

Mountain View Commons (Heber City, UT)

Condominiums Shell - Specifications

BUILDING EXTERIOR

- Exterior materials description: composite siding, brick, metal accents
- Building envelope will be insulated to meet US Dept. of Energy COMcheck
- Exterior railings will be metal with powder coat
- Signage location and lighting provided (actual signage not provided)
- Windows and Door will meet US Dept. of Energy COMcheck
- Decks: waterproof, maintenance free materials including drainage system
- Cluster Box Units (mailboxes)
- Landscaping will be delivered upon final phase completion

INTERIOR

- Every Unit will meet ADA standards for accessibility
- Interior structural floors will be installed on second and third floor
- Demising walls will be completed to meet the fire separation
- Reznar unit heater will be installed
- Concrete pad will be installed at the interior entrance and stair landing
- Structural Stairs to second and third floor
- Stairwell corridors will be drywalled with first coat of mud (Fire Taped)
- Elevator design and prep for potential tenant improvement
- Garage doors operable with wall mount push button

UTILITIES (roughed in to each unit)

- Electric: 3 Phase 200 Amp with panel (individually metered)
- Gas: Natural Gas 1" 2lb pressure (individually metered)
- Water:
- Sewer
- Cable
- Fire Suppression System (Sprinkler)

HOA INCLUDES

- Common area utilities
- Landscape maintenance
- Exterior Maintenance and Repair
- Dumpsters (Garbage and Recycling)
- Insurance
- Snow Removal
- Legal, Professional, and other services