

SPECIFICATIONS FOR JETTY VIEW TOWNHOMES

EXTERIOR

- Façade
 - Combination of James Hardi fiber-cement lap siding and board and batt product, as well as cedar shingle accent, over whole house Tyvek house rain screen approved product (or approved equal).
 - Sherwin Williams (or approved equal) A100 acrylic paint, with two main body colors, trim accent color, and accent color for entry door.
 - 4' synthetic stone masonry wainscot on north elevations and east/west elevations of end units.
 - Milgard (or approved equal) white on white vinyl windows, lifetime warranty, U-27 or better insulation value.
- Roof
 - 30 year or better composite shingle roof, black.
- Patio/Deck
 - Two (2) 20' x 10' decks located on 2nd and 3rd stories of north elevation. Trex Transcend decking with hybrid cedar-stained post/handrail and Fortress stainless steel cable rail guard system.
 - One (1) 20'x 10' exposed aggregate concrete patio with sealer.
- Foundation
 - Continuous spread concrete footings with minimum 18" stem wall, typical anchor bolts and structural hold downs per structural engineer.

INTERIOR

- Rough Carpentry
 - 2x6 wood framed, exterior stud wall with engineered plywood system.
 - Double 2x4 wood framed party wall for interior common walls between units, with double layer 5/8 fire rated sheetrock, caulking and taping as well as insulation.
 - Engineered I-Joist floor system with 3/4" tongue and groove floor sheet decking.
 - Engineered, prefabricated wood truss system covered with 1/2" OSB plywood.
 - Envelope, floor, foundation, and roof system all fully engineered and designed to withstand climate of coastal range.
- Finishes
 - Countertops – Solid slab quartz with undermount sinks, all counters.
 - Flooring –LVP flooring in all halls, kitchen, living, bathrooms, and laundry. 8lb pad and carpet in bedrooms and stairs.
 - Walls – 1 coat primer, 2 coat Sherwin Williams (or approved equal) Satin finish paint over level 3 orange peel walls (grey) with white MDF trim on doors, base, and windows (full wrap).
- Cabinets
 - White, shakers style, with self-close guides on doors and drawers with stainless steel pulls. Prefinished white birch material for all door, drawer, cabinet box faces and end panels. Composite materials for interiors and partitions.

- Plumbing
 - American Standard Cadet Pro toilet and tank, with stainless steel trim kit.
 - AO Max (or approved equal) 60 x 32 fiberglass shower (white) and tub/shower, with stainless steel trim kit.
 - Dayton, double basin, stainless steel kitchen sink with Moen Arbor stainless steel pull down faucet and Insink Erator garbage disposal.
 - Bradford White (or approved equal), 50-gallon, 92% efficient natural gas water heater.
- Electricity
 - 200-amp service panel.
 - Approx. (50) 6" recessed can, LED lights (spec TBD).
 - (4) 90 cfm bath fans.
 - Decora light switches (white).
- HVAC
 - Mitsubishi mini-split, ductless heat/cool system on main floor area and master bedroom
 - Cadet heaters in all bedrooms
 - 2 Energy Recovery Ventilator (ERV) units for fresh air intake and whole house exhaust
- Doors, Trim & Hardware
 - Craftsman style, 3 light, decorative entry door.
 - 2 panel, hollow core, paint grade interior doors.
 - 1/2" x 6", MDF base.
 - Full wrap, craftsman style MDF window trim.
 - Full wrap, craftsman style MDF door trim.
 - Kwikset Halifax door lock and hardware package.
- Appliances
 - General Electric, Premium Stainless Steel Gas Range (single oven).
 - General Electric, Premium Stainless Steel, Microhood.
 - General Electric, Premium Stainless Steel, Dishwasher.
- Misc
 - Stainless steel towel holders, toilet paper holders and towel rings in all bathrooms, as needed.
 - Closet shelving included.
 - 36" natural gas fireplace.