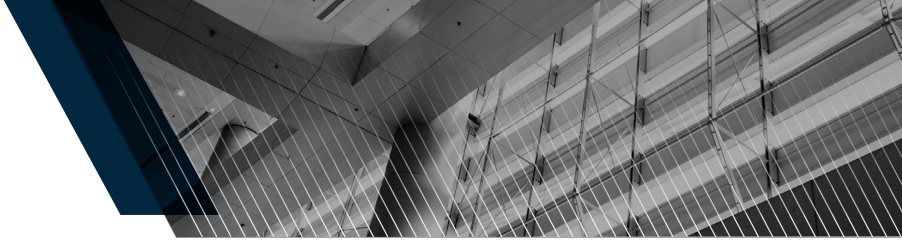




BUILDING SPECIFICATIONS

GENERAL	
SIZE	203,840 SF; 260' x 784'
OFFICES/MAIN ENTRANCES	2,273 SF (Spec Office) - 3 storefront entries
TEAM MEMBER/VISITOR PARKING	190 vehicles; 23 Future
TRUCK STALLS	35 dedicated stalls; additional positions along building
PAVEMENT	
STANDARD DUTY ASPHALT (TEAM MEMBER PARKING LOT)	3.5" over 6" aggregate base
HEAVY DUTY ASPHALT (TRUCK COURT & DRIVE LANES)	5.5" asphalt over 10" aggregate base
ROW PAVEMENT	6" asphalt over 10" aggregate base
DOCK APRON & PAD CONCRETE	8" non-reinforced concrete over 6" aggregate base
DRIVE IN RAMPS	(2)
SIDEWALK CONCRETE	5" thick, unreinforced concrete
CONCRETE DESIGN	4,000 PSI with fly ash
DOCK APRON JOINTS	Caulked
REINFORCED CONCRETE	At perimeter footings & column pads
BOLLARDS-YARD	6" bollards at exterior stair landings & drive-in doors
SIGNS-ADA	Handicap parking signs at ADA stalls
PAVEMENT MARKING	Per plans
SLAB	
THICKNESS	7" thick concrete on 4" aggregate base
SAW CUT	Saw-cut joints at minimum of 15'-0" on center for all slabs on grade; 25% of slab thickness
FINISH	Densifier/hardener for entire slab
VAPOR BARRIER	10-mil vapor barrier under SOG per plans
DOCK PITS	At 24 locations
FLOOR FLATNESS/LEVELNESS	Pour 1: 61.32/43.85 Pour 2: 73.09/50.14 Pour 3: 61.57/42.66 Pour 4: 59.32/42.34



BUILDING SPECIFICATIONS

WALLS	
WALL PANELS	9.25" thick site-cast tilt-wall panels with 5.1 lbs reinforcing per GSF - white interior
PUMP ROOM	CMU walls to 12' AFF with 1-hr rated partition to bottom of deck; 20'x20'
METALS/SPECIALTIES	
EXTERIOR STAIRS & RAILS	Hot-dipped galvanized
BOLLARDS-YARD	6" bollards at exterior stair landings & drive-in doors
BOLLARDS-INTERIOR	Installed at electrical panels & fire riser locations and utility room corners
DOWNSPOUT GUARDS	At dock apron pavement areas
ROOF	
MATERIAL	60-mil white TPO membrane, mechanically attached; min of two (2) layers polyisocyanurate rigid insulation with staggered joints; R-value=20
ROOF DECKING	Type B roof decking; bottom painted white
ROOF ACCESS LADDER	Included
WALK PADS	On service side of each make-up air unit
WARRANTY	20-year manufacturer warranty based on 55 mph winds
HATCH	One 30'x36" hatch with installed curb & 48" safety rail extension
INSULATION, CAULKING & SEALANTS	
INSULATION	None; except at office exterior walls
CAULKING-TILT WALL	Interior & exterior joints of panels and hollow metal doors; interior at floor slab
JOINT SEALANTS-EXTERIOR	All exterior concrete paving
CAULKING-FLOOR JOINTS	At speed bays only
CAULKING-STEEL	Joint sealants at interior column sleeves & bollards



BUILDING SPECIFICATIONS

OPENINGS

EXTERIOR PASSAGE DOORS	Hollow metal doors & frames; typical hardware
DOCK DOORS	(24) 9'x10' Clopay R-9 insulated vertical lift section doors; 3" tracks; vision light; weather stripping; locking slide bar; manual controls
DOCK DOOR KNOCK-OUTS	Potential to add up to 13 additional docks
DOCK DOOR PROTECTION	Z-guard track protectors
DRIVE-IN DOORS	(2) 12'x14' Clopay insulated vertical lift sectional doors; 3" tracks, weather stripping, locking slide bar, 1/2 HP operator
ENTRY DOORS-GLASS	Three single aluminum glass entry doors; standard hardware
CLERESTORY WINDOWS	Every 50' along perimeter

DOCK EQUIPMENT

DOCK EQUIPMENT	(24) 35,000 lb Power Ramp mechanical leveler with dock seal & wheel chocks; no dock lights, powered dock equipment or manual restraints
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FIRE

FIRE LINE	10" water service to fire pump
HYDRANTS	6" C-900 water line
FIRE PUMP	(1) 2,000 GPM electric-driven fire pump
RISERS	(6) wet riser assemblies
SPRINKLERS	K-22 ESFR automatic sprinklers on exposed piping through roof level of facility
FIRE EXTINGUISHERS	10# ABC type with hanging brackets; 1 per 5K SF of warehouse space
KNOX BOX	(1) included

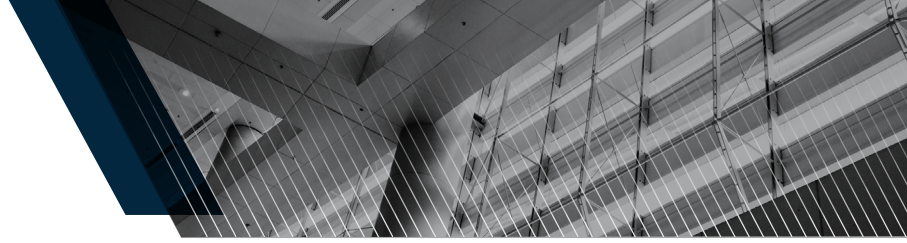
HVAC

HVAC	(3) remote-controlled ER242-800 ERUs with 2 400,000 BTU heaters per unit & 5 ka to 115/1 transformer
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BUILDING SPECIFICATIONS

PLUMBING	
DOMESTIC WATER MAIN	2" main; piping Type L Copper
BACKFLOW PREVENTER	2" as water enters building; 1-1/2" to serve irrigation system
SANITARY SEWER	6" lateral
SANITARY PIPING	6" underground sanitary piping
SANITARY-FLOOR CLEANOUTS	Every 100'
WATER LINE PIPING	C-900 PVC pipe
FLOOR DRAINS	(2); at pump room & at domestic backflow preventer
ROOF DRAINS	(14) 8" JR Smith roof drains with extension rings; overflow via scuppers
STORM PIPING-ROOF	Schedule 40 PVC through foundation and up interior face of walls to roof drains
PIPING INSULATION	1/2" elastomeric for domestic water piping & roof drain sump pans
WALL HYDRANT	(1) frost-proof hydrant, outside pump room
ELECTRICAL	
CABINET	3000-amp transition bus bar cabinet
SERVICE	400-amp 480/277-volt house service with one 200-amp 480/277-volt panel + 2 additional 800 amp panels
TRANSFORMERS	Three 15KVA 480-208/120-volt transformers with three 50-amp 208/120-volt panel
DOCK OUTLETS	(24) Double duplex dock receptacle outlets
ELECTRIC CONDUIT	(2) 4" conduits to building for primary power (by utility company)
COMMUNICATIONS CONDUIT	(2) 4" empty conduits to East end for communications
SIGN CONDUIT	(1) 1" empty conduits for future sign



BUILDING SPECIFICATIONS

LIGHTING	
INTERIOR	LED high-bay motion-controlled light fixtures; 30 average-maintained foot candles (before racking)
EMERGENCY INTERIOR	10% of high-bays with emergency batteries
EXTERIOR-LIGHT POLES	(4), along truck court
EXTERIOR-WALL MOUNT	(12) LED wall-mounted shoe box cut off light fixtures at the employee parking and dock areas
CONTROLS	Lighting contactor, photocell, and time clock for exterior lighting control
IRRIGATION	
IRRIGATION	Sprinkler monitoring panel and sprinkler monitoring at the sprinkler pit
TOTAL ENERGY COST	29.98% less annual energy cost vs standard design (IECC 2012 Baseline)