

MATERIALS AND FINISHES RECOMMENDATIONS

<p>07 THERMAL & MOISTURE PROTECTION Siding – 07 46 00</p>	<p>Fiber Cement Siding: James Hardie, HardiePlank Lap Siding, Smooth Lap Siding ColorPlus, width 7.25" for 6" exposure.</p> <p>Fiber Cement Trim: James Hardie, 4/4 HardiTrim, Boards Smooth, 3/4" thick by 3 1/2" wide for corner boards and for trim between bottom of siding and exposed soffit.</p> <p>Soffit and Porch Ceilings: For soffits of overhanging bays and for porch ceiling provided James Hardie, HardiSoffit, Fiber-cement, beaded porch panels.</p>
<p>08 OPENINGS Doors and Frames - 08 11 00</p>	<p>Interior Door Profile: Masonite Two panel, smooth finish</p> <p>Exterior Door Profile: ThermaTru Smooth-Star entry door #S220 with two panel square top, no glazing.</p>
<p>08 OPENINGS Storm Doors and Windows – 08 20 00</p>	<p>Combination Storm door: Marathon 98730 Self-Storing Storm Door, White finish, by All Weather Products, Inc.</p>
<p>08 OPENINGS Windows - 08 50 00</p>	<p>Fiberglass windows with match brickmold and sill Marvin Integrity, All-Ultrex Double Hung windows, or casement windows where indicated on drawings.</p> <p>Window Color: Stone White</p>
<p>08 OPENINGS Security Screens and Doors – 08 56 00</p>	<p>Security Storm Door: Marathon 980123 Divided Lite security storm door, White finish, by All Weather Products, Inc., or equal</p>
<p>08 OPENINGS Door Hardware - 08 71 00</p>	<p>Door Hardware: Lever Set: Schlage F Series. F10-MNH-619 passage function; F40-MNH-619 Privacy lock for bathrooms and bedrooms, “Manhattan” profile lever; Satin nickel finish.</p> <p>Door Hardware: Entrance Handleset: Schlage F Series Handleset F-60-PLY-619-MNH Entrance Lock with “Plymouth” profile exterior handleset and Manhattan style interior lever set; satin nickel finish.</p> <p>Provide hinges, stops, thresholds and weatherstripping as indicated ins specifications. Standard finish for hinges and stops to be satin nickel finish. Threshold to have satin nickel or satin stainless steel finish.</p>
<p>09 FINISHES Tiling - 09 30 00</p>	<p>Kitchen Backsplash tile: Daltile, Rittenhouse Square #0100 White, 3"x6" subway tile, running bond pattern. Where indicated in interior elevations provide (3) rows of Daltile, Color Wave Classic Blends 2"x1" Brick-joint Glass Mosaic, Color Blend Willow Waters CW21 Accent Tile. (See interior elevations).</p> <p>Kitchen Floor Tile: Daltile Veranda Solids Porcelain Floor tiles, 13" x</p>

13" tiles, with 4" x 20" bullnose wall base tile. Color: Fog P542 or Steel P500 to be selected.

Powder Room Floor Tile: Daltile Veranda Solids Porcelain Floor tiles, 6 ½" x 20" plank tiles running bond pattern with 1/3 offset. Color: Fog P542 or Steel P500.

Bathroom Floor Tile: Daltile Veranda Solids Porcelain Floor tiles, 6 ½" x 20" plank tiles running bond pattern with 1/3 offset, with 4" x 20" bullnose base tile. Color: Fog P542 or Steel P500 (No base tile in bathrooms with tile wainscot).

Bathroom Wall Tile (where indicated in interior elevations):

Wainscot Tile: Daltile Rittenhouse Square #0100 White, 3"x6" subway tile, running bond pattern. Cap wainscot with 3x6 bullnose tile with bullnose on the 6" edge. Provide (2) rows of Daltile Color Wave Classic Blends 2"x1" Brick-joint Glass Mosaic, Color Blend Willow Waters CW21.

Tub Surround Tile: (Where indicated on interior elevations) Daltile Semi-gloss wall tile #0100 White, 6"x6" tile, running bond pattern. Cap surround with 3x6 bullnose tile with bullnose on the 6" edge. Provide (2) rows of Daltile Color Wave Classic Blends 2"x1" Brick-joint Glass Mosaic, Color Blend Willow Waters CW21

Grout 1: Mapei #00 White for wall tiles

Grout 2: Mapei #27 Silver for floor tiles

Thresholds: Marble to be selected

Recess Shower Shelf: Swanstone RS-2215, white finish

09 FINISHES

Wood Flooring - 09 64 00

Wood Flooring: Bruce "C1211" 3 ¼" Manchester Red Oak Gunstock

09 FINISHES

Carpeting – 09 60 00

Carpet: To be selected

09 FINISHES

Painting and Coating
- 09 64 00

Interior Ceiling Paint: Flat White

Interior Trim Paint: Gloss White

Typical Interior Wall Paint: Sherwin Williams SW 7575, "Chop Sticks", Eggshell finish

Wall Paint in Bathrooms: Sherwin Williams SW 7015 "Repose Gray," Eggshell finish

Interior Basement walls: 2 coats UGL Drylok Latex Base Masonry Waterproofer

Exterior Trim:

Color Scheme 1

Door: Sherwin Williams SW 7614 "St. Bart's"

Cornice Trim: Sherwin Williams SW 2811 "Rookwood Blue Green"

Color Scheme 2

Door: Sherwin Williams SW 2839 Roycroft Copper Red"
Cornice Trim: Sherwin Williams SW 6207 "Retreat"

Color Scheme 3

Door: Sherwin Williams SW 7612 "Mountain Stream"
Cornice Trim: Sherwin Williams SW 7640 "Fawn Brindle"

10 SPECIALTIES

Toilet and Bath Accessories –
10 28 00

Medicine Cabinet: 24"W x 30"H recessed mounted Frameless,
Nutone/Broan Simplicity 530924.

Powder room Medicine Cabinet: Recessed Cabinet to fit in 16" stud
space and to be 24" high, satin nickel or satin stainless steel finish frame.
Nutone/Broan Hampton 625N244NC

Bath Accessories: Satin nickel Finish, Provide the following where
indicated on the drawings:

Towel Bars: Franklin Brass Futura 24" D2424SN and 18"
D2418SN

Towel Rings: Franklin Brass Futura D2416SN

Robe Hooks: Franklin Brass Futura Double Robe Hooks,
D2402SN

Toilet Paper Holder: Franklin Brass Futura, D2408SN

Curved Shower Rod: Franklin Brass 60" curved shower rod
T190-5SN

No soap dish or tooth brush holder at sink

10 SPECIALTIES

Mailboxes – 10 28 00

Mail Box: Architectural Mailboxes "Regent" #2570PS-10, locking, wall-
mounted, brushed stainless steel finish

House Numbers: Architectural Mailboxes model #3582SN-8, 5" cast
brass, satin nickel finish

11 EQUIPMENT

Residential Appliances –
11 31 00

Stainless Steel Finished Appliances (Market-rate Units):

Refrigerator: Frigidaire FFHT1826P; Stainless Steel finish; Top-
mount Freezer w/Ice maker; Energy Star

Dishwasher: Frigidaire FFBD2411-NS, Energy Star; stainless
steel finish

Range: Frigidaire 5-burner 30" gas range, FGGF3030P-F, self-
cleaning, gas, stainless steel finish

Microwave/Range Hood: Frigidaire 30" over range FFMV162L-
S; stainless steel finish

Silver-Mist Finish Appliances

Refrigerator: Frigidaire FFHT1826LM; Top-mount Freezer
w/Ice maker; Energy Star, Silver Mist Finish

Dishwasher: Frigidaire FFBD2411-NM, Energy Star; Silver Mist finish

Range: Frigidaire FFGF3053L-M, self-cleaning, gas, Silver Mist finish

Microwave/Range Hood: Frigidaire 30" over range FFMV162L-M; Silver Mist finish

Garbage Disposal: Insinkerator Badger 5, 1/2 HP

12 FURNISHINGS

Window Treatments - 12 20 00

Window Treatments: 1" Premium Vinyl horizontal blinds, Bali #5050 White, to be provided/installed at all windows.

For Market-rate units upgrade to Bali 2" Premium Faux Wood Blinds, #5035 White Finish

12 FURNISHINGS

Residential Casework –
12 35 30

Kitchen & Vanity Casework: Fabuwood, full overlay with Shaker doors and slab drawer fronts, all-plywood construction.

Kitchen Cabinet Finish: Brandy

Powder Room Cabinet Finish: Brandy

Bathroom Cabinet Finish: Linen

Kitchen & Vanity Pulls: Stainless steel bar pulls with 3" center-to-center mounting.

Kitchen Countertops: Plastic laminate, Wilsonart #4886-38 *Pearlstone*. For market-rate units upgrade to granite counters, to be selected.

22 PLUMBING

Domestic Water Heaters –
22 36 00

Hot Water Heater: Bradford-White PDX4-40S6FBN; 40 gal.; Natural Gas, Power Direct Vent High EF Energy Saver Gas Water Heater, Energy Star Qualified, or approved equal.

22 PLUMBING

Plumbing Fixtures - 22 40 00

Water Closet: Toto Eco Drake EL 1.28 gpf, White.

Bathtub: 60" Bootz Syniron 1, White

Tub Surround: 3-piece fiberglass surround, American Standard, Ovation, 3060BW.1.011, in 020 White.

Tub/Shower Trim: Delta T17430; stainless finish.

Vanity Sink: White Cultural marble vanity top with integral oval bowl.

Vanity Faucet: Delta 520-MPU-DST; stainless finish.

Drop-in Kitchen Sink: Moen 2200 Series G221943, 7 3/4" depth.

Kitchen Faucet: Delta 4353-DST stainless finish

Washer Box: Oatey Quadro, single lever ball valve

Laundry Sink: Florestone Model 20FM Utility Sink, 20"x24". Provide with Chicago faucet and hole punching to accommodate faucet

26 ELECTRICAL
Electrical - 26 00 00

Recessed Light Fixture: Halo H471CAT 5" Insulated

Ceiling Fan: Hampton Bay Windward IV 52", Brushed nickel

Ceiling Surface-mounted lights: AFX Capri Flush Mount CFF Series 12" diameter (2) Compact Fluorescent lamps, satin nickel finish, CFF-12-2-18W-GU- 27-SN

Under-cabinet Light Fixture: Progress Hide-a-Lite3, P7021 (20, 22, or 23), fixture w/ built-in switch, direct wire, white finish. Coordinate length with wall cabinet layout.

Vanity Light Fixture: Progress P7114-60EB with (2) F17T8 lamps

Exterior Light Fixture at Front: Eglo Ascoli Model #90121A, Up and Down light cylinder, stainless steel finish, with (2) compact fluorescent lamps.

Exterior Light Fixture at Rear: Progress Lighting P5881-30WB, white finish, with 1 GU-24 18w lamp.

Basement Light Fixture: T8 wrap-around fluorescent

