

**Short Form Specifications**

505 Shell Road

Penns Grove, NJ

<b>1. TOTAL BUILDING SF</b>	243,000 SF	<b>11. COMMON SHELL ENHANCEMENTS</b>		<b>15. FIRE PROTECTION</b>	
<b>2. BUILDING DIMENSIONS</b>	300' x 810'	White Primed Deck	Included	System	Dual Action, Tyco Quell
<b>3. CLEAR HEIGHT</b>	+/- 48' Clear	Painting of Interior Tilt / Precast Walls	Included	Product Classification	Commodity Class I & II
	25'-0" Cold and Dry Dock	Painting of Interior Columns	Included	Top of Product Storage Height	Max top of product 50'-0"
<b>4. TYPICAL BAY SPACING</b>	59'-6" x 48'-0"	Floor Joint Filler	Included	Pump Size	4,500 GPM (subject to change based on available water supply)
<b>5. CAR PARKING</b>	119	Floor Hardener / Sealer	Ashford or similar	Pump Type	Electric
<b>6. TRAILER PARKING</b>	52	Clerestory Windows	Not included	Water Storage Tank	Not Included (further investigation required)
<b>7. DOCK POSITIONS</b>		Exterior Wall System	IMP Walls / Concrete Tilt Up	<b>16. HVAC / REFRIGERATION</b>	
Equiped	24	IMP Wall Thickness	6"	Refrigeration (Freezer)	EXPERT -10F
Non Equiped	0	Foundations	Interior Shallow Spread, Perimeter Walls/Piers, Grade Beams between column spread footings	Refrigeration (Dock)	EXPERT 35F
Trash compactor Door	1	Floor Slab - Freezer	8" Slab (Could change depending on final user)	Refrigeration (Convertible)	EXPERT -10F / 35F
<b>8. DRIVE IN DOORS</b>	2	Floor Slab - Cold Dock	6"	Heating Equipment	Makeup Air Units
<b>9. DUE DILIGENCE / DESIGN</b>		Armored Construction Joints	Included	Ventilation	Code Minimum
Phase 1 ESA	By Owner	Underfloor Heat - Freezer	Glycol	Incoming Product Temp	Assumed to be received within +/- 5 degrees of design temperature
Topographic Survey	By Owner	High Speed Roll up Doors	Rytec or Equal; size varries	<b>17. ELECTRICAL</b>	
Existing ALTA Survey	By Owner	Concrete Curbs on IMP	8" Behind Rack; 4'-0" at Exposed Walls	Building Service Size	4,000A - 6,000A, 480/277 3PH
Final ALTA Survey	By Owner	<b>12. ROOFING SYSTEM</b>		Interior Fixture Type	LED
Geotechnical Engineering Report	By Owner	Membrane	60 mil, White TPO; Fully Adhered	LED Lighting - Freezer/Cooler	25 Foot Candles @ 36" AFF based on open layout
Civil Engineering	By Owner	Insulating 'R' Value	R-48 Freezer, R-48 Cold Dockz, R-20 Office / MHE	LED Lighting - Docks	25 Foot Candles @ 36" AFF based on open layout
Architectural / Structural Design	Included	NDL Warranty Duration	30 Years	EMERGENCY POWER	None included other than code required lighting backup
MEP Design / Engineering	Included	<b>13. DOCK DOORS &amp; EQUIPMENT</b>		<b>18. Rack</b>	All Racking Furnished and Installed by Owner
Roof Dead Load	15PSF	Number of Dock Positions	24		
Roof Snow/Live Load	Per Code	Levelers	45,000 Lbs. 7'x6' Vertical Hydraulic Levelers with Continous Pit		
Floor Loads	900 PSF	Vehicle Restraints	Included		
<b>10. MISCELLANEOUS</b>		Shelters	Serco or Equal		
Building Permit Fees	Included in Budget	Dock Lights	Included		
Tap / Impact Fees	By Owner	Z Guards	Included		
3rd Party Testing	By Owner	Insulated Doors	Included		
FM Global Compliant Building	Not Applicable	Drive In Doors	1		
Builder's Risk	Not Included	<b>14. PLUMBING</b>			
Payment and Performance Bond	Not Included	Roof Drainage	Exterior Scuppers and Downspouts		