

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
		<i>All dimensions and amounts are nominal and include wall space</i>
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