

Vanilla Box

Demising Walls:	5/8" drywall over 6" studs, primed and ready for paint
Floors:	Concrete slab
Ceiling:	Standard 2 x 4 x 5/8 suspended acoustic tile, basic white, set 10' above finish floor, 8' in bathroom (or as dictated by structural limitations)
Doors:	Front – 3' 0" x 7' 0" x 1 3/4" medium stile, part of aluminum storefront Services – 3' 0" x 7' 0" x 1 3/4" insulated hollow metal
Bathroom:	Single door One sink, toilet, toilet grab bars and paper holder Floor mounted janitor sink Ten-gallon electric hot water heater per leased unit
HVAC:	Heat and AC, 1 ton per 400 SF
Plumbing:	1" water line, separately metered, service to toilet room only 4" sewer line 1/2" gas line, separately metered, service to HVAC equipment only
Electric:	200 AMP standard service 5/8" wood telephone board with 3/4" telephone conduit 1 twist lock ceiling mount duplex for each 12" of storefront 1 – 2 x 4 fluorescent for each 100 SF of sales area 2 illuminated exit signs and 1 emergency light per unit