

**Wildomar Commerce Center- Building 3**  
**Wildomar, CA**

**PROJECT SPECIFICATIONS**

<b>Building Footprint</b>	64,008 square foot (126' deep x 512' long)
<b>Total Building</b>	59,008 S.F. Warehouse <u>5,000</u> S.F. Office 64,008 S.F. Total
<b>Site</b>	204,585 net square feet (4.70 net acres).
<b>Construction Type</b>	Structure shall be concrete tilt-up. Construction type III-B.
<b>Clearance Height</b>	32' min. warehouse clearance height @ first column line along speedway throughout to the underside of the roof structure.
<b>Column Spacing</b>	Spacing to be 56' x 60' ,55' (typical) with 60' deep speed bays (varies see plan).
<b>Slab on Grade</b>	Slab on grade to be 6" thick unreinforced, 4,000 psi. Slab to have floor finish with an average of FF 50 and FL 35.
<b>Roofing</b>	Hybrid- Open web steel trusses, ½" OSB, 2" x 4" subpurlins and panelized roof structure; 20 yr NDL warranty which provides for 100% repair/replacement provided regular maintenance is performed by owner
<b>Skylight</b>	2% Skylights
<b>Louvers</b>	1 ACH. Fixed louvers with filters
<b>Fire Protection</b>	ESFR sprinkler system (K25, 40 psi) designed to meet current local fire code requirements.
<b>Dock Doors</b>	(25) - 9'x10' dock doors, 24 GA(sectional vertical lift, manually operated, and vision glass). Z-Guard track protectors on each door (2 per door). Electrical conduit and a junction box to be provided at each door.
<b>Grade Level Doors</b>	(5) 12'x14' grade level doors 24 GA (sectional vertical lift and manually operated). 6" concrete bollard protection at each door (2 per door).
<b>Truck Court Depths</b>	South truck court 130'
<b>Parking</b>	103 Auto, 25 Trailer
<b>Landscape</b>	Landscape installation complies with City of Wildomar standards and is designed as drought tolerant.
<b>Site Paving</b>	6.5" concrete paving throughout site.
<b>Painting</b>	Two coats of exterior paint, one coat of interior paint, and interior columns painted yellow (to 12' above finished floor & white to bottom of roof). Exterior metal to be painted.
<b>Electrical Service</b>	2,000 amp building service (480/277 volt, 3-phase). 4,000 underground pull section (UGPS). Emergency lighting at each man door exit.