



Vanilla Box Design Criteria

Description:

1. Floor:

- A. Finished and sealed 4" thick concrete slab on 10 mil poly vapor barrier on 4" of crushed stone throughout, including toilets.

2. Walls:

- A. Interior gypsum board walls to receive tape and joint compound only and shall be sanded and ready to prime and paint.
- B. No thermal or sound insulation will be installed in any interior walls. Exterior walls will be insulated to a value of R-11.
- C. No base trim will be installed.

3. Ceiling:

- A. Tile to be 2'x4'x5/8" lay in as manufactured by Armstrong or approved equal.
- B. Tile pattern to be No. 755 white fissured 24" x 48" minaboard or approved equal.
- C. Ceiling suspension system is standard 15/16" prefinished (white).
- D. Height of ceiling to be approximately 10'-0". A ceiling height greater than 10'-0" must be planned for in advance. Toilet rooms to have 8'-0" ceiling height.

4. Windows and Doors:

- A. Windows will be 1" insulated clear glass, tempered where required by code.



Vanilla Box Design Criteria

- B. Window frames will be aluminum store front type with dark bronze anodized finish.
- C. No window treatments will be provided.
- D. Front doors shall be narrow stile aluminum store front type with dark bronze anodized finish.

- E. Front door hardware to be as follows:
 - Pair of offset pivots
 - Threshold
 - Weather striping
 - Push/Pull for each door leaf
 - Door closer for each door leaf
 - Thumb turn lock
 - Flush bolts for inactive door of pairs
 - Key cylinder



Vanilla Box Design Criteria

- F. Rear door and frame will be of the hollow metal type and will be factory primed only.
- G. Rear door hardware to be as follows:
 - 1½ pair of butt hinges with non-removable security studs
 - Lockset
 - Door closer
 - Weather striping
 - Threshold
 - Latch guard
- H. Toilet room doors will be solid core wood (birch veneer) with hollow metal frame and not finished.
- I. Toilet room doors to be furnished with a privacy latch set, 1½ pair butt hinges.



Vanilla Box Design Criteria

5. Toilet Accessories:

- A. Two handicapped grab bars will be provided per toilet room. One 36" grab bar (Stock No. Bobrick B6206 x 36 or approved equal) will be mounted on wall at back of toilet. One 42" grab bar (Stock No. Bobrick B6206x42 or approved equal) will be mounted at the side of the toilet.
- B. A frameless float plate glass 24" x 36" mirror will be provided above sink.
- C. A Bobrick toilet paper dispenser (Stock No. B685) will be provided.

6. Mechanical and Plumbing

- A. Heating, cooling and ventilation will be provided at a rate of 350 s.f. per ton.
- B. No special heating or cooling requirements have been taken into consideration (i.e. restaurants, dry cleaners, tanning shops).
- C. HVAC units will be equipped with an electronic thermostat.
- D. HVAC unit(s) will not be equipped with an economizer.
- E. HVAC units (condensers) will be ground mounted behind buildings.
- F. Ventilation in Toilet Rooms will be provided by a light/vent that is ducted to outdoors thru sidewall.
- G. Plumbing fixtures are limited to a flush tank water closet (American Standard or approved equal) and a wall mounted lavatory (American Standard or approved equal) per each Toilet Room.
- H. Lavatories will have a Delta single lever control.



Vanilla Box Design Criteria

- I. Cold and hot running water will be provided at each lavatory (10 gallon water heater).
- J. A hose bibb to be shared with other tenants will be provided somewhere on the front of building.
- K. Each tenant space will be provided with a water meter.
- L. Fire protection sprinklers will be provided only when required by Code.
- M. House meter for hose bibb and irrigation.

7. Electrical Service, Lighting, Electrical Fixtures and wiring:

- A. Electrical service including meter socket is provided at rear of store.
- B. Electrical service provided is 120/208-volts, three phase.
- C. Size of electrical service is based on the size of the tenant space and average retail usage. No unusual power requirements have been taken into consideration (i.e. restaurants, dry cleaners, tanning shops)
- D. Each tenant space will have at least one (1) 200 amp panel.
- E. All necessary wiring for the power and control to the HVAC system will be installed in each tenant space.
- F. Exterior lighting at the front of the building will consist of decorative wall lighting. Number and location of these fixtures to be determined by electrical engineer.
- G. The above mentioned front and rear exterior lighting will be controlled by a photo cell and timeclock on a separate house panel.
- H. One (1) 2" telephone conduit will be provided, originating from a centrally located panel and will be run to each tenant space.



Vanilla Box Design Criteria

- I. A 48" x 48" 3/4" plywood telephone terminal mounting board will be provided in each tenant space.
 - J. Electrical service will be sized to accommodate a ten (10) gallon water heater, which the Owner will provide.
 - K. Electrical service will be sized to accommodate basic exterior signage, wiring to signage, conduit for wiring to signage or photo cell and timeclock to control signage.
 - L. 2' x 4' fluorescent lighting fixtures will be installed at a rate of approximately one (1) per one hundred (100) square feet. 2' x 4' fluorescent fixtures will have acrylic lens.
 - M. Lighting in Toilets to consist of ceiling mounted light/vent fan.
 - N. Exit signs and battery pack units internal to 2' x 4' lighting fixtures will be installed for egress and emergency lighting.
 - O. Duplex plug receptacles will be provided at approximately 20' on center on perimeter walls.
 - P. Toilet rooms will have one (1) GFI electrical outlet.
8. Miscellaneous
- A. A bracket mounted 10# ABC fire extinguisher will be provided for each tenant space by the tenant, to be located as directed by the Fire Marshal.