

BUILDING SPECIFICATIONS
THE ATKINS GROUP
(Prototypical Standards)
Stone Creek Commons

Urbana, Illinois
December 2004

1. GENERAL

1.1 Summary of Work

1.1.1. The Scope of Work anticipated includes design and construction of tenant office fit-outs as described within this Project description at 2710 South Boulder Drive, Urbana, Illinois.

1.1.2. The total office space available for tenant occupancy:

First Floor.....9800 sq. ft.

1.2. Building Features

1.2.1. A finish ceiling height of 9' +/- is anticipated for the total office area.

1.2.2. Each Office space will be provided with one ADA and Illinois Accessibility Code compliant restroom.

2. CONCRETE WORK

2.1. Interior Flatwork

2.2.1. Interior Flatwork is included for the completion of all concrete slabs on grade, supported slabs.

2.2.2. The Office Area floor slab on grade will be 4" thick, and reinforced with one layer of 6"x 6" No. 10 wire mesh with steel troweled finish.

2.2.3. Concrete strength to be 3000 psi per drawings at 28 days.

2.2.4. Control joints will be provided as required by American Concrete Institute requirements.

3. DOORS

3.1. Wood Doors

- 3.1.1. All office doors will be 3'-0" x 7'-0", 1 3/4" thick, solid core, slab, pre-finished veneer doors.
- 3.1.2. All wood doors are to be installed in hollow metal door frames.
- 3.1.3. All wood doors to be complete with hardware sets appropriate for each door, using Schlage "D" series hardware or equal.
- 3.1.4. Hardware to be 80% passage and 20% locksets, lever type.

4. FINISHES

4.1. Drywall

- 4.1.1. Interior partitions of each Office Area will be constructed of ceiling height metal stud framing on 24" centers and 5/8"-thick gypsum drywall.
- 4.1.2. Between tenants partitions are to be constructed to the underside of structure with metal stud framing at 24" on center and 5/8"-thick gypsum drywall.
- 4.1.3. Acoustic insulation will be installed in all restrooms and conference rooms.

4.2. Acoustical Ceiling

- 4.2.1. Acoustical ceilings to be 2' x 2' Tegular suspended ceiling system throughout at 9' +/- from finished floor.

4.3. Resilient Flooring (VCT)

- 4.3.1. Flooring in the storage and restrooms will be finished with 1/8" thick commercial quality resilient flooring, Armstrong or an equal manufacturer.
- 4.3.2. All areas which are finished with resilient tile will be trimmed out and completed with standard 4" high coved rubber base.

4.4. Flooring

- 4.4.1. Tenant choice from building standard selections. An allowance of \$22.50/sq. yd. has been allocated for material (furnished and installed) and base, tax included.

4.5 Painting

- 4.5.1. Office Area drywall surfaces to be finished with two coats of latex paint, eggshell finish.
- 4.5.2. Metal door frames and miscellaneous steel items will be finish painted with one coat of semi-gloss alkyd enamel paint over shop applied primer.
- 4.5.3. Interior carpentry items that are not factory finished will be finished with one coat of stain and two coats of stain finish polyurethane.

5. MISCELLANEOUS SPECIALTIES

5.1. Toilet Accessories

- 5.1.1. 18"x36" mirrors are to be provided at each sink.
- 5.1.2. Grab bars are to be provided in each restroom.
- 5.1.3. Toilet paper dispenser to be provided in each restroom.

5.2. Blinds and Sills

- 5.2.1. All exterior window openings shall be fitted with one horizontal mini blind to match mullion color.
- 5.2.2. All exterior window openings shall receive one cultured marble window sill.

6. PLUMBING

6.1. Domestic Water Distribution

- 6.1.1. Type "L" hard copper, insulated.

6.1.2. Supply plumbing routed in ceiling spaces and walls. No water piping in or under concrete slabs.

6.2. Sanitary

6.2.1. PVC schedule 40 piping.

6.2.2. Clean-outs in all lines at ends and at 90 degree direction changes.

6.3. Fixtures

6.3.1 Water closets: Floor set, flush tank type.

6.3.2 Lavatories: Wall mount type with standard faucets.

6.3.3. Specialty sinks in kitchens, lounges etc... as needed.

6.3.4. All fixtures to be Kohler, American Standard or equal.

6.3.5. A janitor's sink will be provided per code requirements.

6.4. Floor Drains

6.4.1. All restrooms will have floor drains per code requirements.

6.5. Hot Water

6.5.1. Each Office Space will be provided with one 6 gallon electric water heater.

7. HEATING, VENTALATION AND AIR CONDITIONING (HVAC)

7.1. HVAC

7.1.1. One split system with furnace/DX cooling coils in mechanical platform and condensers on grade will be provided for every 1250 sq. ft. of office space. This amount may vary due to office location, size and load requirements.

7.1.2. Refrigeration, condensate and gas piping.

7.1.3. Toilet exhaust fans, grilles, registers and diffusers.

7.1.4. Lined galvanized ductwork.

7.1.5. PVC flue piping.

7.1.6. Mechanical insulation.

7.1.7. Thermostats (programmable 7 days).

8. ELECTRICAL

8.1. Service

8.1.1. One 125 amp electrical distribution panel per space.

8.2. Fixtures

8.2.1. Deep cell light fixtures one per 100 sq. ft... May vary due to office size and design.

8.2.2. One exhaust fan/light combination provide for each restroom.

8.3 Branch Power

8.3.1. Branch power in individual offices: See Fig. 1.

8.3.2. One tele/data rough-in per Office Space.

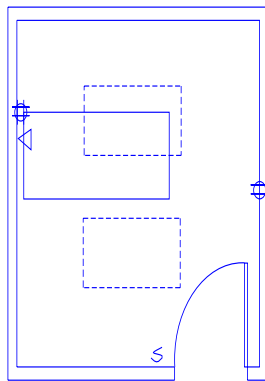


Fig.1.