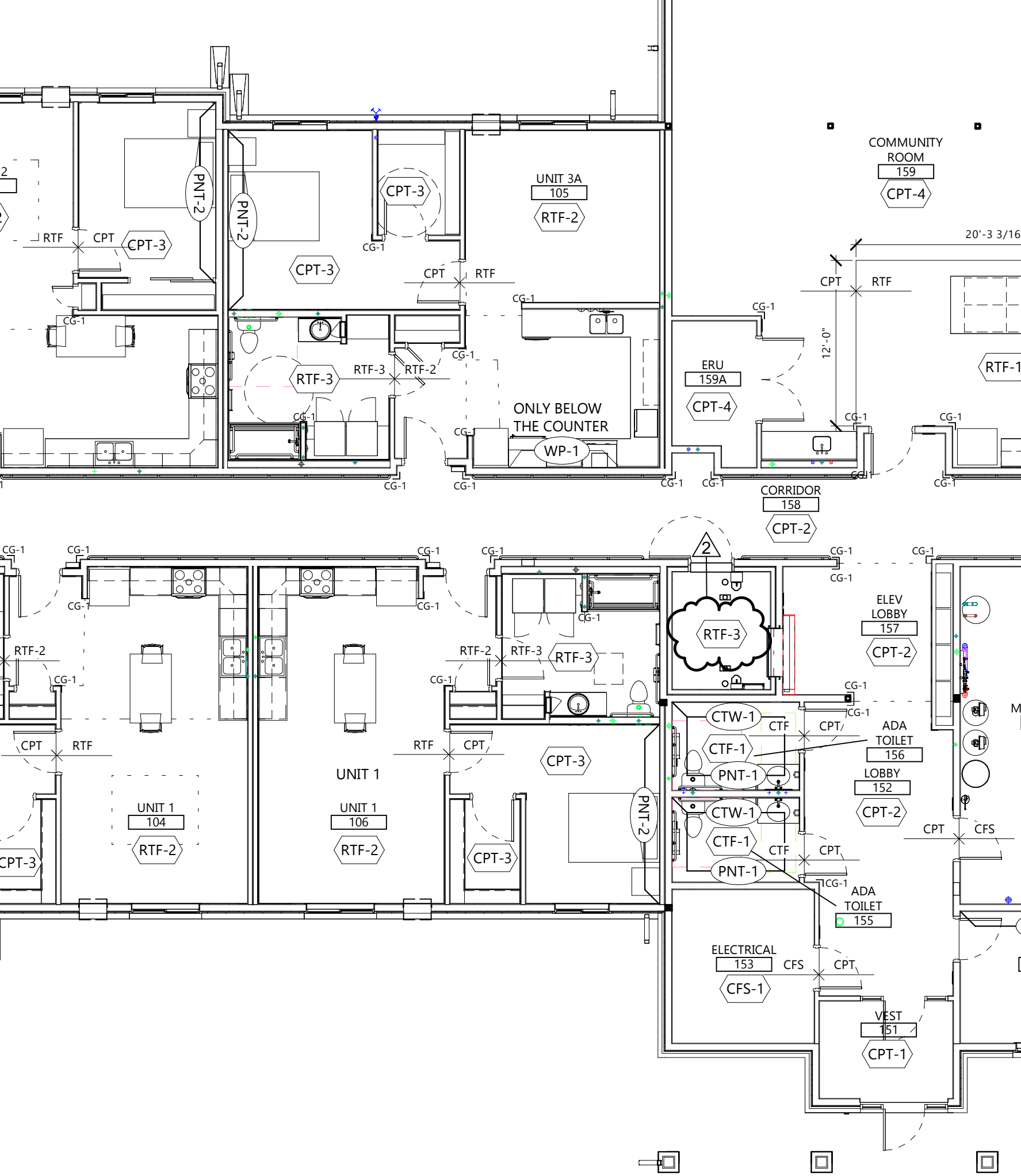


**3 TS-3 CARPET TO CERAMIC TILE - SCHLUTER RENO-U**  
 A901 6" = 1'-0"

**9 DETAIL - CERAMIC WALL TILE TO CERAMIC FLOOR TILE**  
 A901 3" = 1'-0"



**8 TYPICAL CERAMIC TILE WALL INSTALL**  
 A901 1/2" = 1'-0"



**09 0000 MATERIAL IDENTIFICATION CODES**

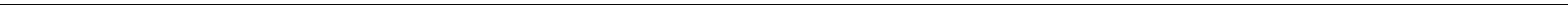
06.8316	FRP	FIBERGLASS REINFORCED PANELING
	FRP-1	MARLITE, STANDARD FRP, TBD
09.3013	CTW, CTF	CERAMIC TILING
	CTW-1	AMERICAN CLEAN, THEORETICAL EVOLVED, BALANCED BEIGE, TSS2, 12"x24"
	CTF-1	SHAW CONTRACT, LUNAR MANTLE, INK 00550, 24"x24"
09.5113	ACT	ACOUSTICAL PANEL CEILING
	ACT-1	ARMSTRONG, DUNE 1775, 24"x24"x5/8", 9/16" BEVELED TEGULAR, SUSPENSION: ARMSTRONG, SUPRAFINE, 9/16"
09.6513	RB, TS	RESILIENT BASE AND ACCESSORIES
	TS-1	RTF TO CPT, VERSATRIM, SLIM TRIM, CTA-XX-H, CTA-XX-J, CTA-XX-K, CTA-XX-L, CTA-XX-M, CTA-XX-N, CTA-XX-O, CTA-XX-P, CTA-XX-Q, CTA-XX-R, CTA-XX-S, CTA-XX-T, CTA-XX-U, CTA-XX-V, CTA-XX-W, CTA-XX-X, CTA-XX-Y, CTA-XX-Z
	TS-2	RTF TO RTF-3, VERSATRIM, SLIM TRIM, CTA-XX-H, CTA-XX-J, CTA-XX-K, CTA-XX-L, CTA-XX-M, CTA-XX-N, CTA-XX-O, CTA-XX-P, CTA-XX-Q, CTA-XX-R, CTA-XX-S, CTA-XX-T, CTA-XX-U, CTA-XX-V, CTA-XX-W, CTA-XX-X, CTA-XX-Y, CTA-XX-Z
	TS-3	CPT TO CPT
	TS-4	CPT TO CPT
	TS-5	CPT TO CFS
		TARKETT, JOHNSONITE, ANGLE FIT RUBBER STAIR TREADS,
09.6516	RSF	RESILIENT SHEET FLOORING
	RSF-1	MANNINGTON COMMERCIAL, ASSURANCE III, INTEGRAL, BASE UP THE WALL 6" WHERE THIS FLOOR IS BEING USE
09.6515	RTF	RESILIENT TILE FLOORING
	RTF-1	J&J FLOORING GROUP, STIR V5060, COLLAGE 1199, 24"x24", INSTALLED: ASHLAR
	RTF-2	J&J FLOORING GROUP, STIR V5060, COMBINATION 1197, 24"x24", INSTALLED: ASHLAR
	RTF-3	PATHEART, FATHEN II, TBD 12"x24"
09.6813	CPT	CARPET TILING
	CPT-1	J&J FLOORING GROUP, INCOGNITO 7069, INTELLIGENCE 1841, 24"x24", INSTALLED: ASHLAR
	CPT-2	J&J FLOORING GROUP, WELL VERSED II 7072, FROST 2022, 24"x24", INSTALLED: ASHLAR
	CPT-3	J&J FLOORING GROUP, BOUCLE II 7081, TEXTURED 2703, 12"x48", INSTALLED: ASHLAR
	CPT-4	J&J FLOORING GROUP, BOUCLE II 7081, STRAND 2706, 12"x48", INSTALLED: ASHLAR
09.9123	PNT	INTERIOR/EXTERIOR PAINTING
	PNT-1	SHERWIN WILLIAMS, DRIFT OF MIST SW 9166
	PNT-2	SHERWIN WILLIAMS, REQUISITE GRAY SW 7023
	CFS-1	SEALED CONCRETE
10.2600	CG	WALL AND DOOR PROTECTION
	CG-1	INPRO, TAPE-ON CORNER GUARDS, 1.5" WING, 4" HIGH, TBD
	HR-1	INPRO, 800 HANDRAIL, WOODGRAIN, TBD
12.3530	WD	RESIDENTIAL CASEWORK
	WD-1	SMART CABINETRY, STANDARD OVERLAY, BRIGHTON, MAPLE
12.2116	WT	VERTICAL LOUVER BLINDS
	WT-1	HUNTER DOUGLAS, SOMNER VERTICAL BLINDS, TRENT, TBD
12.3623.13	PLAM	PLASTIC LAMINATE-CLAD COUNTERTOPS
	PLAM-1	WILSONART, BEACHWALK 5044-60
12.3661.16	SSF	SOLID SURFACE FABRICATION
	SSF-1	FORMICA, LIMED CONCRETE 608
	SSF-2	FORMICA, VANITY BOWL 1612, TBD

- GENERAL FINISH NOTES**
- REFER TO FINISH PLANS AND ROOM ELEVATIONS FOR ADDITIONAL FINISH LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR DELIVERY LEAD TIMES FOR ALL FINISHES SPECIFIED WITHIN THE CONSTRUCTION SCHEDULE. ALL DELIVERY TIMES MUST BE CONFIRMED, AND ANY EXCESSIVE LEAD TIME MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY TO ALLOW FOR RE-SPECIFICATION IF NECESSARY.
  - WHERE TRANSITION OF DISSIMILAR FLOORING MATERIALS OCCUR, THEY SHALL BE LOCATED DIRECTLY UNDER THE CENTER LINE OF DOOR OPENINGS UNO.
  - ALL CRACKS, HOLES, IMPERFECTIONS IN EXISTING WALLS, PARTITIONS OR GYP BOARD SHALL BE FILLED WITH PATCHING PLASTER AND SMOOTHED OFF TO MATCH ADJOINING SURFACES.
  - ALL SEALANTS TO MATCH SURFACE IN WHICH THEY OCCUR.
  - PAINT ALL MISCELLANEOUS ITEMS SCHEDULED TO BE PAINTED, PAINT TO MATCH THE SURFACE IN WHICH THEY OCCUR.
  - ALL EXPOSED MECHANICAL AND ELECTRICAL ITEMS SCHEDULED TO BE PAINTED SHALL BE PAINTED TO MATCH ADJACENT FINISHES.
  - PROVIDE SCHLUTER TRS-X CERAMIC TILE COVERED BASE TRIM, SCHLUTER: EBHK U7/07 RUSHED STAINLESS (WITH IN SIDE AND OUTSIDE CORNER TRIMS) AT ALL CTF TO CTW APPLICATIONS, UNO.
  - UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED OR SPLATTERED ON EXPOSED SURFACES.
  - EXAMINE ALL FINISH SURFACES AFTER COMPLETION OF WORK AND PROCEED WITH "TOUCH-UP" AS REQUIRED.
  - UNDERSIDE OF SOFFITS (WHERE OCCURS) TO RECEIVE A FINISH TO MATCH THE ADJACENT SOFFIT VERTICAL FINISH, UNO.
  - PAINT CEILING ACCESS PANELS WHERE THEY OCCUR TO MATCH ADJACENT CEILING FINISH.
  - STAINED AND PAINTED SURFACES SHALL BE FINISHED SUCH THAT JOINTS ARE NOT VISIBLE WHEN VIEWED FROM ANY ANGLE AS DETERMINED BY THE ARCHITECT.
  - REFER TO INTERIOR ELEVATIONS FOR LOCATIONS/TYPES OF PLASTIC LAMINATE AND SOLID SURFACE MATERIALS.
  - ALL WALLS TO RECEIVE WOOD BASE UNO.
  - ALL GYP BOARD CEILING AND SOFFITS TO BE PNT-1 UNO.
  - PROVIDE CORNER GUARDS AT ALL OUTSIDE CORNERS (CG-1), UNO.
  - ALL COVER PLATES, SWITCHES, OUTLETS, RECEPTACLES AND DEVICES TO BE WHITE UNO.
  - HOLLOW METAL DOORS AND HOLLOW METAL FRAMES SHALL BE PAINTED (CG-3) WHERE NEW WORK IS INDICATED.
  - PROVIDE INTEGRAL COVERED BASE (6" HEIGHT) AS INDICATED IN THE ROOMS THAT RECEIVE RSF.
  - PROVIDE FIBERGLASS REINFORCED PANELS (FRP-1) 48" HEIGHT WHERE OTHER ROOMS AS INDICATED IN THE ELEVATIONS AND THE WALL FINISH PLANS.
  - PROVIDE WINDOW TREATMENTS AT ALL EXTERIOR WINDOWS WITH WT-1.

**FINISH LEGEND**

PT-X	WALL FINISH SYMBOL
CT-X	FLOOR FINISH SYMBOL
EXG	EXISTING FLOOR FINISH TO REMAIN
	CORNER GUARD

**1 FIRST FLOOR FINISH PLAN - BUFFALO MANOR**  
 A901 1/8" = 1'-0"



CLIENT  
 BEYOND SHELTER, INC.

PROJECT DESCRIPTION  
 BUFFALO MANOR  
 APARTMENT COMPLEX

CITY JAMESTOWN  
 STATE NORTH DAKOTA

ISSUE DATES

2	ADDENDUM #2	06/01/2026
1	ADDENDUM #1	05/26/2026
CD	CONSTRUCTION DOCUMENTS	05/11/2026
MARK	DESCRIPTION	DATE

PROJECT NO: 20245211  
 DRAWN BY: BRJ  
 CHECKED BY: SS

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STAMP

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.  
 Signature: \_\_\_\_\_  
 Date: 05-26-2026 REG. NO. : 1565

DRAWING TITLE  
 FIRST FLOOR FINISH PLAN

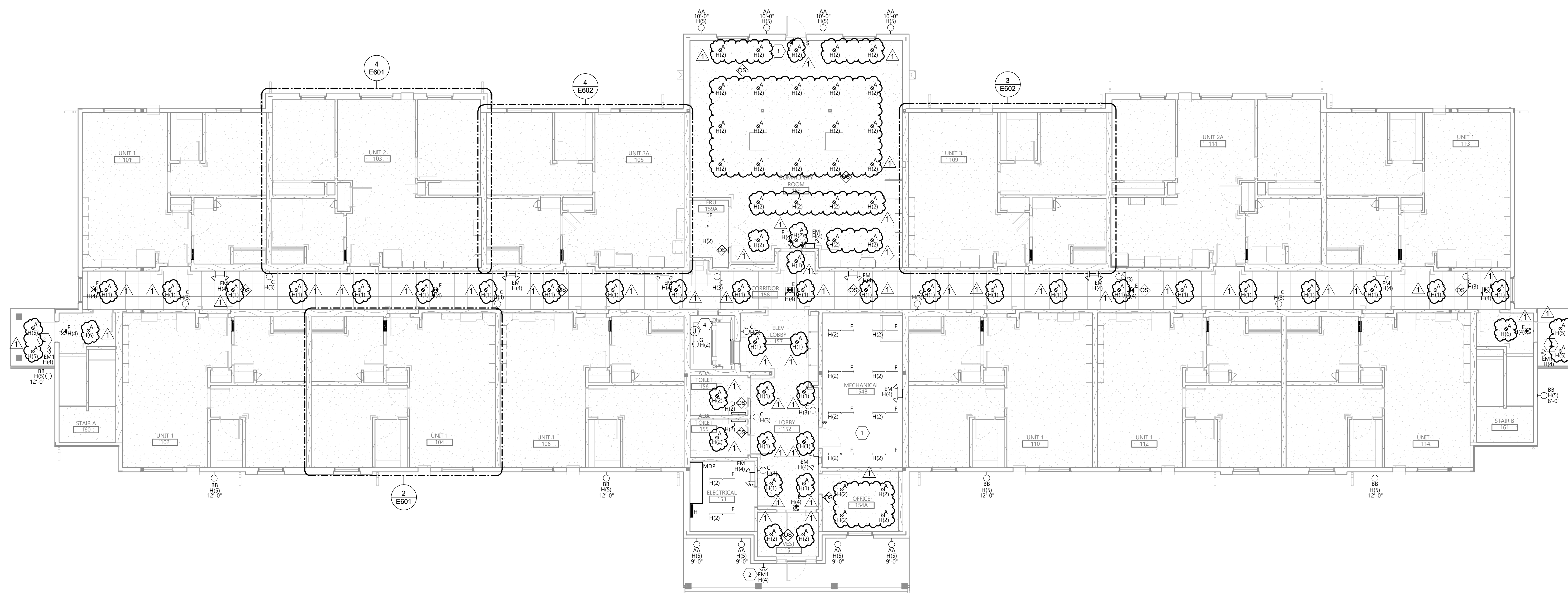
**A901**

**GENERAL NOTES**

- A. ALL PRODUCTS AND MANUFACTURES SHALL MEET BABA CERTIFICATIONS.
- B. LIGHTING ALL JUNCTION BOXES ABOVE ACCESSIBLE CEILING WITH INDELIBLE INK TO INDICATE PANEL AND CIRCUIT.
- C. LABEL ALL HOME RUNS WITH INDELIBLE INK TO INDICATE PANEL AND CIRCUIT.
- D. PROVIDE APPROVED FIRE PROOFING MATERIALS / METHODS FOR CABLE PASSING THROUGH FIRE WALLS AND FLOORS.
- E. LABEL ALL DEVICES INCLUDING SWITCHES, TO INDICATE PANEL AND CIRCUIT. USE ADHESIVE MYLAR TYPE.
- F. PROVIDE #10 CONDUCTORS THROUGHOUT ALL 120V, 20A BRANCH CIRCUIT OF 100'-0" OR GREATER IN LENGTH.
- G. PROVIDE ALL DEVICES AND ASSOCIATED WIRING AS SHOWN.
- H. PER IBC 1013.2 WHERE EXIT SIGNS ARE REQUIRED IN GROUP R-1 OCCUPANCY BY SECTION 1013. ADDITIONAL LOW-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL AREAS SERVING GUEST ROOMS IN GROUP R-1 OCCUPANCIES AND SHALL COMPLY WITH SECTION 1013.5 THE BOTTOM OF THE SIGN SHALL BE NOT LESS THEN 10 INCHES (254 MM) NOR MORE THAN 18 INCHES (455 MM) ABOVE FLOOR LEVEL. THE SIGN SHALL BE FLUSH MOUNTED TO THE DOOR OR WALL WHERE MOUNTED ON THE WALL THE EDGE OF THE SIGN SHALL BE WITHIN 4 INCHES (102 MM) OF THE DOOR FRAME ON THE LATCH SIDE.
- I. OCCUPANCY SENSORS ARE SHOWN FOR INTENT PURPOSES ONLY. LOCATION, SPACING, AND QUANTITY WILL DEPEND ON SELECTED MANUFACTURER.
- J. WIRE TYPE B FIXTURES IN CORRIDOR THRU TIME SWITCH TO SHUT OFF DURING IN-ACTIVE HOURS. COORDINATE WITH FIXTURES ARE TO BE CONTROLLED.

**KEYNOTE LEGEND:**

- ◊ ◊ ◊ INDICATES KEYNOTE ON PLAN
- 1. COORDINATE EXACT LUMINAIRE LOCATION WITH MECHANICAL EQUIPMENT THIS ROOM PRIOR TO ROUGH-IN.
- 2. REMOTE HEAD SHALL BE CONNECTED TO EMERGENCY BATTERY PACK.
- 3. NOT AN EMERGENCY EXIT DOOR.
- 4. PROVIDE 120V CONNECTION FOR ELEVATOR CAB LIGHTS.



1 FIRST FLOOR LIGHTING PLAN - BUFFALO  
 E301 1/8" = 1'-0"

CLIENT  
 BEYOND SHELTER, INC.

PROJECT DESCRIPTION  
 BUFFALO MANOR  
 APARTMENT COMPLEX

CITY JAMESTOWN  
 STATE NORTH DAKOTA

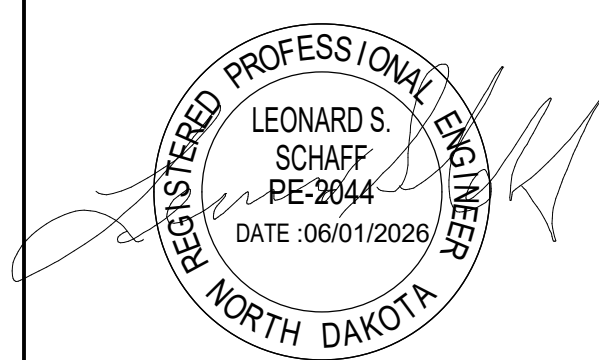
ISSUE DATES

1	ADDENDUM #2	06/01/2026
CD	CONSTRUCTION DOCUMENTS	05/11/2026
MARK	DESCRIPTION	DATE

PROJECT NO: 20245211  
 DRAWN BY: ML  
 CHECKED BY: LS

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DRAWING TITLE  
 FIRST FLOOR LIGHTING PLAN

**E301**



**GENERAL NOTES**

- A. ALL PRODUCTS AND MANUFACTURES SHALL MEET BABA CERTIFICATIONS.
- B. LIGHTING ALL JUNCTION BOXES ABOVE ACCESSIBLE CEILING WITH INDELIBLE INK TO INDICATE PANEL AND CIRCUIT.
- C. LABEL ALL HOME RUNS WITH INDELIBLE INK TO INDICATE PANEL AND CIRCUIT.
- D. PROVIDE APPROVED FIRE PROOFING MATERIALS / METHODS FOR CABLE PASSING THROUGH FIRE WALLS AND FLOORS.
- E. LABEL ALL DEVICES INCLUDING SWITCHES, TO INDICATE PANEL AND CIRCUIT. USE ADHESIVE MYLAR TYPE.
- F. PROVIDE #10 CONDUCTORS THROUGHOUT ALL 120V, 20A BRANCH CIRCUIT OF 100'-0" OR GREATER IN LENGTH.
- G. PROVIDE ALL DEVICES AND ASSOCIATED WIRING AS SHOWN.
- H. PER IBC 1013.2 WHERE EXIT SIGNS ARE REQUIRED IN GROUP R-1 OCCUPANCY BY SECTION 1013. ADDITIONAL LOW-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL AREAS SERVING GUEST ROOMS IN GROUP R-1 OCCUPANCIES AND SHALL COMPLY WITH SECTION 1013.5 THE BOTTOM OF THE SIGN SHALL BE NOT LESS THEN 10 INCHES (254 MM) NOR MORE THAN 18 INCHES (455 MM) ABOVE FLOOR LEVEL. THE SIGN SHALL BE FLUSH MOUNTED TO THE DOOR OR WALL WHERE MOUNTED ON THE WALL. THE EDGE OF THE SIGN SHALL BE WITHIN 4 INCHES (102 MM) OF THE DOOR FRAME ON THE LATCH SIDE.
- I. OCCUPANCY SENSORS ARE SHOWN FOR INTENT PURPOSES ONLY. LOCATION, SPACING, AND QUANTITY WILL DEPEND ON SELECTED MANUFACTURER.
- J. WIRE TYPE B FIXTURES IN CORRIDOR THRU TIME SWITCH TO SHUT OFF DURING IN-ACTIVE HOURS. COORDINATE WITH FIXTURES ARE TO BE CONTROLLED.

**KEYNOTE LEGEND:**

- ◊ <<< INDICATES KEYNOTE ON PLAN
- 1. PROVIDE A PHOTOCCELL FOR EXTERIOR LIGHTING CONTROL. INTERMATIC #K4321C/LV13152 PHOTO SWITCH MOUNTED HIGH ON BUILDING AND PLACE SO AS TO NOT BE EFFECTED BY BUILDING LIGHTING.
- 2. COORDINATE EXACT LUMINAIRE LOCATION WITH MECHANICAL EQUIPMENT THIS ROOM PRIOR TO ROUGH-IN.

CLIENT  
 BEYOND SHELTER, INC.

PROJECT DESCRIPTION  
 BUFFALO MANOR  
 APARTMENT COMPLEX

CITY JAMESTOWN  
 STATE NORTH DAKOTA

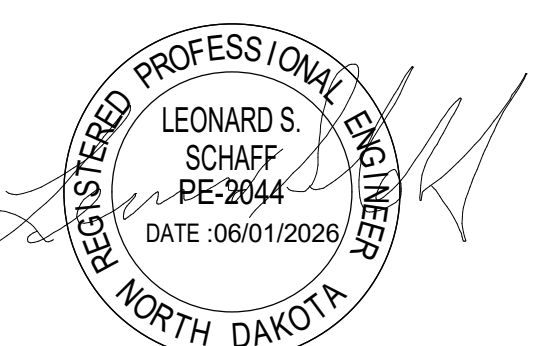
ISSUE DATES

1	ADDENDUM #2	06/01/2026
CD	CONSTRUCTION DOCUMENTS	05/11/2026
MARK	DESCRIPTION	DATE

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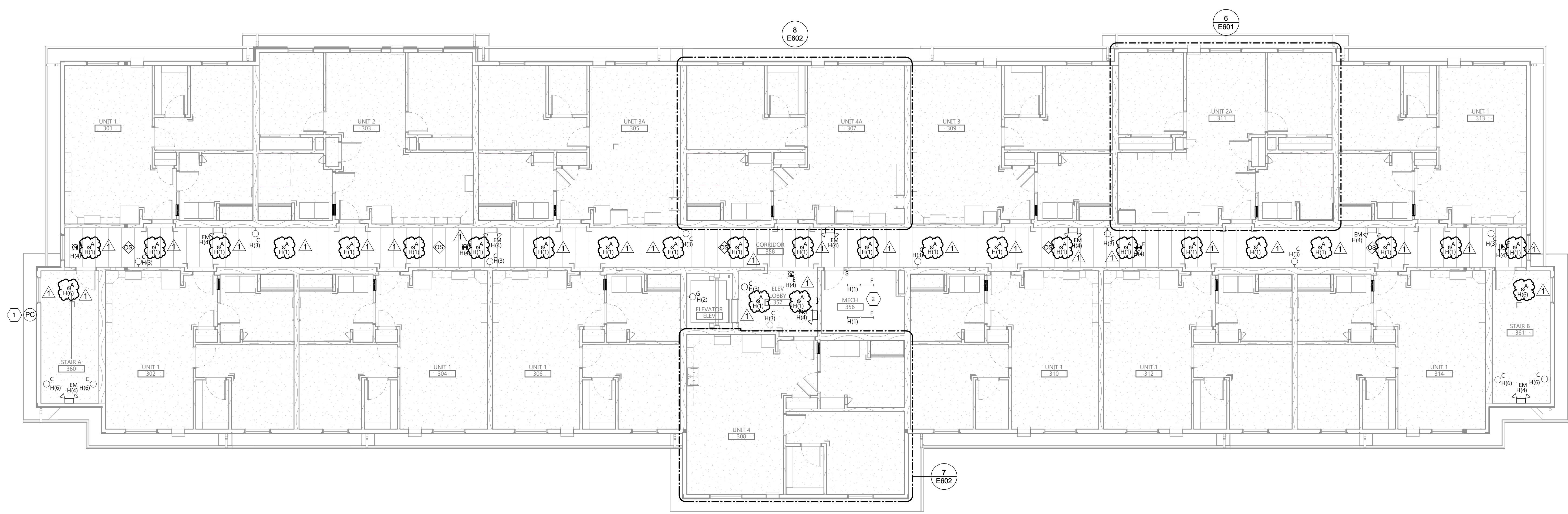
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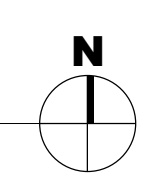


DRAWING TITLE  
 THIRD FLOOR  
 LIGHTING PLAN

**E303**



1 THIRD FLOOR LIGHTING PLAN - BUFFALO  
 E303 1/8" = 1'-0"



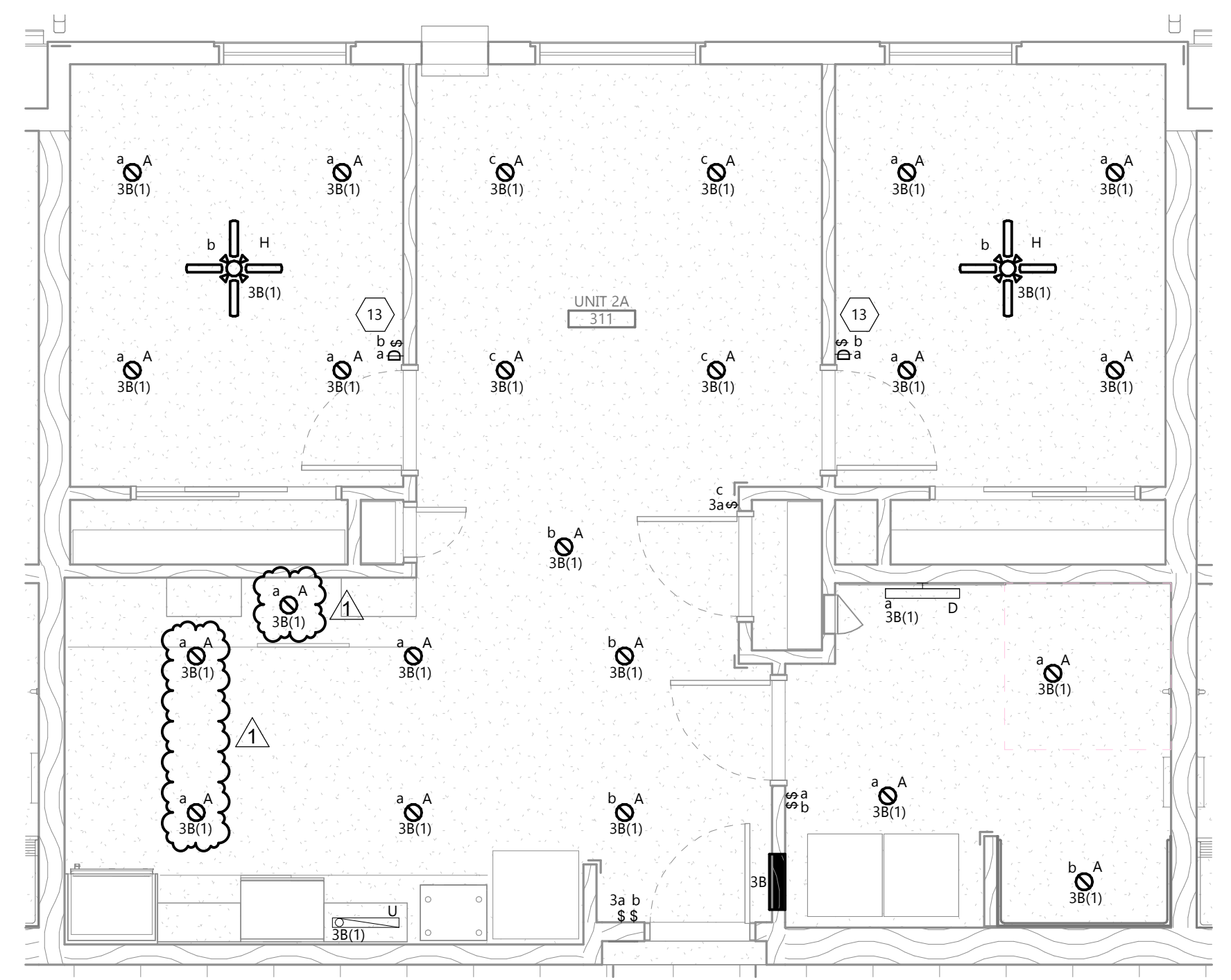
**GENERAL NOTES**

- ALL PRODUCTS AND MANUFACTURES SHALL MEET BABA CERTIFICATIONS.
- ALL RECEPTACLES SHALL BE TAMPER RESISTANT.
- MOUNT RECEPTACLES ABOVE COUNTER WHERE NOTED 'AC'.
- USE 3#8 + GND FOR RANGE & 3#10 + GND FOR DRYER. PROVIDE CORD AND PLUG. USE 2# 8 + GND FOR COOKTOP & 2#12 + GND FOR WALL OVEN. DIRECT CONNECT THESE UNITS.
- PROVIDE (2) TWO GANG PLASTER RINGS WITH BLANK COVERS IN EACH UNITS LINEN CLOSET. ONE FOR DATA & INTERNET. SEE KEY NOTE #12.
- ALL ELECTRICAL WIRING IN APARTMENTS SHALL BE INSTALLED WITH TYPE NM CABLE USE #12 OR LARGER AS REQUIRED.
- ALL DEVICES ABOVE COUNTERTOP IN KITCHEN SHALL BE MOUNTED SUCH THAT BOTTOM OF DEVICE COVERS IS 2" ABOVE BACKSLASH.
- LOCATION OF CLOTHES WASHER & DRYER VARY. SEE ARCHITECTURAL SHEETS TO VERIFY LOCATION & ADJUST RECEPTACLES AS REQUIRED.
- MOUNT UNIT ELECTRICAL PANEL SO THAT THE TOP OF THE PANEL IS 48" ABOVE FINISHED FLOOR. HANDICAP UNITS ONLY.
- SMOKE DETECTORS IN APARTMENT UNITS SHALL BE SYSTEM TYPE DETECTORS WITH LOW FREQUENCY SOUNDER BASE. PROGRAM SOUNDER BASE & A/V DEVICE TO SOUND ONLY IN UNIT IN WHICH DETECTOR IS ACTUATED.

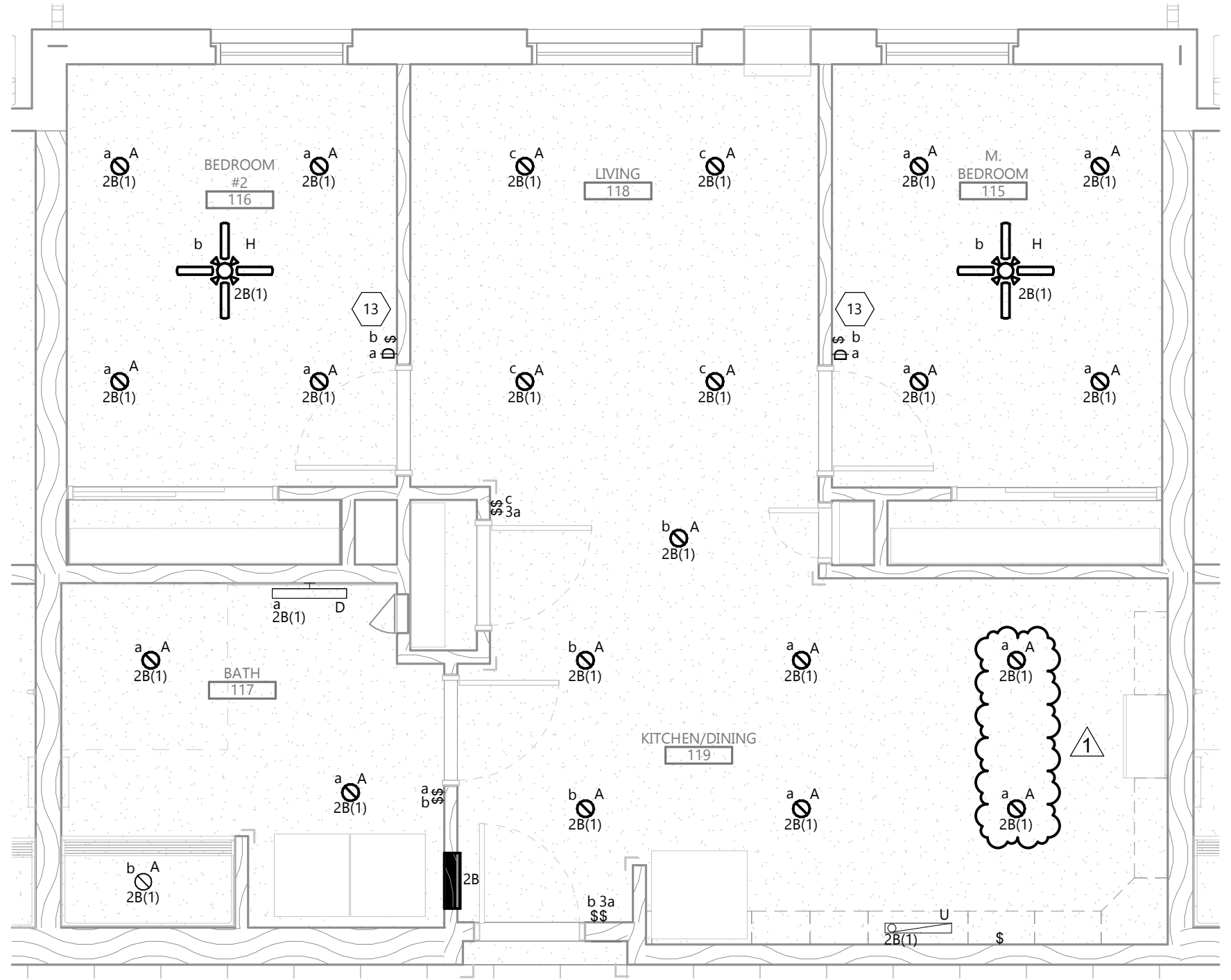
**KEYNOTE LEGEND:**

◊ <<< INDICATES KEYNOTE ON PLAN

- PROVIDE NEMA 14-30R RECEPTACLE FOR DRYER. MOUNT WASHER & DRYER OUTLET @ 36".
- PROVIDE GFCI SWITCHED OUTLET UNDER SINK FOR DISPOSAL MOUNT SWITCH ON WALL NEXT TO SINK. EXCEPT IN ACCESSIBLE UNITS MOUNT SWITCH ON FACE OF COUNTER.
- PROVIDE NEMA 14-50R RECEPTACLE ELECTRIC RANGE OUTLET.
- CONNECT RANGE HOOD TO LIGHTING CIRCUIT. PROVIDE SEPARATE SWITCHES FOR FAN & LIGHT ON FACE OF COUNTER.
- CONNECT DISHWASHER USE GFCI CIRCUIT BREAKER.
- PROVIDE EDWARDS HOTEL ROOM ANNUNCIATOR SIGNAL CFA SERIES #7005-G5 & PUSHBUTTON. SEE 10/E601.
- COORDINATE A/C OUTLET LOCATION WITH G.C.
- CONNECT 240 VOLT COOKTOP. USE 2#8 + GND.
- CONNECT 240 VOLT COOKTOP. USE 2#12 + GND.
- RECEPTACLE FOR FUTURE BIDET VERIFY LOCATION WITH OWNER.
- MOUNT GFI RECEPTACLE IN MILLWORK ABOVE RANGE FOR MICROWAVE.
- SEE DRAWINGS E803.
- HUNTER #27182 FAN/LT CONTROL.



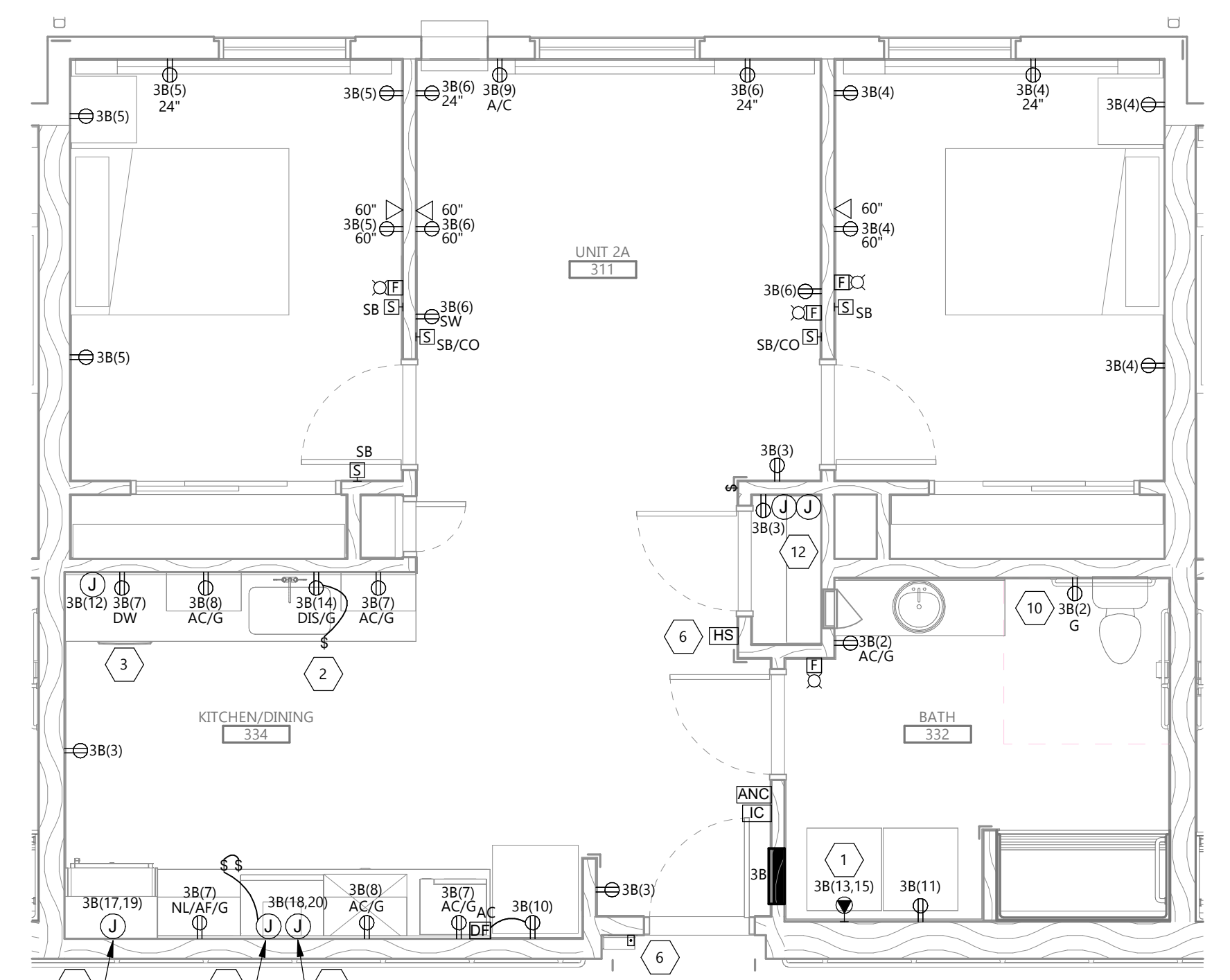
**6 UNIT 2-A (ACCESSIBLE) LIGHTING PLAN**  
 E601 1/4" = 1'-0"



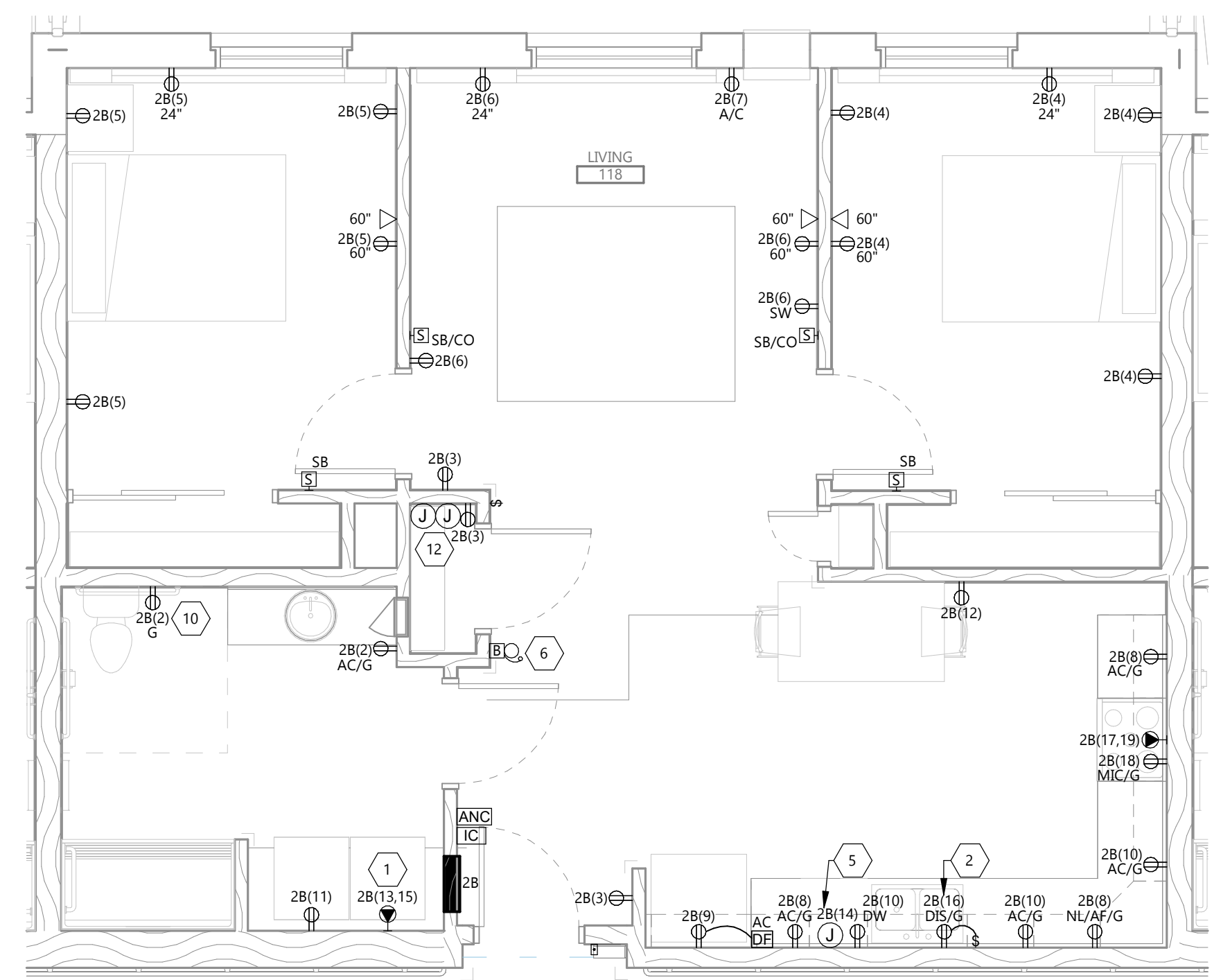
**4 UNIT 2 - LIGHTING PLAN**  
 E601 1/4" = 1'-0"



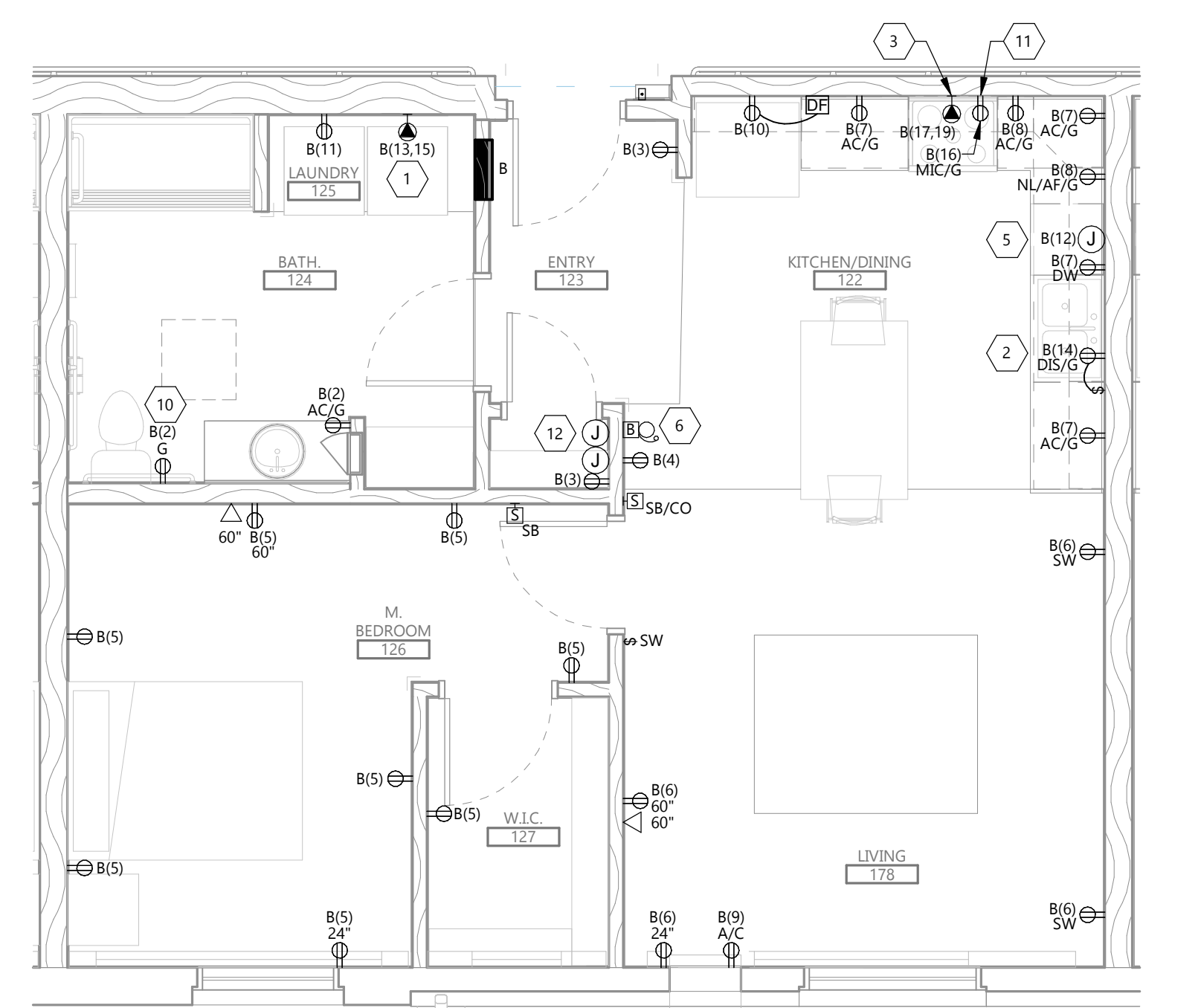
**2 UNIT 1 - LIGHTING PLAN**  
 E601 1/4" = 1'-0"



**5 UNIT 2-A (ACCESSIBLE) POWER, SYSTEMS & FA PLAN**  
 E601 1/4" = 1'-0"



**3 UNIT 2 - POWER, SYSTEMS & FIRE ALARM PLAN**  
 E601 1/4" = 1'-0"



**1 UNIT 1 - POWER, SYSTEMS & FIRE ALARM PLAN**  
 E601 1/4" = 1'-0"

CLIENT  
 BEYOND SHELTER, INC.

PROJECT DESCRIPTION  
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 APARTMENT COMPLEX

CITY JAMESTOWN  
 STATE NORTH DAKOTA

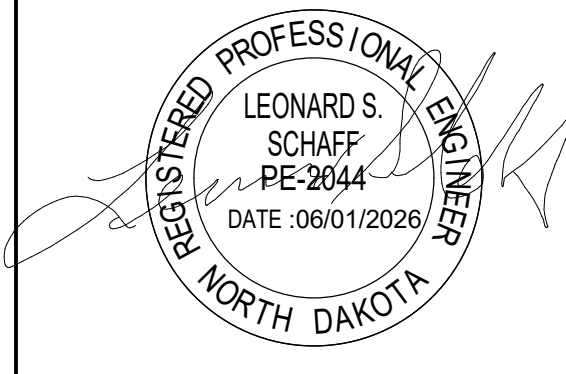
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DRAWING TITLE  
 UNIT PLANS

**E601**

**GENERAL NOTES**  
 A. ALL PRODUCTS AND MANUFACTURES SHALL MEET BABA CERTIFICATIONS.

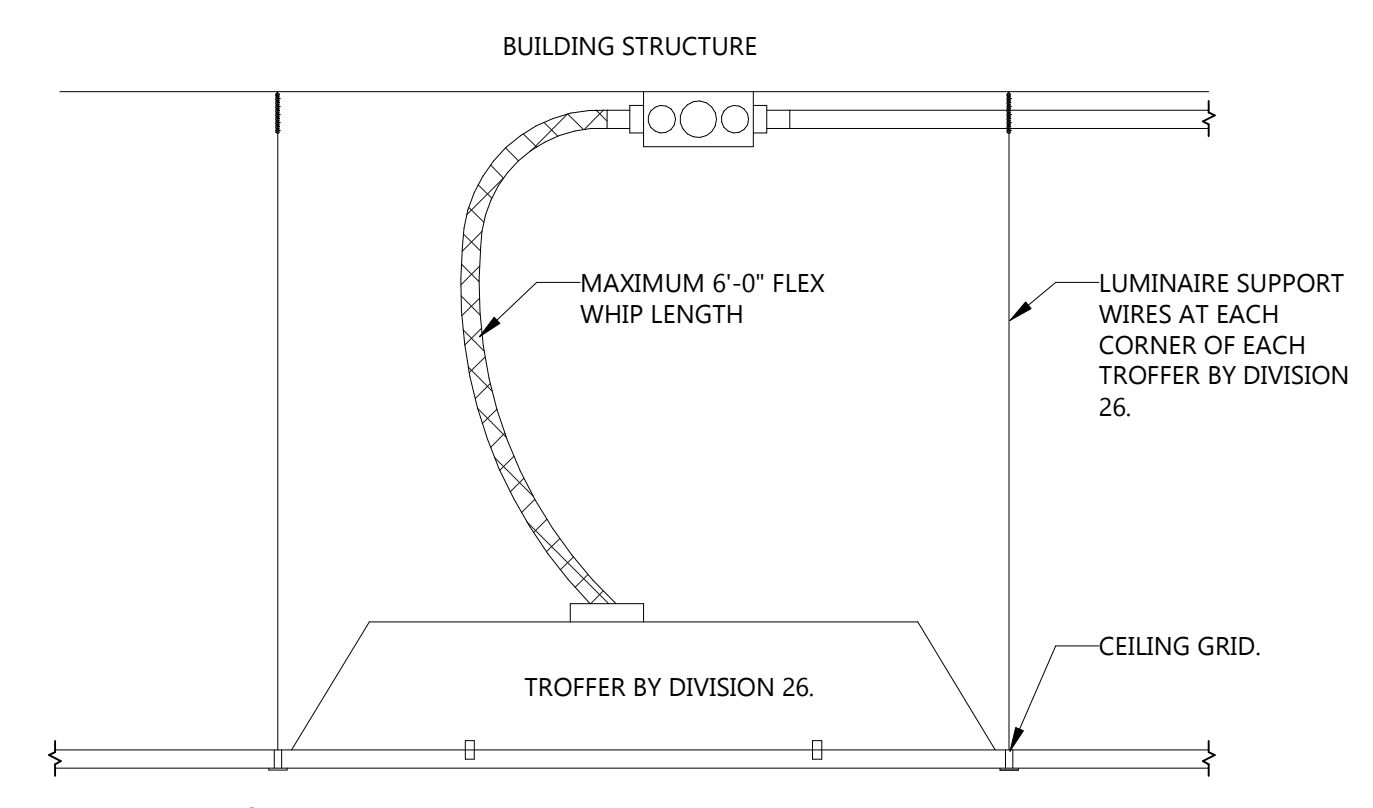
LIGHTING CONTROL SCHEDULE													
SYMBOL	MANUFACTURER	CATALOG NAME	MOUNTING			VOLTAGE		TYPE			NOTES	DESCRIPTION	
			WALL	CLING	ABV. CLG	LINE	LOW	OCCUPANCY	VACANCY	OTHER			
RC#	NLIGHT	NPP16 D			X	X					X	1	DIGITAL DIMMER ROOM CONTROLLER, # INDICATES NUMBER OF RELAYS (CAT6)
Φ <sub>LV</sub>	SENSOR SWITCH	SPODM D	X				X				X	2	0-10V SWITCH, 2 BUTTON OPTION, NUMBER OF POLE OR MULTI-WAY SWITCHING TO BE DETERMINED BY MANUFACTURER.
Φ <sub>LV</sub>	SENSOR SWITCH	SPODM	X				X				X	2	LOW VOLTAGE SWITCH, 2 BUTTON OPTION, NUMBER OF POLE OR MULTI-WAY SWITCHING TO BE DETERMINED BY MANUFACTURER.
OS	SENSOR SWITCH	CM PDT 9/10 R D		X			X	X				5	CEILING MOUNTED SENSOR, DUAL TECHNOLOGY, SMALL OR LARGE MOTION TO BE DETERMINED BY MANUFACTURER. LOW VOLTAGE RELAY, DIMMING OPTION
OS	SENSOR SWITCH	WSX PDT D	X			X		X					WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR WITH INTEGRAL 0-10V DIMMING WITH ON/OFF BUTTON
OS	SENSOR SWITCH	WSX PDT	X			X		X					WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR WITH ON/OFF SWITCH
OS	NLIGHT	NCM PDT		X			X	X					CEILING MOUNTED DIGITAL DUAL TECHNOLOGY OCCUPANCY SENSOR (CAT6)

**GENERAL NOTES:**  
 A. ALL SENSORS ARE SHOWN FOR CONTROL PURPOSE ONLY. ADDITIONAL DEVICE/POWER MAY BE REQUIRED FOR A COMPLEX SYSTEM. VERIFY REQUIRED DEVICES WITH SYSTEM PROVIDER AND INSTALL COMPLETE SYSTEM.  
 B. WIRE LIGHTING CONTROL COMPONENTS PER MANUFACTURERS INSTRUCTIONS.  
 C. APPROVED MANUFACTURERS: WATTSTOPPER, CRESTRON, ACUTY BRANDS.  
 D. SEE SPECIFICATION SECTION 262726 OR ON DRAWINGS SPECIFICATIONS FOR FACEPLATE AND DEVICE COLOR.  
**NOTES:**  
 1. NUMBER REPRESENTS QUANTITY OF RELAYS PER DEVICE. SEE LIGHTING SHEETS FOR NUMBER OF RELAYS AND CONTROL ZONES. MULTI-RELAY ROOM CONTROLLERS MAY BE USED IN LIEU OF SINGLE RELAY ROOM CONTROLLERS.  
 2. SEE SWITCH DETAILS FOR MORE INFORMATION ON SPECIFIC TIMECLOCK SWITCHES/DIMMERS BUTTON LAYOUT AND ENGRAVING.  
 3. FOR USE AT BACK OF HOUSE, UNFINISHED SPACES, AND 120V 20A MOTOR DISCONNECTS SHALL BE STANDARD TOGGLE SWITCHES. SEE SPECIFICATION SECTION 262726 OR ON DRAWINGS SPECIFICATION FOR ADDITIONAL INFORMATION.  
 4. A LINE VOLTAGE DIMMER SHALL ONLY BE USED IN RESIDENTIAL INSTALLATIONS OR WHERE THE LUMINAIRE SUPPORTS ONLY LINE VOLTAGE DIMMING.  
 5. MANUFACTURER SHALL DETERMINE IF SENSOR SHALL COME WITH INTEGRAL PHOTOCELL IN LIEU OF STAND ALONE DEVICE AS NEEDED FOR DEVICE.

LUMINAIRE SCHEDULE											
TYPE	MANUFACTURER	CATALOG NAME	MOUNTING	LOCATION	VOLTAGE	CCT	LUMENS	WATTS	NOTES	DESCRIPTION	
A	ALS	SMPR G2	RECESSED	ACT	MVOLT	3500	900	10 W	1	7" LED PUCK LIGHT	
C	ACUTY	CLCO MP5L	SURFACE	WALL	MVOLT	4000	1000	20 W	1	WALL SCROLL	
D	ACUTY	RESPOND	SURFACE	WALL	MVOLT	3000	2000	18 W	1	LED 2" VANITY	
DD	LITON	LCMPDTR	SURFACE	CEILING	MVOLT	4000	3000	18 W	1	1" DOWNLIGHT SURFACE MOUNT	
E	LITHONIA	LE-LRE	SURFACE	CEILING	MVOLT			5 W	1	LED EXIT SIGN	
EM	LITHONIA	ELM4L	SURFACE	WALL	MVOLT			5 W	1	LED EMERGENCY LIGHT	
EM1	LITHONIA	AFB-OELR-WT-BAA	SURFACE	WALL	8-30 VDC				1,7	WEATHER PROOF REMOTE HEAD	
F	LITHONIA	CLX	SURFACE	CEILING	MVOLT	4000	3000	43 W	1	LED STRIP LIGHT	
G	LITHONIA	CSVT	SURFACE	CEILING	MVOLT	4000	3000	20 W	1	LED ELEVATOR SHAFT LIGHT	
H	HUNTER	S3089 WHITE W/LITE KIT	SURFACE	CEILING	MVOLT	3000	3200	14 W	1	CEILING FAN W/LIGHTS. PROVIDE MODEL 27182 FAN/LIGHT CONTROL	
U	ACUTY	SPECTRA-SF LED	SURFACE	UNDER CABINET	MVOLT	4000	500	10 W	1	UNDERCABINET LIGHT	

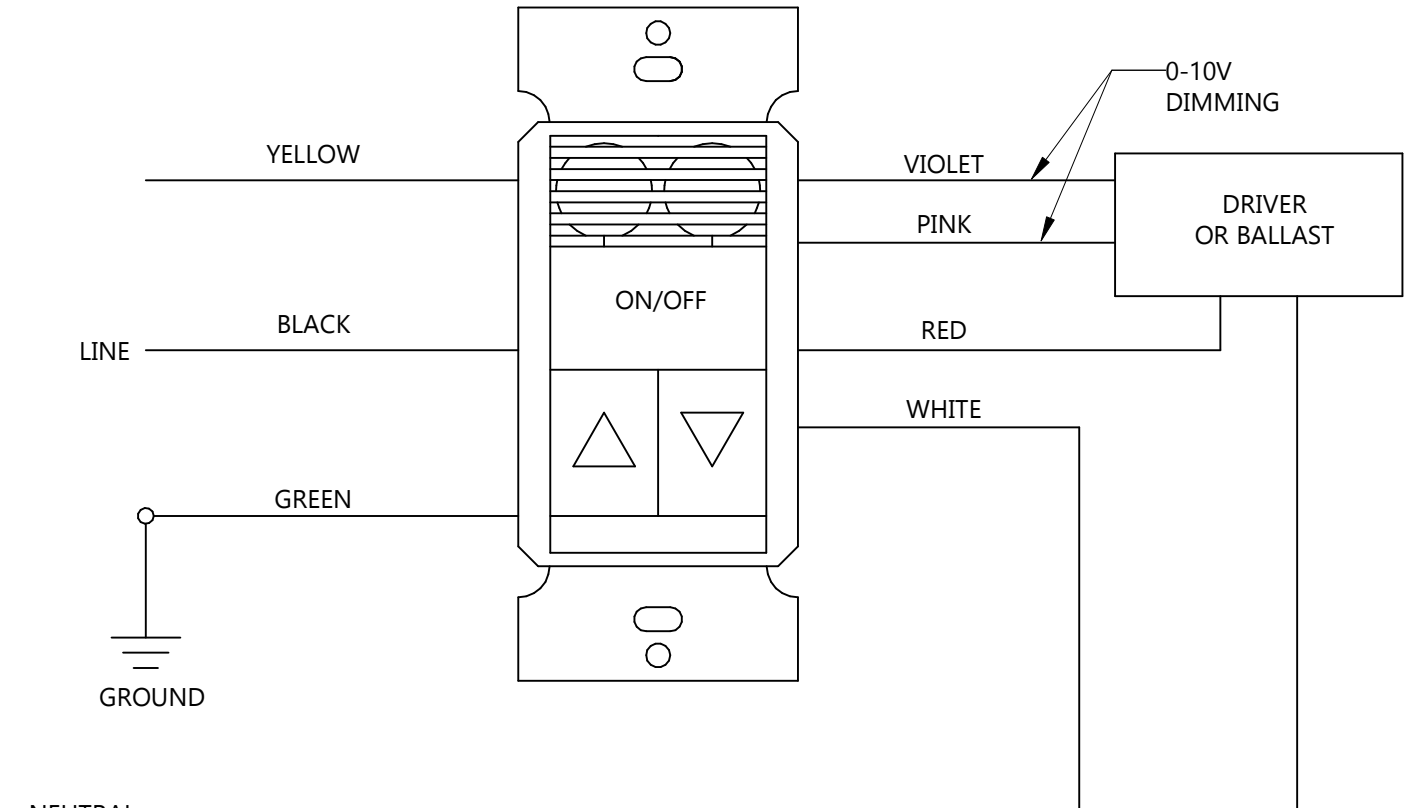
LUMINAIRE SCHEDULE - EXTERIOR											
TYPE	MANUFACTURER	CATALOG NAME	MOUNTING	LOCATION	VOLTAGE	CCT	LUMENS	WATTS	NOTES	DESCRIPTION	
AA	LITHONIA	WDGE4	SURFACE	SITE	MVOLT	4000	3000	10 W	1,2	EXTERIOR LED SCONCE LIGHT W/PHOTOCELL	
BB	LITHONIA	DSXW1	SURFACE	SITE	MVOLT	3500	3200	10 W	1,3	EXTERIOR LED WALL PACK W/PHOTOCELL	
CC	LITHONIA	DSXW1	SURFACE	SITE	MVOLT	3500	3200	21 W	1	EXTERIOR LED WALL PACK INTEGRAL PHOTOCELL	
EE	LITHONIA	DSX1	POLE	SITE	MVOLT	4000	10,000	100 W	1,6	POLE MOUNTED LIGHT FIXTURE W/PHOTOCELL	

**NOTES:**  
 1. ALL PRODUCTS AND MANUFACTURES MUST MEET BABA CERTIFICATIONS.  
 2. MOUNT AT APPROX 6'-6" AFF. COORDINATE MOUNTING HEIGHT AND SEE ARCH ELEVATION.  
 3. MOUNT AT APPROX 30'-0" AFF. COORDINATE MOUNTING HEIGHT AND SEE ARCH ELEVATION.  
 4. PROVIDE \$300 ALLOWANCE PER CEILING FAN LIGHT. INCLUDE WIRING & INSTALLATION IN BID.  
 7. CONNECT TO EM FIXTURE.



**NOTE:**  
 1. DO NOT LOOP FLEX WHIPS FIXTURE-TO-FIXTURE. PROVIDE JUNCTION BOX AS SHOWN.  
 2. FLEX WHIP SHALL NOT REST ON CEILING GRID. PROVIDE ADDITIONAL SUPPORTS AS NEEDED.

**2 TROFFER INSTALLATION DETAIL**  
 NOT TO SCALE



**NOTE:** REQUIRES CLASS 1 WIRING FOR 0-10V DIMMING

**1 DUAL TECH SENSOR SWITCH OD WIRING DETAIL**  
 NOT TO SCALE

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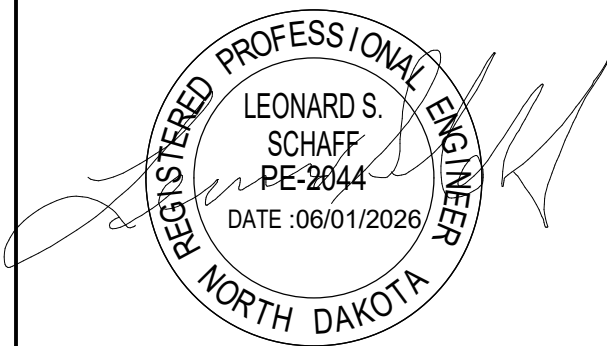
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DRAWING TITLE  
 LIGHTING SCHEDULES & DETAILS

**E802**