MATERIALS AND FINISHES RECOMMENDATIONS

07 THERMAL & MOISTURE PROTECTION
Siding – 07 46 00

Fiber Cement Trim: James Hardie, 4/4 HardiTrim, Boards Smooth, ¾" thick by 3 ½" wide for corner boards and for trim between bottom of siding and exposed soffit.

Soffit and Porch Ceilings: For soffits of overhanging bays and for porch ceiling provided James Hardie, HardiSoffit, Fiber-cement, beaded porch panels.

08 OPENINGS
Doors and Frames - 08 11 00
Interior Door Profile: Masonite Two panel, smooth finish
Exterior Door Profile: ThermaTru Smooth-Star entry door #S220 with two panel square top, no glazing.

Combination Storm door: Marathon 98730 Self-Storing Storm Door, White finish, by All Weather Products, Inc.

Fiberglass windows with match brickmold and sill Marvin Integrity, All-Ulrex Double Hung windows, or casement windows where indicated on drawings.
Window Color: Stone White

Security Storm Door: Marathon 980123 Divided Lite security storm door, White finish, by All Weather Products, Inc., or equal

08 OPENINGS
Door Hardware - 08 71 00
Door Hardware: Lever Set: Schlage F Series. F10-MNH-619 passage function; F40-MNH-619 Privacy lock for bathrooms and bedrooms, “Manhattan” profile lever; Satin nickel finish.

Door Hardware: Entrance Handleset: Schlage F Series Handleset F-60-PLY-619-MNH Entrance Lock with “Plymouth” profile exterior handleset and Manhattan style interior lever set; satin nickel finish.

Provide hinges, stops, thresholds and weatherstripping as indicated in specifications. Standard finish for hinges and stops to be satin nickel finish. Threshold to have satin nickel or satin stainless steel finish.

09 FINISHES
Tiling - 09 30 00
Kitchen Backsplash tile: Daltile, Rittenhouse Square #0100 White, 3"x6" subway tile, running bond pattern. Where indicated in interior elevations provide (3) rows of Daltile, Color Wave Classic Blends 2"x1" Brick-joint Glass Mosaic, Color Blend Willow Waters CW21 Accent Tile. (See interior elevations).

Kitchen Floor Tile: Daltile Veranda Solids Porcelain Floor tiles, 13" x
13" tiles, with 4" x 20" bullnose wall base tile. Color: Fog P542 or Steel P500 to be selected.

Powder Room Floor Tile: Daltile Veranda Solids Porcelain Floor tiles, 6 ½" x 20" plank tiles running bond pattern with 1/3 offset.
Color: Fog P542 or Steel P500.

Bathroom Floor Tile: Daltile Veranda Solids Porcelain Floor tiles, 6 ½" x 20" plank tiles running bond pattern with 1/3 offset, with 4" x 20" bullnose base tile. Color: Fog P542 or Steel P500 (No base tile in bathrooms with tile wainscot).

Bathroom Wall Tile (where indicated in interior elevations):
- Wainscot Tile: Daltile Rittenhouse Square #0100 White, 3”x6” subway tile, running bond pattern. Cap wainscot with 3x6 bullnose tile with bullnose on the 6” edge. Provide (2) rows of Daltile Color Wave Classic Blends 2”x1” Brick-joint Glass Mosaic, Color Blend Willow Waters CW21.
- Tub Surround Tile: (Where indicated on interior elevations) Daltile Semi-gloss wall tile #0100 White, 6”x6” tile, running bond pattern. Cap surround with 3x6 bullnose tile with bullnose on the 6” edge. Provide (2) rows of Daltile Color Wave Classic Blends 2”x1” Brick-joint Glass Mosaic, Color Blend Willow Waters CW21.

Grout 1: Mapei #00 White for wall tiles
Grout 2: Mapei #27 Silver for floor tiles
Thresholds: Marble to be selected

Recess Shower Shelf: Swanstone RS-2215, white finish
Wood Flooring: Bruce “C1211” 3 ¼” Manchester Red Oak Gunstock

Carpets: To be selected

Interior Ceiling Paint: Flat White
Interior Trim Paint: Gloss White

Typical Interior Wall Paint: Sherwin Williams SW 7575, "Chop Sticks", Eggshell finish
Wall Paint in Bathrooms: Sherwin Williams SW 7015 "Repose Gray," Eggshell finish

Interior Basement walls: 2 coats UGL Drylok Latex Base Masonry Waterproofer

Exterior Trim:
- Color Scheme 1
- Door: Sherwin Williams SW 7614 "St. Bart's"
- Cornice Trim: Sherwin Williams SW 2811 "Rookwood Blue Green"
**Color Scheme 2**
Door: Sherwin Williams SW 2839 Roycroft Copper Red
Cornice Trim: Sherwin Williams SW 6207 "Retreat"

**Color Scheme 3**
Door: Sherwin Williams SW 7612 "Mountain Stream"
Cornice Trim: Sherwin Williams SW 7640 "Fawn Brindle"

10 SPECIALTIES

**Toilet and Bath Accessories – 10 28 00**

Medicine Cabinet: 24"W x 30"H recessed mounted Frameless, Nutone/Broan Simplicity 530924.

Powder room Medicine Cabinet: Recessed Cabinet to fit in 16" stud space and to be 24" high, satin nickel or satin stainless steel finish frame. Nutone/Broan Hampton 625N244NC

Bath Accessories: Satin nickel Finish, Provide the following where indicated on the drawings:

- **Towel Bars**: Franklin Brass Futura 24" D2424SN and 18" D2418SN
- **Towel Rings**: Franklin Brass Futura D2416SN
- **Robe Hooks**: Franklin Brass Futura Double Robe Hooks, D2402SN
- **Toilet Paper Holder**: Franklin Brass Futura, D2408SN
- **Curved Shower Rod**: Franklin Brass 60" curved shower rod T190-5SN

No soap dish or tooth brush holder at sink

10 SPECIALTIES

**Mailboxes – 10 28 00**

Mail Box: Architectural Mailboxes “Regent” #2570PS-10, locking, wall-mounted, brushed stainless steel finish

House Numbers: Architectural Mailboxes model #3582SN-8, 5" cast brass, satin nickel finish

11 EQUIPMENT

**Residential Appliances – 11 31 00**

Stainless Steel Finished Appliances (Market-rate Units):

- **Refrigerator**: Frigidaire FFHT1826P; Stainless Steel finish; Top-mount Freezer w/Ice maker; Energy Star
- **Dishwasher**: Frigidaire FFBD2411-NS, Energy Star; stainless steel finish
- **Range**: Frigidaire 5-burner 30" gas range, FGGF3030P-F, self-cleaning, gas, stainless steel finish
- **Microwave/Range Hood**: Frigidaire 30" over range FFMV162LS; stainless steel finish

Silver-Mist Finish Appliances

- **Refrigerator**: Frigidaire FFHT1826LM; Top-mount Freezer w/Ice maker; Energy Star, Silver Mist Finish
Dishwasher: Frigidaire FFBD2411-NM, Energy Star; Silver Mist finish

Range: Frigidaire FFGF3053L-M, self-cleaning, gas, Silver Mist finish

Microwave/Range Hood: Frigidaire 30" over range FFMV162L-M; Silver Mist finish

Garbage Disposal: Insinkerator Badger 5, 1/2 HP

12 FURNISHINGS
Window Treatments: 1" Premium Vinyl horizontal blinds, Bali #5050 White, to be provided/installed at all windows.

For Market-rate units upgrade to Bali 2" Premium Faux Wood Blinds, #5035 White Finish

12 FURNISHINGS
Residential Casework –
12 35 30
Kitchen & Vanity Casework: Fabuwood, full overlay with Shaker doors and slab drawer fronts, all-plywood construction.

Kitchen Cabinet Finish: Brandy
Powder Room Cabinet Finish: Brandy
Bathroom Cabinet Finish: Linen

Kitchen & Vanity Pulls: Stainless steel bar pulls with 3” center-to-center mounting.

Kitchen Countertops: Plastic laminate, Wilsonart #4886-38 Pearlstone. For market-rate units upgrade to granite counters, to be selected.

22 PLUMBING
Domestic Water Heaters –
22 36 00

22 PLUMBING
Plumbing Fixtures - 22 40 00
Water Closet: Toto Eco Drake EL 1.28 gpf, White.

Bathtub: 60” Bootz Syniron 1, White

Tub Surround: 3-piece fiberglass surround, American Standard, Ovation, 3060BW.1.011, in 020 White.

Tub/Shower Trim: Delta T17430; stainless finish.

Vanity Sink: White Cultural marble vanity top with integral oval bowl.

Vanity Faucet: Delta 520-MPU-DST; stainless finish.

Drop-in Kitchen Sink: Moen 2200 Series G221943, 7 ¾” depth.

Kitchen Faucet: Delta 4353-DST stainless finish

Washer Box: Oatey Quadtro, single lever ball valve

Laundry Sink: Florestone Model 20FM Utility Sink, 20”x24”. Provide with Chicago faucet and hole punching to accommodate faucet
26 ELECTRICAL

Electrical - 26 00 00

Recessed Light Fixture: Halo H471CAT 5” Insulated

Ceiling Fan: Hampton Bay Windward IV 52”, Brushed nickel

Ceiling Surface-mounted lights: AFX Capri Flush Mount CFF Series 12” diameter (2) Compact Fluorescent lamps, satin nickel finish, CFF-12-2-18W-GU-27-SN

Under-cabinet Light Fixture: Progress Hide-a-Lite3, P7021 (20, 22, or 23), fixture w/ built-in switch, direct wire, white finish. Coordinate length with wall cabinet layout.

Vanity Light Fixture: Progress P7114-60EB with (2) F17T8 lamps

Exterior Light Fixture at Front: Eglo Ascoli Model #90121A, Up and Down light cylinder, stainless steel finish, with (2) compact fluorescent lamps.

Exterior Light Fixture at Rear: Progress Lighting P5881-30WB, white finish, with 1 GU-24 18w lamp.

Basement Light Fixture: T8 wrap-around fluorescent