DONNER TOWERS

EXISTING BUILDING EVALUATION AND RECOMMENDATION REPORT

AMD ARCHITECTURE
1324 SOUTH 1100 EAST | SLC, UT 84105

11 / 08 / 2020

EXISTING CONDITIONS

Means and Methods

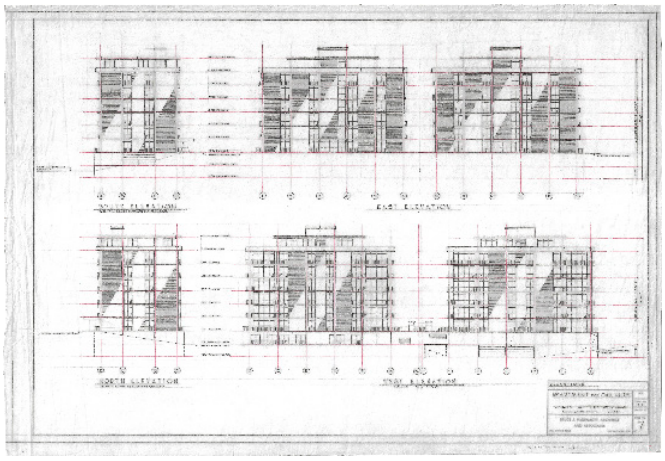
The following methods were used by the design team to gather information for this report:

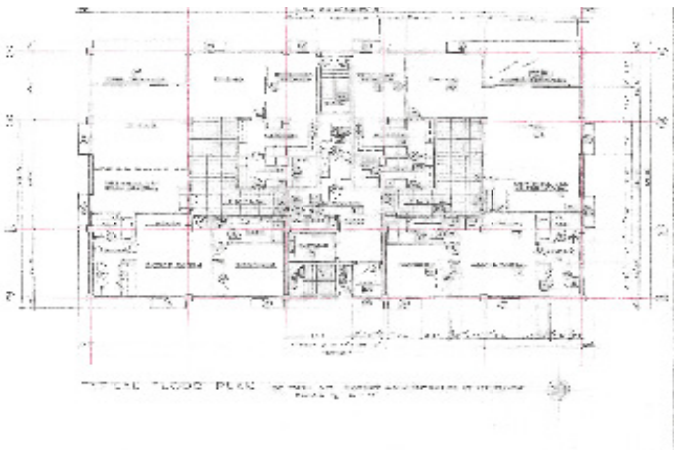
Field Observations: The design team visited the site to observe existing conditions. The building exteriors were studied, as well as common spaces and a representative Unit. Field measurements were taken, to verify dimensions.

Photographic Analysis: Extensive digital photographs were taken during the site visit. This enabled the design team to later study the overall buildings, as well as individual features, in greater detail.

Existing Building Drawings: The owner provided architectural and structural drawings generated by Bruce J. McDermott, Architect and Associates. The drawings provided information not visible during field observations, such as rebar placement within the walls.

Product Research: Literature was researched, and manufacturers consulted, to review and select products most appropriate for building improvements. In addition to general installation details, details applicable to specific conditions at Donner Towers were studied. Utah distributors and installers were consulted to verify and accommodate local site conditions such as above average winds from Emigration Canyon.





EXTERIOR WINDOWS AND DOORS

Existing Windows/Sliding Doors

- Window/Sliding Door Types: storefront system; fixed window units, and sliding doors with transoms
- Materials: aluminum with bronze anodized finish
- Muntins or Grilles: none

Architect's Observations

The existing storefront windows and sliding doors on the Donner Towers Condominiums are mostly intact. The sample of original windows and doors observed from the interior and/or exterior shows wear and deterioration expected for the windows' ages, as well as occasional modifications such as re-glazing for privacy, etc. The original windows are single glazed and typically have worn weatherstripping, so thermal and acoustical performance is probably sub-standard. Sliding doors generally have screens.

Window and Door Unit Replacement

Though the original manufacturer Howmet Aluminum Corporation no longer exists, current products are similar enough in appearance and function to be acceptable replacements. Possible providers are listed in a matrix included in this report. While this list is not exclusive, it includes manufacturers whose specifications most closely match existing windows in terms of profile, color, etc.

Replacement windows and doors should be consistent and match one another. Though full replacement of all doors and windows in a Unit is not required, doors and windows replaced in a Unit on one facade of the building (e.g., the west-facing facade) must all be replaced at the same time and using a uniform product for all in order to maintain a consistent visual appearance from the exterior.

EXTERIOR WINDOWS AND DOORS

WINDOW AND DOOR SPECIFICATION

Window and Door Recommendations

Below are options from three different manufacturers that we recommend as acceptable for replacement of the existing doors and windows. Due to the variation in color/finish between manufacturers, we recommend selecting one of these systems as a standard for all units, and modify the HOA Design Guidelines accordingly. Owners may have the option to submit alternative proposals that are equal to the standard provided in the updated HOA Design Guidelines.

Each of these options provide for a high quality, energy efficient, glazing system with similar style to one another. Specifications are provided as follows:

MARK	NOMINAL SIZE	MFR	SERIES	Budget Cost
A	7'-0" x 8'-5"	Reynaers	SlimPatio 68 Flat Bottom	$8886
		Andersen	200 Series Permashield Narrowline Sliding Door 200 Series Picture Window	$7600
B	5'-0" x 8'-5"	Reynaers	SlimPatio 68 Flat Bottom	$8740
		Andersen	200 Series Permashield Narrowline Sliding Door 200 Series Picture Window	$7200
C	16'-0" x 8'-5"	Reynaers	SlimPatio 68 Flat Bottom	$14,033
		Andersen	200 Series Permashield Narrowline Sliding Door 200 Series Picture Window	$21,000
D	7'-0" x 9'-1"	Reynaers	SlimPatio 68 Flat Bottom	$9728
		Andersen	200 Series Permashield Narrowline Sliding Door 200 Series Picture Window	$7800
E	5'-0" x 9'-1"	Reynaers	SlimPatio 68 Flat Bottom	$9008
		Andersen	200 Series Permashield Narrowline Sliding Door 200 Series Picture Window	$7000
F	16'-0" x 9'-1"	Reynaers	SlimPatio 68 Flat Bottom	$14,385
		Andersen	200 Series Permashield Narrowline Sliding Door 200 Series Picture Window	$22,500
G	12'-0" x 9'-1"	Reynaers	SlimPatio 68 Flat Bottom	$10,500
		Andersen	200 Series Permashield Narrowline Sliding Door 200 Series Picture Window	$12000

WINDOW AND DOOR SPECIFICATION

Glazing Options and Recommendations

Modern insulated glazing has progressed since the construction of Donner Towers Condominiums with important technological improvements. However, it is important to remember that insulated glazing is a system and failures occasionally occur (leaks in the seal, fogging of glass, etc.). Several recommendations apply:

- Translucent glazing should be used only at locations requiring privacy (e.g., bathrooms). Such glazing shall match existing translucent glazing.
- Argon-filled insulated glazing must be carefully evaluated to make sure any tinting matches the existing glazing.
- Low-E coated glazing is recommended for all exposures.
- Insulated glazing units should use insulated edge seals, as significant heat loss occurs at the edges of insulated glazing. In all cases, the spacers within the insulated glazing shall be a dark color rather than bright "mill finish" aluminum.

Glass specification:

Cardinal Low-E 366
Visible transmittance: 65%
SHGC (Solar Heat Gain Coefficient): .27
U Factor: .29 (air fill), .24 (argon fill)

Hardware

Reynaers:
Exterior- Horizon sliding door handle
Interior- Horizon sliding door handle
Lock- Keyed Cylinder
Exterior Finish- Bronze Anodized
Interior Finish – by owner

Andersen
Interior/Exterior- Newbury
Lock- Keyed Cylinder
Exterior Finish – Oil Rubbed Bronze
Interior Finish – by owner

Material/Color

Reynaers: Anodized aluminum with thermal break , Bronze Anodized C34

Andersen:: Wood interior, Perma-Shield Exterior, Dark Bronze

BALCONY RAILINGS

Summary

The original painted metal balcony railing design incorporates a tube steel top rail. Various Units in both towers have replaced the top rail with an 'open' top rail with two small steel channels, so as to lessen blockage of west views. Repair or placement of all railings is acceptable, subject to approval by the Management Committee. West facing balconies may utilize the 'open' top rail detail; all other railings shall match the building standard with a tube steel top rail.

Top Rail Replacement

Railings along the west building façade that incorporate the tube steel top rail may be remodeled to match the modified railings with an 'open' top rail. Drawings of railing details are included in Appendix D.

Entire Railing Replacement

The spacing of existing railing balusters do not meet current building codes. As they were code compliant at the time of construction, they may remain as-is. If an owner should choose to replace the entire railing, new railings will need to comply with current building codes. Drawings of railing details are included in Appendix D.

Example of the mix of railing styles as modifications have been made by Unit owners over time.

EXTERIOR VENTING

Fireplaces

Summary

The installation of fireplaces is an acceptable interior remodel item, subject to Donner Tower Remodel Guidelines. Typically, guidelines do not limit the selection of fireplace make and model. Fireplaces are typically direct vent gas fireplaces. Electric fireplaces are also acceptable. Vent-free gas fireplaces shall not be permitted.

Gas and Power to Fireplace

Electrical rough-in and outlets for fireplaces shall be installed per Remodel Guidelines. Any required wiring and conduit installation in common areas shall be reviewed and approved by the Management Committee. Existing finishes and substrates disturbed by piping installation shall be repaired to match the existing condition.

Gas rough-in shall be designed by a licensed mechanical engineer or subcontractor. Design will include analysis of the existing meter for the Unit, and piping to the fireplace location. If applicable, fireplace piping may be connected to existing piping in the Unit. Any required piping installation in common areas shall be reviewed and approved by the Management Committee. Existing finishes and substrates disturbed by piping installation shall be repaired to match the existing condition.

Venting

Exterior venting is required for direct vent gas fireplaces. To maintain the unified appearance of the two towers, exterior vents shall be located where shown on building elevation drawings in Appendix D. In addition to maintaining uniformity, vents are located so that the through-wall penetrations may avoid wall reinforcement (rebar). To further maintain the unified appearance of the two towers, the acceptable exterior vent shall be:

Duravent - DirectVent Pro, Round Horizontal Termination Cap. (See Appendix B)

Interior ducting from fireplace to exterior within the Unit may be routed at the owner's discretion, subject to approval by the Management Committee.

Existing Floor Structure

The concrete floor slab above or below shall not be cut for venting, or recessing.

EXTERIOR VENTING

Kitchen Range Hoods

Summary

The original building design did not include range hoods that vent to the exterior and their installation is an acceptable interior remodel item, subject to Donner Towers Remodel Guidelines. Typically, guidelines do not limit the selection of hood make and model.

Per the International Building Code and International Mechanical Code, range hoods with an exhaust rate greater than 400 CFM require make-up air. As this requires additional venting, ducting, and through-wall cutting, hoods exhausting in excess of 400 CFM shall not be permitted. Cooking ranges shall be reviewed prior to purchase and installation to ensure that an exhaust rate of <400 CFM is acceptable.

Power to Hoods

Electrical rough-in and outlets for range hoods shall be installed per Remodel Guidelines. Any required wiring and conduit installation in common areas shall be reviewed and approved by the Management Committee. Existing finishes and substrates disturbed by installation shall be repaired to match the existing condition.

Venting

To maintain the unified appearance of the two towers, exterior vents shall be located where shown on building elevation drawings in Appendix D. In addition to maintaining uniformity, vents are located so that the through-wall penetrations may avoid wall reinforcement (rebar). To further maintain the unified appearance of the two towers, the acceptable exterior vent makes and models is:

Boan Model 649 Wall Cap (See Appendix B)

Interior ducting from range hood to exterior within the Unit may be routed at the owner's discretion, subject to approval by the Management Committee. Finished chases and soffits to conceal the ducting may be installed at the owner's discretion, subject to approval by the Management Committee.

Existing Floor Structure

The concrete floor slab above or below shall not be cut for venting.

SOUND CONTROL

Summary

The original building structural system incorporating concrete floor slabs has resulted in unwanted sound transmission between Units. The Management Committee does not require changes to existing Units; however, when existing floor finishes are replaced, or new finishes installed, acoustical treatment shall be incorporated.

Floor Acoustical Treatment

A sound control underlayment shall be installed as part of flooring installation. Sample product literature is included in Appendix C. Installation shall also include a perimeter isolation barrier and sound absorbing caulking to prevent sound "flanking" around the floor assembly.

APPENDIX A

Product literature for window and door replacement options

1. Andersen
   200 series

2. Reynaers
   Slim Patio

ANDERSEN WINDOWS & DOORS

200 SERIES Patio Doors

DESIGN AND EFFICIENCY

200 Series products deliver Andersen quality at an uncommon value. Built with the right materials in the right places, they offer durability, long-term beauty and options to fit your project needs. And like all Andersen® products, they are supported by over 115 years of commitment to quality and service that can only come from one of the most trusted names in the industry.

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of Low-E glass options available to help control heating and cooling in any climate
- Narroline® gliding patio doors combine the beauty of natural wood with our Perma-Shield® cladding on the exterior that offers superior weather resistance and is virtually maintenance free
- Perma-Shield gliding patio doors are protected inside and out with rigid vinyl cladding to give your home a contemporary look and energy-saving performance
- Gliding doors feature a reach-out lock that seals the panel tight against the frame and adjustable rollers for smooth operation
- Blinds-between-the-glass on Perma-Shield gliding patio doors offer privacy and convenience
- Hinged patio doors offer traditional styling and adjustable hinges that help provide a weathertight seal and smooth operation

PRODUCT TYPES

- Narroline gliding patio doors
- Perma-Sheild gliding patio door
- Hinged inswing patio doors

CUSTOM SIZES

200 SERIES Patio Doors

PRODUCT OPTIONS

GLASS OPTIONS

All patio doors feature tempered glass.

- Low-E glass
- Low-E with HeatLock® technology
- Low-E SmartSun™ glass
- Low-E SmartSun glass with HeatLock technology

Additional glass options, including blinds-between-the-glass, are available. Contact your Andersen supplier for availability.

ASK ABOUT ENERGY STAR

EXTERIOR COLORS

White | Canvas | Sandtone | Terratone | Dark Bronze | Black

Hinged inswing patio doors are only available with white, Sandtone or Terratone exteriors.

INTERIOR OPTIONS

White | Pine

Choose unfinished pine or white for Narroline patio doors.
Perma-Shield gliding patio doors interiors match the exterior color selected.
Hinged inswing patio doors are only available with a white interior.

HARDWARE OPTIONS*

YUMA®

Distressed Bronze
Distressed Nickel

ENCINO®

Distressed Bronze
Distressed Nickel

ANVERS®

Bright Brass
Oil Rubbed Bronze
Satin Nickel

NEWBURY®

Antique Brass
Bright Brass
Brushed Chrome
Oil Rubbed Bronze
Polished Chrome
Satin Nickel

COVINGTON™

Antique Brass
Bright Brass
Oil Rubbed Bronze

WHITMORE®

Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel

ALBANY

Black
Gold Dust
Stone
White

TRIBECA®

Stone
White

Bold name denotes finish shown.

HARDWARE FINISHES

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel | Gold Dust | Oil Rubbed Bronze | Polished Chrome | Satin Nickel | Stone | White

ANDERSEN WINDOWS & DOORS

For more information, visit **andersenwindows.com/200series**

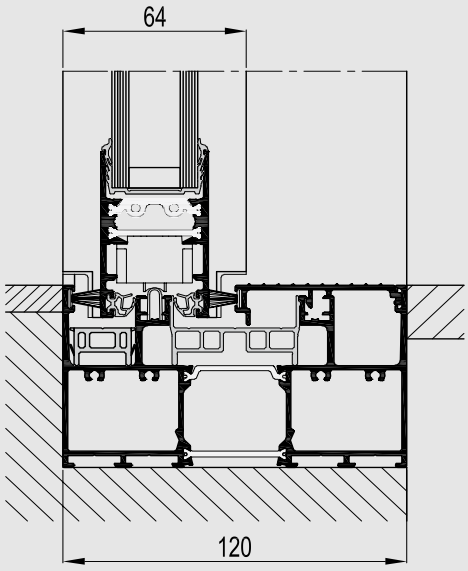
*Hardware is sold separately.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.
Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.
Matching hinges available in most finishes for inswing patio doors.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.

SlimPatio 68

Open Elegance

REYNAERS
aluminium



SlimPatio 68 is a highly insulated sliding system with ultra slim profiles and a concealed frame that combines comfort with elegance. Thanks to the clever design, this sliding window allows maximum natural light and provides optimal panoramic views. The integrated innovative technologies guarantee ultimate performance with regard to wind-, water tightness and thermal insulation, meeting the highest standards.

The sliding system SlimPatio 68 offers the design freedom required to create contemporary living spaces, combining ultimate brightness with maximum comfort.

FLEXIBILITY ABOVE ALL

This sliding system offers a wide range of opening possibilities, from elements which slide over 2- and 3-rail solutions, allowing you to open up to 6 leaves, over a very slim central closing option of only 74 mm wide, to a single- and double-rail pocket solution that allows you to slide the elements into the wall.

TECHNICAL CHARACTERISTICS

Variants		2-RAIL	3-RAIL
Visible width	Built-in frame	68 mm	
	Vent	34 mm	
	Meeting section	34 mm	
Overall system depth	Frame	120 mm	176 mm
	Vent	64 mm	
Maximal vent height		2700 mm	
Maximal vent weight		250 kg	
Rebate height		18 mm	
Glass thickness		from 24 up to 36 mm	
Glazing method		with EPDM in accordance with the envelope principle	
Thermal insulation		32 mm and 36 mm fiberglass reinforced polyamide strips	

PERFORMANCES

	ENERGY								
	Thermal insulation [1] EN ISO 10077-2	Uf-value down to 2.4 W/m²K, depending on the frame/vent combination Uw-value down to 1.2 W/m²K, for 3000mm x 2500mm frame/vent combination (Ug=0.8 W/m²K)							
	COMFORT								
	Acoustic performance[2] EN ISO 140-3; EN ISO 717-1	Rw (C; Ctr) = 40 (-2;-4) dB							
	Air tightness, max. test pressure[3] EN 12207	1 (150 Pa)	2 (300 Pa)	3 (600 Pa)	4 (600 Pa)				
	Water tightness [4] EN 12208	1B (0 Pa)	2B (50 Pa)	3B (100 Pa)	4B (150 Pa)	5B (200 Pa)	6B (250 Pa)	7B (300 Pa)	8A (450 Pa)
	Wind load resistance, max. test pressure [5] EN 12211; EN 12210	1 (400 Pa)	2 (800 Pa)	3 (1200 Pa)	4 (1600 Pa)	5 (2000 Pa)	Exxx (> 2000 Pa)		
	Wind load resistance to frontal deflection EN 12211; EN 12210	A (≤ 1/150)		B (≤ 1/200)		C (≤ 1/300)			

This table shows classes and values of performances, which can be achieved for specific configurations and opening types.

(1) The Uf-value measures the heat flow. The lower the Uf-value, the better the thermal insulation of the frame.
(2) The sound reduction index (Rw) measures the capacity of the sound reduction performance of the frame and glass.
(3) The air tightness test measures the volume of air that would pass through a closed window at a certain air pressure.
(4) The water tightness testing involves applying a uniform water spray at increasing air pressure until water penetrates the window.
(5) The wind load resistance is a measure of the profile's structural strength and is tested by applying increasing levels of air pressure to simulate the wind force.

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03/2018 – 0H0.31C2.00 – Publisher Responsible at Law: E. Fonteyne, Oude Liersebaan 266, B-2570 Duffel

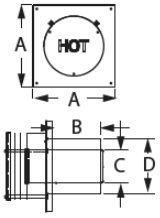
APPENDIX B

Product literature for exterior vents

1. Fireplace Exhaust

Dura Vent Directvent Pro Horizontal Termination

Round Horizontal Termination Cap



Use for through-the-wall termination. Check installation instructions for restrictions on horizontal cap terminations, such as minimum distance from windows and doors. Available in aluminum only. Check with appliance manufacturer for approval.

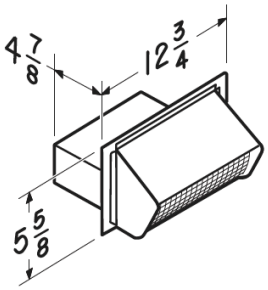
SIZE	ORDER #	STOCK #	A	B	C	D
4" x 6 5/8"	46DVA-HRCS	810001344	11"	5 3/4"	4"	6 5/8"
5" x 8"	58DVA-HRCS	810001420	11"	5 3/4"	4 15/16"	8 1/8"

2. Kitchen Exhaust

Boan Model 649 Wall Cap

Model 639

- For 3¼" x 10" duct
- Spring-loaded backdraft damper and bird screen
- 24 GA CRCQ Steel, black powder coat paint finish
- Do not use for dryer venting



Model 649

- Same features as Model 639
- .025 Aluminum - natural finish

APPENDIX C

Product literature for sound control for floor applications

Option 1 - Proflex Super SIM-90

Option 2 - Acousti-Mat 3/8

PROFLEX® SUPER SIM-90

1. PRODUCT NAME
SUPER SIM-90

2. MANUFACTURER
PROFLEX® Products, Inc.
1603 Grove Ave
Haines City, FL 33844
Telephone: 863-937-9623
Toll Free: 877-577-6353
Fax: 863-937-9624
Internet: www.proflex.us

3. PRODUCT DESCRIPTION
PROFLEX® SUPER SIM-90 is a 90 mil composite sound control underlayment consisting of a rubberized membrane laminated to a high strength reinforcing fabric on the face and a release sheet on the adhesive side. SS-90 achieved a 50 IIC, 52 STC on a 6" concrete slab with no acoustic ceiling.

Uses
PROFLEX® SUPER SIM-90 is specially designed to be used under approved thinsets, mortars, and adhesives for interior and exterior applications of ceramic tile, stone, and brick, and for interior applications of wood flooring to eliminate the transmission of cracks and sound. Other applications also may be suitable. Contact Technical Support for further information. To eliminate cracks in finished floor work, the product should be applied to the entire substrate prior to the installation of the finished flooring.

Advantages
- Easy and fast to install with standard tools
- Ready for tiling immediately after installation
- Crack and joint isolation up to ⅜"
- Moisture Vapor Protection up to 5#-1000sqft-24hr CaCl test (see installation instructions)
- Sound Control 50 IIC, 52 STC on a 6" slab with **no acoustic ceiling**

Suitable Substrates
- Concrete (Poured, Prestressed, Precast)
- Cured Mortar beds
- Patching and Self Leveling Compounds
- Lightweight Gypsum Concrete (Gyp-Crete®)
- Exterior-grade plywood
- Cement backer-board
- Other substrates, contact Technical Support

Packaging
100 sq. ft/roll, 20 rolls per pallet

Shelf-Life
PROFLEX® SUPER SIM-90: Factory-sealed containers of this product are to be of first quality for one (1) year if stored at temperatures between 40°F and 95°F

Companion Products
PR-series Primer
RST - Rubber Seam Tape
PIB - Perimeter Isolation Barrier

Cautions and Limitations
- Substrate must be primed with PROFLEX® Primer.
- PROFLEX® shall be installed in compliance with the most current edition of the following publications: PROFLEX® Installation Instructions, ANSI (American National Standards Institute) TCNA (Tile Council of North America) handbook for ceramic tile Installation, MIA (Marble Institute of America) Dimension Stone Design Manual, NWFA (National Wood Flooring Association).
- PROFLEX® requires consultation with your selected manufacturer of Thinsets, Mortars, and adhesives to ensure selected product is suitable for use with PROFLEX® elastomeric membranes. **Mortars should be at a minimum ANSI 118.11 specification.**
- Not for use over expansion joints (structural design joints) or structural (out-of-plane) movement cracks. Use of this product does not eliminate the need for movement joints, including perimeter joints within the tiled surface. Perimeter expansion of 1/4" minimum must be maintained for warranty. Movement joints shall be installed within the industry standards in the publications listed in point 2 of the Cautions and Limitations section of this publication.
- Not recommended for use on concrete floors when hydrostatic pressure is present. PROFLEX® recommends testing the substrate prior to installation of product using a Calcium-Chloride (CaCl) test kit, and /or concrete test for relative humidity (Rh)

- Impervious tile (less than 0.5% absorption) may require a 48- hour cure prior to grouting. The mortar will be sandwiched between two non absorptive materials and will require additional cure time.
- Cooler weather will also increase set time.
- Protect Primers from freezing.

4. TECHNICAL DATA

Property	Test Method	Result
Total Thickness		90 mil.
Fabric Thickness		30 mil.
Elongation	ASTM D882	350% min.
Tensile MD	ASTM D1682	1270 psi
Pliability	ASTM D146	Pass-25
Adhesion to Plywood	ASTM D1790	8 lb/in.
Adhesion to Primed Concrete	ASTM D903	10 lb/in.
Impact Insulation Class (IIC)	ASTM E989-89 ASTM E492-90	50*
Sound Transmission Class (STC)	ASTM E90-02	52*

* Sound testing performed as to ASTM E90-02, ASTM E989-89, ASTM E492-90. Test conducted on 6" concrete slab with **no** ceiling assembly.

5. INSTALLATION

Applications Instructions

PROFLEX® elastomeric membranes, when properly installed in accordance with the following installation guidelines, will provide years of protection for finish flooring installations. In addition to these instructions, installers shall also refer to the most current edition of the following publications: American National Standards Institute (ANSI) publications. Tile Council of North America (TCNA) Handbook for Ceramic Tile Installations The Marble Institute of America (MIA) Dimension Stone Design Manual, NWFA (National Wood Flooring Association). Manufacturer's instructions of selected setting materials, substrates, sub-floors, or other manufacturers being used in the total, or any part of, an installed flooring system with PROFLEX® Consult your selected manufacturer of these above mentioned components to ensure selected products are compatible with PROFLEX® elastomeric membranes.

Exclusions

PROFLEX® should not be installed without contacting technical support for including, but not limited to, the following conditions: Expansion or structural design joints in concrete slabs, Out of plane, or structural movement cracks. Horizontal cracks that exceed ⅜" (10mm) Areas where moisture vapor or hydrostatic pressure exceeds 5#-1000sqft-24hrs, as tested using a Calcium Chloride (CaCl) test. Substrates installed not in compliance with industry standards. Substrates that have not been approved by PROFLEX® in this document, or by written authorization from a PROFLEX® representative.

Surface Preparation of Selected Substrates

Concrete Substrates shall be in place a minimum of 28 days. Concrete shall be installed in compliance with industry standards, and concrete manufacturer's instructions. The surface shall have a smooth finish and be free from voids, sharp protrusions, and loose aggregate. Substrate temperatures should be between 40oF and 90oF Concrete shall be structurally sound, dry, clean, and free of dirt, oils, grease, paint, concrete sealers or curing compounds, cement laitance, and other similar bond inhibiting materials. Rough or uneven surfaces should be made smooth with a Latex Portland cement underlayment to provide a wood float or better finish. Do not level with asphalt based products. Concrete should be tested for both moisture vapor transmission and hydrostatic pressure, by use of a Calcium-Chloride (CaCl) test. Consult technical support if test readings indicate a reading greater than 5 # per 1000 sqft-24hours. Existing joint openings larger than 3/16" must be prepared and filled with an approved caulking or sealant prior to the application of PROFLEX®.

Patching, Self Leveling Compounds, Lightweight Gypsum Concrete (Gyp-Crete®) shall cured to the minimum manufactures requirement for moisture sensitive installations. The surface shall have a smooth finish and be free from voids, sharp protrusions, and loose aggregate. Substrate temperatures should be between 40oF and 90oF and shall be structurally sound, dry, clean, and free of dirt, oils, grease, paint, sealers or curing compounds.

Plywood must be a minimum of two (2) layers 5/8" exterior grade plywood. Plywood shall be securely fastened in accordance with industry standards. Maintain a 1/8" gap between plywood sheets and all surfaces they abut. Joints in the top layer should be offset from the joints on the bottom layer. It is the responsibility of the installer to verify the deflection of the floor structure and sub-floor does not exceed L/360 of the span under combined live or dead loads. The substrate should be tested for both moisture vapor transmission and hydrostatic pressure, by use of a Calcium-Chloride (CaCl) test. Consult technical support if test readings indicate a reading greater than 5 # per 1000 sqft-24hours

Other Substrates
All other substrates and or sub-flooring systems shall be installed in a manner approved by both the product manufacturer and using an appropriate installation method as recommended in the most current edition of the publications mentioned in page 1, of Application Instructions. Concrete Patching and Leveling compounds should be applied only after a consultation with PROFLEX® technical staff. (1-877-577-6353) or at technical@proflex.us. Substrates should be tested for both moisture vapor transmission and hydrostatic pressure, by use of a Calcium-Chloride (CaCl) test. Consult technical support if test readings indicate a reading greater than 5 # per 1000 sqft-24hours.

Priming
For floors, interior applications, Ceramic Tile, Porcelain Tile, Marble or Stone, engineered wood, hardwood floors.
Priming: Stir or shake PROFLEX® Primer thoroughly. Apply primer with a long nap roller, brush, or spray application. Apply evenly at 300-400 sq.ft. per gallon, with 100% surface coverage. The PROFLEX® Primer has dried satisfactorily when the surface is tacky, but does not transfer when touched. (Note: The primer does not serve as an adhesive, over-application of the product will increase drying times and may compromise the overall bondability of PROFLEX® membranes to the substrate)

Membrane Application
If PROFLEX® is to be used as a vapor barrier, apply Rubber Seam Tape (PROFLEX® RST) beneath all seams, after the surface has been primed. The 4" rubber seam tape should be centered under every seam. The RST will need to be pre-positioned and installed prior to the installation of the PROFLEX® membrane. *PROFLEX® Hydra-Seal may be used in lieu of the RST at seams for waterproofing applications. Hydra-Seal and mesh may also be used with the membranes for flashing up the sides of the walls to the top of the membrane.*

Place PROFLEX® Membrane with release paper still attached over the area to be treated. Unroll the membrane and cut leaving a 2"-3" excess at one end.
Method 1: Fold membrane lengthwise. Peel ½ of the release paper from the leading edge of the membrane and slowly pull the release paper toward you, exposing the tacky surface of the membrane and carefully attaching the membrane onto the primed surface, avoiding wrinkles and bubbles.
Method 2: Roll up ½ of the membrane, leaving the other half unrolled. Cut the release paper from the portion of the membrane and slowly pull the release paper toward you, exposing the tacky surface of the membrane and carefully attaching the membrane onto the primed surface, avoiding wrinkles and bubbles. Repeat the procedure with the unrolled portion of the membrane.

Additional Instructions on membrane application
For full coverage application, carefully butt edges (overlapping will cause the floor to become uneven, but not affect performance). Immediately after installation press membrane into place working out from the center of the membrane by applying heavy pressure with the flat side of the trowel, or use a 75-100# roller. Protect exposed membrane and companion products from dirt, traffic, and harmful elements until flooring is installed, grouted, and cured.

Setting Materials
All mortars and thin-sets must meet or exceed ANSI 118.11. Urethane Wood adhesives may be used for wood installations, consult manufacturer for product suitability and approval for use with PROFLEX® elastomeric membranes Consult selected mortar or thinset manufacturer for product suitability and approval for use with PROFLEX® elastomeric membranes Use appropriate notched trowel for application of setting materials in compliance with ANSI, TCNA, MIA, NWFA, and setting materials guidelines and recommendations. Visit our website at www.proflex.us and click to our link listing our approved setting materials that have been approved for use.

Finish Surface Installation
Apply finish flooring in compliance with the publications listed in *Applications Instructions*, for methods of installation over crack-isolation membranes. Do not install any defective, damaged, or any finish flooring surface not for its intended use. The installation of this product does not eliminate the need for movement joints, including perimeter joints with a tiled surface. Perimeter expansion of ¼" must be maintained at all times. Use PROFLEX® PIB (Perimeter Isolation Barrier) to assist in maintaining the

expansion gap. Consult the TCNA handbook for other movement joint applications EJ171. The product is not for use over expansion joints, or structural (out –of –plane) movement cracks.

6. AVAILABILITY

PROFLEX® Products are available nationwide.
To locate Proflex products in your area, please contact:
Phone: 877-577-6353
Website: www.proflex.us

7. WARRANTY

5 year, 10 year and Limited Lifetime warranties are available. Contact PROFLEX® Technical Services for specific warranty information. PROFLEX® Products warrants that this product meets applicable ANSI standards in force at the time of manufacture.

8. MAINTENANCE

None required, but installation performance and durability may depend on properly maintaining products supplied by other manufacturers.

9. TECHNICAL SERVICES

Technical assistance
Information is available by calling the Technical Support
Toll Free: 877-577-6353
Fax: 863-937-9624
Technical and safety literature
To acquire technical and safety literature, please visit our website www.proflex.us

10. FILING SYSTEM

Division 9

another superior product from MAXXON CORPORATION

Represented by: Acoustical® SOLUTIONS

THE MULTIFAMILY STANDARD OF SOUND CONTROL

ACOUSTI-MAT® 3/8 PREMIUM

IDEAL UPGRADE FOR CONDOMINIUM LIVING

The original sound control mat just got better. Acousti-Mat® 3/8 Premium provides additional impact noise control with an added layer of high performance acoustical fabric. The Premium layer is laminated to the bottom of a core of fused entangled polymeric filaments, which is attached to a non-woven, water-resistant fabric. To complete the Maxxon engineered sound control system, Acousti-Mat 3/8 Premium is topped with a high-strength Maxxon Underlayment.

Acousti-Mat 3/8 Premium increases the IIC levels of the floor/ceiling assembly by up to 17 points over wood frame construction and up to 25 points over concrete construction. Acousti-Mat 3/8 Premium is an approximate 0.375" (10 mm) thick mat and requires only a 1" topping.

FEATURES & BENEFITS

- Increases IIC rating up to 17 points over wood frame and up to 25 points over concrete
- Acousti-Mat 3/8 Premium combines acoustical fabric with entangled mesh for an overall approximate 0.375" (10 mm) mat profile
- Requires only a 1" topping
- GREENGUARD and GREENGUARD Gold Certified

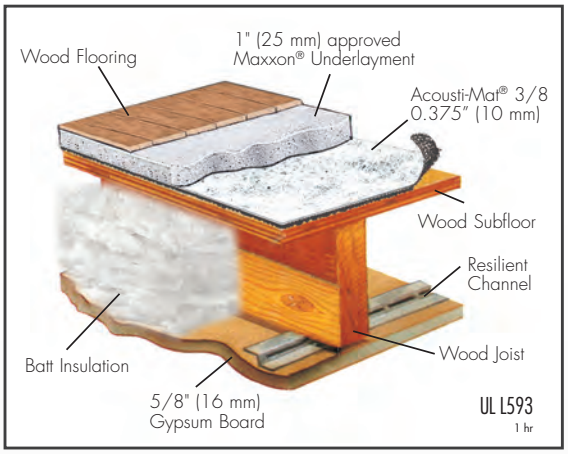
ACOUSTI MAT 3/8 PREMIUM

TECHNICAL DATA

Description ..... Entangled polymeric filament mat
Thickness ..... 0.375" (10 mm)
Composite Weight ..... ≈21.54 oz/y²
Thermal Resistance R-Value (ft²•°F•h/BTU)
- Mat Only 0.780
- 1" Maxxon Underlayment 0.193
- Mat/Underlayment System 0.973

Underlayment Depth ..... 1" (25 mm)
Fire Performance ASTM E-84
(with approved Maxxon Underlayment)
- Fuel Contribution 0
- Smoke Contribution 0
- Flame Spread 0

Pressure/Deflection
- 500 psf (2,441 kg/m²) ..... 0.067" (1.70 kg/m³)
- 1000 psf (4,882 kg/m²) ..... 0.116" (2.95 kg/m³)
- 2000 psf (9,765 kg/m²) ..... 0.172" (4.37 kg/m³)



FIRE/SOUND RATINGS

Evaluation Reports - Meeting fire and sound code together

Accepted by local building officials for fire and sound code compliance, Evaluation Reports are tecfical reports which verify that specific products meet the following code requirements and warrant regulatory approval. Minimum code requirements: **Sound** - 50 STC/IIC, **Fire** - 1 Hour

International Code Council

ICC ESR #2540 *For the following assembly types:*
- Parallel Chord Truss
- I-Joist
- Precast Concrete
- 2x10 Wood Truss
- Steel Joist

Additional ICC ES Reports: ESR #1141, ESR #1153, ESR #1774

Underwriters Laboratory International

UL ER #8477-01 *For the following assembly types:*
- Parallel Chord Truss
- I-Joist
- Steel Joist
- 2x10 Wood Truss
- Hambro
- Precast Concrete

FIRE RATINGS

UL Design

G230	L201	L517	L543	L588
G516	L202	L518	L545	L589
G524	L206	L519	L546	L590
G551	L208	L520	L547	L592
G553	L209	L522	L549	L593
G560	L210	L523	L551	M500
G561	L211	L524	L552	M502
G563	L212	L525	L556	M503
G566	L501	L526	L557	M504
G574	L502	L527	L558	M505
G587	L503	L528	L560	M506
G592	L504	L529	L562	M508
G597	L505	L530	L563	M510
J917	L506	L532	L564	M511
J919	L507	L533	L565	M513
J920	L508	L534	L569	M514
J924	L509	L535	L570	M515
J927	L510	L536	L574	M517
J931	L511	L537	L576	M518
J957	L512	L538	L577	M519
J958	L513	L539	L579	M530
J991	L514	L540	L581	M531
J994	L515	L541	L583	M534
L006	L516	L542	L585	M536

ULC Design

L530 M520 M521

SOUND TESTS

Floor System	Topping	Insulation	Resilient Channel	Ceiling Drywall	Floor Covering	Rating	Test Numbers
2x10 WOOD JOIST *w/ 5/8" (16 mm) plywood subfloor*	1" min. (25 mm) Maxxon*	Yes	Yes	5/8" (16 mm)	Ceramic Tile	57 IIC	IN88-2
	1" min. (25 mm) Maxxon*	Yes	Yes	5/8" (16 mm)	Ceramic Tile	59 IIC	TL 88-110
PARALLEL CHORD TRUSS *16" deep, 24" oc plywood subfloor*	1" min. (25 mm) Maxxon*	Yes	Yes	5/8" (16 mm)	Tile	54 F-IIC	F13-131
	1" min. (25 mm) Maxxon*	Yes	Yes	5/8" (16 mm)	Vinyl Plank	54 F-IIC	F13-130
	1" min. (25 mm) Maxxon*	Yes	Yes	5/8" (16 mm)	None	62 F-STC	22613-4STC
4" PRECAST CONCRETE *4'x2' (102 mm x 610 mm)*	Double layer cement board	No	No	None	Tile	55 F-STC	90-155
	Double layer cement board	No	No	None	Tile	52 F-IIC	90-8
8" CONCRETE	1" min. (25 mm) Maxxon*	No	No	None	Ceramic Tile	65 F-IIC	30160 05 72550-7
	1" min. (25 mm) Maxxon*	No	No	5/8" (16 mm)	Tile	66 F-IIC	30160 05 67282-1
8" HOLLOWCORE PRECAST CONCRETE *8'x2' (203 mm x 610 mm), no ceiling*	1" min. (25 mm) Maxxon*	No	No	None	Vinyl Plank	57 F-IIC	B2863.08-201-10
	1" min. (25 mm) Maxxon*	No	No	None	DuraCeramic Tile	61 F-IIC	B2863.07-201-10
	1" min. (25 mm) Maxxon*	No	No	None	Wood	61 F-IIC	B2863.09-201-10
No Acousti-Mat 3/8 (control)	1" min. (25 mm) Maxxon*	No	No	None	None	19 F-IIC	B2863.13-201-10
HAMBRO D-500 COMPOSITE FLOOR SYSTEM	1" min. (25 mm) Maxxon*	No	Yes	1/2" (12 mm)	Vinyl	53 IIC	7004079
	1" min. (25 mm) Maxxon*	No	Yes	1/2" (12 mm)	Quarry Tile	54 IIC	7004078
	1" min. (25 mm) Maxxon*	No	Yes	1/2" (12 mm)	Floating Laminate	55 IIC	7004080
	1" min. (25 mm) Maxxon*	No	Yes	1/2" (12 mm)	Quarry Tile	54 STC	5004027
	1" min. (25 mm) Maxxon*	No	Yes	1/2" (12 mm)	Glue Down Wood	51 IIC	7004084
TJI JOIST *w/ 3/4" (19 mm) T&G Plywood subfloor*	1" min. (25 mm) Maxxon*	Yes	Yes	2 layers - 5/8" (2x16 mm)	Ceramic	56 F-IIC	48-06-01
	1" min. (25 mm) Maxxon*	Yes	Yes	2 layers - 5/8" (2x16 mm)	Ceramic	57 F-STC	48-06-02

* Approved Maxxon Underlayment

SOUND TEST INFORMATION: International Building Code (IBC) requires a minimum 50 STC/IIC (45 F-STC/F-IIC) in multifamily construction. Because an STC/IIC of 50 provides only marginal sound control, the International Code Council (ICC), author of the IBC, now recommends that an "acceptable" level of performance for both STC and IIC is 55 (52 if field tested). The "preferred" level of performance for STC and IIC is 60 (57 if field tested). Maxxon Underlayments and Acousti-Mat are but single components of an effective sound control system. No sound control system is better than its weakest component. Care must be taken in the selection and installation of all components of construction to ensure the ultimate designed acoustical performance. All acoustical testing was done by Architectural Testing; Riverbank Testing Laboratories; Intest, Inc.; Intertek; Twin City Testing Corporation; Maxxon R & D Test Center; D.L. Adams Associates, L.T.D.; Veneklasen Associates; NGC Testing Services; AV Group or JGL Acoustics. For type of floor covering used, channel spacing and other information, contact Maxxon for test reports by number.

WARRANTY: See our website for complete warranty info.

LEED® INFORMATION

For information regarding how Acousti-Mat 3/8 may help contribute toward points for LEED project contribution, contact your Regional Representative at (800) 356-7887 or visit www.maxxon.com/go_green.

ACOUSTI-MAT INSTALLATION

Sound mat is loose laid over the entire concrete or wood subfloor.

Seams between sections of sound mat are adhered with zip-strips or taped.*

*Once the mat has been loose laid, no further penetrations should be made. Rigid attachment through the sound mat minimizes the sound performance.

Isolation strips are installed, then taped, around the perimeter of the entire room to eliminate flanking paths. Isolation strips are also installed, then taped, around any vertical penetration through the floor.

Sound mat is topped with an approved Maxxon Underlayment, at a depth specific to the application. To ensure uniform depth and a smooth finish, installers use a screed to finish the underlayment surface. (If Acousti-Mat is installed only in hard surface areas, the underlayment is poured directly over the subfloor in areas to be covered with carpet and pad.)

In as little as two hours after the underlayment has been poured, the floor is hard enough to accommodate foot traffic, so light subtrades may continue working. Total drying time varies depending on the type of finished floor goods to be installed, but is generally completed within 5 to 7 days.

ACOUSTI MAT 3/8

Acoustical® SOLUTIONS
For every environment of your life.

2420 Grenoble Road
Richmond, VA 23294
Toll Free: 800-782-5742

another superior product from MAXXON CORPORATION

Represented by: Acoustical® SOLUTIONS

MULTIFAMILY LUXURY SOUND CONTROL

ACOUSTI-MAT® 3/4

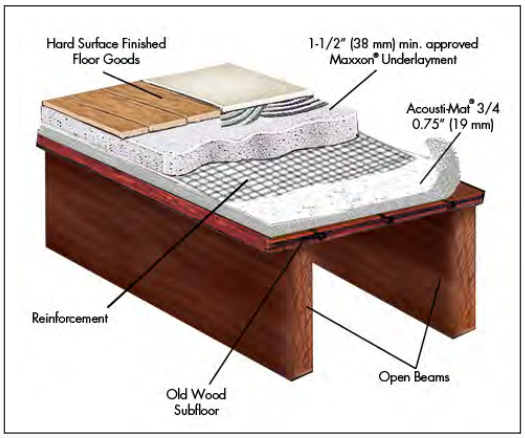
IDEAL FOR THE LUXURY DEVELOPMENTS & ASSEMBLIES WITH EXPOSED CEILINGS

Acousti-Mat® 3/4 is the sound deadening solution for floor systems that have been impossible to control. Reduce noise complaints — even in open beam, concrete slab and conventional wood frame systems. Acousti-Mat 3/4's core of fused, entangled filaments is attached to a water resistant, non-woven fabric, creating the largest air void of any sound control mat. Acousti-Mat 3/4 increases IIC levels up to 17 points over wood frame, and up to 25 IIC points (or more) over concrete. When installed with Maxxon® Underlayment, it also increases the STC rating 6–15 points over a bare wood frame system. Acousti-Mat 3/4 is GREENGUARD Gold Certified.

TECHNICAL DATA

Description.....Entangled polymeric filament mat
Thickness ..... 0.75" (19 mm)
Density ..... 2.66 pcf (42.6 kg/m³)
Thermal Resistance R-Value (ft²•°F•h/BTU)
Mat Only 1.550
1½" Maxxon Underlayment 0.288
Mat/Underlayment System 1.838
Underlayment Depth ..... 1½" (38 mm) Reinforced
Pressure/Deflection
50 psf (244 kg/m²).....0.05" (1.27 mm)
100 psf (488 kg/m²).....0.08" (2.03 mm)
200 psf (976 kg/m²).....0.15" (3.81 mm)
300 psf (1,465 kg/m²).....0.21" (5.33 mm)
Fire Performance ASTM E-84
(with approved Maxxon Underlayment)
Fuel Contribution.....0
Smoke Contribution.....0
Flame Spread.....0

DETAIL DRAWING



FIRE/SOUND RATINGS

Evaluation Reports - *Meeting fire and sound code together*

Accepted by local building officials for fire and sound code compliance, Evaluation Reports are technical reports which verify that specific products meet the following code requirements and warrant regulatory approval. Minimum code requirements: **Sound** - 50 STC/IIC, **Fire** - 1 Hour

International Code Council

ICC ESR #2540 *For the following assembly types:*
- Parallel Chord Truss
- I-Joist
- Precast Concrete
- 2x10 Wood Truss
- Steel Joist

Additional ICC ES Reports: ESR #1141, ESR #1153, ESR #1774

Underwriters Laboratory International

UL ER #8477-01 *For the following assembly types:*
- Parallel Chord Truss
- I-Joist
- Steel Joist
- 2x10 Wood Truss
- Hambro
- Precast Concrete

FIRE RATINGS

UL Design

G230	L006	L512	L534	L562	M500
G516	L201	L513	L535	L563	M502
G524	L202	L514	L536	L564	M503
G551	L206	L515	L537	L565	M504
G553	L208	L516	L538	L569	M505
G560	L209	L517	L539	L570	M506
G561	L210	L518	L540	L571	M507
G563	L211	L519	L541	L573	M508
G566	L212	L520	L542	L574	M510
G574	L501	L522	L543	L576	M513
J917	L502	L523	L545	L577	M514
J919	L503	L524	L546	L579	M517
J920	L504	L525	L547	L581	M518
J924	L505	L526	L549	L583	M519
J927	L506	L527	L551	L585	
J931	L507	L528	L552	L588	
J957	L508	L529	L556	L589	
J958	L509	L530	L557	L590	
J991	L510	L532	L558	L592	
J994	L511	L533	L560	L593	

ULC Design

I530	L201	L512	M501	M514	M521
L003	L511	M500	M503	M520	

SOUND TESTS

Floor System	Topping	Insulation	Resilient Channel	Ceiling Drywall	Floor Covering	Rating	Test Numbers
OPEN BEAM	1½" (38 mm) Maxxon*	No	No	None	Vinyl	46 F-IIC	02 31573.3
	1½" (38 mm) Maxxon*	No	No	None	Floating Wood	52 F-IIC	02 31573.4
	1½" (38 mm) Maxxon*	No	No	None	None	47 F-STC	02 31573.6
Bare Floor over Open Beam *(control)*	None	No	No	None	None	33 F-IIC	02 31573.5
	None	No	No	None	None	30 F-STC	02 31573.7
8" CAST-IN-PLACE CONCRETE *(203 mm)*	2" (51 mm) Maxxon*	No	No	None	None	65 F-IIC	03 56381.6
	2" (51 mm) Concrete	No	No	None	None	61 F-IIC	03 56381.5
Bare Concrete, No Acousti-Mat *(control)*	None	No	No	None	None	36 F-IIC	03 56381.1
STEEL JOIST 12" DEEP *(305 mm) w/ 3/4" (19 mm) T&G plywood subfloor*	1½" (38 mm) Maxxon*	Yes	Yes	5/8" (16 mm)	Ceramic	57 F-IIC	04-22-1
	1½" (38 mm) Maxxon*	Yes	Yes	5/8" (16 mm)	Vinyl	57 F-IIC	04-22-2
	1½" (38 mm) Maxxon*	Yes	Yes	5/8" (16 mm)	Wood	58 F-IIC	04-22-3
TJI JOIST *w/ 3/4" (19 mm) T&G OSB subfloor*	1½" (38 mm) Maxxon*	Yes	Yes	2 layers - 5/8" (2 x 16 mm)	Ceramic	58 F-IIC	48-06-03
	1½" (38 mm) Maxxon*	Yes	Yes	2 layers - 5/8" (2 x 16 mm)	Ceramic	59 F-STC	48-06-04
PARALLEL CHORD TRUSS *20" deep, 24" OC*	1½" (38 mm) Maxxon*	Yes	Yes	2 layers - 5/8" (2 x 16 mm)	Tile	63 F-IIC	R05200
	1½" (38 mm) Maxxon*	Yes	Yes	2 layers - 5/8" (2 x 16 mm)	Wood	59 F-IIC	R05200

SOUND TEST INFORMATION: All acoustical testing was done by Architectural Testing; Riverbank Testing Laboratories; Intest, Inc.; Twin City Testing Corporation; Maxxon R&D Test Center; D.L. Adams Associates, L.T.D.; Veneklasen Associates; NGC Testing Services; AV Group or JGL Acoustics. For type of floor covering used, channel spacing and other information, contact Maxxon for test reports by number. International Building Code (IBC) requires a minimum 50 STC/IIC (45 F-STC/F-IIC) in multifamily construction. Because an STC/IIC of 50 provides only marginal sound control, the International Code Council (ICC), author of the IBC, now recommends that an "acceptable" level of performance for both STC and IIC is 55 (52 if field tested). The "preferred" level of performance for STC and IIC is 60 (57 if field tested). Maxxon Underlayments and Acousti-Mat are but single components of an effective sound control system. No sound control system is better than its weakest component. Care must be taken in the installation of all components of construction to ensure the ultimate designed acoustical performance.

WARRANTY: See our website for complete warranty information.

LEED® INFORMATION

For information regarding how Acousti-Mat 3/4 may contribute toward points for LEED project contribution, contact your Regional Representative at (800) 356-7887 or visit www.maxxon.com/go_green.

ACOUSTI-MAT INSTALLATION

Sound mat is loose laid over the entire concrete or wood subfloor.

Seams between sections of sound mat are adhered with zip-strips or taped.*

*Once the mat has been loose laid, no further penetrations should be made. Rigid attachment through the sound mat minimizes the sound performance.

Isolation strips are installed, then taped, around the perimeter of the entire room to eliminate flanking paths. Isolation strips are also installed, then taped, around any vertical penetration through the floor.*

*Install approved reinforcement over mat.

Sound mat is topped with an approved Maxxon Underlayment, at a depth specific to the application. To ensure uniform depth and a smooth finish, installers use a screed to finish the underlayment surface. (If Acousti-Mat is installed only in hard surface areas, the underlayment is poured directly over the subfloor in areas to be covered with carpet and pad.)

In as little as two hours after the underlayment has been poured, the floor is hard enough to accommodate foot traffic, so light subtrades may continue working. Total drying time varies depending on the type of finished floor goods to be installed, but is generally completed within 5 to 7 days.

ACOUSTI MAT 3/4

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For every environment of your life.

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another superior product from MAXXON CORPORATION

Represented by: Acoustical® SOLUTIONS

MULTIFAMILY LUXURY SOUND CONTROL

ACOUSTI-MAT® 3/4 PREMIUM

MAXXON'S HIGHEST PERFORMANCE SOUND CONTROL MAT

For challenging floors, like those found in warehouse-to-multifamily conversion projects, only the best will do. Acousti-Mat® 3/4 Premium delivers top quality noise reduction by combining the proven sound reduction of Acousti-Mat's floating floor technology with an added layer of isolation. The Premium layer of acoustical fabric is laminated to the bottom of a core of fused entangled filaments, which is attached to a non-woven, water-resistant fabric. Acousti-Mat 3/4 Premium is then topped with a high-strength Maxxon Underlayment.

Acousti-Mat 3/4 Premium increases the IIC levels of the floor/ceiling assembly by up to 20 points over wood frame construction and up to 30 in concrete construction. At a height of 3/4" and requiring only a 1½" reinforced topping, Acousti-Mat 3/4 Premium provides ultimate sound control without significantly increasing the overall floor height over regular Acousti-Mat 3/4. The entire Maxxon system is covered by one warranty, and is also GREENGUARD and GREENGUARD Gold Certified.

FEATURES & BENEFITS

- Increases IIC rating up to 20 points over wood frame and up to 30 points over concrete.
- Acousti-Mat 3/4 Premium combines acoustical fabric with entangled mesh, for an overall approximate 0.75" mat profile.
- GREENGUARD and GREENGUARD Gold Certified.

ACOUSTI MAT 3/4 PREMIUM

Top of the line sound control made a little extra Premium.

TECHNICAL DATA

Description.....Entangled polymeric filament mat attached to non-woven fabric
Premium Layer ..... microfibrous non-woven fabric
Color.....Clear with white water resistant fabric and white acoustical fabric
Thickness, nominal ..... 0.75" (19 mm)
Density .....3.57 pcf (57.2 kg/m³)

Thermal Resistance	R-Value
Mat Only	2.150
1½" Maxxon Underlayment	0.288
Mat/Underlayment	2.438

Pressure/Deflection

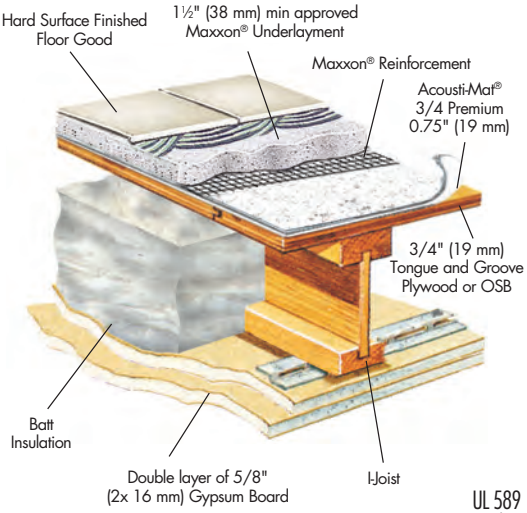
50 psf (244 kg/m²)	0.013" (0.33 mm)
100 psf (488 kg/m²)	0.031" (0.79 mm)
500 psf (2,440 kg/m²)	0.128" (3.25 mm)
1,000 psf (4,880 kg/m²)	0.218" (5.54 mm)

Underlayment Depth
Gypsum Underlayment .....1.5" (38 mm) Reinforced

Fire Performance ASTM E-84

Fuel Contribution	0
Smoke Density	0
Flame Spread	0

DETAIL DRAWING



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- Hambro
- Precast Concrete

FIRE RATINGS

UL Design

G230	L201	L513	L535	L563	M506
G516	L202	L514	L536	L564	M507
G524	L206	L515	L537	L565	M513
G551	L208	L516	L538	L569	M514
G553	L209	L517	L539	L570	M517
G560	L210	L518	L540	L574	M518
G561	L211	L519	L541	L576	M519
G563	L212	L520	L542	L577	
G566	L501	L522	L543	L579	
G574	L502	L523	L545	L581	
J917	L503	L524	L546	L583	
J919	L504	L525	L547	L588	
J920	L505	L526	L549	L589	
J924	L506	L527	L551	L590	
J927	L507	L528	L552	L592	
J931	L508	L529	L556	L593	
J957	L509	L530	L557	M500	
J991	L510	L532	L558	M503	
J994	L511	L533	L560	M504	
L006	L512	L534	L562	M505	

ULC Design

I530	L201	L512	M501	M514	M521
L003	L511	M500	M503	M520	

SOUND TEST INFORMATION: International Building Code (IBC) requires a minimum 50 STC/IIC (45 F-STC/F-IIC) in multifamily construction. Because an STC/IIC of 50 provides only marginal sound control, the International Code Council (ICC), author of the IBC, now recommends that an "acceptable" level of performance for both STC and IIC is 55 (52 if field tested). The "preferred" level of performance for STC and IIC is 60 (57 if field tested). Maxxon Underlayments and Acousti-Mat are but single components of an effective sound control system. No sound control system is better than its weakest component. Care must be taken in the selection and installation of all components of construction to ensure the ultimate designed acoustical performance. All acoustical testing was done by Architectural Testing; Riverbank Testing Laboratories; Intest, Inc.; Intertek; Twin City Testing Corporation; Maxxon R & D Test Center; D.L. Adams Associates, L.T.D.; Veneklasen Associates; NGC Testing Services; AV Group or JGL Acoustics. For type of floor covering used, channel spacing and other information, contact Maxxon for test reports by number.

WARRANTY: See our website for complete warranty information.

LEED® INFORMATION

For information regarding how Acousti-Mat 3/4 Premium may contribute toward points for LEED project contribution, contact your Regional Representative at (800) 356-7887 or visit www.maxxon.com/go_green.

ACOUSTI-MAT INSTALLATION

Sound mat is loose laid over the entire concrete or wood subfloor.

Seams between sections of sound mat are adhered with zip-strips or taped.*

*Once the mat has been loose laid, no further penetrations should be made. Rigid attachment through the sound mat minimizes the sound performance.

Isolation strips are installed, then taped, around the perimeter of the entire room to eliminate flanking paths. Isolation strips are also installed, then taped, around any vertical penetration through the floor.

Approved reinforcement is installed over the sound mat. The sound mat and reinforcement are then topped with an approved Maxxon Underlayment, at a depth specific to the application. To ensure uniform depth and a smooth finish, installers use a screed to finish the underlayment surface. (If Acousti-Mat is installed only in hard surface areas, the underlayment is poured directly over the subfloor in areas to be covered with carpet and pad.)

In as little as two hours after the underlayment has been poured, the floor is hard enough to accommodate foot traffic, so light subtrades may continue working. Total drying time varies depending on the type of finished floor goods to be installed, but is generally completed within 10 to 14 days.

ACOUSTI MAT 3/4 PREMIUM

Acoustical® SOLUTIONS
For every environment of your life.

2420 Grenoble Road
Richmond, VA 23294
Toll Free: 800-782-5742

APPENDIX D

Reference Drawings

01 Floor Plan - Typical Existing Unit - South Building

0N Floor Plan - Typical Existing Unit - North Building

02 Exterior Elevations - North Building

03 Exterior Elevations - North Building

04 Exterior Elevations - South Building

05 Exterior Elevations - South Building

06 Door and Window Elevations

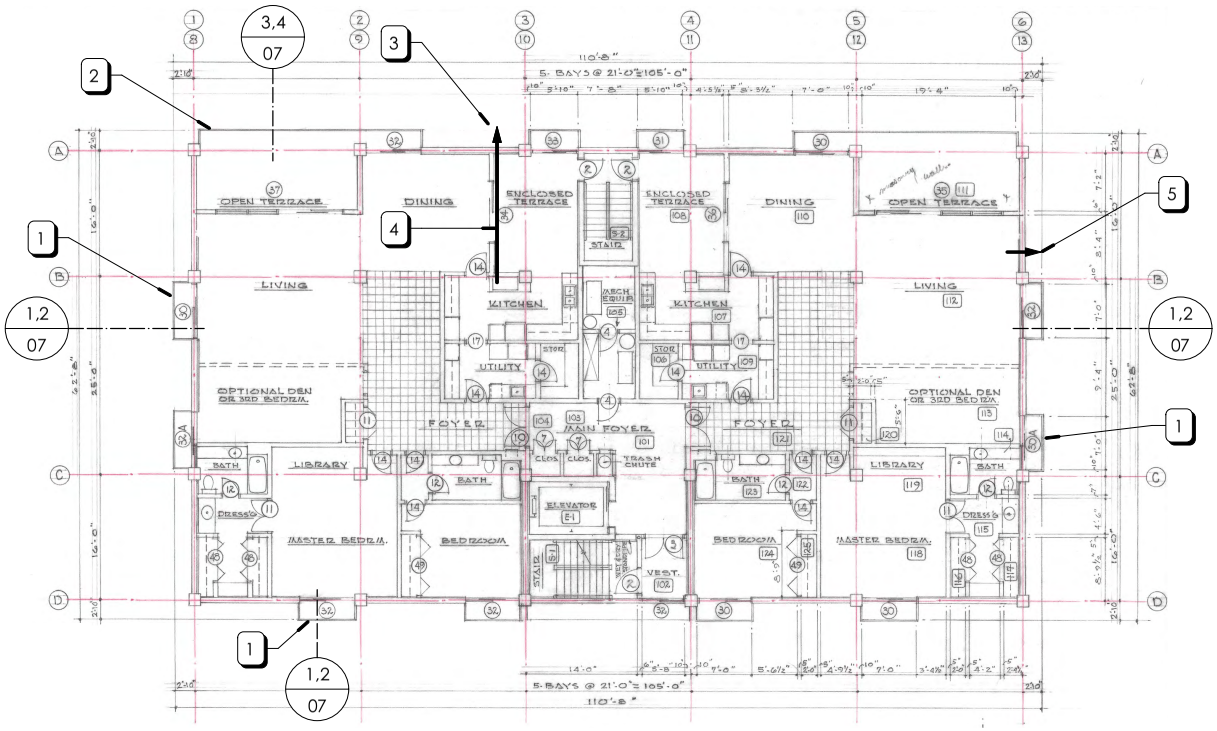
07 Exterior Railings

07 Vent Details

KEYED NOTES

1. TYPICAL NORTH, SOUTH, EAST BALCONY WITH TUBE STEEL TOP RAIL
2. TYPICAL WEST BALCONY- MAY BE MODIFIED TO 'OPEN' TOP RAIL
3. LOCATION OF RANGE HOOD WALL VENT
4. PROPOSED SOFFIT LOCATION WITH RANGE HOOD DUCT
5. LOCATION OF FIREPLACE WALL VENT

NOTE:
FLOOR PLAN SHOWN IS FOR GENERAL LAYOUT AND COORDINATION, AND MAY NOT REFLECT EXACT FLOOR PLAN



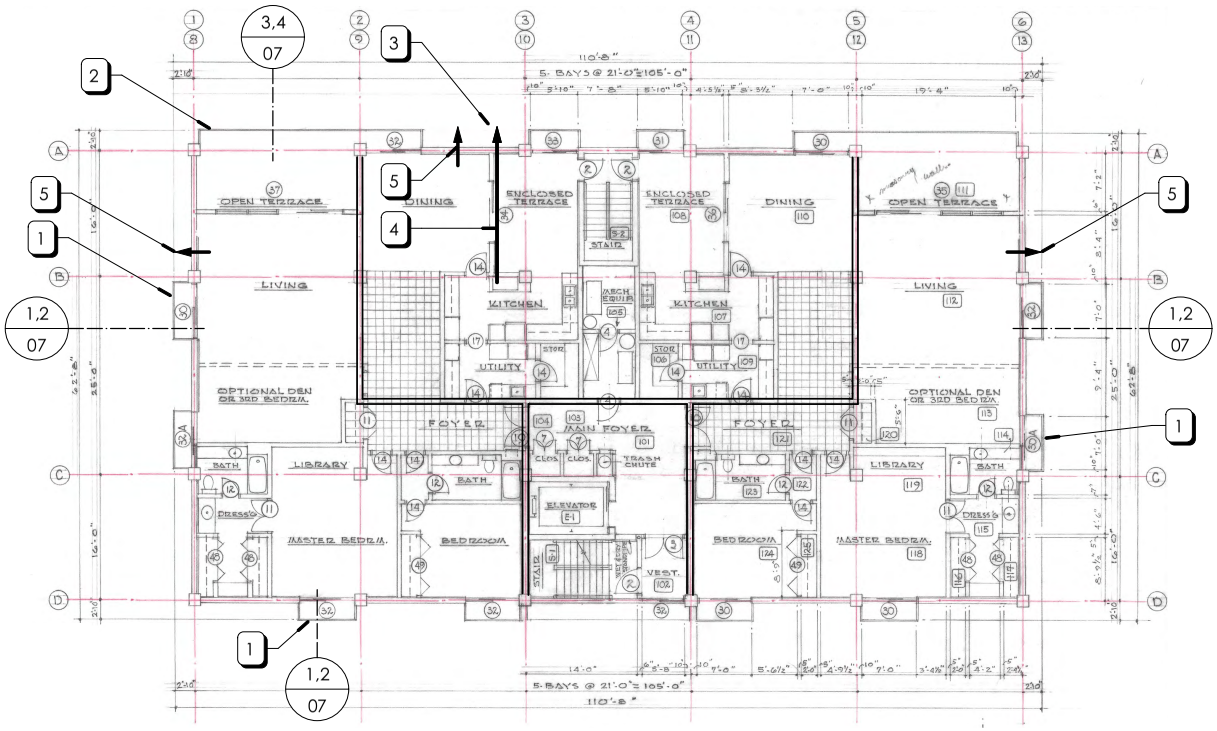
1 TYPICAL FLOOR PLAN
Scale: 1/16" = 1'-0"

DONNER TOWERS
940 & 960 S DONNER WAY
SALT LAKE CITY, UT
AMD
ARCHITECTURE

KEYED NOTES

1. TYPICAL NORTH, SOUTH, EAST BALCONY WITH TUBE STEEL TOP RAIL
2. TYPICAL WEST BALCONY- MAY BE MODIFIED TO 'OPEN' TOP RAIL
3. LOCATION OF RANGE HOOD WALL VENT
4. PROPOSED SOFFIT LOCATION WITH RANGE HOOD DUCT
5. LOCATION OF FIREPLACE WALL VENT

NOTE:
FLOOR PLAN SHOWN IS FOR GENERAL LAYOUT AND COORDINATION, AND MAY NOT REFLECT EXACT FLOOR PLAN



1 TYPICAL FLOOR PLAN
Scale: 1/16" = 1'-0"

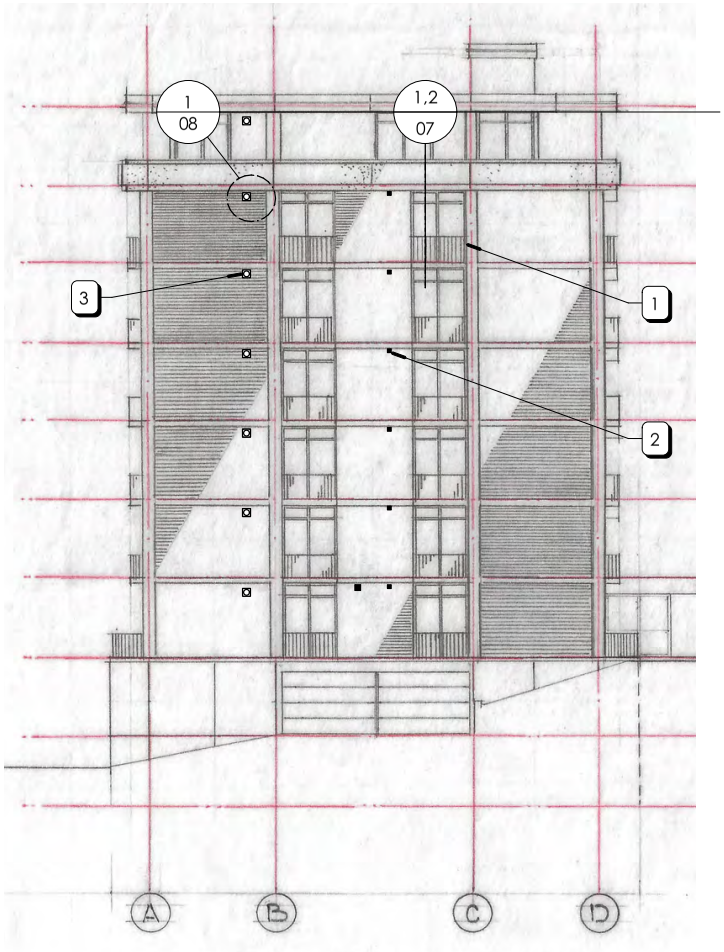
DONNER TOWERS
940 & 960 S DONNER WAY
SALT LAKE CITY, UT

01N- TYPICAL FLOOR PLAN (NORTH)

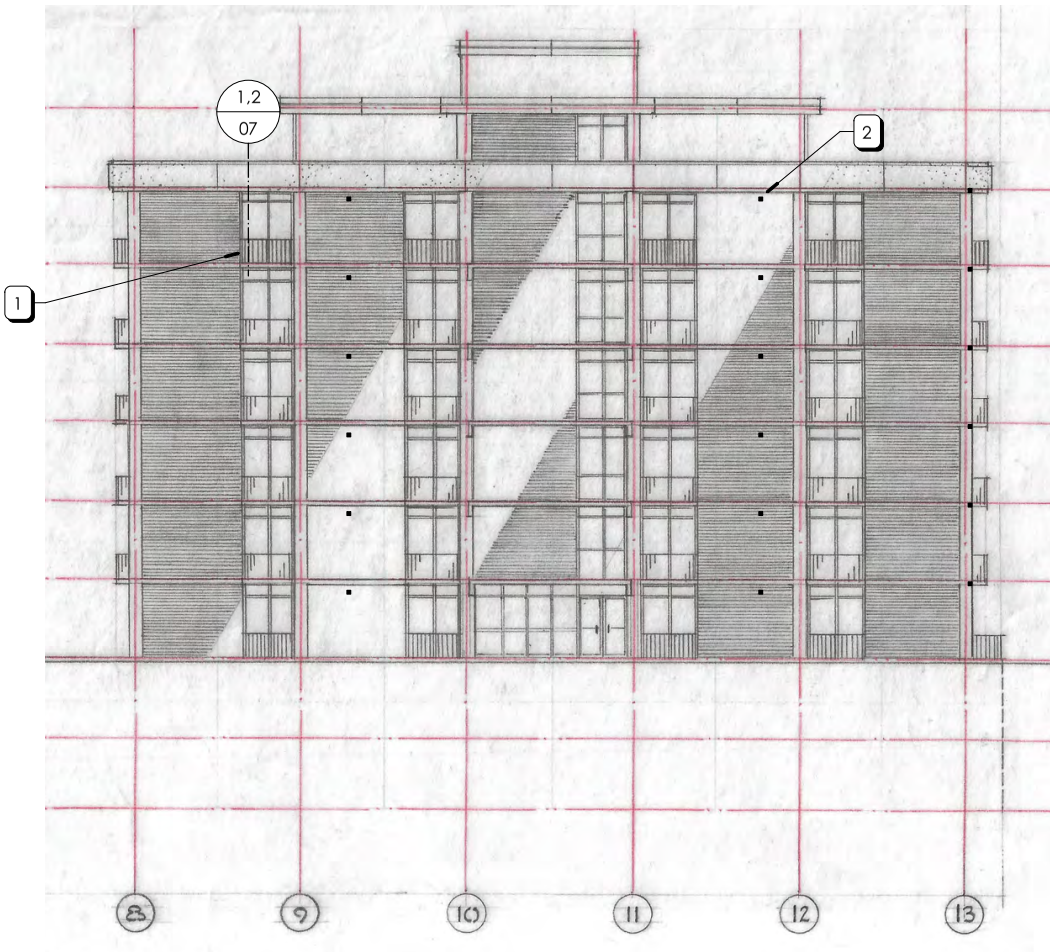
AMD ARCHITECTURE

KEYED NOTES

1. TYPICAL NORTH, SOUTH, EAST BALCONY WITH TUBE STEEL TOP RAIL
2. TYPICAL EXISTING DRYER/BATHROOM VENT ■
3. TYPICAL LOCATION FOR NEW FIREPLACE VENT ◎



2 SOUTH ELEVATION
Scale: 1/16" = 1'-0"



1 EAST ELEVATION
Scale: 1/16" = 1'-0"

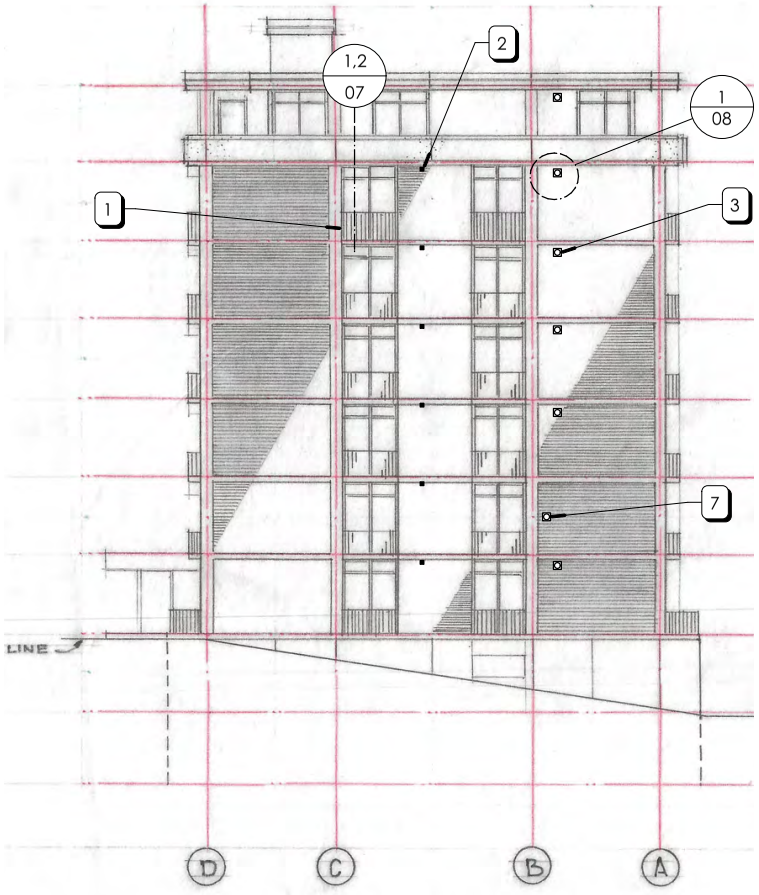
DONNER TOWERS
940 & 960 S DONNER WAY
SALT LAKE CITY, UT

02- ELEVATIONS (NORTH BLDG)

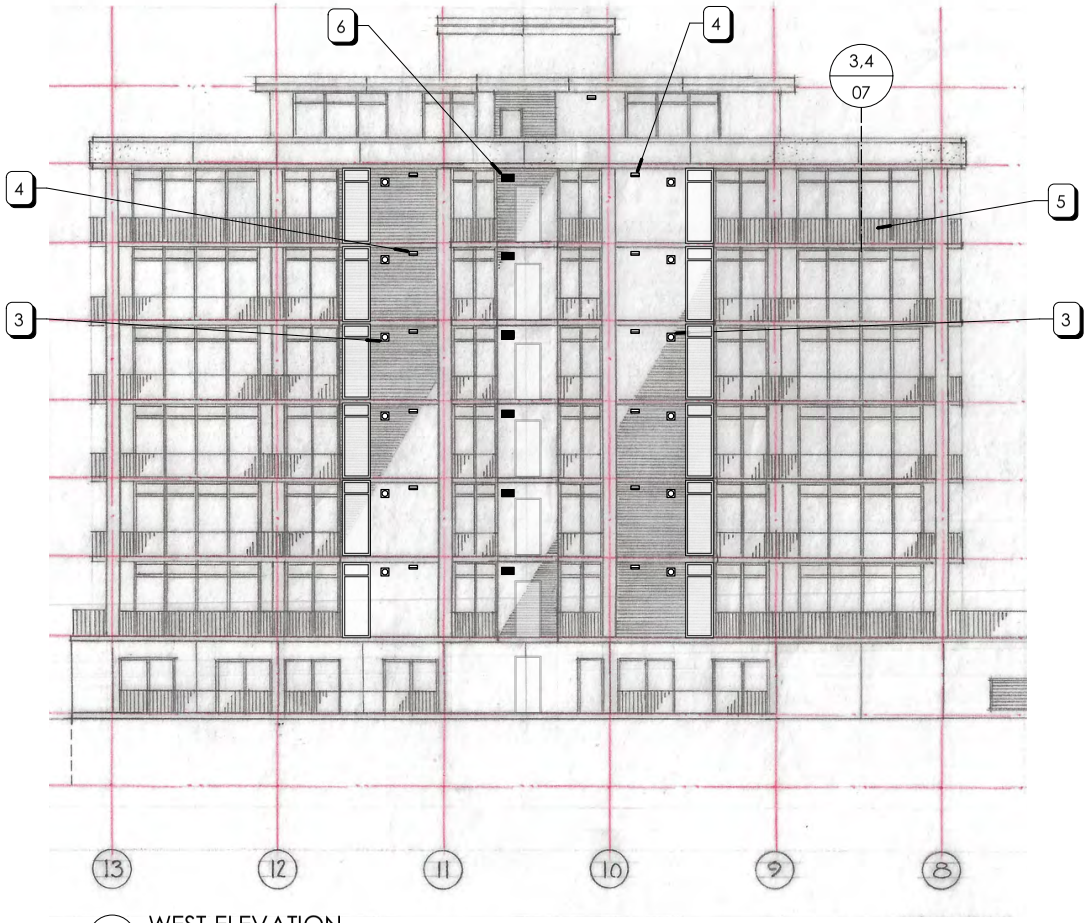
AMD ARCHITECTURE

KEYED NOTES

1. TYPICAL NORTH, SOUTH, EAST BALCONY WITH TUBE STEEL TOP RAIL
2. TYPICAL EXISTING DRYER/BATHROOM VENT
3. TYPICAL LOCATION FOR NEW FIREPLACE VENT
4. TYPICAL LOCATION FOR NEW RANGE HOOD VENT
5. TYPICAL WEST BALCONY WITH TUBE STEEL TOP RAIL
6. TYPICAL EXISTING FRESH AIR INTAKE VENT
7. EXISTING FIREPLACE VENT



2 NORTH ELEVATION
Scale: 1/16" = 1'-0"



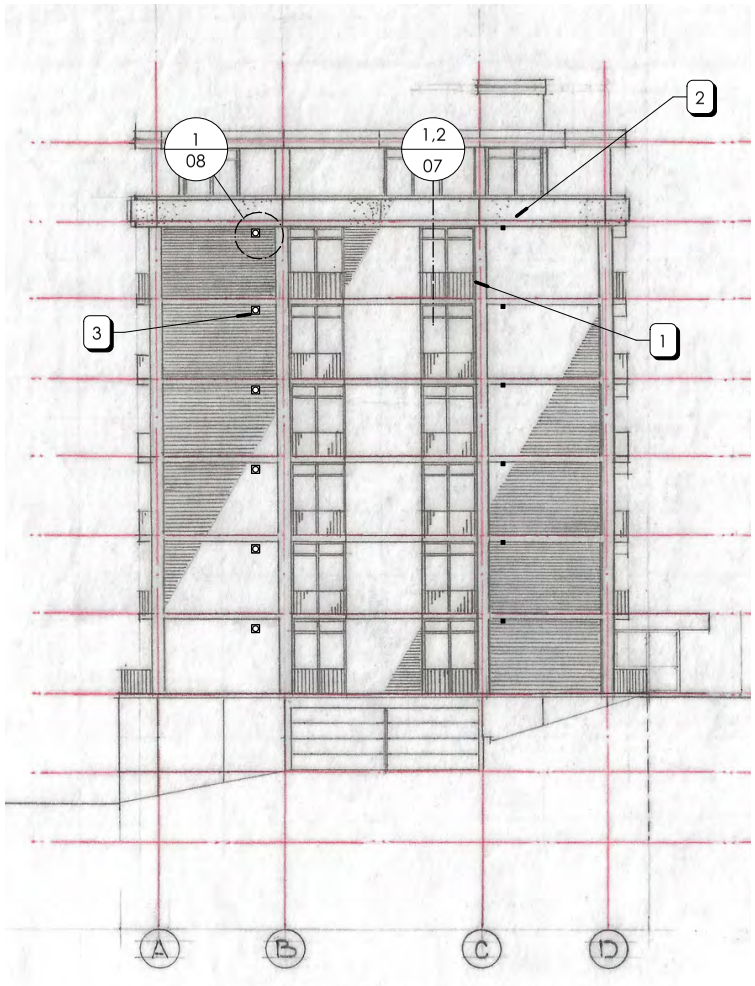
1 WEST ELEVATION
Scale: 1/16" = 1'-0"

DONNER TOWERS
940 & 960 S DONNER WAY
SALT LAKE CITY, UT

AMD ARCHITECTURE

KEYED NOTES

1. TYPICAL NORTH, SOUTH, EAST BALCONY WITH TUBE STEEL TOP RAIL
2. TYPICAL EXISTING BATHROOM/DRYER VENT ■
3. TYPICAL LOCATION FOR NEW FIREPLACE VENT ◎



2 SOUTH ELEVATION
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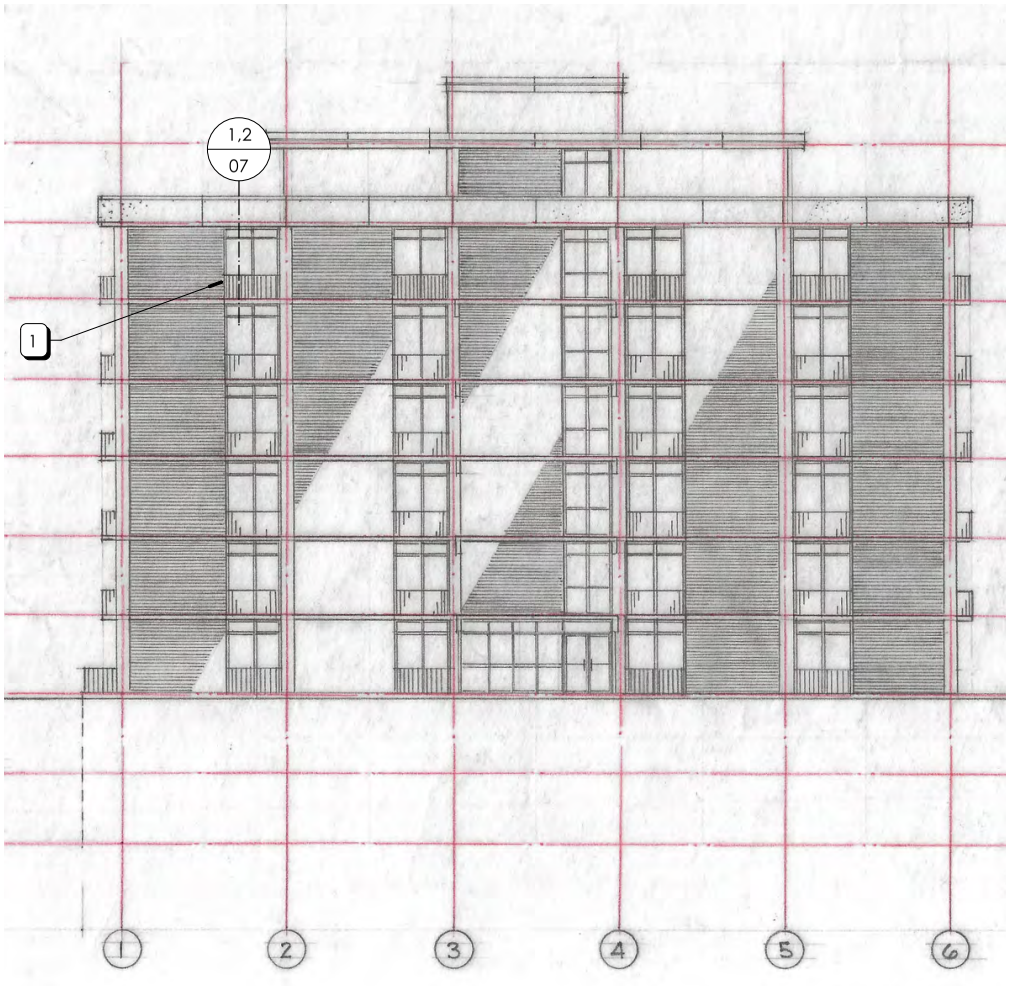


1 EAST ELEVATION
Scale: 1/16" = 1'-0"

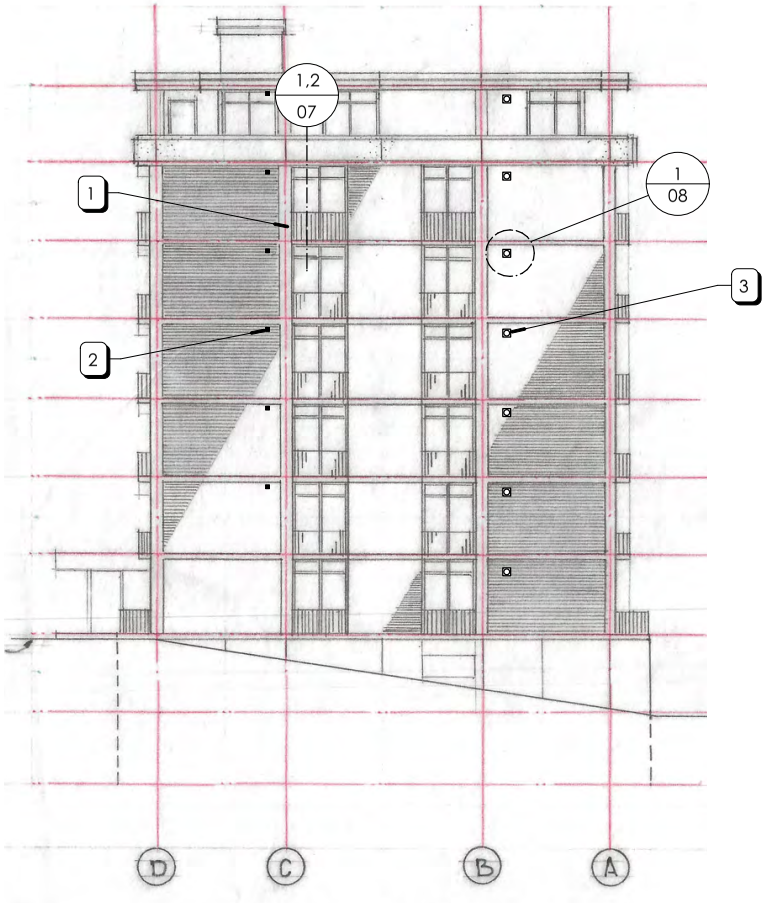
04- ELEVATIONS (SOUTH BLDG)

DONNER TOWERS
940 & 960 S DONNER WAY
SALT LAKE CITY, UT

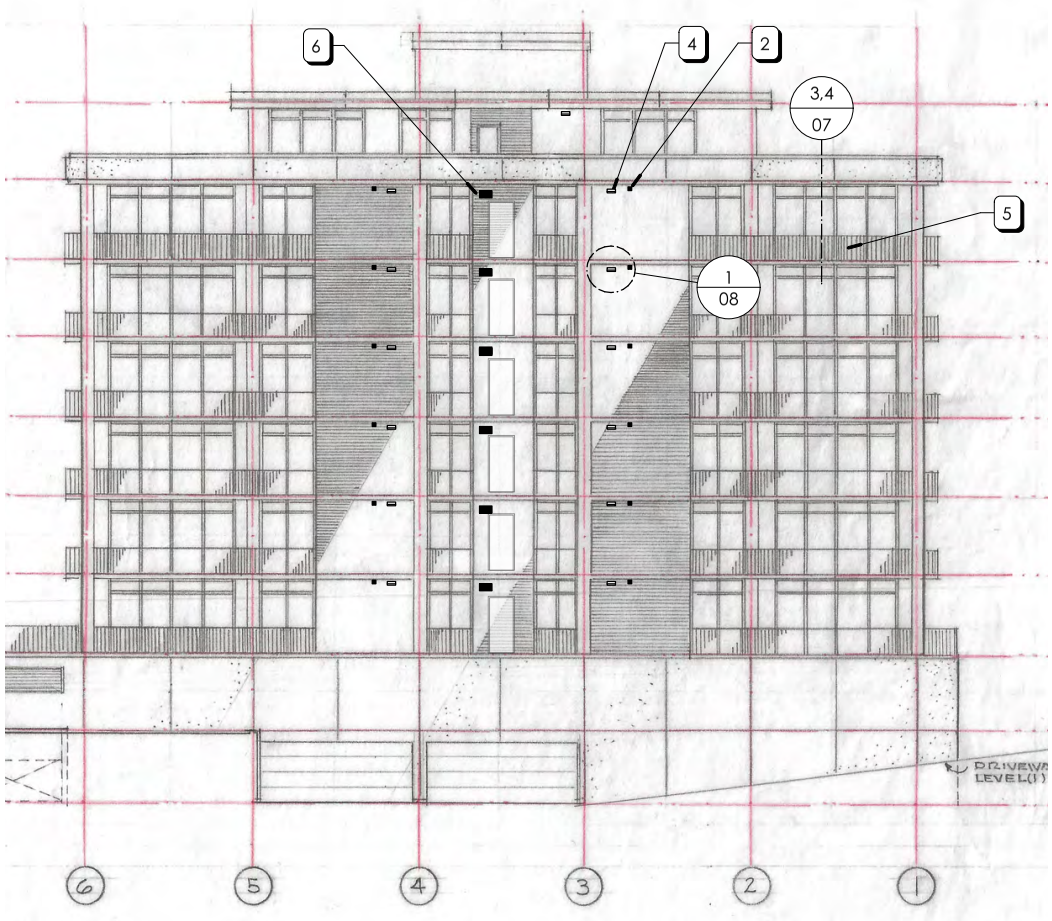
AMD
ARCHITECTURE

KEYED NOTES

1. TYPICAL NORTH, SOUTH, EAST BALCONY WITH TUBE STEEL TOP RAIL
2. TYPICAL EXISTING DRYER/BATHROOM VENT
3. TYPICAL LOCATION FOR NEW FIREPLACE VENT
4. TYPICAL LOCATION FOR NEW RANGE HOOD VENT
5. TYPICAL WEST BALCONY WITH 'OPEN' TOP RAIL
6. TYPICAL EXISTING FRESH AIR INTAKE VENT



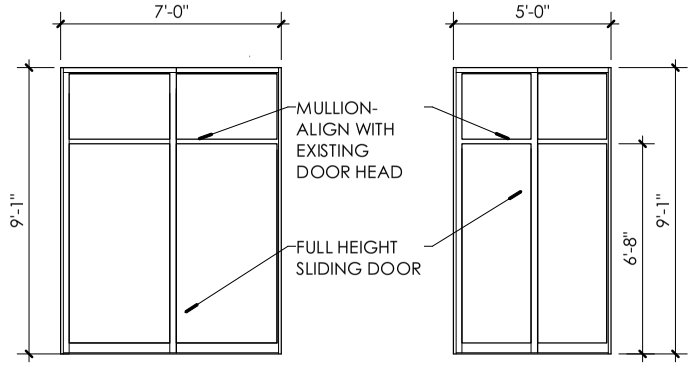
2 NORTH ELEVATION
Scale: 1/16" = 1'-0"



1 WEST ELEVATION
Scale: 1/16" = 1'-0"

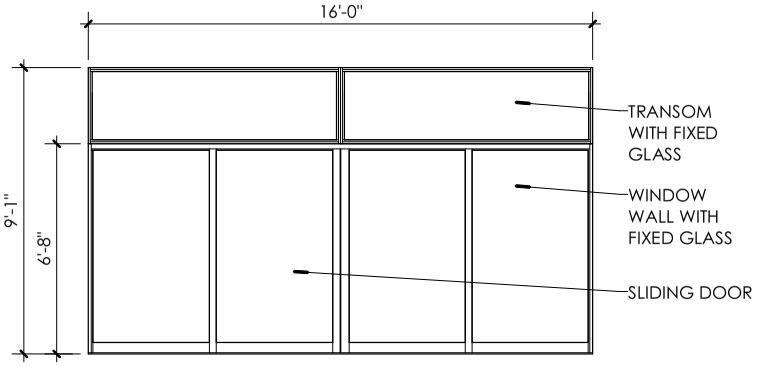
DONNER TOWERS
940 & 960 S DONNER WAY
SALT LAKE CITY, UT

AMD ARCHITECTURE

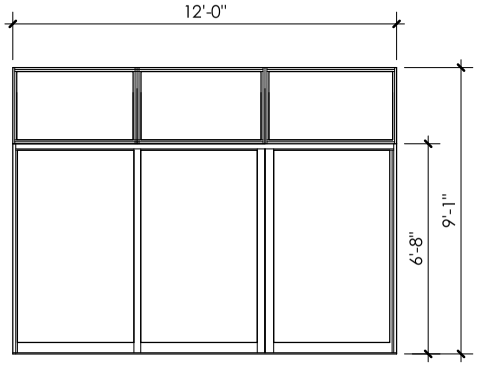


TYPE 'D'

TYPE 'E'

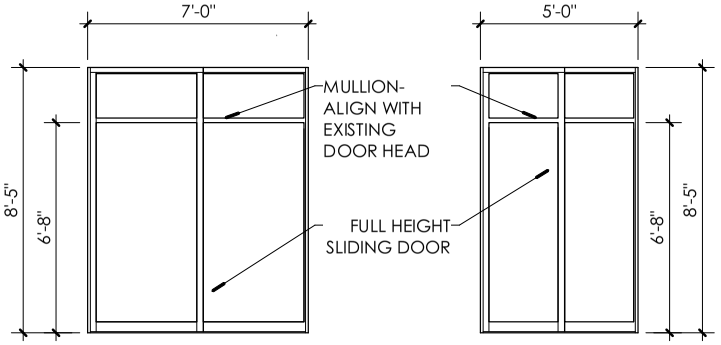


TYPE 'F'



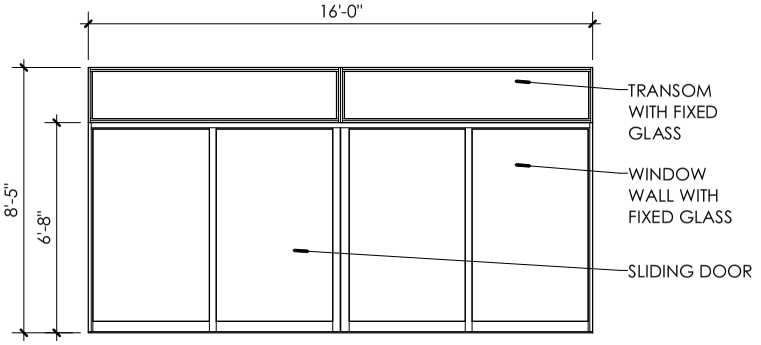
TYPE 'G'

NOTE: DOOR/WINDOW UNITS D, E & F TYPICAL AT ALL FLOORS OF NORTH BUILDING AND FLOORS 6 & 7 AT SOUTH BUILDING

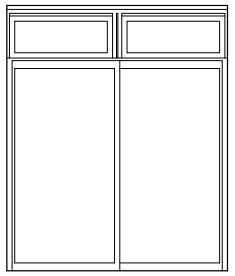


TYPE 'A'

TYPE 'B'



TYPE 'C'



TYPICAL EXISTING DOOR

NOTE: DOOR/WINDOW UNITS A, B & C TYPICAL AT FLOORS 1 THROUGH 5 AT SOUTH BUILDING

1 DOOR/WINDOW ELEVATIONS
Scale: 1/4" = 1'-0"

06- DOOR/WINDOW ELEVATIONS

DONNER TOWERS
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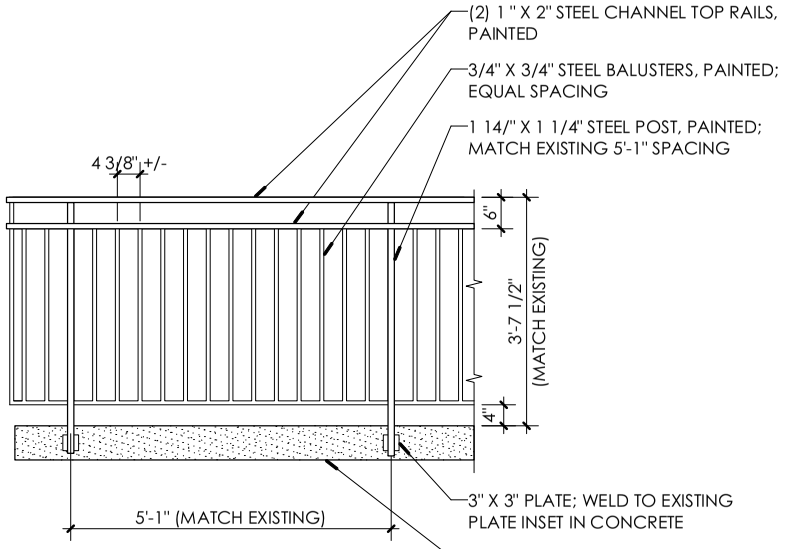
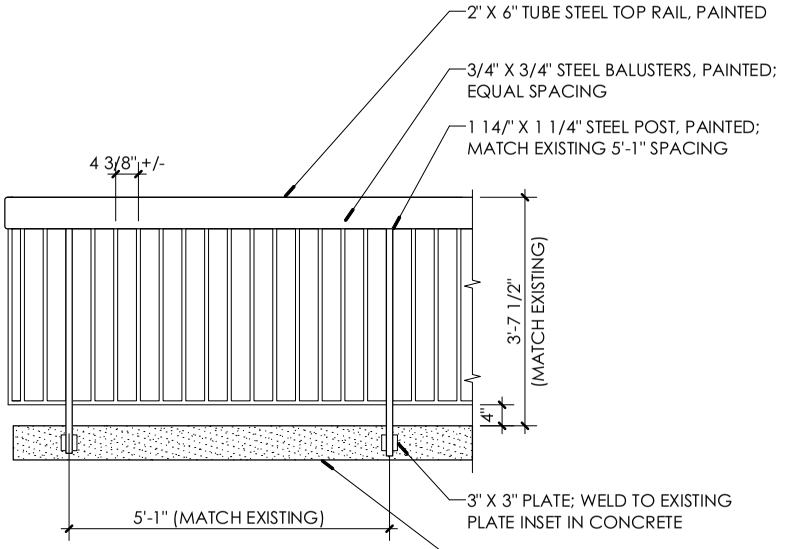
SALT LAKE CITY, UT

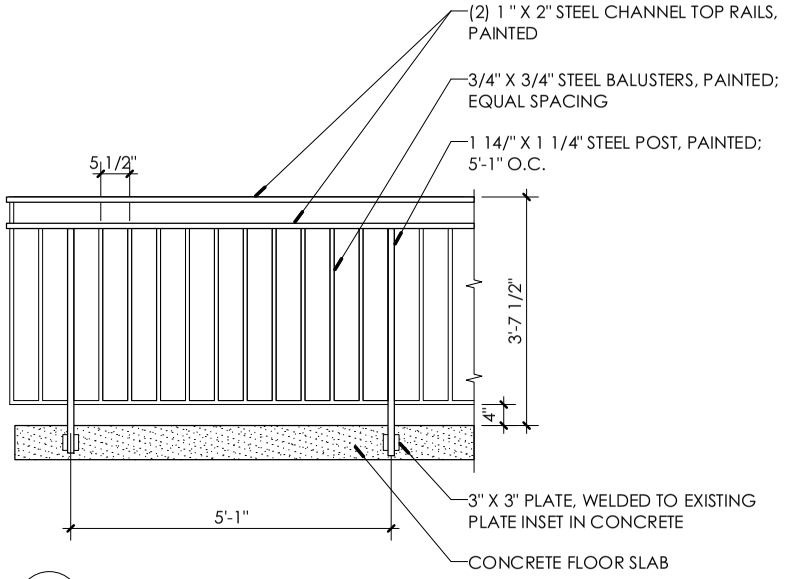
AMD
ARCHITECTURE



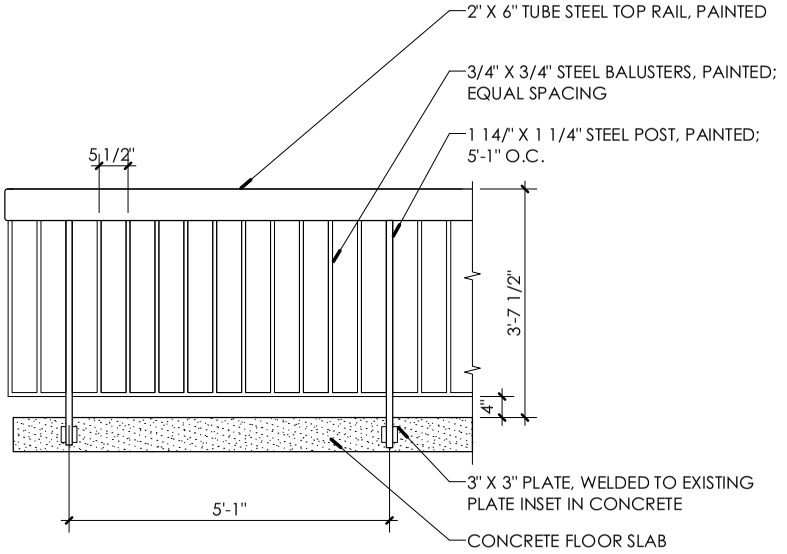
4 REPLACEMENT 'OPEN' RAILING (WEST)
Scale: 1/2" = 1'-0"



2 REPLACEMENT TUBE STEEL RAILING (NORTH, SOUTH, EAST)
Scale: 1/2" = 1'-0"



3 EXISTING 'OPEN' RAILING (WEST)
Scale: 1/2" = 1'-0"



1 EXISTING TUBE STEEL RAILING (NORTH, SOUTH, EAST)
Scale: 1/2" = 1'-0"

07 - RAILING DETAILS

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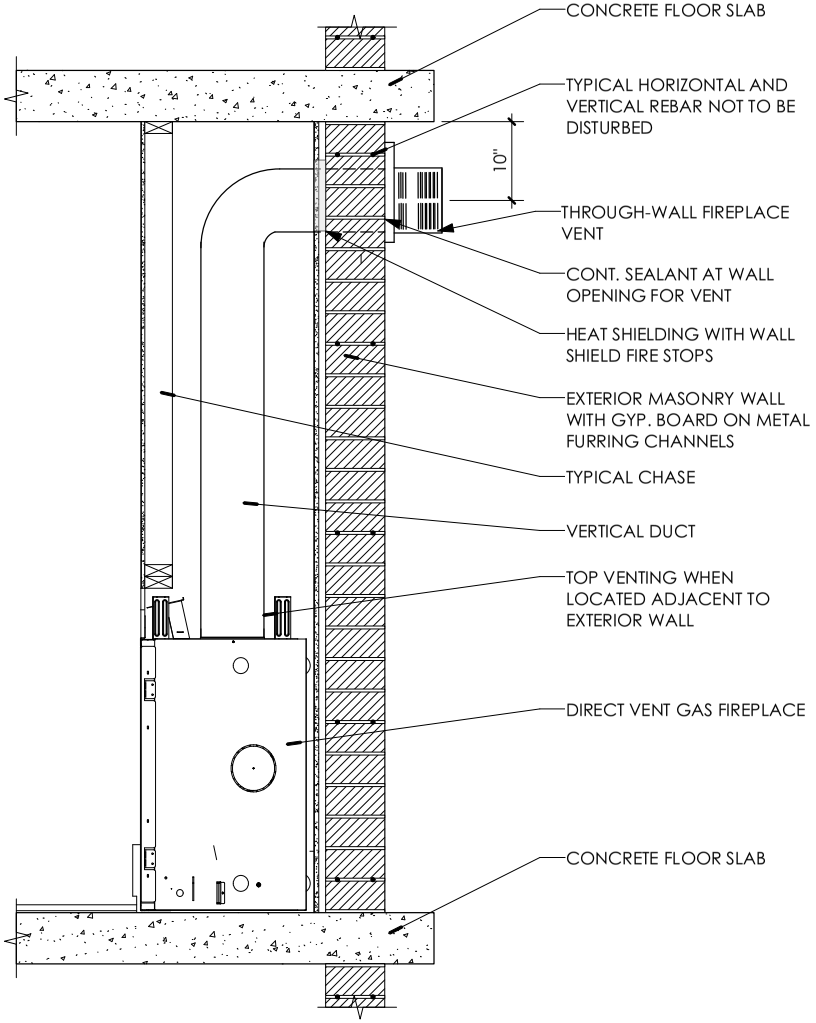
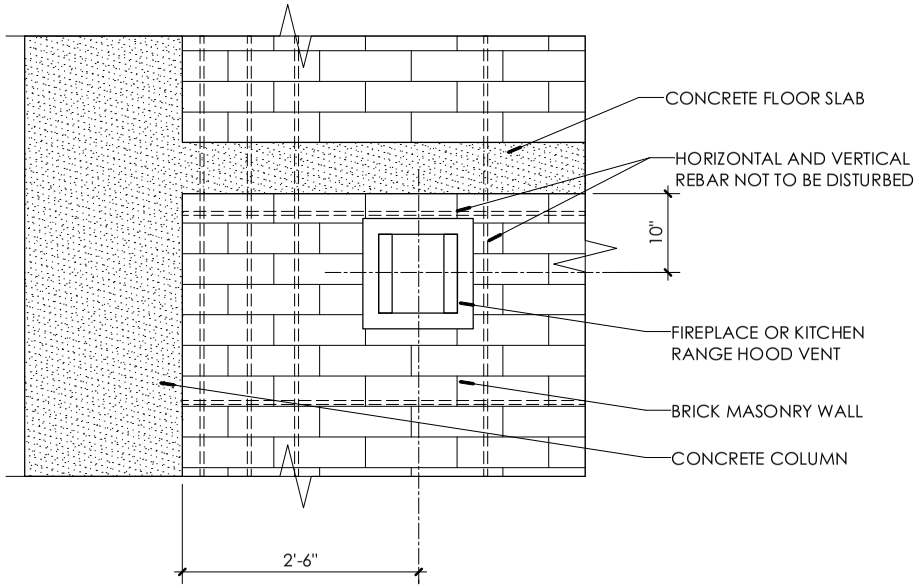
AMD ARCHITECTURE



2 FIREPLACE SECTION
Scale: 3/4" = 1'-0"



1 VENT LOCATION DETAIL/ELEVATION
Scale: 3/4" = 1'-0"

08- VENT DETAILS

DONNER TOWERS
940 & 960 S DONNER WAY
SALT LAKE CITY, UT

AMD
ARCHITECTURE