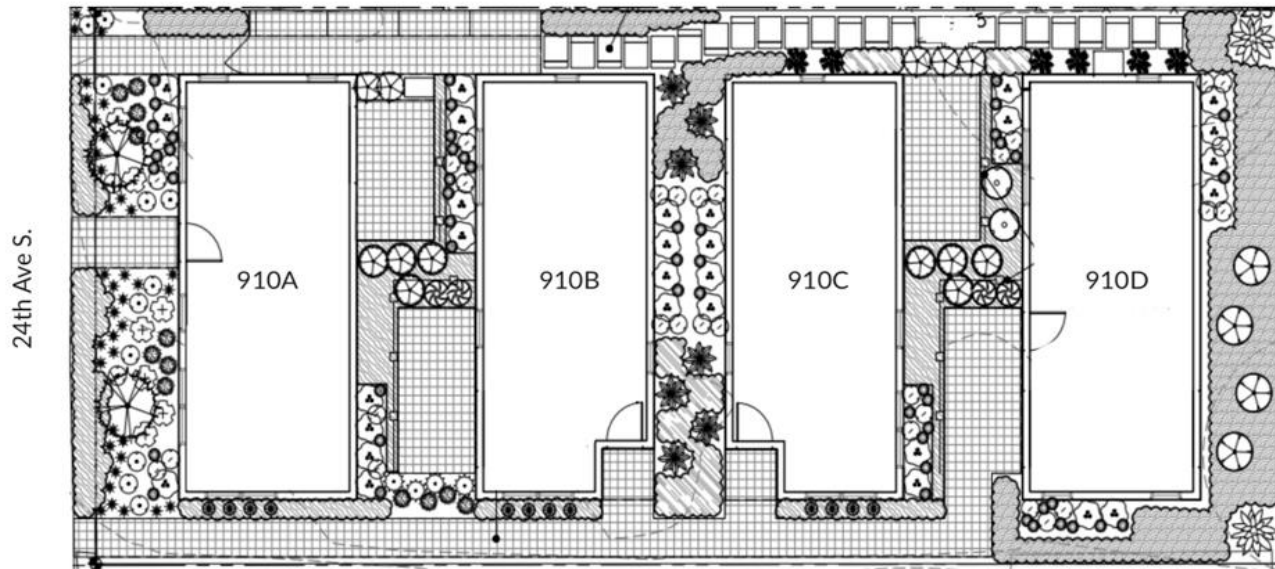




Specification List, Dated 12-20-2020


*Floor plans are provided for illustrative and general informational purposes only. In a continuing effort to improve our products and designs, final construction elevations, square footages, floor plan layouts and/or materials and colors may vary. Buyer to verify all information to their own satisfaction.



- Exterior Door
- Windows/Skylights
- Sliding Glass Doors
- Roofing
- Siding
- Gutters & Downspouts
- Waterproof Foundation
- Plumbing
- Plumbing Fixtures
- HVAC
- Electrical
- Low Voltage
- Fireplace
- GWB/Drywall
- Paint & Stain
- Cabinets

- Interior Doors/Trim
- Ornamental Metal/Rail
- Closets/ Shelving
- Finish Carpentry
- Tile/Vinyl/P-LAM
- Carpet
- Hardwood
- Specialties
- Countertops
- Lighting
- Finish Hardware
- Glass/Mirrors & Shower
- Appliances
- Exterior Flatwork
- Landscaping
- Fencing


EXTERIOR DOORS 40-08100

FOCUS	MFR/ITEM	DETAILS	VISUAL
Exterior: entry door	3'0" x 6'8" fiberglass Black		

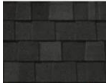
WINDOWS/SKYLIGHTS/SGD 40-08500

FOCUS	MFR/ITEM	DETAILS	VISUAL
Windows	Ply gem pro series w/ auto locks & screens	Black vinyl exterior white interior/ wind resistant *Provide touch up kits for each unit	

SLIDING GLASS DOORS

FOCUS	MFR/ITEM	DETAILS	VISUAL
Sliding glass door	Pro Series 960S Standard Two Panel Sliding Door	72 x 82 white interior and handle, & black exterior and door handle	

ROOFING 40-07300

FOCUS	MFR/ITEM	DETAILS	VISUAL
Roof	Composite roof	Dual Black	






SIDING 40-07400

FOCUS	MFR/ITEM	DETAILS	VISUAL
Lap Siding	Hardie or equivalent	8"	White
Rainscreen		TYVEK Commercial or equivalent w/ approval	
Board and Batten Siding	Hardie Panel	Fiber cement lap siding 'smooth' - pre-rimmed panel w/ TAMLYN (or equivalent) flashings. *Paint channels surrounding body color	







GUTTERS/DOWNSPOUTS 40-07700

FOCUS	MFR/ITEM	DETAILS	VISUAL
General	Downspout color: White	Scuppers + smooth 3" round downspouts. Location per plan	


Flashing		White	
WATERPROOF - FOUNDATION 40-07150			
FOCUS	MFR/ITEM	DETAILS	VISUAL
Crawl Space	Install postive crawl drains	See Sheet A9.0 Detail 12 for Exterior Wall at Foundation	
PLUMBING 40-15400			
FOCUS	MFR/ITEM	DETAILS	VISUAL
Hose Bib	Arrowhead arrow breaker 465 anti-siphon *or equivalent	Frost free - near front door and back patio	
General: kitchen garbage disposal	Badger/whirlaway or equivalent	1/3 Hp with air switch	
PLUMBING FIXTURES 40-15500			
FOCUS	MFR/ITEM	DETAILS	VISUAL
ALL UNITS: Kitchen Sink	Vigo Model # VG3020CK1	Camden Farmhouse Stainless Steel 30 in. 0-Hole Single Bowl Kitchen Sink with 1 Grid, 1 Strainer in Stainless Steel	
ALL UNITS: Kitchen Faucet	Moen #7185ORB	Brantford Oil Rubbed Bronze One-Handle High Arc Pull-down Kitchen Faucet WaterSense®	
ALL UNITS: Toilet (Master + Secondary)	Sterling #402028-0	Karsten Elongated Toilet With Dual Force Technology - White	
ALL UNITS: Master + Secondary Bath Sink	L1506	Rectangular Under Mount Lavatory	

ALL UNITS: Master Bathroom Free Standing Tub	Kingston Brass VTSQ512823	Aqua Eden 52" Free Standing Acrylic Soaking Tub with Reversible Drain and Drain Assembly	
ALL UNITS: Secondary Bath Tub	Sterling 71171112-1	Ensemble Series 7117, 60 X 30 Bath With Abovefloor Drain - White	
ALL UNITS: Secondary Bath Tub/shower faucet	Moen #T2253EPORB	Brantford Oil Rubbed Bronze Posi-Temp® Tub/Shower WaterSense®	
ALL UNITS: Master Bathroom Shower Faucet	Moen #T2252EPORB	Brantford Oil Rubbed Bronze Posi-Temp® Shower Only WaterSense®	
ALL UNITS: Master Bathroom Wall Tub Filler	Kingston#KS7025BL	English Country Wall Mount Roman Tub Faucet, Oil Rubbed Bronze	
ALL UNITS: All bathrooms sink faucet	Moen#T6620ORB	Brantford Oil Rubbed Bronze Two-Handle High Arc Bathroom Faucet WaterSense®	
ALL UNITS: All bathrooms bathtub drain	Delta D-301ORB	Push Tub Drain Trim/Single-hole Overflow Cover - Oil Rubbed Bronze	
ALL UNITS: Master Bathroom shower drain	821-2PQRB	Square Drain Bronze	
All Units: Master Bath Shower		Mudset pan for tile with curb	

HVAC 40-15700


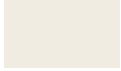
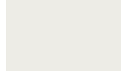

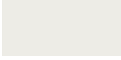
FOCUS	MFR/ITEM	DETAILS	VISUAL
ALL UNITS: Exterior vent termination all bath fans	FAMCO #BVDS4 Black	W/ Damper & screen *or equivalent	
ALL UNITS: Exterior vent termination all dryer vents	FAMCO #BVDS4WS Black	W/ Damper remove screen * or equivalent	
ALL UNITS: Exterior vent termination all range vents	FAMCO #BVDS6 Black	W/ Damper & screen *or equivalent	
ALL UNITS: Hot Water Heater	Bradford White RE 350S6-INCWW	50 Gallon - Energy Saver Electric Residential Water Heater, 240V	
All UNITS: Multi-zone ductless	Mitsubishi MXZ-2C20NA2	Mitsubishi - 20k BTU - M-Series Outdoor Condenser - For 2 Zones	
ALL UNITS: Master Bedroom & Living Room Mini-split Head	Mitsubishi MSZ-GL09NA-U1	GL-Series 9k BTU Wall Mounted Unit - For Multi or Single-Zone	
ALL UNITS: Dryer Vent Box	Construction solutions #DBX1000 White	Vent box made of high impact polystyrene. Includes knockouts for direct, down & up venting. 4" or 6"	For Reference: newconstructionsolutions.com/pages/dryer-box-dbx1000m-metal-dryer-vent-box/index.html
ALL UNITS: Crawspace Vent	FANTECH FG #40402 w/Timer	1 fan per crawl space unless noted otherwise	

ELECTRICAL 40-16100



FOCUS	MFR/ITEM	DETAILS	VISUAL
General		Electrical Panel	
Crawspace fan when applicable	See HVAC.	Provide timer & power for vent fan. *Vent size & location is per plan	N/A
Fire/Smoke/Co Detectors		White 120V Combo fire/smoke/carbon monoxide detectors wired per code w/ batter back up	
ALL UNITS: Kitchen Backsplash		Outlets to run horizontal. Backsplash: plugs to be 4" on center above finished counter	
ALL UNITS: USB Port Outlets	LEVITON #T5632-W White	2 each at kitchen and master - see electrical plan	

ALL UNITS: Wall Outlets	White Outlet cover w/ white outlet plates		
ALL UNITS: Switches	LEVITON DECORA 5601-2W(SINGLE) 5603-2W (MULTI) White	N/A	
ALL UNITS: Kitchen Disposal Switch	Provide counter mounted air switch for garbage disposal		
ALL UNITS: Supplemental heat + Electric heater t-stats	KING ELECTRIC #PAW121-U White CADET Model # CSC101TW	Com-Pak 1,000-Watt 120-Volt Fan-Forced In-Wall Electric Heater in White	
LOW VOLTAGE 40-16200			
FOCUS	MFR/ITEM	DETAILS	VISUAL
General	Structured wiring package to include 1, 28" Q Panel(Model ONQ EN2850) enclosure w/ hinged panel door. 1, 110V duplex outlet 1 split 50 punch down block, 1 CATV w/ 8-way splitter. 0 Q-8 port network interface module #363486-01 (leave space in panel for homeowner router & equipment)		
Media-TV-Power Outlet	Provide power outlet at 60" from floor to flat screen tv at living room & master bedroom. Provide flexible smurf tube/raceway between triple port outlet & a junction box. *Locations per plan		
Data /Cable	CAT5E Ethernet RJ-45		*Locations per plan
Doorbell Button	See finish hardware for doorbell button. See lighting for doorbell chime.		Install doorbell at front entrances
FIREPLACE 40-10300			
FOCUS	MFR/ITEM	DETAILS	VISUAL
Unit A & D	SimpliFire Allusion fireplace	SimpliFire - Allusion 48 - 48" recessed linear electric fireplace, 120 volts, 1500 watts 12.5 amps 5,000 BTU output, Clear crystal media, Touch controls, Four flame colors, 14 ember bed colors, Multifunctional Remote. Allusion Electric Fireplace - recessed linear fireplace.	
GWB/DRYWALL 40-09200			
FOCUS	MFR/ITEM	DETAILS	VISUAL
Texture	Extremely light orange peel texture throughout. Square corners		*8 hours of touch up PER UNIT to be included in bid
Bypass door openings	Wrapped w/ drywall. Metals on the back		
Windows	All windows receive 3 way wrap. Windows over 60" a.f.f receive 4 way wrap		
Floor Protection	Sheetrock to paper all floors/install in hardwood areas. Durarock in all tub/shower areas		

PAINT/STAIN 40-09900


FOCUS	MFR/ITEM	DETAILS	VISUAL
General		All stained surfaces to get clear coat finish	
Exterior fence stain		Sherwin Williams woodscapes - 1 coat clear	
General: Exterior/Interior paint	Exterior: Sherwin Williams A-100 LOW VOC Interior: Sherwin Williams PROMAR 200 0 Voc		
Interior walls/ceiling	Sherwin Williams #SW7551 Greek Villa	Sheen "Eg-Shel"	
Interior millwork, doors, door jambs + window sill	Sherwin Williams #SW7005 Pure White	Semi Gloss Finish. Painted	
Entry Door	Sherwin Williams #SW6258 Tricorn Black	Semi Gloss Finish. Painted	
Exterior siding paint	Sherwin Williams #SW7005 Pure White	Semi Gloss Finish. Painted	






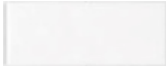



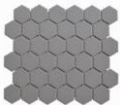


CABINETS 40-12300

FOCUS	MFR/ITEM	DETAILS	VISUAL
Finished Height		All finished height of cabinets (including countertops) to be 36" A.F.F.	
Unit A & C: Kitchen and Bathrooms	Schrock Kayes White	Shaker Style; see cabinet plans for design and layout	
Unit B & D: Kitchen and Bathrooms	Schrock Kayes Light Grey	Shaker Style; see cabinet plans for design and layout	



INTERIOR DOORS/TRIM 40-08200

FOCUS	MFR/ITEM	DETAILS	VISUAL
General		Use formaldehyde free products when available	
Interior Doors		One panel shaker style painted white	
Hollow Doors		All Interior doors	



All Units: Bonus room	Millbrooke Barn PVC and Metal 36-inch H-Style Sliding Door	Vertical paneled barn door w/ bronze or black hardware	
Millwork: Window Casing	1x7 Painted MDF	Drywall on 3 sides w/ 1x6 MDF sill and 1x2 apron. Apron to sit under sill. Sill cut to fit site conditions. No dog ear. Flush.	
Millwork: Door Casing	1x3 MDF	Flat stock fully cased, mitered corners	
Millwork: Half Jamb Casing		Full drywall wrap w/ metals on back. Mdf half jamb w/ casing on front	
Millwork: Base Molding		1/2 x 4" MDF Flat stock	
Skirtboard at stairs		1 x 12 Painted MDF	
Interior Handrails	Hemlock squared	Stained to match laminate 2" x 1 1/4"	
CLOSETS/SHELVING 40-10670			
FOCUS	MFR/ITEM	DETAILS	VISUAL
ALL UNITS: Linens, secondary and Master closets		White free slide shelf & rod, 1" wire mesh w/ open area for hanger movement. Per design approval	
FINISH CARPENTRY 40-06200			
FOCUS	MFR/ITEM	DETAILS	VISUAL
General	See exterior doors, interior doors/trim/millwork/interior railings, & cabinets. Windows over 60" A.F.F. receive 4 way drywall wrap.		
TILE/VINYL/P-LAM 40-09300			
FOCUS	MFR/ITEM	DETAILS	VISUAL
Transitions	All carpet to tile transition areas to receive polished metal Schluter. All tile to counter/tile to tub transitions to be caulked w/ color matched silicon caulk		
General: Grout w/ sealer	TEC Power Grout ZERO-VOC	See grout color w/ tile selections *Minimal grout joints: 1/16" on all rectified porcelain. 1/8" on all other insulations	Follow tile manufacturer/fabricator recommendations or test small area prior
General: All tub & showers		Schluter jolly satin anodized aluminum trim.	
General: Tile layout		Shower tile walls to extend 3" past glass/pan/or tub	

Units A&C: Laundry closet	NY 2 LA Color: Riverside Steel	12 x 24 Parallel to vanity. Straight set ; silver grouting	
Units B&D: Laundry closet	NY 2 LA Color: Malibu White	12 x 24 Parallel to vanity. Straight set; warm grey grouting	
All Units: Kitchen Backsplash	Daltile White	3"x 6" Horizontal Offset 16" height; B&D - frost grouting; A&C - Warm Grey	
TILE/VINYL/P-LAM 40-09300			
FOCUS	MFR/ITEM	DETAILS	VISUAL
Unit A&C: Secondary Bath Floor	NY 2 LA Color: Riverside Steel	12 x 24 Parallel to vanity. Straight set ; silver grouting	
Unit B&D: Secondary Bath Floor	NY 2 LA Color: Malibu White	13 x 24 Parallel to vanity. Straight set; warm grey grouting	
All Units: Secondary Bath Shower Wall	Daltile White	4x16 horizontal Offset ceiling height; B&D frost grouting; A&C warm grey grouting	
Unit A&C: Master Bath Floor & Niche	Union Square Madison	8x8 Floor: Parallel to vanity; warm grey grouting; Niche - opposite side of pony wall & opposite side freestanding tub	
Unit B&D: Master Bath Floor & Niche	MSI - Kenzi Azilla	8x8 Floor: Parallel to vanity ;Timberwolf grouting; Niche - opposite side of pony wall & opposite side freestanding tub	
Unit A&C: Master Bath Shower Floor	Statements Eclipse White	2" Hexagon 12x12; warm grey grouting	
Unit B&D: Master Bath Shower Floor	Statements Eclipse Grey	2" Hexagon 12x12; Timberwolf grouting	
Unit A&C: Master Bath Shower Walls	Thompson Picadilly Color: Avorio	4x16 - Horizontal Offset ceiling height; warm grey grouting	
Unit B&D: Master Bath Shower Walls	Thompson Picadilly Color: Bianco	4x16 - Horizontal Offset ceiling height; Timberwolf grouting	













CARPET 40-09625

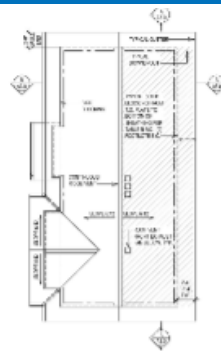
FOCUS	MFR/ITEM	DETAILS	VISUAL
Units A&C	Shaw Grand Turk texture COLOR: Weathered	100% BCF PET Polyester. surfaces for locations.	See 
Units B&D	Shaw Grand Turk texture COLOR: Dove	100% BCF PET Polyester. surfaces for locations.	See 
Carpet Pad	Charity Pad 8LB 20SY		
Unit A & C Staircases	Shaw Grand Turk texture COLOR: Weathered	See floor detail for more info.	
Units B&D Staircases	Shaw Grand Turk texture COLOR: Dove	See floor detail for more info.	

HARDWOOD 40-09650

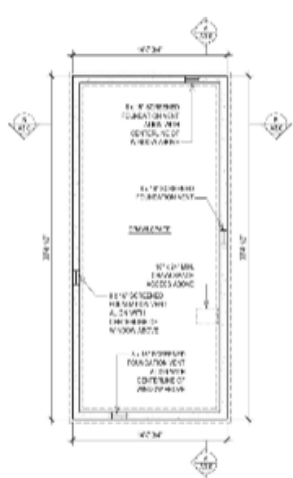
FOCUS	MFR/ITEM	DETAILS	VISUAL
Unit A&C	MSI Flooring - AKADIA	see floor surface + direction	
Unit B&D	MSI Flooring - WHITFIELD	see floor surface + direction	

FLOOR SURFACE + DIRECTION: HARDWOOD, CARPET + TILE --> FIRST + SECOND FLOOR

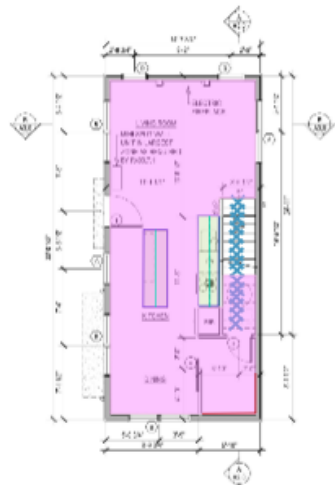
	40-09300 Kitchen Backsplash	8.69 SF
	40-09300 Tile - Flooring	86.21 SF
	40-09300 Tile - Shower Walls	240.40 SF
	40-09330 Tile - Shower Pan	23.66 SF
	40-09400 Slab Countertops	47.75 SF
	40-09625 Carpet	295.19 SF
	40-09625 Carpet Stairs	15 EA
	40-09650 Hardwood	399.31 SF
	40-10670 Closets/Shelving	26.48 LF
	40-10800 Mirrors	7.87 LF
	40-10800 Shower Door	7.00 LF
	40-12300 Cabinets	24.09 LF



SECTION ROOF
SCALE 1/8" = 1'-0"



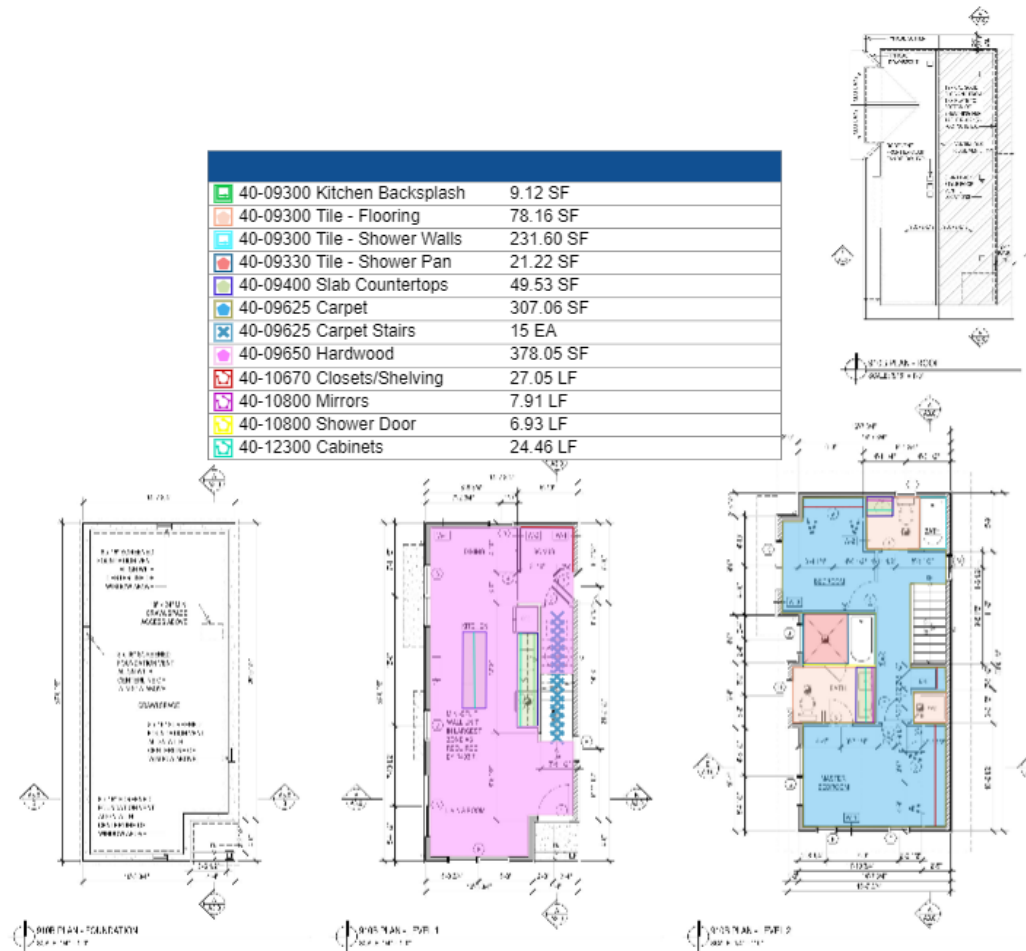
FOUNDATION PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"




SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"















SPECIALTIES 40-10400






FOCUS	MFR/ITEM	DETAILS	VISUAL
Postal	Black. Location + type per postmaster. See PM.	MAILBOXGUY.COM	N/A

COUNTERTOPS 40-09400

FOCUS	MFR/ITEM	DETAILS	VISUAL
Unit A&C: Kitchen & Master Bathroom	MSI QUARTZ POLISHED CARARA GRIGIO	3CM - Eased edge. Backsplsh	






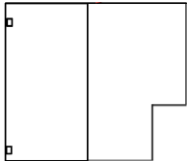


Unit B&D: Kitchen & Master Bathroom	MSI QUARTZ POLISHED CARARA MARMI	3CM - Polished Eased edge. Backsplash	
Unit A&C: Secondary Bathroom	MSI QUARTZ MERIDIAN GREY	3CM - Polished Eased edge with backsplash	
Unit B&D: Secondary Bathroom	MSI QUARTZ ARCTIC WHITE	3CM - Polished Eased edge with backsplash	
LIGHTING 40-16500 (*see lighting plan for locations and layout)			
FOCUS	MFR/ITEM	DETAILS	VISUAL
All exterior can lighting, Secondary bath + Master bath	DESIGN CLASSICS 8" Rould LED Light #641905 White	Wet Location	
Entry door wall sconce	Crescent Lighting# 307522	One Light Outdoor Wall Lantern	
Doorbell button & chime	Ring #8VR1P6-0EN0	Ring Video Doorbell Pro - Satin Nickel	
Interior stair wall lights: None	Crescent Lighting# 122826	One Light Wall Sconce	
Interior Can Lighting	6" cans w/ white trim	See electrical plan for placement	
UNITS B & C: Secondary Bedroom+Bonus	Crescent Lighting# 126964	LED flush light	
UNITS A & D: Secondary Bedroom+Bonus	Crescent Lighting #303422	LED flush light	
ALL UNITS: Master bath vanity	Crescent Lighting# 145134	Three Light Bathroom	
ALL UNITS: Secondary bath vanity	Crescent Lighting# 146389	Two Light Semi-Flush Mount	





ALL UNITS: Master Bedroom	Crescent Lighting# 9891922	Three Light Chandelier	
ALL UNITS: Dining	Crescent Lighting #9842706	Six Light Pendant	
ALL UNITS: Under Stairs Storage	Crescent Lighting #121040	LED Flush Mount	
ALL UNITS: Bathrooms	PANASONIC #FV-11VHL2	WhisperWarm Lite 110 CFM Ceiling Exhaust Fan with Light and Heater, Quiet, Energy Efficient and Easy to Install	
ALL UNITS: Walkways	Crescent Lighting #378465	LED Step and Wall Light	
FINISH HARDWARE 40-08700			
FOCUS	MFR/ITEM	DETAILS	VISUAL
Interior Door Hinges		Matte Black	
Exterior Door Stops	Ives floor door stop Black #FS441		
Interior Door Stops	Heavy duty door stop with rubber tip		
All Units: Interior handrail bracket	50mm clearance heavy duty handrail bracket, Black		
Interior levers: privacy	Kwitkset # 155HFL SQT 514	Halifax Square Iron Black Privacy Bed/Bath Door Lever Provide extended door strike	
Interior levers: passage	Kwitkset # 154HFL SQT 514	Halifax Square Iron Black Passage Hall/Closet Door Lever Provide extended door strike	

Entry Door	Kwikset # 818VNHXHFLSQ514	Vancouver Iron Black Single Cylinder Low Profile Handleset with Halifax Lever Featuring SmartKey Security	
Patio Door	Kwikset #156HFL SQT 514 SMT & #258 SQT 514 SMT	Halifax Lever (Square) - Keyed - featuring SmartKey/Downtown Deadbolt - Keyed One Side - featuring SmartKey	
Pocket Door	Kwikset #335SQT	Privacy Bed/Bath Pocket Door Lock	
Closet Door	Pack Closet Door Finger Pull Black - 2-1/8" Round Sliding Finger Door Pull		
House Number	5.5 Inch High Cast Iron House Number, Solid Home Address Numbers, Elegant Black Brown Finished, Easy Install with Matching Screws, vertical		

FINISH HARDWARE 40-08700

FOCUS	MFR/ITEM	DETAILS	VISUAL
ALL UNITS: Kitchen, secondary + master bath doors	Oil Rubbed Bronze	1 1/8	
ALL UNITS: Kitchen, secondary + master bath drawers	Oil Rubbed Bronze	4.63 inches	
ALL UNITS: TP Holder	Oil Rubbed Bronze		
ALL UNITS: Hand Towel Bar	Oil Rubbed Bronze		



ALL UNITS: Master Bath & Secondary Towel Bar	Oil Rubbed Bronze		
ALL UNITS: Master Bath Robe Bar	Oil Rubbed Bronze		
Bonus Room	ORCA HARDWARE Black	6'6 flat track kit w/ standard thru bolt mount hanger	
GLASS/MIRRORS & SHOWER DOORS 40-10800			
FOCUS	MFR/ITEM	DETAILS	VISUAL
ALL UNITS: Secondary Bath Mirror	Rectangle with Black Trim	24 x 36	
ALL UNITS: Master Bath Mirror	Rectangle with Black Trim	24 x 36 (x 2)	
ALL UNITS: Shower Doors	3/8" Clear Tempered @ 76" Tall, 28" Wide Door // Notched Inline Panel, Matte Black Hardware, Wall Mount Hinges, 8" Back-to-back Pull, Bottom Sweep, Fixed Panel secured in 3/4" Deep U-channel		
APPLIANCES 40-11400			
FOCUS	MFR/ITEM	DETAILS	VISUAL
ALL UNITS: Kitchen Dishwasher	LG #LDF5545SS	24 in Front Control Built-In Tall Tub Dishwasher in PrintProof Stainless Steel w/ QuadWash & Stainless Steel Tub, 48 dBA ENERGY STAR®	
All UNITS: Refrigerator	Haier #HRQ16N3BGS	16.4 cu. ft. Quad French Door Freezer Refrigerator in Stainless Steel, Fingerprint Resistant ENERGY STAR®	

All Units: Microwave	LG #LMV1764ST	1.7 Cu. Ft. Over-the-Range Microwave - Stainless steel	
ALL UNITS: Kitchen Range	LG # LSE4611ST	6.3 cu. ft. Electric Single Oven Slide-in Range with ProBake Convection® and EasyClean®	
ALL UNITS: Washer/Dryer	LG #WM3400CW and #DLE3400W	Washer - 4.5 cu. ft. Ultra Large Capacity White Front Load Washing Machine with Coldwash Technology; Dryer - 7.4 cu. ft. Smart White Electric Vented Dryer with Sensor Dry ENERGY STAR®	
ALL UNITS: Washer/Dryer Pan	Oatey or Equivalent	28 in. x 30 in. Plastic Washing Machine Pan with 1 in. Furnished Drain Adapter	

EXTERIOR FLATWORK 30-03200

FOCUS	MFR/ITEM	DETAILS	VISUAL
Entry & Walkway	Per Landscape Plan	Light Broom Finishes	

LANDSCAPING 30-02900

FOCUS	MFR/ITEM	DETAILS	VISUAL
Trash/recycle lighting	Amazon.com trash/recycle lighting black *or equivalent	4pack soar powered led accent/security light 3"x 1.8" x 6.65"	
Walkways and backyard patio		Pervious Pavers; 2 x 2 pavers	

FENCING 30-02700

FOCUS	MFR/ITEM	DETAILS	VISUAL
Site Fencing		Cedar Wood panel Vertical	