

GRAND PARK WEST

SPECIFICATIONS SUMMARY

BUILDING SHELL SPECIFICATIONS:

General Description

The "shell" building is a single story steel framed, Class A, commercial grade office building designed and built in accordance to The International Fire Code Version 2012, The International Building Code Version 2012, Texas Accessibility Standards (TAS), and amendments adopted by Fort Bend County, Texas. The shell building has an occupancy classification of Type B Business, a construction classification of Type V-B Un-sprinklered. The following "Standard Features are the detailed descriptions of the various components which constitute the whole of the shell building.

1. **Foundations:** As per the engineered drawings.

A. Drilled Footings to depths as recommended by the geotechnical investigation and report

B. Perimeter Grade beams to minimum depth of 30 inches, 3000 psi concrete, No.5 deformed steel rebar.

C. Slab-on-grade, 5 inch thick, 3000 psi concrete, reinforced with No.4 deformed steel rebar at 15" o.c. each way. Slab installed over minimum 6 mil thickness polyethylene vapor barrier, over 2 inch minimum thickness sand leveling bed.

D. Leave outs for future under slab plumbing are provided.

E. Pour back at leave outs required to be 5 inch thick 3000 psi concrete, reinforced with No.4 deformed steel rebar at 15" o.c. each way and dowelled into existing slab minimum of 10 inches on a spacing of 15 inches o.c.

1. Structural Steel Frame

A. Engineered structural clear span steel frames and columns, structural steel wind brace beams, and steel purlins.

B. Wind loading per the requirements of the 2012 International Building Code.

II. Exterior Walls

- A. Exterior wall framing: non-load bearing steel studs.
- B. Exterior wall primary membrane: 1/2 inch nominal thickness sheathing having an integral vapor barrier membrane at the outside face.
- C. Exterior insulation: Open cell foam having a minimum insulation value of R-13 applied to the inside face of the exterior sheathing (stud wall cavities).
- D. Exterior wall finishes:
 - Primary finish: 3 inch nominal thickness face brick. 6 inch nominal thickness concrete masonry units.
 - Secondary finishes: Cast stone components, stucco components, exterior insulated finish system (EIFS).

III. Windows, Doors and Fixed Glass

- A. Fixed Glass and Storefront : 1-3/4" x 4" Clear anodized aluminum center "pocket" glazed storefront frames in pattern and heights as shown on the drawings.
- B. Glass to be 1/2" nominal thickness dual pane clear insulating panels, tempered where required by law.
- C. Doors: 1-3/4" x 3' x 8' clear anodized medium stile storefront doors having dual cylinder deadbolt locks, flat saddle threshold and closer.
- D. Windows: Solid vinyl fixed sash windows having 1/2" nominal thickness dual pane clear insulating glass.

IV. Roof and Decking

- A. Decking: 5/8 inch nominal thickness plywood secured to structural steel purlins using screws at 12 inches o.c, or better.
- B. Roofing underlayment: water resistant synthetic polymer based, scrim reinforced, rolled membrane secured to decking using roofing nails in accordance to roofing manufacturer's requirements.
- C. Roofing Shingles: CertainTeed Landmark Lifetime composition shingles

V. Sheetmetal

- A. All Flashings to be paint grip galvanized steel or prefinished galvanized steel.
- B. Roof drainage via oversized galvanized sheet metal gutters and downspouts.

VI. Electrical

- A. Main service: 120/208 v, 3 phase, provided upon completion of occupant panels, disconnects, etc.
- B. Occupant (Buyer) electrical panels and disconnects to be installed at time of Occupant build out.
- C. Exterior lighting of the building includes wall mounted fixtures at the east and south building faces.
- D. Entrance lighting includes recessed "hi-hat" fixtures located in the exterior soffit of the building entrance.

IX. Plumbing

- A. Sanitary: 4" PVC sanitary sewer line located near the center of the building, running the length of the building from the west to the east exterior walls, thusly connecting to a 6 inch cleanout and PVC line at the north front exterior side of the building which extends to the public sewer system.
- B. Domestic Water: 1-1/4" water line extends length thru the ceiling space for the length of the building at or near the centerline of the building. 1 inch valves for future occupant connections are provided along the 1-1/4 inch line.

BUILDING INTERIOR SPECIFICATIONS

Interior Wall System: Raco clear anodized aluminum head track wall system using 5/8" Drywall over Steel Studs, 10 Foot ceiling heights.

Ceilings: 2x2 Rocfon Pacific 9/16" tegular acoustical tiles in suspended square tegular grid, 10 foot height.

Interior Doors and Frames: Raco clear anodized aluminum frames using 8 Foot Raco style laminate, solid core doors, or equal.

Paint: Premium grade acrylic wall paint applied without added texture requiring higher levels of sheetrock finishing.

Floor Covering: Occupant selection of Carpet / Tile / Wood. \$58.00 / Sq. Yard, installed allowance.

Cabinetry: Custom grade factory millwork having plastic laminate on top surfaces, door and drawer faces. Hardware: European style concealed hinges, full extension drawer guides, and 3 inch brushed chrome pencil pulls.

Plumbing: Per City of Houston (COH) Codes. American Standard, Kohler or Equal. Piping systems per International Building Code Requirements

Electrical: Per National Electrical Code (current edition). Lighting standard: Metalux 2x4 LED Ribbed cage direct-indirect Lay-in.

HVAC: High Efficiency Split Systems. RUUD 17 SEER EconoNet condenser; RUUD Two stage EconoNet air handler, Electric Heat, or equal.

Window Coverings: Solar Shades in selection of grey or white

Wall Bases/Trim: Wall base at lobbies and public corridors, 1x6 shaker style wood painted white, typical all other areas 2-1/2" rubber.

PARKING RATIO: 5 Cars Per 1000 SF of Net Rentable Area.

GOVERNANCE:

Grand Park Professional Place is an office condominium project. It is governed by an Owners Association to be made up of the various Building Owners. Property use will be restricted to professional office purpose, e. g.: Medical, Dental, Legal, etc.

The Owners will have private ownership of their respective building areas and a common undivided interest in the Owners Association which will own, manage and maintain the Common Areas.

End.