

## **Typical V – Box Specs**

### **Division 1 – General Requirements**

- Tenant Space will be designed to provide a typical space with the standard number of walls, lights & registers as shown on the attached floor plans. Additional walls, lights or tenant fixtures which require any modifications will be at tenant's expense. Receipt of Tenant's plans (that alter the standard white box configuration) after construction has begun on center may result in additional tenant expense.
- At the time of turnover utilities (water, sewer, power & gas) will be available in space. It will be the responsibility of the Tenant to contact local utility providers and have all accounts switched into Tenant's name prior to Tenant or Tenant's contractor working in space.

### **Division 2 – Site work**

- Hard Surface (Asphalt/Concrete) Parking Area with quantity and size of spaces determined by local code.
- 1000 watt site lighting fixtures mounted on 32' poles.

### **Division 3 – Concrete**

- Concrete slab smooth, broom clean and level within the construction industry acceptable tolerance for light commercial work.

### **Division 4 – Masonry**

### **Division 5 – Metals**

- Interior wall partitions constructed with 20 gauge metal studs.
- 1 ½" deep 22 gauge metal roof deck over open web steel joist supported by a custom designed steel post and beam system.

### **Division 6 – Wood & Plastics**

### **Division 7 – Thermal and Moisture Protection**

- 6" Kraft faced mineral fiber blanket insulation in demising walls and exterior stud walls.
- 3" layer of Polyisocyanurate rigid roof insulation.
- Single ply 60 mil TPO membrane Roof System.

### **Division 8 – Doors and Windows**

- *Interior Stockroom and Restroom openings:* 3x7 Graham GCD rotary cut natural birch flush solid core wood door in type M 16 gauge Curry hollow metal frame. Doors and frames are left unfinished.
- *Rear Exit:* Flush 16 gauge hollow metal door equal to Curries type 707S in a 14 gauge hollow metal frame. Door will have viewer and panic hardware. Typical space will get one 3x7 exit.
- *Stockroom Door Hardware:* McKinney (TA2714 26D 4 ½ x 4 ½) Hinges, Sargent (EN 1430) PS mount push closer/stop, Sargent (EN 1431-0) mount pull side Closer, Rockwood (70 C 4x16 32D) push plate, Rockwood (110 x 70C 4x16 32D) pull plate, Rockwood (12x34 32D) kick plate, Silencers (GJ64).

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- *Restroom Door Hardware:* McKinney (TA2714 26D 4 ½ x 4 ½) Hinges, Best (93K OL 15D 626) Privacy Lockset, Sargent (EN 1431-0) mount pull side closer, Sargent (EN 1430) PS mount push closer/stop, Rockwood (12 x 34 32D) Kick Plate, Rockwood (409 26D) Stops, Silencers (GJ64).
- *Rear Exit Door Hardware:* McKinney (TA2314 32D 4 ½ x 4 ½) NRP Hinges, Sargent (PEN 5810) Exit Device with Best (1E74 626) Cylinder, Sergeant (EN 1430 PSH x TB) Closer Stop/Holder, Pemko (2005AV 36) Threshold, Pemko (305CR 36x84) Weather-stripping, Pemko (18100CP 36) Sweep, Pemko (346 C 40) Rain Drip, Rockwood (622 26D) Viewer, Rockwood (12x34 32D) Kick Plate, Silencers (GJ64).
- *Storefront System:* Bronze metal Kawneer 451T in colder climates and Kawneer 450 in warmer climates. Glass will be 1" insulated or ¼" single glazed depending on project location. All glass will be clear and tempered only where required by code. Equal systems from Vista Wall and YKK may be used. A single 3x7 entrance door typically is provided.

## Division 9 – Finishes

- Interior walls consist of one hour demising walls each side, stockroom wall with one single door and one or two ADA accessible restrooms depending on local code and square footage of space. Stockroom walls only have sheetrock up to deck on stockroom side only.
- All interior drywall will be taped, floated and sanded ready for paint. Primer is not included and should be done by the tenant prior to painting.
- Any CMU walls in sales area will be furred out with sheetrock. CMU in stockroom and restroom will be left exposed.
- Restrooms will be provided as finished space with commercial grade VCT and rubber base installed and a painted sheetrock ceiling. Finishes are as follows: VCT – "White Tracery" V-312 by Azrock, Base – Standard 4" Black, Walls & Ceiling – "November Rain" 2142-60 by Benjamin Moore.
- Generally stockrooms will have exposed ceilings with chain hung light fixtures.
- *Ceiling System:* Sales area only (stockroom to storefront) will have a lay in ceiling and grid installed 11' AFF. Ceiling grid shall be equal to Armstrong Prelude XL 15/16" Exposed Tee System. Ceiling Tile shall be equal to Armstrong 2 x 4 x 5/8" Fine Fissured Square Lay-in Medium Texture tile.

## Division 10 – Specialties

- Restrooms will have one 36" & 48" Bradley grab bar #8120-001, one 18" x 36" Bradley mirror #780 and one Bradley toilet paper holder #5084.
- Each Tenant shall receive one surface mounted Larsen MP5 Fire Extinguisher.

## Division 15 – Mechanical

- Heating, ventilating and air conditioning system shall be a single-package roof top unit with gas heating and cooling capacity equal to one ton for every 350 SF of leased space. Generally Trane is provided but other equal manufactures might be provided (i.e. Lennox or Carrier).
- Programmable thermostats will be provided. Special thermostats or controls specific to tenant's requirements can result in an up charge to be paid for by Tenant.

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- Ducted return air system will be provided and restrooms will have register. Lease space shall have supply and return grilles and registers properly sized and distributed to serve air-handling equipment. Duct detectors will be provided to meet local and national codes.
- See attached *Rooftop Unit Schedule* for typical equipment and devices provided. Note that this is only a performance type list and alternate/equal manufactures may be provided.
- Lease space will be protected with a Fire Sprinkler System if required by code.
- Restroom shall have ADA standard commercial grade fixtures including water closet, lavatory, floor drain, exhaust fan and drinking fountain (located in stockroom). Standard six gallon water heater or instantaneous heater will be provided.
- Janitor's sink will be provided only where required by code.
- See attached *Plumbing Fixture Schedule* for typical fixtures provided. Note that this is only a performance type list and alternate/equal manufactures may be provided.

### Division 16 – Electrical

- 200 amp electrical service will be provided along with one outlet on demising wall for every LF of wall.
- One standard lay in light fixture with prismatic lens will be provided for every 90 SF of leased area. Emergency and exit lighting will be provided per code.
- Telephone conduit only with pull string will be provided from demark in riser room of center to back board in stockroom of tenant. Anything beyond that point inside tenant space will be by Tenant.
- Electrical outlet for tenant signage will be provided. Final connection to tenant-provided sign will be by Tenant. This circuit will be on the Center's house panel and on a house timer. Individual timers must be approved in advance by Landlord and cost paid for by Tenant.
- Wall outlets (one for every 10 LF of storefront) above or in ceiling tile located at storefronts will be provided.
- Specialty light fixtures, track lighting, wall washers, down lights and ceiling fans all will be at Tenant's expense including circuits for same.
- Additional circuits for tenant supplied items (i.e. millwork items, power poles, shelving, displays, wall systems, modular furniture, etc.) will be tenant's expense.
- Any underground conduit for cash wraps, security systems, floor outlets, etc will be paid for by tenant.
- Any requirement by Tenant for Landlord to purchase a specific light fixture package from Tenant's National Account may result in an up charge to be paid for by Tenant.
- See attached *Light Fixture Schedule* for typical fixtures provided. Note that this is only a performance type list and alternate/equal manufactures may be provided.