



Specifications for Missouri Ridge and Commerce Park Industrial Buildings

1. Site utilities as follows:

- Conventional Septic system based on an assumption of 12 full time business occupants
- 1" water service line to building
- 4" PVC sewer service line to septic system
- Liquid Propane gas service line sleeve into building. LP tank by others

2. Concrete and site work as follows:

- The foundation will include perimeter stem walls 4'-0" deep by 8" thick with 12" x 24" concrete pad footings and piers for metal building rigid frames and columns
- 6" thick slab throughout the shop building and 4" thick slab throughout the office area
- 150 linear feet of standard sidewalk from entry vestibule to first overhead door on each side of the building
- A 2000 square foot 6" thick concrete entry apron is included on each side of the building in front of the bay door openings
- 1.5 acres of class 5 road base material compacted to a depth of 6" over geo-tech fabric.

3. Building work as follows:

- Shop Building Pre Engineered Metal Building Packing (12,500 sf with a 20' eave height)
- 26 ga. PBR roof panels
- 26 ga. PBA wall panels
- Openings for (8) 16' x 16' insulated overhead doors
- Openings for (4) 3-0 x 7-0 walk doors
- Openings for (28) 4-0 x 3-0 windows
- R25 wall insulation, R38 roof insulation
- Gutters and downspouts
- Full height liner panel on all interior walls and ceiling
- All required roof penetrations

4. Doors as follows:

- (8) insulated 16' x 16' overhead doors with wall mounted openers and start/stop stations
- (4) 3-0 x 7-0 insulated steel walk doors in metal frames with locking hardware
- An 8' x 10' entry vestibule with (2) 6-0 x 7-0 bronze storefront entry doors on one end wall



5. Windows as follows:

- (28) 4-0 x 3-0 insulated sliding vinyl windows

6. Plumbing to include:

- Rough in piping for (2) bathrooms
- Trench drains in each bay floor
- (4) hose bibs
- Gas piping and hook-ups for (2) propane 400,000 BTU Reznor UDAP 400 unit heaters

7. Electrical to include

- (1) 120v / 240v, 400 ampere electrical service with conduit stubs in place to provide a second 120v / 240v, 400 ampere service if necessary
- High output fluorescent lighting in main bay area and (2) recessed incandescent light fixtures in entry vestibule
- (10) Exterior high output wall packs
- 120 volt power receptacles to code
- Conduit stubs for telephone and Data

8. Masonry:

- 150 linear feet 48" high stone wainscot with 28 gauge metal stud and plywood backing

9. Landscaping:

- \$1500 Allowance code minimum