



DRIPPING SPRINGS PERSONAL WAREHOUSE

15431 Fitzhugh Road, Dripping Springs, TX 78620

UNIT FEATURES GUIDE

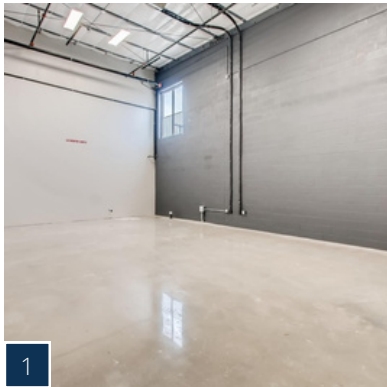


FOUR UNIT OPTIONS

1 Base Unit - Standard Features

Includes:

- 14' x 14' OH Insulated Door & Operator with 1 Remote
- Dedicated Man Door
- All Interior Walls Painted And Finished
- Polished Concrete Floor
- Insulated Galvalume Demising Walls
- LED Lights Throughout Space
- 150 amps | 3-phase Power
- Internet Roughed In



2 Base Unit - With HVAC

Includes:

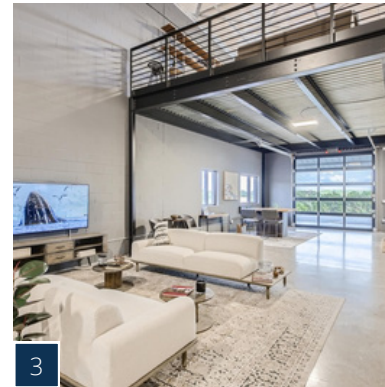
- All Base Unit Features
- HVAC and Ducting



3 Front Mezzanine - Fully Finished

Includes:

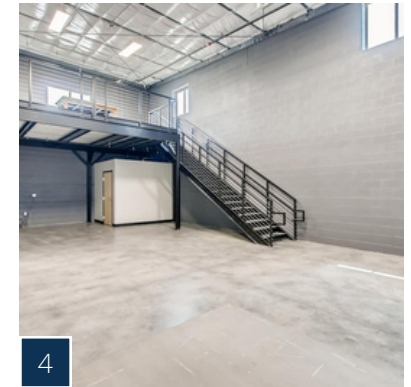
- All Base Unit Features
- HVAC and Ducting
- 10' x 12' OH Door & Operator with 1 Remote
- Mezzanine - Front Facing
- LVT Flooring on Mezzanine
- Mezzanine Light and Electric Package
- Finished Private Restroom
- Walk Out Balcony
- 12 ft. Sliding Door and Window Package



4 Rear Mezzanine - Fully Finished

Includes:

- All Base Unit Features
- HVAC and Ducting
- 14' x 14' OH Door & Operator with 1 Remote
- Mezzanine - Rear Facing
- LVT Flooring on Mezzanine
- Mezzanine Light and Electric Package
- Finished Private Restroom
- Select Units Have Juliette Balconies



STANDARD FEATURES

DOOR, PAINT, FLOORING

1 14'x14' OH Insulated Door & Operator with 1 Remote

Door Brand: CHI (and or equivalent)

One Panel with Glass Windows

2 inch Thick - 2-Sided Steel, 272 Gauge Steel, 10.29 R-value

Warranty: Limited Lifetime on Sections, 3 Years on Springs, 6 Years on Hardware

Operator: JHDC Hoist LiftMaster® MAXUM

Warranty: 2 Years Commercial

10'x12' OH Insulated Door & Operator with 1 Remote

Door Brand: CHI (and or equivalent)

One Panel with Glass Windows

2 inch Thick - 2-Sided Steel, 272 Gauge Steel, 10.29 R-value

Warranty: Limited Lifetime on Sections, 3 Years on Springs, 6 Years on Hardware

Operator: JHDC Hoist LiftMaster® MAXUM

Warranty: 2 Years Commercial

2 Dedicated Man Door

With Schlage Cypher Keypad Entry Lock

3 All Interior Walls Painted And Finished

Interior Block Walls: Peppercorn

Demising Walls: Galvalume

Restroom Walls: Repose Gray

4 Polished Concrete Floor

➤ Insulated Galvalume Demising Walls

➤ LED Lights Throughout Space

➤ 150 amps | 3-phase power

➤ Internet Roughed In by Spectrum



*Due to supply chain and manufacturing delays, substitutions may occur

ROOF & HVAC



1



2

1

Insulated Roof

- Standing Seam Metal Roof
- R36 Insulation (Vinyl Backed)

2

HVAC Unit

- 4 or 5 Ton 14 Seer Carrier System with 10kw of Electric Heat Install Includes:
- Spiral Ducting w/ Vents. Lengths Will Vary.

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PRIVATE RESTROOM FINISHES



1 WALL TILE
Sahara Sand 12" x 24"
3 Walls to 48"
Vertical Brick Lay
Gray Grout

2 BATHROOM PAINT
Sherwin Williams - Elder
White

3 Polished Concrete Floor

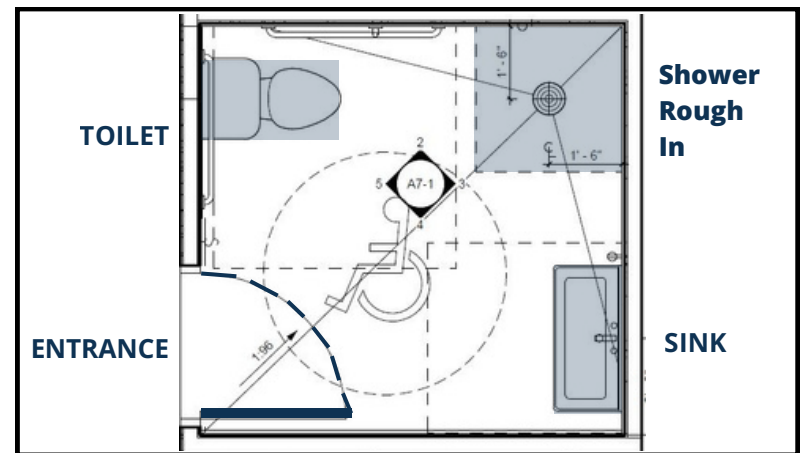
4 Toilet
Project Source Laporte Dual
Flush White Elongated Chair
Height Toilet

5 DOOR
3070 Solid Core Maple Door

6 Wall Mounted Sink
Signature Hardware
Olney 39" Porcelain Sink

7 Faucet
Delta Nicoli Black 3-Hole Faucet

8 Wall Mirror
Umbra Hub 37" Round



FLOOR PLAN

*Due to supply chain and manufacturing delays, substitutions may occur

MEZZANINE



1

1 Mezzanine

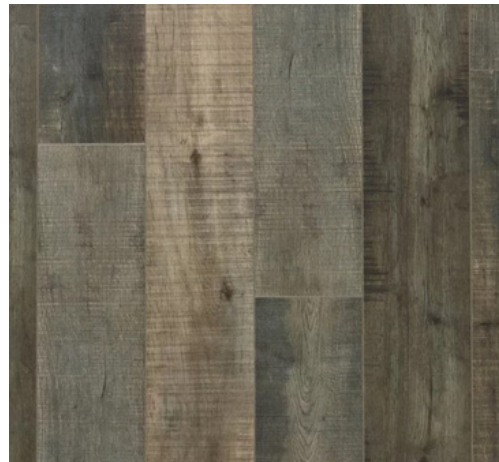
- Diamond Plate Treads
- Painted Finish (Black)
- Air Craft Cable Rails

2 Mezzanine Flooring

LVT flooring: Bellevue Moon Waterproof Laminate



1



2

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FRONT MEZZANINE – FULLY FINISHED

FRONT MEZZANINE



WALK OUT BALCONY



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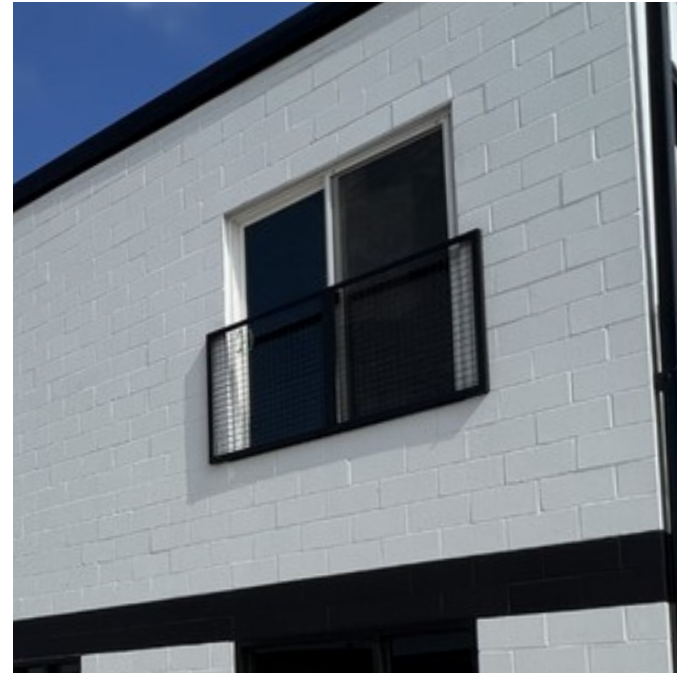
REAR MEZZANINE – FULLY FINISHED

REAR MEZZANINE



JULIET BALCONY*

*Included On Select Units



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OPTION/UPGRADE - \$6,500

WET BAR

FINISHES

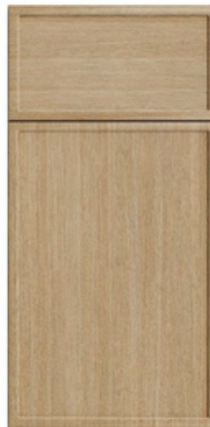
- Space For Mini-Fridge or Dishwasher with Water & Electric Hookup
- Quartz or Similar Counter
- Lower Cabinets with Sink on Restroom Wall

1 Sink with Cutting Board & Other Accessories

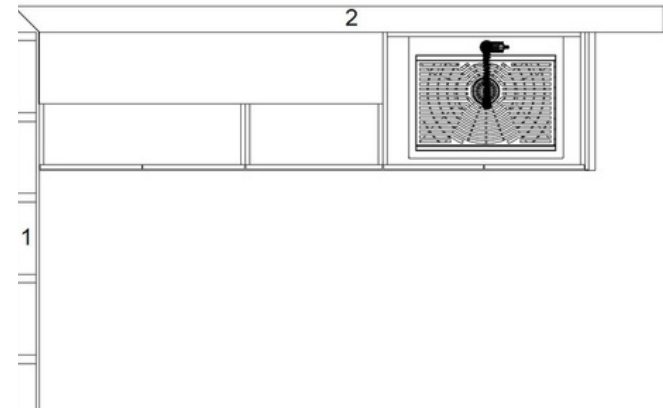
2 Possible Cabinet Color: Vanguard Oak



1



2



RENDERING

*Due to supply chain and manufacturing delays, substitutions may occur

DRIPPING SPRINGS PERSONAL WAREHOUSE SITE PLAN

