

Preston One

BUILDING SHELL SPECIFICATIONS

ROOF:

6:12 roof slope 24 ga. Factory Painted Standing Seam Roof with concealed fasteners.

EXTERIOR WALL:

Framing - 6" metal studs with gypsum board and insulation. Exterior Brick and natural Stone veneer on the walls.

BUILDING FRAME:

Steel frame of MBMA design with clear span frame construction, with one shop coat of primer paint, all of which is field-bolted with high strength bolts.

EXTERIOR TRIM:

Gables to be flashed with factory colored box type fascia trim. Attractive weather-sealed box gutters continuous on low exterior eaves with downspouts.

LICENSE & PERMIT:

Approval by the Planning Zoning, Engineering, Building Permit Department and City of Plano.

EXTERIOR INSULATION:

Entire roof to have 3" thick blanket type insulation and .004 reinforced vapor barrier facing on one side.

GLASS DOORS:

Provide two 3' x 8' Glass Doors with mortise lock and closure.

GLASS:

Provide insulated low E and tinted glass windows with pre-finished aluminum frame.

SITE WORK:

Provide 2' of compacted Low-PI fill in 8" lifts on the Building pad site and grade to provide proper drainage.

CONCRETE FOUNDATION:

Provide a 5" thick five feet wide perimeter foundation, 3,000 psi 5 sack transit mix concrete slab; with #3 rebar 12" on center each way. Provide a 12" wide x 24" grade beam around the perimeter of the slab. Provide each, 16" diameter drilled footings reinforced with 2 - #5 rods to rock 24,813 sq. ft. of, 5" thick, 3000 PSI, transit mix concrete - Parking lot with # 3 rods, 24" o.c.e.w. and 28,094 sq. ft. of 6" thick, 3600 PSI, transit mix concrete firelane with #3 rods o.c.e.w.

Provide washed exposed gravel sidewalk around perimeter of building.

LANDSCAPING:

Landscape Architect designed, professionally installed Landscaping with automatic irrigation system.

SIGNAGE:

Monument sign for 10 owners for two buildings per city of Plano and property Owner's Association Signage Criteria.

FIRE SPRINKLER:

Fire Sprinkler System rough in for Owner/Buyer.

UTILITIES:

Install Fire Water Line and Fire Hydrants as required by the City of Plano. Provide High Speed Data and Communication Lines to each Building for Owner/Buyer access.

ELECTRICAL:

Provide underground Main Service and House Panel with exterior lighting, with Expandable Meter Base to buildings for finish-out of individual units by owner/buyer.

PLUMBING:

Provide 4" sanitary sewer and 1" water service and Rough-in fire control system to be installed in riser room.

INTERIOR AREAS:

Finish-out of interior concrete floor area, demising wall and complete finish out of individual units at Owners/Buyers expense. HVAC to be installed at finish-out of individual units at Owners/Buyers expense.

NOTE:

Exterior shell building delivered by Builder with all interior finish out completed by Owner/Buyer after building close.

