**7 West Specifications**

Foundation:

* Concrete slab on grade with concrete spread footings. Concrete will be structurally reinforced and installed over stone and vapor barrier.

Framing:

* Exterior Walls: Dimensional 2 X 6 lumber with Oriented Strand Board (OSB) Sheathing and house wrap
* Interior walls: Dimensional lumber; 2 X 4 or larger as required.
* Floor and roof framing: Engineered open-web floor joists with tongue and groove sheathing.
* Demising Walls (between townhouses): Continuous 2 hours fire-rated 8” thick reinforced concrete block walls extending from foundation to 3+/- feet above roof line.

Patios:

* Outdoor Roof Decks - Deck: Outdoor rated slip resistant large format porcelain tile
* Railing: 42” high powder coated black metal railing to be mounted to top of deck.

Roofing:

* Fully adhered EPDM Membrane roofing with 15-year warranty
* 4” Prefinished metal coping & visible flashings

Scuppers, conductor heads and Downspouts:

* Prefinished metal, Box-shape, gutters and downspouts to concrete splash block.

Exterior Finishes:

* 4” Prefinished metal coping & exposed flashing
* Level 1 and 2: Face Brick is a modular smooth machine formed brick: 4-310 cranberry Red by Redland, Brick Co. w/ colored mortar. Rowlock sill.
* Level 3 and 4: Concrete fiber cement board rain-screen panelized cladding by Nichiha.
	+ Lap siding: Nichiha - Vintage Wood 6” horizontally-oriented simulated tongue and groove panels.
	+ Panels: Nichiha - Architecturalblock panels – 18” high simulated concrete panels.

Exterior Doors:

* Aluminum clad wood Patio door or Storefront door.
* Black hardware with lever style handle
* Single keyed locksets
* Patio:
	+ Standard: 12’-0” wide x 8’-0” aluminum clad bi-parting French patio doors or sliders with two side lights
	+ Upgrade: 12’-0” x 8’-0” aluminum clad entire opening folding patio door.

Windows:

* Prefinished all aluminum frames by Jeldwen or equivalent
* Charcoal tinted low-e glass units
* Safety glass in all code required areas

HVAC:

* Solid metal trunk ducting with soft duct @ grilles.
* Level 1 and 2: Brand named 15 SEER Heat Pump with gas furnace back up
* Level 3 and 4: Brand named 15 SEER Heat Pump
* Upgrade packages to increase number of zones, humidity control, air quality - filtration, and efficiency available.

Interior Plumbing: (See plumbing fixture list on separate document)

* 1st floor bath (upgrade option)
	+ Vitreous china floor mounted tank style toilet by Toto or equivalent
	+ Vitreous vessel type sink
	+ Single vanity countertop w/ open shelf
	+ Acrylic Tub/shower combo with custom subway tile surround
* Master Bath (2nd floor)
	+ Vitreous china floor mounted tank style toilet by Toto or equivalent
	+ (2) Vitreous vessel type sinks
	+ Double vanity countertop w/ open shelf
	+ Oversized (2) person custom subway tiled shower. Includes (2) shower heads and body sprayers).
	+ Free standing acrylic bathing tub with floor mounted controls.
* Guest Bath (2nd floor)
	+ Vitreous china floor mounted tank style toilet by Toto or equivalent
	+ Single vanity countertop w/ open shelf
	+ Acrylic Tub/shower combo with custom subway tile surround
* Laundry Room (2nd floor)
	+ Washer water supply and drain
	+ Laundry sink rough-in (sink optional)
* Powder room (3rd floor)
	+ Vitreous china floor mounted tank style toilet by Toto or equivalent
	+ Single vanity countertop w/ open shelf
* Kitchen
	+ Stainless kitchen sink – two bowl 50/50 pro style deep bowl sink by Kohler K-3820-4 or equivalent
	+ Pull-out kitchen faucet by Hansgrohe – 06801861 Steel Optic Talis.
	+ Waste King 8000 – 1 horsepower Garbage disposer
	+ Dishwasher (see kitchen appliance package for model)
	+ Ice maker supply line to refrigerator location. (see appliance options)
* Mezzanine
	+ Vitreous china floor mounted tank style toilet by Toto or equivalent
	+ Single vanity countertop w/ open shelf
	+ Acrylic Tub/shower combo with custom subway tile surround (optional)

Exterior Plumbing:

* Hose bibs at front and rear of house.
* Hot and cold water hose bibs on rooftop patio.

Natural Gas Fixtures:

* Tank-less Water heater by Rinnai or equivalent
* Two split system heat pumps w/ gas backup heat. System for levels 1 and 2 in first floor garage. System for levels 3 and mezzanine on the mezzanine level mechanical room.
* Free standing kitchen Range (dual fuel optional)
* Living Room Fireplace (rough-in provided. Fireplace optional)
* Outdoor gas grill (rough-in provided at rooftop patio. Grill optional)

Electrical:

* All wiring to meet or exceed National Electrical Code Standards
* 200 Amp panel
* Dedicated circuit to roof-top patio
* Exterior outlets at front and rear doors
* All bedrooms wired with dual switches for ceiling fan/light combo. (Ceiling fans optional)

Lighting:

* Ambient lighting: Recessed LED can lights in all bedrooms, living, dining, kitchen, bathrooms. Surface mounted LED linear fixtures in garage and laundry room.
* Pendant lights over kitchen island (optional)
* Vanity lights or wall sconces at all vanity locations
* Wall-mounted exterior fixtures at all doors – entry, garage & patio
* Heavy duty Chandelier/pendant box at dining room location
* Heavy duty Chandelier /pendant box at living room
* Heavy duty Chandelier/pendant box at dog-house ceiling for stairway fixture.

Insulation:

* Meets or exceeds minimum Energy code requirements.
* Walls: R-19
* Roof: R-38
* Foundation: 2” rigid insulation board

Stairs:

* Standard:
	+ Painted metal channel stair and catwalk.
	+ Top rail clad in wood to match floor selection.
	+ Treads:
	+ Standard: Prefinished white oak with open riser
	+ Upgrade: Reclaimed heart pine tread with open riser

Interior Doors:

* Standard: 3’-0” x 7’-0” 1 ¾” flush panel solid wood veneer door w/ factory finish
* Hardware: ADA compliant lever handle style
* Brushed stainless steel hardware
* Trim: Paint grade 2” wood frame

Closets:

* Standard: Plastic laminated shelves and steel rod
* Upgrade: (owner selected cabinet organizational system)

Mirrors:

* Polished plate glass mirrors over all vanities

Interior Wall finishes:

* Walls: Two-coat, Low-VOC paint, Eggshell finish
* Ceilings: Two-coat, Low-VOC paint, flat white
* Trim: Two-coat, Low-VOC, Semi-gloss white

Flooring

* Garage: Sealed, trowel finished concrete slab on grade
* Foyer:
	+ Standard wood floor – white oak
	+ Upgrade wood floor – reclaimed nail-y heart pine
* 1st floor flex space: Carpet (with upgrade options)
* Master Bedroom: Standard wood floor (with upgrade or downgrade options)
* Bedrooms: Carpet (with upgrade options)
* Laundry: 24” X 24” ceramic tile
* Bathrooms (except powder room):
	+ Standard: mosaic porcelain tile – white& white / white & black, black trim
	+ Upgrade: mosaic natural stone tile – Carrera marble, black marble trim
* Living/Dining/kitchen/Powder room:
	+ Standard wood floor: white oak
	+ Upgrade wood floor: reclaimed nail-y heart pine

Cabinets:

* Hardwood shaker style soft close door and drawers
	+ Option 1: Painted white
	+ Option 2: Ebonized oak
* Stainless steel long wire pulls

Countertops:

* Synthetic stone
	+ Standard: Silesone
	+ Upgrade: Dekton

Appliances:

* See attached appliance package

Parking:

* Private (2) car garage with overhead doors.
* Garage door: Black aluminum frame with frosted privacy panels
* Belt-drive garage opener with remote controls
* Upgrades: Keypad opener, smart house integration

Hardscape:

* Asphalt private drive
* Cast-in-place concrete curb & driveway apron
* Front entry sidewalk: Stained cast-in-place concrete.

Exterior accessories:

* Mailbox: Prefinished metal modern style box (not lockable)
* House Address number: To be provided by developer

Landscape:

* Hardwood Mulch in planting bed areas per site plan
* Ornamental specimen at front entry approach

**Available Upgrades:**

Plumbing:

* Whole house water filtration system
* Roof-top hot-tub
* Laundry Sink
* Irrigation system for planting beds
* Insta-hot appliance @ kitchen sink
* Filtered water appliance @ kitchen sink (in lieu of whole house filtration)

HVAC systems:

* More than 15 SEER Heat Pump systems
* Higher efficiency gas furnace
* increase number of zones for greater temperature control
* Advanced humidity controls
* Advanced Air quality – filtration & purification

Electrical:

* Car Charging Station
* Solar Panel Ready (conduit from roof to future inverter location at panel)
* Low-voltage upgrade packages
	+ Speakers
	+ Security systems
	+ Home automation
	+ Lighting scene controls
* Ceiling Fan packages
* Garage door opener keypad
* Unit price for adding recessed spot lights for artwork

Floor plan options:

* Option 1: 1st floor Bedroom with full bath floor bath
* Option 2: 1st floor open live-work space with half-bath
* Option 3: Media/play room with half bath and wet bar
* Option 3: Mezzanine bedroom with half bath – Office area
* Option 4: Roof-top kitchen
* Option 5: Full-width folding patio doors at living room

Appliances:

* Stand alone ice maker
* Under counter beverage center in kitchen
* Under counter Wine fridge in kitchen
* Trash compactor

Elevator:

* 40”x54” Waupaca Excelevator Drive Residential Elevator or equivalent. Elevator to access all four floors of townhome as well as the rooftop terrace.

**Kitchen appliance packages:** (all pro style hardware / stainless steel finish)

* Standard Option 1:
	+ Refrigerator: Built-in type - SubZero 36” BI-36U/S/TH
	+ Range: 6 burner Gas range / oven – Wolf – GR366
	+ Dishwasher: Premium Built-in - Asko – D5426XLS
	+ Under counter microwave: 24” Drawer style with Trim Kit – Wolf MDD24TE/S/TH
	+ Range Hood: 36” Wide 600 CFM – Wolf PW362418 & 814421
* Upgrade Option 2:
	+ Refrigerator: Built-in type - SubZero French Door 36” BI-36UFD/S/PH
	+ Range: 6 burner Gas range / electric oven- dual fuel – Wolf – DF366
	+ Dishwasher: Asko -Turbo Drying | Exclusive – D5636XXLHS
	+ Under counter microwave: 30” Professional Drawer style – Wolf MD30PE/S
	+ Range Hood: 36” Wide 900 CFM – Wolf PW362418 & 814422

**A-la-carte Upgrade Options:**

* Wine cooler: 24” Wolf
* Beverage center: 24” Wolf
* Ice Maker: 18” Wolf