



SHELL SPECIFICATIONS

Simon Properties, LLC
South Fork Business Park
Las Cruces, New Mexico

SITWORK

- Earthwork – processes and compacted to 95% modified proctor.
- 6" cast in place vertical concrete curbs and extruded curbing at traffic areas.
- Concrete paving.
- Landscaping using low water native plants and trees.
- Concrete sidewalks.
- High efficiency exterior decorative lighting.
- Roadway and paving markings.

CONCRETE

- Cast-in-place concrete (Building slabs are specifically excluded).

MASONRY

- Rock walls for City of Las Cruces and El Paso Electric requirements.
- Concrete Masonry Site retaining walls with complimentary stucco color selected by architect.
- Accent stucco color to replace all stone veneer and all reference to it.

METALS

- Metal Fabrications. Shop primed by manufacturer/ supplier, finish color selected by architect.
- Decorative metal sun shade devices, Shop primed by manufacturer/supplier, finish color selected by architect.
- Metal entry eyebrows, Shop primed by manufacturer/supplier, finish color selected by architect.
- Steel joists and joist girders.
- Metal deck.
- 6" and 3 5/8" metal stud framing with CRC 4'-0" o.c., horizontally.

ROUGH CARPENTRY

- To include boards less than 2" thick, misc. lumber, plywood (exposed and concealed), misc. fasteners and anchorages.
- Exterior sheathing according to plans, to include firewalls according to the City of Las Cruces Fire Department.

RB
8-31-06

THERMAL AND MOISTURE PROTECTION

- Exterior Insulation and Finish System (EIFS), exterior wall finish consisting of synthetic stucco coat with synthetic finish.
- Carlisle Sure-Weld .045" thick reinforced thermoplastic polyolefin single ply roofing on ½" recovery board, ½" OSB, or ½" plywood.
- No insulation in shell construction, tenant will supply at build-out.
- Joint sealers as per Kawneer Aluminum storefront specifications. Latex caulk in other areas.

DOORS, WINDOWS AND GLASS

- Aluminum storefront system with Anodized Finish (Kynar 500 colors) with 1" solar glazing.
- Hollow metal frames and doors, primed from manufacturer. Finish color selection by architect.
- Finish hardware, as per architectural specification dated 4-26-06 to local supplier.

SPECIALTIES

- Aluminum storefront system with Anodized Finish (Kynar 500 colors) with 1" solar glazing.
- Handicap parking signs as per City of Las Cruces specifications.
- Building signage, number showing street address only- 6" tall, chrome, brass, or bronze as selected by architect.

HEATING, VENTILATING AND AIR CONDITIONING

- Factory curbs with caps – Note: HVAC Units are not included in the shell specifications along with related electrical.

PLUMBING

- PVC plastic waste, vent and roof drain piping. Owner improvement plumbing is excluded. No interior plumbing.
- Owner improvement plumbing is excluded. All site utilities brought to within 5' of exterior walls.
- Individual water meters for each building. (Not provided for each suite) Each building is prepared for individual water meter.
- 2 additional fire hydrants to meet City of Las Cruces fire department requirements.

AUTOMATIC FIRE SPRINKLER SYSTEM

- Fire sprinkler system shall be designed in accordance with the City of Las Cruces and NFPA standards, pamphlet #13 for Light Hazard, Office Occupancy, Pendant heads below the Owner/Purchaser space ceiling are excluded (Building C, Lot12 only). This work shall be done in the Owner/Purchaser. Improvement phase of the project. Building "C" is provided the FP sprinkler water supply.

ELECTRICAL

- 120/208 three phase electrical service entrance sections.
- Common area site lighting and power for each building supplied by 1 house meter. Owner improvement lighting and wiring is excluded.
- 1 Individual electrical meters for each one story building for lighting and landscaping
- Building "C" does not have live power until first build-out. Building "C" will have no power service as part of shell construction. Exterior Lighting and fixtures on buildings A, B, D, E, F, and G will be in place with power. Exterior Lighting and fixtures on building C will be in place without power.
- Power feeder cable from transformers will be aluminum wire.

FIRE ALARM SYSTEM

- All work on fire alarm systems excluded. They will be part of tenant build out plans.

NOTE:

- Power is brought to all building meter location except Building "C".
- Construction Drawings are the guide and final product may vary with Architect and Owner approval and inspection.

SIMON PROPERTIES, LLC, THE BUILDER AND THE ARCHITECT RESERVE THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR GREATER QUALITY FOR THOSE SPECIFIED IN THIS SHEET AND THE PLANS AND SPECIFICATIONS, WITHOUT THE APPROVAL OF THE PURCHASER.

Reviewed and Approved by Roger Basarich, AIA of CBL Architects

Purchaser:

Signature Date

Print Name Date

Architect:


Signature Date 08-31-2006

Roger Basarich, AIA

Print Name Date 08-31-2006