

MAYFAIRE
TOWNVIEW

CONDOMINIUM SPECIFICATIONS*

EXTERIORS

Siding	Decorative brick façade
Balconies	Brushed concrete floors with decorative painted aluminum railings
Roof	Commercial membrane roof
Parking	Proposed: One designated space per residence in future parking decks

INTERIOR LOBBIES

Security	Magnetic proximity card reader secured entry; guests enter via phone buzzer and video monitor
Elevators	Residential elevators located in main lobby and secondary entrance
Mailboxes	Resident mailboxes located in main entry lobby
Stairs	Interior stairwells with concrete pan-filled stairs located at the end of each wing
Décor	Decorative paint treatments, flooring, lighting, art and accessories

INTERIOR CORRIDORS

Corridor Flooring	Commercial grade carpet with decorative pattern
Décor	Decorative paint treatments, lighting, art and accessories
Trash Chute	Trash chute adjacent to the main elevator lobby on each floor
Storage Rooms	One designated storage closet per residence located in the central corridor of each floor

FRAMING

Walls	Metal stud interior walls
Second Floor Subfloor	Poured concrete
Third Floor Subfloor	Lightweight concrete over acoustical cork underlay
Ceiling Heights	8' 10" ceilings on the 2nd floor and 10' ceilings on the 3rd floor with furr downs for ductwork and structural support beams (see unit architectural plans for detail)

WINDOWS AND DOORS

Windows	Eagle windows of wood frame construction with tilt sash
Entry Doors	Decorative two-panel solid core door with levered handle
Balcony Doors	Eagle solid wood frame with clearview glass and satin chrome levered handles with three point locking system
Interior Doors	Semi-solid wood, decorative two-panel doors with smooth skin

INTERIORS

Drywall	5/8" gypsum wallboard w/ smooth finish; moisture resistant board at showers
Trim - Crown	5 1/4" decorative crown molding in entry, half bath (where applicable), kitchen, dining room, living room
Trim - Base	6" 1/16" decorative base molding throughout unit
Trim - Casing	3 3/4" decorative door and window casing throughout unit

PAINTING

Manufacturer	ICI Paints
Interior Doors and Trim	White semi-gloss enamel
Interior Walls and Ceilings	White flat latex; choice of nine standard whites for walls

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CABINETS and COUNTERTOPS

Kitchen Cabinets	36" Cardell Elan II or Omni FP in a variety of finish colors provided by Markraft
Kitchen Countertops	Polished granite in a variety of standard colors; 4" granite backsplash where appropriate
Kitchen Backsplash	6" diagonal tile backsplash; see architectural drawings for locations
Bath Cabinets	36" Ultracraft White bath cabinets with round routed frame
Bath Countertops	Natural vein white or biscuit cultured marble vanity with 1 1/2" beveled edge and integral sink
Cabinet Hardware	Knobs or Pulls in polished chrome or brushed nickel finish, variety of styles

APPLIANCES

Refrigerator	GE Profile Stainless Steel 25.6 Cu. Ft. Side-by-Side Refrigerator with SmartWater Plus Filtration; In-Door Ice/Water Dispenser Model #PSS26MSWSS
Electric Range	GE Profile Stainless Steel Smooth Ceramic Glass Cooktop Range Model #JB900SKSS
Dishwasher	GE Profile Stainless Steel Dishwasher with QuietPower IV Model #PDW7880NSS
Microwave	GE Profile Spacemaker Stainless Steel Microwave Model #JVM1871SK
Stack Washer/Dryer (D and J Plans only)	GE Unitized Spacemaker Electric Washer/Dryer in White Model #WSM2700HWW (included in D and J Plans only, where space did not allow for a full-size set)

PLUMBING

Water Heater	50-Gallon Select Water Heater Model ES6 50 DORS
Water Lines	CPVC piping
Drain Lines	PVC piping

Baths:

- Lavatory Faucets	Kohler Forte with polished chrome sculpted levered handles, Model K-10272-4
- Toilets	Kohler Pinoir Comfort Height Toilet with Elongated Bowl, Model K-3465
- Shower Fixture	Kohler Forte with polished chrome sculpted lever handle, Model K-T10275-4
- Garden Tub (where applicable)	Kohler Synchrony 6' Bath in White, Model K-1195
- Garden Tub Faucet (where applicable)	Kohler Forte with polished chrome sculpted levered handles; high flow Model K-T10278

Kitchen:

- Undermount Sink	Kohler Undertone Large/Medium Sink with squared basin style; 18 gauge stainless steel Model K-3353
- Faucet	Kohler Avatar Single-Control Pullout Kitchen Sink Faucet w/ Lever Handle and Color-Matched Sprayhead in Vibrant Stainless; Model K-6350

MIRRORS

All Baths	Square edged beveled mirrors running the length of each vanity
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HARDWARE

Bath Accessories	Schlage towel bars and toilet paper holders in polished chrome
Interior Doors	Schlage passage knobs in satin chrome
Exterior Doors	Schlage or equivalent levered handle with deadbolt and viewer in satin chrome interior and oil rubbed bronze exterior
Hinges and Door Stops	Satin chrome to match hardware

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FINISH FLOORING

Porcelain Tile	Daltile for full bath floors and shower surrounds in 12"x12" squares with matching bullnose; walk-in laundry rooms will also have 12"x12" tile flooring
Hardwood Flooring	Hartco Binghamton Plank Engineered longstrip oak flooring; standard for Living/Dining/Kitchen/Entry/Powder Rooms
Carpeting	Mohawk Harmonizer frieze with Scotchguard Stain Release in a variety of neutral colors; standard in all bedrooms, dens and walk-in closets
Carpet Pad	Eight pound rebond padding
VCT Tile	Mohawk Congoleum VCT squares in mechanical rooms where applicable; Antique White

HEATING & AIR

Lennox 13-Seer Heat Pump

ELECTRICAL

Phone Jacks	Pre-wired for kitchen, living room and all den/bedrooms
Cable TV Outlets	Pre-wired for kitchen, living room and all den/bedrooms
Ceiling Fans	White on white fans provided in Living Room and all Bedrooms/Dens (no light kit)
Smoke Detectors	Hard-wired with battery backup (as required by code)
Switches, Receptacles and Covers	White on white
Light Fixture Package	Contemporary brushed nickel and polished chrome decorative lighting by Progress Lighting
Under Cabinet Lighting	Under cabinet lighting installed beneath appropriate upper kitchen cabinetry
Audio System	Prewired for living room surround sound and inwall speakers in all bedrooms and/or dens; speakers, volume controls and source equipment will be available for purchase as a unit upgrade package
Security System	Prewired with motion detector in Living Room, alarm pad adjacent to front door; [monthly monitoring at owners expense]

SHELVING

Wire shelving with slider rods in walk-in and coat closets, multiple wire shelves for pantries and linen closets