

CENTER CITY LOFTS

LOFT 300

BASE SPECIFICATIONS FOR LOFT # 300

EXTERIOR

ROOF DECK: DECKING TO BE INSTALLED WITH HANDRAILS ALONG ALL SIDES OF DECK
FRAMING LUMBER TO FACILITATE ROOF TOP DRAINAGE.
DRAIN ACCESS TO BE ACCESSIBLE FROM BOTH SIDES OF THE PRIVACY FENCE.
ALL LUMBER IS TO BE .40 TREATED SOUTHERN PINE NO. 2 OR BETTER.
OAK STAIRWAY AND PARTS TO THE ROOF ARE INCLUDED

INTERIOR

CABINETRY: CABINET PACKAGE ALLOWANCE: \$8,500.00
MEDALLION LANCASTER DOOR STYLE CABINETRY (STANDARD STAIN). KITCHEN & BATH
FULL OVERLAY WITH DOVETAIL DRAWERS, STANDARD HARDWARE,

COUNTERTOPS: COUNTERTOPS ALLOWANCE \$6,000.00 (INCLUDES KITCHEN & BATH)

FLOORING: SUB-FLOOR: EXISTING SUB-FLOOR TO BE USED AND REPAIRED WHERE NEEDED
HARDWOOD IS TO BE INSTALLED IN THE FOYER, PANTRY, HALLWAY AND CLOSET, KITCHEN, DINING ROOM,
LIVING ROOM AND BOTH BEDROOMS.
VINYL IS TO BE INSTALLED IN THE LAUNDRY ROOM AND MECHANICAL CLOSET.
TILE FLOORING IS TO BE INSTALLED IN THE HALL AND MASTER BATHROOMS.

INTERIOR FINISH: ALL EXISTING WINDOWS ARE TO BE RE-USED WITH NEW STORM WINDOWS.
3 LIGHT TUBES AND 1 SKYLIGHT TO BE PROVIDED AND INSTALLED AS PER PLANS

FRAMING: ALL DEMO WORK IS INCLUDED. 2x4 STUDS 16" ON CENTER (INTERIOR WALLS)

TRIM: 5 1/4" BASEBOARD WITH 3 1/4" CASING TO BE INSTALLED.

LIGHT FIXTURES: DECORATIVE LIGHTING ALLOWANCE IS \$1,200.00

MIRRORS/BATH

ACCESSORIES: ALLOWANCE OF \$1,282.77 INCLUDES MIRRORS, BATHROOM ACCESSORIES AND WIRE SHELVING.

INSULATION/DRYWALL: ALL INSULATION MEETS PA ACT 222 STANDARDS, DRYWALL TO BE 1/2" FINISH

APPLIANCES: THERE IS AN \$2,800.00 ALLOWANCE ALLOTTED FOR APPLIANCES.

PAINT: INCLUDES SPRAY AND TWO BACK ROLLS. THE WALL/CEILING ARE ONE COLOR (FLAT) AND THE TRIM IS
ONE COLOR (SEMI-GLOSS)
PAINTING IS STANDARD COLORS ONLY. THERE WILL BE AN ADDITIONAL CHARGE FOR UPGRADING PAINT COLOR(S).
DUCTS AND SPRINKLER LINES TO BE PAINTED TO MATCH THE CEILING.

MECHANICALS:

PLUMBING TO INCLUDE THE FOLLOWING:

1. (2) WHITE T/S UNIT WITH TILE SURROUND
2. (2) MOEN #62320 T/S FAUCETS
3. (2) GERBER WHITE ELONGATED TOILETS WITH SEATS AND PLAIN BOWLS
4. (3) MOEN #64620 LAV FAUCETS
5. (1) 50 GALLON GAS HOT WATER HEATER
6. (1) RECESSED WASHER BOX
7. (1) MOEN #7840 STAINLESS STEEL CAMERIST KITCHEN FAUCET
8. (1) BLANCO 501-104 SINGLE BOWL UNDER MOUNT SINK
9. (1) ISE BADGER DISPOSAL
10. (1) RECESSED DRYER VENT TO OUTSIDE
11. (1) RECESSED ICE MAKER
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. HEIL APARTMENT AIR HANDLER WITH 7.5 KW AUX. HEAT LOUVERED WALL PANEL
2. HEIL HEAT PUMP (2 1/2 TON, 13 SEER)
3. TH5520 ELECTRONIC HEAT PUMP THERMOSTAT
4. SUPPLY DUCT AS NEEDED (SPIRAL ROUND EXPOSED WITH PAINT GRIP)
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. 43 DUPLEX RECEPTACLES
2. 14 SINGLE POLE SWITCHES
3. 8 THREE-WAY SWITCHES
4. 4 DIMMER SWITCHES
5. 4 GFCI RECEPTACLES
6. 4 SMOKE DETECTORS
7. 1 DRYER RECEPTACLE
8. 1 RANGE RECEPTACLE
9. HVAC CONNECTIONS
10. WATER HEATER CONNECTIONS
11. 6 TV JACKS
12. 3 PHONE JACKS
13. 11 DIRECTIONAL RECESSED LIGHTS
14. 5 RECESSED LIGHTS
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.

RESIDENTIAL ELEVATOR:

OPTIONAL UPGRADE OF RESIDENTIAL ELEVATOR. (APPROX. \$28,000)