

CENTER CITY LOFTS

LOFT 300

BASE SPECIFICATIONS FOR LOFT # 300

EXTERIOR

ROOF DECK: TREX DECKING AND HANDRAILS INSTALLED ALONG ALL SIDES OF DECK
FRAMING LUMBER TO FACILITATE ROOF TOP DRAINAGE.
ALL LUMBER IS TO BE .40 TREATED SOUTHERN PINE NO. 2 OR BETTER.

INTERIOR

CABINETS: CUSTOM CABINETS FOR KITCHEN AND BATHS BY LEOLA CABINET SHOP
FULL OVERLAY WITH DOVETAIL DRAWERS, STANDARD HARDWARE,

COUNTERTOPS: GRANITE COUNTERTOP AND OTHER SOLID SURFACES FOR KITCHEN AND BATHS

FLOORING: SUB-FLOOR: EXISTING SUB-FLOOR TO BE USED AND REPAIRED WHERE NEEDED
HARDWOOD (OAK) INSTALLED THROUGHOUT EXCEPT FOR BATHROOMS (CERAMIC TILE)

INTERIOR FINISH: ALL EXISTING WINDOWS ARE TO BE RE-USED WITH NEW STORM WINDOWS.
LIGHT TUBES AND SKYLIGHT TO BE PROVIDED AND INSTALLED AS PER PLANS

FRAMING: ALL DEMO WORK IS INCLUDED. 2X4 STUDS 16" ON CENTER (INTERIOR WALLS)

TRIM: NEW PAINTED BASEBOARDS AND CASINGS INSTALLED

LIGHT FIXTURES: PROVIDED AND INSTALLED

MIRRORS/BATH

ACCESSORIES:

INSULATION/DRYWALL:

APPLIANCES:

PAINT: INCLUDES SPRAY AND TWO BACK ROLLS. THE WALL/CEILING ARE ONE COLOR (FLAT) AND THE TRIM IS
ONE COLOR (SEMI-GLOSS)
DUCTS AND SPRINKLER LINES TO BE PAINTED TO MATCH THE CEILING.

MECHANICALS:

PLUMBING TO INCLUDE THE FOLLOWING:

1. (2) TILE SHOWERS -- AS INSTALLED
2. (2) SINGLE BOWL VANITIES -- AS INSTALLED
3. (2) KOHLER TOILETS --AS INSTALLED
4. (2) LAV FAUCETS -- AS INSTALLED
5. (1) TANKLESS ON DEMAND GAS HOT WATER HEATER
6. (1) RECESSED WASHER BOX
7. (1) KITCHEN FAUCET
8. (1) STAINLESS STEEL UNDER MOUNT KITCHEN SINK
9. (1) GARBAGE DISPOSAL
10. (1) DRYER VENT TO OUTSIDE
11. (1) ICE MAKER / WATER LINE FOR REFRIDGERATOR
12. ALL PVC DRAINS AND VENTS
13. 3/4 L COPPER TO EACH UNIT FROM PIPE CHASE
14. 1/2 L COPPER TO ALL FIXTURES
15. EXTERIOR FROST FREE HOSE FAUCET AT ROOF DECK

HVAC TO INCLUDE THE FOLLOWING:

1. GAS HIGH EFFICIENCY FORCED AIR SYSTEM
2. CENTRAL AIR
3. DIGITAL THERMOSTAT
4. SUPPLY DUCT AS NEEDED (BOTH EXPOSED SPIRAL AND ABOVE CEILING)
5. CENTRAL RETURN FOR APARTMENT
6. SUPPLY GRILLS AS NEEDED
7. LOW VOLTAGE AND CONTROL WIRING
8. CONDENSATE PIPE FROM AIR HANDLER
9. CONDENSING UNIT ON ROOF

ELECTRIC TO INCLUDE THE FOLLOWING:

1. DUPLEX RECEPTACLES--PER PLAN
2. SINGLE POLE SWITCHES--PER PLAN
3. THREE-WAY SWITCHES--PER PLAN
4. DIMMER SWITCHES--PER PLAN
5. GFCI RECEPTACLES--PER PLAN
6. SMOKE DETECTORS--PER PLAN
7. 1 DRYER RECEPTACLE
9. HVAC CONNECTIONS--PER PLAN
10. WATER HEATER CONNECTIONS--PER PLAN
11. TV JACKS--PER PLAN
12. PHONE JACKS--PER PLAN
13. DIRECTIONAL RECESSED LIGHTS--PER PLAN
14. RECESSED LIGHTS--PER PLAN
15. 200 AMP PANEL
16. CONDUIT AND WIRING TO EXISTING METER IN BASEMENT (BREAKER IN METER STACK NOT NOT INCLUDED
17. ALL SMOKE DETECTORS TO BE LOCATED AS PER PLANS AND THE ARCHITECT.
18. TV CABLES WILL BE TAKEN TO A COMMON AREA IN THE MECHANICAL CLOSET.
THE MAIN FEEDER OR LINES TO THE CABLE WILL BE PROVIDED BY OTHERS SUCH AS CABLE COMPANY OR SATELITE DISH COMPANY. THE TELEPHONE LINES WILL BE BROUGHT TO THE COMMON AREA TELEPHONE ROOM.
19. ALL WIRING WILL BE ROMEX.