



## CADOGAN PLACE

### STANDARD SELECTIONS

AS OF JUNE 1<sup>st</sup>, 2016

#### STRUCTURAL:

##### Foundation

- Foundation Built According to Structural Engineer's Specifications & Design
- Conventional Steel Re-Enforced Slab w/ Bell Bottom Piers
- 3,000 PSI Concrete
- 6 mil. Polyethylene Vapor Barrier
- **Termidor®** or Equal Termite Pre-Treatment

##### Framing

- Roof, Wall and Floor Framing Designed and Inspected On-Site by Structural Engineer
- 2x4 or 2x6 Walls @ 16" On-Center Throughout According to Structural Engineer's Specifications & Design
- Treated Wood Baseplate on First Level
- Exterior Wall Bottom Plates Installed w/ **Dow Weathermate®** Sill Seal
- Ceiling Joist #2 SYP 16" On-Center, Size Per Structural Engineer's Specifications & Design
- 18" - 24" Open Web Engineered Trusses for Floor Joist Framing at Second and Third Floors Size per Structural Engineer's Specifications
- **Anthony Power Beams®** or Equal for Structural Support Per Plan
- Subfloor - 1-1/8" Tongue and Groove **Advantech®** or Equal
- **Simpson®** or Equal Hurricane Strapping

##### Building Envelope

- Building Envelope Inspected On-Site by Waterproofing & Roofing Consulting Engineer
- Engineered Wood Structural Sheathing, CDX, or Equal
- Commercial Grade **DuPont Tyvek®** or Equal for Exterior Building Wrap
- **DuPont Tyvek®** Tape, or Equal, and **Grace Vycorner®** or Equal Against Air & Water Penetration at Window Sills
- **DuPont Tyvek®** Tape, or Equal Seals Against Air & Water Penetration at Window & Door Jambs
- **GAF StormGuard®** Ice & Water Shield Used on the Underside of All Horizontal Over Hangs

##### Windows

- **Sierra Pacific®** or Equal Aluminum Clad Wood Windows
- Casement Style Operable Windows (Per Plan Location)
- Painted Wood Interiors
- Double-Paneled Insulated Glass Thermally Broken
- Low E 366 Emulsion

##### Roofing

- 7/16" OSB Roof Decking
- 40 Year **GAF Timberline®** or Equal Composition Shingles w/30# Felt Underlayment
- Flat Roofs to be Torch Down Single Ply Bitumen Membrane
- Stainless Steel Flashing w/ Welded Corners
- Galvanized Drip Edge Flashing
- All Lead Roof Jacks Painted to Match Shingles

##### Exterior Materials *(varies by plan and elevation)*

- Clay Brick Exterior per Plan Locations
- Hand Carved Limestone Accents per Plan Locations
- **James Hardie® Smooth** Material for Fascia and Siding
- Tongue and Groove Solid Pine Soffit Materials at Porches (Painted)
- Custom Metal Balcony Railings and Window Boxes per Plan
- **Sherwin-Williams®** Exterior Latex Paint

##### Exterior Doors

- Custom Mahogany Entry Door
- **Sierra Pacific®** or Equal Aluminum Clad Wood Sliding Doors at CityRoom
- **PlastPro®** or Equal Fiberglass w/ Double Pane Low E Glass on All Other Exterior Doors w/ **Endura FrameSaver®** Jamb (Per Plan Location)
- Custom Fabricated Stainless Door Pans
- 26 Gauge Galvanized Head Flashing
- Compression Foam Weather-Stripping
- Black Aluminum Thresholds

##### Thermal Insulation

- **Icynene®** Open Cell ½ lbs Foam Insulation in All exterior walls, attic and all hot walls. (or equal)
- **Icynene®** or Equal Open Cell Sprayed-In Foam at All Sloped Ceilings or Inaccessible Areas
- Expandable Foam Polyseal at All Exterior Openings and Base Plates
- **Dow Weathermate®** Sill Seal at All 1<sup>st</sup> Floor Exterior Wall Bottom Plates



STANDARD SELECTIONS

AS OF JUNE 1<sup>st</sup>, 2016

**Garage**

- Carriage Style Steel Insulated Overhead Door (Painted)
- 1 - Automatic Garage Door Opener and Two Push Button Controls
- 2 - 2'x4' Fluorescent Lights
- 5/8" type "X" Fire -Code Sheetrock
- Base Boards (Paint Grade)
- Epoxy Floor Finish Selection Available, up to Tier 1, from Rohe & Wright's Design Studio

**Drywall**

- Gypsum Board Screw Applied
- 5/8" Throughout
- Rounded Corners Throughout
- Finish Level 4 on Walls & Ceilings
- Finish Texture - Light Roll
- Mildew Resistant **XP®** or Equal Gypsum Board at Tubs and Shower Surrounds

**MECHANICALS:**

**Heating & Air Conditioning**

- Manual J & Manual S Load per the Air Conditioning Contractors of America (ACCA) Calculated by Third Party Energy Engineer
- 16 SEER **Dave Lennox®** Condensing Unit(s) Zoned per Floor per the Manual J Load Calculation
- **Honeywell®** or Equal Touch Screen Thermostat(s)
- **Lennox®** MF-1 High Efficiency Pleated Air Filter(s)
- R-6 Insulated Duct Work with Mastic Sealed Joints
- All HVAC Units and Duct Work is Located in Conditioned Space

**Elevator**

- **Residential Elevators Inc.** or Equal Elevator
- 8' Tall Cab
- 4 Mini Lights in Cab
- Flooring to Match First Floor
- Hardwired Phone in Cab
- Cab Walls to be Custom Paneled and Stained
- Beveled Mirror on Back Wall

**Fireplace**

- **Heatilator®** or Equal 42" Metal Woodburning Fireplaces in Living Room
- **Heatilator®** or Equal 42" Direct Vent Gas Fireplace in City Room and Master Bedroom (Per Plan). Includes gas logs, glass panel, black trim and remote control.
- Up to Tier 3 Mantle Surrounds Selection Available from Rohe & Wright's Design Studio

**Fire Protection**

- 13 R (Single Dwelling) Professionally Designed and Installed Residential Fire Sprinkler System Throughout
- **Xella®** or Equal Fire Block Between Demising Walls of Attached Units.
- Draft Stopping and Fire Caulking

**Electrical**

- Extensive 5" Incandescent Recessed Can Lighting per plan
- Designer Lighting Fixture Selections available at Rohe & Wright's Design Studio to include Dining Room Chandelier (Tier 2), Island Pendants (Tier 2), Powder and Master Bath Vanity (Tier 3), Master Bath Hanging Chandelier, per plan, (Tier 2), 2<sup>nd</sup> Bath Vanity (Tier 2), Wall Sconces, per plan, (Tier 2)
- Choice of Designer Ceiling Fans in Bedrooms, Family Room, and City Room
- Gas & Electric Exterior Carriage Lights per Plan
- All Lighting Locations at Time of Rough-In Wiring to be Field Verified with Client
- Copper Branch Circuit Wiring - Sizing Per Code
- Aluminum Underground Electrical Supply Wiring
- All Electrical Wall Outlets Installed in Baseboards (Except at Built-Ins)
- Structured Wiring Package - Includes Alarm, Data, Phone and TV Wiring
- **HAI** or Equal Home Automation Customization, to include Additional Security and Lighting Available

**Plumbing**

- **Navien®** or Equal Tankless Water Heater w/ Recirculating System
- **Uponor PEX®** or Equal Water Supply Plumbed in a Trunk and Branch System
- Install Isolator Kits on Tankless Units.
- Gas Piped to Fireplace, Cook Top, Furnaces, Dryer, Tankless Water Heaters, Gas Lamps, and Gas Grill Location (Per Plan Location)
- Exterior Hose Bibs at Courtyard, Garage, and City Room Balcony
- Choice of Free-Standing Soaker Tub in Master Bath

**Plumbing Fixture**

- Kitchen Faucet Selection Available, up to Tier 4, from Rohe & Wright's Design Studio.
- Bar Faucet (per plan) Selection Available, up to Tier 3, from Rohe & Wright's Design Studio
- Utility Room Faucet Selections Available, up to Tier 1, from Rohe & Wright's Design Studio
- Master and Powder Bath Fixture Selections Available, up to Tier 3, from Rohe & Wright's Design Studio



**STANDARD SELECTIONS**

AS OF JUNE 1<sup>st</sup>, 2016

- Secondary Bath Fixture Selections Available, up to Tier 3, from Rohe & Wright's Design Studio
- Free-Standing 66" Soaker Tub Selection Available, up to Tier 3, from Rohe & Wright's Design Studio
- Comfort-Height, Elongated Drake Toilet Available in Master & Powder (per plan)
- Elongated Toto Toilet Available in all Secondary Baths.

**FEATURES:**

**Appliances**

- **Thermador** Professional Series, Commercial-Depth, 48" 6-Burner w/griddle, Dual-Fuel Gas Range.
- Thermador Masterpiece, Professional Series, 24" Microwave
- Thermador Emerald, Professional Series 4-Program Dishwasher
- Thermador Freedom Collection, Panel-Ready, 48-Inch, Dual Column Refrigerator/Freezer

**Flooring**

- Natural Stone or Porcelain Flooring, up to Tier 3, available for selection from Rohe & Wright's Design Studio in Foyer, Elevator, Bar, and Master Bath
- Natural Stone or Porcelain Flooring, up to Tier 1, available for selection from Rohe & Wright's Design Studio in Secondary Baths, and Utility Room
- Carpet Flooring selection at Tier 1 from Rohe & Wright's Design Studio in Master, Master His'/Her's Closet, Secondary Bedrooms and Closets
- Designer Hardwood Flooring Selection, up to Tier 3, available for selection from Rohe & Wright's Design Studio in Library (per plan), Powder Bath, Breakfast, Dining Room, Family Room, Game Room (per plan), Kitchen, Pantry, and Hallways.
- Stained Oak Stair Treads on All Stairs with Painted Risers and Skirt.
- Travertine Pavers, up to Tier 2 Selection from Rohe & Wright's Design Studio, on balconies, dry set over pedestals

**Cabinets**

- All Cabinets in Kitchen, Buffet/Butler's Pantry (per plan), Bar (per plan), Living Room Built-ins (per plan), and Powder Room to be Maple, Full-Overlay, Frameless, with a Tier 3 Door Style in either Thermofoil, Paint, Paint Highlight-Glazing, Stain, or Stain Highlight-Glazing
- All Cabinets in Master Bath and Master Suite (per plan) to be Maple, Full-Overlay, Frameless, with a Tier 2 Door Style in either Thermofoil, Paint, Stain, or Stain Highlight-Glazing
- All Cabinets in Secondary Baths and Utility (per plan) to be Maple, Full-Overlay, Frameless, with a Tier 2 Door Style in either Thermofoil or Stain

- Self-Closing Drawer Glides and Door Hinges in all interior Locations

**Countertops, Backsplash, & Tile Surrounds**

- Kitchen, Master Bath, Powder Bath, and City Room (Per Plan) Countertop Selection Available, up to Tier 2, from Rohe & Wright's Design Studio. Tier 2 Selections include an assortment of Natural Stone, Granite, and Designer Quartz Selections.
- Kitchen Tile/Stone Backsplash Selections Available, up to Tier 5, from Rohe & Wright's Design Studio.
- Granite or Marble Slab Counter Tops at Secondary Bathrooms and Utility Room Selections Available, Tier 1, at Rohe & Wright's Design Studio. Includes 4" Backsplash
- Master Bath Tub and Shower Stone/Tile Surround Selection Available, up to Tier 3, from Rohe & Wright's Design Studio.
- Secondary Bath Tub/Shower Stone/Tile Surrounds Selection Available, up to Tier 1, from Rohe & Wright's Design Studio.

**Hardware**

- Bath Hardware Selections Available, up to Tier 2, from Rohe & Wright's Design Studio. One Towel Ring Per Vanity Locations
- Cabinet Hardware Selections Available for Kitchen, Buffet/Butler's Pantry (per plan), Bar (per plan), Living Room Built-ins (per plan), and Powder Room to , up to Tier 2, from Rohe & Wright's Design Studio
- Cabinet Hardware Selections Available for Secondary Baths and Utility (per plan) Tier 1, from Rohe & Wright's Design Studio
- Interior Door Hardware Selections Available up to Tier 2, from Rohe & Wright's Design Studio
- Front Door Handles Selections Available, up to Tier 4, from Rohe & Wright's Design Studio and will be approved by Town Arch.

**Interior Doors & Trim**

- 8'-0" Tall Painted **Solid Core** Painted Interior Doors in Choice of Style
- Two Piece 3-1/2" Casing on All Doors and Cased Openings, C-196 or C11 w/ Applied Bullnose Trim (Paint Grade)
- Two Piece Base Boards 12" MDF w/ PM-6 Moulding Entry, Second Floor, and Master Bedroom (Paint Grade)
- Two Piece Base Boards 8" MDF w/ PM-6 Moulding at Remaining Locations (Paint Grade)
- Duplex Crown Moulding Entry, Second Floor, and Master Bedroom, CM-48 w/ B-297 (Painted)
- Single Crown Moulding in All Remaining Areas Except Pantry, Garage, & Closets (Paint Grade)
- Window Stool 1-1/2" Half-Round Front w/ C196 Moulding
- Stain Grade block paneling and bookshelves in



## STANDARD SELECTIONS

AS OF JUNE 1<sup>st</sup>, 2016

- Library OR Study Per Plan for location of shelving (Mahogany or Alder or equal). Stain Grade Solid wood Doors to match species of wood chosen.
- All Master Closets to be Rod & Shelf with Field Field-Built Bulk-Head Cabinets/Benches (per plan) Painted

### Glass and Mirrors (Per Allowance Addendum)

- Frameless 3/8" Style Glass Shower Enclosure in Master Bath (per plan)
- Semi-Frameless 1/4" Style Glass Shower Enclosure in Secondary Bath Locations with Stand-up Shower (per plan)
- Framed Mirrors in Master Bath and Powder Bath per Selections Available at Rohe & Wright's Design Studio
- Floating Beveled Glass Mirror in all Secondary Bath Locations
- Glass Cabinet Doors per Plan. Glass Style Selections Available at Rohe & Wright's Design Studio.
- Beveled Mirror on Back Wall of Elevator

### Drives and Walks

- 3-1/2" Thick 3,000 PSI Concrete
- #3 Re-Bar @ 15" O.C
- Cobblestone Pavers over the concrete on driveway
- 1"x4" Pressure Treated Expansion Joints

### Landscaping & Irrigation

- Professionally Designed and Installed Landscaping
- Professionally Designed and Installed Irrigation System
- Underground Piped Drainage

### Paint

#### Interior

- Sherwin Williams® Paints and Minwax® Stains
- Two Coats Flat Latex Paint on Ceilings (One Color)
- Two Coats Flat Latex on All Interior Walls (Three Colors Total)
- One Coat Primer on All Interior Trim and Cabinets
- Two Coats of Semi-Gloss Oil Based Enamel on Interior Trim (One Color)
- Light Rolled Texture on Walls and Ceilings
- Stain Grade Trim and Cabinets One Coat Stain w/ Two Coats Clear Sealer

#### Exterior

- Sherwin Williams® Paints
- One Coat Primer w/ Two Coats Latex on All Painted Surfaces
- One Coat Masonry Primer w/ Two Coats Elastomeric Coating on Any Stucco Surfaces.
- Minwax® or Equal on Any Exterior Stained Wood

### Stair Parts

- Stained Oak Stair Treads on All Stairs with Painted Risers and Skirt.
- Wrought Iron Stair Selection Available, up to Tier 1, from Rohe & Wright's Design Studio

### ENERGY EFFICIENCY:

#### Qualification

- Rohe & Wright is a Certified **Residential Energy Services Network (RESNET) Energy Smart Builder**
- All Rohe & Wright Homes Adhere to the **Home Energy Rating System (HERS)**
- Each Home is Given a **HERS Index Score** to Rate Overall Energy Efficiency
- HERS Calculations, Inspections, and Scoring Performed by a Third Party Energy Engineer

#### Inspection

- Visual Inspections for Proper Installation of the HVAC System, Thermal Insulation, Windows, Exterior Doors, and Building Envelope are Performed On-Site Inspections by a Third Party Energy Engineer

#### Testing

- HVAC Duct Leakage Test
- Diagnostic Blower Door Test
- Tests Measure the Amount of Air Tightness Integrity of the Building Envelope, Air Tightness Integrity of the HVAC Distribution Ducts, and the Air Tightness Integrity and Effectiveness of Insulation Inside Walls and Ceilings

#### Building Products

- **Dow Weathermate®** Sill Seal at All 1<sup>st</sup> Floor Exterior Wall Bottom Plates
- **Icynene®** Open Cell 1/2 lbs Foam Insulation in All exterior walls, attic and all hot walls. (or equal)
- **ZIP System®** or Equal Structural and Waterproofing system for Building Wrap
- Windows & Exterior Doors – Industry Leading **SHGC & U-Factor** Ratings
- Windows Use Thermally Broken Construction w/ Double Pane **Low E Glass** Emulsion
- Exterior Doors Have Double **Pane Low E Glass** Emulsion (Per Plans Location)
- 16 SEER **Dave Lennox®** Condensing Unit(s) Zoned for Greatest Efficiency
- **R-6** Rated HVAC Distribution Duct
- All HVAC Units and Ducts Installed in Conditioned Space
- **Honeywell®** or Equal Touch Screen Programmable Thermostat(s)
- High Efficiency Natural Gas **Navien®** Tankless Water Heater(s)