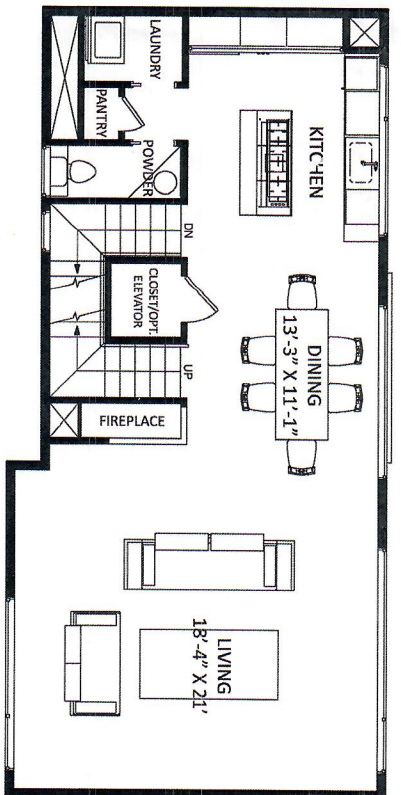
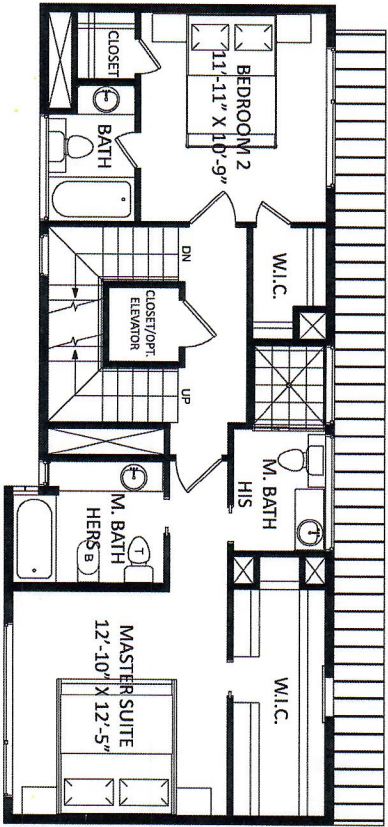


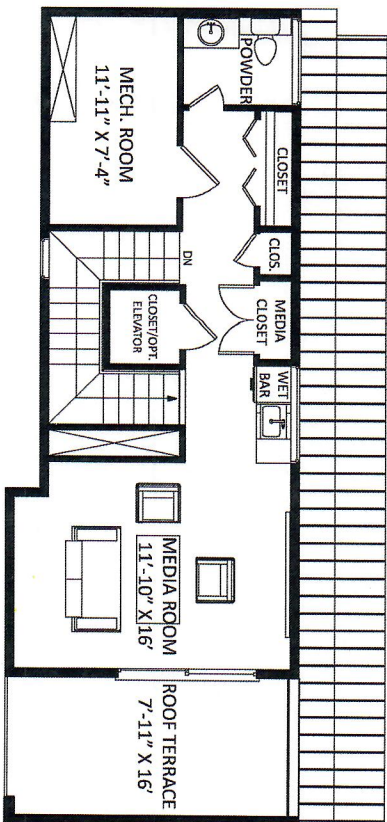
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

Lofts on West Bell - Plan B

NOTE:
 PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE
 SIDE WINDOWS ONLY APPLY TO END BUILDING
 SQUARE FOOTAGE AND DIMENSIONS OF LIVING AREA (APPROX.)

FOUNDATION	FIRST LEVEL	412 SF
900 SF	SECOND LEVEL	906 SF
	THIRD LEVEL	800 SF
	FOURTH LEVEL	457 SF
	TOTAL LIVING	2,575 SF

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Lofts on West Bell

General Specifications- B Plan

Exterior

Features

- Stucco and Hardi-plank Siding
- 26 gauge Galvalume® metal panel roof system
- Single slab entry door with accent red finish on exterior
- Flush panel garage door with remote control
- Custom made guttering and rake/eave trim

Windows

- RAM® Vinyl windows per plan
- Energy efficient double pane windows with Low-E glass.

Interior

Trim

- Contemporary straight-line baseboard and casing.
- 8' interior one-panel doors per plan
- 8' pocket doors per plan
- Custom built closet systems per plan
- Pamex Mira leversets with Troy handleset
- Orange peel textured walls and ceilings
- Decorator white walls and ceilings
- Matching color enamel on trim work

Flooring

- Stained concrete on first floor
- 5" solid oak in main living areas, stained
- Oak stair treads throughout with painted risers
- Unstoppable by Mohawk® plush pile carpeting over 3/8 pad in all bedrooms
- Daltile® floor-to-ceiling tile in all bathrooms
- Many choices of upgrades available.

Kitchen

- European-Style Custom Cabinetry
- Upgraded high-gloss finish on built in wall cabinets
- Foster® Italian line, chef style gas burners
- Isola® custom, imported Italian vent hood
- Complementary Bosch® Oven and Dishwasher with matching cabinet panel
- Built-in Thermador Refrigerator with matching cabinet panel
- Built-in Microwave with trim kit
- Avanti Wine Cooler
- White Silestone® countertops
- Contemporary Moen chrome faucet
- Stainless steel oversized deep kitchen sink with disposal

Baths

- Custom cabinetry with upgraded high-gloss finish
- Cultured Marble vanity tops with special matte finish
- Contemporary Euro tub in her's master bath
- Large walk in shower in his master bath
- Contemporary American Standard fixtures
- Daltile® floor-to-ceiling tile in master bathrooms
- Tile shower surround in all secondary bathrooms
- Euro-style glass with chrome edges in master baths

Behind the Walls

Electrical

- All bedrooms and living room blocked and prewired for ceiling fans
- 5-7 Phone outlets with Category 5, 4 pair wire for high-speed data transfer located per plan
- Cable TV outlets with RG6 coaxial cable (digital compatible)
- Central location for networking and other structured wiring
- Recessed can lights installed as per plan
- Smoke Detectors hardwired with battery backup per code for maximum protection
- Security system pre-wire with contacts at exterior doors and all accessible windows
- Photoelectric security flood light over garage door
- Light switches strategically located 36" above finished floor to leave room for your art
- Pre-wire for surround sound in living room
- Conduit for future networking from attic to structured wire panel

Mechanical

- Tri/Quad-zoned system with electric dampers.
- High efficiency 16 SEER condensing unit

Plumbing

- One 50-gallon gas water heater
- Manablock® plumbing manifold with pex pipes for water saving efficiency.

Insulation

- R-30 insulation in attic.
- R-19 insulation in attic knee walls.
- R-19 insulation in exterior walls.
- R-13 insulation in each side of party walls.
- Base plates, windows, and exterior doors insulated with foam polyseal per IECC Code

Construction

- Engineer designed foundations with 3000 PSI concrete mix
- Foundations are custom designed for each location based on on-site soil test.
- Engineered open web truss floor system
- Advantec Sturdy Floor subfloors for decrease floor deflection
- Exterior walls framed with 2x6 studs for superior structure and larger R-19 insulation

Additional Features

- Fireplace included
- Elevator included in some units
- Roof terrace per plan with gas and hose connections
- Double car garage with automatic door opener
- Transom windows architecturally placed to maximize natural light
- Large walk-in master closet
- Contemporary open kitchen design great for entertaining.
- Spacious living area with 11' ceilings per plan
- 10' ceiling heights in all bedrooms