

### Inspections

- Foundation Pre-pour Inspection
- Foundation Concrete Placement Monitor
- Verification of Post Tension Elongations
- Code Frame and Structural Inspection
- Commercial Fire Inspection
- ADA Plan Review and Final Inspection

### Common Elements

- Monument Signage
- Approximately 100 shared parking spaces
- Office Park Entrances and Drive Aisles
- ADA Accessible parking spaces
- Sidewalks, Curbs and Ramps
- Centrally Located Mailboxes
- Conveniently Located Dumpster

### Landscaping & Irrigation

- Professional Landscape Design
- Landscaping, Trees & Sod
- Automatic Irrigation System Installed
- Full Perimeter 5" Gutters with Downspouts
- Landscape Maintenance Include in OA Dues

### Foundation

- Professional Soils Testing
- Post Tension Slab Engineered by Eric L. Davis Engineering, Inc.
- Pad Preparation & Completion

### Wood Framing

- Frame Engineered by Eric L. Davis Engineering, Inc. (Only with use of "stick" framed joist & rafters; Excludes Truss System)
- Exterior & Interior 2x4 Wood Stud Walls at 16" O.C.
- Joists and Rafters SYP at 16" O.C. (If applicable, sized per Structural Engineer Design)
- Bottom Plates are Treated Pine with Sill Seal Insulation on Exterior Walls

### Wind Bracing & Anchors

- Per Structural Engineer's Design
- 1/2" J-Bolt Anchors in Foundation

### Windows

- Double Pane, Bronze Vinyl Frame, Low-E Glass
- Storefront Glass Entry Door and Side-lites (Clear Glass in Dark Brown Frame)

### Exterior Veneer Details

- Hand Trowel Stucco with Thin Stone Accents (Varies Per Plan Design)
- James Hardie Products at Fascia, Soffit, Porch Ceilings, Siding and Frieze Trim
- Boral Building Products Cultured Stone
  
- White or Gray Mortar Color Selections Available at Stone Accents

### Roofing

- Charcoal Gray Color Standing Seam Metal Roof on all Buildings
- Synthetic Felt Water-proof Underlayment

### Insulation

- Polyseal All windows, doors, penetrations, knee walls, tees
- Attic Ceilings R-30 Blown Fiberglass Insulation
- No Access Ceilings R-30U Unfaced Batt Insulati
- All Exterior Walls BIBBS Blown-in wall insulatio
- All Interior Walls R-13 Batt Insulation
- Roof Decking 7/16" OSB Tech Shield

### HVAC System

- 16 SEER, Single Speed, Electric HVAC System
- # and Size of Units (TBD Per Manual J based on Plan Design)
- Programmable Thermostat(s) with Humidistat
- Fresh Air Intake for HVAC System
- Mylar Coated Insulated Flexible Ductwork

### Plumbing System & Fixtures

- Each Building Includes (1) ADA Accessible Break Room
- Each Building Includes (2) ADA Accessible Restrooms
- (1) Electric 40 Gallon Conventional Water Heater Tank
- CPVC Water Distribution Pipe System
- Schedule 40 PVC Drain Line
- (2) White, Elongated, ADA Height Toilets with Seat and Full Lid
- (2) 4" CC Lavatory Faucets
- (1) Faucet with Pull-Out Sprayer at Break Room Sink
- (1) Stainless Steel 6" Drop-in Sink at Break Room

- Additional Restrooms, Coffee Bar, Laundry, Lab Areas, Etc. Available as Options

### Electrical Wiring & Fixtures

- MCM Aluminum Under-ground Service Wire in Conduit to Each Tract
- Service to be located at exterior wall; Electric panel to be in Equipment Room
- Typ. 200 AMP Electric Service (Load Calculated per Plan)
- Outdoor Recessed LED Lighting at Entry and Full Perimeter Recessed LED Lighting in Eaves
- Interior Wiring to be 14/2 and 12/2 Copper
- White Decora Wall Switches; Standard Double Wall Outlets (Spacing Per Plan/Per Code)
- 4' LED Lights in all Offices, File, Equipment and Restrooms
- LED Disk Lighting in Hallways and Conference Room
- Indoor and Outdoor Emergency Lighting (Per Plan Design/Per Fire Code)
- Smoke Detectors with Strobe Light (1 unit/600 SF)

### Low Voltage Wiring (Data, Cable TV, Alarm, Audio & Cameras)

- (2) Cat 6 Phone/Data Wiring in All Offices, Reception, Conference Room & Copy Room
- (1) Floor outlet in Conference Room Containing (1) Data Port and (1) Double 110v plug
- (1) RG-6 Quad Shield Cable Wiring in Conference Room
- All Low-Voltage Wiring Terminates in a Panel Box Located in the Equipment Room
- Alarm Pre-wire including (1) keypad location, All Operable Exterior Doors & Windows
- Wired for Motion Detection (Locations Vary Per Plan Design and Size)
- Pre-Wire for (4) Audio Speakers (Typ. Reception, Hallways, Restrooms)
- Pre-wire for (4) Cameras (Typ. Exterior (2) Front and (1) Rear, (1) Interior Front Door)

### Paint, Texture & Drywall

- 1/2" Drywall Walls and Ceilings Throughout Office
- Square Drywall Corners
- Medium Knock-down Texture on Walls and Ceilings
- PPG AquaGleem Exterior Paint for Soffit, Fascia, Porch Ceilings
- Two Exterior Paint Colors Included for Stucco Base and Trim work
- PPG Eggshell Interior Latex Paint (Two Colors Included)
- PPG Solo Alkyd Semi-Gloss Enamel (Single color Included)

### Cabinets

- ADA Compliant Cabinetry in Kitchen/Kitchenette and Restrooms
- Full Extension Drawer Guides
- Soft-Close Cabinet Door Hinges

### Trim and Doors

- 8' Solid-Core Doors at Restrooms and Storage Areas
- 8' Doors with Full-Lite Glass at Offices
- 9/16" x 3-1/2" Door Casing
- 9/16" x 5-1/4" Baseboards
- 3-1/2" Trim Cased Windows (Square & Rectangle Shapes only; Arched Windows have Sheetrock only)

### Door, Restroom and Cabinet Hardware

- ADA Compliant Kwikset Exterior Handle set
- ADA Compliant Kwikset Interior Lever Handles
- Matching ADA Compliant Cabinet Hardware
- ADA Grab Bars in Required Restroom Locations
- ADA Threshold at All Exterior Doors

### Flooring (All flooring selected by client at Flooring Services Design Gallery)

- Carpet in Conference Room and All Offices
- Luxury Vinyl Plank in Hallways, Restrooms and Storage Areas
- Builder's Group 3 Tile Wainscoting at Restroom Walls
- Builder's Group 3 (Installed Straight, Offset or Diagonal Pattern)

### Countertops

- Solid Surface Counter-tops in Kitchen & Restroom Areas
- Builder's 3cm Level 3 (Installed with Flat Polished Edge)
- Builder's Group 3 Backsplash Tile in Break Room

### Mirrors

- Flat Plate Glass Mirrors over Lavatory Counter tops (at 40" Max A.F.F.)

### Appliances

- Because Each Buyer's Preference is Unique, Appliances are Not Included (Appliances can be selected and added to your office purchase at an additional cost)