

February 10, 2023



Old Matanuska Phase 2 Townhouse Apartments

OUTLINE SPECIFICATION

YENLO II LTD PARTNERSHIP

Division 01: General Requirements

014100 Regulatory Requirements

All locally adopted Applicable Codes, Laws, Ordinances and Local Amendments.

2012 IECC and ASHRAE 62.2 2016 with AHFC's Alaska-Specific Amendments, dated November 28, 2018 and comprising the Building Energy Efficiency Standards, or (BEES) Certification.

Division 03: Concrete

033113 Structural Concrete

As specified in the approved structural engineered drawings.

Slab on Grade Flatwork Finishes shall be 'Troweled', conforming to ACI 301. This would be for all concrete to remain exposed, slabs to receive resilient floor coverings and for any flatwork to receive bearing pads.

Exterior Site Concrete Finishes shall have a 'Broom Finish', conforming to ACI 301. Finish with a 'Medium' texture, using poly fiber bristles or equal. Exact coarseness of the broom finish shall match the approved site mock-up.

All concrete floors must be tested per the latest edition of ASTM F 2170. A minimum of three tests must be conducted for areas up to 1,000 SF and one additional test for each additional 1000 SF. IRH levels recorded from ASTM F 2170, not to exceed allowable levels as published by the selected floor covering manufacture.

Division 06: Wood, Plastics, and Composites

061053 Rough Carpentry

In accordance with the approved structural engineered drawings, provide conventional wood frame rough carpentry.

061623 Subflooring

All floor sheathing to be APA rated plywood sheathing, exterior grade or Oriented Strand Board (OSB) in accordance with the approved structural engineered drawings; however, underlayment will be required for all areas to receive sheet vinyl (or similar type flooring) flooring where OSB underlayment is used.

- 061626 Underlayment
- Wood Subfloors: APA rated underlayment-grade panel, approved for use under sheet vinyl, resilient tile or similar type flooring as recommended by the flooring manufacturer. Underlayment should be installed per the manufacturer's installation instructions and carry a written warranty covering replacement of the entire flooring system.
 - Concrete Subfloors: New or Existing Concrete subfloors should meet the guidelines of the latest edition of ACI 302 and ASTM F710. Reference section 033113. Substrates shall be smooth, structurally sound, dry, clean and free of all foreign material such as dust, wax, solvents, paint, grease, oils, old adhesive residue, **curing and hardening/ curing compounds, sealers** and other foreign material that might prevent adhesive bond.
 - Perform Bond testing to determine compatibility of adhesive to the substrate. Shaw 9050 primer can be utilized to promote adhesion.
 - Where concrete surfaces require additional leveling to meet overall floor flatness values of FF 36/ FL 20, grinding or Hydraulic Cement-based Self-Leveling Underlayment can be used. All cement-based underlayment will require a proper floor primer, prior to underlayment applications. Install cement-based self-leveling underlayment per manufacturer's recommendations.
- 061633 Wood Board Sheathing, roofs and walls
APA rated sheathing, exterior grade OSB, or in accordance with the approved structural engineered drawings. Install sheathing in accordance with the approved structural engineered drawings. Allow 1/8" spacing at panel ends and panel edges, or as recommended by the panel manufacture.
- 061753 Shop-Fabricated Wood Trusses
Provide in accordance with the approved structural engineered drawings and comply with the 2012 IBC and 2012 IECC, as amended by the AHFC. Truss manufacturer shall furnish a Truss Placement Diagram which shall provide at a minimum, the location assumed for each Truss based on the Truss Manufacturer's interpretation of the Construction Documents. Contractor to carry an allowance to complete and submit roof truss shop drawings to the Matsu-Borough as deemed necessary by the Borough.
- 064300 Wood Stairs

Economy Grade, Nominal Wood members meeting or exceeding AWI standards for Stairwork and Rails. Stair construction to include but not be limited to stringers, skirt boards, treads, risers, starter boards, nosing and trims. Ensure all tread materials will comply with flooring manufacturer recommendations for underlayment material(s).

All stairwork shall conform to all applicable codes, ordinances and general requirements.

- 064316 Wood Railings
Provide solid Maple with clear natural finish. No vertical finger-joints. Provide grab rail, wall caps and other wood stair trim. All metal mounting hardware is to be satin nickel finish.
- 064613 Wood Door and Window Casings
Door Casing – Ultra-lite MDF, CIHA to approve style and profile.
Window Sill – Window sills are required on all windows where the sill is within 50” of the finished floor, material is to be painted MDF.
- 064619 Wood Base – Ultra-lite MDF, CIHA to approve style and profile.
- 064810 Interior Wood Door Frames
Paint grade, finger joint pine door jambs.

Division 07: Thermal and Moisture Protection

- 071400 Fluid-Applied Waterproofing
Hot Fluid-Applied Rubberized Asphalt Waterproofing on all exterior foundation walls
- 072113 Board Insulation
Foundations and Underslab – Exterior rated, Extruded Polystyrene (XPS), As specified in the approved structural engineered drawings. R-Values as specified to achieve proposed BEES rating.
- 072116 Fiberglass Insulation
- Foundations and Concrete Slabs – Interior, R-Values as specified to achieve proposed BEES rating.
 - Framed Walls – R-Values as specified to achieve proposed BEES rating.
 - Sloped Ceilings – R-Values as specified to achieve proposed BEES rating.

- 072126 Blown Insulation (if used)
- Walls - Thermo-Kool cellulose insulation, dense pack, optional
 - Ceilings – Thermo-Kool cellulose insulation as specified to achieve BEES rating. Depth gages or truss markings shall be provided per code. When eave vents are installed, baffling of the vent openings shall be provided to deflect the incoming air above the surface of the insulation.
- 072129 Sprayed Foam Insulation – As specified to achieve proposed BEES rating with a minimum density of 2 pounds per cubic foot.
High Density Closed-Cell Spray Foam shall provide an aged R-Value of no less than 5.5 per inch, but not less than an average R-Value of (R-30).
Apply insulation in accordance with manufacturer’s written application instructions. Apply insulation to uniform thickness, free of any voids.
Apply to minimum cured thickness as indicated.
- 072600 Vapor Retarders
- Walls: A minimum 6 mil clear polyethylene, or as specified to achieve BEES rating.
- Underslab: Provide a minimum 20 mil intrusion barrier. Barrier shall be continuous and installed per manufacturer’s instructions. Contractor to provide smoke test with owner supplied inspector.
Basis of Design: Drago Wrap Intrusion Barrier (20 mil), by Stego Industries
- 072700 Plastic Air Barriers
- Tyvek “DrainWrap” or approved equal, installed in accordance with manufacturer recommendations for sequencing of weather barrier assembly with installation of windows, doors, louvers and flashings to provide a weather-tight assembly. Use manufacturer’s approved tapes and sealants.
Color: ‘Black’, when incorporating Alternative Energy Assemblies.
- 073000 Rubberized Sloped Roofing Underlayment
- Install minimum single layer 40mil self-adhering Rubberized underlayment, complying with ASTM D3767 Method A and ASTM D1970.
Install underlayment in accordance with Manufacturer’s instructions. Prior to installation, ensure Protrusions from the deck area are removed. Decks shall be free of voids, damage, or unsupported areas. Wood planks should be

closely butted together. Repair deck areas as needed before installing the membrane. (Refer to Chemical Compatibility, when installing over wood plank decks).

Basis of Design: Grace Ice & Water Shield.

- 073113 Asphalt Shingles
Malarkey Highlander – NEX AR laminate Architectural Shingle or approved equal.
Provide ‘Smart Start’, manufacturer starter shingle system.
Install shingles with a continuous SEBS seal-down system – a continuous synthetic adhesive sealant.
Install minimum single layer 40mil self-adhering Rubberized underlayment, reference Section 073000.
Use the Minimum 4-Nail fastener Pattern. 6-Nail pattern is acceptable, but not preferred and should not be required to acquire the 130mph / 3sec. Gust, Enhanced Wind Warranty.
Install shingles with standard tab exposure of 5 5/8”.
Provide required plumbing and heating vent flashings, step flashing (as needed), and drip edge flashing at fascia board(s).
Where required, provide ridge vents, ‘Shingle Vent II or approved equal and shingle over all ridge venting.
- 074623 Treated Engineered Wood Lap Siding (TEW)
LP Smartside (Strand) Lap Siding, or approved equal Siding installed in accordance with manufacturer’s recommendations.
Provide Single 7.84” Clapboard with Smooth Board Finish. Include all Manufacture recommended engineered trims, corners and milled panel laps.
Color as specified in contract documents. Color to be applied using manufacturers factory finish application. Include Manufacturer’s full Labor/ Finish / and Substrate, 5 / 15 / 50 standard warranty.
- 075000 Flat Roofs (Single-Ply Roofing)
TPO 60mil single-ply fully adhered membrane. Installation values as specified to achieve proposed BEES rating. Provide a 20-year minimum warranty meeting or exceeding the structurally specified uplift loads around the building.
- 076010 Foundation Insulation Flashing
24 ga. Kynar pre-finished steel flashing covering all foundation foam.
Flashing to include fastening reglet, cleat, or termination bar in accordance with approved architectural documents, completing the assembly. Submit

color selection to Owner for review and approval.

076500 Flexible Flashing, Bitumen Tape
Grace Vycor Plus, Self-Adhering Flashing or approved equal at all window, door, storefront and curtain wall flanges.

077000 Manufactured Gutters and Downspouts
For all sloped roofs, install continuous aluminum rain gutter and downspout system around entire building.

- Aluminum hanging gutter - Style B, .032 Aluminum with factory applied paint finish.
- Aluminum downspouts – square smooth, .019 Aluminum with factory applied paint finish.
- Apply screws at connection of horizontal discharge spout to vertical spout.

079213 Elastomeric Joint Sealants
Use Tremco Acoustical Sealant or approved equal, in conjunction with vapor barriers and vapor barrier tapes, at all lapped seems, at the perimeter of walls and ceilings and at all window and door perimeters, as specified to achieve the required air leakage for the proposed BEES rating.

Division 08: Openings

081429 Prefinished Wood Doors

- Hinged Doors, Interior - Pre-hung door assemblies, factory primed, bored for lock set. Jamb is paint grade milled to wall thickness, and pre-drilled for lock set.
- Hinged Doors, Fire Rated - Pre-hung door assemblies, solid core, factory primed, bored for lock set and self-closing hinges. Door jambs to have smoke seal gasket and be labeled with properly identified fire resistance label. Jamb is paint grade milled to wall thickness, and pre-drilled for lock set.
- All UFAS units shall have a peep hole at 60" and at 43" A.F.F, at all doors scheduled to be unit entry doors, unless there is a sidelight immediately adjacent to the door.

081473 Sliding Wood Doors
Closet Doors - When openings are wider than standard hinged door widths, use bi-pass style doors made from the door blanks specified for the hinged

doors. A valance painted the same color as the trim shall be installed to conceal the track at the header, unless otherwise noted (U.O.N) in the approved architectural drawings.

- 081613 **Fiberglass Doors**
Entrance door with a standard "lite", paint grade, fiberglass, solid core, foam filled exterior doors, minimum R-value of 7 or as specified to achieve BEES rating. Door pre-drilled with lock set and dead bolt assembly, pre-primed wood jamb with installed brick mold. UFAS units shall have a peep hole at 60" and at 48" A.F.F, unless there is a sidelight immediately adjacent to the entrance door.
- 084113 **Aluminum-Framed Entrances and Storefront**
Thermally broken assembly; Basis of Design: Trifab 451UT, by Kawneer.
- 1" IGU, center-glazed, with 4 ½" mullion depth and 2" horizontal sightlines.
 - Anodized Aluminum Finish. Final Color Selection from Manufacturer's full range of color options.
 - To include integrated entrance framing.
 - Entrance Doors: Thermally broken Entrance Door; Basis of Design: Insulclad 560 by Kawneer with 10" optional bottom rail.
 - Use manufacturer standard door hardware for Single Acting swing Doors.
- 083000 **Overhead Garage Doors**
Minimum R-value of R-16 or as specified to achieve BEES rating, smooth or wood grain embossed, to include one (1) garage door opener for single car garages and two (2) for double car garages, minimum ¾ hp motor, color to be from manufacturer's standard colors. Install ¾ plywood inside over garage door header for rails to fasten to.
- 085313 **Vinyl Windows**
- Operable - Vinyl casement or slider style windows, Lo-E, argon filled, minimum U-Factor of 0.26 (or as specified to achieve proposed BEES rating).
 - Fixed - Vinyl fixed window, Lo-E, argon filled, minimum U-Factor of 0.26 (or as specified to achieve proposed BEES rating).
- 087153 **Door Hardware**

- Unit Entrance Locksets – Schlage, lever handle lock set with keyed deadbolt, color to be satin nickel, lock core, Schlage, 5 – pin “C” key way and stainless-steel kick plate on unit entry side of the door. All locking doors keyed the same for each unit.
- Passage Locksets – Schlage lever handle, color to be satin nickel.
- Privacy Locksets – Schlage lever handle, color to be satin nickel.
- Satin nickel colored door stops at all swing doors.

Division 09: Finishes

092900 Gypsum Board

Install wall board to rough framing in all areas in accordance with all applicable codes, including GA 253 and GA 254, for Fire Resistance GWB installations. Fire tape wall joints and corners in sufficient layers to provide a seamless smooth wall surface, apply square wall corners, square window corners, apply “orange peel” spray texture to all walls and ceilings, excluding incidental mechanical and electrical areas. Those areas to receive Level 3 finish and base paint wall color.

096513 Rubber Base and Transitions

- Roppe brand or approved equal 4” rubber base on all vinyl floor surfaces.
- Roppe brand or approved equal rubber floor transitions.

096519 Resilient Tile Flooring

Provide Luxury Vinyl Tiles and Vinyl Planks with polyurethane-coated wear layer. Provide material in 20mil thickness when available in scheduled finish. All products should be manufactured with Anti-Bacterial and Anti-Fungal treatment(s). All products shall meet composition, size, thickness, squareness, flexibility, residual indentation, resistance to chemicals, resistance to heat and resistance to light requirements of ASTM F1700 for Solid Vinyl Tile, Class III, Type B – Embossed Surface.

096816 Carpeting

Install carpet as specified in the approved architectural documents.

099100 Painting

099113 Exterior Painting

- When pre-finished siding is selected, then exterior paint may be limited to the following areas:
 - Exterior located Unit Entry Doors
 - Hollow Metal Service Doors

- Exposed Structural Steel
- Hand and Guardrails
- Site Bollards

099123 Interior Painting

- Wallboard Priming: Apply PVA primer to all newly installed wallboard areas.
- Wall Finish: Apply acrylic paint, (Benjamin Moore Ultra Spec 500 Zero-VOC, Interior eggshell or approved equal); to all newly installed wallboard areas, color will be determined from a light tint base, application on wall and ceiling is to be applied with an airless paint sprayer, minimum 2 coats and back rolled with a paint roller.
- Millwork Preparation: Applied trim millwork is to have all nail holes filled with spackle that is flush and sanded smooth, all seams of millwork, door jambs, and window casing to be caulked with a latex painter's caulk, caulk will not be allowed to be used as a nail hole filler.
- Millwork Finish: All millwork is to be painted with a primer. The millwork is to be painted with a white enamel trim and millwork paint, and is to be applied with an airless paint sprayer, minimum 2 coats, with the final finish smooth, free of runs, debris, and imperfections.
- Interior Doors: All interior doors are prefinished natural wood, unless otherwise noted. Then doors will be factory primed and the door, jamb and trim are to be painted in accordance with the *Millwork Finish* specifications above.
- Exterior Man Doors: All exterior fiberglass man doors are to be painted on the interior surfaces with 2 coats of the wall paint specified above. The exterior shall be painted with 2 coats of enamel paint. Final color to be selected by the Architect.
- Finish Work: All tub surrounds and counter backsplashes are to be caulked with clear silicone, include final touch up painting and caulking of walls, millwork, door jambs and window casing that may have been marred, scratched or where the paint has other imperfections.

Division 10: Specialties

102816 Toilet, Bath Accessories

- Bath Hardware - (each bathroom minimum) All bath hardware to be from same series and match in design, finish and style, and be consistent throughout the project.

- Towel bar - minimum length, 30" wall mounted, Satin nickel finish.
- Towel ring - located near the lavatory, wall mounted, Satin nickel finish.
- Toilet roll holder at each water closet, wall mounted, Satin nickel finish.
- Shower / Bath Rods - Heavy duty, bolt to wall shower and bath rods. Satin nickel finish.
- Bathroom Mirror - Minimum 36" wide, mounted with metal J-Trim. The bottom of the mirror no higher than 40" off the floor.
- UFAS units – Provide and install all grab bars, shower seats, shower controls and other equipment as required by UFAS.
- All other bathrooms (non-UFAS) – provide and install backing for future grab bars in accordance with The Fair Housing Act.

101419 Letters and Signage
Provide all apartment address numbers and apartment unit entry numbers as identified by Architectural. Numbers shall be in owner-approved material and in a color that contrasts to the adjacent material color(s). Submit shop drawings, design samples and color(s) to Owner for review and approval.

104416 Fire Extinguishers
Provide fire extinguishers as required by code and as specified in the approved architectural documents.

105520 Mailboxes
Mailboxes shall be front loading "Cluster Box" type units that are USPS approved. One parcel box shall be provided for every ten (10) resident compartments, unless otherwise noted. There shall be an outgoing designated mailbox for each cluster box. Mounting heights shall be in accordance with UFAS.

105723 Closet and Utility Shelving
Shelving may be painted MDF or Melamine finish, minimum shelf width is 15". Closets shall have an adjustable shelf and rod combination; pantries and linen closets are to have a minimum of (5) adjustable shelves. Rods shall be adjustable in UFAS units, to allow for a high and low adjustment. Shelves can rest on leader boards or be part of a closet system. Where walls have an accent color, paint standards and cleats mounted to that wall the same wall color.
For Bedroom Closets within UFAS units, install half of the closet at the standard shelf height and the other half at 48" above the floor.

Division 11: Equipment

113013

Kitchen Appliances

- Refrigerator - Energy Star qualified, top freezer model, with ice maker, color white per architectural appliance schedule. CIHA to provide final approval.
- Refrigerator (UFAS unit) – Energy Star qualified, side by side model, with ice maker, color white per architectural appliance schedule. CIHA to provide final approval.
- Dishwasher - Energy Star qualified, 24” built-in dishwasher with front controls, maximum 63 dBA sound rating, color white per architectural appliance schedule. CIHA to provide final approval.
- Dishwasher (UFAS unit) - Energy Star qualified, 24” wide x 32-1/2” tall UFAS compliant built-in dishwasher, stainless steel tub, color white per architectural appliance schedule. CIHA to provide final approval.
- Range – Energy Star qualified 30” free standing electric range, 4.8 cu. ft., electric coil cooktop surface, electric oven with glass door front, self-cleaning function, bottom sliding drawer, color white per architectural appliance schedule. CIHA to provide final approval.
- Range (UFAS unit) – Energy Star qualified 30” drop-in electric range, electric coil cooktop surface, electric oven, 4.5 cu. ft., self-cleaning function, color white per architectural appliance schedule. CIHA to provide final approval.
- Range hood – Broan 40000 series two speed ducted, washable aluminum filter, rocker type fan and light switches, color white per architectural appliance schedule. CIHA to provide final approval. Remote switch for UFAS units. NOTE: If hood is being used for intermittent local exhaust it shall be rated for sound at a maximum of 3 sones, unless the units maximum rated airflow exceeds 400 cfm.
- Contractor shall test run all appliances after installation.

113023

Laundry Appliances (all units)

- Washer (UFAS unit) – Front load Energy Star qualified, 4.1 cu. ft. capacity, color white per architectural appliance schedule. CIHA to provide final approval.
- Dryer (UFAS unit) – Front load dryer with controls on front, 7.4 cu. ft. capacity, color white per architectural appliance schedule. CIHA to provide final approval.

Division 12: Furnishings

122113 Horizontal Louver Blinds

At all windows, 1", 8-gauge aluminum slats, with cord lift and adjustable slat opening, color shall be from the manufacturers standard "off white" color pallet.

123213 Manufactured Wood Cabinets

Minimum Cabinet Specifications

- Door- Solid maple with, clear natural finish with recessed panel. Provide retractable doors for UFAS sink base with 30" minimum clear opening width for UFAS required work surface in kitchen. Bathrooms: Can have retractable doors.
- Drawer Front: 3/4" solid maple.
- End Panels: Nominal 1/2" thick maple veneer.
- Edge Banding (If Used): No Edge Banding shall be closer than 18 inches to range or cooktop.
- Shelves: Nominal 5/8" thick melamine veneer banded front edge, adjustable shelves in standard wall and base cabinets.
- Cabinet Toe Board: Nominal 1/2" thick, melamine.
- Toe kick: Clear, natural finish maple, solid or veneer.
- Drawer Box: Nominal 1/2" thick melamine, four-sided drawer box.
- Drawer Guides: High quality epoxy coated steel, side mounted guides, self-adjusting in mounting brackets, built-in stop, self-closing and stay-closed features with a 75 lb. rated load capacity.
- Hinges: Heavy duty, high quality steel, adjustable concealed hinge with self-closing feature.
- Drawer and Door Pulls: 4" wire pulls, brushed satin or nickel.
- Build out cabinet depth over refrigerator to allow for easier access.
- MOUNTING HEIGHT OF UPPER CABINETS TO comply with UFAS.

123661 Plastic Laminate Countertops

Selection from manufacturer's standard plastic laminate colors. Countertops shall be a "one-piece unit" – To include integral backsplash.