

## BUILDING SPECIFICATIONS

### CONSTRUCTION DOCUMENTS

The building design shall conform to the IBC Code, ADA, local and municipal codes, and state requirements.

### DESIGN CRITERIA

#### INTERIOR CEILING HEIGHTS

15'-8" in most areas on ground floor; 16'-0" at perimeter. 9'-8" on floors 2-11 in most areas; 10'-0" at perimeter.

#### BAY SIZE

30' x 45' typical.

### SITE

- Approximately nine (9) acres of land.
- Parking based on 4.0/1,000 parking ratio.

### CONCRETE

- The foundation design will be determined by load requirements per recommendations of an independent geotechnical engineer. All foundation concrete will be 4,000 PSI minimum.
- The ground floor will be a structural slab. The floor will be machine troweled, finished, and cured with "Super Aqua-Cure VOX" as manufactured by Euclid.
- Above grade slabs will be comprised of 3 1/2" thick light weight concrete on 2" deep galvanized metal deck.

### FACADE

The exterior of the building will be constructed of a combination of factory finished panels (metal or architectural precast) and glass. The exterior wall system shall be insulated to meet applicable codes.

### STRUCTURAL SYSTEM

#### STRUCTURE

The structural system will consist of structural steel columns, beams and girders with concrete on metal deck slabs.

Rooftop mechanical equipment will be enclosed within a steel framed screen wall.

#### LOADING

Each floor will be designated to accommodate a live load of 100 pounds per square foot of floor area.

Areas of limited size may be reinforced to support loads in addition to standard design.

#### FLOOR PENETRATIONS

The design of the building may be modified to accommodate penetrations of the floor structure and removal of portions of the floor structures to allow for the installation of improvements such as stairways and dumbwaiters in limited areas.

### GLASS, GLAZING AND ALUMINUM

Strip windows, curtain walls and storefront system will be constructed with aluminum tube with 1" thick insulated vision and spandrel glazing units on all elevations.

Glass units will be provided with Low-E type single coating. Tempered glass will be provided in areas as required by code.

Building entrance doors will match the wall system.

### FINISHES

Building lobby finishes will be class A level finishes and will include a stone tile floor, wood paneled feature walls, vinyl wall coverings, drywall ceiling and specialty ACT ceiling. Tenant suite doors to be 3' x 9' Herculite frameless doors or equal.

Toilet room finishes will be tile floors, drywall and ACT ceilings. Wood doors on individual toilet room stalls (European style) and all toilet room accessories and fixtures are included in the base building. The lavatories will be solid surface with under-mounted bowls.

Building standard manual mecho shades will be supplied and installed at completion of tenant improvements.

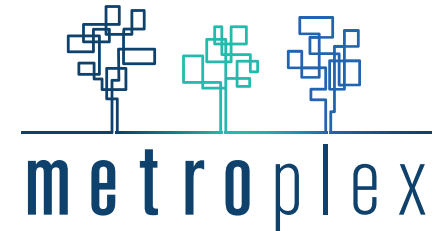
### ROOFING, SHEET METAL AND INSULATION

A single-ply white TPO roof will be provided. Roof insulation to be mechanically attached to meet a rating of U= 0.03. A fifteen (15) year warranty is included. All mechanical equipment on the roof will be screened.

### CONVEYING SYSTEMS

#### ELEVATORS

Passenger elevators with 3,500 lb capacity complete with operational systems, handicap accessible and architectural cab finishes will be provided. Inside dimensions for cabs will be 6'-8" W x 5'-5" D. Elevator doors will be bi-parting doors in brushed stainless steel. In addition one (1) service elevator with 5,000 lb capacity will be provided.



## BUILDING SPECIFICATIONS



### PLUMBING

#### DESIGN CRITERIA

Naturally-lit European restrooms.

A complete plumbing system properly sized for sewer and water will be furnished. Both sewer and water will be connected to the municipal system.

The plumbing system will meet the National Standard Plumbing Code and the IBC requirements.

#### EQUIPMENT

- Wet column provisions consisting of a valved cold-water outlet and capped sanitary and vent connections shall be provided at two (2) riser locations.
- Internal downspouts shall be provided for all roof areas discharged to the storm sewer system. Secondary drainage will be provided as required by code.

### FIRE SPRINKLER SYSTEM

The entire building will be protected with an automatic fire suppression system. All work shall be in compliance with NFPA 13, IBC and local requirements.

All controls for the fire protection system will be connected to a central panel and alarm station.

### HEATING, VENTILATION AND AIR CONDITIONING

#### SYSTEM DESIGN CRITERIA

VAV ducted air with plenum return, supplied by floor-by-floor chilled water units. Chilled water plant sized to handle one ton for every 325 to 350 square feet. Ventilation air will be delivered from an energy recovery unit mounted on the rooftop. VAV terminal units, air devices, and associated ductwork will be provided in elevator lobbies, restrooms, and back of house spaces. Dedicated exhaust systems will be provided for restroom and janitor closet exhaust.

### ELECTRICAL SYSTEM

- Primary electric service feeds will be provided underground to the building by the utility company, with pad-mounted equipment located on site.
- The electrical system is designed to a specific capacity allocated for tenant usage. Tenant's electrical lighting and power load shall not exceed a demand of .7 watt per RSF for lighting and a demand of 3 watts per RSF for power.
- Automatically controlled exterior lighting will include exterior pole lighting for safety and security.
- Emergency lighting and exit lights will be per the National Electric Code. Emergency lights will have battery/backup.
- Provide a fire alarm system to include horns and strobes at locations and quantities as required by code.

### TELEPHONE & DATA

TeleData closets are located at each floor for tenant distribution requirements. 4" sleeves will be provided on each floor in each room per floor.

### FIRE ALARM SYSTEM

Connection point will be installed on the floor for the fire alarm system. The complete core fire detection system shall be installed, operating and tested in accordance with NFPA requirements.

- One (1) remote annunciator and one (1) lobby panel to be provided.
- Pull stations to be provided at every exit, and at intermediate locations so as not to exceed 300' travel distance between stations. Return air duct detectors and heat/smoke detectors will be provided in each electrical/data communication room and mechanical spaces. Flow switch connections and supervisory valve connections to be monitored.