



General Outline Specifications
Pacific Palm Center
5959 Palm Avenue | San Bernardino, CA

- Building – 624,627 SF (2,670 SF mezzanine)
- Office – 5,861 SF of 2-Story Office Space
- Clear height – 36' clear (inside 1st column line from docks)
- Columns – 56'-0" by 50'-0" typical column spacing (60' spacing in speed bay)
- Parking – 160 trailer stalls and 247 auto stalls
- Construction – Concrete tilt-up walls, steel truss and girder roof structure with a panelized wood deck
- Doors – 137 Dock High Doors (9' x 10'), 2 Grade Level Doors (12' x 15')
- Fire Protection – ESFR – K25
- Paving – 100% concrete paving: 6" thick, 3000 psi concrete at truck yard and drive aisles, and 5" thick at auto parking.
- Roofing – Class "A", 4-ply asphaltic built-up roof system with fifteen (15) year, no dollar limit warranty
- Roof Structure – Metal Truss hybrid
- Insulation – White Scrim Foil
- Skylights – 3% skylights (with required percentage of smoke hatches); Storm resistant louvered skylights for ventilation; Skylights to be acrylic single dome impact and wind resistant.
- Warehouse Slab – 7" thick 4,000 psi concrete with dowel baskets at all control joints; MM80 throughout speed bays; Seal concrete floors with one (1) coat of water based sealer, Lapidolith or equal; Slab to have minimum flatness of FF-50 and levelness of FL-30, leveled with laser screed; Vapor barrier is 15 mil plastic Stegwrap at two office areas
- Electrical – 4000 amp pull section (UGPS) with 800 amp service
- Utilities – Sewer service at building corners; Domestic water service to office locations; Irrigation water service with backflow preventer; Telephone service conduits to the electrical room
- Landscaping – Drought tolerant landscaping to be used where possible, automatic sprinklers
- Fencing – Concrete tilt-up screen walls with motorized tube steel gates; wrought iron and tube steel fence
- Glazing – At SW office: 1" insulated with outer lite as ¼" medium performance reflective glass and inner lite as ¼" clear glass; Elsewhere: ¼" thick, medium performance reflective glass
- Painting – Exterior concrete walls: one (1) coat of primer and one (1) finish coat paint to cover; Interior concrete walls: one (1) coat of flat paint to cover; Elastomeric paint at top and inside of parapet wall; All exterior hollow metal doors and dock doors: one (1) coat exterior primer and two (2) coats latex paint

- Ventilation – Louvered skylights and wall louvers