



SPECIFICATIONS BUILDING J - UNIT #_____

"B" EXTERIOR FLOOR PLAN



GENERAL OUTLINE SPECIFICATIONS

Townhome Construction: Building J is a TriPlex (side by side by side), Specifications are for one individual EXTERIOR Unit.

2590 Square Feet - 9 ft Ceilings, Huge 770 Square Foot Tandem Garage ideal for mixed combination of our your vehicles and toys.

3 Bedrooms, 2 and 1/2 Bathrooms, Huge Butler Pantry, Amazing Views, Open Concept Living & Dining, Large Rooftop Deck

Measurements approximate as taken from Building Plans, subject to change, to be confirmed against final surveyed Strata Plan.

Heating System	York TM9V060B12MP12C 2 Stage variable speed 60,000 BTU high efficiency natural gas furnace
Cooling System	York LX YCE36B22S 3 Ton 14 Seer A/C
Hot Water	Tankless water heater Navien NPE240A w/ circulating pump
Windows	Plygem double glazed Low E vinyl with Aluminum exterior trim (charcoal)
Party Wall Construction	Double stud walls
Roof	Torch on membrane (20 year warranty) / Double thick vinyl membrane roof top deck
Fireplace (Level 2)	Napoleon BL46NTE
Deck Railings (Level 2 and Level 3)	Glass, facia mount with top rail (textured black).
Deck Railing (Level 4)	Glass, top mount with top rail (textured black).
Deck Membrane	Vinyl - Valordek Grey Stone
Front Entry Door (Level 1)	8' tall deluxe with side glass
Roof Deck Entry Door (Level 4)	6' 8" glass door
Bedroom #2 and #3 Exterior Doors	8' tall glass
Garage Door	16' wide x 8' tall, 3 window, wall mount opener, 2 remotes, R16
Soffit	Black Aluminum
Exterior Walls	Acrylic Stucco (Swiss Coffee Oc-45), Hardie Board (see DP schedule) and Smart Trim (Charcoal)

STRATA LOT INTERIOR SPECIFICATIONS(MODERN)

--	--

*INITIAL FOR ACCEPTANCE

Initial InitialInclusionsUpgrade Option (if applicable)**Kitchen:**

Beverage Fridge	Frigidaire #FGBC5334V	Silhouette #SBC057D1BSS
Backsplash	3" x 12" Gloss Marlow Subway Tile	Ceiling Height (above range & shelves)
Butler Panty	Westwood Cabinets and Wire Shelving	
Cabinet Doors & Island	Westwood, Flat Panel Rift Cut White Oak Tudor Stain & River Reflections	
Cabinet Hardware	Matte Black Edge Pull, soft close	
Cabinets	Westwood	Ceiling height
Countertop	Quartz, HanStone, Uptown Gray	
Dishwasher	KitchenAid #KDTE204KPS	Bosch #SHPM65W55N
Gas Range 30"	KitchenAid #KSGG700ESS	Bosch #HGI8056UC
Hoodfan (wall mount)	Whirlpool #WVW75UC0DS	Bosch #HCP50652UC
Microwave	KitchenAid #YKMCS1016GS Trim#MK2160AS	Panasonic #NNSD78LS Trim#NNTK73LS
Plumbing Fixtures	Included	
Refrigerator 36"	KitchenAid #KRFC302ESS	Bosch #B36CD50SNS
Sink	Dual Basin, Undermount, Metallic Grey	

Bathroom: Main (Level 3):

Cabinet	Westwood, Suspended, River Reflections
Countertop	Quartz, Hanstone, White
Exhaust	HRV + Exhaust Fan
Plumbing fixtures	Included
Tub	Included

Bathroom:

Ensuite (Level 3)	
Cabinet	Westwood, Suspended, River Reflections, Double Vanity
Countertop	Quartz, Hanstone, White
Exhaust	HRV + 2 Exhaust Fans
Heated floor	Included
Plumbing Fixtures	Included
Shower: door	Glass
Shower: other	Niche w/ chevron tile, seat, tile floor
Shower: wall	White Subway Tile with pumice color pencil rail accent
Tub	Free standing 67" x 32" LOOKbath Model #AFT7899

Bathroom:

Half (Level 2)	
Cabinet	Westwood, Suspended, Flat Panel Rift Cut White Oak Tudor Stain
Countertop	Quartz, Hanstone, White
Exhaust	Exhaust Fan
Plumbing fixtures	Included

Flooring:

Bathroom (Level 2)	Engineered Hardwood, see sample	CoreTec Vinyl Plank - Valour Oak
Bathrooms (Level 3)	Ceramic Tile, see sample	CoreTec Vinyl Tiles - Russa
Kitchen / Living	Engineered Hardwood, see sample	CoreTec Vinyl Plank - Valour Oak
Level 3 and All Stairs	Express Flooring - Carpet & 8lb Underpad, see sample	
Entrance (Level 1)	Ceramic Tile, see sample	CoreTec Vinyl Tiles - Russa
Laundry (Level 3)	Ceramic Tile, see sample	CoreTec Vinyl Tiles - Russa

Other:

Alarm System	Rough in only	
BBQ Hookup (Level 2 & 4)	Natural Gas connections: Single Level 2, Two Level 4	
Ceiling Fan (Living Room)	Not included	Emerson CF765BS 60" Loft
Ceiling Fan (M. Bedroom)	Not included	Emerson CF765BS 60" Loft
Closet Shelving	Included, White Melamine	
Doors: Interior	7' tall, Masonite, Lincoln Park. Taymor Vega Handles	
Doors: Sliding (Level 2 & 3)	Deck access	
Dual Zone Heating & Cooling	Included	
Feature Wall (Level 2)	Around fireplace, TruStone Grey Racori 12 x 24 Matte Tile	
Feature Wall Staircase	MDF Strips in Grid Pattern (staircase level 1 to 2)	
Handle & Lock - Front Door	Weiser 9GLA84710-002 / 9GED25000-004	
Handles - Exterior Other	Weiser 9GED27000-002	
Interior Paint Colors	Modern pallet, see designer pdf	
Interior Railings	Wooden rail and posts, stained, metal spindles	
Kitchenette (Level 4)	Not included	S.S. Cabinets, granite counter, sink, fridge
Kitchenette Plumbing (Level 4)	Rough in included	
Light Fixtures & Electrical	Modern Package - see designer pdf	
Smart Home Electrical	Rough in only, see notes on electrical floor plans	
Smart Home Lighting	Not included	Leutron Connectivity and Dimming
Theater Wiring - Garage	Rough in only last 1/3 garage	
Trim, Baseboard, Casing etc.	Classic Frame Style, flat, various sizes	
Vacuum (Central)	Rough in only	System and Accessories
Washer & Dryer	\$2000 credit with Coast Appliances	
Window Coverings	Not included	Graber Lightweaves Roller Shades
Wiring for Hot Tub (Level 4)	Included	
Wooden Trellis (Level 4)	From entry door to over hot tub area	

STRATA LOT EXTERIOR SPECIFICATIONS

Landscaping (frontage)	Included, final plantings subject to change
Landscaping (rear)	As described in the Landscape Plan, including wooden privacy fence with gate access to nature trail. Subject to change
Exterior Parking	As described in the preliminary Strata Plan for Limited Common Property driveways and Common Property guest stalls
Driveway	Poured concrete