Summary of Progress Park Virtual Building Specifications

Warehouse / Manufacturing Area:

- Meets Virginia Uniform Statewide Building Code (IBC 2000)
- 250 feet by 400 feet plan; 100,000 gross square feet
- 24 feet clear to bottom of lowest structural member (joist girder).
- Plant expandable in 3 directions to a maximum of 150,000 sq. ft. gross
- 32 feet overall height above finish floor to top of parapet.
- 4000 psi concrete column spread footings
- 6" thick, 3500 psi reinforced concrete floor slab (on-grade, sealed and hardened)
- 50' X 50' column grid
- 10” diameter pipe columns and W10x49 exterior columns.
- Removable perimeter wind columns at 25' centers between main columns (for plant expansion)
- Girders for support of open web steel roof joists
- Open-web steel joists supporting 1½" thick 24 gage galvanized steel roof deck
- Roof insulation - 4" thick rigid polyisocyanurate insulation (R-20)
- 60 mil fully adhered EPDM single ply membrane roofing
- 8 foot high 8-inch reinforced split faced CMU wall on spread foundation
- 3" thick pre-finished metal sandwich panels above split faced CMU
- Alkyd painted CMU and precast walls
- Dry-fog painted exposed steel columns and roof structure "ceiling".
- Heated with gas unit heaters, approximately 16 with 400 MBH input.
- Roof exhaust fans, eight 40,000 CFM units interlocked with 16 wall louvers
- Fully sprinklered,
- 2000 amp, 480/277volt service (one 800 amp distribution board on each side of manufacturing area
- 400 watt metal halide high bay fixtures in manufacturing area
- Manual fire alarm system
- Six loading docks and one ground-level truck door
- Loading dock equipment (dock seals, dock lock, dock leveler, snorkel light, safety interlock controls)
- Fire suppression supply: Class 150 PVC (AWWA C900), or Class 350 ductile iron, push on joints, resilient seat gate valves (AWWA C509)
- 2” copper domestic water supply
- Backflow prevention, RPZ inside the building.
- Siamese and post indicator valve with tamper switch outside and away from future building expansion zone.
- 8” fire loop with 2 fire hydrants in the loop road but beyond future expansion zone

Office Area:

- 5000 gross square feet, one story
- 16 feet height above finished floor to top of parapet
- 3500 psi concrete strip footings, column exterior and interior spread footings
- Floor slab is 4" thick, 3500 psi reinforced slab on grade
- Approximately 20' X 20' typical column grid
- Joist girders for support of open web steel joists
- 1½" thick 24 gage galvanized steel roof deck
- Roof insulation - 4" thick rigid polyisocyanurate insulation (R-20)
- 60 mil fully adhered EPDM single ply membrane roofing
- Modular size face brick veneer (split faced block accent bands) attached with brick ties to 16 gage 6" structural metal studs backup spaced 16" on center, cavity air space, insulated with 1 1/2" rigid polystyrene insulation, and R-19 (6") faced batt insulation. Inside surface to be 5/8" thick firecode rated drywall. Front and side end walls extend above roof surface to form parapet topped with prefinished sheet metal coping. Back side of parapet moisture proofed with EPDM extending from roof surface and under coping.
- Painted 5/8" firecode drywall on 18 gage 3 5/8" metal studs spaced 16" on center. Walls between spaces and corridors fill with acoustical batts and extended to 3 feet above ceiling.
- Office carpeting
- Acrylic painted drywall with 4" rubber base
- 2' x 4' suspended acoustical lay-in ceiling 8' high in offices, 9'/10' high elsewhere
- VCT flooring in corridors, employee spaces, and common spaces (VWC in lobby)
- Interior doors - 16-gage metal framed, 1¾" wood doors with bored lever hardware sets, silencers, and stops
- Exterior doors - 16-gage hollow metal framed, 16-gage 1¾" hollow metal doors 3' x 7' with panic devices, closers, stops, weather-stripping, and thresholds
- Main entrance thermal-break storefront system with panic device and insulated glass, thresholds, weather-stripping, closers, and stops.
- Insulated glass in tubular thermal break aluminum frame with awning projected lite/sash
- Three split system heat pumps (approximately 17 tons) with sheet metal duct above ceiling for supply and return, ceiling supply and return grilles, and economizer controls

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