



FINISHES

- FLOORS** Hard shell smooth stone finish, uncoated natural concrete.
Second story units with designer carpet.
- WALLS** Two-coat painted 5/8" Gypsum wall board with one coat primer and one coat semi-gloss latex paint.
- CEILINGS** Above living room and back bedroom - exposed joists, tongue and groove decking of floor above. Bath, kitchen, hall and loft - painted, textured Gypsum board.
- TRIM** Two coat bright white semi-gloss finish.
- LIGHTING** Brushed nickel finish throughout. Track lighting in kitchen.
Bedroom and entry way with lighted ceiling fan.
Bathroom with light strip over vanity.
- INTERIOR DOORS** Pre-hung birch veneer solid core flat panel door, 3" wood trim and brushed nickel door knob and ball bearing hinges.
- ENTRY DOORS** Fully glazed anodized aluminum with green glass, door, cylinder lockset with exterior handle set and interior knob, chrome finish.
- OPENABLE GLASS WALL SYSTEM** Green glass paneled, insulated natural aluminum roll-up garage doors.

EXTERIOR

- WALLS** Solid block exterior with green stucco.
- WINDOWS** Anodized aluminum green glazed, one operable, and wall board return trim around with wood sill and skirt.
- DRIVEWAY** Concrete aggregate w/remote control auto gate.
- PARKING** Garage structure with 12 private parking stalls.
15 surface parking spaces.

KITCHEN

- SINK** Kohler double bowl cast iron white enamel sink.
- FAUCET** Price Pfister pull out adjustable spray brushed nickel.
- WASTE DISPOSAL** 1/2 hp Insinkerator disposer.
- KITCHEN CABINETS** Aristokraft brand wall and base cabinets with a cinnamon maple finish.
- COUNTERTOP** Laminated Formica high pressure post form laminate.
- BAR COUNTERTOP** Poured in place concrete with 1/16" hard epoxy coating, natural stone backsplash.
- REFRIGERATOR** Frigidaire 34" stainless steel freezer/refrigerator with automatic ice maker.
- RANGE/OVEN** Frigidaire 36" stainless steel self-cleaning digital electric range and oven.
- MICROWAVE** Frigidaire 36" stainless steel over the range w/revolving tray.
- DISHWASHER** Frigidaire 24" stainless steel two cycle.

BATHROOM

- SINK** American Standard Pure Luxury 20"x17" ceramic oval.
- TOILET** American Standard Colony Afton 1.6 gpf.
- TUB** Oversized tub 36"X16"X 5' Sterling Ensemble 36.
- TILE** Tub surround 6' above tub line.
- SINK FAUCET** Delta 470NN brushed nickel finish.
- SHOWER FAUCET** Double control valve two shower heads, Delta 1300 Series with chrome finish.
- ACCESSORIES** Satin nickel finish towel bar, towel ring, shower rod, and tissue holder.
- MEDICINE CABINET** 16"x30" mirror door medicine cabinet.

RECREATION AREA

- COURTYARD** Zen fusion courtyard with benches and lush plants in planter boxes and planting beds.
- FIRE PIT** Built-in fire pit with surrounding seating.
- SWING LOUNGE** 5 x 7 cushioned swing bed with canopy.

SERVICES

- ELECTRICAL** Each residential unit shall have a 125 amp service, single phase 120v/208v feeder with 30 pole breaker panel. Switched outlets in all bedrooms. A 4-0 junction box will be provided over the dining area for hanging fixture. Installed fire alarms are single station.
- HVAC** Each residence shall have its own heating unit (and air conditioning where upgraded). Gas heating and electric cooling system. Each bathroom shall be exhausted to the exterior of the building.
- PLUMBING** Each unit has its own Bradford White energy saving 40 gallon hot water tank. Water heaters are supplied with safe pan and drain. Plumbing fixtures are specified.
- FIRE PROTECTION** A minimum of one hour fire separation is provided between residences. The building and each unit will be protected with a fully automatic sprinkler system.
- SOUND PROTECTION** Sound protection between units meets minimum required by code.
- TELECOM** Each unit will have the choice of satellite or cable TV as well the ability to access broadband DSL, or dial up internet access, facilitated through pre-wiring of category 5 data cable throughout the unit.

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