

STRATOSPHERE

BY BEEDIE

STRATOSPHERE: SALE BASE BUILDING FEATURES

LOCATION

2050 Pier Mac Way, Kelowna, BC

WARRANTY

A twelve (12) month warranty on all material and workmanship defects from the date of substantial completion.

BUILDING DESCRIPTION, PARKING & LOADING

Building A

Unit #	Footprint SF	Mezz SF	Total SF	Parking Stalls	Grade Doors	Loading Docks	Skylights
101A	5,802	1,843	7,645	12	1	1	1
102A	6,707	2,310	9,017	14	1	1	1
103A	8,050	2,073	10,123	15	1	2	1
104A	9,861	2,080	11,941	17	1	2	1
105A	11,677	2,072	13,749	18	1	2	2
106A	15,072	2,253	17,325	22	2	2	2

Commercial Strata Subdivision will show the final square footage of unit areas.

Building Footprint 57,582 SF
(Including Mechanical and Electrical rooms)

Building B

Unit #	Footprint SF	Mezz SF	Total SF	Parking Stalls	Grade Doors	Loading Docks	Skylights
107B	8,949	1,841	10,790	15	1	2	2
108B	8,693	1,788	10,481	14	1	2	2
109B	8,693	1,788	10,481	14	1	2	2
110B	8,693	1,788	10,481	14	1	2	2
111B	8,698	1,788	10,486	14	1	2	2
112B	9,477	1,940	11,417	16	1	2	2
113B	9,135	1,843	10,978	15	1	1	2

Commercial Strata Subdivision will show the final square footage of unit areas.

Building Footprint 62,746 SF
(Including Mechanical and Electrical rooms)

Grade level loading doors, 12' x 14', insulated, metal, sectional, automatic vertical lift.

Dock loading doors, 8'6" x 10', insulated, metal, sectional, manual vertical lift.

The floor level of the building will be forty-eight (48") inches above grade at the dock loading doors.

A 42" protection guardrail will be provided on the structural mezzanine. Manual forklift access gate is included.

Buildings are designed as multi-unit strata.

BUILDING COMPONENT HEIGHTS

Minimum clear height to the underside of all structure, mechanical, electrical and fire suppression:

Warehouse 28 feet

Mezzanine Structure 10 feet

Minimum clear height on ground floor to the underside of mezzanine structure is to be confirmed during detailed design.

LANDSCAPING & IRRIGATION

Landscaping will be designed by a landscape designer and will meet or exceed the municipal requirements and those of the business park. Automatic sprinkler irrigation will be supplied and installed for landscaping.

FLOORS LOADS

Floor slabs will be designed as per the engineer's recommendation to accommodate 500 lbs. per square foot (PSF) live load.

Maximum racking point load not to exceed 8,000 lbs.

The design loads for the second-floor office mezzanine will accommodate a live load of 100 PSF, and as designed by the structural engineer

CONCRETE FLOOR FINISHES

Warehouse and mezzanine floors will receive a penetrating hardener/densifier applied as per manufacturer's specifications.

CONCRETE PANELS

Exterior walls will consist of reinforced concrete panels as specified by the engineer. These walls will be patched where required and prepared to receive paint.

ROOFING

The roofing system will be by way of a ballasted 60 mil EPDM roofing membrane, including a twenty (20) year membrane guarantee and a five (5) year systems guarantee.

DOCK LEVELLERS

6' x 8', 40,000 lbs. static capacity, hydraulically operated dock levelers will be supplied and installed at each dock level door, complete with dock bumpers, dock seals and weatherstripping.

EXTERIOR GLAZING

Exterior glazing to be energy efficient thermally broken, clear anodized aluminum frames. Low E sealed glazing to provide protection from UV rays. All ground floor windows will have security laminate to 9'.

INTERIOR PAINTING

All interior drywall surfaced walls, including demising walls and interior and warehouse side of enclosed staircase will receive one (1) coat of primer and two (2) coats of flat white acrylic paint, unless otherwise noted herein.

All interior concrete surface walls, including shear walls and service room walls (electrical/mechanical) will receive one (1) coat of primer and two (2) coats of flat white acrylic paint, unless otherwise noted herein.

VESTIBULE & WASHROOM FLOOR FINISHES

Vestibule floors will be sealed concrete complete with profiled rubber base. Stair landings including upper landing will be sealed concrete complete with MDF base. Stairs will be sealed concrete and painted steel, complete with high visibility and high traction painted nosing. Floors and treads will be ready to accept optional finish as determined by purchaser.

Washroom floors will be LVT, complete with profiled rubber base to perimeter walls.

Colors will be confirmed during detailed design.

SECURITY FEATURES

Demising walls if applicable will be comprised of steel stud and drywall, complete with diamond mesh security grid to 8', taped, filled, and sanded.

SITE FURNINGS

Two (2) prefabricated powder coated metal benches with wood slats provided to amenity area of Building B. Color to be selected from manufacture's standard range.

WASHROOM

One (1) single occupancy unisex accessible washroom will be provided within each unit to meet code requirements, as per the locations shown on the floor plan, each complete with one (1) toilet and one (1) washbasin.

Each washroom will be provided with one (1) vanity for one (1) under-mount washbasin, complete with quartz counter-top and 4” backsplash. No cabinets below.

Sanitary and water line rough-ins will be provided with stub outs in the washroom ceiling to accommodate tie-in for future mezzanine washroom to one (1) location only per unit.

HOSE BIBS

Hose bibs will be provided to the exterior of the building as per mechanical engineers design.

FIRE PROTECTION SYSTEM

An ESFR sprinkler fire protection system will be designed in accordance with NFPA 2013 Edition: #13 to store Class I-IV commodities to 28', on single, double and multi row racks, no solid shelves, and minimum 4' aisles for the warehouse space and the space above the mezzanine.

HEATING

Warehouse will be heated by gas fired unit heaters, sized to provide an operating temperature per the provincial building code, complete with electronic ignition and aluminized heat exchangers.

MAIN SERVICE

The main service will be 1,600 amps at 347/600 volts. The pad-mount transformer will service all units. Each unit will be provided with a standardized 347/600-volt electrical panel board, the amperage noted below:

Building A	
Unit #	Amps
101A	200
102A	200
103A	200
104A	200

Building B	
Unit #	Amps
107B	200
108B	200
109B	200
110B	200

105A	200
106A	200

111B	200
112B	200
113B	200

A step-down transformer and 120/208-volt panel board included for power distribution of shell building requirements only.

INTERIOR LIGHTING

Warehouse lighting based on an open plan layout to luminance levels determined by the electrical engineer by way of high bay LED fixtures.

WALL OUTLETS

Warehouse will have one (1) 15A 120V duplex receptacle at each exterior man and overhead door.

CONDUITS FOR FUTURE USE

One (1) underground conduit for future installation of electric vehicle (EV) chargers will be provided from within each unit to two (2) passenger vehicle parking stall, terminating at a weatherproof junction box in front of the stall. Exact locations of the junction boxes are to be determined at detailed design. Conduit path is designed to allow the Purchaser to connect the EV charger to a future electrical panel not present during base building shell construction.

ITEMS NOT INCLUDED

- Supply and installation of telephone, security and computer equipment, and ancillary requirements.
- Supply and installation of the purchaser's equipment including foundations, building structure, electrical, plumbing, and special ventilation.
- It will be the purchaser's responsibility to make application for gas and electrical service when notified by the vendor's contractor. The purchaser will be responsible for consumption upon access to the building or on substantial completion, whichever occurs first.
- Window blinds.
- Signage.
- Any costs associated with electrical distribution and transformation for the purchaser's equipment.
- Increase (if any) in city/municipal fees from those in force at the date of the accepted proposal.
- Racking and associated work including additional signage and exiting.
- Warehouse make-up air and ventilation for purchaser's equipment.
- EV chargers including panelboard, transformers, wiring, load calculations, permits, and pedestals.