

SPECIFICATIONS

Harbour Point

**AS PREPARED BY the Developer
Jan. 6, 2009**

SUB-CONTRACTORS

PLUMBING-PER PLUMBING DRAWINGS.

Main Plumbing lines to be connected to Sewer Treatment Plant located at edge of property

Supply an external faucet on both ends of each building for common water usage.

There shall be one meter for each apartment and one for common water usage such as pool and above mentioned faucet.

AIR-CONDITIONING- AIR-CONDITIONING LAYOUT, SIZING AND SPECS AS PER MECHANICAL DRAWINGS. ANY CHANGES TO SPECS TO BE APPROVED BY THE DEVELOPER

ALL CONDENSERS AND AIRHANDLERS TO BE ULTRA HIGH EFFICIENCY 13 SEER RATED COMPRESSORS OR HIGHER, EQUIPMENT TO BE PLACED PER PLAN.

ELECTRICAL -

AS PER ELECTRICAL LAYOUT DRAWINGS –

APPLIANCES HAVE BEEN ADDED TO SPECIFICATONS - TO PROVIDE FOR LOAD CALCULATIONS ONLY

LANDSCAPING

AS PER DRAWINGS AND SPECIFICATIONS.

GENERAL SPECIFICATIONS

All wood used on this project shall be pressure treated.

All exterior walls to be block construction as per plan.

SITWORKS

DRIVEWAY AND PARKING AREAS TO BE ASPHALT OR SIMILAR DESIGN AS PER THE PLAN. ALL CAR PARK SPACES TO BE MARKED AND HAVE CONCRETE BUMPERS.

FILL TO UNDERSIDE OF SLAB-

AS PER STRUCTURAL DRAWINGS

FILL TO SITE-

SITE TO BE GRADED CLIENT TO ADVISE ON HEIGHT OF FINISH FLOOR LEVEL
CLIENT TO DETERMINE THE VOLUME OF FILL REQUIRED.

LANDSCAPE LIGHTING-

CONTRACTOR TO ALLOW FOR FUTURE DESIGN OF LANDSCAPE LIGHTING.
The conduit from the house panel shall be provided and it shall terminate at a defined location outside the stairs. In addition, on the house meter, a timer shall be installed

STRUCTURAL-

AS PER STRUCTURAL DRAWINGS.

ROOF-

ROOF TO BE PRE-ENGINEERED ROOF TRUSSES, Pressure treated PLYWOOD DECK
AS SPECIFIED BY ARCHITECTURAL DRAWINGS.

ROOF FINISHED WITH STANDING SEEM ON ONE LAYER OF GRACE ICE AND
WATER SHIELD EAVES DRIP AND METAL FLASHING WHERE REQUIRED.

GUTTERING-

6"WHITE ALUMINUM, SEAMLESS DOWN SPOUTS TO BE SURFACE MOUNTED

SOFFITS AND SOFFIT VENT-

AS PER ENGINEERING DRAWINGS.

EXTERIOR WALLS-

TO BE 8" CMU BLOCK FILLED WITH CONCRETE PER PLAN. THEY ARE TO BE
RENDERED ON THE OUTSIDE AND SKIMMED AND SMOOTHED ON INSIDE

INTERIOR WALLS-

**CONCRETE WALLS TO BE FINISHED. NO DRYWALL REQUIRED FOR
CONCRETE WALLS.**

3 5/8" STEEL STUDS WITH DRYWALL PER WALL SPECIFICATIONS. Pressure
treated WOOD STUDS MAY BE UTILIZED BUT THEY WILL REQUIRE BLOCKING
(TO MINIMIZE WARPING) TO THE SATISFACTION OF THE DEVELOPER. ALL
WALLS TO HAVE A ORANGE PEEL OR KNOCK DOWN FINISH.

PATIO SLIDING DOORS

Ground Floor 6'(w)X6'-8"(h)- TO BE AGREED BY DEVELOPER

Second Floor AS PER PLAN - TO BE AGREEDBY DEVELOPER

Third Floor AS PER PLAN - TO BE AGREEDBY DEVELOPER

WINDOWS-

SINGLE HUNG, DOUBLE INSULATED, FRAME COLOR WHITE MANUFACTURE PGT OR EQUAL

HOT WATER SYSTEM-

SEE PLUMBING PLAN

MAIN ENTRY DOOR-

3'-0" X 6'-8" FIBRGLASS FRENCH DOOR

INTERIOR DOORS-

DOORS ARE TO BE CUSTOM DESIGN HOLLOW CORE DOORS. BI-FOLD DOORS ARE TO MATCH THE INTERIOR DOOR STYLE UNLESS LOUVERED DOORS ARE NECESSARY TO ACCOMMODATE AIRCONDITIONING REQUIREMENTS. MATCHING BI-PASS DOORS TO BEDROOM CLOSETS AND WATER CLOSET .

DOOR HARDWARE-

BRUSHED SATIN/NICKLE FINISH TO INTERIOR DOORS-PASSAGE AND PRIVACY LOCKSETS KWIKSET OR EQUAL

CABINETRY

KITCHEN CABINETS: TO BE CONSTRUCTED OF PLYWOOD, WITH EXPRESSO/MOCA OR MAPLE FINISH. COUNTER TOP AND BACK SPLASH IS GRANITE SOLAR WHITE BALTIC BROWN OR SABIA ORO WITH EASED EDGE. OR SIMILAR

BATHROOM CABINETS: VANITY CABINETS ARE TO BE PLYWOOD WITH WHITE EXPRESSO/MOCCA OR MAPLE FINISH AND VANITY TOP TO BE OF GRANITE

PAINT WORKS-

ALL INTERIOR DOORS, TRIMS, BASEBOARDS, ETC, ARE TO BE SANDED, NAIL HOLES FILLED, PREPARED, ETC. AND PAINTED WITH MINIMUM TWO COATS LATEX SEMI-GLOSS ENAMEL-COLOR WILL BE WHITE.

ELECTRICAL FIXTURES-

MAIN UNITS: THE CEILING FANS: 52" WITH LIGHT KITS. COLOR WHITE

Items include

Light Kit in Dining

Fan with light kit bedrooms

Light strip in bathrooms, exhaust fan with light kit

Recessed light in kitchen

Fluorescent fixture in closets

Main entry light recessed

Light kit exterior entry

Light kit rear exterior light

INTERNAL TRIMS

DOOR TRIMS-

TO BE 2 ½" COLONIAL CASTINGS COLOR WILL BE SEMI GLOSS WHITE

BASEBOARDS-

TO BE 5 ¼" INCH HIGH PROFILE COLONIAL. CONTRACTOR TO PROVIDE SAMPLES FOR CLIENTS APPROVAL. PAINT COLOR TO BE SEMI GLOSS WHITE

FLOOR FINISHES,

STAIRS AND LANDING

DRYVIT FINISH OR SIMILAR Color to be approved by developer

ENTRY STEP

18"X18" porcelain tile To be approved by developer.

INTERIOR FLOOR -

18" X 18" PORCELAIN TILE TO LIVING ROOM, DINING ROOM, KITCHEN & BEDROOM. 18 X 18" CERAMIC TILE IN THE BATHROOMS. To be approved by developer

WALL FINISHES

MAIN UNITS-

CEMENT WALLS TO BE SKIMMED/RENDERED AND FINISHED ORANGE PEEL OR KNOCK DOWN. to be decided by developer

PARTITION WALLS

TO BE 1/2" SHEETROCK TO METAL STUD PARTITIONS. LIGHT TEXTURE FINISH. MINIMUM TWO COATS LATEX FLAT WALL PAINT – COLOR TO BE WHITE.

SECOND FLOOR " FIRE RATED DRYWALL TO UNDERSIDE OF METAL TRUSSES. SMOOTH FINISH. MINIMUM TWO COATS FLAT LATEX PAINT- COLOR TO BE FLAT WHITE

BATHROOM WALLS-

TO BE 1/2 MOISTURE RESISTANT SHEETROCK WITH LIGHT TEXTURE FINISH TO SELECT AREAS. MINIMUM TWO COATS FLAT LATEX PAINT- COLOR TO BE SPECIFIED BY CLIENT

*NOTE: ALL SHEETROCK TO BE PRIMED WITH A MINIMUM OF ONE COAT PRIMER PRIOR TO FINISH PAINT

BATHROOM WALLS TO BE TILED HEIGHT OF FOUR FEET OUTSIDE OF TUB AREA AND EIGHT FEET AROUND TUB. **Tiles to be approved by developer.**

FINISH SCHEDULE AND SPECIALTY ITEMS

EXTERIOR COVERED ENTRY PORCH

FLOOR: TILE tiles to be approved by developer

CEILING: WATERPROOF SHEETROCK OR SIMILAR

TRIMS: DOORS 2 1/2" COLONIAL

EXTERIOR WALLS: SYNTHETIC MASONRY FINISH DRYVIT OR EQUIVELANT WITH TRIM AS PER EXTERIOR PLAN colors to be approved by developer

LIVING ROOM

FLOOR: PORCELAIN TILE

STUD WALLS: SHEETROCK WITH ORANGE PEEL OR KNOCK DOWN FINISH

CEILING: SHEETROCK WITH SMOOTH FINISH

TRIMS: DOORS 2 ½” COLONIAL - 5 ¼ ” OR GREATER BASE
COLONIAL EDGE

CEILING FANS: 52 " WITH LIGHT KIT COLOR WHITE Specified elsewhere

KITCHEN

FLOOR: PORCELAIN TILE same as Living/dining

WALLS: ORANGE PEEL OR KNOCK DOWN FINISH

CEILING: SHEETROCK WITH SMOOTH FINISH

BASE / WALL
CABINETS: AS PER CABINET LAYOUT

COUNTER TOPS: GRANITE

BACK SPLASH: GRANITE

TRIMS: DOORS 2 ½” COLONIAL - 5 ¼” BASE BOARD

KITCHEN SINK: DOUBLE- BASIN KITCHEN SINK
(UNDERMOUNT)

KITCHEN FAUCET: MOEN 441-WF PULL OUT, HIGH-ARC SPOUTS,
NICKLE/SATAN FINISH OR SIMILAR

KITCHEN APPLIANCES:

RANGE: GLASS TOP RANGE STAINLESS FINISH

Hood: MICROWAVE OVER THE RANGE 1.4 CU.FOOT
STAINLESS FINISH

REFRIGERATOR: 23. CU FT OR GREATER SIDE BY SIDE REFRIDGERATOR
WITH ICE AND WATER DISPENSER STAINLESS FINISH

DISHWASHER: STANDARD SPEC DISHWASHER STAINLESS FINISH

WASHER / DRYER: WASHER/DRYER FULL SIZE HIGH CAPACITY SIDE BY
COMBINATION ALL WHITE

MASTER BEDROOM

FLOOR: TILE

STUD WALLS: SHEETROCK WITH SMOOTH ORANGE PEEL FINISH

TRIMS: DOORS 2 ½” COLONIAL - 5 ¼” BASE

CEILING FANS: 52 “WITH LIGHT KIT. COLOR WHITE specified elsewhere

MASTER BATHROOM

FLOOR: TILE FLOOR

STUD WALLS: MOISTURE RESISTANT SHEETROCK

WALL TILE: CERAMIC TILE 4'-0" HIGH EVERYWHERE EXCEPT IN
BATH AREA

Ceiling: Moisture resistant sheet rock with smooth finish

MIRRORS: FULL HEIGHT MIRROR OVER
VANITIES.

CABINETS: AS PER CABINET LAYOUT

TOILET: AMERICAN STANDARD MODEL 103-160 WITH MATCHING
SEAT 1.6 GAL BOWL ONLY

BATHTUB` : AMERICAN 60" ALL WHITE

BASIN: GRANITE

FAUCET BASIN: MOEN 3-HOLE SATIN FINISH OR SIMILAR

TUB & SHOWER

FAUCET: MOEN SINGLE HANDLE PULL DOWN SATIN FINISH OR
SIMILAR

1# TOWEL RAIL: SATIN 1 REQUIRED
1# TOWEL RING: SATIN 1 REQUIRED
1# PAPER HOLDER SATIN 1 REQUIRED

EXHAUST FAN: BY NUTONE #QT- 110 OR SIMILAR

MASTER CLOSET

FLOOR: TILE

STUD WALLS: SHEETROCK ORANGE PEEL OR KNOCK DOWN FINISH

CEILING: SHEETROCK WITH SMOOTH FINISH

TRIM: DOORS 3 ½" COLONIAL - 7 ¼ " BASE

CLOSET CABINERY: CLOSET MAID 16" WIRE SHELVING TO BE FASTENED
INTO STUDS OR BACKING

BEDROOM TWO

FLOOR: BERBER CARPET

STUD WALLS: SHEETROCK ORANGE PEEL OR KNOCK DOWN FINISH

CEILING: SHEETROCK WITH SMOOTH FINISH

CEILING FAN: 52 " WITH LIGHT KIT. COLOR WHITE described elsewhere

TRIMS: DOORS 2 ½" COLONIAL - 5 ¼ "BASE

CLOSET CABINERY: CLOSET MAID 16" SHELVES TO BE FASTENED INTO
STUDS OR BACKING

BATHROOM TWO

FLOOR:	CERAMIC
STUD WALLS:	MOISTURE RESISTANT SHEETROCK WITH LIGHT TEXTURE FINISH
WALL TILE:	CERAMIC TILE 4'-0" HIGH EVERYWHERE EXCEPT IN BATH AREA.
CEILING:	MOISTURE PROOF SHEETROCK WITH SMOOTH FINISH
CABINET:	VANITY CABINET AS PER CABINET DETAILS
CABINET TOP:	GRANITE
TOILET:	PER MASTER BEDROOM SPECIFICATIONS
VANITY SINK:	PER MASTER BEDROOM SPECIFICATIONS
VANITY FAUCET:	PER MASTER BEDROOM SPECIFICATIONS
BATHTUB:	STERLING 60" ALL WHITE (STE 71041110-0)
SHOWER AND TUB FAUCET:	PER MASTER BEDROOM SPECIFICATIONS
TOWEL RAIL:	SATIN FINISH
Towel Ring:	SATIN FINISH
PAPER HOLDER :	SATIN FINISH
EXHAUST FAN:	NUTONE 100 OR SIMILAR

Additional finishing requirements

Rooms to be square: Conformation that any room designed with 90 degree angles is square shall be accomplished by measurement of the hypotenuse of a triangle comprised of the hypotenuse and any two of its walls. In rooms where the longest side is less than 13 feet the hypotenuse shall vary no more than .55 inch from the theoretical value. In rooms where the longest side is over 13 feet, the hypotenuse shall vary by no more than .75 inch from the theoretical value.

Flatness of walls: Flatness of walls in the horizontal or vertical plane shall be within 3/16 inch in 8 feet.

Walls to be plumb: All walls to be plumb to within 1/4 inch in 8 feet.

Floors to be level: Finished floors (after tiling) shall be level to within 3/16 inch in 8 feet.

Tiles shall be laid in such a manner that any out of square condition in a room is accommodated in the tiling so that the width of any cut tiles against a wall or door will have a variance in width of less than 1/4 inch over 20 feet.

Height of Ceilings: The distance between the ceiling and floor shall not vary by more than 1/2 inch in 8 feet, whether measured against a wall or toward the center of a room.

The distance between the top of a window or door opening to the ceiling above it shall not vary by more than 3/16 inch in 8 feet.

Texture of walls shall be consistent throughout.

Exterior window sills shall be tapered downward towards the outside to shed water.

Interior window openings shall be within 1/4 inch of square measuring the hypotenuse and the vertical planes shall be within 1/8 inch of plumb in 4 feet.

Windows and frames shall be free of cement, paint or other adhesive substance not applied by the window manufacturer.

Hinges and hardware will be free from paint or any other adhesive substance.

Understanding that, due to obstructions, ceiling fixtures may have to be relocated slightly from the location shown on plans, they shall be aligned to within 3/16 inch on the same or horizontal plane or grid, as the case may be. Clearly, fixtures that are shown in specific unique locations on the plans will not meet this criteria.

Wall fixtures i.e. outlets, switches, lights etc. shall be on the same vertical plane with allowable variance of 1/4 inch in 8 feet.

Tiling around fixtures i.e. bath tubs, toilets, faucets etc. shall be finished so that there are no exposed edges of tiles around said fixture.

All excess glue and PVC cleaner will be wiped from pipes and conduits so that excess will be visible for inspection but limited to within 1/4 inch of the fitting being glued.

All margins between bi-fold doors and between the doors and the frames to be equal with each gap no greater than 3/8 inch.

Door frames measured against the outer edge of the trim will be within 1/8 inch of plumb over the height of the door.

No nails shall be visible in baseboards and joins must be invisible to the naked eye from a distance of 6 feet. No gaps between the baseboard and the wall or floor will be allowed.

Mirrors above vanities shall be flush with vanity top and wall. Any out of plumb or out of level condition will be taken on the 'exposed' edges.

Lights above vanities shall be centered.

No standing water of greater than 1/8 inch will be accepted in the car park.

No standing water of any sort will be accepted on patios or walkways.