

Mowry Hill Commons

Built to Flex. Designed to Perform.
150 George Washington Hwy, Smithfield, RI 02917

Explanation of Construction and Standard Features

Excavation & Landscape

- Grounds shall be graded in accordance with the site plan requirements. Loam and lawn installation will be completed. Bushes, flowers, and other landscape features will be provided as specified on the site plan. Any modifications to the landscaping or grading scope may be made at the discretion of Mowry Development, as necessary and in coordination with the site work contractor. Parking areas will be paved and exterior lighting provided according to site plan.

Concrete Foundation

- Concrete foundation installed according to structural foundation plan (128 form verified).

Framing/ Sheathing

- Framing is structural steel with 26. Ga ribbed steel exterior siding. Each unit has a 14'X14' framed openings and 3'x7' framed opening. Interior framing is structural steel.

Insulation

- All units will be insulated to meet or exceed local code.

Fire Protection

- Alarms and sprinkler heads will be installed per local code. One head for bathroom and approximately six (6) heads for open space (design to be finalized by installation contractor).

Exterior Doors

- 1 Man-door per unit, metal framed, half glass. Hardware provided per local code.
- 1 Garage style door per unit. Units facing GWH will be aluminum frame and glass panel. Units facing the rear of the structure will be contractor style, aluminum frame with (3) 34"x 16" glass lites. 1 Side mounted motor and 1 garage door opener. Doors will lift as straight up as our ceiling height permits.

Exterior Siding

- 26 Ga. ribbed steel siding with a cultured stone accent wall approximately four (4) feet from ground level. The primary colors for the metal exterior are Ash Gray with Deep Gray trim and accents.

Roofing

- 26 Ga screw down galvalume roof installed according to steel building plan.

HVAC

- HVAC system will consist of one (1) 4-ton high efficiency heat pump outdoor condensers with ceiling hung matching air handlers and exposed spiral supply ducting for air distribution. The system is designed for 1,250 square feet of open space per local code.

Plumbing

- To include one (1) ADA compliant half bathroom consisting of one (1) ADA water closet and one (1) wall mounted lavatory sink with faucet. Hot water to be a point of use water heater located under the lavatory sink. Grab bars installed per local code.

Electrical

- All units will be equipped with a 200 amp panel, three-phase 120/208 service. Electric panel will have circuit breakers compliant with local codes. Outlets and lighting to be provided per local code. GFCI breaker/plug at bathroom location.

Floor Coverings

- Poured non-smooth concrete floor.

Interior Door for Bathroom

- 1 Standard flat panel door (not hollow core) with lockable lever handle.

Interior Walls/ Painting

- All interior walls will be covered with drywall and installed per local building and fire code. All units will have one (1) coat of primer and one (1) coat of a flat white finish. Interior ceiling covering TBD.

Utility Services

- All units metered separately for water and electric and billed to tenant. Sewer usage fee TBD by the town and passed on by the association to the tenant. All exterior utility lines will be underground.

Extras & Credits

- All added in “extras” and any credits will have to be discussed and agreed upon in writing by both parties before taking place. Credits will be negotiated and given before work begins for the materials and labor not supplied by Mowry Development.

Insurance

- All contractors performing work on site will provide proof of General Liability insurance no less than \$1M per occurrence along with Employers Liability (Work Comp) with limits no less than 100/500/100 naming Mowry Development LLC as additional insured.