













MISC. EXTERIOR SPEC SHEET




SCHWARTZ GARDEN TEMPLATE									
	Location (throughout unless specified otherwise)	Brand/Manufacturer	Collection/Series	Color	Finish/Texture	Material	Dimensions	Photo	Other/Misc.
Windows	Throughout*	TBD	TBD	White Ext/ White Interior	N/A	Vinyl	Per Plan = Per Window Order		Per Window Schedule
Overhead Garage Door	Garage	CHI	Flush Panel	See "Paint" page	Raw	Steel	16x7 (per plan)		Garage door opener included
Front Door	Main Entry	Hoelscher	8'0" Tall Modern S-Lite	Stain - Jacobean	Finished Stain	Mahogany	3'0" x 8'0"		Reeded Glass
Exterior Doors	Balcony Door (varies by unit)	Hoelscher	Atrium Unit	See "Paint" page	Raw/Smooth Texture	Smooth Fiberglass	PER DOOR SCHEDULE		Clear Glass
Exterior Doors	Balcony Door (varies by unit)	Therma Tru (or similar)	Full Lite	See "Paint" page	Raw/Smooth Texture	Fiberglass	PER DOOR SCHEDULE		Clear Glass
Exterior Doors	Rear Patio Door	Therma Tru (or similar)	Full Lite	See "Paint" page	Raw/Smooth Texture	Fiberglass	PER DOOR SCHEDULE		Clear Glass
Siding	Per PLAN	Hardie	Lap Siding	See "Paint" page	Raw or CedarMill Texture - per availability	Cement Board	6" / 5" exposure		
Trim	All elevations* (per plan)	Hardie	1x4 (typical)	See "Paint" page	Raw/Smooth Texture	Cement	1x4		
Soffit & Fascia (at roof line)	All elevations* (per plan)	Hardie	Soffit (perforated if needed)	See "Paint" page	Raw/Smooth Texture	Cement	Per plan		
Stucco Siding	All elevations* (per plan)	Hardie	Vertical Panel Siding	See "Paint" page	Stucco Finish	Cement	4' x 8'		Simpson Brand modern transitions
Brackets	Decorative Metal Awning (over front 2nd floor window)			See "Paint" page	Paint	Pine			
Roof	Decorative Metal Awning (over front 2nd floor window)	TBD	Standing Seam	Black	Matte	Metal			
Roof	Throughout (includes awning over back door)	Landmark	Certainteed 30 yr shingle	Moire Black	N/A	Comp. Asphalt Shingles	N/A		
Gutters	Throughout	Various	Typical 4" rectangle downspouts / Typical ogee Profile Gutters	Match Gray Exterior	Pre-finished / Integral	Aluminum	N/A		
Flatwork	Front Loader Driveway & Sidewalk	N/A	N/A	Typical Gray	Raw (no stain or stamp)	Cement	N/A		Locations per site plan
Flatwork	Walkways	N/A	Concrete Pavers with black star gravel (part of landscaping)	Typical Gray	Raw (no stain or stamp)	Cement Aggregate	N/A		Locations per site plan

** Similar items can be substituted at any time depending on material availability.

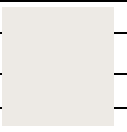
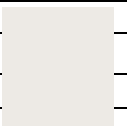
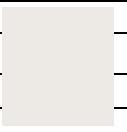
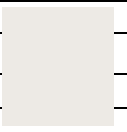
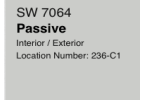



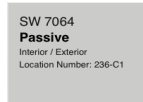


METAL SPEC SHEET

SCHWARTZ GARDEN TEMPLATE									
	Location (throughout unless specified)	Style	Finish	Color	Handrail	Posts/Finials	Dimensions	Photo	Other/Misc.
Interior Railing	Per Plan (1st to 2nd Floors)	Rectangular Tubing (handrail) with evenly spaced square tubing horizontal members	Matte / Paint	Black	Integrated; Continue handrail onto wall	N/A	2" W x 3/4" Thickness (hand/base rail) w/ 1" square pickets		
Exterior Railing	Balcony - Varies by Unit	Rectangular Tubing - Modern Horizontal	Matte / Paint	Black	Integrated	Integrated			
Exterior Fencing	At backyards - to separate units								

MILLWORK DRYWALL SPEC SHEET

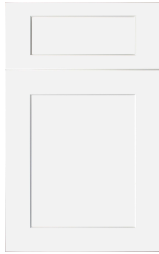

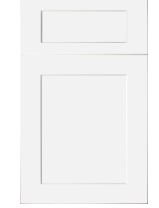


SCHWARTZ GARDEN TEMPLATE							
	Location (throughout unless specified otherwise)	Model/Description	Material	Primed (Y or N)	Dimensions	Image	Notes
Interior Doors	Throughout	2 panel "Monroe" - Recessed w/ smooth finish (solid core in bedrooms and bathrooms)	Molded/MDF	Y	Per door schedule		Boring of doors to match interior door hardware; use std hinges, paint with door
Baseboards	Throughout*	Square	MDF	TBD	1x 6		
	Bathrooms	Square	Pine	Y	1x 6		
Quarter Round/Shoe Mold	Throughout	Quarter round	Stain grade wood	N	Standard		Install after wood floors
Door Casing - Interior Doors	Throughout	Square	MDF	Y	1x4 and 1x6		1x 4 sides & 1x6 header
Door Casing - Exterior Doors	Throughout	Square	MDF	Y	1x4 and 1x6		1x 4 sides & 1x6 header
Window Casing	N/A	1" x 6" solid pine sills	Pine	N	1x6		
Crown Molding	N/A						
Closet Built-Ins	Throughout					Typical Rods and Shelves	
Drywall Finish	Throughout	Orange Peel - Light	N/A	N/A	N/A		

SCHWARTZ GARDEN TEMPLATE

	Location (throughout unless specified)	Paint / Stain	Brand	Color Name/Number	Photo	Finish	Product Spec	Primer Info
Interior Walls	Throughout	Paint	SW	Snowbound SW7004		Flat	Builder's Solution	N/A
Interior Trim (baseboards and doors)	Throughout	Paint	SW	Snowbound SW7004		Semi-Gloss	Solo	N/A
Interior Shiplap	Throughout	Paint	SW	Snowbound SW7004		Flat	Builder's Solution	N/A
Interior Ceilings	Throughout	Paint	SW	Snowbound SW7004		Flat	Builder's Solution	N/A
Interior - Cabinet	Kitchen	Pre-finished Cabinetry						
Exterior - Lap Siding/Window Trim	Per Plan	Paint	SW	Passive SW 7064		Satin	A-100	SouthWest Builders Exterior Primer
Exterior - Soffit/Fascia	Per Plan	Paint	SW	Cityscape SW 7048		Satin	A-100	SouthWest Builders Exterior Primer
Exterior - Stucco Siding	Per Plan	Paint	SW	Cityscape SW 7048		Satin	A-100	SouthWest Builders Exterior Primer
Exterior	Rear Door (exterior side ONLY)	Paint	SW	Cityscape SW 7048		Satin	A-100	SouthWest Builders Exterior Primer
Exterior	Garage Door	Paint	SW	Passive SW 7064		Satin	A-100	SouthWest Builders Exterior Primer
Exterior	Brackets - Decorative Metal Awnings	Stain	Minwax	Jacobean				
Exterior	Front Door (Interior & Exterior)	Stain	Minwax	Jacobean		N/A	N/A	N/A


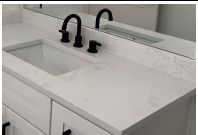
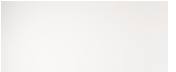
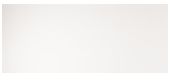
CABINETY SPEC SHEET

SCHWARTZ GARDEN TEMPLATE






	Location (throughout unless specified)	Brand/Vendor	Door Style	Door Finish	Door Color	Photo	Frameless/Full Overlay	Glass (if app)	Soft close doors/drawers	Additional Features/Options
Kitchen	Perimeter Cabinets	Quevana	Shaker	Pre-finished	White		Full-Overlay	N/A	Y	
Kitchen	Island Cabinets	Quevana	Shaker	Pre-finished	Gray		Full-Overlay	N/A	Y	N/A
Powder Room	Single Sink Vanity	Quevana	Shaker	Pre-finished	White		Full-Overlay	N/A	Y	
Master Bathroom	Double Sink Vanity	Quevana	Shaker	Pre-finished	Gray		Full-Overlay	N/A	Y	N/A
2nd and 3rd Bathroom	Single Sink Vanity	Quevana	Shaker	Pre-finished	Gray		Full-Overlay	N/A	Y	N/A

Refer to Approved Cabinet Drawings for final dimensions/layout


COUNTERTOP SPEC SHEET

SCHWARTZ GARDEN TEMPLATE															
	Location (throughout unless specified)	Material Type	Brand	Color	Photo	Finish	Thickness	Laminated Edge	Edge Profile	Overhangs	Backsplash	Ledge	# Faucet Holes (QTY)	Cut-out / Sinks (QTY)	Cut-out /Appliances
Kitchen	Perimeter & Island	Quartz		Symphony White		Polished	3cm	N/A	Square	1 1/4" counter; 12" at island	N/A	N/A	Single Hole (1 faucet)	(1) Single- Basin Sink Cutout	N/A
Powder Room	Throughout	Quartz		Symphony White		Polished	3cm	N/A	Square	1 1/4"	N/A	N/A	3-hole faucet (8" widspread) (QTY 1)	(1) Rectangular Sink Cutout	
Master Bathroom	Double Sink Vanity & Shower Bench	Quartz	Tajams	Pure White		Polished	3cm	N/A	Square	1 1/4"	Y - 4" Back and Sides	N	3-hole faucet (8" widspread) (QTY 2)	(2) Rectangular Sink Cutouts	N/A
2nd and 3rd Bathroom	Single Sink Vanity	Quartz	Tajams	Pure White		Polished	3cm	N/A	Square	1 1/4"	Y - 4" Back and Wall Side	N	3-hole faucet (8" widspread) (QTY 1)	(1) Rectangular Sink Cutout	N/A














TILE SPEC SHEET

SCHWARTZ GARDEN TEMPLATE															
	Collection	Name/Color	Model #/SKU	Photo	Material	Type	Finish	Size	Vendor	Grout	Cuts	Pattern	Orientation	Tile Height	Transition
Kitchen Backsplash														Up to bottom of upper cabinets/microwave above stove	
Powder Room - Floors	N/A - LVP flooring (not tile)														
Master Bathroom - Floor & Walls (includes shower curb)	Bianco Venafino	White	UFBIIV-24		Rectified Porcelain	Field	Matte	24" x 24"	Roca	MAPEI #77 Frost grout	N/A	90 degree / grid	N/A	To the ceiling (@ shower) - Tub Wall tile to bottom of window	Black Schluter
Master Bathroom - Shower Floor ONLY	Bianco Venafino	White	UFBIIV-13M		Porcelain	Mosaic	Matte	2" x 2" (on 13" x 13" sheets)	Roca	MAPEI #77 Frost grout	N/A	90 degree / grid	Parallel with walls	N/A	
2nd and 3rd Bathroom - Floor	Bianco Venafino	White	UFBIIV-24		Rectified Porcelain	Field	Matte	24" x 24"	Roca	MAPEI #77 Frost grout	N/A	90 degree / grid	Parallel to Plumbing Wall	N/A	
2nd and 3rd Bathroom - Tub/Shower Walls	Bianco Venafino	White	UFBIIV-24		Rectified Porcelain	Field	Matte	24" x 24"	Roca	MAPEI #77 Frost grout	N/A	90 degree / grid	Parallel to Plumbing Wall	To the ceiling (@ shower)	Black Schluter
Utility Room - Floor	Bianco Venafino	White	UFBIIV-24		Rectified Porcelain	Field	Matte	24" x 24"	Roca	MAPEI #77 Frost grout	N/A	90 degree / grid	Parallel to Plumbing Wall	N/A	
1/8" GROUT LINES ON ALL NON-MOSAIC TILE UNLESS NOTED OTHERWISE															
**Similar items may be substituted depending on material availability.															

SOFT FLOORING SPEC SHEET






SCHWARTZ GARDEN TEMPLATE											
	Manufacturer	Collection	Name/Color	Model #/SKU	Photo	Material	Type	Finish	Size	Vendor	Install Method
Throughout (plus powder room and stairs)	Redco	Resolve Plus	Escape II	TC154 Escape II		vinyl plank	4.5 mm (12 mil) wear layer	Matte	7" W planks x 48" lengths	Redco	Per Contractor
Treads & Bullnose Trim (risers are part of the "trim" package)	Coordinating product OR stained/finished to match planks - will require an approval of the color match										

PLUMBING TRIM SPEC SHEET








SCHWARTZ GARDEN TEMPLATE																			
Location	Faucet/Trim							Photo	Fixture										
	Brand/Vendor	Collection/Style	Finish	# Holes/Spread	Model #	Qty	Installation Type		Brand	Collection/Style	Finish	Dimensions	Material	Model #	Qty	Installation Type	Vendor	Photo	
Kitchen Sink	Kraus / Build.com	Bolden 1.8 GPM 18" Pull-Down Spray Kitchen Faucet with Dual-Function Sprayhead and 20" Retractable Hose	Matte Black	1	KPF-1610MB	1	Deck-mount		PROVIDED BY CT FABRICATOR			30" x 18" x 10"	Stainless Steel			1	Undermount		
Master Bathroom - Vanity	Trustmi / Amazon.com		Black	(3) wide-spread	12-056B	2	Deck-mount		N/A	Undermount Rectangle Vanity Sink	White	9" H x 4" D	Porcelain	US2015	2	Undermount	Provided by CT fabricator		
Master Bathroom - Tub	Sumerain / Amazon.com	Contemporary	Matte Black	3	Model: S2134DW	1	Wall-mount		Wyndham Collection	Brooklyn	White / Polished Chrome Trim	60" x 30"	Acrylic	WCOB1200067	1	Free-Standing; Center back drain	Build.com		
Master Bathroom - Shower	Moen	Genta LX 1.75 GPM	Matte Black	1 head, 1 control	T2472EPBL	1	Wall-mount (shower head at 7" AFF)		Shower Liner (with bench - PER PLAN)										
Powder Room - Vanity	Trustmi / Amazon.com		Black	(3) wide-spread	12-056B	1	Deck-mount		Rectangular Pedastal Sink - Provided by Plumber										
2nd and 3rd Bathroom - Vanity	Trustmi / Amazon.com		Black	(3) wide-spread	12-056B	2	Deck-mount		Generic Undermount Rectangular White Sink - provided by C top fabricator										
2nd and 3rd Bathroom - Tub/Shower	Moen	Genta LX Tub and Shower Trim	Matte Black	1 head, 1 control, 1 spout	T2473EPBL	1	Wall-mount (shower head at 7" AFF)		Boatz / Home Depot	Aloha	Enamel	30" x 60"	Steel	N/A	1	Alcove w/ apron	Plumber Provided		
									2-piece Toilet with Elongated Seat in White - Provided by Plumber										

**Similar items can be substituted at any time based on material availability.


LIGHTING SPEC SHEET

SCHWARTZ GARDEN TEMPLATE												
	Type	Brand	Collection/Series	Model #	Finish	Vendor	Dimensions	Installation Type	Photo	Bulb Type	Installation Notes	Qty
Kitchen	Island Pendants	Forte Lighting	Beaker 6" W Mini Pendant	2733-01-04	Black	Build.com	Shade: 6" W x 7" H	Hardwire		(1) E12 linear candelabra	Hang at 78" AFF	3
Powder Room	Vanity	Wade Logan	Leduc 3 - Light Dimmable Vanity Light		Black	Wayfair.com	10.25" H x 22.5" W x 6.5" D	Hardwire		(3) E26 Clear Bulb 40W	Hang at 84" AFF centered above sink	1
Master Bathroom	Vanity	Wade Logan	Leduc 3 - Light Dimmable Vanity Light		Black	Wayfair.com	10.25" H x 22.5" W x 6.5" D	Hardwire		(3) E26 Clear Bulb 40W	Hang at 84" AFF centered above sink	2
2nd and 3rd Bathroom	Vanity	Wade Logan	Leduc 3 - Light Dimmable Vanity Light		Black	Wayfair.com	10.25" H x 22.5" W x 6.5" D	Hardwire		(3) E26 Clear Bulb 40W	Hang at 84" AFF centered above sink	1
Exterior Lights	Garage, Walkway, & Back Door	Canarm	Baylyn 2-Light 12" Outdoor Wall Sconce	IOL282BK	Black	12" H x 4.25" W	Wall Mount	Hardwire		LED Included	Hang vertical at 84" H	3
** Similar items can be substituted at any time based on material availability.												
ALL BULBS ARE TO BE LED 3000K - ALL CANS ARE TO BE 6" Unless Noted Otherwise												




HARDWARE SPEC SHEET

SCHWARTZ GARDEN TEMPLATE								
	Brand	Collection/Style	Model #/SKU	Finish	Photo	Notes	Installation Notes	Vendor
Front Door & Exterior Door(s)	Kwickset (or similar)	San Clementine (ext trim only)	Model:818SCELL P-514S	Iron Black		ORDER interior trim to go with		Build.com
Interior Doors	Kwickset (or similar)	Halifax w/ square rosette	Model:154HFLSQ T-514 (pass); Model:154HFLSQ T-514 (priv); Model:157HFLSQ T-514 (dummy)	Iron Black				Build.com
Cabinet Hardware	Homdiy	Mushroom Cabinet Knobs	HD-LS5310BK-25	Matte Black		Sold in multi-packs	Doors	Amazon.com
Cabinet Hardware	Goldenwarm	N/A	LSJ12BK	Flat Black		Sold in multi-packs	Drawers - 5" C to C	Amazon.com
Closet Rods	Chrome/Oblong or stained wood - dependent on budget*							
Bathroom Accessories - Paper Holder	Gatco	Latitude II	4243MX	Matte Black		Qty - 4	See Diagram	Amazon.com
Bathroom Accessories - Towel Bar	Gatco	Latitude II	4241MX	Matte Black		Qty - 3	See Diagram	Amazon.com
Bathroom Accessories - Towel Ring	Gatco	Latitude II	4242MX	Matte Black		Qty - 5	See Diagram	Amazon.com
Address Plaque/Numbers	Hillman Group	Distinctions		Flat Black			See Diagram	Home Depot / Lowes
Standard bathroom accessory locations will be the default for heights/proximity to toilet, etc. - Further detail can be confirmed in field.								

GLASS MIRROR SPEC SHEET

SCHWARTZ GARDEN TEMPLATE											
	Area	Type	Detail	Brand (if app)	Model Name/# (if app)	Finish	Dimensions	Image	Qty	Installation Notes	Vendor
Kitchen	N/A										
Powder Bathroom	Mirror	Wall Mount	Rounded Corners	Dohem	Rounded Corner Wall Mirror	Black Metal Frame	24" W x 36" H		1	Center Above Sink at 78" AFF	Amazon
Master Bathroom	Mirror	Sheet	Frameless	N/A	N/A	N/A	Full width of vanity x 42" H* (as to allow 6" space between top of mirror and centerline of J box above - if app)		1	Start at (Sits on) top of quartz backsplash	Various
Master Bathroom	Shower Glass	Frameless	Door & Full height panels	N/A	N/A	Black hardware	Per Plan		1	Ensure vertical blocking in place prior to sheetrock	Various
2nd and 3rd Bathroom	Mirror	Sheet	Frameless	N/A	N/A	N/A	Full width of vanity x 42" H* (as to allow 6" space between top of mirror and centerline of J box above - if app)		1	Start at (Sits on) top of quartz backsplash	Various
Other											

APPLIANCE SPEC SHEET

SCHWARTZ GARDEN TEMPLATE							
	Brand	Type	Overall Dimensions	Model #	Finish	Photo	Vendor
Range	GE	30" Slide-in Front Control Gas Range	30"	JGSS66SELSS	SS		Factory Builders Source
Microwave	GE	30 Inch Wide 1.6 Cu. Ft. 950 Watt Over the Range Microwave with Two-Speed 300 CFM External Venting	30"	Model: JVM3162RJSS	SS		Factory Builders Source
Dishwasher	GE	GE Dishwasher, Top Controls	24"	GDT630PYRFS	SS		Factory Builders Source
ONLY OVERALL DIMENSIONS GIVEN - REFER TO SPEC SHEETS FOR CUT-OUT DIMENSIONS							