

CONSTRUCTION EXHIBIT
GENERAL SPECIFICATIONS
ABC WHOLESALE

These specifications are all inclusive. Any deviation of product schedules or plans must have prior approval of ABC Board, before purchase or installation, in writing and will become part of the lease file. This building must meet all requirements of the "American with Disabilities Act" and must comply with all Local and State Building Codes. All work will be completed before acceptance.

Owner will furnish any required licenses, permits or architectural drawings that may be required. **All drawings must be submitted to ABC Board for approval before work begins. Before any changes are made the ABC Board must be notified for approval.**

GENERAL SPECIFICATIONS

NOTE: NO EQUALS WILL BE ACCEPTED. SOME ITEMS WILL HAVE ALTERNATES LISTED. ONLY THOSE ALTERNATES WILL BE ACCEPTED. WHERE ALTERNATES ARE NOT LISTED, ONLY THAT ITEM WILL BE ACCEPTED.

NOTE: Item #1 is for new construction only!

1. Construct a Pre-Engineered Clear Span Metal Building (PEMB), Building interior dimensions are to be 150 feet by 100' feet or specified as other. Color to be selected by ABC Board. Building will have sloped roof to the rear of the building. Roof to be a Standing Seam type. Building will be insulated with vinyl insulation for PEMB. Warehouse area will be constructed of metal sheathing on the outside and on the inside for security purposes.
2. Construct six-foot (6') sidewalk at along the entrance of building and a five-foot (5') sidewalk down the side of the building designated for parking. Construct handicap ramp as required as per ADA Standards. **Alternate:** If parking lot is Concrete, Sidewalks may be incorporated as part of the concrete paving and constructed flush. Concrete should slope away from building for drainage purposes. Slope at sidewalk and parking should meet ADA Standards. Steel Bollards should be installed along entrance and concrete wheel stops should be installed at all designated parking.
3. See attached electrical addendum for detailed electrical requirements.
4. The parking lot and truck delivery area must be constructed of concrete 4000 psi with rebar or fiber strength equivalent paving. Delivery docks Truck delivery area should be sized to allow truck to access warehouse.

5. All designated parking should be striped on nine foot (9') minimum widths and include the required number of handicap spaces and signage. Construct handicap accessibility as per ADA Standards. Parking lot will be clean before ABC will take occupancy.
6. Install one (1) commercial bronzed aluminum-glass door and window glass (energy star rated see item 23 for ratings) at the entrance. A metal awning (Bronze color) will be required over entrance doors with adequate lighting. All awnings must be flashed to the building surface to prevent water infiltration.
7. The walls in the office, sales area, break room and restrooms are to be sheetrock floated for paint and must be smooth and free of any offsets or protrusions and debris.
8. Construct a floor-to-ceiling (3 1/2" minimum) divider wall to separate the sales area from the warehouse area. This wall is to be sheetrock floated for paint on sales floor side. Install 42" wide x 7' Eliason self-closing pivotal metal door, Model #LWP3 with window.
9. The check-out counter will be provided and installed by the Landlord. The counter must be boxed in with one adjustable shelf and a 16" D x 20" W x 4" D pencil drawer for each cash register the drawer has to be at least 3" off the back wall. The tops of the counters will be covered with Black Granite with 2" overhang. The counter front will be stacked Stone real or faux Stone (see Check Out Counter Specs) this will be a decision made by ABC. **The shape and length of the counter will be determined by ABC Board (depending on number of cash registers to be used).**
10. Construct a 24" W X 36" L X 42" H Wall mounted table in warehouse with **one (1) quad NEMA 5-15 power outlet, one (1) single gang empty data outlet with 3/4" rigid conduit with pull strings installed.** To be located on the wall at end of staging tables. The tops of the table will be coved with Formica Matte finish color #837-58 the sides #3202-58. Table to be provided and installed by the Landlord.
11. Construct two (2) Staging/Work Counters 36" W x 120" L x 35 3/4" H made of hard wood and the top covered with a stainless steel, or powder coat painted steel (matt black). Counters are to have one shelf running end to end of counter, shelf is to be 18" from bottom of counter. **Install one (1) quad NEMA 5-20 power outlet, one (1) single gang empty data outlet with 3/4" rigid conduit with pull strings for phone and data line connections to each table ran above using a chase down to tables or under the floor.** Each table to have two pencil drawers.(See Attached) Counters are to be provided and installed by the Landlord.

12. Install a suspended ceiling (Armstrong Fissured #756A 2'x2' Panels) nine feet (10') above the floor in the entire office and sales area with a minimum of six inches (6") of insulation. The ceiling grid and ceiling tile will be black in sales area and white in office area. **Alternate:** USG Interiors #359. Note: Restroom ceiling will be 8' AFF.
13. Install HVAC to adequately heat or cool the entire building, (units will be energy star rated with a SEER rating of 15 or better). HVAC units are to be a perimeter ductless system. Return air vents must be ceiling mounted. Air filters for the HVAC are to be rated MERV 8 and are changed quarterly by the Landlord. Note: Install programmable thermostats for office MDF and sales area. Warehouse area should be adequately heated and cooled. [Add Link](#)
14. Install a hollow steel commercial security door with NRP (non-removable pin) hinges, a thumb deadbolt and ADA lever door handle at locations per drawings. This should be all doors except office entrance glass door. These doors will also have lock guard on the exterior. This is preventing the doors from being pried open. This door will be forty-two inches (42") wide and must be installed with the door opening to allow it to open flat against the outside wall. Wall spacing for lock side must meet ADA requirements. An awning will be required over this door. Install a steel security bar on the inside of the door. Model Exit Security #SB010036A (Vendor – Tri State Door Company, P.O. Box 177, Hartford, AL 36344, Phone (334) 588 3462); or direct form VENDOR: Exit Security, Inc., 1-800-446-6775.
15. Install manual rollup doors at all dock. Gray in color, chain hoist, Overhead door 610 Series and Opener (See link below for more detail).
<https://americandoor.com/heavy-duty-rolling-steel-door-600-series/>
16. Install commercial industrial strip curtain door kit to prevent heat and air from escaping when doors are open.
www.gasketsandstripcurtains.com/products/commercial-industrial-strip-curtain-door-kit
17. Install a loading dock capable of accommodating a 53' foot delivery truck. Dock height must be at 47 to 48 inches with a level grade for tractor-trailer approach. If a pit dock is necessary, then the elevation will be determined by the slope and is to have no more than a 2% grade over 60 feet. If a well dock is necessary, then a sump pump and/or drain will be installed to remove storm water. All docks are to have edge of dock-manual dock levelers (Kelly Brand or Rite Hite levels or equivalent). Leveler width to be 66" with an overall width of 102". Weight capacity of 10,000 pounds gross, 14" tapered lip with bumpers. <chrome-extension://efaidnbmnnibpcajpcgclefindmkaj/https://ritehite.widen.net/content/>

molqu0tzwv/pdf/RHE-Mechanical-Leveler_Sell-Sheet_1017_CAP.pdf?u=nr0svm&x.share=t

18. All docks and entry doors must have an awning over the doors. Truck docks must have awnings 165" to 170" off the deck. Awnings must be flashed to the building surface to eliminate water infiltrations along the building surface. Awnings over entry doors must be 12" clear above the top of the door edge.
19. Install two loading docks 22 inches in height to accommodate a pick-up truck and a third dock with an at grade ramp. The elevation will be determined by the slope depending on the grade of the land. If a well style dock is necessary, then a sump pump and/or drain must be installed to remove storm water. Each dock will require an edge of dock-manual dock levelers (Kelly Brand or Rite Hite levels or equivalent). Leveler width to be 66" with an overall width of 102". Weight capacity of 10,000 pounds gross, 14" tapered lip with bumpers.
20. Add 150 L/F of 3" x 3" angle anchored to the floor as a back brace for pallet staging. The layout of this angle will be determined by the AABC prior to building completion. https://www.onlinemetals.com/en/buy/carbon-steel/3-x-3-x-0-25-carbon-steel-angle-a36-hot-rolled/pid/9943?variant=9943_12_0&msclkid=4d5e369798101fd1d370521e5cac30a9&adlclid=4d5e369798101fd1d370521e5cac30a9
21. Construct Restrooms to include tissue holder and ADA mirror above sink. Restroom door to be three feet (3') wide. Install necessary equipment needed for the handicapped, including assist bars (side, rear, and vertical), insulation on pipes under sink, lever type door handle.
22. Building, parking lot, all glass, floors, and counters will be cleaned; before ABC will take occupancy.
23. If zoning or city ordinance required garbage dumpsters to be utilized, owner will furnish and install a concrete dumpster pad and fencing per specifications provided by governing authority. ABC **must** be consulted on location of dumpster pad.
24. All landscaping, irrigation meter (when required), shrubbery, grass, trees, and pest control exterior and interior will be furnished and maintained by Lessor throughout the terms of this lease.
25. A secured outside freeze proof wall faucet will be required on the front of the building.
26. Any mold remediation due to leaks will be the responsibility of the landlord.

27. Furnish and install mailbox and post, if necessary, as required by local postal service.
28. The warehouse doors will have two (2) bollards filled with concrete, for the trucks, to prevent damage to the building and awnings.
29. All door locks are to be re-keyed in presence of ABC store manager and four (4) keys given to the manager on liquor delivery date or day of acceptance.
30. A “ABC Wholesale” sign must be furnished, installed, and maintained by the landlord during the term of the lease. The size of the signs will be to local code; however, the design of the sign must be adapted. These signs will be controlled with dusk to dawn **photocell** direct wired to panel. (Note: NO TIMERS) Final design must be approved by ABC Real Estate. Sign must be up and operational one week before acceptance of the store. The sign will be maintained during the term of the lease by the Landlord. Note: If ABC vacates the premises the Landlord shall be responsible for removal of the signage within 30 days.
31. Building should have the correct amount of fire extinguishers installed per state fire codes.
32. All windows will be energy star rated U-Factor less than or equal to 0.60 and SHGC less than or equal to 0.27 and be certified by NFRC.
33. In Hurricane prone areas, hurricane shutters will be required and maintained by the Landlord. These shutters must be on the outside of the glass to prevent damage to glass. It will be the Landlord’s responsibility to insure they are in place during a severe weather event. If city or county code requires hurricane rated windows, they are to be installed to meet code.
34. Must install porcelain tile in the sales area, office, and restrooms. (See floor covering specs)
35. Metal awning to be installed and maintained throughout the term of the lease. The awning will be required over all doors and windows with adequate lighting. Awning is to be flush to building and flashed and caulked to eliminate water from running between exterior wall and awning.

ELECTRICAL

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***All light fixtures must have motion lighting photometric lighting throughout the interior of the building. Lighting output in warehouse needs to be 30,000 lumens and spaced 15 feet apart. Wall packs need to be LED wall packs. Lights that are in or under the canopy need to be LED also. HVAC units need to be a minimum of SEER 15 and Energy Star rated, and that all air filters are rated MERV 8 and are changed on a quarterly basis by the Landlord. Programmable thermostats need to be installed. Stores with natural gas heaters are to be fuel-utilization-efficiency (AFUE) rating to 80 percent and controlled by a programmable thermostat. All Light fixtures and bulbs in addition to Filters and Signage will be the responsibility of the Landlord during the term of the lease.**

***Landlord is responsible for ordering power to the building (and gas when necessary).**

Due to new regulations from the Governor's office, all leased state property must comply with the new energy savings rules. All electrical, gas, lighting, HVAC, toilets, and signs must meet these new rules and it is the Landlord's responsibility to comply and will be held responsible for the maintenance of said throughout the term of the lease.

1. Install and maintain interior lighting it will be 2' x 4' LED Lithonia 2GTL-4-48EZI LP840 throughout building. Pattern the fixtures with six-foot (6') width between fixtures and four feet (4') between lengthwise. Install one (1) fixture in each restroom. One fixture in the sales area and 6 in the warehouse will have four lamps unswitched for night light. Provide wiring as needed for sign, plumbing, HVAC, interior, and exterior per 2014 NEC code. It is the Landlord's responsibility to change bulbs and maintain lighting during the terms of the lease.
2. Provide wiring as needed for sign, plumbing, HVAC, interior, exterior, and pole lighting, per 2014 NEC code. It is the Landlord's responsibility to maintain all lighting during the terms of the lease this includes all bulbs, ballasts and light covers.

3. Electrical and data wiring will run underground. Conduit with pull lines will be installed for data wiring. Install minimum 3" conduit with pull string for main data distribution paths and/or a dedicated 3/4" rigid conduit, one (1) to each data outlet from the communications closet with pull string and labeled on each end. If 3" conduit is used for main distribution, a dedicated 3/4" conduit will complete path behind the office walls, under the concrete to reach the data outlets located at the checkout counter, warehouse tables and office area. The 3/4" conduit used for data wiring will be rigid metal or PVC, one (1) per data outlet with pull string, **no flexible metal conduit** and any 90-degree bends require a sweeping bend or an accessible pull/junction box.
4. Install and maintain LED Wall Packs 150 watt on building to adequately provide lighting on all four sides of building and under canopies. (Photocell Controlled) NO TIMERS. Wall packs are to be installed around the perimeter of the building every 25 feet, and under the canopy of office entrance and at loading docks.
5. Install LED combo units Exit/Emergency light above all doors as per code and Fire Marshall. Install all required LED emergency lighting as per local codes in sales and warehouse area to be maintained by the Landlord during term of lease.
6. Outside lighting must be adequate to provide maximum safety. All lighting will be provided and maintained by Landlord. Install outside light(s) and security wall packs with LED 150 watts. **No timers, photocell only.** If it is a free-standing building and there are no pole lights, there must be a 150 W LED flood light on each corner of the building and (how many) 2 security wall packs with LED 150-watt lights on the front under the awning. Must install lights over parking areas. If there are parking lot pole lights, then the lighting will need to be two (2) 150 W LED flood lights at least one pole in the rear of the building and two poles in the front of building. Install LED wall packs on each corner of the building with two (2) on the front, under awning. **No timers. Must be photocell only.** Install one (1) junction box above ceiling for the main sign with disconnect wiring to sub panel. In the event the store requires a Pylon sign provide circuit breaker and conduit. **No timers, photocell only.**
7. Install exhaust fan in restrooms switched separately from light. Vent exhaust through exterior wall (by mechanical contractor).
8. Install one (1) standard **NEMA 5-20** duplex outlet at each end of checkout counter. Placement will be on the inside of checkout counter.
9. The computer cash register has special wiring requirements. Install one (1) **NEMA 5-20** quadruplex receptacle on its own dedicated circuit and one (1) single gang empty data outlet (with pull string) in checkout counter (mounted on the back wall under the drawer) and warehouse tables for each cash register. Each one must be isolated/dedicated circuit.

10. Install one (1) duplex NEMA 5-15 receptacles and one (1) single gang empty data outlet (with pull cord) on each wall of the office.
11. Light switches for sales area will be in the sales area near entrance on the front wall by door.
12. Provide a $\frac{3}{4}$ " 8'x 8' MDF plywood backboard (painted with fire rated paint). This board will be mounted in communication's closet that is 10' wide by 6' deep with 4' double / bi-fold doors located in the Manager's Office along the wall that is adjacent to the warehouse between the office and warehouse. Reference building specifications and ABC Communication Electrical Outlet placement drawing for details. Provide weather head pipe through wall for phone line adjacent to this panel. Pipe must be a minimum of 10' above exterior grade. In areas where phone line comes into building from underground, a metal conduit must be provided (with pull string) so no phone wire is exposed on the exterior. Plywood backboard must have a grounded buss bar, four (4) NEMA 5-20 quad outlets with a dedicated circuit to each quad outlet, surface mounted across the bottom of the $\frac{3}{4}$ " MDF backboard. Reference backboard drawings for additional details. Install standard outlets in warehouse and sales area every 12' to 15' feet. In the warehouse area mount these plugs a minimum of 36" above finished floor. The light switches in the warehouse will be mounted within 12" of the warehouse door and an electrical outlet will be mounted below these switches at the
13. Landlord will coordinate, order, and fund installation of Entrance Facility Construction (EFC) for ATT Switched Ethernet (Fiber) and Copper POTS (Telephone) infrastructure to the $\frac{3}{4}$ " MDF Backboard designated by ABC for the Network Terminating Equipment (NTE). ABC will order and fund ATT services once EFC is complete. Landlord is responsible for coordinating with ATT to determine the minimum requirements needed for EFC. In the event that ATT is not a local provider for the proposed location, landlord must notify ABC and the ABC IT Department will facilitate installation efforts between landlord and ATT. EFC consists of conduit, other support structures or physical pathway necessary for the installation of AT&T Switched Ethernet and Copper POTS circuits from the property line of the premises where the entrance facility is to be constructed (Premises) to the Minimum Point of Entry (MPOE) of the building where the NTE is located, and includes the following:
 - Entrance Facility required to provision AT&T Switched Ethernet Service and Copper POTS from the property line of the Premises to the MPOE
 - Core drilling and weatherproofing of the Entrance Facility
 - Interior Raceway/support structure if required for placement of AT&T-provided NTE
 - Backboard for mounting NTE
 - Dedicated power outlet and ground for NTE.

- Landlord must secure all necessary third-party approvals necessary to provide EFC.

14. Install **programmable** thermostats. The warehouse thermostat should be mounted within 12" of the divider wall doors inside warehouse. The sales area thermostat should be mounted by the office door in sales area.
15. If coolers are required, a plug on each side of the coolers must be mounted in the warehouse. (Not all stores will have coolers).
16. Install a 110V plug in the ceiling to the left of the door separating the sales area from the warehouse areas.
17. Install one (1) junction box above ceiling for main sign and wiring to sub panel.

FLOOR COVERING

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1. Install a porcelain tile 18" x 18", (color will be Daltile Esta Villa - Garden White# EV97) in all offices, sales area, break room and restroom floors with pattern design running in same direction. The grout color will be C-Cure #27 Sahara Brown. If for any reason a different tile is used it is to be a smooth textured tile and must have prior approval from ABC.
2. Install Cove Base color is Roppe Light Brown 147 in offices, sales area, breakroom and restrooms.
3. Warehouse floor is to be sealed with two (2) coats of concrete seal (clear).

PAINT

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1. Exterior Doors Steel doors to be painted to match trim on the building. (Color to be determined by ABC Real Estate)
2. Interior walls are to be primed and then painted with two (2) coats Sherwin Williams #7642 Pavestone Eggshell enamel. Lobby and offices will be painted from floor to ceiling. Trim color for doors will be Sherwin Williams #1028 Kohl Gloss Enamel Bronze Satin and all wood will be 2 coats of Min-Wax stain (English Chestnut) with a finish coat of Polyurethane to seal. If possible, leave some of the wall and trim paint for touch-ups.
3. Warehouse Painted walls and bathrooms areas will be Sherwin Williams Pro Mar 200 Egg Shell Extra White. This is to include the wood around the warehouse walls.

PLUMBING

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1. Install a Williams ten-inch (10") Terrazzo service sink Model #MTB3624 and a T &S service sink faucet Model #B665 BSTA as shown on the plans. Install eight feet (8') high white FRP back splash on all sheetrock above sink. Faucet height should be thirty-two inches (32") AFF. NOTE:
2. Install a ten (10) gallon electric water heater energy star rated (per local plumbing code) plumbed to the restroom and the mop sink. Mount over the mop sink not the bathroom.
3. Install an electric water cooler energy star rated, wall mount with a backsplash. Use ABCO P8AM Westinghouse (per ADA).
4. Install 2 freeze-proof faucets one on the front of the building and one at loading docks. This must be a keyed faucet to regulate use.
5. Install American Standard eighteen inch (18") elongated water closet or equal with plastic seat. (Per ADA) Closet height will be 17" – 19" inches. Alternate: Kohler. Use High efficiency toilets that use less water, the two options are two flushing option or pressure – assist technology for toilets. Toilets shall be energy star rated.
6. Install 20" x 18" American Standard lavatory or equal. Height of lavatory will be thirty-four inches (34") AFF. Alternate: Kohler. Provide protective cover for piping under sink (per ADA).
7. Install Kohler faucet with four-inch (4") wrist handles and 6" – 9" gooseneck or equal (per ADA)
8. Install handicap bathroom signs per ADA and local code. Note: ADA height requirements.

STORE FRONT SIGN

(See attached)

1. Furnish, install and maintain “ABC WHOLESALE” signs. The size of signs will be to local code; however, “SELECT ABC SPIRITS” design as attached must be adapted. These signs will be **controlled with dusk to dawn photo-cell** direct wire to panel. **(NOTE: NO TIMERS)**
2. **A pole sign or marquee will be required if the building visibility is limited from the street. The pole will need to be 20'- 40' high (depending on the surrounding area.)**
3. **Final design must be approved by ABC Real Estate. Sign must be up and operational one week before acceptance of store.**
- 4.
5. **NOTE:**
6. **In the event that ABC vacates the premises the Landlord is required to have All ABC SIGNAGE removed within 30 days of termination.**

CHECKOUT COUNTERS

(See attached)

1. Top of checkout counters should be granite, color 'Black Pearl' with 2" overhang.
2. Front and sides of checkout counters should be stacked stone, real or faux ('Air Stone' color Spring Creek) this will be a decision made by ABC. **The shape of the counter will be determined by ABC Board.**
3. Checkout counter cabinets - Millwork to be hard wood and Stained with Min-wax English Chestnut and sealed with two coats of clear polyacrylic.
4. Width of countertop is 26 5/8 inches
5. Wiring to counter and office will run underground. All electrical and data lines shall be placed in concrete slab prior to pour with pull line at checkout location. The check-out counter will be provided and installed by the Landlord. The counter must be boxed in with one adjustable shelf per section and a 16"D x 20"W x 4"H pencil drawer for each cash register; the drawer has to be at least 3" off the back wall. 2" hole must be cut in countertop behind drawers.

SEE DIAGRAMS ON FOLLOWING PAGES.

AWNING

(See Attached)

1. Metal awning must cover all windows and doors. Must extend 5' from building.
2. Adequate lighting should be installed under awning.
3. Awning should be a bronze color.