



THE RESIDENCES AT REHOBOTH BAY

BUILDING MATERIAL AND PRODUCT SPECIFICATIONS 33530 Old Salt Lane (Building A)

The following product and material specifications are based upon drawings by BSA+A, Inc., sheets 001, A001-A003, A111, A111A, A111B, A171, A201, A301-A302, A311-A312, A401, A411, A511, A601, A611, A621, dated May 4, 2023. Products and/or materials may be substituted with a comparable, equal alternative dependent upon availability.

- **Foundation**
 - 6" concrete slab on grade
- **Framing**
 - 2x6 exterior walls @ 16" centers / 2x4 interior walls @ 16" centers
 - 9' tall ceilings
 - ¾" 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**
 - R20 insulation at exterior walls
 - R10 rigid insulation at underslab with 1" rigid insulation thermal break
 - All interior walls to be insulated - insulation size varies between R11→R19 dependent upon wall thickness
 - R30 + R19 insulation between floors - size designed to fill cavity to reduce noise
 - R49 blown insulation at 3rd floor ceiling/bottom chord of roof trusses
 - Airseal, draftstopping, and baffles per code
- **Roofing**
 - Shingle: GAF Timberline HDZ shingles – Weathered Wood
 - Membrane Roofing: White, fully adhered TPO, 60 MIL, single-ply system installed over 1.5" insulation boards with .032" aluminum coping metal to be installed along roof perimeter
- **Balconies / Decking**
 - 1st floor decks will be concrete with a lite broom finish and one or more control joints.
 - 2nd and 3rd floor balconies to be wood framed and covered with "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: Mastic Millcreek "Scottish Thistle" horizontal vinyl siding / Royal Woodland "White" vertical vinyl board & batten at locations per drawings with vinyl beaded porch panel at exterior ceilings



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- **Gutters & Downspouts**
 - 6” K-style gutters, hi-gloss white aluminum with 3”x4” downspouts and elbows
- **Deck Railing**
 - 200 Series aluminum railing by AAP / 42” high 2-line rail with 2.5” continuous top cap, 3/4” pickets, 2.5” square intermediate posts / post spacing set at 7’ maximum / finish to be Duracron 2603 White
- **Windows & Sliders**
 - Single hung vinyl window with grilles
 - Vinyl sliding full-lite glass doors
- **Exterior Doors**
 - Condo Entry Doors: ThermaTru 2-Panel, square top, 20 minute fire rated door, primed & painted semi-gloss, 2 coats
 - Balcony Mechanical Closet: ThermaTru 2-Panel, square top, primed & painted semi-gloss, 2 coats
 - Balcony Swing Doors: ThermaTru full lite glass door
- **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-151SS)
 - Bathroom Sink Faucets: Plumb4orce single handle lavatory faucet (P4B-500BN) – brushed nickel
 - Shower Faucets: CFG Single Control Shower Trim (40315CBNGR) - Brushed Nickel
 - Tub/Shower Faucets: CFG single control tub & shower trim, slip on diverter (40311CBNGR) – brushed nickel
 - Toilets: Vertens elongated ideal height toilet w/ seat, white (Medalist 3123-3494)
 - Garbage Disposal: Moen 1/3 HP with Moen Airswitch
 - Fiberglass Bathtub: Sterling Performa Base (71041112)
 - Fiberglass Shower Base: Sterling Ensemble Base Only (72131100)
 - Miscellaneous: (1) washer box, (1) washing machine pan, (1) ice maker box
- **HVAC**
 - Ducane 38,000 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 or approved equal thermostat
 - Indoor Unit = 15 amp/110 volt / Outdoor Unit = 20 amp/220 volt



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- **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 Generation Lighting / 6" disc/faux can / 145405-15 Traverse LED Lyte (condo units only)
- Flush mount ceiling LED lights by Progress Lighting / P730005-030-30
- Vanity lights by Progress Lighting / "Appeal" #P2702-09 / brushed nickel, wall mounted / 24" wide / 3 bulb / reversible mount / 1 fixture per bowl
- Bathroom exhaust fan/light combinations by Nutone / Model AN110L "Flex Series"
- Pull chain light by Engineered Products Co. / 10-Watt LED Leviton 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 and ceilings to receive (1) coat primer, (2) coats finish paint, 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 (2) coats semi-gloss, bright white

- **Flooring**

- Carpet: bedrooms and closets - Shaw "Union Terrace" over 3/8" 6 lbs padding
- Tile: shower and tub/shower walls
 - 1/2" Duralock underlayment w/ Keri Waterproofing System
 - 13" x 13" porcelain wall tiles / choice of 2 colors (Cabo Shore & Cabo Coast) with (1) corner shelf per tub or shower
 - Grout color to be Rolling Fog for Cabo Shore / Grout color to be Bone for Cabo Coast
- LVT: Living Room, Kitchen, Hallways and Bathroom Floors – Next Floor "Amazing" luxury vinyl tile / 7" X 48" planks / reduced sound transmission from attached underlayment / 100% waterproof / floating floor

- **Cabinetry**

- Cabinets by Smart Cabinetry or similar / shaker door style / standard overlay / hardwood face & door frames/ choice of 4 standard stain finishes / 42" wall cabinets
- Full height vanity cabinets

- **Countertops & Vanity Tops**

- Kitchen Tops: Level 1 granite, eased edge, loose 4" backsplash, undermount single bowl stainless steel sink
- Vanity Tops: Level 1 granite countertops w/ undermount white rectangular bowls



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- **Interior Doors & Trim**
 - Interior Doors: 2-panel, hollow core, arch-top door, brushed nickel hardware
 - Baseboard: 4-1/2" X 11/16"
 - Casing: 2-1/2" X 11/16"

- **Appliances**
 - GE Appliances – stainless steel package (excluding w/d)
 - Refrigerator: GSS23GSKSS
 - Dishwasher: GDF510PSRSS
 - Natural Gas Range: JGB660SPSS
 - Microwave: JNM3163RJSS
 - Washer / Dryer: GFW550SSNWW / GFD55ESSNWW (both units white / stack kit installed as needed)

- **Interior Hardware**
 - Door Hardware: Schlage, brushed nickel (privacy, passage, and entry/deadbolt at corresponding locations) with 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: 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 Areas 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 pressure 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 slim recessed down lights by Topaz / 6" Recessed / RDL /63RND/12/WH/ D-50
 - Common Area HVAC:
 - AirTemp standard 3-ton mini-split heat pump systems for hall areas
 - Remote thermostat controllers
 - Outdoor Unit = 20 amp/220 volt



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- **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
- **Common Area Elevator:**
 - Dual 2-stage telescopic, holeless 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: Liftmaster MyQ