

# Chester County Technology Park

## Proposed Shell Building Specifications



The virtual **Chester Technology Park Shell Building** will be located on a 7.701 acre lot in the Chester Technology Park on the corner of College Place and Ballymena Road in Chester County, SC. The building's exterior skin conveys two languages of material. The entrance façade forms a curtain wall at one corner of the building consisting of brick veneer with split faced block below and storefront system with insulated glazing – and metal canopy above supported by columns. These become nice distinguishing features of the overall building to accentuate this as the main entry. Storefront heights reach 10', while canopy hovers over to provide shade and depth. The bottom of canopy is at 19', setting up a nice proportion to the rest of the building. In lieu of creating a potential second level mezzanine at this entrance lobby, this height can be altered to allow for second level window/glazing system.

Surrounding this entry facade are precast concrete exterior walls. An immediate tie-in with this change of material, going from brick to precast, can be seen with the reveals in the brick correlating with the reveals and joints of the precast. The precast concrete exterior walls enclose a conventional steel framed structure which supports a roof system composed of metal decking over joist and joist girders with a minimum interior clear height of 24 feet. The building bay spacing is 40' x 40' with a single ply TPO roof over 3.5 inches of insulation to achieve an R-20 rating.

As designed, the building contains 50,000 square feet with the site capacity to be expanded up to an additional 50,000 square feet. The expansion wall is made of precast panels that extend up to underside of roof at its highest level – which will thus form the ridge of the future addition. At 202' x 252' of shell space, the building is designed to primarily serve a production/assembly tenant. However, the space maybe up-fitted - allowing potential for offices and support spaces to emerge. There is a full loading dock bay of three overhead doors, as well as a 14' x 12' drive-in door at the rear of the building.

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### CTP Proposed Spec Building

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Initial Entry 02-18-13

**Building Dimensions:** 202' x 252' (50,000 sf +/-)

**Building Description:** Structural Steel Frame, 6" Insulated Precast Exterior Walls

**Floor Slab:** None, Partial 4" Slab at Office Façade

**Exterior Walls:** Precast Concrete w/Reveals, 50' x 50' Split Face Block/Masonry Façade with Canopy at Corner Entry

**Bay Spacing:** 50' x 50'

**Roof:** Single Ply TPO Membrane, ¼"/ft slope, w/3-1/2"  
Min. Rigid Insulation, (20 R Value)

**Building Height:** Min. 28'-0" to Top of Steel at Low Side  
Max. 32'-2" to Top of Steel at High Side

**Clear Height:** Min. 25'-6" to Joist at Low Side  
Max. 29'-8" to Joist at High Side

**Dock Doors:** Rough Opening for Three, (3), 9'-0" x 10'-0" Dock Doors

**Dock Equipment:** None

**On Grade Door:** Rough Opening for One, (1), 12'-0" x 14'-0" On Grade Door

**Electricity:** Duke Energy, None to Building, U/G in Ballymena Road, 12.5 kV Distribution Line at Highway 9

**Water:** Chester Metropolitan District, None to Building, 8" Main on North Side of College Place

**Sewer:** Chester Sewer District, None to Building, 8" Gravity Main on North Side of College Place and West Side of Ballymena Road

**Gas:** Chester County Natural Gas, 4" Main on West Side of Ballymena Road

**Telephone:** TruVista Communications, U/G in Ballymena Road

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