



# THE RESIDENCES AT REHOBOTH BAY

## PRODUCT / MATERIAL SPECIFICATIONS

The following product and material specifications are based upon drawings by BSA+A, Inc., sheets 001, A001-A002, A110-A112, A171, A201, A301-A302, A311-A312, A401, A411, A511, A601, A611-A612, A621, dated November 2018. Products and/or materials may be substituted with a comparable, equal alternative dependent upon availability.

- **Foundation:**
  - ◊ Concrete Pilings with Steel Structure
- **Framing:**
  - ◊ 2x6 Exterior Walls @ 16" centers / 2x4 Interior Walls @ 16" centers
  - ◊ 9' Tall Ceilings
  - ◊ 7/16 OSB Sheathing on Exterior Walls
  - ◊ 16" Engineered Floor Trusses
  - ◊ ¾" T&G Advantech Subfloor with ¾" Gypcrete Topcoat for Sound and Fire Retarding
  - ◊ Engineered Roof Trusses w/ 7/16 Plywood Sheathing
- **Insulation:**
  - ◊ R30 Insulation at Crawlspace Ceiling
  - ◊ R21 Insulation at Exterior Walls
  - ◊ All Interior Walls to be Insulated / Insulation size varies between R11->R19 dependent upon wall thickness
  - ◊ R57 Between Floors / Size designed to fill cavity to reduce noise.
  - ◊ Airseal, Draftstopping, and Baffles Per Code.
- **Roofing:**
  - ◊ **Shingle:** GAF Asphalt Architectural Shingles
  - ◊ **Membrane Roofing:** White, Fully Adhered TPO, 60 MIL, Single-Ply System Installed Over 1.5" Insulation Boards / .050" Aluminum Coping Metal to be Installed Along Roof Perimeter.
- **Membrane Decking:** Located on Deck Floors
  - ◊ "Duradek" Ultra Series – 60 MIL, Polyester Reinforced PVC Traffic Membrane with UV Resistance, Fully Adhered Installation with Heat Welded Seams and Perimeter Attachment
- **Siding:**
  - ◊ **Vinyl Siding:** Alside "Coastal Sage" Horizontal Vinyl Siding / Alside "White" Vertical Vinyl Board & Batten at Locations Per Drawings / Vinyl Beaded Porch Panel at Exterior Ceilings
  - ◊ **Hardi-Board:** Vertical Board & Batten at Breakaway Walls Per Drawings
- **Gutters & Downspouts:**



- ◇ 6" K-Style Gutters, Hi-Gloss White Aluminum with 3"x4" Downspouts and Elbows
- **Deck Railing:**
  - ◇ 100 Series, Aluminum Railing by AAP / 36" High 2-Line Rail with 2.5" Continuous Top Cap, 1" pickets, 1.8" square posts / Post spacing set at 7' maximum / Finish to be Duracron 2603 / White or Black
- **Windows & Sliders:**
  - ◇ Single Hung, Vinyl Window with Grilles
  - ◇ Vinyl Sliding Glass Doors with Grilles
- **Exterior Doors:**
  - ◇ Condo Entry Doors: ThermaTru 2-Panel, Arch Top, 20 Minute Fire Rated Door, Primed & Painted Semi-Gloss, 2 Coats
  - ◇ Deck Mechanical Closet: ThermaTru 2-Panel, Arch Top, Primed & Painted Semi-Gloss, 2 Coats
  - ◇ Deck Swing Doors: ThermaTru, Full Lite Glass Door with Grilles
- **Plumbing:**
  - ◇ All Drain Lines to be PVC and All Water Supply Lines to be PEX Inside Building
  - ◇ **Water Heater:** Rinnai Tankless Water Heater, Natural Gas Fueled
  - ◇ **Kitchen Sink Faucet:** Plumb4orce Kitchen Faucet w/ Pullout Spray (P4B- 151 CDL)
  - ◇ **Bathroom Sink Faucets:** Plumb4orce Single Handle Lavatory Faucet P4B- 500BN – Brushed Nickel
  - ◇ **Shower Faucets:** Plumb4orce Single Control Shower Trim / Job Pack P4B-720BNDJP, Brushed Nickel
  - ◇ **Tub/Shower Faucets:** Plumb4orce Single Control Tub & Shower Trim, Slip On Diverter, Job Pack P4B-730BNDJP – Brushed Nickel
  - ◇ **Toilets:** Gerber Maxwell LX Comfort Height Toilet w/ Seat, White
  - ◇ **Garbage Disposal:** Whirlway 1/3 HP
  - ◇ **Fiberglass Bathtub:** Sterling Performa Base (71041112)
  - ◇ **Fiberglass Shower Base:** Sterling Ensemble 60"x34" Base Only (72121100)
  - ◇ Miscellaneous: (1) Washer Box, (1) Washing Machine Pan, (1) Ice Maker Box
- **HVAC:**
  - ◇ Ameristar / American Standard 45,000 BTU Natural Gas Furnace with 1.5 and/or 2-Ton Air Conditioning System Depending on Unit.
  - ◇ Complete Installation of Externally Insulated Sheetmetal Ducting System Terminated with Flexible Ducting to Diffusers and Grills.
  - ◇ All Ceiling Supply Air Penetrations to have Fire Rated Dampers Built Into the Ceiling Boots.
  - ◇ High and Low Pass Through Returns / Filter Grill and Filter at Wall / Honeywell T6 Wifi Programmable Thermostats
  - ◇ Indoor Unit = 15 amp/110 volt / Outdoor Unit = 20 amp/220 volt
- **Electrical:**
  - ◇ All wiring per current code
  - ◇ 150-amp service / 2 CATV Lines & 1 Phone Line Provided by Verizon FIOS / GFI Outlets per Code, Smoke Detectors, Emergency Lighting, and Exit Signage Per Code
  - ◇ LED Recessed Lights by Sea Gull Lighting / "6" Traverse Lyte Round White" / #14330S-15
  - ◇ Flush Mount Ceiling LED Lights by Progress Lighting / "Hard-Nox" #P7376-3030K9
  - ◇ Vanity Lights by Progress Lighting / "Streaming" #P2125-09 / Brushed Nickel, Wall Mounted / 22" Wide / 3 Bulb / Reversible Mount / 1 Fixture Per Bowl



- ◇ Bathroom Exhaust Fan/Light Combinations by Nutone / Model #791LEDNTM
- ◇ Exterior Wall Lights by Progress Lighting / “Format” #P6062-31 / Wall Mounted / Black Finish
- ◇ Pull Chain Light by Leviton / “Lampholder” #9852-LED / Located in Mechanical Closet
- **Drywall:**
  - ◇ 5/8” Fire Rated Type X, Glued and Screwed. Square Metal Corner Beads. (3) Finished Coats on Exposed Walls. Drywall Thickness Per Specified Locations
  - ◇ Moisture Resistant Drywall Boards to be Installed in All Bathrooms
- **Painting:**
  - ◇ All Walls to Receive (1) Coat Primer, (2) Coats Finish Paint, Dover White, Flat, (1) Color Throughout
  - ◇ Bathroom Walls to Receive (1) Coat Primer, (2) Coats Finish Paint, Eggshell
  - ◇ All Ceilings to Receive (1) Coat Primer, (2) Coats Finish Paint, Flat, White
  - ◇ All Interior Trim to Receive to Receive (2) Coats Semi-Gloss, Bright White
- **Flooring:**
  - ◇ **Carpet:** Bedrooms, Closets, and Hallway Floors
    - \* Chesapeake “Hot Line IV” with 3/8” Rebond Pad
  - ◇ **Tile:** Shower and Tub/Shower Walls
    - \* 1/2” Durarock Underlayment w/ Keri Waterproofing System
    - \* Mid America Tiles “Westmont” / 12” x 12” Wall Tiles / Porcelain / Choice of 3 Colors (Clay, Quarry, Sand) / (1) Corner Shelf per Tub or Shower
  - ◇ **LVT:** Living Room, Kitchen and Bathroom Floors
    - \* Armstrong “Rigid Core Elements” Luxury Vinyl Tile / 6”-7” X 48” Planks / Reduced Sound Transmission From Attached Underlayment / 100% Waterproof / Floating Floor
- **Cabinetry:**
  - ◇ Cabinets by SMART Cabinetry / “Sheffield” Door Style / Standard Overlay / Maple Hardwood Face & Door Frames/ Veneer Flat Panel Door / Mortise & Tenon Door / Reverse Bevel Edge Profile / 5/8” Solid Dovetail Drawers / Choice of 4 Standard Stain Finishes / 42” Wall Cabinets / 36” Tall Vanity Cabinets
- **Countertops & Vanity Tops:**
  - ◇ **Kitchen Tops:** Granite, Level 1, Eased Edge, Loose 4” Backsplash, Undermount Single Bowl Stainless Steel Sink
  - ◇ **Vanity Tops:** 2cm Granite Countertops w/ Undermount White Rectangular Bowls by Rynone
- **Interior Doors & Trim**
  - ◇ **Interior Doors:** 2-Panel, Hollow Core, Arch-Top Door, Brushed Nickel Hardware
  - ◇ **Baseboard:** WM430, 4-1/2” X 11/16”
  - ◇ **Casing:** WM472, 3-1/2” X 11/16”
- **Appliances:** GE Appliances – Stainless Steel Package (excluding W/D)
  - ◇ **Refrigerator:** GSS23GSKSS
  - ◇ **Dishwasher:** GDF510PSMSS
  - ◇ **Natural Gas Range:** JGB660SEJSS
  - ◇ **Microwave:** JNM3163RJSS
  - ◇ **Washer / Dryer:** GFW430SSMWW / GFD43ESSMWW (Both Units White / Stack Kit Installed as Needed)
- **Interior Hardware:**



- ◇ **Door Hardware:** Kwikset, Tustin, Brushed Nickel (Privacy, Passage, and Entry/Deadbolt at Corresponding Locations). Brushed Nickel Hinges
- ◇ **Mirrors:** Individual Framed Mirrors, 1 Per Bowl
- ◇ **Toilet Paper Holder:** Moen Yorkshire Series, Brushed Nickel
- ◇ **Towel Bar:** 24" Moen Yorkshire Series, Brushed Nickel
- ◇ **Shower Rod:** 60" Shower Rod, Brushed Nickel
- ◇ **Shower Door:** 48" Wide Door & Panel, Clear, Tempered Glass, Brushed Nickel Hardware
- ◇ **Closet Shelving:** Vinyl Coated Wire Shelving
  - \* Closet Maid – Shelf & Rod at Bedroom Closets & Coat Closets
  - \* Closet Maid – 16" Linen Shelf at Linen Closets, Pantry Closets,
- ◇ Washer/Dryer Closets
- **Common Area Elements:**
  - ◇ **Sprinkler System:** Fire Suppression / Sprinkler System Design Per Code
  - ◇ **Fire Alarm System:** Fire Alarm System Installed Per Code, Manufacturer TBD
  - ◇ **Common Area Decking/Ramps:**
    - \* Salt Treated Framing of Structure / Deck Boards to be Salt Treated 5/4"x6 Deck Boards
  - ◇ **Common Area Flooring:**
    - \* Carpet Installed Throughout, Commercial Rated, Color TBD
  - ◇ **Common Area Painting:**
    - \* Ceilings Primed, 2 Finish Coats Flat / Walls Primed, 2 Finish Coats Flat / Trim Pre-Primed, 2 Finish Coats Semi-Gloss
  - ◇ **Common Area Lighting:**
    - \* Lighting and Electrical Receptacles Per Code
    - \* Emergency Lighting, Smoke Detectors, and Exit Signage Per Code
    - \* Wall Sconces by Progress Lighting / Hobbs #P710017-020
    - \* LED Recessed Lights by Sea Gull Lighting / "6" Traverse Lyte Round White" / #14330S-15
  - ◇ **Common Area HVAC:**
    - \* Ameristar / American Standard 2-Ton Mini-Split Heat Pump Systems for Hall Areas
    - \* Remote Thermostat Controllers
    - \* Outdoor Unit = 20 amp/220 volt
  - ◇ **Common Area Storefront:**
    - \* Full Vision Aluminum Storefront Entrance w/ Glazing and Panic Hardware.
    - \* Storefront Doors to be Kawneer 500 "Wide Stile" Aluminum Storefront Entry Doors Complete with: Continuous Geared Hinges, Concealed Rod Panic Exit Devices with Full Width Interior Touch Bars and Exterior Cylinders, CO-9 Pull Handles, LCN Heavy Duty Exposed Overhead Closers, 4" Mill ADA Compliant Thresholds, 10" ADA Compliant Bottom Rails, Sweeps, and Glazed with 1" Tempered Insulating Glass as Specified Below.
    - \* Immediate Door Framing to be 1-3/4"x4-1/2" Non-Thermal, Aluminum Tube Frame w/ 1/2" Extruded Door Stop and Bulb Seal Weathering
    - \* Door and Frame Finish to be Class 1 Clear Anodized, Class 1 Dark Bronze Anodized, or 1 of 15 Other Standard Kynar Paint Finishes.
    - \* Glazing to be 1" Clear Low-Emissive Insulating Glass Units, 1/4" Clear Tinted Plate Glass Outboard, SolarBan60 LowE Coating on the #3 Surface, Both Lites Fully Tempered Safety Glass.
    - \* Exterior Perimeter Caulking of Our Work to be Included with Sika Two- Part Silicone, to Match



Frame Color

◇ **Common Area Elevator:**

- \* “Hydraulic In Ground” Passenger Elevator / Speed = 150fpm / 3 Stops & 3 Openings / Platform = 7’ Wide X 6’3” Deep X 8’ High Cab Shell / Entrances = 3’6” Wide X 7’ High, Single Speed Side Opening, Stainless Steel #4 Finish Frames and Doors, Aluminum Sills
- \* **Cab:** Steel Shell with Applied Plastic Laminate Wall Panels and Black Base, Reveals, and Frieze / Stainless Steel #4 Return, Cab Door, Column, and Transom / Lexan Drop Ceiling with Fluorescent Lighting Above / (1) Stainless Steel #4 Finish Handrail and Aluminum Sill / Inside Clearance = 6’8” Wide X 5’5” Deep X 7’6” High to Finished Drop Ceiling /
- \* **Signals Fixtures Package:** (1) Car Operating Panel, (1) Car Position Indicator, (1) Hall Position Indicator, Car Lantern(s), Standard Hall Stations, Hands Free Phone, Fixture Package Includes Stainless Steel #4 Finish / Battery Powered Lighting / Automatic Car Light / Fan Shutdown Timer

◇ **Common Area Entry System:**

- \* Entry Gate and Entry System at Exterior Building Doors TBD