

SAWMILL COMMONS
BUILDING SHELL + SITE IMPROVEMENTS
SPECIFICATIONS

BUILDING EXTERIOR

- METAL SIDING + STONE CLADDING
- BUILDING ENVELOPE TO BE INSULATED TO MEET US DEPARTMENT OF ENERGY COMCHECK
- EXTERIOR RAILINGS WILL BE METAL WITH POWDER COAT
- SIGNAGE LOCATION AND LIGHTING PROVIDED (ACTUAL SIGNAGE NOT PROVIDED)
- WATERPROOF DECKS UTILIZING MAINTENANCE FREE MATERIALS + DRAINAGE SYSTEM
- CLUSTER BOX UNITS

INTERIOR

- EACH UNIT WILL MEET ADA STANDARDS FOR ACCESSIBILITY
- INTERIOR STRUCTURAL FLOOR WILL BE INSTALLED ON SECOND AND THIRD FLOORS
- DEMISING WALL WILL BE COMPLETED TO MEET FIRE SEPARATION STANDARDS
- REZNAR UNIT HEATER WILL BE INSTALLED
- UNFINISHED GROUND FLOOR TO ACCOMMODATE OWNER PREFERENCES
- TEMPORARY STAIRS TO SECOND + THIRD FLOORS
- STAIRWELL CORRIDORS WILL BE DRYWALLED WITH FIRST COAT OF MUD AND FIRE TAPED
- ELEVATOR DESIGN AND PREP FOR POTENTIAL TENANT IMPROVEMENT
- GARAGE DOORS OPERABLE WITH WALL MOUNT PUSH BUTTON
- FRONT ELEVATION STOREFRONT OR OVERHEAD DOOR OPTIONS AVAILABLE

UTILITIES (roughed in to each unit)

- ELECTRIC 3 PHASE 200 AMP WITH PANEL (INDIVIDUALLY METERED)
- NATURAL GAS 1" 2 LB PRESSURE (INDIVIDUALLY METERED)
- WATER
- SEWER
- CABLE
- FIRE SUPPRESSION SYSTEM (SPRINKLER)

SITE IMPROVEMENTS

ALL UNDERGROUND UTILITIES INCLUDE

- CULINARY + IRRIGATION SYSTEMS
- SANITARY SEWER SYSTEM
- STORM WATER COLLECTION SYSTEM
- ASPHALT PARKING AREAS
- TRASH ENCLOSURE
- PARKING LOT LIGHTING
- LANDSCAPING
- ELECTRICAL
- NATURAL GAS
- COMMUNICATIONS

OWNER'S ASSOCIATION

- COMMON AREA UTILITIES
- LANDSCAPE MAINTENANCE
- EXTERIOR MAINTENANCE AND REPAIR
- DUMPSTERS (GARBAGE AND RECYCLING)
- INSURANCE
- SNOW REMOVAL

- LEGAL, PROFESSIONAL AND OTHER SERVICES