

Building Specifications Infinity Office Park at Fall Creek Exhibit F

SECTION I - OVERVIEW

THESE BUILDING SPECIFICATIONS PROVIDE DETAILS OF THE STRUCTURE WHICH IS THE SUBJECT.

SECTION II - DESCRIPTION OF BUILDING SHELL

SHELL BUILDING & FIT-UP:

- THIS DOCUMENT DESCRIBES THE SPECIFICATIONS FOR THE BUILDING SHELL AND ASSOCIATED INTERIOR, EXTERIOR AND SITE IMPROVEMENTS; IT EXCLUDES ANY CUSTOMIZED FIT-UP WORK FOR INTERIORS. THEREFORE, ALL REFERENCES IN THIS DOCUMENT TO THE "PROJECT" AND THE "BUILDING" REFER TO THE BUILDING SHELL AND ASSOCIATED BUILDER PROVIDED INTERIOR & EXTERIOR IMPROVEMENTS.

SECTION III - BUILDING SPECIFICATION

DESIGN:

- BUILDING IS DESIGNED BY A TEXAS STATE LICENSED BUILDING DESIGNER. (NOTE A LICENSED BUILDING DESIGNER IS NOT AN ARCHITECT)

SITE CONSTRUCTION:

- THE BUILDING IS SERVICED BY PUBLIC SEWER, WATER, & ELECTRIC SERVICE.
- ELECTRICAL SERVICE TO THE PROPERTY. REFER TO PLANS FOR ENTRY POINT

CONCRETE FLOORS:

- CONCRETE 3000 PSI; ENGINEERED FOUNDATION
- **Vapor Barrier:** FLOOR SLABS WILL BE PLACED OVER A POLYETHYLENE VAPOR BARRIER TO MINIMIZE MOISTURE MIGRATION FROM THE SUB-GRADE.

PARKING & LANDSCAPING:

- 3,000 PSI REINFORCED CONCRETE
- ADA PARKING STALLS AND ADA SIGNAGE
- FIRE LANE STRIPPING; RED
- STRIPPING FOR PARKING STALLS; WHITE
- GRASS REMAINING OUTDOOR AREAS NOT COVERED BY CONCRETE OR OTHER HARDSCAPE
- **There will be no assigned parking except for ADA parking**

EXTERIOR WALLS:

- **Primary material; Conventional 3 coat stucco finish with final color applied at time of final coat.**
- **Primary accent material:** ARCHITECTURAL ACCENT BANDING IS FOAM
- **Exterior stone:** TO BE APPLIED AS PER PLANS. SEE BUILDER FOR SELECTIONS OF STUCCO COLORS AND EXTERIOR STONE

STRUCTURES:

- WOOD FRAMED BUILDING; 10' TALL WALLS
- EXTERIOR SHEATHING 1/2" OSB
- DECKING WILL BE 5/8" OSB
- 30 YEAR COMPOSITION SHINGLES WITH #15 UNDERLAYMENT; WEATHERWOOD COLOR; RIDGE VENTING
- R-13 WALL INSULATION; R-30 ATTIC INSULATION; POLYCELL BASE PLATES, WINDOWS, EXTERIOR DOORS
- 5/8" " THK SHEETROCK ON EXTERIOR WITH LIGHT ROLL TEXTURE; 5/8" " THK FIRE ROCK PER CODE
- EGG SHELL TYPE INTERIOR PAINT (STANDARD)-ONE COLOR; ENAMEL SEMI GLOSS
- CABINETS AS PER PLAN

DOORS, TRIM, CABINETS, COUNTERTOPS, HARDWARE, FLOORING, BLINDS

- **Front Door:** 3'-0" X 8'-0" 1-3/4" THICK WOODGRAINED TEMPERED LOW E PRE STAINED (FRONT DOOR); WITH GLASS INSERT.
- **Hardware:** THUMB-TURN DEADLOCK/LATCH MECHANISM
- INTERIOR DOORS ARE 8 FEET TALL; 2 PANEL DESIGN WITH 3-1/2" PG CASING
- BASEBOARDS 6" OR 4" INCHES TALL PG.
- EXTERIOR DOOR HAS ONE DEADBOLT
- ADA RAILS IN RESTROOM
- BUILDER PROVIDES WINDOW TREATMENTS
- TILE OR VINYL IS STANDARD; SEE BUILDER FOR SELECTIONS
- GRANITE; 2 CM BULLNOSE; SEE BUILDER FOR SELECTIONS

WINDOWS:

Vinyl Window Systems

- **Frame Type:** (NON-OPERATING) VINYL FRAMES FOR ENERGY EFFICIENCY.
- **Glass:** DOUBLE-PANE, INSULATED GLASS. LOW E GLASS

PLUMBING

- A DOMESTIC WATER PIPE STUB IS PROVIDED. LOCATION AS PER PLANS. ONE RESTROOM PROVIDED.
- ONE WATER SHUT OFF ON THE OUTSIDE OF EACH BUILDING.
- A SANITARY SEWER LINE WILL BE RUN TO MANHOLE
- **The property is not serviced by any type of gas service.**
- ONE 6 GALLON ELECTRIC WATER HEATER.
- WHITE ELONGATED TOILET. ALL SINKS ARE UNDERMOUNT. RESTROOM SINK IS WHITE AND KITCHEN SINK IS STAINLESS STEEL.
- ALL FAUCETS ARE SINGLE LEVER SATIN FINISH.

HVAC

- ONE ZONE AC SYSTEM AND ELECTRIC HEAT, PROGRAMMABLE T-STAT

ELECTRICAL & TELECOMMUNICATIONS CONDUITS:

- A TELECOMMUNICATIONS CONDUIT WILL BE PROVIDED TO POINT OF ENTER OF MECHANICAL WALL. BUYER IS RESPONSIBLE FOR HOOK UP
- BUYER PROVIDES SECURITY SYSTEM AT THEIR COST AND EXPENSE;
- COPPER WIRING WHITE DECORA SWITCHES
- ALL WIRING PER PLANS
- RECESSED LIGHTING IN KITCHEN, BATHROOM, EXHAUST FAN IN BATHS; LED RECESSED LIGHTING 4 PER OFFICE.
- 1 CAT 6 OUTLETS FOR PHONE, INTERNET PER ROOM; **builder only provides pre wire**; BUYER IS RESPONSIBLE FOR ALL TRIM OUTS

EXCLUSIONS

- INTERIOR CUSTOM FIT-UP DESIGNS AND PLANS
- BACKUP POWER SYSTEMS.
- PYLON SIGNAGE AND BUSINESS SIGNAGE
- OTHER ITEMS SPECIFICALLY EXCLUDED IN THIS BUILDING SPECIFICATION.
- INTERIOR FIRE SPRINKLER SYSTEM
- GREASE TRAP
- RESTROOM MIRROR
- SMOKE ALARM

_____ Date _____
 Buyer

_____ Date _____
 Seller

This document supersedes all previous concepts, photos, drawings and discussions that pertain to the interior and/or exterior of the building and associated office space.