
Immokolee Commons

Building Specifications

For the Construction of

Immokolee Commons

Portsmouth, RI

2,171 sf

2 Bedrooms with options for Master on 1st or 2nd flr

2.5 baths

2-car garage

2 decks

Den/Office options in layout

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General Conditions

- Immokolee Commons, LLC shall warranty the work including all components therein, for one year from receipt of Certificate of Occupancy unless otherwise noted in Declaration and Public Offering Statement

Foundation and Excavation

- Foundation footings, walls, and slabs will be poured as per foundation structural drawings with 3,000 psi concrete.
- Beam pockets, anchor bolts, window openings, and rebar will be installed as per structural drawings.
- Vapor barrier, expansion joints, wire mesh, and rigid insulation will be provided and installed under all slabs. Control joints will be saw cut into slab as needed.
- A minimum of 8" of crushed stone will be provided under all slabs.
- Foundation will be waterproofed as per code.
- Insulation of basement walls is not included (basement to remain unfinished).
- Foundation will be backfilled and compacted with material from site
- Rough grading will be provided after back fill. Final grading will be completed before landscaping commences.

Utilities

- New water and electric will be installed from house to street as per site plan.
- Each Building have its own septic tank and designated propane tank per unit
- Penetrations through foundation walls will be core drilled and made watertight prior to back fill.
- All utilities shall be installed at proper depths using proper materials.
- All utility trenches shall be properly compacted to prevent settling.

Framing

- All structural framing members are as per structural plans
- Exterior walls shall be 2x6 grade #2 or better. Basement will be 8' ceiling height. First floor will be 9' ceiling height. Second floor will be 8' ceiling height as per architectural plans with vaulted ceilings in the 2nd bedroom/den depending on the option selected.
- All structural lumber shall meet or exceed local building codes.
- Framing methods and procedures (ie. Blocking, headers, corner bracing, nailing, furring etc.) will be done according to local building code and manufacturer specifications
- Rough carpentry lumber will bear the visible grade stamp of a certified agency and will be graded in accordance with established grading rules

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- Sill seal membrane shall be installed between foundation and PT sill plate
- Acoustical caulking shall be installed under sill plate to provide airtight seal.
- Sill plates will be bolted to the foundation as per structural drawings.
- Wood trusses and joists shall be installed as per manufacturer specifications and in compliance with local building codes.
- Sub-floor shall be ¾" OSB T&G
- Wall sheathing shall be 5/8" OSB
- Roof sheathing shall be 3/4" CDX T&G

Building Envelope, Exterior Trim and Roof

- Sidewall sheathing shall receive DuPont Tyvek Wrap
- All holes and joints shall be taped or sealed to prevent unwanted air intrusion.
- Window flanges shall be sealing with flashing tape and silicone
- Window flashing provided.
- Window and door foam provided as needed.
- All exterior trim will be Versatex or approved equal.
- Columns, Cupolas, and Exterior trim details as per architectural plans.
- Ceilings at exterior porches and overhangs shall be Versatex or approved equal
- Exterior wall shingles shall be Norandex Cedar Knolls D4 Clapboard
 - Bldg 1 – Jamestown Blue, white trim & garage doors
 - Bldg 2 – Fern, white trim & garage doors
 - Bldg 3 – Granite, white trim & garage doors
 - Bldg 4 – Seaport, white trim & garage doors
- Entire roof to receive Grace ice and water shield
- All nails used for exterior finishes to be stainless steel throughout
- GAF Timbertex Roof Shingles
- All termination flashing, step flashing, and apron flashing shall be lead coated or red copper.

Exterior Door and Windows

- All exterior doors will be Jeld-Wen Fiberglass Door with Top View Craftsman 6 Light, 2-Panel, Statement Saffron
- All exterior windows and sliders will be Anderson 200 Series
- Window and door sizes will be as per architectural door and window schedules.
- Window screens will be installed upon completion of construction

Plumbing Systems

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- Immokolee Commons, LLC will use a licensed plumber to install a fully functional system.
- All plumbing will be inspected and approved by local building officials.
- Plumbing will be thoughtfully placed to avoid locations that will potentially cause freeze ups.
- Water and Heat pipes will be insulated as needed per local energy code.
- ¾" Aqua Pex piping will be used for domestic water
- Sanitary waste lines shall be schedule 40 PVC.
- Gas pipes shall be pressure tested prior to thermal insulation and wallboard.
- Immokolee Commons, LLC will provide a gas stub for future gas grill. Connection by others
- Gas will be provided and installed to specified furnaces as needed.
- Connections for all specified appliances will be made by licensed plumber.
- Fixtures will be Kohler.
- Toilets shall be Kohler elongated or approved equal.
- Alcove tubs shall be Kohler or approved equal.
- Master bath to have rain shower, head, and hand-held. Alcove tubs will have tub spout and shower head. Additional fixtures will be considered at an additional cost and must be specified prior to commencement or rough plumbing.
- All fixtures will be tested.
- Shower pans to receive Schluter or equal waterproofing system.
- Connections will be provided for washer and dryer.
- (1) 50-gal Electric Water Heater per unit will be provided.
- (2) frost-free exterior faucets provided.

HVAC Systems

- 1 zone for the entire first floor and 1 zone for the second floor
 - 40,000 BTU Rheem 92% Gas Fired Furnaces
 - 24,000 BTU Rheem Indoor A.C. Coils
 - 18,000 BTU Rheem 410A Condensers
 - 24,000 BTU Rheem 410A Condensers
- Installation includes all sheet metal work, A.C. piping, condensate piping, control wiring, exhaust fans, dryer vents and start-up.
- All duct work shall be sealed and tested as per RI energy code.
- All ductwork in un-conditioned space will be insulated.
- Thermostats will be programable
- All first-floor bathrooms to receive "Panasonic Whisper Series" exhaust fans with proper CFM vented to the

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exterior using rigid duct pipe. Second floor baths will be ducted and exhausted through the ERV system

Electrical Systems

- New 200-amp underground service will be provided
- All wiring and outlets done to state electrical codes
- Any wire which terminates in a plug, switch or fixture is considered an outlet
- Wiring of all approved appliances, furnaces, air handlers, condensers, dryer, and hot water heater is included.
- 4 exterior GFI's, 3 flood lights, and 6 exterior sconces will be included in scope.
- Under cabinet lighting in kitchen is provided.
- All bathroom fans will be wired.
- Cat 5 wiring provided for 4 TV locations
- Speaker wiring not included, speaker locations will be installed at an additional cost.
- Additional speakers, receivers, media racks, and other media components are not included.
- Smoke, carbon monoxide, and heat detectors will be installed per approved plans from Portsmouth Fire department.
- (44) 6" recessed can light fixtures included throughout unit
- Decorative interior light fixtures to be selected by builder

Insulation Package

- R-21 Fiberglass batt insulation at exterior walls
- R-30 Fiberglass batt insulation at basement ceiling
- R-38 Fiberglass batt insulation in attic ceiling.

Interior Walls & Ceilings

- 1/2" Gypsum Wall Board on all interior walls and ceilings.
- All walls and ceilings to receive a Level IV finish.
- Shower and tub walls to receive cement board and waterproofing treatment prior to tile installation.
- Basement walls/ceilings are not included.

Paint

- 1/2" Gypsum Wall Board on all interior walls and ceilings.
- Coat of primer and (2) finish coats on all interior walls.
- Interior walls to be matte finish.
- All interior doors, trim, and millwork to receive (1) coat of primer and (2) finish coats in semi-gloss finish.
- Ceilings to receive (1) coat of primer and (2) finish coats.

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- All nail holes will be filled prior to painting. Connections between wood trim and wallboard shall be caulked
- Composite exterior trim nail holes will be filled. End cuts will be sealed as per manufacturers specifications

Mirrors & Shower Doors

- (1) glass shower door with satin nickel hardware will be provided.
- Bathroom mirrors to be selected by builder.
- Alcove tubs to receive satin nickel curtain rod

Tile

- Shower pan to include "mud job" pitched to drain and Schluter waterproofing system or equal.
- Areas to receive tile include all bathrooms indicated on plan and laundry room.

Interior Trim, Millwork and Closets

- Door and window casing to be custom 4 ¼" poplar.
- Base Molding to be 1x6 poplar.
- Interior doors will be 1 ¾" pre-hung Brosco shaker with 4" ball bearing hinges. Hinge finish to be matte black finish.
- Door sizes will be according to architectural door schedule.
- All windows to receive casing, sill, and apron.
- Interior door hardware to be in Matte black finish.
- Bathroom hardware, towel bars, toilet paper holder, robe hooks to be selected and installed by builder. Finish to match bathroom fixtures

Cabinetry & Countertops

- Installation of cabinetry shown on architectural plans will be provided by builder.
- Kitchen & bathroom cabinetry will be American Woodmark with options for upgrades
- Kitchen cabinetry hardware to be furnished and installed by builder
- Cabinetry hardware will be installed by builder.
- Kitchen countertops to have multiple color options in quartz
- Kitchen island countertops to be quartz with color options

Flooring & Stairs

- Areas to receive Cobalt Petrous Rigid Core Flooring include the entire 1st and 2nd floor except for all the

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bedrooms, bathrooms, and laundry room.

- All nosing and stair treads will be white oak finished to match the Cobalt flooring selection with oil or water-based poly.
- All bedrooms and bedroom closets to receive carpet with padding
- Floors will be protected with Ram board after installation
- Basement slab will remain unfinished
- 5/4" bullnosed white oak stair treads with clear finish to match floor.
- Poplar risers and skirts to be painted in semi-gloss finish.
- White oak nosing provided at stair termination and landings.
- 1 3/4" square stock poplar balusters to be painted to match interior trim.
- White oak handrail with clear finish to match treads.
- Basement stairs will be builders grade stairs and handrails built to code.

Appliances

- Appliances to be determined with manufacturer and spec. Appliances to be included:
 - 36" Range
 - 24" Dishwasher
 - Island-Drawer Microwave
 - 36" Refrigerator
 - Washing machine
 - Electric dryer
- All appliances listed above will be installed by builder.

Garage Doors

- One 16'-0" x 7'-0" Composite garage door with side mount garage door opener.
- Wiring for door opener and keypad provided by builder

Landscaping & Hardscapes

- Landscaping includes final grading, loam, sod/seed, and all plantings.
- Irrigation system to be provided.
- Driveway to have 1.5" Binder and 1.5" Finish Coat
- Fencing per architectural plans.
- Exterior walkways from front door to driveway shall have pavers or stamped concrete
- Rear exterior walkout patios shall have pavers or stamped concrete

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- Roadway shall be illuminated with bollard landscape lights
- Exterior decking to be 1x4Timbertech Pro Decking with Versatex trim boards