

SPECIFICATIONS

Site:

- Concrete drives and sidewalks, with porous paver accents.
- Simple, contemporary brick walls and benches.
- Modern ornamental steel gates for pedestrians.
- Trees and landscaping, inside courtyard and along street fronts.
- Designated parking areas for bicycles and scooters.
- Carefully designed lighting near the ground to provide ample security, minimize light pollution, and create a beautiful environment at night.
- Trash and recycling collection area behind Back Building, access from Seminary Street.

Buildings:

- Concrete slab foundations
- Masonry retaining/foundation walls for grade changes at Back Building.
- Wood frame construction. Floor framing on upper floors includes open web wood trusses, with 3/4" subfloor glued and nailed.
- Gypcrete concrete topping on all subfloors between units for additional sound-deadening mass.
- All walls between condo units, and all walls around stairs and corridors are framed with staggered stud construction and/or resilient channel with extra layers of sheetrock for sound deadening.
- All exterior thermal insulation meets or exceeds building code requirements.
- Exterior materials include masonry veneer, Hardie Plank siding, real stucco and metal siding.
- Windows are vinyl, insulated Low-E glass.
- Sliding doors are fiberglass or vinyl with insulated Low-E glass.
- Exterior details include sunscreens and metal balcony railings at sliding doors.
- Roofing shingles on Back Building, light colored to reflect heat.
- Membrane roofing on Front Building.
- Both buildings are fully sprinklered. Back Building is separated with 2-hour rated fire walls between every pair of units.

Common Areas:

- Front Building has digital access control for visitors via cell phone or land line. Back Building entries have doorbells directly to units.
- Private, secure mailboxes inside main entrance to Front Building.
- Finished concrete floors at ground level entries.
- Shareholder Graphic Loop heavy traffic modern short loop carpet on stairs and upper level hallways to minimize noise.
- Painted sheetrock walls and smooth finish ceilings. Painted modern wood base trim and door casings.
- No direct interior access from commercial interiors to common areas or residential units.
- Lighting layout and fixtures to be selected by Architect.

Residential Units:

- 10 foot minimum ceilings in Front Building. Back building has 8 foot ceilings, and 17 foot ceilings in living area.
- Sheetrock walls and smooth finish ceilings. Square edge 1x4 base trim and 1x3 door casing. Flat white paint on all ceilings and walls, semigloss paint on wood trim. All painted surfaces to receive one prime coat and one finish coat, minimum.
- Quickset, Polo door knobs, satin chrome finish.
- Tarkett prefinished hardwood floors in all kitchens and living areas. Ash or White Oak finish.
- Custom made cabinets by CKS Cabinets in bathroom and kitchens, matte white doors, contemporary brushed nickel pulls.
- Laminate kitchen countertops, manufactured by Wilsonart, with 2" splashes.
- Single-compartment stainless steel kitchen sinks with disposer. Price Pfister Parisa single lever chrome kitchen faucet with pullout spray.
- GE ceramic-top electric range, microwave with re-circulating hood, and dishwasher. White finish.
- Refrigerators and washer/dryers are provided by Buyer (available as upgrades). W/D connections, dryer vent to exterior, ice maker water supply and appropriate power outlets are provided by Developer.
- White, matte finish cultured marble bath vanities with integral large sink bowls. Delta contemporary, chrome, single lever, single-hole faucets.

Buyer _____

Buyer _____

Seller _____

- Pro Flo elongated bowl toilets, white.
- Kohler Sterling Performa 30" x 60" tubs.
- Rohl Allia hand rinse basin in 1/2 baths with Delta contemporary, chrome, single lever, single hole faucet.
- Daltile 6x6 matte white tile floors and tub / shower surrounds in all full bathrooms. Delta contemporary chrome tub/shower hardware.
- Composition vinyl tile in all washer/dryer closets, water heater closets, and all bedroom closets where washer/dryer connections are also located.
- Maxfield Active Bronze Series, modern short loop carpet with 8 lb. pad on all interior unit stairs, in all bedrooms and bedroom closets without washer/dryer connections.
- Low voltage track lighting and pendant fixtures as designed by architect.
- Vinyl coated steel closet and storage shelving. Bedroom closets have a single-height rod and shelf. Additional storage spaces vary per unit, but generally each water heater closet includes (2) 16" deep storage shelves, pantries include (5) 16" deep shelves, and coat closets include rod and shelf.
- Cable TV and Internet infrastructure will be provided.
- State Select 38 gallon electric water heater.
- Carrier, 13 Seer heat pumps.

Garages:

- Included with select units.
- Wayne Dalton 9100 steel insulated door, Contemporary style.
- Sealed concrete floor.
- Sheetrock walls and ceilings, taped and floated but not painted.
- Ceiling-mounted fluorescent light.

Retail /

Commercial Units:

- Developer will provide "cold, dark shell" for upfit by buyer.
- 10 foot minimum ceilings.
- Unfinished concrete floor, except rear section of slab to be installed by buyer once restroom upfit is determined
- Sheetrock walls and ceiling, unfinished and unpainted.
- One Utility light fixture per 500 sf, approximately.
- Storefront windows and doors.
- Acoustic and thermal insulation in all exterior walls, ceilings, and walls between adjacent condominiums, garages, and common areas.
- Electrical conduit from condominium to exterior service entrance and meter location. 200 amps of electrical service is available to each commercial condominium. Interior panel and wiring from panel to service entrance are not included.
- Exposed sprinkler piping and heads in minimum configuration to protect open shell configuration.
- Electrical conduit for telephone, internet and television will be provided between each condominium and the service entrance or demarcation for each service.
- PVC conduit for routing of HVAC line sets, and electrical conduit for routing HVAC power supply, will be provided between each condominium and the roof.

These features and options are, to the best of the Developer's knowledge, the specified components for this project. Buyer recognizes that the construction process often requires that earlier decisions have to be modified due to numerous factors, many of which are outside the Developer's control.

As such, these specifications are subject to change without notice, and M506 LLC reserves the right to change or substitute products at its sole discretion.

Buyer _____

Buyer _____

Seller _____