



MYERS PARK

DESCRIPTION OF MATERIALS

June 15, 2017

1 FOUNDATIONS and GARAGE

Type	Material
Footings - Retaining Walls, Columns and Slabs	All cast-in-place concrete
Reinforcing	Reinforced as required
Termite Protection	Under-slab pre-treatment

2 EXTERIOR FINISHES

Type	Materials
Exterior Infill Stud Framing	2" x 6", #2 SPF, 16" OC
Primary Exterior Sheathing	CDX or OSB w/continuous weather moisture barrier
Exterior Finish	Combination of brick, stone, limestone/colored cast concrete and EIFS

3 BUILDING FRAMING and STRUCTURE

Type	Materials
Primary Floor Framing (all living floors and mews)	Fireproofed structural steel with composite concrete deck
Roof Framing (all roofs)	Structural steel with metal deck
Residential Unit Framing - Infill Exterior Walls	2" x 6", #2 SPF, 16" OC
Residential Unit Framing - Interior Walls	2" x 4" and 2" x 6", #2 SPF, 16" OC
Residential Unit Framing - Interior Ceilings	2" x 4", 16" OC or 2" x 6", #2 SPF or suspended metal grid

4 FINISH FLOORING

Area	Type
Entire Unit (with noted exclusions below)	3/4" hardwood, finished in place
Laundry or Utility Rooms	Concrete or ceramic tile (varies by unit)
Powder Room	3/4" hardwood, finished in place
All Baths Rooms (excluding Powder Room)	Ceramic tile

5 INTERIOR GWB

Location	Type
All walls (excluding full bathrooms)	5/8" GWB
All ceilings	5/8" GWB
Bathroom walls and ceilings	5/8" "moisture resistant" GWB

6 ROOFING, GUTTERS and DOWNSPOUTS

Item	Description
Roof Insulation	R-25 over metal deck
Flat Roofs	TPO, "white"
Visible Flashing Flashing/Counterflashing	Zinc coated aluminium
Non-visible Flashing Flashing/Counterflashing	Zinc coated aluminium
Collector Heads and Downspouts	Zinc coated aluminium

7 INTERIOR DOORS and TRIM

Item	Description
Interior Doors	8'0" x 1 3/8" solid core, paint grade, design to be selected by Declarant
1st Floor Base	To be selected by Declarant
2nd Floor Base	To be selected by Declarant
Primary Crown Molding	All 10' ceiling public spaces and Master Bedroom - to be selected by Declarant
All Other Area(s) Crown Molding	None
Door Casing	To be selected by Declarant
Window Casing	GWB return(s)
Shelving - Master Closet	Two (2) stacked shelves, 3/4" plywood, painted in place. Double rodded
Shelving - All Other Closets	Two (2) stacked shelves, 3/4" plywood, painted in place. Double rodded
Shelving - Linen Closet	Five (5) stacked shelves, 3/4" plywood, painted in place
Shelving - Pantry	Five (5) stacked shelves, 3/4" plywood, painted in place

8 EXTERIOR WINDOWS

Item	Description	Remarks
Type	Andersen or Pella, insulated, casement (tempered as required by code)	No screens
Material	"Black" finished clad exterior and "Black" finished interior(s)	
Weather-stripping	By window manufacturer	

9 ENTRANCES AND EXTERIOR DETAIL

Item	Description	Remarks
Main Entry Door - 1st Floor Units	To be selected by Declarant	No screen
Other Entry Doors - All Other Unit Foyers	To be selected by Declarant	No screen

10 CABINETS, VANITIES and MIRRORS

Item	Description	Paint
Kitchen Cabinets	To be selected by the Declarant	Field painted
Kitchen Countertop(s)	To be selected by the Declarant	
Kitchen Backsplash(es)	To be selected by the Declarant	
Bathroom Vanities	To be selected by the Declarant	Field painted
Bathroom Vanity Countertop(s)	To be selected by the Declarant	

11 BATH TUBS

Location	Material, Size and Accessories
Secondary Bath Tubs	16" deep, cast iron or "miracast"

12 PLUMBING

Item	Description
Sanitary Sewer Drops	PVC, insulated
Sanitary Branches and Vent Piping	PVC
Water Piping	PEX
Domestic Water Heater	Tankless, re-circulating, natural gas

13 PLUMBING FIXTURES

Item	Description
Bathroom Shower Fitting(s)	Kohler or equal - to be selected by the Declarant
Bathroom Faucet(s)	Kohler or equal - to be selected by the Declarant
Bathroom Toilet(s)	Kohler or equal - to be selected by the Declarant
Bathroom Tubs	Kohler or equal - to be selected by the Declarant
Kitchen Sink	Kohler or equal - to be selected by the Declarant
Kitchen Faucet	Kohler or equal - to be selected by the Declarant

14 HVAC

Item	Description
Supply Duct	Metal main, flexible insulated distribution
Return Duct	Metal main, insulated flexible as required
HVAC - Two (2) Units	14 SEER AC, gas furnace (92%)
Additional Gas Services	Provided to fireplace(s), range and hot water heater
Thermostat	Digital, connected to "smart system" for Unit

15 ELECTRIC

Item	Description
Service to House	200 AMP
Distribution Wiring	Copper
Wire Between Meter and Service Panel	Aluminum
TV	1 to each TV location, wired to data closet
CAT 5	2 pairs wired to all locations where TV's located, wired to data closet
Burglar Alarm (ground floor units only)	Basic system included in "smart wiring" of house
Lighting - Recessed Lighting Fixtures	Various locations, dimmable LED, clear "Alzak" finish
Lighting - Other	LED undercabinet lighting in Kitchen, all closets include flourscent LED lighting

16 INSULATION

Location	Material
Exterior Walls	Full-stud thickness batts
Sound Batts (walls/ceilings as applicable)	Master Bedroom, all bathrooms, Powder Room and Utility Room

17 HARDWARE

Item	Description
Front Door Hardware	Baldwin or equal - to be selected by the Declarant
Exterior Door Hardware (except front door)	Baldwin or equal - to be selected by the Declarant
Interior Door Hardware	Baldwin or equal - to be selected by the Declarant
Hinges (all interior)	Baldwin or equal - to be selected by the Declarant

18 APPLIANCES

Item	Description
Range	36" "Dual Fuel" Wolf (or equal as standard)
Microwave	Wolf Drawer Microwave (or equal as standard)
Refrigerator	42" Stainless Steel Front Sub Zero (or equal as standard)
Dishwasher	Stainless Steel Front KitchenAid (or equal as standard)
Vent Hood	Wolf (or equal as standard)
Garbage Disposal	Insinkerator (or equal as standard)

19 GENERAL NOTES:

Throughout development, the Declarant may substitute "equal" or better equipment, materials or finishes.

All "allowance items" shall be selected by the Buyer unless previously selected by the Declarant.

Unless otherwise agreed to in writing, all materials, details, landscaping, colors and finishes are subject to the Declarant's selection.

The Purchaser may choose, up to two (2) standard interior wall colors and three (3) standard interior trim colors. Dark, metallic, high-gloss and "eggshell" finishes are additional cost.

Typically, the ceilings in the Family Room, Dining Room, Den and all Bedrooms shall be 10'0" in height. Typically, Foyers and Bathrooms have 9'0" ceilings.