

550 West Avenue – Residential Specification Sheet

Exterior

Finish:

Acrylic stucco finish & rock details
Torch on roofing
Windows: commercial grade aluminum
Nana Wall as per plan
Entry Door: 8' high wood door (45 min. rating)
Balcony surface to be pressed concrete pavers (24" square)

Framing and Drywall

Ceiling heights 9'8" (with localized drops)
Floor is poured in place concrete with TJI floor over
Drywall square corner bead
All ceilings painted drywall

Finishing

All window and door frames to have drywall return
Baseboards are Cajun #412 (5 1/4" x 1/2") primed material or equivalent
Melamine shelving for closets
stained wood kitchen and bath cabinets (louvered door)
Solid surface countertops to kitchen and bath

Doors and Hardware

Interior doors to stain grade birch with solid particleboard core
Intersel Builders Hardware model #DN112 "New York" lever handles – brushed nickel

Floor Covering

- Couture "Mesmerized" hardwood flooring to entire units except bathrooms and laundry
- Ensuite floors and shower wall is Tuscany Stone – PDR040 – 6" * 36" with in-floor heat
- Main bath floors and shower wall is Emperador Light 18" * 18" with matching 1 piece countertop
- laundry closet is Cavestone Natural - Cream

Mechanical and Plumbing

Building common, air source heat pump system connected to fan coil unit in each residential unit
Tankless Bradford White hot water heaters
Gas piping for fireplace, bbq outlet and range

Miele fully integrated dishwasher – Inspira G2182
36" Zephyr hood fan model #290C

Plumbing fixtures:

Ensuite: (36" high vanity)
Sink Kohler Serif - white
Faucets Kohler Margaux - 8" widespread - lever - polished chrome
Toilet - Kohler Serif - Round bowl
Tub – Jazz by Maax – 66" * 36" freestanding
Tub Filler - Kohler Margaux - Lever - polished chrome
Custom Shower
Shower fixture - Kohler Margaux - Lever – polished chrome including 2 Body Sprays – Watertile Round 27 style

Main bath: (32" high vanity)

Kohler Leaf sink - white
Faucet - Kohler Margaux single lever 7" version - polished chrome
Toilet - Kohler Serif - Round bowl
Tub/Shower filler - Margaux - Lever – Polished chrome
Tub – Maax Islander

Kitchen:

Franke Apron Front FHX720-36C
Hansgrohe Talis faucet 06801860 – steel optic

Electrical and Cabling

Separately metered electrical service
Electrical rough in and fixture installation as per construction drawings
Decora receptacles
Pot lighting throughout
TV rough in to 3 locations
Telephone rough in to 3 locations
Sound rough in and speakers complete