

DeForest Storage Condominiums - Specifications and Upgrades

Building Specifications	Unit Size 25' x 60' (1500 SQ FT)
	Clear Height 16'0" to ceiling
	Overhead Door Size 12' x 14'
	2 x 6 Wood frame walls 16" OC
	4" Asphalt paving
	Extensive Landscaping
	5" Concrete floor with Fibermesh
	Walls: R-19 Batt wall insulation
	Roof: R-38 blown insulation
	LP Smartside siding and trim
	Owens-Corning "Duration" Dimensional shingles
	Minnkota insulated vinyl horizontal slide windows
	5/8" Drywall taped & primed
	Insulated half-glass metal door
	12' x 14' foam steel overhead door with motor operator and push button
Included Features	
Doors	1 Walk door 3' x 7'
	1 Overhead door 12' x 14' motor operator
Finishes	Drywall primed ceiling and walls
	Concrete floor, smooth troweled
Windows	4' x 4' Vinyl horizontal slide windows (inside unit 2) (end unit 5)
Heating	Thermostate
	100,000 BTU gas fired unit heater (end units: 150,000 BTU)
	Gas piping for separte service
Electrical	100 Amp service panel, metered separate
	6 High-bay LED light fixtures
	6 Duplex 110 volt outlets
	1 Single pole light switch
Plumbing	Sewer & water roughed into space
	All dimensions and amounts are nominal and include wall space
OPTIONAL UPGRADES	
Restroom (7'-6" x 8'-0")	Wood stud walls insulated with 5/8" drywall painted
\$12,500	Wood joist and plywood deck with drywall ceiling
	Solid core wood door, jambs and casing and privacy hardware
	Exhaust fan
	Electric wall heater
	Motion sensor switch
	Surface mounted light fixture
	ADA accessable toilet
	ADA accessable wall hung sink
	Point of use water heater
	ADA grab bars and signage
	24" x 36" mirror
	LVT flooring with vinyl cove base
Office (12' x 10')	Wood stud walls insulated with 5/8" drywall, painted
\$12,500	Wood joist and plywood deck with drywall ceiling
	Solid core wood door, jambs and casing and passage hardware
	1 Duplex 110 volt outlet
	Electric heating/cooling thru wall 1 1/2 ton PTAC unit
	2 Single pole swtiches
	2 Surface mounted light fixtures
	LVT flooring with vinyl cove base