

• S T R U C T U R A L

Foundation: Engineered steel reinforced concrete, slab on grade. Light broom finish at garage floor.

Framing Materials: Floor system above garage to be steel beams and bar joists with corrugated metal decking and 4" of concrete sub-floor; mid-upper floor assembly to be 16" floor trusses with 1 1/8" plywood sub-floor; mid and upper floor walls to be wood 2x4's 16" on center; standard wall heights 10'; roof framing to be engineered wood system; radiant barrier at all roof decks; exterior sheathing Dens©shield board; fascia 1x8 painted hardiplank cement board; soffit, vented hardipanel cement board.

Insulation-Isolation:

Walls: Sound attenuation board between double 2x4 common walls; all common walls to be separated with 2" airspace and R-13 fiberglass batts both sides; Fiberglass batts at interior walls around baths and between bedroom/living areas (R11), and exterior walls (R15). Upper attic ceiling to be R34 blown in fiberglass. All common walls and ceiling to be 1 hour fire rated.

Floor/Ceilings: Sub-floors to be 3/4" gypcrete sound-deadening system over 1 1/8" t&g plywood over open web trusses and R-19 fiberglass batts. Garage ceilings to be suspended metal grid with vinyl coated 2 x 4 acoustic tiles.

• E X T E R I O R

Windows and Exterior Doors: Andersen brand wood casements with aluminum cladding, insulated glass with Low E coating.

Front Door: Solid two panel, knotty Alder, stained and varnished.

Wall Veneer: 100% Masonry

Stone: Blended color, chopped limestone with matching mortar.

Stucco: Three layers hand troweled cement plaster with galvanized lathing, two coats sealer.

Roof: Standing seam metal roof in dark bronze color.

Elevator: Tyssen –Krup Marquis 2500lb or equal hydraulic commercial cab with wood panel interior and tile floor.

Driveways: Brushed finish concrete curbs with asphalt paving; painted striping

Landscape: Professionally designed and installed with beds at front; automatic sprinkler front. lakeside shall remain natural.

• I N T E R I O R

Walls & Ceilings: Medium orange peel finish with 3/4" bullnose at all corners.

Trim: baseboards 5 1/4" standard "B" base with matching 3 1/2" casing. All windows to have wood casing and wood returns. Interior doors to be solid six panel white pine.

Cabinets: Raised panel solid, stain grade Alder doors and face frames with 42' tall uppers; adjustable shelves at all uppers.

Countertops: Kitchen tops to be slab granite with polished edges; bath counters to be tile.

Bath Tile: Tubs and showers to include walls and surrounds of hand laid designer tile.

Plumbing Fixtures: All valves, tubs, toilets and sinks to be Kohler brand; bronze finish at all fixtures except utility and bath #2.

Appliances: Kitchenaid stainless steel, Architect series. Including counter depth 25 ft3 side by side. refrigerator, 30" convection oven, 36" Stainless Steel gas cooktop, microwave, dishwasher, disposal, and vent hood.

Flooring: Ceramic tile at entry, kitchen, baths and utility. Carpet at living areas, bedrooms, and closets.

Airconditioning: Trane brand 14 SEER heat pump with 10 year warranty.

Electrical: Extensive recessed lighting; designer selected bath and exterior lighting.

Structured Wiring: RG6 coaxial, Cat5 telephone cable to all bedrooms and living rooms; all cable Home-run to central hub for networking; Main living room pre-wired for surround sound.

Security: All operable windows and doors pre-wired for internal monitoring.

Paint Finishes: All walls and ceilings to be flat latex; all wood work to be semi gloss enamel; all cabinets stained and lacquered.