

## THE SPECIFICS

### STRUCTURE/ENVELOPE

Foundation walls to be Nudura Insulated Concrete Form (ICF) System per structural drawings. Exterior walls to be 8" wide and demising walls to be 10" wide. Insulation to be 2 5/8" of rigid polyisocyanurate on each side of wall. Walls below to be waterproofed with a roll applied liquid waterproofing membrane installed from top of footing to top of wall.

Floor system to be 5" slab on grade. 3000 PSI/ 3/4" stone mix with 6 mil poly vapor barrier and welded wire fabric reinforcement

2X6 exterior wall construction with 2 1/2" Zip R-12 sheathing with taped joints rolled per manufacturers specifications

### Siding

Type 1: Boral 1" X 12" Tongue and Groove board with 1/4" horizontal reveal. Color match to James Hardie "Aged Pewter"

Type 2: James Hardie Vertical Siding Panels with smooth finish and reglets in mill finish aluminum. Panel color "Cobblestone"

Type 3: ACRE™ by Modern Mill shiplap siding

Stone Veneer: Boral Versetta Stone 36" x 8" panels. Color "Mission Point"

### Roofing

Type 1: Standing seam metal roofing. Color "Charcoal"

Type 2: Duro-Last PVC roofing. Color "Dark Gray"

Standing seam roofing to have a full ice and water shield underlayment on all roof surfaces and vertical fascia's and transitions

### Windows

Paradigm welded vinyl casement windows with low-E insulated glass, full screens, white exterior and white interior with field applied PVC casing

### Exterior Doors

Type 1: Garaga 8' X 9' shaker styles overhead door, 1 3/4" thick galvanized steel with 5/8" overlays. Insulation to be R-16. Color "black ice" with thermopane glass panels at top. Includes Liftmaster belt drive operator, exterior keypad, interior push button control, and safety sensors.



Type 2: Front door Thermatru Smoothstar Craftsman 1 lite 2 panel Shaker door. Field painted Benjamin Moore Iron Mountain 2134-30. Glass sidelight included on some unit styles where applicable.

Type 7: Thermatru inswing french door. White exterior. White interior and field applied PVC casing.

Type 8: Paradigm viny three panel sliding door. White exterior. White interior and field applied PVC casing.

Type 10: Thermatru inswing french door. White exterior. White interior and field applied PVC casing.

Maintenance free composite porch decking with 3" x 3" mill finish aluminum newel posts, mahogany top handrail, and horizontal aircraft cable guards.

#### Insulation

All exterior walls R-21 fiberglass insulation

All roofs have an open cell R-49 spray foam insulation

5" charcoal seamless aluminum gutters and downspouts as required

(3) frost free hose bibs for each unit (1 in garage, 1 on lower patio and 1 on elevated deck)

#### FLOORING & WALL TILE

##### Primary Design Selection

LVT in entry, living, kitchen, powder room, guest baths, bedrooms, and closets. See finish schedule.

24" x 24" porcelain tile in primary bath. See finish schedule.

3" x 12" white subway wall tile at kitchen backsplash and guest bath shower walls. See finish schedule.

3" x 12" white subway wall tile at guest bath and primary bath shower walls. See finish schedule.

##### Luxe Design Collection (upgrade)

Engineered hardwood and acoustical pad in entry, living, kitchen, powder room, bedrooms, and closets. Choice of two colors. See finish schedule.

24" x 24" porcelain tile in primary bath, second bath and powder room. See finish schedule.

3" x 12" white subway wall tile at guest bath and primary bath shower walls.  
See finish schedule. (Same tile as Primary Design Selection)

5" x 4" triangular glossy tile at kitchen backsplash. See finish schedule.

## KITCHENS & BATHS

MSI Q Quartz countertops Alabaster White with pencil edge in all kitchens

MSI Q Quartz countertop Shadow Gray in all powder rooms

MSI Q Quartz countertops in second baths and primary shower entry frame

Frameless kitchen and bath cabinetry with by Metropolitan Cabinets with Black Matte Shaker 0109 base cabinets and Light Oak Après Ski M2015 upper cabinets and wall hung bathroom vanities.

Soft close door hinges

All wood construction bath vanity boxes to be wall hung

Doors to be veneered flat panel full overlay in natural mid tone oak finish

Solid wood dovetail drawers with full extension smart stop guides and soft close door hinges

## CABINET PULLS

### Primary Design Selection

Amerock Matte Black edge pull at kitchen wall cabinets and bathroom vanities

Amerock Chrome mushroom cabinet knob at kitchen lower base cabinets and full height cabinets

### Luxe Design Collection (upgrade)

Amerock Matte Black edge pull at kitchen wall cabinets and bathroom vanities

Amerock Champagne Bronze mushroom cabinet knob at kitchen lower base cabinets and full height cabinets



## Gypsum Wall Board and Finishes

All walls and ceilings to be Gypsum Wall Board with taped joints and level 4 smooth finish

2 panel Masonite doors with Schlage hinges and Broadway lever hardware sets in matte black finish

All door casings to be pre-primed Anderson McQuaid 30602  $\frac{3}{4}$ " x 3  $\frac{1}{2}$ "

Windows to have GWB returns with corner bead, wood stool and apron to match door casing

Wall base to be pre-primed Anderson McQuaid 18722  $\frac{3}{4}$ " x 5  $\frac{1}{2}$ "

Staircase to have oak treads and landings, painted risers and skirts, and matte black steel handrails and balusters

Doors and trim will be primed and painted with two finish coats of Benjamin Moore Regal Select Finish Pearl Paint

Ceilings will be primed and painted with two finish coats of Benjamin Moore Regal Select Flat Finish

Walls will be primed and painted with two finish coats of Benjamin Moore Regal Select Eggshell Finish

Linen closets will have 5 vinyl coated wire shelves

Closets will have 1 vinyl coated wire shelf and rod or can be omitted at buyers request

## LIVING ROOM FIREPLACE WALL

### Primary Design Collection

Decorative wood mantle

Decorative wood shelving in niches to left and right of fireplace (3) on each side

### Luxe Design Collection (upgrade)

Decorative wood mantle

Decorative wood shelving in niches to left and right of fireplace (3) on each side

Black Matte Shaker 0109 base cabinetry and quartz countertops in niches to left and right of fireplace

Stone fireplace surround to be Eldorado Limestone Grand Banks

## PLUMBING FIXTURES & BATHROOM ACCESSORIES

### Primary Design Collection

Delta Trinsic line. Chrome in kitchen, matte black in bathrooms. Includes all shower and bath valves, faucets, towel ring, towel bar, robe hook and toilet paper holder

### Luxe Design Collection (upgrade)

Brizo Odin and Jason Wu line. Luxe gold in kitchen, matte black in bathrooms. Includes all shower and bath valves, faucets, towel ring, towel bar, robe hook and toilet paper holder.

Stainless steel under mounted single bowl kitchen sink

Kohler square white undermount sinks in all bathrooms

Acrylic soaking tub in second bath with tile surround

Acrylic shower base in master bath with large format porcelain surround

Master showers to have semi-frameless shower doors with matte black trim and hardware

Rectangular mirror at each bathroom sink with matte black frame

## APPLIANCES

### Primary Design Collection

GE Counter Depth French Door Refrigerator in Stainless steel

GE Dishwasher with hidden controls in Stainless steel

GE 30" slide in range in Stainless steel

GE Over the Range Microwave in stainless ducted to outdoors

### Luxe Design Collection (upgrade)

GE Café smart french door refrigerator in stainless steel or matte black

GE Café Dishwasher with hidden controls in stainless steel or matte black

GE Café slide in range in stainless steel or matte black

GE Café 30" commercial hood in stainless or matte black ducted to outdoors



Garbage disposal with batch feed control  
SimpliFire 50" Alluson linear Electric Fireplace

## MECHANICAL

Lennox Inverter Heat Pump heating and cooling system with multiple ducted indoor zones, fresh air intake, and single outdoor condensing unit and condenser pad

Programmable thermostat control

80 Gallon electric water heater

Electric unit heater in each garage

Passive radon system under the basement slab with PVC piping through the roof

Sump pump with electrical outlet installed in each storage/ mechanical room that discharges to exterior drainage system

## ELECTRICAL

200-amp, single phase electrical service with panel in garage

Interior electrical GFI & typical outlets per code

Switching with slide dimmers throughout

Telephone and cable outlets in each bedroom and living room

Telephone and cable outlets in each bedroom and living room. Primary bedroom and living room mounted at 60" for wall hung televisions.

## DECORATIVE LIGHTING FIXTURES

### Primary Design Selection

Kitchen pendants Kichler Zailey 5215BK

Dining pendant Kichler Drum 42196BK

Bathroom sconces Hinkley Aiden 53062BK

### Luxe Design Selection (upgrade)

Kitchen pendants Kuzco Helena PD9117-GH/GD

Dining pendant Hinkley Archer 4766HB

Bathroom sconces Sonneman Keel 3831.25

Living room ceiling fan Minka Aire Wave F843-CL

5" LED puck lighting in kitchen, family room, bedrooms, hallways, garages, closets and mechanical rooms

220V electric dryer outlet

All bathrooms have exhaust fans vented to the exterior

LED under cabinet lighting in kitchens

An exterior duplex electrical outlet at each porch or deck

#### FIRE ALARM AND FIRE SUPPRESSION

All units are equipped with wets sprinklers per NFPA (National Fire Protection Association) codes. Includes sprinkler coverage on exterior decks.

Fire alarm notification in each building to monitor sprinkler flow and tamper

Each unit has smoke and carbon monoxide detectors and mini-horns per code

#### Disclaimer

When a product is specified by a brand name, the Builder retains the right to substitute an equal or greater level of quality. The builder is not responsible for backordered or discontinued items or delays due to supply chain constraints. It is agreed that time is of the essence and to facilitate prompt completion. Builder reserves the right to choose items not selected in a timely way by the buyer, or when necessary, retains the right to substitute any backordered items with similar items of equal or greater value after notifying the buyer and will do its best to communicate with the homeowner in a timely manner.



