

**Building Specifications
Infinity Office Park at Fall Creek
Exhibit F**

SECTION I - OVERVIEW

These Building Specifications provide details of the structure which is the subject.

SECTION II – DESCRIPTION OF BUILDING SHELL

SHELL BUILDING & FIT-UP:

- This document describes the specifications for the building shell and associated interior, exterior and site improvements; it excludes any customized fit-up work for interiors. Therefore, all references in this document to the “project” and the “building” refer to the building shell and associated builder provided interior & exterior improvements.

SECTION III – BUILDING SPECIFICATION

DESIGN:

- Building is designed by a Texas State licensed building designer. (Note a licensed building designer is not an ARCHITECT)
- The project will be in compliance with the Americans with Disabilities Act.

SITE CONSTRUCTION:

- The building is serviced by public sewer, water, Entouch & electric service.
- Electrical service to the property. Refer to plans for entry point

CONCRETE FLOORS:

- Concrete 3000 psi; engineered foundation
- **Vapor Barrier:** Floor slabs will be placed over a polyethylene vapor barrier to minimize moisture migration from the sub-grade.

PARKING & LANDSCAPING:

- 3,000 PSI reinforced concrete
- ADA parking stalls and ADA signage
- Fire lane stripping; Red
- Stripping for parking stalls; white
- Grass remaining outdoor areas not covered by concrete or other hardscape
- Bull Rock along front of building between building and parking
- **There will be no assigned parking except for ADA parking**

EXTERIOR WALLS:

- **Primary material; Conventional 3 coat stucco finish with final color applied at time of final coat.**
- **Primary accent material:** Architectural accent banding is foam
- **Exterior stone:** to be applied as per plans. see builder for selections of stucco colors and exterior stone

STRUCTURES:

- Wood framed building; 10' tall walls
- Exterior sheathing with ZIP SYSTEM
- Decking will be 5/8" with ZIP SYSTEM
- 30 year composition shingles with #15 underlayment; weatherwood color; Ridge Venting
- 6" Hardie Fascia, 16" perforated Soffit,
- R-13 Wall Insulation; R-30 attic insulation; polycell base plates, windows, exterior doors
- 5/8" " THK sheetrock with light roll texture; 5/8 " thk fire rock per code; Round Corners
- Egg shell type interior paint (Standard)-one color; enamel semi gloss (Pure White SW7005);
- Cabinets as per plan; Job built stained Birch; Weathered Teak SW# 3134B or Paint Grade.

DOORS, TRIM, CABINETS, COUNTERTOPS, HARDWARE, FLOORING, BLINDS

- **Front Door:** 6'-0" x 8'-0" 1-3/4" thick Woodgrained tempered low E pre stained (Front Door); with glass insert.
- **Hardware:** Commercial duty push/pull hardware with automatic closer, thumb-turn deadlock/latch mechanism, ADA thresholds and weatherstripping. On entry door
- Interior doors are 8 feet tall; Solid Core ; 2 panel design with 3-1/2" PG casing (C347 profile)
- Baseboards 6 inches tall PG
- Exterior door has one deadbolt, 2 push plates; interior locks are lever style, all ORB
- ADA rails in bathrooms; TP holder;
- Builder provides window treatments; see builder for selection
- Builder allowances for material only: \$2.50 per sq.ft. for tile or \$2.50 per sq.ft. for Luxury Vinyl.
- Granite; 2 cm bullnose; see builder for selections

WINDOWS:

Vinyl Window Systems

- **Frame Type:** (non-operating) aluminum frames for energy efficiency.
- **Glass:** Double-pane, tempered, insulated glass. low E glass

PLUMBING

- A domestic water pipe stub is provided. Location as per plans. One ½ Bath provided.
- A water shutoff will be provided at the point where the water service enters each unit.
- A sanitary sewer line will be run to manhole
- **The property is not serviced by any type of gas service.**
- One 6 Gallon Electric Water Heater.
- White elongated toilet. All sinks are undermount. Restroom sink is white and Kitchen sink is Stainless Steel.
- All Faucets are single lever Satin Finish.

HVAC

- One zone AC system and Electric heat , programmable T-Stat

ELECTRICAL & TELECOMMUNICATIONS CONDUITS:

- A telecommunications conduit will be provided to point of enter of mechanical wall. Buyer is responsible for hook up
- Buyer provides security system at their cost and expense; builder pre wires
- Copper wiring White Decora switches
- All wiring per plans
- 1 Ceiling fan per room or reception area. Recessed lighting in kitchen, bathroom, exhaust fan in baths; LED recessed lighting 4 per office.
- 1 CatT 6 outlets for phone, internet per room; **builder only provides pre wire**; Buyer is responsible for all trim outs

EXCLUSIONS

- Interior custom fit-up designs and plans
- Backup power systems.
- Pylon signage and business signage
- Other items specifically excluded in this Building Specification.
- Interior fire sprinkler system
- Grease trap
- Restroom mirror
- Smoke Alarm

_____ Date _____
Buyer

_____ Date _____
Seller

This document supersedes all previous concepts, photos, drawings and discussions that pertain to the interior and/or exterior of the building and associated office space.