

**SECTION 12 35 06**  
**KITCHEN CABINETS / COUNTERTOPS**

**PART 1.00 - GENERAL**

**1.01 RELATED DOCUMENTS**

- A. The Contractor is referred to the "Bid Book"; the "Standard Agreement" between the Construction Manager (CM) and the Contractor(s); "Division 01 - General Requirements" of the Contract Specifications"; the "Contract Drawings" and all Amendments and Addenda thereto; all of which govern the Work of this Section

**1.02 SCOPE OF WORK**

- A. The Work of this Section includes all labor, materials, equipment and services necessary to complete the new kitchen cabinet/countertop installation and related work in renovated/reconfigured apartments as indicated on the Drawings and/or specified herein including, but not limited to, the following:
1. Kitchen base/sink base cabinets with laminated countertops (kitchen sink/tray combinations and hose bibs for washing machines to be provided by Plumbing/Heating Contractor – provide countertop/cabinet cutouts and coordinate installation as required).
  2. Removable kitchen base cabinets with laminated countertops at washing machine spaces.
- B. Kitchen wall cabinets, including open plywood shelf above sinks.
1. Pantry cabinets.
  2. 5. Broom cabinets, including plywood fascia panel above where indicated
    - a. Linen cabinets, including plywood fascia panel above.
    - b. Toilet vanity cabinets (Unit Types C/CR) (countertops with integral lavatories to be provided by Plumbing/Heating Contractor – coordinate installation as required).
    - c. Provide all other labor and materials as may be reasonably inferred to be required to make the Work of this Section complete.

**1.03 RELATED WORK SPECIFIED ELSEWHERE**

- A. The following additional Sections/Divisions contain requirements that relate to the Work of this Section:
1. Section 02 05 00 – Selective Demolition/Removals/Cutting/Patching
  2. Section 06 10 00 – Carpentry
  3. Section 07 92 00 – Joint Sealants
  4. Section 09 21 00 – Lath / Plaster
  5. Section 09 25 00 – Gypsum Wallboard System
  6. Section 09 65 00 – Resilient Flooring
  7. Section 11 45 00 – Kitchen Appliances
  8. Division 22 – Plumbing/Heating
  9. Division 26 – Electrical

**1.04 SUBMITTALS**

- A. The following Shop Drawings, Catalog Cuts, Material Samples and other data pertaining to the Work of this Section shall be submitted in accordance with Division 01 – General Requirements, Section 01000.1.7 Submittals:
1. Shop Drawings/Layouts: For each kitchen type indicating existing/new kitchen dimensions, all kitchen cabinets including broom/pantry cabinets, sink/tray combination, location of existing waste nipple (where applicable), location of existing/new heating (blind) risers, location of new exposed gas riser and any other relevant information affecting contract work (coordinate as required with Heating/Plumbing Contractor).
  2. Shop Drawings: Recessed linen/pantry cabinets, including
  3. existing/new alcove dimensions.
  4. Shop Drawings: Vanity cabinets, including relevant existing/new
  5. toilet dimensions.

6. Manufacturer's Catalog Cuts: Kitchen cabinets
7. Physical Samples (1 of each), fully-assembled and finished, of each of the following items:
  - B. Base cabinet (30" wide).
    1. Wall cabinet (15" wide).
    2. Countertop, including backsplash (15" wide section).
    3. Manufacturer's Affidavits: Certifying the quality of materials used in fabrication.
    4. VERIFICATION / COORDINATION OF PROJECT CONDITIONS
  - C. Contractor shall carefully verify in field existing dimensions and other relevant conditions, including new exposed gas riser locations by Plumbing/Heating Contractor (coordinate work as required), at all locations indicated to receive new kitchen base/sink base/wall cabinets, pantry/broom/linen closet cabinets and toilet vanity cabinets to ensure that adequate space is available for the installation of the various cabinets. Any discrepancies between existing field conditions and the cabinets indicated on the Kitchen Type/Construction Plans shall be clearly marked on the Shop Drawings, together with any recommended cabinet modifications, for approval by the Authority prior to fabrication.

## **PART 2.00 – PRODUCTS**

### **2.01 GENERAL REQUIREMENTS**

- A. Where separate adjoining cabinets are indicated on the Drawings, the Contractor may provide a single cabinet of the overall size, with the number of doors, drawers, etc. as required for the individual cabinets, provided that the single cabinet is reinforced or otherwise substantially constructed.
- B. Countertops, including splashboards, shall have a 5-year extended guarantee against delamination and other defects in materials, construction and workmanship, and shall be in effect from the date of acceptance of cabinet units installed. The Contractor shall furnish labor and material as required to replace defective units.
- C. The Contractor shall provide openings (knock-out panels) for access to hose bibb (to be provided by Plumbing/Heating Contractor) in the side of all sink base cabinets adjacent to washing machine spaces as indicated on the Drawings.
- D. The Contractor shall furnish removable base cabinets for all washing machine spaces as indicated on the Drawings. Cabinets shall be installed at locations as designated by NYCHA Development Management; all other cabinets shall be turned over to Management for storage.

### **2.02 MATERIALS (GENERAL)**

- A. Lumber shall be of the best grade obtainable of the respective kinds as defined by the rules of the recognized associations of lumber manufacturers producing the materials herein specified and shall be thoroughly dried to a moisture content of 6 percent.
- B. Plywood shall conform to U.S. Product Standard PSI - 95, Interior type bonded with exterior glue for all components of the cabinets and counter tops where plywood is specified. Plywood grades shall be as follows: B-C for counter tops; B for cabinet interiors including shelves, and for tops and bottoms; and a grade suitable for natural finish for doors, drawer fronts, and end panels. Specified plywood thickness is nominal dimension and carries a tolerance of 10%.  $\frac{3}{4}$ " plywood shall be 7 ply,  $\frac{1}{2}$ " plywood shall be 5-ply and  $\frac{1}{4}$ " plywood shall be 3-ply.
- C. Plastic laminate shall conform to Fed. Spec. L-P-508G, Type I, Class 1 General Purpose and shall have a satin finish. Laminate shall meet the performance requirements of the National Electrical Manufacturers Association Publication No. LD 3-1975, for the NEMA grade designations specified. Laminate shall be decorative type with a cream color or standard color/pattern as selected by the Authority.
- D. Adhesive for plastic laminate shall be water resistant contact adhesive or two parts urea formaldehyde glue/adhesive.
- E. Glue shall be yellow wood type (hot melt is not acceptable).

## 2.03 CABINETS

- A. All cabinets shall be of the same construction and outside appearance, and must have face frames. Cabinet components shall be constructed as follows:
- B. Drawers Shall be four (4) sided box made from 11/16" C Grade solid pine rabbeted at front, and glued and screwed into drawer front. Four (4) sides shall be dadoed to receive 1/4" A-C Grade plywood drawer bottom. Drawer sides shall also be dadoed to receive 11/16" drawer back. All drawer box components shall be glued and stapled. Drawer box shall be 3-1/2" high.
- C. Doors: Shall be 3/4" 7-ply birch veneer, A-1 Grade exterior plywood with book-edge contour and have no more than one veneer splice on face. Edges shall be filled and sanded prior to finishing. Doors must have vertical grain only (horizontal grain will not be acceptable).
- D. Drawer Fronts: Shall be 3/4" 7-ply birch veneer, A-1 Grade exterior plywood drawer front with book-edge contour and have no more than one veneer splice on face. Drawer front shall be screwed to box front with four (4) 1-1/4" wood screws penetrating no less than 1/2" into drawer front. Drawer front shall be glued and stapled to drawer box for additional strength. Dummy fronts shall be stapled to front frame with wood blocks.
- E. Front Frames: Shall be 3/4" x 1-1/2" kiln dried poplar or other acceptable tight grain hardwood for stiles and 3/4" x 1-3/4" kiln dried poplar or other acceptable tight grain hardwood for rails. Construction shall be all mortise and tenon. Joints shall be glued and stapled.
- F. Base Cabinet Side Panels: Shall be 1/2" 5-ply birch hardwood veneer, A-2 grade exterior plywood. Side panels shall be rabbeted to receive backs and dadoed 1/4" deep to receive shelves. Side panels shall terminate 3" above the floor. Side panels shall be glued and stapled to frame.
- G. Toe Kick: Base cabinets shall have an integral 3" x 3-1/4" recessed toe kick made from 3/4" pressure treated Southern Yellow Pine, painted black. Glue blocks at toe kick to bottom.
- H. Toe Kick Base: Shall be nominal 1" x 6" pressure treated Southern Yellow Pine. Lateral base shall be spaced at minimum 16" o.c. behind toe kick and below base bottom. Exposed sides shall be painted black.
- I. Base Cabinet Bottom: Shall be 1/2" A-C Grade plywood bottom secured by two (2) dadoes glued and stapled to side panels, rabbeted in bottom front frame rail and extending into bottom nailer, dadoed and glued. Glue blocks at bottom to front frames.
- J. Back Panels: Shall be 1/4" A-C Grade plywood (no back panel required at sink base cabinets unless otherwise specified) glued and stapled to side panels, rabbeted in top nailer, and face of bottom nailer.
- K. Base Cabinet Top Nailers: Shall be nominal 1" x 8" pine with rabbet along bottom inside edge to receive back panel. Nailer shall be secured between two (2) side panels with glue and staples.
- L. Base Cabinet Bottom Nailers: Shall be 3/4" x 3-1/2" pine secured between two (2) side panels located in middle of base bottom on back.
- M. Wall Cabinets: Top, bottom and side panels shall be 1/2" 5-ply birch hardwood veneer, A-2 Grade exterior plywood. Side panels shall be rabbeted to receive backs and dadoed 1/4" deep to receive shelves. Side panels shall be glued and stapled to frame. All nailers shall be nominal 1" x 4", glued and nailed. Open shelf shall be provided at
- N. M. Pantry/Broom/Linen Cabinets: Construction shall be similar to kitchen base/wall cabinets as specified above and as indicated on the Drawings. Matching 3/4" plywood fascia panels shall be provided above all linen closet cabinets.
- O. N. Toilet Vanity Cabinets: Construction shall be similar to kitchen sink base cabinets.
- P. O. Shelves: All cabinet shelves shall be 3/4" birch plywood secured by two (2) 1/4" deep dadoes in side panels. Shelves shall be glued and stapled to side panels. All visible shelf surfaces and edges shall be filled and sanded, edge banded or otherwise finished.

- Q. P. Drawer Guides: Shall be Dresden (HA 7000) 75 lb. Rated post plated drawer system or New York City Housing Authority approved equal, screwed to top back nailer.
- R. Q. Hinges: Shall be semi-concealed self-closing wrap-around heavy-duty type with 3/8" screw and sound deadening button installed.
- S. R. Finish: Shall be manufacturer's standard as follows: light stain – Natural #209 or medium stain – Early American #230 by Minwax Co., or New York City Housing Authority approved equal stained wood finish. Stain color shall be specified at time of order. Finish shall be identical for all cabinets as approved.

#### **2.04 LAMINATED COUNTERTOPS**

- A. All new base cabinets including cabinets under sinks shall have laminated post-formed countertops meeting the requirements herein specified and as indicated on the Drawings. Splashboards shall be self-edged with plastic laminate.
- B. Substrate for deck and splashboard shall be 5-ply, 3/4" exterior plywood. Splashboards shall extend a minimum of 4" above the deck surface and shall be secured to deck with wood blocks which are secured to deck and splashboards with 2" long, cadmium plated #8 wood screws at 9" o.c.
- C. Front and sides of all countertops shall overhang base cabinets. Tops shall be secured to base with a minimum of four wood screws, one in each corner. Provide full side splashboard at walls or partial splashboard where window adjoins base cabinets.
- D. Except for removable base cabinets, countertops shall be continuous over adjoining cabinets.

#### **2.05 ACCEPTABLE MANUFACTURERS**

- A. The following manufacturers have indicated an ability to provide cabinets meeting the specifications as set forth herein:
  - 1. Evans Cabinet Corporation
    - a. 1321 North Franklin Street
    - b. Dublin, GA 31021
    - c. Tel: (478) 272-2530
    - d. Fax: (478) 272-2731
  - 2. Republic Industries
    - a. 1400 Warren Drive
    - b. Marshall, TX 75671
    - c. Tel: (903) 935-3680
    - d. Fax: (903) 935-3697
  - 3. Triangle Pacific Corporation
    - a. 1885 New Highway
    - b. Farmingdale, NY 11735
    - c. Tel: (516) 845-5044
    - d. Fax: (516) 845-5048

### **PART 3.00 – EXECUTION**

#### **3.01 PREPARATION**

- A. In occupied/renovated apartments, the Authority will request the residents to empty existing kitchen cabinets, broom closets, etc. in anticipation of the kitchen renovation work. Where residents are unable to perform this work, the Contractor shall empty the cabinets at no additional cost to the Authority and in doing so, shall not be relieved of damages specified elsewhere in this Contract.
- B. In occupied/renovated apartments where kitchens are indicated to be relocated, existing kitchens shall be maintained in full working order until the new kitchen installations have been completed for use by the residents (coordinate phasing with Plumbing/Heating Contractor).

### 3.02 INSTALLATION

- A. At new gypsum/tile backer board metal stud partitions/chase walls/furring, secure cabinets with wood screws to wood blocking of appropriate size as specified in Section 06100 – Carpentry. Blocking shall extend the full width of the cabinets and shall be properly secured to metal framing, including furred-out locations at existing SFT public hall walls (blocking shall not be secured to existing SFT masonry).
- B. At existing solid plaster/metal lath/channel stud partitions where existing cabinets have been removed, new cabinets shall be secured to existing wood grounds with appropriate wood screws where they are found to be in good condition. Where existing grounds are deteriorated and cannot be reused, replace with new grounds as required to match existing, including cutting and patching of plaster partitions, at no additional cost to the Authority. At existing plaster partitions without grounds, wall cabinets shall be through-bolted with 3/16" dia. bolts, 1-1/4" dia. washers, lock washers and nuts. All hardware shall be recessed into opposite face of the partition and completely concealed with plaster to match adjacent existing surfaces. Base/sink base and other floor-mounted cabinets at these locations shall be secured to plaster partitions with 1/4" expansion bolts.
- C. Base/sink base and pantry/broom/linen closet cabinets shall be secured at rear to existing/new partitions/chase walls at top only. Wall cabinets shall be secured at rear to partitions/chase walls at both top and bottom. All securing hardware of whatever type shall be spaced no greater than 12" o.c.
- D. In occupied/renovated apartments, new vinyl composition floor tile shall extend over existing ACM floor tile (VAT/VCT) underneath base/sink base and pantry/broom closet cabinets. Additional layers of tile shall be installed as necessary below cabinets to ensure that flooring abuts new tile in remainder of the kitchen. In vacant/reconfigured apartments, new floor tile shall be installed throughout all kitchens including underneath all cabinets after abatement/removal of existing tile.
- E. Softwood, cedar, or approved equal shims shall be provided as required for leveling of base and other floor mounted cabinets. In no event, however, shall the cabinets be shimmed to a point where more than 5/8" clear exists at any one point between the abutting floor tile and the cabinet base.
- F. Verify exact size, shape and location of kitchen sink/tray combinations (to be furnished and installed by Plumbing/Heating Contractor with related branch supply/drainage piping), to determine proper countertop cut-outs required. Provide required cut-outs in the shop, with caulking as specified at joint between sink and countertop (coordinate installation with Plumbing/Heating Contractor as required).
- G. Provide filler pieces and scribe moulds as required for closures and scribing
- H. against all partitions/chase walls where cabinets do not abut adjoining surfaces tightly.
- I. Provide caulking as specified at joints (1/4" max.) between top and side of splashboard, and adjoining partition/wall. Caulking shall be white and shall be tooled to provide a smooth fillet. Where gap between splashboard and partition/wall exceeds 1/4", provide quarter-round wood molding of appropriate size, properly secured with concealed fasteners.
- J. At kitchens in occupied/renovated apartments where existing washing machines are to be reinstalled (Contractor to verify in field), removable base cabinets indicated for these locations shall be turned over to Development Management for storage and possible future installation.
- K. Where new appliance receptacles are indicated to be installed at existing plaster partitions between base and wall cabinets (see Electrical Plans for locations), surface-mounted vertical wiremold drops shall be located between adjoining wall cabinets to eliminate cutting of cabinets (coordinate installation with Electrical Contractor as required).
- L. Linen/broom cabinets shall be installed in existing/new recessed alcove locations as indicated on the Drawings. Cabinets shall be properly secured to adjacent partitions as required. Provide scribe mould closures between sides of cabinet and adjacent partitions/metal partition ends,

and plywood fascia panel between top of cabinet and underside of existing concrete ceiling as indicated on the Drawings.

- M. Coordinate size of toilet vanity cabinets with countertops/integral lavatories (to be furnished and installed by Plumbing/Heating Contractor with related branch supply/drainage piping – coordinate installation as required).

**END OF SECTION 12 35 06**