



EASTGATE

LAKE WOODLANDS

The homes to be built at EastGate will be built in accordance with the plans and specifications prepared by Preston Wood & Associates Architects, LJA Engineering, and Gay & Loudermilk Structural Engineers. The plans for these homes meet or exceed all requirements of the City of Houston building department and the 2000 I.R.C building code with City of Houston Amendments. The plans also meet the building requirements of the East Shore Design Committee and the office of Ken Anderson & Associates, Inc., Architects. If discrepancies between the architectural plans and the features in this document exist, the features listed below govern and represent the actual finishes and specifications of the homes.

STANDARD FEATURES AND SPECIFICATIONS

SIGNATURE FEATURES

- All homes are detached with unique architecture that varies from lot to lot
- Bosch stainless steel appliances
- 11 Foot ceilings on main living floors
- 16 SEER 2 Stage Lennox Air Conditioning system
- Cellulose exterior wall insulation in lieu of batts
- Tankless gas hot water heaters
- Energy efficient vinyl windows
- Oak hardwood flooring in living floor in all stairs and hallways
- Wrought iron stair railing
- Elegant natural stone materials on countertops
- Stucco and brick veneer (no hardie siding)
- Decorative brick paver driveways for all homes
- Solid core interior doors with hardware by Emtek
- Elegant moldings and interior trim design

STRUCTURAL

- Designed by professional and licensed structural engineer
- Post tension foundation design
- Concrete is 3000 p.s.i
- Wood framing with studs 16" on center
- Engineered and pre-built floor trusses
- Termite treatment with Taexx tubes in stud walls

INTERIOR FEATURES

- All homes elevator capable.
- Two panel smooth finish (painted) solid core interior doors
- Smooth finish drywall (no spray or applied texture).
- Emtek torino door hardware (lever handle with rectangular rosette in satin nickel)
- Crown molding at entry foyer and all bedrooms

- Double crown molding on main living floor
- 8" base boards on main living floor; 6" base boards for all other floors
- Tall ceiling heights

	<u>Plan A</u>	<u>Plan B</u>	<u>Plan C</u>
1 st Floor	11'	9'	9'
2 nd Floor	9'	11'	11'
3 rd Floor	9'	9'	10' - 11'
Master bedroom	10'	10'9" (12' bath)	11'

- Door heights - 8' doors on main living floor. 6'8" door height on bedroom floors.
- R-30 blown fiberglass insulation in attic ceilings. R-13 (2x4 walls) and R-20 (2x6 walls) sprayed cellulose in exterior walls.
- Smoke detectors throughout
- All bedrooms pre-wired for ceiling fans. Ceiling fan fixture provided at master only.
- Pre-wired for cable TV and telephone
- Pre-wired for sound system in living room, kitchen, master bedroom, master bath
- Security system
- Garage door opener with transmitters
- Wood flooring provided at:
 - A Plan- 1st floor, all stairways and hallways on level 2
 - B & C Plan - Entry, 1st floor bedroom, entire 2nd floor and stairs leading up to 3rd floor and level 3 hallway
- Carpet installed in bedrooms and bedroom closets.
- Fireplace with gas burning logs and cast stone surrounds
- Wrought iron interior stair and wall railings
- Carpet - 32" ounce Nylon in Waffle Cone or Cut and Loop patterns
- Double paned low E Vinyl windows
- Kitchen countertops to be granite or engineered Okite quartz slab tops. Bathroom countertops to be marble or granite slab tops.
- Countertops to be 2 cm with a laminated 1 1/2" edge
- Kitchen backsplash marble and travertine material to be selections from Dal Tile. Standard selections include stone mosaics: Ivory Classic and Walnut colors in 1"x1", 2"x4" and 2"x2". Baja cream and Adda in 1/2" x 1". Rittenhouse 3"x6" subway tile. Crema marfil 1"x2"
- Closets rods finished out with aluminum hanging rods in lieu of wood rods

EXTERIOR FEATURES

- Exterior veneer to consist of brick and stucco.
- Exterior selections and materials have been selected by architect and approved by Pelican Builders and The East Shore Design Committee. These materials and colors are not a selection option for buyer
- Stainguard fiberglass composition architectural shingle roofing, 25 year warranty on materials
- Driveways to consist of decorative brick pavers
- Fully guttered roof with downspouts
- Exterior hose bibs
- Mahogany front doors with glass inserts
- Brick paver or tiled entry walks
- Brick paver patio (7'x15') with landscaping
- All exterior openings sealed with polyurethane sealant
- Irrigation system for back patio space

BATHROOMS

- Tile flooring to be full bodied porcelain tile from Dal Tile. Selections available are: 1.) Ottimo Cream (NA84-2) in 6x12 or 12x12 and 2.) Capella CE10 and CE11 in 6"x12" or 12"x12". 3) Or similar allowance.
- Marble countertops in all baths – Standard selections are Crema Marfil, Botoccino Fiorito or similar.
- Drop-in whirlpool tubs with tiled skirt and deck for master bath.
- All vanity sinks to be under-mount
- Shower enclosures to be semi-frameless glass enclosure with matching hardware trim.
- All bathroom mirrors to include flat mirror framed with trim molding
- Bathroom accessories to include paper holders, towel bars and towel rings in polished chrome or satin nickel. Master to receive towel hooks if no towel bar space is available. Master to receive 2 towel bars and all other baths to receive 1 towel bar. Powder room to receive towel ring. No other baths to receive towel rings.

KITCHENS

- Designer cabinetry in maple, oak, alder and birch species. Finishes available consist of stain or paint grade finish. Door styles include flat panel, shaker, raised panel or slab.
- Under-counter lighting
- Granite or engineered Quartz countertops with 1 1/2" straight edge
- Kitchen Sink – Kohler stainless 18 gauge undermount sink – (model #K3821-3-NA)
- Garbage disposal – Badger #5 (1/2 horsepower)

APPLIANCES

Standard Bosch stainless steel appliances include:

Bosch Model Numbers

- Bosch 30" built in oven (model # BHBL3350UC)
- Bosch 30" vent hood (model# ZZPYE36AS) – Applies to A and C floorplans
- Bosch 30" downdraft (model# BDHD3014UC & blower (model# BDHG601UC) – Applies to B floorplan
- Danby 15" wine cooler (model#SP-DDWC1534BLS)
- Bosch 24" dishwasher (model #BSHE5AL05U)
- Bosch microwave wall oven & trim kit (model# BHMB5050 and BHMT5050)
- Bosch 36" 5 burner gas cooktop (model# NGM3654UC)

CABINETS

- Designer cabinetry in maple, oak, alder and birch species. Finishes available consist of stain or paint grade finish. Door styles include flat panel, shaker, raised panel or slab.
- Drawers are 5/8" solid wood dovetail construction. Full extension soft close glides in kitchen.
- Doors are full overlay custom door styles
- All bath vanities are 36" tall, same as kitchen
- Crown molding on upper cabinets

PLUMBING FIXTURES

- Bathroom faucets – 8" Grohe faucets G20121001 (Polished Chrome)
- Shower faucet sets – Kohler Forte KT10276-4-CP K-T462-4S-CP (Polished Chrome)
- Powder room and master toilet – Kohler Archer elongated, comfort height K3551-0
- Bathroom sinks (undermount) – Kohler Archer - K2355-0
- Kitchen Sink – Kohler stainless 18 gauge undermount sink – (model #K3821-3-NA)
- Master whirlpool tub faucet (wall mount) – Grohe Arden G25071000 (Polished Chrome)
- Kitchen Faucet – Kohler Cruette Pull Down K780-CP

LIGHT FIXTURES

- Closets to have flush mount 2 bulb brushed nickel lights
- 52" Sutter Place (SANW) ceiling fan provided at master bedroom. All other bedrooms and living room pre-wired for fan and light kit.
- Bronze colored exterior floodlights provided where called for
- Front door to have gas lanterns. Fixtures over garage (where applicable to be electric lanterns)
- Under counter lighting at kitchen (xenon or fluorescent)

GREEN FEATURES

The homes will incorporate the most significant recent advancements in green building techniques. The more noteworthy features include:

- 16 SEER Lennox air conditioning system. System features include:
 - Lennox Harmony III Zoning controls
 - Lennox 80% variable speed furnace and coil
 - Touch-screen thermostat with dehumidification mode
- Tankless gas hot water heaters
- Blown cellulose wall insulation in lieu of R-13 batts
- Radiant barrier roof decking
- Low E vinyl windows

SITE FEATURES

- Solid brick wall around entire perimeter of community
- Controlled access with entry and exit gates
- Pool
- Cabana with restrooms and patio space
- Attractive common area landscaping including sod, shrubbery and trees
- Brick paver / decorative concrete accents at entry and visitor parking
- Irrigation system for landscaping



Homeowners Association Information

The EastGate residents are members of the East Shore Community Association. The East Shore Community Association dues are \$2,710 annually.

The neighborhood of EastGate has community specific amenities and features. To manage and care for these specific features, a neighborhood association, named EastGate Homeowners Association, has been established. This will allow for the proper management of the amenities and features specific to EastGate.

- Controlled access and gate maintenance
- Swimming pool
- Pool-side cabana with restroom
- Community wide landscape maintenance for common areas
- Lawn maintenance for all front yards
- Irrigation of front lawns
- Reserves for pool, cabana, brick wall and gate maintenance

The EastGate Home Owners Association assessment is \$200 per month.

In addition to the EastGate association, residents will also be members of the Lake Woodlands Property Association. The annual fee to this association is \$.005 per \$100 of the assessed Montgomery County appraisal value.