DEVELOPMENT GUIDELINES

SPATIAL CONSIDERATIONS:

- Ideal Demised Tenant Space: 25' width / 1,800 – 2,000SF
- Minimum Width: 20'
- Minimum Finished Ceiling Height: 10'AFF
- Ideal Seating Capacity: 50

WALLS:

- All demised walls shall be framed with 22 gauge studs at 16" OC, insulated, drywalled and taped to the roof structure, sealed tight.
- Drywall to meet applicable fire and local building codes and standards.
- Finished, taped and sanded smooth, ready for paint.

FLOORS:

- Clean and level concrete slab or clean and level wood underlayment in a stable and dry location.

STOREFRONT:

- Non-tinted, standard storefront system with entry doors.

RESTROOMS:

- Two fully functional handicapped accessible restrooms, meeting all applicable codes; to include, but not limited to the following:
    - ADA compliant toilet, lavatory, faucet, grab bars, signage and door hardware.
    - All accessories, including: paper towel dispensers, toilet paper holders, mirrors and soap dispensers.
    - Exhaust fan.
    - Recessed 2'x2' light fixture.
    - Hard gypsum ceiling at 8'-0" AFF.

PLUMBING:

- 4" Sanitary waste line brought within the demised space at suitable depth to drain per local code from any location within demised premises.
- 1" Domestic water supply line with a minimum of 55 psi; pressure including valve set at a maximum of 70 psi, in-line water meter, gate valve and backflow preventer.
- 3" Vent located above proposed ceiling, brought within demised space from properly flashed vent through roof.
- ¾" Water line feed and hose bib at rear of building for clean-up.
- Ideal grease trap: under sink, above-ground Zurn Light Commercial #2700.

FIRE PROTECTION:

- A complete fire sprinkler system, per local code and NFPA.

HVAC:

- Minimum Cooling Capacity: 10 tons or 1 ton of HVAC per 150SF

ELECTRICAL:

- Minimum Service Requirements: 42-Circuit, 400 AMP, 120/208V, 3-Phase, 4-Wire Service

LIGHTING:

- 2'x4' Troffer-style light fixtures, with 4' fluorescent lamps.

MISC:

- Telephone Service
- Dumpster Pad / Trash Area located behind premises.