

**Foundation:**

- Concrete slab on grade with reinforced concrete grade beam & pile caps, and steel piles to bedrock. 4" Concrete slab will be structurally reinforced with wire mesh in garage, and fiber concrete in conditioned spaces, and installed over stone and vapor barrier. Perimeter shall be provided w/ 2" rigid insulation under slab.

**Framing:**

- Exterior Walls: Dimensional 2 X 6 lumber with Oriented Strand Board (OSB) Sheathing and house wrap
- Interior walls: Dimensional lumber; 2 X 4 or larger as required.
- Floor and roof framing: Engineered floor joists with ¾" tongue and groove plywood decking (screwed & glued).
- Demising Walls (between townhouses): Continuous 2-hour fire-rated sound insulated double stud cavity wall with 2" gwb shaft-liner extending from grade beam to 36" above roof line at demising parapets and roof level of penthouses. STC rating 60.

**Fireplace / Firepits:**

- Fire pit option for roof indicated roof plans. Fire pit shall have piped natural gas connection to location specified on drawings.

**Patios:**

- Living Area, Master Bedroom & Roof - Deck: Outdoor rated slip resistant 2'x2' concrete paver on pedestals over TPO membrane to slope away from building to sheet drain to scuppers & conducted gutter & downspouts. Prefinished metal coping over parapets. Guard rail 24" high – top of guardrail 36" min. above patio deck. Master bedroom patios have similar construction.
- Railing on exterior patios & roof: 24" high powder coated black aluminum railing to be mounted to top of wall parapet pre-finished metal coping.

**Roofing:**

- Fully adhered TPO Membrane roofing with 10-year warranty
- 4" Prefinished metal copings & visible flashings

Initials: \_\_\_\_\_

Scuppers, conductor heads and Downspouts:

- Prefinished metal, Box-shape, gutters and downspouts to concrete splash block.

Exterior Finishes:

- All materials considered low maintenance materials.
- 4" Prefinished metal coping & exposed flashing
- Level 1 and 2: Face Brick is a modular wire-cut machine formed red brick w/ colored mortar. Rowlock sill.
- Level 3 and 4: Concrete fiber cement board rain-screen panelized cladding.
  - Simulated Lap siding: Allura – Simulated Cedar Wood 6" horizontally-oriented panels.
  - Panels: Nichiha – Architecturalblock panels – 18" high simulated concrete panels. (Note: present drawings show 2' high panels.)

Exterior Doors:

- Pre-finished ALL aluminum frames by Gerkin – Rhino Series or equal.
- Black interior, hardware with lever style handle
- Single keyed locksets
- Livingroom Patio:
  - Standard: 12'-0" wide x 8'-0" Bi-parting Patio door sliders with two side lights equal to size of door. (4) panels of 3'.
- Master Bedroom Patio (on applicable units)
  - Standard: 6'-0" wide x 8'-0" patio sliders.

Windows:

- Option 1: Prefinished ALL aluminum frames with fixed and casement type by Gerkin – Rhino Series or equal
- Low-e glass units for all windows
- Safety glass in all code required areas
- Black interior, hardware with lever style handle
- Standard: One window in each room operable. Kitchen all operable.

Initials: \_\_\_\_\_

- Windows that meet floor – floor shall run into bottom of frame (no sill)

HVAC:

- Trunk ducting with soft duct @ grilles.
- Levels 1 and 2: Brand named 15 SEER Heat Pump with gas furnace back up. Air handler to be hung in garage.
- Level 3 and 4: Brand named 15 SEER Heat Pump. Air handler to be located in Mezzanine mechanical room.

Interior Plumbing:

- 1<sup>st</sup> floor bath
  - Vitreous china floor mounted tank style toilet
  - Vitreous vessel type sink
  - Single vanity countertop w/ open shelf
  - Acrylic Tub/shower combo with subway tile surround
  - Hardware by Hansgrohe or equal
- Master Bath (2<sup>nd</sup> floor)
  - Vitreous china floor mounted tank style toilet.
  - (2) Vitreous vessel type sinks
  - Double vanity countertop w/ open shelf
  - Oversized (2) person subway tiled shower. Includes (2) shower heads and body sprayers).
  - Free standing acrylic bathing tub with tub filler controls.
  - Ledge provided in shower area.
  - Frameless glass enclosure of shower standard.
- Guest Bath (2<sup>nd</sup> floor)

Initials: \_\_\_\_\_

- Vitreous china floor mounted tank style toilet.
- Single vanity countertop w/ open shelf
- Acrylic Tub/shower combo with subway tile surround
- Hardware by Hansgrohe or equal
- Shower rod standard, with other optional upgrades including frameless shower enclosures.
  
- Laundry Room (2<sup>nd</sup> floor)
  - Washer water supply and drain
  - Option: Laundry sink rough-in only
  - Sink & cabinetry complete up-fit room option.
  
- Powder room (3<sup>rd</sup> floor)
  - Vitreous china floor mounted tank style toilet.
  - Single vanity countertop w/ open shelf
  - Hardware by Hansgrohe or equal
  
- Kitchen
  - Stainless kitchen sink – two bowl 50/50 pro style deep bowl sink by Kohler K-3820-4 or equal
  - Pull-out kitchen faucet by Hansgrohe; Cento Semi-Pro
  - Waste King 8000 – 1 horsepower Garbage disposer
  - Dishwasher (see kitchen appliance package for model)
  - Ice maker supply line to refrigerator location. (see appliance options)

Initials: \_\_\_\_\_

- Mezzanine bedroom (Optional and not included in base model. Rough-ins for future install included by option only.)
  - Vitreous china floor mounted tank style toilet.
  - Single vanity countertop w/ open shelf
  - Tub/shower combo with custom subway tile surround
  - Hardware by Hansgrohe or equal
  - Shower rod standard, with other optional upgrades including frameless shower enclosures

Exterior Plumbing:

- Hose bibs at front and rear of house (garage) @ ground level, and on roof level.
- Outdoor kitchen is an upgrade option. Hot and cold water service and waste lines located at outdoor kitchen on rooftop patio location. Rough-ins (only) are also an option.

Natural Gas Fixtures:

- Tank-less Water heater by Rinnai or equal.
- Two split system heat pumps w/ gas backup heat on lower unit. System for levels 1 and 2 in first floor garage. System for levels 3 and mezzanine on the mezzanine level mechanical room.
- Free standing kitchen range
- Optional fireplace upgrade. Option for rough-in only is available.
- Outdoor gas grill: Rough-in for grill - supply for rooftop patio kitchen area provided with kitchen option. Rough-in (only) option also at roof.
- Outdoor gas firepit: Rough-in included with firepit option. Option for Rough-in only for future fire-pit (piping to roof level) is available.

Electrical:

- All wiring to meet or exceed National Electrical Code Standards
- 400 Amp panel – located within allowable distance to meter.
- Meter located on courtyard side of building between units.
- Dedicated circuit to roof-top patio.
- Dedicated circuit for outdoor kitchen location (if option selected. See upgrade list for appliances)
- Exterior outlets at front and rear doors.
- Exterior outlets at front patio.
- All bedrooms provided w/ ceiling fan/light rough-in. Ceiling fans and controls not included. May be included by optional upgrade per location.

Initials: \_\_\_\_\_

#### Lighting:

- Ambient lighting: Recessed LED can lights in all bedrooms, living, dining, kitchen, bathrooms. Surface mounted led linear fixtures in garage and laundry room.
- 72" recessed LED or (2) Pendant lights over kitchen island (Optional upgrade)
- Vanity lights or wall sconces at all vanity locations
- Wall-mounted exterior fixtures at all doors – entry, garage & patio.
- Heavy duty Chandelier/pendant box at dining room location
- Heavy duty Chandelier /pendant box at living room
- Heavy duty Chandelier/pendant box at dog-house ceiling for stairway fixture.
- Surface mounted can lights w/ painted exposed conduit for lighting located below mezzanine.

#### Insulation:

- Meets or exceeds minimum Energy code requirements.
- Walls: R-19
- Roof: R-38
- Foundation: 2" rigid insulation board
- Option 1: Interior walls w/ batt insulation in walls
- Option 2: 3" Spray foam in exterior walls

#### Stairs:

- Standard:
  - Painted steel stair and mezzanine catwalk.
  - Top rail clad in clear poly finished 3/4" x 2" wood to match floor selection.
  - Treads: (all treads are open riser and shall be shaped to prevent 4" sphere from passing)
    - Standard: Prefinished white oak with open riser
    - Upgrade: Options available to match custom floor options available.

#### Interior Doors:

Initials: \_\_\_\_\_

- Standard: 3'-0" x 7'-0" 1 3/4" thick flush panel solid wood veneer door w/ factory finish. (Commercial door slab). Options for 8' upgrade.
- Painted K/D Hollow metal frames (standard throughout)
- Hardware: Popular Branded - ADA compliant lever handle style
- Brushed stainless steel hardware
- Weather-stripping on doors between garage and conditioned space, and elevator and conditioned space.

Closets:

- Standard: Plastic laminated shelves and steel rod
- Upgrade option: (owner selected cabinet organizational system – see options on upgrade list)

Hardware, fixtures, general specification: Brushed stainless steel

Mirrors:

- Polished plate glass mirrors over all vanities as specified in interior elevations
- Upgrade option: Substitute glass for surface mounted medicine cabinets by 'Robern'.

Interior Wall finishes: (please note paint finish types)

- Walls: Two-coat, Low-VOC paint, Flat finish
- Ceilings: Two-coat, Low-VOC paint, Flat white
- Trim: Two-coat, Low-VOC, Semi-gloss white

Flooring (for product and finish selection - see finish schedule)

- Garage: Sealed, trowel finished concrete slab on grade – sloped to garage door
- Foyer:
  - Standard wood floor – white oak
  - Upgrade wood floor – Options available.
- 1<sup>st</sup> floor flex space: Carpet (with upgrade options)
- Master Bedroom: Standard wood floor (with upgrade options)
- Bedrooms: Carpet (with upgrade options)
- Laundry: Floor to match adjacent floor in hall.
- Bathrooms (except powder room):
  - Standard: mosaic porcelain tile – white & white / white & black, black trim
  - Upgrade: mosaic natural stone tile – Carrera marble, black marble trim
- Living/Dining/kitchen/Powder room:

Initials: \_\_\_\_\_

- Standard wood floor: white oak
- Upgrade wood floor: Options available.

Cabinets:

- Hardwood shaker style soft close door and drawers
  - Standard: Painted white (maple) – flush or shaker style door.
  - Upgrade Option 2: Ebonized Oak – plain sliced white oak - flush or shaker style door.
  - Upgrade Option 3: Clear Oak – rift-cut white oak - flush or shaker style door.
- Bar pulls or edge pulls. Three finishes available.

Countertops:

- Synthetic stone (Owner will be selecting from an open palette)
  - Standard (Base contract): Silestone – “Basiq” collection
  - Option 1: Silestone – Eternal Collection
  - Option 2: Dekton – Per Dekton available options.

Appliances:

- See appliance package options

Parking:

- Private (2) car garage with pre-finished metal frame overhead door.
- Garage door: Black aluminum frame with frosted privacy panels. Optional insulated lites.
- Aluminum clad door opening trim to match door.
- Weather-stripping to match door color. (All materials pre-finished)
- Belt-drive garage opener with remote controls
- Upgrades: Keypad opener, smart house integration, etc.

Hardscape:

- Paved private drive
- Cast-in-place concrete curb & driveway apron

Initials: \_\_\_\_\_



- Front entry sidewalk: Cast-in-place concrete.

Exterior accessories:

- Mailbox: Ganged Prefinished metal modern style box - not lockable. (To be provided by developer – required by Post Office.)
- House Address number: (To be provided by developer).

Landscape: (see landscaping plan)

- Hardwood Mulch in planting bed areas per site plan
- Ornamental specimen at front entry approach
- Hedgerow in front of retaining wall guardrail. (TBD)

Warranty

2-10 Homebuyer's Warranty

**Upgrades:**

Plumbing:

- Whole house water filtration system
- Roof-top hot-tub
- Laundry Sink
- Filtered water appliance @ kitchen sink (in lieu of whole house filtration)

HVAC systems:

- Greater than 15 SEER Heat Pump systems
- Stairway recirculator system

Electrical:

- Car Charging Station
- Solar Panel Ready (conduit from roof to future inverter location at panel)
- Low-voltage upgrade packages

Initials: \_\_\_\_\_

- Speakers
- Security systems
- Home automation
- Lighting scene controls
- Ceiling Fan packages
- Garage door opener keypad
- Track lighting options available for 2<sup>nd</sup> floor hallway and living room.

Floor plan options:

- Option 1: 1st floor Bedroom with full bath floor bath (included in base contract – with option to remove.
- Option 2: Mezzanine bedroom with half bath – Office area
- Option 3: Roof-top kitchen
- Option 4: Full-width folding patio doors at living room
- Option 5: Fireplace in Living Rm
- Option 6: Bar on Living Rm level

Appliances:

- Stand-alone ice maker
- Under counter beverage center in kitchen
- Under counter Wine fridge in kitchen
- Trash compactor

**Kitchen appliance packages:** (all pro style hardware / stainless steel)

- Option 1 (base contract:
  - Refrigerator: Built-in type - SubZero 36" BI-36U/S
  - Range: 36" 6 burner Gas range / oven – Wolf – GR366
  - Dishwasher: Asko – D5426XLS
  - Under counter microwave: Drawer style – Wolf MDD24TE/S/TH
- Option 2: (none at this time)
  - Refrigerator: Built-in type - SubZero 42"
  - Range: 48" 6 burner Gas range / double oven – Wolf (dual fuel option – provide power)
  - Dishwasher: Asko – D5426XLS
  - Under counter microwave: Drawer style – Wolf MDD24TE/S/TH

Initials: \_\_\_\_\_

**A-la-carte Upgrade Options:**

- Wine cooler: 24" Wolf
- Beverage center: 24" Wolf
- Ice Maker: 18" Wolf
- Range: Dual fuel capability (gas cooktop / electric oven)

Initials: \_\_\_\_\_