



KEYSTONE  
PURCHASING  
NETWORK

## Specifications - Four Exterior Offices

COMPONENT	DESCRIPTION
<b>General</b>	
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 #O60-1
Description	(4) offices with (2) optional vestibules. End unit.
Exterior Dimensions	24' x 60' (1,440 sq-ft nominal).
Office Dimensions	12' x 12' (144 sq-ft nominal).
Shipping Height	14' 6" or less. 14'2" or less in Northeast Region only.
State Approvals	As Required.
Regional Availability	All
Construction Type	V-B
Occupancy Classification	B - Business.
<b>Floors</b>	
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.
Insulation	Kraft-faced R-22 or as required by code.
Bottom Board	Plastic, roll type.
Floor Live Load	40 PSF 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.
<b>Walls</b>	
Interior Wall Covering	Factory standard 1/2" or 5/8" vinyl covered gypsum. Battenless at vertical panel seams.
Interior Wall Finish	Group II, vinyl covered gypsum.
Inside and Outside Corners	Vinyl covered wood battens.
Interior Wall Framing	2" x 4" (SPF#2) at 16" on center to 8'0" 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. 8'0" 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.
<b>Roof</b>	
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). 36' clear span. 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. 8'0" nominal ceiling height.
<b>Windows</b>	
Windows	(12) 36" x 48" vinyl frame, horizontal sliding windows with insect screens and low-E, double insulated glass.
Window Accessories	(12) 36" x 48", 1" Ascot, horizontal louver mini-blinds.
<b>Doors and Door Hardware</b>	
Main Entry Doors	See attached door schedule.
Interior Doors	See attached door schedule.
<b>Electrical - Line Voltage</b>	
Electrical Panel	120/240 VAC, single phase, 60 Hz 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. Infrared occupancy sensors if required by code.
Lighting - Exterior	(1) 70-watt metal halide light and (1) remote head with battery back-up per exit door.
Lighting - Exit and Emergency	As required by code.
Voice, Data, Fire Alarm and Security	(2) 4" x 4" and (24) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor. Locations to be determined.
Switches and Receptacles	Ivory with unbreakable plastic cover plates.
Electrical - Other	As required by code.
<b>Electrical - Low Voltage</b>	
Fire Alarm System	Factory to install rough in junction boxes as required. System labor and material by Others.
Security 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.
<b>HVAC</b>	
Air Conditioning Unit	(2) Bard Model W***-A1-A-**-P-P-X-X-X-X electric heat/cool unit, or Marvair equal. (***) = Cooling Capacity; (**) = Heating Capacity. Compressor and heat strips sized as required by code.
HVAC System Warranty	5-year parts and 1-year labor.
Thermostat	(2) Bard Model 8403-060 electronic thermostat with auto changeover and Model 8405-033 lockable, plastic cover or Marvair equal.
Diffusers	Factory standard directional diffusers.
Supply and Return Air Duct	Fiberglass or as required by code.
Return Air Plenum	Plenum wall. (2) Model 900 FG, interior 20" x 30" return air filter grille as manufactured by Shoemaker or Bard equal. Located at 12" AFF.
<b>Building Options/Upgrades</b>	
Vestibule	(2) 6' x 76". Includes 2" x 4" walls (SPF #2) at 16" on center to 8'0" nominal wall height. Double top plate and single bottom plate. Soundbatts® R-11 insulation as manufactured by Owens Corning, or equal. Factory installed, 75 ml, commercial grade "Coin Pattern" vinyl roll goods as manufactured by Better Life Technologies and 4" x .0125" Type TV thermoplastic vinyl cove base as manufactured by Roppe, or equal.
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.
Floor Covering - Offices and Open Area	Field installed "Associate" 24 oz., 100% solution dyed nylon, broadloom carpet with Teklok backing as manufactured by Shaw.
Roof	60' steel clear span construction throughout in lieu of laminate beams.
Roof Mansard	Around full perimeter. 1 1/2" x 30" projection on 60' 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. 8'0" 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.

Air Conditioning Unit

(2) Bard Model W\*\*\*-H1-A-\*\*-V-P-X-X-R electric heat pump unit, or Marvair equal. (\*\*\*) = Cooling Capacity; (\*\*) = Heating Capacity. Compressor and heat strips sized as required by code.

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KEYSTONE  
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## Specifications - Four Exterior Offices with Restrooms

COMPONENT		DESCRIPTION
<b>General</b>		
Approved Manufacturers Locations)	(Plant	See attached list of (15) approved manufacturers by "Geographic Regions"
Floor Plan/Drawing		Bidder to provide proposed floor plan with bid. Identify as #060-2
Description		(4) offices with (2) restrooms (Men's and Women's), Janitor Closet, Tech Closet and (1) optional vestibule. End unit.
Exterior Dimensions		24' x 60' (1,440 sq-ft nominal).
Office Dimensions		12' x 12' (144 sq-ft nominal).
Shipping Height		14' 6" or less. 14'2" or less in Northeast Region only.
State Approvals		As Required.
Regional Availability		All
Construction Type		V-B
Occupancy Classification		B - Business.
<b>Floors</b>		
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.
Insulation		Kraft-faced R-22 or as required by code.
Bottom Board		Plastic, roll type.
Floor Live Load		40 PSF 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.
2860		4" x .0125" Type TV thermoplastic vinyl as manufactured by Roppe, or equal.
<b>Walls</b>		
Interior Wall Covering		Factory standard 1/2" or 5/8" vinyl covered gypsum. Battenless at vertical panel seams.
Interior Wall Finish		Group II, vinyl covered gypsum.
Inside and Outside Corners		Vinyl covered wood battens.
Interior Wall Framing		2" x 4" (SPF#2) at 16" on center to 8'0" 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. 8'0" 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.
<b>Roof</b>		
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). 36' clear span. 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. 8'0" nominal ceiling height.
<b>Windows</b>		
Windows		(10) 36" x 48" vinyl frame, horizontal sliding windows with insect screens and low-E, double insulated glass.
Window Accessories		(10) 36" x 48", 1" Ascot, horizontal louver mini-blinds.
<b>Doors and Door Hardware</b>		
Main Entry Doors		See attached door schedule.
Interior Doors		See attached door schedule.
<b>Electrical - Line Voltage</b>		
Electrical Panel		120/240 VAC, single phase, 60 Hz 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. Infrared occupancy sensors if required by code.
Lighting - Exterior		(1) 70-watt metal halide light and (1) remote head with battery back-up per exit door.
Lighting - Exit and Emergency		As required by code.
Voice, Data, Fire Alarm and Security		(2) 4" x 4" and (20) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor. Locations to be determined.
Switches and Receptacles		Ivory with unbreakable plastic cover plates.
Electrical - Other		As required by code.
<b>Electrical - Low Voltage</b>		
Fire Alarm System		Factory to install rough in junction boxes as required. System labor and material by Others.
Security 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.
<b>HVAC</b>		
Air Conditioning Unit		(2) Bard Model W***-A1-A--P-P-X-X-X-X electric heat/cool unit, or Marvair equal. (***) = Cooling Capacity; (**) = Heating Capacity. Compressor and heat strips sized as required by code.
HVAC System Warranty		5-year parts and 1-year labor.
Thermostat		(2) Bard Model 8403-060 electronic thermostat with auto changeover and Model 8405-033 lockable, plastic cover or Marvair equal.
Diffusers		Factory standard directional diffusers.
Supply and Return Air Duct		Fiberglass or as required by code.
Return Air Plenum		Plenum wall. (2) Model 900 FG, interior 20" x 30" return air filter grille as manufactured by Shoemaker or Bard equal. Located at 12" AFF.
<b>Plumbing</b>		
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.
Coffee Bar Sink		(1) Model PSRQ1918-2, 19" x 18" x 7 1/8" stainless steel sink and Model LKE4121 faucet as manufactured by Elkay.
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 Oisenite. ADA compliant. Stainless steel grab bars.
Lavatory		(2) Comrade Model 18" x 20", vitreous china wall-hung as manufactured by American Standard.Factory standard. ADA compliant.
Lavatory Faucet		(2) Model 802-V665CP as manufactured by Chicago Faucet per lavatory.
Water Heater		(1) Electric water heater. Size as required by code.
Mirror		(1) 18" x 36" with stainless steel frame per lavatory.
Restroom Accessories		(2) Double roll toilet paper and (1) sanitary napkin dispenser. Stainless steel.
<b>Furnishings</b>		
Coffee Bar		(1) Model "Essentials Rutland II" 24" x 96" base cabinet with 12" x 96" upper cabinet. Includes 25 1/2" x 96" x 1/16" HPLAM countertop.
<b>Building Options/Upgrades</b>		

<b>Vestibule</b>	(2) 6' x 7'6". Includes 2" x 4" walls (SPF #2) at 16" on center to 8'0" nominal wall height. Double top plate and single bottom plate. Soundbatts® R-11 insulation as manufactured by Owens Corning, or equal. Factory installed, 75 ml, commercial grade "Coin Pattern" vinyl roll goods as manufactured by Better Life Technologies and 4" x .0125" Type TV thermoplastic vinyl cove base as manufactured by Roppe, or equal.
<b>Frame Type and Floor Framing</b>	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.
<b>Floor Covering - Offices and Open Area</b>	Field installed "Associate" 24 oz., 100% solution dyed nylon, broadloom carpet with Teklok backing as manufactured by Shaw.
<b>Roof</b>	60' steel clear span construction throughout in lieu of laminate beams.
<b>Roof Mansard</b>	Around full perimeter. 1 1/2" x 30" projection on 60' walls and 24" x 30" projection on 14' walls. Hardisoffit® vented panels.
<b>Ceiling</b>	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. 8'0" 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.
<b>Roof Drainage</b>	5" commercial, seamless aluminum gutters with 3" x 4" downspouts to grade. Field installed.
<b>Air Conditioning Unit</b>	(2) Bard Model W***-H1-A-**-V-P-X-X-R electric heat pump unit, or Marvair equal. (***) = Cooling Capacity; (**) = Heating Capacity. Compressor and heat strips sized as required by code.

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KEYSTONE  
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## Specifications - Open Exterior Office

COMPONENT		DESCRIPTION
<b>General</b>		
Approved Manufacturers (Plant Locations)	(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 #O60-3
Description		Open office with (2) optional vestibules. End unit.
Exterior Dimensions		24' x 60' (1,440 sq-ft nominal).
Office Dimensions		N/A
Shipping Height		14' 6" or less. 14'2" or less in Northeast Region only.
State Approvals		As Required.
Regional Availability		All
Construction Type		V-B
Occupancy Classification		B - Business.
<b>Floors</b>		
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.
Insulation		Kraft-faced R-22 or as required by code.
Bottom Board		Plastic, roll type.
Floor Live Load		40 PSF 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.
<b>Walls</b>		
Interior Wall Covering		Factory standard 1/2" or 5/8" vinyl covered gypsum. Battenless at vertical panel seams.
Interior Wall Finish		Group II, vinyl covered gypsum.
Inside and Outside Corners		Vinyl covered wood battens.
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. 8'0" 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.
<b>Roof</b>		
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). 36' clear span. 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. 8'0" nominal ceiling height.
<b>Windows</b>		
Windows		(12) 48" x 36" vinyl frame, horizontal sliding windows with insect screens and low-E, double insulated glass.
Window Accessories		(12) 36" x 48", 1" Ascot, horizontal louver mini-blinds.
<b>Doors and Door Hardware</b>		
Main Entry Doors		See attached door schedule.
Interior Doors		See attached door schedule.
<b>Electrical - Line Voltage</b>		
Electrical Panel		120/240 VAC, single phase, 60 Hz 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. Infrared occupancy sensors if required by code.
Lighting - Exterior		(1) 70-watt metal halide light and (1) remote head with battery back-up per exit door.
Lighting - Exit and Emergency		As required by code.
Voice, Data, Fire Alarm and Security		(2) 4" x 4" and (20) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor. Locations to be determined.
Switches and Receptacles		Ivory with unbreakable plastic cover plates.
Electrical - Other		As required by code.
<b>Electrical - Low Voltage</b>		
Fire Alarm System		Factory to install rough in junction boxes as required. System labor and material by Others.
Security 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.
<b>HVAC</b>		
Air Conditioning Unit		(2) Bard Model W***-A1-A-**-P-P-X-X-X-X electric heat/cool unit, or Marvair equal. (***) = Cooling Capacity; (**) = Heating Capacity. Compressor and heat strips sized as required by code.
HVAC System Warranty		5-year parts and 1-year labor.
Thermostat		(2) Bard Model 8403-060 electronic thermostat with auto changeover and Model 8405-033 lockable, plastic cover or Marvair equal.
Diffusers		Factory standard directional diffusers.
Supply and Return Air Duct		Fiberglass or as required by code.
Return Air Plenum		Plenum wall. (2) Model 900 FG, interior 20" x 30" return air filter grille as manufactured by Shoemaker or Bard equal. Located at 12" AFF.
<b>Building Options/Upgrades</b>		
Vestibule		(2) 6' x 7'6". Includes 2" x 4" walls (SPF #2) at 16" on center to 8'0" nominal wall height. Double top plate and single bottom plate. Soundbatts® R-11 insulation as manufactured by Owens Corning, or equal. Factory installed, 75 ml, commercial grade "Coin Pattern" vinyl roll goods as manufactured by Better Life Technologies and 4" x .0125" Type TV thermoplastic vinyl cove base as manufactured by Roppe, or equal.
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.
Floor Covering - Open Area		Field installed "Associate" 24 oz., 100% solution dyed nylon, broadloom carpet with Teklok backing as manufactured by Shaw.
Roof		60' steel clear span construction throughout in lieu of laminate beams.
Roof Mansard		Around full perimeter. 1 1/2" x 30" projection on 60' 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. 8'0" 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.
Air Conditioning Unit		(2) Bard Model W***-H1-A-**-V-P-X-X-X-R electric heat pump unit, or Marvair equal. (***) = Cooling Capacity; (**) = Heating Capacity. Compressor and heat strips sized as required by code.

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## Specifications - Two Center Offices

COMPONENT		DESCRIPTION
<b>General</b>		
Approved Manufacturers Locations	(Plant)	See attached list of (15) approved manufacturers by "Geographic Regions"
Floor Plan/Drawing		Bidder to provide proposed floor plan with bid. Identify as #O60-4
Description		(2) Offices, Center unit.
Exterior Dimensions		12' x 60' (720 sq-ft nominal).
Office Dimensions		12' x 12' (144 sq-ft nominal).
Shipping Height		14' 6" or less. 14'2" or less in Northeast Region only.
State Approvals		As Required.
Regional Availability		All
Construction Type		V-B
Occupancy Classification		B - Business.
<b>Floors</b>		
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.
Insulation		Kraft-faced R-22 or as required by code.
Bottom Board		Plastic, roll type.
Floor Live Load		40 PSF 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.
<b>Walls</b>		
Interior Wall Covering		Factory standard 1/2" or 5/8" vinyl covered gypsum. Battenless at vertical panel seams.
Interior Wall Finish		Group II, vinyl covered gypsum.
Inside and Outside Corners		Vinyl covered wood battens.
Interior Wall Framing		2" x 4" (SPF#2) at 16" on center to 8'0" 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. 8'0" 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.
<b>Roof</b>		
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). 36' clear span. 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. 8'0" nominal ceiling height.
<b>Windows</b>		
Windows		(2) 36" x 48" vinyl frame, horizontal sliding windows with insect screens and low-E, double insulated glass.
Window Accessories		(2) 36" x 48", 1" Ascot, horizontal louver mini-blinds.
<b>Doors and Door Hardware</b>		
Interior Doors		See attached door schedule.
<b>Electrical - Line Voltage</b>		
Electrical Panel		120/240 VAC, single phase, 60 Hz panel 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. Infrared occupancy sensors if required by code.
Lighting - Exit and Emergency		As required by code.
Voice, Data, Fire Alarm and Security		(2) 4" x 4" and (8) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor. Locations to be determined.
Switches and Receptacles		Ivory with unbreakable plastic cover plates.
Electrical - Other		As required by code.
<b>Electrical - Low Voltage</b>		
Fire Alarm System		Factory to install rough in junction boxes as required. System labor and material by Others.
Security 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.
<b>HVAC</b>		
Air Conditioning Unit		(1) Bard Model W***-A1-A-**-P-P-X-X-X-X electric heat/cool unit, or Marvair equal. (***) = Cooling Capacity; (**) = Heating Capacity. Compressor and heat strips sized as required by code.
HVAC System Warranty		5-year parts and 1-year labor.
Thermostat		(1) Bard Model 8403-060 electronic thermostat with auto changeover and Model 8405-033 lockable, plastic cover or Marvair equal.
Diffusers		Factory standard directional diffusers.
Supply and Return Air Duct		Fiberglass or as required by code.
Return Air Plenum		Plenum wall. (2) Model 900 FG, interior 20" x 30" return air filter grille as manufactured by Shoemaker or Bard equal. Located at 12" AFF.
<b>Building Options/Upgrades</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.
Floor Covering		Field installed "Associate" 24 oz., 100% solution dyed nylon, broadloom carpet with Teklok backing as manufactured by Shaw.
Roof		60" steel clear span construction throughout in lieu of laminate beams.
Roof Mansard		Around full perimeter. 1 1/2" x 30" projection on 60" walls and 24" x 30" projection on 14' walls. Hardisoffit® vented panels.
Ceiling		2' x 4' "Baroque" acoustical ceiling tile as manufactured by Certainteed, or equal. Includes Model "Snap Grid™ 200" 15/16" exposed ceiling grid as manufactured by Chicago Metallic, or equal. 8'0" 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.
Air Conditioning Unit		(1) Bard Model W***-H1-A-**-V-P-X-X-X-R electric heat pump unit, or Marvair equal. (***) = Cooling Capacity; (**) = Heating Capacity. Compressor and heat strips sized as required by code.

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KEYSTONE  
PURCHASING  
NETWORK

## Specifications - Open Center Office

COMPONENT		DESCRIPTION
<b>General</b>		
Approved Manufacturers Locations	(Plant)	See attached list of (15) approved manufacturers by "Geographic Regions"
Attached Drawing		#O60-5
Description		Open office, Center unit.
Exterior Dimensions		12' x 60' (720 sq-ft nominal).
Office Dimensions		N/A
Shipping Height		14' 6" or less, 14'2" or less in Northeast Region only.
State Approvals		As Required.
Regional Availability		All
Construction Type		V-B
Occupancy Classification		B - Business.
<b>Floors</b>		
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.
Insulation		Kraft-faced R-22 or as required by code.
Bottom Board		Plastic, roll type.
Floor Live Load		40 PSF 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.
<b>Walls</b>		
Interior Wall Covering		Factory standard 1/2" or 5/8" vinyl covered gypsum. Battenless at vertical panel seams.
Interior Wall Finish		Group II, vinyl covered gypsum.
Inside and Outside Corners		Vinyl covered wood battens.
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. 8'0" 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.
<b>Roof</b>		
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). 36' clear span. 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. 8'0" nominal ceiling height.
<b>Windows</b>		
Windows		(2) 36" x 48" vinyl frame, horizontal sliding windows with insect screens and low-E, double insulated glass.
Window Accessories		(2) 36" x 48", 1" Ascot, horizontal louver mini-blinds.
<b>Doors and Door Hardware</b>		
Interior Doors		None.
<b>Electrical - Line Voltage</b>		
Electrical Panel		120/240 VAC, single phase, 60 Hz panel 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. Infrared occupancy sensors if required by code.
Lighting - Exit and Emergency		As required by code.
Voice, Data, Fire Alarm and Security		(2) 4" x 4" and (8) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor. Locations to be determined.
Switches and Receptacles		Ivory with unbreakable plastic cover plates.
Electrical - Other		As required by code.
<b>Electrical - Low Voltage</b>		
Fire Alarm System		Factory to install rough in junction boxes as required. System labor and material by Others.
Security 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.
<b>HVAC</b>		
Air Conditioning Unit		(1) Bard Model W***-A1-A-**-P-P-X-X-X electric heat/cool unit, or Marvair equal. (***) = Cooling Capacity; (**) = Heating Capacity. Compressor and heat strips sized as required by code.
HVAC System Warranty		5-year parts and 1-year labor.
Thermostat		(1) Bard Model 8403-060 electronic thermostat with auto changeover and Model 8405-033 lockable, plastic cover or Marvair equal.
Diffusers		Factory standard directional diffusers.
Supply and Return Air Duct		Fiberglass or as required by code.
Return Air Plenum		Plenum wall. (2) Model 900 FG, interior 20" x 30" return air filter grille as manufactured by Shoemaker or Bard equal. Located at 12" AFF.
<b>Building Options/Upgrades</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.
Floor Covering		Field installed "Associate" 24 oz., 100% solution dyed nylon, broadloom carpet with Teklok backing as manufactured by Shaw.
Roof		60' steel clear span construction throughout in lieu of laminate beams.
Roof Mansard		Around full perimeter. 1 1/2" x 30" projection on 60' 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. 8'0" 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.
Air Conditioning Unit		(1) Bard Model W***-H1-A-**-V-P-X-X-X electric heat pump unit, or Marvair equal. (***) = Cooling Capacity; (**) = Heating Capacity. Compressor and heat strips sized as required by code.

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