

CHANNING

1) FOUNDATION

- a) 8"-12" raised foundation at 95% compaction.
- b) ½" rebar on 18" spacing
- c) 6" 3,000psi concrete

2) BUILDING

- a) ENGINEERED, STAMPED, AND SEALED
- b) BUILDING IS TWO-TONE
 - i) WHITE WITH BLACK TRIM AND WAINSCOT
 - ii) WHITE ROOF
 - iii) ALL PANELS HAVE A 40-YEAR WARRANTY

3) OFFICE

- a) BUILDING: 45'X68'X21'
- b) REINFORCED VINYL INSULATION R13
- c) 1.5"-2" THICK CLOSED-CELL SPRAY FOAM INSULATION
- d) COVERED PARKING FOR STAFF 25' X 68' AREA
- e) ALL INTERIOR FRAMING IS MADE WITH 2X4 STEEL STUDS
- f) SHEET ROCK IS 5/8" THICK

g) FIRST FLOOR

- i) 9' HIGH 24"X24" GRID CEILING
- ii) 24X24 HIGH EFFICIENCY LED LIGHTS

iii) SHOWROOM

- (1) APPROXIMATELY 1095 SQFT
- (2) 20' X 9' GLASS FRONT WITH DOUBLE 30X70 GLASS DOOR
- (3) GRANITE FLOORING

iv) OFFICE

- (1) 5 OFFICES TOTALING APPROXIMATELY 679 SQFT
- (2) MAHOGANY DOORS
- (3) CONTROLLER OFFICE WITH PRIVATE FILE ROOM
- (4) IT ROOM LOCATED BEHIND APPROXIMATELY 168 SQFT OFFICE FOR SECURITY

v) BREAK-ROOM

- (1) APPROXIMATELY 150 SQFT

vi) 2 BATHROOMS

- (1) 1 MENS W/ TOILET & URINAL
- (2) 1 WOMENS ADA COMPLIANT

h) SECOND FLOOR

- i) WOOD LOOK VINYL PLANK FLOORING
- ii) 11 CASEMENT WINDOWS
- iii) ALL WINDOWS ARE 24"X60"

iv) 1 BATHROOM

- (1) SHOWER
- (2) WASHER AND DRYER READY

v) CONFERENCE-ROOM

- (1) APPROXIMATELY 300QFT

vi) 6 OFFICES

- (1) TOTALING APPROXIMATELY 1078SQFT

4) SHOP AREA

- a) 125' X 80'
- b) 24' HIGH SIDE WALLS

c) BATHROOM

- i) URINAL & TOILET (SHOWER READY)
- d) CUSTODIAL CLOSET
- e) LINED WITH CHICKEN WIRE FOR EXTRA SUPPORT FOR REINFORCED VINYL INSULATION R13
- f) 6 ELECTRIC OVERHEAD DOORS 14' WIDE 16' TALL
- g) CRANE READY
 - i) 5-TON
 - ii) STUDS LOCATED 16FT TO TOP OF STUB

5) WASH-BAY

- a) 25' X 80'
- b) GRATED DRAIN
- c) CONCRETE IS SLOPED FOR WATER RUN OFF TO KEEP AS DRY AS POSSIBLE

6) YARD

- a) IN-FENCED WITH HEAVY-DUTY CHAIN-LINK FENCE
- b) AUTO GATE
- c) 31' ENTERANCE GATE