

South Ft. Worth Commerce Center, Ft. Worth, Texas

SPECIFICATIONS OUTLINE

SITE	
Site Area:	23.59 Acres
Building Size:	Building #1: 180,556 Square Feet
Zoning:	"J" Medium Industrial
Flood Zone Classification	Outside 100 year flood plain
Car Parking	240 Spaces (including 8 ADA)
trailer parks	0 trailer parks
Pavement Type	7" thick lime stabilized concrete paving 4000 PSI with #3 rebar at 18" OCEW for truck courts and fire lane 6" thick lime stabilized concrete paving 4000 PSI with #3 rebar at 18" OCEW for drive lanes and truck dock 5" thick lime stabilized concrete paving 3,000 PSI with #3 rebar at 18" OCEW for automobile parking 4" thick 3,000 PSI with #3 rebar at 24" OCEW for sidewalks
Water	City of Ft. Worth - 16" main reducing to a 2" meter, manifolding to a 3" water line
Sewer	City of Ft. Worth - 8" sewer main with a 6" service lines
Electrical	Oncor Delivery approx. 750 KVA XFMR. Transformer pad and underground rough-in to accommodate 1500-2500 KVA Transformers 3000 Amp Service 480/120 Volt 3 phase
Communications	2 - 4" conduits from property line to demarc inside of building
Gas	Atmos - 10.75" gas line to a 4" private line with 2" riser
Truck Court Depth	227.0' deep shared truck court
Site Lighting	Average 2.1 Foot Candle lighting at parking area, all exterior lighting will be LED
Fence	N/A, this project utilizes a shared truck court
Fire Hydrants	Yes
Building #1	
Building Dimensions	756'x240' with 60' speed bay
Building Clear Height	36' clear
Office Area	Main office will be BTS. Shell includes warehouse office and restroom at each end of building in speedbay. Vapor barrier under entire slab.
Construction Type	Concrete tilt wall with steel column and bar joist structure
Subgrade/Foundation	Moisture conditioned subgrade building pad
Foundation	Drilled Piers
Slab	6" Thick Ductilcrete slab
Concrete Panels	8" & 9 1/4" thick concrete tilt walls with textured paint finish
Dock Doors	(40) 9' x 10' insulation doors with two view windows
Ramp	2 ramps - (1) at the NE & (1) at SE corners of the building
Drive in Doors	2 - 14' X 16' drive in ramp doors. Doors will be insulated with two view windows
Track guards	To be provided at all truck doors including ramp doors. Track guards include base plate, bolted into tiltwall panels and floor slab
Roof Type	Mechanically fastened 60 Mil TPO Roof with R-25 insulation, 20-year NDL warranty
Louvers	12 Louvers
Clerestory Glass	8' x 5' insulated low E glass with aluminum frames at every panel in the truck dock
Glazing	1" insulated Low E glass
Mechanical / Plumbing	Internal roof drains with overflow scuppers 6" Sanitary main run below slab for future office pods 3" water line installed to the building. 2" water main run entire length of speedbay 1-1/2" Gas service to multi-tenant manifold roof mounted gas piping for freeze protection gas furnaces
Heaters	(2) Greenheck makeup air unit 1,600,000 Btu
Fire Protection	ESFR fire sprinkler system that complies with NFPA and FM Global standards. System includes K-22 heads and electric fire pump.