

BUILDING SPECIFICATIONS

BUILDING & SITE SUMMARY

SHELL BUILDINGS LOCATION:	17731 Cowan, Irvine
GROSS LOT AREA:	2.785 AC
SHELL BUILDINGS:	Total - 54,088 S.F., Ground Floor – 50,893 S.F., Mezzanine – 3,195 S.F. (50' x 52' column spacing, per plan)
OFFICE TI AREA:	Ground floor office – 3,440 S.F., Mezzanine office – 3,071 S.F. Mezzanine warehouse (stair) – 124 S.F., Total: 6,635 S.F
SLAB THICKNESS:	8"
PARKING SPACES:	63 Vehicle parking spaces
DOCK POSITIONS:	2 ea. – 12'x14' (Fork Lift, Grade Level OH Doors) 5 ea. – 9'x10' (Dock Position OH Doors)
INTERIOR CLEARANCE:	32'
POWER:	1200A - 277/480V - 3 Phase, 4 wire. Conduits for landscape flow and tamper switches, emergency lighting, fire protection equipment, wall packs, entry soffit lights, site lighting and tenant improvements.
FIRE PROTECTION:	Design Build with contractor. ESFR K-25 at 25 PSI. ESFR fire sprinkler system with heads to meet fire department and county standards. Coordination with Fire Marshal during building design concerning classification of vacant building and requirement to install security and fire monitoring systems. Mark fire extinguisher locations as required by code.
WAREHOUSE VENTILATION:	Provided by exhaust fans and louvers to achieve approximately 1 air exchange per hour if required.
WAREHOUSE LIGHTING:	Install LED Lighting on 10' whips to achieve 20 foot candles at 5' above finished floor.
TYPE OF CONSTRUCTION:	Concrete Tilt-up, steel columns, Steel Truss Panelized Roof System with Thermoplastic Polyolefin Membrane.



SITE WORK

DEMOLITION:	All demolition, clearing, grubbing, and grading of existing site as required to achieve new finish grade elevations and as required by the soils report.
STREET IMPROVEMENTS:	(1) 35' Driveway. Design and work to meet county requirements.
ROUGH & FINE GRADE:	Over-excavation and grading per soils/geotechnical engineer recommendations. Fine grade building pad to within +/- .10 of a foot.
STORM DRAIN:	Roof drains are connected to storm drain. Overflow – scuppers included
FIRELINE WATER:	(1) 8" or 10" DCDA PVC class 200 on site fire line. Private hydrants will be spaced 300' on center or as required by Fire Marshal.
DOMESTIC WATER:	2" water service meter to building.
SEWER:	Intercept street sewer and connect to front office/warehouse restrooms.
GAS:	No gas provided.
ELECTRICAL/TELEPHONE:	Primary conduit from P.O.C. at P.L. to a 8' x10' SCE Transformer Pad/vaults located near the building area with secondary conduits extended to the buildings underground pull section. 4" telephone conduit from site P.O.C. to a telephone board near the main electrical area will be provided. Conduits for future EV charging stations per code if required. Landscape, flow and tamper switches, emergency lighting, wall packs, entry soffit lights and site lighting.
SITE PAVING:	PCC paving as noted on plan.
SITE CONCRETE:	Areas that are to receive a concrete finish include: Curb and curb & gutter for proper site flow, 4" thick medium broom finish concrete to be provided at the building entry walkway, and site sidewalk per plan. Includes ADA access to the front office, sidewalks as shown with saw cut at 2' or 4' modules for crack control and aesthetics, but the joints will not be caulked. Light pole bases as required. Concrete screen walls to be included at truck court entrance/exit.



- STRIPING & BUMPERS:** Striping and Signage to meet code and ADA requirements.
- LANDSCAPE & IRRIGATION:** 22,631 S.F. of landscaped areas. Area around building to be landscaped and equipped with full site permanent necessary irrigation system.
- FENCES & GATES:** Truck courts shall be screened from the street with 8' min. high concrete screen walls and painted manual 7' high tube steel rolling gates. Drive aisle gates to be manual bottom rolling on truck court side.
- TRASH ENCLOSURE:** Trash enclosure in compliance with City requirements.

SHELL BUILDING

- BUILDING CONCRETE:** Perimeter footings, pad footings for roof columns, and 8" thick slab per structural engineer.
- Laser screed pad will be provided to easily achieve a Specified overall values of OAFF-50 / OAFL-35 and Minimum local values of MLFF-30 / MLFL-21.
- 8"-15 1/4" thick tilt panels (panel thickness may vary depending on design). Concrete stoop pads will be placed at areas where egress man doors occur. Panel joints will be backed and caulked with a polyurethane caulking material. Building panels figured to be 43'-2" tall or lower, as needed, all around for a 32' clear height throughout building, 4' will be added to the bottom of the panels at the dock area.
- FLOOR FLATNESS:** Minimum Floor Flatness (FF) 50 / Min. Floor Levelness (FL) 35 should be designed and verified throughout.
- MEZZANINE DECK:** Mezzanine deck with steel beams, shear bearing walls, wood trusses, lightweight concrete, full height insulated walls, ceiling insulation and white scrim.
- SLAB JOINT FILLER:** None provided until tenant buildout.
- PANEL JOINT SEALER:** Provide exterior and interior joint sealants, type suitable for the application indicated.



- REINFORCING STEEL:** Reinforcing steel placed within the building slab and tilt panels as required by structural engineer. Steel reinforcement will be placed in all continuous & column pad footings as necessary.
- STRUCTURAL & MISC. STEEL:** Per plans.
- ROOF SYSTEM:** Hybrid Steel Truss / Panelized Wood Roof. Capacity to support rooftop loads, per code and structural engineer's requirements.
- WAREHOUSE INSULATION:** White Scrim (No R Value)
- ROOFING:** 10 Year ND. 4 Ply Asphaltic Roof System.
- ROOF HATCHES:** Single leaf 4' x 4" Watertight roof hatch with integral curb.
- UNIT SKYLIGHTS:** 2.5%, 4' x 8', 37 skylights.
- FLOOR SEALER:** Concrete slabs sealed with Ashford Formula or equal concrete hardener.
- MAN DOORS, FRAMES & HW:** Provide 3' x 7', 18-gauge galvanized A-36 HM steel doors and frames. Factory prime and field paint. Access doors for high pile storage spaced at 125' O.C. typically.
- PAINT:** Exterior building paint textured finish as specified by architect.

Interior warehouse walls to be painted, one coat white to cover.
Steel columns to be painted safety yellow from finish floor to 12' above finished floor.
- GLASS & GLAZING:** Glazing is to be provided per the architectural elevations; installed in anodized brushed aluminum finished frames. Tempered as required by code.
- STOREFRONT ENTRY DOORS:** Pair 3'-0" x 7'-0" x 1-3/4" medium stile aluminum and glass system, finish to match Aluminum Window Wall and glass to be tempered and tinted as needed.
- SECTIONAL OVERHEAD DOORS:** Non-insulated sectional overhead 24 gauge doors. 2" thick panels with one vision glass panel. Install steel Z guards.
- DOCK LEVELERS/PITS:** 45,000 lb manual levelers at every other location. Knock outs for future, and "C" channels for edge of dock levelers. Install levelers at every other opening.



ADDRESS SIGNAGE & KNOX: Provide general signage including entry signs, stair signs, and parking signs as required by applicable codes and standards. Vinyl address signage. Adequate number of Knox boxes provided at the appropriate locations per local emergency service requirements.

EXCLUSIONS:

- Storage rack systems.
- Mop sinks
- In rack fire sprinkler systems.
- Aisle striping inside building.
- Telephone systems, PA systems, Data wiring, unless required by the Fire and/or Police Dept.
- Fire hose cabinets.
- Forklift, Trucking, and Equipment Charging Stations
- Monument & building signage unless otherwise stated

