



KEYSTONE
PURCHASING
NETWORK

Specifications - Four Rooms with Two Exits

COMPONENT	DESCRIPTION
General	
Approved Manufacturers (Plant Locations)	See attached list of (15) approved manufacturers by "Geographic Regions"
Floor Plan/Drawing	Bidder to provide proposed floor plan with bid. Identify as #D42-1
Description	(4) Dormitory Rooms. End unit with recessed entry.
Exterior Dimensions	28' x 42' (1,176 sq-ft nominal).
Room Dimensions	18' x 14' (252 sq-ft nominal).
Shipping Height	14' 6" or less. 14'2" or less in Northeast Region only.
State Approvals	As Required.
Regional Availability	All except State of California
Occupancy Class	R2 - Residential. Type V-B.
Floors	
Frame Type	Outrigger with main rails at 72" on center or as required by code.
Floor Framing	3/4" tongue and groove plywood over 2" x 6" (SPF#2) or 2" x 8" (SPF#2) at 16" on center or as required by code. Double side rails below all exterior and mate line walls.
Underlayment	Factory-installed, 1/4" or 1/2" hardibacker throughout.
Insulation	Kraft-faced R-22 or as required by code.
Bottom Board	Plastic, roll type.
Floor Live Load	40 PSF in rooms and 100 PSF in corridor or as required by code.
Floor Covering	12" x 12" x 1/8" standard "Excelon Imperial" vinyl composition tile as manufactured by Armstrong, or equal.
Floor Covering - Exterior Recessed Entry	Factory installed, DecTec D4800 as manufactured by Skyline, or equal.
Cove Base	4" x .0125" Type TV thermoplastic vinyl as manufactured by Roppe, or equal.
Walls	
Interior Wall Covering	5/8", Hi-Impact® Brand XP gypsum board as manufactured by National Gypsum, or equal.
Interior Wall Finish	Factory apply (2) coats of ProMar 200XP™ interior paint with eggshell finish.
Interior Wall Framing	2" x 4" (SPF#2) at 16" on center to 8'6" minimum nominal wall height. Double top plate and single bottom plate.
Sound Insulation	Soundbatts® R-11 as manufactured by Owens Corning, or equal.
Exterior Wall Finish	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Exterior Wall Framing	2" x 6" (SPF#2) at 16" on center or as required by code. Double top plate and single bottom plate. 8'6" minimum nominal wall height.
Exterior Insulation	R-22 or as required by code.
Exterior Trim	Rough sawn cedar. 1" x 4" at corners, vertical mate lines, windows and doors. 1" x 6" at top and bottom of mansard and top of skirting.
Foundation Enclosure	5/16" Hardipanel® to 36" height above finish grade.
Foundation Vents	SolarTek Model "RA" automatic foundation vents. Quantity as required by code.
Mansard	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Corridor	1-hour rated walls and ceilings or as required by code.
Roof	
Roof Membrane	.045 mil black EPDM Rubber with 10-year warranty as manufactured by Mule Hide Products. 1/4":12" slope or as required by code.
Roof Framing	Factory standard (SPF#2). Snow load as required by code.
Roof Insulation	R-38 Kraft-faced or as required by code.
Roof Mansard	1 1/2" x 30" projection around full perimeter.
Roof Ventilation	As required by code. No rooftop vents.
Roof Drainage	Terminate EPDM per Mule Hide detail MDE-109 dated 9/22/08. Manufacturer to furnish and install flashing as shown.
Ceiling	Textured gypsum with no visible fasteners as manufactured by Sea Spray Drywall Textures, or equal. 8'6" nominal ceiling height.
Windows	
Windows	(1) 48" x 48" vinyl frame, horizontal sliding window with insect screens and low-E, double insulated glass per room.
Window Accessories	(1) 48" x 48", 1" Ascot, horizontal louver mini-blinds per window.
Doors and Door Hardware	
Main Entry Doors	See attached door schedule.
Interior Doors	See attached door schedule.
Electrical - Line Voltage	
Electrical Panel	(4) 120/208 VAC, single phase, 60 Hz, lockable panels. Sized as required by code. Location as shown.
Electrical Raceway	90°C Romex. EMT or MC cable above suspended ceiling or as required by code.
Lighting	Electronic ballast with energy efficient lamps and infrared occupancy sensors or as may be required by code.
Lighting - Corridor	Electronic ballast with energy efficient lamps. Battery backup.
Lighting - Exterior	(1) 100-watt metal halide light and (1) remote head with battery back-up per exit door.
Lighting - Emergency	As required by code.
Room - Data, Fire Alarm and CATV	(5) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor per room. Locations to be determined.
Switches and Receptacles	Stainless steel
Electrical - Other	As required by code.
Electrical - Low Voltage	
Fire Alarm System	Factory to install rough in junction boxes as required. System labor and material by Others.
Voice	Factory to install junction boxes only. System labor and material by Others.
Data	Factory to install junction boxes only. System labor and material by Others.
CATV	Factory to install junction boxes only. System labor and material by Others.
HVAC	
Air Conditioning Unit	(1) GE Zonline Model AZ39H09DAB electric PTAC heat pump with digital controls, or equal per room. Compressor and heat strips sized as required by code.
HVAC System Warranty	GE standard warranty. 5-year parts and 1-year labor.
Thermostat	Integral to PTAC.
Diffuser	Factory standard directional diffusers.
Smoke/Fire Dampers	Model D-315WB fire or Model D-502 smoke/fire as manufactured by Leader Industries, or equal. Provide as required by code
Supply and Return Air Duct	Fiberglass. Galvanized as may be required by code in one-hour rated areas.
Sprinkler System	
Heads and Piping	NFPA compliant, factory-installed heads and tees in each room. Quantity as determined by code. Mains and final connections in field by Others.
Furnishings	
Storage Closet	(2) 3' x 5' with (1) 15" deep wire shelf with integral rod at 72" AFF and (1) 15" deep wire shelf at 87" AFF (1) per room.
Fire Extinguisher	(1) 10# ABC with semi-recessed cabinet per exit.
Building Options/Upgrades	
Occupancy Class	Provide R2 - Residential, Type II construction in lieu of Type V-B.
Frame Type and Floor Framing	Perimeter with cross members at 48" on center or as required by code. Provide 3/4" tongue and groove plywood over 2" x 6" (SPF#2) framing at 16" on center or as required by code.
Roof Mansard	Around full perimeter. 1 1/2" x 30" projection on 42' walls and 24" x 30" projection on 14' walls. Hardisoffit® vented panels.

Ceiling	2' x 4' "Baroque" accoustical ceiling tile as manufactured by Certanteed, or equal. Includes Model "Snap Grid™ 200" 15/16" exposed ceiling grid as manufactured by Chicago Metallic, or equal. 8'6" nominal ceiling height. Provide Model FPD 24" x 24", 4-way directional diffusers as manufactured by Hart and Cooley. All junction boxes (quantity as specified above) with cover plate and 3/4" EMT with pull wire to above finished ceiling in lieu of below finished floor.
Roof Drainage	5" commercial, seamless aluminum gutters with 3" x 4" downspouts to grade. Field installed.

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KEYSTONE
PURCHASING
NETWORK

Specifications - Four Rooms and Two Living Areas with Two Exits

COMPONENT	DESCRIPTION
General	
Approved Manufacturers (Plant Locations)	See attached list of (15) approved manufacturers by "Geographic Regions"
Floor Plan/Drawing	Bidder to provide proposed floor plan with bid. Identify as #D42-2.
Description	(4) Dormitory Rooms and (2) Student Living Areas. End unit with recessed entry.
Exterior Dimensions	56' x 42' (2,352 sq-ft nominal).
Room Dimensions	18' x 14' (252 sq-ft nominal).
Living Area Dimensions	18' x 28' (504 sq-ft nominal).
Shipping Height	14' 6" or less. 14'2" or less in Northeast Region only.
State Approvals	As Required.
Regional Availability	All except State of California
Occupancy Class	R2 - Residential. Type V-B.
Floors	
Frame Type	Outrigger with main rails at 72" on center or as required by code.
Floor Framing	3/4" tongue and groove plywood over 2" x 6" (SPF#2) or 2" x 8" (SPF#2) at 16" on center or as required by code. Double side rails below all exterior and mate line walls.
Underlayment	Factory-installed, 1/4" or 1/2" hardibacker throughout.
Insulation	Kraft-faced R-22 or as required by code.
Bottom Board	Plastic, roll type.
Floor Live Load	40 PSF in rooms and 100 PSF in corridor or as required by code.
Floor Covering	12" x 12" x 1/8" standard "Excelon Imperial" vinyl composition tile as manufactured by Armstrong, or equal.
Floor Covering - Exterior Recessed Entry	Factory installed, DecTec D4800 as manufactured by Skyline, or equal.
Cove Base	4" x .0125" Type TV thermoplastic vinyl as manufactured by Roppe, or equal.
Walls	
Interior Wall Covering	5/8", Hi-Impact® Brand XP gypsum board as manufactured by National Gypsum, or equal.
Interior Wall Finish	Factory apply (2) coats of ProMar 200XP™ interior paint with eggshell finish.
Interior Wall Framing	2" x 4" (SPF#2) at 16" on center to 8'6" minimum nominal wall height. Double top plate and single bottom plate.
Sound Insulation	Soundbatts® R-11 as manufactured by Owens Corning, or equal.
Exterior Wall Finish	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Exterior Wall Framing	2" x 6" (SPF#2) at 16" on center or as required by code. Double top plate and single bottom plate. 8'6" minimum nominal wall height.
Exterior Insulation	R-22 or as required by code.
Exterior Trim	Rough sawn cedar. 1" x 4" at corners, vertical mate lines, windows and doors. 1" x 6" at top and bottom of mansard and top of skirting.
Foundation Enclosure	5/16" Hardipanel® to 36" height above finish grade.
Foundation Vents	SolarTek Model "RA" automatic foundation vents. Quantity as required by code.
Mansard	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Corridor	1-hour rated walls and ceilings or as required by code.
Roof	
Roof Membrane	.045 mil black EPDM Rubber with 10-year warranty as manufactured by Mule Hide Products. 1/4":12" slope or as required by code.
Roof Framing	Factory standard (SPF#2). Snow load as required by code.
Roof Insulation	R-38 Kraft-faced or as required by code.
Roof Mansard	1 1/2" x 30" projection around full perimeter.
Roof Ventilation	As required by code. No rooftop vents.
Roof Drainage	Terminate EPDM per Mule Hide detail MDE-109 dated 9/22/08. Manufacturer to furnish and install flashing as shown.
Ceiling	Textured gypsum with no visible fasteners as manufactured by Sea Spray Drywall Textures, or equal. 8'6" nominal ceiling height.
Windows	
Windows	(1) 48" x 48" vinyl frame, horizontal sliding window with insect screens and low-E, double insulated glass per room and (2) per living area.
Window Accessories	(1) 48" x 48", 1" Ascot, horizontal louver mini-blinds per window.
Doors and Door Hardware	
Main Entry Doors	See attached door schedule.
Interior Doors	See attached door schedule.
Electrical - Line Voltage	
Electrical Panel	(4) 120/208 VAC, single phase, 60 Hz, lockable panels. Sized as required by code. Location as shown.
Electrical Raceway	90°C Romex. EMT or MC cable above suspended ceiling or as required by code.
Lighting	Electronic ballast with energy efficient lamps and infrared occupancy sensors or as may be required by code.
Lighting - Corridor	Electronic ballast with energy efficient lamps. Battery backup.
Lighting - Exterior	(1) 100-watt metal halide light and (1) remote head with battery back-up per exit door.
Lighting - Emergency	As required by code.
Room - Data, Fire Alarm and CATV	(5) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor per room and (8) per living area. Locations to be determined.
Switches and Receptacles	Stainless steel
Electrical - Other	As required by code.
Electrical - Low Voltage	
Fire Alarm System	Factory to install rough in junction boxes as required. System labor and material by Others.
Voice	Factory to install junction boxes only. System labor and material by Others.
Data	Factory to install junction boxes only. System labor and material by Others.
CATV	Factory to install junction boxes only. System labor and material by Others.
HVAC	
Air Conditioning Unit	(1) GE Zoneline Model AZ39H09DAB electric PTAC heat pump with digital controls, or equal per room and (2) per living area. Compressor and heat strips sized as required by code.
HVAC System Warranty	GE standard warranty. 5-year parts and 1-year labor.
Thermostat	Integral to PTAC.
Diffuser	Factory standard directional diffusers.
Smoke/Fire Dampers	Model D-315WB fire or Model D-502 smoke/fire as manufactured by Leader Industries, or equal. Provide as required by code
Supply and Return Air Duct	Fiberglass. Galvanized as may be required by code in one-hour rated areas.
Sprinkler System	
Heads and Piping	NFPA compliant, factory-installed heads and tees in each room and living area. Quantity as determined by code. Mains and final connections in field by Others.
Furnishings	
Storage Closet	(2) 3' x 5' with (1) 15" deep wire shelf with integral rod at 72" AFF and (1) 15" deep wire shelf at 87" AFF (1) per room.
Fire Extinguisher	(1) 10# ABC with semi-recessed cabinet per exit.
Building Options/Upgrades	
Occupancy Class	Provide R2 - Residential, Type II construction in lieu of Type V-B.
Frame Type and Floor Framing	Perimeter with cross members at 48" on center or as required by code. Provide 3/4" tongue and groove plywood over 2" x 6" (SPF#2) framing at 16" on center or as required by code.
Roof Mansard	Around full perimeter. 1 1/2" x 30" projection on 42' walls and 24" x 30" projection on 14' walls. Hardisoffit® vented panels.

Ceiling	2' x 4' "Baroque" accoustical ceiling tile as manufactured by Certanteed, or equal. Includes Model "Snap Grid™ 200" 15/16" exposed ceiling grid as manufactured by Chicago Metallic, or equal. 8'6" nominal ceiling height. Provide Model FPD 24" x 24", 4-way directional diffusers as manufactured by Hart and Cooley. All junction boxes (quantity as specified above) with cover plate and 3/4" EMT with pull wire to above finished ceiling in lieu of below finished floor.
Roof Drainage	5" commercial, seamless aluminum gutters with 3" x 4" downspouts to grade. Field installed.

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Specifications - Two Interior Rooms

COMPONENT	DESCRIPTION
General	
Approved Manufacturers (Plant Locations)	See attached list of (15) approved manufacturers by "Geographic Regions"
Floor Plan/Drawing	Bidder to provide proposed floor plan with bid. Identify as #D42-3.
Description	(2) Dormitory Rooms. Center unit.
Exterior Dimensions	14' x 42' (1,176 sq-ft nominal).
Room Dimensions	18' x 14' (252 sq-ft nominal).
Shipping Height	14' 6" or less. 14'2" or less in Northeast Region only.
State Approvals	As Required.
Regional Availability	All except State of California
Occupancy Class	R2 - Residential. Type V-B.
Floors	
Frame Type	Outrigger with main rails at 72" on center or as required by code.
Floor Framing	3/4" tongue and groove plywood over 2" x 6" (SPF#2) or 2" x 8" (SPF#2) at 16" on center or as required by code. Double side rails below all exterior and mate line walls.
Underlayment	Factory-installed, 1/4" or 1/2" hardibacker throughout.
Insulation	Kraft-faced R-22 or as required by code.
Bottom Board	Plastic, roll type.
Floor Live Load	40 PSF in rooms and 100 PSF in corridor or as required by code.
Floor Covering	12" x 12" x 1/8" standard "Excelon Imperial" vinyl composition tile as manufactured by Armstrong, or equal.
Cove Base	4" x .0125" Type TV thermoplastic vinyl as manufactured by Roppe, or equal.
Walls	
Interior Wall Covering	5/8", Hi-Impact® Brand XP gypsum board as manufactured by National Gypsum, or equal.
Interior Wall Finish	Factory apply (2) coats of ProMar 200XP™ interior paint with eggshell finish.
Interior Wall Framing	2" x 4" (SPF#2) at 16" on center to 8'6" minimum nominal wall height. Double top plate and single bottom plate.
Sound Insulation	Soundbatts® R-11 as manufactured by Owens Corning, or equal.
Exterior Wall Finish	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Exterior Wall Framing	2" x 6" (SPF#2) at 16" on center or as required by code. Double top plate and single bottom plate. 8'6" minimum nominal wall height.
Exterior Insulation	R-22 or as required by code.
Exterior Trim	Rough sawn cedar. 1" x 4" at corners, vertical mate lines, windows and doors. 1" x 6" at top and bottom of mansard and top of skirting.
Foundation Enclosure	5/16" Hardipanel® to 36" height above finish grade.
Foundation Vents	SolarTek Model "RA" automatic foundation vents. Quantity as required by code.
Mansard	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Corridor	1-hour rated walls and ceilings or as required by code.
Roof	
Roof Membrane	.045 mil black EPDM Rubber with 10-year warranty as manufactured by Mule Hide Products. 1/4":12" slope or as required by code.
Roof Framing	Factory standard (SPF#2). Snow load as required by code.
Roof Insulation	R-38 Kraft-faced or as required by code.
Roof Mansard	1 1/2" x 30" projection around full perimeter.
Roof Ventilation	As required by code. No rooftop vents.
Roof Drainage	Terminate EPDM per Mule Hide detail MDE-109 dated 9/22/08. Manufacturer to furnish and install flashing as shown.
Ceiling	Textured gypsum with no visible fasteners as manufactured by Sea Spray Drywall Textures, or equal. 8'6" nominal ceiling height.
Windows	
Windows	(1) 48" x 48" vinyl frame, horizontal sliding windows with insect screens and low-E, double insulated glass per room.
Window Accessories	(1) 48" x 48", 1" Ascot, horizontal louver mini-blinds per window.
Doors and Door Hardware	
Interior Doors	See attached door schedule.
Electrical - Line Voltage	
Electrical Panel	(2) 120/208 VAC, single phase, 60 Hz, lockable panels. Sized as required by code. Location as shown.
Electrical Raceway	90°C Romex. EMT or MC cable above suspended ceiling or as required by code.
Lighting	Electronic ballast with energy efficient lamps and infrared occupancy sensors or as may be required by code.
Lighting - Corridor	Electronic ballast with energy efficient lamps. Battery backup.
Lighting - Emergency	As required by code.
Room - Data, Fire Alarm and CATV	(5) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor per room. Locations to be determined.
Switches and Receptacles	Stainless steel
Electrical - Other	As required by code.
Electrical - Low Voltage	
Fire Alarm System	Factory to install rough in junction boxes as required. System labor and material by Others.
Voice	Factory to install junction boxes only. System labor and material by Others.
Data	Factory to install junction boxes only. System labor and material by Others.
CATV	Factory to install junction boxes only. System labor and material by Others.
HVAC	
Air Conditioning Unit	(1) GE Zoneline Model AZ39H09DAB electric PTAC heat pump with digital controls, or equal per room. Compressor and heat strips sized as required by code.
HVAC System Warranty	GE standard warranty. 5-year parts and 1-year labor.
Thermostat	Integral to PTAC.
Diffuser	Factory standard directional diffusers.
Smoke/Fire Dampers	Model D-315WB fire or Model D-502 smoke/fire as manufactured by Leader Industries, or equal. Provide as required by code
Supply and Return Air Duct	Fiberglass. Galvanized as may be required by code in one-hour rated areas.
Sprinkler System	
Heads and Piping	NFPA compliant, factory-installed heads and tees in each room. Quantity as determined by code. Mains and final connections in field by Others.
Furnishings	
Storage Closet	(2) 3' x 5' with (1) 15" deep wire shelf with integral rod at 72" AFF and (1) 15" deep wire shelf at 87" AFF (1) per room.
Building Options/Upgrades	
Occupancy Class	Provide R2 - Residential, Type II construction in lieu of Type V-B.
Frame Type and Floor Framing	Perimeter with cross members at 48" on center or as required by code. Provide 3/4" tongue and groove plywood over 2" x 6" (SPF#2) framing at 16" on center or as required by code.
Roof Mansard	Around full perimeter. 1 1/2" x 30" projection on 42" walls and 24" x 30" projection on 14" walls. Hardisoffit® vented panels.
Ceiling	2" x 4" "Baroque" acoustical ceiling tile as manufactured by Certanteed, or equal. Includes Model "Snap Grid™ 200" 15/16" exposed ceiling grid as manufactured by Chicago Metallic, or equal. 8'6" nominal ceiling height. Provide Model FPD 24" x 24", 4-way directional diffusers as manufactured by Hart and Cooley. All junction boxes (quantity as specified above) with cover plate and 3/4" EMT with pull wire to above finished ceiling in lieu of below finished floor.
Roof Drainage	5" commercial, seamless aluminum gutters with 3" x 4" downspouts to grade. Field installed.

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Specifications - Two Interior Rooms and One Living Area

COMPONENT	DESCRIPTION
General	
Approved Manufacturers (Plant Locations)	See attached list of (15) approved manufacturers by "Geographic Regions"
Floor Plan/Drawing	Bidder to provide proposed floor plan with bid. Identify as #D42-4.
Description	(2) Dormitory Rooms and (1) Student Living Area. Center unit.
Exterior Dimensions	28' x 42' (2,352 sq-ft nominal).
Room Dimensions	18' x 14' (252 sq-ft nominal).
Living Area Dimensions	18' x 28' (504 sq-ft nominal).
Shipping Height	14' 6" or less. 14'2" or less in Northeast Region only.
State Approvals	As Required.
Regional Availability	All except State of California
Occupancy Class	R2 - Residential. Type V-B.
Floors	
Frame Type	Outrigger with main rails at 72" on center or as required by code.
Floor Framing	3/4" tongue and groove plywood over 2" x 6" (SPF#2) or 2" x 8" (SPF#2) at 16" on center or as required by code. Double side rails below all exterior and mate line walls.
Underlayment	Factory-installed, 1/4" or 1/2" hardibacker throughout.
Insulation	Kraft-faced R-22 or as required by code.
Bottom Board	Plastic, roll type.
Floor Live Load	40 PSF in rooms and 100 PSF in corridor or as required by code.
Floor Covering	12" x 12" x 1/8" standard "Excelon Imperial" vinyl composition tile as manufactured by Armstrong, or equal.
Cove Base	4" x .0125" Type TV thermoplastic vinyl as manufactured by Roppe, or equal.
Walls	
Interior Wall Covering	5/8", Hi-Impact® Brand XP gypsum board as manufactured by National Gypsum, or equal.
Interior Wall Finish	Factory apply (2) coats of ProMar 200XP™ interior paint with eggshell finish.
Interior Wall Framing	2" x 4" (SPF#2) at 16" on center to 8'6" minimum nominal wall height. Double top plate and single bottom plate.
Sound Insulation	Soundbatts® R-11 as manufactured by Owens Corning, or equal.
Exterior Wall Finish	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Exterior Wall Framing	2" x 6" (SPF#2) at 16" on center or as required by code. Double top plate and single bottom plate. 8'6" minimum nominal wall height.
Exterior Insulation	R-22 or as required by code.
Exterior Trim	Rough sawn cedar. 1" x 4" at corners, vertical mate lines, windows and doors. 1" x 6" at top and bottom of mansard and top of skirting.
Foundation Enclosure	5/16" Hardipanel® to 36" height above finish grade.
Foundation Vents	SolarTek Model "RA" automatic foundation vents. Quantity as required by code.
Mansard	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Corridor	1-hour rated walls and ceilings or as required by code.
Roof	
Roof Membrane	.045 mil black EPDM Rubber with 10-year warranty as manufactured by Mule Hide Products. 1/4":12" slope or as required by code.
Roof Framing	Factory standard (SPF#2). Snow load as required by code.
Roof Insulation	R-38 Kraft-faced or as required by code.
Roof Mansard	1 1/2" x 30" projection around full perimeter.
Roof Ventilation	As required by code. No rooftop vents.
Roof Drainage	Terminate EPDM per Mule Hide detail MDE-109 dated 9/22/08. Manufacturer to furnish and install flashing as shown.
Ceiling	Textured gypsum with no visible fasteners as manufactured by Sea Spray Drywall Textures, or equal. 8'6" nominal ceiling height.
Windows	
Windows	(1) 48" x 48" vinyl frame, horizontal sliding window with insect screens and low-E, double insulated glass per room and (2) per living area.
Window Accessories	(1) 48" x 48", 1" Ascot, horizontal louver mini-blinds per window.
Doors and Door Hardware	
Interior Doors	See attached door schedule.
Electrical - Line Voltage	
Electrical Panel	(2) 120/208 VAC, single phase, 60 Hz, lockable panels. Sized as required by code. Location as shown.
Electrical Raceway	90°C Romex. EMT or MC cable above suspended ceiling or as required by code.
Lighting	Electronic ballast with energy efficient lamps and infrared occupancy sensors or as may be required by code.
Lighting - Corridor	Electronic ballast with energy efficient lamps. Battery backup.
Lighting - Emergency	As required by code.
Room - Data, Fire Alarm and CATV	(5) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor per room and (8) per living area. Locations to be determined.
Switches and Receptacles	Stainless steel
Electrical - Other	As required by code.
Electrical - Low Voltage	
Fire Alarm System	Factory to install rough in junction boxes as required. System labor and material by Others.
Voice	Factory to install junction boxes only. System labor and material by Others.
Data	Factory to install junction boxes only. System labor and material by Others.
CATV	Factory to install junction boxes only. System labor and material by Others.
HVAC	
Air Conditioning Unit	(1) GE Zoneline Model AZ39H09DAB electric PTAC heat pump with digital controls, or equal per room and (2) per living area. Compressor and heat strips sized as required by code.
HVAC System Warranty	GE standard warranty. 5-year parts and 1-year labor.
Thermostat	Integral to PTAC.
Diffuser	Factory standard directional diffusers.
Smoke/Fire Dampers	Model D-315WB fire or Model D-502 smoke/fire as manufactured by Leader Industries, or equal. Provide as required by code
Supply and Return Air Duct	Fiberglass. Galvanized as may be required by code in one-hour rated areas.
Sprinkler System	
Heads and Piping	NFPA compliant, factory-installed heads and tees in each room and living area. Quantity as determined by code. Mains and final connections in field by Others.
Furnishings	
Storage Closet	(2) 3' x 5' with (1) 15" deep wire shelf with integral rod at 72" AFF and (1) 15" deep wire shelf at 87" AFF (1) per room.
Building Options/Upgrades	
Occupancy Class	Provide R2 - Residential, Type II construction in lieu of Type V-B.
Frame Type and Floor Framing	Perimeter with cross members at 48" on center or as required by code. Provide 3/4" tongue and groove plywood over 2" x 6" (SPF#2) framing at 16" on center or as required by code.
Roof Mansard	Around full perimeter. 1 1/2" x 30" projection on 42" walls and 24" x 30" projection on 14" walls. Hardisoffit® vented panels.
Ceiling	2" x 4" "Baroque" acoustical ceiling tile as manufactured by Certanteed, or equal. Includes Model "Snap Grid™ 200" 15/16" exposed ceiling grid as manufactured by Chicago Metallic, or equal. 8'6" nominal ceiling height. Provide Model FPD 24" x 24", 4-way directional diffusers as manufactured by Hart and Cooley. All junction boxes (quantity as specified above) with cover plate and 3/4" EMT with pull wire to above finished ceiling in lieu of below finished floor.
Roof Drainage	5" commercial, seamless aluminum gutters with 3" x 4" downspouts to grade. Field installed.

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Specifications - Women's Restrooms and One Living Area

COMPONENT	DESCRIPTION
General	
Approved Manufacturers (Plant Locations)	See attached list of (15) approved manufacturers by "Geographic Regions"
Floor Plan/Drawing	Bidder to provide proposed floor plan with bid. Identify as #D42-5.
Description	(1) Women's restroom, (1) Student Living Area and (1) Janitor Closet. Center unit.
Exterior Dimensions	28' x 42' (2,352 sq-ft nominal).
Restroom Dimensions	18' x 28' (504 sq-ft nominal).
Living Area Dimensions	18' x 28' (504 sq-ft nominal).
Shipping Height	14' 6" or less. 14'2" or less in Northeast Region only.
State Approvals	As Required.
Regional Availability	All except State of California
Occupancy Class	R2 - Residential. Type V-B.
Floors	
Frame Type	Outrigger with main rails at 72" on center or as required by code.
Floor Framing	3/4" tongue and groove plywood over 2" x 6" (SPF#2) or 2" x 8" (SPF#2) at 16" on center or as required by code. Double side rails below all exterior and mate line walls.
Underlayment	Factory-installed, 1/4" or 1/2" hardibacker throughout.
Insulation	Kraft-faced R-22 or as required by code.
Bottom Board	Plastic, roll type.
Floor Live Load	40 PSF in rooms and 100 PSF in corridor or as required by code.
Floor Covering - Living Area and	12" x 12" x 1/8" standard "Excelon Imperial" vinyl composition tile as manufactured by Armstrong, or equal.
Floor Covering - Restroom and Janitor Closet	Factory installed, "Granit Multi Safe", homogeneous, slip retardent, waterproof sheet flooring with integral cove base as manufactured by Johnsonite. Requires seamless heat welding and #975, two-part adhesive.
Cove Base - Corridor and Living Area	4" x .0125" Type TV thermoplastic vinyl as manufactured by Roppe, or equal.
Walls	
Interior Wall Covering	5/8" Hi-Impact® Brand XP gypsum board as manufactured by National Gypsum, or equal.
Interior Wall Finish	Factory apply (2) coats of ProMar 200XP™ interior paint with eqshel finish.
Interior Wall Finish - Restroom	0.060" Sanparrel, rigid sheet vinyl as manufactured by InPro.
Interior Wall Finish - Janitor Closet	.030" FRP over APA-rated substrate.
Interior Wall Framing	2" x 4" (SPF#2) at 16" on center to 8'6" minimum nominal wall height. Double top plate and single bottom plate.
Sound Insulation	Soundbatts® R-11 as manufactured by Owens Corning, or equal.
Exterior Wall Finish	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Exterior Wall Framing	2" x 6" (SPF#2) at 16" on center or as required by code. Double top plate and single bottom plate. 8'6" minimum nominal wall height.
Exterior Insulation	R-22 or as required by code.
Exterior Trim	Rough sawn cedar. 1" x 4" at corners, vertical mate lines, windows and doors. 1" x 6" at top and bottom of mansard and top of skirting.
Foundation Enclosure	5/16" Hardipanel® to 36" height above finish grade.
Foundation Vents	SolarTek Model "RA" automatic foundation vents. Quantity as required by code.
Mansard	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Corridor	1-hour rated walls and ceilings or as required by code.
Roof	
Roof Membrane	.045 mil black EPDM Rubber with 10-year warranty as manufactured by Mule Hide Products. 1/4":12" slope or as required by code.
Roof Framing	Factory standard (SPF#2). Snow load as required by code.
Roof Insulation	R-38 Kraft-faced or as required by code.
Roof Mansard	1 1/2" x 30" projection around full perimeter.
Roof Ventilation	As required by code. No rooftop vents.
Roof Drainage	Terminate EPDM per Mule Hide detail MDE-109 dated 9/22/08. Manufacturer to furnish and install flashing as shown.
Ceiling	Textured gypsum with no visible fasteners as manufactured by Sea Spray Drywall Textures, or equal. 8'6" nominal ceiling height.
Ceiling - Restroom	2' x 4" "Ceramguard" Model 608, acoustical ceiling tile as manufactured by Armstrong, or equal. Includes Model "Snap Grid" 200" 15/16" exposed ceiling grid as manufactured by Chicago Metallic, or equal. 8'0" nominal ceiling height.
Windows	
Windows	(2) 48" x 48" vinyl frame, horizontal sliding windows with insect screens and low-E, double insulated glass per living area.
Window Accessories	(1) 48" x 48", 1" Ascot, horizontal louver mini-blinds per window.
Doors and Door Hardware	
Interior Doors	See attached door schedule.
Electrical - Line Voltage	
Electrical Panel	(1) 120/208 VAC, single phase, 60 Hz, lockable panels. Sized as required by code. Location as shown.
Electrical Raceway	90°C Romex. EMT or MC cable above suspended ceiling or as required by code.
Lighting	Electronic ballast with energy efficient lamps and infrared occupancy sensors or as may be required by code.
Lighting - Corridor	Electronic ballast with energy efficient lamps. Battery backup.
Lighting - Emergency	As required by code.
Room - Data, Fire Alarm and CATV	(8) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor per living area and (2) per restroom. Locations to be determined.
Switches and Receptacles	Stainless steel
Electrical - Other	As required by code.
Electrical - Low Voltage	
Fire Alarm System	Factory to install rough in junction boxes as required. System labor and material by Others.
Voice	Factory to install junction boxes only. System labor and material by Others.
Data	Factory to install junction boxes only. System labor and material by Others.
CATV	Factory to install junction boxes only. System labor and material by Others.
HVAC	
HVAC - Corridor, Restrooms, Kitchen and Laundry Areas	(1) or more electric heat pump roof top units (RTUs) with curb. Compressor and heat strips in each RTU sized as required by code to serve (1) Women's Restroom area, (1) D42-8 (Kitchen and Laundry) module and the entire building corridor. Assume that the building will be a 16-unit complex for the purposes of the bid.
Air Conditioning Unit - Living Area	(2) GE Zoneline Model AZ39H09DAB electric PTAC heat pumps with digital controls per living area. Compressor and heat strips sized as required by code.
HVAC System Warranty	5-year parts and 1-year labor.
Thermostat - Living Area	Integral to PTAC.
Thermostat - Restrooms	(1) electronic thermostat with auto changeover and lockable, metal cover.
Diffuser	Factory standard directional diffusers.
Diffuser - Restrooms	Model FPD 24" x 24", 4-way directional diffusers as manufactured by Hart and Cooley.
Smoke/Fire Dampers	Model D-315WB fire or Model D-502 smoke/fire as manufactured by Leader Industries, or equal. Provide as required by code
Supply and Return Air Duct	Fiberglass. Galvanized as may be required by code in one-hour rated areas.
Sprinkler System	
Heads and Piping	NFPA compliant, factory-installed heads and tees in restrooms, custodial closet and living area. Quantity as determined by code. Mains and final connections in field by Others.
Plumbing	
Piping	Type "L" copper supply. Schedule 40 PVC or ABS sanitary or as required by code.
Service Sink	(1) Model MSB-2424, floor-mounted fiberglass service sink as manufactured by Fiat. Includes (1) Model 897-CP faucet as manufactured by Chicago Faucet.
Water Closet	(3) Madera Model 2234.015 vitreous china with elongated bowl as manufactured by American Standard. Royal 111 Model flush valve as manufactured by Sloan. Heavy duty Model 95SSC plastic seat as manufactured by Olsenite.

Water Closet	(1) Madera Model 3043.102 vitreous china with elongated bowl as manufactured by American Standard. Royal 111 Model flush valve as manufactured by Sloan. Heavy duty Model 95SSC plastic seat as manufactured by Olsenite. ADA compliant. Stainless steel grab bars.
Modesty Partitions	Floor-mounted, 1" thick HDPE, overhead braced toilet compartments as manufactured by Santana Products, Comtec Industries or Capitol Partitions. 15-year warranty.
Lavatory	(2) Comrade Model 18" x 20", vitreous china wall-hung as manufactured by American Standard. Factory standard. ADA compliant.
Lavatory Faucet	(1) Model 802-V665CP as manufactured by Chicago Faucet per lavatory.
Water Heater	Electric water heater(s). Size as required by code.
Recirculating Pump	(1) Model UP15-42SF as manufactured by Grundfos.
Mirror	(1) 18" x 36" with stainless steel frame per lavatory.
Restroom Accessories	Soap, toilet paper, sanitary napkin and paper towel dispensers by Others.
Countertop with Integral Sinks	1/2" thick x 25" deep, cast polymer, solid surface countertop with (5) integral sinks as manufactured by Vendura. Include continuous, integral 4" high x 6" deep shelf. Bracket mounting materials must be provided by the manufacturer. (800) 394-4524.
Integral Sink Faucet	(1) Model 420-CP as manufactured by Chicago Faucet per sink.
Shower	(3) Model IS3632SH 36" x 32" x 84", acrylic, one-piece molded shower stalls with 7 3/4" threshold, ASTM F462 non-slip bottom and self-caulking brass drain as manufactured by Aqua Bath Company. Vacuum formed from .1875" one-piece sanitary grade acrylic. Include (2) soap trays molded at 40" above shower floor, (1) 1" diameter, 18-gauge stainless steel curtain rod, (1) weighted, anti-bacterial shower curtain with hooks and (1) 10 1/2" x 1" diameter, 18-gauge stainless steel towel bar.
Shower	(1) Model C413684BF-OT 41" x 37" x 84", acrylic, one-piece molded shower stall with top of threshold at 1/2" above finished floor, ASTM F462 non-slip bottom and self-caulking brass drain as manufactured by Aqua Bath Company. Vacuum formed from .1875" one-piece sanitary grade acrylic. Include (1) 31 3/4" x 15 3/4" x 1 1/2" diameter two wall horizontal wrap grab bar and (1) 18" vertical grab bar fabricated from 18-gauge stainless steel. Include (1) 34" "L" shaped phenolic, fold-up seat. Include (1) 1" diameter, 18-gauge stainless steel curtain rod, (1) weighted, anti-bacterial shower curtain with hooks and (1) 10 1/2" x 1" diameter, 18-gauge stainless steel towel bar. Include (1) hand held shower set with 60" flex hose, wall bracket and slide bar.
Building Options/Upgrades	
Occupancy Class	Provide R2 - Residential, Type II construction in lieu of Type V-B.
Frame Type and Floor Framing	Perimeter with cross members at 48" on center or as required by code. Provide 3/4" tongue and groove plywood over 2" x 6" (SPF#2) framing at 16" on center or as required by code.
Roof Mansard	Around full perimeter. 1 1/2" x 30" projection on 42' walls and 24" x 30" projection on 14' walls. Hardisoffit® vented panels.
Ceiling	2' x 4' "Baroque" acoustical ceiling tile as manufactured by Certanteed, or equal. Includes Model "Snap Grid™ 200" 15/16" exposed ceiling grid as manufactured by Chicago Metallic, or equal. 8'6" nominal ceiling height. Provide Model FPD 24" x 24", 4-way directional diffusers as manufactured by Hart and Cooley. All junction boxes (quantity as specified above) with cover plate and 3/4" EMT with pull wire to above finished ceiling in lieu of below finished floor.
Roof Drainage	5" commercial, seamless aluminum gutters with 3" x 4" downspouts to grade. Field installed.

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Specifications - Men's Restrooms and One Living Area

COMPONENT	DESCRIPTION
General	
Approved Manufacturers (Plant Locations)	See attached list of (15) approved manufacturers by "Geographic Regions"
Floor Plan/Drawing	Bidder to provide proposed floor plan with bid. Identify as #D42-6.
Description	(1) Men's restroom, (1) student living area and (1) Janitor Closet. Center unit.
Exterior Dimensions	28' x 42' (2,352 sq-ft nominal).
Restroom Dimensions	18' x 28' (504 sq-ft nominal).
Living Area Dimensions	18' x 28' (504 sq-ft nominal).
Shipping Height	14' 6" or less. 14'2" or less in Northeast Region only.
State Approvals	As Required.
Regional Availability	All except State of California
Occupancy Class	R2 - Residential. Type V-B.
Floors	
Frame Type	Outrigger with main rails at 72" on center or as required by code.
Floor Framing	3/4" tongue and groove plywood over 2" x 6" (SPF#2) or 2" x 8" (SPF#2) at 16" on center or as required by code. Double side rails below all exterior and mate line walls.
Underlayment	Factory-installed, 1/4" or 1/2" hardibacker throughout.
Insulation	Kraft-faced R-22 or as required by code.
Bottom Board	Plastic, roll type.
Floor Live Load	40 PSF in rooms and 100 PSF in corridor or as required by code.
Floor Covering - Living Area and	12" x 12" x 1/8" standard "Excelon Imperial" vinyl composition tile as manufactured by Armstrong, or equal.
Floor Covering - Restroom and Janitor Closet	Factory installed, "Granit Multi Safe", homogeneous, slip retardant, waterproof sheet flooring with integral cove base as manufactured by Johnsonite. Requires seamless heat welding and #975, two-part adhesive.
Cove Base - Corridor and Living Area	4" x .0125" Type TV thermoplastic vinyl as manufactured by Roppe, or equal.
Walls	
Interior Wall Covering	5/8", Hi-Impact® Brand XP gypsum board as manufactured by National Gypsum, or equal.
Interior Wall Finish	Factory apply (2) coats of ProMar 200XP™ interior paint with eqshel finish.
Interior Wall Finish - Restroom	0.060" Sanparrel, rigid sheet vinyl as manufactured by InPro.
Interior Wall Finish - Janitor Closet	.030" FRP over APA-rated substrate.
Interior Wall Framing	2" x 4" (SPF#2) at 16" on center to 8'6" minimum nominal wall height. Double top plate and single bottom plate.
Sound Insulation	Soundbatts® R-11 as manufactured by Owens Corning, or equal.
Exterior Wall Finish	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Exterior Wall Framing	2" x 6" (SPF#2) at 16" on center or as required by code. Double top plate and single bottom plate. 8'6" minimum nominal wall height.
Exterior Insulation	R-22 or as required by code.
Exterior Trim	Rough sawn cedar. 1" x 4" at corners, vertical mate lines, windows and doors. 1" x 6" at top and bottom of mansard and top of skirting.
Foundation Enclosure	5/16" Hardipanel® to 36" height above finish grade.
Foundation Vents	SolarTek Model "RA" automatic foundation vents. Quantity as required by code.
Mansard	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Corridor	1-hour rated walls and ceilings or as required by code.
Roof	
Roof Membrane	.045 mil black EPDM Rubber with 10-year warranty as manufactured by Mule Hide Products. 1/4":12" slope or as required by code.
Roof Framing	Factory standard (SPF#2). Snow load as required by code.
Roof Insulation	R-38 Kraft-faced or as required by code.
Roof Mansard	1 1/2" x 30" projection around full perimeter.
Roof Ventilation	As required by code. No rooftop vents.
Roof Drainage	Terminate EPDM per Mule Hide detail MDE-109 dated 9/22/08. Manufacturer to furnish and install flashing as shown.
Ceiling	Textured gypsum with no visible fasteners as manufactured by Sea Spray Drywall Textures, or equal. 8'6" nominal ceiling height.
Ceiling - Restroom	2' x 4' "Ceramguard" Model 608, acoustical ceiling tile as manufactured by Armstrong, or equal. Includes Model "Snap Grid" 200" 15/16" exposed ceiling grid as manufactured by Chicago Metallic, or equal. 8'0" nominal ceiling height.
Windows	
Windows	(2) 48" x 48" vinyl frame, horizontal sliding windows with insect screens and low-E, double insulated glass per living area.
Window Accessories	(1) 48" x 48", 1" Ascot, horizontal louver mini-blinds per window.
Doors and Door Hardware	
Interior Doors	See attached door schedule.
Electrical - Line Voltage	
Electrical Panel	(1) 120/208 VAC, single phase, 60 Hz, lockable panels. Sized as required by code. Location as shown.
Electrical Raceway	90°C Romex. EMT or MC cable above suspended ceiling or as required by code.
Lighting	Electronic ballast with energy efficient lamps and infrared occupancy sensors or as may be required by code.
Lighting - Corridor	Electronic ballast with energy efficient lamps. Battery backup.
Lighting - Emergency	As required by code.
Room - Data, Fire Alarm and CATV	(8) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor per living area and (2) per restroom. Locations to be determined.
Switches and Receptacles	Stainless steel
Electrical - Other	As required by code.
Electrical - Low Voltage	
Fire Alarm System	Factory to install rough in junction boxes as required. System labor and material by Others.
Voice	Factory to install junction boxes only. System labor and material by Others.
Data	Factory to install junction boxes only. System labor and material by Others.
CATV	Factory to install junction boxes only. System labor and material by Others.
HVAC	
HVAC - Corridor, Restrooms, Kitchen and Laundry Areas	(1) or more electric heat pump roof top units (RTUs) with curb. Compressor and heat strips in each RTU sized as required by code to serve (1) Men's Restroom area, (1) D42-8 (Kitchen and Laundry) module and the entire building corridor. Assume that the building will be a 16-unit complex for the purposes of the bid.
Air Conditioning Unit - Living Area	(2) GE Zoneline Model AZ39H09DAB electric PTAC heat pumps with digital controls per living area. Compressor and heat strips sized as required by code.
HVAC System Warranty	5-year parts and 1-year labor.
Thermostat - Living Area	Integral to PTAC.
Thermostat - Restrooms	(1) electronic thermostat with auto changeover and lockable, metal cover.
Diffuser	Factory standard directional diffusers.
Diffuser - Restrooms	Model FPD 24" x 24", 4-way directional diffusers as manufactured by Hart and Cooley.
Smoke/Fire Dampers	Model D-315WB fire or Model D-502 smoke/fire as manufactured by Leader Industries, or equal. Provide as required by code
Supply and Return Air Duct	Fiberglass. Galvanized as may be required by code in one-hour rated areas.
Sprinkler System	
Heads and Piping	NFPA compliant, factory-installed heads and tees in restrooms, custodial closet and living area. Quantity as determined by code. Mains and final connections in field by Others.
Plumbing	
Piping	Type "L" copper supply. Schedule 40 PVC or ABS sanitary or as required by code.
Service Sink	(1) Model MSB-2424, floor-mounted fiberglass service sink as manufactured by Fiat. Includes (1) Model 897-CP faucet as manufactured by Chicago Faucet.
Water Closet	(1) Madera Model 2234.015 vitreous china with elongated bowl as manufactured by American Standard. Royal 111 Model flush valve as manufactured by Sloan. Heavy duty Model 95SSC plastic seat as manufactured by Olsentite.
Water Closet	(1) Madera Model 3043.102 vitreous china with elongated bowl as manufactured by American Standard. Royal 111 Model flush valve as manufactured by Sloan. Heavy duty Model 95SSC plastic seat as manufactured by Olsentite. ADA compliant. Stainless steel grab bars.

Urinal	(2) Trimbrook Model vitreous china as manufactured by American Standard with Royal 186-1 Model flush valve as manufactured by Sloan.
Modesty Partitions	Floor-mounted, 1" thick HDPE, overhead braced toilet compartments as manufactured by Santana Products, Comtec Industries or Capitol Partitions. 15-year warranty.
Lavatory	(2) Comrade Model 18" x 20", vitreous china wall-hung as manufactured by American Standard. Factory standard. ADA compliant.
Lavatory Faucet	(1) Model 802-V665CP as manufactured by Chicago Faucet per lavatory.
Water Heater	Electric water heater(s). Size as required by code.
Recirculating Pump	(1) Model UP15-42SF as manufactured by Grundfos.
Mirror	(1) 18" x 36" with stainless steel frame per lavatory.
Restroom Accessories	Soap, toilet paper, sanitary napkin and paper towel dispensers by Others.
Countertop with Integral Sinks	1/2" thick x 25" deep, cast polymer, solid surface countertop with (5) integral sinks as manufactured by Vendura. Include continuous, integral 4" high x 6" deep shelf. Bracket mounting materials must be provided by the manufacturer. (800) 394-4524.
Integral Sink Faucet	(1) Model 420-CP as manufactured by Chicago Faucet per sink.
Shower	(3) Model IS3632SH 36" x 32" x 84", acrylic, one-piece molded shower stalls with 7 3/4" threshold, ASTM F462 non-slip bottom and self-caulking brass drain as manufactured by Aqua Bath Company. Vacuum formed from .1875" one-piece sanitary grade acrylic. Include (2) soap trays molded at 40" above shower floor, (1) 1" diameter, 18-gauge stainless steel curtain rod, (1) weighted, anti-bacterial shower curtain with hooks and (1) 10 1/2" x 1" diameter, 18-gauge stainless steel towel bar.
Shower	(1) Model C413684BF-OT 41" x 37" x 84", acrylic, one-piece molded shower stall with top of threshold at 1/2" above finished floor, ASTM F462 non-slip bottom and self-caulking brass drain as manufactured by Aqua Bath Company. Vacuum formed from .1875" one-piece sanitary grade acrylic. Include (1) 31 3/4" x 15 3/4" x 1 1/2" diameter two wall horizontal wrap grab bar and (1) 18" vertical grab bar fabricated from 18-gauge stainless steel. Include (1) 34" "L" shaped phenolic, fold-up seat. Include (1) 1" diameter, 18-gauge stainless steel curtain rod, (1) weighted, anti-bacterial shower curtain with hooks and (1) 10 1/2" x 1" diameter, 18-gauge stainless steel towel bar. Include (1) hand held shower set with 60" flex hose, wall bracket and slide bar.
Building Options/Upgrades	
Occupancy Class	Provide R2 - Residential, Type II construction in lieu of Type V-B.
Frame Type and Floor Framing	Perimeter with cross members at 48" on center or as required by code. Provide 3/4" tongue and groove plywood over 2" x 6" (SPF#2) framing at 16" on center or as required by code.
Roof Mansard	Around full perimeter. 1 1/2" x 30" projection on 42' walls and 24" x 30" projection on 14' walls. Hardisoffit® vented panels.
Ceiling	2' x 4' "Baroque" accoustical ceiling tile as manufactured by Certanteed, or equal. Includes Model "Snap Grid™ 200" 15/16" exposed ceiling grid as manufactured by Chicago Metallic, or equal. 8'6" nominal ceiling height. Provide Model FPD 24" x 24", 4-way directional diffusers as manufactured by Hart and Cooley. All junction boxes (quantity as specified above) with cover plate and 3/4" EMT with pull wire to above finished ceiling in lieu of below finished floor.
Roof Drainage	5" commercial, seamless aluminum gutters with 3" x 4" downspouts to grade. Field installed.

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Specifications - Men's Restrooms and One Living Area

COMPONENT	DESCRIPTION
General	
Approved Manufacturers (Plant Locations)	See attached list of (15) approved manufacturers by "Geographic Regions"
Floor Plan/Drawing	Bidder to provide proposed floor plan with bid. Identify as #D42-7.
Description	(2) Restrooms (Men's and Women's), (1) Janitor Closet and (1) Waste Collection Room. Center unit.
Exterior Dimensions	28' x 42' (2,352 sq-ft nominal).
Restroom Dimensions	18' x 28' (504 sq-ft nominal).
Shipping Height	14' 6" or less. 14'2" or less in Northeast Region only.
State Approvals	As Required.
Regional Availability	All except State of California
Occupancy Class	R2 - Residential. Type V-B.
Floors	
Frame Type	Outrigger with main rails at 72" on center or as required by code.
Floor Framing	3/4" tongue and groove plywood over 2" x 6" (SPF#2) or 2" x 8" (SPF#2) at 16" on center or as required by code. Double side rails below all exterior and mate line walls.
Underlayment	Factory-installed, 1/4" or 1/2" hardibacker throughout.
Insulation	Kraft-faced R-22 or as required by code.
Bottom Board	Plastic, roll type.
Floor Live Load	40 PSF in rooms and 100 PSF in corridor or as required by code.
Floor Covering - Corridor	12" x 12" x 1/8" standard "Excelon Imperial" vinyl composition tile as manufactured by Armstrong, or equal.
Floor Covering - Restrooms, Janitor and Waste Collection Closets	Factory installed, "Granit Multi Safe", homogeneous, slip retardent, waterproof sheet flooring with integral cove base as manufactured by Johnsonite. Requires seamless heat welding and #975, two-part adhesive.
Cove Base - Corridor	4" x .0125" Type TV thermoplastic vinyl as manufactured by Roppe, or equal.
Walls	
Interior Wall Covering - Corridor	5/8". Hi-Impact® Brand XP gypsum board as manufactured by National Gypsum, or equal.
Interior Wall Finish - Corridor	Factory apply (2) coats of ProMar 200XP™ interior paint with eggshell finish.
Interior Wall Finish - Restrooms	0.060" Sanparrel, rigid sheet vinyl as manufactured by InPro.
Interior Wall Finish - Janitor and Waste Closets	.030" FRP over APA-rated substrate.
Interior Wall Framing	2" x 4" (SPF#2) at 16" on center to 8'6" minimum nominal wall height. Double top plate and single bottom plate.
Sound Insulation	Soundbatts® R-11 as manufactured by Owens Corning, or equal.
Exterior Wall Finish	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Exterior Wall Framing	2" x 6" (SPF#2) at 16" on center or as required by code. Double top plate and single bottom plate. 8'6" minimum nominal wall height.
Exterior Insulation	R-22 or as required by code.
Exterior Trim	Rough sawn cedar. 1" x 4" at corners, vertical mate lines, windows and doors. 1" x 6" at top and bottom of mansard and top of skirting.
Foundation Enclosure	5/16" Hardipanel® to 36" height above finish grade.
Foundation Vents	SolarTek Model "RA" automatic foundation vents. Quantity as required by code.
Mansard	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Corridor	1-hour rated walls and ceilings or as required by code.
Roof	
Roof Membrane	.045 mil black EPDM Rubber with 10-year warranty as manufactured by Mule Hide Products. 1/4":12" slope or as required by code.
Roof Framing	Factory standard (SPF#2). Snow load as required by code.
Roof Insulation	R-38 Kraft-faced or as required by code.
Roof Mansard	1 1/2" x 30" projection around full perimeter.
Roof Ventilation	As required by code. No rooftop vents.
Roof Drainage	5" commercial, seamless aluminum gutters with downspouts to grade. Field installed.
Ceiling	Terminate EPDM per Mule Hide detail MDE-109 dated 9/22/08. Manufacturer to furnish and install flashing as shown.
Ceiling - Restrooms	2" x 4" "Ceranguard" Model 608, acoustical ceiling tile as manufactured by Armstrong, or equal. Includes Model "Snap Grid" 200" 15/16" exposed ceiling grid as manufactured by Chicago Metallic, or equal. 8'0" nominal ceiling height.
Doors and Door Hardware	
Interior Doors	See attached door schedule.
Electrical - Line Voltage	
Electrical Panel	(2) 120/208 VAC, single phase, 60 Hz, lockable panels. Sized as required by code. Location as shown.
Electrical Raceway	90°C Romex. EMT or MC cable above suspended ceiling or as required by code.
Lighting	Electronic ballast with energy efficient lamps and infrared occupancy sensors or as may be required by code.
Lighting - Corridor	Electronic ballast with energy efficient lamps. Battery backup.
Lighting - Emergency	As required by code.
Restrooms - Fire Alarm	(2) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor per restroom. Locations to be determined.
Switches and Receptacles	Stainless steel
Electrical - Other	As required by code.
Electrical - Low Voltage	
Fire Alarm System	Factory to install rough in junction boxes as required. System labor and material by Others.
HVAC	
HVAC - Corridor, Restrooms, Kitchen and Laundry Areas	(1) or more electric heat pump roof top units (RTUs) with curb. Compressor and heat strips in each RTU sized as required by code to serve (1) Men's Restroom and (1) Women's Restroom areas, (1) D42-8 (Kitchen and Laundry) module and the entire building corridor. Assume that the building will be a 16-unit complex for the purposes of the bid.
HVAC System Warranty	5-year parts and 1-year labor.
Thermostat - Restrooms	(1) electronic thermostat with auto changeover and lockable, metal cover per HVAC unit.
Diffuser	Factory standard directional diffusers.
Diffuser - Restrooms	Model FPD 24" x 24", 4-way directional diffusers as manufactured by Hart and Cooley.
Smoke/Fire Dampers	Model D-315WB fire or Model D-502 smoke/fire as manufactured by Leader Industries, or equal. Provide as required by code
Supply and Return Air Duct	Fiberglass. Galvanized as may be required by code in one-hour rated areas.
Sprinkler System	
Heads and Piping	NFPA compliant, factory-installed heads and tees in restrooms, custodial closet and waste collection. Quantity as determined by code. Mains and final connections in field by Others.
Plumbing	
Piping	Type "L" copper supply. Schedule 40 PVC or ABS sanitary or as required by code.
Service Sink	(1) Model MSB-2424, floor-mounted fiberglass service sink as manufactured by Fiat. Includes (1) Model 897-CP faucet as manufactured by Chicago Faucet.
Water Closet	(4) Madera Model 2234.015 vitreous china with elongated bowl as manufactured by American Standard. Royal 111 Model flush valve as manufactured by Sloan. Heavy duty Model 95SSC plastic seat as manufactured by Olsenite.
Water Closet	(2) Madera Model 3043.102 vitreous china with elongated bowl as manufactured by American Standard. Royal 111 Model flush valve as manufactured by Sloan. Heavy duty Model 95SSC plastic seat as manufactured by Olsenite. ADA compliant. Stainless steel grab bars.
Urinal	(2) Trimbrook Model vitreous china as manufactured by American Standard with Royal 186-1 Model flush valve as manufactured by Sloan.
Modesty Partitions	Floor-mounted, 1" thick HDPE, overhead braced toilet compartments as manufactured by Santana Products, Comtec Industries or Capitol Partitions. 15-year warranty.
Lavatory	(4) Comrade Model 18" x 20", vitreous china wall-hung as manufactured by American Standard. Factory standard. ADA compliant.
Lavatory Faucet	(1) Model 802-V665CP as manufactured by Chicago Faucet per lavatory.
Water Heater	Electric water heater(s). Size as required by code.

Recirculating Pump	(1) Model UP15-42SF as manufactured by Grundfos.
Mirror	(1) 18" x 36" with stainless steel frame per lavatory.
Restroom Accessories	Soap, toilet paper, sanitary napkin and paper towel dispensers by Others.
Countertop with Integral Sinks	(2) 1/2" thick x 25" deep, cast polymer, solid surface countertop with (5) integral sinks as manufactured by Vendura. Include continuous, integral 4" high x 6" deep shelf. Bracket mounting materials must be provided by the manufacturer. (800) 394-4524.
Integral Sink Faucet	(1) Model 420-CP as manufactured by Chicago Faucet per sink.
Shower	(6) Model IS3632SH 36" x 32" x 84", acrylic, one-piece molded shower stalls with 7 3/4" threshold, ASTM F462 non-slip bottom and self-caulking brass drain as manufactured by Aqua Bath Company. Vacuum formed from .1875" one-piece sanitary grade acrylic. Include (2) soap trays molded at 40" above shower floor, (1) 1" diameter, 18-gauge stainless steel curtain rod, (1) weighted, anti-bacterial shower curtain with hooks and (1) 10 1/2" x 1" diameter, 18-gauge stainless steel towel bar.
Shower	(2) Model C413684BF-OT 41" x 37" x 84", acrylic, one-piece molded shower stall with top of threshold at 1/2" above finished floor, ASTM F462 non-slip bottom and self-caulking brass drain as manufactured by Aqua Bath Company. Vacuum formed from .1875" one-piece sanitary grade acrylic. Include (1) 31 3/4" x 15 3/4" x 1 1/2" diameter two wall horizontal wrap grab bar and (1) 18" vertical grab bar fabricated from 18-gauge stainless steel. Include (1) 34" "L" shaped phenolic, fold-up seat. Include (1) 1" diameter, 18-gauge stainless steel curtain rod, (1) weighted, anti-bacterial shower curtain with hooks and (1) 10 1/2" x 1" diameter, 18-gauge stainless steel towel bar. Include (1) hand held shower set with 60" flex hose, wall bracket and slide bar.
Building Options/Upgrades	
Occupancy Class	Provide R2 - Residential, Type II construction in lieu of Type V-B.
Frame Type and Floor Framing	Perimeter with cross members at 48" on center or as required by code. Provide 3/4" tongue and groove plywood over 2" x 6" (SPF#2) framing at 16" on center or as required by code.
Roof Mansard	Around full perimeter: 1 1/2" x 30" projection on 42' walls and 24" x 30" projection on 14' walls. Hardisoffit® vented panels.
Ceiling	2' x 4' "Baroque" accoustical ceiling tile as manufactured by Certanteed, or equal. Includes Model "Snap Grid™ 200" 15/16" exposed ceiling grid as manufactured by Chicago Metallic, or equal. 8'6" nominal ceiling height. Provide Model FPD 24" x 24", 4-way directional diffusers as manufactured by Hart and Cooley. All junction boxes (quantity as specified above) with cover plate and 3/4" EMT with pull wire to above finished ceiling in lieu of below finished floor.
Roof Drainage	5" commercial, seamless aluminum gutters with 3" x 4" downspouts to grade. Field installed.

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Specifications - Kitchen and Laundry

COMPONENT	DESCRIPTION
General	
Approved Manufacturers (Plant Locations)	See attached list of (15) approved manufacturers by "Geographic Regions"
Floor Plan/Drawing	Bidder to provide proposed floor plan with bid. Identify as #D42-8.
Description	(1) Kitchen, (1) Storage Room and (1) Laundry Room. Center unit.
Exterior Dimensions	14' x 42' (2,352 sq-ft nominal).
Laundry Dimensions	18' x 14' (252 sq-ft nominal).
Shipping Height	14' 6" or less. 14'2" or less in Northeast Region only.
State Approvals	As Required.
Regional Availability	All except State of California
Occupancy Class	R2 - Residential. Type V-B.
Floors	
Frame Type	Outrigger with main rails at 72" on center or as required by code.
Floor Framing	3/4" tongue and groove plywood over 2" x 6" (SPF#2) or 2" x 8" (SPF#2) at 16" on center or as required by code. Double side rails below all exterior and mate line walls.
Underlayment	Factory-installed, 1/4" or 1/2" hardibacker throughout.
Insulation	Kraft-faced R-22 or as required by code.
Bottom Board	Plastic, roll type.
Floor Live Load	40 PSF in rooms and 100 PSF in corridor or as required by code.
Floor Covering - Corridor and Storage Room	12" x 12" x 1/8" standard "Excelon Imperial" vinyl composition tile as manufactured by Armstrong, or equal.
Floor Covering - Kitchen and Laundry Room	Factory installed, "Granit Multi Safe", homogeneous, slip retardent, waterproof sheet flooring with integral cove base as manufactured by Johnsonite. Requires seamless heat welding and #975, two-part adhesive.
Cove Base	4" x .0125" Type TV thermoplastic vinyl as manufactured by Roppe, or equal.
Walls	
Interior Wall Covering	5/8" Hi-Impact® Brand XP gypsum board as manufactured by National Gypsum, or equal.
Interior Wall Finish	Factory apply (2) coats of ProMar 200XP™ interior paint with eggshell finish.
Interior Wall Finish - Laundry	.030" FRP over APA-rated substrate to 48" AFF. Paint surface above.
Interior Wall Framing	2" x 4" (SPF#2) at 16" on center to 8'6" minimum nominal wall height. Double top plate and single bottom plate.
Sound Insulation	Soundbatts® R-11 as manufactured by Owens Corning, or equal.
Exterior Wall Finish	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Exterior Wall Framing	2" x 6" (SPF#2) at 16" on center or as required by code. Double top plate and single bottom plate. 8'6" minimum nominal wall height.
Exterior Insulation	R-22 or as required by code.
Exterior Trim	Rough sawn cedar. 1" x 4" at corners, vertical mate lines, windows and doors. 1" x 6" at top and bottom of mansard and top of skirting.
Foundation Enclosure	5/16" Hardipanel® to 36" height above finish grade.
Foundation Vents	SolarTek Model "RA" automatic foundation vents. Quantity as required by code.
Mansard	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Corridor	1-hour rated walls and ceilings or as required by code.
Roof	
Roof Membrane	.045 mil black EPDM Rubber with 10-year warranty as manufactured by Mule Hide Products. 1/4":12" slope or as required by code.
Roof Framing	Factory standard (SPF#2). Snow load as required by code.
Roof Insulation	R-38 Kraft-faced or as required by code.
Roof Mansard	1 1/2" x 30" projection around full perimeter.
Roof Ventilation	As required by code. No rooftop vents.
Roof Drainage	Terminate EPDM per Mule Hide detail MDE-109 dated 9/22/08. Manufacturer to furnish and install flashing as shown.
Ceiling	Textured gypsum with no visible fasteners as manufactured by Sea Spray Drywall Textures, or equal. 8'6" nominal ceiling height.
Doors and Door Hardware	
Interior Doors	See attached door schedule.
Electrical - Line Voltage	
Electrical Panel	(1) 120/208 VAC, single phase, 60 Hz, lockable panels. Sized as required by code. Location as shown.
Electrical Raceway	90°C Romex. EMT or MC cable above suspended ceiling or as required by code.
Lighting	Electronic ballast with energy efficient lamps and infrared occupancy sensors or as may be required by code.
Lighting - Corridor	Electronic ballast with energy efficient lamps. Battery backup.
Lighting - Emergency	As required by code.
Restroom - Fire Alarm	(2) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor per restroom. Locations to be determined.
Switches and Receptacles	Stainless steel
Electrical - Other	As required by code.
Electrical - Low Voltage	
Fire Alarm System	Factory to install rough in junction boxes as required. System labor and material by Others.
HVAC	
HVAC	Furnish and install all ductwork, smoke/fire dampers and diffusers only. RTUs will be provided in restroom areas will be sized to serve (1) Kitchen and Laundry Room.
HVAC System Warranty	5-year parts and 1-year labor.
Diffuser	Factory standard directional diffusers.
Smoke/Fire Dampers	Model D-315WB fire or Model D-502 smoke/fire as manufactured by Leader Industries, or equal. Provide as required by code
Supply and Return Air Duct	Fiberglass. Galvanized as may be required by code in one-hour rated areas.
Sprinkler System	
Heads and Piping	NFPA compliant, factory-installed heads and tees in all rooms. Quantity as determined by code. Mains and final connections in field by Others.
Plumbing	
Sink - Kitchen	(1) Model DLRQ331910, 33" x 19" x 10 1/8" stainless steel sink as manufactured by Elkay.
Faucet - Kitchen	(1) Model LK2439BH as manufactured by Elkay.
Laundry Sink	Manufacturer's standard fiberglass.
Water Heater	Electric water heater(s). Size as required by code.
Furnishings	
Cabinet	(1) Model "Essentials Rutland II" 24" base cabinet with 12" upper cabinet full wall width. Includes 25 1/2" x 72" x 1/16" HPLAM countertop.
Laundry Table	(1) 36" x 72" x 1/16" HPLAM top.
Building Options/Upgrades	
Occupancy Class	Provide R2 - Residential, Type II construction in lieu of Type V-B.
Frame Type and Floor Framing	Perimeter with cross members at 48" on center or as required by code. Provide 3/4" tongue and groove plywood over 2" x 6" (SPF#2) framing at 16" on center or as required by code.
Roof Mansard Ceiling	Around full perimeter. 1 1/2" x 30" projection on 42" walls and 24" x 30" projection on 14' walls. Hardisoffit® vented panels. 2" x 4" "Baroque" accoustical ceiling tile as manufactured by Certanteed, or equal. Includes Model "Snap Grid™" 200" 15/16" exposed ceiling grid as manufactured by Chicago Metallic, or equal. 8'6" nominal ceiling height. Provide Model FPD 24" x 24", 4-way directional diffusers as manufactured by Hart and Cooley. All junction boxes (quantity as specified above) with cover plate and 3/4" EMT with pull wire to above finished ceiling in lieu of below finished floor.
Roof Drainage	5" commercial, seamless aluminum gutters with 3" x 4" downspouts to grade. Field installed.

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Specifications - Two ADA Interior Rooms

COMPONENT	DESCRIPTION
General	
Approved Manufacturers (Plant Locations)	See attached list of (15) approved manufacturers by "Geographic Regions"
Floor Plan/Drawing	Bidder to provide proposed floor plan with bid. Identify as #D42-9.
Description	(2) ADA Dormitory Rooms. Center unit.
Exterior Dimensions	14' x 42' (1,176 sq-ft nominal).
Room Dimensions	18' x 14' (252 sq-ft nominal).
Shipping Height	14' 6" or less. 14'2" or less in Northeast Region only.
State Approvals	As Required.
Regional Availability	All except State of California
Occupancy Class	R2 - Residential. Type V-B.
Floors	
Frame Type	Outrigger with main rails at 72" on center or as required by code.
Floor Framing	3/4" tongue and groove plywood over 2" x 6" (SPF#2) or 2" x 8" (SPF#2) at 16" on center or as required by code. Double side rails below all exterior and mate line walls.
Underlayment	Factory-installed, 1/4" or 1/2" hardibacker throughout.
Insulation	Kraft-faced R-22 or as required by code.
Bottom Board	Plastic, roll type.
Floor Live Load	40 PSF in rooms and 100 PSF in corridor or as required by code.
Floor Covering	12" x 12" x 1/8" standard "Excelon Imperial" vinyl composition tile as manufactured by Armstrong, or equal.
Cove Base	4" x .0125" Type TV thermoplastic vinyl as manufactured by Roppe, or equal.
Walls	
Interior Wall Covering	5/8", Hi-Impact® Brand XP gypsum board as manufactured by National Gypsum, or equal.
Interior Wall Finish	Factory apply (2) coats of ProMar 200XP™ interior paint with eggshell finish.
Interior Wall Framing	2" x 4" (SPF#2) at 16" on center to 10' nominal wall height. Double top plate and single bottom plate.
Sound Insulation	Soundbatts® R-11 as manufactured by Owens Corning, or equal.
Exterior Wall Finish	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Exterior Wall Framing	2" x 6" (SPF#2) at 16" on center or as required by code. Double top plate and single bottom plate. 8'6" minimum nominal wall height.
Exterior Insulation	R-22 or as required by code.
Exterior Trim	Rough sawn cedar. 1" x 4" at corners, vertical mate lines, windows and doors. 1" x 6" at top and bottom of mansard and top of skirting.
Foundation Enclosure	5/16" Hardipanel® to 36" height above finish grade.
Foundation Vents	SolarTek Model "RA" automatic foundation vents. Quantity as required by code.
Mansard	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Corridor	1-hour rated walls and ceilings or as required by code.
Roof	
Roof Membrane	.045 mil black EPDM Rubber with 10-year warranty as manufactured by Mule Hide Products. 1/4":12" slope or as required by code.
Roof Framing	Factory standard (SPF#2). Snow load as required by code.
Roof Insulation	R-38 Kraft-faced or as required by code.
Roof Mansard	1 1/2" x 30" projection around full perimeter.
Roof Ventilation	As required by code. No rooftop vents.
Roof Drainage	Terminate EPDM per Mule Hide detail MDE-109 dated 9/22/08. Manufacturer to furnish and install flashing as shown.
Ceiling	Textured gypsum with no visible fasteners as manufactured by Sea Spray Drywall Textures, or equal. 8'6" nominal ceiling height.
Windows	
Windows	(1) 48" x 48" vinyl frame, horizontal sliding windows with insect screens and low-E, double insulated glass per room.
Window Accessories	(1) 48" x 48", 1" Ascot, horizontal louver mini-blinds per window.
Doors and Door Hardware	
Interior Doors	See attached door schedule.
Electrical - Line Voltage	
Electrical Panel	(2) 120/208 VAC, single phase, 60 Hz, lockable panels. Sized as required by code. Location as shown.
Electrical Raceway	90°C Romex. EMT or MC cable above suspended ceiling or as required by code.
Lighting	Electronic ballast with energy efficient lamps and infrared occupancy sensors or as may be required by code.
Lighting - Corridor	Electronic ballast with energy efficient lamps. Battery backup.
Lighting - Emergency	As required by code.
Room - Data, Fire Alarm and CATV	(5) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor per room. Locations to be determined.
Switches and Receptacles	Stainless steel
Electrical - Other	As required by code.
Electrical - Low Voltage	
Fire Alarm System	Factory to install rough in junction boxes as required. System labor and material by Others.
Voice	Factory to install junction boxes only. System labor and material by Others.
Data	Factory to install junction boxes only. System labor and material by Others.
CATV	Factory to install junction boxes only. System labor and material by Others.
HVAC	
Air Conditioning Unit	(1) GE Zoneline Model AZ39H09DAB electric PTAC heat pump with digital controls, or equal per room. Compressor and heat strips sized as required by code.
HVAC System Warranty	GE standard warranty. 5-year parts and 1-year labor.
Thermostat	Integral to PTAC.
Diffuser	Factory standard directional diffusers.
Smoke/Fire Dampers	Model D-315WB fire or Model D-502 smoke/fire as manufactured by Leader Industries, or equal. Provide as required by code
Supply and Return Air Duct	Fiberglass. Galvanized as may be required by code in one-hour rated areas.
Sprinkler System	
Heads and Piping	NFPA compliant, factory-installed heads and tees in each room. Quantity as determined by code. Mains and final connections in field by Others.
Furnishings	
Storage Closet	(1) 3' x 10' with (1) 15" deep wire shelf with integral rod at 48" AFF and (1) 15" deep wire shelf at 66" AFF (1) per room.
Building Options/Upgrades	
Occupancy Class	Provide R2 - Residential, Type II construction in lieu of Type V-B.
Frame Type and Floor Framing	Perimeter with cross members at 48" on center or as required by code. Provide 3/4" tongue and groove plywood over 2" x 6" (SPF#2) framing at 16" on center or as required by code.
Roof Mansard	Around full perimeter. 1 1/2" x 30" projection on 42" walls and 24" x 30" projection on 14" walls. Hardisoffit® vented panels.
Ceiling	2" x 4" "Baroque" acoustical ceiling tile as manufactured by Certanteed, or equal. Includes Model "Snap Grid™ 200" 15/16" exposed ceiling grid as manufactured by Chicago Metallic, or equal. 8'6" nominal ceiling height. Provide Model FPD 24" x 24", 4-way directional diffusers as manufactured by Hart and Cooley. All junction boxes (quantity as specified above) with cover plate and 3/4" EMT with pull wire to above finished ceiling in lieu of below finished floor.
Roof Drainage	5" commercial, seamless aluminum gutters with 3" x 4" downspouts to grade. Field installed.

