

OUTLINE SPECIFICATION

ELEMENT A - SUBSTRUCTURE

A10 FOUNDATIONS

A1020 Special Foundations

- A. Shoring and Underpinning: Comply with Geotechnical Report's recommendations.
 - 1. Shoring: Design and install shoring system to protect excavation perimeter from movement or collapse.
 - 2. Underpinning: Design and install underpinning system to protect adjacent buildings and improvements from movement, settlement, or collapse.
- B. **Mat Foundations: Reinforced cast-in-place concrete.**
 - 1. Compressive Strength: 5,000 PSI
 - 2. Allowable Bearing Pressure: 12,000 PSF with a one-third increase for wind or seismic loading, per Geotechnical Report recommendations.

A20 SUBGRADE ENCLOSURES

A2010 Walls for Subgrade Enclosures

- A. Basement Excavation: Excavate as required to accommodate basement construction. Include dewatering, erosion, and sediment control measures.
- B. Backfill and Compaction: Drainage fill material to minimum of 2 feet beyond walls and to within 2 feet of ground surface with impervious clay soil within 2 feet of ground surface to prevent surface water infiltration into backfill. Compact after placement.
- C. Subgrade Enclosure Wall Construction:
 - 1. **Shotcrete.**
- D. Subgrade Wall Vertical Waterproofing: Sheet or fluid applied waterproofing with drainage mat.

A40 SLABS ON-GRADE

A4090 Slab On Grade Supplementary Components

- A. **Perimeter Insulation: Basement Walls.**
- B. **Underslab Waterproofing.**

END OF ELEMENT A

OUTLINE SPECIFICATION

ELEMENT B - SHELL

B10 SUPERSTRUCTURE

B1010 Floor Construction

- A. Floor Structural Frame: Reinforced concrete.
- B. Structural Interior Walls Supporting Floors: Reinforced concrete.
- C. Floor Construction Fireproofing: Cementitious fireproofing to achieve three [two] hour fire-rated assembly.
- D. Floor Construction Firestopping: Systems testing in accordance with ASTM E814; match floor system fire rating; and listed by FM, UL, or Warnock Hersey.
- E. Structural Floor Expansion Joint Cover: Metal frame with resilient bellows capable of supporting floor load and accommodating structural movement.

B1020 Roof Construction

- A. Roof Structural Frame: Reinforced concrete. [Structural steel.] [Steel Floor Joist Framing.]
- B. Structural Interior Walls Supporting Roofs: Reinforced concrete.
- C. Roof [Decks and] Slabs: Reinforced concrete roof slabs. Slope roof deck to provide positive drainage.
- D. Canopies: Structural steel.
- E. Roof Construction Vapor Retarders, Air Retarders, and Insulation: Plastic film vapor retarder; polyisocyanurate board insulation.
- F. Roof Construction Fireproofing: Cementitious fireproofing to achieve three [two] hour fire-rated assembly.
- G. Roof Construction Firestopping: Systems testing in accordance with ASTM E814; match floor system fire rating; and listed by FM, UL, or Warnock Hersey.
- H. Other Roof Construction: Steel trellis. Painted.

B1080 Stairs

- A. Structural Requirements
 - 1. Live Load on Stairs and Platforms: 100 psf at treads and platforms and 300 pounds on area of 4 square inches at center of tread.
 - 2. Maximum Allowable Deflection: L/360.
- B. Stair Construction:
 - 1. Standard steel shape stringers with concrete fill treads and steel plate risers.
 - 2. Grand Stair: Ornamental metal stringers with decorative treads and risers.

B20 EXTERIOR VERTICAL ENCLOSURES

B2010 Exterior Walls

- A. Description of System: Complete with architectural precast insulated concrete panels, and metal panels, glazed openings, metal studs, sheathing, air barriers, sealants, and anchorage devices required to secure entire exterior envelope to building structural system and related appurtenances as necessary to provide complete and weathertight exterior facade system.
- B. Exterior Wall Assembly:
 - 1. Exterior Wall Construction: Framed:
 - a. Wall Framing: Steel studs.
 - b. Exterior Wall Sheathing: Glass fiber faced gypsum sheathing.
 - c. Air barrier.
 - d. Mineral wool insulation.
 - e. Metal Panels: Solid and perforated.

2. Exterior Wall Construction: Precast concrete
 - a. Architectural precast insulated concrete panels with with polished and sandblasted finishes.
- C. Exterior Wall Interior Skin:
 1. Wall Framing: Steel studs.
 2. Insulation: Batt in cavity.
 3. Interior Finish: Gypsum board.

B2020 Exterior Windows

- A. Storefronts: Aluminum with insulating glass.
- B. Glazed Curtain Walls: Aluminum with insulating glass.
- C. Glazing:
 1. Low-E vision glass.
 2. Low iron clear glass.
 3. Spandrel glass, fritted.

B2050 Exterior Doors and Grilles

- A. Exterior Entrance Doors: All-glass entrances.
- B. Exterior Utility Doors: Steel doors and frames; standard hardware.
- C. Exterior Special Function Doors: Coiling overhead doors at Solid Waste Storage and Recycling and Loading Dock doors; with manufacturer's standard hardware.

B2070 Exterior Louver and Vents

- A. Exterior Louvers: Aluminum
 1. Fixed.
 2. Integrated with storefront.

B2080 Exterior Wall Appurtenances

- A. Exterior Overhead Protection Devices: Outdoor deck Canopies.
- B. Exterior Balcony Railings: Ornamental metal and glass railings.

B30 EXTERIOR HORIZONTAL ENCLOSURES

B3010 Roofing

- A. Low Slope Roofing Membrane Assembly:
 1. Membrane
 2. Roof / insulation cover board
 3. Insulation
 4. Vapor retarder
 5. Concrete deck.
- B. Traffic Coatings:
 1. Vehicular traffic coatings on concrete decks.
- C. Flashing and Sheet Metal: Prefinished galvanized steel, PVDF coated.
- D. Roof Specialties and Accessories:
 1. Manufactured Roof Specialties: Manufactured copings, counterflashing systems, gravel stops and fascias; PVDF coated aluminum finish. Roof expansion joints; manufacturer's standard finish.
 2. Roof Accessories: Equipment and other roof curbs; manufacturer's standard finish. Ridge vents; PVDF coated aluminum.

B3040 Traffic Bearing Horizontal Enclosures

- A. Traffic Bearing Coatings:
 1. Vehicular traffic coatings on concrete decks at Loading and Solid Waste.

- B. Horizontal Waterproofing Assembly:
1. Roof pavers on pedestals.
 2. Insulation and drainage board.
 3. Hot rubberized asphalt waterproofing membrane.

ELEMENT C – INTERIORS

C10 INTERIOR CONSTRUCTION

C1010 Interior Partitions

- A. Performance Requirements:
 - 1. Interior Suspended Gypsum Board Ceilings, Soffits, and Bulkheads: Design and install to provide deflection of not more than 1/360 of distance between supports.
 - 2. Interior Metal Stud/Gypsum Board Assemblies: Design and install to withstand lateral loading (air pressure) of 5 PSF with deflection limit not more than 1/240 of partition height.
 - 3. Elevator Shaftwall Enclosure: Design and install to withstand lateral loading (air pressure) with deflection limit not more than 1/240 of partition height.
- B. Fire Resistance Ratings:
 - 1. Where assemblies with fire ratings are indicated, provide materials and installations which are identical to assemblies tested in accordance with ASTM E119 by testing laboratories acceptable to authorities having jurisdiction.
 - 2. Construct assemblies identical to those indicated by reference to GA 600 or to design designations listed by Factory Mutual, Underwriters Laboratories, Warnock Hersey, or listing of other agencies acceptable to authorities having jurisdiction.
 - 3. Provide partition head assemblies for fire-rated full height partitions that have been successfully tested to accommodate deck deflection.
- C. Acoustical Requirements: Where sound-rated assemblies are indicated, provide materials and installation for sound-rated assembly tested and classified by manufacturer to achieve Sound Transmission Class (STC) rating scheduled or indicated.
- D. Interior Fixed Partitions:
 - 1. Gypsum Board Interior Partitions: Gypsum board with steel stud frame partitions; gypsum shaftwall systems at stairways, hoistways, and shafts.
- E. Interior Operable Partitions: Folding panel partitions (meeting spaces).
- F. Interior Balustrades: Ornamental metal and glass railings.
- G. Interior Partition Firestopping: Systems testing in accordance with ASTM E814; rated to match partition system fire rating; and listed by FM, UL, or Warnock Hersey.
- H. Wall Expansion Joint Cover Assemblies: Metal frame with resilient bellows capable of supporting loads applied to wall and accommodating structural movement.

C1030 Interior Doors

- A. Interior Swinging Doors:
 - 1. Transparent finished wood
 - 2. Painted steel doors and frames.
- B. Interior Entrance Doors:
 - 1. Aluminum entrances.
 - 2. Revolving entrance doors; anodized aluminum finish
- C. Interior Fire Rated Doors: Transparent finished wood and Painted steel with painted steel frame.
- D. Interior Residential Doors:
 - 1. Swing, Slide, Bi-fold.
 - 2. Solid core.
 - 3. Painted wood doors and frames
- E. Interior Resident and Guest Entry Doors: Wood, swing, rated.

C1070 Suspended Ceiling Construction

- A. Acoustical Suspended Ceilings
- B. Specialty Suspended Ceilings
- C. Ceiling Suspension Components

C1090 Interior Specialties

- A. Interior Railings and Handrails:
 - 1. Feature Stairs: All glass railings.
 - 2. Egress Stairs and Garage / Loading Areas: Steel, painted.
- B. Interior Signage: Code and Wayfinding.
 - 1. Fire Doors (IBC Section 1008)
 - 2. Room Capacity (IBC 1004.3)
 - 3. Elevator Signs (IBC 3002.3)
 - 4. Accessibility Signs (IBC Section 1110 and local Accessibility Code) including accessible parking space signs, toilet facilities, doors to exitways.]
- C. Toilet Compartments: Public use at Meeting spaces and Common areas.
 - 1. Compartments: Baked enamel finish on steel [Solid phenolic] with stainless steel fittings.
 - a. Toilet Compartments [, Shower Areas] [, and Dressing Areas]: Floor mounted [Wall mounted] [Ceiling suspended with support structure above ceiling].
 - b. Urinal Stalls: Wall mounted.
- D. Toilet, Bath, and Laundry Accessories: Satin finish stainless steel. Glass mirrors.
 - 1. Public amenities toilet rooms
 - 2. Hotel bathrooms
 - 3. Apartment residences bathrooms
- E. Wall and Corner Guards: Stainless steel corner guards and impact resistant wall panels.
- F. Interior Identifying Devices: Custom wayfinding signage. Photoluminescent markings on stairs.
- G. Lockers: Metal Staff Lockers; Wood Lockers and cubbies at Common and Hotel amenities; combination locks.
- H. Wardrobe and Closet Specialties: Wire shelving.
- I. Bicycle Racks: Interior, floor and wall mounted.

C20 INTERIOR FINISHES

C2010 Interior Wall Finishes

- A. Wood Wall Finishes: Architectural wood panelwork.
- B. Gypsum Board Wall Finishes: Gypsum board on steel studs and acoustical insulation in stud cavities. Finish in accordance with GA-214 Level 4. Smooth wall.
- C. Tile Wall Finishes: Thin set tile on cement board at wet areas.
- D. Acoustical Wall Treatment: Acoustical panels
- E. Interior Wall Painting: Prime plus 2 coats latex paint.
- F. Wall Coverings: Specialty custom and acoustical.
- G. Glazing: Full wall glass with metal trim at Fitness.

C2030 Interior Floor Finishes

- A. Concrete Floor Finishes:
 - 1. Polished.
 - 2. Clear sealer.
 - 3. Epoxy at Solid Waste and Storage Recycling.
- B. Wood Floor Finishes: .
- C. Resilient Flooring: Resilient tile, sheet, luxury vinyl tile; with resilient wall base and accessories.
- D. Tile Floor Finishes: Thin set tile. Acoustical / sound deadening underlayment at units to meet IIC requirements.
- E. Carpet Flooring: Sheet carpet and Carpet tile; nylon; direct glue down.
- F. Athletic Flooring: Resilient rubber.

C2040 Stair Finishes

- A. Stair Structure Painting: Industrial coating.

- B. Treads: Specialty decorative at Grand Stair.
- C. Stair Railings:
 - 1. Stair Railings, Egress Stairs: Standard steel.
 - 2. Grand Stair: Ornamental stainless steel with glass.
- D. Stair Soffits: Painted gypsum board; open structure at egress stairs.

C2050 Interior Ceiling Finishes

- A. **Concrete Ceiling Finishes:** Skim coat and painted.
- B. Gypsum Board Ceiling Finishes: Gypsum board on steel framing. Finish in accordance with GA-214 Level 4. **Smooth finish (no texture)**
- C. Acoustical Ceiling Treatment: Acoustical panels; exposed grid.
- D. Special Ceiling Surfaces: Suspended decorative grids on suspension system.
- E. Interior Ceiling Painting: Latex paint.

END OF ELEMENT C

OUTLINE SPECIFICATION

ELEMENT E – EQUIPMENT AND FURNISHINGS

E10 EQUIPMENT

E1030 Commercial Equipment

- A. Postal, Packing, and Shipping Equipment: Residential mailboxes, parcel lockers, and collection boxes.
- B. Foodservice Equipment (separate vendor)

E1060 Residential Equipment

- A. Residential Appliances:
 - 1. Refrigerator
 - 2. Cooktop
 - 3. Venting hood
 - 4. Dishwasher

E20 FURNITURE

E2010 Fixed Furnishings

- A. Window Treatments: Rolling window shades
 - 1. Light filtering
 - 2. Black out
- B. Casework
 - 1. Common and Amenity Areas
 - 2. Hotel: FF&E
 - 3. Residential

OUTLINE SPECIFICATION

ELEMENT F – SPECIAL CONSTRUCTION AND DEMOLITION

F10 SPECIAL CONSTRUCTION

F1050 Special Facility Components

A. Swimming Pools