

# **Beck Business Park**

## **INDUSTRIAL CONSTRUCTION CRITERIA**

### **Hurricane Protection:**

Building Rated to 162 MPH wind load.

All windows and doors are impact rated.

### **Floors:**

All floors to be a minimum 5", 3000 PSI smooth trowel finish concrete slab over vapor barrier on graded and compacted fill.

### **Walls:**

Demising walls: 6" metal studs, insulated, with 5/8" fire-rated gypsum board to roof deck, primed and painted.

Exterior walls: Masonry block to receive furring strips and 5/8" fire-rated gypsum board to ceiling line, primed.

### **Doors:**

Front door: One (1) 3'-0" glass door with aluminum to match storefront. Building standard hardware including lockset, deadbolt with door closer, weather stripping and threshold.

Heavy duty motorized, insulated hurricane section door 14' x 14'.

### **Windows:**

All windows to be Low E Impact glass, ¼ grey tint.

### **Fire Protection:**

#### **Fire Sprinkler**

Developer will install a complete automatic sprinkler system (wet) for the Building and Premises, as required by local codes and Factory Mutual (F.M.) requirements. The design of such a system and the number and location of sprinkler heads to be installed shall be in accordance with the Developer base interior design. Any modifications to base design required by Owner's interior design or proposed use or occupancy shall be performed by the Developer's fire protection contractor for said site and shall be at Owner's sole cost and expense. Sprinkler heads will be provided at approximately a minimum of 10' above finish floor (AFF).

#### **Fire Alarm**

Provide fire alarm system as required by the local jurisdiction having authority. Any modifications or additional fire systems and alarms required by Owner's interior design or proposed use, or occupancy shall be performed by the Developer's contractor for said site and shall be at Owner's sole cost and expense.

### **HVAC - (Heating, Ventilation, and Air-Conditioning):**

1. Provide return and supply air handler split system with fiber board duct system.
2. Provide a standard heat/cool thermostat mounted 5'-0" AFF in retail space.
3. One (1) exhaust fan in toilet area.
4. The system shall be designed to meet applicable energy codes and standard mechanical code or SFBC as applicable.

### **Electrical Supply:**

#### **Panels**

150 AMP 208V Three Phase Panel

Buyer \_\_\_\_\_

Seller \_\_\_\_\_

**Outlets**

1. Recessed duplex outlets @ 12'-0" on center (OC) along demising walls.

**Light Switches**

1. One (1) light switch in restroom (combination light switch/exhaust fan control) with occupancy sensor.
2. One (1) switch is provided at the entrance.

**Bathroom**

1. ADA Bathroom

**Lighting**

1. Overhead LED lighting
2. Wall-mounted emergency lights per code.

**Telephone & Cable:**

Conduit provided to each unit – Owner/Tenant to contract with service provider to run service to unit.

**Ceiling Height:**

Clear heights range from approximately 16' to 30'.

**NOTE: All preceding information is contingent upon approval by local jurisdiction having authority.**