

Windhaven & Trinity Spec Building

SPECIFICATIONS OUTLINE

SITE

Site Area:	11.3 Acres 493,617 Square Feet
Flood Zone Classification	Outside 100 year flood plain
Car Parking	Regular Parking - 225 Spaces Handicapped Parking - 8 Spaces 233 Total Parking Spaces Provided
<u>Site Lighting</u>	All controlled by photocells
Office Area	Decorative LED Sconce Lighting at Office Corners and Center Entries
Auto Parking Lot	2 foot candle average
Truck Areas	1 foot candle average
Fence	None
Pavement Type	9" thick 4,000 PSI with #3 rebar at 18" OCEW in Fire Lane & Truck Manuvering 6" thick 4,000 PSI with #3 rebar at 18" OCEW in South & East Fire Lane 5" thick, 3,600 PSI with #3 rebar at 18" OCEW for Automobile parking 4" thick 3,000 PSI with #3 rebar at 24" OCEW for Sidewalks
Fire Hydrants	As required by Code
Signage	Signage as permitted and in compliance with local sign ordinance; Two monument signs
Water and Sewer	City of Lewisville
Electrical	Service provider as selected by tenant
Telephone	2 - 4" conduits terminated in Electrical / Fire Pump Room
Gas	Gas manifold at northeast corner of building ready to accept tenant's meter

BUILDING

Building Size	199,412 Square Feet
Building Clear Height	28' clear at south tilt wall panels
Building Type	Industrial Rear Load Warehouse with painted tilt wall panels accented with architectural reveals including stone veneer entrance features. All windows, and store front entrances are aluminum frame with 1" insulated low-E glass.
Building Depth	180'
Building Dimensions	Bldg. B: 180' x 1,090'
Office Area	10 Mil vapor barrier installed below slab at Office Areas (South bays)
Column Spacing	50' x 60', 60' speed bay
Dock Height	48"
Construction Type	Concrete tilt wall with steel column and bar joist structure Type II B as defined by International Building Code.

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Subgrade Foundation	Moisture conditioned building pad with a minimum 12 inches of select fill forming the cap. Engineered straight shaft piers supporting slab foundations, columns and panels.
Slab	6" thick concrete slab, 4,000 psi, reinforced with #3 rebar at 18" OCEW
Concrete Panels	8" thick concrete tilt walls with textured paint finish - 4,500 PSI
Dock Doors	67 - 9' x 10' overhead sectional doors
Roof Type	60 Mil TPO Roof with R-7.9 rigid polyisocyanurate insulation
Skylights	4' x 8' Skylights spaced in alternating pattern at every other bay. There are no skylights in the exterior bays.
Louvers	None
Floor Type	6" thick, 4,000 PSI concrete with #3 rebar at 18" centers. Saw cut at maximum 15' on center each way.
Glazing	Windows with 1" insulated Low E glass; Seven Tenant Entries
Mechanical / Plumbing	<p>Internal roof drains with overflow roof drains piped internal to base of tilt wall</p> <p>Sanitary mainline running below slab for future tenant taps, with pipe running to north pump room in center of building. Piping is generally west to east across the building stubbed outside the south exterior.</p> <p>Overhead 2" water main run within roof joist space, valved for future tenants taps</p> <p>Gas unit heaters for Warehouse freeze protection - (8) total</p> <p>Gas service to multi-tenant manifold at northwest corner of building for extension by tenants in the future</p>
Electrical	Building will have 277/480 volt 3 Phase power available. A 100 amp house panel for building exterior site illumination, irrigation, fire pump and fire alarm (radio dialer) system including an electrical space heater for freeze protection in the pump room.
Lighting	LED Wall Packs on building exterior, on photocell
Structural Columns	Shop primed, Unpainted
Interior Concrete Walls	Unpainted
Fire Sprinklers	ESFR fire sprinkler system with fire pump
Landscaping	To City of Lewisville Landscape Ordinance requirements
Exterior Personnel Doors	Hollow metal doors with hollow metal frames and painted metal stair spacing as required by code