



SPECIFICATIONS

EXTERIOR

Historically-inspired all brick exterior with classical articulation, including row lock, brick pilasters, corbelling, and cast stone architectural elements. Design elements emulate Durham architecture found in warehouse and other local historic buildings. Elaborate building cornice with parapet.

ACOUSTICAL

8-10" post-tensioned concrete floor deck with impact insulation resistance and acoustic cavity insulation. Double wall interior construction between residences. Electrical boxes are staggered with insulated cavities & wire penetrations to prevent flanking noise. Sound-resistant seals and automatic door bottoms for residence entry doors. One gear-less smooth ride traction elevator.

WINDOWS

Quaker Historic Series, Low-E, dark aluminum clad windows with simulated divided light (muntins). Expansive 8' tall windows with traditional fenestration pattern and operable middle sash.

WALLS

All metal exterior framing with rigid and cavity insulation; durable metal stud interiors with true straight-line finish.

PRIMARY CEILING HEIGHT

Lofty 9'7" tall smooth finished ceilings.

FLOORING

7 1/2" wide plank engineered true-core all wood floor with sawn cut face in all main living areas (kitchen, living, dining, foyer, laundry and powder room). Elegant ceramic tile in all bathrooms. Carpet with 8-lb. comfort quiet pad in all bedrooms/den and closets. Selections per The George Finishing Guide.

PORCHES

Spacious private porches and terraces with floor-to-ceiling sliding glass doors, decorative tile, outdoor sconce, and black metal railings. All porches are sprinklered. Sizes range by plan type.

INTERIOR DOORS AND CLOSETS

Solid one-panel 8" Madison (by Jeld-Wen) interior doors with Reserve Series handle sets from Baldwin hardware. Professionally designed owner's suite closet system installed by California Closets.

HEATING AND COOLING

HVAC is an energy efficient, split system heat pump with smart programmable thermostat.

CABINETS & COUNTERTOPS

Kitchen Craft frameless cabinets with full overlay finish, soft close drawers and doors, oversized drawers, light rail, and beautiful cabinet hardware. Upper cabinets are 42". Quartz countertops, level 2, 3cm in kitchen with tile back splash. Quartz & granite tops in bathrooms. Bathroom cabinets are comfort height 36". Selections per The George Finishing Guide.

APPLIANCES

Designer stainless steel Bosch appliance package, including state-of-the-art induction cooking technology, Bosch dishwasher with integrated controls, Bosch microwave drawer oven, stainless steel vent hood, counter-depth french door refrigerator, and disposal with convenient countertop air switch. Washer and heat pump dryer are not included - recommended units will be made available.

LIGHTING / ELECTRICAL / AV

Professionally designed decorative lighting allowance based on residence type with LED cans thoughtfully placed throughout each home. Under cabinet lighting single floor receptacle in living room with other receptacles laid out per code. Integrated OnQ service panel conveniently located in the utility room of each residence, serving as the central hub for all audio visual wiring. Phone and cable, [Cat 6 & RG6 Quad Shield Coax] confirm pull schedule to main living area. Pre-wired for security keypad. Block and prewire for ceiling fan/light all bedrooms. Smoke and carbon monoxide detectors per code. Selections per The George Finishing Guide.

PLUMBING / ACCESSORIES

Brizo and Delta plumbing fixtures with matching accessories. Powder room mirror provided by buyer. Oversized shower with frameless glass main bath shower door. Comfort height commodes. Bootz Alcove soaking tub in secondary bath with tile surround. Selections per The George Finishing Guide.

INTERIOR PAINT

Sherwin Williams flat finish for all walls and ceilings; 2 color choices for walls, interior trim is painted semi-gloss white; ceilings receive two coats of white paint to match trim; walls receive a smooth finish with two coats of flat acrylic paint; Semi-gloss interior doors. Additional paint colors, the selection of darker tone paints (any color that does not use a white base), and the election of specific paints or painting techniques other than above referenced will necessitate a homeowner customization.

COMMON AMENITIES

Formal elegant entry lobby, owners lounge, fitness studio, indoor/outdoor rooftop terrace, secure gated parking under building (assigned spaces by residence with elevator access); state of the art building security (including touch panels at main building entries with phone controlled access); secure interior bike storage; mail and package center with virtual concierge system compatible with all delivery service providers; strategically located building security cameras.

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All finishes referred to herein are subject to availability at time of installation and Seller reserves the right to substitute any of the above finishes with a comparably valued selection.

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