

Park Place Specifications

"Office" Building 601 Unit 304

CONFORMANCE STANDARDS

BOCA Basic Building Code
BOCA Basic Mechanical Code
NEC National Electric Code

I. SUBSTRUCTURE

Footings: Poured concrete (24"x 12") with 3 number 4 rebars continuous in perimeter footing
Foundation Walls: 8" x 12" concrete cinder block
Concrete Floor: 4" rock base, 4" concrete with reinforcing bars. (Slab 3000 PSI 28 DAYS)
Concrete Floor: sealer applied.

II. EXTERIOR SHELL

Floor Structure: Structural Steel Beams, steel joist & wood joist, walls 2x6 wood studs 16" O.C. typical, per plans.
Sheathing: 7/16" O.S.B. sheathing or equal.
Windows: Storefront windows, metal double hung
Siding: gables, Standard vinyl, 5" over 5" .040 nominal thickness
Rakeboards, Fascia: Aluminum
Soffits and Cornerboards: Aluminum
Brick Veneer Front: Face brick all four sides

III. ROOF SYSTEM

Trusses: Engineered Trusses 24" O.C. with 6/12 pitch typical, and 10/12 pitch per plan. Truss size per building sections on plans. Conventionally framed rafters in select locations per plan.
Sheathing: 7/16 O.S.B. plywood
Shingles: 30 Year architectural fiberglass over felt underlayment. GAF, or equal

IV. GUTTERS & DOWNSPOUTS

Gutters: 6" seamless aluminum.
Downspouts: 2" x 3" aluminum with splashblocks.

V. INTERIOR

Partitions: Minimum 2" x 4" studs @ 16" O.C. typical.
Drywall: 1/2" gypsum board;
Stairwell: concrete filled metal pan
Fire rated drywall.
Joint Treatment: Tape, corner bead.
Paint Finish, Ceilings
& walls: Latex flat, two coats, with Duron Bone white and Semi Gloss Bone White on Trim and Doors.

VI. INTERIOR TRIM

Door Trim: 2 1/4" beaded edge casing, fingerjoint or equal.
Base: cove base
Door & Trim Paint
Finish: Latex semi-gloss, Duron Bone White

VII. EXTERIOR DOORS & TRIM

Rear Door: Steel door with glass, metal frame.
Door Hardware: Kwik-Set series exterior lock.
Trim Finish: Painted, latex over prime per exterior paint schedule.
Front Doors: Fiberglass

VIII. PLUMBING

Water Closet: floor mount
Lavatory System: wall hung
Water piping: Copper tubing typical.
House Drain & Groundwork: PVC
Fire Sprinkler System installed as per County Code.

Appliances: Whirlpool

XI. HEATING & VENTILATION

Type: Forced air, central return system
Heating/Cooling System: Trane High Efficiency Electric
Ductwork: Metal and flexible duct.
Roof: Ridge vent and soffit louvers.

X. ELECTRICAL

Service: **100 amp 3 phase Office**, Fluorescent fixtures, receptacles, switches, emergency lighting
Wiring: circuits, copper; heavier circuits.
Lighting Fixtures: Per schedule and plans. (One incandescent fixture per 300 square feet of floor area.)
Smoke Detectors: per code and plan.

XI. INSULATION

Exterior Framed Walls: 3 5/8" batt with R-19 rating on 2 x 6 walls.
Ceiling with R-30 or greater rating.
Air Sealant: Caulking at exterior joints, seams and openings around door and window jambs. Air seal all exterior panel joints.
Overhangs: 6" batt with R-30 rating.

XII. FLOOR FINISH

Office Philadelphia carpet,

XIII. CLOSET SYSTEM/BATH ACCESSORIES

Baths: Chrome towel bar and paper holder with full mirror.

XIV. ELEVATORS

Hydraulic: 2000 lb. 100 FPM

X. FIRE PROTECTION

Sprinklers: Wet Pipe System

XI. SITE IMPROVEMENTS

Parking Lot: 4" bituminous paving, 6" gravel base

Storm Water Management: per approved P.G. County plans and specs.

Site Lighting: light pole 15' high (location per site plan)

Lawn: Sod (landscaping to be designed and priced)

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