

The homes of
RIVERS EDGE

CONDOMINIUM SPECIFICATIONS

EXTERIOR FINISHES

CONCRETE

Footings shall be concrete thoroughly protected in freezing weather
 All footings shall be set below the frost line and rest on firm soil.
 Footings shall be the size shown on the plan
 Foundation walls shall be constructed as shown on the plan
 The foundation walls will be damp proofed where necessary

MASONRY

All elevations to be constructed with utility brick backed by block highlighted with a limestone base and façade detailing

Manufacture	Item	Size	Texture
Cloud Ceramics	Cherokee Blend	Utility	Velour

ROOF

Install a seal coat, over modified membrane, over a base sheet, over 1/2" insulation board over roof deck

GUTTERS / DOWNSPOUTS

5", .032 ga. seamless aluminum gutters or equivalent
 3" x 4", .024 ga. aluminum downspouts or equivalent

INTERIOR FINISHES

CABINETRY

KITCHEN CABINETS

Manufacture	Brookhaven by Woodmode
Height	36" door, 1" valance and 3" crown
Door style	Andover, recessed or raised
Color	To be selected by purchaser
Knobs	Chrome

MASTER BATHROOM VANITY

Manufacture	Brookhaven by Woodmode
Door style	Andover, recessed or raised
Color	To be selected by purchaser
Knobs	Chrome

GUEST BATHROOM VANITY

Manufacture	Brookhaven by Woodmode
Door style	Andover, recessed or raised
Color	To be selected by purchaser
Knobs	Chrome

COUNTERTOPS

KITCHEN COUNTER TOP

1 1/4" Granite – Color to be selected by purchaser

MASTER AND GUEST BATHROOM COUNTER TOP

3/4" Marble/Granite – Color to be selected by purchaser

APPLIANCES

DESCRIPTION	MANUFACTURER	LOCATION	MODEL#	FINISH
Refrigerator 22C.F	G.E.	kitchen	GSS22SGSS	stainless
Dishwasher	G.E.	kitchen	PDW788OSS	stainless
Microwave	G.E.	kitchen	JVM1860SS	stainless
Gas range	G.E.	kitchen	JGBP90MBC	stainless
Washer/dryer	Frigidaire	laundry	GLGT103WH	white

PLUMBING FIXTURES

DESCRIPTION	MANUFACTURER	MAKE	MODEL#	FINISH
6' Whirlpool	Jacuzzi	Amiga	Bath tub	white
5' Tub	American Standard	Princeton	2390/91	white
Toilet	Toto	Carusoe	C716	white
Bath sinks	Toto		LT569	white
Bath faucets	American Standard	Hampton	7881.732	chrome
Tub deck faucets	American Standard	Hampton		chrome
Shower faucet	Grohe			
Kitchen sink	Blanco		501-106	stainless
Disposer (3/4 H.P.)	Kitchen Aid		KCD1250	

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CONDOMINIUM SPECIFICATIONS

FLOORING

<u>DESCRIPTION</u>	<u>LOCATION</u>
Oak or Maple prefinished engineered hardwood	kitchen, living, hall
Carpet	bedrooms
Marble (12"x12")	master bath
Imported porcelain	guest bath, utility, & laundry rooms

MARBLE/TILE

Master bath – 12" x 12" marble surround the whirlpool and shower
 Guest bath – 12" x 12" imported porcelain tile surround tub and shower
 Fireplace – 12" x 12" slate to surround the fireplace

DRYWALL

5/8" Gypsum Board throughout excluding tub surround
 Tub and shower surround to be 5/8" Durock

MOULDINGS

Baseboard to 5 1/4" colonial style with the addition of 3/4" quarter-round on the hardwood floor
 Window and door casing to be 3 1/2" colonial style

PAINTING

Manufacture – Sherwin Williams or equivalent
 Two coats of paint will be applied over one coat of primer
 Ceilings to be painted white with flat latex paint
 Walls to be painted off-white with flat latex paint
 Baths to be painted with an off-white eggshell latex paint
 Baseboard, casing, and doors to be painted white with semi-gloss latex paint

LIGHTING

<u>DESCRIPTION</u>	<u>LOCATION</u>
Recessed & eyeball lights	kit, liv/din rooms
Light fixtures	bedrooms, bathrooms

FIREPLACE

Majestic or equivalent – 36" Vent Free

PHONE JACKS

Quantity – four (three in one-bedroom units)
 Location – kitchen, living room, guest bedroom, and master suite

CABLE JACKS

Quantity – three (two in one-bedroom units)
 Location – living room, guest bedroom, and master suite

ALARM SYSTEM

NAPCO Gemini #P801 security system or equivalent

GENERAL

WINDOWS

Manufactured by Lincoln
 Combination of double hung and casement windows
 Double hung windows have pull out cleaning capabilities
 Screens provided with all windows
 Color – black

DOORS

EXTERIOR

French patio doors by Lincoln
 Entrance – six panel steel door with steel frame

INTERIOR

Two panel solid core Masonite or equivalent

HARDWARE

Door knobs and locks to be manufactured by Schlage or equivalent
 All entrance door knobs and locks to be "A" series
 All exterior door knobs and locks to be "F" series
 Finish – chrome

HEATING AND AIR CONDITIONING

FURNACE - Air Ease 80 high efficiency gas furnace – size TBD
 AIR CONDITIONING - Air Ease 10SEER condensing unit – size TBD
 THERMOSTAT - Aprilaire Programmable – model #8363
 HUMIDIFIER - Aprilaire Bypass 550