

March 6, 2023



Aspen House

OUTLINE SPECIFICATION

ASPEN HOUSE 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

033000 Architecturally Exposed Concrete

To include all concrete material, formwork, form liners, finishes and placement complying with ACI 347, Class A limits on form facing panel deflection.

Provide Smooth-Formed Finish as-cast concrete texture imparted by form-facing material. Remove any Fins and other Projections.

Provide Smooth Rubbed Finish where required to match Architect's design Reference Sample.

Mock-up: Provide as-cast sample, demonstrating typical joints, surface finish and general workmanship, denoted as the 'Reference Sample'. Approved mock-up can remain as part of the project.

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.

035400 Gyp-Crete

Install per manufacturer's recommendations.

Acoustic-Mat underlayment: Install per manufacturer's recommendations, including installation of Perimeter Isolation Strips, at the perimeter of all

areas receiving acoustic-mat including but not limited to, doorframes and around any penetrations through the installation. Adhere all acoustic-mat and perimeter isolation strips to the underlying surface areas.

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 confirm 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 solid surface (SS-1). Refer to drawings for alternates.
- 064619 Wood Base – Ultra-lite MDF, CIHA to approve style and profile.
- 064810 Interior and Exterior 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), 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
For walls, a minimum 6 mil clear polyethylene, or as specified to achieve BEES rating. For underslab, provide a minimum 20mil intrusion barrier. Barrier shall be continuous and installed per manufacture's instructions. Contractor to provide smoke test with owner supplied inspector. Basis of Design: Drago Wrap Intrusion Barrier (20mil), by Stego Industries.
Seal all edges with appropriate sealant (see specification section 079213).

- 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 are 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 5.84” 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)
EPDM or TPO 60mil single-ply fully adhered membrane. Installation valves 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.
- 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 48" 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 48" A.F.F, unless there is a sidelight immediately adjacent to the entrance door.
- 083213 Sliding Aluminum-Framed Glass Doors
At Bedrooms: Provide Single Aluminum Sliding Door with 'Frosted' tempered Full Lite Safety Glass. Door rails to be 3 ½" wide minimum. Door Assembly to include UltraGlide, felt-lined top channel with ball bearing wheels. Finish to be selected from manufacturer's full range of finishes.
- 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.
- 084229 Automatic Entrances
Basis of Design: 5100 Series, by Record-USA
- Type 5105 Right Hand Single Slide with 10" Bottom Rail(s).
 - Include Flush Mounted Exit Devices, Full Width of Opening 5" Minimum Muntin Rail and Schlage Key Cylinder.
 - Provide Full Breakout Sidelite(s).

- Provide Electric Lock, with Fail Safe Option and UPS Battery Backup.
- Door controller to be installed adjacent to the door with tamper proof cover.

084413 Glazed Aluminum Curtain Walls

Thermally broken assembly; Basis of Design: 1600 Wall System 1, by Kawneer.

- 1" IGU, outside-glazed, with 6" mullion depth and 2 1/2" horizontal sightlines.
- Anodized Aluminum Finish. Final Color Selection from Manufacturer's full range of color options.

085313 Vinyl Windows

- Operable - Vinyl casement or slider style windows, Lo-E, argon filled, minimum U-Factor of 0.28 (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 lockset set with electrified strike, color to be satin nickel, lock core, Schlage, 5 – pin "C" key way and stainless-steel kick plate with MicroShield coating (Basis of Design: ASSA ABLOY US32DMS) on unit entry side of the door. All locking doors keyed the same for each unit. Refer to drawings for detailed hardware groups and deductive alternate.
- 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 4" rubber cover base at all public restroom areas where designated.
- 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 and pad in all bedrooms and on interior stairs landings.

- Carpet - textured cut pile, woven polypropylene primary and secondary backing, certified pile weight of 29.4 oz. and a total weight of 62.17 oz., filament 100% SMRTSTD Triexta pile yarn content.
- Pad - 6 lb rebond, 7/16" thick.
- Use appropriate tack strip that will not protrude through carpet.

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 to comply 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.

102213 Standard Duty Wire Mesh Storage Units
Provide one storage unit per residential unit. Install signage/numbers on storage units sequentially before occupancy. Refer to Architectural for layout.

- Panels Shall be 10gauge steel wire crimped and woven in to 2" x 1" opening rectangular mesh, securely welded into a frame of 1 1/4" x 1 1/4" x 1/8" steel angle factory punched with 7/8" x 7/16" slotted holes to accept 3/8" mounting hardware. Panels four to six feet wide shall have one 1/4" x 3/4" flat stiffener, wider panels receive two 1/4" x 3/4" stiffeners. All panels shall be fastened to posts with 3/8" x 3" plated bolts and nuts.
- Hinged Doors Shall be constructed of the same materials as the panels with two 1/4" x 3/4" horizontal stiffeners across the width, and two diagonal 1/4" x 3/4" stiffeners from center to the corner. Hinged doors shall be equipped with padlock lugs (cylinder lock optional), three 4" x 4" spun pin hinges, and pick plate/slam bar assembly.
- Sliding Doors Shall be constructed of the same materials as the panels with two 1/4" x 3/4" horizontal stiffeners across the width, and two vertical 1/4" x 3/4" stiffeners from center to top or bottom. Sliding doors shall be equipped with two 4-wheel trolley trucks, 1 7/8" x 2 3/8" door track, pad lock lugs (cylinder lock optional), and door keeper assembly.
- Posts Shall be made of 2" x 2" x 14-gauge steel tubing. Base plates of 2" x 7" x 1/4" steel flat with two 7/16" round holes for anchoring, shall be welded to each tube. Posts are factory drilled with 1/2" holes to accept hardware for mounting panels.
- Hardware Shall be 3/8" standard thread grade two plated nuts and bolts. Floor anchors are 3/8" wedge type-provided.
- Finish Non-plated parts receive one coat of gray acrylic enamel.

Touch up paint included with each shipment

- 102630 Wall and Door Protection
Provide Stainless Steel Corner Guards
Size: 2"x2"x4'-0"
Location: At all Common Area corners
- 104416 Fire Extinguishers
Provide fire extinguishers as required by code. Full or Semi-recessed cabinets shall be used in all common areas including but not limited to, Lobby's, Common Area Rooms, Corridors, Stairwells, Mechanical and Electrical Rooms.
Contractor is responsible to provide rated cabinets where required by code.
- 105520 Mailboxes and Rent Drop Boxes
Mailboxes shall be recessed mounted and 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.
Rental Drop Box shall be located at the front of the building and shall be an adjustable "Through the Wall" type that is lockable, located such that it drops into a CIHA office. They shall also include a baffle to prevent theft.
- 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, minimum 21

- cu. ft. with ice maker, color white.
- Refrigerator (UFAS unit) – Energy Star qualified, side by side model, 22 cu. ft. with ice maker, color white.
- Dishwasher - Energy Star qualified, 24” built-in dishwasher with front controls, maximum 63 dBA sound rating, color white.
- Dishwasher (UFAS unit) - Energy Star qualified, 24” wide x 32-1/2” tall UFAS compliant built-in dishwasher, stainless steel tub, color white.
- 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.
- 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.
- Range hood – Broan 40000 series two speed ducted, washable aluminum filter, rocker type fan and light switches, color white. 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.
- Dryer (UFAS unit) – Front load dryer with controls on front, 7.4 cu. ft. capacity, color white.

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.

122413 Roller Shades

Provide Manually operated fabric Roller Shades; Basis of Design: Mecho-5.

- Shade Type: Single Roller with Light Filtering Fabric.
- Drop Position: Regular Roll.
- Mounting: Per approved Architectural Drawings
- Size: As indicated on the drawings

- Brackets and Mounting hardware as recommended by the manufacturer for mounting indicated and to accommodate shade fabric roll-up size and weight. Include Fascia Accessories. Color to be selected from manufacturer's full range.

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: ¾" 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.

Division 14: Conveying Equipment

142000 Elevators

Provide Basis of Design: HydroFit 3500, hydraulic elevator by OTIS.

- Interior Cab Finishes to include 5WL Stainless Steel Wall Panels.
- Provide Stainless Steel Handrails on three (3) sides.
- Floor Finish to be 'WOM-1', unless otherwise noted.
- Elevator to include all hanging hardware within elevator cab and one set of new protection blankets to be turned over to the Owner at Project Completion.